



Meeting Agenda

Design Review Committee

Monday, September 16, 2024

4:00 PM

Board Room

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

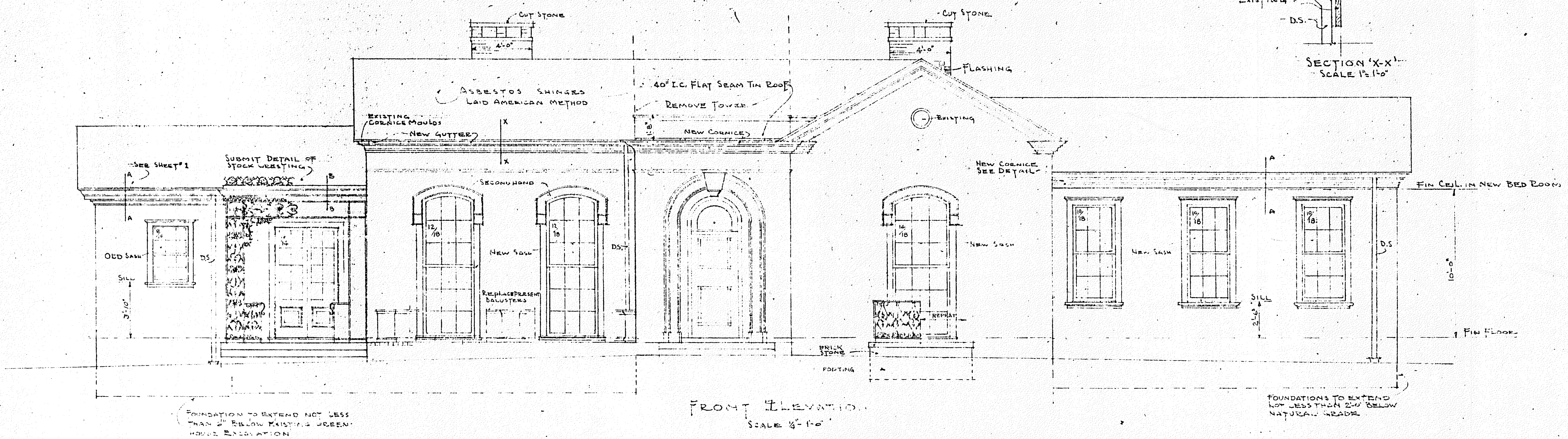
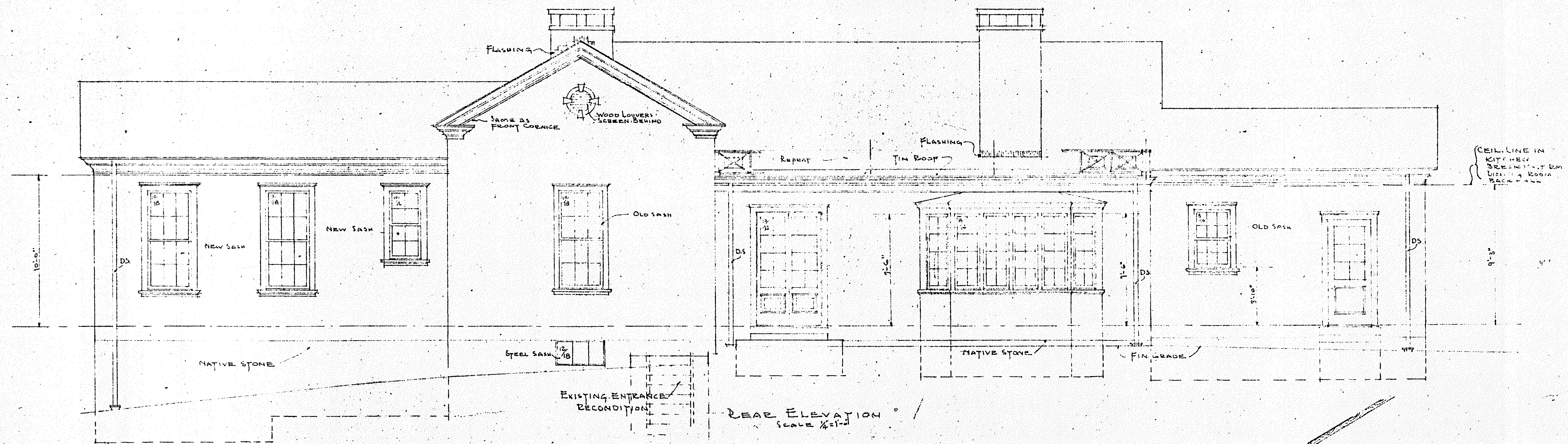
APPLICATIONS

1. Discussion of An Addition (Principal) At 114 Lewisburg Ave.; Megan Glenn, Applicant.
2. Discussion of New Construction At 242 Myles Manor Ct.; Mark Spivey, Applicant.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

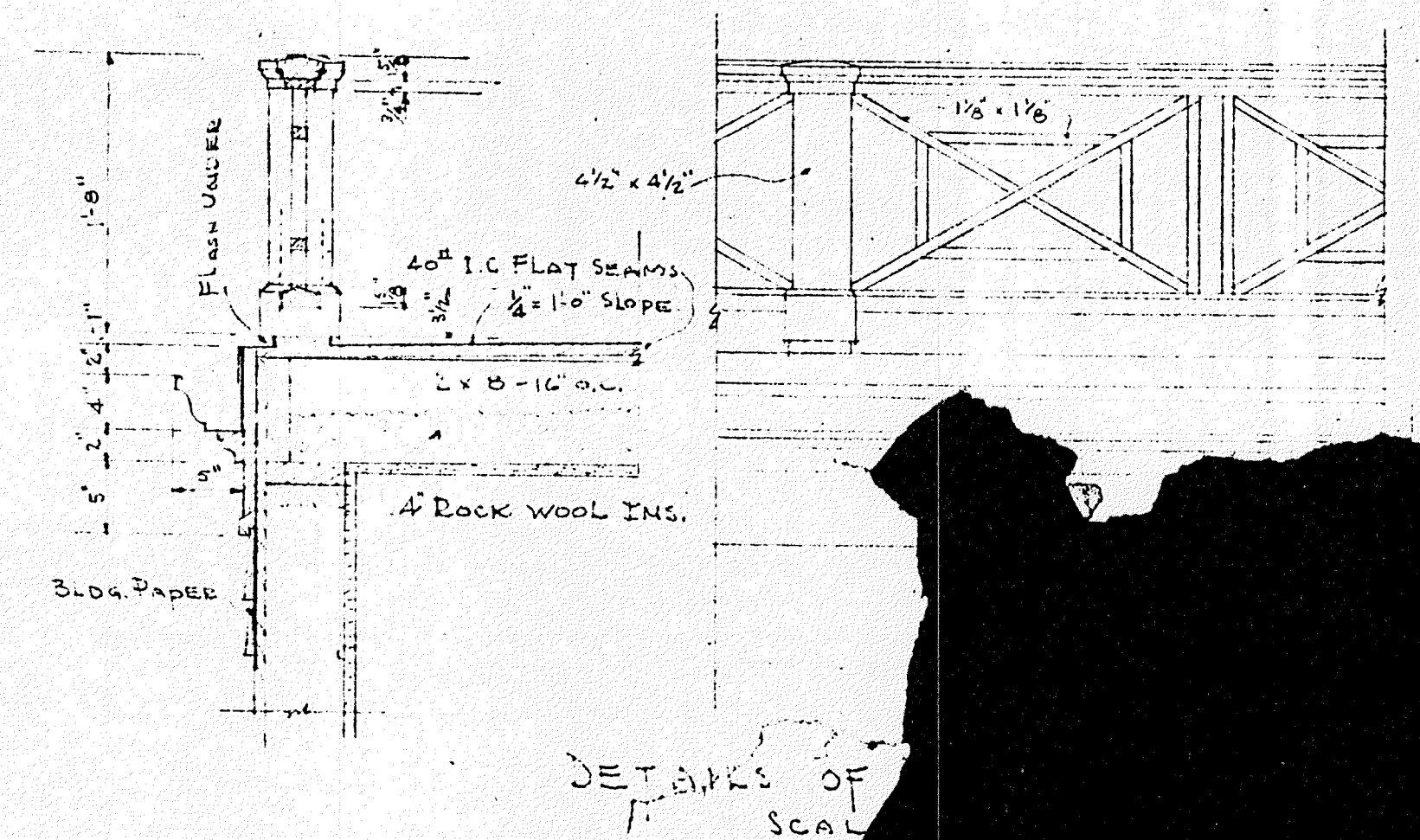
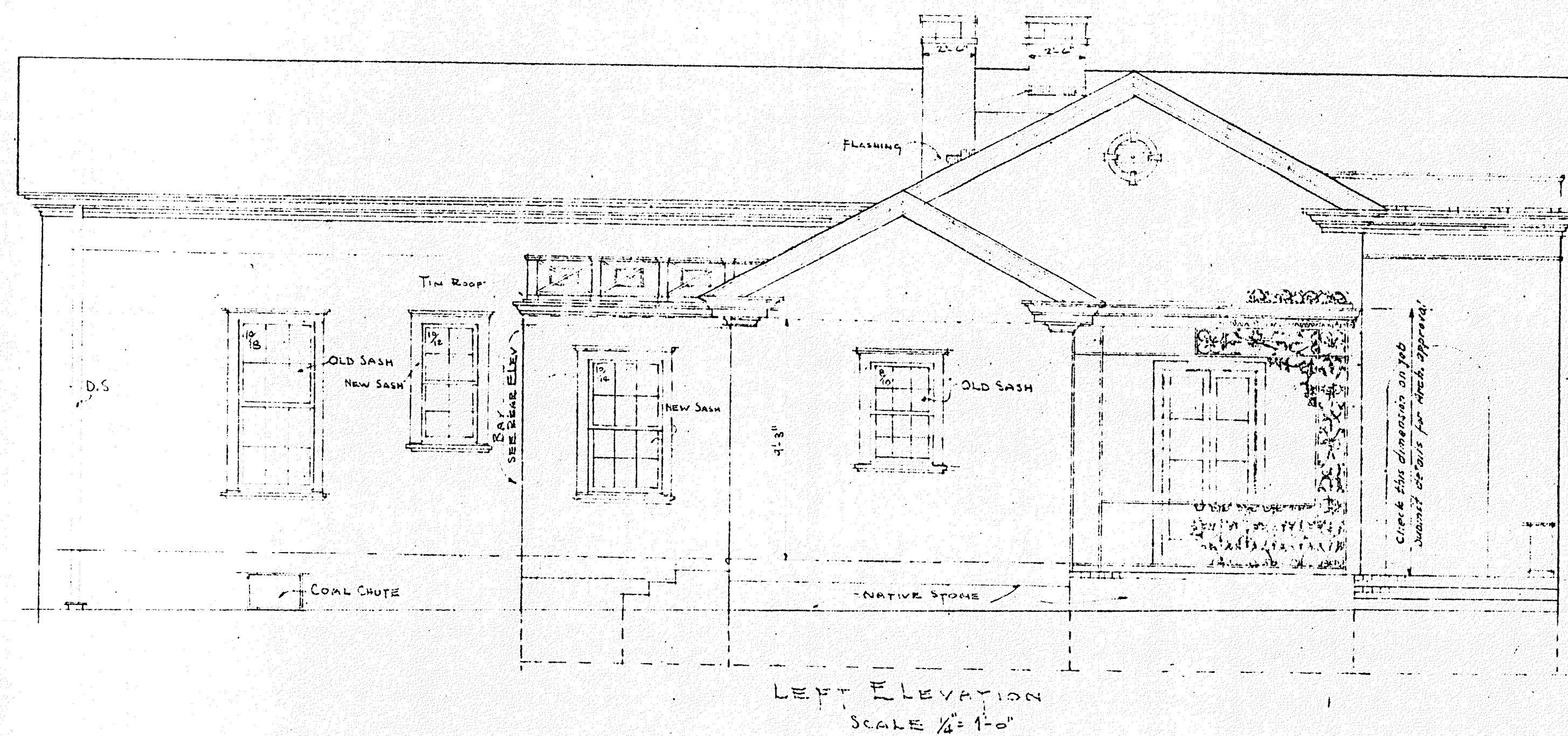
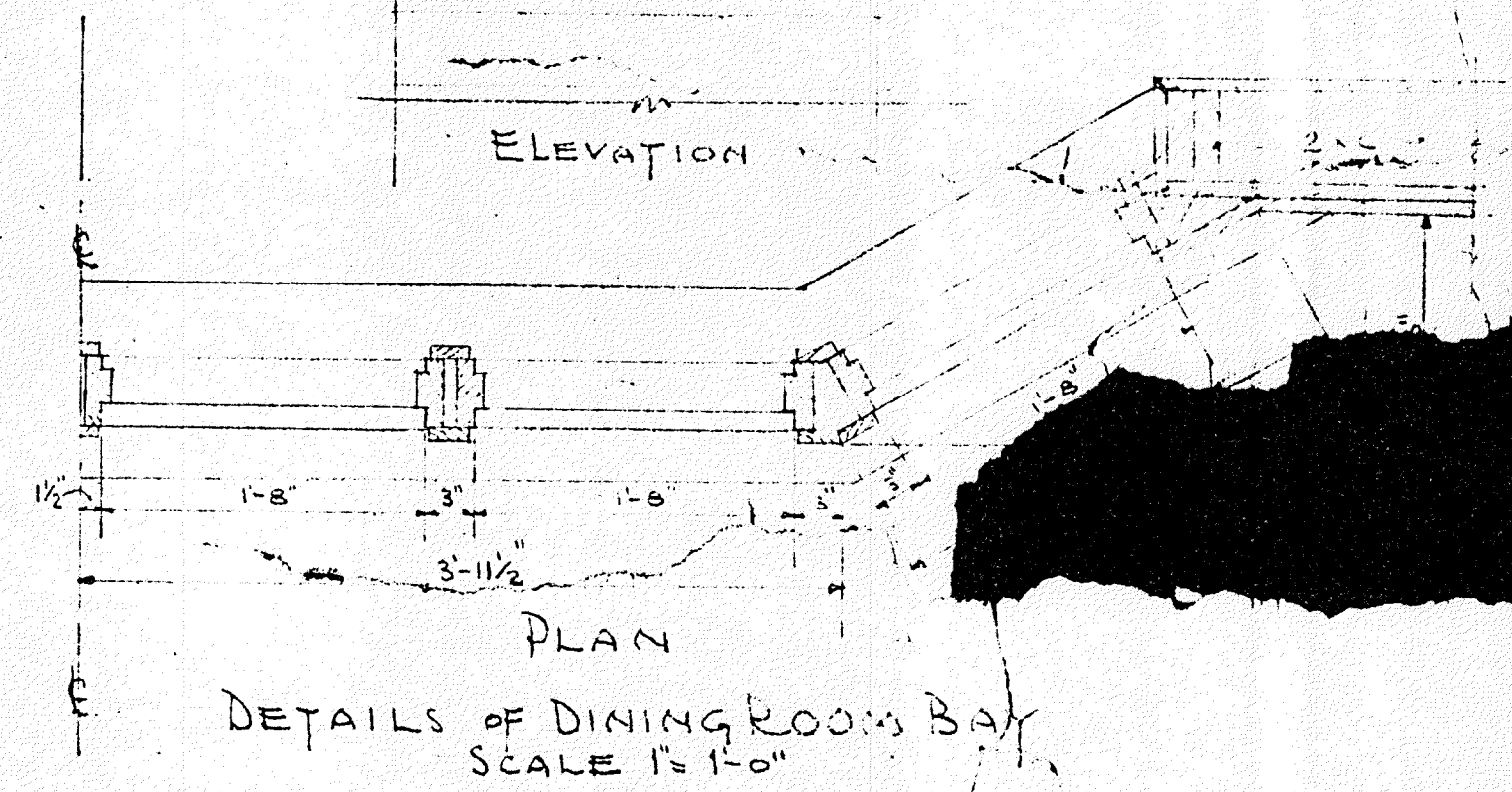
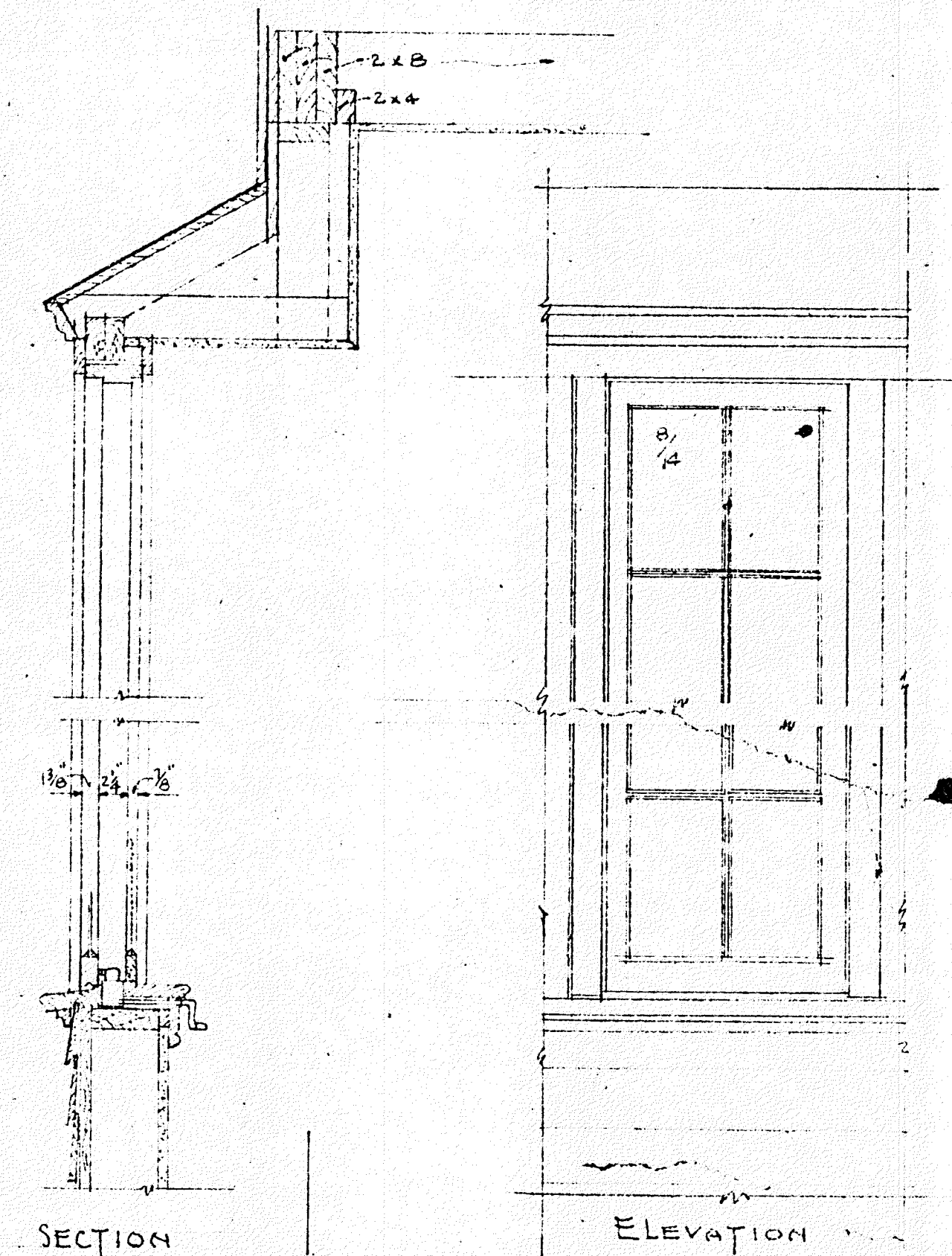
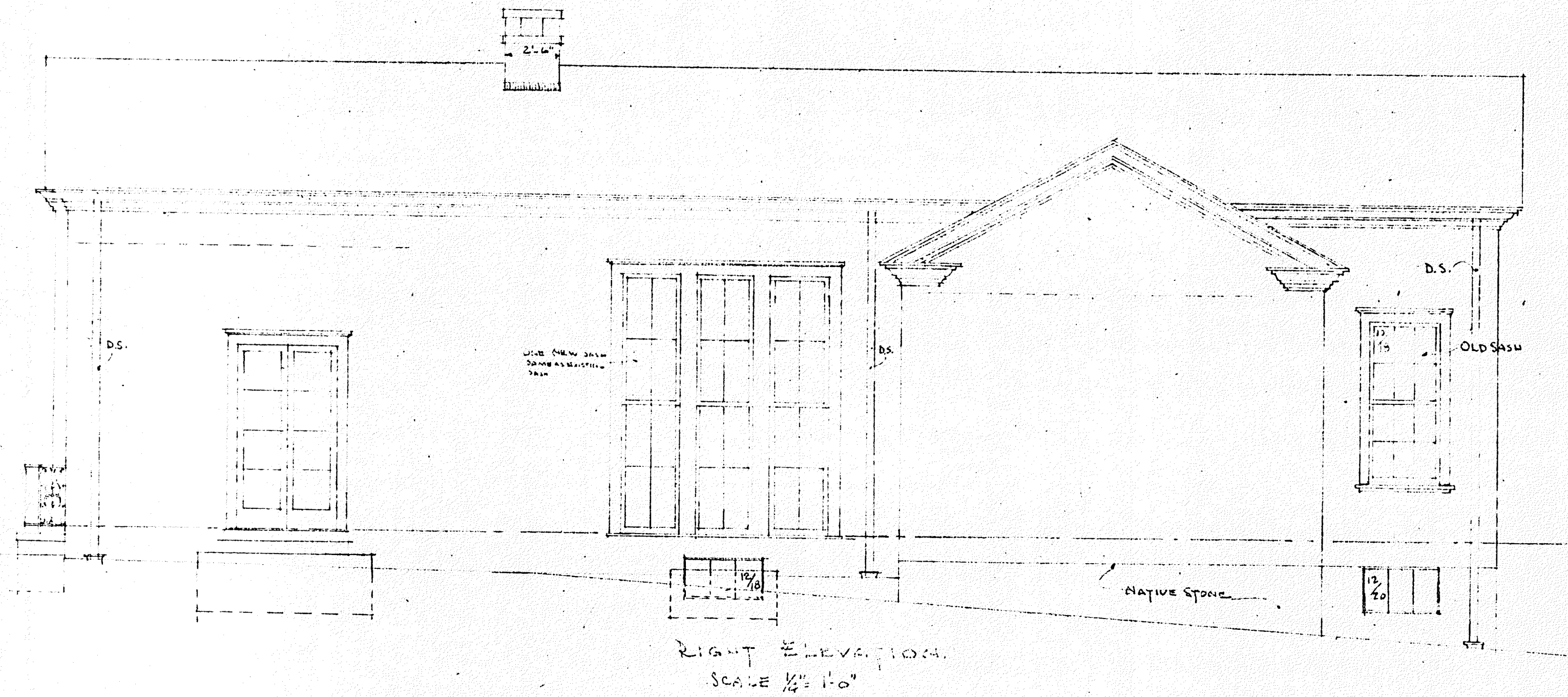
ALTERATIONS & ADDITIONS TO MR. & MRS. H.H. MAYBERRY JR'S RESIDENCE AT FRANKLIN, TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE, TENNESSEE



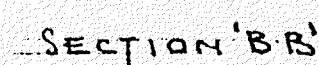
REVISED SEPT. 14, '36
 AUG 14 1936

SHEET 3

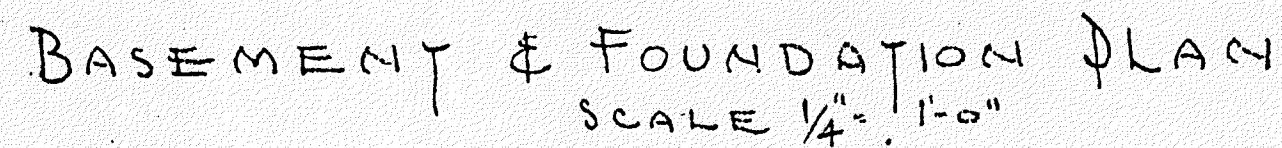
ALTERATIONS & ADDITIONS TO MR & MRS H H MAYBERRY JR'S RESIDENCE AT FRANKLIN, TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE, TENNESSEE



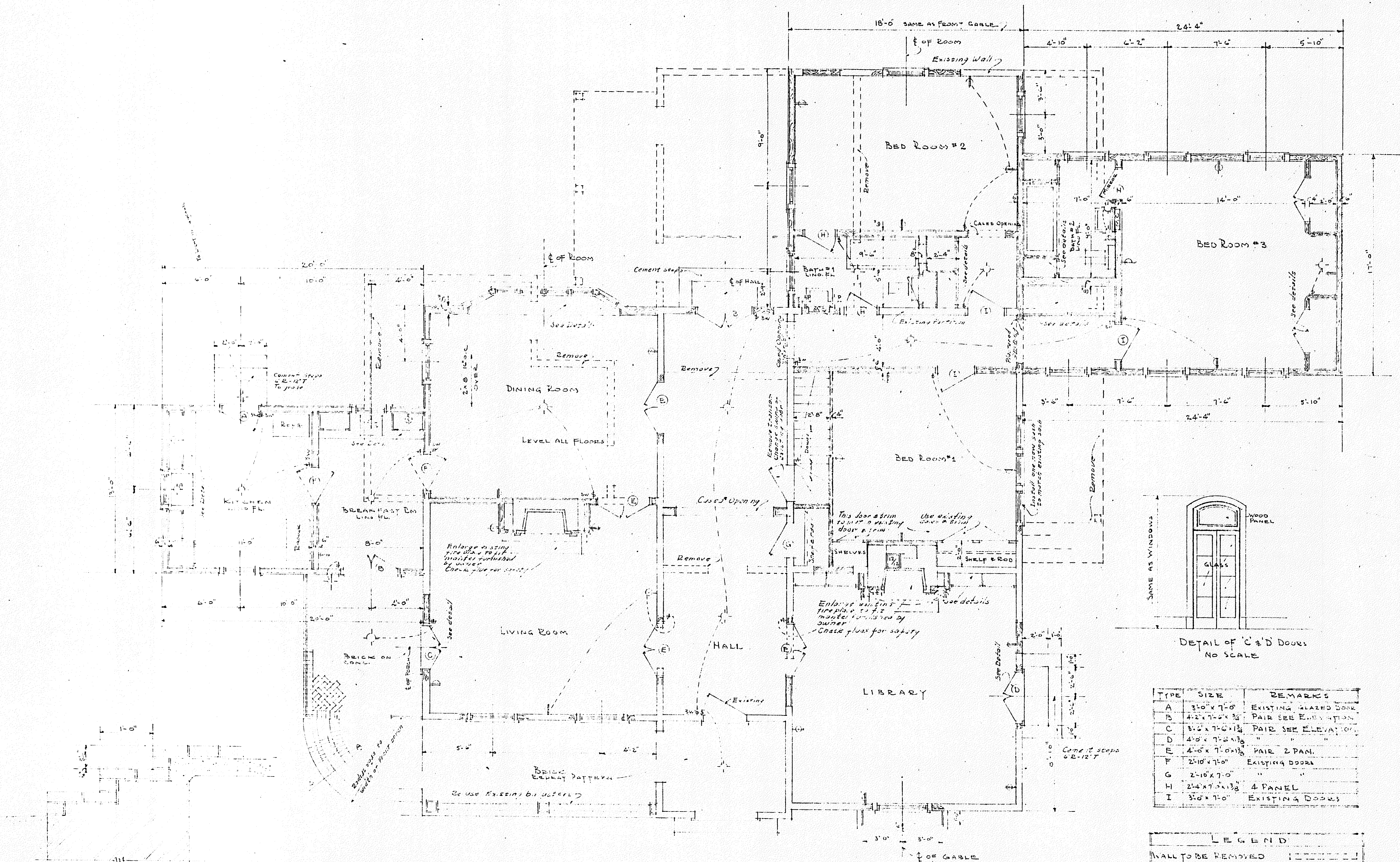
NASHVILLE TENNESSEE



SECTION 'B.B'



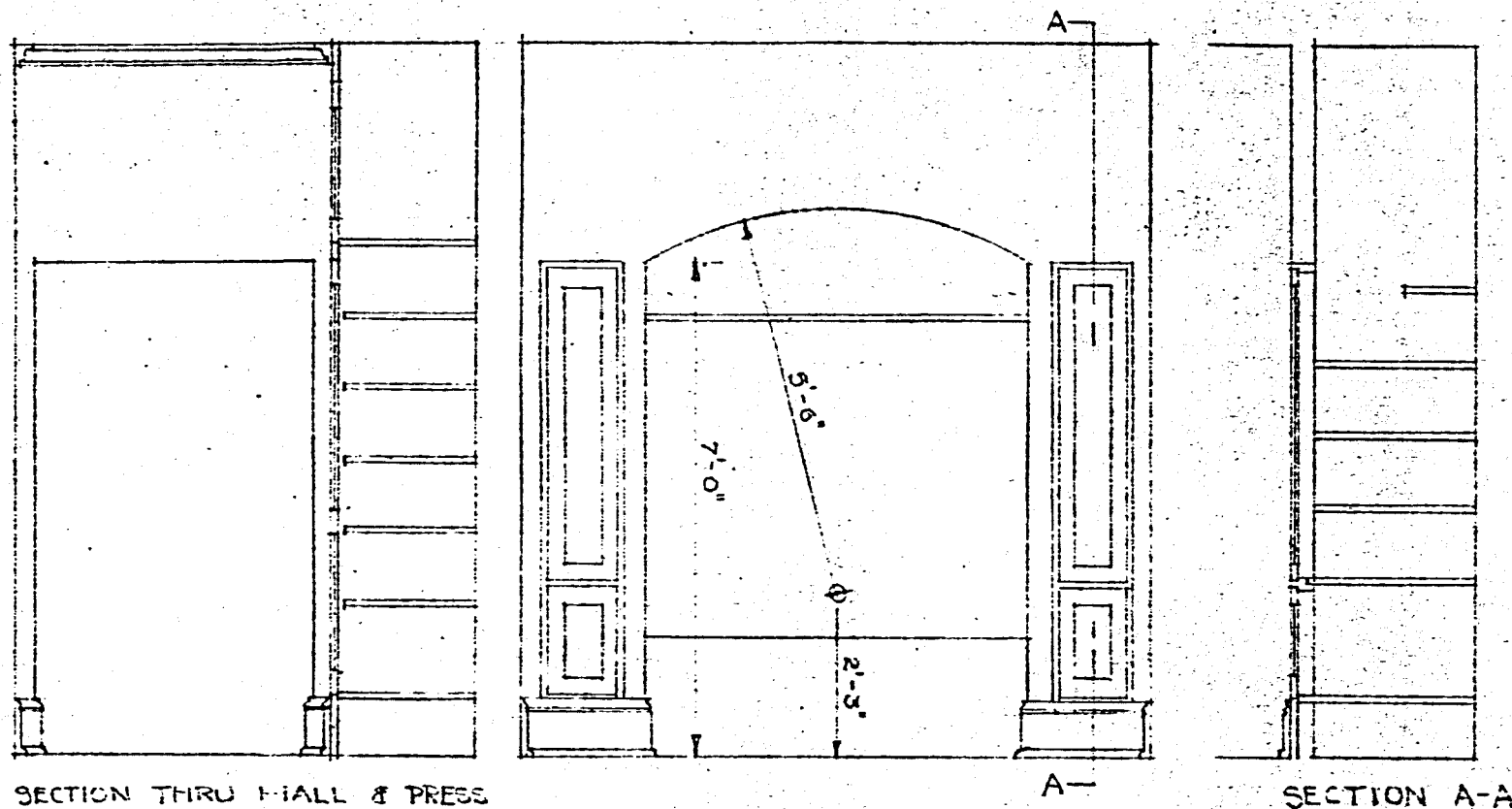
ALTERATIONS & ADDITION TO MR & MRS H. H. MAYBERRY JR'S RESIDENCE AT FRANKLIN TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE TENNESSEE.



TYPE	SIZE	REMARKS
A	3'-0" x 7'-0"	EXISTING GLAZED DOOR
B	4'-2" x 7'-0" x 3/4"	PAIR SEE ELEVATION
C	3'-0" x 7'-0" x 1 1/2"	PAIR SEE ELEVATION
D	4'-0" x 7'-0" x 3/4"	"
E	4'-0" x 7'-0" x 1 1/2"	PAIR 2 PAN.
F	2'-10" x 7'-0"	EXISTING DOORS
G	2'-10" x 7'-0"	"
H	2'-4" x 7'-0" x 1 1/2"	4 PANEL
I	3'-0" x 7'-0"	EXISTING DOORS

LEGEND	
WALL TO BE REMOVED	[Dashed line]
EXISTING WALLS	[Solid line]
NEW FRAME WORK	[Hatched pattern]
NEW BRICK WORK	[Cross-hatched pattern]
NEW STONE WORK	[Stippled pattern]
NEW CONC. WORK	[Diagonal lines]

SECTION 3-3
 SCALE 1/4" = 1'-0"
 DRAWN BY V. NIELSEN 7-14-32



SECTION THRU HALL & PRESS
OF HALL TO
BEDROOM #3.

ELEVATION OF
PRESS DOORS
SIMILAR TO DOORS
OF CLOSET TO
BEDROOM #2.

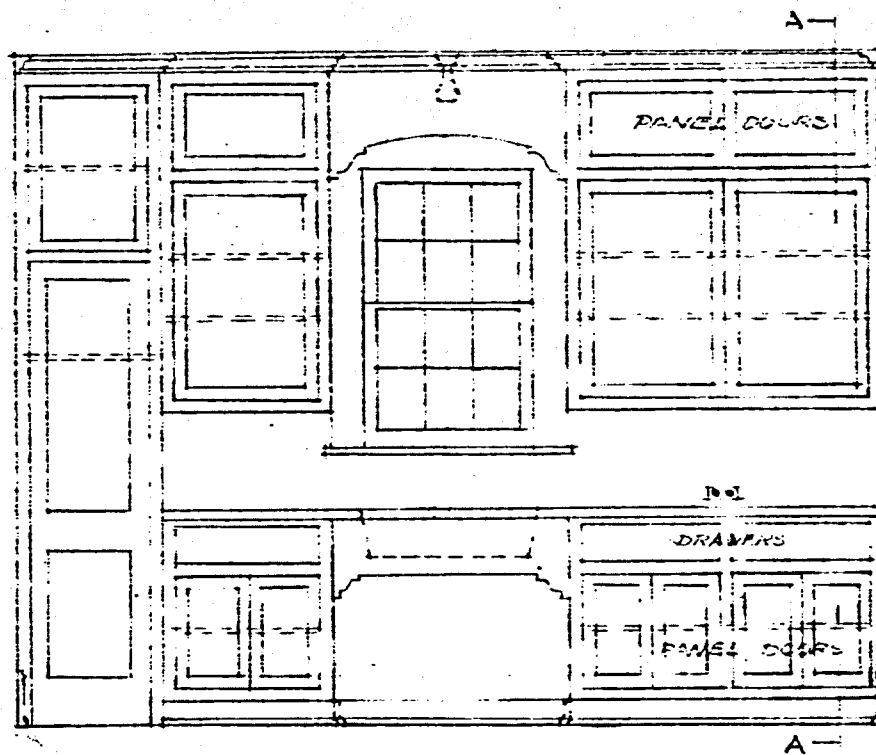
SECTION A-A

DETAILS - BATH #2.

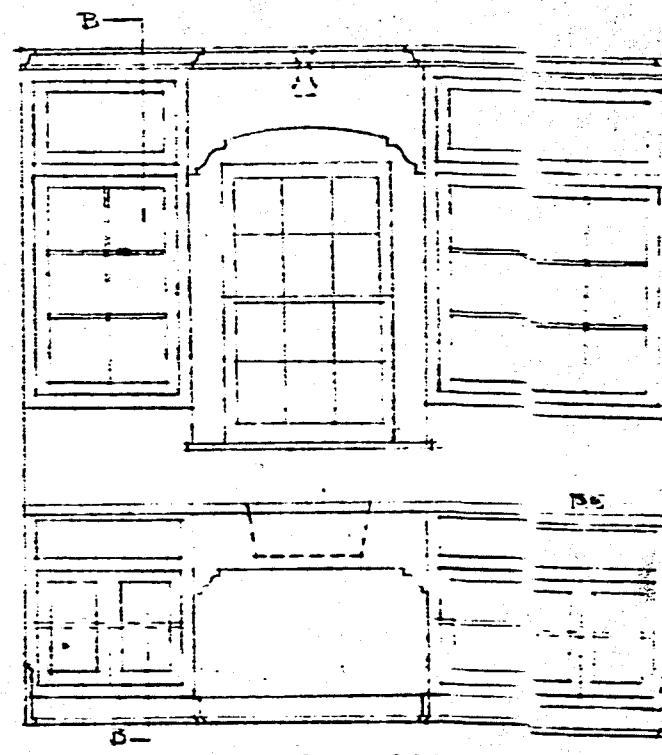
Scale $\frac{3}{8}" = 1'-0"$

SEPT. 2 - 1936
DRAWN BY
G. O. UTHMAN

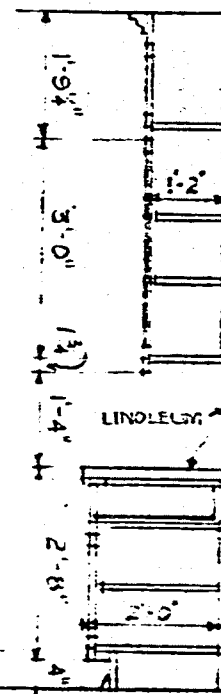
WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE - TENN.



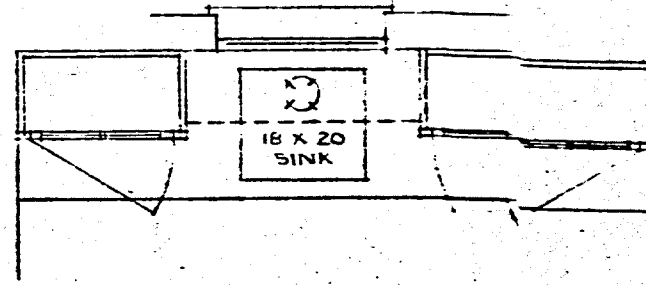
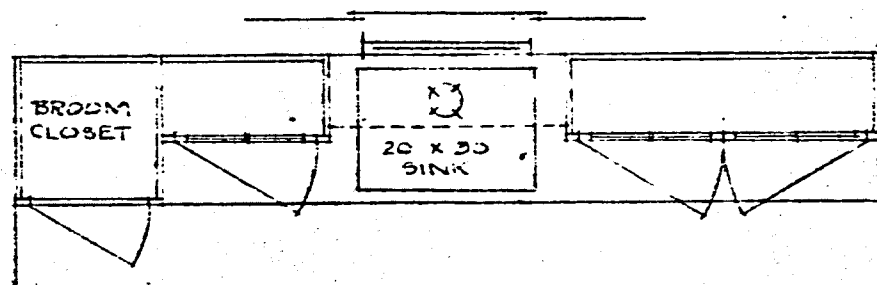
SOUTH ELEVATION - KITCHEN



WEST ELEVATION - BREAKFAST RM.



SECTION A-A

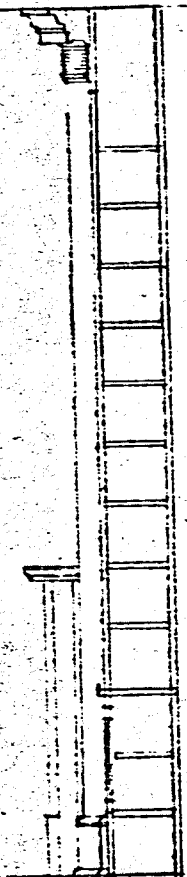
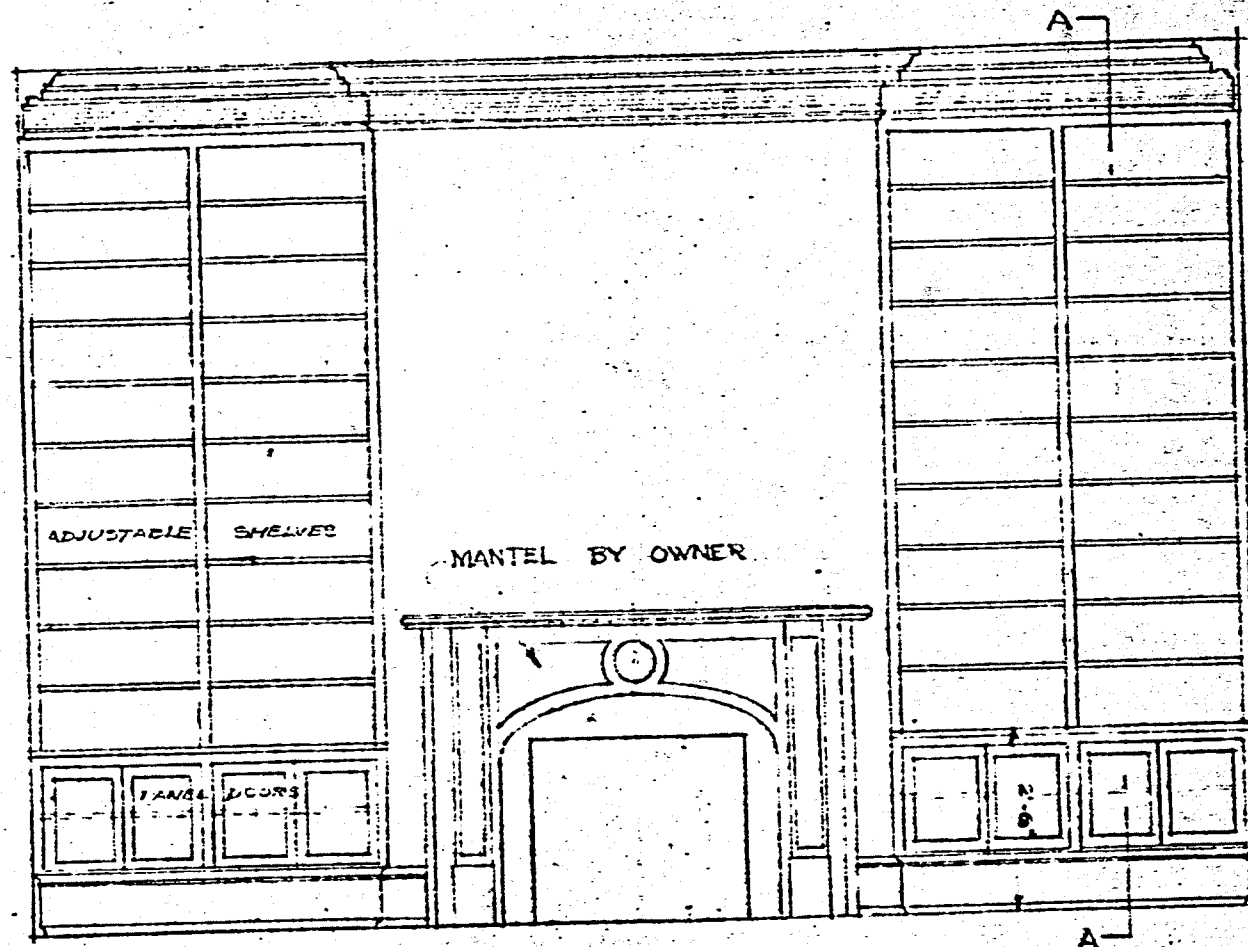


KITCHEN & BREAKFAST RM. DETAILS

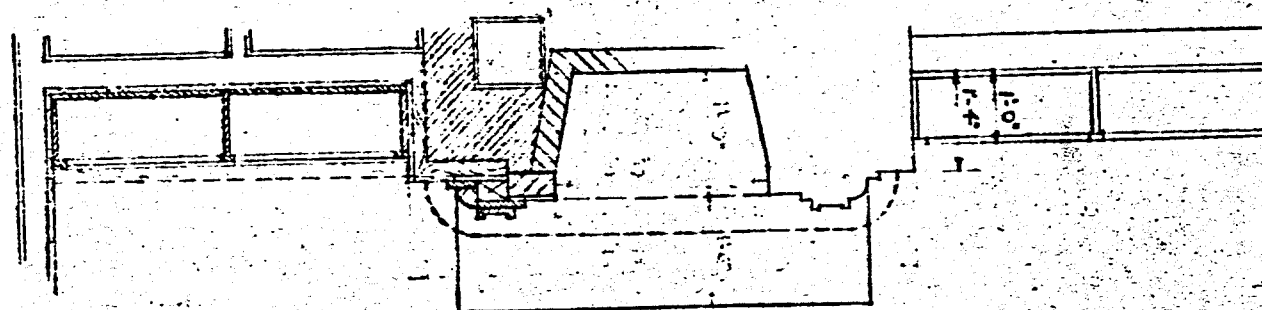
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AUGUST 27 - 1936
DRAWN BY
G. O. UTHMAN

WARFIELD & KELBL
ARCHITECTS
NASHVILLE - TENN.



SECTION A-A

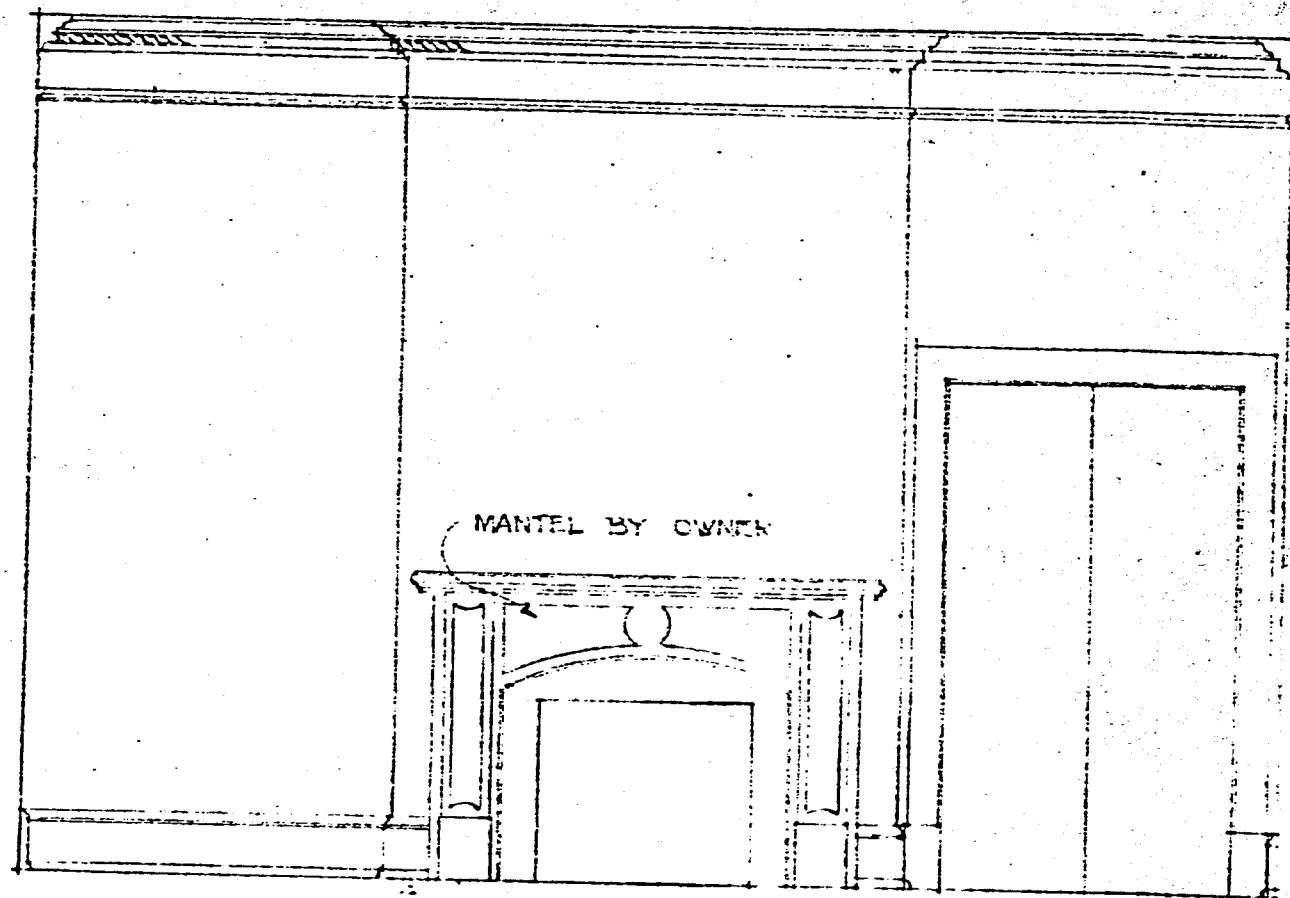


NOTE:
FIREPLACE DIMENSIONS
TO FIT MANTEL
FURNISHED BY OWNER

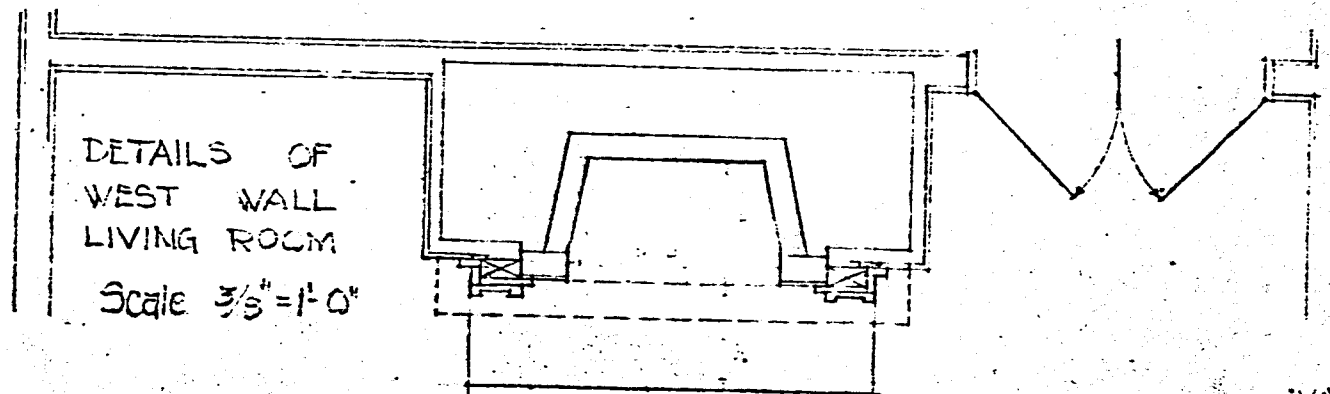
SEPT. 3 - 1936
DRAWN BY
G. D. UTHMAN

DETAILS OF WEST WALL OF LIBRARY
Scale $\frac{3}{8}" = 1'-0"$

WARFIELD & KEE
ARCHITECTS
NASHVILLE - TENN.

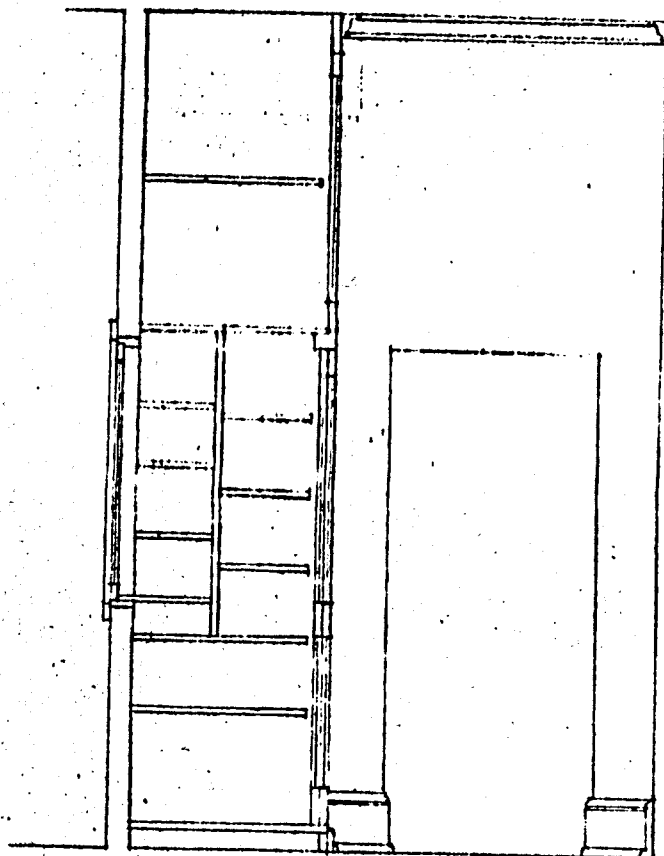


NOTE:
FIREPLACE DIMENSIONS
TO FIT MANTEL
FURNISHED BY
OWNER

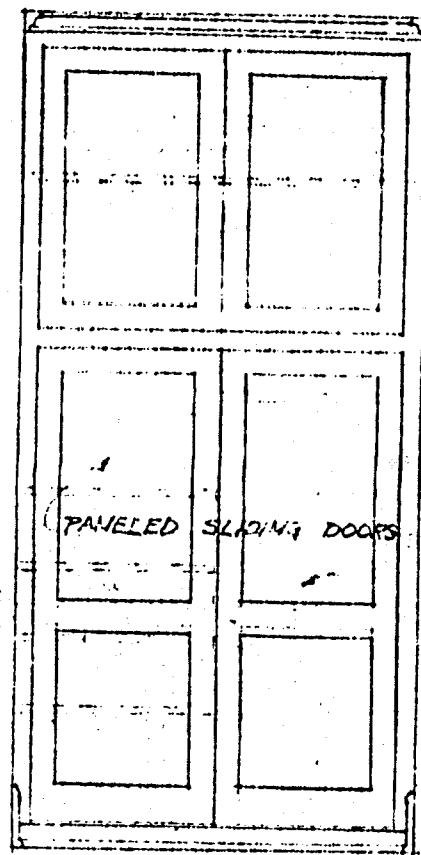


SEPT. 3 - 1936
DRAWN BY
G. O. UTTMAN

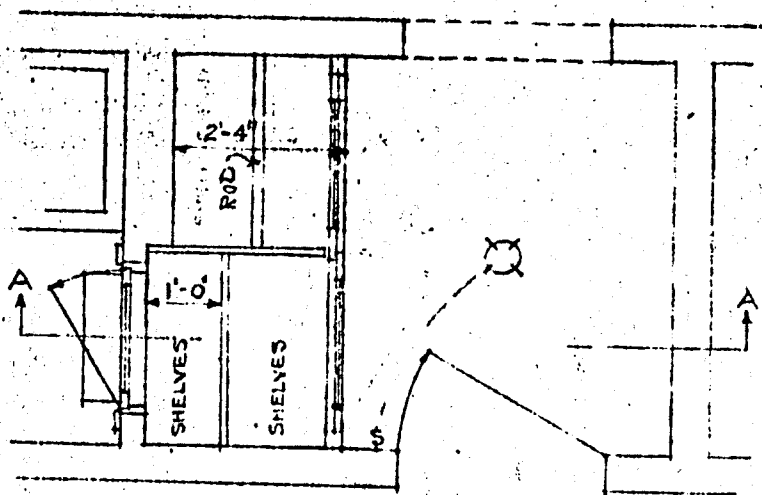
WARFIELD & KEEBL
ARCHITECTS
NASHVILLE - TENN.
Page 11



SECTIONAL ELEVATION THRU A-A OF PLAN

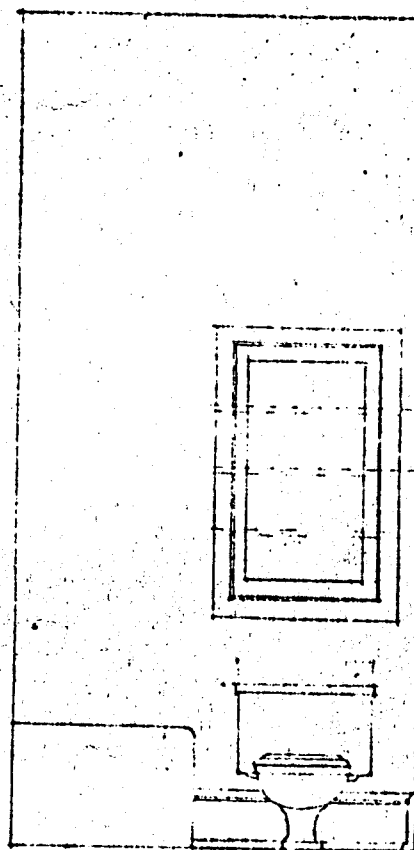


ELEVA. CLOSET DOORS



PLAN

DETAILS OF CLOSET
TO BEDROOM # 2.
Scale $\frac{3}{8}'' = 1'-0''$



N. ELEVA. BATH # 1.

SEPT. 2 - 1936
DRAWN BY
G. O. UTHMAN

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE - TENN.

SQUARE FOOTAGES:

LOT: 29,440.6 SF

HOUSE:

1866 ORIGINAL HOUSE PLUS 1936 ADDITION RENOVATION:
(INCLUDES COVERED ENTRY PORCH AND FRONT PORCH OFF OF 1936 KITCHEN) 2,723 SF

2006 COVERED ENTRY TO BACKSIDE OF 1936 KITCHEN: 42 SF

PROPOSED FAMILY ROOM ADDITION PLUS SCREENED PORCH AND BREEZEWAY: 770 SF

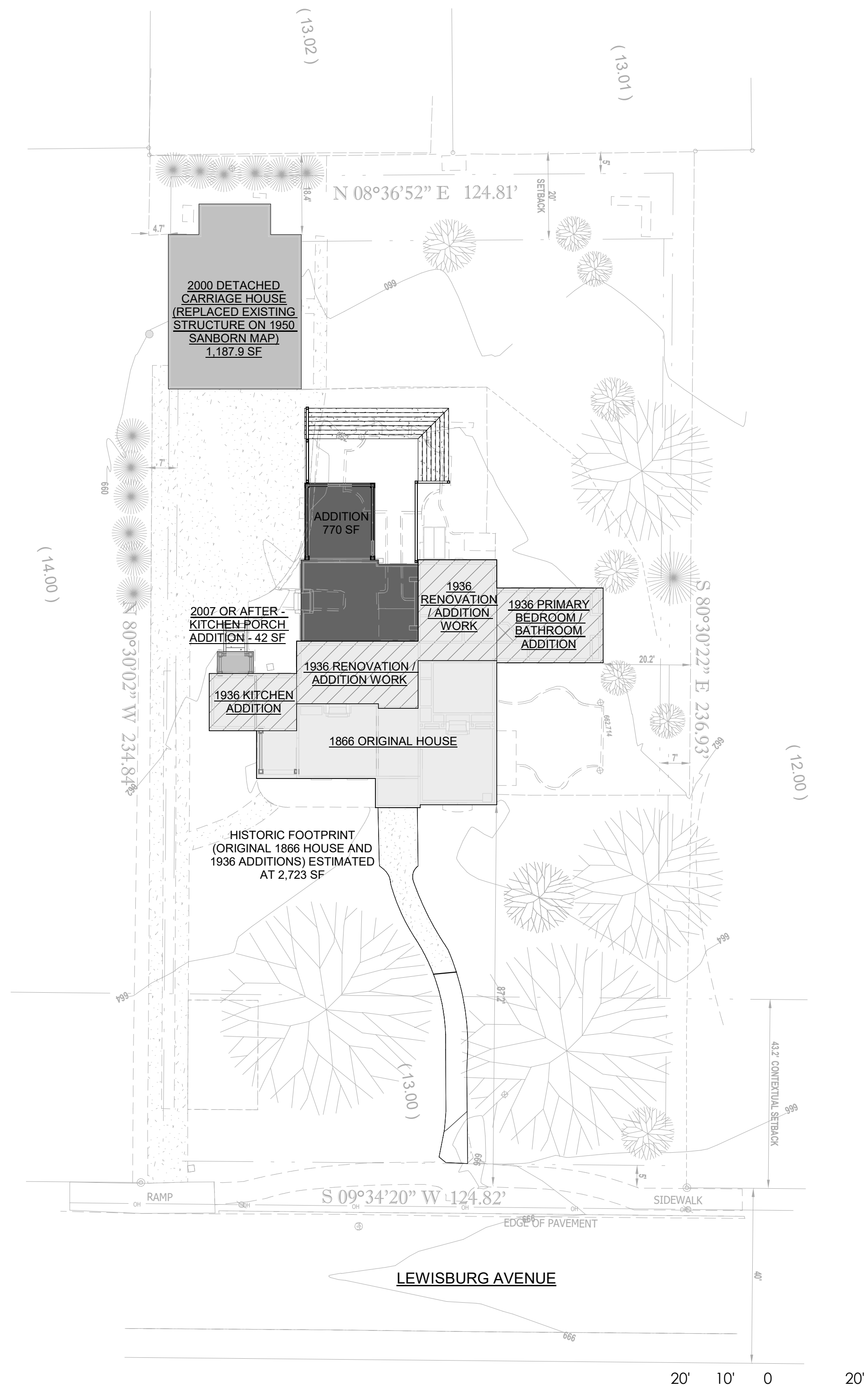
SITE AND ADDITION CALCULATIONS:

ALLOWABLE LOT COVERAGE BY BUILDINGS (35% OF TOTAL LOT): 10,304 SF

PROPOSED LOT COVERAGE BY BUILDINGS AFTER ADDITION: 4,723 SF

ALLOWABLE ADDITION TO EXISTING HISTORIC HOUSE: 1,361 SF

PROPOSED ADDITION TO EXISTING HISTORIC HOUSE:
(PLUS 2006 COVERED ENTRY) 812 SF



OWNER:

STACEY WADE
114 LEWISBURG AVENUE
FRANKLIN, TN 37064
T. 615-604-6068
EMAIL: STACEY.WADE@ME.COM

ARCHITECT:

MEGAN GLENN ARCHITECTURE, PLLC
4110 EDWARDS AVENUE
NASHVILLE, TN 37216
T. 615-604-6068
EMAIL: MEGAN@MEGANGLENNARCH.COM

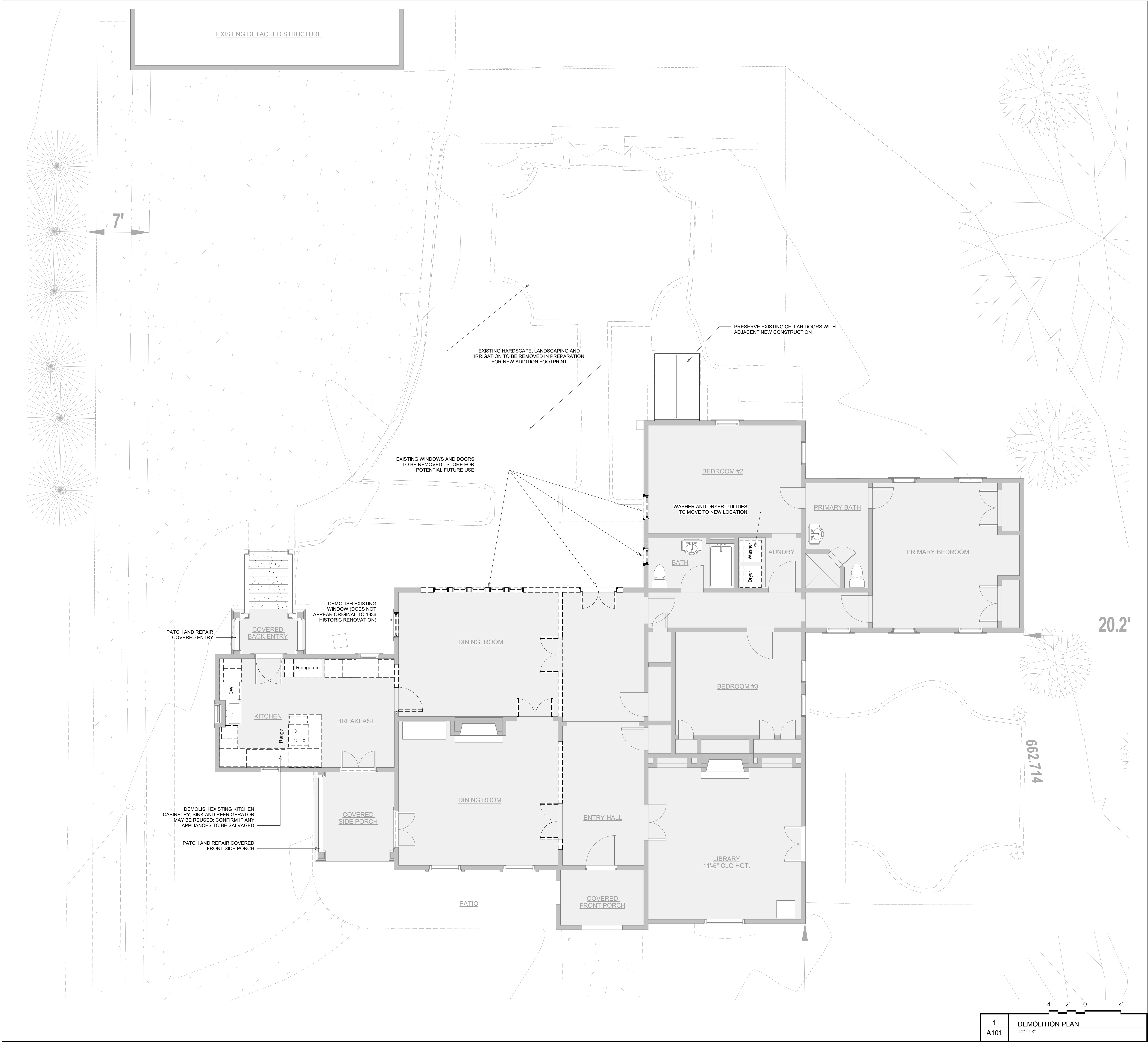
PROJECT TEAM

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

FRANKLIN HISTORIC DRC
2024-09-16





GRAPHIC SYMBOLS

EXISTING
DEMOLISH

GENERAL NOTES - DEMOLITION PLAN

1.

KEYNOTES



WADE RESIDENCE

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE.,
FRANKLIN, TN 37064

FRANKLIN HISTORIC DRC
2024-09-16

#2024-05

NOT FOR
CONSTRUCTION

DEMOLITION PLAN

A101



GRAPHIC SYMBOLS

NEW

EXISTING

ABOVE / OVERHEAD

NOT IN SCOPE

GENERAL NOTES - FLOOR PLAN

1. ALL WALLS ARE DIMENSIONED FROM F.O. WOOD STUD TO F.O. WOOD STUD UNLESS OTHERWISE SPECIFIED.

2. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF COMPLETE ELECTRICAL CIRCUITRY ON SITE WHIT THE OWNER ONCE FRAMING IS COMPLETE.

KEYNOTES



MEGAN
GLENN
ARCHITECTURE

WADE RESIDENCE

FRANKLIN HISTORIC DRG
2024-09-16

#2024-05

NOT FOR
CONSTRUCTION

FLOOR PLAN

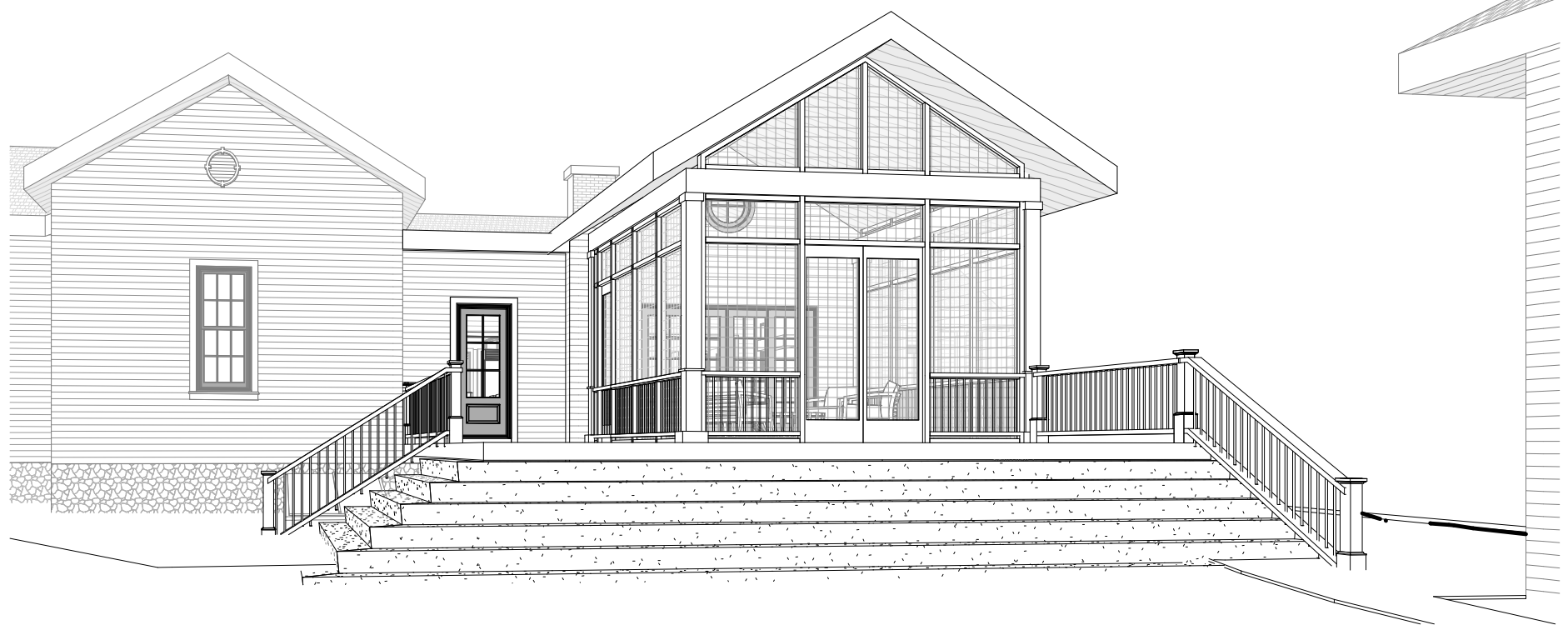
A111

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE.,
FRANKLIN, TN 37064

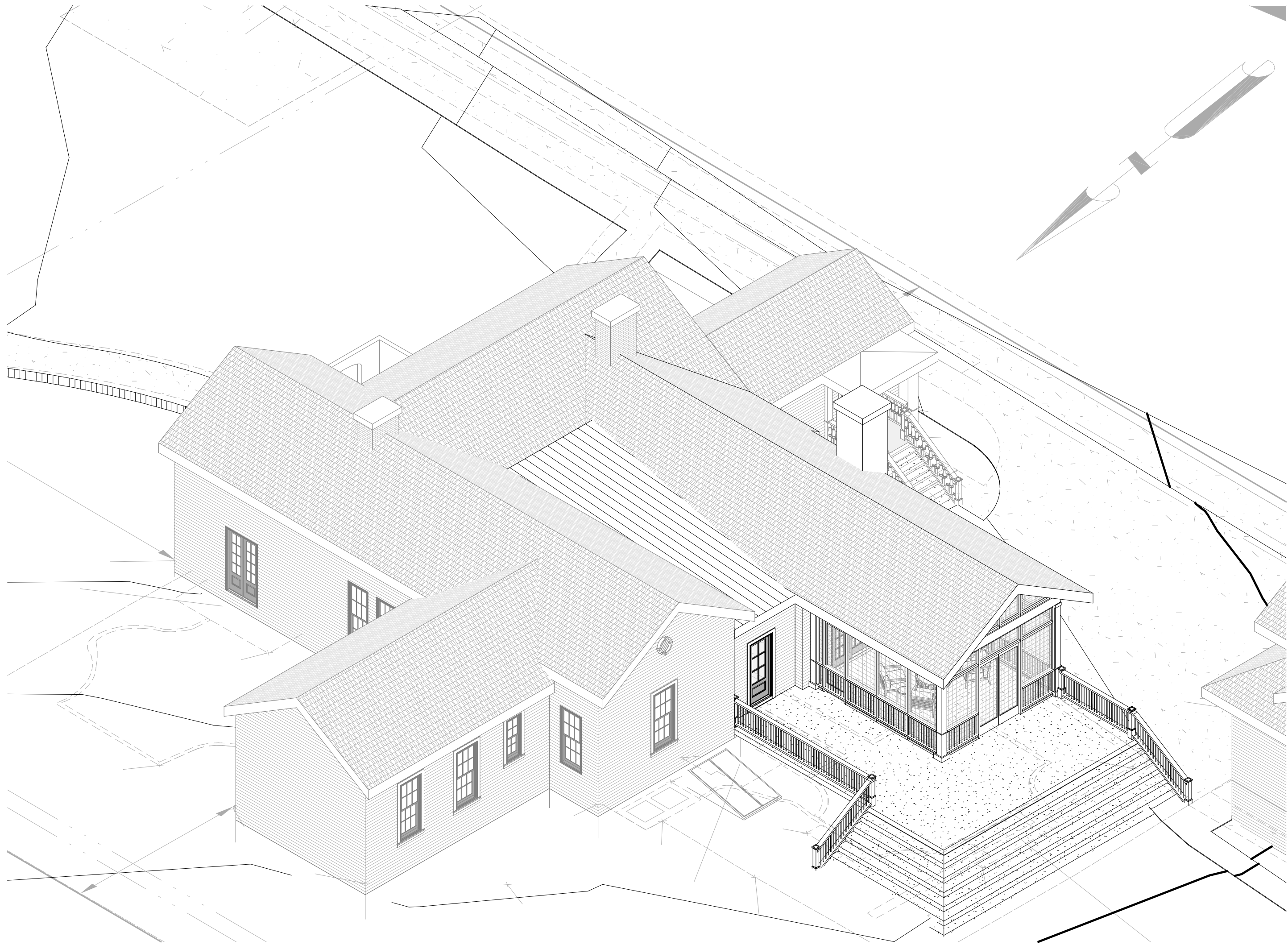
Page 15 of 40



1	VIEW FROM DETACHED STRUCTURE
A200	



2	VIEW FROM BACKYARD
A200	



3	AERIAL VIEW - NORTHWEST
A200	

WINDOW AT EXISTING DINING ROOM / FUTURE KITCHEN TO BE REPLACED
(WINDOW APPEARS TO BE FAKE STAINED GLASS WITH STORM WINDOW AT EXTERIOR)



PELLA DOGGY DOOR EXAMPLE



FRONT SIDE PORCH IS ORIGINAL TO THE 1936 RENOVATION; BUT EXTERIOR COLUMNS AND RAILING MUST HAVE BEEN REDESIGNED SOMETIME AFTER HISTORIC ADDITION; IRONWORK COLUMNS AND RAILING SHOWS UP IN 1936 DRAWINGS, 1937 PHOTOGRAPH AND 1993 LISTING FOR SALE OF HOUSE (BUT COULD HAVE BEEN OLD PHOTO)

INCLUDING THIS INFORMATION IN CASE IT AFFECTS HOW COMMITTEE VIEWS VIEWS MATCHING NEW POSTS TO EXISTING POSTS OF HOUSE SINCE THEY MIGHT NOT BE A HISTORIC DETAIL



EXISTING ROOF HEIGHTS AT BACK OF HOUSE FOR REFERENCE



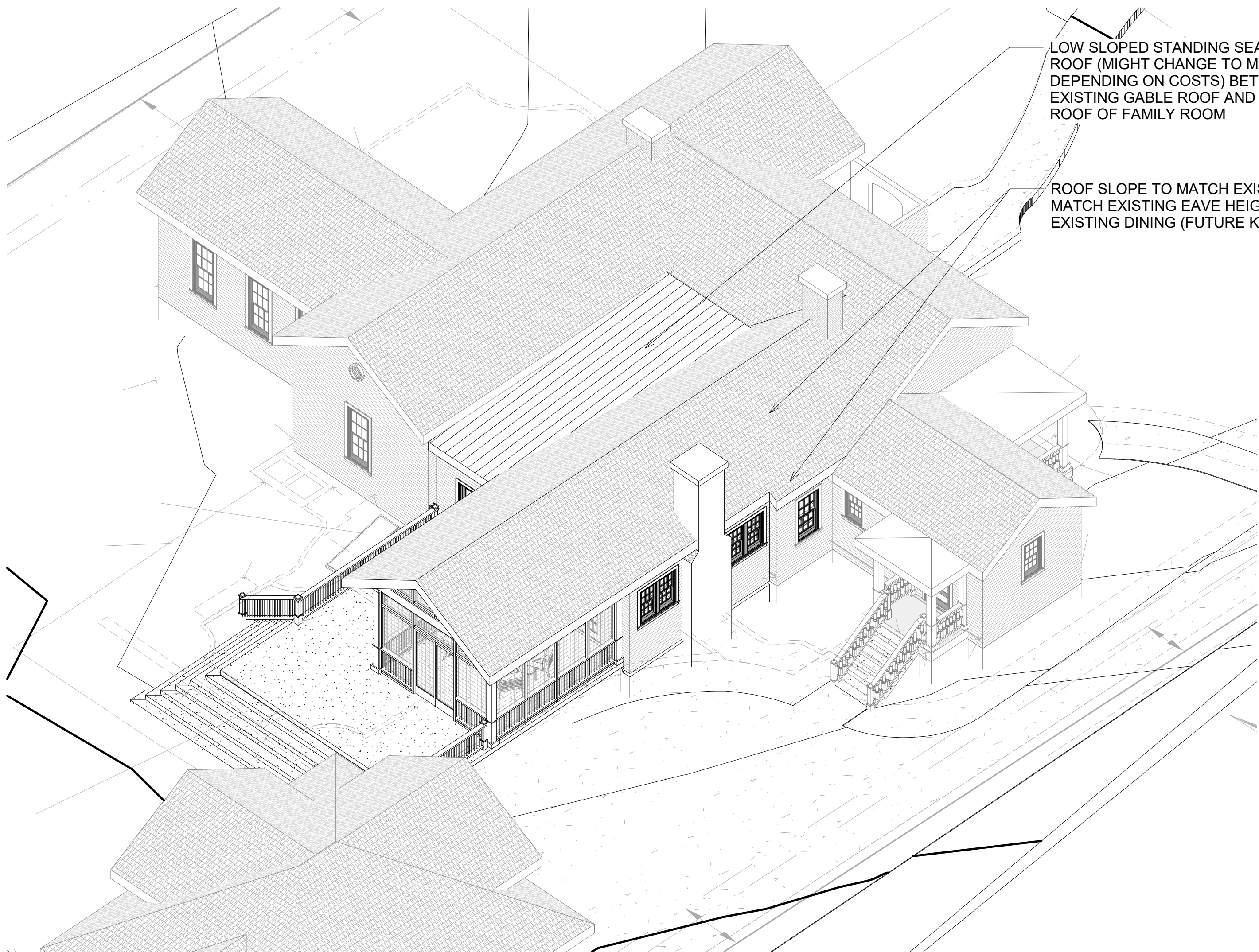
12'-4" existing roof eave of existing back bedroom
7:12 gable roof - asphalt shingles
9'-7" existing roof eave of existing dining room
1/4:12 shed roof - membrane
8'-4" existing roof eave of existing kitchen
7:12 gable roof - asphalt shingles

2007 COVERED ENTRY ADDITION TO BACK OF HOUSE



LOW SLOPED STANDING SEAM METAL ROOF (MIGHT CHANGE TO MEMBRANE DEPENDING ON COSTS) BETWEEN EXISTING GABLE ROOF AND NEW GABLE ROOF OF FAMILY ROOM

ROOF SLOPE TO MATCH EXISTING GABLES; MATCH EXISTING EAVE HEIGHT OF EXISTING DINING (FUTURE KITCHEN)



4	AERIAL VIEW - SOUTHWEST
A200	



MEGAN
GLENN
ARCHITECTURE

WADE RESIDENCE

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE.,
FRANKLIN, TN 37064

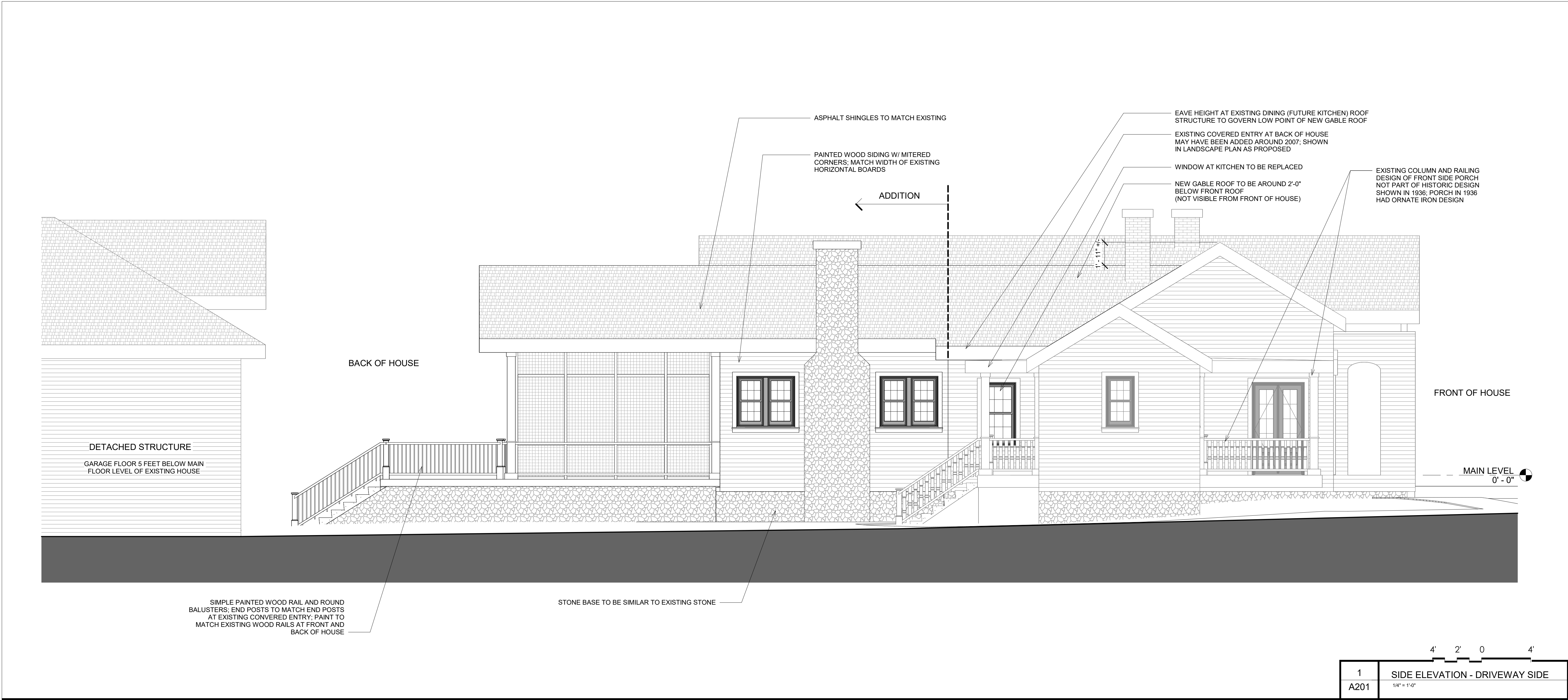
FRANKLIN HISTORIC DRC
2024-09-16

#2024-05

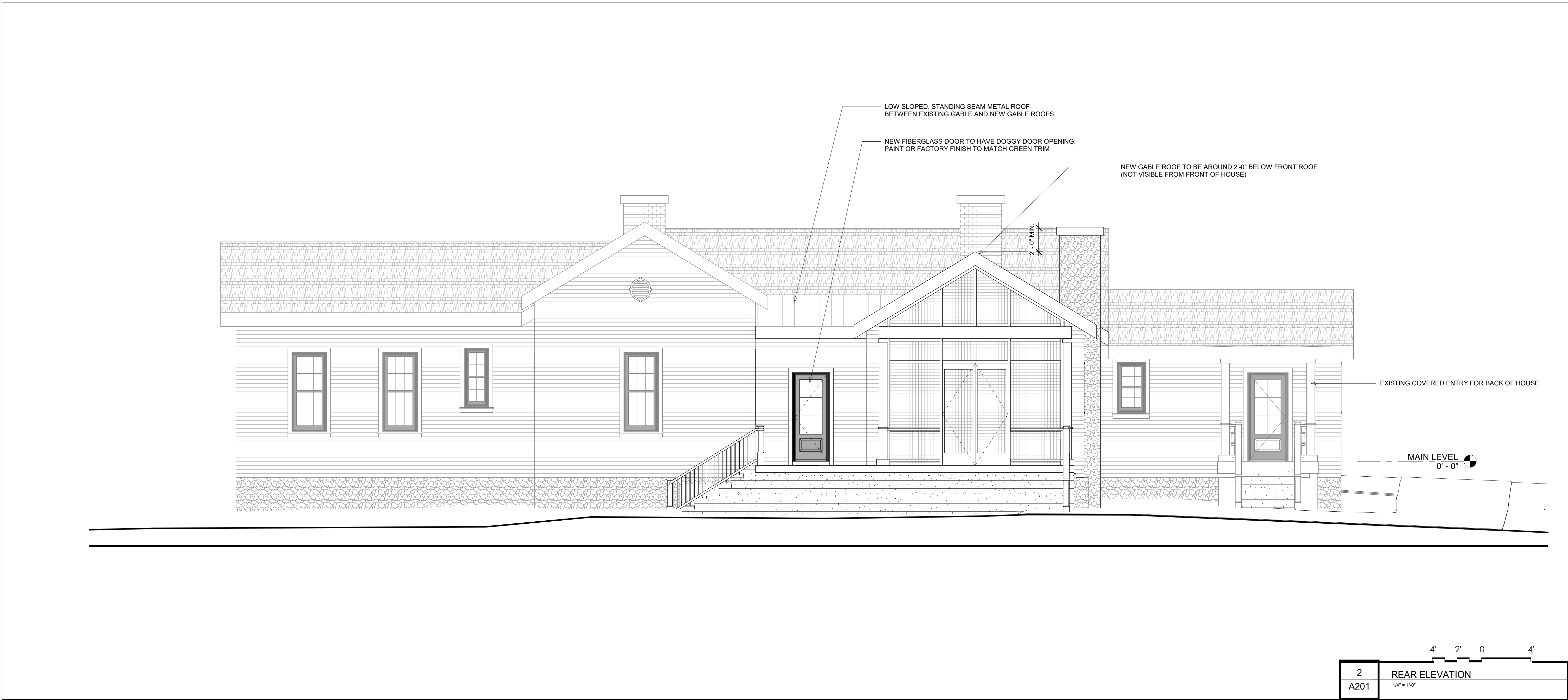
NOT FOR
CONSTRUCTION

3D VIEWS AND PHOTOS FOR
REFERENCE

A200



MATERIALS LEGEND	
BRICK	
STONE	
WOOD	
METAL ROOF	
SCREEN	
ASPHALT SHINGLE	
MATERIAL CUT THROUGH	
GLASS	
KEYNOTES	



MEGAN GLENN
ARCHITECTURE

WADE RESIDENCE

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE.,
FRANKLIN, TN 37064

FRANKLIN HISTORIC DRG
2024-09-16

#2024-05

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

A201

1937 PHOTOS OF HOUSE EXTERIOR / Eunetta Mayberry shown at 2 months of age





NARRATIVE FOR HISTORIC FRANKLIN DESIGN REVIEW COMMITTEE

DATE: 16 September 2024

CLIENT:

Stacey Wade
Fowlkes-Mayberry House
114 Lewisburg Avenue
Franklin, TN 37064

I want to express my gratitude at the opportunity to work with you all. The Fowlkes-Mayberry house is such a beautiful home to begin with, and our goal is to improve some spatial needs of the home while being respectful of how we add onto the historic parts of the home.

This home was originally built in 1866, with an addition / renovation done in 1936. I will include the 1936 drawings for reference for what is considered historic of the existing house. The only element that looks to be added and not historic was the covered entry to the backside of the kitchen. And I have found that the original front porch ironwork has been replaced with the wood detailing that matches the back covered entry.

I am also including some drawings that are more detailed than the last round of drawings. These include updated rooflines of the proposed addition, topography, foundation walls, existing detached structure, etc. These drawings include a site plan (with dates of construction for the historic house, added covered entry, detached structure, and our proposed addition footprint), demolition plan for reference of existing spaces, schematic floor plan, elevations, and 3D views for better understanding the roof.

PROJECT DESCRIPTION:

Addition / renovation — single family residence

- Add a family room with informal dining off of the back of the house.
- Add a screened porch
- Convert existing dining room into kitchen.
- Convert existing kitchen into pantry / laundry spaces.
- Rework patio area to work with added footprint of house.



QUESTIONS / UPDATES SINCE LAST MEETING:

The rooflines of addition and screened porch have been revised since last meeting. Roof was simplified with new gable. I am also showing a low sloped roof between the new and existing gabled roofs at the back of the house. Breezeway has been eliminated from the current design.

- Questions I have in addition to committee's comments:
 - Does the committee feel good about the scale and design of the addition?
 - New stone foundation walls (stone w / cmu) in relation to siding above — should the new exterior stone and siding condition be similar where the stone does not sit proud of the siding above?
 - I have included photos in the drawing set of the window in the existing dining area / future kitchen that I believe to not be original to the 1936 renovation.
 - My initial assumption for the soffit and trim board color would match the existing house.
 - My initial assumption is that the windows would match the green paint on the existing wood windows. I am looking at the Pella Reserve Traditional double hung windows for both the kitchen replacement window and the new family room windows. This has an aluminum clad exterior. Is the committee okay with this product? And would the goal to be to color match to the existing green of the existing paint? The metal finish would wear differently from the painted wood over time. Another thought was that the windows could be white to differentiate the historic house from the addition. Thoughts?
 - I have switched the location of the proposed door with doggy door to a new door that would be outside of the new informal dining area. I have included a photo of the proposed product. This would be a fiberglass door that would either be painted or factory finished to match the green trim of the existing house. But I have similar thoughts to the finish as I said about the windows above.

Existing view from detached structure looking at back of house



12'-4" existing roof eave of
existing back bedroom

7:12 gable roof - asphalt shingles

9'-7" existing roof eave of
existing dining room

1/4:12 shed roof - membrane

8'-4" existing roof eave of
existing kitchen

7:12 gable roof - asphalt shingles



Here are some additional images for reference.



Lewisburg Avenue — Street View



Side View from Driveway



Rear View from Patio

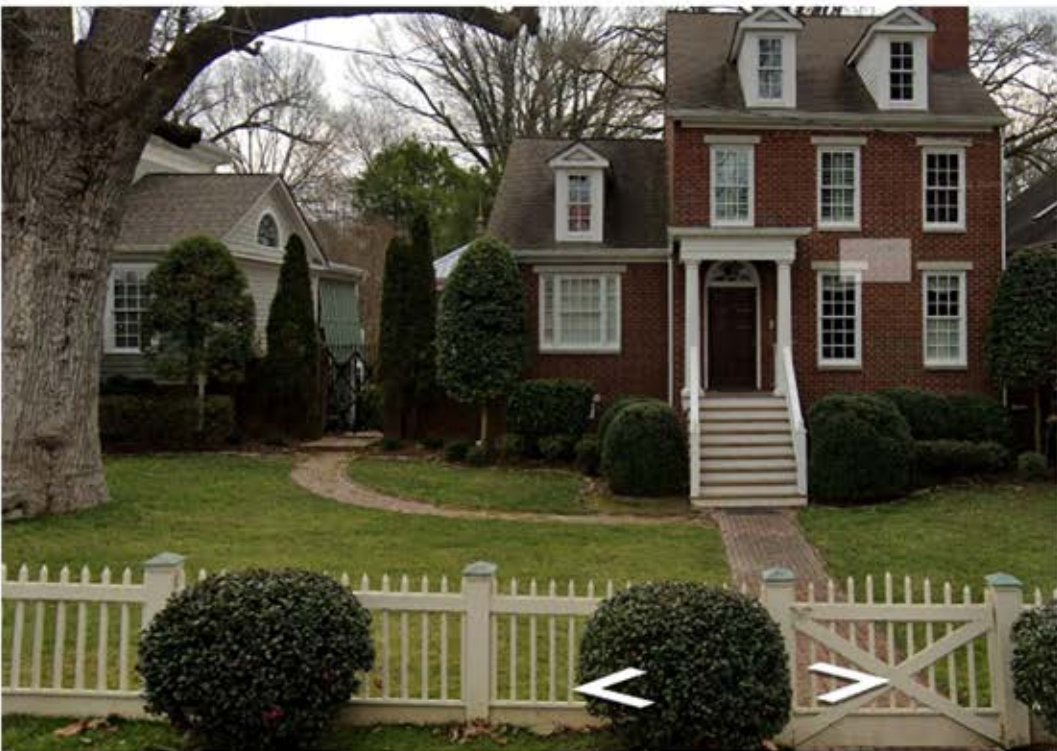


Rear View from Detached Garage

I look forward to meeting with you all soon.

Sincerely,

Megan Glenn, AIA



234

(APPROXIMATE 37'-0" RIDGE HT.)



230

(APPROXIMATE 30'-0" RIDGE HT.)



238

(APPROXIMATE 44'-0" RIDGE HT.)



236

(APPROXIMATE 33'-0" RIDGE HT.)



230

(APPROXIMATE 33'-0" RIDGE HT.)



234

(APPROXIMATE 41'-0" RIDGE HT.)



238

(APPROXIMATE 37'-0" RIDGE HT.)



242

(APPROXIMATE 47'-0" RIDGE HT.)



115 Winslow
(VACANT LOT.)



119 Winslow
(APPROXIMATE 34'-0" RIDGE HT.)



109 Winslow
(APPROXIMATE 19'-0" RIDGE HT.)



111 Winslow
(APPROXIMATE 21'-0" RIDGE HT.)

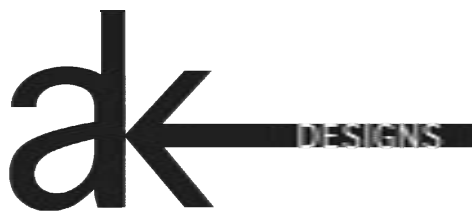
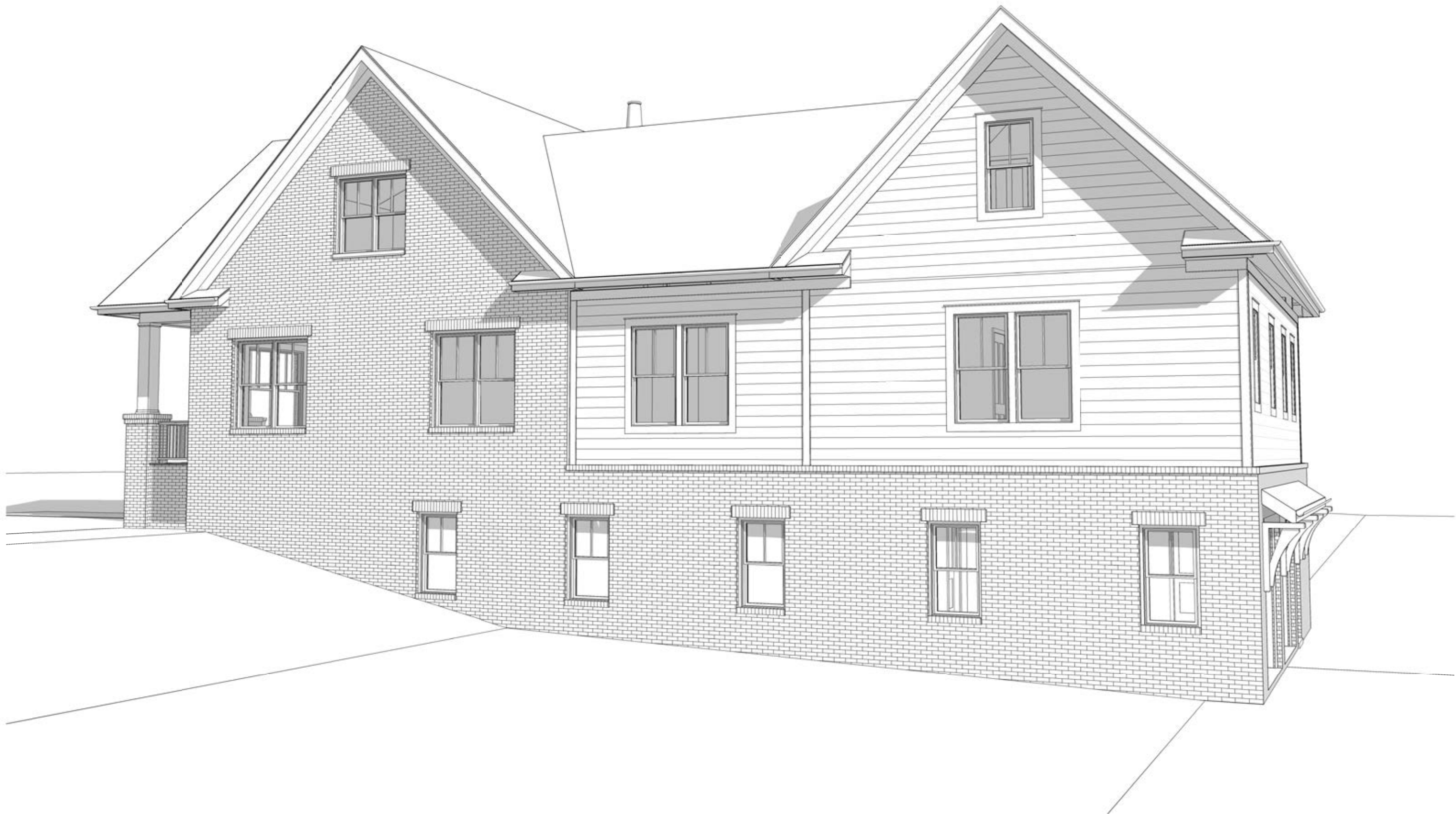
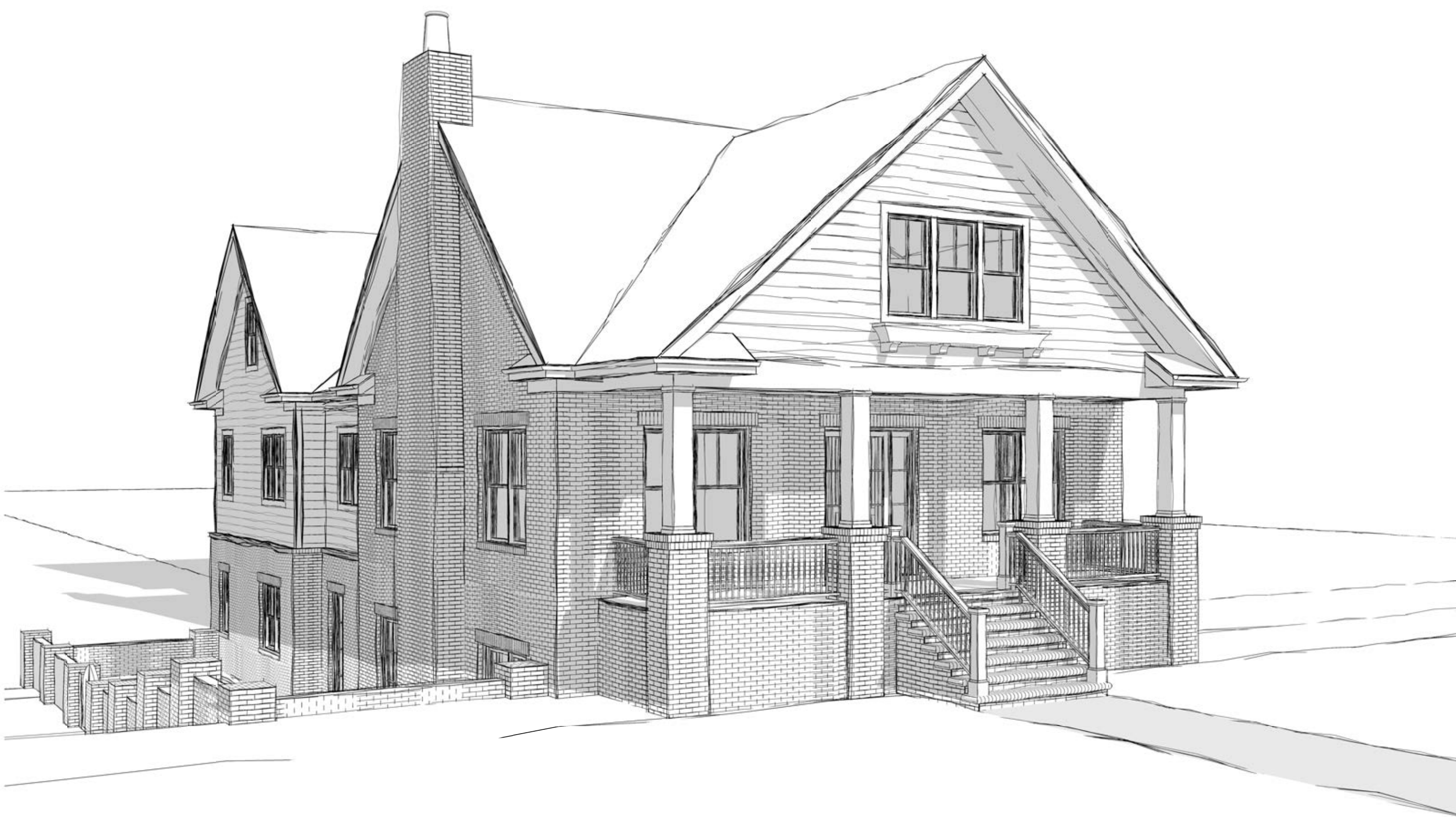


SPIVEY RESIDENCE

244 MYLES MANOR CT
FRANKLIN, TENNESSEE



09.09.24



ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

CONCEPTUAL
DESIGN
not for construction

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SPIVEY RESIDENCE

244 MYLES MANOR CT
FRANKLIN, TENNESSEE

Perspectives

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 09.09.24
Scale:

Sheet

G001



ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

CONCEPTUAL
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SPIVEY RESIDENCE
244 MYLES MANOR CT
FRANKLIN, TENNESSEE

Site Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 09.09.24
Scale: As indicated

Sheet

A001

SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT. HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [1/16"] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

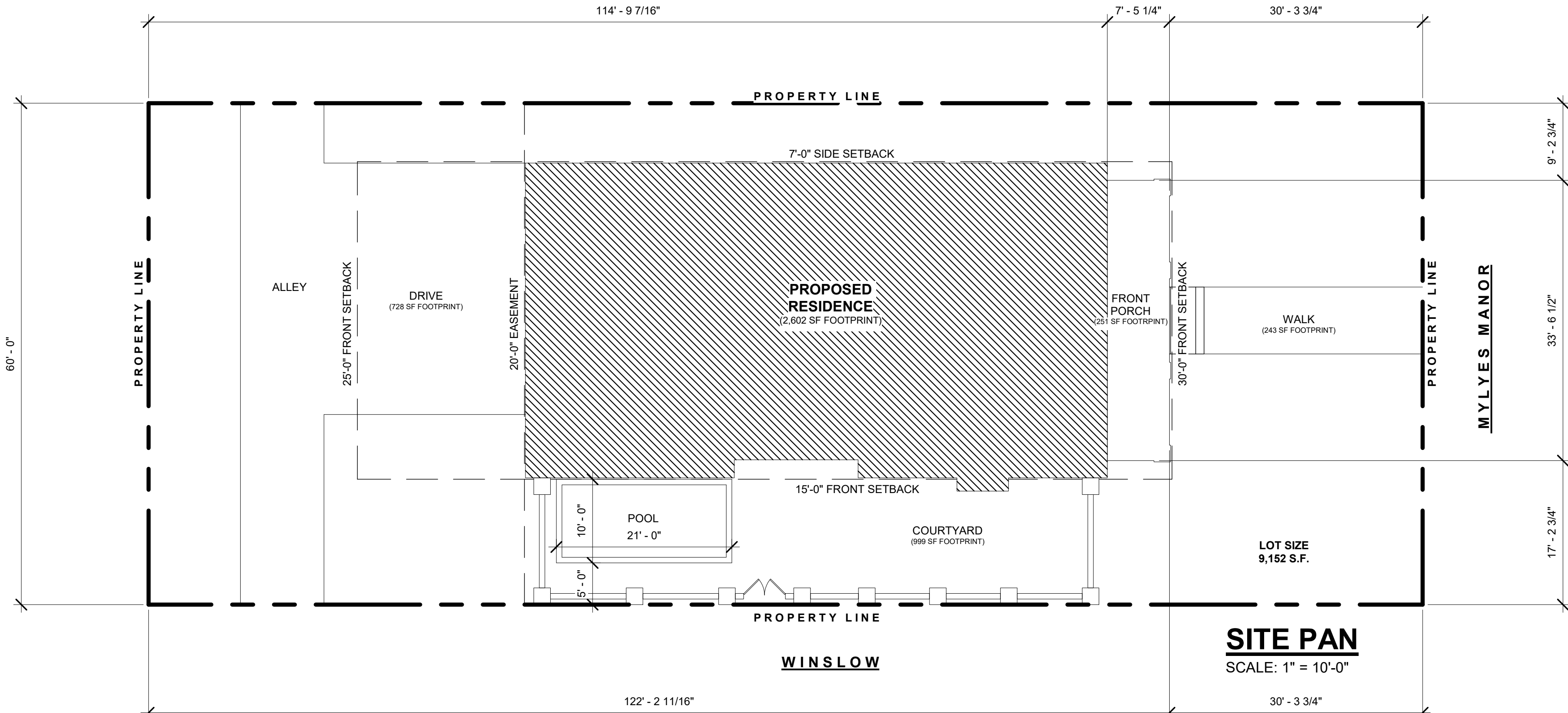
GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12". ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE:	9,152 S.F.	
	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,661 S.F.	3,733 S.F. (41%)



SITE PAN
SCALE: 1" = 10'-0"



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Basement Plan

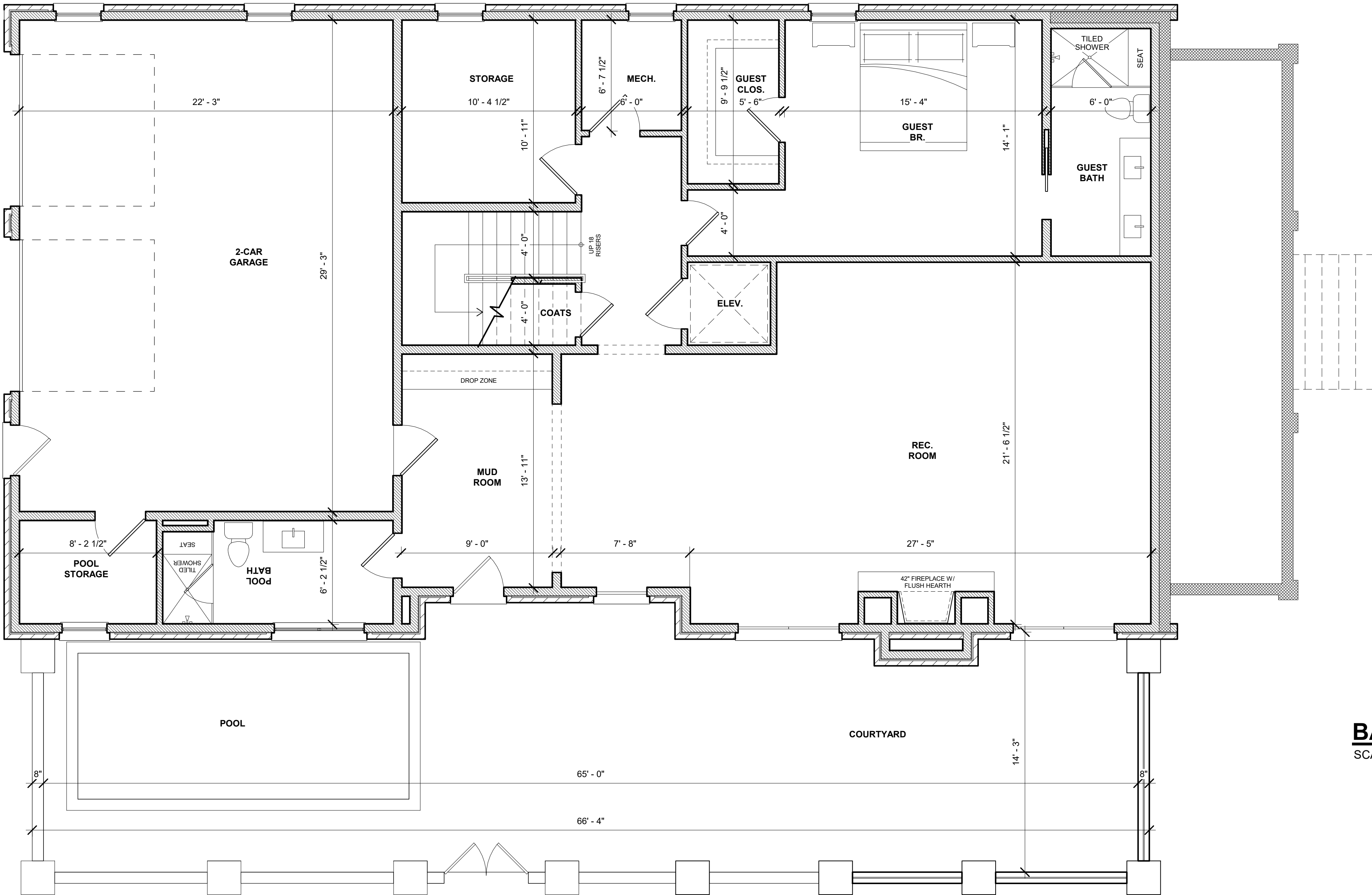
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BASEMENT PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)	
HEATED	
Basement	1,503 SF
First Floor	2,510 SF
Second Floor	1,405 SF
	5,418 SF
UNHEATED	
2-Car Garage	675 SF
Storage/Mechanical	173 SF
Pool Storage	58 SF
Front Porch	263 SF
	1,168 SF
TOTAL UNDER ROOF	6,587 SF
OTHER	
Courtyard	1,031 SF

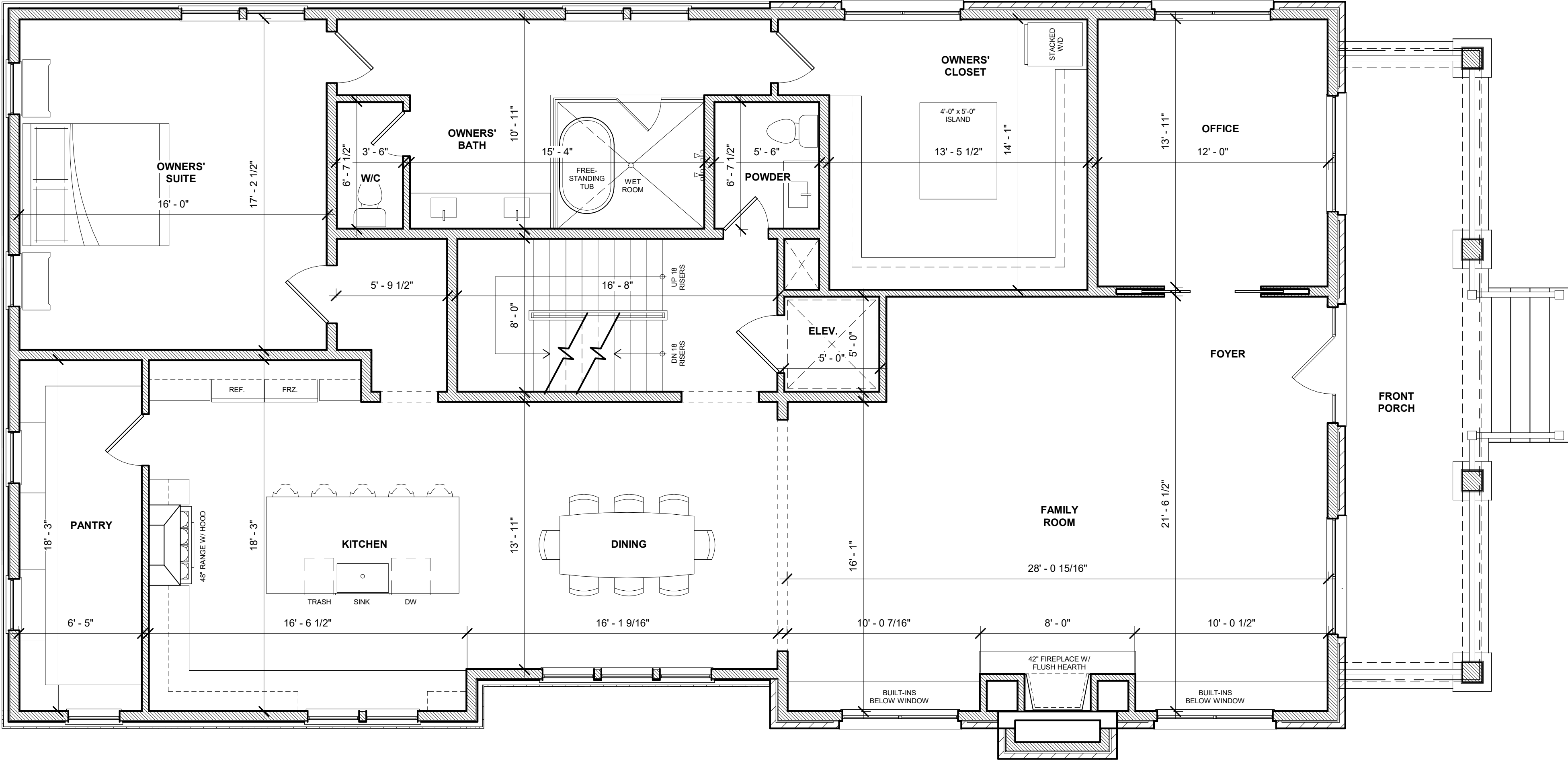


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FIRST FLOOR PLAN

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

*
NOTE:
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.

First Floor Plan

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Second Floor Plan

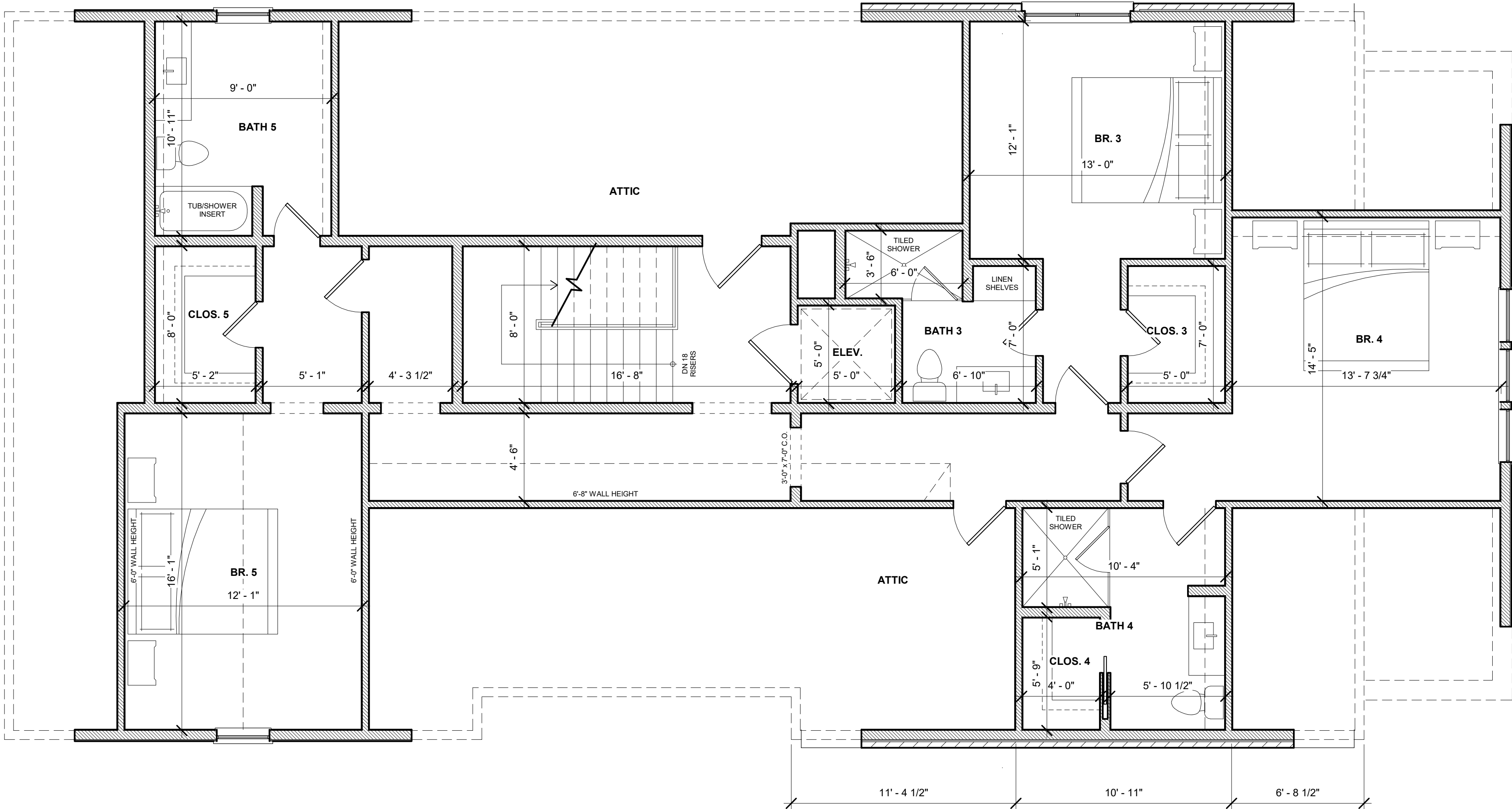
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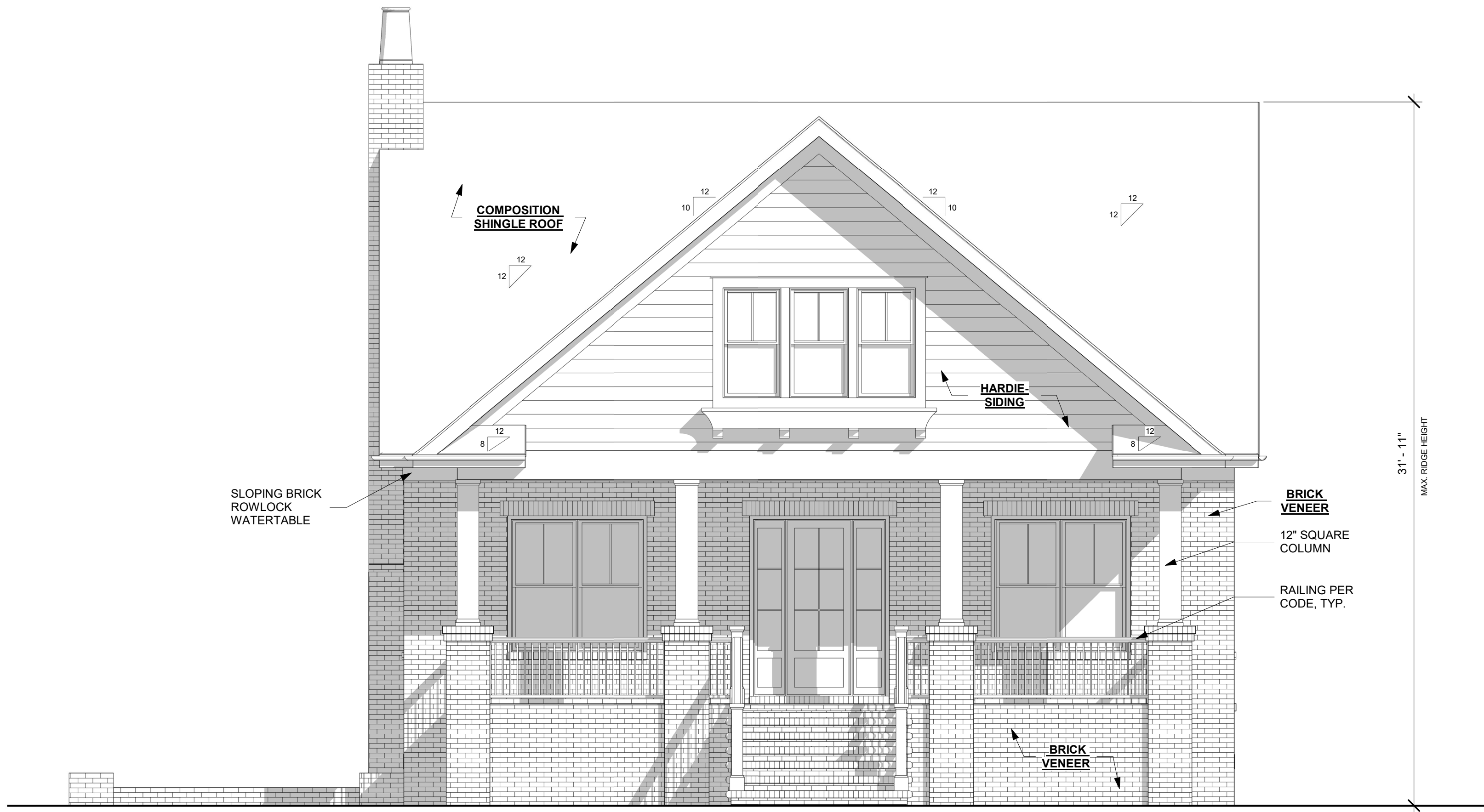
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

*
NOTE:
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.



FRONT ELEVATION

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



LEFT ELEVATION

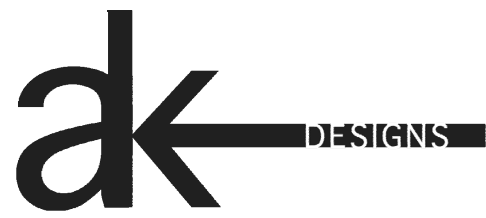
SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



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Front & Left Elevations

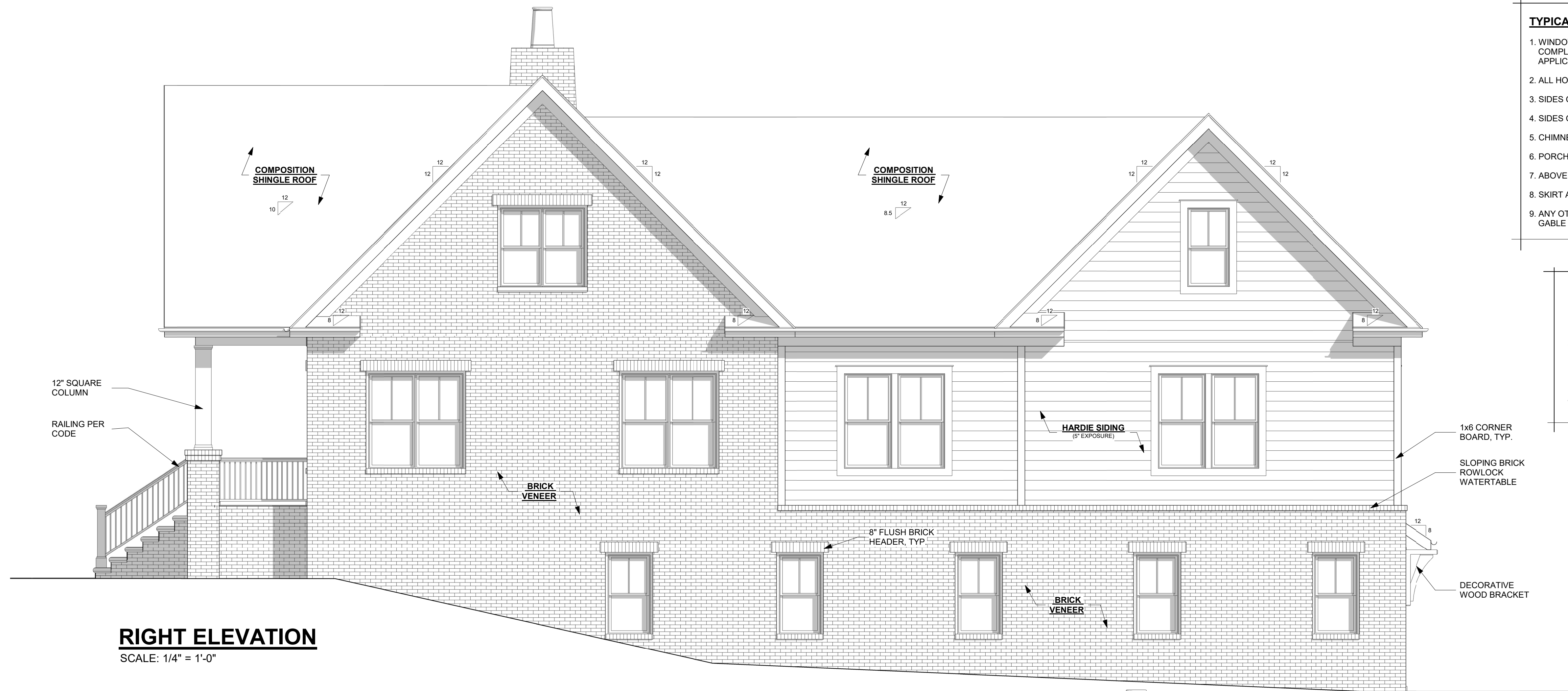
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



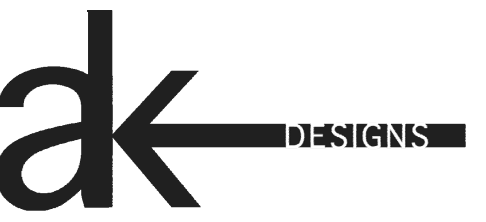
REAR ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

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4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



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Right & Rear Elevations

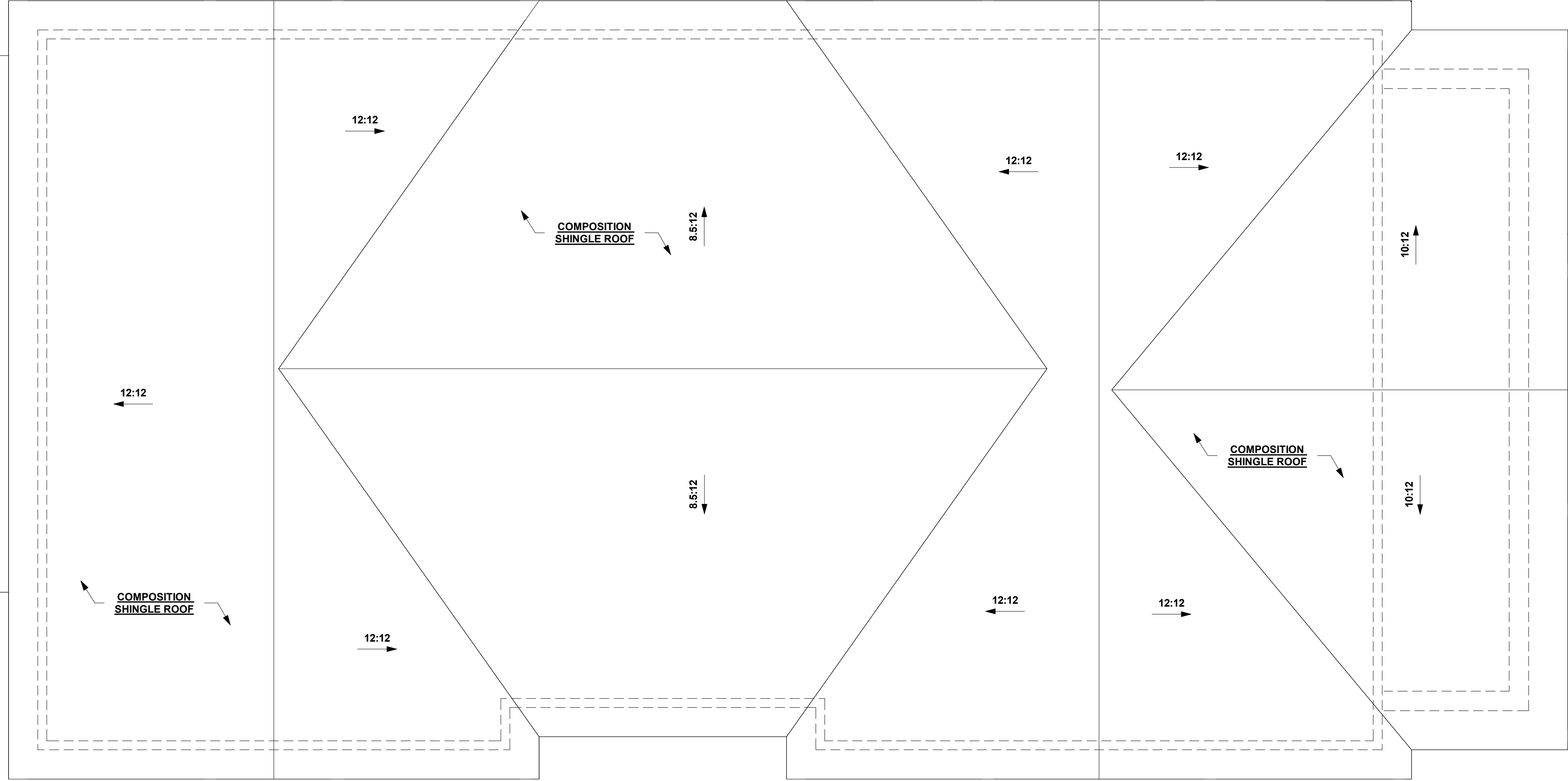
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TYPICAL FLASHING APPLICATION:

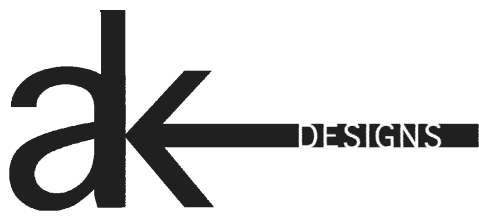
1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
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2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

ROOF PLAN

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



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Roof Plan

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