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

STAFF RECOMMENDATION
1506 Holly Street
August 19, 2020

Application: New Construction—Infill and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08313037000
Applicant: Christopher Tigner
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes new infill and an outbuilding. **Recommendation Summary:** Staff recommends approval of the infill and outbuilding with the following conditions: **1.** The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; **2.** Staff approve all windows and doors and the roof shingle color prior to purchase and installation; **3.** The siding have a maximum reveal of five inches (5”) **4.** The porch columns have caps and bases; and **5.** The HVAC be located behind the house or on either side, beyond the mid-point of the house. With these conditions, staff finds that the infill and outbuilding meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Site Plan **B:** 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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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.)

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.

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. T*he 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.
· 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.

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.

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 configurations 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 for 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 be 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.

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.

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

Background: The folk Victorian house at 1506 Holly Street and its 2009 outbuilding were severely damaged in the March 3, 2020, tornado (Figures 1 – 5). MHZC staff issued emergency demolition permits under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard and based on engineer's findings that the buildings were not reparable.

Figure 1. 1506 Holly Street prior to the March 3, 2020 tornado.

Figure 2. 1506 Holly Street after the March 3, 2020 tornado

Figure 3. 1506 Holly Street from the rear after the March 3, 2020 tornado

Figure 4. 1506 Holly Street from the rear after the March 3, 2020 tornado

Figure 5. Photo of lot after demolition.

Analysis and Findings: Applicant proposes new infill and an outbuilding.

Height & Scale: The new infill is one-and-a-half stories and is similar in height and scale to the previous house on the lot. The house will be approximately twenty-three feet tall (23') from grade, which approximates the height of the house previously on the lot. The house will have the same footprint of the house previously. It will be thirty-four feet (34') wide and fifty feet (50') deep, and it will have a footprint of approximately one thousand, seven hundred square feet (1,700 sq. ft.). Since the infill is similar in height and scale as the house previous on the lot, it meets the historic context.

Staff finds that the proposed infill meets Section II.B.1.and III.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The infill will have the same footprint and setbacks as the historic house that was on the lot. It will be ten feet (10') from the left side property line, eight feet (8') from the right side property line, seventy-nine feet (79') from the rear property line. Its front setback will match the setback of the historic house that was hit by the tornado, and that lines up with the two historic houses on either side.

Staff finds that the proposed setbacks and rhythm of spacing to meet Section II.B.3. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	cement fiberboard lap siding	Smooth, reveal unknown*	Yes	Yes
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Wood	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	Yes**
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Half-glass	Needs final approval	Yes	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	X
Walkway	Not indicated	Needs final approval	Unknown	X
Fence/wall	n/a	n/a	n/a	

*Staff recommends the siding have a reveal of five inches (5") or less.
** Staff recommends that the front porch columns have caps and bases.

Staff recommends approval of all windows and doors and the roof shingle color.

With staff's final approval of all material choices, and with the conditions that the siding have a reveal of five inches (5") or less and the front porch columns have caps and bases, staff finds that the known materials meets Section II.B.4. of the design guidelines.

Roof form: The infill's roof form will be similar to the roof form of the historic house that was damaged in the tornado. Its roof form will be pyramidal with an 8/12 slope. It will have a gabled bay, also with an 8/12 slope. The sides will have dormers with 8/12 hipped roofs; these dormers are set off the ridge of the house by at least two feet (2') and are inset from the wall below by at least two feet (2'). The proposed roof forms are

similar to the historic roof form of the previous house on the site and meet the historic context.

Staff finds that the proposed roof forms meet Section II.B.5. of the design guidelines.

Orientation: The house will be oriented towards Holly Street, which meets the design guidelines. The house will have a partial-width wrap around front porch that is at least seven feet (7') deep. The existing walk leading from the sidewalk to the porch will be retained. Vehicular access to the site will be via the alley, which meets the historic context.

Staff finds that the infill's orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings**:** The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the infill's proportion and rhythm of openings meets Section II.B.7. 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 recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing a one-story outbuilding.

Massing Planning:

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	23'	16'
Eave Height	10'	11'	11'*

* The design guidelines limit eave heights to ten feet (10') or less. Staff finds this eave height of eleven feet (11') to be appropriate in this instance because the garage is a true one-story garage with a height of just sixteen feet (16'). The garage has a minimal eave

overhang, which is appropriate for a simple outbuilding. Its wall height is just about eleven feet (11'), so if the eave were extended, it could have an eave height of ten feet (10'). Staff, however, does not find this to necessary for a one-story outbuilding like this, particularly one that is just six hundred square feet (600 sq. ft.).

The lot is eight thousand square feet (8,000 sq. ft.), less than 10,000 square feet, therefore the maximum footprint allowed is seven hundred and fifty square feet (750 sq. ft.).

Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Proposed
Maximum Square Footage	850 sq. ft.	750 sq. ft. (including porches)	600 sq. ft.

The project meets Section II.B.8 of the design guidelines for height and scale.

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20'	Approx. 27'
Rear setback* **	5'	12'
L side setback **	3'	10'
R side setback **	3'	20'
How is the building accessed?	From the alley or existing curb cut	Existing driveway

**Since the proposed footprint of the outbuilding is less than seven hundred square feet (700 sq. ft.), the minimum side setbacks are three feet (3').

The outbuilding meets all base zoning setbacks.

Staff finds that the proposed outbuilding meets Section II.B.8 of the design guidelines.

Roof Shape:

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Gable	Yes
Primary roof slope	4/12	Yes

Since the roof form and slopes are similar to historic outbuildings, the project meets Section II.B.8.a of the design guidelines.

Design Standards:
The proposed outbuilding has a simple design that is subordinate to the primary structure and appropriate for outbuildings. The design meets Section II.B.8.a of the design guidelines.

Materials:

	Proposed	**Color/Texture**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review?**
Foundation	Concrete slab	Natural	Yes	No
Cladding	Fiber-cement siding, 5" reveal	Smooth	Yes	No
Roofing	Asphalt shingle	Needs final review	Yes	Yes
Trim	Fiber-cement	Smooth	Yes	No
Doors	Not indicated	Needs final approval	Unknown	Yes
Garage door	Insulated metal	Needs final approval	Yes	Yes

With the staff's final approval of the roof color, pedestrian door, and garage door, staff finds that the known materials meet Section II.B.8.a.

General requirements for 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 principal 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	

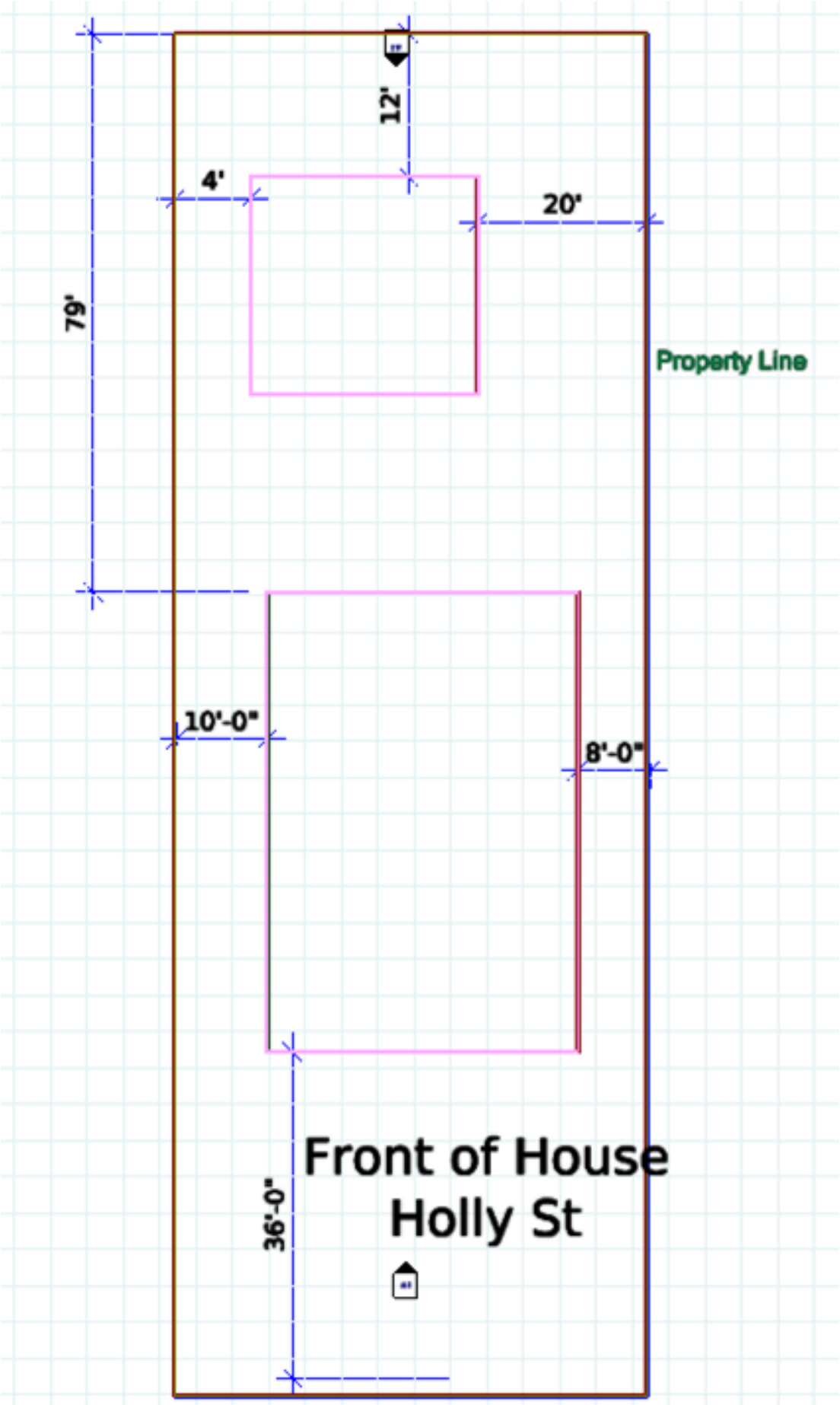
The project meets Section II.B.8.a of the design guidelines.

Overall, staff finds that the proposed outbuilding's height, scale, location, materials, roof form, and overall design meet the design guidelines.

Recommendation Summary: Staff recommends approval of the infill and outbuilding with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve all windows and doors and the roof shingle color prior to purchase and installation;
3. The siding have a maximum reveal of five inches (5")
4. The porch columns have caps and bases; and
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the infill and outbuilding meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

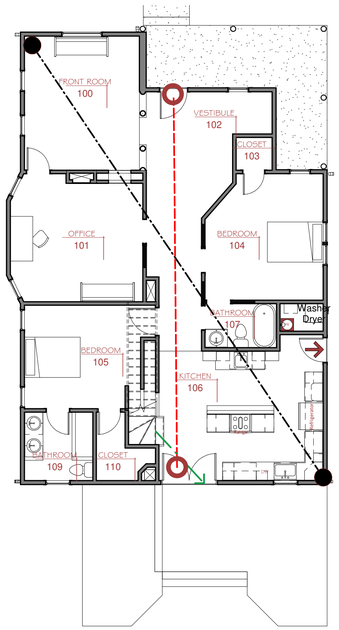

12'
4'
20'
79'
Property Line
10'-0"
8'-0"
36'-0"
Front of House
Holly St

1506 HOLLY

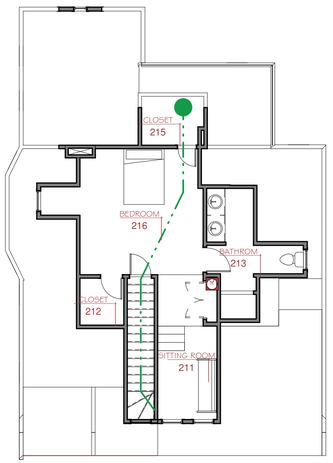
1506 HOLLY ST

NASHVILLE, TN 37206

LINES interiors + architecture



first floor egress | life safety plan 1



second floor egress | life safety plan 2

life safety legend

- Exit Separation
- Max Overall Diagonal
- Max Travel Distance
- Required Exit
- Fire Extinguisher
- Secondary Exit

project scope:

REBUILD OF EXISTING 2 STORY SINGLE RESIDENCE OF APPROXIMATELY 2000 SQUARE FEET.

code review data:

METROPOLITAN NASHVILLE GOVERNING CODES:
(ALL LOCAL AMENDMENTS APPLY)

2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC/ANSI A-117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES
2012 NFPA LIFE SAFETY CODE 101
2011 NATIONAL ELECTRIC CODE

BUILDING CONSTRUCTION:
STORIES: 1.5
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

OCCUPANCY CLASSIFICATION & OCCUPANT LOAD:
GROUP R-3 - RESIDENTIAL = 200 SQUARE FEET PER OCCUPANT
2000 SF = 10 OCCUPANTS

IBC - NON SPRINKLERED CONDITION

COMMON PATH OF TRAVEL:
N/A

EGRESS DOORS: (32" min. each req. exit, or one leaf of door pair)
REQUIRED EXITS: 1
PROVIDED EXITS: 2

EXIT SEPARATION:
OVERALL DIAGONAL: = 58'-3"
DISTANCE REQUIRED: ≥ 1/2 max. overall diagonal = 29'-2" min.
PROVIDED DISTANCE: 41'-3"

TRAVEL DISTANCE TO EXIT ACCESS:
DISTANCE ALLOWED: 200' max.
PROVIDED DISTANCE: 43'

CORRIDOR WIDTH:
REQUIRED WIDTH: Occupant load < 50 = 36" min.
PROVIDED CORRIDOR: 36"

DEAD END CORRIDOR: (applies when MORE than ONE exit required)
N/A

project team:

ARCHITECT:
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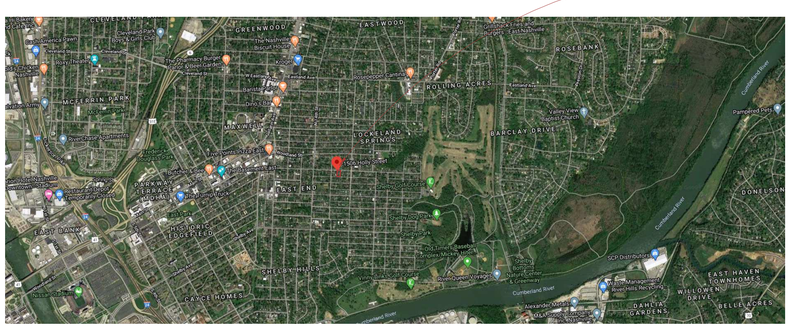
map location



DOCUMENTS

CONTRACT

LINES:2042 MAY 27, 2020

1506 HOLLY

TRENT D. SULLIVAN REGISTERED ARCHITECT STATE OF TENNESSEE

general notes

Contractor is responsible for the means and methods of construction, including scheduling, sequencing and coordination of trades. Contractor is responsible for scheduling and arranging for elevators, hoisting facilities, parking, and handling of materials.

Contractor shall become acquainted with all available information concerning the job site conditions, nature of the work, general local conditions, codes and ordinances, disposal, handling and storage of materials, availability of labor, as well as all other matters which may in any way affect the work or cost thereof. Failure to do so will not relieve the responsibility of properly estimating the difficulty or cost of successfully performing the work.

Contractor is responsible for compliance with codes, ordinances, and regulations applicable to the project location. Contractor shall obtain all necessary permits and approvals and shall maintain copies of these documents at the job site throughout the project. If Contractor at any time ascertains that any requirement of these documents are at variance with applicable laws, ordinances, regulations or building code requirements, he shall immediately notify Architect for clarification.

Contractor shall furnish, and pay for, all drawings necessary for use on the project by Contractor's employees and subcontractors.

Contractor is responsible for the verification of all field measurements, field construction installation criteria, coordination of all trades and owner supplied items. Contractor shall verify all dimensions and job conditions and shall report to Architect any discrepancies or omissions which would interfere with satisfactory completion of the work.

Contractor shall not scale drawings. If additional information is required to clarify these documents, the Contractor shall contact the Architect immediately.

Contractor shall provide all materials necessary to construct the total project, whether or not details are provided. If additional information is required, contact the Architect immediately. All work shall conform to the drawings and specifications as issued. Both the drawing set and the specifications contain information vital to the performance of the work and should never be considered separately; they are to be considered only as a single unit. If discrepancies appear in the Contract Documents, the Contractor shall notify the Architect before proceeding with the work. If a discrepancy occurs between drawings, specifications and consultant drawings, the Contractor shall provide the more restrictive condition, practice, or material.

delays | extensions

If required by the contract, the Contractor shall submit a project schedule to the Architect/Owner's Representative. Contractor shall be responsible for maintaining this schedule. Should delays occur, the Contractor shall immediately notify the Architect/Owner's Representative, in writing, to request any extension of time that the Contractor deems necessary. Architect/Owner's Representative shall approve/disapprove these requests based upon the merit of the request and the cause of the delay.

If granted, extensions of time shall be based upon the actual delay in the completion of work as determined by Architect/Owner's Representative. Claims for extensions of time shall be made in writing within five (5) calendar days after the occurrence of cause for delay or such claim shall be deemed invalid. Claims filed within said five (5) day period shall be accepted or rejected by Owner's Representative upon the terms herein.

changes in the scope of work

Architect/Owner's representative, without invalidating the agreement, may order changes by altering, adding to or deleting from the work. Such changes shall be made only when issued in writing by the Architect/Owner's Representative.

When a Request For Proposal (R.F.P.) is issued, the Contractor shall submit a breakdown of costs to the Architect/Owner's Representative for approval, which shall show the following: 1) itemized cost of labor,
2) itemized cost of material, 3) direct itemized cost of transportation, 4) itemized schedule related to time extension.

If the Request For Proposal is acceptable, the Architect/Owner's Representative shall issue a Change Order in the amount stated by the R.F.P.

workmanship and materials

All workmanship shall be of good quality and in accordance with the best custom and practice currently prevailing in the trade.

Unless otherwise specified, all materials, supplies, parts, equipment and articles incorporated in the work shall be new, free from defects and imperfections and the best grade of the respective kind for the purpose specified.

When "approved equal", "equal to", or other qualifying terms are used, it shall be based upon the review and approval of Architect/Owner's Representative. With prior written approval, the Contractor may use materials and articles of quality and merit equal to those specified. Requests for substitutions shall be submitted to the architect/Owner's Representative and must be accompanied by all technical information and data relative to quality, performance, etc., to provide a proper comparison. If requested, Contractor shall submit samples of any proposed substitution. Any substitution used without approval shall be subject to rejection and replacement at Contractor's expense.

Contractor shall, at his expense, make any changes required in details, dimensions, arrangement, equipment or any other additions or alteration to the work resulting from any approved substitution. Such changes must be approved by Owner's Representative. The entire system to which the substitution applies and all work installed in connection therewith or related thereto must function as a unit as originally intended.

shop drawing | samples

The Contractor shall promptly submit four (4) copies of accurate shop drawings, submittals, or samples depicting details of the work, and the connections/coordination with the work of other trades. These drawings shall clearly indicate all elevations, sections, dimensions, methods of construction, types of finishes, dates of preliminary submittal, revisions, name and location of the work, and the Owner/Architect's name. Existing field conditions and dimensions, as they pertain to the work, shall be verified in the field prior to execution on submittal; Owner/Architect shall be notified of discrepancies with design intent.

ONLY AFTER contractor's review for completeness and compliance with the scope of work, the Contractor's shop drawing/submittal shall be reviewed by the Architect/Owner's Representative within five (5) working days for approval, or marked with comments for corrections.

Drawings and other data that are returned stamped and/or noted:
· "APPROVED", need not be resubmitted.
· "APPROVED AS NOTED", the Contractor may proceed with the work per added notations and corrections. Contractor shall, at his expense, issue copies of the noted and corrected drawings to others involved in the work.
· "RESUBMIT" or "REJECTED", submittal shall be revised as indicated and resubmitted. The resubmission shop drawing/submittal shall be reviewed by the Architect/Owner's Representative within five (5) days for approval, or marked with comments for correction.

This procedure shall be repeated until the drawings and data are approved by the Architect/Owner's Representative. No related work may proceed until the Contractor has received shop drawings approved by the Architect/Owner's Representative. Contractor shall also maintain one (1) set of approved shop drawings at the job site.

Architect/Owner's Representative's approval of such drawings shall not relieve the Contractor from responsibility for deviations from drawings and specifications, or for errors of any sort in shop drawings.

Contractor will furnish and submit color chips for color indications on all painted or textured surfaces, and samples of natural or stained wood finishes required. The work shall be done in accordance with approved samples.

No substitutions or changes will be allowed without the Architect/Owner's Representative's written approval.

All costs pertaining to the preparation and submittal of samples and shop drawings shall be the responsibility of the Contractor.

coordination of work

To execute the work so as to avoid conflicts between all parties, Contractor shall coordinate his work with all subcontractor's work, and the work of all various trades included. The Contractor shall coordinate lead time for materials and construction as required by project schedule. Any changes in the work resulting from failure to coordinate the work shall be the sole responsibility of the Contractor, including any loss of material, time, expense, or other damage.

safety

Contractor shall exercise caution at all times for the protection of persons (including employees) and property. Observe the provisions of applicable laws, building and construction codes, and O.S.H.A. In no case shall the Owner and/or the Architect/Owner's Representative be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. Nor shall the Owner and/or Architect/Owner's Representative be responsible for the Contractor's failure to employ proper safety procedures.

base building coordination

All construction shall comply with base building tenant build-out specifications and details. Contractor is responsible to confirm and coordinate with the Building Representative the most current construction requirements.

Any discrepancies between Contract Documents and base building tenant standards shall be coordinated with Architect/Owner's Representative and Building Representative.

building maintenance | site requirements

Contractor shall maintain the site, interior and exterior, in a safe, clean, and orderly manner at all times. Contractor shall make provisions for disposal of all construction debris in a manner consistent with all building, local, state, and federal regulations. The site shall be kept clean of demolition debris, and new construction material shall be stored in an orderly manner.

The consumption of food and drink, or smoking shall not be permitted on the premises except in areas designated by the Building Representative.

Contractor shall maintain sanitary facilities on the site, and refrain from utilizing the existing facilities, unless otherwise specified.

Contractor shall protect all existing construction that is not scheduled for demolition. The Contractor is responsible for any damage to existing elements which occurs during the execution of the work. Contractor shall take whatever precautions are necessary to protect existing utility lines, ductwork, fixtures, etc. which remain as part of the final systems. Contractor shall clean, repair, re-lamp, etc. these items as required for proper function of the final systems.

Contractor shall maintain the building envelope in a watertight condition at all times.

Contractor shall protect all existing structures, utilities, signs and installation of any kind against damage or interruption of service. Contractor will notify the Building Representative of any impending interruption of service.

Contractor shall protect and preserve all materials, supplies and equipment, including property which may be owner-furnished, or owned, and all work previously installed.

Contractor is responsible for notifying the Architect/Owner's Representative of any damage done by others or of any existing damage found prior to startup of the work. All costs for repair or replacement of this damage are the responsibility of the Contractor.

If the building is occupied during construction, the Contractor shall be responsible for maintaining access to the building and parking at all times. At no time shall occupants in the building be disturbed by demolition or construction phases.

final clean up

Prior to final inspections and the Architect/Owner's Representative acceptance of the work, clean all areas of the project site within the area of work.

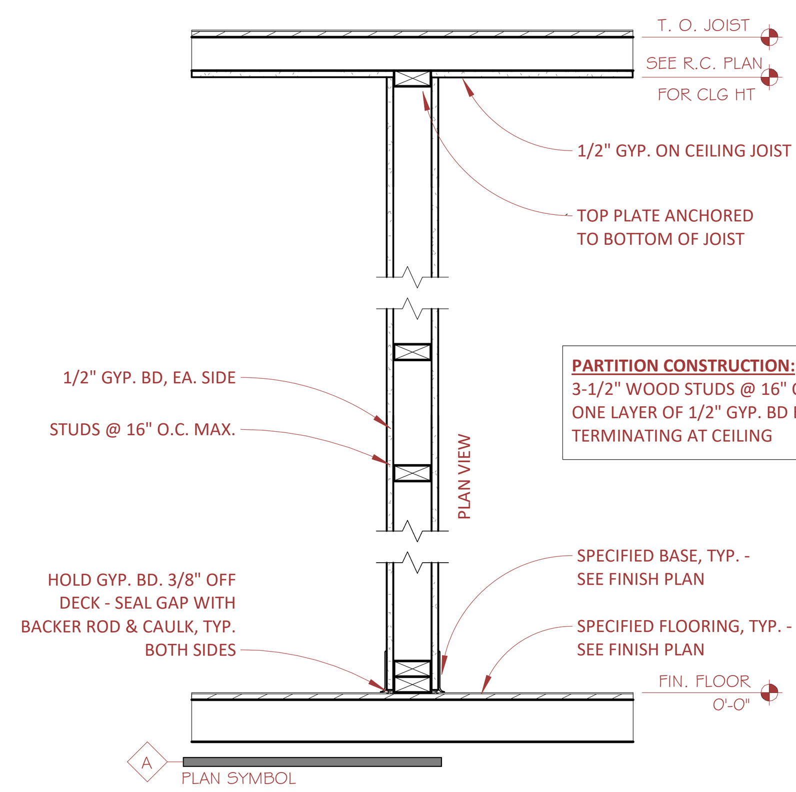
These clean up operations include but are not limited to:
· cleaning glass areas, interior and exterior
· cleaning exposed unpainted metals
· removing trash and debris from the site and providing legal disposal
· cleaning all exposed surfaces including lenses of all lighting fixtures
· removing construction dust, paint over spray, and hand prints
· cleaning all toilet partitions, fixtures and accessories
· removing all surplus materials, tools, and other unused materials
· vacuuming all carpeted floors
· cleaning and preparing resilient flooring per manufacturer's recommendations
· all cleaning operations shall be performed in strict accordance with the manufacturer's written recommendations using products approved by the manufacturer for the materials being cleaned.

final close out

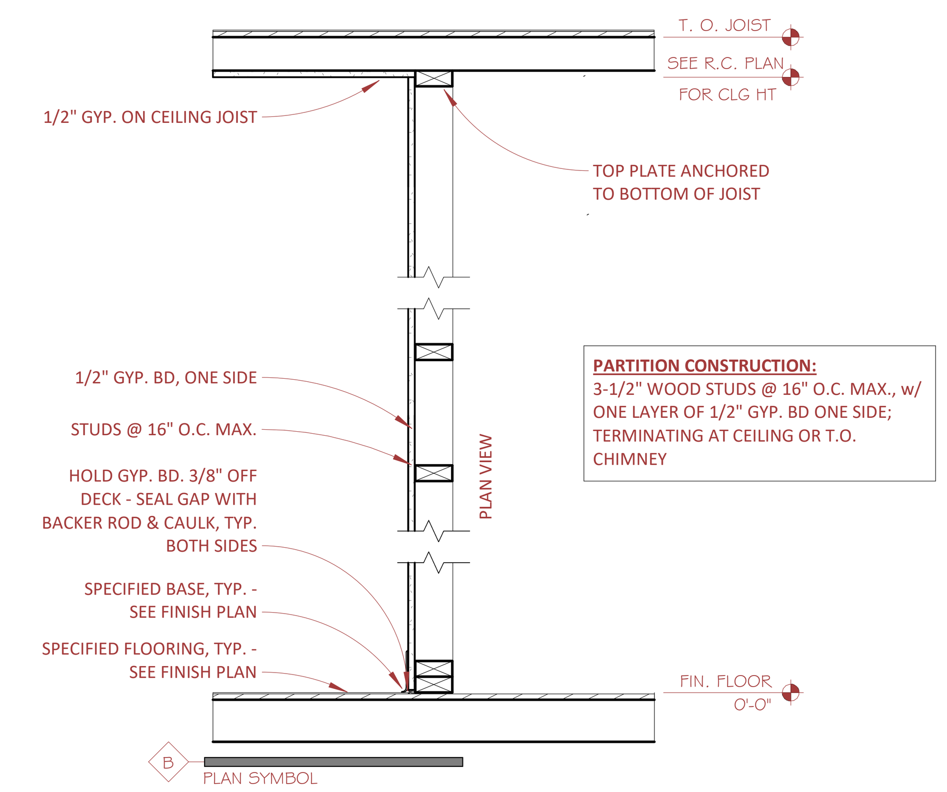
When work is considered complete, the Contractor shall submit written certification that:

· work has been completed in compliance with the contract documents or describe in detail the work remaining and completion time frame.
· equipment and systems have been tested in the presence of the Architect/Owner's Representative and are operational.
· final cleanup has been performed
· required test reports have been submitted, (if applicable).
· all keys have been delivered to owner.
· all operating tools, replacement items, and "attic stock" materials specified have been delivered to owner, (if applicable).
· all required certificates and guarantees have been delivered to owner including, but not limited to signed-off permits, final inspections, and certificate of occupancy by local authorities having jurisdiction, evidence of payment, and release of liens and certificate of insurance for products and completed operations, (if applicable).

The Architect/Owner's Representative will review the work to verify the status of completion with reasonable promptness after receipt of such certification. If the work is considered incomplete or defective, the Contractor will be notified in writing listing the areas of concern. Contractor shall take immediate steps to remedy the stated deficiencies and send a second written certification that the work is complete. When the Architect/Owner's Representative finds that the work is acceptable with respect to the contract documents, he shall request the Contractor to make close-out submittals.



A STUD WALL TO JOIST
NON-RATED PARTITION



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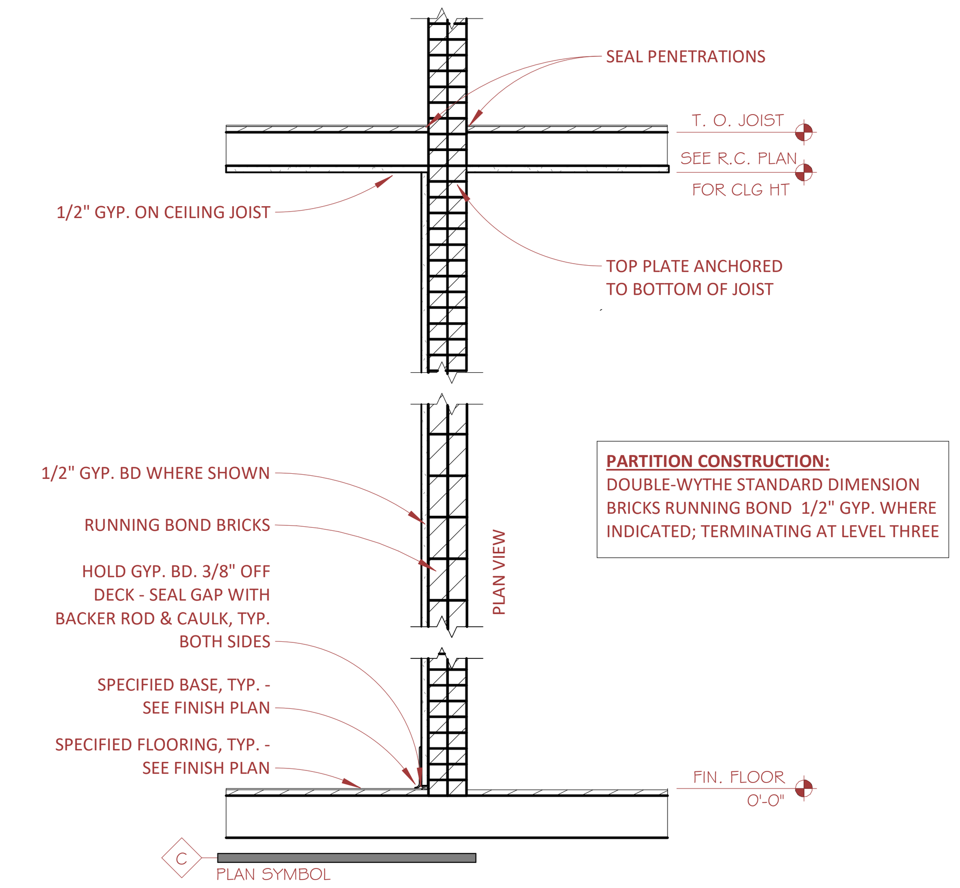

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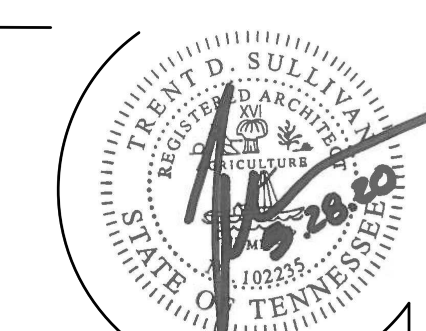
NON-RATED PARTITION

wall details 1

LINES
interiors + architecture



CONTRACT DOCUMENTS

1506 HOLLY
1506 HOLLY ST
NASHVILLE, TN 37206

general information

G0.0

MAY 27 2020
LINES-2042

THESE DOCUMENTS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF LINES, Inc.

general carpentry

QUALITY ASSURANCE: Lumber standards: Comply with PS 20 & with applicable rules of the respective agencies for species & products specified. Plywood product standards: Comply with PS 1 (ANSI A199.1) or, for products not manufactured under PS 1 provisions, with applicable APA Performance standard for type of panel indicated.

LUMBER: Dimensions: Conform to standards established by the American Lumber standards Committee. Moisture content: Unseasoned or 19% maximum at the time of permanent closing in of the structure. Surfacing: S4S. Light framing (less than 6" wide): "Stud" grade for stud framing or "standard" grade for other light framing, any species.

MISCELLANEOUS LUMBER: Provide wood for support or attachment of other work including, but not limited to, cant strips, bucks, nailers, plates, blocking, bracing, furring, grounds, stripping & similar members. Provide lumber of sizes indicated, worked into shapes shown. Shall be #2, GM, SYP, KDAT.

PLYWOOD - GENERAL REQUIREMENTS: Identify each panel with the appropriate grade APA trademark. Meet the requirements of the latest edition of U. S. Product standard PSI or one of APA's Performance standards. Panel thickness, grade, & Group or Identification Index shall be at least equal to that shown on the Drawings. Installation shall be in accordance with the APA recommendations. Plywood for mounting electrical or telephone equipment & as otherwise noted. 3/4", APA C-D Plugged INT with exterior glue fire-retardant treated.

COMBINED SUBFLOOR-UNDERLAYMENT (TIERED SEATING TREADS/FLOORING): APA rated Stud-I-Floor EXP 1 or 2 fire-retardant treated.

WOOD TREATMENT - FIRE-RETARDANT: Where lumber or plywood is specified or otherwise indicated to be fire-retardant, provide materials which comply with AWPA standards for pressure impregnation with fire-retardant chemicals, & which have a flame spread rating of not more than 25 when tested in accordance with UL Test 723 or ASTM E84, & shall show no increase in flame spread & significant progressive combustion upon continuation of test for additional 20 minutes. Where treated items are exposed to exterior or to high humidity or are to have a transparent finish in form of stain or sealer, provide materials which show no change in fire-hazard classification when subjected to standard rain test (UL 790 or ASTM B2898). Use fire-retardant treatment which will not bleed through or adversely affect type of finish indicated & which does not require brush treatment of field-made end cuts to maintain fire-hazard classification. Where transparent finish is indicated, use type of treatment & species which permits milling of lumber after treatment without altering indicated fire hazard classification, as determined by fire testing. Kiln-dry treated items to maximum moisture content of 19%. Provide UL label on each piece of fire-retardant lumber or plywood. Inspect each piece of treated lumber or plywood after drying & discard damaged or defective pieces.

FASTENERS & ANCHORAGE: Provide size, type, material & finish as indicated & as recommended by applicable standards, complying with Federal Specifications for nails, staples, screws, bolts, nuts, washers & anchoring devices. Provide metal hangers & framing anchors of the size & type recommended by the manufacturer for each use including recommending nails. Where rough carpentry work is exposed to weather, in ground contact, or in area of high humidity, provide fasteners & anchorage with a hot-dip zinc coating (ASTM A 153).

WOOD GROUNDS, NAILERS, BLOCKING & SLEEPERS: Provide for screeding or attachment of other work. Form to shapes as shown & cut as required for true line & level of work to be attached. Coordinate location with other work involved. Attach to wall framing to support applied loading. In stud walls, provide blocking for support of hand&rails, wall cabinets, toilet vanities, etc.
COMBINED SUBFLOOR-UNDERLAYMENT (UNDER RESILIENT FLOOR OR CARPETING): Apply construction adhesive meeting APA Specification AFG-01 in accordance with the manufacturer's recommendations. Apply continuous line of glue on structural support, & continuous or spaced line of glue in groove of tongue-&-groove panels. Install Underlayment with long dimension of the panel across supports & with panel continuous over two or more spans. Protect against damage until finish floor is installed. Stagger panel end joints. Panel end joints shall occur over framing. Allow 1/8" spacing at panel ends & edges, unless otherwise recommended by the panel manufacturer. Screw panels in place at 6" o.c. at panel edges & 10" o.c. at intermediate supports, except that when supports are spaced 48" o.c., space nails 6" o.c. at all supports. Use 6d deformed-shank nails for panels 3/4" thick or less, & 8d for thicker panels. With 1-1/8" panels, 10d common nails may be used if supports are well seasoned. Lightly s& any surface roughness, particularly at joints & around screws.

COMBINED SUBFLOOR-UNDERLAYMENT (UNDER RESILIENT FLOOR OR CARPETING): Apply construction adhesive meeting APA Specification AFG-01 in accordance with the manufacturer's recommendations. Apply continuous line of glue on structural support, & continuous or spaced line of glue in groove of tongue-&-groove panels. Install Underlayment with long dimension of the panel across supports & with panel continuous over two or more spans. Protect against damage until finish floor is installed. Stagger panel end joints. Panel end joints shall occur over framing. Allow 1/8" spacing at panel ends & edges, unless otherwise recommended by the panel manufacturer. Screw panels in place at 6" o.c. at panel edges & 10" o.c. at intermediate supports, except that when supports are spaced 48" o.c., space nails 6" o.c. at all supports. Use 6d deformed-shank nails for panels 3/4" thick or less, & 8d for thicker panels. With 1-1/8" panels, 10d common nails may be used if supports are well seasoned. Lightly s& any surface roughness, particularly at joints & around screws.

wood doors

SUBMITTAL: Submit schedule of wood doors indicating dimensions & details. Submit finishes & product literature.

QUALITY ASSURANCE: Comply with the applicable requirements of the following standards unless otherwise indicated: ANSI/NWMA I.S. 1-78, "Industry standard for Wood Flush Doors". AWI Quality standards - Section 1300 of the Architectural Woodwork Quality standards. Designations for grade & core construction under types of doors refer to this standard. Provide doors with fire-resistance ratings indicated or required to comply with governing regulations. All labeled doors shall be manufactured in accordance with the specifications procedures of the Underwriter's Laboratories. All labeled doors shall physically bear the U.L. label showing the rating required. Labels on the door & frame shall be the same & shall not indicate different testing agencies.

GUARANTEE: Submit written guarantee for use for the life of the installation, including repair &/or replacement, & refinishing of defective material in accordance with the standard door guarantee of the National Woodwork Manufacturer's Association.

FLUSH DOORS: AWI quality grade (Section 1300): Premium. Solid core construction: Non-rated: Particleboard PC-5. Rated: Mineral. FPC construction are not acceptable. Provide internal blocking for mounting of closures, etc.
FULL GLASS DOORS: AWI quality grade (Section 1400): Premium - solid wood. Glazing for full glass doors: 1/4" clear tempered, safety glass.

LIGHTS & LOUVERS: Provide openings with stops for lights & louvers. Provide the manufacturer's standard wood louvers.

PRE-FITTING & PRE-MACHINING: Prefit doors at the factory in accordance with tolerance requirements of the NWMA standards with allowances for undercuts (if any). Provide standard bevel or radius to edge of door as required for the installation. Machine doors at the factory for butts, locksets, concealed closers, concealed holders, concealed exit hardware & flush bolts. Machine in accordance with templates of approved hardware manufacturer.

INSTALLATION: Condition doors to average prevailing humidity in installation area prior to hanging. Prefit doors: Fit to frames & machine for hardware to whatever extent not previously worked at factory as required for proper fit & uniform clearance at each edge. Clearance: Non-rated doors: Provide clearances of 1/8" at jambs & heads; 1/8" at meeting stiles for pairs of doors; & 1/2" from bottom of door to top of finish floor material or covering. At thresholds, provide 1/4" clearance from bottom of door to top of threshold. Fire-rated doors: Provide clearances complying with NFPA.

ADJUST & CLEAN: Re-hang or replace doors which do not swing or operate freely. Refinish or replace doors damaged during installation.

penetration seals

SUBMITTALS: Submit product literature applications.

PRODUCTS: Provide materials classified by UL to provide fire stopping equal to time rating of construction being penetrated. Materials shall have been tested to provide fire rating equal to that of the construction. Provide asbestos free materials that comply with applicable codes & have been tested under positive pressure in accordance with UL 1479 or ASTM E814.

PREPARATION: Clean surfaces to be in contact with penetration seal materials, of dirt, grease, oil, loose materials, rust, or other substances that may affect proper fitting, adhesion, or the required fire resistance.

INSTALLATION: Examine penetration sealed areas to ensure proper installation before concealing or enclosing areas. Install penetration seal materials in accordance with printed instructions of the UL Fire Resistance Directory in accordance with manufacturer's instruction. Seal holes or voids made by penetrations to ensure an effective smoke barrier. Where floor openings without penetrating items are more than 4" in width & subject to traffic or loading, install fire stopping materials capable of supporting same loading as floor. Protect materials from damage on surfaces subject to traffic.

SYSTEMS & APPLICATION SCHEDULE INCLUDES, BUT IS NOT LIMITED TO: Metal pipe or conduit through round opening, insulated metal pipe through round opening, metal pipes or conduits through large opening, busway through rectangular opening, cables through opening, cable tray, blank opening, non-metallic (plastic) pipe or conduit through opening, metal pipe or conduit through gypsum board wall, non-metallic (plastic) pipe or conduit through gypsum board wall, cables through gypsum board wall, insulated metal pipe through gypsum board wall.

millwork

QUALITY ASSURANCE: Comply with pertinent codes regulations, & the "Quality standards" of the Architectural Woodwork Institute. Any reference to "premium", "custom", or "economy" shall be defined in the latest edition of AWI "Quality standards".

SUBMITTALS: Provide drawings & details of millwork construction & attachments. Provide material sample showing all finishes & colors. Provide cut-sheets for hardware.

Field measurements: Check actual locations of walls & other construction to which millwork fabrications must fit by accurate field measurements before fabrication. Show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

CASEWORK - PLASTIC LAMINATE FINISH: AWI quality grade (Section 400): Premium. Exposed surfaces - plastic laminate: 1/16" high pressure plastic laminate as required by AWI quality grade & conforming to NEMA Publication No. LDI-1964, Part 3 - Abrasion Class I.

COUNTERTOPS - PLASTIC LAMINATE: 1 /16" high pressure plastic laminate as required by AWI quality grade & conforming to NEMA Publication No. LDI-1964, Part 3 - Abrasion Class I. All tops in which sinks occur shall have a core of exterior grade hardwood faced plywood or phenolic resin particleboard.

CABINET HARDWARE Casework manufacturer shall furnish & install the following:

Drawer slides: Knape & Vogt No. 1300.
Shelf standards & brackets: Knape & Vogt No. 255/256.
Shelf standards & support clips: Knape & Vogt No. 233/256.
Hinges: Concealed casework hinge with self-closing feature.
Pulls: 4" brushed aluminum wire pull unless noted otherwise.
Locks: Corbin Cabinet Locks No. C2L cam lock.

CLOSET & STORAGE SHELVING - PAINT FINISH: AWI quality grade (Section 600): Custom.
Provide hardwood edge strips. Under-Shelf hanger rod: 1" diameter, polished chrome.

PREPARATION FOR INSTALLATION: Condition millwork to average prevailing humidity conditions in installation areas prior to installing. Back prime all surfaces that shall be concealed after installation.

INSTALLATION: Install the work plumb, level, true & straight with no distortions. Shim as required using concealed shims. Install to a tolerance of 1/8" in 8'-0" for plumb & level; & with 1/16" maximum offset in flush adjoining surfaces, 1/8" maximum offsets in revealed adjoining surfaces. Scribe & cut work to fit adjoining work. Refinish cut surfaces or repair damaged finish at cuts. Leave gaps of 1/32" maximum. Seal gaps with sealant tinted to match adjacent surfaces. Do not use additional overlay trim for this purpose. Anchor millwork to anchors or built-in blocking. Secure to grounds, stripping & blocking with countersunk, concealed fasteners & blind nailing as required for a complete installation. Except where prefinished matching fastener heads are required, use fine finishing nails for exposed nailing, countersunk & filled flush with millwork, & matching final finish where transparent finish is indicated.

CASEWORK: Use purpose designed fixture attachments for wall mounted components. Attach wall mounted cabinets to withstand all superimposed loading. Use thread steel concealed joint fasteners to align & secure adjoining cabinet units & counter tops. Permanently fix cabinet & counter bases to floor using appropriate angles & anchorages. Counter-sink semi-concealed anchorage devices used to wall mount components, & conceal with solid plugs of species to match surrounding wood. Place flush with surrounding surfaces. Install & adjust cabinet hardware to ensure smooth & correct operation. Clean hardware, lubricate & make final adjustments for proper operation.

sealants

SUBMITTAL - Submit product literature & color samples for selection.

SEALANT - PERIMETER OF DOOR & WINDOW FRAMES: Product/manufacturer: Dynatrol II as manufactured by Pecora Corp. or an approved equal. Joint Backing: Closed-cell polyethylene. Where joint depth does not permit use of joint backing, a release paper or bond breaker shall be used. On horizontal joints, surface must be cleaned & primed using primer as recommended by the sealant manufacturer.

SEALANT - GENERAL PERIMETER SEALING AT TOILET FIXTURES, DOOR FRAMES, VANITIES, ETC. IN WET AREAS: Product/manufacturer: 898 Sanitary Silicone Sealant as manufactured by Pecora Corp. or an approved equal. Install after completion of all painting.

SETTING THRESHOLDS & GENERAL SEALING NOT OTHERWISE DELEGATED: Product/manufacturer: AC-20 + Silicone as manufactured by Pecora Corp. or an approved equal. Joint Backing: Round closed-cell polyethylene.

PRIMERS: As recommended by the sealant manufacturer for use in conjunction with the sealant for application onto the various types of materials to which the sealant applied, & complying with the requirements above. When the manufacturer's instructions make reference to use of primers &/or the construction condition requires special surface preparation, these instructions shall be complied with. Where required by manufacturer's instructions in lieu of primers, shall be of the type & kind recommended by the sealant manufacturer.

BACK-UP MATERIALS: Verify the compatibility of filler material with caulking before installation. Use filler about 1/3 to wider than width of joint so sufficient pressure is exerted by filler to provide substantial resistance to displacement. All filler materials shall be non-oily, non-staining, back-up filler such as polyethylene foam rod, exp&ed polyurethane, neoprene or other filler completely compatible with the caulking material.

PREPARATION: Clean out joints immediately before installing joint sealants to comply with recommendations of joint sealant manufacturer. Prime joint substrates where indicated & also where recommended by joint sealant manufacturer. Use masking tape where required to prevent contact of sealant with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

APPLICATION OF CAULKING: Install caulking in strict accordance with the manufacturer's recommendations, taking care to produce beads of proper width & depth, to tool as recommended by the manufacturer, & to immediately remove all surplus caulking.

finish hardware

QUALITY ASSURANCE: Conform to the following: American National standards Institute (ANSI), American Society of Hardware Consultants (ASHC), Builders Hardware Manufacturers Association (BHMA), Federal Specifications (FS), & National Builders Hardware Association (NBHA).

Provide hardware for fire-rated openings in compliance with NFPA standard No. 80. Provide only hardware which has been tested & listed by UL for types & sizes of doors required & complies with requirements of door & door frame labels. Where emergency exit devices are required on fire-rated doors, provide UL label on exit devices indicating "Fire Exit Hardware". All hardware shall be provided in accordance with the requirements of the Americans with Disabilities Act (ADA) & the North Carolina H&Handicap Code.

SUBMITTALS: Submit hardware schedule indicating hardware set assemblies for each door & product cut-sheets.

JOB CONDITIONS: Coordinate hardware with other work. Templates: Furnish to any & all affected Trades all required templates, reinforcing units, & information as necessary to properly reinforce, drill & tap as required for proper attachment & anchorage, where necessary, physical templates shall be furnished.

FASTENERS: Furnish all finish hardware with all necessary screws, bolts, & other fasteners of suitable size & type to anchor the hardware in position for long life under hard use. Furnish fastenings where necessary with expansion shields, toggle bolts, sex bolts, & other anchors approved by the Architect, according to the materials to which the hardware is to be applied & the recommendations of the hardware manufacturer. All fastenings shall harmonize with the hardware as to material & finish.

FINISH: Refer to Hardware Schedule for hardware finishes selections. Door closers & brackets shall have commercial sprayed finish to match other hardware.

KEYING: All locks shall be Grand Master keyed, & Master keyed as directed by the Owner's Representative. All cylinders shall be of brass &/or bronze alloy metal. Only cylinders having six active pins & nickel silver keys will be acceptable. Furnish two change keys per cylinder six Master keys each set & six Grand Master keys.

INSTALLATION: Mount hardware units at heights indicated in "Recommended Locations for Builders Hardware for standard Steel Doors & Frames" by the Door & Hardware Institute, except as specifically indicated or required to comply with governing regulations, & except as may be otherwise directed by Architect. Install each hardware item in compliance with the manufacturer's instructions & recommendations. Wherever cutting & fitting is required to install hardware onto or into surfaces which are later to be painted or finished in another way, coordinate removal, storage & reinstallation or application of surface protections with finishing work. Do not install surface-mounted items until finishes have been completed on the substrate. Set units level, plumb & true to line & location. Adjust & reinforce the attachment substrate as necessary for proper installation & operation. Drill & countersink units which are not factory-prepared for anchorage fasteners. Space fasteners & anchors in accordance with industry standards.

ADJUST & CLEAN: Adjust & clean each operating item of hardware & each door, to ensure proper operation or function of every unit. Replace units which cannot be adjusted to operate freely & smoothly as intended for the application made.

glazing

QUALITY ASSURANCE: Comply with pertinent recommendations contained in the "Manual of Glazing" of the Flat Glass Marketing Association (FGMA), Comply with requirements of the Safety standard for Architectural Glazing Materials (16 CFR 1201) as issued by the Consumer Product Safety Commission, & Safety glass: Products complying with ANSI Z97.1 & testing requirements of 16 CFR Part 1201 for category II materials.

SUBMITTALS: Submit drawings, details, & product literature for all glazing products.

TEMPERED GLASS: Glass so indicated & required by federal & local regulations & the authorities having jurisdiction shall be fully tempered conforming to ANSI standard Z97.1-1972 "Performance Specifications & Methods of Test for Safety Glazing Material Used in Buildings" & Fed. Spec. DD-G-1403. Provide in doors, sidelights & other designated locations.

FLOAT OR PLATE GLASS - CLEAR: 1/4" thick (unless noted otherwise). Shall meet or exceed Fed. Spec. DD-G-451c.ireme

WIRE GLASS: 1/4" polished wire, square pattern.

BUTT GLAZING: Thickness: 3/8". Glass shall be tempered glass with edges eased & polished. Tong marks shall not be allowed on vertical edges & shall not be readily visible on horizontal edges. Vertical joints where glass meets glass shall be filled with silicone sealant (clear). Head & sill glazing channel shall be Stylemark 110360. Coat surfaces for corrosion resistance.

ceramic tile

QUALITY ASSURANCE: In addition to complying with pertinent codes & regulations, comply with the following: "handbook for Ceramic Tile Installation" (latest edition) as published by the Tile Council of America, Inc., Recommended standard Specifications for Ceramic Tile" (TCA 137.1-1976) as published by the Tile Council of American, Inc., & ANSI Specifications: American National standard Specification for Installation of Ceramic Tile - A108.1-1976; A108.4-1976; A108.5-1976; A108.6-1976; A108.7-1967 (R1976); A118.1-1976; A118.2-1967 (R1976); A136.1-1967 (R1972).

SUBMITTALS: Submit product literature & material samples of all selections.

FLOOR TILE & PAVERS: Installation type: Thin-set.

WALL TILE: Installation type: Thin-set.

MORTAR - THIN-SET: 1:1 Portl& cement/s& gauged with Laticrete 4237 Tile Setting Liquid.

WATERPROOFING MEMBRANE: Laticrete 9235 - Provide in all floors above habitable spaces.

GROUT: Laticrete Grout & Joint Filler gauged with Laticrete Grout Admix.

SEALANT - EXPANSION JOINTS: White, fungicidal one-part silicone rubber sealant, Dow Corner 782 or 784 or an approved equal, meeting Federal Specification TT-001543, Class A or B (COM-NBS).

MARBLE THRESHOLD: Domestic, Group A, polished exposed surface of color as selected by the Architect. 2" wide & full width of opening. Provide in a thickness appropriate for thin-set application. Exposed corners shall be beveled.

TCA INSTALLATION METHODS: Tile shall be installed in accordance with the following TCA Installation Methods: Thin-set floors: F-113, Tile set with waterproof membrane: F-122, Thin-set over gypsum board walls: W-243.

carpeting

CARPET ADHESIVE: Waterproof cement of type recommended by the manufacturer of the carpet.

SUBMITTALS: Submit product literature & material samples of all selections. Submit seaming diagram.

INSTALLATION: Install all carpeting & carpet base in strict accordance with the manufacturer's recommended methods of installation. Cut evenly along walls & fit closely & evenly to & through thresholds where carpet joins together in doorways. All carpet shall be lined up so that all lines of carpet match as woven, width & length. Filler strips shall be not less than 9" in width & at least 36" in length. Do not install seams through a door at right angles to that door. Hold cross seaming to a minimum. The finished installation shall be free from tacks, scraps, carpet ripples, scallops & puckers. Cement carpet directly to prepared substrate. Seams shall be overlap cut & carefully glued. All seams & cross seams shall have seam adhesive applied to each side of seam prior to gluing down. The adhesive shall secure breath-to-breath & end-to-end.

CLEANING UP & PROTECTION: Remove all dirt, soil, & foreign substance from the exposed face; inspect all adjacent surfaces & remove all marks & stains caused by the carpet installation; remove all packaging materials, carpet scraps, & other debris from the carpet installation to the area of the job site set aside for its storage. At the time of acceptance, all carpeted areas shall be clean & vacuumed.

gypsum wall board

QUALITY ASSURANCE: United States Gypsum Company Gypsum Construction handbook & Gypsum Association (GA) Publications. Provide fire-rated assemblies materials & construction identical to those of assemblies tested for fire resistance per ASTM E119 by an independent testing & inspecting agency acceptable to authorities having jurisdiction.

SUBMITTALS: Submit product literature of all assemblies & applications.

GYPSUM WALLBOARD: Fire rated: 5/8", USG "X" board. Conform to "Specification for Gypsum Drywall", ASTM C36 for type "X" gypsum board. Tile backer board: 1/2", USG Durock.

SOUND BLANKETS: USG Sound Attenuation Blankets. Perimeter caulking: USG Acoustical Sealant.

METAL STUDS: Non-load bearing, screw-type, channel studs, roll-formed with 25 gauge electro-galvanized steel in sizes as indicated on the Drawings. Flanges shall be at least 1-1/4" wide. Webs shall be punched to receive bridging, conduit, piping, etc. Meet or exceed ASTM C645, "Light-Gauge Studs, Runners, & Rigid Furring Channels". Unless otherwise directed, install on 16" centers.

METAL TRIM: Trim: USG #200 series. All metal that shall be concealed when wall is finished out & size to accommodate drywall thickness. Corner bead: "Dura-A-Bead" all metal heavy gauge hot-dipped galvanized steel reinforcement for protecting external corners.

JOINT TREATMENT: Products to comply with ASTM C-475, "Joint Treatment Materials for Gypsum Wallboard Construction". Joint reinforcing tape: Perf-A-Tape Reinforcing Tape. Joint compounds: Durabond Joint Compound-Taping & USG Crater, Free Ready-to-Use Joint Compound Topping.

ENVIRONMENTAL CONDITIONS: During & after application of these materials, temperatures within the building shall be maintained within the range of 55 degrees F to 70 degrees F. Adequate ventilation shall be provided to carry off excess moisture.

METAL STUD ERECTION: Install metal studs & accessory items in strict accordance with the approved submittal of manufacturer's recommendations, anchoring all members in position for long life under hard use. Align all partition & wall assemblies to a tolerance of one in 200 horizontally & one in 500 vertically. Attach steel runners at floor & ceiling to structural elements with suitable fasteners located 2" from each end & spaced 24" o.c. To suspended ceilings, use toggle bolts or hollow wall anchors spaced 16" o.c. Place studs in direct contact with all door frame jambs, abutting partitions, partition corners & existing construction elements. Where studs are installed directly against exterior walls & a possibility of water penetration through walls exists, install asphalt felt strips between studs & wall surfaces. Anchor all studs for shelf-walls & those adjacent to door & window frames, partition intersections, corners & freestanding furring, to ceiling & floor runner flanges with metal lock fastener tool or screws.

CEILING INSTALLATION: Grillage erection: Space hanger wires 48" o.c. along carrying channels & within 6" of ends of carrying channel run. Install 1-1/2" carrying channels 48" o.c. & within 6" of walls. Position channels for proper ceiling height, level & secure with hanger wire saddle-ties along channel. Provide 1" clearance between runners & abutting walls & partitions. At channel splices, interlock flanges, overlap ends 12" & secure each end with double-str& 18 ga. tie wire. Erect metal furring channels at right angles to 1-1/2" carrying channels or main supports. Space furring channels 16" o.c. & within 6" of walls. Provide 1" clearance between furring ends & abutting walls & partitions. Secure furring to carrying channels with clips or wire-tie to supports with double-str& 18 ga. wire. At splices, nest furring channels at least 8" & securely wire-tie each end with double-str& 18 ga. wire. At light troffer or any openings that interrupt the carrying or furring channels, install additional cross reinforcing to restore lateral stability of grillage.

Steel stud framing: Attach runners at ceiling height, through gypsum panels, to each partition stud with two screws. Insert steel studs in runners & attach each end with one pan head framing screw. Install 1-5/8" stud cross-bracing over stud framing, space 48" o.c. & attach to each framing stud with two pan head framing screws. At hangers, install 12" long stud section for box reinforcing or lap studs 12" & secure each end with two pan head forming screws. At light troffer or any openings that interrupt the ceiling, install additional cross reinforcing to maintain structural integrity of framing.

GYPSUM PANEL INSTALLATION - GENERAL: Install & finish in accordance with ASTM C840. Install sound attenuation blankets where indicated prior to installing gypsum panels. Install ceiling board panels across framing to minimize the number of abutting end joints & avoid abutting end joints in the central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member. Install wall/partition board panels to minimize the number of abutting end joints or avoid them entirely. Stagger abutting end joints not less than one framing member in alternate courses of board. At high walls, install panels horizontally with end abutting joints over studs & staggered. Install gypsum panels with face side out. Butt panels together for a light contact at edges & ends with not more than 1/16" of open space between panels. Locate both edge & end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Position adjoining panels so that tapered edges abut tapered edges, & field-cut edges abut field-cut edges & ends. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite sides of partitions. Avoid joints at corners of framed openings where possible. Attach gypsum panels to steel studs so that the leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first. Attach gypsum panels to framing provided at openings & cutouts.

Spot grout hollow metal door frames for solid core wood doors, hollow metal doors, & doors over 32" wide. Apply spot grout at each jamb anchor clip & immediately insert gypsum panels into frames.

Form control joints & expansion joints with space between edges of adjoining gypsum panels, as well as supporting framing behind gypsum panels. Cover both faces of stud partition framing with gypsum panels in concealed spaces (above ceilings, etc.) except in chase walls that are braced internally. Except where concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. in area. Fit gypsum panels around ducts, pipes, & conduits. Where partitions intersect open underside of floor/roof slabs & decks, cut gypsum panels to fit profile formed by coffers, joists, & other structural members; allow 1/4" to 2" wide joints to install sealant. Isolate perimeter of non-load-bearing gypsum board partitions at structural abutments, except floors. Provide 1/4" to 2" wide spaces at these locations & trim edges with edge trim where edges of gypsum panels are exposed. Seal joints between edges & abutting structural surfaces with acoustical sealant. Space fasteners in gypsum panels according to referenced gypsum board application & finishing standard & manufacturers recommendations. Coordinate work with that of other Trades. Provide suitable back-up anchorage as required for the attachment of shelves & cabinets. Screw heads shall provide a slight depression below the surface of the board. Do not install screw closer than 3/8" from edges & ends of the board. Treat joints, screw head depressions, or defects incurred during the installation of the gypsum board in prescribed manner with joint treatment. Properly space all fasteners in careful accordance with the manufacturer's recommendations & code requirements with heads driven slightly below the surface for proper cementing but without breaking the paper cover. Loosely butt all joints to be taped; firmly butt all joints to be left untreated. Stagger all end joints & the joints between panels to achieve a maximum of bridging & a minimum of continued joints.

INSTALLING TRIM & ACCESSORIES: Install trim in strict accordance with the manufacturer's recommendations. Trim installation shall be plumb, level, & true to line, with firm attachment to supporting members. Install trim at ceiling angles & around cut-ins & openings. Reinforce all vertical & horizontal exterior corners with corner bead fastened with 9/16" rosin-coated staples 9" o.c. on both flanges along entire length of bead. Where assembly terminates against masonry or other dissimilar material, apply metal trim over panel edge & fasten with screws or 9/16" rosin-coated staples 12" o.c. Install edge trim where edge of gypsum panels would otherwise be exposed or semi-exposed. Provide edge trim type with face flange formed to joint compound.

FINISHING GYPSUM BOARD ASSEMBLIES: General: Apply joint treatment at gypsum board joints (both directions); flanges of corner bead, edge trim, & control joints; penetrations; fastener heads, surface defects, & elsewhere as required to prepare gypsum board surfaces for decoration & levels of gypsum board finish indicated. Pre-fill open joints, rounded or beveled edges, & damaged areas using setting-type joint compound. Apply joint tape over gypsum board joints & to rim accessories with concealed face flanges as recommended by trim accessory manufacturer & as required to prevent cracks from developing in joint compound at flange edges.

LEVELS OF GYPSUM BOARD FINISH: For quality assurance, refer to the latest version from Gypsum Association GA-214 of "Recommended Levels of Gypsum Board Finish". Level 1: Ceiling plenum areas, concealed areas, and where indicated, unless a higher level of finish is required for fire-resistive-rated assemblies and sound-rated assemblies. Level 2: Water-resistant gypsum or tile backer boards form substrates for tile, and where indicated. Level 3: Gypsum board surfaces indicated to receive medium or heavy-textured finishes before painting. Level 4: Gypsum board surfaces indicated to receive light-textured finishes, wallcovering, and paint. Level 5: Gypsum board surfaces indicated to receive gloss, semi-gloss, enamel or non-textured flat paints, and is of highest degree of quality by providing a uniform surface. (Refer to the finish specifications in this set for finish locations with high gloss paint, dry erase paint, dry erase wallcovering, etc.)

APPLICATION OF PERIMETER CAULKING: Apply sound caulking where any wall is designated to receive sound blankets. Apply sealant around all cut-outs & all intersections with adjoining structures. Cut panels for loose fit around perimeter. Leave a groove no more than 1/8" wide. Apply a 1/4" minimum round bead of sealant each side of runners including those used at partition intersections with dissimilar wall construction. Immediately install panels, squeezing sealant into firm contact with adjacent surfaces. Fasten panels in normal manner over sealed joints. Seal partitions intersecting sound-isolating partitions that are extended to reduce sound flanking paths.

paint

MANUFACTURERS: Porter Paint Company (specified), ICI Paints, Sherwin Williams, or Duron.

SUBMITTALS: Submit product literature & color/finish samples of all selections.

PREPARATION OF SURFACES: Examine surfaces to be painted prior to commencement of work. Remove loose dirt & foreign matter then prime to show defects. Paint after defects have been remedied. Commencement of work shall be construed as acceptance of the surfaces &, therefore, the Contractor shall be fully responsible for satisfactory work as required herein. Apply masonry filler to concrete block as required to provide even, consistent surface. Prime, stain, or seal wood required to be job painted immediately upon delivery to job. Fill nail holes & cracks after primer has dried & sand between coats. Clean unprimed steel surfaces by washing with solvent. Apply treatment of phosphoric acid solution, ensuring weld joints, bolts & nuts are similarly cleaned.

Completely mask, remove, & protect all hardware, accessories, lighting fixtures, & similar items in contact with painted surfaces. Spot prime all exposed nails & other metals that are to be painted with emulsion paints, using a primer recommended by the manufacturer of the coating system.

APPLICATION: Paint exposed surfaces whether designated in any "schedule", unless surface is noted to be natural finish. All materials shall be applied under adequate illumination, evenly spread, & smoothly flowed on with the proper type & size of brushes, roller covers, bucket grids, & spray equipment to avoid run, sags, holidays, brush marks, air bubbles, & excessive roller stipple. Coverage & hide shall be complete.

When color, stain, mark of any kind, dirt or undercoats show through the final schedule coat of paint to the surface, it shall be covered by additional coats until the paint film is of uniform finish, color, appearance & coverage at no additional cost.

Finished areas shall be free from sags, runs, crawls, brush marks, & other defects. Touch-up painting as required to provide smooth, even finish prior to final acceptance of work & remove paint where spilled, splashed or spattered.

STENCILING RATED WALLS: Both Sides of corridor partitions, smokestop partitions, horizontal exit partitions, exit enclosures, & fire walls shall be effectively & permanently identified with stenciling in a manner acceptable to the authority having jurisdiction & the Architect. Such identification shall be above the ceiling & in concealed spaces. Verify acceptable wording with Building Owner.

EXPOSED TO VIEW MECHANICAL & ELECTRICAL EQUIPMENT: Prime & paint insulated & bare pipes, conduits, boxes, insulated & bar ducts, hangers, brackets, collars & supports, except where items are plated or covered with a pre-finished coating. Paint exposed piping, conduit, electrical equipment occurring in finished areas - color & texture to match adjacent surfaces. Paint both sides & edges of plywood backboards for electrical equipment before installing backboards & mounting equipment on them.

PAINT SCHEDULE - INTERIOR:
Metal Surfaces - Enamel (Semi-Gloss): 1st Coat - PPG 6-212 Series Speedhide Int/Ext Alkyd Steel Primer - 1.5 to 2.0 mils DFT. 2nd and 3rd Coats - PPG Porter Paint PP439 Series Glyptex Ename l- 1.7 mils DFT per coat.
Concrete block - Enamel (Semi-Gloss): 1st Coat - PPG 16-90 Pitt Glaze Acrylic Block Filler-applied at a rate to uniformly fill block. 2nd and 3rd Coats - PPG Porter Paint PP439 Series Glyptex Enamel - 1.7 mils DFT per coat.
Gypsum wallboard ceilings - Latex (Flat): 1st Coat - PPG 6-2 Speedhide Interior Latex Primer Sealer - 1.0 mils DFT. 2nd and 3rd Coats - PPG Porter Paints PP977 Silken Touch Flat Ceiling Paint - 1.0 mils DFT per coat.
Gypsum wallboard - Latex (Eggshell): 1st Coat - PPG 6-2 Speedhide Interior Latex Primer Sealer - 1.0 mils DFT. 2nd and 3rd Coats - PPG Porter Paints PP999 Series Silken Touch Interior Eggshell- 1.5 mils DFT per coat.

Wood - Enamel (Semi-Gloss): 1st Coat - PPG 17-941NF Seal Grip Int/Ext Universal Alkyd Primer- 2.2 mils DFT. 2nd and 3rd Coats - PPG Porter Paint PP439 Series Glyptex Enamel- 1.7 mils DFT per coat.

Wood - Stain (Low sheen): 1st Coat - PPG Olympic 44500 Series Premium Wood Stain - (degree of color as selected by the Architect.) 2nd and 3rd Coats - PPG Olympic 44887 Premium Fast Dry Satin Varnish - thin 2nd coat 10-15% with thinner before applying. Apply 3rd coat full bodied.

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CONTRACT DOCUMENTS

TRENT D. SULLIVAN
REGISTERED ARCHITECT
102233
STATE OF TENNESSEE
2020

1506 HOLLY
1506 HOLLY ST
NASHVILLE, TN 37206

general information

G0.1

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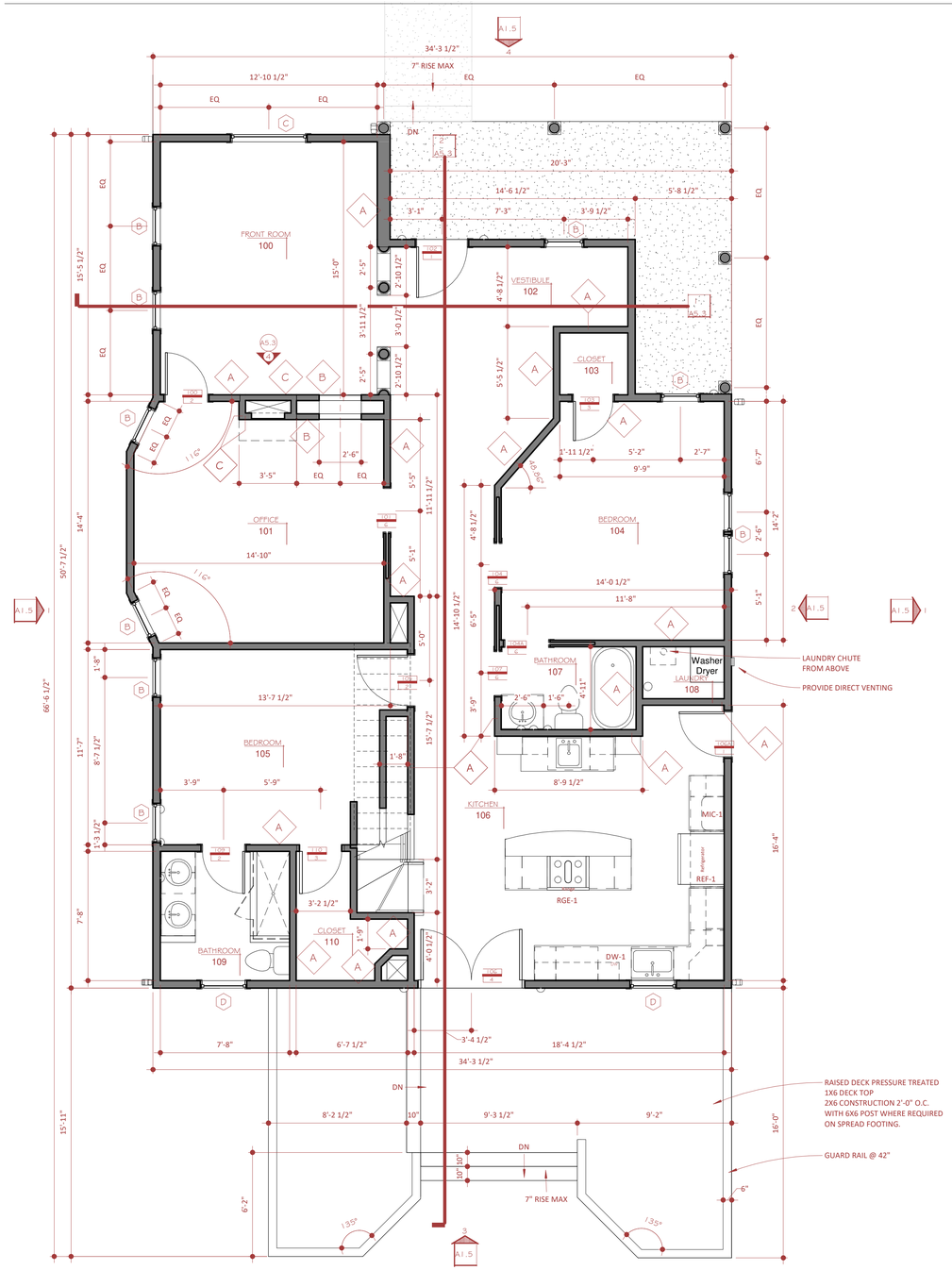
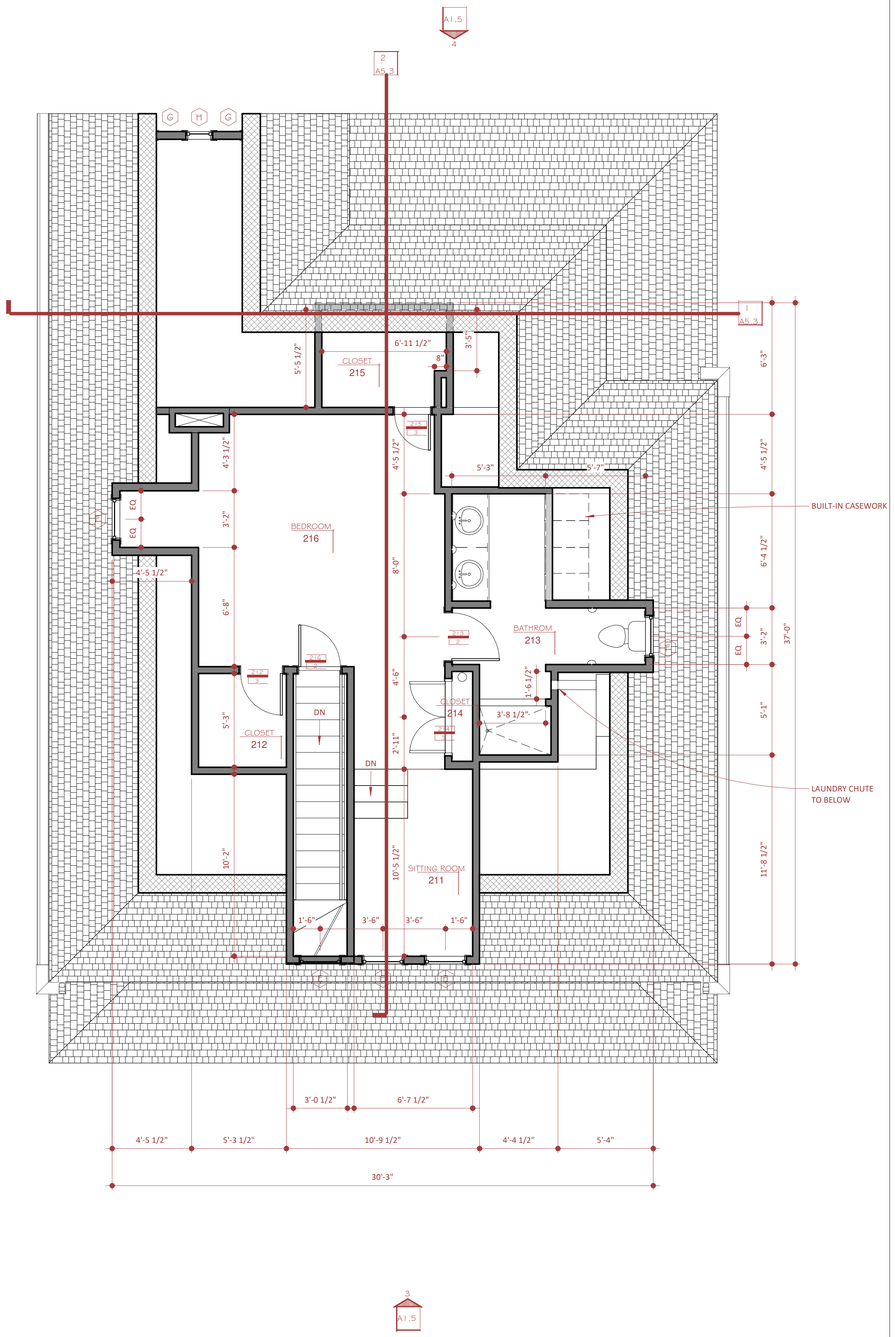


floor plan level one 1



plan level two 2

architectural plan symbols

ROOM NAME 101 — ROOM NAME & NUMBER

SIM 1 A5.1 — SECTION TAG
Section Reference
Sheet Reference

A5.3 — ELEVATION TAG
Elevation Reference
Sheet Reference

2 1 — DOOR TYPE, RE: Door Schedule & Legend
HARDWARE TYPE, RE: Hardware Legend

1 — PARTITION CONSTRUCTION TYPE, see "PARTITION TYPES" below and WALL TYPES on sheet G0.0

5LB. ABC fire extinguisher wall mounted at not less than 34" AFF.

partition types

REFER TO WALL TYPES ON SHEET G0.0 FOR DETAILS

NEW CONSTRUCTION

NEW CONSTRUCTION (BELOW)

architectural plan general notes

REFER TO GENERAL NOTES SHEET G0.0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.

CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE:

ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL COORDINATE STUD SIZE NECESSARY FOR HEIGHT OF WALL, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL CLEARANCES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH ARCHITECT.

IN FIRE RATED WALLS CONTRACTOR SHALL REINFORCE METAL STUD CONSTRUCTION WITH FIRE RESISTANT WOOD BLOCKING AT ALL LOCATIONS WHERE WALL CABINETS, SHELVING, GRAB BARS, ACCESSORIES, SIGNS, ETC., ARE TO BE INSTALLED. AT ALL OTHER WALL TYPES NON-FIRE RESISTANT WOOD BLOCKING IS ACCEPTABLE AT THESE INSTALLATIONS.

DOORS TO BE INSTALLED WITH JAMB SIDE 6" FROM INTERIOR FACE OF PERPENDICULAR WALL UNLESS NOTED OTHERWISE.

appliance schedule

CONTRACTOR SHALL PROVIDE AND INSTALL APPLIANCES PER MANUFACTURER'S INSTRUCTIONS.

DW-1 DISHWASHER
MANUFACTURER: MAYTAG
MODEL #: MDB4949SHZ
COLOR: STAINLESS STEEL

MIC-1 MICROWAVE
MANUFACTURER: GE
MODEL #: PEB9155JSS
COLOR: STAINLESS STEEL

RGE-1 RANGE, GAS
MANUFACTURER: SAMSUNG
MODEL #: NX58M9420SS
COLOR: STAINLESS STEEL

REF-2 REFRIGERATOR
MANUFACTURER: FRIGIDAIRE
MODEL #: FFSS2615TS
COLOR: STAINLESS STEEL

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TRENT D. SULLIVAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
102235
5-27-20

CONTRACT DOCUMENTS

1506 HOLLY
1506 HOLLY ST
NASHVILLE, TN 37206

floor plan
A1.1
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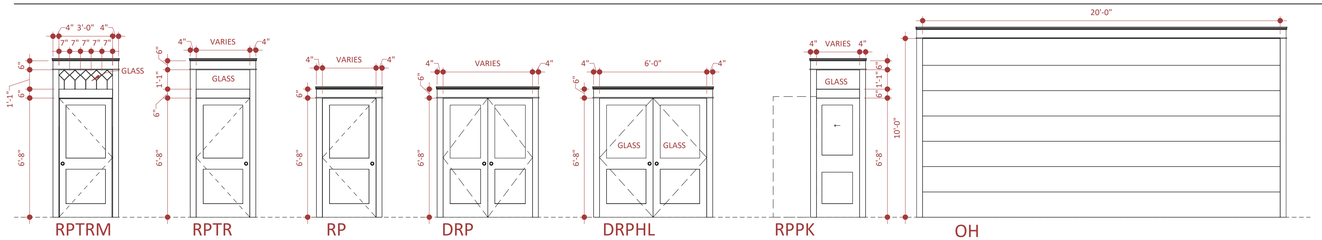
door typicals & elevations



door schedule

MARK	SIZE WIDTH	SIZE HEIGHT	DESCRIPTION	MATERIAL	FINISH	HARDWARE
100	2'-6"	6'-8"	RPTR	Lever	OIL RUBBED BRONZE	2
101	2'-8"	6'-8"	RPPK	WOOD	PAINTED, WHITE	6
102	3'-0"	6'-8"	RPTRM	STEEL	PAINTED, WHITE	1
103	2'-4"	6'-8"	RP	WOOD	PAINTED, WHITE	3
104	2'-8"	6'-8"	RPPK	WOOD	PAINTED, WHITE	6
104A	2'-8"	6'-8"	RPPK	WOOD	PAINTED, WHITE	6
105	3'-0"	6'-8"	RPTR	WOOD	PAINTED, WHITE	2
106	6'-0"	6'-8"	DRPHL	STEEL	PAINTED, WHITE	4
106A	2'-8"	6'-8"	RPTR	STEEL	PAINTED, WHITE	1
107	2'-8"	6'-8"	RPPK	WOOD	PAINTED, WHITE	6
109	2'-6"	6'-8"	RP	WOOD	PAINTED, WHITE	2
110	2'-6"	6'-8"	RP	WOOD	PAINTED, WHITE	3
117	20'-0"	9'-0"	OH	WOOD	PAINTED, WHITE	7
117A	3'-0"	6'-8"	RPTR	WOOD	PAINTED, WHITE	1
212	2'-4"	6'-8"	RP	WOOD	PAINTED, WHITE	3
213	2'-8"	6'-8"	RP	WOOD	PAINTED, WHITE	2
214	4'-0"	6'-8"	DRP	WOOD	PAINTED, WHITE	5
215	2'-0"	6'-6"	RP	WOOD	PAINTED, WHITE	3
216	2'-4"	6'-8"	RP	WOOD	PAINTED, WHITE	2

door notes

UNLESS NOTED OTHERWISE ALL DOORS PASSAGES ARE 6'-8" ***AFF.***

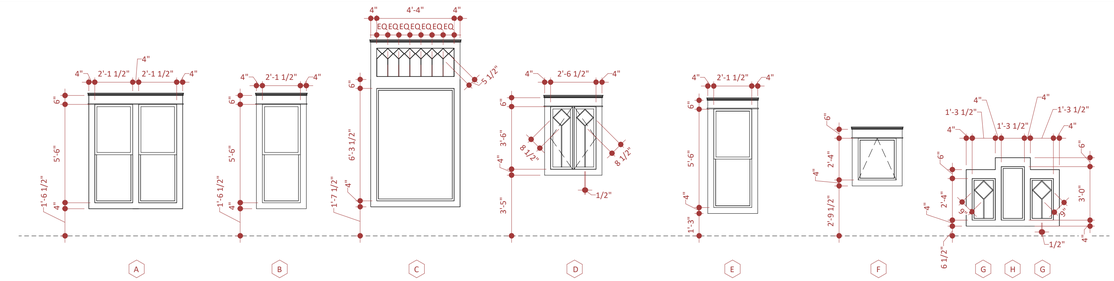
UNLESS NOTED OTHERWISE LEVER HEIGHT IS ***3'-4" A.F.F.***

ALL DOORS TO BE PAINTED WHITE

door hardware schedule

KEY NAME	HARDWARE TYPE	FINISH	LOCKSET	LATCHSET	DEADBOLT
1	Lever	OIL RUBBED BRONZE	Yes	No	Yes
2	Lever	OIL RUBBED BRONZE	Yes	No	No
3	Lever	OIL RUBBED BRONZE	No	Yes	No
4	Paired Door, Astragal & Integral Flushbolt at 1 Leaf Lever	OIL RUBBED BRONZE	Yes	No	Yes
5	Paired Door, Astragal & Integral Flushbolt at 1 Leaf Lever	OIL RUBBED BRONZE	No	Yes	No
6	Pocket Door Pull, Tracks & Stops	OIL RUBBED BRONZE	Yes	No	No
7	Overhead door Tracks & Stops & Opener	BLACK	Yes	No	No

window typical and elevations



window shedule

Mark	Type	Sill Height	Width	Height
B	PAIR SINGLE HUNG	1'-7 3/4"	2'-4"	6'-6"
C	PICTURE	1'-7 3/4"	4'-6 1/2"	6'-3 1/2"
D	CASEMENT	3'-8 3/4"	2'-9"	3'-6"
E	SINGLE HUNG	1'-7"	2'-4"	5'-6"
F	HOPPER	3'-4"	2'-4"	2'-4"
G	PICTURE	10 1/2"	1'-6"	2'-4"
H	PICTURE	10 1/2"	1'-6"	3'-0"

frame typical elevation

NOTE:
DOOR AND WINDOW FRAMES AND CROWN MOULDING SHOWN FOR DESIGN INTENT.
SOME TRIM VARIES ON BUILDING EXTERIOR.
SEE ELEVATIONS.

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1506 HOLLY
1506 HOLLY ST
NASHVILLE, TN 37206

door & hardware schedules

A1.2

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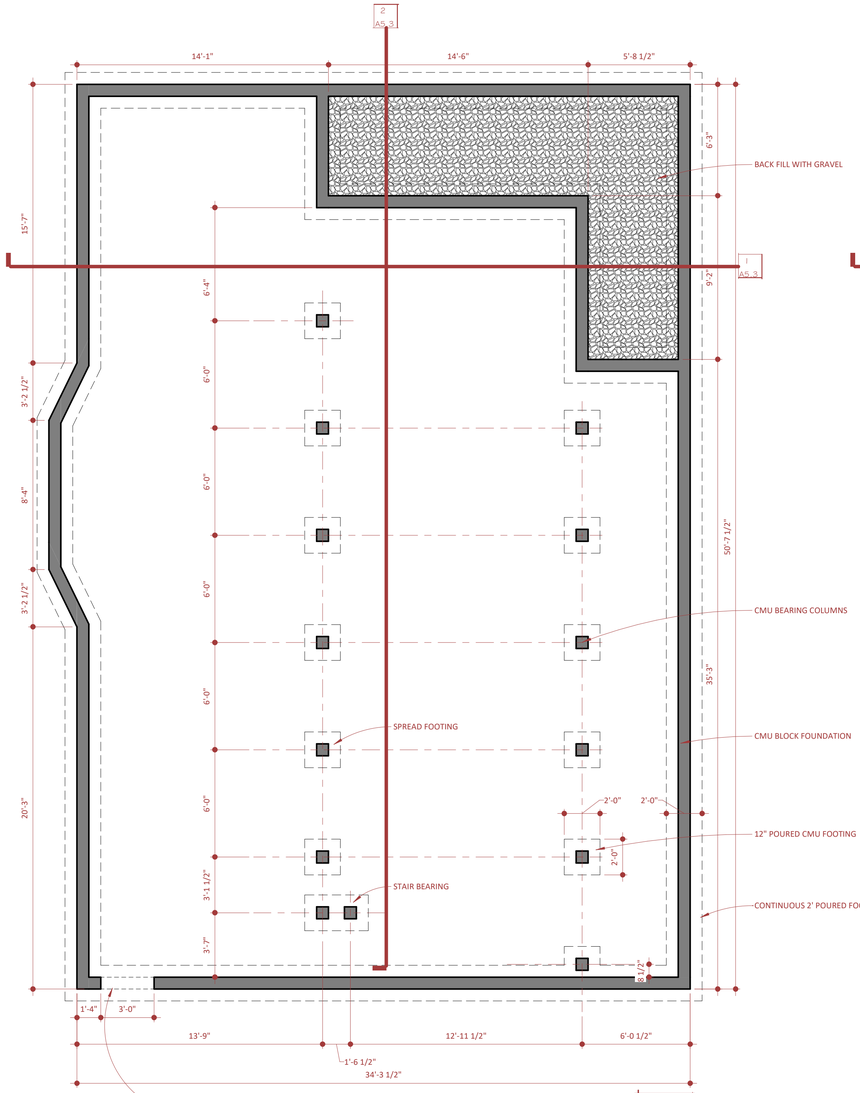
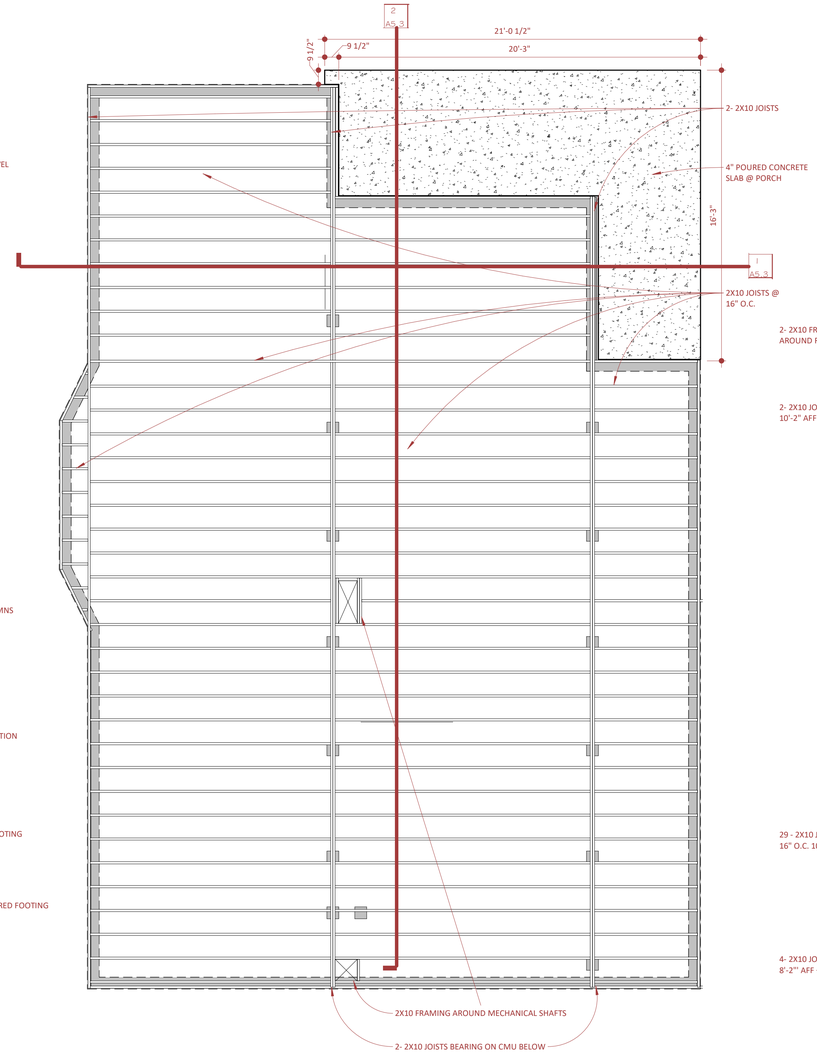


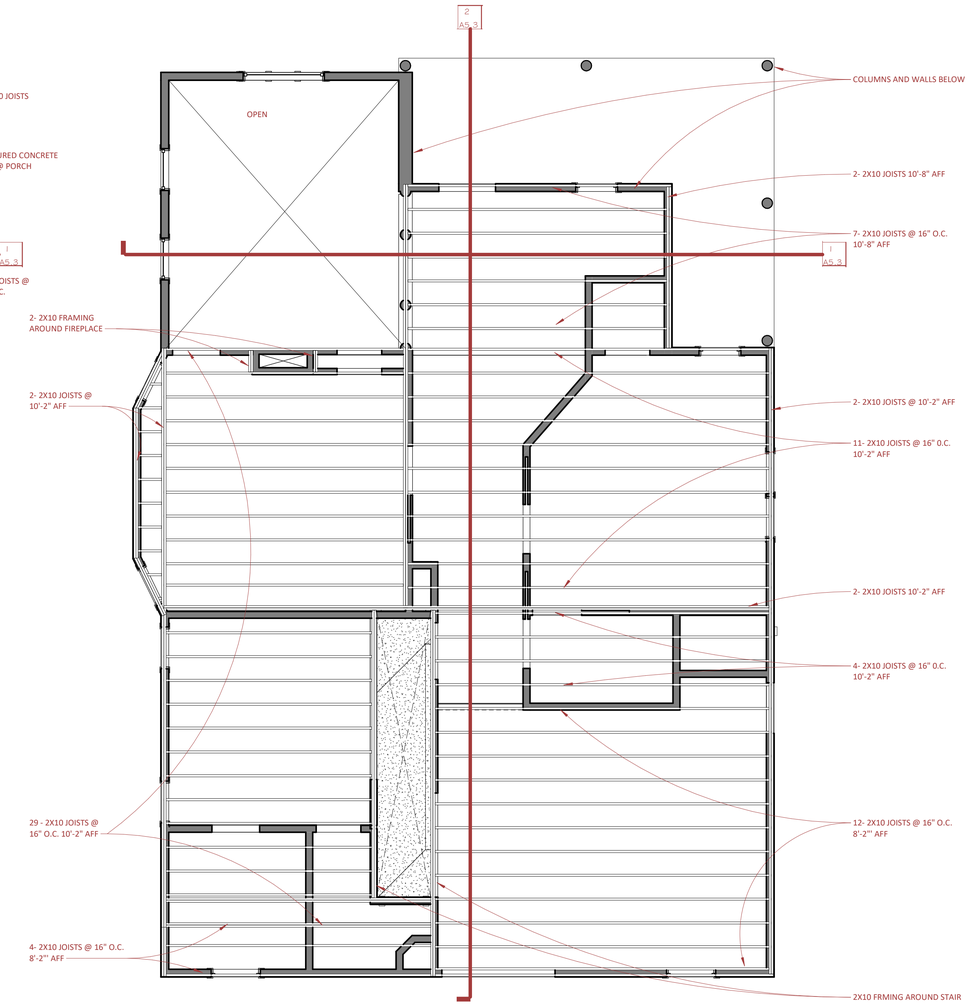
plan at crawl space 1

4' 2' 0 4'



framing plan at first floor 2

4' 2' 0 4'



framing plan at second floor 3

4' 2' 0 4'

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TRENT D. SULLIVAN
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STATE OF TENNESSEE
No. 102235

1506 HOLLY
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crawl space and floor
framing plans

A1.3

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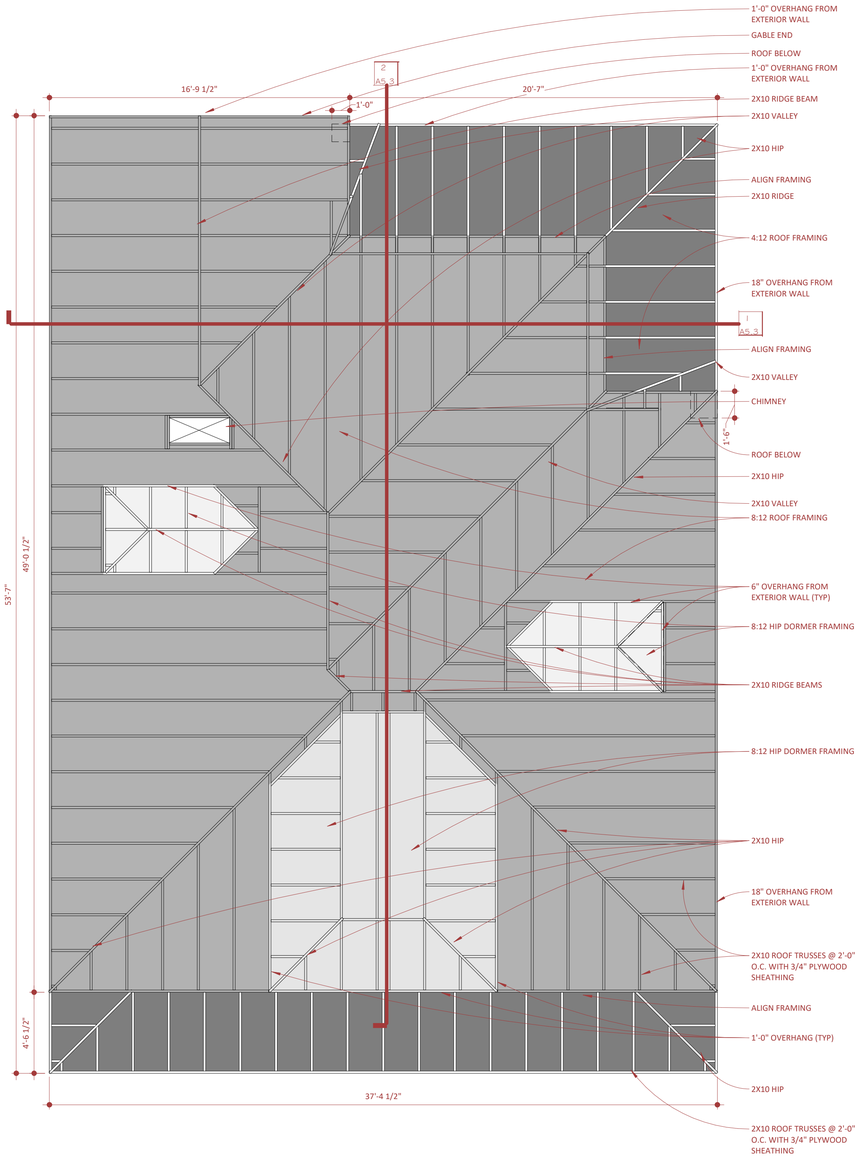
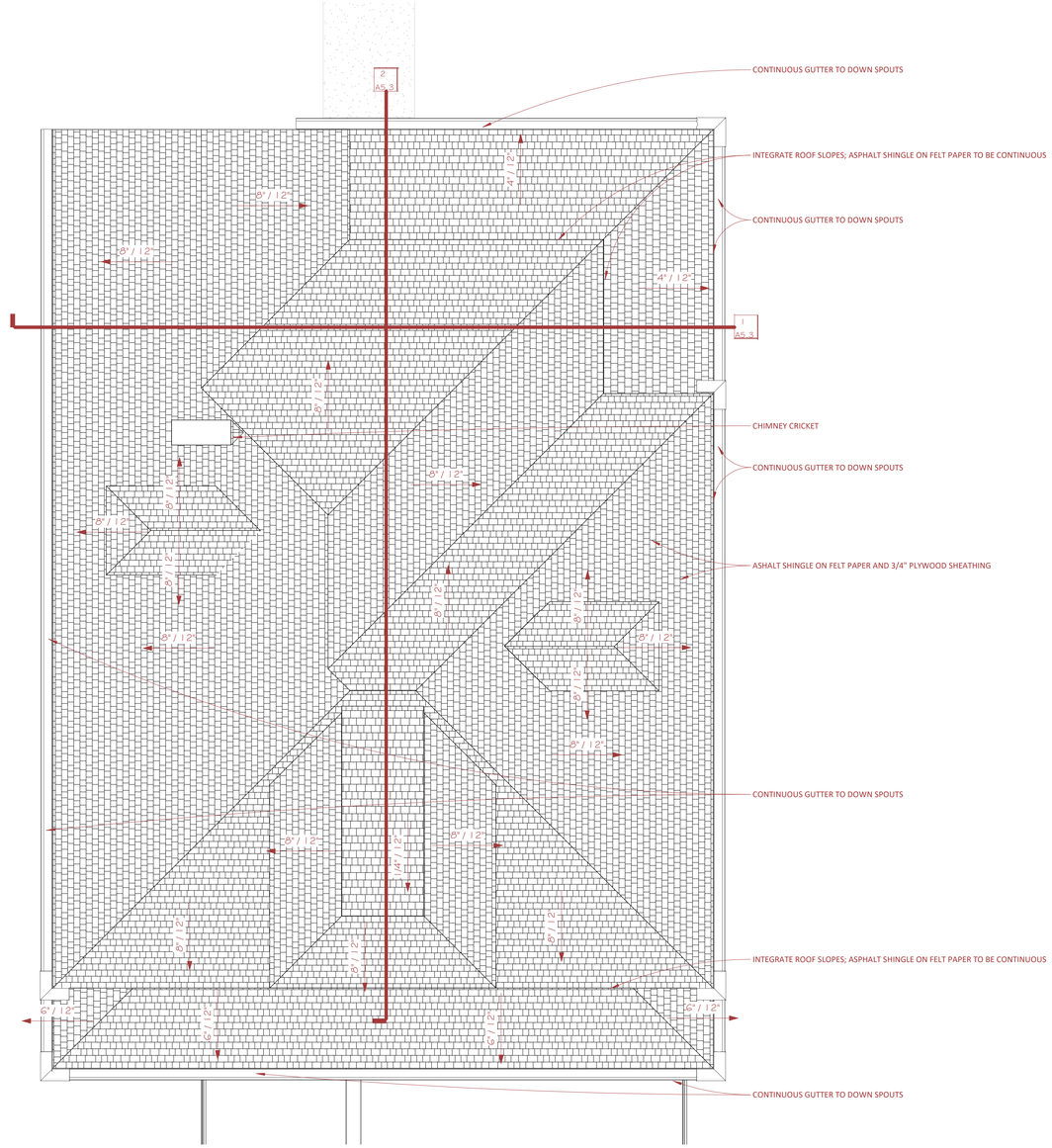


framing plan at roof 1



plan roof level 2

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roof and rafter plans

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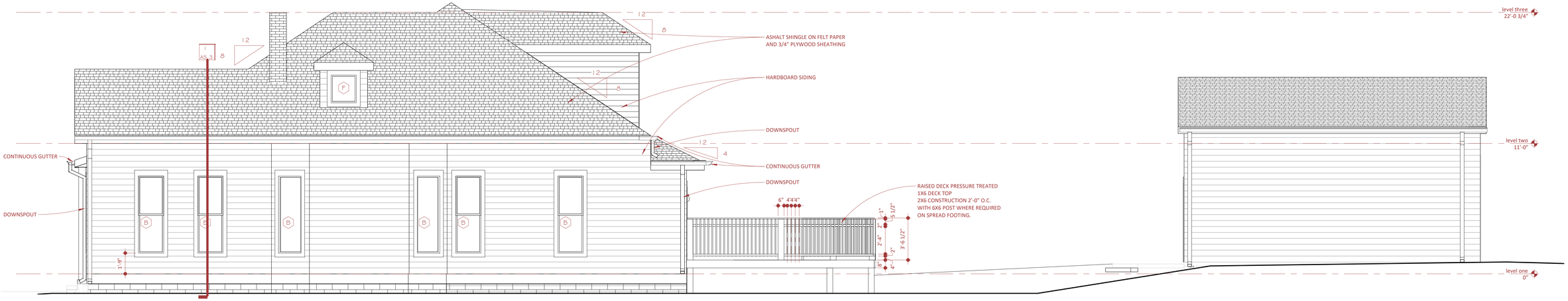

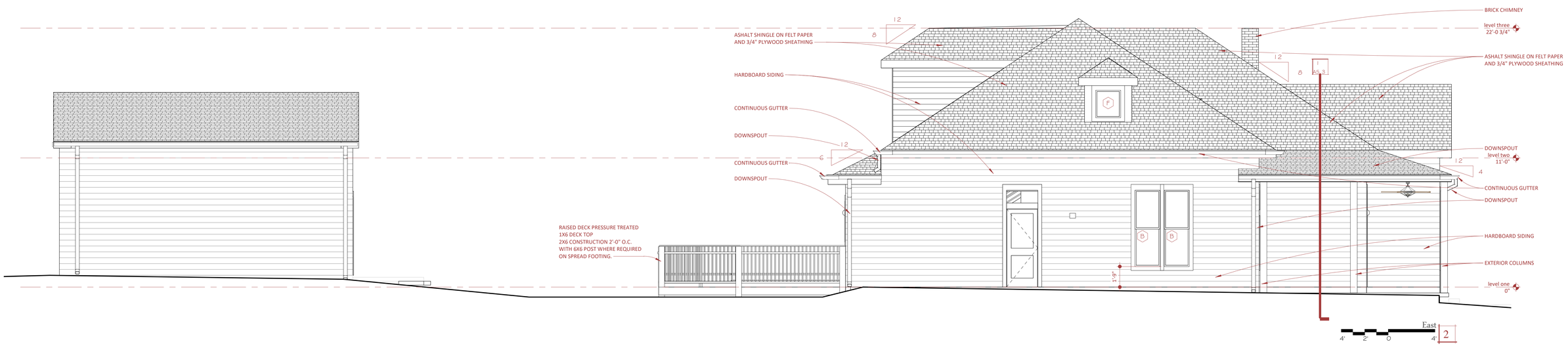

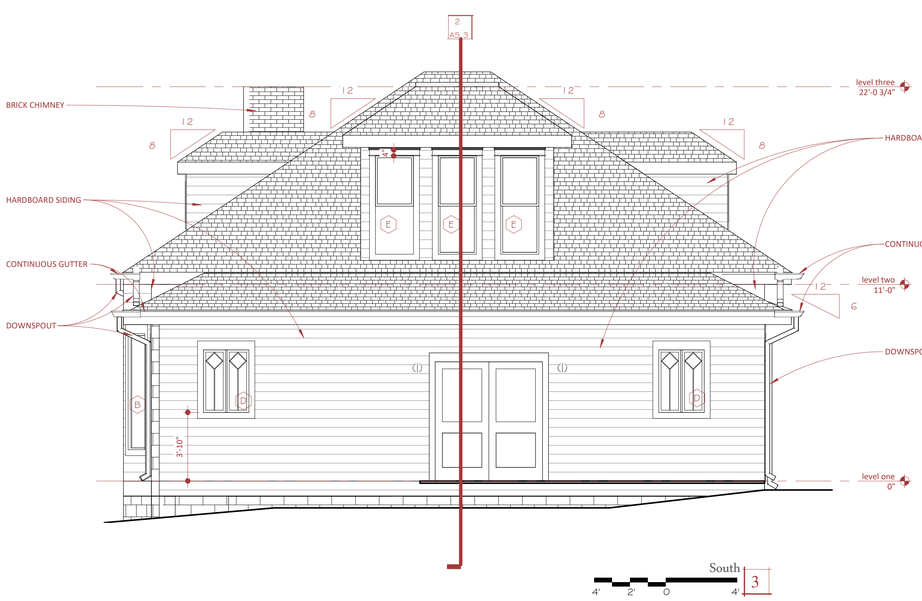

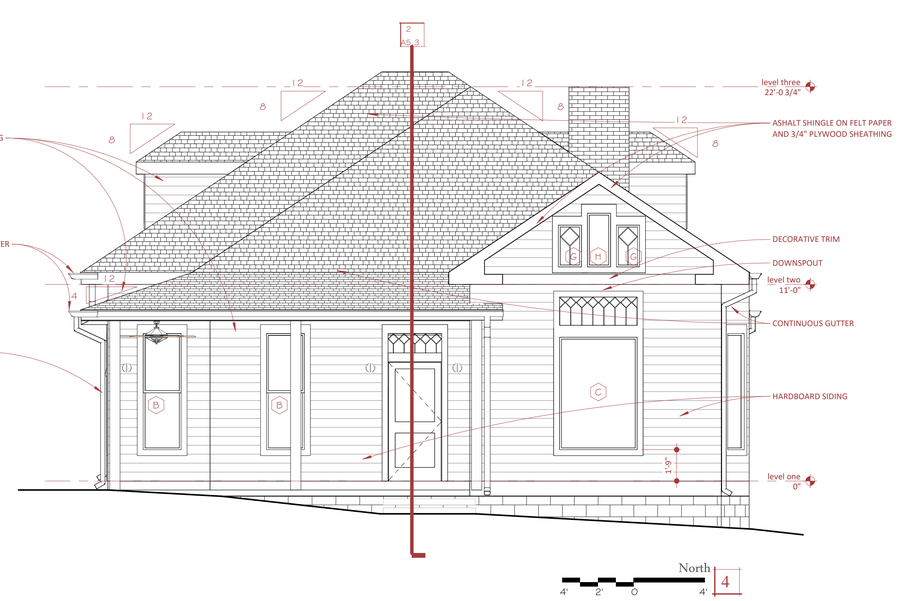

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exterior elevations

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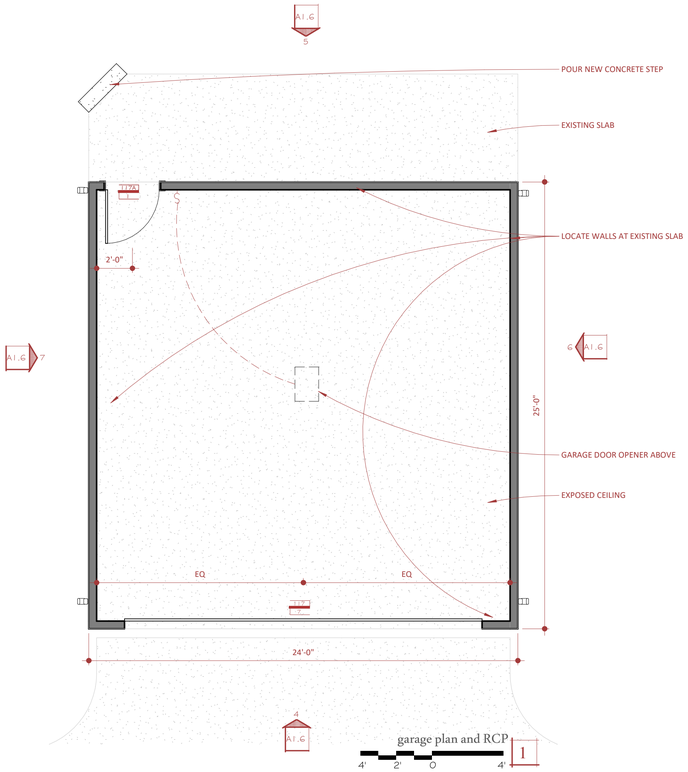
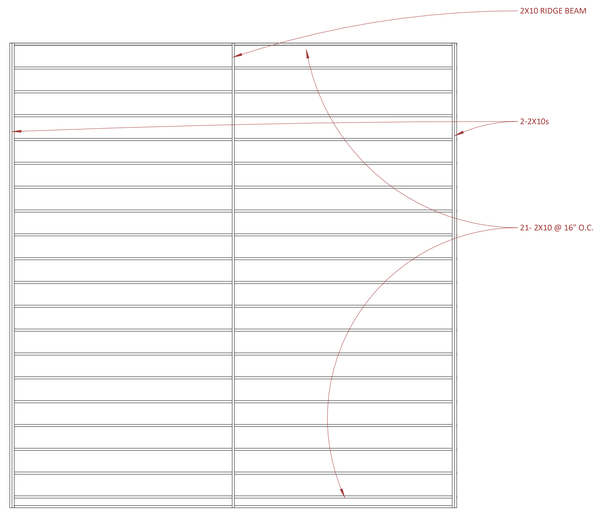


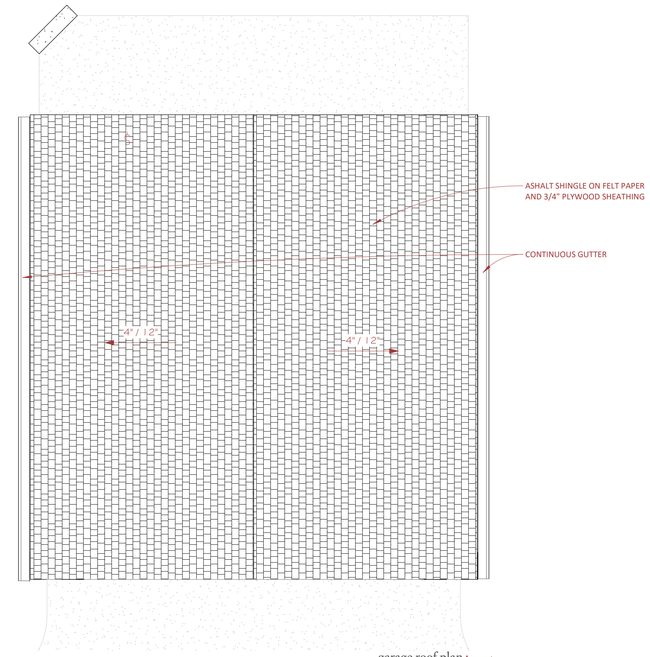
garage plan and RCP 1

4' 2' 0 4'



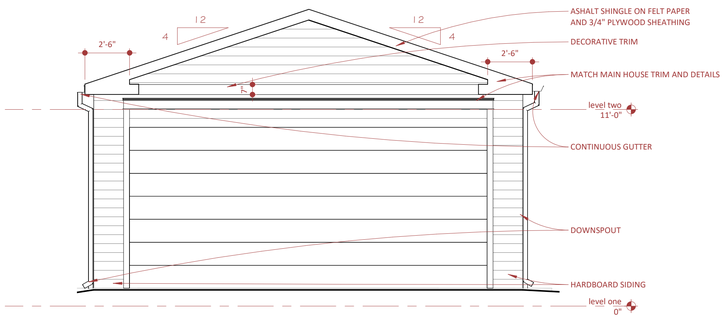
garage roof framing plan 2

4' 2' 0 4'



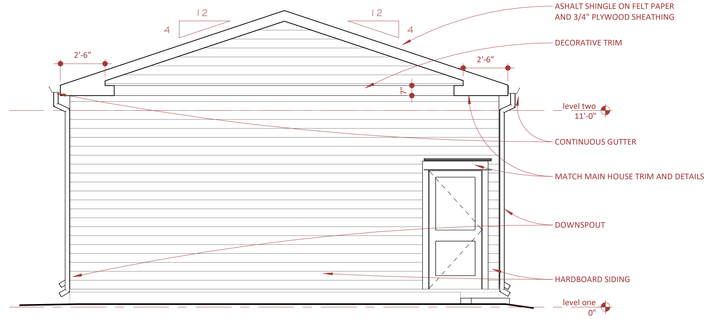
garage roof plan 3

4' 2' 0 4'



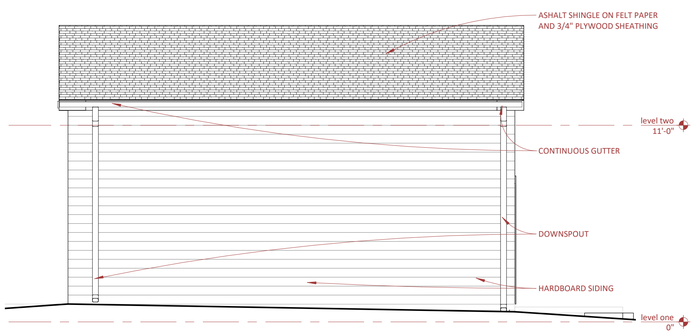
elevation at garage south 4

4' 2' 0 4'



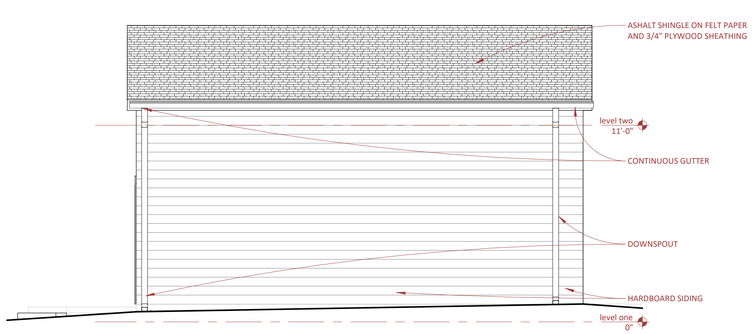
elevation at garage north 5

4' 2' 0 4'



elevation at garage east 6

4' 2' 0 4'



elevation at garage west 7

4' 2' 0 4'

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STATE OF TENNESSEE
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garage plans and elevations

A1.6

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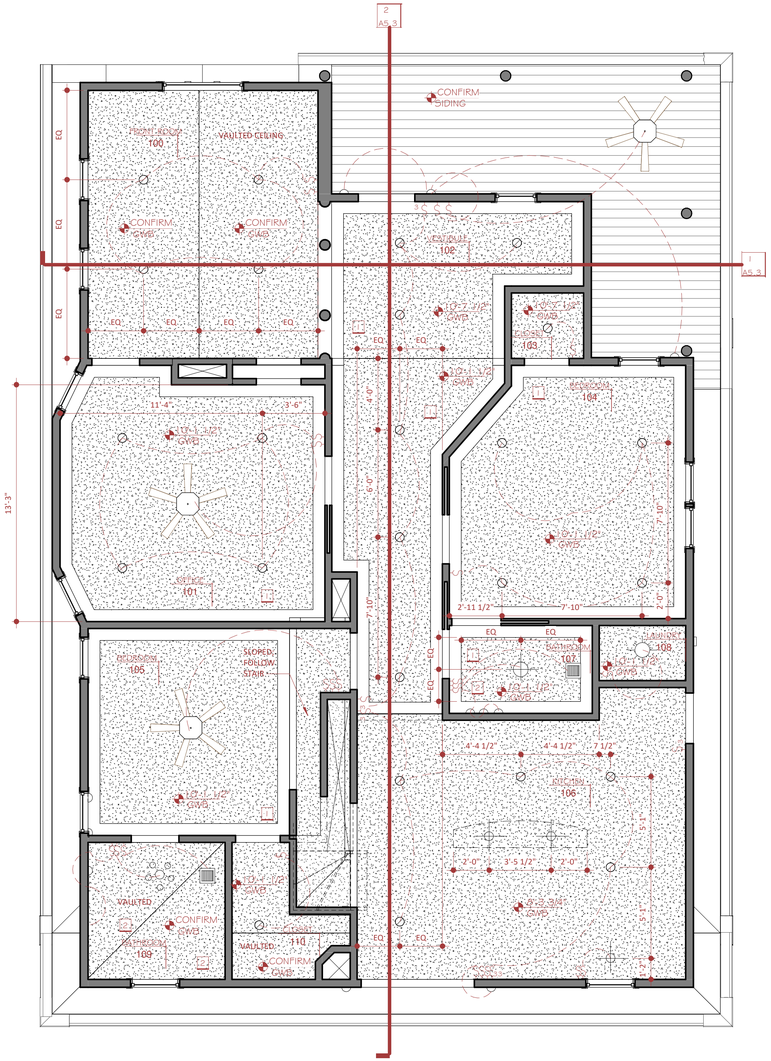
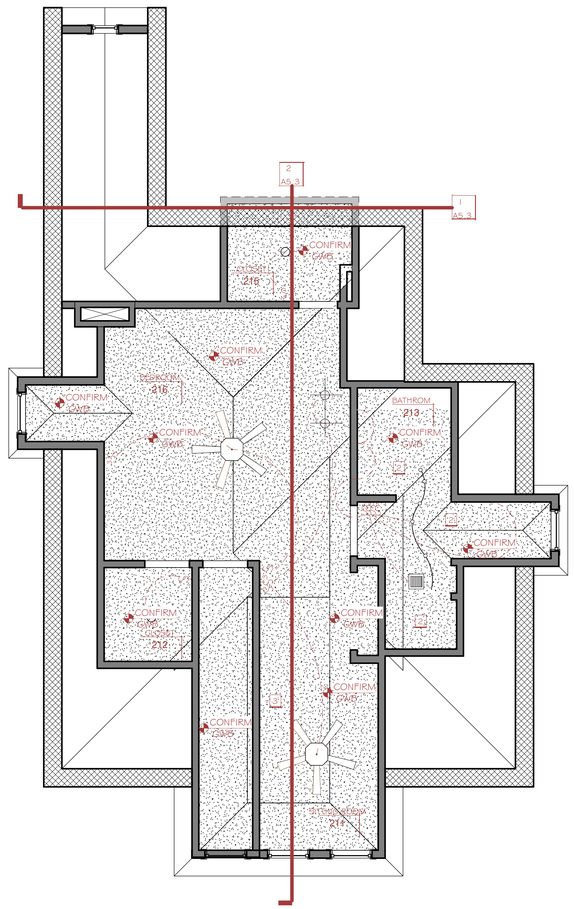


reflected ceiling plan level one 1

4' 2' 0 4'



reflected ceiling plan level two 2

4' 2' 0 4'

reflected ceiling plan keynotes

1. CROWN MOULDING AT INDICATED PERIMETER. SEE PHOTOS FOR PATTERN AND RELATIVE SCALE.
2. CEILING TO BE "GREEN BOARD" GYPSUM BOARD AT ALL WET APPLICATIONS.
3. DESIGN MECHANICAL SYSTEM TO PROVIDE ADDITIONAL COOLING TO THIS SPACE. VERIFY EQUIPMENT LOADS WITH TENANT'S REPRESENTATIVE AND ADJUST THE AIR DISTRIBUTION AS NECESSARY. BALANCE THE SYSTEM AND PROVIDE A THERMOSTATIC CONTROL.

reflected ceiling plan general notes

REFER TO GENERAL NOTES SHEET G0.0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.

CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.

CEILING ELEMENTS (LIGHTING FIXTURES, MECHANICAL DIFFUSERS, SPRINKLER HEADS, ETC. ARE SHOWN FOR LAYOUT AND DESIGN INTENT ONLY. FIELD CONDITIONS MAY VARY.

ALL CEILING ELEMENTS SHALL BE CENTERED IN ROOM, UNLESS NOTED OTHERWISE.

EMERGENCY LIGHTING SHALL COMPLY WITH CODE REQUIREMENTS.

SWITCHES ARE TO BE MOUNTED TO ALIGN WITH THE CENTERLINE OF THE DOOR LEVER 42" AFF or MATCH EXISTING or MATCH BASE BUILDING STANDARD. EACH ROOM TO BE SWITCHED INDIVIDUALLY.

ALL ADJACENT SWITCHES SHALL BE GANGED IN A SINGLE BOX WITH A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE SPACED AN EQUAL AND MINIMUM DISTANCE APART AND LOCATED AT THE SAME ELEVATION AFF. STACKING OF SWITCHES MAY BE NECESSARY IF THE NUMBER IS EXCESSIVE.

ALL ABOVE CEILING SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE CEILING HEIGHTS DOCUMENTED AND CEILING FIXTURES SPECIFIED. CEILING DROPS WILL NOT BE CONSIDERED TO ACCOMMODATE REROUTING OF SYSTEMS.

ALL LIGHTING AND/OR SWITCHING SHALL BE COORDINATED WITH BASIC BUILDING SYSTEMS. REFER TO BUILDING REPRESENTATIVE FOR REQUIREMENTS.

reflected ceiling plan symbols

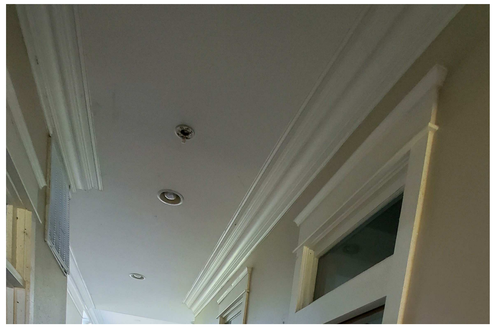
ROOM NAME 101	ROOM NAME & NUMBER
1	KEYNOTE
8' - 0" AC- 1	CEILING HEIGHT TAG Ceiling Height Reference Ceiling Type Reference
CONFIRM AC- 1	CEILING HEIGHT TAG Confirm Height in Field Ceiling Type Reference
	Gypsum Plaster
	Ceiling Fan with Light
	Recessed Downlight
	Surface Mounted Fixture
	Ceiling Surface Mounted Pendant Fixture
	Light Track and Fixtures
	Wall Mounted Sconce Fixture
	Ceiling Surface Mounted Exhaust Fan

LIGHTING LAYOUT AND SWITCHING IS FOR DESIGN INTENT ONLY. FINAL LIGHTING LAYOUT TO BE DETERMINED BY CONTRACTOR'S CALCULATIONS AND COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE AS REQUIRED BY JURISDICTION

VERIFY SECOND FLOOR AND VAULTED CEILING SEAMS AND HEIGHTS IN FIELD.

REFERENCE INCLUDED PHOTOS FOR CROWN MOULDING PATTERN.

crown moulding reference photos



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TRENT D. SULLIVAN
REGISTERED ARCHITECT
NO. 102235
STATE OF TENNESSEE
5.27.20

CONTRACT DOCUMENTS

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reflected ceiling plans

A2.1

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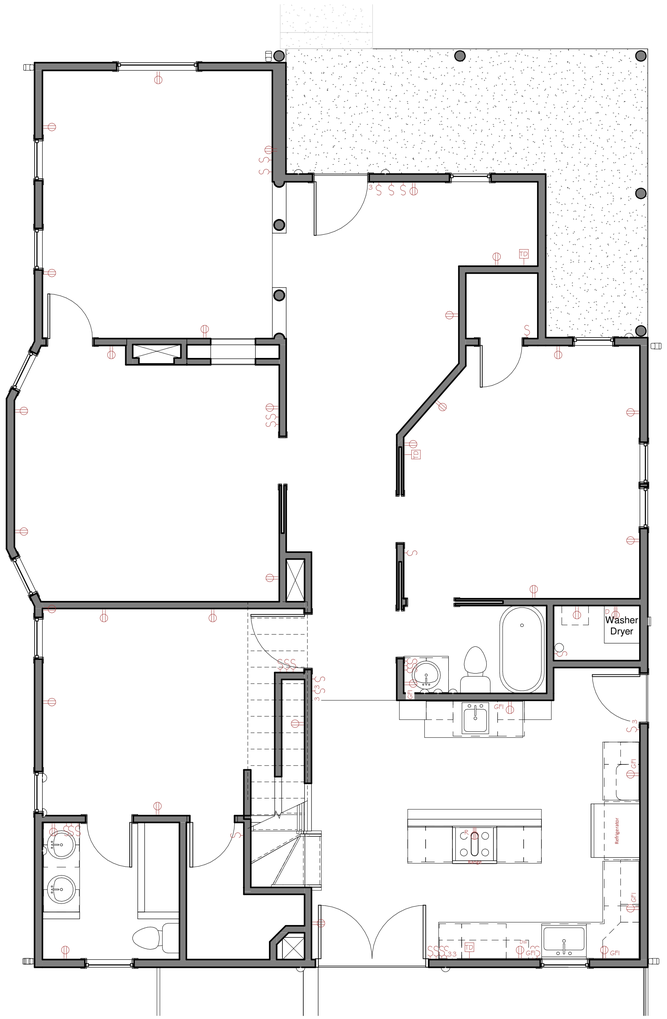
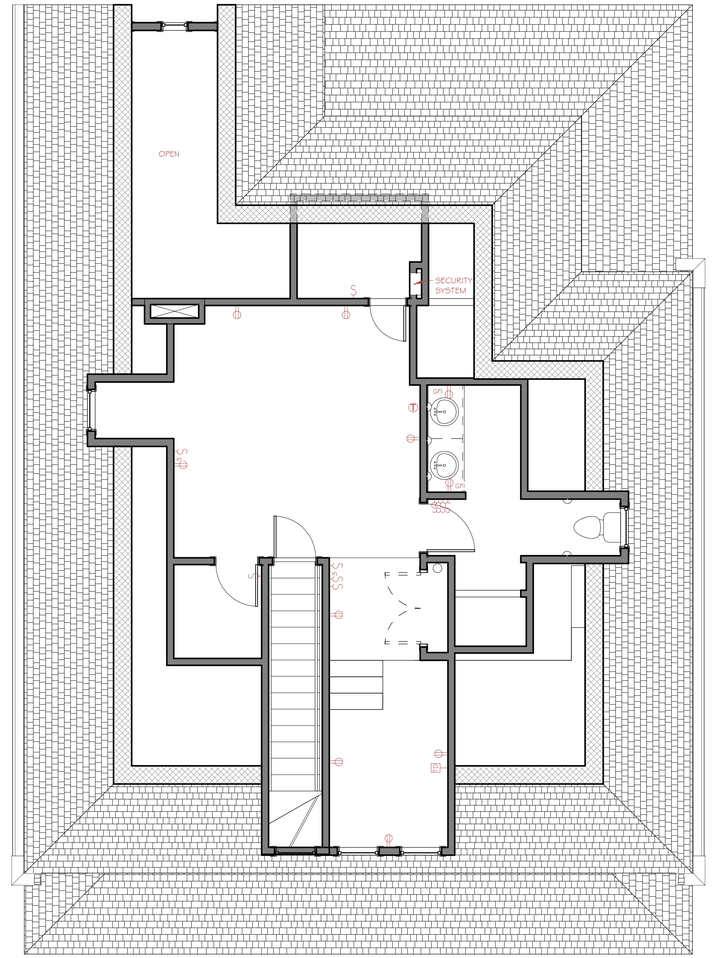


power plan level one 1



power plan level two 2

power & data symbols

ROOM NAME 101	ROOM NAME & NUMBER
1	KEYNOTE
S	Switch
S 3	Switch, 3-way
	Duplex Receptacle
GFI	Ground Fault Interupt Receptacle
D	Dryer Receptacle
R	Range Receptacle
TD	Telephone/CAT5/6
T	Thermostat Location

power & data general notes

REFER TO GENERAL NOTES SHEET G0.0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.

CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS:

POWER AND DATA INFORMATION ON THIS SHEET IS SHOWN FOR LAYOUT AND DESIGN INTENT ONLY.

REFER TO REFLECTED CEILING PLAN FOR SWITCHING INFORMATION RELATED TO LIGHTING.

COORDINATE COLOR OF SWITCHES, DIMMERS, OUTLETS, AND COVER PLATES WITH FINISH PLAN.

CENTERLINE OF NEW RECEPTACLES TO BE INSTALLED AT 18" A.F.F. UNLESS NOTED OTHERWISE.

ALL NEW THERMOSTATS ARE TO BE WHITE MOUNT AT 54" AFF

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1506 HOLLY

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NASHVILLE, TN 37206

power l comm plan

A3.1

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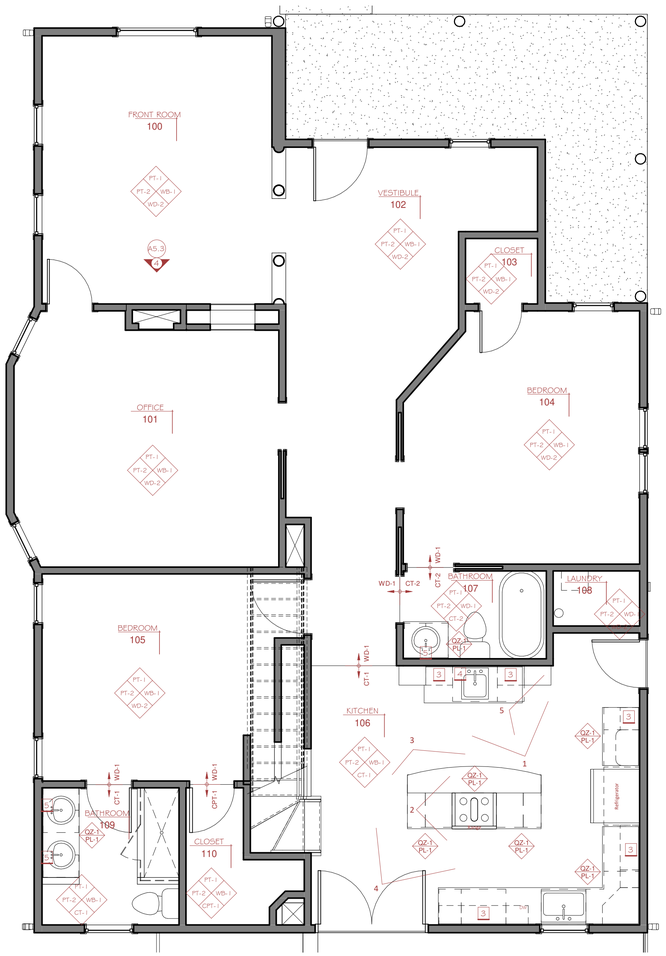
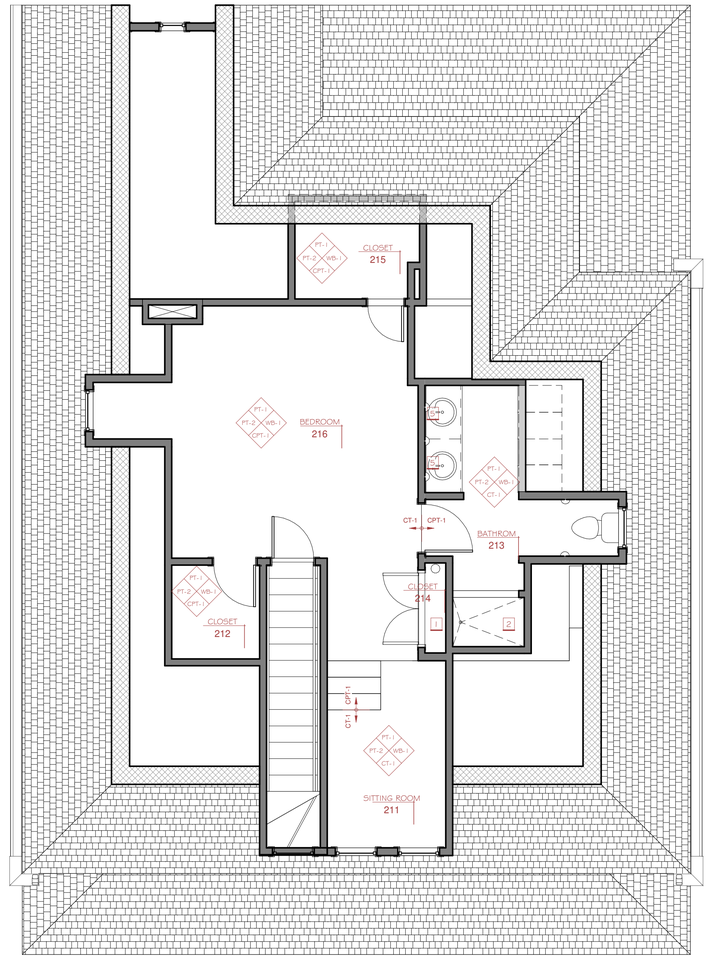


finish plan level one



finish plan level two

finish selection keynotes

SPECIFICATIONS FOR THIS CONFINED SPACE AS BELOW:

1
CEILING FINISH: ***PT-1***
WALLS FINISH: ***PT-2***
BASE FINISH: ***WB-1***
FLOOR FINISH: ***CPT-1***

2
CEILING FINISH: ***CT-1***
WALLS FINISH: ***CT-1***
BASE FINISH: ***CT-1***
FLOOR FINISH: ***CT-1***

3 CASEWORK TO BE FROSTED GLASS FRONT. SEE REFERENCE PHOTOS.

4 WINE GLASS RACK ABOVE AT THIS LOCATION

5 MIRROR THIS LOCATION

finish plan symbols

ROOM NAME 101 — ROOM NAME AND NUMBER

1 — KEYNOTE

SS-1 / PL-1 — MILLWORK FINISHES
Counter Top
Wall/Base Cabinets

AC / PT-1 / WB-1 / CT-1 — FINISH TAG
Ceiling Type
Wall Finish
Base Finish
Floor Finish

Transition of Floor Materials

PT-1 — Extent of Accent Finish

finish schedule

CT-1 CERAMIC TILE
MANUFACTURER: MATCH EXISTING
STYLE:
COLOR: TAN
INSTALLATION: 12"X12" BRICK LAY
GROUT COLOR: BROWN
GROUT SIZE:

CT-2 CERAMIC TILE
MANUFACTURER: MATCH EXISTING
STYLE:
COLOR: WHITE
INSTALLATION: 2" HEX AND SQUARE, ALTERNATING
GROUT COLOR: WHITE
GROUT SIZE:

CPT-1 CARPET
MANUFACTURER: MATCH EXISTING
STYLE: HIGH PILE, ROLLED
COLOR: TAN

PT-1 PAINT
COLOR: WHITE

PT-2 PAINT
COLOR: TAN

PL-1 PLASTIC LAMINATE
MANUFACTURER:
COLOR: DARK BROWN WD LOOK

QZ-1 QUARTZ
MANUFACTURER: MATCH EXISTING
STYLE: POLISHED
COLOR: TAN, WITH FLECKS

WB-1 WOOD BASE
MANUFACTURER: MATCH EXISTING
STYLE: 5", SCULPTED PROFILE
COLOR: WHITE, PAINTED

WD-1 WOOD FLOOR
MANUFACTURER: MATCH EXISTING
STYLE: 2" HARDWOOD PLANKS, NAILED
COLOR: DARK BROWN, STAINED

finish plan abbreviations

CPT	Carpet	SS	Stainless Steel
CT	Ceramic Tile	ST	Stain
PT	Paint	WB	Wood Base
PL	Plastic Laminate	WD	Wood Floor or Wall

general finish selections and notes

REFER TO GENERAL NOTES SHEET G0.0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.

ALL INTERIOR FINISHES SPECIFIED THROUGHOUT THE SPACE SHALL COMPLY, AS PER JURISDICTION, WITH IBC CHAPTER 8, NFPA 101, AND TABLE 803.3 IFC 2009 FOR MINIMUM FLAME SPREAD CLASSIFICATION. ANY FINISH SELECTIONS, SUBSTITUTIONS, OR ADDITIONS THAT ARE DEEMED NON-COMPLIANT SHALL BE SUBMITTED TO THE ARCHITECT FOR RESELECTION.

CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.

TYPICAL FLOOR COVERING TRANSITION IS AT CENTERLINE OF DOOR OR CENTERLINE OF OPENING WHERE NO DOOR IS PRESENT UNLESS NOTED OTHERWISE. TRANSITIONS BETWEEN OTHER MATERIALS SHALL BE AS DETAILED OR AS DIRECTED BY THE ARCHITECT.

COLORED CAULK SHALL BE USED AT ALL LOCATION TO MATCH WALL PAINT OR LAMINATE.

NOTE: FOR MILLWORK/CASEWORK AWI RECOMMENDATIONS ARE TO MAINTAIN PROPER HUMIDITY CONDITIONS, DURING SITE STORAGE, AND INSTALLATION, WITHIN THE RANGE OF 25% TO 55%. CONTRACTOR IS TO ALSO FOLLOW DURING FABRICATION AND FINISHING.

CASEWORK TO MATCH PREVIOUS. REFERENCE PHOTOS INCLUDED THIS PAGE. MATCH PATTERN, GLASS, AND HANDLES AS CLOSELY AS POSIBLE.

casework reference photos

1

2

3

4

5

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CONTRACT DOCUMENTS

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REGISTERED ARCHITECT
STATE OF TENNESSEE

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NASHVILLE, TN 37206

finish plan
A4.1
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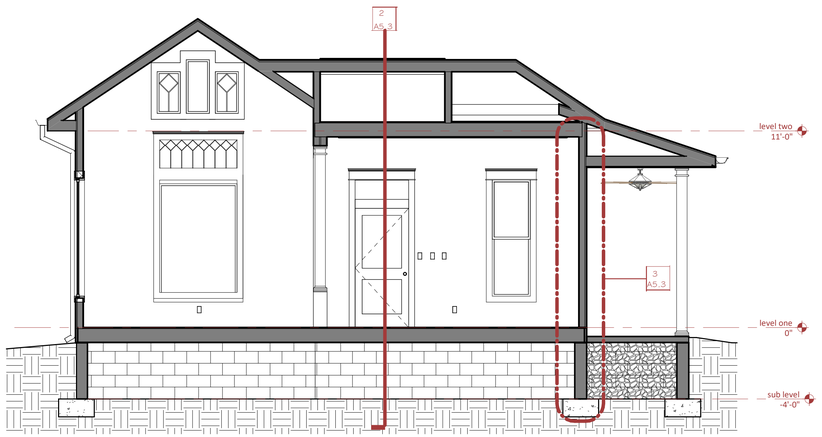
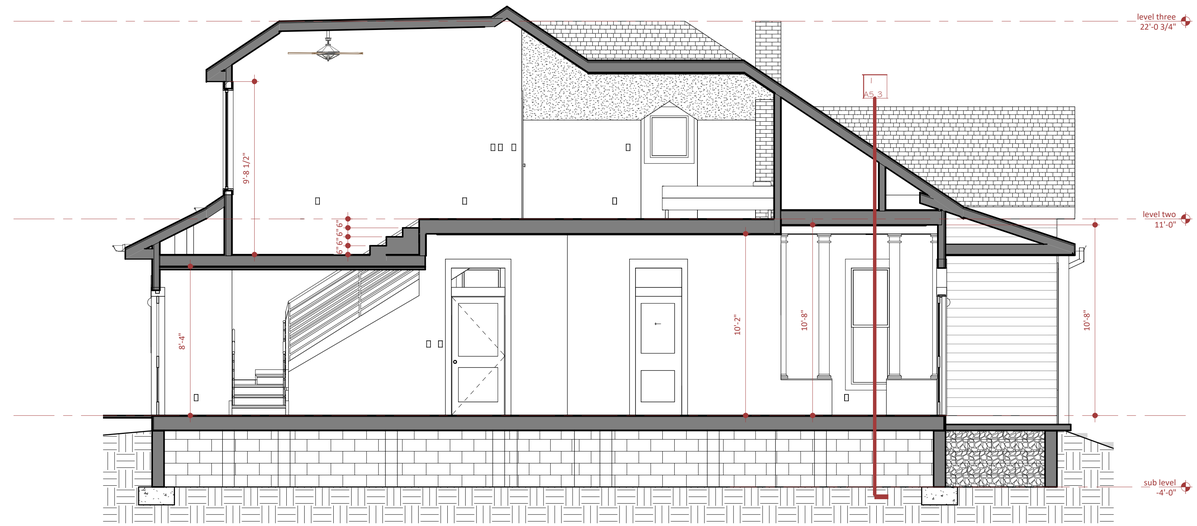
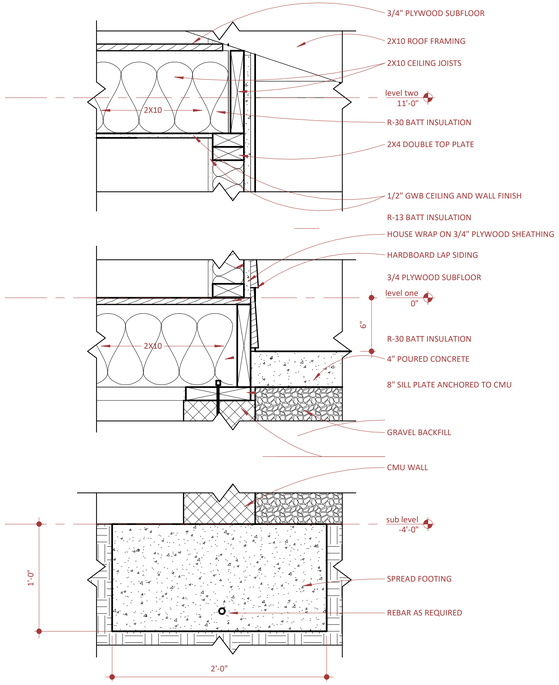


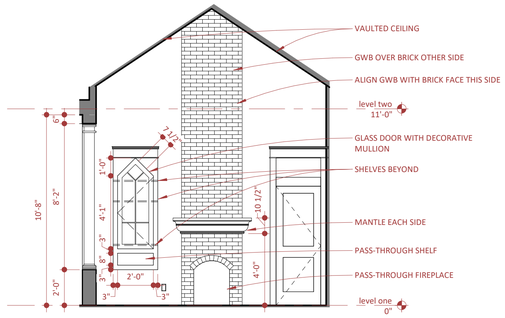
section through vestibule 1



section showing elevation changes 2



section through exterior wall (typ) 3



NOTE: DIMENSIONS APPROXIMATE AND FOR DESIGN INTENT

fireplace and column details 4

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REGISTERED ARCHITECT
XVI
ARCHITECTURE
10223
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5.28.20

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NASHVILLE, TN 37206

building sections

A5.3

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