Design Review Board

Official Agenda

AGENDA

DESIGN REVIEW BOARD – NEIGHBORHOOD DESIGN PANEL
AGENDA
Regular Meeting
June 4th, 2020
3:00 PM
Webex Virtual Meeting

Public meetings will be hosted virtually online and can be accessed at greenvillesc.gov/meeting using the password meetnow. Instructions to access the meeting, and information regarding a remote viewing location, are included at the end of this notice.

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of Minutes – May 7th, 2020
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Call for Public Comment
9. Old Business (public hearing)
   A. None
10. New Business (public hearing)
    A. CA 20-251
Application by Ben Settle for a CERTIFICATE OF APPROPRIATENESS for a new detached garage and porch addition at 409 Hampton Ave. (TM# 001700-01-00300).

Documents:

AGENDA PACKET - CA 20-251 - 409 HAMPTON AVE..PDF

11. Other Business (Not a Public Hearing)
   A. None

12. Advice and Comment (Not a Public Hearing)
    A. None

13. Informal Review (Not a Public Hearing)
    A. None

14. Adjournment

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at http://www.greenvillesc.gov/drb. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500’ of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500’ may also request a meeting. Contact the Planning and Development Office for further instructions.

Webex Meeting Instructions

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.

   Enter your: First Name
   Enter your: Last Name
   Enter your: Email Address
Steps for Phone Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 716 939 212

Remote Viewing Location

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

The City seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Procedure for Public Comment during Meeting

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
   - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
   - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
   - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.
Planning Staff Report to
Design Review Board - Neighborhood
May 29, 2020
for the June 4, 2020 Public Hearing

Docket Number: CA 20-251
Applicant: Ben Settle
Property Owner: Alex & Carol Samofal
Property Location: 409 Hampton Ave.
Tax Map Number: 001700-01-00300
Zoning: R-6, Single-Family Residential District
Proposal: New detached garage; rear porch addition
Staff Recommendation: Approval

Staff Analysis:

The subject property at 409 Hampton Ave. (Hampton-Pinckney Preservation District) is improved with a two-story, detached single-family residence which was constructed in 1925. The applicant proposes to erect a new two-car garage in the rear yard and construct a screened porch toward the rear of the existing single-family residence.

Detached Garage

The applicant proposes an 860 sq. ft., two-story detached garage toward the rear of the property. The garage features a height of approximately 20 ft. and is set back 5 feet from the side and rear property lines, as required per the Land Management Ordinance. Staff notes that the proposed roof eave line encroaches 18 inches into the side and rear yard, as permitted under Section 19-5.3.37 - Features allowed within required setbacks.

As proposed, the garage features a brick veneer façade with Hardie-board trim and stucco accents. The roof is primarily composed of architectural asphalt shingles, with a portion composed of standing-seam metal. A pre-finished steel garage door is proposed with a “walnut” color. The applicant has indicated that the garage will be used for storage and workshop space, with no plumbing proposed.

Covered Porch

The applicant proposes a 286 sq. ft. covered porch at the rear of the existing single-family structure. The addition will not be readily-visible from the Hampton Ave. right-of-way. The porch features an exposed structural ridge beam, with the asphalt roof shingles, fascia, soffit and brick veneer foundation details that match the existing house. An outdoor chimney is proposed.
Staff analysis concludes that the proposed construction is compatible with both the existing single-family home and the character of the neighborhood and is consistent with pertinent design guidelines. Therefore, staff recommends approval of the detached garage and porch addition.

Applicable Design Guidelines:

AR.8 Building materials for new construction should be similar to materials seen historically.
   A. Maintain the existing range of exterior wall materials found in the historic district.
   B. Exterior wood finishes should appear similar to those used historically.
   C. Masonry should appear similar to that used historically.
   D. Materials should be applied in a manner to that used historically.
   E. Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.

AR.12 Design an addition to be compatible with the primary building.
   A. Design a new addition such that the original character can be clearly seen.
   B. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
   C. Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
   D. An addition should be compatible in scale, materials and character with the main building.
   E. An addition should be set back from any primary, character-defining façade.
   F. The roof form of a new addition should be in character with that of the primary building.

AR.14 A new outbuilding should be subordinate to the primary structure on a site.
   A. Locate an outbuilding to the rear of a lot.
   B. Construct an outbuilding that is subordinate in size and character with the primary structure.
   C. An outbuilding should be similar in character to those seen traditionally.
   D. Maintain the simple detailing found on outbuildings.

AR.15 Use colors to create a coordinated color scheme for a building.
   A. The façade should “read” as a single composition.
   B. Employ color schemes that are simple in character.
   C. Base or background colors should be muted.
   D. Reserve the use of bright colors for accents only.

HP.6 Building materials for new construction should be similar to materials seen historically.

HP.7 A new building should be visually-compatible with historic structures.
CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476

APPLICANT/OWNER INFORMATION

* Indicates Required Field

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Name: Ben Settle</td>
<td>Alex &amp; Carol Samofal</td>
</tr>
<tr>
<td>*Title: Architect</td>
<td>Owner</td>
</tr>
<tr>
<td>*Address: 214 Chick Springs Rd.</td>
<td>409 Hampton Ave.</td>
</tr>
<tr>
<td>*State: SC</td>
<td>SC</td>
</tr>
<tr>
<td>*Zip: 29609</td>
<td>29601</td>
</tr>
<tr>
<td>*Phone: 864-607-2428</td>
<td>864-449-7144</td>
</tr>
<tr>
<td>*Email: <a href="mailto:ben@arcisandesign.com">ben@arcisandesign.com</a></td>
<td><a href="mailto:2-hokies@charter.net">2-hokies@charter.net</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

*STREET ADDRESS 409 Hampton Avenue, Greenville SC 29601

*TAX MAP #(S) 017000100300

*PRESERVATION DISTRICT/SPECIAL DISTRICT Hampton Pinckney

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? X Yes ___ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: X ___ CA Neighborhood New ___ CA Neighborhood Modification (___Major/___Minor)

 ___ CA Urban New ___ CA Urban Modification (___Major/___Minor)

 ___ CAS Staff New (___Major/___Minor) *please see item D. for description

 ___ CAS Staff Modification

 ___ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) N/A

To include: scope of project and response to specific guidelines and special conditions.

The owners are pursuing approval to erect a detached two-car garage in the rear yard of the property in conjunction with the addition of a screened porch to the rear of the existing single-family residence.
INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

   A. URBAN DESIGN PANEL $300.00, site plan review
      $300.00, architectural review
   B. SIGNS $150.00
   C. NEIGHBORHOOD DESIGN PANEL $150.00
   D. APPLICATION FOR STAFF REVIEW
      Major: All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB. $100.00
      Minor: Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District. $50.00
   E. MODIFICATION TO AN APPROVED PROJECT
      Major (requires review by DRB) ½ Original Fee
      Minor (requires review by staff) $50.00
   F. INFORMAL REVIEW $50.00

2. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. Public Notice Requirements. Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

   (To be filled out at time of application submittal)

   ____________ Public Hearing signs are acknowledged as received by the applicant

   *APPLICANT SIGNATURE  Benjamin H. Settle

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

   • Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
   • Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
• Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). The contextual model for the DRB boundary can be downloaded here: https://greenvillesc.gov/364/Access-GIS-Data, and is provided as a .skp file. Data is updated monthly.

ARCHITECTURAL REVIEW

• Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

• Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).

• Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).

• Renderings (include perspective drawings, including views from pedestrian and public realm).

• Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the Greenville Downtown Design Guidelines, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Benjamin H. Settle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>4/30/2020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner/Authorized Agent</th>
<th>Alex Samofal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>4/30/2020</td>
</tr>
</tbody>
</table>

Public Hearing information

Public Hearing signs
SAMOFAL RESIDENCE

ADDITIONS & IMPROVEMENTS

ABBREVIATION KEY

AFF = ABOVE FINISHED FLOOR
ACH = ABOVE COUNTER HEIGHT
AHU = AIR HANDLER UNIT
AL = ALUMINUM
ARCH = ARCHITECTURAL
A/V = AUDIO/VISUAL EQUIPMENT
BLDG = BUILDING
BKR = BREAKER
BR = BEDROOM
CIR = CIRCLE
CJ = CONTROL JOINT
CLR = CLEAR WIDTH
CMU = CONCRETE MASONRY UNIT
C.O. = CASED OPENING
CONC = CONCRETE
CONST = CONSTRUCTION
CTR = CENTER
CU = COPPER
D = DRYER
DW = DISHWASHER
DIM = DIMENSION
DIA = DIAMETER
DS = DOWN SPOUT
DWG = DRAWING
ELEC = ELECTRICAL
ENG = ENGINEER
EX.JT = EXPANSION JOINT
FOM = FACE OF MASONRY
GB = GLASS BLOCK
GC = GENERAL CONTRACTOR
GFCI = GROUND FAULT RECEPTACLE
GWB = GYPSUM WALL BOARD
HR = HOUR
HT = HEIGHT
ID = INTERIOR DESIGN
LDRY = LAUNDRY
LTG = LIGHTING
MFR = MANUFACTURER
MO = MASONRY OPENING
MR = MOISTURE RESISTANT
MTD = MOUNTED
NTS = NOT TO SCALE
NO = NUMBER
NOM = NOMINAL
PWDR = POWDER
PE = PROFESSIONAL ENGINEER
PH = PHASE
PNL = PANEL
PWR = POWER
REQD = REQUIRED
RCP = REFLECTED CEILING PLAN
RM = ROOM
SAB = SOUND ATTENUATION BATT
SF = SQUARE FEET
SIM = SIMILAR
SP = SURGE PROTECTION
STOR = STORAGE
SW = SWITCH
TYP = TYPICAL
UV = UNIT VENTILATOR
UNO = UNLESS NOTED OTHERWISE
UH = UNIT HEATER
U/G = UNDERGROUND
W = WASHING MACHINE
W/ = WITH
WH = WATER HEATER
XFMR = TRANSFORMER

SYMBOL KEY

CONTACTS

ALEX & CAROL SAMOFAL
409 HAMPTON AVE.
GREENVILLE SC 29601
864-449-7144

BUILDING DESIGN
ARCISAN, INC.
BENJAMIN SETTLE, AIA, LEED AP
214 CHICK SPRINGS RD.
GREENVILLE SC 29609
864-607-2428

CONTRACTOR
TO BE DETERMINED

BUILDING AREA SUMMARY (SQ. FT.)

EXISTING RESIDENCE (MAIN LEVEL)
2016 SF

EXISTING RESIDENCE (UPPER LEVEL, ESTIMATED)
1210 SF

SCREENED PORCH (NEW ADDITION)
286 SF

DETACHED GARAGE MAIN LEVEL
540 SF

DETACHED GARAGE UPPER LEVEL
806 SF

PROJECT #:
214 CHICK SPRINGS RD. GREENVILLE SC 29609
864.607.2428

COPYRIGHT 2020 by Arcisan, Inc.  All rights reserved.  No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without prior written permission of Arcisan, Inc.
EXISTING 32" OAK
DETACHED GARAGE (NEW)
860 SF
MOTOR COURT (PERVIOUS PAVERS)
PROPERTY LINE
PROPERTY LINE
5' SETBACK
5' SETBACK
5' SETBACK
REMOVE 9' WIDE ASPHALT DRIVEWAY FROM HAMPTON AVE SIDEWALK TO EXISTING GATES
24'-0" 10'-0"
18'-8" 8'-0"
32'-8"
COVERED PORCH (NEW)
286 SF
EXISTING SINGLE FAMILY RESIDENCE
2,016 SF

NOTE: SOFFITS EXTENDING OVER 5' SETBACK LINE SHALL NOT BE VENTED; PROVIDE FIREBLOCKING FROM TOP PLATE TO UNDERSIDE OF ROOF SHEATHING!
18".

SITE NOTES
1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION
2. COORDINATE MATERIAL STAGING / TEMPORARY FACILITIES AREA WITH OWNER
3. MAINTAIN EROSION CONTROL DEVICES FOR ENTIRE CONSTRUCTION DURATION AND REMOVE UPON CONSTRUCTION COMPLETION
4. PROVIDE SITE STABILIZATION VIA SEEDING AND/OR OTHER APPROVED METHODS
5. ENVIRONMENTAL HAZARDS ARE REPEATED (SEE SITE PLAN, FIGURE 3-8)
6. MANAGE TRACKING OF SOILS INTO THE ROADWAY AND REMOVE HUST DUST FROM PAVED AREAS EQUALLY
7. PROVIDE DRAINAGE AWAY FROM BUILDING FOUNDATIONS VIA GRAZING AND OTHER DRAINAGE METHODS
8. PROVIDE FLOOD PROOFING OF BUILDING FOUNDATIONS VIA GRAZING AND OTHER DRAINAGE METHODS
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS VIA GRAZING AND OTHER DRAINAGE METHODS

ZONING DATA
ADDRESS: 409 HAMPTON AVE.
GREENVILLE SC 29601
OWNERS: ALEX AND CAROL SAMOFAL
864-449-7144
TMS: 0017000100300
ACRES: 0.239
ZONING REQUIREMENTS
ZONING DESIGNATION: R-6
FRONT SETBACK: 20'
SIDE SETBACK: 5'
REAR SETBACK: 15'; 5' FOR ACCESSORY STRUCTURES
HEIGHT MAX: 35'; 20' FOR ACCESSORY STRUCTURES
MAX ACC. STRUCTURE AREA: 50% OF PRIMARY ACTUAL AREA: 42% OF PRIMARY MAX LOT COVERAGE:
40%; 60% IMPERVIOUS FOR SINGLE FAMILY LOTS
IMPERVIOUS AREA AFTER PROPOSED IMPROVEMENTS: 37%
EXISTING SITE AREA=
10,411 SF
EXISTING IMPERVIOUS AREA=
3,810 SF
IMPERVIOUS AREA=
3,810 SF
42% OF PRIMARY
37%
2'-0" BRICK VENEER EXTERIOR TRIM MATCH SW 2833 ROYCROFT VELLUM SEE ELEVATIONS FOR OPERABILITY AND HANDLING. BASIS OF DESIGN = ANDERSEN A

SOFIT CORBELS

GARAGE DOOR

SOFFITS

WINDOWS

EXTERIOR ENTRY DOOR

MIDNIGHT BRONZE

STANDING SEAM METAL ROOFING

CRAFTSMAN LITE 2 PANEL FLUSH GLAZED

ARCHITECTURAL ASPHALT SHINGLE ROOFING

STUCCO

GUTTERS & DOWNSPOUTS MATCH SW 2846 ROYCROFT BRONZE GREEN

1. MATERIAL: GAF TIMBERLINE HD

SELECTION: WAYNE DALTON, CARRIAGE COLLECTION

COLOR: CHARCOAL

PREFINISHED STEEL

ARCH TOP "WESTFIELD"

COLOR: WALNUT

2. MATERIAL: PAC-CLAD SNAP CLAD 16" SMOOTH PANEL, 24 GAUGE

1'-6"

COLOR: NOTE: PROVIDE SAMPLES OF ALL FINISHES AND COLORS FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO ORDERING OR INSTALLING ANY FINISH

214 CHICK SPRINGS RD. GREENVILLE SC 29609

864.607.2428

3. MATERIAL: GENERAL SHALE BRICK

COLOR: TBD

HEAD HEIGHT SEE ELEVATIONS

FLOOR

4. MATERIAL: MASTERWALL CEMPLASTER FIBERSTUCCO DELUXE 10

TEXTURE: MATCH EXISTING HOUSE

COLOR: SW 2846 ROYCROFT BRONZE GREEN

5. MATERIAL: HARDIE TRIM BOARDS; 4/4 SMOOTH

SIM. DIVIDED LITES

COLOR: SW 2833 ROYCROFT VELLUM

LOW-E GLAZING

6. MATERIAL: HARDIE SOFFIT PANELS; BEADED PORCH PANEL

COLOR: SW 2833 ROYCROFT VELLUM

SERIES 'FIBREX'

7. MATERIAL: SOLID WOOD; REPLICATE PROFILE OF EXISTING

COLOR: SW 2833 ROYCROFT VELLUM

8. MFR: THERMATRU

COLOR: DOOR SLAB=SW 2846 ROYCROFT BRONZE GREEN

9. MFR: SAMOFAL - SERIES FIBREX

COLOR: DARK BRONZE

10. MFR: THERMATRU

COLOR: EXTERIOR SASH - EXTERIOR FRAME - INTERIOR

COPYRIGHT 2020 by Arcisan, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise without prior written permission of Arcisan, Inc.
GENERAL PLAN NOTES

1. FOUNDATION IS BRICK MASONRY WALL SUPPORTED BY CONTINUOUS REINFORCED CONCRETE FOOTINGS.
2. NEW EXTERIOR AND INTERIOR FINISHES SHALL MATCH EXISTING FINISHES. WHERE MATERIALS HAVE BEEN DISCONTINUED, ALTERNATE MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
3. DIMENSIONS SHOWN ARE TO FACE OF FRAMING AT EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS, TYPICAL.
4. EXTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C.
5. INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
6. APPLY ADVANCED FRAMING TECHNIQUES WHERE FEASIBLE TO PROMOTE HIGH PERFORMANCE THERMAL ENVELOPE AND CONSERVE RESOURCES.
7. WALLS CONTAINING PLUMBING STACKS OR OTHER SYSTEMS MAY BE INCREASED FROM 2X4 TO 2X6 CONSTRUCTION AS REQUIRED. VERIFY WITH ARCHITECT PRIOR TO MAKING CHANGES IN FIELD.
8. DOOR ROUGH OPENING SHALL BE MINIMUM 5" FROM CORNER.
9. BUILDER TO COORDINATE ROUTING OF MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS; NOTIFY ARCHITECT SHOULD CONFLICTS WITH DESIGN ARISE.
10. ROUTE PLUMBING, RADON, & MECHANICAL VENTS AWAY FROM STREET VIEW.
11. ENGINEERING, INTERIORS, LIGHTING, & LANDSCAPE DESIGN BY OTHERS.
12. FURNISHINGS SHOWN IN PLAN ARE FOR LAYOUT ONLY; REMOVABLE FURNITURE PROVIDED BY OWNER UNLESS NOTED OTHERWISE.

GENERAL ROOF NOTES

1. LOCATE ALL ROOF VENT PENETRATIONS AWAY FROM STREET VIEW.
2. MATCH VENT COLOR TO ROOF COLOR.
3. PROVIDE PERMANENT ROOF VENT ENCLOSURE AT ALL VENT PENETRATIONS.
4. ROOFING MATERIALS SHALL COMPLY WITH ASTM ROOFING STANDARDS.
5. PROVIDE SELF-ADHERED ICE & WATER SHIELD AT ALL VALLEYS AND OVERHANGS TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
6. PROVIDE HORIZONTAL AND VERTICAL FLASHING AT SHEATHING, BLEND, AND ROOF INTERSECTIONS.
7. PROVIDE APPROPRIATE STEP FLASHING AND COUNT FLASHING AT SIDEWALL, ENDWALL, AND ROOF INTERSECTIONS.
8. PROVIDE KICK-OUT FLASHING AT ROOF EDGE TO WALL TERMINATIONS.
9. FOLLOW SMACNA STANDARDS FOR INSTALLATION OF ALL METAL ROOFING AND COMPONENTS INCLUDING GUTTERS AND DOWNSPOUTS.
10. FOLLOW MANUFACTURER’S INSTALLATION GUIDELINES AND FLASHING TECHNIQUES FOR SKYLIGHTS AND EXHAUST VENTS.

ROOF PLAN

PORCH FLOOR PLAN

RESERVED FOR BUILDING DEPARTMENT