



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
251 Lauderdale Rd
March 18, 2015

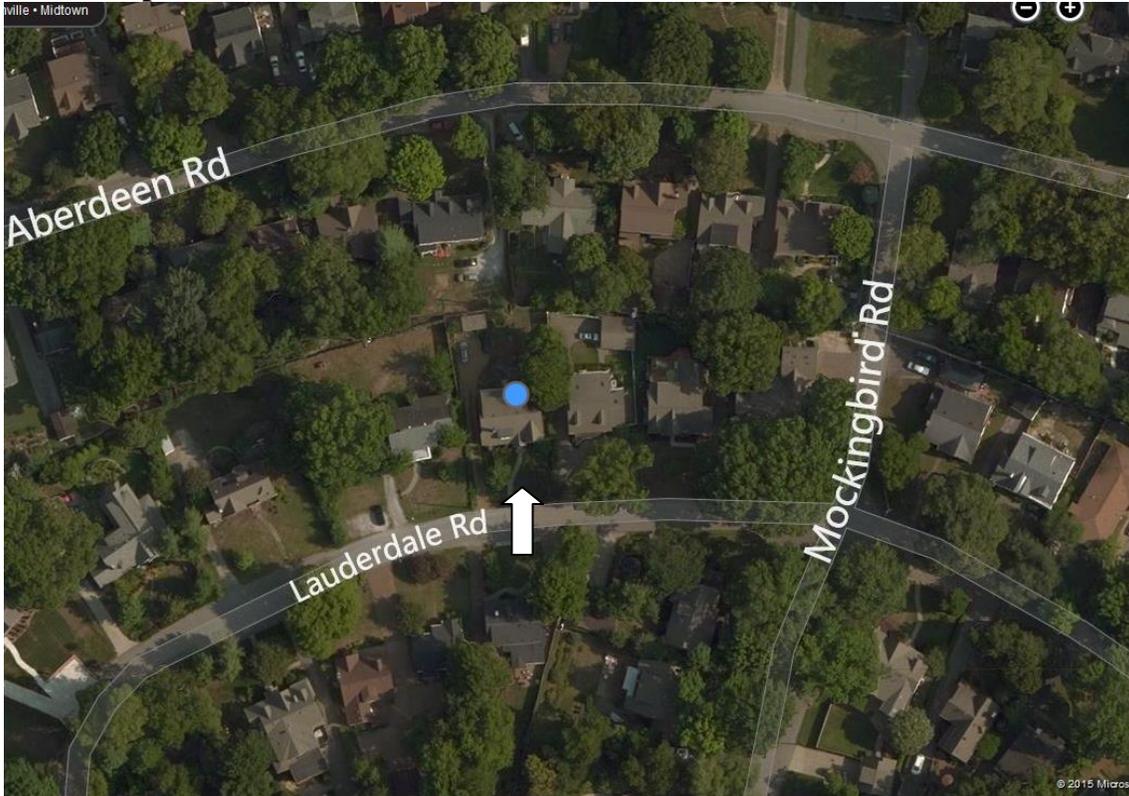
Application: New construction—addition and outbuilding
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312008900
Applicant: Brent Thomas, owner
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition and an outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the roof material and color and a stone sample; and 2. The HVAC, if relocated, be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the <i>Cherokee Park Historic Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Outbuilding checklist C: Site Plan D: Elevations</p>
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape,

orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven

hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

· Publicly visible windows should be appropriate to the style of the house.

· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

· Stud wall lumber and embossed wood grain are prohibited.

· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location

of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should:

- No matter their use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Side Additions

b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

g. Additions should follow the guidelines for new construction.

Background: 251 Lauderdale is a c. 1933 stone house that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 251 Cherokee Park

Analysis and Findings: Application is to construct a rear addition and an outbuilding.

Height & Scale: The addition will tie into an existing rear dormer, and will match the height of the house (Figure 2). The addition's primary eave height will match or be lower than the house's eave height, and the foundation height will match that of the house.



Figure 2. Rear façade showing the existing dormer, which is to remain.

The addition is appropriately inset from the historic house. On the left side, the addition will be inset three feet, four inches (3'4") from the back corner of the house. On the right side, the addition is inset eleven feet (11') from the back corner of the house. The addition will be approximately twenty-five feet, seven inches (25'7") deep. The addition will add approximately six hundred and sixty-seven square feet (667 sq. ft.) of footprint to the house, which has an existing footprint of one thousand, six hundred and thirty-three square feet (1633 sq. ft.).

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1. b., and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the historic house, and is appropriately inset from the back corners of the house. If the addition were to be removed in the future, the historic house's primary form would remain intact. Staff finds that the addition meets Section II.B.2.a and II.B.2.e. of the design guidelines.

Design: The addition is distinguished from the historic house with the inset and separate roof forms, and its materials, roof form, and fenestration pattern are all compatible with the historic house. Staff therefore finds that the addition meets Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks, as it is more than fifteen feet (15') from the left side property line, more than twenty feet (20') from the right side property line, and more than thirty-five feet (35') from the rear property line. Staff finds that that the addition meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The historic house is stone with stucco in the gable fields and on the rear dormer. No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be stucco panels with some accent areas of stone. Staff asks to approve a stone sample. The foundation will be stone. The trim within stucco walls will be wood. Within the stone walls, the windows will have stone lintels and sill details. The windows will be Marvin Integrity windows, which the Commission

has approved in the past. An iron handrail will be installed on the rear balcony. The roof will be primarily clad in shingle, and staff asks to approve the shingle color. The eyebrow window on the left elevation will be clad in copper. With the staff's final approval of the roof material and color and a stone sample, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The existing house's primary roof form is a side gable with a slope of 10/12. The existing shed roof has a slope of 5/12. The proposed addition ties into the existing dormer with two gable forms with slopes of 11/12 and 16/12. The one-story portion on the left façade has a shed roof with a slope of 9/12. Staff finds that the proposed roof forms are compatible with the existing roof forms and meet Section II.B.1.e. of the design guidelines.

Orientation: The addition will not alter the orientation of the house towards Lauderdale Road. Vehicular access to the site will be from an existing curb cut and driveway. Staff finds that the addition meets Section II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The right elevation has an eyebrow window opening which is not typical of the conservation district. However, since the window is inset and located over forty feet (40') from the front of the house, staff finds that it will be only minimally visible and therefore acceptable. The other window openings on the addition are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. Staff therefore finds that the project's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC, if relocated, be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The proposed outbuilding will not be used as a detached accessory dwelling until. See attached "Outbuilding/DADU Worksheet" for the analysis of the appropriateness of the proposed outbuilding. The back of the addition and the proposed outbuilding are separated by just ten feet (10'). Typically, the Commission wants to see a minimum distance of twenty feet (20') between the house and the outbuilding. Staff, however, finds the distance to be acceptable in this instance for several reasons. The lot is relatively shallow at just one hundred and thirty-five feet (135') deep. Other neighboring lots also have distances of less than twenty feet (20') between their houses and outbuildings. In addition, approximately nineteen feet (19') of the thirty-three (33') foot width of the outbuilding is more than twenty feet (20') from the back of the addition. Staff therefore finds that the outbuilding meets Section II.B.1.h. of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the roof material and color and a stone sample; and
2. The HVAC, if relocated, be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the *Cherokee Park Historic Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional photos:



OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	10'
Rear setback	3'	3'
L side setback**	3'	6'
R side setback**	3'	33'
How is the building accessed?	From the alley or existing curb cut	Existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	30'	25'	19'9"
Eave Height	13'	1 story 10' or 2 story 17'	9'8"

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	816 sq. ft.	643.5 sq.ft.

Or

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.		N/A

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

Project Notes

GENERAL NOTES

These drawings are Issued without specifications. All materials and workmanship shall be equal or above accepted standards for custom grade residential construction.

The drawings are intended to establish the design Intent but not completely define the means and manner of construction. The contractor shall amplify the drawings as required to ensure sound functional structural, mechanical, and electrical systems.

Contractor shall Included in his contract proposal reasonable allowances for items, equipment, or materials not yet specified or selected. See allowance schedule below.

Contractor shall notify Architect of any inconsistencies or conflicts in the drawings.

Contractor shall coordinate site and landscape work with the Owner's representative.

Contractor to ensure that all finish floors (ceramic tile, stone tile, hardwood, etc.), their respective substrates, and any floor heating systems shall result in a flush surface throughout. Verify with Owner on final selection of all finish materials and floor heating requirements prior to framing.

Conceal all piping behind drywall. Where piping is too large, obtain Architect's approval for walls to be furred out to conceal piping.

Provide chases for Mechanical ductwork. Obtain Architect's approval for walls to be furred out to conceal ductwork.

Provide double studs and blocking where required to support equipment and/or miscellaneous items.

DO NOT SCALE DRAWINGS. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect before continuing with construction.

Contractor shall coordinate with Owner on installation of all equipment.

Contractor shall verify all dimensions and coordinate all trades.

Contractor shall verify all equipment locations and dimensions of equipment.

Coordinate shop drawings with field conditions.

Contractor shall be fully licensed and insured to perform the work, and shall provide certificates to Owner as proof thereof.

All work shall conform to applicable federal, state and local codes, ordinances, regulations, and restrictions. Contractor shall obtain all required permits and approvals.

Contractor shall be responsible for the scheduling of subcontractors and their adherence to the drawings and the scope of the work.

All work shall conform to all industry standards and manufacturer's requirements as minimum criteria of acceptability.

Contractor shall submit samples of finish items for Owner's approval prior to the order, fabrication, or installation of the work in that category.

Contractor shall be responsible for all temporary shoring necessary during construction to insure structural integrity of the building.

Provide adequate temporary protection from the elements during construction at roof and exterior openings.

Maintain job clear of trash and debris and remove all waste material prior to substantial completion and final acceptance.

Contractor shall perform a thorough and professional cleaning prior to substantial completion.

Contractor shall present a manual to Owner upon completion containing all product performance and warranty information.

Provide stone or brick thresholds at all exterior doors and 4" step down typical to terrace or stoop.

Contractor shall employ licensed surveyor for proper house siting. Owner shall approve house location prior to beginning any construction.

GENERAL NOTES - cont'd

Clearing and grubbing shall only occur in house footprint, driveway, and regrading areas. Owner will mark or tag trees to be left undisturbed.

All topsoil to be removed & stored on site.

All concrete block and brick shall have sawed joints for angle cuts.

All perimeter and pier termite shields shall be metal or plastic.

Soil poisoning to be by licensed pest control company. Provide letter of acceptance to owner along with a lifetime guarantee.

Provide perimeter trench and positive drain in crawl space. Provide 4" outlet at low point (if applicable).

Provide 4" perimeter drain on exterior with outlet at low point min 5'0" from house.

Shop drawings shall be presented to Architect or Owner for approval on the following:
A. Wood trusses
B. Cabinets
C. Iron railing
D. Interior handrails & balusters

All venting and roof penetrations shall occur only on the rear or side hips of the house. Vents shall be as noted on plan or as determined by roofing contractor.

Final grading and drainage to provide proper water runoff shall be the responsibility of the contractor unless superseded by the landscape plan or landscape architect.

Insulation: Insulate house with NES energy saver or above standard. Caulk and seal all plates. Stuff and seal all tees. Insulation must meet requirements of 1992 CABO Model energy code or the minimums. Provide Tyvek house wrap (or approved equal) at exterior sheathing. Provide a polypropylene vapor retarder on the inside face of all exterior walls (for heated and cooled spaces only).

Provide foam insulation system at building envelope to R-values as required by codes. If foam insulation system is not used provide foundation vents, eave vents, air space above roof insulation, and ridge vents as required.

R-13 Batt or foam Insulation in walls
R-30 Batt or foam insulation in attic floor
R-19 Batt or foam insulation in crawl space between heated and non-heated spaces

Provide 16 x 8 foundation vents with operable louvers and insect screens as per plans. Style to be approved by Owner.

ROOFING

Contractor to coordinate with Owner on the final selection of roofing material.

All roof sheathing to be 1/2" plywood CDX with plywood edge clips with 15# felt.

All valleys to be overlapped roofing.

All roofing nails to be rust-resistant galvanized or better. Provide manufacturer's warranty to owner.

Contractor to propose system of prefinished aluminum downspouts to underground drainage and include in reasonable allowance.

SPECIALTY SYSTEMS

Provide doorbell chimes at front door and other door as directed by owner.

Provide cable TV wiring, computer cable and outlets at locations as directed by Owner.

MECHANICAL SYSTEMS

Prior to installation of system, designer or owner shall review and approve a layout drawing showing duct runs, unit locations, return air locations and register locations.

System design shall be in keeping with standard Custom Grade Residential Construction. Coordinate type, size, and number of units necessary with Architect/Owner. Contractor shall submit shop drawings to Architect for approval.

ELECTRICAL SYSTEM

This is a "Performance Specification". The Contractor shall examine the Drawings to ascertain the power and load requirements and shall design the electrical system and the size of all equipment, materials, and wiring.

Contractor to coordinate design of main electrical system with requirement of the subdivision.

Location of outlets, switches, fixtures as per plan. Coordinate with Owner.

CONCRETE

GENERAL CONCRETE

All concrete shall be standard weight 3,000 psi compressive strength at 28 days unless otherwise noted.

Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 800 square feet and the length not more than twice the width.

Reinforcing bars shall be deformed billet steel bars complying with ASTM A615, min. grade 60.

Welded wired fabric shall conform to ASTM A-82 and A-185. Lap fabric with a minimum of 6" at each splice.

FOOTINGS

If, after excavation, the condition of the soil indicates a safe bearing capacity of less than 2,500 psf, the contractor shall notify the architect and the footings revised, if necessary. All footings shall bear on original undisturbed soil where possible. Coordinated top of footing.

All reinforcing steel shall be of American manufacture conforming to local building ordinances, and ASTM standards. Where spliced, rebars shall lap 40 bar diameters with a minimum of 20". All reinforcing steel in footings shall be located 3" clear from bottom and sides of footing.

All aggregates to be hardrock to meet ASTM C33.

Provide corner bars at all corners and intersections of footings, beams and walls.

No admixtures or accelerators are to be used without specific approval by Architect or Owner.

All water from plant used in mixture must be potable.

All footings to be min. 3,000 psi concrete placed in clean, square edged trench.

Delivery tickets must state psi.

All trenches must be clean, dry, free of debris, free of void producing matter.

Allow curing as recommended by ACI.

FOUNDATION WALLS

All sub-grade foundation walls to be poured in place concrete or C.M.U. construction as indicated on foundation plan. C.M.U. to be core-filled where required for retaining purposes. See schedule on foundation plan.

INTERIOR SLABS (GARAGE)

Provide min. 4" thick slab concrete over in. 4" gravel base.

Provide 4 mil. polyethylene vapor barrier.

All slabs to have welded steel wire mesh 6 x 6 #10/10.

All slabs to receive smooth troweled finish and sealed, unless noted otherwise.

Expansion joints at all perimeters of 1/2" felt type fiber material.

Provide expansion joints (1/2") at 20' each way and at columns.

EXTERIOR SLABS

All exterior slab thickness shall be min. 4" thick, 3,000 psi, air entrained mix.

All exterior slabs to have welded wire fabric reinforcement.

All base to be min. 4" crush stone.

All surfaces to be weather/moisture sealed for curing.

Curing to be by min. 7 day plastic covering.

Provide expansion joints at max. 20' centers, to provide a pleasing configuration. Coordinate with owner.

PLUMBING SYSTEMS

The Contractor shall examine the Drawings to determine the plumbing requirements and conditions. The Contractor shall coordinate all clearances and details. Overall design to be in keeping with Custom Residential Construction standards.

All supply lines to be PEX or Copper. All supply lines in unconditioned space to be insulated.

All exposed valves and fittings to be chrome plated unless otherwise noted. NOTE: Match fixture finish, coordinate with Owner.

All fixture waste connector lines to be chrome plated unless otherwise noted. NOTE: Match fixture finish, coordinate with Owner.

VTR's to be Black PVC with plastic boots.

Provide frost proof hose bibbs.

Provide two gas water heater tanks as plumber requires for adequate hot water supply. Locate first tank near Master Bedroom Suite for quick hot water supply to fixtures in Master Bath. Locate second tank near Kitchen. Coordinate supply zones of each water heater with Owner. Option - provide circulating hot water.

GENERAL STRUCTURAL NOTES

GENERAL STRUCTURAL

These notes shall apply unless indicated otherwise by drawings or specifications. A detail shown for one condition shall apply for all like or similar conditions even though not specifically indicated on the drawings.

The contractor shall provide adequate shoring and bracing for all the work during the construction period.

Backfill against walls shall be deposited evenly against both sides of the wall until the lower finished grade is reached.

Backfill with gravel prior to dirt.

STRUCTURAL LUMBER

Framing lumber specified on the structural drawings shall be #2 Southern Yellow Pine, kiln dried (MC=15%) or equal, unless otherwise noted on the drawings.

Wood framing shall conform to all local building codes as minimum standard.

Provide bridging at 8'0" o/c. maximum spacing and at all bearing points for all joists and rafters.

Load bearing stud walls shall have horizontal bracing at 6'0" o/c maximum spacing.

Studs and joists shall not be cut to install plumbing or wiring without adding metal or wood side pieces to strengthen the member to original capacity.

Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member.

Nail multiple member beams together with 16d nails at 12 inches on center staggered.

Flitch plated beams noted on the drawing by multiple 2x members with a plate shall be put together as shown on the typical detail utilizing a steel plate of A-36 steel.

DRYWALL

All drywall shall be 1/2" thick USG, 5/8" thick on ceilings, unless otherwise requested by Owner.

Green board in wet areas of bath.

Drywall to be screwed in uniform manner with applicable screws.

Drywall to be glued with drywall adhesive, applied on studs and ceiling joists before application of drywall.

Drywall Finishing:
One tape coat. Tape covers all seams, joints and corners.
Two block coats. This is the 2nd and 3rd coat and is used to cover tape.
The skim coat is used to taper out imperfections of drywall mud in two previous coats. The drywall will then be sanded smooth. The drywall will be painted in accordance with painting specifications.

PAINTING & STAIN

Exterior Painting:

Prep: Surface prep, puttying, filling and sanding of surface to provide acceptable surface to receive paint.

Prime: Prime one full coat of builder's highest grade Alkyd/Oil house paint primer.

Finish: One full coat of builder's highest grade Exterior Acrylic Semi-Gloss paint.

Metals to be primed with a rust inhibitor metal primer.

Drywall Interior Painting:

Prep: Prep walls to provide acceptable surface to receive paint.

Prime: Prime with one full coat of USG First Coat or comparable.

Finish: Two full coats of builder's highest grade flat paint.

Ctg Prep: Prep ceilings to provide acceptable surface to paint.

Ctg Prime: Prime with one full coat USG First Coat or comparable.

Ctg Finish: Two full coats of builder's highest grade ceiling flat paint.

Doors and Trim Interior Painting:

Prime: Prime with builder's highest grade Lacquer Undercoat.

Putty: Fill nail holes with DAP Painters Putty 73-122 or equal.

Prime: "Spot" prime over putty.

Caulk: Caulk as required.

Surface Prep: Surface prep to provide smooth and acceptable surface to receive paint and finish.

Finish: Two full coats of builder's highest grade Alkyd Oil Gloss Enamel. Stain:

Wood that gets stain finish will be spot sanded where necessary. Stain will be rag or brush applied. Sander sealer coat will then be applied. Light sanding and/or steel wool will be done before final coat is put on. Final coat will be polyurethane.

GENERAL FRAMING NOTES

All first floor headers to be minimum double 2 x 12's. No waterboard is allowed.

Hip, valley rafters and ridge boards to always be 2x one size larger than rafters.

All framing to be 16" o/c unless otherwise noted.

Double floor joists under partition parallel to joist span.

Provide "X" bridle at 8'0" o/c maximum for joists.

Provide solid blocking as necessary within the height of the walls.

All joists shall be stacked aligned over studs below.

All lumber in contact with concrete or masonry shall be pressure treated.

Anchor bolts shall be 1/2" x 8" at 4'0" o/c and within 12" from the end of sills and corners. Provide minimum of 2 bolts per sill.

Provide rodent and insect proofing where all plumbing, wiring and vents pass through plated as per code.

Provide continuous 2" screened eave vent for attic ventilation, unless foam insulation system is used.

All floor framing to be "trussjoist" composition joists or 2 x No.2 southern yellow pine, see plans.

All exterior wall sheathing to be 1/2" CDX plywood.

All interior wall framing to be No. 2 pine or fir studs, unless otherwise noted.

2 x 4 at 16" o/c will be used to frame all interior walls, unless otherwise noted.

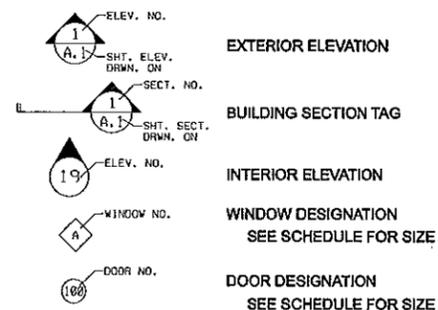
Frame exterior walls higher than 9'-6" to next plate with 2 x 6 at 16" o.c.

Contractor to provide engineered framing plan for floor, roof, and ceiling with framing sizes and direction.

Furr down sloped ceilings as required to allow for a min. 8" cavity - 8" of batt insulation (R-30C) plus 1" air space (provide ventilation baffles) on underside of roof sheathing, unless foam insulation system is used.

Project Information

SYMBOLS



DRAWING INDEX

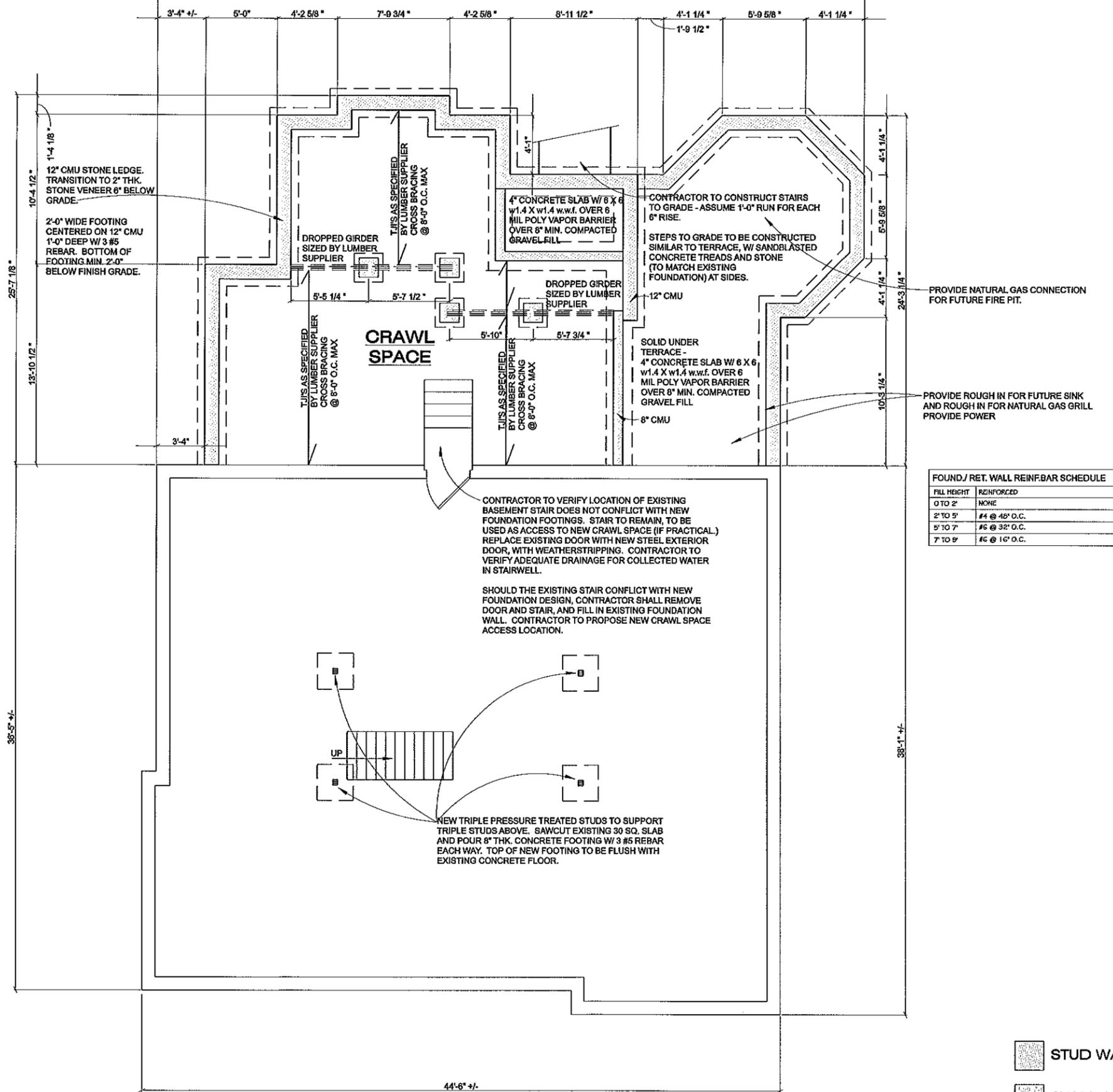
CO	SITE PLAN
A0	NOTES SHEET
A1.3	BASEMENT/ FOUNDATION PLAN
A2.2	FIRST FLOOR - DEMOLITION
A2.3	FIRST FLOOR - NEW CONSTRUCTION
A3.2	SECOND FLOOR - DEMOLITION
A3.3	SECOND FLOOR - NEW CONSTRUCTION
A4	ROOF PLAN
A5	REAR AND SIDE ELEVATION
A6	SIDE ELEVATION AND CARPORT PLANS
A7	CARPORT ELEVATIONS

SQUARE FOOTAGES

EXISTING CONDITIONED SPACE BASEMENT FLOOR	1475 S.F.
EXISTING CONDITIONED SPACE MAIN FLOOR	1360 S.F.
NEW CONDITIONED SPACE MAIN FLOOR	570 S.F.
EXISTING CONDITIONED SPACE SECOND FLOOR	1220 S.F.
NEW CONDITIONED SPACE SECOND FLOOR	277 S.F.
NEW EXTERIOR PORCHES	96 S.F.
NEW TERRACE	296 S.F.
NEW CARPORT	435 S.F.
NEW WORKSHOP	221 S.F.

GENERAL FOUNDATION PLAN NOTES

1. CONTRACTOR IS TO VERIFY ALL NEW AND EXISTING CONSTRUCTION, AND CONTACT ARCHITECT IF A DISCREPANCY IS FOUND PRIOR TO PRICING PROJECT FOR CONSTRUCTION.
2. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF WALL (I.E. 4 1/2" FOR A 2 X 4 WALL, 6 1/2" FOR A 2 X 6 WALL.)
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD WALL ON EXTERIOR SIDE, AND TO FINISH FACE ON INTERIOR SIDE (I.E. 6" FOR 2 X 6 WALL, OR 4" FOR 2 X 4 WALL.)
4. CONTRACTOR TO VERIFY FLOOR MATERIAL SELECTION WITH OWNER. RECESS SUBFLOOR BETWEEN JOISTS AT STONE OR TILE FLOORS TO ALLOW FOR THE DEPTH OF THICK SET MUD BED SO THAT FINISH FLOORS WILL BE FLUSH WITH ONE ANOTHER.
5. FRAMER TO ALLOW FOR MINIMUM 4" CASING AT TRIMMED OPENINGS, CONTACT ARCHITECT WHERE DIMENSIONED FLOOR PLAN DOES NOT ALLOW. MATCH EXISTING DOOR AND WINDOW TRIM. COORDINATE FINISH WITH OWNER.
6. CONTRACTOR TO PROVIDE AREA ON SITE TO CLEAN CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO LEAVING THE SITE. CONTRACTOR SHALL ENSURE THAT SITE IS CLEAN AND DEBRIS IS PICKED UP AT ALL TIMES. INTERIOR SPACES SHALL BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR IS TO EXERCISE NECESSARY MEASURES TO KEEP DUST AND CONSTRUCTION DIRT TO A MINIMUM DURING WORK. CONTRACTOR SHALL COORDINATE ACCESS TO CONSTRUCTION AREAS WITH OWNER, AND KEEP THEM AHEAD OF CHANGES ONGOING.
7. NEW STUCCO SURFACE IS SHOWN ON FIRST FLOOR NEW CONSTRUCTION, AND IS DRAWN 1/2" THICK. NEW STUCCO SHALL ALIGN WITH OUTSIDE FACE OF STONE VENEER - CONTRACTOR TO CANTILEVER FLOOR STRUCTURE AS NECESSARY, AND COORDINATE VARIOUS CONSTRUCTION THICKNESSES TO ARRIVE AT FLUSH TRANSITION OF MATERIALS. WALL DIMENSIONS ARE SHOWN TO FACE OF INTERIOR FINISH (INCLUDING 1/2" DRYWALL) AND TO FACE OF STUD WALL ON EXTERIOR WALLS.

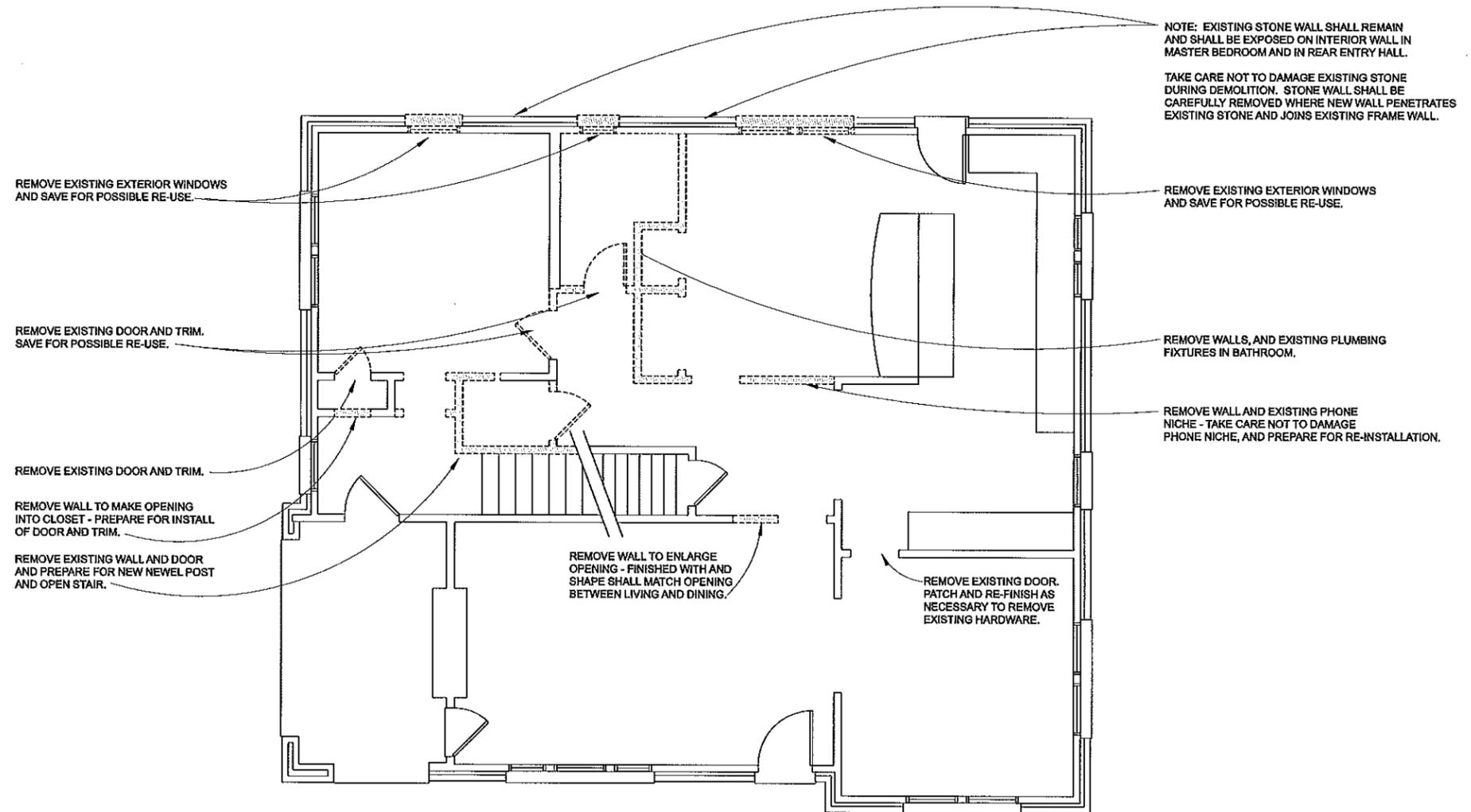


FOUND/RET. WALL REINFBAR SCHEDULE	
FILL HEIGHT	REINFORCED
0 TO 2'	NONE
2 TO 5'	#4 @ 48" O.C.
5 TO 7'	#6 @ 32" O.C.
7 TO 8'	#6 @ 16" O.C.

- STUD WALL
- STONE VENEER
- CMU

GENERAL DEMOLITION PLAN NOTES

1. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. CONTRACTOR SHALL REMOVE WALLS, AND ALL ASSOCIATED STRUCTURE, ELECTRICAL FIXTURES, AND HVAC, ETC. AND PREPARE FOR RE-INSTALLATION OF NEW CONSTRUCTION.
2. WHERE POSSIBLE, KEEP EXISTING WINDOWS, DOORS, AND ARCHITECTURAL FEATURES TO BE USED IN NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE USE OR DISPOSAL OF EXISTING WINDOWS, DOORS AND SIGNIFICANT WOOD TRIM NOT USED IN NEW CONSTRUCTION.
3. CONTRACTOR IS TO PROVIDE COPPER GUTTERS AND DOWNSPOUTS FOR NEW CONSTRUCTION.
4. CONTRACTOR TO PROVIDE AREA ON SITE TO CLEAN CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO LEAVING THE SITE. CONTRACTOR SHALL ENSURE THAT SITE IS CLEAN AND DEBRIS IS PICKED UP AT ALL TIMES. INTERIOR SPACES SHALL BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR IS TO EXERCISE NECESSARY MEASURES TO KEEP DUST AND CONSTRUCTION DIRT TO A MINIMUM DURING WORK. CONTRACTOR SHALL COORDINATE ACCESS TO CONSTRUCTION AREAS WITH OWNER, AND KEEP THEM ABREAST OF CHANGES ONGOING.

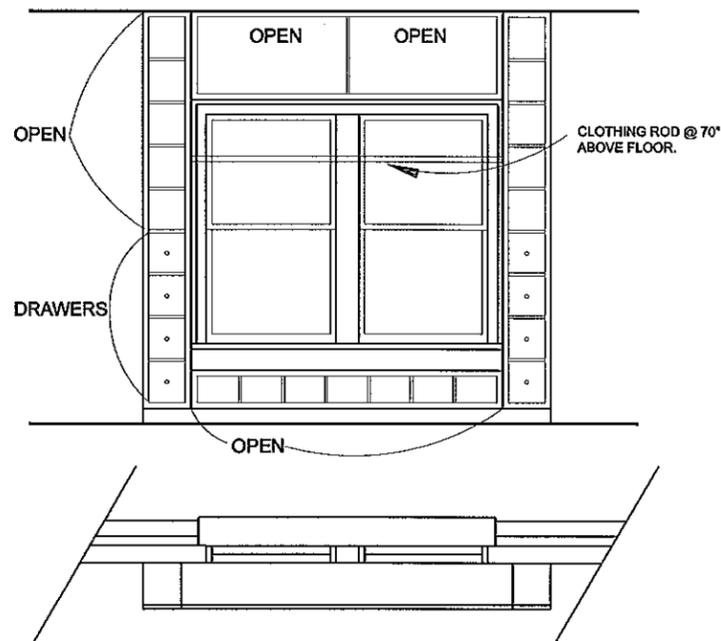


 TO BE DEMOLISHED

GENERAL FLOOR PLAN NOTES

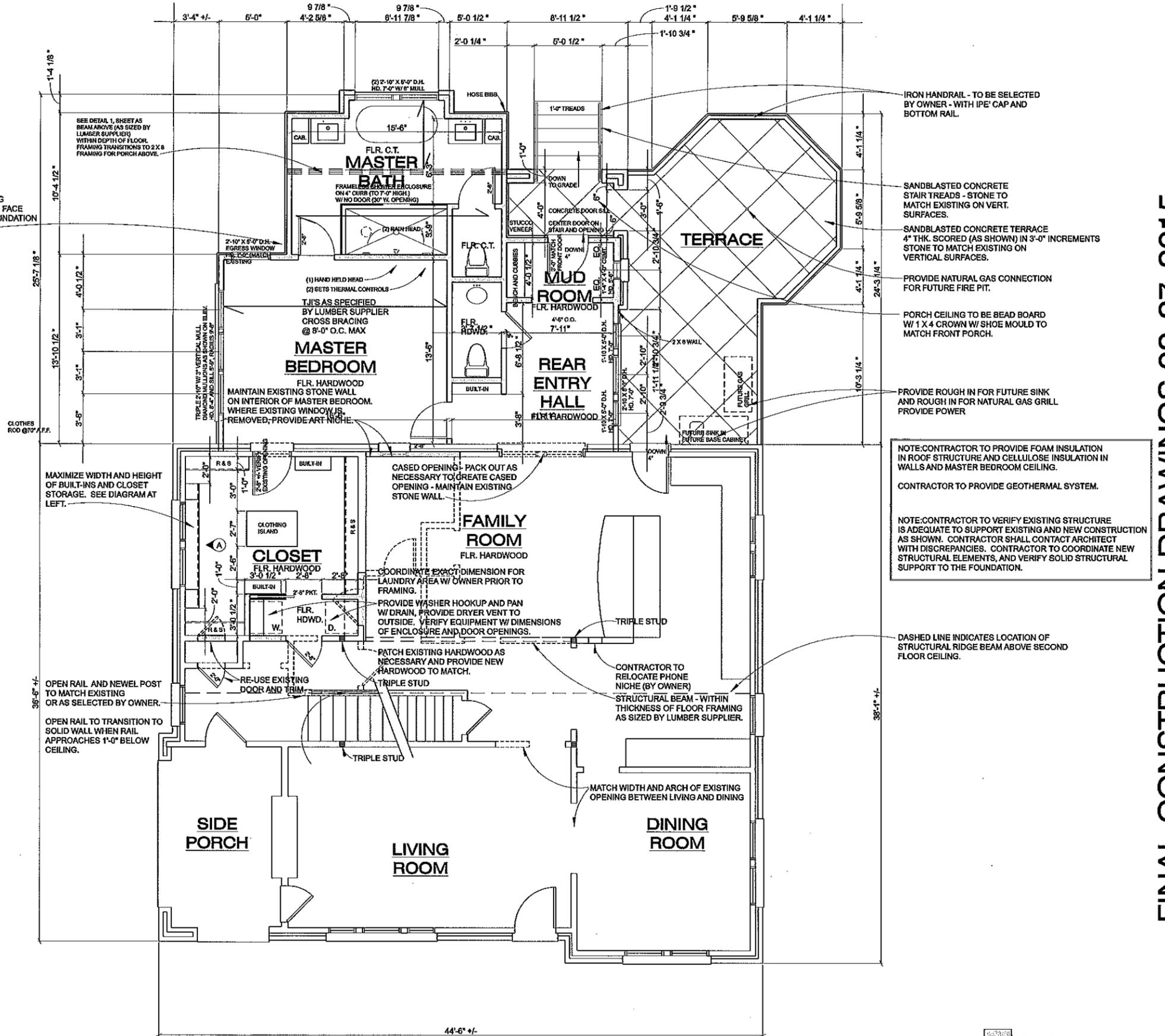
1. CONTRACTOR IS TO VERIFY ALL NEW AND EXISTING CONSTRUCTION, AND CONTACT ARCHITECT IF A DISCREPANCY IS FOUND PRIOR TO PRICING PROJECT FOR CONSTRUCTION.
2. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF WALL (I.E. 4 1/2" FOR A 2 X 4 WALL, 6 1/2" FOR A 2 X 6 WALL.)
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD WALL ON EXTERIOR SIDE, AND TO FINISH FACE ON INTERIOR SIDE (I.E. 6" FOR 2 X 6 WALL, OR 4" FOR 2 X 4 WALL.)
4. CONTRACTOR TO VERIFY FLOOR MATERIAL SELECTION WITH OWNER. RECESS SUBFLOOR BETWEEN JOISTS AT STONE OR TILE FLOORS TO ALLOW FOR THE DEPTH OF THICK SET MUD BED SO THAT FINISH FLOORS WILL BE FLUSH WITH ONE ANOTHER.
5. FRAMER TO ALLOW FOR MINIMUM 4" CASING AT TRIMMED OPENINGS, CONTACT ARCHITECT WHERE DIMENSIONED FLOOR PLAN DOES NOT ALLOW. MATCH EXISTING DOOR AND WINDOW TRIM. COORDINATE FINISH WITH OWNER.
6. DOORS WITH NOTATIONS INDICATE WIDTH OF NEW DOOR. HEIGHT AND DOOR STYLE IS TO MATCH EXISTING. NOTE: EXTERIOR DOOR TO MUD ROOM SHALL MATCH FRONT DOOR. EXISTING DOORS REMOVED DURING DEMOLITION SHALL BE RE-USED WHERE POSSIBLE.
7. SEE INTERIOR ELEVATIONS AND ENLARGED FLOOR PLANS FOR ADDITIONAL DETAIL NOT SHOWN ON FLOOR PLAN.
8. FLOOR MATERIAL IS NOTED BELOW ROOM TITLE. WHERE THERE IS A QUESTION, COORD. WITH OWNER PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR IS TO PROVIDE COPPER GUTTERS AND DOWNSPOUTS FOR NEW CONSTRUCTION.
10. CONTRACTOR TO PROVIDE AREA ON SITE TO CLEAN CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO LEAVING THE SITE. CONTRACTOR SHALL ENSURE THAT SITE IS CLEAN AND DEBRIS IS PICKED UP AT ALL TIMES. INTERIOR SPACES SHALL BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR IS TO EXERCISE NECESSARY MEASURES TO KEEP DUST AND CONSTRUCTION DIRT TO A MINIMUM DURING WORK. CONTRACTOR SHALL COORDINATE ACCESS TO CONSTRUCTION AREAS WITH OWNER, AND KEEP THEM AHEAD OF CHANGES ONGOING.
11. NEW STUCCO SURFACE IS SHOWN ON FIRST FLOOR NEW CONSTRUCTION, AND IS DRAWN 1 1/2" THICK. NEW STUCCO SHALL ALIGN WITH OUTSIDE FACE OF STONE VENEER - CONTRACTOR TO CANTILEVER FLOOR STRUCTURE AS NECESSARY, AND COORDINATE VARIOUS CONSTRUCTION THICKNESSES TO ARRIVE AT FLUSH TRANSITION OF MATERIALS. WALL DIMENSIONS ARE SHOWN TO FACE OF INTERIOR FINISH (INCLUDING 1/2" DRYWALL) AND TO FACE OF STUD WALL ON EXTERIOR WALLS.

CUSTOM SHELVING W/ 1 1/2" FACEFRAME, 3/4" SHELVES AND DRAWERS (AS SHOWN) BUILD TIGHT TO EXISTING TRIM, RAISE OFF FLOOR, MAXIMIZE WIDTH TO W/IN 2'-0" OF ADJACENT WALLS.



DETAIL @ BUILT-IN MASTER CLOSET
1/2" = 1'-0"

STUCCO SURFACE TO MATCH EXISTING STUCCO COLOR AND TEXTURE. ALIGN FACE OF STUCCO WITH FACE OF STONE FOUNDATION TO MATCH CONDITION ON EXISTING.



- STUD WALL
- CMU
- STONE VENEER

DEMOLITION PLAN NOTES

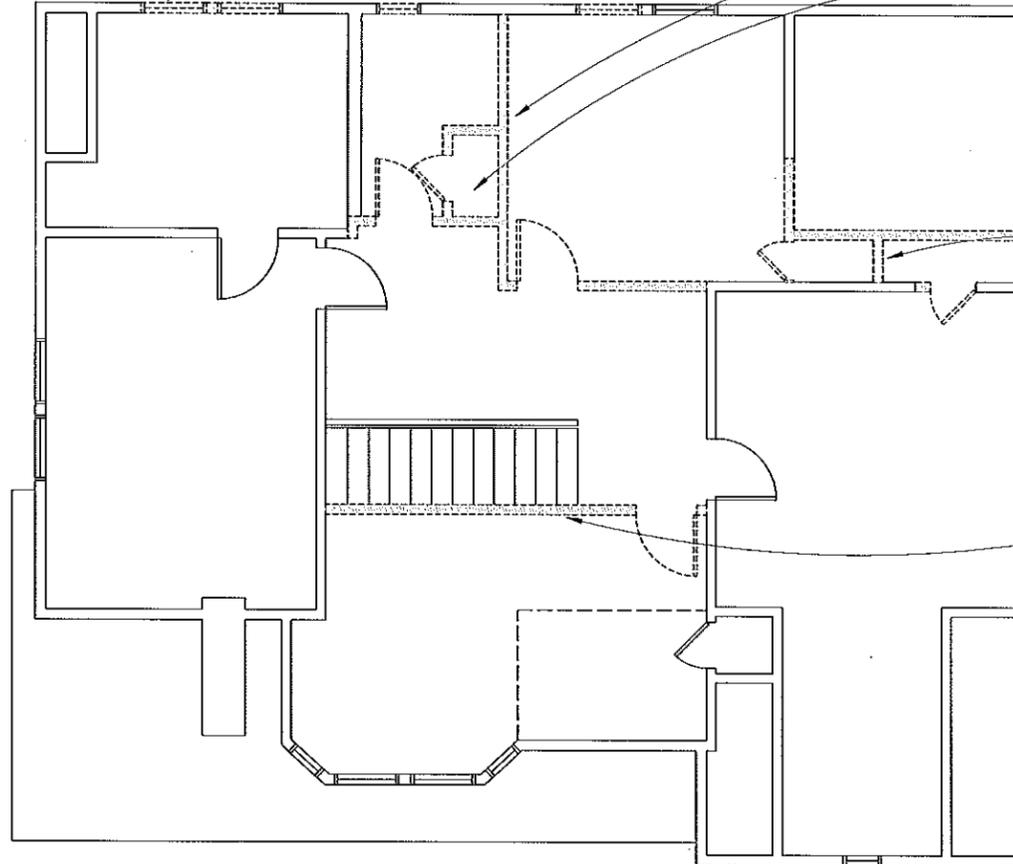
- 1. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED. CONTRACTOR SHALL REMOVE WALLS, AND ALL ASSOCIATED STRUCTURE, ELECTRICAL FIXTURES, AND HVAC, ETC. AND PREPARE FOR RE-INSTALLATION OF NEW CONSTRUCTION.
- 2. WHERE POSSIBLE, KEEP EXISTING WINDOWS, DOORS, AND ARCHITECTURAL FEATURES TO BE USED IN NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE USE OR DISPOSAL OF EXISTING WINDOWS, DOORS AND SIGNIFICANT WOOD TRIM NOT USED IN NEW CONSTRUCTION.
- 3. CONTRACTOR IS TO PROVIDE COPPER GUTTERS AND DOWNSPOUTS FOR NEW CONSTRUCTION.
- 4. CONTRACTOR TO PROVIDE AREA ON SITE TO CLEAN CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO LEAVING THE SITE. CONTRACTOR SHALL ENSURE THAT SITE IS CLEAN AND DEBRIS IS PICKED UP AT ALL TIMES. INTERIOR SPACES SHALL BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR IS TO EXERCISE NECESSARY MEASURES TO KEEP DUST AND CONSTRUCTION DIRT TO A MINIMUM DURING WORK. CONTRACTOR SHALL COORDINATE ACCESS TO CONSTRUCTION AREAS WITH OWNER, AND KEEP THEM ABBREAST OF CHANGES ONGOING.

REMOVE EXISTING WINDOW AND WALL (AS NEEDED.) CAREFULLY DETACH SINGLE WINDOW FROM EXISTING GANGED WINDOW, AND RE-USE SINGLE WINDOW IN EXISTING OPENING.

REMOVE EXISTING BEDROOM AND BATHROOM WALLS, DOORS, PLUMBING AND ELECTRICITY.
 REMOVE EXISTING FLOOR COVERING, MAINTAINING EXISTING WOOD FLOORING AS IS PRACTICAL. EXISTING WOOD FLOORING TO BE PATCHED, SANDED AND STAINED.

REMOVE INTERIOR WALLS AS NECESSARY TO ENLARGE CLOSET.

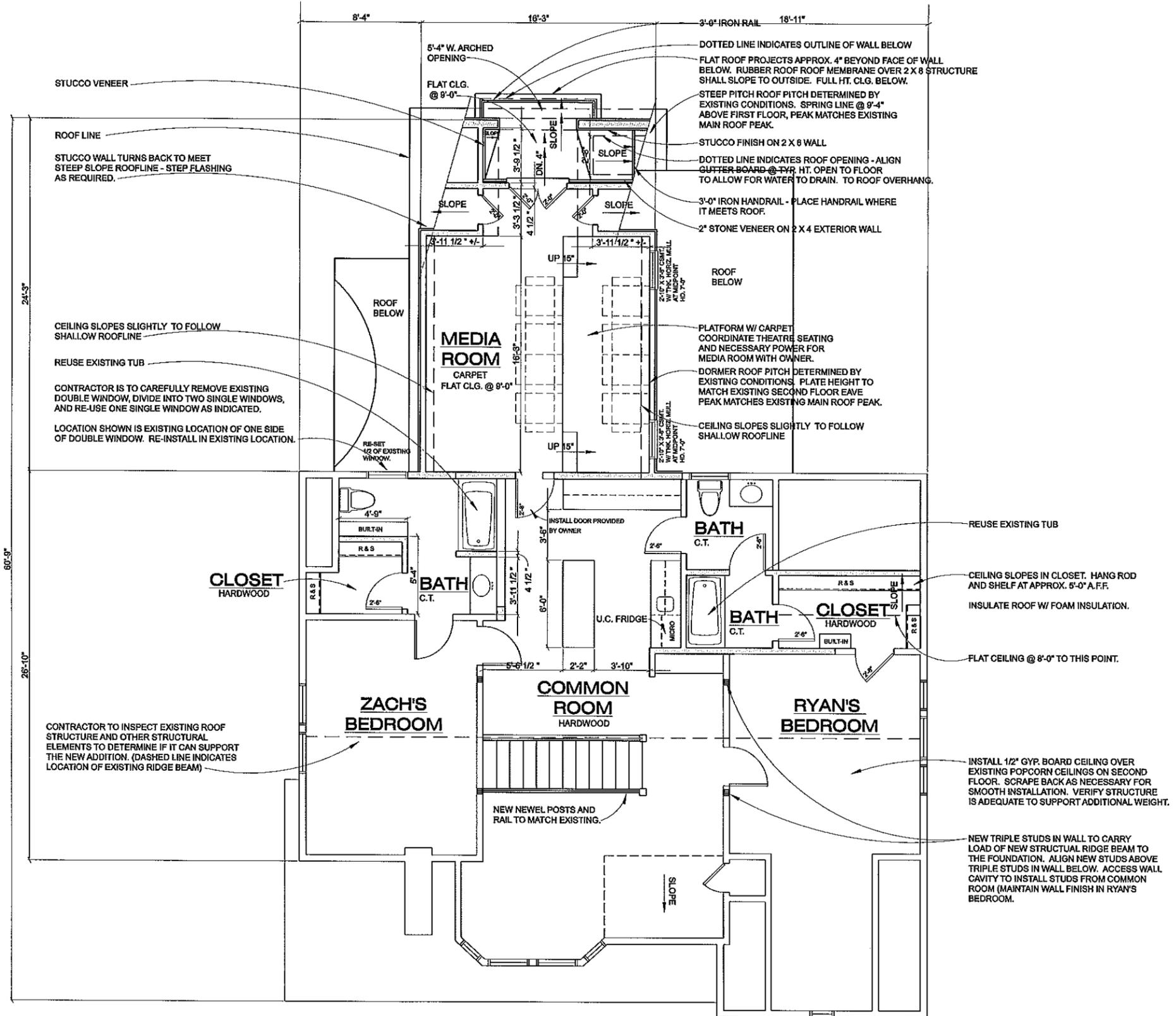
REMOVE EXISTING WALL AT STAIR. PATCH WOOD FLOORING TO RECEIVE NEW STAIR NEWEL POSTS AND BALUSTER.



 TO BE DEMOLISHED

GENERAL FLOOR PLAN NOTES

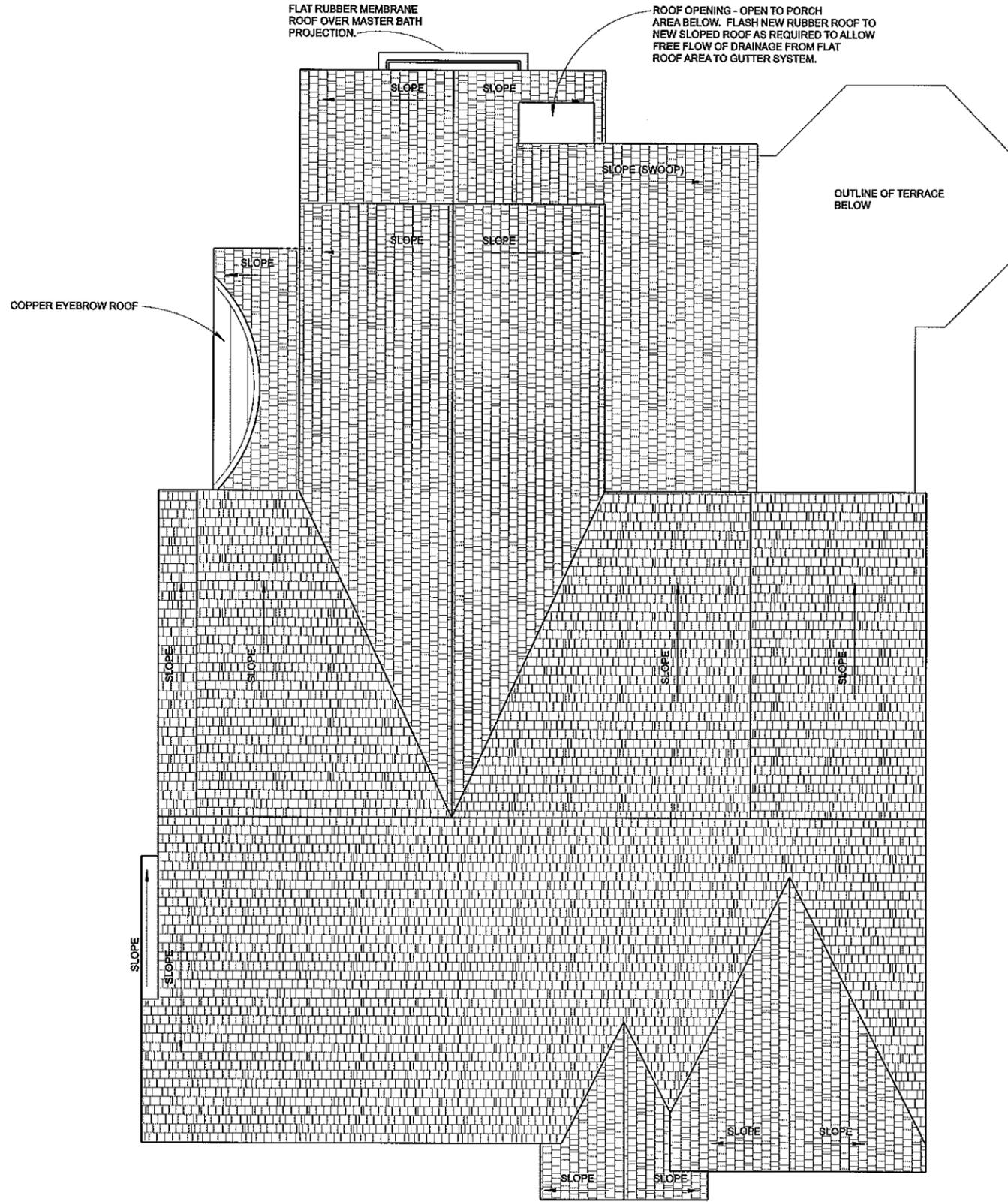
1. CONTRACTOR IS TO VERIFY ALL NEW AND EXISTING CONSTRUCTION, AND CONTACT ARCHITECT IF A DISCREPANCY IS FOUND PRIOR TO PRICING PROJECT FOR CONSTRUCTION.
2. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF WALL (I.E. 4 1/2" FOR A 2 X 4 WALL, 6 1/2" FOR A 2 X 6 WALL.)
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD WALL ON EXTERIOR SIDE, AND TO FINISH FACE ON INTERIOR SIDE (I.E. 6" FOR 2 X 6 WALL, OR 4" FOR 2 X 4 WALL.)
4. CONTRACTOR TO VERIFY FLOOR MATERIAL SELECTION WITH OWNER. RECESS SUBFLOOR BETWEEN JOISTS AT STONE OR TILE FLOORS TO ALLOW FOR THE DEPTH OF THICK SET MUD BED SO THAT FINISH FLOORS WILL BE FLUSH WITH ONE ANOTHER.
5. FRAMER TO ALLOW FOR MINIMUM 4" CASING AT TRIMMED OPENINGS, CONTACT ARCHITECT WHERE DIMENSIONED FLOOR PLAN DOES NOT ALLOW. MATCH EXISTING DOOR AND WINDOW TRIM. COORDINATE FINISH WITH OWNER.
6. DOORS WITH NOTATIONS INDICATE WIDTH OF NEW DOOR. HEIGHT AND DOOR STYLE IS TO MATCH EXISTING. NOTE: EXTERIOR DOOR TO MUD ROOM SHALL MATCH FRONT DOOR. EXISTING DOORS REMOVED DURING DEMOLITION SHALL BE RE-USED WHERE POSSIBLE.
7. SEE INTERIOR ELEVATIONS AND ENLARGED FLOOR PLANS FOR ADDITIONAL DETAIL NOT SHOWN ON FLOOR PLAN.
8. FLOOR MATERIAL IS NOTED BELOW ROOM TITLE. WHERE THERE IS A QUESTION, COORD. WITH OWNER PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR IS TO PROVIDE COPPER GUTTERS AND DOWNSPOUTS FOR NEW CONSTRUCTION.
10. CONTRACTOR TO PROVIDE AREA ON SITE TO CLEAN CONSTRUCTION DEBRIS FROM VEHICLES PRIOR TO LEAVING THE SITE. CONTRACTOR SHALL ENSURE THAT SITE IS CLEAN AND DEBRIS IS PICKED UP AT ALL TIMES. INTERIOR SPACES SHALL BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR IS TO EXERCISE NECESSARY MEASURES TO KEEP DUST AND CONSTRUCTION DIRT TO A MINIMUM DURING WORK. CONTRACTOR SHALL COORDINATE ACCESS TO CONSTRUCTION AREAS WITH OWNER, AND KEEP THEM AHEAD OF CHANGES ONGOING.
11. NEW STUCCO SURFACE IS SHOWN ON FIRST FLOOR NEW CONSTRUCTION, AND IS DRAWN 1 1/2" THICK. NEW STUCCO SHALL ALIGN WITH OUTSIDE FACE OF STONE VENEER - CONTRACTOR TO CANTILEVER FLOOR STRUCTURE AS NECESSARY, AND COORDINATE VARIOUS CONSTRUCTION THICKNESSES TO ARRIVE AT FLUSH TRANSITION OF MATERIALS. WALL DIMENSIONS ARE SHOWN TO FACE OF INTERIOR FINISH (INCLUDING 1/2" DRYWALL) AND TO FACE OF STUD WALL ON EXTERIOR WALLS.

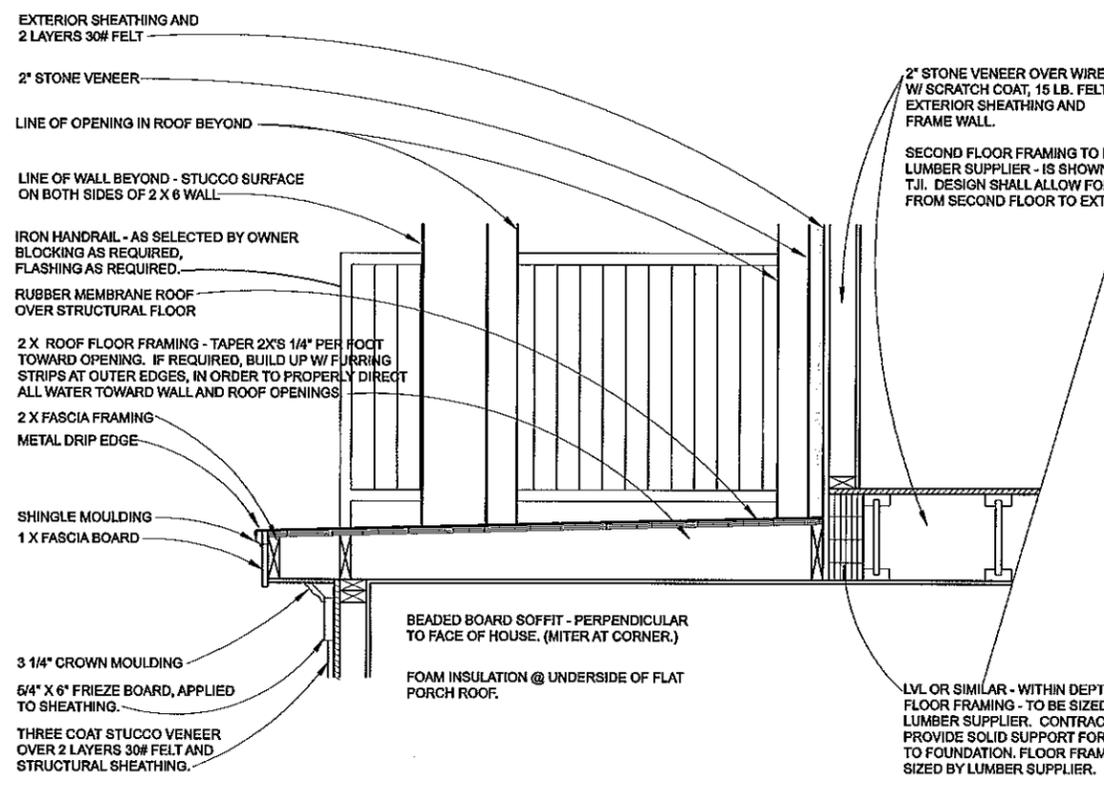


-  STUD WALL
-  BRICK VENEER
-  CMU

GENERAL ROOF PLAN NOTES

1. CONTRACTOR TO VERIFY THAT EXISTING STRUCTURE IS ADEQUATE TO SUPPORT ADDITION OF NEW ROOF RIDGE BEAM FRAMING. ENSURE THAT ALL LOADS (NEW AND EXISTING) ARE CARRIED TO ADEQUATELY SIZED FOUNDATION AND FOOTINGS.
2. CONTRACTOR TO MATCH ROOF SHINGLES TO EXISTING ROOF SHINGLES. CONTRACTOR TO COORDINATE SHINGLE SELECTION WITH OWNER PRIOR TO ORDERING SHINGLES.
3. ROOF SHALL BE INSULATED WITH FOAM INSULATION. CONTRACTOR TO VERIFY WITH SHINGLE MANUFACTURER REQUIRED VENTILATION WITH PROPOSED INSULATION. IN THE EVENT THAT THE OWNER CHOOSES TO USE ANOTHER INSULATION SYSTEM, CONTRACTOR TO COORDINATE ADEQUATE VENTILATION IN ALL SECOND STORY SPACES, INCLUDING THOSE UNDER THE SLOPED CEILING FOLLOWING THE ROOFLINE.
4. ROOF OVER MASTER BEDROOM 'EYEBROW' WINDOW SHALL BE METAL STANDING SEAM ROOF, AS SELECTED BY OWNER. CONTRACTOR TO PROVIDE MANUFACTURERS RECOMMENDED INSTALLATION OF FLASHING WHERE METAL ROOFING JOINS ASPHALT SHINGLE ROOFING, AND WHERE METAL ROOFING MEETS THE EXTERIOR FINISH.
5. ROOF OVER MASTER BATH PROJECTION (AND OVER RECESSED EXTERIOR SECOND FLOOR PORCH) SHALL BE EPDM RUBBER ROOFING MEMBRANE. CONTRACTOR IS TO SLOPE FLAT ROOF SURFACE @ 1/4" PER FOOT MIN. TO ALLOW FOR ALL AREAS OF EXTERIOR PORCH TO PROPERLY DRAIN TO GUTTER SYSTEM. AS NECESSARY, BUILD UP WITH FURRING STRIPS TO ENABLE WATER FLOW IN TIGHT RECESSES. PLAN FOR INSTALLATION OF IRON RAIL W/ BLOCKING (IN DEPTH OF FLOOR FRAMING) AND FLASHING, AS NECESSARY. CONTRACTOR MAY COORDINATE ADDITION OF CURBS WITHIN AREA OF EXTERIOR PORCH AS NECESSARY TO DIRECT WATER FLOW TO GUTTER.





DETAIL @ CEILING OF MASTER BATH BAY PROJECTION/RECESSED SECOND FLOOR PORCH

1 1/2" = 1'-0"



NEW STONE STAIR W/ 2 1/2" THK. CONCRETE TREADS W/ STONE RISERS (TO MATCH EXISTING FOUNDATION.) NEW CONCRETE OVERHANGS FACE OF STONE 1".

NEW STONE STAIR W/ 2 1/2" THK. CONCRETE TREADS W/ STONE RISERS (SIMILAR TO EXISTING FOUNDATION.) NEW CONCRETE OVERHANGS FACE OF STONE 1".

NOTE: WINDOW OPENINGS IN STUCCO TO HAVE WOOD TRIM SIMILAR TO EXISTING HOUSE WINDOW TRIM. OPENINGS IN STONE SHALL HAVE STONE HEAD AND SILL DETAILS SIMILAR TO EXISTING HOUSE HEAD AND SILL DETAILS. ARCHWAY OVER NEW PORCH OPENINGS SHALL BE CONSTRUCTED WITH RANDOM SIZE STONE AND ENLARGED KEYSTONE, SIMILAR TO EXISTING HOUSE STONE ARCHWAYS. CONTRACTOR TO CLOSELY EXAMINE EXISTING DETAILS AND COORDINATE WITH OWNER.

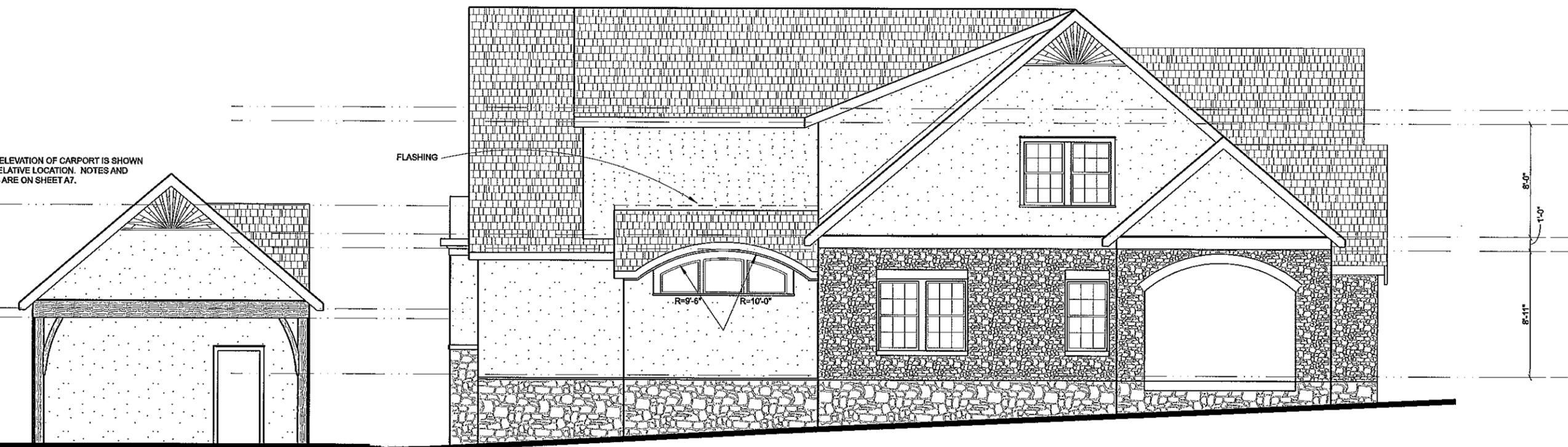
NOTE: CONTRACTOR TO PROVIDE COPPER GUTTERS AND PROPOSE DOWNSPOUT LOCATIONS FOR APPROVAL.

REAR ELEVATION



1/4" = 1'-0"

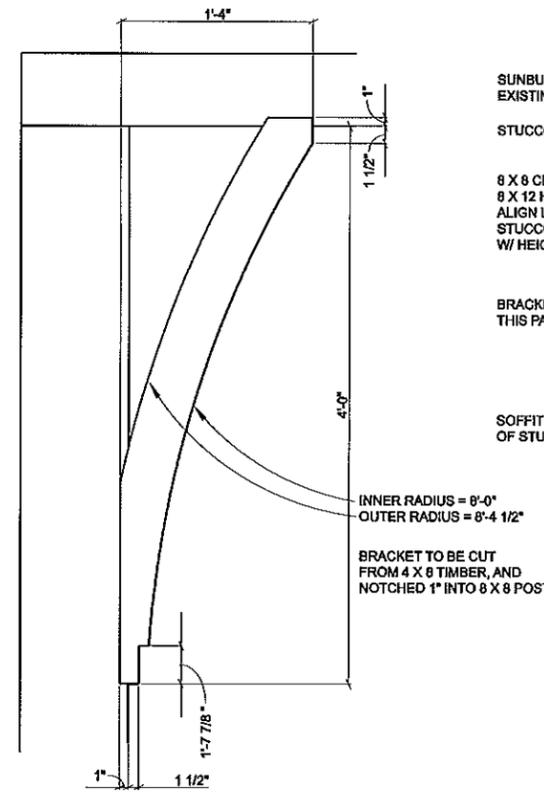
NOTE: SIDE ELEVATION OF CARPORT IS SHOWN ONLY FOR RELATIVE LOCATION. NOTES AND DIMENSIONS ARE ON SHEET A7.



NOTE: CONTRACTOR TO PROVIDE COPPER GUTTERS AND PROPOSE DOWNSPOUT LOCATIONS FOR APPROVAL.

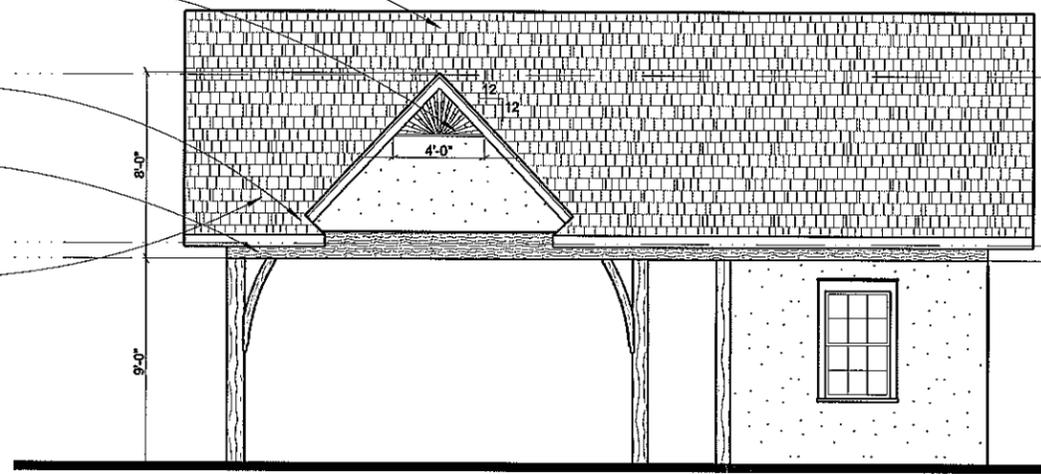
SIDE ELEVATION

TOP OF FLOOR IN STORAGE ARE TO BE 9'-8" ABV. FIRST FLOOR - FLOOR FRAMING TO BE SIZED BY LUMBER SUPPLIER, AND SHALL MAXIMIZE HEAD HEIGHT IN FIRST FLOOR. COLLAR TIES SHALL ALLOW FOR 7'-4" HEAD HT. IN UPPER FLOOR.



DETAIL @ BRACKET
1 1/2" = 1'-0"

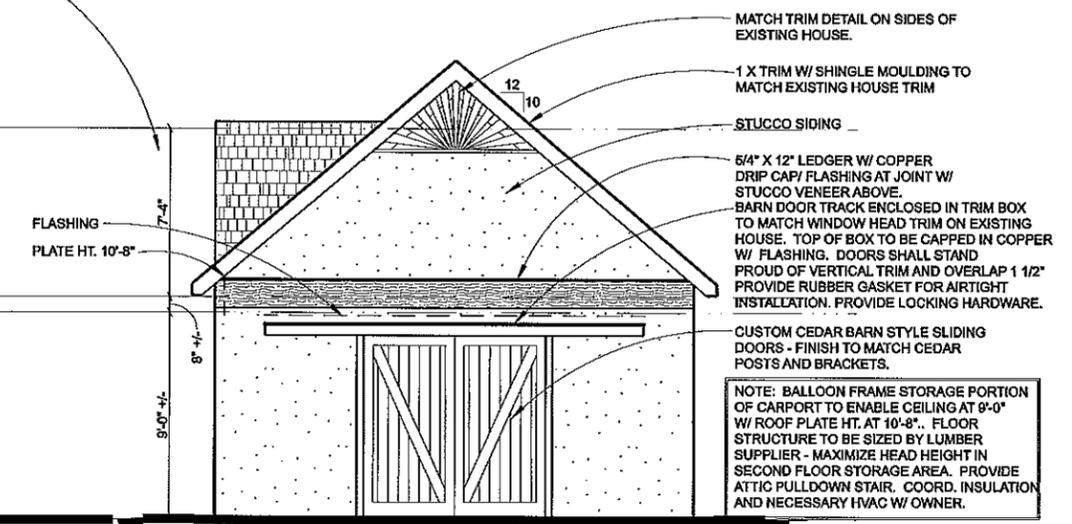
SUNBURST DETAIL TO MATCH EXISTING SIDE OF HOUSE
STUCCO SIDING
8 X 8 CEDAR POSTS W/ 8 X 12 HIGH BEAM ALIGN LEDGER BOARD ON STUCCO STORAGE AREA W/ HEIGHT OF BEAM.
BRACKET - SEE DETAIL THIS PAGE.
SOFFIT RETURNS TO FACE OF STUCCO AS SHOWN.



FRONT ELEVATION



1/4" = 1'-0"



SIDE ELEVATION



1/4" = 1'-0"

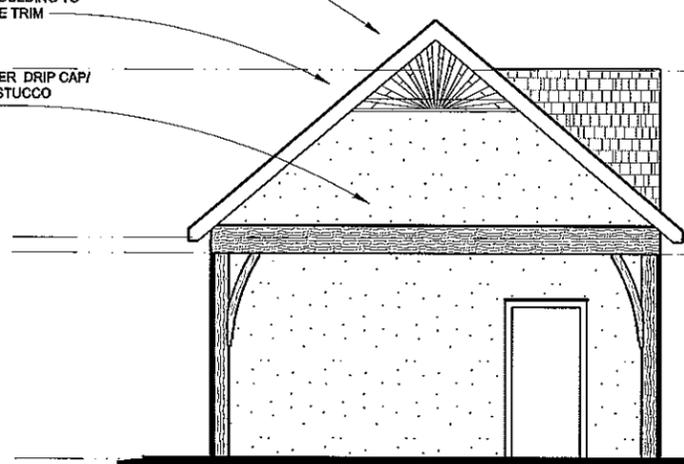
MATCH TRIM DETAIL ON SIDES OF EXISTING HOUSE.
1 X TRIM W/ SHINGLE MOULDING TO MATCH EXISTING HOUSE TRIM
STUCCO SIDING
5/4" X 12" LEDGER W/ COPPER DRIP CAP/ FLASHING AT JOINT W/ STUCCO VENEER ABOVE.
BARN DOOR TRACK ENCLOSED IN TRIM BOX TO MATCH WINDOW HEAD TRIM ON EXISTING HOUSE. TOP OF BOX TO BE CAPPED IN COPPER W/ FLASHING. DOORS SHALL STAND PROUD OF VERTICAL TRIM AND OVERLAP 1 1/2" PROVIDE RUBBER GASKET FOR AIRTIGHT INSTALLATION. PROVIDE LOCKING HARDWARE.
CUSTOM CEDAR BARN STYLE SLIDING DOORS - FINISH TO MATCH CEDAR POSTS AND BRACKETS.

NOTE: BALLOON FRAME STORAGE PORTION OF CARPORT TO ENABLE CEILING AT 9'-0" W/ ROOF PLATE HT. AT 10'-8". FLOOR STRUCTURE TO BE SIZED BY LUMBER SUPPLIER - MAXIMIZE HEAD HEIGHT IN SECOND FLOOR STORAGE AREA. PROVIDE ATTIC PULLDOWN STAIR, COORD. INSULATION AND NECESSARY HVAC W/ OWNER.

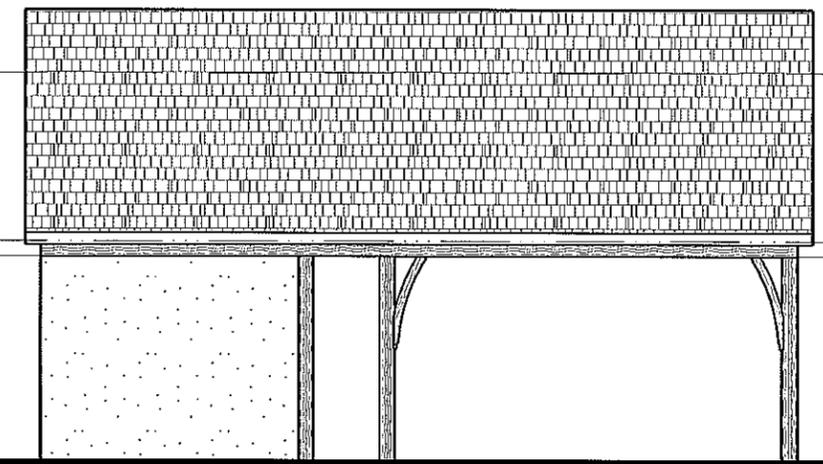
NOTE: CONTRACTOR TO PROVIDE COPPER GUTTERS AND PROPOSE DOWNSPOUT LOCATIONS - COORDINATE WITH OWNER.

10/12 PITCH W/ SPRINGLINE @ 12'-0" ABOVE FOUNDATION.

1 X TRIM W/ SHINGLE MOULDING TO MATCH EXISTING HOUSE TRIM
STUCCO SIDING
8 X 12 TIMBER W/ COPPER DRIP CAP/ FLASHING AT JOINT W/ STUCCO SIDING ABOVE



SIDE ELEVATION



REAR ELEVATION