JOHN COOPER
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
1404 Lillian Street
December 18, 2019

Application: New Construction—Infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08313032300
Applicant: Katheryn Sullivan, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to alter an existing building with additions to the front porch, to the rear, and with a new upperstory. The existing foundation, front wall, and parts of the side walls would be retained. The resulting structure would be more than 50% new, therefore staff relied on the design guidelines for "new construction-infill" rather than "new construction-additions."

Recommendation Summary: Staff recommends approval of the proposed construction of a new one and one-half story house with the following conditions:

1. The front dormer shall be stepped back two feet (2') from the wall below;
2. The rhythm and proportion of windows shall be typical of historic buildings with the first story windows generally as large or larger than those of the upperstory;
3. Staff shall approve window and door selections, and roof color; and,
4. The applicant shall clarify any discrepancies and submit corrected drawings, if applicable, with final review of any changes by MHZC staff.

Meeting those conditions, the proposal will meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Floorplans
D: 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.
For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be12'.
For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.
For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:
- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*

· Shape of lot;
· Alley access or lack thereof;
· Proximity of adjoining structures; and
· Property lines.

Appropriate height limitations will be based on:
· Heights of historic buildings in the immediate vicinity
· Existing or planned slope and grade

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

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.

Porches
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.

Parking areas and Driveways
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.

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.

IV. B. Demolition

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The building at 1404 Lillian Street is a one story side-gabled house. Although the form is similar to that of a Craftsman style house, the house was constructed circa 1950, well after the significant period of development for the Lockeland-Springs neighborhood.

Due to the age and minimal architectural character, the house is not considered to be a contributing structure.

Figure 1: Existing house at 1404 Lillian Street.

In 2016 the MHZC reviewed an application to demolish portions of the building and construct new front, rear, and upperstory additions. Although the existing foundation, front wall, and portions of the side walls would be retained, the resulting structure would be more than 50% new, therefore staff relied on the design guidelines for "new construction-infill" rather than "new construction-additions."

The application was approved with conditions, but the permit expired without significant progress being made. A Preservation Permit for the work approved with conditions in 2016 was reissued in November of 2019

Analysis and Findings: The applicant would like the original 2016 submittal, without the Commission's added conditions of approval, to be considered again.

Demolition: Although 1404 Lillian Street resembles some historic structures in its general form and appearance, the Sanborn Fire Insurance maps show that it was constructed between 1945 and 1951. Additionally, the foundation is concrete block and the siding and windows are vinyl, which are not typical historic materials.

In 2016 and for this analysis, staff considered the request as "new construction-infill" rather than "new construction-addition" because more than 50% of the building will be new.

Because of its later date of construction and building materials, staff finds that the application meets demolition meets Section III.B.2.b for appropriate demolition.

Height & Scale: The proposal is for a one and one-half story building with a roof height of twenty-five feet (25') above the finished floor level with an eave line at nine feet, six inches (9'-6") above the floor level. The plans depict the floor level as being three feet (3') above grade with an exposed foundation giving it a total height of twenty-eight feet (28') from grade. Recently approved infill on the street range between twenty-four feet (24') to thirty-two feet (32') tall from grade, with eave heights ranging from approximately nine feet, six inches (9') to thirteen feet (13').

The plans show that the house will be twenty-eight feet (28') wide, whereas Metro tax assessor records show the existing building to be only twenty-six feet (26') wide. Since the applicant has stated that the house will use the existing foundation, Staff asks that the applicant clarify this discrepancy and submit corrected drawings, if applicable. Either width is compatible with nearby buildings, which range from twenty-six feet (26') to thirty-five feet (35') wide; however, the drawings associated with a permit need to be correct in order to adequately communicate the project to the inspector and to clarify what was approved.

The house will be forty-two feet (42') deep with an eight foot (8') deep porch bringing the total depth of the house to fifty feet (50').

With the condition that applicant clarify any discrepancies between the plans and what will be constructed and submit corrected drawings, if applicable, staff finds that the massing and scale of the proposal are compatible with the surrounding context and that the project meets sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The building may have side setbacks of approximately eight feet (8') on the left side and fifteen feet (15') on the right side; however, the exact width of the building is unclear. It is likely that the setbacks would be appropriate and maintain the rhythm of the street for a building either twenty-six feet (26') wide or twenty-eight feet (28'); however, staff recommends revised drawings, if applicable. Most houses on Lillian Street are typically off-center with side-yard driveways, as currently

proposed. The leading front edge of the building is set back approximately thirty-four feet (34') from the front property line, which is in line with other houses on the block.

Staff finds that the project meets section II.B.3 of the design guideline.

Materials: The house will primarily be clad in smooth face cement fiberboard with a reveal of six inches (6"), which was previously approved to match existing cement-fiber siding on the front wall. The trim will also be cement-fiberboard. The foundation will be concrete block with a parge-coat finish, and the roof will be architectural fiberglass shingles. The color of the roof is not indicated. The window and door selections have not been indicated, therefore staff recommends that they shall be approved prior to purchase and installation.

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical**	**Requires Additional Review**
Foundation	Concrete Block	Split-Faced	Yes	
Cladding	Fiber-cement Clapboard	Smooth, 6" Exposure	Yes (Matches Existing)	
Trim	Fiber-cement Clapboard	Smooth,	Yes	
Roofing	Asphalt Shingles	Match Existing	Yes	
Windows	Double-Hung	Needs final approval	Yes	X
Primary Door	Not indicated	Needs final approval	Unknown	X
Porch Columns	Not indicated	Needs final approval	Unknown	X

With conditions that the window and door selections and roof color are administratively approved, Staff finds that the known materials meet section II.B.4 of the design guidelines.

Roof form: The roof on the new house will have a side-gabled roof with a pitch of 8/12, and a gabled dormer on the front slope with a matching pitch The front dormer is shown with the front wall sitting directly over the front wall of the first story below, whereas dormers historically were typically stepped at least two feet (2') back from the primary front edge of a building.

As a condition of the 2016 approval for 1404 Lillian Street, the Commission required the front dormer to be stepped back at least two feet (2') from the front wall of the building. Historically, dormers were generally constructed to be stepped back from the front wall of a house. This stepped-back condition has been required for nearly all additions and infill projects approved by the Commission previously.

Although there are innumerable variations of house forms, the location of roof dormers is generally stepped back some distance from the primary first story walls, especially front walls, with the distance for the step back determined by the same two factors: porch type and upperstory knee-wall location.

Figure 2: Historic house with a shed-roofed porch.

On side-gabled houses with a shed-roofed porch (Figure 2), whether full-width or partial-width, the point where the porch roof meets the primary roof and the pitch changes is generally stepped back from the primary front wall of the house. Front dormers are typically located there, at the point where the porch roof and primary roof meet.

Figure 3: Historic house with a gable-roofed porch.

Also, on side gabled houses with a front-gabled porch (Figure 3), which are most often partial-width, front dormers are generally stepped back from the primary wall below.

On side-gabled houses with recessed porches (Figure 4), the primary front wall sits within the massing of the building, dormers are typically stepped back from the front of the building's overall mass.

Figure 4: Historic house with a recessed porch.

The common factor on these different types of historic side-gabled houses is that the front dormers are not aligned above the primary front wall of the house, but with the upperstory kneewall.

It is the location of the kneewall primarily, in combination with porch type, that determines where a dormer will sit. This is generally true for most houses, including those with other roof forms and porch types and other as well.

The MHZC does not review interior plans, therefore the location of a kneewall in additions or new construction is not always known. Because of this, the commission has typically required dormers on new construction to step back a minimum of two feet (2') to achieve the proper exterior appearance, regardless of floorplan. Italicized language regarding dormer location was added to the design guideline handbook in 2010.

The applicant has inquired about two examples of recently constructed houses, on which they believe dormers were not required to be stepped back.

On one, 1315 Lillian Street (Figure 5), the house has a recessed porch and the dormer is aligned above the kneewall as is typical of historic houses with that form.

Figure 5: 1315 Lillian Street, approved in 2015, side gabled form with recessed porch.

On another at 1408 Lillian Street (Figure 6), approved by the MHZC in 2015, the plans showed the dormer stepped back two feet (2'), but it was built stepped back only ten inches (10"). This discrepancy was not caught during review or inspection. It is, however, at the point where the shed-roofed porch meets the primary roof and where the kneewall is located.

Figure 6: 1408 Lillian Street, approved in 2015, side gabled form with recessed porch.

The new front porch at 1404 Lillian Street that was approved in 2016, for which a permit was re-issued in November of 2019, has already been constructed (Figure 7). As it has been constructed, the front porch meets the primary roof approximately two feet (2') from the primary roof slope.

Staff recommends that the front dormer be constructed so that its front wall is stepped back to the point where the porch meets the primary roof rather than aligned above front wall of the house, to be more typical of dormers on houses historically and infill approved by the MHZC.

Figure 7: 1404 Lillian Street, right side, current photo shows the shed roof meeting the primary roof stepped back approximately two feet (2') from front wall.

With a condition that the front dormer shall be stepped back two feet (2') from the wall below, staff finds that the roofs of the current proposal would be compatible with surrounding historic houses and would meet section II.B.5 of the design guidelines.

Staff also recommends a condition of approval be added that the applicant shall submit corrected drawings clarifying how the roof, kneewall, and dormer will be constructed.

Orientation: The house addresses Lillian Street directly, as is appropriate for the context, with a front door facing the street. The house will have a projecting shed-roofed front

porch that is eight feet (8') deep. An existing driveway on the west side of the site will be retained along with a concrete walkway leading from Lillian Street to the front porch. Staff finds that the building's orientation meets Section II.B.6 of the design guidelines.

Proportion and Rhythm of Openings**:** The applicant has indicated by email that the first story window patterns will remain as they are currently, but the submitted plans depict different window locations and sizes on both side elevations. Staff asks that the applicant clarify these discrepancies and submit corrected drawings, if applicable.

As shown on the plans, most of the windows will be twice as tall as they are wide, as is typical of windows on historic buildings. On the left side, the first story and upperstory windows are roughly equal in size, as is typical of windows historically. However, all of windows on the first story on the right side are depicted as being shorter and narrower than those in the upperstory. On historic buildings, first stories are typically taller than upper levels, so the windows on each level were either of similar dimensions or the first level had windows taller/larger than the upper level. Having taller windows on the upper level, as proposed, creates a "top-heavy" design that is not consistent with the proportions of openings on houses in the historic context.

There are no large expanses of walls on the right side without any openings, but on the left side, toward the back, there will be approximately eighteen feet (18') of wall-span without any door opening. Staff finds this to be appropriate as the rear-side of the building will have minimal visibility from the street.

Staff recommends submittal of new drawings that accurately reflect the desired window configuration, and that the first story windows are generally as large or larger than those of the upperstory. With this condition, the project can meet section II.B.7.

Appurtenances & Utilities: No changes to the existing driveway on the right side of the property or the HVAC on the left side of the building are indicated. Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed construction of a new one and one-half story house with the following conditions:

1. The front dormer shall be stepped back two feet (2') from the wall below;
2. The rhythm and proportion of windows shall be typical of historic buildings with with the first story windows generally as large or larger than those of the upperstory;
3. Staff shall approve window and door selections, and roof color; and,
4. The applicant shall clarify any discrepancies and submit corrected drawings, if applicable, with final review of any changes by MHZC staff.

Meeting those conditions, the proposal will meet the design guidelines for New Construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS

1404 Lillian Street, front view circa 2012.

1404 Lillian, current appearance.

1404 Lillian, left-front oblique.

1404 Lillian, right, current condition.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO 2012 IRC AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
2. VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGNER/ARCHITECT.
5. REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
6. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER/ARCHITECT AND MAYBE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

CONSTRUCTION NOTES:

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE- RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT- DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE TREATED 2x MATERIAL DF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS ARE INSTALLED, LOCATED & SPACED ACCORDING TO THE DESIGN. ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.
PRODUCT QUALITY:
1. CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
2. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
3. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:
1. NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

ROOF FRAMING NOTES:
1. NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE R502.5 (1) & (2) - FOOTNOTE 'D'.
2. POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
3. PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11
4. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (5).
5. SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R802
6. ATTIC VENTILATION PER IRC SEC R806.
7. CARPORT (optional): 2X8 DF#2 RAFTERS @ 16" O.C. SEATED ON HOUSE TOP PLATE & TIED TO HOUSE RAFTERS; LAPPED O/ CENTRAL BEAM. DESIGNED TO IRC TABLE R802.5.1 (7): FOR 70 PSF GROUND SNOW LOAD & 20 PSF DEAD LOAD (OPT. CEILING PERMITTED)

FLOOR PLAN NOTES:

EGRESS:
1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED B/T THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD.). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

WINDOW REQUIREMENTS:
1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.
4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

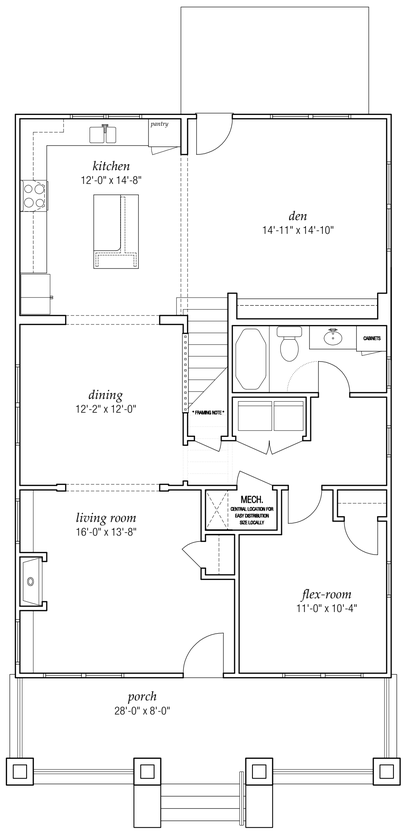
MINIMUM ROOM AREAS & CEILING HEIGHT:
1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
2. HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS:
1. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

MINIMUM FIREPLACE REQUIREMENTS:
1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

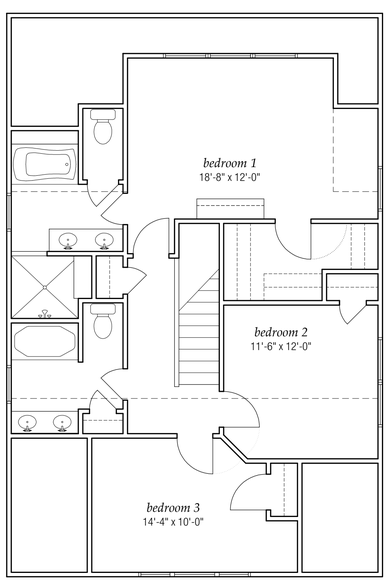
ELEVATION

3/16"=1'-0"



FLOOR PLAN 1

3/16"=1'-0"



FLOOR PLAN 2

3/16"=1'-0"

THE HAYES

CONTENTS

SQUARE FOOTAGE

1st Floor - 1175SF
2nd Floor - 920 SF
Total SF - 2095 SF

BUILDING HEIGHT

25'- 6" AFF

CODE

2012 International Residential Code
R-3 Occupancy

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FLOOR PLAN NOTES

A. EXTERIOR AND INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.

B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.

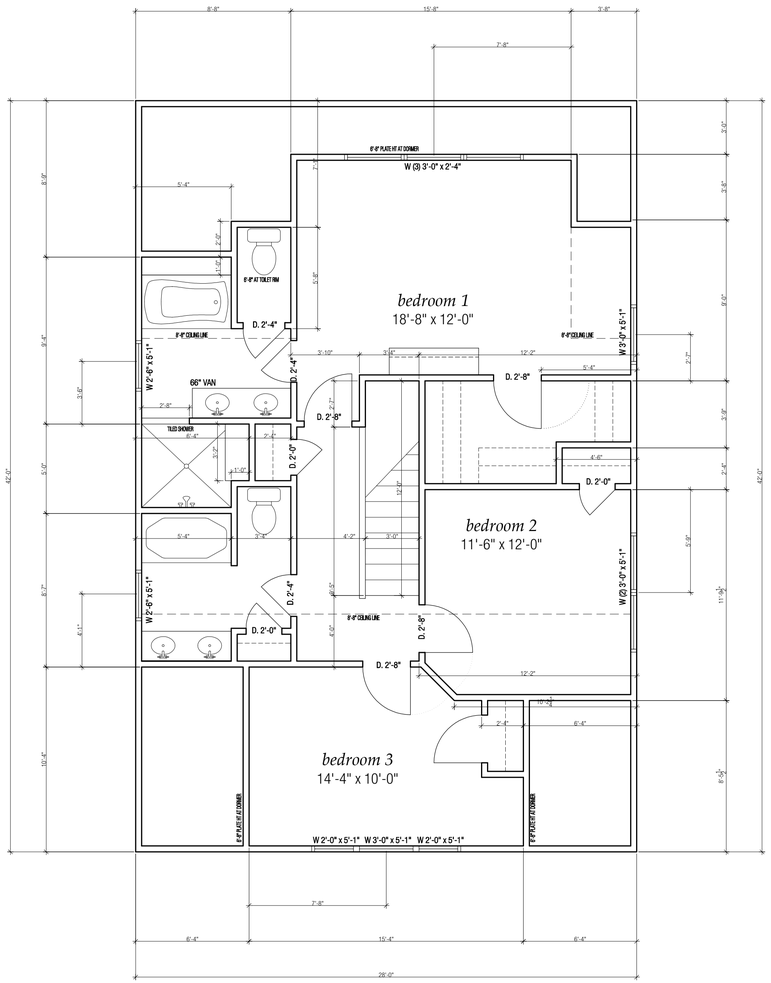
D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

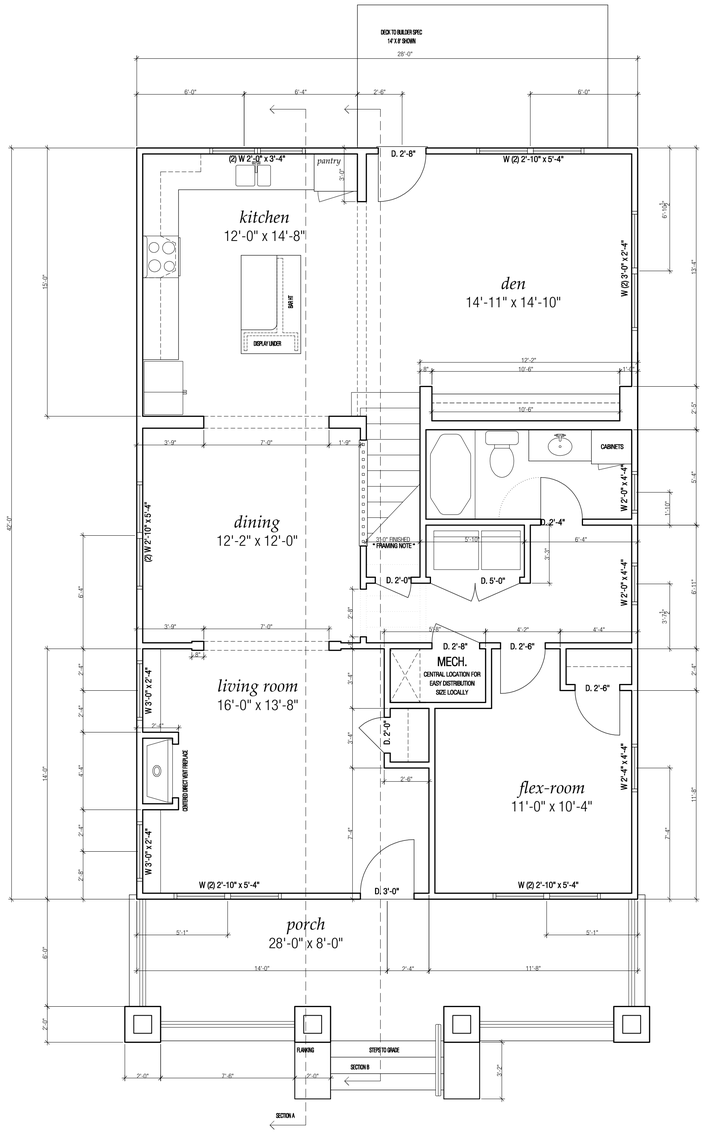
E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.

G. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"

H. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES.





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

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ELEVATION NOTES

A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.

B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

BACK ELEVATION

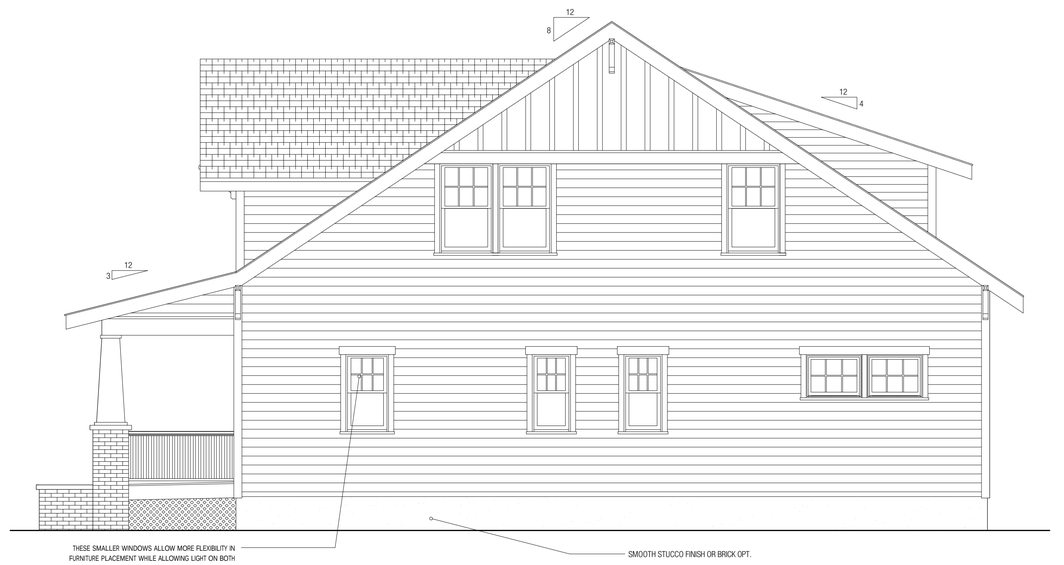
1/4"=1'-0"

SIDE 1 ELEVATION

1/4"=1'-0"

FRONT ELEVATION

1/4"=1'-0"



SIDE 2 ELEVATION

1/4"=1'-0"

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ELECTRICAL NOTES

A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.

B. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM, VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.

C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH AND GARAGE OUTLETS.

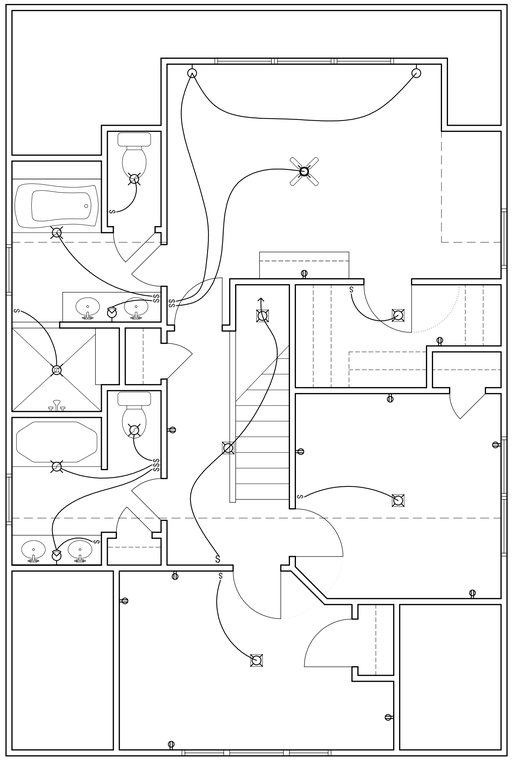
D. PREWIRE FOR GARAGE DOOR OPENERS.

E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.

F. SYMBOLS WITH AN E ARE TO BE READ AS EXISTING.

G. INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNER/SALESPERSON.

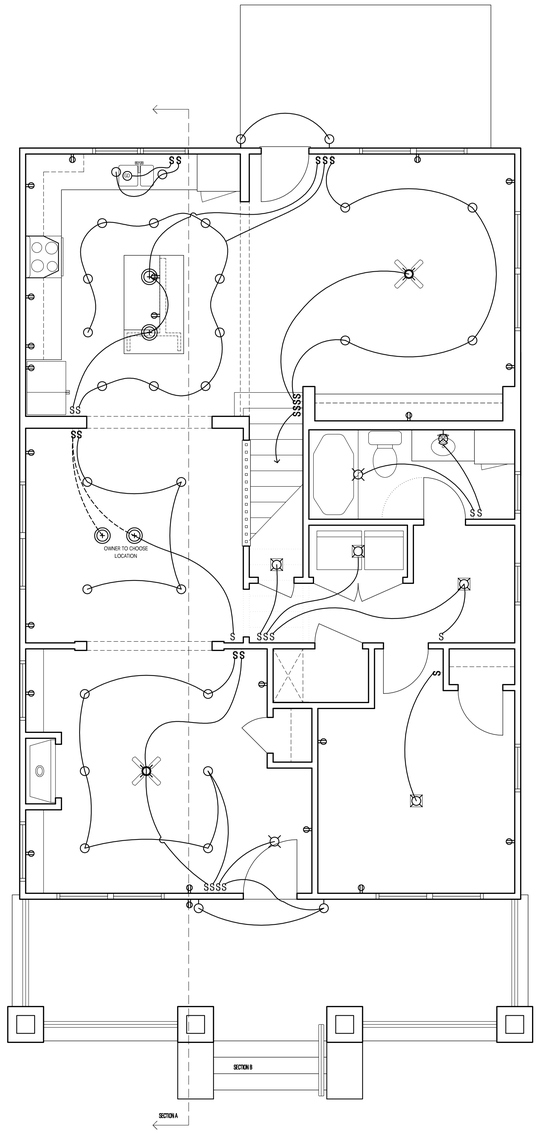
H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNER/SALESPERSON.



ELECTRICAL SYMBOLS KEY

- INCANDESCENT RECESSED CAN
- INCANDESCENT RECESSED WATERTIGHT CAN
- UNDER CABINET LIGHT
- SURFACE MOUNTED INCANDESCENT
- RECESSED WALL WASHER LIGHT
- VANITY LIGHT FIXTURE
- WALL SCONCE
- INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE
- PC — PULL CHAIN LIGHT
- STANDARD WALL OUTLET
- GFI — GROUND FAULT INTERUPT OUTLET
- FLOOR OUTLET
- 220 — 220 VOLT OUTLET
- WP — WEATHERPROOF EXT GFI OUTLET
- GDO — GARAGE DOOR OPENER / LIGHT
- CEILING FAN / LIGHT COMBO
- PENDANT FIXTURE
- BATH EXHAUST
- LIGHT & BATH EXHAUST
- S — SWITCH
- GD — GARBAGE DISPOSAL
- SD — SMOKE DETECTOR

* INSTALL SMOKE DETECTORS PER APPLICABLE CODES AND ORDINANCES.



ELECTRICAL LAYOUT PLAN

1/4"=1'-0"

ROOFING, FLASHING, AND GUTTER NOTES

A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PREFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.

B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.

C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTEED WINTERGAURD AT ALL ROOF EAVES (LESS THAN 4:12) AND ROOF PENETRATIONS. WINTERGAURD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURES SPECIFICATIONS.

D. EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASCIA BOARD AND GUTTER IF APPLICABLE.

E. RAKE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.

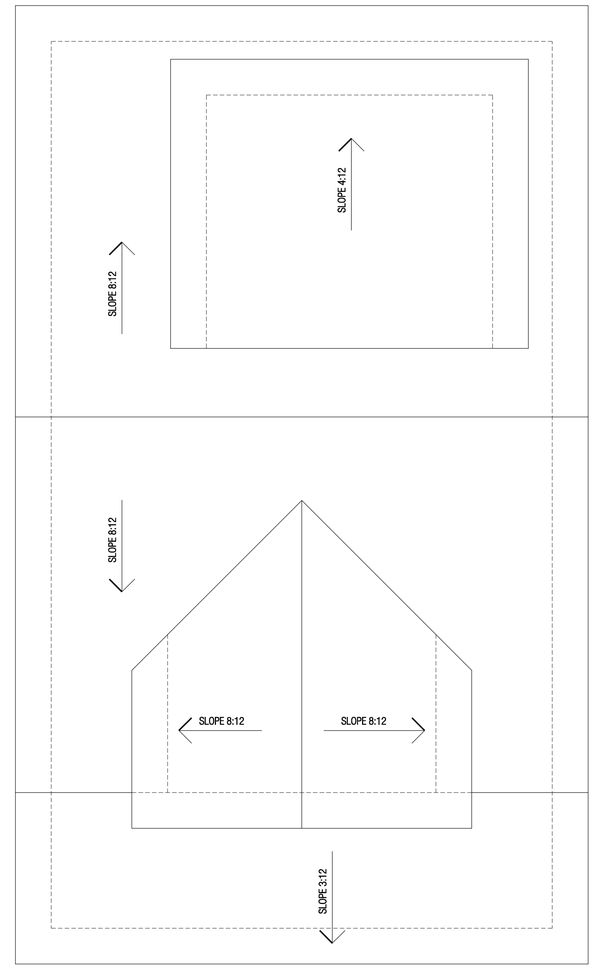
F. LEVEL WALL FLUSHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.

G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAURD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER. ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.

H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTEED "WINTERGAURD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTEED "WG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SISING TO ROOF

I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.

J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.



ROOF PLAN

1/4"=1'-0"

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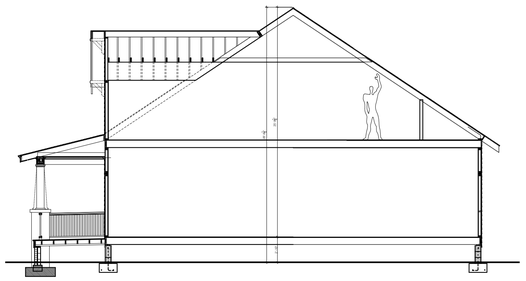


PORCH SECTION

1/2"=1'-0"

SECTION NOTES

A. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.

B. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.

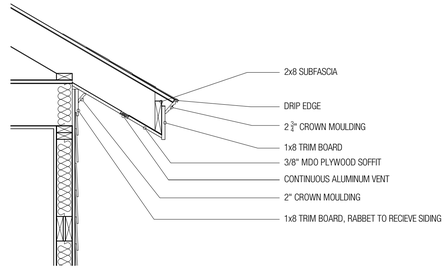
C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).

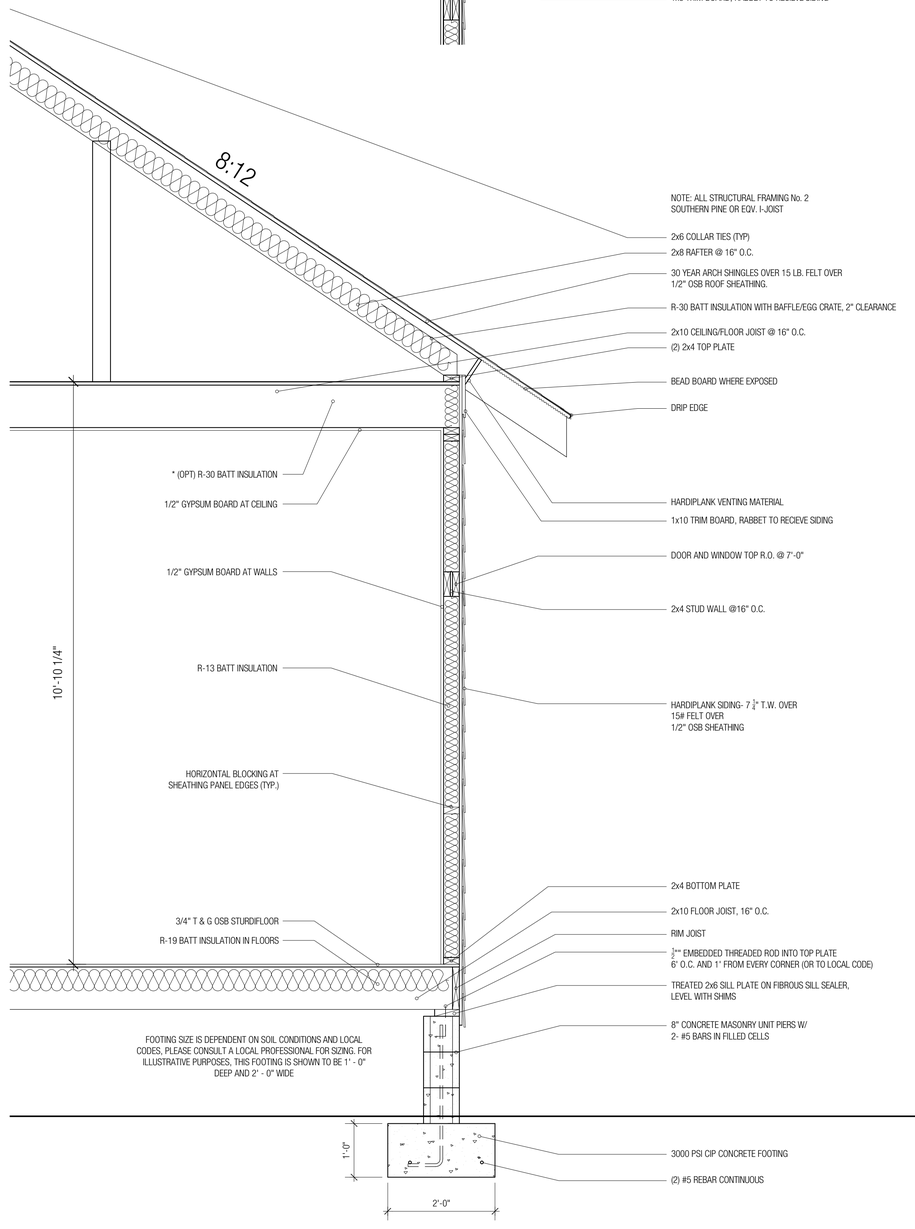
D. PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED)

E. PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)

F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

CLOSED RAFTER ALTERNATIVE





WALL SECTION

3/4"=1'-0"

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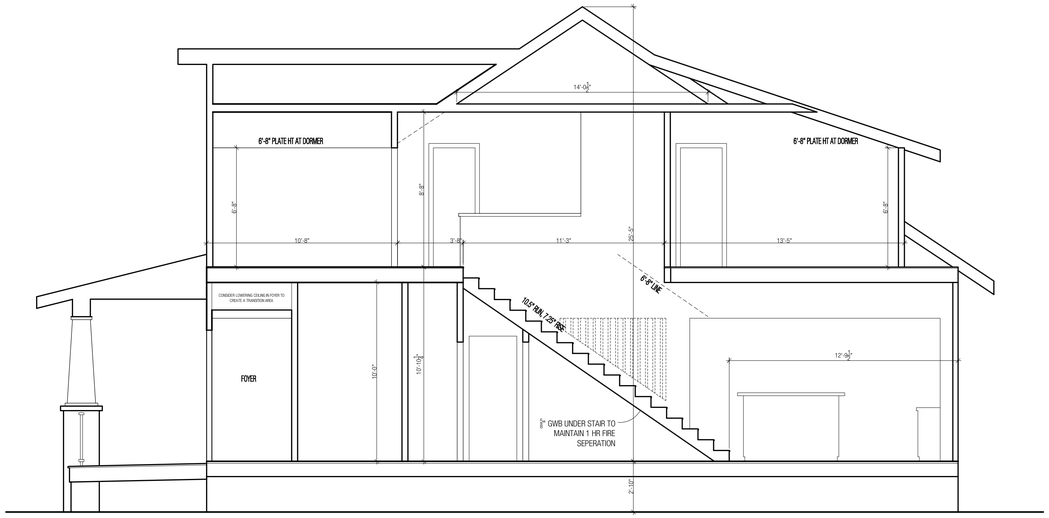
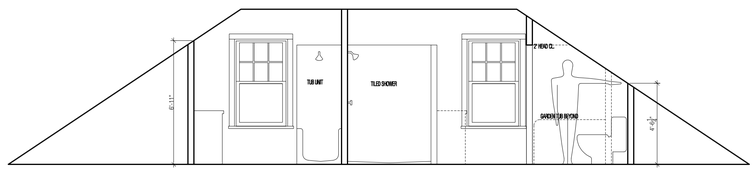


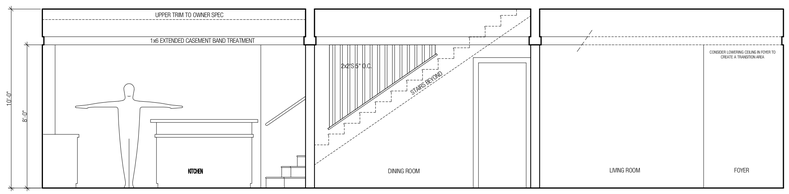
SECTION A - STAIRS AND BUILDING SECTIONS

1/4"=1'-0"



SECTION B - UPSTAIRS BATH ROOMS

1/4"=1'-0"



SECTION B - DOWNSTAIRS LIVING SPACES

1/4"=1'-0"

MECHANICAL, OPTIONAL BASEMENT, AND FOUNDATION NOTES

A. LOCATE HVAC IN BASEMENT FOR MOST EFFICIENT USE. AC UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBLIC VIEW, I.E., AT THE REAR OF THE HOUSE.

B. PLACE FLOOR DRAIN NEAR MECHANICALS.

C. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.

D. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.

E. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 6" GRAVEL FILL MINIMUM WITH 6X6 - WI.4XWI.4WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.

F. PROVIDE I/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

G. PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.

H. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.

I. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.

J. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.

K. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS MIN OR AS SHOWN IN PLAN IF DIFFERENT.

L. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.

M. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.

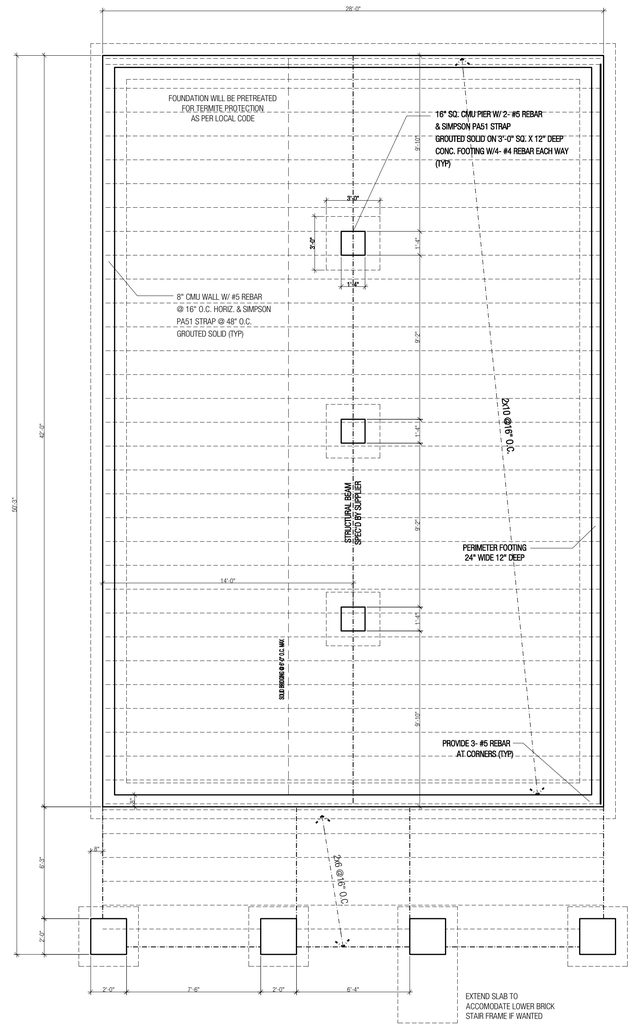
N. FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING.

O. FINAL SUMP PUMP LOCATION TO BE CONFIRMED BY BUILDER.

P. INCLUDED HOSE BIBS LOCATED BY HOMEOWNER/SALESPERSON.

FOUNDATION PLANLAYOUT IS FOR ILLUSTRATIVE PURPOSES - TO SHOW THE DESIRED ARCHITETURAL PROPORTIONS. LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL STRUCTURAL REQUIREMENTS.

FRAMING LAYOUT IS FOR ILLUSTRATIVE PURPOSES. LOCAL CODES AND CONDITIONS WILL AFFECT STRUCTURAL REQUIREMENTS. PLEASE CONSULT A LOCAL PROFESSIONAL FOR ALL FRAMING SIZES AND SPANS. FOR ILLUSTRATIVE PURPOSES, THIS PLAN SHOWS 2x12 JOISTS @ 16" ON CENTER - A COMMONLY USED SIZING AND SPACING. PLACEMENT OF STRUCTURAL BEAMS, WALLS, AND COLUMNS ARE INDICATED, BUT SIZING SHOULD BE DETERMINED BY LOCAL CERTIFIED PROFESSIONALS.



FOUNDATION PLAN

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