

21-COA-0058
736 Zane St.



Limerick Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
June 30, 2021

Request

Certificate of Appropriateness:

The new construction of a single-family, two-story home, proposed to be approximately 58' D x 15' W x 25' H, including an approximately 15' W x 6' D covered front porch and stairs. Also proposed is an approximately 4' W x 6' D covered rear porch and stairs leading to the back yard. The home is proposed to sit on a poured concrete foundation over a crawl space. The building will be clad with lap siding (material TBD), corner boards, 2" x 3" dental trim (material TBD), Craftsman style front and rear door (material TBD), (window choice TBD),

Request

Certificate of Appropriateness:

3-1/2” pre-finished fascia gutters (material TBD), a 12: 12 pitch front facing gabled main roof, a 12:4 pitched hipped front porch both clad in a composition roofing (material TBD), a masonry fireplace with window (material TBD), and a front and rear poured concrete walk to connect the existing front and side sidewalks to the building.

736 Zane St.

Site Map



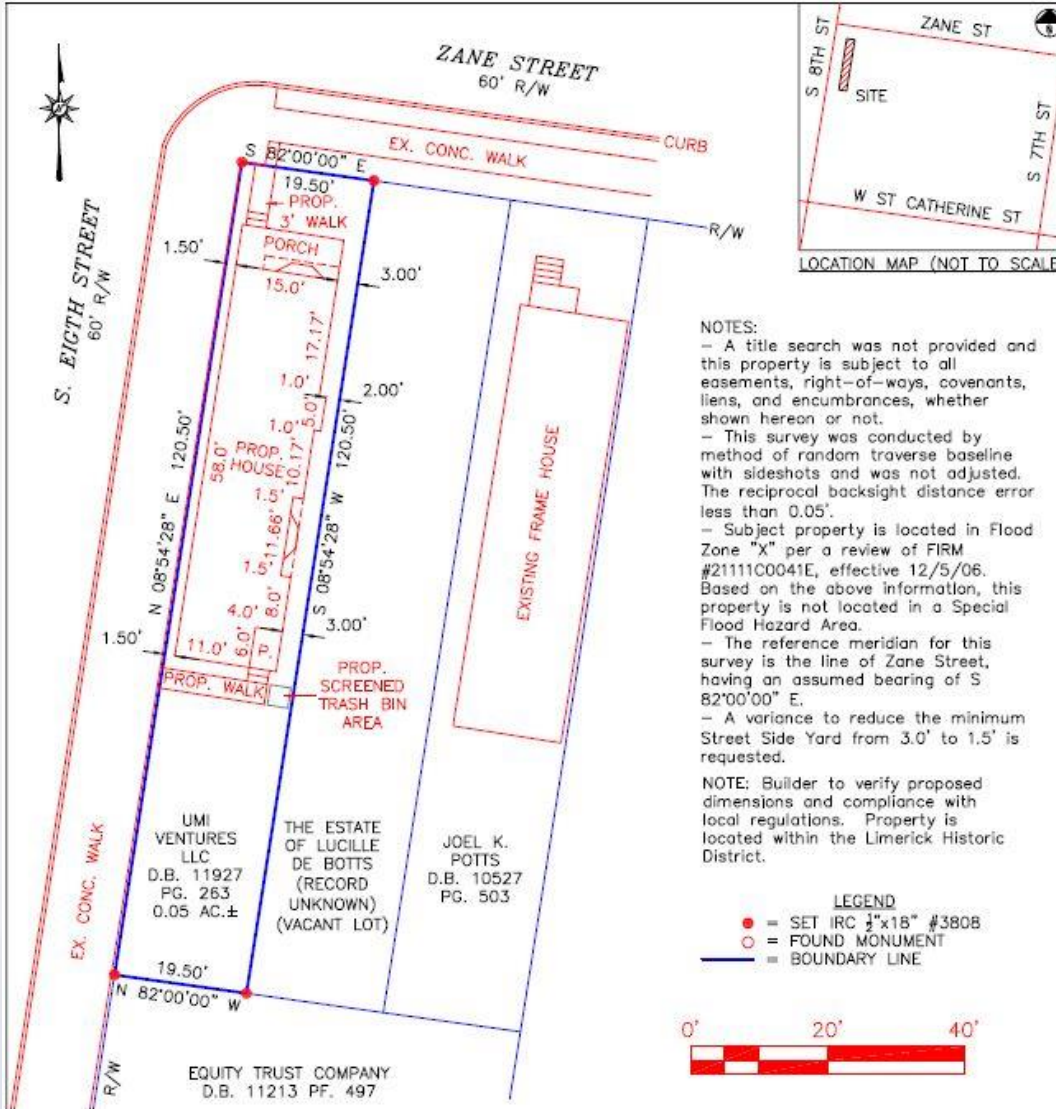
736 Zane St.

Aerial Image



Site Context / Background

- The vacant lot is zoned TNZD in the Traditional Neighborhood Form District, and located on the northeast corner of S. 8th St. and Zane St. The lot is located in an area with a mix of both commercial, institutional, and residential properties of various styles. The site faces the historic Simmons College campus. Housing stock on the block face includes one and two-story dwellings sheathed in clapboard siding or masonry materials.
- The applicant has applied for a variance (21-VARIANCE-0028) to reduce the minimum street side yard from 3.0' to 1.5'.



- NOTES:
- A title search was not provided and this property is subject to all easements, right-of-ways, covenants, liens, and encumbrances, whether shown hereon or not.
 - This survey was conducted by method of random traverse baseline with sideshots and was not adjusted. The reciprocal backsight distance error less than 0.05'.
 - Subject property is located in Flood Zone "X" per a review of FIRM #21111C0041E, effective 12/5/06. Based on the above information, this property is not located in a Special Flood Hazard Area.
 - The reference meridian for this survey is the line of Zane Street, having an assumed bearing of S 82°00'00" E.
 - A variance to reduce the minimum Street Side Yard from 3.0' to 1.5' is requested.

NOTE: Builder to verify proposed dimensions and compliance with local regulations. Property is located within the Limerick Historic District.

- LEGEND
- = SET IRC 1/2"x18" #3808
 - = FOUND MONUMENT
 - = BOUNDARY LINE



SURVEYOR'S CERTIFICATE

I hereby certify that this plot and survey were made under my direct supervision and represents a Boundary Survey in compliance with 201 KAR 18:150.

This is an "urban" class survey.

PRELIMINARY
NOT FOR RECORDING 4/15/2021
 Mick Logsdon PLS# 3808 Date

BOUNDARY SURVEY & PLOT PLAN
 FOR UMI VENTURES LLC
 8803 MEADOW SWEET WAY
 LOUISVILLE KY 40228

OF
 736 ZANE ST, LOUISVILLE KY 40203
 PARCEL ID #029G00320000
 D.B. 11927 PG. 263

LOGSDON SURVEYING
 6808 WOODROW WAY, LOUISVILLE KY 40228
 502-599-9930 www.logsdonsurveying.net
 FIELD DATE: 3/18/2021 SCALE: 1" = 20'

COMPOSITION ROOFING OVER
ONE LAYER 15" ASF BASE OVER
1/2" CDX PLYWOOD SHEATHING

2X3 DENTIL TRIM

5 1/2" PRE-FINISHED
FASCIA GUTTERS

5/4 X 4 SURROUNDS

5/4 X 6 CORNER BDS

THIN-BRICK VENEER OVER
WOOD-FRAMED FIREPLACE
DESIGN PER CONTRACTOR

UPPER FLOOR LINE

4X4 DF COLUMN B.U.
TO 10X10 W/TRIM
AS SHOWN

8' OSB (6" T/W) LAP SIDING
OVER TYVEK BUILDING WRAP
(OPT) OVER 1/2" P/W SHEATHING

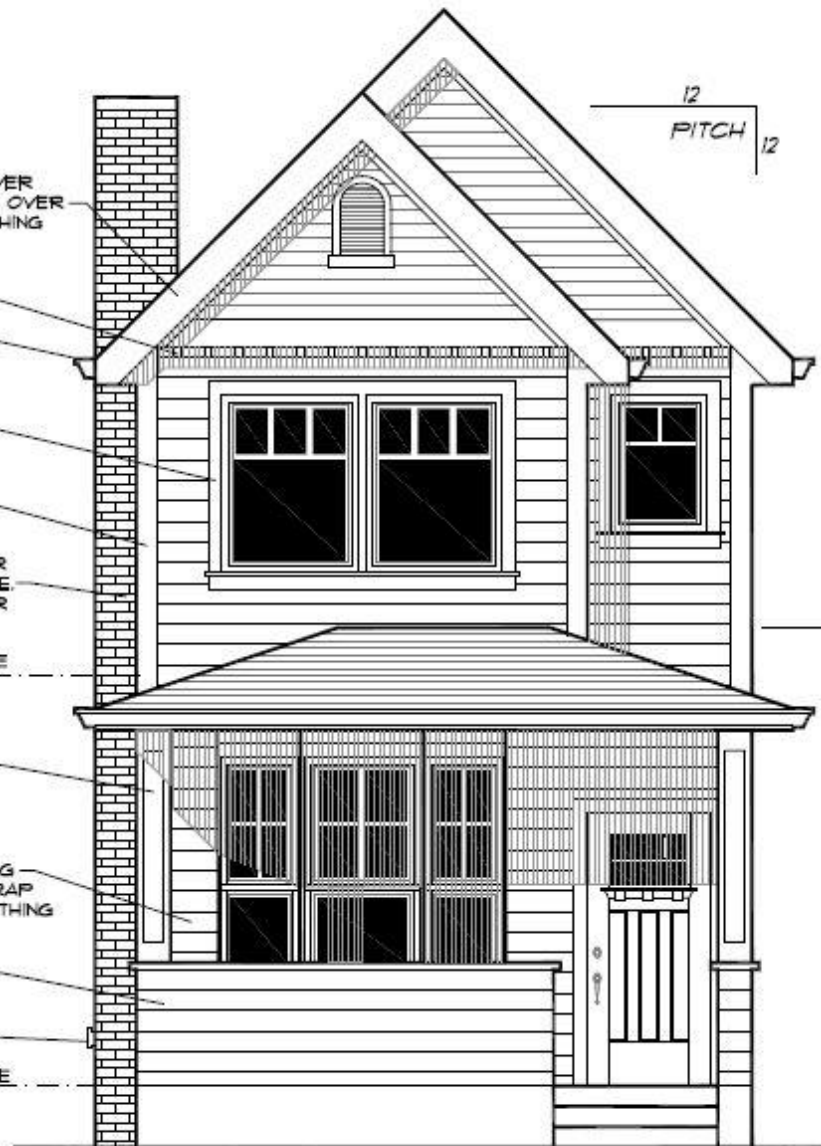
42" HIGH SOLID WALL

REAR VENT

MAIN FLOOR LINE

12
PITCH 12

12
PITCH 4

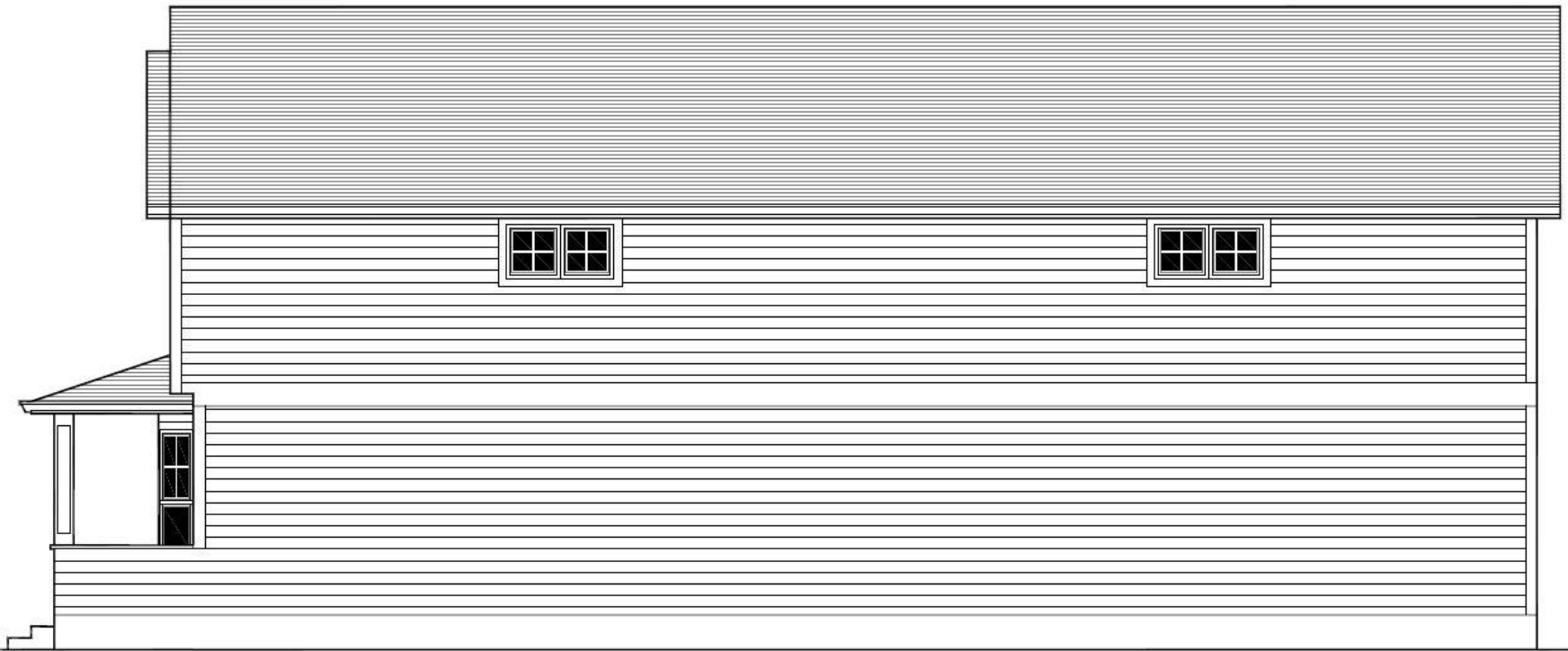


FRONT ELEVATION

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

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Site Photos



RIGHT ELEVATION

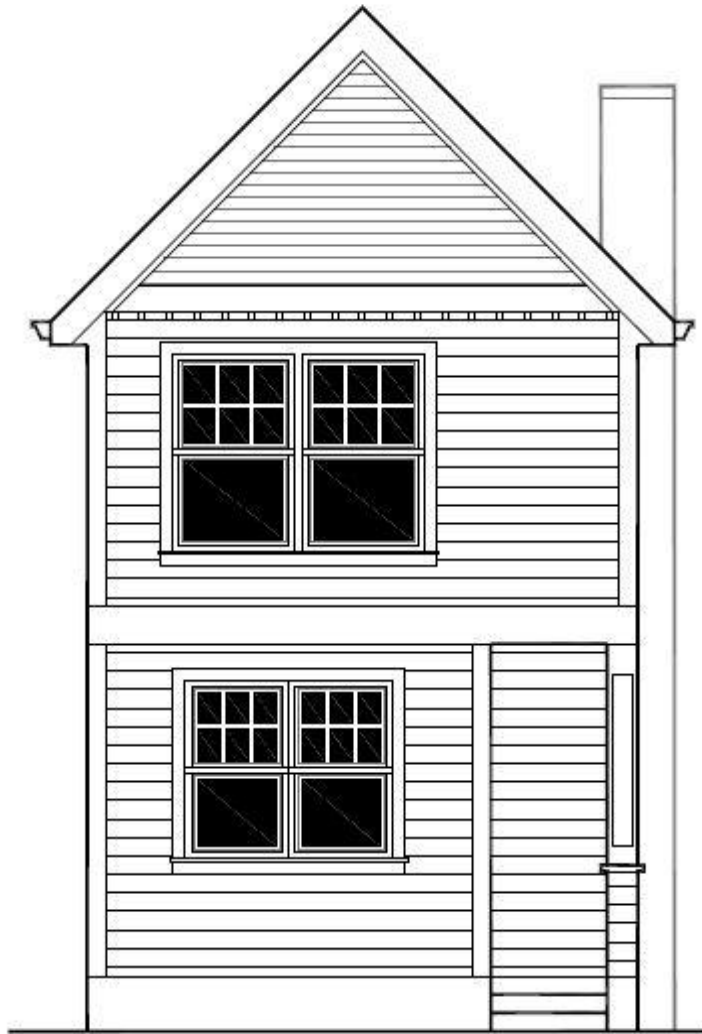
SCALE: 1/4" = 1'-0"

Site Photos



LEFT ELEVATION

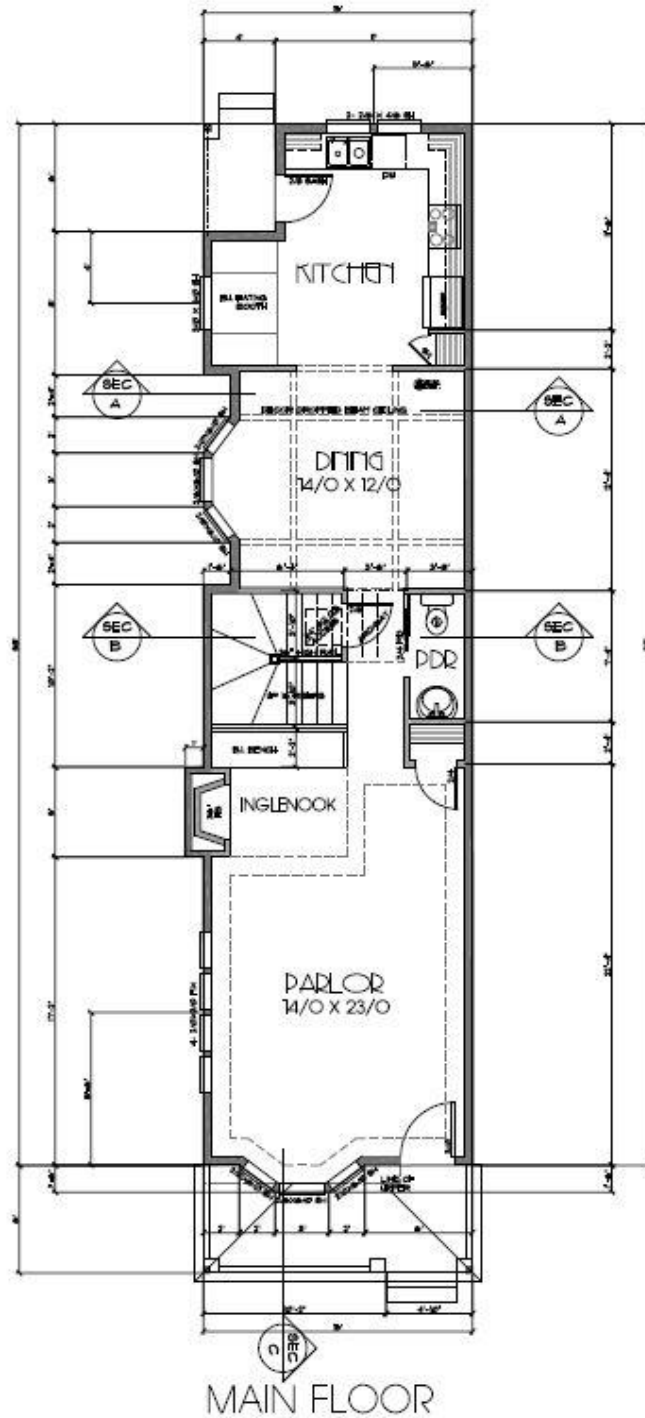
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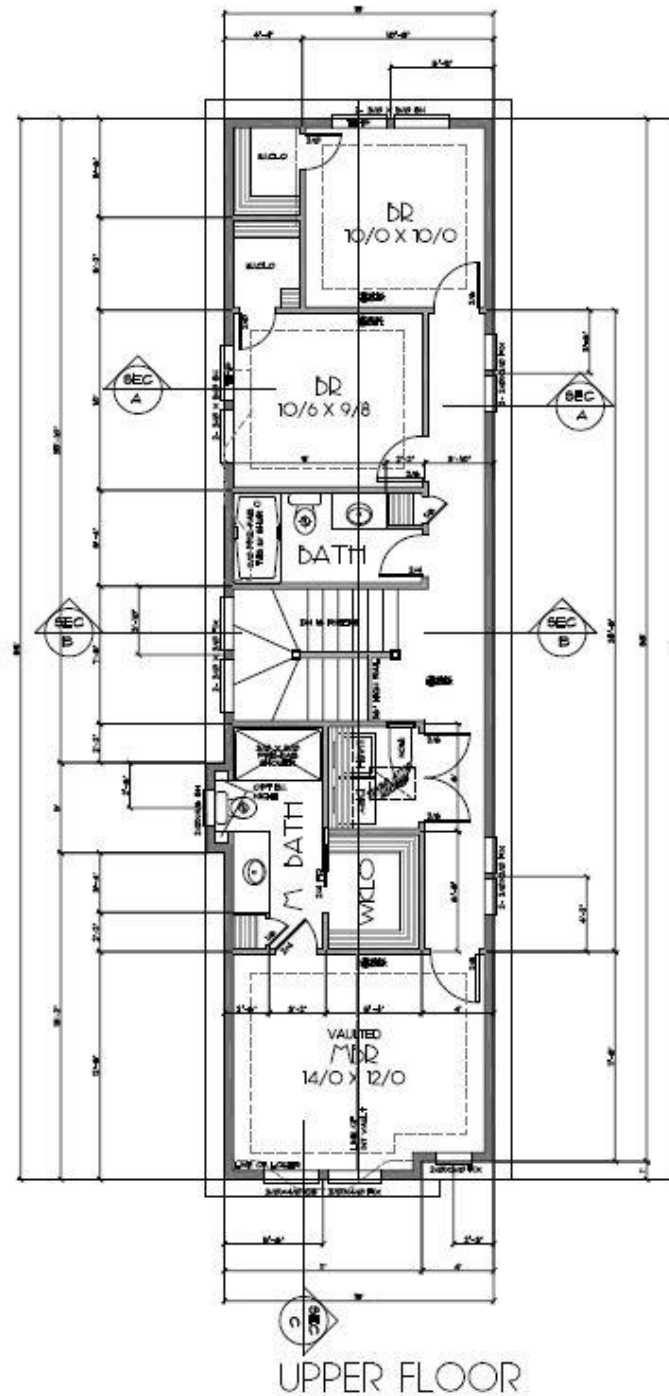


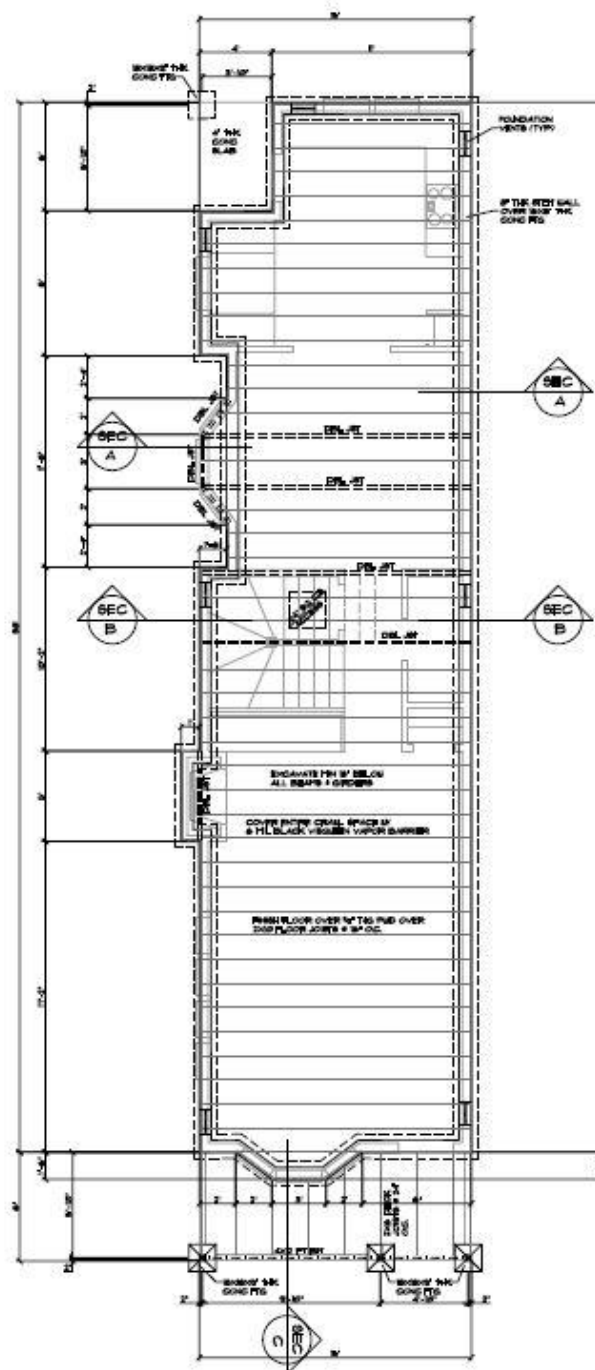
REAR ELEVATION

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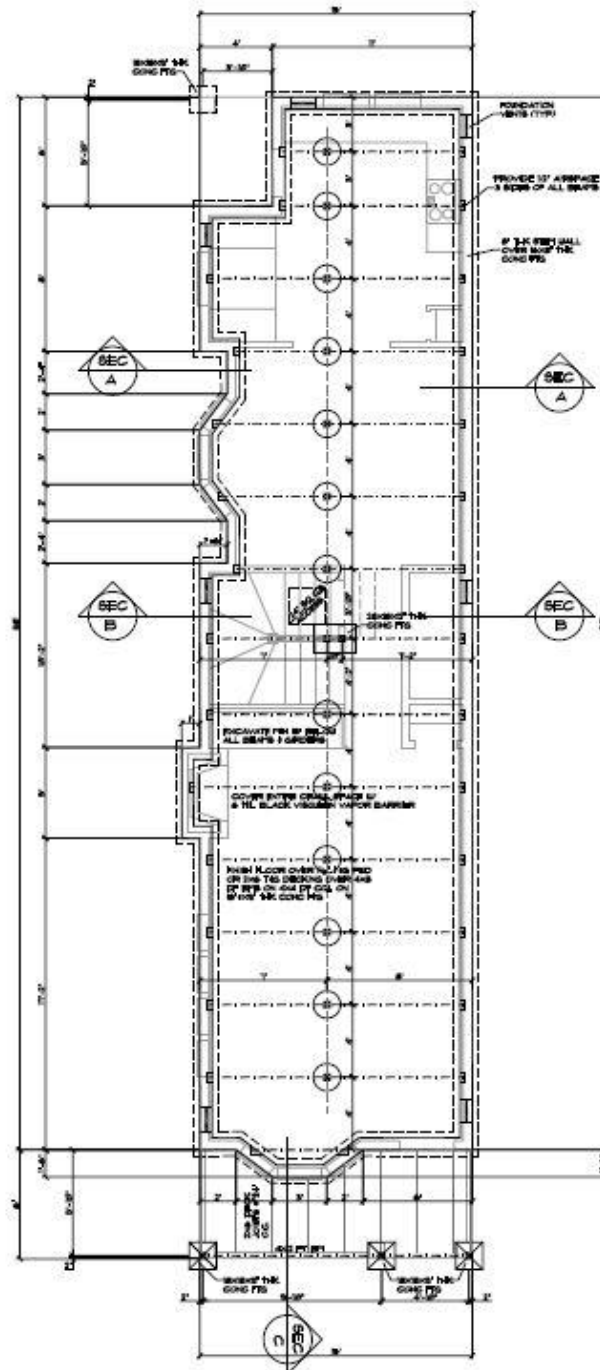
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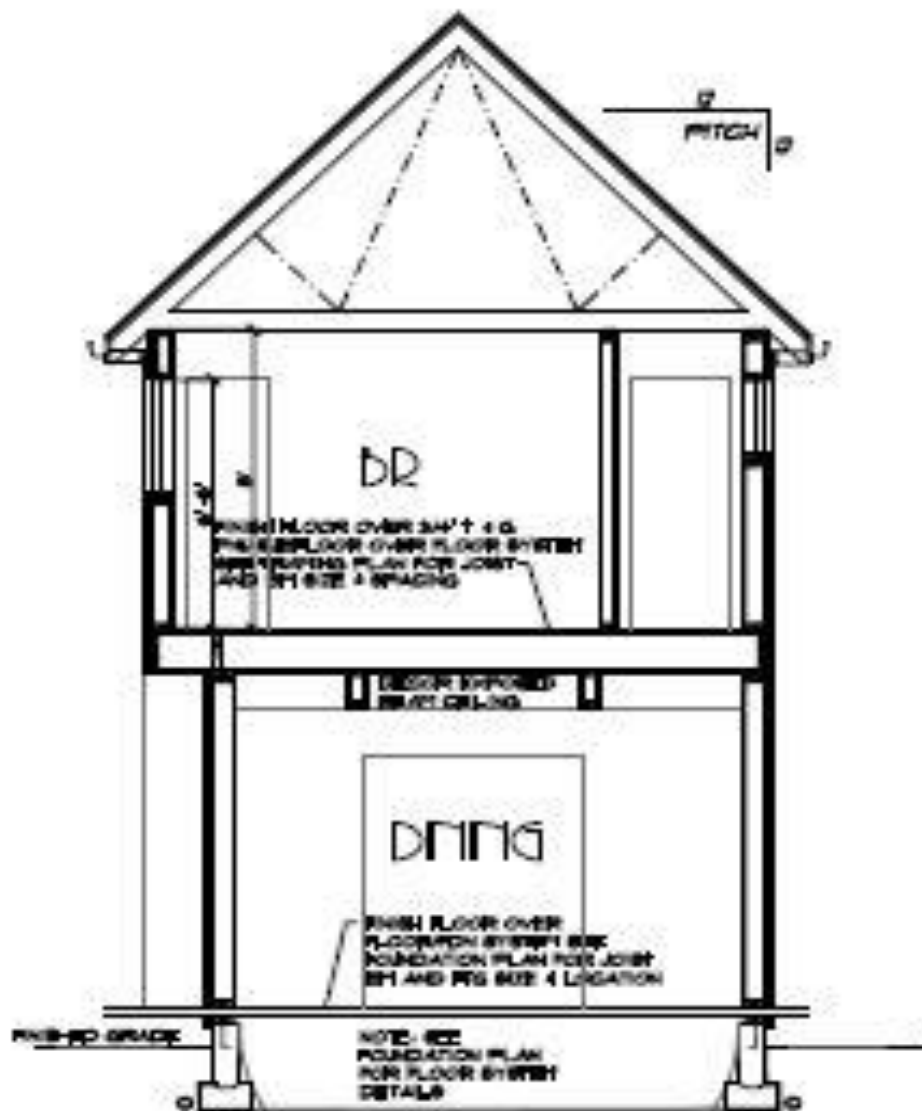




JOISTED FOUNDATION

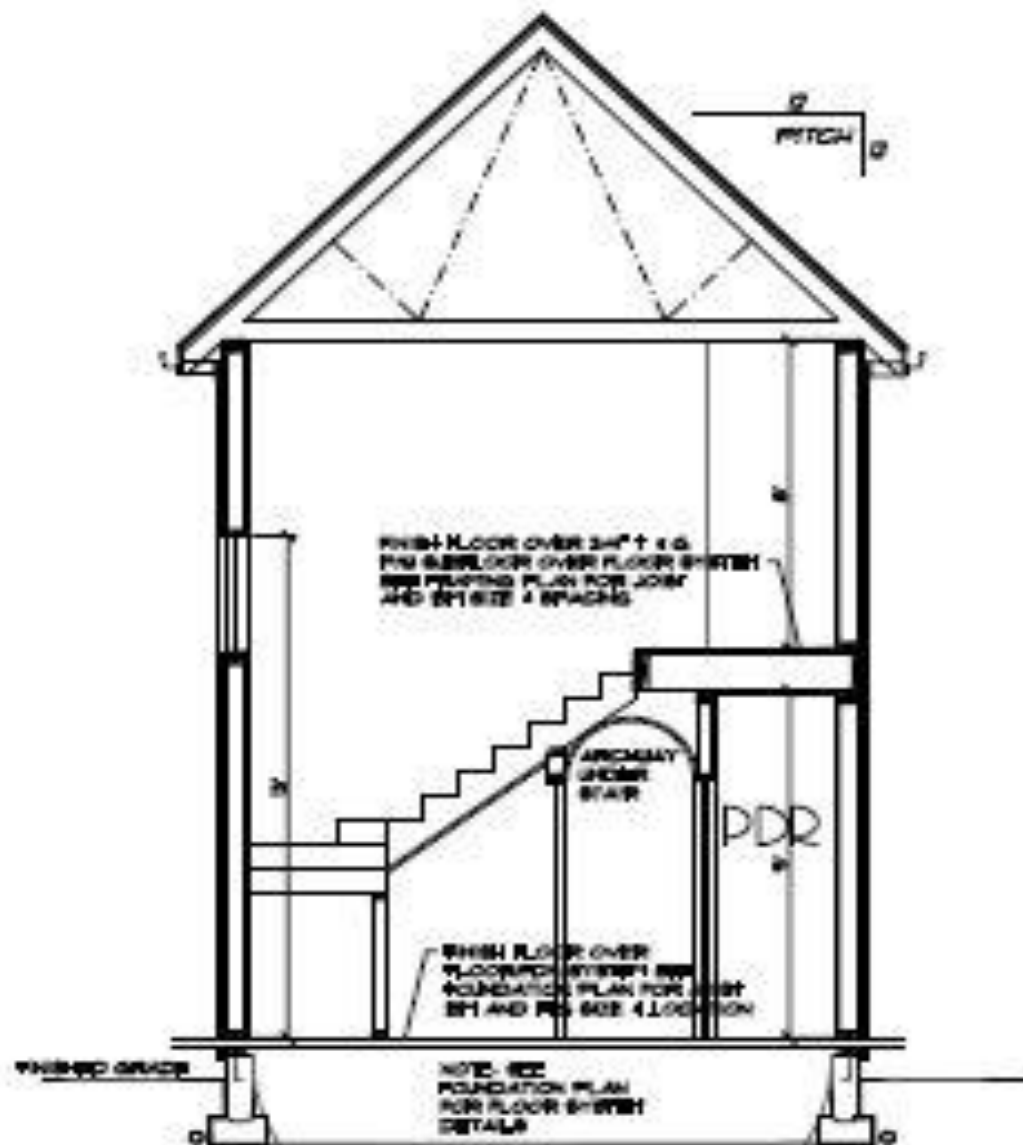


POST & BEAM FOUNDATION



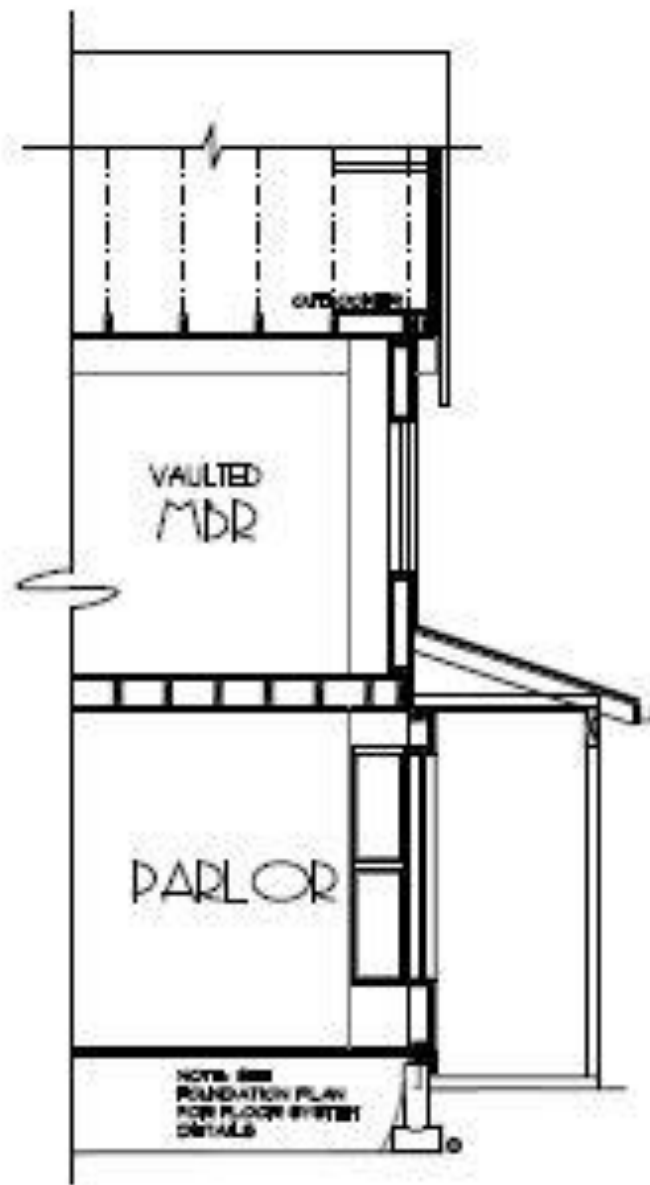
SECTION A A

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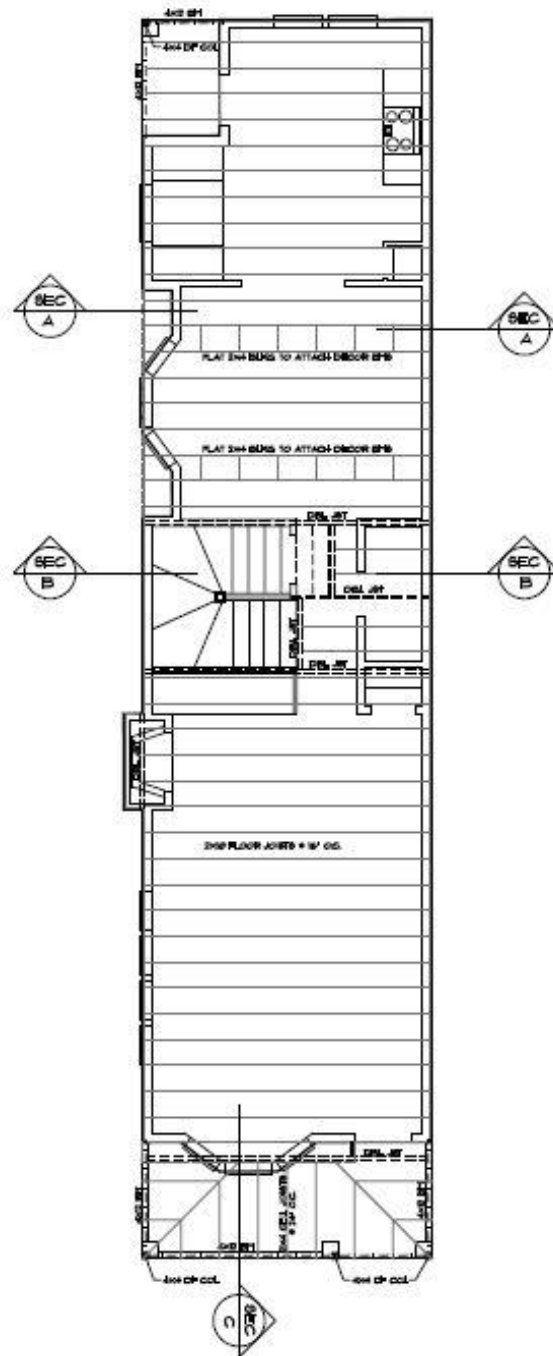


SECTION B B

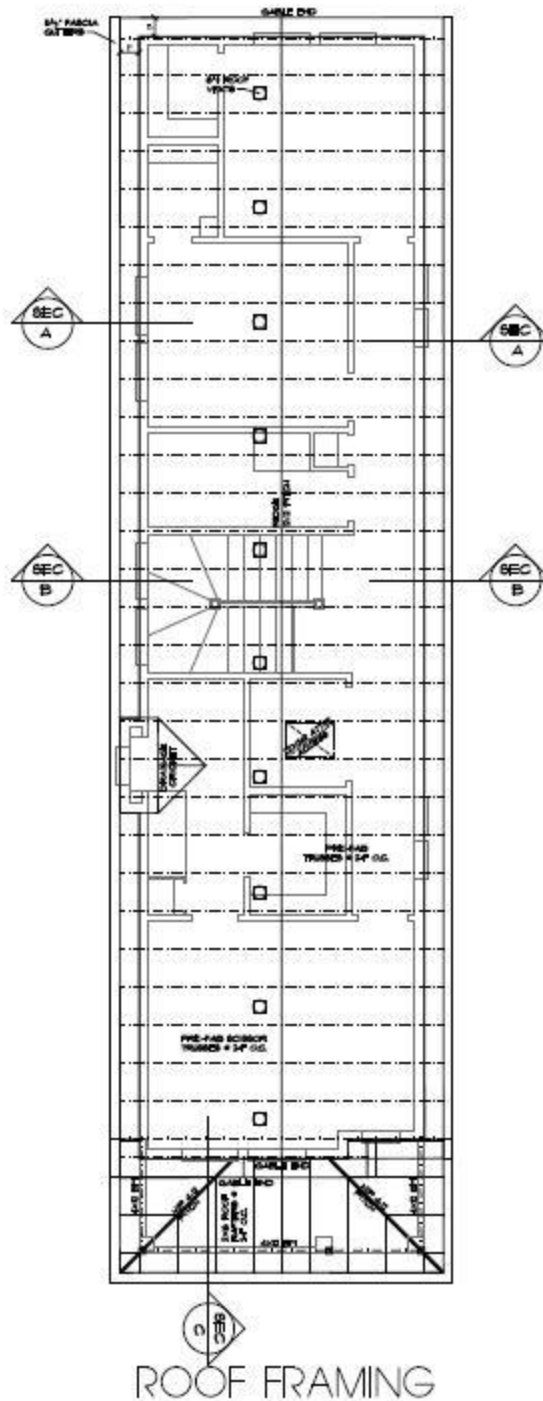
SCALE: 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

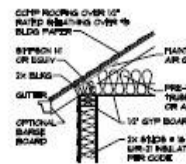


CEILING FRAMING

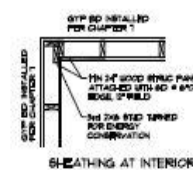


GENERAL NOTES

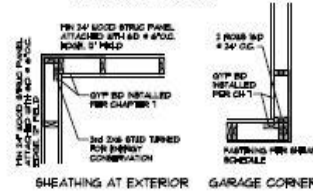
FRAMING NOTES



ROOF TRUSS DETAIL
10' x 14'



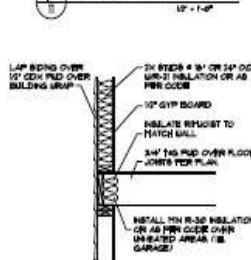
SHEATHING AT INTERIOR



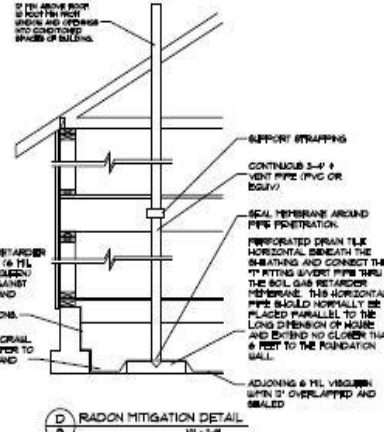
SHEATHING AT EXTERIOR

GARAGE CORNER

CORNER CONSTRUCTION
10' x 14'



WINDOW AND DOOR DETAIL
10' x 14'



RADON MITIGATION DETAIL
10' x 14'

REFERENCE THE COMPLETE CODE
FROM YOUR SMART PHONE VISIT
[HTTP://ORSC.LISTOCKHOUSEPLANS.COM](http://ORSC.LISTOCKHOUSEPLANS.COM)

DESIGN LOADS

ROOF	15 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF
DECKS	60 PSF

INSULATION

A) CEILING (UNHEATED) R-30
B) CEILING (PLAT) R-30
C) WALLS R-13
D) FLOOR (OVER UNHEATED AREA) R-30

THE ABOVE VALUES ARE MINIMUM AND MAY BE INCREASED IF DESIRED. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF 100 OR LESS AND A SMOKE DEVELOPMENT RATING OF 100 OR LESS. PROVIDE INSULATION BARRIERS AT EAVE VENTS BETWEEN RAFTERS.

WINDOWS

- EACH BEDROOM TO HAVE A MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 30" & MIN. HEIGHT OF 32" AND A MIN. LESS THAN 44" ABOVE FIN. FLOOR.
- ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED. U=0.32
- ALL WINDOWS WITHIN 8' OF ANY DOOR TO BE THERMALED.

ELECTRICAL OUTLETS IN GARAGES, BATHROOMS, AND KITCHENS TO BE GFI PER ELECTRICAL CODE STANDARDS.

ALL BATHROOMS AND UTILITY ROOMS TO BE PROVIDED WITH A MIN. VENT TO THE OUTSIDE WITH A MIN. OF 8 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

FOUNDATION NOTES

- EXCAVATE TO PROVIDE A MIN. OF 18" BENEATH TO GRADE CLEARANCE.
- FOOTINGS ARE TO BE ON ONLY UNDISTURBED SOIL.
- ANY FILL UNDER SLABS TO BE A MIN. OF 4" GRANULAR FILL COMPACTED TO A MIN. OF 95%.

CONCRETE TO MEET FOLLOWING SPEC'S:

- BASEMENT WALLS AND FOUNDATIONS EXPOSED TO EXTERIOR (3500 PSI)
- INTERIOR SLABS ON GRADE (3500 PSI)
- BASEMENT WALLS AND FOUNDATIONS EXPOSED TO INTERIOR (3500 PSI)
- PORCHES, STEPS, AND GRADE SLABS (3500 PSI)

CONCRETE SLABS TO HAVE CONTROL JOINTS NO MORE THAN 18" IN SPAN ANY DIRECTION.

COVER ENTIRE CHAIRSPACE WITH 6 MIL BLACK POLY. VAPOR BARRIER.

PROVIDE CHAIRSPACE DRAINS PER IRC SECTION 9.05.

REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND FENCING SHALL BE PROVIDED UNDER AND AROUND PERMITS AND/OR CITY/COUNTY REQUIREMENTS WARRANT ITS USE.

BEAM FOOTINGS TO HAVE 10" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 5" BEARINGS.

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE OR APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE DESIGNER OF ANY ERRORS IN THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER CAN NOT BE HELD RESPONSIBLE FOR MISINTERPRETATION OR FAILURE OF INFORMATION HEREIN, OR USE BY PEOPLE NOT QUALIFIED AS BUILDING CONSTRUCTION AND ITS DERIVATION AND IMPLEMENTATION.

PROVIDE A MIN. OF 180 FT. OF VENTILATION AREA FOR EACH 100 SQ. FT. OF CHAIRSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MEAN COVERING.

OPTIONAL ADVANCED NOTES

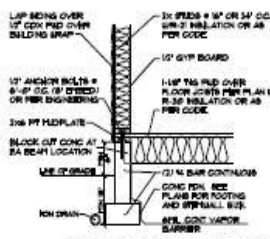
- WEAPEN ALL WALLS WITH 2X6 @ 24" O.C. FRAME CORNERS WITH 2 STUDS AND USE DRYWALL STOPS TO INSULATE ENTIRE CORNER.
- SIZE HEADERS PER LOADINGS - FILL REPAIRS OR REINFORCE CAVITY WITH RIGID INSULATION. HEADERS PARALLEL TO TRUSSES AND JOISTS THAT BE OMITTED UNLESS OTHERWISE NOTED.
- LINE NON-CENTERED WINDOWS AND DOORS UP TO NEAREST STUD. CHIT JACK AND TRIMMER STUDS, HEADERS AND SILLAS THAT BE SUPPORTED WITH SHIMMOR AND OR EQUAL. USE RIGID FASTENERS AND CLINCH AS NECESSARY.
- NAIL 1/4" OGB SHEATHING WITH 8d NAILS @ 4" O.C. EDGES, 12" O.C. FIELD.
- COVER OGB SHEATHING WITH MIN 1/4" INSULATION TO INCREASE R-VALUE AND ELIMINATE COLD BRIDGES AT STUDS (VERIFY WITH REQUIREMENTS OF BIDDING PER).
- SPECIFY 1" BOTTOM CHORD OR 1" HELL ON TRUSSES TO ALLOW FOR FULL ATTIC INSULATION AT END OF TRUSSES.

ALIGN ALL JOISTS AND TRUSSES WITH STUDS FOR IN-LINE LOADING.

- USE CERTIFIED HEAT PUMP FOR HVAC REQUIREMENTS.
- USE CERTIFIED ENERGY SAVING WATER HEATER, OR INSTANT HOT WATER DEVICES. THESE SYSTEMS MAY BE COVERED WITH SOLAR OR OTHER PREHEATERS FOR REDUCED ENERGY USAGE.

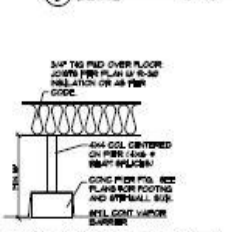
DISCLAIMER

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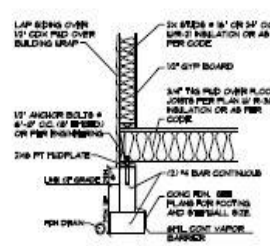
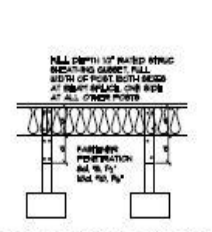
POST & BEAM FLOOR SYSTEM PERIMETER
10' x 14'

FRAMED FLOOR FLENUM DETAIL
10' x 14'

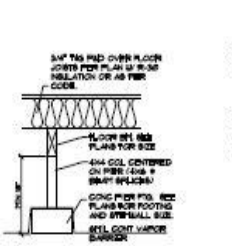


POST & BEAM FLOOR SYSTEM INTERIOR
10' x 14'

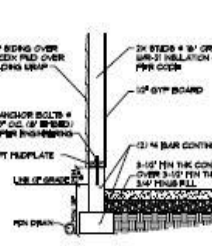
POST & BEAM FLOOR SYSTEM INTERIOR
10' x 14'



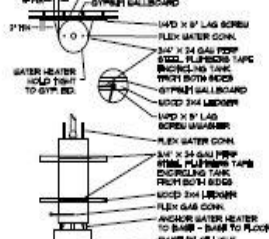
JOISTED FLOOR SYSTEM PERIMETER
10' x 14'



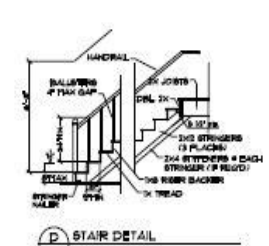
JOISTED FLOOR SYSTEM INTERIOR
10' x 14'



GARAGE SLAB DETAIL
10' x 14'



WATER HEATER DETAIL
10' x 14'



STAIR DETAIL
10' x 14'

NOTES & DETAILS
SCALE 1/4" = 1'-0"



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PLAN
NAME
SHEET
DATE
ND

Conclusion

The proposed single-family residence generally conforms with the applicable design guidelines for **New Construction Residential**. It is proposed to be of appropriate scale and design (materials TBD) for the district as a whole. There will need to be further information provided to staff concerning the material selections as outlined in **NC13, NC14, NC30 and NC31**.

Conclusion

The proposed concrete walks generally conform with the applicable guidelines for **Site**. The overall site changes will have some impact from the front street views, but the front yard topography is not being changed. There are no existing trees, and the plans do not provide proposed landscaping. There is not alley access and there is not proposed off street parking at this time.

Recommendations

1. Applicant shall conform to all LDC regulations in terms of new construction including minimum tree requirement.
2. Any exposed wood shall be painted or stained within 6 months of construction.
3. The lap siding on the building shall be either 3” or 4” reveal running horizontally.

Recommendations

4. There shall be no flush eaves. Eaves shall project a minimum of 4” from the facades.
5. Final material selections shall be reviewed and approved by staff.
6. Exterior lighting shall not exceed 2.0 footcandles and shall be directed away from historic properties.
7. All concrete work visible from public view shall be of historic concrete mix.

Recommendations

8. Make provisions for screening and storing trash receptacles when designing new construction.

9. Excavations or regrading within or adjacent to a historic building shall not be done which could cause damage or destroy significant archeological resources. Any archeological resources shall be reported to Landmarks staff.

Recommendations

10. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.

11. Any changes to the proposed design shall be submitted to staff for review.