AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
MONDAY MAY 4, 2020 -- 7:00 P.M.
BRENTWOOD CITY HALL

In the interest of the health, safety, and welfare of the public, this meeting will be held electronically pursuant to Governor Lee's Executive Order No. 16. Physical presence of the public will be limited, but the meeting may be viewed online at www.brentwoodtn.gov/livestream.

Agenda Item Location Map

Call to Order
Roll Call
Pledge of Allegiance to the Flag
Approval or correction of the minutes from the April 7, 2020 regular meeting

DRAFT -- Regular Meeting Minutes -- April 7, 2020

Comments from Citizens: Public comments will be allowed on all regular agenda items and items removed from the Consent Agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. ***Due to the fact that this meeting is being held electronically during this COVID-19 crisis under the authority provided by the Governor, no citizen comments can be accepted.***

CONSENT AGENDA

1. **BPC2004-003 Revised Building Elevations – 1537 Franklin Road, Zoning C-2** – *Applicant: Mr. Caldwell Lucas, Grove Park Commercial Builders, LLC, PO Box 2966, Brentwood, TN 37024*

2. **BPC2004-005 Revised Building Elevations – Brentwood Church of Christ, 208 Granny White Pike, Zoning SI-1** – *Applicant: Mr. Norm Harber, Harber Architecture, Inc., 1303 Springfield Highway, Goodlettsville, TN 37072*

3. **BPC2004-009 Hillside Overlay Site Plan Review – Witherspoon Subdivision, Section Four, Lot 46, 9250 Lehigh Drive, Zoning OSRD --** *Applicant: Mr. Brett Wright, Castle Contractors, LLC, 5214 Maryland Way, Suite 102, Brentwood, TN 37027*

4. **BPC2004-018 Revised Hillside Site Plan Overlay Review – Witherspoon Subdivision, Lot 45, 9248 Lehigh Drive, Zoning OSRD –** *Applicant: Mr. Chad Gore, Ford Custom Classic Homes, 554 Franklin Road, Suite 300, Franklin, TN 37069*

5. **BPC2004-011 Revised Building Elevations - Scissors & Scotch, Hill Center Brentwood, 205 Franklin Road, Suite 120, Zoning C-2 --** *Applicant: Mr. Phil Dougherty, Slaggie Architects, Inc., 4600 Madison Ave., Suite 350, Kansas City, MO 64112*

6. **BPC2004-012 Revised Hillside Overlay Site Plan Review - Taramore Subdivision, Lot 129, 9489 Stillbrook Trace, Zoning OSRD --** *Applicant: Mr. Ryan Lovelace, CSDG, 2305 Kline Avenue, Suite 300, Nashville, TN 37211*

7. **BPC2004-013 Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 188, 1916 New Bristol Lane, Zoning OSRD -** *Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064*

8. **BPC2004-014 Hillside Overlay Site Plan Review -- Taramore Subdivision, Lot 190, 1920 New Bristol Lane, Zoning OSRD –***Applicant: Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064*

9. **BPC2004-015 Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 192, 1924 New Bristol Lane, Zoning OSRD –** *Applicant: Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064*

10. **BPC2004-016 Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 193, 9527 Nottaway Lane, Zoning OSRD –** *Applicant: Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064*

11. **BPC2004-017 Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 204, 9526 Nottaway Lane, Zoning OSRD –** *Applicant: Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064*

12. **BPC2004-008 Revised Preliminary Plan – Broad Oaks Subdivision (FKA Lawson Property), Wilson Pike, Zoning R-2 –** *Applicant: Mr. David Hendrickson, Ragan Smith Associates, 100 East Vine Street, Suite 402, Murfreesboro, TN 37130*

NOTE: All matters listed under the consent agenda are considered to be routine, and will be enacted upon one motion. There will be no separate discussion of these items unless a Planning Commission member so requests, in which case it will be removed from the Consent Agenda and considered separately. Additionally, any citizen or agenda applicant present may request that consideration be given by the Planning Commission to remove an item from the Consent Agenda so that discussion may be held on that item.

REGULAR AGENDA

1. **BPC2004-004 Site Plan – Sullivan Dental Partners Medical Office Building, 5015 Harpeth Drive, Zoning C-4 --** *Applicant: Mr. Brandon Holcombe, Smallwood Nickle Architects, 1612 Seventeenth Avenue South, Nashville, TN 37212*

2. **BPC2001-001 Revised Site Plan – Fountainbrooke Subdivision, Community Pool Improvements, Zoning OSRD --** *Applicant: Mr. Tom Blue, Ture Blue Pools, 3467 Greens Mill Road, Spring Hill, TN 37174*

3. **BPC2004-010 Revised Site Plan - Harpeth Valley Water Tank Replacement, 6404 Johnson Chapel Road West, Zoning R-2 --** *Applicant: Mr. Sam Harrison, Harpeth Valley Utilities District, 5838 River Road, Nashville, TN 37209*

OTHER BUSINESS

1. **Planning and Codes Department -- Monthly Security Report -- April 2020**

ADMINISTRATIVE INFORMATION

1. **Planning and Codes Department Monthly Report -- March 2020**

2. **City Calendar -- May 2020**

Donald J. Dobson, Secretary

Anyone requesting accommodations due to disabilities, please contact Mr. Mike Worsham, ADA Coordinator, before the meeting at 615.371.0060.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Draft Minutes

MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Tuesday, April 7, 2020 at 7:00 p.m. at Brentwood City Hall.

Electronically present at roll call were Chairman Janet Donahue, Commissioner Ken Travis, Preston Bain, Carol Crigger, Michael Kaplan, John Magyar, Brandon Oliver, Stevan Pippin and Sonna Robinson. Chris Clark was absent. Staff present electronically were Jeff Dobson, Kirk Bednar, Jay Evans, Kristen Corn, Mike Harris, Darek Baskin, Lori Lange, Todd Petrowski and Allison Henry.

In the interest of the health, safety, and welfare of the public, this meeting was held electronically pursuant to Governor Lee's Executive Order No. 16. Physical presence of the public was limited, but the meeting was able to be viewed online at www.brentwoodtn.gov/livestream.

Mr. Pippin moved for approval of the minutes from the March 2, 2020 meeting as written; seconded by Mr. Magyar. Motion passed unanimously.

CONSENT AGENDA

Item 1: BPC2003-003 Temporary Model Home - Traditions Subdivision, Lot 20, 1924 Parade Drive, Zoning OSRD

Drees Premier Homes requested approval of a temporary model home on Lot 20 in the Traditions Subdivision. The hours of operation would be from 11:00 a.m. to 6:00 p.m. Sunday thru Saturday. The home is currently under construction and at the rough-in final stage.

The proposed sign plan included two options for the signage. One that is internally illuminated one that is not. Internally illuminated signs are prohibited by Code in residential districts.

Staff recommended approval of the proposed temporary model home for a period of 12 months until April 7, 2021, to include a sign that is not internally illuminated subject to the following conditions:

1. Section 78-419 prohibits internally illuminated signs within residential districts. Revise the signage proposal as required.

2. In accordance with Section 78-16(2) of the Municipal Code, the initial permit shall be issued for a period of not more than 12 months, renewable by the Planning and Codes director for periods of not more than six months each.

3. It shall be the applicant's/developer's responsibility to request extensions to the approval in a timely manner.

4. Upon completion of the building and the necessary inspections, a temporary certificate of occupancy will be used for the temporary model home.

5. Accommodations shall be incorporated into the design of the sales center to allow handicap access.

6. The area adjacent to the proposed sales center shall not be used as a storage area for building materials, construction vehicles, or heavy equipment.

7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

8. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 7, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC2003-004 Temporary Model Home – Traditions Subdivision, Lot 106, 1853 Pageantry Circle, Zoning OSRD

Drees Premier Homes requested approval of a temporary model home on Lot 106 in the Traditions Subdivision. This temporary model would only be used for 4 or 5 months until the home on Lot 20 is completed. The hours of operation would be from 11:00 a.m. to 6:00 p.m. Sunday thru Saturday. The house is under construction and is nearing completion.

The proposed sign plan included two options for the signage. One that is internally illuminated one that is not. Internally illuminated signs are prohibited by Code in residential districts.

Staff recommended approval of the proposed temporary model home for a period of 12 months until April 7, 2021 to include a sign that is not internally illuminated subject to the following conditions:

1. Section 78-419 prohibits internally illuminated signs within residential districts. Revise the signage proposal as required.

2. In accordance with Section 78-16(2) of the Municipal Code, the initial permit shall be issued for a period of not more than 12 months, renewable by the Planning and Codes director for periods of not more than six months each.

3. Verify that the homeowners Covenants, Conditions and Restrictions that signage is permitted as part of those rules.

4. It shall be the applicant's/developer's responsibility to request extensions to the approval in a timely manner.

5. Upon completion of the building and the necessary inspections, a temporary certificate of occupancy will be used for the temporary model home.

6. Accommodations shall be incorporated into the design of the sales center to allow handicap access.

7. The area adjacent to the proposed sales center shall not be used as a storage area for building materials, construction vehicles, or heavy equipment.

8. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

9. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

12. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 7, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC2003-007 Revised Site Plan, Dock Ramp Addition – NDM Floors, 7104 Crossroads Boulevard, Zoning C-3

Duke Realty Limited Partnership requested approval of revised site plan that added a loading ramp to an existing dock door located at the rear of Suite 128. Two parking spaces will be relocated to the area behind Suite 102 to accommodate the new ramp.

Staff recommended approval of the proposed revised site plan subject to the following conditions:

1. The necessary permits will be issued for the proposed improvement, including the relocation of the parking spaces, before any work is begun. A Certificate of Completion will not be issued until the ramp and the parking spaces have been completed.

2. A site plan shall be vested for a period of three years from the date of the original approval.

3. Add the following note to the site plan;

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on April 7, 2023, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

4. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

5. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

6. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 7, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC2003-005 Revised Building Elevations – Mallory Corners Shopping Center, Mallory Lane & Moores Lane, Zoning C-2

H. Michael Hindman Architects requested approval of revised building elevations for the two buildings located at the corner of Mallory and Moores Lanes.

1. Remove the two large E.I.F.S. pop-out structures at the big-box tenant entrances;
2. Replace with a combination of shallow cantilevered steel canopies and fabric awning;
3. Addition of Aluminum Composite panels;
4. Addition of awnings in a rust color;
5. Addition of composite panels in walnut and white colors;
6. Addition of, brick, painted brick (grey in color), cast stone (white in color) and E.I.F.S. used throughout the project;
7. Replace the storefront in a clear anodized finish, and

8. Replace the existing parking lot lights with LED fixtures;

The project included two buildings having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

Staff recommended approval of the proposed revised building elevations subject to the following conditions:

1. A site plan shall be vested for a period of three years from the date of the original approval.

2. Add the following note to the site plan;

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on April 7, 2023, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

4. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

5. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

6. Permanent window signs shall not exceed ten percent of the area of the window or glass door to which they are attached. All window signs shall be in conformance with all applicable safety and electrical codes. Provide dimensions of the window graphics and the windows/doors to which they will be affixed.

7. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

8. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

9. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

10. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

11. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

12. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on APRIL 7, 2020 .

Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Pippen moved for approval of the items on the Consent Agenda. Seconded by Mr. Magyar; motion was approved unanimously.

REGULAR AGENDA

Item 1: BPC2003-002 Revised Site Plan, Administrative Addition – Brentwood High School, 5304 Murray Lane, Zoning SI-2

GMC, Inc. requested approval of a revised site plan for Brentwood High School. This request reduced the previously approved administrative wing expansion from 12,539 sq. ft. to 3,354 sq. ft. The proposal also reduced the scope of the interior remodel. The proposed parking area is essentially unchanged from the previously approved plan.

The reason for the proposed changes considers budget constraints and the fact that several aspects of the original design were deemed not necessary. The new proposal included the following:

1. A main entry vestibule;
2. Secure entrance/reception area;
3. Addition of four small offices;
4. A new principal's office, and
5. A new mechanical room and corridor.

The plan also proposed a renovation of approximately 4,100 square feet of existing interior area. To include a smaller common space/gathering area inside the main entry vestibule. Also included are a teacher workroom, records room, mail room, electrical/utility room(s), a small data room, and an office for the SRO (School Resource Officer) and a waiting/attendance area.

The new proposal reduced the originally approved area of the addition by 9,185 square feet.

Mr. Pippin moved for approval of the proposed revised site plan subject to the following conditions being met to the satisfaction of staff:

1. Any parking spaces that are smaller than 9' x 18' must be labeled as compact parking spaces (8.5' x 16'). Only 20% of the required spaces can be compact, per the requirements of Section 78-456 of the Code.

2. Provide a water and sewer availability request.

3. A site plan shall be vested for a period of three years from the date of the original approval.

4. Add the following note to the site plan;

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on July 1, 2022, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

5. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

6. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

7. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

8. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

9. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun.

Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

10. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

11. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

12. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 7, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Bain seconded; motion was approved unanimously.

Item 2: BPC2003-006 Revised Site Plan – Mallory Corners Shopping Center, Mallory Lane & Moores Lane, Zoning C-2

CESO, Inc. requested approval of a revised site plan that added accessible ramps, a shopping cart wall/storage area, and additional accessible parking spaces.

Previously, a Traffic Impact Study (TIS) was provided for anticipated future development. Mr. Greg Judy with Neel-Shaffer the City's Traffic Consultant has conducted a complete review of the report prepared by KCI Technologies and dated December 2018.

The project included two buildings. Separated into five tenant spaces having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

The plan proposed no vehicle parking at the front of the main building, along the main accessway.

Mr. Pippin moved for approval of the proposed revised site plan subject to the following conditions being met to the satisfaction of staff:

1. A copy of the proposed plan shall be provided to City of Franklin Planning Department staff for their review. The Franklin review shall be provided to Brentwood staff before a permit will be issued for the project.

2. Revise the dimensions of the handicap parking spaces. They should be 11' x 18' with a 5' access aisle between, per Section 78-457 of the Code.

3. The Traffic Impact Study, dated December 2018 shall be updated and revised, accordingly using the following parameters;

    1. Using the existing intersection counts from 2018;
    2. Update the background analysis based on the plan build-out year;
    3. Update the trip generation calculations based upon the revised store area, and other proposed tenant changes to the intersection counts;
    4. Update the trip generation model and,
    5. Prepare new proposed conditions analysis and conclusions/recommendations sections.

4. Any changes to the site improvements as recommended by the revised traffic impact study will require staff and Planning Commission review/approval, before any permits are issued for the project.

5. The applicant shall pay for the traffic impact study review, completed by the City's transportation consultant to include the reviews of both the initial and the revised reports, per the requirements of Section 50-29(b) of the Code. Payment must be made before any permits will be issued for the project.

6. The area of the window signs is calculated incorrectly. Consult with planning staff regarding the proper method of calculation.

7. Add a detail of the grocery pick-up signage. No commercial name or logo is allowed on incidental signage.

8. As part of the plan the rear access drive shall be repaired. Consider installation of additional traffic calming measures along the rear drive.

9. A site plan shall be vested for a period of three years from the date of the original approval.

10. Add the following note to the site plan;

    This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on April 7, 2023, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

11. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

12. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

13. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

14. All mechanical equipment on the ground and atop the building must be screened from public view.

15. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

16. Permanent window signs shall not exceed ten percent of the area of the window or glass door to which they are attached. All window signs shall be in conformance with all applicable safety and electrical codes. Provide dimensions of the window graphics and the windows/doors to which they will be affixed.

17. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

18. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

19. Applicable security, if necessary, for all required landscaping improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the permit will be issued for the project.

20. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

21. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

22. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

23. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 7, 2020.

Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Bain seconded; motion was approved unanimously.

OTHER BUSINESS

Monthly Security Report

Approval of the monthly security report was unanimous.

ADMINISTRATIVE INFORMATION

The Planning and Codes monthly report was presented to the Commissioners.

Being no further business, the meeting adjourned at 7:35 pm.

APPROVED: _____ Holly Earls _

Holly Earls, City Recorder

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-003

PROJECT DESCRIPTION

Revised Building Elevations – 1537 Franklin Road

Grove Park Commercial Builders, LLC, requests approval of revised building elevations for the office building that is currently under construction located at 1537 Franklin Road.

The changes involve adding vertical and horizontal accents, to the building, which was originally painted gray brick, using a brown composite material in a wood like finish. Additionally, a modification to the exterior material on the west end of the building to brick is proposed. The design of two windows on the first has also been changed.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Caldwell Lucas, Grove Park Commercial Builders, LLC, PO Box 2966, Brentwood, TN 37024

Attachments

Final Staff Report
Vicinity Map
Elevations
Siding
First Floor Windows
Brick Detail
Wood Beading
Coping
Brick & Mortar
Colors
Original Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 1:

REQUEST:	***REVISED BUILDING ELEVATIONS – 1537 FRANKLIN ROAD***
PROJECT NUMBER:	***BPC2004-003***
CURRENT ZONING:	***C-2 -- COMMERCIAL RETAIL***

GENERAL INFORMATION:

Grove Park Commercial Builders, LLC, requests approval of revised building elevations for the office building that is currently under construction at 1537 Franklin Road.

The changes include:

1. *Added vertical and horizontal accents, to the building, which was originally painted gray brick,*
2. *Changed the color of the exterior siding elements to a dark bronze color;*
3. *The design of windows on the first floor has also been changed.*
4. *Added detail to the brick wall on the south elevation;*
5. *Added wood stain for the ceiling above the entrance canopy and overhangs;*
6. *Added 4" wide coping to the roof;*
7. *Added black brick with charcoal mortar to the south elevation;*

PROJECT LOCATION:

The subject property is located at 1537 Franklin Road.

APPROVAL HISTORY:

At its January 6, 2020 meeting the Planning Commission approved a revised final plat for the property that adds a required 20-foot-wide sanitary sewer easement and other PUDE's to the lot located at 1537 Franklin Road.

At its July 2, 2018 meeting, the Brentwood Planning Commission voted to approve a revised site plan that proposes a three-story office building having a total area of 18,485 square feet on a 1.26-acre site. The exterior of the building will be light colored painted brick veneer with composite metal panels. The front entrance of the building will face in a southerly direction.

At its June 6, 2017, regular meeting, the Brentwood Planning Commission voted to approve a site plan for the redevelopment of the property located at 1537 Franklin Road. Currently, there is a vacant home located on the 1.29-acre tract, having an area of 1,923 square feet, which will be demolished as part of the development plan. A three-story 17,700 square foot office building with 72 parking spaces is proposed. The exterior of the building will be painted brick veneer with composite metal panels. The front entrance of the building will face the adjoining property to the South.

CONDITIONS OF APPROVAL:

Staff recommends that the following condition be attached to the approval of the request.

1. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS

*Staff recommends that the following **11** standard requirements be attached to the approval of the request.*

1. Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **June 6, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. Water and Sewer availability is currently approved for a retail use. Provide an updated water and sewer availability request form.

3. Add the following note to the plan: *Middle Tennessee Electric Membership Corporation (MTEMC) shall have access to install, construct, reconstruct, rephase, operate and maintain its electric facilities located within the subject property. MTEMC has the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of its facilities, or any vegetation that may interfere with or threaten to endanger the operation and maintenance of its facilities.*

4. Add the following note to the plan: *MTEMC will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in its Rules and Regulations, Bylaws, and policies, and in accordance with the plat approval checklist, tree planting guidelines and other requirements contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided*

until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

5. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

6. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

7. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020*** **.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised building elevations, subject to the requirements of the staff report.

City of Brentwood Web Map



March 27, 2017

City Limits

Parcels

Street Centerlines

Arterial

1:3,200

0 0.025 0.05 0.1 mi

0 0.03 0.06 0.12 km

City of Brentwood





NEW ELEVATION







"NEW"



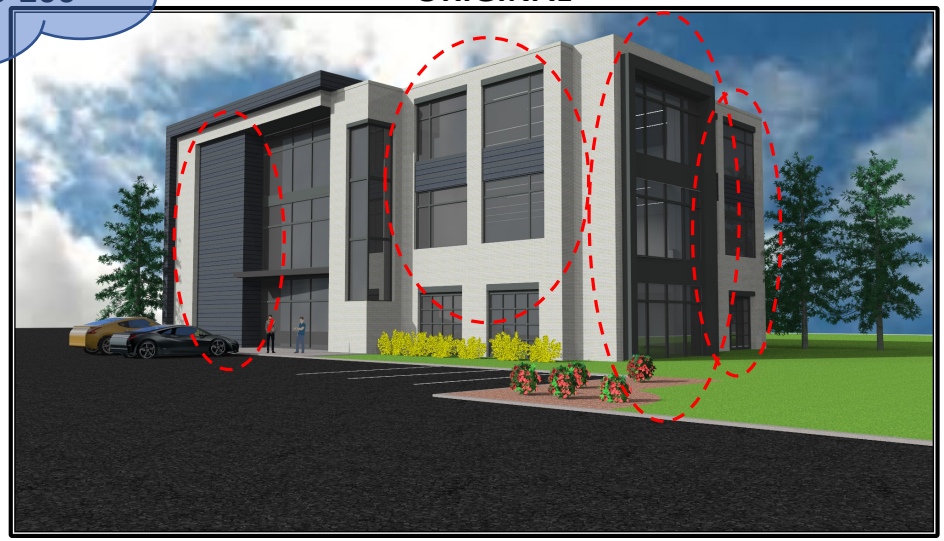
"NEW"

Changed the color of the exterior siding element.
Centina CS-200



"NEW"

ORIGINAL





"NEW"



"NEW"

Changed the size and light cut of 1st floor windows.



"NEW"

ORIGINAL





"NEW"



"NEW"

Added a detail to the brick lay on this feature wall.



"NEW"

ORIGINAL





"NEW"



"NEW"

Selected a wood stain for the beaded ceiling above the entrance canopy and the overhang above.



"NEW"

ORIGINAL





"NEW"



"NEW"

Clarification and addition of 4" aluminum coping



"NEW"

ORIGINAL





"NEW"



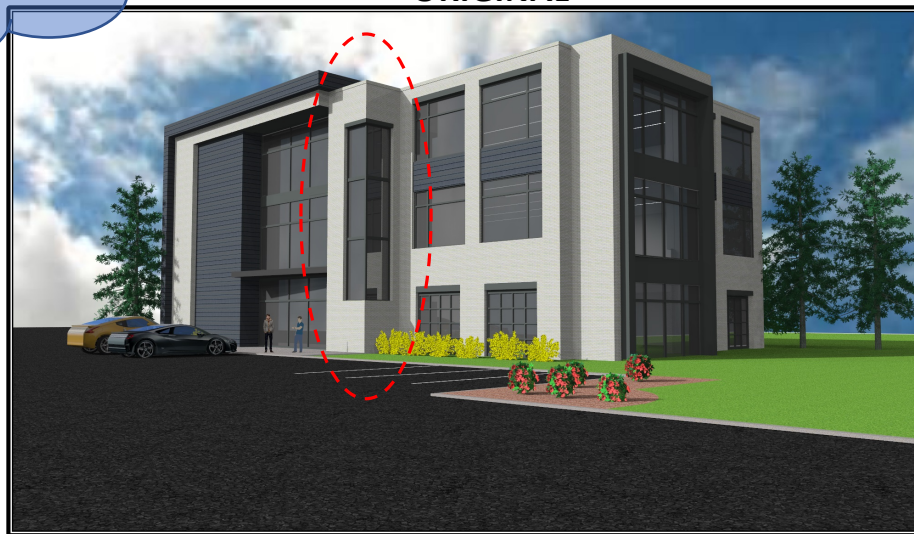
"NEW"

Changed and selected Domino by Meridian brick with Charcoal Black mortar.



"NEW"

ORIGINAL



1537 Franklin Rd – Materials Board

SIDING – Centria CS-200



https://www.centria.com/tools-and-resources/color-selector

https://www.centria.com/products/rainscreens/concealed-fastener-panels/concept-series

BRICK



https://www.meridianbrick.com/product-detail/?productid=4473

PAINT – Snowbound (SW7004)



https://www.sherwin-williams.com/architects-specifiers-designers/color/find-and-explore-colors/paint-colors-by-family/SW7004-snowbound

Wood – Minwax Golden Pecan 245



https://www.minwax.com/wood-products/stains/minwax-wood-finish

METAL – Aluminum Coping



https://www.centria.com/tools-and-resources/color-selector

OTHER



Address numbers are brushed steel.









enlarged drawings

8' 4' 0 8'

X

LINES
interiors + architecture

GPC
1537 franklin road
brentwood, tennessee

enlarged drawings

A6.1
July 28, 2017
LINES-17001

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

BRENTWOOD PLANNING COMMISSION **2.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-005

PROJECT DESCRIPTION

Revised Building Elevations – Brentwood Church of Christ, 208 Granny White Pike

Harber Architecture requests approval of revised exterior elevations for ther Brentwood Church of Christ, located at 208 Granny White Pike. The proposed changes include the following:

1. *All existing "mansard" roof will remain, the existing shingles will be replaced,*
2. *All existing brick will be pained.*
3. *A stone veneer shall be added at the base of the wall;*
4. *All the metal panels as proposed on the upper portions of the elevations as part of the previous Planning Commission approval have been eliminated.*

ZONING OF PROPERTY

Zoning SI-1

APPLICANT NAME/ADDRESS

Mr. Norm Harber, Harber Architecture, Inc., 1303 Springfield Highway, Goodlettsville, TN 37072

Attachments

Final Staff Report
Vicinity Map
Site Plans
Proposed Building Materials
Existing Exterior Images
Previously Approved Plans -- March 2019

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 2:

REQUEST:	***REVISED BUILDING ELEVATIONS – BRENTWOOD CHURCH OF CHRIST, 208 GRANNY WHITE PIKE***
PROJECT NUMBER:	***BPC2004-005***
CURRENT ZONING:	***SI-1 -- SERVICE INSTITUTION -- (RELIGIOUS)***

GENERAL INFORMATION:

Harber Architecture requests approval of revised exterior elevations for the Brentwood Church of Christ, located at 208 Granny White Pike. The proposed changes include the following:

1. *All existing "mansard" roof elements will remain, the shingles will be replaced,*
2. *All existing brick will be painted a gray color;*
3. *A stone veneer shall be added at the base of the wall, and*
4. *All the metal panels as proposed on the upper portions of the elevations as part of the previous Planning Commission approval have been eliminated.*

PROJECT LOCATION:

The subject property is located at 208 Granny White Pike.

APPROVAL HISTORY:

On March 4, 2019 the Planning Commission approved revised building elevations for the Brentwood Church of Christ, located at 208 Granny White Pike. The proposed changes included the following:

1. *The addition of smooth metal panels, in a charcoal gray color;*
2. *The addition of corrugated metal panels, in a slate gray color;*
3. *Removal of the existing mansard roof;*
4. *Painting the existing brick, a shade of gray, and*
5. *Adding a stone veneer at base of building.*

CONDITIONS OF APPROVAL:

Staff recommends that the following condition be attached to the approval of the request.

1. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **11** standard requirements be attached to the approval of the request.*

1. Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **March 4, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

7. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.

8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

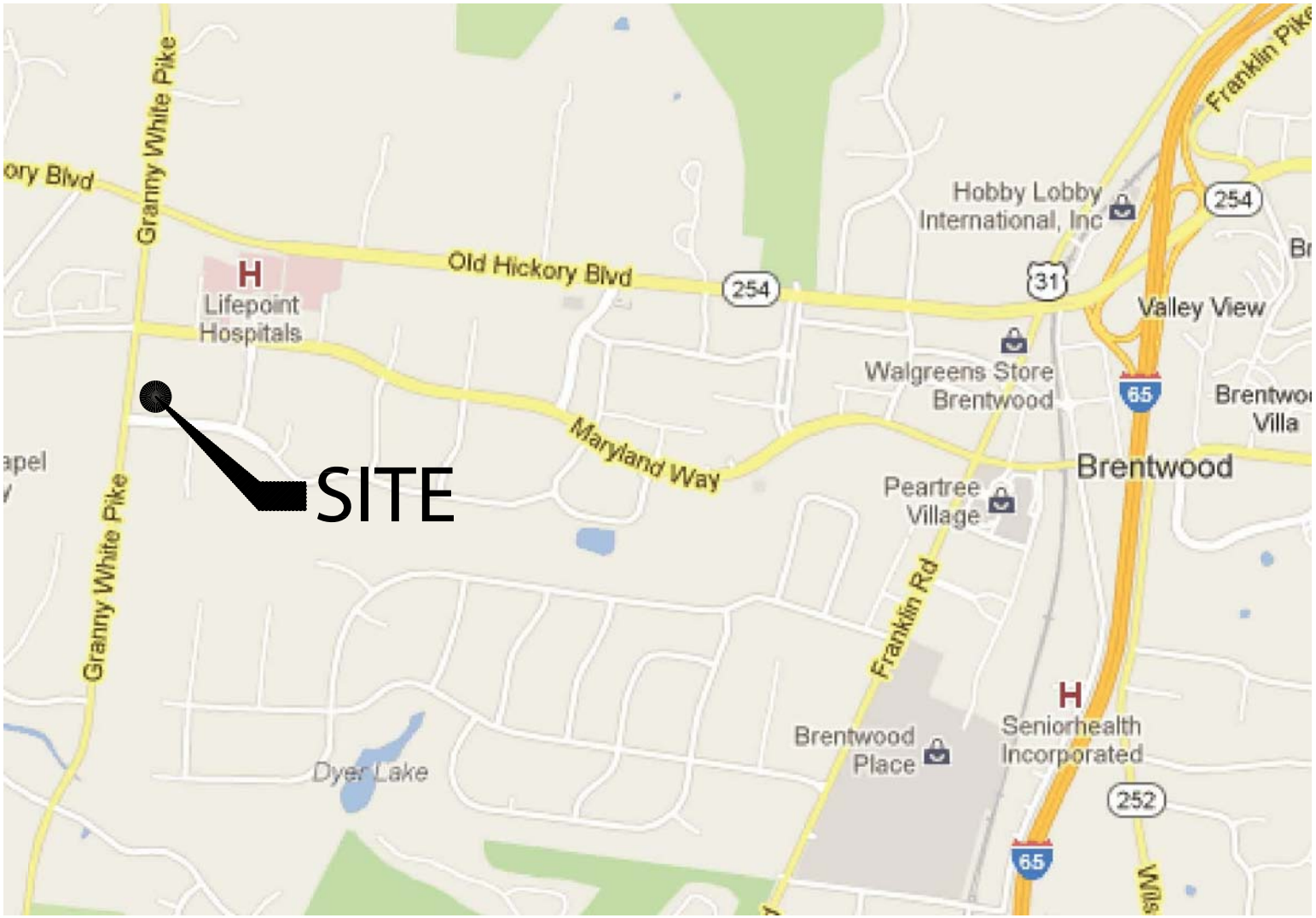
9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020*** **.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised building elevations, subject to the requirements of the staff report.

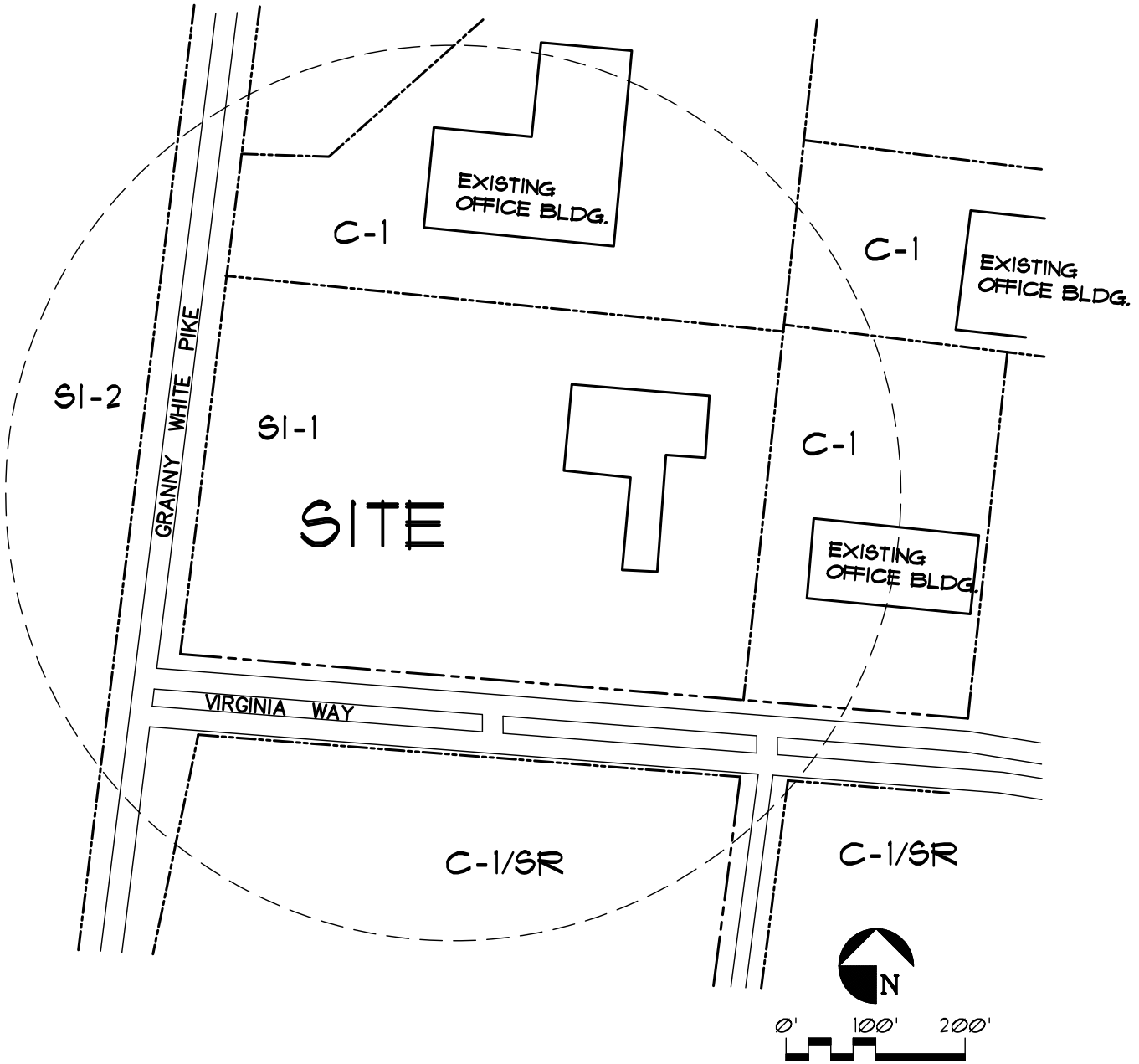


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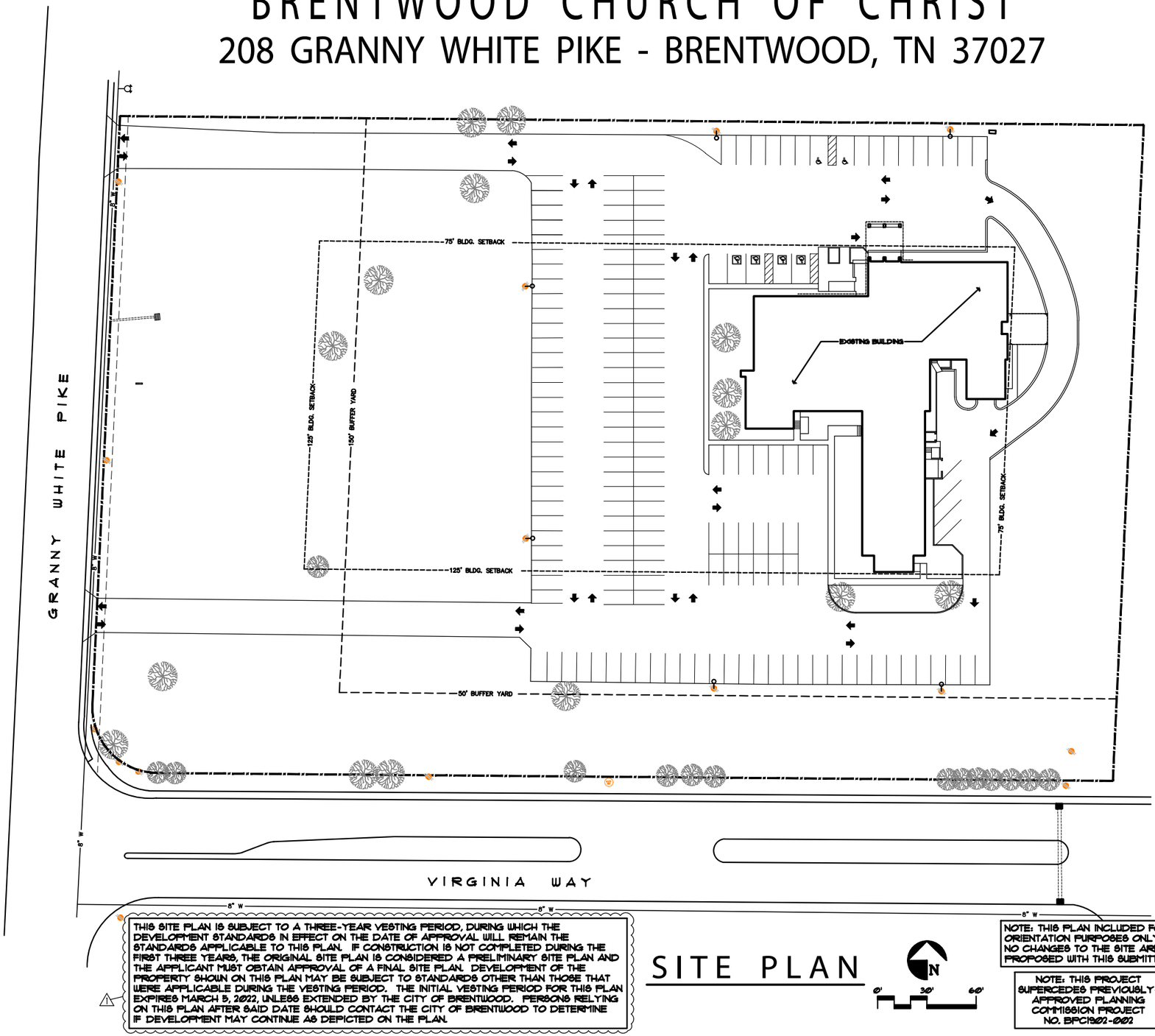
NOT TO SCALE

VICINITY MAP

PROXIMITY PLAN



EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE - BRENTWOOD, TN 37027



THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES MARCH 5, 2022, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

SITE PLAN

0' 30' 60'

NOTE: THIS PLAN INCLUDED FOR ORIENTATION PURPOSES ONLY. NO CHANGES TO THE SITE ARE PROPOSED WITH THIS SUBMITTAL.

NOTE: THIS PROJECT SUPERCEDES PREVIOUSLY-APPROVED PLANNING COMMISSION PROJECT NO. BPC1902-002

DIRECTORY

OWNER:
Brentwood Church of Christ
208 Granny White Pike
Brentwood, TN 37027
Contact: Jim Stephenson
Telephone: 615-373-0511
Email: jims@sdg-structure.com

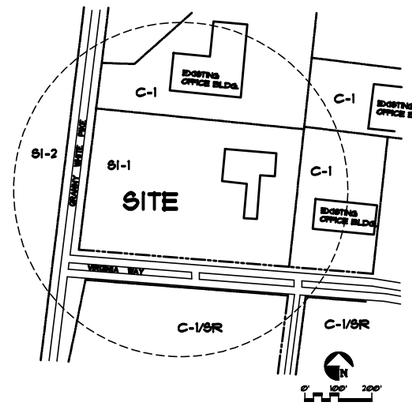
APPLICANT / ARCHITECT:
Harber Architecture, Inc.
1303 Springfield Hwy.
Goodlettsville, TN 37072-4214
Contact: Norm Harber
Telephone: 615-497-5043
Email: normharber@gmail.com

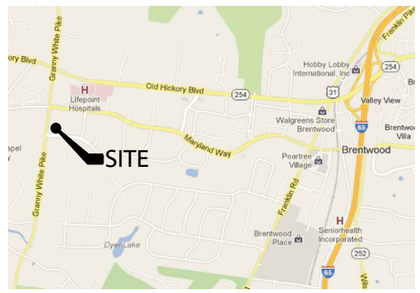
CHURCH LEADERS:
Don Boyd — Wally Vinson
Tom Hatch — Eddie Walker
Jim Stephenson

SITE DATA

1. SUBJECT PROPERTY SHOWN IS PARCEL 31 , MAP 12 (012 03100 00015012)
2. ZONING: SI-1
3. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS :
   - FRONT ..... 125'
   - SIDE ..... 125'/75'
   - REAR ..... 75'
4. BUFFER ZONES:
   - ARTERIAL ROAD ..... 150'
   - OTHER ..... 50'
5. LOT AREA ..... 5.718 ACRES (249,094.8 S.F.)
6. EXISTING USE IS RELIGIOUS (NO CHANGE PROPOSED)
7. CONSTRUCTION IS TO BEGIN JUNE 2020 AND END OCTOBER 2020. (TO BE CONFIRMED.)
8. PLEASE FORWARD ALL CORRESPONDENCE TO THE ARCHITECT.

PROXIMITY PLAN





NOT TO SCALE

VICINITY MAP

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23167
STATE OF TENNESSEE
4/2/20

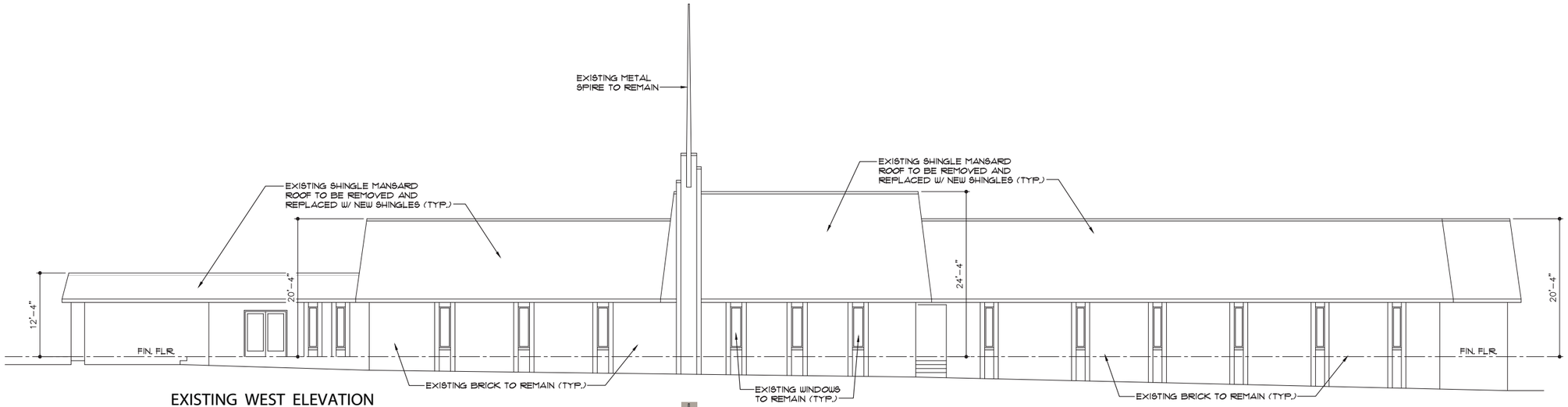
Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone: 615 - 497 - 5043 Email: normharber@gmail.com

ISSUE DATE :
4 / 2 / 20

REVISIONS :
1 4 / 20 / 20

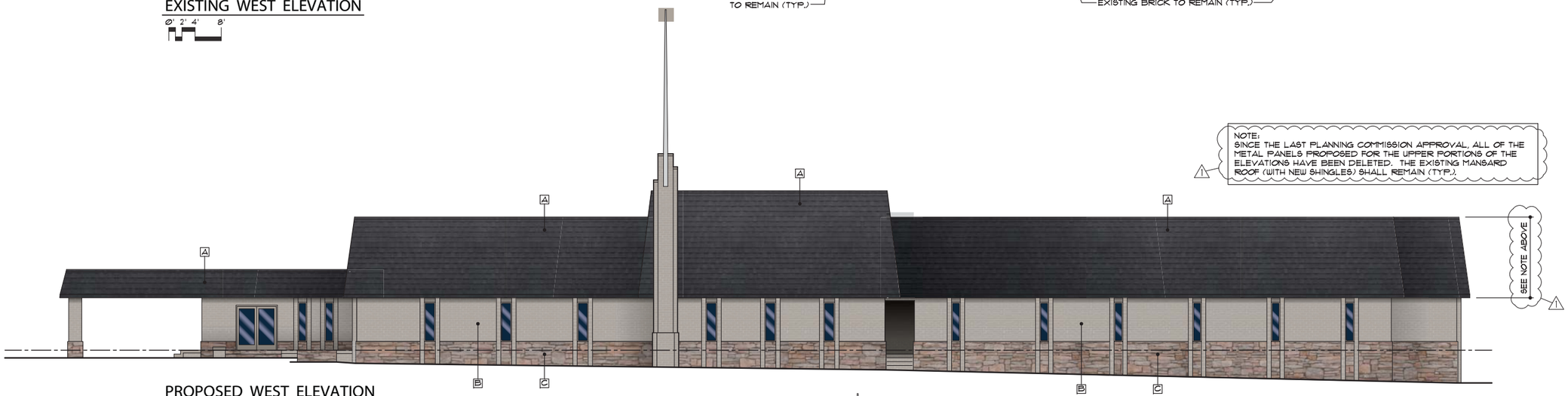
EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

SHEET NUMBER
A-1



EXISTING WEST ELEVATION

0' 2' 4' 8'



PROPOSED WEST ELEVATION

0' 2' 4' 8'

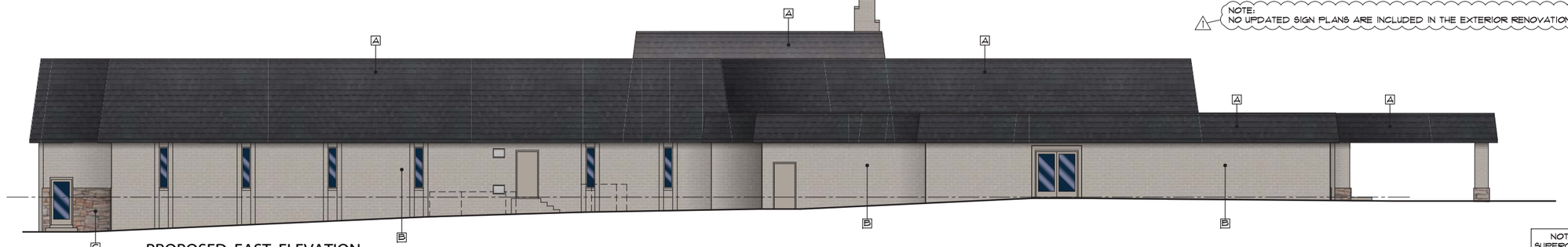
NOTE:
SINCE THE LAST PLANNING COMMISSION APPROVAL, ALL OF THE METAL PANELS PROPOSED FOR THE UPPER PORTIONS OF THE ELEVATIONS HAVE BEEN DELETED. THE EXISTING MANSARD ROOF (WITH NEW SHINGLES) SHALL REMAIN (TYP.).

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A RENOVATION OF THE EXTERIOR ELEVATIONS OF THE EXISTING BRENTWOOD CHURCH OF CHRIST. ALL OF THE EXISTING SLOPED "MANSARD" ROOF SHINGLES SHALL BE REMOVED AND REPLACED. ALL EXISTING BRICK SHALL BE PAINTED. A STONE VENEER SHALL BE ADDED AT THE BASE OF THE WALL AS SHOWN IN THE ELEVATIONS.

MATERIAL & COLOR CHART

- A — NEW SHINGLE - MANUFACTURER / NAME TBD
  COLOR: CHARCOAL GRAY
- B — EXISTING BRICK, PAINTED
  COLOR: SHERWIN-WILLIAMS "FUNCTIONAL GRAY" SW-7024
- C — MANUFACTURED STONE VENEER (CENTURION STONE, OR EQUAL).
  STYLE AND COLOR: CUTFACE-KENTUCKY

NOTE:
NO UPDATED SIGN PLANS ARE INCLUDED IN THE EXTERIOR RENOVATIONS.



PROPOSED EAST ELEVATION

0' 2' 4' 8'

NOTE: THIS PROJECT SUPERCEDES PREVIOUSLY-APPROVED PLANNING COMMISSION PROJECT NO. BPC1902-002

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23161
STATE OF TENNESSEE
EXPIRES 6/17/20

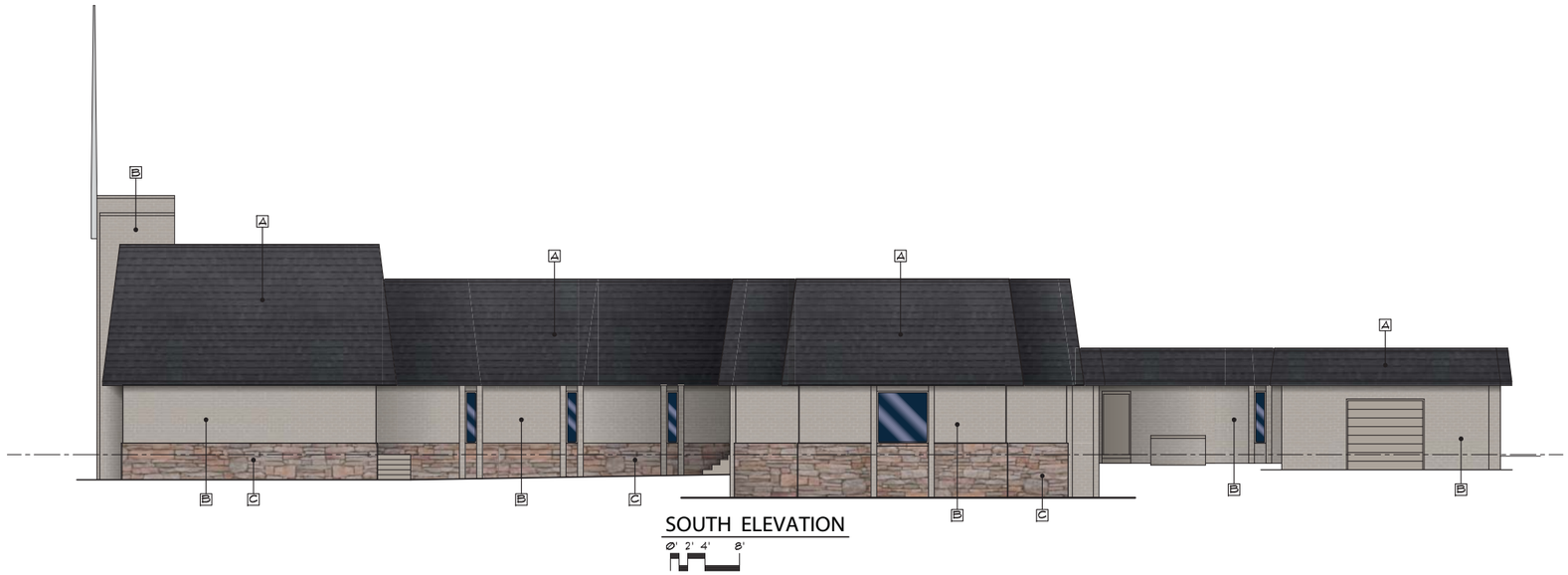
Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone: 615 - 497 - 5043 Email: normharber@gmail.com

ISSUE DATE:
4 / 2 / 20

REVISIONS:
1 4 / 20 / 20

EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

SHEET NUMBER
A-2



SOUTH ELEVATION

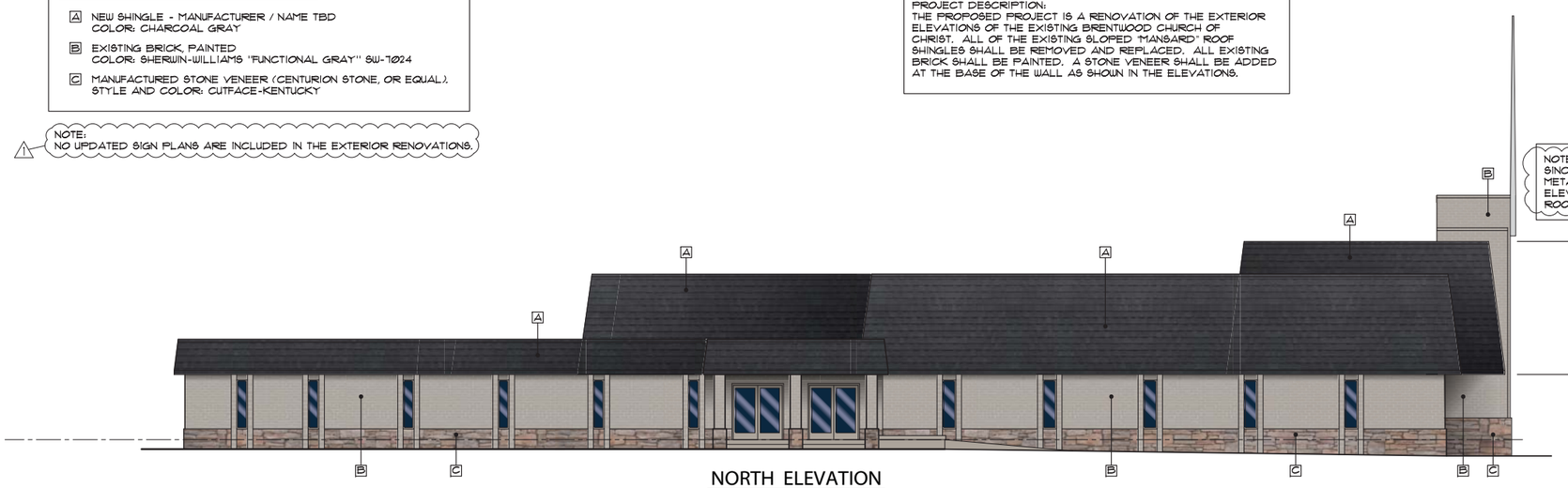
0' 2' 4' 8'

MATERIAL & COLOR CHART

- A NEW SHINGLE - MANUFACTURER / NAME TBD
  COLOR: CHARCOAL GRAY
- B EXISTING BRICK, PAINTED
  COLOR: SHERWIN-WILLIAMS "FUNCTIONAL GRAY" SW-7024
- C MANUFACTURED STONE VENEER (CENTURION STONE, OR EQUAL).
  STYLE AND COLOR: CUTFACE-KENTUCKY

NOTE:
NO UPDATED SIGN PLANS ARE INCLUDED IN THE EXTERIOR RENOVATIONS.

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A RENOVATION OF THE EXTERIOR ELEVATIONS OF THE EXISTING BRENTWOOD CHURCH OF CHRIST. ALL OF THE EXISTING SLOPED 'MANSARD' ROOF SHINGLES SHALL BE REMOVED AND REPLACED. ALL EXISTING BRICK SHALL BE PAINTED. A STONE VENEER SHALL BE ADDED AT THE BASE OF THE WALL AS SHOWN IN THE ELEVATIONS.



NORTH ELEVATION

0' 2' 4' 8'

NOTE:
SINCE THE LAST PLANNING COMMISSION APPROVAL, ALL OF THE METAL PANELS PROPOSED FOR THE UPPER PORTIONS OF THE ELEVATIONS HAVE BEEN DELETED. THE EXISTING MANSARD ROOF (WITH NEW SHINGLES) SHALL REMAIN (TYP.).

SEE NOTE ABOVE

NOTE: THIS PROJECT SUPERCEDES PREVIOUSLY-APPROVED PLANNING COMMISSION PROJECT NO. BPC1902-002

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23161
STATE OF TENNESSEE
4/20/20

Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone: 615 - 497 - 5043 Email: normharber@gmail.com

ISSUE DATE :
4 / 2 / 20

REVISIONS :
1 4 / 20 / 20

EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

SHEET NUMBER
A-3

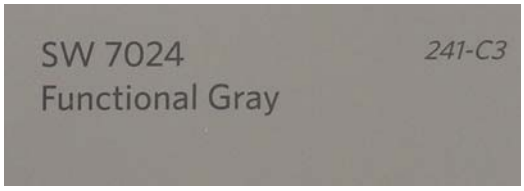
Brentwood Church of Christ – BPC 2004-005 – Exterior Building Materials & Colors



Roof shingles: GAF Timberline Charcoal Shingle (or approved equal).



Existing brick, painted: Sherwin-Williams "Functional Gray" SW-7024





Manufactured stone veneer: Centurion Stone, Cutface Kentucky (or approved equal).



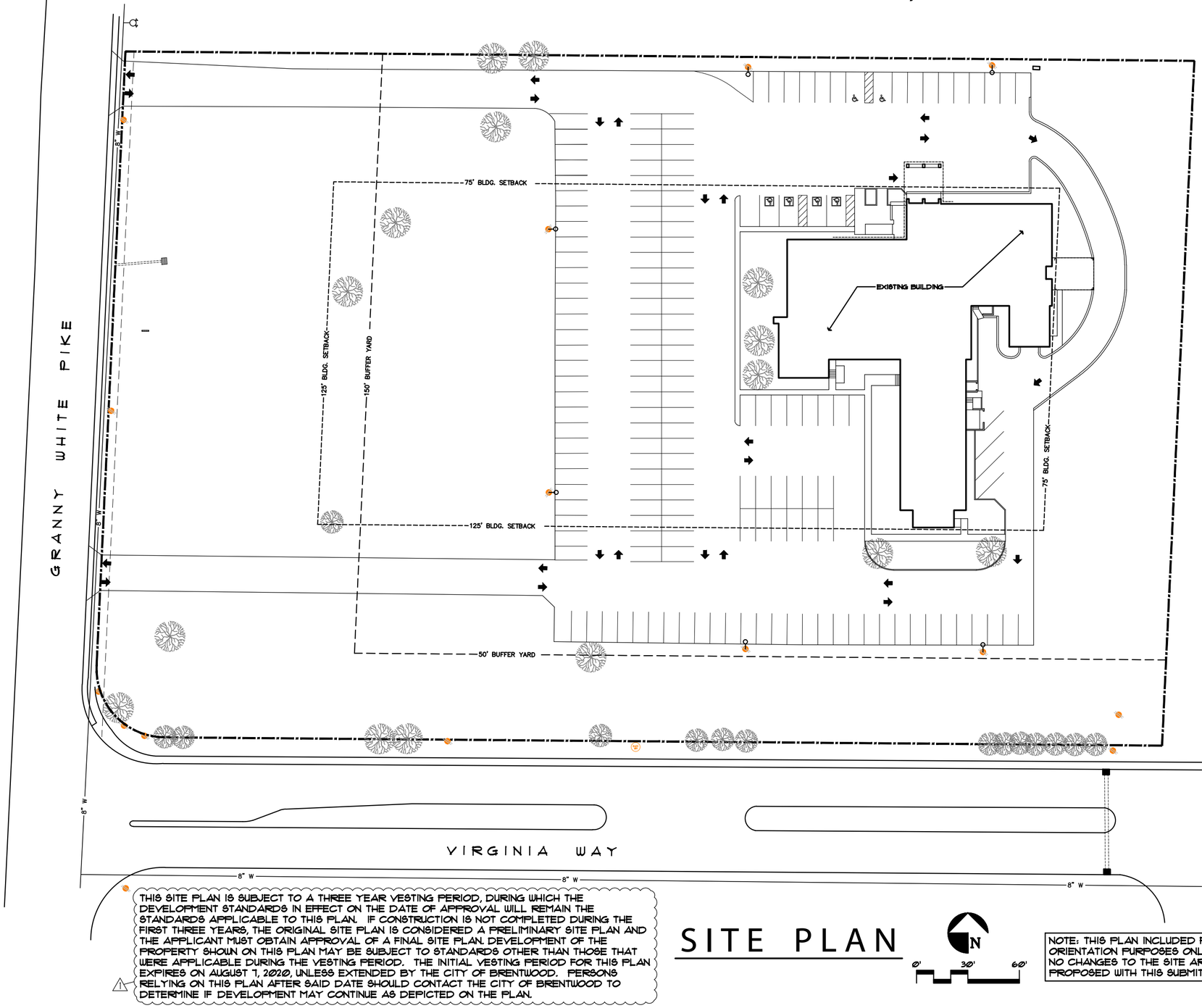

SCHEDULE of SERVICES
SUNDAY
BIBLE STUDY 9:00 A.M.
WORSHIP 10:00 A.M.
5:00 P.M. CST
6:00 P.M. DST
WEDNESDAY
BIBLE STUDY 7:00 P.M.
EVANGELIST
BERRY KERCHEVILLE
www.brentwoodchurch.com







EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE - BRENTWOOD, TN 37027



THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON AUGUST 7, 2020, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

SITE PLAN

0' 30' 60'

NOTE: THIS PLAN INCLUDED FOR ORIENTATION PURPOSES ONLY. NO CHANGES TO THE SITE ARE PROPOSED WITH THIS SUBMITTAL.

DIRECTORY

OWNER:
Brentwood Church of Christ
208 Granny White Pike
Brentwood, TN 37027
Contact: Jim Stephenson
Telephone: 615-373-0511
Email: jims@sdg-structure.com

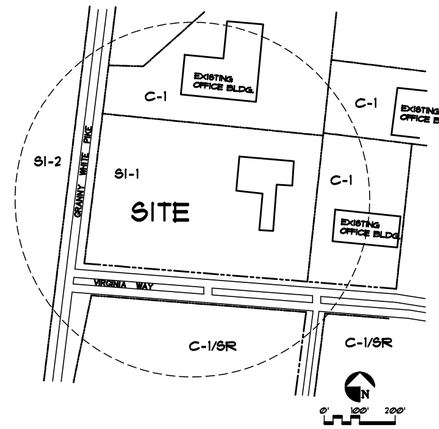
APPLICANT / ARCHITECT:
Harber Architecture, Inc.
1303 Springfield Hwy.
Goodlettsville, TN 37072-4214
Contact: Norm Harber
Telephone: 615-497-5043
Email: normharber@gmail.com

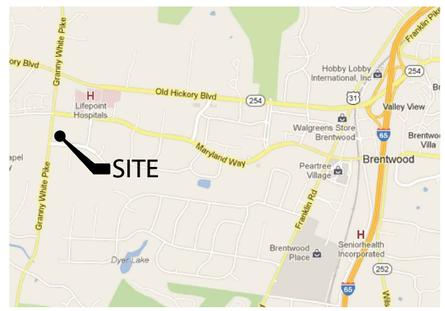
CHURCH LEADERS:
Don Boyd, Wally Vinson
Tom Hatch, Eddie Walker
Jim Stephenson

SITE DATA

1. SUBJECT PROPERTY SHOWN IS PARCEL 31 , MAP 12 (012 03100 00015012)
2. ZONING: SI-1
3. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS :
   FRONT ..... 125'
   SIDE ..... 125'/75'
   REAR ..... 75'
4. BUFFER ZONES:
   ARTERIAL ROAD ..... 150'
   OTHER ..... 50'
5. LOT AREA ..... 5.718 ACRES (249,094.8 S.F.)
6. EXISTING USE IS RELIGIOUS (NO CHANGE PROPOSED)
7. CONSTRUCTION IS TO BEGIN JUNE 2019 AND END OCTOBER 2019. (TO BE CONFIRMED.)
8. PLEASE FORWARD ALL CORRESPONDENCE TO THE ARCHITECT.

PROXIMITY PLAN





N
NOT TO SCALE

VICINITY MAP

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23163
STATE OF TENNESSEE
2/4/19

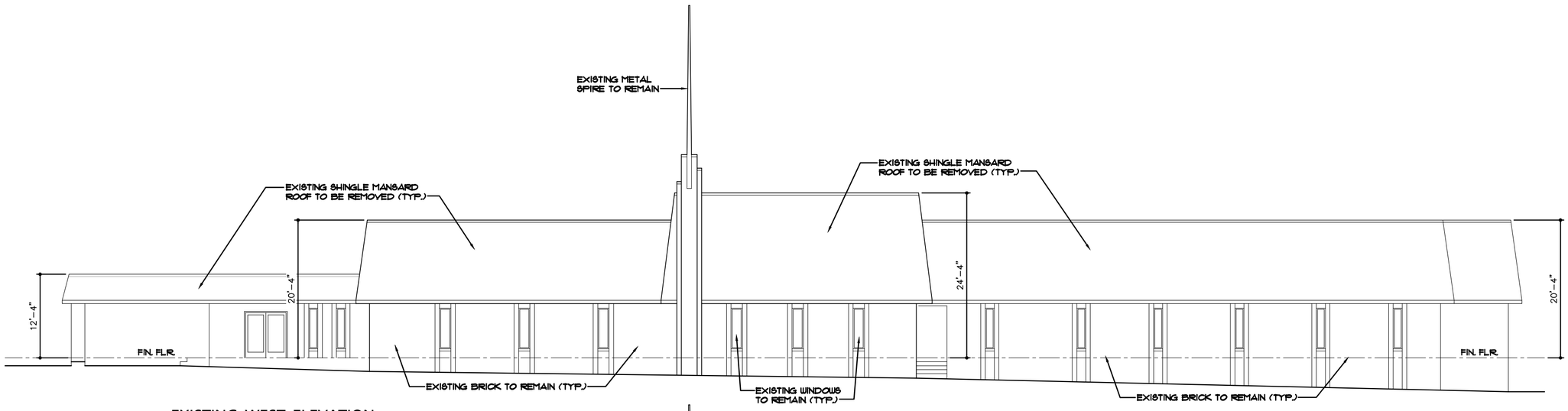
Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone : 615 - 497 - 5043 Email : normharber@gmail.com

ISSUE DATE :
2 / 4 / 19

REVISIONS :
1 2 / 19 / 19

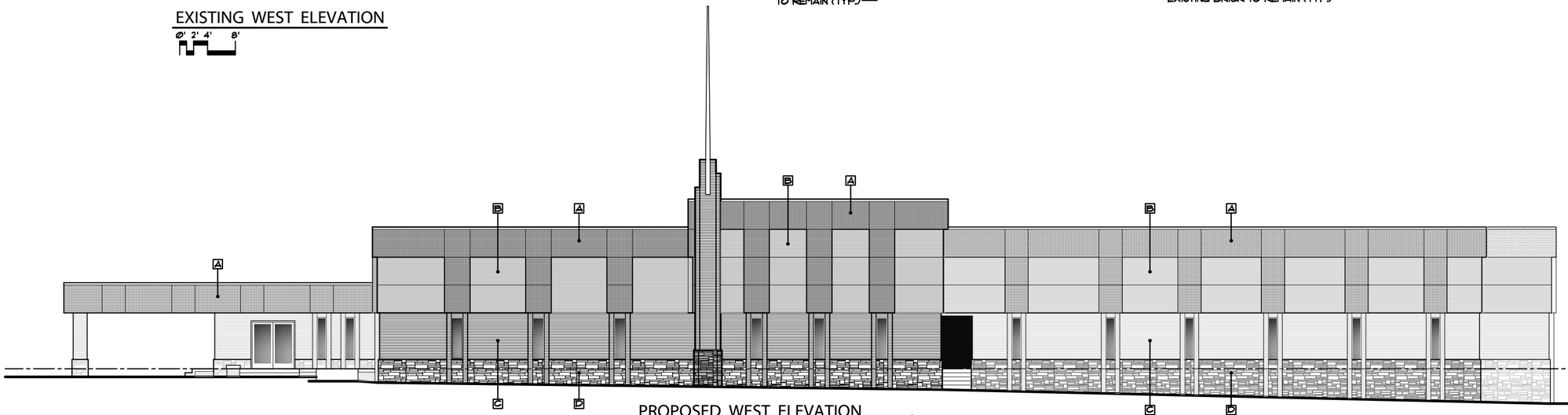
EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

SHEET NUMBER
A-1



EXISTING WEST ELEVATION

Ø' 2' 4' 8'

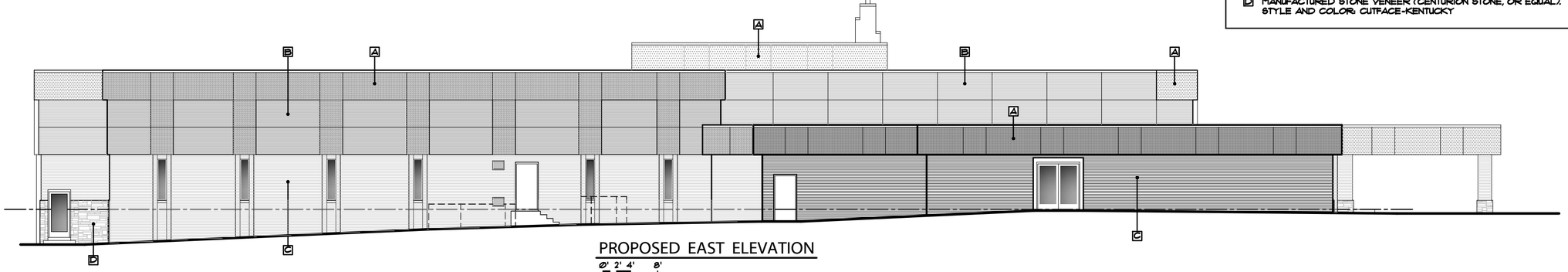


PROPOSED WEST ELEVATION

Ø' 2' 4' 8'

MATERIAL & COLOR CHART

- A FLAT, SMOOTH-FACE METAL PANEL (MBCI DESIGNER SERIES-FLAT, OR EQUAL).
  COLOR: CHARCOAL GRAY
- B CORRUGATED METAL PANEL (MBCI PBD PANEL, OR EQUAL).
  COLOR: SLATE GRAY
- C EXISTING BRICK, PAINTED
  COLOR: SHERWIN-WILLIAMS "FUNCTIONAL GRAY" SW-7024
- D MANUFACTURED STONE VENEER (CENTURION STONE, OR EQUAL).
  STYLE AND COLOR: CUTFACE-KENTUCKY



PROPOSED EAST ELEVATION

Ø' 2' 4' 8'

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23161
STATE OF TENNESSEE
2/19/19

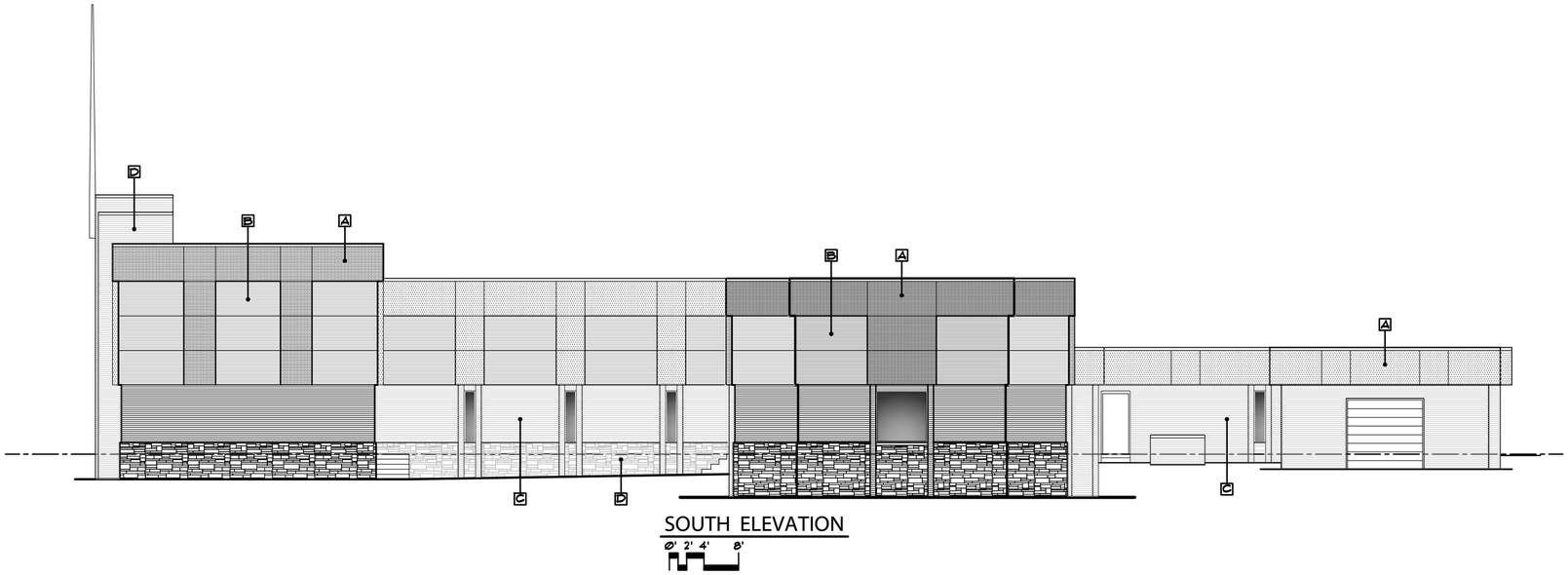
Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone: 615-497-5043 Email: normharber@gmail.com

ISSUE DATE:
2/4/19

REVISIONS:
1 2/19/19

EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

SHEET NUMBER
A-2



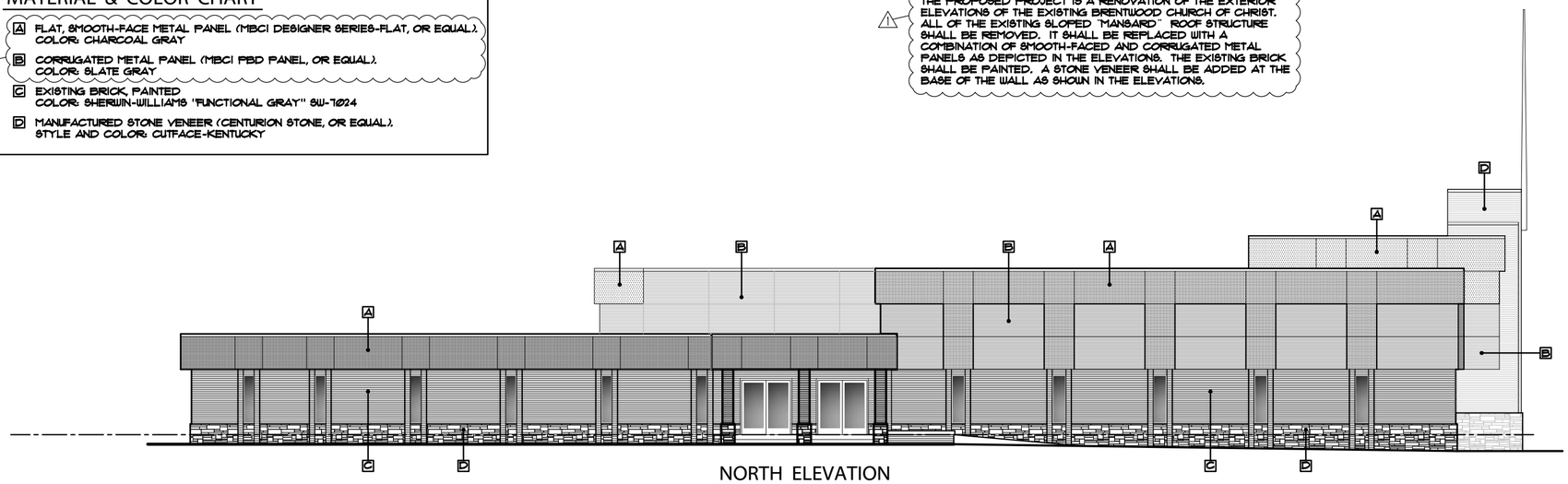
SOUTH ELEVATION

0' 2' 4' 8'

MATERIAL & COLOR CHART

- A FLAT, SMOOTH-FACE METAL PANEL (MBCI DESIGNER SERIES-FLAT, OR EQUAL).
  COLOR: CHARCOAL GRAY
- B CORRUGATED METAL PANEL (MBCI PBD PANEL, OR EQUAL).
  COLOR: SLATE GRAY
- C EXISTING BRICK, PAINTED
  COLOR: SHERWIN-WILLIAMS "FUNCTIONAL GRAY" SW-7024
- D MANUFACTURED STONE VENEER (CENTURION STONE, OR EQUAL).
  STYLE AND COLOR: CUTFACE-KENTUCKY

PROJECT DESCRIPTION:
THE PROPOSED PROJECT IS A RENOVATION OF THE EXTERIOR ELEVATIONS OF THE EXISTING BRENTWOOD CHURCH OF CHRIST. ALL OF THE EXISTING SLOPED "MANSARD" ROOF STRUCTURE SHALL BE REMOVED. IT SHALL BE REPLACED WITH A COMBINATION OF SMOOTH-FACED AND CORRUGATED METAL PANELS AS DEPICTED IN THE ELEVATIONS. THE EXISTING BRICK SHALL BE PAINTED. A STONE VENEER SHALL BE ADDED AT THE BASE OF THE WALL AS SHOWN IN THE ELEVATIONS.



NORTH ELEVATION

0' 2' 4' 8'

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23161
STATE OF TENNESSEE
2/19/19

Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone: 615 - 497 - 5043 Email: normharber@gmail.com

ISSUE DATE :
2 / 4 / 19

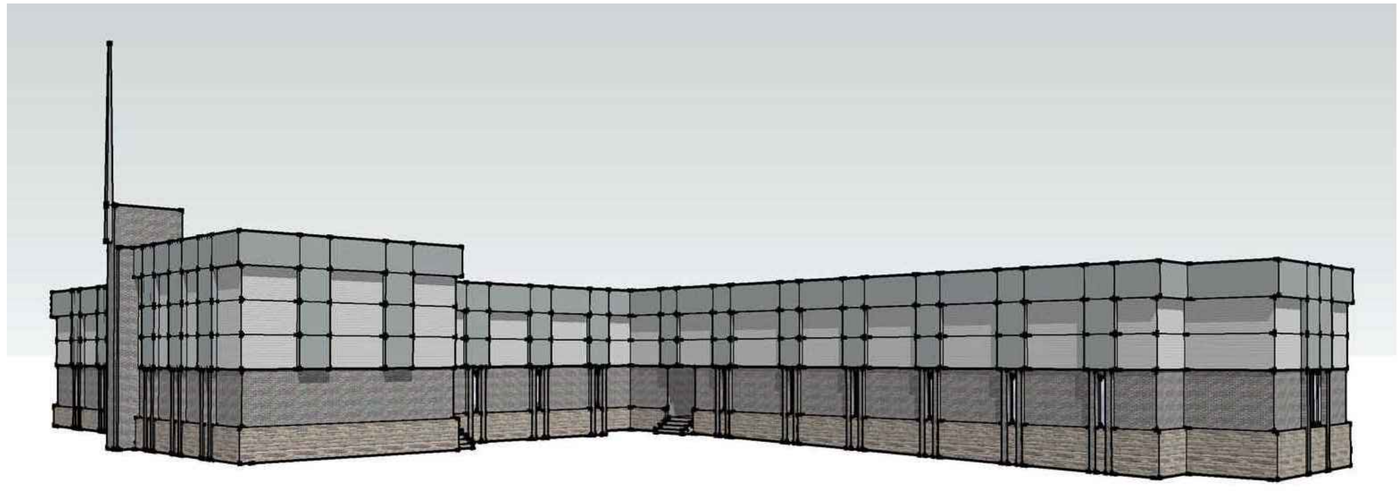
REVISIONS :
1 2 / 19 / 19

EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

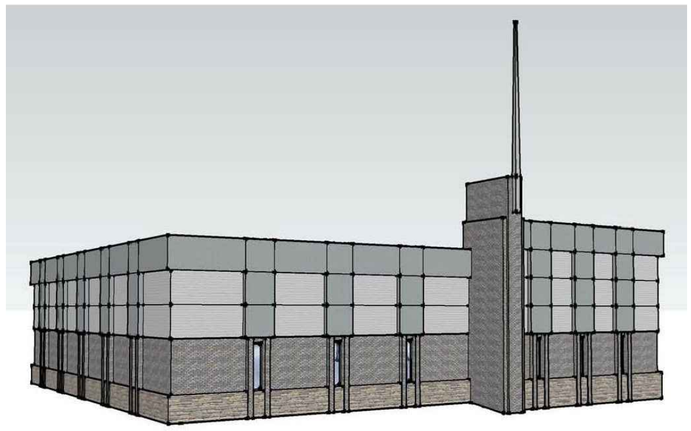
SHEET NUMBER
A-3



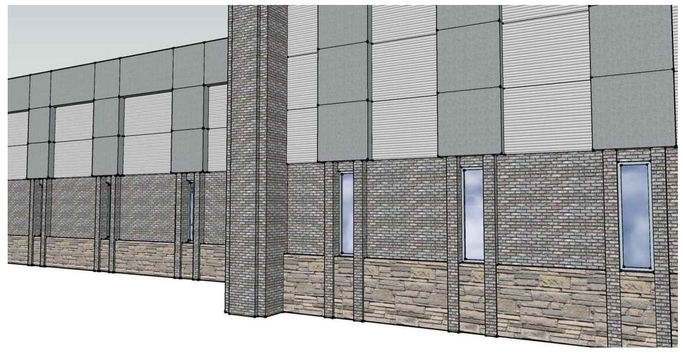
TYPICAL OF EXISTING CONDITIONS



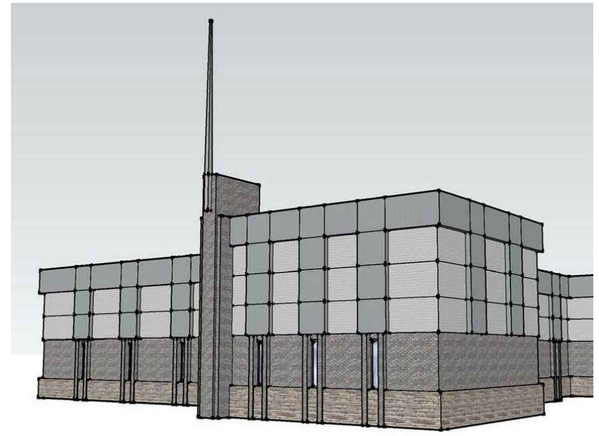
PERSPECTIVE 1



PERSPECTIVE 2

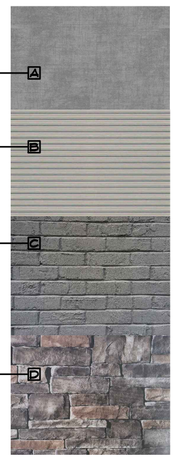


PERSPECTIVE 3



PERSPECTIVE 4



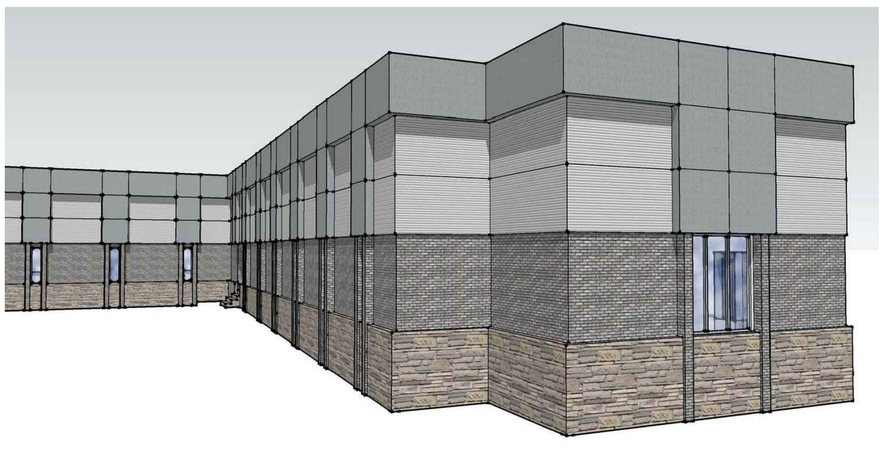


MATERIAL CHART

- A SMOOTH METAL PANEL
- B CORRUGATED METAL PANEL
- C EXISTING BRICK, PAINTED
- D STONE VENEER

NOTE: SEE SHEETS A-2 OR A-3 FOR COMPLETE CHART.

PERSPECTIVE 5



PERSPECTIVE 6

NORMAN S. HARBER
REGISTERED ARCHITECT
No. 23161
STATE OF TENNESSEE
2/19/19

Harber Architecture, Inc.
1303 Springfield Hwy, Goodlettsville, TN 37072
Phone : 615 - 497 - 5043 Email : normharber@gmail.com

ISSUE DATE :
2 / 4 / 19

REVISIONS :
1 2 / 19 / 19

EXTERIOR RENOVATIONS TO
BRENTWOOD CHURCH OF CHRIST
208 GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027

SHEET NUMBER
A-4

BRENTWOOD PLANNING COMMISSION **3.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-009

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review – Witherspoon Subdivision, Section Four, Lot 46, 9250 Lehigh Drive

Castle Contractors, LLC, requests approval of a Hillside Protection Overlay site plan for Lot 46 located at 9250 Lehigh Drive in the Witherspoon Subdivision.

9250 LEHIGH DRIVE – WITHERSPOON	
Lot Area (sf)	*133,493 sf*
Total Area of Home (sf)	*6,137sf*
Heated Area (sf)	*7,849sf*
Impervious Area (sf)	*25,281sf or 18.9%*
Green Space Provided (%)	*81%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Brett Wright, Castle Contractors, LLC, 5214 Maryland Way, Suite 102, Brentwood, TN 37027

Attachments

Final Staff Report

Site Plans & B/W Elevations

Design Study

HP Site Plan
Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 3:

REQUEST:	***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – WITHERSPOON SUBDIVISION, LOT 46, 9250 LEHIGH DRIVE***
PROJECT NUMBER:	***BPC2004-009***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Castle Contractors, LLC, requests approval of a Hillside Protection Overlay site plan for Lot 46 located at 9250 Lehigh Drive.

9250 LEHIGH DRIVE – WITHERSPOON	
Lot Area (sf)	*133,493 sf*
Total Area of Home (sf)	*7,849sf*
Heated Area (sf)	*6,137sf*
Impervious Area (sf)	*25,281sf or 18.9%*
Green Space Provided (%)	*81%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

The proposed elevations include brick, stone veneer, composite shingles. metal accent roof, composite siding on the sides and rear.

PROJECT LOCATION:

The subject property is located at 9250 Lehigh Drive.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 43, 45, and 47.

A total of 91 Lots have been recorded within the subdivision to date.

Section #	*# Lots*	*Recorded*
One	*13*	*PB P65 PG 43*
Two	*35*	*PB P65 PG 125*
Three	*11*	*PB P67 PG 110*
Four	*32*	*PB P68 PG 56*
Five	*17*	*PB P70, PG 121*
Six	*17*	*PB P72, PG 40*
	125	

CONDITIONS OF APPROVAL:

*Staff recommends that the following **eight** conditions be attached to the approval of the request.*

1. BZA approval is required for the proposed detached structure. The approval must be secured before a permit will be issued for the detached structure.

2. The layer showing the Landscape details should be turned off.

3. Label the size of the water meter.

4. The 5' wide sidewalk along Lehigh Drive within the limits of lot 46 shall be installed with construction of this home. Verify by survey and show on the plan.

5. The property owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

6. Show drainage and utility infrastructure along Lehigh Drive.

7. Add a note stating, "Retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the natural terrain."

8. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **15** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is

considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on ***May 4, 2023****, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. Add the following note stating that a residential fire protection sprinkler system is required. "All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

6. From TDEC Guidelines regarding who needs an NPDES Stormwater Construction Permit:
"Operators of construction sites involving clearing, grading or excavation that result in an area of disturbance of one or more acres, and activities that result in the disturbance of less than one acre if it is part of a larger common plan of development or sale."

7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

8. Also, all retaining walls over 4' require design and details by a licensed TN professional engineer. The designs will be required prior to building and grading permit release. The designs should use as a basis, the geotechnical report generated for this site.

9. Note that pending HP approval by Planning Commission, a Grading Permit, Building Permit, and a Swimming Pool Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

10. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

11. Add the following note stating that a residential fire protection sprinkler system is required. "All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

12. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

13. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

14. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

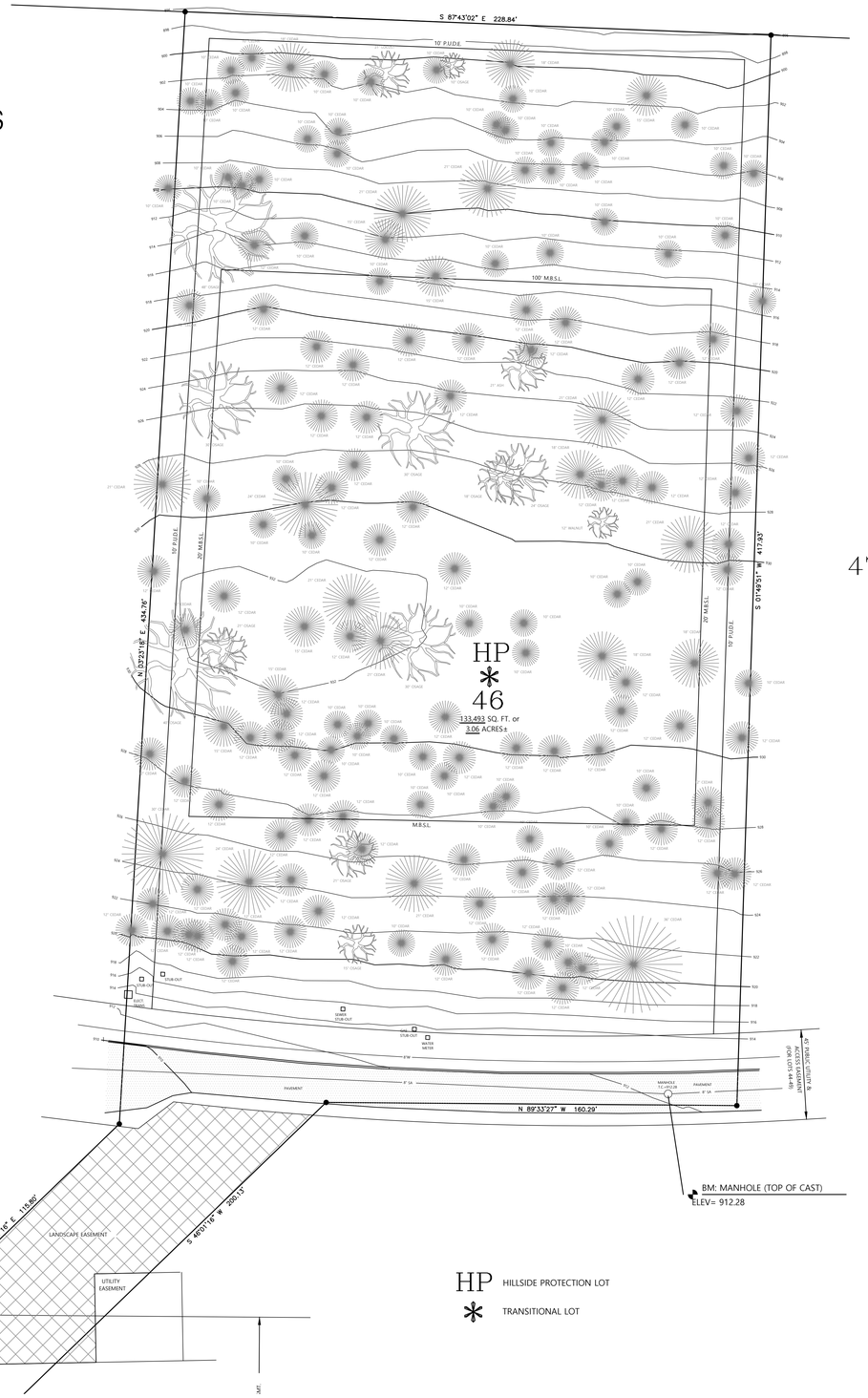
RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan, to include the residential sprinkler system, subject to the requirements of the staff report.

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RUSTICI RESIDENCE
46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

A-1 FOUNDATION PLAN
A-2 MAIN LEVEL FLOOR PLAN
A-3 UPPER LEVEL FLOOR PLAN
A-4 FRONT & REAR ELEVATIONS
A-5 RIGHT & LEFT ELEVATIONS
A-6 BUILDING SECTIONS
A-7 WALL SECTIONS
A-8 ROOF PLAN
A-9 EXERCISE/OFFICE
A-10 LOFT PLANS & SECTION/ELEVATIONS



1 A-0 SITE PLAN
SCALE: 1"=20'-0"

NOTE:
SEE LANDSCAPE PLAN FOR EXACT LOCATIONS AND ELEVATIONS OF DRIVES, SIDEWALKS, RETAINING WALLS AND POOL DECK AND PLACEMENT

SQUARE FOOTAGES:

MAIN LEVEL HEATED:	3713 SQ. FT.
UPPER LEVEL HEATED:	3189 SQ. FT.
TOTAL HEATED:	6902 SQ. FT.
GARAGE:	1214 SQ. FT.
FRONT PORCH:	94 SQ. FT.
REAR COVERED PORCH:	552 SQ. FT.
LAUNDRY ENTRY PORCH:	41 SQ. FT.
TOTAL PORCHES:	687 SQ. FT.

COVERAGE: see site plan

OVERALL HEIGHT:
Height of Structure: 34' 6"

DETATCHED BLDG
523 DN
424 UP
947 TOTAL

TOTAL HEATED BOTH STRUCTURES 7849 SF

TOTAL FOOTPRINT HOUSE 5614 SF
TOTAL FOOTPRINT BOTH STRUCTURES 6137 SF

ISSUE DATE: 11-5-19
REISSUE DATE: 01-6-20
REISSUE DATE: 01-8-20
REISSUE DATE: 01-21-20
REISSUE DATE: 01-23-20
REISSUE DATE: 01-28-20
REISSUE DATE: 01-29-20
REISSUE DATE: 02-05-20
REISSUE DATE: 02-17-20

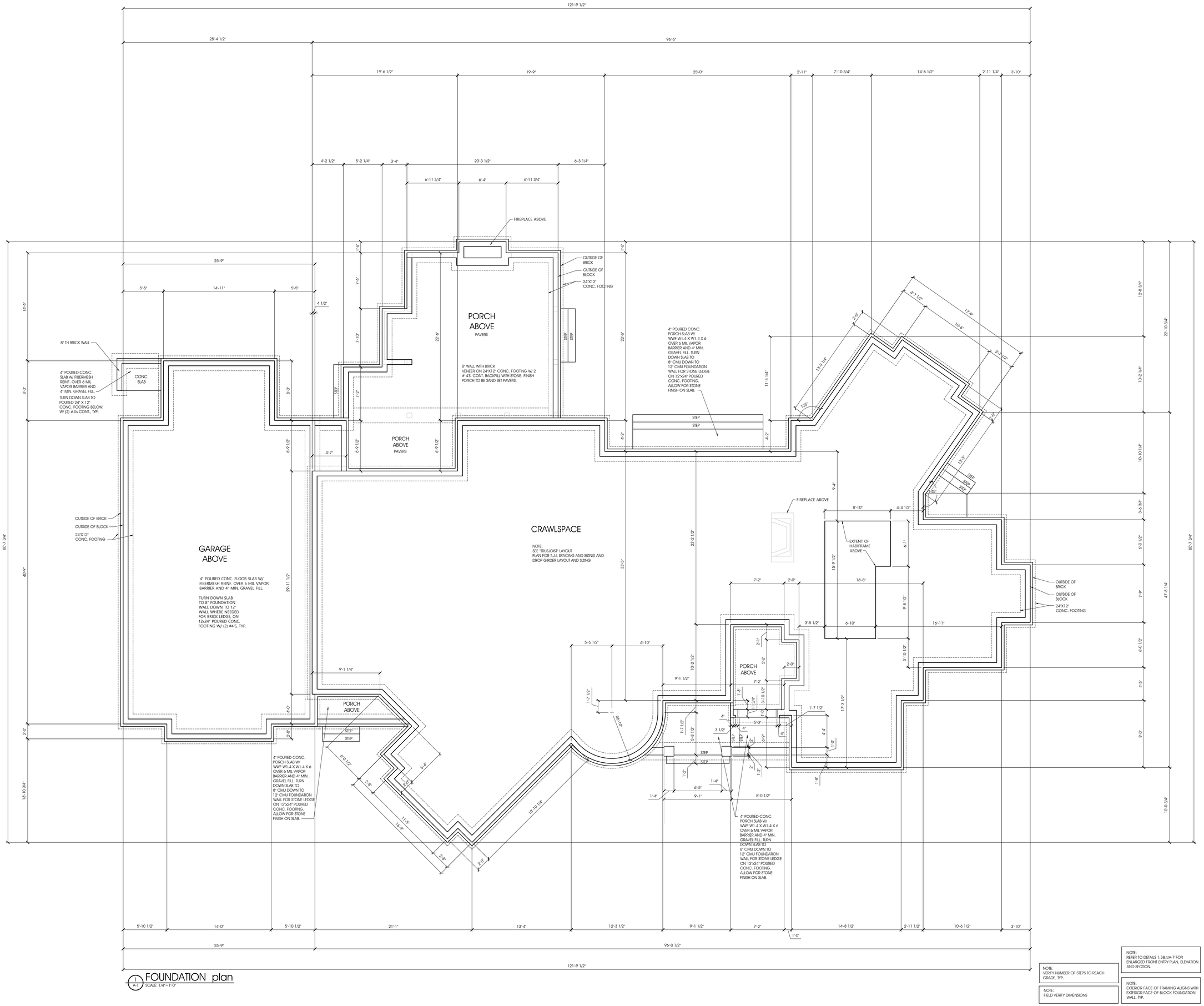
Rustici Residence
46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN
TITLE \ SITE PLAN
SCALE: 1/16" = 1'-0"

C Kevin Coffey
DWELLINGS | DESIGN
LLC

230 FRANKLIN ROAD
THE FACTORY AT FRANKLIN, SUITE 807
FRANKLIN, TN 37064
PHONE: 615.210.0599
EMAIL: KEVINBJOBE@COMCAST.NET
BLOG: CKEVINCOFFEYDWELLINGS.BLOGSPOT.COM
WEB: CKEVINCOFFEY.COM

A-0
TITLE \ SITE PLAN

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1 A-1 FOUNDATION plan
SCALE: 1/4" = 1'-0"

NOTE:
VERIFY NUMBER OF STEPS TO REACH GRADE, TYP.

NOTE:
FIELD VERIFY DIMENSIONS

NOTE:
REFER TO DETAILS 1,3&4/A-7 FOR ENLARGED FRONT ENTRY PLAN, ELEVATION AND SECTION.

NOTE:
EXTERIOR FACE OF FRAMING ALIGNS WITH EXTERIOR FACE OF BLOCK FOUNDATION WALL, TYP.

ISSUE DATE:	11-5-19
REISSUE DATE:	01-6-20
REISSUE DATE:	01-8-20
REISSUE DATE:	01-21-20
REISSUE DATE:	01-23-20
REISSUE DATE:	01-28-20
REISSUE DATE:	01-29-20
REISSUE DATE:	02-05-20
REISSUE DATE:	02-17-20

Rustici Residence

46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

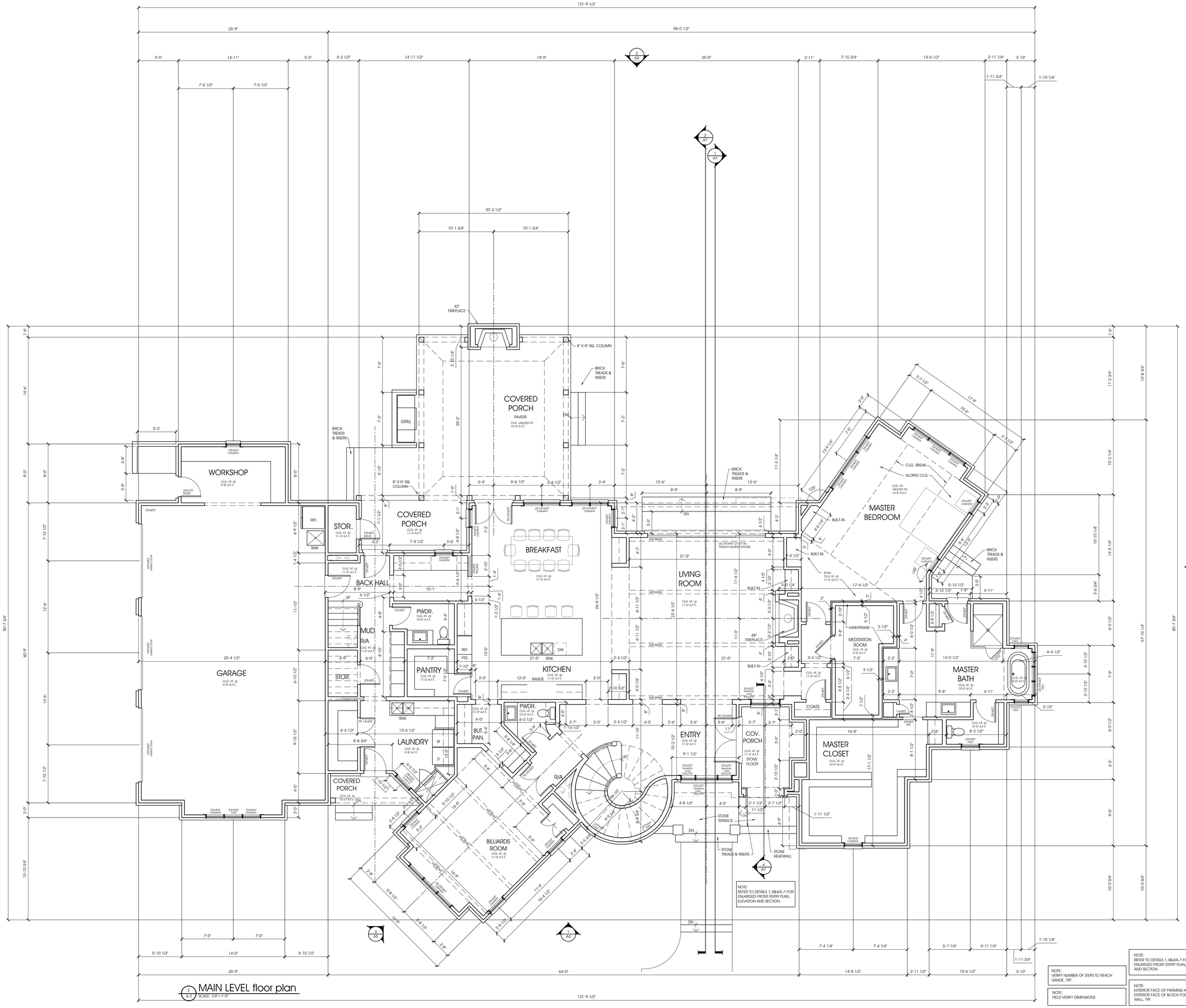
C Kevin Coffey
DWELLINGS | DESIGN
LLC

230 FRANKLIN ROAD
THE FACTORY AT FRANKLIN, SUITE 807
FRANKLIN, TN 37064

PHONE: 615.210.0599
EMAIL: KEVINBUILDERCPC.AST.NET
BLOG: OKEVINCOFFEYDWELLINGS.BLOGSPOT.COM
WEB: OKEVINCOFFEY.COM

A-1
FOUNDATION PLAN

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1 / A-2 MAIN LEVEL floor plan
SCALE: 1/4"=1'-0"

NOTE: VERIFY NUMBER OF STEPS TO REACH GRADE. TYP.

NOTE: FIELD VERIFY DIMENSIONS

NOTE: REFER TO DETAILS 1,3&4/A-7 FOR ENLARGED FRONT ENTRY PLAN, ELEVATION AND SECTION.

NOTE: EXTERIOR FACE OF FRAMING ALIGNS WITH EXTERIOR FACE OF BLOCK FOUNDATION WALL, TYP.

ISSUE DATE:	11-5-19
REISSUE DATE:	01-6-20
REISSUE DATE:	01-8-20
REISSUE DATE:	01-21-20
REISSUE DATE:	01-23-20
REISSUE DATE:	01-28-20
REISSUE DATE:	01-29-20
REISSUE DATE:	02-05-20
REISSUE DATE:	02-17-20

Rustici Residence

46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

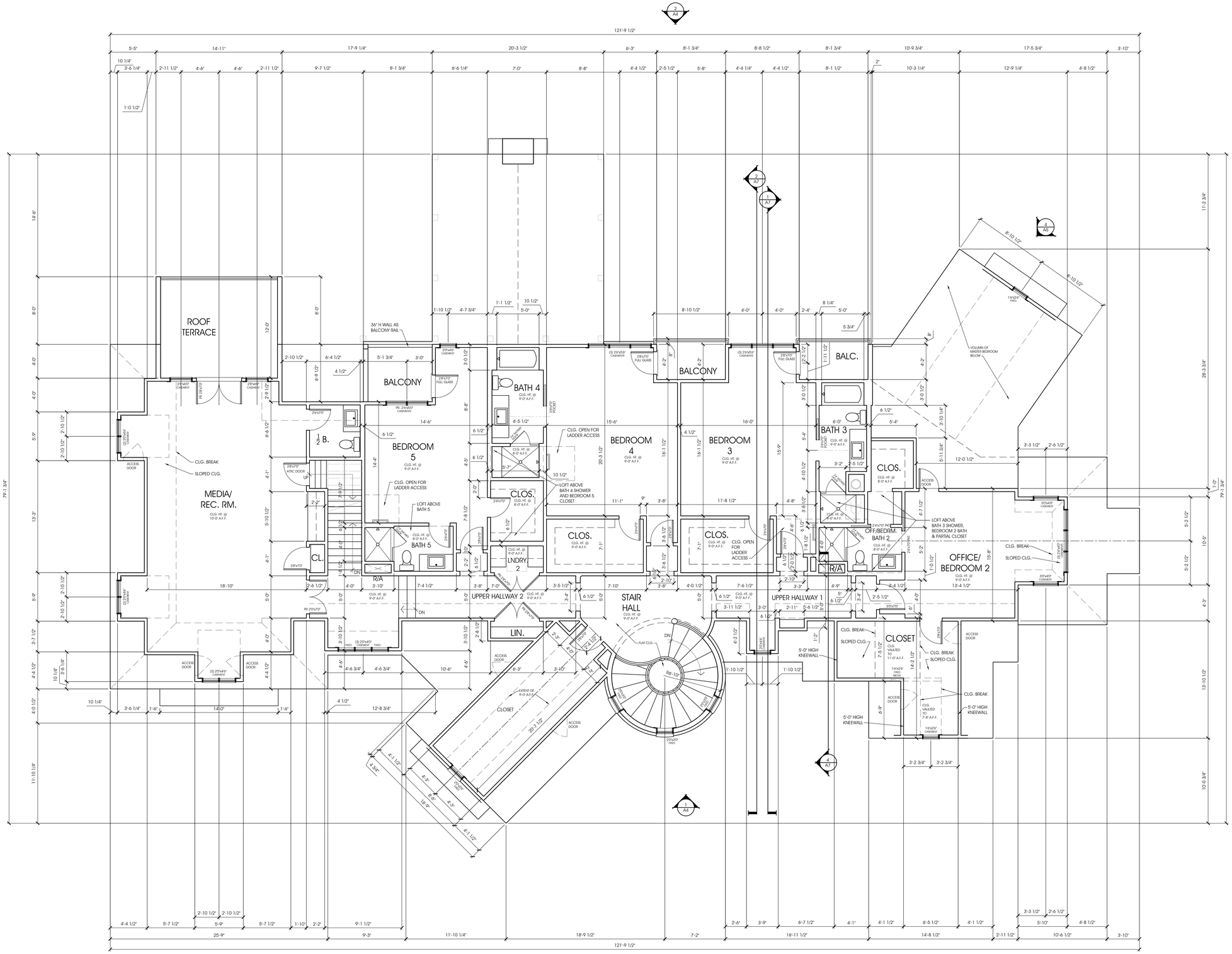
C Kevin Coffey
DWELLINGS | DESIGN
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FRANKLIN, TN 37064

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WEB: KEVINCOFFEY.COM

A-2
MAIN LEVEL FLOOR PLAN

DocuSign Envelope ID: 61631358-3B3F-4DFD-9EEF-2075175CCD75



1 UPPER LEVEL floor plan
A-3 SCALE: 1/4"=1'-0"

NOTE:
REFER TO SHEET A-10 FOR LOFT PLANS AND SECTION / ELEVATIONS

ISSUE DATE: 11-5-19
REISSUE DATE: 01-6-20
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REISSUE DATE: 02-17-20

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46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

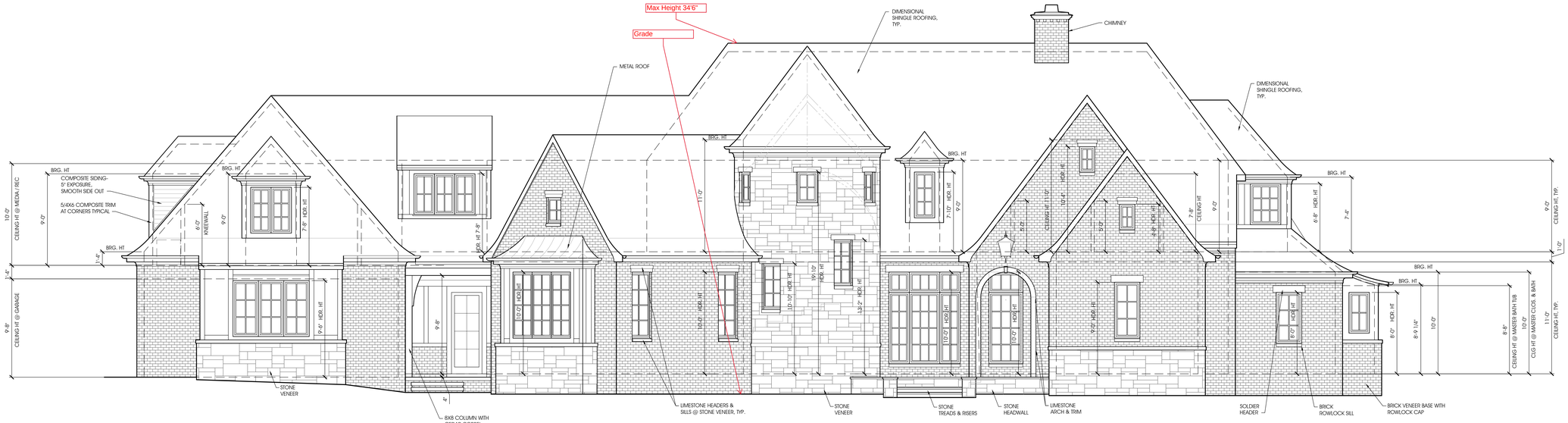
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PHONE: 615.210.0599
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A-3

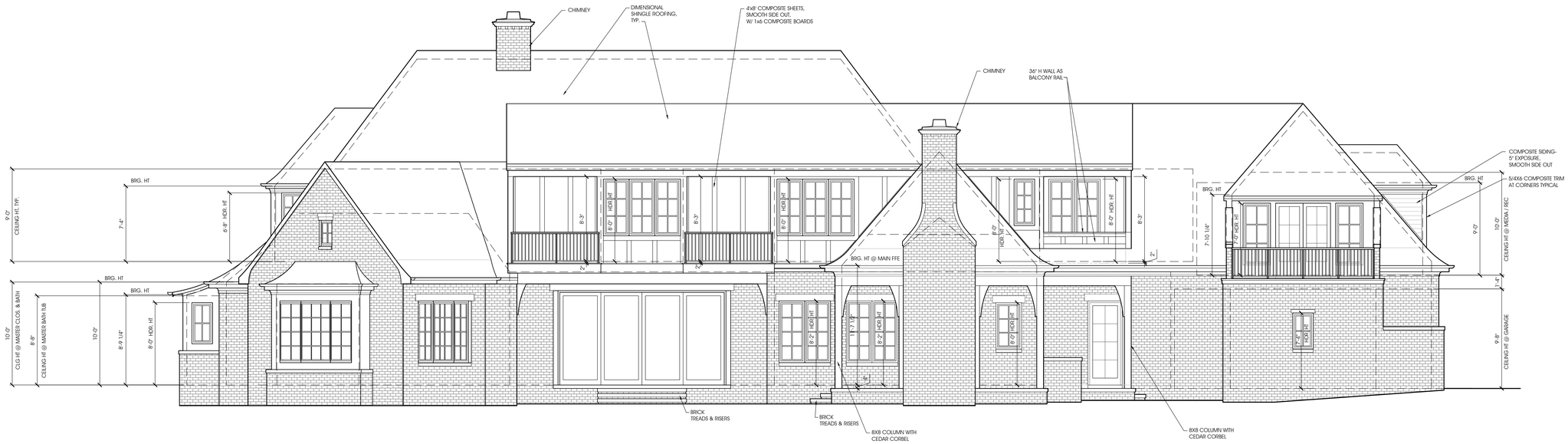
UPPER LEVEL FLOOR PLAN

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NOTE:
REFER TO DETAILS 1,3&4/A-7 FOR ENLARGED FRONT ENTRY PLAN, ELEVATION AND SECTION.

1 A-4 FRONT ELEVATION
SCALE: 1/4"= 1'-0"



2 A-4 REAR ELEVATION
SCALE: 1/4"= 1'-0"

NOTE:
VERIFY NUMBER OF STEPS TO REACH GRADE, TYP.

NOTE: CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

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Rustici Residence

46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

FRONT \ REAR ELEVATIONS - MAIN HOUSE

SCALE: 1/4" = 1'-0"

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150 FRANKLIN ROAD
156 FACTORY AT FRANKLIN, SUITE 807
FRANKLIN, TN 37064

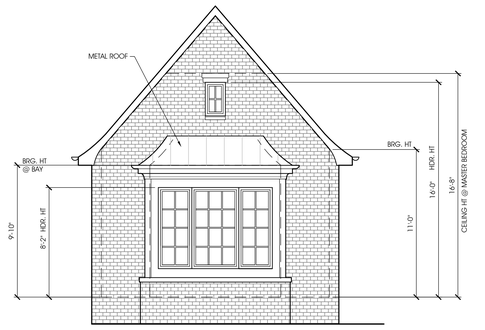
PHONE: 615.210.0599
EMAIL: KEVINBCA@COMCAST.NET
BLOG: CKEVINCOFFEYDWELLINGS.BLOGSPOT.COM
WEB: CKEVINCOFFEY.COM

A-4
FRONT & REAR ELEVATIONS - MAIN HOUSE

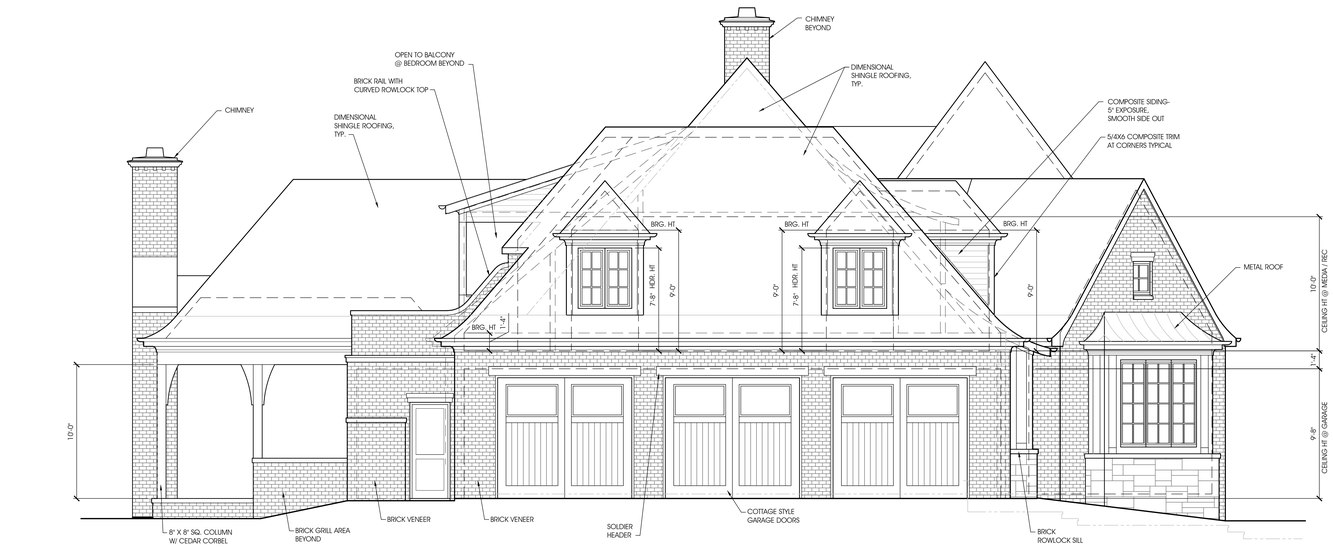
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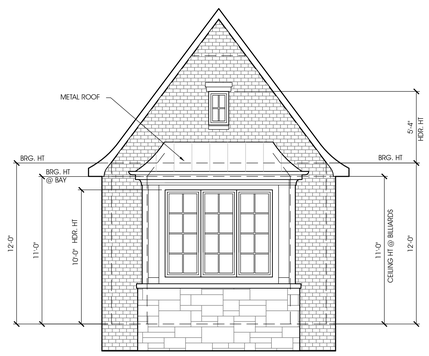
1 A-5 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 A-5 PARTIAL ELEVATION @ MASTER BEDROOM
SCALE: 1/4"=1'-0"



2 A-5 LEFT ELEVATION
SCALE: 1/4"=1'-0"



3 A-5 PARTIAL FRONT ELEVATION @ BILLIARDS RM.
SCALE: 1/4"=1'-0"

NOTE:
VERIFY NUMBER OF STEPS TO REACH GRADE, TYP.

NOTE: CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

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46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

SIDE ELEVATIONS - MAIN HOUSE

SCALE: 1/4" = 1'-0"

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150 FRANKLIN ROAD
THE FACTORY AT FRANKLIN, SUITE 807
FRANKLIN, TN 37064

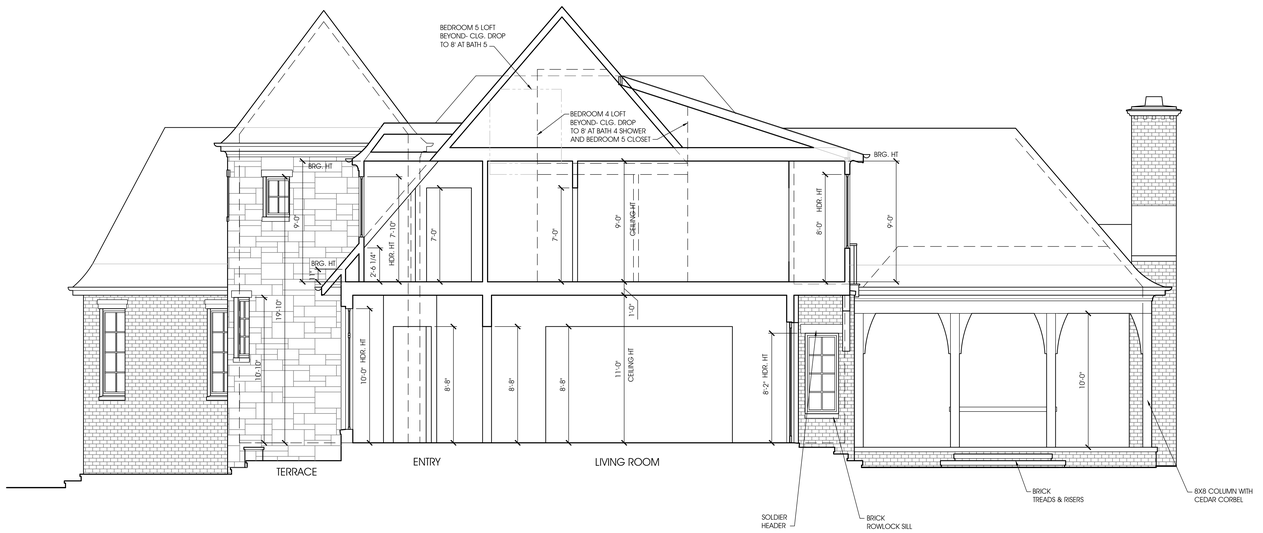
PHONE: 615.210.0599
EMAIL: KEVINDCAD@COMCAST.NET
BLOG: HTTP://KEVINCOFFEYDWELLINGS.BLOGSPOT.COM
WEB: CKEVINCOFFEY.COM

A-5
SIDE ELEVATIONS - MAIN HOUSE

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1 A-6 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 A-6 BUILDING SECTION
SCALE: 1/4"=1'-0"

NOTE:
VERIFY NUMBER OF STEPS TO REACH GRADE, TYP.

NOTE:
REFER TO SHEET A-10 FOR LOFT PLANS AND SECTION / ELEVATIONS

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46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

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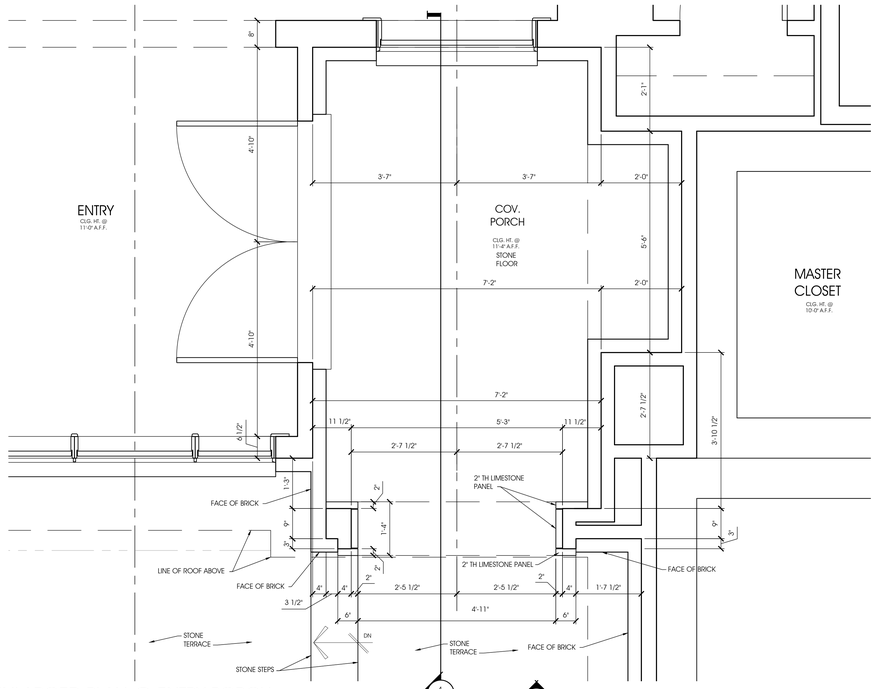
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A-6

BUILDING SECTIONS

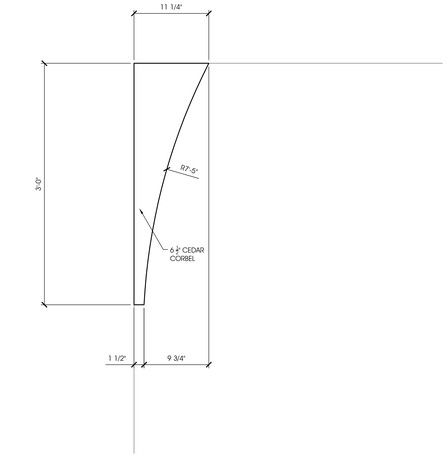
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1 A-7 ENLARGED PLAN @ ENTRY PORCH
SCALE: 3/4" = 1'-0"

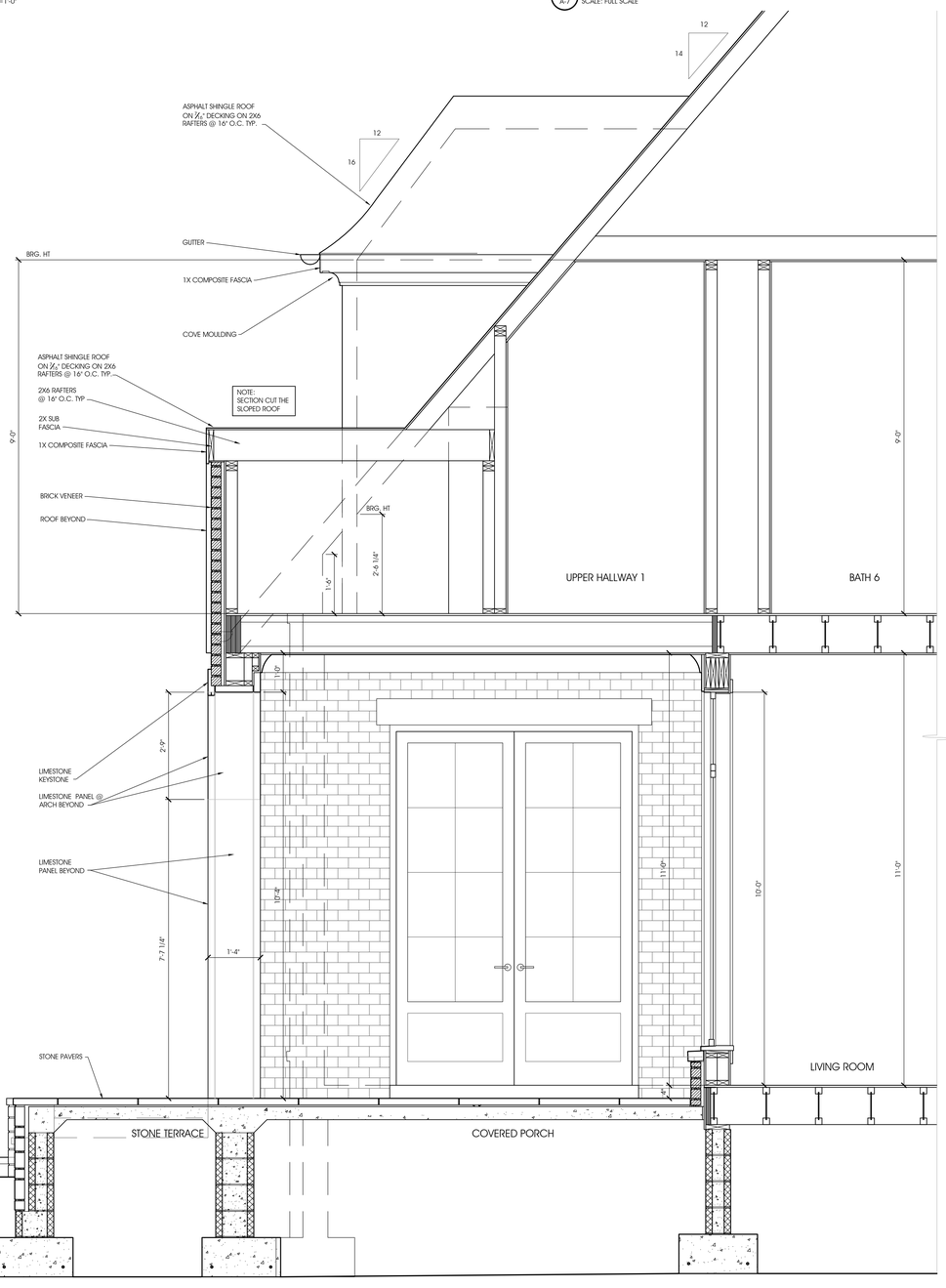


3 A-7 ENLARGED ELEVATION @ ENTRY PORCH
SCALE: 3/4" = 1'-0"



2 A-7 DETAIL @ TYPICAL CORBEL
SCALE: 1 1/2" = 1'-0"

2 A-7 DETAIL - not used
SCALE: FULL SCALE



4 A-7 WALL SECTION @ ENTRY PORCH
SCALE: 3/4" = 1'-0"

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REISSUE DATE:	02-17-20

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46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

WALL SECTIONS & DETAILS

SCALE: VARIES

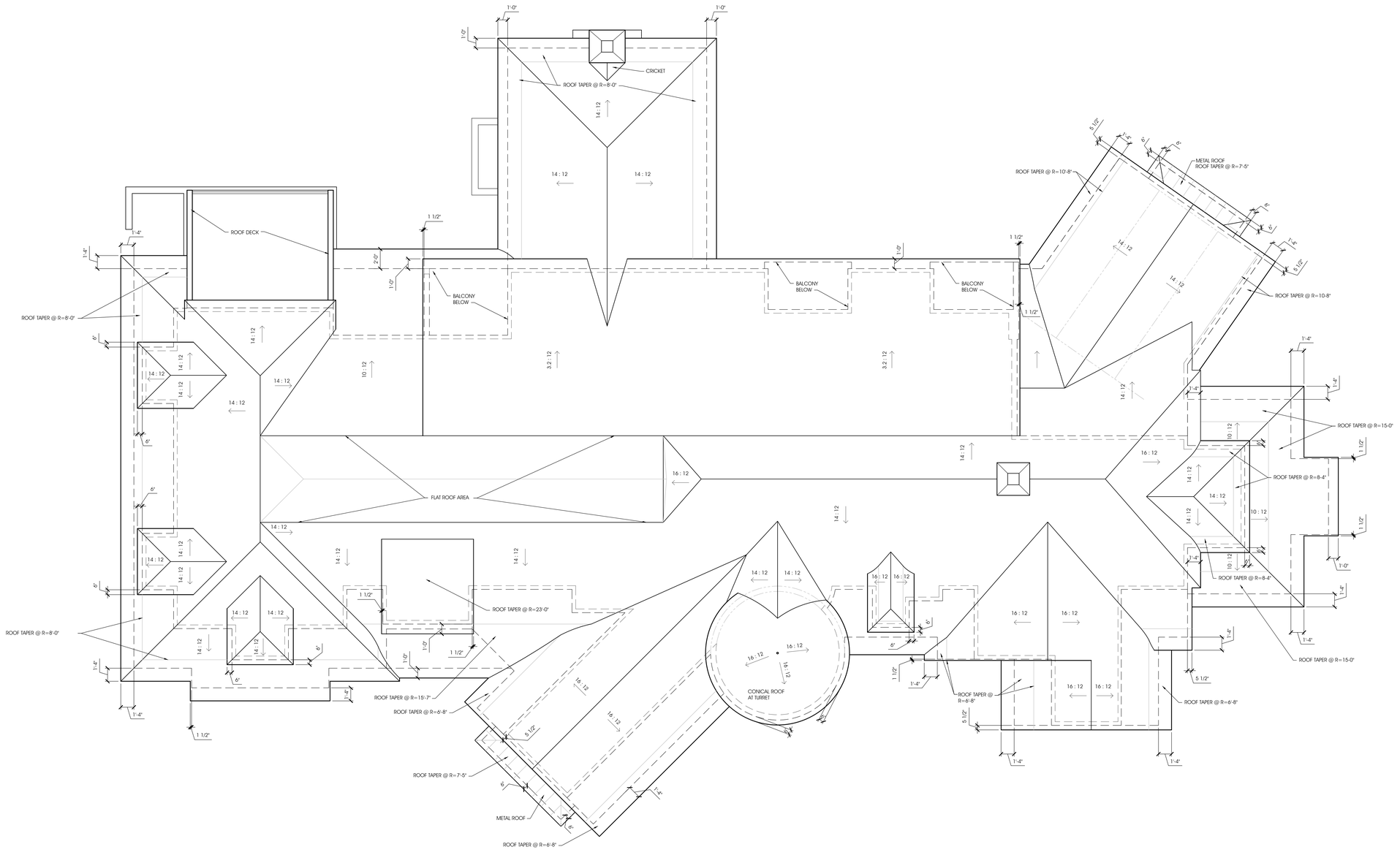
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A-7
WALL SECTIONS & DETAILS

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1 A-8 ROOF PLAN
SCALE: 1/4" = 1'-0"

ISSUE DATE:	11-5-19
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ROOF PLAN

SCALE: 1/4" = 1'-0"

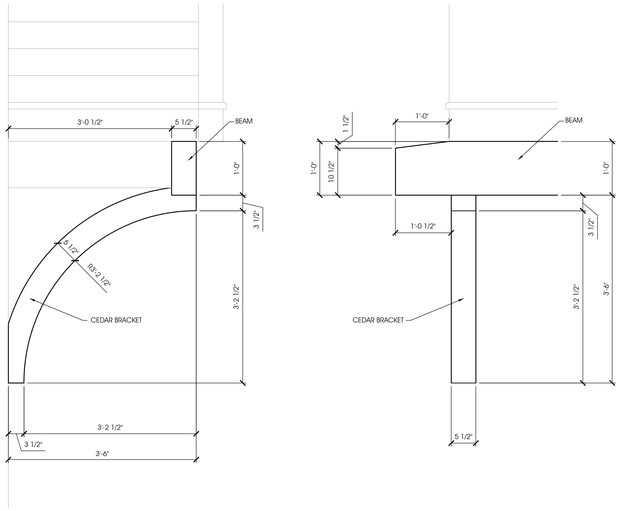
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250 FRANKLIN ROAD
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PHONE: 615.210.0599
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BLOG: CKEVINCOFFEYDWELLINGS.BLOGSPOT.COM
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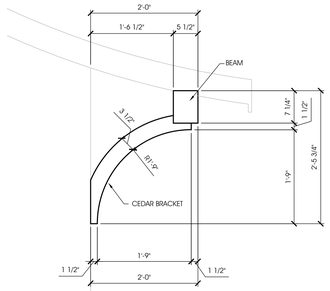
A-8

ROOF PLAN

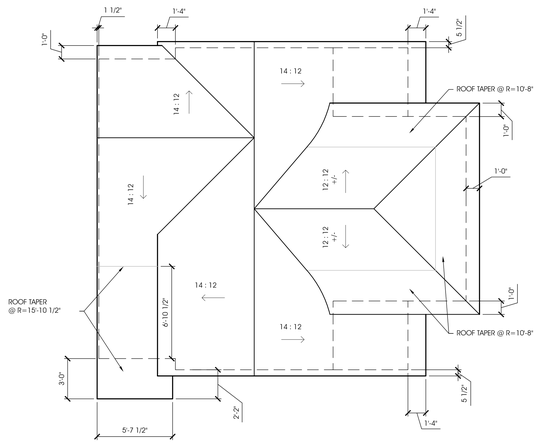
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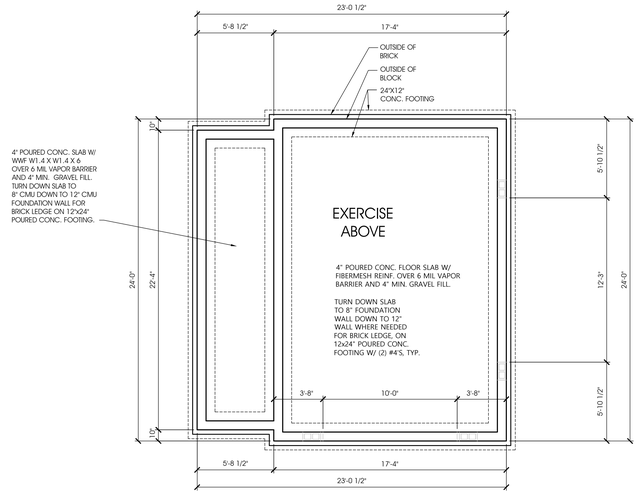
6 EXERCISE/OFFICE BRACKET DETAIL
A-9 SCALE: 1"=1'-0"



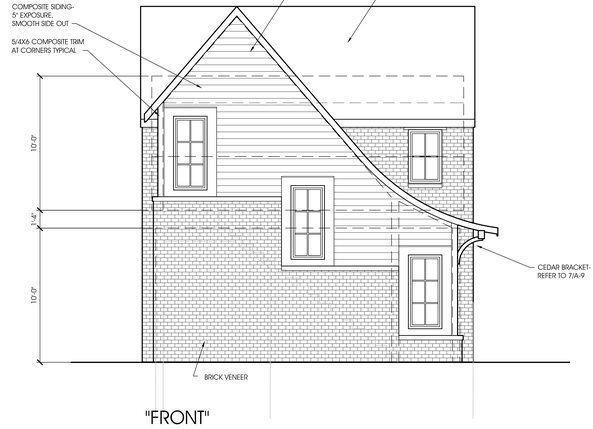
7 EXERCISE / OFFICE ENTRY BRACKET
A-9 SCALE: 1"=1'-0"



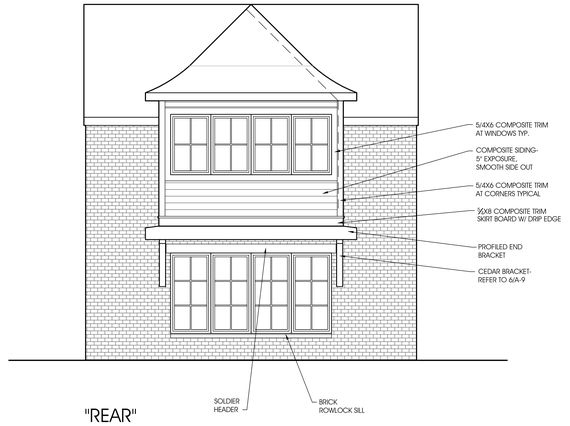
5 EXERCISE / OFFICE ROOF PLAN
A-9 SCALE: 1/4"=1'-0"



3 EXERCISE / OFFICE FOUNDATION PLAN
A-9 SCALE: 1/4"=1'-0"



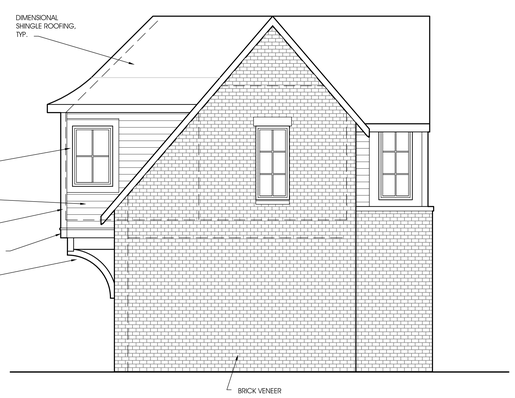
"FRONT"



"REAR"

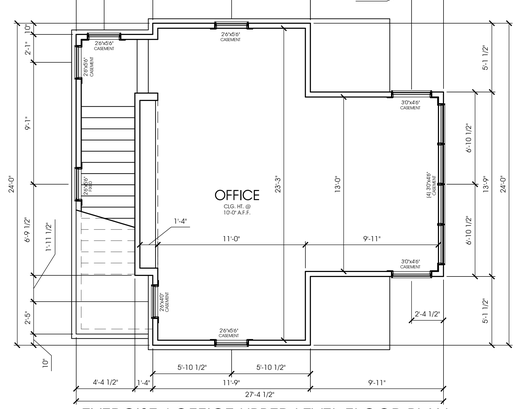


"RIGHT SIDE"

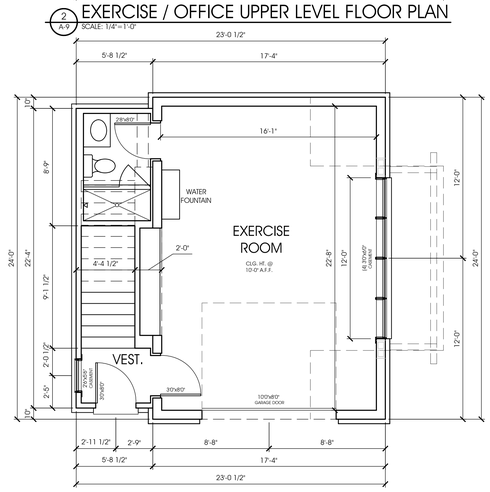


"LEFT SIDE"

4 EXERCISE / OFFICE ELEVATIONS
A-9 SCALE: 1/4"=1'-0"



2 EXERCISE / OFFICE UPPER LEVEL FLOOR PLAN
A-9 SCALE: 1/4"=1'-0"



1 EXERCISE / OFFICE MAIN LEVEL FLOOR PLAN
A-9 SCALE: 1/4"=1'-0"

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Rustici Residence

46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

EXERCISE/OFFICE PLANS & ELEVATIONS

SCALE: 1/4" = 1'-0"

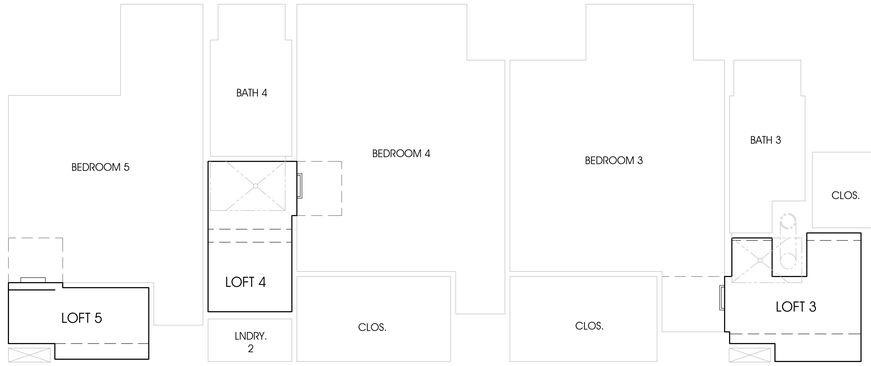
C Kevin Coffey
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LLC

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WEB: CKEVINCOFFEY.COM

A-9

EXERCISE/OFFICE

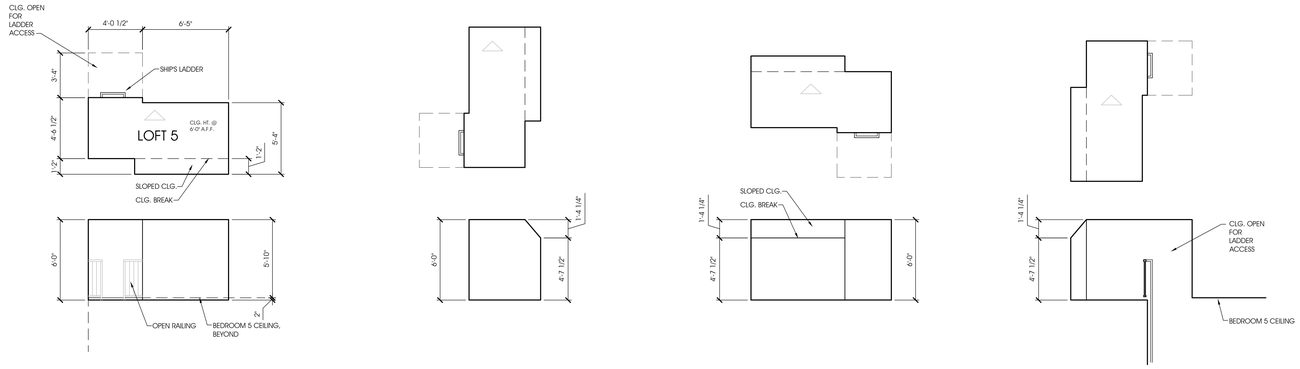
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1 A-10 UPPER LEVEL BEDROOM LOFT PLAN

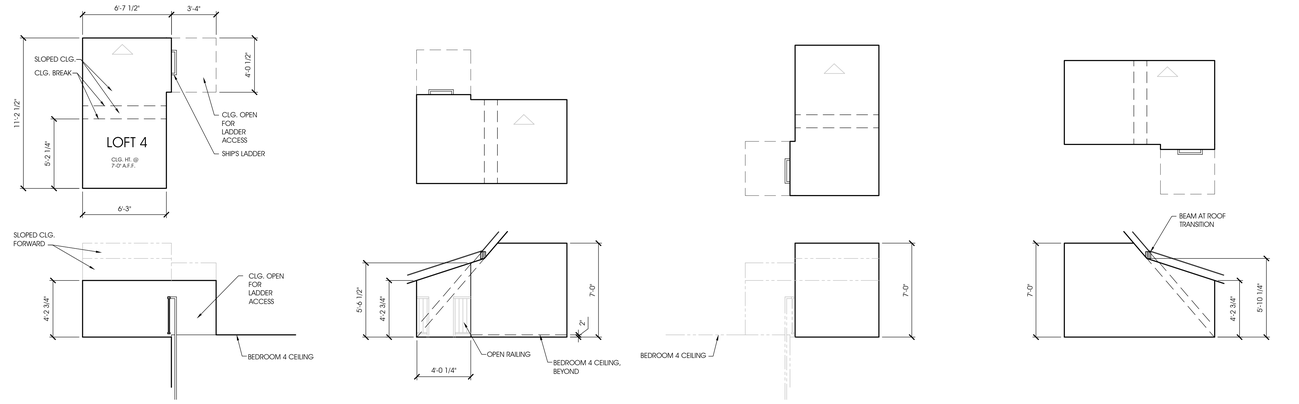
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO 2,3 & 4/A-10 FOR INDIVIDUAL
LOFT PLANS AND SECTION / ELEVATIONS



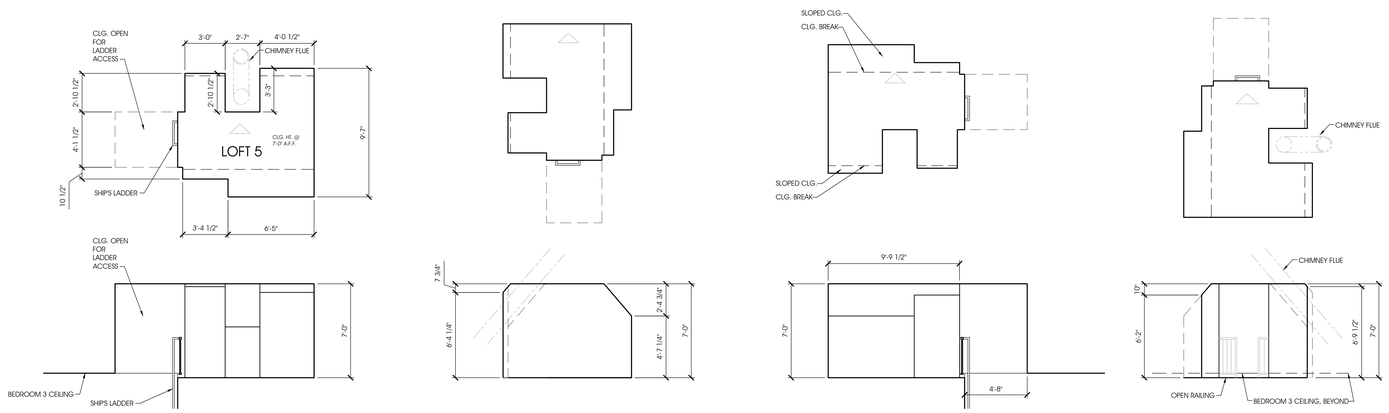
2 A-10 LOFT 5 PLAN & SECTIONS / ELEVATIONS

SCALE: 1/4" = 1'-0"



3 A-10 LOFT 4 PLAN & SECTIONS / ELEVATIONS

SCALE: 1/4" = 1'-0"



4 A-10 LOFT 3 PLAN & SECTIONS / ELEVATIONS

SCALE: 1/4" = 1'-0"

NOTE:
REFER TO SHEET A-6 FOR LOFT
LOCATIONS IN BUILDING SECTIONS

ISSUE DATE: 11-5-19
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REISSUE DATE: 02-17-20

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46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

LOFT PLANS & SECTION/ELEVATIONS

SCALE: 1/4" = 1'-0"

C Kevin Coffey
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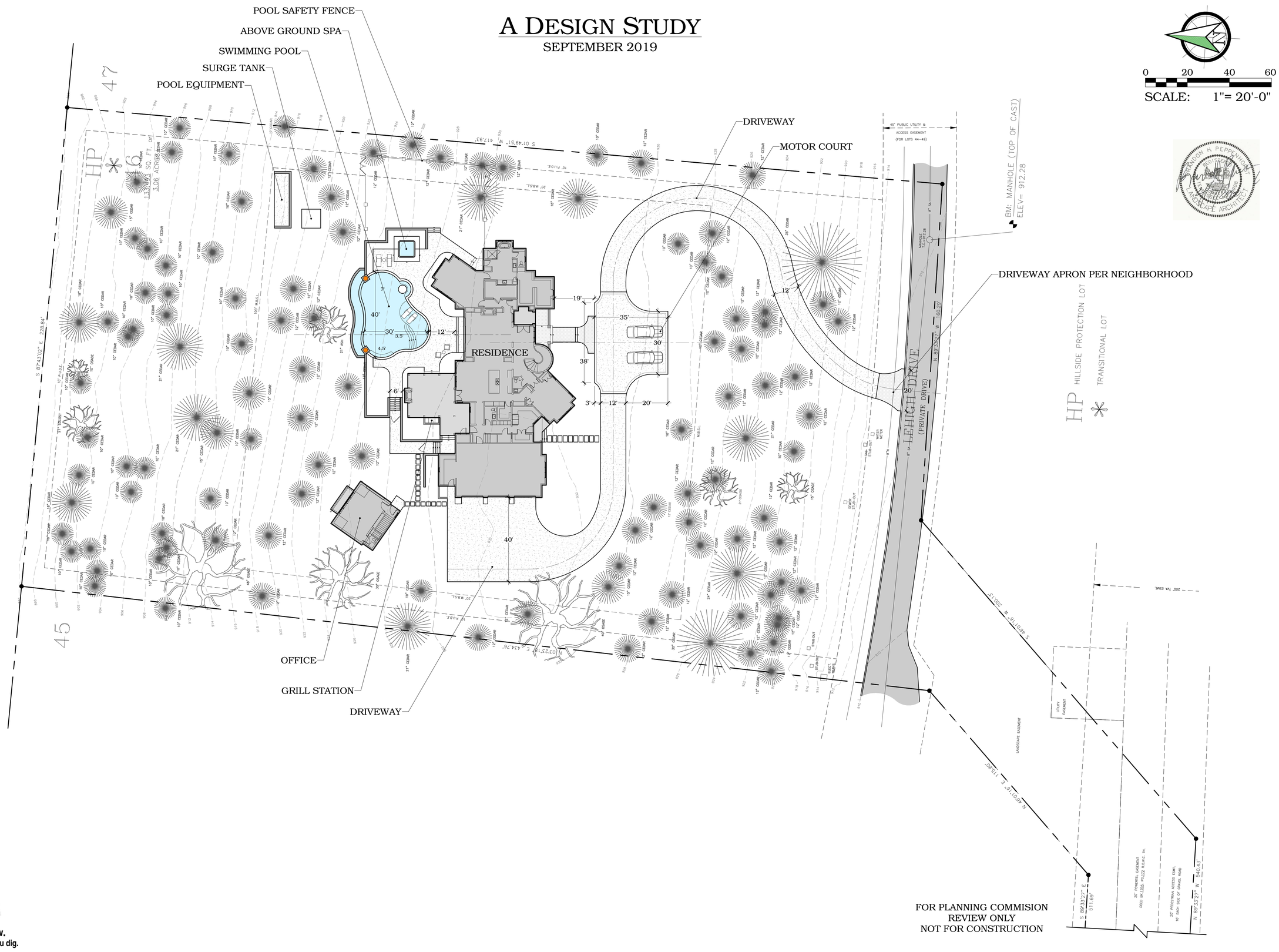
250 FRANKLIN ROAD
THE FACTORY AT FRANKLIN, SUITE 807
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A-10

LOFT PLANS & SECTION/ELEVATIONS

A DESIGN STUDY

SEPTEMBER 2019



FOR PLANNING COMMISION
REVIEW ONLY
NOT FOR CONSTRUCTION

Know what's **below.** **Call** before you dig.

OUTDOOR INK
LANDSCAPE CONCEPTS AND DESIGN
MICHAEL BALDWIN & ASSOCIATES
7451 BRIDLE DRIVE. NASHVILLE, TN 37221
PHONE (615) 429-6078 · OUTDOORINK@COMCAST.NET

RUSTICI RESIDENCE

9250 LEHIGH DRIVE
BRENTWOOD, TN 37027

FOR PLANNING COMMISION REVIEW ONLY-NOT FOR CONSTRUCTION

REVISIONS:
1:10/11/19-PER OWNER
2:10/14/19-PER OWNER
3:10/25/19-PER OWNER
4:11/5/19-PER OWNER
5:1/13/20-PER OWNER
6:1/24/20-PER OWNER
7:1/29/20-PER OWNER
8:4/17/20-PER PLANNING

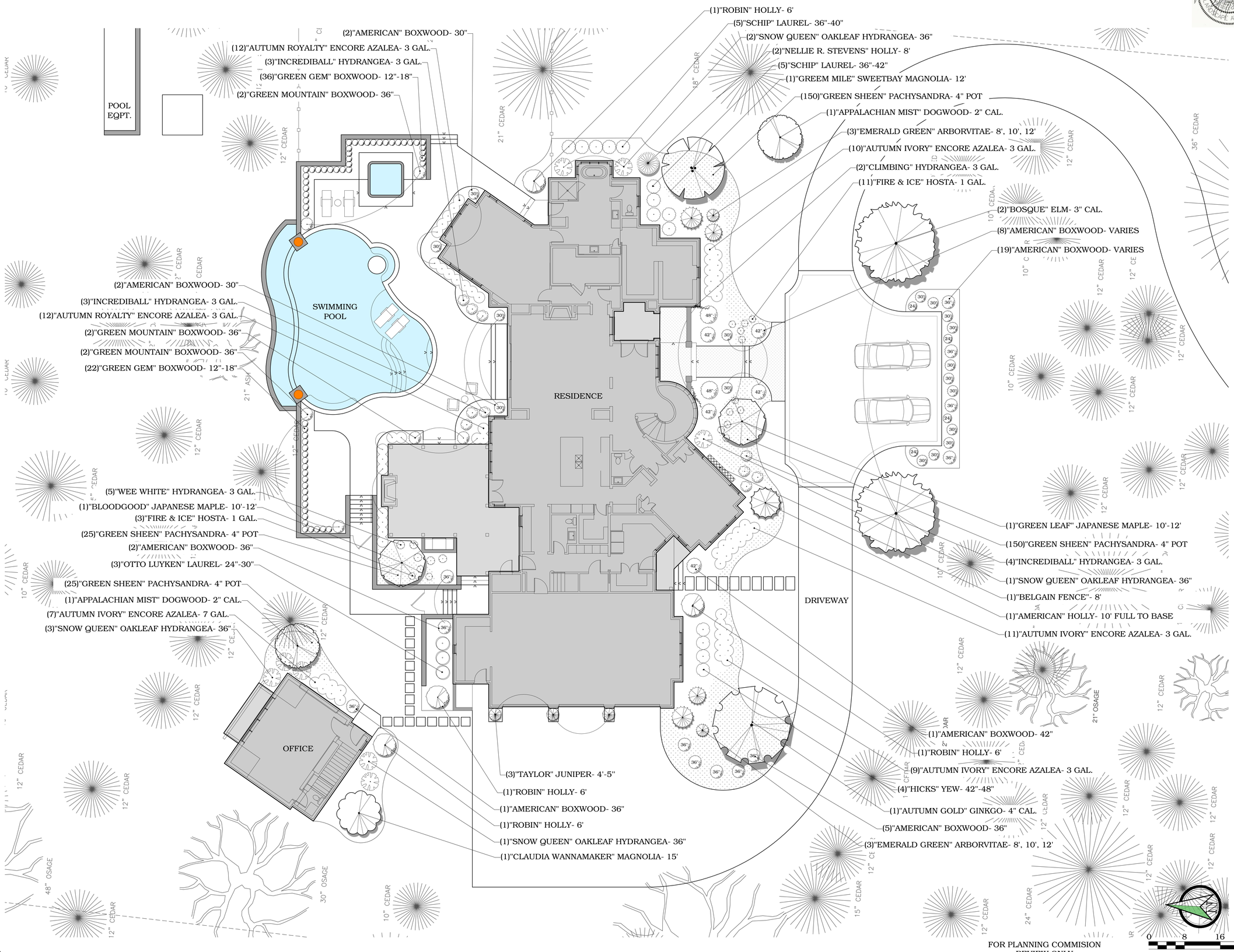
HARDSCAPE PLAN

DATE: 9/25/2019
SCALE: 1"=20'-0"

L1

A DESIGN STUDY

NOVEMBER 2019



Know what's below. Call before you dig.

FOR PLANNING COMMISION REVIEW ONLY NOT FOR CONSTRUCTION

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

OUTDOOR INK
LANDSCAPE CONCEPTS AND DESIGN
MICHAEL BALDWIN & ASSOCIATES
7451 BRIDLE DRIVE. NASHVILLE, TN 37221
PHONE (615) 429-6078 . OUTDOORINK@COMCAST.NET

RUSTICI RESIDENCE

9250 LEHIGH DRIVE
BRENTWOOD, TN 37027

FOR PLANNING COMMISION REVIEW ONLY- NOT FOR CONSTRUCTION

REVISIONS:
1:1/13/20-PER OWNER
2:1/29/20-PER OWNER
3:2/11/20-PER OWNER
4:3/3/20-PER HOA
5:4/17/20-PER PLANNING

LANDSCAPE PLAN

DATE: 11/18/2019
SCALE: 1/8"=1'-0"

L2

Rustici Residence



"OTTO LUYKEN" LAUREL



"SNOW QUEEN" OAKLEAF HYDRANGEA



"EMERALD GREEN" ARBORVITAE



"HICKS" YEW



"GREEN LEAF" JAPANESE MAPLE

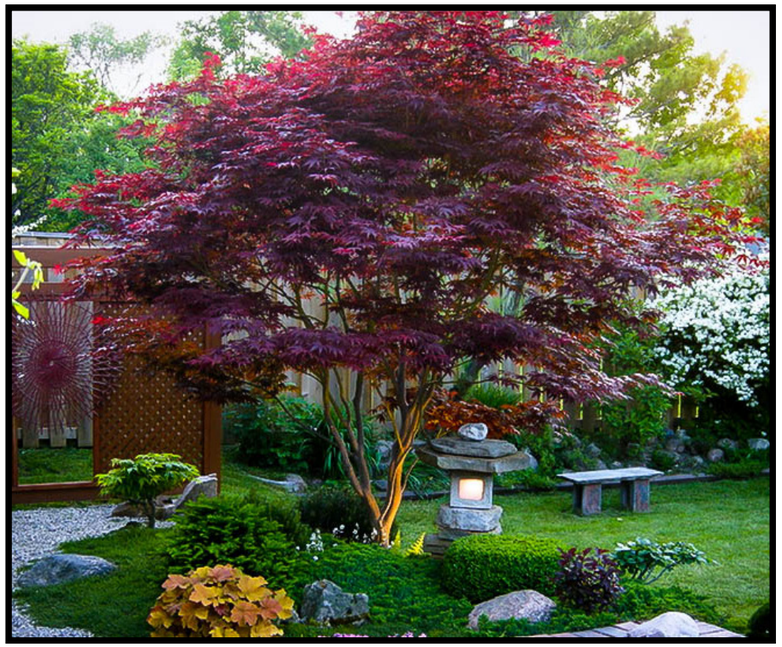


"BELGAIN FENCE"

Rustici Residence



“FIRE & ICE” HOSTA



“BLOODGOOD” JAPANESE MAPLE



“SCHIP” LAUREL



“GREEN MILE”
SWEETBAY MAGNOLIA





“AUTUMN ROYALTY” ENCORE AZALEA

RUSTICI RESIDENCE





"ROBIN" HOLLY



"AUTUMN GOLD" GINKGO



"AUTUMN IVORY" ENCORE AZALEA



"WEE WHITE" HYDRANGEA



"GREEN SHEEN" PACHYSANDRA

RUSTICI RESIDENCE



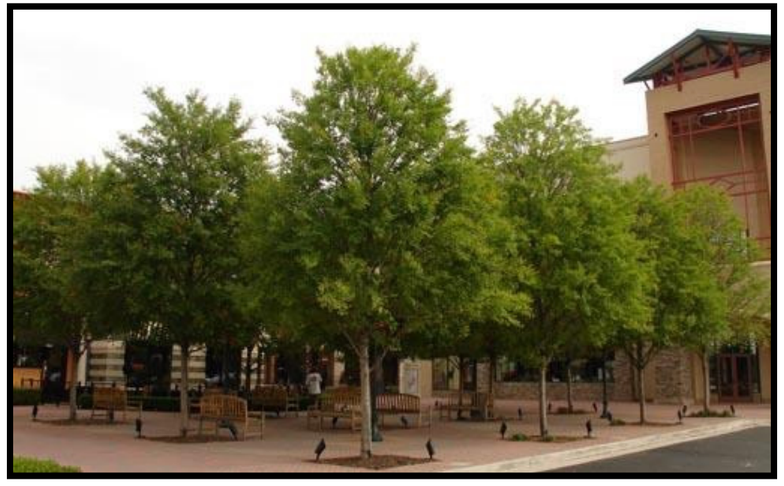
"APPALACHIAN MIST" DOGWOOD



"CLIMBING" HYDRNAGEA



"TAYLOR" JUNIPER



"BOSQUE" ELM





"NELLIE R. STEVENS" HOLLY

Rustici Residence



"GREEN MOUNTAIN" BOXWOOD



"GREEN GEM" BOXWOOD



"INCREDIBALL" HYDRANGA



"AMERICAN" BOXWOOD



"AMERICAN: HOLLY

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE \ COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
    A. CONCRETE WASTE:
       PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
    B. PAINT AND PAINTING SUPPLIES:
       PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
    C. HAZARDOUS WASTE MANAGEMENT:
       PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO, PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED, SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

3:1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION
2:1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STAPLE PATTERN "D".

NOTICE EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
–IS WITHIN 300 FEET OF A STREAM OR WETLAND
–IS WITHIN 1,000 FEET OF A LAKE
–IS STEEP (SLOPE OF 12% OR MORE)
–RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
–HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION

REVEGETATION NOTES

DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2–3 BALES OF STRAW PER 1,000 SQ. FT.

- NOT REQUIRED, BUT HIGHLY RECOMMENDED
- INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
- ROUTE WATER TO A GRASSED AREA
- MAINTAIN UNTIL A LAWN IS ESTABLISHED

DURING
EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN

POST
ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOD APPLIED.

GENERAL NOTES:

1. OWNER: MICHAEL B. RUSTICI
2. LOT SHOWN TAKEN FROM PLAT OF WITHERSPOON, SECTION FOUR, RECORDED IN PLAT BK.65S, PG.56, R.O.W.C. TENN.
3. EXISTING TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM TOPOGRAPHIC SURVEY BY DELTA ASSOCIATES INC. DATED 8–14–19, AND IS DERIVED FROM FIELD RUN RANDOM SHOTS.
4. HOUSE FOOTPRINT TAKEN FROM FOUNDATION PLAN PROVIDED BY OWNER.
5. HOUSE DIMENSIONS SHOWN ARE GIVEN FROM OUTSIDE OF BRICK TO OUTSIDE OF BRICK.
6. A DECK WILL NOT BE ALLOWED OUTSIDE THE LIMITS OF THE BUILDING SETBACK.
7. ALL RETAINING WALLS WILL BE INSPECTED BY THE CITY OF BRENTWOOD PRIOR TO POURING AND AGAIN PRIOR TO BACKFILLING. CONTACT BRENTWOOD ENGINEERING DEPARTMENT (615) 371–0080. ALL INSPECTIONS WILL BE SCHEDULED. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN IF INSPECTIONS ARE NOT CONDUCTED. ALL INSPECTIONS BY DESIGN ENGINEER WILL CONTINUE AND ANY DEFICIENCIES FOUND BY CITY INSPECTOR WILL BE REFERRED TO DESIGN ENGINEER.
8. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615–371–0080) PRIOR TO ISSUANCE OF A PERMIT.
9. ALL RETAINING WALLS GREATER THAN 4 FEET WILL BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DEAINAGE RELATED ISSUES.
11. ALL RETAINING WALLS IN EXCESS OF 30" REQUIRE A SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODES.
12. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%
13. ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS–SLOPES SHALL BE PROFILED AND SECTIONED BY A TN. R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
14. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FUTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
15. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. PANEL 47187C0220F, BRENTWOOD, WILLIAMSON, COUNTY, TENNESSEE, DATED 9/27/2006.
16. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
17. BUILDING SETBACKS SHOWN PER RECORDED PLAT, BUILDER TO VERIFY ALL SETBACKS PRIOR TO ANY DESIGN OR CONSTRUCTION.
18. BOTTOM OF WALL (B.W.) SHOWN HEREON IS 12" BELOW FINISHED GRADE.
19. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES, GIVEN IN THE CURRENT ADDITION OF THE "SEDIMENT AND EROSION CONTROL HANDBOOK"
20. THIS HILLSIDE PROTECTION SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON 5–4–23, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

21. BUILDER/APPLICANT:
CASTLE CONTRACTORS
Mr. BRETT WRIGHT
5214 MARYLAND WAY
BRENTWOOD TN. 37027
brett@castlecontractors.com
(615)-309-8200

CONSULTANT:
GREGG CLINGERMAN P.E.
GAM ENGINEERING, INC.
102 HAZEL PATH, CONCORD BUILDING, SUITE 6, OFFICE F
HENDERSONVILLE TN. 37075
gregg@gam–Engineering.com
(615)–474–7304

SURVEYOR:
DELTA ASSOCIATES INC.
7121 CROSSROADS BLVD.
BRENTWOOD TN. 37027
PRIMARY CONTACT: RON LOWERY
RON@DELTAASSOCIATESINC.COM
(615–504–3108)

22. LOT AREA: 133,493 SQ. FT. OR 3.06 ACRES. HOUSE AREA: 6,338 SQ. FT. OR 4.7% OF LOT.
23. RETAINING WALLS SHALL BE CONSTRUCTED OF STRUCTURALLY SOUND AND DURABLE MATERIALS IN COLORS THAT BLEND INTO THE NATURAL TERRAIN.
24. ALL STRUCTURES DESIGNED FOR HUMAN USE AND OCCUPANCY, INCLUDING RESIDENTIAL DWELLING UNITS AND GARAGES, SHALL BE PROTECTED THROUGH AN AUTOMATIC SPRINKLER INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND REQUIREMENTS AND APPROVED BY THE FIRE CHIEF OR HIS DESIGNEE.
25. THE CONCRETE DRIVE SHOULD BE CONSTRUCTED OF MATERIALS AND COLORS THAT BLEND INTO THE NATURAL TERRAIN.

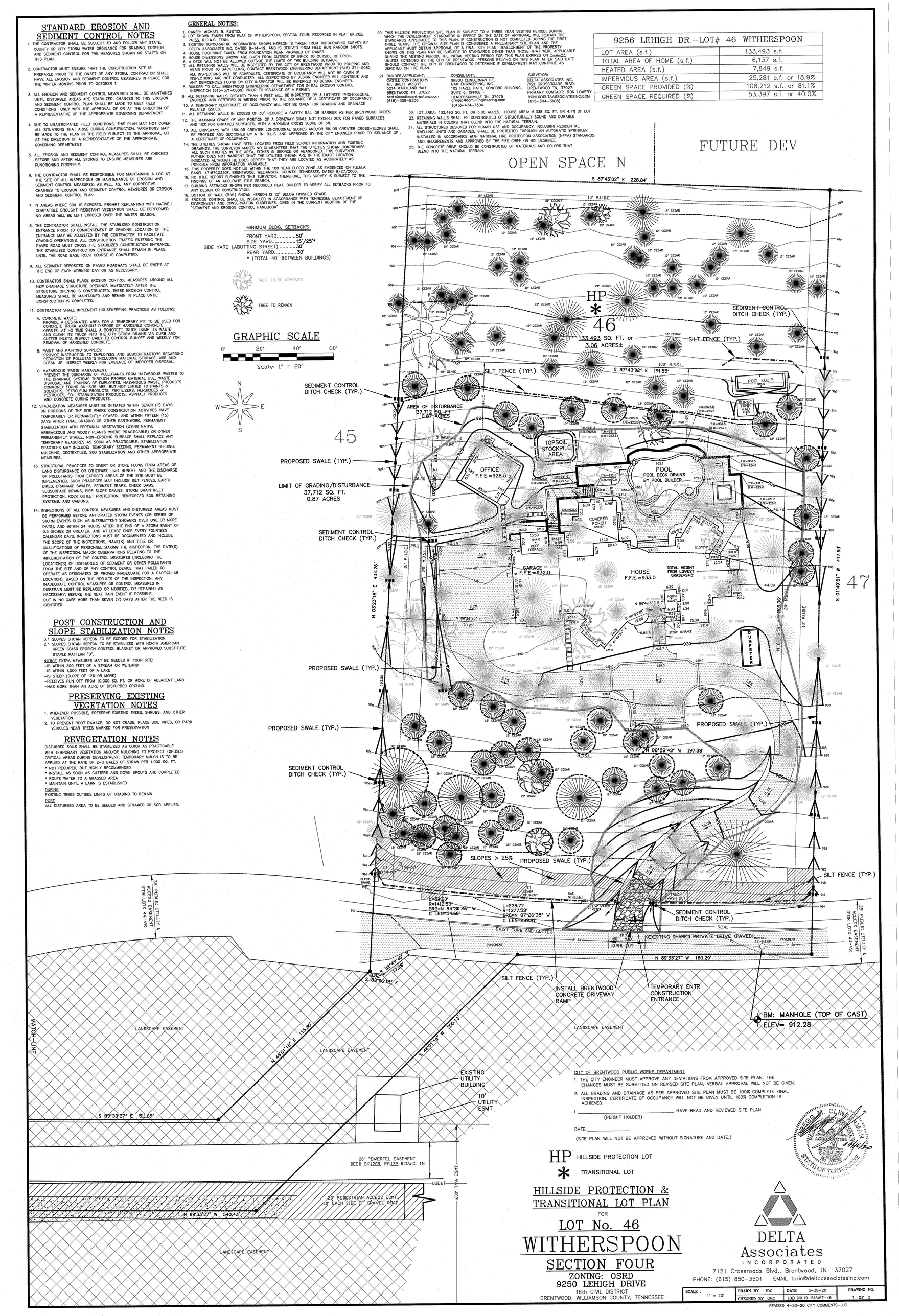
9256 LEHIGH DR.–LOT# 46 WITHERSPOON	
LOT AREA (s.f.)	133,493 s.f.
TOTAL AREA OF HOME (s.f.)	6,137 s.f.
HEATED AREA (s.f.)	7,849 s.f.
IMPERVIOUS AREA (s.f.)	25,281 s.f. or 18.9%
GREEN SPACE PROVIDED (%)	108,212 s.f. or 81.1%
GREEN SPACE REQUIRED (%)	53,397 s.f. or 40.0%

MINIMUM BLDG. SETBACKS
FRONT YARD.....50'
SIDE YARD.....15'/25'*
SIDE YARD (ABUTTING STREET).....30'
REAR YARD.....30'
* (TOTAL 40' BETWEEN BUILDINGS)

TREE TO BE REMOVED
TREE TO REMAIN

GRAPHIC SCALE

0' 20' 40' 60'
Scale: 1" = 20'



CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT

1. THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON REVISED SITE PLAN, VERBAL APPROVAL WILL NOT BE GIVEN.
2. ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN MUST BE 100% COMPLETE FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.

I _____ HAVE READ AND REVIEWED SITE PLAN.
(PERMIT HOLDER)

DATE: _____
(SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE.)

HP HILLSIDE PROTECTION LOT

* TRANSITIONAL LOT

HILLSIDE PROTECTION & TRANSITIONAL LOT PLAN

FOR

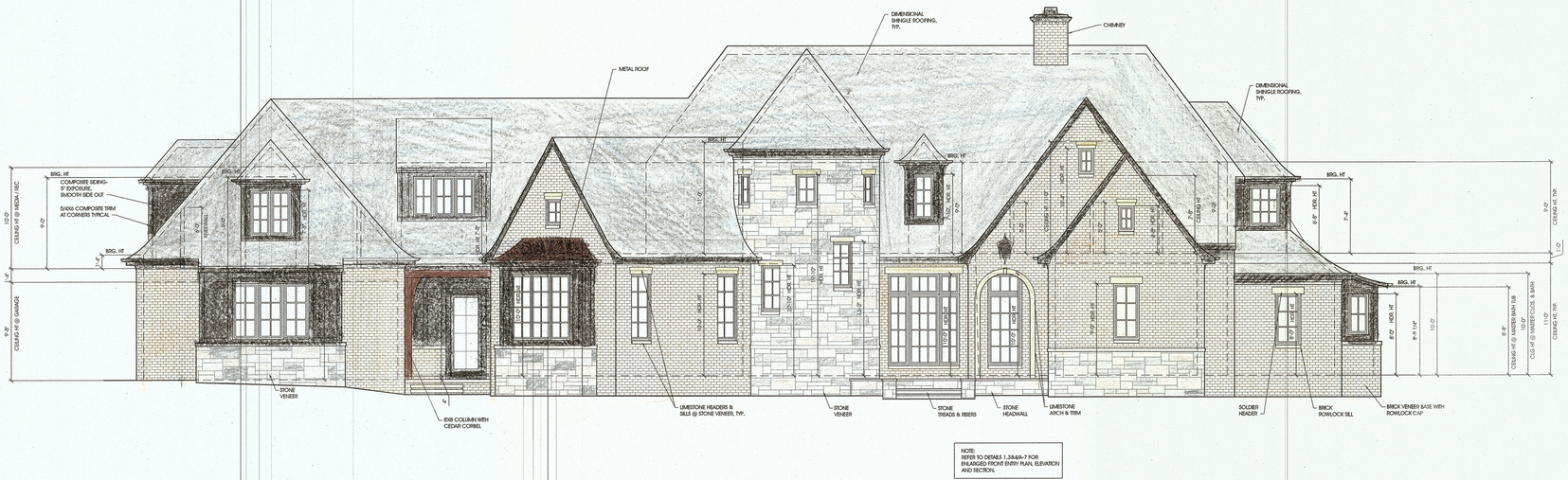
LOT No. 46
WITHERSPOON
SECTION FOUR

ZONING: OSRD
9250 LEHIGH DRIVE
16th CIVIL DISTRICT
BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

DELTA Associates
INCORPORATED
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850–3501 EMAIL toric@deltaassociatesinc.com

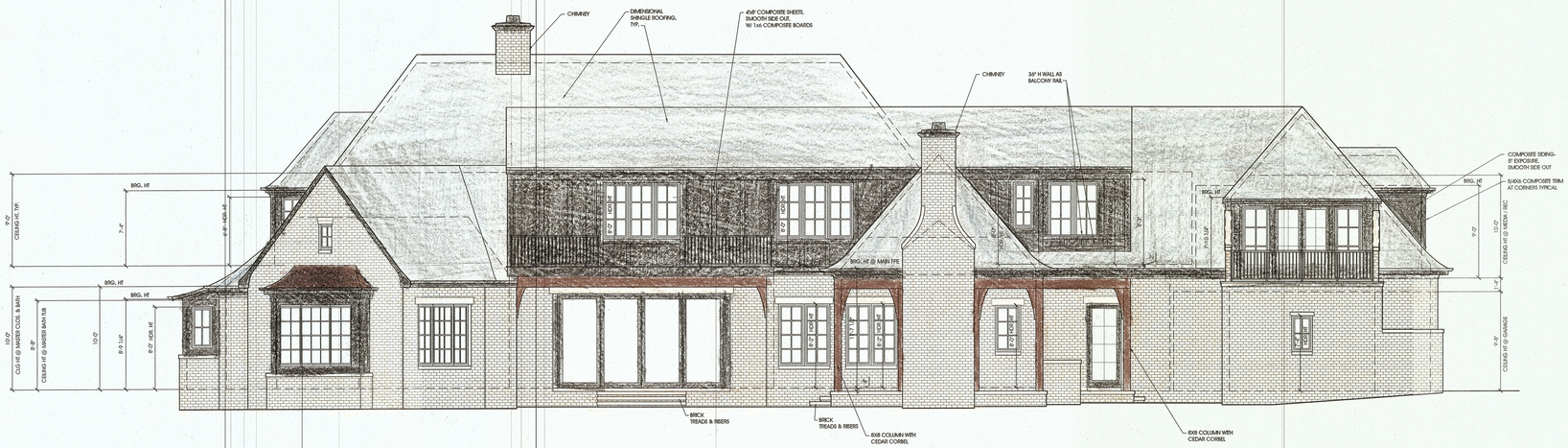
SCALE: 1" = 20'	DRAWN BY TDC	DATE 3–30–20	DRAWING NO.
	CHECKED BY GMC	JOB NO.19–513WT–46	1 OF 2

REVISED 4–20–20 CITY COMMENTS–JJC



NOTE:
REFER TO DETAILS 1,3&4/A-7 FOR ENLARGED FRONT ENTRY PLAN, ELEVATION AND SECTION.

1 A-4 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 A-4 REAR ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
VERIFY NUMBER OF STEPS TO REACH GRADE, TYP.

NOTE: CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

ISSUE DATE:	11-5-19
REISSUE DATE:	01-6-20
REISSUE DATE:	01-8-20
REISSUE DATE:	01-21-20
REISSUE DATE:	01-23-20
REISSUE DATE:	01-28-20
REISSUE DATE:	01-29-20
REISSUE DATE:	02-05-20
REISSUE DATE:	02-17-20

Rustici Residence

46 WITHERSPOON DRIVE, BRENTWOOD, WILLIAMSON COUNTY, TN

FRONT \ REAR ELEVATIONS - MAIN HOUSE

SCALE: 1/4" = 1'-0"

C Kevin Coffey
DWELLINGS | DESIGN
LLC

826 FRANKLIN ROAD
THE FACTORY AT FRANKLIN, SUITE 807
FRANKLIN, TN 37064
PHONE: 615.300.0099
EMAIL: KEVIN@COFFEYCAST.NET
BLOG: CKEINSPIREDWELLING.BLOGSPOT.COM
WEB: CKEINSPIRED.COM

A-4
FRONT & REAR ELEVATIONS - MAIN HOUSE

BRENTWOOD PLANNING COMMISSION **4.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-018

PROJECT DESCRIPTION

Revised Hillside Site Plan Overlay Review – Witherspoon Subdivision, Lot 45, 9248 Lehigh Drive

Ford Custom Classic Homes requests approval of a Hillside Protection Overlay site plan for Lot 45 located at 9248 Lehigh Drive. At its November 2019 meeting the Planning Commission approved a 6,796 square foot home for this lot. This proposal is for a different, slightly larger home.

9248 LEHIGH DRIVE – WITHERSPOON	
Lot Area (sf)	*144,272 sf*
Total Area of Home (sf)	*8,667 sf*
Heated Area (sf)	*7,100 sf*
Impervious Area (sf)	*22,119 sf*
Green Space Provided (%)	*84.67 %*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

Besides the drive, the building footprint and elevations, little has changed from the prior approved HP Site plan.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Chad Gore, Ford Custom Classic Homes, 554 Franklin Road, Suite 300, Franklin, TN 37069

Attachments

Final Staff Report
Building Plans
Transitional Lot Plan
Landscape Plan
Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2009 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 4:

REQUEST:	***REVISED HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – WITHERSPOON SUBDIVISION, SECTION FOUR, LOT 45, 9248 LEHIGH DRIVE***
PROJECT NUMBER:	***BPC2004-018***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Ford Custom Classic Homes requests approval of a revised Hillside Protection Overlay site plan for Lot 45 located at 9248 Lehigh Drive. At its November 2019 meeting the Planning Commission approved a 6,796 square foot home for this lot. This proposal is for a different, slightly larger home.

9248 LEHIGH DRIVE – WITHERSPOON	
Lot Area (sf)	*144,272 sf*
Total Area of Home (sf)	*8,667 sf*
Heated Area (sf)	*7,100 sf*
Impervious Area (sf)	*22,119 sf*
Green Space Provided (%)	*84.67 %*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

Besides the drive, the building footprint and elevations, little has changed from the prior approved HP site plan.

A grading permit application has been submitted for the lot. No permits have been issued.

PROJECT LOCATION:

The subject property is located at 9248 Lehigh Drive.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 43, 45, and 47.

A total of 91 Lots have been recorded within the subdivision to date.

Section #	*# Lots*	*Recorded*
One	*13*	*PB P65 PG 43*
Two	*35*	*PB P65 PG 125*
Three	*11*	*PB P67 PG 110*
Four	*32*	*PB P68 PG 56*
Five	*17*	*PB P70, PG 121*
Six	*17*	*PB P72, PG 40*
	125	

At its November 4, 2019 meeting the Planning Commission approved a Hillside Protection Overlay site plan for the property located at 9248 Lehigh Drive in the Witherspoon Subdivision. The site calculations are shown in the following table:

WITHERSPOON, LOT 45 – 9248 LEHIGH DR.	
Lot Area (ac)	*3.31*
Total Area of Home (sf)	*8,746*
Heated Area (sf)	*6,796*
Impervious Area (sf)	*18,571*
Green Space Provided (%)	*87.13%*
Green Space Required (%)	*40%*

The plan proposes the construction of a 6,796 square foot home on a 3.31-acre lot.

A residential sprinkler system shall be required as part of the construction of the new home.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **seven** conditions be attached to the approval of the request.*

1. Verify that the previously approved SWPPP/NOC for the prior plan remains valid for the new design.

2. Since the prior Geotechnical report included a site-specific plan, provide verification from the engineer that the report is not affected by the change of footprint and building design.

3. Drainage swales route toward the entrance walls. Either the distance between the walls should be widened to allow room for the swales, or the drainage should be routed around the walls.

4. The “maximum building height from lowest [adjacent] grade” should also indicate the lowest grade from which the height is measured.

5. The vertical clearance for the port-cochere should be checked for emergency access compliance.

6. The property owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

7. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **November 4, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

6. Add the following note stating that a residential fire protection sprinkler system is required. "All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

7. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

8. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised Hillside Protection Overlay Site Plan, to include the residential sprinkler system, subject to the requirements of the staff report.

FORD CLASSIC HOMES

WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

ABBREVIATIONS

#	POUND
A.F.F.	ABOVE FINISHED FLOOR
A.F.F.E.	ABOVE FINISHED FLOOR ELEVATION
ALUM.	ALUMINUM
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
CONC.	CONCRETE
CONT.	CONTINUOUS
COORD.	COORDINATE
CORR.	CORRIDOR
CSMT	CASEMENT
DBL.	DOUBLE
DH	DOUBLE HUNG
D.W.O.	DRYWALL OPENING
ELEC.	ELECTRICAL
EQ.	EQUAL
E.T.R.	EXISTING TO REMAIN
EXTG.	EXISTING
FIBGS.	FIBERGLASS
F.F.E.	FINISHED FLOOR ELEVATION
FT.	FOOT
F.V.	FIELD VERIFY
G.C.	GENERAL CONTRACTOR
G.W.B.	GYPSUM WALL BOARD
HGT.	HEIGHT
HORIZ.	HORIZONTAL
HR.	HOUR
IN.	INCH
INSUL.	INSULATION
LAM.	LAMINATED
MANUF.	MANUFACTURER
MECH.	MECHANICAL
MIN.	MINIMUM
NOM.	NOMINAL
O.C.	ON CENTER
P.LAM.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PR.	PAIR
P.T.	PRESSURE TREATED
R	RADIUS
R.C.P.	REFLECTED CEILING PLAN
REF.	REFRIGERATOR
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	RESTROOM
SH	SINGLE HUNG
S.S.	STAINLESS STEEL
STOR.	STORAGE
TK.	THICK
TYP.	TYPICAL
VERT.	VERTICAL
W	WIDTH
W/	WITH
WD.	WOOD
W.W.F.	WELDED WIRE FABRIC

AREAS (FRAME TO FRAME)

HEATED LIVING	BASEMENT	0	7100	
	FIRST FLOOR	4203		
	SECOND FLOOR	2897		
	TOTAL HEATED LIVING	7100		
UNFIN. LIVING	UNFIN. BASEMENT	0	7100	PRIVILEGE TAX
	UNFIN. FIRST FLOOR	0		
	UNFIN. SECOND FLOOR	0		
	TOTAL UNFIN. LIVING	**0**		
MECH.,STOR/OTHER	UNFIN. STORAGE	0	8667	
	GARAGES	1016		
	COVERED ENTRY	304		
	COVERED PORCHES	247		
	TOTAL OTHER	**1567**		
F	LAST CHECKED: 03.17.2020 JRP			

NOTATION LEGEND



BUILDING / WALL SECTION TAG



BUILDING / WALL SECTION TAG

INDEX

T1 - TITLE AND SCHEDULES
S0 - FOUNDATION PLAN
A1 - LOWER LEVEL FLOOR PLAN
A2 - UPPER LEVEL FLOOR PLAN
A3 - ROOF PLAN
A4 - ELEVATIONS
A5 - ELEVATIONS
A6 - WALL SECTIONS & DETAILS
A6.1 - WALL SECTIONS & DETAILS
E1 - LOWER LEVEL REFLECTED CEILING PLAN
E2 - UPPER LEVEL REFLECTED CEILING PLAN
1 - 1ST FLOOR JOIST PLACEMENT
2 - 2ND FLOOR JOIST PLACEMENT
3 - ROOF/CEILING RAFTER/BEAM PLACEMENT

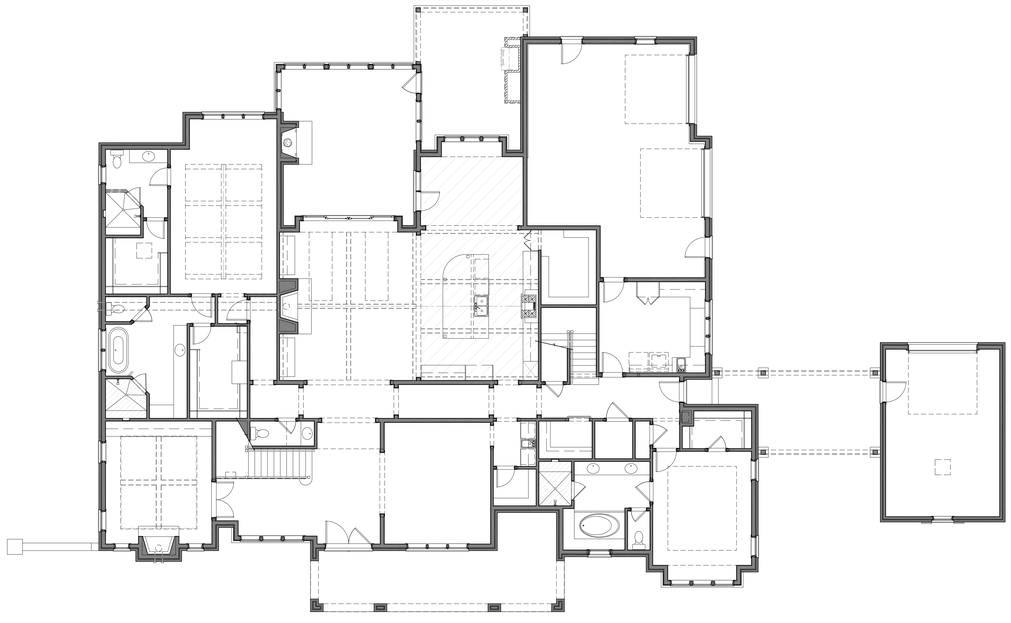
SPEC LEVEL: WITHERSPOON

REVISIONS

- 07 JAN 2020: INTERNAL REVIEW #1
- 20 JAN 2020: INTERNAL REVIEW #2/ BUYER MEETING
- 20 MAR 2020: INTERNAL REVIEW #3
- 30 MAR 2020: PERMIT SET



NOT TO SCALE



FORD CLASSIC HOMES
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JRP

WITHERSPOON LOT 045
PETROVICH RESIDENCE - 9248 LEHIGH DRIVE
TITLE & SCHEDULES

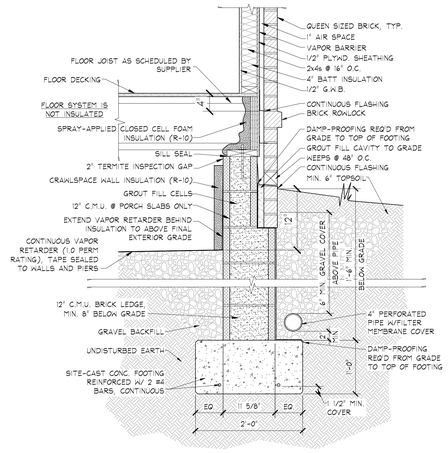
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REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

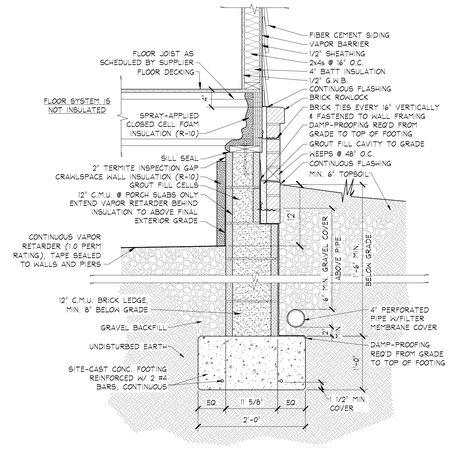
T1

TITLE & SCHEDULES

03/31/20 11:12a
WI045 - PERMIT



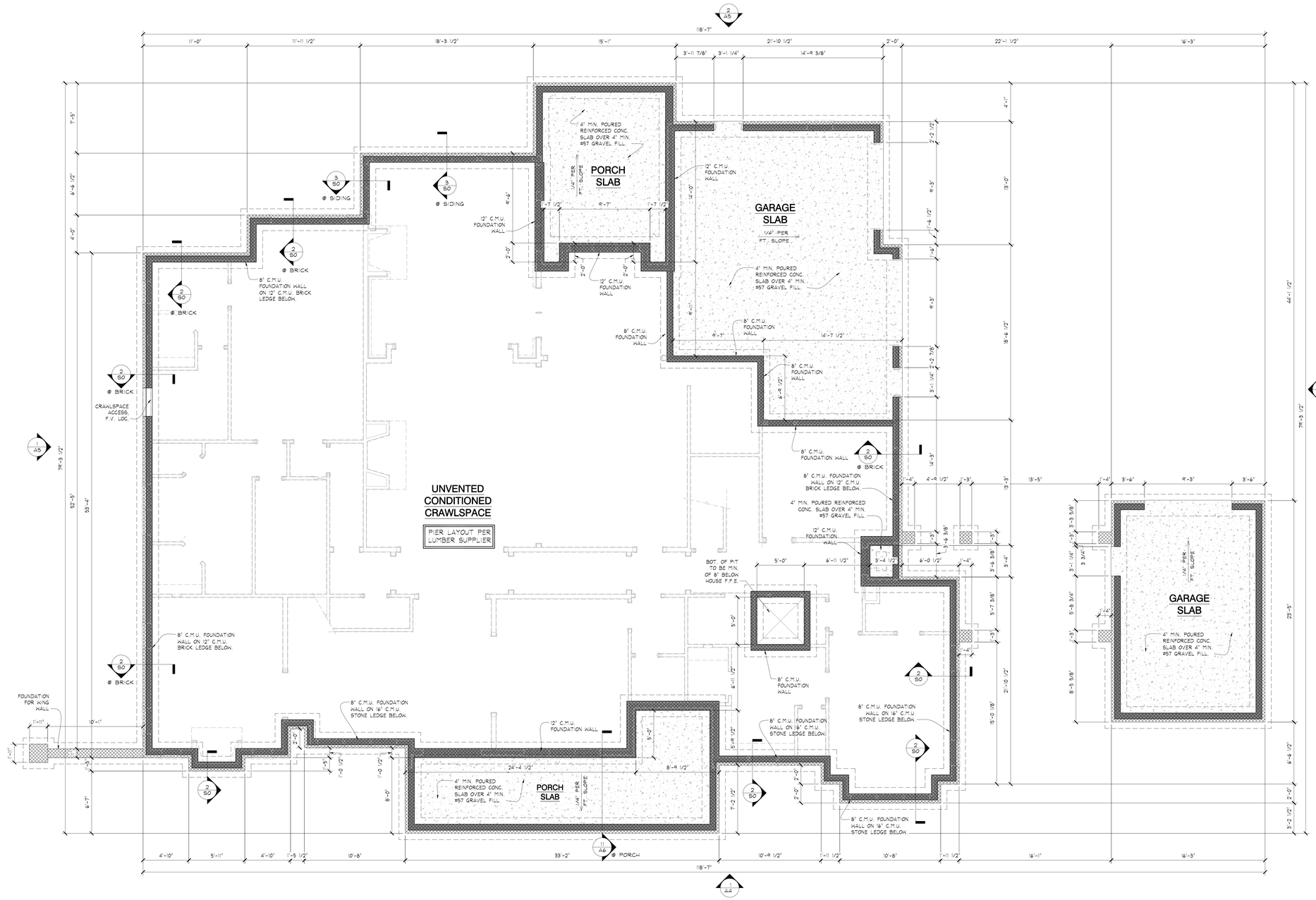
2 TYPICAL CRAWLSPACE DETAIL
1" = 1'-0"



3 TYPICAL CRAWLSPACE DETAIL @ STONE
1" = 1'-0"

GENERAL NOTES:

1. FOUNDATION DIMENSIONS ARE TO OUTSIDE OF 12" C.M.U. UNLESS NOTED OTHERWISE.
2. ALLOW 4" FOR BRICK LEDGE.
3. NOTE THAT OUTSIDE FACE OF BRICK VENEER WILL OVERHANG OUTSIDE FACE OF 12" CMU BRICK LEDGE BY 1/2".
4. BUILDER SHALL FIELD LOCATE 24" CRAWLSPACE ACCESS DOOR AND HVAC ACCESS AS NECESSARY.
5. ALL DIMENSIONS SHOULD BE CENTERED UNDER LOAD BEARING WALLS ABOVE.
6. VERIFY ALL DIMENSIONS WITH SITE PLAN AND FLOOR PLANS. IF DISCREPANCIES EXIST, COORDINATE WITH ARCHITECT.



1 FOUNDATION PLAN
1/4" = 1'-0"

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

FOUNDATION PLAN

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03.20.2020
JRP

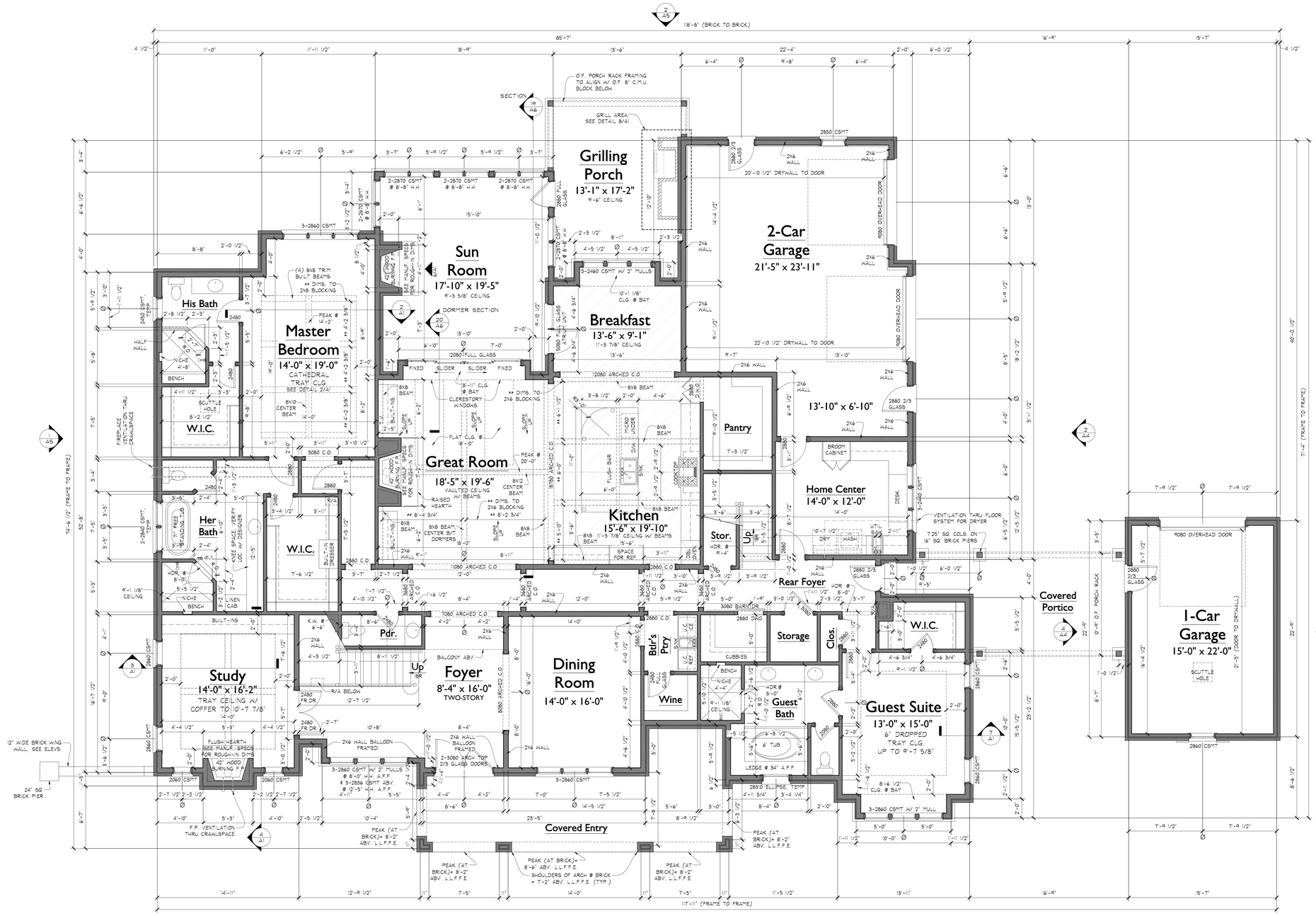
REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

S0

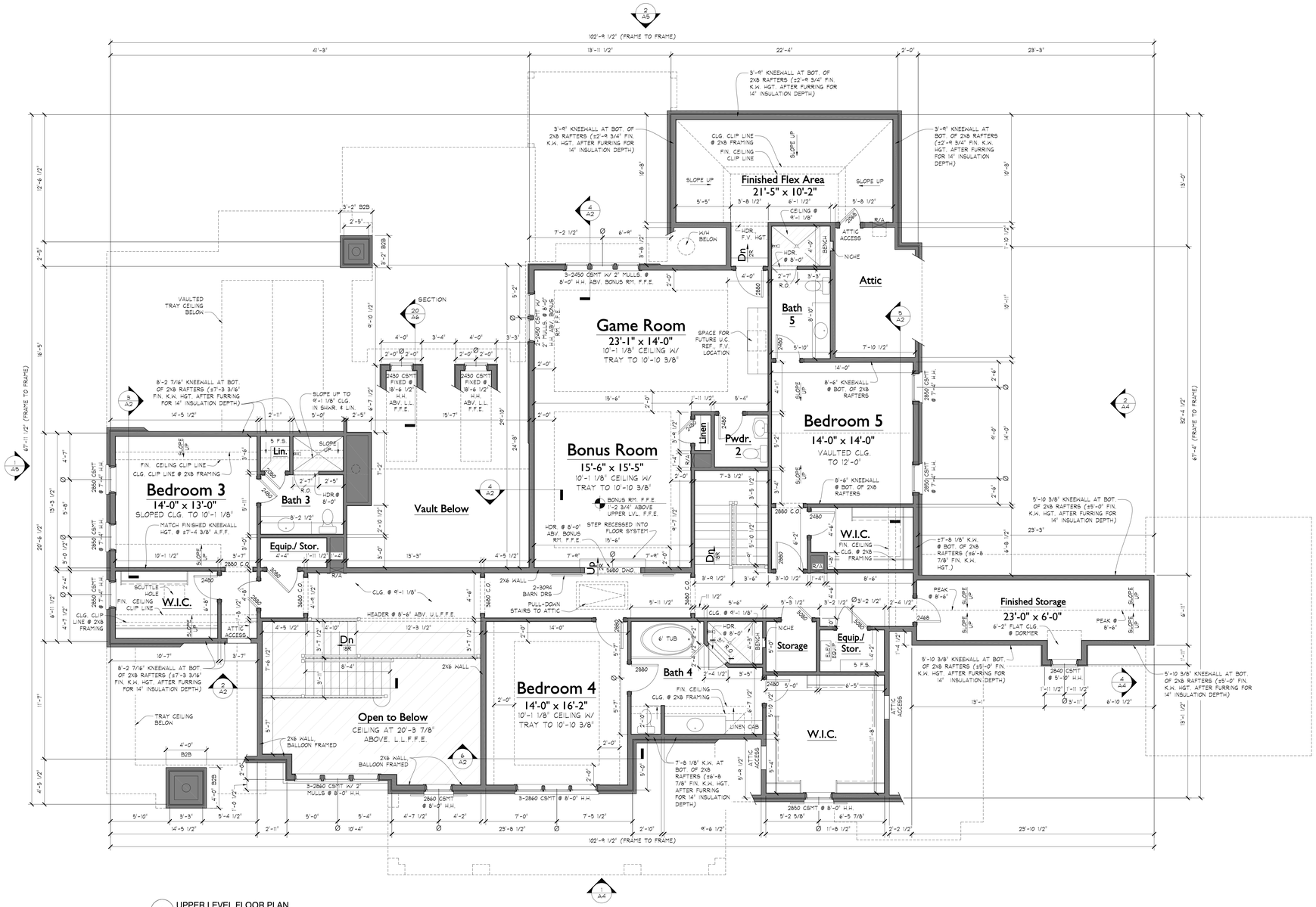
FOUNDATION PLAN

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WI045 - PERMIT

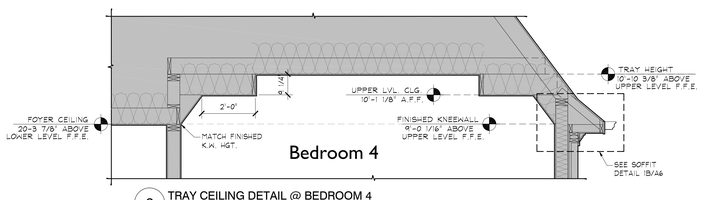
GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALLOW 4" FROM FACE OF EXTERIOR SHEATHING FOR BRICK VENEER.
3. SEE ELEVATION PAGES FOR TYPICAL CEILING HEIGHTS. SEE FLOOR PLAN NOTES BY ROOM FOR EXCEPTIONS.
4. ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR WALLS ARE 2X6 UNLESS OTHERWISE NOTED.
6. ANY 2X6 WALL CAVITIES REQUIRING INSULATION SHALL HAVE AN R-19 INSULATION VALUE.
7. O.F.F. = OUTSIDE FACE OF FRAME
8. SEE DETAILS PAGE FOR ROOF BEARING HEIGHTS.


118'-8" (BRICK TO BRICK)
117'-11" (FRAME TO FRAME)
74'-6 1/2" (FRAME TO FRAME)
71'-4" (FRAME TO FRAME)
Grilling Porch
13'-1" x 17'-2"
9'-6" CEILING
Sun Room
17'-10" x 19'-5"
9'-3 5/8" CEILING
2-Car Garage
21'-5" x 23'-11"
Master Bedroom
14'-0" x 19'-0"
CATHEDRAL TRAY CLG.
SEE DETAIL 2/A1
His Bath
Her Bath
W.I.C.
W.I.C.
Breakfast
13'-6" x 9'-1"
11'-3 7/8" CEILING
Great Room
18'-5" x 19'-6"
VAULTED CEILING W/ BEAMS
Kitchen
15'-6" x 19'-10"
13'-10" x 6'-10"
Pantry
Home Center
14'-0" x 12'-0"
Stor.
Rear Foyer
Covered Portico
1-Car Garage
15'-0" x 22'-0"
GUEST SUITE
Study
14'-0" x 16'-2"
TRAY CEILING W/ COFFER TO 10'-7 7/8"
Pdr.
Foyer
8'-4" x 16'-0"
TWO-STORY
Dining Room
14'-0" x 16'-0"
Storage
Clos.
Bdir's Pry
Wine
Guest Bath
Guest Suite
13'-0" x 15'-0"
6" DROPPED TRAY CLG. UP TO 9'-7 5/8"
Covered Entry
12" WIDE BRICK WING WALL, SEE ELEVS.
24" SQ. BRICK PIER
F.P. VENTILATION THRU CRAWLSPACE
FIREPLACE VENT-ILATION THRU CRAWLSPACE
O.F. PORCH RACK FRAMING TO ALIGN W/ O.F. 8" C.M.U. BLOCK BELOW
GRILL AREA SEE DETAIL 8/A1
DORMER SECTION
SECTION
2860 CSMT
2880 2/3 GLASS
9080 OVERHEAD DOOR
2880 FULL GLASS
2080 FULL GLASS
2080 ARCHED C.O.
3080 C.O.
3080 BARNDR.
2880 DRO.
2880 C.O.
3460 ARCHED C.O.
3-2460 CSMT W/ 2" MULLS
3-2860 CSMT W/ 2" MULLS
2-3080 ARCH TOP 2/3 GLASS DOORS
2-2870 CSMT @ 8'-8" H.H.
3-2860 CSMT
2480 FR.DR.
2480 CSMT TEMP.
2-2840 CSMT TEMP.
2860 CSMT
2080 CSMT
2880 CSMT
2880 FIXED
2880 SLIDER
2880 SLIDER
2880 FIXED
2880 CSMT @ 8'-8" H.H.
2-2870 CSMT @ 8'-8" H.H.
2-2870 CSMT @ 8'-8" H.H.
2-2870

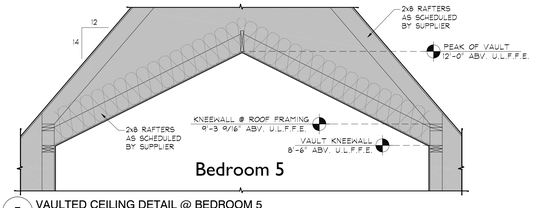
GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALLOW 4" FROM FACE OF EXTERIOR SHEATHING FOR BRICK VENEER.
3. SEE ELEVATION PAGES FOR TYPICAL CEILING HEIGHTS; SEE FLOOR PLAN NOTES BY ROOM FOR EXCEPTIONS.
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7. O.T.F. = OUTSIDE FACE OF FRAME
8. SEE DETAILS PAGE FOR ROOF BEARING HEIGHTS.



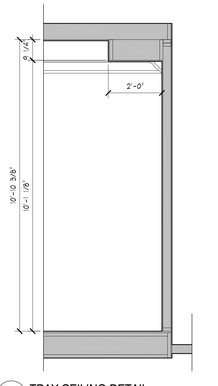
1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



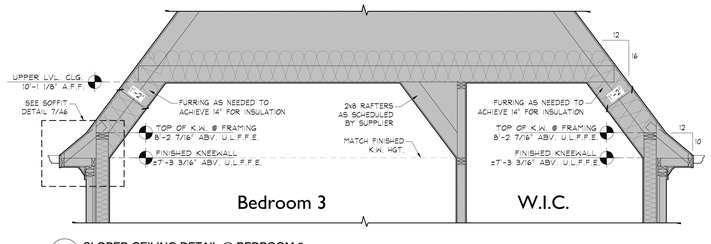
6 TRAY CEILING DETAIL @ BEDROOM 4
1/2" = 1'-0"



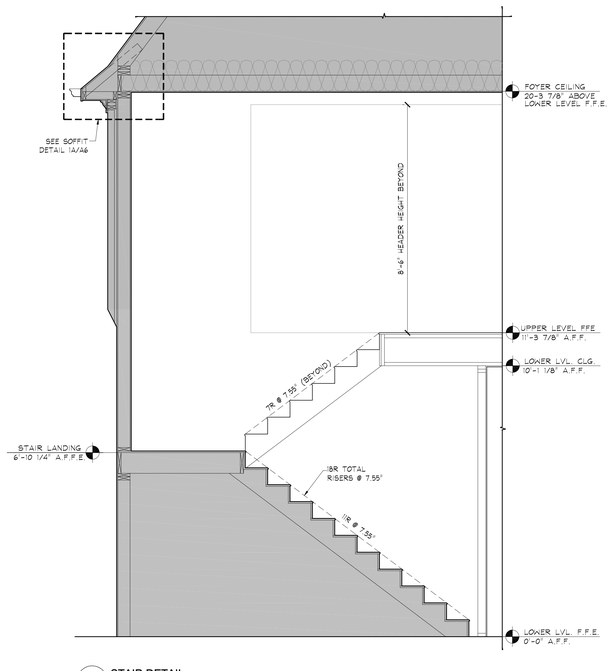
5 VAULTED CEILING DETAIL @ BEDROOM 5
1/2" = 1'-0"



4 TRAY CEILING DETAIL
1/2" = 1'-0"



3 SLOPED CEILING DETAIL @ BEDROOM 3
1/2" = 1'-0"



2 STAIR DETAIL
1/2" = 1'-0"

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

UPPER LEVEL FLOOR PLAN & REFLECTED CEILING PLAN

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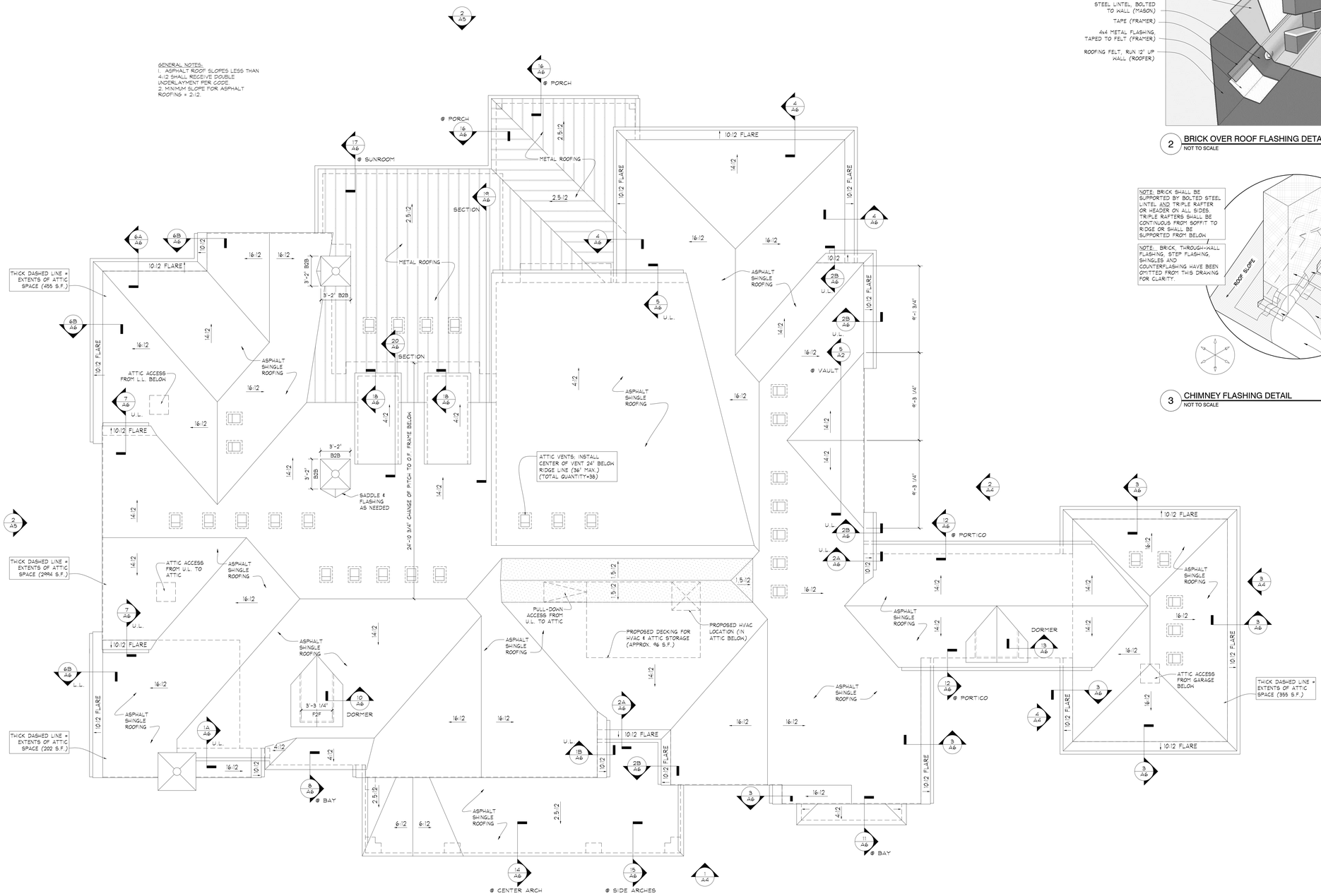
REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

A2

UPPER LEVEL FLOOR PLAN

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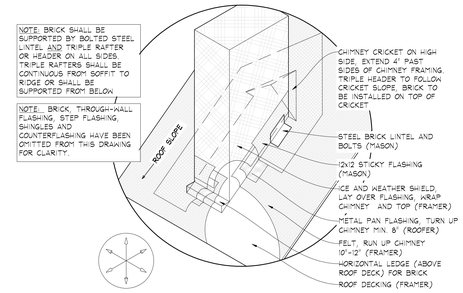
WI045 - PERMIT



1 ROOF PLAN
1/4" = 1'-0"



2 BRICK OVER ROOF FLASHING DETAIL
NOT TO SCALE



3 CHIMNEY FLASHING DETAIL
NOT TO SCALE

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

ROOF PLAN

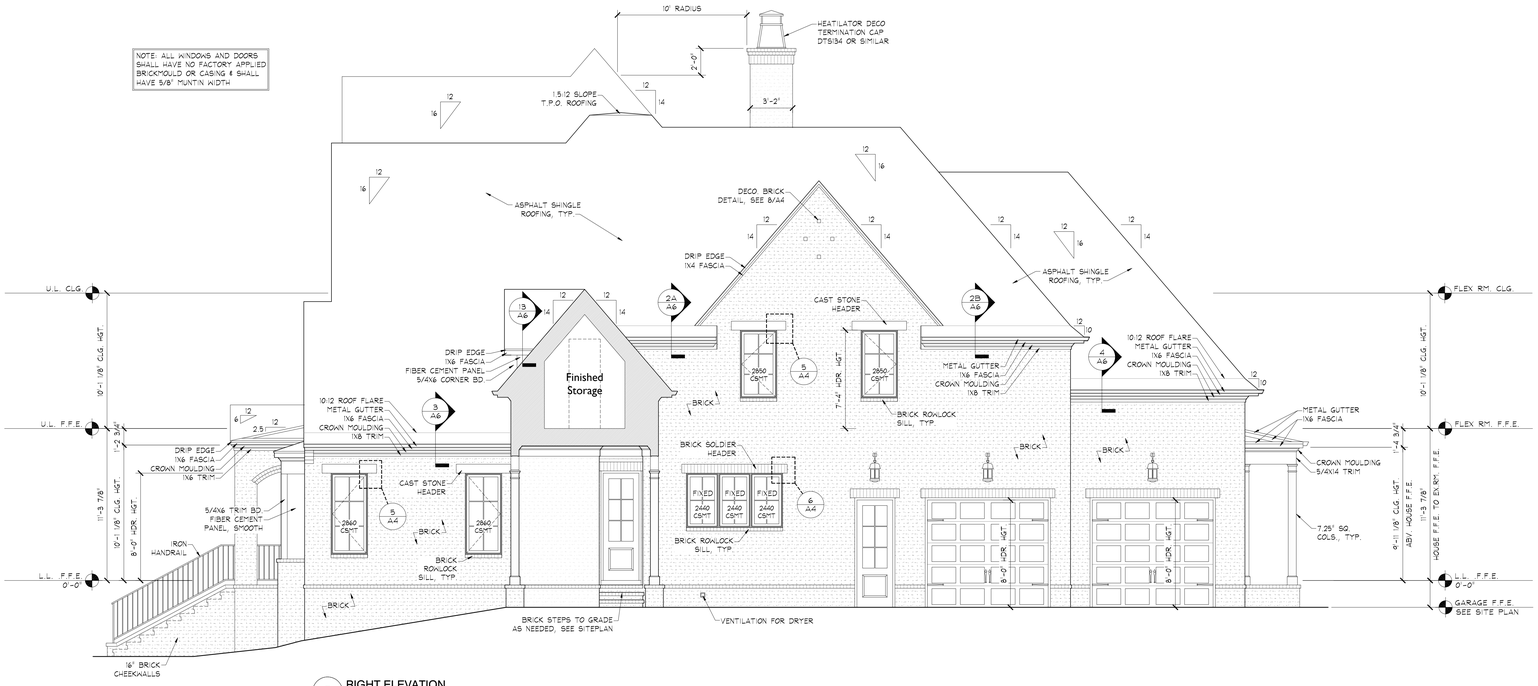
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REVISIONS:
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20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

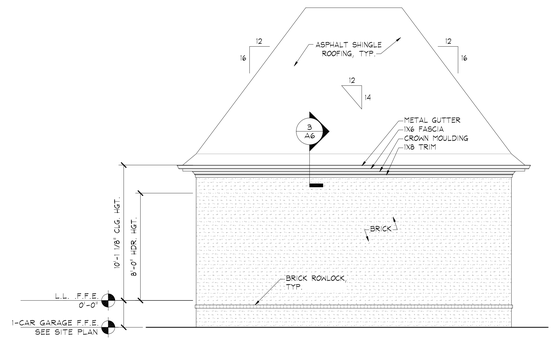
A3

ROOF PLAN

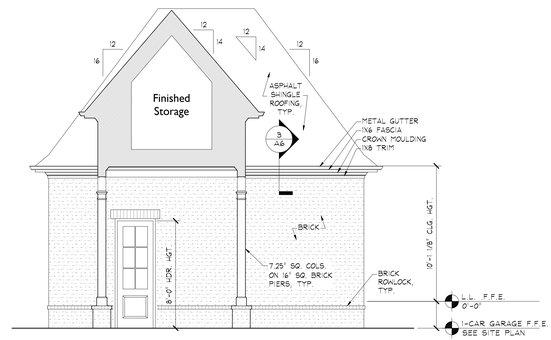
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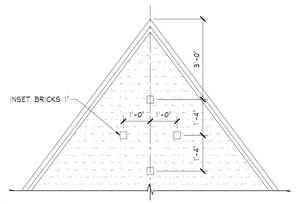
2 RIGHT ELEVATION
1/4" = 1'-0"



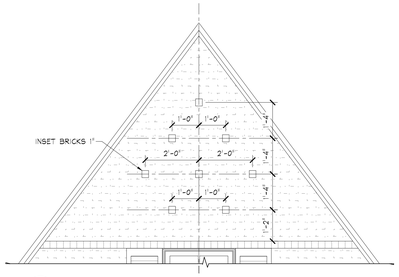
3 1-CAR GARAGE RIGHT ELEVATION
1/4" = 1'-0"



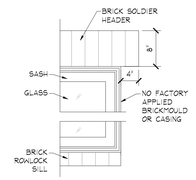
4 1-CAR GARAGE LEFT ELEVATION
1/4" = 1'-0"



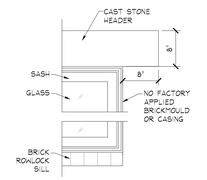
8 TYP. DECORATIVE BRICK DETAIL
1" = 1'-0"



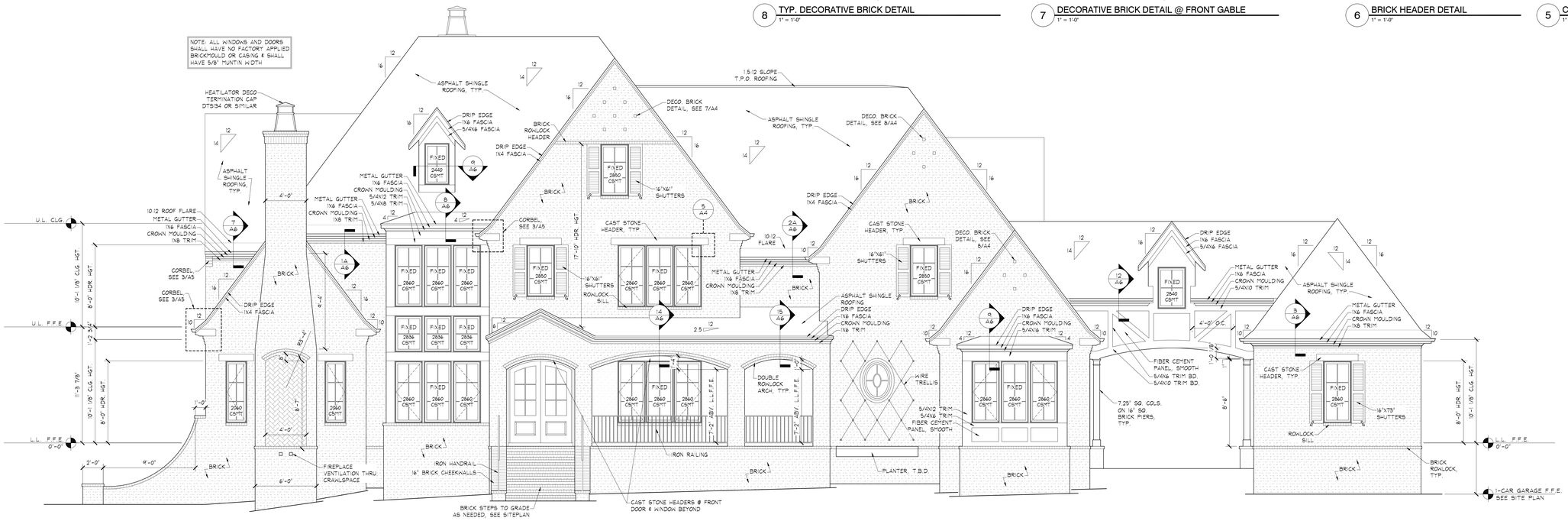
7 DECORATIVE BRICK DETAIL @ FRONT GABLE
1" = 1'-0"



6 BRICK HEADER DETAIL
1" = 1'-0"



5 CAST STONE HEADER DETAIL
1" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

ELEVATIONS

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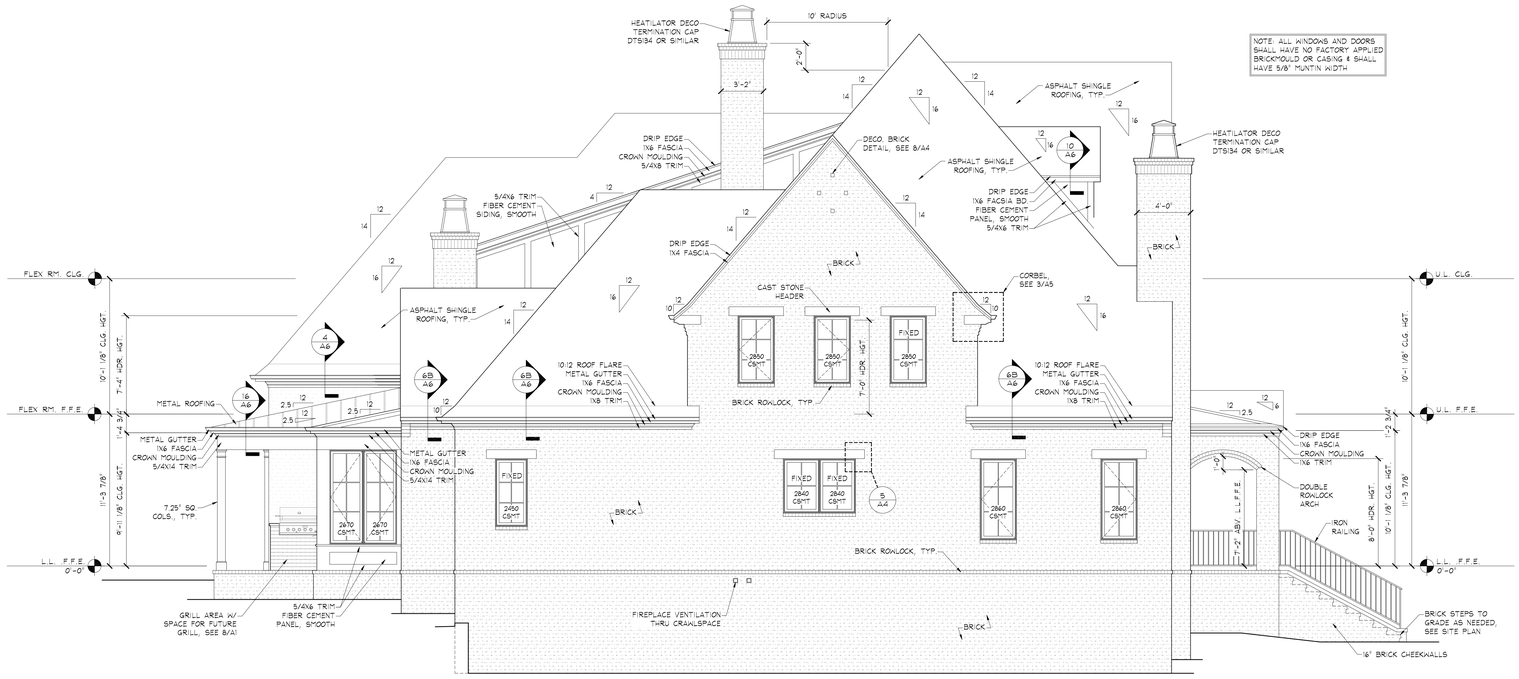
REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

A4

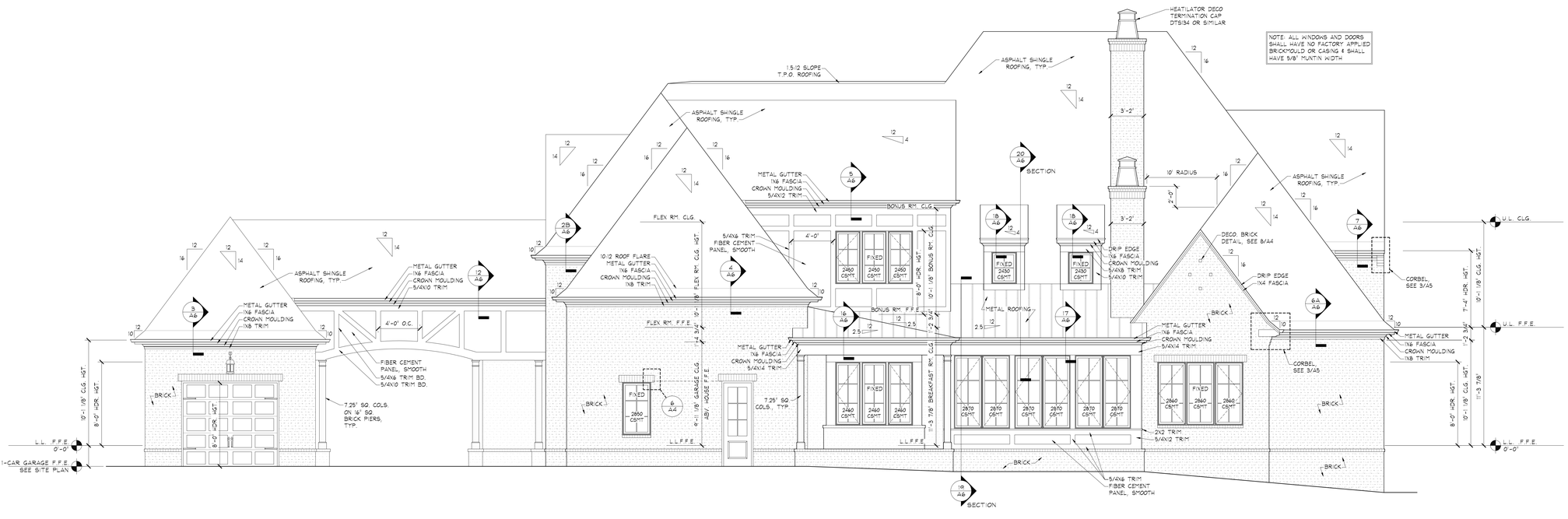
ELEVATIONS

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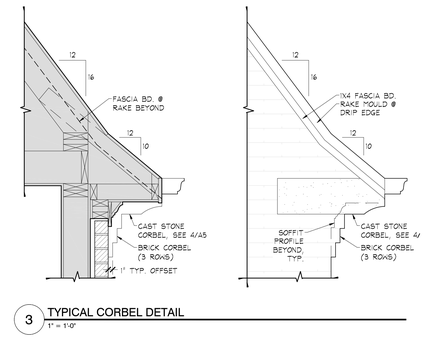
WI045 - PERMIT



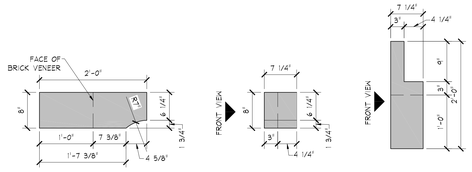
1 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 TYPICAL CORBEL DETAIL
1" = 1'-0"



RIGHT SIDE CORBEL - FRONT VIEW

RIGHT SIDE CORBEL - SIDE VIEW

RIGHT SIDE CORBEL - TOP VIEW

4 CAST STONE CORBEL DETAIL
3" = 1'-0"

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LAST CHECKED: 03.30.2020 JRP

WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

ELEVATIONS

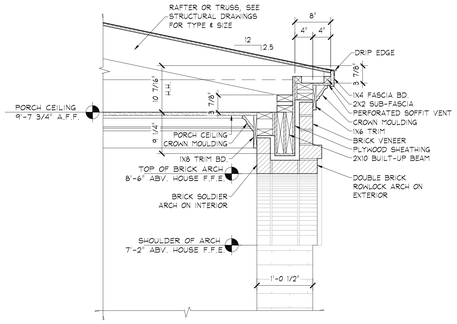
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REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

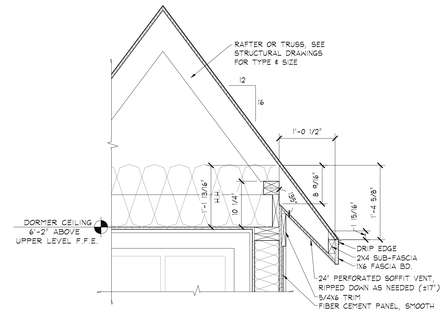
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ELEVATIONS

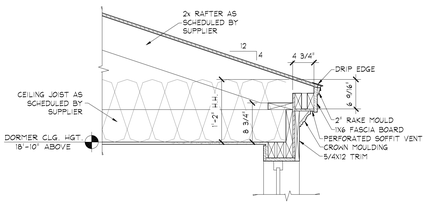
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WI045 - PERMIT



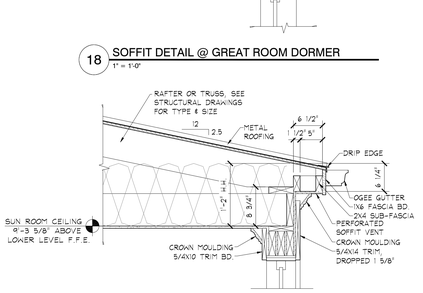
14 SOFFIT DETAIL @ ENTRY PORCH
1" = 1'-0"



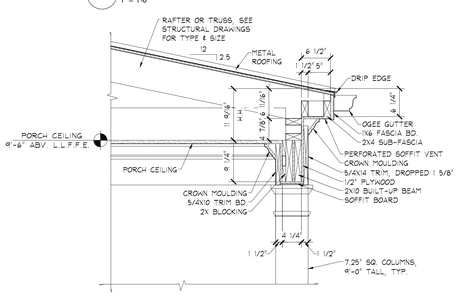
13 SOFFIT DETAIL @ PORTICO DORMER
1" = 1'-0"



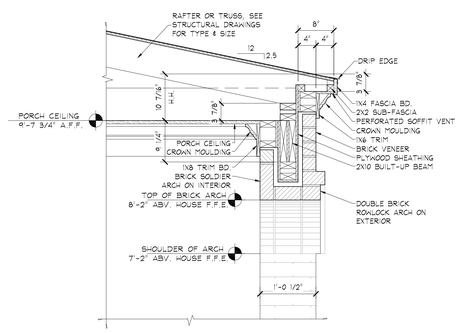
18 SOFFIT DETAIL @ GREAT ROOM DORMER
1" = 1'-0"



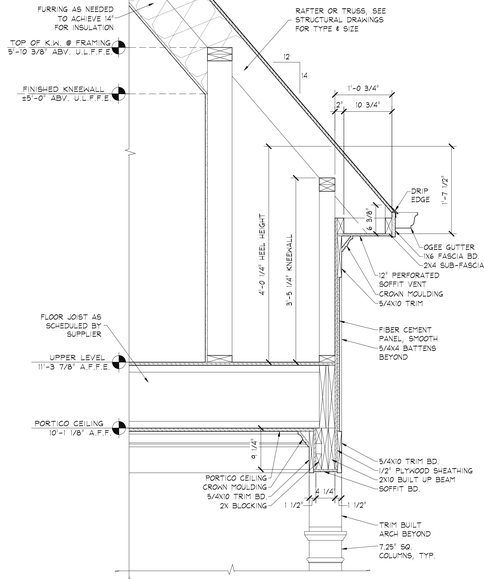
17 SOFFIT DETAIL @ SUNROOM
1" = 1'-0"



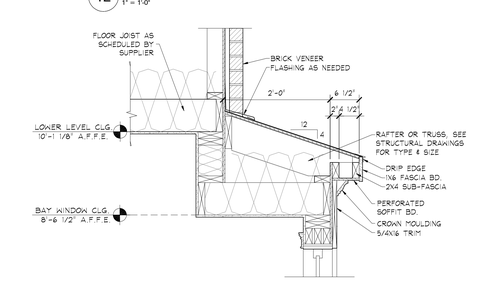
16 SOFFIT DETAIL @ GRILL PORCH
1" = 1'-0"



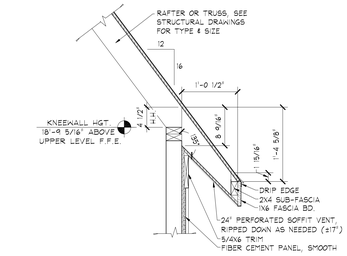
15 SOFFIT DETAIL @ ENTRY PORCH
1" = 1'-0"



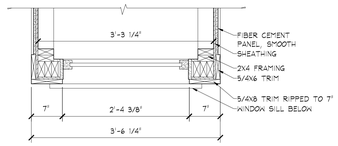
12 SOFFIT DETAIL @ PORTICO
1" = 1'-0"



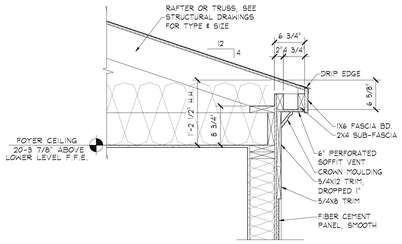
11 SOFFIT DETAIL @ GUEST BEDROOM BAY
1" = 1'-0"



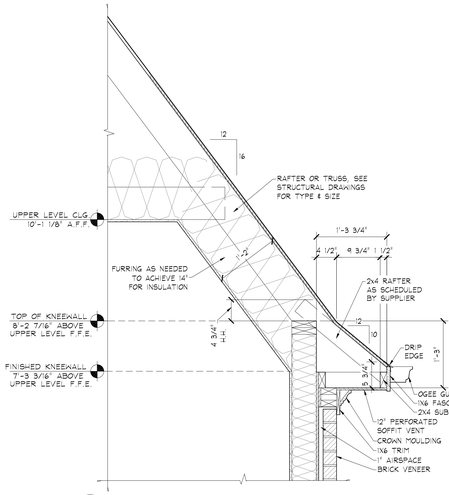
10 SOFFIT DETAIL @ FRONT DORMER
1" = 1'-0"



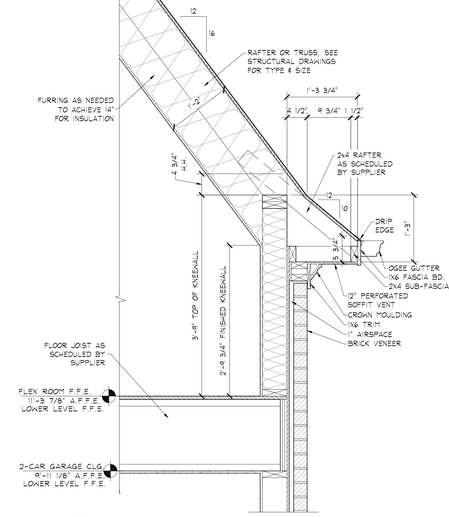
9 FRONT DORMER SECTION
1" = 1'-0"



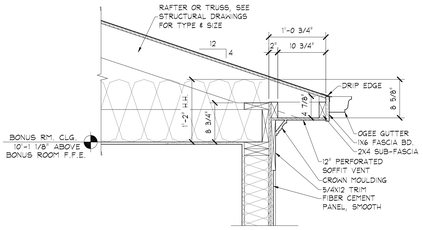
8 SOFFIT DETAIL @ FOYER BAY
1" = 1'-0"



7 SOFFIT DETAIL
1" = 1'-0"

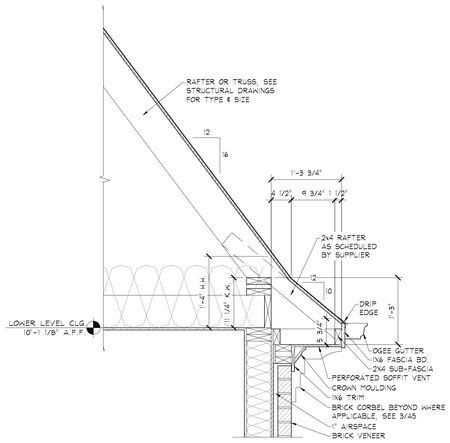


6A SOFFIT DETAIL
1" = 1'-0"

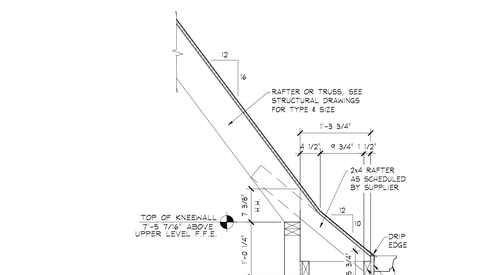


5 SOFFIT DETAIL
1" = 1'-0"

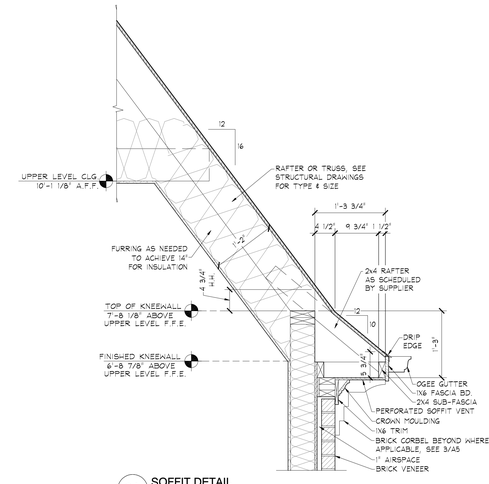
4 SOFFIT DETAIL
1" = 1'-0"



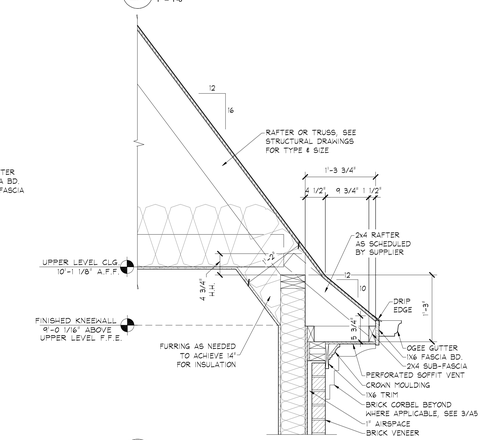
1A SOFFIT DETAIL
1" = 1'-0"



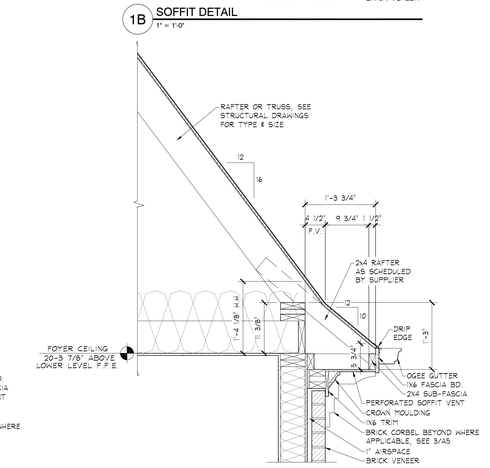
2B SOFFIT DETAIL
1" = 1'-0"



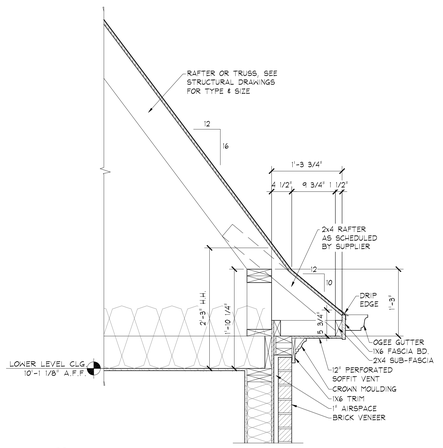
2A SOFFIT DETAIL
1" = 1'-0"



1B SOFFIT DETAIL
1" = 1'-0"



6B SOFFIT DETAIL
1" = 1'-0"



3 SOFFIT DETAIL
1" = 1'-0"

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

WALL SECTIONS & DETAILS

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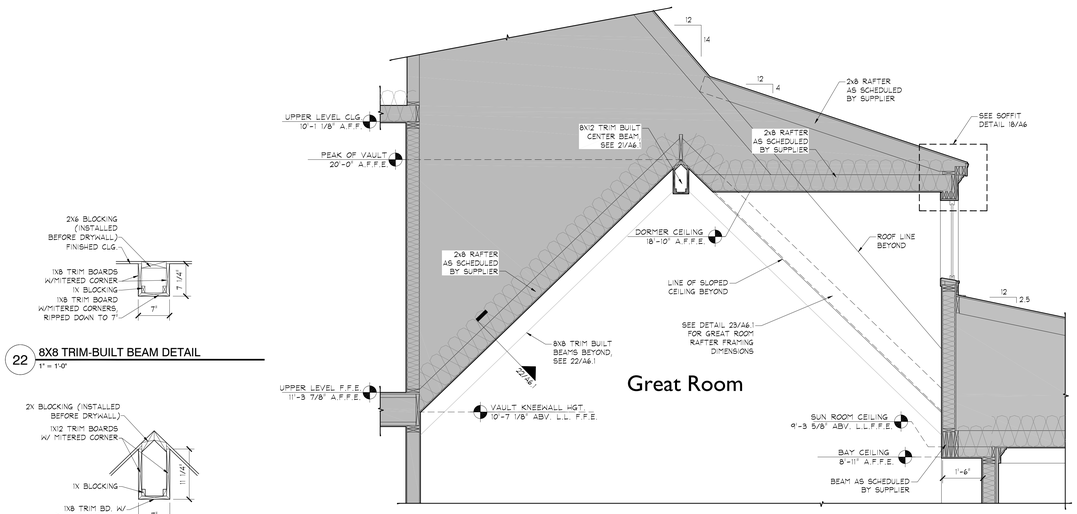
REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

A6

SECTIONS & DETAILS

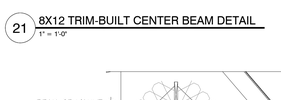
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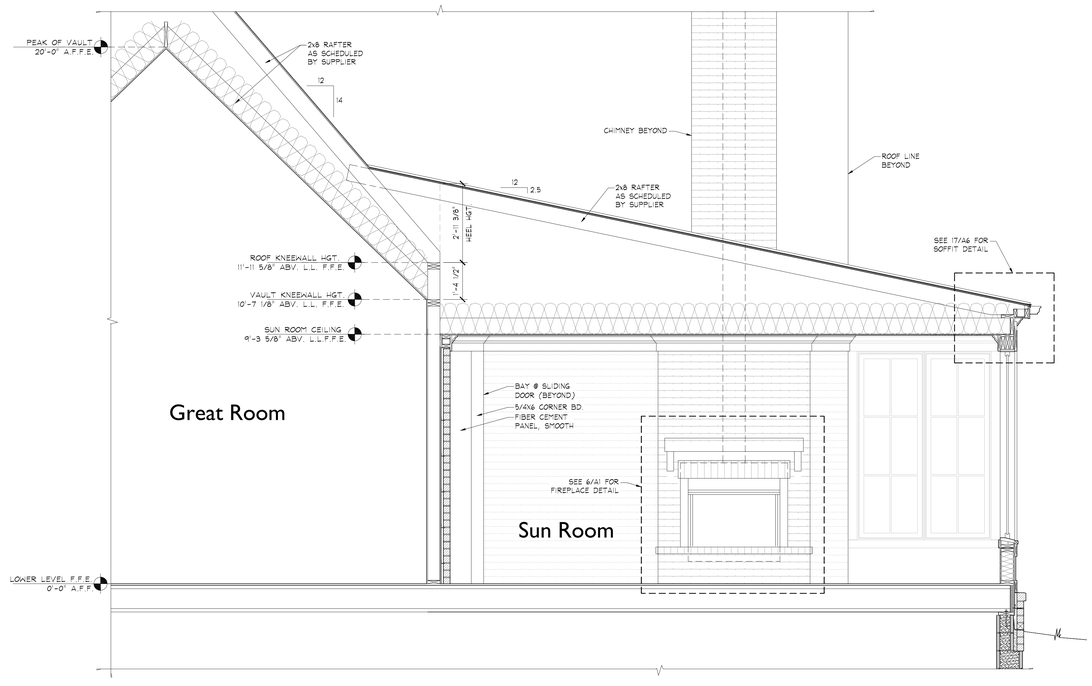


20 VAULTED GREAT ROOM CEILING @ DORMER SECTION
1/2" = 1'-0"

22 8X8 TRIM-BUILT BEAM DETAIL
1" = 1'-0"



21 8X12 TRIM-BUILT CENTER BEAM DETAIL
1" = 1'-0"



19 VAULTED GREAT ROOM CEILING @ REAR PORCH SECTION
1/2" = 1'-0"

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

WALL SECTIONS & DETAILS

LAST CHECKED: 03.20.2020 JRP

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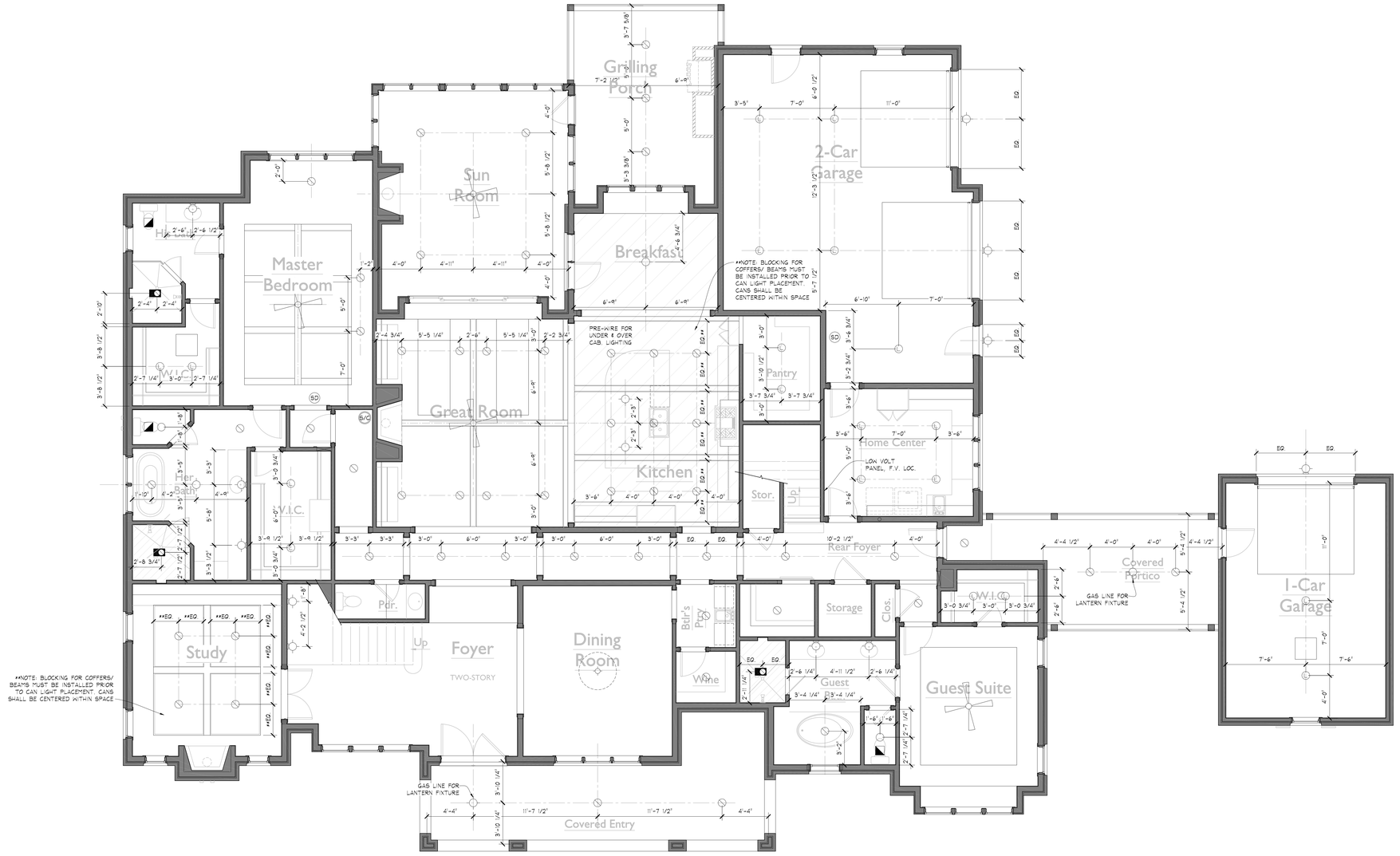
REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

A6.1

SECTIONS & DETAILS

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WI045 - PERMIT



CEILING LEGEND
RECESSED CAN LIGHT
SURFACE LIGHT
RECESSED CAN EYEBALL LIGHT
PENDANT LIGHT
WALL MOUNTED LIGHT
EXHAUST FAN
RECESSED FAN/CAN LIGHT COMBO
DOUBLE EAVE FLOOD LIGHT
FLUORESCENT LIGHT
CEILING FAN
CHANDELIER
SD SMOKE DETECTOR
S/C COMBINATION SMOKE/CARBON MONOXIDE DETECTOR

SUBCONTRACTOR TO FIELD VERIFY DIMENSIONS.

** LIGHTING FIXTURES NOT DIMENSIONED SHOULD BE CENTERED IN THE OPEN SPACE AVAILABLE**

1 LOWER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

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WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

LOWER LEVEL REFLECTED CEILING PLAN

LAST CHECKED:
03.30.2020
JRP

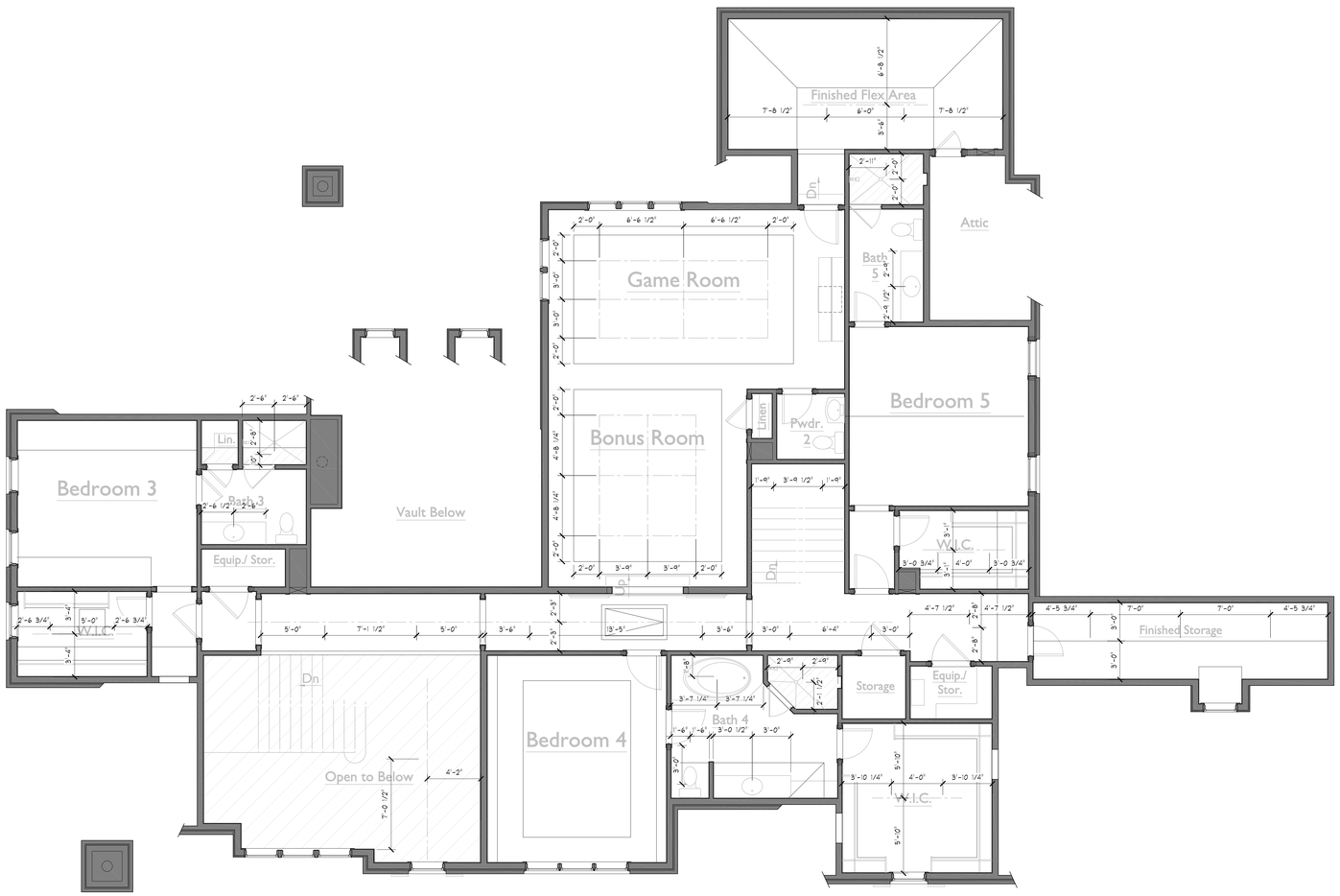
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REVISIONS:
07 JAN 2020: JRP
20 JAN 2020: JRP
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30 MAR 2020: JRP

E1

LOWER LEVEL RCP

03/31/20 11:14a
WI045 - PERMIT



1 UPPER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

CEILING LEGEND
RECESSED CAN LIGHT
SURFACE LIGHT
RECESSED CAN EYEBALL LIGHT
PENDANT LIGHT
WALL MOUNTED LIGHT
SURFACE MOUNTED 15W LED
EXHAUST FAN
RECESSED FAN/CAN LIGHT COMBO
DOUBLE EAVE FLOOD LIGHT
FLUORESCENT LIGHT
CEILING FAN
CHANDELIER
SMOKE DETECTOR
COMBINATION SMOKE/CARBON MONOXIDE DETECTOR

SUBCONTRACTOR TO FIELD VERIFY DIMENSIONS.

** LIGHTING FIXTURES NOT DIMENSIONED SHOULD BE CENTERED IN THE OPEN SPACE AVAILABLE**

FORD CLASSIC HOMES
554 FRANKLIN ROAD, SUITE 300 | FRANKLIN, TN 37069
p: 615.503.5727 | f: 615.503.5798

WITHERSPOON LOT 045

PETROVICH RESIDENCE - 9248 LEHIGH DRIVE

UPPER LEVEL REFLECTED CEILING PLAN

LAST CHECKED:
03.30.2020
JRP

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07 JAN 2020: JRP
20 JAN 2020: JRP
20 MAR 2020: JRP
30 MAR 2020: JRP

E2

UPPER LEVEL RCP

03/31/20 11:14a
WI045 - PERMIT

General Notes:

1- Architecture provided by Builder. **It's the builder's responsibility to confirm the accuracy of the architecture. Do not scale architecture from this plan.**

2- Boundary and topography information provided by Brackman Land Surveying, Ph(615)476-8107. Douglas N. Arnold makes no guarantee as to accuracy of survey information. It is the builder's responsibility to confirm all information prior to construction. (Survey Date:6/20/19)

3- Builder: Mike Ford Builders LLC (615) 502-9727.

4- Builder is responsible for compliance with all applicable codes and ordinances.

5- All items shown on these plans must be field located by a licensed land surveyor prior to grading and construction.

6- Builder is responsible for structural integrity of all elements.

7- Utilities shown are approximate in location. A minimum of 72 hours prior to beginning any work, each individual contractor scheduled to perform excavation must notify TN One Call service (1-800-351-1111).

8- Building and waste materials, and non-storm water discharges, such as concrete or paint wastewater, must be managed to prevent them from entering the storm water waste system or nearby waterbody.

9- Topsoil should be stripped from all cut and fill areas, stockpiled and redistributed over graded areas to a minimum depth of 6 inches. A sediment barrier must be installed around the base of the stockpile to prevent erosion.

10- Stabilization measures must be performed within seven (7) days in portions of the site where construction activities have temporarily or permanently ceased, and within fifteen (15) days after final grading. (Stabilization practices may include: temporary seeding, permanent seeding, mulching, matting, and sod stabilization.)

11- Inspections of all control measures and disturbed areas must be performed at least once every seven (7) days. Inspections must be documented and include the date of the inspection and major observances.

12- Based on the results of inspections, any inadequate control measures or control measures in disrepair must be replaced or modified, or repaired as necessary, within seven (7) days after the need is identified.

13- Sediment must be removed from sediment barriers and other sediment controls when design capacity has been reduced by 50%.

14- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.

15- All damage to existing pavement, drainage structures and curbs resulting from new construction must be repaired or replaced by like materials at the builder's expense.

16- Drainage plans for the crawl space and foundation are not a part of this drawing. Builder is responsible for proper slope and drainage of crawl space and proper drainage of foundation.

17- Builder to call the Brentwood Engineering Department (615) 371-0080 for initial erosion control inspection prior to issuance of a permit.

18- All retaining walls greater than 4' Ht must be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a certificate of occupancy.

19- All retaining walls in excess of 30" Ht require a guardrail.

20- A temporary certificate of occupancy will not be given for grading and drainage related issues.

21- All driveways with 15% or greater slopes must be profiled by Registered Land Surveyor and approved by the City Engineer prior to issuance of a certificate of occupancy.

22- Any discrepancies between this drawing and actual field conditions or architecture must be reported to Douglas N. Arnold, R.L.A. If discrepancies are found, continuation of construction in the affected area will be at the builders risk until necessary modifications are made to this drawing.

23- Builder is responsible for confirmation of all topography prior to grading.

24- Builder is responsible for confirmation of all property lines and building setbacks lines prior to grading.

25- All dimensions are from face of brick to property line.

26- Required soil stabilization measures and locations must be specified by a civil or geotechnical engineer prior to construction. It's the builder responsibility to implement all recommendations of the engineer.

27- Soil bearing capacity and stability must be reviewed by a geotechnical engineer prior to construction. It's the builder responsibility to implement all recommendations of the engineer.

28- Maximum driveway slope is 20% longitudinal and 5% across.

29- This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The initial vesting period for this plan expires on November 4, 2022, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

30- When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

31- If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, the site vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

32- If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

33- The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

34- Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

35- By signing this set of plans the builder agrees to all conditions set forth in the above notes.

CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT

1. I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. ANY CHANGES MUST BE SUBMITTED ON REVISED SITE PLAN. VERBAL APPROVAL WILL NOT BE GIVEN.

2. I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE, AS PER APPROVED SITE PLAN, MUST BE 100% COMPLETE PRIOR TO FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.

I Charles Jr. 7-14-20 HAVE READ AND REVIEWED SITE PLAN.

DATE:

Note: This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4,2023,** unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

TREE TABLE (X Indicates Tree To Be Removed)

NO.	DIA.	TYPE
1	18"	CEDAR (RIDES)
X 2	6"	CEDAR
X 3	6"	CEDAR
X 4	6"	CEDAR
X 5	6"	CEDAR
X 6	6"	CEDAR
X 7	6"	CEDAR
X 8	6"	CEDAR
X 9	6"	CEDAR
X10	6"	CEDAR
X 11	6"	CEDAR
X12	6"	CEDAR
X13	8"	CEDAR
X14	8"	CEDAR
X15	8"	CEDAR
X 16	8"	CEDAR
X 17	8"	CEDAR
X 18	8"	CEDAR
X 19	18"	CEDAR
X 20	30"	CEDAR
X 21	30"	OSAGE--ORANGE
X 22	30"	OSAGE--ORANGE
X 23	24"	CEDAR
X 24	6"	CEDAR
X 25	6"	CEDAR
X 26	6"	CEDAR
X 27	6"	CEDAR
X 28	6"	CEDAR
X 29	6"	CEDAR
X 30	6"	CEDAR
X 31	10"	CEDAR
X 32	10"	CEDAR
X 33	10"	CEDAR
X 34	10"	CEDAR
X 35	10"	CEDAR
X 36	10"	CEDAR
X 37	10"	CEDAR
X 38	10"	CEDAR
X 39	8"	CEDAR
X 40	8"	CEDAR
X 41	8"	CEDAR
X 42	8"	CEDAR
X 43	8"	CEDAR
X 44	8"	CEDAR
X 45	8"	CEDAR
X 46	8"	CEDAR
X 47	8"	CEDAR
X 48	8"	CEDAR
X 49	8"	CEDAR
X 50	8"	CEDAR
X 51	30"	OSAGE--ORANGE
X 52	18"	OSAGE--ORANGE
X 53	18"	OSAGE--ORANGE
X 54	18"	OSAGE--ORANGE
X 55	30"	OSAGE--ORANGE
X 56	12"	CEDAR
X 57	12"	CEDAR
X 58	12"	CEDAR
X 59	12"	CEDAR
X 60	12"	CEDAR
X 61	12"	CEDAR
X 62	8"	CEDAR
X 63	8"	CEDAR
X 64	8"	CEDAR
X 65	8"	CEDAR
X 66	4"	CEDAR
X 67	4"	CEDAR
X 68	4"	CEDAR
X 69	4"	CEDAR
X 70	4"	CEDAR
X 71	4"	CEDAR
72	4"	CEDAR
X 73	4"	CEDAR
X 74	4"	CEDAR
X 75	4"	CEDAR
X 76	4"	CEDAR
X 77	8"	HICKORY
X 78	24"	CEDAR
X 79	10"	CEDAR
X 80	10"	CEDAR
X 81	10"	CEDAR
X 82	10"	CEDAR
X 83	10"	CEDAR
X 84	10"	CEDAR
X 85	10"	CEDAR
X 86	10"	CEDAR
X 87	10"	HICKORY
X 88	15"	CEDAR
X 89	15"	CEDAR
X 90	8"	CEDAR
X 91	60"	CEDAR
X 92	65"	CEDAR
X 93	12"	CEDAR
X 94	12"	CEDAR
X 95	8"	CEDAR
X 96	8"	CEDAR
X 97	6"	CEDAR
X 98	6"	CEDAR
X 99	6"	CEDAR
X100	6"	CEDAR
X101	8"	CEDAR
X102	8"	CEDAR
X103	8"	CEDAR
X104	4"	CEDAR
X105	30"	OSAGE--ORANGE
X106	6"	CEDAR
X107	6"	CEDAR
X108	8"	CEDAR
X109	8"	CEDAR
X110	8"	CEDAR
X111	8"	CEDAR
X112	8"	CEDAR
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X114	6"	CEDAR
X115	6"	CEDAR
X116	6"	CEDAR
X117	18"	LOCUST
X118	18"	CEDAR
X119	12"	CEDAR
X120	12"	CEDAR
X121	12"	CEDAR
X122	15"	CEDAR
X123	15"	CEDAR
X124	15"	CEDAR
X125	12"	CEDAR
X126	12"	CEDAR
X127	12"	CEDAR
X128	12"	CEDAR
X129	12"	CEDAR
X130	4"	CEDAR
X131	4"	CEDAR
X132	4"	CEDAR
X133	8"	CEDAR
X134	8"	CEDAR
X135	8"	CEDAR
X136	8"	CEDAR
X137	8"	CEDAR
X138	8"	CEDAR
X139	12"	CEDAR
X140	12"	CEDAR
X141	8"	CEDAR
X142	8"	CEDAR
X143	8"	CEDAR
X144	8"	CEDAR

Joining Silt Fence Sections

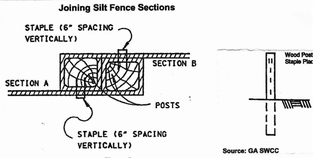
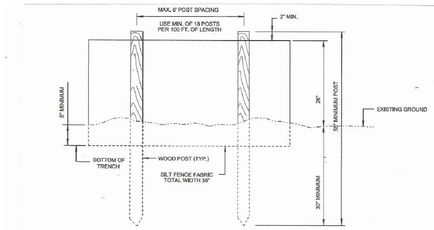


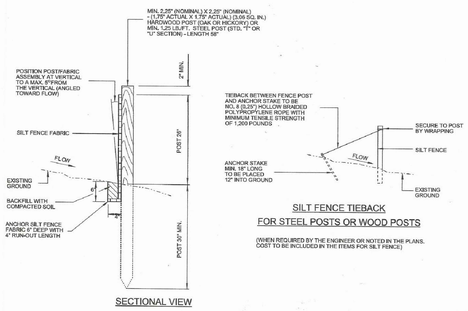
Figure 5

Source: GA SWCC

Source: TDOT English Standard Drawings



ELEVATION VIEW

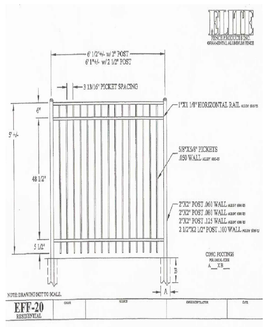


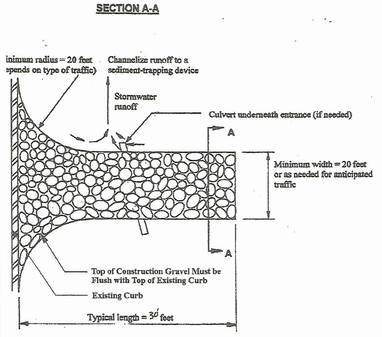
SECTIONAL VIEW

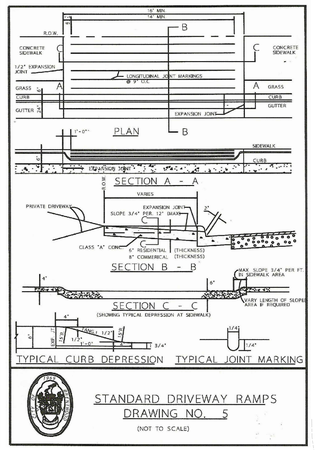
SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

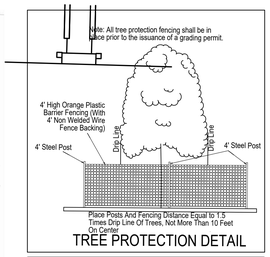




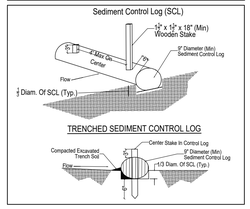


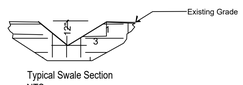


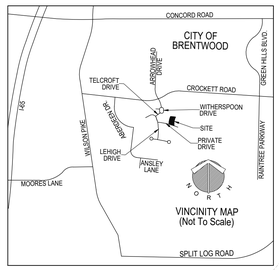
STANDARD DRIVEWAY RAMPS
DRAWING NO. S
(NOT TO SCALE)



TREE PROTECTION DETAIL



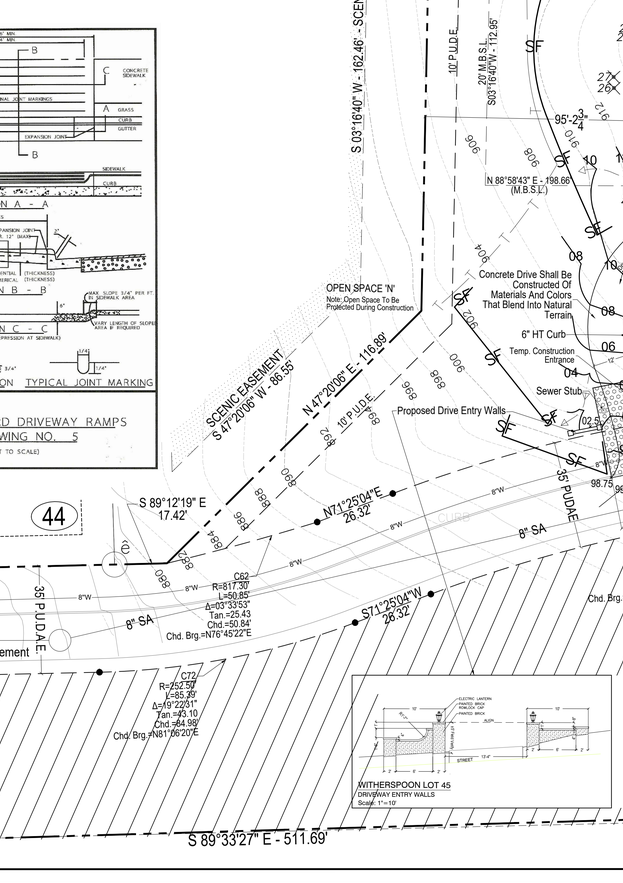




LOT 45 WITHERSPOON -Section 4
PLAT BOOK P68, PAGE 56, R.O.W.C

Witherspoon, Lot 45		
	area	%
Lot Area (3.31 acres)	144,272 sf	
Total Area Of Home	7,100 sf	
Total Footprint Of Home	6,153 sf	4.26 % of Lot Area
Maximum Allowable Home Footprint Area		25% of Lot Area
Heated Area Of Home	8,667 sf	
Impervious Area (Total sf)	22,119.32 sf	15.33%
Green Space Provided	122152.68 sf	84.67%
Min. Green Space Required		40%
Maximum Bldg. Ht. from lowest grade = 47.25'		

LEGEND:
- 695 — EXISTING CONTOUR
- 70 — PROPOSED CONTOUR LINE
- +702.23 SPOT ELEVATION
- 812.5 FIELD RUN ELEVATION
- TW 703.65 TOP OF WALL ELEVATION
- TC 698.35 TOP OF COLUMN ELEVATION
- SF SILT FENCE
- T TREE PROTECTION FENCE
- S SEWER
- 8"W WATER
- UGE UNDERGROUND ELECTRIC



DATE | REVISIONS

Douglas N. Arnold, R.L.A.
Land Planning Landscape Architecture
618 Watson Branch Drive
Franklin, TN 37064
(615) 218-9310
dnadesigns@bellsouth.net

Transitional Lot Site and Grading Plan
Lot 45 - 9248 Lehigh Dr.
Witherspoon Section 4 O.S.R.D. - H.P.
Plat Book P68, Pg. 56, R.O.W.C.
Brentwood, TN

0 20 N O R T H
Scale: 1"=20'

NOTES:
This Drawing And or CADD File From Which it was gernerated is a Document of Service and Shall Remain the Property of Douglas N. Arnold A.S.L.A. Any use of These Documents For purposes Other Than Those Associated with This project is Prohibited. This Drawing shall not be Reproduced, Published or used in any way without the express written consent of Douglas N. Arnold A.S.L.A.

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2.)Confirm that contractor or builder has verified all grades and dimensions shown prior to commencement of construction.

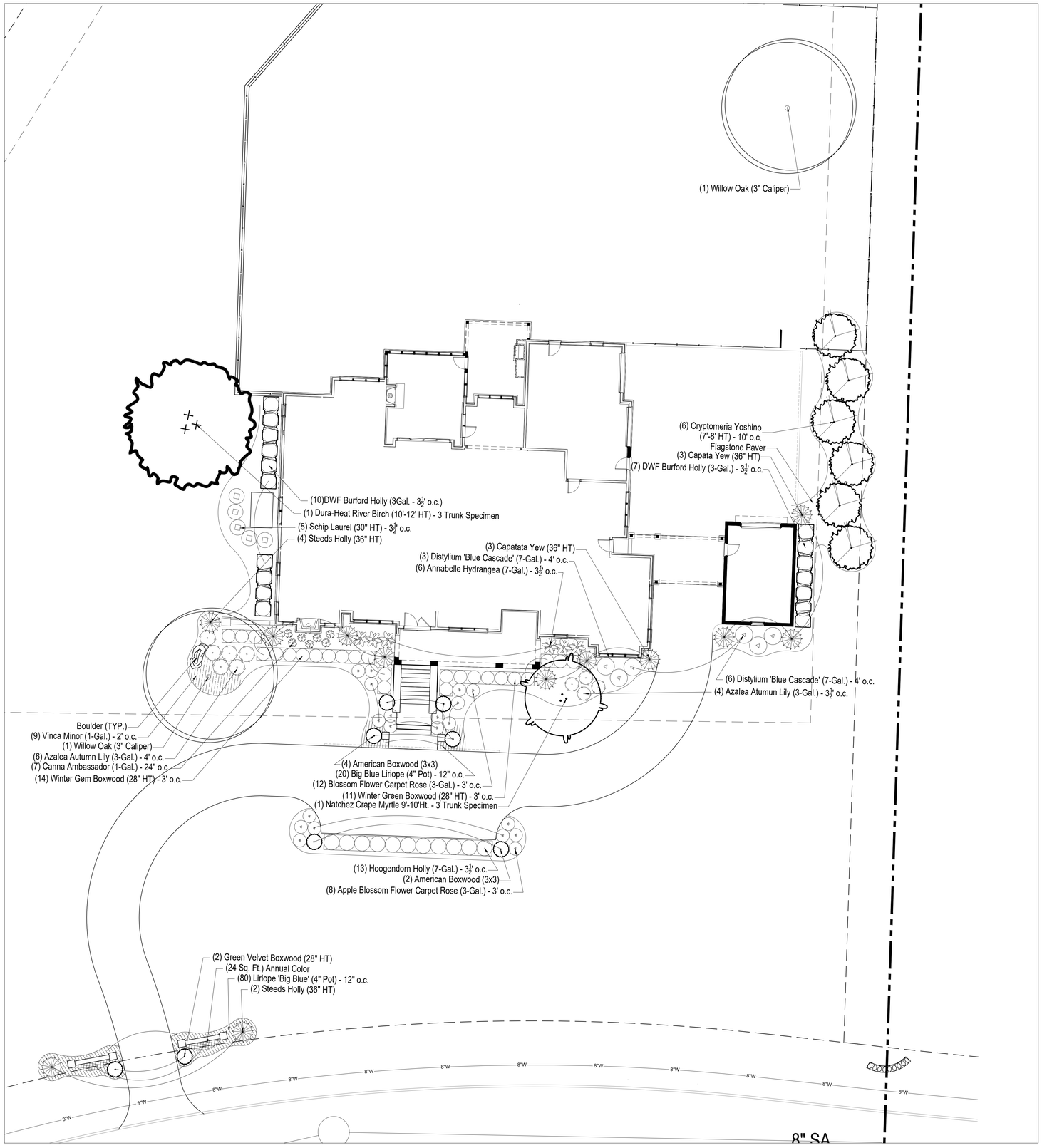
Note: Modification of this plan Must Only be performed by a qualified Architect, Engineer, or Landscape Architect.

JOB NO. WS45

S-1r

DATE: 04.17.2020

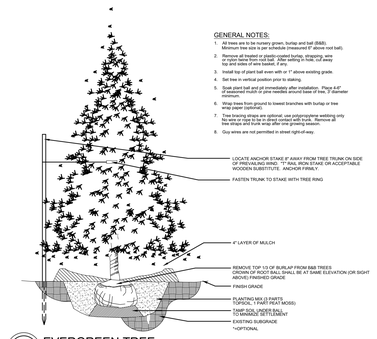
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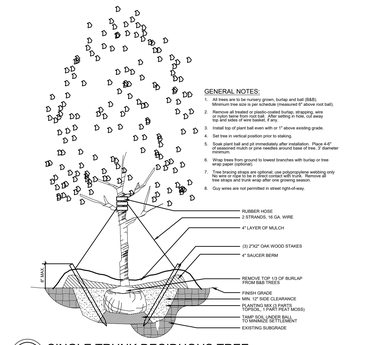
LANDSCAPE NOTES:

1. DETERMINE LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING TENNESSEE ONE CALL SERVICE (1.800.351.1111) A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.
2. ALL PLANT MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENT OF ANSI 260.1 "AMERICAN STANDARDS FOR NURSERY STOCK."
3. ALL PLANTING BEDS MUST BE AMENDED WITH A COMPOSTED ORGANIC MATERIAL TO A DEPTH OF 8" to 10" PRIOR TO PLANTING.
4. LANDSCAPE CONTRACTOR MUST APPLY PRE-EMERGENT HERBICIDE TO
5. PLANT QUANTITIES SHOWN ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES.
6. ALL SOD AND SEED MUST BE FESCUE.

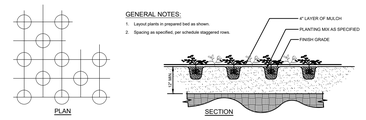
   FROM DATE OF ACCEPTANCE
8. FOR ANY DISCREPENCIES/SUBSTITUTIONS PLEASE CONTACT THE OFFICE OF DOUGLAS N. ARNOLD, ASLA (615.661.5855).



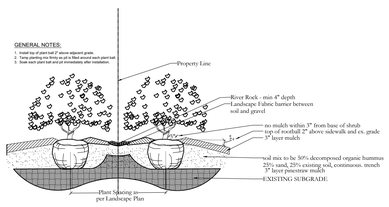
1 L-1/1 SECTION — EVERGREEN TREE — DETAIL # NTS



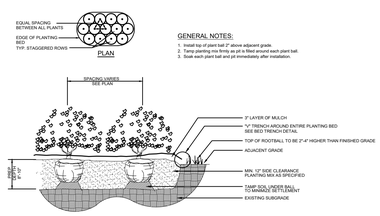
2 L-1/1 SECTION — SINGLE TRUNK DECIDUOUS TREE — DETAIL # NTS



5 L-1/1 PLAN/ SECTION — GROUND COVER PLANTING — DETAIL # NTS



3 L-1/1 SECTION — HEDGE PLANTING DETAIL @ PROPERTY LINE — NTS



4 L-1/1 PLAN/ SECTION — SHRUB PLANTING — NTS

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DATE	REVISIONS
X	1)

DOUGLAS N. ARNOLD — TENNESSEE NO. 2415 — REGISTERED LANDSCAPE ARCHITECT

Lot Landscape Plan
Lot 45 - 9248 Lehigh Dr.
Witherspoon Section 4 O.S.R.D. - H.P.
Plat Book P68, Pg. 56, R.O.W.C.
Brentwood, TN

Douglas N. Arnold, R.L.A.
Land Planning Landscape Architecture
618 Watson Branch Drive
Franklin, TN 37064
(615) 218-9310
dnadesigns@bellsouth.net

0 10 — Scale: 1"=10' — NORTH

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2.)Confirm that contractor or builder has verified all grades and dimensions shown prior to commencement of construction.

Note: Modification of this plan Must Only be performed by a qualified Architect, Engineer, or Landscape Architect.

JOB NO. WS45

LS-1

DATE: 04.03.2020







Ron Johnson







BRENTWOOD PLANNING COMMISSION **5.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-011

PROJECT DESCRIPTION

Revised Building Elevations - Scissors & Scotch, Hill Center Brentwood, 205 Franklin Road, Suite 120

Slaggie Architects, Inc., requests approval of revised building elevations for Scissors & Scotch located in Hill Center Brentwood. The revision includes changing the top four-foot wide exterior material from a black aluminum composite material black composite exterior siding material, which is low maintenance, and manufactured by AZEK Building Products.

Permits have been issued for the tenant finish.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Phil Dougherty, Slaggie Architects, Inc., 4600 Madison Ave., Suite 350, Kansas City, MO 64112

Attachments

Final Staff Report

Site Plan

Signs

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 5:

REQUEST:	***REVISED BUILDING ELEVATIONS – SCISSORS & SCOTCH, HILL CENTER BRENTWOOD***
PROJECT NUMBER:	***BPC2004-011***
CURRENT ZONING:	***C-2 -- COMMERCIAL RETAIL***

GENERAL INFORMATION:

Slaggie Architects, Inc., requests approval of revised building elevations for Scissors & Scotch located in Hill Center Brentwood. The revision includes changing the top four-foot wide exterior material from a black aluminum composite material to a black composite exterior siding material, which is low maintenance.

Permits have been issued for the tenant finish.

PROJECT LOCATION:

The subject property is located at 205 Franklin Road, Suite 120.

APPROVAL HISTORY:

At its March 2, 2020 regular meeting, the Brentwood Planning Commission voted to approve revised building elevations for the Scissors & Scotch tenant space, which will be located in Suite 120, 205 Franklin Road in the Hill Center Brentwood. The proposed elevations include black porcelain tiles, below the storefront, black aluminum composite wall panel system, above and to the west side of the storefront, a black aluminum storefront system and clear insulated glazing. Wall signage and a blade sign are also proposed.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **two** conditions be attached to the approval of the request.*

1. Blade signs cannot be internally illuminated.

2. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **March 2, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

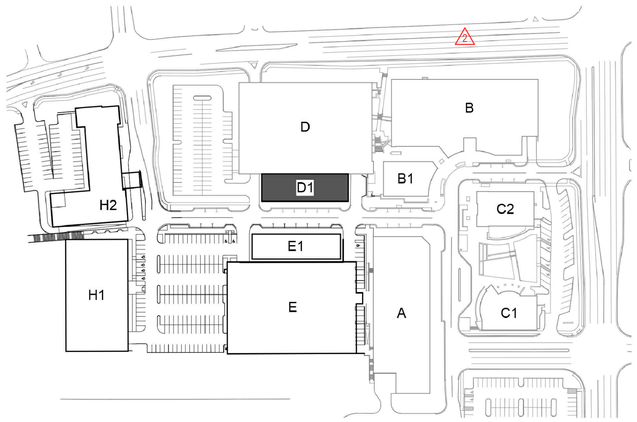
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020*** **.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised building elevations, subject to the requirements of the staff report.

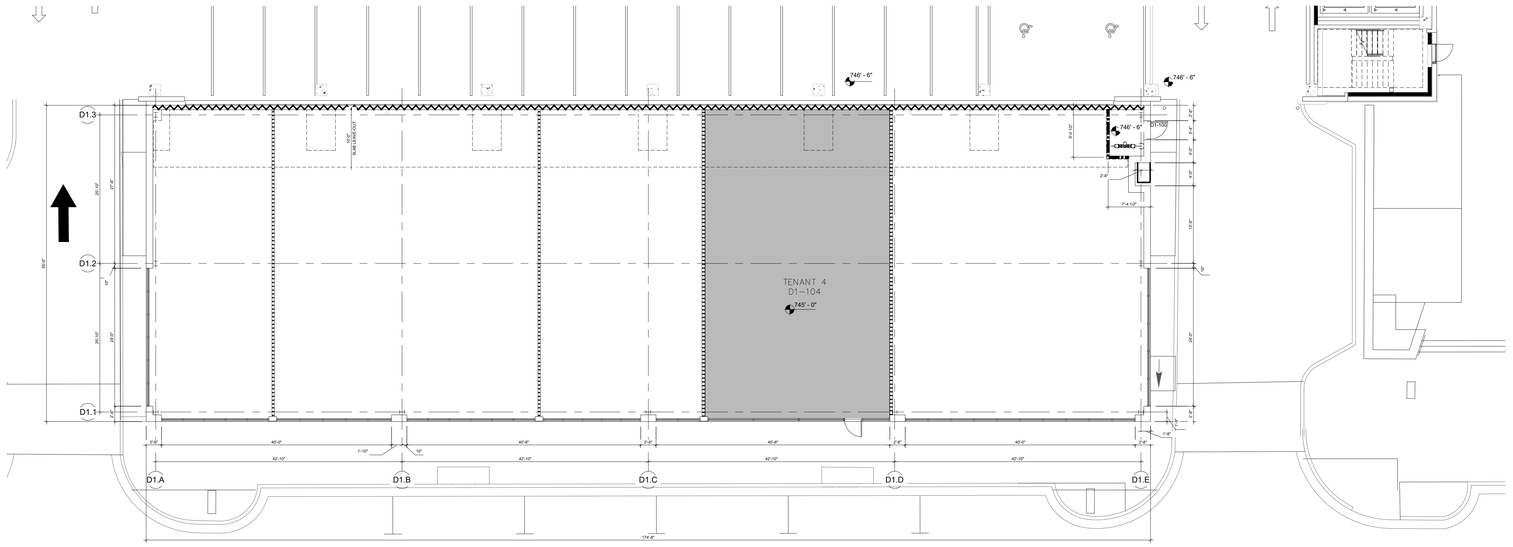
NOTE:

THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 4, 2023, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.



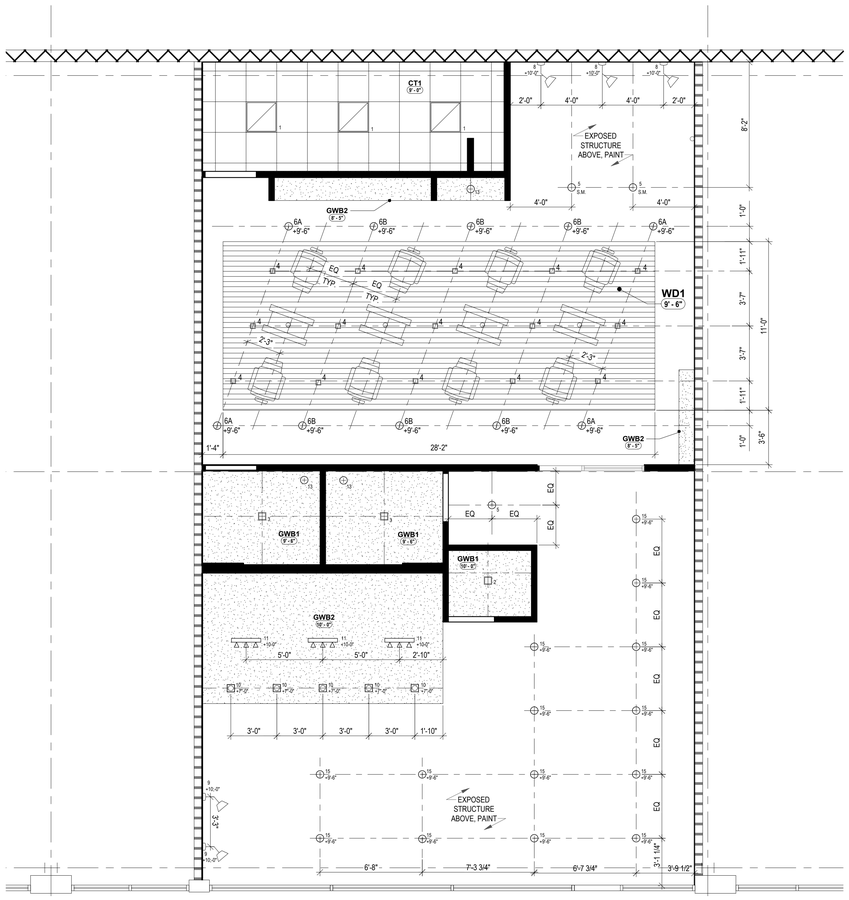
Keyplan

N.T.S.



Overall Building Floor Plan

3/32" = 1'-0" — 2



Reflected Ceiling Plan

1/4" = 1'-0" — 3



Floor Plan

1/4" = 1'-0" — 1

CODE REVIEW

EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.2) :

OCCUPANCY A MAX. DISTANCE ALLOWED (WITH SPRINKLER SYSTEM): 250'-0"
OCCUPANCY B MAX. DISTANCE ALLOWED (WITH SPRINKLER SYSTEM): 300'-0"

MAX. TRAVEL DISTANCE PROVIDED: 105'-0"

TOTAL OCCUPANT LOAD: 47

PLUMBING FIXTURES (TABLE 2902.1) :

WATER CLOSETS:

OCCUPANCY TYPE: ASSEMBLY (A2)
1 PER 75
TOTAL: 36 OCC.
MALE: 18 OCC. REQUIRED: 18 / 75 = .24
FEMALE: 18 OCC. REQUIRED: 18 / 75 = .24

OCCUPANCY TYPE: BUSINESS (B)
1 PER 25 FOR FIRST 50, 1 PER 50 FOR THE REMAINDER
TOTAL: 11 OCC.
MALE: 6 OCC. REQUIRED: 6 / 25 = .24
FEMALE: 5 OCC. REQUIRED: 5 / 25 = .20

TOTAL REQUIRED:
MALE: 48 (1)
FEMALE: 44 (1)
PROVIDED:
MALE: 1
FEMALE: 1

LAVATORIES:
OCCUPANCY TYPE: ASSEMBLY (A2)
1 PER 200
TOTAL: 36 OCC.
MALE: 18 OCC. REQUIRED: 18 / 200 = .09
FEMALE: 18 OCC. REQUIRED: 18 / 200 = .09

OCCUPANCY TYPE: BUSINESS (B)
1 PER 40 FOR FIRST 80, 1 PER 80 FOR THE REMAINDER
TOTAL: 11 OCC.
MALE: 6 OCC. REQUIRED: 6 / 40 = .15
FEMALE: 5 OCC. REQUIRED: 5 / 40 = .125

TOTAL REQUIRED:
MALE: 24 (1)
FEMALE: 22 (1)
PROVIDED:
MALE: 1
FEMALE: 1

DRINKING FOUNTAINS:
BAR SERVES WATER

REQUIRED SERVICE SINK:
REQUIRED: 1
PROVIDED: 1

HANDICAP SEATING (1108.2.9.1 DINING SURFACES):
40 TOTAL SEATING IN LOUNGE AREA
40 x 5% = 2 HANDICAP SEATING REQUIRED (2 PROVIDED)

SLAGGIE ARCHITECTS

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Kansas City, Missouri • Omaha, Nebraska
888-756-1958
slaggie.com

NOT FOR CONSTRUCTION

Scissors & Scotch

Interior Improvement
Building D1, Suite D1-104
Hill Center Brentwood - Phase 2
Brentwood, Tennessee

#	Revisions:	
1	City Comment Revisions	02/14/20
2	Exterior Material Revisions	04/06/20
3	City Comment Revisions	04/17/20

Project #: 180305-08C

Preliminary Exterior
Planning Commission Review
February 03, 2020

Building Plan,Floor Plan & Reflected Ceiling Plan

A-100



KEYNOTES

1. EXISTING METAL COPING
2. EXISTING BRICK
3. LANDLORD NUETRAL PIER
   ALUCOBOND METAL PANEL INSTALLED BY LANDLORD CONTRACTOR (N.I.C.)
4. ALUMINUM STOREFRONT SYSTEM
   MFG: KAWNEER TRIFAB VERSAGLAZE-451T
   COLOR: ANODIZED BLACK NO 29
5. CLEAR INSULATED LOW-E GLAZING
   MFG: ACG ENERGY SELECT 40
6. CHANNEL LETTER TENANT SIGNAGE
   (APPROXIMATELY 32 SF) 1
7. TENANT BLADE SIGN -
   SIGN WILL NOT BE INTERNALLY LIT 1
8. EXTERIOR PORCELAIN TILE
   MFG: DALTILE COLOR BODY PORCELAIN - UNIFORM WOOD
   COLOR: BLACK UW16
9. PAINTED SIMULATED WOOD SIDING AND TRIM
   MFG: AZEK EXTERIORS - AZEK TONGUE AND GROOVE 1x6 WITH 1x4 PERIMETER TRIM
   COLOR: BLACK TO MATCH STOREFRONT 2

Storefront Elevation 1
1/2" = 1'-0"

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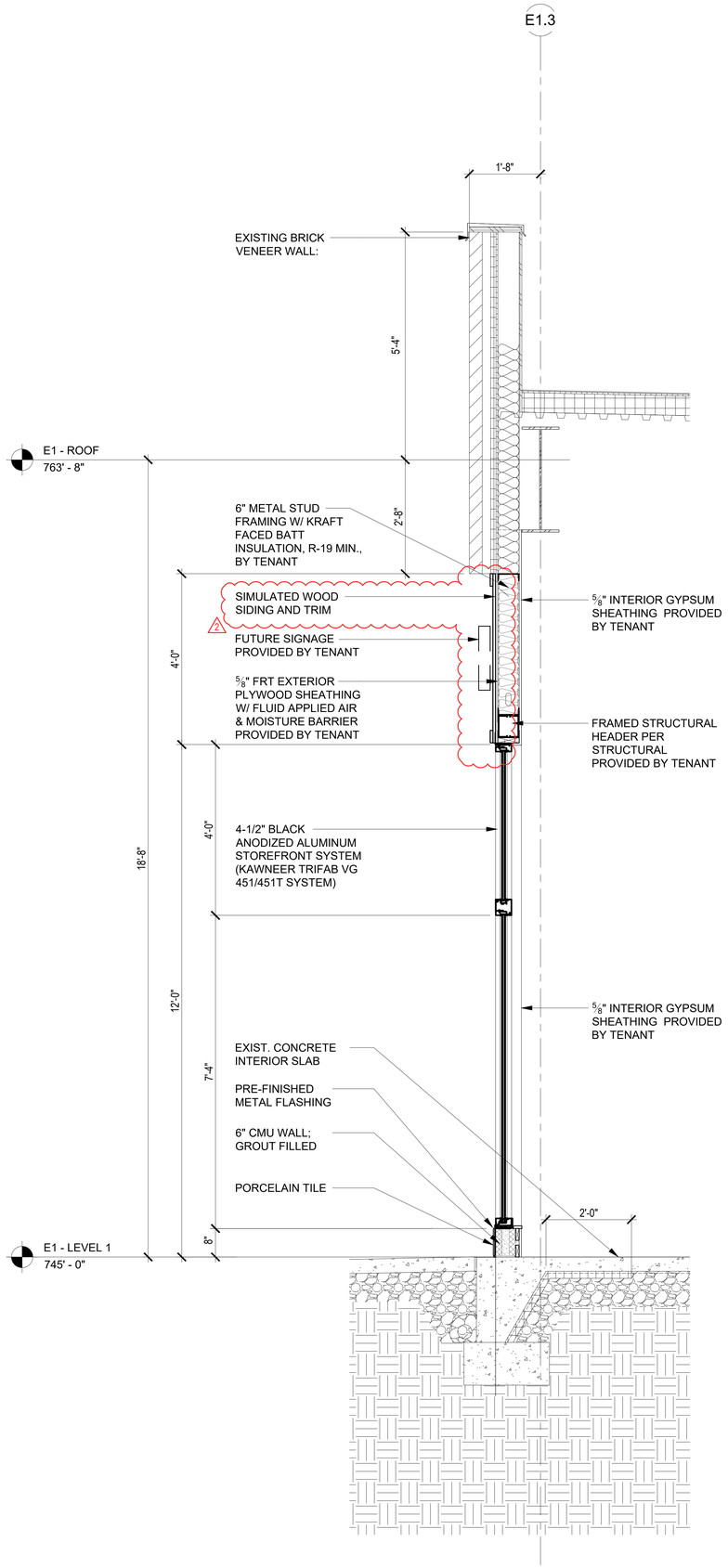
Interior Improvement
Building D1, Suite D1-104
Hill Center Brentwood - Phase 2
Brentwood, Tennessee

#	Revisions:	
1	City Comment Revisions	02/14/20
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Project #: 180305-08C

Preliminary Exterior
Planning Commission Review
February 03, 2020

Storefront Elevation
A-200



Storefront Section
3/4" = 1'-0"

1

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NOT FOR CONSTRUCTION

Scissors & Scotch

Interior Improvement
Building D1, Suite D1-104
Hill Center Brentwood - Phase 2
Brentwood, Tennessee

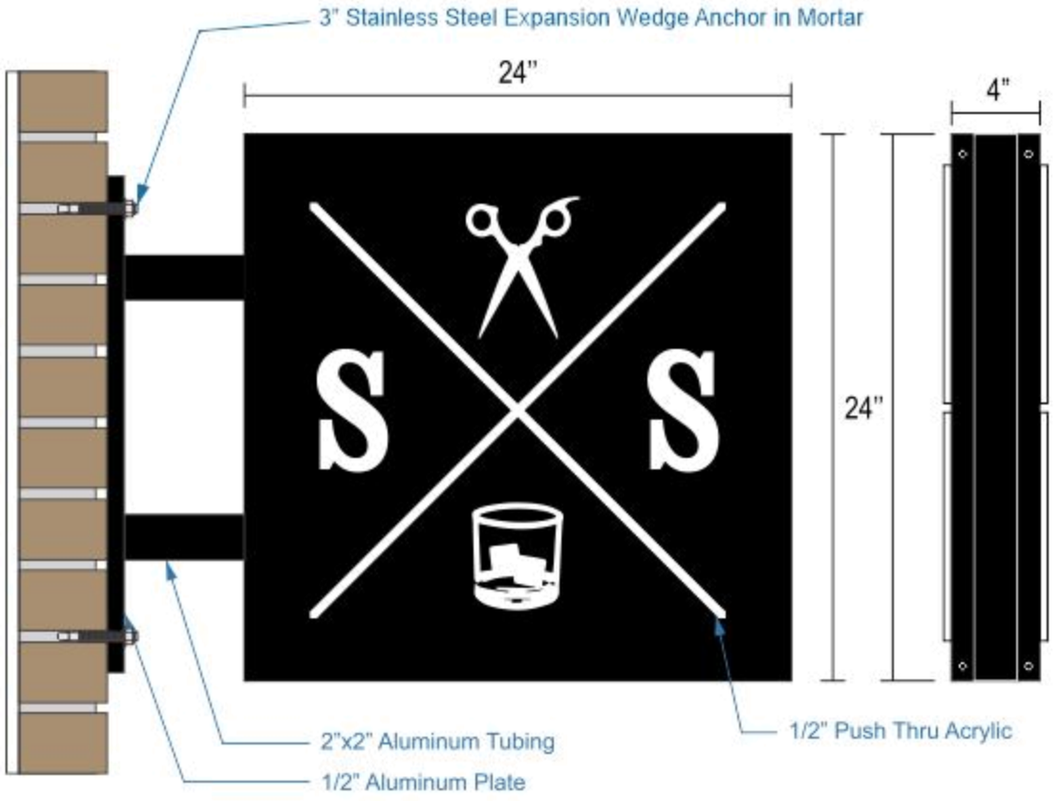
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Project #: 180305-08C

Preliminary Exterior
Planning Commission Review
February 03, 2020

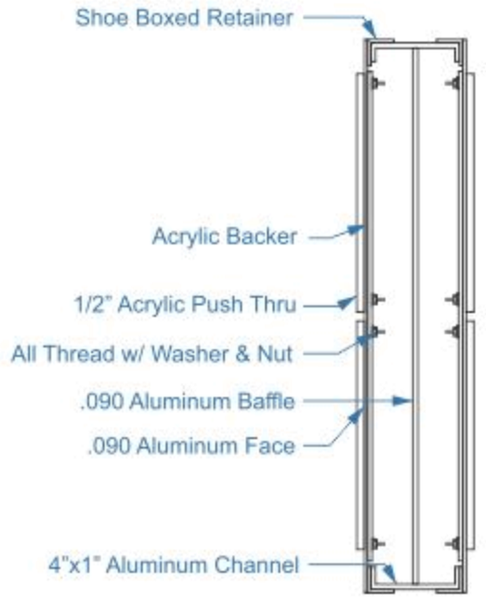
Storefront Section

A-300



D/S Projection Sign w/ Push Thru Acrylic

Not To Scale



Cross Section View

Not To Scale

COLOR NOTES

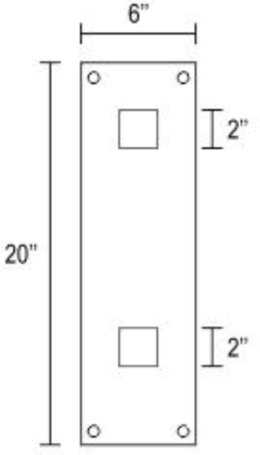
Projection Sign

Faces	Painted Matte Black
Returns	Painted Matte Black
Illumination	Non Illuminated
Armature	Painted Matte Black
Trim Cap	1/2" White Acrylic
Mounting Plate	Painted Matte Black



Secondary Side

Not To Scale



Mounting Detail

Not To Scale

SIGN ME UP
2210 DUNN AVE. NASHVILLE, TN 37211 (615) 255-3825

DATE
2/5/2020

DESIGN NO.

CLIENT
Scissors & Scotch

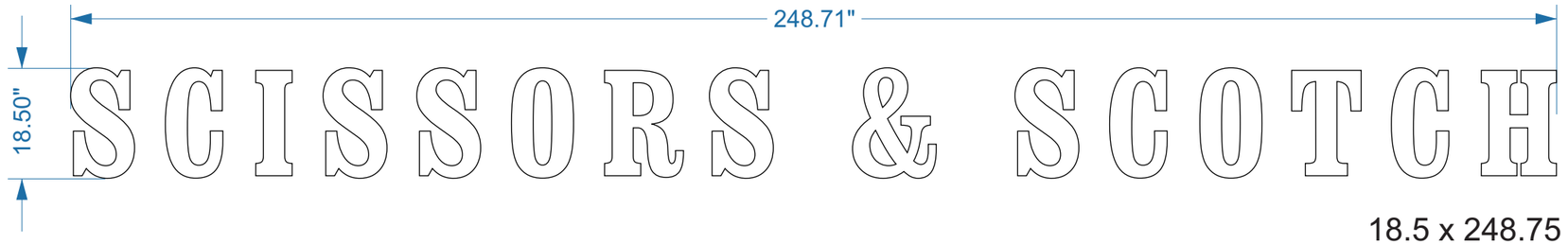
SALES REP.
Jim Rowan

DESIGNER
Frankie Courtney

OWNERSHIP OF ARTWORK Sign Me Up, LLC retains ownership of all original artwork including preliminary designs and ideas, and native files, unless further negotiated and released to client in writing. The reproduction, manipulation, or redistribution of artwork or ideas designed by Sign Me Up, LLC is strictly prohibited and unlawful.
RELEASE The purchaser agrees to hold the seller harmless against any cause for action for damage that may occur as a result of drilling for piers and foundations, including but not limited to sewer lines, water lines, gas lines, or any other underground obstacles which the purchaser or others may deem valuable.

INVOICE

ESTIMATE



18.5 x 248.75
32 total square ft

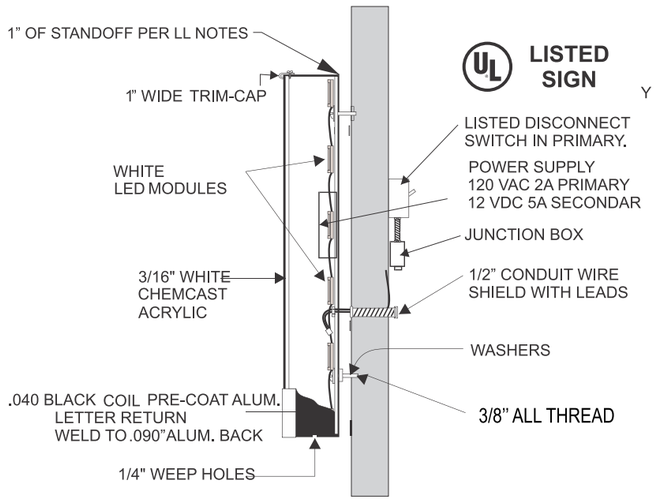
Illuminated Channel Letters w/ 1” Standoffs

Not To Scale

COLOR NOTES

Projection Sign

Faces	7328 White Acrylic
Returns	5” Pre-painted Black
Illumination	White L.E.D
Trim Cap	Pre-painted Black



Detail View

Not To Scale



Photo Rendering

Not To Scale

INDIVIDUALE CHANNEL LETTERS ON SIGN BAND

SIGN ME UP
2210 DUNN AVE. NASHVILLE, TN 37211 (615) 255-3825

DATE
1/3/2020

DESIGN NO.

CLIENT
Star Physical Therapy

SALES REP.
Jim Rowan

DESIGNER
Frankie Courtney

OWNERSHIP OF ARTWORK Sign Me Up, LLC retains ownership of all original artwork including preliminary designs and ideas, and native files, unless further negotiated and released to client in writing. The reproduction, manipulation, or redistribution of artwork or ideas designed by Sign Me Up, LLC is strictly prohibited and unlawful.
RELEASE The purchaser agrees to hold the seller harmless against any cause for action for damage that may occur as a result of drilling for piers and foundations, including but not limited to sewer lines, water lines, gas lines, or any other underground obstacles which the purchaser or others may deem valuable.

INVOICE

ESTIMATE

BRENTWOOD PLANNING COMMISSION **6.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-012

PROJECT DESCRIPTION

Revised Hillside Overlay Site Plan Review - Taramore Subdivision, Lot 129, 9489 Stillbrook Trace

CSDG requests approval of a Revised Hillside Protection Overlay site plan for Lot 129 located at 9489 Stillbrook Trace. The revisions include the addition of a 15.5' x 35' swimming pool, plus approximately 2,320 square feet of impervious pool deck and sidewalk. A 500 square foot covered porch is also being proposed.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Ryan Lovelace, CSDG, 2305 Kline Avenue, Suite 300, Nashville, TN 37211

Attachments

Final Staff Report
Transitional Lot Plan
Plans
Taramore Ph 15 -- Plat

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 6:

REQUEST:	***REVISED HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – TARAMORE SUBDIVISION, PHASE 15, LOT 129, 9489 STILLBROOK TRACE***
PROJECT NUMBER:	***BPC2004-012***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

CSDG requests approval of a Revised Hillside Protection Overlay site plan for Lot 129 located at 9489 Stillbrook Trace. The revisions include the addition of a 15.5' x 35' swimming pool, plus approximately 2,320 square feet of impervious pool deck and sidewalk. A 500 square foot covered porch is also being proposed.

PROJECT LOCATION:

The subject property is located at 9489 Stillbrook Trace.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 57, 58, 59, 64, 126, 127, 129, 130, 134, 135, 136, 137, 195, and 196.

At their July 5, 2017 meeting the Planning Commission approved a Hillside Protection Site Plan for Lot 129, located at 9489 Stillbrook Terrace within Phase 15 of the Taramore Subdivision.

Lot 129, 9489 Stillbrook Terrace -- TARAMORE	
Lot Area (sf)	*33,284*
Total Area of Home (sf)	*7,517*
Heated Area (sf)	*5,490*
Impervious Area (sf)	*5,633*
Green Space Provided (%)	*83*
Green Space Required (%)	*40%*

The proposed building elevations include beige brick, brown stone veneer, green horizontal siding, beige trim and brown shingled roof.

The future home on the site will require a residential sprinkler system, per the requirements of the Hillside Protection Overlay.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **five** conditions be attached to the approval of the request.*

1. A revised final plat is required for this lot. The platted front setback of 60' does not match what has been built. The revised plat must be reviewed, approved and recorded before any additional permits will be issued for the lot.

2. Add a vicinity map to the plan.

3. Show the adjacent property data on the plan.

4. The property owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

5. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **July 5, 2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall

be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

7. Add the following note stating that a residential fire protection sprinkler system is required. "All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

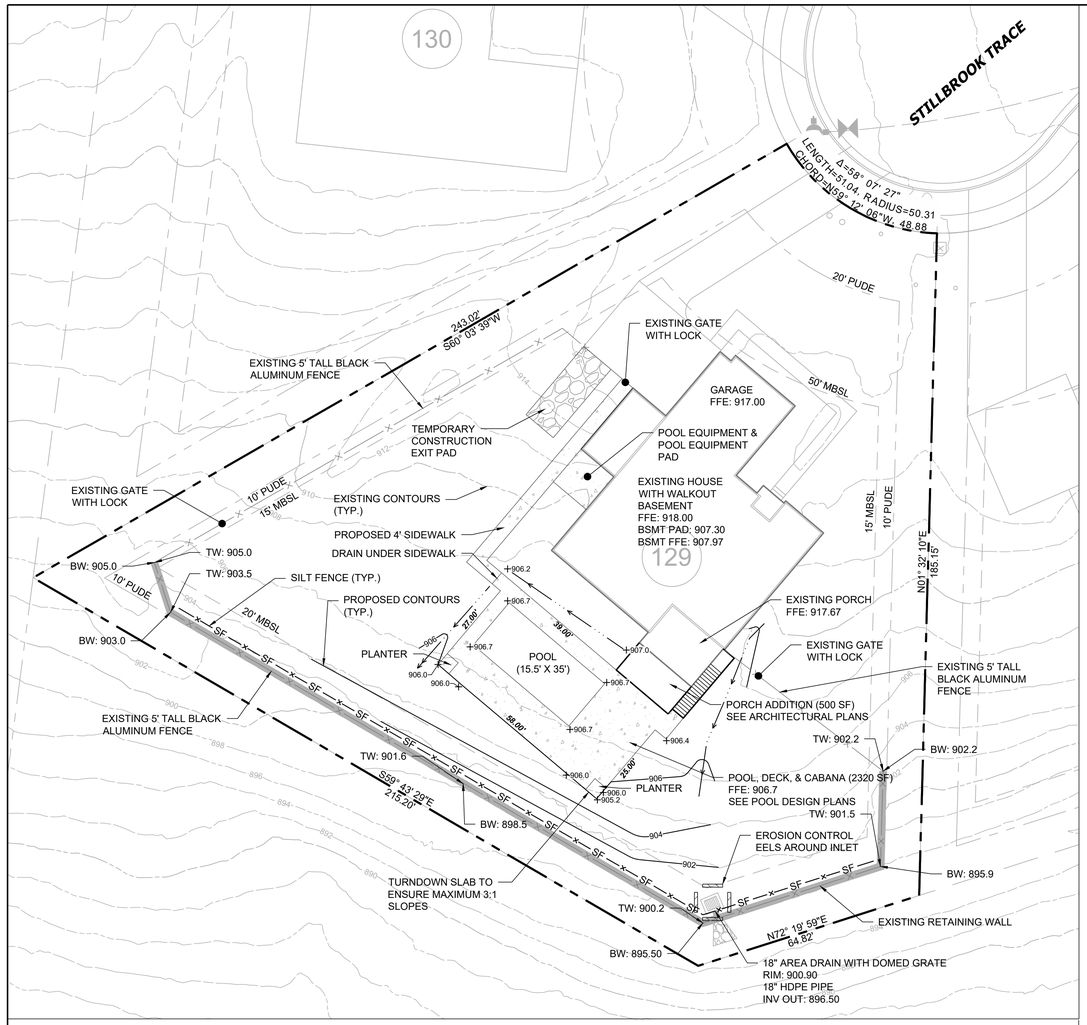
8. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

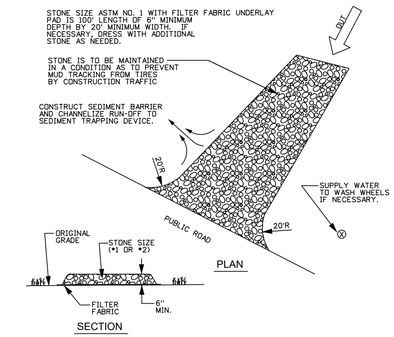
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised Hillside Protection Overlay Site Plan, to include the required residential sprinkler system, subject to the requirements of the staff report.

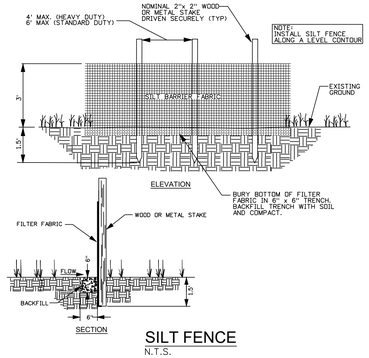


9489 STILLBROOK TERRACE - TARAMORE		
	Existing	**Proposed**
Lot Area (sf)	33,284	33,284
Total Area of Home (sf)	7,517	7,517
Heated Area (sf)	5,490	5,490
Impervious Area (sf)	5,633	8,453
Green Space Provided (%)	83%	75%
Green Space Required (%)	40%	40%



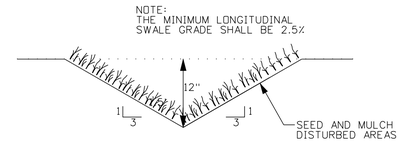
TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.



SILT FENCE

N.T.S.



GRASS LINED SWALE

N.T.S.

CONTRACTOR SHALL VERIFY CONTROL POINTS WITH THE SURVEYOR PRIOR TO BEGINNING CONSTRUCTION

GENERAL AND EROSION CONTROL NOTES:

1. -
2. RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE.
3. BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY.
4. TOPSOIL SHOULD BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MIN. DEPTH OF 6". A SEDIMENT BARRIER MUST BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
5. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN (7) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING, (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION). FINAL STABILIZATION WILL BE WITH SEED AND STRAW AS A MINIMUM.
6. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST TWICE EVERY SEVEN (7) DAYS, 72 HOURS APART, MINIMUM. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION OR MAJOR OBSERVATIONS.
7. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY BY THE BUILDER, WITHIN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.
8. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
9. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
10. ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED WITH LIKE MATERIALS PER THE RESPECTIVE JURISDICTIONS SPECIFICATIONS AT THE BUILDER'S EXPENSE.
11. THE PURPOSE OF THIS PLAN IS TO PROVIDE A DETAIL LAYOUT, DRAINAGE, AND GRADING OF THE RESPECTIVE LOT ONLY. THIS PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED . DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE BUILDER.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE BUILDER HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
13. CONTRACTOR SHALL INSTALL NECESSARY STEPS AND RAILINGS TO MEET ADA AND LOCAL REGULATIONS IF APPLICABLE.
14. CONTRACTOR REPORT ANY DISCREPANCIES TO THE ENGINEER.
15. BUILDER SHALL VERIFY THE EXISTING LOCATION OF THE HOUSE.
16. WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF BRENTWOOD CODE OF ORDINANCES AND TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION STANDARD SPECIFICATIONS.
17. CONTRACTOR IS RESPONSIBLE AT CONTRACTOR'S EXPENSE FOR ENSURING AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THESE PERMITS MAY INCLUDE BUT ARE NOT LIMITED TO, GRADING, DEMOLITION, BLASTING, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION SPECIAL USE, WATER AND SEWER PERMITS AND APPROVALS.
18. -
19. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE UTILITIES AND ENSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
20. WHEN UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE CONSTRUCTION DRAWINGS 9ROCK, PIPING, ET CETERA) ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY REPORT THE CONFLICT TO THE OWNER'S ENGINEER. ALL CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER BEFORE CONSTRUCTION CAN PROCEED.
21. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
22. CUT AND FILL SLOPES OF ANY AREA SHALL NOT EXCEED THE RATIO OF 3:1 UNLESS NOTED OTHERWISE.
23. ALL PROPOSED GRADES SHOWN ON THESE PLANS ARE FINAL GRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE APPROPRIATE SUBGRADE ELEVATIONS.
24. THE POOL WILL BE SALTWATER. NO SALTWATER SHALL BE DISCHARGED INTO PUBLIC WATER WAYS; ALL POOL WATER SHALL BE FILTERED BEFORE LEAVING THE SITE.
25. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT
26. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
27.A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES
28. ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE
29. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%
30. ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS-SLOPES SHALL BE PROFILED AND SECTIONED BY A TN R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CONTRACTOR:
KEVIN SPARKS SIGNATURE POOLS, INC.
2349F S CHURCH STREET
MURFREESBORO, TN 37130

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on ***May 4, 2023****, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

Tennessee 811
Know what's below. Call before you dig.

PARCEL ID: 0601 E 00900

N

0 20 40
SCALE: 1"= 20'

CSDG
Planning | Engineering
Landscape Architecture
2305 Kline Ave, Ste 300
Nashville, TN 37211
615.248.9999
csdgtn.com

SEAL

RYAN E. LOVELACE
REGISTERED ENGINEER
AGRICULTURE
NUMBER
109036
STATE OF TENNESSEE
04-06-2020

Taramore Transitional Lot Plan Lot 129

9489 Stillbrook Trace
Brentwood, Tennessee

Pool & Porch Addition

ISSUE SET:

ISSUE DATE: 04-06-2020

REVISION SCHEDULE:

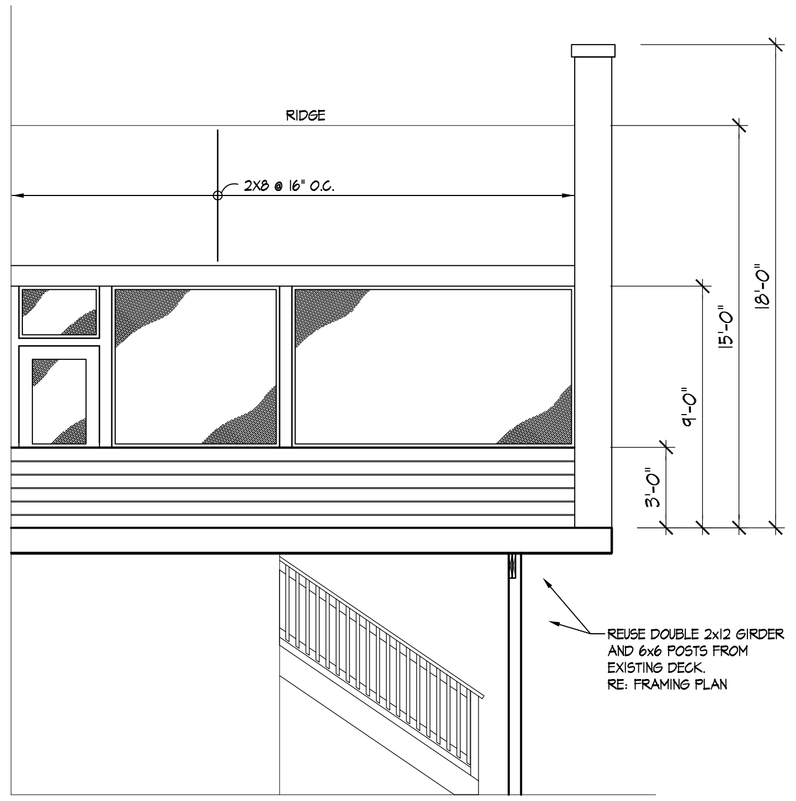
No.	Description	Date
1	STAFF COMMENTS	04/21/20

REVISION: | DRAWN: | CHECKED:

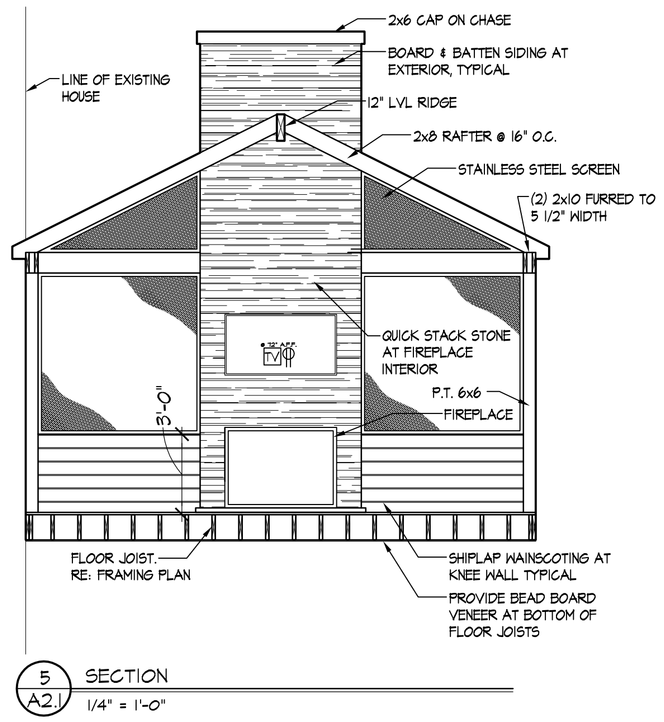
LOT 129

PROJECT NO.: 20-030-01

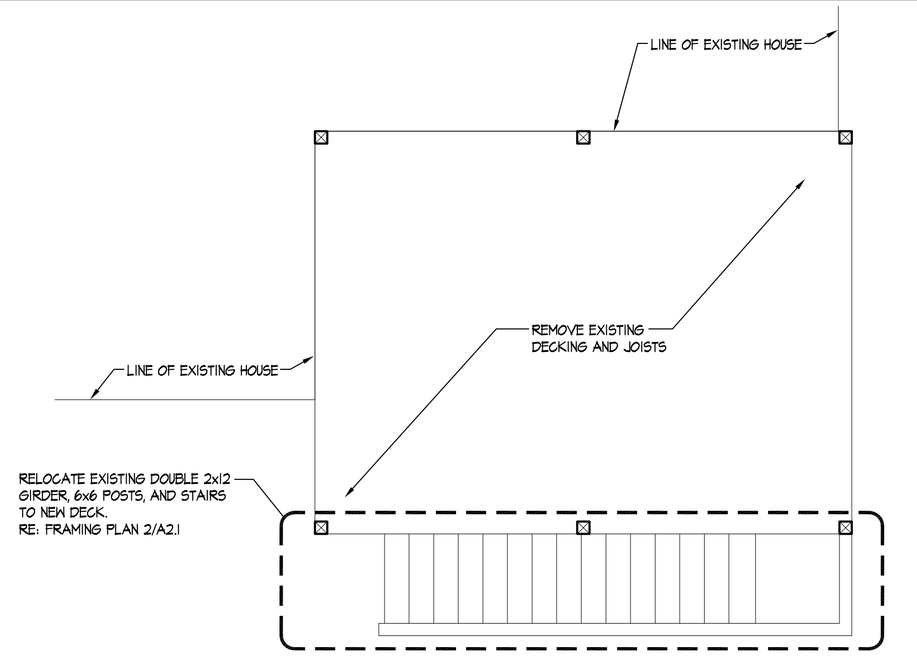
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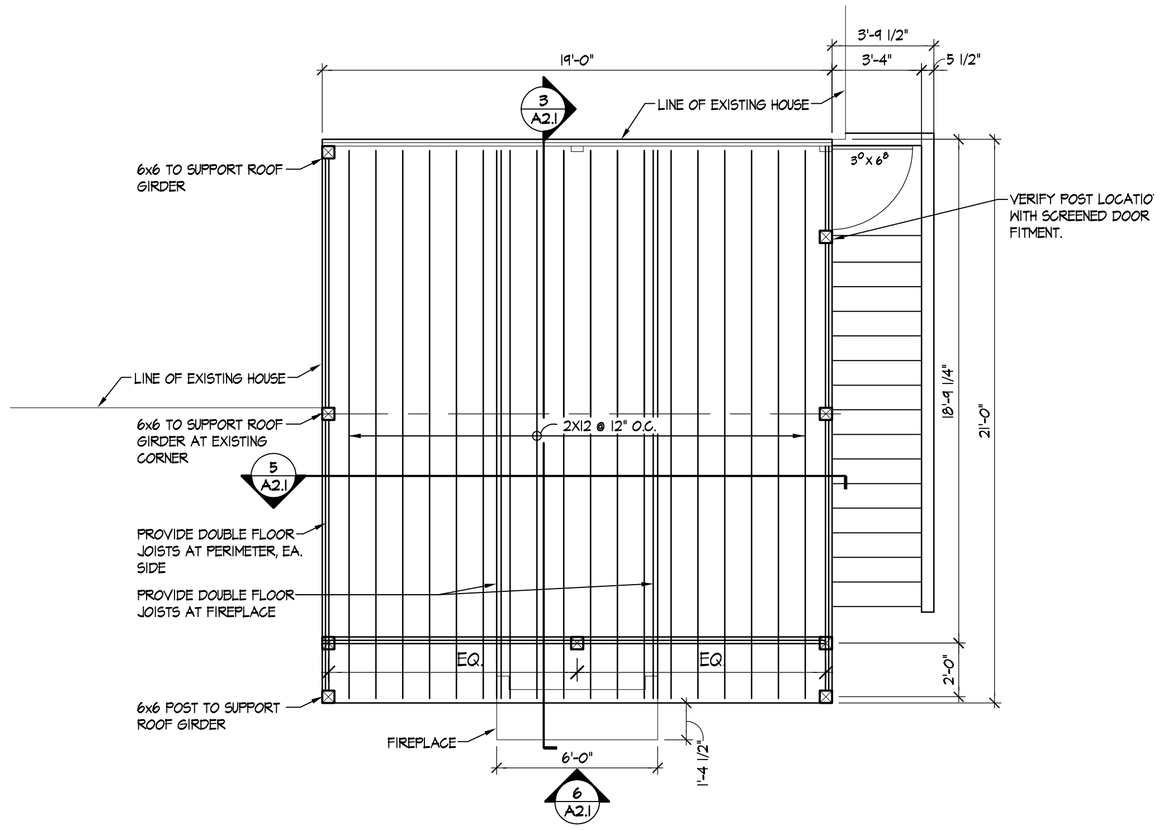
4 A2.1 SECTION
1/4" = 1'-0"



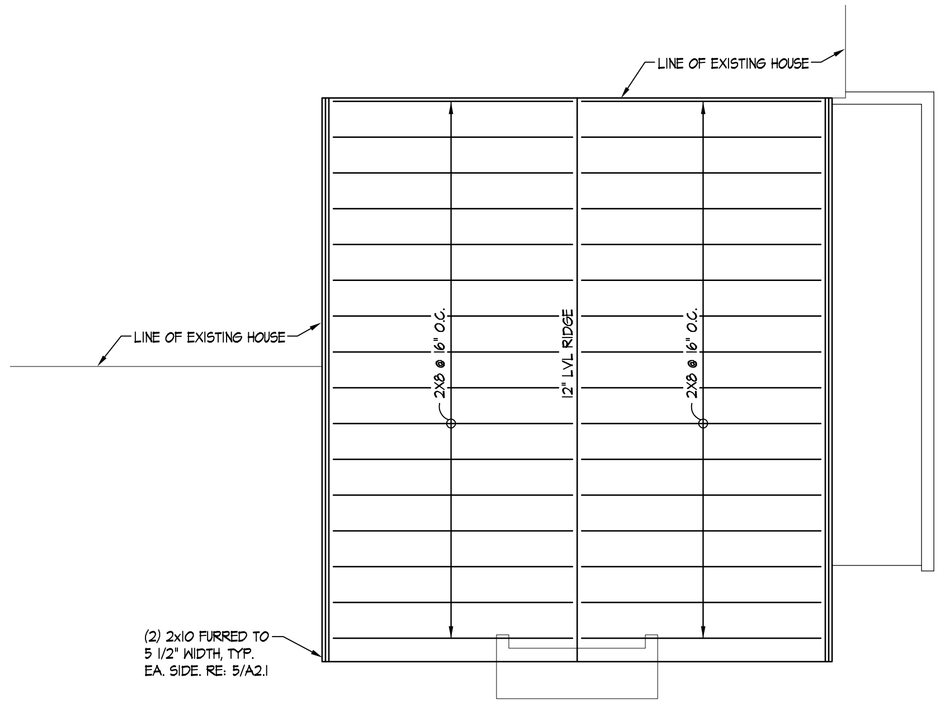
5 A2.1 SECTION
1/4" = 1'-0"



1 A2.1 DEMOLITION PLAN
1/4" = 1'-0"



2 A2.1 FRAMING PLAN
1/4" = 1'-0"



3 A2.1 ROOF FRAMING PLAN
1/4" = 1'-0"

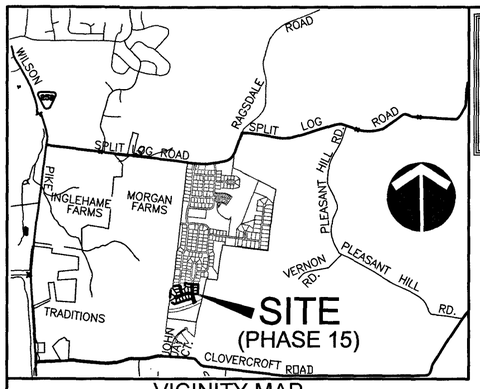
fDesign
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P.O. Box 61
Red Cliff, CO 81649
303.250.0750
Frank.Doupona@gmail.com

ISSUE	DATE
PERMIT SET	4.6.20

DOUPONA #2 RESIDENCE
9489 STILLBROOK TRACE
BRENTWOOD, TN 37027

A2.1
DEMOLITION PLAN
FRAMING PLANS
BUILDING SECTIONS



VICINITY MAP
(NOT TO SCALE)

OWNER / DEVELOPER:
PULTE HOMES TENNESSEE LIMITED PARTNERSHIP C/O TODD DOUPONA 370 MALLORY STATION RD.,SUITE 500 FRANKLIN, TENNESSEE 37067 (615) 794–1901

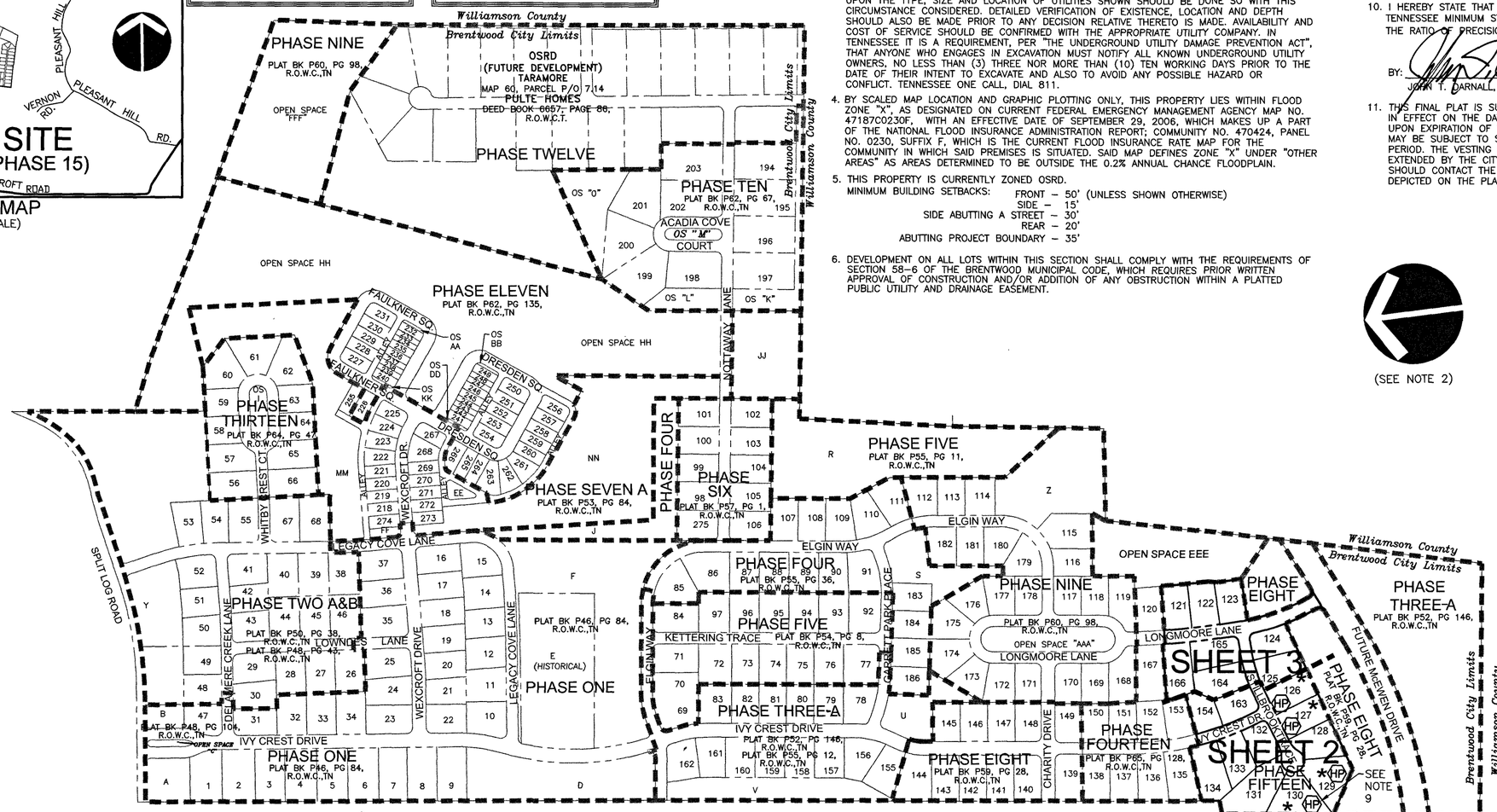
SURVEYOR:
RAGAN–SMITH ASSOCIATES, INC. TOM DARNALL, RLS 315 WOODLAND STREET NASHVILLE, TENNESSEE 37206 (615) 244–8591

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO CREATE 19 SINGLE–FAMILY LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS PROPERTY IS CURRENTLY ZONED OSRD.
   MINIMUM BUILDING SETBACKS: FRONT – 50' (UNLESS SHOWN OTHERWISE)
   SIDE – 15'
   SIDE ABUTTING A STREET – 30'
   REAR – 20'
   ABUTTING PROJECT BOUNDARY – 35'
6. DEVELOPMENT ON ALL LOTS WITHIN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58–6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
7. ALL CORNER LOTS SHALL BE REQUIRED TO SUBMIT AN ACCESS PLAN TO THE PLANNING & CODES DEPARTMENT FOR REVIEW AND APPROVAL BEFORE THE ISSUANCE OF ANY PERMITS. ACCESS TO CORNER LOTS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN ARTICLE VII, VEHICLE ACCESS CONTROL, OF THE BRENTWOOD MUNICIPAL CODE.
8. ALL STREETS WITHIN TARAMORE SUBDIVISION ARE DEDICATED AS PUBLIC RIGHT–OF–WAY.
9. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT A DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
10. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 51,735 AS SHOWN HEREON.

BY: _____ DATE: 5-17-17
JOHN T. DARNALL, R.L.S. NO. 1571

11. THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAT EXPIRES ON 6/30/2022 UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.



(SEE NOTE 2)

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
121	22,977	0.53
122	22,702	0.52
123	22,148	0.51
124	21,523	0.49
125	23,355	0.54
126	24,654	0.57
127	24,191	0.56
128	26,257	0.60
129	33,284	0.76
130	33,284	0.76
131	42,080	0.97
132	20,840	0.48
133	24,740	0.57
134	32,124	0.74
154	18,870	0.43
163	20,348	0.47
164	27,648	0.63
165	25,760	0.59
166	28,346	0.65
TOTAL	495,131	11.37

OSRD Calculations	Acres
Total Site Area	255.29
Total Split Log ROW Dedication	1.48
Total McEwen ROW Dedication	3.33
Total Internal ROW Dedication	29.01
Total	221.47
Less Area in slopes over 25% (Outside lots)	9.97
Plus 25% of Areas of Slopes over 25%	2.49
Less Areas in Floodways	0.00
Plus 25% of Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Plus credit for historical area	5.00
Total Usable Land	218.99
Less Area in Lots > 1.0 Acre	0.01
Total Land Area Available	218.98
Total Land Area Required @ 1 DUPA	218.00
Land area in lots	132.14
Open Space Required	85.85
Open Space Provided INCLUDES HISTORIC TRACT	89.32
Excess Open Space	3.46

OSRD-IP Calculations	Acres
Total Site Area OSRD-IP	57.44
OSRD-IP available lots	57

Total Site Area OSRD	Acres 57.44
Internal ROW Dedication	6.26
Less slopes over 25% (Outside lots)	13.12
Plus 25% of slopes over 25%	3.28
OSRD available lots	41.34
Proposed Lots	
Town Homes (Max of 35% of Total Units)	18
IP Lots	39
Total	57
Lot Differences vs. OSRD	
# of 2,500 s.f homes	16
Open Space Required	
Dedicated Open Space (65% of site area required)	37.34
Open Space Provided	
Dedicated Open Space	42.47
Percentage of Open Space Provided	73.9%
Open Space Excess	5.13

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 7.08 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 60.

DEED REFERENCE

BEING A PORTION OF THE PROPERTY CONVEYED TO PULTE HOMES TENNESSEE LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED FROM JW HOMES, LLC, OF RECORD IN BOOK 6657, PAGE 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY
OS	OPEN SPACE

P66/142A

RECORDER'S INFORMATION

07/06/2017 - 09:06:00 AM
17026871
1 PGS:AL-PLAT
BATCH: 497342
PLAT BOOK: P66
PAGE: 142

REC FEE	45.00
DP FEE	2.00
TOTAL	47.00

STATE OF TENNESSEE, WILLIAMSON CO
SADIE WADE
J-145

✱TRANSITIONAL LOT NOTE

LOTS DESIGNATED WITH AN ASTERISK (✱) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE–DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR–INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

OSRD TABLE (Phase 15 Calculations)

	Acres
Total Site Area	13.51
Total Split Log ROW Dedication	0.00
Total McEwen ROW Dedication	0.00
Total Internal ROW Dedication	2.14
Total	11.37
Less Area in slopes over 25%	0.00
Plus 25% of Areas of Slopes over 25%	0.00
Less Areas in Floodways	0.00
Plus 25% of Areas in Floodways	0.00
Less Areas in Electrical & Natural Gas Easements	0.00
Plus 25% of Areas in Electrical & Natural Gas Easements	0.00
Total Usable Land	11.37
Less Acre in Lots >1.0 Acre	0.00
Total Land Area Available	11.37
Total Land Area Required @ 1 DUPA	19.00
Land Area in Lots	11.37
Open Space Required	7.63
Open Space Provided	0.00
Excess Open Space	-7.63
Total Open Space From Previous Phases	11.08
Plus Credit for Historic Preservation Area	0.00
Total Excess Open Space	3.45

TOTAL AREA = 588,542 SQ. FT. OR 13.51 ACRES ±

REVISED: MAY 17, 2017
REVISED: APRIL 14, 2017

TARAMORE
PHASE FIFTEEN
(LOTS 121-134, 154, AND 163-166)

DRAWN BY: A. REED DATE: MARCH 30, 2017
JOB NO: 04–150 W.O: 7997 SCALE: 1" = 400'

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT ALL OF THE MIDDLE TENNESSEE ELECTRIC REGULATIONS, CHECKLISTS AND GUIDELINES HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MIDDLE TENNESSEE ELECTRIC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE 5/26/17

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

SECRETARY, PLANNING COMMISSION — DATE 6/30/2017

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

Williamson Co. IT — WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE 5-26-17

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER NAME: PULTE HOMES TENNESSEE LIMITED PARTNERSHIP
BY: _____
TITLE: Division Director of Land DATE: 5/30/17

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

RAGAN–SMITH ASSOCIATES, INC.
NAME: JOHN T. DARNALL, R.L.S.
BY: JOHN T. DARNALL, R.L.S.# 1571 DATE: 5-17-17
SEE NO. 5

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "TARAMORE, PHASE FIFTEEN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

SEWER SYSTEM 6/22 20 17 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT
WATER SYSTEM 6/22 20 17 (CITY OF BRENTWOOD) — AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

6-26-17 DATE
DIRECTOR OF ENGINEERING

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

6/30/2017 DATE
SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 13.51 Acres± TOTAL LOTS: 19
ACRES NEW ROAD: 2.14 Ac.± CIVIL DISTRICT: 16th
MILES NEW ROAD: 0.31± CLOSURE ERROR: 1:51,735+
OWNER: PULTE HOMES TENNESSEE LIMITED PARTNERSHIP
SURVEYOR: RAGAN – SMITH – ASSOCIATES, INC.
SCALE: 1"=400' 0 200' 400' 800'

G:\04150–7997\1–SURVEY\PLATS\PHASE 15\PH 15 PLAT–COVER.DWG

BRENTWOOD PLANNING COMMISSION **7.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-013

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 188, 1916 New Bristol Lane

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 188 located at 1916 New Bristol Lane in the Taramore Subdivision.

1916 NEW BRISTOL LANE – TARAMORE	
Lot Area (sf)	*43,508 sf*
Total Area of Home (sf)	*3,691 sf*
Heated Area (sf)	*3,296 sf*
Impervious Area (sf)	*5,417 sf*
Green Space Provided (%)	*87.5 %*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064

Attachments

Final Staff Report
Arch Plans
Transitional Lot Plan
Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 7:

REQUEST:	***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – TARAMORE SUBDIVISION, PHASE 12, LOT 188, 1916 NEW BRISTOL LANE***
PROJECT NUMBER:	***BPC2004-013***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 188 located at 1916 New Bristol Lane in the Taramore Subdivision.

1916 NEW BRISTOL LANE – TARAMORE	
Lot Area (sf)	*43,508 sf*
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Impervious Area (sf)	*5,417 sf*
Green Space Provided (%)	*87.5 %*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

PROJECT LOCATION:

The subject property is located at 1916 New Bristol Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 57, 58, 59, 64, 126, 127, 129, 130, 134, 135, 136, 137, 195, and 196

CONDITIONS OF APPROVAL:

*Staff recommends that the following **six** conditions be attached to the approval of the request.*

1. The front porch on the site plan is not included in the architectural plans. The rear porch on the site plan is shown as a patio on the architectural plans. Verify if these differences effect the site data information. Verify complete agreement of the civil site plan and architectural plans prior to resubmittal.

2. The diameter of the meter piping should be labeled, such as, "¾" diameter water meter." The size of the meter box is not necessary.

3. Correct the limits of disturbance or area proposed to be graded.

4. The letter certifying only the proof-roll of the lot is not acceptable for a geotechnical study. Provide a code compliant geotechnical study. The study shall be provided before permits will be issued for the lot.

5. The property owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

6. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **11** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall

be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. A Grading Permit and Building Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

7. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

8. Add the following note stating that a residential fire protection sprinkler system is required. "All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

9. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan, to include the residential sprinkler system, subject to the requirements of the staff report.

The SOUTHAMPTON

(c) Copyright Pulte Home Corporation – 2018

PRODUCT ACTION REQUEST / REVISION TRACKING

REVISION: 000 DATE: 3/07/14 PRODUCTION MANAGER: __

ELEV. 1 – THERE WERE NO CHANGES – NO ONE SELECTED THIS PLAN
ELEV. 2 – THERE WERE NO CHANGES – BASE HOUSE
ELEV. 3 – THERE WERE NO CHANGES
ELEV. 4 – THERE WERE NO CHANGES – NO ONE SELECTED THIS PLAN
ELEV. 5 – THERE WERE NO CHANGES
ELEV. 6 – THERE WERE NO CHANGES
ELEV. 7 – THERE WERE NO CHANGES
ELEV. 8 – THERE WERE NO CHANGES

REVISION: 001 DATE: 3/20/14 PRODUCTION MANAGER: __

1. MOVED VALVE ON BASE HOUSE OWNER'S BATH
2. REDESIGNED OPT. TRAY CEILINGS IN OWNER'S BATH AND OPT. OWNER'S BATH
3. LOFT WINDOWS SHOULD BE CALLED OUT AS 3060 TW INSTEAD OF 3050 TW
4. ELEV. 5 SIDE LOAD GARAGE DRAWING SHOWS A 3060 TW, BUT SINGLE SHOWN ON PARTIAL FIRST FLOOR PLAN 3060 TW
5. ELEV. 6 SIDE LOAD CHANGE TO 2230 & LITE OPEN HUB OVAL WINDOW
6. ELEV. 6 – 1ST FLOOR FRONT PORCH/DINING ROOM WINDOW CALLS OUT 3060 TW, BUT DRAWN AS A SINGLE CHANGED ON THE PLANS TO A 3060

REVISION: 002 DATE: 4/18/14 PRODUCTION MANAGER: __

1. ADDED UNFINISHED BASEMENT PLANS (SHEETS 1.2, 1.2.1, 1.2.2)
2. MADE DROP ZONE & TECH CENTER STANDARD
3. REVISED TRAY CEILINGS IN O. BATH
4. ADDED OPT. RAINFALL SHOWER IN O. BATH

REVISION: 003 DATE: 6/9/14 PRODUCTION MANAGER: __

1. REVISED OWNER'S BATH TRAYS
2. ADDED OPTIONAL RAINHEAD SHOWER TO OPTIONAL OWNERS BATH #5
3. MADE OPT CRAWL/BASEMENT ENTRY STANDARD
4. REVISED TRIM DETAIL SHEETS
5. ADDED QUAD OUTLET AT +42" A.F.F. OVER TECH CENTER
6. VERIFIED LOCATIONS FOR HOSE BIBBS
7. ADDED NOTES TO PLATINUM KITCHEN LAYOUT
8. DASHED IN LOCATION FOR THE OPTIONAL BEVERAGE CENTER
9. ADDED DBL 2X4 WALL AT LAUNDRY AND 2X6 WALL AT PANTRY FOR PLUMBING DROPS
10. ADDED RECOMMENDED HVAC PAD LOCATION
11. CHANGED STAIRWAY WALLS AT LOFT TO HALF WALLS
12. ADDED OPT RAIL AND POST W/ OPT STEPS TO PORCH
13. UPDATED ELECTRICALS

REVISION: 004 DATE: 08/06/14 PRODUCTION MANAGER: __

1. UPDATED SQUARE FOOTAGE TABLES
2. UPDATED TECH. CENTER TO 21" DEEP AND DROP ZONE TO 16" DEEP
3. CHANGED OPTIONAL WINDOW IN OWNERS BATH TO STANDARD
4. INCREASED CASED OPENING INTO HALL 3 TO 2'-6" AND SHIFTED WALL TO WIC UP 2"
5. UPDATED OPTIONAL PLATINUM KITCHEN TO SHOW 28" DEEP SOFFIT
6. REVISED 2628 WINDOWS TO BE 2628 FIXED
7. CHANGED KNEEWALL AT OPTIONAL SECOND FLOOR BEDROOM TO STANDARD RAIL
8. CHANGED KNEEWALL AT OPTIONAL SECOND FLOOR TO STANDARD RAIL AND ADDED WIC AND POWDER ROOM
9. UPDATED ELEVATION "6" TO SHOW LOUVERED VENT
10. CHANGED ELIPTICAL 2844 WINDOW TO SHOW 12 LITE
11. CENTERED SHOWER HEAD AND DRAIN TO CENTER OF WALL

REVISION: 005 DATE: 09/23/14 PRODUCTION MANAGER: SJM

1. REVISED NOTE FOR BASEMENT'S OPT BEVERAGE CENTERS TO CALL OUT 41 1/4" HALF TO SUPPORT BAR TOP
2. OWNER'S BATH OPTION 5 OPTIONAL RAINFALL SHOWERHEAD MADE TO BE STANDARD
3. OWNER'S BATH OPTION 5 SHOWER CHANGED SINGLE VAPOR RECESSED LIGHT TO (2) 4" VAPOR RECESSED LIGHTS.
4. FIRST FLOOR PLAN CHANGED ROOM NAME FROM FLEX ROOM TO CASUAL LIVING AND ADDED OPTIONAL DBL 2/0 10 LITE DOORS.
5. REMOVED LIBRARY OPTION AND ADDED CASUAL LIVING OPTION. THE STEP UP OPTION WAS REMOVED FROM THE CASUAL LIVING OPTION. AN OPTIONAL DBL 2/0 DOOR IS SHOWN IN THE CASUAL LIVING OPTION.
6. ON THE OWNERS BATH THE WINDOW OVER THE TUB IS CALLED OUT AS A 4016 WINDOW.

REVISION: 006 DATE: 12/08/14 PRODUCTION MANAGER: __

1. REVISED ALL PLAN NAMES AND OPTIONS.
2. RECESSED STAIR CHANGE IN GARAGE FOR THE BASEMENTS AND FIRST FLOOR.
3. FIRST FLOOR GATHERING ROOM WALL MOVED 8" INTO OWNER'S SUITE.
4. FIRST FLOOR LAUNDRY AND ENTRY AREA REVISED.
5. FIRST FLOOR CHANGED CASUAL LIVING TO DEN AND WIC.
6. OPT. FRENCH DOORS ADDED TO DEN.
7. ADDED 3" BUMP OUT AT COOKTOP CABINET AND COUNTER.
8. DINING ROOM SQUARED OFF.
9. ALL STAIRS CALLED OUT AS 36" HIGH OPEN RAIL.
10. REMOVED ALL FLOOR BREAKS FROM PLANS.
11. BATH 4016 WINDOWS ON THE SECOND FLOOR CALLED OUT AS 8'-0" A.F.F. 4016 WINDOWS MOVED ON ELEVATIONS TO 8'-0" A.F.F.
12. ADDED SHEET FOR SUNROOM w/ CORNER FIREPLACE.
13. GARAGE 3RD CAR w/SIDE LOAD REMOVED FROM SET.
14. ALL METAL SEAM ROOFS REVISED TO 16" O.C.
15. ALL PORK CHOPS REVISED PER NEW DETAIL.
16. BRICK ADDED TO ALL ELEVATION FOUNDATIONS.
17. INTERIOR ELEVATIONS REVISED PER CONVAL CHANGES.
18. UPDATED SQUARE FOOTAGE CHARTS.

REVISION: 007 DATE: 05/30/15 PRODUCTION MANAGER: __

1. ADDED EXTERIOR WINDOW DIMENSION AT FIXED GABLE WINDOWS FOR ELEVATION 1 ON SHEETS 3.1.0 AND 3.1.1
2. ADDED CENTERLINE DIMENSION FROM GABLE PEAK TO EXTERIOR WALL ON SHEETS 3.1.0, 3.1.1, 3.5.0, 3.5.1, 3.7.0, 3.7.1, 3.8.0, AND 3.8.1
3. ADDED DORMER DIMENSIONS TO SHEETS 3.4.0, 3.4.1, 3.5.0, AND 3.5.1
4. ADDED DORMER DIMENSIONS TO SHEETS 3.6.0, AND 3.6.1
5. ADDED DASHED LINES WITH DIMENSIONS FOR HIDDEN DORMERS ON SIDE ELEVATIONS FOR LOCATING IN THE FIELD
6. ADDED OVERHEAD LIGHT DIMENSIONS TO CLOSET ON ELECTRICAL SHEETS 5.1 AND 5.1.1
7. CORRECTED DIMENSION AT GABLE OVER GARAGE ON SHEET 3.2.1
8. ADDED DIMENSION FOR LENGTH OF DROPPED SOFFIT AT PLATINUM KITCHEN CPMJ5091
9. CORRECTED ZONE CALL OUT FOR OPTIONAL BASEMENT BATH ON SHEET 8.0
10. ADDED NEC 2014 EDITION TO ATL COVER SHEET
11. ADDED VARIOUS NEW CODE REQUIREMENTS PER TH NEC 2014 – SEE ALL ELECTRICAL SHEETS FOR CHANGES
12. ADDED DUAL WATER HEATER DESIGNS FOR STANDARD 2 CAR AND 3 CAR GARAGE OPTIONS AS NEEDED PER MARKET/CODE SHEET 2.1.1
13. ADDED BRICK START/STOP DESIGNATIONS TO REAR ELEVATIONS – SHEET 3.R.0 AND 3.R.1
14. ADDED CLOSET CEILING LIGHT DIMENSIONS/LOCATIONS FOR PLACEMENT NEAR SHELVES. SHEET 5.1 AND 5.1.1 AND 5.2
15. ADDED REDLINES FOR NEW ATTIC RIDGE VENT CALCULATION TABLES. ELEVATION SHEETS AND STRUCTURAL OPTIONS
16. ID@3140 – CHANGED THE 2X4 WALL BETWEEN THE DINING ROOM AND WATER HEATER IN THE GARAGE TO BE A DOUBLE 2X4 WALL, SO WE CAN RUN ALL OUR PLUMBING SUPPLIES IN THE OUTSIDE WALL TO AVOID HITTING THE PIPES WHEN WE APPLY OUT CHAIRS AND SQUARES TO THE DINING ROOM SIZE. SHEET 2.1 AND 2.1.1
17. ID@3136 – PROVIDE DIMENSION FOR BOTTOM OF STONE WRAPPED HEADER ON ELEVATION 8. SHEET 3.8.0 AND 3.8.1
18. ID@3326 – ADDED ELECTRICAL CONSISTENCY ADJUSTMENTS. SEE TECH BULLETIN FOR CHANGES BY PLAN.

REVISION: 008 DATE: 07/31/15 PRODUCTION MANAGER: __

1. ID@ 3410 – CHANGED NOTE ON STANDARD OWNERS BATH TUB DECK TO CALL OUT 19 1/2" HEIGHT FOR DROP IN TUB
2. ID@ 3465 – ADDED OPTIONAL GATHERING ROOM FLOOR OUTLET WITH DIMENSIONS

REVISION: 009 DATE: 09/30/15 PRODUCTION MANAGER: __

1. ID@ NAN(1) – ENGINEER UPDATED STRUCTURAL PLANS TO SHOW NEW CURB DETAIL AND LOCATION FOR MASONRY COLUMN BASES
2. ID@ 3670 – ENGINEER TO UPDATE RAFTER SPAN TABLES ON SHEET SD.1 PER DIVISION REQUIREMENTS
3. ID@ TE–4 – REMOVED HALF WALL AT PLATINUM KITCHEN ISLAND TO MATCH MASTERBRAND LAYOUTS.
4. ID@ TC–5 – ADDED OPTIONAL PPC SHUTTERS

REVISION: 010 DATE: 11/30/15 PRODUCTION MANAGER: __

1. ID@ 3822 – ADDED 55" A.F.F. FOR POT FILLER HEIGHTS

REVISION: 011 DATE: 05/31/16 PRODUCTION MANAGER: __

1. ID@ 4378 – CHANGED OPTIONAL BEVERAGE CENTER FLOORING ZONE TO ZONE NUMBER 47.

REVISION: 012 DATE: 01/31/17 PRODUCTION MANAGER: __

1. ID@ 5145 – UPDATED OPTIONAL OWNER'S BATH TUB DECK HEIGHTS TO BE 19 1/2" HIGH
2. ID@ TE–7 – ADDED NEW ELEVATIONS 9, 10, 11, AND 12

REVISION: 013 DATE: 06/30/17 PRODUCTION MANAGER: .

1. ID@ 5611 – ADDED DOOR HEIGHT CALL OUT TO BASEMENT STAIRS AND LOFT STAIRS

REVISION: 014 DATE: 09/30/17 PRODUCTION MANAGER: __

1. ID@ 5890 – UPDATED ELECTRICAL LEGEND FOR RECESSED CANS TO BE OPT. LED DOWN LIGHTS. UPDATED LIGHTS AT OWNERS WIC AND LAUNDRY ROOMS TO BE OPT. LED DOWN LIGHTS.

REVISION: 015 DATE: 05/31/18 PRODUCTION MANAGER: __

1. ID@ TD–8 – ADDED NEW ELEVATIONS 13 & 14
2. ID@ 480 – ADDED MISSING OPT. GAS LINE STUBS
3. ID@ 675 – NATIONAL ROLL–OUT OF HOME CONNECT. ADDED LOCATIONS FOR WAP FIXTURES AND SMP PANELS
4. ID@ 950 – UPDATED LOCATION OF OPTIONAL WINDOW IN BATH 2 TO ACCOMMODATE WALL TILE AND TRIM

SCUTTD: Nov 6, 2018 / Larry Bailey / (22)-L-DWLGWG

DRAWING INDEX

0.0 COVER SHEET
1.2 UNFINISHED BASEMENT PLAN
1.2.1 UNFINISHED BASEMENT PLAN OPTIONS
1.2.2 UNFINISHED BASEMENT PLAN OPTIONS
2.0 FINISHED BASEMENT PLAN
2.0.1 FINISHED BASEMENT PLAN OPTIONS
2.0.2 FINISHED BASEMENT PLAN OPTIONS
2.1 FIRST FLOOR PLAN
2.1.1 FIRST FLOOR PLAN OPTIONS
2.2 SECOND FLOOR PLAN
2.4 OPTIONAL COVERED PORCH
2.5A OPTIONAL SCREENED PORCH ALUMINUM
2.5W OPTIONAL SCREENED PORCH WOOD
2.6 SUNROOM
2.6.1 SUNROOM w/ COVERED PORCH
2.6.2 OPTIONAL SUNROOM W/ COVERED PORCH
2.6.3 OPTIONAL SUNROOM W/ SCREENED PORCH ALUMINUM
2.6.4 OPTIONAL SUNROOM W/ SCREENED PORCH WOOD
2.8.0 OPTIONAL THIRD CAR FRONT LOAD GARAGE "2" & "3"
2.8.1 OPTIONAL THIRD CAR FRONT LOAD GARAGE "5" & "6"
2.8.2 OPTIONAL THIRD CAR FRONT LOAD GARAGE "7" & "8"
2.8.3 OPTIONAL THIRD CAR FRONT LOAD GARAGE "9" & "10"
3.1.0 – 3.1.4.1 FRONT ELEVATIONS "1–14"
3.R.0 – 3.R.1 REAR ELEVATIONS "1–14"
3.S.0 – 3.S.5 SIDE ELEVATIONS "1–14"
4.0 BUILDING SECTION
4.1 INTERIOR ELEVATIONS AND DETAILS
5.0 FINISHED BASEMENT ELECTRICAL PLAN
5.0.1 FINISHED BASEMENT ELECTRICAL PLAN OPTIONS
5.1 FIRST FLOOR ELECTRICAL PLAN
5.1.1 FIRST FLOOR ELECTRICAL PLAN OPTIONS
5.2 SECOND FLOOR ELECTRICAL PLAN
8.0 FINISHED BASEMENT ZONES
8.0.1 FINISHED BASEMENT ZONES OPTIONS
8.1 FIRST FLOOR ZONES
8.1.1 FIRST FLOOR ZONES OPTIONS
8.2 SECOND FLOOR ZONES OPTIONS

GENERAL

TARAMORE
LOT 188
GARAGE RIGHT

SQUARE FOOTAGE FOR LOT 188:	
HEATED 1st FLR:	2781 SF
HEATED 2nd FLR:	485 SF
GARAGE:	529 SF
FRONT PORCH:	170 SF
CVR PORCH:	182 SF
UNFIN. STORAGE:	231 SF

BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL SOUTH CAROLINA AMENDMENTS
2012 NORTH CAROLINA STATE BUILDING CODE – WITH ALL AMENDMENTS

THIS PLAN SHALL CONFORM TO ALL PULTE CONSTRUCTION STANDARDS

BUILDING CODE ANALYSIS

USE GROUP : ONE & TWO FAMILY DWELLING

CONSTRUCTION CLASS : UNPROTECTED

HEIGHT & AREA LIMITATION : 3 STORY MAXIMUM HGT 35 FEET

EMERGENCY ESCAPE : EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY : 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GARAGE CEILING W/ HABITABLE SPACE ABOVE & 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS : LIVE LOAD:
SLEEPING = 30 PSF
NON–SLEEPING = 40 PSF
DECKS = 40 PSF
DEAD LOAD = 10 PSF
BASIC WIND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
ROOF LIVE LOAD = 20 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

SQUARE FOOTAGES

BASE HOUSE

FIRST FLOOR	2781	SQ. FT.
TOTAL HEATED AREA	2781	SQ. FT.
GARAGE	449	SQ. FT.
WIDTH / DEPTH	54'–0" x 70'–0"	

FRONT ELEVATIONS

	PORCH	ADDITION (+)
ELEVATION "1"	153 SQ. FT.	
ELEVATION "2"	193 SQ. FT.	
ELEVATION "3"	170 SQ. FT.	
ELEVATION "4"	153 SQ. FT.	
ELEVATION "5"	247 SQ. FT.	
ELEVATION "6"	153 SQ. FT.	
ELEVATION "7"	170 SQ. FT.	
ELEVATION "8"	170 SQ. FT.	
ELEVATION "9"	159 SQ. FT.	
ELEVATION "10"	170 SQ. FT.	
ELEVATION "11"	170 SQ. FT.	
ELEVATION "12"	183 SQ. FT.	
ELEVATION "13"	172 SQ. FT.	
ELEVATION "14"	172 SQ. FT.	

FIRST FLOOR OPTIONS

	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
4" GARAGE EXTENSION	80 SQ. FT.		0'–0"	0'–0"
3RD CAR GARAGE	264 SQ. FT.		0'–0"	0'–0"
CONNERD PORCH	182 SQ. FT.		0'–0"	0'–0"
SCREENED PORCH	182 SQ. FT.		0'–0"	0'–0"
SUNROOM	182 SQ. FT.		0'–0"	0'–0"
SUNROOM W/ COVERED PORCH	378 SQ. FT.		0'–0"	0'–0"
SUNROOM W/ SCREENED PORCH	378 SQ. FT.		0'–0"	0'–0"

SECOND FLOOR OPTIONS

	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
CONDITIONED STORAGE / LOFT	458 SQ. FT.	1 SQ. FT.	0'–0"	0'–0"
LOFT / BEDROOM / BATH	485 SQ. FT.	1 SQ. FT.	0'–0"	0'–0"

UNFINISHED BASEMENT

	UNFINISHED	WIDTH (+)	DEPTH (+)
UNFINISHED BASEMENT	2781 SQ. FT.	0'–0"	0'–0"

FINISHED BASEMENT

	FINISHED	UNFINISHED	WIDTH (+)	DEPTH (+)
RECREATION ROOM / SITTING	992 SQ. FT.		0'–0"	0'–0"
BATH 4	49 SQ. FT.		0'–0"	0'–0"
EXERCISE ROOM	398 SQ. FT.		0'–0"	0'–0"
BEDROOM 5	243 SQ. FT.		0'–0"	0'–0"

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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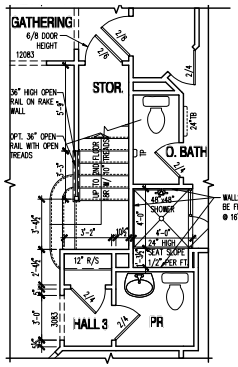
Pulte Homes

The SOUTHAMPTON VERSION 3.0
COVER SHEET
1

PRODUCTION MANAGER: SJM
CURRENT RELEASE DATE: 09/23/14

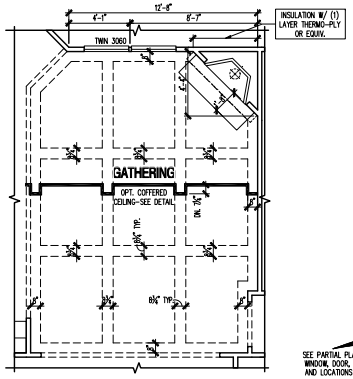
REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: 1
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: SOUTHAMPTON
NPC PLAN NUMBER: 2029.200
LARSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 0.0



OPT. LOFT STAIR

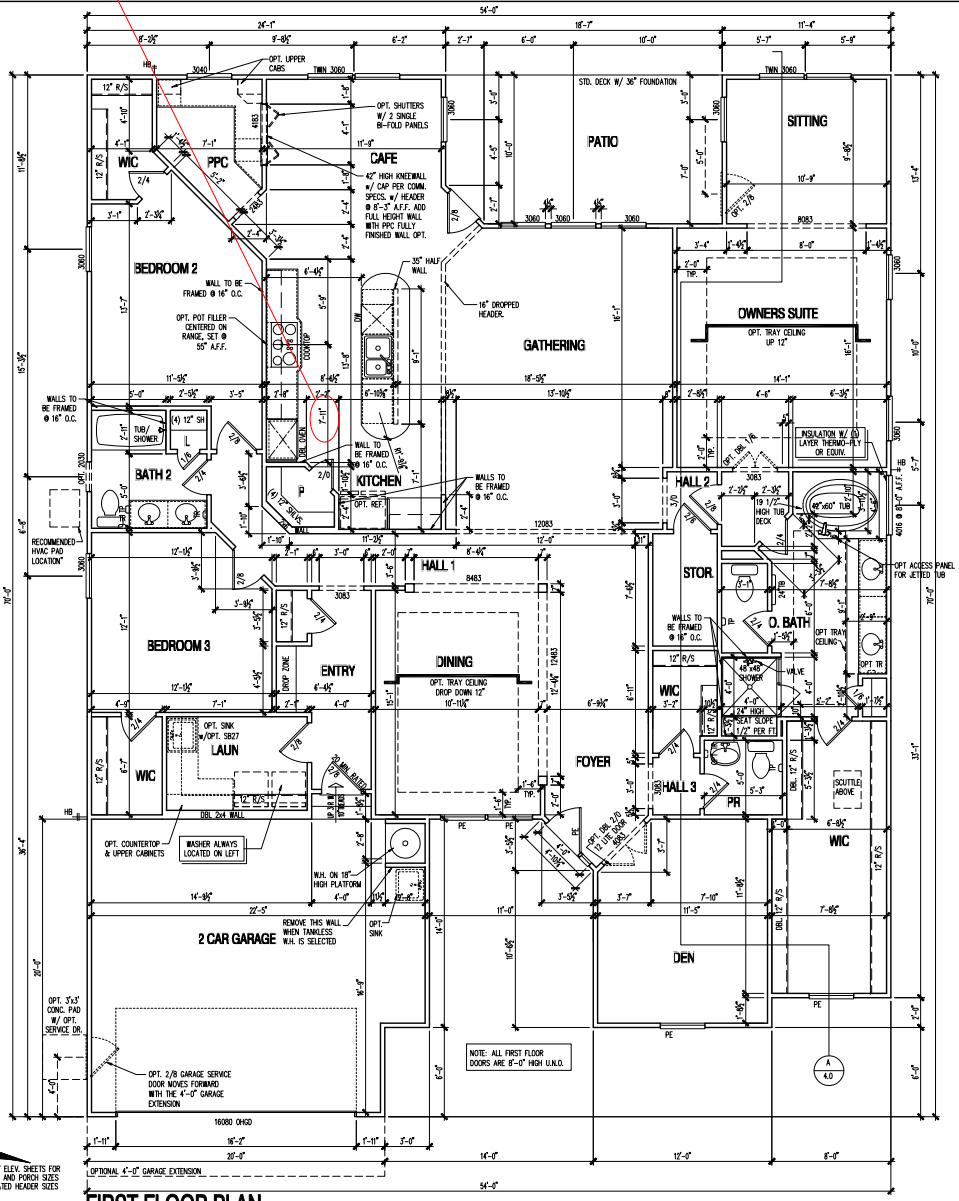
SCALE : 1/4" = 1'-0"



OPT. CORNER FIREPLACE

SCALE : 1/4" = 1'-0"

Masterbrands layout has this at 7'-0"



SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

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The SOUTHAMPTON VERSION 3.0

FIRST FLOOR PLAN

NOTE: SCALES NOTED ON DRAWINGS RELATIVE TO FULL SIZE PLOTS ON 22X34 SHEETS – THEY SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
SAM CARTER
REVISE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
1

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
SOUTHAMPTON
MPC PLAN NUMBER
2029.200
LARSON PLAN ID
49090
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1

3:\AUTOCAD Files\Active Projects\Southeast Zone\Southampton\Southampton 2029.200\Southampton 2029.200 - FP.dwg, Nov 4, 2018, / Larry Bailey / (02)--FP PLAN

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PULTE Group

The SOUTHAMPTON VERSION 3.0
FIRST FLOOR PLAN
OPTIONS

NOTE - SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22X34 SHEETS - 11X17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
SAM CARTER
RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
1

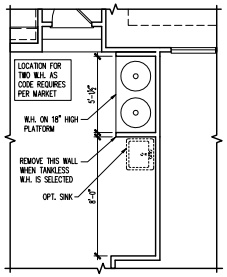
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
SOUTHAMPTON
MPC PLAN NUMBER
2029.200
LARSON PLAN ID
49091
LEGACY PLAN NUMBER / NAME
same as current

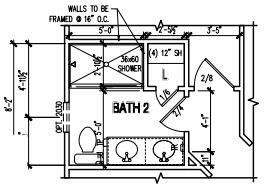
SHEET
2.1.1

TARAMORE
LOT 188
GARAGE RIGHT



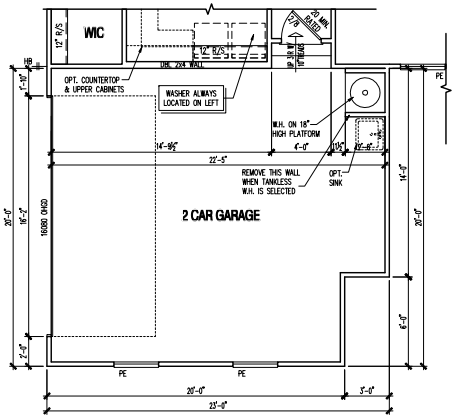
2 WATER HEATER OPTION

SCALE : 1/4" = 1'-0"



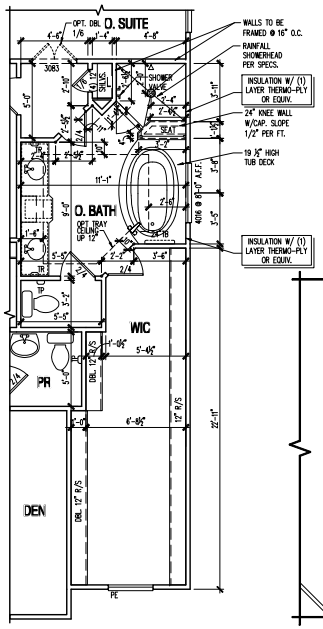
SHOWER WALK-IN OPT. @ BATH 2

SCALE : 1/4" = 1'-0"



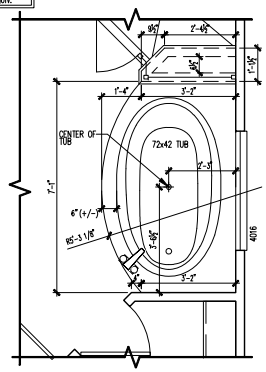
GARAGE SIDE LOAD - ELEVATION 1

SCALE : 1/4" = 1'-0"



MASTER/OWNER BATH OPTION 5

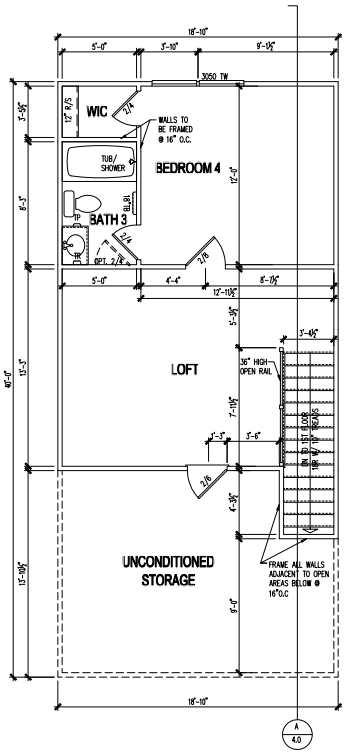
SCALE : 1/4" = 1'-0"



TUB DECK EXPANDED VIEW

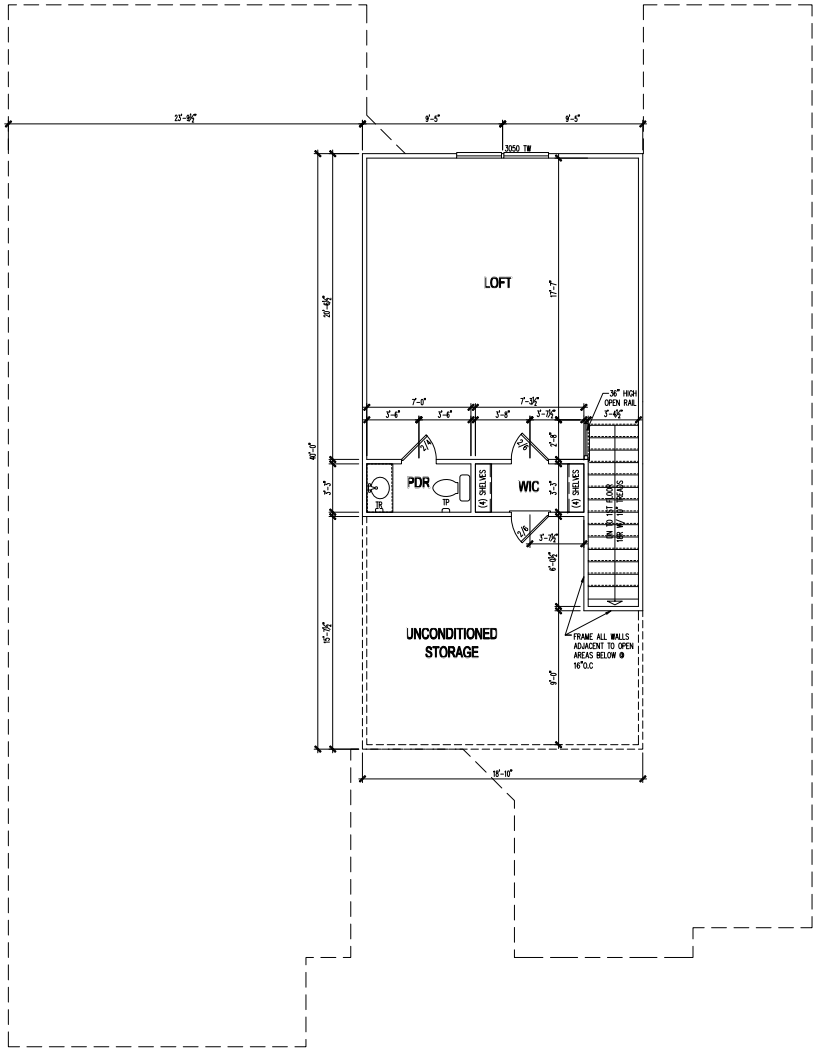
SCALE : 1/2" = 1'-0"

PLOTTED: Nov 7, 2014 / Larry Bailey / G:\2014\PLANS\WG



2ND FLOOR FINISHED BED/BATH

SCALE : 1/4" = 1'-0"



SECOND FLOOR FINISHED/LOFT FINISHED

SCALE : 1/4" = 1'-0"

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

TARAMORE
LOT 188
GARAGE RIGHT

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NOTE - SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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The SOUTHAMPTON VERSION 3.0
SECOND FLOOR PLAN

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --

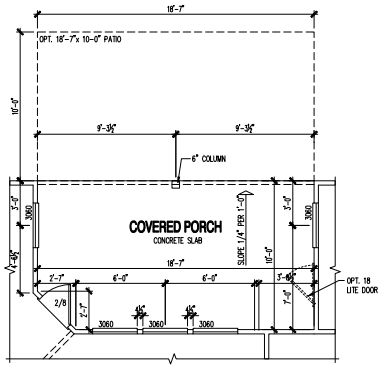
GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: SOUTHAMPTON
MPC PLAN NUMBER: 2029.200
LAWSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current

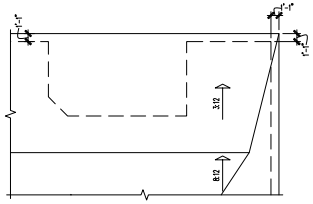
SHEET: 2.2

PLOTTED: August 3, 2016 / CAD 8 / (029-L-PLAN.DWG)



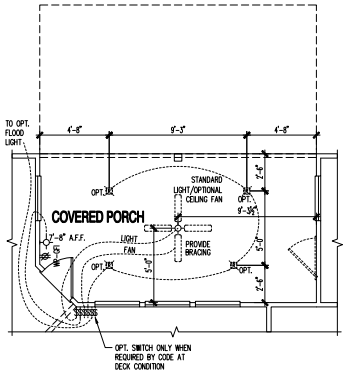
COVERED LANAI / PORCH FLOOR PLAN

SCALE : 1/4" = 1'-0"



COVERED LANAI / PORCH ROOF PLAN

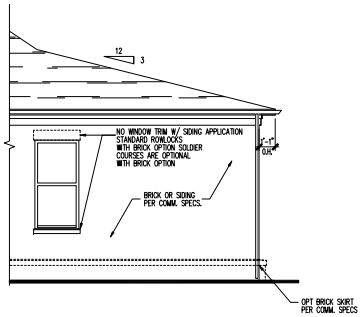
SCALE : 1/8" = 1'-0"



COVERED LANAI / PORCH ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 188
GARAGE RIGHT



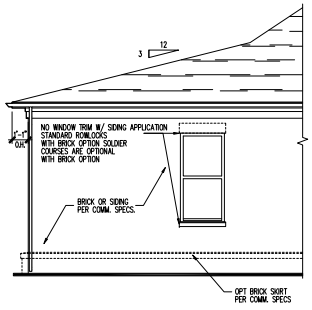
RIGHT ELEVATION COVERED LANAI / PORCH

SCALE : 1/4" = 1'-0"



REAR ELEVATION COVERED LANAI / PORCH

SCALE : 1/4" = 1'-0"



LEFT ELEVATION COVERED LANAI / PORCH

SCALE : 1/4" = 1'-0"

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The SOUTHAMPTON VERSION 3.0
OPTIONAL COVERED PORCH

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

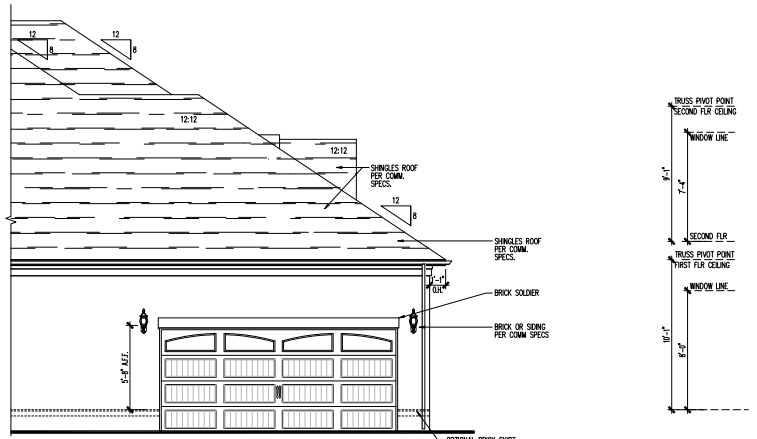
COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

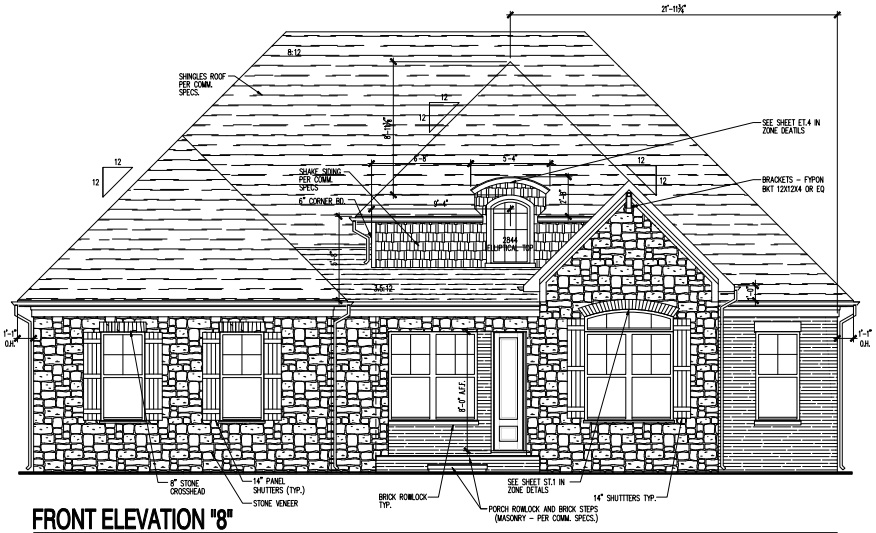
PLAN NAME
SOUTHAMPTON
MFC PLAN NUMBER
2029.200
LARSON PLAN ID
49090
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.4



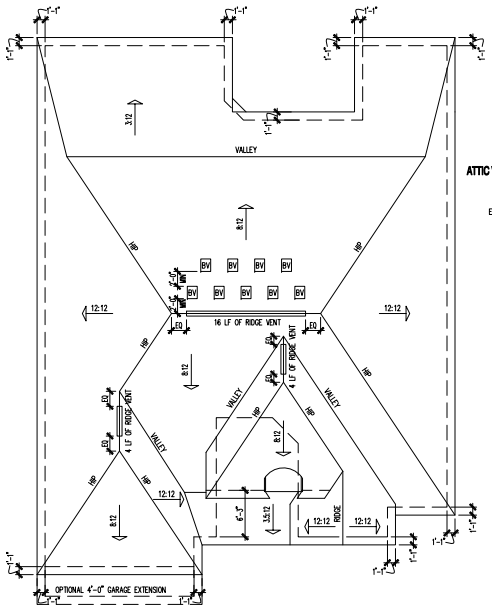
PARTIAL LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



FRONT ELEVATION "8"

SCALE : 1/4" = 1'-0"



ROOF PLAN - ELEV. "8"

SCALE : 1/4" = 1'-0"

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "8" 3430 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 11.43 SQ FT VENTILATION

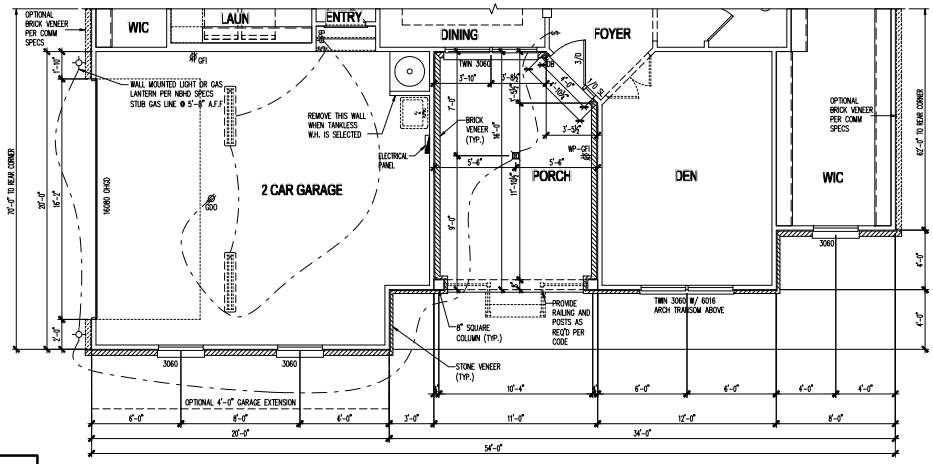
RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

11.43 SQ FT x 50 % = 5.717SQ FT RIDGE. 11.43SQ FT x 50 % = 5.717 SQ FT SOFFIT

RIDGE VENT — OR W/ HIP. BOX VENT
5.717 SQ FT = 45.7 FEET OF RIDGE VENT — 5.717 SQ FT = 16.5 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

SOFFIT VENT
5.717 SQ FT = 91.5 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

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The SOUTHAMPTON VERSION 3.0
FRONT ELEVATION "8"
SIDE ENTRY GARAGE

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: 1

GARAGE HANDING: GARAGE LEFT

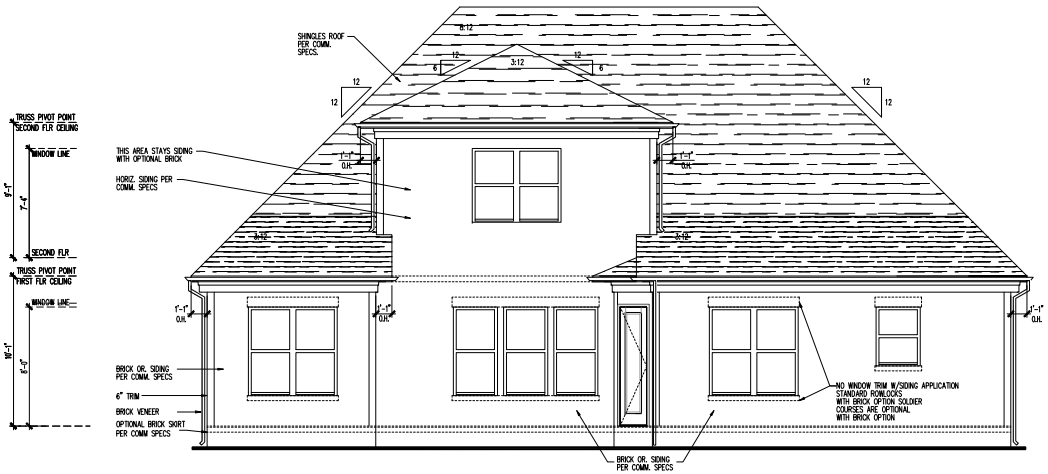
SPECIFICATION LEVEL: P1, P2

PLAN NAME: SOUTHAMPTON
MPC PLAN NUMBER: 2029.200
LAWSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 3.8.1

PLOTTED: August 3, 2016 / CAD 8 / (029-L-ELEVATION 5-8.DWG

TARAMORE
LOT 188
GARAGE RIGHT



OPTION REAR ELEVATION "2, 3 & 5-12"

SCALE : 1/4" = 1'-0"

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The SOUTHAMPTON VERSION 3.0
REAR ELEVATIONS "2, 3 & 5-12"
OPTIONAL LOFT REAR ELEVATION "2, 3 & 5-12"

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
-

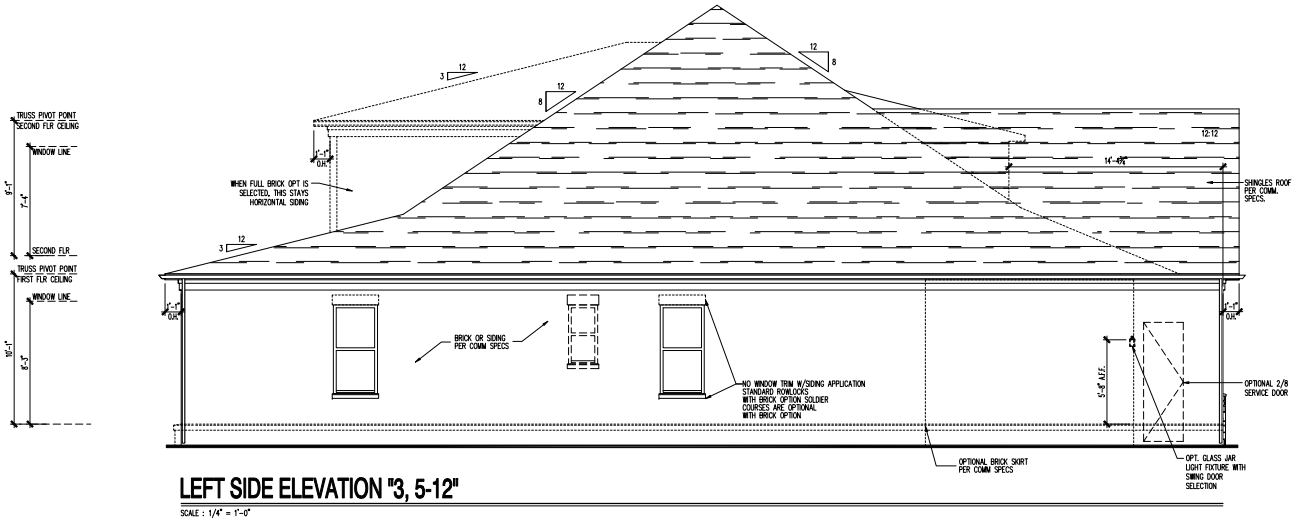
GARAGE HANGING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
SOUTHAMPTON
NPC PLAN NUMBER
2029.200
LARSON PLAN ID
49090
LEGACY PLAN NUMBER / NAME
same as current

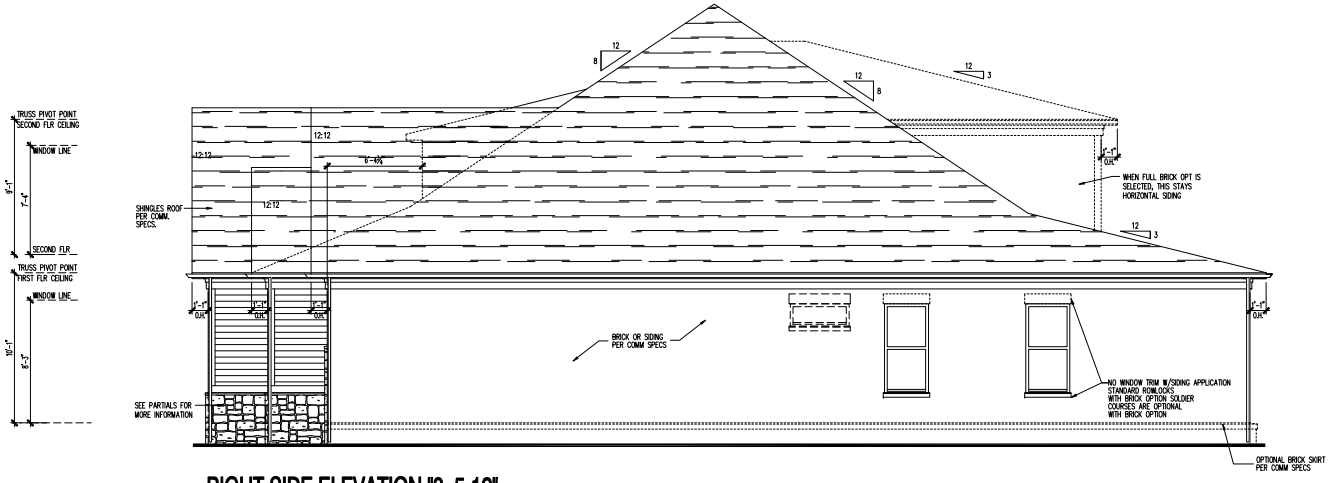
SHEET
3.R.0

AUTOD: February 12, 2018 / ann.halverson / D29-ELEVATION-R-ALTMC



LEFT SIDE ELEVATION "3, 5-12"

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION "3, 5-12"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The SOUTHAMPTON VERSION 3.0
SIDE ELEVATIONS "3, 5-12"
FRONT ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LARSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
SOUTHAMPTON

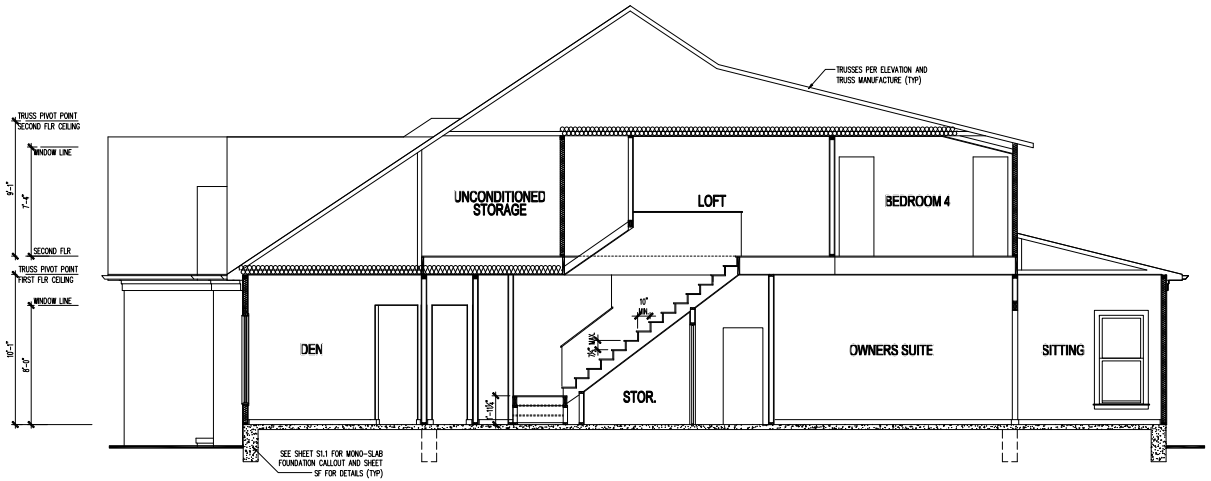
NPC PLAN NUMBER
2029.200

LARSON PLAN ID
49090

LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.S.3

PLOTTED: November 29, 2016 / CAD 3 / 1092-L-ELEVATION 3-SLING



BUILDING SECTION W/ OPT LOFT

SCALE : 1/4" = 1'-0"

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LOT 188
GARAGE RIGHT

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The SOUTHAMPTON VERSION 3.0
BUILDING SECTION
1

NOTE: SCALES NOTED ON DRAWINGS RELATIVE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --

GARAGE HANDING: GARAGE LEFT

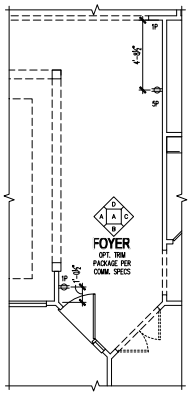
SPECIFICATION LEVEL: P1, P2

PLAN NAME: SOUTHAMPTON
MPC PLAN NUMBER: 2029.200
LAWSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 4.0

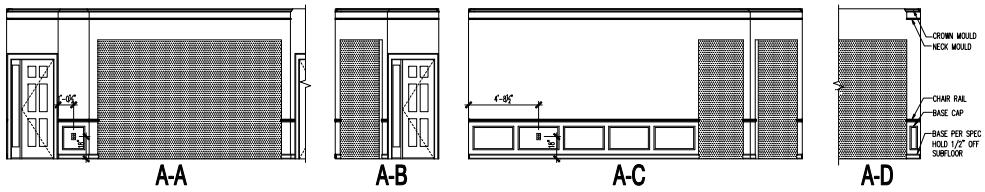
PLOTTED: August 3, 2016 / CAD 8 / (2029-1-PLANS)

TARAMORE
LOT 188
GARAGE RIGHT

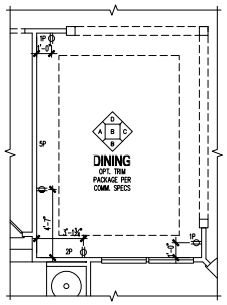


FOYER PLAN
SCALE : 1/4" = 1'-0"

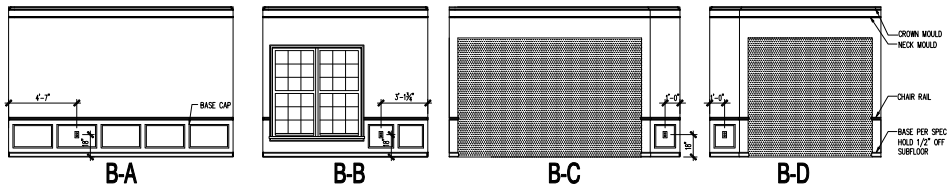
NOTE: REFERENCE DETAIL BOOK FOR CRAFTSMAN TRIM PACKAGE



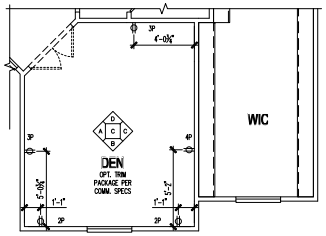
FOYER ELEVATIONS
SCALE : 1/4" = 1'-0"



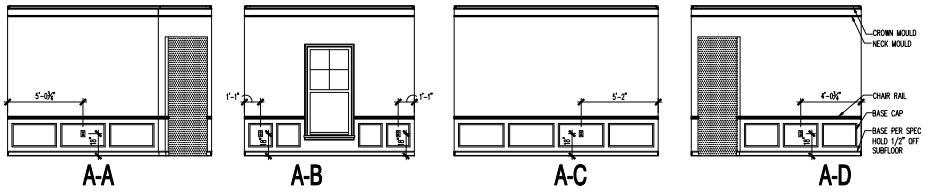
DINING PLAN
SCALE : 1/4" = 1'-0"



DINING ELEVATIONS
SCALE : 1/4" = 1'-0"



DEN PLAN
SCALE : 1/4" = 1'-0"



DEN ELEVATIONS
SCALE : 1/4" = 1'-0"

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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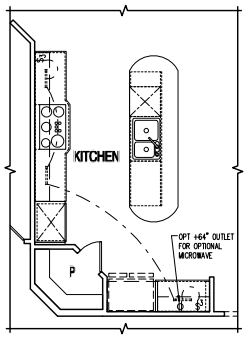
The SOUTHAMPTON VERSION 3.0
INTERIOR ELEVATIONS AND DETAILS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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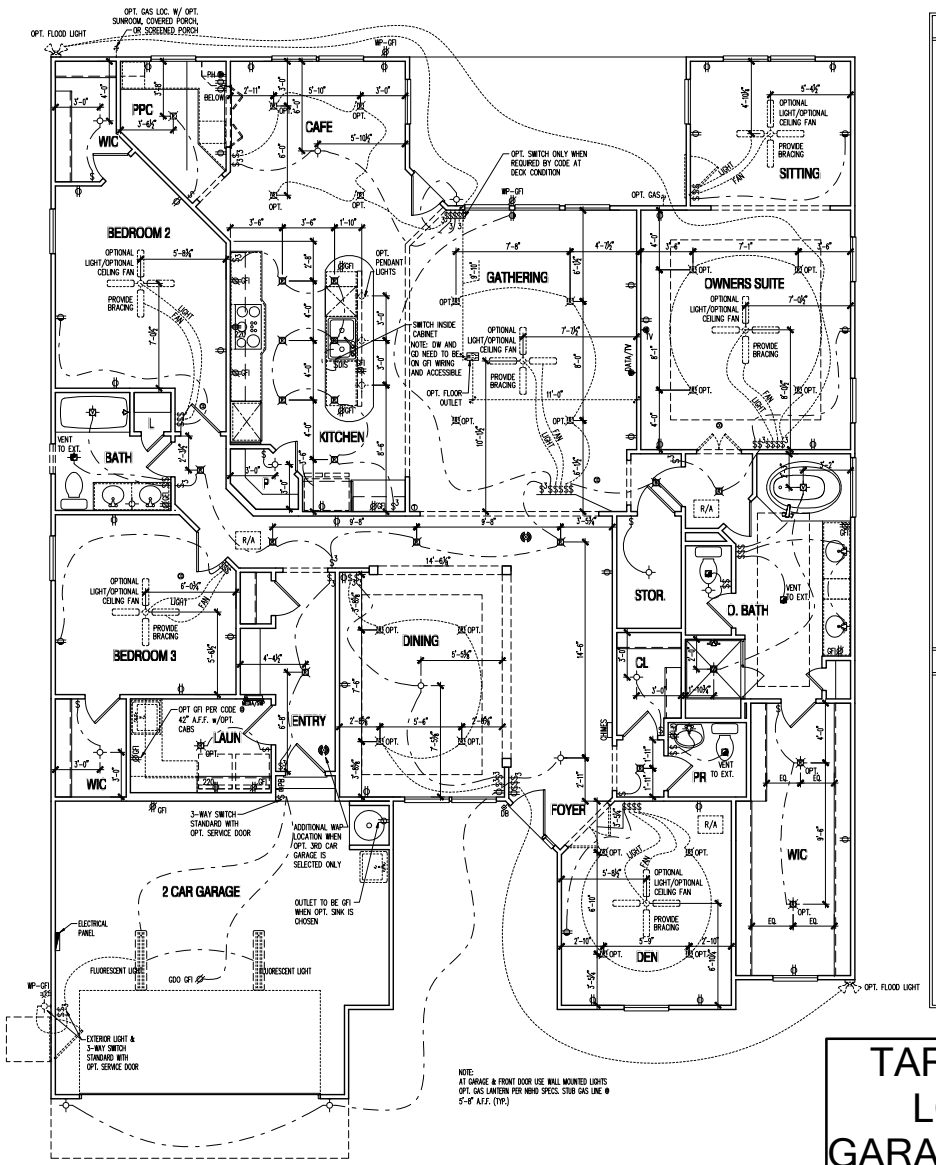
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: SOUTHAMPTON
MPC PLAN NUMBER: 2029.200
LAWSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 4.1

PLOTTED: August 3, 2016 / CAD 8 / (029-L-PLAN.DWG)



OPT. UNDER CABINET LIGHTING LAYOUT

SCALE : 1/4" = 1'-0"



FIRST FLOOR

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP-GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TARAMORE
LOT 188
GARAGE RIGHT

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22X34 SHEETS – THEY SHEETS REPRESENT 1/2 SCALE PLOTS

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Alpharetta, GA 30009 (770) 381-3450

PULTE Homes

The SOUTHAMPTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
SM
CURRENT REVISE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: 1

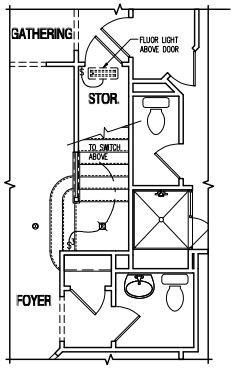
GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: SOUTHAMPTON
MPC PLAN NUMBER: 2029.200
LARSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current

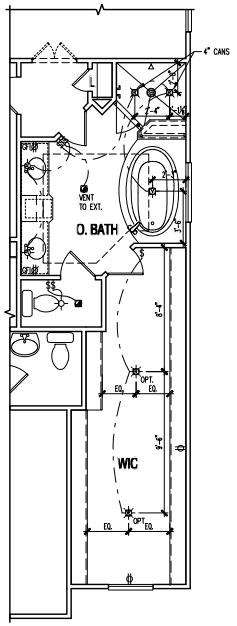
SHEET: 5.1

AUTOCAD Rev. A 2018 / Larry Bailey / (0)2—ELECTRICAL.DWG



OPT. LOFT STAIR

SCALE : 1/4" = 1'-0"



MASTER/OWNER BATH OPTION 5

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- GFI CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP-GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WR–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TARAMORE
LOT 188
GARAGE RIGHT

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22X34 SHEETS – THEY SHEETS REPRESENT 1/2 SCALE PLOTS

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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The SOUTHAMPTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SAM GARNER
REVISE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
1

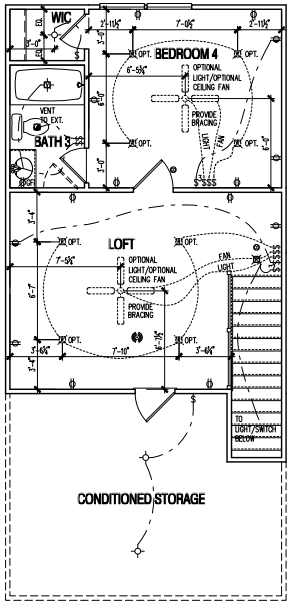
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
SOUTHAMPTON
MPC PLAN NUMBER
2029.200
LARSON PLAN ID
49090
LEGACY PLAN NUMBER / NAME
same as current

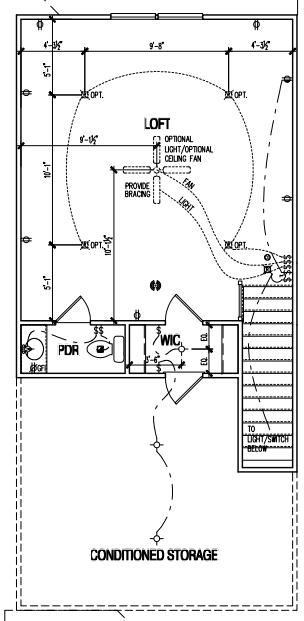
SHEET
5.1.1

PLOTTED: Nov 4, 2018 / Larry Bailey / (22)—ELECTRICAL.DWG



SECOND FLOOR FINISHED BED/BATH

SCALE : 1/4" = 1'-0"



SECOND FLOOR FINISHED / LOFT FINISHED

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TARAMORE
LOT 188
GARAGE RIGHT

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24X36 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Optimal

The SOUTHAMPTON VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
SJM
CURRENT REVISE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LABOR COMMUNITY ID
–

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

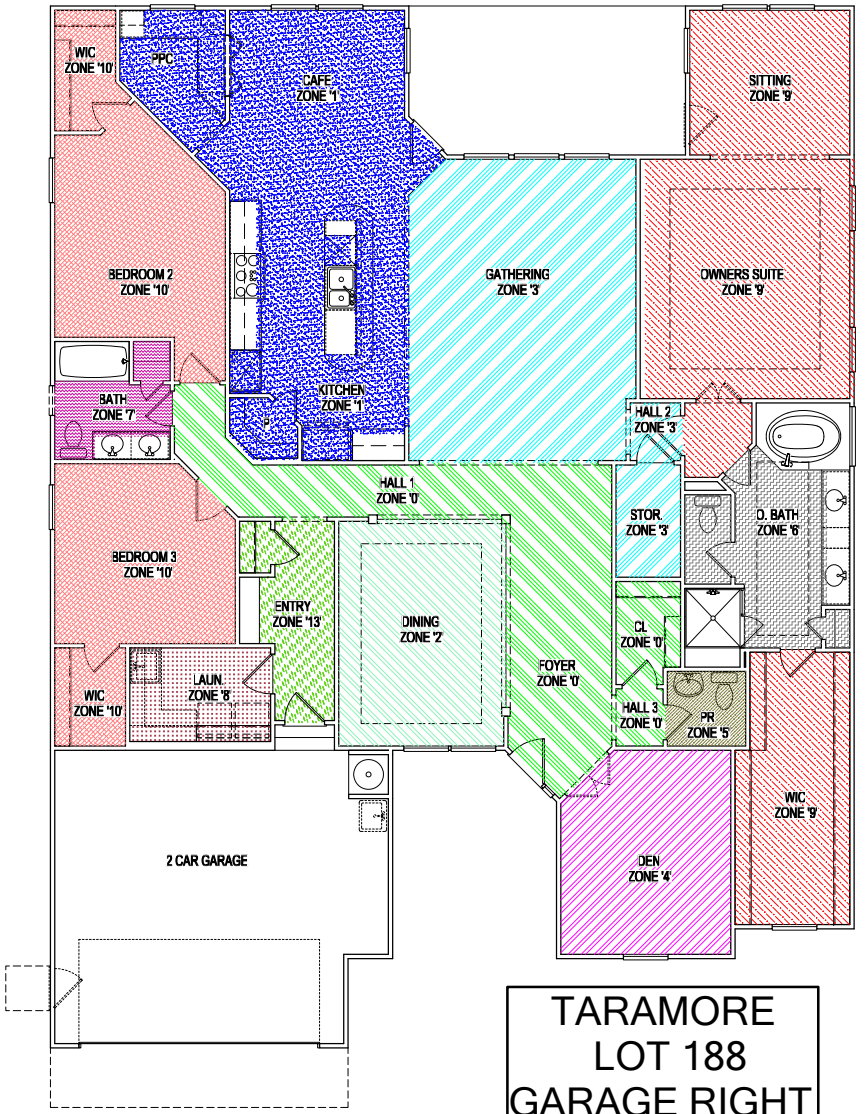
PLAN NAME
SOUTHAMPTON
NPC PLAN NUMBER
2029.200
LABOR PLAN ID
49090
LEGACY PLAN NUMBER / NAME
same as current

SHEET
5.2

PLOTTED: Nov 6, 2018 / Larry Bates / (02)—ELECTRICAL.DWG

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALT. LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'
WET BAR	ZONE '47'

ENTRY	73 SQ. FT.	SITTING	106 SQ. FT.
FOYER/HALL 1	240 SQ. FT.	DINING	170 SQ. FT.
DEN	151 SQ. FT.	BEDROOM 2/WIC	198 SQ. FT.
POWDER	27 SQ. FT.	BEDROOM 3/WIC	172 SQ. FT.
PPC	54 SQ. FT.	BATH	39 SQ. FT.
OWNER'S SUITE/WIC	249 SQ. FT.	KITCHEN/PANTRY/CAFE	345 SQ. FT.
OWNER'S BATH	98 SQ. FT.	CLOSET	29 SQ. FT.
OWNER'S WIC	135 SQ. FT.	STORAGE	33 SQ. FT.
LAUNDRY	60 SQ. FT.	HALL 2	14 SQ. FT.
GATHERING	305 SQ. FT.	HALL 3	13 SQ. FT.



TARAMORE
LOT 188
GARAGE RIGHT

FIRST FLOOR

SCALE : 1/4" = 1'-0"

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NOTE - SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The SOUTHAMPTON VERSION 3.0
FIRST FLOOR
FLOORING ZONES

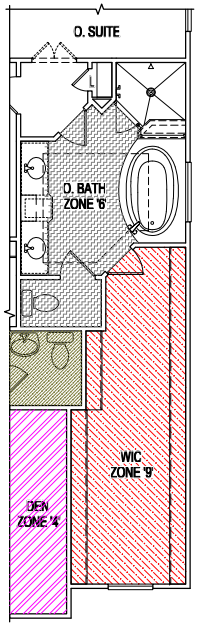
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: SOUTHAMPTON
MPC PLAN NUMBER: 2029.200
LARSON PLAN ID: 49090
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 8.1

PLOTTED: August 3, 2016 / CAD 8 / (02)-L-ZONE.DWG

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
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OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
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STORAGE	ZONE '12'
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OPT. LOFT BATH	ZONE '16'
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OPT. BATH	ZONE '18'
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PULTE PLANNING CENTER	ZONE '20'
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OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'
WET BAR	ZONE '47'



OWNER'S BATH 74 SQ. FT.

MASTER/OWNER BATH OPTION 5

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

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The SOUTHAMPTON VERSION 3.0
FIRST FLOOR OPTIONS
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV. # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET

LAWSON COMMUNITY ID: --

GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: SOUTHAMPTON

MPC PLAN NUMBER: 2029.200

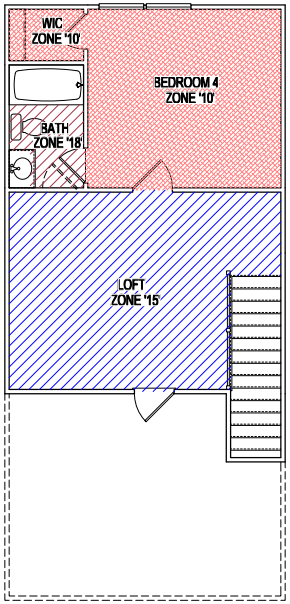
LAWSON PLAN ID: 49090

LEGACY PLAN NUMBER / NAME: same as current

SHEET: 8.1.1

PLOTTED: August 3, 2016 / CAD 8 / (029-L-ZONE.DWG

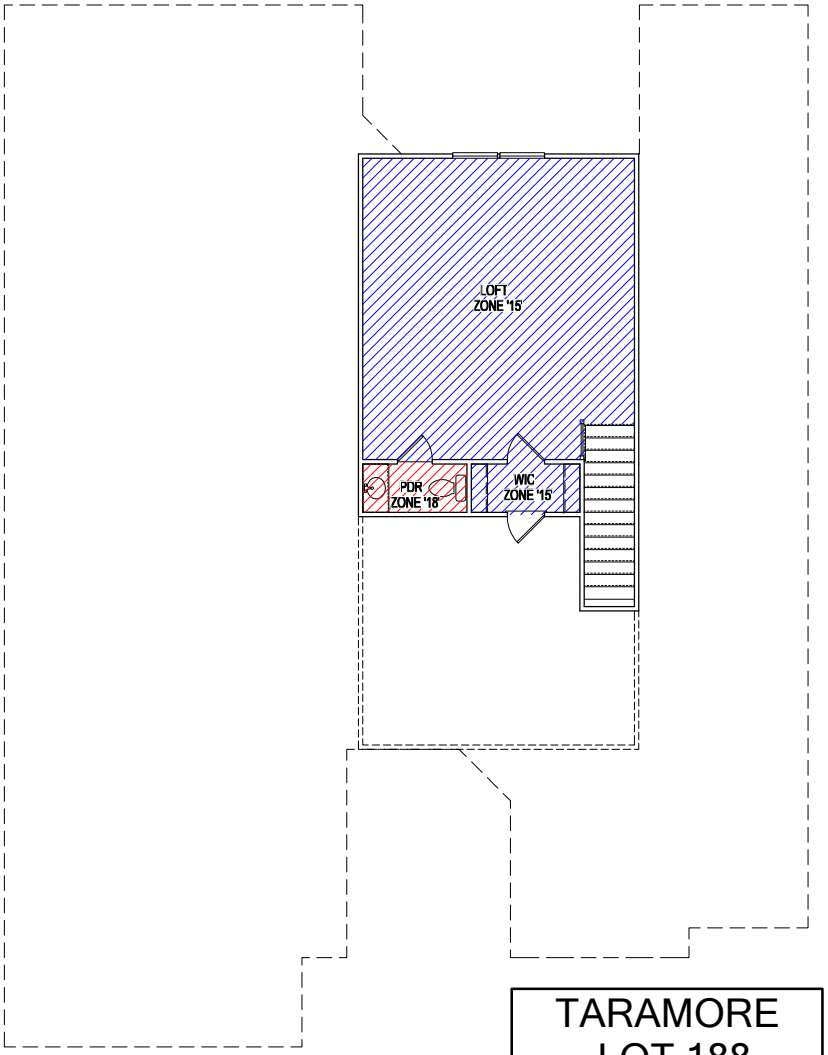
FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
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OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
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PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'
WET BAR	ZONE '47'



BEDROOM 4/WIC	174 SQ. FT.
BATH	25 SQ. FT.
LOFT	217 SQ. FT.

SECOND FLOOR FINISHED BED/BATH

SCALE : 1/4" = 1'-0"



LOFT	387 SQ. FT.
POWDER	23 SQ. FT.

SECOND FLOOR FINISHED / LOFT FINISHED

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

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NOTE - SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: August 3, 2016 / CAD 8 / (02)-L-ZONE.DWG

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The SOUTHAMPTON VERSION 3.0
SECOND FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
SOUTHAMPTON

MPC PLAN NUMBER
2029.200

LAWSON PLAN ID
49090

LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.2

A. GENERAL:

1. WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC). WHERE MORE STRINGENT CODES ARE ADOPTED, THEY SHALL GOVERN THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. NOTES ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL GENERAL NOTES ON THIS SHEET.
3. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL, ELECTRICAL PLUMBING AND MECHANICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, SIZES AND CONDITIONS, INCLUDING WINDOWS, DOORS, WALLS, CONCRETE CURBS, PITS, DRAINS, TRENCHES, FLOOR AND ROOF SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, FLOOR AND ROOF OPENINGS, STAIRS, PIPE AND DUCT RUNS, SLEEVES AND HANGERS, ELECTRICAL, CONDUITS AND OUTLETS, ITEMS EMBEDDED OR ATTACHED TO STRUCTURAL MEMBERS, EQUIPMENT, BASES AND ANCHORAGE, ETC.
4. ASTM SPECIFICATIONS INDICATED SHALL BE THE LATEST EDITIONS OF THE STANDARDS, UNLESS NOTED OTHERWISE.
5. ALTERNATE NAILING: PASLODE FASTENERS MAY BE USED ON SIMPSON HARDWARE, REFER TO SIMPSON TECHNICAL BULLETIN T-PDSTRENOV. POSITIVE PLACEMENT NAIL APPLICATIONS WITH PASLODE FASTENERS.

B. DESIGN CRITERIA:

1. DESIGN LOADS:
   - ROOF DEAD LOADS
     - METAL ROOF TO DEAD LOADS ..... 10.0 PSF
     - SHINGLE ROOF TO DEAD LOADS ..... 10.0 PSF
     - TILE ROOF TO DEAD LOADS ..... 15.0 PSF
     - ROOF DC DEAD LOADS ..... 10.0 PSF
   - ROOF LIVE LOADS ..... 20.0 PSF (REDUCIBLE)
   - SNOW LOADS ..... 15.0 PSF
   - FLOOR DEAD LOADS ..... 15.0 PSF
   - FLOOR LIVE LOADS ..... 40.0 PSF (REDUCIBLE)
   - BALCONY DEAD LOAD ..... 15.0 PSF
   - BALCONY LIVE LOAD ..... 60.0 PSF
   - EXTERIOR WD WALL ..... 18.0 PSF
   - INTERIOR WD WALL ..... 7.0 PSF
   - STAIRS/LANDING ..... 40.0 PSF
   - WIND SPEED PER IRC 2012 ..... 90 MPH (ASD)
   - WIND SPEED PER ASCE7-10 ..... 116 MPH (LRFD)
   - BUILDING IMPORTANCE FACTOR I=1.0
   - INTERNAL PRESSURE COEFFICIENT +/- 0.18 (FULLY ENCLOSED STRUCTURE)
   - BUILDING CATEGORY II
   - EXPOSURE "B"
   - SEISMIC DESIGN CATEGORY C

C. FOUNDATION:

1. FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF. IS PRESENT PRIOR TO FOOTING PLACEMENT.
2. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.
3. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND THE 2012 IRC.
4. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS PER GEOTECHNICAL REPORT. FLOODING WILL NOT BE PERMITTED.
5. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 12" AND SEALED.

D. CONCRETE:

1. CONCRETE SHALL CONFORM TO THE "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. DESIGN BASED ON 3000 PSI, 28-DAY STRENGTH, UNLESS OTHERWISE NOTED.
3. PROTECTION COVER (CLEAR) SHALL BE AS FOLLOWS (U.N.O.):
   - 3.1. CONCRETE PLACED DIRECTLY AGAINST EARTH – 3 INCHES CLEAR
   - 3.2. STRUCTURAL SLABS ON GROUND – 1 1/2 INCHES CLEAR
   - 3.3. FORMED CONCRETE WITH EARTH BACK FILL – 2 INCHES CLEAR
4. ALL REINFORCING BARS, ANCHOR BOLTS, MUDSILL ANCHORS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
5. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
6. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301, AND 318.

C. WOOD FRAMING:

1. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2001 EDITION OF THE NDS SUPPLEMENT TABLES 4A, 4D AND 5A.
2. ALL FRAMING LUMBER USED FOR EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE CONSTRUCTION GRADE NUMBER 2 OR BETTER. LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE SOUTHERN PINE PRESSURE TREATED. SPRUCE PINE FIR GROUP IS ACCEPTABLE FOR NON-BEARING INTERIOR PARTITIONS.
   - 2.1 ALL BEARING WALLS SHALL USE GRADE NO. 2 OR BETTER FOR STUDS AND POSTS
   - 2.2 ALL PLATES AND NON-BEARING COMPONENTS SHALL USE GRADE NO. 3 OR BETTER.
3. ENGINEERED LUMBER, SHALL BE I-LEVEL PRODUCTS OR EQUAL, TYPE, SIZE PER PLANS, MULTIPLE PLIES TO BE NAILED AS PER DETAIL.
   - 3.1.1. WOOD STUDS FOR LOAD BEARING WALLS SHALL BE 16" ON CENTER AND WOOD STUDS FOR NON-LOAD BEARING WALLS SHALL BE 24" ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS. STUD SIZE AS NOTED ON PLANS. Fb = 1,200 psi UNLESS NOTED OTHERWISE.
   - 3.1.2 MINIMUM ENGINEERED LUMBER VALUES:
     - LVL BEAMS: E = 1,starting"6 PSI, FB = 3600 PSI, FC = 750 PSI, FCLL = 2510 PSI, FV = 285 PSI
     - LSL BEAMS/COLUMNS: E = 1,starting"0 PSI, FB = 1700 PSI, FC = 680 PSI, FCLL = 1400 PSI, FV = 400 PSI
     - PSL COLUMNS: E = 2,starting"6 PSI, FB = 2900 PSI, FC = 750 PSI, FCLL = 2300 PSI, FV = 290 PSI
4. UNLESS NOTED OTHERWISE, PROVIDE MINIMUM NAILING PER TYP. SHEATHING DETAIL IN THESE DOCUMENTS OR LOCAL CODE WHEN REQUIRED
5. BEARING WALL FRAMING:
   - 6.1 ALL FRAMING 2x4 @ 16 O.C. U.N.O.
   - 6.1.1. FOR 2x4 STUD WALL PROVIDE: (1) 2x4 KING STUD AND (1) 2x4 TRIMMER AT EACH END OF HEADERS, UNLESS NOTED OTHERWISE.
   - 6.1.2. FOR 2x6 STUD WALL PROVIDE: (1) 2x6 KING STUD AND (1) 2x6 TRIMMER AT EACH END OF HEADER, UNLESS NOTED OTHERWISE.
   - 6.1.3. ADD DOUBLE 2X STUDS UNDER BEARING POINTS OF GIRDER TRUSSES OR BEAMS, UNLESS NOTED OTHERWISE. AT MULTIPLE 2x STUDS OR TRIMMERS, USE FACE NAIL 16d COL AT 8" O.C. FOR EACH, UNLESS NOTED OTHERWISE.
   - 6.1.4. SEE FRAMING PLAN FOR DOUBLE TOP PLATE SPLICE CONDITIONS. A 2X8 MAY BE RIPPED DOWN TO A 2X4 AT POINTS WHERE THE TOP PLATE CHANGES FROM 2X4 TO 2X6 IN LIEU OF ANY CONNECTING STRAP CALLED OUT ON PLAN.
   - 7. BRACED WALL FRAMING SHALL BE CONNECTED ACCORDING TO THE 2012 IRC.
   - 8. ALL EXTERIOR WALLS ARE TO BE CONSIDERED BRACED WALLS U.N.O. NAIL AND BLOCK AS NECESSARY FOR BRACED WALLS.

ROOF RAFTER SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" O.C.	16" O.C.	12" O.C.
2x4	5'-4"	6'-3"	6'-11"
2x6	8'-8"	9'-11"	11'-0"
2x8	11'-4"	13'-0"	14'-6"
2x10	14'-8"	16'-10"	18'-6"
2x12	17'-11"	20'-6"	22'-7"

1. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
3. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
4. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.
5. RAFTERS SUPPORT 30PSF MAX LIVE AND 7 12/12 SLOPE.

RIDGE BEAM SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAX SPAN
2x8	4'-0".
(2) 2x8 or 2x12	6'-0"
(2) 2x12	8'-0"

1) RIDGE BEAMS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2) RAFTER SPAN ON EITHER SIDE OF RIDGE BEAM MUST BE LESS THAN 11'-0".
3) NO CONCENTRATED LOADS OTHER THAN RAFTERS SHALL BE PLACED ON RIDGE BEAMS

H. PREFABRICATED WOOD TRUSSES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. PROVIDE BRACING AND BLOCKING PER HIB-91 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
7. TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS INCLUDING THE BRACING OF ALL GABLE TRUSS.

I. ANCHORAGE:

1. SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 7". USE 10" LONG ANCHOR BOLTS AT 2x PLATE UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE FULL BODY AND HAVE CUT THREADS OR NOMINAL DIAMETER WITH ROLLED THREADS. WASHERS ARE ASTM/ASME B18.22.1. SIMPSON NASM OR EQUAL MAY BE USED INSTEAD OF ANCHOR BOLTS. WALL SILL PLATE ANCHOR BOLTS OR SIMPSON NASM SHALL BE SPACED NOT MORE THAN 4' O.C. OR AS INDICATED.
2. 1/2" DIA. WEDGE-ALL ANCHOR W/ EMBED. DEPTH OF 3 1/4" MIN AND EDGE DISTANCE OF 5" MIN MAY REPLACE A 1/2" DIA. ANCHOR BOLT AT INTERIOR NON-SHEAR WALLS. INSTALL THE ANCHOR PER ICBO ER-3639.
3. PLACE A.B. AT 4" MIN AND 12" MAX FROM SILL PLATE END OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF THE PLATE, A MINIMUM OF 1 3/4" FROM CONCRETE EDGE, AND SPACED AT 48" O.C. MAX.
4. SILL PLATES SHALL BE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE (DOT) (NER 648) OR ANOTHER LOW CORROSIVE CHEMICAL TREATMENT.
5. DO NOT NOTCH OR BORE LARGE HOLE AT JOISTS, RAFTERS, BEAMS OR PLATES, UNLESS NOTED OTHERWISE. OBTAIN APPROVAL FROM ENGINEER FOR NOTCHES AND HOLES NOT DETAILED.
6. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN. USE STANDARD CUT WASHERS UNDER BOLT HEADS OR NUTS AGAINST WOOD.
7. CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL.

J. WOOD STRUCTURAL SHEATHING:

1. SEE STRUCTURAL DETAILS FOR SIZES AND TYPES OF SHEATHING.

K. FIELD REPAIR NOTES

1. MISSING OR MISPLACED ANCHOR BOLT OR MUDSILL ANCHOR (ALTERNATE BOLTING FOR WOOD SOLE PLATES).
   THIS NOTE IS TO DESCRIBE ALTERNATES TO ANCHOR BOLTS OR MUDSILL ANCHORS IN THE SLAB AND BOND BEAM BUT DOES NOT APPLY AT STEP DOWN AND/OR CURB CONDITIONS.
   IF THE BOLT TO BE INSTALLED IN THE SLAB MEETS THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED BY THE MANUFACTURER, OR IS AT LEAST 2-3/4" FROM ANY EDGE FOR 3/8" BOLTS AND 3-1/2" FOR 5/8" AND 3/4" BOLTS, THEN A STANDARD EXPANSION BOLT EMBEDDED 5" MINIMUM AND THE SAME DIA. AS THE SPECIFIED ANCHOR BOLT MAY BE USED (SPACING FOR BOLTS AT WOOD SOLE PLATES SHALL BE REDUCED FROM 32" TO 24").

NOTE: MIN. ALLOWABLE LOADS BELOW.
IF THE BOLT TO BE INSTALLED IN THE SLAB DOES NOT MEET THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED ABOVE OR IS TO REPLACE BOLTS SPECIFIED IN BOND BEAMS, THEN INSTALL AN ANCHOR W/SIMPSON TYPE "SET" EPOXY (ONLY) THE SAME SIZE AS THE ONE BEING REPLACE W/ A 4" MINIMUM EMBEDMENT (INSTALLED PER EPOXY MANUFACTURER)
WHERE ALLOWED, THE MINIMUM REQUIREMENTS FOR EXPANSION TYPE BOLTS ATTACHING WOOD SOLE PLATES TO BE 1900# ALLOWABLE TENSION FOR 5/8" BOLTS AND 1200# ALLOWABLE TENSION FOR 3/8" BOLTS. IF NOT PER PLAN, ANCHORS FOR HEAVY HOLDOWNS SHALL HAVE AN ALLOWABLE TENSION LOAD EQUAL TO OR GRATER THAN ALLOWABLE LOAD OF THE HOLDOWN.

NOTE: SLEEVE ANCHORS ARE NOT ALLOWED.

ABBREVIATIONS:

- A. PLYWD = PLYWOOD
- B. OSB = ORIENTED STRAND BOARD
- C. NAILING:
- C.A. 5d = COMMON NAIL
- C.B. 8d = COMMON NAIL
- C.C. 10d = COMMON NAIL
- C.D. 16d = 0.135" x 3 1/2" GUN NAIL
- C.E. EN = EDGE NAILING
- C.F. FN = FIELD NAILING
- C.G. SN = SIDE NAILING
- C.H. BN = BOUNDARY NAILING
- C.I. BF = BOUNDARY FASTENING
- D. AB = ANCHOR BOLT
- E. CMU= CONCRETE MASONRY UNIT
- F. DIA = DIAMETER
- G. DTL = DETAIL
- H. EWP = ENGINEERED WOOD PRODUCT
- I. FDN = FOUNDATION
- J. MAX = MAXIMUM
- K. MIN = MINIMUM
- L. O.C. = ON CENTER
- M. SP = SOUTHERN PINE
- N. SPF = SPRUCE PINE FIR
- O. TYP = TYPICAL
- P. U.N.O. = UNLESS NOTED OTHERWISE
- Q. W/ = WITH
- R. WD = WOOD
- S. EE = EACH END
- T. HDR = HEADER
- U. J = OPENING JACK STUD
- V. K = OPENING KING STUD
- W. SIM = SIMILAR
- X. ATR = ALL THREADED ROD
- Y. CJ = CONTRACTION JOINT

SHEAR LINE SUMMARY					
Shear Lines	A	B	C	1	2
INPUTS					
Braced Wall Line Location	1st of 1-Story	1st of 1-Story	1st of 1-Story	1st of 1-Story	1st of 1-Story
Eave-To-Ridge Height	17.17	17.17	17.17	17.17	17.17
Braced Wall Line Spacing	25.0	35.0	50.0	54.0	54.0
Wall Height	10.0	10.0	10.0	10.0	10.0
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes
WIND					
Tabulated Wind Bracing Amount	4.3	5.5	7.5	8.1	8.1
Exposure Height Factor	1.2	1.2	1.2	1.2	1.2
Eave-to-Ridge Height Factor	1.30	1.30	1.30	1.30	1.30
Wind Wall Height Factor	1.00	1.00	1.00	1.00	1.00
Number of BWL Factor	1.30	1.30	1.30	1.00	1.00
Holdown Factor	1.0	1.0	1.0	1.0	1.0
Blocked Joint Factor	1.0	1.0	1.0	1.0	1.0
Gypsum of Inside Factor	1.0	1.0	1.0	1.0	1.0
Wind GB Construction Factor	1.0	1.0	1.0	1.0	1.0
Required Wind Bracing Amount (ft)	**8.6**	**11.2**	**15.2**	**12.6**	**12.6**
Provided Wind Bracing (ft)	**28.0**	**15.1**	**28.1**	**59.5**	**52.1**

TARAMORE
LOT 188
GARAGE RIGHT

THE ENGINEER'S SEAL APPLIES ONLY TO THE STRUCTURAL COMPONENTS ON THIS DOCUMENT. THE SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR SAFETY PRECAUTIONS, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD.

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SOUTHAMPTON
COVER SHEET
-

CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S0.1-TN

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHHAMPTON_STRUCT_LH_2018-05-25.DWG

TARAMORE
LOT 188
GARAGE RIGHT

ENGINEERING REVISION LOG:

REVISION:000	DATE: 03/04/2014	PROJECT MANAGER: ZPM-JC
1. INITIAL RELEASE		
REVISION:001	DATE: 03/10/2014	PROJECT MANAGER: ZPM-JC
1. ELEVATION RENUMBERING		
REVISION:002	DATE: 03/27/2014	PROJECT MANAGER: ZPM-JC
1. 1. OPTIONAL BRICK @ BACK OF HOUSE ADDED. 2. OPTIONAL CONCRETE LEDGES, DETAILS, & HEADERS WERE ADDED FOR OPTION BRICK		
REVISION:003	DATE: 06/18/2014	PROJECT MANAGER: ZPM-JC
1. REVISED TRUSS NOTES. 2. REVISED NOTES FOR DETAIL R02 ON SHEET L4T.		
REVISION:004	DATE: 07/18/2014	PROJECT MANAGER: ZPM-JC
1. ADDED TENNESSE COVERSHEET		
REVISION:005	DATE: 09/12/2014	PROJECT MANAGER: ZPM-JC
1. DETAIL UPDATE W03, W04,W05 & R09. ADDED DETAIL B01.		
REVISION:006	DATE: 04/09/2015	PROJECT MANAGER: ZPM-JD
1. 2012 IRC UPDATE		
REVISION:007	DATE: 05/12/2015	PROJECT MANAGER: ZPM-JD
1. ADDED CONTRACTION JOINTS 2. ADDED CRAWLSPACE DECKS FOR RALEIGH.		
REVISION:008	DATE: 06/08/2015	PROJECT MANAGER: ZPM-JD
1. REVISIONS TO ELEVATIONS 2,3,5,6,7 & 8 PER NEW ARCHITECTURE.		
REVISION:009	DATE: 08/02/2015	PROJECT MANAGER: ZPM-JD
1. ADD 130MPH COVERSHEET FOR RALEIGH. 2. SHIFTED LOCATIONS OF SHEARLINES. 3. ADJUSTED CRAWLSPACE GARAGE WALL STYLES TO CMU RATHER THAN MONOSLAB.. 4. CHANGED DETAILS FROM "O" TO PULTE STANDARD "CS" DETAILS. DELETED "O" DETAIL SHEET. 5. DELETED BEARING WALL AND HEADER @ HALL 2 DUE TO NEW FLOOR MANUFACTURER LAYOUT. 6. LENGTHENED BEARING WALL AT OWNERS BATH TO BE THE SAME LENGTH AS THE WALL ON THE OTHER SIDE OF THE STAIRS & TO SHORTEN THE SPAN OF THE END JOIST. 7. SHIFTED THE 24"/24" FOUNDATIONS SUPPORTING THE HIP GIRDERS 2" TOWARDS THE OUTSIDE OF THE HOUSE TO BETTER MATCH THE MANUFACTURER'S TRUSS LAYOUT. 8. REMOVED BEARING WALL AND HEADER FOR A PORTION OF THE GARAGE WALL AND REPLACED WITH A TRUSS GIRDER PER MANUFACTURER TO KEEP TRUSS PROFILES CONSISTENT THROUGHOUT. 9. REVISED GIRDER PLACEMENT AT THE FRONT OF THE HOUSE DUE TO MANUFACTURER'S TRUSS LAYOUT. ELEV. 6-8 WERE UPDATED MORE THAN OTHERS DUE TO THESE ELEVATIONS HAVING SIMILAR ROOFS TO THE LAYOUT FOR ELEVATION 9 RECEIVED. 10. REVISED FLOOR LAYOUT SLIGHTLY AND UPDATED NOTES TO MAKE THE DESIGN INTENT CLEARER. 11. DELETED A LOFT LAYOUT SHEET BECAUSE ONLY ONE WAS NEEDED FOR BOTH CONDITIONS. 12. REVISED SECOND FLOOR FRAMING PLAN TO BETTER MATCH THE MANUFACTURER'S LAYOUT.		
REVISION:010	DATE: 10/02/2015	PROJECT MANAGER: ZPM-JD
1. ADDED RIDGE BEAM SPAN TABLE. 2. UPDATED RAFTER BEAM SPAN TABLE, W10, R09 AND R08B DETAILS.		
REVISION:011	DATE: 12/18/2015	PROJECT MANAGER: ZPM-JD
1. UPDATED CRAWLSPACE DROPPED BEAMS FROM THEIR CURRENT SIZE TO THE PULTE STANDARD OF AN 11 7/8" DEEP LVL WHERE POSSIBLE.		
REVISION:012	DATE: 01/26/2016	PROJECT MANAGER: ZPM-JD
1. ON S2.1.1, REMOVED THE OPTION TO USE ((2) 1 3/4"x14" LVL) ON THE SIDE OF THE LOFT 2. UPDATED DETAILS R06, R09, R08B ON SHEET L4T AND DETAILS W20 AND W02 ON SHEET L4T2		
REVISION:013	DATE: 06/17/2016	PROJECT MANAGER: ZPM-JD
1. UPDATED TO 2015 SOUTH CAROLINA RESIDENTIAL BUILDING CODE: S0.1-SC 90		
REVISION:014	DATE: 06/30/2016	PROJECT MANAGER: ZPM-JD
1. ADDED PT LOADS TO S1.2 - S1.7.5R		
REVISION:015	DATE: 08/05/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9 & 10. 2. MODIFIED LVL OVER GARAGE DOORS ON SIDE LOAD GARAGE W/ BRICK ELEVATIONS FROM (2) 1 3/4"X 16" LVL TO (2) 1 3/4"X 20" LVL PER CODE REQUIREMENTS		
REVISION:016	DATE: 08/31/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9 & 10 CRAWLSPACES ON SHEET S1.7.3. 2. UPDATED SIDE ENTRY GARAGE PARTIAL ON SHEETS S1.7 & S1.7R.		
REVISION:017	DATE: 12/16/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 11 AND 12 TO SHEETS S1.1.4, S1.1.5, S1.6.3, S1.6.4, S1.7.4, S1.7.5, S2.1.5 AND S2.1.6. 2. MOVED SHEETS S1.1.5, S1.1.6, S2.1.6, S2.1.7, S1.6.4, S1.7.5 AND S1.7.5R TO S1.1.6, S1.1.7, S2.1.7, S2.1.8, S1.6.5, S1.8.5, S1.7.6 AND S1.7.6R, RESPECTIVELY. 3. MOVED OPT. 3 CAR FRONT LOAD GARAGE FROM SHEET S1.1.4 & S1.7.4 TO S1.1.6 & S1.7.5, RESPECTIVELY.		
REVISION:018	DATE: 06/30/2017	PROJECT MANAGER: ZPM-JD
1. UPDATED FRONT AND REAR COLUMN NOTES TO ALLOW FOR AN ALUMINUM COLUMN		
REVISION:019	DATE: 02/28/2018	PROJECT MANAGER: ZPM-JD
1. ADDED NEW ELEVATION 13 TO SHEETS S1.1.4 AND S2.1.5. 2. ADDED NEW ELEVATION 14 TO SHEETS S1.1.5 AND S2.1.6. 3. ADDED NEW BASEMENT ELEVATION 13 TO SHEET S1.6.3. 4. ADDED NEW BASEMENT ELEVATION 14 TO SHEET S1.6.4.		

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G. DTL = DETAIL
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L. SP = SOUTHERN PINE
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O. U.N.O. = UNLESS NOTED OTHERWISE
P. W/ = WITH
Q. WD = WOOD
R. EE = EACH END
S. HDR = HEADER
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

SOUTHAMPTON
COVER SHEET
-

CONTROL RELEASE DATE: 05/25/18

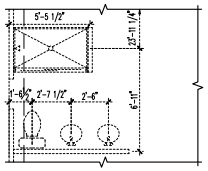
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ___

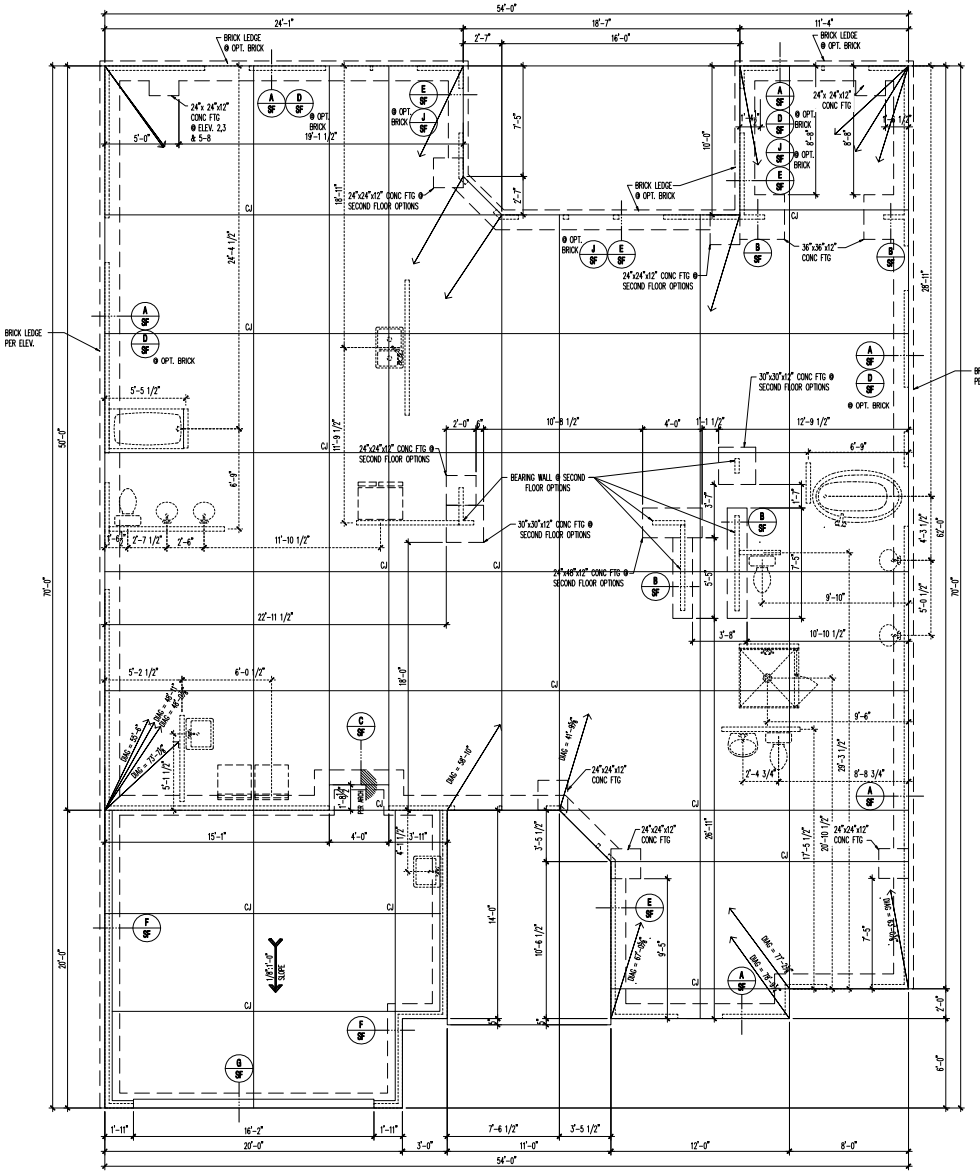
GARAGE HANDING: LEFT

PLAN NUMBER: 2029

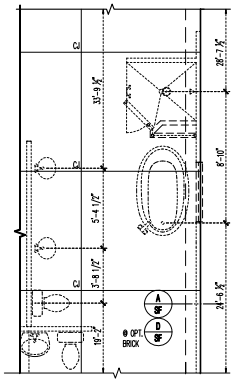
SHEET: S0.2



OPT. WALK-IN SHOWER @ BATH 2
SCALE: 1/4"=1'-0"



FOUNDATION PLAN - ELEV. 1
SCALE: 1/4"=1'-0"



OWNER'S BATH - OPTION 5
SCALE: 1/4"=1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

LEGEND SYMBOLS

- ELEVATION — ELEVATION INDICATOR - ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
- LTR / SHT — DETAIL INDICATOR
- 2x — 2-PLY HEADER OR BEAM
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN @ OPT.

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB, MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH CAN BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

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MINNESOTA OFFICE: (651) 607-9115

SOUTHAMPTON
MONO-SLAB FOUNDATION
-

CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ---

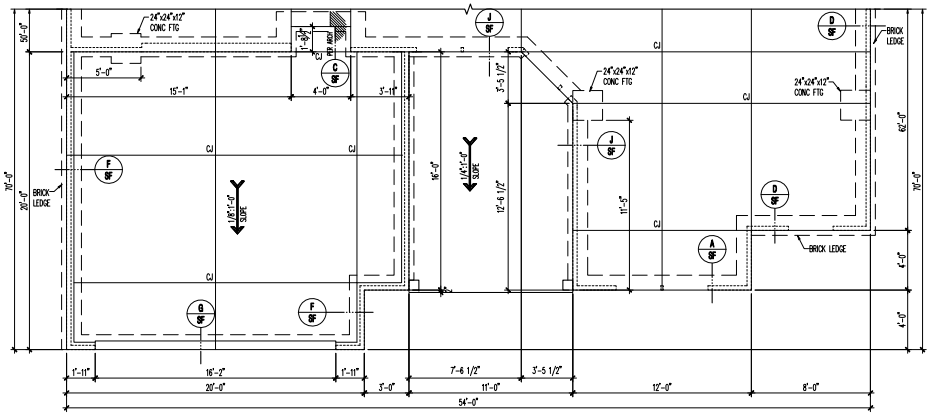
GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S1.1

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PARTIAL FOUNDATION PLAN – ELEV. 8

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

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- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN @ OPT.

GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 188
GARAGE RIGHT

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SOUTHAMPTON
FOUNDATION PLAN
PARTIAL ELEVATIONS

CONTROL RELEASE DATE: 05/25/18

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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

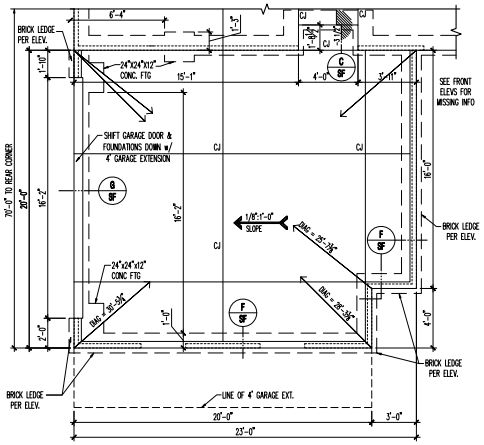
GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S1.1.4

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG



SIDE ENTRY GARAGE @ ELEV. 2, 3 & 5–10

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

- ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
- LTR / SHT — DETAIL INDICATOR
- 2x — 2-PLY HEADER OR BEAM
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN @ OPT.

GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 188
GARAGE RIGHT

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02/28/18

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MINNESOTA OFFICE: (612) 807-4015

SOUTHAMPTON
FOUNDATION PLAN
GARAGE OPTIONS

CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S1.1.6

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LEGEND SYMBOLS

ELEVATION	ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
LTR / SHT	DETAIL INDICATOR
2x	2-PLY HEADER OR BEAM
⊕	POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN
⊞	POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN @ OPT.

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

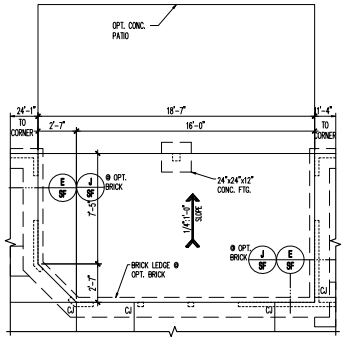
FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH CAN BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS



OPT. COVERED OR SCREENED PORCH– PARTIAL FDN. PLAN

SCALE: 1/4"=1'-0"

TARAMORE LOT 188 GARAGE RIGHT

Fieldstone

FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4035

THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

02/28/18

Fieldstone

FLORIDA OFFICE: (850) 460-3310
MICHIGAN OFFICE: (248) 822-4035
MINNESOTA OFFICE: (612) 807-4015

SOUTHAMPTON FOUNDATION PLAN REAR OPTIONS

CONTROL
RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
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15	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

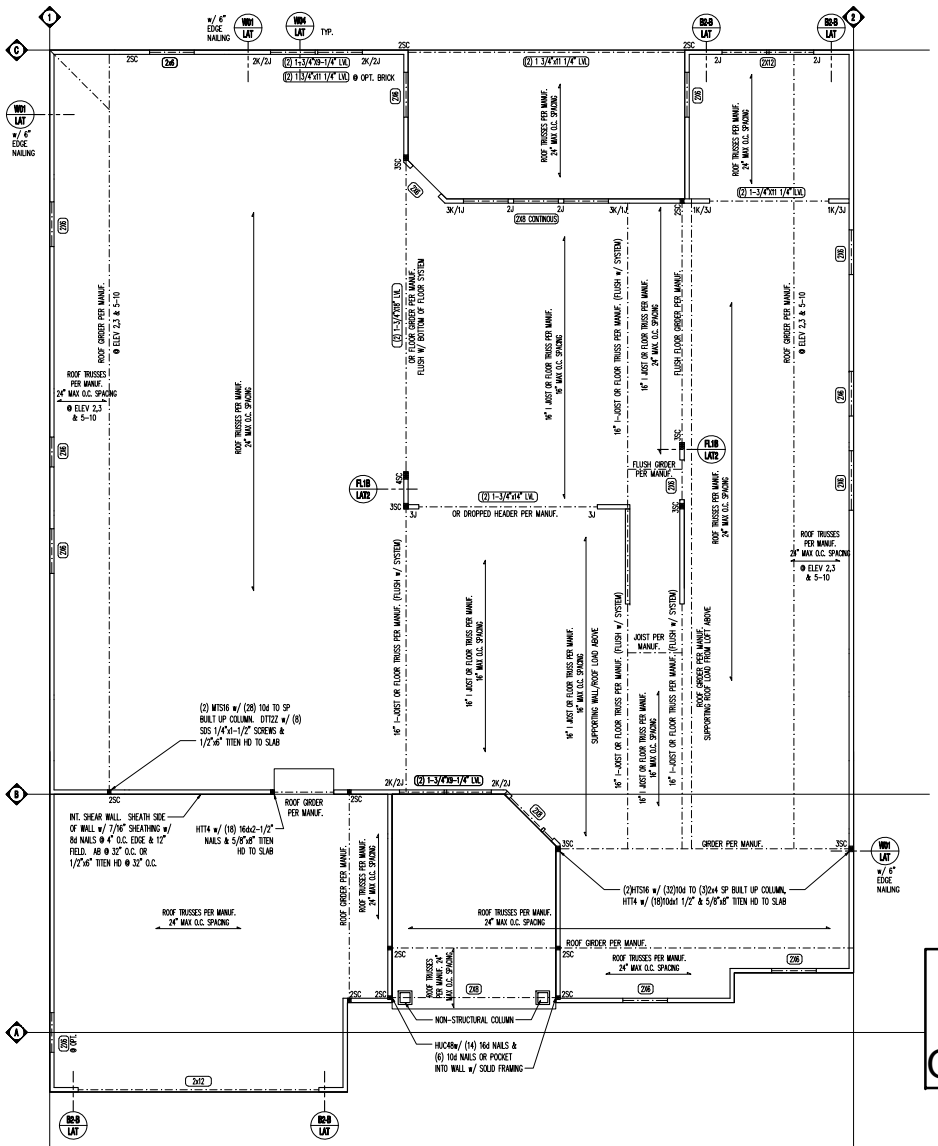
GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S1.1.7

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG



FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS.
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x — 2-PLY HEADER OR BEAM
- SHEAR LINE

TARAMORE
LOT 188
GARAGE RIGHT

Fieldstone
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
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TEL: 248.822.4035
THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE
02/28/18

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SOUTHAMPTON
ELEVATION "1"
ROOF & FLOOR FRAMING PLAN

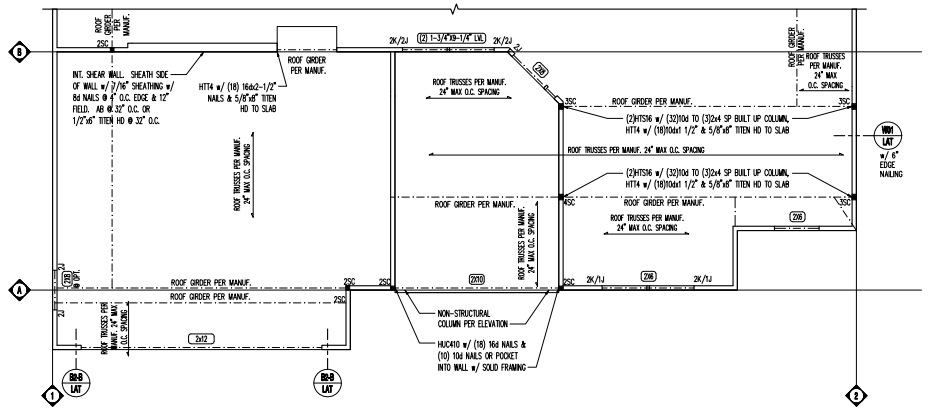
CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____
GARAGE HANDING: LEFT
PLAN NUMBER: 2029
SHEET: S2.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG



PARTIAL FIRST FLOOR PLAN ELEV. 8

SCALE: 1/4"=1'-0"

FRAMING NOTES

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2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

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5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x — 2-PLY HEADER OR BEAM
- ◇ — SHEAR LINE

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

TARAMORE
LOT 188
GARAGE RIGHT

Fieldstone
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4435

THOMAS A. WEBER, PE
P.E. # 115827
TENNESSEE

02/28/18

Fieldstone
FLORIDA OFFICE: (352) 489-3310
MICHIGAN OFFICE: (248) 822-4435
MINNESOTA OFFICE: (612) 807-3115

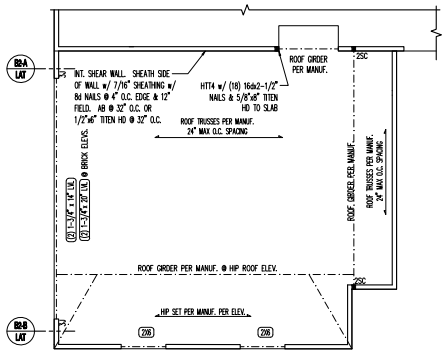
SOUTHAMPTON
PARTIAL ELEVATION
ROOF & FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____
GARAGE HANDING: LEFT
PLAN NUMBER: 2029
SHEET: S2.1.5

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHHAMPTON_STRUCT_LH_2018-05-25.DWG



SIDE ENTRY GARAGE @ ELEV. 2, 3 & 5–10

SCALE: 1/4"=1'-0"

FRAMING NOTES

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11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

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LEGEND

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- 2x — 2-PLY HEADER OR BEAM
- ◇ — SHEAR LINE

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

TARAMORE
LOT 188
GARAGE RIGHT

Fieldstone

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THOMAS A. WEBER, PE
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TENNESSEE

02/28/18

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SOUTHAMPTON
REAR OPTIONS
FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
1	-
2	-
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S2.1.7

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHHAMPTON_STRUCT_LH_2018-05-25.DWG

PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG

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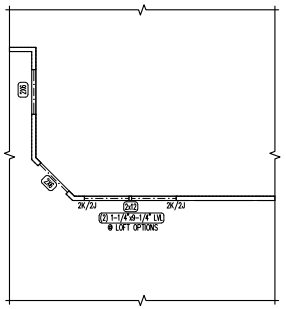
TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

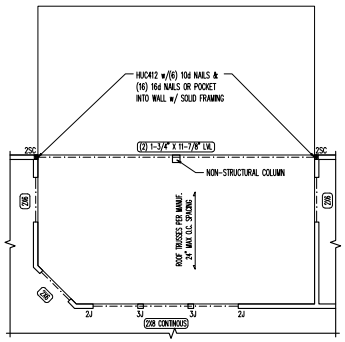
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LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x — 2-PLY HEADER OR BEAM
- ◇ — SHEAR LINE



OPT. CORNER FIREPLACE
SCALE: 1/4"=1'-0"



OPT. COVERED LANAI/PORCH
w/wo SCREEN ENCLOSURE
SCALE: 1/4"=1'-0"

TARAMORE
LOT 188
GARAGE RIGHT

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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SOUTHAMPTON
REAR OPTIONS
FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 05/25/18

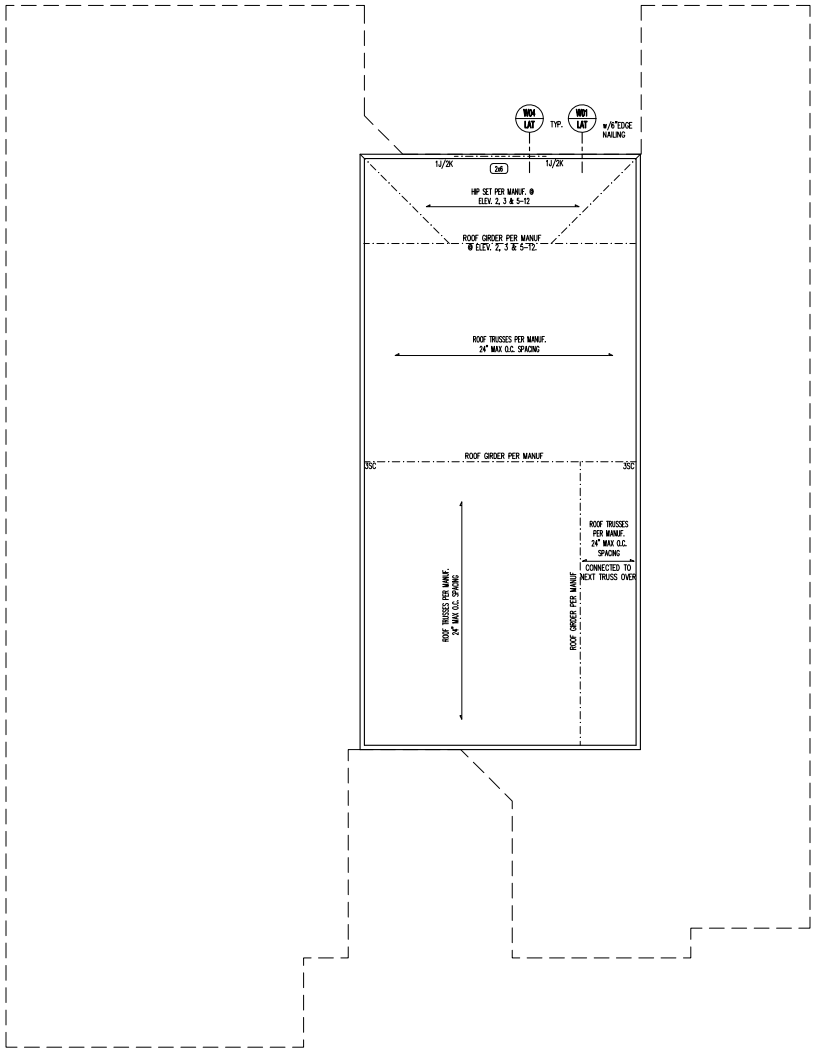
REV #	DATE / DESCRIPTION
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12	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: S2.1.8



2ND FLOOR PLAN FINISHED BED/BATH

SCALE: 1/4"=1'-0"

FRAMING NOTES

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LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x — 2-PLY HEADER OR BEAM
- SHEAR LINE

TARAMORE
LOT 188
GARAGE RIGHT

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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SOUTHAMPTON
OPT. SECOND FLOOR
ROOF FRAMING PLAN

CONTROL
RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION

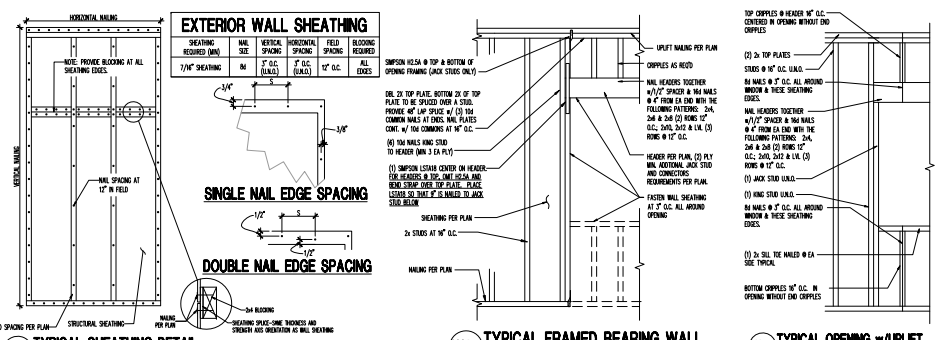
COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:

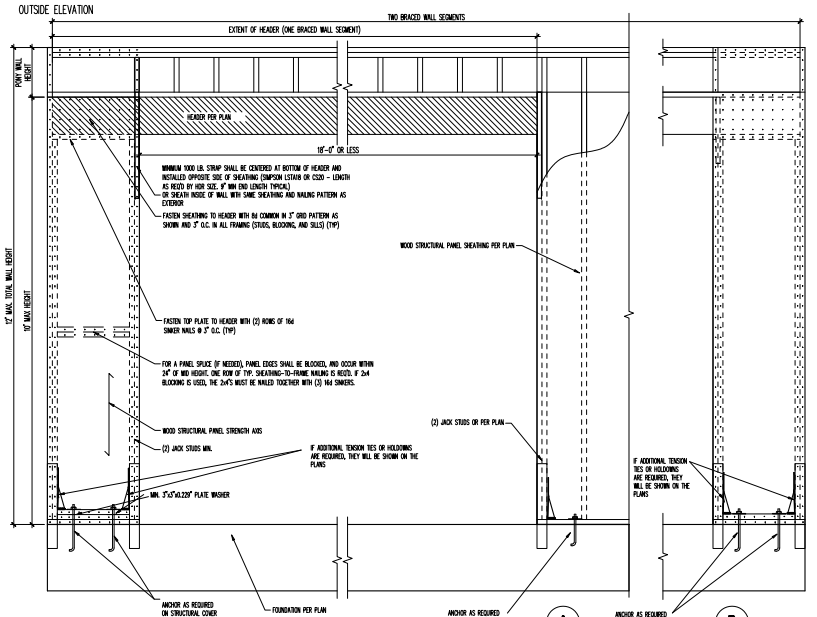
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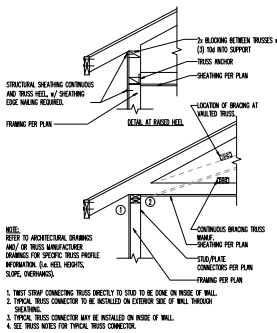
PLAN NUMBER: 2029

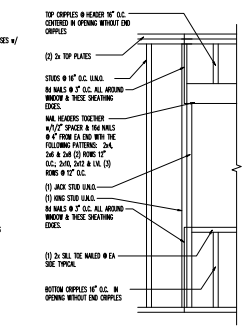
SHEET: S2.2

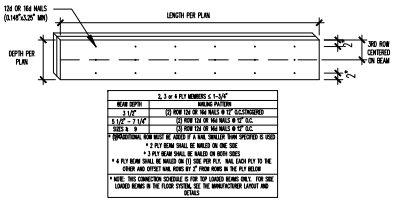
PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHHAMPTON_STRUCT_LH_2018-05-25.DWG

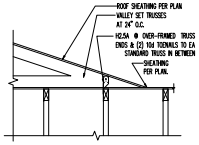


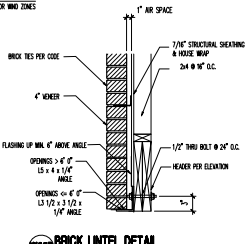


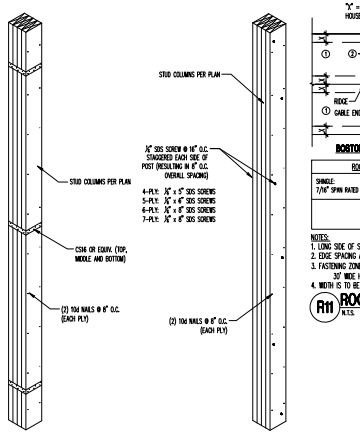


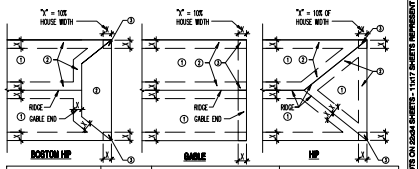






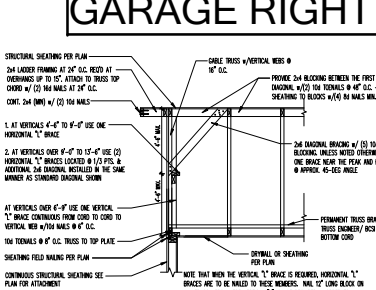


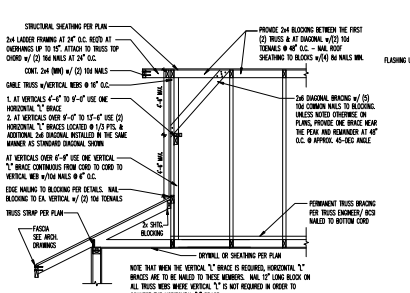




ROOF SHEATHING	NAILS		ROOF FASTENING ZONES		
			1	2	3
SINGLE: 7/16" SPAN RATED PLYWOOD OR OSB	8d 0.113" x 2-3/8"	OFFSET DIMENSION "X" = 10% HOUSE WIDTH		"X"	"X"
		PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	6" O.C.
		PANEL FIELD (1)	12" O.C.	12" O.C.	12" O.C.

NOTES:
1. LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS--TYPICAL.
2. EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3. FASTENING ZONES 2 AND 3 ARE EQUAL TO 10% (MIN) OF TOTAL HOUSE WIDTH, DIMENSION "X" OFFSET FROM ROOF EDGE.
30' WIDE HOUSE = 3' ZONE, 40' WIDE HOUSE = 4' ZONE, 50' WIDE HOUSE = 5' ZONE, 60' WIDE HOUSE = 6' ZONE
4. WIDTH IS TO BE DEFINED AS THE SHORTER OF THE FRONT TO BACK OR SIDE TO SIDE DIMENSION.
R11 ROOF SHEATHING ATTACHMENT DIAGRAM
N.T.S.





NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
FLORIDA OFFICE: (305) 468-3310
MICHIGAN OFFICE: (248) 922-4835
MINNESOTA OFFICE: (612) 807-3115

SOUTHAMPTON
DETAILS - MISC.
-

CONTROL
RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
LEFT

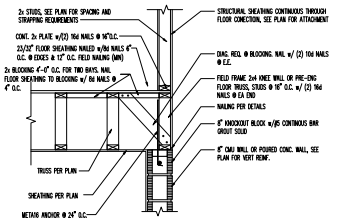
PLAN NUMBER
2029

SHEET
LAT

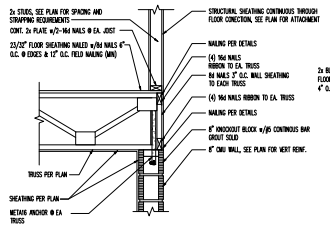
TARAMORE
LOT 188
GARAGE RIGHT

Fieldstone
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.922.4035
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
02/28/18

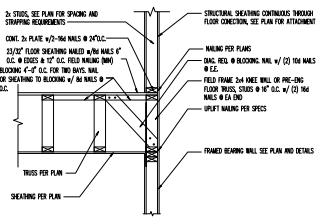
PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG



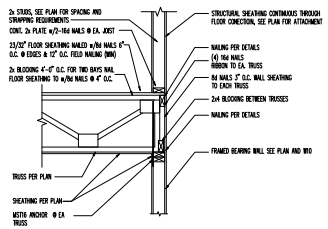
FL1 FLOOR TRUSS/JOIST TO MASONRY WALL
N.T.S.



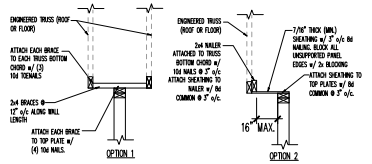
FL2 FLOOR TRUSS/JOIST w/LET-IN ON MASONRY WALL
N.T.S.



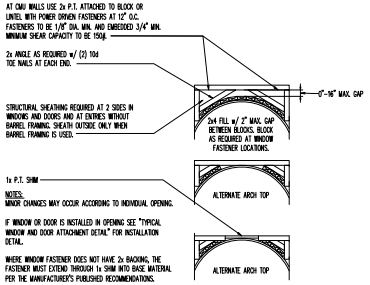
FL1B FLOOR TRUSS/JOIST TO FRAMED WALL
N.T.S.



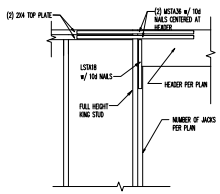
FL2B FLOOR TRUSS/JOIST w/LET-IN ON FRAMED WALL
N.T.S.



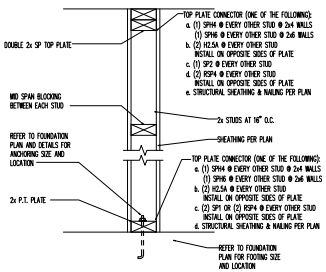
R07 WALL BRACING w/TRUSS PARALLEL TO WALL
N.T.S.



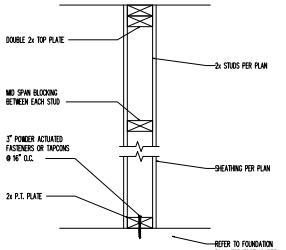
W13 ARCH FRAMING DETAIL
N.T.S.



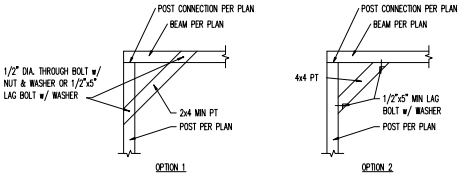
W06 HEADER CONNECTION w/o TOP PLATE
N.T.S.
WALL AS VIEWED FROM INSIDE



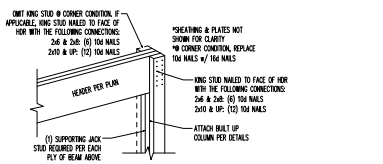
W10 LOAD BEARING WALL w/UPLIFT
N.T.S.



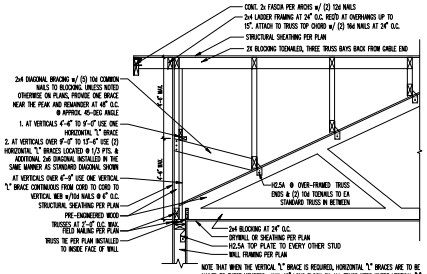
W11 LOAD BEARING WALL w/o UPLIFT
N.T.S.



W43 PORCH LATERAL BRACING
N.T.S.



W44 TYPICAL BEAM POCKET DETAIL
SCALE: NTS

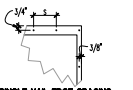


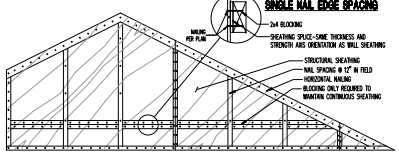
R20 TYP. GABLE END DETAIL
N.T.S.
INTERIOR WIND ZONES

EXTERIOR GABLE END SHEATHING

SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	6" O.C.	3" O.C.	12" O.C.	ALL EDGES

NOTE: SEE WIX AND ROOF FRAMING DETAILS FOR NAILING REQUIREMENTS





W02 GABLE END SHEATHING DETAIL
N.T.S.

TARAMORE
LOT 188
GARAGE RIGHT

Fieldstone
FIELDSTONE ENGINEERING, PLLC
891 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4035
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
02/28/18

Fieldstone
FLORIDA OFFICE: (561) 460-3310
MICHIGAN OFFICE: (248) 822-4035
MINNESOTA OFFICE: (612) 807-4175

SOUTHAMPTON
DETAILS - MISC.
-

CONTROL RELEASE DATE: 05/25/18

REV #	DATE / DESCRIPTION
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2029

SHEET: LAT 2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

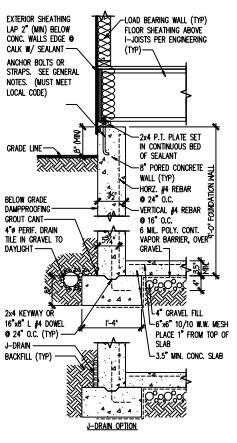
PLOTTED: May 24, 2018 / Teddy Taylor / 2029_SOUTHAMPTON_STRUCT_LH_2018-05-25.DWG

GENERAL:
ALL BASEMENT WALL DESIGNS BASED UPON 45 PCF SOIL. LOCAL SOIL ENGINEER TO VERIFY ON EACH JOB SITE. CONCRETE SHAL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f'c, OF NOT LESS THAN 3,000 PSI AT 28 DAYS.

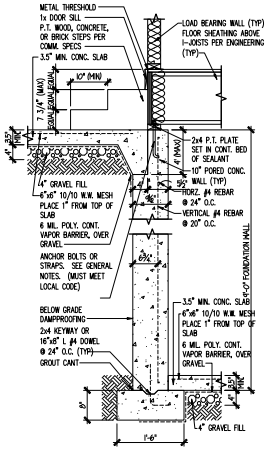
Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0089
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 030305
NORTH CAROLINA 06/23/16

Fieldstone
FIELDSTONE ENGINEERING
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
THOMAS A. WEBER, PE
P.E.# 115027
TENNESSEE 06/23/16

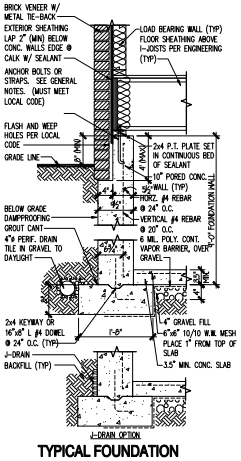
Fieldstone
THOMAS A. WEBER, PE
P.E.# PE030305
GEORGIA
9130 FOX RUN CIR
EDEN PRAIRIE, MN 55347
TEL: 248.622.4035 06/23/16



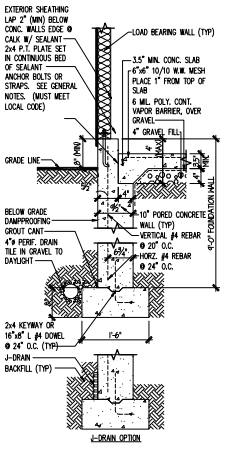
A TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



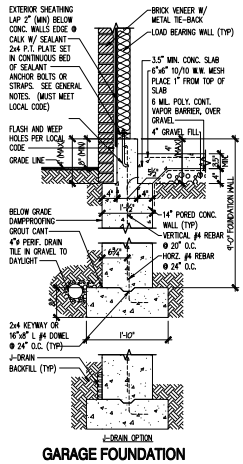
B GARAGE/HOUSE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



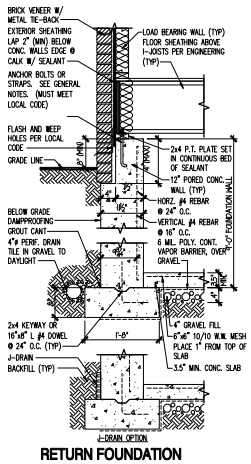
C TYPICAL FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



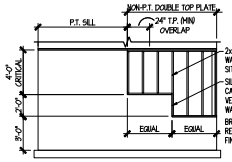
D GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



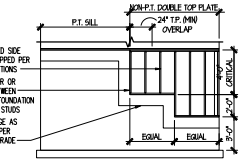
E GARAGE FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 14" CONCRETE WALL



F RETURN FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 12" CONCRETE WALL

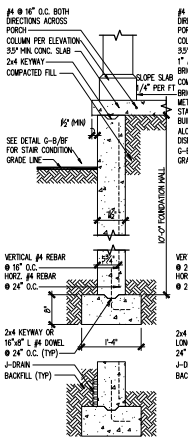


STEPPED WALL ELEVATION
SCALE: 3/4" = 1'-0"

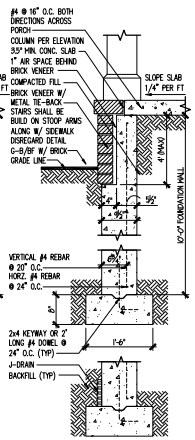


STEPPED WALL ELEVATION W/ BRICK LEDGE
SCALE: 3/4" = 1'-0"

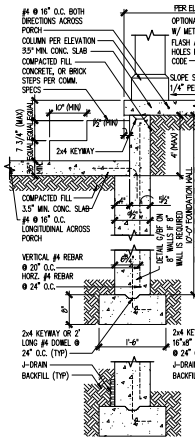
TARAMORE
LOT 188
GARAGE RIGHT



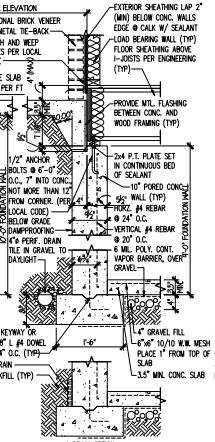
9A PORCH NO BRICK & W/ BRICK



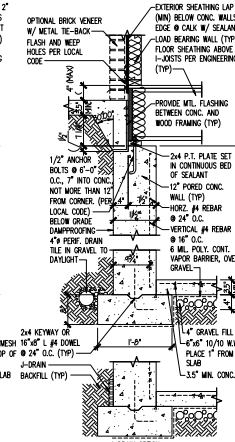
9B FRONT PORCH FOUNDATION WALL
SCALE: 3/4" = 1'-0" PER SPECS



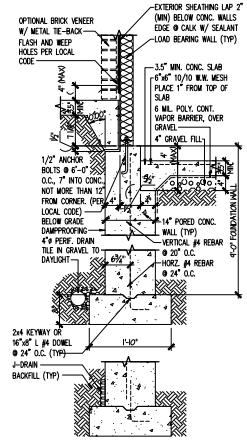
9C PORCH @ STEPS
NOT FOR BRICK CONDITION



9C PORCH @ HOUSE 10"

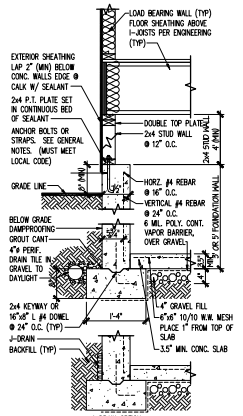


9C PORCH @ HOUSE 12"

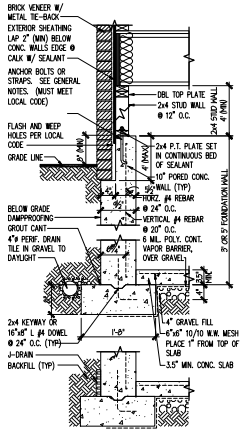


9C PORCH @ SLAB 14"

8" & 14" CONCRETE WALL



STEPPED FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



STEPPED FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
BASEMENT FOUNDATION DETAILS

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV # / DATE / DESCRIPTION

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
-

SPECIFICATION LEVEL
-

PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

SHEET
BF

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 23, 2016 / Mike Lamb / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.dwg

GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUIOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

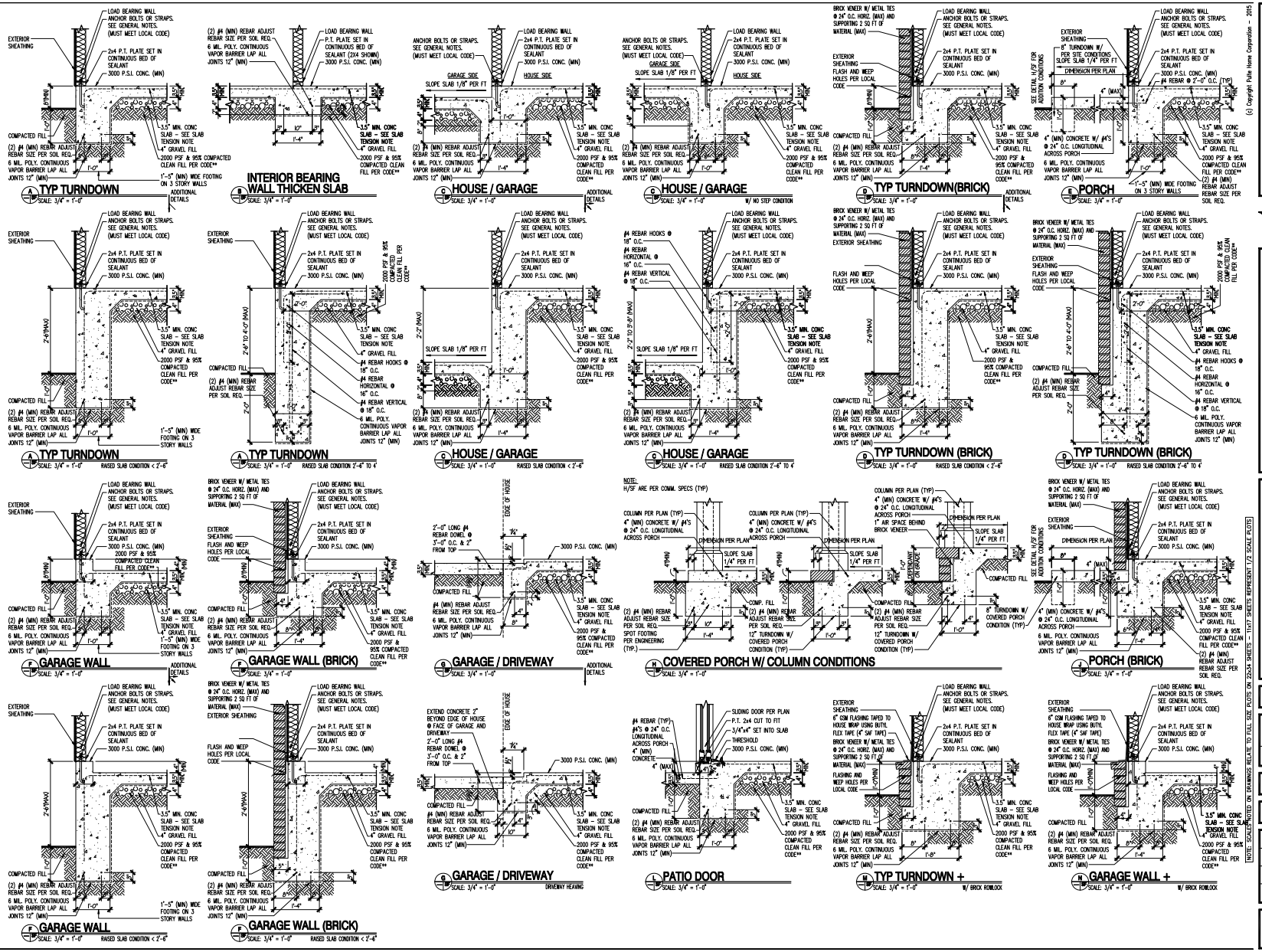
4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE OMITTED WHEN SLAB IS PLACED ON WELL DRAINED SOIL CLASSIFIED GROUP 1 PER IRC R405.1 (CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W. MESH PLACE 1" FROM TOP OF SLAB AS SHOWN IN DETAILS (NOTE THAT THIS IS A NON-STRUCTIONAL ELEMENT)

ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC., NOT MORE THAN 12" FROM CORNERS, AND WITHIN 12" OF PLATE ENDS OR STRAPS MAY BE USED IN PLACE OF BOLTS PER MANUF. SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.) OR EQUIVALENT

BRICK NOTES:
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE BARRIER OVER SHEATHING PER R703.2

TARAMORE
LOT 188
GARAGE RIGHT



Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0889
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.422.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 038201
NORTH CAROLINA
06/23/16
SEAL 038201 NORTH CAROLINA PROFESSIONAL ENGINEER THOMAS A. WEBER

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691 N. SQUIRREL RD., # 120
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TENNESSEE
06/23/16

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
MONO-SLAB FOUNDATION DETAILS
1

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
-

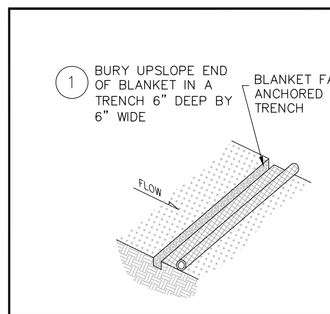
SPECIFICATION LEVEL
-

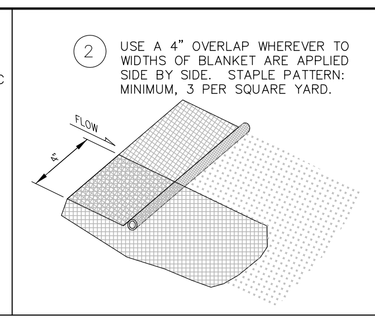
PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

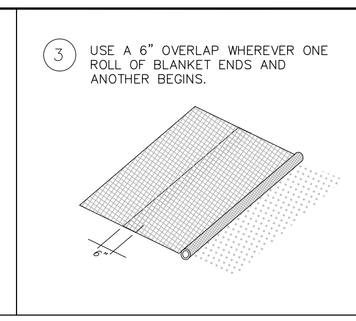
SHEET
SF

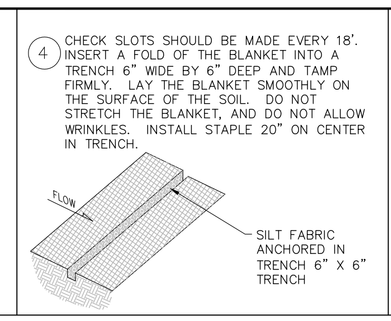
NOTE: SCALE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

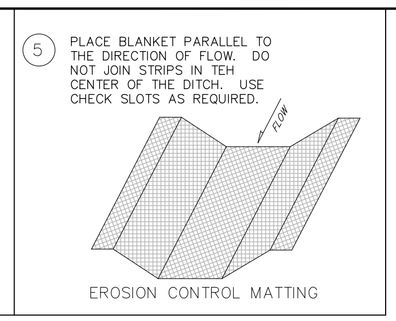
PLOTTED: June 23, 2016 / Mike Lewis / 2015 ZONE DETAIL BOOK - FOUNDATIONS SETTLEMENT

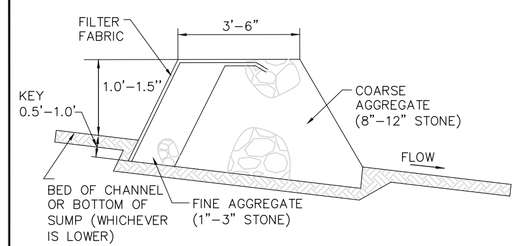




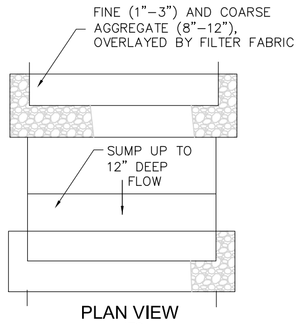




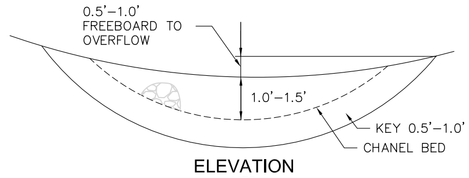




CROSS SECTION
NTS

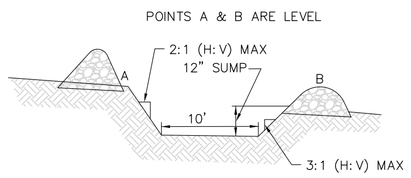


PLAN VIEW
NTS

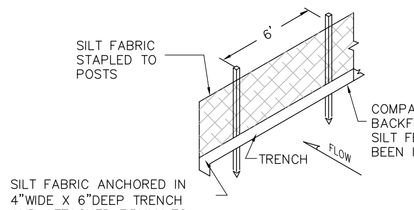


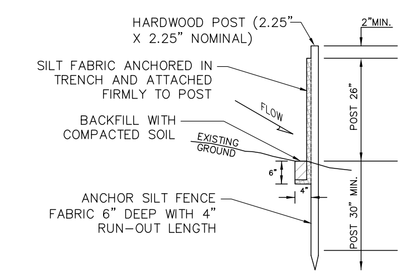
ELEVATION
NTS

STONE CHECK DAM



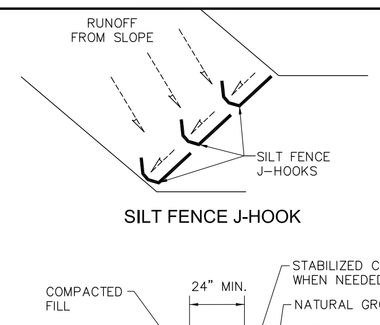
TYPICAL SPACING BETWEED CHECK DAMS
NTS



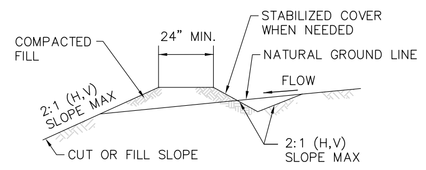


- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
- DO NOT ATTACH FILTER FABRIC TO TREES.
- INSTALL POSTS NO MORE THAN 6 FEET APART.
- SECURELY ATTACH SILT FENCE FABRIC TO THE POST ON THE UPSTREAM SIDE OF POSTS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE x 1/2" LONG). AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
- INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY.

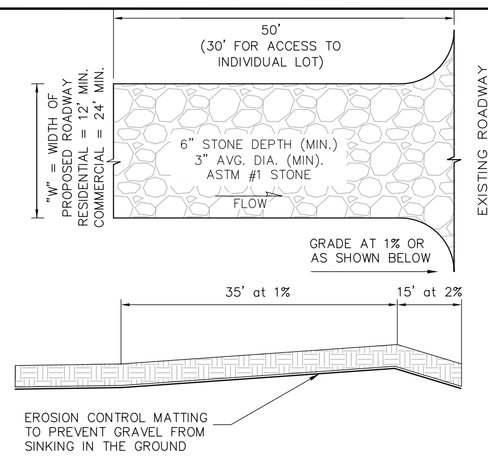
SILT FENCE
(PER TDEC EROSION CONTROL HANDBOOK - SECTION 7.34)



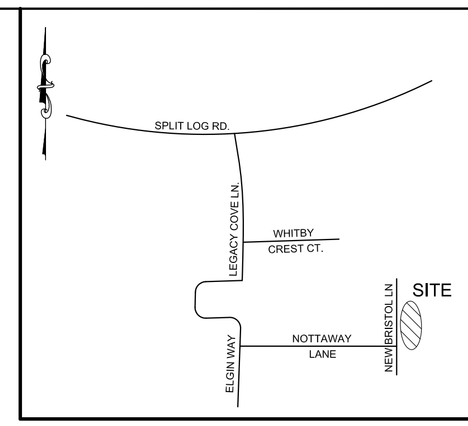
SILT FENCE J-HOOK



DIVERSION BERM/SWALE
NTS

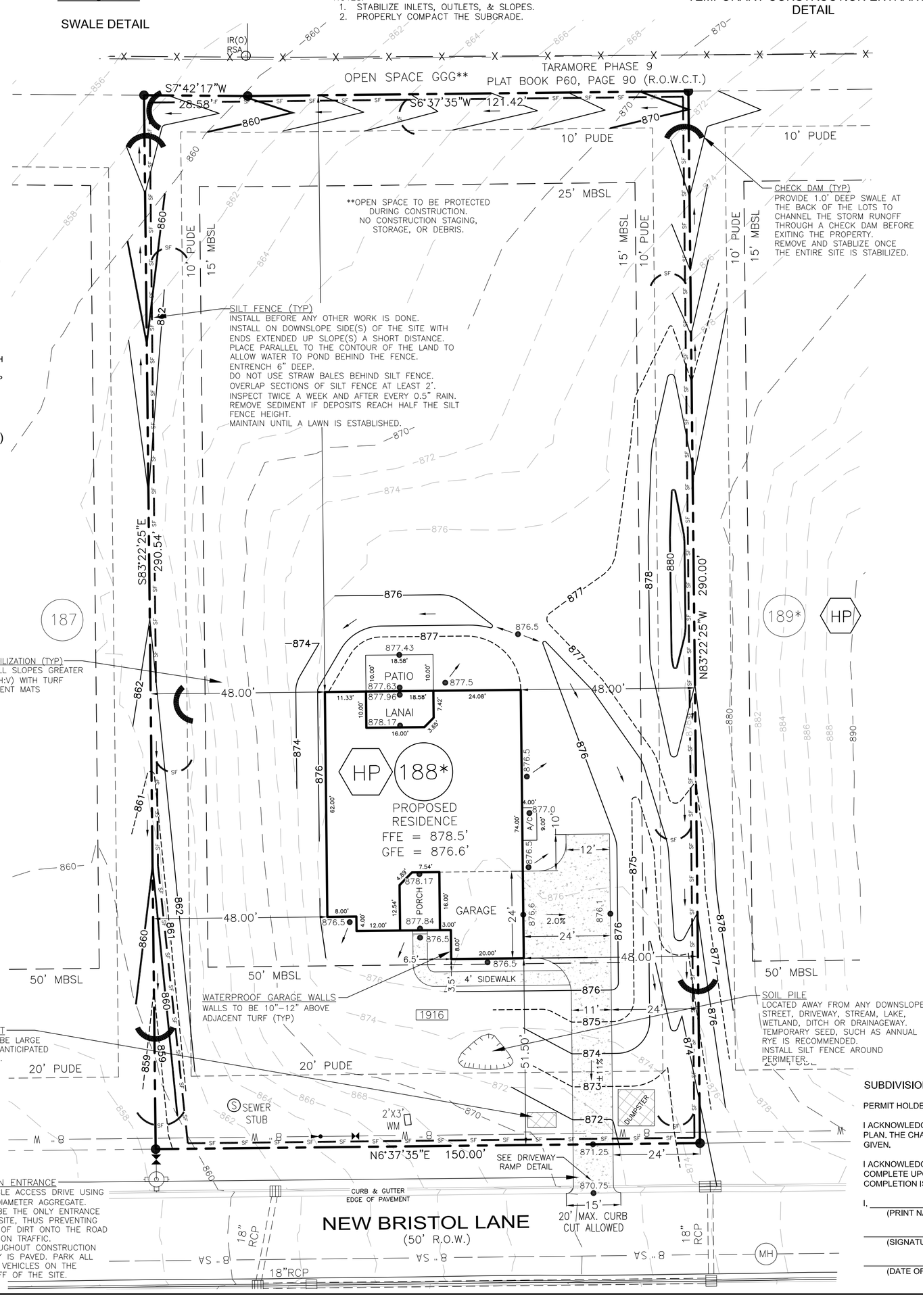


TEMPORARY CONSTRUCTION ENTRANCE DETAIL



VICINITY MAP
NOT TO SCALE





This site is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that are applicable during the vesting period. The initial venting for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

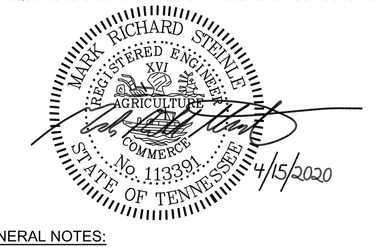
HOUSE INFORMATION
SOUTHAMPTON
RIGHT
ELEVATION 8
GARAGE 4' EXTENSION
COVER LANAI/PORCH

LEGEND

IRON ROD FOUND (IPF)	○
IRON ROD SET (IPS)	●
SANITARY SEWER MANHOLE	Ⓢ
WATER METER	□WM
SANITARY SEWER STUB	Ⓢ
TELEPHONE/TELECOM STUB	T
SILT FENCE	-x-x-x-
DESIGN SPOT ELEVATION	●821.25
DRAINAGE FLOW ARROW	

NOTES:

1. LOCATE SOILS PILE AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, STREAM, LAKE, WETLAND, DITCH OR DRAINAGEWAY. TEMPORARY SEED, SUCH AS ANNUAL RYE, IS RECOMMENDED. INSTALL SILT FENCE AS NEEDED.
2. PROPOSED RESIDENCE
   FFE: 878.5' GARAGE (GFE): 876.6'
3. INSTALL A SINGLE ACCESS DRIVE USING 3" AGGREGATE (SEE DETAILS). THIS SHOULD BE THE ONLY ENTRANCE USED TO THE SITE, THUS PREVENTING THE TRACKING OF DIRT ONTO THE ROAD BY CONSTRUCTION TRAFFIC. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF OF THE SITE.
4. INSTALL SILT FENCE BEFORE ANY OTHER WORK IS DONE ON DOWNSLOPE SIDE(S) OF THE SITE WITH ENDS EXTENDED UPSLOPE(S) A SHORT DISTANCE. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE FENCE. ENTRENCH 6" DEEP. DO NOT USE STRAW BALES BEHIND SILT FENCE. OVERLAP SECTIONS OF SILT FENCE AT LEAST 2'. INSPECT TWICE A WEEK AND AFTER EVERY 0.5" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE SILT FENCE HEIGHT. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
5. CONTOURS SHOWN WERE FIELD-RUN BY WILSON & ASSOCIATES IN OCTOBER 2019.
6. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY, THE LIABILITY OF WHETHER THE SURVEY IS ACCURATE OR NOT LIES UPON THE BUILDER AND CONSULTANT. SEE GENERAL NOTE 2.
7. (*) TRANSITIONAL LOT NOTE: LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15% OR GREATER. A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER.
8. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
9. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.



GENERAL NOTES:

1. DEVELOPER: PULTE HOMES (615)550-2043
2. THE BOUNDARY INFOMATION SHOWN HEREON IS FROM LOT 188 ON THE FINAL PLAT OF TARAMORE PHASE 12 OF RECORD IN BOOK P72, PG 57, R.O.W.C.T.
3. HOUSE FOOTPRINT PROVIDE BY PULTE HOMES.
4. ALL UTILITIES SHOWN HEREON ARE PER SURVEY.
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES.
6. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.
6. LOT SIZE: 43,505 SQ FT or 0,98 ACRES.
7. SETBACKS:
   FRONT: 50'
   SIDES: 15'
   REAR: 20'
   (UNLESS SHOWN OTHERWISE)

SUBDIVISION: TARAMORE, PHASE 12 LOT NUMBER: LOT 188

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVED ANY DEVIATION FROM THE APPROVED SITE PLAN, THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20__
(DATE OF SIGNATURE)

Pulte Homes

ADDITIONAL GENERAL NOTES:

1) Builder to call Brentwood Engineering Department for initial erosion contral inspection (615-371-0080) issuance of permit.
2) All retaining walls greater than 4' will be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a Certificate of Occupancy.
3) A temporary Certificate of Occupancy will not be given for grading and drainage related issues.
4) All retaining walls with height in excess of 30" require safety rail or barrier as per Brentwood code.
5) Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the terrain.
6) The maximum grade of any portion of a driveway shall not exceed 20% for paved surfaces and 10% for unpaved surfaces, with a maximum cross slope of 5%.
7) All driveways with 15% or greater longitudinal slopes and/or 5% or greater cross-slopes shall be profiled and sectioned by a TN R.L.S, and approved b the City Engineer prior to issuance of a certificate of occupancy.
8) All structures designed for human and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.
9) The concrete drive should be constructed of materials and colors that into the natural terrain.

EROSION AND SEDIMENT CONTROL NOTES

PER **TDEC** GUIDELINES REGARDING WHO NEEDS AN **NPDES** STORMWATER CONSTRUCTION PERMIT: "OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE..."

THE FOLLOWING PRE-CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CORRECTLY INSTALLED PRIOR TO THE INITIATION OF THE DISTURBANCE ACTIVITIES:

- A STABILIZED CONSTRUCTION ACCESS, SUCH AS A TEMPORARY STONE ACCESS, MUST BE INSTALLED TO PREVENT OFFSITE TRACKING,
- SILT FENCE, OR OTHER SEDIMENT BARRIERS, MUST BE INSTALLED ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA,
- WHERE APPLICABLE, INLET PROTECTION FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED.

THE FOLLOWING EROSION AND SEDIMENT CONTOL BMPs MUST BE PERFORMED UNTIL THE PROJECT IS COMPLETED:

- EROSION AND SEDIMENT CONTROLS SHOULD BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORM WATER MANAGEMENT MANUAL,
- INSPECTIONS OF THE CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BY A QUALIFIED INDIVIDUAL AT LEAST TWICE EVERY CALENDAR WEEK UNTIL THE SITE IS ADEQUATELY STABILIZED. INSPECTIONS SHOULD BE PERFORMED AT LEAST 72 HOURS APART. INSPECTIONS SHOULD BE DOCUMENTED AND AVAILABLE IF REQUESTED.
- BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED,
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%,
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- STABILIZATION MEASURES SHOULD BE INITIATED AS SOON AS POSSIBLE ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NOT LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. (STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION.)
- ROOF DOWNSPOUTS MUST DISCHARGE ONTO SPLASH BLOCKS TO PREVENT EROSION. IF DOWNSPOUTS ARE ROUTED THROUGH DRAIN LINES, THE SYSTEM MUST NOT DISCHARGE DIRECTLY INTO THE STREET OR DRAINAGE SYSTEM.
- RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE.
- BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY,
- ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED BY LIKE MATERIALS AT THE BUILDER'S EXPENSE.

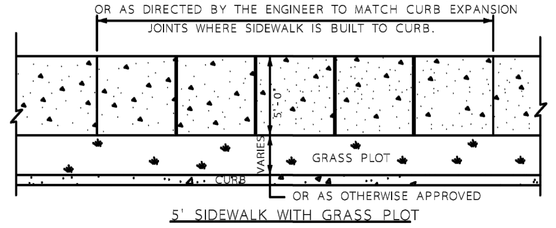
ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES:

- EROSION OR SEDIMENTATION, OR TRANSPORT OF OTHER POLLUTANTS OR FORMS OF POLLUTION, DUE TO VARIOUS LAND DEVELOPMENT ACTIVITIES MUST BE CONTROLLED.
- THE OWNER/OPERATOR SHOULD PERFORM INSPECTIONS TO ENSURE THAT VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN ARE KEPT AND EFFECTIVE OPERATING CONDITION,
- NO LAND DISTURBANCE ACTIVITIES, WHETHER BY PRIVATE OR PUBLIC ACTION, SHALL BE PERFORMED IN A MANNER THAT WILL NEGATIVELY IMPACT STORM WATER QUALITY WHETHER BY ILLICIT DISCHARGE, FLOW RESTRICTIONS, INCREASED RUNOFF, OR BY DIMINISHING CHANNEL OR FLOODPLAIN STORAGE CAPACITY,
- WITHIN ANY WATERWAY NATURAL AREAS (WNA), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD ENGINEERING DEPARTMENT,
- PRIOR TO THE FINAL INSPECTION, ALL DISTURBED AREAS SHOULD BE ADEQUATELY STABILIZED, WHERE DRIVEWAY CULVERTS ARE REQUIRED, HEADWALLS MUST BE INSTALLED ACCORDING TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. CULVERT SIZING SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF BRENTWOOD REGULATIONS AND/OR AS SPECIFIED BY THE RECORDED PLAT.

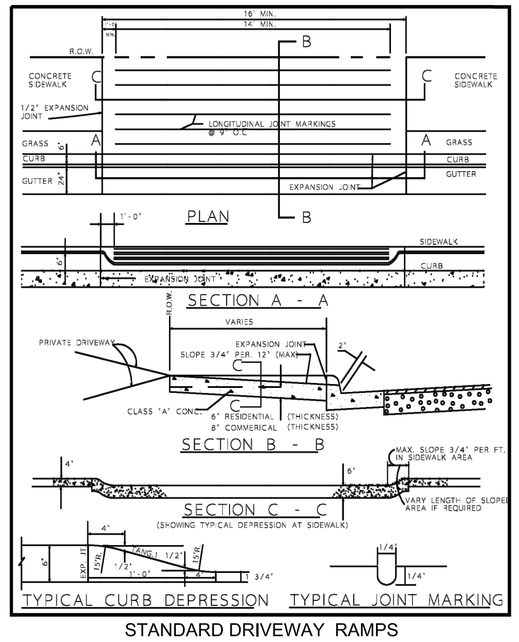
20 0 10 20 40 80

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

SITE DATA: POST-DEVELOPMENT	
TOTAL SITE AREA:	43,506 SF
AREA OF DISTURBANCE:	43,506 SF OR 0.999 ACRES
BUILDING FOOTPRINT:	3,691 SF
HEATED AREA:	3,296 SF
OTHER IMPERVIOUS AREAS (DRIVES, SIDEWALKS, PATIO, ETC):	1,726 SF
TOTAL IMPERVIOUS:	5,417 SF
PERCENT IMPERVIOUS:	12.5%
BUILDING COVERAGE:	8.5%
GREEN SPACE:	87.5%
HEIGHT OF BUILDING FROM LOWEST ADJACENT GRADE:	876' 6" + 2' + 20' 1 3/4" = 906' 7 3/4"



5' SIDEWALK WITH GRASS PLOT



STANDARD DRIVEWAY RAMPS
CITY OF BRENTWOOD DRAWING No. 5

REVISIONS		
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275
info@wilsonpc.com

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

TRANSITIONAL-HP LOT SITE PLAN
Lot 188 - Taramore - Phase 12 (Plat Book: P72, Page 57)
Zone: OSRD & OSRD-IP
City of Brentwood, Williamson County, Tennessee
For: Pulte Homes

Transitional HP Lot Site Plan

DRAWN BY:	WAA
APPVD. BY:	MRS
DATE	4/15/2020
PROJ. No.	60916
SCALE:	1"= 20'

SHEET No.
1 OF 1

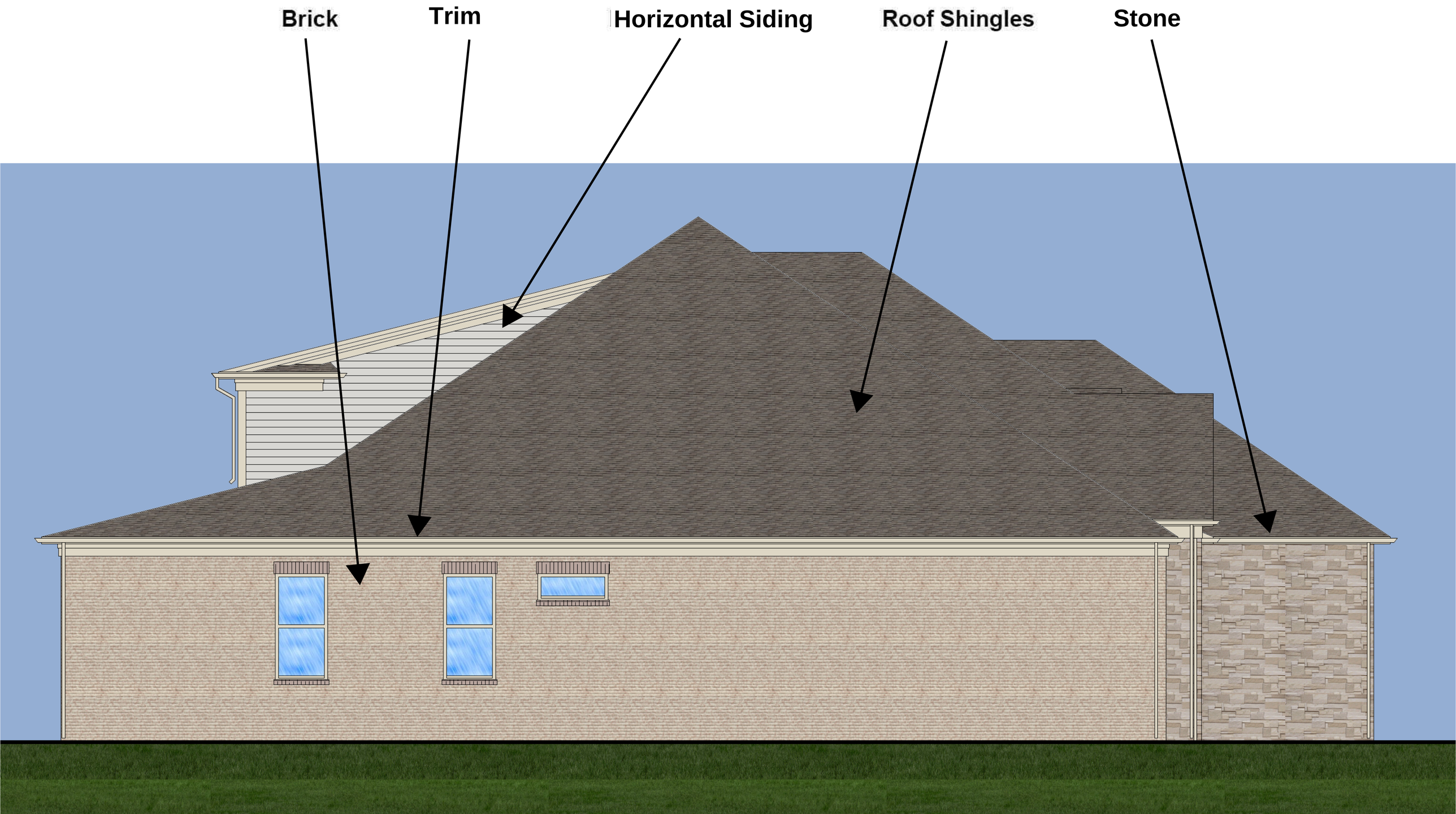
Taramore Lot 188

Front Elevation



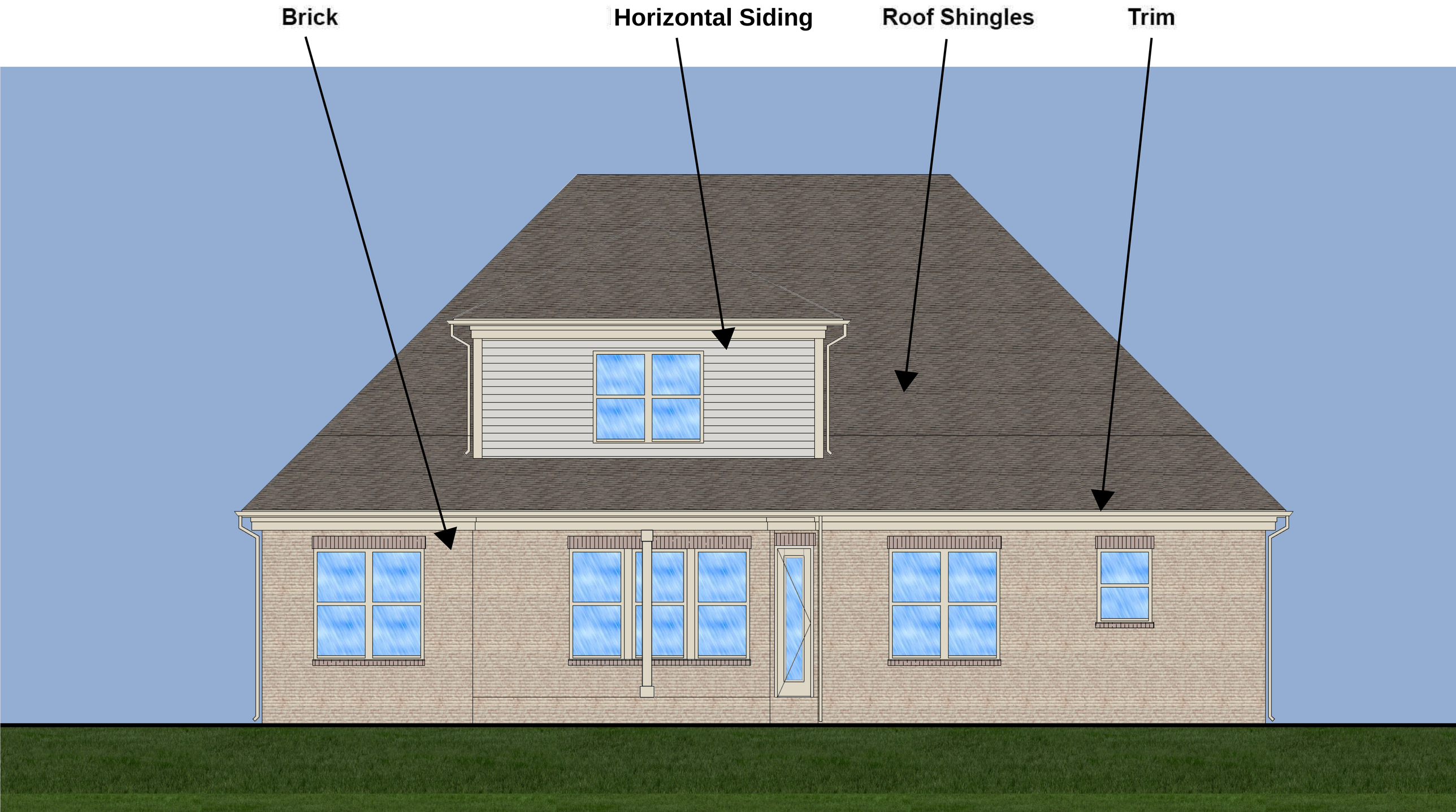
Taramore Lot 188

Left Elevation



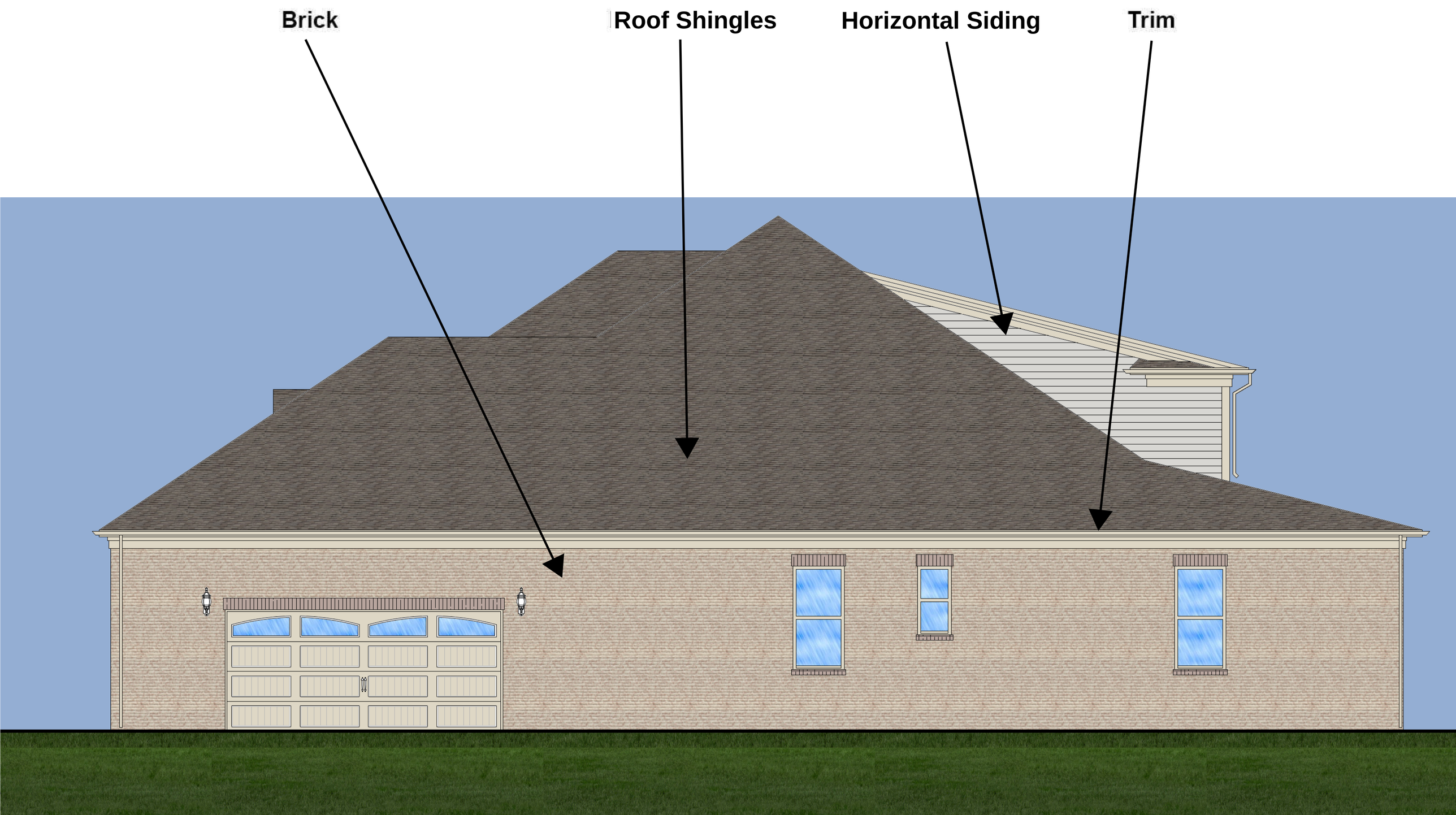
Taramore Lot 188

Rear Elevation



Taramore Lot 188

Right Elevation



BRENTWOOD PLANNING COMMISSION **8.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-014

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review -- Taramore Subdivision, Lot 190, 1920 New Bristol Lane

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 190 located at 1920 New Bristol Lane.

1920 NEW BRISTOL LANE – TARAMORE	
Lot Area (sf)	*43,500 sf*
Total Area of Home (sf)	*3,188sf*
Heated Area (sf)	*3,361sf*
Impervious Area (sf)	*5,013sf*
Green Space Provided (%)	*88.5%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064

Attachments

Final Staff Report
Arch Plans
Transitional Lot Plan
Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 8:

REQUEST:	***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – TARAMORE SUBDIVISION, LOT 190, 1920 NEW BRISTOL LANE***
PROJECT NUMBER:	***BPC2004-014***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 190 located at 1920 New Bristol Lane.

1920 NEW BRISTOL LANE – TARAMORE	
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The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

PROJECT LOCATION:

The subject property is located at 1920 New Bristol Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 57, 58, 59, 64, 126, 127, 129, 130, 134, 135, 136, 137, 195, and 196.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **six** conditions be attached to the approval of the request.*

1. Verify complete agreement of the civil site plan and the architectural plans prior to submittal of the building plans.

2. The diameter of the meter piping should be labeled, such as, ¾" diameter water meter. The size of the meter box is not necessary.

3. The limits of disturbance – or area proposed to be graded – should be less than the total area of the lot per the proposed contours.

4. The letter certifying only the proof-roll of the lot is not acceptable for a geotechnical study. Provide a code compliant geotechnical study. The study shall be provided before permits will be issued for the lot.

5. The owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

6. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **11** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting

period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. Note that pending HP approval by Planning Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

7. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

8. Add the following note stating that a residential fire protection sprinkler is required. “All structures designed for human use and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.

9. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan, to include the required residential sprinkler system, subject to the requirements of the staff report.

The WOODFIELD

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

PRODUCT ACTION REQUEST / REVISION TRACKING

REVISION: 000 DATE: 03/20/14 PRODUCTION MANAGER: __

1. MOVED VALVE TO OPPOSITE SIDE OF SHUB IN BATH 3
2. REDESIGNED OPT TRAY CEILINGS IN OWNER'S BATH AND OPTIONAL OWNER'S BATHS
3. UPDATED FRONT DOORS AND GARAGE DOORS PER ARCHITECTURAL STYLE
4. REMOVED OPTIONAL PHONE/TV OUTLETS IN ELECTRICALS
5. UPDATED FLOORING ZONES ACCORDINGLY

REVISION: 001 DATE: 07/25/14 PRODUCTION MANAGER: __

1. ADJUSTED 3RD FLOOR LOFT AND BEDROOM SQUARE FOOTAGE TO 457 SQ. FT. (PREVIOUSLY 507 SQ. FT.)
2.

REVISION: 002 DATE: 08/14/2014 PRODUCTION MANAGER: __

1. ADDED DIMENSIONS TO CAN LIGHTS
2. MADE DROP ZONE 16" DEEP (STANDARD)
3. ADDED DIMENSION FOR SOFFIT AT OPT PLATINUM KITCHEN
4. LOCATED COOKTOP FOR ALL KITCHEN CONFIGURATIONS
5. REPLACED OPT OFFICE WITH OPT CASUAL LIVING
6. ADDED (2) 2/6 SIDE WINDOWS AT LIBRARY
7. RECONFIGURED OPT COFFERED CEILINGS
8. ADDED TWO SIDED FIREPLACE OPTIONS AND ADDED EXT ELEV'S TO SHOW CHIMNEY LOCATIONS

REVISION: 003 DATE: 09/23/14 PRODUCTION MANAGER: VR

1. RAINFALL SHOWER HEADS SHOWN AS A STANDARD ON OPT. OWNER'S BATHS 5 AND 6
2. REVISED BATH TRAY CEILING NOTE TO SAY "OPT TRAY CEILING, RAISE 12" INTO TRUSSES
3. REVISED BASEMENT OPT BEVERAGE CENTER BAR TOP NOTE TO SAY "41-¾" HALF WALL TO SUPPORT BAR TOP W/ 12" OVERHANG"
4. REVISED OPT REAR FIREPLACE AND ADDED SHEET 3.FP, FIREPLACE CHIMNEY ELEVATIONS
5. REMOVED FLEX, MADE CASUAL LIVING STANDARD AND REMOVED RAISED PLATFORM
6. EXPANDED OPT GRAND CLOSET VIGNETTE TO SHOW REMAINING SPACE AS DEN

REVISION: 004 DATE: 12/17/14 PRODUCTION MANAGER: VR & SM

1. UPDATED SQUARE FOOTAGE THROUGHOUT THE PLANS.
2. REMOVED ALL FLOOR CHANGE NOTATIONS AND BREAK LINES FROM ALL FLOOR PLANS.
3. REMOVE 42" KNEE WALL AND 36" OPEN RAIL BECAME STANDARD ON ALL FLOOR PLANS.
4. REMOVED HIDDEN LINES SHOWING OPTIONAL FIREPLACE AND CREATED SEPARATE FIREPLACE VIGNETTE SHOWING THE LOCATION OF WINDOWS.
5. OPTIONAL QUEST SUITE ILO CASUAL LIVING WALLS WERE RECONFIGURED.
6. LABELED LINEN CABINETS IN BOTH OWNER BATH OPTIONS 5 AND 6, LABELED A 42" LOW WALL W/ CAP IN BETWEEN SHOWER STALL AND VANITY IN OWNER'S BATH 5.
7. COFFERED CEILINGS WERE REDESIGNED TO BE 8" OFF THE WALL OR DROPPED HEADER AND 8-3/4" BEAMS.
8. ADD STANDARD 2626 WINDOWS TO OPT. GRAND CLOSET W/DEN. ALSO ADDED OPTIONAL DOORS TO OPT. GRAND CLOSET W/DEN.
9. CHANGED OPTIONAL 10 LITE DOORS TO 12 LITE DOORS IN @ CASUAL LIVING LOCATIONS.
10. ADDED NOTES FOR WALLS TO BE FRAMED @ 16" O.C AT TUBS, SHOWERS AND KITCHEN CABINET WALLS.
11. ADD REVISED UP 17 RISERS FOR 10" PLATE TO 18 RISERS AND ADD RAILING TO FIRST FLOOR PLAN STAIR.
12. ADDED NOTE: 42" HIGH KNEE WALL WHEN OPT CABINETS CHOSEN TO OWNER'S SUITE.
13. REMOVED NOTE: PROVIDE TUB MOTOR ACCESS IN KNEE WALL FROM FLOOR PLAN.
14. ON FIRST PAGE OPTIONS UPDATED THE STAIR RISERS FROM 17 TO 16. SHOW THE RAILING AND UPDATE THE RAILING NOTE.
15. HATCH THE DROPPED SOFFIT IN THE OPTIONAL PLATINUM KITCHEN VIGNETTES.
16. CHANGED THE NAME OF BONUS ROOM TO GAMEROOM.
17. ADD HIDDEN LINES AND DIMENSIONS FOR OPT UNFINISHED ATTIC STORAGE ON SECOND FLOOR PLAN.
18. MOVED BATH 3 WALL DOWN 2" TO INCREASE THE ENTRY DOOR SIZE TO BEDROOM 3 FROM 2'-6" TO 2'-8".
19. LENGTHENED THE STAIR RAIL FROM 1'-8" TO 2'-6" TO ADD AN EXTRA STAIR RISER TO THE SECOND FLOOR PLAN.
20. ADD DIMENSION STRING FOR OPTIONAL 4016 WINDOW IN BATH 2.
21. RENAMED UNFINISHED RETREAT TO UNFINISHED STORAGE. ADDED ATTIC ACCESS AND HVAC PLATFORM TO THIRD FLOOR PLAN OPTIONS. MADE THE OPT 2/6 DOOR STANDARD ON THE OPT BEDROOM AND BATH ILO 3RD FLOOR LOFT PLAN.
22. UPDATED THE GATHERING ROOM REAR WINDOWS FROM THREE WINDOWS TO FOUR ON FLOOR PLAN VIGNETTES AND REAR ELEVATION OPTIONS.
23. CHANGE D OPTIONAL SUNROOM W/ COVERED PORCH FLOOR PLAN TO INCREASE SIZE OF THE COVERED PORCH. ROOF PLAN, FLOOR PLAN, ELECTRICAL PLAN, REAR ELEVATIONAND SIDE ELEVATIONS WERE AFFECTED.
24. UPDATED THE LOCATION OF THE WATER HEATER AND THE ELECTRICAL PLAN TO MATCH THE BASE HOUSE FOR THE 3 CAR GARAGE OPTION. CHANGE THE SHEET NUMBER OF SHEET FROM 2.7 TO 2.8 AND 2.8 TO 2.9.
25. ADD STAIR AND POST NOTE TO ALL ELEVATION SHEETS AND REMOVED INTERIOR ELECTRICALS FROM THE PARTIALS.
26. EDIT WALL STYLES ON FLOOR PLAN VIGNETTES ON THE ELEVATION SHEETS.
27. FIX PARTIAL FIRST FLOOR PLAN TO REMOVE BUMP OUT FOR ELEVATION 3.
28. LABEL AND REDO DIMENSION WINDOW ON PARTIAL SECOND FLOOR PLAN FOR ELEVATION 3.MOVE COLUMN INTO PLACE ON OPT SIDE LOAD GARAGE.
29. ADD DIMENSION TO SHOW THE LOCATION OF SHED ROOF ON ELEVATION 4.
30. FIX WALL STYLES ON FLOOR PLAN PARTIALS FOR ELEVATION 6 AND 7.
31. POSITIONED WINDOWS ON OPT. SIDE LOAD GARAGE TO MATCH THE ELEVATION 7.
32. MOVE THE CASUAL LIVING WINDOWS HEAD UP TO 8'-0" HEAD HEIGHT ON ELEVATION 8.
33. ADJUSTED NOTES AND LINES ON ROOF PLANS.
34. ADD OPTIONAL 4016 WINDOW TO RIGHT SIDE ELEVATIONS AND ADD (2)2626 WINDOWS AT CASUAL LIVING.
35. UPDATE INTERIOR ELEVATIONS WITH NEW HEIGHTS AND PROFILES.
36. UPDATED ELECTRICAL LEGENDS IN SET.
37. UPDATED FLOOR ZONE SHEETS.

REVISION: 005 DATE: 05/30/15 PRODUCTION MANAGER: __

1. SHEET 2.2 OPTIONAL 3RD FLOOR RETREAT STAIRS – REMOVE OPENING – GAMEROOM, LOFT AND BR 5 OPTIONS SHOULD INDICATE LOCATION OF THE DOOR PER THESE OPTIONS.
2. ELEV. 4 – RE-LABEL TWIN WINDOW FROM TRP 2020 TO TW 2020
3. ELEV. 4 – REMOVE HORIZONTAL WINDOW GRILLES FROM THE TW 2020 ABOVE THE GARAGE.
4. ELEVS 3 THRU 5 – TRIM THE PAIR OF CLOSED SHUTTERS LIKE A WINDOW WITH 4" TRIM ON SIDES
5. ELEV. 8 – REMOVE WINDOW ON 2ND FLOOR BATHROOM – REPLACE WITH A PAIR OF CLOSED SHUTTERS LIKE ELEVS 3-5.
6. ELEV. 6 – ADDED MORE STRUCTURE TO THE BOTTOM OF THE WINDOW SEAT FOR CONSTRUCTABILITY.
7. ELEV 7 – LOWERED THE ARCHED ENTRY TO 8'-6" AND ADDED 4" BRICK ARCH.
8. TYP. ALL ELEVS – ADJUST THE HEIGHT OF THE SCONCE LIGHTS TO BE FROM THE GARAGE FLOOR INSTEAD OF THE MAIN HOUSE FLOOR.
9. ADJUSTED GARAGE TO MAIN HOUSE BASEMENT FOUNDATION WALLS TO STACK PROPERLY WITH WALLS ABOVE – SHEET 1.2, 2.0, AND 2.0.1
10. ADJUSTED REAR BASEMENT WALL AT SUNROOM OPTION (DOOR WALL) AND THE ASSOCIATED DECK.
11. ADJUSTED VARIOUS NEW CODE REQUIREMENTS PER THE NEC 2014 – SEE ALL ELECTRICAL SHEETS FOR CHANGES.
12. ADDED DUAL WATER HEATER DESIGNS FOR STANDARD 2-CAR AND 3-CAR GARAGE OPTIONS AS NEEDED PER MARKET/CODE SHEET 2.1, 2.8 AND 2.9.
13. ADDED REQUIRED FOR NEW ATTIC RIDGE VENT CALCULATIONS TABLES ELEVATION SHEETS AND STRUCTURAL OPTIONS.
14. ADDED BRICK START/STOP DESIGNATIONS TO REAR AND SID ELEVATIONS.
15. CORRECTED FLOORING ZONES ON SHEET 8.2 AND 8.3.
16. ID# 3326 – ADDED ELECTRICAL CONSISTENCY ADJUSTMENTS. SEE TECH BULLETIN FOR CHANGES BY PLAN

REVISION: 006 DATE: 07/31/15 PRODUCTION MANAGER: __

1. ID# 3410 – CHANGED NOTE ON STANDARD OWNERS BATH TUB DECK TO CALL OUT 19 1/2" HEIGHT FOR DROP IN TUB.

REVISION: 007 DATE: 09/30/15 PRODUCTION MANAGER: __

1. ID# NAN(1) – ENGINEER UPDATED STRUCTURAL PLANS TO SHOW NEW CURB DETAIL AND LOCATION FOR MASONRY COLUMN BASES
2. ID# 3670 – ENGINEER TO UPDATE RAFTER SPAN TABLES ON SHEET S0.1 PER DIVISION REQUIREMENTS

REVISION: 008 DATE: 11/30/15 PRODUCTION MANAGER: __

1. ID# 3822 – ADDED 55" A.F.F. FOR POT FILLER HEIGHTS.
2. ID# 3858 – ADD NOTES AND DIMENSIONS FOR CANTILEVERED FIREPLACE OPTIONS AT BASEMENT ARCHITECTURALS. ENGINEER TO UPDATE BASEMENT PLANS TO SHOW CANTILEVERED FLOOR JOIST DETAIL.
3. ID# 3970 – CHANGE 2ND STORY WOODFIELD "OPEN TO BELOW" GATHERING ROOM WINDOWS TO SHOW AS 3050 FX.
4. ID# 4002 – ADDED 3/0 SIZE CALL OUT TO OWNER'S SUITE DOOR AT OWNER'S BATH 6 OPTION TO MATCH BASE HOUSE.
5. ID#4054 – ADDED ADDITIONAL CORBEL SUPPORTS AND ADDITIONAL KNEE WALL FRAMING (IF APPLICABLE PER HOUSE)

REVISION: 009 DATE: 01/31/16 PRODUCTION MANAGER: __

1. ID# 4261 – ADDED JOG IN FOUNDATION TO ALLOW FOR STEPS TO ENTRY WAY FROM THIRD CAR GARAGE TO BE INSET.

REVISION: 010 DATE: 05/31/16 PRODUCTION MANAGER: __

1. ID# 4378 – CHANGED OPTIONAL BEVERAGE CENTER FLOORING ZONE TO ZONE NUMBER 47
2. ID# 4505 – CORRECTED LOUVER CALL OUT ON ELEVATION 7 AND 8 TO BE LVBX30
3. ID# 4568 – MOVED AND ADDED MISSING CAFE LIGHT DIMENSIONS
4. ID# 4765 – UPDATED BRACKET CALL OUT ON ELEVATION 8 TO BE 4X4 WOOD BRACKET ILO FYPON CALLOUT

REVISION: 011 DATE: 01/31/17 PRODUCTION MANAGER: __

1. ID# 4175 – UPDATED OPTIONAL OWNER'S BATH TUB DECK HEIGHTS TO BE 19 1/2" HIGH
2. ID# 16-7 – ADDED NEW ELEVATIONS 9 AND 10

REVISION: 012 DATE: 06/30/17 PRODUCTION MANAGER: __

1. ID# 5611 – UPDATED DOOR CALL OUT HEIGHT AT ATTIC ACCESS (SHEET 2.2)

REVISION: 013 DATE: 09/30/17 PRODUCTION MANAGER: __

1. ID# 5890 – UPDATED ELECTRICAL LEGEND FOR RECESSED CANS TO BE OPT. LED DOWN LIGHTS. UPDATED LISTS AT OWNER'S WIC AND LAUNDRY ROOMS TO BE OPTIONAL LED DOWN LIGHTS.
2. 16-5 – UPDATED WINDOW CALL OUT ERRORS AT REAR BASEMENT WALL, REAR BONUS ROOM OPT, AND ELEVATION 8. UPDATED 1ST FLOOR PARTIAL FLOORPLAN AT ELEV 10 DINING RM TO HAVE 2 SINGLE WINDOWS TO MATCH ELEVATION AND ENGINEERING

REVISION: 014 DATE: 05/31/18 PRODUCTION MANAGER: __

1. ID# 480 – ADDED/RELOCATED MISSING OPT. GAS LINE STUBS
2. ID# 675 – NATIONAL ROLL-OUT OF HOME CONNECT. ADDED LOCATIONS MAP FIXTURES AND SMP PANELS
3. ID# 16-8 – ADDED NEW ELEVATIONS 11-16
4. ID# 6318 – UPDATED SIZE OF OPTIONAL WALK-IN SHOWER PAN AT OPTIONAL BASEMENT BATH
5. ID# 546 – EXTENDED 42" KNEEWALL AT OWNER'S BATH 5 TO EDGE OF SEAT
6. ID# 687 – ADDED OPTIONAL WALK-IN SHOWER AT QUEST SUITE BATH

PLOTTED: May 23, 2018 / Larry Bailey / 2145-L-2048.DWG

DRAWING INDEX

0.0 COVER SHEET
1.2 UNFINISHED BASEMENT PLAN
1.2.1 UNFINISHED BASEMENT REAR OPTIONS
2.0 FINISHED BASEMENT PLAN
2.0.1 FINISHED BASEMENT PLAN OPTIONS
2.0.2 FINISHED BASEMENT PLAN OPTIONS
2.1 FIRST FLOOR PLAN
2.1.1 FIRST FLOOR PLAN OPTIONS
2.2 SECOND FLOOR PLAN
2.3 THIRD FLOOR PLAN
2.4 OPTIONAL COVERED PORCH
2.5 OPTIONAL SCREENED PORCH
2.6 OPTIONAL SUNROOM
2.6.1 OPTIONAL SUNROOM W/ COVERED PORCH
2.6.2 OPTIONAL SUNROOM W/ SCREENED PORCH
2.8 OPTIONAL 3 CAR GARAGE ATTIC STORAGE
2.9 OPTIONAL GARAGE ATTIC LIVING
3.1.0 – 3.16.0 FRONT ELEVATIONS "1-16"
3.FP SIDE AND REAR ELEV W/OPT FIREPLACE
3.R.0 – 3.R.9 REAR ELEVS & ROOF PLANS "1-16"
3.S.0 – 3.S.16 SIDE ELEVATIONS "1-16"
4.0 BUILDING SECTION
4.1 INTERIOR ELEVATIONS AND DETAILS
5.0 FINISHED BASEMENT ELECTRICAL PLAN
5.0.1 FINISHED BASEMENT ELECTRICAL PLAN OPTIONS
5.1 FIRST FLOOR ELECTRICAL PLAN
5.1.1 FIRST FLOOR ELECTRICAL PLAN OPTIONS
5.2 SECOND FLOOR ELECTRICAL PLAN
5.3 THIRD FLOOR ELECTRICAL PLAN
8.0 FINISHED BASEMENT ZONES
8.1 FIRST FLOOR ZONES
8.2 SECOND FLOOR ZONES
8.3 THIRD FLOOR ZONES

GENERAL

TARAMORE
LOT 190
GARAGE RIGHT

SQUARE FOOTAGE FOR LOT 190:	
HEATED 1st FLR:	2353 SF
HEATED 2nd FLR:	1383 SF
HEATED 3rd FLR:	457 SF
GARAGE:	809 SF
FRONT PORCH:	32 SF
CVR PORCH FLR:	480 SF

BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL SOUTH CAROLINA AMENDMENTS
2012 NORTH CAROLINA STATE BUILDING CODE – WITH ALL AMENDMENTS

THIS PLAN SHALL CONFORM TO ALL PULTE CONSTRUCTION STANDARDS

BUILDING CODE ANALYSIS

USE GROUP : ONE & TWO FAMILY DWELLING

CONSTRUCTION CLASS : UNPROTECTED

HEIGHT & AREA LIMITATION : 3 STORY MAXIMUM HGT 35 FEET

EMERGENCY ESCAPE : EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY : 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GARAGE CEILING W/ HABITABLE SPACE ABOVE & 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS : LIVE LOAD:
SLEEPING = 30 PSF
NON-SLEEPING = 40 PSF
DECKS = 40 PSF
DEAD LOAD = 10 PSF
BASIC WIND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
ROOF LIVE LOAD = 20 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

SQUARE FOOTAGES

BASE HOUSE	
FIRST FLOOR	2350 SQ. FT.
SECOND FLOOR	1011 SQ. FT.
TOTAL HEATED AREA	3361 SQ. FT.
GARAGE	473 SQ. FT.
WIDTH / DEPTH	53'-8" x 62'-0"

FIRST FLOOR OPTIONS	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
COVERED PATIO	219 SQ. FT.		0'-0"	0'-0"
SCREENED PATIO	219 SQ. FT.		0'-0"	0'-0"
SUNROOM	218 SQ. FT.		0'-0"	0'-0"
SCREENED/COV PORCH W/SUNROOM	251 SQ. FT.		0'-0"	6'-0"
3RD CAR GARAGE	252 SQ. FT.		12'-0"	0'-0"
GARAGE EXTENSION	84 SQ. FT.			

FINISHED BASEMENT	FINISHED	UNFINISHED	WIDTH (+)	DEPTH (+)
RECREATION ROOM	1103 SQ. FT.		0'-0"	0'-0"
BEDROOM	338 SQ. FT.(+)	(–)	0'-0"	0'-0"
BATH	39 SQ. FT.(+)	(–)	0'-0"	0'-0"
EXERCISE	201 SQ. FT.(+)	(–)	0'-0"	0'-0"

COMMENTS
COVERED PORCH (x2) FOR UNDER ROOF W/ BASEMENT
SCREENED PORCH (x2) FOR UNDER ROOF W/ BASEMENT

FRONT ELEVATIONS	PORCH	SUB (–)
ELEVATION "1"	44 SQ. FT.	-25 SQ. FT.
ELEVATION "2"	132 SQ. FT.	-25 SQ. FT.
ELEVATION "3"	135 SQ. FT.	0 SQ. FT.
ELEVATION "4"	49 SQ. FT.	-20 SQ. FT.
ELEVATION "5"	135 SQ. FT.	0 SQ. FT.
ELEVATION "6"	32 SQ. FT.	
ELEVATION "7"	32 SQ. FT.	-3 SQ. FT.
ELEVATION "8"	130 SQ. FT.	-5 SQ. FT.
ELEVATION "9"	113 SQ. FT.	0 SQ. FT.
ELEVATION "10"	130 SQ. FT.	47 SQ. FT.
ELEVATION "11"	132 SQ. FT.	-25 SQ. FT.
ELEVATION "12"	32 SQ. FT.	-3 SQ. FT.
ELEVATION "13"	130 SQ. FT.	-5 SQ. FT.
ELEVATION "14"	113 SQ. FT.	0 SQ. FT.
ELEVATION "15"	130 SQ. FT.	47 SQ. FT.
ELEVATION "16"	266 SQ. FT.	37 SQ. FT.

SECOND FLOOR OPTIONS	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
LOFT ILO 2-STORY	372 SQ. FT.		0'-0"	0'-0"
BONUS ILO 2-STORY	372 SQ. FT.		0'-0"	0'-0"
BEDROOM ILO 2-STORY	372 SQ. FT.		0'-0"	0'-0"

UNFINISHED BASEMENT	FINISHED	UNFINISHED	WIDTH (+)	DEPTH (+)
UNFINISHED STORAGE		2353 SQ. FT.	0'-0"	0'-0"

THIRD FLOOR OPTIONS	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
LOFT	457 SQ. FT.		0'-0"	0'-0"
BEDROOM	457 SQ. FT.		0'-0"	0'-0"

NOTE: SQUARE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

The WOODFIELD VERSION 3.0
COVER SHEET
1

PRODUCTION MANAGER
VR
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
—

GARAGE HANGING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

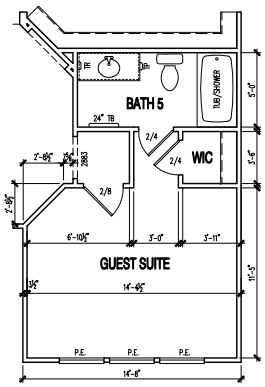
PLAN NAME
WOODFIELD

MPS PLAN NUMBER
2145.200

LAWSON PLAN ID
49092

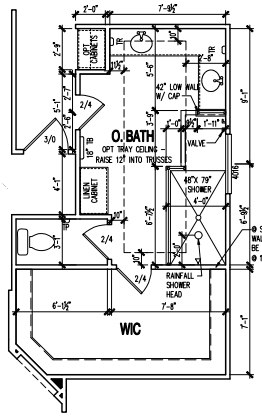
LEGACY PLAN NUMBER / NAME
same as current

SHEET
0.0



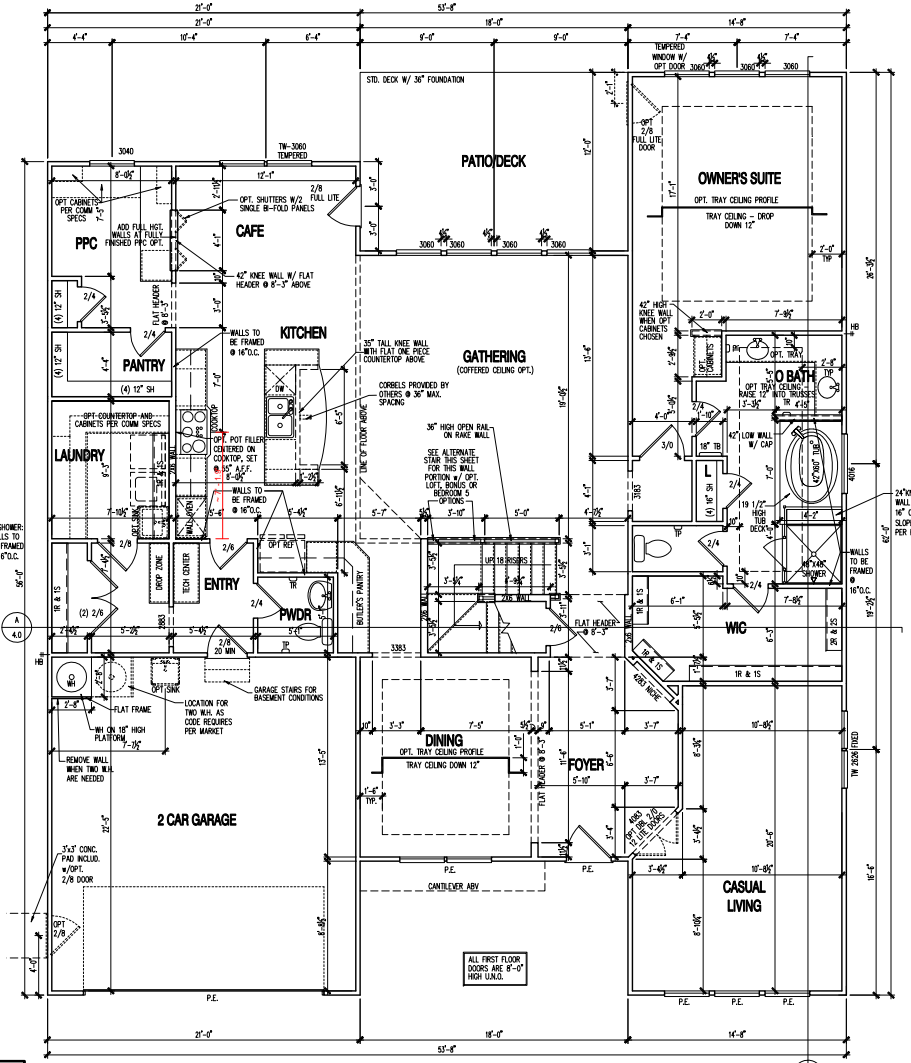
OPT. GUEST SUITE ILO CASUAL LIVING

SCALE :1/4" = 1'-0"



OPT. OWNER'S BATH 6

SCALE :1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

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The WOODFIELD VERSION 3.0
FIRST FLOOR PLAN

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

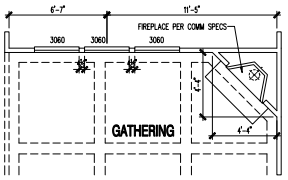
SPECIFICATION LEVEL
P1, P2

PLAN NAME
WOODFIELD
NPC PLAN NUMBER
2145.200
LARSON PLAN ID
49092
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 23, 2018 / Larry Bates / 2145-L-PLAN.DWG



OPT. CORNER FIREPLACE

SCALE :1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
FIRST FLOOR PLAN
-OPTIONS

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
WOODFIELD

MPC PLAN NUMBER
2145.200

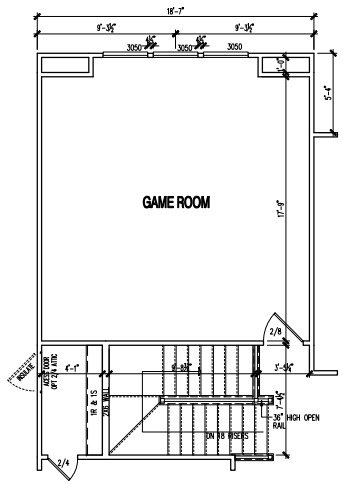
LAWSON PLAN ID
49092

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1.1

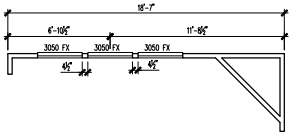
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 6, 2016 / Maryanne Wilson / 2145-1-PLAN.DWG



OPT GAME ROOM ILO 2 STORY GATHERING

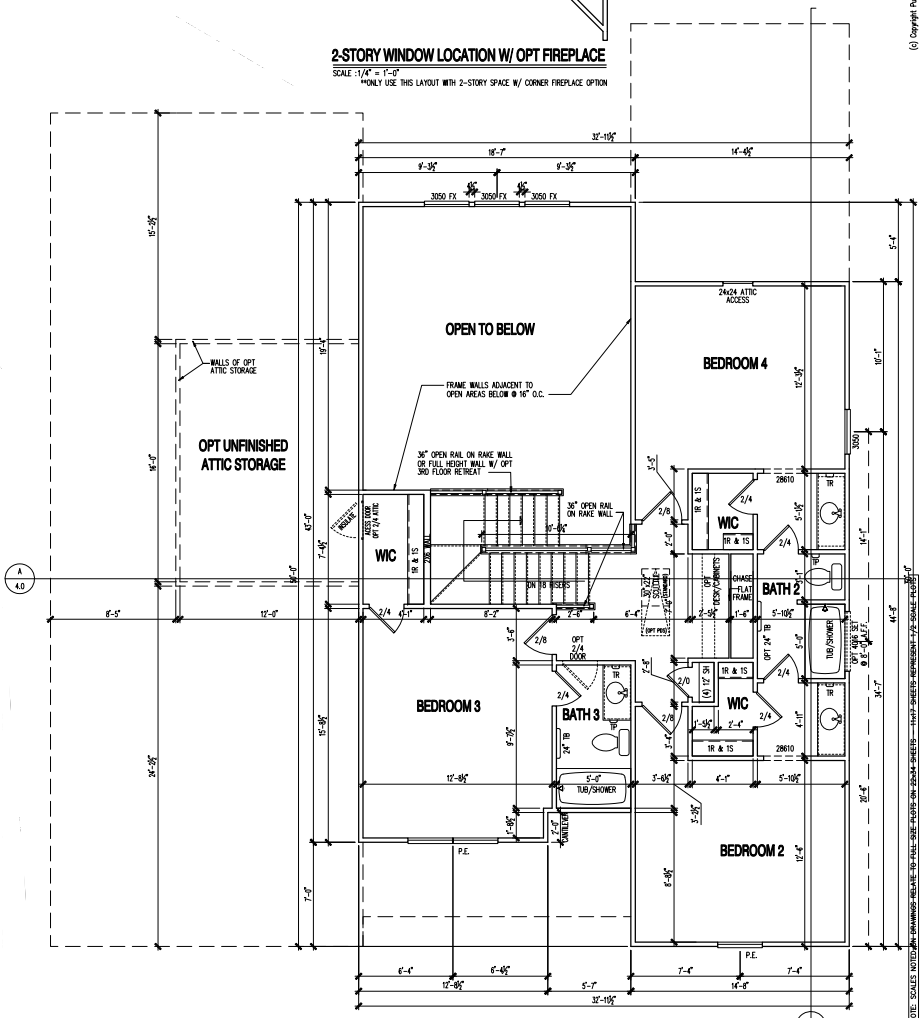
SCALE :1/4" = 1'-0"



2-STORY WINDOW LOCATION W/ OPT FIREPLACE

SCALE :1/4" = 1'-0"

*ONLY USE THIS LAYOUT WITH 2-STORY SPACE W/ CORNER FIREPLACE OPTION



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

TARAMORE
LOT 190
GARAGE RIGHT

PLOTTED: September 26, 2017 / John Dickinson / 2145-L-PLAN.DWG

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The WOODFIELD VERSION 3.0
SECOND FLOOR PLAN

PRODUCTION MANAGER
VR
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -

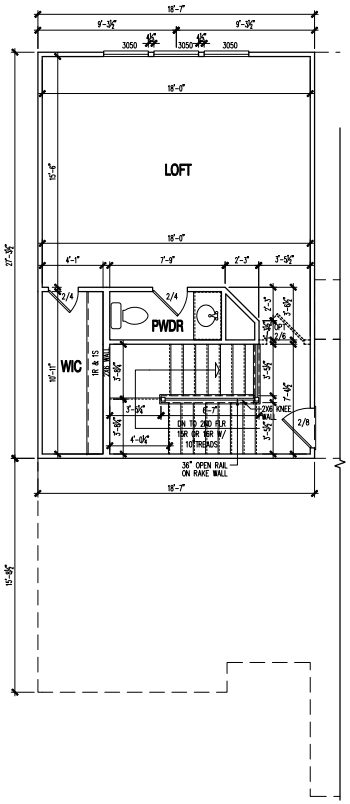
GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 2.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS. HALF SHEETS REPRESENT 1/2 SCALE PLOTS



LOFT @ 3RD FLOOR

SCALE :1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
THIRD FLOOR PLAN

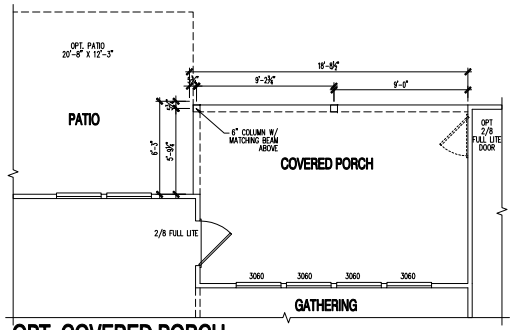
PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
MPC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 2.3

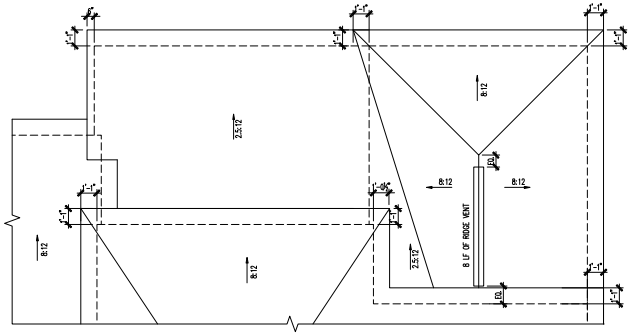
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 7, 2016 / John DeLancey / 2145-L-PLANS



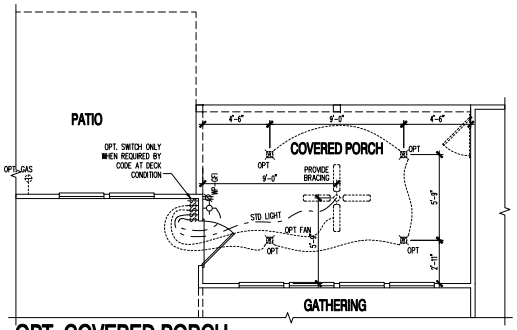
OPT. COVERED PORCH FLOOR PLAN

SCALE : 1/4" = 1'-0"



OPT. COVERED PORCH ROOF PLAN

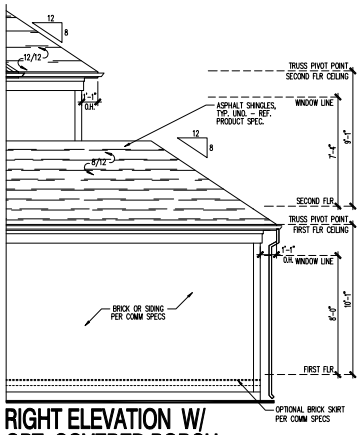
SCALE : 1/4" = 1'-0"



OPT. COVERED PORCH ELECTRICAL PLAN

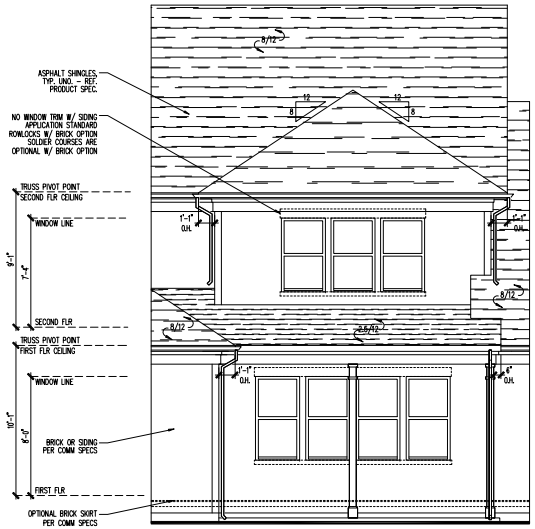
SCALE : 1/4" = 1'-0"

TARAMORE LOT 190 GARAGE RIGHT



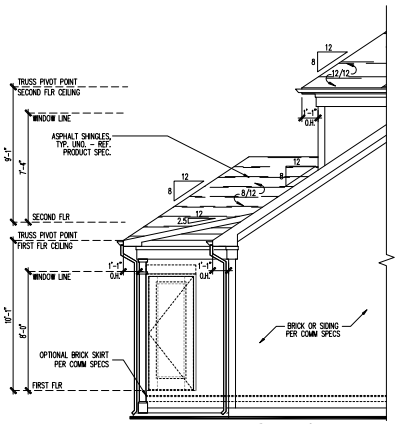
RIGHT ELEVATION W/ OPT. COVERED PORCH

SCALE : 1/4" = 1'-0"



REAR ELEVATION W/ OPT. COVERED PORCH

SCALE : 1/4" = 1'-0"



LEFT ELEVATION W/ OPT. COVERED PORCH

SCALE : 1/4" = 1'-0"

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The WOODFIELD VERSION 3.0
OPTIONAL COVERED PORCH

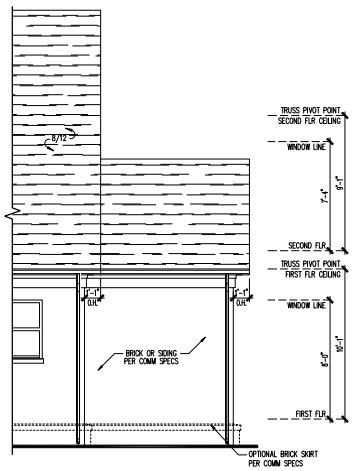
PRODUCTION MANAGER
VR
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
MPC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 2.4

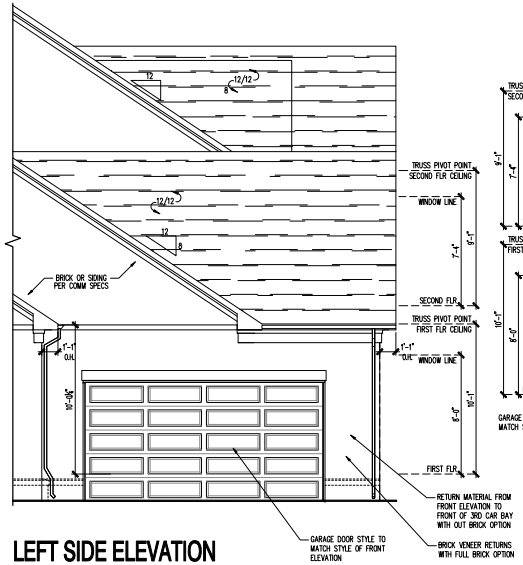
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 24, 2018 / Larry Bates / 2145-L-OPTIONS.dwg



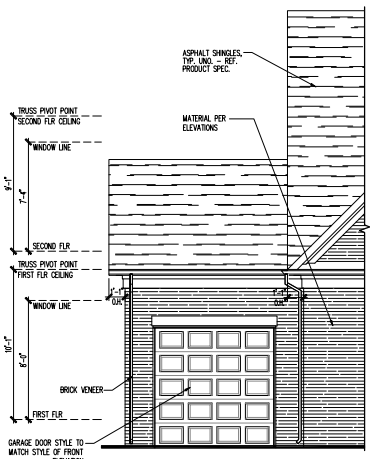
REAR ELEVATION
3 CAR GARAGE

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION
3 CAR GARAGE

SCALE : 1/4" = 1'-0"



FRONT ELEVATION
3 CAR GARAGE

SCALE : 1/4" = 1'-0"

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE
EAVE / CORNICE VENTS PER IRC R806.2

OPTIONAL 3-CAR GARAGE 252 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 0.84 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

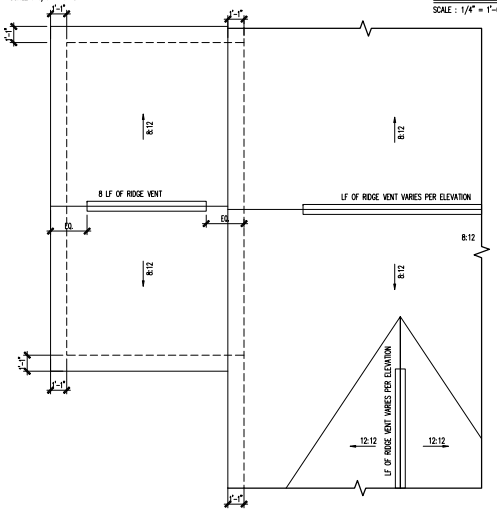
0.84 SQ FT x 50 % =0.4205Q FT RIDGE, 0.84 SQ FT x 50 % =0.4205Q FT SOFFIT

RIDGE VENT — OR W/ HIP, BOX VENT
0.420 SQ FT = 3.4 FEET OF RIDGE VENT — 0.420 SQ FT = 1.2 BOX VENT(S)
0.125 SQ FT — 0.3472SQ FT

SOFFIT VENT
0.420 SQ FT = 6.7 FEET OF SOFFIT VENT
0.0625 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

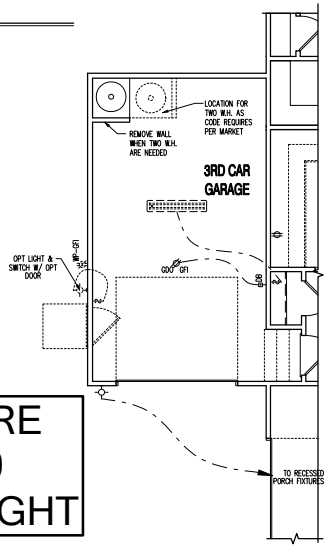
TRUSS PIVOT POINT



PARTIAL ROOF PLAN
3 CAR GARAGE

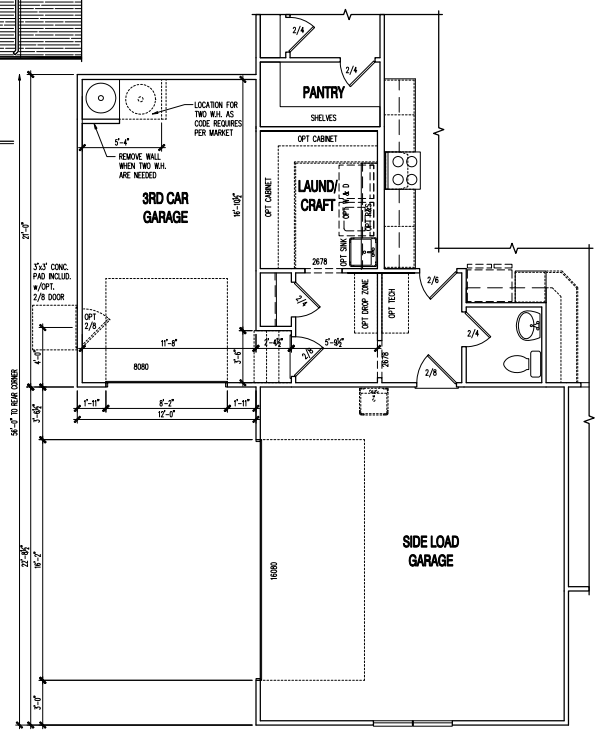
SCALE : 1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT



PARTIAL FIRST FLOOR ELECTRICAL PLAN
3 CAR GARAGE

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN
SIDE ENTRY 3 CAR GARAGE

SCALE : 1/4" = 1'-0"

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The WOODFIELD VERSION 3.0
OPTIONAL GARAGE ATTIC LIVING

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

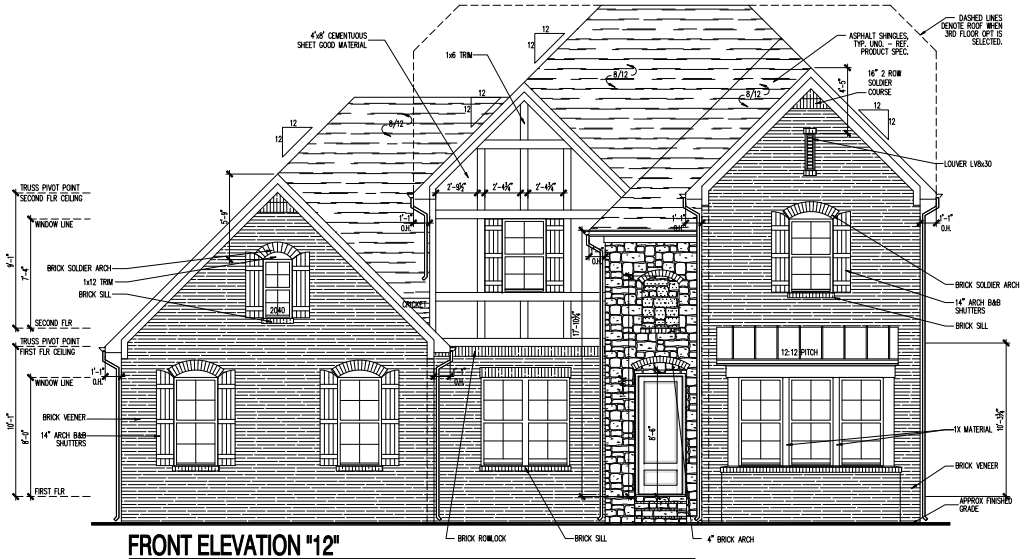
REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
MFC PLAN NUMBER: 2145.200
LARSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 2.9

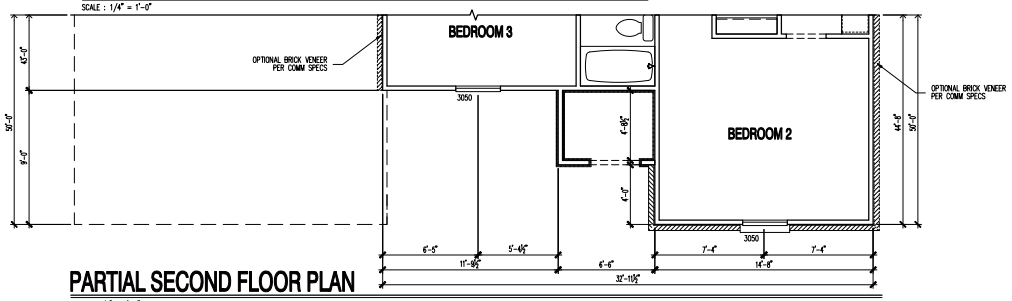
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 7, 2016 / John DeLancey / 2145-1-OPTIONLIVING



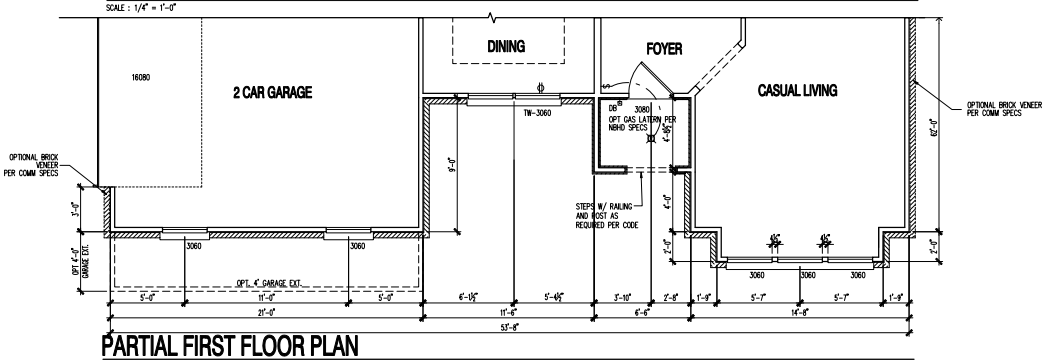
FRONT ELEVATION "12"

SCALE : 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

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Pulte Homes

The WOODFIELD VERSION 3.0
FRONT ELEVATION "12"
SIDE ENTRY GARAGE

PRODUCTION MANAGER
VR
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: 1

GARAGE HANDING: GARAGE LEFT

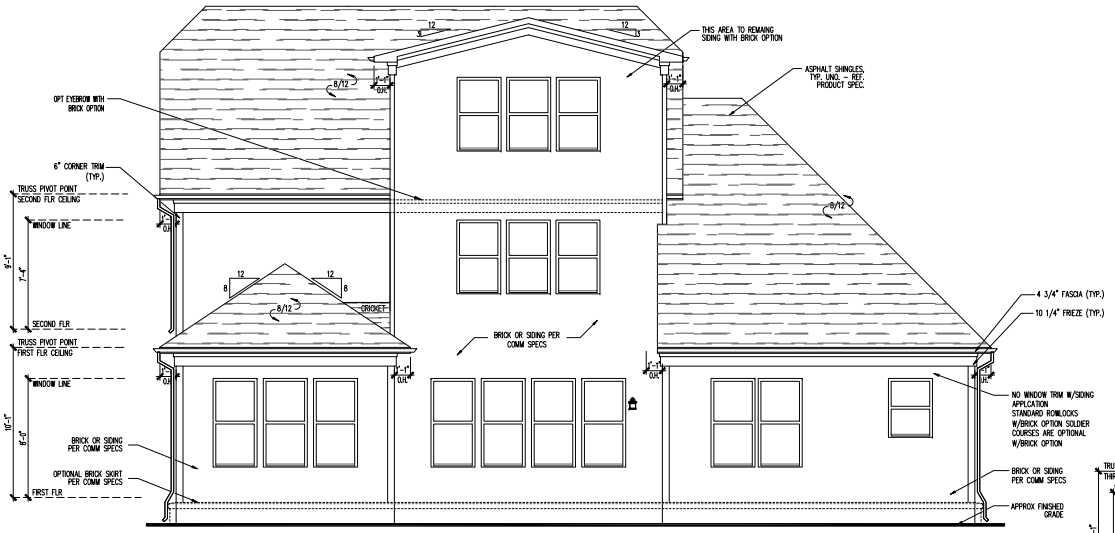
SPECIFICATION LEVEL: P1, P2

PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 3.12

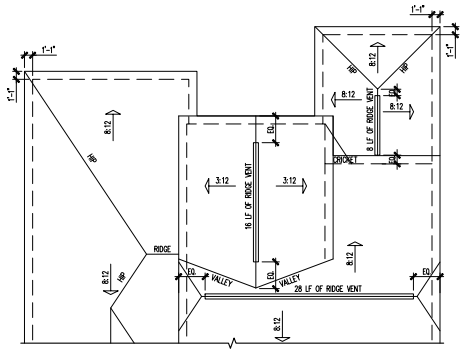
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 42X34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: August 7, 2018 / John Dickerson / 2145-11-ELEVATION.dwg



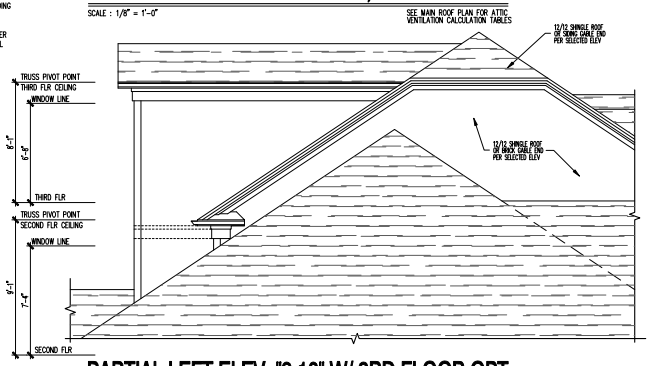
REAR ELEVATION "9,10" W/ OPT THIRD FLOOR

SCALE : 1/4" = 1'-0"

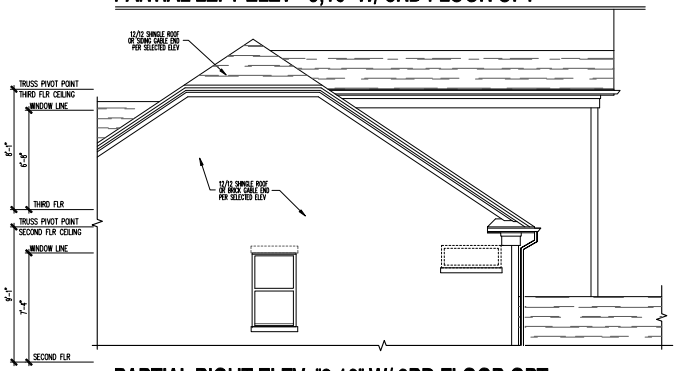


PARTIAL ROOF PLAN - ELEV. "9,10"

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



PARTIAL LEFT ELEV "9,10" W/ 3RD FLOOR OPT



PARTIAL RIGHT ELEV "9,10" W/ 3RD FLOOR OPT

TARAMORE
LOT 190
GARAGE RIGHT

PLOTTED: November 20, 2015 / Mark Mortimore / 2456-L-ELEVATION.DWG

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Pulte Optimal

The WOODFIELD VERSION 3.0
REAR ELEVATIONS "5,6,7,8" AND ROOF PLAN
FRONT ENTRY GARAGE

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
--

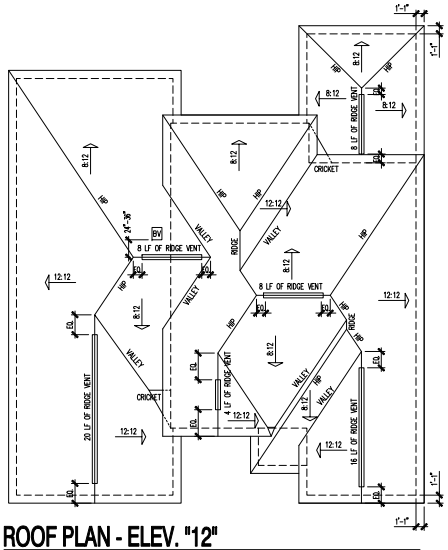
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
WOODFIELD
MFC PLAN NUMBER
2145.200
LAWSON PLAN ID
49092
LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.R.4

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



ROOF PLAN - ELEV. "12"

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

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "12" MAIN ROOF — 1432 SQ FT UNDER ROOF ATTIC / 300 SQ FT / 1 SQ FT = 4.77 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

4.77 SQ FT x 50 % = 2.387 SQ FT RIDGE, 4.77 SQ FT x 50 % = 2.387 SQ FT SOFFIT

RIDGE VENT		OR W/ HIP, BOX VENT	
2.387 SQ FT	= 19.1 FEET OF RIDGE VENT	2.387 SQ FT	= 6.9 BOX VENT(S)
0.125 SQ FT		0.3472 SQ FT	

SOFFIT VENT
2.387 SQ FT = 38.2 FEET OF SOFFIT VENT
0.0625 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

OWNER'S SUITE ROOF — 253 SQ FT UNDER ROOF ATTIC / 300 SQ FT / 1 SQ FT = 0.84 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

0.84 SQ FT x 50 % = 0.422 SQ FT RIDGE, 0.84 SQ FT x 50 % = 0.422 SQ FT SOFFIT

RIDGE VENT		OR W/ HIP, BOX VENT	
0.422 SQ FT	= 3.4 FEET OF RIDGE VENT	0.422 SQ FT	= 1.2 BOX VENT(S)
0.125 SQ FT		0.3472 SQ FT	

SOFFIT VENT
0.422 SQ FT = 6.7 FEET OF SOFFIT VENT
0.0625 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

GARAGE/KITCHEN ROOF — 1165 SQ FT UNDER ROOF ATTIC / 300 SQ FT / 1 SQ FT = 3.88 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

3.88 SQ FT x 50 % = 1.942 SQ FT RIDGE, 3.88 SQ FT x 50 % = 1.942 SQ FT SOFFIT

RIDGE VENT		OR W/ HIP, BOX VENT	
1.942 SQ FT	= 15.5 FEET OF RIDGE VENT	1.942 SQ FT	= 5.6 BOX VENT(S)
0.125 SQ FT		0.3472 SQ FT	

SOFFIT VENT
1.942 SQ FT = 31.1 FEET OF SOFFIT VENT
0.0625 SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

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LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
ROOF PLANS ELEVATIONS "11-13"
FRONT ENTRY GARAGE

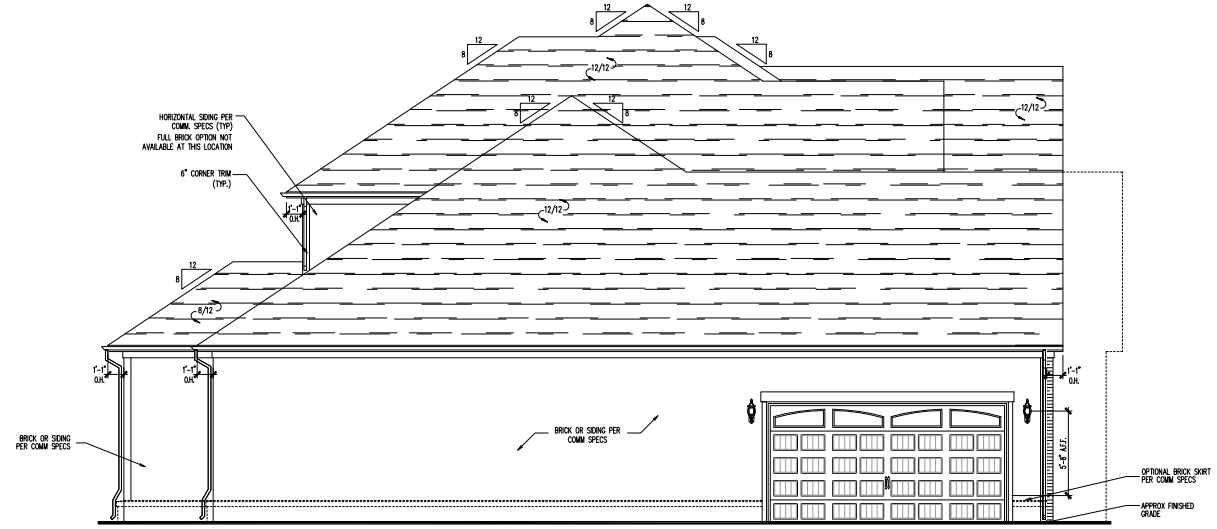
PRODUCTION MANAGER
VR
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LARSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 3.R.8

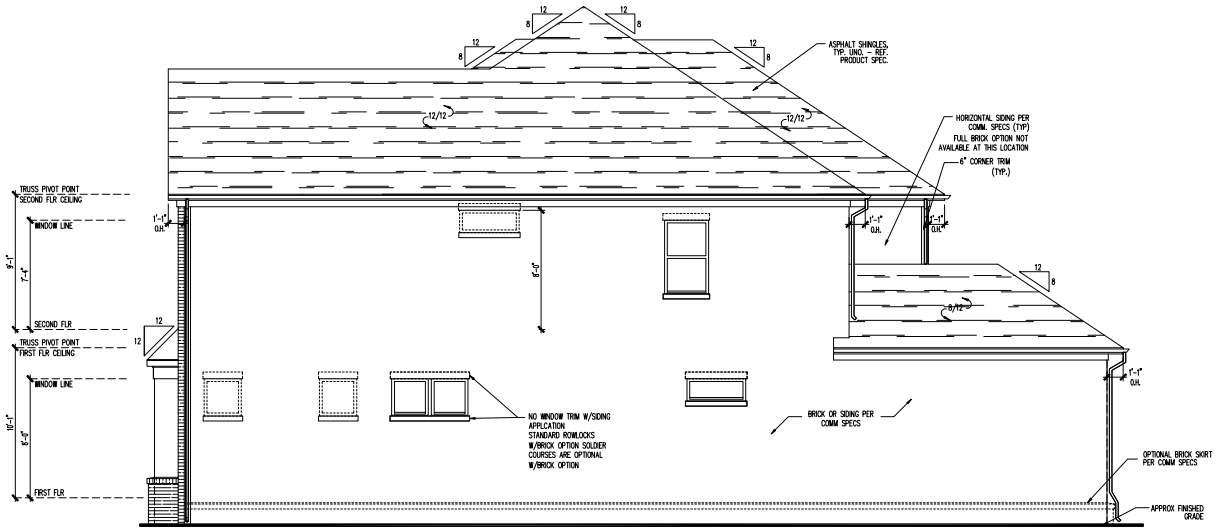
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: February 9, 2018 / John DeLancey / 2145-_ELEVATIONS.DWG



LEFT SIDE ELEVATION "12"

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION "12"

SCALE : 1/4" = 1'-0"

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LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
SIDE ELEVATIONS "13"
SIDE ENTRY GARAGE

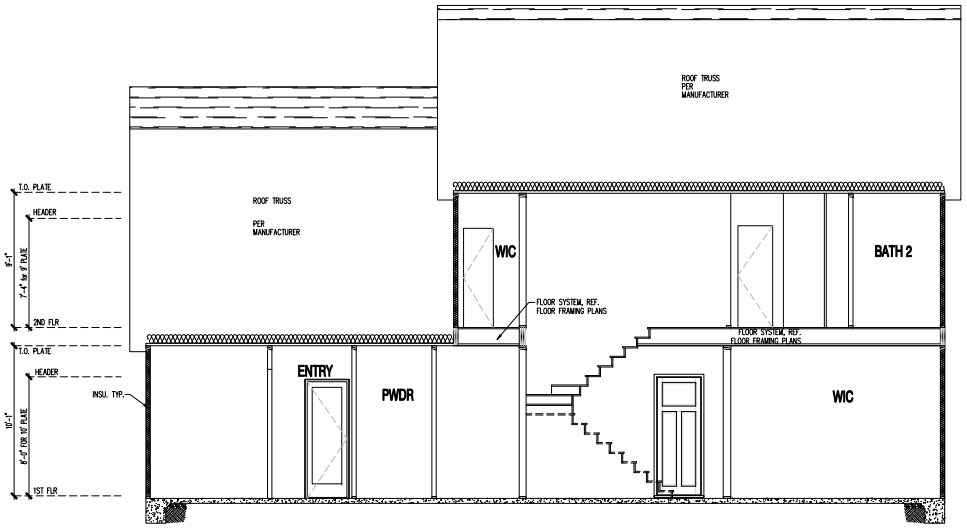
PRODUCTION MANAGER
VR
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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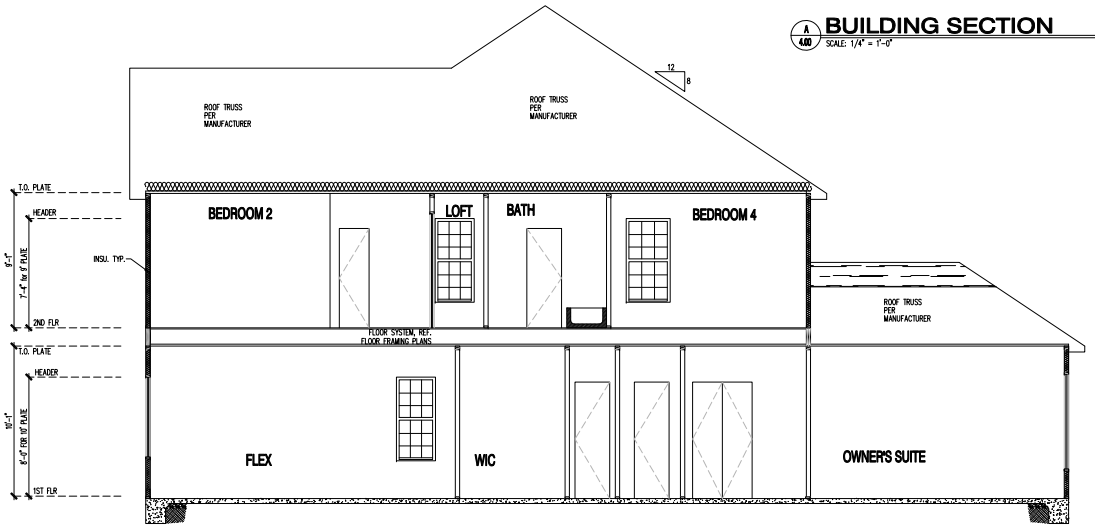
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -
GARAGE HANGING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LARSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 3.S.12

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: September 11, 2018 / John DeLarson / 2145-L-ELEVATION.DWG



A 4.00 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



B 4.00 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"

NOTE: ALL 6'-8" INTERIOR DOORS AND INTERIOR OPENINGS CHANGE TO 8'-0" WITH A MAIN FLOOR 10'-0" CEILING HEIGHT.

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LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
BUILDING SECTION
1

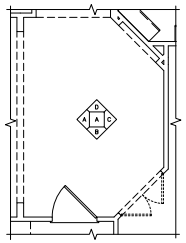
PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
MFC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 4.0

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 6, 2016 / Maryanne Wilcox / 2145-L-PLAN.dwg



FOYER PLAN

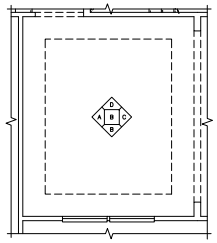
SCALE : 1/4" = 1'-0"



A-A A-B A-C A-D

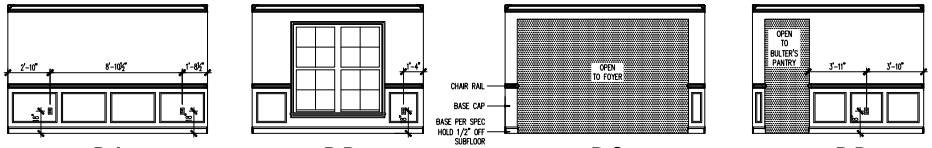
FOYER ELEVATIONS

SCALE : 1/4" = 1'-0"



DINING PLAN

SCALE : 1/4" = 1'-0"

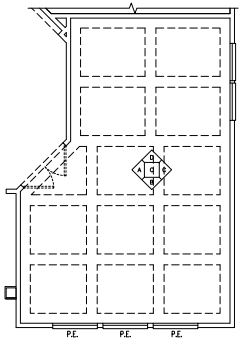


B-A B-B B-C B-D

DINING ELEVATIONS

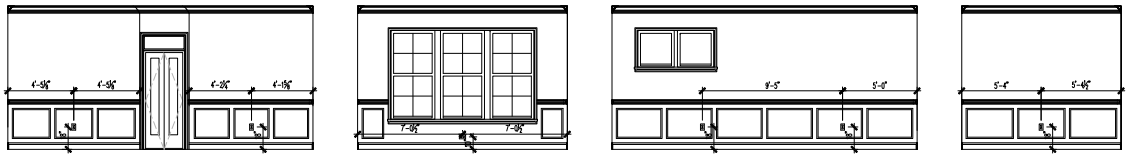
SCALE : 1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT



LIBRARY PLAN

SCALE : 1/4" = 1'-0"



C-A C-B C-C C-D

LIBRARY ELEVATIONS

SCALE : 1/4" = 1'-0"

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The WOODFIELD VERSION 3.0
INTERIOR ELEVATIONS AND DETAILS

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --

GARAGE HANDING: GARAGE LEFT

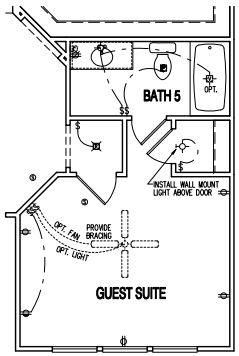
SPECIFICATION LEVEL: P1, P2

PLAN NAME: WOODFIELD
MPC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 4.1

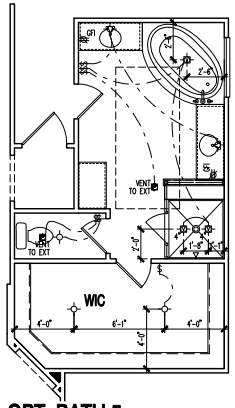
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 6, 2016 / Maryanne Wilcox / 2145-L1-PLAN.dwg



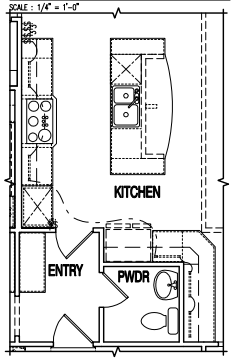
OPT. GUEST SUITE

SCALE : 1/4" = 1'-0"



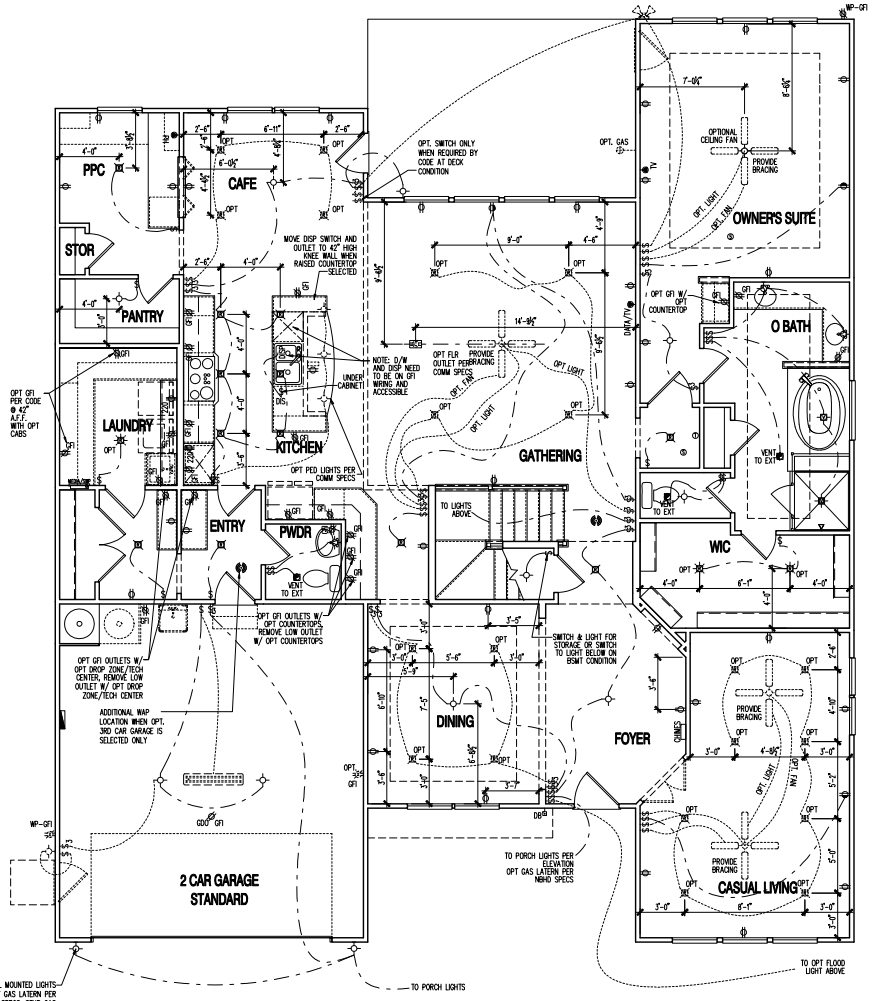
OPT. BATH 5

SCALE : 1/4" = 1'-0"



OPT. UNDER CABINET LIGHTING

SCALE : 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- CONVENIENCE OUTLET – GFI
- CONVENIENCE OUTLET– WATER PROOF– GFI
- APPLIANCE OUTLET – 220
- GARAGE DOOR OPENER
- FLOOR OUTLET
- PHONE OUTLETS
- TV/DATA OUTLETS
- DATA OUTLETS
- SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DISPOSAL SWITCH – SET 45" A.F.F.
- DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TCG–10 BULB COUNT	
ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

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LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN

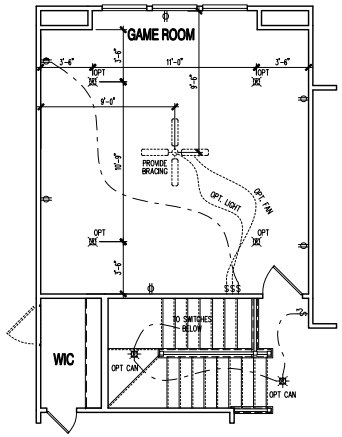
PRODUCTION MANAGER
VP, CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LARSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 5.1

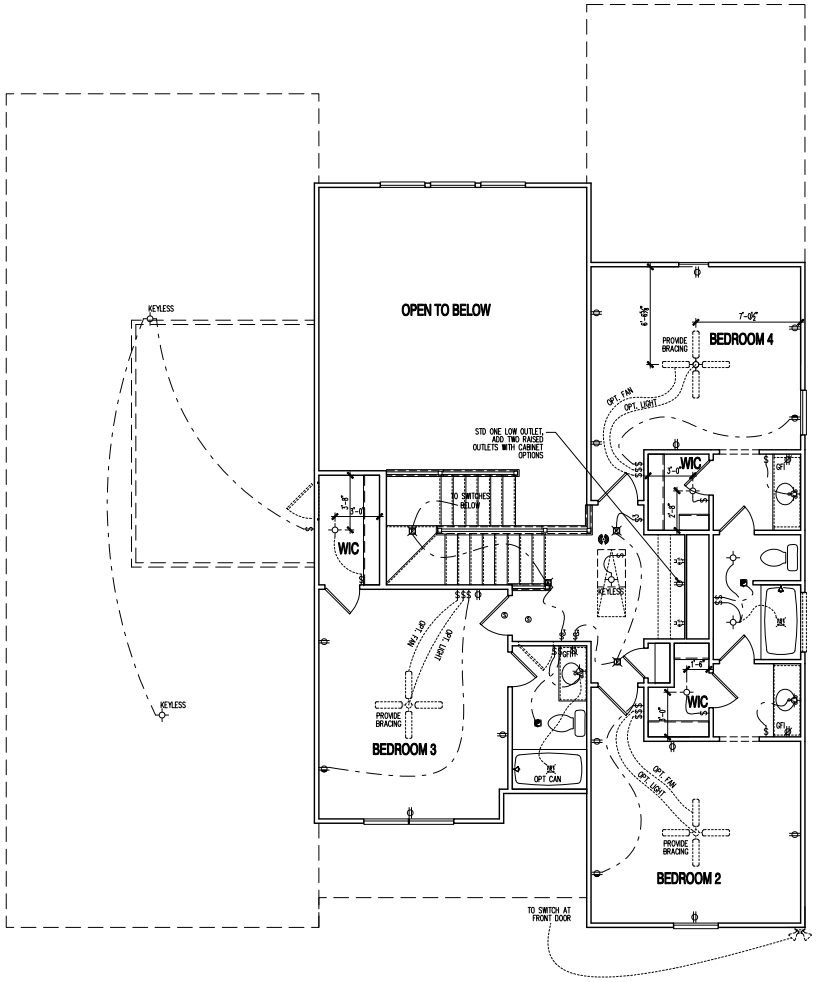
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 24, 2018 / Larry Baker / 2145-1-ELECTRICAL.DWG



OPT BONUS ROOM

SCALE : 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP-GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PHONE OUTLETS
- TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TCG–10 BULB COUNT	
ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

TARAMORE
LOT 190
GARAGE RIGHT

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The WOODFIELD VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
VP, CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –

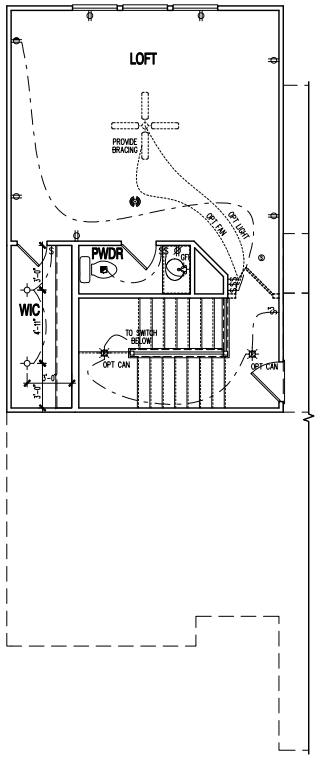
GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LARSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.2

PLOTTED: May 24, 2018 / Larry Bates / 2145-1-ELECTRICAL.DWG



LOFT @ 3RD FLOOR RETREAT

SCALE :1/4" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI – CONVENIENCE OUTLET – GFI
- WP–GFI – CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 – APPLIANCE OUTLET – 220
- GDO – GARAGE DOOR OPENER
- FLOOR OUTLET
- PHONE OUTLETS
- TV/DATA OUTLETS
- DATA – DATA OUTLETS
- 3 4 – SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS – DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB – DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES – DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TCG–10 BULB COUNT	
ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

The WOODFIELD VERSION 3.0
THIRD FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

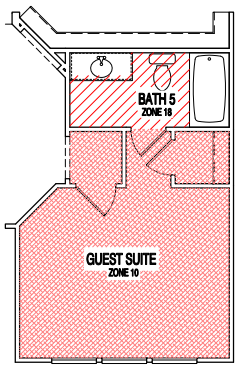
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LARSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.3

PLOTTED: Nov 24, 2018 / Larry Bolton / 2145-1-ELECTRICAL.DWG

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1'
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALT. LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'

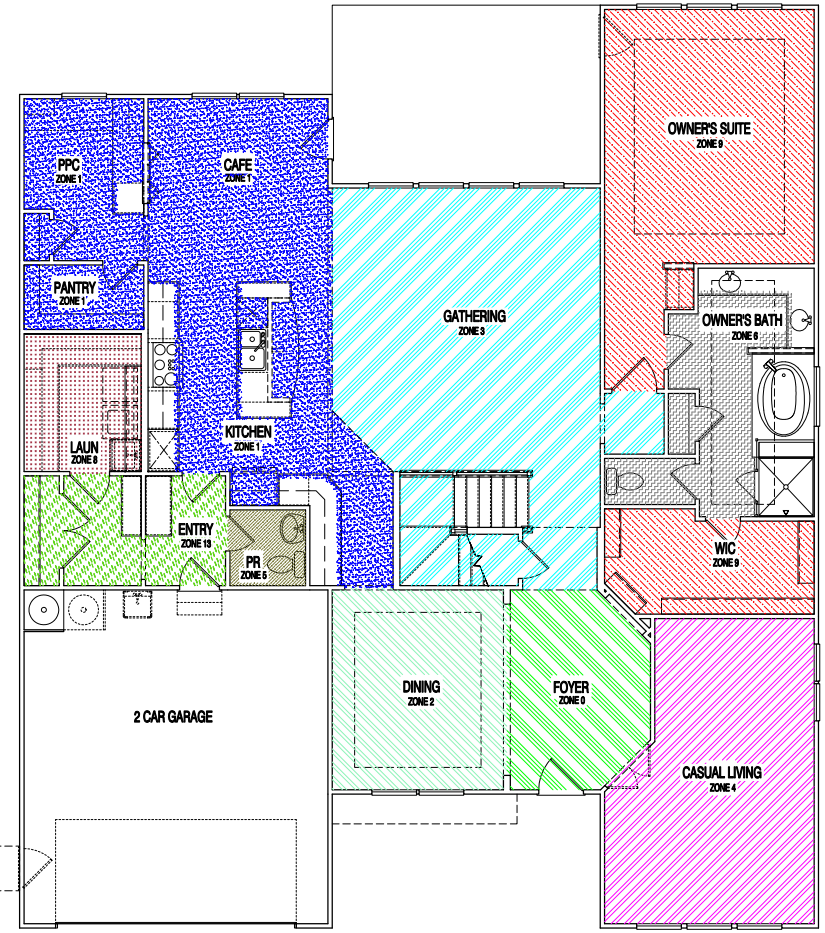
TARAMORE
LOT 190
GARAGE RIGHT



OPT. GUEST SUITE ILO CASUAL LIVING

SCALE : 3/16" = 1'-0"

GUEST SUITE	196 SQ. FT
BATH 5	34 SQ. FT



FOYER	117 SQ. FT
CASUAL LIVING	256 SQ. FT
DEN W/ ALT WIC	168 SQ. FT
DINING	157 SQ. FT
GATHERING	433 SQ. FT
KITCHEN, CAFE	335 SQ. FT
OWNER'S SUITE	281 SQ. FT
OWNER'S WIC	91 SQ. FT
OWNER'S BATH	103 SQ. FT
POWDER ROOM	26 SQ. FT
ENTRY	87 SQ. FT
LAUNDRY	73 SQ. FT
PPC	84 SQ. FT
BATH 5	34 SQ. FT

FIRST FLOOR ZONES

SCALE : 3/16" = 1'-0"

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PULTE

The WOODFIELD VERSION 3.0
FIRST FLOOR
FLOORING ZONES

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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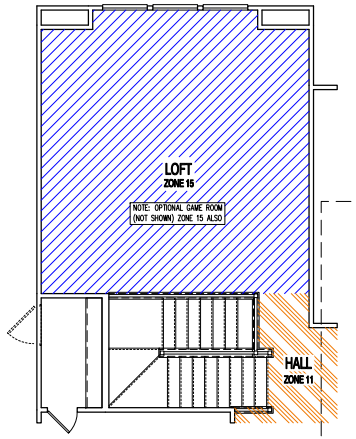
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
NPC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 8.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 4, 2016 / Morgana Velasco / 2145-L-ZONE.DWG

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALT. LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'

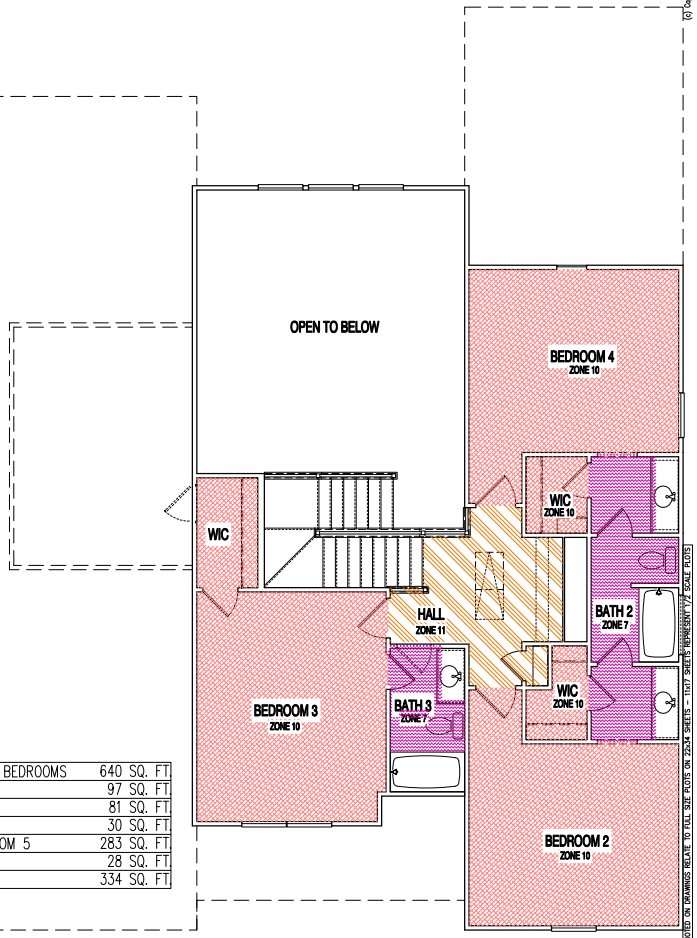
TARAMORE
LOT 190
GARAGE RIGHT



OPT. LOFT ILO 2 STORY GATHERING

SCALE : 3/16" = 1'-0"

HALL	112 SQ. FT
LOFT	334 SQ. FT



SECONDARY BEDROOMS	640 SQ. FT
HALL	97 SQ. FT
BATH 2	81 SQ. FT
BATH 3	30 SQ. FT
OPT. BEDROOM 5	283 SQ. FT
BATH 4	28 SQ. FT
LOFT	334 SQ. FT

SECOND FLOOR ZONES

SCALE : 3/16" = 1'-0"

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PULTE HOMES

The WOODFIELD VERSION 3.0
SECOND FLOOR
FLOORING ZONES

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
WOODFIELD

NPC PLAN NUMBER
2145.200

LAWSON PLAN ID
49092

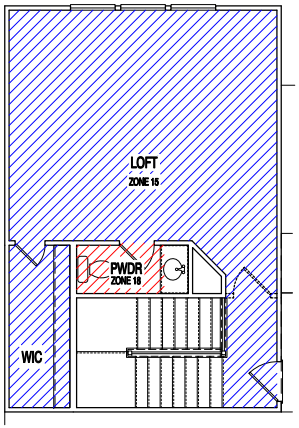
LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.2

PLOTTED: Nov 4, 2016 / Morgana Wilson / 2145-L-ZONE.dwg

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALT. LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'

LOFT	366 SQ. FT.
BEDROOM	350 SQ. FT.
BATH 7	28 SQ. FT.
PWDR	19 SQ. FT.



LOFT @ 3RD FLOOR

SCALE : 3/16" = 1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

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The WOODFIELD VERSION 3.0
THIRD FLOOR
FLOORING ZONES

PRODUCTION MANAGER
VP
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: WOODFIELD
MFC PLAN NUMBER: 2145.200
LAWSON PLAN ID: 49092
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 8.3

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 6, 2016 / Maryanne Wilson / 2145-L-ZONE.dwg

A. GENERAL:

1. WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC). WHERE MORE STRINGENT CODES ARE ADOPTED, THEY SHALL GOVERN THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. NOTES ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL GENERAL NOTES ON THIS SHEET.
3. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL, ELECTRICAL PLUMBING AND MECHANICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, SIZES AND CONDITIONS, INCLUDING WINDOWS, DOORS, WALLS, CONCRETE CURBS, PITS, DRAINS, TRENCHES, FLOOR AND ROOF SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, FLOOR AND ROOF OPENINGS, STAIRS, PIPE AND DUCT RUNS, SLEEVES AND HANGERS, ELECTRICAL, CONDUITS AND OUTLETS, ITEMS EMBEDDED OR ATTACHED TO STRUCTURAL MEMBERS, EQUIPMENT, BASES AND ANCHORAGE, ETC.
4. ASTM SPECIFICATIONS INDICATED SHALL BE THE LATEST EDITIONS OF THE STANDARDS, UNLESS NOTED OTHERWISE.
5. ALTERNATE NAILING, PASLODE FASTENERS MAY BE USED ON SIMPSON HARDWARE. REFER TO SIMPSON TECHNICAL BULLETIN T-POSITIVEIOB: POSITIVE PLACEMENT NAIL APPLICATIONS WITH PASLODE FASTENERS.

B. DESIGN CRITERIA:

1. DESIGN LOADS:
   - ROOF DEAD LOADS:
     - METAL ROOF TC DEAD LOADS ..... 10.0 PSF
     - SHINGLE ROOF TC DEAD LOADS ..... 10.0 PSF
     - TILE ROOF TC DEAD LOADS ..... 15.0 PSF
     - ROOF BC DEAD LOADS ..... 10.0 PSF
   - ROOF LIVE LOADS ..... 20.0 PSF (REDUCIBLE)
   - SNOW LOADS ..... 15.0 PSF
   - FLOOR DEAD LOADS ..... 15.0 PSF
   - FLOOR LIVE LOADS ..... 40.0 PSF (REDUCIBLE)
   - BALCONY DEAD LOAD ..... 15.0 PSF
   - BALCONY LIVE LOAD ..... 60.0 PSF
   - EXTERIOR NO WALL ..... 18.0 PSF
   - INTERIOR NO WALL ..... 7.0 PSF
   - STAIRS/LANDING ..... 40.0 PSF
   - WIND SPEED PER IRC 2012 ..... 90 MPH (ASD)
   - WIND SPEED PER ASCE7-10 ..... 116 MPH (LRFD)
   - BUILDING IMPORTANCE FACTOR I=1.0
   - INTERNAL PRESSURE COEFFICIENT +/- 0.18 (FULLY ENCLOSED STRUCTURE)
   - BUILDING CATEGORY II
   - EXPOSURE "B"
   - SEISMIC DESIGN CATEGORY C

C. FOUNDATION:

1. FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF, IS PRESENT PRIOR TO FOOTING PLACEMENT.
2. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.
3. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND THE 2012 IRC.
4. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS PER GEOTECHNICAL REPORT. FLOODING WILL NOT BE PERMITTED.
5. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER, ALL JOINTS TO BE LAPPED MIN. 12" AND SEALED.

D. CONCRETE:

1. CONCRETE SHALL CONFORM TO THE "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. DESIGN BASED ON 3000 PSI, 28-DAY STRENGTH, UNLESS OTHERWISE NOTED.
3. PROTECTION COVER (CLEAR) SHALL BE AS FOLLOWS (U.N.O.):
   - 3.1. CONCRETE PLACED DIRECTLY AGAINST EARTH – 3 INCHES CLEAR
   - 3.2. STRUCTURAL SLABS ON GROUND – 1 1/2 INCHES CLEAR
   - 3.3. FORMED CONCRETE WITH EARTH BACK FILL – 2 INCHES CLEAR
4. ALL REINFORCING BARS, ANCHOR BOLTS, MUDSILL ANCHORS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
5. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
6. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 309, AND 318.

C. WOOD FRAMING:

1. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2001 EDITION OF THE NDS SUPPLEMENT TABLES 4A, 4D AND 5A.
2. ALL FRAMING LUMBER USED FOR EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE CONSTRUCTION GRADE NUMBER 2 OR BETTER. LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE SOUTHERN PINE PRESSURE TREATED. SPRUCE PINE FIR GROUP IS ACCEPTABLE FOR NON-BEARING INTERIOR PARTITIONS.
   - 2.1 ALL BEARING WALLS SHALL USE GRADE NO. 2 OR BETTER FOR STUDS AND POSTS.
   - 2.2 ALL PLATES AND NON-BEARING COMPONENTS SHALL USE GRADE NO. 3 OR BETTER.
3. ENGINEERED LUMBER, SHALL BE I-LEVEL PRODUCTS OR EQUAL, TYP., SIZE PER PLANS, MULTIPLE PLIES TO BE NAILED AS PER DETAIL.
   - 3.1.1. WOOD STUDS FOR LOAD BEARING WALLS SHALL BE 16" ON CENTER AND WOOD STUDS FOR NON-LOAD BEARING WALLS SHALL BE 24" ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS. STUD SIZE AS NOTED ON PLANS. Fb = 1,200 psi UNLESS NOTED OTHERWISE.
   - 3.1.2. MINIMUM ENGINEERED LUMBER VALUES:
     - LVL BEAMS: E = 1,900*10^6 PSI, Fb = 2600 PSI, FC = 750 PSI, FCLL = 2590 PSI, FV = 285 PSI
     - LSL BEAMS/COLUMNS: E = 1,300*10^6 PSI, FB = 1700 PSI, FC = 680 PSI, FCLL = 1400 PSI, FV = 400 PSI
     - PSL COLUMNS: E = 2,000*10^6 PSI, FB = 2900 PSI, FC = 750 PSI, FCLL = 2900 PSI, FV = 290 PSI
4. UNLESS NOTED OTHERWISE, PROVIDE MINIMUM NAILING PER TYP. SHEATHING DETAIL IN THESE DOCUMENTS OR LOCAL CODE WHEN REQUIRED
6. BEARING WALL FRAMING:
   - 6.1 ALL FRAMING 2x4 @ 16 O.C. U.N.O.
   - 6.1.1. FOR 2x4 STUD WALL PROVIDE: (1) 2x4 KING STUD AND (1) 2x4 TRIMMER AT EACH END OF HEADERS, UNLESS NOTED OTHERWISE.
   - 6.1.2. FOR 2x6 STUD WALL PROVIDE: (1) 2x6 KING STUD AND (1) 2x6 TRIMMER AT EACH END OF HEADER, UNLESS NOTED OTHERWISE.
   - 6.1.3. ADD DOUBLE 2X STUDS UNDER BEARING POINTS OF GIRDER TRUSSES OR BEAMS, UNLESS NOTED OTHERWISE. AT MULTIPLE 2X STUDS OR TRIMMERS, USE FACE NAIL 16d COL AT 8" O.C. FOR EACH, UNLESS NOTED OTHERWISE.
   - 6.1.4. SEE FRAMING PLAN FOR DOUBLE TOP PLATE SPLICE CONDITIONS. A 2X6 MAY BE RIPPED DOWN TO A 2X4 AT POINTS WHERE THE TOP PLATE CHANGES FROM 2X4 TO 2X6 IN LIEU OF ANY CONNECTING STRAP CALLED OUT ON PLAN.
7. BRACED WALL FRAMING SHALL BE CONNECTED ACCORDING TO THE 2012 IRC.
8. ALL EXTERIOR WALLS ARE TO BE CONSIDERED BRACED WALLS U.N.O. NAIL AND BLOCK AS NECESSARY FOR BRACED WALLS.

ROOF RAFTER SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" O.C.	16" O.C.	12" O.C.
2x4	5'-6"	6'-5"	6'-11"
2x6	8'-8"	9'-11"	11'-0"
2x8	11'-6"	13'-2"	14'-6"
2x10	14'-8"	16'-10"	18'-6"
2x12	17'-11"	20'-4"	22'-7"

1. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
3. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
4. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.
5. RAFTERS SUPPORT 30PSF MAX LOAD w/ 12/12 SLOPE.

RIDGE BEAM SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAX SPAN
2x8	4'-0".
(2) 2x6 or 2x12	6'-0"
(2) 2x12	8'-0"

1) RIDGE BEAMS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2) RAFTER SPAN ON EITHER SIDE OF RIDGE BEAM MUST BE LESS THAN 11'-0".
3) NO CONCENTRATED LOADS OTHER THAN RAFTERS SHALL BE PLACED ON RIDGE BEAMS

H. PREFABRICATED WOOD TRUSSES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. PROVIDE BRACING AND BLOCKING PER HIB-91 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
7. TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS INCLUDING THE BRACING OF ALL CABLE TRUSS.

I. ANCHORAGE:

1. SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 7". USE 90° LONG ANCHOR BOLTS AT 2x PLATE UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE FULL BODY AND HAVE CUT THREADS OF NOMINAL DIAMETER WITH ROLLED THREADS. ANCHORS ARE ACSW/ASNE 89.5.2.1. SIMPSON MASH OR EQUAL MAY BE USED INSTEAD OF ANCHOR BOLTS. WALL SILL PLATE ANCHOR BOLTS OR SIMPSON MASH SHALL BE SPACED NOT MORE THAN 4' O.C. OR AS INDICATED.
2. 1/2" DIA. WEDGE-ALL ANCHOR W/ EMBED. DEPTH OF 2 1/4" MIN AND EDGE DISTANCE OF 5" MIN MAY REPLACE A 1/2" DIA. ANCHOR BOLT AT INTERIOR NON-SHEAR WALLS. INSTALL THE ANCHOR PER ICBO ER-3671.
3. PLACE A.B. AT 4" MIN AND 12" MAX FROM SILL PLATE END OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF THE PLATE, A MINIMUM OF 1 3/4" FROM CONCRETE EDGE, AND SPACED AT 48" O.C. MAX.
4. SILL PLATES SHALL BE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE (DOT) (NER 648) OR ANOTHER LOW CORROSIVE CHEMICAL TREATMENT.
5. DO NOT NOTCH OR BORE LARGE HOLE AT JOISTS, RAFTERS, BEAMS OR PLATES, UNLESS NOTED OTHERWISE. OBTAIN APPROVAL FROM ENGINEER FOR NOTCHES AND HOLES NOT DETAILED.
6. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN. USE STANDARD CUT WASHERS UNDER BOLT HEADS OR NUTS AGAINST WOOD.
7. CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL.

J. WOOD STRUCTURAL SHEATHING:

1. SEE STRUCTURAL DETAILS FOR SIZES AND TYPES OF SHEATHING.

K. FIELD REPAIR NOTES

1. MISSING OR MISPLACED ANCHOR BOLT OR MUDSILL ANCHOR (ALTERNATE BOLTING FOR WOOD SOLE PLATES).
   THIS NOTE IS TO DESCRIBE ALTERNATES TO ANCHOR BOLTS OR MUDSILL ANCHORS IN THE SLAB AND BEAM BEAM BUT DOES NOT APPLY AT STEP DOWN AND/OR CURB CONDITIONS.
   IF THE BOLT TO BE INSTALLED IN THE SLAB MEETS THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED BY THE MANUFACTURER, OR IS AT LEAST 7-3/4" FROM ANY EDGE FOR 5/8" BOLTS AND 5-3/4" FOR 1/2" AND 3/4" BOLTS, THEN A STANDARD EXPANSION BOLT EMBEDDED 5" MINIMUM AND THE SAME DIA. AS THE SPECIFIED ANCHOR BOLT MAY BE USED (SPACING FOR BOLTS AT WOOD SOLE PLATES SHALL BE REDUCED FROM 32" TO 24").
   NOTE: NON-ALLOWABLE LOADS BELOW.
   IF THE BOLT TO BE INSTALLED IN THE SLAB DOES NOT MEET THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED ABOVE OR IS TO REPLACE BOLTS SPECIFIED IN BOND BEAMS, THEN INSTALL AN ANCHOR W/SIMPSON TYPE "SET" EPOXY (ONLY) THE SAME SIZE AS THE ONE BEING REPLACE W/ A 6" MINIMUM EMBEDMENT (INSTALLED PER EPOXY MANUFACTURER)
   WHERE ALLOWED, THE MINIMUM REQUIREMENTS FOR EXPANSION TYPE BOLTS ATTACHING WOOD SOLE PLATES TO BE 1800# ALLOWABLE TENSION FOR 5/8" BOLTS AND 1200# ALLOWABLE TENSION FOR 3/4" BOLTS. IF NOT PER PLAN, ANCHORS FOR HEAVY HOLDOWNS SHALL HAVE AN ALLOWABLE TENSION LOAD EQUAL TO OR GRATER THAN ALLOWABLE LOAD OF THE HOLDOWN.
   NOTE: SLEEVE ANCHORS ARE NOT ALLOWED.

ABBREVIATIONS:

- A. PLYWD = PLYWOOD
- B. OSB = ORIENTED STRAND BOARD
- C. NAILING:
- C.A. 5d = COMMON NAIL
- C.B. 8d = COMMON NAIL
- C.C. 10d = COMMON NAIL
- C.D. 16d = 0.135" x 3 1/2" GUN NAIL
- C.E. EN = EDGE NAILING
- C.F. FN = FIELD NAILING
- C.G. SN = SIDE NAILING
- C.H. BN = BOUNDARY NAILING
- C.I. BF = BOUNDARY FASTENING
- D. AB = ANCHOR BOLT
- E. CMU= CONCRETE MASONRY UNIT
- F. DIA = DIAMETER
- G. DTL = DETAIL
- H. FDN = FOUNDATION
- I. MAX = MAXIMUM
- J. MIN = MINIMUM
- K. O.C. = ON CENTER
- L. SP = SOUTHERN PINE
- M. SPF = SPRUCE PINE FIR
- N. TYP = TYPICAL
- O. U.N.O. = UNLESS NOTED OTHERWISE
- P. W/ = WITH
- Q. WD = WOOD
- R. EE = EACH END
- S. HDR = HEADER
- T. J = OPENING JACK STUD
- U. K = OPENING KING STUD
- V. SIM = SIMILAR
- W. ATR = ALL THREADED ROD
- X. SC = BUILT UP STUD COLUMN
- Y. OPT = OPTION
- Z. STD. = STANDARD
- AA. CJ = CONTRACTION JOINT

SHEAR LINE SUMMARY										
Shear Lines	A	B	C	D	E	1	2	3	4	5
INPUTS										
Braced Wall Line Location	1st of 2-Story	1st of 2-Story	1st of 2-Story	2nd of 2-Story	2nd of 2-Story	1st of 2-Story	1st of 2-Story	1st of 2-Story	2nd of 2-Story	2nd of 2-Story
Eave-To-Ridge Height	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4
Braced Wall Line Spacing	9.3	28.5	47.8	43.5	43.5	53.5	53.5	12.0	33.0	33.0
Wall Height	10.0	10.0	10.0	9.0	9.0	10.0	10.0	10.0	9.0	9.0
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WIND										
Tabulated Wind Bracing Amount	3.5	8.6	13.9	6.5	6.5	15.4	15.4	4.1	5.3	5.3
Exposure Height Factor	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Eave-to-Ridge Height Factor	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
Wind Wall Height Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95
Number of BWL Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Holdown Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Blocked Joint Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Gypsum of Inside Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wind GB Construction Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Required Wind Bracing Amount (ft)	**4.9**	**12.0**	**19.4**	**8.6**	**8.6**	**21.4**	**21.4**	**5.7**	**7.0**	**7.0**
Provided Wind Bracing (ft)	**12.9**	**24.8**	**37.0**	**21.3**	**20.8**	**46.5**	**56.0**	**21.0**	**37.7**	**38.5**

TARAMORE
LOT 190
GARAGE RIGHT

THE ENGINEER'S SEAL APPLIES ONLY TO THE STRUCTURAL COMPONENTS ON THIS DOCUMENT. THE SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR SAFETY PRECAUTIONS, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD.

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03/05/18

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WOODFIELD
COVER SHEET
-

CONTROL RELEASE DATE: 03/05/18

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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ——

GARAGE HANDING: LEFT

PLAN NUMBER: 2145

SHEET: S0.1 TN

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS OR 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG

TARAMORE
LOT 190
GARAGE RIGHT

ENGINEERING REVISION LOG

REVISION	DATE	PRODUCTION MANAGER	DESCRIPTION
000	03/04/2014	ZPM-JC	1. INITIAL RELEASE
001	03/07/2014	ZPM-JC	1. ELEVATION RENUMBERING
002	03/28/2014	ZPM-JC	1. OPTIONAL BRICK @ BACK OF HOUSE ADDED. 2. OPTIONAL CONCRETE LEDGES, DETAILS & HEADERS WERE ADDED FOR OPTION BRICK. 3. ADDED STAIR w/ LOFT, BONUS, BEDROOMS & 3RD FLOOR OPTION. 4. ADDED PARTIAL PLAN DECK FRAMING @ CAFE/GATHERING OPTION. 5. ELEVATION RENUMBERING. 6. ADDED PARTIAL PLAN @ BASEMENT STAIR W/ LOFT, BONUS ROOM, BEDROOM 5 AND 3RD FLOOR. 7. ADDED PARTIAL PLAN @ BASEMENT EXERCISE ROOM/FLEX. 8. ADDED OWNERS SUITE OPTION 5,6 AND GUEST SUITE OPTION. 9. ADDED WALK-IN SHOWER @ BASEMENT.
003	05/28/2014	ZPM-JC	1. ADDED UNFINISHED BASEMENT 2. ADDED BASEMENT XREF AND ADJUSTED BEARING WALLS ACCORDINGLY.
004	06/19/2014	ZPM-JC	1. REVISED TRUSS NOTES. 2. REVISED NOTES FOR DETAIL R02 ON SHEET LA1.
005	08/05/2014	ZPM-JC	1. ADDED TN COVERSHEET 2. ADDED CRAWLSPACE
006	09/19/2014	ZPM-JC	1. DETAIL UPDATE W03, W04, W05 & R09. ADDED DETAIL B01.
007	02/23/2015	ZPM-TH	1. ARCH UPDATES.
008	04/09/2015	ZPM-JD	1. 2012 IRC UPDATE
009	05/29/2015	ZPM-JD	1. ADDED CONTRACTION JOINTS 2. ADDED DECKS FOR RALEIGH CRAWLSPACE.
010	08/02/2015	ZPM-JD	1. ADDED 100 MPH COVER SHEET FOR RALEIGH. 2. ADJUSTED CRAWLSPACE GARAGE WALL STYLES TO CMU RATHER THAN MONOSLAB. 3. CHANGED DETAILS FROM "S" TO PULTE STANDARD "CS" DETAILS. DELETED "S" DETAIL SHEET. 4. ON S2.1, THE ORDER NEAR THE FRONT DOOR WAS UPDATED TO BE CALLED OUT AS A FLUSH GIRDER. A HANGER WAS ADDED AT THE END OF THE ORDER.
010	08/02/2015	ZPM-JD	1. ADD RIDGE BEAM TABLE AND F40 DETAIL. 2. UPDATE W10 AND R09 DETAILS. 3. INSTALL CURBS @ ELEV. 3,4,5,6 & 7.
011	10/02/2015	ZPM-JD	1. ADDED RIDGE BEAM SPAN TABLE. 2. UPDATED RAFTER BEAM SPAN TABLE, W10, R09 AND R09B DETAILS.
012	12/18/2015	ZPM-JD	1. ADDED REAR OPT. FIREPLACE (CANTILEVERED) & 2-SIDED FIREPLACE (ALL) TO BASEMENT SHEETS S1.2 & S1.3. 2. UPDATED CRAWLSPACE DROPPED BEAMS FROM THEIR CURRENT SIZE TO THE PULTE STANDARD OF AN 11 7/8" DEEP LVL WHERE POSSIBLE.
013	01/26/2016	ZPM-JD	1. UPDATED DETAILS R06, R09 AND R09B ON SHEET LA1 AND DETAILS R20 AND W02 ON SHEET LA12 2. ON SHEETS S1.1.5, S1.6.4, S1.7.5 & S2.1.6: UPDATED SIDE LOAD GARAGE w/ 3RD CAR ENTRY TO BE RECESSED 2'-4 1/2" INTO THE HOUSE PER THE ARCS.
014	05/27/2016	ZPM-JD	1. ADDED TN OPT. THIRD FLOOR SHEETS S1.1.N, S2.1.1.N, S2.2.1.N AND S2.3.N. 2. UPDATED 2SC TO 3SC IN CASUAL LIVING ROOM ON ALL ELEV., SHEETS S2.1, S2.1.1, S2.1.2, S2.1.3, S2.1.4 AND S2.1.5.
015	12/16/2016	ZPM-JD	1. ADDED ELEVATIONS 9 & 10 2. ADDED 24"X24" FOUNDATION AT ELEV. 4 & 8 SHTS. S1.1.2 AND S1.1.4 RESPECTIVELY
016	06/30/2017	ZPM-JD	1. UPDATED FRONT AND REAR COLUMN NOTES TO ALLOW FOR AN ALUMINUM COLUMN 2. UPDATED ELEVATION 9 PER NEW ARCS
017	03/05/2018	ZPM-JD	1. ADDED NEW ELEVATIONS 11-16 INCLUSIVE TO MONO-SLAB AND BASEMENTS

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E.	CMU= CONCRETE MASONRY UNIT
F.	DIA = DIAMETER
G.	DTL = DETAIL
H.	FDN = FOUNDATION
I.	MAX = MAXIMUM
J.	MIN = MINIMUM
K.	O.C. = ON CENTER
L.	SP = SOUTHERN PINE
M.	SPF = SPRUCE PINE FIR
N.	TYP = TYPICAL
O.	U.N.O. = UNLESS NOTED OTHERWISE
P.	W/ = WITH
Q.	WD = WOOD
R.	EE = EACH END
S.	HDR = HEADER
T.	J = OPENING JACK STUD
U.	K = OPENING KING STUD
V.	SIM = SIMILAR
W.	ATR = ALL THREADED ROD
X.	SC = BUILT UP STUD COLUMN
Y.	OPT. = OPTION
Z.	STD. = STANDARD
AA.	CJ = CONTRACTION JOINT

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WOODFIELD
REVISION LOG
-

CONTROL RELEASE DATE: 03/05/18

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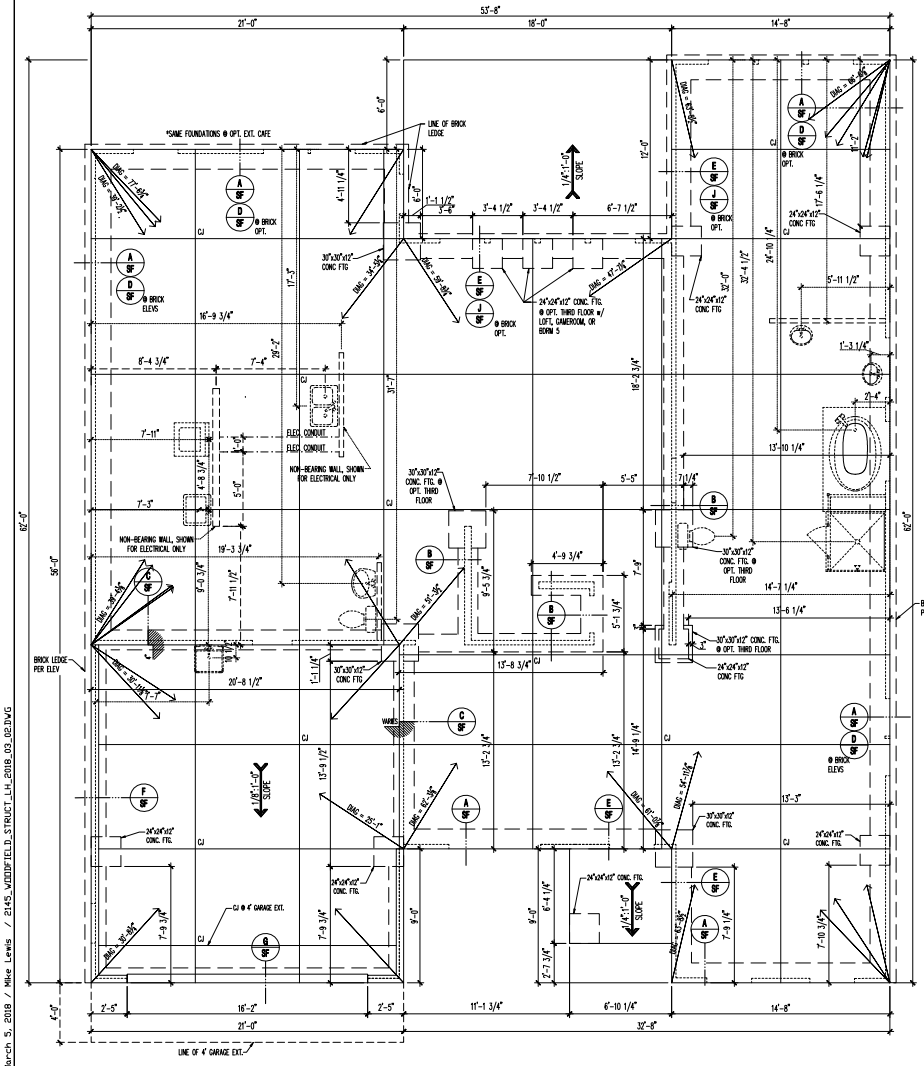
COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
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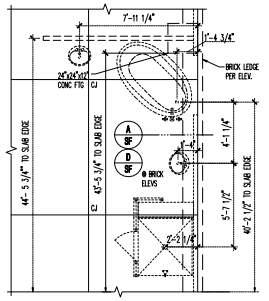
PLAN NUMBER
2145

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S0.2

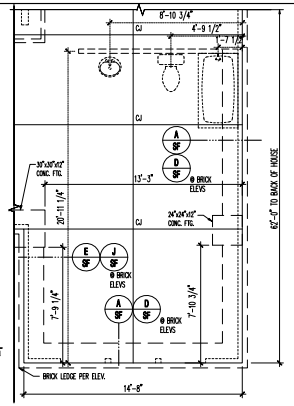
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FOUNDATION PLAN ELEV - 1 w/ THIRD FLOOR
SCALE: 1/4"=1'-0"



PARTIAL FOUNDATION PLAN @ OPT. OWNERS SUITE 5
SCALE: 1/4"=1'-0" REFERENCE FLOOR PLAN FOR MISSING INFORMATION



PARTIAL FOUNDATION PLAN @ OPT. GUEST SUITE ILO OF CASUAL LIVING
SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL FRAMING OPENINGS DIMENSIONS AND LOCATIONS.

2. LVL MAY BE SUBSTITUTED FOR LSL AS DESIRED.

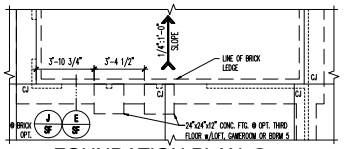
FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

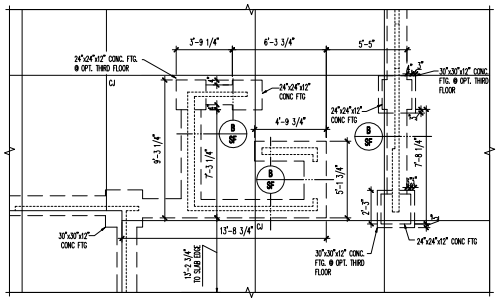
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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS



FOUNDATION PLAN @ OPT. CORNER FIREPLACE
SCALE: 1/4"=1'-0" REFERENCE FLOOR PLAN FOR MISSING INFORMATION



PARTIAL FIRST FLOOR PLAN @ STAIR w/ LOFT, GAME ROOM & BEDROOM 5
SCALE: 1/4"=1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

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WOODFIELD
FOUNDATION PLAN
MONOSLAB

CONTROL RELEASE DATE: 03/05/18

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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:

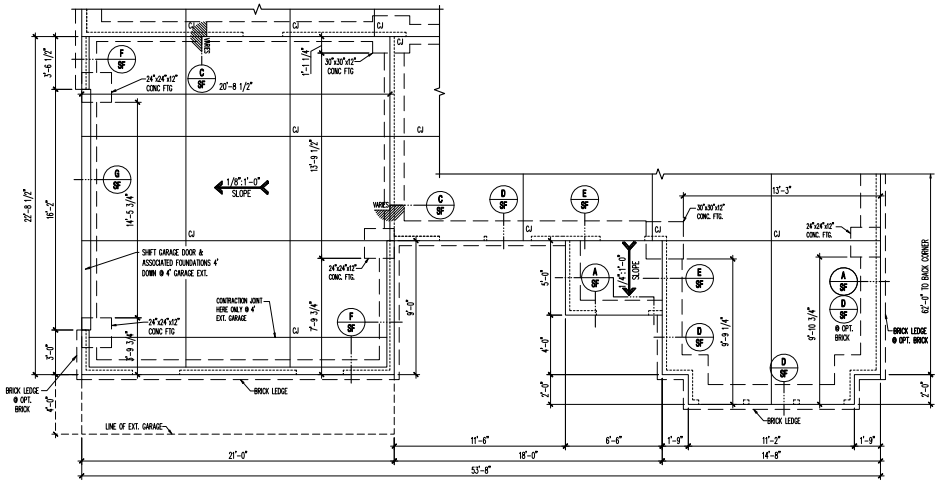
GARAGE HANDING: LEFT

PLAN NUMBER: 2145

SHEET: S1.1.N

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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FOUNDATION PLAN ELEV. 12
SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

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LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 190
GARAGE RIGHT

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WOODFIELD
FOUNDATION PLAN
ELEVATION

CONTROL RELEASE DATE: 03/05/18

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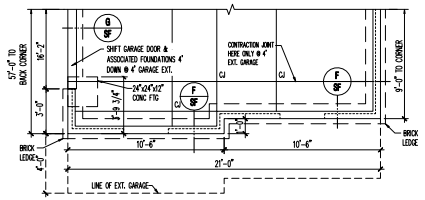
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PLAN NUMBER: 2145

SHEET: S1.1.6

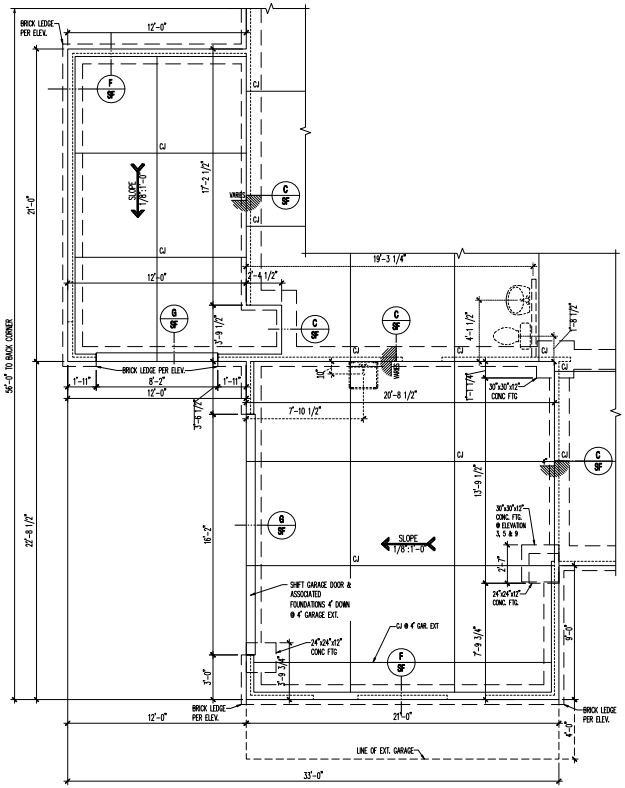
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OPT. 2 CAR SIDE LOAD GARAGE -
PARTIAL FDN. PLAN ELEV. 8

SCALE: 1/4"=1'-0" APPLIES TO SIDE LOAD & 3 CAR SIDE LOAD



OPT. SIDE LOAD GARAGE w/ 3RD CAR
PARTIAL FOUNDATION PLAN ELEV - 1-7

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

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LOT 190
GARAGE RIGHT

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WOODFIELD
FOUNDATION PLAN
GARAGE OPTIONS

CONTROL RELEASE DATE: 03/05/18

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COMMUNITY ID:

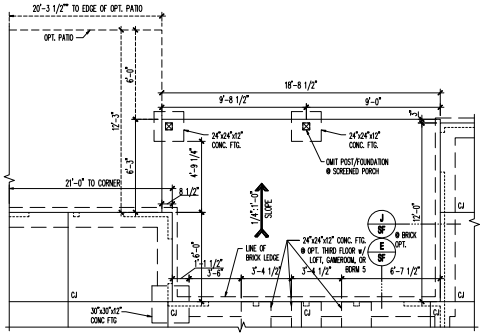
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PLAN NUMBER: 2145

SHEET: S1.1.9

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG



PARTIAL FOUNDATION PLAN @ OPT. SCREENED OR COVERED PORCH

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL FRAMING OPENINGS DIMENSIONS AND LOCATIONS.

2. LVL MAY BE SUBSTITUTED FOR LSL AS DESIRED.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB, MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH CALL BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 190
GARAGE RIGHT

Fieldstone

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THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

03/05/18

Fieldstone

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MICHIGAN OFFICE: (248) 822-4435
MINNESOTA OFFICE: (612) 807-3115

WOODFIELD
FOUNDATION PLAN
REAR OPTIONS

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
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13	-
14	-

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID: ____

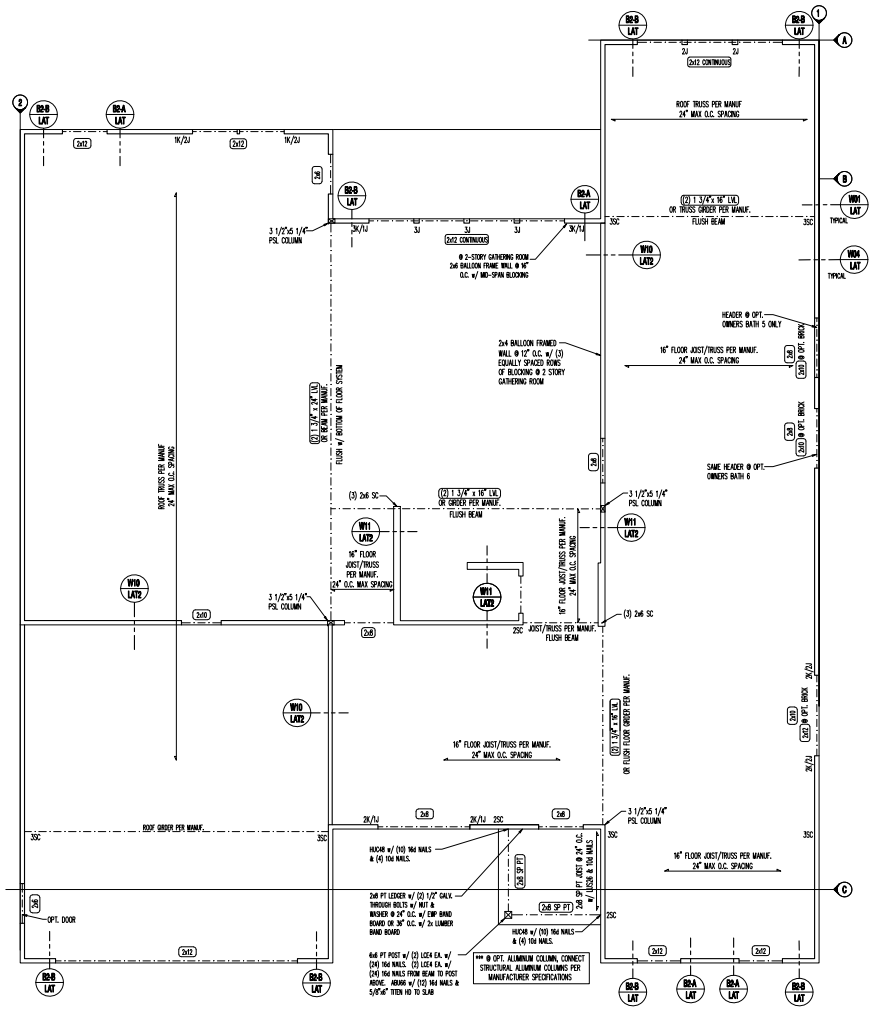
GARAGE HANDING: LEFT

PLAN NUMBER: 2145

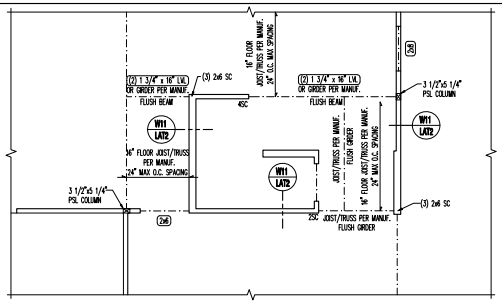
SHEET: S1.1.10

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

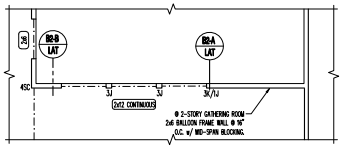
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FIRST FLOOR PLAN W/ OPT. 3RD FLOOR - ELEV. "1"
SCALE: 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN @ STAIR LOFT, GAME ROOM & BEDROOM 5
SCALE: 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN @ OPT. CORNER FIREPLACE
SCALE: 1/4"=1'-0" REFERENCE FLOOR PLAN FOR MISSING INFORMATION

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.
12. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS.

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/8d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
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LEGEND

- LTR / SHT — DETAIL INDICATOR
- (B) — SHEAR LINE
- 2xH — 2-PLY HEADER OR BEAM

TARAMORE
LOT 190
GARAGE RIGHT

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
03/05/18

WOODFIELD
ROOF & FLOOR FRAMING PLAN
1

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
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12	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ___

GARAGE HANDING: LEFT

PLAN NUMBER: 2145

SHEET: S2.1.1.N

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG

FRAMING NOTES

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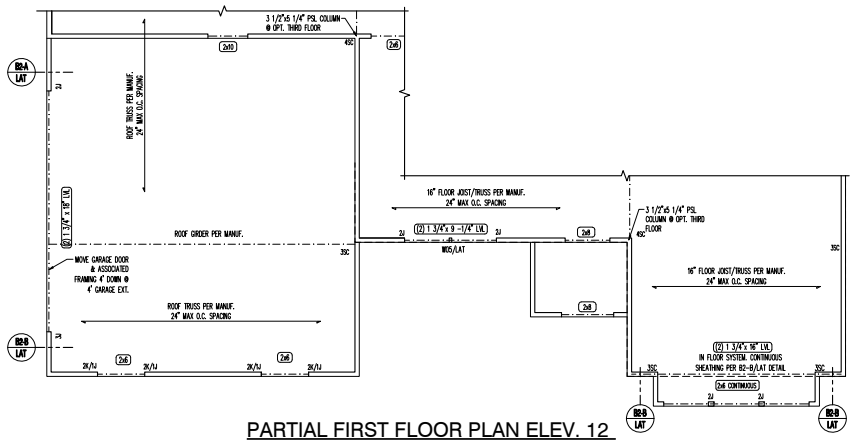
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6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- # — SHEAR LINE
- 2x? — 2-PLY HEADER OR BEAM



PARTIAL FIRST FLOOR PLAN ELEV. 12

SCALE: 1/4"=1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

Fieldstone

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03/05/18

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WOODFIELD
ROOF & FLOOR FRAMING PLAN
ELEVATION

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
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14	-

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID: ___

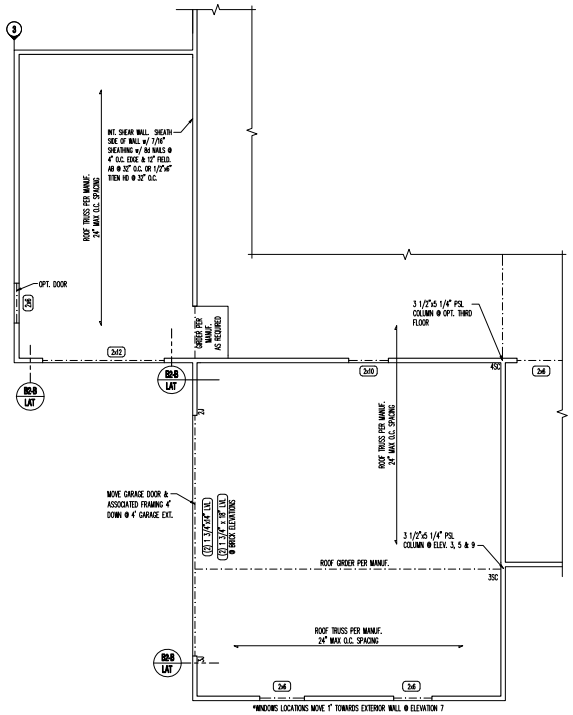
GARAGE HANDING: LEFT

PLAN NUMBER: 2145

SHEET: S2.1.7

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG



OPT. SIDE LOAD GARAGE w/ 3RD CAR
PARTIAL FLOOR PLAN ELEV. 1-7

SCALE: 1/4"=1'-0"

FRAMING NOTES

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2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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LEGEND

- LTR / SHT — DETAIL INDICATOR
- 8 — SHEAR LINE
- 2x6 — 2-PLY HEADER OR BEAM

TARAMORE
LOT 190
GARAGE RIGHT

Fieldstone
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03/05/18

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WOODFIELD
ROOF & FLOOR FRAMING PLAN
GARAGE OPTIONS

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
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12	-
13	-
14	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2145

SHEET: S2.1.10

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG

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12. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS

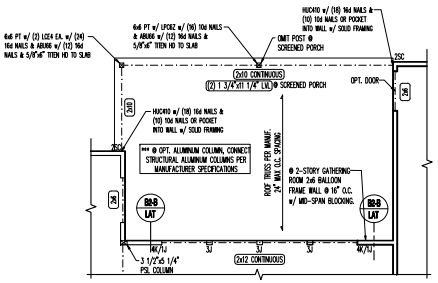
TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/8d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
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5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- B — SHEAR LINE
- 2ply — 2-PLY HEADER OR BEAM



PARTIAL FIRST FLOOR @ OPT.
COVERED OR SCREENED PORCH
SCALE: 1/4"=1'-0"

TARAMORE
LOT 190
GARAGE RIGHT

Fieldstone
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WOODFIELD
ROOF & FLOOR FRAMING PLAN
REAR OPTIONS

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
1	-
2	-
3	-
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11	-
12	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ____

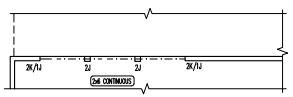
GARAGE HANDING: LEFT

PLAN NUMBER: 2145

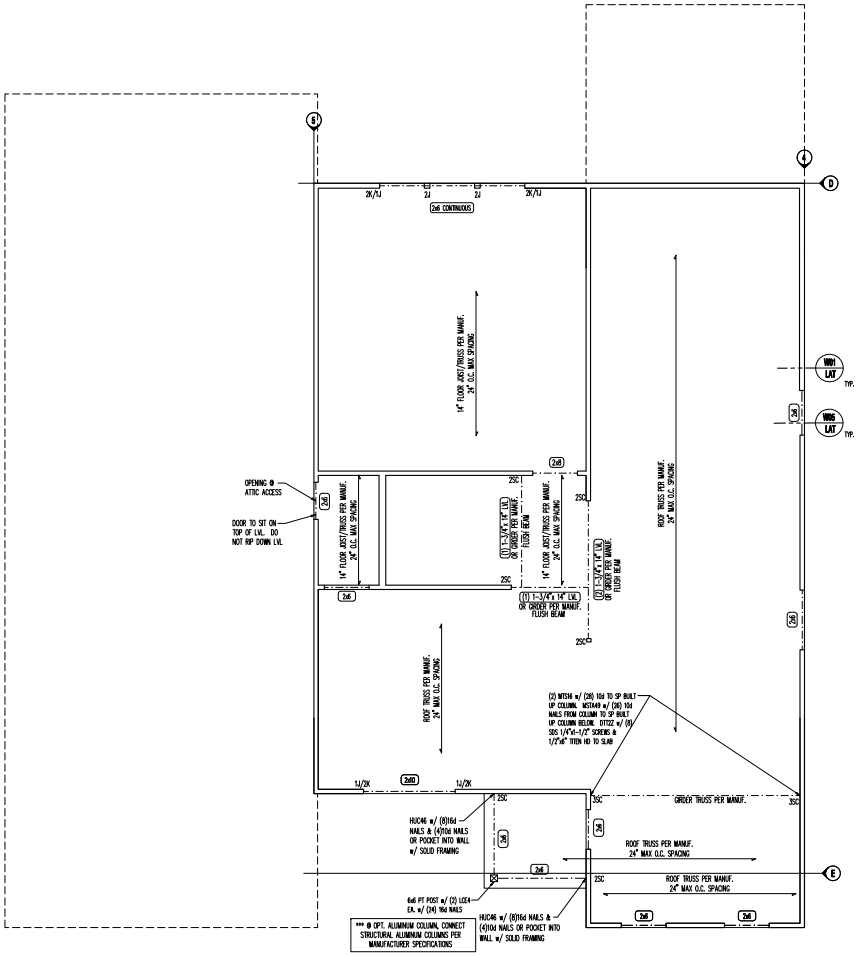
SHEET: S2.1.11

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

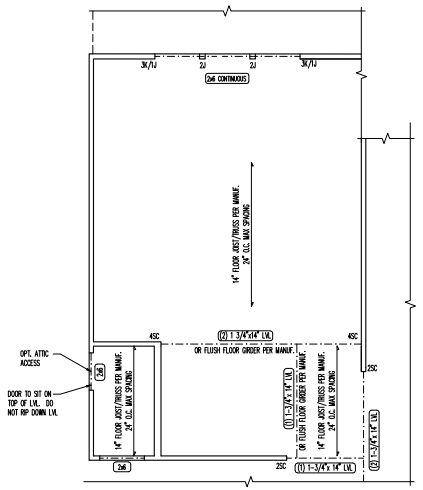
PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG



SECOND FLOOR PLAN
@ OPT. CORNER FIREPLACE
SCALE: 1/4"=1'-0" APPLICABLE ONLY w/ (2) STORY GATHERING ROOM



SECOND FLOOR w/ OPT. 3RD FLOOR ROOF PLAN - ELEV. 1
SCALE: 1/4"=1'-0"



OPT. LOFT ILO 2 STORY
GATHERING @ 3RD FLOOR
SCALE: 1/4"=1'-0"

FRAMING NOTES

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LEGEND

- LTR / SHT — DETAIL INDICATOR
- (1) — SHEAR LINE
- 2x6 — 2-PLY HEADER OR BEAM

TARAMORE
LOT 190
GARAGE RIGHT

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TEL: 248.822.4435
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
03/05/18

Fieldstone
FLORIDA OFFICE: (305) 468-3310
MICHIGAN OFFICE: (248) 822-4435
MINNESOTA OFFICE: (612) 807-3115

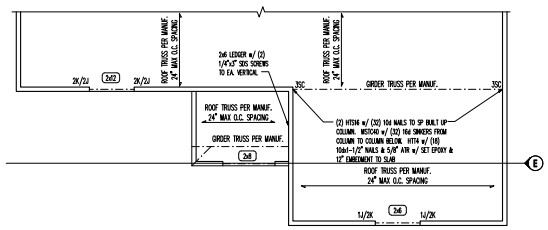
WOODFIELD
ROOF & FLOOR FRAMING PLAN
1

CONTROL RELEASE DATE: 03/05/18
REV # DATE / DESCRIPTION

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2145
SHEET: S2.2.1.N

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG



PARTIAL SECOND FLOOR PLAN - ELEV. 12

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.
12. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/8d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

LTR / SHT	DETAIL INDICATOR
B	SHEAR LINE
2x6	2-PLY HEADER OR BEAM

TARAMORE
LOT 190
GARAGE RIGHT

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
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03/05/18

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MINNESOTA OFFICE: (612) 807-3115

WOODFIELD
ROOF & FLOOR FRAMING PLAN
–

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
-	-

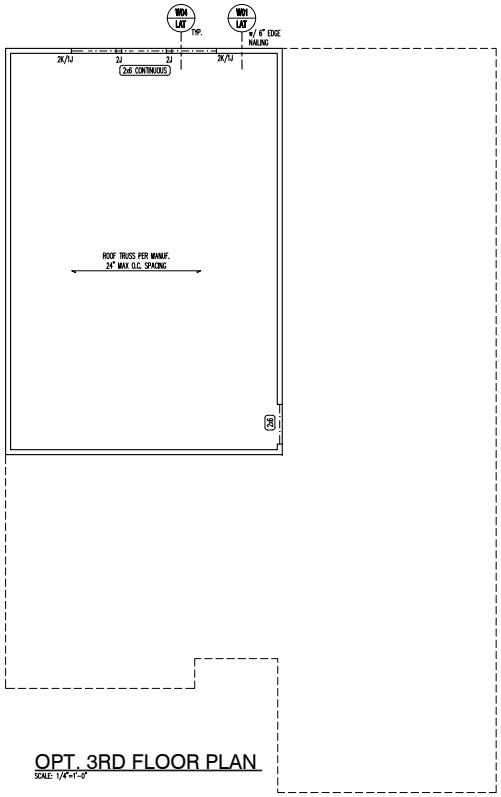
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COMMUNITY ID: ___

GARAGE HANDING: LEFT

PLAN NUMBER: 2145

SHEET: S2.2.6

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG



OPT. 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.
12. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/8d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- B — SHEAR LINE
- 2-ply — 2-PLY HEADER OR BEAM

TARAMORE
LOT 190
GARAGE RIGHT

Fieldstone
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WOODFIELD
ROOF & FLOOR FRAMING PLAN
–

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
	–

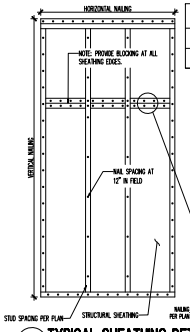
COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ——

GARAGE HANDING: LEFT

PLAN NUMBER: 2145

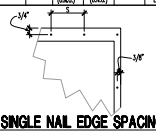
SHEET: S2.3.N

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG

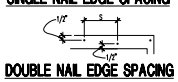


EXTERIOR WALL SHEATHING

SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	3" O.C. (U.N.O.)	3" O.C. (U.N.O.)	12" O.C.	ALL EDGES



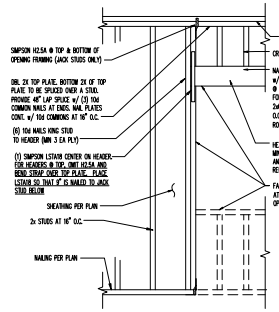
SINGLE NAIL EDGE SPACING



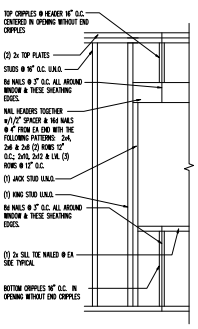
DOUBLE NAIL EDGE SPACING



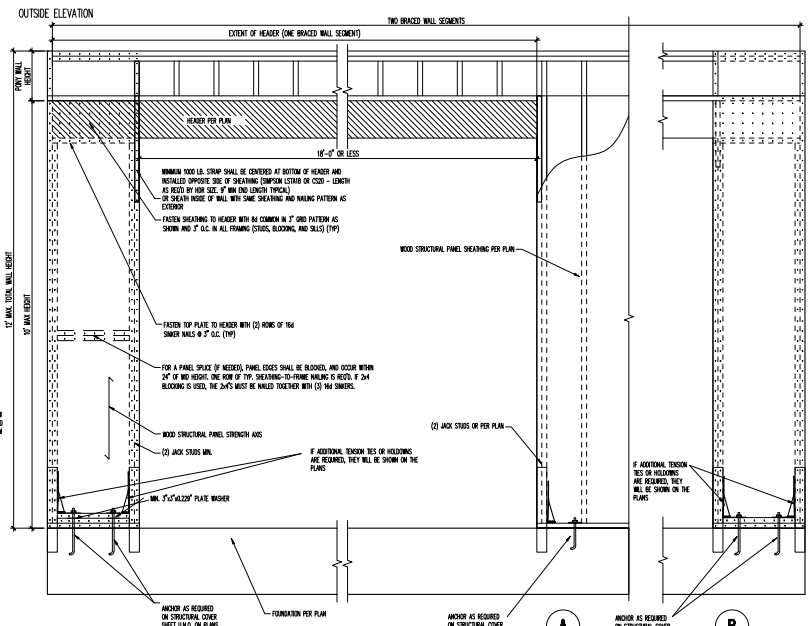
W01 TYPICAL SHEATHING DETAIL
N.T.S.
SHEATHING THICKNESS IS 15/32" FOR STUCCO APPLICATIONS. SINGLE NAIL EDGE SPACING U.N.O.



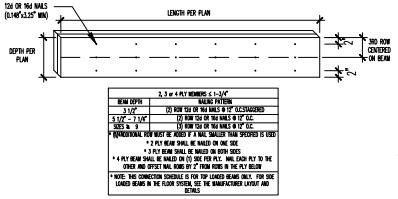
W05 TYPICAL FRAMED BEARING WALL
N.T.S.
ALL FRAMING 2x4 U.N.O.



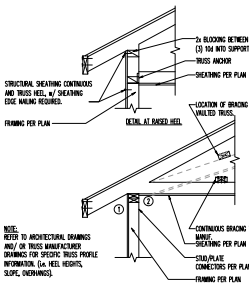
W04 TYPICAL OPENING w/UPLIFT
N.T.S.
2x FRAMING TO BE 2x4 U.N.O.



B2 PORTAL FRAME PANEL CONSTRUCTION
N.T.S.

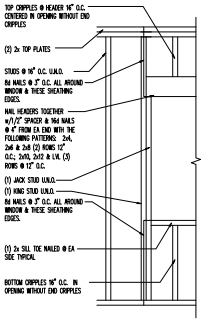


B01 TOP LOADED BEAM CONNECTION DETAIL
N.T.S.



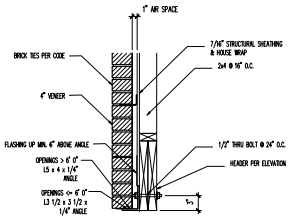
1. TWIST STRAP CONNECTING TRUSS DIRECTLY TO STUD TO BE DONE ON INSIDE OF WALL.
2. TYPICAL TRUSS CONNECTOR TO BE INSTALLED ON EXTERIOR SIDE OF WALL THROUGH SHEATHING.
3. TYPICAL TRUSS CONNECTOR MAY BE INSTALLED ON INSIDE OF WALL.
4. SEE TRUSS NOTES FOR TYPICAL TRUSS CONNECTOR.

R02 ROOF TRUSS ON FRAME
N.T.S.

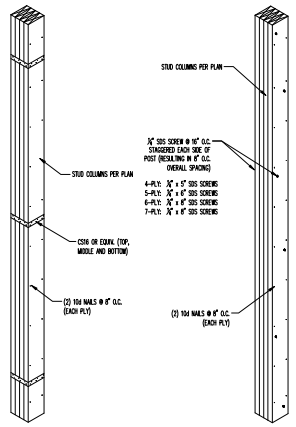


W03 TYPICAL OPENING w/REDUCED UPLIFT CAPACITY
N.T.S.
2x FRAMING TO BE 2x4 U.N.O. PERMISSIBLE TO USE 4X4 IN LIEU OF 4X6

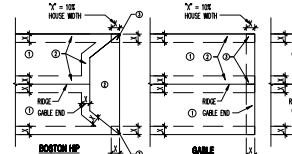
TARAMORE
LOT 190
GARAGE RIGHT



W05B BRICK LINTEL DETAIL
N.T.S.



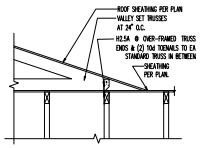
B3 STUD PACK DETAIL
SCALE: NTS
FOR (4) PLY OR MORE STUD COLUMNS



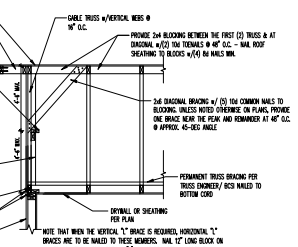
ROOF SHEATHING	NAILS		ROOF FASTENING ZONES		
			1	2	3
SHINGLE: 7/16" SPAN RATED PLYWOOD OR OSB	8d 0.113" x 2-3/8"	OFFSET DIMENSION "X" = 10% HOUSE WIDTH		"X"	"X"
		PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	6" O.C.
		PANEL FIELD (1)	12" O.C.	12" O.C.	12" O.C.

NOTES:
1. LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS-TYPICAL.
2. EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3. FASTENING ZONES 2 AND 3 ARE EQUAL TO 10X (MIN) OF TOTAL HOUSE WIDTH, DIMENSION "X" OFFSET FROM ROOF EDGE.
   30' WIDE HOUSE = 3' ZONE, 40' WIDE HOUSE = 4' ZONE, 50' WIDE HOUSE = 5' ZONE, 60' WIDE HOUSE = 6' ZONE
4. WIDTH IS TO BE DEFINED AS THE SHORTER OF THE FRONT TO BACK OR SIDE TO SIDE DIMENSION.

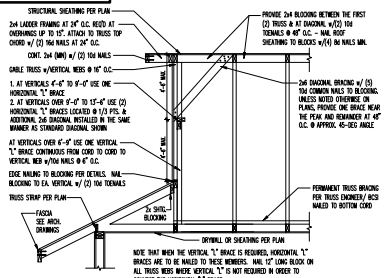
R11 ROOF SHEATHING ATTACHMENT DIAGRAM
N.T.S.



R06 VALLEY SET OVER FRAME
N.T.S.
INTERIOR WIND ZONES



R09 GABLE END TRUSS BRACING DETAIL
N.T.S.
INTERIOR WIND ZONES



R09B DUTCH HIP GABLE TRUSS BRACING DETAIL
N.T.S.
INTERIOR WIND ZONES

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Fieldstone
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WOODFIELD
DETAILS-MISC
-

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-

COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
LEFT

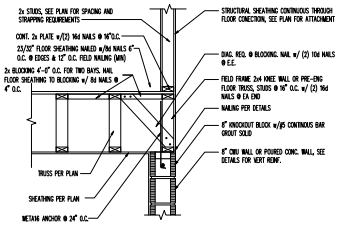
PLAN NUMBER
2145

SHEET
LAT

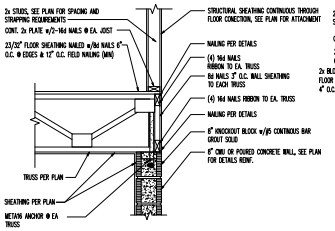
FIELDSTONE ENGINEERING, PLLC
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AUBURN HILLS, MI 48326
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03/05/18

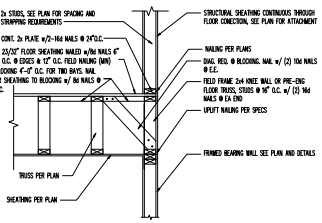
PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG



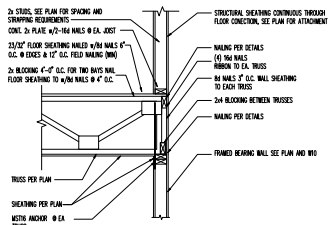
FL1 FLOOR TRUSS/JOIST TO MASONRY WALL
N.T.S.



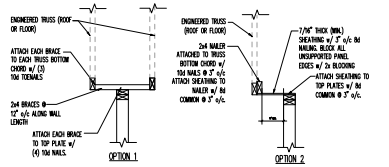
FL2 FLOOR TRUSS/JOIST w/LET-IN ON MASONRY WALL
N.T.S.



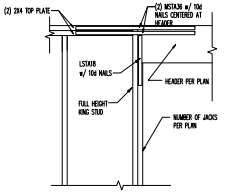
FL1B FLOOR TRUSS/JOIST TO FRAMED WALL
N.T.S.



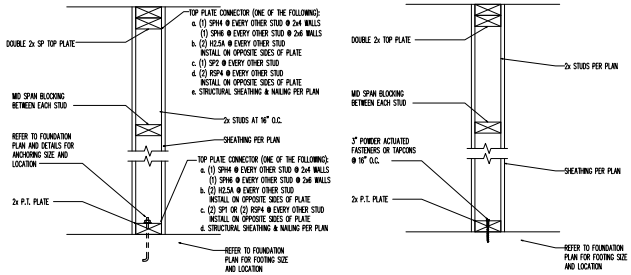
FL2B FLOOR TRUSS/JOIST w/LET-IN ON FRAMED WALL
N.T.S.



R07 WALL BRACING w/TRUSS PARELLEL TO WALL
N.T.S.

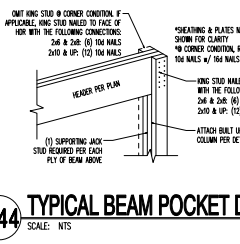


W06 HEADER CONNECTION w/o TOP PLATE
N.T.S.
WALL AS VIEWED FROM INSIDE

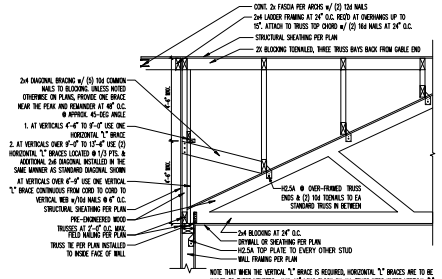


W10 LOAD BEARING WALL w/UPLIFT
N.T.S.

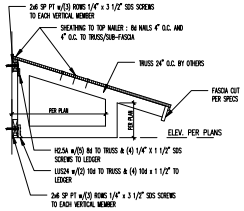
W11 LOAD BEARING WALL w/o UPLIFT
N.T.S.



W44 TYPICAL BEAM POCKET DETAIL
SCALE: NTS



R20 TYP. GABLE END DETAIL
N.T.S.
INTERIOR WIND ZONES

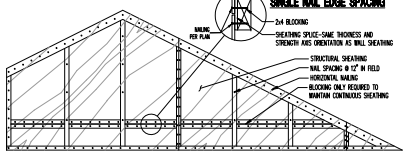


TR2 SUSPENDED TRUSS
N.T.S.

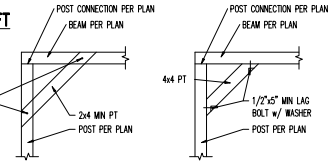
EXTERIOR GABLE END SHEATHING

SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	6" O.C.	3" O.C.	12" O.C.	ALL EDGES

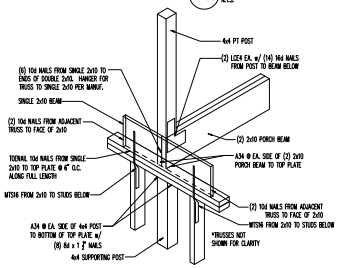
NOTE: SEE WAY AND ROOF FRAMING DETAILS FOR NAILING REQUIREMENTS



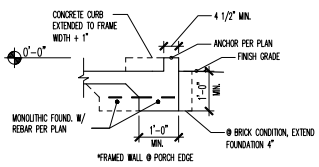
W02 GABLE END SHEATHING DETAIL
N.T.S.

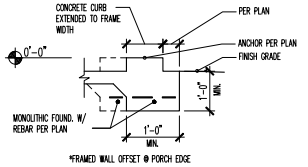


W43 PORCH LATERAL BRACING
N.T.S.



W50 DECK COLUMN @ GARAGE WALL
N.T.S.





F40 CONCRETE CURB AT EXTERIOR FRAMED WALLS
SCALE: 1/2"=1'-0

TARAMORE
LOT 190
GARAGE RIGHT

Fieldstone
FLORIDA OFFICE: (850) 460-3310
MINNESOTA OFFICE: (612) 807-3115
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4435
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
03/05/18

WOODFIELD
DETAILS-WALL
-

CONTROL RELEASE DATE: 03/05/18

REV #	DATE / DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
LEFT

PLAN NUMBER
2145

SHEET
LAT2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 5, 2018 / Mike Lewis / 2145_WOODFIELD_STRUCT_LH_2018_03_02.DWG

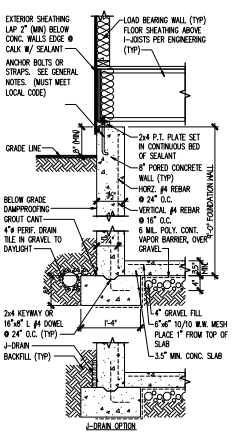
GENERAL:
ALL BASEMENT WALL DESIGNS BASED UPON 45 PCF SOIL. LOCAL SOIL ENGINEER TO VERIFY ON EACH JOB SITE. CONCRETE SHAL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f'c, OF NOT LESS THAN 3,000 PSI AT 28 DAYS.

Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0089
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 038305
NORTH CAROLINA 06/23/16

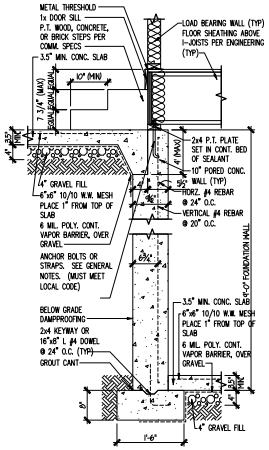
Fieldstone
FIELDSTONE ENGINEERING
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
THOMAS A. WEBER, PE
P.E.# 115027
TENNESSEE 06/23/16

Fieldstone
THOMAS A. WEBER, PE
P.E.# PE036305
GEORGIA
9130 FOX RUN CIR
EDEN PRAIRIE, MN 55347
TEL: 248.622.4035 06/23/16

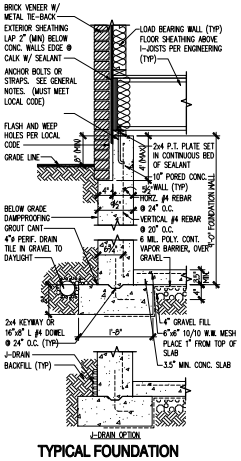
TARAMORE
LOT 190
GARAGE RIGHT



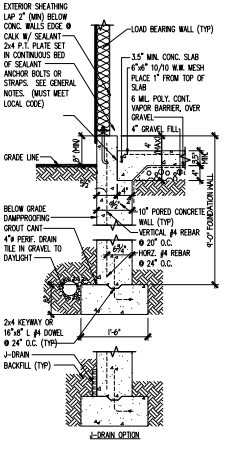
A TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



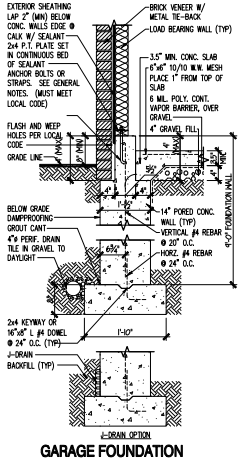
B GARAGE/HOUSE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



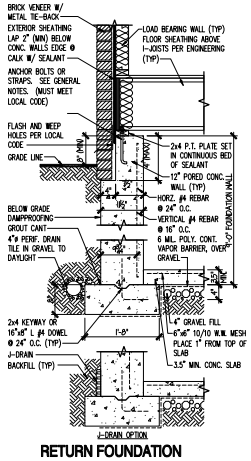
C TYPICAL FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



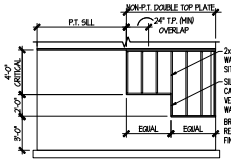
D GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



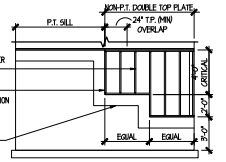
E GARAGE FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 14" CONCRETE WALL



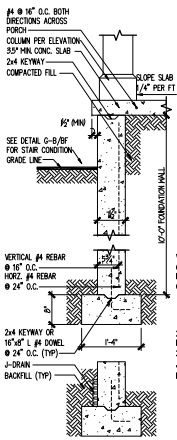
F RETURN FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 12" CONCRETE WALL

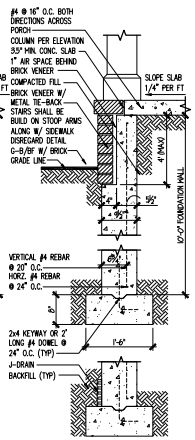


STEPPED WALL ELEVATION
SCALE: 3/4" = 1'-0"

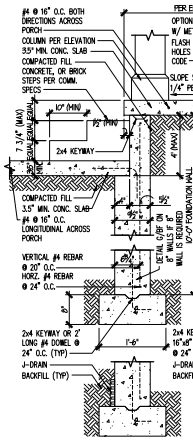


STEPPED WALL ELEVATION W/ BRICK LEDGE
SCALE: 3/4" = 1'-0"

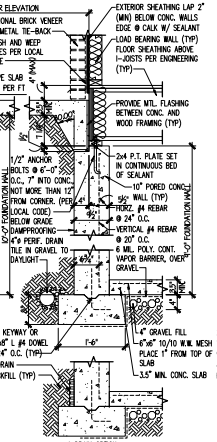




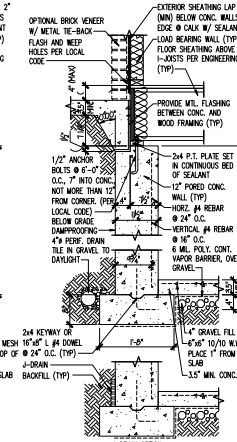
G FRONT PORCH FOUNDATION WALL
SCALE: 3/4" = 1'-0" PER SPECS



GA PORCH NO BRICK & W/ BRICK

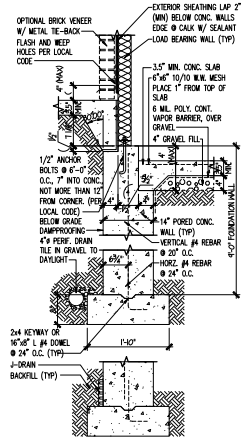


GB PORCH @ STEPS
NOT FOR BRICK CONDITION

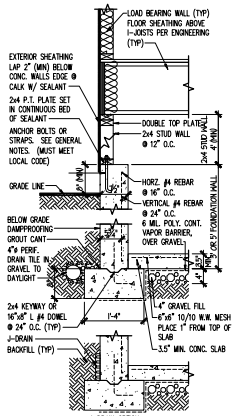


GC PORCH @ HOUSE 10"

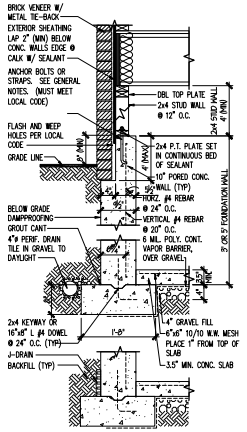
GD PORCH @ HOUSE 12"



GE PORCH @ SLAB 14"
8" & 14" CONCRETE WALL



H STEPPED FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



J STEPPED FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
BASEMENT FOUNDATION DETAILS

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV # / DATE / DESCRIPTION

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID

GARAGE HANDING

SPECIFICATION LEVEL

PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER

LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME

SHEET
BF

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 23, 2016 / Mike Lamb / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.dwg

GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

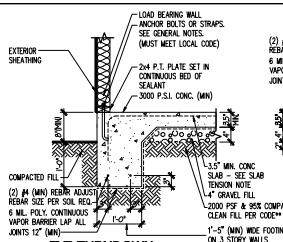
4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE OMITTED WHEN SLAB IS PLACED ON WELL DRAINED SOIL CLASSIFIED GROUP 1 PER IRC R405.1
(CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W. MESH PLACE 1" FROM TOP OF SLAB AS SHOWN IN DETAILS (NOTE THAT THIS IS A NON-STRUCTIONAL ELEMENT)

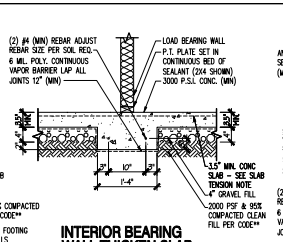
ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC., NOT MORE THAN 12" FROM CORNERS, AND WITHIN 12" OF PLATE ENDS OR STRAPS MAY BE USED IN PLACE OF BOLTS PER MANUF. SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.) OR EQUIVALENT

BRICK NOTES:
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE BARRIER OVER SHEATHING PER R703.2

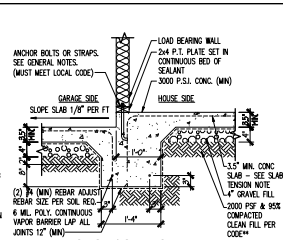
TARAMORE
LOT 190
GARAGE RIGHT



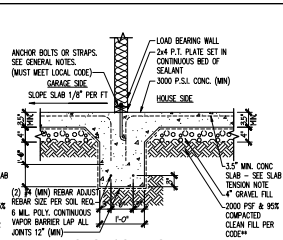
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"



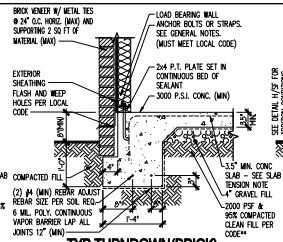
INTERIOR BEARING WALL THICKEN SLAB
B
SCALE: 3/4" = 1'-0"



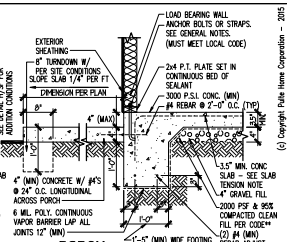
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



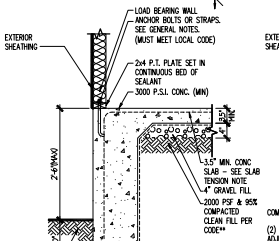
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
W/ NO STEP CONDITION



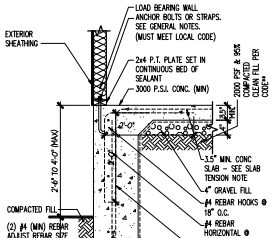
D TYP TURNDOWN(BRICK)
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



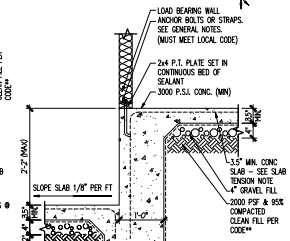
E PORCH
SCALE: 3/4" = 1'-0"



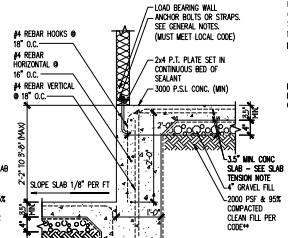
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



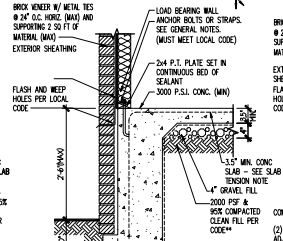
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



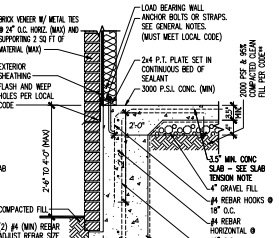
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



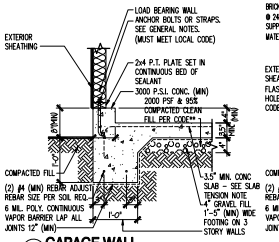
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



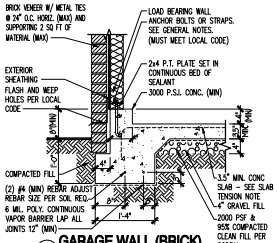
D TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



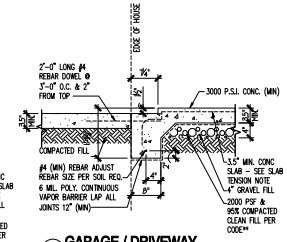
D TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



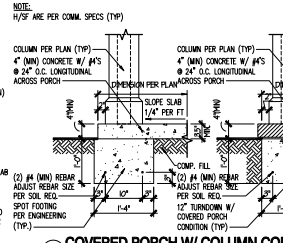
F GARAGE WALL
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



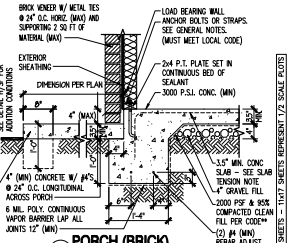
F GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



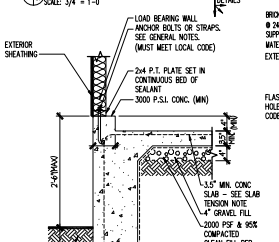
G GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



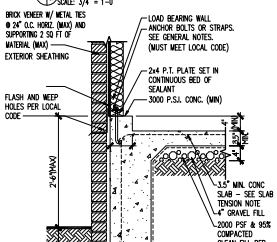
H COVERED PORCH W/ COLUMN CONDITIONS
SCALE: 3/4" = 1'-0"



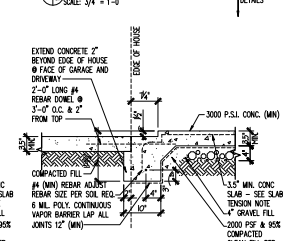
J PORCH (BRICK)
SCALE: 3/4" = 1'-0"



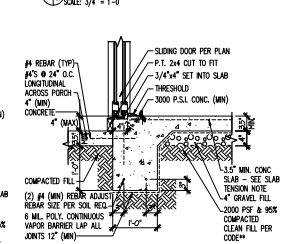
F GARAGE WALL
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



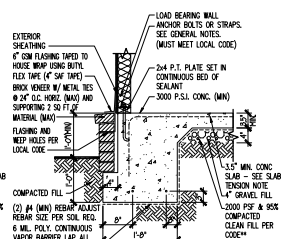
F GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



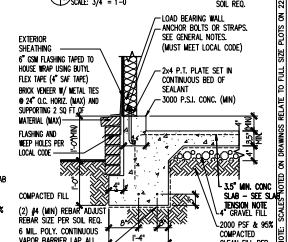
G GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0"
DRIVEWAY HEAVING



I PATIO DOOR
SCALE: 3/4" = 1'-0"



M TYP TURNDOWN +
SCALE: 3/4" = 1'-0"
W/ BRICK ROWLOCK



N GARAGE WALL +
SCALE: 3/4" = 1'-0"
W/ BRICK ROWLOCK

Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0889
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.422.4035
RYAN RASMUSSEN, PE
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NORTH CAROLINA
06/23/16
NORTH CAROLINA PROFESSIONAL SEAL 038201 ENGINEER THOMAS A. WEBER

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TENNESSEE
06/23/16

PLOTTED: June 23, 2016 / Mike Lewis / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.DWG

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

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Pulte Homes

The 2015 DETAIL BOOK
MONO-SLAB FOUNDATION DETAILS
1

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

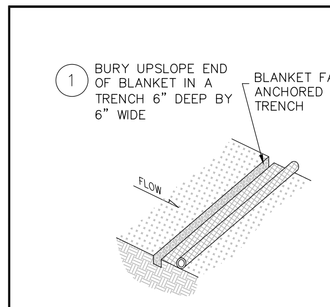
GARAGE HANDING
-

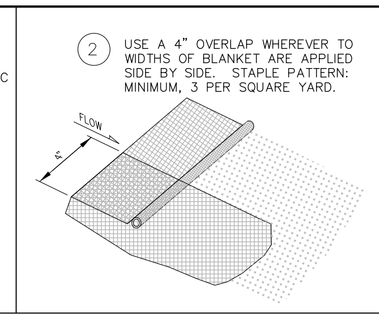
SPECIFICATION LEVEL
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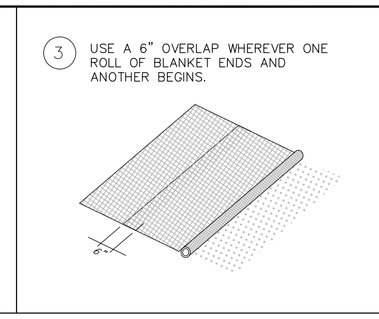
PLAN NAME
2015 DETAIL BOOK
MPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

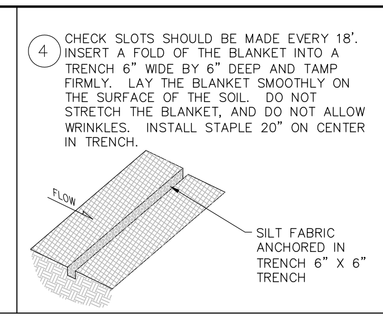
SHEET
SF

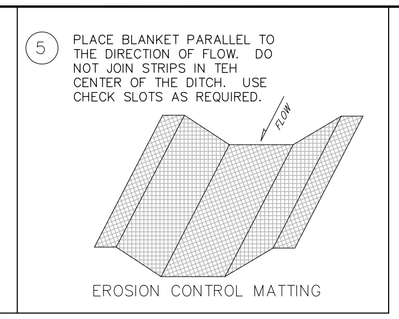
NOTE: SCALE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

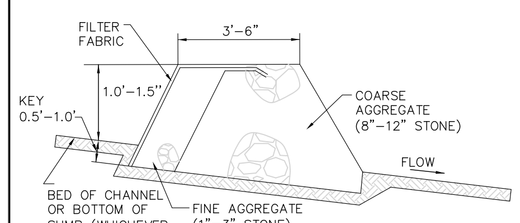




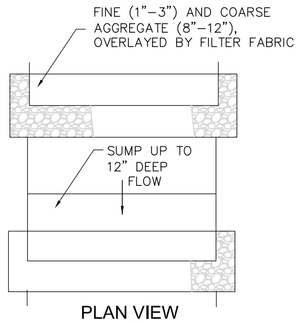




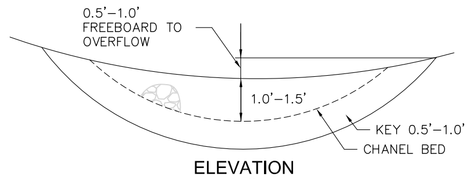




CROSS SECTION
NTS

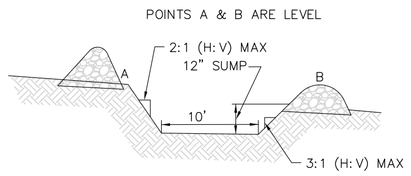


PLAN VIEW
NTS



ELEVATION
NTS

STONE CHECK DAM



TYPICAL SPACING BETWEED CHECK DAMS
NTS

ADDITIONAL GENERAL NOTES:

1) Builder to call Brentwood Engineering Department for initial erosion contral inspection (615-371-0080) issuance of permit.
2) All retaining walls greater than 4' will be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a Certificate of Occupancy.
3) A temporary Certificate of Occupancy will not be given for grading and drainage related issues.
4) All retaining walls with height in excess of 30" require safety rail or barrier as per Brentwood code.
5) Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the terrain.
6) The maximum grade of any portion of a driveway shall not exceed 20% for paved surfaces and 10% for unpaved surfaces, with a maximum cross slope of 5%.
7) All driveways with 15% or greater longitudinal slopes and/or 5% or greater cross-slopes shall be profiled and sectioned by a TN R.L.S, and approved b the City Engineer prior to issuance of a certificate of occupancy.
8) All structures designed for human and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.
9) The concrete drive should be constructed of materials and colors that into the natural terrain.

EROSION AND SEDIMENT CONTROL NOTES

PER **TDEC** GUIDELINES REGARDING WHO NEEDS AN **NPDES** STORMWATER CONSTRUCTION PERMIT: "OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE..."

THE FOLLOWING PRE-CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CORRECTLY INSTALLED PRIOR TO THE INITIATION OF THE DISTURBANCE ACTIVITIES:

- A STABILIZED CONSTRUCTION ACCESS, SUCH AS A TEMPORARY STONE ACCESS, MUST BE INSTALLED TO PREVENT OFFSITE TRACKING,
- SILT FENCE, OR OTHER SEDIMENT BARRIERS, MUST BE INSTALLED ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA,
- WHERE APPLICABLE, INLET PROTECTION FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED,

THE FOLLOWING EROSION AND SEDIMENT CONTOL BMPs MUST BE PERFORMED UNTIL THE PROJECT IS COMPLETED:

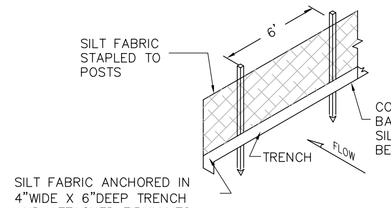
- EROSION AND SEDIMENT CONTROLS SHOULD BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORM WATER MANAGEMENT MANUAL,
- INSPECTIONS OF THE CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BY A QUALIFIED INDIVIDUAL AT LEAST TWICE EVERY CALENDAR WEEK UNTIL THE SITE IS ADEQUATELY STABILIZED. INSPECTIONS SHOULD BE PERFORMED AT LEAST 72 HOURS APART. INSPECTIONS SHOULD BE DOCUMENTED AND AVAILABLE IF REQUESTED.
- BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED,
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%,
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED,
- STABILIZATION MEASURES SHOULD BE INITIATED AS SOON AS POSSIBLE ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NOT LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. (STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION.)
- ROOF DOWNSPOUTS MUST DISCHARGE ONTO SPLASH BLOCKS TO PREVENT EROSION, IF DOWNSPOUTS ARE ROUTED THROUGH DRAIN LINES, THE SYSTEM MUST NOT DISCHARGE DIRECTLY INTO THE STREET OR DRAINAGE SYSTEM.
- RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE,
- BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY,
- ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED BY LIKE MATERIALS AT THE BUILDER'S EXPENSE,

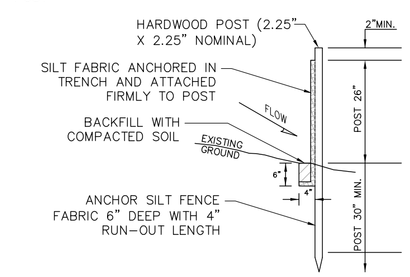
ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES:

- EROSION OR SEDIMENTATION, OR TRANSPORT OF OTHER POLLUTANTS OR FORMS OF POLLUTION, DUE TO VARIOUS LAND DEVELOPMENT ACTIVITIES MUST BE CONTROLLED,
- THE OWNER/OPERATOR SHOULD PERFORM INSPECTIONS TO ENSURE THAT VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN ARE KEPT AND EFFECTIVE OPERATING CONDITION,
- NO LAND DISTURBANCE ACTIVITIES, WHETHER BY PRIVATE OR PUBLIC ACTION, SHALL BE PERFORMED IN A MANNER THAT WILL NEGATIVELY IMPACT STORM WATER QUALITY WHETHER BY ILLICIT DISCHARGE, FLOW RESTRICTIONS, INCREASED RUNOFF, OR BY DIMINISHING CHANNEL OR FLOODPLAIN STORAGE CAPACITY,
- WITHIN ANY WATERWAY NATURAL AREAS (WNA), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD ENGINEERING DEPARTMENT,
- PRIOR TO THE FINAL INSPECTION, ALL DISTURBED AREAS SHOULD BE ADEQUATELY STABILIZED, WHERE DRIVEWAY CULVERTS ARE REQUIRED, HEADWALLS MUST BE INSTALLED ACCORDING TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, CULVERT SIZING SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF BRENTWOOD REGULATIONS AND/OR AS SPECIFIED BY THE RECORDED PLAT,

20 0 10 20 40 80

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

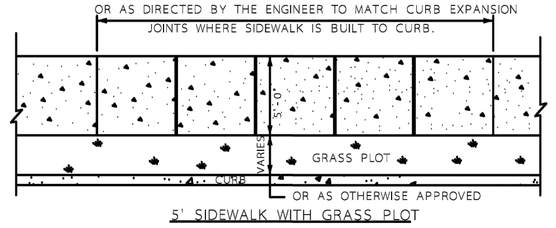




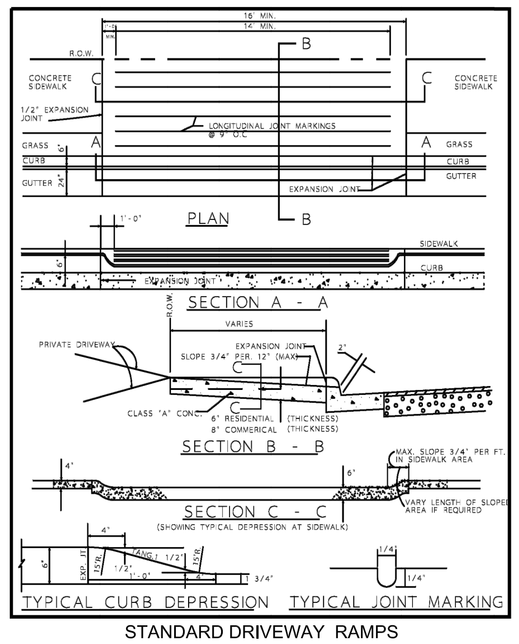
- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
- DO NOT ATTACH FILTER FABRIC TO TREES.
- INSTALL POSTS NO MORE THAN 6 FEET APART.
- SECURELY ATTACH SILT FENCE FABRIC TO THE POST ON THE UPSTREAM SIDE OF POSTS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE x 1/2" LONG). AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
- INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY.

SILT FENCE
(PER TDEC EROSION CONTROL HANDBOOK - SECTION 7.34)

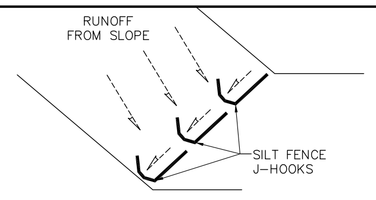
SITE DATA: POST-DEVELOPMENT	
TOTAL SITE AREA:	43,500 SF
AREA OF DISTURBANCE:	43,50 SF or 0.999 ACRES
BUILDING FOOTPRINT:	3,188 SF
HEATED AREA:	3,361 SF
OTHER IMPERVIOUS AREAS (DRIVES, SIDEWALKS, PATIO, ETC):	1,825 SF
TOTAL IMPERVIOUS:	5,013 SF
PERCENT IMPERVIOUS:	11.5%
BUILDING COVERAGE:	7.3%
GREEN SPACE:	88.5%
HEIGHT OF BUILDING FROM LOWEST ADJACENT GRADE:	904' 6" + 2' 6" + 33' 4" = 940' 4"



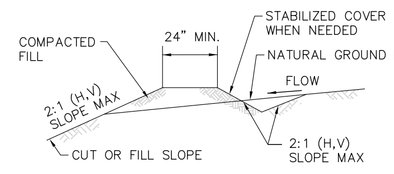
5' SIDEWALK WITH GRASS PLOT



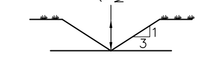
STANDARD DRIVEWAY RAMPS
CITY OF BRENTWOOD DRAWING No. 5



SILT FENCE J-HOOK

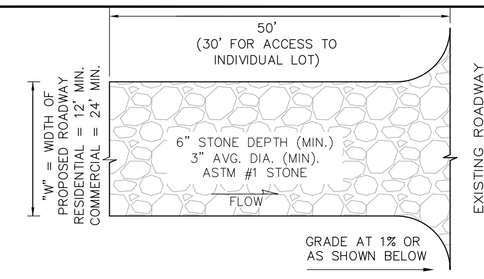


DIVERSION BERM/SWALE
NTS

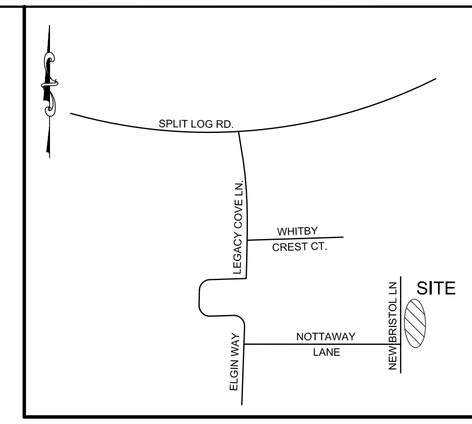


SWALE DETAIL

NOTES:
1. STABILIZE INLETS, OUTLETS, & SLOPES.
2. PROPERLY COMPACT THE SUBGRADE.



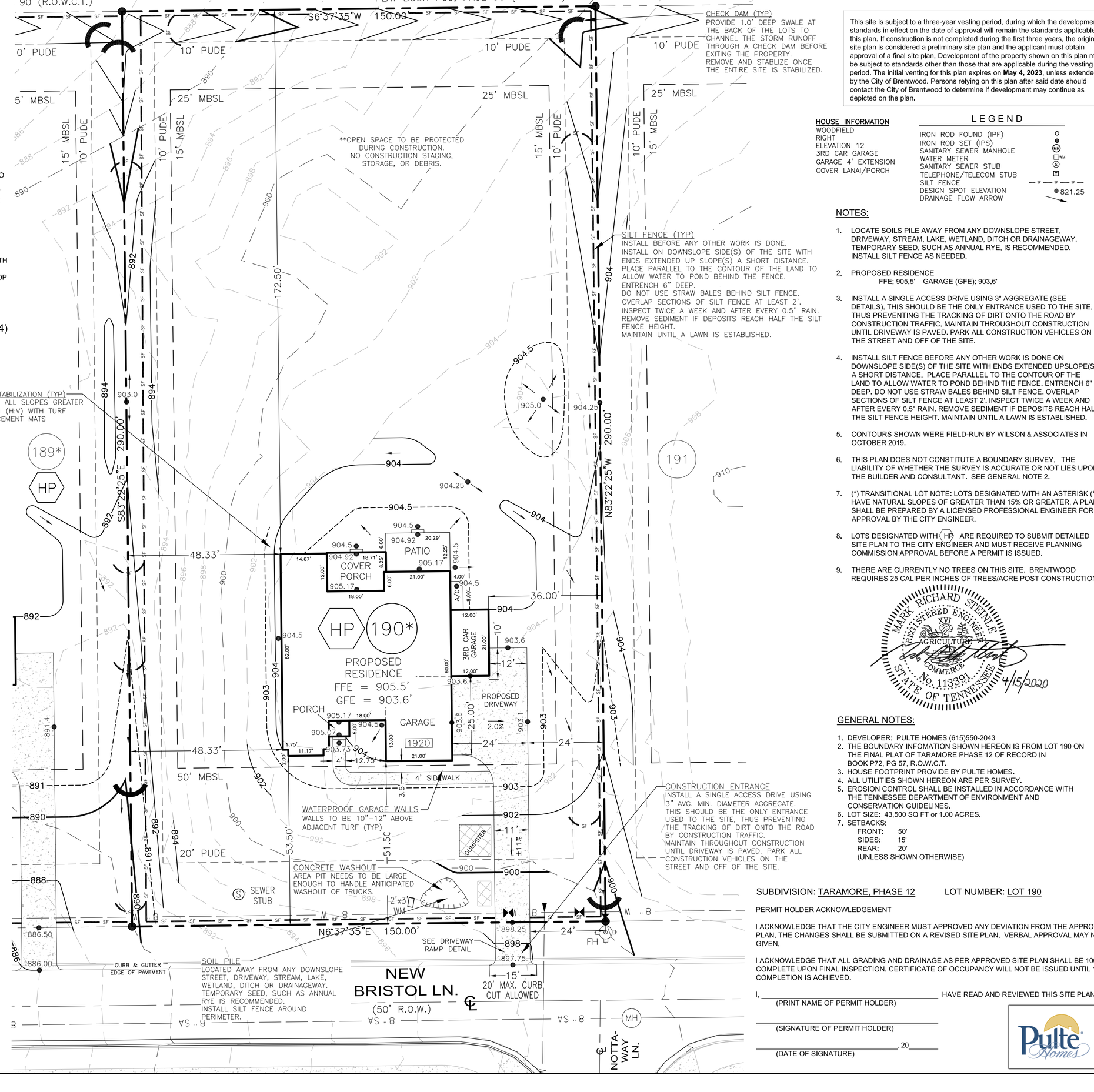
TEMPORARY CONSTRUCTION ENTRANCE DETAIL



VICINITY MAP
NOT TO SCALE



This site is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that are applicable during the vesting period. The initial venting for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.



HOUSE INFORMATION
WOODFIELD
RIGHT
ELEVATION 12
3RD CAR GARAGE
GARAGE 4' EXTENSION
COVER LANAI/PORCH

LEGEND

IRON ROD FOUND (IPF)	○
IRON ROD SET (IPS)	●
SANITARY SEWER MANHOLE	Ⓢ
WATER METER	ⓌM
SANITARY SEWER STUB	Ⓢ
TELEPHONE/TELECOM STUB	ⓉⓂ
SILT FENCE	
DESIGN SPOT ELEVATION	●821.25
DRAINAGE FLOW ARROW	

NOTES:

1. LOCATE SOILS PILE AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, STREAM, LAKE, WETLAND, DITCH OR DRAINAGEWAY. TEMPORARY SEED, SUCH AS ANNUAL RYE, IS RECOMMENDED. INSTALL SILT FENCE AS NEEDED.
2. PROPOSED RESIDENCE
   FFE: 905.5' GARAGE (GFE): 903.6'
3. INSTALL A SINGLE ACCESS DRIVE USING 3" AGGREGATE (SEE DETAILS). THIS SHOULD BE THE ONLY ENTRANCE USED TO THE SITE, THUS PREVENTING THE TRACKING OF DIRT ONTO THE ROAD BY CONSTRUCTION TRAFFIC. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF OF THE SITE.
4. INSTALL SILT FENCE BEFORE ANY OTHER WORK IS DONE ON DOWNSLOPE SIDE(S) OF THE SITE WITH ENDS EXTENDED UPSLOPE(S) A SHORT DISTANCE. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE FENCE. ENTRENCH 6" DEEP. DO NOT USE STRAW BALES BEHIND SILT FENCE. OVERLAP SECTIONS OF SILT FENCE AT LEAST 2'. INSPECT TWICE A WEEK AND AFTER EVERY 0.5" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE SILT FENCE HEIGHT. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
5. CONTOURS SHOWN WERE FIELD-RUN BY WILSON & ASSOCIATES IN OCTOBER 2019.
6. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE LIABILITY OF WHETHER THE SURVEY IS ACCURATE OR NOT LIES UPON THE BUILDER AND CONSULTANT. SEE GENERAL NOTE 2.
7. (*) TRANSITIONAL LOT NOTE: LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15% OR GREATER. A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER.
8. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
9. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.

GENERAL NOTES:

1. DEVELOPER: PULTE HOMES (615)550-2043
2. THE BOUNDARY INFOMATION SHOWN HEREON IS FROM LOT 190 ON THE FINAL PLAT OF TARAMORE PHASE 12 OF RECORD IN BOOK P72, PG 57, R.O.W.C.T.
3. HOUSE FOOTPRINT PROVIDE BY PULTE HOMES.
4. ALL UTILITIES SHOWN HEREON ARE PER SURVEY.
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES.
6. LOT SIZE: 43,500 SQ FT or 1.00 ACRES.
7. SETBACKS;
   FRONT: 50'
   SIDES: 15'
   REAR: 20'
   (UNLESS SHOWN OTHERWISE)

SUBDIVISION: TARAMORE, PHASE 12 LOT NUMBER: LOT 190

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVED ANY DEVIATION FROM THE APPROVED SITE PLAN, THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN, VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20_____
(DATE OF SIGNATURE)

Pulte Homes

REVISIONS		
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275
info@wilsonpc.com

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

TRANSITIONAL-HP LOT SITE PLAN
Lot 190 - Taramore - Phase 12 (Plat Book: P72, Page 57)
Zone: OSRD & OSRD-IP
City of Brentwood, Williamson County, Tennessee
For: Pulte Homes

Transitional HP Lot Site Plan

DRAWN BY:	WAA
APPVD. BY:	MRS
DATE	4/15/2020
PROJ. No.	60916
SCALE:	1"= 20'

SHEET No.
1 OF 1

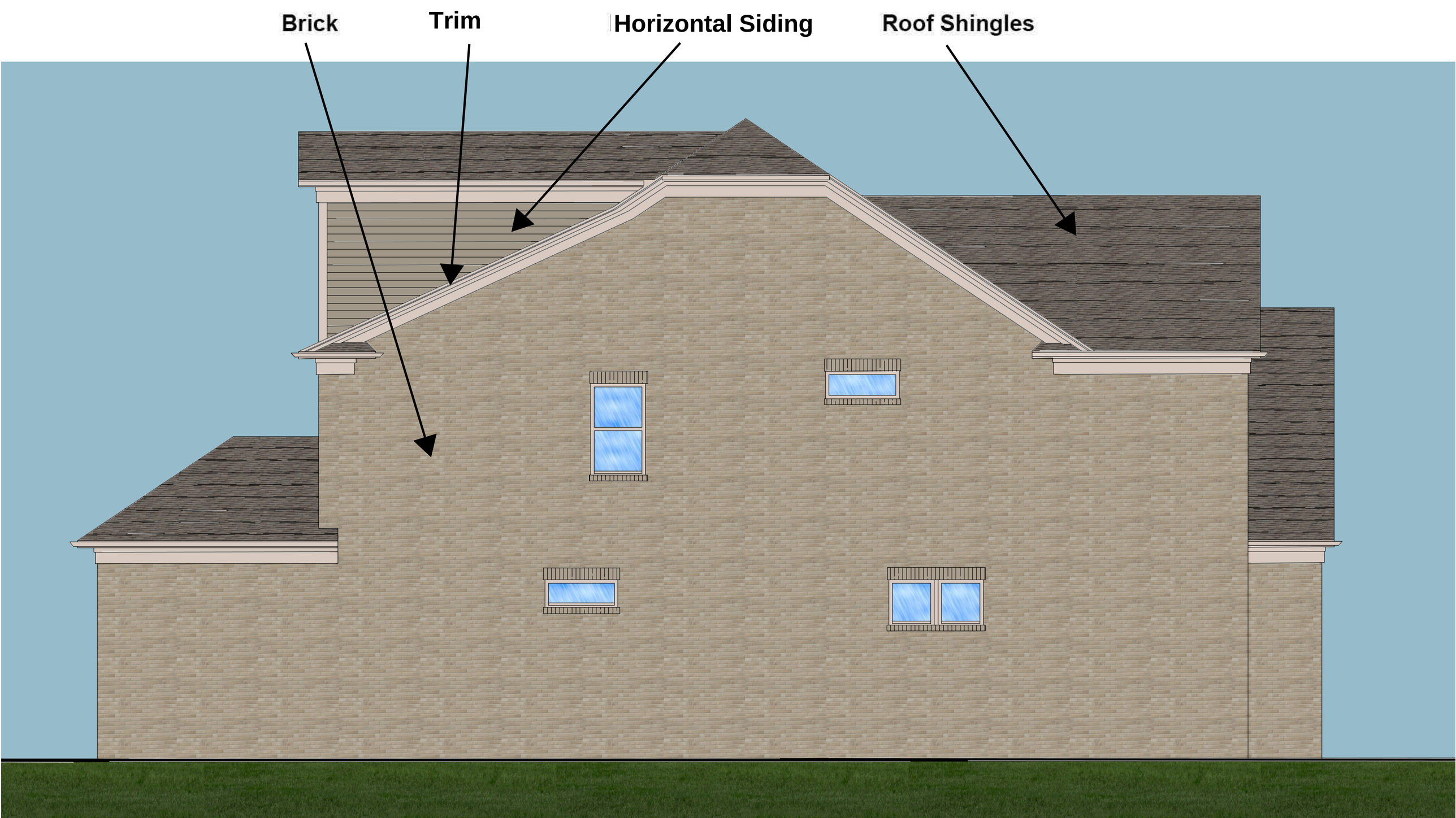
Taramore Lot 190

Front Elevation



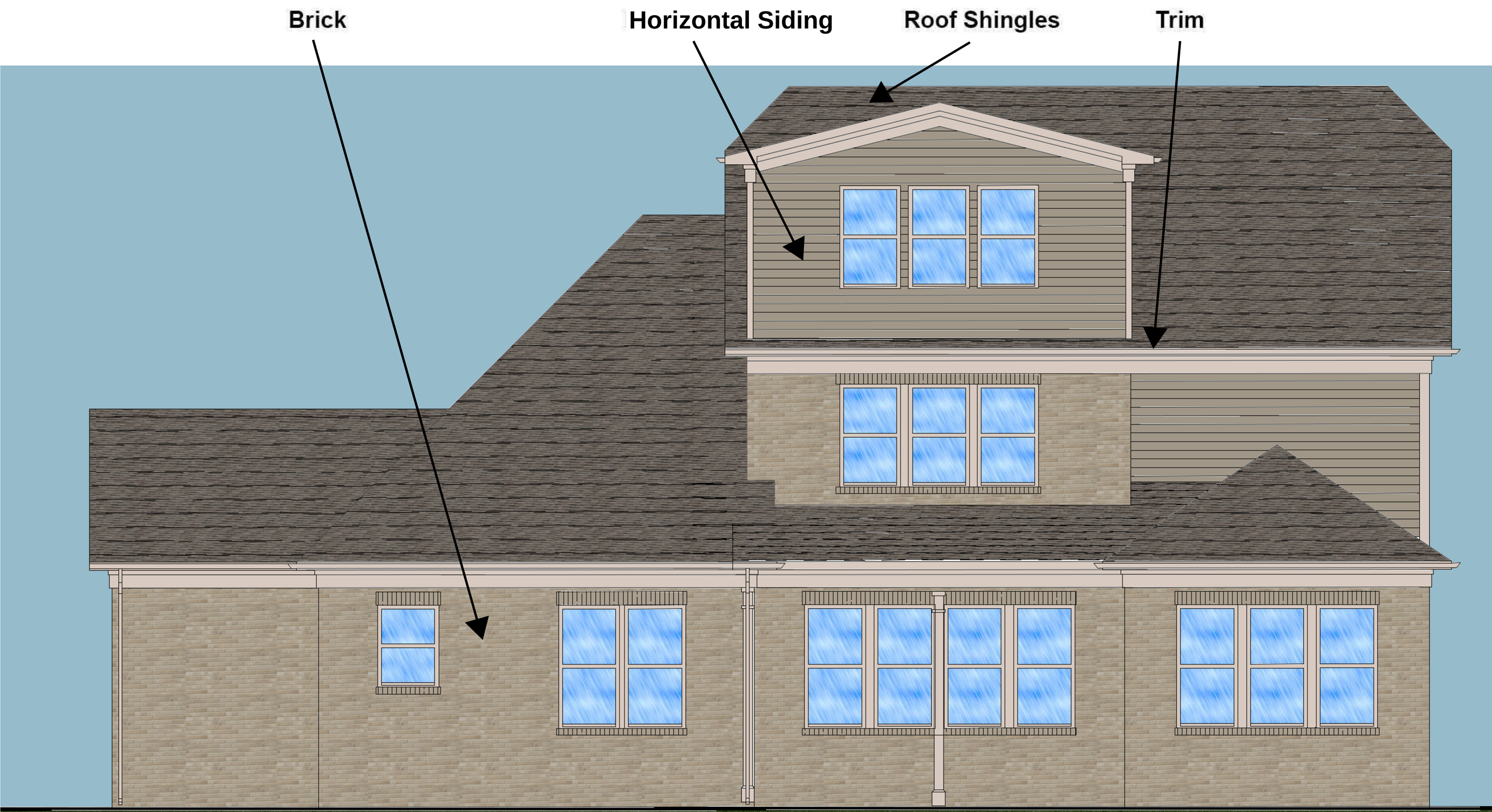
Taramore Lot 190

Left Elevation



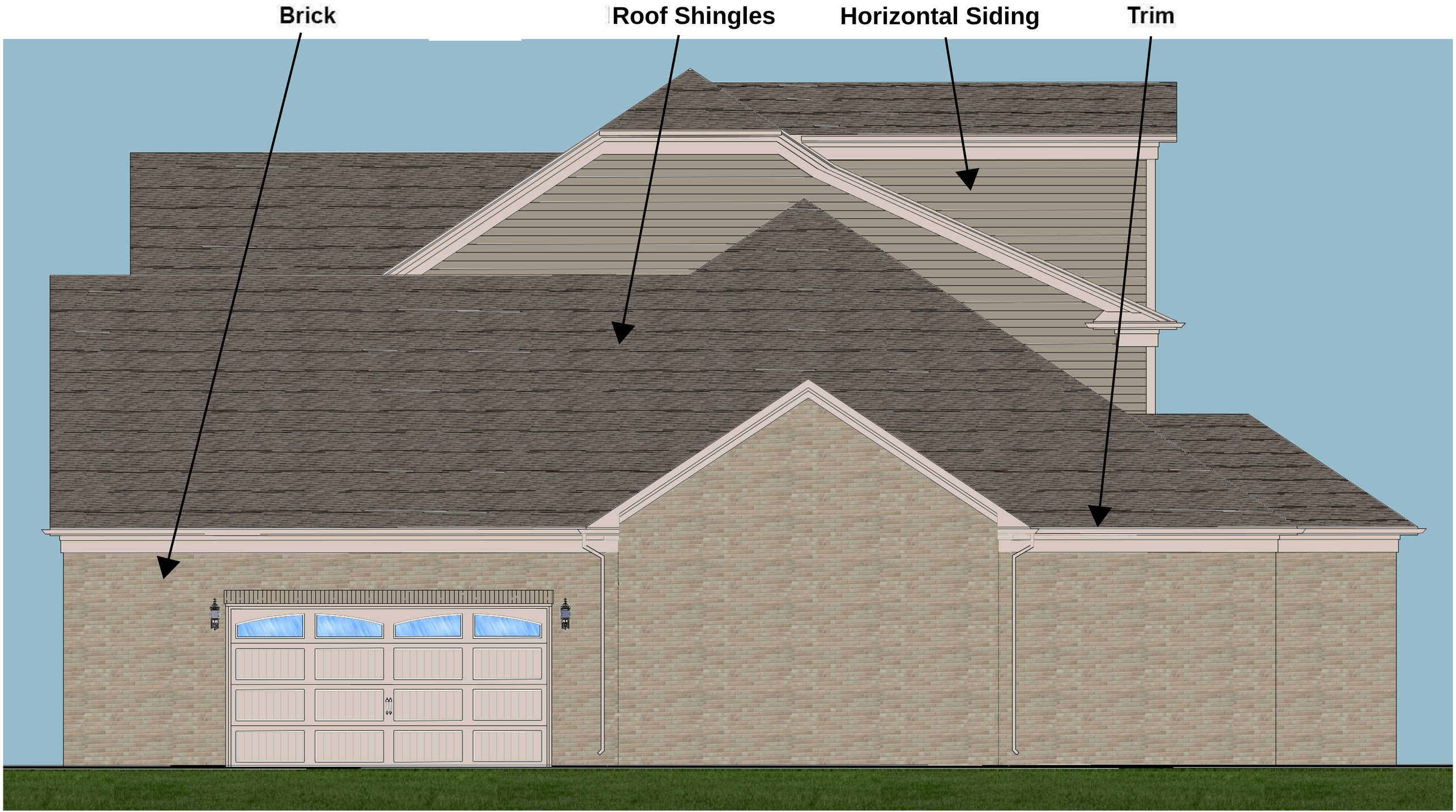
Taramore Lot 190

Rear Elevation



Taramore Lot 190

Right Elevation



BRENTWOOD PLANNING COMMISSION **9.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-015

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 192, 1924 New Bristol Lane

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 192 located at 1924 New Bristol Lane.

1924 NEW BRISTOL LANE – TARAMORE	
Lot Area (sf)	*42,585sf*
Total Area of Home (sf)	*3,663sf*
Heated Area (sf)	*3,786sf*
Impervious Area (sf)	*5,660sf*
Green Space Provided (%)	*86.7%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064

Attachments

Final Staff Report
Arch Plans
Transitional Plans
HP Site Plan

Renderings

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 9:

REQUEST:	***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – TARAMORE SUBDIVISION, LOT 192, 1924 NEW BRISTOL LANE***
PROJECT NUMBER:	***BPC2004-015***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 192 located at 1924 New Bristol Lane.

1924 NEW BRISTOL LANE – TARAMORE	
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The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

PROJECT LOCATION:

The subject property is located at 1924 New Bristol Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 57, 58, 59, 64, 126, 127, 129, 130, 134, 135, 136, 137, 195, and 196.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **six** conditions be attached to the approval of the request.*

1. Verify complete agreement of the civil site plan and the architectural plans prior to submittal of the building plans.

2. The diameter of the meter piping should be labeled, such as, ¾" diameter water meter. The size of the meter box is not necessary.

3. The limits of disturbance – or area proposed to be graded – should be less than the total area of the lot per the proposed contours.

4. The letter certifying only the proof-roll of the lot is not acceptable for a geotechnical study. Provide a code compliant geotechnical study. The study shall be provided before permits will be issued for the lot.

5. The property owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

6. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting

period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. Note that pending HP approval by Planning Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

7. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

8. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan, to include the residential sprinkler system, subject to the requirements of the staff report.

HARRINGTON

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

PRODUCT ACTION REQUEST / REVISION TRACKING

REVISION: 005 DATE: 07/31/2014 PRODUCTION MANAGER: __

1. ADDED SIDE DAYLIGHT BASEMENT OPTIONS TO PLAN SET
2. UPDATED OPTIONAL BEVERAGE CENTER
3. ADDED VIGNETTES OF OPTIONAL BATH 5 & 6 DROP-IN TUBS
4. CHANGED REAR PORCH LIGHT FROM 7'-4" TO 7'-8"
5. ADDED CRAFTSMAN INTERIOR ELEVATIONS TO PLAN SET
6. UPDATED AND VERIFIED SQUARE FOOTAGE TABLE

REVISION: 006 DATE: 08/11/2014 PRODUCTION MANAGER: __

1. ADDED DIMENSIONS TO CAN LIGHTS
2. MADE DROP ZONE 16" DEEP (STANDARD)
3. ADDED DIMENSION FOR SOFFIT AT OPT PLATINUM KITCHEN
4. LOCATED COOKTOP FOR ALL KITCHEN CONFIGURATIONS
5. REMOVED SIDE WINDOWS AT OPT CASUAL LIVING
6. ADDED (2) 2/6 SIDE WINDOWS AT LIBRARY
7. ADDED OPT ARUBA DOORS
8. ADDED VIGNETTES FOR OPT COFFERED CEILINGS
9. REVISED SIDE AND REAR TWO SIDED FIREPLACE OPTIONS AND ADDED EXT ELEV'S TO SHOW CHIMNEY LOCATIONS

REVISION: 007 DATE: 09/23/14 PRODUCTION MANAGER: SJM

1. REVISED NOTE FOR BASEMENT'S OPT BEVERAGE CENTERS TO CALL OUT 41 1/4" HALF TO SUPPORT BAR TOP
2. OWNER'S BATH OPTION 5 AND 6 SHOWER AND TUB LIGHTING CHANGED FROM OPTIONAL TO STANDARD.
3. OPTIONAL 19'-0" X 20'-0" PATIO/DECK WAS REMOVED FROM FIRST FLOOR PLAN
4. REVISE CASUAL LIVING ROOM NAME TO DEN ON FIRST FLOOR.
5. COFFERED CEILINGS WERE REVISED NEAR THE OPT. SIDE AND OPT TWO SIDED FIREPLACES
6. SHOW STANDARD 6883 OPENING ON OPT. COFFERED CLG. @DEN
7. RENAMED SHT.2.1.2 TO 3.FP
8. ADDED OPT. FIREPLACE BOX OUT TO SECOND FLOOR PLAN AND SECOND FLOOR OPTIONS. DIMENSIONED NEW WINDOW CONFIGURATIONS.
9. MODIFIED SECTION FLOOR JOIST TO SHOW CEILING JOIST AND CREATED A NEW SECTION TO SHOW ROOM OPTIONS ABOVE GATHERING ROOM.
10. EDIT SIDE ELEVATION TO SHOW (2) FIXED 2626 WINDOWS IN THE DEN.
11. REMOVE LIBRARY OPTION.
12. ADD 2 SIDED FIREPLACE OPTION VIGNETTE TO PLANS.

REVISION: 008 DATE: 12/23/14 PRODUCTION MANAGER: SJM

1. ALL REAR PLAN PORCH/LANAI/SUNROOM OPTIONS WERE UPDATED IN BASEMENTS, PLAN & ELEVATION.
2. UPDATED PLAN & OPTION TITLES IN ALL DRAWINGS
3. BASEMENT PLANS- ADJUSTED FRONT WALL 24" AND PICKED UP OTHER MINOR ITEMS.
4. FIRST FLOOR PLAN- MOVE FRONT DEN WALL OUT 24", O. BATH VANITY SIZE CHANGES, ADDING OPTIONAL SHUTTERS @ PPC ROOM, REMOVE SEAT AT STAIRS & OTHER MINOR PICKUPS.
5. PLAN OPTIONS- SIMILAR PICKUPS AS FIRST FLOOR PLAN, MAKING THE PERIMETER DISTANCE 8" FOR ALL COFFERED CEILINGS, REMOVING OPTION'S & OTHER MINOR PICKUPS.
6. SECOND FLOOR PLAN- OVERVALL OF BEDROOM 2 BATH (PER BROCHURES), UPDATE OF LOFT SPACE (PER BROCHURES), MINOR PLAN REPAIR, ADDITIONAL WINDOW HEAD HEIGHT NOTES, OPT BONUS STORAGE SIZE CHANGE & OTHER MINOR PICKUPS.
7. SECOND FLOOR PLAN OPTIONS-PLAN CHANGES PER BROCHURES, MINOR PLAN REPAIRS, SIMILAR CHANGES TO SECOND FLOOR PLAN & OTHER MINOR PICKUPS.
8. ELEVATIONS (ALL)-MINOR PICKUPS/ADDITIONAL ANNOTATION
9. SECTIONS-FLOOR STRUCTURE CHANGE
10. ELECTRICAL-MADE FLOOR OUTLET IN GATHERING ROOM OPTIONAL, CHANGED FIXTURES IN THE FOYER & ENTRY, REMOVED KEYLESS FIXTURE IN ALL GARAGES & OTHER MINOR PICKUPS.
11. ZONE PLANS-REMOVED THE MADE LOFT AND GAME ROOM ONE ZONE, CHANGED BASEMENT KITCHEN ZONE, REMOVED OPTIONS, UPDATED ZONE #'S, REMOVED A SHEET & OTHER MINOR PICKUPS

REVISION: 009 DATE: 05/30/15 PRODUCTION MANAGER: SJM

1. ELEVATION 7 – REMOVE SHUTTER NOTE ON SECOND FLOOR BEDROOM 2 WINDOW.
2. ADJUST ALL SIDE ENTRY GARGE ELECTRICAL-JUST REPOSITIONING OF LIGHTS AND GDO OUTLET
3. ELEVATIONS 6, 7, AND 8-EXTEND A WALL OUT IN THE GARAGE (TO THE RIGHT OF THE STAIRS) 14" TO CATCH A BEAM SUPPORTING THE SECOND FLOOR.
4. ADDED NEC 2014 EDITION TO ATL COVER SHEET
5. ADDED VARIOUS NEW CODE REQUIREMENTS PER NEC 2014–SEE ALL ELECTRICAL SHEETS FOR CHANGES
6. ADDED DUAL WATER HEATER DESIGNS FOR STANDARD 2 CAR AND 3 CAR GARAGE OPTIONS AS NEEDED PER MARKET/CODE SHEET 2.1 AND 2.9
7. ADDED CLOSET CEILING LIGHT DIMENSIONS/LOCATIONS FOR PLACEMENT NEAR SHELVES. SHEET 5.1 AND 5.1.1 AND 5.2
8. ADDED BRICK START/STOP DESIGNATIONS TO REAR ELEVATIONS AND SIDE ELEVATIONS
9. ADDED REDLINES FOR NEW ATTIC RIDGE VENT CALCULATION TABLES. ELEVATION SHEETS AND STRUCTURAL OPTIONS
10. CORRECT ALL 2ND FLOOR PARTIALS ON ELEVATION SHEETS TO MATCH THE CURRENT SHEET 2.2 AT BATH 2. 2ND FLOOR WAS ADJUSTED DURING CONVAL BUT ELEVATION PARTIALS WERE NEVER UPDATED TO MATCH.
11. STANDARDIZED VANITY SINK BASE CABINET IN BASEMENT TO BE VSB30–CHANGED CABINET ON SHEET 2.0
12. ID@3328 – ADDED ELECTRICAL CONSISTENCY ADJUSTMENTS. SEE TECH BULLETIN FOR CHANGES BY PLAN
13. ID@3328 – ADDED RECESSED NICHE INTO LAUNDRY ROOM WITH THIRD CAR SIDELOAD SCENARIO TO ALLOW ENOUGH ROOM FOR STAIRS WITH RAISED FOUNDATIONS. SHEET 2.03, & 5.1.2
14. MOVE COLUMN AT TOP LEFT CORNER OF DINING ROOM TO 1'-4" OFF OF WALL TO ALLOW FOR TRIM TO RETURN AT BOXED SOFFIT – SHEET 2.1, 5.1, 4.1
15. ELEVATION 8 – ADD NOTE CALLING OUT SHAKE SIDING ON INTERIOR PORCH WALLS. SHEETS 3.8.0, & 3.8.1

REVISION: 011 DATE: 09/30/15 PRODUCTION MANAGER: __

1. ID@MAN(1) – ENGINEER UPDATED STRUCTURAL PLANS TO SHOW NEW CURB DETAIL AND LOCATION FOR MASONRY COLUMN BASES
2. ID@3670 – ENGINEER TO UPDATE RAFTER SPAN TABLES ON SHEET S0.1 PER DIVISION REQUIREMENTS
3. ID@2870 E – ADJUSTED VANITY CABINETS TO ALLOW FOR CODE MINIMUM OF 15" FROM ADJOINING WALL ON EACH SIDE. (WHERE APPLICABLE). ADJUSTED FRAMING AS REQUIRED TO ACHIEVE NEW VANITY SIZES
4. ID@3509 – SF PER ELEVATION ADDED BACK TO COVER SHEETS
5. ID@3685 – ADJUSTED FRONT ELEVATIONS 5–8 TO MATCH ROOF PLANS

REVISION: 012 DATE: 11/30/15 PRODUCTION MANAGER: __

1. ID@3858 – ADD NOTES AND DIMENSIONS FOR CANTILEVERED FIREPLACE OPTIONS AT BASEMENT ARCHITECTURALS. ENGINEER TO UPDATE BASEMENT PLANS TO SHOW CANTILEVERED FLOOR JOIST DETAIL
2. ID@3781 – ADDED NOTE AND DIMENSIONS TO BASEMENT PLANS FOR 2–SIDED FIREPLACE ABOVE. ENGINEER TO ADD PARTIAL SLAB AND BASEMENT FLOORPLANS FOR 2–SIDED FIREPLACE OPTION
3. ID@3791 – CHANGE DOORS AT STORAGE CLOSET UNDER STAIRS 1ST FLOOR AND BASEMENT STAIR TO 2/8 TO BE CONSISTENT WITH OTHER PLANS IN LINE UP. (BASEMENT DOOR WAS ALREADY AT 2/8 FOR THIS PLAN)
4. ID@3822 – ADDED 55" A.F.F. FOR POT FILLER HEIGHTS
5. ID@3866 – CHANGED STORAGE DOOR AT CLOSET UNDER STAIRS TO 2/8 TO BE CONSISTENT WITH BASEMENT DOOR AND OTHER PLANS IN THIS LINEUP
6. ID@3933 – ENGINEER TO PROVIDE CRAWL SPACE ENGINEERING TO THE HARRINGTON PLAN FOR NC
7. ID@4054 – ADDED ADDITIONAL CORBEL SUPPORTS AND ADDITIONAL KNEE WALL FRAMING (IF APPLICABLE PER HOUSE)
8. ID@3779 – ADJUSTED WALL AT KITCHEN REF BY 2" TO ALLOW FOR 28" SOFFIT WITH PLATINUM KITCHEN. SHIFT CABINET RUN AT STOVE WALL UP 1" WITH ADJUSTMENTS TO FILLERS ON EACH END.

REVISION: 013 DATE: 01/31/16 PRODUCTION MANAGER: __

1. ID@4260 – CREATED FRONT ELEVATION, FLOOR PLAN PARTIALS, AND SIDE ELEVATION SHEETS FOR SIDE LOAD GARAGE CONDITION

REVISION: 014 DATE: 05/31/16 PRODUCTION MANAGER: __

1. ID@4378 – CHANGED OPTIONAL BEVERAGE CENTER FLOORING ZONE TO ZONE NUMBER 47
2. ID@4474 – ADDED SHOWER VALVE AT OWNER'S BATH 6
3. ID@4536 – ADDED CALL OUT NOTE TO LAUNDRY CHUTE DETAIL TO REF. SE DETAILS
4. ID@4587 –UPDATED ELEVATION 6 FRONT PATRIAL FLOORPLAN TO SHOW CORRECT WALL STYLE TO MATCH ELEVATION

REVISION: 015 DATE: 01/31/17 PRODUCTION MANAGER: __

1. ID@5145 – UPDATED OPTIONAL OWNER'S BATH TUB DECK HEIGHTS TO BE 19 1/2" HIGH
2. ID@5312 – ADDED ADDITIONAL DIMENSIONS AT KITCHEN ISLAND TO LOCATE KNEE WALL
3. ID@5314 – REMOVED FYPON BRACKET FROM MINI-DORMER AT ELEVATION 6
4. ID@ 16–7 – ADDED NEW ELEVATIONS 9, 10, 11, 12, AND 13

REVISION: 016 DATE: 06/30/17 PRODUCTION MANAGER: __

1. ID@5611 – UPDATED WIC DOOR AT OWNER'S BATH #5 TO MATCH BASE HOUSE. ADDED DOOR HEIGHT NOTE TO OPT. BONUS STORAGE OVER GARAGE
2. ID@5920 – UPDATED ELEVATION 7 TO REMOVE HALF COLUMN AT RIGHT SIDE OF PORCH.
3. ID@6032 – UPDATED FIRST FLOOR PLAN PARTIAL AT SIDE LOAD GARAGE ELEVATION 5 TO SHOW CORRECT WINDOW AT DINNING ROOM

REVISION: 017 DATE: 09/30/17 PRODUCTION MANAGER: __

ID@5890 – UPDATED ELECTRICAL LEGEND FOR RECESSED CAND TO BE OPT. LED DOWN LIGHTS. UPDATED LIGHTS AT OWNERS WIC AND LAUNDRY ROOMS TO BE OPT. LED DOWN LIGHTS

REVISION: 018 DATE: 05/31/18 PRODUCTION MANAGER: __

1. ID@ 16–8 – ADDED NEW ELEVATIONS 14 – 18
2. ID@ 480 – ADDED MISSING OPT. GAS LINE STUBS
3. ID@ 675 – NATIONAL ROLL-OUT OF HOME CONNECT. ADDED LOCATIONS FOR WAP FIXTURES AND SMP PANELS
4. ID@ 766 – ADDED ADDITIONAL DIMENSIONS FOR ISLAND LOCATION

DRAWING INDEX

0.0	COVER SHEET
1.2	UNFINISHED BASEMENT PLAN
1.3	UNFINISHED BASEMENT PLAN SIDE DAYLIGHT
2.0	FINISHED BASEMENT PLAN
2.0 SD	FINISHED BASEMENT SIDE DAYLIGHT
2.0.1	FINISHED BASEMENT REAR STRUCTURAL OPTIONS
2.0.2	FINISHED BASEMENT PLAN STRUCTURAL OPTIONS
2.0.3	FINISHED BASEMENT PLAN OPT GARAGE CONFIGURATIONS
2.1	FIRST FLOOR PLAN & PLAN OPTIONS
2.1.1	FIRST FLOOR PLAN OPTIONS
2.2	SECOND FLOOR PLAN
2.2.1	SECOND FLOOR PLAN OPTIONS
2.4	OPTIONAL COVERED LANAI/PORCH
2.5	OPTIONAL SCREENED LANAI/PORCH
2.6	OPTIONAL SUNROOM
2.6.1	OPTIONAL SUNROOM W/ COVERED LANAI/PORCH
2.6.2	OPTIONAL SUNROOM W/ SCREENED LANAI/PORCH
2.8	OPTIONAL GARAGE CONFIGURATIONS
2.8.1	OPTIONAL GARAGE CONFIGURATIONS ELEVATIONS
2.8.2	OPTIONAL GARAGE CONFIGURATIONS ELEVATIONS
2.8.3	OPTIONAL GARAGE CONFIGURATIONS ELEVATIONS
2.8.4	OPTIONAL GARAGE CONFIGURATIONS ELEVATIONS
2.8.5	OPTIONAL GARAGE CONFIGURATIONS ELEVATIONS
2.8.6	OPTIONAL GARAGE CONFIGURATIONS ELEVATIONS
3.1.0 – 3.18.2	FRONT ELEVATIONS "1–18"
3.12.0	ROOF PLANS "1–4" FRONT AND SIDELOAD ENTRY GARAGE
3.13.0	ROOF PLANS "5–8" FRONT AND SIDELOAD ENTRY GARAGE
3.14.0	ROOF PLANS "9–10" FRONT AND SIDELOAD ENTRY GARAGE
3.15.0	ROOF PLANS "1–4" COURTYARD ENTRY GARAGE
3.16.0	ROOF PLANS "5–8" COURTYARD ENTRY GARAGE
3.17.0	ROOF PLANS "9–10" COURTYARD ENTRY GARAGE
3.8.1	REAR ELEVATIONS "1–18"
3.5.1 – 3.5.18.1	SIDE ELEVATIONS "1–18"
3FP	SIDE AND REAR ELEVATIONS w/ OPT. FIREPLACE
4.0	BUILDING SECTION
4.1	INTERIOR ELEVATIONS AND DETAILS
5.0	FINISHED BASEMENT ELECTRICAL PLAN
5.0.1	FINISHED BASEMENT ELECTRICAL PLAN OPTIONS
5.1	FIRST FLOOR ELECTRICAL PLAN
5.1.1	FIRST FLOOR ELECTRICAL PLAN OPTIONS
5.1.2	GARAGE OPTIONS ELECTRICAL PLANS
5.2	SECOND FLOOR ELECTRICAL PLAN
5.2.1	SECOND FLOOR ELECTRICAL PLAN OPTIONS
8.0	FINISHED BASEMENT ZONES
8.0.1	FINISHED BASEMENT OPTIONS ZONES
8.1	FIRST FLOOR ZONES
8.2	SECOND FLOOR ZONES
8.2.1	SECOND FLOOR OPTIONS ZONES
DECK	DECK DETAILS
SF	SOUTHEAST DETAIL BOOK MONO SLAB FOUNDATION DETAILS
BF	SOUTHEAST DETAIL BOOK BASEMENT FOUNDATION DETAILS

GENERAL

TARAMORE
LOT 192

SQUARE FOOTAGE FOR LOT 192:

HEATED 1st FLR:	2654 SF
HEATED 2nd FLR:	1911 SF
GARAGE:	856 SF
FRONT PORCH:	57 SF
UNFIN. STORAGE:	128 SF

BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL SOUTH CAROLINA AMENDMENTS
2012 NORTH CAROLINA STATE BUILDING CODE – WITH ALL AMENDMENTS

THIS PLAN SHALL CONFORM TO ALL PULTE CONSTRUCTION STANDARDS

BUILDING CODE ANALYSIS

USE GROUP : ONE & TWO FAMILY DWELLING

CONSTRUCTION CLASS : UNPROTECTED

HEIGHT & AREA LIMITATION : 3 STORY MAXIMUM HGT 35 FEET

EMERGENCY ESCAPE : EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY : 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GARAGE CEILING W/ HABITABLE SPACE ABOVE & 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS :
LIVE LOAD:
SLEEPING = 30 PSF
NON-SLEEPING = 40 PSF
DECKS = 40 PSF
DEAD LOAD = 10 PSF
BASIC WIND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
ROOF LIVE LOAD = 20 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

SQUARE FOOTAGES

BASE HOUSE

FIRST FLOOR	2443 SQ. FT.
SECOND FLOOR	1343 SQ. FT.
TOTAL HEATED AREA	3786 SQ. FT.
GARAGE	536 SQ. FT.
WIDTH / DEPTH	54'-0" x 70'-0"

FRONT ELEVATIONS

	PORCH	ADDITION (+)
ELEVATION "1"	54 SQ. FT.	0 SQ. FT.
ELEVATION "2"	54 SQ. FT.	0 SQ. FT.
ELEVATION "3"	65 SQ. FT.	0 SQ. FT.
ELEVATION "4"	69 SQ. FT.	0 SQ. FT.
ELEVATION "5"	69 SQ. FT.	0 SQ. FT.
ELEVATION "6"	69 SQ. FT.	21 SQ. FT.
ELEVATION "7"	57 SQ. FT.	21 SQ. FT.
ELEVATION "8"	63 SQ. FT.	21 SQ. FT.
ELEVATION "9"	145 SQ. FT.	21 SQ. FT.
ELEVATION "10"	123 SQ. FT.	21 SQ. FT.
ELEVATION "11"	65 SQ. FT.	0 SQ. FT.
ELEVATION "12"	61 SQ. FT.	26 SQ. FT.
ELEVATION "13.1"	265 SQ. FT.	0 SQ. FT.
ELEVATION "13.2"	265 SQ. FT.	
ELEVATION "14"	108 SQ. FT.	13 SQ. FT.
ELEVATION "15"	111 SQ. FT.	13 SQ. FT.
ELEVATION "16"	64 SQ. FT.	21 SQ. FT.
ELEVATION "17"	265 SQ. FT.	0 SQ. FT.
ELEVATION "18"	118 SQ. FT.	22 SQ. FT.

FIRST FLOOR OPTIONS

	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
2 CAR COURTYARD	620 SQ. FT.	0 SQ. FT.	8'-0"	0'-0"
3 CAR GARAGE	236 SQ. FT.	0 SQ. FT.	12'-0"	0'-0"
SUNROOM OR SCREENED PORCH	268 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
SUNROOM W/ SCREENED PORCH	479 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
4' GARAGE EXTENSION	84 SQ. FT.	0 SQ. FT.	2'-0"	0'-0"
COVERED PORCH	190 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
SCREENED PORCH	190 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
SUNROOM	190 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
COV OR SCRN PORCH W/ SUNROOM	193 SQ. FT.	0 SQ. FT.	0'-0"	10'-0"

SECOND FLOOR OPTIONS

	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
CONDITIONED STOR / MEDIA ROOM	228 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
LOFT/GAMERM/BR 10 RAISED ATTIC	340 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
	0 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
	0 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"

UNFINISHED BASEMENT

	UNFINISHED		WIDTH (+)	DEPTH (+)
w/ BASE HOUSE ABOVE	2329 SQ. FT.		0'-0"	0'-0"
w/ SUNROOM ABOVE	184 SQ. FT.	(+)	0'-0"	0'-0"
SIDE DAYLIGHT w/ BASE HOUSE ABOVE	2450 SQ. FT.	(+)	0'-0"	0'-0"

FINISHED BASEMENT

	FINISHED	UNFINISHED	WIDTH (+)	DEPTH (+)
REAR	997 SQ. FT.	2424 SQ. FT.	0'-0"	0'-0"
REAR BEDROOM	413 SQ. FT.	(–)	0'-0"	0'-0"
REAR BATH	66 SQ. FT.	(–)	0'-0"	0'-0"
OPT EXERCISE ROOM	267 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ BASE HOUSE ABOVE	940 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ OPT BEDROOM	245 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ OPT BATH	52 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ OPT EXERCISE ROOM	242 SQ. FT.	(–)	0'-0"	0'-0"

COMMENTS
COVERED PORCH (x2) FOR UNDER ROOF W/ BASEMENT
SCREENED PORCH (x2) FOR UNDER ROOF W/ BASEMENT

NOTE: SQUARES NOTED ON DRAWINGS RELATE TO FULL SIDE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

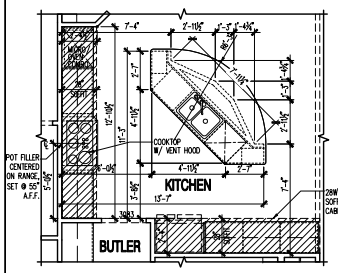
HARRINGTON VERSION 3.0
COVER SHEET
1

PRODUCTION MANAGER: SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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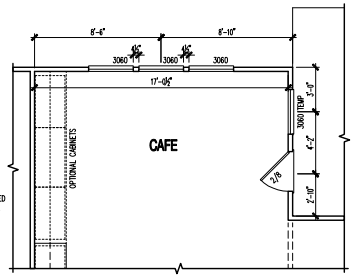
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: –
GARAGE HANGING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
MPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 0.0

PLOTTED: May 14, 2018 / Larry Baker / 2033-L-2048.DWG



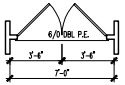
OPT PLATINUM KITCHEN

SCALE : 1/4" = 1'-0"



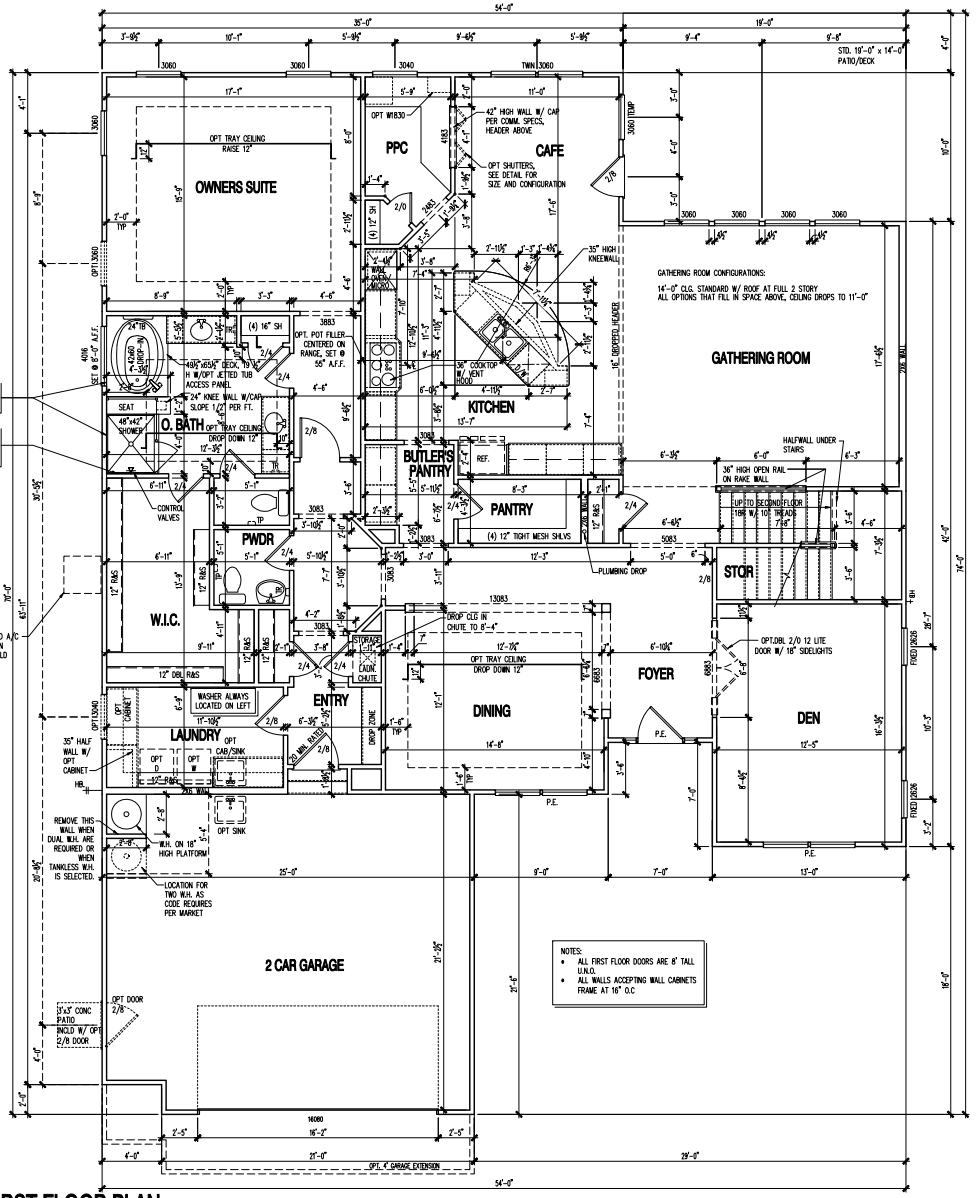
CAFE EXTENDED OPTION

SCALE : 1/4" = 1'-0"



FRONT ENTRY DOOR- DOUBLE - ELEV 1

SCALE : 1/4" = 1'-0"



SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 192

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HARRINGTON VERSION 3.0
FIRST FLOOR PLAN

PRODUCTION MANAGER
SAM CURRY
RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LARSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

MPC PLAN NUMBER
2033.200

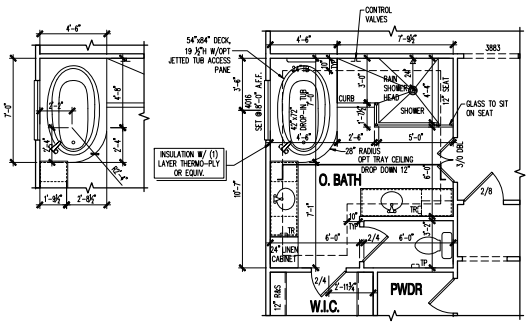
LARSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1

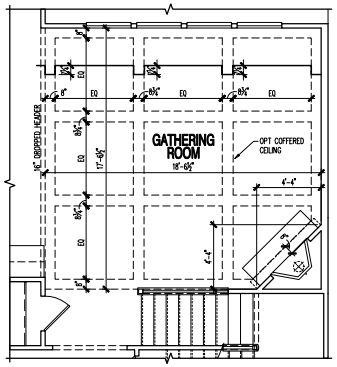
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 16, 2018 / Larry Bates / 2033-L-PLANS.MC



MASTER / OWNER BATH OPT #6

SCALE : 1/4" = 1'-0"



OPT CORNER FIREPLACE

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
FIRST FLOOR PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

MPC PLAN NUMBER
2033.200

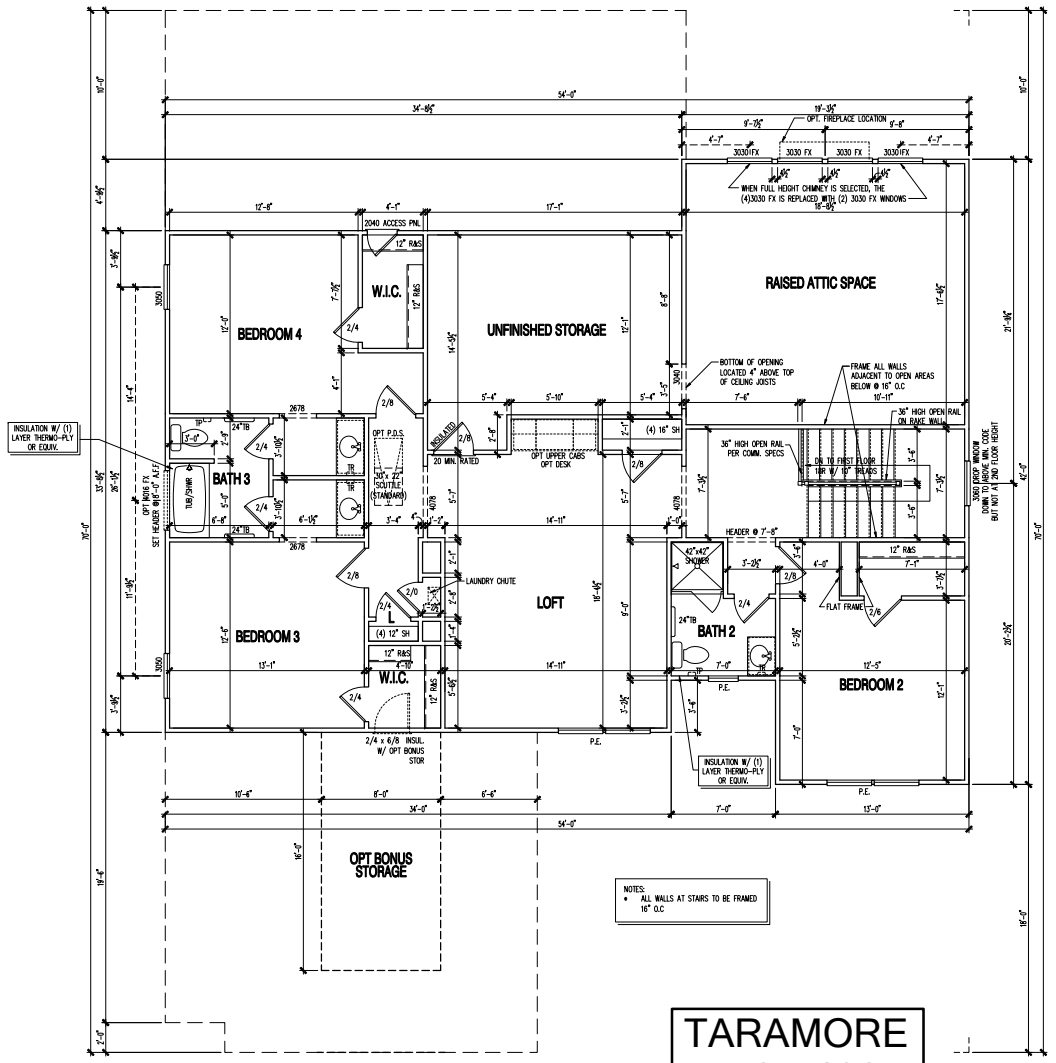
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 14, 2017 / John Dickerson / 2033-L-PLANS.DWG



TARAMORE
LOT 192

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
SECOND FLOOR PLAN

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2053.200

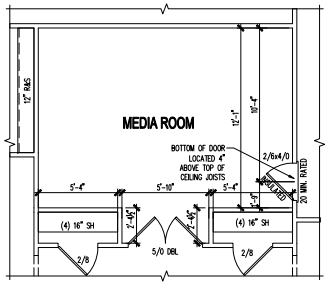
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.2

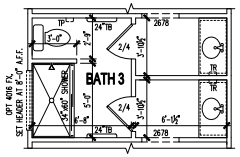
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 14, 2017 / John DiLorenzo / 2053-L-PLANS.DWG



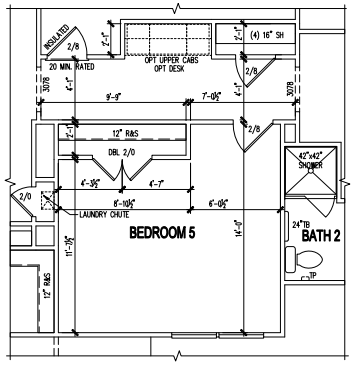
MEDIA ROOM

SCALE : 1/4" = 1'-0"



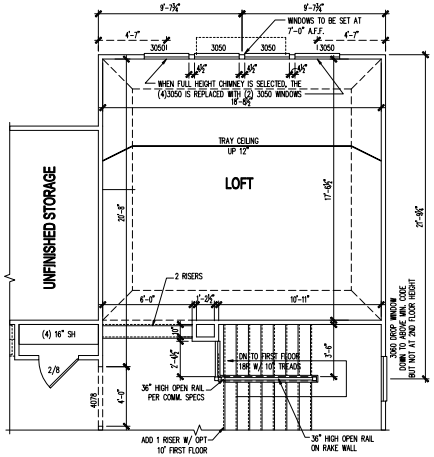
SHOWER WALK-IN OPTION @ BATH 3

SCALE : 1/4" = 1'-0"



BEDROOM ilo LOFT

SCALE : 1/4" = 1'-0"



LOFT ilo STORAGE

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
SECOND FLOOR PLAN
OPTIONS

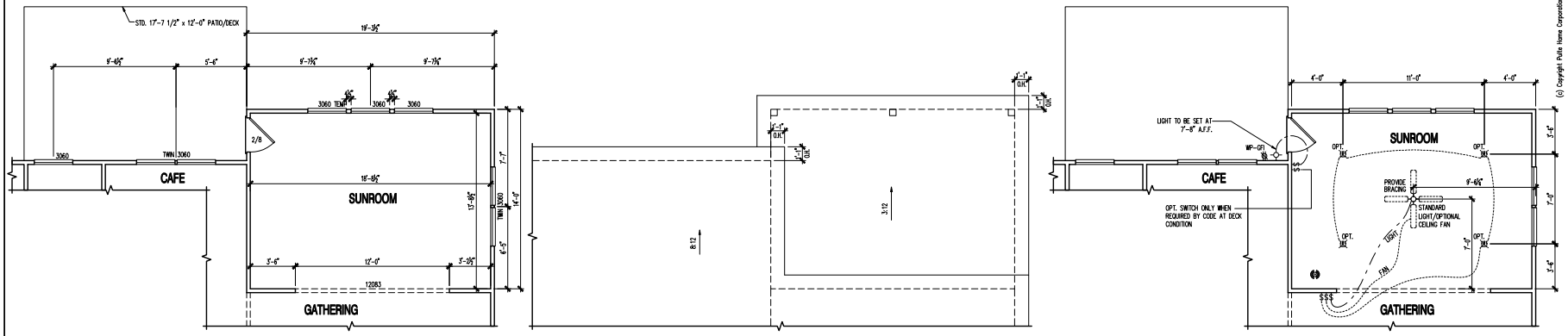
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
MPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 2.2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 10, 2016 / DWG: 8. / 2033-L-FLR-LOWE



SUNROOM FLOOR PLAN

SCALE : 1/4" = 1'-0"

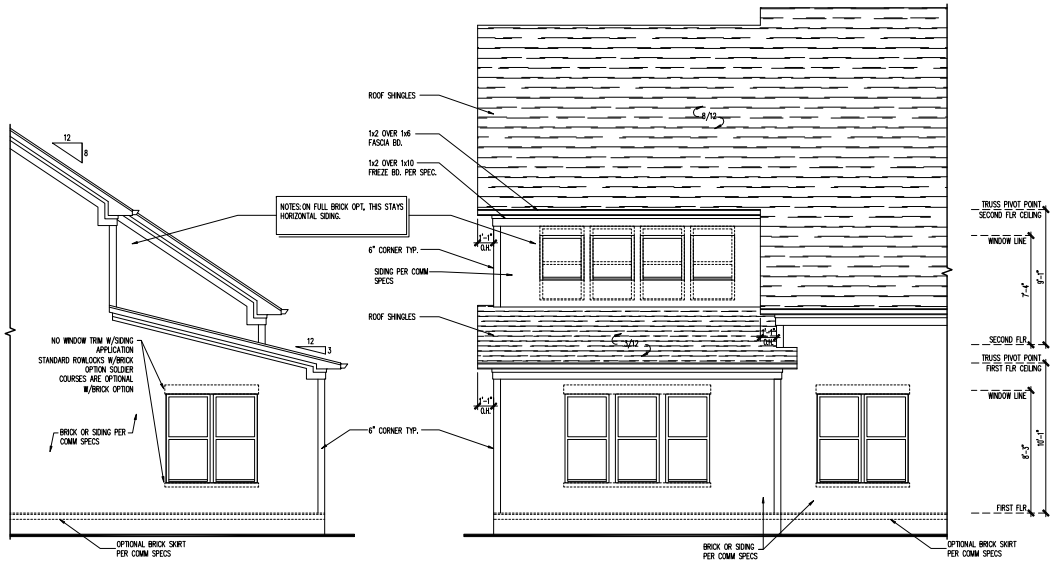
SUNROOM ROOF PLAN

SCALE : 1/4" = 1'-0"

SUNROOM ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 192

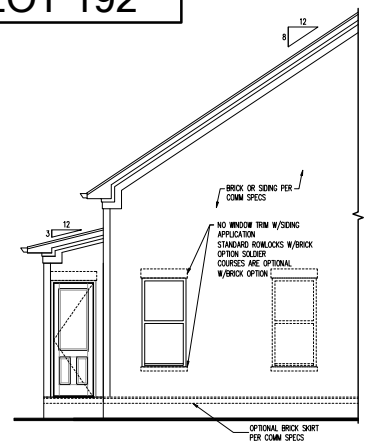


RIGHT ELEVATION W/ SUNROOM

SCALE : 1/4" = 1'-0"

REAR ELEVATION W/ SUNROOM

SCALE : 1/4" = 1'-0"



LEFT ELEVATION W/ SUNROOM

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
OPTIONAL SUNROOM

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

MPC PLAN NUMBER
2033.200

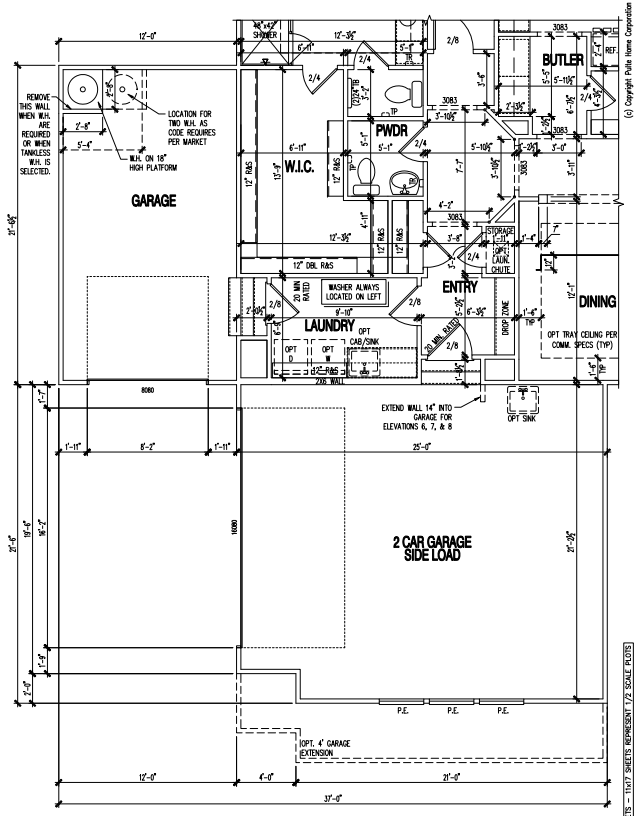
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.6

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 14, 2018 / Larry Bibby / 2033-L-OPTIONUNIT



GARAGE 3RD CAR w/ SIDE LOAD - ELEVATION 1

SCALE : 1/4" = 1'-0"

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LOT 192

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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HARRINGTON VERSION 3.0
FIRST FLOOR PLAN
OPT GARAGE CONFIGURATIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LARSON COMMUNITY ID
-

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

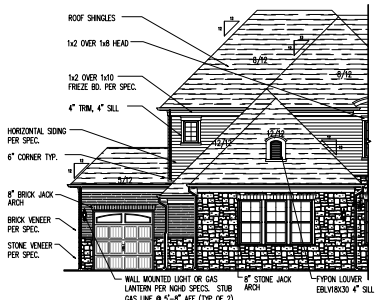
NPC PLAN NUMBER
2033.200

LARSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.8

PLOTTED: February 28, 2017 / David Donnello - / 2033-1-PLAN.DWG



3 CAR SIDE LOAD FRONT ELEVATION "7"

SCALE 1/8" = 1'-0"

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

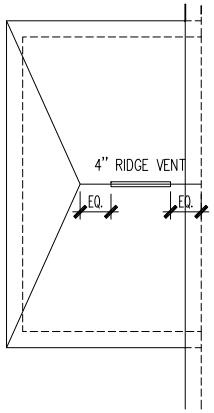
GARAGE ELEV "I-11" 238 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 0.79 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

0.79 SQ FT x 50 % =0.3975SQ FT RIDGE, 0.79 SQ FT x 50 % =0.3975SQ FT SOFFIT

RIDGE VENT		OR W/ INF. BOX VENT	
0.397 SQ FT	= 3.2 FEET OF RIDGE VENT	0.397 SQ FT	= 1.1 BOX VENT(S)
0.125 SQ FT		0.3472SQ FT	
SOFFIT VENT			
0.397 SQ FT	= 6.3 FEET OF SOFFIT VENT		
0.0625SQ FT			

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



THREE CAR SIDE ENTRY OPTION

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
FRONT ELEVATION
3 CAR SIDE LOAD ENTRY GARAGE

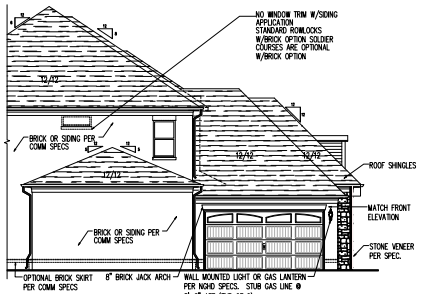
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2063.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 2.8.5

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: December 8, 2016 / John Dalessio / 2063-L2-ELEVATION.DWG



3 CAR SIDE LOAD LEFT ELEVATION "7"

SCALE 1/8" = 1'-0"

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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HARRINGTON VERSION 3.0
SIDE ELEVATION
3 CAR SIDE LOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --

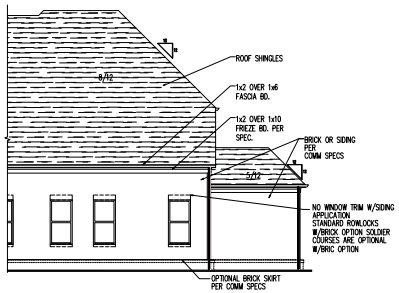
GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 2.8.7

PLOTTED: December 8, 2016 / John Dalessio / 2033-L2-ELEVATION.DWG



3 CAR SIDE LOAD REAR ELEVATION "3 - 13, 16-18"

SCALE 1/8" = 1'-0"

TARAMORE
LOT 192

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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HARRINGTON VERSION 3.0
REAR ELEVATION
3 CAR SIDE LOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -

GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 2.8.9

PLOTTED: March 2, 2018 / John Dickerson / 2033-L2-ELEVATIONS.DWG

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 50%-80% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "7" 2445SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.15 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.15 SQ FT x 50 % = 4.075SQ FT RIDGE, 8.15 SQ FT x 50 % = 4.075SQ FT SOFFIT
RIDGE VENT
4.075 SQ FT = 32.6 FEET OF RIDGE VENT
0.125 SQ FT
SOFFIT VENT
4.075 SQ FT = 65.2 FEET OF SOFFIT VENT
0.0625SQ FT

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

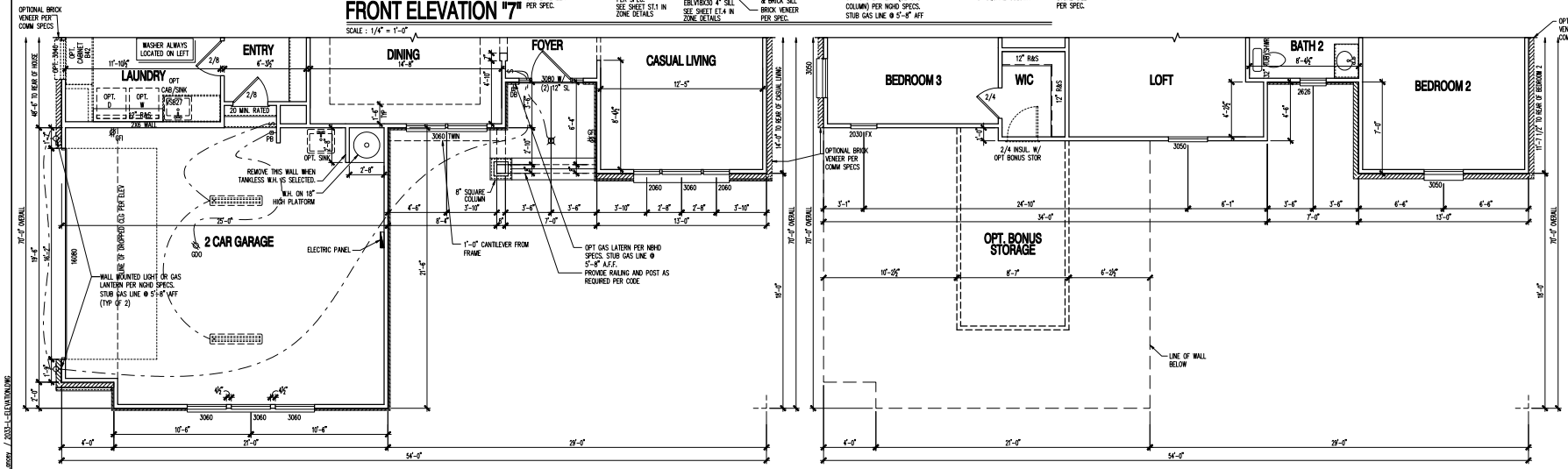
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FRONT ELEVATION "7"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 192



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

PLOTTED: Nov 9, 2017 / John DeLaney / 2033-ELEVATION.DWG

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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HARRINGTON VERSION 3.0
FRONT ELEVATION "7"
SIDELOAD GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
–

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LARSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.7.2

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40/6-50/6 REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATIONS "A-11" 2472 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.24 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.24 SQ FT x 50 % = 4.12050 FT RIDGE, 8.24 SQ FT x 50 % =4.12050 FT SOFFIT

RIDGE VENT	OR W/ HIP, BOX VENT
4.120 SQ FT = 33.0 FEET OF RIDGE VENT	4.120 SQ FT = 11.9 BOX VENT(S)
0.125 SQ FT	0.3472 SQ FT
SOFFIT VENT	
4.120 SQ FT = 65.9 FEET OF SOFFIT VENT	
0.0625 SQ FT	

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 40/6-50/6 REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

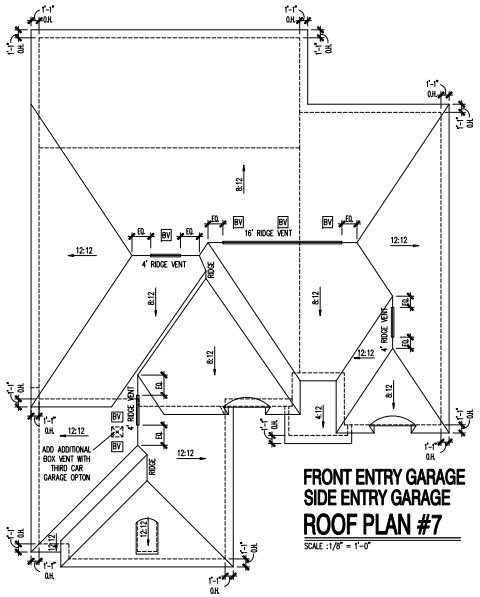
GARAGE ELEV "A-11" 518 SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 1.73 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

1.73 SQ FT x 50 % =0.86350 FT RIDGE, 1.73 SQ FT x 50 % =0.86350 FT SOFFIT

RIDGE VENT	OR W/ HIP, BOX VENT
0.863 SQ FT = 6.9 FEET OF RIDGE VENT	0.863 SQ FT = 2.5 BOX VENT(S)
0.125 SQ FT	0.3472 SQ FT
SOFFIT VENT	
0.863 SQ FT = 13.8 FEET OF SOFFIT VENT	
0.0625 SQ FT	

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2



FRONT ENTRY GARAGE
SIDE ENTRY GARAGE
ROOF PLAN #7
SCALE :1/8" = 1'-0"

TARAMORE
LOT 192

PLOTTED: December 8, 2016 / John Dalcanton / 2033-L2-ELEVATION.DWG

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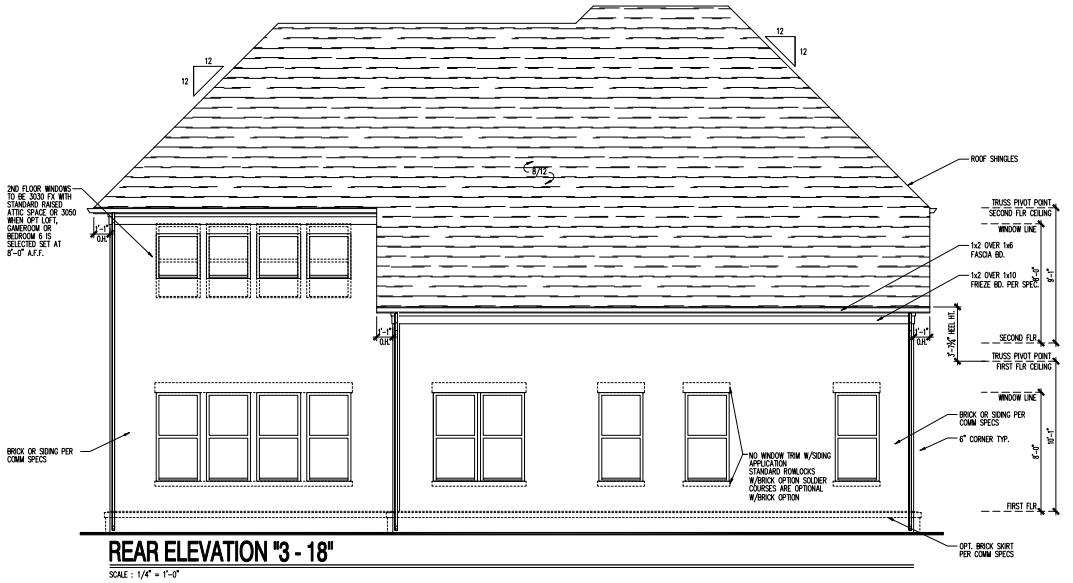
HARRINGTON VERSION 3.0
ROOF PLANS ELEVATIONS "5-8"
FRONT AND SIDE ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: 1
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 3.15.0

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



REAR ELEVATION "3 - 18"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 192

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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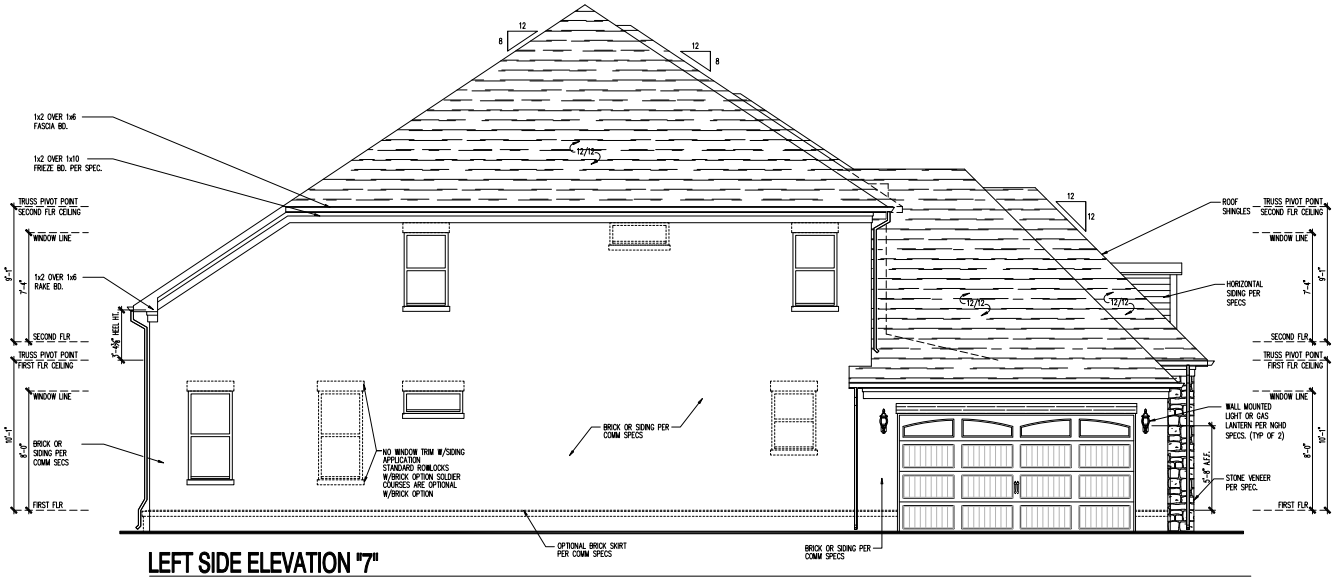
HARRINGTON VERSION 3.0
REAR ELEVATIONS "1-18" AND ROOF PLAN
FRONT ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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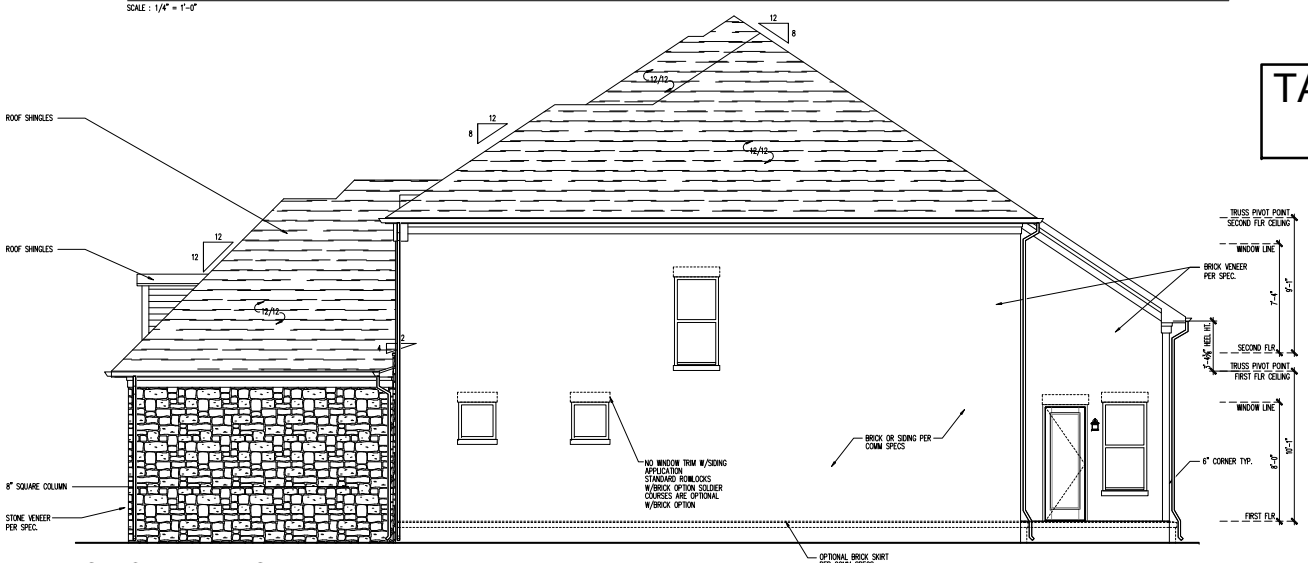
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 3.R.1

PLOTTED: January 8, 2018 / Rosalba / 2033-L-ELEVATION.DWG



LEFT SIDE ELEVATION "7"

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION "7"

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
SIDE ELEVATIONS "7"
SIDELOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

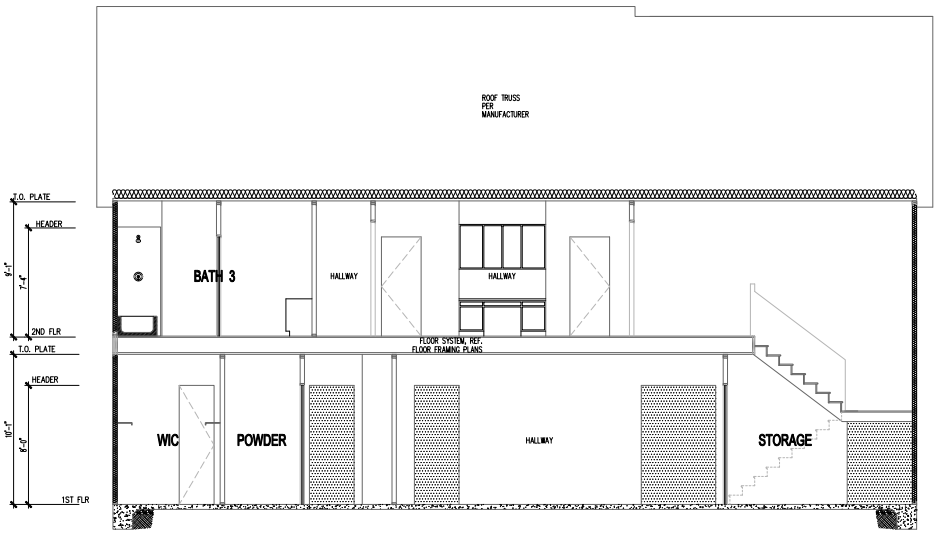
REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
MPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 3.S.7.1

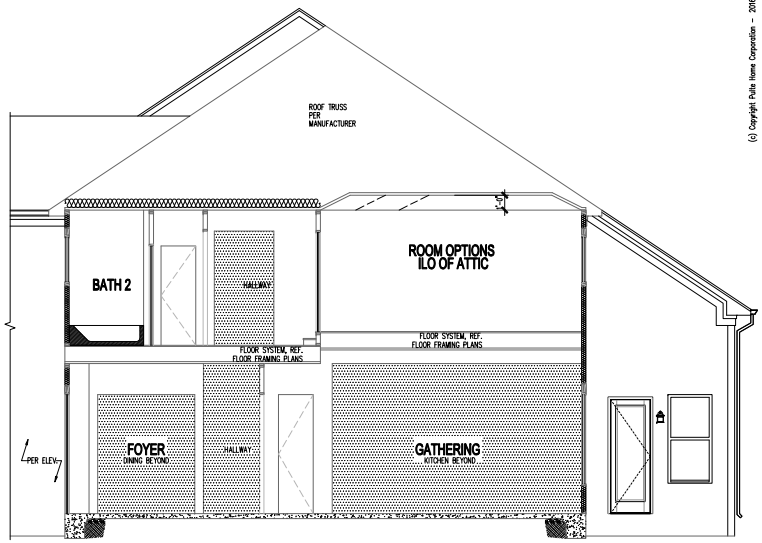
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Jun 10, 2016 / CAD ft. / 2033-L2-ELEVATIONS.DWG



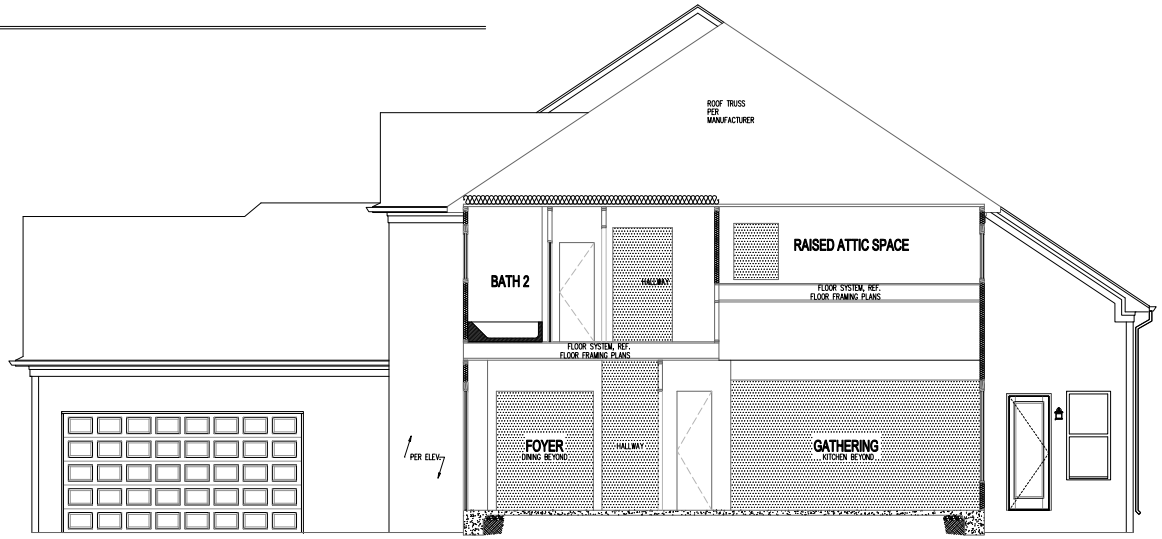
BUILDING SECTION

SCALE : 1/4" = 1'-0"



BUILDING SECTION

SCALE : 1/4" = 1'-0"



BUILDING SECTION

SCALE : 1/4" = 1'-0"

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LOT 192

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HARRINGTON VERSION 3.0
BUILDING SECTION

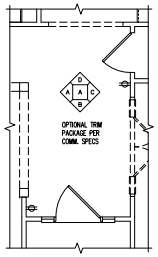
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2053.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 4.0

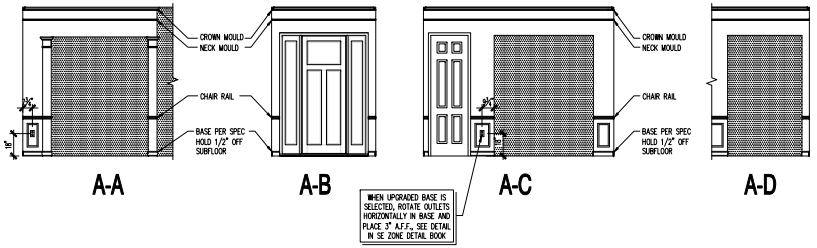
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 10, 2016 / CAD: tb / 2053-L-01 ALONE



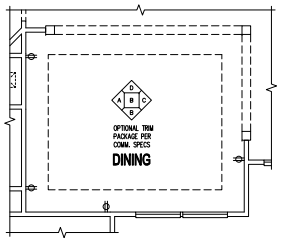
FOYER PLAN

SCALE : 1/4" = 1'-0"



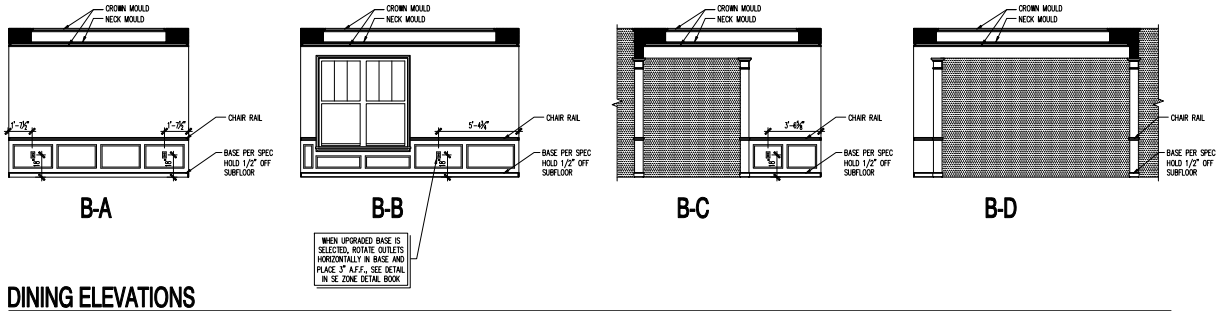
FOYER ELEVATIONS

SCALE : 1/4" = 1'-0"



DINING PLAN

SCALE : 1/4" = 1'-0"



DINING ELEVATIONS

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
INTERIOR ELEVATIONS AND DETAILS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

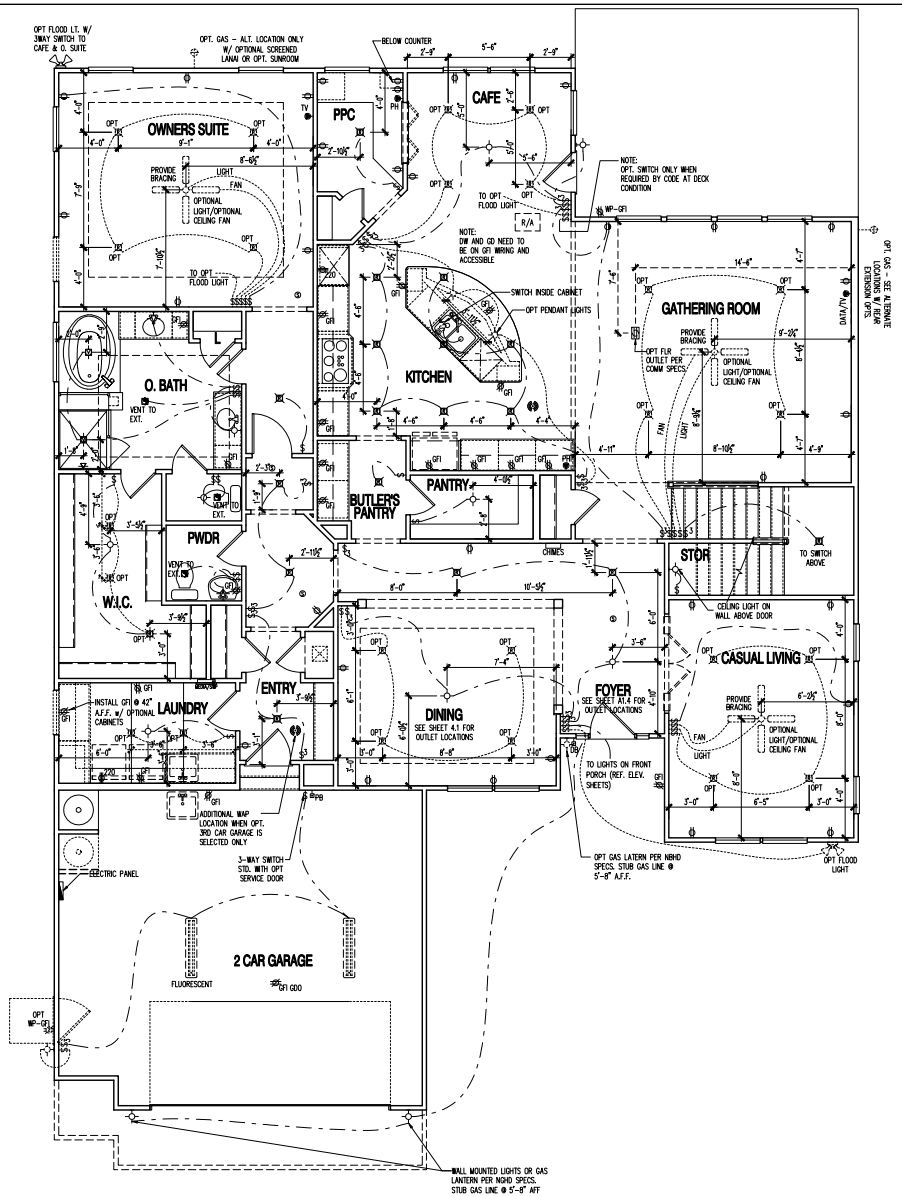
SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
MPC PLAN NUMBER
2053.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
4.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 10, 2016 / CAD ft. / 2053-L-01.DWG



FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TARAMORE
LOT 192

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PULTE HOMES

HARRINGTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
1

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: 1

GARAGE HANDING: GARAGE LEFT

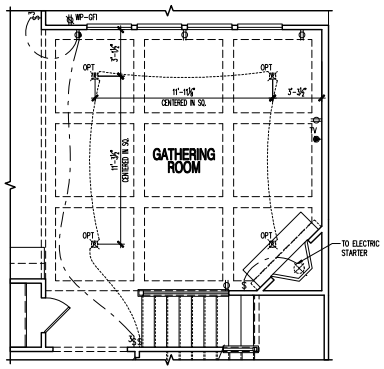
SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
MPC PLAN NUMBER: 2033.200
LARSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.1

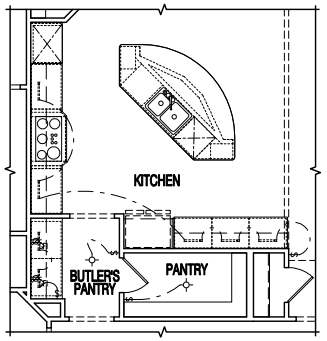
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 14, 2018 / Larry Bibbs / 2033-1-ELECTRICAL.DWG



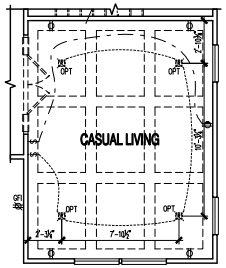
OPT CORNER FIREPLACE

SCALE : 1/4" = 1'-0"



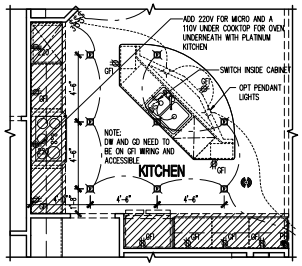
OPT UNDER CABINET LAYOUT - KITCHEN / BUTLER'S PANTRY

SCALE : 1/4" = 1'-0"



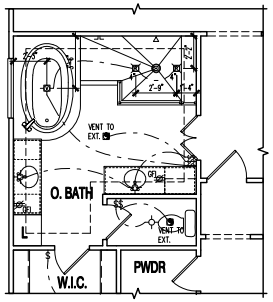
OPT COFFERED CEILING @ CASUAL LIVING

SCALE : 1/4" = 1'-0"



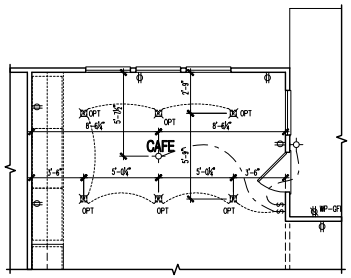
OPT PLATINUM KITCHEN

SCALE : 1/4" = 1'-0"



MASTER/OWNER BATH OPT #6

SCALE : 1/4" = 1'-0"



CAFE EXTENDED OPTION

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TARAMORE
LOT 192

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PULTE Homes

HARRINGTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LANDON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

MPC PLAN NUMBER
2033.200

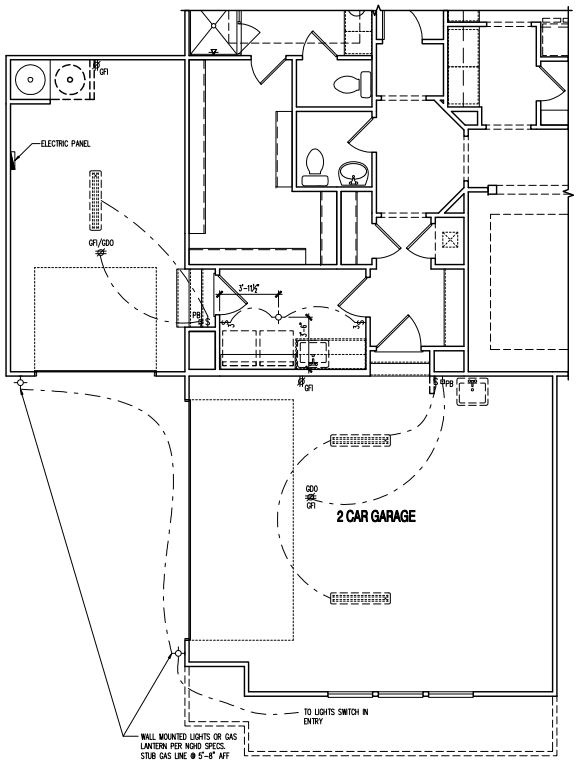
LANDON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
5.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22X34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 15, 2018 / Larry Bibby / 2033-L-ELECTRICAL.DWG



GARAGE 3RD CAR w/ SIDE LOAD - ELEVATION 1

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TARAMORE
LOT 192

(c) Copyright Pulte Home Corporation – 2018

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

HARRINGTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER: SAM GUERRY
RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –

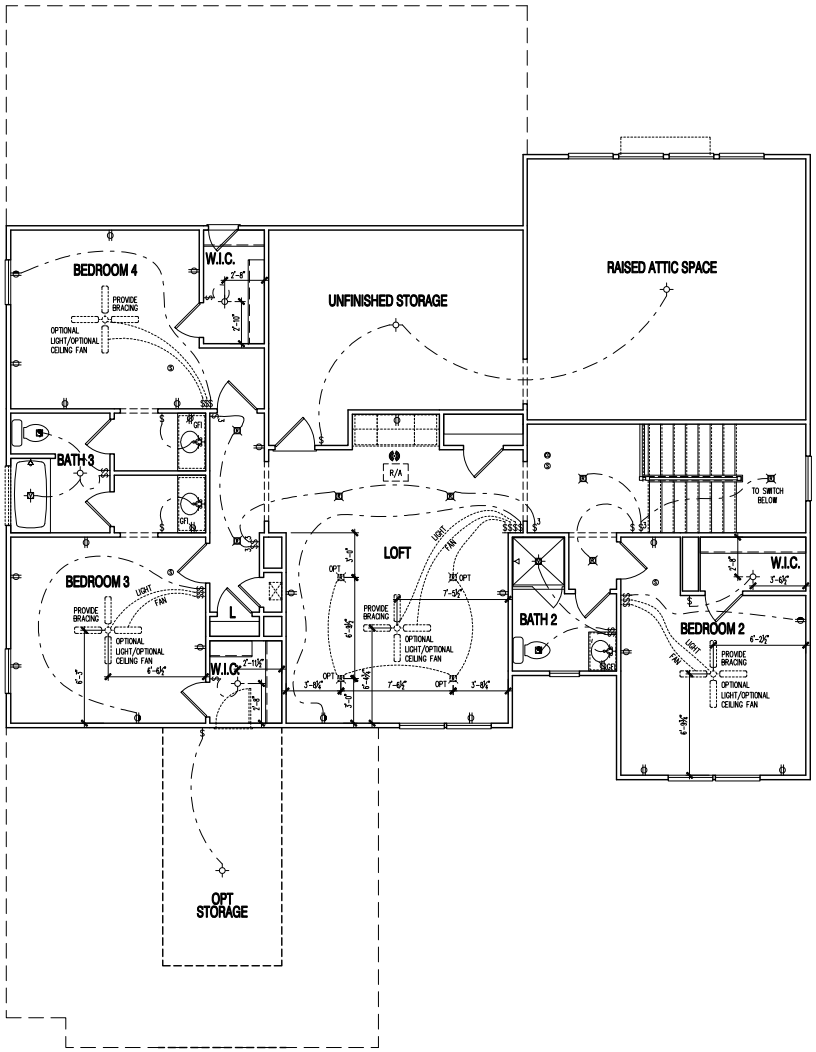
GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LARSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.1.2

PLOTTED: Nov 14, 2018 / Larry Bates / 2033-1-ELECTRICAL.DWG



SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- GFI CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP-GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

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TARAMORE
LOT 192

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

HARRINGTON VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –

GARAGE HANDING: GARAGE LEFT

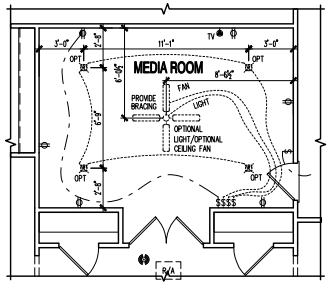
SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LARSON PLAN ID: 49095

LEGACY PLAN NUMBER / NAME: same as current

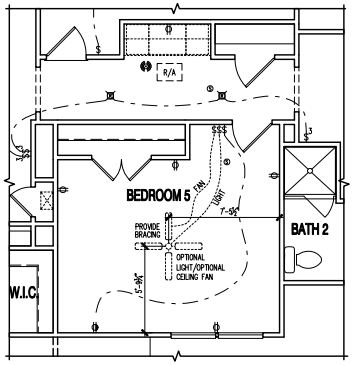
SHEET: 5.2

PLOTTED: Nov 14, 2018 / Larry Bibby / 2033-L-ELECTRICAL.DWG



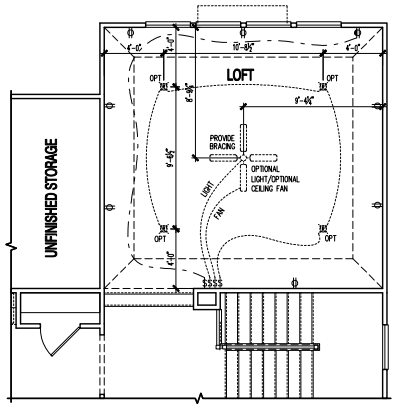
MEDIA ROOM

SCALE : 1/4" = 1'-0"



BEDROOM OPTION ilo LOFT

SCALE : 1/4" = 1'-0"



LOFT ilo STORAGE

SCALE : 1/4" = 1'-0"

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- LIGHT FIXTURE – WALL MOUNT
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TARAMORE
LOT 192

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

PULTE HOME

HARRINGTON VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER: SJM
CURRENT RELEASE DATE: 09/23/14

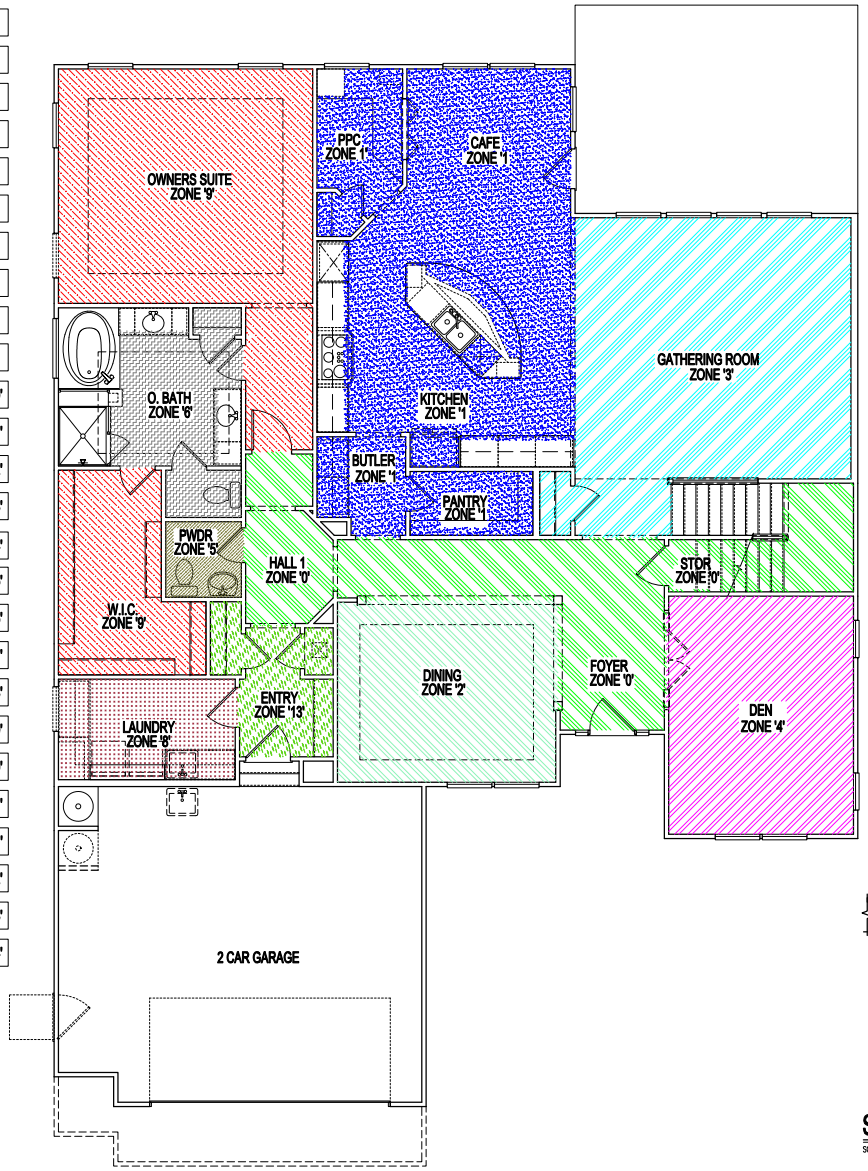
REV #	DATE / DESCRIPTION
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△	
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LARSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.2.1

PLOTTED: Nov 14, 2018 / Larry Bibby / 2033-1-ELECTRICAL.DWG

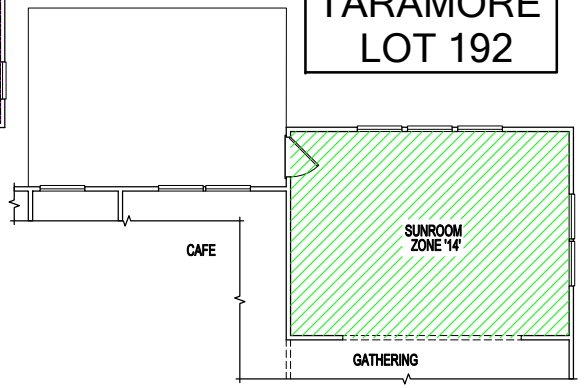
FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
POWDER ROOM	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY ROOM	ZONE '8'
OWNER'S SUITE	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE / MUD ROOM	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALTERNATE LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPT. LIBRARY / FLEX / GUEST SUITE	ZONE '19'
PPC	ZONE '20'
OPT. BSMT REC ROOM / FIN BSMT	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BSMT BATH / FIN BSMT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'



FIRST FLOOR

SCALE : 1/4" = 1'-0"

FOYER / STORAGE	216 SQ. FT.
DEN	200 SQ. FT.
DINING	180 SQ. FT.
GATHERING	360 SQ. FT.
OWNER'S SUITE	314 SQ. FT.
OWNER'S BATH	1 SQ. FT.
OWNER'S W.I.C.	110 SQ. FT.
KITCHEN / BUTLER / PANTRY	286 SQ. FT.
CAFE	134 SQ. FT.
PULTE PLANNING CENTER	55 SQ. FT.
HALL 1	59 SQ. FT.
POWDER	26 SQ. FT.
ENTRY	64 SQ. FT.
LAUNDRY	81 SQ. FT.
SUNROOM	258 SQ. FT.



SUNROOM OPTION

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 192

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Southeast Zone
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Alpharetta, GA 30009 (770) 381-3450

HARRINGTON VERSION 3.0
FIRST FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV. #	DATE / DESCRIPTION
△	
△	
△	
△	
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△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

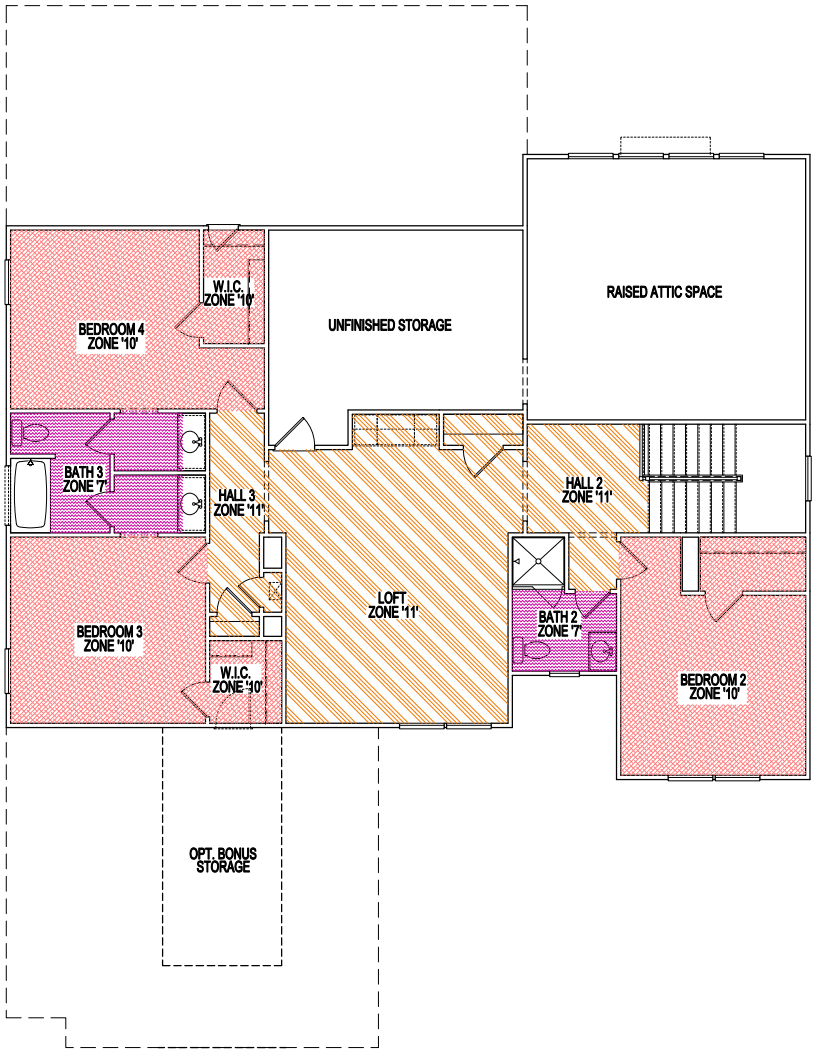
PLAN NAME
HARRINGTON
MPC PLAN NUMBER
2063.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 10, 2016 / CAD ft. / 2063-L-ZONE.DWG

FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
POWDER ROOM	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY ROOM	ZONE '8'
OWNER'S SUITE	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE / MUD ROOM	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
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OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BSMT BATH / FIN BSMT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'



SECOND FLOOR

SCALE : 1/4" = 1'-0"

LOFT	313 SQ. FT.
BEDROOM 2	192 SQ. FT.
BEDROOM 3	192 SQ. FT.
BEDROOM 4	202 SQ. FT.
BATH 2	38 SQ. FT.
BATH 3	77 SQ. FT.
HALL	140 SQ. FT.

TARAMORE
LOT 192

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Southeast Zone
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HARRINGTON VERSION 3.0
SECOND FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --

GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

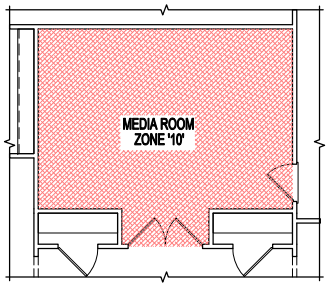
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 8.2

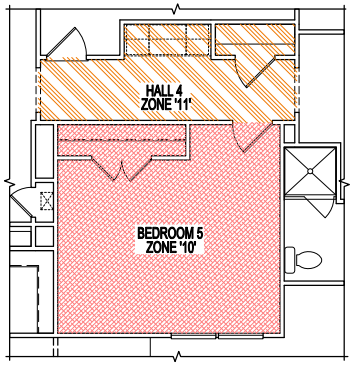
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PLOTTED: July 10, 2016 / CAD ft. / 2033-L-ZONE.DWG

FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
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HALLS (PER PLAN AS NEEDED)	ZONE '11'
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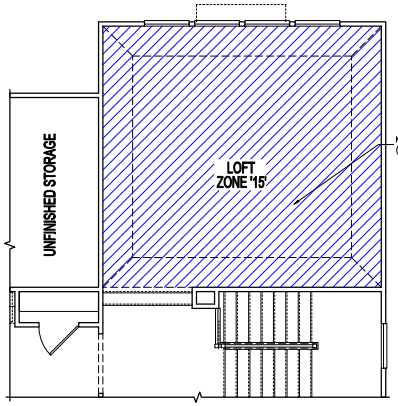


MEDIA ROOM
SCALE : 1/4" = 1'-0"



BEDROOM ilo LOFT
SCALE : 1/4" = 1'-0"

OPT. MEDIA ROOM	221 SQ. FT.
OPT. FINISHED STORAGE	219 SQ. FT.
OPT. BEDROOM ilo LOFT	207 SQ. FT.
OPT. LOFT or GAME ROOM ilo STORAGE	328 SQ. FT.
OPT. BEDROOM/BATH ilo STORAGE	277 SQ. FT.
HALL 4 W/ OPT GAME ROOM ilo LOFT	97 SQ. FT.
HALL 4 W/ OPT. BEDROOM ilo LOFT	97 SQ. FT.



LOFT or GAME ROOM
ilo STORAGE
SCALE : 1/4" = 1'-0"

TARAMORE
LOT 192

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Pulte Homes

HARRINGTON VERSION 3.0
SECOND FLOOR OPTIONS
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LARSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

MPC PLAN NUMBER
2063.200

LARSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.2.1

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PLOTTED: July 10, 2016 / CAD ft. / 2033-L-ZONE.DWG

A. GENERAL:

1. WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC). WHERE MORE STRINGENT CODES ARE ADOPTED, THEY SHALL GOVERN THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. NOTES ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL GENERAL NOTES ON THIS SHEET.
3. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, SIZES AND CONDITIONS, INCLUDING WINDOWS, DOORS, WALLS, CONCRETE CURBS, PITS, DRAINS, TRENCHES, FLOOR AND ROOF SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, FLOOR AND ROOF OPENINGS, STAIRS, PIPE AND DUCT RUNS, SLEEVES AND HANGERS, ELECTRICAL, CONDUITS AND OUTLETS, ITEMS EMBEDDED OR ATTACHED TO STRUCTURAL MEMBERS, EQUIPMENT, BASES AND ANCHORAGE, ETC.
4. ASTM SPECIFICATIONS INDICATED SHALL BE THE LATEST EDITIONS OF THE STANDARDS, UNLESS NOTED OTHERWISE.
5. ALTERNATE NAILING, PASLODE FASTENERS MAY BE USED ON SIMPSON HARDWARE, REFER TO SIMPSON TECHNICAL BULLETIN T-POSITIVENAIL: POSITIVE PLACEMENT NAIL APPLICATIONS WITH PASLODE FASTENERS.

B. DESIGN CRITERIA:

1. DESIGN LOADS:
   - ROOF DEAD LOADS
     - METAL ROOF TC DEAD LOADS ..... 10.0 PSF
     - SHINGLE ROOF TC DEAD LOADS ..... 10.0 PSF
     - TILE ROOF TC DEAD LOADS ..... 15.0 PSF
     - ROOF BC DEAD LOADS ..... 10.0 PSF
   - ROOF LIVE LOADS ..... 20.0 PSF (REDUCIBLE)
   - SNOW LOADS ..... 15.0 PSF
   - FLOOR DEAD LOADS ..... 15.0 PSF
   - FLOOR LIVE LOADS ..... 40.0 PSF (REDUCIBLE)
   - BALCONY DEAD LOAD ..... 15.0 PSF
   - BALCONY LIVE LOAD ..... 60.0 PSF
   - EXTERIOR NO WALL ..... 18.0 PSF
   - INTERIOR NO WALL ..... 7.0 PSF
   - STAIRS/LANDING ..... 40.0 PSF
   - WIND SPEED PER IRC 2012 ..... 90 MPH (ASD)
   - WIND SPEED PER ASCE7-10 ..... 116 MPH (LRFD)
   - BUILDING IMPORTANCE FACTOR I=1.0
   - INTERNAL PRESSURE COEFFICIENT +/- 0.18 (FULLY ENCLOSED STRUCTURE)
   - BUILDING CATEGORY II
   - EXPOSURE "B"
   - SEISMIC DESIGN CATEGORY C

C. FOUNDATION:

1. FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF. IS PRESENT PRIOR TO FOOTING PLACEMENT.
2. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.
3. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND THE 2012 IRC.
4. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS PER GEOTECHNICAL REPORT. FLOODING WILL NOT BE PERMITTED.
5. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 12" AND SEALED.

D. CONCRETE:

1. CONCRETE SHALL CONFORM TO THE "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. DESIGN BASED ON 3000 PSI, 28-DAY STRENGTH, UNLESS OTHERWISE NOTED.
3. PROTECTION COVER (CLEAR) SHALL BE AS FOLLOWS (U.N.O.):
   - 3.1. CONCRETE PLACED DIRECTLY AGAINST EARTH – 3 INCHES CLEAR
   - 3.2. STRUCTURAL SLABS ON GROUND – 1 1/2 INCHES CLEAR
   - 3.3. FORMED CONCRETE WITH EARTH BACK FILL – 2 INCHES CLEAR
4. ALL REINFORCING BARS, ANCHOR BOLTS, MUDSILL ANCHORS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
5. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
6. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301, AND 318.

G. WOOD FRAMING:

1. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2001 EDITION OF THE NDS SUPPLEMENT TABLES 4A, 4D AND 5A.
2. ALL FRAMING LUMBER USED FOR EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE CONSTRUCTION GRADE NUMBER 2 OR BETTER. LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE SOUTHERN PINE PRESSURE TREATED. SPRUCE PINE FIR GROUP IS ACCEPTABLE FOR NON-BEARING INTERIOR PARTITIONS.
   - 2.1 ALL BEARING WALLS SHALL USE GRADE NO. 2 OR BETTER FOR STUDS AND POSTS
   - 2.2 ALL PLATES AND NON-BEARING COMPONENTS SHALL USE GRADE NO. 3 OR BETTER.
3. ENGINEERED LUMBER, SHALL BE 1.4 LEVEL PRODUCTS OR EQUAL TYPE, SIZE PER PLANS, MULTIPLE PLIES TO BE NAILED AS PER DETAIL.
   - 3.1.1. WOOD STUDS FOR LOAD BEARING WALLS SHALL BE 16" ON CENTER AND WOOD STUDS FOR NON-LOAD BEARING WALLS SHALL BE 24" ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS. STUD SIZE AS NOTED ON PLANS. Fb = 1,200 psi UNLESS NOTED OTHERWISE.
   - 3.1.2 MINIMUM ENGINEERED LUMBER VALUES:
     - LVL BEAMS: E = 1,800*10^6 PSI, FB = 2800 PSI, FC = 750 PSI, FCLL = 2510 PSI, FV = 285 PSI
     - LSL BEAMS/COLUMNS: E = 1,310*10^6 PSI, FB = 1700 PSI, FC = 680 PSI, FCLL = 1400 PSI, FV = 400 PSI
     - PSL COLUMNS: E = 2,000*10^6 PSI, FB = 2900 PSI, FC = 750 PSI, FCLL = 2900 PSI, FV = 290 PSI
4. UNLESS NOTED OTHERWISE, PROVIDE MINIMUM NAILING PER TYP. SHEATHING DETAIL IN THESE DOCUMENTS OR LOCAL CODE WHEN REQUIRED
6. BEARING WALL FRAMING:
   - 6.1 ALL FRAMING 2x4 @ 16 O.C. U.N.O.
   - 6.1.1. FOR 2x4 STUD WALL PROVIDE: (1) 2x4 KING STUD AND (1) 2x4 TRIMMER AT EACH END OF HEADERS, UNLESS NOTED OTHERWISE.
   - 6.1.2. FOR 2x6 STUD WALL PROVIDE: (1) 2x6 KING STUD AND (1) 2x6 TRIMMER AT EACH END OF HEADER, UNLESS NOTED OTHERWISE.
   - 6.1.3. ADD DOUBLE 2X STUDS UNDER BEARING POINTS OF GIRDER TRUSSES OR BEAMS, UNLESS NOTED OTHERWISE. AT MULTIPLE 2x STUDS OR TRIMMERS, USE FACE NAIL 16d O.N. AT 9" O.C. FOR EACH, UNLESS NOTED OTHERWISE.
   - 6.1.4. SEE FRAMING PLAN FOR DOUBLE TOP PLATE SPLICE CONDITIONS. A 2X6 MAY BE RIPPED DOWN TO A 2X4 AT POINTS WHERE THE TOP PLATE CHANGES FROM 2X4 TO 2X6 IN LIEU OF ANY CONNECTING STRAP CALLED OUT ON PLAN.
7. BRACED WALL FRAMING SHALL BE CONNECTED ACCORDING TO THE 2012 IRC.
8. ALL EXTERIOR WALLS ARE TO BE CONSIDERED BRACED WALLS U.N.O. NAIL AND BLOCK AS NECESSARY FOR BRACED WALLS.

ROOF RAFTER SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" O.C.	16" O.C.	12" O.C.
2x4	5'-6"	6'-3"	6'-11"
2x6	8'-8"	9'-11"	11'-0"
2x8	11'-6"	13'-2"	14'-6"
2x10	14'-8"	16'-10"	18'-6"
2x12	17'-11"	20'-6"	22'-7"

1. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
3. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
4. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.
5. RAFTERS SUPPORT 30PSF MAX LOAD w/ 12/12 SLOPE.

RIDGE BEAM SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAX SPAN
2x8	4'-0"
(2) 2x8 or 2x12	6'-0"
(2) 2x12	8'-0"

1) RIDGE BEAMS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2) RAFTER SPAN ON EITHER SIDE OF RIDGE BEAM MUST BE LESS THAN 11'-0".
3) NO CONCENTRATED LOADS OTHER THAN RAFTERS SHALL BE PLACED ON RIDGE BEAMS

H. PREFABRICATED WOOD TRUSSES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. PROVIDE BRACING AND BLOCKING PER HIB-91 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
7. TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS INCLUDING THE BRACING OF ALL GABLE TRUSS.

I. ANCHORAGE:

1. SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 7". USE 10" LONG ANCHOR BOLTS AT 2x PLATE UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE FULL BODY AND HAVE CUT THREADS OR NOMINAL DIAMETER WITH ROLLED THREADS. WASHERS ARE ASTM/ASME B18.22.1. SIMPSON MASA OR EQUAL MAY BE USED INSTEAD OF ANCHOR BOLTS. WALL SILL PLATE ANCHOR BOLTS OR SIMPSON MASA SHALL BE SPACED NOT MORE THAN 4' O.C. OR AS INDICATED.
2. 1/2" DIA. WEDGE-ALL ANCHOR W/ EMBED. DEPTH OF 2 1/4" MIN AND EDGE DISTANCE OF 5" MIN MAY REPLACE A 1/2" DIA. ANCHOR BOLT AT INTERIOR NON-SHEAR WALLS. INSTALL THE ANCHOR PER ICBO ER-3631.
3. PLACE A.B. AT 4" MIN AND 12" MAX FROM SILL PLATE END OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF THE PLATE, A MINIMUM OF 1 3/4" FROM CONCRETE EDGE, AND SPACED AT 48" O.C. MAX.
4. SILL PLATES SHALL BE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE (DOT) (NET 646) OR ANOTHER LOW CORROSIVE CHEMICAL TREATMENT.
5. DO NOT NOTCH OR BORE LARGE HOLE AT JOISTS, RAFTERS, BEAMS OR PLATES, UNLESS NOTED OTHERWISE. OBTAIN APPROVAL FROM ENGINEER FOR NOTCHES AND HOLES NOT DETAILED.
6. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN. USE STANDARD CUT WASHERS UNDER BOLT HEADS OR NUTS AGAINST WOOD.
7. CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL.

J. WOOD STRUCTURAL SHEATHING:

1. SEE STRUCTURAL DETAILS FOR SIZES AND TYPES OF SHEATHING.

K. FIELD REPAIR NOTES

1. MISSING OR MISPLACED ANCHOR BOLT OR MUDSILL ANCHOR (ALTERNATE BOLTING FOR WOOD SOLE PLATES).
   THIS NOTE IS TO DESCRIBE ALTERNATES TO ANCHOR BOLTS OR MUDSILL ANCHORS IN THE SLAB AND BOND BEAM BUT DOES NOT APPLY AT STEP DOWN AND/OR CURB CONDITIONS.
   IF THE BOLT TO BE INSTALLED IN THE SLAB MEETS THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED BY THE MANUFACTURER, OR IS AT LEAST 2-3/4" FROM ANY EDGE FOR 3/8" BOLTS AND 3-3/4" FOR 5/8" AND 7/8" BOLTS, THEN A STANDARD EXPANSION BOLT EMBEDDED 5" MINIMUM AND THE SAME DIA. AS THE SPECIFIED ANCHOR BOLT MAY BE USED (SPACING FOR BOLTS AT WOOD SOLE PLATES SHALL BE REDUCED FROM 32" TO 24").
   NOTE: MIN. ALLOWABLE LOADS BELOW.
   IF THE BOLT TO BE INSTALLED IN THE SLAB DOES NOT MEET THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED ABOVE OR IS TO REPLACE BOLTS SPECIFIED IN BOND BEAMS, THEN INSTALL AN ANCHOR W/SIMPSON TYPE "SET" EPOXY (ONLY) THE SAME SIZE AS THE ONE BEING REPLACE W/ A 6" MINIMUM EMBEDMENT (INSTALLED PER EPOXY MANUFACTURER).
   WHERE ALLOWED, THE MINIMUM REQUIREMENTS FOR EXPANSION TYPE BOLTS ATTACHING WOOD SOLE PLATES TO BE 1800# ALLOWABLE TENSION FOR 5/8" BOLTS AND 1200# ALLOWABLE TENSION FOR 3/8" BOLTS. IF NOT PER PLAN, ANCHORS FOR HEAVY HOLDOWNS SHALL HAVE AN ALLOWABLE TENSION LOAD EQUAL TO OR GREATER THAN ALLOWABLE LOAD OF THE HOLDOWN.
2. NOTE: SLEEVE ANCHORS ARE NOT ALLOWED.

ABBREVIATIONS:

- A. PLYWD = PLYWOOD
- B. OSB = ORIENTED STRAND BOARD
- C. NAILING:
- C.A. 5d = COMMON NAIL
- C.B. 8d = COMMON NAIL
- C.C. 10d = COMMON NAIL
- C.D. 16d = 0.135" x 3 1/2" GUN NAIL
- C.E. EN = EDGE NAILING
- C.F. FN = FIELD NAILING
- C.G. SN = SIDE NAILING
- C.H. BN = BOUNDARY NAILING
- C.I. BF = BOUNDARY FASTENING
- D. AB = ANCHOR BOLT
- E. CMU= CONCRETE MASONRY UNIT
- F. DIA = DIAMETER
- G. DTL = DETAIL
- H. EWP = ENGINEERED WOOD PRODUCT
- I. FDN = FOUNDATION
- J. MAX = MAXIMUM
- K. MIN = MINIMUM
- L. O.C. = ON CENTER
- M. SP = SOUTHERN PINE
- N. SPF = SPRUCE PINE FIR
- O. TYP = TYPICAL
- P. U.N.O. = UNLESS NOTED OTHERWISE
- Q. W/ = WITH
- R. WD = WOOD
- S. EE = EACH END
- T. HDR = HEADER
- U. J = OPENING JACK STUD
- V. K = OPENING KING STUD
- W. SIM = SIMILAR
- X. ATR = ALL THREADED ROD
- Y. SC = BUILT UP STUD COLUMN
- Z. OPT. = OPTION
- AA. STD. = STANDARD
- AB. CJ = CONTRACTION JOINT

SHEAR LINE SUMMARY										
Shear Lines	A	B	C	D	E	1	2	3	4	5
INPUTS										
Braced Wall Line Location	1st of 2-Story	1st of 2-Story	1st of 2-Story	2nd of 2-Story	2nd of 2-Story	1st of 1-Story	1st of 1-Story	1st of 1-Story	2nd of 2-Story	2nd of 2-Story
Eave-To-Ridge Height	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5
Braced Wall Line Spacing	19.7	28.0	38.8	33.8	33.8	54.0	54.0	12.0	54.0	54.0
Wall Height	10.0	10.0	10.0	9.0	9.0	10.0	10.0	10.0	9.0	9.0
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WIND										
Tabulated Wind Bracing Amount	6.4	8.5	11.6	5.4	5.4	8.1	8.1	2.3	8.1	8.1
Exposure Height Factor	1.3	1.3	1.3	1.3	1.3	1.2	1.2	1.2	1.3	1.3
Eave-to-Ridge Height Factor	1.11	1.11	1.11	1.11	1.11	1.21	1.21	1.21	1.11	1.11
Wind Wall Height Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95
Number of BWL Factor	1.30	1.30	1.30	1.00	1.00	1.00	1.00	1.30	1.00	1.00
Holdown Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Blocked Joint Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Gypsum of Inside Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wind GB Construction Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Required Wind Bracing Amount (ft)	**12.0**	**15.9**	**21.7**	**7.3**	**7.3**	**11.8**	**11.8**	**4.3**	**11.1**	**11.1**
Provided Wind Bracing (ft)	**15.4**	**16.0**	**26.2**	**39.3**	**40.8**	**52.2**	**40.0**	**21.6**	**23.8**	**36.0**

TARAMORE
LOT 192

THE ENGINEER'S SEAL APPLIES ONLY TO THE STRUCTURAL COMPONENTS ON THIS DOCUMENT. THE SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR SAFETY PRECAUTIONS, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD.

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HARRINGTON
COVER SHEET
-

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
LEFT

PLAN NUMBER
2033

SHEET
S0.1-TN

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL_2018-02-28.DWG

ENGINEERING REVISION LOG:

REVISION: 000	DATE: 03/04/2014	PROJECT MANAGER: ZPM-JC
1. INITIAL RELEASE		
REVISION: 001	DATE: 03/07/2014	PROJECT MANAGER: ZPM-JC
1. ELEVATION RENUMBERING		
REVISION: 002	DATE: 03/21/2014	PROJECT MANAGER: ZPM-JC
1. OPTIONAL BRICK @ BACK OF HOUSE ADDED. 2. OPTIONAL CONCRETE LEDGES, DETAILS & HEADERS WERE ADDED FOR OPTION BRICK. 3. UPDATE ELEVATIONS SLAB AND BASEMENT FOUNDATIONS, OWNER'S BATH OPT @1 & @2, OPT. ATRIUM DOOR, OPT. EXTENDED CAFE, OPT. SUNROOM, OPT. SCREENED PORCH, OPT. COVERED PORCH, OPT. SIDE FIREPLACE.		
REVISION: 004	DATE: 04/04/2014	PROJECT MANAGER: ZPM-JC
1. REVISED FOOTINGS, GIRDERS AND ALL INFO RELATED TO ELEV. 6-B.		
REVISION: 005	DATE: 06/18/2014	PROJECT MANAGER: ZPM-JC
1. REVISED TRUSS NOTES. 2. REVISED NOTES FOR DETAIL R02 ON SHEET LA1.		
REVISION: 006	DATE: 06/31/2014	PROJECT MANAGER: ZPM-JC
1. FOUNDATION, LINTEL AND TRUSS UPDATES.		
REVISION: 007	DATE: 8/04/2014	PROJECT MANAGER: ZPM-JC
1. ADDED CRAWL SPACE		
REVISION: 008	DATE: 9/15/2014	PROJECT MANAGER: ZPM-JC
1. DETAIL UPDATE W03, W04, W05 & R09. ADDED DETAIL B01.		
REVISION: 009	DATE: 01/08/2015	PROJECT MANAGER: ZPM-JC
1. UPDATE TO FRONT LOAD GARAGE STANDARD PER NEW ARCHS. 2. UPDATE ALL ELEVATIONS WITH 2'-0" BUMP OUT AT FRONT. 3. UPDATE SUNROOM OPTIONS 4. UPDATE OWNER'S BATH OPTIONS.		
REVISION: 009	DATE:04/09/2015	PROJECT MANAGER: ZPM-JD
1. 2012 IRC UPDATE		
REVISION: 010	DATE: 05/19/2015	PROJECT MANAGER: ZPM-JD
1. ADDED CONTRACTION JOINTS 2. ADDED OPT. UTILITY SINK FOR OPT. SECOND WATER HEATER @ SL GARAGE. 3. ADJUSTED UTILITY SINKS FOR COURTYARD GARAGES. 4. ADJUSTED WALLS FOR 3 CAR SIDE LOAD GARAGE. 5. ADJUSTED PLUMBING DIMS FOR BATH 5 IN FINISHED BASEMENT.		
REVISION: 013	DATE: 08/02/2015	PROJECT MANAGER: ZPM-JD
1. ADJUSTED CRAWLSPACE GARAGE WALL STILES TO CMU RATHER THAN MONOSLAB. 2. CHANGED DETAILS FROM "C" TO PULTE STANDARD "CS" DETAILS. DELETED "CI" DETAIL SHEET.		
REVISION: 014	DATE: 10/02/2015	PROJECT MANAGER: ZPM-JD
1. ADDED RIDGE BEAM SPAN TABLE. 2. UPDATED RAFTER BEAM SPAN TABLE, W10, R09 AND R09B DETAILS.		
REVISION: 015	DATE: 12/18/2015	PROJECT MANAGER: ZPM-JD
1. ADDED CANTILEVERED AND STANDARD OPT. 2-SIDED FIREPLACE TO BASEMENT OPTIONS @ S1.2, S1.3. 2. UPDATED CRAWLSPACE DROPPED BEAMS FROM THEIR CURRENT SIZE TO THE PULTE STANDARD OF AN 11 7/8" DEEP LVL WHERE POSSIBLE. 3. CHANGED 2 SIDED REAR FIREPLACE INTERIOR HEADER TO (2) 1 3/4"x9 1/4" LVL w/ (3) SUPPORTING COLUMNS FROM (2) 2x12 w/ (2) SUPPORTING COLUMNS ,ALSO UPGRADED EXTERIOR HEADER FROM 2x6 TO 2x8 STANDARD AND 2x12 TO (2) 1 3/4"x9 1/4" LVL @ BRICK OPT. ON SHEET S2.1 DUE TO NEW SP VALUES. 4. ADDED OPT. REAR 2 SIDED FIREPLACE VIGNETTE TO S2.2. 5. ADDED OPT. REAR 2-SIDED FIREPLACE TO SHEET S1.1.		
REVISION: 016	DATE: 07/26/2016	PROJECT MANAGER: ZPM-JD
1. UPDATED DETAILS R06, R09 AND R09B ON SHEET LA1 AND DETAILS R20 AND W02 ON SHEET LA12 2. MOVED DETAIL B3 FROM SHEET LA1 TO SHEET LA12		
REVISION: 017	DATE: 06/17/2016	PROJECT MANAGER: ZPM-JD
1. UPDATED TO 2015 SOUTH CAROLINA RESIDENTIAL BUILDING CODE: SCL1-SC 90		
REVISION: 018	DATE: 06/30/2016	PROJECT MANAGER: ZPM-JD
1. ADDED POINT LOADS TO S1.2 - S1.7.7		
REVISION: 019	DATE: 07/13/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9, 10 & 11.		
REVISION: 020	DATE: 08/31/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9, 10 & 11 TO CRAWLSPACE, ON SHEETS S1.7.2, S1.7.4 & S1.7.5. 2. MOVED SHEETS S1.7.5, S1.7.6 & S1.7.7 TO S1.7.6, S1.7.7 & S1.7.8, RESPECTIVELY.		
REVISION: 021	DATE: 12/16/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 12 &13 TO SHEETS S1.1.5, S1.1.6, S1.6.4, S1.6.5, S1.7.5, S1.7.6, S2.1.6 & S2.1.7. 2. MOVED SHEETS S1.1.6, S1.1.7, S1.6.4, S1.7.6, S1.7.7, S1.7.8, S2.1.7 & S2.1.8 TO S1.1.7, S1.1.8, S1.6.5, S1.7.7, S1.7.8, S1.7.9, S2.1.8 & S2.1.9, RESPECTIVELY. 3. ADDED SECOND FLOOR ELEVATIONS TO SHEET S2.2.3.		
REVISION: 022	DATE: 06/30/2017	PROJECT MANAGER: ZPM-JD
1. UPDATED FRONT AND REAR COLUMN NOTES TO ALLOW FOR AN ALUMINUM COLUMN		

ENGINEERING REVISION LOG:

REVISION: 023	DATE: 11/03/2017	PROJECT MANAGER: ZPM-JD
1. ADDED NEW ELEVATIONS 14 & 15, AND CREATED NEW SHEETS S1.1.9, S2.1.9 & S2.2.4.		
REVISION: 024	DATE: 02/28/2018	PROJECT MANAGER: ZPM-JD
1. ADDED FIRST FLOOR NEW ELEVATION 16 TO SHEET S1.1.7 AND S2.1.7, AND ELEVATIONS 17 & 18 TO SHEETS S1.1.8 AND S2.1.8. 2. MOVED SHEETS S1.1.8, S1.1.9, S2.1.8 AND S2.1.9 TO S1.1.9, S1.1.10, S2.1.9 AND S2.1.10, RESPECTIVELY. 3. MOVED SECOND FLOOR ELEVATION 8 FROM SHEET S2.2.3 TO S2.2.2. 4. MOVED SECOND FLOOR ELEVATION 14 FROM SHEET S2.2.4 TO S2.2.3. 5. ADDED NEW SECOND FLOOR ELEVATIONS 16, 17 AND 18 TO SHEET S2.2.4. 6. ADDED BASEMENT ELEVATION 16 TO SHEETS S1.6.5. 7. ADDED BASEMENT ELEVATIONS 17 AND 18 TO SHEET S1.6.6. 8. MOVED GARAGE OPTIONS FROM SHEET S1.6.6 TO S1.6.7.		

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ABBREVIATIONS:

A.	PLYWD = PLYWOOD
B.	OSB = ORIENTED STRAND BOARD
C.	NAILING:
C.A.	5d = COMMON NAIL
C.B.	6d = COMMON NAIL
C.C.	10d = COMMON NAIL
C.D.	16d = 0.135" x 3 1/2" GUN NAIL
C.E.	EN = EDGE NAILING
C.F.	FN = FIELD NAILING
C.G.	SN = SIDE NAILING
C.H.	BN = BOUNDARY NAILING
C.I.	BF = BOUNDARY FASTENING
D.	AB = ANCHOR BOLT
E.	CMU= CONCRETE MASONRY UNIT
F.	DIA = DIAMETER
G.	DTL = DETAIL
H.	EWP = ENGINEERED WOOD PRODUCT
I.	FDN = FOUNDATION
J.	MAX = MAXIMUM
K.	MIN = MINIMUM
L.	O.C. = ON CENTER
M.	SP = SOUTHERN PINE
N.	SPF = SPRUCE PINE FIR
O.	TYP. = TYPICAL
P.	U.N.O. = UNLESS NOTED OTHERWISE
Q.	W/ = WITH
R.	WD = WOOD
S.	EE = EACH END
T.	HDR = HEADER
U.	J = OPENING JACK STUD
V.	K = OPENING KING STUD
W.	SIM = SIMILAR
X.	ATR = ALL THREADED ROD
Y.	SC = BUILT UP STUD COLUMN
Z.	OPT. = OPTION
AA.	STD. = STANDARD
AB.	CJ = CONTRACTION JOINT

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691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4035

THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

02/28/18

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS OR 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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MICHIGAN OFFICE: (248) 822-4035
MINNESOTA OFFICE: (612) 807-4115

HARRINGTON
COVER SHEET
-

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
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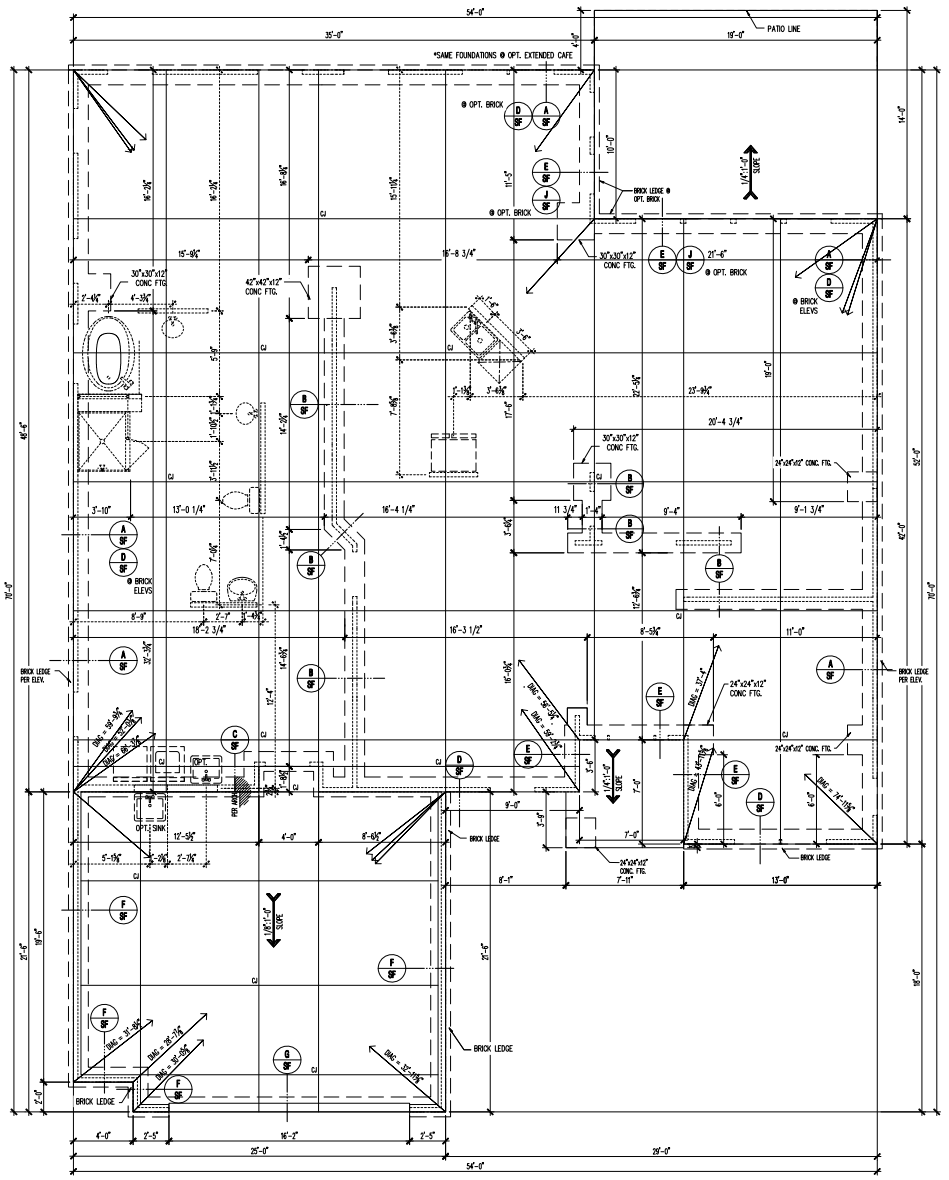
COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
LEFT

PLAN NUMBER
2033

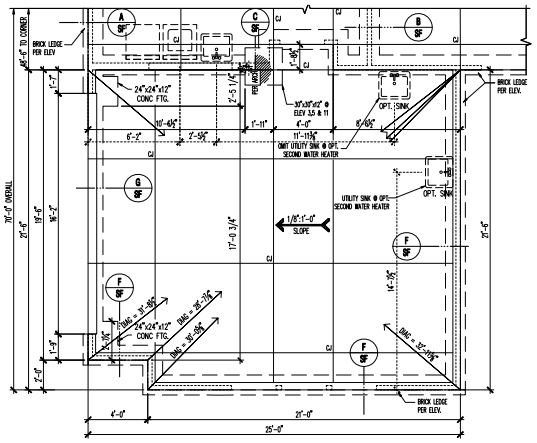
SHEET
S0.2

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL 2018-02-28.DWG



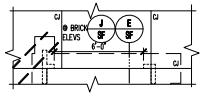
FOUNDATION PLAN – ELEV. 1

SCALE: 1/4"=1'-0"



OPT. SIDE LOAD GARAGE – ELEV. 1–5 & 11

SCALE: 1/4"=1'-0"



OPT. DBL. DOOR @ FRONT ENTRY

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH SHALL BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 192

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TENNESSEE
02/28/18

Fieldstone
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HARRINGTON FOUNDATION PLAN MONOSLAB

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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10	-
11	-
12	-

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID: —

GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS OR 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

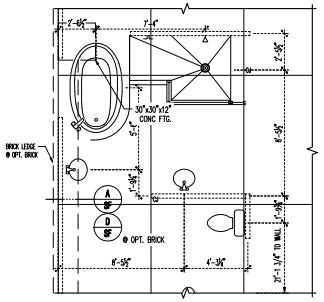
FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4".
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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS



OWNER'S BATH OPT. #6
SCALE: 1/4"=1'-0"

TARAMORE LOT 192

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HARRINGTON
FOUNDATION PLAN
ELEVATIONS

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:

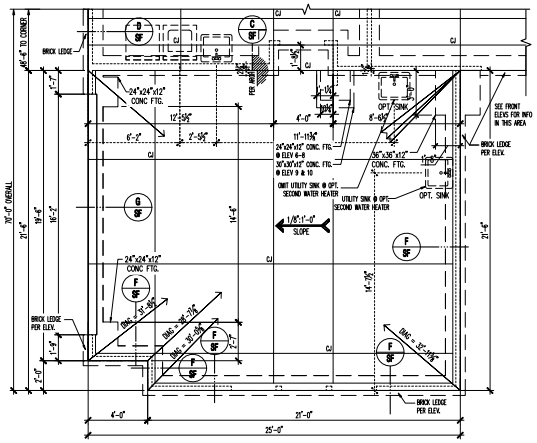
GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S1.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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OPT. SIDE LOAD GARAGE – ELEV. 6, 7 & 10
SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

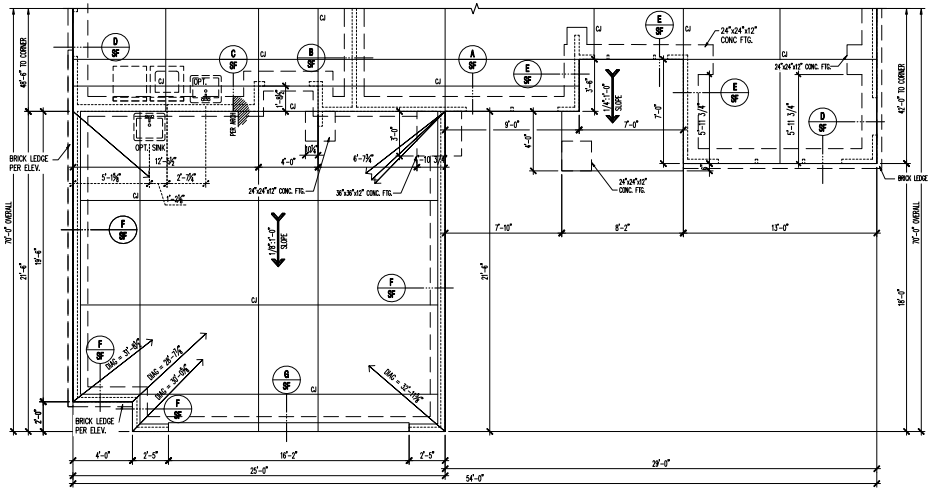
FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS



PARTIAL FOUNDATION PLAN – ELEV. 7
SCALE: 1/4"=1'-0"

TARAMORE
LOT 192

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02/28/18

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HARRINGTON
FOUNDATION PLAN
ELEVATIONS

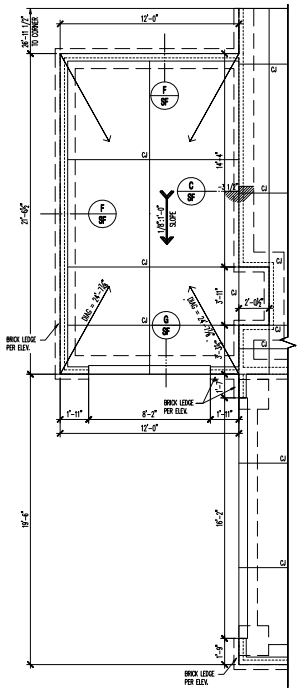
CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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13	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2033
SHEET: S1.1.3

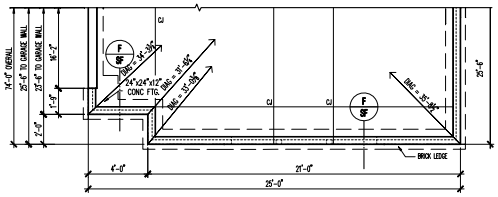
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PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL 2018-02-28.DWG



OPT. 3 CAR SIDE LOAD GARAGE

SCALE: 1/4"=1'-0" *SEE SIDE LOAD GARAGE FOR INFORMATION NOT SHOWN *NOT DEVELOPED FOR ELEVATION 14 - 18



OPT. SIDE LOAD GARAGE w/ OPT. 4' EXT.

SCALE: 1/4"=1'-0" APPLIES TO SIDE LOAD & CAR SIDE LOAD GARAGE

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 192

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02/28/18

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HARRINGTON FOUNDATION PLAN GARAGE OPTIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID:

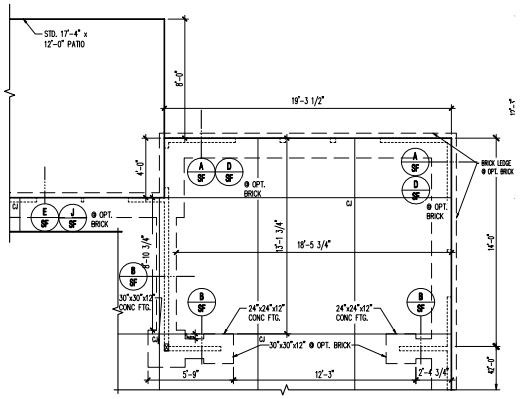
GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S1.1.9

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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OPT. SUNROOM FOUNDATION PLAN

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 192

Fieldstone
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AUBURN HILLS, MI 48326
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TENNESSEE
02/28/18

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HARRINGTON
FOUNDATION PLAN
REAR OPTIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
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14	-
15	-

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID:

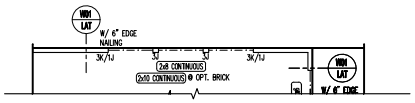
GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S1.1.10

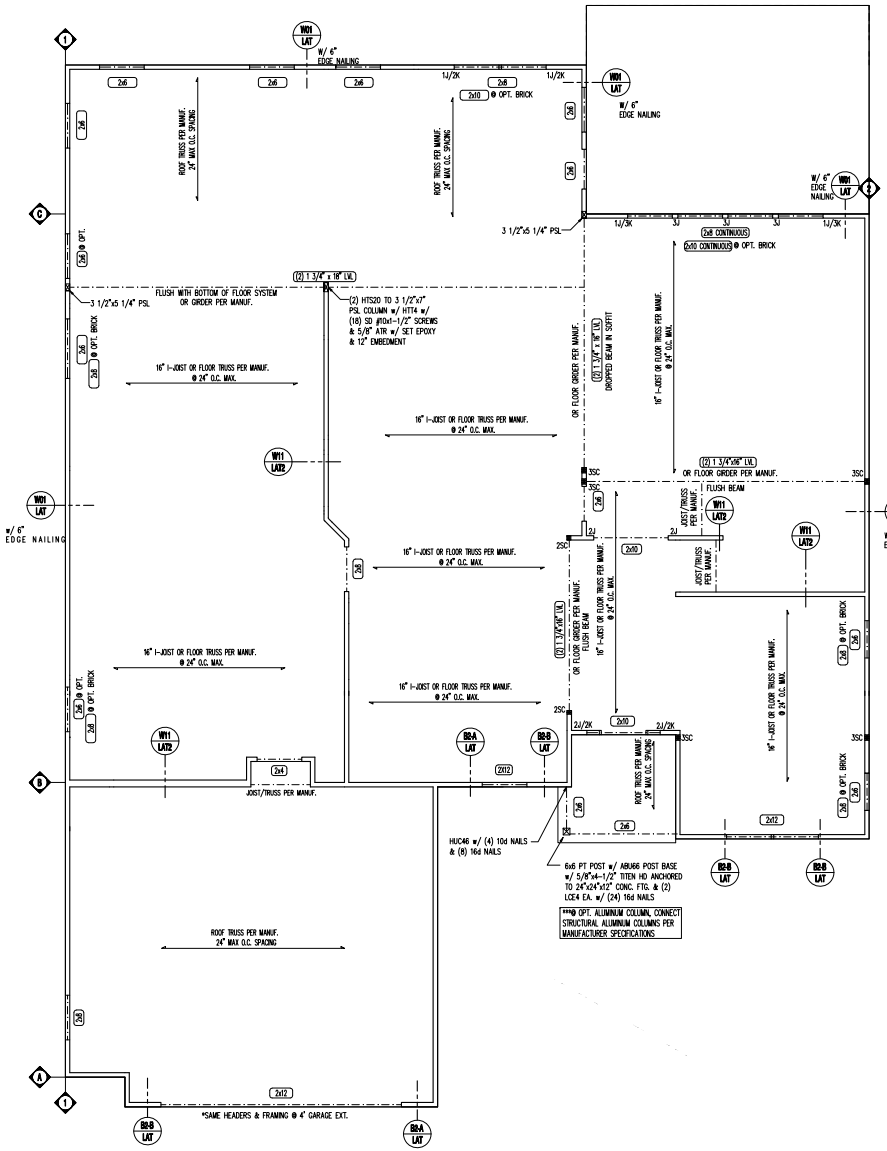
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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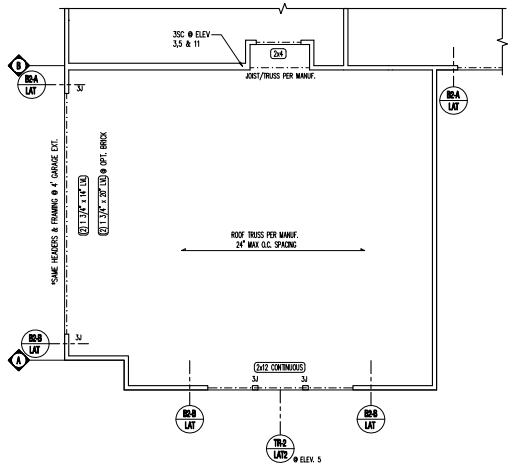
OPT. EXTENDED CAFE

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN ELEV. 1

SCALE: 1/4"=1'-0"



OPT. SIDE LOAD GARAGE – ELEV. 1–5 & 11

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x8 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

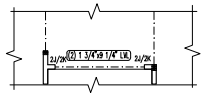
TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING
- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- A — SHEER LINE
- 2xd — 2-PLY HEADER OR BEAM



OPT. DBL.DOOR @ FRONT ENTRY

SCALE: 1/4"=1'-0"

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HARRINGTON
FIRST FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

REV # DATE / DESCRIPTION

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID

GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S2.1

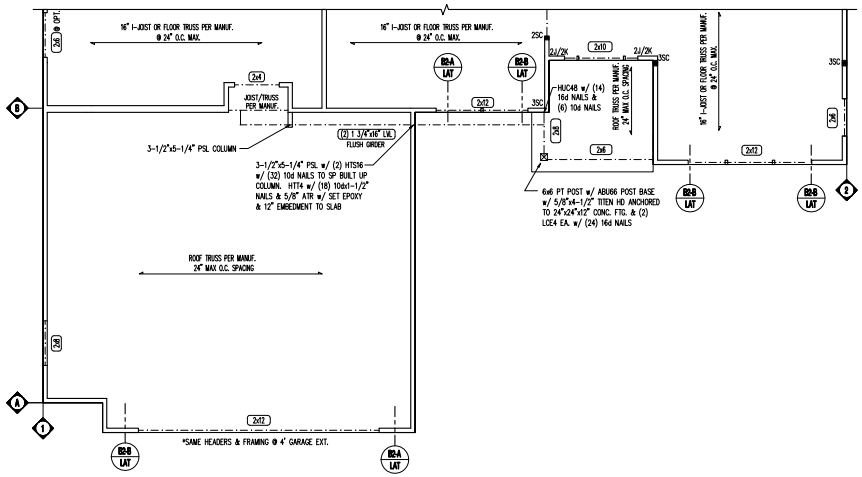
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TARAMORE
LOT 192

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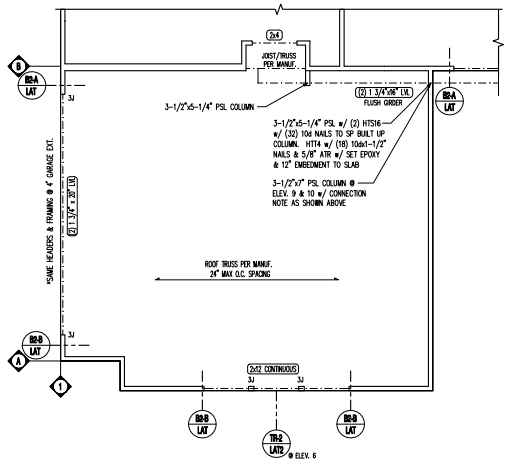
02/28/18

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PARTIAL FRAMING PLAN – ELEV. 7

SCALE: 1/4"=1'-0"



OPT. SIDE LOAD GARAGE – ELEV. 6, 7 & 10

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 2 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 2 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING
- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- A — SHEER LINE
- 2xf — 2-PLY HEADER OR BEAM

TARAMORE
LOT 192

Fieldstone
FIELDSTONE ENGINEERING, PLLC
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AUBURN HILLS, MI 48326
TEL: 248.822.4435
THOMAS A. WEBER, PE
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TENNESSEE
02/28/18

Fieldstone
FLORIDA OFFICE: (352) 465-3310
MICHIGAN OFFICE: (248) 822-4435
MINNESOTA OFFICE: (612) 807-4115

HARRINGTON
FIRST FLOOR FRAMING PLAN

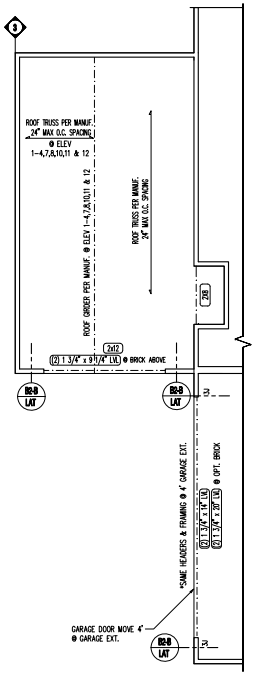
CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2033
SHEET: S2.1.3

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL 2018-02-28.DWG



OPT. 3 CAR SIDE LOAD GARAGE

SCALE: 1/4"=1'-0" *NOT DEVELOPED FOR ELEVATION 14 - 18

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN. (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
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5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING
- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- 4 — SHEER LINE
- 2xf — 2-PLY HEADER OR BEAM

TARAMORE
LOT 192

Fieldstone ENGINEERING, PLLC
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THOMAS A. WEBER, PE
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02/28/18

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HARRINGTON
FIRST FLOOR FRAMING PLAN
GARAGE OPTIONS

CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ___

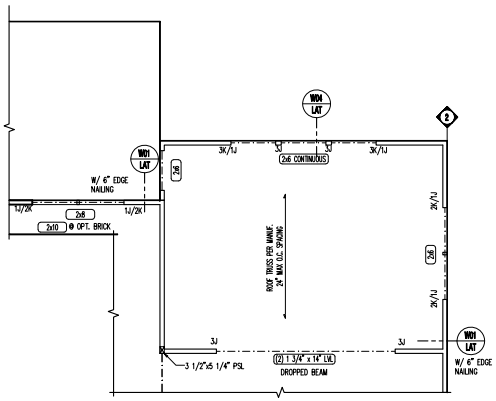
GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S2.1.9

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL_2018-02-28.DWG



OPT. SUNROOM FRAMING PLAN

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
9. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
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LEGEND

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- CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING
- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- 4 — SHEER LINE
- 2x — 2-PLY HEADER OR BEAM

TARAMORE
LOT 192

Fieldstone
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AUBURN HILLS, MI 48326
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THOMAS A. WEBER, PE
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TENNESSEE
02/28/18

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HARRINGTON
FIRST FLOOR FRAMING PLAN
REAR OPTIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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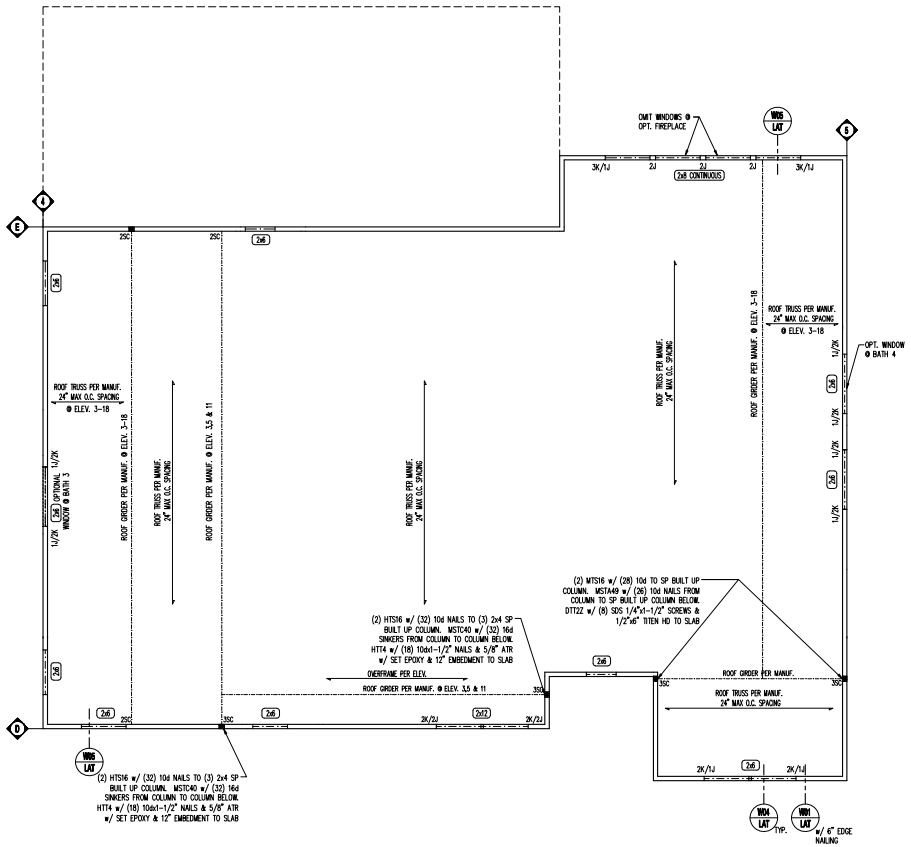
COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:

GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S2.1.10

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL_2018-02-28.DWG



SECOND FLOOR PLAN ELEV. 1

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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TARAMORE
LOT 192

Fieldstone
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02/28/18

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MINNESOTA OFFICE: (612) 807-4175

HARRINGTON
ELEVATION "1"
SECOND FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: SOUTHEAST ZONE SET

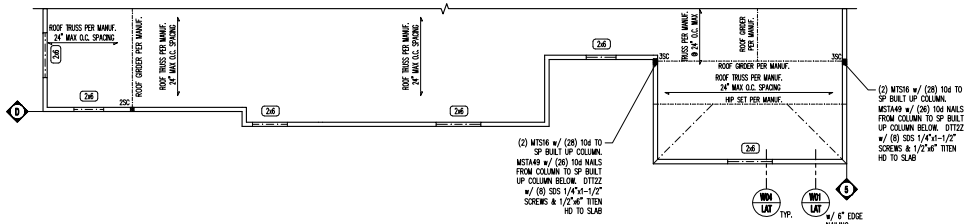
COMMUNITY ID: ____

GARAGE HANDING: LEFT

PLAN NUMBER: 2033

SHEET: S2.2

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL 2018-02-28.DWG



SECOND FLOOR PLAN ELEV. 7

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 2 1/2" UNLESS OTHERWISE SPECIFIED.
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- A — SHEER LINE
- 2x6 — 2-PLY HEADER OR BEAM

TARAMORE
LOT 192

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HARRINGTON
SECOND FLOOR FRAMING PLAN

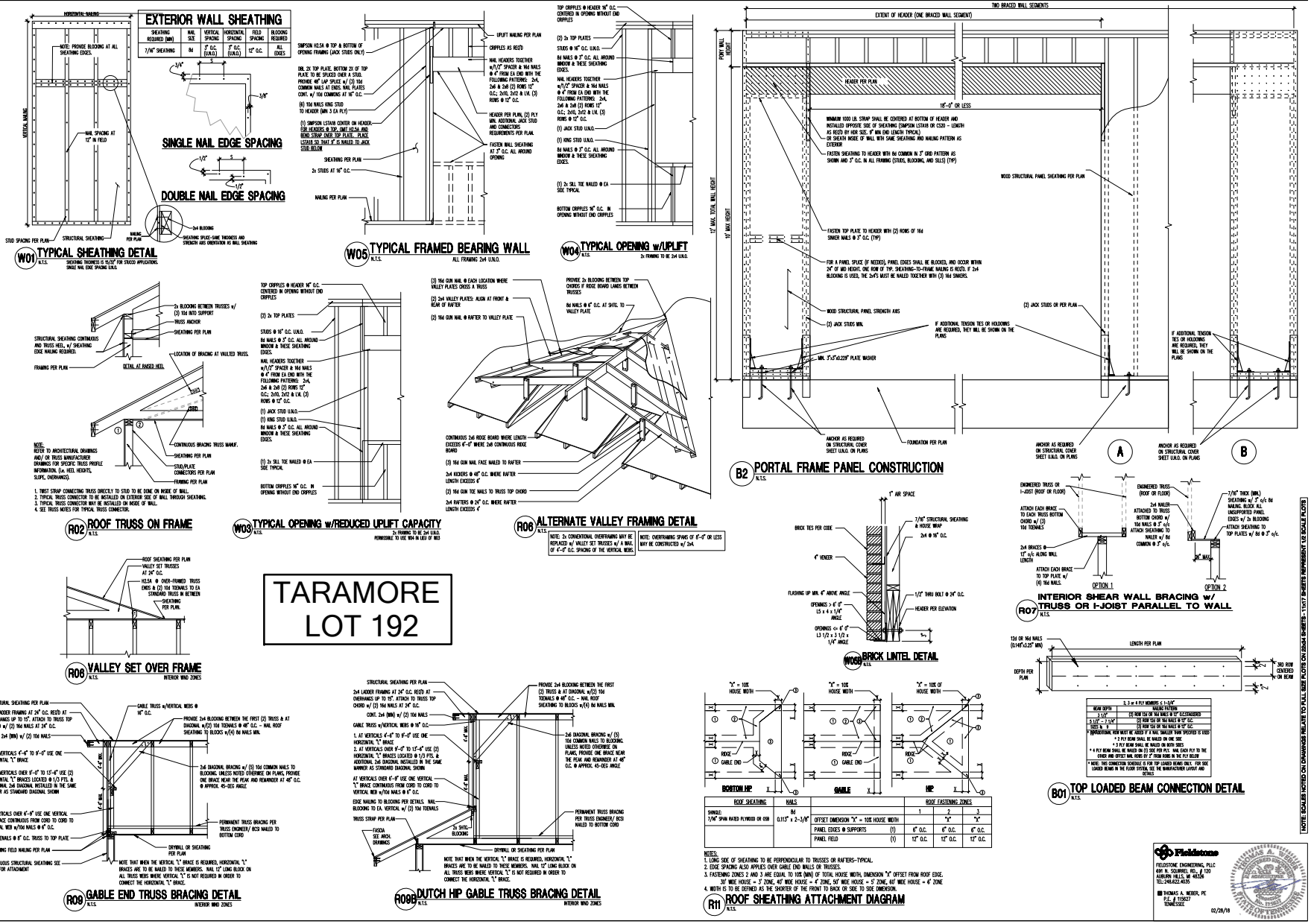
CONTROL RELEASE DATE: 02/28/18

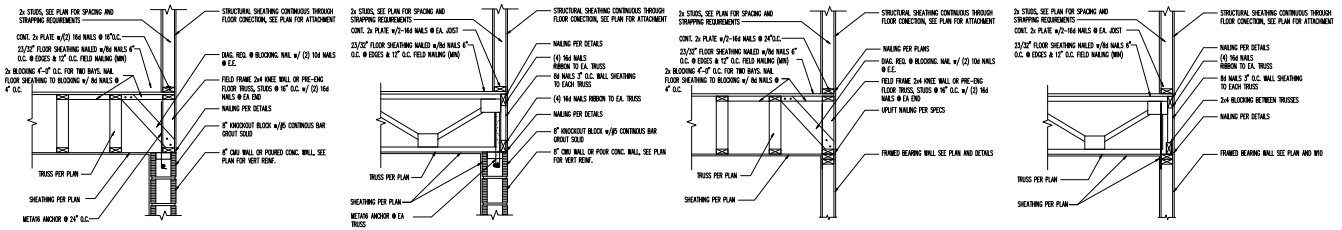
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2033
SHEET: S2.2.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LVL_2018-02-28.DWG


EXTERIOR WALL SHEATHING
SHEATHING REQUIRED (MIN)
NAIL SIZE
VERTICAL SPACING
HORIZONTAL SPACING
FIELD SPACING
BLOCKING REQUIRED
7/16" SHEATHING
8d
3" O.C. (U.N.O.)
3" O.C. (U.N.O.)
12" O.C.
ALL EDGES
HORIZONTAL NAILING
VERTICAL NAILING
NOTE: PROVIDE BLOCKING AT ALL SHEATHING EDGES.
NAIL SPACING AT 12" IN FIELD
STUD SPACING PER PLAN
STRUCTURAL SHEATHING
NAILING PER PLAN
SINGLE NAIL EDGE SPACING
DOUBLE NAIL EDGE SPACING
2x4 BLOCKING
SHEATHING SPLICE-SAME THICKNESS AND STRENGTH AXIS ORIENTATION AS WALL SHEATHING
W01 TYPICAL SHEATHING DETAIL
N.T.S.
SHEATHING THICKNESS IS 15/32" FOR STUCCO APPLICATIONS. SINGLE NAIL EDGE SPACING U.N.O.
SIMPSON H2.5A @ TOP & BOTTOM OF OPENING FRAMING (JACK STUDS ONLY)
DBL 2X TOP PLATE, BOTTOM 2X OF TOP PLATE TO BE SPLICED OVER A STUD. PROVIDE 48" LAP SPLICE w/ (3) 10d COMMON NAILS AT ENDS. NAIL PLATES CONT. w/ 10d COMMONS AT 16" O.C.
(6) 10d NAILS KING STUD TO HEADER (MIN 3 EA FLY)
(1) SIMPSON LSTA18 CENTER ON HEADER. FOR HEADERS @ TOP CMT H2.5A AND HEAD STRAP OVER TOP PLATE. PLACE LSTA18 SO THAT IT IS NAILED TO JACK STUD BELOW
SHEATHING PER PLAN
2x STUDS AT 16" O.C.
WALING PER PLAN
UPLIFT NAILING PER PLAN
CRIPPLES AS REQ'D
NAIL HEADERS TOGETHER w/1/2" SPACER & 16d NAILS @ 4" FROM EA END WITH THE FOLLOWING PATTERNS: 2x4, 2x6 & 2x8 (2) ROWS 12" O.C.; 2x10, 2x12 & LVL (3) ROWS @ 12" O.C.
HEADER PER PLAN, (2) PLY MIN. ADDITIONAL JACK STUD AND CONNECTORS REQUIREMENTS PER PLAN.
FASTEN WALL SHEATHING AT 3" O.C. ALL AROUND OPENING
W05 TYPICAL FRAMED BEARING WALL
ALL FRAMING 2x4 U.N.O.
TOP CRIPPLES @ HEADER 16" O.C. CENTERED IN OPENING WITHOUT END CRIPPLES
(2) 2x TOP PLATES
STUDS @ 16" O.C. U.N.O.
8d NAILS @ 3" O.C. ALL AROUND WINDOW & THESE SHEATHING EDGES.
NAIL HEADERS TOGETHER w/1/2" SPACER & 16d NAILS @ 4" FROM EA END WITH THE FOLLOWING PATTERNS: 2x4, 2x6 & 2x8 (2) ROWS 12" O.C.; 2x10, 2x12 & LVL (3) ROWS @ 12" O.C.
(1) JACK STUD U.N.O.
(1) KING STUD U.N.O.
8d NAILS @ 3" O.C. ALL AROUND WINDOW & THESE SHEATHING EDGES.
(1) 2x SILL TOE NAILED @ EA SIDE TYPICAL
BOTTOM CRIPPLES 16" O.C. IN OPENING WITHOUT END CRIPPLES
W04 TYPICAL OPENING w/UPLIFT
2x FRAMING TO BE 2x4 U.N.O.
TWO BRACED WALL SEGMENTS
EXTENT OF HEADER (ONE BRACED WALL SEGMENT)
PONY WALL HEIGHT
12' MAX. TOTAL WALL HEIGHT
10' MAX HEIGHT
HEADER PER PLAN
18'-0" OR LESS
MINIMUM 1000 LB. STRAP SHALL BE CENTERED AT BOTTOM OF HEADER AND INSTALLED OPPOSITE SIDE OF SHEATHING (SIMPSON LSTA18 OR CS20 - LENGTH AS REQ'D BY HDR SIZE, 8" MIN END LENGTH TYPICAL) OR SHEATH INSIDE OF WALL WITH SAME SHEATHING AND NAILING PATTERN AS EXTERIOR
FASTEN SHEATHING TO HEADER WITH 8d COMMON IN 3" GRID PATTERN AS SHOWN AND 3" O.C. IN ALL FRAMING (STUDS, BLOCKING, AND SILLS) (TYP)
WOOD STRUCTURAL PANEL SHEATHING PER PLAN
FASTEN TOP PLATE TO HEADER WITH (2) ROWS OF 16d SINKER NAILS @ 3" O.C. (TYP)
FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED, AND OCCUR WITHIN 24" OF MID HEIGHT. ONE ROW OF TYP. SHEARING-TO-FRAME NAILING IS REQ'D. IF 2x4 BLOCKING IS USED, THE 2x4'S MUST BE NAILED TOGETHER WITH (3) 16d SINKERS.
WOOD STRUCTURAL PANEL STRENGTH AXIS
(2) JACK STUDS MIN.
MIN. 3"x3"x0.229" PLATE WASHER
ANCHOR AS REQUIRED ON STRUCTURAL COVER SHEET U.N.O. ON PLANS
FOUNDATION PER PLAN
IF ADDITIONAL TENSION TIES OR HOLDOWNS ARE REQUIRED, THEY WILL BE SHOWN ON THE PLANS
(2) JACK STUDS OR PER PLAN
A
B
B2 PORTAL FRAME PANEL CONSTRUCTION
N.T.S.
2x BLOCKING BETWEEN TRUSSES w/ (3) 10d INTO SUPPORT TRUSS ANCHOR
SHEATHING PER PLAN
LOCATION OF BRACING AT VAULTED TRUSS.
STRUCTURAL SHEATHING CONTINUOUS AND TRUSS HEEL, w/ SHEATHING EDGE NAILING REQUIRED.
FRAMING PER PLAN
DETAIL AT RAISED HEEL
CONTINUOUS BRACING TRUSS MANUF.
SHEATHING PER PLAN
STUD/PLATE CONNECTORS PER PLAN
FRAMING PER PLAN
NOTE: REFER TO ARCHITECTURAL DRAWINGS AND/ OR TRUSS MANUFACTURER DRAWINGS FOR SPECIFIC TRUSS PROFILE INFORMATION. (i.e. HEEL HEIGHTS, SLOPE, OVERHANGS).
1. TWIST STRAP CONNECTING TRUSS DIRECTLY TO STUD TO BE DONE ON INSIDE OF WALL.
2. TYPICAL TRUSS CONNECTOR TO BE INSTALLED ON EXTERIOR SIDE OF WALL THROUGH SHEATHING.
3. TYPICAL TRUSS CONNECTOR MAY BE INSTALLED ON INSIDE OF WALL.
4. SEE TRUSS NOTES FOR TYPICAL TRUSS CONNECTOR.
R02 ROOF TRUSS ON FRAME
N.T.S.
TOP CRIPPLES @ HEADER 16" O.C. CENTERED IN OPENING WITHOUT END CRIPPLES
(2) 2x TOP PLATES
STUDS @ 16" O.C. U.N.O.
8d NAILS @ 3" O.C. ALL AROUND WINDOW & THESE SHEATHING EDGES.
NAIL HEADERS TOGETHER w/1/2" SPACER & 16d NAILS @ 4" FROM EA END WITH THE FOLLOWING PATTERNS: 2x4, 2x6 & 2x8 (2) ROWS 12" O.C.; 2x10, 2x12 & LVL (3) ROWS @ 12" O.C.
(1) JACK STUD U.N.O.
(1) KING STUD U.N.O.
8d NAILS @ 3" O.C. ALL AROUND WINDOW & THESE SHEATHING EDGES.
(1) 2x SILL TOE NAILED @ EA SIDE TYPICAL
BOTTOM CRIPPLES 16" O.C. IN OPENING WITHOUT END CRIPPLES
W03 TYPICAL OPENING w/REDUCED UPLIFT CAPACITY
N.T.S.
2x FRAMING TO BE 2x4 U.N.O. PERMISSIBLE TO USE 10K4 IN LIEU OF MIO
(3) 16d GUN NAIL @ EACH LOCATION WHERE VALLEY PLATES CROSS A TRUSS
(2) 2x4 VALLEY PLATES ALIGN AT FRONT & REAR OF RAFTER
(2) 16d GUN NAIL @ RAFTER TO VALLEY PLATE
PROVIDE 2x BLOCKING BETWEEN TOP CHORDS IF RIDGE BOARD LANDS BETWEEN TRUSSES
8d NAILS @ 6" O.C. AT SHTG. TO VALLEY PLATE
CONTINUOUS 2x6 RIDGE BOARD WHERE LENGTH EXCEEDS 6'-0" WHERE 2x6 CONTINUOUS RIDGE BOARD
(3) 16d GUN NAIL FACE NAILED TO RAFTER
2x4 KICKERS @ 48" O.C. WHERE RAFTER LENGTH EXCEEDS 6'
(2) 16d GUN TOE NAILS TO TRUSS TOP CHORD
2x4 RAFTERS @ 24" O.C. WHERE RAFTER LENGTH EXCEEDS 4'
R06 ALTERNATE VALLEY FRAMING DETAIL
N.T.S.
NOTE: 2x CONVENTIONAL OVERFRAMING MAY BE REPLACED w/ VALLEY SET TRUSSES w/ A MAX. OF 4'-0" O.C. SPACING OF THE VERTICAL WEBS.
NOTE: OVERFRAMING SPANS OF 8'-0" OR LESS MAY BE CONSTRUCTED w/ 2x4.
TARAMORE
LOT 192
ROOF SHEATHING PER PLAN
VALLEY SET TRUSSES AT 24" O.C.
R19.5A @ OVER-FRAMED TRUSS ENDS & (2) 10d TOENAILS TO EA STANDARD TRUSS IN BETWEEN
SHEATHING PER PLAN.
R08 VALLEY SET OVER FRAME
N.T.S.
INTERIOR WIND ZONES
1" AIR SPACE
BRICK TIES PER CODE
4" VENEER
FLASHING UP MIN. 6" ABOVE ANGLE
OPENINGS > 4'-0" L3 x 4 x 1/4" ANGLE
OPENINGS <= 4'-0" L3 1/2 x 3 1/2 x 1/4" ANGLE
7/16" STRUCTURAL SHEATHING w/ HOUSE WRAP
2x4 @ 16" O.C.
1/2" THRU BOLT @ 24" O.C.
HEADER PER ELEVATION
W09B BRICK LINTEL DETAIL
N.T.S.
ENGINEERED TRUSS OR I-JOIST (ROOF OR FLOOR)
ATTACH EACH BRACE TO EACH TRUSS BOTTOM CHORD w/ (3) 16d TOENAILS
2x4 BRACES @ 12" o/c ALONG WALL LENGTH
ATTACH EACH BRACE TO TOP PLATE w/ (4) 16d NAILS.
OPTION 1
2x4 NAILER ATTACHED TO TRUSS BOTTOM CHORD w/ 10d NAILS @ 3" o/c ATTACH SHEATHING TO NAILER w/ 8d COMMON @ 3" o/c.
7/16" THICK (MIN.) SHEATHING w/ 3" o/c 8d NAILING. BLOCK ALL UNSUPPORTED PANEL EDGES w/ 2x BLOCKING
ATTACH SHEATHING TO TOP PLATES w/ 8d @ 3" o/c.
24" MAX.
OPTION 2
R07 INTERIOR SHEAR WALL BRACING w/ TRUSS OR I-JOIST PARALLEL TO WALL
N.T.S.
10d OR 16d NAILS (0.148"x3.25" MIN)
LENGTH PER PLAN
DEPTH PER PLAN
3RD ROW CENTERED ON BEAM
BEAM DEPTH
3, 3 or 4 PLY MEMBERS c.t.-3/4"
NAILING PATTERN
3-1/2"
(2) ROW 12d OR 16d NAILS @ 12" O.C.STAGGERED
5-1/2" - 7-1/4"
(2) ROW 12d OR 16d NAILS @ 12" O.C.
SIZE'S 9
(3) ROW 12d OR 16d NAILS @ 12" O.C.
* IMPERATIVE ROW MUST BE ADDED IF 3 NAIL SHALLER THAN SPECIFIED IS USED
* 2 PLY BEAM SHALL BE NAILED ON ONE SIDE
* 3 PLY BEAM SHALL BE NAILED ON BOTH SIDES
* 4 PLY BEAM SHALL BE NAILED ON (2) SIDE PER PLY. NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BELOW
* NOTE: THIS CONNECTION SCHEDULE IS FOR TOP LOADED BEAMS ONLY. FOR SIDE LOADED BEAMS IN THE FLOOR SYSTEM, SEE THE MANUFACTURER LAYOUT AND DETAILS
B01 TOP LOADED BEAM CONNECTION DETAIL
N.T.S.
STRUCTURAL SHEATHING PER PLAN
2x4 LADDER FRAMING AT 24" O.C. RESTD AT OVERHANGS UP TO 15". ATTACH TO TRUSS TOP CHORD w/ (2) 16d NAILS AT 24" O.C.
CONT. 2x4 (MIN) w/ (2) 10d NAILS
GABLE TRUSS w/VERTICAL WEBS @ 16" O.C.
PROVIDE 2x4 BLOCKING BETWEEN THE FIRST (2) TRUSS & AT DIAGONAL w/(2) 10d TOENAILS @ 48" O.C. - NAIL ROOF SHEATHING TO BLOCKS w/(4) 8d NAILS MIN.
1. AT VERTICALS 4'-8" TO 9'-0" USE ONE HORIZONTAL "L" BRACE
2. AT VERTICALS OVER 9'-0" TO 13'-8" USE (2) HORIZONTAL "L" BRACES LOCATED @ 1/3 PTS. & ADDITIONAL 2x6 DIAGONAL INSTALLED IN THE SAME MANNER AS STANDARD DIAGONAL SHOWN
2x6 DIAGONAL BRACING w/ (5) 10d COMMON NAILS TO BLOCKING, UNLESS NOTED OTHERWISE ON PLANS, PROVIDE ONE BRACE NEAR THE PEAK AND REMAINDER AT 48" O.C. @ APPROX. 45-DEG ANGLE
AT VERTICALS OVER 9'-0" USE ONE VERTICAL "L" BRACE CONTINUOUS FROM CORD TO CORD TO VERTICAL WEB w/10d NAILS @ 6" O.C.
10d TOENAILS @ 8" O.C. TRUSS TO TOP PLATE
SHEATHING FIELD NAILING PER PLAN
DRYWALL OR SHEATHING PER PLAN
CONTINUOUS STRUCTURAL SHEATHING SEE PLAN FOR ATTACHMENT
PERMANENT TRUSS BRACING PER TRUSS ENGINEER/ BCSI NAILED TO BOTTOM CORD
NOTE THAT WHEN THE VERTICAL "L" BRACE IS REQUIRED, HORIZONTAL "L" BRACES ARE TO BE NAILED TO THESE MEMBERS. NAIL 1/2" LONG BLOCK ON ALL TRUSS WEBS WHERE VERTICAL "L" IS NOT REQUIRED IN ORDER TO CONNECT THE HORIZONTAL "L" BRACE.
R09 GABLE END TRUSS BRACING DETAIL
N.T.S.
INTERIOR WIND ZONES
STRUCTURAL SHEATHING PER PLAN
2x4 LADDER FRAMING AT 24" O.C. RESTD AT OVERHANGS UP TO 15". ATTACH TO TRUSS TOP CHORD w/ (2) 16d NAILS AT 24" O.C.
CONT. 2x4 (MIN) w/ (2) 10d NAILS
GABLE TRUSS w/VERTICAL WEBS @ 16" O.C.
1. AT VERTICALS 4'-8" TO 9'-0" USE ONE HORIZONTAL "L" BRACE
2. AT VERTICALS OVER 9'-0" TO 13'-8" USE (2) HORIZONTAL "L" BRACES LOCATED @ 1/3 PTS. & ADDITIONAL 2x6 DIAGONAL INSTALLED IN THE SAME MANNER AS STANDARD DIAGONAL SHOWN
PROVIDE 2x4 BLOCKING BETWEEN THE FIRST (2) TRUSS @ AT DIAGONAL w/(2) 10d TOENAILS @ 48" O.C. - NAIL ROOF SHEATHING TO BLOCKS w/(4) 8d NAILS MIN.
2x6 DIAGONAL BRACING w/ (5) 10d COMMON NAILS TO BLOCKING, UNLESS NOTED OTHERWISE ON PLANS, PROVIDE ONE BRACE NEAR THE PEAK AND REMAINDER AT 48" O.C. @ APPROX. 45-DEG ANGLE
AT VERTICALS OVER 9'-0" USE ONE VERTICAL "L" BRACE CONTINUOUS FROM CORD TO CORD TO VERTICAL WEB w/10d NAILS @ 6" O.C.
EDGE NAILING TO BLOCKING PER DETAILS. NAIL BLOCKING TO EA. VERTICAL w/ (2) 10d TOENAILS
TRUSS STRAP PER PLAN
FASCIA SEE ARCH. DRAWINGS
2x SHTG. BLOCKING
DRYWALL OR SHEATHING PER PLAN
PERMANENT TRUSS BRACING PER TRUSS ENGINEER/ BCSI NAILED TO BOTTOM CORD
NOTE THAT WHEN THE VERTICAL "L" BRACE IS REQUIRED, HORIZONTAL "L" BRACES ARE TO BE NAILED TO THESE MEMBERS. NAIL 1/2" LONG BLOCK ON ALL TRUSS WEBS WHERE VERTICAL "L" IS NOT REQUIRED IN ORDER TO CONNECT THE HORIZONTAL "L" BRACE.
R09B DUTCH HIP GABLE TRUSS BRACING DETAIL
N.T.S.
INTERIOR WIND ZONES
"X" = 10% HOUSE WIDTH
RIDGE
GABLE END
HIP
BOSTON HIP
GABLE
ROOF SHEATHING
NAILS
ROOF FASTENING ZONES
SHINGLE: 7/16" SPAN RATED PLYWOOD OR OSB
8d 0.113" x 2-1/2"
1
2
3
OFFSET DIMENSION "X" = 10% HOUSE WIDTH
"X"
"X"
"X"
PANEL EDGES @ SUPPORTS (1)
6" O.C.
6" O.C.
6" O.C.
PANEL FIELD (1)
12" O.C.
12" O.C.
12" O.C.
NOTES:
1. LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS-TYPICAL.
2. EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3. FASTENING ZONES 2 AND 3 ARE EQUAL TO 10% (MIN) OF TOTAL HOUSE WIDTH, DIMENSION "X" OFFSET FROM ROOF EDGE.
30' WIDE HOUSE = 3' ZONE, 40' WIDE HOUSE = 4' ZONE, 50' WIDE HOUSE = 5' ZONE, 60' WIDE HOUSE = 6' ZONE
4. WIDTH IS TO BE DEFINED AS THE SHORTER OF THE FRONT TO BACK OR SIDE TO SIDE DIMENSION.
R11 ROOF SHEATHING ATTACHMENT DIAGRAM
N.T.S.
PLOTTED: March 2, 2018 / Catherine Collin / 2033_HARRINGTON_STRUCT_LAT_2018-02-28.DWG
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS - 11X17 SHEETS REPRESENT 1/2 SCALE PLOTS
Fieldstone
FLORIDA OFFICE: (305) 469-3310
MINNESOTA OFFICE: (612) 807-3115
MICHIGAN OFFICE: (248) 422-4035
HARRINGTON
DETAILS - MISC.
-
CONTROL RELEASE DATE: 02/28/18
REV # DATE / DESCRIPTION
COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID
GARAGE HANDING
LEFT
PLAN NUMBER
2033
SHEET
LAT
Fieldstone
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4035
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
02/28/18

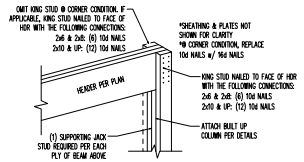


FL1 FLOOR TRUSS/JOIST TO MASONRY WALL
N.T.S.

FL2 FLOOR TRUSS/JOIST w/LET-IN ON MASONRY WALL
N.T.S.

FL1B FLOOR TRUSS/JOIST TO FRAMED WALL
N.T.S.

FL2B FLOOR TRUSS/JOIST w/LET-IN ON FRAMED WALL
N.T.S.

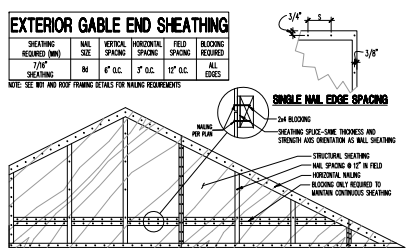


W44 TYPICAL BEAM POCKET DETAIL
SCALE: NTS

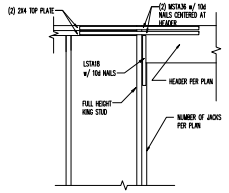
EXTERIOR GABLE END SHEATHING

SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	6" O.C.	3" O.C.	12" O.C.	ALL EDGES

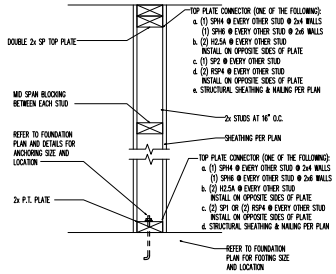
NOTE: SEE WIT AND ROOF FRAMING DETAILS FOR NAILING REQUIREMENTS



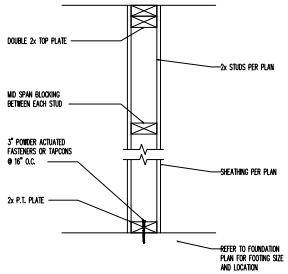
W02 GABLE END SHEATHING DETAIL
N.T.S.



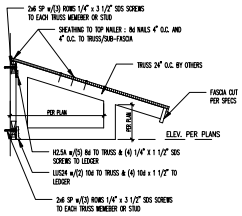
W06 HEADER CONNECTION w/o TOP PLATE
N.T.S.
WALL AS VIEWED FROM INSIDE



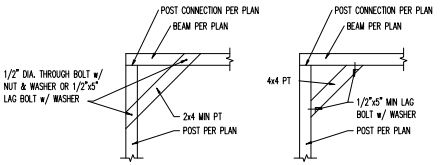
W10 LOAD BEARING WALL w/UPLIFT
N.T.S.



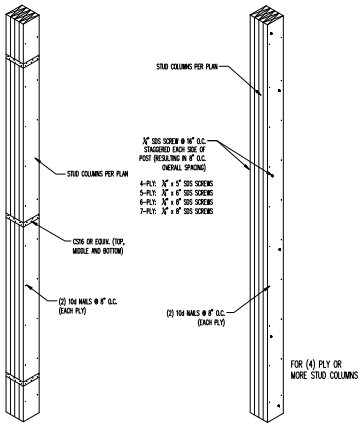
W11 LOAD BEARING WALL w/o UPLIFT
N.T.S.



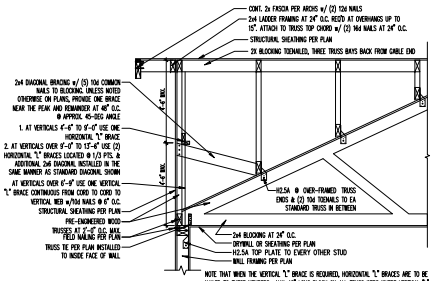
TR2 SUSPENDED TRUSS
N.T.S.



W43 PORCH LATERAL BRACING
N.T.S.



B3 STUD PACK DETAIL
SCALE: NTS



R20 TYP. GABLE END DETAIL
N.T.S.
INTERIOR WIND ZONES

TARAMORE
LOT 192

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HARRINGTON
DETAILS - WALL
-

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
-	-
-	-
-	-
-	-
-	-
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-	-
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-	-
-	-

COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
LEFT

PLAN NUMBER
2033

SHEET
LAT2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
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02/28/18

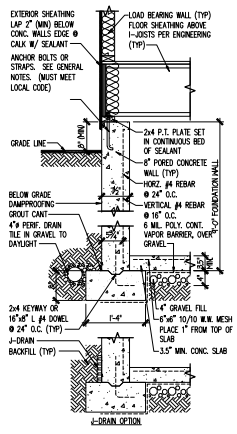
PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_LAT_2018-02-28.DWG

GENERAL:
ALL BASEMENT WALL DESIGNS BASED UPON 45 PCF SOIL. LOCAL SOIL ENGINEER TO VERIFY ON EACH JOB SITE. CONCRETE SHAL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f'c', OF NOT LESS THAN 3,000 PSI AT 28 DAYS.

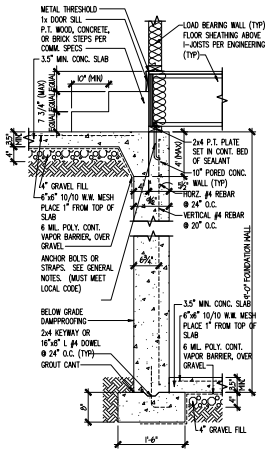
Fieldstone
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RYAN RASMUSSEN, PE
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THOMAS A. WEBER, PE
P.E.# 030305
NORTH CAROLINA 06/23/16

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TENNESSEE 06/23/16

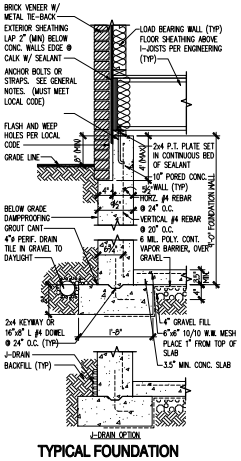
Fieldstone
THOMAS A. WEBER, PE
P.E.# PE036305
GEORGIA
9130 FOX RUN CIR
EDEN PRAIRIE, MN 55347
TEL: 248.622.4035 06/23/16



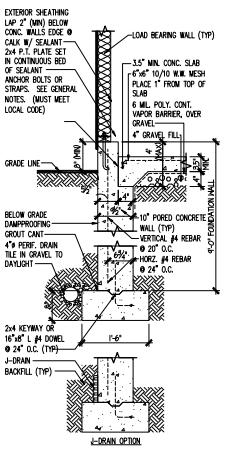
A TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



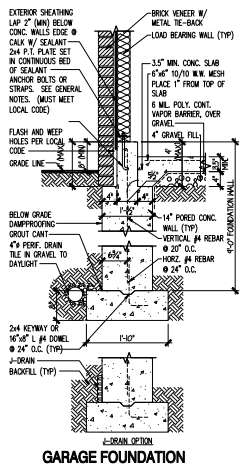
B GARAGE/HOUSE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



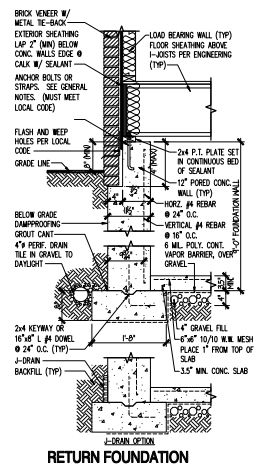
C TYPICAL FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



D GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

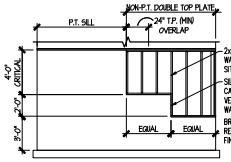


E GARAGE FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 14" CONCRETE WALL

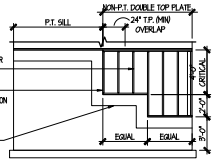


F RETURN FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 12" CONCRETE WALL

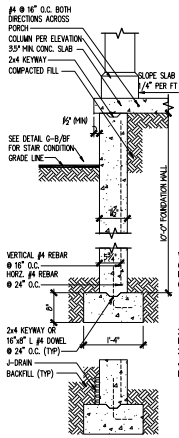
TARAMORE
LOT 192

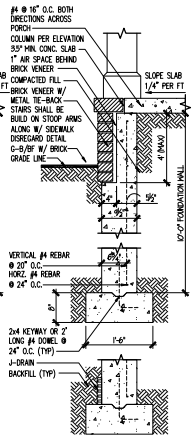


STEPPED WALL ELEVATION
SCALE: 3/4" = 1'-0"

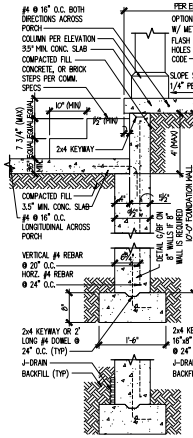


STEPPED WALL ELEVATION
W/ BRICK LEDGE
SCALE: 3/4" = 1'-0"

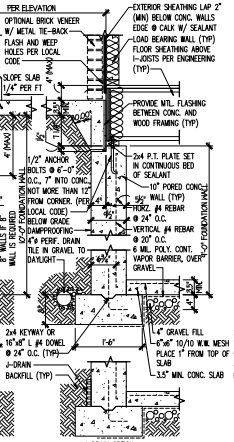




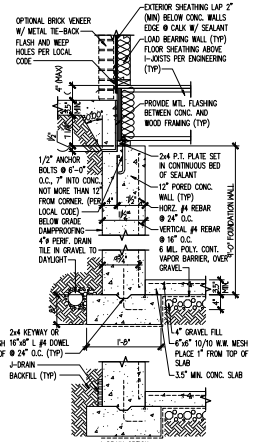
9A PORCH NO BRICK & W/ BRICK
9 FRONT PORCH FOUNDATION WALL
SCALE: 3/4" = 1'-0" PER SPECS



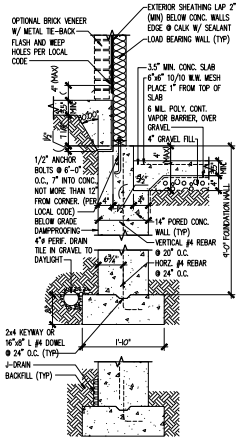
9B PORCH @ STEPS
NOT FOR BRICK CONDITION



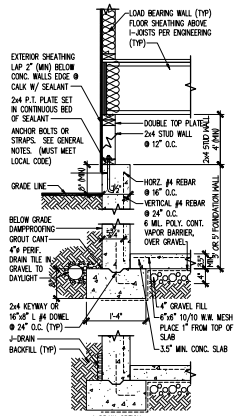
9C PORCH @ HOUSE 10"



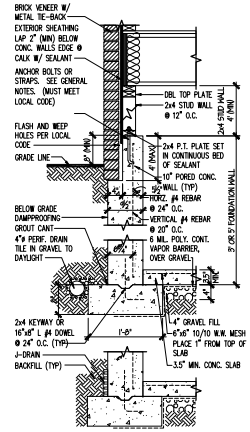
9D PORCH @ HOUSE 12"



9E PORCH @ SLAB 14"
8" & 14" CONCRETE WALL



STEPPED FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



J STEPPED FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

PLOTTED: June 23, 2016 / Mike Lentz / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.dwg

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
BASEMENT FOUNDATION DETAILS

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
-

SPECIFICATION LEVEL
-

PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

SHEET
BF

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

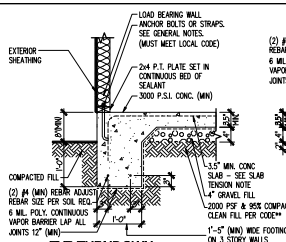
4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE OMITTED WHEN SLAB IS PLACED ON WELL DRAINED SOIL CLASSIFIED GROUP 1 PER IRC R405.1
(CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W. MESH PLACE 1" FROM TOP OF SLAB AS SHOWN IN DETAILS (NOTE THAT THIS IS A NON-STRUCTIONAL ELEMENT)

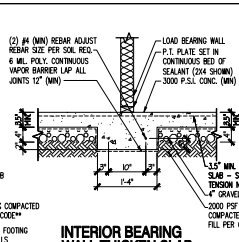
ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC., NOT MORE THAN 12" FROM CORNERS, AND WITHIN 12" OF PLATE ENDS OR STRAPS MAY BE USED IN PLACE OF BOLTS PER MANUF. SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.) OR EQUIVALENT

BRICK NOTES:
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE BARRIER OVER SHEATHING PER R703.2

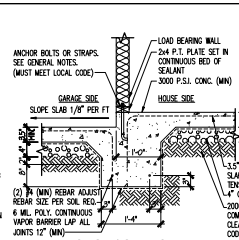
TARAMORE LOT 192



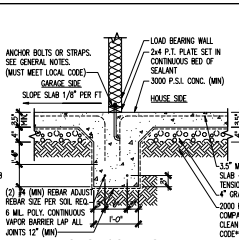
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



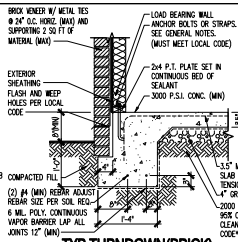
INTERIOR BEARING WALL THICKEN SLAB
B SCALE: 3/4" = 1'-0"



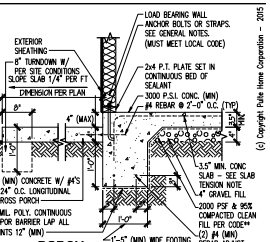
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



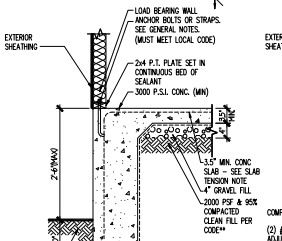
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
W/ NO STEP CONDITION



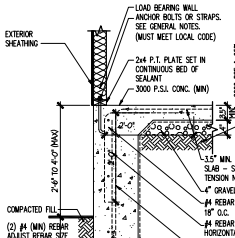
D TYP TURNDOWN(BRICK)
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



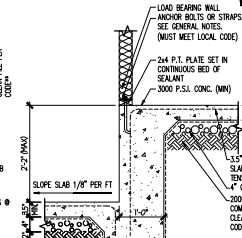
E PORCH
SCALE: 3/4" = 1'-0"



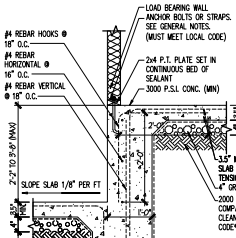
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



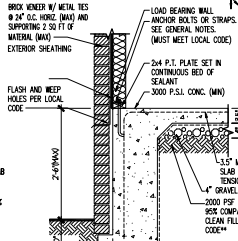
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



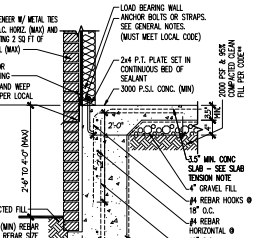
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



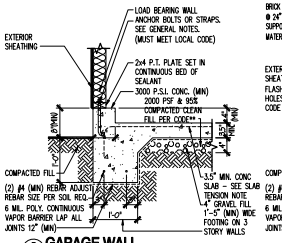
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



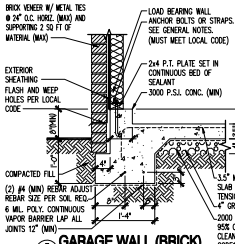
D TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



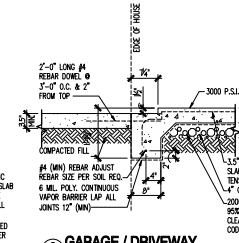
D TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



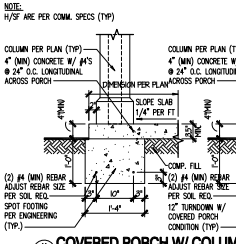
F GARAGE WALL
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



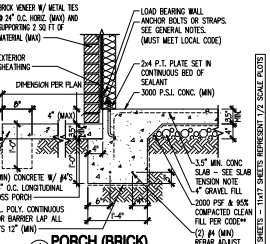
F GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



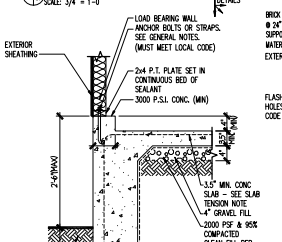
G GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



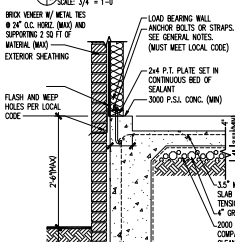
H COVERED PORCH W/ COLUMN CONDITIONS
SCALE: 3/4" = 1'-0"



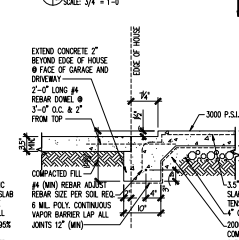
J PORCH (BRICK)
SCALE: 3/4" = 1'-0"



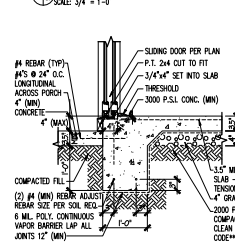
F GARAGE WALL
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



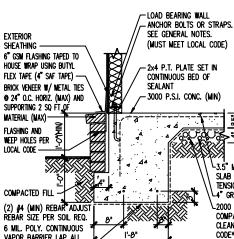
F GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



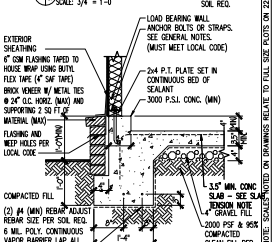
G GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0"
DRIVEWAY HEAVING



I PATIO DOOR
SCALE: 3/4" = 1'-0"



M TYP TURNDOWN +
SCALE: 3/4" = 1'-0"
W/ BRICK ROWLOCK



N GARAGE WALL +
SCALE: 3/4" = 1'-0"
W/ BRICK ROWLOCK

Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0889
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.422.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 038201
NORTH CAROLINA
06/23/16



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TENNESSEE
06/23/16

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Southeast Zone
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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
MONO-SLAB FOUNDATION DETAILS
1

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

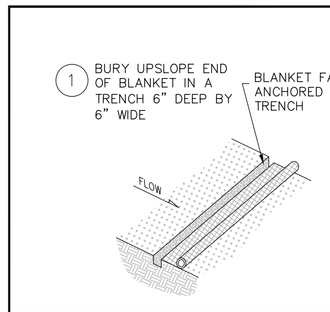
GARAGE HANDING
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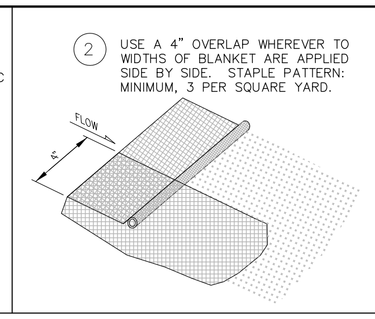
SPECIFICATION LEVEL
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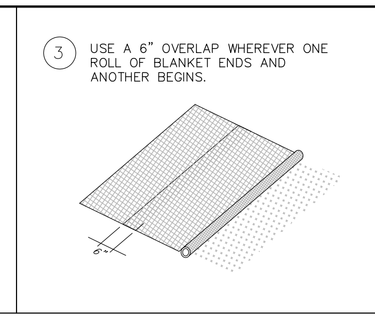
PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

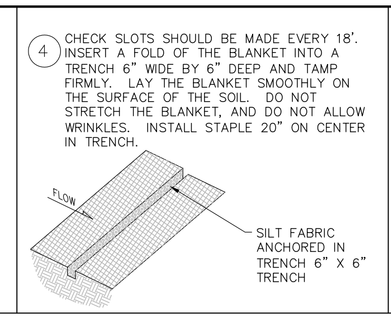
SHEET
SF

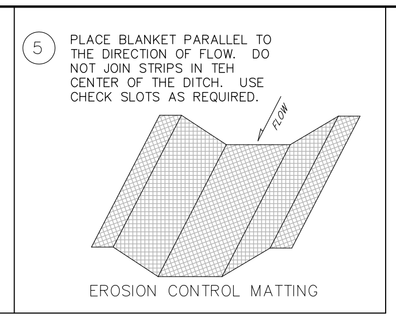
NOTE: SCALE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

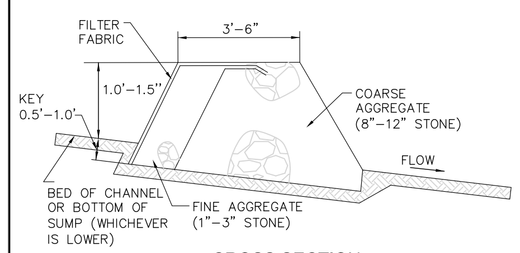




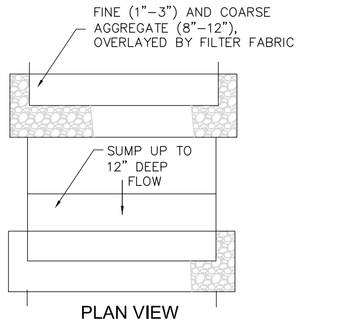




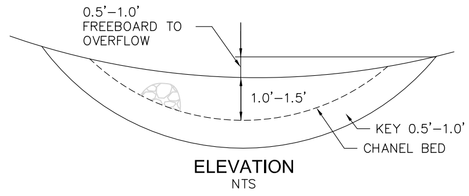




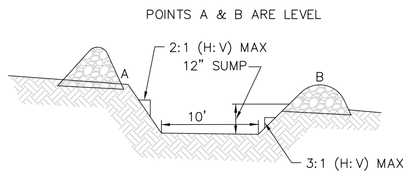
CROSS SECTION
NTS



PLAN VIEW
NTS



ELEVATION
NTS



TYPICAL SPACING BETWEED CHECK DAMS
NTS

STONE CHECK DAM

ADDITIONAL GENERAL NOTES:

1) Builder to call Brentwood Engineering Department for initial erosion contral inspection (615-371-0080) issuance of permit.
2) All retaining walls greater than 4' will be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a Certificate of Occupancy.
3) A temporary Certificate of Occupancy will not be given for grading and drainage related issues.
4) All retaining walls with height in excess of 30" require safety rail or barrier as per Brentwood code.
5) Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the terrain.
6) The maximum grade of any portion of a driveway shall not exceed 20% for paved surfaces and 10% for unpaved surfaces, with a maximum cross slope of 5%.
7) All driveways with 15% or greater longitudinal slopes and/or 5% or greater cross-slopes shall be profiled and sectioned by a TN R.L.S, and approved b the City Engineer prior to issuance of a certificate of occupancy.
8) All structures designed for human and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.
9) The concrete drive should be constructed of materials and colors that into the natural terrain.

EROSION AND SEDIMENT CONTROL NOTES

PER **TDEC** GUIDELINES REGARDING WHO NEEDS AN **NPDES** STORMWATER CONSTRUCTION PERMIT: "OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE..."

THE FOLLOWING PRE-CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CORRECTLY INSTALLED PRIOR TO THE INITIATION OF THE DISTURBANCE ACTIVITIES:

- A STABILIZED CONSTRUCTION ACCESS, SUCH AS A TEMPORARY STONE ACCESS, MUST BE INSTALLED TO PREVENT OFFSITE TRACKING,
- SILT FENCE, OR OTHER SEDIMENT BARRIERS, MUST BE INSTALLED ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA,
- WHERE APPLICABLE, INLET PROTECTION FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED,

THE FOLLOWING EROSION AND SEDIMENT CONTOL BMPs MUST BE PERFORMED UNTIL THE PROJECT IS COMPLETED:

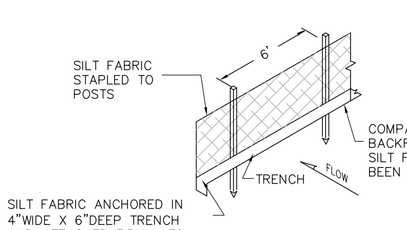
- EROSION AND SEDIMENT CONTROLS SHOULD BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORM WATER MANAGEMENT MANUAL,
- INSPECTIONS OF THE CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BY A QUALIFIED INDIVIDUAL AT LEAST TWICE EVERY CALENDAR WEEK UNTIL THE SITE IS ADEQUATELY STABILIZED, INSPECTIONS SHOULD BE PERFORMED AT LEAST 72 HOURS APART. INSPECTIONS SHOULD BE DOCUMENTED AND AVAILABLE IF REQUESTED,
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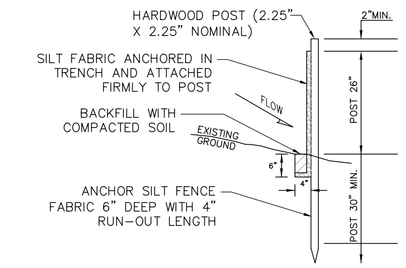
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- WITHIN ANY WATERWAY NATURAL AREAS (WNA), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD ENGINEERING DEPARTMENT,
- PRIOR TO THE FINAL INSPECTION, ALL DISTURBED AREAS SHOULD BE ADEQUATELY STABILIZED, WHERE DRIVEWAY CULVERTS ARE REQUIRED, HEADWALLS MUST BE INSTALLED ACCORDING TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. CULVERT SIZING SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF BRENTWOOD REGULATIONS AND/OR AS SPECIFIED BY THE RECORDED PLAT.

20 0 10 20 40 80

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

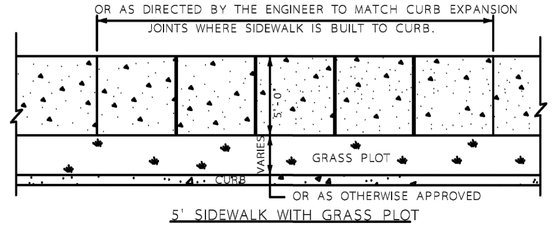




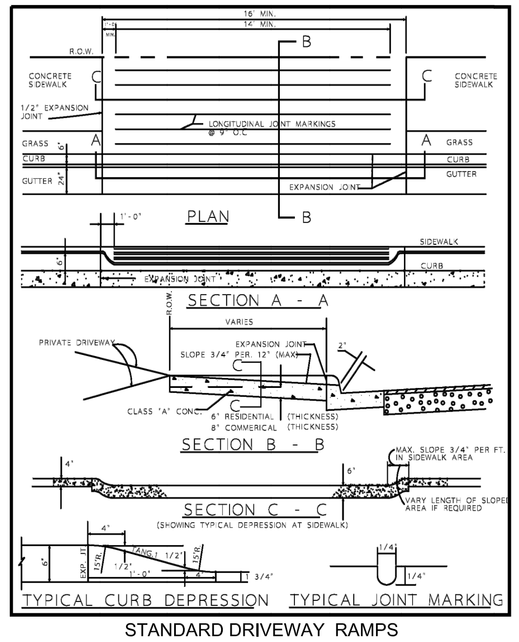
- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
- DO NOT ATTACH FILTER FABRIC TO TREES.
- INSTALL POSTS NO MORE THAN 6 FEET APART.
- SECURELY ATTACH SILT FENCE FABRIC TO THE POST ON THE UPSTREAM SIDE OF POSTS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE x 1/2" LONG). AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
- INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY.

SILT FENCE
(PER TDEC EROSION CONTROL HANDBOOK - SECTION 7.34)

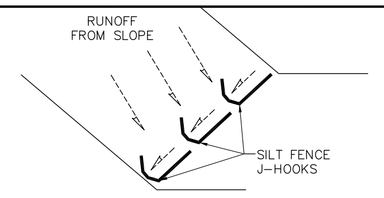
SITE DATA: POST-DEVELOPMENT	
TOTAL SITE AREA:	42,585 SF
DISTURBED AREA:	42,565 SF or 0.977 ACRES
BUILDING FOOTPRINT:	3,663 SF
HEATED AREA:	3,786 SF
OTHER IMPERVIOUS AREAS (DRIVES, SIDEWALKS, PATIO, ETC):	1,997 SF
TOTAL IMPERVIOUS:	5,660 SF
PERCENT IMPERVIOUS:	13.3%
BUILDING COVERAGE:	8.6%
GREEN SPACE:	86.7%
BASEMENT COVERAGE:	N/A
HEIGHT OF BUILDING FROM LOWEST ADJACENT GRADE:	908'6" + 33'11½" = 942'5½"



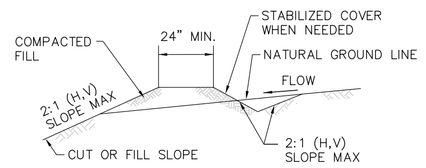
5' SIDEWALK WITH GRASS PLOT



STANDARD DRIVEWAY RAMPS
CITY OF BRENTWOOD DRAWING No. 5

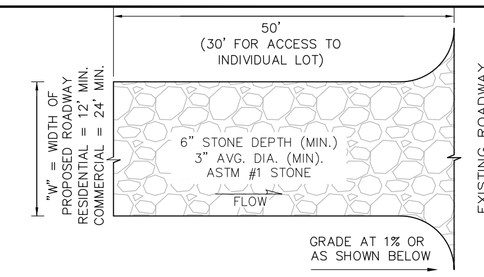


SILT FENCE J-HOOK

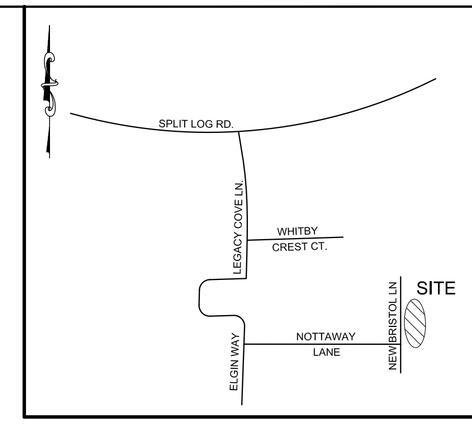


DIVERSION BERM/SWALE
NTS

NOTES:
1. STABILIZE INLETS, OUTLETS, & SLOPES.
2. PROPERLY COMPACT THE SUBGRADE.

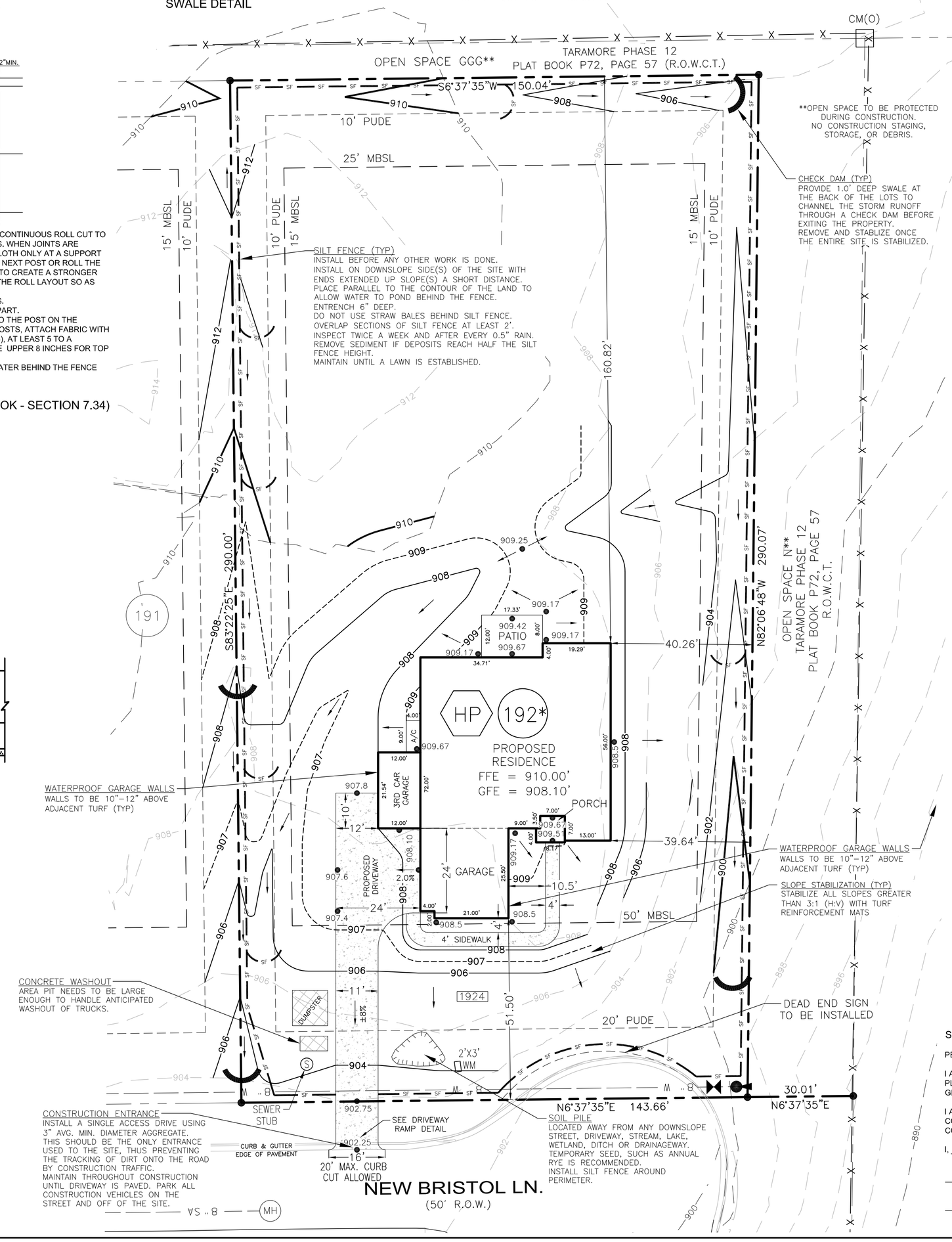


TEMPORARY CONSTRUCTION ENTRANCE DETAIL



VICINITY MAP
NOT TO SCALE





This site is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that are applicable during the vesting period. The initial venting for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

HOUSE INFORMATION
HARRINGTON
LEFT
ELEVATION 7
GARAGE 4" EXTENSION
GARAGE 3RD CAR
SUNROOM

LEGEND

IRON ROD FOUND (IPF)	o
IRON ROD SET (IPS)	●
SANITARY SEWER MANHOLE	Ⓢ
WATER METER	WM
SANITARY SEWER STUB	Ⓢ
TELEPHONE/TELECOM STUB	ⓣ
SILT FENCE	SF
DESIGN SPOT ELEVATION	821.25
DRAINAGE FLOW ARROW	

NOTES:

1. LOCATE SOILS PILE AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, STREAM, LAKE, WETLAND, DITCH OR DRAINAGEWAY. TEMPORARY SEED, SUCH AS ANNUAL RYE, IS RECOMMENDED. INSTALL SILT FENCE AS NEEDED.
2. PROPOSED RESIDENCE
   FFE: 910.00' GARAGE (GFE): 908,10'
3. INSTALL A SINGLE ACCESS DRIVE USING 3" AGGREGATE (SEE DETAILS). THIS SHOULD BE THE ONLY ENTRANCE USED TO THE SITE, THUS PREVENTING THE TRACKING OF DIRT ONTO THE ROAD BY CONSTRUCTION TRAFFIC. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF OF THE SITE.
4. INSTALL SILT FENCE BEFORE ANY OTHER WORK IS DONE ON DOWNSLOPE SIDE(S) OF THE SITE WITH ENDS EXTENDED UPSLOPE(S) A SHORT DISTANCE. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE FENCE. ENTRENCH 6" DEEP. DO NOT USE STRAW BALES BEHIND SILT FENCE. OVERLAP SECTIONS OF SILT FENCE AT LEAST 2'. INSPECT TWICE A WEEK AND AFTER EVERY 0.5" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE SILT FENCE HEIGHT. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
5. CONTOURS SHOWN WERE FIELD-RUN BY WILSON & ASSOCIATES IN OCTOBER 2019.
6. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE LIABILITY OF WHETHER THE SURVEY IS ACCURATE OR NOT LIES UPON THE BUILDER AND CONSULTANT. SEE GENERAL NOTE 2.
7. (*) TRANSITIONAL LOT NOTE: LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15% OR GREATER. A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER.
8. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
9. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.



GENERAL NOTES:

1. DEVELOPER: PULTE HOMES (615)550-2043
2. THE BOUNDARY INFOMATION SHOWN HEREON IS FROM LOT 192 ON THE FINAL PLAT OF TARAMORE PHASE 12 OF RECORD IN BOOK P72, PG 57, R.O.W.C.T.
3. HOUSE FOOTPRINT PROVIDE BY PULTE HOMES.
4. ALL UTILITIES SHOWN HEREON ARE PER SURVEY.
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES.
6. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.
6. LOT SIZE: 42,585 SQ FT or 0,98 ACRES.
7. SETBACKS:
   FRONT: 50'
   SIDES: 15'
   REAR: 20'
   (UNLESS SHOWN OTHERWISE)

SUBDIVISION: TARAMORE, PHASE 12 LOT NUMBER: LOT 192

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVED ANY DEVIATION FROM THE APPROVED SITE PLAN, THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN, VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20____
(DATE OF SIGNATURE)

Pulte Homes

REVISIONS		
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275
info@wilsonpc.com

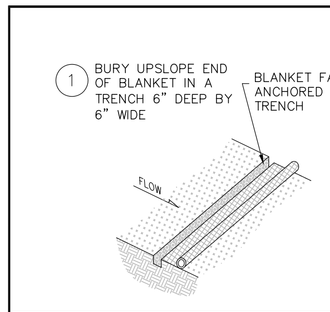
WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

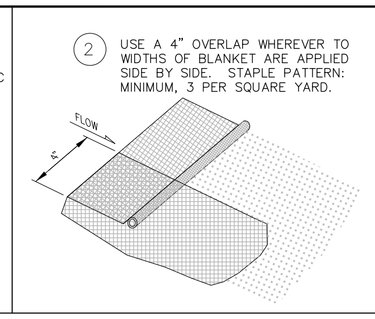
TRANSITIONAL-HP LOT SITE PLAN
Lot 192 - Taramore - Phase 12 (Plat Book: P72, Page 57)
Zone: OSRD & OSRD-IP
City of Brentwood, Williamson County, Tennessee
For: Pulte Homes

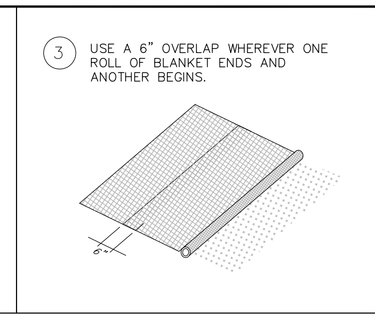
Transitional HP Lot Site Plan

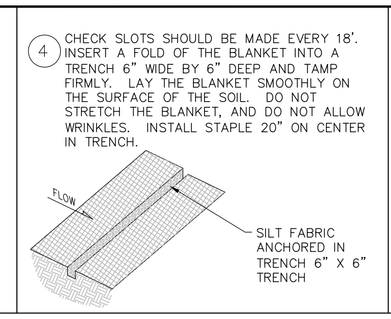
DRAWN BY:	WAA
APPVD. BY:	MRS
DATE	4/15/2020
PROJ. No.	60916
SCALE:	1"= 20'

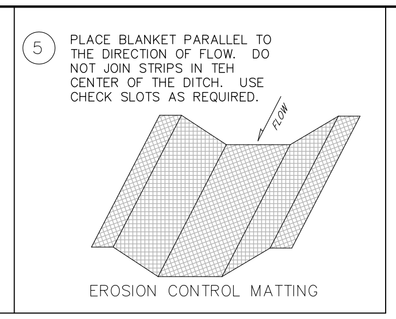
SHEET No.
1 OF 1

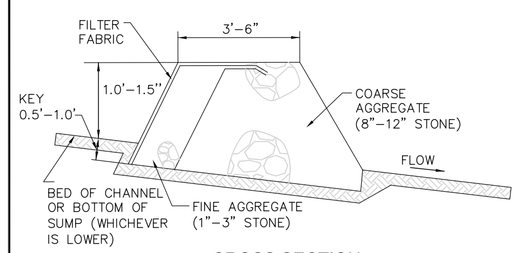




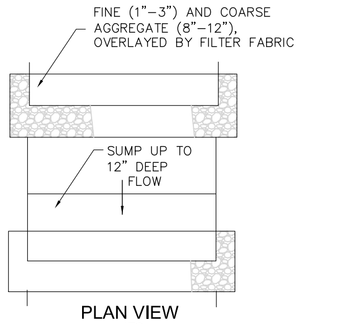




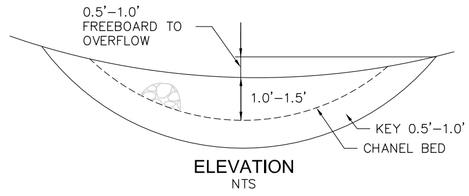




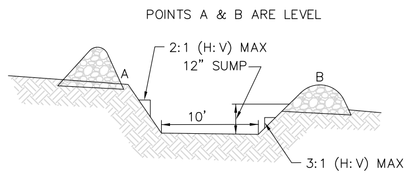
CROSS SECTION
NTS



PLAN VIEW
NTS



ELEVATION
NTS



TYPICAL SPACING BETWEED CHECK DAMS
NTS

STONE CHECK DAM

ADDITIONAL GENERAL NOTES:

1) Builder to call Brentwood Engineering Department for initial erosion contral inspection (615-371-0080) issuance of permit.
2) All retaining walls greater than 4' will be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a Certificate of Occupancy.
3) A temporary Certificate of Occupancy will not be given for grading and drainage related issues.
4) All retaining walls with height in excess of 30" require safety rail or barrier as per Brentwood code.
5) Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the terrain.
6) The maximum grade of any portion of a driveway shall not exceed 20% for paved surfaces and 10% for unpaved surfaces, with a maximum cross slope of 5%.
7) All driveways with 15% or greater longitudinal slopes and/or 5% or greater cross-slopes shall be profiled and sectioned by a TN R.L.S, and approved b the City Engineer prior to issuance of a certificate of occupancy.
8) All structures designed for human and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.
9) The concrete drive should be constructed of materials and colors that into the natural terrain.

EROSION AND SEDIMENT CONTROL NOTES

PER **TDEC** GUIDELINES REGARDING WHO NEEDS AN **NPDES** STORMWATER CONSTRUCTION PERMIT: "OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE..."

THE FOLLOWING PRE-CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CORRECTLY INSTALLED PRIOR TO THE INITIATION OF THE DISTURBANCE ACTIVITIES:

- A STABILIZED CONSTRUCTION ACCESS, SUCH AS A TEMPORARY STONE ACCESS, MUST BE INSTALLED TO PREVENT OFFSITE TRACKING,
- SILT FENCE, OR OTHER SEDIMENT BARRIERS, MUST BE INSTALLED ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA,
- WHERE APPLICABLE, INLET PROTECTION FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED,

THE FOLLOWING EROSION AND SEDIMENT CONTOL BMPs MUST BE PERFORMED UNTIL THE PROJECT IS COMPLETED:

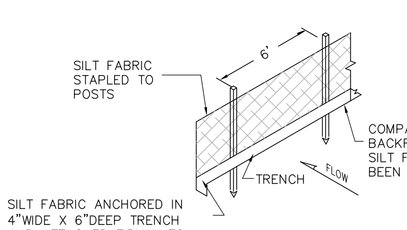
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- BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED,
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%,
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- STABILIZATION MEASURES SHOULD BE INITIATED AS SOON AS POSSIBLE ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NOT LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. (STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION.)
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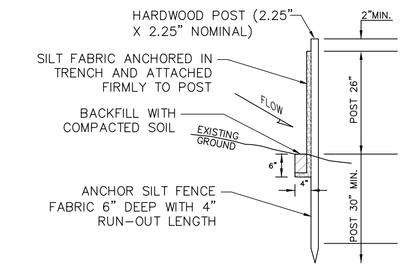
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20 0 10 20 40 80

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

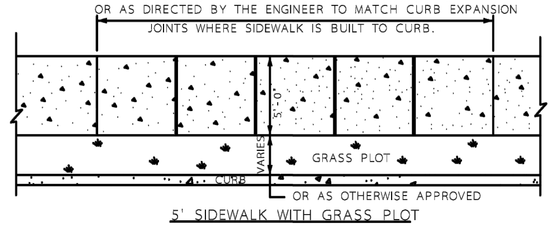




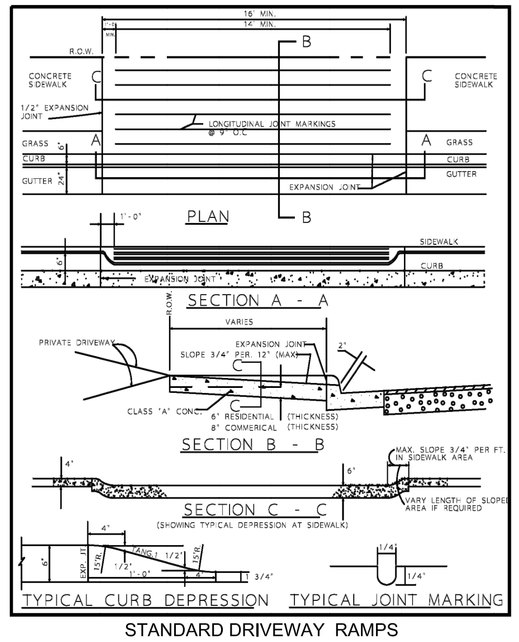
- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
- DO NOT ATTACH FILTER FABRIC TO TREES.
- INSTALL POSTS NO MORE THAN 6 FEET APART.
- SECURELY ATTACH SILT FENCE FABRIC TO THE POST ON THE UPSTREAM SIDE OF POSTS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE x 1/2" LONG). AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
- INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY.

SILT FENCE
(PER TDEC EROSION CONTROL HANDBOOK - SECTION 7.34)

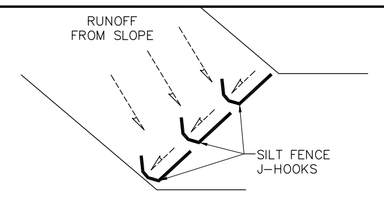
SITE DATA: POST-DEVELOPMENT	
TOTAL SITE AREA:	42,585 SF
DISTURBED AREA:	42,565 SF or 0.977 ACRES
BUILDING FOOTPRINT:	3,663 SF
HEATED AREA:	3,786 SF
OTHER IMPERVIOUS AREAS (DRIVES, SIDEWALKS, PATIO, ETC):	1,997 SF
TOTAL IMPERVIOUS:	5,660 SF
PERCENT IMPERVIOUS:	13.3%
BUILDING COVERAGE:	8.6%
GREEN SPACE:	86.7%
BASEMENT COVERAGE:	N/A
HEIGHT OF BUILDING FROM LOWEST ADJACENT GRADE:	908'6" + 33'11½" = 942'5½"



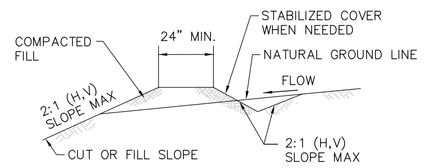
5' SIDEWALK WITH GRASS PLOT



STANDARD DRIVEWAY RAMPS
CITY OF BRENTWOOD DRAWING No. 5

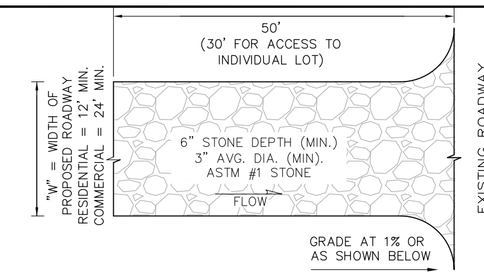


SILT FENCE J-HOOK

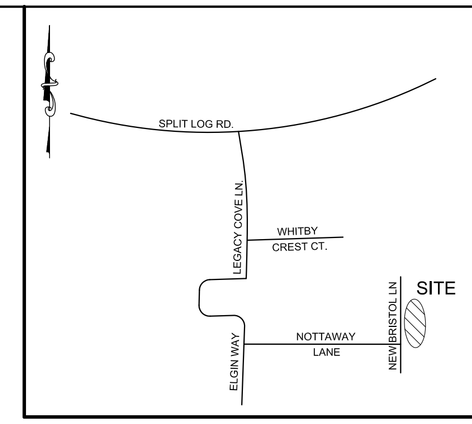


DIVERSION BERM/SWALE
NTS

NOTES:
1. STABILIZE INLETS, OUTLETS, & SLOPES.
2. PROPERLY COMPACT THE SUBGRADE.

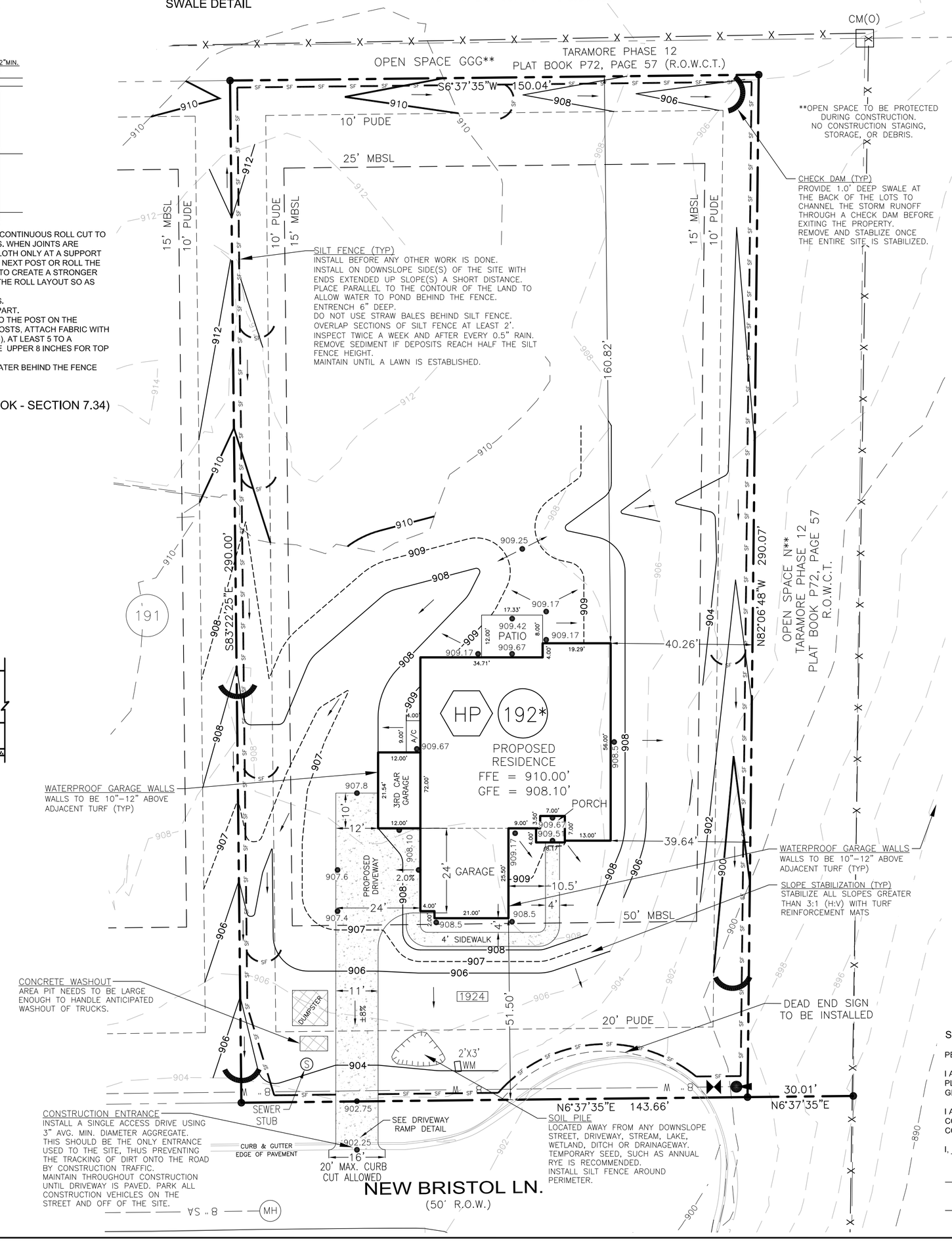


TEMPORARY CONSTRUCTION ENTRANCE DETAIL



VICINITY MAP
NOT TO SCALE





This site is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that are applicable during the vesting period. The initial venting for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

HOUSE INFORMATION
HARRINGTON
LEFT
ELEVATION 7
GARAGE 4" EXTENSION
GARAGE 3RD CAR
SUNROOM

LEGEND

IRON ROD FOUND (IPF)	o
IRON ROD SET (IPS)	●
SANITARY SEWER MANHOLE	Ⓢ
WATER METER	WM
SANITARY SEWER STUB	Ⓢ
TELEPHONE/TELECOM STUB	ⓣ
SILT FENCE	SF
DESIGN SPOT ELEVATION	821.25
DRAINAGE FLOW ARROW	

NOTES:

1. LOCATE SOILS PILE AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, STREAM, LAKE, WETLAND, DITCH OR DRAINAGEWAY. TEMPORARY SEED, SUCH AS ANNUAL RYE, IS RECOMMENDED. INSTALL SILT FENCE AS NEEDED.
2. PROPOSED RESIDENCE
   FFE: 910.00' GARAGE (GFE): 908,10'
3. INSTALL A SINGLE ACCESS DRIVE USING 3" AGGREGATE (SEE DETAILS). THIS SHOULD BE THE ONLY ENTRANCE USED TO THE SITE, THUS PREVENTING THE TRACKING OF DIRT ONTO THE ROAD BY CONSTRUCTION TRAFFIC. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF OF THE SITE.
4. INSTALL SILT FENCE BEFORE ANY OTHER WORK IS DONE ON DOWNSLOPE SIDE(S) OF THE SITE WITH ENDS EXTENDED UPSLOPE(S) A SHORT DISTANCE. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE FENCE. ENTRENCH 6" DEEP. DO NOT USE STRAW BALES BEHIND SILT FENCE. OVERLAP SECTIONS OF SILT FENCE AT LEAST 2'. INSPECT TWICE A WEEK AND AFTER EVERY 0.5" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE SILT FENCE HEIGHT. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
5. CONTOURS SHOWN WERE FIELD-RUN BY WILSON & ASSOCIATES IN OCTOBER 2019.
6. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE LIABILITY OF WHETHER THE SURVEY IS ACCURATE OR NOT LIES UPON THE BUILDER AND CONSULTANT. SEE GENERAL NOTE 2.
7. (*) TRANSITIONAL LOT NOTE: LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15% OR GREATER. A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER.
8. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
9. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.



GENERAL NOTES:

1. DEVELOPER: PULTE HOMES (615)550-2043
2. THE BOUNDARY INFOMATION SHOWN HEREON IS FROM LOT 192 ON THE FINAL PLAT OF TARAMORE PHASE 12 OF RECORD IN BOOK P72, PG 57, R.O.W.C.T.
3. HOUSE FOOTPRINT PROVIDE BY PULTE HOMES.
4. ALL UTILITIES SHOWN HEREON ARE PER SURVEY.
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES.
6. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.
6. LOT SIZE: 42,585 SQ FT or 0,98 ACRES.
7. SETBACKS:
   FRONT: 50'
   SIDES: 15'
   REAR: 20'
   (UNLESS SHOWN OTHERWISE)

SUBDIVISION: TARAMORE, PHASE 12 LOT NUMBER: LOT 192

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVED ANY DEVIATION FROM THE APPROVED SITE PLAN, THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN, VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20____
(DATE OF SIGNATURE)

Pulte Homes

REVISIONS		
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275
info@wilsonpc.com

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

TRANSITIONAL-HP LOT SITE PLAN
Lot 192 - Taramore - Phase 12 (Plat Book: P72, Page 57)
Zone: OSRD & OSRD-IP
City of Brentwood, Williamson County, Tennessee
For: Pulte Homes

Transitional HP Lot Site Plan

DRAWN BY:	WAA
APPVD. BY:	MRS
DATE	4/15/2020
PROJ. No.	60916
SCALE:	1"= 20'

SHEET No.
1 OF 1

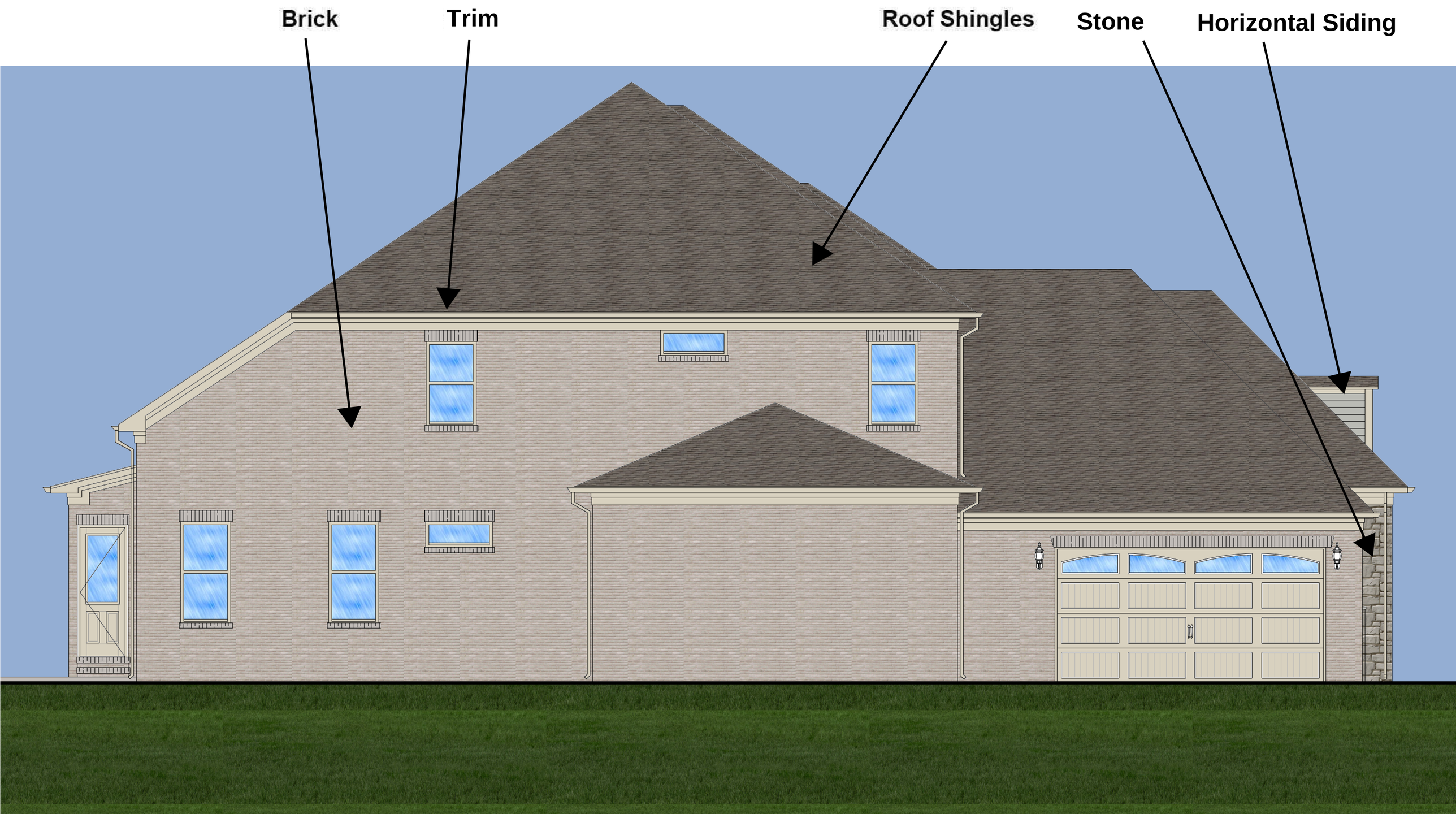
Taramore Lot 192

Front Elevation



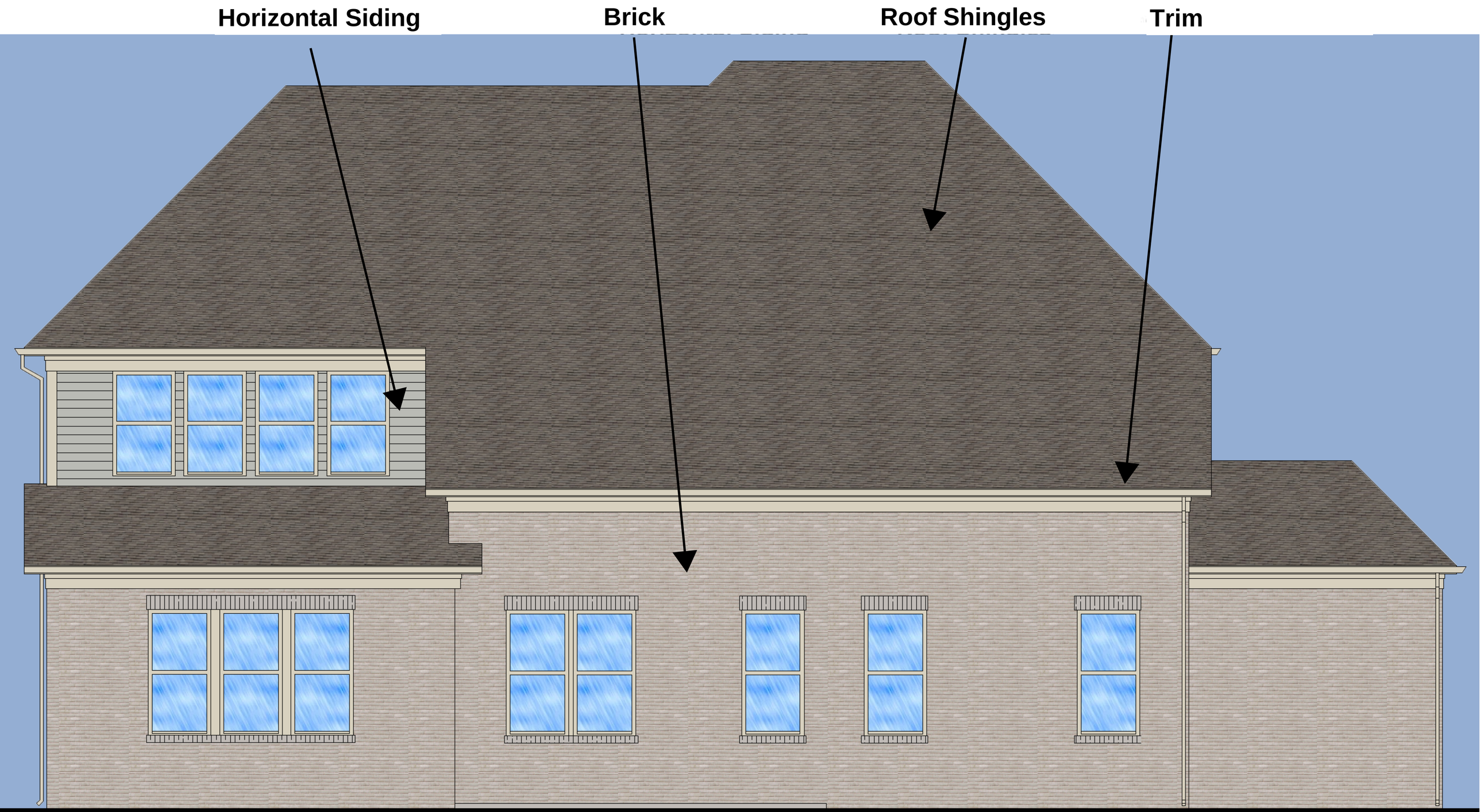
Taramore Lot 192

Left Elevation



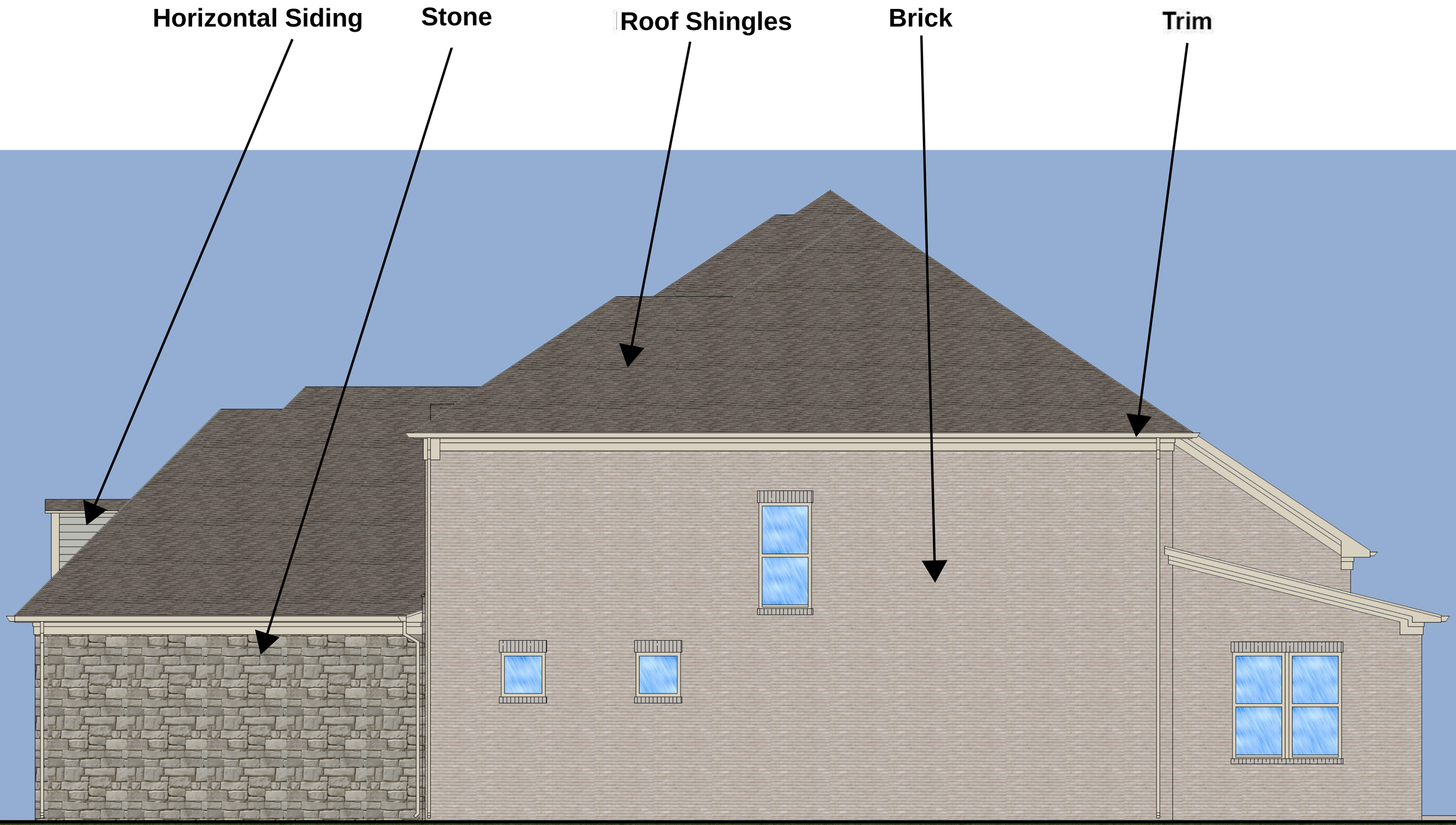
Taramore Lot 192

Rear Elevation



Taramore Lot 192

Right Elevation



BRENTWOOD PLANNING COMMISSION **10.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-016

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 193, 9527 Nottaway Lane

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 193 located at 9527 Nottaway Lane.

9527 NOTTAWAY LANE – TARAMORE	
Lot Area (sf)	*43,075 sf*
Total Area of Home (sf)	*3,468sf*
Heated Area (sf)	*2,527sf*
Impervious Area (sf)	*5,348sf*
Green Space Provided (%)	*87.6%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064

Attachments

Final Staff Report
Arch Plans
Transitional Lot Plan
Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 10:

REQUEST: ***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – TARAMORE SUBDIVISION, LOT 193, 9527 NOTTAWAY LANE***

PROJECT NUMBER: ***BPC2004-016***

CURRENT ZONING: ***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 193 located at 9527 Nottaway Lane.

9527 NOTTAWAY LANE – TARAMORE	
Lot Area (sf)	*43,075 sf*
Total Area of Home (sf)	*3,468sf*
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Impervious Area (sf)	*5,348sf*
Green Space Provided (%)	*87.6%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

PROJECT LOCATION:

The subject property is located at 9527 Nottaway Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 57, 58, 59, 64, 126, 127, 129, 130, 134, 135, 136, 137, 195, and 196.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **six** conditions be attached to the approval of the request.*

1. Verify complete agreement of the civil site plan and the architectural plans prior to submittal of the building plans.

2. The diameter of the meter piping should be labeled, such as, ¾" diameter water meter. The size of the meter box is not necessary.

3. The limits of disturbance – or area proposed to be graded – should be less than the total area of the lot per the proposed contours.

4. The letter certifying only the proof-roll of the lot is not acceptable for a geotechnical study. Provide a code compliant geotechnical study. The study shall be provided before permits will be issued for the lot.

5. The property owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

6. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting

period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. Note that pending HP approval by Planning Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

7. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

8. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan, to include the required residential sprinkler system, subject to the requirements of the staff report.

STONEGATE

PRODUCT ACTION REQUEST / REVISION TRACKING

REVISION: 005 DATE: 12/16/14 PRODUCTION MANAGER: SJM

1. BASEMENT REAR OPTIONS REVISED PER BROCHURE UPDATES.
2. ALL PATIOS REVISED TO 12'-0" DEEP.
3. FIRST FLOOR REAR OPTIONS REVISED PER BROCHURE UPDATES.
4. HOUSE/GARAGE WALL MOVED TO LINE UP WITH MAIN ENTRY WALL.
5. LAUNDRY ROOM EXTERIOR WALL REVISED TO DOUBLE 2x4 WALLS.
6. ALL FLOOR BREAKS REMOVED FROM PLANS.
7. DINING ROOM WALL EXTENDED SOUTH 1'-0", TECH ROOM REMOVED AND CHASE ADDED IN THE REMAINING SPACE.
8. HALL LINEN REMOVED ON 2ND FLR., CREATES LARGER WIC CLOSET.
9. BEDROOM 3 WIC SQUARED OFF.
10. OPT. DESK REMOVED, LINEN ADDED ON 2ND FLOOR.
11. CLOSETS ADDED TO LOFT ON EITHER SIDE OF OPENING.
12. CLOSET REMOVED FROM LOFT, CHASE ADDED IN REMAINING SPACE.
13. BEDROOM 2 WIC SLID BACK TO GIVE 4'-0" SPACE AT DOOR.
14. CHASE ADDED AT WIC AT OWNER'S RETREAT.
15. OWNER'S SITTING AND OWNER'S RETREAT OPTIONS REVISED PER CONVAL UPDATES.
16. UPDATED ELECTRICAL LEGEND AND ADDED BULB COUNT CHART.
17. UPDATED ZONE LEGEND TO INCLUDE BEVERAGE CENTER.

REVISION: 006 DATE: 5/30/15 PRODUCTION MANAGER:

1. SIDE-LOAD WITH 3-CAR GARAGE SHEET 2.9.0 – 3ED CAR GARAGE NEEDS TO SHIFT BACK FROM 16'-4" TO 19'-10 ½", AND ADJUST SIDE-ENTRY GARAGE DOOR LOCATION – SHOWING A 2ND PARTIAL FOR ELEVATIONS 4,5,7,8.
2. AS A RESULT OF 3RD CAR GARAGE ADJUSTMENT – 2ND FLOOR BR3 WINDOW SHIFTS 12" TOWARDS THE FRONT OF THE HOUSE, ELIMINATES THE NEED FOR OPT. WINDOW, CAN NOW STAY IN THE SAME LOCATION – SHOWS UP AT MULTIPLE LOCATIONS/SHEETS.
3. 1ST FLOOR – SHOW KNEEWALL UNDER ISLAND TOP AT BASE KITCHEN.
4. ELEV 5 – SIDE-LOAD AND COURTYARD FRONT ELEVATIONS – WINDOW ABOVE GARAGE NEEDS TO DROP TO THE STANDARD 7'-4" H.H. THE LOWER WINDOW ON THE GARAGE FRONT SHOULD BE 4/4 GRIDS AND ADD SHUTTERS.
5. SHEET 2.9.3 – ELEV 5 SIDE OF GARAGE SHOULD BE SIDING.
6. ELEV 2 RENDERING – SHOW INTERIOR STONE PEDESTAL ON FRONT PORCH – THIS IS WHERE WE RECESS THE STOPS ON THE FRONT PORCH.
7. SHEET 2.1 – PRIVATE DINING OPTION – REMOVE TRANSOMS FROM ABOVE DOORS, CALL OUT 8'-0" TALL.
8. ADJUST ROOFING PLANS FOR THE FOLLOWING ELEVATIONS:
   - ELEV. 1 (SHEET 3.1.1/3.1.3C/3.1.3S) – MISSING PORCH ROOF
   - ELEV. 5 (SHEET 3.5.1/3.5.3C/3.5.3S) – MISSING ARCHED ROOF AT FRONT HIP
   - ELEV. 7 (SHEET 3.7.3C/3.7.3.S) – MISSING ROOF OVER BAY ON COURTYARD AND SIDE-LOAD ELEVATIONS
   - ELEV. 8 (SHEET 3.8.1/3.8.5C/3.8.5S) – MISSING FRONT PORCH ROOF, ARCHED ROOFS AT HIPS, DORMERS.
   - ELEV. 8 (SHEET 3.8.3C/3.8.3S) – INCORRECT ROOF LINES ON COURTYARD AND SIDE-LOAD ELEVATIONS. DRAW TURNED GABLE AT BUMP-OUT.
9. SHEET 2.1.1 – CHANGE TITLE OF OPTION VIGNETTE FOR CASUAL LIVING ILO 1-CAR GARAGE. LIB/DEN IS NO LONGER APPLICABLE.
10. ADDED NEC 2014 EDITION TO ATLANTA COVER SHEET.
11. ADDED VARIOUS NEW CODE REQUIREMENTS PER THE NEC 2014 – SEE ALL ELECTRICAL SHEETS FOR CHANGES.
12. SHEETS 2.1/2.9 – ADDED DUAL WATER HEATER DESIGNS FOR STANDARD 2-CAR AND 3-CAR GARAGE OPTIONS AS NEEDED PER MARKET/CODE.
13. SHEETS 5.1/5.1.1/5.2 – ADDED CLOSET CEILING LIGHT DIMENSIONS/LOCATIONS FOR PLACEMENT NEAR SHELVES.
14. ADDED BRICK START/STOP DESIGNATIONS TO REAR AND SIDE ELEVATIONS.
15. ADDED REDLINES FOR NEW ATTIC RIDGE VENT CALCULATION TABLES TO ELEVS AND OPTIONS.
16. SHEETS 2.9.1/2.9.2/2.9.3/2.2 – CHANGED WINDOW IN BR3 TO BE 3040 CASEMENT ONLY WHEN OPTIONAL 3-CAR W/ SIDE-LOAD CONDITION IS SELECTED.
17. ID# 3094 – SHEETS 2.1/2.4/2.5A/2.5W – LABEL THE WINDOW NEXT TO THE BACK DOOR AS TEMPERED.
18. SHEETS – 8.2.1/8.3 – CORRECTED FLOORING ZONES.

(CONTINUED AT RIGHT)

REVISION: 006 (CONT'D) DATE: 5/30/15 PRODUCTION MANAGER:

19. ID# 3326 – ADDED ELECTRICAL CONSISTENCY ADJUSTMENTS. SEE TECH BULLETIN FOR CHANGES BY PLAN
20. ELEVATION 8 – DROP 1640 ARCHED WINDOW DOWN 3 1/2" TO LEAVE ROOM FOR TRUSS BOTTOM CORD AND WINDOW HEADER SHEETS 3.8.0, 3.8.2C, 3.8.2S
21. ID# 3329 – ELEVATION 7 – OWNER'S WIC FRONT EXTERIOR WALL SHOULD BE CANTILEVERED 1'-1" OVER FIRST FLOOR. ADJUSTED 2ND FLOOR AND ROOF PLANS ON SHEETS 3.7.1, 3.7.3C, 3.7.3S
22. ID# 3331 – ATTIC STORAGE OPTIONS OVER GARAGE ARE OPTIONAL – ADDED NOTE AT 2ND FLOOR PLAN AND MADE 2/6 DOOR OPTIONAL
23. ELEVATION 3 – CORRECT WINDOW SIZE OF 3050 WINDOW AT OWNER'S WIC TO BE A 2030 TO MATCH THE ELEVATION. SHEET 3.3.1, 3.3.3C AND 3.3.3S

REVISION: 007 DATE: 7/31/15 PRODUCTION MANAGER: __

1. ID# 3410 – CHANGED NOTE ON STANDARD OWNERS BATH TUB DECK TO CALL OUT 19 1/2" HEIGHT FOR DROP IN TUB.
2. ID# 3279 – MATCH HALLWAY DIMENSION ON VIEWPORT OF 3RD FLOOR STAIR OPTION TO VE SAME AS BASE HOUSE. PLAN CLARITY.
3. ID# 3529 – CHANGED WINDOWS AT OWNER'S WIC ON ELEV 4 2ND FLOOR PLAN PARTIAL TO 3040 WINDOWS TO MATCH THE ELEVATION VIEW.
4. ID# 3530 – ADDED LOCATION FOR CONTROL VALVES AND NEW CLARITY ON 2X4 KNEE WALL AT OPTIONAL OWNER'S BATH 5.

REVISION: 008 DATE: 9/30/15 PRODUCTION MANAGER: __

1. ID# NAN(1) – ENGINEER UPDATED STRUCTURAL PLANS TO SHOW NEW CURB DETAIL AND LOCATION FOR MASONRY COLUMN BASES
2. ID# 3670 – ENGINEER TO UPDATE RAFTER SPAN TABLES ON SHEET SD.1 PER DIVISION REQUIREMENTS
3. ID# 3513 – WINDOW MOVED AND REDIMENSIONED TO LINE UP CASUAL LIVING WINDOW AND WINDOW AT WIC
4. ID# 3679 – ADJUSTED DOOR SWING TO SWING OUT FOR THE WIC GUEST SUITE.
5. ID# 3814 – ENGINEER TO UPDATE STAIRS WITH CANTILEVERED BEAM SOLUTION WITH THIRD FLOOR SCENARIO
6. ID# T6-4 – REMOVED HALF WALL AT PLATINUM KITCHEN ISLAND TO MATCH MASTERBRAND LAYOUTS.
7. ID# 3915 – ADDED OPT. ALTERNATE 1 CAR GARAGE ENTRY TO HOUSE FOR RAISED FOUNDATIONS.

REVISION: 009 DATE: 11/30/15 PRODUCTION MANAGER: __

1. ID# 3858 – ADD NOTES AND DIMENSIONS FOR CANTILEVERED FIREPLACE OPTIONS AT BASEMENT ARCHITECTURALS. ENGINEER TO UPDATE BASEMENT PLANS TO SHOW CANTILEVERED FLOOR JOIST DETAIL
2. ID# 3780 – MOVED BASEMENT EXTERIOR DOOR AT SUNROOM ABOVE OPTION 1 1/2" TO ALLOW FOR BRICK NEXT TO THE DOOR.
3. ID# 3980 – ADDED HVAC CHASES TO 2ND FLOOR FOR SUPPLY AND RETURNS
4. ID# 4054 – ADDED ADDITIONAL CORBEL SUPPORTS AND ADDITIONAL KNEE WALL FRAMING (IF APPLICABLE PER HOUSE).
5. ID# T6-7 – UPDATED OWNER'S WIC LAYOUT WITH ELEVATION 5. PORCH CONFIGURATION DOES NOT ALLOW FOR PREVIOUS LAYOUT.

REVISION: 010 DATE: 01/31/16 PRODUCTION MANAGER: __

1. ID# 4004 – UPDATE LOFT CLOSET DOOR SIZE TO 2/4 AS DRAWN

REVISION: 011 DATE: 05/31/16 PRODUCTION MANAGER: __

1. ID# 4378 – CHANGED OPTIONAL BEVERAGE CENTER FLOORING ZONE TO ZONE NUMBER 47.

REVISION: 012 DATE: 06/30/16 PRODUCTION MANAGER: __

1. ID# 4961 – UPDATED ELEVATION 2. ADDED MISSING DOUBLE COLUMN AT FRONT PORCH.

REVISION: 013 DATE: 01/31/17 PRODUCTION MANAGER: __

1. ID# 4807 – DOOR SIZE CALL OUT ADDED TO LINEN CLOSET DOOR @ SECOND FLOOR HALL.
2. ID# 4905 – ADDED PLACEMENT DIMENSION FOR STORAGE DOOR AT LAUNDRY ROOM
3. ID# 5143 – UPDATED OVERALL DIM @ 2ND FLOOR FRONT PARTIAL FLOOR PLAN FOR ELEVATION 7.
4. ID# 5145 – UPDATED OPTIONAL OWNER'S BATH TUB DECK HEIGHTS TO BE 19 1/2" HIGH.
5. ID# 5270 – UPDATED ELEVATIONS 5-8 1 CAR GARAGE DOOR CALL OUT SIZE TO BE 8080 PER SPECS
6. ID# 5429 – ADDED DIMENSIONS AND HATCHING CLARITY TO ELEVATION 8. ALSO UPDATED SIDE ELEVATIONS AT OWNER'S WIC WINDOW BUMP OUT TO SHOW FLAT TO MATCH ENGINEERING, ROOF PLAN, AND FLOORPLAN
7. ID# 5481 – ENGINEER UPDATED BEAM SIZE AT BACK OF FOYER WITH 3RD FLOOR STAIRS.
8. ID# T6-7 – ADDED NEW ELEVATIONS 9, 10, 11, AND 12
9. ID# 5580 – ENGINEER UPDATED ELEV 1 & 9 PORCH BEAM LAYOUT FOR FLR. ABOVE

REVISION: 014 DATE: 03/30/17 PRODUCTION MANAGER: __

1. ID# 5611 – ADDED CALLOUT FOR DOOR SIZE AT PPC CLOSET. (SHEET 2.1)
2. ID# 6031 – UPDATED LOCATION OF REAR PORCH LIGHT WITH OUTSWING DOOR @ PORCH OPTIONS (2.4 AND 2.6.1)

REVISION: 015 DATE: 09/30/17 PRODUCTION MANAGER: __

1. ID# 5890 – UPDATED ELECTRICAL LEGEND FOR RECESSED CANS TO BE OPT. LED DOWN LIGHTS. UPDATED LISTS AT OWNER'S WIC AND LAUNDRY ROOMS TO BE OPTIONAL LED DOWN LIGHTS.
2. ID# T6-5 – ADDED WINDOW CALLOUT TO DORMER WINDOW @ ELEVATION 9. UPDATED WINDOW CALLOUT AT 2ND FLOOR WIC @ ELEVATION 11.

REVISION: 016 DATE: 05/31/18 PRODUCTION MANAGER: __

1. ID# T6-8 – ADDED NEW ELEVATIONS 13, 14, 15, 16
2. ID# 480 – ADDED MISSING OPT. GAS LINE STUBS
3. ID# 675 – NATIONAL ROLL-OUT OF HOME CONNECT. ADDED LOCATIONS FOR WAP FIXTURES AND SNP PANELS
4. ID# 6339 – ADDED DROPPED HEADER HEIGHT CALL OUT AT GATHERING ROOM/FOYER TRANSITION WITH COFFERED CEILING OPTION.
5. ID# 481 – UPDATED STAIRS TO SHOW SQUARE LANDINGS INSTEAD OF WINDERS TO MEET CODE REQUIREMENTS
6. ID# 935 – UPDATED DOOR AT OWNER'S WIC TO SWING INTO CLOSET FOR BASE HOUSE AND ALL APPLICABLE OPTIONS
7. ID# 728 – ADDED OPTIONAL WALK-IN SHOWER TO BATH 4 (PRIVATE BATH ILO J&J)

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1.2.1	FINISHED BASEMENT PLAN OPTIONS
1.2.2	FINISHED BASEMENT PLAN OPTIONS
2.0	FINISHED BASEMENT PLAN
2.0.1	FINISHED BASEMENT PLAN OPTIONS
2.0.2	FINISHED BASEMENT PLAN OPTIONS
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2.1.1	FIRST FLOOR PLAN OPTIONS
2.2	SECOND FLOOR PLAN
2.2.1	SECOND FLOOR PLAN OPTIONS
2.2.2	SECOND FLOOR PLAN OPTIONS
2.3	THIRD FLOOR PLAN
2.4	OPTIONAL COVERED PORCH
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2.9	OPTIONAL 3RD CAR GARAGE
2.9.1	OPTIONAL 3RD CAR GARAGE
2.9.2	OPTIONAL 3RD CAR GARAGE
2.9.3	OPTIONAL 3RD CAR GARAGE
3.1.0 – 3.16.1	FRONT ELEVATIONS "1-16"
3.FP	OPTIONAL REAR AND SIDE FIREPLACE ELEV.
3.R.0	REAR ELEVATIONS OPT 3RD FLOOR
3.R.1	REAR ELEVATIONS OPT 3RD FLOOR3
3.S.0 – 3.S.11	SIDE ELEVATIONS "1-16"
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4.0.1	STAIR SECTION
4.1	INTERIOR ELEVATIONS AND DETAILS
5.0	FINISHED BASEMENT ELECTRICAL PLAN
5.0.1	FINISHED BASEMENT ELECTRICAL PLAN OPTIONS
5.1	FIRST FLOOR ELECTRICAL PLAN
5.1.1	FIRST FLOOR ELECTRICAL PLAN OPTIONS
5.2	SECOND FLOOR ELECTRICAL PLAN
5.2.1	SECOND FLOOR ELECTRICAL PLAN OPTIONS
5.3	THIRD FLOOR ELECTRICAL PLAN
8.0	FINISHED BASEMENT ZONES
8.0.1	FINISHED BASEMENT ZONES OPTIONS
8.1	FIRST FLOOR ZONES
8.2	SECOND FLOOR ZONES
8.2.1	SECOND FLOOR ZONES OPTIONS
8.3	THIRD FLOOR ZONES
DECK	DECK DETAILS
SF	SOUTHEAST DETAIL BOOK MONO SLAB FND DETAILS
BF	SOUTHEAST DETAIL BOOK BASEMENT FND DETAILS

GENERAL

TARAMORE
LOT 193

SQUARE FOOTAGE FOR LOT 193:	
HEATED 1st FLR:	2528 SF
HEATED 2nd FLR:	2213 SF
GARAGE:	840 SF
FRONT PORCH:	58 SF

BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL SOUTH CAROLINA AMENDMENTS
2012 NORTH CAROLINA STATE BUILDING CODE – WITH ALL AMENDMENTS

THIS PLAN SHALL CONFORM TO ALL PULTE CONSTRUCTION STANDARDS

BUILDING CODE ANALYSIS

USE GROUP: ONE & TWO FAMILY DWELLING

CONSTRUCTION CLASS: UNPROTECTED

HEIGHT & AREA LIMITATION: 3 STORY MAXIMUM HGT 35 FEET

EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY: 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GARAGE CEILING W/ HABITABLE SPACE ABOVE & 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS:
LIVE LOAD:
SLEEPING = 30 PSF
NON-SLEEPING = 40 PSF
DECKS = 40 PSF
DEAD LOAD = 10 PSF
BASIC WIND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
ROOF LIVE LOAD = 20 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

SQUARE FOOTAGES

BASE HOUSE		
FIRST FLOOR	2046 SQ. FT.	
SECOND FLOOR	2157 SQ. FT.	
TOTAL HEATED AREA	4203 SQ. FT.	
GARAGE – 2 CAR	488 SQ. FT.	
GARAGE – 1 CAR	245 SQ. FT.	
WIDTH / DEPTH	38'-0" x 53'-0"	

FRONT ELEVATIONS	PORCH	ADDITION (+)
ELEVATION "1"	104 SQ. FT.	
ELEVATION "2"	107 SQ. FT.	
ELEVATION "3"	88 SQ. FT.	
ELEVATION "4"	88 SQ. FT.	
ELEVATION "5"	95 SQ. FT.	
ELEVATION "6.1"	105 SQ. FT.	
ELEVATION "6.2"	105 SQ. FT.	
ELEVATION "7"	62 SQ. FT.	
ELEVATION "8"	133 SQ. FT.	
ELEVATION "9"	103 SQ. FT.	
ELEVATION "10"	58 SQ. FT.	
ELEVATION "11"	113 SQ. FT.	
ELEVATION "12"	113 SQ. FT.	

FIRST FLOOR OPTIONS	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
CASUAL LIVING ILO 1 CAR	245 SQ. FT.		0'-0"	0'-0"
4'-0" GARAGE EXT.	88 SQ. FT.		0'-0"	0'-0"
3 CAR GARAGE	740 SQ. FT.		0'-0"	0'-0"
COVERED PORCH	246 SQ. FT.		0'-0"	4'-0"
SCREENED PORCH	246 SQ. FT.		0'-0"	4'-0"
SUNROOM	237 SQ. FT.		0'-0"	4'-0"
SUNROOM w/ COVERED PORCH	500 SQ. FT.		0'-0"	12'-0"
SUNROOM w/ SCREENED PORCH	500 SQ. FT.		0'-0"	12'-0"
3 CAR GARAGE	740 SQ. FT.		12'-0"	0'-0"
3-CAR SIDE LOAD GARAGE	752 SQ. FT.		12'-0"	0'-0"

SECOND FLOOR OPTIONS	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
2ND FLOOR ADDITION w/ 3RD FLOOR	30 SQ. FT.		0'-0"	0'-0"
PRIVATE BATH	56 SQ. FT.		0'-0"	0'-0"

THIRD FLOOR OPTIONS	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
LOFT	531 SQ. FT.		0'-0"	0'-0"

ELEVATION 13.1	105 SQ. FT.	4 SQ. FT.
ELEVATION 13.2	105 SQ. FT.	
ELEVATION "14"	104 SQ. FT.	
ELEVATION "15"	114 SQ. FT.	-24 SQ. FT.
ELEVATION "16"	210 SQ. FT.	-6 SQ. FT.

UNFINISHED BASEMENT		UNFINISHED	WIDTH (+)	DEPTH (+)
UNFINISHED BASEMENT	2046 SF. FT.		0'-0"	0'-0"

FINISHED BASEMENT	FINISHED	UNFINISHED	WIDTH (+)	DEPTH (+)
RECREATION ROOM	1091 SF. FT.		0'-0"	0'-0"
BEDROOM 6	293 SF. FT. (+)	(–)	0'-0"	0'-0"
BATH	67 SF. FT. (+)	(–)	0'-0"	0'-0"

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 30x24 SHEETS – 1x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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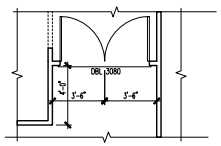
The Stonegate VERSION 3.0
COVER SHEET

PRODUCTION MANAGER: SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2104.200
LARSON PLAN ID: 4909S
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 0.0

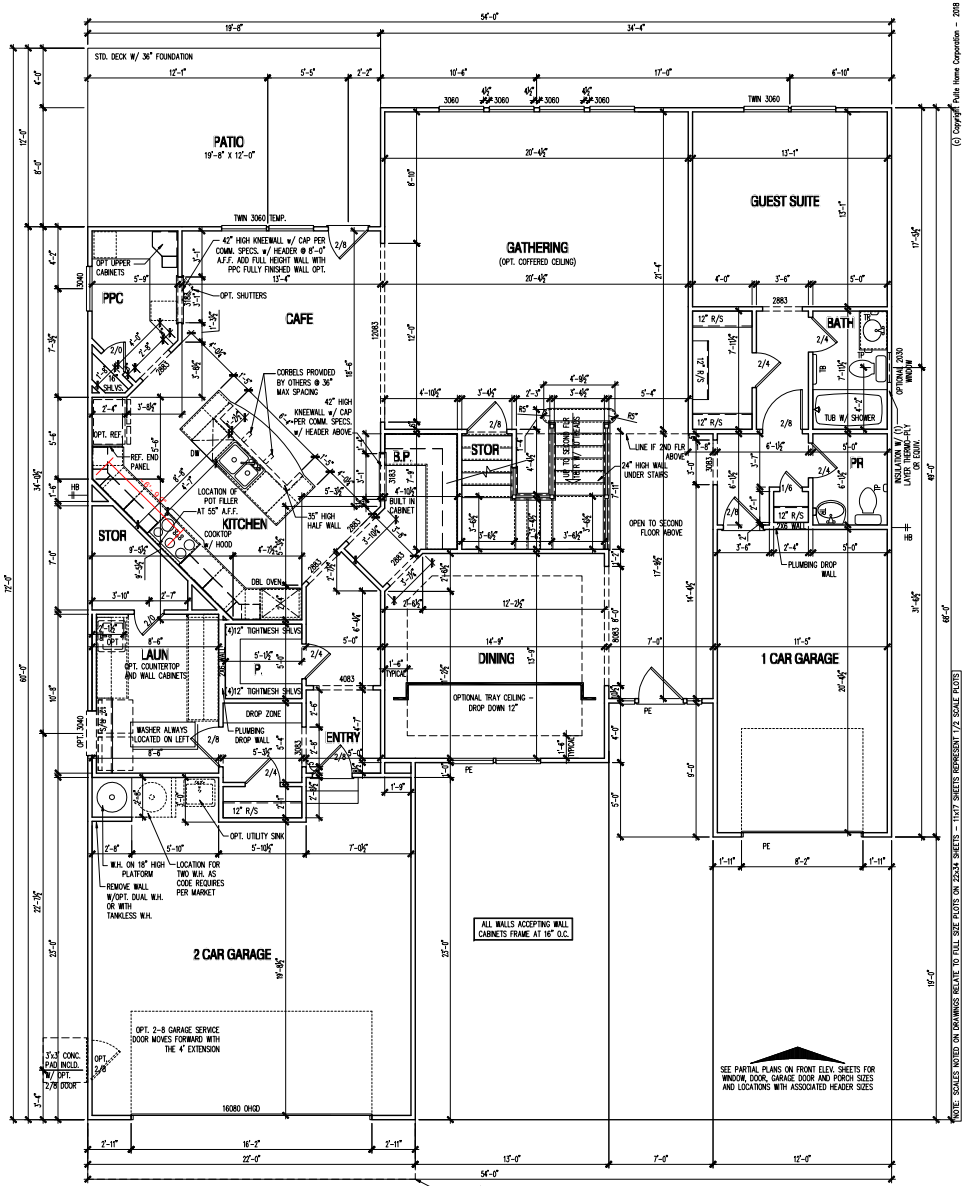
QUOTED: Nov 14, 2018 / Larry Bailey / 2024-L-ZONE.DWG



FRONT ENTRY DOOR - DOUBLE - ELEV 1

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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The Stonegate VERSION 3.0
FIRST FLOOR PLAN

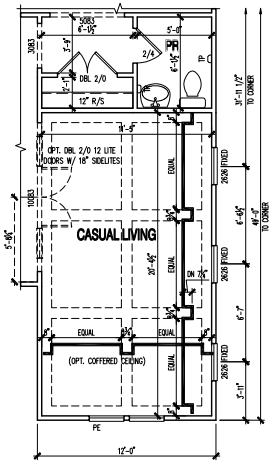
PRODUCTION MANAGER
CAD OPERATOR
RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: 1
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2184.200
LARSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current

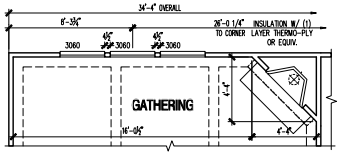
SHEET: 2.1

PLOTTED: Nov 21, 2018 / Larry Bates / 2184-L-PLANS.dwg



CASUAL LIVING ILO 1 CAR GARAGE - ELEV 1

SCALE : 1/4" = 1'-0"



OPTIONAL CORNER FIREPLACE REAR

SCALE : 1/4" = 1'-0"

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

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LOT 193

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The Stonegate VERSION 3.0
FIRST FLOOR PLAN
OPTIONS

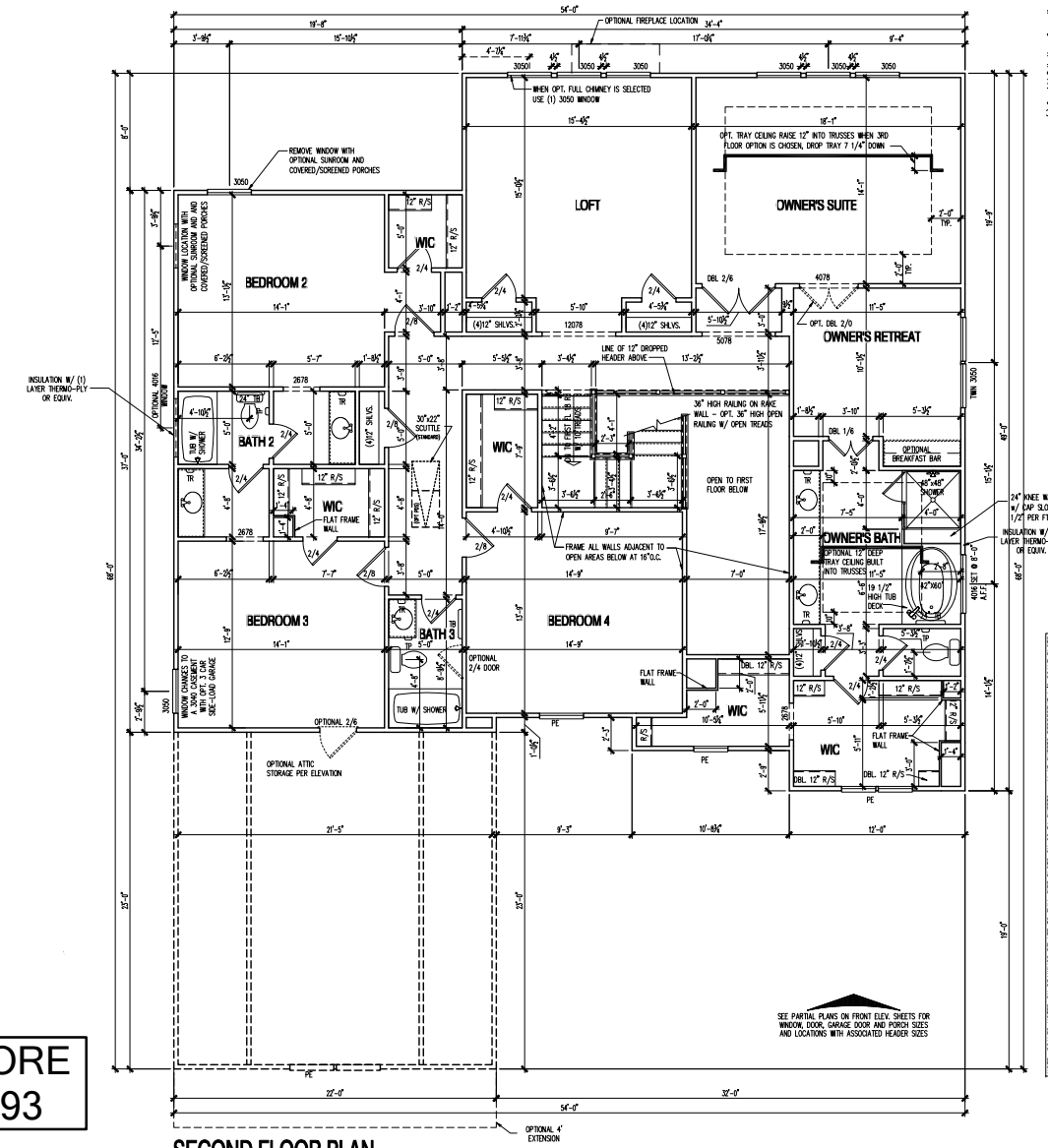
PRODUCTION MANAGER
CJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2084.200
LARSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 2.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 21, 2018 / Larry Bibby / 2084-L-PLANS.MC



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 22, 2018 / Larry Bates / 2024-L-CRAWLING

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The Stonegate VERSION 3.0
SECOND FLOOR PLAN

PRODUCTION MANAGER
SM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

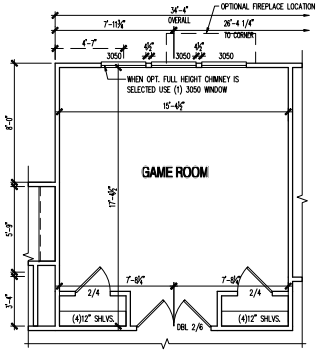
COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
1

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

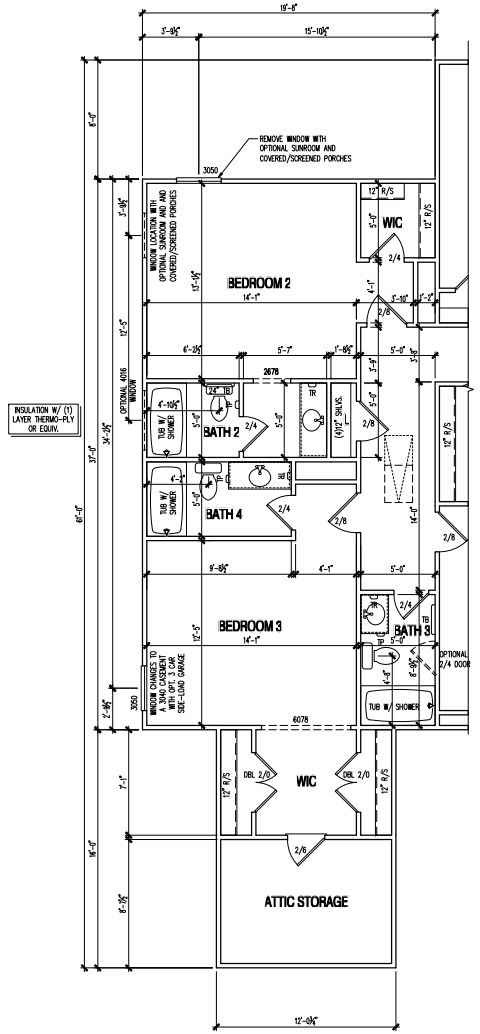
PLAN NAME
STONEGATE
NPC PLAN NUMBER
2184.200
LAWSON PLAN ID
4909S
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.2



GAME ROOM ILO LOFT

SCALE : 1/4" = 1'-0"



PRIVATE BATH ILO JACK AND JILL

SCALE : 1/4" = 1'-0"

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SECOND FLOOR PLAN
OPTIONS

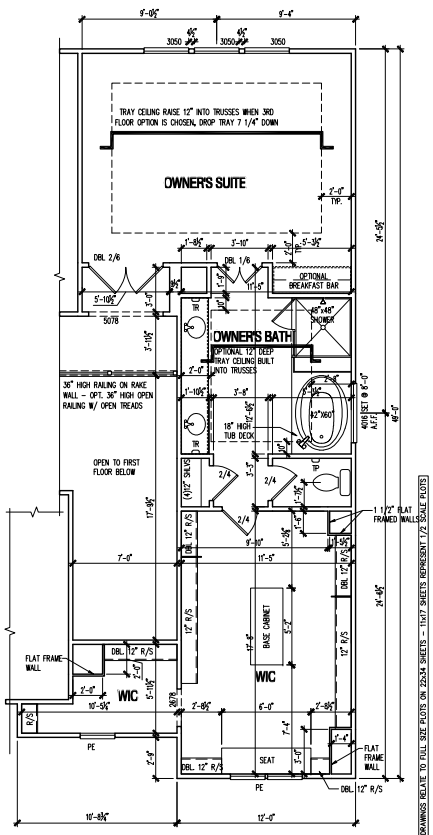
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2164.200
LAWSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 2.2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 14, 2018 / John Dickerson / 2164-CPLAN.DWG



MASTER / OWNER GRAND CLOSET

SCALE : 1/4" = 1'-0"

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SECOND FLOOR PLAN
OPTIONS

PRODUCTION MANAGER
CJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -

GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

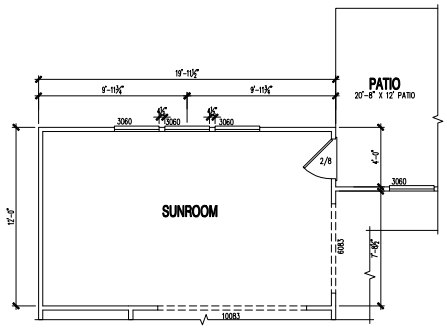
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2184.200
LARSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 2.2.2

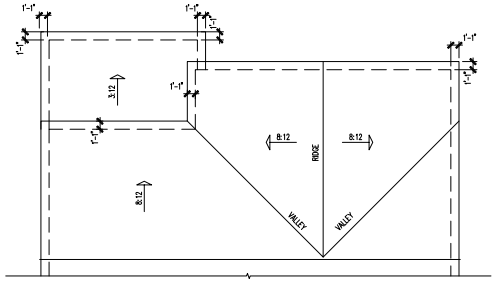
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 15, 2018 / Larry Bibby / 2184-L-PLANS

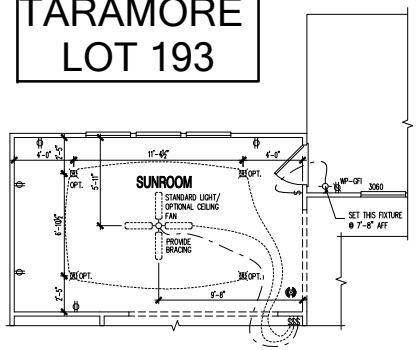
TARAMORE
LOT 193



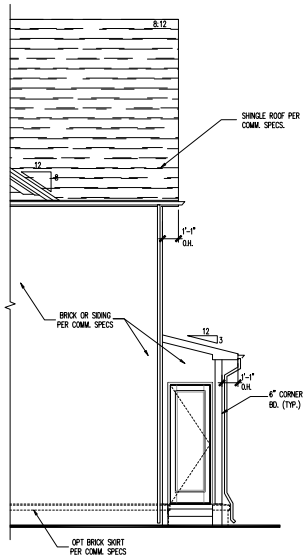
SUNROOM OPTION FLOOR PLAN
SCALE : 1/4" = 1'-0"



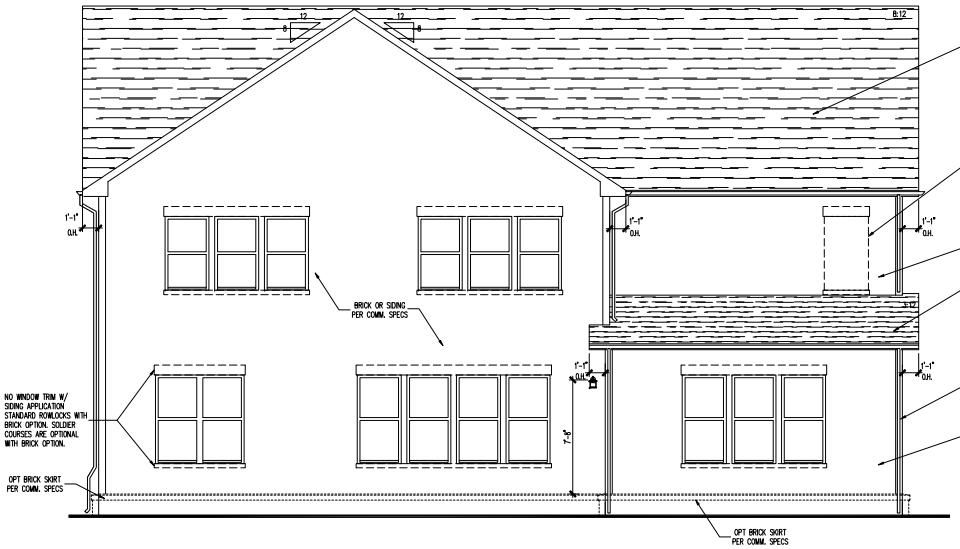
SUNROOM OPTION ROOF PLAN
SCALE : 1/4" = 1'-0"



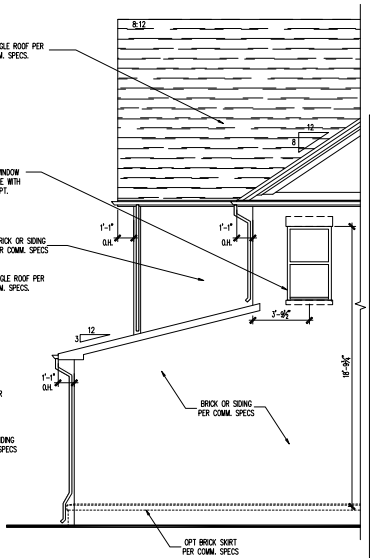
SUNROOM OPTION ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"



RIGHT ELEVATION SUNROOM OPTION
SCALE : 1/4" = 1'-0"



REAR ELEVATION SUNROOM OPTION
SCALE : 1/4" = 1'-0"



LEFT ELEVATION SUNROOM OPTION
SCALE : 1/4" = 1'-0"

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The Stonegate VERSION 3.0
OPTIONAL SUNROOM

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

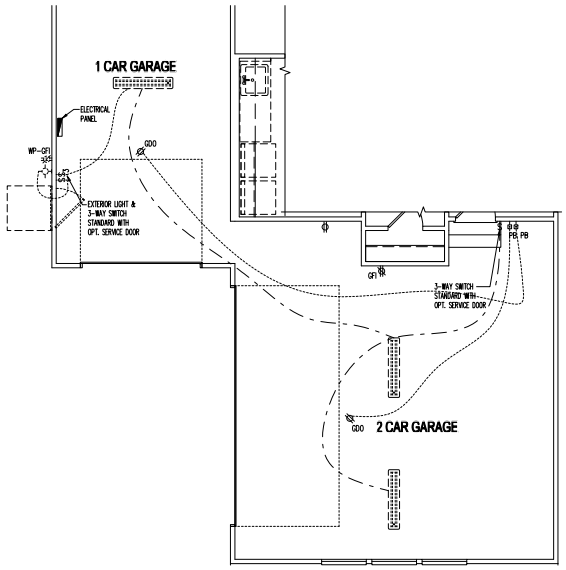
REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -
GARAGE HANGING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2184.200
LARSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 2.6

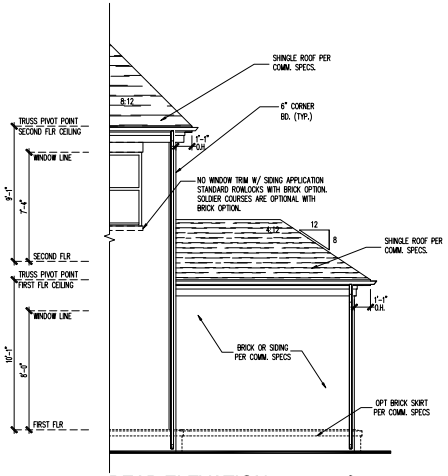
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 15, 2018 / Larry Bailey / 2034-L-OPTIONUNG



GARAGE 3RD CAR w/SIDE LOAD ELECTRICAL PLAN

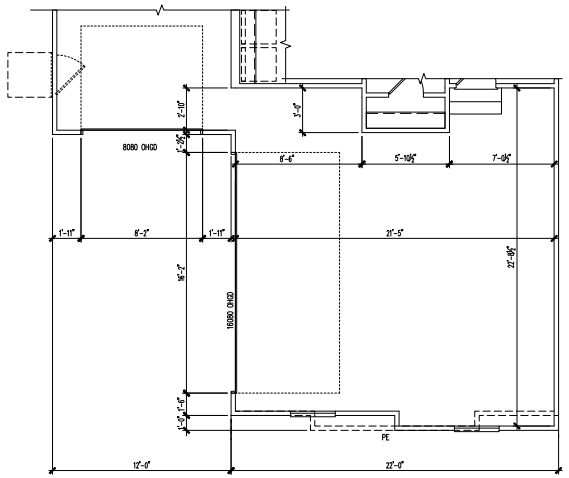
SCALE : 1/4" = 1'-0"



REAR ELEVATION - "2 - 5" & "7 - 12"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193



ELEVATIONS 4,5,7,8
GARAGE 3RD CAR w/SIDE LOAD FLOOR PLAN

SCALE : 1/4" = 1'-0"

PLOTTED: December 1, 2016 / CAD & / 2634-L_OPTIONLWG

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The Stonegate VERSION 3.0
OPTIONAL 3RD CAR GARAGE - SIDE LOAD

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

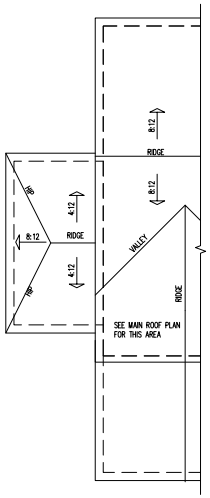
COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
1

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

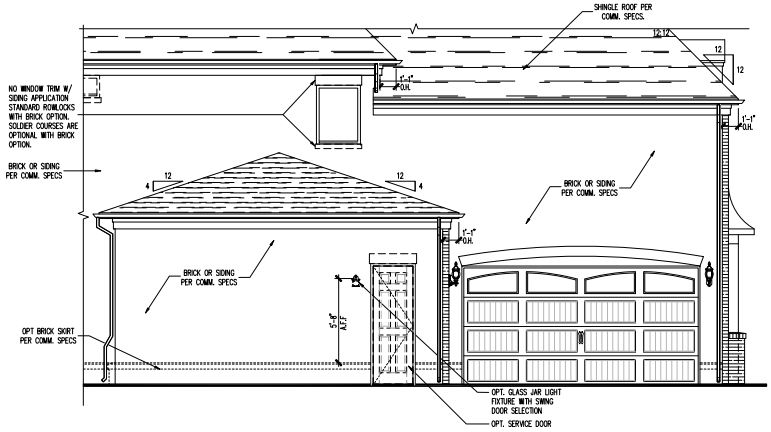
PLAN NAME
STONEGATE
MPC PLAN NUMBER
2164.200
LARSON PLAN ID
49098
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.9.0



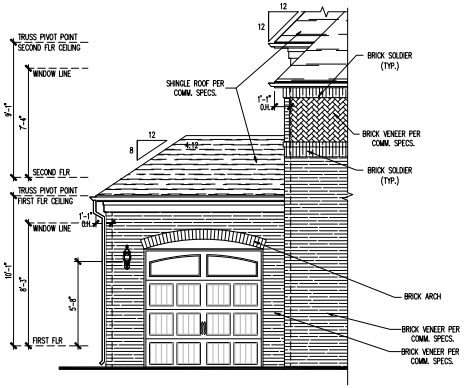
GARAGE 3RD CAR w/ SIDE LOAD ROOF PLAN

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



GARAGE 3RD CAR w/ SIDE LOAD LEFT ELEV. "10"

SCALE : 1/4" = 1'-0"



GARAGE 3RD CAR w/ SIDE LOAD FRONT ELEV. "10"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

(c) Copyright Pulte Home Corporation — 2015

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: August 4, 2015 / CAD 8 / 2084-L-OPTIONLONG

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Pulte Homes

The Stonegate VERSION 3.0
OPTIONAL 3RD CAR GARAGE - SIDE LOAD

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION
△
△
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△
△
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△
△
△

PROJECT TYPE
SINGLE FAMILY

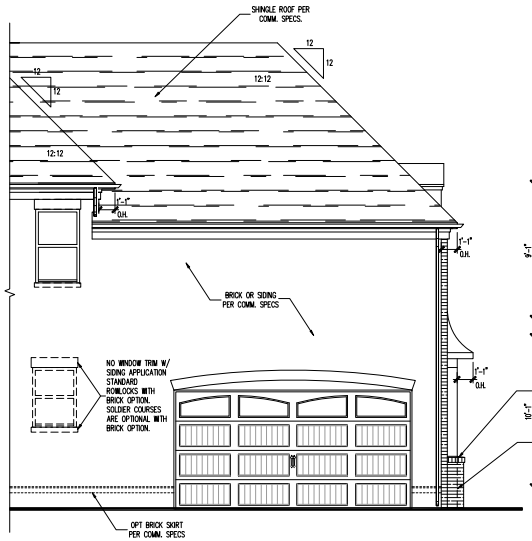
COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

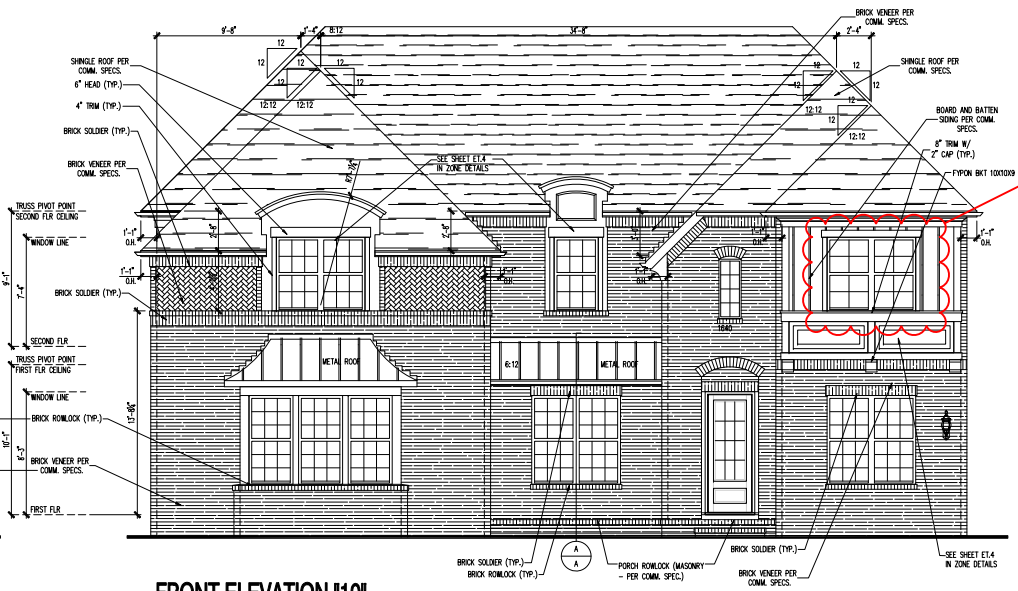
PLAN NAME
STONEGATE
MPC PLAN NUMBER
2084.200
LAWSON PLAN ID
49098
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.9.4



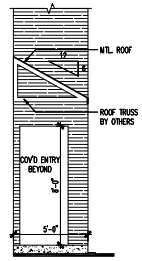
PARTIAL LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



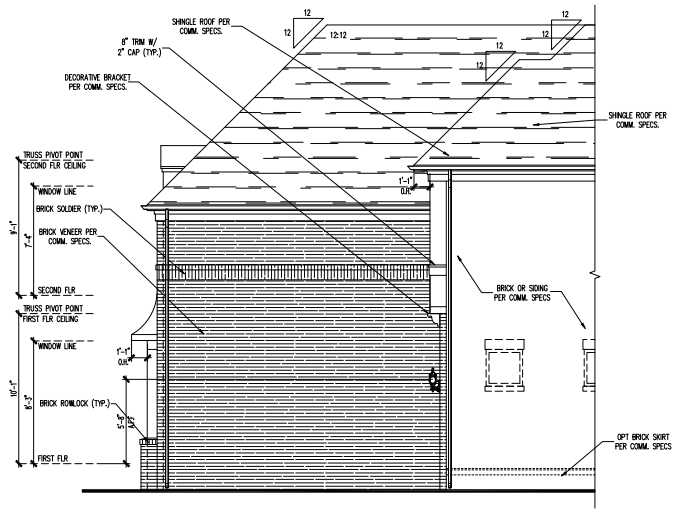
FRONT ELEVATION "10"

SCALE : 1/4" = 1'-0"



SECTION A-A

SCALE : 1/4" = 1'-0"



PARTIAL RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

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The Stonegate VERSION 3.0
FRONT ELEVATION "10"
COURTYARD/SIDE ENTRY GARAGE

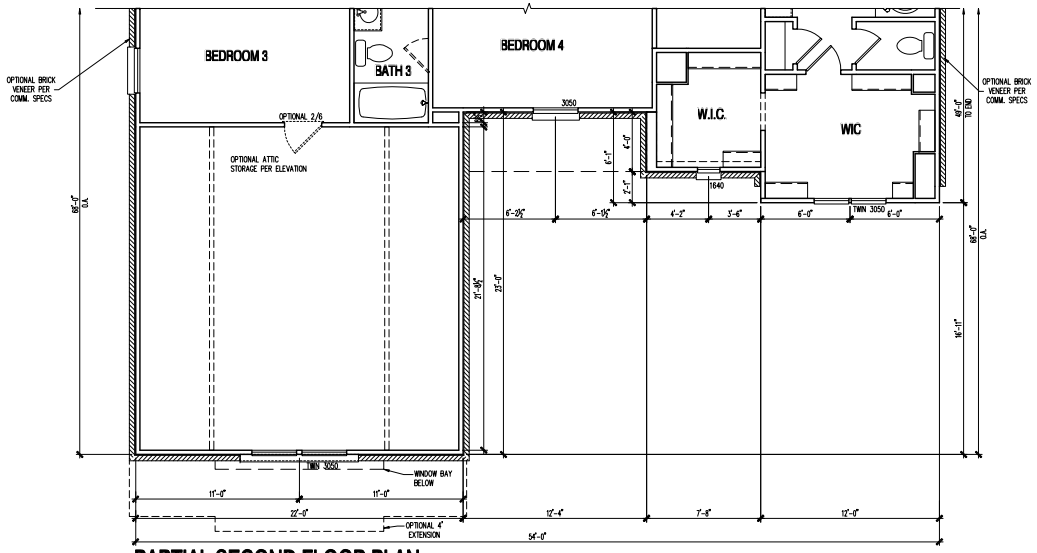
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

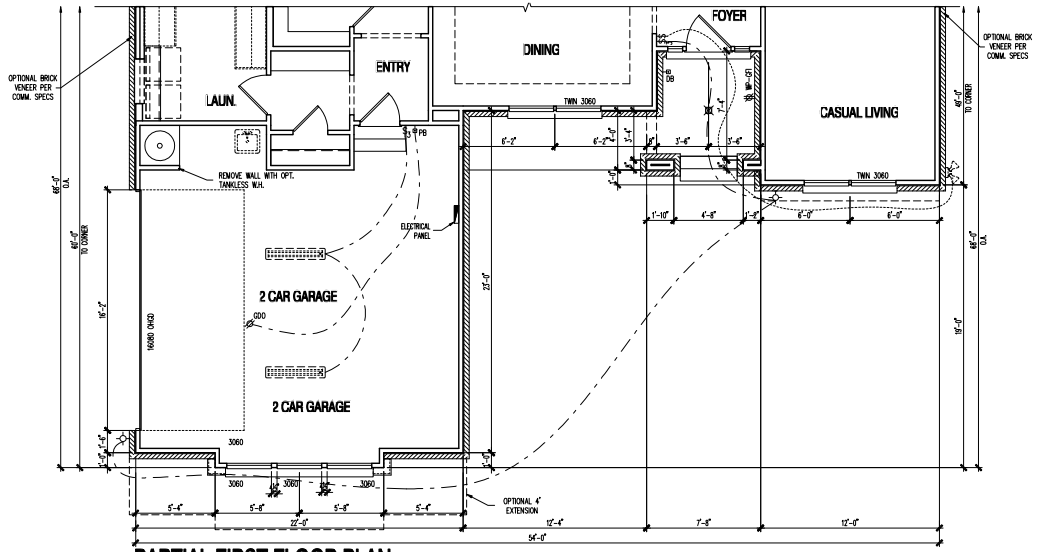
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: 1
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2164.200
LAWSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 3.10.2

PLOTTED: August 26, 2018 / Tiffany McDowell / 20164 - ELEVATION A - HI.DWG



PARTIAL SECOND FLOOR PLAN

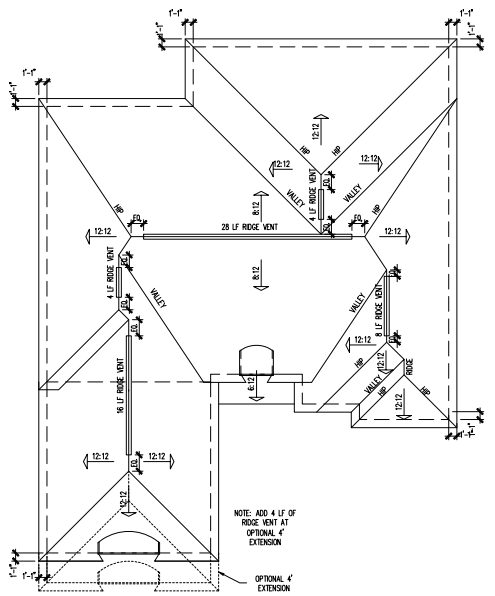
SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE LOT 193



ROOF PLAN - ELEV. "10"

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

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION) W/ 40%-50% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "10" 2846SQ FT UNDER ROOF ATTIC / 300 SQ FT / 1 SQ FT = 9.49 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
BOX VENT 50 SQ IN = (.3472 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

9.49 SQ FT x 50 % = 4.7435Q FT RIDGE, 9.49 SQ FT x 50 % = 4.7435Q FT SOFFIT

RIDGE VENT: 4.743 SQ FT = 37.9 FEET OF RIDGE VENT (0.125 SQ FT)
OR W/ HIP, BOX VENT: 4.743 SQ FT = 13.7 BOX VENT(S) (0.3472SQ FT)

SOFFIT VENT: 4.743 SQ FT = 75.9 FEET OF SOFFIT VENT (0.0625SQ FT)

*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

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The Stonegate VERSION 3.0
FRONT ELEVATION "10"
COURTYARD/ SIDE ENTRY GARAGE

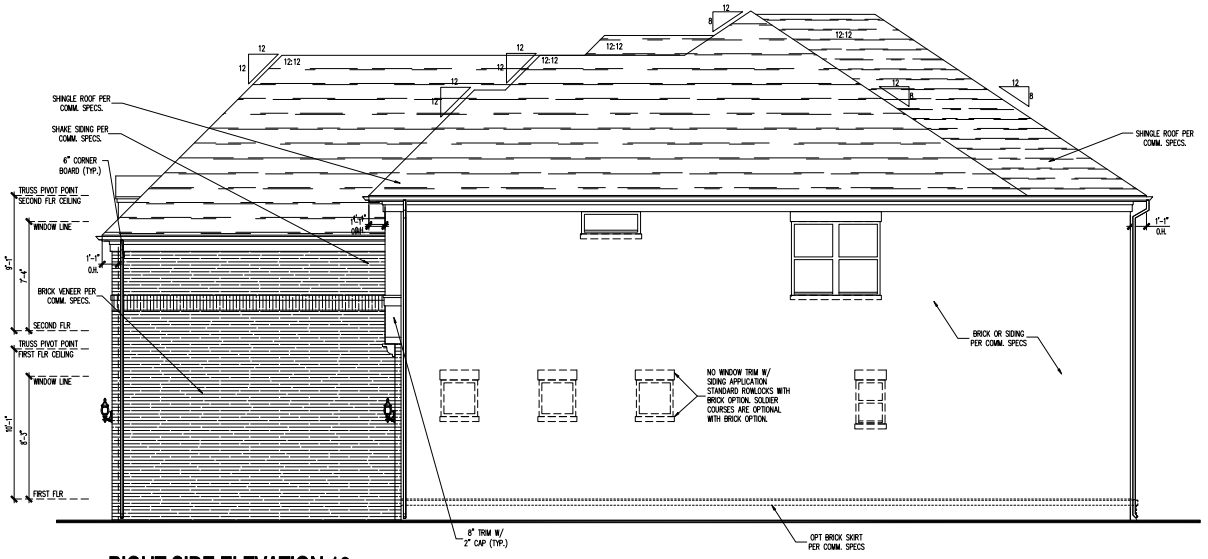
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: 1
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
MPC PLAN NUMBER: 2164.200
LARSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 3.10.3

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

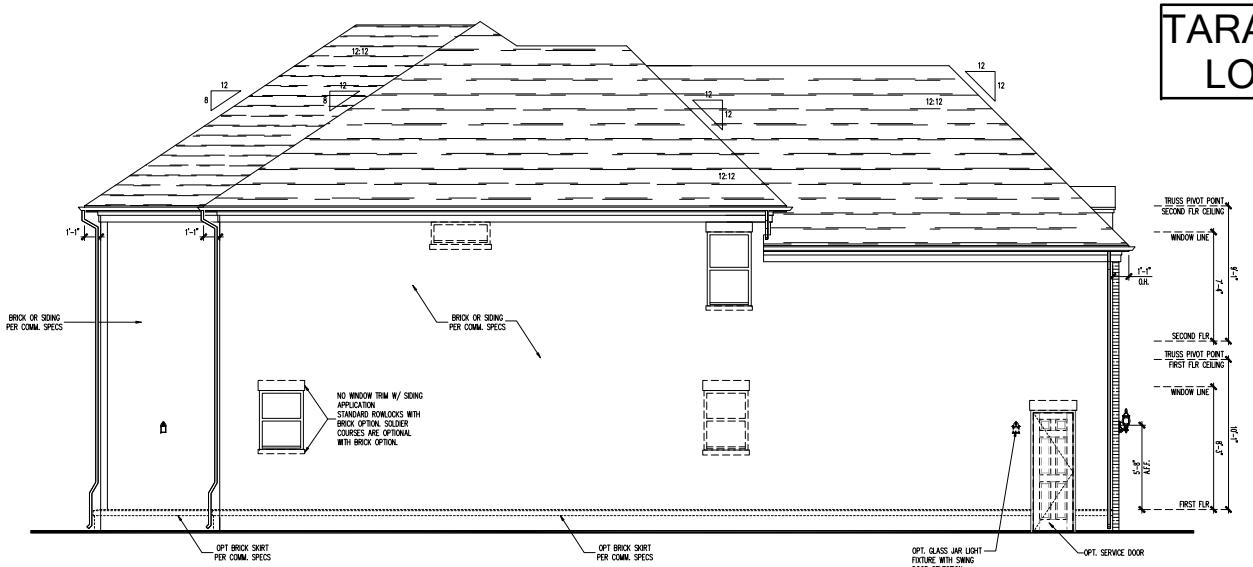
PLOTTED: August 26, 2015 / Tiffany McDowell / 2014-1-ELEVATION A-1HOME



RIGHT SIDE ELEVATION 10

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193



LEFT SIDE ELEVATION 10

SCALE : 1/4" = 1'-0"

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The Stonegate VERSION 3.0
SIDE ELEVATIONS "10"
FRONT ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: 1

GARAGE HANDING: GARAGE LEFT

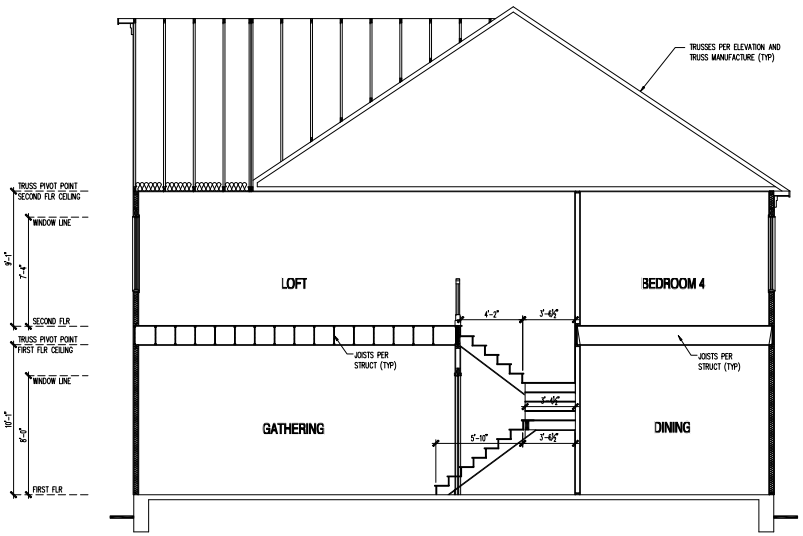
SPECIFICATION LEVEL: P1, P2

PLAN NAME: STONEGATE
MPC PLAN NUMBER: 2164.200
LAWSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 3.S.7

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: September 23, 2017 / John Dickinson / 2034-1-ELEVATION 10-12.DWG



BUILDING SECTION

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

PLOTTED: October 19, 2017 / John DeLancey / 2084-PLANS.DWG

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The Stonegate VERSION 3.0
BUILDING SECTION

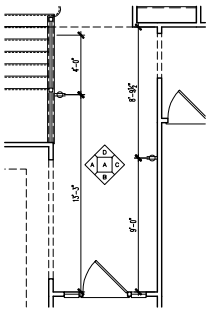
PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
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△	

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2084.200
LAWSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current

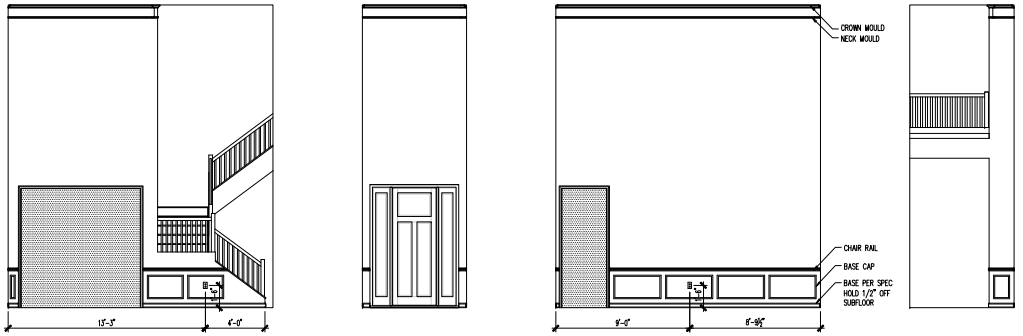
SHEET: 4.0

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



FOYER PLAN

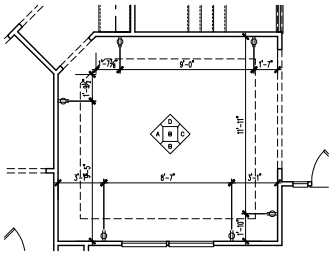
SCALE : 1/4" = 1'-0"



A-A A-B A-C A-D

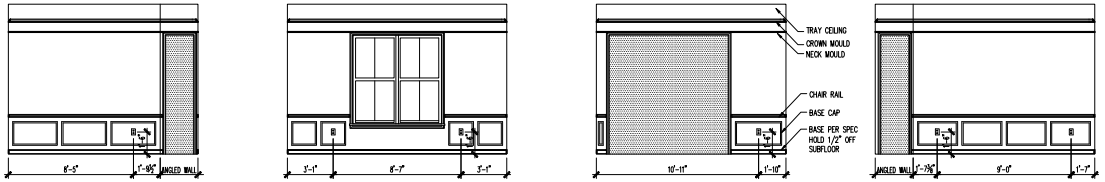
FOYER ELEVATIONS

SCALE : 1/4" = 1'-0"



DINING PLAN

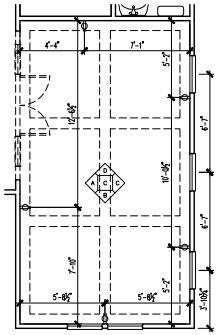
SCALE : 1/4" = 1'-0"



B-A B-B B-C B-D

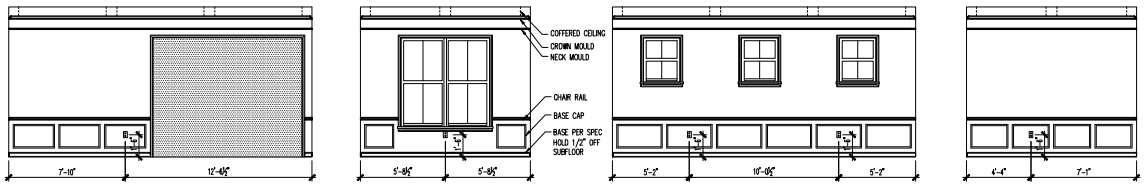
DINING ROOM ELEVATIONS

SCALE : 1/4" = 1'-0"



CASUAL LIVING

SCALE : 1/4" = 1'-0"



C-A C-B C-C C-D

CASUAL LIVING ELEVATIONS

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

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The Stonegate VERSION 3.0
INTERIOR ELEVATIONS AND DETAILS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
-

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

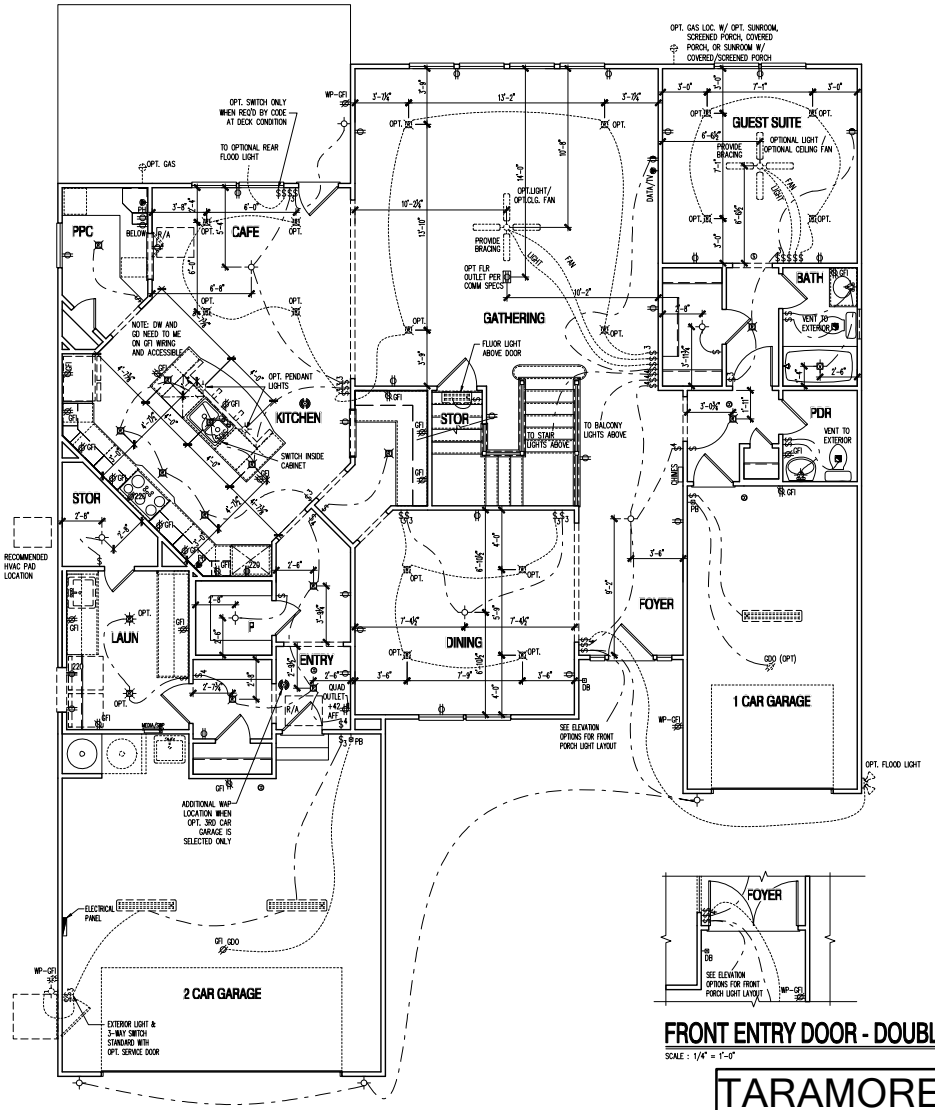
PLAN NAME
STONEGATE
NPC PLAN NUMBER
2184.200
LARSON PLAN ID
49098

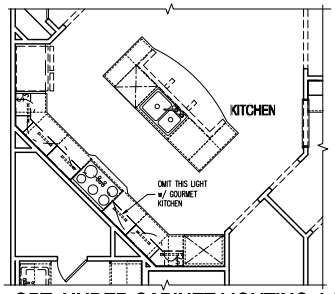
LEGACY PLAN NUMBER / NAME
same as current

SHEET
4.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 16, 2018 / Larry Bates / 2184-L-PLANS.MC





OPT. UNDER CABINET LIGHTING LAYOUT

SCALE : 1/4" = 1'-0"

FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

FRONT ENTRY DOOR - DOUBLE

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WiFi–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TCC–10 BULB COUNT	
ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

NOTE: SCALES NOTED IN DRAWINGS RELATE TO FULL SIZE PLOTS ON 24X34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE

TARAMORE
LOT 193

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The Stonegate VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
1

PRODUCTION MANAGER
SAM CURRY
RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
1

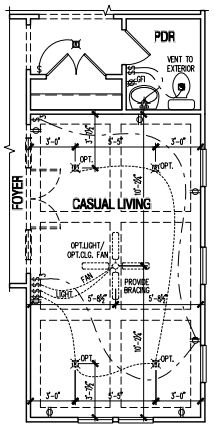
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
STONEGATE
MPC PLAN NUMBER
2184.200
LARSON PLAN ID
49098
LEGACY PLAN NUMBER / NAME
same as current

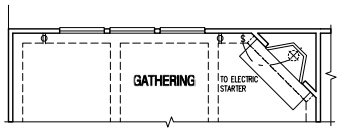
SHEET
5.1

PLOTTED: Nov 16, 2018 / Larry Bates / 2184-1_ELECTRICAL.DWG



LIB/DEN ILO 1 CAR GARAGE - ELEV 1

SCALE : 1/4" = 1'-0"



OPTIONAL CORNER FIREPLACE

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- 3 4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.

TCG–10 BULB COUNT	
ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

TARAMORE LOT 193

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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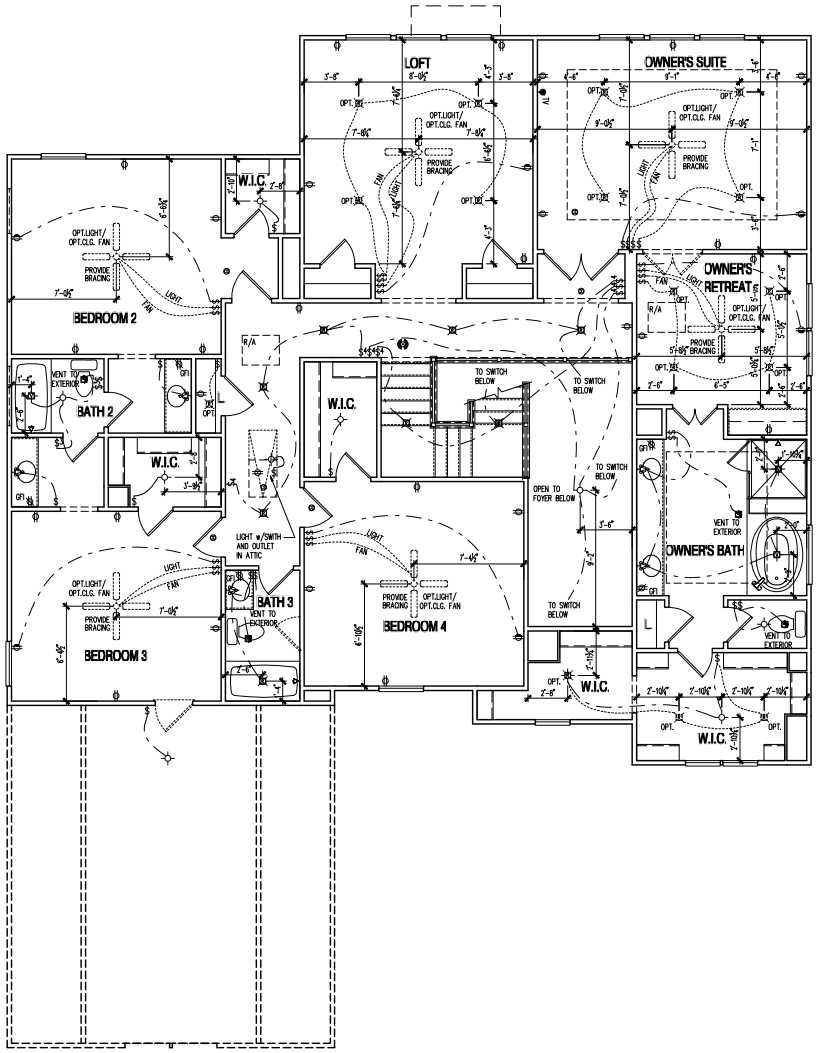
The Stonegate VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2184.200
LARSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 5.1.1

PLOTTED: Nov 15, 2018 / Larry Bibby / 2184-1_ELECTRICAL.DWG



SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI – CONVENIENCE OUTLET – GFI
- WP–GFI – CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 – APPLIANCE OUTLET – 220
- GDO – GARAGE DOOR OPENER
- FLOOR OUTLET
- PH – PHONE OUTLETS
- DATA – TV/DATA OUTLETS
- DATA – DATA OUTLETS
- SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS – DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB – DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES – DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- SWP–SERVICE WIRELESS PANEL
- WH–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

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TCG–10 BULB COUNT	
ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The Stonegate VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LARSON COMMUNITY ID
–

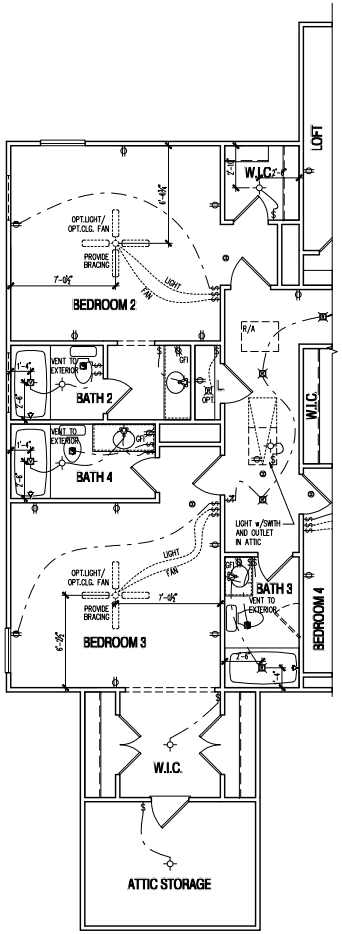
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
STONEGATE
MPC PLAN NUMBER
2184.200
LARSON PLAN ID
49098
LEGACY PLAN NUMBER / NAME
same as current

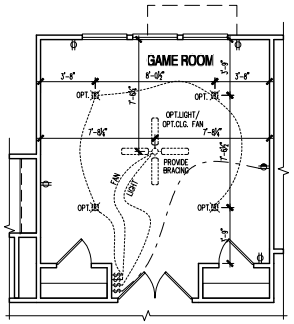
SHEET
5.2

PLOTTED: Nov 15, 2018 / Larry Bates / 2184-1-ELECTRICAL.DWG



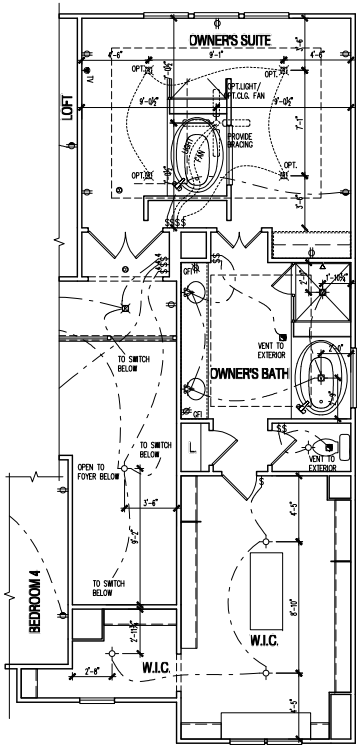
PRIVATE BATH

SCALE : 1/4" = 1'-0"



GAME ROOM ILO LOFT

SCALE : 1/4" = 1'-0"



MASTER / OWNER GRAND CLOSET

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
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- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
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ROOM	BULBS
POWDER	2
SEC. BATHS (VANITY 36" OR LESS)	3
SEC. BATHS (VANITY GREATER THAN 36")	4
OWNER'S BATH (1 FIXTURE)	4
OWNER'S BATH (MORE THAN 1 FIXTURE)	3 EA.

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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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Pulte Homes

The Stonegate VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: –

GARAGE HANDING: GARAGE LEFT

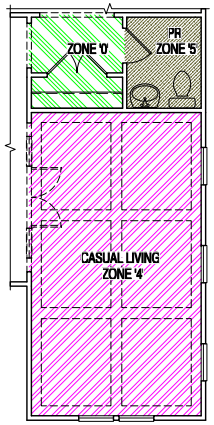
SPECIFICATION LEVEL: P1, P2

PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2084.200
LARSON PLAN ID: 49098
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.2.1

PLOTTED: Nov 15, 2018 / Larry Bailey / 2084-L-ELECTRICAL.DWG

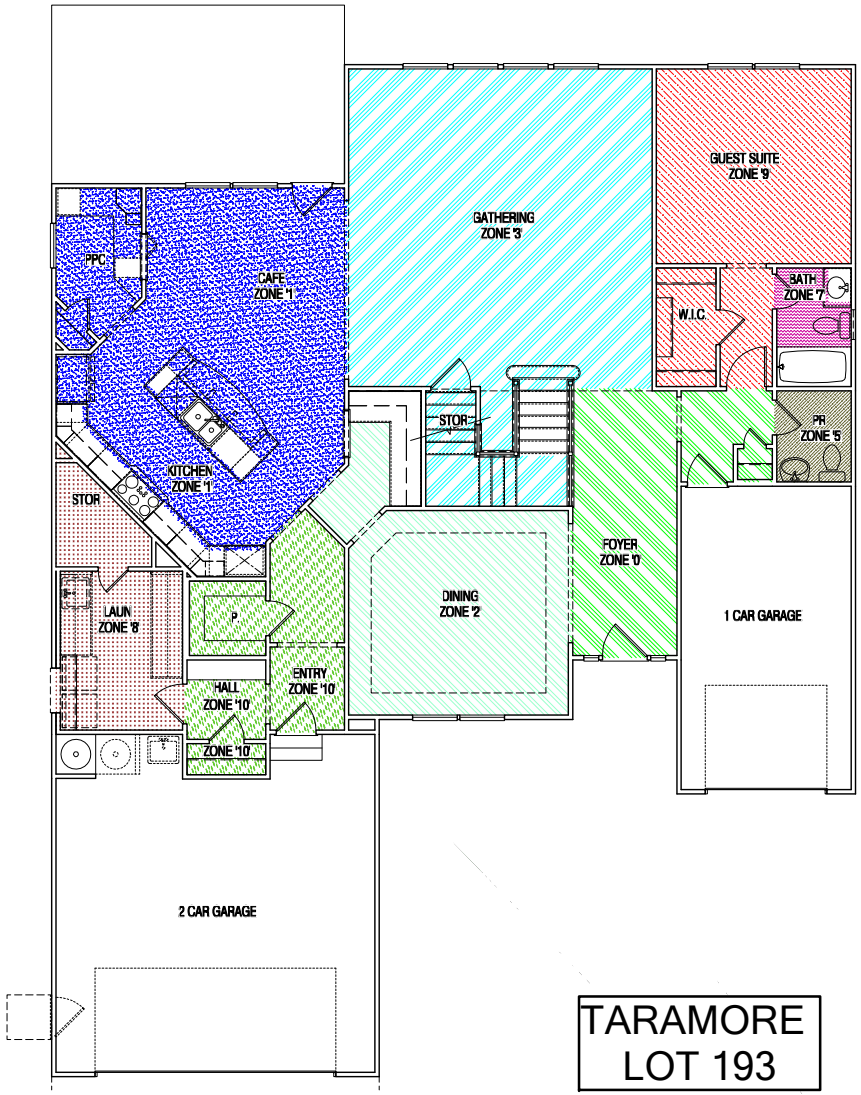
FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALT. LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'



CASUAL LIVING ILO 1 CAR GARAGE

SCALE : 1/4" = 1'-0"

CASUAL LIVING	234 SQ. FT.
PR	69 SQ. FT.



FOYER	165 SQ. FT.
FOYER w/ RAISED FND.	157 SQ. FT.
DINING	201 SQ. FT.
OWNERS ENTRY	95 SQ. FT.
STORAGE	33 SQ. FT.
KITCHEN	323 SQ. FT.
GATHERING	495 SQ. FT.
BEDROOM 5	233 SQ. FT.
PPC	50 SQ. FT.
GUEST BATH	22 SQ. FT.
LAUNDRY	90 SQ. FT.
HALL	34 SQ. FT.

FIRST FLOOR

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 193

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The Stonegate VERSION 3.0
FIRST FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SAM
CURRENT RELEASE DATE: 09/23/14

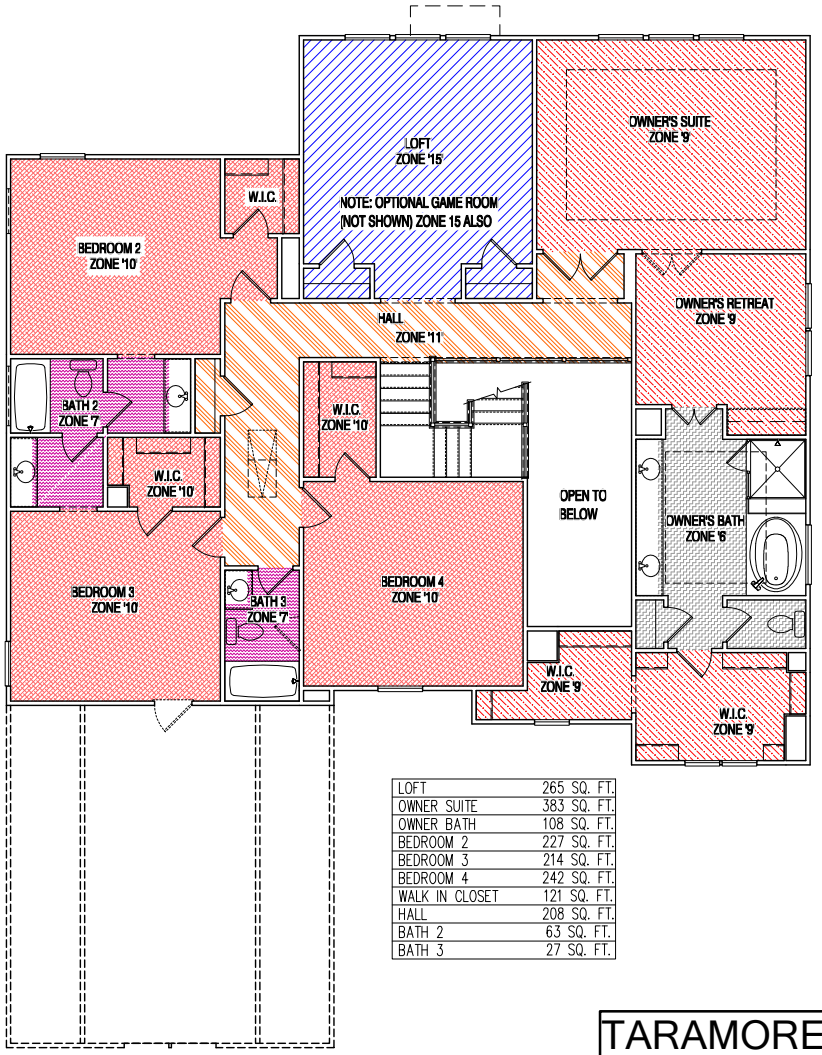
REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2084.200
LARSON PLAN ID: 4909S
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 8.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 16, 2018 / Larry Bates / 2084-L-ZONE.DWG

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALT. LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'



LOFT	265 SQ. FT.
OWNER SUITE	383 SQ. FT.
OWNER BATH	108 SQ. FT.
BEDROOM 2	227 SQ. FT.
BEDROOM 3	214 SQ. FT.
BEDROOM 4	242 SQ. FT.
WALK IN CLOSET	121 SQ. FT.
HALL	208 SQ. FT.
BATH 2	63 SQ. FT.
BATH 3	27 SQ. FT.

TARAMORE
LOT 193

SECOND FLOOR

SCALE : 1/4" = 1'-0"

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The Stonegate VERSION 3.0
SECOND FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: -

GARAGE HANDING: GARAGE LEFT

SPECIFICATION LEVEL: P1, P2

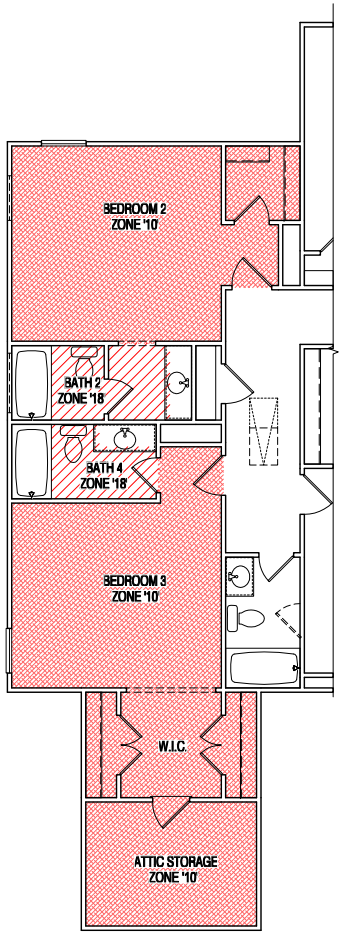
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2184.200
LARSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 8.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 16, 2018 / Larry Bibbs / 2184-L-ZONE.DWG

FOYER, ENTRY	ZONE '0'
KITCHEN, EVERYDAY EATING	ZONE '1
DINING	ZONE '2'
GATHERING	ZONE '3'
FLEX	ZONE '4'
POWDER BATH	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY	ZONE '8'
OWNER'S BEDROOM INCL. (O. WIC)	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
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OPTIONAL LIBRARY	ZONE '19'
PULTE PLANNING CENTER	ZONE '20'
OPT. BASEMENT REC ROOM	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BASEMENT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'



PRIVATE BATH

SCALE : 1/4" = 1'-0"

BEDROOM 2	227 SQ. FT.
BEDROOM 3	273 SQ. FT.
BATH 2	39 SQ. FT.
BATH 4	30 SQ. FT.
ATTIC STORAGE	96 SQ. FT.

TARAMORE
LOT 193

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The Stonegate VERSION 3.0
SECOND FLOOR OPTIONS
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: SOUTHEAST ZONE SET
LARSON COMMUNITY ID: --
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: P1, P2
PLAN NAME: STONEGATE
NPC PLAN NUMBER: 2184.200
LARSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current
SHEET: 8.2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: Nov 16, 2018 / Larry Bates / 2184-L-ZONE.DWG

A. GENERAL:

1. WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC). WHERE MORE STRINGENT CODES ARE ADOPTED, THEY SHALL GOVERN THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. NOTES ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL GENERAL NOTES ON THIS SHEET.
3. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, SIZES AND CONDITIONS, INCLUDING WINDOWS, DOORS, WALLS, CONCRETE CURBS, PITS, DRAINS, TRENCHES, FLOOR AND ROOF SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, FLOOR AND ROOF OPENINGS, STAIRS, PIPE AND DUCT RUNS, SLEEVES AND HANGERS, ELECTRICAL, CONDUITS AND OUTLETS, ITEMS EMBEDDED OR ATTACHED TO STRUCTURAL MEMBERS, EQUIPMENT, BASES AND ANCHORAGE, ETC.
4. ASTM SPECIFICATIONS INDICATED SHALL BE THE LATEST EDITIONS OF THE STANDARDS, UNLESS NOTED OTHERWISE.
5. ALTERNATE NAILING, PASLODE FASTENERS MAY BE USED ON SIMPSON HARDWARE. REFER TO SIMPSON TECHNICAL BULLETIN T-PDSTNENLOK: POSITIVE PLACEMENT NAIL APPLICATIONS WITH PASLODE FASTENERS.

B. DESIGN CRITERIA:

1. DESIGN LOADS:
   ROOF DEAD LOADS
   METAL ROOF TC DEAD LOADS ..... 10.0 PSF
   SHINGLE ROOF TC DEAD LOADS ..... 10.0 PSF
   TILE ROOF TC DEAD LOADS ..... 15.0 PSF
   ROOF BC DEAD LOADS ..... 10.0 PSF
   ROOF LIVE LOADS ..... 20.0 PSF (REDUCIBLE)
   SNOW LOADS ..... 15.0 PSF
   FLOOR DEAD LOADS ..... 15.0 PSF
   FLOOR LIVE LOADS ..... 40.0 PSF (REDUCIBLE)
   BALCONY DEAD LOAD ..... 15.0 PSF
   BALCONY LIVE LOAD ..... 40.0 PSF
   EXTERIOR NO WALL ..... 18.0 PSF
   INTERIOR NO WALL ..... 7.0 PSF
   STAIRS/LANDING ..... 40.0 PSF
   WIND SPEED PER IRC 2012 ..... 90 MPH (ASD)
   WIND SPEED PER ASCE7-10 ..... 116 MPH (LRFD)
   BUILDING IMPORTANCE FACTOR I=1.0
   INTERNAL PRESSURE COEFFICIENT +/- 0.18 (FULLY ENCLOSED STRUCTURE)
   BUILDING CATEGORY II
   EXPOSURE "B"
   SEISMIC DESIGN CATEGORY C

C. FOUNDATION:

1. FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF. IS PRESENT PRIOR TO FOOTING PLACEMENT.
2. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.
3. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND THE 2012 IRC.
4. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS PER GEOTECHNICAL REPORT. FLOODING WILL NOT BE PERMITTED.
5. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PROVIDE MIN. 6 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 12" AND SEALED.

D. CONCRETE:

1. CONCRETE SHALL CONFORM TO THE "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. DESIGN BASED ON 3000 PSI, 28-DAY STRENGTH, UNLESS OTHERWISE NOTED.
3.1. PROTECTION COVER (CLEAR) SHALL BE AS FOLLOWS (U.N.O.):
3.1. CONCRETE PLACED DIRECTLY AGAINST EARTH – 3 INCHES CLEAR
3.2. STRUCTURAL SLABS ON GROUND – 1 1/2 INCHES CLEAR
3.3. FORMED CONCRETE WITH EARTH BACK FILL – 2 INCHES CLEAR
4. ALL REINFORCING BARS, ANCHOR BOLTS, MUDSILL ANCHORS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
5. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
6. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301, AND 318.

G. WOOD FRAMING:

1. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2001 EDITION OF THE NDS SUPPLEMENT TABLES 4A, 4D AND 5A.
2. ALL FRAMING LUMBER USED FOR EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE CONSTRUCTION GRADE NUMBER 2 OR BETTER. LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE SOUTHERN PINE PRESSURE TREATED. SPRUCE PINE FIR GROUP IS ACCEPTABLE FOR NON-BEARING INTERIOR PARTITIONS.

2.1 ALL BEARING WALLS SHALL USE GRADE NO. 2 OR BETTER FOR STUDS AND POSTS

2.2 ALL PLATES AND NON-BEARING COMPONENTS SHALL USE GRADE NO. 3 OR BETTER.

3. ENGINEERED LUMBER, SHALL BE 1.9E LVL PRODUCTS OR EQUAL TYPE, SIZE PER PLANS, MULTIPLE PLIES TO BE NAILED AS PER DETAIL.

3.1.1. WOOD STUDS FOR LOAD BEARING WALLS SHALL BE 16" ON CENTER AND WOOD STUDS FOR NON-LOAD BEARING WALLS SHALL BE 24" ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS. STUD SIZE AS NOTED ON PLANS. Fb = 1,200 psi UNLESS NOTED OTHERWISE.

3.1.2 MINIMUM ENGINEERED LUMBER VALUES:
LVL BEAMS: E = 1,900K PSI, Fb = 2600 PSI, FC = 750 PSI, FCL = 2510 PSI, FV = 285 PSI
LSL BEAMS/COLUMNS: E = 1,310K PSI, Fb = 1700 PSI, FC = 680 PSI, FCL = 1400 PSI, FV = 400 PSI
PSL COLUMNS: E = 2,000K PSI, Fb = 2900 PSI, FC = 750 PSI, FCL = 2900 PSI, FV = 290 PSI

4. UNLESS NOTED OTHERWISE, PROVIDE MINIMUM NAILING PER TYP. SHEATHING DETAIL IN THESE DOCUMENTS OR LOCAL CODE WHEN REQUIRED
6. BEARING WALL FRAMING:
6.1 ALL FRAMING 2x4 @ 16 O.C. U.N.O.

6.1.1. FOR 2x4 STUD WALL PROVIDE: (1) 2x4 KING STUD AND (1) 2x4 TRIMMER AT EACH END OF HEADERS, UNLESS NOTED OTHERWISE.

6.1.2. FOR 2x6 STUD WALL PROVIDE: (1) 2x6 KING STUD AND (1) 2x6 TRIMMER AT EACH END OF HEADER, UNLESS NOTED OTHERWISE.

6.1.3. ADD DOUBLE 2X STUDS UNDER BEARING POINTS OF GIRDER TRUSSES OR BEAMS, UNLESS NOTED OTHERWISE. AT MULTIPLE 2x STUDS OR TRIMMERS, USE FACE NAIL 16d GAL AT 8" O.C. FOR EACH, UNLESS NOTED OTHERWISE.

6.1.4. SEE FRAMING PLAN FOR DOUBLE TOP PLATE SPLICE CONDITIONS. A 2X8 MAY BE RIPPED DOWN TO A 2X4 AT POINTS WHERE THE TOP PLATE CHANGES FROM 2X4 TO 2X6 IN LIEU OF ANY CONNECTING STRAP CALLED OUT ON PLAN.

7. BRACED WALL FRAMING SHALL BE CONNECTED ACCORDING TO THE 2012 IRC.
8. ALL EXTERIOR WALLS ARE TO BE CONSIDERED BRACED WALLS U.N.O. NAIL AND BLOCK AS NECESSARY FOR BRACED WALLS.

ROOF RAFTER SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" O.C.	16" O.C.	12" O.C.
2x4	5'-6"	6'-3"	6'-11"
2x6	8'-8"	9'-11"	11'-0"
2x8	11'-4"	13'-2"	14'-6"
2x10	14'-8"	16'-10"	18'-6"
2x12	17'-11"	20'-6"	22'-7"

1. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
3. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
4. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.
5. RAFTERS SUPPORT 30PSF MAX LOAD W/ 12/12 SLOPE.

RIDGE BEAM SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAX SPAN
2x8	4'-0".
(2) 2x8 or 2x12	6'-0"
(2) 2x12	6'-0"

1) RIDGE BEAMS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2) RAFTER SPAN ON EITHER SIDE OF RIDGE BEAM MUST BE LESS THAN 11'-0".
3) NO CONCENTRATED LOADS OTHER THAN RAFTERS SHALL BE PLACED ON RIDGE BEAMS

H. PREFABRICATED WOOD TRUSSES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. PROVIDE BRACING AND BLOCKING PER MB-89 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
7. TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS INCLUDING THE BRACING OF ALL GABLE TRUSS.

I. ANCHORAGE:

1. SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 7". USE 10" LONG ANCHOR BOLTS AT 2x PLATE UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE FULL BODY AND HAVE CUT THREADS OR NOMINAL DIAMETER WITH ROLLED THREADS. WASHERS ARE ASTM/ASME B18.22.1. SIMPSON MASA OR EQUAL MAY BE USED INSTEAD OF ANCHOR BOLTS. WALL SILL PLATE ANCHOR BOLTS OR SIMPSON MASA SHALL BE SPACED NOT MORE THAN 4' O.C. OR AS INDICATED.
2. 1/2" DIA. WEDGE-ALL ANCHOR W/ EMBED. DEPTH OF 2 1/4" MIN AND EDGE DISTANCE OF 5" MIN MAY REPLACE A 1/2" DIA. ANCHOR BOLT AT INTERIOR NON-SHEAR WALLS. INSTALL THE ANCHOR PER ICBO ER-3631.
3. PLACE A.B. AT 4" MIN AND 12" MAX FROM SILL PLATE END OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF THE PLATE, A MINIMUM OF 1 3/4" FROM CONCRETE EDGE, AND SPACED AT 48" O.C. MAX.
4. SILL PLATES SHALL BE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE (DOT) (NET 646) OR ANOTHER LOW CORROSIVE CHEMICAL TREATMENT.
5. DO NOT NOTCH OR BORE LARGE HOLE AT JOISTS, RAFTERS, BEAMS OR PLATES, UNLESS NOTED OTHERWISE. OBTAIN APPROVAL FROM ENGINEER FOR NOTCHES AND HOLES NOT DETAILED.
6. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN. USE STANDARD CUT WASHERS UNDER BOLT HEADS OR NUTS AGAINST WOOD.
7. CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL.

J. WOOD STRUCTURAL SHEATHING:

1. SEE STRUCTURAL DETAILS FOR SIZES AND TYPES OF SHEATHING.

K. FIELD REPAIR NOTES

1. MISSING OR MISPLACED ANCHOR BOLT OR MUDSILL ANCHOR (ALTERNATE BOLTING FOR WOOD SOLE PLATES).
   THIS NOTE IS TO DESCRIBE ALTERNATE TO ANCHOR BOLTS OR MUDSILL ANCHORS IN THE SLAB AND BOND BEAM BUT DOES NOT APPLY AT STEP DOWN AND/OR CURB CONDITIONS.
   IF THE BOLT TO BE INSTALLED IN THE SLAB MEETS THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED BY THE MANUFACTURER, OR IS AT LEAST 3-3/4" FROM ANY EDGE FOR 3/8" BOLTS AND 5" FOR 1/2" BOLTS, THEN A STANDARD EXPANSION BOLT EMBEDDED 5" MINIMUM AND THE SAME DIA. AS THE SPECIFIED ANCHOR BOLT MAY BE USED (SPACING FOR BOLTS AT WOOD SOLE PLATES SHALL BE REDUCED FROM 32" TO 24").
   NOTE: MIN. ALLOWABLE LOADS BELOW.
   IF THE BOLT TO BE INSTALLED IN THE SLAB DOES NOT MEET THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED ABOVE OR IS TO REPLACE BOLTS SPECIFIED IN BOND BEAMS, THEN INSTALL AN ANCHOR W/SIMPSON TYPE "SET" EPOXY (ONLY) THE SAME SIZE AS THE ONE BEING REPLACE W/ A 6" MINIMUM EMBEDMENT (INSTALLED PER EPOXY MANUFACTURER).
   WHERE ALLOWED, THE MINIMUM REQUIREMENTS FOR EXPANSION TYPE BOLTS ATTACHING WOOD SOLE PLATES TO BE 1800# ALLOWABLE TENSION FOR 5/8" BOLTS AND 1200# ALLOWABLE TENSION FOR 1/2" BOLTS. IF NOT PER PLAN, ANCHORS FOR HEAVY HOLDOWNS SHALL HAVE AN ALLOWABLE TENSION LOAD EQUAL TO OR GREATER THAN ALLOWABLE LOAD OF THE HOLDOWN.
NOTE: SLEEVE ANCHORS ARE NOT ALLOWED.

ABBREVIATIONS:

A. PLYWD = PLYWOOD
B. OSB = ORIENTED STRAND BOARD
C. MAS/MSL
C.A. 5d = COMMON NAIL
C.B. 8d = COMMON NAIL
C.C. 10d = COMMON NAIL
C.D. 16d = 0.135" x 3 1/2" GUN NAIL
C.E. EN = EDGE NAILING
C.F. FN = FIELD NAILING
C.G. SN = SIDE NAILING
C.H. BN = BOUNDARY NAILING
C.I. BF = BOUNDARY FASTENING
D. AB = ANCHOR BOLT
E. CMU= CONCRETE MASONRY UNIT
F. DIA = DIAMETER
G. DTL = DETAIL
H. EMP = ENGINEERED WOOD PRODUCT
I. FDN = FOUNDATION
J. MAX = MAXIMUM
K. MIN = MINIMUM
L. O.C. = ON CENTER
M. SP = SOUTHERN PINE
N. SPF = SPRUCE PINE FIR
O. TYP = TYPICAL
P. U.N.O. = UNLESS NOTED OTHERWISE
Q. W/ = WITH
R. WD = WOOD
S. EE = EACH END
T. HDR = HEADER
U. J = OPENING JACK STUD
V. K = OPENING KING STUD
W. SIM = SIMILAR
X. ATR = ALL THREADED ROD
Y. SC = BUILT UP STUD COLUMN
Z. OPT. = OPTION
AA. STD. = STANDARD
AB. CJ = CONTRACTION JOINT

Shear Line Summary

Shear Lines	A	B	C	D	E	F	G	1	2	3	4	5	6	7
Inputs														
Braced-Wall-Line Location	1st of 2-Story	1st of 2-Story	1st of 2-Story	1st of 1-Story	2nd of 2-Story	2nd of 2-Story	2nd of 2-Story	1st of 2-Story	1st of 2-Story	1st of 2-Story	1st of 2-Story	2nd of 2-Story	2nd of 2-Story	2nd of 2-Story
Eave to Ridge Height (ft)	10	10	10	10	10	10	10	12	12	12	12	10	10	10
Braced-Wall-Line Spacing (ft)	22.0	32.0	32.0	12.0	22.0	17.0	32.0	22.0	32.0	42.0	20.5	23.0	32.0	41.0
Wall Height (ft)	9.0	9.0	9.0	9.0	8.0	8.0	8.0	9.0	9.0	9.0	9.0	8.0	8.0	8.0
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Gypsum Wall Board on Inside	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Wind														
Tabulated Wind Bracing Amount (ft)	7.0	8.3	9.6	2.3	3.4	4.6	5.5	7.5	9.0	7.3	7.0	3.8	5.4	6.9
Exposure Height Factor	1.3	1.3	1.3	1.2	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Eave-to-Ridge Height Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.06	1.06	1.06	1.06	1.00	1.00	1.00
Wind Wall Height Factor	0.95	0.95	0.95	0.95	0.90	0.90	0.90	0.95	0.95	0.95	0.95	0.90	0.90	0.90
Number of BWL Factor	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.45	1.45	1.45	1.45	1.30	1.30	1.30
Holdown Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Blocked Joint Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Gypsum on Inside Factor	1.0	1.0	1.0	1.4	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wind GB Construction Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Required Wind Bracing Amount (ft)	**11.2**	**15.4**	**15.4**	**4.8**	**6.4**	**5.2**	**8.8**	**7.9**	**15.4**	**20.1**	**7.4**	**6.7**	**8.8**	**10.4**
Provided Wind Bracing (ft)	**56.0**	**25.0**	**47.0**	**21.0**	**47.0**	**32.0**	**41.0**	**13.8**	**34.0**	**28.0**	**12.0**	**16.0**	**18.0**	**29.0**

TARAMORE
LOT 193

THE ENGINEER'S SEAL APPLIES ONLY TO THE STRUCTURAL COMPONENTS ON THIS DOCUMENT. THE SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR SAFETY PRECAUTIONS, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD.

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THE STONEGATE
COVER SHEET
-

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-

COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID: ---
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S0.1-TN 90

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 30x42 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG

ENGINEERING REVISION LOG

REVISION: 000	DATE: 03/04/2014	PRODUCTION MANAGER: ZPM-JC
1. INITIAL RELEASE		

REVISION: 001	DATE: 03/07/2014	PRODUCTION MANAGER: ZPM-JC
1. ELEVATION RENUMBERING 2. LATERAL SHEAR LINES ADDED		

REVISION: 002	DATE: 03/21/2014	PRODUCTION MANAGER: ZPM-JC
1. OPTIONAL BRICK @ BACK OF HOUSE ADDED. 2. OPTIONAL CONCRETE LEDGES, DETAILS & HEADERS WERE ADDED FOR OPTION BRICK. 3. MODIFIED ELEVATIONS – SUNROOM, COVERED/SCREENED PORCH, CORNER & REAR FIREPLACE, SIDE ENTRY GARAGE, AND SWITCHED ELEVATIONS 6 & 8. 4. REMOVED 3 CAR SIDE & FRONT 4' EXTENTIONS .		

REVISION: 003	DATE: 05/01/2014	PRODUCTION MANAGER: ZPM-JC
1. THIRD FLOOR BEAM UPDATES		

REVISION: 004	DATE: 06/18/2014	PRODUCTION MANAGER: ZPM-JC
1. REVISED TRUSS NOTES. 2. REVISED NOTES FOR DETAIL R02 ON SHEET LAT.		

REVISION: 005	DATE: 07/28/2014	PRODUCTION MANAGER: ZPM-JC
1. ADDED TN COVERSHEET 2. ADDED CRAWLSPACE		

REVISION: 006	DATE: 09/15/2014	PRODUCTION MANAGER: ZPM-JC
1. DETAIL UPDATE W03, W04, W05 & R09. ADDED DETAIL B01.		

REVISION: 007	DATE: 01/27/2015	PRODUCTION MANAGER: ZPM-JC
1. ARC UPDATE		

REVISION: 008	DATE: 04/09/2015	PRODUCTION MANAGER: ZPM-JD
1. 2012 IRC UPDATE		

REVISION: 009	DATE: 05/20/2015	PRODUCTION MANAGER: ZPM-JD
1. ADDED CONTRACTION JOINTS. 2. EXTENDED ELEVATION "F" 1'-1" TO CANTILEVER OVER FIRST FLOOR. 3. CHANGED LIB/DEN TO CASUAL LIVING. 4. ADDED DECKS TO RALEIGH CRAWL SPACES. 5. ADJUSTED SLAB FOR ELEVATION 2.		

REVISION: 010	DATE: 08/02/2015	PRODUCTION MANAGER: ZPM-JD
1. ADD 100MPH COVER SHEET FOR RALEIGH. 2. ADDED R SHEETS FOR SHEETS THAT WERE UPDATED DUE TO THE 100MPH RALEIGH DESIGN. 3. ADJUSTED CRAWLSPACE GARAGE WALL STYLES TO CMU RATHER THAN MONOSLAB. 4. CHANGED DETAILS FROM "D" TO PULTE STANDARD "DS" DETAILS. DELETED "D" DETAIL SHEET.		

REVISION: 011	DATE: 10/02/2015	PRODUCTION MANAGER: ZPM-JD
1. ADDED RIDGE BEAM SPAN TABLE. 2. UPDATED RAFTER BEAM SPAN TABLE, W10, R09 AND R09B DETAILS. 3. UPDATED LOCATION OF WINDOW ON 2nd FLOOR @ ELEV. B. 4. ADDED CANTILEVERED STAIR DETAIL TO SHEET S2.2.1 5. ADDED ALTERNATE ENTRY FOR RAISED FOUNDATION.		

REVISION: 012	DATE: 12/18/2015	PRODUCTION MANAGER: ZPM-JD
1. UPDATED CRAWLSPACE DROPPED BEAMS FROM THEIR CURRENT SIZE TO THE PULTE STANDARD OF AN 11 7/8" DEEP LVL WHERE POSSIBLE. 2. ADDED OPT. 2-SIDED FIREPLACE TO S1.1 AND S2.1. 3. ADDED STANDARD CANTILEVERED FIREPLACE & OPT. 2 SIDED CANTILEVERED FIRPLACE TO SHEETS S1.2 & S1.3. 4. ADDED MONETTE FOR OPT. FIREPLACE AND REMOVED NOTES FROM BASE PLAN ON SHEETS S2.1, S2.2.1 AND S2.3. 5. UPDATED NOTES ON S2.1.2 IN THE PORCH AREA OF ELEVATION "5" TO USE ATTIC TRUSSES 8.0 OF THE CURRENT CONFIGURATION. 6. UPDATED NOTES & DOOR LOCATION ON S2.2.3 PER ARCS FOR ELEVATION "5" ATTIC TRUSS UPDATE.		

REVISION: 013	DATE: 01/26/2016	PRODUCTION MANAGER: ZPM-JD
1. UPDATED DETAILS R08 AND R09 ON SHEET LAT AND DETAILS R20 AND W02 ON SHEET LAT2 2. ADDED DETAIL R09B TO SHEET LAT 3. MOVED DETAIL B3 FROM SHEET LAT TO SHEET LAT2		

REVISION: 014	DATE: 02/25/2016	PRODUCTION MANAGER: ZPM-JD
1. ADDED SC INTERIOR VERSION		

REVISION: 015	DATE: 06/17/2016	PRODUCTION MANAGER: ZPM-JD
1. UPDATED TO 2015 SOUTH CAROLINA RESIDENTIAL BUILDING CODE: SD.1–SC 90		

REVISION: 016	DATE: 06/30/2016	PRODUCTION MANAGER: ZPM-JD
1. ADDED POINT LOADS TO S1.2 – S1.7.9R		

REVISION: 017	DATE: 07/14/2016	PRODUCTION MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9 & 10.		

REVISION: 018	DATE: 12/30/2016	PRODUCTION MANAGER: ZPM-JD
1. ADDED ELEVATIONS 11 & 12 TO SHEETS S1.1.4, S1.1.5, S1.6.3, S1.6.4, S1.7.4, S1.7.5, S2.1.4, S2.1.5, S2.2.5, & S2.2.6. 2. MOVED SHEETS S1.1.5–S1.1.9 TO S1.1.6–S1.1.10. 3. MOVED SHEETS S1.6.3–S1.6.7 TO S1.6.4–S1.6.8. 4. MOVED SHEETS S1.6.4–S1.7.9R TO S1.6.5–S1.7.10R. 5. MOVED SHEETS S2.1.5–S2.1.9 TO S2.1.6–S2.1.10. 6. ADDED TR–3 DETAIL TO SHEET LAT2.		

ENGINEERING REVISION LOG

REVISION: 019	DATE: 06/30/2017	PRODUCTION MANAGER: ZPM-JD
1. UPDATED FRONT AND REAR COLUMN NOTES TO ALLOW FOR AN ALUMINUM COLUMN. 2. UPDATED FOOTINGS AND GIRDERS DUE TO FLOOR FRAMING ROTATION @ GATHERING ROOM, ON SHEETS S1.1, S1.1R, S1.1.10, S1.2, S1.2.1, S1.3, S1.3.1, S1.7, S1.7R S1.7.10, S2.1, S2.1R AND S2.1.10.		

REVISION: 020	DATE: 11/03/2017	PRODUCTION MANAGER: ZPM-JD
1. DEVELOPED OPTIONAL COVERED/SCREENED PORCH ABOVE FOR UNFINISHED AND FINISHED BASEMENTS ON SHEETS S1.2.3 AND S1.3.3, RESPECTIVELY.		

REVISION: 021	DATE: 02/28/2018	PRODUCTION MANAGER: ZPM-JD
1. DEVELOPED AND ADDED ELEVATION 13 TO SHEETS S1.1.5, S1.6.4, S2.1.5 AND S2.2.6. 2. DEVELOPED AND ADDED ELEVATIONS 14 AND 15 TO SHEETS S1.1.7, S1.6.5, S2.1.7 AND S2.2.7. 3. DEVELOPED AND ADDED ELEVATION 16 TO SHEET S1.1.7, S1.6.6, S2.1.7 AND S2.2.8. 4. MOVED SHEETS S1.1.6 – S1.1.10 AND S2.1.6 – S2.1.10 TO S1.1.8 – S1.1.12 AND S2.1.8 – S2.1.12, RESPECTIVELY. 5. MOVED SHEETS S1.6.5 – S1.6.8 TO S1.6.7 – S1.6.10, RESPECTIVELY.		

TARAMORE
LOT 193

ABBREVIATIONS:

A. PLYWD = PLYWOOD
B. OSB = ORIENTED STRAND BOARD
C. NAILING
C.A. 5d = COMMON NAIL
C.B. 8d = COMMON NAIL
C.C. 10d = COMMON NAIL
C.D. 16d = 0.135" x 3 1/2" GUN NAIL
C.E. EN = EDGE NAILING
C.F. FN = FIELD NAILING
C.G. SN = SIDE NAILING
C.H. BN = BOUNDARY NAILING
C.I. BF = BOUNDARY FASTENING
D. AB = ANCHOR BOLT
E. CMU= CONCRETE MASONRY UNIT
F. DIA = DIAMETER
G. DTL = DETAIL
H. EWP = ENGINEERED WOOD PRODUCT
I. FDN = FOUNDATION
J. MAX = MAXIMUM
K. MIN = MINIMUM
L. O.C. = ON CENTER
M. SP = SOUTHERN PINE
N. SPF = SPRUCE PINE FIR
O. TYP = TYPICAL
P. U.N.O. = UNLESS NOTED OTHERWISE
Q. W/ = WITH
R. WD = WOOD
S. EE = EACH END
T. HDR = HEADER
U. J = OPENING JACK STUD
V. K = OPENING KING STUD
W. SIM = SIMILAR
X. ATR = ALL THREADED ROD
Y. SC = BUILT UP STUD COLUMN
Z. OPT. = OPTION
AA. STD. = STANDARD
AB. CJ = CONTRACTION JOINT

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02/28/18

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THE STONEGATE
COVER SHEET
–

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID: ——

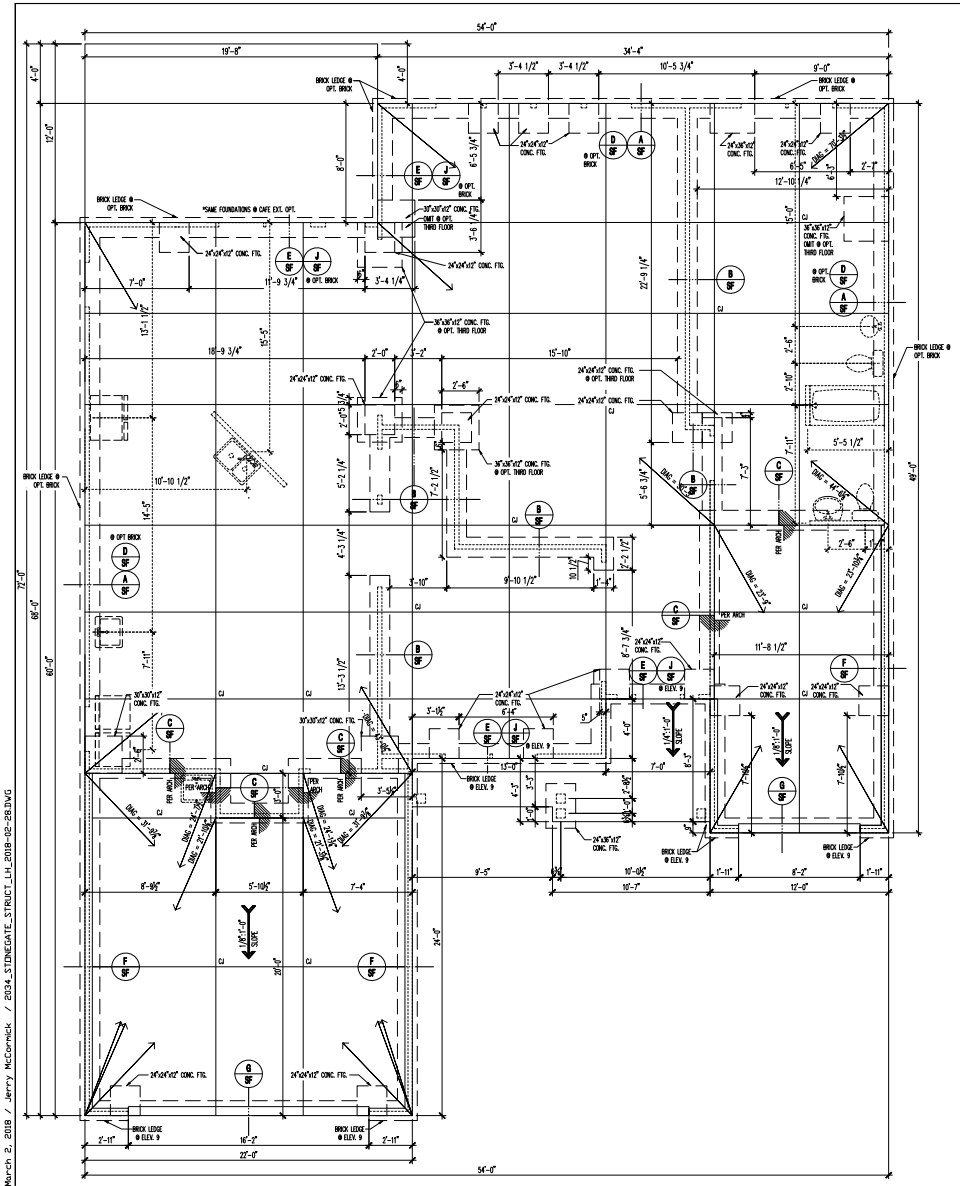
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

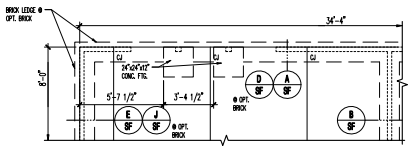
SHEET: S0.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

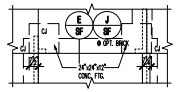
PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



FOUNDATION PLAN – ELEV. 1 & 9
SCALE: 1/4"=1'-0"



PARTIAL FDN. PLAN
OPT. CORNER FIREPLACE
SCALE: 1/4"=1'-0"



FRONT ENTRY DOUBLE DOORS
SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH CALL BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 193

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THE STONEGATE
MONO-SLAB FOUNDATIONS
–

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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13	-

COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID: ____

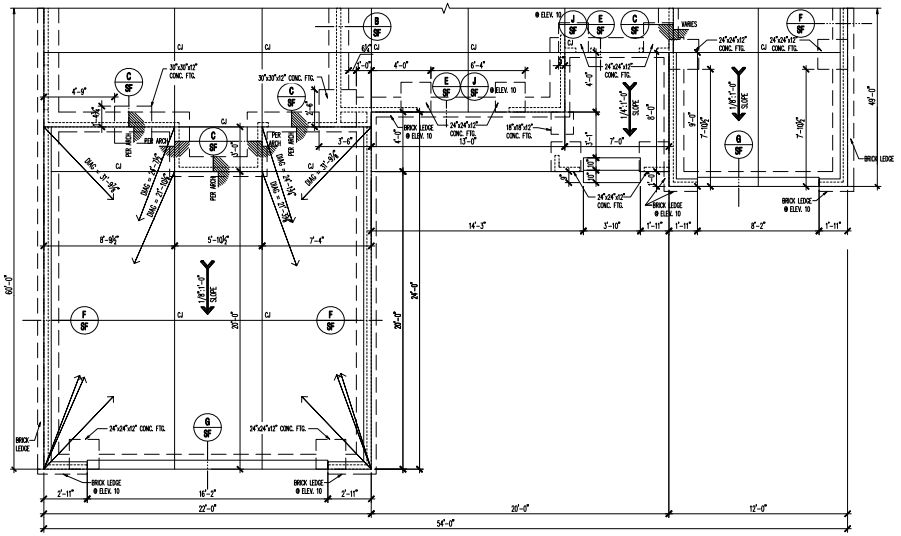
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

SHEET: S1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FOUNDATION PLAN – ELEV. 7 & 10
SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

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LOT 193

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02/28/18

THE STONEGATE
PARTIAL MONO-SLAB FOUNDATIONS ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION

COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:

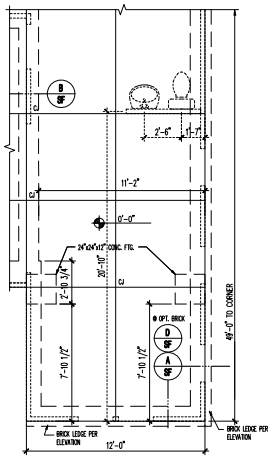
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

SHEET: S1.1.3

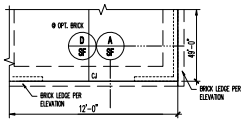
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FDN. PLAN – OPT. CASUAL LIVING ILO 1 CAR GARAGE

SCALE: 1/4"=1'-0"



PARTIAL FDN. PLAN – ELEVS. 1,2,3,4,6,7,8, 9,10,13,14,15 & 16 OPT. CASUAL LIVING ILO 1 CAR

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 193

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THE STONEGATE
MONO-SLAB FOUNDATIONS
GARAGE OPTIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
2	-
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15	-

COMMUNITY NAME: EAST AREA MASTER SET

COMMUNITY ID: ____

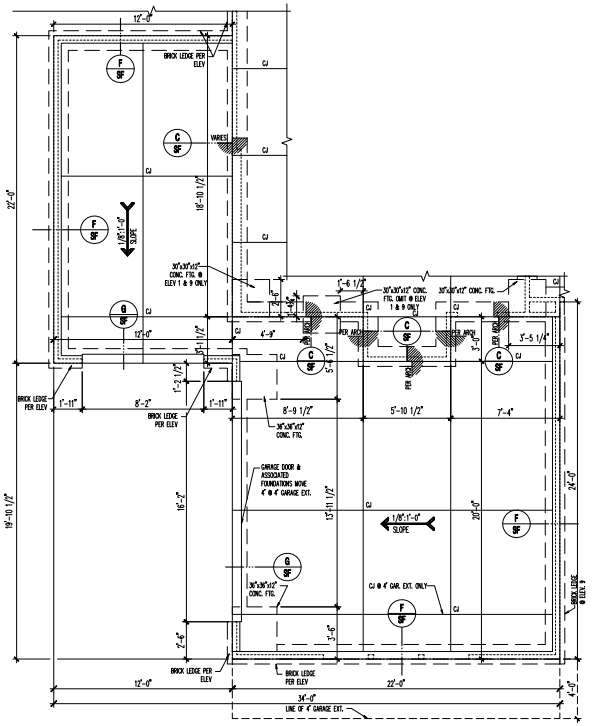
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

SHEET: S1.1.8

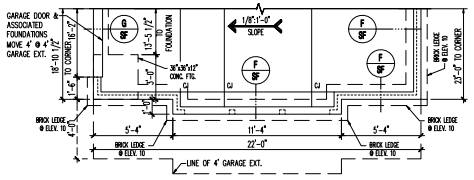
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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PARTIAL FDN. PLAN @ OPT. 3RD CAR GARAGE SIDE LOAD ELEV 1 & 9

SCALE: 1/4"=1'-0"



PAR. FDN. PLAN – ELEV. 7 & 10 @ 3RD CAR GARAGE SIDE LOAD

SCALE: 1/4"=1'-0"

SEE ELEVATION 1 3RD CAR SIDE LOAD GARAGE FOR INFORMATION NOT SHOWN

LEGEND SYMBOLS

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LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 193

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THE STONEGATE
MONO-SLAB FOUNDATIONS
SIDE LOAD GARAGE ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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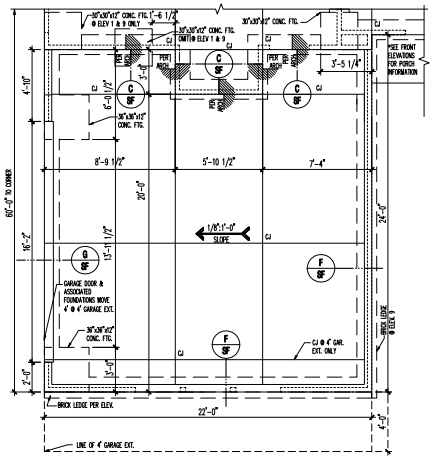
COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S1.1.9

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

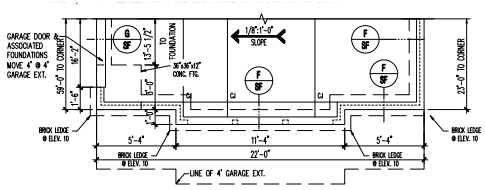
FIELDSTONE ENGINEERING, PLLC
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02/28/18

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FDN. PLAN – @ OPT.
SIDE LOAD GARAGE ELEV 1 & 9
SCALE: 1/4"=1'-0"



PARTIAL FDN. PLAN – ELEV. 7 & 10
@ OPT. SIDE LOAD GARAGE
SCALE: 1/4"=1'-0"

SEE ELEVATION 1 SIDE LOAD GARAGE FOR INFORMATION NOT SHOWN

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

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LOT 193

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THE STONEGATE
MONO-SLAB FOUNDATIONS
SIDE LOAD GARAGE ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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12	-

COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S1.1.10

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG

LEGEND SYMBOLS

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LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

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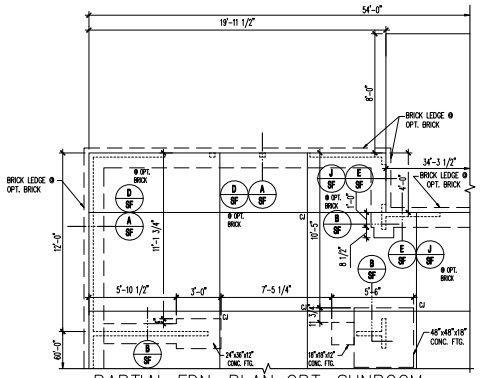
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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS



PARTIAL FDN. PLAN OPT. SUNROOM

SCALE: 1/4"=1'-0"

TARAMORE
LOT 193

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THE STONEGATE
MONO-SLAB FOUNDATIONS
REAR OPTIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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14	-

COMMUNITY NAME: EAST AREA MASTER SET

COMMUNITY ID:

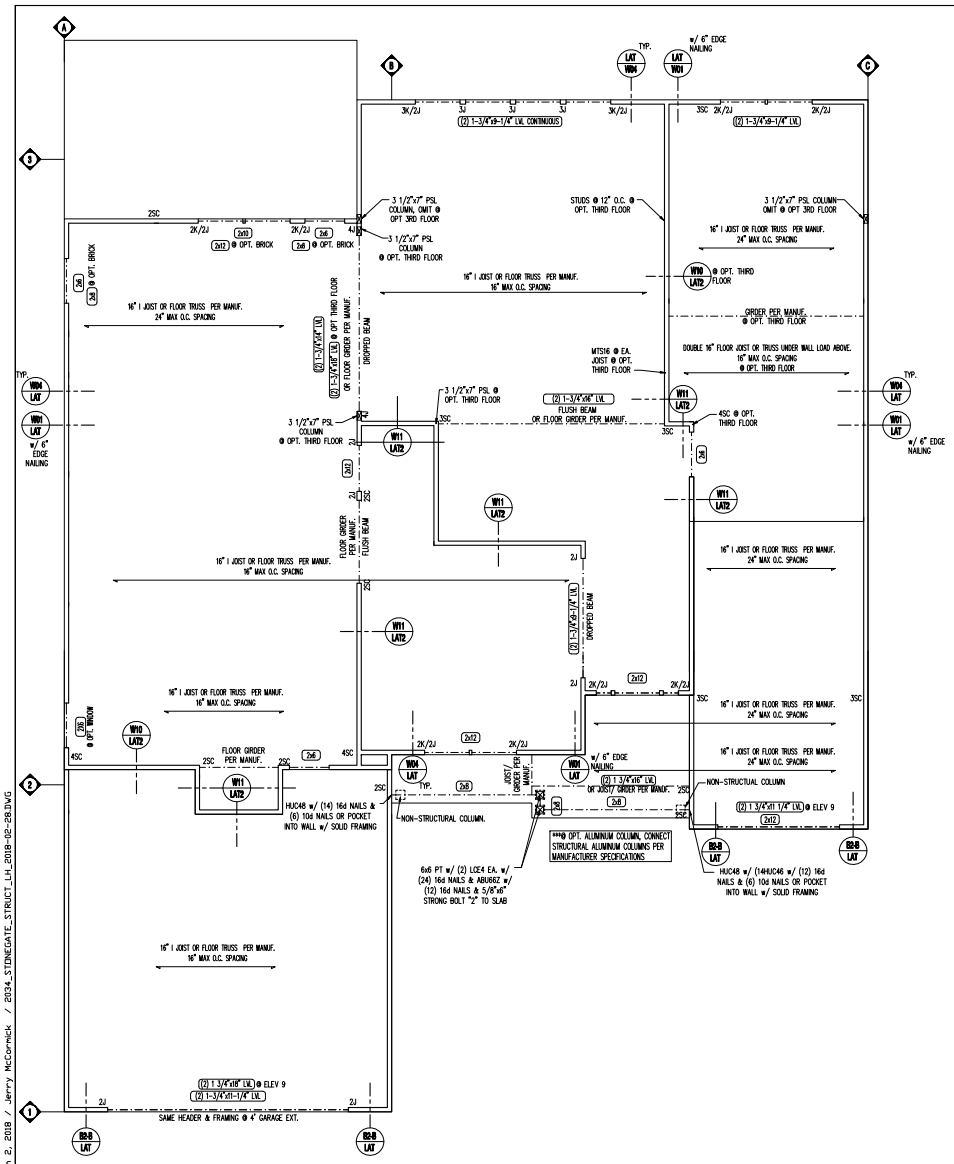
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

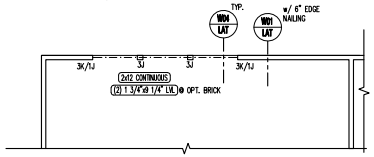
SHEET: S1.1.12

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

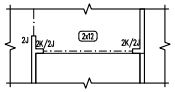
PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



FIRST FLOOR PLAN – ELEV. 1 & 9
SCALE: 1/4"=1'-0"



PARTIAL FRAMING PLAN OPT. CORNER FIREPLACE
SCALE: 1/4"=1'-0"



FRONT ENTRY DOUBLE DOORS
SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x8 — 2-PLY HEADER OR BEAM
- 4 — SHEAR LINE

TARAMORE
LOT 193

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
FLORIDA OFFICE: (850) 460-3310
MINNESOTA OFFICE: (612) 807-3115

THE STONEGATE
ELEVATION "1"
ROOF & FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

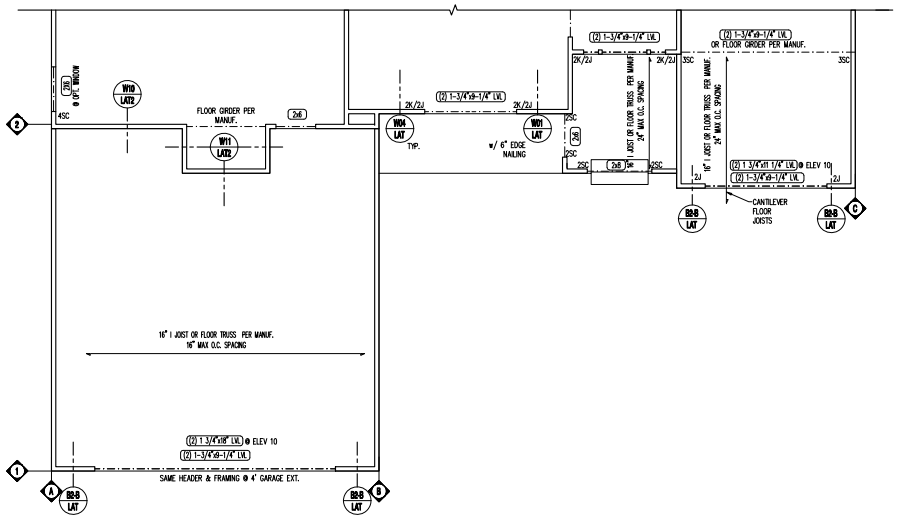
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COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID: —
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S2.1

FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.822.4435
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE

02/28/18

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FLOOR PLAN – ELEV. 7 & 10

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

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1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
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5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2xF — 2-PLY HEADER OR BEAM
- # — SHEAR LINE

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

TARAMORE
LOT 193

Fieldstone
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TEL: 248.822.4035
THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE
02/28/18

Fieldstone
FLORIDA OFFICE: (850) 460-3310
MICHIGAN OFFICE: (248) 822-4035
MINNESOTA OFFICE: (612) 807-3115

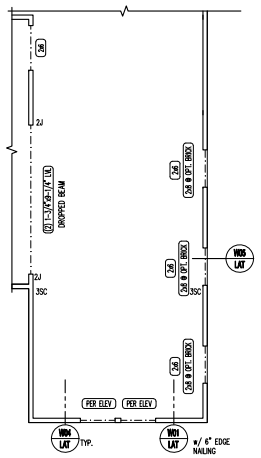
THE STONEGATE
ROOF & FLOOR FRAMING PLAN
ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S2.1.3

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FRAMING PLAN – OPT.
CASUAL LIVING ILO 1 CAR GARAGE
SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
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5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2nF — 2-PLY HEADER OR BEAM
- A — SHEAR LINE

TARAMORE
LOT 193

Fieldstone
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THOMAS A. WEBER, PE
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TENNESSEE
02/28/18

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THE STONEGATE
ROOF & FLOOR FRAMING PLAN
GARAGE OPTIONS

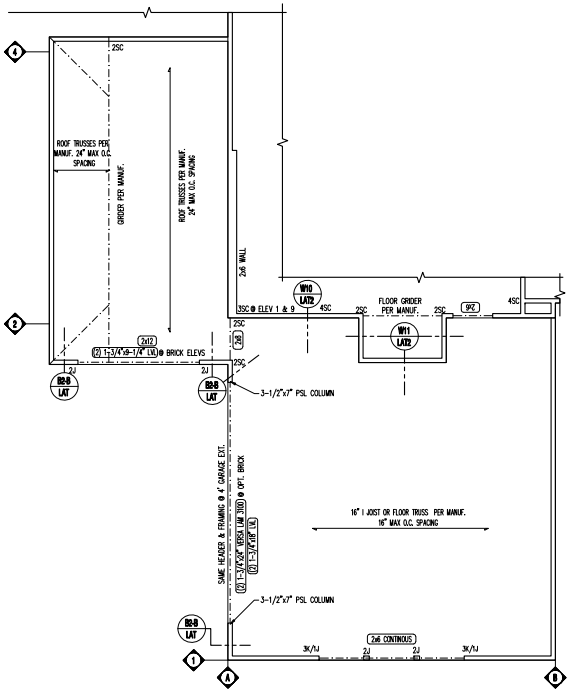
CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S2.1.8

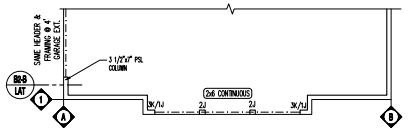
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FRM. PLAN @ OPT. 3RD CAR GARAGE SIDE LOAD ELEV 1 & 9

SCALE: 1/4"=1'-0"



PAR. FRM. PLAN – ELEV. 7 & 10 @ 3RD CAR GARAGE SIDE LOAD

SCALE: 1/4"=1'-0"

SEE ELEVATION 1 3RD CAR SIDE LOAD GARAGE FOR INFORMATION NOT SHOWN

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
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7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
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5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2nd — 2-PLY HEADER OR BEAM
- 4 — SHEAR LINE

TARAMORE
LOT 193

Fieldstone
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691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
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THOMAS A. WEBER, PE
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TENNESSEE
02/28/18

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MICHIGAN OFFICE: (248) 822-4435
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THE STONEGATE
ROOF & FLOOR FRAMING PLANS
SIDE LOAD GARAGE ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID: ___

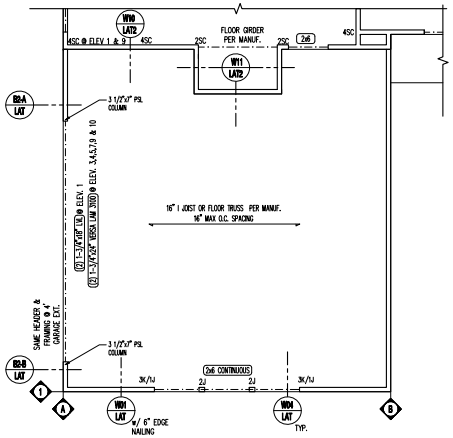
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

SHEET: S2.1.9

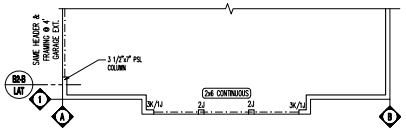
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FLOOR PLAN – @ OPT. SIDE LOAD GARAGE ELEV 1 & 9

SCALE: 1/4"=1'-0"



PARTIAL FLOOR PLAN – ELEV. 7 & 10 @ OPT. SIDE LOAD GARAGE

SCALE: 1/4"=1'-0"

SEE ELEVATION 1 SIDE LOAD GARAGE FOR INFORMATION NOT SHOWN

LEGEND SYMBOLS

ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"

LTR / SHT — DETAIL INDICATOR

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4". ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH CALL BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

TARAMORE
LOT 193

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THOMAS A. WEBER, PE
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THE STONEGATE
ROOF & FLOOR FRAMING PLAN
SIDE LOAD GARAGE ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

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COMMUNITY NAME: EAST AREA MASTER SET

COMMUNITY ID:

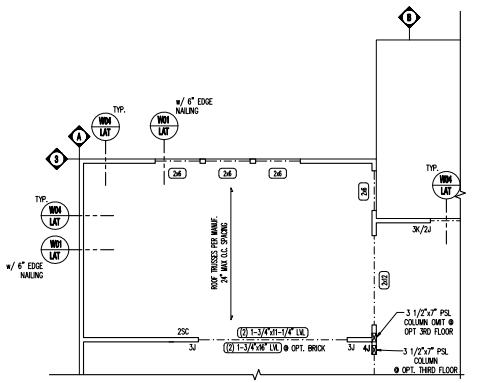
GARAGE HANDING: LEFT

PLAN NUMBER: 2034

SHEET: S2.1.10

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



PARTIAL FRAMING PLAN @ OPT. SUNROOM

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
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6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2xP — 2-PLY HEADER OR BEAM
- 4 — SHEAR LINE

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

TARAMORE
LOT 193

Fieldstone
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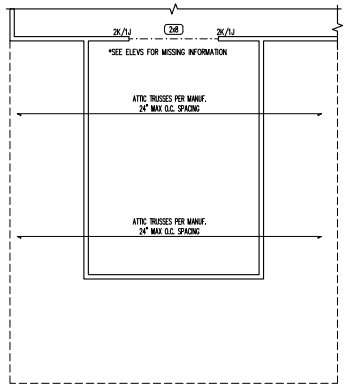
THE STONEGATE
ROOF & FLOOR FRAMING PLAN
REAR OPTIONS

CONTROL RELEASE DATE: 02/28/18

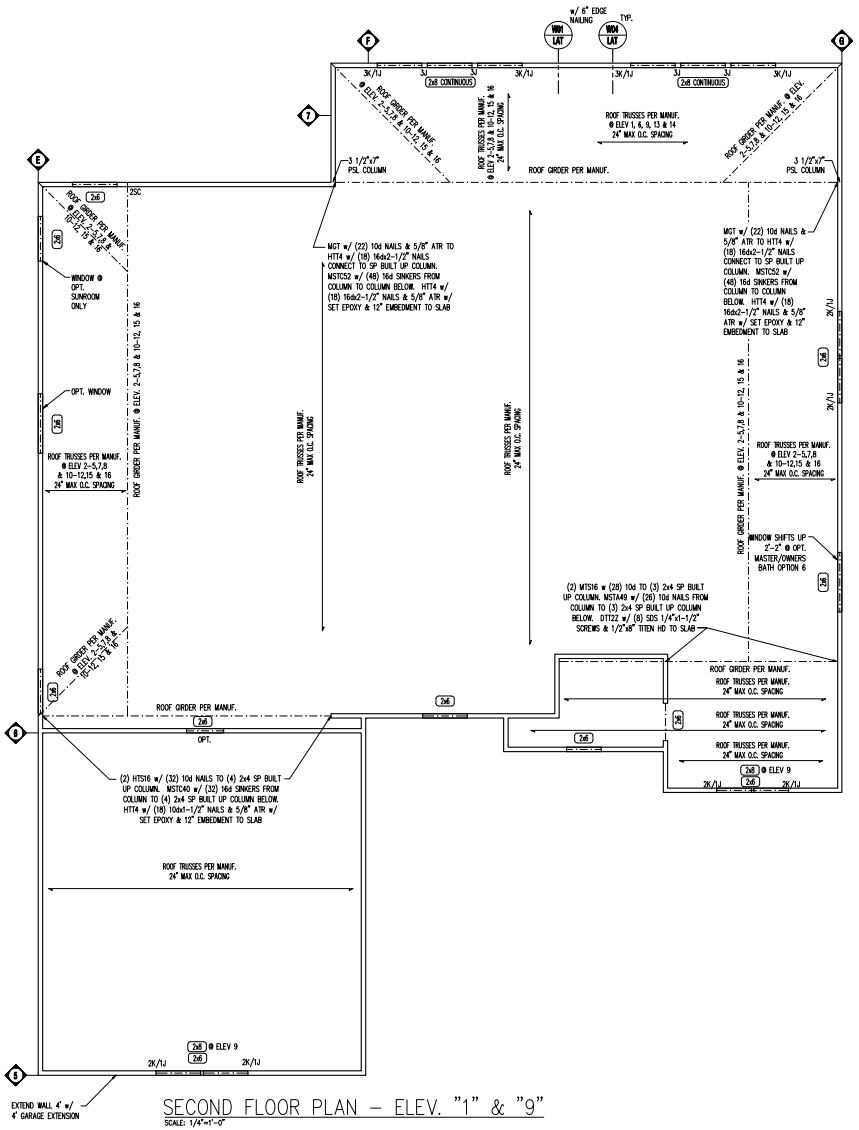
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COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S2.1.12

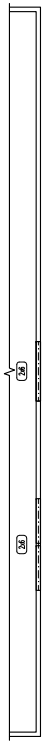
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OPT. PRIVATE BATH ILO JACK AND JILL
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN – ELEV. "1" & "9"
SCALE: 1/4"=1'-0"



OPT. MASTER / OWNER RETREAT OR GRAND CLOSET
SCALE: 1/4"=1'-0"
SEE BASE HOUSE/ELEVATIONS FOR INFORMATION MISSING

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x8 — 2-PLY HEADER OR BEAM
- A — SHEAR LINE

TARAMORE
LOT 193

Fieldstone
FIELDSTONE ENGINEERING, PLLC
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TEL: 248.822.4435
THOMAS A. WEBER, PE
P.E. # 115927
TENNESSEE
02/28/18

Fieldstone
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MICHIGAN OFFICE: (248) 822-4435
MINNESOTA OFFICE: (612) 807-3115

THE STONEGATE
ROOF FRAMING PLAN
SECOND FLOOR PLAN

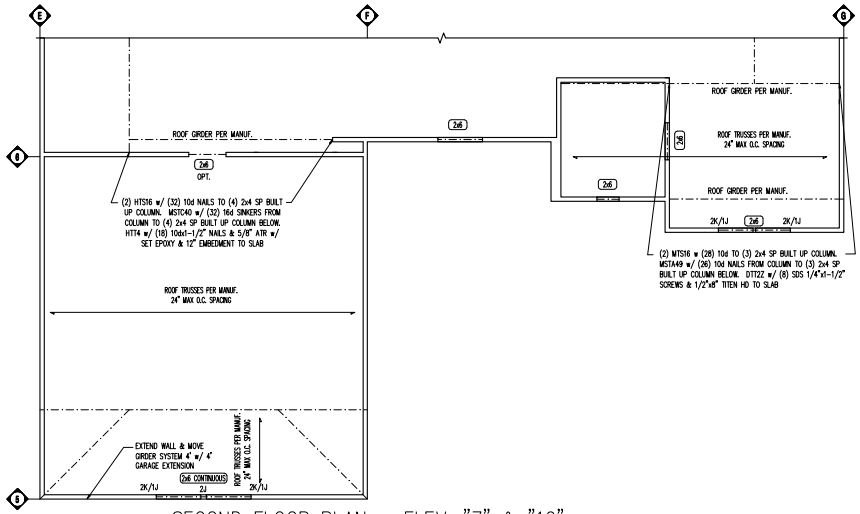
CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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12	-

COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S2.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 30x24 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



SECOND FLOOR PLAN – ELEV. "7" & "10"
SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
3. SOLID BLOCK ALL GIRDERS AND BEAMS TO THE FOUNDATION.
4. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 24" O.C.
5. ALL LOAD BEARING WALLS TO BE 16" O.C.
6. ALL HEADERS TO BE (2) PLY U.N.O. 2x4 AND 2x6 TO BE SPF OR SP NO.2 OR BTR. HEADERS GREATER THAN 2x6 TO BE SP NO.2 OR BTR.
7. ALL HEADERS SHALL HAVE (1) JACK AND (1) KING STUD AT EACH END U.N.O.
8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION, NOTES & DETAILS. CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- 2x6 — 2-PLY HEADER OR BEAM
- A — SHEAR LINE

TARAMORE
LOT 193

Fieldstone
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THE STONEGATE
ROOF FRAMING PLAN
ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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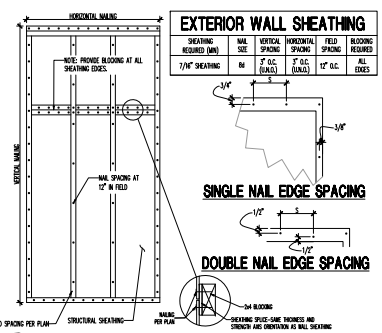
COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: S2.2.4

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

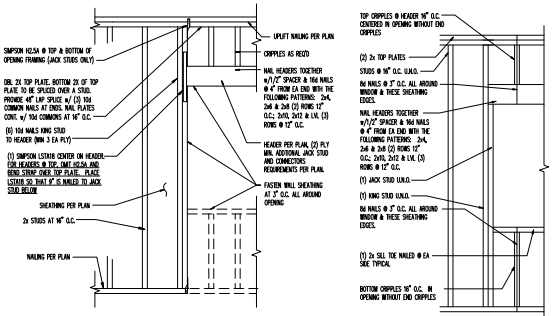
PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG

EXTERIOR WALL SHEATHING

SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	3" O.C. (U.N.O.)	3" O.C. (U.N.O.)	12" O.C.	ALL EDGES

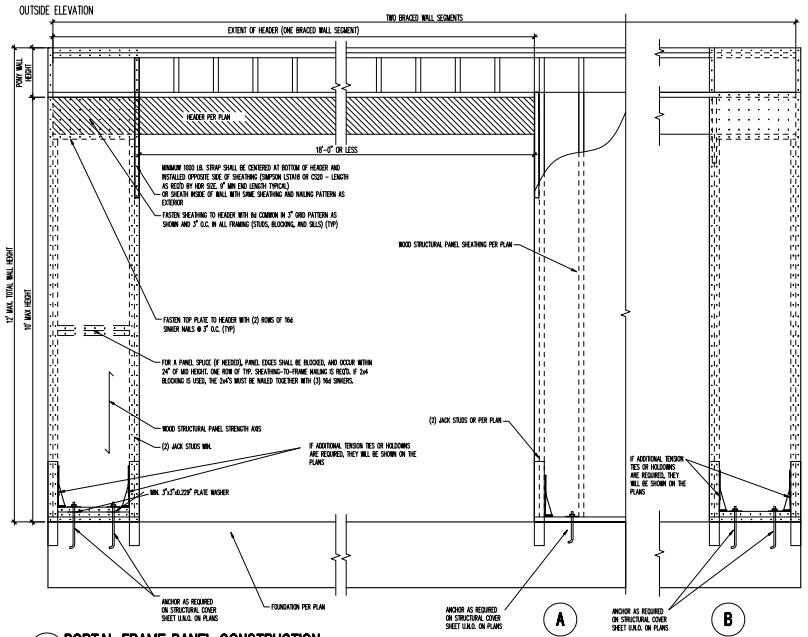


W01 TYPICAL SHEATHING DETAIL N.T.S.
SHEATHING THICKNESS IS 15/32" FOR STUCCO APPLICATIONS. SINGLE NAIL EDGE SPACING U.N.O.

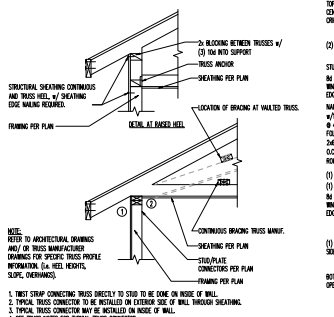


W05 TYPICAL FRAMED BEARING WALL N.T.S.
ALL FRAMING 2x4 U.N.O.

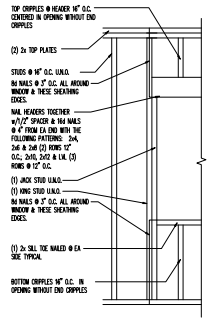
W04 TYPICAL OPENING w/UPLIFT N.T.S.
2x FRAMING TO BE 2x4 U.N.O.



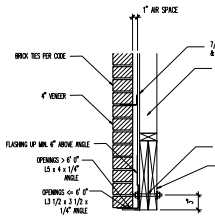
B2 PORTAL FRAME PANEL CONSTRUCTION N.T.S.



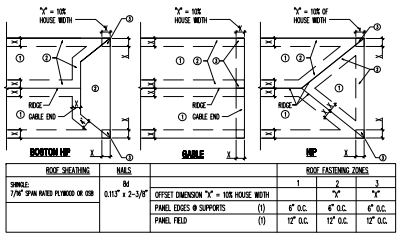
R02 ROOF TRUSS ON FRAME N.T.S.



W03 TYPICAL OPENING w/REDUCED UPLIFT CAPACITY N.T.S.
2x FRAMING TO BE 2x4 U.N.O. PERMISSIBLE TO USE NON IN LIEU OF W03



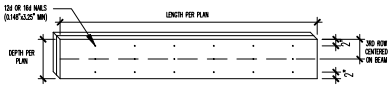
W08 BRICK LINTEL DETAIL N.T.S.



ROOF SHEATHING	NAILS		ROOF FASTENING ZONES		
			1	2	3
SINGLE: 7/16" SPAN RATED PLYWOOD OR OSB	8d 0.113" x 2-3/8"	OFFSET DIMENSION "X" = 10X HOUSE WIDTH		"X"	"X"
		PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	6" O.C.
		PANEL FIELD (1)	12" O.C.	12" O.C.	12" O.C.

NOTES:
1. LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS--TYPICAL.
2. EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3. FASTENING ZONES 2 AND 3 ARE EQUAL TO 10X (MIN) OF TOTAL HOUSE WIDTH, DIMENSION "X" OFFSET FROM ROOF EDGE.
30' WIDE HOUSE = 3' ZONE, 40' WIDE HOUSE = 4' ZONE, 50' WIDE HOUSE = 5' ZONE, 60' WIDE HOUSE = 6' ZONE
4. WIDTH IS TO BE DEFINED AS THE SHORTER OF THE FRONT TO BACK OR SIDE TO SIDE DIMENSION.

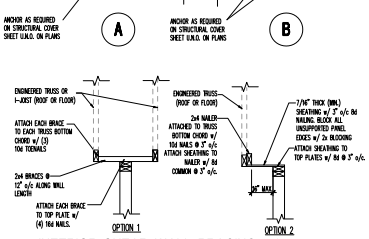
R11 ROOF SHEATHING ATTACHMENT DIAGRAM N.T.S.



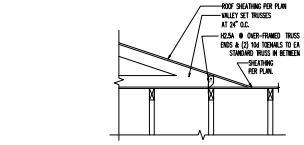
BEAM DEPTH	NAILING PATTERN
3 1/2"	(2) ROW 12d OR 16d NAILS @ 12" O.C.STAGGERED
5 1/2" - 7 1/4"	(3) ROW 12d OR 16d NAILS @ 12" O.C.
9 1/4" & 11 7/8"	(3) ROW 12d OR 16d NAILS @ 12" O.C.

* DIMENSIONAL ROW MUST BE ADDED IF A NAIL SMALLER THAN SPECIFIED IS USED
* 2 PLY BEAM SHALL BE NAILED ON ONE SIDE
* 3 PLY BEAM SHALL BE NAILED ON BOTH SIDES
* 4 PLY BEAM SHALL BE NAILED ON (1) SIDE PER PLY. NAIL EACH PLY TO THE EDGE AND OFFSET NAIL ROWS BY 3" FROM ROWS IN THE PLY BELOW
* NOTE: THIS CONNECTION SCHEDULE IS FOR TOP LOADED BEAMS ONLY. FOR SIDE LOADED BEAMS IN THE FLOOR SYSTEM, SEE THE MANUFACTURER LAYOUT AND DETAILS

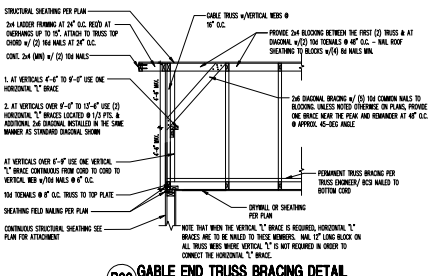
B01 TOP LOADED BEAM CONNECTION DETAIL N.T.S.



R07 INTERIOR SHEAR WALL BRACING w/ TRUSS OR I-JOIST PARALLEL TO WALL N.T.S.

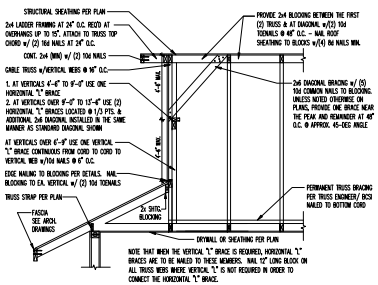


R08 VALLEY SET OVER FRAME N.T.S.
INTERIOR WIND ZONES



R09 GABLE END TRUSS BRACING DETAIL N.T.S.
INTERIOR WIND ZONES

TARAMORE
LOT 193



R09B DUTCH HIP GABLE TRUSS BRACING DETAIL N.T.S.
INTERIOR WIND ZONES

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24X36 SHEETS - 11X17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
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MICHIGAN OFFICE: (248) 422-4935
MINNESOTA OFFICE: (612) 807-3115

THE STONEGATE
DETAILS - MISC.
-

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME
EAST AREA MASTER SET
COMMUNITY ID

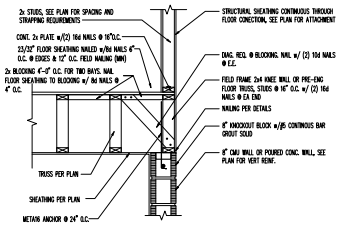
GARAGE HANDING
LEFT

PLAN NUMBER
2034

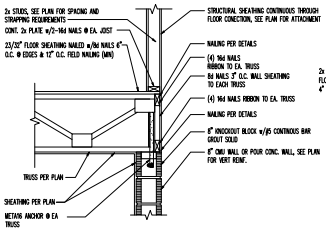
SHEET
LAT

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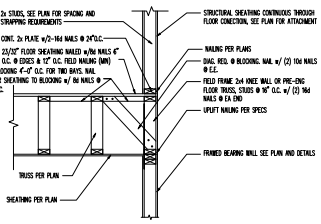
PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG



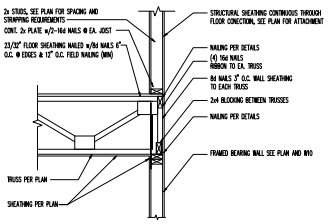
FL1 FLOOR TRUSS/JOIST TO MASONRY WALL
N.T.S.



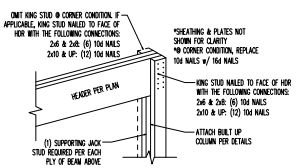
FL2 FLOOR TRUSS/JOIST w/LET-IN ON MASONRY WALL
N.T.S.



FL1B FLOOR TRUSS/JOIST TO FRAMED WALL
N.T.S.



FL2B FLOOR TRUSS/JOIST w/LET-IN ON FRAMED WALL
N.T.S.

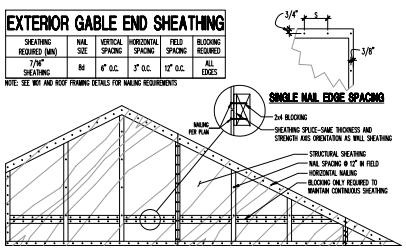


W44 TYPICAL BEAM POCKET DETAIL
SCALE: NTS

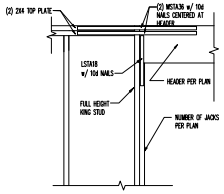
EXTERIOR GABLE END SHEATHING

SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	6" O.C.	3" O.C.	12" O.C.	ALL EDGES

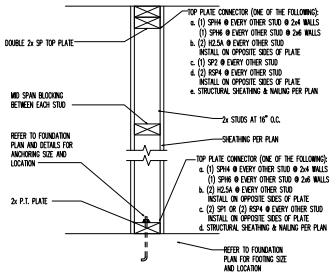
NOTE: SEE WIT AND ROOF FRAMING DETAILS FOR NAILING REQUIREMENTS



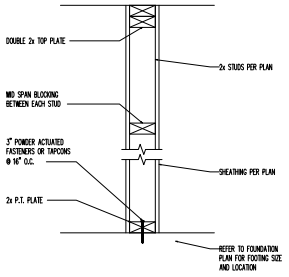
W02 GABLE END SHEATHING DETAIL
N.T.S.



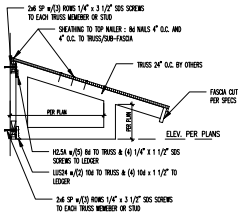
W06 HEADER CONNECTION w/o TOP PLATE
N.T.S. WALL AS VIEWED FROM INSIDE



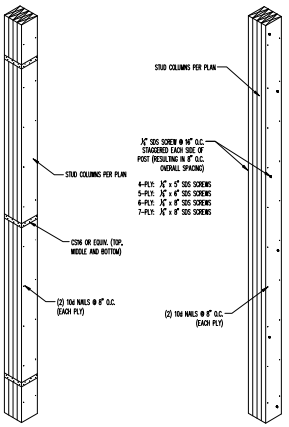
W10 LOAD BEARING WALL w/UPLIFT
N.T.S.



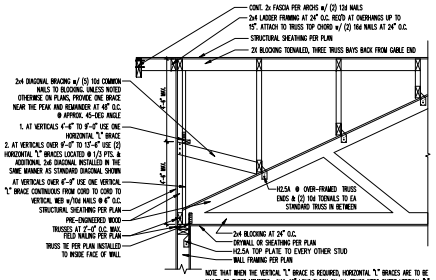
W11 LOAD BEARING WALL w/o UPLIFT
N.T.S.



TR3 SUSPENDED TRUSS
N.T.S.

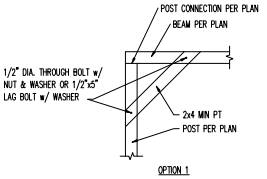


B3 STUD PACK DETAIL
SCALE: NTS
FOR (4) PLY OR MORE STUD COLUMNS



NOTE THAT WHEN THE VERTICAL "L" BRACE IS REQUIRED, HORIZONTAL "L" BRACES ARE TO BE NAILED TO THESE MEMBERS. NAIL 12" LONG BLOCK ON ALL TRUSS WEBS WHERE VERTICAL "L" IS NOT REQUIRED IN ORDER TO CONNECT THE HORIZONTAL "L" BRACE.

R20 TYP. GABLE END DETAIL
N.T.S. INTERIOR WIND ZONES



W43 PORCH LATERAL BRACING
N.T.S.

TARAMORE
LOT 193

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
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THE STONEGATE
DETAILS - WALL
-

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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-	-

COMMUNITY NAME: EAST AREA MASTER SET
COMMUNITY ID:
GARAGE HANDING: LEFT
PLAN NUMBER: 2034
SHEET: LAT2

FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
THOMAS A. WEBER, PE
P.E. # 115527
TENNESSEE

02/28/18

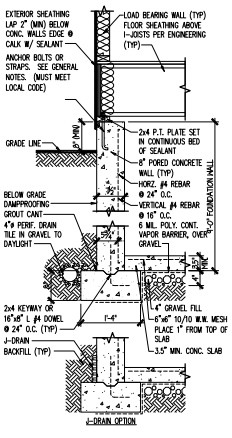
PLOTTED: March 2, 2018 / Jerry McCormick / 2034_STONEGATE_STRUCT_LH_2018-02-28.DWG

GENERAL:
ALL BASEMENT WALL DESIGNS BASED UPON 45 PCF SOIL. LOCAL SOIL ENGINEER TO VERIFY ON EACH JOB SITE. CONCRETE SHAL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f'c', OF NOT LESS THAN 3,000 PSI AT 28 DAYS.

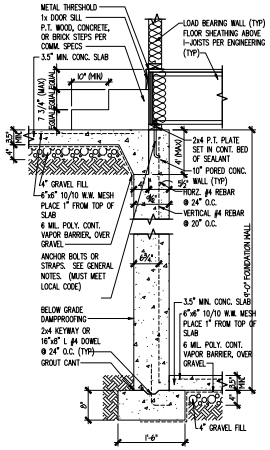
Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0089
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 030305
NORTH CAROLINA 06/23/16

Fieldstone
FIELDSTONE ENGINEERING
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
THOMAS A. WEBER, PE
P.E.# 115027
TENNESSEE 06/23/16

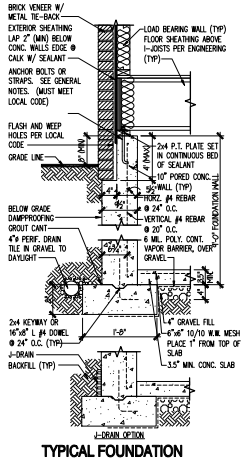
Fieldstone
THOMAS A. WEBER, PE
P.E.# PE036305
GEORGIA
9130 FOX RUN CIR
EDEN PRAIRIE, MN 55347
TEL: 248.622.4035 06/23/16



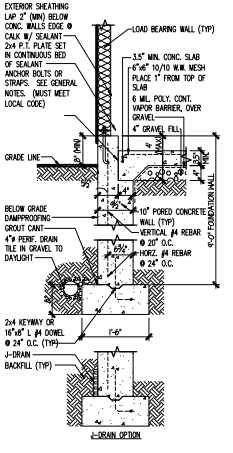
A TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



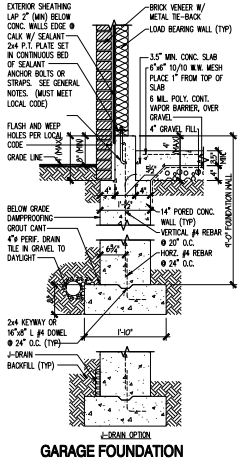
B GARAGE/HOUSE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



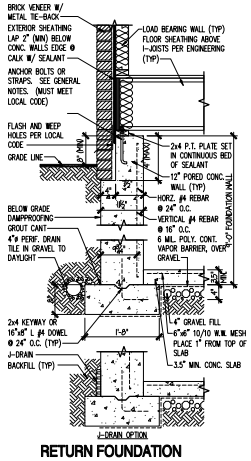
C TYPICAL FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



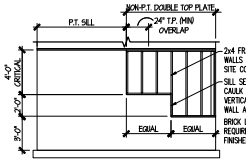
D GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



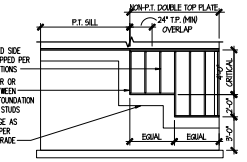
E GARAGE FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 14" CONCRETE WALL



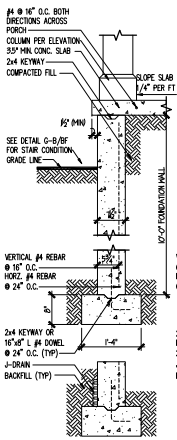
F RETURN FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 12" CONCRETE WALL



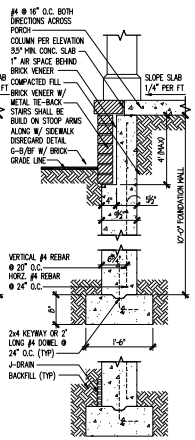
STEPPED WALL ELEVATION
SCALE: 3/4" = 1'-0"



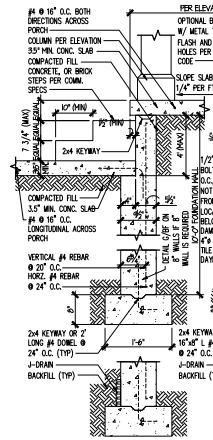
STEPPED WALL ELEVATION W/ BRICK LEDGE
SCALE: 3/4" = 1'-0"



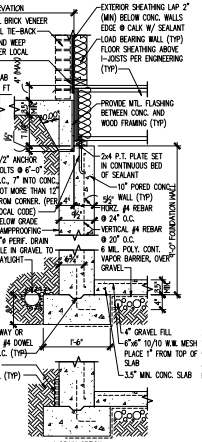
9A PORCH NO BRICK & W/ BRICK



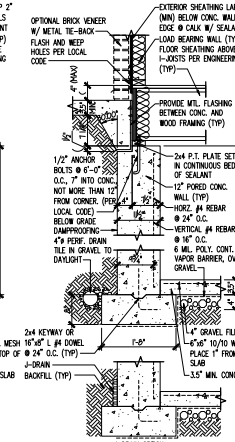
9B PORCH @ STEPS



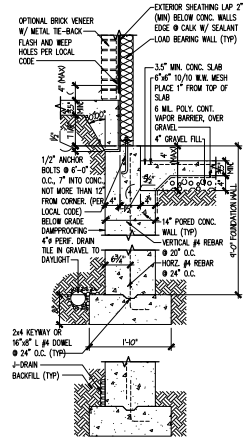
9C PORCH @ HOUSE 10"



9C PORCH @ HOUSE 10"

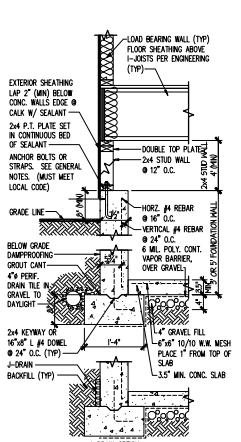


9D PORCH @ HOUSE 12"

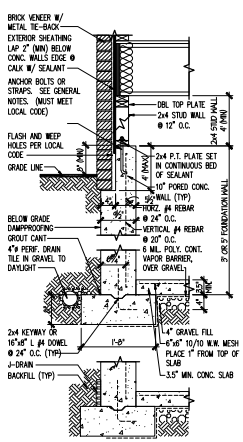


9E PORCH @ SLAB 14"

8" & 14" CONCRETE WALL



STEPPED FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



J STEPPED FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

TARAMORE
LOT 193

G FRONT PORCH FOUNDATION WALL
SCALE: 3/4" = 1'-0" PER SPECS

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 23, 2016 / Mike Lentz / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.dwg

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
BASEMENT FOUNDATION DETAILS

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV # / DATE / DESCRIPTION

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
-

SPECIFICATION LEVEL
-

PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

SHEET
BF

GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

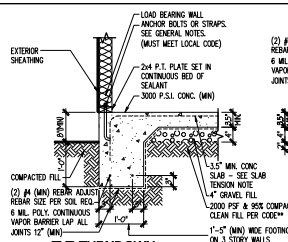
4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE OMITTED WHEN SLAB IS PLACED ON WELL DRAINED SOIL CLASSIFIED GROUP 1 PER IRC R405.1
(CLASSIFICATIONS GW, SW, GM, OR SM)

SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W. MESH PLACE 1" FROM TOP OF SLAB AS SHOWN IN DETAILS (NOTE THAT THIS IS A NON-STRUCTIONAL ELEMENT)

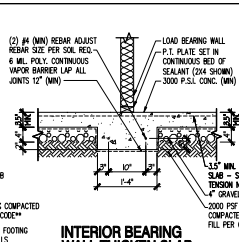
ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC., NOT MORE THAN 12" FROM CORNERS, AND WITHIN 12" OF PLATE ENDS OR STRAPS MAY BE USED IN PLACE OF BOLTS PER MANUF. SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.) OR EQUIVALENT

BRICK NOTES:
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE BARRIER OVER SHEATHING PER R703.2

TARAMORE LOT 193

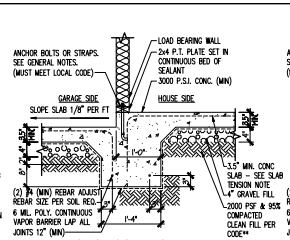


A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS

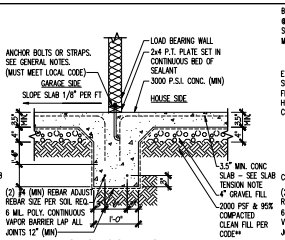


INTERIOR BEARING WALL THICKEN SLAB

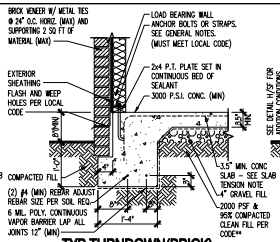
B
SCALE: 3/4" = 1'-0"



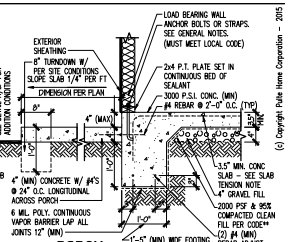
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



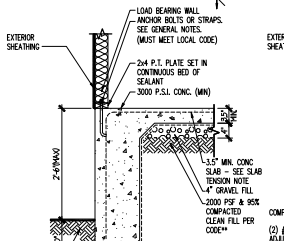
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
W/ NO STEP CONDITION



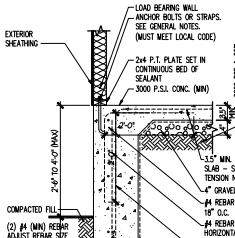
D TYP TURNDOWN(BRICK)
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



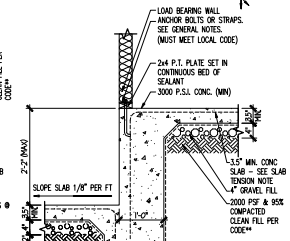
E PORCH
SCALE: 3/4" = 1'-0"



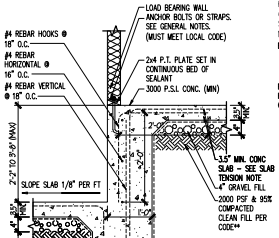
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



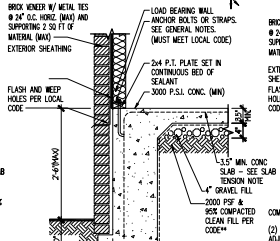
A TYP TURNDOWN
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



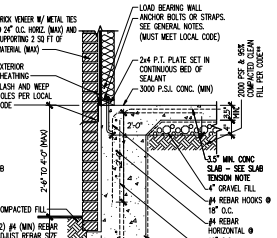
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



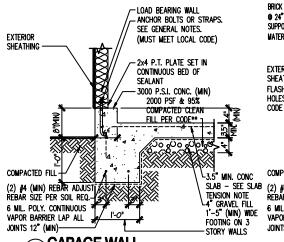
C HOUSE / GARAGE
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



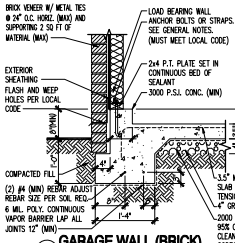
D TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



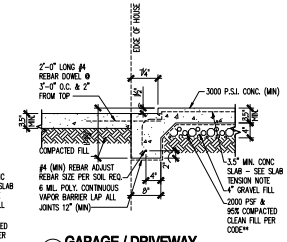
D TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION 2'-6" TO 4'



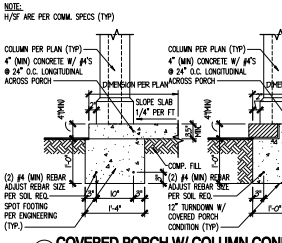
F GARAGE WALL
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



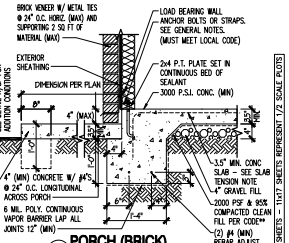
F GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"



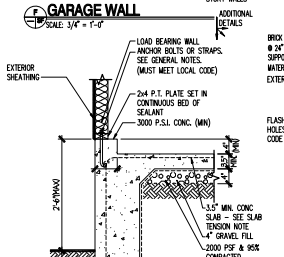
G GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0"
ADDITIONAL DETAILS



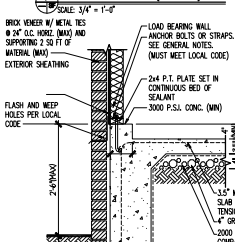
H COVERED PORCH W/ COLUMN CONDITIONS
SCALE: 3/4" = 1'-0"



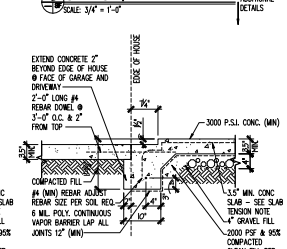
J PORCH (BRICK)
SCALE: 3/4" = 1'-0"



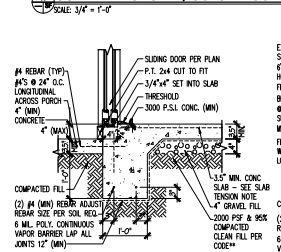
F GARAGE WALL
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



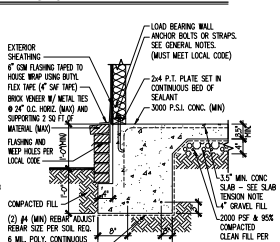
F GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"
RAISED SLAB CONDITION < 2'-6"



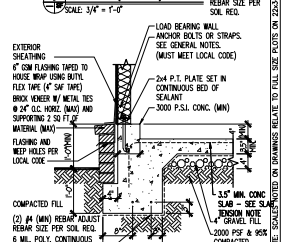
G GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0"
DRIVEWAY HEAVING



I PATIO DOOR
SCALE: 3/4" = 1'-0"



M TYP TURNDOWN +
SCALE: 3/4" = 1'-0"
W/ BRICK ROWLOCK



N GARAGE WALL +
SCALE: 3/4" = 1'-0"
W/ BRICK ROWLOCK

Fieldstone
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691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.422.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 038201
NORTH CAROLINA
06/23/16



Fieldstone
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AUBURN HILLS, MI 48326
TEL: 248.422.4035
THOMAS A. WEBER, PE
P.E.# 116627
TENNESSEE
06/23/16



PLOTTED: June 23, 2016 / Mike Lewis / 2015 ZONE DETAIL BOOK - FOUNDATIONS SETTLEMENT

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
MONO-SLAB FOUNDATION DETAILS
1

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

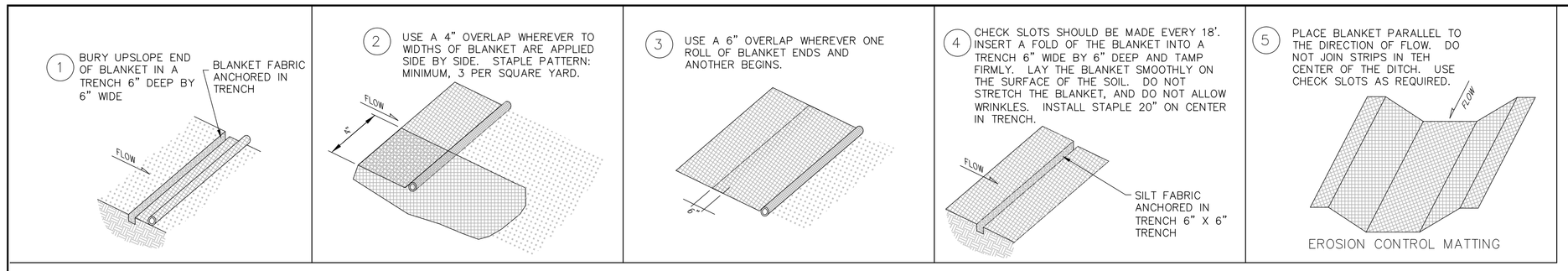
GARAGE HANDING
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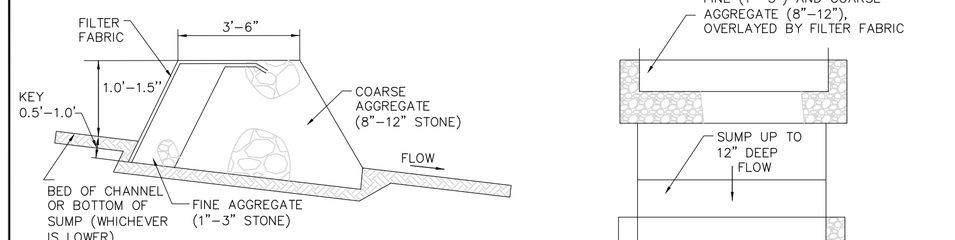
SPECIFICATION LEVEL
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PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

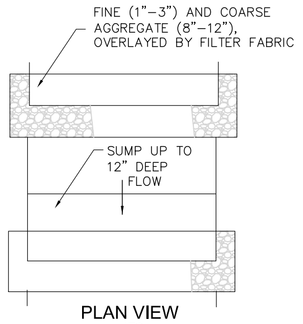
SHEET
SF

NOTE: SCALE NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

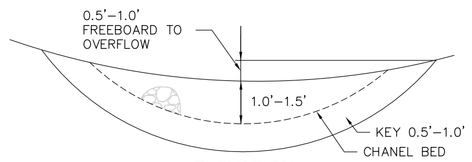




CROSS SECTION
NTS

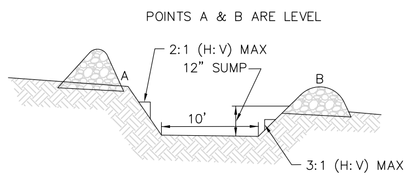


PLAN VIEW
NTS

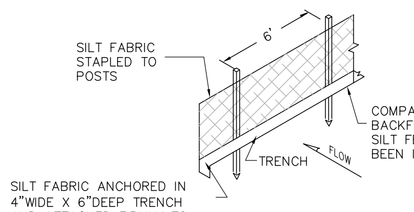


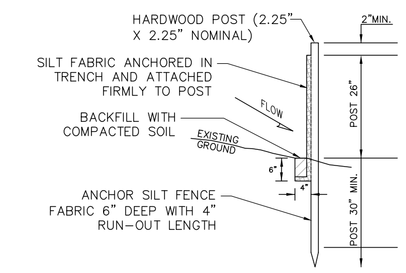
ELEVATION
NTS

STONE CHECK DAM



TYPICAL SPACING BETWEED CHECK DAMS
NTS

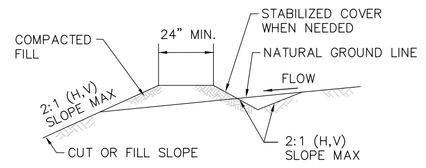




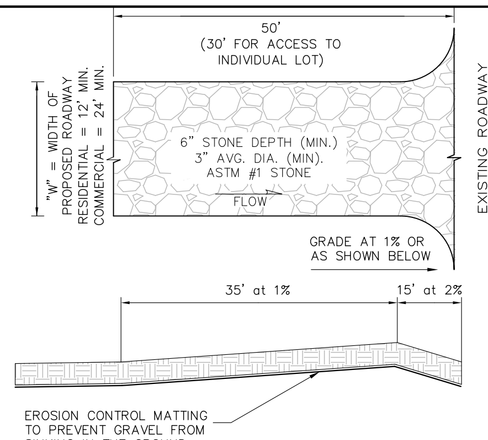
- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
- DO NOT ATTACH FILTER FABRIC TO TREES.
- INSTALL POSTS NO MORE THAN 6 FEET APART.
- SECURELY ATTACH SILT FENCE FABRIC TO THE POST ON THE UPSTREAM SIDE OF POSTS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE x 1/2" LONG). AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
- INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY.

SILT FENCE
(PER TDEC EROSION CONTROL HANDBOOK - SECTION 7.34)

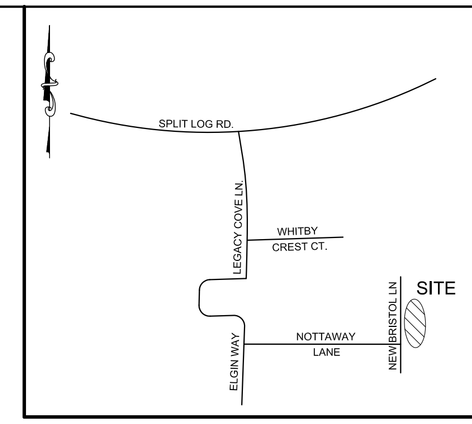
SILT FENCE J-HOOK



DIVERSION BERM/SWALE
NTS

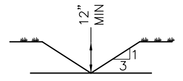


TEMPORARY CONSTRUCTION ENTRANCE DETAIL



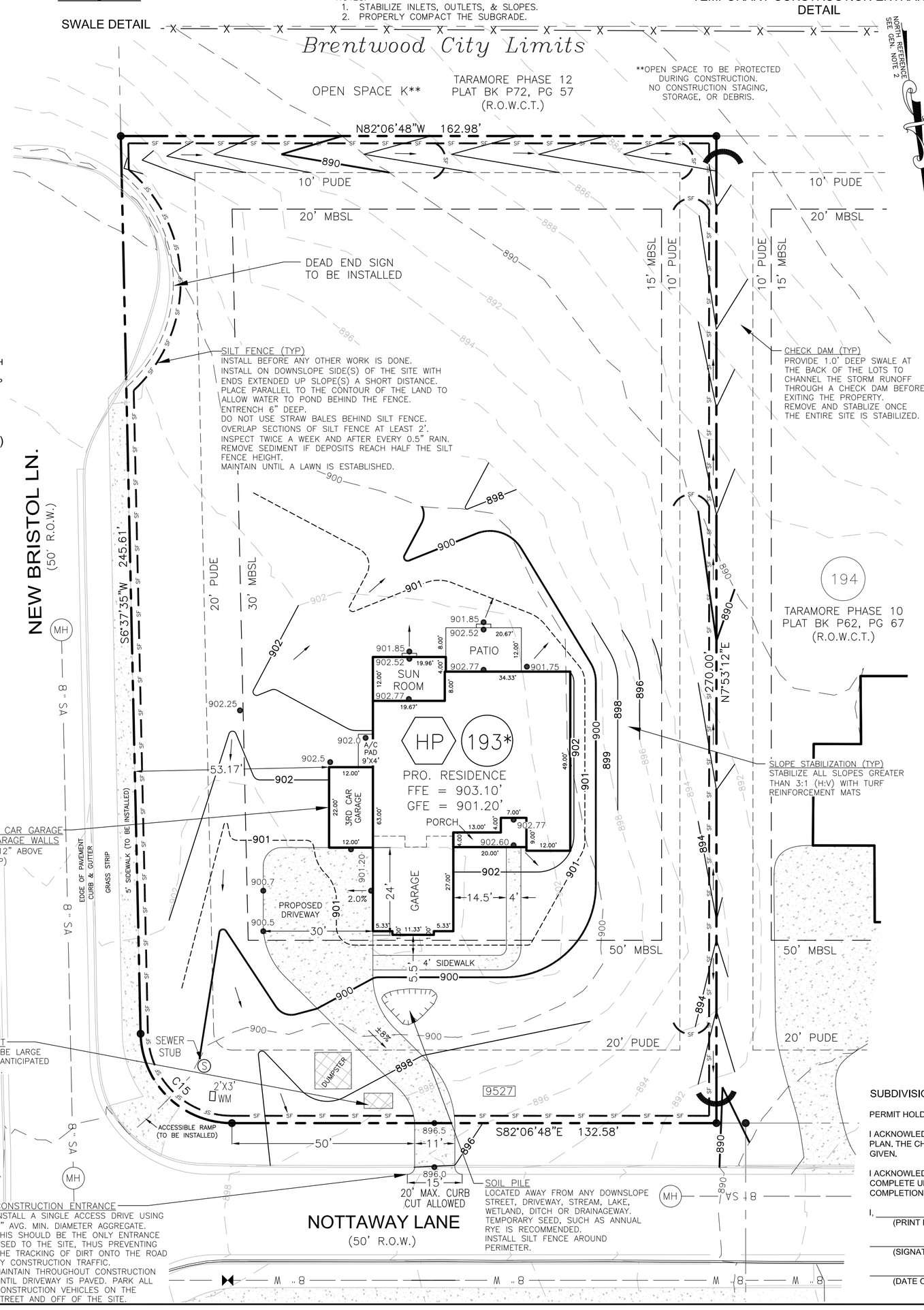
VICINITY MAP
NOT TO SCALE

POST CONSTRUCTION:
SEED AND INSTALL EROSION CONTROL STRAW MAT ALONG SIDE SLOPES.



SWALE DETAIL

NOTES:
1. STABILIZE INLETS, OUTLETS, & SLOPES.
2. PROPERLY COMPACT THE SUBGRADE.



Curve Table							
Curve #	Radius	Length	Delta Angle	Tangent	Chord Length	Chord Bearing
C15	25.00'	38.72'	88° 44' 23"	24.46'	34.96'	S37° 44' 37"E

This site is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan, Development of the property shown on this plan may be subject to standards other than those that are applicable during the vesting period, The initial venting for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

HOUSE INFORMATION
STONEGATE
LEFT
ELEVATION 10
GARAGE 4' EXTENSION
GARAGE 3RD CAR
SUNROOM

LEGEND
- IRON ROD FOUND (IPF)
- IRON ROD SET (IPS)
- SANITARY SEWER MANHOLE
- WATER METER
- SANITARY SEWER STUB
- TELEPHONE/TELECOM STUB
- SILT FENCE
- DESIGN SPOT ELEVATION
- DRAINAGE FLOW ARROW

NOTES:
1. LOCATE SOILS PILE AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, STREAM, LAKE, WETLAND, DITCH OR DRAINAGEWAY. TEMPORARY SEED, SUCH AS ANNUAL RYE, IS RECOMMENDED. INSTALL SILT FENCE AS NEEDED.
2. PROPOSED RESIDENCE
   FFE: 903.10' GARAGE (GFE): 901.20'
3. INSTALL A SINGLE ACCESS DRIVE USING 3" AGGREGATE (SEE DETAILS). THIS SHOULD BE THE ONLY ENTRANCE USED TO THE SITE, THUS PREVENTING THE TRACKING OF DIRT ONTO THE ROAD BY CONSTRUCTION TRAFFIC. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF OF THE SITE.
4. INSTALL SILT FENCE BEFORE ANY OTHER WORK IS DONE ON DOWNSLOPE SIDE(S) OF THE SITE WITH ENDS EXTENDED UPSLOPE(S) A SHORT DISTANCE. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE FENCE. ENTRENCH 6" DEEP. DO NOT USE STRAW BALES BEHIND SILT FENCE. OVERLAP SECTIONS OF SILT FENCE AT LEAST 2'. INSPECT TWICE A WEEK AND AFTER EVERY 0.5" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE SILT FENCE HEIGHT. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
5. CONTOURS SHOWN WERE FIELD-RUN BY WILSON & ASSOCIATES IN OCTOBER 2019.
6. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE LIABILITY OF WHETHER THE SURVEY IS ACCURATE OR NOT LIES UPON THE BUILDER AND CONSULTANT. SEE GENERAL NOTE 2.
7. (*) TRANSITIONAL LOT NOTE: LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER.
8. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
9. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.

MARK RICHARD SHUME
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
No. 113391
STATE OF TENNESSEE
4/15/2020

GENERAL NOTES:
1. DEVELOPER: PULTE HOMES (615)550-2043
2. THE BOUNDARY INFOMATION SHOWN HEREON IS FROM LOT 193 ON THE FINAL PLAT OF TARAMORE PHASE 12 OF RECORD IN BOOK P72, PG 57, R.O.W.C.T.
3. HOUSE FOOTPRINT PROVIDE BY PULTE HOMES.
4. ALL UTILITIES SHOWN HEREON ARE PER SURVEY.
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES.
6. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.
6. LOT SIZE: 43,075 SQ FT or 0,99 ACRES.
7. SETBACKS:
   FRONT: 50'
   SIDES: 15'
   REAR: 20'
   (UNLESS SHOWN OTHERWISE)

SUBDIVISION: TARAMORE, PHASE 12 LOT NUMBER: LOT 193

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVED ANY DEVIATION FROM THE APPROVED SITE PLAN, THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN, VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20_____
(DATE OF SIGNATURE)

Pulte Homes

ADDITIONAL GENERAL NOTES:

1) Builder to call Brentwood Engineering Department for initial erosion contral inspection (615-371-0080) issuance of permit.
2) All retaining walls greater than 4' will be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a Certificate of Occupancy.
3) A temporary Certificate of Occupancy will not be given for grading and drainage related issues.
4) All retaining walls with height in excess of 30" require safety rail or barrier as per Brentwood code.
5) Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the terrain.
6) The maximum grade of any portion of a driveway shall not exceed 20% for paved surfaces and 10% for unpaved surfaces, with a maximum cross slope of 5%.
7) All driveways with 15% or greater longitudinal slopes and/or 5% or greater cross-slopes shall be profiled and sectioned by a TN R.L.S, and approved b the City Engineer prior to issuance of a certificate of occupancy.
8) All structures designed for human and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.
9) The concrete drive should be constructed of materials and colors that into the natural terrain.

EROSION AND SEDIMENT CONTROL NOTES

PER **TDEC** GUIDELINES REGARDING WHO NEEDS AN **NPDES** STORMWATER CONSTRUCTION PERMIT: "OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE.."

THE FOLLOWING PRE-CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CORRECTLY INSTALLED PRIOR TO THE INITIATION OF THE DISTURBANCE ACTIVITIES:

- A STABILIZED CONSTRUCTION ACCESS, SUCH AS A TEMPORARY STONE ACCESS, MUST BE INSTALLED TO PREVENT OFFSITE TRACKING,
- SILT FENCE, OR OTHER SEDIMENT BARRIERS, MUST BE INSTALLED ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA,
- WHERE APPLICABLE, INLET PROTECTION FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED.

THE FOLLOWING EROSION AND SEDIMENT CONTOL BMPs MUST BE PERFORMED UNTIL THE PROJECT IS COMPLETED:

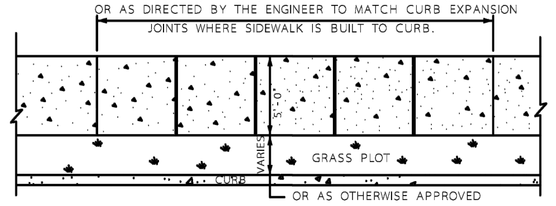
- EROSION AND SEDIMENT CONTROLS SHOULD BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORM WATER MANAGEMENT MANUAL,
- INSPECTIONS OF THE CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BY A QUALIFIED INDIVIDUAL AT LEAST TWICE EVERY CALENDAR WEEK UNTIL THE SITE IS ADEQUATELY STABILIZED, INSPECTIONS SHOULD BE PERFORMED AT LEAST 72 HOURS APART, INSPECTIONS SHOULD BE DOCUMENTED AND AVAILABLE IF REQUESTED
- BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED,
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%,
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
- STABILIZATION MEASURES SHOULD BE INITIATED AS SOON AS POSSIBLE ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NOT LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. (STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION.)
- ROOF DOWNSPOUTS MUST DISCHARGE ONTO SPLASH BLOCKS TO PREVENT EROSION. IF DOWNSPOUTS ARE ROUTED THROUGH DRAIN LINES, THE SYSTEM MUST NOT DISCHARGE DIRECTLY INTO THE STREET OR DRAINAGE SYSTEM.
- RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE,
- BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY,
- ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED BY LIKE MATERIALS AT THE BUILDERS EXPENSE.

ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES:

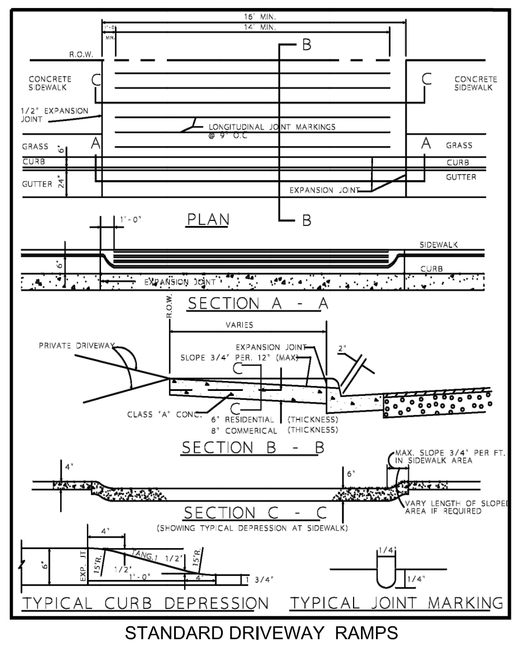
- EROSION OR SEDIMENTATION, OR TRANSPORT OF OTHER POLLUTANTS OR FORMS OF POLLUTION, DUE TO VARIOUS LAND DEVELOPMENT ACTIVITIES MUST BE CONTROLLED,
- THE OWNER/OPERATOR SHOULD PERFORM INSPECTIONS TO ENSURE THAT VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN ARE KEPT AND EFFECTIVE OPERATING CONDITION,
- NO LAND DISTURBANCE ACTIVITIES, WHETHER BY PRIVATE OR PUBLIC ACTION, SHALL BE PERFORMED IN A MANNER THAT WILL NEGATIVELY IMPACT STORM WATER QUALITY WHETHER BY ILLICIT DISCHARGE, FLOW RESTRICTIONS, INCREASED RUNOFF, OR BY DIMINISHING CHANNEL OR FLOODPLAIN STORAGE CAPACITY,
- WITHIN ANY WATERWAY NATURAL AREAS (WNA), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD ENGINEERING DEPARTMENT,
- PRIOR TO THE FINAL INSPECTION, ALL DISTURBED AREAS SHOULD BE ADEQUATELY STABILIZED, WHERE DRIVEWAY CULVERTS ARE REQUIRED, HEADWALLS MUST BE INSTALLED ACCORDING TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS. CULVERT SIZING SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF BRENTWOOD REGULATIONS AND/OR AS SPECIFIED BY THE RECORDED PLAT.

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.

SITE DATA: POST-DEVELOPMENT	
TOTAL SITE AREA:	43,075 SF
AREA OF DISTURBANCE:	43,075 SF or 0.999 ACRES
BUILDING FOOTPRINT:	3,468 SF
HEATED AREA:	2,527 SF
OTHER IMPERVIOUS AREAS (DRIVES, SIDEWALKS, PATIO, ETC):	1,880 SF
TOTAL IMPERVIOUS:	5,348 SF
PERCENT IMPERVIOUS:	12.4%
BUILDING COVERAGE:	8.1%
GREEN SPACE:	87.6%
HEIGHT OF BUILDING FROM LOWEST ADJACENT GRADE:	902' + 1.1' + 32' 9¾" = 935.9'



5' SIDEWALK WITH GRASS PLOT



STANDARD DRIVEWAY RAMPS
CITY OF BRENTWOOD DRAWING No. 5

REVISIONS		
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275
info@wilsonpc.com

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

TRANSITIONAL-HP LOT SITE PLAN

Lot 193 - Taramore - Phase 12 (Plat Book: P72, Page 57)
Zone: OSRD & OSRD-IP
City of Brentwood, Williamson County, Tennessee
For: Pulte Homes

Transitional HP Lot Site Plan	
DRAWN BY:	WAA
APPVD. BY:	MRS
DATE	3/14/2020
PROJ. No.	60916
SCALE:	1"= 20'
SHEET No.	1 OF 1

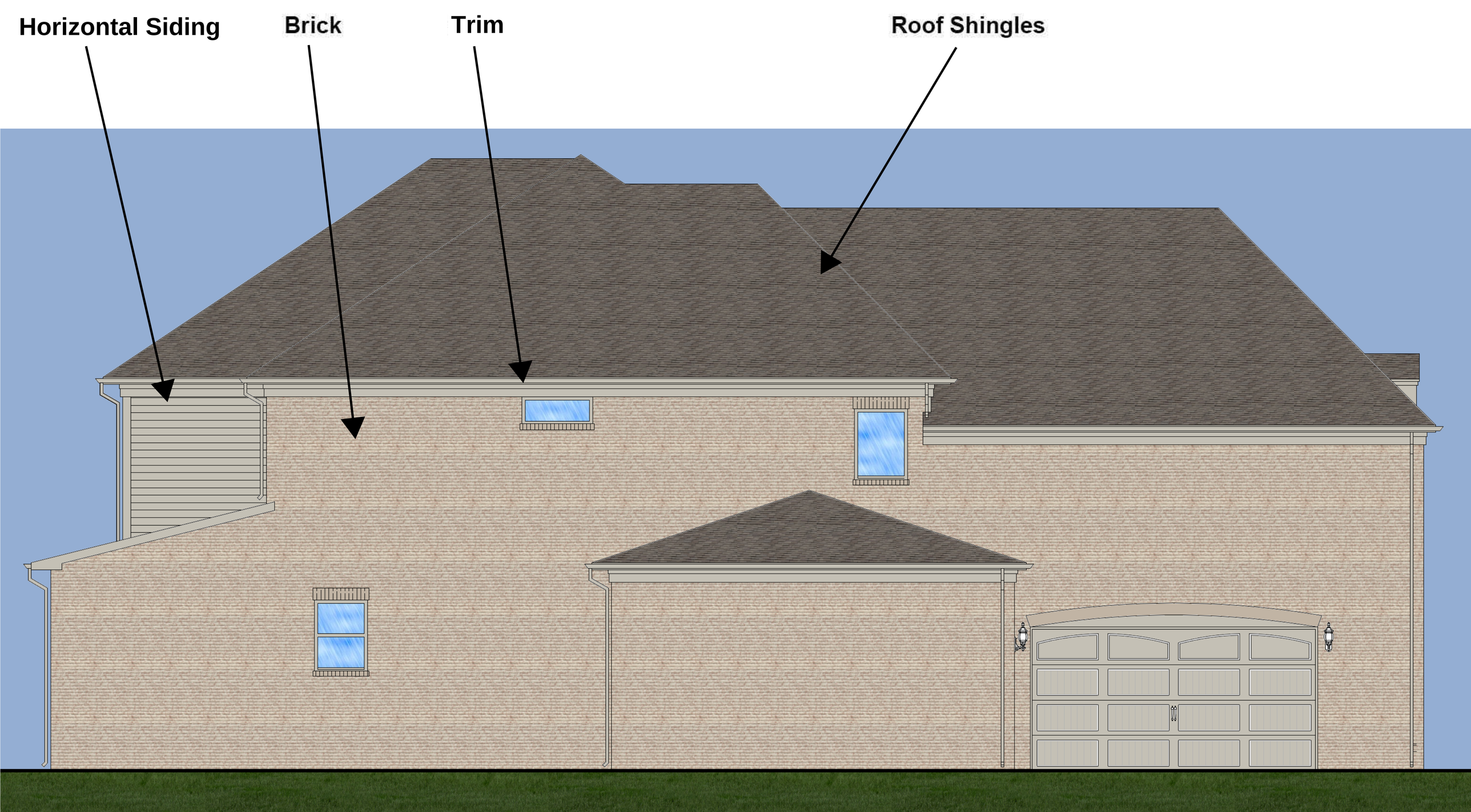
Taramore Lot 193

Front Elevation



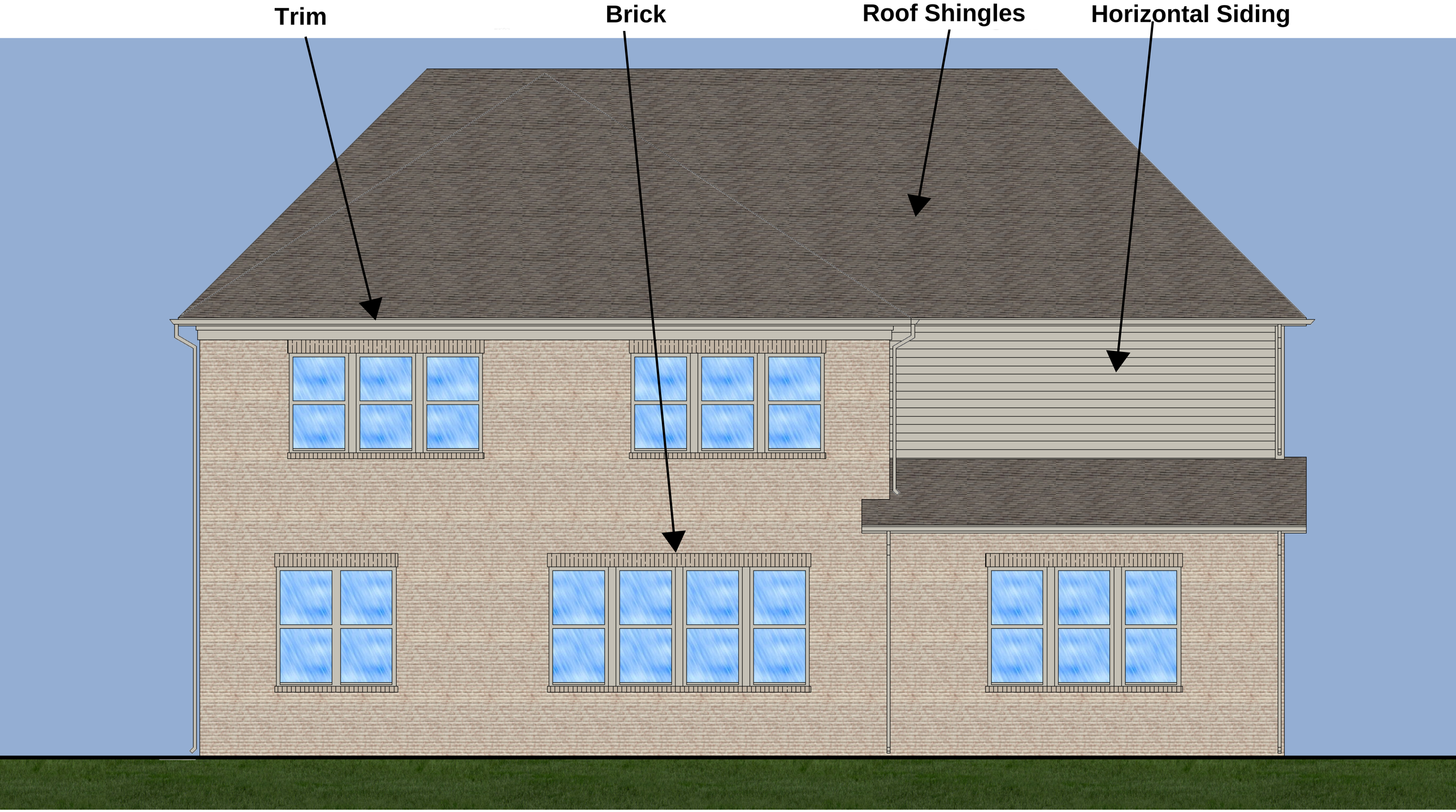
Taramore Lot 193

Left Elevation



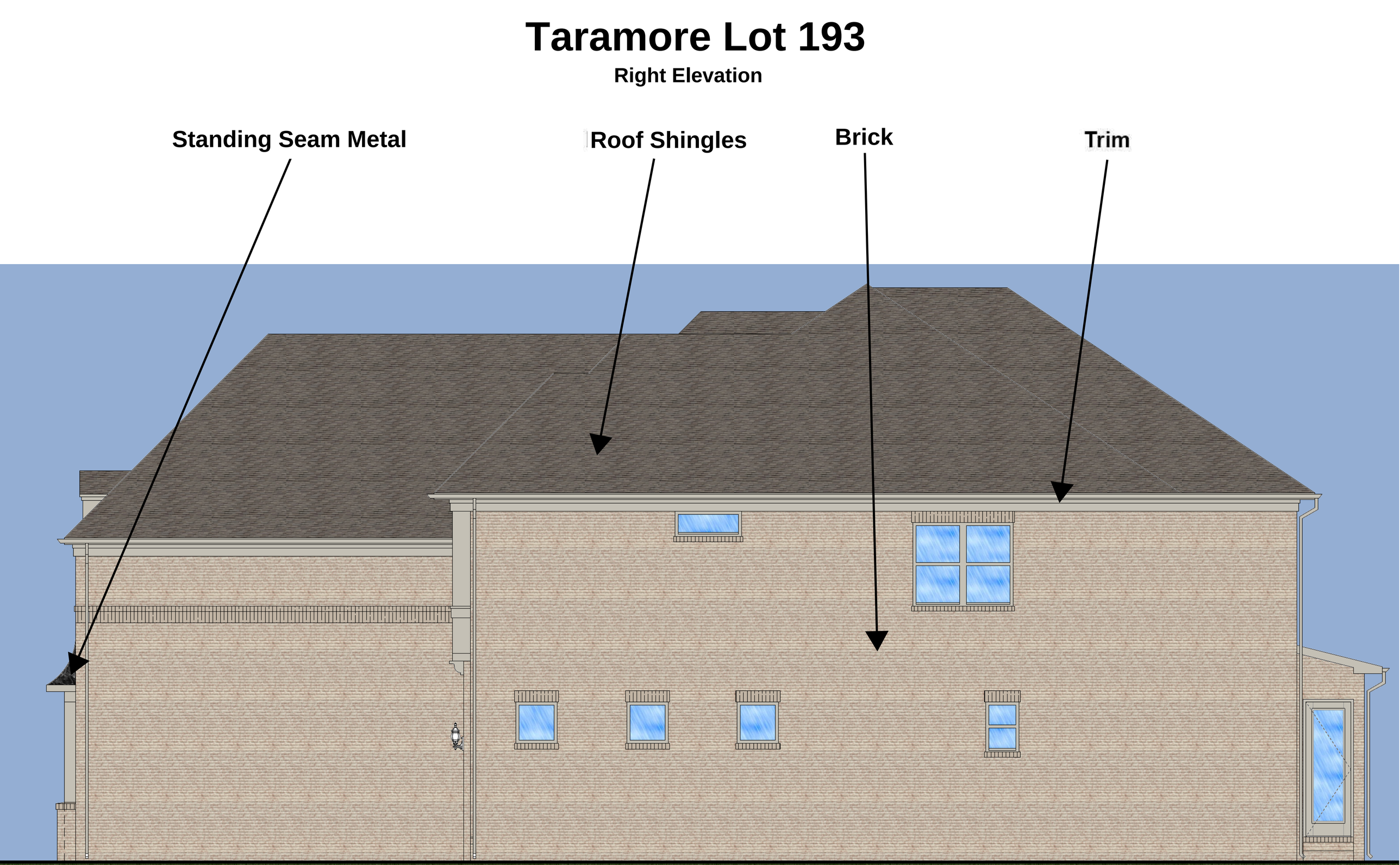
Taramore Lot 193

Rear Elevation



Taramore Lot 193

Right Elevation



BRENTWOOD PLANNING COMMISSION **11.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-017

PROJECT DESCRIPTION

Hillside Overlay Site Plan Review – Taramore Subdivision, Lot 204, 9526 Nottaway Lane

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 204 located at 9526 Nottaway Lane

9526 NOTTAWAY LANE – TARAMORE	
Lot Area (sf)	*43,320 sf*
Total Area of Home (sf)	*3,760sf*
Heated Area (sf)	*6,230sf*
Impervious Area (sf)	*5,606sf*
Green Space Provided (%)	*87.1%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Joey Wilson, Wilson & Associates, 108 Beasley Drive, Franklin, TN 37064

Attachments

Final Staff Report
Arch Plans
Transitional, Lot Plan
Elevations

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 11:

REQUEST:	***HILLSIDE PROTECTION OVERLAY SITE PLAN REVIEW – TARAMORE SUBDIVISON, LOT 204, 9526 NOTTAWAY LANE***
PROJECT NUMBER:	***BPC2004-017***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

Wilson & Associates requests approval of a Hillside Protection Overlay site plan for Lot 204 located at 9526 Nottaway Lane

9526 NOTTAWAY LANE – TARAMORE	
Lot Area (sf)	*43,320 sf*
Total Area of Home (sf)	*6,230sf*
Heated Area (sf)	*3,760sf*
Impervious Area (sf)	*5,606sf*
Green Space Provided (%)	*87.1%*
Green Space Required (%)	*40%*

The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

PROJECT LOCATION:

The subject property is located at 9526 Nottaway Lane.

APPROVAL HISTORY:

The Planning Commission has previously approved Hillside Protection Site Plans for Lots 57, 58, 59, 64, 126, 127, 129, 130, 134, 135, 136, 137, 195, and 196.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **six** conditions be attached to the approval of the request.*

1. Verify complete agreement of the civil site plan and the architectural plans prior to submittal of the building plans.

2. The diameter of the meter piping should be labeled, such as, ¾" diameter water meter. The size of the meter box is not necessary.

3. The limits of disturbance – or area proposed to be graded – should be less than the total area of the lot per the proposed contours.

4. The letter certifying only the proof-roll of the lot is not acceptable for a geotechnical study. Provide a code compliant geotechnical study. The study shall be provided before permits will be issued for the lot.

5. The owner/Fire Sprinkler Contractor should field verify pressure and flows before design/construction of sprinkler system.

6. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Add the following note to the Hillside Protection Overlay site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting

period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. Note that pending HP approval by Planning Commission, a Grading Permit and Building Permit will be required prior to construction. An NOI and SWPPP will be required prior to these permit approvals.

5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

7. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

8. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed Hillside Protection Overlay Site Plan, to include the required residential sprinkler system, subject to the requirements of the staff report.

HARRINGTON

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PRODUCT ACTION REQUEST / REVISION TRACKING

REVISION: 005 DATE: 07/31/2014 PRODUCTION MANAGER: __

1. ADDED SIDE DAYLIGHT BASEMENT OPTIONS TO PLAN SET
2. UPDATED OPTIONAL BEVERAGE CENTER
3. ADDED VINGETTES OF OPTIONAL BATH 5 & 6 DROP-IN TUBS
4. CHANGED REAR PORCH LIGHT FROM 7'-4" TO 7'-8"
5. ADDED CRAFTSMAN INTERIOR ELEVATIONS TO PLAN SET
6. UPDATED AND VERIFIED SQUARE FOOTAGE TABLE

REVISION: 006 DATE: 08/11/2014 PRODUCTION MANAGER: __

1. ADDED DIMENSIONS TO CAN LIGHTS
2. MADE DROP ZONE 16" DEEP (STANDARD)
3. ADDED DIMENSION FOR SOFFIT AT OPT PLATINUM KITCHEN
4. LOCATED COOKTOP FOR ALL KITCHEN CONFIGURATIONS
5. REMOVED SIDE WINDOWS AT OPT CASUAL LIVING
6. ADDED (2) 2/6 SIDE WINDOWS AT LIBRARY
7. ADDED OPT ATRIUM DOORS
8. ADDED VIGNETTES FOR OPT COFFERED CEILINGS
9. REVISED SIDE AND REAR TWO SIDED FIREPLACE OPTIONS AND ADDED EXT ELEV'S TO SHOW CHIMNEY LOCATIONS

REVISION: 007 DATE: 09/23/14 PRODUCTION MANAGER: SJM

1. REVISED NOTE FOR BASEMENT'S OPT BEVERAGE CENTERS TO CALL OUT 41 1/4" HALF TO SUPPORT BAR TOP
2. OWNER'S BATH OPTION 5 AND 6 SHOWER AND TUB LIGHTING CHANGED FROM OPTIONAL TO STANDARD.
3. OPTIONAL 19'-0" X 20'-0" PATIO/DECK WAS REMOVED FROM FIRST FLOOR PLAN
4. REVISE CASUAL LIVING ROOM NAME TO DEN ON FIRST FLOOR.
5. COFFERED CEILINGS WERE REVISED NEAR THE OPT. SIDE AND OPT TWO SIDED FIREPLACES
6. SHOW STANDARD 6883 OPENING ON OPT. COFFERED CLG. @DEN
7. RENAMED SHT.2.1.2 TO 3.FP
8. ADDED OPT. FIREPLACE BOX OUT TO SECOND FLOOR PLAN AND SECOND FLOOR OPTIONS. DIMENSIONED NEW WINDOW CONFIGURATIONS.
9. MODIFIED SECTION FLOOR JOIST TO SHOW CEILING JOIST AND CREATED A NEW SECTION TO SHOW ROOM OPTIONS ABOVE GATHERING ROOM.
10. EDIT SIDE ELEVATION TO SHOW (2) FIXED 2626 WINDOWS IN THE DEN.
11. REMOVE LIBRARY OPTION.
12. ADD 2 SIDED FIREPLACE OPTION VIGNETTE TO PLANS.

REVISION: 008 DATE: 12/23/14 PRODUCTION MANAGER: SJM

1. ALL REAR PLAN PORCH/LANAI/SUNROOM OPTIONS WERE UPDATED IN BASEMENTS, PLAN & ELEVATION.
2. UPDATED PLAN & OPTION TITLES IN ALL DRAWINGS
3. BASEMENT PLANS- ADJUSTED FRONT WALL 24" AND PICKED UP OTHER MINOR ITEMS.
4. FIRST FLOOR PLAN- MOVE FRONT DEN WALL OUT 24", O. BATH VANITY SIZE CHANGES, ADDING OPTIONAL SHUTTERS @ PPC ROOM, REMOVE SEAT AT STAIRS & OTHER MINOR PICKUPS.
5. PLAN OPTIONS- SIMILAR PICKUPS AS FIRST FLOOR PLAN, MAKING THE PERIMETER DISTANCE 8" FOR ALL COFFERED CEILINGS, REMOVING OPTION/S & OTHER MINOR PICKUPS.
6. SECOND FLOOR PLAN- OVERHAUL OF BEDROOM 2 BATH (PER BROCHURES), UPDATE OF LOFT SPACE (PER BROCHURES), MINOR PLAN REPAIR, ADDITIONAL WINDOW HEAD HEIGHT NOTES, OPT BONUS STORAGE SIZE CHANGE & OTHER MINOR PICKUPS.
7. SECOND FLOOR PLAN OPTIONS-PLAN CHANGES PER BROCHURES, MINOR PLAN REPAIRS, SIMILAR CHANGES TO SECOND FLOOR PLAN & OTHER MINOR PICKUPS.
8. ELEVATIONS (ALL)-MINOR PICKUPS/ADDITONAL ANNOTATION
9. SECTIONS-FLOOR STRUCTURE CHANGE
10. ELECTRICAL-MADE FLOOR OUTLET IN GATHERING ROOM OPTIONAL, CHANGED FIXTURES IN THE FOYER & ENTRY, REMOVED KEYLESS FIXTURE IN ALL GARAGES & OTHER MINOR PICKUPS.
11. ZONE PLANS-REMOVED THE MADE LOFT AND GAME ROOM ONE ZONE, CHANGED BASEMENT KITCHEN ZONE, REMOVED OPTIONS, UPDATED ZONE #'S, REMOVED A SHEET & OTHER MINOR PICKUPS

REVISION: 009 DATE: 05/30/15 PRODUCTION MANAGER: SJM

1. ELEVATION 7 – REMOVE SHUTTER NOTE ON SECOND FLOOR BEDROOM 2 WINDOW.
2. ADJUST ALL SIDE ENTRY GARGE ELECTRICAL-JUST REPOSITIONING OF LIGHTS AND GDO OUTLET
3. ELEVATIONS 6, 7, AND 8-EXTEND A WALL OUT IN THE GARAGE (TO THE RIGHT OF THE STAIRS) 14" TO CATCH A BEAM SUPPORTING THE SECOND FLOOR.
4. ADDED NEC 2014 EDITION TO ATL COVER SHEET
5. ADDED VARIOUS NEW CODE REQUIREMENTS PER NEC 2014-SEE ALL ELECTRICAL SHEETS FOR CHANGES
6. ADDED DUAL WATER HEATER DESIGNS FOR STANDARD 2 CAR AND 3 CAR GARAGE OPTIONS AS NEEDED PER MARKET/CODE SHEET 2.1 AND 2.9
7. ADDED CLOSET CEILING LIGHT DIMENSTIONS/LOCATIONS FOR PLACEMENT NEAR SHELVES. SHEET 5.1 AND 5.1.1 AND 5.2
8. ADDED BRICK START/STOP DESIGNATIONS TO REAR ELEVATIONS AND SIDE ELEVATIONS
9. ADDED REDLINES FOR NEW ATTIC RIDGE VENT CALCULATION TABLES. ELEVATION SHEETS AND STRUCTURAL OPTIONS
10. CORRECT ALL 2ND FLOOR PARTIALS ON ELEVATION SHEETS TO MATCH THE CURRENT SHEET 2.2 AT BATH 2. 2ND FLOOR WAS ADJUSTED DURING CONVAL BUT ELEVATION PARTIALS WERE NEVER UPDATED TO MATCH.
11. STANDARDIZED VANITY SINK BASE CABINET IN BASEMENT TO BE VSB30-CHANGED CABINET ON SHEET 2.0
12. ID#3326 – ADDED ELECTRICAL CONSISTENCY ADJUSTMENTS. SEE TECH BULLETIN FOR CHANGES BY PLAN
13. ID#3328 – ADDED RECESSED NICHE INTO LAUNDRY ROOM WITH THIRD CAR SIDELOAD SCENARIO TO ALLOW ENOUGH ROOM FOR STAIRS WITH RAISED FOUNDATIONS. SHEET 2.03, & 5.1.2
14. MOVE COLUMN AT TOP LEFT CORNER OF DINING ROOM TO 1'-4" OFF OF WALL TO ALLOW FOR TRIM TO RETURN AT BOXED SOFFIT – SHEET 2.1, 5.1, 4.1
15. ELEVATION 8 – ADD NOTE CALLING OUT SHAKE SIDING ON INTERIOR PORCH WALLS. SHEETS 3.8.0, & 3.8.1

REVISION: 011 DATE: 09/30/15 PRODUCTION MANAGER: __

1. ID#WAN(1) – ENGINEER UPDATED STRUCTURAL PLANS TO SHOW NEW CURB DETAIL AND LOCATION FOR MASONRY COLUMN BASES
2. ID#3670 – ENGINEER TO UPDATE RAFTER SPAN TABLES ON SHEET SD.1 PER DIVISION REQUIREMENTS
3. ID#2870 E – ADJUSTED VANITY CABINETS TO ALLOW FOR CODE MINIMUM OF 15" FROM ADJOINING WALL ON EACH SIDE. (WHERE APPLICABLE). ADJUSTED FRAMING AS REQUIRED TO ACHIEVE NEW VANITY SIZES
4. ID#3569 – SF PER ELEVATION ADDED BACK TO COVER SHEETS
5. ID#3685 – ADJUSTED FRONT ELEVATIONS 5-8 TO MATCH ROOF PLANS

REVISION: 012 DATE: 11/30/15 PRODUCTION MANAGER: __

1. ID#3858 – ADD NOTES AND DIMENSIONS FOR CANTILEVERED FIREPLACE OPTIONS AT BASEMENT ARCHITECTURALS. ENGINEER TO UPDATE BASEMENT PLANS TO SHOW CANTILEVERED FLOOR JOIST DETAIL
2. ID#3781 – ADDED NOTE AND DIMENSIONS TO BASEMENT PLANS FOR 2-SIDED FIREPLACE ABOVE. ENGINEER TO ADD PARTIAL SLAB AND BASEMENT FLOORPLANS FOR 2-SIDED FIREPLACE OPTION
3. ID#3791 – CHANGE DOORS AT STORAGE CLOSET UNDER STAIRS 1ST FLOOR AND BASEMENT STAIR TO 2/8 TO BE CONSISTENT WITH OTHER PLANS IN LINE UP. (BASEMENT DOOR WAS ALREADY AT 2/8 FOR THIS PLAN)
4. ID#3822 – ADDED 55" A.F.F. FOR POT FILLER HEIGHTS
5. ID#3866 – CHANGED STORAGE DOOR AT CLOSET UNDER STAIRS TO 2/8 TO BE CONSISTENT WITH BASEMENT DOOR AND OTHER PLANS IN THIS LINEUP
6. ID#3933 – ENGINEER TO PROVIDE CRAWL SPACE ENGINEERING TO THE HARRINGTON PLAN FOR NC
7. ID#4054 – ADDED ADDITIONAL CORBEL SUPPORTS AND ADDITIONAL KNEE WALL FRAMING (IF APPLICABLE PER HOUSE)
8. ID#3779 – ADJUSTED WALL AT KITCHEN REF BY 2" TO ALLOW FOR 28" SOFFIT WITH PLATINUM KITCHEN. SHIFT CABINET RUN AT STOVE WALL UP 1" WITH ADJUSTMENTS TO FILLERS ON EACH END.

REVISION: 013 DATE: 01/31/16 PRODUCTION MANAGER: __

1. ID#4260 – CREATED FRONT ELEVATION, FLOOR PLAN PARTIALS, AND SIDE ELEVATION SHEETS FOR SIDE LOAD GARAGE CONDITION

REVISION: 014 DATE: 05/31/16 PRODUCTION MANAGER: __

1. ID#4378 – CHANGED OPTIONAL BEVERAGE CENTER FLOORING ZONE TO ZONE NUMBER 47
2. ID#4474 – ADDED SHOWER VALVE AT OWNER'S BATH 6
3. ID#4536 – ADDED CALL OUT NOTE TO LAUNDRY CHUTE DETAIL TO REF. SE DETAILS
4. ID#4587 –UPDATED ELEVATION 6 FRONT PATRIAL FLOORPLAN TO SHOW CORRECT WALL STYLE TO MATCH ELEVATION

REVISION: 015 DATE: 01/31/17 PRODUCTION MANAGER: __

1. ID#5145 – UPDATED OPTIONAL OWNER'S BATH TUB DECK HEIGHTS TO BE 19 1/2" HIGH
2. ID#5312 – ADDED ADDITIONAL DIMENSIONS AT KITCHEN ISLAND TO LOCATE KNEE WALL
3. ID#5314 – REMOVED FYPON BRACKET FROM MINI-DORMER AT ELEVATION 6
4. ID# T6-7 – ADDED NEW ELEVATIONS 9, 10, 11, 12, AND 13

REVISION: 016 DATE: 06/30/17 PRODUCTION MANAGER: __

1. ID#5611 – UPDATED WIC DOOR AT OWNER'S BATH #5 TO MATCH BASE HOUSE. ADDED DOOR HEIGHT NOTE TO OPT. BONUS STORAGE OVER GARAGE
2. ID#5920 – UPDATED ELEVATION 7 TO REMOVE HALF COLUMN AT RIGHT SIDE OF PORCH.
3. ID#6032 – UPDATED FIRST FLOOR PLAN PARTIAL AT SIDE LOAD GARAGE ELEVATION 5 TO SHOW CORRECT WINDOW AT DINNING ROOM

REVISION: 017 DATE: 09/30/17 PRODUCTION MANAGER: __

ID#5890 – UPDATED ELECTRICAL LEGEND FOR RECESSED CAND TO BE OPT. LED DOWN LIGHTS. UPDATED LIGHTS AT OWNERS WIC AND LAUNDRY ROOMS TO BE OPT. LED DOWN LIGHTS

REVISION: 018 DATE: 05/31/18 PRODUCTION MANAGER: __

1. ID# T6-8 – ADDED NEW ELEVATIONS 14 – 18
2. ID# 480 – ADDED MISSING OPT. GAS LINE STUBS
3. ID# 675 – NATIONAL ROLL-OUT OF HOME CONNECT. ADDED LOCATIONS FOR WAP FIXTURES AND SWP PANELS
4. ID# 766 – ADDED ADDITIONAL DIMENSIONS FOR ISLAND LOCATION

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2.0 SD FINISHED BASEMENT SIDE DAYLIGHT
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5.0.1 FINISHED BASEMENT ELECTRICAL PLAN OPTIONS
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8.0 FINISHED BASEMENT ZONES
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8.2.1 SECOND FLOOR OPTIONS ZONES
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SF SOUTHEAST DETAIL BOOK MONO SLAB FOUNDATION DETAILS
BF SOUTHEAST DETAIL BOOK BASEMENT FOUNDATION DETAILS

GENERAL

TARAMORE
LOT 204
GARAGE RIGHT

SQUARE FOOTAGE FOR LOT 204:	
HEATED 1st FLR:	2464 SF
HEATED 2nd FLR:	1911 SF
FINISHED BASEMENT:	1476 SF
GARAGE:	856 SF
FRONT PORCH:	145 SF
CVR PORCH BASEMENT:	402 SF
CVR PORCH 1st FLR:	190 SF
DECK 1st FLR:	212 SF
UNFIN. BASEMENT:	988 SF

BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2006 EDITION
INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2012 EDITION – WITH ALL SOUTH CAROLINA AMENDMENTS
2012 NORTH CAROLINA STATE BUILDING CODE – WITH ALL AMENDMENTS

THIS PLAN SHALL CONFORM TO ALL PULTE CONSTRUCTION STANDARDS

BUILDING CODE ANALYSIS

USE GROUP : ONE & TWO FAMILY DWELLING

CONSTRUCTION CLASS : UNPROTECTED

HEIGHT & AREA LIMITATION : 3 STORY MAXIMUM HGT 35 FEET

EMERGENCY ESCAPE : EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY : 1/2" GYPSUM BD. WALL & 5/8" TYPE "X" GARAGE CEILING W/ HABITABLE SPACE ABOVE & 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS : LIVE LOAD:
SLEEPING = 30 PSF
NON-SLEEPING = 40 PSF
DECKS = 40 PSF
DEAD LOAD = 10 PSF
BASIC WND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
ROOF LIVE LOAD = 20 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

SQUARE FOOTAGES

BASE HOUSE

FIRST FLOOR	2443 SQ. FT.
SECOND FLOOR	1343 SQ. FT.
TOTAL HEATED AREA	3786 SQ. FT.
GARAGE	536 SQ. FT.
WIDTH / DEPTH	54'-0" x 70'-0"

FRONT ELEVATIONS

	PORCH	ADDITION (+)
ELEVATION "1"	54 SQ. FT.	0 SQ. FT.
ELEVATION "2"	54 SQ. FT.	0 SQ. FT.
ELEVATION "3"	65 SQ. FT.	0 SQ. FT.
ELEVATION "4"	69 SQ. FT.	0 SQ. FT.
ELEVATION "5"	69 SQ. FT.	0 SQ. FT.
ELEVATION "6"	69 SQ. FT.	21 SQ. FT.
ELEVATION "7"	57 SQ. FT.	21 SQ. FT.
ELEVATION "8"	63 SQ. FT.	21 SQ. FT.
ELEVATION "9"	145 SQ. FT.	21 SQ. FT.
ELEVATION "10"	123 SQ. FT.	21 SQ. FT.
ELEVATION "11"	65 SQ. FT.	0 SQ. FT.
ELEVATION "12"	61 SQ. FT.	26 SQ. FT.
ELEVATION "13.1"	265 SQ. FT.	0 SQ. FT.
ELEVATION "13.2"	265 SQ. FT.	
ELEVATION "14"	108 SQ. FT.	13 SQ. FT.
ELEVATION "15"	111 SQ. FT.	13 SQ. FT.
ELEVATION "16"	64 SQ. FT.	21 SQ. FT.
ELEVATION "17"	265 SQ. FT.	0 SQ. FT.
ELEVATION "18"	118 SQ. FT.	22 SQ. FT.

FIRST FLOOR OPTIONS

	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
2 CAR COURTYARD	620 SQ. FT.	0 SQ. FT.	8'-0"	0'-0"
3 CAR GARAGE	236 SQ. FT.	0 SQ. FT.	12'-0"	0'-0"
SUNROOM OR SCREENED PORCH	268 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
SUNROOM W/ SCREENED PORCH	479 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
4 CARAGE EXTENSION	84 SQ. FT.	0 SQ. FT.	2'-0"	0'-0"
COVERED PORCH	190 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
SCREENED PORCH	190 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
SUNROOM	190 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
COV OR SCRN PORCH W/ SUNROOM	193 SQ. FT.	0 SQ. FT.	0'-0"	10'-0"

SECOND FLOOR OPTIONS

	ADDITIONS (+)	SUBTRACTIONS (–)	WIDTH (+)	DEPTH (+)
CONDITIONED STOR / MEDIA ROOM	228 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
LOFT/GAMERM/BR ILO RAISED ATTIC	340 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
	0 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"
	0 SQ. FT.	0 SQ. FT.	0'-0"	0'-0"

UNFINISHED BASEMENT

	UNFINISHED	WIDTH (+)	DEPTH (+)
w/ BASE HOUSE ABOVE	2328 SQ. FT.	0'-0"	0'-0"
w/ SUNROOM ABOVE	184 SQ. FT. (+)	0'-0"	0'-0"
SIDE DAYLIGHT w/ BASE HOUSE ABOVE	2450 SQ. FT. (+)	0'-0"	0'-0"

FINISHED BASEMENT

	FINISHED	UNFINISHED	WIDTH (+)	DEPTH (+)
REAR	997 SQ. FT.	2424 SQ. FT.	0'-0"	0'-0"
REAR BEDROOM	413 SQ. FT.	(–)	0'-0"	0'-0"
REAR BATH	66 SQ. FT.	(–)	0'-0"	0'-0"
OPT EXERCISE ROOM	267 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ BASE HOUSE ABOVE	940 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ OPT BEDROOM	245 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ OPT BATH	52 SQ. FT.	(–)	0'-0"	0'-0"
SIDE DAYLIGHT w/ OPT EXERCISE ROOM	242 SQ. FT.	(–)	0'-0"	0'-0"

COMMENTS
COVERED PORCH (x2) FOR UNDER ROOF W/ BASEMENT
SCREENED PORCH (x2) FOR UNDER ROOF W/ BASEMENT

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: May 14, 2018 / Larry Bailey / 2033-L-ZONE.DWG

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

HARRINGTON VERSION 3.0
COVER SHEET

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV # | DATE / DESCRIPTION

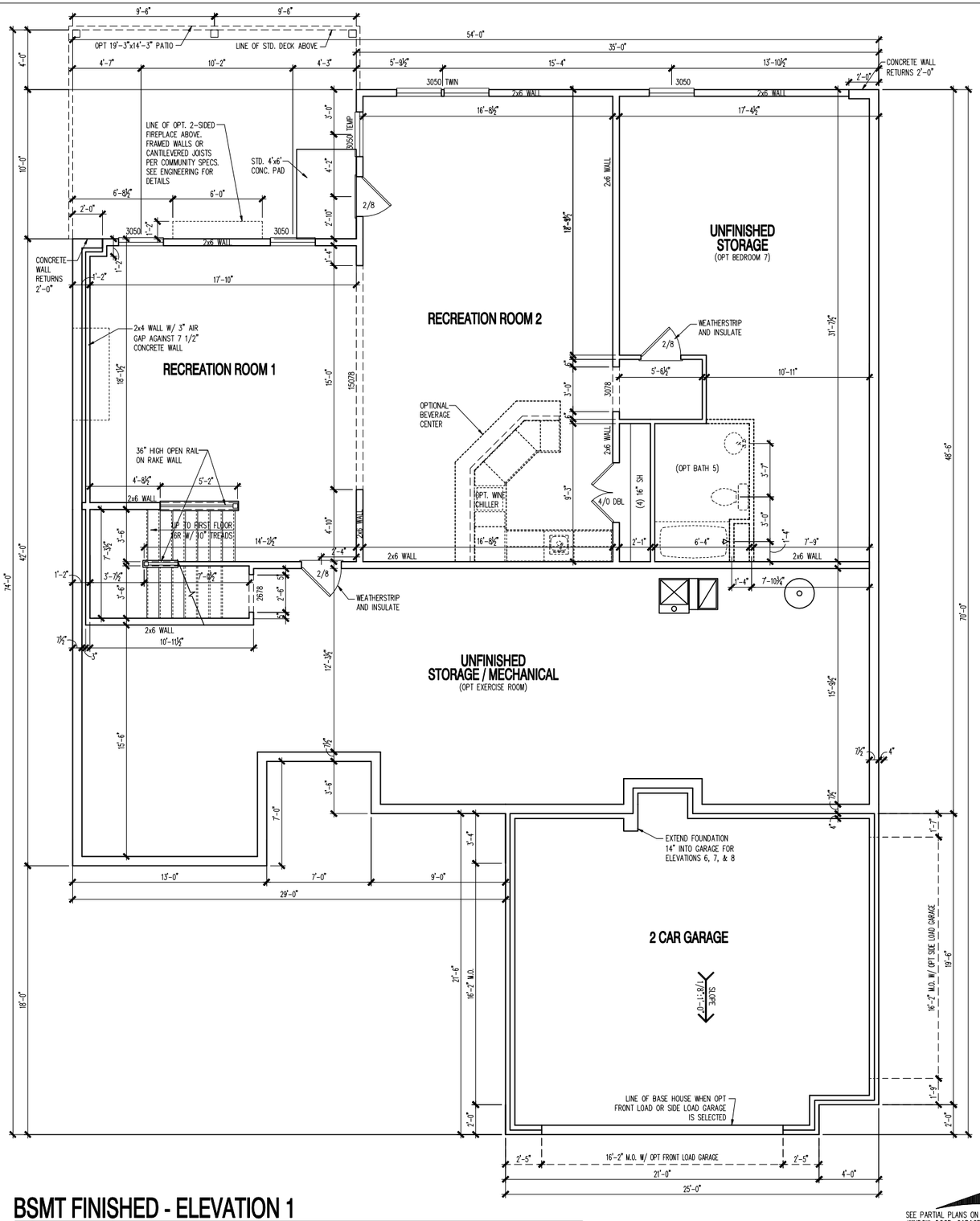
PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
--

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
0.0



BSMT FINISHED - ELEVATION 1

SCALE : 1/4" = 1'-0"

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
FINISHED BASEMENT PLAN
-

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

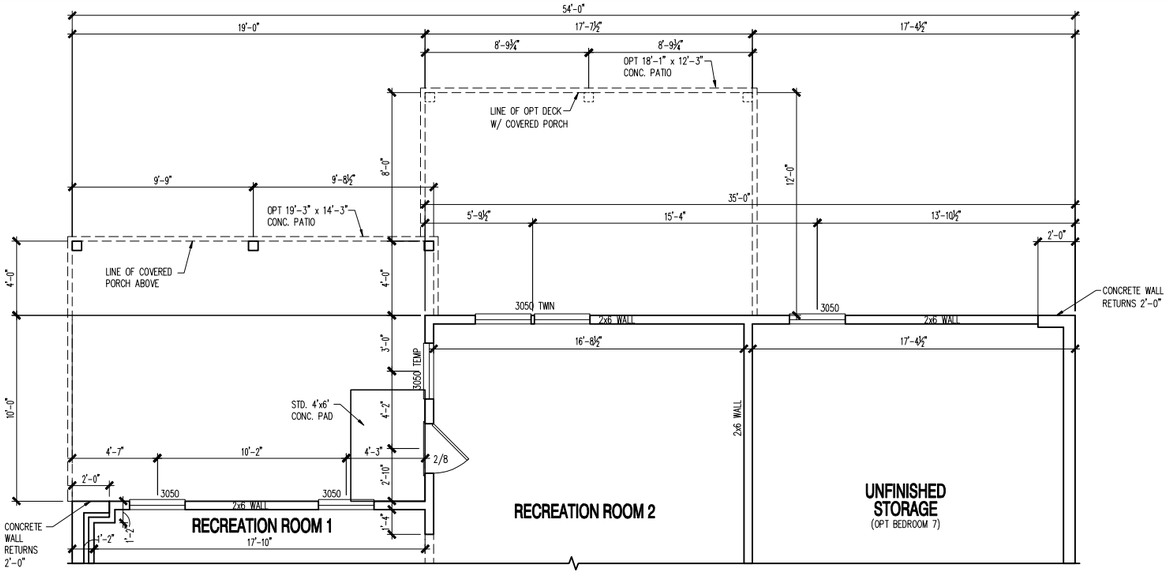
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.0

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-PLANLDWG



BSMT FINISHED W/ COVERED LANAI/PORCH

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
FINISHED BASEMENT PLAN
OPT GARAGE CONFIGURATIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2033.200

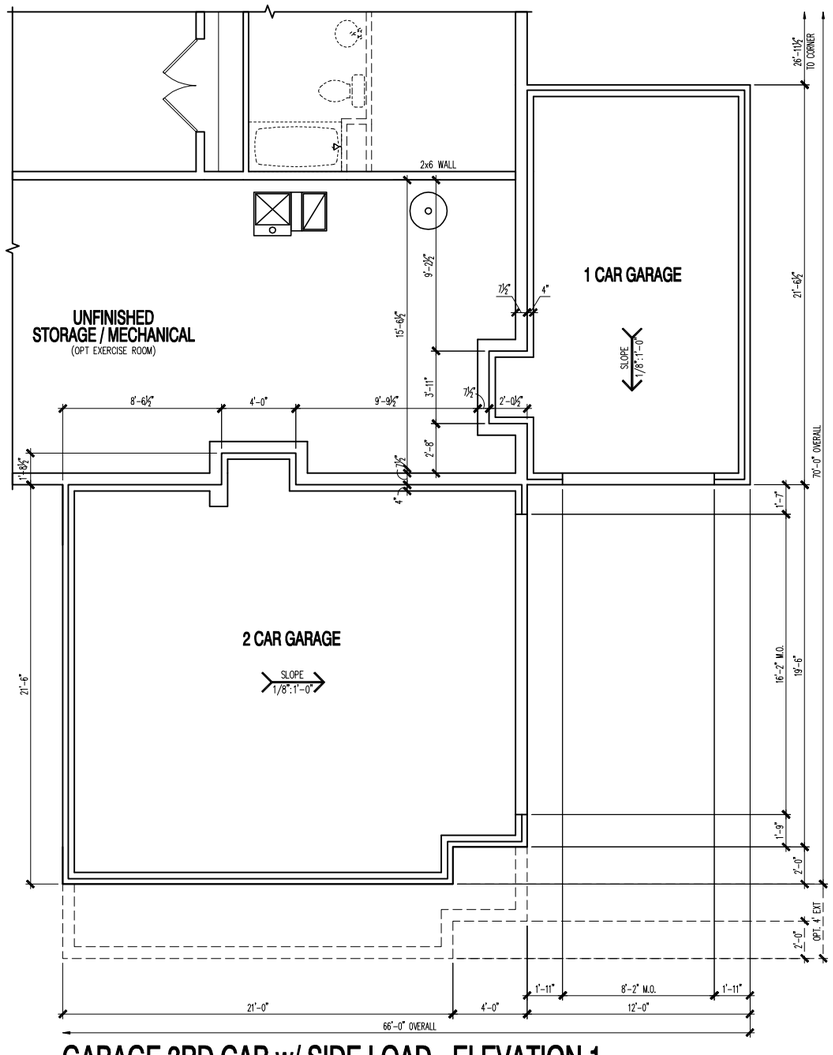
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.0.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-PLANLDNG



GARAGE 3RD CAR w/ SIDE LOAD - ELEVATION 1

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
FINISHED BASEMENT PLAN
OPT GARAGE CONFIGURATIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

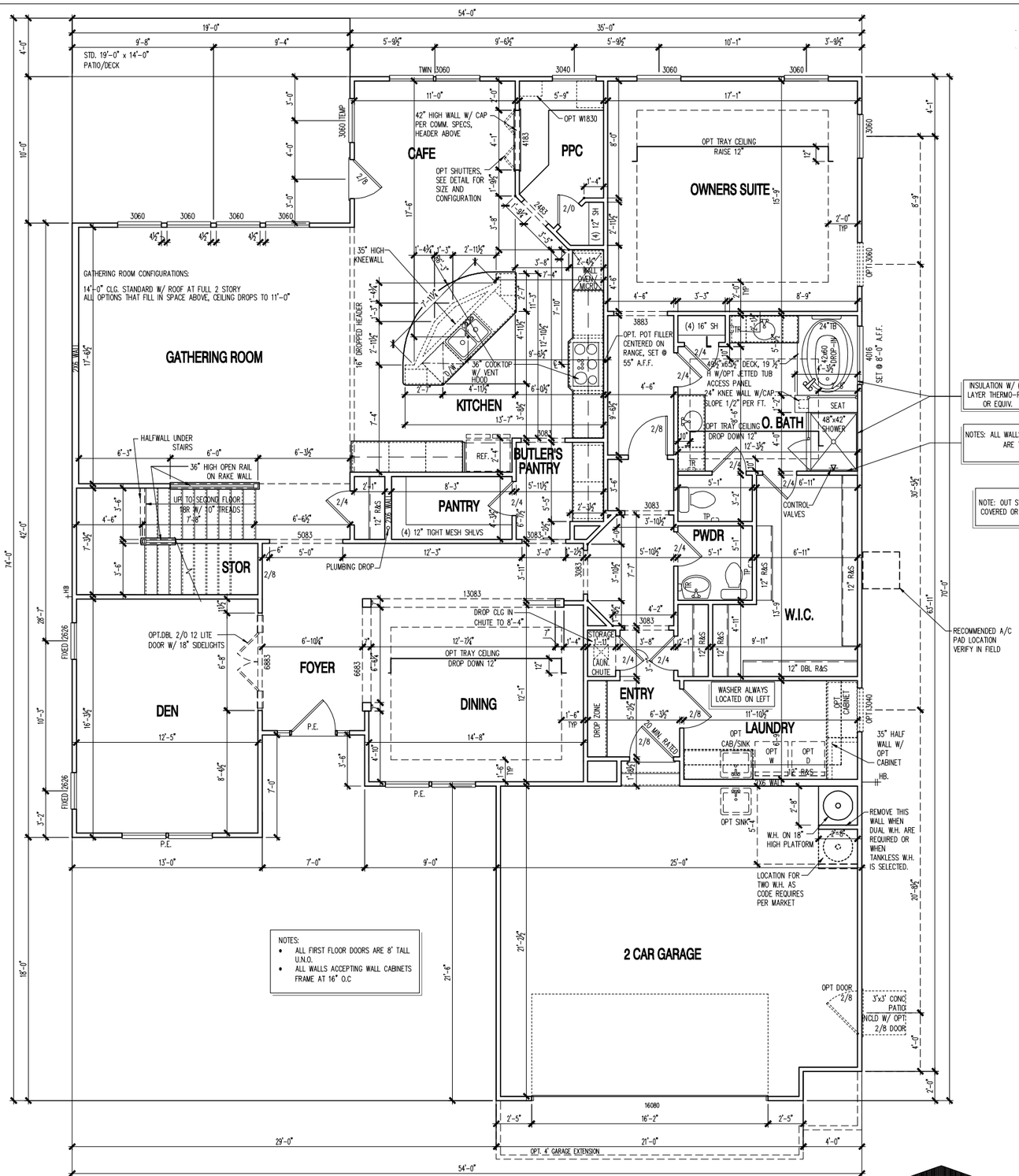
SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.0.3

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

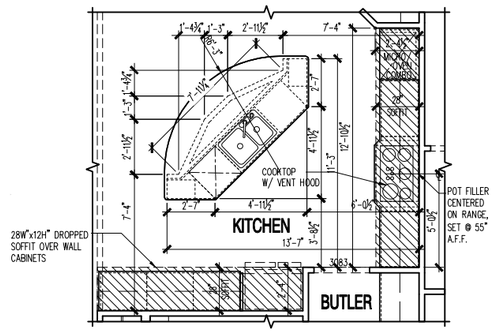
PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-PLAN.DWG



FIRST FLOOR PLAN

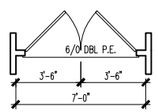
SCALE : 1/4" = 1'-0"

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES



OPT PLATINUM KITCHEN

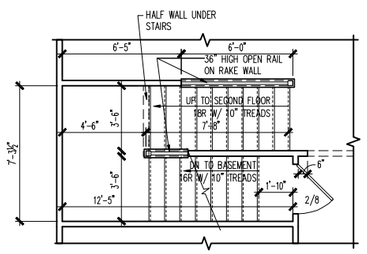
SCALE : 1/4" = 1'-0"



FRONT ENTRY DOOR- DOUBLE - ELEV 1

SCALE : 1/4" = 1'-0"

TARAMORE LOT 204 GARAGE RIGHT



OPT BASEMENT STAIR

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
FIRST FLOOR PLAN
-

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
MPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

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HARRINGTON VERSION 3.0
FIRST FLOOR PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

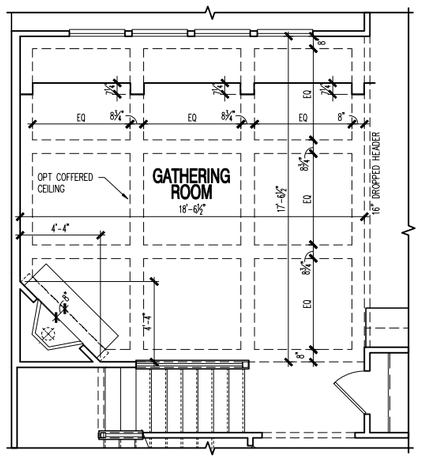
NPC PLAN NUMBER
2033.200

LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

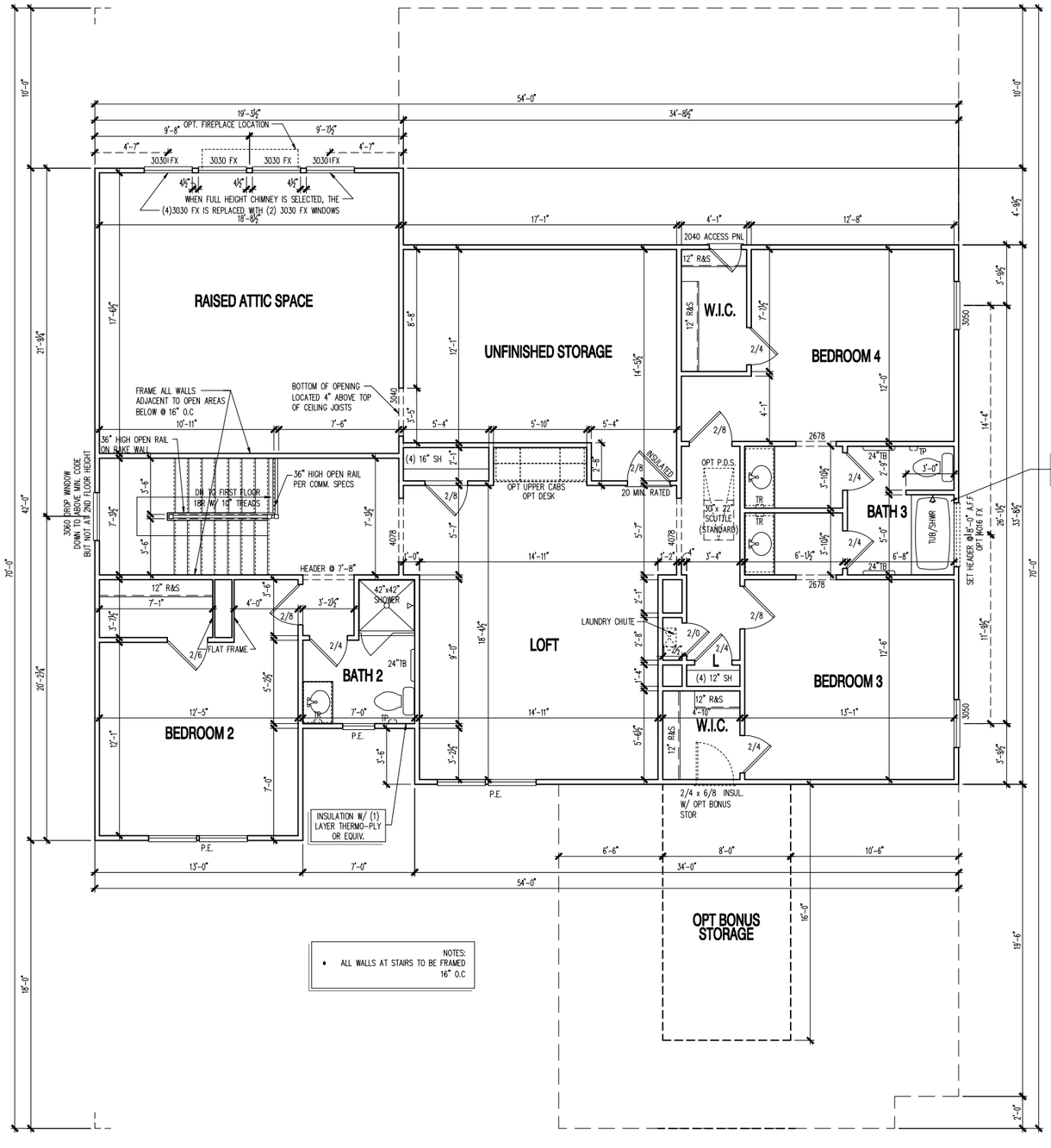


OPT CORNER FIREPLACE

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-PLAN.DWG



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

SEE PARTIAL PLANS ON FRONT ELEV. SHEETS FOR WINDOW, DOOR, GARAGE DOOR AND PORCH SIZES AND LOCATIONS WITH ASSOCIATED HEADER SIZES

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
SECOND FLOOR PLAN
-

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2033.200

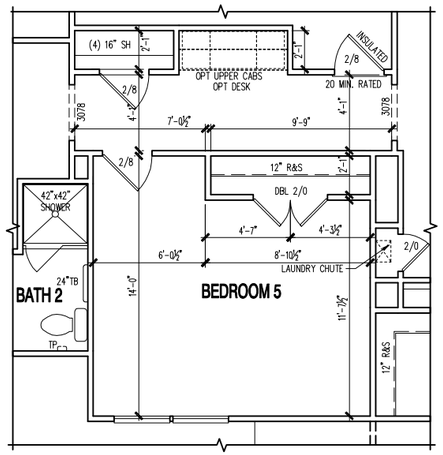
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.2

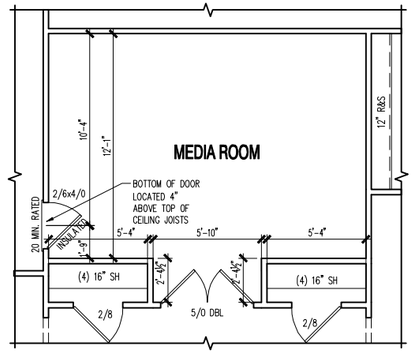
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-PLANLONG



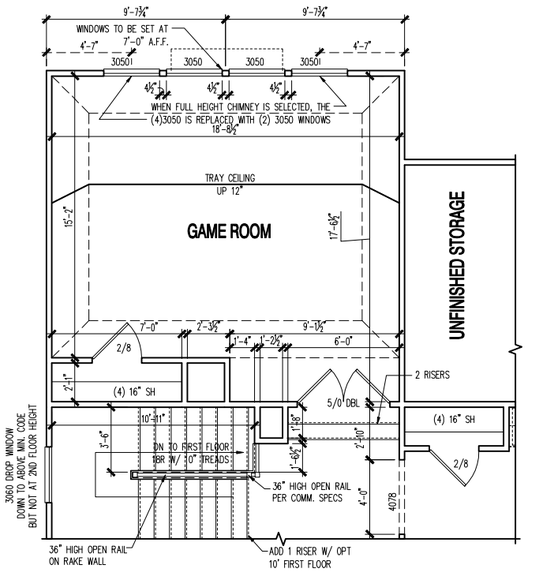
BEDROOM ilo LOFT

SCALE : 1/4" = 1'-0"



MEDIA ROOM

SCALE : 1/4" = 1'-0"



GAME ROOM ilo STORAGE

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
SECOND FLOOR PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

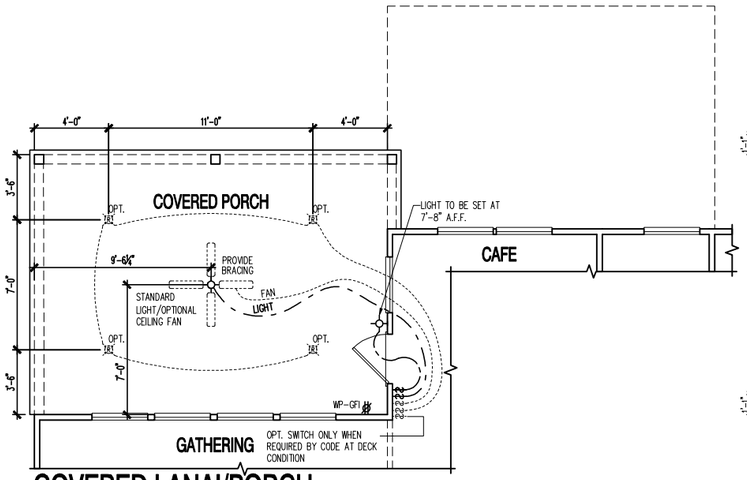
SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.2.1

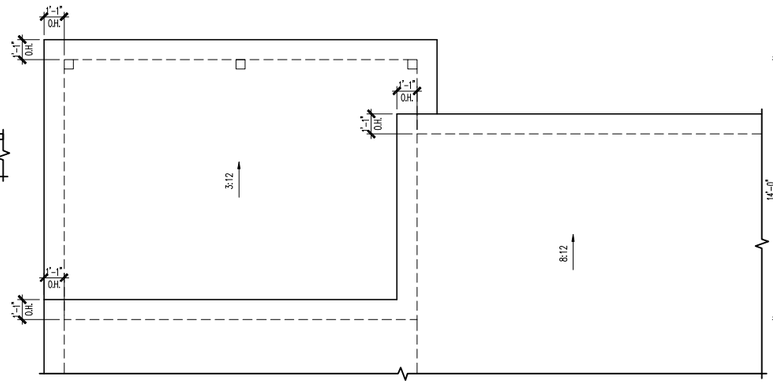
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-PLANLONG



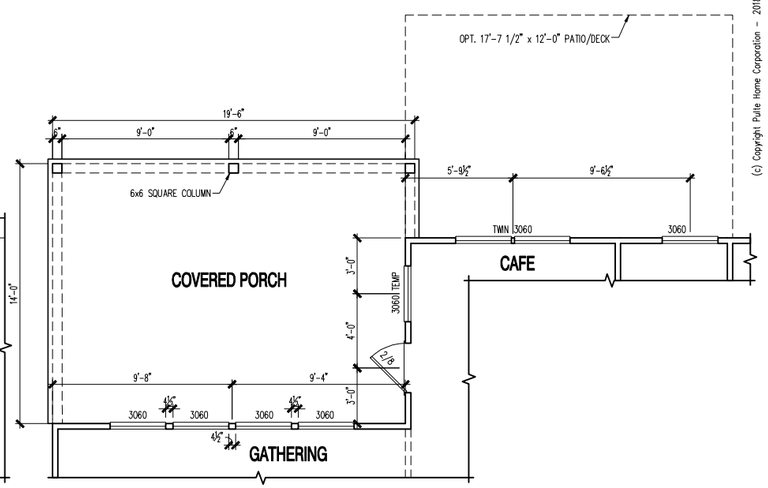
COVERED LANAI/PORCH ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"



COVERED LANAI/PORCH ROOF PLAN

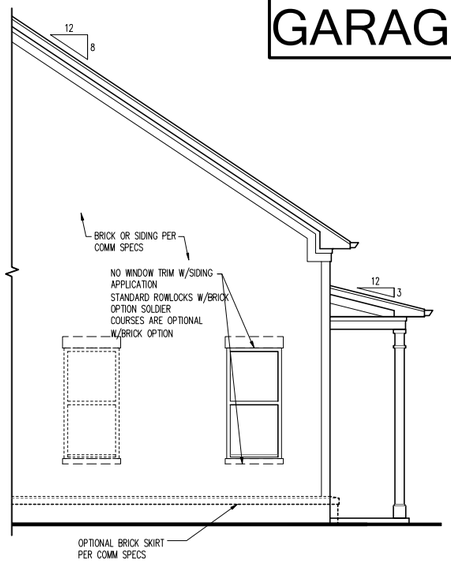
SCALE : 1/4" = 1'-0"



COVERED LANAI/PORCH FLOOR PLAN

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT



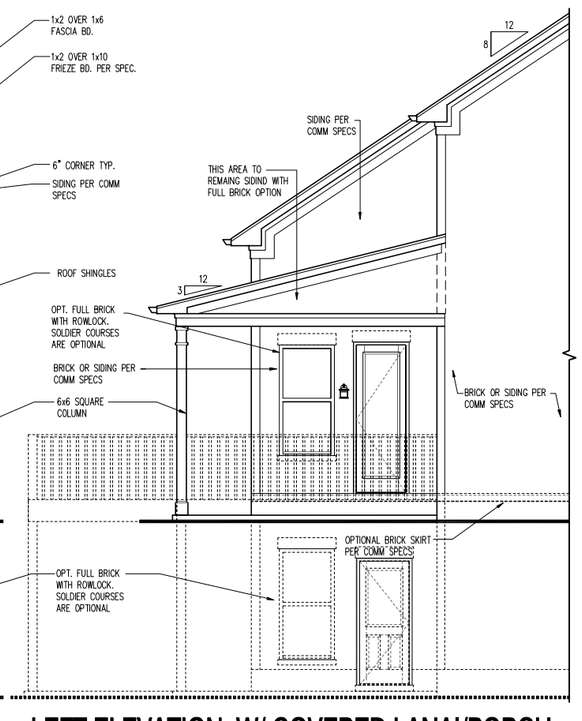
RIGHT ELEVATION W/ COVERED LANAI/PORCH

SCALE : 1/4" = 1'-0"



REAR ELEVATION W/ COVERED LANAI/PORCH

SCALE : 1/4" = 1'-0"



LEFT ELEVATION W/ COVERED LANAI/PORCH

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
OPTIONAL COVERED PORCH
-

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE	DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

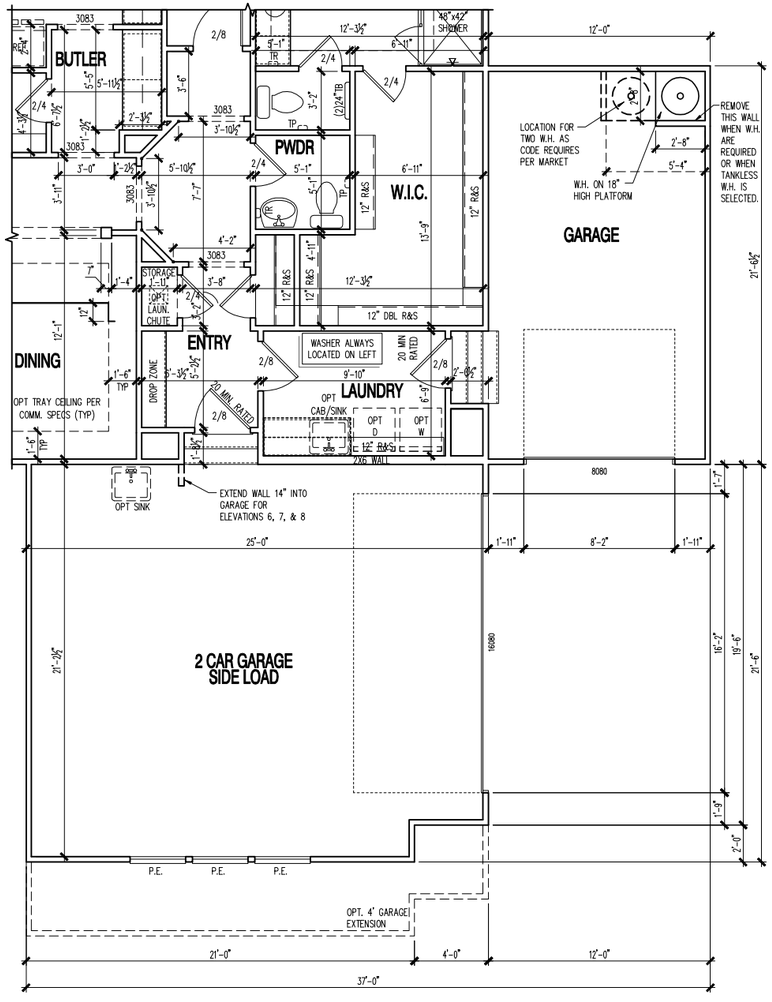
SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.4

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-OPTIONLDWG



GARAGE 3RD CAR w/ SIDE LOAD - ELEVATION 1

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
FIRST FLOOR PLAN
OPT GARAGE CONFIGURATIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2033.200

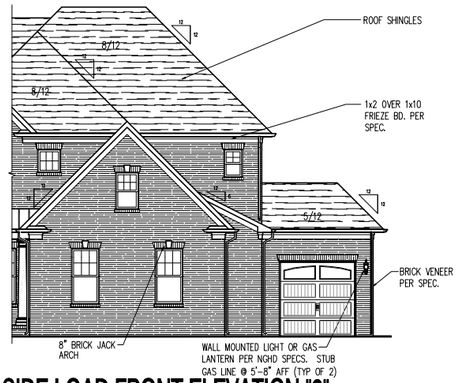
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.8

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-PLAN.DWG



3 CAR SIDE LOAD FRONT ELEVATION "9"

SCALE 1/8" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
FRONT ELEVATION
3 CAR SIDE LOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2033.200

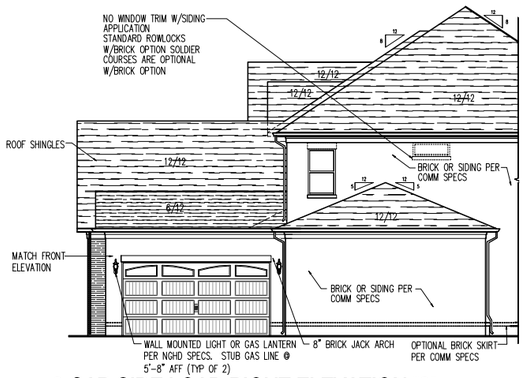
LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.8.6

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: September 11, 2018 / John DeLancey / 2033-P2-ELEVATION_9-18.DWG



3 CAR SIDE LOAD RIGHT ELEVATION "9"

SCALE 1/8" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
SIDE ELEVATION
3 CAR SIDE LOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.8.8

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: September 11, 2018 / John DeLancey / 2033-P2-ELEVATION_9-18.DWG

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HARRINGTON VERSION 3.0
REAR ELEVATION
3 CAR SIDE LOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

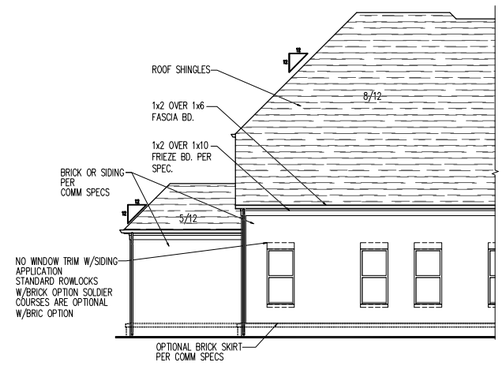
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
2.8.9

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



3 CAR SIDE LOAD REAR ELEVATION "3 - 13, 16-18"

SCALE 1/8" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

PLOTTED: July 16, 2018 / Kamesh Bisht / 2033-R2-ELEVATION.DWG

ATTIC VENTILATION : (300 SQ FT ATTIC SPACE / 1 SQ FT VENTILATION)
W/ 50%-80% REQ. VENTS GREATER THAN OR EQUAL TO 3' ABOVE EAVE / CORNICE VENTS PER IRC R806.2

ELEVATION "9" 2445SQ FT UNDER ROOF ATTIC /
300 SQ FT / 1 SQ FT = 8.15 SQ FT VENTILATION

RIDGE VENT 18 SQ IN = (.125 SQ FT)
SOFFIT VENT 9 SQ IN = (.0625 SQ FT)

8.15 SQ FT x 50 % = 4.075SQ FT RIDGE, 8.15 SQ FT x 50 % = 4.075SQ FT SOFFIT
RIDGE VENT
4.075 SQ FT = 32.6 FEET OF RIDGE VENT
0.125 SQ FT
SOFFIT VENT
4.075 SQ FT = 65.2 FEET OF SOFFIT VENT
0.0625SQ FT

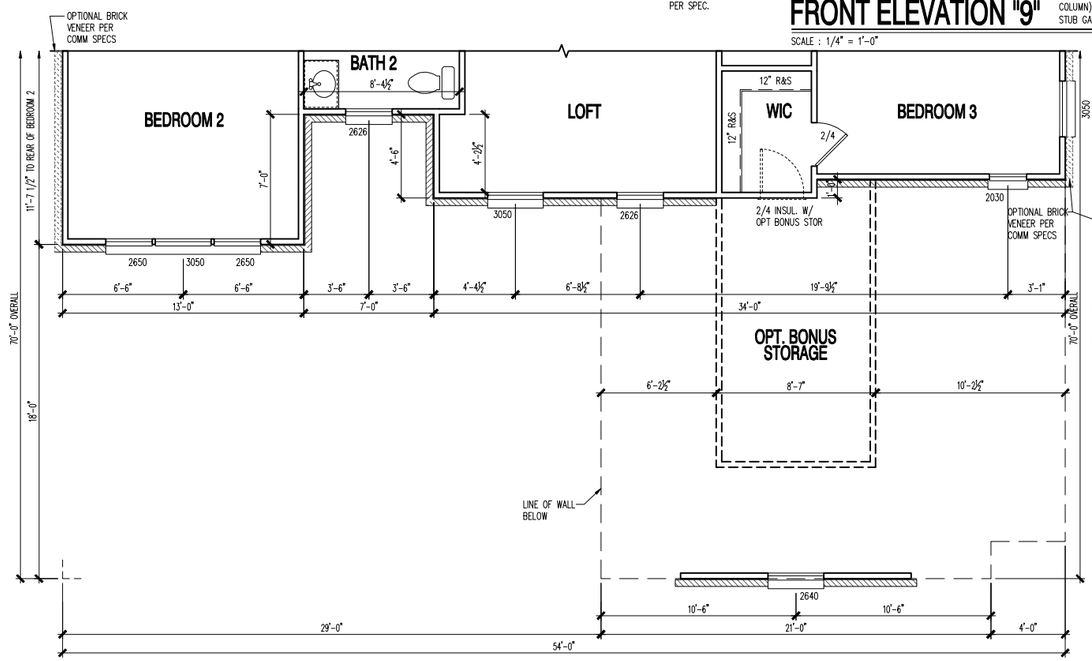
*CALCULATIONS REFLECT 50 % RIDGE AND 50 % SOFFIT VENTS ALLOWABLE PER SECTION IRC R806.2

TARAMORE
LOT 204
GARAGE RIGHT



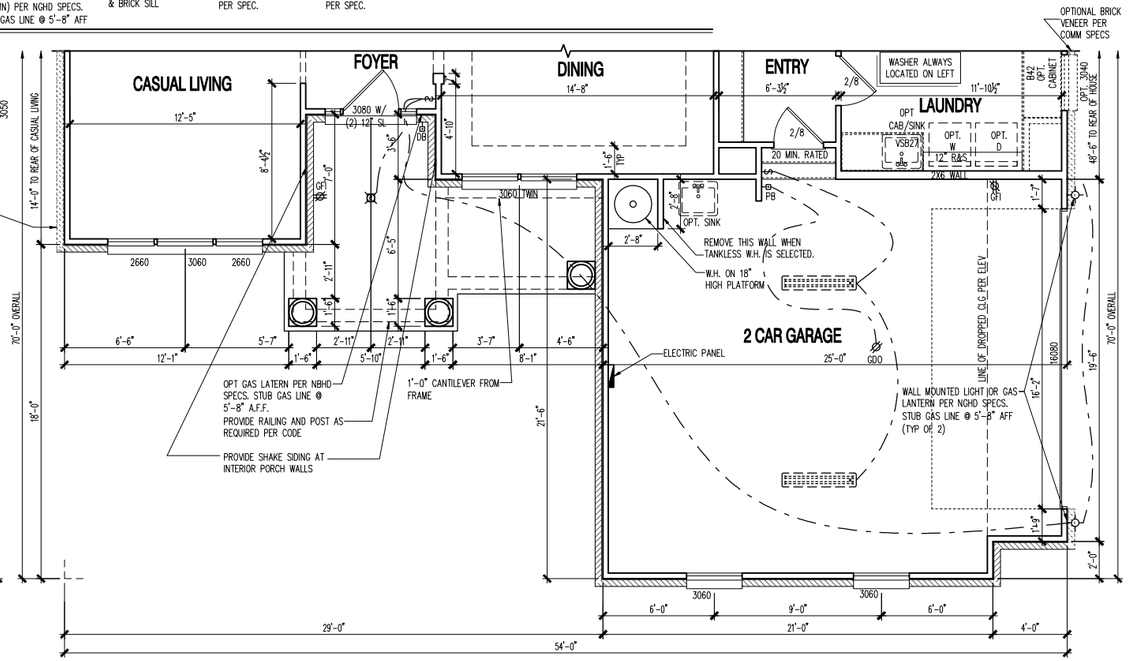
FRONT ELEVATION "9"

SCALE : 1/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
FRONT ELEVATION "9"
SIDELOAD GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2033.200

LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.9.2

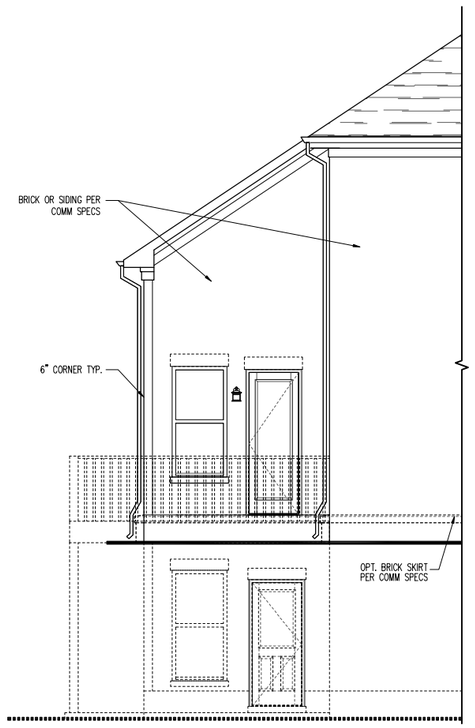
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 5, 2018 / Prem Kumar / 2033-R1-ELEVATION_9-18.DWG



REAR ELEVATION "3 - 18"

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION "3 - 18"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
REAR ELEVATIONS "1-18" AND ROOF PLAN
FRONT ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT
RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

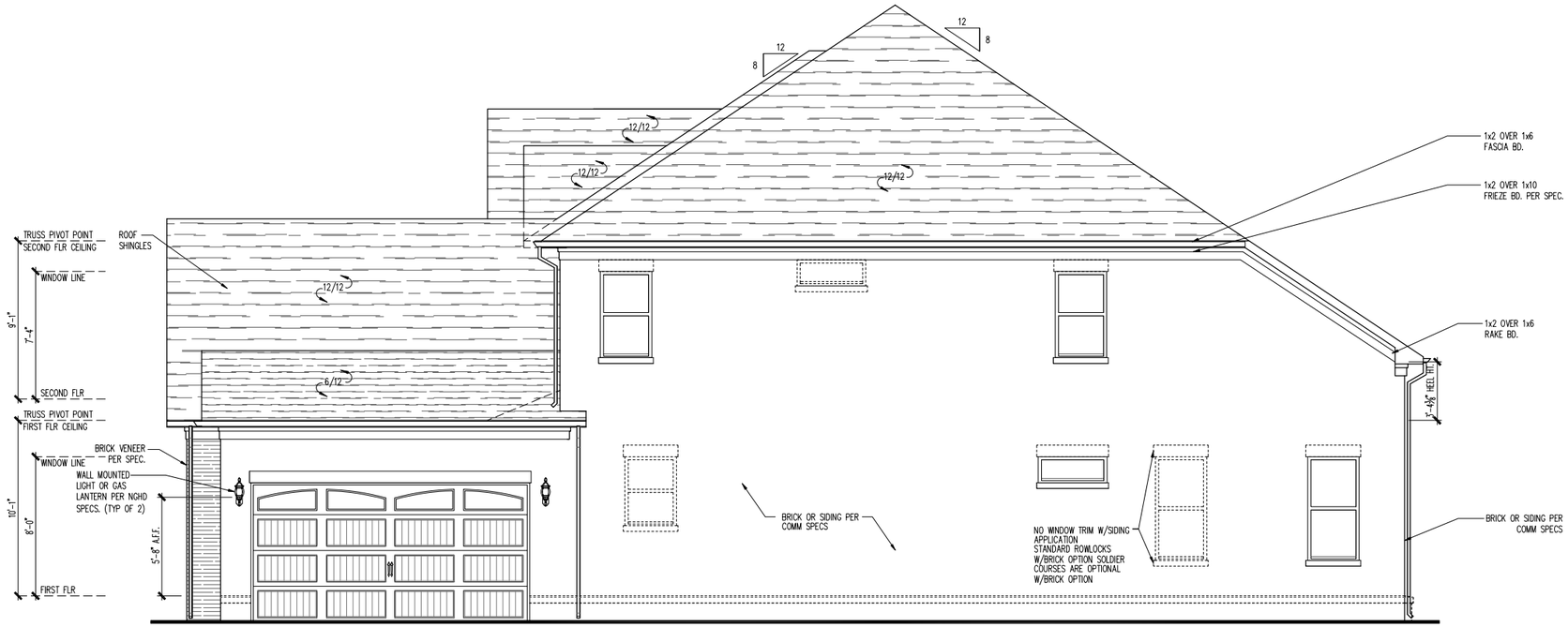
SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.R.1

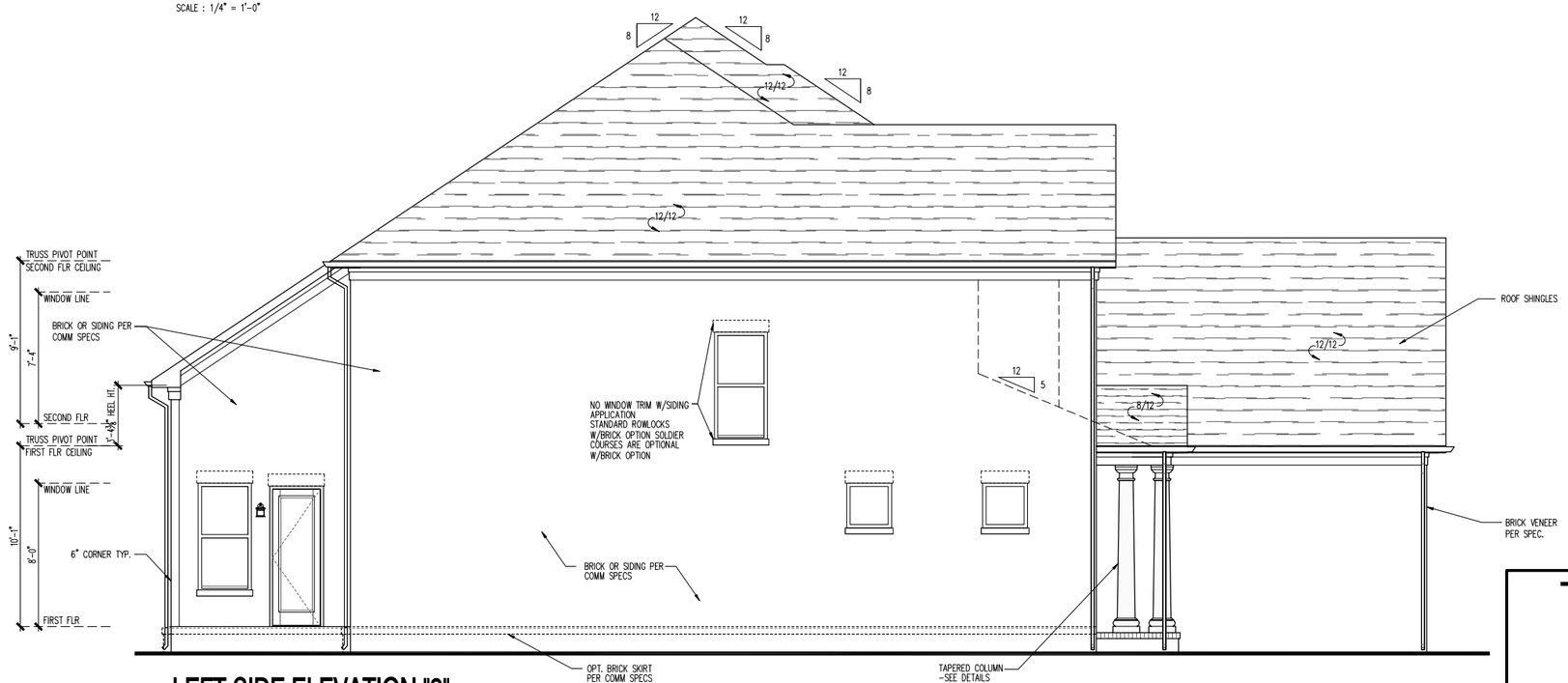
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 16, 2018 / Kamlesh Bisht / 2033-R-ELEVATION.DWG



RIGHT SIDE ELEVATION "9"

SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION "9"

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
SIDE ELEVATIONS "9"
SIDELOAD ENTRY GARAGE

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

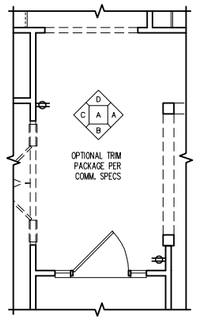
SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
3.S.9.1

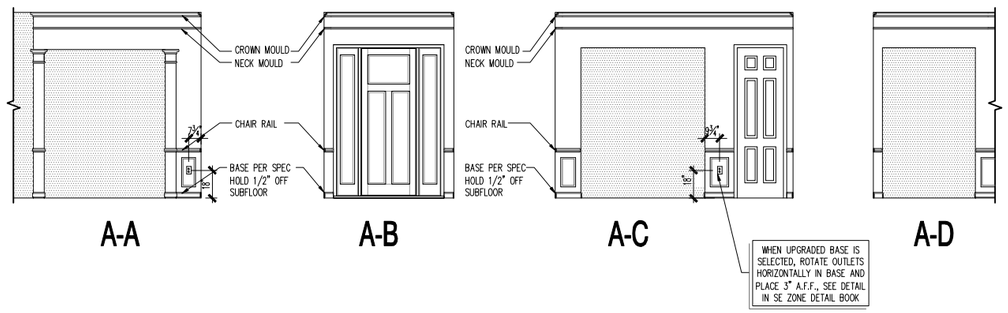
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: July 13, 2018 / Gneesh.singh / 2033-P2-ELEVATION_9-18.DWG



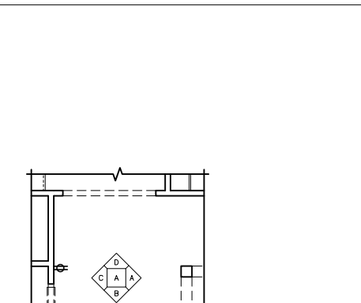
FOYER PLAN

SCALE : 1/4" = 1'-0"



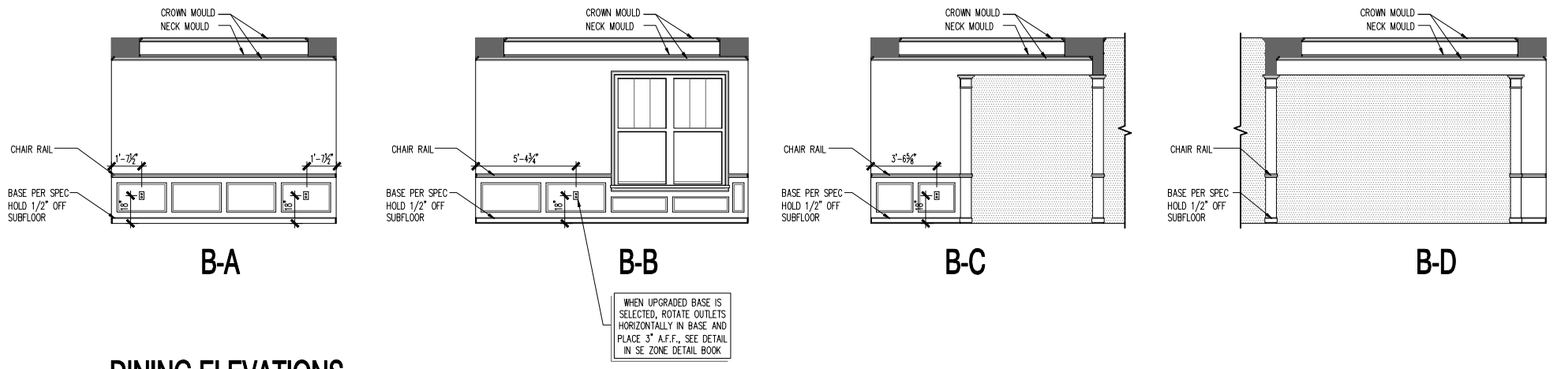
FOYER ELEVATIONS

SCALE : 1/4" = 1'-0"



DINING PLAN

SCALE : 1/4" = 1'-0"



DINING ELEVATIONS

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
INTERIOR ELEVATIONS AND DETAILS
-

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
4.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-PLAN.DWG

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPT OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- MEDIA/SWP SWP–SERVICE WIRELESS PANEL
- WiFi WiFi–HOTSPOT

PROVIDE BRACING — PROVIDE BRACING

OPTIONAL LIGHT / OPTIONAL CEILING FAN — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

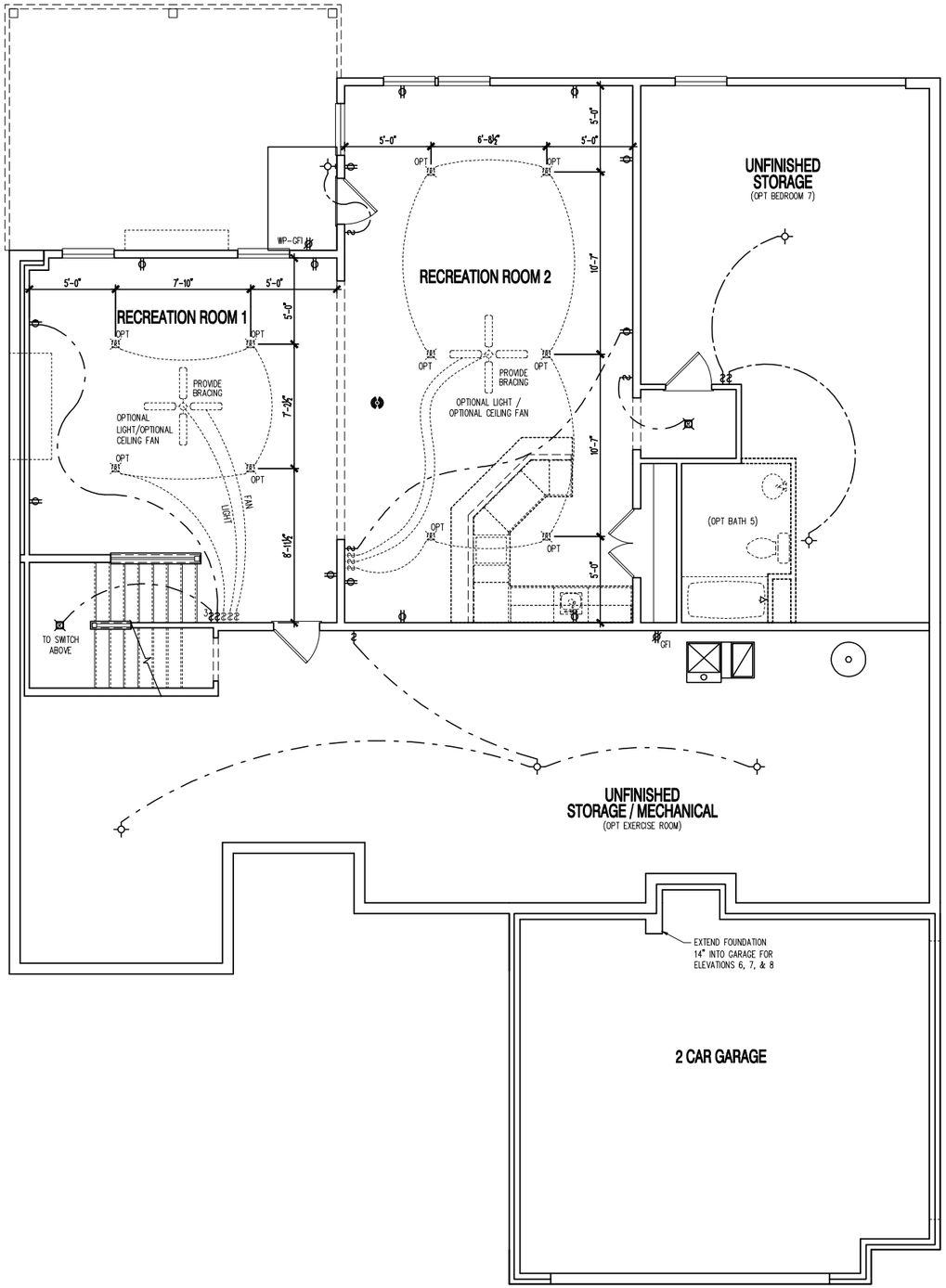
IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.



BSMT FINISHED - ELEVATION 1 ELECTRICAL PLAN

SCALE : 1/4" = 1'–0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
FINISHED BASEMENT ELECTRICAL PLAN
–

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
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△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
–

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
5.0

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ELECTRICAL.DWG

ELECTRICAL SYMBOLS

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- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
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- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
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- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
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- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- MEDIA/SWP SWP–SERVICE WIRELESS PANEL
- WiFi–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

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UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

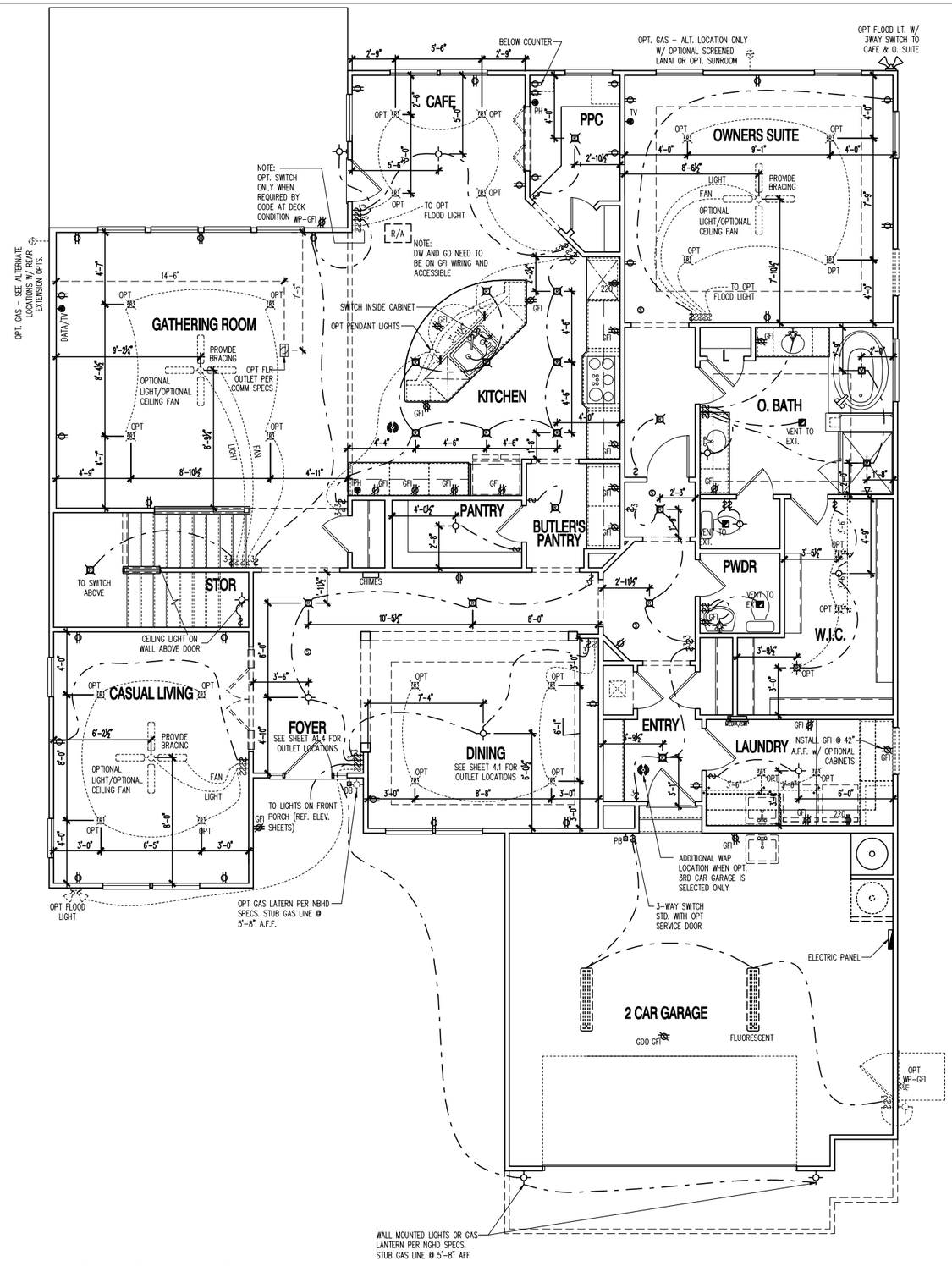
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IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

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FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'–0"

TARAMORE LOT 204 GARAGE RIGHT

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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

HARRINGTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: --

GARAGE HANDING: GARAGE RIGHT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 5.1

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ELECTRICAL.DWG

ELECTRICAL SYMBOLS

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- RECESSED EYEBALL LIGHT FIXTURE
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- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
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- WiFi–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

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UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

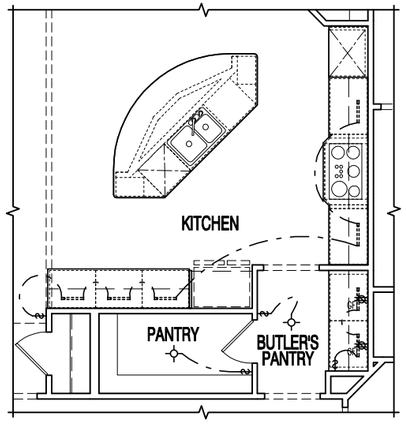
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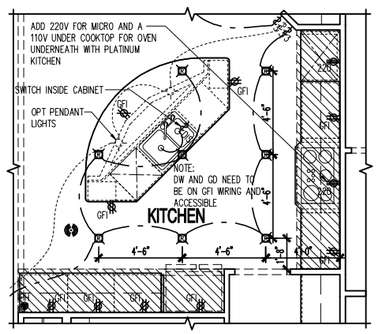
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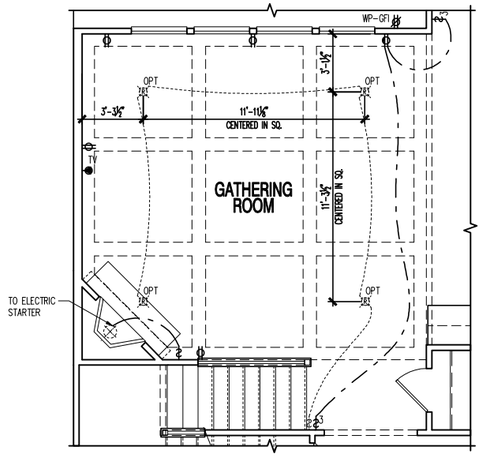
OPT UNDER CABINET LAYOUT - KITCHEN / BUTLER'S PANTRY

SCALE : 1/4" = 1'–0"



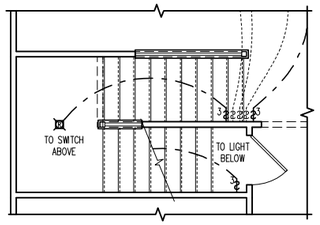
OPT PLATINUM KITCHEN

SCALE : 1/4" = 1'–0"



OPT CORNER FIREPLACE

SCALE : 1/4" = 1'–0"



OPT BASEMENT STAIR

SCALE : 1/4" = 1'–0"

TARAMORE
LOT 204
GARAGE RIGHT

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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

HARRINGTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
--

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

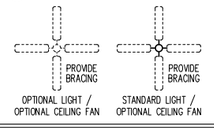
SHEET
5.1.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ELECTRICAL.DWG

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
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- 220 — APPLIANCE OUTLET – 220
- GDO — GARAGE DOOR OPENER
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- PH — PHONE OUTLETS
- DATA — TV/DATA OUTLETS
- DATA — DATA OUTLETS
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- DIS — DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB — DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
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- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
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- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- MEDIA ZONE — SWP–SERVICE WIRELESS PANEL
- WiFi–HOTSPOT



ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

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UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

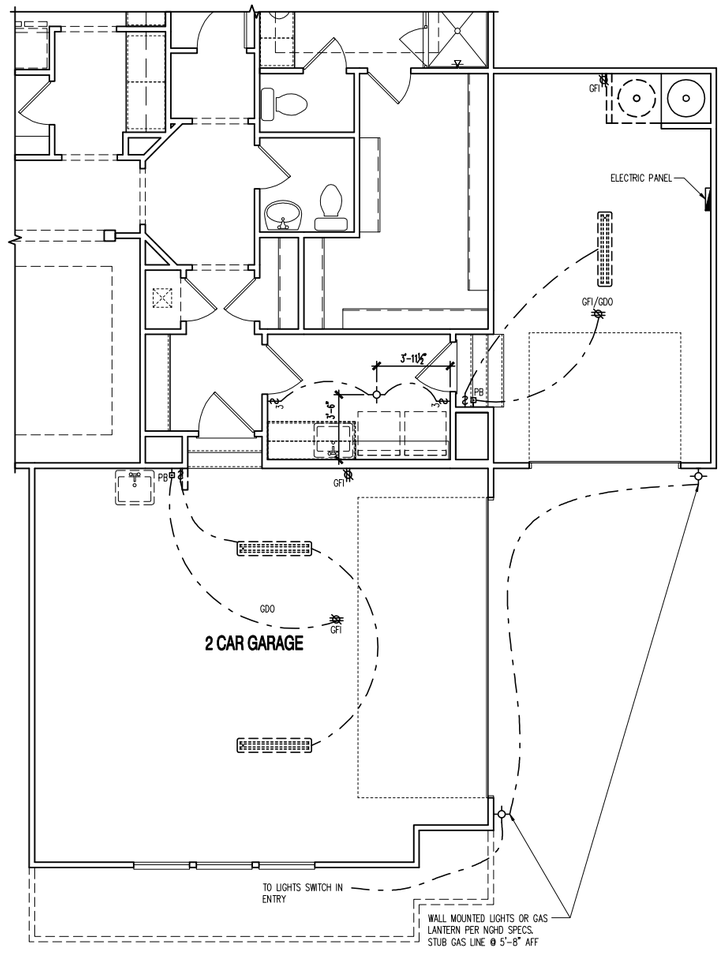
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GARAGE 3RD CAR w/ SIDE LOAD - ELEVATION 1

SCALE : 1/4" = 1'–0"

TARAMORE
LOT 204
GARAGE RIGHT

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Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

HARRINGTON VERSION 3.0
FIRST FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
–

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
5.1.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-ELECTRICAL.DWG

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- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- $DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- MEDIA/SWP SWP–SERVICE WIRELESS PANEL
- WiFi WiFi–HOTSPOT

PROVIDE BRACING — OPTIONAL LIGHT / OPTIONAL CEILING FAN

PROVIDE BRACING — STANDARD LIGHT / OPTIONAL CEILING FAN

ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

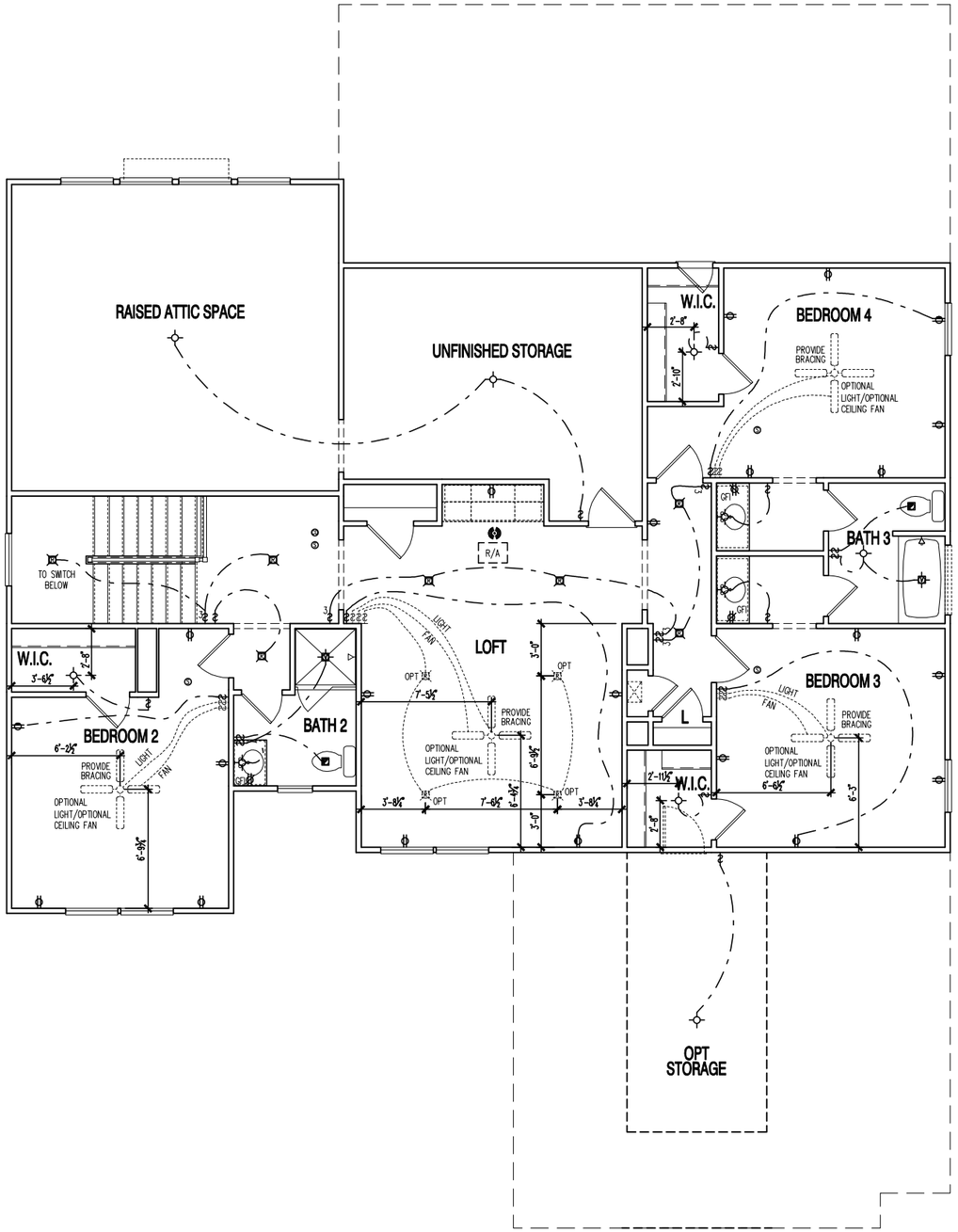
IF W.O. SHOWS A FINISHED BONUS ROOM WIRE CEILING FAN WITH 14/3 AND 1 SWITCH, 1 TELEPHONE, 1 TV PREWIRE, AND RECEPTS. AS SHOWN ON PLAN.

HOUSE MUST BE WIRED TO PLAN. ANY VARIATIONS TO BE DOCUMENTED IN WRITING AND SIGNED BY THE SITE SUPER.

OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.



SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'–0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -

GARAGE HANDING: GARAGE RIGHT

SPECIFICATION LEVEL: P1, P2

PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

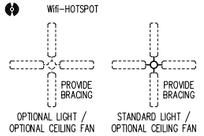
SHEET: 5.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ELECTRICAL.DWG

ELECTRICAL SYMBOLS

- CONVENIENCE OUTLET – SET 12" A.F.F. (42" A.F.F. ABOVE CABINET)
- CONVENIENCE OUTLET – 1/2 SWITCHED 12" A.F.F.
- GFI CONVENIENCE OUTLET – GFI
- WP–GFI CONVENIENCE OUTLET– WATER PROOF– GFI
- 220 APPLIANCE OUTLET – 220
- GDO GARAGE DOOR OPENER
- FLOOR OUTLET
- PH PHONE OUTLETS
- DATA TV/DATA OUTLETS
- DATA DATA OUTLETS
- $ $3 $4 SWITCH, 3–WAY, 4–WAY– SET 45" A.F.F.
- DIS DISPOSAL SWITCH – SET 45" A.F.F.
- DB PB DOORBELL – PUSH BUTTON @ 32" A.F.F.
- LIGHT FIXTURE – CEILING MOUNT
- LIGHT FIXTURE – WALL MOUNT
- RECESSED LIGHT FIXTURE
- OPT OPTIONAL RECESSED LIGHT FIXTURE
- RECESSED EYEBALL LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- FLUORESCENT LIGHT FIXTURE
- UNDERCOUNTER FLUORESCENT LIGHT FIXTURE
- CHIMES DOORBELL CHIMES
- SMOKE DETECTOR
- CARBON MONOXIDE/SMOKE DETECTOR COMBO
- THERMOSTAT
- ELECTRIC PANEL
- EXHAUST FAN
- MEDIA/AMP SWP–SERVICE WIRELESS PANEL
- WiFi–HOTSPOT



ELECTRICAL GENERAL NOTES

SWITCHES TO BE 45" AFF

RECEPTS. TO BE 12" AFF – 42" AFF IF OVER A COUNTER TOP.

ALL ITEMS LABELED OPT. ARE OPTIONAL. DO NOT WIRE UNLESS SHOWN ON THE W.O. OR THE SUBDIVISION STANDARD ADD ON TO THE BASE HOUSE.

UNFINISHED BONUS ROOMS – WIRE ONE KEYLESS, ONE SWITCH, AND ONE RECEPTACLE ONLY.

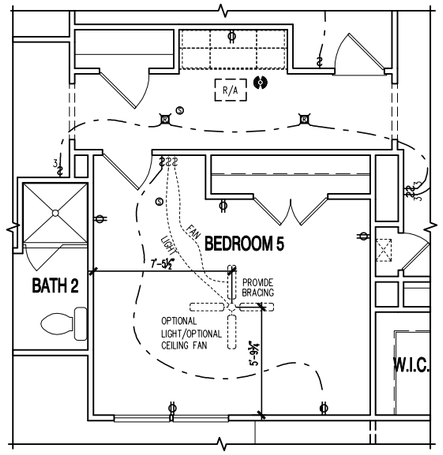
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OPTIONAL RECESSED LIGHTS MAYBE SHOWN OFF–CENTERED IN SPACES. INSTALL IN APPROPRIATE LOCATION IF RECESSED OPTION CHOSEN.

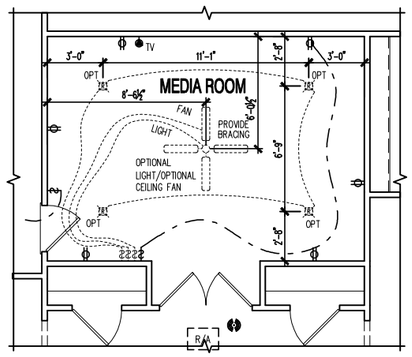
IN A LIMITED WALL SPACE SCENARIO, WHERE MULTIPLE SWITCHES ARE INDICATED AT THE SAME LOCATION, WIRE FAN AND LIGHT SWITCHES TOGETHER IN A SEPARATE BOX AND INSTALL ABOVE AT THIS SAME LOCATION

FOR CLARITY, OPTIONAL RECESSED CAN LIGHTS MAY BE SHOWN OFF–CENTER IN SPACES. INSTALL RECESSED CAN LIGHTS IN APPROPRIATE LOCATIONS IF RECESSED OPTION IS CHOSEN.



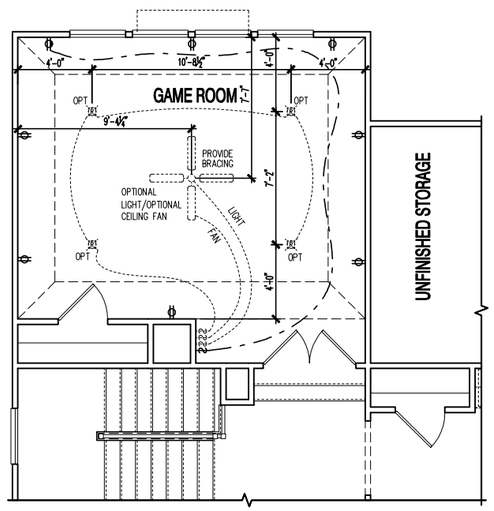
BEDROOM OPTION ilo LOFT

SCALE : 1/4" = 1'-0"



MEDIA ROOM

SCALE : 1/4" = 1'-0"



GAME ROOM ilo STORAGE

SCALE : 1/4" = 1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

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Pulte Homes

HARRINGTON VERSION 3.0
SECOND FLOOR ELECTRICAL PLAN
OPTIONS

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
–

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

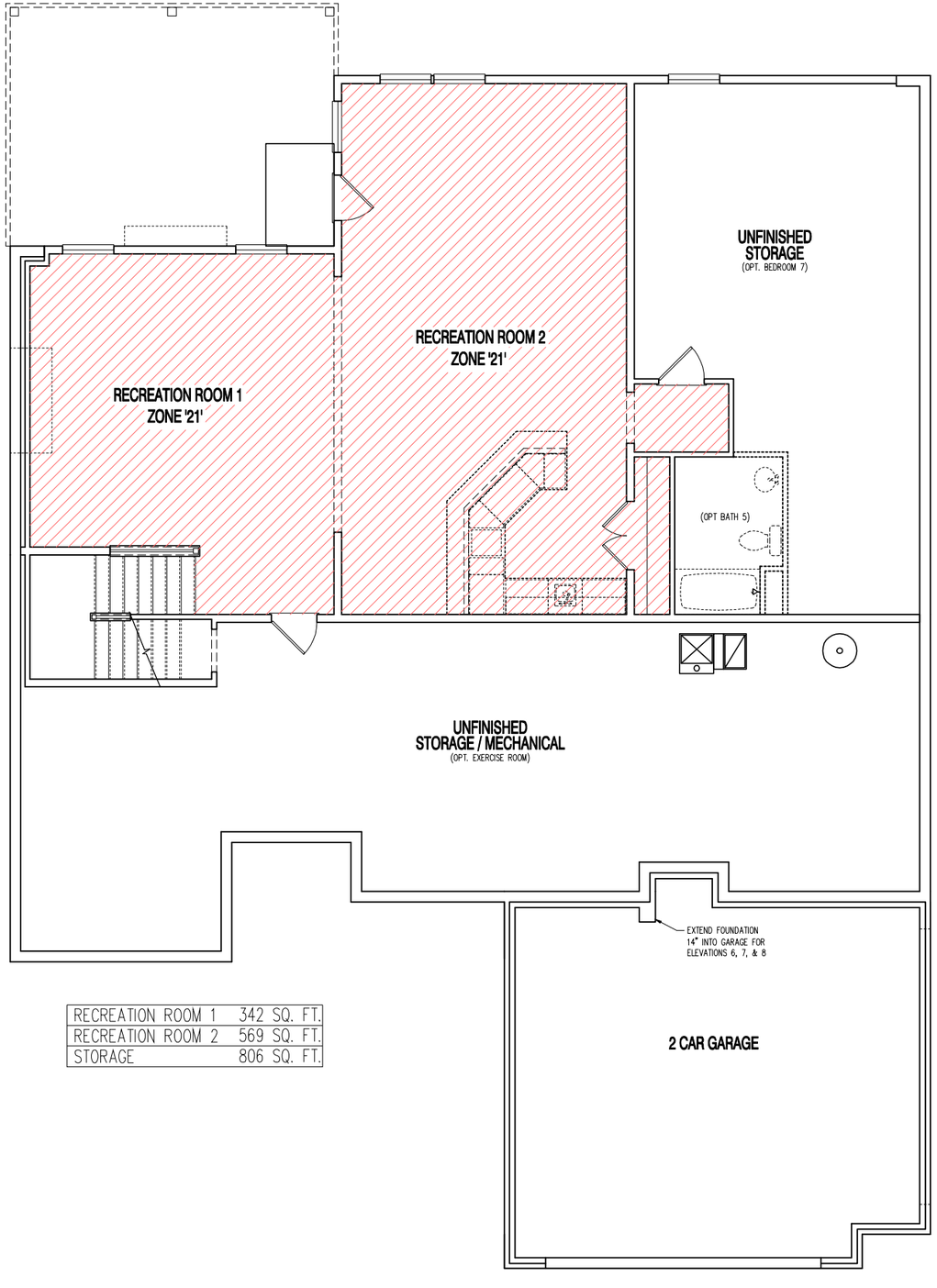
NPC PLAN NUMBER
2033.200

LAWSON PLAN ID
49095

LEGACY PLAN NUMBER / NAME
same as current

SHEET
5.2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



RECREATION ROOM 1	342 SQ. FT.
RECREATION ROOM 2	569 SQ. FT.
STORAGE	806 SQ. FT.

FINISHED BASEMENT

SCALE : 1/4" = 1'-0"

FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
POWDER ROOM	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY ROOM	ZONE '8'
OWNER'S SUITE	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE / MUD ROOM	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALTERNATE LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPT. LIBRARY / FLEX / GUEST SUITE	ZONE '19'
PPC	ZONE '20'
OPT. BSMT REC ROOM / FIN BSMT	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BSMT BATH / FIN BSMT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'
WET BAR	ZONE '47'

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
FINISHED BASEMENT PLAN
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
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△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET

LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON

NPC PLAN NUMBER
2033.200

LAWSON PLAN ID
49095

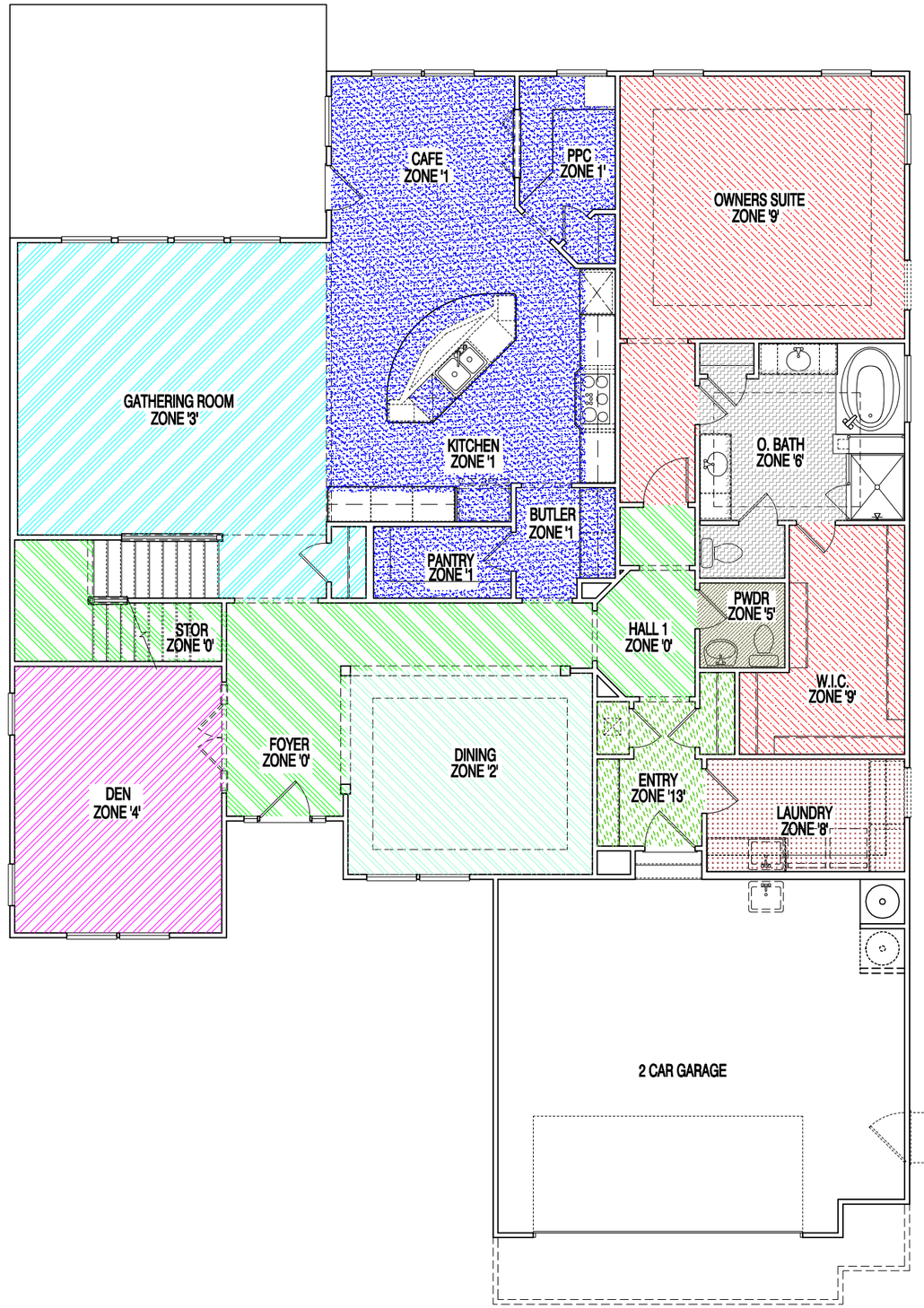
LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.0

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ZONE.DWG

FOYER / STORAGE	216 SQ. FT.
DEN	200 SQ. FT.
DINING	180 SQ. FT.
GATHERING	360 SQ. FT.
OWNER'S SUITE	314 SQ. FT.
OWNER'S BATH	1 SQ. FT.
OWNER'S W.I.C.	110 SQ. FT.
KITCHEN / BUTLER / PANTRY	286 SQ. FT.
CAFE	134 SQ. FT.
PULTE PLANNING CENTER	55 SQ. FT.
HALL 1	59 SQ. FT.
POWDER	26 SQ. FT.
ENTRY	64 SQ. FT.
LAUNDRY	81 SQ. FT.
SUNROOM	258 SQ. FT.



FIRST FLOOR

SCALE : 1/4" = 1'-0"

FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
POWDER ROOM	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY ROOM	ZONE '8'
OWNER'S SUITE	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE / MUD ROOM	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALTERNATE LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPT. LIBRARY / FLEX / GUEST SUITE	ZONE '19'
PPC	ZONE '20'
OPT. BSMT REC ROOM / FIN BSMT	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BSMT BATH / FIN BSMT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
FIRST FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV. # / DATE / DESCRIPTION

PROJECT TYPE: SINGLE FAMILY

COMMUNITY NAME: SOUTHEAST ZONE SET
LAWSON COMMUNITY ID: -

GARAGE HANDING: GARAGE RIGHT

SPECIFICATION LEVEL: P1, P2

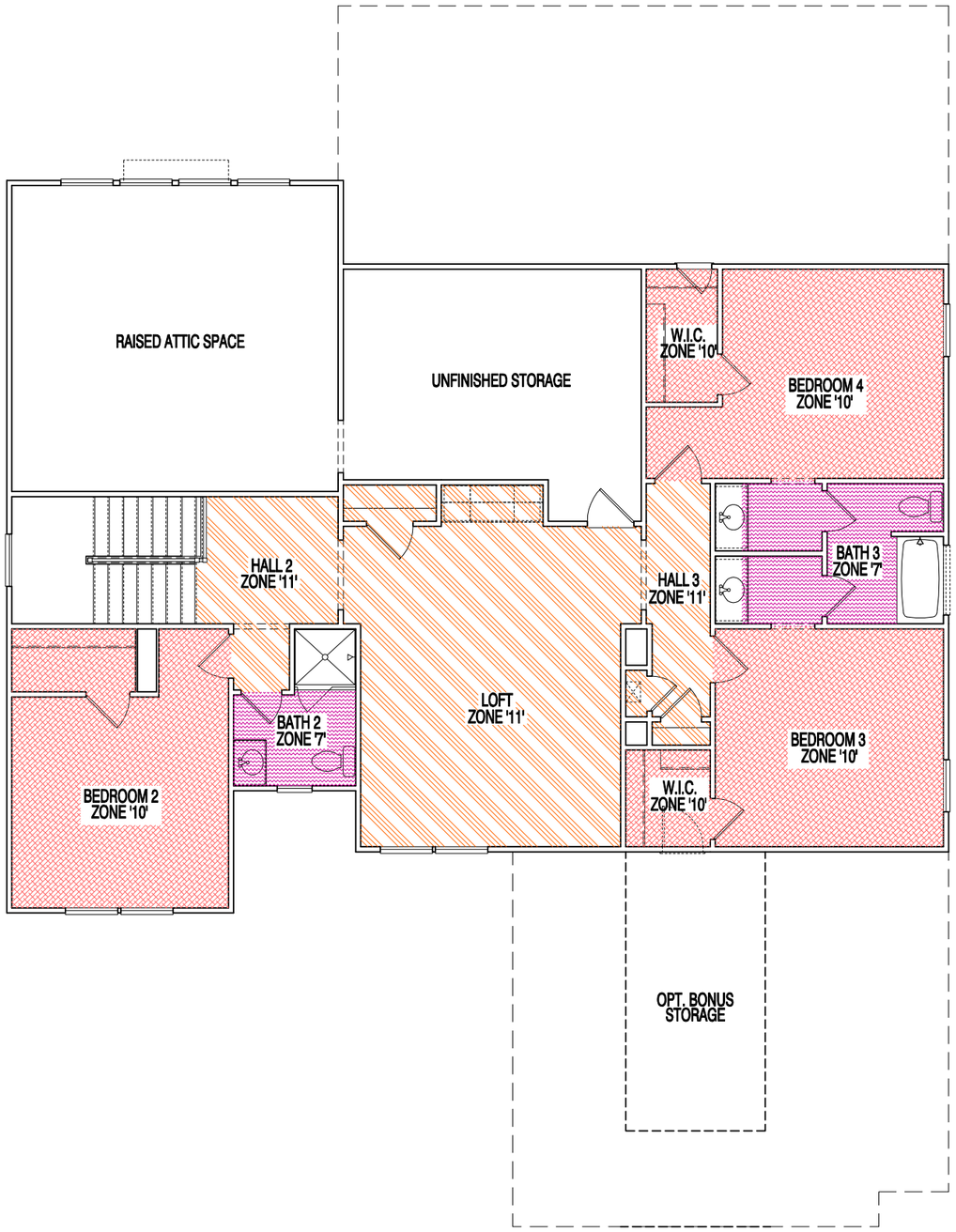
PLAN NAME: HARRINGTON
NPC PLAN NUMBER: 2033.200
LAWSON PLAN ID: 49095
LEGACY PLAN NUMBER / NAME: same as current

SHEET: 8.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-R-ZONE.DWG

LOFT	313 SQ. FT.
BEDROOM 2	192 SQ. FT.
BEDROOM 3	192 SQ. FT.
BEDROOM 4	202 SQ. FT.
BATH 2	38 SQ. FT.
BATH 3	77 SQ. FT.
HALL	140 SQ. FT.



SECOND FLOOR

SCALE : 1/4" = 1'-0"

FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1'
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
POWDER ROOM	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY ROOM	ZONE '8'
OWNER'S SUITE	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE / MUD ROOM	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALTERNATE LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPT. LIBRARY / FLEX / GUEST SUITE	ZONE '19'
PPC	ZONE '20'
OPT. BSMT REC ROOM / FIN BSMT	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BSMT BATH / FIN BSMT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'

TARAMORE
LOT 204
GARAGE RIGHT

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HARRINGTON VERSION 3.0
SECOND FLOOR
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

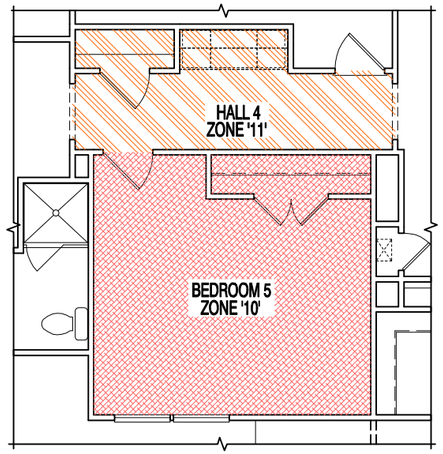
PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

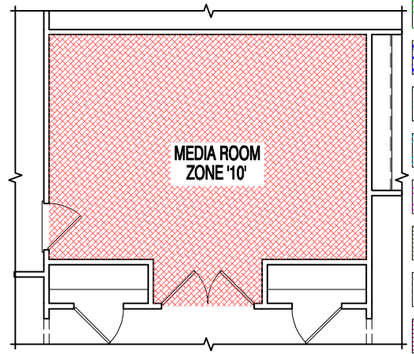
PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ZONE.DWG

OPT. MEDIA ROOM	221 SQ. FT.
OPT. FINISHED STORAGE	219 SQ. FT.
OPT. BEDROOM ilo LOFT	207 SQ. FT.
OPT. LOFT or GAME ROOM ilo STORAGE	328 SQ. FT.
OPT. BEDROOM/BATH ilo STORAGE	277 SQ. FT.
HALL 4 W/ OPT GAME ROOM ilo LOFT	97 SQ. FT.
HALL 4 W/ OPT. BEDROOM ilo LOFT	97 SQ. FT.



BEDROOM ilo LOFT

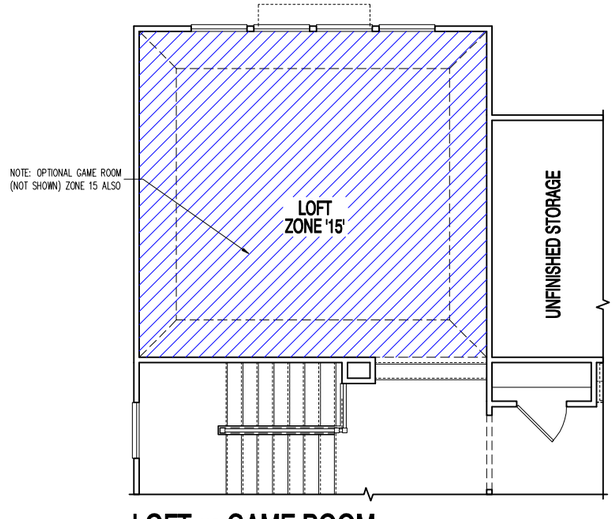
SCALE : 1/4" = 1'-0"



MEDIA ROOM

SCALE : 1/4" = 1'-0"

FOYER, STORAGE	ZONE '0'
KITCHEN, CAFE	ZONE '1
DINING / BUTLER / STORAGE	ZONE '2'
GATHERING	ZONE '3'
FLEX , CASUAL LIVING	ZONE '4'
POWDER ROOM	ZONE '5'
OWNER'S BATH	ZONE '6'
SECONDARY BATHS	ZONE '7'
LAUNDRY ROOM	ZONE '8'
OWNER'S SUITE	ZONE '9'
SECONDARY BED., LOFTS, HALL	ZONE '10'
HALLS (PER PLAN AS NEEDED)	ZONE '11'
STORAGE / MUD ROOM	ZONE '12'
OWNER'S ENTRY	ZONE '13'
OPT. SUNROOM	ZONE '14'
LOFT / GAME ROOM	ZONE '15'
OPT. LOFT BATH	ZONE '16'
ALTERNATE LIVING OPTION	ZONE '17'
OPT. BATH	ZONE '18'
OPT. LIBRARY / FLEX / GUEST SUITE	ZONE '19'
PPC	ZONE '20'
OPT. BSMT REC ROOM / FIN BSMT	ZONE '21'
OPT. BSMT REC ROOM @ BEV CTR	ZONE '21'
OPT. BSMT BATH / FIN BSMT BATH	ZONE '22'
OPT. BEDROOM IN BASEMENT	ZONE '23'
OPT. EXERCISE ROOM IN BASEMENT	ZONE '24'



LOFT or GAME ROOM ilo STORAGE

SCALE : 1/4" = 1'-0"

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HARRINGTON VERSION 3.0
SECOND FLOOR OPTIONS
FLOORING ZONES

PRODUCTION MANAGER
SJM
CURRENT RELEASE DATE: 09/23/14

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
P1, P2

PLAN NAME
HARRINGTON
NPC PLAN NUMBER
2033.200
LAWSON PLAN ID
49095
LEGACY PLAN NUMBER / NAME
same as current

SHEET
8.2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 30, 2018 / Rajeev Kumar / 2033-A-ZONE.DWG

A. GENERAL:

1. WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODE: THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC). WHERE MORE STRINGENT CODES ARE ADOPTED, THEY SHALL GOVERN THE WORK.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. NOTES ON STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER THE STRUCTURAL GENERAL NOTES ON THIS SHEET.
3. EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL, ELECTRICAL PLUMBING AND MECHANICAL DRAWINGS FOR DIMENSIONS, LOCATIONS, SIZES AND CONDITIONS, INCLUDING WINDOWS, DOORS, WALLS, CONCRETE CURBS, PITS, DRAINS, TRENCHES, FLOOR AND ROOF SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, FLOOR AND ROOF OPENINGS, STAIRS, PIPE AND DUCT RUNS, SLEEVES AND HANGERS, ELECTRICAL, CONDUITS AND OUTLETS, ITEMS EMBEDDED OR ATTACHED TO STRUCTURAL MEMBERS, EQUIPMENT, BASES AND ANCHORAGE, ETC.
4. ASTM SPECIFICATIONS INDICATED SHALL BE THE LATEST EDITIONS OF THE STANDARDS, UNLESS NOTED OTHERWISE.
5. ALTERNATE NAILING: PASLODE FASTENERS MAY BE USED ON SIMPSON HARDWARE. REFER TO SIMPSON TECHNICAL BULLETIN T-PDSTITNELOB: POSITIVE PLACEMENT NAIL APPLICATIONS WITH PASLODE FASTENERS.

B. DESIGN CRITERIA:

1. DESIGN LOADS:
   ROOF DEAD LOADS
   - METAL ROOF TC DEAD LOADS ..... 10.0 PSF
   - SHINGLE ROOF TC DEAD LOADS ..... 10.0 PSF
   - TILE ROOF TC DEAD LOADS ..... 15.0 PSF
   - ROOF BC DEAD LOADS ..... 10.0 PSF

   ROOF LIVE LOADS ..... 20.0 PSF (REDUCIBLE)
   SNOW LOADS ..... 15.0 PSF
   FLOOR DEAD LOADS ..... 15.0 PSF
   FLOOR LIVE LOADS ..... 40.0 PSF (REDUCIBLE)
   BALCONY DEAD LOAD ..... 15.0 PSF
   BALCONY LIVE LOAD ..... 60.0 PSF
   EXTERIOR WD WALL ..... 18.0 PSF
   INTERIOR WD WALL ..... 7.0 PSF
   STAIRS/LANDING ..... 40.0 PSF
   WIND SPEED PER IRC 2012 ..... 90 MPH (ASD)
   WIND SPEED PER ASCE7-10 ..... 116 MPH (LRFD)
   BUILDING IMPORTANCE FACTOR I=1.0
   INTERNAL PRESSURE COEFFICIENT +/- 0.18 (FULLY ENCLOSED STRUCTURE)
   BUILDING CATEGORY II
   EXPOSURE "B"
   SEISMIC DESIGN CATEGORY C

C. FOUNDATION:

1. FOUNDATION IS DESIGNED BASED ON PRESUMPTIVE SAFE MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM BEARING CAPACITY OF 2000 PSF. IS PRESENT PRIOR TO FOOTING PLACEMENT.
2. ALL FILL SHALL BE CLEAN COARSE SAND COMPACTED TO 95% BY HEAVY VIBRATORY ROLLER IN MAXIMUM LIFTS OF 8". CONFORM TO ASTM D 1557.
3. GRADING, SOIL PREPARATION AND FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND THE 2012 IRC.
4. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS PER GEOTECHNICAL REPORT. FLOODING WILL NOT BE PERMITTED.
5. ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PROVIDE MIN. 6 MIL. APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MIN. 12" AND SEALED.

D. CONCRETE:

1. CONCRETE SHALL CONFORM TO THE "BUILDING REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
2. DESIGN BASED ON 3000 PSI, 28-DAY STRENGTH, UNLESS OTHERWISE NOTED.
3. PROTECTION COVER (CLEAR) SHALL BE AS FOLLOWS (U.N.O.):
3.1. CONCRETE PLACED DIRECTLY AGAINST EARTH – 3 INCHES CLEAR
3.2. STRUCTURAL SLABS ON GROUND – 1 1/2 INCHES CLEAR
3.3. FORMED CONCRETE WITH EARTH BACK FILL – 2 INCHES CLEAR
4. ALL REINFORCING BARS, ANCHOR BOLTS, MUDSILL ANCHORS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
5. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
6. CONCRETE PLACEMENT SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301, AND 318.

G. WOOD FRAMING:

1. FRAMING LUMBER SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALLOWABLE STRESS REQUIREMENTS OF ALL WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE 2001 EDITION OF THE NDS SUPPLEMENT TABLES 4A, 4D AND 5A.
2. ALL FRAMING LUMBER USED FOR EXTERIOR WALLS OR INTERIOR BEARING WALLS SHALL BE SPRUCE PINE FIR OR SOUTHERN YELLOW PINE CONSTRUCTION GRADE NUMBER 2 OR BETTER. LUMBER IN CONTACT WITH GROUND, CONCRETE, OR MASONRY SHALL BE SOUTHERN PINE PRESSURE TREATED. SPRUCE PINE FIR GROUP IS ACCEPTABLE FOR NON-BEARING INTERIOR PARTITIONS.

2.1 ALL BEARING WALLS SHALL USE GRADE NO. 2 OR BETTER FOR STUDS AND POSTS
2.2 ALL PLATES AND NON-BEARING COMPONENTS SHALL USE GRADE NO. 3 OR BETTER.

3. ENGINEERED LUMBER, SHALL BE I-LEVEL PRODUCTS OR EQUAL TYPE, SIZE PER PLANS, MULTIPLE PLIES TO BE NAILED AS PER DETAIL.

3.1.1. WOOD STUDS FOR LOAD BEARING WALLS SHALL BE 16" ON CENTER AND WOOD STUDS FOR NON-LOAD BEARING WALLS SHALL BE 24" ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS. STUD SIZE AS NOTED ON PLANS. Fb = 1,200 psi UNLESS NOTED OTHERWISE.

3.1.2 MINIMUM ENGINEERED LUMBER VALUES:
LVL BEAMS: E = 1.9X10^6 PSI, FB = 2600 PSI, FC = 750 PSI, FCLL = 2510 PSI, FV = 285 PSI
LSL BEAMS/COLUMNS: E = 1.3X10^6 PSI, FB = 1700 PSI, FC = 680 PSI, FCLL = 1400 PSI, FV = 400 PSI
PSL COLUMNS: E = 2.0X10^6 PSI, FB = 2900 PSI, FC = 750 PSI, FCLL = 2900 PSI, FV = 290 PSI

4. UNLESS NOTED OTHERWISE, PROVIDE MINIMUM NAILING PER TYP. SHEATHING DETAIL IN THESE DOCUMENTS OR LOCAL CODE WHEN REQUIRED
6. BEARING WALL FRAMING:
6.1 ALL FRAMING 2x4 @ 16 O.C. U.N.O.
6.1.1. FOR 2x4 STUD WALL PROVIDE: (1) 2x4 KING STUD AND (1) 2x4 TRIMMER AT EACH END OF HEADERS, UNLESS NOTED OTHERWISE.
6.1.2. FOR 2x6 STUD WALL PROVIDE: (1) 2x6 KING STUD AND (1) 2x6 TRIMMER AT EACH END OF HEADER, UNLESS NOTED OTHERWISE.
6.1.3. ADD DOUBLE 2X STUDS UNDER BEARING POINTS OF GIRDER TRUSSES OR BEAMS, UNLESS NOTED OTHERWISE. AT MULTIPLE 2x STUDS OR TRIMMERS, USE FACE NAIL 16d O.N. AT 8" O.C. FOR EACH, UNLESS NOTED OTHERWISE.
6.1.4. SEE FRAMING PLAN FOR DOUBLE TOP PLATE SPLICE CONDITIONS. A 2X6 MAY BE RIPPED DOWN TO A 2X4 AT POINTS WHERE THE TOP PLATE CHANGES FROM 2X4 TO 2X6 IN LIEU OF ANY CONNECTING STRAP CALLED OUT ON PLAN.
7. BRACED WALL FRAMING SHALL BE CONNECTED ACCORDING TO THE 2012 IRC.
8. ALL EXTERIOR WALLS ARE TO BE CONSIDERED BRACED WALLS U.N.O. NAIL AND BLOCK AS NECESSARY FOR BRACED WALLS.

ROOF RAFTER SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAXIMUM SPAN		
	24" C.C.	16" C.C.	12" C.C.
2x4	5'-6"	6'-3"	6'-11"
2x6	8'-8"	9'-11"	11'-0"
2x8	11'-6"	13'-2"	14'-6"
2x10	14'-8"	16'-10"	18'-6"
2x12	17'-11"	20'-6"	22'-7"

1. RAFTERS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2. MAXIMUM SPACING SHALL BE AS NOTED IN TABLE.
3. RAFTERS SHALL BE SHEATHED WITH SPAN RATED STRUCTURAL SHEATHING AS NOTED IN PLAN.
4. NO CONCENTRATED LOADS SHALL BE PLACED ON RAFTERS.
5. RAFTERS SUPPORT 30PSF MAX LOAD w/ 12/12 SLOPE.

RIDGE BEAM SPAN TABLE (SHINGLE ROOF)

MEMBER SIZE	MAX SPAN
2x8	4'-0".
(2) 2x8 or 2x12	6'-0"
(2) 2x12	8'-0"

1) RIDGE BEAMS SHALL BE SOUTHERN PINE #2 GRADE OR BETTER.
2) RAFTER SPAN ON EITHER SIDE OF RIDGE BEAM MUST BE LESS THAN 11'-0".
3) NO CONCENTRATED LOADS OTHER THAN RAFTERS SHALL BE PLACED ON RIDGE BEAMS

H. PREFABRICATED WOOD TRUSSES:

1. THE ROOF PLAN DEPICTED IS NOT INTENDED TO SERVE AS A TRUSS DESIGN.
2. TOP PLATE HEIGHTS MAY VARY. SEE BUILDING SECTIONS, WALL SECTIONS AND ELEVATIONS FOR BEARING HEIGHTS.
3. TRUSS SPACING SHALL BE 24" O.C. MAX. UNLESS OTHERWISE NOTED.
4. FRAME WALLS UP TO UNDERSIDE OF ROOF TRUSSES AT ALL NON-BEARING WALLS AND AT VOLUME AREA UNLESS OTHERWISE NOTED.
5. ALIGN TRUSSES AND HAND FRAMING SO ALL GYPSUM WALL BOARD WILL BE CONTINUOUS FROM FLOOR TO CEILING.
6. PROVIDE BRACING AND BLOCKING PER HIB-91 IN ADDITION TO BRACING AND BLOCKING SHOWN ON PLANS.
7. TRUSS MANUFACTURER SHALL PROVIDE INSTALLATION DETAILS INCLUDING THE BRACING OF ALL GABLE TRUSS.

I. ANCHORAGE:

1. SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER. BOLTS SHALL BE 1/2" DIAMETER, EMBEDDED 7". USE 10" LONG ANCHOR BOLTS AT 2x PLATE UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL BE FULL BODY AND HAVE CUT THREADS OR NOMINAL DIAMETER WITH ROLLED THREADS. WASHERS ARE ASTM/ASME B18.22.1. SIMPSON MASA OR EQUAL MAY BE USED INSTEAD OF ANCHOR BOLTS. WALL SILL PLATE ANCHOR BOLTS OR SIMPSON MASA SHALL BE SPACED NOT MORE THAN 4' O.C. OR AS INDICATED.
2. 1/2" DIA. WEDGE-ALL ANCHOR W/ EMBED. DEPTH OF 2 1/4" MIN AND EDGE DISTANCE OF 5" MIN MAY REPLACE A 1/2" DIA. ANCHOR BOLT AT INTERIOR NON-SHEAR WALLS. INSTALL THE ANCHOR PER ICBO ER-3631.
3. PLACE A.B. AT 4" MIN AND 12" MAX FROM SILL PLATE END OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF THE PLATE, A MINIMUM OF 1 3/4" FROM CONCRETE EDGE, AND SPACED AT 48" O.C. MAX.
4. SILL PLATES SHALL BE TREATED WITH DISODIUM OCTABORATE TETRAHYDRATE (DOT) (NER 648) OR ANOTHER LOW CORROSIVE CHEMICAL TREATMENT.
5. DO NOT NOTCH OR BORE LARGE HOLE AT JOISTS, RAFTERS, BEAMS OR PLATES, UNLESS NOTED OTHERWISE. OBTAIN APPROVAL FROM ENGINEER FOR NOTCHES AND HOLES NOT DETAILED.
6. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN. USE STANDARD CUT WASHERS UNDER BOLT HEADS OR NUTS AGAINST WOOD.
7. CONNECTION HARDWARE SHALL BE SIMPSON STRONG-TIE OR EQUAL.

J. WOOD STRUCTURAL SHEATHING:

1. SEE STRUCTURAL DETAILS FOR SIZES AND TYPES OF SHEATHING.

K. FIELD REPAIR NOTES

1. MISSING OR MISPLACED ANCHOR BOLT OR MUDSILL ANCHOR (ALTERNATE BOLTING FOR WOOD SOLE PLATES).
   THIS NOTE IS TO DESCRIBE ALTERNATES TO ANCHOR BOLTS OR MUDSILL ANCHORS IN THE SLAB AND BOND BEAM BUT DOES NOT APPLY AT STEP DOWN AND/OR CURB CONDITIONS.
   IF THE BOLT TO BE INSTALLED IN THE SLAB MEETS THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED BY THE MANUFACTURER, OR IS AT LEAST 2-3/8" FROM ANY EDGE FOR 1/2" BOLTS AND 3-1/2" FOR 5/8" AND 3/4" BOLTS, THEN A STANDARD EXPANSION BOLT EMBEDDED 5" MINIMUM AND THE SAME DIA. AS THE SPECIFIED ANCHOR BOLT MAY BE USED (SPACING FOR BOLTS AT WOOD SOLE PLATES SHALL BE REDUCED FROM 32" TO 24").

NOTE: MIN. ALLOWABLE LOADS BELOW
   IF THE BOLT TO BE INSTALLED IN THE SLAB DOES NOT MEET THE MINIMUM CONCRETE EDGE DISTANCE AS SPECIFIED ABOVE OR IS TO REPLACE BOLTS SPECIFIED IN BOND BEAMS, THEN INSTALL AN ANCHOR W/SIMPSON TYPE "SET" EPOXY (ONLY) THE SAME SIZE AS THE ONE BEING REPLACE W/ A 6" MINIMUM EMBEDMENT (INSTALLED PER EPOXY MANUFACTURER)
   WHERE ALLOWED, THE MINIMUM REQUIREMENTS FOR EXPANSION TYPE BOLTS ATTACHING WOOD SOLE PLATES TO BE 1800# ALLOWABLE TENSION FOR 5/8" BOLTS AND 1200" ALLOWABLE TENSION FOR 1/2" BOLTS. IF NOT PER PLAN, ANCHORS FOR HEAVY HOLDOWNS SHALL HAVE AN ALLOWABLE TENSION LOAD EQUAL TO OR GRATER THAN ALLOWABLE LOAD OF THE HOLDOWN.

NOTE: SLEEVE ANCHORS ARE NOT ALLOWED.

ABBREVIATIONS:

A.	PLYWD = PLYWOOD
B.	OSB = ORIENTED STRAND BOARD
C.	NAILING:
C.A.	5d = COMMON NAIL
C.B.	8d = COMMON NAIL
C.C.	10d = COMMON NAIL
C.D.	16d = 0.135" x 3 1/2" GUN NAIL
C.E.	EN = EDGE NAILING
C.F.	FN = FIELD NAILING
C.G.	SN = SIDE NAILING
C.H.	BN = BOUNDARY NAILING
C.I.	BF = BOUNDARY FASTENING
D.	AB = ANCHOR BOLT
E.	CMU= CONCRETE MASONRY UNIT
F.	DIA = DIAMETER
G.	DTL = DETAIL
H.	EWP = ENGINEERED WOOD PRODUCT
I.	FDN = FOUNDATION
J.	MAX = MAXIMUM
K.	MIN = MINIMUM
L.	O.C. = ON CENTER
M.	SP = SOUTHERN PINE
N.	SPF = SPRUCE PINE FIR
O.	TYP = TYPICAL
P.	U.N.O. = UNLESS NOTED OTHERWISE
Q.	W/ = WITH
R.	WD = WOOD
S.	EE = EACH END
T.	HDR = HEADER
U.	J = OPENING JACK STUD
V.	K = OPENING KING STUD
W.	SIM = SIMILAR
X.	ATR = ALL THREADED ROD
Y.	SC = BUILT UP STUD COLUMN
Z.	OPT. = OPTION
AA.	STD. = STANDARD
AB.	CJ = CONTRACTION JOINT

TARAMORE
LOT 204
GARAGE RIGHT

SHEAR LINE SUMMARY

Shear Lines	A	B	C	D	E	1	2	3	4	5
INPUTS										
Braced Wall Line Location	1st of 2-Story	1st of 2-Story	1st of 2-Story	2nd of 2-Story	2nd of 2-Story	1st of 1-Story	1st of 1-Story	1st of 1-Story	2nd of 2-Story	2nd of 2-Story
Eave-To-Ridge Height	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5
Braced Wall Line Spacing	19.7	28.0	38.8	33.8	33.8	54.0	54.0	12.0	54.0	54.0
Wall Height	10.0	10.0	10.0	9.0	9.0	10.0	10.0	10.0	9.0	9.0
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
WIND										
Tabulated Wind Bracing Amount	6.4	8.5	11.6	5.4	5.4	8.1	8.1	2.3	8.1	8.1
Exposure Height Factor	1.3	1.3	1.3	1.3	1.3	1.2	1.2	1.2	1.3	1.3
Eave-to-Ridge Height Factor	1.11	1.11	1.11	1.11	1.11	1.21	1.21	1.21	1.11	1.11
Wind Wall Height Factor	1.00	1.00	1.00	0.95	0.95	1.00	1.00	1.00	0.95	0.95
Number of BWL Factor	1.30	1.30	1.30	1.00	1.00	1.00	1.00	1.30	1.00	1.00
Holdown Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Blocked Joint Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Gypsum of Inside Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Wind GB Construction Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Required Wind Bracing Amount (ft)	**12.0**	**15.9**	**21.7**	**7.3**	**7.3**	**11.8**	**11.8**	**4.3**	**11.1**	**11.1**
Provided Wind Bracing (ft)	**15.4**	**16.0**	**26.2**	**39.3**	**40.8**	**52.2**	**40.0**	**21.6**	**23.8**	**36.0**

THE ENGINEER'S SEAL APPLIES ONLY TO THE STRUCTURAL COMPONENTS ON THIS DOCUMENT. THE SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR SAFETY PRECAUTIONS, WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS ARE TO BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DEVIATIONS OR DISCREPANCIES ON THESE PLANS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD.

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HARRINGTON
COVER SHEET

CONTROL
RELEASE DATE: 02/28/18
REV # DATE / DESCRIPTION

COMMUNITY NAME
SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING
RIGHT

PLAN NUMBER
2033

SHEET
S0.1-TN

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG

TARAMORE
LOT 204
GARAGE RIGHT

ENGINEERING REVISION LOG:

REVISION: 000	DATE: 03/04/2014	PROJECT MANAGER: ZPM-JC
1. INITIAL RELEASE		
REVISION: 001	DATE: 03/07/2014	PROJECT MANAGER: ZPM-JC
1. ELEVATION RENUMBERING		
REVISION: 002	DATE: 03/21/2014	PROJECT MANAGER: ZPM-JC
1. OPTIONAL BRICK @ BACK OF HOUSE ADDED. 2. OPTIONAL CONCRETE LEDGES, DETAILS & HEADERS WERE ADDED FOR OPTION BRICK. 3. UPDATE ELEVATIONS SLAB AND BASEMENT FOUNDATIONS, OWNER'S BATH OPT #1 & #2, OPT. ATRIUM DOOR, OPT. EXTENDED CAFE, OPT. SUNROOM, OPT. SCREENED PORCH, OPT. COVERED PORCH, OPT. SIDE FIREPLACE.		
REVISION: 004	DATE: 04/04/2014	PROJECT MANAGER: ZPM-JC
1. REVISED FOOTINGS, GIRDERS AND ALL INFO RELATED TO ELEV. 6-8.		
REVISION: 005	DATE: 06/18/2014	PROJECT MANAGER: ZPM-JC
1. REVISED TRUSS NOTES. 2. REVISED NOTES FOR DETAIL R02 ON SHEET LAT.		
REVISION: 006	DATE: 06/31/2014	PROJECT MANAGER: ZPM-JC
1. FOUNDATION, LINTEL AND TRUSS UPDATES.		
REVISION: 007	DATE: 8/04/2014	PROJECT MANAGER: ZPM-JC
1. ADDED CRAWL SPACE		
REVISION: 008	DATE: 9/15/2014	PROJECT MANAGER: ZPM-JC
1. DETAIL UPDATE W03, W04, W05 & R09. ADDED DETAIL B01.		
REVISION: 009	DATE: 01/08/2015	PROJECT MANAGER: ZPM-JC
1. UPDATE TO FRONT LOAD GARAGE STANDARD PER NEW ARCHS. 2. UPDATE ALL ELEVATIONS WITH 2'-0" BUMP OUT AT FRONT. 3. UPDATE SUNROOM OPTIONS 4. UPDATE OWNER'S BATH OPTIONS.		
REVISION: 010	DATE: 01/20/2015	PROJECT MANAGER: ZPM-JC
1. MIRROR FOR RH.		
REVISION: 011	DATE: 04/09/2015	PROJECT MANAGER: ZPM-JD
1. 2012 IRC UPDATE		
REVISION: 012	DATE: 05/20/2015	PROJECT MANAGER: ZPM-JD
1. ADDED CONTRACTION JOINTS 2. ADDED OPT. UTILITY SINK FOR OPT. SECOND WATER HEATER @ SL GARAGE. 3. ADJUSTED UTILITY SINKS FOR COURTYARD GARAGES. 4. ADJUSTED WALLS FOR 3 CAR SIDE LOAD GARAGE. 5. ADJUSTED PLUMBING DIMS FOR BATH 5 IN FINISHED BASEMENT.		
REVISION: 013	DATE: 08/02/2015	PROJECT MANAGER: ZPM-JD
1. ADJUSTED CRAWLSPACE GARAGE WALL STYLES TO CMU RATHER THAN MONOSLAB. 2. CHANGED DETAILS FROM "CF" TO PULTE STANDARD "CS" DETAILS. DELETED "CF" DETAIL SHEET.		
REVISION: 014	DATE: 10/02/2015	PROJECT MANAGER: ZPM-JD
1. ADDED RIDGE BEAM SPAN TABLE. 2. UPDATED RAFTER BEAM SPAN TABLE, W10, R09 AND R09B DETAILS.		
REVISION: 015	DATE: 12/18/2015	PROJECT MANAGER: ZPM-JD
1. ADDED CANTILEVERED AND STANDARD OPT. 2-SIDED FIREPLACE TO BASEMENT OPTIONS @ S1.2, S1.3. 2. UPDATED CRAWLSPACE DROPPED BEAMS FROM THEIR CURRENT SIZE TO THE PULTE STANDARD OF AN 11 7/8" DEEP LVL WHERE POSSIBLE. 3. CHANGED 2 SIDED REAR FIREPLACE INTERIOR HEADER TO (2) 1 3/4"x9 1/4" LVL w/ (3) SUPPORTING COLUMNS FROM (2) 2x12 w/ (2) SUPPORTING COLUMNS ,ALSO UPGRADED EXTERIOR HEADER FROM 2x6 TO 2x8 STANDARD AND 2x12 TO (2) 1 3/4"x9 1/4" LVL @ BRICK OPT. ON SHEET S2.1 DUE TO NEW SP VALUES. 4. ADDED OPT. REAR 2 SIDED FIREPLACE VIGNETTE TO S2.2. 5. ADDED OPT. REAR 2-SIDED FIREPLACE TO SHEET S1.1.		
REVISION: 016	DATE: 01/26/2016	PROJECT MANAGER: ZPM-JD
1. UPDATED DETAILS R06, R09 AND R09B ON SHEET LAT AND DETAILS R20 AND W02 ON SHEET LAT2 2. MOVED DETAIL B3 FROM SHEET LAT TO SHEET LAT2		
REVISION: 017	DATE: 06/17/2016	PROJECT MANAGER: ZPM-JD
1. UPDATED TO 2015 SOUTH CAROLINA RESIDENTIAL BUILDING CODE: S0.1-SC 90		
REVISION: 018	DATE: 07/13/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9, 10 & 11.		
REVISION: 020	DATE: 08/31/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 9, 10 & 11 TO CRAWLSPACE, ON SHEETS S1.7.2, S1.7.4 & S1.7.5. 2. MOVED SHEETS S1.7.5, S1.7.6 & S1.7.7 TO S1.7.6, S1.7.7 & S1.7.8, RESPECTIVELY.		
REVISION: 021	DATE: 12/16/2016	PROJECT MANAGER: ZPM-JD
1. ADDED ELEVATIONS 12 &13 TO SHEETS S1.1.5, S1.1.6, S1.6.4, S1.6.5, S1.7.5, S1.7.6, S2.1.6 & S2.1.7. 2. MOVED SHEETS S1.1.6, S1.1.7, S1.6.4, S1.7.6, S1.7.7, S1.7.8, S2.1.7 & S2.1.8 TO S1.1.7, S1.1.8, S1.6.5, S1.7.7, S1.7.8, S1.7.9, S2.1.8 & S2.1.9, RESPECTIVELY. 3. ADDED SECOND FLOOR ELEVATIONS TO SHEET S2.2.3.		
REVISION: 022	DATE: 06/30/2017	PROJECT MANAGER: ZPM-JD
1. UPDATED FRONT AND REAR COLUMN NOTES TO ALLOW FOR AN ALUMINUM COLUMN		

ENGINEERING REVISION LOG:

REVISION: 023	DATE: 11/03/2017	PROJECT MANAGER: ZPM-JD
1. ADDED NEW ELEVATIONS 14 & 15, AND CREATED NEW SHEETS S1.1.9, S2.1.9 & S2.2.4.		
REVISION: 024	DATE: 02/28/2018	PROJECT MANAGER: ZPM-JD
1. ADDED FIRST FLOOR NEW ELEVATION 16 TO SHEET S1.1.7 AND S2.1.7, AND ELEVATIONS 17 & 18 TO SHEETS S1.1.8 AND S2.1.8. 2. MOVED SHEETS S1.1.8, S1.1.9, S2.1.8 AND S2.19 TO S1.1.9, S1.1.10, S2.1.9 AND S2.1.10, RESPECTIVELY. 3. MOVED SECOND FLOOR ELEVATION 9 FROM SHEET S2.2.3 TO S2.2.2. 4. MOVED SECOND FLOOR ELEVATION 14 FROM SHEET S2.2.4 TO S2.2.3. 5. ADDED NEW SECOND FLOOR ELEVATIONS 16, 17 AND 18 TO SHEET S2.2.4. 6. ADDED BASEMENT ELEVATION 16 TO SHEETS S1.6.5. 7. ADDED BASEMENT ELEVATIONS 17 AND 18 TO SHEET S1.6.6. 8. MOVED GARAGE OPTIONS FROM SHEET S1.6.6 TO S1.6.7.		

ABBREVIATIONS:

A. PLYWD = PLYWOOD
B. OSB = ORIENTED STRAND BOARD
C. NAILING:
C.A. 5d = COMMON NAIL
C.B. 8d = COMMON NAIL
C.C. 10d = COMMON NAIL
C.D. 16d = 0.135" x 3 1/2" GUN NAIL
C.E. EN = EDGE NAILING
C.F. FN = FIELD NAILING
C.G. SN = SIDE NAILING
C.H. BN = BOUNDARY NAILING
C.I. BF = BOUNDARY FASTENING
D. AB = ANCHOR BOLT
E. CMU= CONCRETE MASONRY UNIT
F. DIA = DIAMETER
G. DTL = DETAIL
H. EWP = ENGINEERED WOOD PRODUCT
I. FDN = FOUNDATION
J. MAX = MAXIMUM
K. MIN = MINIMUM
L. O.C. = ON CENTER
M. SP = SOUTHERN PINE
N. SPF = SPRUCE PINE FIR
O. TYP = TYPICAL
P. U.N.O. = UNLESS NOTED OTHERWISE
Q. W/ = WITH
R. WD = WOOD
S. EE = EACH END
T. HDR = HEADER
U. J = OPENING JACK STUD
V. K = OPENING KING STUD
W. SIM = SIMILAR
X. ATR = ALL THREADED ROD
Y. SC = BUILT UP STUD COLUMN
Z. OPT. = OPTION
AA. STD. = STANDARD
AB. CJ = CONTRACTION JOINT

Fieldstone
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MICHIGAN OFFICE: (248) 622-4035
MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
COVER SHEET

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22X34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
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COMMUNITY NAME
SOUTHEAST ZONE SET

COMMUNITY ID

GARAGE HANDING
RIGHT

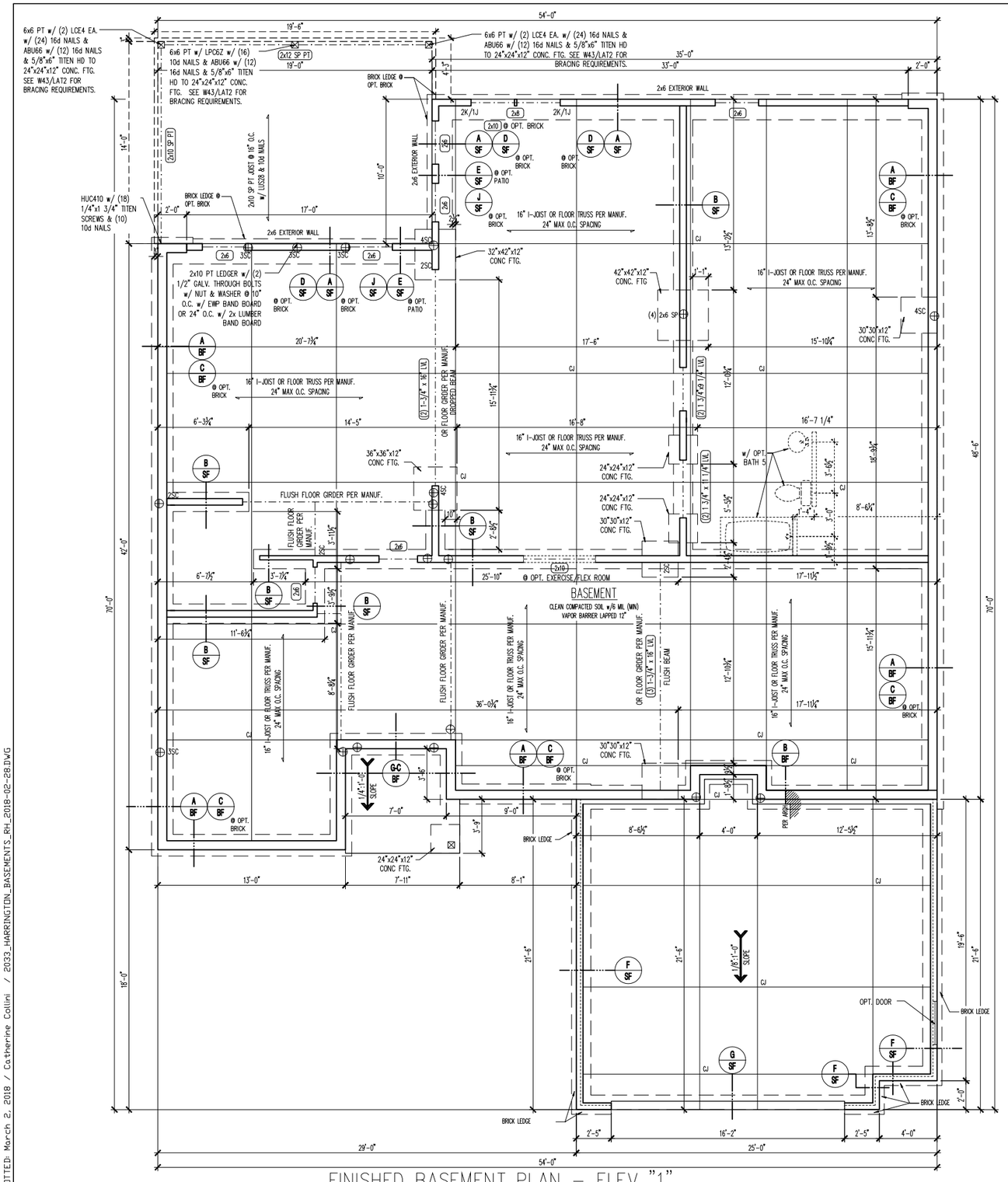
PLAN NUMBER
2033

SHEET
S0.2

Fieldstone
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

02/28/18

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG



FINISHED BASEMENT PLAN – ELEV "1"

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

- ELEVATION — ELEVATION INDICATOR – ELEVATION NOTED IS RELATIVE TO FINISH FLOOR DATUM = 0'-0"
- LTR / SHT — DETAIL INDICATOR
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN
- POINT LOAD FROM FLOOR ABOVE WITH EITHER 2SC OR LARGER, 2J OR LARGER, ANY COMPOSITE/SCL COLUMN @ OPT.

GENERAL NOTES

1. COORDINATE THIS DRAWING WITH ARCHITECTURAL DRAWINGS FOR ALL MASONRY OPENINGS DIMENSIONS AND LOCATIONS.

FLOOR SLAB NOTES:

3.5" (MIN.) 3,000 PSI CONCRETE SLAB. MAXIMUM SLUMP TO BE 4".
ALL CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED WITH TOTAL AIR CONTENT BETWEEN 5% AND 7% PER CODE REQUIREMENTS OR MINIMUM ALLOWED BY LOCAL CODE.

CONTRACTION JOINTS SHALL BE PLACED IN THE SLAB NO MORE THAN 10 FT APART. JOINT DEPTH CALL BE 1/4 OF THE SLAB THICKNESS FOR FORMED, TOOLED, OR DRY-CUT SAWED JOINTS IN HARDENED CONCRETE PER ACI 332. SAW CUT JOINTS SHOULD BE COMPLETE AS SOON AS POSSIBLE TO MINIMIZE RANDOM CRACKING.

PLUMBING NOTES:

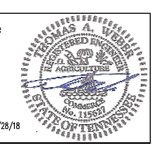
VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
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TENNESSEE
02/28/18



Fieldstone
FLORIDA OFFICE: (815) 466-3310
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MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
FOUNDATION w/ FINISHED BASEMENT

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID: ——

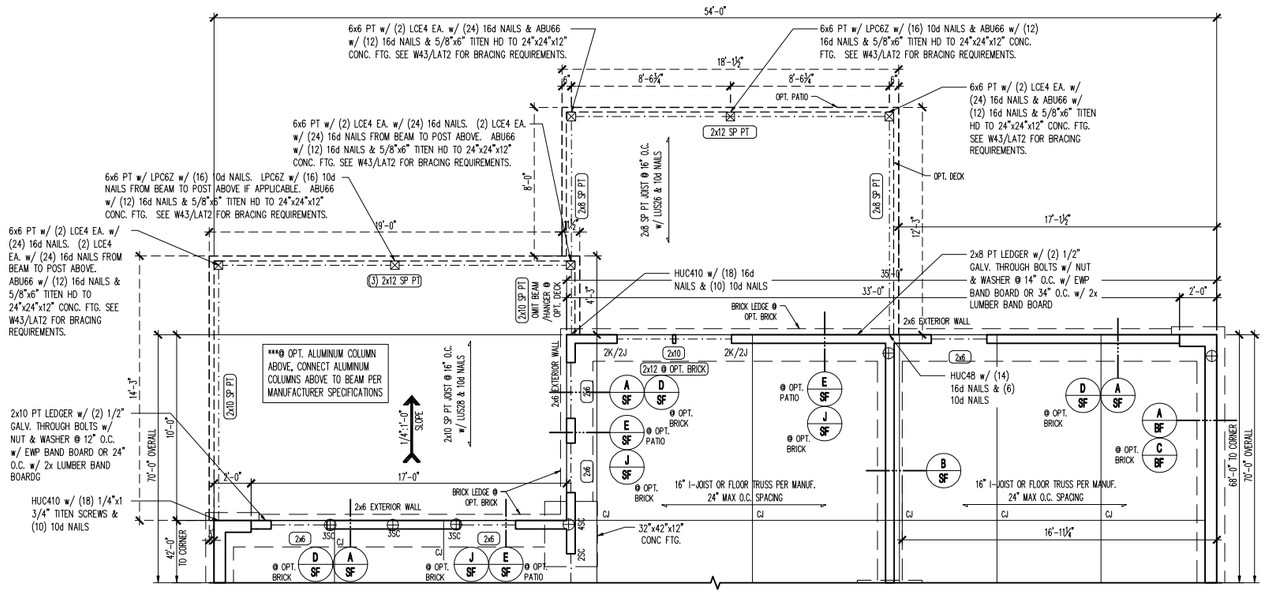
GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S1.3

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_BASEMENTS_RH_2018-02-28.DWG



BASEMENT FINISHED w/ OPT. COVERED PORCH ABOVE (OR) OPT. SCREENED PORCH ABOVE

SCALE: 1/4"=1'-0"

LEGEND SYMBOLS

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GENERAL NOTES

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

FRAMING NOTES

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TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone

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TEL: 248.622.4035

■ THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

02/28/18

THOMAS A. WEBER — REGISTERED ENGINEER — No. 115627 — STATE OF TENNESSEE

Fieldstone

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MICHIGAN OFFICE: (248) 622-4035
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HARRINGTON
FOUNDATION w/ FINISHED BASEMENT
REAR OPTIONS

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID: ___ ___

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S1.3.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Colini / 2033_HARRINGTON_BASEMENTS_RH_2018-02-28.DWG

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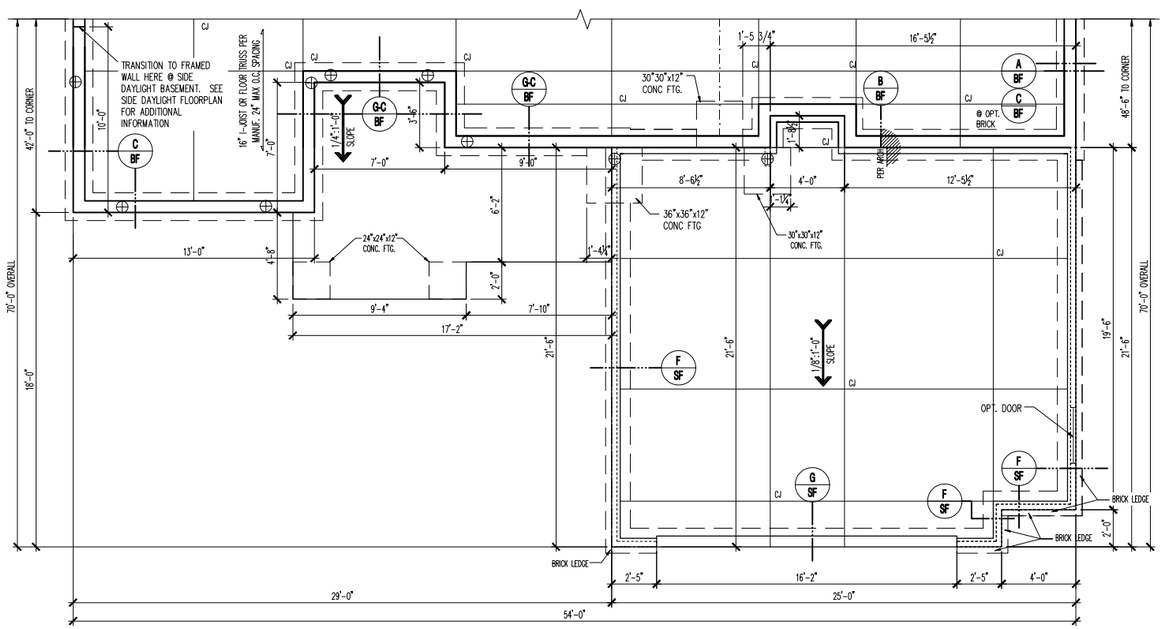
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PLUMBING NOTES:

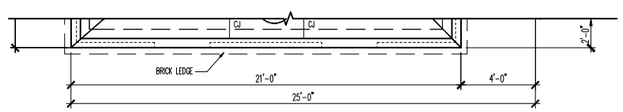
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PARTIAL FOUNDATION PLAN – ELEV. 9
SCALE: 1/4"=1'-0"



OPT. SIDE LOAD OR COURTYARD GARAGE – ELEV. 9
SCALE: 1/4"=1'-0"
*SEE ELEV. 6, 7 & 10 FOR INFORMATION PAST THE CUT LINE

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
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THOMAS A. WEBER, PE
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02/28/18

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HARRINGTON
FOUNDATION w/ BASEMENT
ELEVATIONS

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

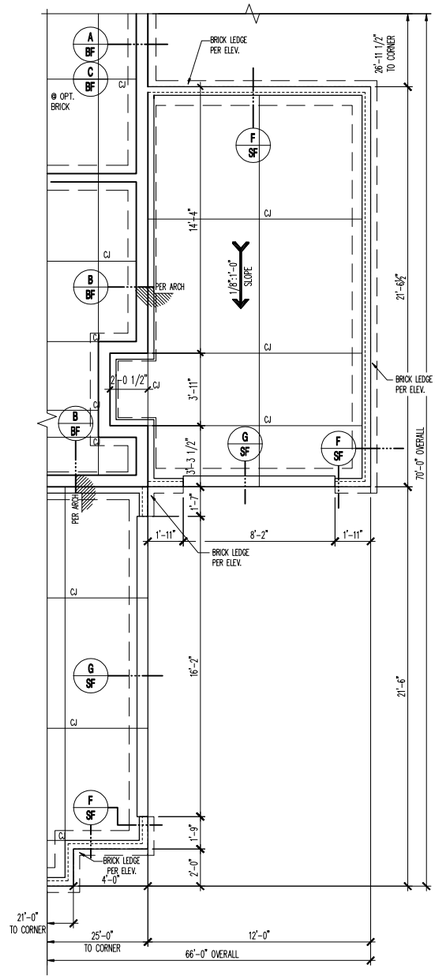
COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S1.6.3

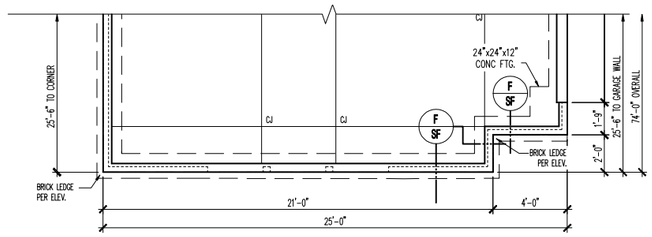
PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_BASEMENTS_RH_2018-02-28.DWG



OPT. 3 CAR SIDE LOAD GARAGE

SCALE: 1/4"=1'-0"

*SEE SIDELOAD GARAGE FOR INFORMATION NOT SHOWN
*NOT DEVELOPED FOR ELEVATIONS 14 - 18



OPT. SIDE LOAD GARAGE w/ OPT. 4' EXT.

SCALE: 1/4"=1'-0"

APPLIES TO SIDE LOAD & 3 CAR SIDE LOAD GARAGE

LEGEND SYMBOLS

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PLUMBING NOTES:

VERIFY PLUMBING LOCATIONS WITH ARCHITECTURAL DRAWINGS

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TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
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TENNESSEE

02/28/18

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HARRINGTON
FOUNDATION PLAN
GARAGE OPTIONS

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME
SOUTHEAST ZONE SET

COMMUNITY ID

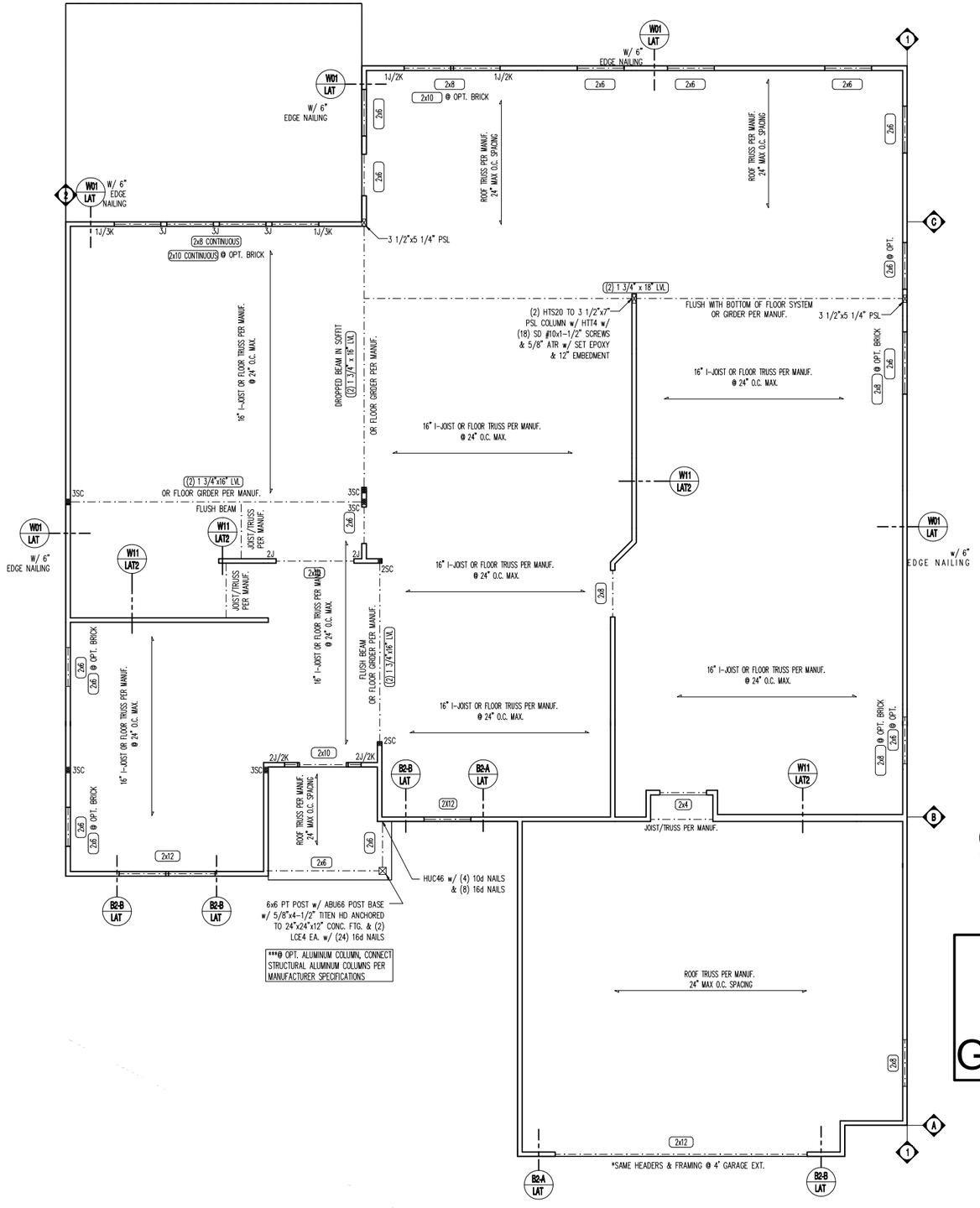
GARAGE HANDING
RIGHT

PLAN NUMBER
2033

SHEET
S1.6.7

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_BASEMENTS_RH_2018-02-28.DWG



FIRST FLOOR PLAN ELEV. 1

SCALE: 1/4"=1'-0"

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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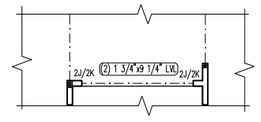
TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

1. TRUSS STRAPS TO BE SIMPSON H2.5A w/10d NAILS MIN (2) H2.5A TO BE USED TO MULTI-PLY TRUSS, (1) EACH SIDE w/8d NAILS MIN.
2. AT SECOND TRUSS IN FROM GABLE ENDS, ADD A TOP CHORD LOADING OF +/- 100 PLF TO ACCOUNT FOR VERTICAL REACTIONS OF GABLE END BRACING. LOADING IS IN ADDITION TO STANDARD LOADING. WHERE PARTIAL GABLE EXISTS, THIS LOADING IS ONLY REQUIRED IN THE BRACED AREAS.
3. THESE PLANS ARE ENGINEERED BASED ON TRUSS LAYOUTS AND ENGINEERING PROVIDED BY TRUSS MANUFACTURER. CHANGES OR MODIFICATIONS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

- LTR / SHT — DETAIL INDICATOR
- CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING
- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- A — SHEER LINE
- 2xF — 2-PLY HEADER OR BEAM



OPT. DBL.DOOR @ FRONT ENTRY

SCALE: 1/4"=1'-0"

TARAMORE LOT 204 GARAGE RIGHT

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HARRINGTON
FIRST FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID: — —

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S2.1

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG

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8. PROVIDE SOLID BLOCKING OR BLOCKING PER JOIST MANUFACTURER BETWEEN ALL JOIST AT ALL COLUMN POINT LOADS, BEAMS, GIRDERS, AND LOAD BEARING WALLS.
10. FLOOR SYSTEM ENGINEERED BY OTHERS. INSTALL PER MANUFACTURER'S RECOMMENDATION. NOTES & DETAILS, CHANGES OR MODIFICATIONS TO THESE DOCUMENTS ARE NOT PERMITTED WITHOUT A LETTER FROM THE ENGINEER OF RECORD.
11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

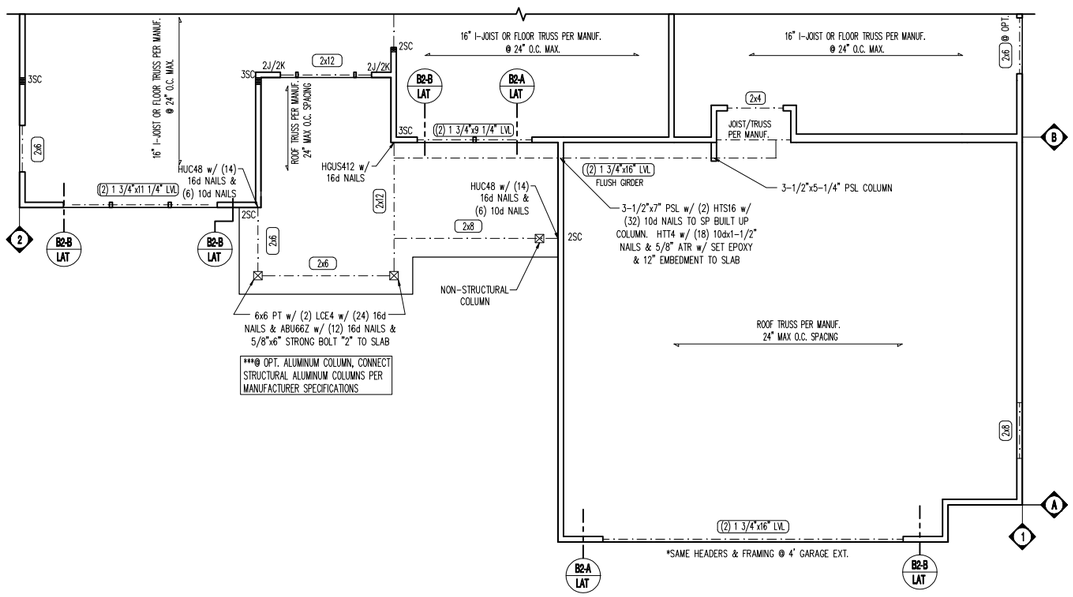
TRUSS NOTES

UNLESS OTHERWISE NOTED ON PLANS:

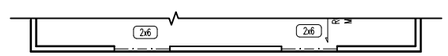
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4. FOR GABLE END BRACING, START AT ROOF SIDELINE AND BRACE 4 BAYS BACK. CONTINUE BRACING ALONG GABLE TRUSS AT 4'-0" O.C. MAX. REFER TO STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION.
5. HIP JACKS TO BE TOE NAILED WITH (3) 10d NAILS MIN. TO HIP GIRDER TRUSS
6. WALL SHEATHING TO BE CONTINUOUS THROUGH FLOOR SYSTEM. BLOCK ALL SEAMS.

LEGEND

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- CROSS HATCHED AREA INDICATES EXTENT OF GABLE END BRACING
- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- A — SHEER LINE
- 2xF — 2-PLY HEADER OR BEAM



PARTIAL FRAMING PLAN – ELEV. 9
SCALE: 1/4"=1'-0"



OPT. SIDE LOAD OR COURTYARD GARAGE – ELEV. 9
SCALE: 1/4"=1'-0"
*SEE ELEV 6, 7 & 10 FOR INFORMATION NOT SHOWN

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
FLORIDA OFFICE: (813) 466-3310
MICHIGAN OFFICE: (248) 622-4035
MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
FIRST FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
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13	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:
GARAGE HANDING: RIGHT
PLAN NUMBER: 2033
SHEET: S2.1.4

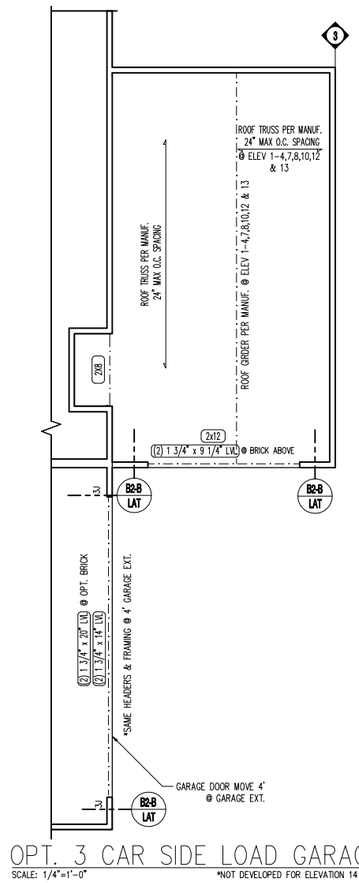
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
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691 N. SQUIRREL RD., # 120
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TEL: 248.622.4035
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P.E. # 115627
TENNESSEE

THOMAS A. WEBER REGISTERED ENGINEER AGRICULTURAL No. 115627 STATE OF TENNESSEE

02/28/18

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG



OPT. 3 CAR SIDE LOAD GARAGE

SCALE: 1/4"=1'-0" *NOT DEVELOPED FOR ELEVATION 14 - 18

FRAMING NOTES

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2. ALL INTERIOR WALLS ARE SHOWN AT 3 1/2" UNLESS OTHERWISE SPECIFIED.
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11. PROVIDE STEEL LINTEL AS NECESSARY FOR BRICK VENEER OVER OPENINGS.

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LEGEND

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- INTERIOR GYPSUM BRACED WALL SEGMENT SEE DETAIL W01 SHEET S4.1
- A — SHEER LINE
- 2xF — 2-PLY HEADER OR BEAM

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
FIELDSTONE ENGINEERING, PLLC
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035

THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

02/28/18

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MICHIGAN OFFICE: (248) 622-4035
MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
FIRST FLOOR FRAMING PLAN
GARAGE OPTIONS

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
1	-
2	-
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12	-

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S2.1.9

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG

FRAMING NOTES

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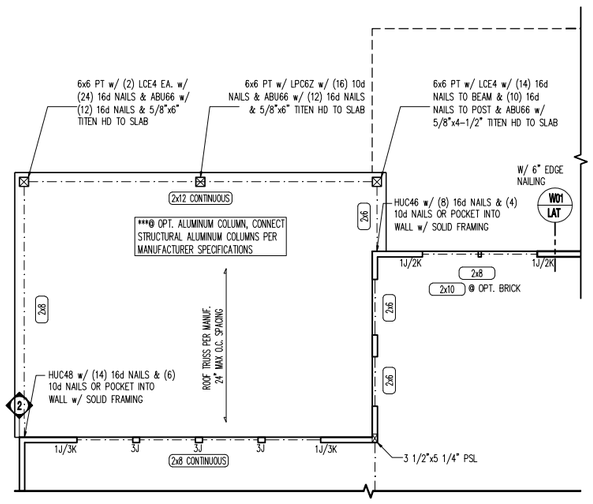
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- 2xF — 2-PLY HEADER OR BEAM



OPT. COVERED LANAI/PORCH FRAMING PLAN

SCALE: 1/4"=1'-0"

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MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
FIRST FLOOR FRAMING PLAN
REAR OPTIONS

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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11	-
12	-

COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID:

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S2.1.10

TARAMORE
LOT 204
GARAGE RIGHT

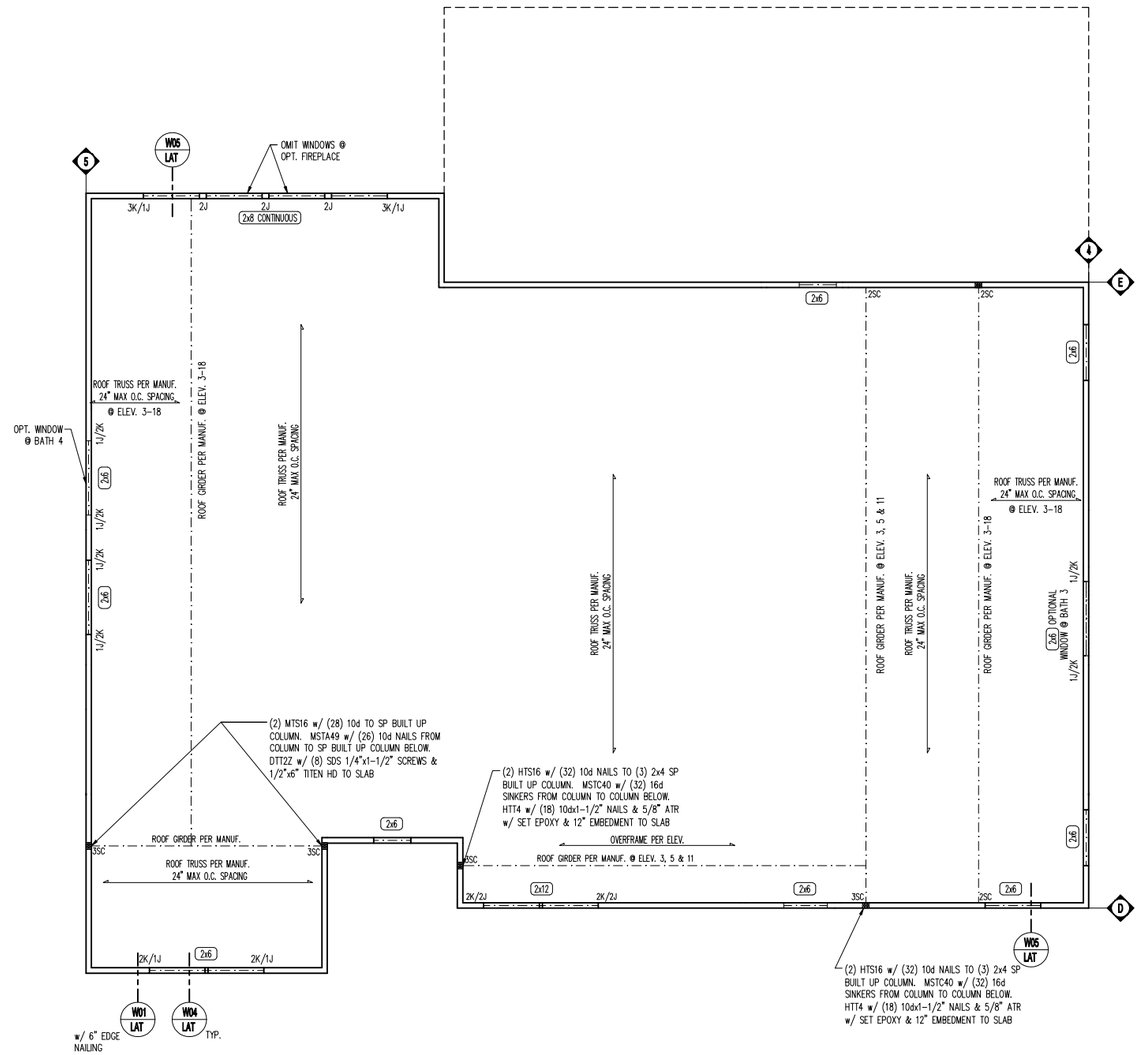
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THOMAS A. WEBER, PE
P.E. # 115627
TENNESSEE

THOMAS A. WEBER — REGISTERED ENGINEER — No. 115627 — STATE OF TENNESSEE

02/28/18

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG



SECOND FLOOR PLAN ELEV. 1

SCALE: 1/4"=1'-0"

FRAMING NOTES

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Fieldstone
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MICHIGAN OFFICE: (248) 622-4035
MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
ELEVATION "1"
SECOND FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

COMMUNITY NAME: SOUTHEAST ZONE SET
COMMUNITY ID:

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

SHEET: S2.2

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
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691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
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TENNESSEE

THOMAS A. WEBER — REGISTERED ENGINEER — No. 115627 — STATE OF TENNESSEE

02/28/18

PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG

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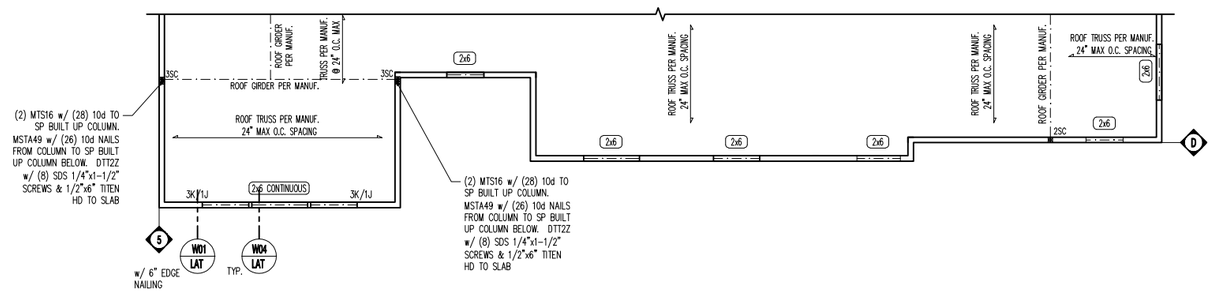
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- A — SHEER LINE
- 2xF — 2-PLY HEADER OR BEAM



SECOND FLOOR PLAN ELEV. 9

SCALE: 1/4"=1'-0"

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone

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HARRINGTON
SECOND FLOOR FRAMING PLAN

CONTROL RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME: SOUTHEAST ZONE SET

COMMUNITY ID

GARAGE HANDING: RIGHT

PLAN NUMBER: 2033

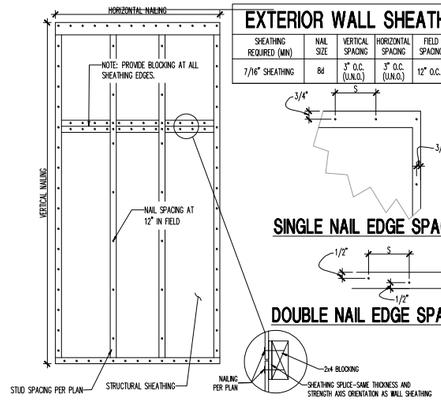
SHEET: S2.2.2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

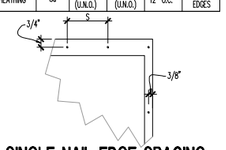
PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG

EXTERIOR WALL SHEATHING

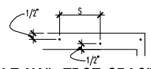
SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	3" O.C. (U.N.O.)	3" O.C. (U.N.O.)	12" O.C.	ALL EDGES



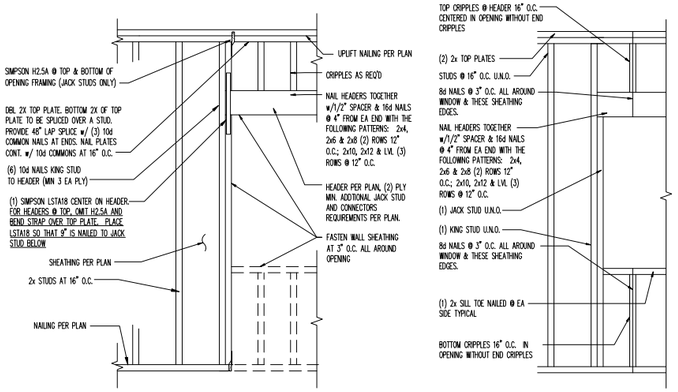
W01 TYPICAL SHEATHING DETAIL
N.T.S.
SHEATHING THICKNESS IS 15/32" FOR STUCCO APPLICATIONS. SINGLE NAIL EDGE SPACING U.N.O.



SINGLE NAIL EDGE SPACING

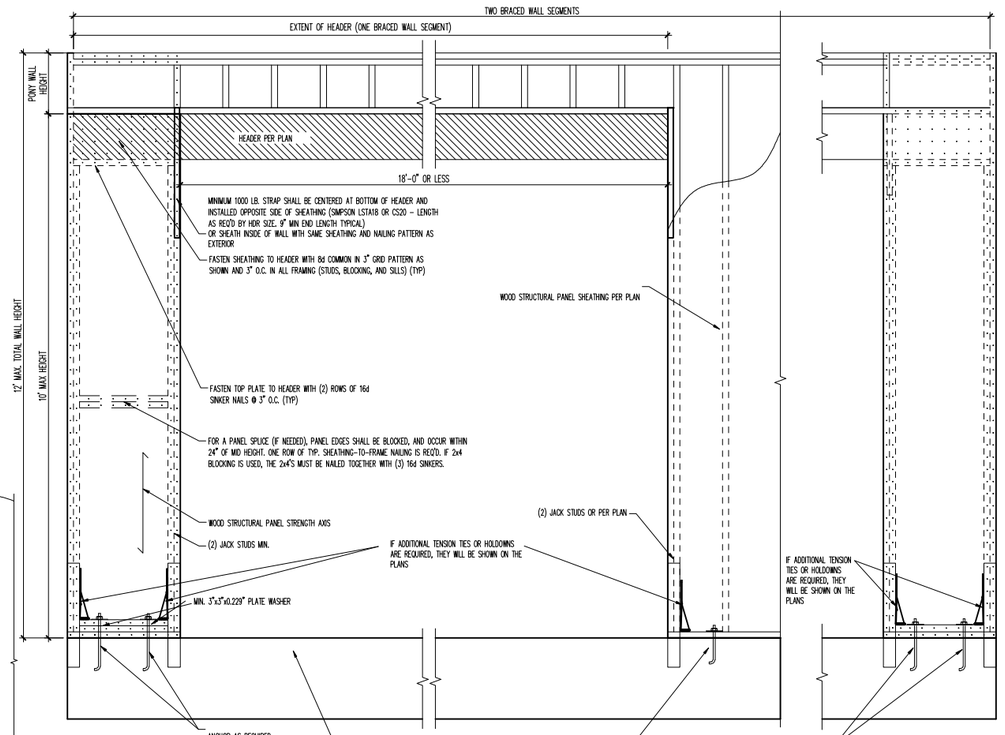


DOUBLE NAIL EDGE SPACING

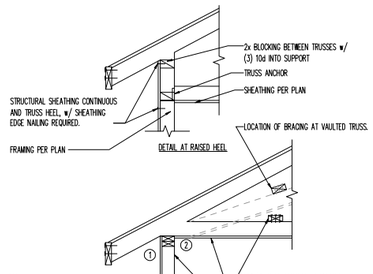


W05 TYPICAL FRAMED BEARING WALL
N.T.S.
ALL FRAMING 2x4 U.N.O.

W04 TYPICAL OPENING w/UPLIFT
N.T.S.
2x FRAMING TO BE 2x4 U.N.O.



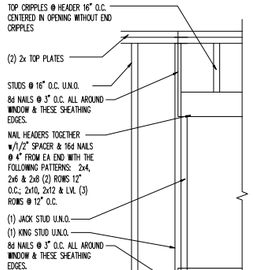
B2 PORTAL FRAME PANEL CONSTRUCTION
N.T.S.



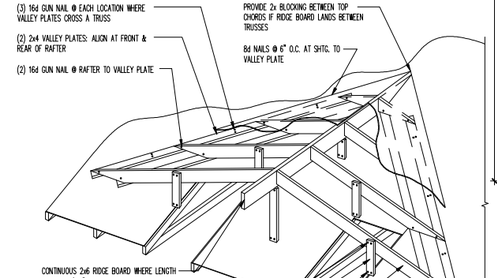
NOTE:
REFER TO ARCHITECTURAL DRAWINGS AND/ OR TRUSS MANUFACTURER DRAWINGS FOR SPECIFIC TRUSS PROFILE INFORMATION. (i.e. HEEL HEIGHTS, SLOPE, OVERHANGS).

1. TWIST STRAP CONNECTING TRUSS DIRECTLY TO STUD TO BE DONE ON INSIDE OF WALL.
2. TYPICAL TRUSS CONNECTOR TO BE INSTALLED ON EXTERIOR SIDE OF WALL THROUGH SHEATHING.
3. TYPICAL TRUSS CONNECTOR MAY BE INSTALLED ON INSIDE OF WALL.
4. SEE TRUSS NOTES FOR TYPICAL TRUSS CONNECTOR.

R02 ROOF TRUSS ON FRAME
N.T.S.



W03 TYPICAL OPENING w/REDUCED UPLIFT CAPACITY
N.T.S.
2x FRAMING TO BE 2x4 U.N.O. PERMISSIBLE TO USE W04 IN LIEU OF W03

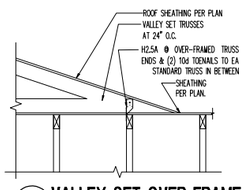


R06 ALTERNATE VALLEY FRAMING DETAIL
N.T.S.

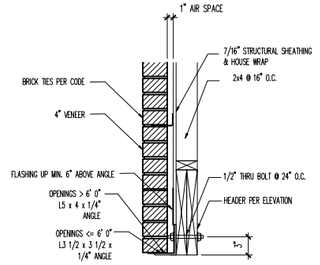
NOTE: 2x CONVENTIONAL OVERFRAMING MAY BE REPLACED w/ VALLEY SET TRUSSES w/ A MAX. OF 4'-0" O.C. SPACING OF THE VERTICAL WEBS.

NOTE: OVERFRAMING SPANS OF 8'-0" OR LESS MAY BE CONSTRUCTED w/ 2x4.

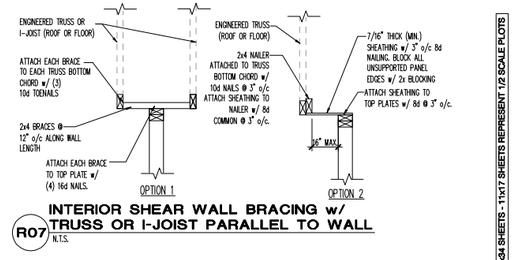
TARAMORE
LOT 204
GARAGE RIGHT



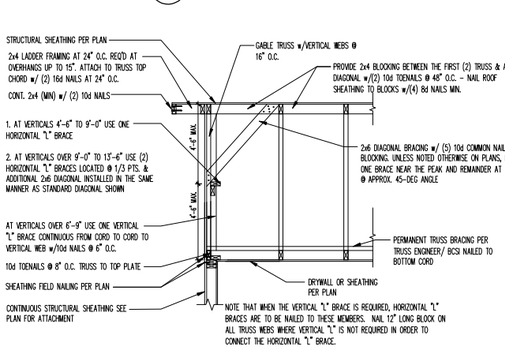
R06 VALLEY SET OVER FRAME
N.T.S.
INTERIOR WIND ZONES



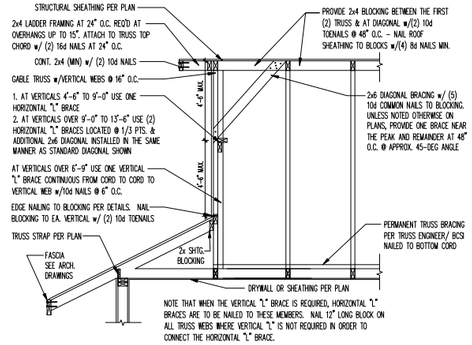
W05B BRICK LINTEL DETAIL
N.T.S.



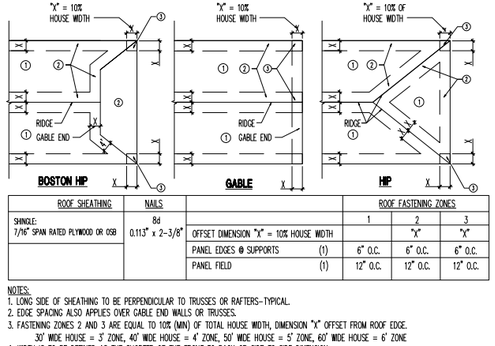
R07 INTERIOR SHEAR WALL BRACING w/ TRUSS OR I-JOIST PARALLEL TO WALL
N.T.S.



R09 GABLE END TRUSS BRACING DETAIL
N.T.S.
INTERIOR WIND ZONES



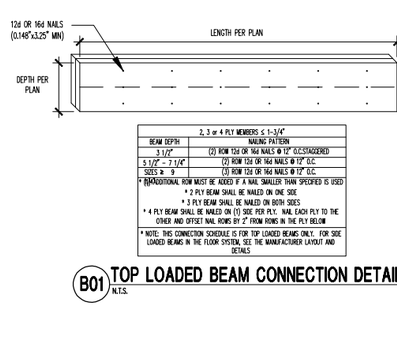
R09B DUTCH HIP GABLE TRUSS BRACING DETAIL
N.T.S.
INTERIOR WIND ZONES



ROOF SHEATHING	NAILS		ROOF FASTENING ZONES		
			1	2	3
SHINGLE: 7/16" SPAN RATED PLYWOOD OR OSB	8d 0.113" x 2-3/8"	OFFSET DIMENSION "X" = 10% HOUSE WIDTH		"X"	"X"
		PANEL EDGES @ SUPPORTS (1)	6" O.C.	6" O.C.	6" O.C.
		PANEL FIELD (1)	12" O.C.	12" O.C.	12" O.C.

NOTES:
1. LONG SIDE OF SHEATHING TO BE PERPENDICULAR TO TRUSSES OR RAFTERS-TYPICAL.
2. EDGE SPACING ALSO APPLIES OVER GABLE END WALLS OR TRUSSES.
3. FASTENING ZONES 2 AND 3 ARE EQUAL TO 10% (MIN) OF TOTAL HOUSE WIDTH, DIMENSION "X" OFFSET FROM ROOF EDGE.
   30' WIDE HOUSE = 3' ZONE, 40' WIDE HOUSE = 4' ZONE, 50' WIDE HOUSE = 5' ZONE, 60' WIDE HOUSE = 6' ZONE
4. WIDTH IS TO BE DEFINED AS THE SHORTER OF THE FRONT TO BACK OR SIDE TO SIDE DIMENSION.

R11 ROOF SHEATHING ATTACHMENT DIAGRAM
N.T.S.



2, 3 or 4 PLY MEMBERS ≤ 1-3/4"	
BEAM DEPTH	NAILING PATTERN
3 1/2"	(2) ROW 12d OR 16d NAILS @ 12" O.C.STAGGERED
5 1/2" - 7 1/4"	(2) ROW 12d OR 16d NAILS @ 12" O.C.
SIZES ≥ 9	(3) ROW 12d OR 16d NAILS @ 12" O.C.

* ADDITIONAL ROW MUST BE ADDED IF A NAIL SMALLER THAN SPECIFIED IS USED
* 2 PLY BEAM SHALL BE NAILED ON ONE SIDE
* 3 PLY BEAM SHALL BE NAILED ON BOTH SIDES
* 4 PLY BEAM SHALL BE NAILED ON (1) SIDE PER PLY. NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BELOW

* NOTE: THIS CONNECTION SCHEDULE IS FOR TOP LOADED BEAMS ONLY. FOR SIDE LOADED BEAMS IN THE FLOOR SYSTEM, SEE THE MANUFACTURER LAYOUT AND DETAILS

B01 TOP LOADED BEAM CONNECTION DETAIL
N.T.S.

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02/28/18

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HARRINGTON
DETAILS - MISC.
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CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME
SOUTHEAST ZONE SET

COMMUNITY ID

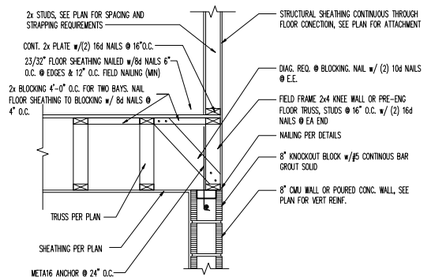
GARAGE HANDING
RIGHT

PLAN NUMBER
2033

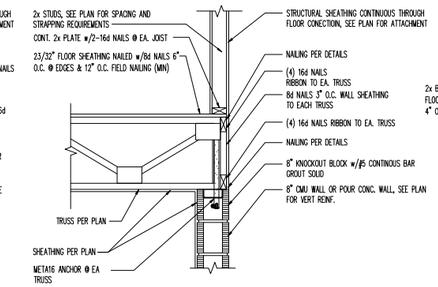
SHEET
LAT

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

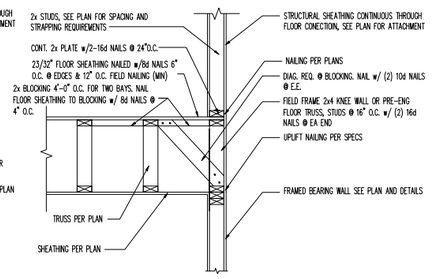
PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG



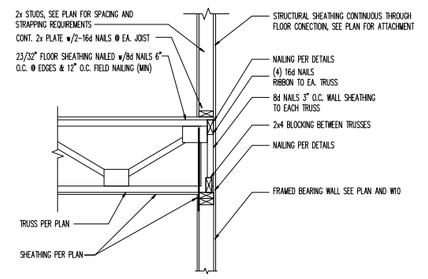
FL1 FLOOR TRUSS/JOIST TO MASONRY WALL
N.T.S.



FL2 FLOOR TRUSS/JOIST w/LET-IN ON MASONRY WALL
N.T.S.



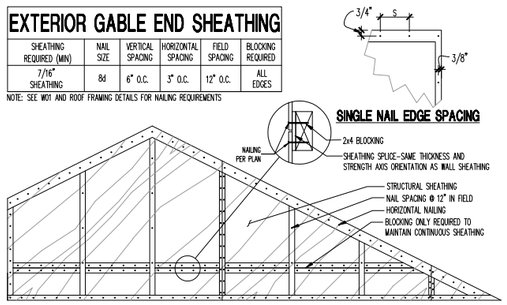
FL1B FLOOR TRUSS/JOIST TO FRAMED WALL
N.T.S.



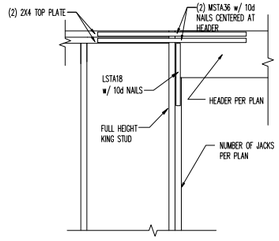
FL2B FLOOR TRUSS/JOIST w/LET-IN ON FRAMED WALL
N.T.S.

EXTERIOR GABLE END SHEATHING					
SHEATHING REQUIRED (MIN)	NAIL SIZE	VERTICAL SPACING	HORIZONTAL SPACING	FIELD SPACING	BLOCKING REQUIRED
7/16" SHEATHING	8d	6" O.C.	3" O.C.	12" O.C.	ALL EDGES

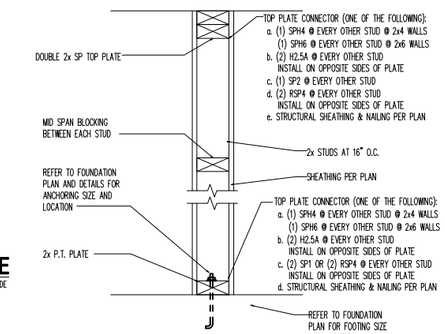
NOTE: SEE W01 AND ROOF FRAMING DETAILS FOR NAILING REQUIREMENTS



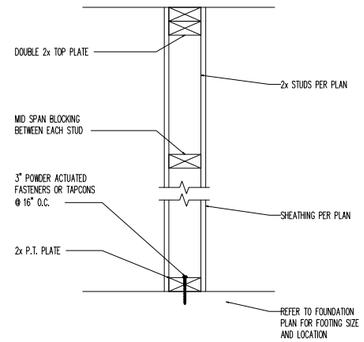
W02 GABLE END SHEATHING DETAIL
N.T.S.



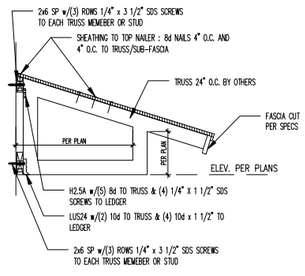
W06 HEADER CONNECTION w/o TOP PLATE
N.T.S.
WALL AS VIEWED FROM INSIDE



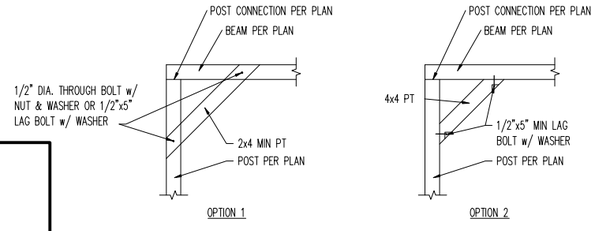
W10 LOAD BEARING WALL w/UPLIFT
N.T.S.



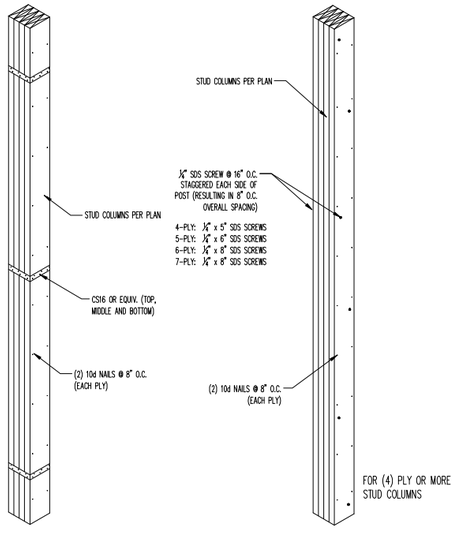
W11 LOAD BEARING WALL w/o UPLIFT
N.T.S.



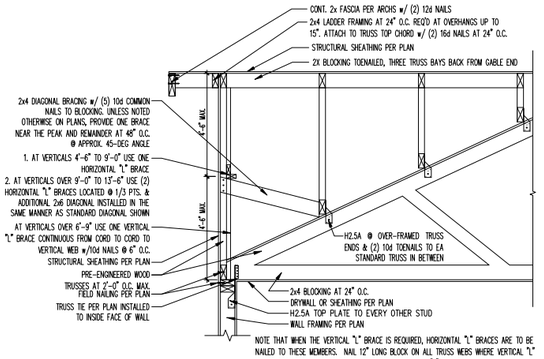
TR2 SUSPENDED TRUSS
N.T.S.



W43 PORCH LATERAL BRACING
N.T.S.



B3 STUD PACK DETAIL
SCALE: NTS



R20 TYP. GABLE END DETAIL
N.T.S. INTERIOR WIND ZONES

TARAMORE
LOT 204
GARAGE RIGHT

Fieldstone
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02/28/18

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MICHIGAN OFFICE: (248) 622-4035
MINNESOTA OFFICE: (612) 607-0115

HARRINGTON
DETAILS - WALL
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CONTROL
RELEASE DATE: 02/28/18

REV #	DATE / DESCRIPTION
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COMMUNITY NAME
SOUTHEAST ZONE SET

COMMUNITY ID

GARAGE HANDING
RIGHT

PLAN NUMBER
2033

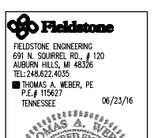
SHEET
LAT2

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

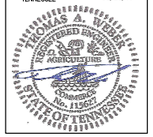
PLOTTED: March 2, 2018 / Catherine Collini / 2033_HARRINGTON_STRUCT_RH_2018-02-28.DWG

GENERAL:
ALL BASEMENT WALL DESIGNS BASED UPON 45 PCF SOIL. LOCAL SOIL ENGINEER TO VERIFY ON EACH JOB SITE. CONCRETE SHAL HAVE A SPECIFIED COMPRESSIVE STRENGTH, f'c', OF NOT LESS THAN 3,000 PSI AT 28 DAYS.

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RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 038201
NORTH CAROLINA 06/23/16

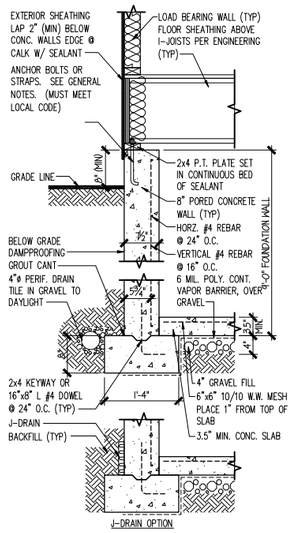


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TENNESSEE 06/23/16

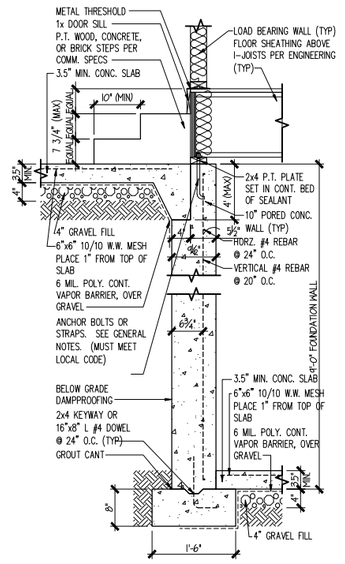


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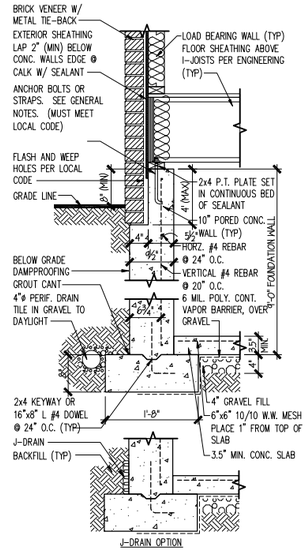




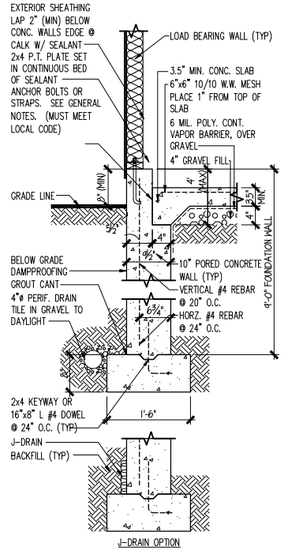
A/BF TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



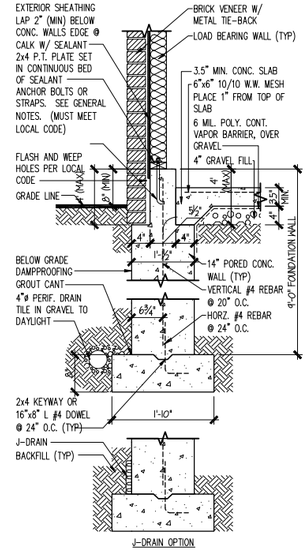
B/BF GARAGE/HOUSE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



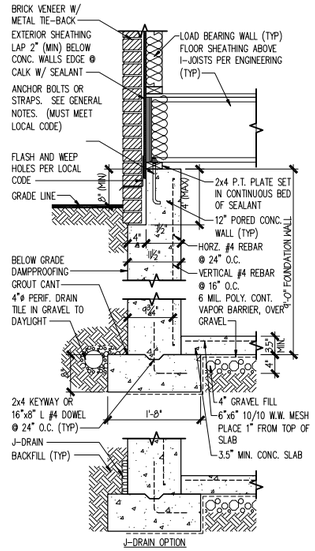
C/BF TYPICAL FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL



D/BF GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

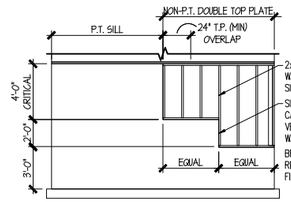


E/BF GARAGE FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 14" CONCRETE WALL

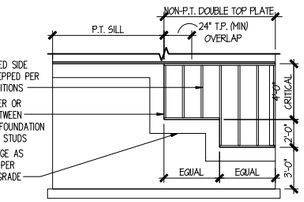


F/BF RETURN FOUNDATION WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 12" CONCRETE WALL

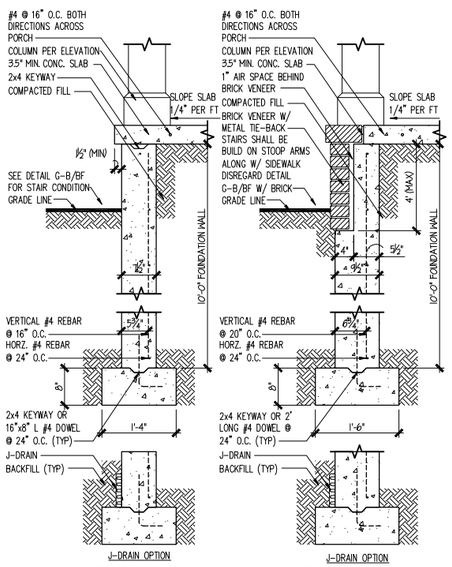
TARAMORE
LOT 204
GARAGE RIGHT



STEPPED WALL ELEVATION
SCALE: 3/4" = 1'-0"

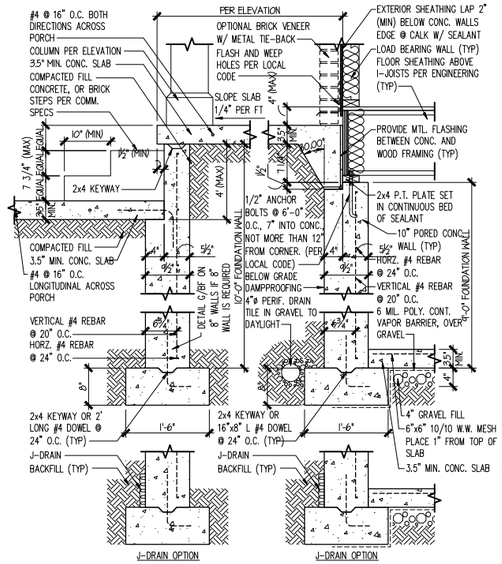


STEPPED WALL ELEVATION
W/ BRICK LEDGE
SCALE: 3/4" = 1'-0"



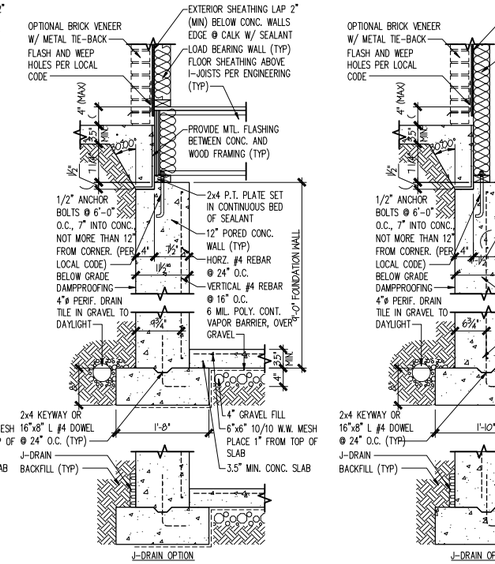
G-A/BF PORCH NO BRICK & W/ BRICK
PER SPECS

G/BF FRONT PORCH FOUNDATION WALL
SCALE: 3/4" = 1'-0"

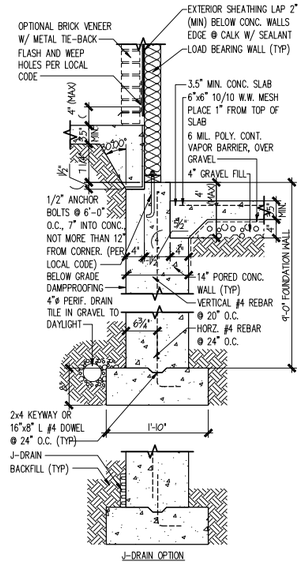


G-B/BF PORCH @ STEPS
NOT FOR BRICK CONDITION

G-C/BF PORCH @ HOUSE 10"

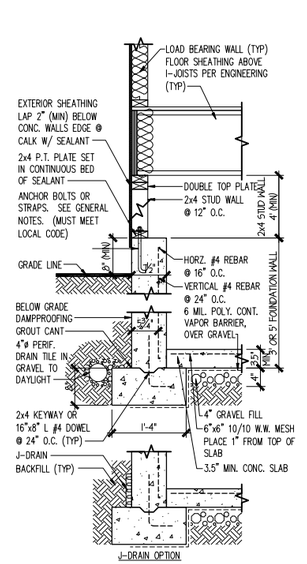


G-D/BF PORCH @ HOUSE 12"

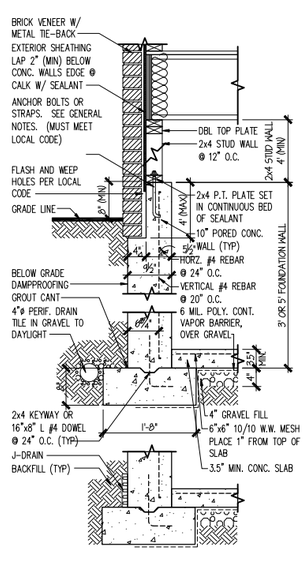


G-E/BF PORCH @ SLAB 14"

8" & 14" CONCRETE WALL



J/BF STEPPED FOUNDATION WALL
SCALE: 3/4" = 1'-0" 8" CONCRETE WALL



STEPPED FOUNDATION
WALL W/ BRICK LEDGE
SCALE: 3/4" = 1'-0" 10" CONCRETE WALL

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Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
BASEMENT FOUNDATION DETAILS
-

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
DETAIL BOOK

COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
-

GARAGE HANDING
-

SPECIFICATION LEVEL
-

PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
-
LAWSON PLAN ID
-
LEGACY PLAN NUMBER / NAME
-

SHEET
BF

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PLOTTED: June 23, 2016 / Mike Lewis / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.DWG

TARAMORE
LOT 204
GARAGE RIGHT

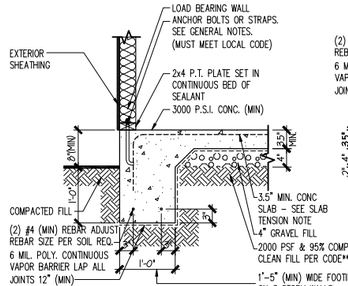
GENERAL:
ALL FLASHING THAT WILL BE IN CONTACT W/ MASONRY, CEMENTUOUS MATERIALS AND PRESSURE TREATED WOOD SHALL BE CORROSIVE RESISTANT

4" GRAVEL FILL OR COMPACTED FILL:
**4" GRAVEL FILL UNDER MONO-SLAB MAYBE OMITTED WHEN SLAB IS PLACED ON WELL DRAINED SOIL CLASSIFIED GROUP 1 PER IRC R405.1 (CLASSIFICATIONS GW, SW, GM, OR SM)

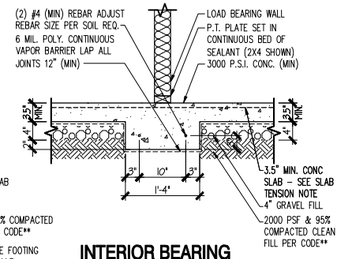
SLAB TENSION
1.5LB/YD FIBERMESH OR 6"x6" 10/10 W.W. MESH PLACE 1" FROM TOP OF SLAB AS SHOWN IN DETAILS (NOTE THAT THIS IS A NON-STRUCTIONAL ELEMENT)

ANCHOR BOLTS OR STRAPS
1/2" DIA @ 6'-0" O.C., 7" INTO CONC., NOT MORE THAN 12" FROM CORNERS, AND WITHIN 12" OF PLATE ENDS OR STRAPS MAY BE USED IN PLACE OF BOLTS PER MANUF. SPECIFICATIONS (SIMPSON MAB15 @ 2'-9" O.C.) OR EQUIVALENT

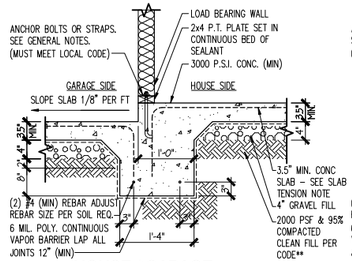
BRICK NOTES
**PROVIDE MIN 1" AIR SPACE BETWEEN BRICK AND SHEATHING
** PROVIDE REQUIRED WEEP HOLES @ MIN 33" O.C.PER R703.2
** PROVIDE REQUIRED WATER-RESISTIVE BARRIER OVER SHEATHING PER R703.2



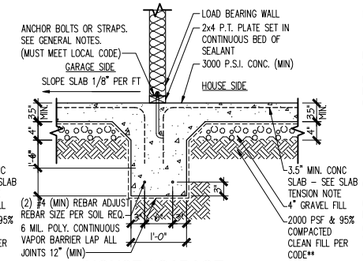
A SF — TYP TURNDOWN
SCALE: 3/4" = 1'-0"



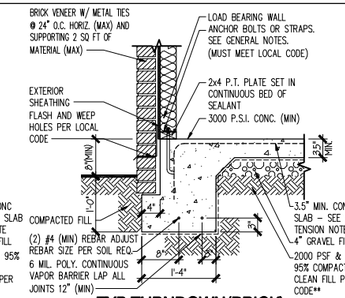
B SF — INTERIOR BEARING WALL THICKEN SLAB
SCALE: 3/4" = 1'-0"



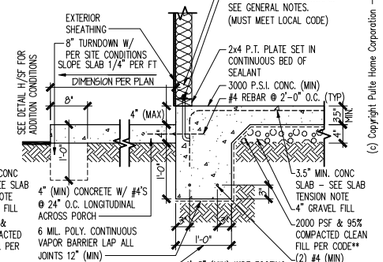
C SF — HOUSE / GARAGE
SCALE: 3/4" = 1'-0"



C SF — HOUSE / GARAGE
SCALE: 3/4" = 1'-0" W/ NO STEP CONDITION

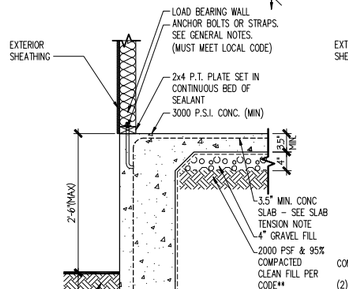


D SF — TYP TURNDOWN(BRICK)
SCALE: 3/4" = 1'-0"

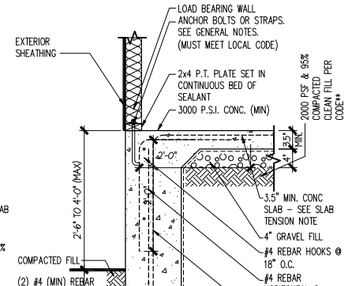


E SF — PORCH
SCALE: 3/4" = 1'-0"

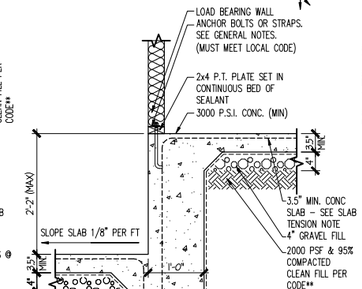
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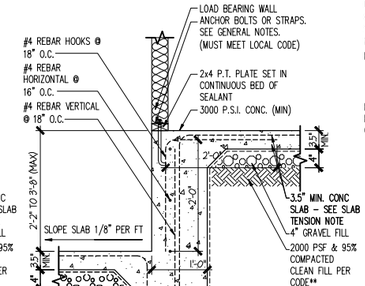
A SF — TYP TURNDOWN
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION < 2'-6"



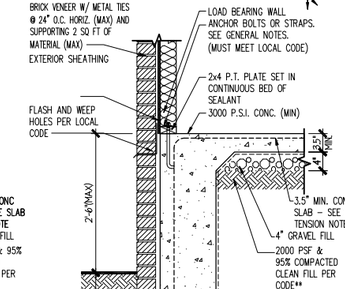
A SF — TYP TURNDOWN
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION 2'-6" TO 4'



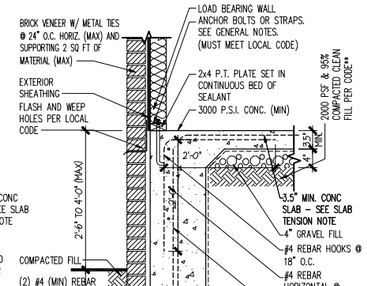
C SF — HOUSE / GARAGE
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION < 2'-6"



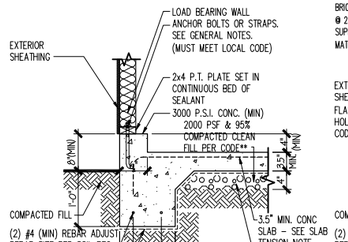
C SF — HOUSE / GARAGE
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION 2'-6" TO 4'



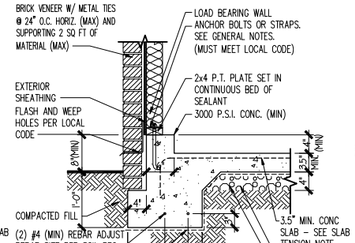
D SF — TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION < 2'-6"



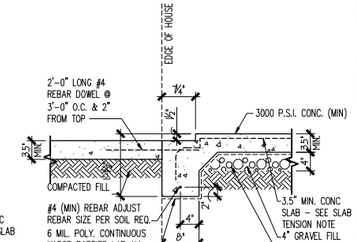
D SF — TYP TURNDOWN (BRICK)
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION 2'-6" TO 4'



F SF — GARAGE WALL
SCALE: 3/4" = 1'-0"

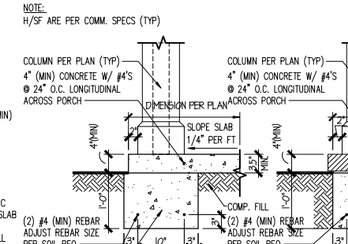


F SF — GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0"

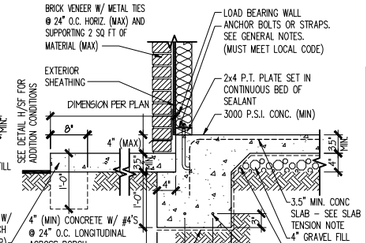


G SF — GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0" ADDITIONAL DETAILS

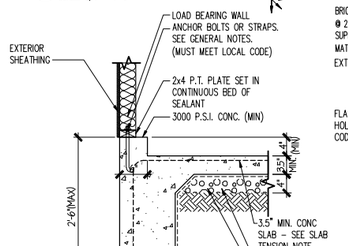
NOTE:
H/SF ARE PER COMM. SPECS (TYP)



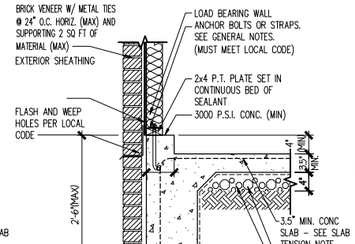
H SF — COVERED PORCH W/ COLUMN CONDITIONS
SCALE: 3/4" = 1'-0"



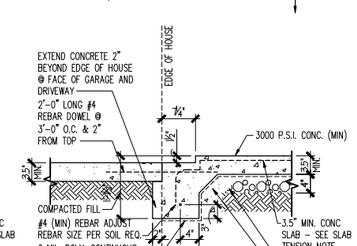
J SF — PORCH (BRICK)
SCALE: 3/4" = 1'-0"



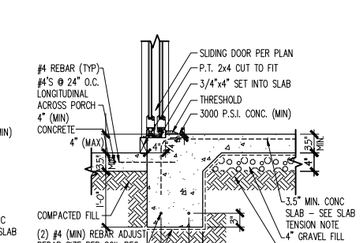
F SF — GARAGE WALL
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION < 2'-6"



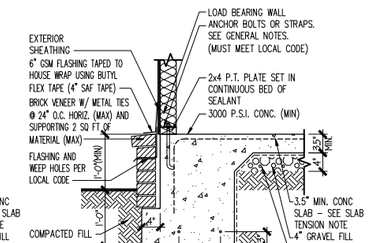
F SF — GARAGE WALL (BRICK)
SCALE: 3/4" = 1'-0" RAISED SLAB CONDITION < 2'-6"



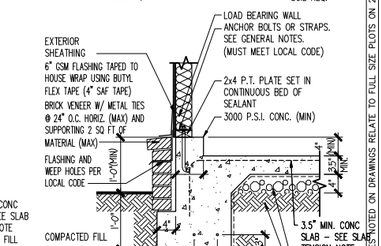
G SF — GARAGE / DRIVEWAY
SCALE: 3/4" = 1'-0" DRIVEWAY HEAVING



L SF — PATIO DOOR
SCALE: 3/4" = 1'-0"



M SF — TYP TURNDOWN +
SCALE: 3/4" = 1'-0" W/ BRICK ROWLOCK



N SF — GARAGE WALL +
SCALE: 3/4" = 1'-0" W/ BRICK ROWLOCK

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Fieldstone
FIELDSTONE ENGINEERING, PLLC
FIRM # P-0989
691 N. SQUIRREL RD., # 120
AUBURN HILLS, MI 48326
TEL: 248.622.4035
RYAN RASMUSSEN, PE
P.E.# 038194
THOMAS A. WEBER, PE
P.E.# 038201
NORTH CAROLINA 06/23/16
NORTH CAROLINA PROFESSIONAL SEAL 038201 ENGINEER THOMAS A. WEBER

Fieldstone
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691 N. SQUIRREL RD., # 120
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THOMAS A. WEBER, PE
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TENNESSEE 06/23/16
THOMAS A. WEBER REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING No. 115627 STATE OF TENNESSEE

PLOTTED: June 23, 2016 / Mike Lewis / 2015 ZONE DETAIL BOOK - FOUNDATIONS DETAILS.dwg

Southeast Zone
2475 Northwinds Pkwy. Suite 600
Alpharetta, GA 30009 (770) 381-3450

Pulte Homes

The 2015 DETAIL BOOK
MONO-SLAB FOUNDATION DETAILS
–

PRODUCTION MANAGER
Zone PM
CURRENT RELEASE DATE: 06/23/16

REV #	DATE / DESCRIPTION

PROJECT TYPE
DETAIL BOOK

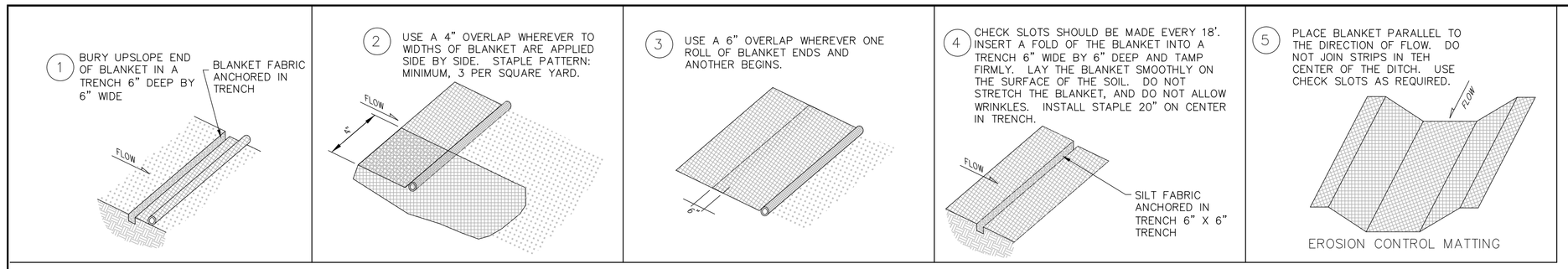
COMMUNITY NAME
SOUTHEAST ZONE SET
LAWSON COMMUNITY ID
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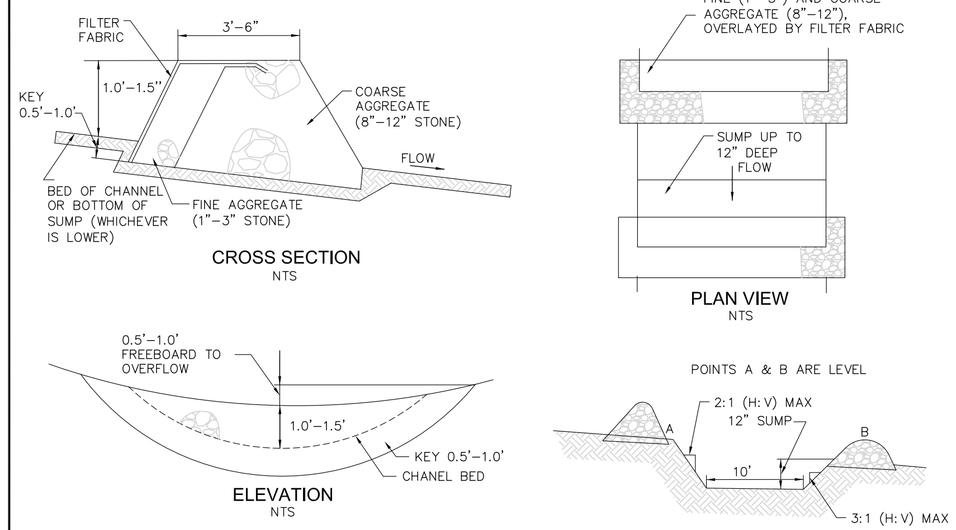
GARAGE HANDING
–

SPECIFICATION LEVEL
–

PLAN NAME
2015 DETAIL BOOK
NPC PLAN NUMBER
–
LAWSON PLAN ID
–
LEGACY PLAN NUMBER / NAME
–

SHEET
SF





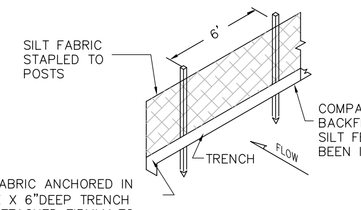
CROSS SECTION
NTS

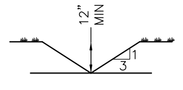
PLAN VIEW
NTS

ELEVATION
NTS

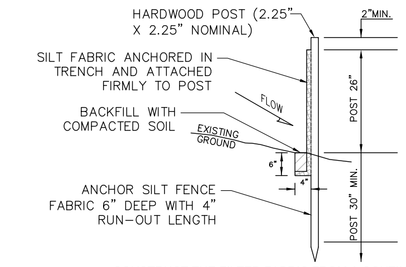
TYPICAL SPACING BETWEED CHECK DAMS
NTS

STONE CHECK DAM



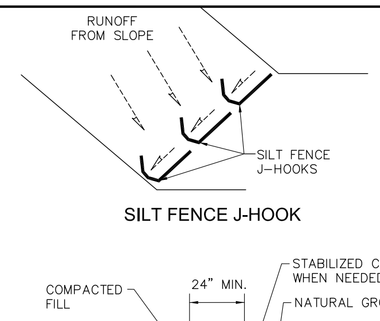


SWALE DETAIL

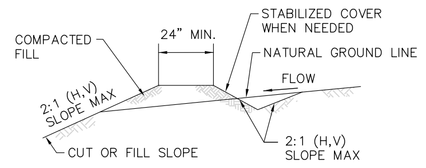


- CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH A4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
- DO NOT ATTACH FILTER FABRIC TO TREES.
- INSTALL POSTS NO MORE THAN 6 FEET APART.
- SECURELY ATTACH SILT FENCE FABRIC TO THE POST ON THE UPSTREAM SIDE OF POSTS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE x 1/2" LONG), AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
- INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY.

SILT FENCE
(PER TDEC EROSION CONTROL HANDBOOK - SECTION 7.34)

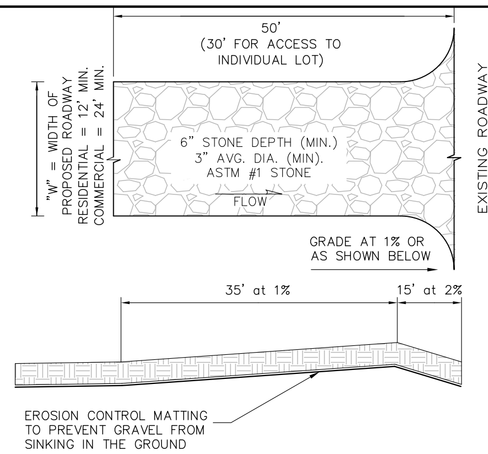


SILT FENCE J-HOOK

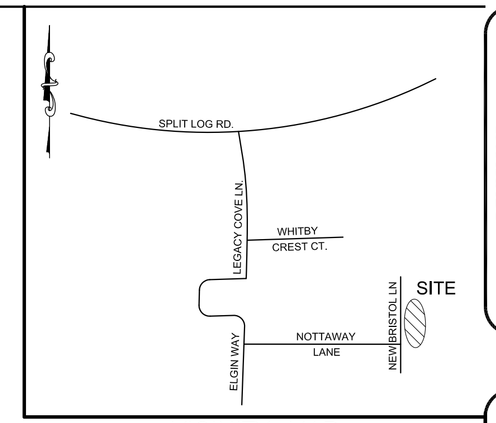


DIVERSION BERM/SWALE
NTS

NOTES:
1. STABILIZE INLETS, OUTLETS, & SLOPES.
2. PROPERLY COMPACT THE SUBGRADE.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL



VICINITY MAP
NOT TO SCALE

REVISIONS		
NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275
info@wilsonpc.com

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

Curve Table						
Curve #	Radius	Length	Delta Angle	Tangent	Chord Length	Chord Bearing
C1	25.00'	39.82'	91° 15' 37"	25.56'	35.74'	S52° 156' 23"W

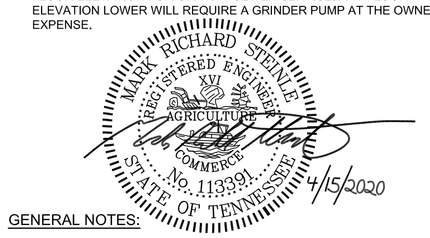
This site is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that are applicable during the vesting period. The initial venting for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood, Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

HOUSE INFORMATION
HARRINGTON
RIGHT
ELEVATION 9
GARAGE 4' EXTENSION
GARAGE 3RD CAR
FIN. BASEMENT W/
COVER PORCH/LANAI

LEGEND
IRON ROD FOUND (IPF)
IRON ROD SET (IPS)
SANITARY SEWER MANHOLE
WATER METER
SANITARY SEWER STUB
TELEPHONE/TELECOM STUB
SILT FENCE
DESIGN SPOT ELEVATION
DRAINAGE FLOW ARROW

NOTES:

1. LOCATE SOILS PILE AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, STREAM, LAKE, WETLAND, DITCH OR DRAINAGEWAY. TEMPORARY SEED, SUCH AS ANNUAL RYE, IS RECOMMENDED. INSTALL SILT FENCE AS NEEDED.
2. PROPOSED RESIDENCE
   FFE: 898.93' BFE: 888.33' GARAGE (GFE): 897.03'
3. INSTALL A SINGLE ACCESS DRIVE USING 3" AGGREGATE (SEE DETAIL'S). THIS SHOULD BE THE ONLY ENTRANCE USED TO THE SITE, THUS PREVENTING THE TRACKING OF DIRT ONTO THE ROAD BY CONSTRUCTION TRAFFIC. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF OF THE SITE.
4. INSTALL SILT FENCE BEFORE ANY OTHER WORK IS DONE ON DOWNSLOPE SIDE(S) OF THE SITE WITH ENDS EXTENDED UPSLOPE(S) A SHORT DISTANCE. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE FENCE. ENTRENCH 6" DEEP. DO NOT USE STRAW BALES BEHIND SILT FENCE. OVERLAP SECTIONS OF SILT FENCE AT LEAST 2'. INSPECT TWICE A WEEK AND AFTER EVERY 0.5" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE SILT FENCE HEIGHT. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
5. CONTOURS SHOWN WERE FIELD-RUN BY WILSON & ASSOCIATES IN OCTOBER 2019.
6. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE LIABILITY OF WHETHER THE SURVEY IS ACCURATE OR NOT LIES UPON THE BUILDER AND CONSULTANT, SEE GENERAL NOTE 2.
7. (*) TRANSITIONAL LOT NOTE: LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15% OR GREATER. A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER.
8. LOTS DESIGNATED WITH (HP) ARE REQUIRED TO SUBMIT DETAILED SITE PLAN TO THE CITY ENGINEER AND MUST RECEIVE PLANNING COMMISSION APPROVAL BEFORE A PERMIT IS ISSUED.
9. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.
10. FROM RECORDED PLAT: THE LFE SHOWN ON THIS LOT IS THE LOWEST FLOOR ELEVATION FOR GRAVITY SEWER SERVICE, ANY FLOOR ELEVATION LOWER WILL REQUIRE A GRINDER PUMP AT THE OWNER'S EXPENSE.



GENERAL NOTES:

1. DEVELOPER: PULTE HOMES (615)550-2043
2. THE BOUNDARY INFOMATION SHOWN HEREON IS FROM LOT 204 ON THE FINAL PLAT OF TARAMORE PHASE 12 OF RECORD IN BOOK P72, PG 57, R.O.W.C.T.
3. HOUSE FOOTPRINT PROVIDE BY PULTE HOMES.
4. ALL UTILITIES SHOWN HEREON ARE PER SURVEY,
5. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES.
6. THERE ARE CURRENTLY NO TREES ON THIS SITE. BRENTWOOD REQUIRES 25 CALIPER INCHES OF TREES/ACRE POST CONSTRUCTION.
6. LOT SIZE: 43,320 SQ FT or 0.99 ACRES.
7. SETBACKS;
   FRONT: 50'
   SIDES: 15'
   REAR: 20'
   (UNLESS SHOWN OTHERWISE)

SUBDIVISION: TARAMORE, PHASE 12 LOT NUMBER: LOT 204

PERMIT HOLDER ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVED ANY DEVIATION FROM THE APPROVED SITE PLAN, THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN, VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20_____
(DATE OF SIGNATURE)

TRANSITIONAL-HP LOT SITE PLAN
Lot 204 - Taramore - Phase 12 (Plat Book: P72, Page 57)
Zone: OSRD & OSRD-IP
City of Brentwood, Williamson County, Tennessee
For: Pulte Homes

Transitional HP Lot Site Plan

DRAWN BY:	WAA
APPVD. BY:	MRS
DATE	4/15/2020
PROJ. No.	60916
SCALE:	1"= 20'
SHEET No.	1 OF 1

ADDITIONAL GENERAL NOTES:

1) Builder to call Brentwood Engineering Department for initial erosion contral inspection (615-371-0080) issuance of permit.
2) All retaining walls greater than 4' will be designed and inspected by a licensed professional engineer and certified in writing prior to issuance of a Certificate of Occupancy.
3) A temporary Certificate of Occupancy will not be given for grading and drainage related issues.
4) All retaining walls with height in excess of 30" require safety rail or barrier as per Brentwood code.
5) Any retaining walls shall be constructed of structurally sound and durable materials in colors that blend into the terrain.
6) The maximum grade of any portion of a driveway shall not exceed 20% for paved surfaces and 10% for unpaved surfaces, with a maximum cross slope of 5%.
7) All driveways with 15% or greater longitudinal slopes and/or 5% or greater cross-slopes shall be profiled and sectioned by a TN R.L.S, and approved b the City Engineer prior to issuance of a certificate of occupancy.
8) All structures designed for human and occupancy, including residential dwelling units and garages, shall be protected through an automatic sprinkler system installed in accordance with National Fire Protection Association (NFPA) standards and requirements and approved by the fire chief or his designee.
9) The concrete drive should be constructed of materials and colors that into the natural terrain.

EROSION AND SEDIMENT CONTROL NOTES

PER **TDEC** GUIDELINES REGARDING WHO NEEDS AN **NPDES** STORMWATER CONSTRUCTION PERMIT: "OPERATORS OF CONSTRUCTION SITES INVOLVING CLEARING, GRADING OR EXCAVATION THAT RESULT IN AN AREA OF DISTURBANCE OF ONE OR MORE ACRES, AND ACTIVITIES THAT RESULT IN THE DISTURBANCE OF LESS THAN ONE ACRE IF IT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE..."

THE FOLLOWING PRE-CONSTRUCTION EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE CORRECTLY INSTALLED PRIOR TO THE INITIATION OF THE DISTURBANCE ACTIVITIES:

- A STABILIZED CONSTRUCTION ACCESS, SUCH AS A TEMPORARY STONE ACCESS, MUST BE INSTALLED TO PREVENT OFFSITE TRACKING,
- SILT FENCE, OR OTHER SEDIMENT BARRIERS, MUST BE INSTALLED ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA,
- WHERE APPLICABLE, INLET PROTECTION FOR NEARBY STORM SEWER CURB AND DROP INLETS MUST BE INSTALLED,

THE FOLLOWING EROSION AND SEDIMENT CONTOL BMPs MUST BE PERFORMED UNTIL THE PROJECT IS COMPLETED:

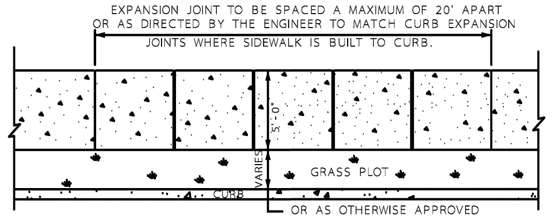
- EROSION AND SEDIMENT CONTROLS SHOULD BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORM WATER MANAGEMENT MANUAL,
- INSPECTIONS OF THE CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BY A QUALIFIED INDIVIDUAL AT LEAST TWICE EVERY CALENDAR WEEK UNTIL THE SITE IS ADEQUATELY STABILIZED. INSPECTIONS SHOULD BE PERFORMED AT LEAST 72 HOURS APART. INSPECTIONS SHOULD BE DOCUMENTED AND AVAILABLE IF REQUESTED,
- BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED,
- SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%,
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED,
- STABILIZATION MEASURES SHOULD BE INITIATED AS SOON AS POSSIBLE ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION AT THE CONSTRUCTION SITE (OR A PHASE OF THE PROJECT) MUST BE COMPLETED NOT LATER THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. (STABILIZATION PRACTICES INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, MATTING, AND SOD STABILIZATION.)
- ROOF DOWNSPOUTS MUST DISCHARGE ONTO SPLASH BLOCKS TO PREVENT EROSION. IF DOWNSPOUTS ARE ROUTED THROUGH DRAIN LINES, THE SYSTEM MUST NOT DISCHARGE DIRECTLY INTO THE STREET OR DRAINAGE SYSTEM,
- RESTROOM FACILITIES FOR CONSTRUCTION EMPLOYEES MUST BE MADE AVAILABLE,
- BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE OR PAINT WASTEWATER, MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORM WATER SYSTEM OR NEARBY WATERBODY,
- ALL DAMAGE TO EXISTING PAVEMENT, DRAINAGE STRUCTURES AND CURBS RESULTING FROM NEW CONSTRUCTION MUST BE REPAIRED OR REPLACED BY LIKE MATERIALS AT THE BUILDER'S EXPENSE,

ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES:

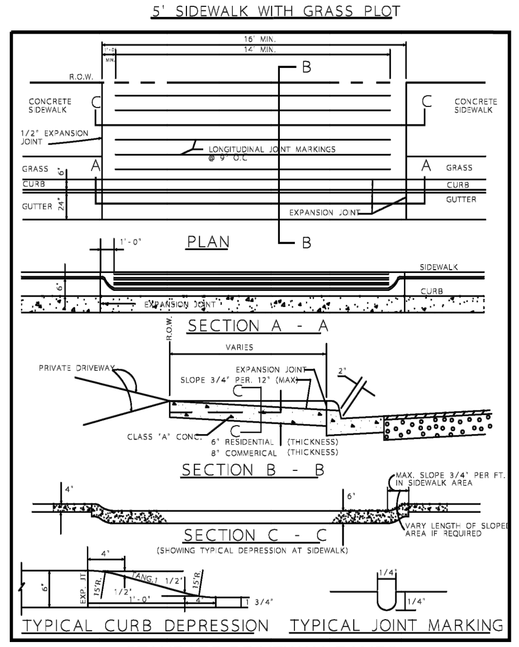
- EROSION OR SEDIMENTATION, OR TRANSPORT OF OTHER POLLUTANTS OR FORMS OF POLLUTION, DUE TO VARIOUS LAND DEVELOPMENT ACTIVITIES MUST BE CONTROLLED,
- THE OWNER/OPERATOR SHOULD PERFORM INSPECTIONS TO ENSURE THAT VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SITE PLAN ARE KEPT AND EFFECTIVE OPERATING CONDITION,
- NO LAND DISTURBANCE ACTIVITIES, WHETHER BY PRIVATE OR PUBLIC ACTION, SHALL BE PERFORMED IN A MANNER THAT WILL NEGATIVELY IMPACT STORM WATER QUALITY WHETHER BY ILLICIT DISCHARGE, FLOW RESTRICTIONS, INCREASED RUNOFF, OR BY DIMINISHING CHANNEL OR FLOODPLAIN STORAGE CAPACITY,
- WITHIN ANY WATERWAY NATURAL AREAS (WNA), THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD ENGINEERING DEPARTMENT,
- PRIOR TO THE FINAL INSPECTION, ALL DISTURBED AREAS SHOULD BE ADEQUATELY STABILIZED, WHERE DRIVEWAY CULVERTS ARE REQUIRED, HEADWALLS MUST BE INSTALLED ACCORDING TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, CULVERT SIZING SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF BRENTWOOD REGULATIONS AND/OR AS SPECIFIED BY THE RECORDED PLAT.

GRAPHIC SCALE (IN FEET)
1 inch = 20 ft.
20 0 10 20 40 80

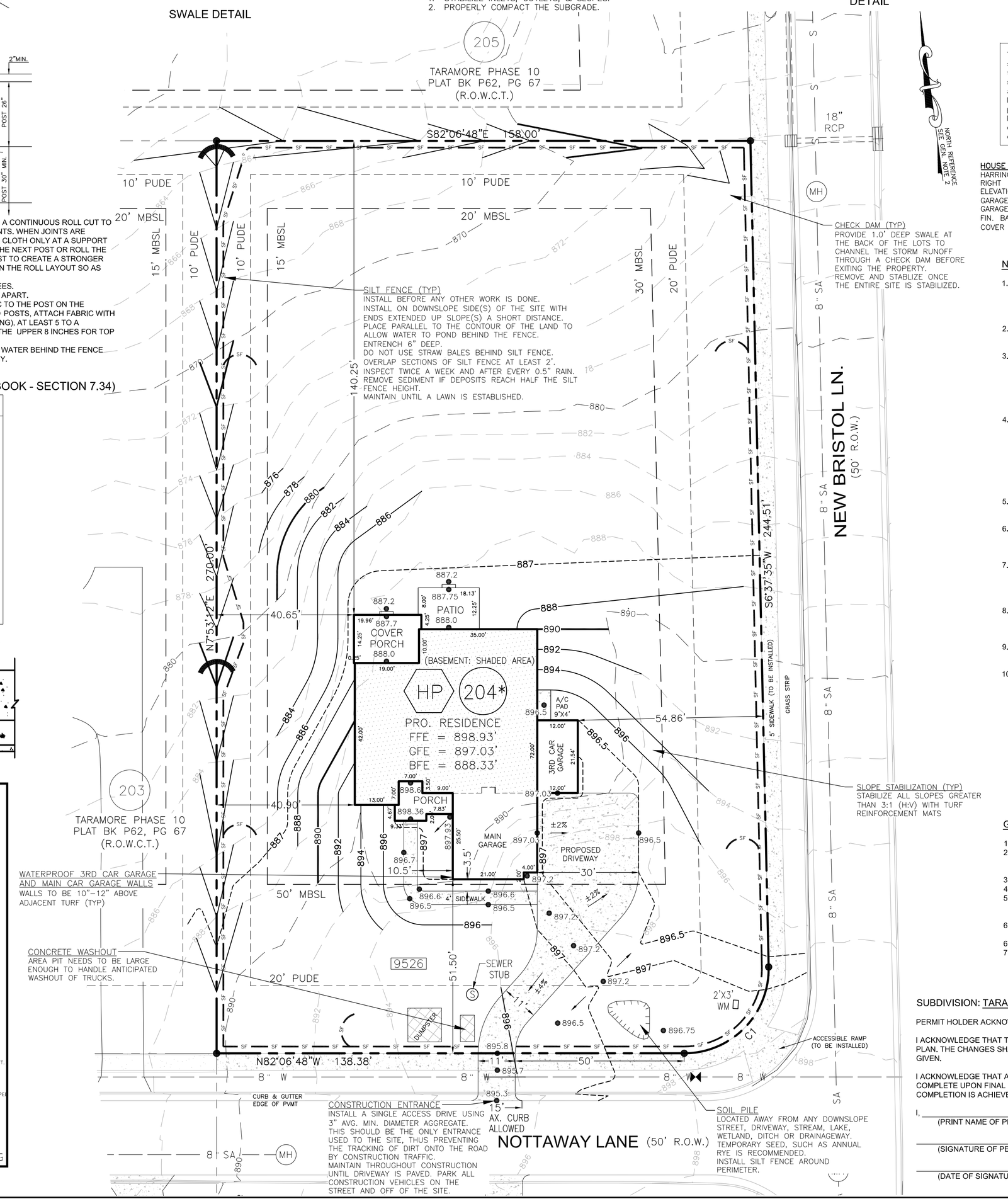
SITE DATA: POST-DEVELOPMENT	
TOTAL SITE AREA:	43,320 SF
AREA OF DISURBANCE:	43,320 SF or 0.995 ACRES
BUILDING FOOTPRINT:	3,760 SF
HEATED AREA:	6,230 SF
OTHER IMPERVIOUS AREAS (DRIVES, SIDEWALKS, PATIO, ETC):	1,846 SF
TOTAL IMPERVIOUS:	5,606 SF
PERCENT IMPERVIOUS:	12.9%
BUILDING COVERAGE:	8.7%
GREEN SPACE:	87.1%
BASEMENT COVERAGE:	FFE 898.93' - BFE 888.33' = 10.6/2 = 5.3' + HEIGHT OF BASEMENT = 888.33'+5.3' = 893.63' BASEMENT PERIMETER = 222.5 LF PERIMETER ABOVE 822.55' = 111.25 LF 111.25 LF / 222.5 LF = 50%
HEIGHT OF BUILDING FROM LOWEST ADJACENT GRADE:	887.2 + 0.5' + 33' 11¼" = 921.7'



5' SIDEWALK WITH GRASS PLOT



STANDARD DRIVEWAY RAMPS
CITY OF BRENTWOOD DRAWING No. 5



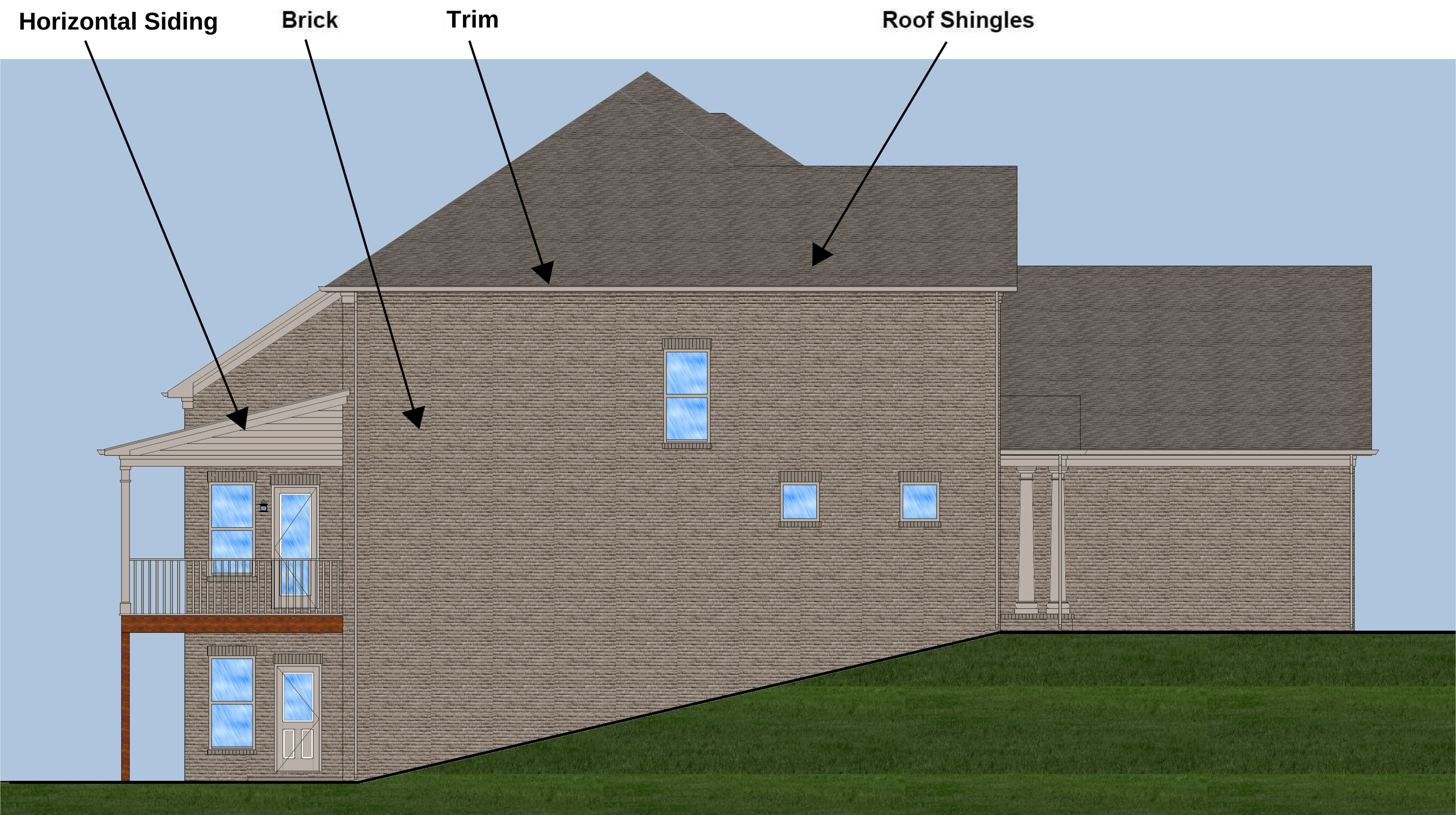
Taramore Lot 204

Front Elevation



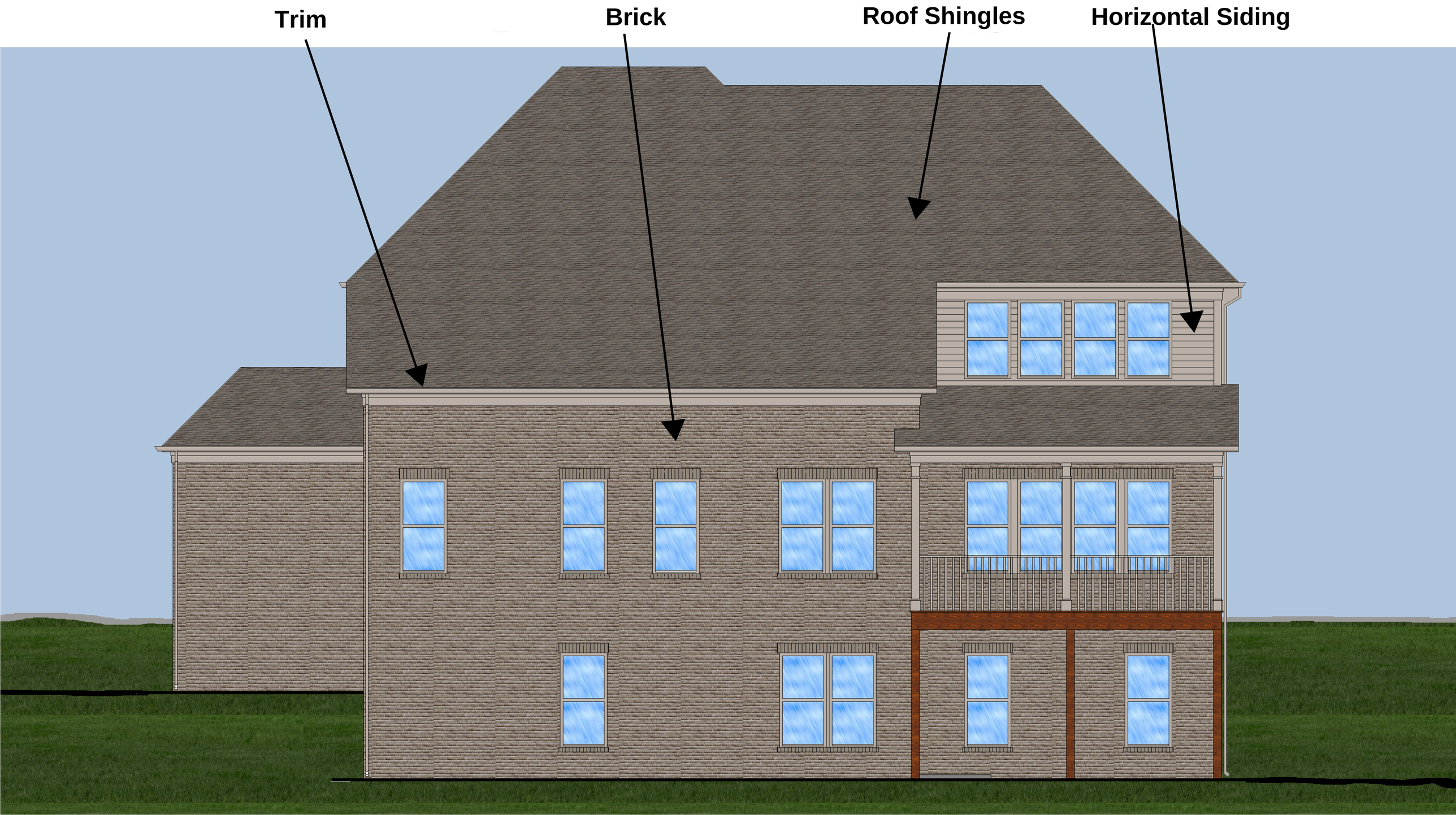
Taramore Lot 204

Left Elevation



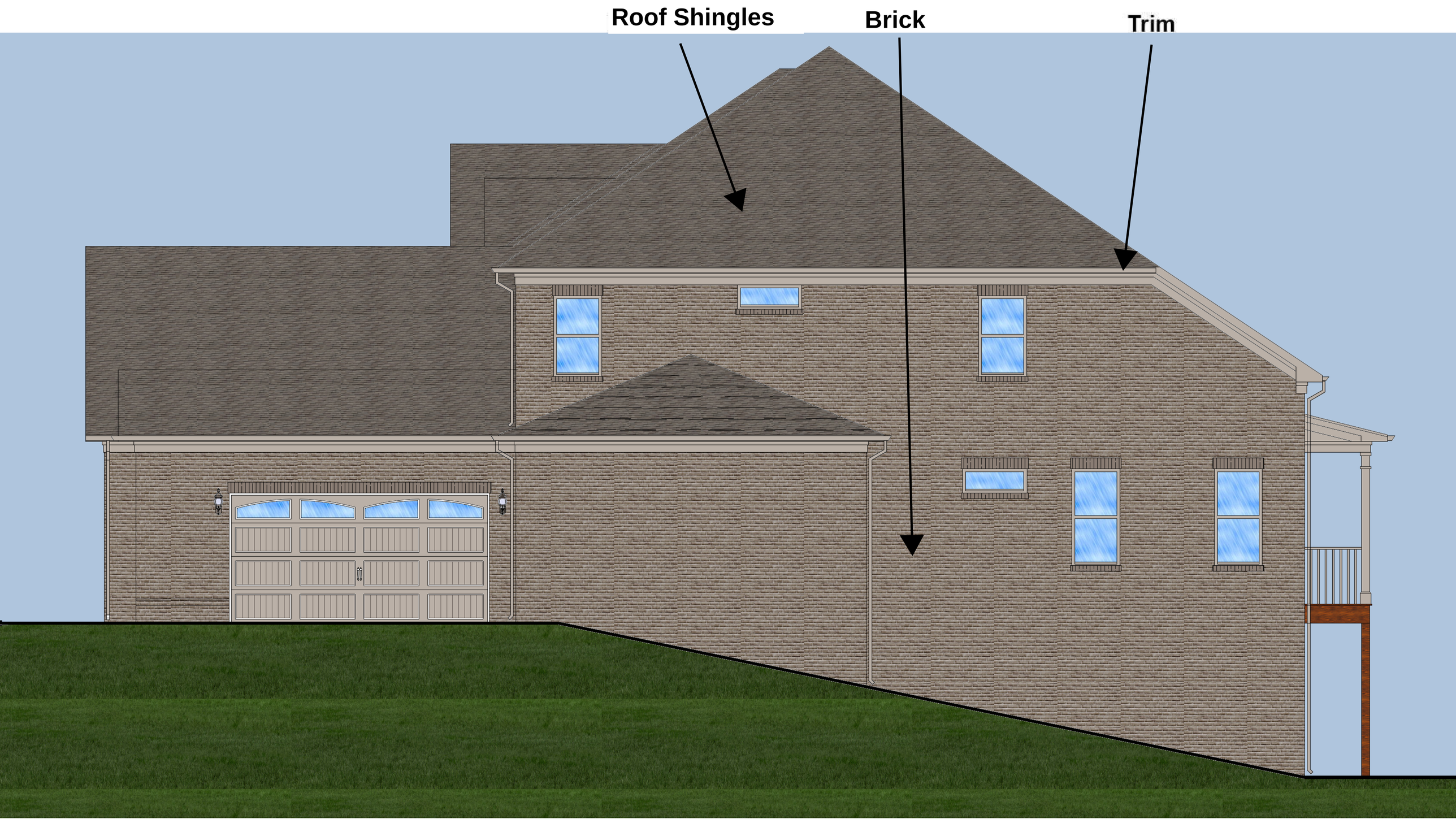
Taramore Lot 204

Rear Elevation



Taramore Lot 204

Right Elevation



BRENTWOOD PLANNING COMMISSION **12.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-008

PROJECT DESCRIPTION

Revised Preliminary Plan – Broad Oaks Subdivision (FKA Lawson Property), Wilson Pike

Ragan Smith Associates requests approval of a revised preliminary plan for the Broad Oaks Subdivision. The proposed changes include:

1. *Added entrance signage / features to consist of:*
    a. *A freestanding wall flanked by two columns with planters on top. An oak tree design cut into Corten steel (a material that weathers to a rust like finish);*
    b. *Three additional columns with planters on the other side of the street, for a total of five.*
    c. *Installation of a connecting sidewalk;*
2. *A slight lot re-configuration of Lots 5, 6, & 8, and*
3. *A slight realignment of Lawson Way.*

The project is currently under construction.

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Mr. David Hendrickson, Ragan Smith Associates, 100 East Vine Street, Suite 402, Murfreesboro, TN 37130

Attachments

Final Staff Report
Revised Preliminary Plan
Proposed Signage Plans

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 12:

REQUEST:	***REVISED PRELIMINARY PLAN – BROAD OAKS SUBDIVISION, FKA – LAWSON PROPERTY, WILSON PIKE***
PROJECT NUMBER:	***BPC2004-008***
CURRENT ZONING:	***R-2 -- SUBURBAN RESIDENTIAL***

GENERAL INFORMATION:

Ragan Smith Associates requests approval of a revised preliminary plan for the Broad Oaks Subdivision. The proposed changes include:

1. *Added entrance signage / features to consist of:*
    a. *A freestanding wall flanked by two columns with planters on top. An oak tree design cut into Corten steel (a material that weathers to a rust like finish);*
    b. *Three additional columns with planters on the other side of the street, for a total of five.*
    c. *Installation of a connecting sidewalk;*
2. *A slight lot re-configuration of Lots 5, 6, & 8, and*
3. *A slight realignment of Lawson Way.*

The project is currently under construction.

BROAD OAKS (LAWSON)			
LOT NUMBER	***11/1/2018 SQ. FT.***	***5/1/2020 SQ. FT.***	***DIFFERENCE SQ. FT.***
1	*87,264*	*87,264*	*0*
2	*94,172*	*93,705*	*-467*
3	*88,505*	*87,519*	*-986*
4	*87,221*	*86,986*	*-235*
5	*88,166*	*87,116*	*-1,050*
6	*105,555*	*105,555*	*0*
7	*87,368*	*87,368*	*0*
8	*113,084*	*108,146*	*-4,938*
TOTAL	***751,335***	***743,659***	*-7,676*

OPEN SPACE		
A/1	51,519	41,684
B/3	170,496	142,200
C/5	3,392	3,387
D/2	2,010	970
4		33,478
TOTAL	227,417	221,719
ROW	74,963	78,503

PROJECT LOCATION:

The subject property is located on Wilson Pike near the intersection with Fallswood Lane.

APPROVAL HISTORY:

At its November 5, 2018 meeting, the Brentwood Planning Commission voted to approve a preliminary plan for the Lawson Property, showing eight lots on approximately 24 acres.

As part of the request, the Planning Commission also approved the additional length of the cul-de-sac (1,460 lf), per Articles 6.3 and 9.7 of the Subdivision Regulations. The maximum length of a cul-de-sac is 1,000 feet, per the Subdivision Regulations. The additional cul-de-sac length is necessary to provide access to the properties south of the project in the event that they develop in the future.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **four** conditions be attached to the approval of the request.*

1. Highlight or cloud all changes that have been made to the plan since the last approval and add a note that details the changes.

2. Verify all site calculations.

3. The existing vegetation on the north side of the entrance shall be thinned to increase sight distance to the north.

4. A preliminary plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **11** standard requirements be attached to the approval of the request.*

1. Add the following note to the preliminary plan;

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on ***May 4, 2021*****,** *unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

6. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

7. The appropriate permits must be obtained prior to the construction of the sign an d columns.

8. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning

Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

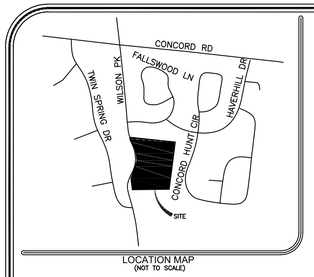
9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on ***May 4, 2020***. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed revised preliminary plan, subject to the requirements of the staff report.



LOCATION MAP
(NOT TO SCALE)

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 9.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 35.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO PARTNERS IN BUILDING OF TENNESSEE, LLC FROM BOBBY LAWSON II AND MEREDITH LAWSON O'BRIEN, BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7501, PAGE 214, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05'.

2. ELEVATIONS SHOWN HEREON ARE TAKEN FROM THE CITY OF BRENTWOOD GIS.

3. THIS PROPERTY IS CURRENTLY ZONED R-2 – (SUBURBAN RESIDENTIAL) AND AR – (AGRICULTURAL/RESIDENTIAL ESTATE). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS

   FRONT = 75'
   SIDE = 20'
   REAR = 30'
   SETBACK ADJOINING PERIMETER = 35'
   SETBACK ABUTTING BUFFER STRIP = 100'

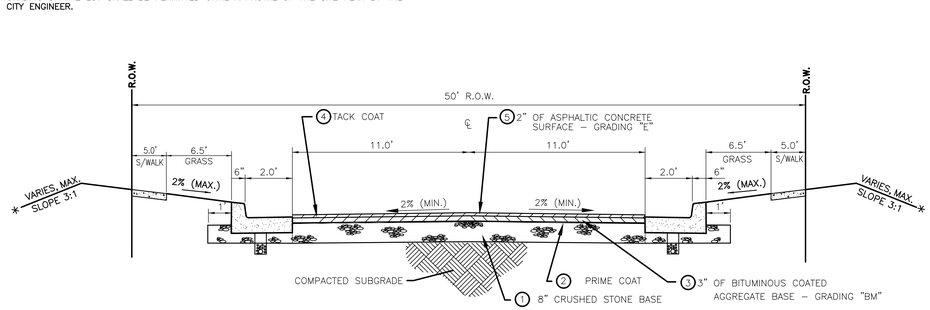
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0207F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47205, PANEL NO. 0207, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS SITE PLAN IS SUBJECT TO A THREE–YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 4, 2023, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

6. LOTS DESIGNATED WITH AN ASTERISK (*) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE–DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR–INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

LEGEND

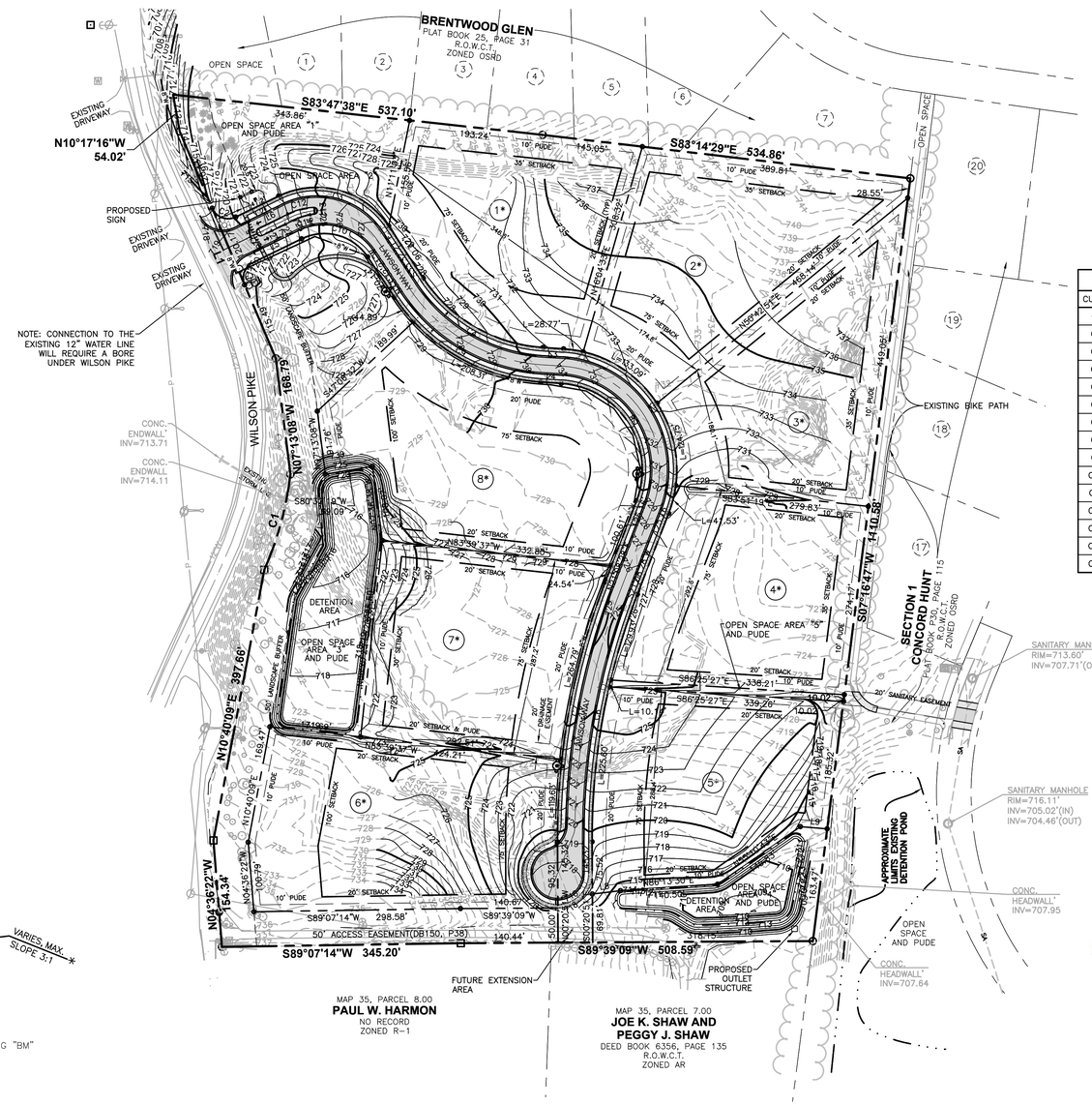
- MONUMENT (NEW) 4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED RAGAN–SMITH ASSOCIATES
- IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER LINE AND SEWER MANHOLE
- PROPOSED CATCH BASIN PROPOSED STORM LINE
- PROPOSED WATER LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- (110) LOT NUMBER
- LIGHT STANDARD
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
- EXISTING TREE LINE



ROADWAY CROSS SECTION 50' R.O.W.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

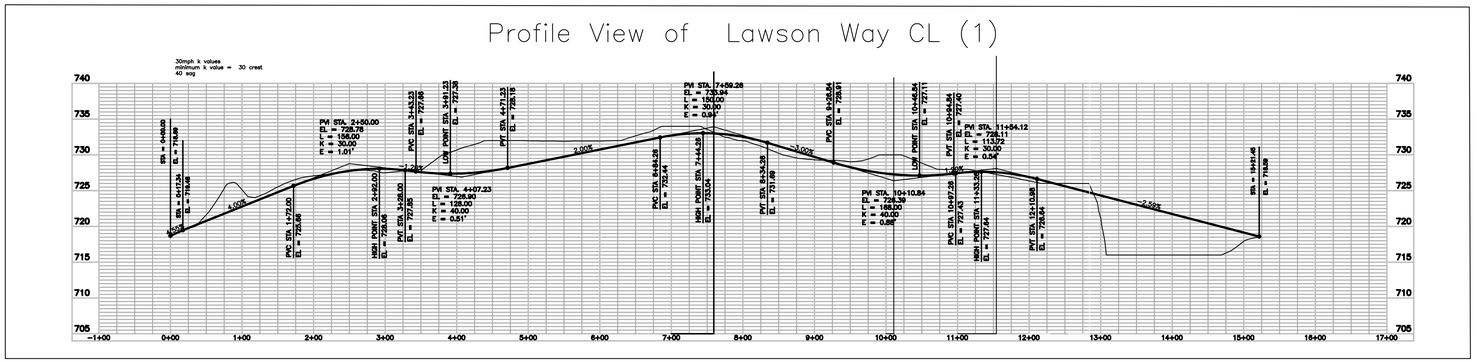


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	484.41'	143.42'	16°57'47"	72.24	142.89'	N15°18'45"E
C2	25.00'	40.61'	93°04'55"	26.38	36.29'	S69°28'11"E
C3	125.00'	179.92'	82°28'17"	109.57	164.79'	S74°46'30"E
C4	225.00'	207.16'	52°45'11"	111.58	199.92'	S59°54'57"E
C5	175.00'	328.14'	107°26'01"	238.38	282.14'	S32°34'32"E
C6	975.00'	365.67'	21°29'20"	185.01	363.53'	S10°23'49"W
C7	1025.00'	384.43'	21°29'20"	194.50	382.18'	N10°23'49"E
C8	125.00'	234.38'	107°26'01"	170.27	201.53'	N32°34'32"W
C9	275.00'	253.20'	52°45'11"	136.37	244.35'	N59°54'57"W
C10	75.00'	107.95'	82°28'17"	65.74	98.87'	N74°46'30"W
C11	25.00'	37.93'	86°55'05"	23.69	34.39'	S20°31'49"W
C12	96.50'	39.15'	23°14'49"	19.85	38.89'	N75°36'46"E
C13	4.50'	13.75'	175°03'55"	104.43	8.99'	S05°13'51"E
C14	103.50'	33.08'	18°18'45"	16.68	32.94'	S73°08'43"W
C15	5.50'	17.28'	180°00'00"	INFINITY	11.00'	N26°00'38"W

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N63°59'22"E	69.08'
L3	S86°17'32"E	29.71'
L4	N86°17'32"W	29.71'
L5	S63°59'22"W	78.19'
L6	N63°59'22"E	46.47'
L7	S63°59'22"W	48.85'
L8	N83°05'11"E	40.92'
L9	S85°19'27"E	38.88'

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	87,264	2.00
2	93,705	2.15
3	87,519	2.01
4	86,986	2.00
5	87,116	2.00
6	105,555	2.42
7	87,368	2.01
8	108,146	2.48

OPEN SPACE LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	41,684	0.96
2	1,208	0.03
3	142,200	3.26
4	33,478	0.77
5	3,387	0.08



TOTAL AREA = 1,043,881 SQUARE FEET OR 23.96 ACRES ±

0 100 200 300

CHRISTOPHER J. M. BABB
REGISTERED LAND SURVEYOR
TENNESSEE
4/21/2020

811
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PRELIMINARY PLAN

LAWSON PROPERTY
SUBDIVISION

FIFTEENTH CIVIL DISTRICT
CITY OF BRENTWOOD, WILLIAMSON COUNTY TN.

OWNER / DEVELOPER
PARTNERS IN BUILDING
8119 ISABELLA LANE
BRENTWOOD, TN 37027
PHONE: (713) 452–1305
CONTACT: CREGG MCGAHA
cregg.mcgaha@partnersinbuilding.com

SCALE: 1"=100'
DATE: OCTOBER 16TH, 2018
REVISED: APRIL 6, 2020
REVISED: APRIL 21, 2020

JOB NO. 16–058 W.O. 1203

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LANDSCAPE ARCHITECTS · SURVEYORS
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100 E. VINE ST., SUITE 402 MURFREESBORO, TN. 37130
(615) 546–6050 FAX (615)244–6739 WWW.RAGANSMITH.COM
CONTACT: CHRIS MABERY, RLS



CITY OF BRENTWOOD
LANDSCAPE REQUIREMENTS

BUFFER PLANTING REQUIREMENTS

WEST PROPERTY LINE (WILSON PIKE):

TREES REQUIRED:	1,272'/100 = 12.72 X 25 = 318 TREES
EXISTING TREES:	121 TREES (28 EVERGREEN, 93 DECIDUOUS)
TREES PROVIDED:	197 TREES
TOTAL TREES:	318 TREES

STREET TREE PLANTING

STREET TREES ARE TO BE PLANTED 50' ON CENTER IN THE PLANTING STRIP PROVIDED BETWEEN THE CURB AND THE SIDEWALK.

STREET TREES PROVIDED:	59 TREES

PLANT SCHEDULE BUFFER PLANTING

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING
CR	58	CRYPTOMERIA JAPONICA 'RADICANS' / JAPANESE CEDAR	EVERGREEN	2" CAL.	6'-8' HT.	
JE	31	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	EVERGREEN	2" CAL.	6' HT	
LT2	3	LIRIODENDRON TULIPIFERA / TULIP POPLAR 5FT CLEAR TRUNK, SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED.	CANOPY	3" CAL.	14-16' HT	AS SHOWN
MT	66	MAGNOLIA GRANDIFLORA 'TEDDY BEAR' / TEDDY BEAR SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	6'-8' HT.	AS SHOWN
PS2	35	PINUS STROBUS / WHITE PINE	EVERGREEN	2" CAL.	6-8' HT	

PLANT SCHEDULE STREET TREES

TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING
QN	59	QUERCUS NUTTALLII / NUTTALL OAK 5FT CLEAR TRUNK, SINGLE-STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL CANOPY, SYMMETRICAL CROWN, MATCHED.	CANOPY	3" CAL.	14-16' HT	50' O.C.

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0 60 120 180

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DAVID EDWARD HENDRICKSON REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 LANDSCAPE ARCHITECT

LAWSON PROPERTY
FOR
PARTNERS IN BUILDING
CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	4/21/2020	(DEH) REV. PER CITY COMMENTS

JOB NO.	16058
WK. ORDER	1203
DESIGNED:	M. HAMILTON
DRAWN:	M. HAMILTON
SCALE:	1" = 60'
DATE:	JANUARY 15, 2019

LANDSCAPE BUFFER PLANTING

L1.2

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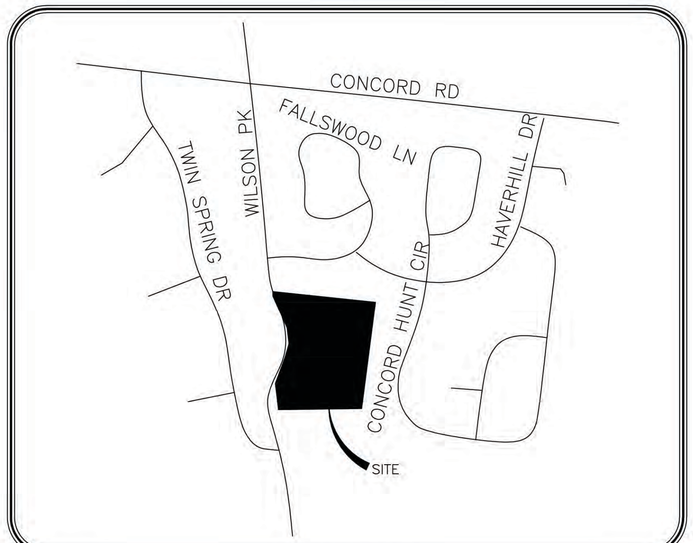
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SIGN PERMIT PLAN SET
FOR
BROAD OAKS
MR. CREGG MCGAHA C/O PARTNERS IN BUILDING

CONTACTS

OWNER/DEVELOPER
PARTNERS IN BUILDING
CREGG MCGAHA
8119 ISABELLA LANE
BRENTWOOD TN, 37027
(713) 452-1305
CREGG.MCGAHA@PARTNERSINBUILDING.COM

LANDSCAPE ARCHITECTURE
RAGAN-SMITH ASSOCIATES
DAVID HENDRICKSON
100 EAST VINE STREET, SUITE 402
MURFREESBORO, TN 37130
(615) 546-6050
DHENDRICKSON@RAGANSMITH.COM



LOCATION MAP

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
S1.0	SIGNAGE PLAN
S2.0	SIGNAGE DETAILS
SIGN ELEVATION	
	RENDERED SIGN ELEVATION

TAX MAP 35, PARCEL 9.00

WILSON PIKE, BRENTWOOD,
WILLIAMSON COUNTY, TENNESSEE

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1410 DOMINIC STREET
CHATTANOOGA, TN 37408
(423) 499-9480
• www.ragansmith.com •

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BROAD OAKS SIGNAGE PLANS
FOR
PARTNERS IN BUILDING
WILSON PIKE, BRENTWOOD, TN 37027

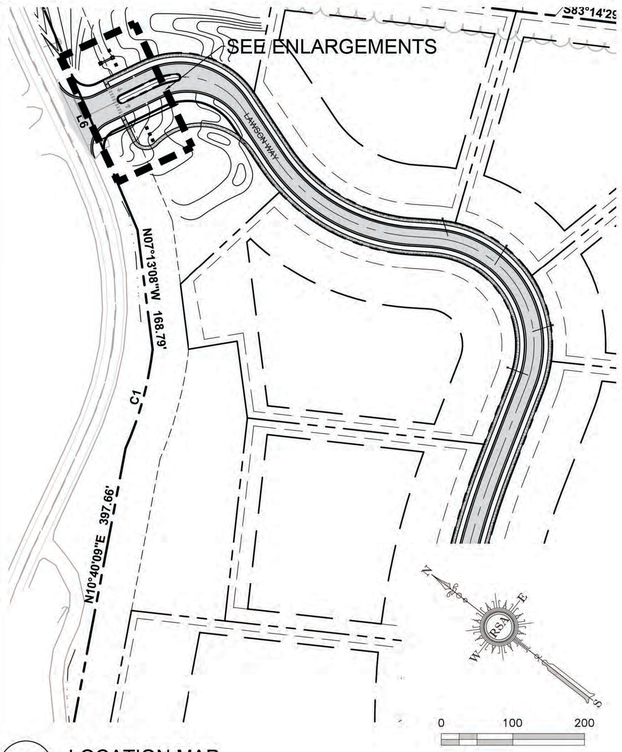
REV. #	DATE:	DESCRIPTION:
1	4/21/2020	(DEH) REV. PER CITY COMMENTS

JOB NO. 16058 | WK. ORDER: 1203
DESIGNED: KDG
DRAWN: AEM
SCALE: AS NOTED
DATE: APRIL 06, 2020

COVER SHEET

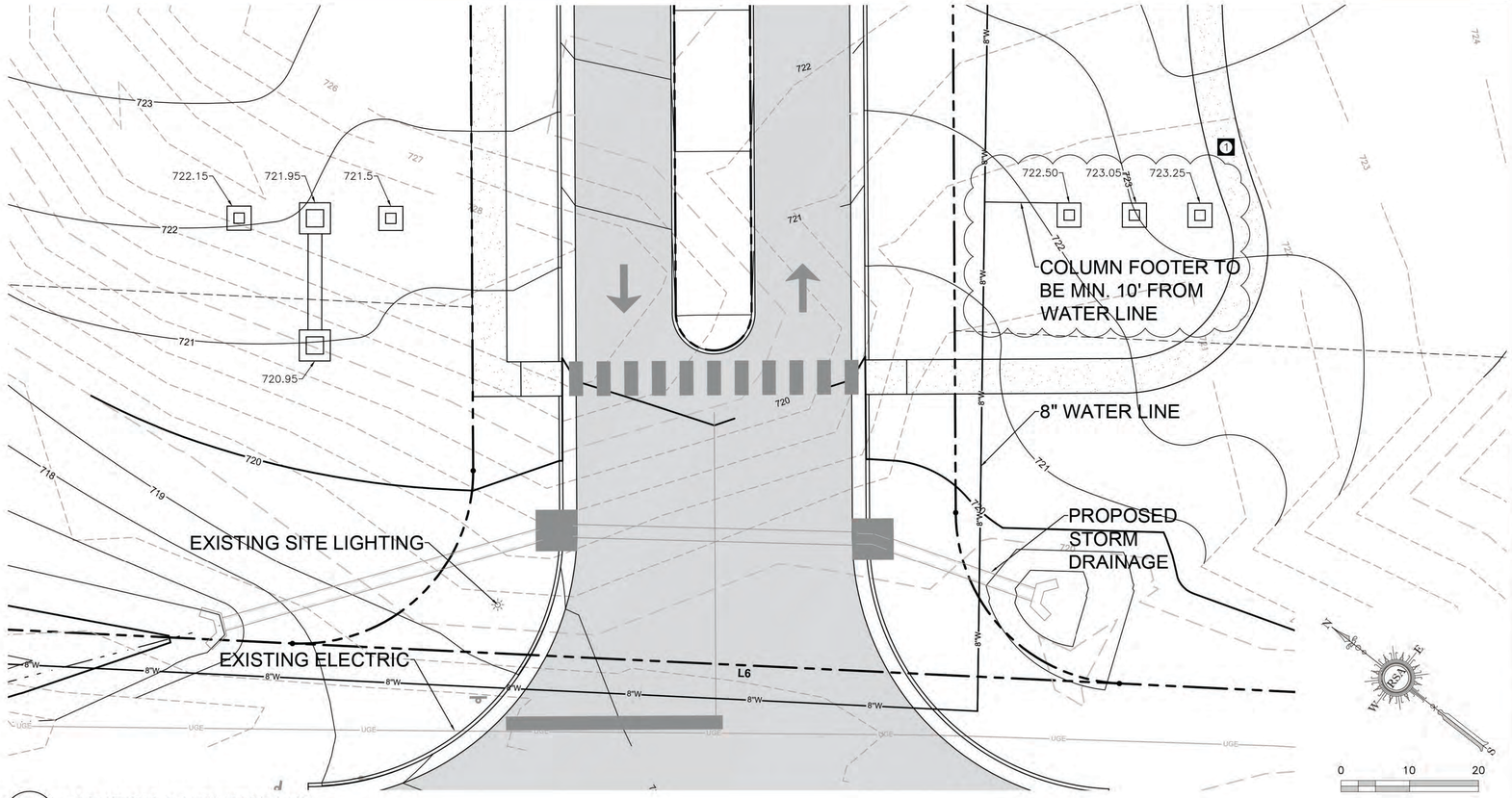
CVR

G:\16058-SIGN PLANS\CIVIL ENGINEER\DWG\PLAN SHEETS\S00 ENTRANCE SIGN.DWG, 4/20/2020 5:51:51 PM, CVR
PLOTTED BY DAVID HENDRICKSON ON 4/20/2020 5:51 PM — LAST UPDATED BY DAVID HENDRICKSON ON 4/20/2020 5:51 PM

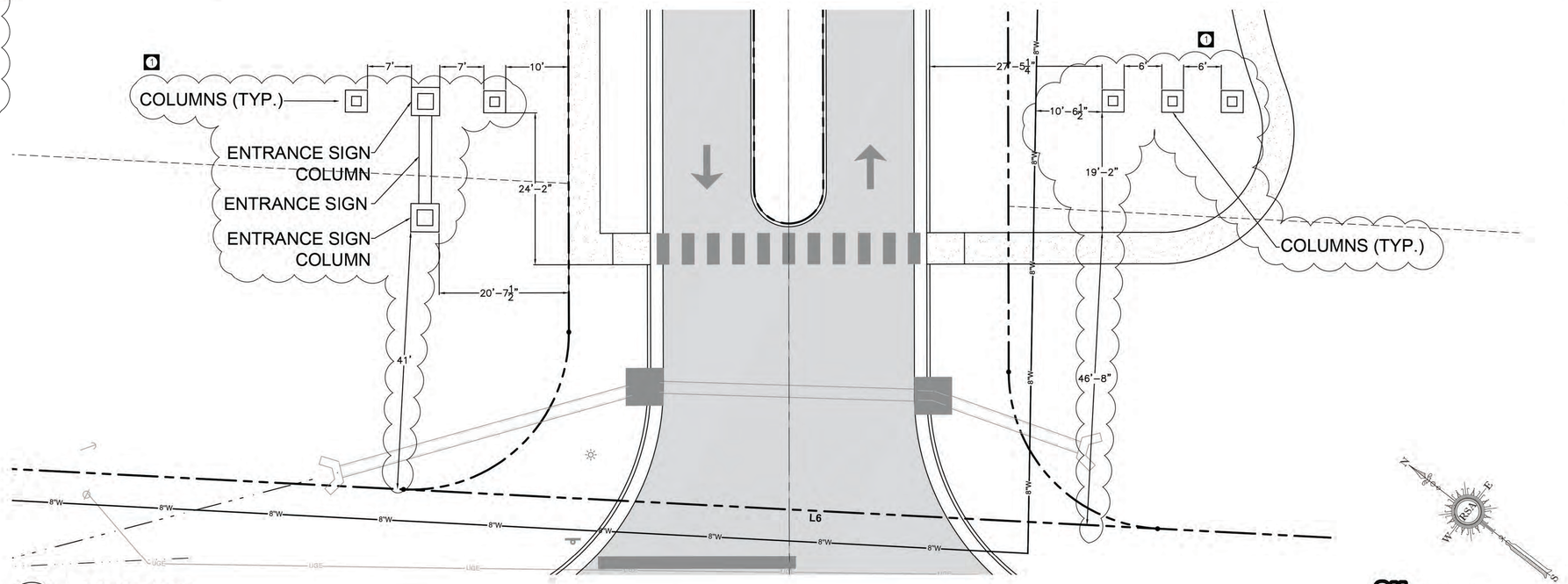


A LOCATION MAP
SCALE: 1" = 100'

NOTE:THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 4, 2023, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN



B GRADING & UTILITY PLAN
SCALE: 1" = 10'



B LAYOUT PLAN
SCALE: 1" = 10'

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BROAD OAKS SIGNAGE PLANS

FOR

PARTNERS IN BUILDING

WILSON PIKE, BRENTWOOD, TN 37027

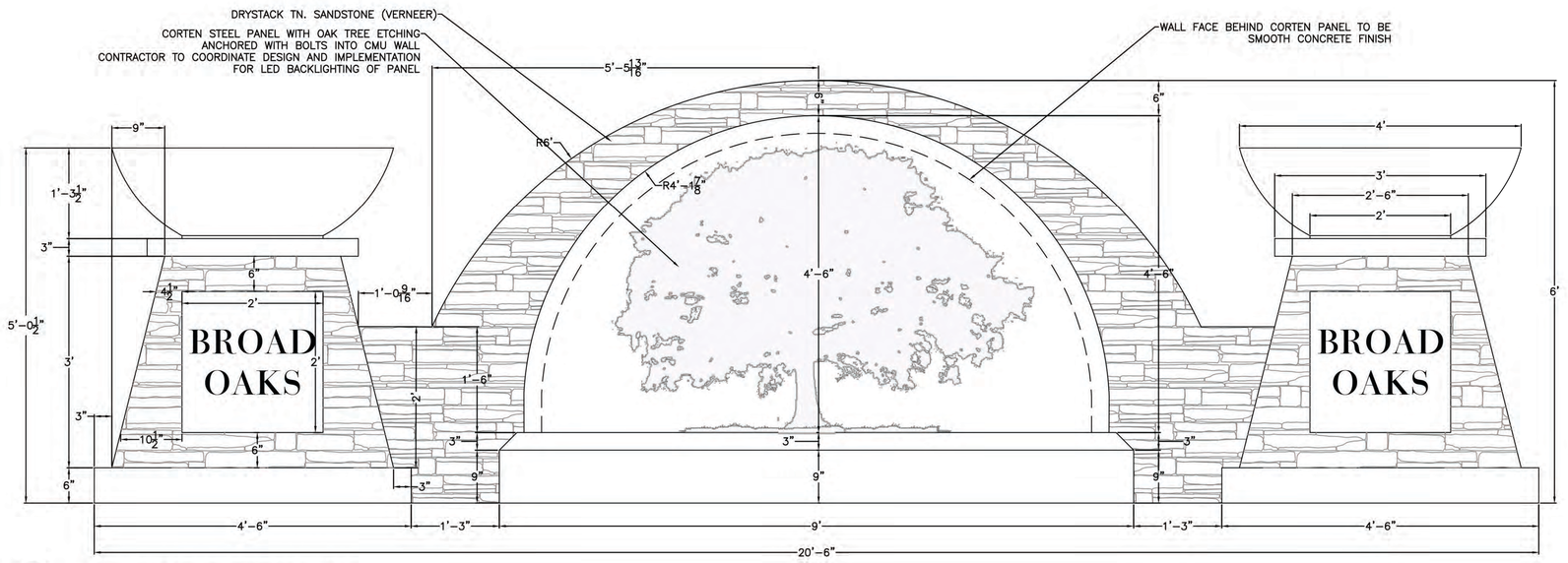
REV.	DATE:	DESCRIPTION:
1	4/21/2020	(DEH) REV. PER CITY COMMENTS

JOB NO. 16058 | WK. ORDER 1203
DESIGNED: KDG
DRAWN: AEM
SCALE: AS NOTED
DATE: APRIL 06, 2020

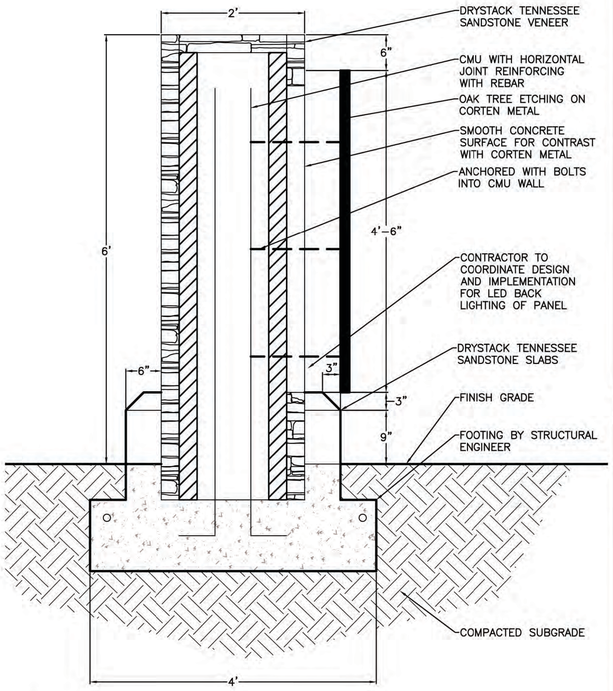
SIGNAGE PLAN

S1.0

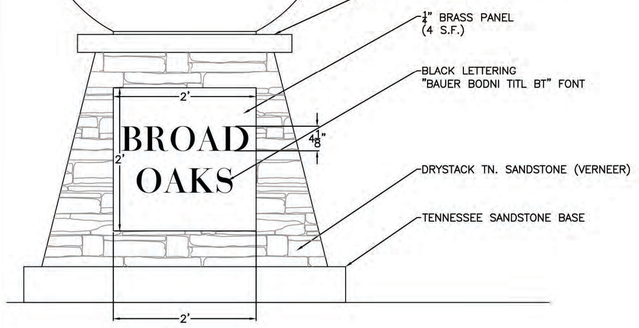
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PLOTTED BY: KEVIN DICKSON AT 4/20/2020 9:38 PM

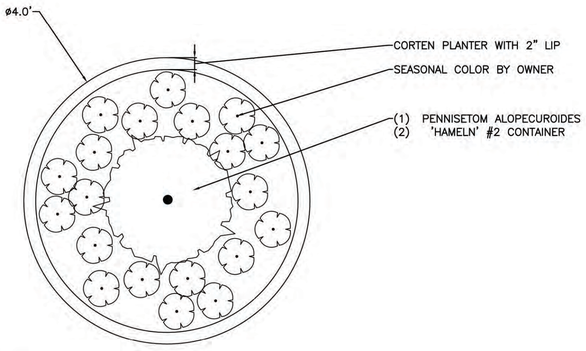


A ENTRANCE SIGN ELEVATION
SCALE: 1" = 10'

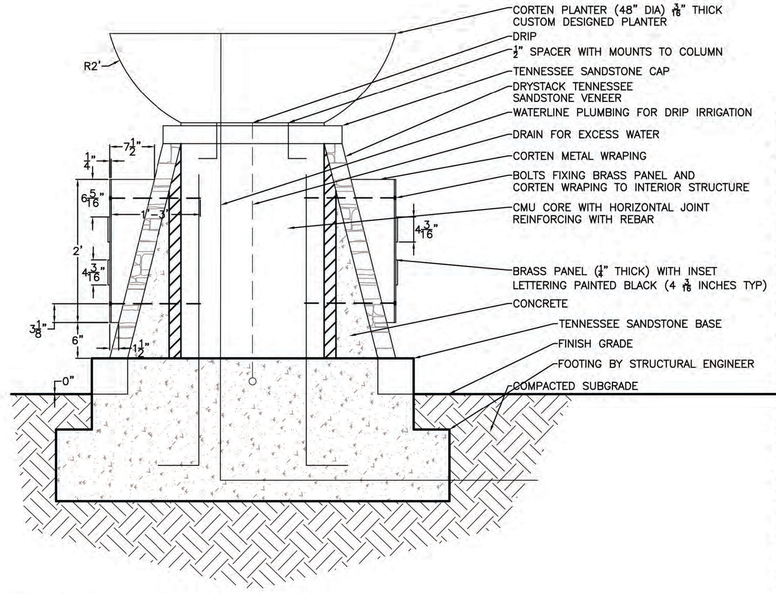


E MONUMENT SIGN SECTION
SCALE: 1" = 1'

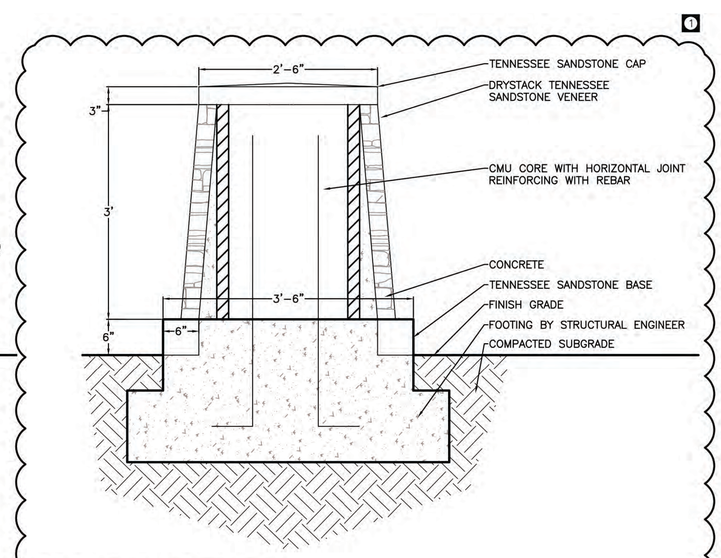




B ENTRANCE MONUMENT COLUMN
SCALE: 1" = 1'



C ENTRANCE SIGN COLUMN SECTION
SCALE: 1" = 1'



D COLUMN SECTION
SCALE: 1" = 1'

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BROAD OAKS SIGNAGE PLANS

FOR

PARTNERS IN BUILDING

WILSON PIKE, BRENTWOOD, TN 37027

NO.	DATE:	DESCRIPTION:
1	4/21/2020	(DEH) REV. PER CITY COMMENTS

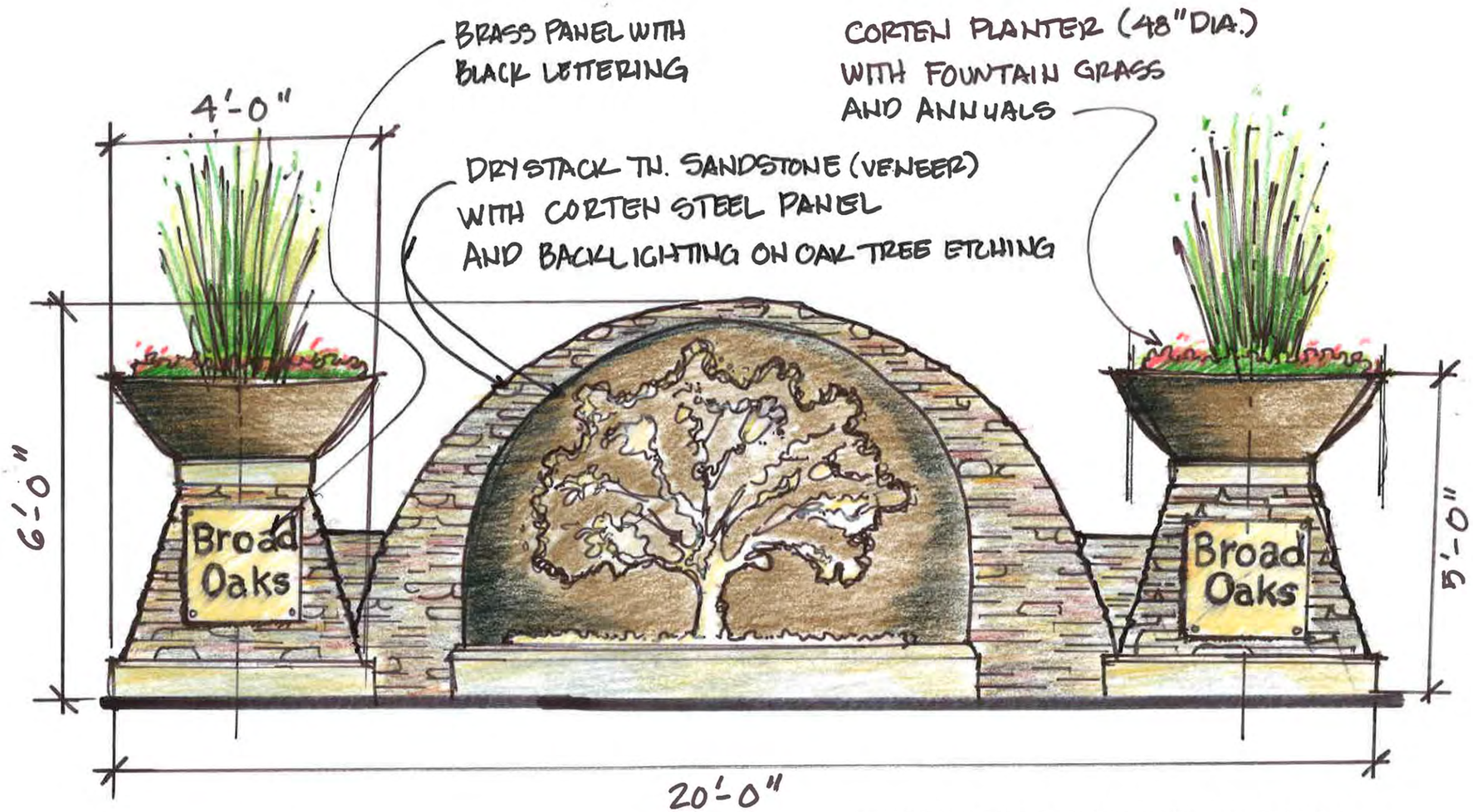
JOB NO. 16058
WK. ORDER 1203
DESIGNED: KDG
DRAWN: AEM
SCALE: AS NOTED
DATE: APRIL 06, 2020

SIGNAGE DETAILS

S2.0

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D:\VAREL 2019-CIVIL ENGINEERING\16058 PLAN SHEETS\16058 ENTRANCE SIGN.DWG
PLOTTED BY: CHRISTOPHER JONES ON: 4/20/2020 3:59 PM



BROAD OAKS ENTRANCE SIGN

RAGAN-SMITH
9.12.19

SCALE: 1/2" = 1'-0"

RAGAN • SMITH
Land Planners • Civil Engineers
Landscape Architects • Surveyors

JOB NO: 16-058 / 1203
DATE: 04-06-2020

Broad Oaks Signage

Entrance Sign Rendered Elevation

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-004

PROJECT DESCRIPTION

Site Plan – Sullivan Dental Partners Medical Office Building, 5015 Harpeth Drive

Smallwood Nickle Architects requests approval of a new two-story medical office building having an area of 11,000 square feet.

The parking lot will be constructed using pervious pavers. Development of the site also included five off-site parallel parking spaces along Harpeth Drive. A total of 47 parking space are provided for the project.

The architectural design includes a tower element being approximately 38 feet tall.

The site is the former location of Murff's Craft Brews and Burgers.

ZONING OF PROPERTY

Zoning C-4

APPLICANT NAME/ADDRESS

Mr. Brandon Holcombe, Smallwood Nickle Architects, 1612 Seventeenth Avenue South, Nashville, TN 37212

Attachments

Final Staff Report

Plan Set

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 1:

REQUEST:	***SITE PLAN - SULLIVAN DENTAL PARTNERS MEDICAL OFFICE BUILDING, 5015 HARPETH DRIVE***
PROJECT NUMBER:	***BPC2004-004***
CURRENT ZONING:	***C-4 -- TOWN CENTER***

GENERAL INFORMATION:

Smallwood Nickle Architects requests approval of a new two-story medical office building having an area of 11,000 square feet.

The parking areas on the south and east side of the site will be constructed using pervious pavers. Development of the site also includes five off-site parallel parking spaces along Harpeth Drive. A total of 47 parking space are provided for the project.

The architectural design includes a tower element being approximately 38 feet tall.

The site is the former location of Phillips Delicatessen and Murff's Craft Brews and Burgers.

PROJECT LOCATION:

The subject property is located at 5015 Harpeth Drive.

APPROVAL HISTORY:

There has been no recent Planning Commission action related to the subject property.

CONDITIONS OF APPROVAL

*Staff recommends that the following **12** conditions be attached to the approval of the request.*

1. The street furniture must also include a bike rack. All street furniture must match the color and design specifications listed in the Pattern Book.

2. The roof of the proposed dumpster enclosure must be of a color that matches the building.

3. The proposed wall signage is too high and above the apparent roof line. All proposed signage must return to the Planning Commission for review and approval. All signs must comply with the requirements of the Brentwood sign ordinance.

4. Install ADA compliant ramps on either side of the driveway

5. Per Section 78-256(5) and the Pattern Book, there are specific planning / soil requirements for the street trees. Add these requirements and details to the landscaping plan.

6. Locate water meters in parking entrance island just behind decorative wall. Remove one parking space to accommodate water meters.

7. A revised final plat will be required to dedicate the permanent easement. The plat must be submitted for review / approval and recorded before any permits will be issued for the lot.

8. Porous pavements should only receive runoff from impervious areas. Runoff containing sediment will clog the porous paver surface.

9. After the porous pavement has been installed, an as-built inspection and certification must be performed by a Professional Engineer. A long-term Owner maintenance plan shall be provided to staff. The as-built certification must include verification of the infiltration rates of the porous pavement in addition to other design components that ensure the proper performance of the BMPs.

10. The proposed cleanout design should be part of the manufacture's recommendations.

11. Verify location of FDC with Fire Marshal.

12. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **12** standard requirements be attached to the approval of the request.*

1. Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons*

relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. Awnings may not be back lit. Awnings should be made of fabric and may project up to three feet into the public right-of-way with the bottom of the canopy at least nine feet above the sidewalk.

6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.

7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

8. Adequate security in an amount equal to 110% of all proposed landscaping, street trees and street furniture improvements, and any off-site infrastructure and utility improvements shall be provided to the Planning and Codes Department staff before any permits are issued for the project. The security shall comply in form, with the requirements of Article Eight of the Brentwood Subdivision Regulations.

9. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood

Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

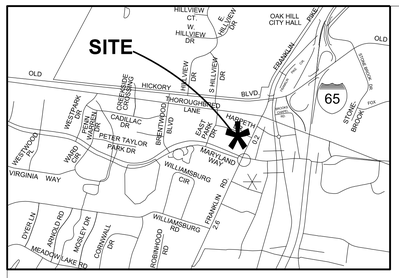
10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 4, 2020.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed site plan, subject to the requirements of the staff report.



VICINITY MAP
N.T.S.

GPS NOTE

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control. Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.

2) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47187C0091 F, DATED: 09-29-06, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONE: X

3) THIS SURVEY PREPARED BY CHERRY LAND SURVEYING, INC. IS FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.

4) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

5) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- WALL
- CURB
- OH — OH — OVERHEAD UTILITY
- W — 6" — WATER LINE
- SA — 8" — SEWER LINE
- G — 4" — GAS LINE
- ST — 12" — STORM SEWER/CULVERT
- 650 — CONTOUR LINE
- X — X — FENCE LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- PK(O) — PK NAIL OLD
- IR(O) — IRON ROD OLD
- CO — CLEAN-OUT
- GP — GUARD POST
- SIGN POST
- CATCH BASIN
- BENCHMARK
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE

JA
121 North Main Street • Dickson, Tennessee 37055-1827 • 615-441-6880
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25

ESTABLISHED — 2001 —
SMALLWOOD NICKLE
ARCHITECTS
— PLLC —
1612 Seventeenth Avenue South
Nashville, Tennessee 37212

SURVEY PROVIDED BY OTHERS

04-21-20

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.

BPC SUBMITTAL

ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

C1.0

EXISTING SITE CONDITIONS

SCALE IN FEET: 10 5 0 5 10 20

NAD 83
NAVD 88

DEMOLITION NOTES:

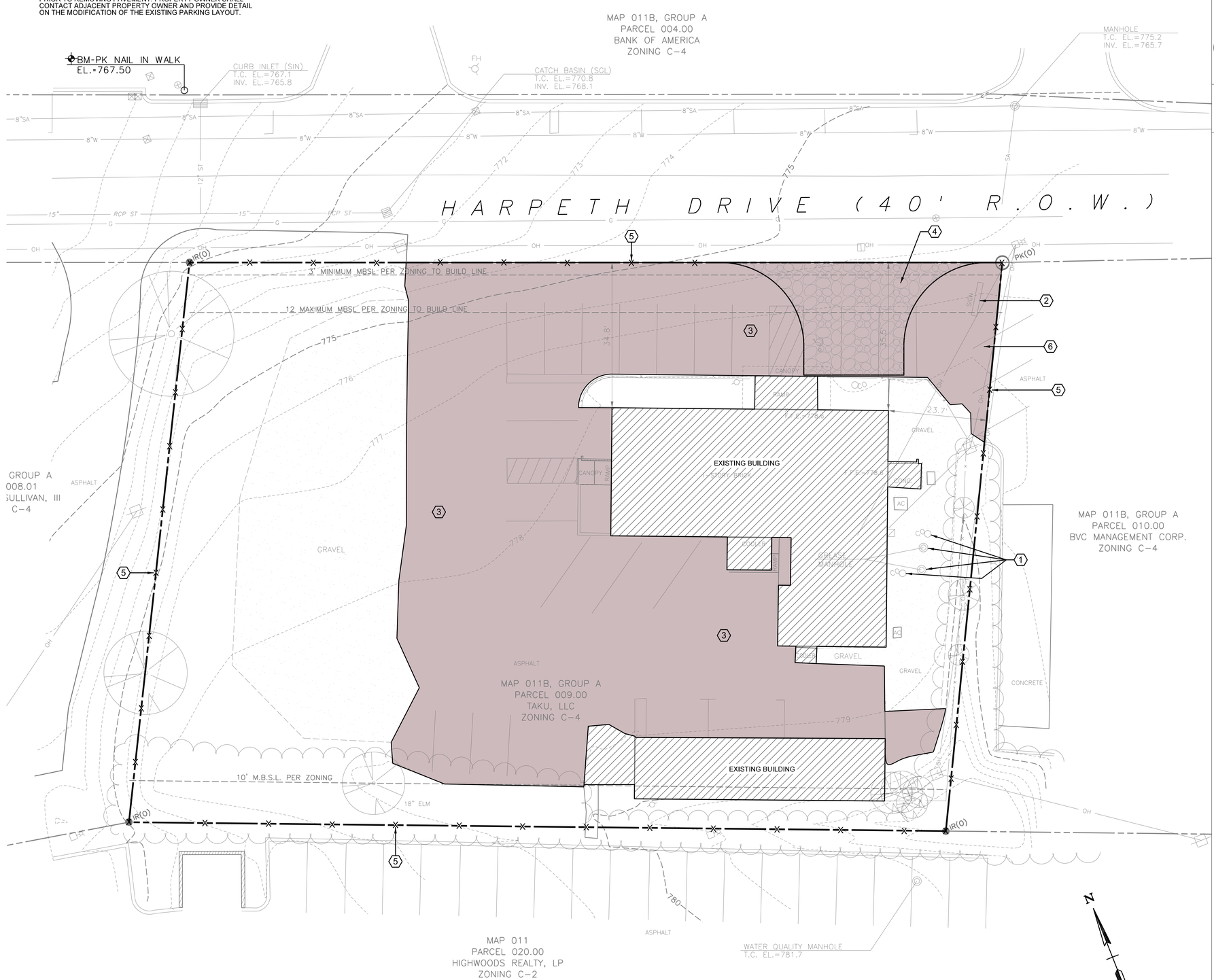
1. EXISTING STRUCTURES, CONCRETE SLABS, GREASE TANK, ASPHALT SURFACE AND EXISTING BUSINESS SIGN SHALL BE REMOVED TO THE LIMITS SHOWN.
2. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
3. ALL EXISTING UTILITIES SHALL BE PROPERLY SHUT OFF AND/OR CAPPED PER UTILITY PROVIDERS SPECIFICATIONS BEFORE ANY DEMOLITION BEGINS.
4. PRIOR TO BEGINNING DEMOLITION OPERATION THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES.
5. GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A PROPERLY PERMITTED LOCATION. CONFORMING TO ALL LOCAL CODES AND PAYING ALL FEES. THE GC IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL PRIOR TO BEGINNING WORK.
6. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE. EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
7. GC SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND/OR NEW WORK. NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS.
8. STRUCTURES BELOW THE PERMANENT GROUND LINE MUST BE REMOVED ENTIRELY SO AS NOT TO INTERFERE WITH PROPOSED CONSTRUCTION.
9. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE GC SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE GC SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. PRIOR TO CONSTRUCTION, ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
12. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE GC MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
13. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
14. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
15. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
16. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
17. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
18. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. GC TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

DEMOLITION KEY NOTES:

1. EXISTING GREASE MANHOLES AND GREASE TANK TO BE REMOVED. CONTRACTOR SHALL TAKE CARE TO CONTAIN ALL EXISTING GREASE AND KEEP ALL GREASE FROM ENTERING THE SOIL. GREASE SHALL BE PROPERLY DISPOSED OF.
2. REMOVE EXISTING BUSINESS SIGN.
3. EXISTING ASPHALT SURFACE SHALL BE REMOVED. SAWCUT ASPHALT ALONG PROPERTY LINE AT NORTH EAST CORNER OF SITE.
4. CONSTRUCTION ENTRANCE AND EXIT.
5. CONSTRUCTION FENCE AROUND PERIMETER OF PROJECT SITE.
6. SAW CUT EXISTING ASPHALT PARKING ALONG PROPERTY LINE PRIOR TO REMOVING PAVEMENT. PROPERTY OWNER SHALL CONTACT ADJACENT PROPERTY OWNER AND PROVIDE DETAIL ON THE MODIFICATION OF THE EXISTING PARKING LAYOUT.

LEGEND:

- EXISTING STRUCTURES AND CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED



JA Engineers Planners and Computer Applications
121 North Main Street • Dickson, Tennessee 37055-1827 • 615-441-6880
JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC
1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES R. GILLESPIE REGISTERED LANDSCAPE ARCHITECT AGRICULTURE & COMMERCE No. 102533 STATE OF TENNESSEE

04-21-20

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027

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BPC SUBMITTAL

ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

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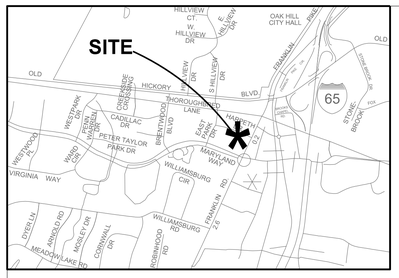
DEMOLITION PLAN

N

NAD 83
NAVD 88

10 5 0 5 10 20

SCALE IN FEET



VICINITY MAP
N.T.S.

SITE KEY NOTES:

1. SAWCUT EXISTING PAVEMENT REMOVE ASPHALT AND BASE STONE AND INSTALL CONCRETE POST CURB TO CREATE GREEN SPACE.
2. GRASS PLANTER AREA (TYPICAL)
3. CONCRETE SIDEWALK PER CITY OF BRENTWOOD REQUIREMENTS.
4. CONCRETE ENTRANCE RAMP PER CITY OF BRENTWOOD STANDARD.
5. SITE WALL WILL BE FACED ON BOTH SIDES WITH MASONRY VENEER TO MATCH THE BUILDING - REFER TO SHEET C4.0/7.
6. PERVIOUS PAVERS, REFER TO DETAILS ON SHEET C4.0.
7. CONCRETE POST CURB AT PAVER EDGE, SEE SHEET C4.0 FOR DETAIL.
8. 4" THICK CONCRETE SIDEWALK OVER 4" AGGREGATE BASE, SEE SHEET C4.0 FOR DETAILS.
9. SEE SHEET C4.0 FOR HANDICAP PARKING AND DETECTABLE WARNING DETAILS.
10. DUMPSTER ENCLOSURE WITH OVERHEAD SCREENING - REFER TO SHEET C4.0/8.
11. PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT.
12. HEAVY DUTY ASPHALT PAVEMENT - REFER TO SHEET C4.1/1.
13. LIGHT DUTY ASPHALT PAVEMENT - REFER TO SHEET C4.1/2.
14. CONSTRUCT 6" POST CURB ALONG SAWCUT PAVEMENT LINE. EXTEND CURB FROM EXISTING CURB TO SITE WALL.
15. STREET FURNITURE - REFER T0 SHEET C4.1/3.
16. PROVIDE POWER SOURCE FOR SEASONAL LIGHTING AND/OR FOR UP-LIGHTING OF THE STREET TREES.
17. ORNAMENTAL STREET LIGHTS.
18. PROPOSED OPEN SPACE.

NOTE: THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 4, 2023. UNLESS EXTENDED BY THE CITY OF BRENTWOOD, PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN

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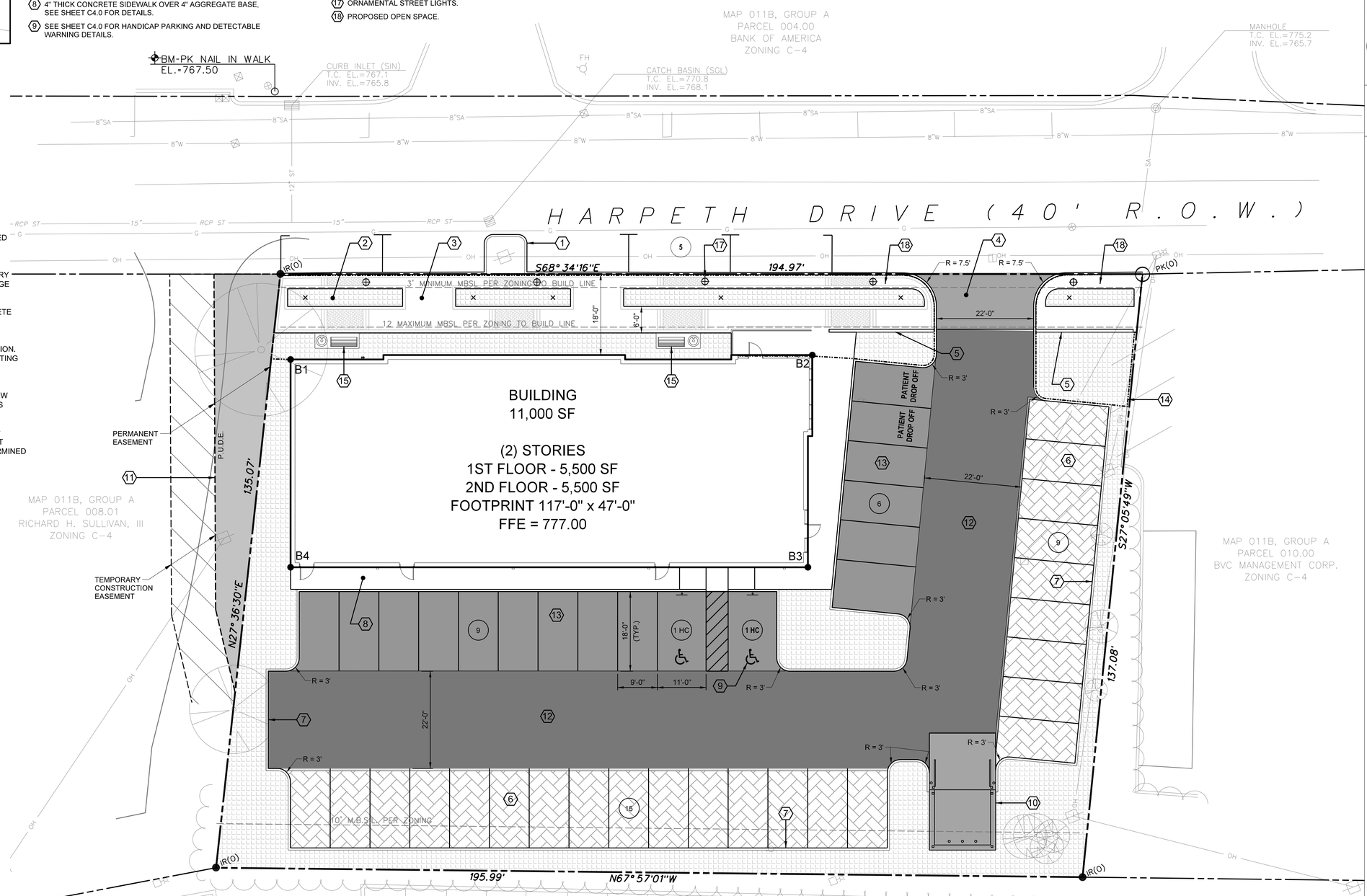
ESTABLISHED — 2001 —
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Nashville, Tennessee 37212

JAMES R. GILLESPIE — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURAL COMMERCIAL — No. 102599 — STATE OF TENNESSEE

04-21-20

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027



SITE DATA AND NOTES

PROPERTY INFORMATION:

STREET ADDRESS: 5015 HARPETH DRIVE
MAP: 011B
PARCEL: 009.00
LOT AREA: 0.61 AC. (26,472 S.F.)
PROPERTY ZONED: C-4 (COMMERCIAL)

SITE NOTES:

1. REGULAR PARKING SPACES SHALL BE 9' X 18', UNLESS SHOWN OTHERWISE. ALL PARKING STRIPING SHALL BE 4" WHITE PAINTED STRIPING. STRIPING FOR ADA ACCESSIBLE AREAS SHALL BE PER ADA GUIDELINES AND REQUIREMENTS.
2. THE PROPOSED CONSTRUCTION WILL CONSIST OF: NEW 2-STORY MEDICAL OFFICE BUILDING, PARKING LOT, UTILITY AND DRAINAGE INFRASTRUCTURE.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF CONCRETE AND CORNERS OF THE BUILDING UNLESS SHOWN OTHERWISE.
4. UTILITY INFORMATION SHOWN WAS DERIVED FROM VARIOUS SOURCES INCLUDING MAPPING AND UTILITY OWNER INFORMATION. THE CONTRACTOR SHALL BE REQUIRED TO FIELD LOCATE EXISTING UTILITIES PRIOR TO BEGINNING OPERATIONS.
5. ALL NEW CURBING AROUND EXTERIOR PARKING SHALL BE 6" CONCRETE POST CURB, SEE SHEET C4.0/X FOR DETAIL. ALL NEW CURBING INSTALLED PARALLEL TO SIDEWALK NEAR ADA RAMPS SHALL BE 6" DETACHED CONCRETE POST CURB.
6. BASED ON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 47187C0091F, EFFECTIVE DATE SEPTEMBER 29, 2009, IT APPEARS THE SUBJECT PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

SURVEY INFORMATION:

TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY CHERRY LAND SURVEYING.

TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD-83 HORIZONTAL
NAVD-88 VERTICAL

PARKING SUMMARY:

MEDICAL:
1 SPACE PER 250 S.F.
PLUS 2 DROPOFF SPACES

TOTAL BUILDING = 11,000 S.F.
11,000 S.F. / 250 + 2 = 46 SPACES

PARKING SPACES REQUIRED 46 SPACES

PARKING SPACES PROVIDED 46 SPACES*

* INCLUDES 2 ADA ACCESSIBLE SPACES

PROJECT ARCHITECT:

SMALLWOOD NICKLE ARCHITECTS, PLLC
JIM NICKLE
1612 SEVENTENTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
(615) 269-3130
jnickle@smallwoodnickle.com

PROJECT CIVIL ENGINEER:

JAMES + ASSOCIATES, INC.
JAMIE GILLESPIE, P.E.
ONE VANTAGE WAY, SUITE E-220
NASHVILLE, TENNESSEE 37228
(615) 726-4848
jamie.gillespie@jamesplus.net

SITE AREA CALCULATIONS

EXISTING SITE

AREA OF STREETS AND PARKING:	0.39 AC. (17,027 SF)
BUILDING - 2 STORY @ 5,500 S.F.:	0.08AC. (3,573 SF)
PERVIOUS SURFACE AREA -	0.14 AC. (5,872 SF)
TOTAL LOT AREA (INCLUSIVE OF DRIVE) -	0.61 AC. (26,472 SF)

PROPOSED SITE

AREA OF STREETS AND PARKING:	0.37 AC. (16,170 SF)
BUILDING - 2 STORY @ 5,500 S.F.:	0.12 AC. (5,500 SF)
PERVIOUS SURFACE AREA ✳ :	0.20 AC. (8,799 SF)
LANDSCAPE AREA:	0.11 AC. (4,802 SF)
TOTAL LOT AREA (INCLUSIVE OF DRIVE):	0.61 AC. (26,472 SF)
IMPERVIOUS SURFACE RATIO:	0.82
FLOOR AREA RATIO (FAR) 11,000 S.F./26,472 S.F.=:	41.55%
LOT WIDTH TO BUILDING WIDTH RATIO (%) 117/194.97:	60.00%
OPEN SPACE AREA:	012 AC. (3,206 SF)
ESTIMATED DISTURBED AREA:	0.60 AC. (26,136 SF)

✳ INCLUDES 4,054 S.F. PERVIOUS PAVERS

BUILDING INFORMATION

FRONT FACADE MAXIMUM HEIGHT = 38'-4" FROM FINISHED GRADE

REAR FACADE MAXIMUM HEIGHT = 32'-8" FROM FINISHED GRADE

LOWER LEVEL = 5,500 SF
UPPER LEVEL = 5,500 SF
TOTAL = 11,000 SF

BUILDING COORDINATES

	N	E
B1	620420.1965	1735045.3699
B2	620378.0151	1735155.5775
B3	620333.6989	1735137.1095
B4	620376.4458	1735028.1980

NOTE: CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS PRIOR TO LAYING OUT THE BUILDING.

LEGEND:

- PERVIOUS PAVERS, SEE SHEET C4.0 FOR DETAILS
- CONCRETE SIDEWALK, SEE SHEET C4.0 FOR DETAILS
- CONCRETE PAVEMENT, SEE SHEET C4.0 FOR DETAIL
- HEAVY DUTY ASPHALT PAVEMENT, SEE SHEET C4.1 FOR DETAIL
- LIGHT DUTY ASPHALT PAVEMENT, SEE SHEET C4.1 FOR DETAIL
- PERMANENT EASEMENT
- (15) INDICATES PARKING PER ROW

N
NAD 83
NAVD 88
10 5 0 5 10 20
SCALE IN FEET

CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE

Know what's below.
Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

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BPC SUBMITTAL

ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

C1.2

SITE PLAN

GRADING AND DRAINAGE NOTES:

1. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AS APPROVED BY ARCHITECT/ENGINEER. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING AROUND EXISTING TREES. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION FENCING.
2. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6".
3. TOPSOIL USED FOR FINISH GRADING SHOULD NOT CONTAIN GRAVEL, ROCK, AGGREGATE, OR CONSTRUCTION DEBRIS.
4. ALL GRADED AREAS SHALL BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
5. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE EROSION CONTROL SPECIALIST.
7. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE EROSION CONTROL SPECIALIST.
8. WHEN THE TEMPORARY SOIL EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE EROSION CONTROL SPECIALIST), THEY SHALL BE REMOVED.
9. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
10. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS. THE GRATE SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE.
11. NEW SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
12. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
13. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
14. ALL CURBS SHALL BE BACKFILLED WITH TOPSOIL AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED. FINISHED TOPSOIL GRADE TO BE MINIMUM OF 4" BELOW TOP OF CURB.
15. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS.
16. THE CONTRACTOR SHALL PERFORM GRADING TO MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
17. PER THE USDA NRCS, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MOD - ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'C').
18. GENERAL CONTRACTOR (GC) TO REPAIR RUTTS AND DISTURBED AREA DAILY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES.
19. THE EXISTING ELEVATIONS ARE REFERENCED TO NAVD-88.
20. DURING CONSTRUCTION AND PREPARATION OF THE SUBGRADE, SPECIAL CARE MUST BE TAKEN TO AVOID COMPACTION OF THE SOILS.

GRADING KEY NOTES

1. REMOVE 36" HACKBERRY. REFER TO LANDSCAPE PLAN FOR REPLACEMENT TREE SCHEDULE.
2. PERMEABLE PAVEMENT LEVEL 2 - SEE SHEET C4.0/15.
3. AREA OF STORM CONNECTION IN THE STREET TO BE SAWCUT AND BACKFILLED WITH CLEAN AGGREGATE AND REPLACE PAVEMENT WITH IN-KIND MATERIALS PER CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT STANDARDS AND REGULATIONS.

STORM DRAINAGE STRUCTURE TABLE						
ID	T.C.	INV. OUT	INV. IN	INV. IN	INV. IN	DESCRIPTION
OS-1	776.20	772.80	772.80			NYLOPLAST 18" BASIN WITH INTEGRATED DUCTILE IRON FRAME AND GRATE, SEE SHEET C4.0/18
OS-2	776.00	771.24	772.53	771.34		SHERMAN DIXIE 48" I.D. PRECAST CONCRETE MONO BASE AND RISER WITH 48" DIA. FLAT TOP W/JOHN BOUCHARD 4315 FRAME AND GRATE, SEE SHEET C4.0/16 AND 17
OS-3	776.50	771.37	771.47			AQUA-SWIRL AS-2, SWIRL CHAMBER DIAMETER = 2.50 FT. OR APPROVED EQUAL
CB-1	775.80	773.72				OLDCASTLE 3'x6'x3'-10", PRECAST CONCRETE BASIN WITH TWO (2) JOHN BOUCHARD 4315 FRAME AND GRATE, SEE SHEETS C4.0/17 AND C4.1/6
CB-2	776.50	772.92	773.02			SHERMAN DIXIE 36"x48" PRECAST CONCRETE BASIN W/JOHN BOUCHARD 4315 FRAME AND GRATE, SEE SHEET C4.0/16,17
CB-3	775.65	771.62	773.71	771.72		SHERMAN DIXIE 48" I.D. PRECAST CONCRETE MONO BASE AND RISER WITH 48" DIA. FLAT TOP W/JOHN BOUCHARD 4315 FRAME AND GRATE, SEE SHTS C4.0/16 AND C4.1/5

STORM DRAINAGE STRUCTURE TABLE						
ID	T.C.	INV. OUT	INV. IN	INV. IN	INV. IN	DESCRIPTION
CB-4	776.20	772.80	772.80			NYLOPLAST 18" BASIN WITH INTEGRATED DUCTILE IRON FRAME AND GRATE, SEE SHEET C4.0/18
CB-5	767.31	763.14	763.22	763.18		SHERMAN DIXIE 48" I.D. PRECAST CONCRETE MONO BASE AND RISER WITH 48" DIA. FLAT TOP W/JOHN BOUCHARD 4315 FRAME AND GRATE, SEE SHEET C4.0/16 AND 17

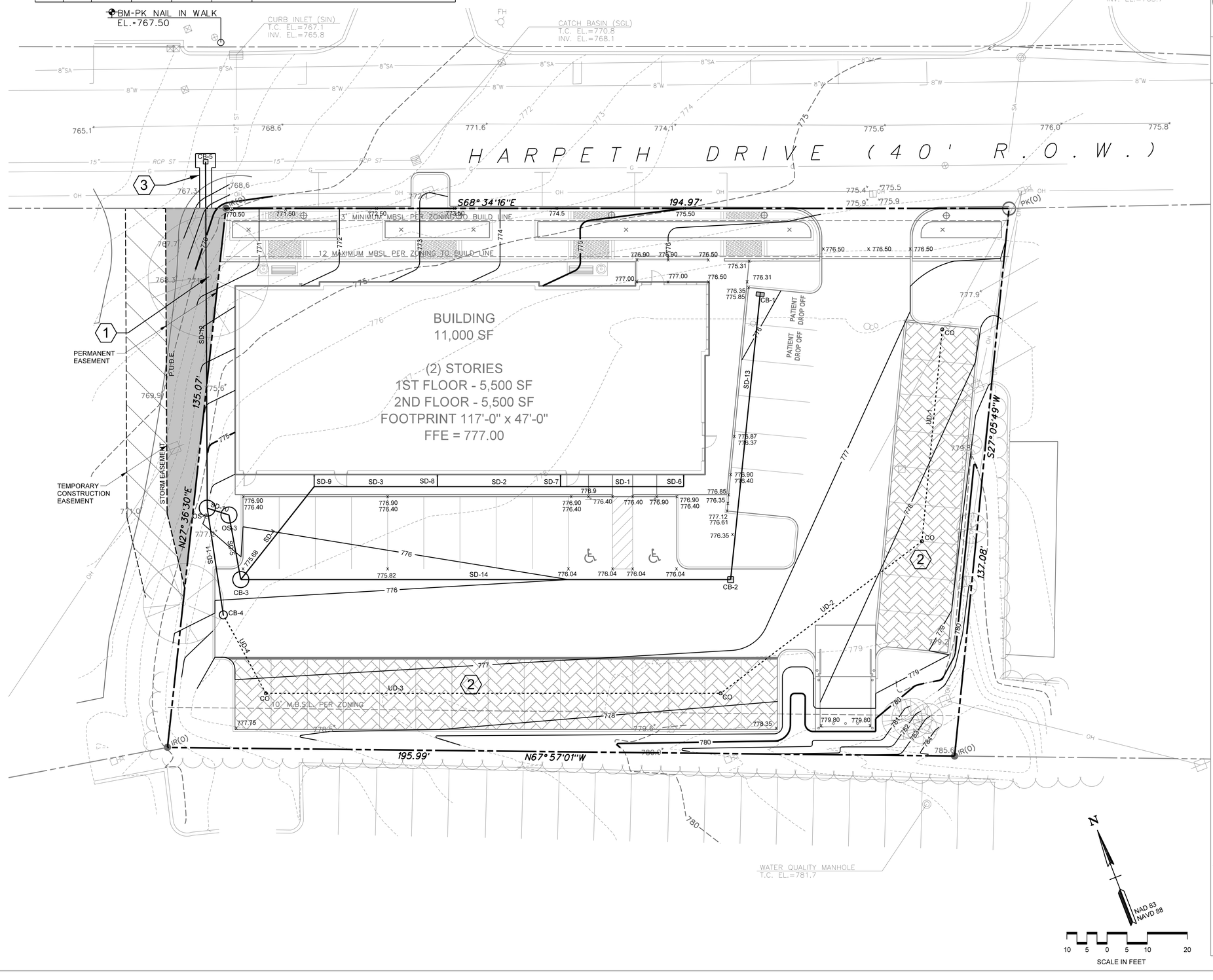
STORM DRAIN TABLE				
ID	DESCRIPTION	INV. IN	INV. OUT	SLOPE
SD-1	31' - 6" PVC	775.47	775.16	1.0%
SD-2	31' - 6" PVC	775.16	774.86	1.0%
SD-3	31' - 6" PVC	774.86	774.55	1.0%
SD-4	28' - 6" PVC	774.55	773.71	3.0%
SD-5	15' - 15" RCP	771.62	771.47	1.0%
SD-6	3' - 6" PVC	775.50	775.47	1.0%
SD-7	3' - 6" PVC	775.31	775.16	5.0%
SD-8	3' - 6" PVC	775.01	774.86	5.0%
SD-9	3' - 6" PVC	774.70	774.55	5.0%
SD-10	3' - 15" RCP	771.37	771.34	1.0%
SD-11	27' - 6" PVC	772.80	772.53	1.0%
SD-12	87' - 15" RCP	771.24	763.18	9.3%
SD-13	70' - 15" RCP	773.72	773.02	1.0%
SD-14	120' - 15" RCP	772.92	771.72	1.0%
UNDERDRAIN TABLE				
UD-1	53' - 6" PERF	775.44	774.81	1.0%
UD-2	65' - 6" PERF	774.81	774.16	1.0%
UD-3	111' - 6" PERF	774.16	773.05	1.0%
UD-4	25' - 6" PERF	773.05	772.80	1.0%

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JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC
1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES R. GILLESPIE III REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE No. 102533 STATE OF TENNESSEE
04-21-20

SULLIVAN DENTAL PARTNERS
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ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

C2.0

GRADING AND DRAINAGE PLAN

EROSION AND SEDIMENT CONTROL LEGEND:

STRUCTURAL PRACTICES

CE — CONSTRUCTION EXIT (CE)
(REFER TO SHEET C2.3, DETAILS 1 AND 2)

SF — SILT FENCE (SF)
(REFER TO SHEET C2.3, DETAILS 3 AND 4)

ST — SEDIMENT TUBES (ST)
(REFER TO SHEET C2.3, DETAIL 5)

IP — INLET PROTECTION (IP)
(REFER TO SHEET C2.4, DETAIL 6)

OP — OUTLET PROTECTION (OP)
(REFER TO SHEET C2.3, DETAIL 7)

VEGETATIVE PRACTICES

MA — EROSION CONTROL MATTING (MA)
NA GREEN DS-150 (OR EQUIVALENT)
(REFER TO SHEET C2.3, DETAIL 8)

PS — DISTURBED AREA STABILIZATION
w/PERMANENT SEEDING (PS) (TYPICAL
FOR ALL DISTURBED AREAS)

STRUCTURAL PRACTICES (CONT'D)

MA — NOTE:
GROUND STABILIZATION MAT (MA)
NA GREEN DS-150 (OR EQUIVALENT)
SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER THAN 3:1.
GROUND STABILIZATION MAT (MA) SHALL BE INSTALLED
PER GROUND STABILIZATION MAT SLOPE
INSTALLATION DETAIL, SHEET C2.3, DETAIL 8.

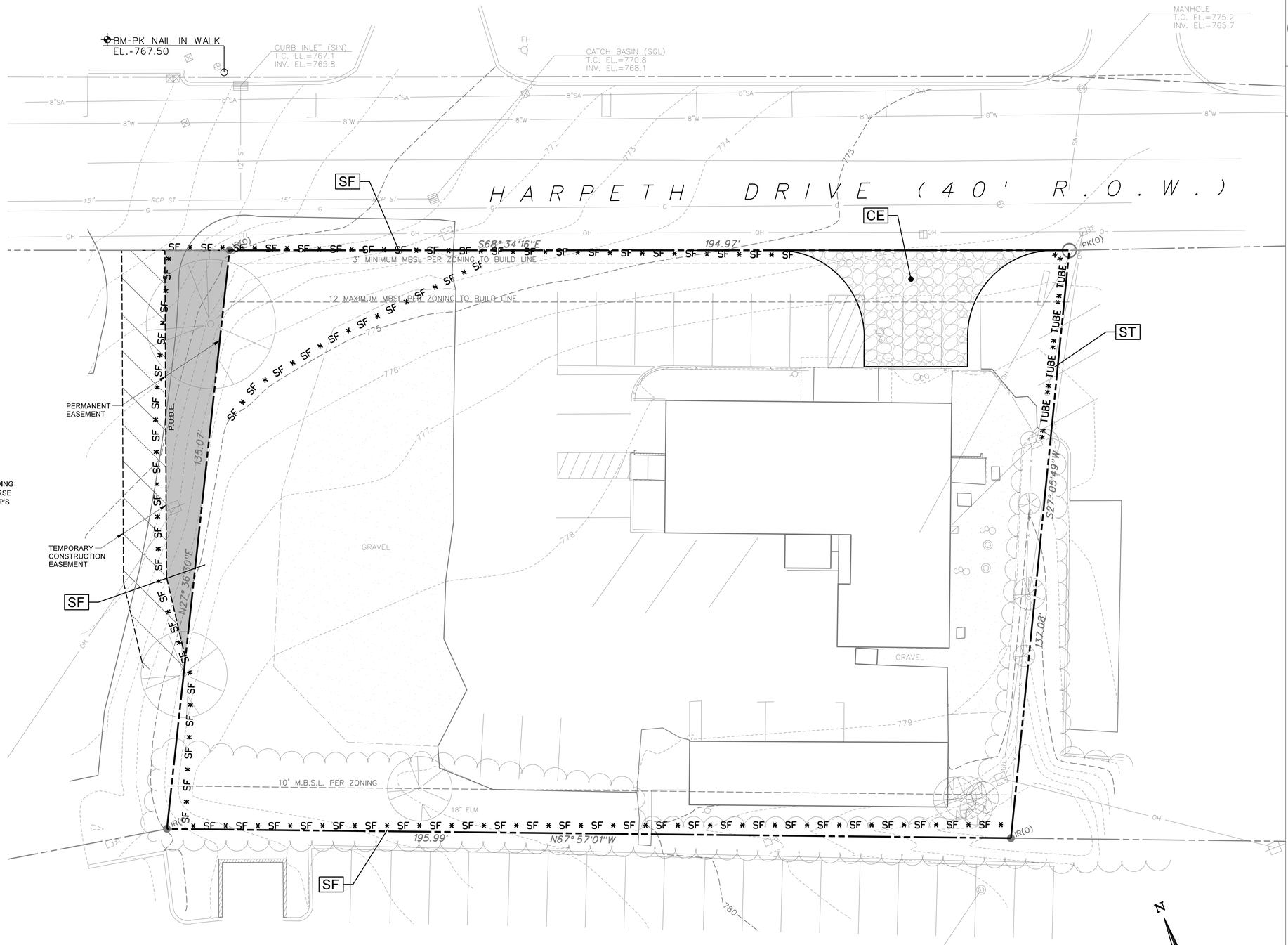
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SILT FENCE END LAYOUT INSTALLATION
DETAIL, SHEET C2.3, DETAILS 3 AND 4.

NOTE:
REFER TO SHEET C2.3 FOR THE FOLLOWING:

- EROSION/SEDIMENTATION CONTROL NOTES.

NOTE: DISTURBED AREA SHALL BE LIMITED
TO THE LIMITS OF DISTURBANCE BOUNDARY
SHOWN ON THIS SHEET. THE SIZE OF THIS
AREA TOTALS 0.60 ACRES (26,136 S.F.)

NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.



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04-21-20

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ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

C2.1

EROSION
CONTROL PLAN
(PHASE I)

N
NAD 83
NAVD 88

10 5 0 5 10 20
SCALE IN FEET

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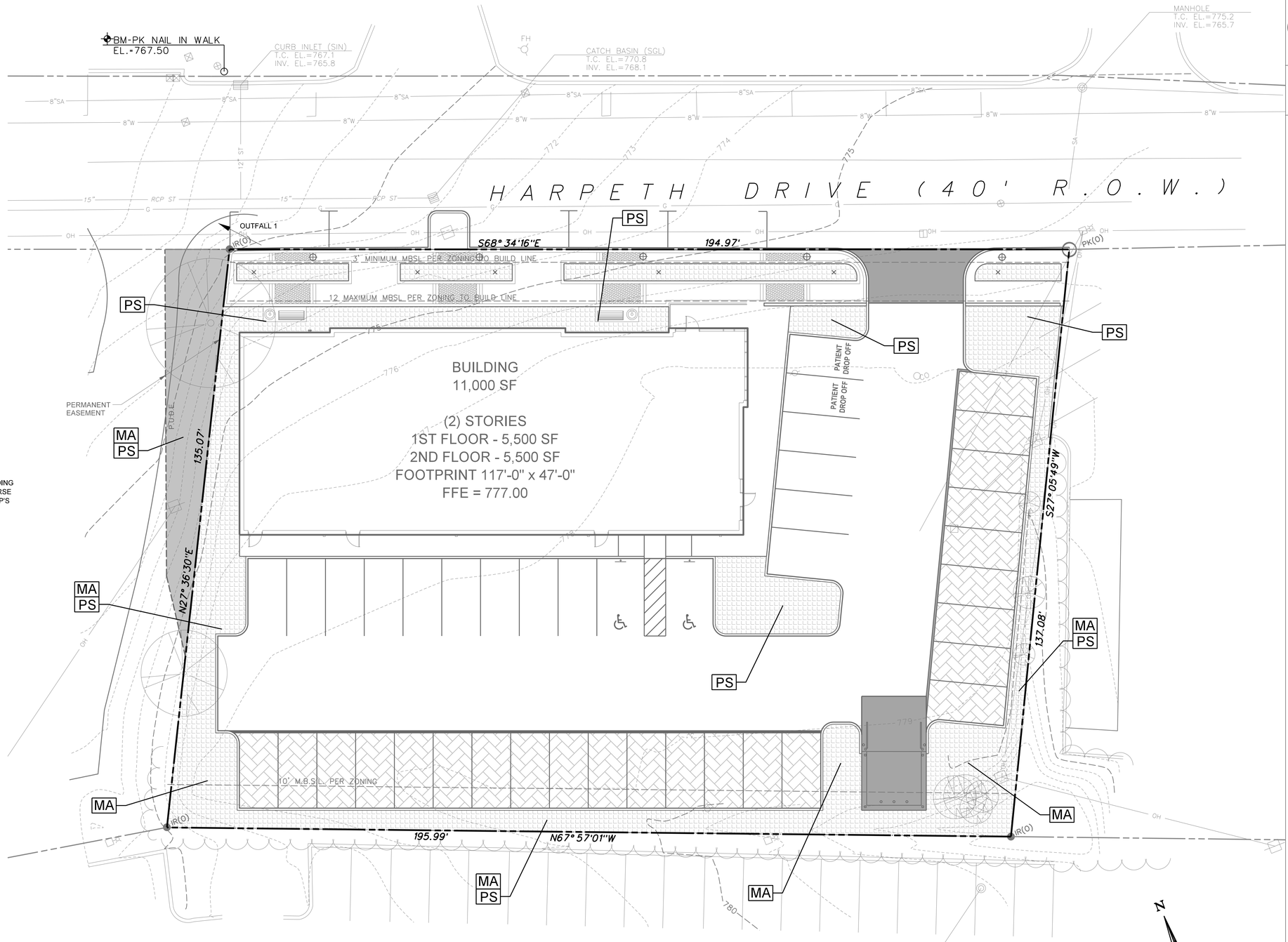
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J+A PROJECT #	1556-25

C2.2

EROSION
CONTROL PLAN
(PHASE II)

N
NAD 83
NAVD 88

10 5 0 5 10 20
SCALE IN FEET

EROSION AND SEDIMENT CONTROL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. MAINTENANCE, EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. EROSION CONTROL WORK PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF BRENTWOOD AND TDEC.
4. ALL SEDIMENT CONTROLS AND CRITICAL SLOPES MUST BE STABILIZED WITHIN SEVEN CALENDAR DAYS. ALL OTHER DISTURBED AREAS ON THE PROJECT SITE MUST BE STABILIZED WITHIN FOURTEEN CALENDAR DAYS.
5. ALL POINTS OF INGRESS AND EGRESS SHALL BE PROTECTED TO MINIMIZE TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAYS AND ROADS.
6. ANY EARTH, GRAVEL, AND/OR OTHER MATERIAL TRACKED, SPILLED, OR WASHED ONTO ROAD OR ADJACENT PROPERTIES MUST BE IMMEDIATELY REMOVED AND DISPOSED OF IN A PROPER MANNER. FLUSHING WILL NOT BE PERMITTED. ALL MATERIAL MUST BE REMOVED BY MEANS OF SHOVELING AND SWEEPING.
7. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL SITE IS PERMANENTLY STABILIZED.
8. AFTER SITE IS PERMANENTLY STABILIZED AND BEFORE EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL CLEAN DEBRIS AND SILT FROM ALL STORM SEWERS, STRUCTURES AND DITCHES IN AREA OF WORK.
9. ALL EXCAVATED MATERIAL SHALL BE PLACED ON HIGH SIDE WHEREVER POSSIBLE AND CONFINED TO AN AREA WHERE IT WILL NOT OBSTRUCT THE NORMAL FLOW OF THE DRAINAGE.
10. PUMPING OF SEDIMENT LADEN WATER WILL NOT BE ALLOWED UNLESS IT IS FILTERED BY WAY OF AN APPROVED SEDIMENT TRAPPING DEVICE.
11. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR KEEPING SILT FENCES CLEAR OF SEDIMENT BUILDUP DURING CONSTRUCTION.
12. CONTINUOUS INSPECTION AND MAINTENANCE OF THE SEDIMENT CONTROL DEVICES IS MANDATORY.
13. ANY SEDIMENT CONTROL DEVICES DISTURBED DURING SITE GRADING AND UTILITY CONSTRUCTION MUST BE RESTORED IMMEDIATELY.
14. ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BEGIN UNTIL EROSION CONTROL MEASURES ARE IN PLACE AND ACCEPTED BY THE LOCAL AUTHORITIES AND/OR THE PROJECT ENGINEER.
15. WHEN, IN THE OPINION OF THE NPDES DEP., THE TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THEIR INTENDED PURPOSES, THEY SHALL BE REMOVED BY THE GRADING CONTRACTOR.
16. IF CONTRACTOR DOES NOT GRADE ACCORDING TO THE GRADING PLAN, THE PROVIDED EROSION CONTROL PLAN MAY NOT WORK.
17. CONTRACTOR MAY HAVE TO MODIFY EROSION CONTROL PLAN DUE TO CONSTRUCTION STAGING. IF THE MODIFIED EROSION CONTROL PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL THE SEDIMENT SOURCE AT NO ADDITIONAL COST.

GRADING AND DRAINAGE NOTES:

1. NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AS APPROVED BY ENGINEER.
2. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6".
3. ALL GRADED AREAS SHALL BE MULCHED AND SEEDED AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
4. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
5. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 33% FILLED. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE EROSION CONTROL SPECIALIST AND/OR ENGINEER.
6. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE EROSION CONTROL SPECIALIST AND/OR ENGINEER.
7. WHEN THE TEMPORARY SOIL EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE OPINION OF THE EROSION CONTROL SPECIALIST), THEY SHALL BE REMOVED.
8. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
9. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATE SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
10. NEW SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
11. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
12. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
13. ALL CURBS SHALL BE BACKFILLED WITH TOPSOIL AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
14. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS.
15. DRAINAGE STRUCTURES WILL CONSIST OF CONCRETE PRODUCTS FOR ENDWALLS AND OUTLET STRUCTURES OR APPROVED EQUAL THAT MEETS THE CITY OF BRENTWOOD SPECIFICATIONS.

EROSION / SEDIMENT CONTROL NOTES:

1. EXPOSE THE SMALLEST AREAS OF SOIL FOR AS SHORT A TIME AS POSSIBLE.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND / OR MULCH TO PROTECT BASE AREAS FROM EROSION DURING CONSTRUCTION.
4. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 10 POUNDS OR MORE OF SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70% - 80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
5. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 98% OF STANDARD PROCTOR TEST FOR CLASS I FILL (FILL BENEATH STRUCTURES, PARKING AREAS, AND ACCESS ROADS) AND 95% OF STANDARD PROCTOR TEST FOR CLASS II FILLS (ALL OTHER FILLS).
7. IF, AT ANY TIME DURING THE CONSTRUCTION PHASE OF THIS PROJECT, THE EROSION/SEDIMENTATION CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND,THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SEDIMENTATION CONTROL INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT. ANY AREAS THAT ARE LEFT DISTURBED FOR OVER 14 DAYS, THE CONTRACTOR SHALL STABILIZE WITH TEMPORARY SEEDING AND MULCHING, WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. THE CONTRACTOR WILL BE REQUIRED TO INSTALL THE EROSION CONTROL DEVICES PER THE PLAN, AND NOTIFY THE ENGINEER WHEN THIS HAS BEEN COMPLETED. THE ENGINEER WILL THEN VISIT THE SITE FOR FIELD OBSERVATION AND PROVIDE NOTIFICATION TO THE CITY OF BRENTWOOD CODES DEPARTMENT, REQUESTING INSPECTION. UPON ACCEPTANCE FROM THE CITY OF BRENTWOOD, THE GRADING PERMIT WILL BE OBTAINED.
10. INSPECTION OF EPSC MEASURES SHALL BE DONE AT LEAST TWICE PER CALENDAR WEEK AT LEAST 72 HOURS APART. A CALENDAR WEEK IS DEFINED AS SUNDAY THROUGH SATURDAY. INSPECTION REPORTS SHALL BE SUBMITTED TO THE CITY OF BRENTWOOD AT THE FREQUENCY REQUIRED BY THE CODES DEPARTMENT.

GENERAL NOTES:

1. THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NO. 47043C 0265 C, WHICH IS NOT A PRINTED PANEL DUE TO THE AREA BEING A NO SPECIAL FLOOD HAZARD AREA.

SILT BARRIER CONSTRUCTION NOTES:

SILT BARRIER ATTACHMENT NOTES:

- WHEN TWO SECTIONS OF SILT FENCE ARE JOINED TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE TO BE FASTENED SECURELY EVERY 6" ALONG POST.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN IT REACHES 50% OF THE HEIGHT OF THE FABRIC.
- WOOD POSTS, 2"x2" HARDWOOD WITH MIN. CROSS SECTION AREA OF 3 INCHES.
- STEEL POST, EITHER T OR U TYPE, NOT WEIGHING LESS THAN 1 LB./L.F.
- SILT FENCE: PER TDOT STD. DWG. EC-STR-3B.

EROSION CONTROL CONSTRUCTION NOTES:

SILT BARRIER INSTALLATION:

INSTALL SILT BARRIER AS FOLLOWS:

- DIG MINIMUM 6"x6" TRENCH WHERE FENCE IS TO BE INSTALLED OR INSURE SUFFICIENT FILL MATERIAL IS AVAILABLE.
- UNROLL SILT BARRIER BY SECTION (POLE TO POLE) ALONG TRENCH OR PREDETERMINED PATH.
- DRIVE POST INTO UNDISTURBED SOIL UNTIL SUPPORT NETTING IS IN THE TRENCH OR BEGINNING TO LAY ON THE GROUND.

LOCATION:

- THE LOCATION SHALL BE LOCATED TO INTERCEPT ALL SILT/WATER RUN-OFF FROM THE SITE.
- SUFFICIENT EXTENSION OF EACH FENCE SECTION SHALL BE INSTALLED (PREFERABLY UPHILL) TO INSURE RUN-OFF WILL NOT GO AROUND THE ENDS.
- A SERIES OF SILT FENCES MAY BE REQUIRED IF THE VOLUME OF RUN-OFF FILLS THE RETENTION AREA AND FLOWS OVER THE FENCE.

SLOPE DRAINS:

- PROVIDE TEMPORARY SLOPE DRAINS AND SWALES AT TOP OF SLOPES AS REQUIRED TO PREVENT RUTTING AND MAINTAIN UNTIL PERMANENT STAND OF GRASS IS ESTABLISHED.

GENERAL NOTES:

- ANY ADDITIONAL EROSION CONTROL REQUIRED BY GOVERNING AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR. ALL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT GRASSING OR FINISHED SURFACES ARE ESTABLISHED.
- PRIOR TO MOBILIZATION-TAG TREES W/OWNER.

ACTIVITY: Stabilized Construction Entrance — TCP – 03

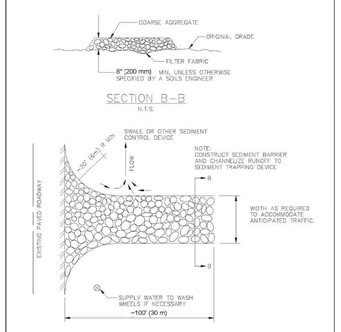


Figure TCP-03-1
Stabilized Construction Entrance

Volume 4: Stormwater Best Management Practices – Temp. Construction Site Management Practices TCP-03-5 September 2013

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE
1

ACTIVITY: Tire Washing Facility — TCP – 01

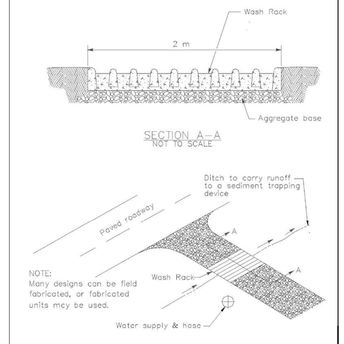


Figure TCP-01-1
Mud Tracking Removal

Volume 4: Stormwater Best Management Practices – Temp. Construction Site Management Practices TCP-01-4 February 2000

TIRE WASHING FACILITY DETAIL
NOT TO SCALE
2

ACTIVITY: Silt Fence — TCP – 13

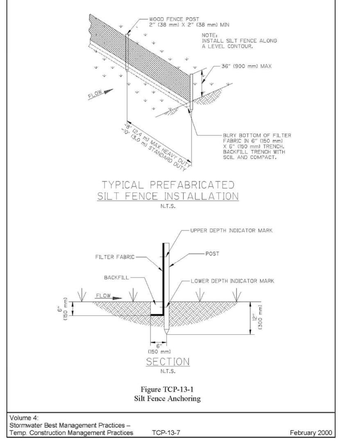


Figure TCP-13-1
Silt Fence Anchoring

Volume 4: Stormwater Best Management Practices – Temp. Construction Management Practices TCP-13-7 February 2000

SILT FENCE ANCHORING DETAIL
NOT TO SCALE
3

ACTIVITY: Silt Fence — TCP – 13

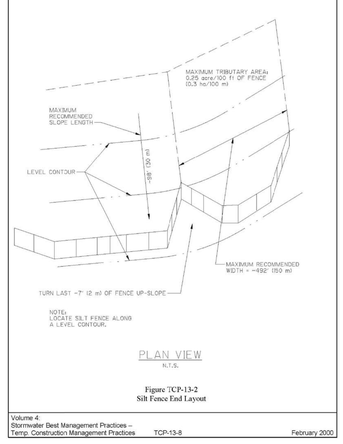
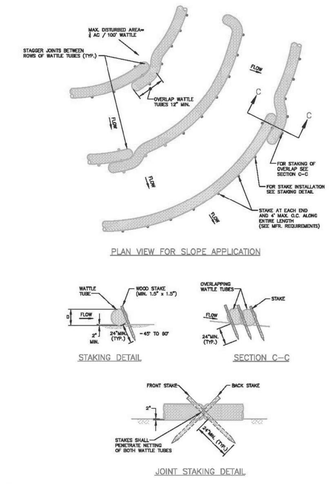


Figure TCP-13-2
Silt Fence End Layout

Volume 4: Stormwater Best Management Practices – Temp. Construction Management Practices TCP-13-8 February 2000

SILT FENCE END LAYOUT
NOT TO SCALE
4



SEDIMENT TUBE/WATTLES
NOT TO SCALE
5

ACTIVITY: Temporary Inlet Protection — TCP – 24

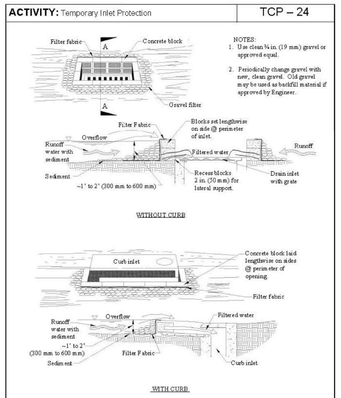
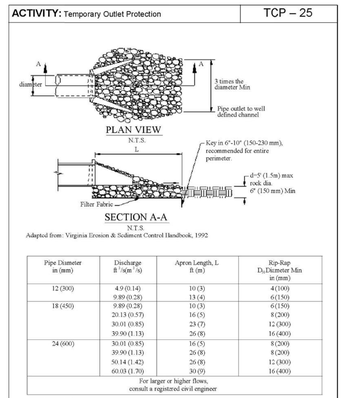


Figure TCP-24-2
Block and Gravel Catch Basin Filter

Volume 4: Stormwater Best Management Practices – Temporary Construction Management Practices TCP-24-6 September 2013

INLET PROTECTION BLOCK AND GRAVEL DETAIL
NOT TO SCALE
6

ACTIVITY: Temporary Outlet Protection — TCP – 25



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft³/s(m³/s)	Apron Length, L ft (m)	Rip-Rap D_{50} Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

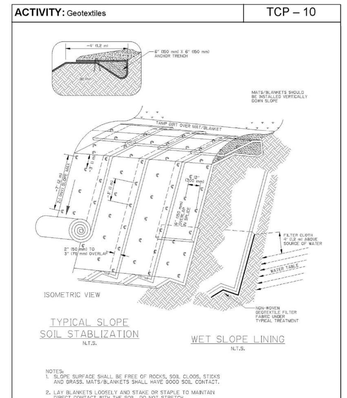
Source: USDA-SCS

Figure TCP-25-1
Outlet Protection Sizing

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OUTLET PROTECTION DETAIL
NOT TO SCALE
7

ACTIVITY: Geotextiles — TCP – 10


~6" (0.2 m)
6" (150 mm) X 6" (150 mm) ANCHOR TRENCH
MATCH BLANKETS SHOULD BE PLACED VERTICALLY DOWN SLOPE
TOP OF SLOPE
~12" (0.3 m)
~24" (0.6 m)
~36" (0.9 m)
~48" (1.2 m)
~60" (1.5 m)
~72" (1.8 m)
~84" (2.1 m)
~96" (2.4 m)
~108" (2.7 m)
~120" (3.0 m)
~132" (3.3 m)
~144" (3.6 m)
~156" (3.9 m)
~168" (4.2 m)
~180" (4.5 m)
~192" (4.8 m)
~204" (5.1 m)
~216" (5.4 m)
~228" (5.7 m)
~240" (6.0 m)
~252" (6.3 m)
~264" (6.6 m)
~276" (6.9 m)
~288" (7.2 m)
~300" (7.5 m)
~312" (7.8 m)
~324" (8.1 m)
~336" (8.4 m)
~348" (8.7 m)
~360" (9.0 m)
~372" (9.3 m)
~384" (9.6 m)
~396" (9.9 m)
~408" (10.2 m)
~420" (10.5 m)
~432" (10.8 m)
~444" (11.1 m)
~456" (11.4 m)
~468" (11.7 m)
~480" (12.0 m)
~492" (12.3 m)
~504" (12.6 m)
~516" (12.9 m)
~528" (13.2 m)
~540" (13.5 m)
~552" (13.8 m)
~564" (14.1 m)
~576" (14.4 m)
~588" (14.7 m)
~600" (15.0 m)
~612" (15.3 m)
~624" (15.6 m)
~636" (15.9 m)
~648" (16.2 m)
~660" (16.5 m)
~672" (16.8 m)
~684" (17.1 m)
~696" (17.4 m)
~708" (17.7 m)
~720" (18.0 m)
~732" (18.3 m)
~744" (18.6 m)
~756" (18.9 m)
~768" (19.2 m)
~780" (19.5 m)
~792" (19.8 m)
~804" (20.1 m)
~816" (20.4 m)
~828" (20.7 m)
~840" (21.0 m)
~852" (21.3 m)
~864" (21.6 m)
~876" (21.9 m)
~888" (22.2 m)
~900" (22.5 m)
~912" (22.8 m)
~924" (23.1 m)
~936" (23.4 m)
~948" (23.7 m)
~960" (24.0 m)
~972" (24.3 m)
~984" (24.6 m)
~996" (24.9 m)
~1008" (25.2 m)
~1020" (25.5 m)
~1032" (25.8 m)
~1044" (26.1 m)
~1056" (26.4 m)
~1068" (26.7 m)
~1080" (27.0 m)
~1092" (27.3 m)
~1104" (27.6 m)
~1116" (27.9 m)
~1128" (28.2 m)
~1140" (28.5 m)
~1152" (28.8 m)
~1164" (29.1 m)
~1176" (29.4 m)
~1188" (29.7 m)
~1200" (30.0 m)
~1212" (30.3 m)
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~1236" (30.9 m)
~1248" (31.2 m)
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~1284" (32.1 m)
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~1380" (34.5 m)
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~1404" (35.1 m)
~1416" (35.4 m)
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~1932" (48.3 m)
~1944" (48.6 m)
~1956" (48.9 m)
~1968" (49.2 m)
~1980" (49.5 m)
~1992" (49.8 m)
~2004" (50.1 m)
~2016" (50.4 m)
~2028" (50.7 m)
~2040" (51.0 m)
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~2064" (51.6 m)
~2076" (51.9 m)
~2088" (52.2 m)
~2100" (52.5 m)
~2112" (52.8 m)
~2124" (53.1 m)
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~2148" (53.7 m)
~2160" (54.0 m)
~2172" (54.3 m)
~2184" (54.6 m)
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~2256" (56.4 m)
~2268" (56.7 m)
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~3072" (76.8 m)
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~4140" (103.5 m)
~4152" (103.8 m)
~4164" (104.1 m)
~4176" (104.4 m)
~4188" (104.7 m)
~4200" (105.0 m)
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~4236" (105.9 m)
~4248" (106.2 m)
~4260" (106.5 m)
~4272" (106.8 m)
~4284" (107.1 m)
~4296" (107.4 m)
~4308" (107.7 m)
~4320" (108.0 m)
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~4356" (108.9 m)
~4368" (109.2 m)
~4380" (109.5 m)
~4392" (109.8 m)
~4404" (110.1 m)
~4416" (110.4 m)
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~4452" (111.3 m)
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~4560" (114.0 m)
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~4644" (116.1 m)
~4656" (116.4 m)
~4668" (116.7 m)
~4680" (117.0 m)
~4692" (117.3 m)
~4704" (117.6 m)
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~4728" (118.2 m)
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~4752" (118.8 m)
~4764" (119.1 m)
~4776" (119.4 m)
~4788" (119.7 m)
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~5160" (129.0 m)
~5172" (129.3 m)
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~5256" (131.4 m)
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~5280" (132.0 m)
~5292" (132.3 m)
~5304" (132.6 m)
~5316" (132.9 m)
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~5340" (133.5 m)
~5352" (133.8 m)
~5364" (134.1 m)
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~5400" (135.0 m)
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~5436" (135.9 m)
~5448" (136.2 m)
~5460" (136.5 m)
~5472" (136.8 m)
~5484" (137.1 m)
~5496" (137.4 m)
~5508" (137.7 m)
~5520" (138.0 m)
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~5640" (141.0 m)
~5652" (141.3 m)
~5664" (141.6 m)
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~5856" (146.4 m)
~5868" (146.7 m)
~5880" (147.0 m)
~5892" (147.3 m)
~5904" (147.6 m)
~5916" (147.9 m)
~5928" (148.2 m)
~5940" (148.5 m)
~5952" (148.8 m)
~5964" (149.1 m)
~5976" (149.4 m)
~5988" (149.7 m)
~6000" (150.0 m)
~6012" (150.3 m)
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~6036" (150.9 m)
~6048" (

UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE PROPOSED WATER LINE WITH NES FOR WORKING AROUND UNDERGROUND ELECTRIC LINES AND ASSOCIATED INFRASTRUCTURE.
2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF BRENTWOOD OF WATER AND SEWERAGE SERVICES FOR WATER AND SEWER, CURRENT EDITION.
3. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES WHERE FEASIBLE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
5. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL.
6. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
7. THE CONTRACTOR WILL BE REQUIRED TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. SOME UTILITIES CAN BE LOCATED BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC. AT 1-800-351-1111.
8. THE CONTRACTOR SHALL FIELD VERIFY THE DEPTHS OF THE WATER LINES LOCATED ALONG THE PROPERTY. EXTREME CARE SHALL BE TAKEN WHEN INSTALLING THE PROPOSED STORM DRAIN SYSTEM AND WHEN WORKING AROUND THE NATURAL GAS AND ELECTRIC UTILITY LINES.
9. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE CITY OF BRENTWOOD WATER AND SEWERAGE SERVICES THE COST OF INSPECTION FOR SEWER LINE INSPECTION AND WATER LINE INSPECTION.
10. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.

UTILITY KEY NOTES:

1. SAW CUT EXISTING PAVEMENT FOR WATERLINE UTILITY TRENCH. INSTALL 8"x6" T.S.&V. PER CITY OF BRENTWOOD WATER DEPARTMENT REQUIREMENTS. EXTEND 6" D.I.P. TO PROPERTY LINE AND INSTALL 6" PROPERTY LINE VALVE. TRANSITION FROM 6" D.I.P. TO 6" C900 PVC FOR FIRE LINE AND EXTEND APPROXIMATELY 215 L.F. OF 6" C900 PVC INTO THE BUILDING AT LOCATION SHOWN ON UTILITY PLAN. DDCV TO BE INSTALLED IN THE BUILDING IN THE LOCATION SHOWN. CONTRACTOR SHALL BACKFILL LINE WITH STONE COMPLETELY AND REPAIR PAVEMENT PER CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT REQUIREMENTS. SEE SHEET C3.1/2 FOR TYPICAL METERING SCHEMATIC FOR CITY OF BRENTWOOD.
2. INSTALL 6"x4" TEE AND REDUCE TO 3" LINE W/2" METER FOR DOMESTIC SERVICE AND 1" LINE W/1" METER FOR IRRIGATION SERVICE. COORDINATE WATER METER INSTALLATION AND LOCATION PER CITY OF BRENTWOOD WATER DEPARTMENT REQUIREMENTS. EXTEND APPROXIMATELY 203 L.F. OF 3" PVC LINE INTO THE BUILDING. RPBP TO BE LOCATED IN THE BUILDING WITH ACCESS AS SHOWN IN PLANS. STUB 1" PVC FOR IRRIGATION CONNECTION. PROVIDE RPBP WITH HEATED ENCLOSURE. SEE SHEET C3.1/12 FOR TYPICAL METERING SCHEMATIC FOR CITY OF BRENTWOOD.
3. COORDINATE NATURAL GAS SERVICE WITH LOCAL GAS UTILITY PROVIDER. CONTRACTOR SHALL SAWCUT PAVEMENT AND OPEN TRENCH FOR UTILITY OWNER TO INSTALL.
4. INSTALL POLE MOUNTED TRANSFORMER AND RUN OVERHEAD TO AN EXISTING POWER POLE ON SITE THEN TRANSITION TO UNDERGROUND SERVICE LINE PER THE ALIGNMENT SHOWN IN THE PLANS. CONTRACTOR SHALL INCLUDE ADDITIONAL 2 AT 2" PVC CONDUIT FOR DATA AND COMMUNICATION LINE. ALL WORK SHALL BE PERFORMED PER SPECIFIC UTILITY OWNER REQUIREMENTS.
5. CONTRACTOR SHALL INSTALL 6" GRAVITY SEWER SERVICE PER CITY OF BRENTWOOD SEWER DEPARTMENT REQUIREMENTS. SEWER SERVICE SHALL CONSIST OF 6" PVC SDR 35 AND INCLUDE CLEANOUTS ON 75' MAXIMUM SPACING.

LEGEND

W — W	PROPOSED WATER LINE		EXISTING WATER LINE	CO	EXISTING CLEAN-OUT
SA — SA	PROPOSED SEWER LINE		EXISTING WATER VALVE	G — 4"	EXISTNG GAS LINE
G — G	PROPOSED GAS LINE		EXISTING WATER METER		EXISTING GAS METER
P — P	PROPOSED POWER LINE		EXISTING FIRE HYDRANT		EXISTING GAS VALVE
OH — OH	EXISTING OVERHEAD UTILITY	SA — 8"	EXISTING SEWER LINE	ST — 12"	EXISTING STORM SEWER/CULVERT
W — 6"	EXISTING UTILITY POLE		EXISTING MANHOLE		EXISTING CATCH BASIN
	EXISTING LIGHT POLE				

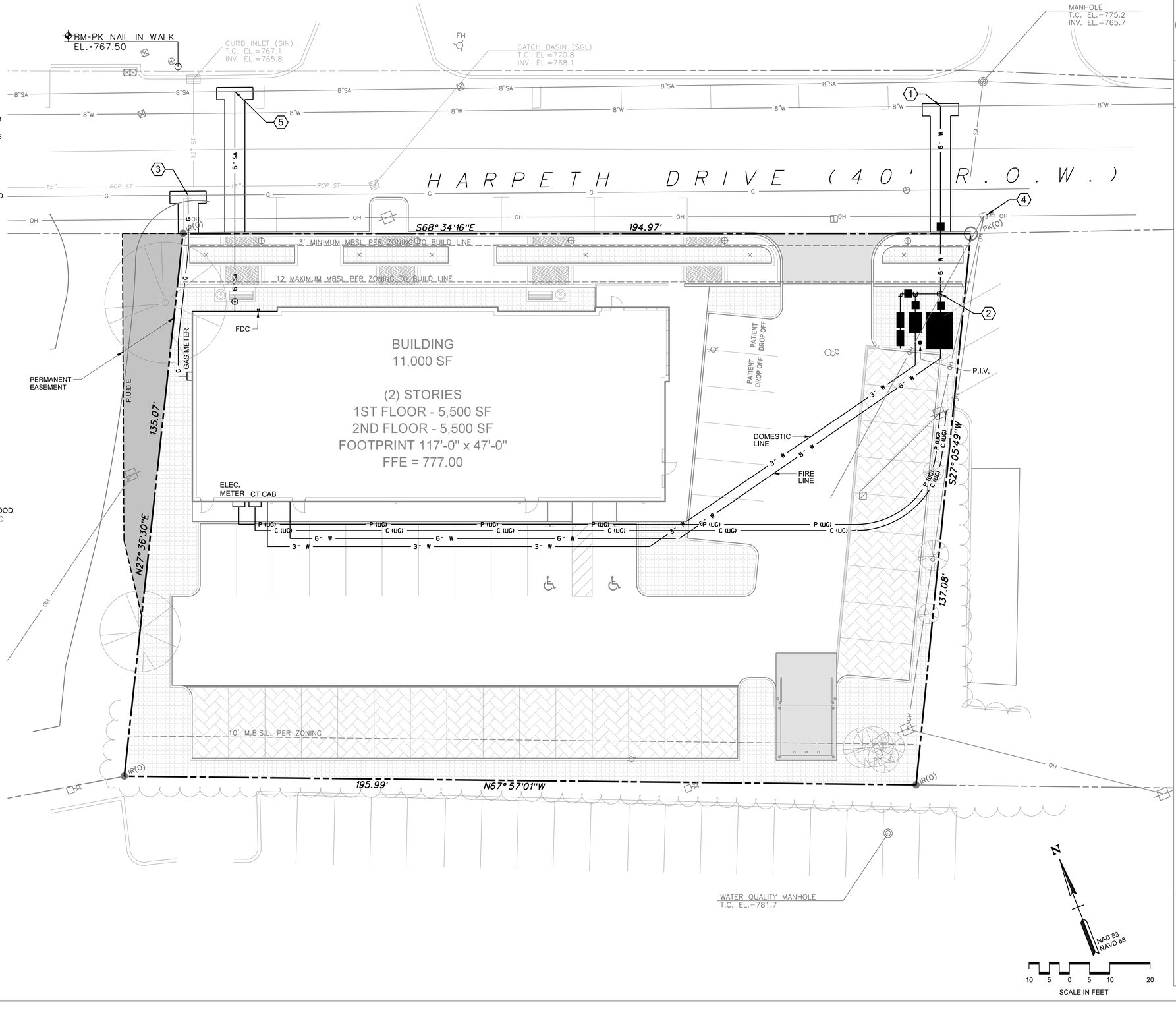
HYDRANT FLOW TEST RESULTS:

PERFORMED BY:	GAGE CROWDER, GRAND FIRE PROTECTION BRIAN CAMPELL MICK WHITE
TEST DATE:	03-02-2020
TEST TIME:	2:00 P.M.
TEST HYDRANT:	1411 FRANKLIN ROAD 42 PSI STATIC PRESSURE 26 PSI RESIDUAL PRESSURE
FLOW HYDRANT:	A5-08-5020 HARPETH DRIVE PRESSURE = 17.5 FLOW = 700 GPM

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JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25

ESTABLISHED — 2001 —
SMALLWOOD NICKLE ARCHITECTS
— PLLC —
1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES R. GILLESPIE III — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE & ORNAMENTAL — No. 102937 — STATE OF TENNESSEE
04-21-20



CALL BEFORE YOU DIG

811 CALL 811 NATIONWIDE

Know what's below. Call before you dig.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

N

NAD 83
NAVD 88

10 5 0 5 10 20
SCALE IN FEET

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF INFORMATION NEEDED FOR BIDDING AND/OR CONSTRUCTION. REFER TO ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.

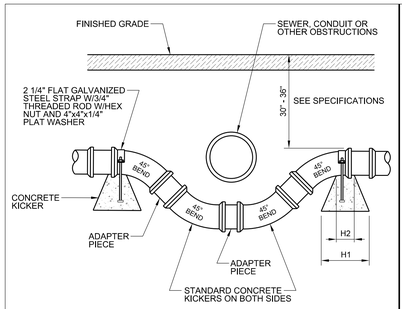
BPC SUBMITTAL

ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

C3.0

UTILITY PLAN

SULLIVAN DENTAL PARTNERS
5015 HARPETH DRIVE - BRENTWOOD, TN 37027



METHOD OF CROSSING UNDER OBSTRUCTIONS

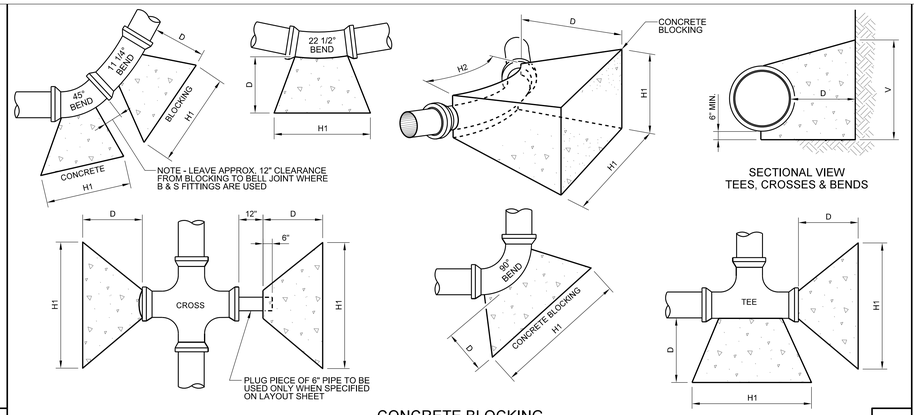
NOTE: SIZE OF KICKER, CLAMP & RODS SHALL BE INCREASED IF SPECIFIED ON LAYOUT SHEET OR BY THE ENGINEER.

NOTE: SEE TABLE THIS SHEET FOR TABLE OF DIMENSIONS FOR CONCRETE KICKERS.

VERTICAL BENDS

NOT TO SCALE

1



NOTE: SEE TABLE OF DIMENSIONS FOR CONCRETE BLOCKING (THIS SHEET)

CONCRETE BLOCKING

NOT TO SCALE

2

1. ALL WATER LINE CONSTRUCTION AND MATERIALS WILL BE IN STRICT COMPLIANCE WITH THE CURRENT APPROVED SPECIFICATIONS FOR THE CITY OF BRENTWOOD WATER AND SEWER DEPARTMENT (B.W.S.D.) AS ON FILE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, DIVISION OF WATER QUALITY CONTROL.
2. BEFORE ANY WATER LINE WORK IS INITIATED ON THIS PROJECT, THE CONTRACTOR SHALL CONTACT B.W.S.D. AND SATISFY ALL REQUIREMENTS OF B.W.S.D.. UPON COMPLETION OF THE WATER LINE INSTALLATION, THE CONTRACTOR WILL PERFORM A PRESSURE TEST TEST AND DISINFECT THE LINE UNDER THE INSPECTION OF B.W.S.D.. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REASONABLE INSPECTION FEES OF B.W.S.D..
3. ANY AND ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED AND PAID PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST THEREFORE WILL BE BORNE BY THE CONTRACTOR.
4. B.W.S.D. WILL SUPPLY THE APPROPRIATE WATER METER(S) AND SHALL BE REIMBURSED BY THE CONTRACTOR FOR MATERIAL COSTS.
5. WATER LINE CONSTRUCTION IS TO BE COMPLETED BY THE CONTRACTOR EXCEPT FOR THE ACTUAL CONNECTIONS TO EXISTING WATER LINE. AT LEAST 72 HOURS PRIOR TO CONNECTING PROPOSED WATER LINE TO THE SYSTEM, THE CONTRACTOR WILL NOTIFY B.W.S.D. AND COORDINATE THE METHOD OF CONNECTION AND TIME TO SHUT DOWN EXISTING WATER LINE IF REQUIRED.
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. WATER LINES 3" AND LARGER SHALL BE DUCTILE IRON PIPE, CLASS #52 WITH DUCTILE IRON FITTINGS AND DUCTILE IRON OR BRASS TAPS AS APPROPRIATE, OR C900 CLASS 200 PVC PIPE AND FITTINGS. WATER LINE 2" AND SMALLER SHALL BE TYPE K COPPER, OR SDR21 PVC.
8. THE CONTRACTOR IS TO FURNISH AS BUILT DRAWINGS TO B.W.S.D. THAT ADHERE TO CURRENT B.W.S.D. SPECIFICATIONS.
9. ALL BENDS, TEES, CROSSES, PLUGS, AND PRESSURE CONNECTIONS, ETC., SHALL BE BACKED UP AND ANCHORED WITH CONCRETE BLOCKING.
10. BACKFLOW PREVENTERS ARE TO BE INSTALLED BY TENNESSEE CERTIFIED INSTALLERS WHO SPECIALIZE IN BACKFLOW PREVENTION. ALL INSTALLATIONS ARE TO MEET W.A.D.C.'S REQUIREMENTS. ALSO, THE CONTRACTOR MUST SCHEDULE A TIME FOR TESTING OF THE DEVICE WITH THE DEPARTMENT'S INSPECTOR BEFORE COMPLETION OF THE PROJECT. IT IS NECESSARY FOR THE CONTRACTOR TO BE PRESENT DURING THIS TEST IN ORDER TO CORRECT ANY POTENTIAL PROBLEMS PRIOR TO OCCUPANCY OF THE PROPERTY.
11. BE SURE TO NOTIFY THE STATE, WHEN REQUIRED BY STATE REGULATIONS, BEFORE YOU BEGIN ANY WATER LINE CONSTRUCTION.
12. ALL VALVES SHALL OPEN BY TURNING TO THE LEFT AND BE SECURED USING MEGA-LUGS. ALL PIPE FITTINGS SHALL BE SECURED USING MEGA-LUGS.
13. IF STATE REVIEW AND APPROVAL IS REQUIRED, OWNER/DEVELOPER SHALL SUBMIT A STATE APPROVED SET OF PLANS TO B.W.S.D. A MINIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN A SET OF STATE APPROVED PLANS AND SPECIFICATIONS ON THE PROJECT SITE AT ALL TIMES.
14. UNLESS WRITTEN AUTHORIZATION FROM B.W.S.D. PROVIDES OTHERWISE, ALL WATER METERS SHALL BE PLACED IN AN ALIGNMENT THAT IS PERPENDICULAR TO THE ROAD FRONTING THE STRUCTURE BEING SERVED; THEY SHALL BE PLACED A MINIMUM OF 2'-0" FROM ANY STRUCTURE, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, MAILBOXES, TREES, ETC.; AND THEY SHALL BE LOCATED AT THE FRONT OF THE STRUCTURE.

GENERAL NOTES FOR WATER LINE CONSTRUCTION

NOT TO SCALE

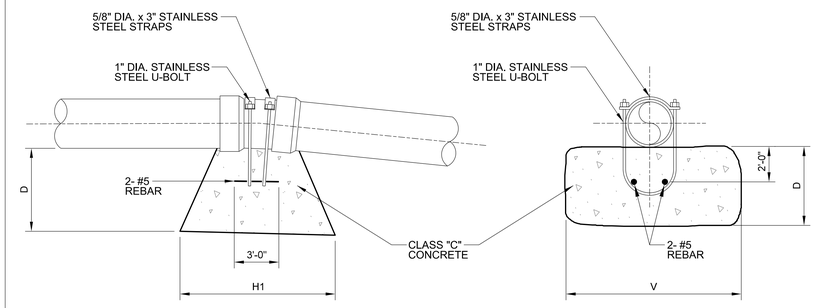
3

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04-21-20



FOR VERTICAL BENDS 5° OR MORE

NOTE: FOR CONCRETE BLOCKING DIMENSIONS AND NOTES, REFER TO TABLE OF DIMENSIONS FOR CONCRETE BLOCKING, THIS SHEET.

CONCRETE THRUST BLOCK NOTES:

1. THE CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKS AT EACH BEND IN THE PIPELINE OF FIVE (5) DEGREES OR GREATER TO WITHSTAND THE PRESSURE RATING OF THE PIPE.
2. FOR CONCRETE BLOCKING DIMENSIONS AND NOTES, REFER TO TABLE OF DIMENSIONS FOR CONCRETE BLOCKING ON THIS SHEET, DETAIL 5.
3. ALL FITTINGS SHALL BE DOUBLE POLYWRAPPED. CARE SHALL BE TAKEN TO AVOID DAMAGING POLYWRAP.
4. CONCRETE THRUST BLOCKS SHALL BE ALLOWED TO CURE, BEFORE BACKFILLING.
5. ALL THRUST BLOCKS REQUIRED AT BENDS IN THE HORIZONTAL PLANE SHALL BE FORMED WITH PLYWOOD TO PREVENT CONCRETE FROM ENVELOPING THE JOINT.
6. ALL THRUST BLOCKS SHALL BE KEYED INTO THE TRENCH WALL, EXTENDING INTO UNDISTURBED MATERIAL.
7. WHEN VERTICAL BENDS ARE CALLED FOR ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL SUBMIT THE BLOCKING DESIGN, INCLUDING CALCULATIONS, TO THE DESIGN ENGINEER FOR REVIEW AND ACCEPTANCE. ANCHORAGES SHALL BE DESIGNED TO RESIST THRUST CAUSED BY INTERNAL TEST PRESSURE WITHIN THE PIPE. PROTECTION AGAINST CORROSION SHALL BE INHERENT IN THE DESIGN. THE BLOCKING DESIGN SHALL BE SEALED, SIGNED AND DATED BY A PROFESSIONAL ENGINEER.
8. ALL VERTICAL BENDS TO HAVE STAINLESS STEEL STRAPS ANCHORING THE PIPE TO THE BLOCKING.

REVERSE CONCRETE BLOCKING

NOT TO SCALE

4

TABLE OF DIMENSIONS FOR CONCRETE BLOCKING																							
SIZE OF PIPE	TAPPING SLEEVES TEES & PLUGS					90° BENDS					45° BENDS					22½° BENDS					11 ¼° BENDS				
	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.
2"&2½"	18"	10"	12"	18"	1.90	18"	10"	12"	18"	1.90	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50	18"	6"	12"	18"	1.50
3"&4"	24"	12"	12"	18"	2.25	24"	12"	12"	18"	2.25	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60	18"	8"	12"	18"	1.60
6"	24"	16"	18"	18"	3.50	30"	16"	18"	18"	4.05	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20	24"	10"	16"	18"	3.20
8"	36"	18"	18"	18"	5.05	39"	18"	24"	18"	7.30	30"	11"	18"	18"	3.95	24"	11"	18"	18"	3.40	24"	11"	16"	18"	3.40
10"	48"	24"	18"	24"	7.15	54"	32"	12"	18"	10.25	24"	18"	21"	18"	4.60	24"	18'	21"	18"	4.60	24"	18"	21"	18"	4.60
12"	54"	30"	24"	24"	13.4	54"	36"	26"	24"	18.15	42"	18"	24"	24"	9.60	24"	18"	24"	24"	6.80	24"	18"	21"	24"	6.10
16"	66"	34"	36"	24"	22.5	69"	48"	48"	24"	29.0	48"	30"	36"	24"	17.0	24"	30"	27"	24"	11.8	27"	24"	27"	24"	9.10
24"	84"	48"	46"	30"	75.6	88"	68"	68"	36"	126.8	60"	36"	42"	36"	48.0	36"	30"	42"	36"	22.7	36"	30"	42"	36"	22.7

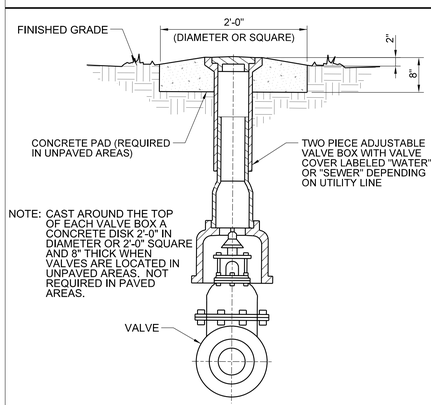
NOTE: CONCRETE USED FOR BLOCKING SHALL BE 3500#/SQ. IN. EARTH PRESSURES ARE FIGURED AT 4000# PER SQ. FT. BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.

NOTE: TABLE IS BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER.

TABLE OF DIMENSIONS FOR CONCRETE BLOCKING

NOT TO SCALE

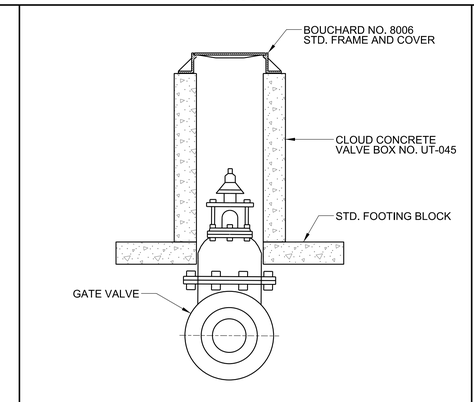
5



TYPICAL VALVE BOX SETTING

NOT TO SCALE

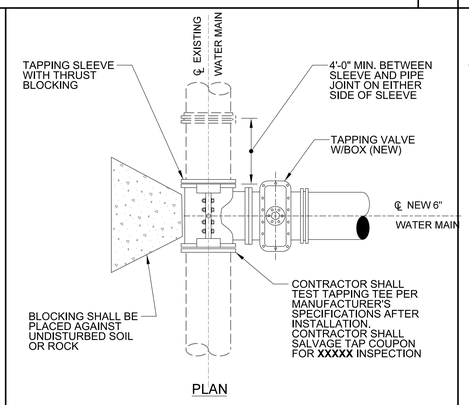
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TYPICAL VALVE BOX SETTING IN ROADWAY

NOT TO SCALE

7

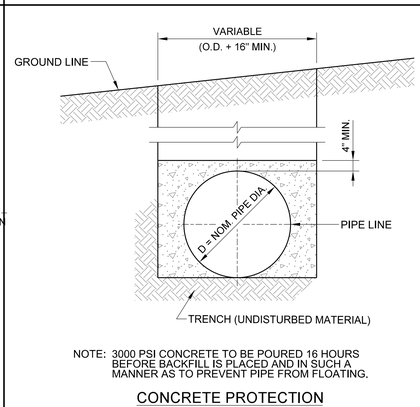


PLAN

TAPPING SLEEVE & VALVE

NOT TO SCALE

8

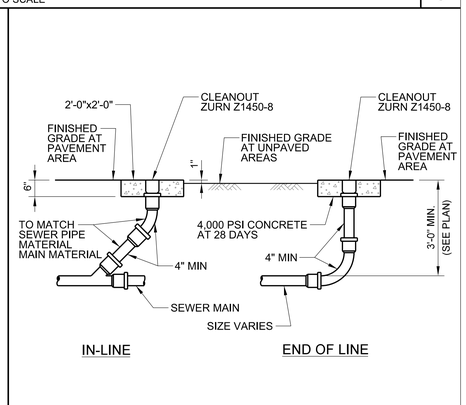


NOTE: 3000 PSI CONCRETE TO BE POURED 16 HOURS BEFORE BACKFILL IS PLACED AND IN SUCH A MANNER AS TO PREVENT PIPE FROM FLOATING.

CONCRETE PROTECTION
(FOR WATER AND SEWER LINES)

NOT TO SCALE

9

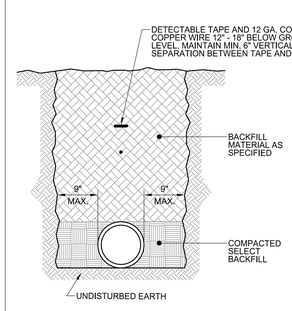


IN-LINE END OF LINE

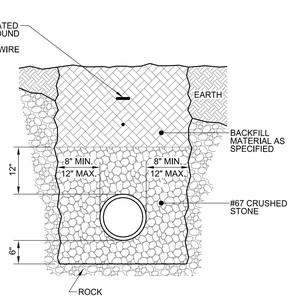
GRAVITY SEWER CLEANOUT DETAIL

NOT TO SCALE

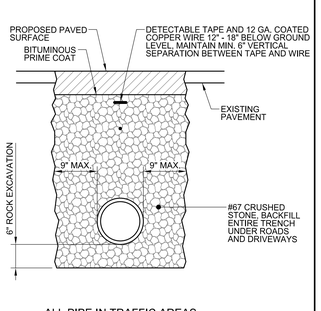
10



DUCTILE IRON IN EARTH



ALL PIPE IN ROCK

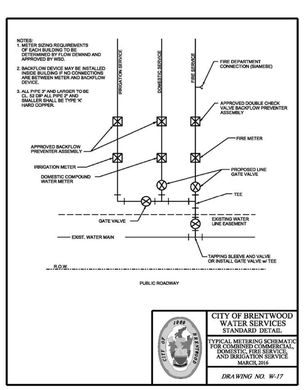


ALL PIPE IN TRAFFIC AREAS
AND TEMPORARY PAVEMENT REPAIR

TYPICAL UTILITY TRENCH DETAILS

NOT TO SCALE

11



12

13

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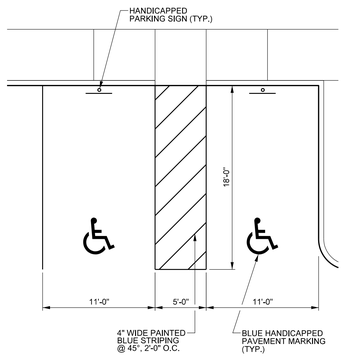
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ISSUED	06 APR 2020
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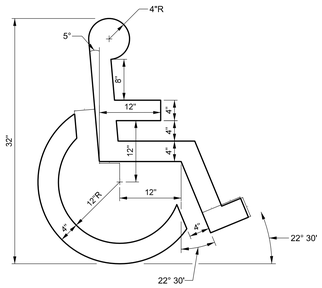
UTILITY DETAILS



HANDICAPPED PARKING DETAIL

NOT TO SCALE

1

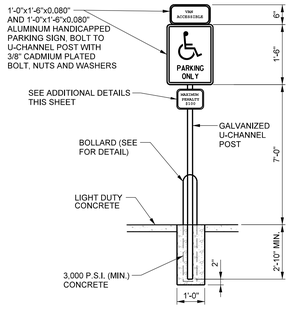


NOTE: SYMBOL TO BE PAINTED BLUE ON ALL HANDICAP SPACES.

PAINTED HANDICAP SYMBOL DETAIL

NOT TO SCALE

2



NOTE: ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLAINCE WITH THE DEPARTMENT OF JUSTICE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN."

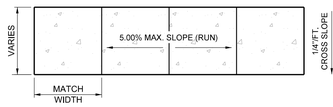
HANDICAPPED SIGN POST DETAIL

NOT TO SCALE

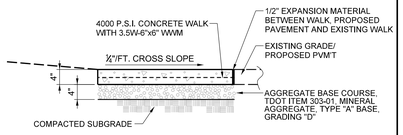
3

NOTE: EXPANSION JOINTS TO BE SPACED A MAX. OF 20' APART OR AS DIRECTED BY THE ENGINEER TO MEET SPACING OF MARKINGS. CONTRACTION JOINTS TO BE EQUALLY SPACED AT 5' MAXIMUM CENTERS BETWEEN EXPANSION JOINTS.

NOTE: SIDEWALKS SHALL BE 4000 PSI @ 28 DAY STRENGTH, AIR-ENTRAINED MEDIUM BROOM FINISH TEXTURE.



SIDEWALK PLAN VIEW



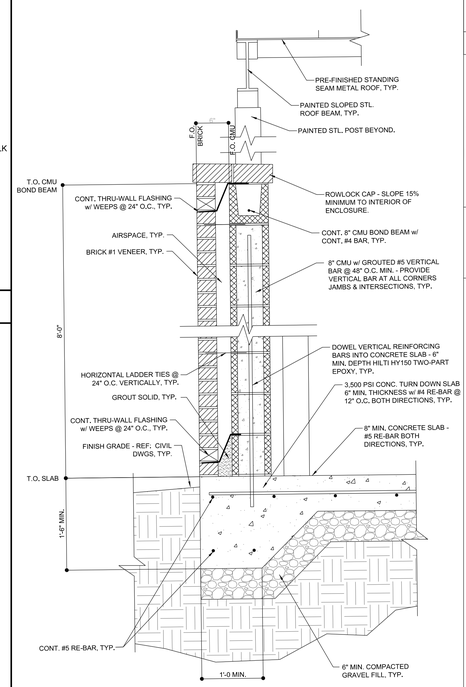
SIDEWALK SECTION VIEW

SIDEWALK DETAIL

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4

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DUMPSTER ENCLOSURE WALL SECTION ADJACENT TO GRADE

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8

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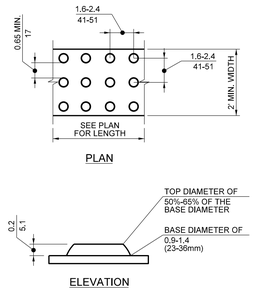
GENERAL:
DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH ADA REQUIREMENTS, 705 DETECTABLE WARNINGS.

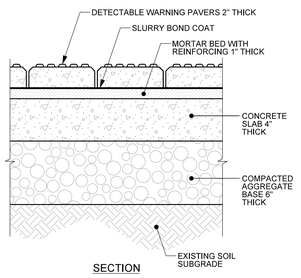
DOME SIZE:
TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM, A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 mm). - 705.1.1 DOME SIZE

DOME SPACING:
TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 mm) MINIMUM AND 2.4 INCHES (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. - 705.1.2 DOME SPACING

CONTRAST:
DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. - 705.1.3 CONTRAST

PLATFORM EDGES:
DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES (610 mm) WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE ARES OF THE PLATFORM. 705.2 PLATFORM EDGES



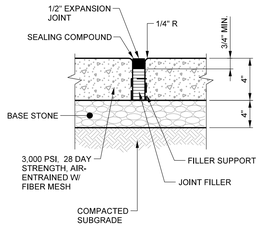


GENERAL NOTE:
JOINTS SHOULD BE SWEPT WITH SAND OR GROUT.

DETECTABLE WARNINGS DETAIL

NOT TO SCALE

5

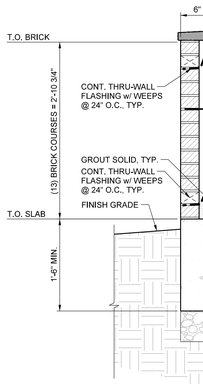


NOTE: EXPANSION JOINTS TO BE PLACED MAX. 20 FT.

SIDEWALK EXPANSION JOINT DETAIL

NOT TO SCALE

6



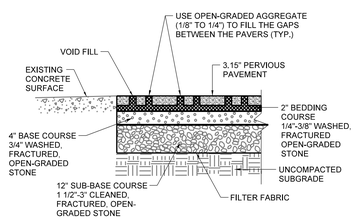
SITE WALL SECTION

NOT TO SCALE

7

NOTE: PERMEABLE INTERLOCKING PAVERS SHALL BE INSTALLED WITH CONCRETE EDGE RESTRAINT. EXISTING CONCRETE SHALL BE SAW CUT FOR CLEAN LINES AND JOINT WITH PAVERS.

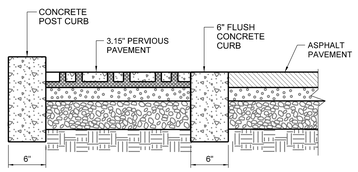
NOTE: FILTER FABRIC SHALL BE INSTALLED AT THE BENEATH SUBBASE COURSE.



PERVIOUS PAVER DETAIL

NOT TO SCALE

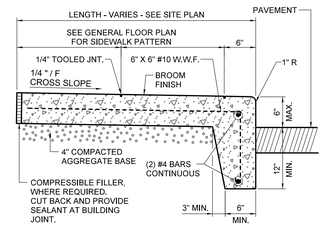
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6" POST AND 6" FLUSH CONCRETE CURB W/PERVIOUS PAVERS

NOT TO SCALE

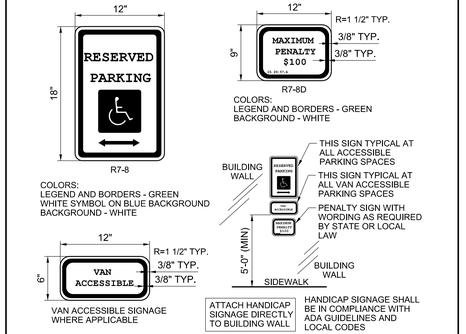
10



TYPICAL PERIMETER SIDEWALK

NOT TO SCALE

11



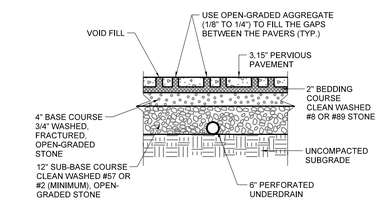
SIGN DETAIL

NOT TO SCALE

12

NOTE: PERMEABLE INTERLOCKING PAVERS SHALL BE INSTALLED WITH CONCRETE EDGE RESTRAINT. EXISTING CONCRETE SHALL BE SAW CUT FOR CLEAN LINES AND JOINT WITH PAVERS.

NOTE: UNDERDRAIN PIPE: USE 6 INCH CORRUGATED HDPE OR PVC PIPE WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER; POSITION EACH UNDERDRAIN ON A 1% OR 2% SLOPE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE.



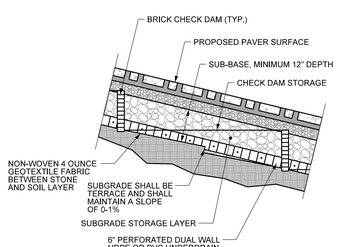
PERMEABLE INTERLOCKING CONCRETE PAVEMENT WITH UNDERDRAIN DETAIL

NOT TO SCALE

13

NOTE:
MAXIMUM DISTANCE BETWEEN CHECK DAMS SHALL BE 50'.

NOTE:
BRICK CHECK DAMS ARE TO BE INSTALLED PARALLEL TO CONTOUR LINES SO THEY ARE PERPENDICULAR TO THE FLOW PATH.



PERVIOUS PAVERS CHECK DAM DETAIL

NOT TO SCALE

14

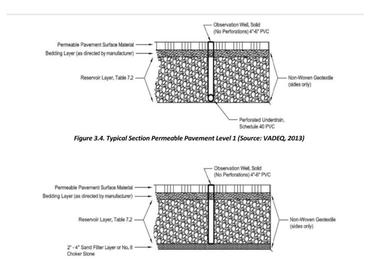


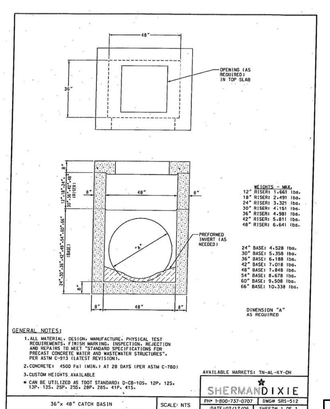
Figure 3.4. Typical Section Permeable Pavement Level 1 (Source: VADEQ, 2013)

Figure 3.5. Typical Section Permeable Pavement Level 2 with Infiltration (Source: VADEQ, 2013)

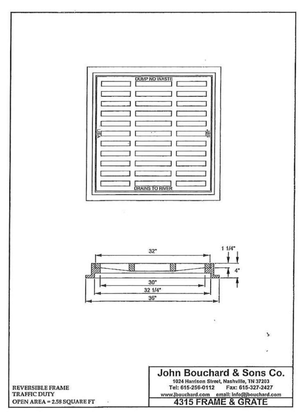
PERMEABLE PAVEMENT DETAIL

NOT TO SCALE

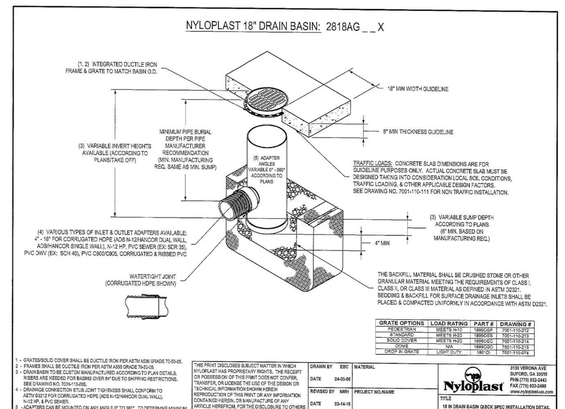
15



16



17



18

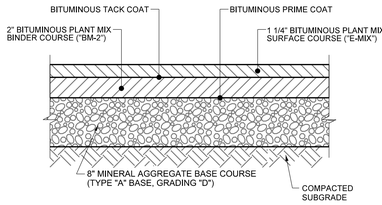
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BPC SUBMITTAL

ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

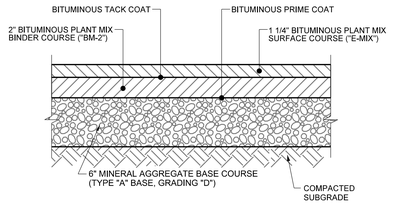
C4.0

CONSTRUCTION DETAILS



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

1



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE

2

Plainwell™ Bench — Installation Guide

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Bench options

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

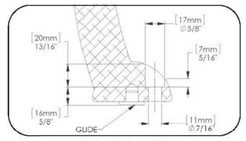


Fig. 1 – Bench leg detail

Included components:
- Bench ships fully assembled. Arms, if specified, are factory installed.

Tools Required for Surface Mounting into concrete:
- Safety glasses
- (4) Stainless steel 3/8-16 drop-in anchors with (4) 3/8-16 x 1" hex socket head cap screws, plus setting tool for drop-in anchors.
- Masonry drill bit, Ø1/2"
- 5/16" hex key (socket wrench with bit may be used for front leg anchor installation).
- Blanket or other padded material, for protecting powdercoat finish

PROCEDURE FOR INSTALLATION:
1. Prepare proper concrete slab as required.
2. Freestanding bench ships with glides installed. Bench can be set in place.

Note: DO NOT DRAG bench across concrete or other rough surfaces. This could damage the powdercoat finish.

For SURFACE MOUNT bench:
1. Set bench in place and mark hole locations. Due to the angle of the casting on the back leg, it is only possible to mark part of the hole.
2. Move bench and finish marking the holes for the back legs, see Fig. 2. Drill holes according to Fig. 2. Clear holes of debris. Install drop-in anchors. Drop-in should sit flush with grade. Set anchor with setting tool. If top of drop-in anchor sits below grade, a longer screw may be required.
3. Set bench over holes and install anchors. Leave glides installed.

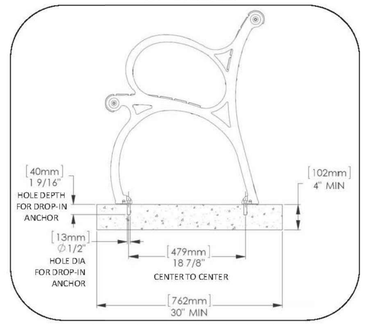


Fig. 2 – Anchor hole details for drop-in anchors

Date: July 23, 2012
U.S. Patent No. D419,341

Page 1 of 1

3

Plainwell™ Litter — Installation Guide

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Top Opening | Side Opening | Side Opening with sand pan

ASSEMBLE WITH CARE! Pangard II® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

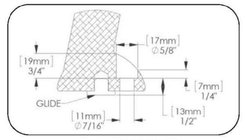


Fig. 1 – Litter leg detail

Included components:
- Litter ships fully assembled.

Tools Required for Surface Mounting into concrete:
- Safety glasses
- (4) Stainless steel 3/8-16 drop-in anchors with (4) 3/8-16 x 1" hex socket head cap screws, plus setting tool for drop-in anchors.
- Masonry drill bit, Ø1/2"
- 5/16" hex key
- Blanket or other padded material, for protecting powdercoat finish

PROCEDURE FOR INSTALLATION:
1. Prepare proper concrete slab as required.
2. Freestanding litter ships with glides installed. Litter can be set in place.

Note: DO NOT DRAG unit across concrete or other rough surfaces. This could damage the powdercoat finish.

For SURFACE MOUNT litter:
1. Set litter in place and mark hole locations.
2. Move litter and finish marking the holes, see Fig. 2. Drill holes according to Fig. 2. Clear holes of debris. Install drop-in anchors. Drop-in should sit flush with grade. Set anchor with setting tool. If top of drop-in anchor sits below grade, a longer screw may be required.
3. Set litter over holes and install anchors. Leave glides installed.

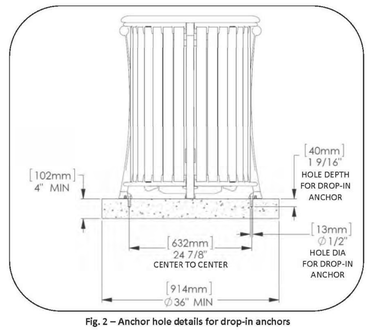
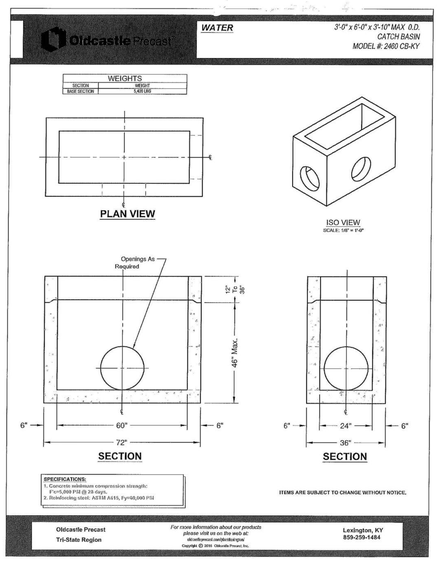


Fig. 2 – Anchor hole details for drop-in anchors

Date: July 23, 2012
U.S. Patent No. D422,390

Page 1 of 1

4



6

JA
121 North Main Street • Dickson, Tennessee 37055-1827 • 615-446-6880
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25

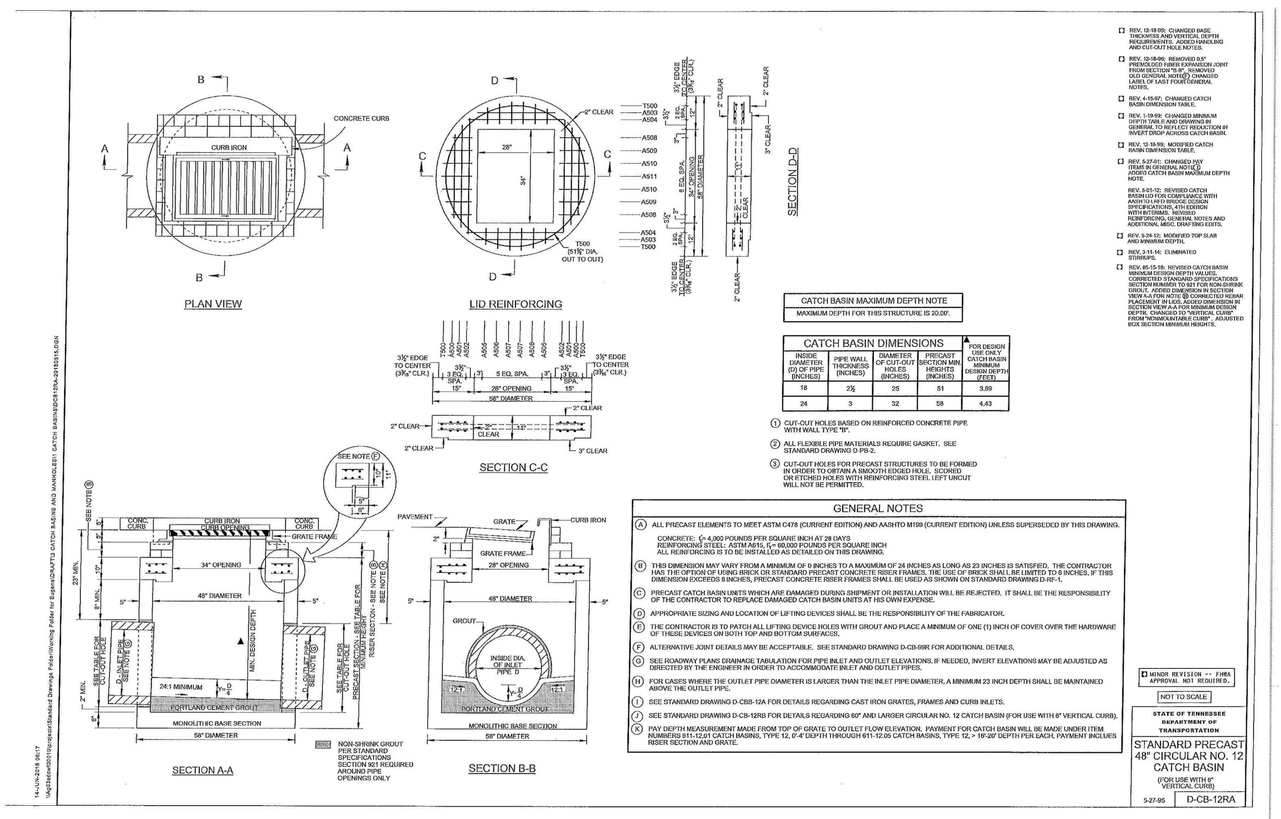
ESTABLISHED — 2001 —
SMALLWOOD NICKLE
ARCHITECTS
— PLLC —
1612 Seventeenth Avenue South
Nashville, Tennessee 37212

JAMES R. GILLESPIE JR. REGISTERED LANDSCAPE ARCHITECT AGRICULTURAL COMMISSIONER NO. 102959 STATE OF TENNESSEE

04-21-20

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027



CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 20.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (ID OF PIPE) (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	PRECAST SECTION MIN. HEIGHTS (INCHES)	FOR DESIGN USE ONLY CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	51	3.89
24	3	32	58	4.43

(1) CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

(2) ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-2.

(3) CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

GENERAL NOTES

(A) ALL PRECAST ELEMENTS TO MEET ASTM C478 (CURRENT EDITION) AND AASHTO M199 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.
CONCRETE: f'_c= 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y= 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 8 INCHES. IF THIS DIMENSION EXCEEDS 8 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-DI-1.

(C) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.

(D) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(E) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(F) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99R FOR ADDITIONAL DETAILS.

(G) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(H) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(I) SEE STANDARD DRAWING D-CBSI-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(J) SEE STANDARD DRAWING D-CB-12RB FOR DETAILS REGARDING 60" AND LARGER CIRCULAR NO. 12 CATCH BASIN (FOR USE WITH 8" VERTICAL CURB).

(K) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-12.01 CATCH BASINS, TYPE 12, 0'-4' DEPTH THROUGH 611-12.05 CATCH BASINS, TYPE 12, > 16'-20' DEPTH PER EACH, PAYMENT INCLUDES RISER SECTION AND GRATE.

REV. 12-18-95: CHANGED BASE THICKNESS AND VERTICAL DEPTH REQUIREMENTS. ADDED HANDLING AND CUT-OUT HOLE NOTES.

REV. 12-18-96: REMOVED 0.5" PREMOLDED FIBER EXPANSION JOINT FROM SECTION "B-B". REMOVED OLD DETAIL NOTE(7). CHANGED LABEL OF LAST FOUR GENERAL NOTES.

REV. 4-15-97: CHANGED CATCH BASIN DIMENSION TABLE.

REV. 1-19-99: CHANGED MINIMUM DEPTH TABLE AND DRAWING IN GENERAL TO REFLECT REDUCTION IN INVERT DROP ACROSS CATCH BASIN.

REV. 12-18-99: MODIFIED CATCH BASIN DIMENSION TABLE.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE (I) ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 8-05-12: REVISED CATCH BASIN LID FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 5-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS REFERENCE FOR NON-SHRINK CEMENTITIOUS GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR NOTE (2) CONNECTED REBAR PLACEMENT IN LIDS. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. CHANGED TO "VERTICAL CURB" FROM "STANDARD CURB"). ADJUSTED BOX DESIGN REBAR(B) HEIGHTS.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST 48" CIRCULAR NO. 12 CATCH BASIN (FOR USE WITH 8" VERTICAL CURB)

5-27-05 | D-CB-12RA

14-JUN-2018 JNOT
\\AppData\ecad\Projects\Standard Drawings Folder\Superseded\PRECAST CATCH BASINS AND MANHOLES\D-CB-12RA-20180615.DGN

5

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BPC SUBMITTAL

ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

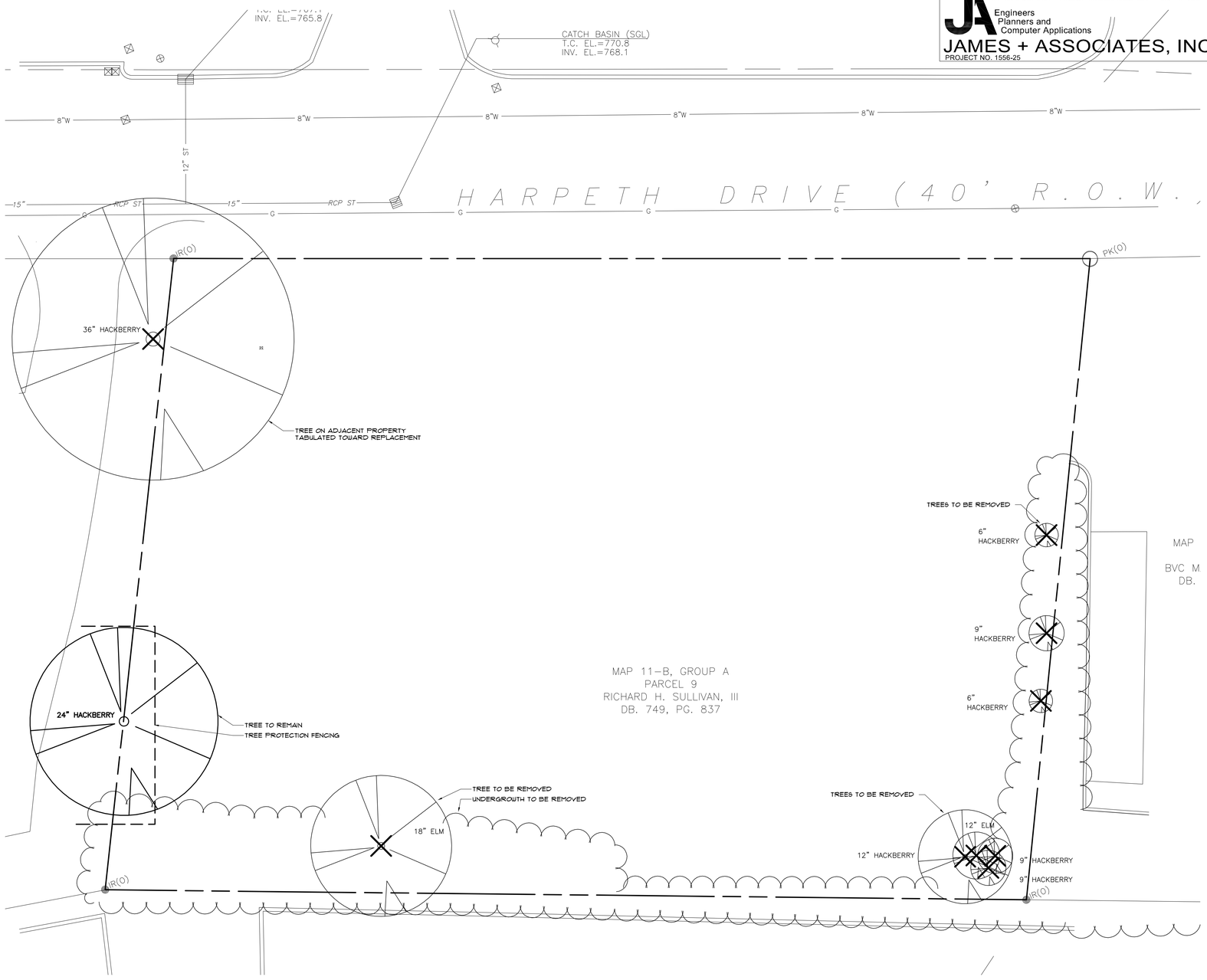
C4.1

CONSTRUCTION DETAILS

10 5 2 0 10 20

Scale: 1" = 10'-0"

JA Engineers Planners and Computer Applications
121 North Main Street • Dickson, Tennessee 37055-1827 •615-441-6880
JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25



TREE CHART

TREES TO REMAIN:

CALIPER	SPECIES
24"	HACKBERRY

TREES TO BE REMOVED:

CALIPER	SPECIES
6"	HACKBERRY
6"	HACKBERRY
9"	HACKBERRY
9"	HACKBERRY
9"	HACKBERRY
12"	HACKBERRY
12"	ELM
18"	ELM
36"	HACKBERRY
117"	TOTAL REMOVED

.60 ACRES X 50" = 30" SITE TREES

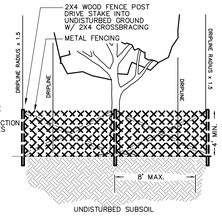
30" X 50% = 15" REPLACEMENT TREES

NOTE:

1. ANY REQUIRED EXCAVATION WITHIN THE PROTECTION ZONE SHALL BE EXCAVATED BY HAND.
2. NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE OR AGAINST THE FENCING.
3. TREES WITHIN THE PROTECTED AREA SHALL BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. DISTURBED TREES SHALL RECEIVE WATERING.

FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OR 1.5 x THE DRIPLINE OF THE TREE, MIN. 10' SQUARE PROTECTED AREA REQUIRED

FILLING IS NOT ALLOWED



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

EXCAVATION AROUND TREE PROTECTION ZONES SHALL BE DONE BY HAND. ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARDS

ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARDS

TREE PROTECTION FENCING DETAIL

Cumberland landesign LLC
615-333-4636 landscapearchitect-tn.com
cumberlandesign@bellsouth.net
Planning • Landscape Architecture • Photometrics
100%-Solar Powered Offices
© 2020

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC
612 Seventeenth Avenue South
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ROBERT BRIAN NICKLE
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ARCHITECT
LANDSCAPE ARCHITECT

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5015 HARPETH DRIVE - BRENTWOOD, TN 37027

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BPC SUBMITTAL

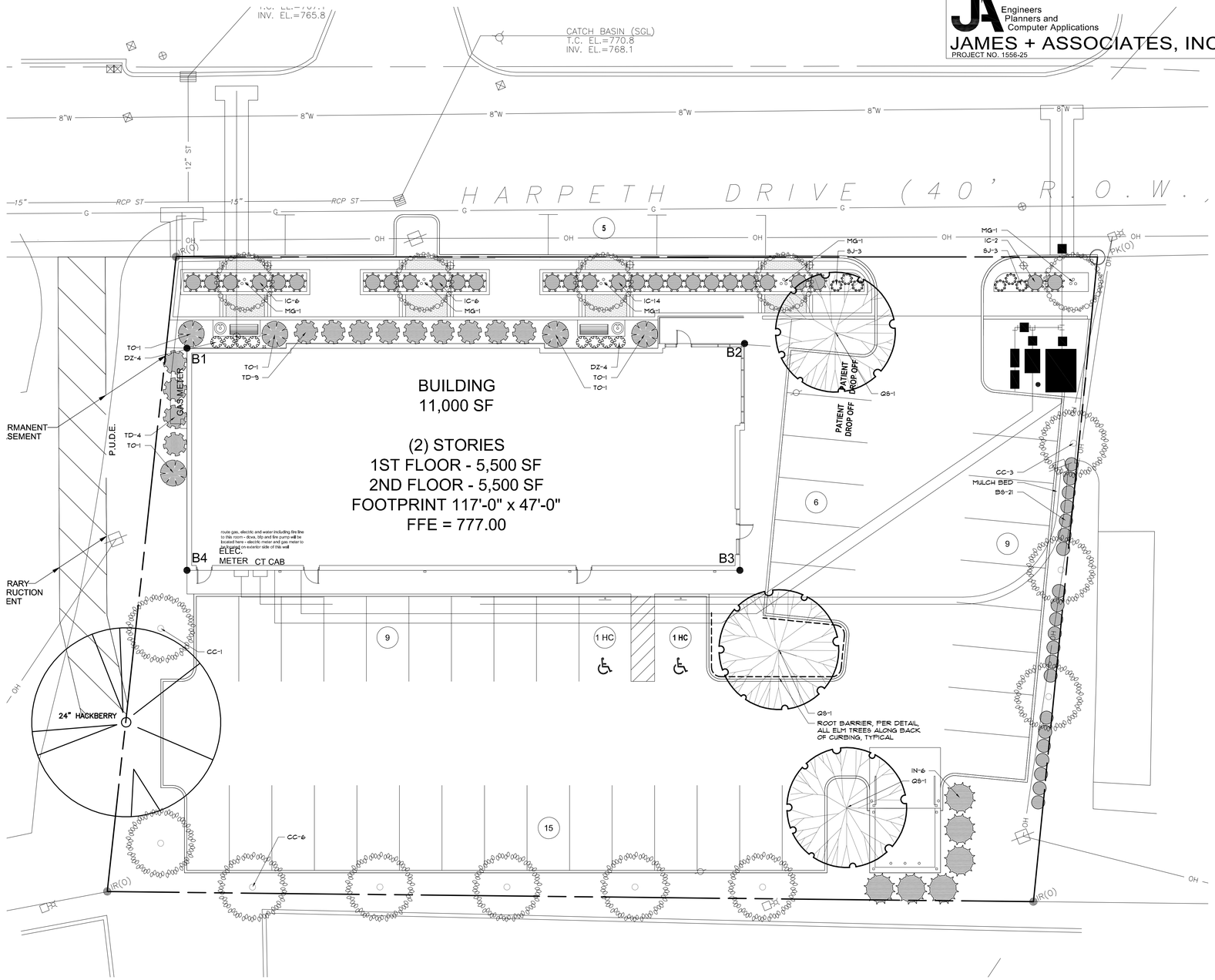
ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

L1.0

TREE REMOVAL PLAN

10 5 2 0 10 20

Scale: 1" = 10'-0"





ROOT BARRIER DETAIL

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK		NOTES
		SITE TREES					
IN	6	Ilex x 'Nellie R. Stevens'/ Nellie Holly	5' Min.	2'–3'	1.5"	(9.0")	FTB
MG	5	Acer buergerianum/ Trident Maple	10'–12'	4'–5'	2.5"	(12.5")	Matched, 3' Clear
QS	3	Quercus acutissima/ Sawtooth Oak	14'–16'	6'–7'	3.0"	(9.0")	Matched 5' Clear
				Total Site Inches:		30.5"	(30" REQ.)
		REPLACEMENT TREES					
CC	10	Cercis canadensis 'Merlot'/ Merlot Redbud	5' Min.	2'–3'	1.5"	(15.0")	Full, No Stub Cuts
				Replacement Inches:		15.0"	
		SHRUBS					
BS	21	Buxus sempervirens 'Monrue'/ Green Tower Boxwood	36" Min.	15"–18"	F.T.B.		
DZ	8	Deutzia x rosea 'Nikko Blush'/ Nikko Blush Deutzia	18" Min.	15"–18"	F.T.B.		
IC	28	Ilex crenata 'Soft Touch'/ Soft Touch Holly	18" Min.	15"–18"	F.T.B.		
SJ	6	Spiraea japonica 'Walbuma'/ Magic Carpet Spirea	15" Min.	15"–18"	F.T.B.		
TD	13	Taxus x media 'Hicksii'/ Hick's Yew	24" Min.	15"–18"	F.T.B.		
TO	5	Thuja occidentalis 'Smaragd'/ Emerald Green Arborvitae	5' Min.	15"–18"	F.T.B.		
		TURF					
SOD		Rebel II Fine Bladed Sod	Install at all turf areas.				
		MISCELLANEOUS	REMARKS				
Mulch Bed		Hardwood Bark Mulch	Minimum 3" depth throughout.				

NOTES

FTB = Full To Bottom

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

REQUIREMENTS

ZONING: C–4 COMMERCIAL

PARKING LOT REQUIREMENTS

42 STALLS (150 SF GREENSPACE PER 15 STALLS)

450 SF REQUIRED 1,800 SF PROVIDED

INTERIOR LANDSCAPING:

1 TREE PER 15 STALLS = 3 MIN. TREES

STREETSCAPE LANDSCAPING

1 TREE PER 40 LF OF SIDEWALK

175 / 40 = 5 MIN. TREES

NO ZONING BUFFERYARDS FOR THIS PROJECT

50" PER ACRE FOR COMMERCIAL ZONING

.60 ACRES (26,454 SF) X 50" = 30" REQUIRED

30" X 50% = 15" IN REPLACEMENT TREES

IRRIGATION NOTE:
AUTOMATED IRRIGATION INSTALLED BY LANDSCAPE CONTRACTOR.

NOTES

THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10–10–10 FERTILIZER.

ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED BARK MULCH. FINELY GROUND, NO NUGGETS, 1/2" DIAMETER MAX. PIECES. REFUSE & STONE FREE.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL CONTACT THE DESIGNER.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE APPROVED PLANTING PLAN.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION.

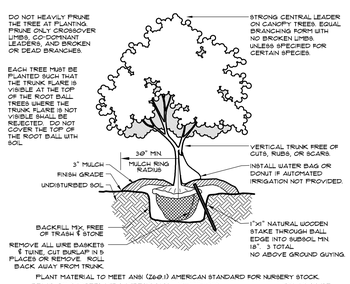
PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS.

STAKE TREES IN PLACE PER DETAIL – WIRE OR ROPE GUYING IS NOT ALLOWED.

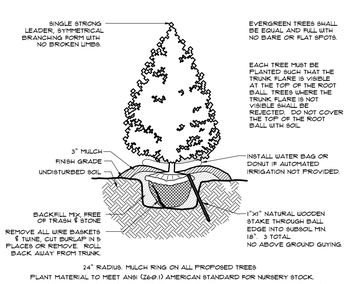
NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY, POWER LINE, OR LIGHT POLE.

NO CANOPY TREE SHALL BE LOCATED WITHIN A GAS, WATER, SEWER, UNDERGROUND ELECTRIC, CABLE, FIBER, OR PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER AND APPROVAL BY THE EASEMENT HOLDER.



PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

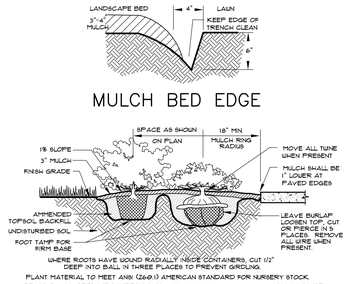
DECIDUOUS TREE PLANTING DETAIL



24" RADIUS. MULCH RING ON ALL PROPOSED TREES

PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL



PLANT MATERIAL TO MEET ANSI (Z60.1) AMERICAN STANDARD FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

SHRUB PLANTING DETAIL

Cumberland landesign LLC
615-333-4636 landscapearchitect-tn.com
cumberlandesign@bellsouth.net
Planting • Landscape Architecture • Photometrics
100% Solar Powered Offices

© 2020

JA Engineers Planners and Computer Applications
121 North Main Street • Dickson, Tennessee 37055–1827 •615–441–6880
JAMES + ASSOCIATES, INC.
PROJECT NO. 1556-25

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS PLLC
1612 Seventeenth Avenue South
Nashville, Tennessee 37212

ROBERT BRIAN NICKLE REGISTERED ARCHITECT STATE OF TENNESSEE 102373 LICENSED 4/7/2020

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027

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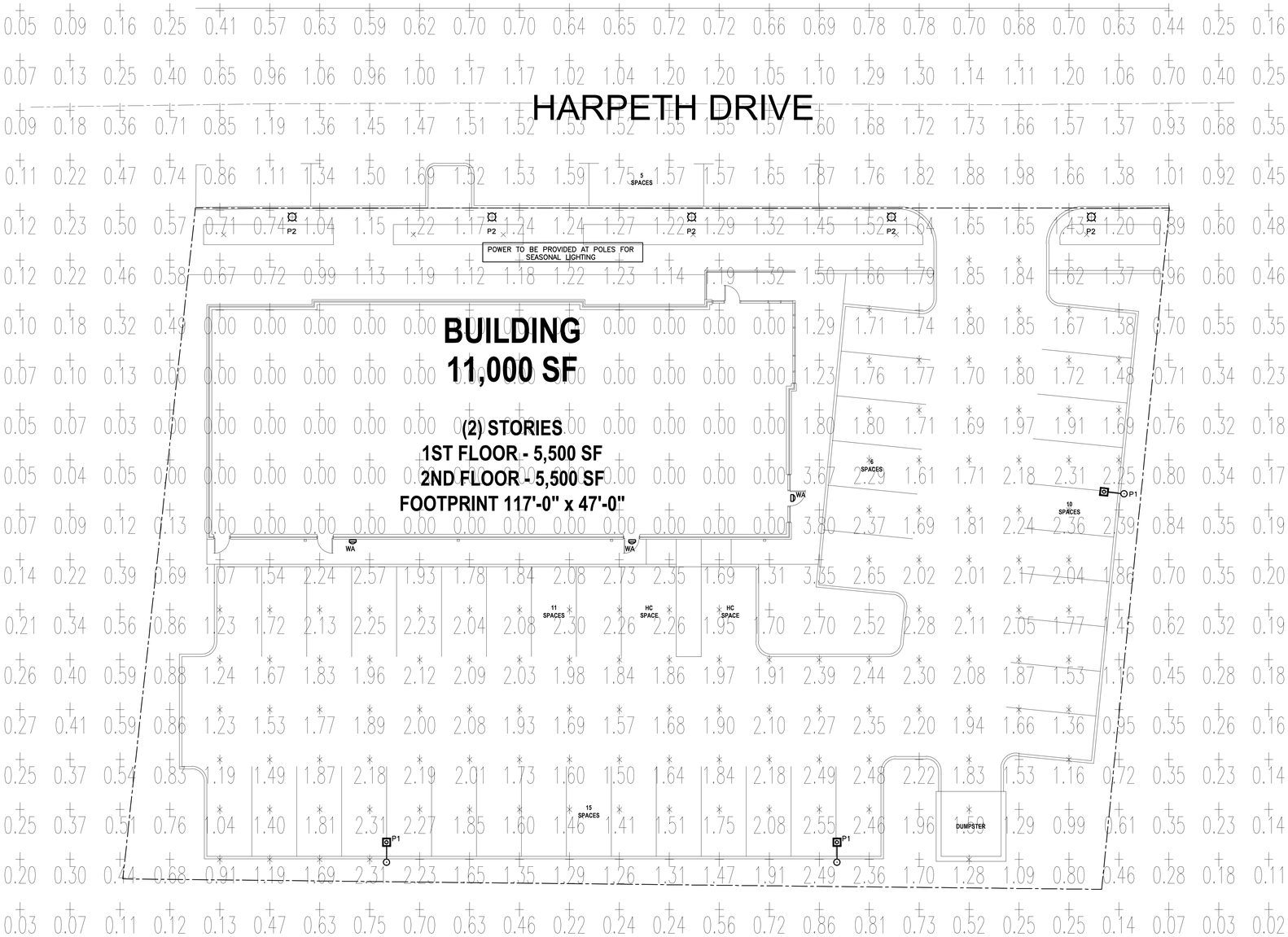
ISSUED	06 APR 2020
PROJECT #	19026
J+A PROJECT #	1556-25

L2.0

LANDSCAPE PLAN

Oliver • Little • Gipson
OLG Engineering, Inc.
301 Industrial Blvd.
Tullahoma, TN 37388
Office: 931.454.9940
2605 Elm Hill Pk/St C
Nashville, TN 37214
Office: 615.678.6022
olgengineering.com

ESTABLISHED 2001
SMALLWOOD NICKLE ARCHITECTS
PLLC
1412 Seventeenth Avenue South
Nashville, Tennessee 37212



SITE PHOTOMETRIC PLAN

SCALE: 1" = 10'-0"

NORTH

CALCULATION SUMMARY

AREA NAME	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Parking	10.00	<#>	1.89	2.65	0.91	2.91	2.08

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG#	LAMPS	VOLTAGE	MOUNTING	TYPE/REMARKS
P1	LITHONIA	DSX1-LED-P4-40K-T4M-3040-MVOLT-HS	125W LED	120	25' POLE	POLE LIGHT, 2' BASE (27' FIXTURE MTG HEIGHT)
P2	HADCO	V600-A-B3-R-G-150S-E	150W HPS	120	16' FLUTED POLE	DECORATIVE POLE LIGHT, BASE FLUSH WITH GRADE
WA	LITHONIA	DSXW1-LED-20C-350-40K-T3M-MVOLT	23W LED	120	WALL	WALL MOUNTED DOWN LIGHT

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027

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BPC SUBMITTAL

ISSUED 21 APR 2020

PROJECT # 19026

ES1.1A

SITE PHOTOMETRIC PLAN

OLG#14219



D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

Notes

Type P1

Hit the Tab key or mouse over this page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)

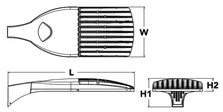
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[3] T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT[4] 120[5] 208[5] 240[5] 277[5] 347[5] 480[5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket[2] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8] PIRHN Network, high/low motion/ambient sensor[9] PER NEMA twist-lock receptacle only (controls ordered separate)[10] PER5 Five-pin receptacle only (controls ordered separate)[10,11] PER7 Seven-pin receptacle only (controls ordered separate)[10,11] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[12] DS Dual switching[13,14,15]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[16,17] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[16,17] PIR1FCSV High/low, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 1fc[16,17] PIRH1FCSV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[16,17] FAO Field adjustable output[18]	**Shipped installed** HS House-side shield[19] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left rotated optics[1] R90 Right rotated optics[1] **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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HADCO by ⓢ signify

Urban
Architectural
V600 Post top

P2

(S7466-1)
V600-A-B3-R-G-150S-E

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:



Ordering Guide

Example: V600 A B3 N D 70S E

Product Code	V600	Architectural	
Finish	A B G H J	Black White Verde Bronze Green	
Optics	B3 B5 T3 T5	Type III Refractive Panels Type V Refractive Panels Type III Cutoff Type V Cutoff	*1 *1
Photo Control	N B R	None Button Eye Photo Control Twist-lock Receptacle	
Socket	D G	Medium Mogul	
Wattage	70S 100S 150S 250S 70H 100H 150H 250H	70W HPS 100W HPS 150W HPS 250W HPS 70W MH 100W MH 150W PMH 250W PMH	*2 *3 *3 *2
Voltage	E F G H K	120V 208V 240V 277V 347V	

*1 Cutoff optics available with Medium base (D) socket only.
*2 Available with Mogul base (G) socket only.
*3 Available with Medium base (D) socket only.

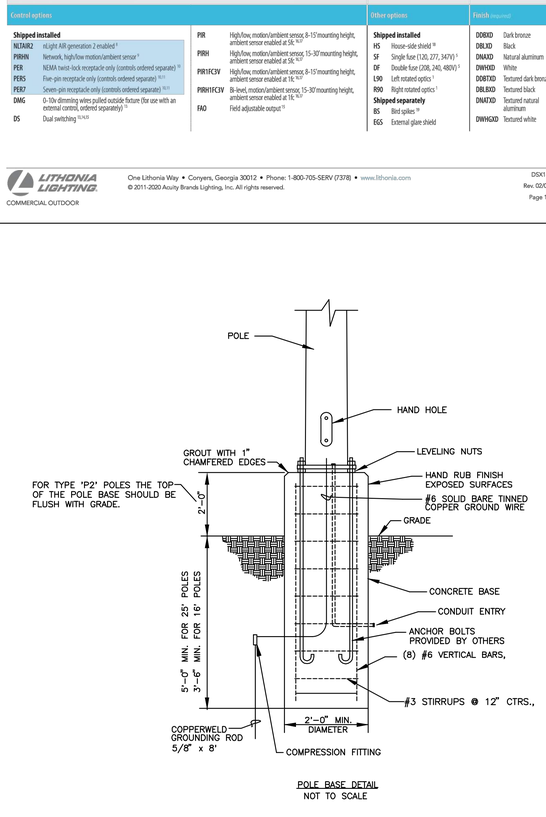
Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy . Tool-less lamp access. Hinged roof with stainless steel thumb screw. Tool-less ballast access. Twistlock ballast assembly with quick disconnects for easy maintenance. A weatherproof ballast assembly isolates the ballast from water and heat for longer life. The optional photo control eye or twist-lock receptacle is located in the ballast enclosure for easy access via a removable door. All non-ferrous fasteners prevent corrosion and ensure longer life. Slip Fitter Dimensions: 3" I.D. x 3" deep .

FINISH:
Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

OPTICAL ASSEMBLY:
Type III Refractive Panels. Type V Refractive Panels. Optically designed, U.V. stabilized, injection molded, acrylic refractive panels. Type III Cutoff. Type V Cutoff. Precision formed, segmented specular aluminum internal cutoff reflector with horizontal lamp mounting. U.V. stabilized, injection molded, clear acrylic panels. Tool-less removal panels for ease of cleaning.

LAMPING:
MH and HPS Medium base: E17. 70W-150W HPS Mogul base: ED23.5. MH and 250W HPS Mogul base: ED28.



POLE BASE DETAIL
NOT TO SCALE

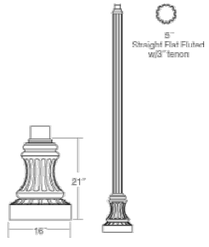
HADCO by ⓢ signify

Urban
P2065
P2065 Pole

P2 POLE

16', BLACK, WITH BANNER ARM, TIE-DOWN, AND RECEPTACLE

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:



Ordering Guide

Example: P2065 10 A T D

Product Code	P2065	
Pole Height	10 12 14 16	10' 12' 14' 16'
Finish	A B G H J	Black White Verde Bronze Green
Outlet Location (Optional)	T B	12" Down from Top - Aligned with House Side 4" Up from Top of Base - Aligned with House Side
Outlet Options (Optional)	D G	Standard Duplex GFI Duplex

Specifications

HOUSING:
356 HM high-strength, low-copper, proprietary cast aluminum alloy . 6005-T5 extruded aluminum. Anchor rods are hot dipped galvanized steel . Tenon is 356 HM sand cast aluminum.

FINISH:
A durable polyurethane enamel finish is applied after assemblies are shot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications. For larger projects where a custom color is required, contact the factory for more information.

WARRANTY:
Three-year limited warranty.

OUTLET:
Standard Duplex Outlet has universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant. GFI Duplex Outlet has dual-function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant.



D-Series Size 1
LED Wall Luminaire

d-series

Catalog Number

Notes

Type WA

Hit the Tab key or mouse over the page to see all interactive elements.

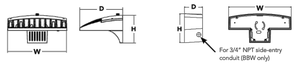
Specifications

Luminaire

Width: 13-3/4" (34.9 cm)
Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)
BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm)
ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[2] 120[2] 208[2] 240[2] 277[2] 347[2,4] 480[2,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[3]	**Shipped included** PE Photoelectric cell, button type[4] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[5] PIR 180° motion/ambient light sensor, <15' mtg ht[4,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[5,7] PIR1FCSV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,7] PIRH1FCSV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant[8,9]

Other Options		Finish (required)			
Shipped installed SF Single fuse (120, 277 or 347V)[5,10] DF Double fuse (208, 240 or 480V)[5,10] HS House-side shield[11] SPD Separate surge protection[12]	**Shipped separately**[11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	

Accessories

Ordered and shipped separately.

DSHWHS U House-side shield (one per light engine)
DSHWBSW U Bird-deterrent spikes
DSHWVG U Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

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Oliver • Little • Gipson
OLG Engineering, Inc.
301 Industrial Blvd.
Tullahoma, TN 37388
Office: 931.454.9940
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Office: 615.678.6022
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ESTABLISHED — 2001 — SMALLWOOD NICKLE ARCHITECTS — PLLC —
1412 Seventeenth Avenue South
Nashville, Tennessee 37212

SULLIVAN DENTAL PARTNERS
5015 HARPETH DRIVE - BRENTWOOD, TN 37027

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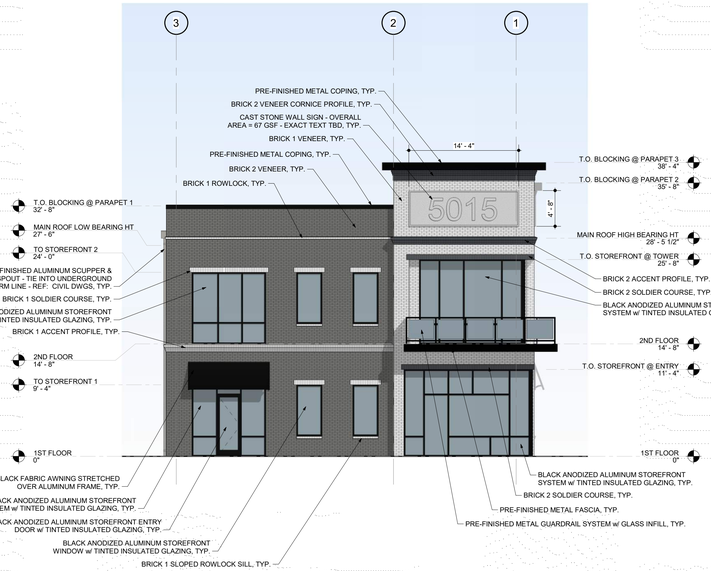
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PROJECT # 19026

ES1.2

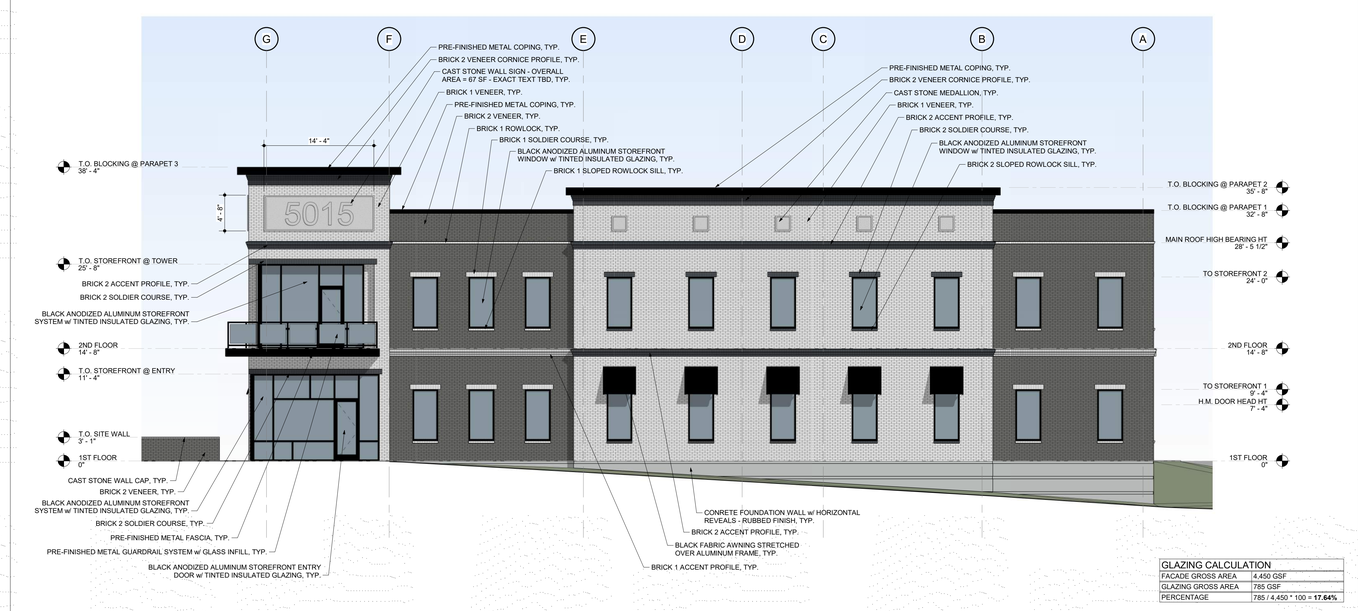
FIXTURE CUT SHEETS & POLE BASE DETAIL

OLG#14219



EAST ELEVATION 1

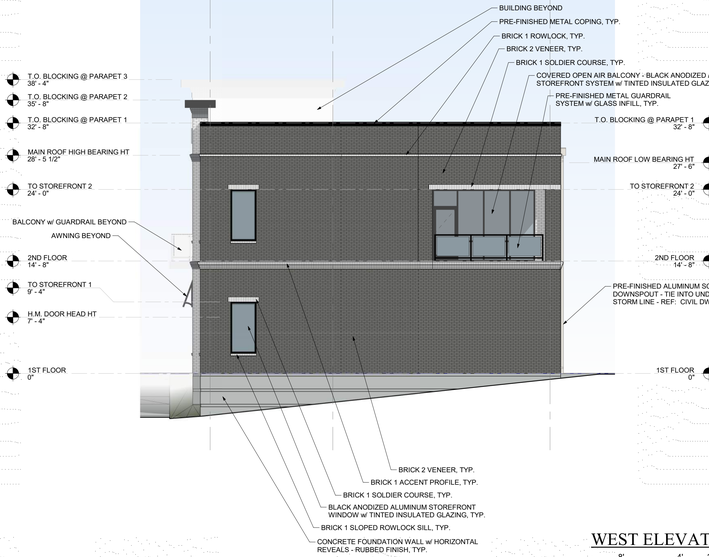
8' 4' 2' 0



GLAZING CALCULATION	
FACADE GROSS AREA	4,450 GSF
GLAZING GROSS AREA	785 GSF
PERCENTAGE	785 / 4,450 * 100 = **17.64%**

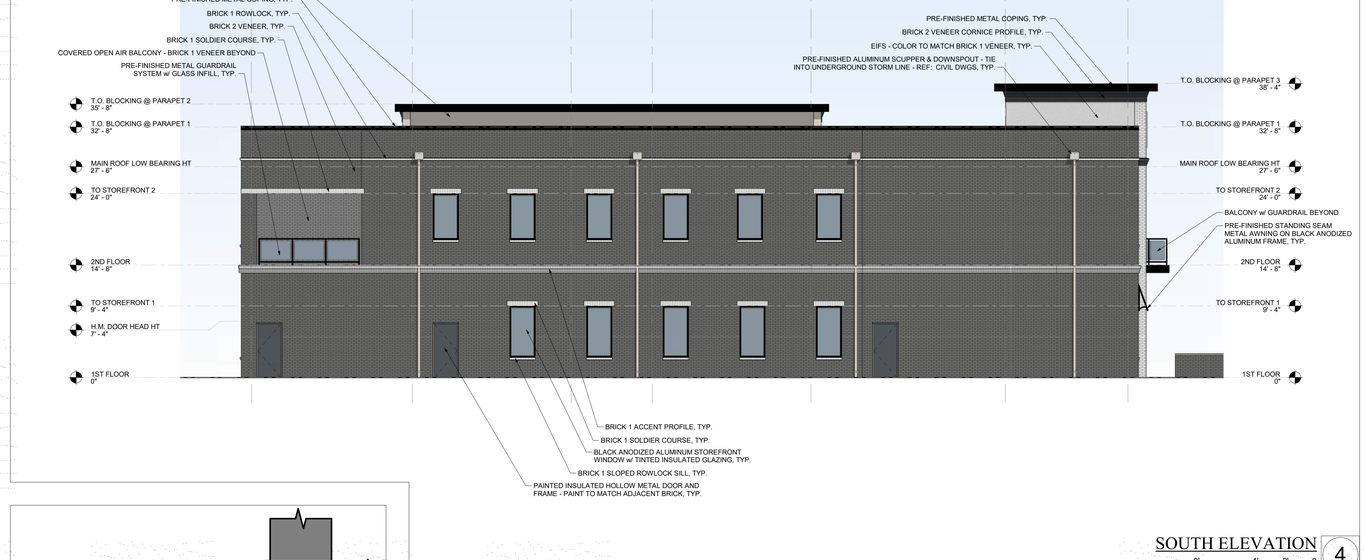
NORTH ELEVATION (HARPETH DRIVE) 2

8' 4' 2' 0



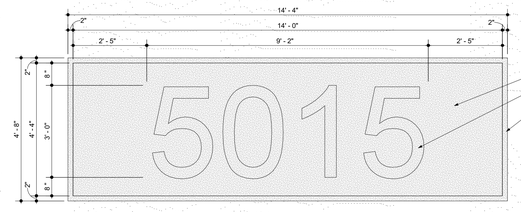
WEST ELEVATION 3

8' 4' 2' 0



SOUTH ELEVATION 4

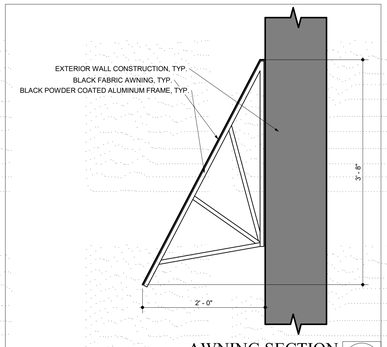
8' 4' 2' 0



SIGNAGE	
NUMBER OF WALL SIGNS	2 TOTAL
OVERALL SIGNAGE AREA	67 GSF / SIGN = 134 GSF

SIGNAGE ELEVATION 5

4' 2' 1' 0



AWNING SECTION 6

0



AWNING BASIS OF DESIGN

SMALLWOOD NICKLE ARCHITECTS

ESTABLISHED — 2020 —

JAMES DAVID NICKLE REGISTERED ARCHITECT AUTHORIZED AGENT Certificate Number: 102356 21 APR 2020 STATE OF TENNESSEE

THE DRAWINGS AND INFORMATION CONTAINED IN THESE CONTRACT DOCUMENTS ARE THE COPYRIGHTED PROPERTY OF SMALLWOOD NICKLE ARCHITECTS, PLLC. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM SMALLWOOD NICKLE ARCHITECTS PLLC.

SULLIVAN DENTAL PARTNERS

5015 HARPETH DRIVE - BRENTWOOD, TN 37027

THIS INDIVIDUAL SHEET COMPRISES ONE OF MANY SHEETS ISSUED AS BIDDING AND CONTRACT DOCUMENTS. INFORMATION CONTAINED HEREIN MAY NOT BE RELIED UPON WHEN USED OR ASSESSED IF BEING USED AS A DIVISION OF CONSTRUCTION. REFER TO THE ENTIRE BIDDING AND CONTRACT DOCUMENTS FOR ASSOCIATED INFORMATION.

BPC RESUBMITTAL

ISSUED	21 APRIL 2020
PROJECT #	19026

A2

BPC - EXTERIOR ELEVATIONS

BRENTWOOD PLANNING COMMISSION **2.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2001-001

PROJECT DESCRIPTION

Revised Site Plan – Fountainbrooke Subdivision, Community Pool Improvements

True Blue Pools, LLC requests approval of modifications to the amenity area at the Fountainbrooke Subdivision. The proposed changes include:

1. *Removal of the existing circular wading pool, requiring filling in the area and installation of new decking;*
2. *Construction of a new wading pool having a surface area of 405 sf, and being 18" deep;*
3. *Installation of a "bubble geyser", and*
4. *Extension of the pool deck, north of the existing gazebo to accommodate the construction of the new wading pool.*

Because the proposal involves changes to the improvements within the permanent open space, the corresponding changes to the OSRD Development Plan must be approved by the Board of Commissioners.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Tom Blue, Ture Blue Pools, 3467 Greens Mill Road, Spring Hill, TN 37174

Attachments

Final Staff Report
Site Plans
Grading Plan
Detailed Grading

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 2:

REQUEST:	***REVISED SITE / PRELIMINARY PLAN – FOUNTAINBROOKE SUBDIVISION COMMUNITY POOL IMPROVEMENTS, 1531 HILLWOOD DRIVE***
PROJECT NUMBER:	***BPC2001-001***
CURRENT ZONING:	***OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT***

GENERAL INFORMATION:

True Blue Pools, LLC requests approval of modifications to the amenity area at the Fountainbrooke Subdivision. The proposed changes include:

1. *Removal of the existing circular wading pool, requiring filling the area and installation of new decking;*
2. *Construction of a new wading pool having a surface area of 405 sf, and being 18" deep;*
3. *Installation of a "bubble geyser", and*
4. *Extension of the pool deck, north of the existing gazebo to accommodate the construction of the new wading pool.*

Because the proposal involves changes to the improvements within the permanent open space, the corresponding changes to the OSRD Development Plan must be approved by the Board of Commissioners.

PROJECT LOCATION:

The subject property is located at 1531 Hillwood Drive.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property

CONDITIONS OF APPROVAL

*Staff recommends that the following **nine** conditions be attached to the approval of the request.*

1. Remove the “probable” flood line from all sheets.

2. Compensating cut / fill will be required for the wall encroachment. A grading plan must be submitted for staff review and approval as part of the submittal of the building plans, before the building permit will be issued.

3. An as-built survey will be required before a certificate of completion will be issued.

4. Permits cannot be issued for the improvements until the Board of Commissioners approves the revised OSRD Development Plan.

5. Correct all elevations to two decimal places.

6. Walls over 4’ tall must be designed and stamped by a Professional Engineer.

7. Walls over 30” require a guardrail.

8. Provide the location and height of the existing fence around the pool. Provide a standard detail if any portion of the fence is to be replaced.

9. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **ten** standard requirements be attached to the approval of the request.*

1. Approval of the preliminary / site plan shall be contingent upon the approval of the corresponding modifications to the OSRD Development Plan by the Board of Commissioners.

   Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4,** 2023, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

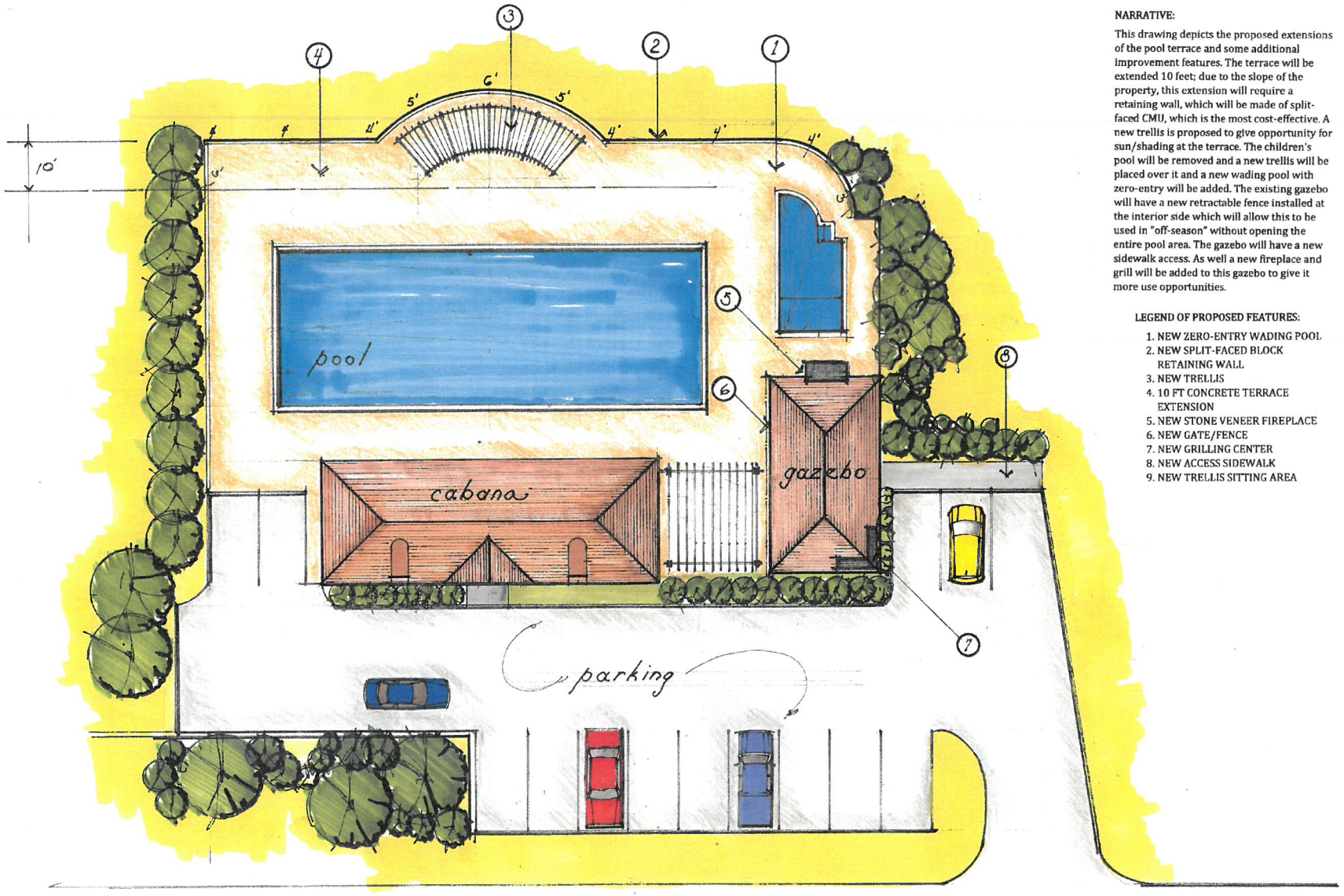
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 4, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed minor revisions to the preliminary plan, subject to the requirements of the staff report, and forward a recommendation of approval of the corresponding minor revisions to OSRD Development Plan to the Board of Commissioners.



NARRATIVE:

This drawing depicts the proposed extensions of the pool terrace and some additional improvement features. The terrace will be extended 10 feet; due to the slope of the property, this extension will require a retaining wall, which will be made of split-faced CMU, which is the most cost-effective. A new trellis is proposed to give opportunity for sun/shading at the terrace. The children's pool will be removed and a new trellis will be placed over it and a new wading pool with zero-entry will be added. The existing gazebo will have a new retractable fence installed at the interior side which will allow this to be used in "off-season" without opening the entire pool area. The gazebo will have a new sidewalk access. As well a new fireplace and grill will be added to this gazebo to give it more use opportunities.

LEGEND OF PROPOSED FEATURES:

1. NEW ZERO-ENTRY WADING POOL
2. NEW SPLIT-FACED BLOCK RETAINING WALL
3. NEW TRELLIS
4. 10 FT CONCRETE TERRACE EXTENSION
5. NEW STONE VENEER FIREPLACE
6. NEW GATE/FENCE
7. NEW GRILLING CENTER
8. NEW ACCESS SIDEWALK
9. NEW TRELLIS SITTING AREA

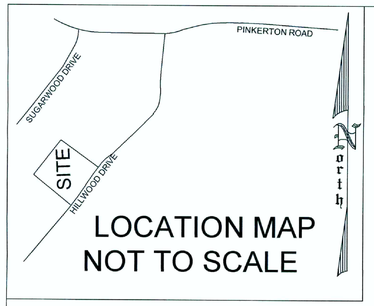
Revised Aug 9, '16

REVISIONS	BY

MITCHELL BARNETT ARCHITECT, P.C.
ARCHITECT - PLANNERS
2209 9th AVENUE SOUTH
NASHVILLE, TN 37206 (615) 385-3051
(615) 385-3051 mitchellbarnettarchitect.com

FOUNTAINBROOKE SWIM FACILITY

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
OF	SHEETS

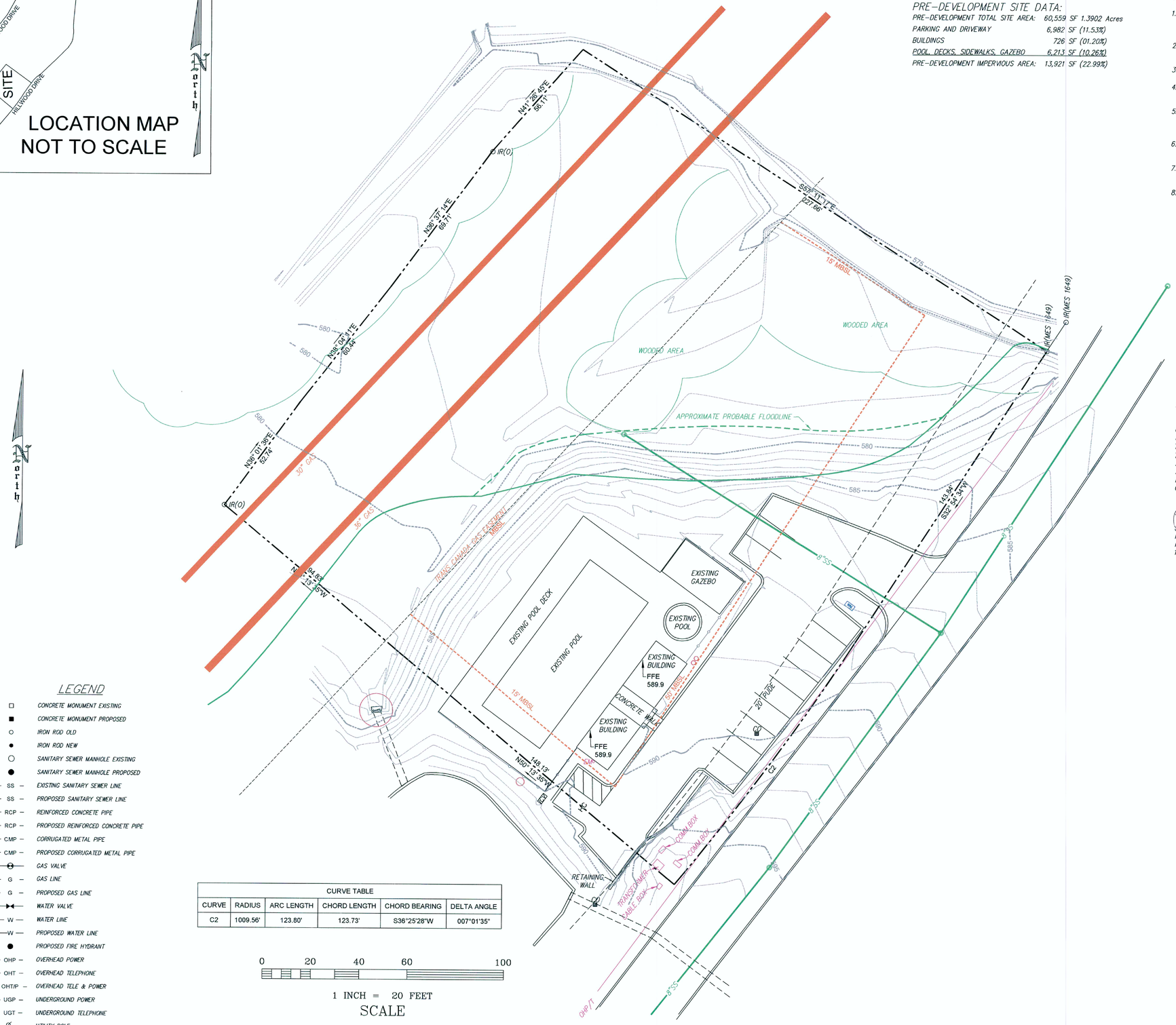


PRE-DEVELOPMENT SITE DATA:

PRE-DEVELOPMENT TOTAL SITE AREA:	60,559 SF 1.3902 Acres
PARKING AND DRIVEWAY	6,982 SF (11.53%)
BUILDINGS	726 SF (01.20%)
POOL, DECKS, SIDEWALKS, GAZEBO	6,213 SF (10.26%)
PRE-DEVELOPMENT IMPERVIOUS AREA:	13,921 SF (22.99%)

GENERAL SURVEY NOTES

1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH AS THERE MAY BE INFORMATION NOT AVAILABLE TO THE SURVEYOR AT THIS TIME, NO TITLE FURNISHED TO THIS SURVEYOR.
2. ALL DISTANCES WERE MEASURED WITH ELECTRONIC MEASURING EQUIPMENT AND ARE CORRECTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.
3. TOTAL AREA WITHIN BOUNDARY IS 60559 SQUARE FEET OR 1.3902 ACRES.
4. NUMBERS SHOWN THUS (008.00) REFER TO PARCEL NUMBERS ON WILLIAMSON COUNTY TAX MAP 030 M, GROUP G UNLESS OTHERWISE SHOWN.
5. NO PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBER 47187C0230F, DATED SEPTEMBER 29, 2006.
6. BEARINGS ARE BASED UPON A GPS SURVEY BY JESSE E.WALKER, RLS DATED 02-21-2020.
7. MINIMUM BUILDING SETBACK LINES ARE TO BE DETERMINED BY THE CITY OF BRENTWOOD ZONING REGULATIONS.
8. LOCATIONS OF UTILITIES SHOWN WERE DETERMINED FROM PUBLIC RECORDS AND OR EVIDENCE OF SAME FOUND ON THE GROUND. THEY ARE APPROXIMATE ONLY, AND ARE INTENDED TO SHOW ONLY GENERAL LOCATION. ALL WORK WHERE PRECISE MEASUREMENTS ARE REQUIRED, WILL REQUIRE LOCATIONS TO BE FIELD VERIFIED. IF EXCAVATION IS INTENDED, CONTACT TENNESSEE 1-CALL AT 1-615-366-1987, OR 1-800-351-1111.



LEGEND

- CONCRETE MONUMENT EXISTING
- CONCRETE MONUMENT PROPOSED
- IRON ROD OLD
- IRON ROD NEW
- SANITARY SEWER MANHOLE EXISTING
- SANITARY SEWER MANHOLE PROPOSED
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- RCP — REINFORCED CONCRETE PIPE
- RCP — PROPOSED REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- CMP — PROPOSED CORRUGATED METAL PIPE
- GAS VALVE
- G — GAS LINE
- G — PROPOSED GAS LINE
- WATER VALVE
- W — WATER LINE
- W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- OHP — OVERHEAD POWER
- OHT — OVERHEAD TELEPHONE
- OHT/P — OVERHEAD TELE & POWER
- UGP — UNDERGROUND POWER
- UGT — UNDERGROUND TELEPHONE
- UTILITY POLE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	1009.56'	123.80'	123.73'	S36°25'28"W	007°01'35"

0 20 40 60 100

1 INCH = 20 FEET

SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE, ON THE GROUND, USING THE LATEST RECORDED DEED, CITY PLAT BOOKS, AND EVIDENCE OF SAME FOUND ON THE GROUND, AND OTHER INFORMATION AS AVAILABLE, AND THAT THERE ARE NO ENCROACHMENTS/PROJECTIONS OTHER THAN THOSE SHOWN, AND THAT THE SURVEY MEETS OR EXCEEDS THE REQUIREMENT OF A CATEGORY "1" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:22031 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR THE LAND SURVEYORS: AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jesse E Walker DATE 04-21-2020

JESSE E. WALKER, TENN.RLS #1486
P.O. BOX 210456
NASHVILLE, TN. 37221
1-615-646-8228



BOUNDARY AND TOPOGRAPHIC SURVEY OF
1531 HILLWOOD DRIVE
FOR FOUNTAINBROOKE HOMEOWNERS ASSOCIATION
MAP 030 M, GROUP G, PARCEL (008.00)
DEED BOOK 3097, PAGE 313
OPEN SPACE 1 ON THE PLAN OF
FOUNTAINBROOKE, SECTION 12
PLAT BOOK 57, PAGE 143
SIXTEENTH DISTRICT
CITY OF BRENTWOOD
WILLIAMSON COUNTY, TENNESSEE

ZONING: OPEN SPACE RESIDENTIAL

SITE GRADING DRAINAGE AND EROSION CONTROL PLAN OF
1531 HILLWOOD DRIVE

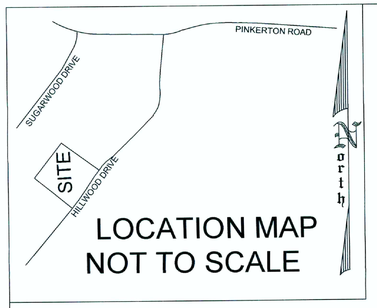
CITY	BRENTWOOD	DISTRICT	SIXTEENTH	STATE	TENNESSEE
MAP NO.	030M "G"	PARCEL NO(S).	008.00	MAP BK.	57
		COUNTY	WILLIAMSON	PAGE	143
		DEED BK.	3097	PAGE	313
				JOB NUMBER	20121

JESSE WALKER ENGINEERING
Professional Survey & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 646-8228 Fax: (615) 646-8828
Website: www.jesse-walker.com

04-21-2020
03-25-2020
DATE

20121001
DRAWING NUMBER

C 1.00
1 of 1
SHEET NUMBER



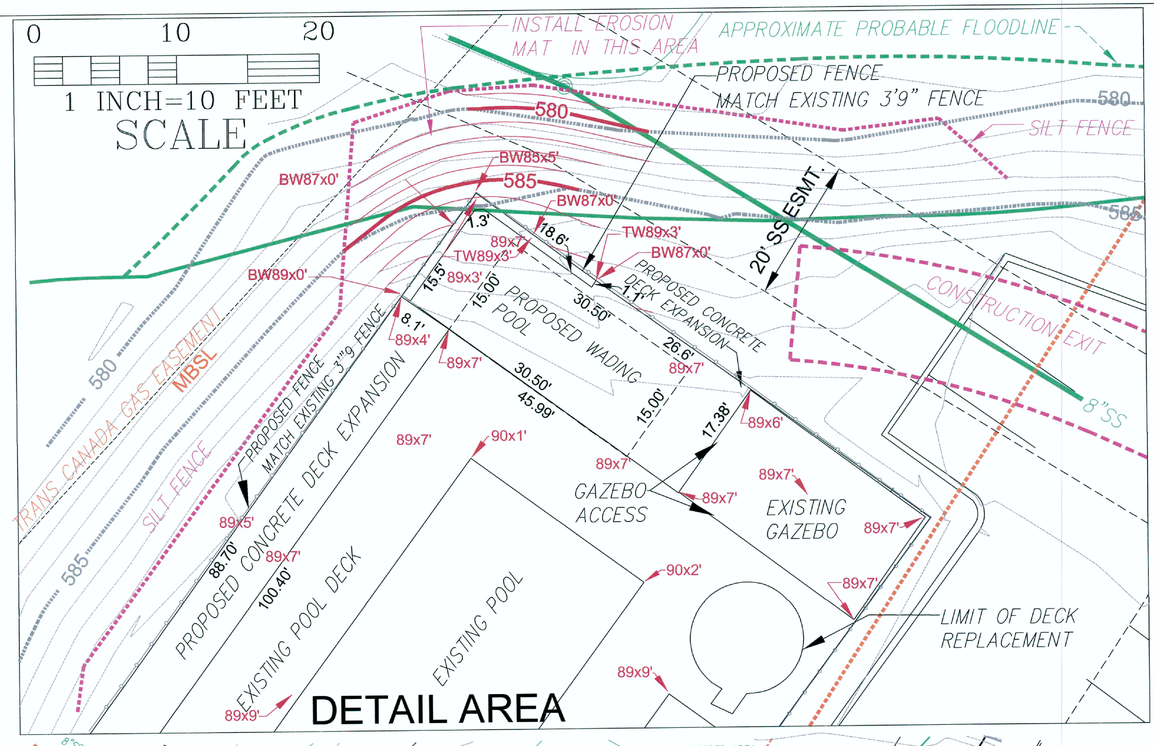
LOCATION MAP
NOT TO SCALE

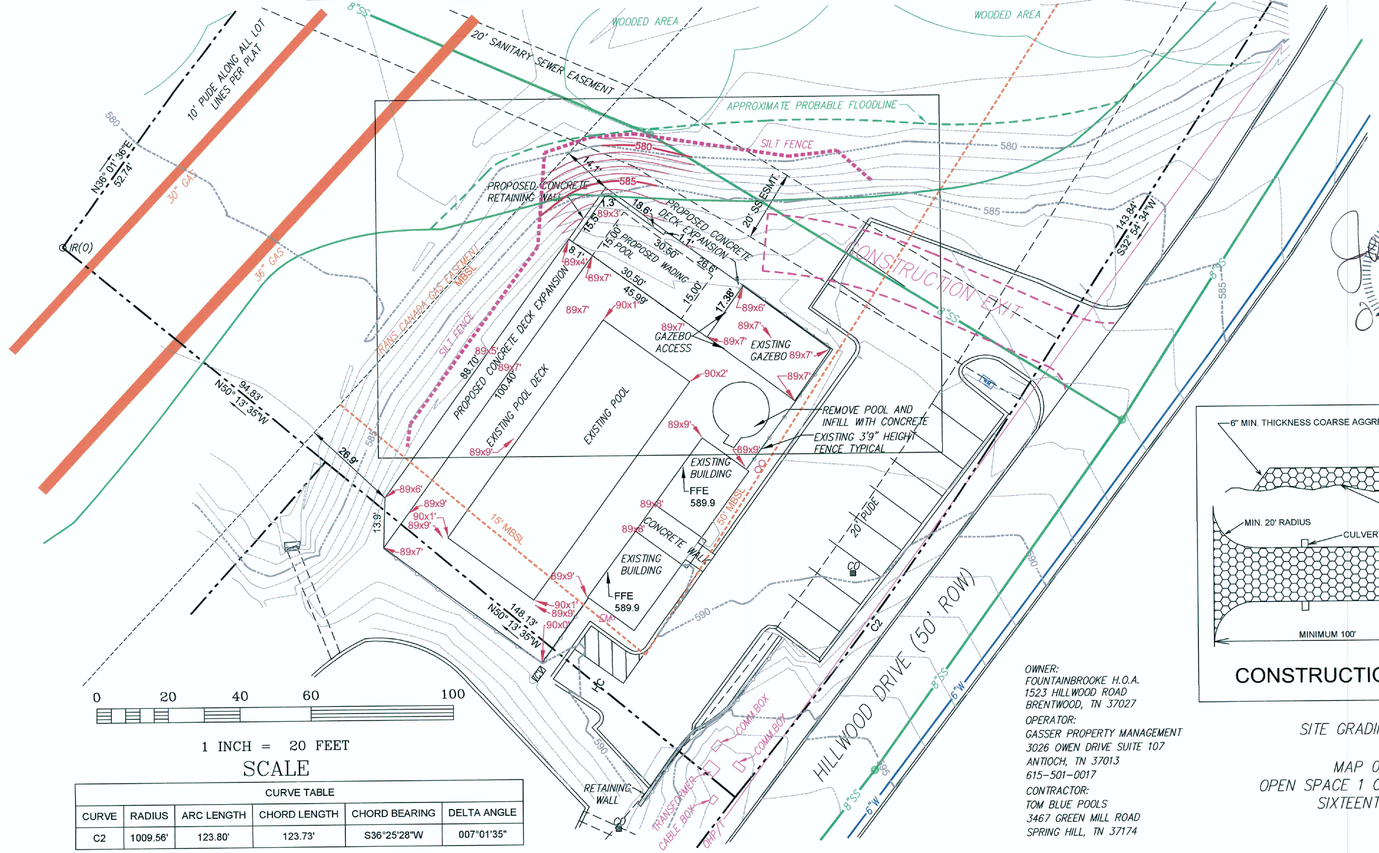
PRE-DEVELOPMENT SITE DATA:

PRE-DEVELOPMENT TOTAL SITE AREA:	60,559 SF 1.3902 Acres
PERVIOUS GRASS AND PLANTERS	46,638 SF (77.01%)
PARKING AND DRIVEWAY	6,982 SF (11.53%)
BUILDINGS	726 SF (01.20%)
POOL, DECKS, SIDEWALKS, GAZEBO	6,213 SF (10.26%)
PRE-DEVELOPMENT IMPERVIOUS AREA:	13,921 SF (22.99%)

POST-DEVELOPMENT SITE DATA:

PRE-DEVELOPMENT TOTAL SITE AREA:	60,559 SF 1.3902 Acres
PERVIOUS GRASS AND PLANTERS	45,078 SF (74.83%)
PARKING AND DRIVEWAY	6,982 SF (11.53%)
BUILDINGS	726 SF (01.20%)
POOL, DECKS, SIDEWALKS, GAZEBO	6,213 SF (10.26%)
NEW POOL DECK	1,560 SF (02.58%)
PRE-DEVELOPMENT IMPERVIOUS AREA:	15,481 SF (25.17%)





0 20 40 60 100

1 INCH = 20 FEET
SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	1009.56'	123.80'	123.73'	S36°25'28"W	007°01'35"

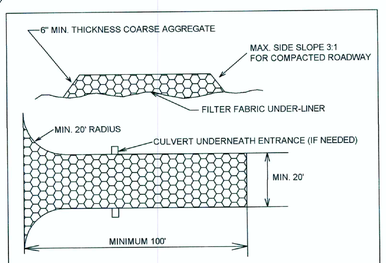
LEGEND

- CONCRETE MONUMENT EXISTING
- CONCRETE MONUMENT PROPOSED
- IRON ROD OLD
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- OHP – OVERHEAD POWER
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- UGT – UNDERGROUND TELEPHONE
- Ø UTILITY POLE

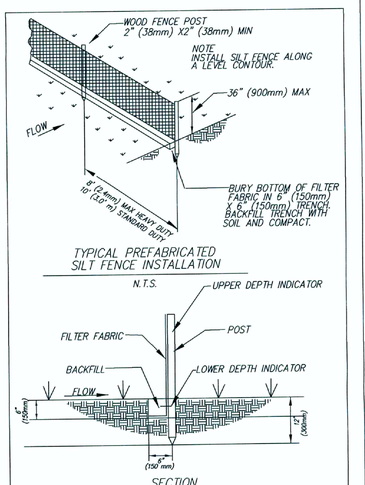
SITE GRADING AND EROSION CONTROL NOTES

1. BOUNDARY AND TOPO BASED ON SURVEY BY JESSE E WALKER, RLS DATED FEBRUARY 21, 2020.
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH ANY LOCAL AND OR STATE STORM DRAINAGE ORDINANCE THAT MAY APPLY.
3. EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT AN AMOUNT OF TIME AS POSSIBLE.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
6. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL COVER AND 12 POUNDS OF 6-12-12 FERTILIZER PER 1000 SQUARE FEET, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH OF 70%-80% COVERAGE.
7. SILT FENCES (SYMBOLIZED ----------) ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. (SEE DETAIL)
8. TEMPORARY BERMS SHALL BE PROVIDED ON DOWN SLOPES TO DIRECT RUNOFF INTO THE TEMPORARY SEDIMENT BARRIERS DURING CONSTRUCTION.
9. STORM DRAIN INLETS TO BE PROTECTED FROM SILTATION DURING CONSTRUCTION.
10. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A REGULAR BASIS TO INSURE EFFECTIVENESS.
12. ALL CUT AND FILL SHALL BE PLACED ON A MAXIMUM GRADE OF 1 FOOT VERTICAL TO 3 FOOT HORIZONTAL.
13. ALL GRADING AND DRAINAGE AS PER THE APPROVED SITE PLAN MUST BE 100% COMPLETE FOR FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.
14. POOL DECK SURFACE IS CONCRETE.
15. THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD OF THIS PLAN EXPIRES ON MAY 04, 2023, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.
16. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
17. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING.
18. ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
19. ANY DAMAGE TO THE EXISTING POOL DECK AND PARKING AREA DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. NO STRUCTURES, OBSTRUCTIONS OR TREES TO BE PLACED WITHIN 50' OF THE NEAREST EXISTING GAS LINE.

OWNER:
FOUNTAINBROOKE H.O.A.
1523 HILLWOOD ROAD
BRENTWOOD, TN 37027
OPERATOR:
GASSER PROPERTY MANAGEMENT
3026 OWEN DRIVE SUITE 107
ANTIOCH, TN 37013
615-501-0017
CONTRACTOR:
TOM BLUE POOLS
3467 GREEN MILL ROAD
SPRING HILL, TN 37174



CONSTRUCTION EXIT DETAIL



SILT FENCE DETAIL

SITE GRADING DRAINAGE AND EROSION CONTROL PLAN OF
1531 HILLWOOD DRIVE

BRENTWOOD CITY	SIXTEENTH DISTRICT	WILLIAMSON COUNTY	TENNESSEE STATE	20121 JOB NUMBER
030M "C" MAP NO.	008.00 PARCEL NO(S).	57 MAP BK.	143 PAGE	3097 DEED BK.	313 PAGE

SITE GRADING DRAINAGE AND EROSION CONTROL PLAN OF 1531 HILLWOOD DRIVE
FOR FOUNTAINBROOKE HOMEOWNERS ASSOCIATION
MAP 030 M, GROUP G, PARCEL (008.00), DEED BOOK 3097, PAGE 313
OPEN SPACE 1 ON THE PLAN OF FOUNTAINBROOKE, SECTION 12, PLAT BOOK 57, PAGE 143
SIXTEENTH DISTRICT, CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

ZONING: OPEN SPACE RESIDENTIAL

JESSE WALKER ENGINEERING
Professional Surveying & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 646-8228 Fax: (615) 646-8828
Website: www.jesse-walker.com

04-20-2020
03-25-2020
DATE

20121001
DRAWING NUMBER

C 2.00
1 of 1
SHEET NUMBER

BRENTWOOD PLANNING COMMISSION **3.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

BPC2004-010

PROJECT DESCRIPTION

Revised Site Plan - Harpeth Valley Water Tank Replacement, 6404 Johnson Chapel Road West

The Harpeth Valley Utility District requests approval to replace the existing water tank located at 6404 Johnson Chapel Road West.

Area of tract is 1.36 acres disturbance area is about one acre.

A 4-million-gallon elevated tank constructed on a composite pedestal is proposed. The pedestal will be 20 feet tall with the overall height of the tank being 77 feet tall. The new tank will be painted white in color, which is the same color as the existing tank The new tank will be located SW of the existing tank. The top of the new tank should not be any taller than the existing tank.

The new tank should sit at the existing tree line.

The existing tank will be removed once the new tank is operational.

Some trees will be removed to accommodate the improvement.

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Mr. Sam Harrison, Harpeth Valley Utilities District, 5838 River Road, Nashville, TN 37209

Attachments

Final Staff Report

Proposed Site Plan

Example of a Fluted Tank

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
MONDAY, MAY 4, 2020 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 3:

REQUEST:	***REVISED SITE PLAN – HARPETH VALLEY WATER TANK REPLACEMENT, 6404 JOHNSON CHAPEL ROAD WEST***
PROJECT NUMBER:	***BPC2004-010***
CURRENT ZONING:	***R-2 -- SUBURBAN RESIDENTIAL***

GENERAL INFORMATION:

The Harpeth Valley Utility District requests approval to replace the existing water tank located at 6404 Johnson Chapel Road West.

Area of tract is 1.36 acres. The area of disturbance area is about one acre.

A 4-million-gallon elevated tank constructed on a composite pedestal is proposed. The pedestal will be 20 feet tall with the overall height of the tank being 77 feet tall. The new tank will be painted white in color, which is the same color as the existing tank The new tank will be located SW of the existing tank. The top of the new tank should not be any taller than the existing tank.

The existing tank has a capacity of 3 million gallons.

The new tank should sit at the existing tree line.

The existing tank will be removed once the new tank is operational.

Some trees will be removed to accommodate the improvement.

PROJECT LOCATION:

The subject property is located at 6404 Johnson Chapel Road West.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property

CONDITIONS OF APPROVAL

*Staff recommends that the following **two** conditions be attached to the approval of the request.*

1. The appropriate permits shall be required for the proposed change.

2. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **nine** standard requirements be attached to the approval of the request.*

1. Add the following note to the site plan;

   *This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **May 4, 2023**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.

4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required

fees shall be used for future infrastructure related improvements required by the proposed development.

6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 4, 2020.** Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the planning Commission approve the proposed revised site plan, subject to the requirements of the staff report.

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

SSR PROJECT NUMBER: 19410070

March 2020

ENGINEERED B:A *Paolo Fonda, P.E.*



SSR Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 383-1113
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www.ssr-inc.com

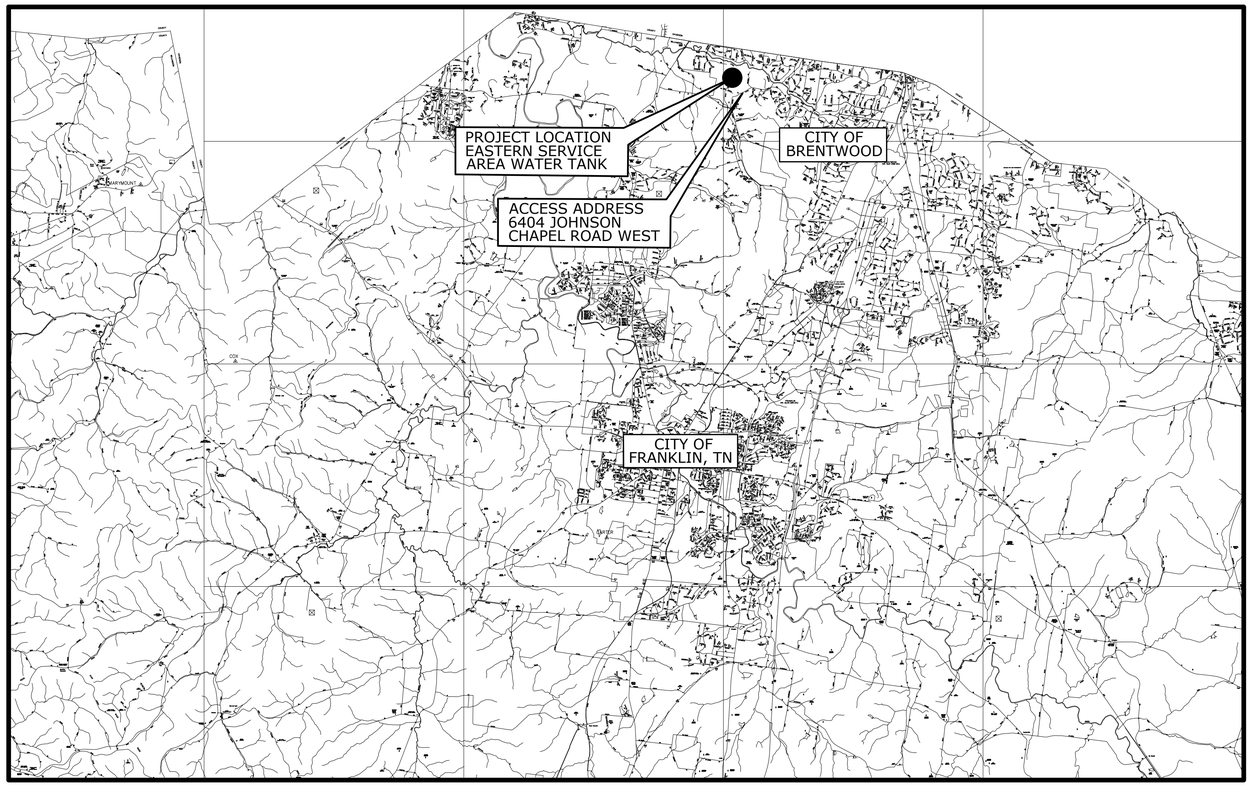
HVUD APPROVAL

B:A _____ DATE: 3/20/20
ASSISTANT GENERAL MANAGER

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SSR PROJECT #:19410070 EASTERN SERVICE AREA ELEVATED WATER TANK

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VICINITY MAP

LIST OF DRAWINGS

G0.0	COVER SHEET
G0.1	VICINITY MAP AND DRAWING INDEX
G0.2	GENERAL NOTES
CS1.0	EXISTING SITE SURVEY
CD1.1	SITE DEMOLITION PLAN
CS1.0	OVERALL SITE PLAN
CS1.1	SITE LAYOUT PLAN
CG1.1	GRADING AND DRAINAGE PLAN
CE1.1	EROSION CONTROL PLAN INITIAL AND FINAL
CU1.1	SITE UTILITIES PLAN
CU2.1	SITE UTILITIES PROFILES
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
D1.1	TANK PEDESTAL INTERIOR PLAN
D4.1	SECTIONS
D4.2	SECTIONS
D4.3	FLUTED COLUMN WATER TANK SECTION AND DETAIL
D4.4	COMPOSITE WATER TANK ELEVATION AND SECTION
D5.1	MISCELLANEOUS WATER TANK DETAILS
S0.1	STRUCTURAL GENERAL NOTES
S1.0	STRUCTURAL SITE VIEW, SECTIONS AND DETAILS
S5.1	STRUCTURAL DETAILS
E0.0	ELECTRICAL SCHEDULES, LEGEND AND NOTES
E0.1	ELECTRICAL SPECIFICATIONS
E0.2	ELECTRICAL ONE LINE
E0.3	ELECTRICAL DETAILS
E0.4	ELECTRICAL DETAILS
EL1.1	ELECTRICAL LIGHTING - TANK PEDESTAL INTERIOR PLAN
EL2.1	ELECTRICAL WATER TANK ELEVATION & SECTION
EP1.1	ELECTRICAL POWER - TANK PEDESTAL INTERIOR PLAN
ES1.0	ELECTRICAL SITE PLAN
I0.1	INSTRUMENTATION BLOCK DIAGRAM
I1.1	INSTRUMENTATION AND CONTROLS TANK PLAN VIEW

SCALES USED

20' 10' 0 20' 40'
SCALE: 1" = 20'

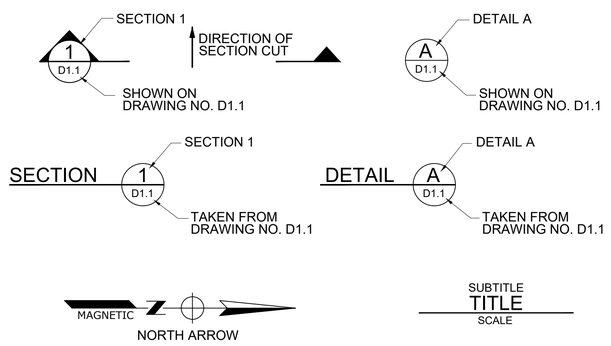
30' 15' 0 30' 60'
SCALE: 1" = 30'

4' 0 4' 8' 12' 16' 20'
SCALE: 1/8" = 1'-0"

4' 0 4' 8' 12'
SCALE: 3/16" = 1'-0"

2' 0 2' 4' 6'
SCALE: 3/8" = 1'-0"

SECTION AND DETAIL DESIGNATIONS



LIST OF ABBREVIATIONS

ASPH	ASPHALT
CIP	CAST IRON PIPE
℄	CENTERLINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EXTG	EXISTING
℄	FLOW LINE
FM	FORCE MAIN
INV	INVERT
LN	LINE NUMBER
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
VC	VITRIFIED CLAY PIPE
W	WATER MAIN
WM	WATER METER
WT	WATER TIGHT

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FAX: (615) 386-8469
www.ssr-inc.com

SSR Project #:19410070

PAUL F. MOORE LICENSED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE No. 001111SE STATE OF TENNESSEE 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT
EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE
VICINITY MAP & DRAWING INDEX

DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
G0.1

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3/18/2020 4:41:20 PM T:\Team4\12019\19410070\Constructs\CivilSheets\G0.1 VICINITY MAP & DRAWING INDEX.dwg

GENERAL NOTES

1. ALL NOTES GIVEN HERE APPLY TO ALL SHEETS.
2. THE CONTRACTOR SHALL ENSURE CONSTRUCTION CONFORMS TO THE STANDARD SPECIFICATIONS, DETAILS, AND STANDARDS OF THE HARPTEH VALLEY UTILITIES DISTRICT, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC), AND/OR OTHER APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL NECESSARY PERMITS FROM ANY FEDERAL, STATE, AND/OR LOCAL AUTHORITY HAVING JURISDICTION OVER ANY PHASE OF CONSTRUCTION ASSOCIATED WITH THE PROJECT.
4. IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, DETAILS, PERMITS AND/OR STANDARDS, THE CONTRACTOR SHALL CONTACT HARPETH VALLEY UTILITIES DISTRICT IMMEDIATELY FOR CLARIFICATION.
5. WORK AND/OR MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS, DRAWINGS, DETAILS, PERMITS, AND/OR STANDARDS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
6. THE TYPES AND LOCATIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PRESERVING EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. REPAIRS OR REPLACEMENTS TO ANY UTILITY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL PAYMENT ALLOWED.
7. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING ITEMS INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO: STRUCTURES, DRAINAGE SYSTEMS, PAVEMENT, LANDSCAPING, ETC. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF HARPETH VALLEY UTILITIES DISTRICT AND DOCUMENT ANY PRE-EXISTING DAMAGE OR CONDITIONS PRIOR TO BEGINNING WORK. REPAIRS OR REPLACEMENTS TO ANY ITEM DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE ALLOWED.
8. ALL PRODUCTS AND MATERIALS NOT SHOWN ON THE DRAWINGS OR SPECIFIED IN THE SPECIFICATIONS THAT ARE TYPICALLY REQUIRED TO COMPLETE AND INSTALLATION, SUCH AS BUT NOT LIMITED TO: FITTINGS, TEMPORARY MAINS, GROUTING ABANDONED LINES, ETC. SHALL BE SUPPLIED BY THE CONTRACTOR WITH NO ADDITIONAL PAYMENT ALLOWED.
9. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING WATER SYSTEM AND/OR WATER MAINS PLACED IN SERVICE WITHOUT PRIOR APPROVAL AND ONLY UNDER THE SUPERVISION OF HARPETH VALLEY UTILITIES DISTRICT. OPERATING VALVES SHALL BE SCHEDULED IN WRITING BY THE CONTRACTOR AND MUST BE APPROVED IN ADVANCE BY HARPETH VALLEY UTILITIES DISTRICT.
10. HARPETH VALLEY UTILITIES DISTRICT WILL MAKE EVERY REASONABLE EFFORT TO ISOLATE AND SHUT DOWN THE FLOW OF WATER WHEN REQUIRED FOR THE WORK. HOWEVER, THERE MAY BE CIRCUMSTANCES THAT PREVENT TIMELY WATER SHUT DOWN SUCH AS: FAULTY VALVES, WATER MAIN BREAKS, LACK OF FORCES DUE TO HIGHER PRIORITY SITUATIONS, ETC. THE COST FOR CONTRACTOR STANDBY TIME DUE TO THESE TYPES OF DELAYS IS CONSIDERED INCIDENTAL AND SHOULD BE INCORPORATED INTO THE PRICE OF OTHER BID ITEMS. SEPARATE PAYMENT WILL NOT BE ALLOWED.
11. THE CONTRACTOR SHALL NOT MAKE CONNECTIONS TO THE EXISTING WATER SYSTEM UNTIL APPLICABLE TESTS, INCLUDING: DISINFECTION, HYDROSTATIC, AND/OR ETC., HAVE BEEN PERFORMED AND REPORTED TO HARPETH VALLEY UTILITIES DISTRICT AND FOUND TO BE IN COMPLIANCE.
12. ALL PIPE, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES INCLUDING, BUT NOT LIMITED TO, COATED OR UNCOATED BRASS OR BRONZE MATERIALS THAT COULD COME IN CONTACT WITH DRINKING WATER SHALL BE IN ACCORDANCE WITH THE 2011 REDUCTION OF LEAD IN DRINKING WATER ACT THAT AMENDS THE SAFE DRINKING WATER ACT SECTION 1417 EFFECTIVE JANUARY 4, 2014. THE FOLLOWING INTERNET LINK PROVIDES FURTHER CLARIFICATION AND DIRECTION ON THE REQUIREMENT: http://nepis.epa.gov/Adobe/PDF/P100GRDZ.pdf.
13. CONTRACTOR SHALL COORDINATE, SUBMIT PAYMENT AND HAVE WORK SCHEDULED FOR ALL APPLICABLE UTILITY RELOCATIONS PRIOR TO PROJECT WORK BEGINNING. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER OF SCHEDULE.
14. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF DIFFERING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
15. CONTRACTOR SHALL REPAIR ALL DAMAGE TO STREETS, YARDS, MAIL BOXES, FENCES, SIGNS, DRIVEWAY, TREES, LANDSCAPING, ETC. AT NO ADDITIONAL COST.
16. ALL DRIVEWAY REPAIRS SHALL MATCH EXISTING DRIVEWAYS IN WIDTH, DEPTH AND MATERIALS UNLESS OTHERWISE SPECIFIED.
17. ALL PROPERTY OWNERS THAT ARE ADJACENT TO ANY PROPOSED WORK SHALL BE CONTACTED BY CONTRACTOR 72 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM PROPERTY OWNERS PRIOR TO UTILIZING PRIVATE PROPERTY FOR STORAGE (EQUIPMENT OR EXCAVATED MATERIALS), PARKING AREA OR ACCESS.
18. ROCK EXCAVATION WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF OTHER ITEMS.
19. CONTRACTOR IS RESPONSIBLE FOR HAVING A TENNESSEE LICENSED SURVEYOR TO SET ANY PROPERTY BOUNDARY IRON PINS OR MONUMENTS DISTURBED DURING CONSTRUCTION.
20. ALL COSTS (INCLUDING LABOR, MATERIAL, AND EQUIPMENT) NECESSARY TO PERFORM THE WORK AS SHOWN AND DESCRIBED IN THE DRAWINGS, STANDARD DETAILS AND SPECIFICATIONS FOR WHICH A SEPARATE PAY ITEM IS NOT INCLUDED, SHALL BE MERGED INTO PAY ITEMS SHOWN.
21. ALL OPENINGS, PIPE SLEEVES, CONDUITS, INSERTS AND OTHER IMBEDDED ITEMS SHALL BE IN PLACE BEFORE CONCRETE IS PLACED. SEE ELECTRICAL SHEETS FOR ITEMS REQUIRING SLEEVES OR IMBEDMENTS IN CONCRETE.
22. ALL OF THE EXCESS MATERIAL WHICH IS UNSUITABLE FOR USE IN THE CONSTRUCTION OF THIS PROJECT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR IN WASTE AREAS FURNISHED BY THE CONTRACTOR.
23. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL LAYOUTS AND ELEVATIONS FOR PROPOSED SURFACE, AND DRAINAGE IMPROVEMENTS SHOWN ON THE PLANS, AND SHALL REPORT ANY CONFLICT WITH EXISTING UTILITIES AND OTHER STRUCTURES, DISCREPANCIES, OMISSIONS OR UNCLEAR FEATURES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK.
24. THE CONTRACTOR SHOULD BE AWARE OF THE CURRENT TENNESSEE BURIAL LAW WHICH PROTECTS BOTH MARKED AND UNMARKED HISTORIC AND PREHISTORIC SITES. IN THE EVENT HUMAN BURIALS ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, CONSTRUCTION IN THE IMMEDIATE VICINITY SHOULD CEASE AND THE TENNESSEE DIVISION OF ARCHEOLOGY SHOULD BE NOTIFIED FOR FURTHER ASSESSMENT.
25. NOT ALL PIPE HANGERS, BRACES OR THRUST BLOCKS ARE SHOWN ON THE DRAWINGS. SEE SPECIFICATIONS FOR REQUIREMENTS.
26. DEVIATION FROM THESE BID DOCUMENTS WITHOUT THE PRIOR CONSENT OF OWNER OR HIS REPRESENTATIVE MAY BE CAUSE FOR THE WORK TO BE REJECTED.
27. ALL WATER MAINS SHALL BE LAID TO SUCH LINES AND GRADES AS INDICATED ON THE DRAWINGS TO INSURE THAT SUCH WATER MAINS HAVE SUFFICIENT DEPTH AND FUNCTION PROPERLY AND TO PREVENT THE FORMATION OF AIR POCKETS.

MAINTENANCE OF TRAFFIC NOTES

1. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN THE TRAFFIC SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL SUBMIT THE TRAFFIC CONTROL PLANS TO OWNER AND ENGINEER FOR REVIEW PRIOR TO COMMENCING ANY WORK AT PROJECT SITE. ALL COSTS FOR PROVIDING TRAFFIC CONTROL SHALL BE MERGED INTO THE UNIT PRICE BID FOR THE WORK.
2. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE FACILITY AT ALL TIMES DURING CONSTRUCTION. ACCESS FOR VEHICLES INCLUDING DELIVERY AND OTHER VEHICLES FOR STANDARD OPERATION SHALL BE MAINTAINED AT ALL TIMES.

UTILITIES NOTES

1. THE LOCATIONS OF EXISTING UTILITIES, STRUCTURES AND UNDERGROUND PIPING ARE SHOWN IN AN APPROXIMATE WAY ONLY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES, STRUCTURES AND UNDERGROUND PIPING PRIOR TO COMMENCING WORK IN EACH AREA. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES, STRUCTURES AND UNDERGROUND PIPING. CONTRACTOR TO CALL TENNESSEE ONE CALL FOR UTILITY LOCATIONS (1-800-351-1111) OR TENNESSEE 811.
2. EXTREME PRECAUTIONS SHALL BE EXERCISED DURING CONSTRUCTION (EXCAVATIONS AND OTHER OPERATIONS) IN ORDER TO PROTECT THE EXISTING UTILITIES, VAULTS, UTILITY STRUCTURES AND OTHER STRUCTURES. ANY DAMAGE SHALL BE RESTORED AT CONTRACTOR'S EXPENSE.THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THE PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER OR AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT.
3. THE CONTRACTOR SHALL GIVE A MINIMUM OF 72 HOURS NOTICE TO THE AFFECTED UTILITIES PRIOR TO THE COMMENCEMENT OF EACH SEPARATE PHASE OF NEW CONSTRUCTION, WHETHER COMPLETE OR PARTIAL..
4. FOR THE PROPOSED IMPROVEMENTS, ANY NECESSARY ADJUSTMENT AND/OR RELOCATIONS OF EXISTING PRIVATE UTILITIES, INCLUDING MANHOLES, METERS, VALVE BOXES, UNDERGROUND LINES AND CABLES, UTILITY POLES, ETC., INVOLVED ON THIS PROJECT SHALL BE MADE BY THE AFFECTED UTILITY AGENCIES UNLESS OTHERWISE NOTED AND SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXTEND FULL COOPERATION TO ALL THE UTILITY AGENCIES (TELEPHONE, TELEGRAPH, GAS, ELECTRIC AND SEWER AND WATER, ETC.).

SITE NOTES

1. WHEN CONSTRUCTION INVOLVES THE REMOVAL OF FENCES, POLES, SIDEWALKS, DRIVES, TEMPORARY OR FIXED STRUCTURES: THE CONTRACTOR AT HIS EXPENSE SHALL PROVIDE FOR TEMPORARY SERVICE OR CONTAINMENT TO THE AFFECTED PROPERTY, AND SHALL REPLACE SUCH ITEMS WITH SIMILAR OR BETTER MATERIALS AS SOON AS PRACTICAL FOLLOWING UTILITY INSTALLATION.
2. THE CONTRACTOR SHALL RESTORE OR HAVE RESTORED, AT HIS EXPENSE, ALL EXISTING FACILITIES WHICH HAVE BEEN DAMAGED DUE TO HIS CONSTRUCTION ACTIVITIES, TO THE ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL UTILIZE THE SAME MATERIAL COMPOSITION AS EXISTING TO REPLACE THE EXISTING FACILITIES UNLESS APPROVED OTHERWISE BY THE HARPTH VALLEY UTILITIES DISTRICT.
3. THE CONTRACTOR SHALL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR RE-GRADED. EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN THE PLANS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE, NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
4. ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED AREAS AS SHOWN ON THE PLANS. IF ADDITIONAL CONSTRUCTION ACCESS OR STAGING AND STORAGE IS REQUIRED BY THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR SUCH AT CONTRACTOR'S EXPENSE .
5. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE NOT COVERED BY BUILDINGS STRUCTURES OR PAVEMENT SHALL BE TOPSOILED AND SEEDED UNLESS OTHERWISE SHOWN ON THE PLANS. TOPSOIL SHALL BE 4" THICK AFTER COMPACTION. (DISTURBED AREAS ONLY).
6. THE BURIED MAINS LESS THAN OR EQUAL TO 12" SHALL HAVE 30-INCHES OF MINIMUM COVER. BURIED MAINS GREATER THAN 12" SHALL HAVE 36-INCHES OF COVER. APPURTENANCES, INCLUDING VALVES, BENDS AND OTHER FITTINGS, CONCRETE BLOCKING, CAPPING AND PLUGGING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
7. ALL VALVE BOXES SHALL BE PROVIDED WITH A CONCRETE COLLAR SET TO FINISH GRADE. EACH VALVE BOX SHALL HAVE A TYPE 316 STAINLESS STEEL TAG IDENTIFYING THE VALVE.
8. THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 4, 2023, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

LEGEND FOR PLAN AND PROFILE SHEETS

- 8"W — 8"W — EXISTING WATER MAIN
- G — G — GAS MAIN
- T — T — UNDERGROUND TELEPHONE
- E — E — UNDERGROUND ELECTRIC
- T — TELEPHONE MANHOLE
- E — ELECTRIC MANHOLE
- ST — STORM WATER MANHOLE
- LIGHT POLE
- UTILITY POLE
- POLE WITH GUY WIRE
- CULVERT STORM PIPE
- 4" — TREE
- HEDGE
- SHRUB
- PROPERTY RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY IRON PIN
- CONCRETE MONUMENT
- CHAIN LINK FENCE
- WIRE FENCE
- WOODEN FENCE
- PROPOSED WATER MAIN
- TAPPING SLEEVE & VALVE
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT

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FAX: (615) 386-8469
www.ssr-inc.com
SSR Project #:19410070

RANDY FORD — 03/20/2020 — No. 00111738 — STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

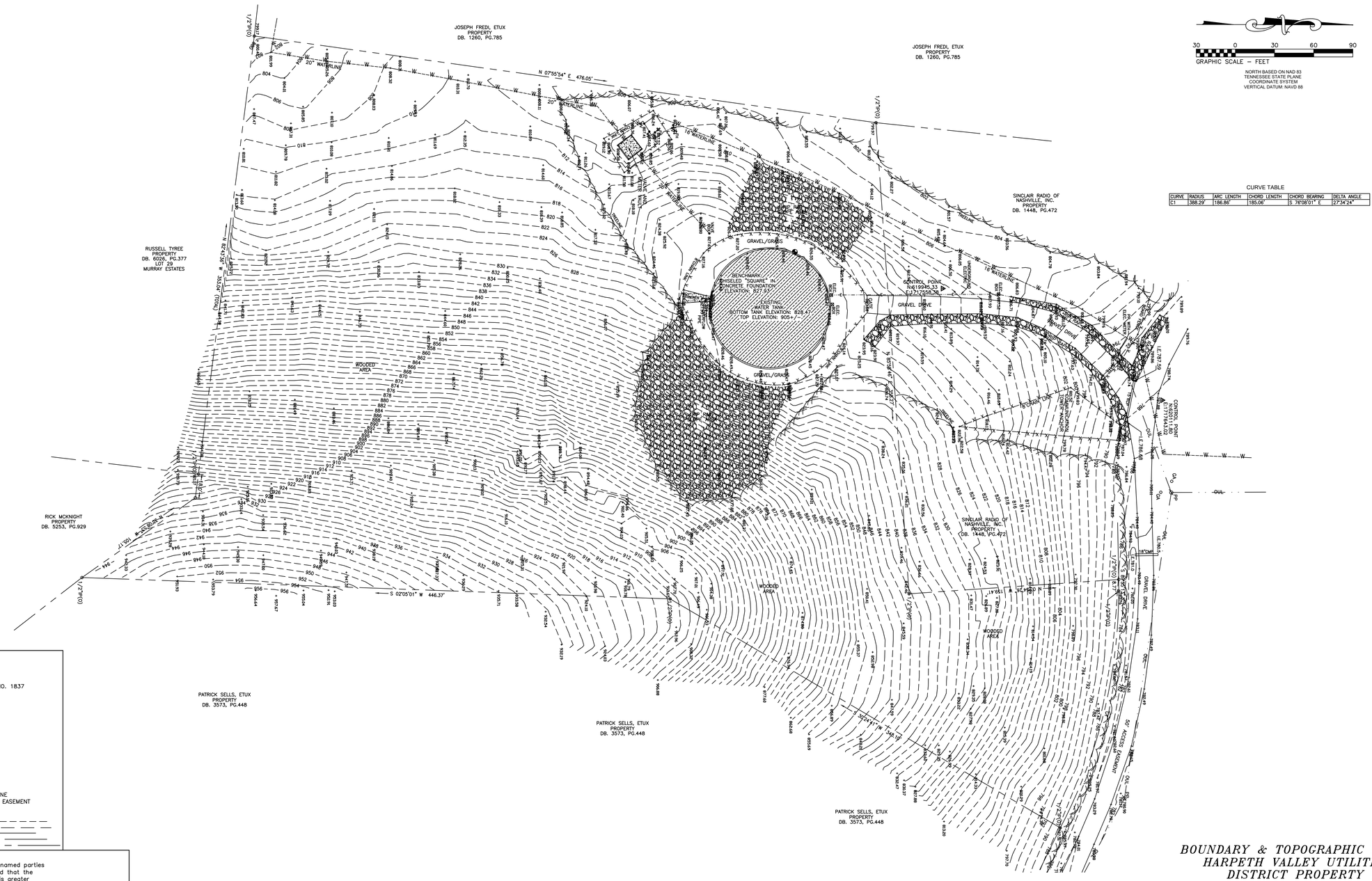
DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE: GENERAL NOTES

DATE: MARCH 2020
PROJECT STATUS: BID SET
SHEET NUMBER: G0.2

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4/15/2020 2:53:57 PM T:\Team\41\2019\19410070\Constructs\Civil\Sheets\G0.2 GENERAL NOTES.dwg



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	388.29'	186.86'	185.06'	S 76°08'01" E	27°34'24"

LEGEND

IP(O) = IRON PIN OLD FOUND
IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
GA–GUY ANCHOR
OUL–OVERHEAD UTILITY LINE
LP–LIGHT POLE
WV–WATER VALVE
FH–FIRE HYDRANT
MH–MANHOLE
TE–TOP ELEVATION
IE–INVERT ELEVATION
CB–CATCH BASIN
SPOT ELEVATION - 777.47
PP = POWER POLE
WM = WATER METER
GM = GAS METER
AC = AIR CONDITIONER PAD
FFE = FINISH FLOOR ELEVATION
R.O.W. = RIGHT OF WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
POINT OF CURVATURE: O
CONCRETE MONUMENT: □
EASEMENT LINE: _ _ _ _ _ _ _ _ _ _ _ _
MINIMUM BUILDING SETBACK LINE: — — — — —
CENTERLINE: _____ _ _ _____
BOUNDARY LINE: _____ _ _ _ _____
RIGHT–OF–WAY LINE: _____ _ _ _____

I hereby certify to the hereon named parties that this is a Category 1 survey and that the closure of the unadjusted traverse is greater than 1:10,000. That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

This lot does not lie within a Special Flood Hazard Area of the Federal Emergency Management Agency, Flood Insurance Rate Map of the City of Brentwood, Williamson County, Tennessee dated September 29, 2006.

SAID PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND CONVEYANCES OF RECORD, AND RESTRICTIONS.

NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR, THEREFORE IT IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OR TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN, WERE TAKEN FROM VISIBLE FEATURES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS . THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

BOUNDARY & TOPOGRAPHIC SURVEY
HARPETH VALLEY UTILITIES
DISTRICT PROPERTY
DEED BOOK 678, PAGE 394
WILLIAMSON COUNTY, TENNESSEE
DATE: JUNE 22, 2017
SCALE: 1" = 30'
AREA: 5.38 ACRES +/-

Suiter Surveying & Land Planning, Inc.
P.O.Box 30271
1805A Alpine Drive
Clarksville, Tenn. 37040
Ph.#(931)920-1750
Fax # (931)920-8400
CIVIL ENGINEERING & LAND SURVEYING

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SSR Project #:19410070

SURVEY PROVIDED BY OWNER

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

EXISTING SITE SURVEY

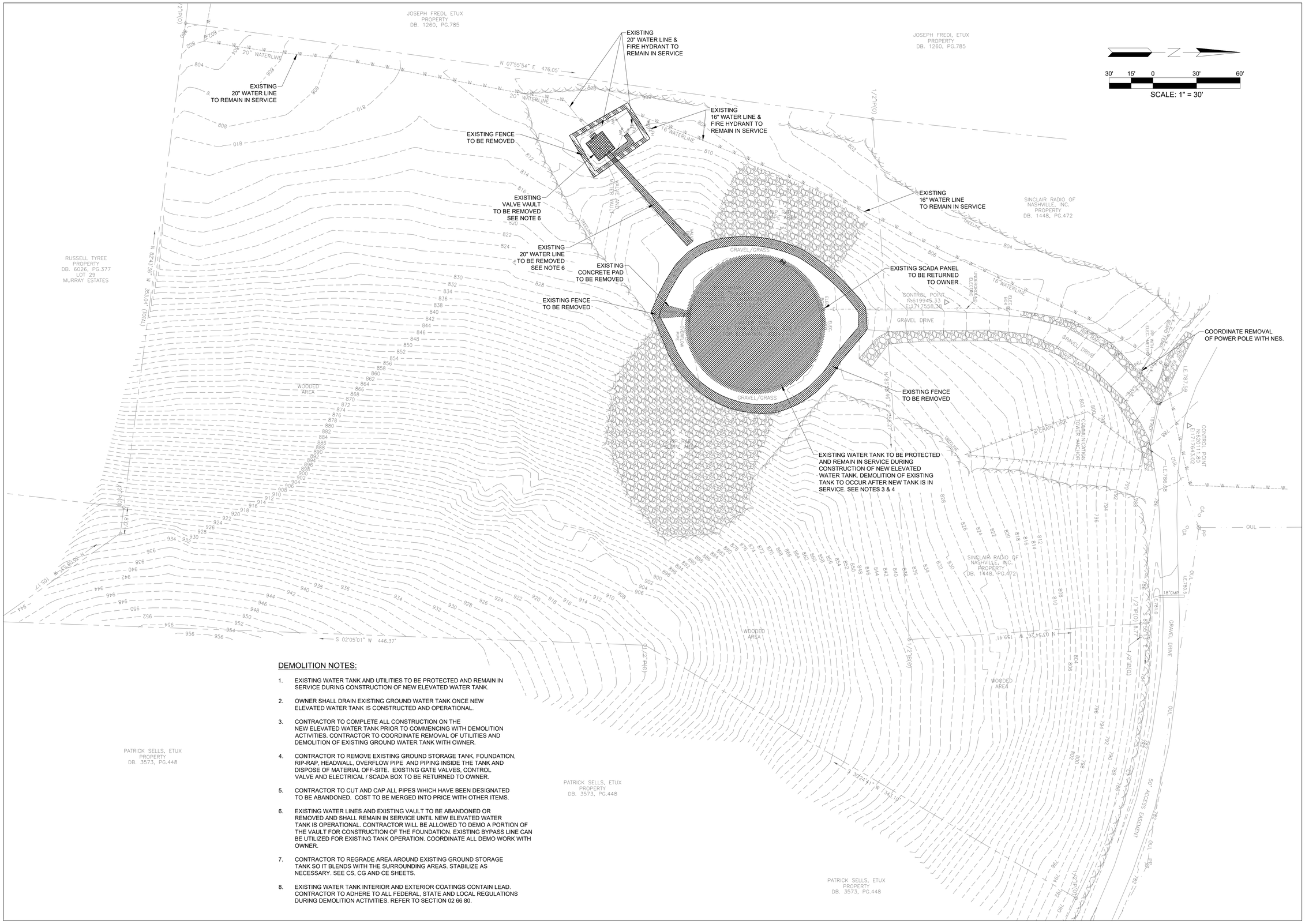
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
C1.0

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T:\Team411\2019\19410070\Constructs\Civil\Sheets\C1.0 EXISTING SITE SURVEY.dwg
3/4/2020 7:32:08 AM



DEMOLITION NOTES:

1. EXISTING WATER TANK AND UTILITIES TO BE PROTECTED AND REMAIN IN SERVICE DURING CONSTRUCTION OF NEW ELEVATED WATER TANK.
2. OWNER SHALL DRAIN EXISTING GROUND WATER TANK ONCE NEW ELEVATED WATER TANK IS CONSTRUCTED AND OPERATIONAL.
3. CONTRACTOR TO COMPLETE ALL CONSTRUCTION ON THE NEW ELEVATED WATER TANK PRIOR TO COMMENCING WITH DEMOLITION ACTIVITIES. CONTRACTOR TO COORDINATE REMOVAL OF UTILITIES AND DEMOLITION OF EXISTING GROUND WATER TANK WITH OWNER.
4. CONTRACTOR TO REMOVE EXISTING GROUND STORAGE TANK, FOUNDATION, RIP-RAP, HEADWALL, OVERFLOW PIPE AND PIPING INSIDE THE TANK AND DISPOSE OF MATERIAL OFF-SITE. EXISTING GATE VALVES, CONTROL VALVE AND ELECTRICAL / SCADA BOX TO BE RETURNED TO OWNER.
5. CONTRACTOR TO CUT AND CAP ALL PIPES WHICH HAVE BEEN DESIGNATED TO BE ABANDONED. COST TO BE MERGED INTO PRICE WITH OTHER ITEMS.
6. EXISTING WATER LINES AND EXISTING VAULT TO BE ABANDONED OR REMOVED AND SHALL REMAIN IN SERVICE UNTIL NEW ELEVATED WATER TANK IS OPERATIONAL. CONTRACTOR WILL BE ALLOWED TO DEMO A PORTION OF THE VAULT FOR CONSTRUCTION OF THE FOUNDATION. EXISTING BYPASS LINE CAN BE UTILIZED FOR EXISTING TANK OPERATION. COORDINATE ALL DEMO WORK WITH OWNER.
7. CONTRACTOR TO REGRADE AREA AROUND EXISTING GROUND STORAGE TANK SO IT BLENDS WITH THE SURROUNDING AREAS. STABILIZE AS NECESSARY. SEE CS, CG AND CE SHEETS.
8. EXISTING WATER TANK INTERIOR AND EXTERIOR COATINGS CONTAIN LEAD. CONTRACTOR TO ADHERE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS DURING DEMOLITION ACTIVITIES. REFER TO SECTION 02 66 80.

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BRADD EARL LOVELL
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 001111138
STATE OF TENNESSEE
03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT
EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

SITE DEMOLITION PLAN

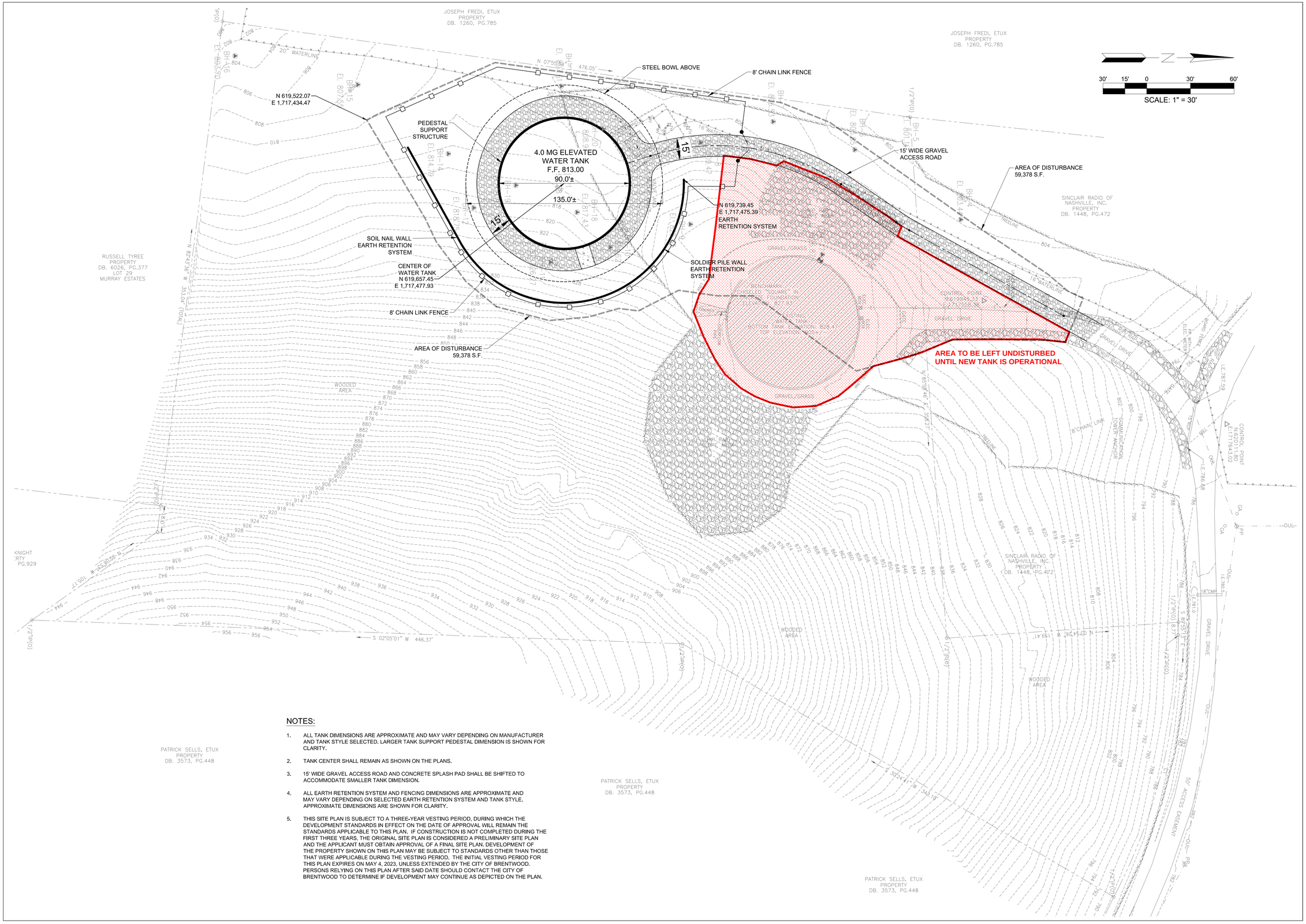
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
CD1.1

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3/18/2020 10:34:39 AM T:\Team41\2019\19410070\Constructs\CivilSheets\CD1.1 SITE DEMOLITION PLAN.dwg



NOTES:

1. ALL TANK DIMENSIONS ARE APPROXIMATE AND MAY VARY DEPENDING ON MANUFACTURER AND TANK STYLE SELECTED. LARGER TANK SUPPORT PEDESTAL DIMENSION IS SHOWN FOR CLARITY.
2. TANK CENTER SHALL REMAIN AS SHOWN ON THE PLANS.
3. 15' WIDE GRAVEL ACCESS ROAD AND CONCRETE SPLASH PAD SHALL BE SHIFTED TO ACCOMMODATE SMALLER TANK DIMENSION.
4. ALL EARTH RETENTION SYSTEM AND FENCING DIMENSIONS ARE APPROXIMATE AND MAY VARY DEPENDING ON SELECTED EARTH RETENTION SYSTEM AND TANK STYLE. APPROXIMATE DIMENSIONS ARE SHOWN FOR CLARITY.
5. THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON MAY 4, 2023, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

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PAUL F. FOND
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 0011138
STATE OF TENNESSEE
03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

OVERALL SITE PLAN

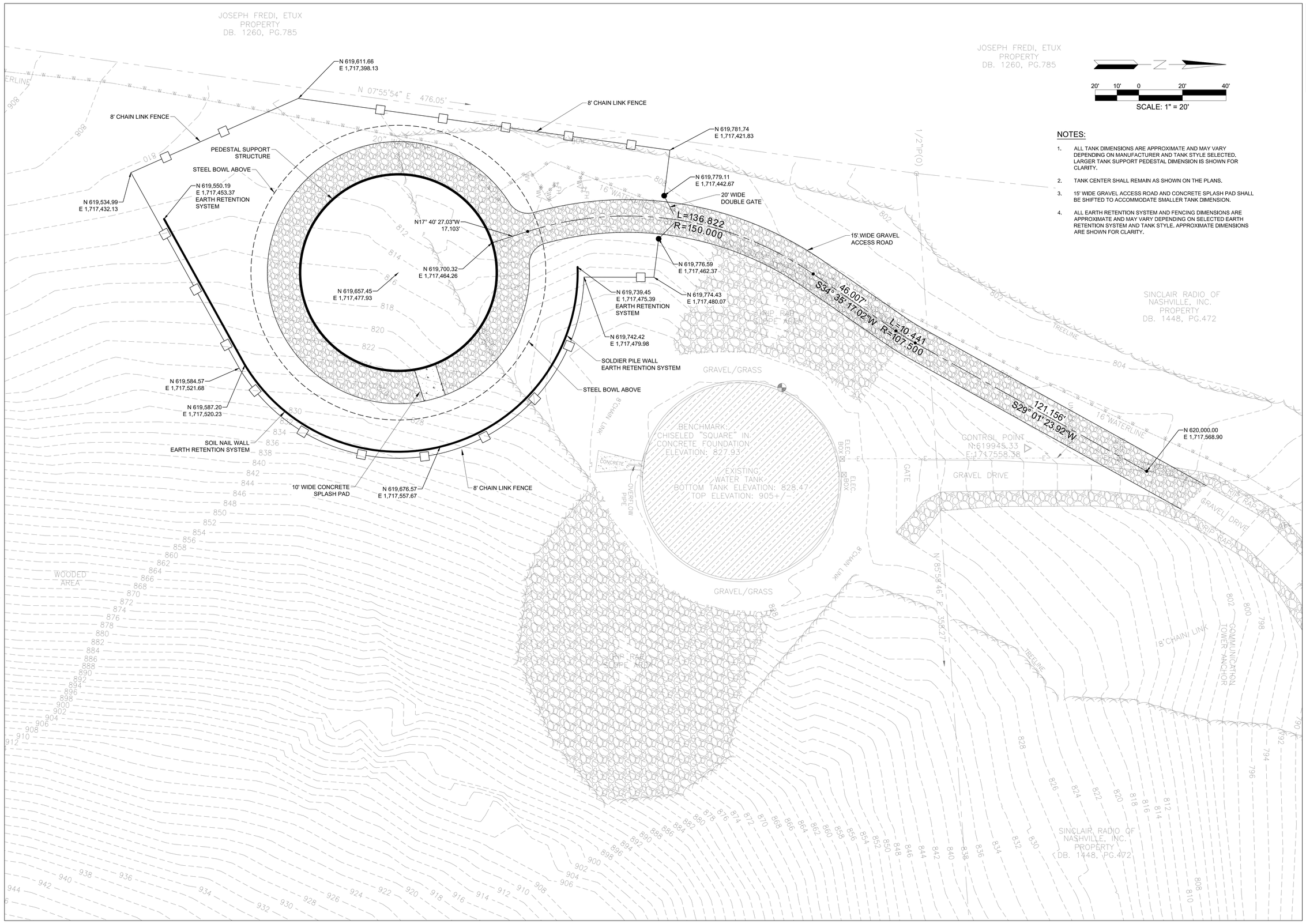
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
CS1.0

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4/17/2020 8:10:03 AM T:\Team41\2019\19410070\Constructs\Civil\Sheets\CS1.0 OVERALL SITE PLAN.dwg



NOTES:

1. ALL TANK DIMENSIONS ARE APPROXIMATE AND MAY VARY DEPENDING ON MANUFACTURER AND TANK STYLE SELECTED. LARGER TANK SUPPORT PEDESTAL DIMENSION IS SHOWN FOR CLARITY.
2. TANK CENTER SHALL REMAIN AS SHOWN ON THE PLANS.
3. 15' WIDE GRAVEL ACCESS ROAD AND CONCRETE SPLASH PAD SHALL BE SHIFTED TO ACCOMMODATE SMALLER TANK DIMENSION.
4. ALL EARTH RETENTION SYSTEM AND FENCING DIMENSIONS ARE APPROXIMATE AND MAY VARY DEPENDING ON SELECTED EARTH RETENTION SYSTEM AND TANK STYLE. APPROXIMATE DIMENSIONS ARE SHOWN FOR CLARITY.

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RADD FORD
REGISTERED ENGINEER
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CIVIL
COMMERCIAL
No. 001111[illegible]
03/20/2020
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

SITE LAYOUT PLAN

DATE
MARCH 2020

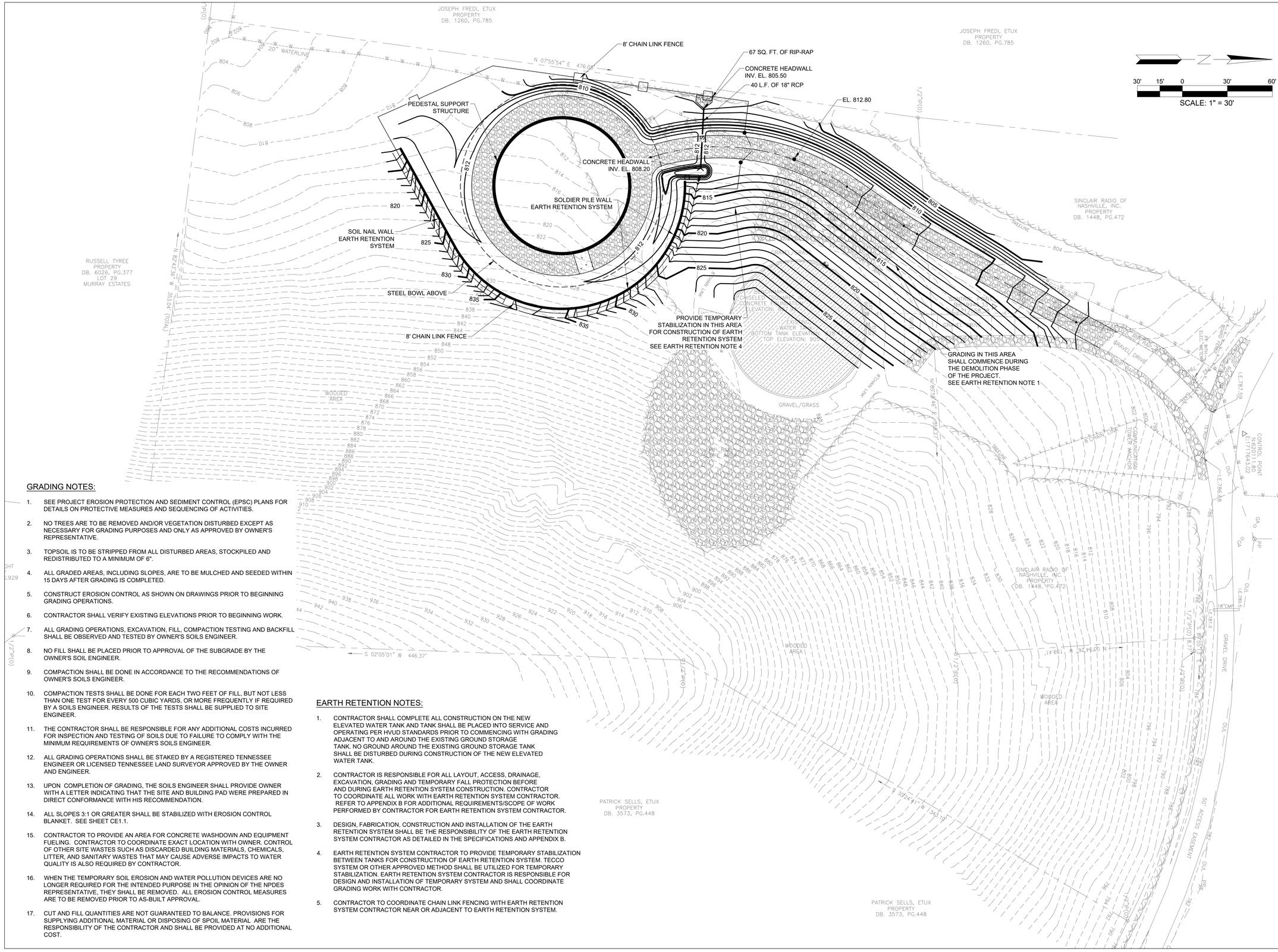
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BID SET

SHEET NUMBER
CS1.1

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GRADING NOTES:

1. SEE PROJECT EROSION PROTECTION AND SEDIMENT CONTROL (EPSC) PLANS FOR DETAILS ON PROTECTIVE MEASURES AND SEQUENCING OF ACTIVITIES.
2. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
3. TOPSOIL IS TO BE STRIPPED FROM ALL DISTURBED AREAS, STOCKPILED AND REDISTRIBUTED TO A MINIMUM OF 6".
4. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE MULCHED AND SEEDED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
5. CONSTRUCT EROSION CONTROL AS SHOWN ON DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
6. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
7. ALL GRADING OPERATIONS, EXCAVATION, FILL, COMPACTION TESTING AND BACKFILL SHALL BE OBSERVED AND TESTED BY OWNER'S SOILS ENGINEER.
8. NO FILL SHALL BE PLACED PRIOR TO APPROVAL OF THE SUBGRADE BY THE OWNER'S SOIL ENGINEER.
9. COMPACTION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS OF OWNER'S SOILS ENGINEER.
10. COMPACTION TESTS SHALL BE DONE FOR EACH TWO FEET OF FILL, BUT NOT LESS THAN ONE TEST FOR EVERY 500 CUBIC YARDS, OR MORE FREQUENTLY IF REQUIRED BY A SOILS ENGINEER. RESULTS OF THE TESTS SHALL BE SUPPLIED TO SITE ENGINEER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS INCURRED FOR INSPECTION AND TESTING OF SOILS DUE TO FAILURE TO COMPLY WITH THE MINIMUM REQUIREMENTS OF OWNER'S SOILS ENGINEER.
12. ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED TENNESSEE ENGINEER OR LICENSED TENNESSEE LAND SURVEYOR APPROVED BY THE OWNER AND ENGINEER.
13. UPON COMPLETION OF GRADING, THE SOILS ENGINEER SHALL PROVIDE OWNER WITH A LETTER INDICATING THAT THE SITE AND BUILDING PAD WERE PREPARED IN DIRECT CONFORMANCE WITH HIS RECOMMENDATION.
14. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL BLANKET. SEE SHEET CE1.1.
15. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY CONTRACTOR.
16. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE NPDES REPRESENTATIVE, THEY SHALL BE REMOVED. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVAL.
17. CUT AND FILL QUANTITIES ARE NOT GUARANTEED TO BALANCE. PROVISIONS FOR SUPPLYING ADDITIONAL MATERIAL OR DISPOSING OF SPOIL MATERIAL ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PROVIDED AT NO ADDITIONAL COST.

EARTH RETENTION NOTES:

1. CONTRACTOR SHALL COMPLETE ALL CONSTRUCTION ON THE NEW ELEVATED WATER TANK AND TANK SHALL BE PLACED INTO SERVICE AND OPERATING PER HVUD STANDARDS PRIOR TO COMMENCING WITH GRADING ADJACENT TO AND AROUND THE EXISTING GROUND STORAGE TANK. NO GROUND AROUND THE EXISTING GROUND STORAGE TANK SHALL BE DISTURBED DURING CONSTRUCTION OF THE NEW ELEVATED WATER TANK.
2. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT, ACCESS, DRAINAGE, EXCAVATION, GRADING AND TEMPORARY FALL PROTECTION BEFORE AND DURING EARTH RETENTION SYSTEM CONSTRUCTION. CONTRACTOR TO COORDINATE ALL WORK WITH EARTH RETENTION SYSTEM CONTRACTOR. REFER TO APPENDIX B FOR ADDITIONAL REQUIREMENTS/SCOPE OF WORK PERFORMED BY CONTRACTOR FOR EARTH RETENTION SYSTEM CONTRACTOR.
3. DESIGN, FABRICATION, CONSTRUCTION AND INSTALLATION OF THE EARTH RETENTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE EARTH RETENTION SYSTEM CONTRACTOR AS DETAILED IN THE SPECIFICATIONS AND APPENDIX B.
4. EARTH RETENTION SYSTEM CONTRACTOR TO PROVIDE TEMPORARY STABILIZATION BETWEEN TANKS FOR CONSTRUCTION OF EARTH RETENTION SYSTEM. TECCO SYSTEM OR OTHER APPROVED METHOD SHALL BE UTILIZED FOR TEMPORARY STABILIZATION. EARTH RETENTION SYSTEM CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF TEMPORARY SYSTEM AND SHALL COORDINATE GRADING WORK WITH CONTRACTOR.
5. CONTRACTOR TO COORDINATE CHAIN LINK FENCING WITH EARTH RETENTION SYSTEM CONTRACTOR NEAR OR ADJACENT TO EARTH RETENTION SYSTEM.

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SSR Project #:19410070



REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

GRADING PLAN

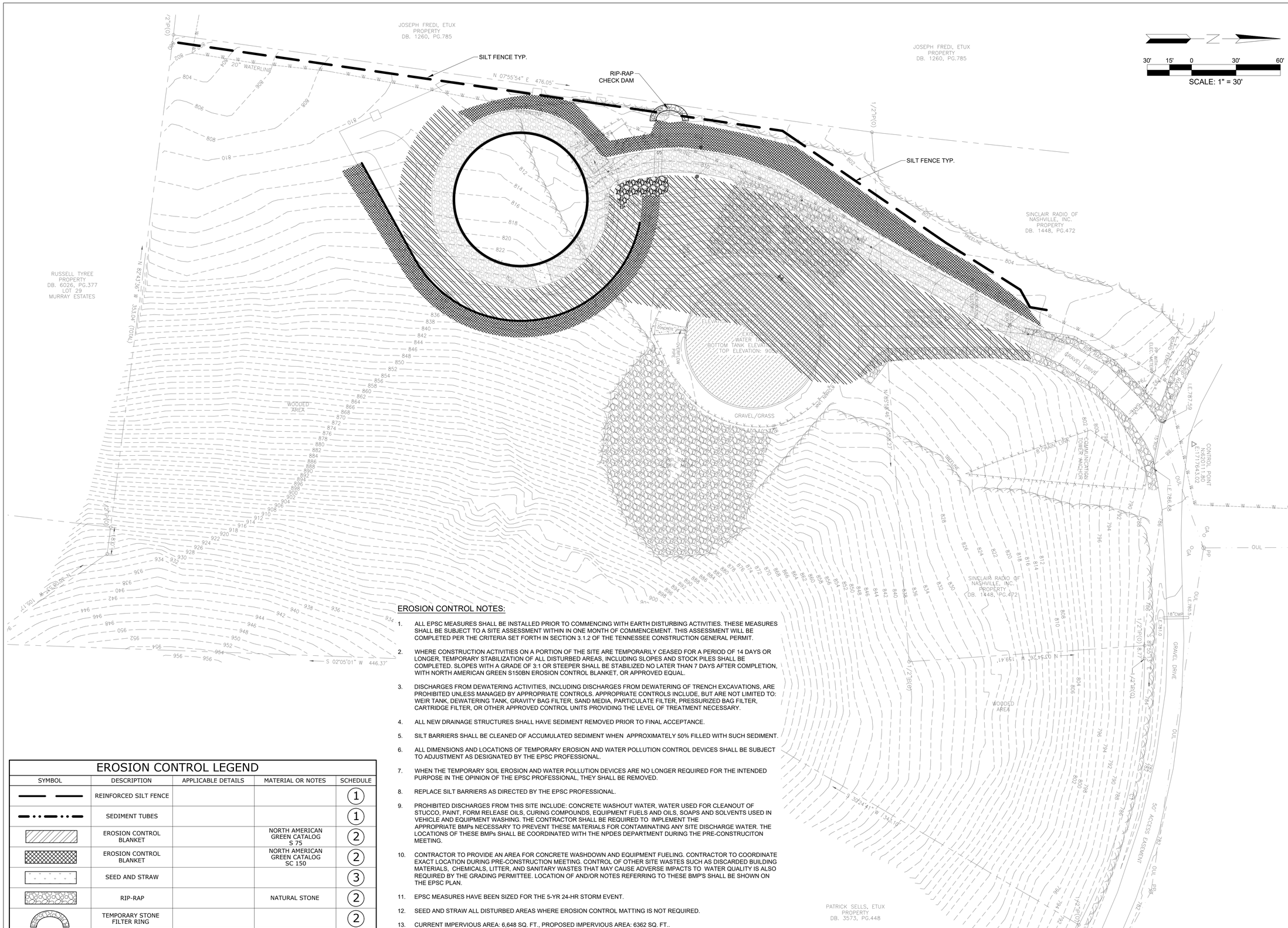
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
CG1.1

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3/24/2020 3:12:04 PM T:\Team4\12019\19410070\Construct\Civil\Sheets\CG1.1 GRADING PLAN.dwg



EROSION CONTROL NOTES:

1. ALL EPSC MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH EARTH DISTURBING ACTIVITIES. THESE MEASURES SHALL BE SUBJECT TO A SITE ASSESSMENT WITHIN IN ONE MONTH OF COMMENCEMENT. THIS ASSESSMENT WILL BE COMPLETED PER THE CRITERIA SET FORTH IN SECTION 3.1.2 OF THE TENNESSEE CONSTRUCTION GENERAL PERMIT.
2. WHERE CONSTRUCTION ACTIVITIES ON A PORTION OF THE SITE ARE TEMPORARILY CEASED FOR A PERIOD OF 14 DAYS OR LONGER, TEMPORARY STABILIZATION OF ALL DISTURBED AREAS, INCLUDING SLOPES AND STOCK PILES SHALL BE COMPLETED. SLOPES WITH A GRADE OF 3:1 OR STEEPER SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER COMPLETION, WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKET, OR APPROVED EQUAL.
3. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCH EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS. APPROPRIATE CONTROLS INCLUDE, BUT ARE NOT LIMITED TO: WEIR TANK, DEWATERING TANK, GRAVITY BAG FILTER, SAND MEDIA, PARTICULATE FILTER, PRESSURIZED BAG FILTER, CARTRIDGE FILTER, OR OTHER APPROVED CONTROL UNITS PROVIDING THE LEVEL OF TREATMENT NECESSARY.
4. ALL NEW DRAINAGE STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
5. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT.
6. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE EPSC PROFESSIONAL.
7. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE EPSC PROFESSIONAL, THEY SHALL BE REMOVED.
8. REPLACE SILT BARRIERS AS DIRECTED BY THE EPSC PROFESSIONAL.
9. PROHIBITED DISCHARGES FROM THIS SITE INCLUDE: CONCRETE WASHOUT WATER, WATER USED FOR CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, EQUIPMENT FUELS AND OILS, SOAPS AND SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. THE CONTRACTOR SHALL BE REQUIRED TO IMPLEMENT THE APPROPRIATE BMPs NECESSARY TO PREVENT THESE MATERIALS FOR CONTAMINATING ANY SITE DISCHARGE WATER. THE LOCATIONS OF THESE BMPs SHALL BE COORDINATED WITH THE NPDES DEPARTMENT DURING THE PRE-CONSTRUCITON MEETING.
10. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
11. EPSC MEASURES HAVE BEEN SIZED FOR THE 5-YR 24-HR STORM EVENT.
12. SEED AND STRAW ALL DISTURBED AREAS WHERE EROSION CONTROL MATTING IS NOT REQUIRED.
13. CURRENT IMPERVIOUS AREA: 6,648 SQ. FT., PROPOSED IMPERVIOUS AREA: 6362 SQ. FT..

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	APPLICABLE DETAILS	MATERIAL OR NOTES	SCHEDULE
	REINFORCED SILT FENCE			1
	SEDIMENT TUBES			1
	EROSION CONTROL BLANKET		NORTH AMERICAN GREEN CATALOG S 75	2
	EROSION CONTROL BLANKET		NORTH AMERICAN GREEN CATALOG SC 150	2
	SEED AND STRAW			3
	RIP-RAP		NATURAL STONE	2
	TEMPORARY STONE FILTER RING			2

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SSR Project #:19410070

RADD FORD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
03/20/2020
No. 001111.38
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

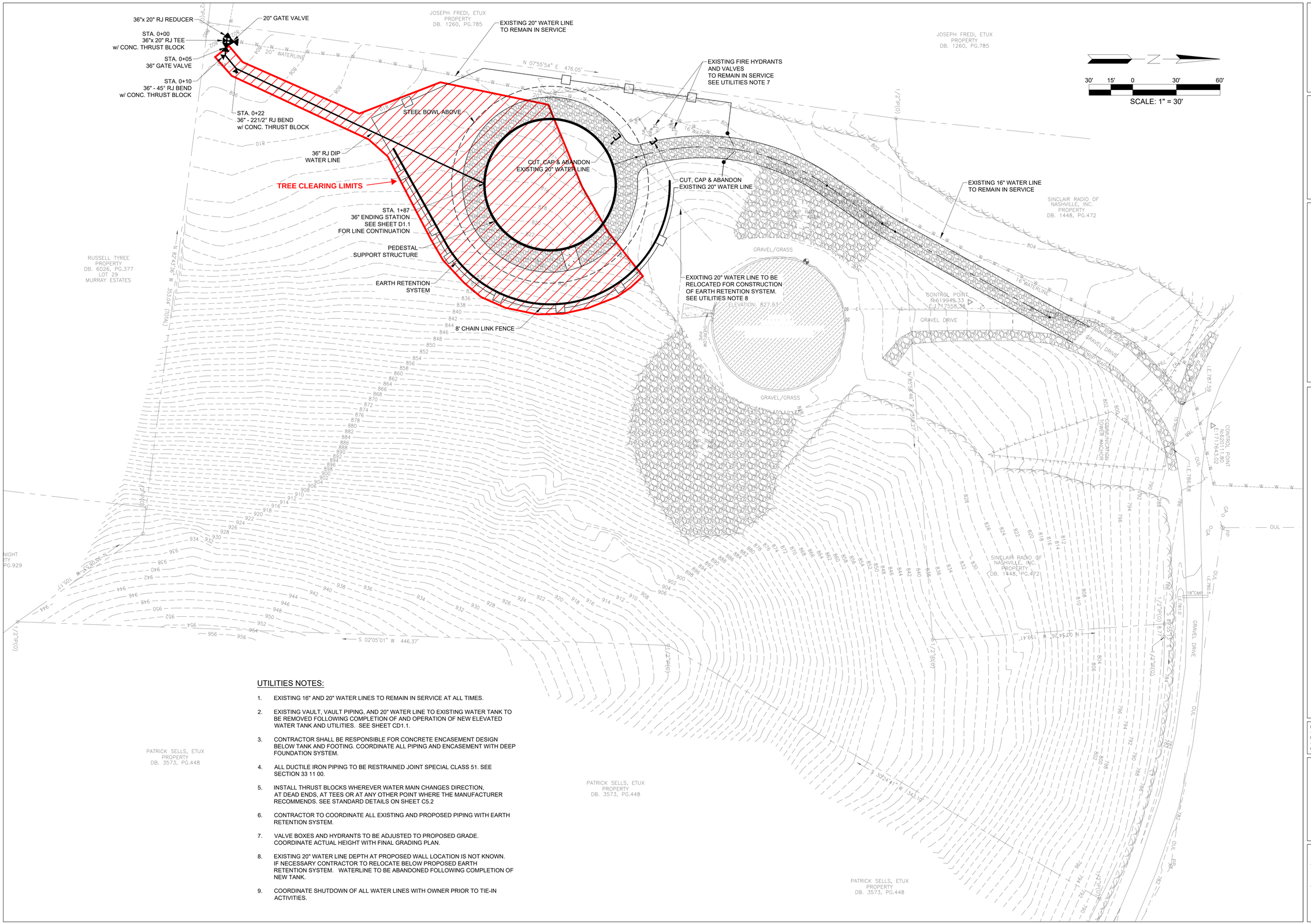
SHEET TITLE

EROSION CONTROL PLAN INITIAL AND FINAL

DATE
MARCH 2020
PROJECT STATUS
BID SET
SHEET NUMBER
CE1.1

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3/18/2020 10:34:09 AM T:\Team4\2019\19410070\Constructs\Civil\Sheets\CE1.1 EROSION CONTROL PLAN.dwg



UTILITIES NOTES:

1. EXISTING 16" AND 20" WATER LINES TO REMAIN IN SERVICE AT ALL TIMES.
2. EXISTING VAULT, VAULT PIPING, AND 20" WATER LINE TO EXISTING WATER TANK TO BE REMOVED FOLLOWING COMPLETION OF AND OPERATION OF NEW ELEVATED WATER TANK AND UTILITIES. SEE SHEET CD1.1.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONCRETE ENCASEMENT DESIGN BELOW TANK AND FOOTING. COORDINATE ALL PIPING AND ENCASEMENT WITH DEEP FOUNDATION SYSTEM.
4. ALL DUCTILE IRON PIPING TO BE RESTRAINED JOINT SPECIAL CLASS 51. SEE SECTION 33 11 00.
5. INSTALL THRUST BLOCKS WHEREVER WATER MAIN CHANGES DIRECTION, AT DEAD ENDS, AT TEES OR AT ANY OTHER POINT WHERE THE MANUFACTURER RECOMMENDS. SEE STANDARD DETAILS ON SHEET C5.2
6. CONTRACTOR TO COORDINATE ALL EXISTING AND PROPOSED PIPING WITH EARTH RETENTION SYSTEM.
7. VALVE BOXES AND HYDRANTS TO BE ADJUSTED TO PROPOSED GRADE. COORDINATE ACTUAL HEIGHT WITH FINAL GRADING PLAN.
8. EXISTING 20" WATER LINE DEPTH AT PROPOSED WALL LOCATION IS NOT KNOWN. IF NECESSARY CONTRACTOR TO RELOCATE BELOW PROPOSED EARTH RETENTION SYSTEM. WATERLINE TO BE ABANDONED FOLLOWING COMPLETION OF NEW TANK.
9. COORDINATE SHUTDOWN OF ALL WATER LINES WITH OWNER PRIOR TO TIE-IN ACTIVITIES.

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No. 00111138
03/20/2020
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

SITE UTILITIES PLAN

DATE
MARCH 2020

PROJECT STATUS
BID SET

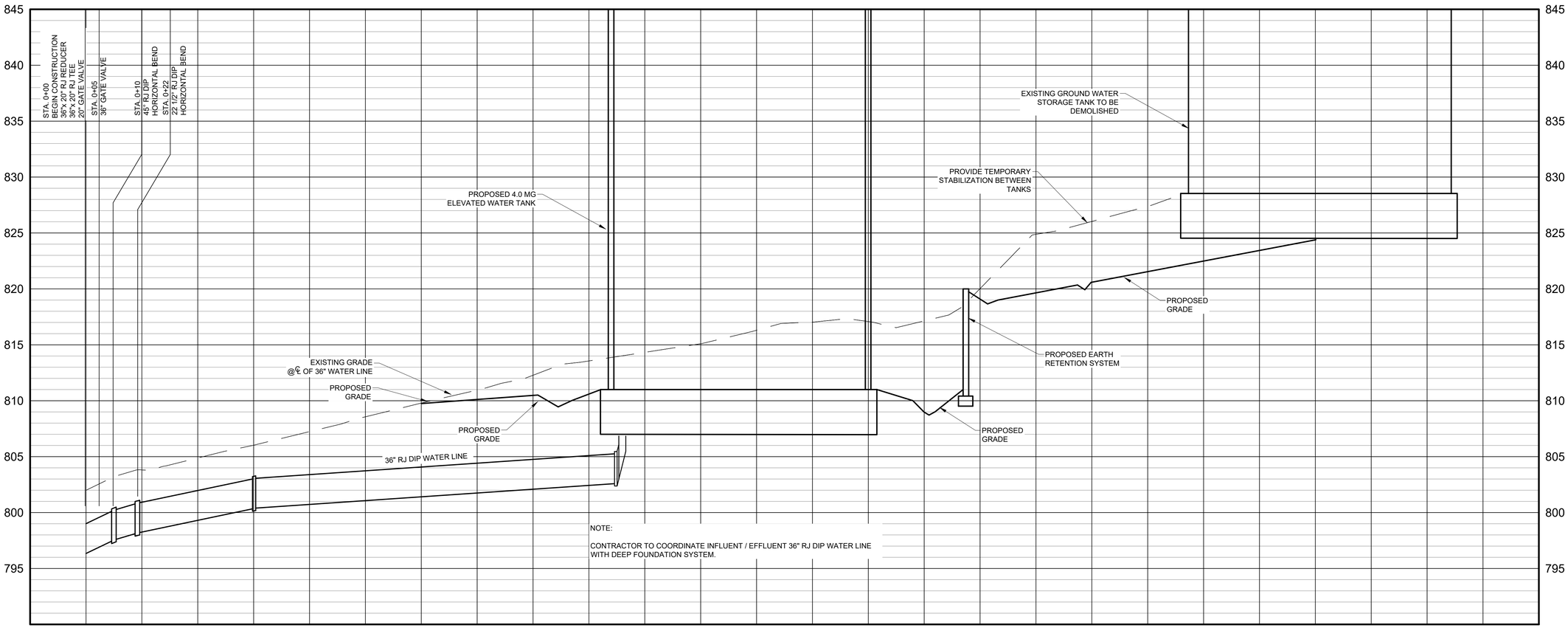
SHEET NUMBER
CU1.1

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36" WATER LINE

HOR. 1"=20' : VERT. 1"= 5'-0"



NOTE:

CONTRACTOR TO COORDINATE INFLUENT / EFFLUENT 36" RJ DIP WATER LINE WITH DEEP FOUNDATION SYSTEM.

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SSR Project #:19410070

BRADD E. FOND — REGISTERED ENGINEER — AGRICULTURE — CIVIL — COMMERCE — No. 001111SE — STATE OF TENNESSEE — 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

SITE UTILITIES PROFILES

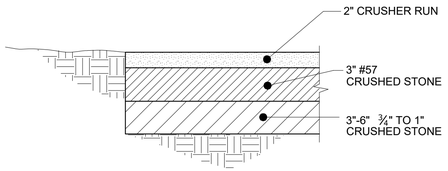
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
CU2.1

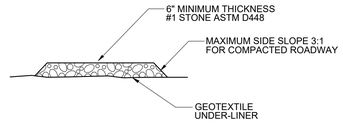
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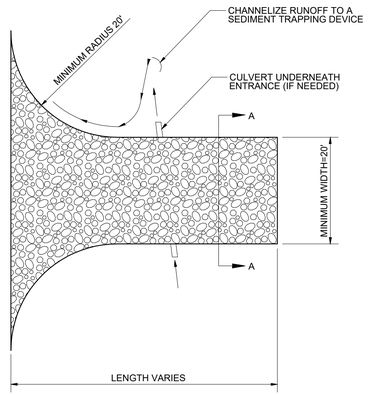


NOTE:
IF REQUIRED CONTRACTOR TO PROVIDE TEMPORARY GRAVEL DRIVE AT SHARED ACCESS POINT OFF OF JOHNSON CHAPEL ROAD WEST. CONTRACTOR TO DETERMINE THICKNESS AND TYPE OF MATERIAL FOR CONSTRUCTION TRAFFIC.

GRAVEL DRIVE DETAIL 01



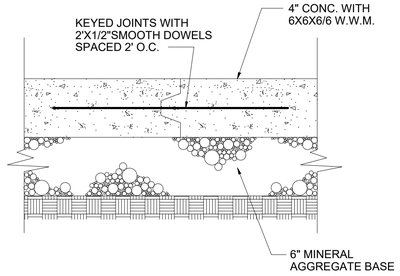
SECTION A



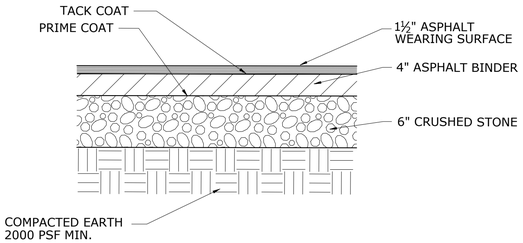
PLAN VIEW

CONSTRUCTION ENTRANCE DETAIL 02

NOTE:
EXPANSION JOINTS
NOT TO EXCEED 20'O.C.
EACH WAY.

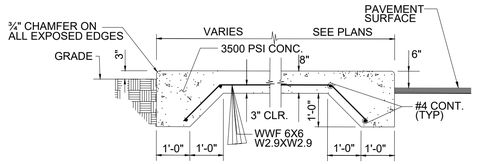


CONCRETE PAVING DETAIL 03

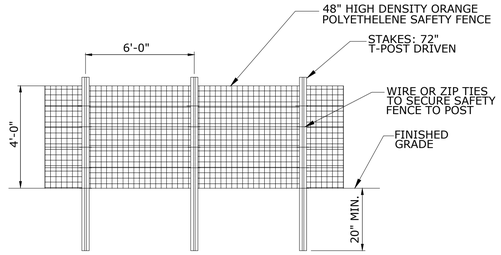


NOTE:
CONTRACTOR TO REPLACE EXISTING PRIVATE ASPHALT ACCESS ROAD AFTER COMPLETION OF PROJECT.

TYPICAL ASPHALT PAVEMENT DETAIL 04

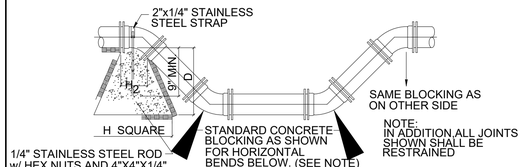


TYPICAL UTILITY PAD DETAIL 05

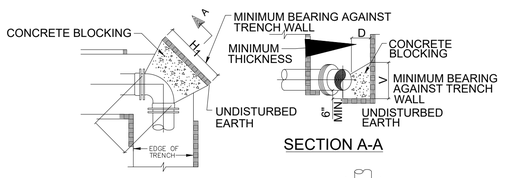


NOTE:
1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

CONSTRUCTION FENCE DETAIL 06

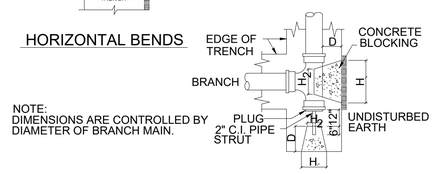


VERTICAL BENDS



SECTION A-A

HORIZONTAL BENDS



TEES, CROSSES & PLUGS

CONCRETE THRUST BLOCKING DETAIL 07

TABLE OF DIMENSIONS FOR CONCRETE BLOCKING

SIZE	TEES,PLUGS & CROSSES				90° BENDS				45° BENDS				22½° BENDS				11 ¼° BENDS				SIZE
PIPE	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	H_1	H_2	V	D	CU. FT.	PIPE
2"&2½"	18"	10"	12"	18"	1.9	18"	10"	12"	18"	1.9	18"	6"	12"	18"	1.5	18"	6"	12"	18"	1.5	18"	6"	12"	18"	1.5	2"&2½"
3"&4"	24"	12"	12"	18"	2.3	24"	12"	12"	18"	2.3	18"	8"	12"	18"	1.6	18"	8"	12"	18"	1.6	18"	8"	12"	18"	1.6	3"&4"
6"	24"	16"	18"	18"	3.5	30"	16"	18"	18"	4.1	24"	10"	16"	18"	3.2	24"	10"	16"	18"	3.2	24"	10"	16"	18"	3.2	6"
8"	36"	18"	18"	18"	5.1	39"	18"	24"	18"	7.3	30"	1 1⁄1	18"	18"	4.0	24"	1 1⁄1	18"	18"	3.5	24"	1 1⁄1	16"	18"	3.4	8"
10"	48"	24"	18"	24"	7.2	54"	32"	24"	18"	10.3	24"	18"	21"	18"	4.6	24"	18"	21"	18"	4.6	24"	18"	21"	18"	4.6	10"
12"	54"	30"	24"	24"	13.4	54"	32"	36"	24"	18.2	42"	18"	24"	24"	9.6	24"	18"	24"	24"	6.6	24"	18"	21"	24"	6.1	12"
14"	60"	32"	30"	24"	17.9	60"	40"	42"	24"	25.0	44"	24"	30"	24"	13.2	30"	24"	24"	24"	9.2	27"	21"	24"	24"	7.9	14"
16"	66"	34"	36"	24"	22.5	69"	48"	48"	24"	29.0	48"	30"	36"	24"	17.0	36"	30"	27"	24"	1 1.8	27"	24"	27"	24"	9.1	16"
18"	72"	36"	40"	24"	30.0	72"	48"	60"	24"	38.0	54"	30"	42"	24"	21.0	42"	30"	30"	24"	15.0	30"	30"	36"	24"	13.0	18"
20"	84"	38"	42"	24"	36.0	84"	48"	66"	24"	48.0	60"	40"	46"	24"	27.0	48"	36"	36"	24"	19.0	42"	40"	36"	24"	18.0	20"
24"	108"	42"	48"	24"	45.0	108"	60"	72"	24"	68.0	72"	48"	56"	24"	41.0	54"	42"	42"	24"	25.0	48"	42"	42"	24"	23.0	24"
30"	132"	52"	60"	24"	70.0	132"	72"	92"	24"	104.0	84"	48"	76"	24"	58.0	60"	48"	48"	24"	32.0	52"	48"	54"	24"	32.0	30"
36"	162"	58"	72"	24"	100.0	162"	72"	108"	24"	150.0	108"	60"	84"	24"	85.0	66"	48"	60"	24"	50.0	36"	48"	60"	24"	40.0	36"
42"	186"	60"	84"	36"	168.4	190"	66"	108"	36"	190	122"	60"	84"	24"	90"	72"	48"	72"	24"	56.0	56"	48"	66"	24"	44.0	42"
48"	172"	66"	96"	36"	200.0	220"	72"	120"	36"	230	136"	60"	90"	24"	98"	78"	48"	84"	24"	66.0	60"	48"	72"	24"	50.0	48"

1. THIS TABLE IS BASED ON AN INTERNAL HYDROSTATIC PRESSURE OF 200 PSI AND AN ALLOWABLE SOIL BEARING CAPACITY OF 4000 LB/SF.
2. SHOULD THE INTERNAL HYDROSTATIC PRESSURE EXCEED 200 PSI AND/OR THE ALLOWABLE SOIL BEARING CAPACITY BE LESS THAN 4000 LB/SF, THE THRUST BLOCK SIZE MUST BE ENLARGED ACCORDINGLY. IF EITHER OR BOTH OF THESE CONDITIONS OCCUR, THE CONTRACTOR SHALL PROVIDE CALCULATIONS TO SUPPORT THE ENLARGED SIZE THRUST BLOCK PROPOSED.
3. DIMENSIONS FOR CONCRETE BLOCKING ARE FOR DUCTILE IRON FITTINGS ANSI 21.10/AWWA C110
4. ALL BENDS, TEES, CROSSES, AND PLUGS SHALL HAVE CONCRETE THRUST BLOCKING INSTALLED AS SHOWN ON OR AS DIRECTED BY THE A/E.

CONCRETE THRUST BLOCKING DIMENSIONS 08

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SSR Project #:19410070

PAUL FRANKLIN BOND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 0011138 — STATE OF TENNESSEE — 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

CIVIL DETAILS

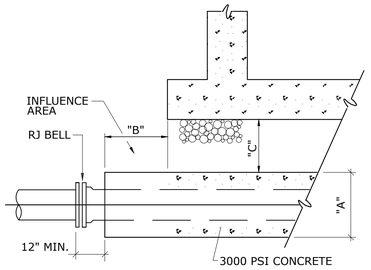
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
C5.1

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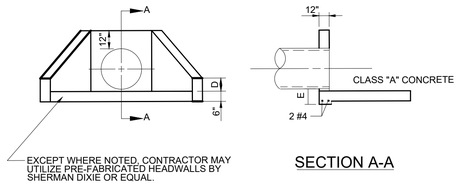


"B" DIMENSION AS SHOWN ON DRAWINGS
"C" DIMENSION SPECIFIED BY TANK FOUNDATION DESIGNER

PIPE DIA.	MIN. "A"
4-8"	24"
12"	32"
16"	36"
20"	44"
24"	48"
30"	54"
36"	60"
42"	66"

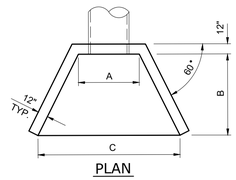
NOTES:
1. PIPE SHALL BE ENCASED FOR ENTIRE LENGTH UNDER SLAB AND WITHIN INFLUENCE AREA.
2. INSTALL 6x6-W1.4xW1.4 WWF AROUND PIPE BEFORE POURING CONCRETE ENCASEMENT

CONCRETE ENCASEMENT UNDER STRUCTURES | 09



ELEVATION

SECTION A-A



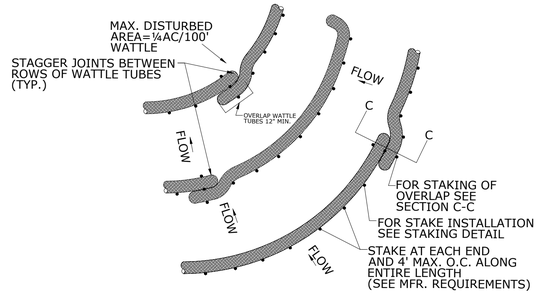
PLAN

TABLE OF DIMENSIONS					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	46"	60"	120	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

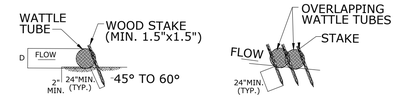
EDGE OF ALL EXPOSED CONCRETE TO BE CHAMFERED 3/4".

PLAN VIEW

STANDARD CONCRETE HEADWALL DETAIL | 10

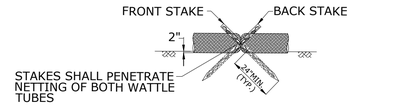


PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL

SECTION C-C



JOINT STAKING DETAIL

TUBES & WATTLES SLOPE DETAIL | 11

ELEVATION

SECTION

TEMPORARY STONE FILTER RING DETAIL | 12

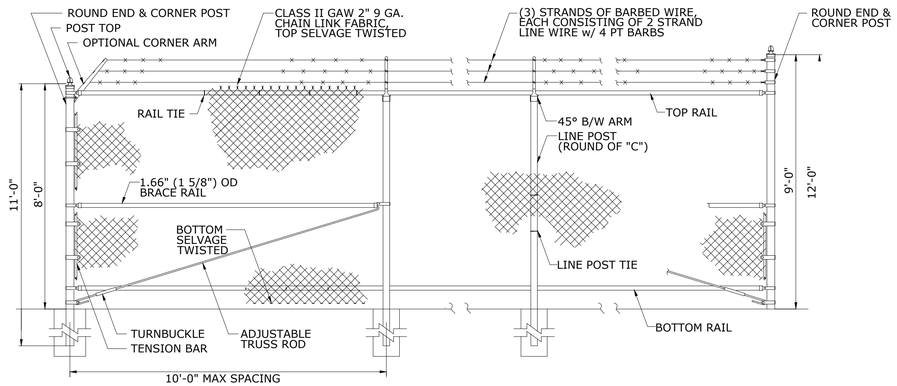
ELEVATION

SECTION

NOTES:
1. EXCAVATE A 6"x6" TRENCH FOR TOE OF SILT FENCE BURIAL.
2. INSTALL STEEL POST 10' CENTER TO CENTER (MAX). DRIVE POST INTO THE GROUND AT LEAST 2' DEEP.
3. SECURELY ATTACH THE METAL FENCE TO THE STEEL POST.
4. USE HOG RINGS (OR EQUIVALENT) TO SECURE THE SILT FENCE TO THE METAL FENCE.
5. BURY THE TOE OF THE SILT FENCE WITH THE PREVIOUSLY EXCAVATED MATERIAL AND TAMP IN PLACE TO SECURE THE TOE OF THE FENCE.
6. INSPECT THE INSTALLATION ON A REGULAR BASIS AND MAKE REPAIRS AS NEEDED.

REINFORCED TEMPORARY SILT FENCE | 13

NOTE:
ALL FABRIC & FRAMEWORK TO BE GALVANIZED.



FENCE SECTION ELEVATION | 14

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SSR Project #:19410070



REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE
CIVIL DETAILS

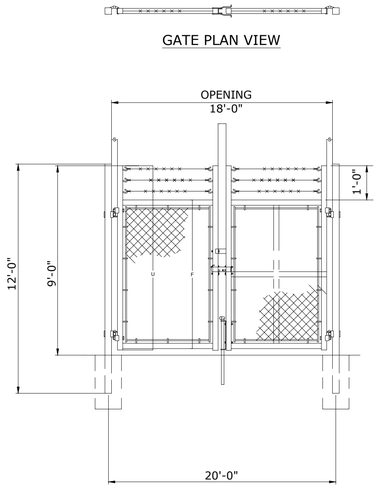
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
C5.2

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DOUBLE GATE DETAIL | 15

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REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

CIVIL DETAILS

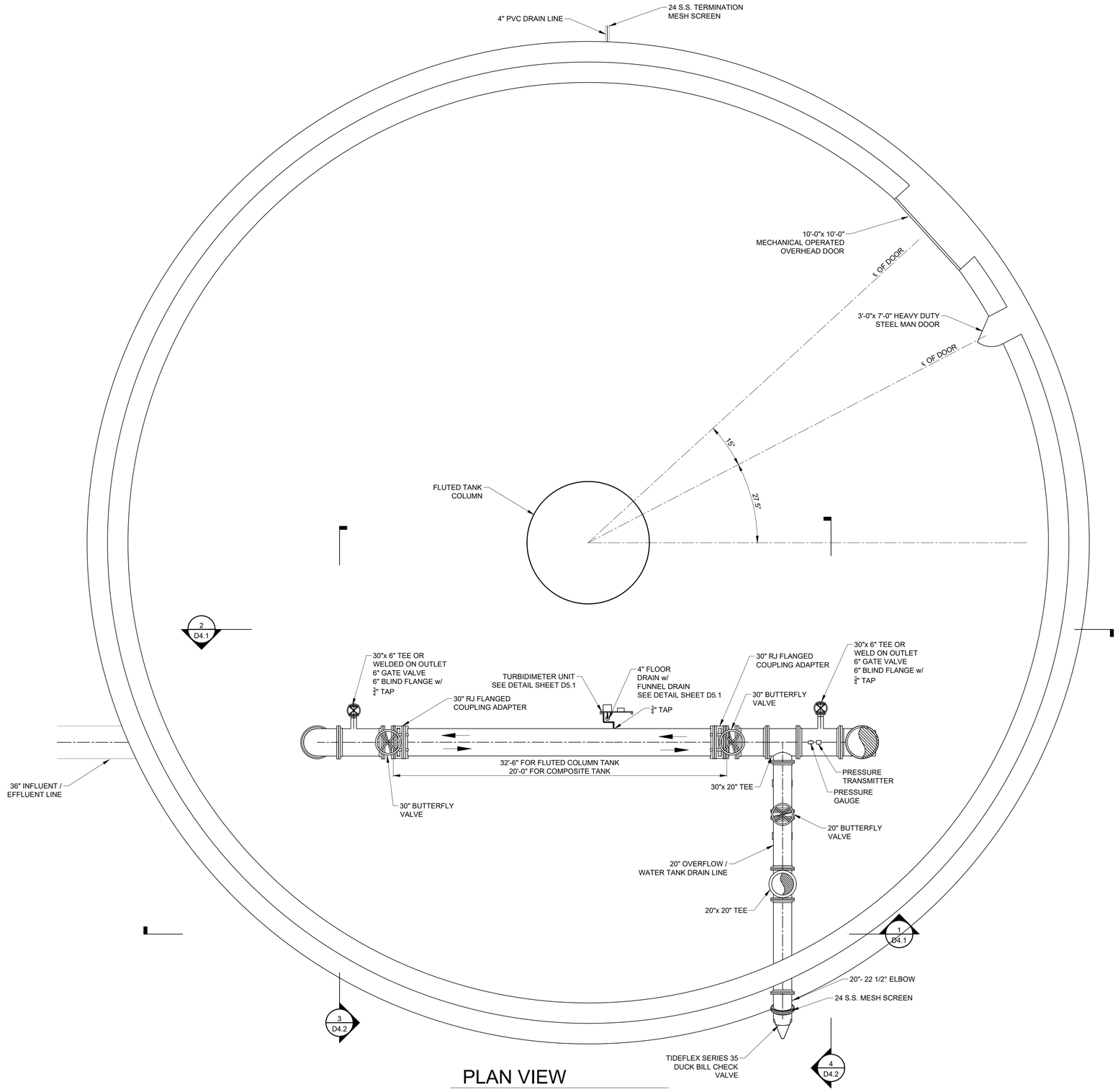
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
C5.3

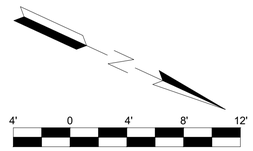
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PLAN VIEW

3/16"= 1'-0"



SCALE ¾" = 1'-0"

GENERAL

1. INTERIOR PIPING FINAL LAYOUT SHALL BE DETERMINED BY TANK TYPE SELECTED. THE TANK MANUFACTURER SHALL COORDINATE LAYOUT WITH ENGINEER AND OWNER PRIOR TO CONSTRUCTION.
2. MAN DOOR - 3' WIDE X 7' HIGH, STEEL DOOR, FRAME AND HEAVY DUTY CLOSURE. SEE SECTION 08 11 13.
2. VEHICLE DOOR - 10' WIDE X 10' HIGH ROLLING STEEL WITH 22 GAUGE SLATS. SEE SECTION 08 33 23.
3. IF COMPOSITE TANK IS SELECTED, CONTRACTOR TO PROVIDE MONOLITHIC REINFORCED CONCRETE INTERNAL BUTTRESS SECTION ON EACH SIDE OF VEHICLE DOOR. BUTTRESS TO BE MINIMUM 3'-6" WIDE AND 6" THICKER THAN NOMINAL WALL DIMENSION.
4. PIPE SUPPORTS ARE SHOWN FOR CONCEPTUAL DESIGN. CONCRETE OR STEEL PIPE SUPPORTS ARE REQUIRED AT ALL VALVES. OTHER PIPE SUPPORTS ARE THE RESPONSIBILITY OF THE PIPE DESIGNER RETAINED BY THE CONTRACTOR.
5. ALL NON-STAINLESS STEEL METAL TO BE PAINTED PER SPECIFICATION SECTION 09 96 00.

SLAB ON GRADE

1. FLOOR SLAB - 6" THICK 4,500 PSI CONCRETE ON COMPACTED GRANULAR REINFORCED WITH #4 BARS AT 12" CENTERS EACH WAY.
2. PROVIDE ½" ISOLATION JOINT BETWEEN FLOOR AND WALL AND AT PIPES AND SUPPORTS THROUGH FLOOR. CAP WITH SELF LEVELING SEALANT.
3. SAW CUT CONTROL JOINTS 1-½" DEEP AT 20 FEET MAXIMUM CENTERS.
4. SLOPE SLAB MINIMUM 0.5% TO FLOOR DRAIN.
5. ALL WASTE PIPING AND FITTINGS UNDER SLAB SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS. ALL JOINTS ARE TO BE CLEANED WITH PURPLE SOLVENT CLEANER PRIOR TO APPLICATION OF GLUE. MAINTAIN 1% SLOPE FOR ALL WASTE PIPING. DRAIN WASTE PIPING TO DAYLIGHT.

ELECTRICAL

1. MOUNT EXTERIOR DOOR LIGHTS 10' ABOVE GRADE OR AS SHOWN ON "E" SHEETS.
2. MOUNT INTERIOR PEDESTAL BASE LIGHTS 10' ABOVE SLAB ON GRADE OR AS SHOWN ON "E" SHEETS.

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PAUL F. GRAY — REGISTERED ENGINEER — AGRICULTURAL — CIVIL — COMMERCIAL — No. 001111138 — STATE OF TENNESSEE — 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

TANK PEDESTAL INTERIOR PLAN

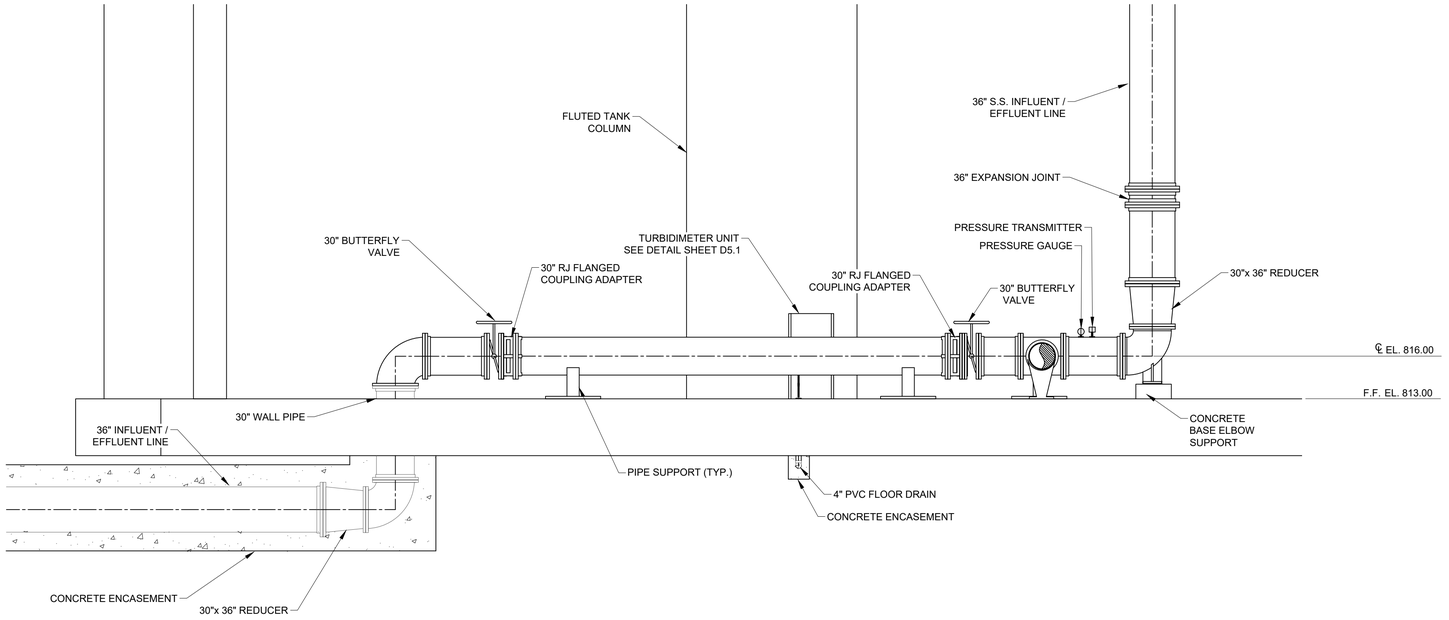
DATE
MARCH 2020

PROJECT STATUS
BID SET

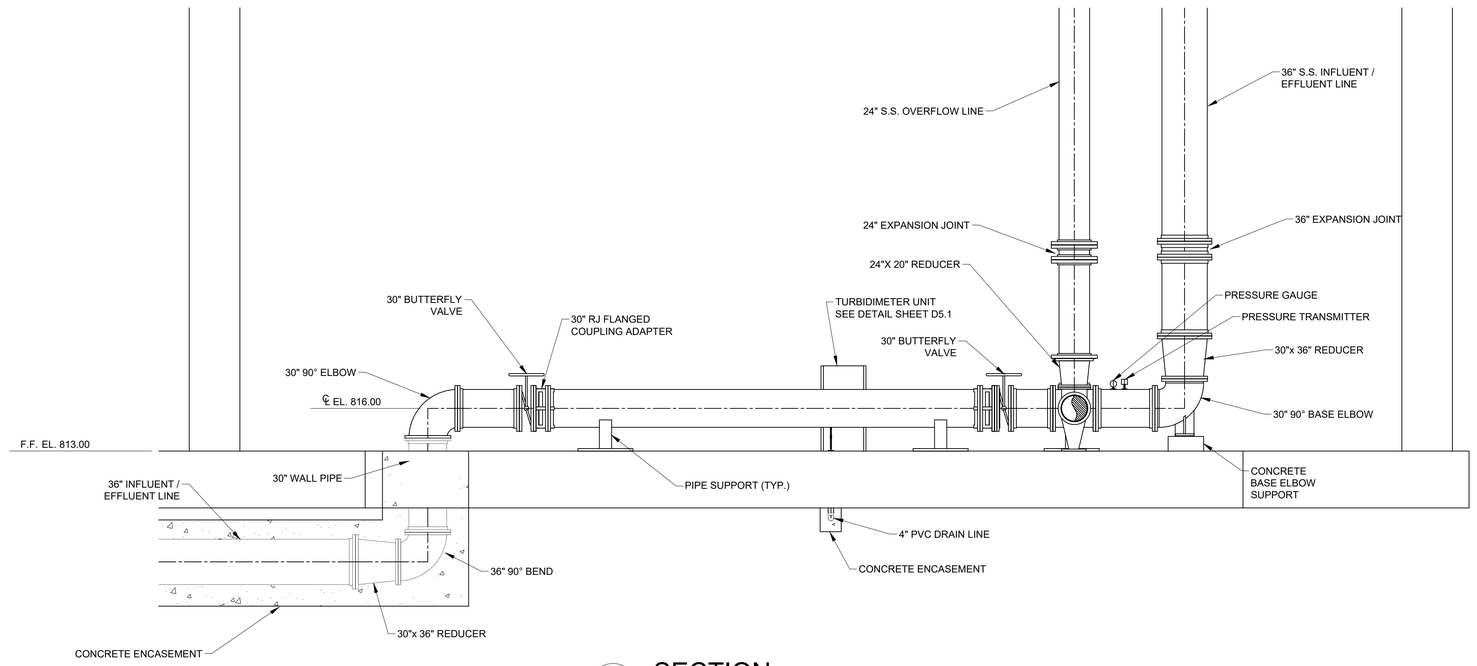
SHEET NUMBER
D1.1

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3/23/2020 2:16:42 PM T:\Team41\2019\19410070\Constructs\Civil\EASTERN SERVICE AREA WATER TANK\Orthos\DWGs\D1.1 TANK PEDESTAL INTERIOR PLAN.dwg



1 SECTION
3/16" = 1'-0"



2 SECTION
3/16" = 1'-0"

NOTES:

1. FIELD VERIFY ALL ACCESSORIES AND PIPE LOCATIONS WITH ENGINEER AND OWNER PRIOR TO PLACEMENT.
2. COORDINATE ELECTRICAL EQUIPMENT AND OTHER ACCESSORIES WITH ENGINEER AND OWNER.
3. TANK MANUFACTURER SHALL BE FULLY RESPONSIBLE FOR THE DETAILED DESIGN OF ALL ASPECTS OF THE ELEVATED WATER TANK . FINAL DESIGN DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER IN TENNESSEE AND SUBMITTED WITH THE TANK SHOP DRAWINGS.
4. DEEP FOUNDATION SYSTEM, FOUNDATION ELEMENT SPACING AND LAYOUT TO BE SPECIFIED AND DESIGNED BY THE TANK MANUFACTURER. A DEEP FOUNDATION SYSTEM OF EITHER DRILLED PIERS OR MICROPILES TO SUPPORT THE TANK SHALL BE USED. DESIGN OF A TANK BEARING DIRECTLY ON FILL WILL NOT BE PERMITTED. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT IN APPENDIX FOR DEEP FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS.
5. ALL TANK DIMENSIONS ARE APPROXIMATE, REFER TO TANK MANUFACTURER APPROVED SHOP DRAWINGS FOR ALL DIMENSIONS AND DETAILS.
6. TANK MANUFACTURER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PIPES SHOWN INSIDE AND BELOW THE TANK. PIPE SUPPORTS ARE SHOWN FOR CONCEPTUAL DESIGN. ALL PIPE SUPPORTS SHALL BE DESIGNED AND INSTALLED BY THE TANK MANUFACTURER. REFER TO TANK MANUFACTURER APPROVED SHOP DRAWINGS FOR DETAILS.
7. REFER TO SPECIFICATION SECTIONS 13 21 00, 13 22 00 AND 33 11 00 FOR PIPING MATERIAL AND INSTALLATION REQUIREMENTS.
8. ALL NON-STAINLESS STEEL METAL TO BE PAINTED PER SPECIFICATION SECTION 09 96 00.
9. PROVIDE EXPANSION JOINT ON INLET / OUTLET RISER TO ACCOMMODATE MAXIMUM POTENTIAL DIFFERENTIAL MOVEMENT.
10. CONNECT RISER AND OVERFLOW WITH A VALVED LATERAL FOR TANK DRAINING.
11. PROVIDE THRUST RESTRAINT AND SUPPORT AS REQUIRED.
12. INSTALL 3PC. 1" TAPPINGS COMPLETE WITH S.S. BALL VALVE, NIPPLE, TEE AND PLUG.
13. INLET / OUTLET AND OVERFLOW PIPING AT BASE OF TANK SHALL BE DUCTILE IRON PIPE AND TRANSITION TO TYPE 304L STAINLESS STEEL WITHIN THE SUPPORT PEDESTAL. SEE SHEETS D4.1 AND D4.2.
14. REFER TO SPECIFICATION SECTIONS 33 11 00 AND 33 12 00 FOR INTERIOR PIPING AND VALVES.

CONCRETE ENCASEMENT NOTES:

1. SEE C5.2 FOR STANDARD CONCRETE ENCASEMENT DETAIL.
2. ALL PIPING BELOW TANK TO BE CONCRETE ENCASED TO 5' OUTSIDE TANK FOOTER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONCRETE ENCASEMENT DESIGN BELOW TANK AND FOOTING. COORDINATE ALL PIPING AND ENCASEMENT WITH DEEP FOUNDATION SYSTEM.

Smith Seckman Reid, Inc.
2995 Sidco Drive
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SSR Project #:19410070

PAOLO F. POND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 001111138 — STATE OF TENNESSEE — 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE: SECTIONS

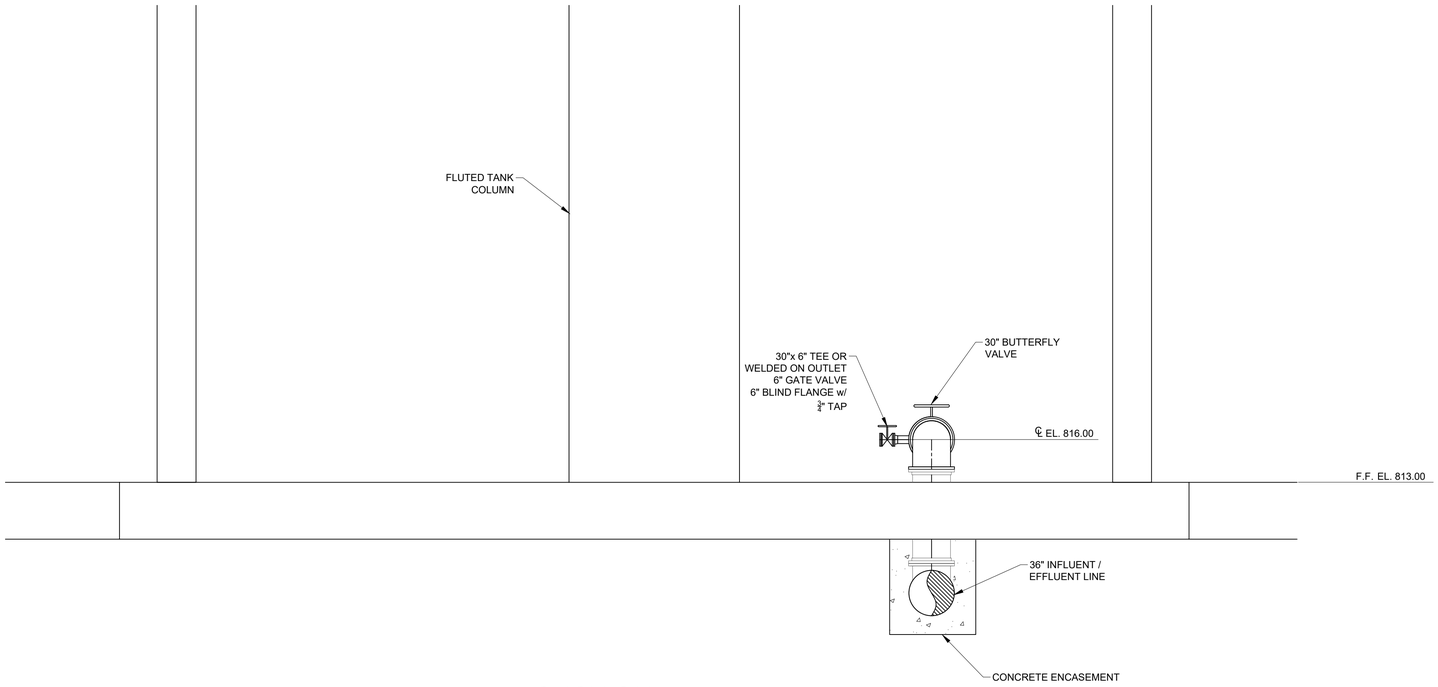
DATE: MARCH 2020

PROJECT STATUS: BID SET

SHEET NUMBER: D4.1

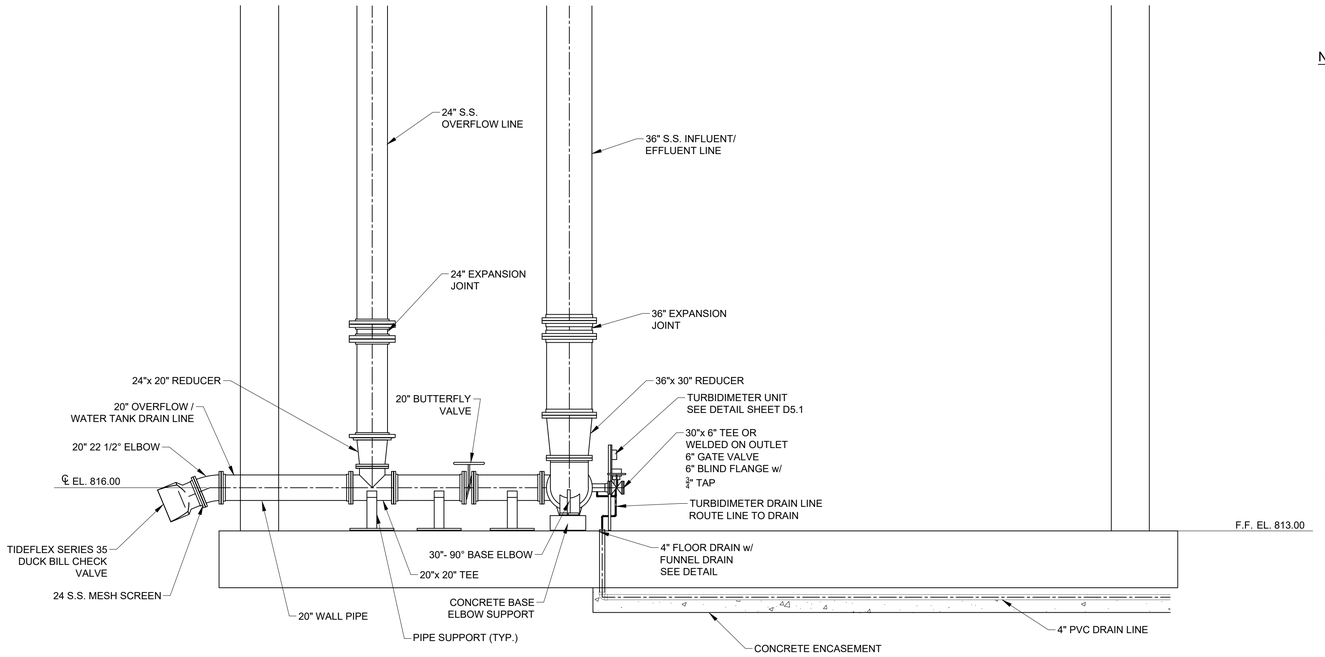
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3 SECTION

3/16" = 1'-0"



4 SECTION

3/16" = 1'-0"

NOTES:

1. FIELD VERIFY ALL ACCESSORIES AND PIPE LOCATIONS WITH ENGINEER AND OWNER PRIOR TO PLACEMENT.
2. COORDINATE ELECTRICAL EQUIPMENT AND OTHER ACCESSORIES WITH ENGINEER AND OWNER.
3. TANK MANUFACTURER SHALL BE FULLY RESPONSIBLE FOR THE DETAILED DESIGN OF ALL ASPECTS OF THE ELEVATED WATER TANK . FINAL DESIGN DRAWINGS AND CALCULATIONS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER IN TENNESSEE AND SUBMITTED WITH THE TANK SHOP DRAWINGS.
4. DEEP FOUNDATION SYSTEM, FOUNDATION ELEMENT SPACING AND LAYOUT TO BE SPECIFIED AND DESIGNED BY THE TANK MANUFACTURER. A DEEP FOUNDATION SYSTEM OF EITHER DRILLED PIERS OR MICROPILES TO SUPPORT THE TANK SHALL BE USED. DESIGN OF A TANK BEARING DIRECTLY ON FILL WILL NOT BE PERMITTED. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT IN APPENDIX FOR DEEP FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS.
5. ALL TANK DIMENSIONS ARE APPROXIMATE. REFER TO TANK MANUFACTURER APPROVED SHOP DRAWINGS FOR ALL DIMENSIONS AND DETAILS.
6. TANK MANUFACTURER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PIPES SHOWN INSIDE AND BELOW THE TANK. PIPE SUPPORTS ARE SHOWN FOR CONCEPTUAL DESIGN. ALL PIPE SUPPORTS SHALL BE DESIGNED AND INSTALLED BY THE TANK MANUFACTURER. REFER TO TANK MANUFACTURER APPROVED SHOP DRAWINGS FOR DETAILS.
7. REFER TO SPECIFICATION SECTIONS 13 21 00, 13 22 00 AND 33 11 00 FOR PIPING MATERIAL AND INSTALLATION REQUIREMENTS.
8. ALL NON-STAINLESS STEEL METAL TO BE PAINTED PER SPECIFICATION SECTION 09 96 00.
9. PROVIDE EXPANSION JOINT ON INLET / OUTLET RISER TO ACCOMMODATE MAXIMUM POTENTIAL DIFFERENTIAL MOVEMENT.
10. CONNECT RISER AND OVERFLOW WITH A VALVED LATERAL FOR TANK DRAINING.
11. PROVIDE THRUST RESTRAINT AND SUPPORT AS REQUIRED.
12. INSTALL 3PC. 1" TAPPINGS COMPLETE WITH S.S. BALL VALVE, NIPPLE, TEE AND PLUG.
13. INLET / OUTLET AND OVERFLOW PIPING AT BASE OF TANK SHALL BE DUCTILE IRON PIPE AND TRANSITION TO TYPE 304L STAINLESS STEEL WITHIN THE SUPPORT PEDESTAL. SEE SHEETS D4.1 AND D4.2.
14. REFER TO SPECIFICATION SECTIONS 33 11 00 AND 33 12 00 FOR INTERIOR PIPING AND VALVES.

CONCRETE ENCASEMENT NOTES:

1. SEE C5.2 FOR STANDARD CONCRETE ENCASEMENT DETAIL.
2. ALL PIPING BELOW TANK TO BE CONCRETE ENCASED TO 5' OUTSIDE TANK FOOTER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CONCRETE ENCASEMENT DESIGN BELOW TANK AND FOOTING. COORDINATE ALL PIPING AND ENCASEMENT WITH DEEP FOUNDATION SYSTEM.

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SSR Project #:19410070

PADDO F. ENO — CIVIL ENGINEER — AGRICULTURE — COMMERCE — No. 001111.38 — STATE OF TENNESSEE — 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

SECTIONS

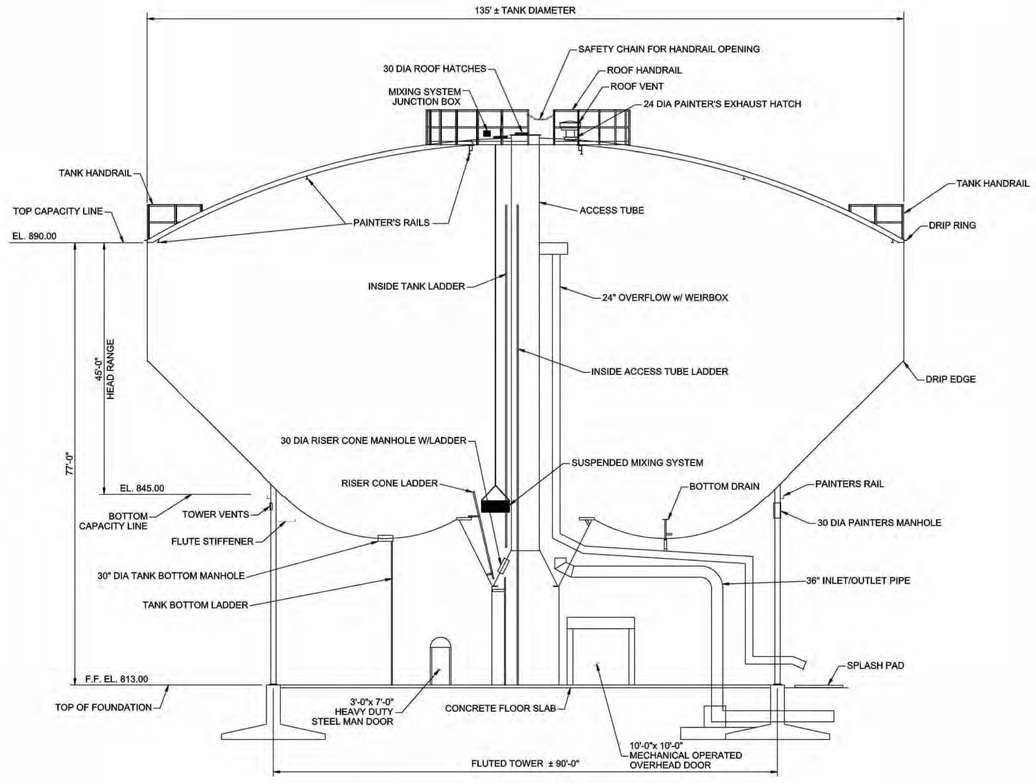
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
D4.2

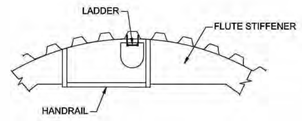
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ELEVATION VIEW

N.T.S.



TYPICAL FLUTE STIFFENER

N.T.S.

GENERAL

1. CONTRACTOR SHALL SELECT EITHER A COMPOSITE OR FLUTED COLUMN STYLE ELEVATED WATER TANK. SEE CONTRACT SPECIFICATIONS FOR DESIGN CRITERIA AND DETAILS. APPLICABLE ELEVATED TANK SPECIFICATIONS ARE AWWA D100-05, AWWA D107, AND ACI 318, MOST RECENT VERSION.
2. PROVIDE ADEQUATE FREEBOARD TO ENSURE ROOF PROJECTIONS AND PAINTER RAIL REMAIN ABOVE THE HIGH WATER LEVEL.
3. SEE SECTION 09 96 00 FOR STEEL TANK COATING REQUIREMENTS.
4. TANK APPURTENANCES ARE ROTATED FOR CLARITY.
5. ACTUAL TANK DIMENSIONS MAY VARY DEPENDING ON THE MANUFACTURER. HEAD RANGE SHALL BE 45 FEET. CONTRACTOR SHALL COORDINATE ACCORDINGLY.
6. PIPE SUPPORTS ARE SHOWN FOR CONCEPTUAL DESIGN. CONCRETE OR STEEL PIPE SUPPORTS ARE REQUIRED AT ALL VALVES. OTHER PIPE SUPPORTS ARE THE RESPONSIBILITY OF THE PIPE DESIGNER RETAINED BY THE CONTRACTOR.

FOUNDATION

1. THE FOUNDATION DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE TANK MANUFACTURER. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING ALLOWABLE BEARING CAPACITY.
2. DESIGN LOADS IN ACCORDANCE WITH AWWA D100 (LATEST VERSION).
3. DESIGN CONCRETE FOUNDATION IN ACCORDANCE WITH ACI 318 (LATEST VERSION).

MECHANICAL

1. INTERIOR PIPING FINAL LAYOUT SHALL BE DETERMINED BY TANK TYPE SELECTED. THE TANK MANUFACTURER SHALL COORDINATE LAYOUT WITH ENGINEER AND OWNER PRIOR TO CONSTRUCTION. SEE D SHEETS FOR PRELIMINARY LAYOUT.
2. INLET / OUTLET AND OVERFLOW PIPING AT BASE OF TANK SHALL BE DUCTILE IRON PIPE AND TRANSITION TO TYPE 304L STAINLESS STEEL WITHIN THE CONCRETE PEDESTAL. SEE SHEET D4.1 AND D4.2.
3. PROVIDE HANGERS, BRACKETS, AND THRUST RESTRAINT AS REQUIRED.
4. OVERFLOW SYSTEM SHALL BE DESIGNED TO ACCOMMODATE MAXIMUM FILL RATE. SEE CONTRACT SPECIFICATION.
5. REMOVABLE SILT STOP SHALL BE 6 INCHES ABOVE TANK FLOOR.

MISCELLANEOUS IRON

1. ALL INTERIOR DRY LADDERS, REST SEATS (IF REQUIRED) AND LANDINGS SHALL BE GALVANIZED.
2. PROVIDE GALVANIZED SAFETY CLIMBS ON ALL DRY INTERIOR LADDERS AND STAINLESS STEEL SAFETY CLIMBS ON ALL WET INTERIOR LADDERS.
3. ROOF ACCESS TUBE AND TANK ACCESS HATCHES SHALL BE 30" SQUARE OR 30" IN DIAMETER.
4. REFER TO SECTION 13 22 00 FOR ALL OTHER MISCELLANEOUS IRON.

ELECTRICAL

1. MOUNT BASE LIGHTS 10 FEET ABOVE SLAB ON GRADE OR AS SHOWN ON "E" SHEETS.
2. LADDER LIGHTS SHALL BE AT 20 FEET MAXIMUM SPACING OR AS SHOWN ON "E" SHEETS.
3. SEE ELECTRICAL SHEETS FOR LAYOUT.

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SSR Project #:19410070

PAOLO F. ENO — Licensed Professional Engineer — AGRICULTURE — COMMERCE — No. 001111138 — STATE OF TENNESSEE — 03/20/2020

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

FLUTED COLUMN WATER TANK SECTION & DETAIL

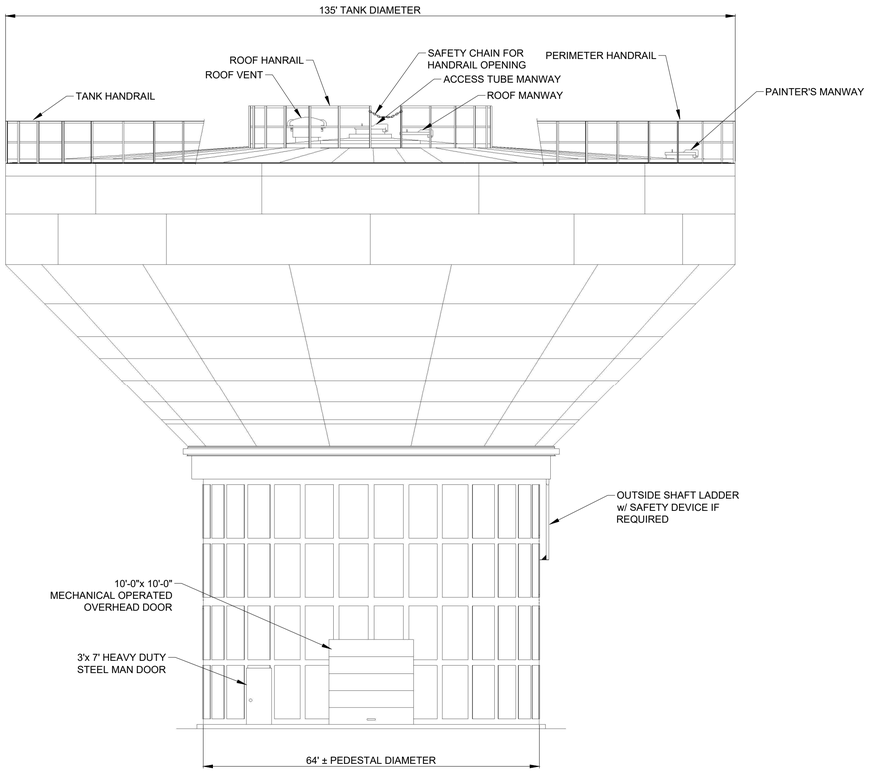
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
D4.3

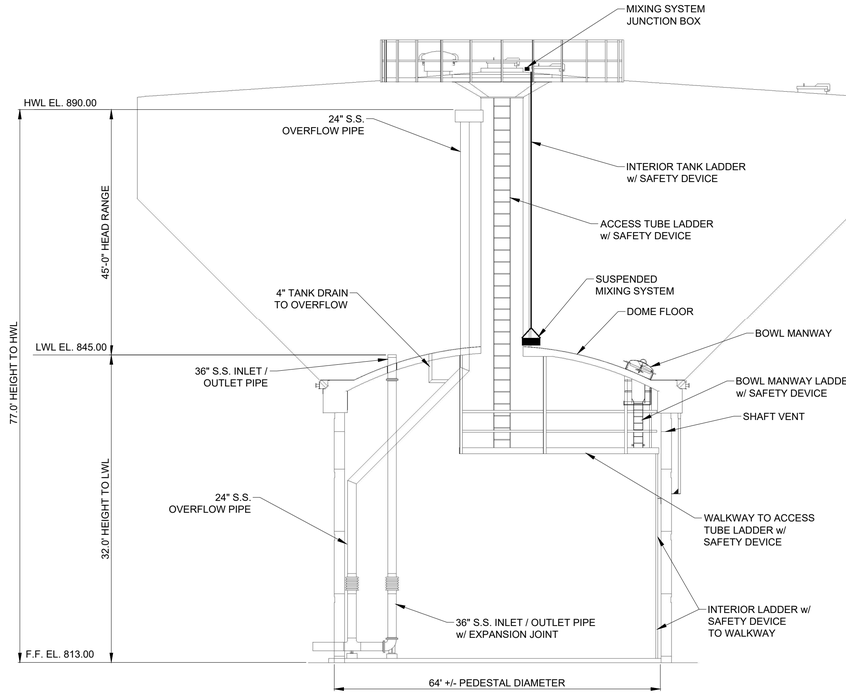
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ELEVATION VIEW

N.T.S.



SECTION VIEW

N.T.S.

GENERAL

1. CONTRACTOR SHALL SELECT EITHER A COMPOSITE OR FLUTED COLUMN STYLE ELEVATED WATER TANK. SEE CONTRACT SPECIFICATIONS FOR DESIGN CRITERIA AND DETAILS. APPLICABLE ELEVATED TANK SPECIFICATIONS ARE AWWA D100-05, AWWA D107, AND ACI 318, MOST RECENT VERSION.
2. PROVIDE ADEQUATE FREEBOARD TO ENSURE ROOF PROJECTIONS AND PAINTER RAIL REMAIN ABOVE THE HIGH WATER LEVEL.
3. SEE SECTION 09 96 00 FOR STEEL TANK COATING REQUIREMENTS.
4. TANK APPURTENANCES ARE ROTATED FOR CLARITY.
5. ACTUAL TANK DIMENSIONS MAY VARY DEPENDING ON THE MANUFACTURER. HEAD RANGE SHALL BE 45 FEET. CONTRACTOR SHALL COORDINATE ACCORDINGLY.
6. PIPE SUPPORTS ARE SHOWN FOR CONCEPTUAL DESIGN. CONCRETE OR STEEL PIPE SUPPORTS ARE REQUIRED AT ALL VALVES. OTHER PIPE SUPPORTS ARE THE RESPONSIBILITY OF THE PIPE DESIGNER RETAINED BY THE CONTRACTOR.

FOUNDATION

1. THE FOUNDATION DESIGN SHALL BE THE SOLE RESPONSIBILITY OF THE TANK MANUFACTURER. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING ALLOWABLE BEARING CAPACITY.
2. DESIGN LOADS IN ACCORDANCE WITH AWWA D100 (LATEST VERSION).
3. DESIGN CONCRETE FOUNDATION IN ACCORDANCE WITH ACI 318 (LATEST VERSION).

MECHANICAL

1. INTERIOR PIPING FINAL LAYOUT SHALL BE DETERMINED BY TANK TYPE SELECTED. THE TANK MANUFACTURER SHALL COORDINATE LAYOUT WITH ENGINEER AND OWNER PRIOR TO CONSTRUCTION. SEE D SHEETS FOR PRELIMINARY LAYOUT.
2. INLET / OUTLET AND OVERFLOW PIPING AT BASE OF TANK SHALL BE DUCTILE IRON PIPE AND TRANSITION TO TYPE 304L STAINLESS STEEL WITHIN THE CONCRETE PEDESTAL. SEE SHEET D4.1 AND D4.2.
3. PROVIDE HANGERS, BRACKETS, AND THRUST RESTRAINT AS REQUIRED.
4. OVERFLOW SYSTEM SHALL BE DESIGNED TO ACCOMMODATE MAXIMUM FILL RATE. SEE CONTRACT SPECIFICATION.
5. REMOVABLE SILT STOP SHALL BE 6 INCHES ABOVE TANK FLOOR.

MISCELLANEOUS IRON

1. ALL INTERIOR DRY LADDERS, REST SEATS (IF REQUIRED) AND LANDINGS SHALL BE GALVANIZED.
2. PROVIDE GALVANIZED SAFETY CLIMBS ON ALL DRY INTERIOR LADDERS AND STAINLESS STEEL SAFETY CLIMBS ON ALL WET INTERIOR LADDERS.
3. ROOF ACCESS TUBE AND TANK ACCESS HATCHES SHALL BE 30" SQUARE OR 30" IN DIAMETER.
4. REFER TO SECTION 13 22 00 FOR ALL OTHER MISCELLANEOUS IRON.

ELECTRICAL

1. MOUNT BASE LIGHTS 10 FEET ABOVE SLAB ON GRADE OR AS SHOWN ON "E" SHEETS.
2. LADDER LIGHTS SHALL BE AT 20 FEET MAXIMUM SPACING OR AS SHOWN ON "E" SHEETS.
3. SEE ELECTRICAL SHEETS FOR LAYOUT.

SSR Smith Seckman Reid, Inc.
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Nashville, TN 37204
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FAX: (615) 386-8469
www.ssr-inc.com

SSR Project #:19410070

PADDO FANG — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 001111.38 — 03/20/2020 — STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT
EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE
COMPOSITE WATER TANK ELEVATION & SECTION

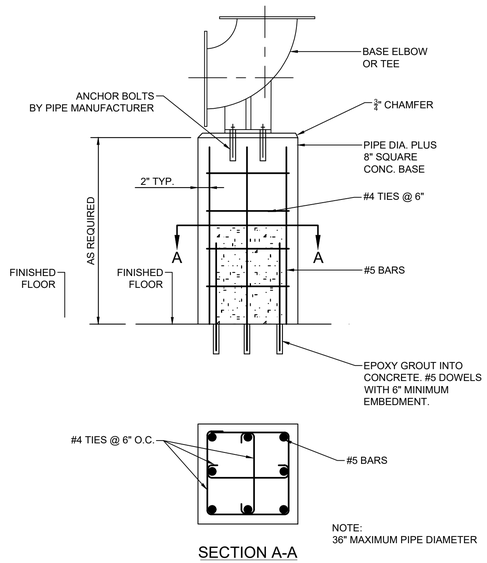
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
D4.4

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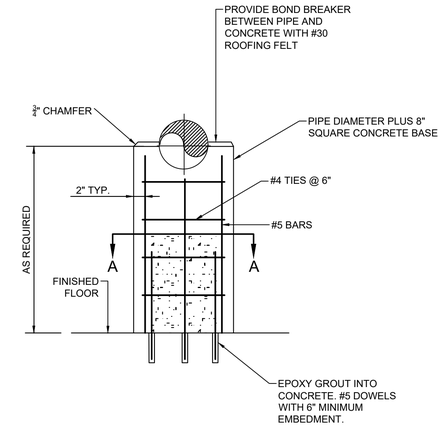
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NOTE:
36" MAXIMUM PIPE DIAMETER

SECTION A-A

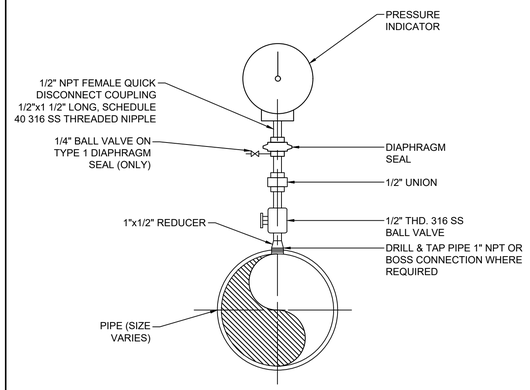
PIPE SUPPORT TYPE "F" DETAIL 01



NOTE:
36" MAXIMUM PIPE DIAMETER

SECTION A-A

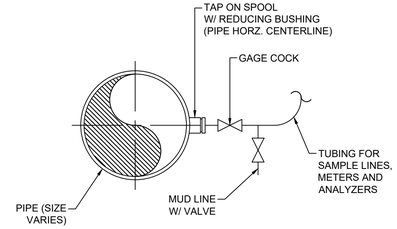
PIPE SUPPORT TYPE "G" DETAIL 02



NOTE:

PROVIDE DIAPHRAGM SEAL AND GAUGES IN ACCORDANCE WITH SPECIFICATIONS.

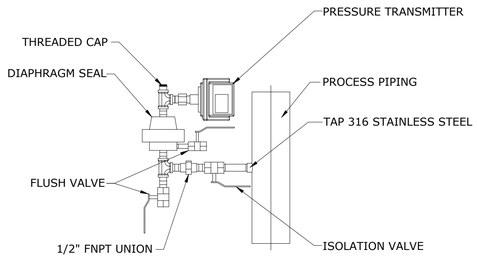
PRESSURE INDICATOR CONNECTION DETAIL 03



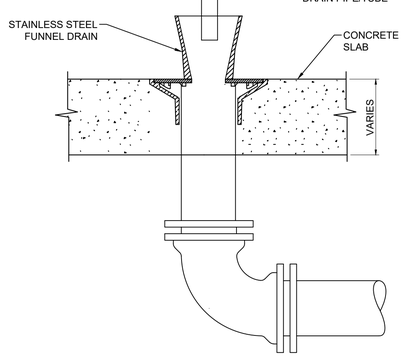
LINE TAPPING DETAIL 04

NOTE:

CONTRACTOR SHALL MOUNT TRANSMITTER PER MANUFACTURER'S RECOMMENDATIONS.



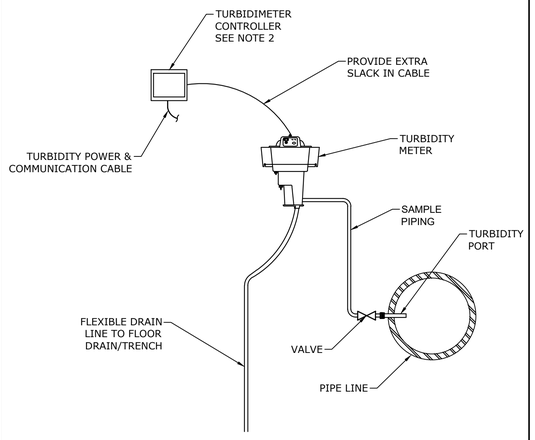
PRESSURE TRANSMITTER DETAIL 05



EQUIPMENT / INSTRUMENT DRAIN DETAIL 06

NOTES:

1. TURBIDIMETER AND CONTROLLER TO BE SUPPLIED BY OWNER.
2. UNIT TO BE MOUNTED ON UNISTRUT SUPPORTED PANEL BOARD.
3. CONTRACTOR TO PROVIDE ALL PIPING, VALVES, AND APPURTENANCES SHOWN HERE AND AS REQUIRED OR RECOMMENDED BY INSTRUMENT MANUFACTURER.
4. CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT, WIRE, BOXES, ETC. FROM FROM TURBIDIMETER INTERFACE TO RESPECTIVE CONTROL PANEL.



TURBIDIMETER UNIT DETAIL 07

08

Smith Seckman Reid, Inc.
2995 Sidco Drive
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(615) 383-1113
FAX: (615) 386-8469
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SSR Project #:19410070

PAUL FRANKLIN LOVE — REGISTERED ENGINEER — AGRICULTURE — CIVIL — COMMERCE — No. 001111 — 03/20/2020 — STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	JPB
DESIGNED BY	GKG
CHECKED BY	PMF

SHEET TITLE

MISCELLANEOUS TANK DETAILS

DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
D5.1

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3/5/2020 6:37:43 AM T:\Team4112019\19410070\Constructs\Civil\Sheets\D5.1 MISCELLANEOUS TANK DETAILS.dwg

STRUCTURAL DESIGN CRITERIA

BUILDING CODES:

2012 INTERNATIONAL BUILDING CODE (IBC)

LOADING CRITERIA:

WIND LOADS:

A. PER ASCE: 7-10

BASIC WIND SPEED (VULT):	120 MPH
RISK CATEGORY:	IV
WIND EXPOSURE CATEGORY:	B

SEISMIC DESIGN CRITERIA:

IMPORTANCE FACTOR (Is):	1.5
RISK CATEGORY:	IV
SITE CLASSIFICATION:	C
SEISMIC DESIGN CATEGORY:	D
MAPPED SPECTRAL RESPONSE ACCELERATION:	
Ss:	0.304
S1:	0.146
MAPPED SPECTRAL DESIGN ACCELERATION:	
SDS:	0.244
SD1:	0.161

MATERIAL STRENGTHS:

CONCRETE:

A. DESIGN PER CURRENT EDITION OF: ACI 318

FOOTINGS:	F'c = 4,000 PSI
ALL OTHER CONCRETE:	F'c = 3,000 PSI
REINFORCING STEEL:	ASTM A615, GRADE 60
WELDED WIRE FABRIC:	ASTM A1064

STRUCTURAL STEEL:

A. DESIGN PER CURRENT EDITION OF: AISC

FOUNDATIONS:

A. FOUNDATION TYPES: DEEP FOUNDATION SYSTEMS AS DETAILED IN GEOTECHNICAL REPORT PERFORMED BY "GEOTEK ENGINEERING COMPANY, INC." ON DECEMBER 11, 2019.

FOUNDATIONS

GENERAL NOTES:

A. REFER TO CIVIL DRAWINGS FOR ELEVATIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS.

B. SEE PLUMBING, ELECTRICAL, AND CIVIL DWGS. FOR REQUIRED UTILITIES UNDER FLOOR SLABS AND FOUNDATIONS.

C. FOOTINGS SHALL NOT BE POURED AGAINST SUB-GRADE CONTAINING ICE, STANDING WATER, OR LOOSE MATERIAL.

DESIGN INFORMATION:

A. FOOTINGS AND SLAB SUB-GRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PERFORMED BY "GEOTEK ENGINEERING COMPANY, INC." ON DECEMBER 11, 2019 AND IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION. SPECIAL ATTENTION SHALL BE GIVEN TO RECOMMENDED UNDERCUTTING OF MATERIAL CONTAINING ORGANIC MATERIAL AND TO COMPACTION REQUIREMENTS FOR STRUCTURAL FILL.

B. SEE D4.1 AND D4.2 FOR REQUIRED PIPING AND PROCESSES UNDER TANK FOUNDATIONS.

TANK FOUNDATIONS:

A. TANK FOUNDATIONS SHALL BEAR ON A DEEP FOUNDATION SYSTEM DESIGNED BY THE TANK MANUFACTURER. REFER TO CONTRACT SPECIFICATIONS AND GEOTECHNICAL REPORT PERFORMED BY "GEOTEK ENGINEERING COMPANY, INC." ON DECEMBER 11, 2019 FOR FOUNDATION REQUIREMENTS.

B. DEEP FOUNDATION SYSTEM DESIGNED BY THE TANK MANUFACTURER SHALL CONSIST OF DRILLED CONCRETE PIERS OR MICROPILES. SEE SPECIFICATION SECTIONS 31 63 29 AND 31 63 33.

C. AN ALERNATE DEEP FOUNDATION SYSTEM MAY BE CONSIDERED. SUBMIT REQUESTS FOR SUBSTITUTIONS PRIOR TO BID OPENING IN ACCORDANCE WITH SECTION 01 00 05.

D. BOTTOM ELEVATIONS, BEARING CAPACITIES, AND LENGTHS OF DEEP FOUNDATION ELEMENTS USED FOR THE FOUNDATION DESIGN WERE ESTIMATED FROM AVAILABLE SUBSURFACE DATA. ACTUAL ELEVATIONS, BEARING CAPACITIES, AND ELEMENT LENGTHS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER FROM CONDITIONS FOUND IN THE EXCAVATIONS.

E. ADDITIONAL TESTS MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER TO DETERMINE NEW DESIGN CRITERIA. SUCH TESTS SHALL BE MADE AS QUICKLY AS POSSIBLE SO AS NOT TO DELAY THE CONCRETING OPERATIONS ANY LONGER THAN ABSOLUTELY REQUIRED.

INSPECTIONS:

A. ALL FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT TO CONFIRM THE BEARING PRESSURES LISTED ABOVE. IF FOUNDATION EXCAVATIONS OCCUR IN A DISTURBED, UNSUITABLE, OR UNSTABLE SOIL, THE ENGINEER SHALL BE NOTIFIED.

STRUCTURAL SPECIFICATIONS

STRUCTURAL STEEL:

A. ALL STRUCTURAL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM F3125, GRADE A325 OR A490 BOLTS", AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AND AWS "STRUCTURAL WELDING CODE", EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

SITE PREPARATION:

A. FOOTING AND SLAB SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PERFORMED BY "GEOTEK ENGINEERING COMPANY, INC." ON DECEMBER 11, 2019 AND SHALL BE IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION. SPECIAL ATTENTION SHALL BE GIVEN TO RECOMMENDED UNDERCUTTING OF MATERIAL CONTAINING ORGANIC MATERIAL.

GEOTECHNICAL:

A. A GEOTECHNICAL TESTING AND INSPECTION FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM A SOIL SURVEY FOR SATISFACTORY SOIL MATERIALS, SAMPLING AND TESTING FOR QUALITY CONTROL AS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PERFORMED BY "GEOTEK ENGINEERING COMPANY, INC." ON DECEMBER 11, 2019. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED TO THE SATISFACTION OF THE GEOTECHNICAL TESTING FIRM.

SOIL NAIL WALLS:

A. THE SOIL NAIL WALL STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH SLD SERVICE LOAD DESIGN PROCEDURES CONTAINED IN THE FHWA "GEOTECHNICAL ENGINEERING CIRCULAR NO. 7 SOIL NAIL WALLS - REFERENCE MANUAL", REPORT NO. FHWA-NHI-14-007.

CONCRETE:

A. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", (ACI 301).

B. CONCRETE SHALL BE PROPORTIONED, BATCHED, MIXED, PLACED, CONSOLIDATED, AND CURED IN ACCORDANCE WITH ACI 301,304,308,309 AND 318.

SUPPLEMENTARY NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES SUCH AS CONDUIT AND PIPING WHICH INTERFERE WITH THE INSTALLATION OF THE NEW FOUNDATIONS. ALL INTERFERENCES SHALL BE REPORTED TO THE OWNER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT ANY DAMAGE DURING EXCAVATION.

B. PROVIDE ALL TEMPORARY BRACING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THE STRUCTURE SHOULD NOT BE CONSIDERED STABLE UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN CONSTRUCTED.

C. THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES OR SEQUENCES. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, OR ANY OTHER PERSONS PERFORMING THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

D. VERIFY ALL DIMENSIONS WITH THE CIVIL DRAWINGS AND FIELD CONDITIONS.

E. REFER TO OTHER DISCIPLINE DRAWINGS AND SPECIFICATIONS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

F. ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.

G. STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, COLD FORMED METAL FRAMING, OR OTHER SYSTEMS NOT INDICATED ON THE STRUCTURAL DOCUMENTS. REFER TO SPECIFICATIONS FOR THESE ITEMS FOR DEFERRED DESIGN SUBMITTAL REQUIREMENTS.

H. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

I. GENERAL CONTRACTOR MUST REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTORS SHOP DRAWING OR STAMP OR HAVE BEEN MERELY "RUBBER STAMPED" SHALL BE RETURNED WITHOUT REVIEW.

J. DO NOT REPRODUCE STRUCTURAL ENGINEERS' DRAWINGS. ERECTION AND SHOP DRAWINGS WILL NOT BE REVIEWED IF ANY PORTION CONTAINS REPRODUCTIONS OF STRUCTURAL ENGINEERS' DRAWINGS.

K. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.

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SSR Project #: --



REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	MVW
DESIGNED BY	AJM
CHECKED BY	SSR

SHEET TITLE

STRUCTURAL GENERAL NOTES

DATE

PROJECT STATUS

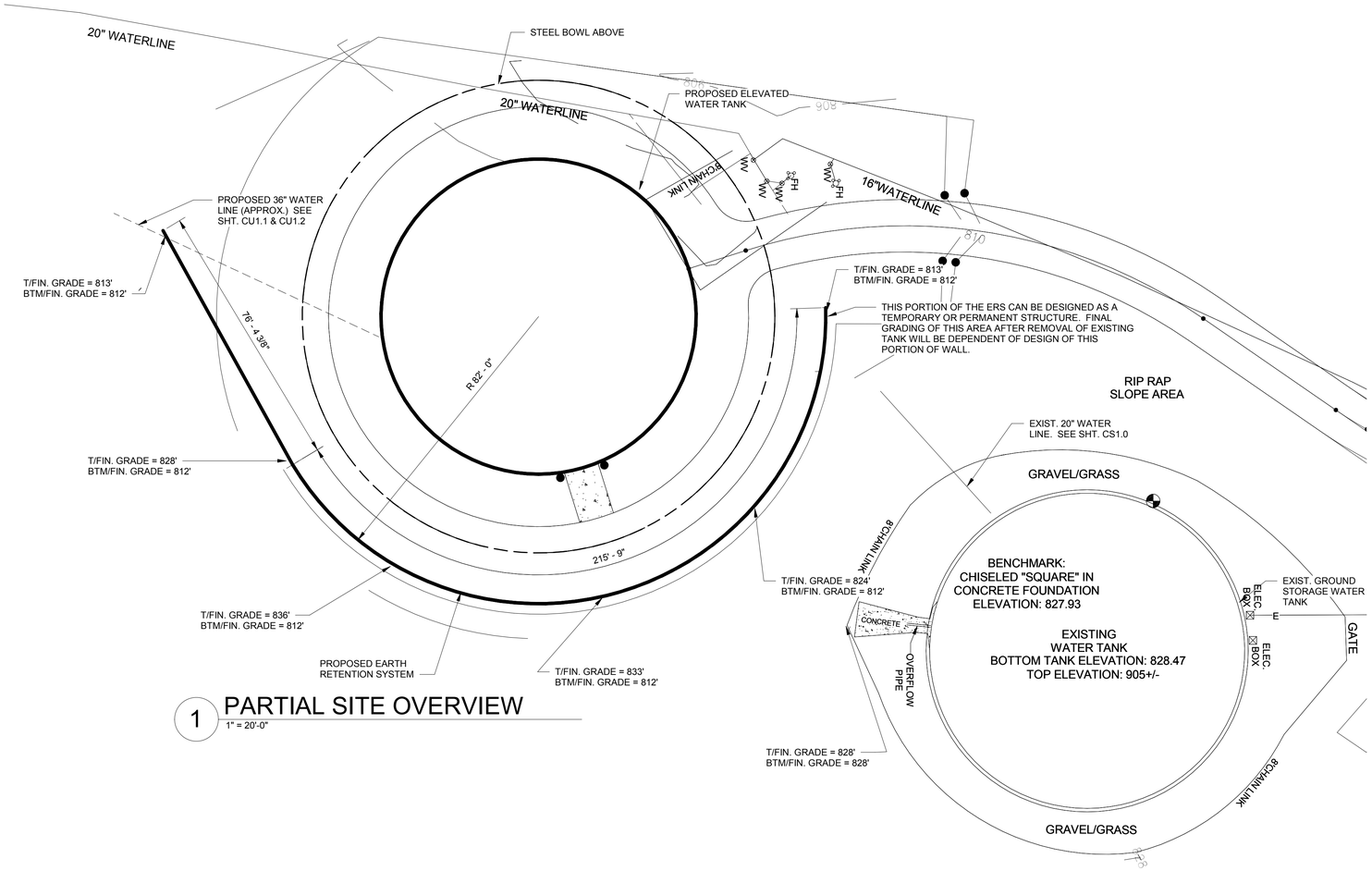
BID SET

SHEET NUMBER

S0.1

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1 PARTIAL SITE OVERVIEW
1" = 20'-0"

TANK FOUNDATION NOTES:

1. DEEP FOUNDATION SYSTEM, FOUNDATION ELEMENT SPACING AND LAYOUT, AND TANK FLOOR SYSTEM IS TO BE SPECIFIED AND DESIGNED BY THE TANK MFGR. A DEEP FOUNDATION SYSTEM OF EITHER DRILLED PIERS OR MICROPILES TO SUPPORT THE TANK SHALL BE USED. DESIGN OF A TANK BEARING DIRECTLY ON FILL WILL NOT BE PERMITTED. REFER TO THE GEOTECHNICAL REPORT DATED 12/11/2019 PROVIDED BY GEOTEK ENGINEERING COMPANY, INC. FOR DEEP FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS.

2. REFER TO GEOTECHNICAL REPORT DATED 12/11/2019 PROVIDED BY GEOTEK ENGINEERING COMPANY, INC. FOR BACKFILL REQUIREMENTS UNDER TANK.

SOIL NAIL WALL NOTES:

1. THE SOIL NAIL WALL STRUCTURE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER EMPLOYED BY THE EARTH RETENTION SYSTEM CONTRACTOR IN ACCORDANCE WITH SLD SERVICE LOAD DESIGN PROCEDURES CONTAINED IN THE FHWA "GEOTECHNICAL ENGINEERING CIRCULAR NO. 7, SOIL NAIL WALLS - REFERENCE MANUAL", REPORT NO. FHWA-NHI-14-007.

2. THE SOIL NAIL WALL SHALL BE DESIGNED USING THE FOLLOWING SOIL STRENGTH PARAMETERS OBTAINED FROM THE GEOTECHNICAL REPORT DATED 12/11/2019 PROVIDED BY GEOTEK ENGINEERING COMPANY, INC:

UNIT WEIGHT: 106 PCF
FRICTION ANGLE: 27 DEGREES
COHESION: 440 PSF

3. ULTIMATE PULLOUT RESISTANCE SHALL BE SPECIFIED BY THE EARTH RETENTION SYSTEM DESIGN ENGINEER. THESE VALUES SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REIVEW BEFORE FINAL ISSUANCE OF EARTH RETENTION SYSTEM PLANS.

4. SOIL NAIL DESIGN TEST LOAD (DTL) SHALL BE SPECIFIED BY THE EARTH RETENTION SYSTEM DESIGN ENGINEER. THESE VALUES SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REIVEW BEFORE FINAL ISSUANCE OF EARTH RETENTION SYSTEM PLANS.

5. MINIMUM BONDED AND UNBONDED LENGTHS SHALL BE SPECIFIED BY THE EARTH RETENTION SYSTEM DESIGN ENGINEER. THESE VALUES SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR REIVEW BEFORE FINAL ISSUANCE OF EARTH RETENTION SYSTEM PLANS..

6. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE WALL FACE AT ALL TIMES DURING CONSTRUCTION.

7. LOCATION & EXCAVATION OF THE WALL BY EARTH RETENTION SYSTEM CONTRACTOR.

8. EARTH RETENTION SYSTEM CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS PRIOR TO BEGINNING WORK. STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.

9. EARTH RETENTION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURES TO PREVENT SURFACE WATER FROM PONDING AND/OR FLOWING OVER THE SHORING FACES.

10. COORDINATE THE STRUCTURAL DOCUMENTS WITH THE WORK OF OTHER DISCIPLINES. STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.

11. NO SUBSTITUTIONS OF MATERIAL WILL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

12. EARTH RETENTION SYSTEM CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, FEDERAL AND OWNERS SAFETY REGULATIONS WHILE WORKING. ENGINEER DOES NOT ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.

13. EXISTING UTILITIES SUCH AS CONDUIT, PIPING AND UTILITY LINES WHICH INTERFERE WITH THE INSTALLATION OF THE NEW WALL SHALL BE LOCATED PRIOR TO THE START OF CONSTRUCTION.

14. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE EARTH RETENTION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.

15. SEE SECTIONS 03 37 13 AND 31 01 00 FOR ALL PERFORMANCE, DESIGN, AND MATERIAL GUIDELINES.

SOIL NAIL WALL TYPICAL CONSTRUCTION SEQUENCE:

1. INSTALL AND TEST VERIFICATION TEST NAILS TO VALIDATE SOIL BOND VALUES USED IN DESIGN.
2. CONSTRUCT WALLS FROM THE TOP DOWN WITH STAGED EXCAVATIONS AT EACH TIER OF NAILS.
3. EXCAVATE FIRST LIFT OF SOIL NAIL WALL TO A MAXIMUM DEPTH BELOW TOP OF EXISTING GRADE ESTABLISHED BY THE DESIGN ENGINEER.
4. DRILL, INSTALL AND GROUT FIRST LIFT NAILS.
5. INSTALL DRAIN STRIPS, AND WALL FACING.
6. REPEAT STEPS 3 THRU 5 FOR REMAINING LIFTS OF NAILS UNTIL FINAL WALL HEIGHT IS ACHIEVED.

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ANDREW JAMES MATHEWS
REGISTERED ENGINEER
No. 117886
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	MVW
DESIGNED BY	AJM
CHECKED BY	SSR

SHEET TITLE
SITE VIEW AND NOTES

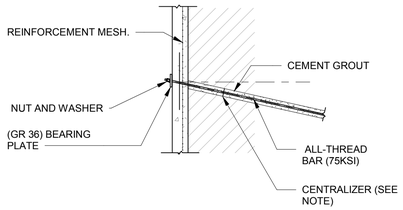
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PROJECT STATUS
BID SET

SHEET NUMBER
S1.0

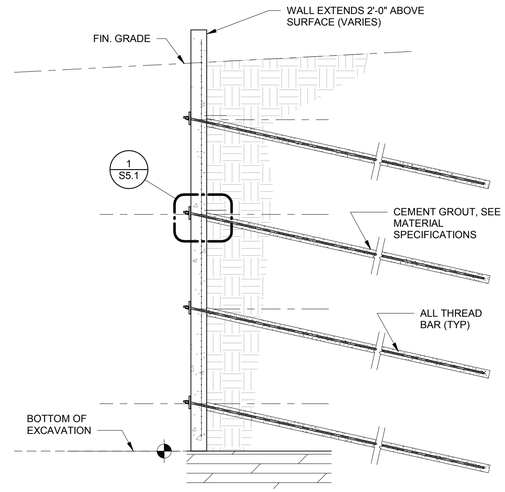
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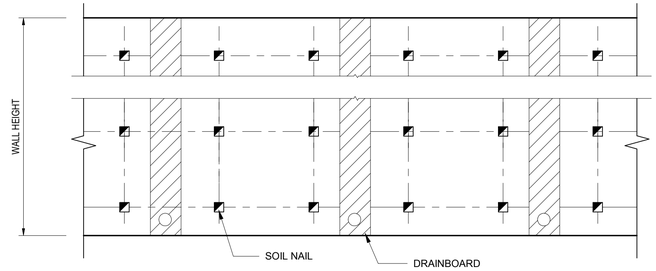
NOTE:
PROVIDE CENTRALIZERS FOR ALL-THREADED BARS. THE CENTRALIZER SHALL BE NON-DELETERIOUS TO THE GROUT AND WOOD IS STRICTLY PROHIBITED.

1 SHOTCRETE FACE DETAIL
1/4" = 1'-0"



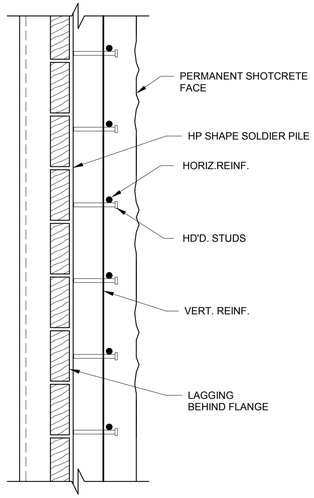
NOTES:
1. NUMBER OF SOIL NAILS, SIZE AND SPACING SHALL BE SPECIFIED BY THE SOIL NAIL WALL DESIGNER.

2 SOIL NAIL WALL GENERIC TYP. SECTION
1/4" = 1'-0"



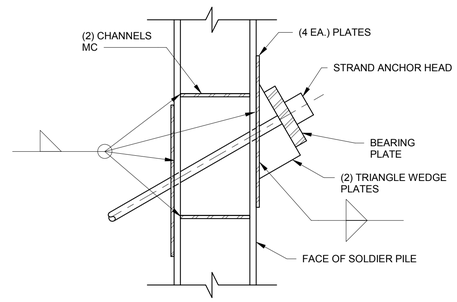
NOTES:
1. NUMBER OF SOIL NAILS, SIZE AND SPACING SHALL BE SPECIFIED BY THE SOIL NAIL WALL DESIGNER.

3 TYPICAL SOIL NAIL WALL ELEVATION
1/4" = 1'-0"



NOTE:
ANCHOR NOT SHOWN FOR CLARITY.

4 SOLDIER PILE WALL GENERIC TYP. SECTION
1" = 1'-0"



5 SOLDIER PILE WALL ANCHOR DETAIL
1" = 1'-0"

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REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	MVW
DESIGNED BY	AJM
CHECKED BY	SSR

SHEET TITLE

DETAILS

DATE

PROJECT STATUS

BID SET

SHEET NUMBER

S5.1

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LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SYMBOL	**DESCRIPTION**
ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
WP	WEATHERPROOF

CIRCUITS AND RACEWAYS	
	BRANCH CIRCUIT OR RACEWAY BELOW OR IN FLOOR SLAB OR BELOW GRADE

LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SYMBOL	**DESCRIPTION**
SWITCHES AND LIGHTING CONTROLS	
S	SINGLE POLE SWITCH
S_2	DOUBLE POLE, SINGLE THROW SWITCH
S_3	THREE-WAY SWITCH
S_4	FOUR-WAY SWITCH
PC HC	PHOTOCELL - CEILING / WALL MOUNT

MISCELLANEOUS	
	NON-FUSIBLE SAFETY SWITCH, SIZE AS NOTED (AMP RATING/POLES)
	FUSIBLE SAFETY SWITCH, SIZE AS NOTED (AMP RATING/POLES/FUSE SIZE)
	COMBINATION MOTOR STARTER/SAFETY SWITCH
	FACTORY WIRED CONTROLLER OR EQUIPMENT
X	MOTOR CONNECTION
VFD	VARIABLE FREQUENCY DRIVE
J	JUNCTION BOX
	PANELBOARD
EXXX-1	SPECIALTY EQUIPMENT TAG
XXX-XX-XX	MECHANICAL EQUIPMENT TAG
SP	SECURITY SYSTEM CONTROL PANEL
DC	DOOR SWITCH MOUNTED IN DOOR JAMB

LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SYMBOL	**DESCRIPTION**
LIGHTING	
XX 1 x	LIGHTING FIXTURE ANNOTATIONS (LOCATION OF DESIGNATORS MAY VARY) FIXTURE TYPE: XX CIRCUIT NUMBER: 1 CONTROL DESIGNATION: x
	SURFACE, SUSPENDED, OR RECESSED LUMINAIRES (TYPE DETERMINES MOUNTING)
	RECESSED OR SURFACE DOWNLIGHT LUMINAIRE
	PENDANT MOUNTED LUMINAIRE
	WALLWASH LUMINAIRE
	WALL MOUNTED LUMINAIRES
	NO SHADING INDICATES CONNECTION TO NORMAL BRANCH CIRCUIT
	SHADING INDICATES CONNECTION TO EMERGENCY BATTERY BACKUP
	ILLUMINATED EXIT SIGNS, PROVIDE DIRECTIONAL ARROWS AND MOUNTING AS INDICATED ON PLANS
	BATTERY POWERED EMERGENCY LIGHT
	TRACK LIGHTING
	POLE MOUNTED SITE LIGHTING LUMINAIRES
	GROUND OR POLE MOUNTED FLOODLIGHT
	FAA SPECIALTY LIGHTING (TYPE DETERMINES MOUNTING)
RECEPTACLES	
11 XX	DUPLEX RECEPTACLE - STANDARD MOUNTING HEIGHT 11 = CIRCUIT NUMBER (TYPICAL) XX= RECEPTACLE DESIGNATOR (TYPICAL)
	DUPLEX RECEPTACLE - ABOVE COUNTER OR SPECIAL MOUNTING HEIGHT
	DOUBLE-DUPLEX RECEPTACLE
	DOUBLE-DUPLEX RECEPTACLE - ABOVE COUNTER OR SPECIAL MOUNTING HEIGHT
	DUPLEX GFCI RECEPTACLE
	SPECIAL CONFIGURATION RECEPTACLE (TYPE AS NOTED)
	FLOOR MOUNTED RECEPTACLE

LUMINAIRE SCHEDULE

GENERAL NOTES:

1. WHERE EMERGENCY BATTERY PACKS ARE INDICATED, CONNECT VIA UNSWITCHED PORTION OF ASSOCIATED CIRCUIT.
2. REFER TO SITE PLANS FOR QUANTITY AND ORIENTATION OF FIXTURE HEADS FOR EACH POLE LOCATION. PROVIDE CORRESPONDING MOUNTING ARMS AND ADAPTERS AS NEEDED.

	DESCRIPTION	MANUFACTURER/SERIES	LAMPS LAMPS	VOLTAGE	MOUNTING	REMARKS
A	LED 4' LENSED GASKETED STRIPLIGHT, WALL MOUNTED, 4000K, 6494 LUMENS, 53W, O-10V DIMMING	COLUMBIA LCL SERIES	LED	120	WALL MOUNTED	--
AE	LED 4' LENSED GASKETED STRIPLIGHT, WALL MOUNTED, 4000K, 6494 LUMENS, 53W, O-10V DIMMING WITH INTEGRAL EMERGENCY BATTERY PACK	COLUMBIA LCL SERIES	LED	120	WALL MOUNTED	--
BE	LED 4' LENSED GASKETED STRIPLIGHT, SURFACE OR PENDANT MOUNTED, 4000K, 5411 LUMENS, 42W, 0-10V DIMMING WITH INTEGRAL EMERGENCY BATTERY PACK	COLUMBIA LCL SERIES	LED	120	PENDANT	--
C	LED - WALL PACK WITH INTEGRAL PHOTOCELL, WET LOCATION, WALL MOUNTED, DARK BRONZE, 4000K, 5857 LUMENS, 62 W, 0-10V DIMMING.	HUBBELL	LED	120	WALL MOUNTED	--
D	LED - WALL PACK WITH INTEGRAL PHOTOCELL, WET LOCATION, WALL MOUNTED, DARK BRONZE, 4000K, 7721 LUMENS, 88 W, 0-10V DIMMING.	HUBBELL	LED	120	WALL MOUNTED	--
FE	LED 4' LENSED GASKETED STRIPLIGHT, WALL MOUNTED, 4000K, 2491 LUMENS, 19 W, O-10V DIMMING WITH INTEGRAL EMERGENCY BATTERY PACK	COLUMBIA LCL SERIES	LED	120	WALL MOUNTED	--

SHEET INDEX

NUMBER	SHEET NAME
E0.0	ELECTRICAL SCHEDULES, LEGENDS, AND NOTES
E0.1	ELECTRICAL SPECIFCATIONS
E0.2	ELECTRICAL ONE LINE
E0.3	ELECTRICAL DETAILS
E0.4	ELECTRICAL DETAILS
EL1.1	ELECTRICAL LIGHTING - TANK PEDESTAL INTERIOR PLAN
EL2.1	ELECTRICAL - WATER TANK ELEVATION & SECTION
EP1.1	ELECTRICAL POWER - TANK PEDESTAL INTERIOR PLAN
ES1.0	ELECTRICAL - SITE PLAN
I0.1	INSTRUMENTATION BLOCK DIAGRAM
I1.1	INSTRUMENTATION AND CONTROLS TANK PLAN VIEW

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SSR Project #: 19410070

MARIO C. VALENTINI REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING 115475 STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE

ELECTRICAL SCHEDULES, LEGENDS, AND NOTES

DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
E0.0

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GENERAL ELECTRICAL NOTES - 260500

1. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DOCUMENTS AND THESE RECOMMENDATIONS, REQUEST A RULING FROM ENGINEER BEFORE PROCEEDING WITH SUCH WORK.

2. VISIT SITE AND OBSERVE CONDITIONS UNDER WHICH WORK MUST BE PERFORMED. NO SUBSEQUENT ALLOWANCE WILL BE MADE BECAUSE OF ERROR OR FAILURE TO OBTAIN NECESSARY INFORMATION TO COMPLETELY ESTIMATE AND PERFORM WORK REQUIRED BY THESE DOCUMENTS.

3. HOLES CUT THROUGH WALLS SHALL BE DRILLED OR CUT WITH TOOLS DESIGNED FOR THE PURPOSE. ALL OPENINGS, SLEEVES AND HOLES IN WALLS THAT EXTEND TO UNDERSIDE OF FLOOR ABOVE SHALL BE PROPERLY SEALED AND FIRE PROOFED.

4. FURNISH ALL LABOR, MATERIALS AND INSTRUMENTS FOR REQUIRED TESTS. ALL AMPERE READINGS SHALL BE MADE WITH A TRUE RMS READING METER.

5. PROVIDE THE OWNER TEST REPORTS, OPERATIONS AND MAINTENANCE MANUALS, AND WARRANTY CERTIFICATES AT THE CLOSE OF THE PROJECT. TESTS TO INCLUDE INSULATION RESISTANCE.

6. CONTRACTOR SHALL SUBMIT AND PAY ALL FEES ASSOCIATED WITH OBTAINING CODE REQUIRED PERMITS. PERMIT FEES ARE CONSIDERED INCIDENTAL TO THE WORK AND ARE NOT REIMBURSABLE.

7. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 70.

8. ON COMPLETION OF WORK, INSTALLATION SHALL BE COMPLETELY OPERATIONAL AND ENTIRELY FREE FROM GROUNDS, SHORT CIRCUITS, AND OPEN CIRCUITS. PERFORM OPERATIONAL TESTS AS REQUIRED TO DEMONSTRATE SUBSTANTIAL COMPLETION OF THE WORK. BALANCE CIRCUITS SO THAT FEEDERS TO PANELS ARE NOT MORE THAN 10% OUT OF BALANCE BETWEEN PHASES WITH ALL AVAILABLE LOAD ENERGIZED AND OPERATING. FURNISH ALL LABOR, MATERIALS, AND INSTRUMENTS FOR ABOVE TESTS. ALL AMPERE READINGS SHALL BE MADE WITH A TRUE RMS READING METER.

9. PERFORM MEGGER TESTS OF ALL SERVICE ENTRANCE CIRCUITS, FEEDER AND BRANCH CIRCUITS SIZE #4 AWG AND LARGER. PROVIDE A TYPE WRITTEN REPORT OF ALL SUCH MEGGER TEST RESULTS.

10. FURNISH THE ENGINEER A COPY OF TEST REPORTS AND REQUIRED CERTIFICATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    SERVICE GROUND RESISTANCE TEST
    GENERATOR FULL LOAD PER NFPA 110 AND COMPLETE OPERATIONAL TEST
    POWER SYSTEM ANALYSIS REPORT
    THESE TESTS AND REPORTS TO BE COMPLETED BY A CERTIFIED THIRD PARTY. CONTRACTOR TO COORDINATE ACCORDINGLY.

11. TEST GROUNDING SYSTEM RESISTANCE ACCORDING TO IEEE 81 USING "FALL-OF-POTENTIAL" METHOD. RESISTANCE TO BE NOT GREATER THAN 25 OHMS TO GROUND. PERFORM GROUND ELECTRODE RESISTANCE TESTS UNDER NORMALLY DRY CONDITIONS. PRECIPITATION WITHIN THE PREVIOUS 48 HOURS DOES NOT CONSTITUTE NORMALLY DRY CONDITIONS. SUBMIT DETAILED REPORTS INDICATING INSPECTION AND TESTING RESULTS AND CORRECTIVE ACTIONS TAKEN.

LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES - 260519

1. PROVIDE SINGLE CONDUCTOR BUILDING WIRE INSTALLED IN SUITABLE RACEWAY UNLESS OTHERWISE INDICATED, PERMITTED, OR REQUIRED.

2. COPPER CONDUCTORS: SOFT DRAWN ANNEALED, 98 PERCENT CONDUCTIVITY, UNCOATED COPPER CONDUCTORS COMPLYING WITH ASTM B3, ASTM B8, OR ASTM B787/B 787M UNLESS OTHERWISE INDICATED.

3. ACCEPTABLE MANUFACTURERS
   A. CERRO WIRE LLC
   B. ENCORE WIRE CO.
   C. SOUTHWIRE COMPANY

4. MINIMUM CONDUCTOR SIZE
   A. BRANCH CIRCUITS: #12 AWG
   B. CONTROLS: #14 AWG

5. CONDUCTOR STRANDING
   A. SIZE #10 AWG AND SMALLER: SOLID
   B. SIZE #8 AWG AND LARGER: STRANDED

6. CLEAN ALL RACEWAYS TO REMOVE FOREIGN MATERIALS BEFORE INSTALLING CONDUCTORS AND CABLES. UNLESS DIMENSIONED, CIRCUIT ROUTING INDICATED IS DIAGRAMMATIC.

7. CIRCUITING ADJUSTMENTS: UNLESS OTHERWISE INDICATED, WHEN BRANCH CIRCUITS ARE SHOWN AS SEPARATE, COMBINING THEM TOGETHER IN A SINGLE RACEWAY IS PERMITTED UNDER THE FOLLOWING CONDITIONS:
   A. PROVIDE NO MORE THAN SIX CURRENT-CARRYING CONDUCTORS IN A SINGLE RACEWAY. DEDICATED NEUTRAL CONDUCTORS ARE CONSIDERED CURRENT-CARRYING CONDUCTORS.
   B. INCREASE SIZE OF CONDUCTORS AS REQUIRED TO ACCOUNT FOR AMPACITY DERATING.
   C. SIZE RACEWAYS, BOXES, ETC. TO ACCOMMODATE CONDUCTORS.

8. COMMON NEUTRALS: UNLESS OTHERWISE INDICATED, SHARING OF NEUTRAL/GROUNDED CONDUCTORS TO THREE SINGLE PHASE BRANCH CIRCUITS OF DIFFERENT PHASES INSTALLED IN THE SAME RACEWAY IS NOT PERMITTED. PROVIDE DEDICATED NEUTRAL/GROUNDING CONDUCTOR FOR EACH INDIVIDUAL BRANCH CIRCUIT.

9. NEATLY TRAIN AND BUNDLE CONDUCTORS INSIDE BOXES, WIREWAYS, PANELBOARDS AND OTHER EQUIPMENT ENCLOSURES.

10. CONDUCTORS SHALL BE COPPER, XHHW INSULATION. COLOR CODE AS FOLLOWS:
    240V SINGLE PHASE
    PHASE A: BLACK
    PHASE B: RED
    NEUTRAL: WHITE
    GROUND: GREEN

11. CONDUCTORS ABOVE GROUND SHALL BE THHN COPPER, 600V. CONDUCTORS UNDERGROUND SHALL BE XHHW, 600V.

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS - 260526

1. INSTALL GROUNDING ELECTRODE CONDUCTORS IN RACEWAY WHERE EXPOSED TO PHYSICAL DAMAGE. BOND GROUNDING ELECTRODE CONDUCTOR TO METALLIC RACEWAYS AT EACH END WITH BONDING JUMPER. PROVIDE ADDITIONAL GROUND ELECTRODE(S) AS REQUIRED TO ACHIEVE SPECIFIED GROUNDING ELECTRODE SYSTEM RESISTANCE.

2. PROVIDE BONDING FOR EQUIPMENT GROUNDING CONDUCTORS, EQUIPMENT GROUND BUSES, METALLIC EQUIPMENT ENCLOSURES, METALLIC RACEWAYS AND BOXES, DEVICE GROUNDING TERMINALS, AND OTHER NORMALLY NON-CURRENT-CARRYING CONDUCTIVE MATERIALS ENCLOSING ELECTRICAL CONDUCTORS/EQUIPMENT OR LIKELY TO BECOME ENERGIZED AS INDICATED AND IN ACCORDANCE WITH NFPA 70.

3. WHERE CIRCUIT CONDUCTOR SIZES ARE INCREASED FOR VOLTAGE DROP, INCREASE SIZE OF EQUIPMENT GROUNDING CONDUCTOR PROPORTIONALLY IN ACCORDANCE WITH NFPA 70. TERMINATE BRANCH CIRCUIT EQUIPMENT GROUNDING CONDUCTORS ON SOLIDLY BONDED EQUIPMENT GROUND BUS ONLY. DO NOT TERMINATE ON NEUTRAL (GROUNDED) OR ISOLATED/INSULATED GROUND BUS.

IDENTIFICATION FOR ELECTRICAL SYSTEMS - 260519

1. RED FOIL-BACKED DETECTABLE TYPE TAPE, 3 INCHES WIDE WITH MINIMUM THICKNESS OF 5 MILL, FOR DIRECT BURIED CONDUIT. TAPE SHALL INDICATE TYPE OF SERVICE REPEATEDLY OVER FULL LENGTH OF TAPE.

2. IDENTIFY ELECTRICAL EQUIPMENT WITH PERMANENTLY ATTACHED PHENOLIC PLATES WITH 1/4" WHITE OR BLACK ENGRAVED LETTERING ON THE FACE OF EACH, ATTACHED WITH TWO SCREWS.

3. INCLUDE THE FOLLOWING INFORMATION ON PANELBOARD IDENTIFICATION PLATES:
   A. PANEL NAME
   B. NAME OF SOURCE SERVING IT
   C. VOLTAGE AND PHASE

4. USE WIRE AND CABLE MARKERS TO IDENTIFY CIRCUIT NUMBER OR OTHER DESIGNATION INDICATED FOR POWER, CONTROL, AND INSTRUMENTATION CONDUCTORS AND CABLES AT THE FOLLOWING LOCATIONS.
   A. AT EACH SOURCE AND LOAD CONNECTION.
   B. WITHIN BOXES WHEN MORE THAN ONE CIRCUIT IS PRESENT.
   C. WITHIN EQUIPMENT ENCLOSURES WHEN CONDUCTORS AND CABLES ENTER OR LEAVE THE ENCLOSURE.

5. USE WRAP -AROUND SELF-ADHESIVE VINYL CLOTH, HEAT-SHRINK SLEEVE, OR PLASTIC SLEEVE TYPE MARKERS FOR THE CONDUCTOR OR CABLE TO BE IDENTIFIED.

6. INSTALL IDENTIFICATION PRODUCTS CENTERED, LEVEL, AND PARALLEL WITH LINES OF ITEM BEING IDENTIFIED.

7. SECURE NAMEPLATES TO EXTERIOR SURFACES OF ENCLOSURES USING STAINLESS STEEL SCREWS.

PANELBOARDS - 262416

1. ACCEPTABLE MANUFACTURERS
   A. EATON CORP
   B. GE COMPANY
   C. SQUARE D
   D. SIEMENS

2. PROVIDE PANELBOARDS WITH LISTED SHORT CIRCUIT CURRENT RATING NOT LESS THAN THE AVAILABLE FAULT CURRENT AT THE INSTALLED LOCATION AS INDICATED ON THE DRAWINGS.

3. PANELBOARDS USED FOR SERVICE ENTRANCE: LISTED AND LABELED AS SUITABLE FOR USE AS SERVICE EQUIPMENT ACCORDING TO UL 869A.

4. PROVIDE FULLY RATED NEUTRAL BUS UNLESS OTHERWISE INDICATED, WITH A SUITABLE LUG FOR EACH FEEDER OR BRANCH CIRCUIT REQUIRING A NEUTRAL CONNECTION.

5. PHASE AND NEUTRAL BUS MATERIAL: COPPER

6. GROUND BUS MATERIAL: ALUMINUM

7. FRONTS: PROVIDE DOOR-IN-DOOR TRIM WITH FULLY HINGED COVER FOR ACCESS TO LOAD TERMINALS AND WIRING GUTTERS. SEPARATE LOCKABLE HINGED DOOR WITH CONCEALED HINGES FOR ACCESS TO OVERCURRENT PROTECTIVE DEVICES HANDLES WITHOUT EXPOSING LIVE PARTS.

8. PROVIDE CLEAR PLASTIC CIRCUIT DIRECTORY HOLDER MOUNTED ON INSIDE OF DOOR.

9. THERMAL MAGNETIC CIRCUIT BREAKERS: FOR EACH POLE, FURNISH A THERMAL INVERSE TIME TRIPPING ELEMENT FOR OVERLOAD PROTECTION AND A MAGNETIC INSTANTANEOUS TRIPPING ELEMENT FOR SHORT CIRCUIT PROTECTION.

10. DO NOT USE HANDLE TIES IN LIEU OF MULTI-POLE CIRCUIT BREAKERS.

11. PROVIDE MULTI-POLE CIRCUIT BREAKERS FOR MULTI-WIRE BRANCH CIRCUITS AS REQUIRED BY NFPA 70.

12. MOUNT PANELBOARDS, CONTROL PANELS AND SAFETY SWITCHES SUCH THAT THE HIGHEST POSITION OF ANY OPERATING HANDLE FOR CIRCUIT BREAKERS OR SWITCHES DOES NOT EXCEED 79 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.

13. TERMINATE BRANCH CIRCUIT EQUIPMENT GROUNDING CONDUCTORS ON SOLIDLY BONDED EQUIPMENT GROUND BUS ONLY. DO NOT TERMINATE ON ISOLATED/INSULATED GROUND BUS.

14. PROVIDE FILLER PLATES TO COVER UNUSED SPACES IN PANELBOARDS.

15. CLEAN DIRT AND DEBRIS FROM PANELBOARD ENCLOSURES AND COMPONENTS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

WIRING DEVICES - 262726

ALL WIRING DEVICES SHALL BE GRAY

RECEPTACLES

1. STANDARD CONVENIENCE RECEPTACLES: INDUSTRIAL SPECIFICATION GRADE, 20A, 125V, NEMA 5-20R; SINGLE OR DUPLEX AS INDICATED ON THE DRAWINGS.

2. WEATHER RESISTANT GFI RECEPTACLES: INDUSTRIAL SPECIFICATION GRADE, DUPLEX, 20A, 125V, NEMA 5-20R, RECTANGULAR DECORATOR STYLE, LISTED AND LABELED AS WEATHER RESISTANT TYPE COMPLYING WITH UL 498 SUPPLEMENT SE SUITABLE FOR INSTALLATION IN DAMP OR WET LOCATIONS.

3. PROVIDE WIRING DEVICES SUITABLE FOR INTENDED USE AND WITH RATINGS ADEQUATE FOR LOAD SERVED.

4. ACCEPTABLE MANUFACTURERS
   A. HUBBELL
   B. LEVITON
   C. PASS & SEYMOUR

5. FOR SINGLE RECEPTACLES INSTALLED ON AN INDIVIDUAL BRANCH CIRCUIT, PROVIDE A RECEPTACLE WITH AN AMPERE RATING NOT LESS THAN THAT OF THE BRANCH CIRCUIT.

6. PROVIDE WEATHER RESISTANT GFI RECEPTACLES WITH WHILE-IN-USE, HEAVY DUTY, WEATHERPROOF COVERS FOR THE RECEPTACLES INSTALLED OUTDOORS OR IN DAMP OR WET LOCATIONS.

WALL SWITCHES

1. ACCEPTABLE MANUFACTURERS
   A. HUBBELL
   B. LEVITON
   C. PASS & SEYMOUR
   D. LUTRON

2. STANDARD WALL SWITCHES: INDUSTRIAL SPECIFICATION GRADE, 20A, 120/277 V WITH STANDARD TOGGLE TYPE SWITCH ACTUATOR MAINTAINED CONTACTS; SINGLE POLE THROW, DOUBLE POLE SINGLE THROW, THREE WAY, OR FOUR WAY AS INDICATED ON THE DRAWINGS.

EXECUTION

1. VERIFY THAT OUTLET BOXES ARE INSTALLED IN PROPER LOCATIONS, MOUNTING HEIGHTS AND ARE SIZED TO ACCOMMODATE DEVICES AND CONDUCTORS IN ACCORDANCE WITH NFPA 70.

2. INSTALL WIRING DEVICES PLUMB AND LEVEL WITH MOUNTING YOKE HELD RIGIDLY IN PLACE.

3. INSTALL VERTICALLY MOUNTED RECEPTACLES WITH GROUNDING POLE ON TOP AND HORIZONTALLY MOUNTED RECEPTACLES WITH GROUND POLE ON LEFT.

4. INSTALL WALL SWITCHES WITH OFF POSITION DOWN.

5. INSTALL BLANK WALL PLATES ON JUNCTION BOXES AND ON OUTLET BOXES WITH NO WIRING DEVICES INSTALLED OR DESIGNATED FOR FUTURE USE.

6. TEST EACH RECEPTACLE TO VERIFY OPERATION ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CONDUIT - 260533.13

1. CONNECTIONS TO VIBRATING EQUIPMENT (TRANSFORMERS AND MOTORS) WET LOCATIONS: USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT. MAXIMUM LENGTH - 6FT.

2. APPROVED MANUFACTURERS
   A. ALLIED TUBE AND CONDUIT
   B. REPUBLIC CONDUIT
   C. WHEATLAND TUBE COMPANY

3. CONTRACTOR SHALL INSTALL NYLON PULLCORDS IN EMPTY CONDUITS.

4. CLEAN INTERIOR OF CONDUITS TO REMOVE MOISTURE AND FOREIGN MATTER PRIOR TO CONDUCTOR INSTALLATION.

5. CONDUIT INSTALLED BELOW GRADE SHALL BE SCHEDULE 40 PVC. BELOW GRADE FITTINGS TO BE RIGID GALVANIZED STEEL OR FIBERGLASS. UNDERGROUND CONDUIT TO TRANSITION TO RIGID ALUMINUM PRIOR TO EXITING SLAB. ALUMINUM TO BE PROPERLY WRAPPED, PER MANUFACTURER RECOMMENDATIONS. WHEN IN CONTACT WITH CONCRETE OR SOIL. INSTALL PER NEC.

6. EXPOSED CONDUIT TO BE RIGID ALUMINUM.

7. OUTDOOR CONDUIT CONNECTIONS TO BE MADE WITH THREADED HUBS. OUTDOOR EQUIPMENT SHALL NOT BE TOP ENTRY.

8. SEAL CONDUITS WHERE PENETRATING VAULTS AND BUILDINGS TO PREVENT WATER INTRUSION. PROVIDE SUITABLE MODULAR SEAL WHERE CONDUITS PENETRATE EXTERIOR WALL BELOW GRADE.

9. USE APPROVED ZINC-RICH PAINT OR CONDUIT JOINT COMPOUND ON FIELD-CUT THREADS OF RIGID ALUMINUM CONDUITS PRIOR TO MAKING CONNECTIONS.

10. PROVIDE INSULATING BUSHINGS OR INSULATED THROATS AT ALL CONDUIT TERMINATIONS TO PROTECT CONDUCTORS.

11. USE SUITABLE ADAPTERS WHERE REQUIRED TO TRANSITION FROM ONE TYPE OF CONDUIT TO ANOTHER.

12. ARRANGE CONDUIT TO PROVIDE NO MORE THAN THE EQUIVALENT OF FOUR 90 DEGREE BENDS BETWEEN PULL POINTS.

13. MAINTAIN MINIMUM CLEARANCE OF 6 INCHES BETWEEN CONDUITS AND PIPING FOR OTHER SYSTEMS. 12 INCHES FROM HOT SURFACES.

14. ARRANGE CONDUIT TO PREVENT MOISTURE TRAPS. PROVIDE DRAIN FITTINGS AT LOW POINTS AND AT SEALING FITTINGS WHERE MOISTURE MAY COLLECT.

15. PROVIDE DRIP LOOPS FOR LIQUIDTIGHT FLEXIBLE CONDUIT CONNECTIONS TO PREVENT DRAINAGE OF LIQUID INTO CONNECTORS.

16. WHERE TWO THREADED CONDUITS MUST BE JOINED AND NEITHER CAN BE ROTATED, USE THREE -PIECE COUPLINGS OR SPLIT COUPLINGS. DO NOT USE RUNNING THREADS.

BOXES - 260533.6

1. DO NOT USE BOXES AND ASSOCIATED ACCESSORIES FOR APPLICATIONS OTHER THAN AS PERMITTED BY NFPA 70 AND PRODUCT LISTING.

2. PROVIDE ALL BOXES, FITTINGS, SUPPORTS AND ACCESSORIES REQUIRED FOR A COMPLETE RACEWAY SYSTEM TO ACCOMMODATE DEVICES AND EQUIPMENT TO BE INSTALLED.

3. PROVIDE PRODUCTS LISTED, CLASSIFIED AND LABELED BY UNDERWRITER'S LABORATORIES INC. (UL) OR A TESTING FIRM APPROVED BY THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE PURPOSE INDICATED.

4. WHERE BOX SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70.

5. PROVIDE GROUNDING TERMINALS WITHIN BOXES WHERE EQUIPMENT GROUNDING CONDUCTORS TERMINATE. GROUND BOX IN ACCORDANCE WITH GROUNDING SPECIFICATION.

6. USE CAST IRON BOXES OR CAST ALUMINUM BOXES FOR DAMP OR WET LOCATIONS UNLESS OTHERWISE INDICATED OR REQUIRED; FURNISH WITH COMPATIBLE WEATHERPROOF GASKETED COVERS.

7. BOXES FOR GANGED DEVICES: USE MULTIGANG BOXES OF SINGLE-PIECE CONSTRUCTION. DO NOT USE FIELD-CONNECTED GANGABLE BOXES.

8. MINIMUM BOX SIZE UNLESS OTHERWISE INDICATED
   A. WIRING DEVICES (OTHER THAN COMMUNICATIONS SYSTEMS OUTLETS): 4 INCH SQUARE BY 1-1/2 INCH DEEP (100 X 38 MM) TRADE SIZE.
   B. COMMUNICATIONS SYSTEMS OUTLETS: 4 INCH SQUARE BY 2-1/8 INCH DEEP (100 X 54 MM) TRADE SIZE.
   C. CEILING OUTLETS: 4 INCH OCTAGONAL OR SQUARE BY 1-1/2 INCH DEEP (100 X 38 MM) TRADE SIZE.

9. ACCEPTABLE MANUFACTURERS
   A. COOPER CROUSE-HINDS
   B. HUBBELL
   C. OZ-GEDNEY
   D. THOMAS & BETTS

10. LOCATE BOXES TO BE ACCESSIBLE. INSTALL PLUMB AND LEVEL TO PRESERVE INSULATION INTEGRITY WITH NO GAPS OR OPEN SPACES GREATER THAN 1/8 INCH AT THE EDGE OF THE BOX. INSTALL

11. SECURE AND SUPPORT BOXES IN ACCORDANCE WITH NFPA 70 USING SUITABLE SUPPORTS AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

12. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE. DO NOT PROVIDE SUPPORT FROM PIPING, DUCTWORK, OR OTHER SYSTEMS.
    EXCEPTION: CAST METAL BOXES (OTHER THAN BOXES USED FOR FIXTURE SUPPORT) SUPPORTED BY THREADED CONDUIT CONNECTIONS IN ACCORDANCE WITH NFPA 70.

13. INSTALL PERMANENT BARRIER BETWEEN GANGED WIRING DEVICES WHEN VOLTAGE BETWEEN ADJACENT DEVICES EXCEEDS 300 V.

14. INSTALL FIRESTOPPING TO PRESERVE FIRE RESISTANCE RATING OF PARTITIONS AND OTHER ELEMENTS, USING MATERIALS AND UL LISTED FOR THAT PURPOSE.

LOW VOLTAGE AC SURGE PROTECTION DEVICES - 264313

1. THE MAXIMUM CONTINUOUS OPERATING VOLTAGE (MCOV) SHALL NOT BE LESS THAN 125% OF THE NOMINAL SYSTEM OPERATING VOLTAGE.

2. THE SUPPRESSION SYSTEM SHALL INCORPORATE THERMALLY PROTECTED METAL-OXIDE VARISTORS (MOV'S) AS THE CORE SURGE SUPPRESSION COMPONENT.

3. THE SPD MUST PROTECT ALL MODES OF THE ELECTRICAL SYSTEM BEING UTILIZED CONNECTED: L-N, L-G, L-L, AND N-G.

4. THE MINIMUM SURGE CURRENT CAPACITY OF THE SURGE PROTECTION DEVICE IS 160 KA PER PHASE AND 80 KA PER MODE.

5. ALL SPD'S APPLIED IN TO THE DISTRIBUTION SYSTEM SHALL HAVE A 20KA NOMINAL DISCHARGE CURRENT (IN) RATING REGARDLESS OF SPD TYPE.

6. THE MAXIMUM ANSI/UL 1449 THIRD EDITION VOLTAGE PROTECTION RATING (VPR) SHALL NOT EXCEED THE FOLLOWING:
   L-N, L-G, N-G: 208Y/120, 700 VOLTS, 480Y/277, 1200 VOLTS

7. THE PANELBOARD SHALL BE CAPABLE OF RE-ENERGIZING UPON REMOVAL OF THE SPD.

8. THE SPD SHALL BE EQUIPPED WITH AN LCD DISPLAY THAT INDICATES TO THE USER HOW MANY SURGES HAVE OCCURRED AT THE LOCATION. THE SURGE COUNTER SHALL TRIGGER EACH TIME A SURGE EVENT WITH A PEAK CURRENT MAGNITUDE OF 50 +/- 20A OCCURS. A RESET PUSHBUTTON SHALL ALSO BE STANDARD, ALLOWING THE SURGE COUNTER TO BE ZEROED. THE SPD SHALL CONTAIN AN AUDIBLE ALARM THAT WILL BE ACTIVATED UNDER ANY FAULT CONDITION. THERE SHALL ALSO BE AN AUDIBLE ALARM SILENCE BUTTON USED TO SILENCE THE AUDIBLE ALARM AFTER IT HAS BEEN ACTIVATED. THE SPD MUST INCLUDE FORM C DRY CONTACTS (ONE NO AND ONE NC) FOR REMOTE ANNUNCIATION. EACH SPD UNIT SHALL HAVE A GREEN/RED SOLID-STATE INDICATOR LIGHT THAT REPORTS THE STATUS OF PROTECTION ON EACH PHASE.

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SSR Project #: 19410070

MARIO C. VALENTINI
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 119475

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE
ELECTRICAL SPECIFCATIONS

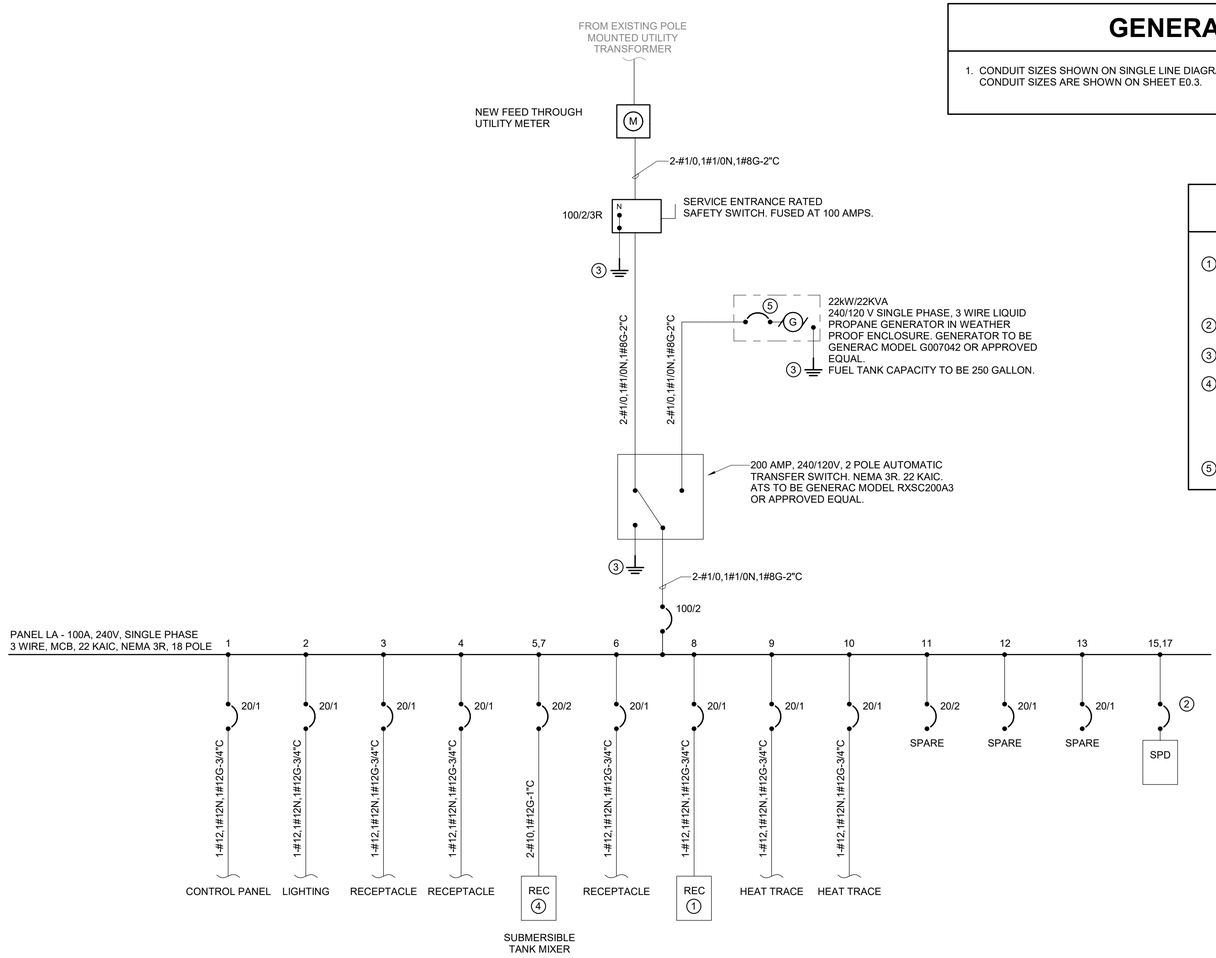
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
E0.1

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1 SINGLE LINE DIAGRAM

1/8" = 1'-0"

GENERAL NOTES

1. CONDUIT SIZES SHOWN ON SINGLE LINE DIAGRAM ARE FOR ABOVE GROUND ONLY. DUCTBANK CONDUIT SIZES ARE SHOWN ON SHEET E0.3.

KEYED NOTES

1. PROVIDE 125 VOLT, 20 AMP, GENERAL PURPOSE CONVENIENCE WEATHER RESISTANT RECEPTACLE WITH WEATHERPROOF WHILE IN USE COVER. MOUNT TO STRUT RACK ADJACENT TO TANK. SEE DETAIL 1 ON SHEET E0.3.
2. OVERCURRENT PROTECTION DEVICE AND CONDUCTORS SIZED BY MANUFACTURER.
3. INSULATED #4 AWG COPPER CONDUCTOR, 3/4" X 10' COPPER CLAD GROUND ROD.
4. PROVIDE 250 VOLT, 20 AMP, NEMA 6-20 WEATHER RESISTANT RECEPTACLE WITH WEATHERPROOF WHILE IN USE COVER. MOUNT TO UNISTRUT ADJACENT TO SUBMERSIBLE PUMP CONTROLLER. VERIFY RECEPTACLE COMPATIBILITY WITH MIXING CONTROLLER ATTACHMENT PLUG. SEE DETAIL 3 ON SHEET E0.3.
5. OVERCURRENT PROTECTION DEVICE BY MANUFACTURER.

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CHIMICA
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STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE

ELECTRICAL ONE LINE

DATE

MARCH 2020

PROJECT STATUS

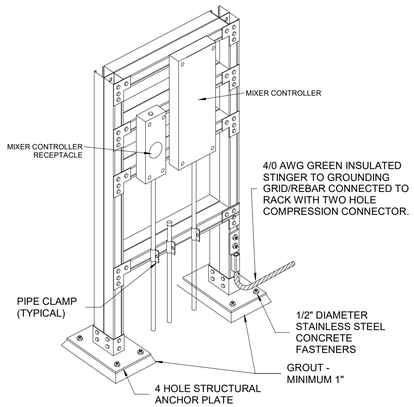
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SHEET NUMBER

E0.2

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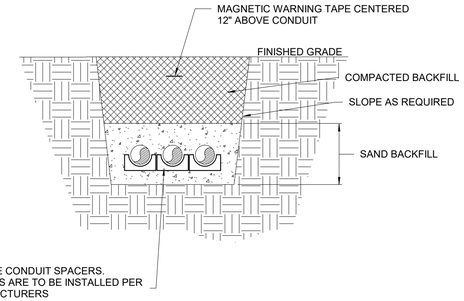
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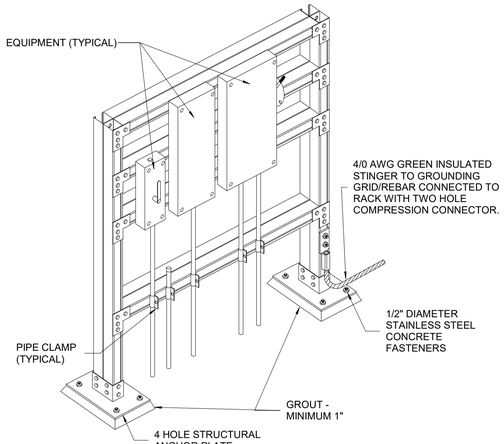
NOTE:

1. IF SUPPORT RACK SPANS MORE THAN 48" IN WIDTH, ADD VERTICAL SUPPORT. (ONE PER 48")
2. 316 STAINLESS STEEL 3 1/4" DOUBLE STRUT CHANNEL WITH 316 STAINLESS STEEL HARDWARE.
3. VERTICAL CENTER OF DEVICES TO BE MOUNTED BETWEEN 42" AND 60" AFF.

MIXER CONTROLLER MOUNTING DETAIL - CHANNEL SUPPORT RACK | 3



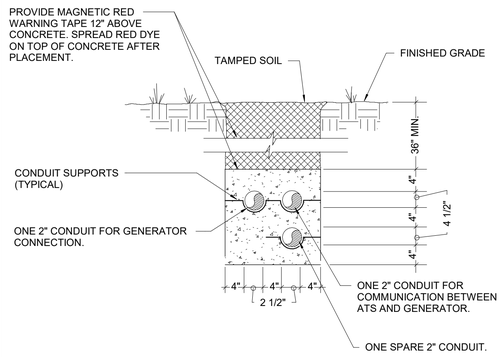
DIRECT BURIED CONDUIT DETAIL | 2



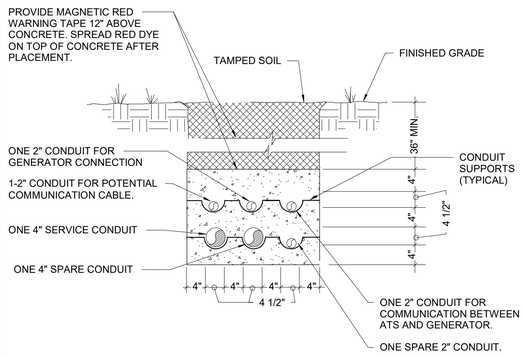
NOTE:

1. IF SUPPORT RACK SPANS MORE THAN 48" IN WIDTH, ADD VERTICAL SUPPORT. (ONE PER 48")
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3. VERTICAL CENTER OF DEVICES TO BE MOUNTED BETWEEN 42" AND 60" AFF.

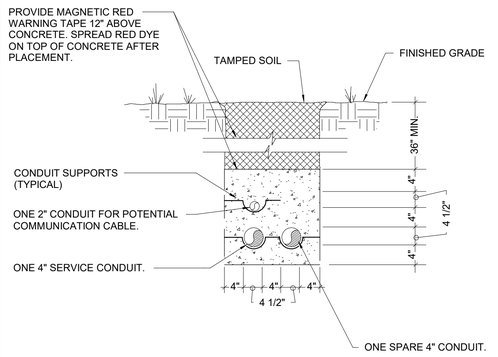
ELECTRICAL EQUIPMENT MOUNTING DETAIL - CHANNEL SUPPORT RACK | 1



ELECTRICAL DUCT BANK | CC



ELECTRICAL DUCT BANK | BB



ELECTRICAL DUCT BANK | AA

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REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	Author
DESIGNED BY	Designer
CHECKED BY	Checker

SHEET TITLE

ELECTRICAL DETAILS

DATE

MARCH 2020

PROJECT STATUS

BID SET

SHEET NUMBER

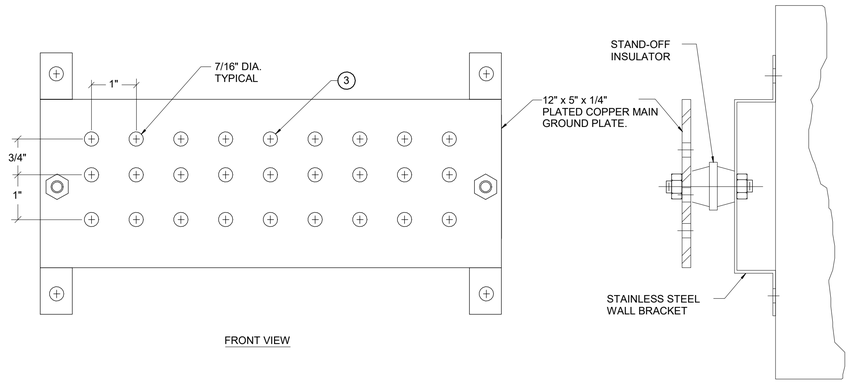
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KEYED NOTES

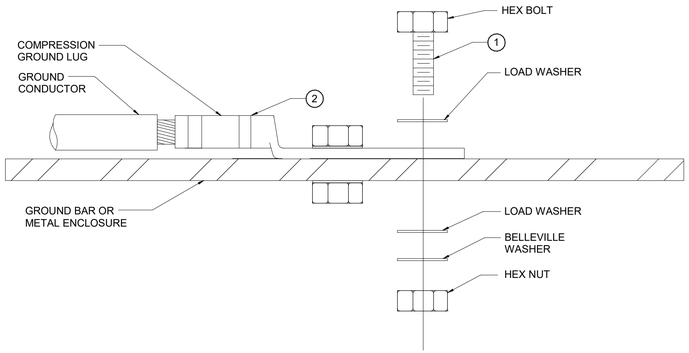
1. BOLT LENGTH TO PROVIDE A MINIMUM OF TWO (2) THREADS EXPOSED. REMOVE PAINT FROM EQUIPMENT ENCLOSURE WHERE GROUND LUG IS TO BE ATTACHED. APPLY ANTI-OXIDATION COATING TO MATING SURFACE OF LUG. REMOVE EXCESS COATING.
2. USE MECHANICAL TWO HOLE LUGS FOR GROUND CONNECTIONS. CRIMP CONNECTIONS FOR CONDUCTORS SHALL BE MADE HYDRAULICALLY.
3. CONFIRM GROUND BUS HOLE PATTERN. COORDINATE WITH CABLE TERMINATIONS.



FRONT VIEW

SIDE VIEW

GROUND BUSBAR DETAIL
NO SCALE



GROUNDING CONNECTION
NO SCALE

4

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SSR Project #: 19410070

MARIO C. VALENTINI
REGISTERED ENGINEER
No. 119475
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	Author
DESIGNED BY	Designer
CHECKED BY	Checker

SHEET TITLE

ELECTRICAL DETAILS

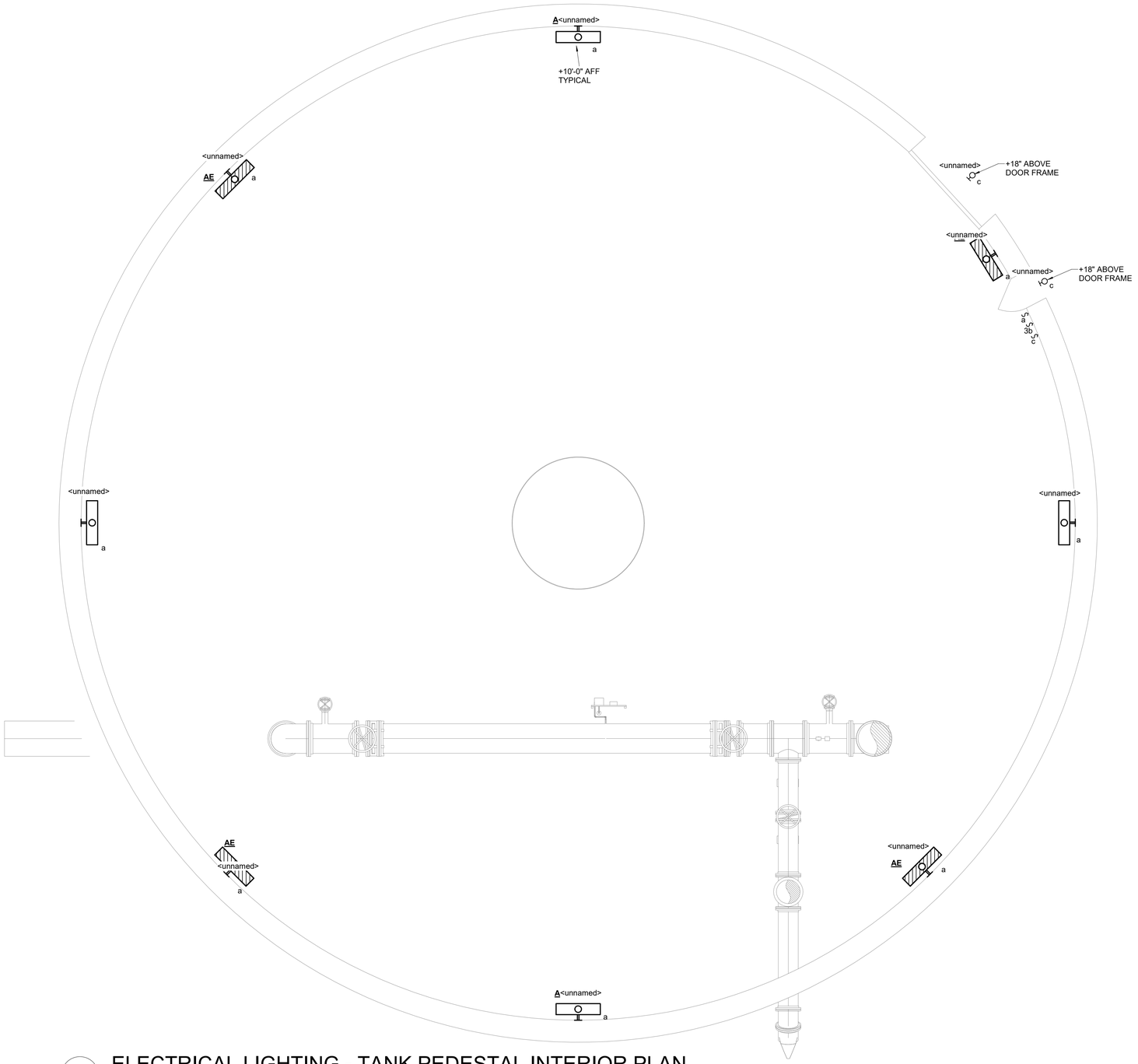
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
E0.4

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1 ELECTRICAL LIGHTING - TANK PEDESTAL INTERIOR PLAN

3/16" = 1'-0"

0 4' 8' 12'

GENERAL NOTES

1. CIRCUIT NUMBERS SHOWN ON THIS SHEET SERVED FROM PANEL LA UNLESS OTHERWISE NOTED.
2. INTERIOR BASE LIGHTING MAY BE MODIFIED BY CONTRACTOR TO ACCOMMODATE COMPOSITE TANK STYLE AND SMALLER TANK SUPPORT PEDESTAL. COORDINATE WITH ENGINEER AND OWNER PRIOR TO MODIFICATIONS.

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SSR Project #: 19410070

MARIO C. VALENTINI
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AGRICULTURE
COMMERCE
No. 119475
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE

ELECTRICAL LIGHTING - TANK PEDESTAL INTERIOR PLAN

DATE

MARCH 2020

PROJECT STATUS

BID SET

SHEET NUMBER

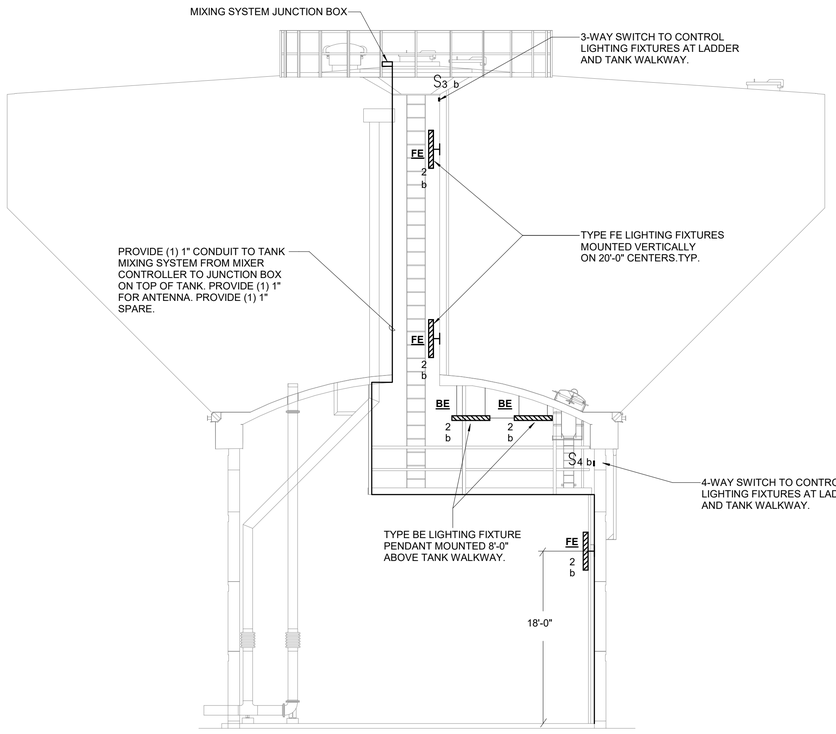
EL1.1

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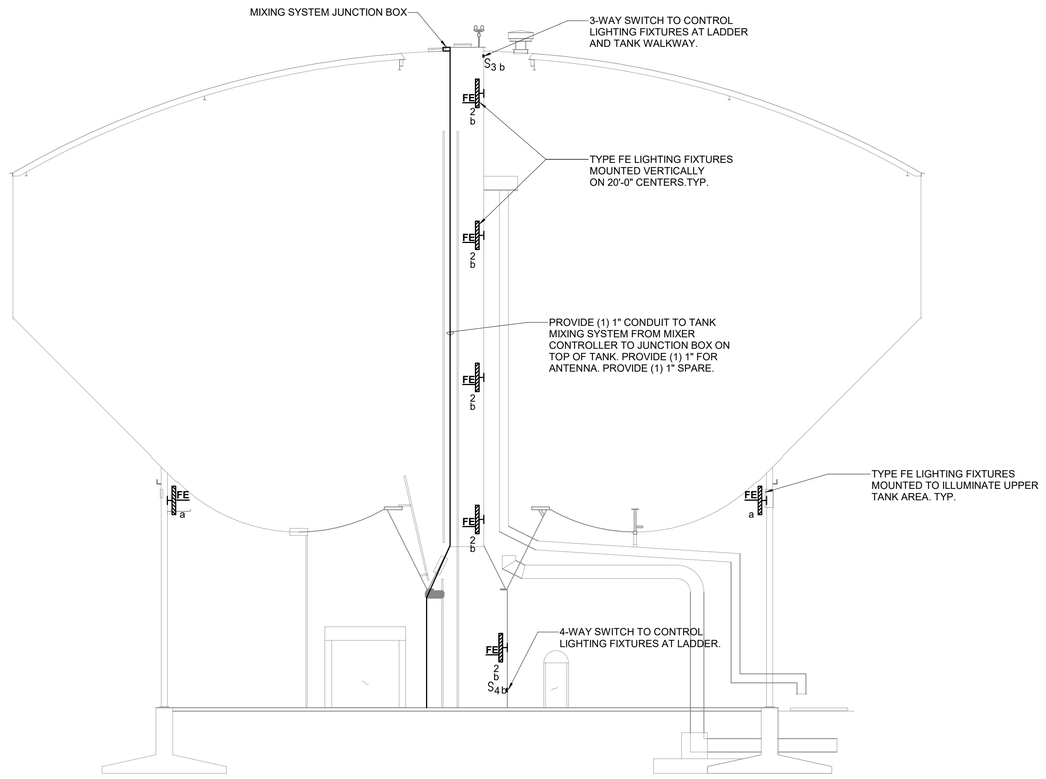
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GENERAL NOTES

1. CIRCUIT NUMBERS SHOWN ON THIS SHEET SERVED FROM PANEL LA UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO INSTALL INTEGRATOR PROVIDED ANTENNA AND COAX CABLE. ANTENNA TO BE INSTALLED ON TOP OF TANK AND COAX CABLE TO INSTALLED IN CONTRACTOR PROVIDED 1" CONDUIT FROM CONTROL PANEL CP-100 TO ANTENNA. INTEGRATOR TO TERMINATE WIRES AT CONTROL PANEL CP-100.



1 ELECTRICAL - COMPOSITE WATER TANK ELEVATION & SECTION
NOT TO SCALE



2 ELECTRICAL - FLUTED COLUMN WATER TANK ELEVATION & SECTION
NOT TO SCALE

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SSR Project #: 19410070

MARIO C. VALENTINI REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE No. 119475 STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE
ELECTRICAL - WATER TANK ELEVATION & SECTION

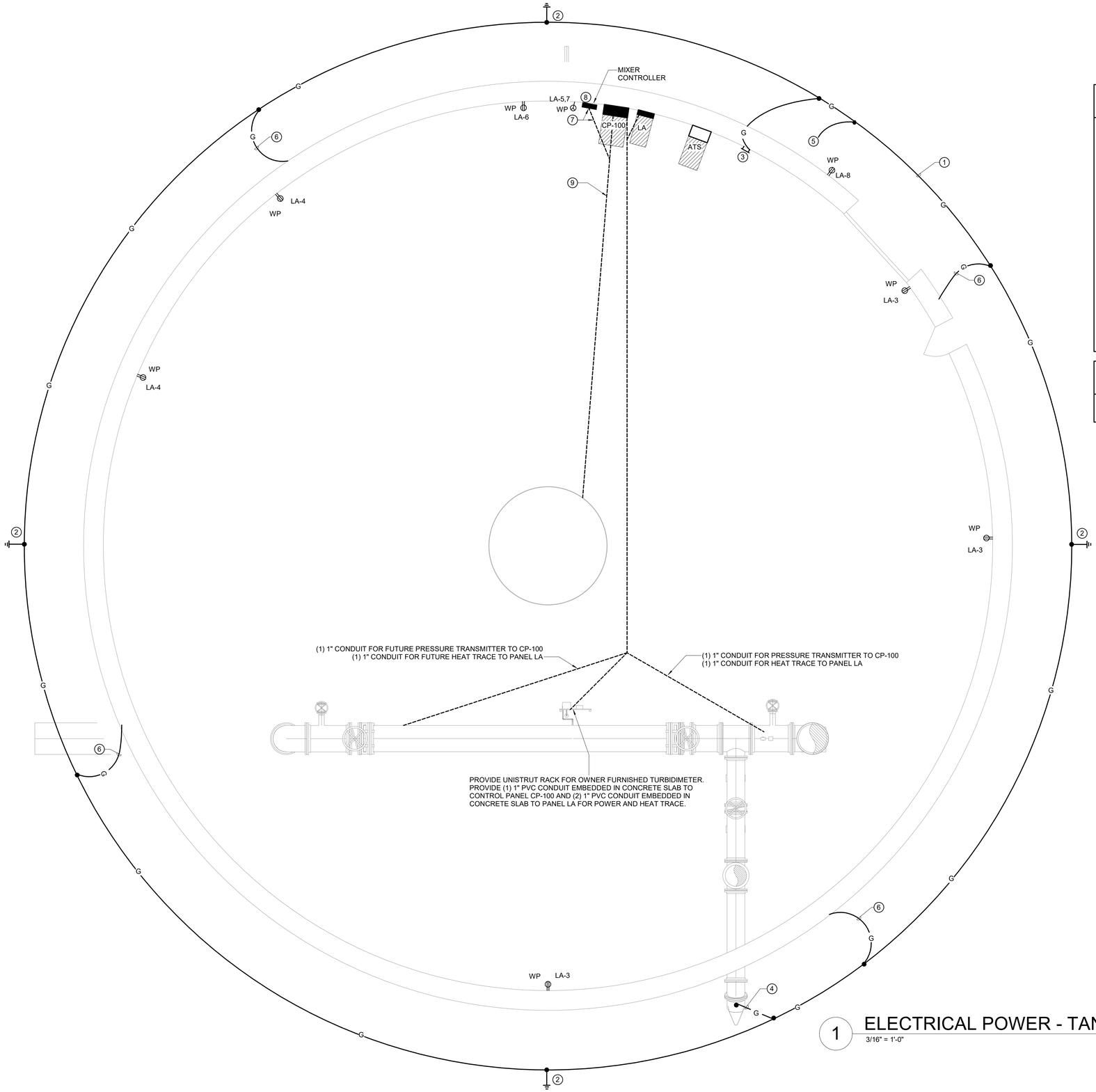
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
EL2.1

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0 4' 8' 12'

KEYED NOTES

1. FURNISH AND INSTALL 4/0 AWG COPPER. BARE GROUND RING, INSTALL GROUND CONDUCTOR 30" MIN. BELOW FINISHED GRADE, 36" FROM FOUNDATION.
2. FURNISH AND INSTALL 10' X 3/4" COPPER CLAD GROUND ROD. ATTACH TO GROUND RING WITH #4/0 CU BARE USING THERMO-WELD BONDING METHOD.
3. CONNECT GROUND BAR WITH 4/0 AWG COPPER GREEN INSULATED CONDUCTOR USING THERMO-WELD BONDING METHOD TO THE GROUND RING CONDUCTOR AND AS SHOWN ON THE ELECTRICAL ROOM GROUND BUS DETAIL SHEET E0.4.
4. BOND WATER PIPE TO GROUNDING ELECTRODE SYSTEM USING 4/0 AWG COPPER GREEN INSULATED CONDUCTOR. ATTACH TO GROUND RING WITH #4/0 CU BARE USING THERMO-WELD BONDING METHOD.
5. CONNECT LIGHTNING PROTECTION SYSTEM DOWNCONDUCTORS TO GROUND RING.
6. BOND STRUCTURAL STEEL AND FOOTING STEEL REBAR TO GROUNDING ELECTRODE SYSTEM. BOND EACH CONNECTION USING A THERO-WELD BONDING METHOD.
7. INSTALL VENDOR PROVIDED NEMA 4X CONTROLLER ON STRUT RACK. INSTALL VENDOR PROVIDED JUNCTION BOX ON TOP OF TANK PER MANUFACTURER INSTRUCTIONS. ROUTE VENDOR PROVIDED POWER CORD FROM SUBMERSIBLE MIXER CONTROLLER TO JUNCTION BOX IN 1" CONDUIT SHOWN AND CONTINUED ON SHEET EL2.1.
8. PROVIDE DEDICATED 1" PVC CONDUIT, EMBEDDED IN THE SLAB BETWEEN VENDOR PROVIDED NEMA 4X CONTROLLER AND CONTROL PANEL CP-100.
9. PROVIDE (2) 1" CONDUITS, EMBEDDED IN THE SLAB, FROM CONTROL PANEL TO ANTENNA MOUNTED ON TOP OF THE TANK. SEE DETAILS ON SHEET EL2.1 FOR CONTINUED CONDUIT ROUTING.

GENERAL NOTES

1. UNLESS OTHERWISE NOTED GROUNDING ELECTRODE CONDUCTORS SHALL BE 4/0 AWG COPPER.

1 ELECTRICAL POWER - TANK PEDESTAL INTERIOR PLAN
3/16" = 1'-0"

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SSR Project #: 19410070

MARIO C. VALENTINI
REGISTERED ENGINEER
No. 119475
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE
ELECTRICAL POWER - TANK PEDESTAL INTERIOR PLAN

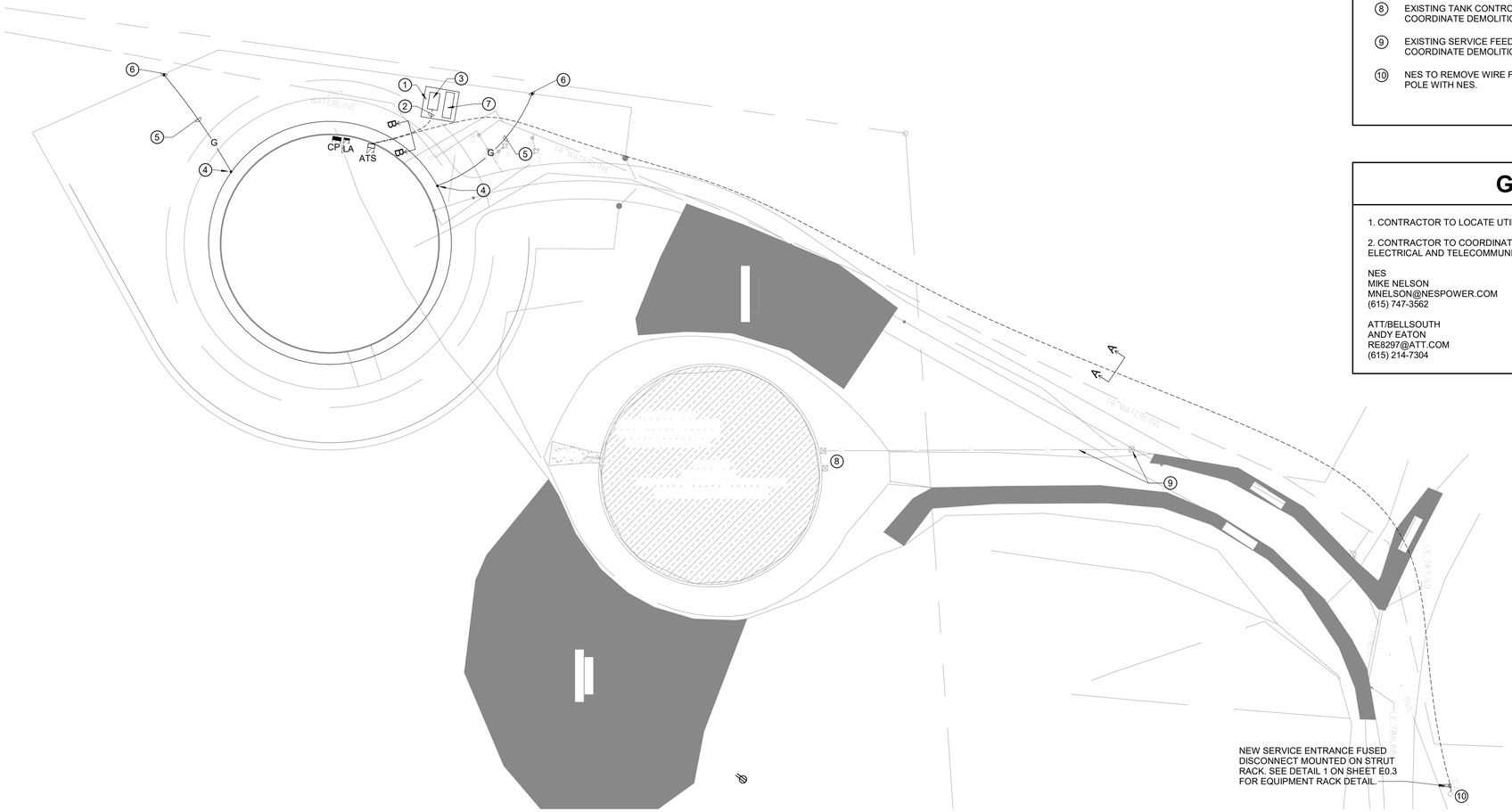
DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
EP1.1

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1 ELECTRICAL - SITE PLAN
1" = 20'-0"

0 20 40 60 80

KEYED NOTES

1. PROVIDE NEW 6 INCH CONCRETE PAD. SIZE 10FT X 10FT. MOUNT PANEL LA AND ATS ON STRUT RACK. SEE DETAIL 1 ON SHEET E0.3.
2. SEE DETAIL ELECTRICAL DUCT BANK CC ON SHEET E0.3.
3. GENERATOR IN WEATHERPROOF ENCLOSURE. SEE SHEET E0.2 FOR GENERATOR DETAILS.
4. PROVIDE EXOTHERMIC WELD TO BOND GROUNDING CONDUCTOR TO GROUND RING. SEE SHEET EP1.1 FOR GROUND RING REQUIREMENTS.
5. GROUNDING CONDUCTOR SHALL BE #4/0 BARE COPPER CONDUCTOR BURIED 30" BELOW FINISHED GRADE.
6. BOND GROUNDING CONDUCTOR TO GROUNDING ELECTRODE AT FENCE POST BY EXOTHERMIC WELD. FURNISH AND INSTALL ONE (1) 3/4" x 10' COPPERCLAD GROUND ROD AT FENCE POST. CONNECT GROUNDING CONDUCTOR TO GROUNDING ELECTRODE BY EXOTHERMIC WELD AND BOND TO STEEL FENCE POST WITH GROUND CONDUCTOR CLAMP SIZED APPROPRIATELY FOR THE FENCE POST SIZE. CLAMP SHALL BE LOCATED BELOW FINISHED GRADE.
7. 250 GALLON PROPANE FUEL TANK
8. EXISTING TANK CONTROL PANEL AND ELECTRICAL LOADS TO BE DEMOLISHED. COORDINATE DEMOLITION SCHEDULE WITH OWNER.
9. EXISTING SERVICE FEEDER CONDUITS AND PULLBOXES TO BE DEMOLISHED. COORDINATE DEMOLITION SCHEDULE WITH OWNER.
10. NES TO REMOVE WIRE FROM EXISTING SERVICE. COORDINATE REMOVAL OF EXISTING POLE WITH NES.

GENERAL NOTES

1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO INSTALLATION OF DUCT BANKS.
2. CONTRACTOR TO COORDINATE RELOCATION AND/OR PROTECTION OF EXISTING ELECTRICAL AND TELECOMMUNICATION LINES WITH LOCAL PROVIDER.

NES
MIKE NELSON
MNELSON@NESPOWER.COM
(615) 747-3562

ATT/BELLSOUTH
ANDY EATON
RE8297@ATT.COM
(615) 214-7304

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SSR Project #: 19410070

MARIO C. VALENTINI
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No. 119475
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT
EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE
ELECTRICAL - SITE PLAN

DATE
MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
ES1.0

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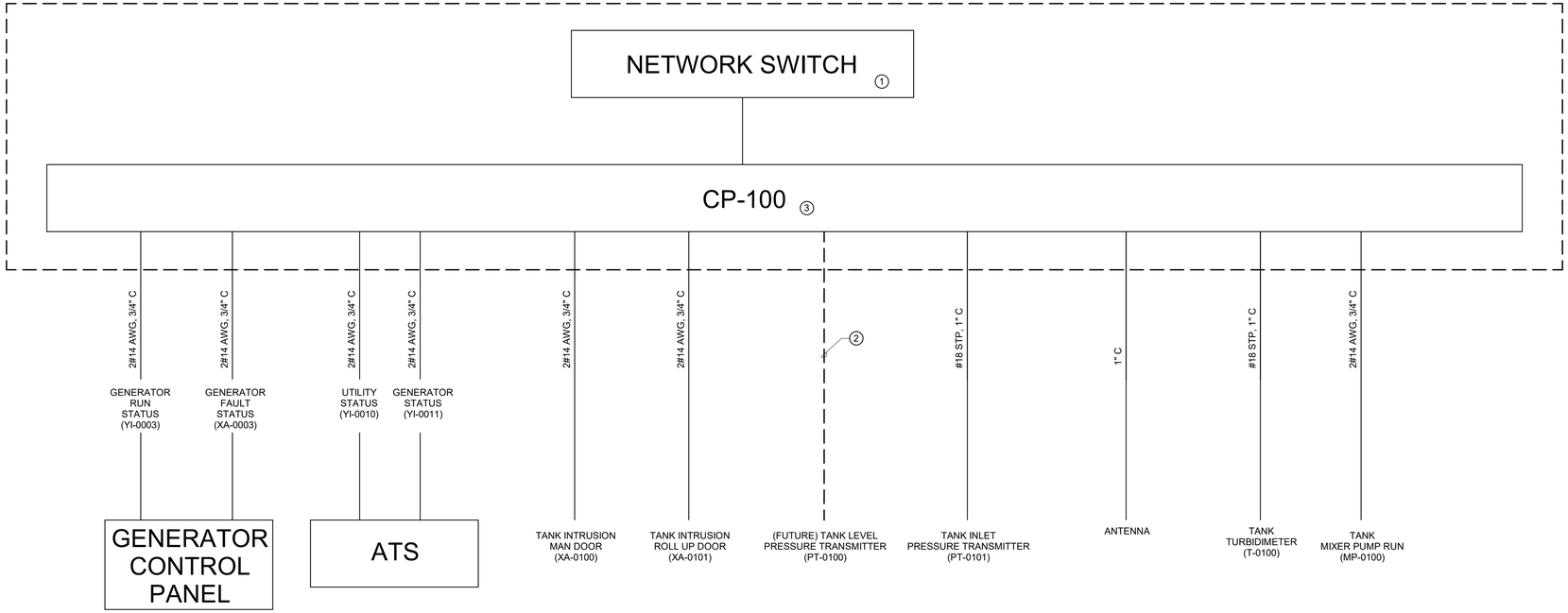
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KEYED NOTES

1. NETWORK SWITCH TO BE PROVIDED IN CONTROL PANEL CP-100 CABINET.
2. PROVIDE CONDUIT FOR FUTURE PRESSURE TRANSMITTER. SEE SHEET EP1.1.
3. UNINTERRUPTIBLE POWER SUPPLY TO BE PROVIDED IN CONTROL PANEL CP-100 CABINET.

GENERAL NOTES

1. GROUNDING, LABELING AND IDENTIFICATION TO CONFORM WITH ARTICLE 504 OF THE NEC.
2. NO TOP CONDUIT PENETRATIONS ARE PERMITTED ON THE CONTROL PANELS.
3. ALL WIRING TO BE SUCH THAT ANALOG SIGNAL, AC POWER AND CONTROL SIGNALS AND COMMUNICATIONS SIGNAL ARE ALL ROUTED, DUCTED, BUNDLED OR INSTALLED IN CONDUIT SEPARATE RACEWAYS. NO MIXING OF SERVICES TO BE ALLOWED.
4. ANALOG CABLE (#18 STP) SHALL BE TINNED COPPER, POLYETHYLENE INSULATED, TWISTED PAIR WITH 100% ALUMINUM-POLYESTER SHIELD COVERAGE, 18AWG STRANDED TINNED COPPER DRAIN WIRE AND CHROME PVC JACKET. CABLE TO BE BELDEN 8760 OR APPROVED EQUAL.
5. INSTRUMENTATION SYMBOLS AND IDENTIFICATION ARE BASED ON ISA STANDARDS S5.1 (1984) AND S5.3 (1983).
6. CONTRACTOR TO VERIFY ALL DISTANCES NEEDED FOR CABLES DURING THE SUBMITTAL PROCESS.
7. INFORMATION REGARDING VENDOR SUPPLIED SYSTEMS OR COMPONENTS MAY NOT BE COMPLETELY DEPICTED. REFER TO VENDOR SPECIFICATIONS AND DRAWINGS FOR DETAILS ON EQUIPMENT AND CONTROL SYSTEMS SUPPLIED.
8. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS, CODES OR REGULATIONS, THE STRICTER REQUIREMENT SHALL APPLY UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER.



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SSR Project #: 19410070

MARIO C. VALENTINI
REGISTERED ENGINEER
No. 119475
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE

INSTRUMENTATION BLOCK DIAGRAM

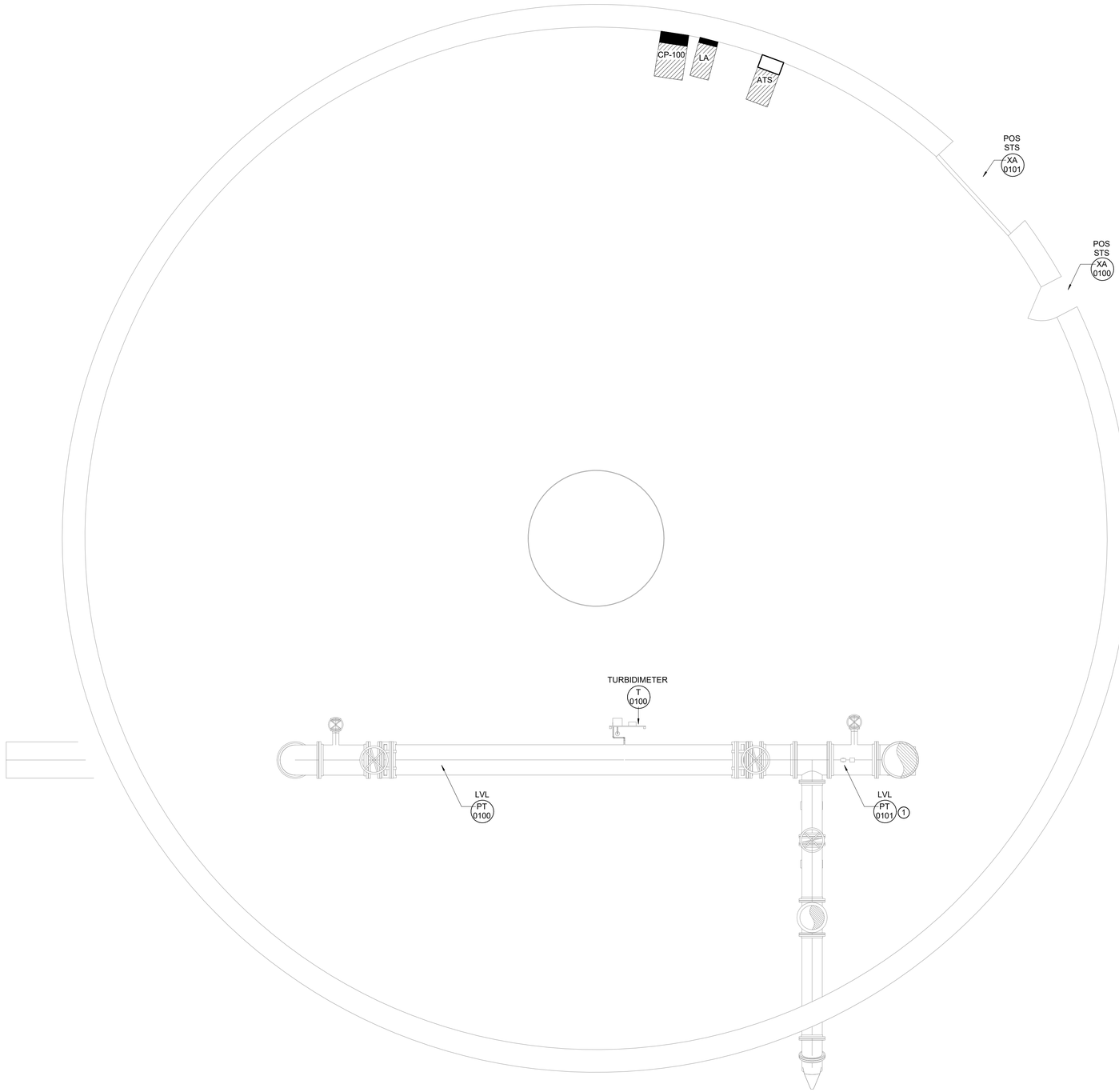
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MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
I0.1

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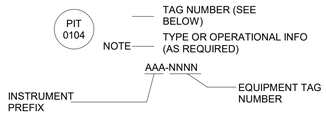
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8. IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS, CODES OR REGULATIONS, THE STRICTER REQUIREMENT SHALL APPLY UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER.

KEYED NOTES

1. DRILL AND TAP TOP OF PIPE FOR 1" NPT CONNECTION. MOUNT INSTRUMENT DISCONNECT AT AN ACCESSIBLE LOCATION NEAR INSTRUMENT. COORDINATE WITH OWNER FOR EXACT LOCATION.

INSTRUMENT OR FUNCTION SYMBOLS



1 INSTRUMENTATION - TANK PEDESTAL INTERIOR PLAN

3/16" = 1'-0"

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SSR Project #: 19410070

MARIO C. VALENTINI
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AGRICULTURE
CHEMICAL
No. 119475
STATE OF TENNESSEE

REVISIONS

REV	DATE	DESCRIPTION

HARPETH VALLEY UTILITIES DISTRICT

EASTERN SERVICE AREA
ELEVATED WATER TANK

DRAWN BY	TPF
DESIGNED BY	TPF
CHECKED BY	MCV

SHEET TITLE

INSTRUMENTATION AND CONTROLS TANK PLAN VIEW

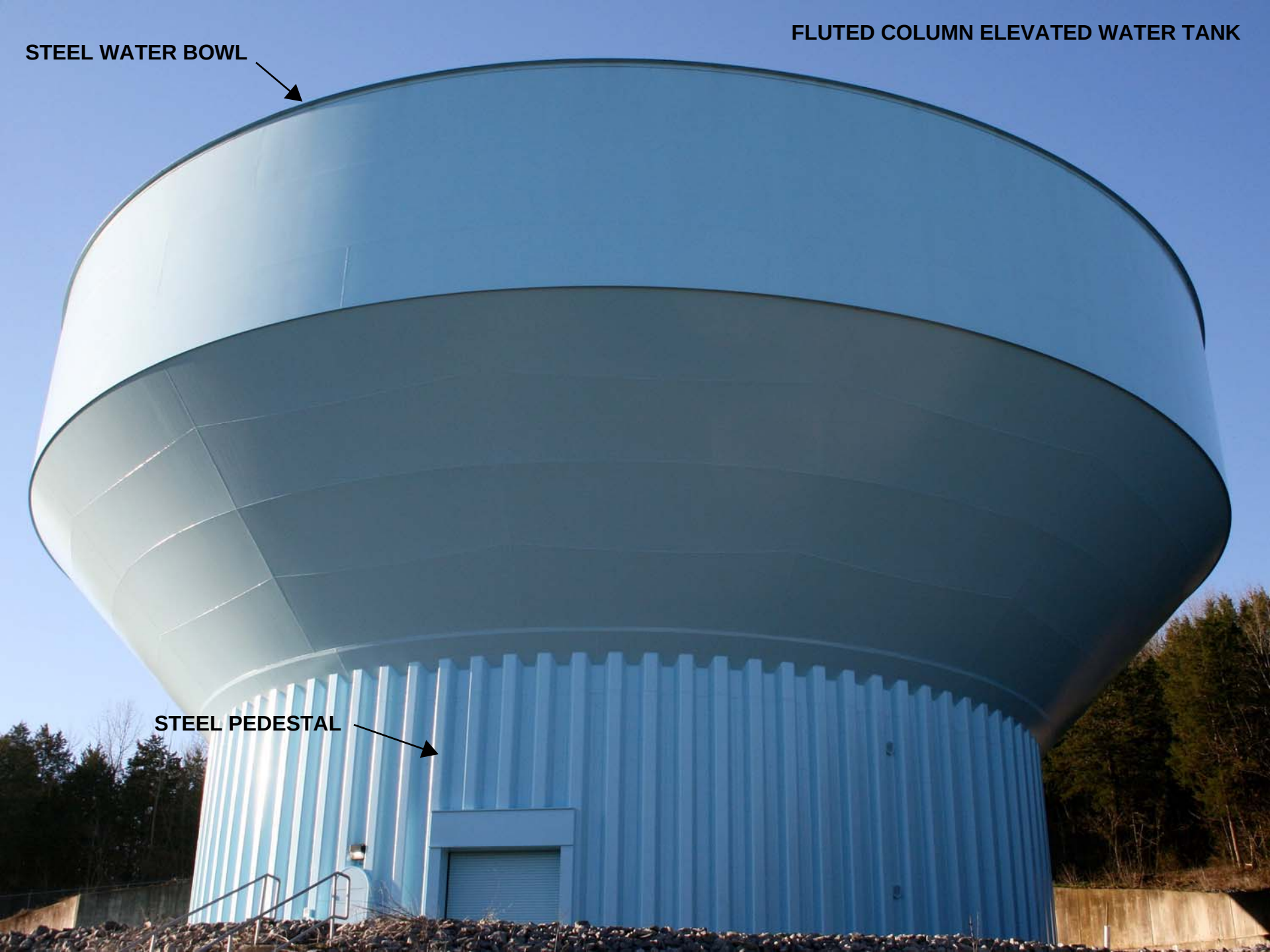
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MARCH 2020

PROJECT STATUS
BID SET

SHEET NUMBER
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FLUTED COLUMN ELEVATED WATER TANK
STEEL WATER BOWL
STEEL PEDESTAL

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

2020-04 -- Securities

Jeff Dobson
PLANNING AND CODES DIRECTOR

Tim Harrington
BUILDING CODES OFFICIAL

Todd Petrowski
SENIOR CITY PLANNER

Allison Henry
CITY PLANNER

BRENTWOOD
PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM
2020-09

TO: Planning Commission Members

FROM: D.J. Dobson, Planning & Codes Director

SUBJECT: SECURITY SUMMARY – APRIL 2020

DATE: April 30, 2020

The following securities were received or administered by Planning and Codes Department staff during the month of April 2020.

- **Cromwell, Section One, RDU, W/S & Landscaping** – Staff from the Planning and Codes Department recently received verification from Synovus Bank that letter of credit number 69408855-711 has renewed per the terms and conditions of the original security. The new expiry date is April 28, 2021. The amount remains unchanged at $168,415.00. All other terms and conditions including the automatic renewal clause also remain unchanged.

  The developer was notified that City staff will continue to hold the letter of credit until all required work within the section is completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in February 2021 at 615.371.0080, to coordinate a follow-up inspection of the project. As part of that inspection, the continuing status of the letter of credit will also be assessed. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

  Finally, the developer was informed that the ongoing maintenance of all required improvements within the section remains the responsibility of the developer, until the security is released. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Cromwell, Section Two, RDU & W/S** -- Staff from the Planning and Codes Department recently received verification from Synovus Bank that letter of credit number 69408855-712 has renewed per the terms and conditions of the original security. The new expiry date is April 30, 2021. The amount remains unchanged at $127,457.00. All other terms and conditions including the automatic renewal clause also remain unchanged.

The developer was notified that City staff will continue to hold the letter of credit until all required work within the section is completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in February 2021 at 615.371.0080, to coordinate a follow-up inspection of the project. As part of that inspection, the continuing status of the letter of credit will also be assessed. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

Finally, the developer was informed that the ongoing maintenance of all required improvements within the section remains the responsibility of the developer, until the security is released. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Traditions, Section Four, RDU, W/S** -- Staff from the Planning and Codes Department received official check number 005392, issued by the Tennessee Bank and Trust in the amount of $346,044.00. The amount is intended to serve as security for the required infrastructure (roadway, drainage, utility, water, and sewer) improvements for Section Four of the Traditions Subdivision.

  Article Eight, Section 8.1(4) of the Brentwood Subdivision Regulations allows the City to accept cashier's check in lieu of an Irrevocable Standby Letter of Credit, which is the usual form of security.

  On December 16, 2019 the developer was notified of the estimated security amounts. A copy of the letter is included, without the attachments.

  The final plat for the section has not yet been recorded.

  The check has been forwarded to City Finance staff, who were asked to deposit the entire amount into the Contractors Escrow account. The funds will only be used to complete the remaining required improvements for the project in the event that the developer owner fails to perform.

  City staff will hold the security until all required work within the section is completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in February 2021 at 615.371.0080, to coordinate a follow-up inspection of the project. As part of that inspection, the continuing status of the security will also be assessed. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Paw Pals, 7114 Peach Court, Landscaping** – Previously Planning and Codes Department staff received letter of credit number 9081643 in the amount of $7,913.40, issued by Reliant Bank.

Reliant Bank is currently not rated byt eh Kroll Bond Ratings Agency. Staff is in conversations with the bank to provide an alternate rating.

The initial submittal did not include the required performance agreement.

- **AC Marriott Hotel, Hill Center Brentwood, Landscaping** – Planning and Codes Department staff received letter of credit number 4034, issued by the Renasant Bank in the amount of $30,800.00. The Renasant Bank currently maintains a rating of "B" as published for Quarter Four, 2019 by the Kroll Bond Ratings Agency.

  The letter of credit Initially showed an expiry date of January 30, 2021. The Subdivision Regulations require that each security accepted by the City show an initial expiry term of two years. The document has been amended to show a new expiry date of January 30, 2022.

  The initial submittal also did not include the required performance agreement. The performance agreement was provided subsequently after req1uest by City staff.

  Staff notified the applicant of its acceptance of the document's terms and conditions.

- **The Preserve at Arden Woods, RDU & Sewer** -- Staff from the Planning and Codes Department received Official Check number 5301576623 in the amount of $108,139.00 and issued by SunTrust Bank.

  Article Eight, Section 8.1(4) of the Brentwood Subdivision Regulations allows the City to accept cashier's checks in lieu of an Irrevocable Standby Letter of Credit, which is the usual form of security.

  The developer was advised that the entire amount of the check has been deposited into the Contractors Escrow account. The funds will only be used to complete the remaining required improvements for the project in the event that the developer owner fails to perform.

  The developer was notified that City staff will hold the security until all required work within the section is completed, inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on a yearly basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in February 2021 at 615.371.0080, to coordinate a follow-up inspection of the project. As part of that inspection, the continuing status of the security will also be assessed. Deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Taramore Subdivision, Phase 3-A, Retaining Wall, McEwen Drive ROW** -- Staff from the City of Brentwood Engineering Department has recently completed a review of your proposal to fill approximately 0.425 acres of wetland, located south of the future McEwen Drive right-of-way. PulteGroup provided a draft of the request to transfer TDEC issued ARAP permit number NRS17.348 to the City of Brentwood. The City of Brentwood would assume all responsibility for the permit according to the draft transfer document.

Additionally, staff reviewed copies of the plans and specifications and other information submitted in support of the permit application.

Based upon these reviews, the City Engineer has recommended that the amount of letter of credit number 70001888, originally issued in the amount of $900,000.00 be reduced a total of $450,000.00 to a new total of $450,000.00.

The developer was asked to please arrange to have prepared an amendment (Amendment One) to the original letter of credit reducing its available amount of $450,000.00. All other terms and conditions of the original letter of credit, including the automatic renewal clause shall remain unchanged.

Because the amount of the security has changed it will be necessary to complete a new performance agreement, a copy of which is attached.

Please forward the original amendment and the signed and notarized performance agreement to the attention of planning staff.

Should you have any questions or require additional information, please feel free to contact me in the Planning and Codes Department offices.

SECURITY REPORT

CITY OF BRENTWOOD

BY EXPIRATION DATE

APRIL 2020

PROJECT NAME	SECURITY NUMBER	AMOUNT OF SECURITY	DESIGNATED IMPROVEMENT	P/M	ISSUING BANK	SECURITY TYPE	EXP. NOTICE DATE	ACTUAL EXPIRY DATE	LAST STAFF ACTION	AUTO RENEW	KROLL (LACE) RATING Q2 2019
Tuscany Hills, Sec. Six	401325100	$92,225.00	RDL, W/S	M	Franklin Synergy Bank	LOC	4/15/2020	5/15/2020	5/31/2019	YES	B
Morgan Farms, Sec. Six	SYND-69366643-716	$368,327.00	RDL, W/S	P	Synovus Bank	LOC	4/15/2020	5/15/2020	5/31/2017	YES	B+
Taramore, Subdivision, Ph. 15	70002531	$124,027.00	RDL, W/S	P	SunTrust Bank	LOC	4/18/2020	5/18/2020	11/31/2019	YES	B
Reserve at Sonoma	600157740	$64,403.00	RDL, W/S	M	Pinnacle National Bank	LOC	5/12/2020	6/12/2020	6/30/2019	YES	B
Whetstone, Sec. One	3070938	$76,768.00	W/S	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. One	3070935	$103,609.00	RDL	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. Two	3070937	$34,722.00	W/S	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. Two	3070936	$85,782.00	RDL	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Taramore, Subdivision, Ph 13	IS0432338U	$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2020	6/16/2020	11/18/2019	YES	B+
Valley View Subdivsion	36536	$287,761.00	RDL,W/S	P	Servis 1st Bank	LOC	5/22/2020	6/22/2020	7/30/2018	YES	B
Parkside at Brenthaven, Ph. 2, Sec. 1	600053020	$167,002.00	RDL, W/S	P	Pinnacle National Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	B
Taramore -- McEwen Dr. Retaining Wall	70001888	$900,000.00	RETAINING WALL	P	SunTrust Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	B
Sneed Manor	403088500	$550,133.00	RDU, W/S, AMENITY	P	Franklin Synergy Bank	LOC	6/18/2020	7/18/2020	7/18/2019	YES	B
Whetstone, Sec. Three	70001912	$129,358.00	RDL,W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	1/31/2020	YES	B
Whetstone, Sec. Four	70001913	$170,214.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	B
Whetstone, Sec. Five	70001914	$174,880.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	B
Belle Terra Subdivision	5094	$169,684.00	RDL, W/S	P	Franklin Synergy Bank	LOC	6/22/2020	7/22/2020	7/31/2019	YES	B
Whetstone, Sec. Six	3121592	$279,092.00	RDL & S	M	Bank of America	LOC	6/30/2020	7/31/2020	7/31/2019	YES	B
Bell Self-Storage	13379-15-100	$71,750.00	LAND	P	Capstar Bank	LOC	7/7/2020	8/7/2020	9/28/2018	YES	B
Taramore, Subdivision Ph.10	IS0333349U	$102,511.00	RDL, W/S	P	Wells Fargo Bank	LOC	8/3/2020	9/3/2020	11/18/2019	YES	B+
Stonecrest Subdivision	1250006408	$154,105.00	RDL, W/S	P	FirstBank	LOC	8/9/2020	9/9/2020	9/27/2019	YES	B
Holy Family Catholic Church	S293263	$27,500.00	LAND	P	First Tennessee Bank	LOC	8/19/2020	9/19/2020	8/31/2019	YES	B
Morgan Farms, Sec. Five	SYND-69366643-713	$257,719.00	RDL, W/S	P	Synovus Bank	LOC	8/21/2020	9/21/2020	9/30/2019	YES	B+
American Tower	3029729	$20,000.00	TOWER REM.	P	Bank of America	LOC	8/26/2020	9/26/2020	9/30/2019	YES	B
Taramore, Subdivision Ph. 11	IS0342670U	$285,603.00	RDL,W/S	P	Wells Fargo Bank	LOC	9/13/2020	10/13/2020	9/30/2019	YES	B+
Glen Abbey Subdivision, Section One	157337735	$130,279.00	LAND	P	Synovus Bank	LOC	9/16/2020	10/30/2020	10/31/2019	YES	B+
The Heritage at Brentwood, Phase IV	90018410	$137,500.00	LAND	P	Pinnacle National Bank	LOC	9/17/2020	10/17/2020	7/19/2019	YES	B
Beech Creek Hill -- ***PERPETUAL***	403822500	$152,333.00	RDU & S	P	Franklin Synergy Bank	LOC	9/18/2020	10/18/2020	11/19/2018	YES	B
Witherspoon Subdivision, Sec. Three	90018701	$127,045.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	9/19/2020	10/19/2020	10/31/2020	YES	B
Hill Center Brentrwood, Phase II	70003590	$491,425.00	LAND/HARDSCAPE	P	SunTrust Bank	LOC	9/20/2020	10/20/2020	10/30/2018	YES	B
Glen Abbey Subdivision, Sec. Three	157341419	$176,914.00	RDL,W/S	P	Synovus Bank	LOC	9/23/2020	10/23/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. One	1653304279	$115,790.00	RDL,W/S	M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. Two	1653293803	$108,944.00	RDL, W/S	M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Witherspoon Subdivision, Sec. One	90012705	$323,427.00	RDL, W&S, AMENITY & LAND	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/29/2019	YES	B
East Park Office Building 2	90242725	$80,850.00	LAND/HARDSCAPE	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/30/2018	YES	B
Springhill Suites -- ***PERPETUAL***	402719900	$311,605.00	RDL, LAND	P	Franklin Synergy Bank	LOC	10/14/2020	11/14/2020	11/30/2019	YES	B
Morgan Farms, Sec. Two	SYND-69366643-708	$127,992.00	RDL, W/S	P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Morgan Farms, Sec. Four	SYND-69366643-707	$112,544.00	RDL, W/S	P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Brentwood Lights -- Delamar -- ***PERPETUAL***	404321500	$15,000.00	CURBS/DETENTION POND	P	Franklin Synergy Bank	LOC	10/21/2020	11/21/2020	12/31/2019	YES	B
Morgan Farms, Sec. One	69366530-701	$200,000.00	RDL, W/S	M	Synovus Bank	LOC	11/17/2020	12/17/2020	1/19/2020	YES	B+
Johnson Cove Subdivision	161000898802	$35,946.00	RDL,W/S	M	BancorpSouth Bank	LOC	12/4/2020	1/4/2021	10/31/2019	YES	B
Morgan Farms, Sec. Seven	69368327-817	$288,206.00	RDL, W/S	P	Synovus Bank	LOC	12/8/2020	1/8/2021	1/31/2019	YES	B+
Fox Crest -- aka McClendon Acres	1226	$66,163.00	RDL & S	M	Wilson Bank & Trust	LOC	12/13/2020	1/13/2021	1/19/2020	YES	B-
Witherspoon Subdivision, Sec. Four	90020122	$480,097.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	12/20/2020	1/24/2021	1/31/2020	YES	B
Taramore Subdivision, Ph. 14	70002305	$53,267.00	RDL, W/S	P	SunTrust Bank	LOC	12/30/2020	1/30/2021	11/18/2019	YES	B

P/M = PERFORMANCE/MAINTENANCE, RDL = ROADS, DRAINAGE AND LIGHTING, W/S = WATER AND SEWER, LAND = LANDSCAPING, DRAIN = DRAINAGE, EROSION = EROSION CONTROL

SECURITY REPORT

CITY OF BRENTWOOD

BY EXPIRATION DATE

APRIL 2020

PROJECT NAME	*SECURITY NUMBER*	*AMOUNT OF SECURITY*	*DESIGNATED IMPROVEMENT*	*P/M*	*ISSUING BANK*	*SECURITY TYPE*	*EXP. NOTICE DATE*	*ACTUAL EXPIRY DATE*	*LAST STAFF ACTION*	*AUTO RENEW*	*KROLL (LACE) RATING Q2 2019*
Witherspoon Subdivision, Sec. Two	90014269	501,533.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/2/2021	2/1/2021	1/31/2020	YES	B
Avery Subdivision	161000931391	$501,049.00	RDL, SEWER & LAND	P	BancorpSouth Bank	LOC	1/7/2021	2/7/2021	2/28/2020	YES	B
Witherspoon, Subdivision Sec. Five	90359703	$431,243.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/22/2021	2/22/2021	2/28/2019	YES	B
Morgan Farms, Sec. Three	69366643-800	$165,255.00	RDL,W/S	P	Synovus Bank	LOC	2/8/2021	3/8/2021	12/28/2019	YES	B+
Tuscany Hills Sec. Seven	1250031750	$177,575.00	RDL,W/S	P	FirstBank	LOC	2/15/2021	3/15/2021	3/31/2019	YES	B
Small Cell Node Removal -- Verizon	68145854	$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	2/22/2021	3/22/2021	5/3/2019	YES	B
Reserve at Raintree Forest, Sec. Four	90412148	$834,074.00	RDU, W/S	P	Pinnacle National Bank	LOC	3/15/2021	4/15/2021	4/30/2019	YES	B
Cromwell, Sec. One	69408855-711	$168,415.00	RDL, W/S & LAND	M	Synovus Bank	LOC	3/28/2021	4/28/2021	4/30/2020	YES	B+
Cromwell, Sec. Two	69408855-712	$127,457.00	RDL, W/S	M	Synovus Bank	LOC	3/30/2021	4/30/2021	4/30/2020	YES	B+
ParkCenter Buildings	45479176060	$50,000.00	LAND	P	Pinnacle National Bank	LOC	4/10/2021	5/10/2021	5/31/2019	YES	B
Witherspoon, Sec. Six	90444632	$311,371.00	RDU, W/S & STREET TREES	P	Pinnacle National Bank	LOC	6/26/2021	7/26/2021	8/8/2019	YES	B
The Heights	SLCMMSP09551	$203,034.70	RDU & BUFER LAND	P	U.S. Bank	LOC	6/30/2021	7/31/2021	8/1/2019	YES	Aa3*
Virginia Springs, Phase II	S293199	$204,017.00	TRANS & LAND	P	First Tennessee Bank	LOC	7/2/2021	8/2/2021	8/31/2019	YES	B
Terrabrooke Subdivision	5098	$188,230.00	RDL,W/S & LAND	P	Franklin Synergy Bank	LOC	7/20/2021	8/20/2021	8/8/2019	YES	B
Taramore, Subdivision, Ph. 12	70004240	$533,063.00	RDU, W/S	P	SunTrust Bank	LOC	8/7/2021	9/7/2021	9/30/2019	YES	B
Oman Subdivision	1250038637	$1,323,611.00	RDL,W/S & LAND	P	FirstBank	LOC	8/19/2021	9/19/2021	9/30/2019	YES	B
Journey Church -- 1600 Wilson Pike	90471383	$36,624.00	LAND	P	Pinnacle National Bank	LOC	10/1/2021	11/1/2021	8/8/2019	YES	B
Marshall Place	1378	$300,000.00	RDL, W/S & LAND	P	First Citizens Nat. Bank	LOC	10/5/2021	11/5/2021	11/6/2019	YES	B
1537 Franklin Road	161000010701	$45,435.50	LAND	P	BancorpSouth Bank	LOC	11/11/2021	11/22/2021	11/30/2019	YES	B
Paw Pals	9081643	$7,913.40	LAND	P	Reliant Bank	LOC	12/28//2021	1/28/2022	4/30/2020	YES	B
AC Marriott Hotel	4034	$30,800.00	LAND	P	Renasant Bank	LOC	12/30//2021	1/30/2022	4/30/2020	YES	B
TOTAL	**$14,448,911.60**										
***Moody's Rating -- Aa3, Fitch Rating -- AA**											

P/M = PERFORMANCE/MAINTENANCE, RDL = ROADS, DRAINAGE AND LIGHTING, W/S = WATER AND SEWER, LAND = LANDSCAPING, DRAIN = DRAINAGE, EROSION = EROSION CONTROL

SECURITY REPORT

CITY OF BRENTWOOD

AMOUNTS HELD IN ESCROW

APRIL 2020

PROJECT NAME	*AMOUNT OF ESCROW*	*DESIGNATED IMPROVEMENT*	*P/M*	*ORIGINAL CASHIERS CHECK NUMBER*	*DATE RECEIVED*
Inglehame Farms, Section 5	$44,384.00	RDL & W/S	M	N/A	6/2010
YMCA Parking Lot Rennovations	$4,000.00	LAND	P	334290	6/2010
Local Taco Restaurant	$1,000.00	LAND	M	34725	6/2010
Clearwire Co-Location -- Chenoweth	$7,750.00	LAND	M	695110938	6/1/2010
Brookfield, Section 19 -- Fence	$1,300.00	FENCE	P	5192	7/1/2010
Inglehame Farms, Section 7	$123,006.50	RDL & W/S	P	7030834893	12/30/2010
Brentwood Country Club	$4,400.00	LAND	M	0905385	2/22/2011
Princeton Hills, Sections 3, 4, & 5	$50,000.00	DRAINAGE	M	7031641428	3/2011
Parklane Building Renovations -- Land	$13,447.50	LAND	M	7038763389	3/2011
Peartree Village Revised Site Plan	$5,410.90	LAND	P	1603114238	6/6/2011
HG Hills S/C -- Dumpster Area Land.	$2,130.00	LAND	P	N/A	5/4/2012
YMCA Landscaping Improvements	$4,000.00	LAND	P	0999045	8/6/2012
Franklin SynergyBank	$5,950.00	LAND	P	10242067	3/31/2015
Greys Meadow Subdivision	$11,000.00	SEWER	P	5500382399	8/23/2013
PWSF -- 8217 Alamo Drive	$5,747.50	LAND	P	5501777477	4/24/2014
Huskey-Byram Plat	$5,000.00	SEWER	P	0897902166	5/30/2014
Tomlinson Subdivision	$15,000.00	LAND	P	8732105553	4/10/2015
Crossings at Brentwood --- Harmony	$39,000.00	LAND	M	144273	1/31/2017
Traditions Section 1	$782,833.00	RDU & W/S	P	001060	3/31/2017
Windstone, Sec 2	$3,487.50	SIDEWALK	P	72000112	3/31/2017
Elmbrooke, Sec. 1	$5,000.00	RDU & LAND	M	201755368	6/8/2017
122 Franklin Road	$23,346.00	LAND, ST. FURN.	P	5504232802	2/2/2018
8117A Alamo Dr. -- PWSF	$9,982.50	LAND	P	5531363512	8/6/2018
Traditions Section 2	$555,459.00	RDU & W/S	P	003273	8/16/2018
1648 Westgate Circle	$5,000.00	LAND	P	18244	8/15/2018
Hidden Creek Sections 1 & 2	$25,000.00	LAND	M	001402	8/8/2018
Edenbrook Estates	$83,031.00	RDU & SEWER	M	835807015	11/30/2018
Small Cell Node Removal -- Murray & Fisher	$49,500.00	TOWER REMOVAL	M	165804	12/7/2018
Small Cell Node Removal -- 7101B Crossroads	$5,000.00	TOWER REMOVAL	M	1019362782	10/25/2018
Repairs to Ravello Way -- Tuscany	$2,500.00	ROAD REPAIRS	P	6840702043	8/9/2019
Traditions, Section 3	$703,066.80	RDU & W/S	M	004736	10/4/2019
Traditions, Section 5	$398,475.00	RDU & W/S	P	005159	2/11/2020
Traditions, Section 4	$346,044.00	RDU & W/S	P	005392	4/20/2020
Preserve at Arden Woods	$108,139.00	RDU & W/S	P	5301576623	3/30/2020

TOTAL ESCROW ACCOUNT HOLDINGS	**$3,448,390.20**
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	**$17,897,301.80**

BRENTWOOD PLANNING COMMISSION **1.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Planning & Codes Department Monthly Report -- March 2020

Jeff Dobson
PLANNING AND CODES DIRECTOR

Tim Harrington
BUILDING CODES OFFICIAL

Todd Petrowski
SENIOR CITY PLANNER

Allison Henry
CITY PLANNER

BRENTWOOD
PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM
2020-08

TO: Honorable Mayor and Members of the Board of Commissioners

THROUGH: Kirk Bednar, CITY MANAGER

FROM: Jeff Dobson, PLANNING & CODES DIRECTOR

SUBJECT: March 2020 Monthly Report

DATE: April 18, 2020

PLANNING COMMISSION

The Planning Commission conducted their regular monthly meeting on March 2, 2020. The following table presents a summary of the Planning Commission case file review, completed by staff so far in FY 2020.

PLANNING COMMISSION CASE FILE REVIEW -- SUMMARY -- FY 2020														
REVIEW TYPE	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	YTD	TOTAL
FINAL PLAT	1	3		1		2		1					8	
FOOD TRUCK RALLY								1					1	
HILLSIDE PROTECTION SITE PLAN					1				2				3	
LIMITED DURATION EVENT	2	1	2					1	1				7	
MASTER GRADING PLAN													0	
ORDINANCE		1							1				2	
PLAN RECOMMENDATIONS				1									1	
PRELIMINARY PLAN								1					1	
PUBLIC HEARING -- FOUR-STORY BLDG													0	
REVISED BUILDING ELEVATIONS	2	1		1	2	2	1	1	1				11	
REVISED FINAL PLAT	1		2		1	2	5	1					12	
REVISED HILLSIDE PROTECTION SITE PLAN		1											1	
REVISED PRELIMINARY PLAN	1		1		2	1	1		1				7	
REVISED SITE PLAN	2	3	1	4	2	1		1					14	
SITE PLAN													0	
SMALL CELL WIRELESS FACILITIES													0	
REVISED PWSF SITE PLAN						2								
TEMPORARY MODEL HOME					1								1	
MONTLY TOTAL	9	10	6	7	8	10	7	7	6	0	0	0	70	

BOARD OF ZONING APPEALS

The Board of Zoning Appeals did not meet in March 2020. The following table presents a summary of the Board of Zoning Appeals case file review, completed by staff during FY 2020.

BOARD OF ZONING APPEALS -- CASE FILE REVIEW SUMMARY-- FY 2020													
REVIEW TYPE	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	YTD TOTAL
ACCESSORY STRUCTURE	1	2	0	1	0	3	0	3	**0**				10
HOME OCCUPATION	0	0	0	0	0	0	0	0	**0**				0
SPECIAL EXCEPTION	0	0	0	0	0	0	0	0	**0**				0
VARIANCE	0	0	0	0	0	1	0	0	**0**				1
TOTALS	***1***	***2***	***0***	***1***	***0***	***4***	***0***	*3*	***0***	***0***	***0***	***0***	***11***

AMENDMENTS TO THE ZONING ORDINANCE

Planning staff, in cooperation with other departments continue to work on various zoning ordinance amendments.

Fences

Staff continues to work on draft amendments to Section 78-10 of the zoning ordinance regarding fence standards in all zoning districts. The proposed amendments would require the issuance of a permit to erect a fence in residential districts. Erection of fences in commercial districts would be addressed by the Planning Commission as part of a revised site plan review. Additional locational standards are also included as part of the amendments.

Subdivision Regulations

Staff has completed the final draft of the proposed amendments to the Subdivision Regulations. Planning Commission review of the proposed regulations was deferred from consideration at the April meeting to allow staff to review some additional proposed changes to the draft. It is still envisioned that the draft will be presented for Planning Commission review before the end of the fiscal year.

Rezonings

During March, Planning and Codes Department staff received two rezoning applications. Additionally, staff also received a request for annexation and zoning assignment. The requests are summarized below

A request to rezone the property located at 502 and 506 Franklin Road from AR to SI-3 has been received. The properties are located at the intersection of Wilson Pike Circle and Franklin Road and were previously owned by Mrs. Sarah Wall. The proposal envisions construction of a tennis facility on the corner. The proposal includes a total of twelve courts, six inside and six outside and associated parking.

A second request was also received to rezone approximately 58 acres located in the NE quadrant of the City, at the end of Singleton Lane in the Stonecrest Subdivision. The requested change is from R-2 to OSRD. The plan proposes a total of 43 lots. Singleton Lane, which is a temporary

dead-end street will be extended to provide one point of access. A second access to will also be provided to Walnut Hills Drive.

A request was also received to annex and assign zoning for approximately 25 acres located at the end of New Bristol Lane in the Taramore Subdivision. The proposed zone change requested is from MGA-1 (County zoning classification) to R-1. All lots meet or exceed the two-acre minimum lot size for the proposed zoning classification.

Finally, Ordinance 2020-01 was approved by the Board of Commissioners on March 9, 2020, just as the COVID-19 emergency was declared. The remaining hearing schedule, from the Community meeting on has been delayed because recommended social distancing could not be achieved. A specific revised hearing schedule has not yet been developed

The applicants have all been notified that dur to the on-going COVID-19 emergency, public hearings as required by the zoning ordinance are not possible. All four requests have been deferred until at least May. The annexation request may be scheduled somewhat later due to the annexation meeting requirements.

PERMITTING AND DEVELOPMENT MANAGEMENT SOFTWARE

Staff continues weekly meetings with the Davenport Group USA, (LAMA), our permitting software provider, in the design of the new permitting and development management software for the City.

During March, staff conducted workflow matrices reviews for the Administration, Codes, Licensing, Permitting and Planning modules. These reviews are one of the first steps in designing the new software. Additionally, staff began review of “case packets” for the Codes module. Staff will begin review of the Permit case packets during the first week of April. Review of the case packets will include the specific design for each code, permit or planning case. They detail the procedures and processes and the file types and subtypes that will be used once the program is implemented. They are associated with various actions currently used in TrakIT to produce a custom layout for Brentwood.

Case packets were originally scheduled to be reviews by staff and Davenport staff during the first week of April, but due to the COVID-19 emergency the reviews are being completed remotely.

These actions dive deeper into the actual configuration of each module to determine the details of the reviews and the specific information necessary in each module. The data requirements for each module is different.

Davenport staff will incorporate the information provided into their program to provide a system that can address the iterations of all work that may be preformed by the new software.

Additionally, Davenport staff worked with the GIS staff to work on the mapping integration that will support each module.

Davenport staff is now compiling all of the information received from staff during the various studies into a test version of the software.

Due to the COVID-19 emergency Davenport staff has postponed its trip to Brentwood in early April to begin on-site configuration and training for an initial presentation and review of the work to date.

Still hoped that implementation of the software will be completed and operational around the end of FY 2020.

STATE ELECTRICAL INSPECTIONS/PERMIT ISSUANCE

The State of Tennessee has maintained a presence in the Planning and Codes offices, issuing permits and conducting inspections for many years. In January the State transitioned to a new permitting system that heavily favors issuance of electrical permits on-line. As a result, the State Permit Technician no longer works out of the Planning and Codes Offices.

A meeting with our builders regarding the changes implements in the issuance of a permit, State staff conducted an informational session on March 13th. The session primarily involved electrical contractors, About 40 electrical contractors attached the session, which was conducted at the Library.

BUILDING PERMIT RECAP

SUMMARY -- PERMIT VALUATION/FEES COLLECTED -- FY 2020			
MONTH	***PERMITS ISSUED***	***VALUATION***	***FEES COLLECTED***
JULY	164	$9,402,247.59	$45,004.15
AUGUST	207	$17,460,158.22	$72,921.80
SEPTEMBER	164	$31,906,571.57	$90,989.77
OCTOBER	209	$15,526,274.47	$80,505.54
NOVEMBER	176	$17,302,943.85	$81,523.94
DECEMBER	141	$37,337,041.82	$62,585.90
JANUARY	262	$16,390,110.97	$97,195.26
FEBRUARY	229	$14,021,123.50	$138,240.71
MARCH	**126**	**$35,923,698.82**	**$301,199.59**
APRIL			
MAY			
JUNE			
TOTAL FY 2020	**1678**	**$195,270,170.81**	**$970,166.66**
			(PERM130)

Note the increase in the valuation and fees from February to March. The increase represents the issuance of the New Commercial permit for the AC Marriott Hotel ($23,500,000 valuation) in the Hill Center Brentwood. Also, a New Commercial permit was issued for the new office building located at 1537 Franklin Road ($3,500,000 valuation).

The totals reported above do not include water and sewer tap fees, which are treated as permits and issued as such.

Staff also issued a total of 7 single-family residential permits for the month of March. The total valuation of the SF permits was $3,516,000.00. The total permit fees received was **$14,300.25**. This compares with nine permits issued in March 2019.

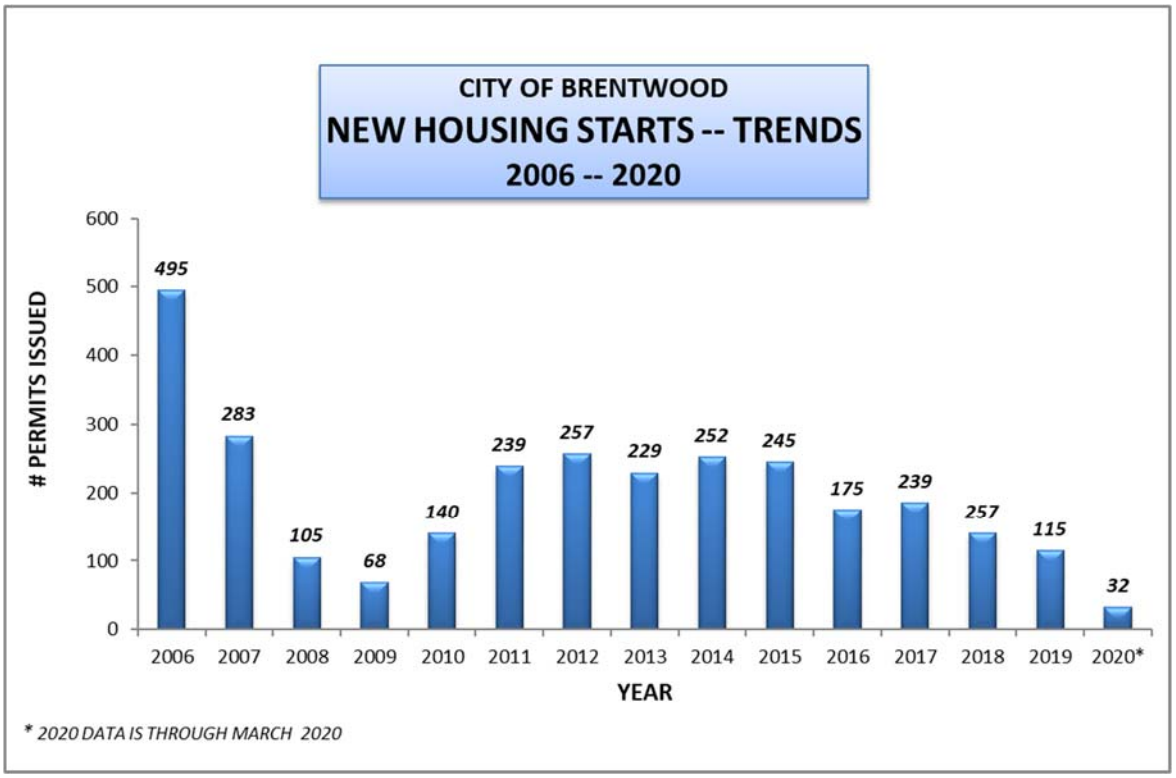
The total number of single-family permits issued through March 2020 is 32. The total number of permits issued through March 2019 was 22.

A total of **29** permits were issued for residential improvements (basement build outs, covered porches, decks, garages, remodel, residential addition, and swimming pools). The total valuation for these permits was $2,584,182.34, while the permit fees received was **$10,660.50.**

PERMITS ISSUED
MARCH 2020

PERMIT TYPE	# ISSUED	VALUATION	FEES	PERMIT TYPE	# ISSUED	VALUATION	FEES
ACCESSORY STRUCTURE	2	$293,000.00	$1,102.00	IRR R	3	$8,900.00	$82.50
BASEMENT	2	$87,000.00	$476.75	IRRIGATION	0	$0.00	$0.00
COMMERCIAL ADDITION	0	$0.00	$0.00	LIMITED DURATION EVENT	1	$0.00	$0.00
COMMERCIAL FOUNDATION	0	$0.00	$0.00	MECHANICAL	28	$508,378.98	$2,369.00
COMMERCIAL GRADING PLAN	0	$0.00	$0.00	MISCELLANEOUS BUILDING	1	$0.00	$25.00
COMMERCIAL RENOVATION	0	$0.00	$0.00	NEW COMMERCIAL	2	$27,000,000.00	$45,153.76
COMMERCIAL ROOFING	0	$0.00	$0.00	PLUMBING	19	$205,520.00	$1,320.00
COMMERCIAL SHELL	0	$0.00	$0.00	PUBLIC WORKS	6	$0.00	$214,837.55
COVERED PORCH	4	$748,100.00	$2,466.50	REMODEL	8	$721,536.00	$3,013.50
DECK	2	$30,500.00	$263.25	RES ADDITION	5	$151,450.00	$923.50
DEMOLITION	3	$6,200.00	$500.00	SINGLE FAMILY	7	$3,516,000.00	$14,300.25
FENCE ADMINISTRATIVE	5	$0.00	$0.00	SWIMMING POOL	6	$793,146.34	$3,171.25
FIRE SUPRESSION	0	$0.00	$0.00	TENANT FINISH	12	$1,730,927.00	$9,965.28
FOOD TRUCKS	1	$0.00	$50.00	WELL DRILLING	0	$0.00	$0.00
FOUNDATION	0	$0.00	$0.00	WINDOW REPLACEMENT	6	$70,590.00	$583.75
GARAGE	2	$52,450.00	$345.75				
GRADING	1	$0.00	$250.00	***TOTALS***	***126***	***$35,853,108.32***	***$301,199.59***
IRR C	0	$0.00	$0.00				

(PERM190)



PUBLIC WORKS PROJECT FEE SUMMARY

SUMMARY PUBLIC WORKS PROJECT FEES COLLECTED FY 2020		
MONTH	*PERMITS ISSUED*	*FEES COLLECTED*
JULY	3	$3,690.00
AUGUST	8	$9,840.00
SEPTEMBER	7	$8,610.00
OCTOBER	10	$12,300.00
NOVEMBER	11	$13,530.00
DECEMBER	15	$17,220.00
JANUARY	10	$21,295.00
FEBRUARY	14	$74,832.43
MARCH	**6**	**$214,837.55**
APRIL		
MAY		
JUNE		
TOTAL FY 2020	**84**	**$376,154.98**
		(PERM130)

Revisions to the Public Works Project fee schedule became effective on January 1, 2020

WATER AND SEWER TAP FEE SUMMARY

SUMMARY WATER & SEWER TAP FEE PERMITS ISSUED -- FY 2020						
MONTH	*SEWER TAP FEES*	*SEWER PERMITS ISSUED*	*WATER TAP FEES*	*WATER PERMITS ISSUED*	*TOTAL PERMITS ISSUED*	*TOTAL FEES RECEIVED*
JULY	$15,060.00	4	$5,100.00	4	8	$20,164.00
AUGUST	$35,120.00	8	$32,275.00	9	17	$67,403.00
SEPTEMBER	$30,105.00	7	$25,175.00	7	14	$55,287.00
OCTOBER	$57,165.00	12	$63,325.00	13	25	$120,502.00
NOVEMBER	$77,819.00	16	$20,275.00	11	27	$98,110.00
DECEMBER	$75,225.00	16	$39,325.00	14	30	$114,566.00
JANUARY	$45,135.00	9	$17,225.00	9	18	$62,369.00
FEBRUARY	$53,002.00	13	$22,250.00	11	24	$75,265.00
MARCH	**$35,245.00**	**4**	**$12,075.00**	**3**	**7**	**$47,324.00**
APRIL						
MAY						
JUNE						
TOTALS	**$423,876.00**	**89**	**$237,025.00**	**81**	**170**	**$660,990.00**
						(PERM 130)

INSPECTION RECAP

The number of inspections conducted by staff for all building projects remains steady. The number of inspections completed in March was 824. Traditionally the number of inspections completed during the winter months is reduced due primarily to the weather. The total number of all inspections completed so far during FY 2020 is 7,065.

MONTHLY COMPARISON OF INSPECTIONS COMPLETED -- 2010 - 2020											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
January	927	1201	1332	1485	1099	1273	1098	1032	879	829	721
February	1032	1156	1423	1334	1233	1165	1175	966	896	774	766
March	1289	1530	1384	1472	1332	1473	1255	1147	1138	983	824
April	1165	1504	1598	1678	1400	1620	1158	1039	944	779	
May	1074	1709	2025	1792	1350	1451	1355	1315	912	775	
June	1497	1840	1693	1648	1423	1622	1323	1165	1057	764	
July	1448	1599	1768	1830	1602	1495	1109	1119	1117	881	
August	1583	1765	2014	1757	1466	1446	1538	1198	1087	896	
September	1695	1712	1801	1562	1575	1595	1270	1153	1124	736	
October	1493	1337	1918	1717	1522	1365	1270	1111	986	869	
November	1464	1331	1440	1397	1281	1120	1305	1051	743	635	
December	1167	1402	1384	1516	1455	1188	1071	994	729	737	
TOTAL	**15,834**	**18,086**	**19,780**	**19,188**	**16,738**	**16,813**	**14,927**	**13,290**	**11,612**	**9,658**	**2311**

MARCH 2020			
FINAL	50	GREASE TRAP INTERCEPTOR	0
DECK FINAL	1	GRINDER PUMP FINAL	4
MECHANICAL FINAL	17	GRINDER PUMP ROUGH-IN	2
PLUMBING FINAL	21	HOUSE WRAP & FLASH.	25
POOL FINAL	8	HVAC CHANGEOUT	0
RE-FINAL	16	INFRASTRUCTURE	0
ABOVE CEILING	20	INSULATION	42
BACKFLOW DEVICE INSP.	0	LIFE SAFETY	3
BACKFLOW TEST	10	MECHANICAL	26
COMMERCIAL WATER LINE	3	NO FRAMING/STOP WORK ORDER	15
COMMERCIAL SEWER LINE	0	PARTIAL FINAL INSP.	0
COMPLAINT	0	PLUMBING	61
COURTESY INSP.	17	POOL SAFETY BARRIER	3
CRAWL SPACE INSP.	22	PROGRESS	2
DECK FOOTING	3	RE ROUGH-IN	27
DRAINAGE FINAL	0	ROUGH-IN POOL	9
ENGINEER LETTER	38	ROUGH-IN FINAL	61
ENGINEERING FINAL (RECEIPT)	16	SITE INSP.	59
EROSION CONTROL	37	SLAB/RADON	21
FIRE LINE U/G	5	STATUS REVIEWS	66
FIRE SUPPRESSION INT	9	STORM DRAIN LINE	0
FOOTING	36	WATER & SEWER	28
FOUNDATION WATER PROOF	16	***TOTAL***	***824***
FOUNDATION SURVEY	16		
GAS	0		
GAS LINE INSPECTION	9		

(INSP63)

ROUTINE TASKS AND RESPONSIBILITIES

- Short Term Rentals -- Planning staff continues to monitor listings in Brentwood from several web sites that promote short term property rentals.

- Maintenance/update of the city-wide Commercial and Residential land use inventory;

- Site inspections for residential and commercial projects for issuance of final Certificate of Occupancy;
- Field inspections on former and current Planning Commission cases;
- Interpretation and enforcement of Ordinances and Codes for the public;
- Processed/reviewed applications plans for items to be included on the City Commission, Planning Commission and the Board of Zoning Appeals agendas;
- Monitored parade and special events in the City;
- Determined whether properties were in floodways areas for contractors and homeowners for zero residential properties;
- Updated & maintained the department's portion of the city's website as needed;
- Updated, created and maintained electronic forms for multiple permits;
- Revised documentation and permit applications;
- Began stepped up enforcement of the sign ordinance requirements regarding temporary signs for the presidential; primary. Early voting begins on February 12th. The only location offering early voting in Brentwood is at the Library.

CODES ENFORCEMENT

The Municipal Codes Officer opened three new code enforcement case and complaints in the month of March 2020 (CODE20).

HOME OCCUPATIONS

New home occupations require a fee of $25.00, while yearly renewals are $10.00. Currently, there are currently 796 active home occupation permits within the City. (BUS12)

SUMMARY OF FEES -- HOME OCCUPATIONS FY 2020			
MONTH	INITIAL	RENEWAL	TOTAL
JULY 2019	$300.00	$500.00	$800.00
AUGUST 2019	$275.00	$180.00	$455.00
SEPTEMBER 2019	$275.00	$545.00	$820.00
OCTOBER 2019	$275.00	$485.00	$760.00
NOVEMBER 2019	$200.00	$360.00	$560.00
DECEMBER 2019	$275.00	$100.00	$375.00
JANUARY 2020	$500.00	$260.00	$760.00
FEBRUARY 2020	$375.00	$280.00	$655.00
MARCH 2020	**$150.00**	**$460.00**	**$610.00**
APRIL 2020			
MAY 2020			
JUNE 2020			
YTD TOTAL	***$2,625.00***	***$3,170.00***	***$5,795.00***
			(ACCT45)

CITY OF BRENTWOOD

SUMMARY OF VACANT RESIDENTIAL LOTS

MARCH 2020

SUBDIVISON NAME	GENERAL LOCATION	# OF APPROVED LOTS	#LOTS PLATTED TO DATE	# PERMITS ISSUED	#LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT PLATTED LOTS REMAINING	UNDEVELOPED LOTS REMAINING PER PLAN	AREA (AC)	PLANNING AREA	COMMENTS
ANNANDALE	OLD SMYRNA RD.	168	168	168	0	0	0	208.00	4	All Sections Recorded
ARDEN WOODS	JOHNSON CHAPEL RD.	30	30	27	0	3	0	41.38	1	All Sections Recorded
ARLINGTON HEIGHTS	PINKERTON RD.	43	43	43	0	0	0	56.04	5	All Sections Recorded
AVERY SUBDIVISION	MURRAY LN.	23	23	21	0	2	0	32.14	1	Recorded
BEECH CREEK HILL	BEECH CREEK RD.	6	6	6	0	0	6	10.68	1	Final Plat approved by PC -- 6/4/2018
BELLA COLLINA	CONCORD RD.	8	0	0	8	0	8	17.71	6	Prelim Plan Appr -- 10/1/2018 & 3/2/2020
BELLE TERRA	CONCORD RD.	5	5	4	0	1	0	8.67	6	Recorded
BERKLEY WALK	EDMONDSON PK.	25	25	25	0	0	0	25.05	5	All Sections Recorded
BERRYMAN PROPERTY	MURRAY LN.	2	0	0	2	0	1	40.45	6	Final Plat not yet Recorded
BORGATA	WILSON PK.	27	27	27	0	0	0	40.67	4	All Sections Recorded
BOYD SUBDIVISION	CONCORD RD.	2	0	0	0	0	1	4.53	6	Preliminary Plan only
BRASS LANTERN FARMS	MURRAY LN.	9	9	9	0	0	0	15.06	1	All Sections Recorded
BREITHORN	SUNNYBROOK DR.	8	8	6	0	2	0	11.00	5	All Sections Recorded
BRENTHAVEN PLACE	LIPSCOMB DR.	20	20	19	0	1	0	28.62	3	All Sections Recorded
BRENTWOOD CLOSE	WILSON PK.	29	29	29	0	0	0	34.02	4	All Sections Recorded
BRENTWOOD FARMS	SOUTHERN WOODS	13	0	0	0	0	13	16.52	5	Prelim Plan App -- 5-1-2017
BRENTWOOD GLEN	WILSON PK.	47	47	47	0	0	0	52.40	6	All Sections Recorded
BRENTWOOD LIGHTS	WILDWOOD DR.	13	13	9	0	4	0	41.24	1	All Sections Recorded
BRIDGETON PARK	CONCORD RD.	146	146	146	0	0	0	77.53	5	All Sections Recorded
BROOKFIELD	SUNSET RD.	472	472	472	0	0	0	273.00	5	All Sections Recorded
CANNON SUBDIVISION	MURRAY LN.	2	2	1	0	1	0	9.24	1	Recorded -- PB P72, PG 30
CHEVOIT HILLS	HUNTERBORO DR.	16	16	16	0	0	0	17.98	4	All Sections Recorded
CONCORD RIDGE	CONCORD PASS	11	11	11	0	0	0	10.02	5	All Sections Recorded
COURTSIDE AT SOUTHERN WOODS WEST	SUNSET RD.	255	255	255	0	0	0	159.00	5	All Sections Recorded
CROCKETT FORGE ESTATES	CROCKETT RD.	2	2	1	0	1	0	3.92	6	All Sections Recorded
CROMWELL SUBDIVISION (LOMBARDY EST.)	SPLIT LOG RD.	62	62	60	0	2	0	70.67	5	All Sections Recorded
CROSS POINTE	SPLIT LOG RD.	14	14	13	0	1	0	21.49	6	Includes the Historic Fly House
EDENBROOK	LIBERTY CHURCH RD.	13	13	10	0	3	0	19.63	5	All Sections Recorded
ELMBROOKE	CONCORD RD.	47	47	47	0	0	0	55.26	6	All Sections Recorded
ESTATES AT MAGNOLIA VALE	SUNSET RD.	8	8	8	0	0	0	9.10	5	All Sections Recorded
FOUNTAINBROOKE	PINKERTON RD.	188	188	186	0	2	0	151.00	5	All Sections Recorded
FOXCREST SUBDIVISION	CONCORD RD.	6	6	6	0	0	0	8.28	3	Plan Approved -- 8-3-2015. Plat Recorded 4/11/2018
FOXVIEW ESTATES	OLD SMYRNA RD.	2	2	2	0	0	0	3.00	4	Approved March 2013
GLEN ABBEY	SPLIT LOG RD.	75	75	75	0	0	0	100.41	5	All Sections Recorded
GLENELLEN ESTATES	RAGSDALE RD.	66	66	66	0	0	0	81.75	5	All Sections Recorded
GLENSHADOWS SUBDIVISION	EDMONDSON PK.	5	5	5	0	0	0	7.25	4	Plat Recorded -- 4-12-2015 -- Includes Existing Home
GOVERNORS CLUB	CONCORD RD.	424	424	412	0	12	0	610.00	5	All Sections Recorded -- Private Streets
HALCYON ESTATES	HAROGATE DR.	8	8	8	0	0	0	9.96	4	Recorded
HAMPTON RESERVE	CONCORD RD.	91	91	89	0	2	0	105.47	6	All Sections Recorded -- Private Streets
HIDDEN CREEK	PINKERTON RD.	25	25	25	0	0	0	28.92	5	All Sections Recorded
HIGH POINT	CONCORD RD.	5	5	1	0	4	0	7.43	5	All Sections Recorded
INGLEHAME FARMS	SPLIT LOG RD.	170	170	170	0	0	0	205.62	6	All Sections Recorded
JOHNSON COVE	JOHNSON CHAPEL RD.	4	4	4	0	0	0	7.16	1	Recorded
KINGS CROSSING	WIKLE RD. WEST	39	39	39	0	0	0	43.00	1	All Sections Recorded
LAURELS WEST	CHARITY DR.	19	19	18	0	1	0	25.44	6	All Sections Recorded
LENOX PARK	HILLSBORO RD.	40	40	37	0	3	0	65.77	1	All Sections Recorded
LIBERTY FARM	CONCORD RD.	6	6	4	0	2	0	32.36	5	All Sections Recorded
MAGNOLIA VALE	STANFIELD RD.	60	60	55	0	5	0	68.64	5	All Sections Recorded
MARSHALL PLACE	WILSON PK.	10	10	3	0	7	0	13.72	4	Private Streets -- Plat Recorded -- 2/2018
MCGAVOCK FARMS	MURRAY LN.	192	192	192	0	0	0	211.00	1	All Sections Recorded
MORGAN FARMS, (AZALEA PARK)	SPLIT LOG RD.	173	173	169	0	4	0	209.00	5	All Sections Recorded
MOTHERALL SUBDIVISION	LIBERTY CHURCH RD.	2	2	0	0	2	0	6.32	1	Lot 1 includes an existing home
NICHOLSON SUBDIVISION	BEECH CREEK RD.	2	0	0	0	0	1	4.92	1	Preliminary Plan Approval Only
OLD TOWNE	MURRAY LN.	21	21	21	0	0	0	26.78	1	All Sections Recorded
OLSEN PROPERTY	PANARAMA DR.	4	4	4	0	0	0	19.82	1	Recorded
OMAN SUBDIVISION	FRANKLIN RD.	21	21	7	0	14	0	33.66	1	Recorded -- 9-2019

CITY OF BRENTWOOD

SUMMARY OF VACANT RESIDENTIAL LOTS

MARCH 2020

SUBDIVISON NAME	GENERAL LOCATION	# OF APPROVED LOTS	# LOTS PLATTED TO DATE	# PERMITS ISSUED	# LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT PLATTED LOTS REMAINING	UNDEVELOPED LOTS REMAINING PER PLAN	AREA (AC)	PLANNING AREA	COMMENTS
OWL CREEK, ALL PHASES	CONCORD RD.	85	85	77	0	8	0	87.60	5	All Sections Recorded
PARKSIDE AT BRENTHAVEN PH. II, SEC.I	DEVENS DR.	69	69	40	0	29	0	210.00	3	Phase II Not Recorded
PARKSIDE DOWNS	WILSON PK.	8	8	6	0	2	0	40.00	3	Recorded
PENA ESTATES	CONCORD PASS	2	2	2	0	0	0	5.19	5	Recorded
PRESERVE AT ARDEN WOODS	FISCHER CT.	4	0	0	0	0	0	10.17	1	Prelim Plan App – 6-6-2017
PRESERVE AT CONCORD	CONCORD RD.	22	22	20	0	2	0	25.10	4	All Sections Recorded
PRINCETON HILLS	MURRAY LN.	162	162	161	0	1	0	224.00	1	All Sections Recorded
RAGSDALE SUBDIVISION	RAGSDALE RD.	71	0	0	0	0	71	115.29	5	Rev. Plan Approved – 6-6-2017
RAINTREE FOREST	CROCKETT RD.	222	222	222	0	0	0	240.00	6	All Sections Recorded
RAINTREE FOREST SOUTH (HIGHLAND PARK)	RAINTREE PARKWAY	235	235	235	0	0	0	272.46	6	All Sections Recorded
RESERVE AT MAGNOLIA VALE	SUNSET RD.	5	5	5	0	0	0	7.04	5	All Sections Recorded
RESERVE AT RAINTREE FOREST, SEC 1-3	EASTWOOD DR.	100	100	97	0	3	0	272.00	6	All Sections Recorded
RESERVE AT RAINTREE FOREST, SEC 4-10	EASTWOOD DR.	113	27	4	0	23	86	282.00	6	Prelim Plan App – 6-6-2017 -- Construction on-going -- Sec 4 – Recorded
RESERVE AT SONOMA	SPLIT LOG RD.	9	9	9	0	0	0	19.57	5	All Sections Recorded
ROY D. MAYNARD SUBDIVISION	WALLER RD.	2	2	2	0	0	0	5.87	5	Existing home on Lot 1
SHADOW CREEK AT SOUTHERN WOODS WEST	SUNSET RD.	145	145	145	0	0	0	79.30	5	All Sections Recorded
SHERIDAN PARK	SADDLEWOOD LN.	22	22	22	0	0	0	24.50	4	Recorded – Private Streets
SNEED MANOR	OLD SMYRNA RD.	6	6	1	0	5	0	31.42	4	Private Streets -- Plan Approved -- 11-2-2015 -- Plat Recorded – 7-18-2017
SONOMA	SPLIT LOG RD.	66	66	66	0	0	0	84.50	5	All Sections Recorded
STONECREST	BLUFF RD.	29	29	29	0	0	0	36.00	5	Recorded
TERRABROOKE	SPLIT LOG RD.	8	8	3	0	5	0	13.12	5	Recorded
THE HEIGHTS	CONCORD RD.	7	7	1	0	6	0	7.36	5	Preliminary Plan Last APP by PC 4/3/2018 -- Recorded -- 9-2019
TARAMORE	SPLIT LOG RD.	275	275	253	0	22	0	312.00	5	All Phases Recorded
THOMAS PROPERTY	MAUPIN RD.	2	2	1	0	1	0	5.01	5	Revised Final Plat App. by PC -- 1/3/2017
TRADITIONS	WILSON PK.	127	104	58	23	46	0	146.74	5	Sections 1, 2, 3 & 5 -- Recorded
TUSCANY HILLS	SPLIT LOG RD.	125	125	119	0	6	0	97.70	5	Sections 1 - 7 -- Recorded
VALLE VERDE	MOORES LN.	40	40	40	0	0	0	75.05	2	Recorded – Private Streets
VALLEY VIEW SUBDIVISION	OLD SMYRNA RD.	11	11	7	0	4	0	14.00	4	Recorded
WITHERSPOON SUBDIVISION	CROCKETT RD.	154	125	89	29	36	29	260.72	6	Sec. 1, 2, 3, 4, 5, 6 & R-2 Lot Recorded.
WETHERBROOK	LIBERTY CHURCH RD.	55	55	55	0	0	0	62.21	5	All Sections Recorded
WHETSTONE	EDMONDSON PK.	141	141	141	0	0	0	167.00	4	All Sections Recorded
WILLIAMS GROVE	OLD SMYRNA RD.	63	63	63	0	0	0	78.09	4	All Sections Recorded
WILLOWMET	CONCORD RD.	129	129	129	0	0	0	132.00	6	All Sections Recorded
WINDSTONE	MURRAY LN.	108	108	105	0	3	0	197.00	6	All Sections Recorded – Private Streets
WILSON PROPERTY	MURRAY LN.	2	0	0	2	0	2	5.60	6	Final Plat not yet Recorded – Lot 1 Inc. Existing Home
WOODLANDS AT COPPERSTONE	SUNSET RD.	119	119	119	0	0	0	75.87	5	All Sections Recorded
TOTALS		***5,927***	***5,685***	***5,404***	***64***	***281***	***218***	***7,219***		
TOTAL VACANT LOTS IN CITY						***Available ****	***W/Plans *****			
						345	***563***			
PROJECTED SUPPLY OF LOTS -- BY YEAR (VARIOUS BUILD-OUT SCENARIOS)										
- 50 new homes annually						6.9	11.3			
- 75 new homes annually						4.6	7.5			
- 100 new homes annually						**3.5**	**5.6**			
- 150 new homes annually						2.3	3.8			
- 175 new homes annually						2.0	3.2			
- 200 new homes annually						1.7	2.8			
- 250 new homes annually						1.4	2.3			
- 300 new homes annually						1.2	1.9			
- 350 new homes annually						1.0	1.6			
- 400 new homes annually						0.9	1.4			
- 450 new homes annually						0.8	1.3			
- 500 new homes annually						0.7	1.1			

** Equals "Lots Under Development (F)" + "Vacant Platted Lots (G)"*

*** Equals "Lots Under Development (F)" + "Vacant Platted Lots (G)" + "Undeveloped Lots Per Plan (H)"*

BRENTWOOD PLANNING COMMISSION **2.**

Meeting Date: 05/04/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

No file(s) attached.