KARL F. DEAN
MAYOR

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
1300 Fatherland Street
February 19, 2014

Application: New construction—outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313011100
Applicant: Ken and Sarah Coomer
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct an outbuilding at the rear of the lot, which fronts Lillian Street. The outbuilding will address Lillian Street as if it were infill.

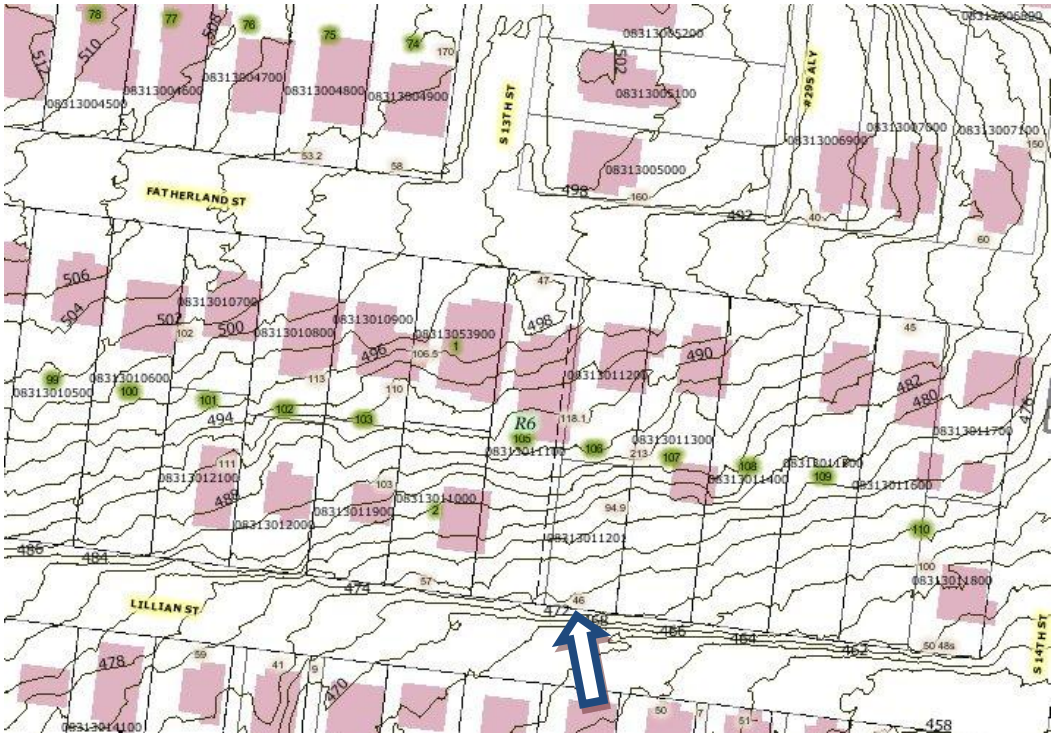
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve all final materials, including the siding, roof material, foundation material, and windows and doors;
2. The foundation material be continued under the porch;
3. Staff approve the parking plan for the site; and
4. The HVAC be located at the rear of the outbuilding, or on a side façade beyond the midpoint of the structure.

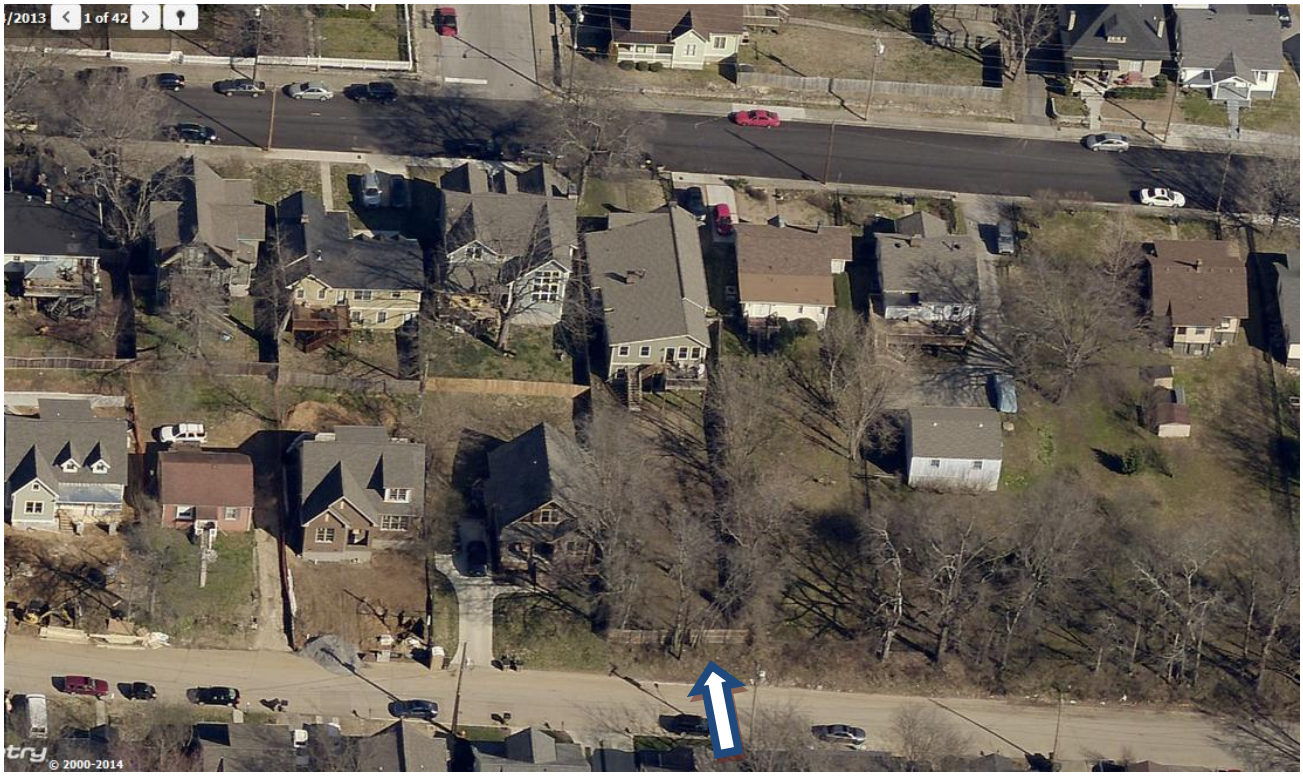
With these conditions, staff finds that the project meets II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.
Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. 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.

8. Outbuildings

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

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

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

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 <u>original</u> 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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

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.

Background: 1300 Fatherland was constructed c. 1920 and is a contributing home to the Lockeland Springs-East End conservation zoning overlay (Figure 1). Its lot runs the full block between Fatherland and Lillian Streets, and the Planning Commission has stated that the lot cannot be subdivided (Figures 2 & 3).

Figure 1. 1300 Fatherland Street, as seen from Fatherland Street.

Figures 2 & 3. The back of 1300 Fatherland faces Lillian Street. The arrows point to the rear of the house at 1300 Fatherland.

Analysis and Findings: Application is to construct an outbuilding at the rear of the lot, which fronts Lillian Street. The outbuilding will address Lillian Street as if it were infill.

Location & Orientation: The proposed outbuilding will be located at the rear of the lot, which is typical for outbuildings. However, because the rear of the lot fronts Lillian Street, the outbuilding is designed to address Lillian Street as if it were infill development. The front of the outbuilding will line up with the front of the two residential buildings at 1211 Lillian Street (approved by MHZC in August 2011) and 1305 Lillian Street (approved by MHZC in October 2013, and currently under construction). The primary entrance to the outbuilding will be from Lillian Street, behind a partial width six-foot, six inch (6'6") deep front porch.

Staff finds that the outbuilding meets section II.B.6. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Setback & Rhythm of Spacing: The outbuilding meets all base zoning setbacks for outbuildings larger than seven hundred square feet (700 sq. ft.). It will be approximately seven feet (7') from the east property line; five feet, three inches (5'3") from the west property line; and thirty-one feet (31') from the Lillian Street property line. Its front façade will line up with the front facades of its neighbors at 1211 and 1305 Lillian Street.

The project meets section II.B.3. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Height & Scale: The proposed outbuilding will be one story tall, with a ridge height of sixteen feet, four inches (16'4") above the foundation line, and an eave height of nine feet (9') above the foundation. Overall, the height of the structure will be lower than the one-and-a-half story infills at 1211 and 1305 Lillian Street, which are twenty-four feet (24') and twenty-six feet (26') above the foundation line, respectively. Staff finds this to be appropriate since the structure is in fact an outbuilding, even if it is designed to address Lillian Street.

The site slopes steeply up from Lillian to Fatherland Street; currently there is about a six to eight foot (6'-8') change in grade from the front of the structure to the back. The foundation is proposed to be four feet (4') tall at the front of the outbuilding, which is taller than what is typically approved. However, the infills at 1211 Lillian and 1305 Lillian have foundations that are approximately four feet (4') tall because of similar grade issues. Staff finds the proposed foundation height to be appropriate in this instance because of the steep slope, and because it will match the foundation heights for the infills approved at 1211 and 1305 Lillian Street.

The outbuilding will be thirty-three feet wide by thirty-three feet deep (33' X 33'), or one thousand and eighty-nine square feet (1,089 sq. ft.). By comparison, the primary structure at 1300 Fatherland has a footprint of approximately two thousand, six hundred square feet (2,600 sq. ft.) and the infills at 1211 and 1305 Lillian have footprints that are approximately thirteen hundred square feet (1,300 sq. ft.) and seventeen hundred square feet (1,700 sq. ft.), respectively. The footprint of the proposed outbuilding at 1300 Fatherland is larger than what is typically approved for outbuildings, but staff finds it to be appropriate in this instance because the structure will be addressing Lillian Street as if it were infill.

Staff finds that the project meets section II.B.1., II.B.2., and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Materials: Most of the materials were not indicated on the drawings, and staff will want to approve all materials, including the siding, windows, doors, roof, and foundation material prior to purchase and installation. The siding should be smooth-face cement fiberboard or wood siding. The reveal of the siding should be five inches (5") or less. The trim should be cement fiberboard or wood. The roof can be asphalt shingle, fiberglass shingle, or standing seam metal, and staff asks to approve the color of the roof

material. The windows should be wood or aluminum clad, and the front door should be wood. The foundation should be split face concrete block, stone, or brick. The drawings show that the porch is supported by posts instead of a foundation. Staff asks that the foundation material be continued under the porch. Staff asks that a condition of approval be that staff review and approve all final materials to ensure that they comply with section II.B.4 of the design guidelines.

Roof form: The outbuilding will have a cross gable roof form. The front gable will have a pitch of 8.5/12, while the side gable will have a slope of 6/12. Staff finds that this roof form is compatible with other primary structures in along Lillian Street and Fatherland Street. The project therefore meets section II.B.5. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Proportion and Rhythm of Openings**:** Most of the windows on the outbuilding are twice as tall as they are wide, meeting the historic proportion of window openings. On the front façade, behind the porch, is a window that does not meet the historic proportion of window openings. Staff finds this three foot by three foot (3' X 3') window opening to be appropriate in this instance because the structure is an outbuilding, and generally outbuildings had minimal and more utilitarian window openings. In addition, the constraints of the floor plan make a larger window opening problematic. On the side elevations, there are expanses of eighteen feet (18') without a window or door opening. Again, because this is an outbuilding and not infill construction, staff finds these expanses to be appropriate. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. and II.B.8. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Appurtenances & Utilities: No permanent driveway or plan for parking was indicated on the site plan. (Note that the driveway on the site plan is intended for the construction entrance, not for permanent parking for the site.) Staff asks to review and approve the final parking plan for the outbuilding. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. Staff approve all final materials, including the siding, roof material, foundation material, and windows and doors;
2. The foundation material be continued under the porch;
3. Staff approve the parking plan for the site; and
4. The HVAC be located at the rear of the outbuilding, or on a side façade beyond the midpoint of the structure.

With these conditions, staff finds that the project meets II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

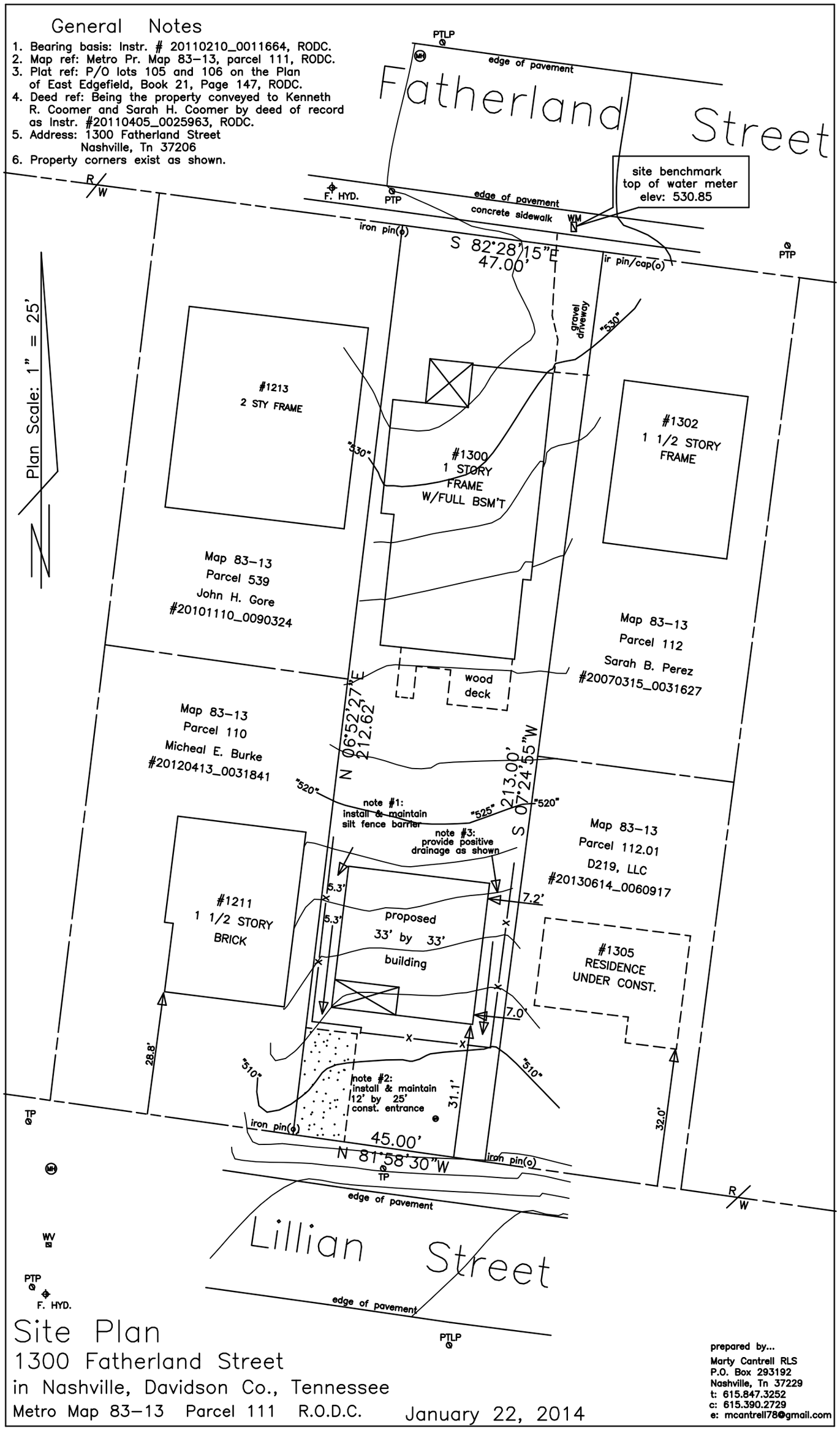
Additional Photos:

The infill at 1211 Lillian is on the right, and the house at 1300 Fatherland is marked with the arrow.

1209 and 1211 Lillian Street, to the west of the site.

1300 Fatherland Street is marked with an arrow. To the right/east is the construction site for 1305 Lillian Street.

Infill houses across Lillian Street from the site.


General Notes
1. Bearing basis: Instr. # 20110210_0011664, RODC.
2. Map ref: Metro Pr. Map 83–13, parcel 111, RODC.
3. Plat ref: P/O lots 105 and 106 on the Plan of East Edgefield, Book 21, Page 147, RODC.
4. Deed ref: Being the property conveyed to Kenneth R. Coomer and Sarah H. Coomer by deed of record as Instr. #20110405_0025963, RODC.
5. Address: 1300 Fatherland Street Nashville, Tn 37206
6. Property corners exist as shown.
Fatherland Street
edge of pavement
PTLP
site benchmark
top of water meter
elev: 530.85
F. HYD.
PTP
concrete sidewalk
WM
iron pin(φ)
S 82°28'15"E
47.00'
ir pin/cap(o)
R/W
Plan Scale: 1" = 25'
#1213
2 STY FRAME
#1300
1 STORY
FRAME
W/FULL BSM'T
#1302
1 1/2 STORY
FRAME
gravel driveway
"530"
Map 83–13
Parcel 539
John H. Gore
#20101110_0090324
Map 83–13
Parcel 112
Sarah B. Perez
#20070315_0031627
wood
deck
Map 83–13
Parcel 110
Micheal E. Burke
#20120413_0031841
N 06°52'27"E
212.62'
S 07°24'55"W
213.00'
"520"
"525"
note #1:
install & maintain
silt fence barrier
note #3:
provide positive
drainage as shown
Map 83–13
Parcel 112.01
D219, LLC
#20130614_0060917
#1211
1 1/2 STORY
BRICK
proposed
33' by 33'
building
5.3'
7.2'
7.0'
#1305
RESIDENCE
UNDER CONST.
28.8'
31.1'
32.0'
"510"
note #2:
install & maintain
12' by 25'
const. entrance
iron pin(φ)
45.00'
N 81°58'30"W
iron pin(o)
TP
edge of pavement
Lillian Street
WV
PTP
F. HYD.
PTLP
Site Plan
1300 Fatherland Street
in Nashville, Davidson Co., Tennessee
Metro Map 83–13 Parcel 111 R.O.D.C.
January 22, 2014
prepared by...
Marty Cantrell RLS
P.O. Box 293192
Nashville, Tn 37229
t: 615.847.3252
c: 615.390.2729
e: mcantrell78@gmail.com

DRAWING INDEX

WALL LEGEND

- CONCRETE MASONRY UNIT (CMU) WALL
- 2"x6" EXTERIOR STUD WALL
- 2"x6" INTERIOR STUD WALL

ELECTRICAL	SYMBOL
ceiling fan globe 1	
ceiling globe light	
chandelier	
double spotlight	
fluorescent fixture	
vanity bar light	
wall mount 1	
fan	
light	
outlet	
outlet 220v	
switch	$
switch 3 way	$3

DESIGN LOADS

SNOW LIVE LOAD	20 psf
RAFTER ROOF DEAD LOAD	15 psf
TRUSS TC LIVE LOAD	20 psf
TRUSS TC DEAD LOAD	10 psf
TRUSS BC LIVE LOAD	N/A
TRUSS BC DEAD LOAD	10 psf
FLOOR LIVE LOAD	40 psf
FLOOR DEAD LOAD	10 psf
CONC. SUBFLOOR DEAD LOAD	50 psf
DECK LIVE LOAD	40 psf
DECK DEAD LOAD	10 psf

SQUARE FOOTAGE:

LIVING AREA:	992 SQ. FT.
PORCH:	98 SQ. FT.

GENERAL NOTES:

This set of plans is provided as a drafting service, not an engineering or architectural service. It is the builder's responsibility to ensure that the structure complies with all applicable codes and requirements. Refer to material manufacturer's installation instructions and details.

Any conditions throughout this structure which are deemed by the local codes official to be outside the prescriptive requirements of the code shall be designed by a registered engineer licensed to practice in the state of Tennessee.

The plans assume that an experienced, licensed builder will construct the structure. There is no intention for the plans to address every detail involved with building this structure. These plans and details provide a generic view of this structure. Local and national codes take precedence over these plans. Builder and customer shall thoroughly check and verify plans. Wildwood Drafting & Design, LLC, its officers, and employees are not responsible for errors and omissions.

FOUNDATION:

Foundation design, size, height, and specifications shall be verified with local code enforcement prior to construction. Concrete shall be verified to comply with local codes. Concrete shall have a minimum 28 day ultimate compressive strength of 3,000 p.s.i.

Footing design is based on a soil bearing capacity of 2,000 p.s.f. Owner must verify soil bearing capacity. Footing depth shall be determined by frost line where the building is to be constructed. Verify reinforcing material with local codes.

Foundation wall design is based on soil classes GW, GP, SW and SP soils. Reference 2009 IRC table R404.1.1(2). Owner must verify soil class.

Foundation walls, retaining walls, and footings outside the scope of the prescriptive requirements of the code shall be shall be designed by a registered engineer licensed to practice in the state of Tennessee.

Local codes may require impact statement or soil erosion protection. Ensure that excavation is done to proper elevation.

All concrete work shall be done in accordance with the current International Residential Code.

All reinforcing steel shall be in accordance with the current International Residential Code.

MISCELLANEOUS:

All foundation specifications (CMUs, footings, reinforcing, damp proofing, drainage, etc.), framing, electrical, plumbing, and insulation shall be done in accordance with local codes and requirements and the International Residential Code (IRC).

Install smoke detectors per local code & the current IRC.

Use only licensed, reputable builders for this project.

All LVL material specified in this plan shall be 1.9E unless noted otherwise. Verify all LVL and I-Joist sizes and specifications with supplier.

Do not scale plans. Use the dimensions provided.

It is the general contractor's responsibility to verify that all loads are solidly blocked and transferred to the foundation.

All wood in contact with concrete shall be P.T.

All fasteners in contact with pressure treated lumber shall be coated for that use.

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CONSTRUCTION DRAWINGS

Home Addition For:
Ken & Sarah Coomer
Nashville, TN

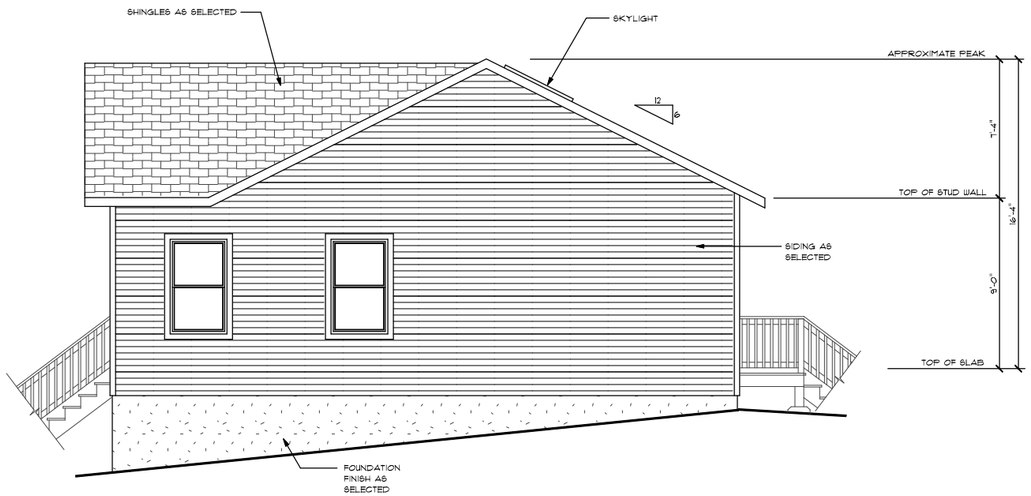
Project No.:
Drawn By: wd&d
Checked By: db
Date: 1-24-14
Revisions: 2-4-14
2-6-14

Sheet Title:
COVER SHEET

Sheet No.:
1 of 9

FRONT ELEVATION

SCALE: 1/8"=1'-0"



RIGHT ELEVATION

SCALE: 1/8"=1'-0"

NOTES:

1. RAILINGS SHALL BE SELECTED BY OWNER AND SHALL CONFORM TO APPLICABLE CODES.
2. EXTERIOR STAIRS SHALL BE DETERMINED ON-SITE IN ACCORDANCE WITH THE CURRENT I.R.C.

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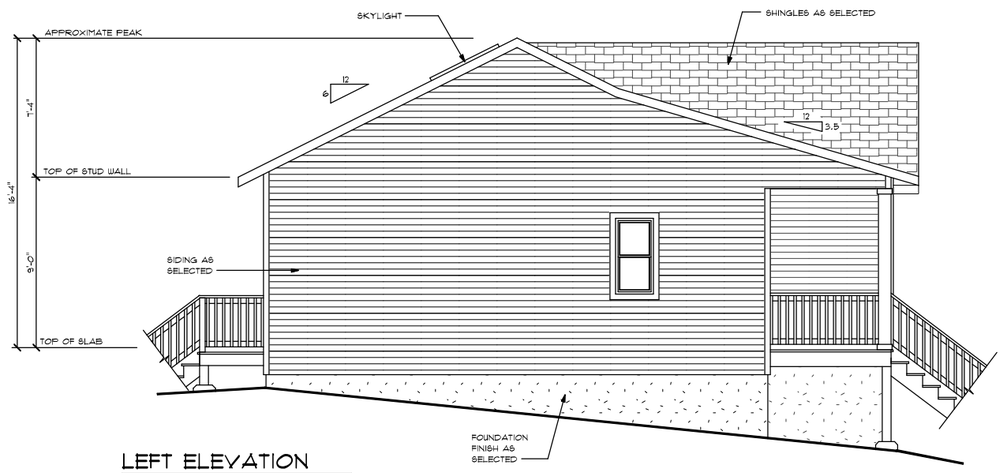
Sheet Title:

ELEVATIONS

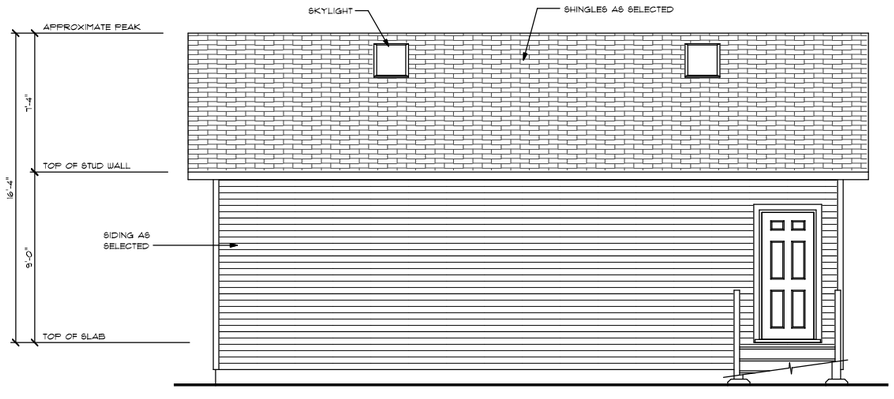
Sheet No.:

2 of 9



LEFT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

NOTES:

1. RAILINGS SHALL BE SELECTED BY OWNER AND SHALL CONFORM TO APPLICABLE CODES.
2. EXTERIOR STAIRS SHALL BE DETERMINED ON-SITE IN ACCORDANCE WITH THE CURRENT I.R.C.

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CONSTRUCTION DRAWINGS

Home Addition For:
Ken & Sarah Coomer
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Checked By: db
Date: 1-24-14

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Sheet Title:

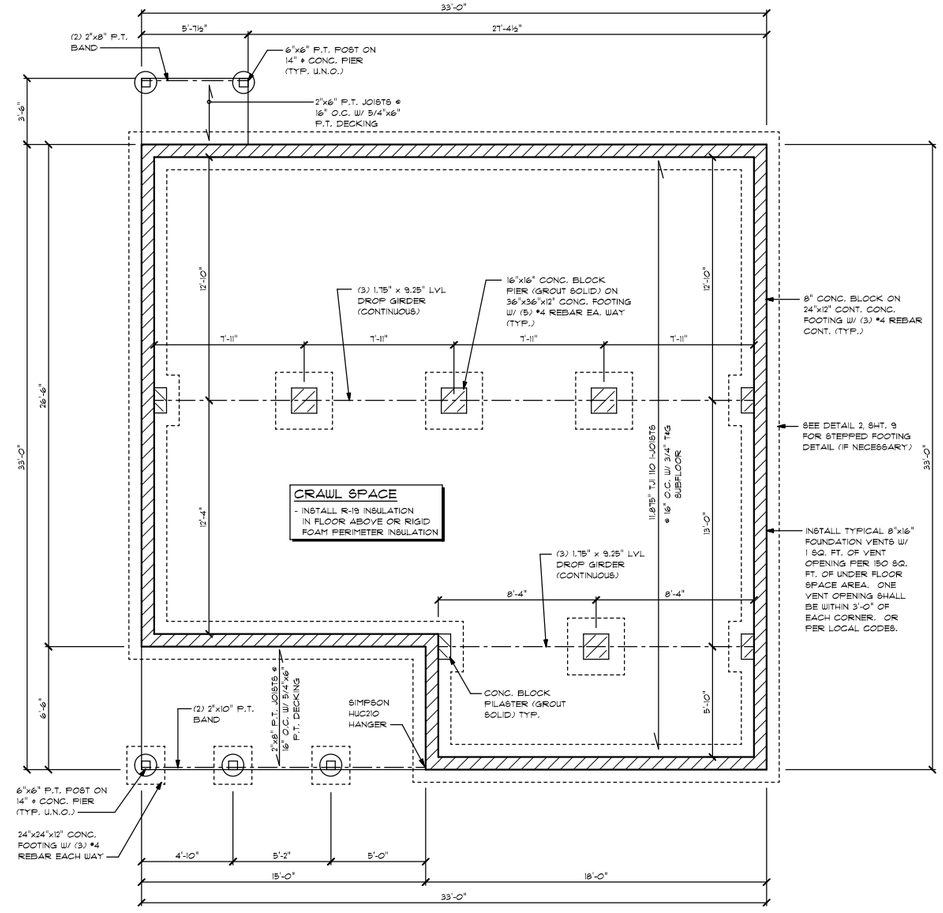
ELEVATIONS

Sheet No.:

3 of 9

NOTES:

1. CONTRACTOR TO VERIFY ALL STATE AND LOCAL CODES. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE EXCAVATION.
2. ALL FOUNDATION WALL AND FOOTING SPECIFICATIONS TO BE VERIFIED BY CONTRACTOR PER SITE CONDITIONS.
3. PAD FOOTING SIZE BASED ON 2,000 PSF ALLOWABLE SOIL BEARING CAPACITY AND 3,000 PSI CONCRETE. FOOTINGS TO BE RESIZED FOR DIFFERING CONDITIONS.
4. MAIN FLOOR LOADING:
   40 PSF LIVE LOAD
   60 PSF DEAD LOAD (W/ CONC. SUBFLOOR, 10 PSF PORCHES)
5. PROVIDE SOLID BLOCKING UNDER ALL MAIN FLOOR BEARING POINTS. BLOCKING MUST EQUAL WIDTH OF POST OR ABOVE GANG STUDS. BLOCKING MUST EXTEND FROM BOTTOM OF SUBFLOOR TO TOP OF COLUMN ASSEMBLY OR FOUNDATION WALL SILL PLATE.
6. ALL CONNECTORS IN CONTACT WITH P.T. LUMBER SHALL BE COATED FOR THAT USE. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE P.T.
7. 1/2" DIAMETER ANCHOR BOLTS SHALL EXTEND A MIN. OF 7" INTO CONCRETE. BOLTS SHALL BE SPACED A MAXIMUM OF 6'-0" O.C. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. MIN. TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 3.5" FROM EACH END OF THE PLATE SECTION.
8. FOOTING MUST EXTEND BELOW THE LOCAL FROST LINE. CONTRACTOR SHALL VERIFY DEPTH.
9. DRAINAGE AND WATERPROOFING SHALL COMPLY WITH LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL SPECIFY.
10. REFER TO SCL MFR STANDARD INSTALLATION DETAILS AND INSTRUCTIONS FOR ALL STRUCTURAL COMPOSITE LUMBER.
11. CONTRACTOR SHALL THOROUGHLY CHECK PLANS AND BUILD TO CODE. PLANS PREPARER AND/OR DRAFTER IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.



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CONSTRUCTION DRAWINGS

Home Addition For:
Ken & Sarah Coomer

Nashville, TN

Project No.:

Drawn By: wd&d

Checked By: db

Date: 1-24-14

Revisions: 2-4-14
2-6-14

Sheet Title:

FOUNDATION PLAN

Scale: 1/8" = 1'-0"

Sheet No.:

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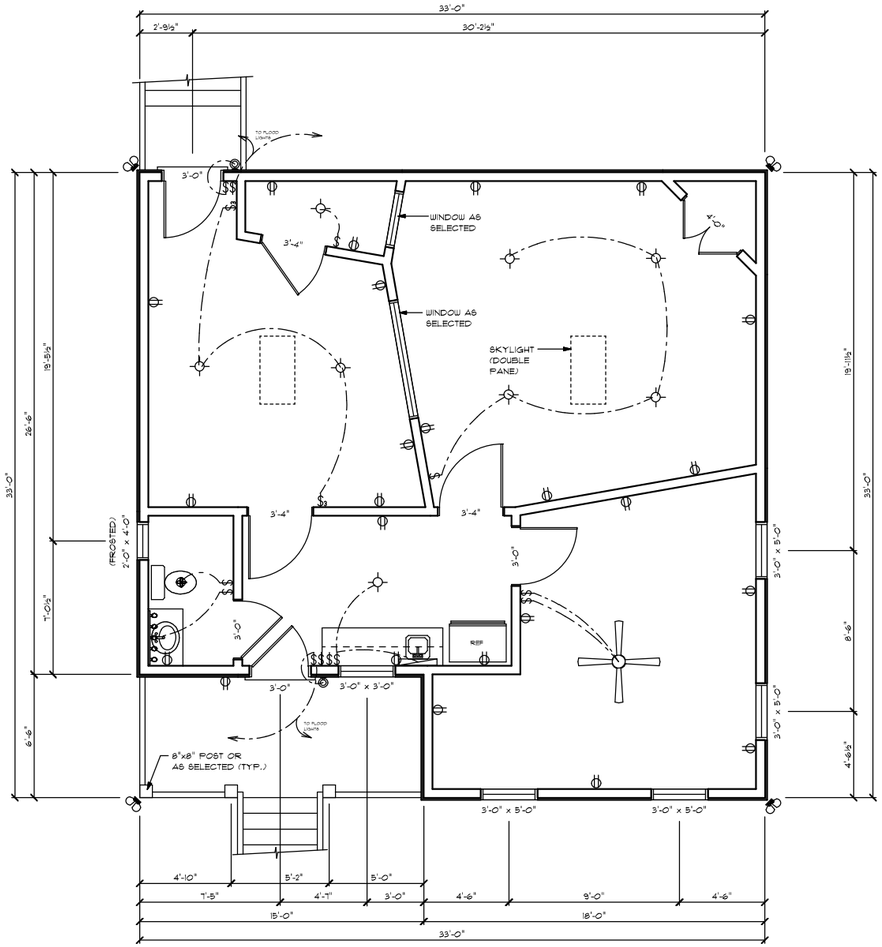
NOTES:

1. CONSULT WITH DOOR AND WINDOW MFR FOR ROUGH OPENING DIMENSIONS.
2. ALL KITCHEN, BATH, GARAGE, AND EXTERIOR OUTLETS SHALL BE GFCI, OR AS REQUIRED BY CODE.
3. 2"x6" PLUMBING WALL LOCATIONS SHALL BE DETERMINED BY BUILDER.
4. INSTALL SMOKE DETECTORS PER LOCAL CODE OR PER THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
5. VERIFY STAIR DESIGN W/ LOCAL CODES PRIOR TO CONSTRUCTION.
6. ALL PORCH AND/OR DECK RAILINGS AND STEPS ARE TO BE SPECIFIED BY OWNER, AND SHALL COMPLY WITH CODE.
7. ELECTRICAL DESIGN MAY BE MODIFED ON SITE. CONSULT WITH LOCAL ELECTRICIAN. VERIFY CODE COMPLIANCE.
8. FIRESTOPPING SHALL BE PROVIDED PER THE 2009 IRC.
9. REFER TO FIRST AND SECOND FLOOR FRAMING PLANS FOR INTERIOR AND EXTERIOR STUD WALL FRAMING INFORMATION.
10. BRACED WALL PANELS AND BRACED WALL LINES SHALL COMPLY WITH THE CURRENT I.R.C. CONSULT WITH LOCAL CODE ENFORCEMENT FOR VERIFICATION OF COMPLIANCE PRIOR TO CONSTRUCTION.



NOTE: EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUDS.

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FLOOR PLAN

Scale: 1/8" = 1'-0"

Sheet No.:

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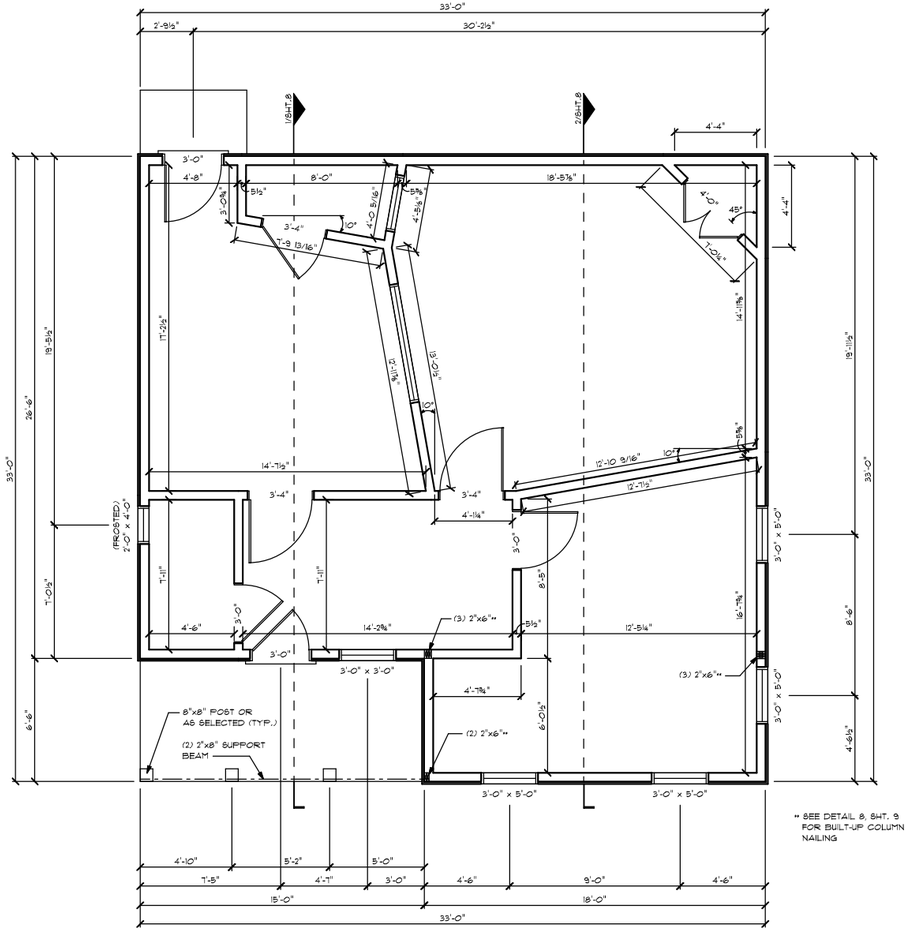
HEADER SCHEDULE	
EXTERIOR DOORS & WINDOWS: INTERIOR DOORS U.N.O.:	2-PLY 2"x10" #2 SYP, U.N.O. 2-PLY 2"x8" #2 SYP, U.N.O.

NOTE:
1. ALL KING STUDS SHALL BE CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE.
2. ALL INTERIOR OPENINGS SHALL HAVE (1) KING STUD AND (1) TRIMMER STUD AT EACH END OF HEADER, U.N.O.
3. ALL EXTERIOR OPENINGS IN FRAMED WALLS SHALL HAVE (1) KING STUD AND (2) TRIMMER STUDS AT EACH END OF HEADER, U.N.O.

NOTES:
1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUDS.
2. BRACED WALL PANELS AND BRACED WALL LINES SHALL COMPLY WITH THE CURRENT I.R.C. CONSULT WITH LOCAL CODE ENFORCEMENT TO VERIFY COMPLIANCE PRIOR TO CONSTRUCTION.



NOTE: EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUDS.

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FRAMING PLAN

Scale: 1/8" = 1'-0"

Sheet No.:

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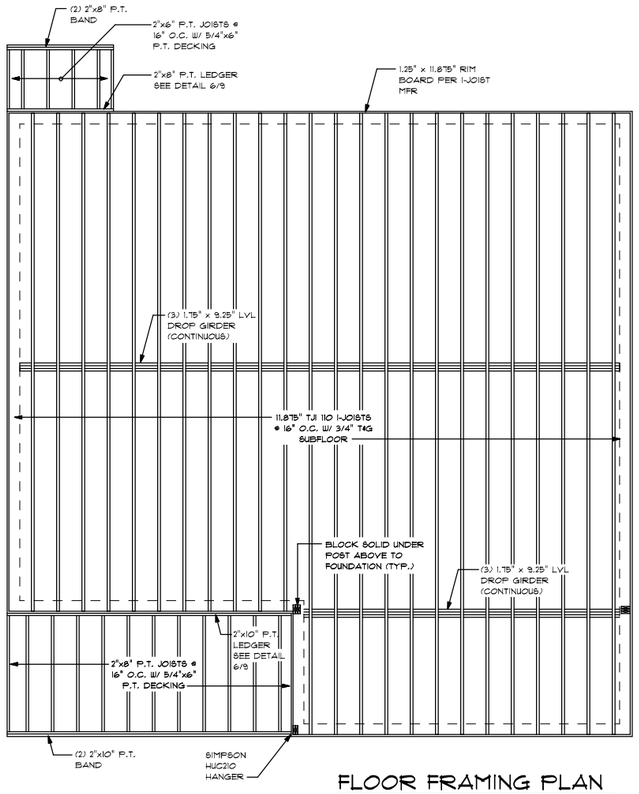
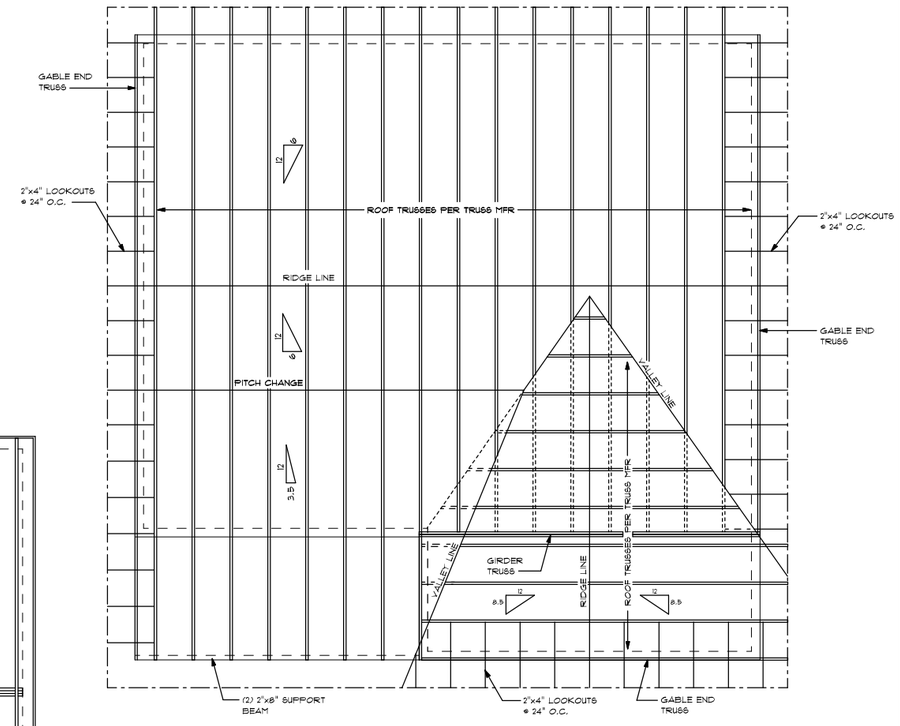
FLOOR FRAMING NOTES:

1. ALL LVL MATERIAL SHALL BE MIN. 1.9 E (U.N.O.)
2. LVL LAMINATIONS ARE TO BE FULLY CONNECTED PER MFR INSTRUCTIONS TO PROVIDE UNIFORM TRANSFER OF LOADS TO ALL MEMBERS (TYP.)
3. REFER TO I-JOIST MFR STANDARD INSTALLATION DETAILS AND INSTRUCTIONS.
4. INSTALL SQUASH BLOCKS PER I-JOIST MFR INSTALLATION GUIDE SPECIFICATIONS (TYP.)
5. I-JOIST AND LVL SUPPLIER SHALL VERIFY SIZES SPECIFIED.
6. PROVIDE SOLID BLOCKING UNDER ALL MAIN FLOOR BEARING POINTS. BLOCKING MUST EQUAL WIDTH OF POST OR ABOVE GANG STUDS. BLOCKING MUST EXTEND FROM BOTTOM OF SUBFLOOR TO TOP OF COLUMN ASSEMBLY OR FOUNDATION WALL SILL PLATE.
7. ALL 2"x_ HEADERS, GIRDERS, AND JOISTS SHALL BE #2 SYP.
8. ALL HANGERS AND CONNECTORS SPECIFIED ARE SIMPSON STRONG-TIE.
9. ALL HANGERS AND CONNECTORS IN CONTACT WITH P.T. LUMBER MATERIAL SHALL BE COATED FOR THAT USE.



FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/8"=1'-0"

ROOF FRAMING NOTES:

1. G.C. SHALL COORDINATE W/ TRUSS MFR FOR ADDITIONAL FRAMING LOADS SUPPORTED BY TRUSS SYSTEM, SUCH AS, BUT NOT LIMITED TO: ROOF-ON-ROOF FRAMING AND CHIMNEY FRAMING.
2. ROOF TRUSSES SHALL BE DESIGNED AND SPECIFIED BY TRUSS MFR. THIS PLAN IS A GENERIC REPRESENTATION. REFER TO TRUSS MFR DRAWINGS FOR ACTUAL DESIGN.
3. G.C. SHALL COORDINATE W/ TRUSS MFR FOR DIMENSIONS OF ACTUAL TRUSS BEARING ON THE STUD WALL SYSTEM.
4. ROOF VENTILATION AND INSULATION SHALL BE SPECIFIED BY G.C. TO COMPLY W/ APPLICABLE CODES.

WOOD TRUSS DESIGN DATA:

ALL TRUSS JOINT CONNECTIONS SHALL BE MADE USING FLEXIBLE CONNECTIONS OF SHEAR PLATES, AND IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE.

ALL WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH TENNESSEE BUILDING CODE FOR THE FOLLOWING LOADS AS LISTED BELOW:

LIVE LOAD	20 psf	TRUSS MFR SHALL VERIFY
TOP CHORD DEAD LOAD	10 psf	
BOTTOM CHORD DEAD LOAD	10 psf	

DEAD LOAD INDICATED ABOVE IS IN ADDITION TO THE WEIGHT OF TRUSSES.

TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE AND EMPLOYED FULL TIME BY THE TRUSS MANUFACTURER. SUBMIT SEALED SHOP DRAWINGS TO THE G.C. FOR REVIEW PRIOR TO TRUSS FABRICATION. SHOP DRAWINGS SHALL INDICATE ALL BRACING REQUIRED FOR ERECTION, AND SHALL SHOW TEMPORARY AND PERMANENT BRACING.

TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL CONNECTIONS AND ACCESSORIES REQUIRED FOR COMPLETE ASSEMBLY AND ERECTION OF ROOF TRUSS SYSTEM, INCLUDING ALL COMPONENTS.

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ROOF & FLOOR FRAMING PLANS

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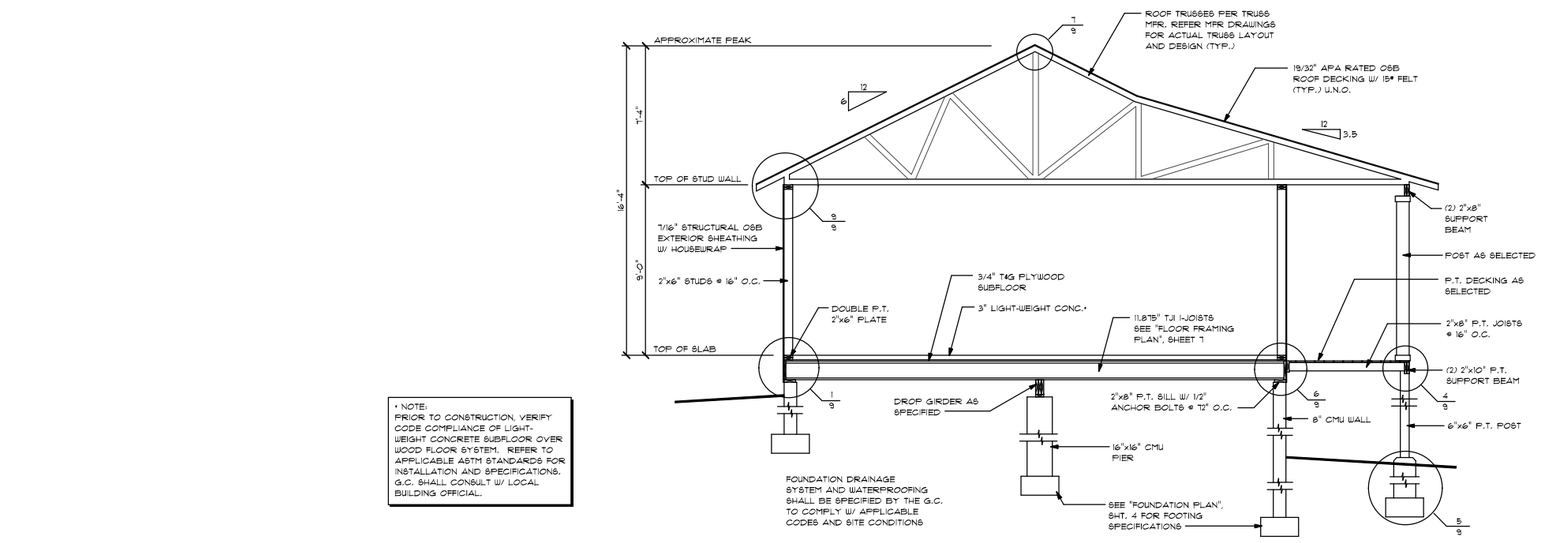
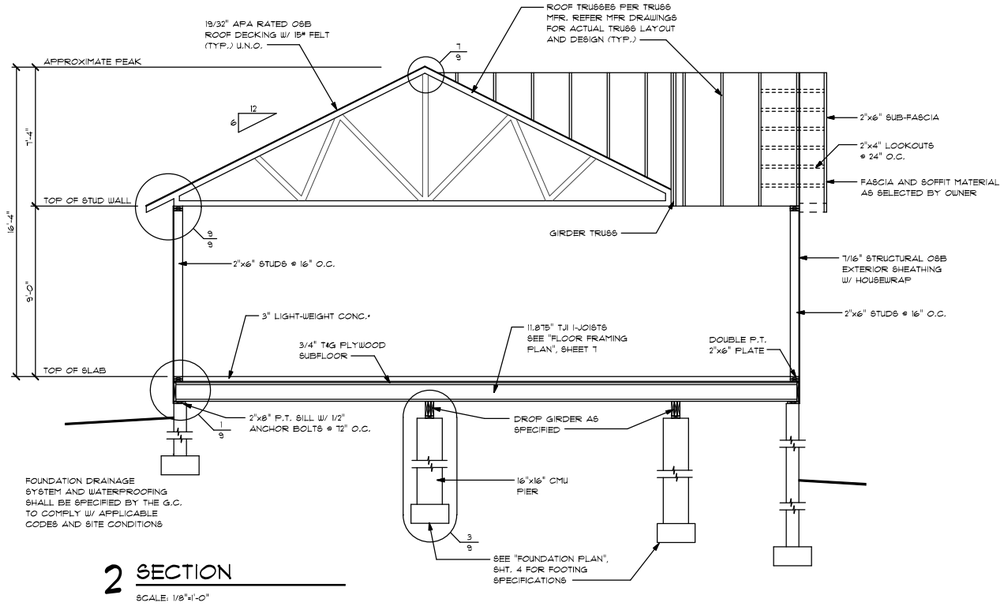


* NOTE:
PRIOR TO CONSTRUCTION, VERIFY CODE COMPLIANCE OF LIGHT-WEIGHT CONCRETE SUBFLOOR OVER WOOD FLOOR SYSTEM. REFER TO APPLICABLE ASTM STANDARDS FOR INSTALLATION AND SPECIFICATIONS. G.C. SHALL CONSULT W/ LOCAL BUILDING OFFICIAL.

1 SECTION

SCALE: 1/8"=1'-0"



2 SECTION

SCALE: 1/8"=1'-0"

NOTES:

1. BUILDING SECTIONS ARE PROVIDED TO GIVE A GENERIC VIEW OF HOW THE STRUCTURE IS BUILT. VERIFY COMPLIANCE WITH LOCAL CODES AND APPLICABLE IRC PRIOR TO CONSTRUCTION.
2. ALL WOOD IN CONTACT W/ CONC. SHALL BE P.T. ALL FASTENERS IN CONTACT W/ P.T. LUMBER SHALL BE COATED FOR THAT USE.
3. ALL CONNECTORS AND FASTENERS SPECIFIED ARE SIMPSON STRONG-TIE.
4. PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS TO GIRDER AND/OR COLUMNS TO TRANSFER LOADS.
5. ROOF VENTILATION AND INSULATION SHALL BE SPECIFIED BY G.C.
6. BRICK AND/OR STONE VENEER SHALL BE INSTALLED IN ACCORDANCE W/ IRC SPECIFICATIONS.
7. FOOTINGS MUST EXTEND BELOW LOCAL FREEZE LINE. G.C. SHALL COORDINATE W/ LOCAL BUILDING OFFICIALS.
8. ACTUAL GRADE AND NUMBER OF BLOCK COURSES SHALL BE DETERMINED ON SITE BY G.C. AND MUST COMPLY W/ LOCAL CODES AND CURRENT I.R.C.

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SECTIONS

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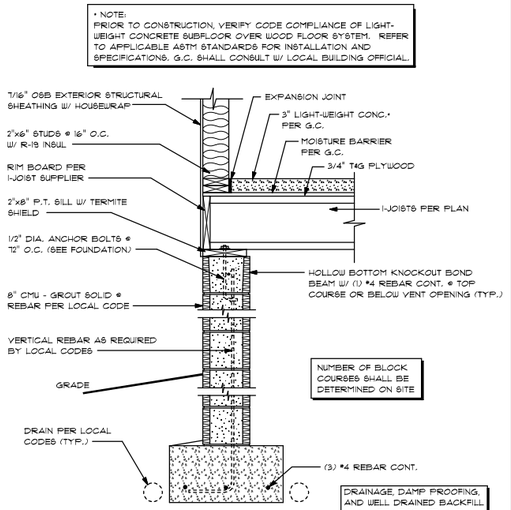
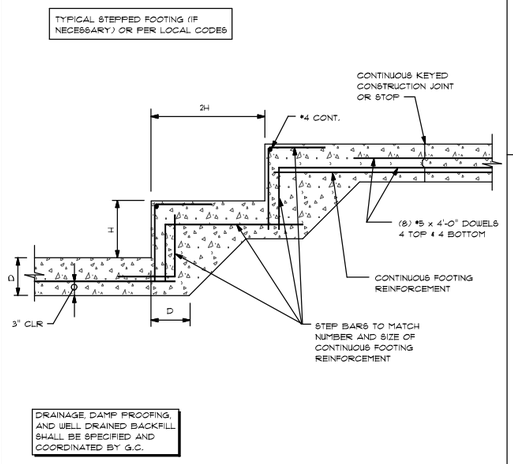


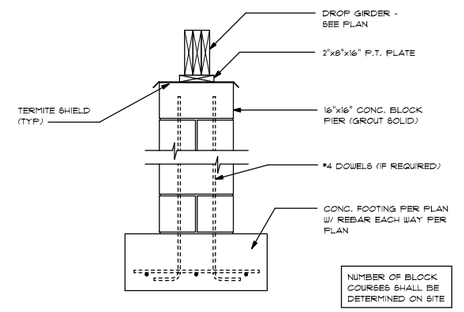
1 CMU WALL SECTION



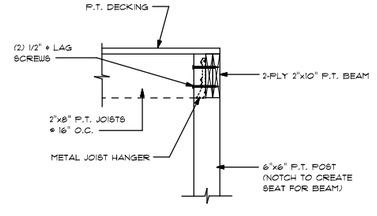
2 STEPPED FOOTING

GENERAL NOTES:

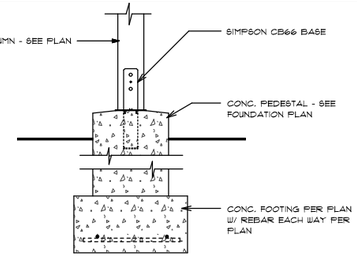
1. TYPICAL DETAILS ARE PROVIDED TO GIVE A GENERIC VIEW OF HOW THE STRUCTURE IS BUILT. VERIFY COMPLIANCE WITH LOCAL CODES AND THE 2009 IRC PRIOR TO CONSTRUCTION.
2. ALL WOOD IN CONTACT W/ CONC. SHALL BE P.T. ALL FASTENERS IN CONTACT W/ P.T. LUMBER SHALL BE COATED FOR THAT USE.
3. ALL CONNECTORS AND FASTENERS SPECIFIED ARE SIMPSON STRONG-TIE.
4. ALL FLASHING SHALL BE DONE ACCORDING TO CODE. CONSULT W/ MATERIAL MFR.



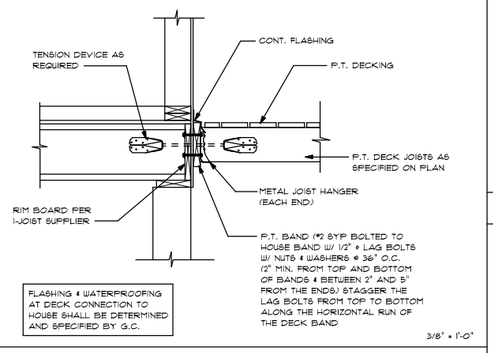
3 CMU PIER



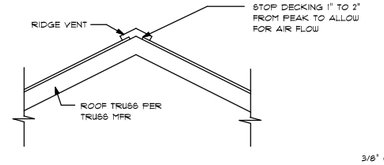
4 DECK BAND TO POST



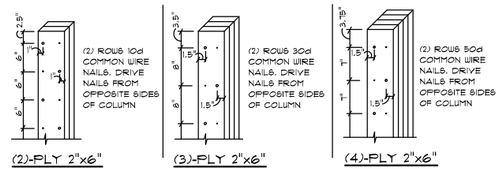
5 POST ATTACHMENT TO PIER



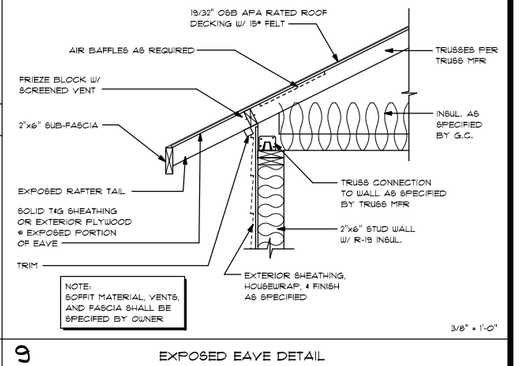
6 DECK TO HOUSE CONNECTION



7 RIDGE VENT DETAIL



8 NAILING FOR BUILT-UP COLUMNS



9 EXPOSED EAVE DETAIL

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DETAILS

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