



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**229 Cherokee Road**  
**December 18, 2013**

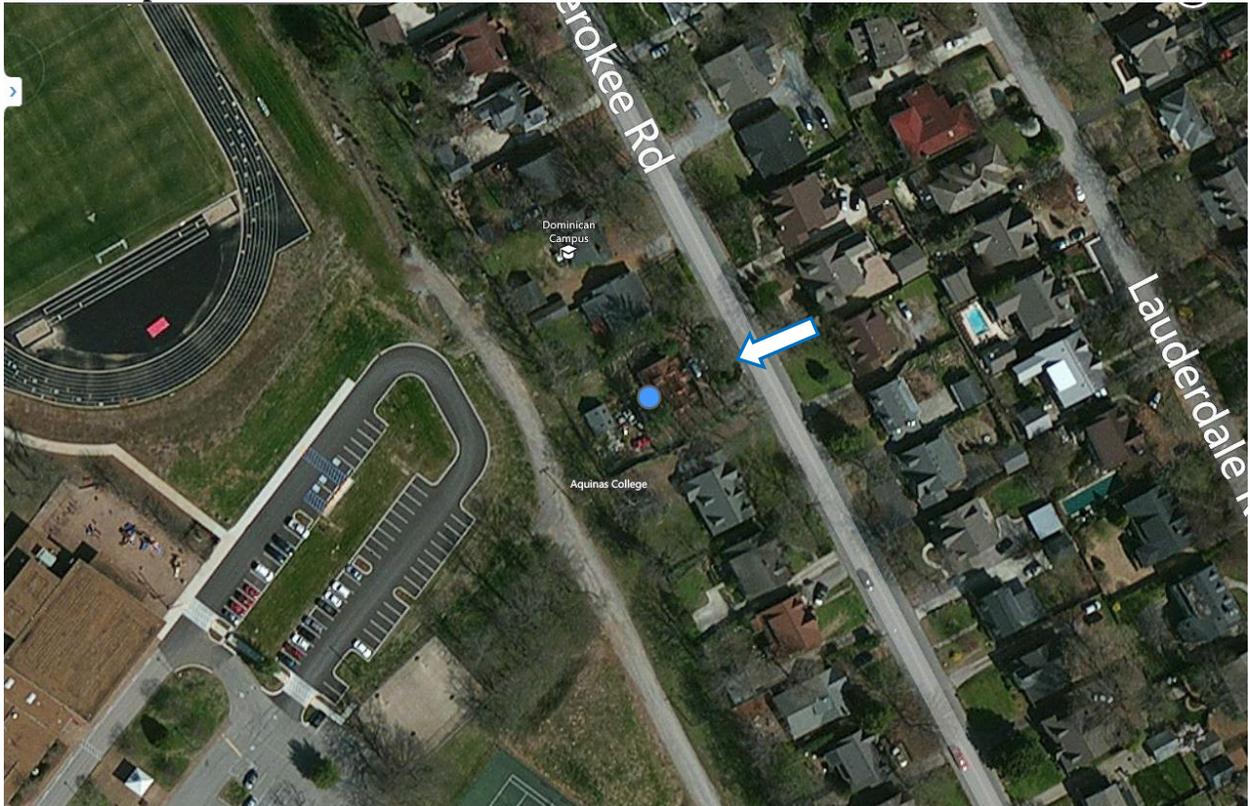
**Application:** Partial demolition; New construction--addition  
**District:** Cherokee Park Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10312001500  
**Applicant:** Randy Robinson  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct a side addition, a rear addition that is wider than the house, and a new front porch.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Staff approve the windows and doors, the porch column materials, and the roofing colors;</li> <li>2. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.</li> </ol> <p>With these conditions, staff finds that the project meets Section II.B.1. and II.B.2. of the <i>Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook &amp; Design Guidelines</i>.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

#### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

#### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12*

and 12/12.

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

#### **h. Outbuildings**

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.*

*Generally, either approach is appropriate for new outbuildings.*

**Outbuildings: Roof**

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

**Outbuildings: Windows and Doors**

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

**Outbuildings: Siding and Trim**

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

*Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

**i. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

**j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*
- *Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

*Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.*

### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

#### *Side Additions*

b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

f. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

g. Additions should follow the guidelines for new construction.

#### **III.B.2 Demolition is Appropriate**

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 229 Cherokee Road is a c. 1940 traditional style house that is a contributing structure to the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). Staff issued a demolition permit for a non-contributing accessory structure in December 2013 (Figure 2).



Figure 1. 229 Cherokee Road



Figure 2. Accessory structure to be demolished under an administrative permit.

### **Analysis and Findings:**

Application is to construct a side addition, a rear addition that is wider than the house, and a new front porch.

Partial Demolition: The applicant is proposing to remove the existing front porch, which is not original to the structure. The front porch does not appear in the 1964 property assessor photo (Figure 3). Staff therefore finds that its removal meets the design guidelines. The construction of the addition also necessitates the removal of most of the back wall of the historic house (Figures 4 & 5). Because the addition steps in from each of the sidewalls of the house, the back corners of the house will be retained, and therefore the original form of the house can still be discerned. Staff finds that the removal of most of the rear façade will not affect the historic and architectural integrity of the structure. Lastly, the applicant is proposing to alter the window and door openings on the side

façade. Staff finds that altering the existing fenestration pattern will not adversely affect the house's historic and architectural character.

Staff finds that the removal of the front porch, the demolition of most of the back wall of the house, and the alteration of the fenestration pattern on the side facades meets section III.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines* for appropriate demolition.



Figure 3. The 1964 Property Assessor photo shows a different front entryway/overhang than what is existing..



Figures 4 & 5. Most of the rear façade of the house will be removed to construct the addition.

**Location & Removability:** The project includes constructing a front porch addition, a side addition, and a rear addition that extends wider than the historic structure. Although the guidelines discourage the construction of elements on the front façade, staff finds that replacement of the non-historic front porch with the proposed front porch is appropriate. The new porch will not significantly alter the historic character of the historic structure and could be removed in the future.

The side addition and the rear addition are separate entities, allowing for the original form of the house to be read. The design guidelines permit side additions if the lot is wider than typical, and if the addition is shorter in height than the historic house, less than half of the width of the house, and with a hipped or side gable roof form. The addition should also be located behind the midpoint of the house. The proposed side addition

meets all of these criteria. The lot is ninety-feet (90') wide, which is unusually large for this district. The side addition is approximately four feet, six inches (4'6") shorter than the historic house, and it is attached to the back portion of the house's side façade. The structure has a side gabled roof, and is open in nature. Its width is thirteen feet, six inches (13'6"), whereas the historic house has a width of over forty feet (40'). Staff finds that the side addition meets the design guidelines.

The rear addition steps in from each of the back corners of the house. It steps in one foot (1') the right side and two feet (2') on the left side. On the left side, after a depth of approximately four feet (4'), the addition steps back out to line up with the historic house. On the right side, after a depth of four feet (4'), the addition steps back out and extends fifteen feet, six inches (15'6") wider than the historic house. Staff finds the wider addition to meet the design guidelines because the lot is so wide and because the addition does not become wider until after an appropriate inset. In addition, the addition allows for the retention of the back corner of the house.

The addition is designed so that if it is removed in the future, then the original form of the house will be retained. Staff therefore finds that the addition meets Sections II.B.2.a and e. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Height & Scale: The rear addition will be one story tall and will be one foot (1') shorter than the historic house. It will be approximately nineteen feet, nine inches (19'9") tall above grade. Its foundation height and its eave height will match the foundation and eave height of the historic house. The one story side porch will be significantly shorter than the historic house; it will have an eave height of approximately nine feet, three inches (9'3") and a ridge height of fourteen feet, six inches (14'6").

The historic house is forty-one feet, six inches (41'6") wide and forty-four feet (44') deep. The side porch addition will be thirteen feet, six inches (13'6") wide and twelve feet (12') deep. The rear addition is a maximum of fifty-six feet, six inches wide (56'6") wide and thirty-six feet (36') deep. Although the addition is wider than the historic structure, staff finds that the unusually wide lot and the shorter height of the addition will ensure that it meets the design guidelines.

The new front porch addition will have eave heights to match the house's eave heights, and will be approximately sixteen feet, three inches (16'3") tall from grade. It will be twelve feet (12') wide and six feet (6') deep.

Staff finds the addition meets section II.B.1.a. and b. *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Design: The rear addition is distinguished from the historic structure with a change in material from brick to siding, with an inset, and with a lower height. Similarly, the side addition and the front porch addition are also lower in height and have a change in materials from the historic structure. The roof form, fenestration pattern, height, and

scale of the rear, side, and front porch additions ensure that they do not distract from the historic character of the existing house. Staff finds that the addition meets section II.B.2.a and f. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Setback & Rhythm of Spacing: The side addition and the rear addition meet all base zoning setbacks. The side porch addition is located more than seven feet (7') from the right side property line. The rear addition is located six feet (6') from the right side property line; a minimum of twenty feet, two inches (20'2") from the rear property line; and over twenty-seven feet (27') from the left side property line. Staff finds that the project meets section II.B.1.c. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Materials: Two changes to the materials on the historic house indicated on the drawings. The Masonite siding in the house's side gable fields will be replaced with shake. The applicant is also proposing to replace the windows within the existing window openings. The existing windows are not original to the house and do not appear in the 1964 property assessor photo. The new windows will be wood, and can be approved by MHZC staff.

The addition will primarily be clad in smooth face cement fiberboard with a five inch (5") reveal. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be architectural composite shingles. A side entryway overhang on the left façade will have a standing seam metal roof. Staff asks to approve the shingle and the metal roof color. The front, side, and rear porches will have concrete porch floors. The porch column materials were not specified, and staff asks to approve the material. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, the porch column materials, and the roofing colors, staff finds that the known materials meet Section II.B.1.d of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Roof form: The existing house has a side gable roof form with a slope of 8/12. The front façade has two projecting gables with a slope of 9/12. The new front porch roof will also be a gable with a slope of 9/12 to match the projecting bays. The side addition will have a side gable form with a slope of 8/12 to match the historic house's roof form. The rear addition has a side gable form with a slope of 6/12. Staff finds that the projects roof forms meet section II.B.1.e. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Proportion and Rhythm of Openings: The project does include some alterations to the existing window and door pattern. On the right side, two window openings on the back half of the house will be removed, and the doorway will be relocated to provide entry from the new side porch. On the left façade, the side entry door will be shifted approximately three feet (3') to the left, and three separate windows on the back half of the house will be replaced with a paired window opening. Staff finds the alterations to

the door and window pattern to be appropriate because the changes are occurring on the side facades, behind the house's midpoint, where they will be less visible and openings are retained, although not in the exact same location or configuration.

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The site includes a circle driveway, which will be retained (Figures 6 & 7). The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.



Figures 6 & 7. The front yard includes a circle drive which will be retained.

Outbuildings: A one-story outbuilding is proposed. The outbuilding will be located at the back left corner of the lot and will meet all base zoning setbacks. It will be three feet (3') from the left side property line, and five feet (5') from the rear property line. The garage will be accessed via an existing curb cut and driveway.

The garage will be subordinate to the historic structure. It will be nineteen feet by twenty-two feet (19' X 22'), and will have an eave height of nine feet (9') and a ridge height of sixteen feet (16'). It will have front-facing gable with a slope of 9/12. The materials will be similar to those proposed for the addition, and include five inch (5") cement fiberboard siding, wood windows, and architectural composite shingles. The proportion and rhythm of openings are appropriate for an outbuilding; the garage will have two separate garage bays facing Cherokee Road. Staff finds that the outbuilding meets section II.B.1.h of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. Staff approve the windows and doors, the porch column materials, and the roofing colors;
2. The HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the projects meets Section II.B.1. and II.B.2. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook & Design Guidelines*.

**Additional Photos**



Left side facade



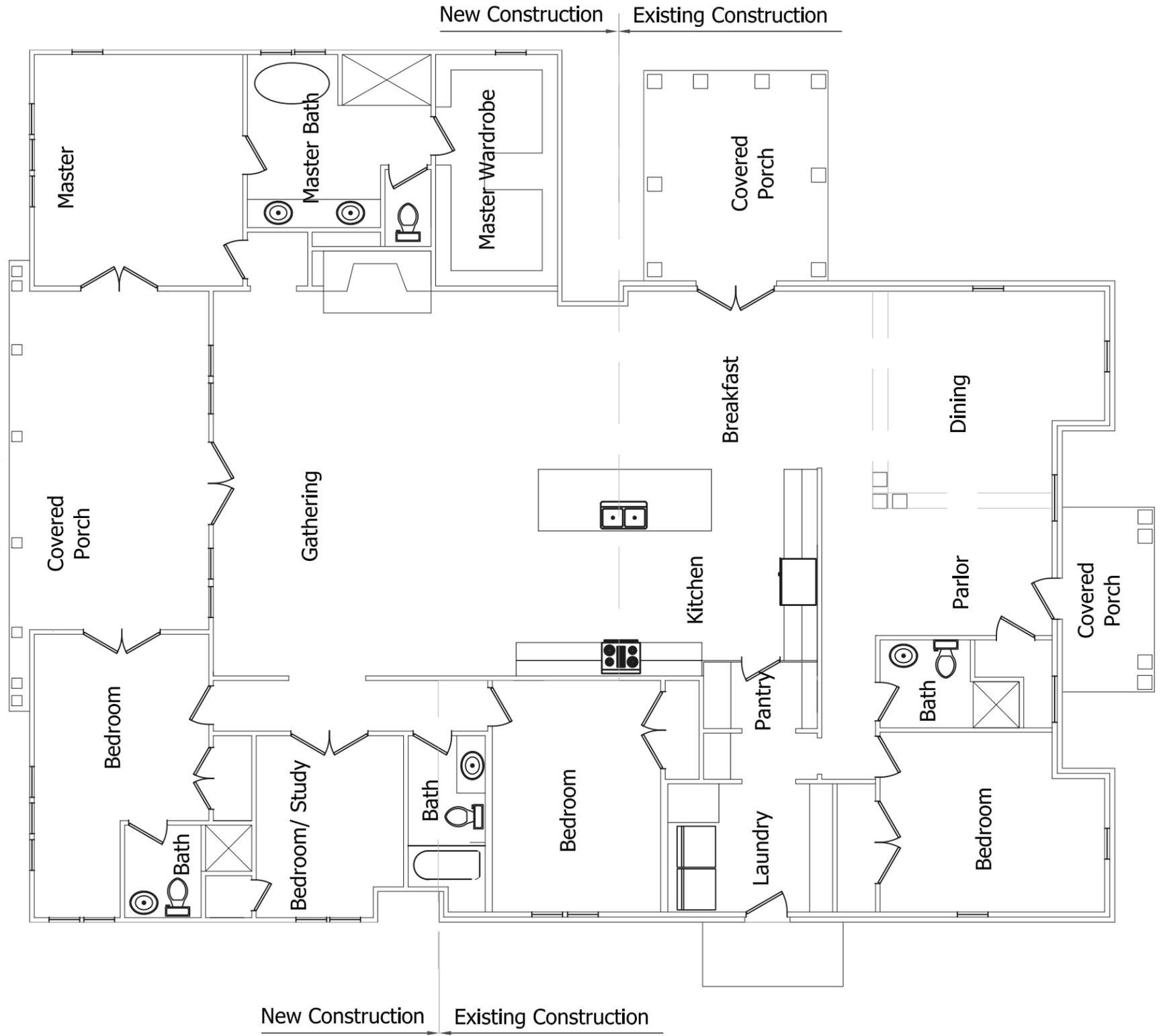
Rear yard and outbuilding to be demolished.



FNAME

REVDATE

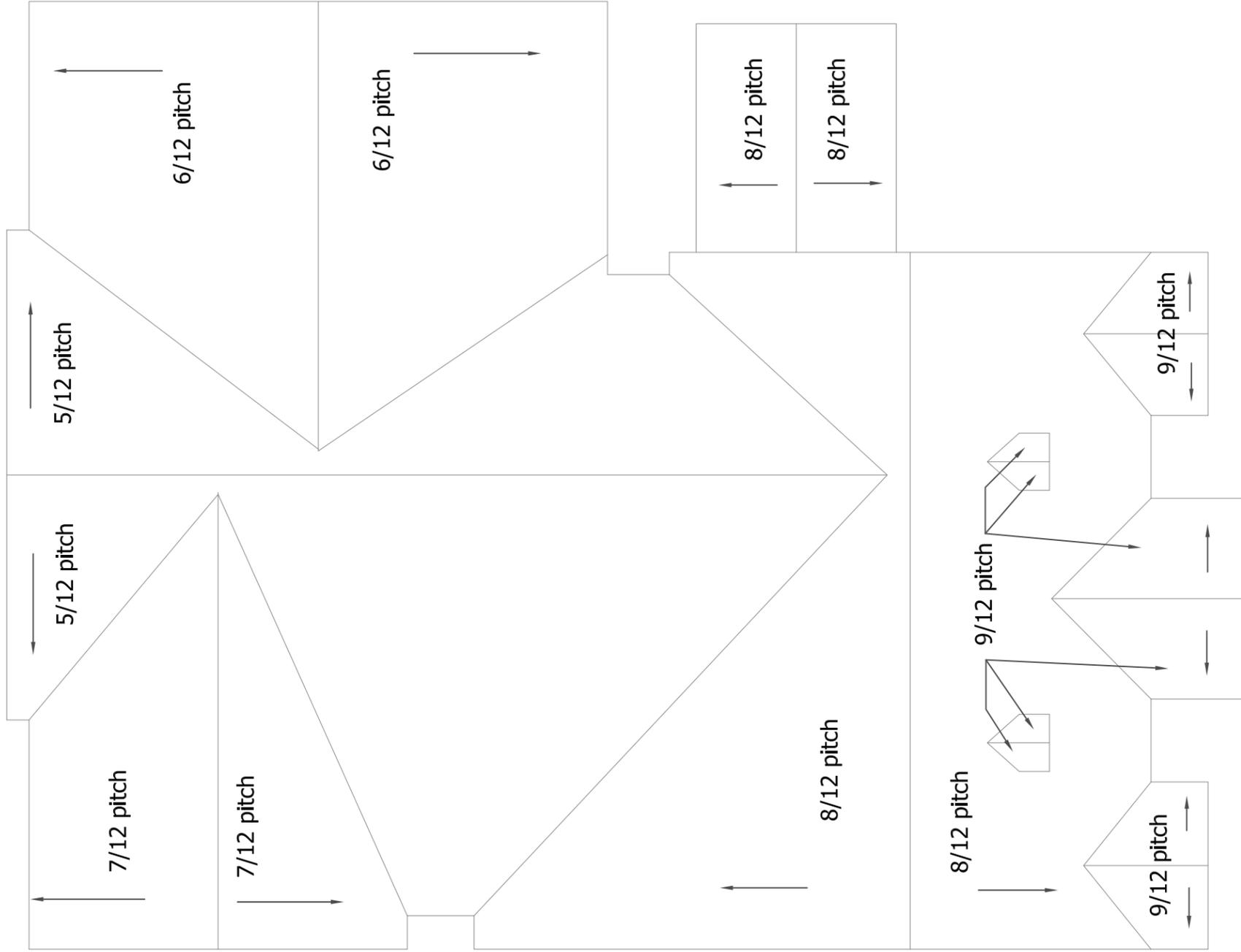
USER



Note: Existing non contributing front porch removed and replace as shown

First Floor

<b>ROBINSON CONSTRUCTION</b> robinsongroup@comcast.net 615-300-4294	Project: <b>229 CHEROKEE ROAD</b>	Date: <b>11/26/13</b>	Scale: <b>1/8" = 1'-0"</b>	Sheet: <b>A2.01</b>
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### Roof Plan

Note: All roof overhang to match existing approx. 2"

**ROBINSON CONSTRUCTION**  
 robinsongroup@comcast.net 615-300-4294

Project: **229 CHEROKEE ROAD**

Date: **11/26/13**

Scale: **1/8" = 1'-0"**

Sheet: **A5.01**

FNAME

REVDATE

USER

Existing roof peak 18'-0"  
New roof peak 17'-0"

Eve 8'-6"

First Floor 0'-0"



Front Elevation

Arch. composite shingle

New prefinished alum. gutters and downspouts

Painted Fascia Board

New Insulated Wood D.H. windows painted

5" composite lap siding painted

Existing Brick veneer

Concrete slab

8" CMU split face

Existing roof peak 18'-0"  
New roof peak 17'-0"

Eve 8'-6"

First Floor 0'-0"



Right Side Elevation existing and addition

Arch. composite shingle

New prefinished alum. gutters and downspouts

Painted Fascia Board

New Insulated Wood D.H. windows painted

5" composite lap siding painted

Existing Brick veneer

Concrete slab

8" CMU split face

Shake Siding painted

New Insulated Wood D.H. windows painted

Remove existing windows and door and brick to match

Existing Construction      New Construction

Note: Existing window frame to receive new insulated wood sash with fully simulated divided lights New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

Note: All roof overhang to match existing approx. 2"

**ROBINSON CONSTRUCTION**  
robinsongroup@comcast.net 615-300-4294

Project: **229 CHEROKEE ROAD**

Date: **11/26/13**

Scale: **1/8" = 1'-0"**

Sheet: **A3.01**

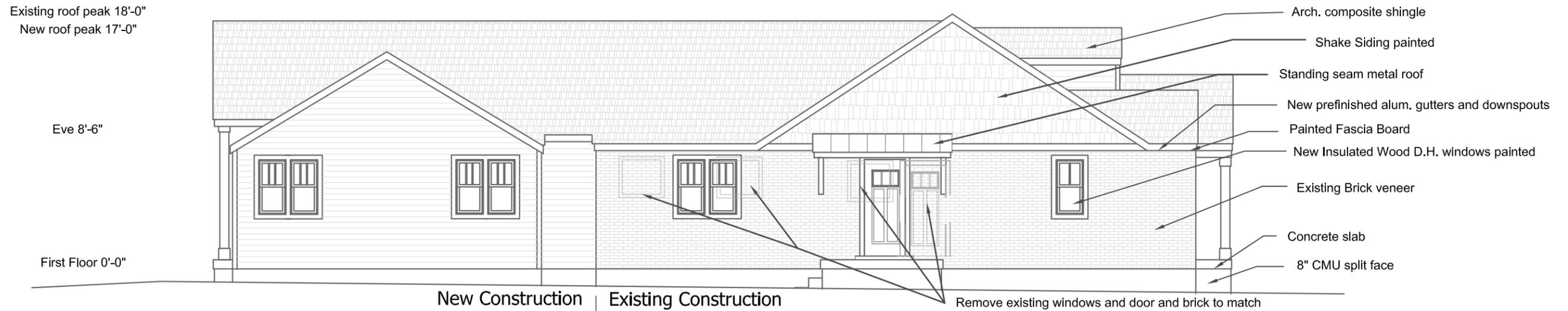
FNAME

REVDATE

USER



Rear Elevation



Left Side Elevation existing and addition

Note: Existing window frame to receive new insulated wood sash with fully simulated divided lights New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

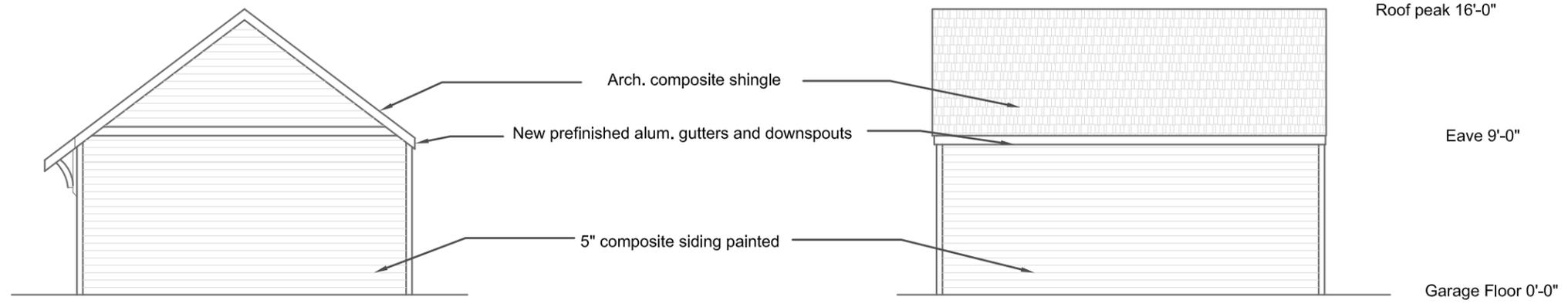
Note: All roof overhang to match existing approx. 2"

<p><b>ROBINSON CONSTRUCTION</b>          robinsongroup@comcast.net 615-300-4294</p>	<p>Project: <b>229 CHEROKEE ROAD</b></p>	<p>Date: <b>11/26/13</b></p>	<p>Scale: <b>1/8" = 1'-0"</b></p>	<p>Sheet: <b>A4.01</b></p>
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FNAME

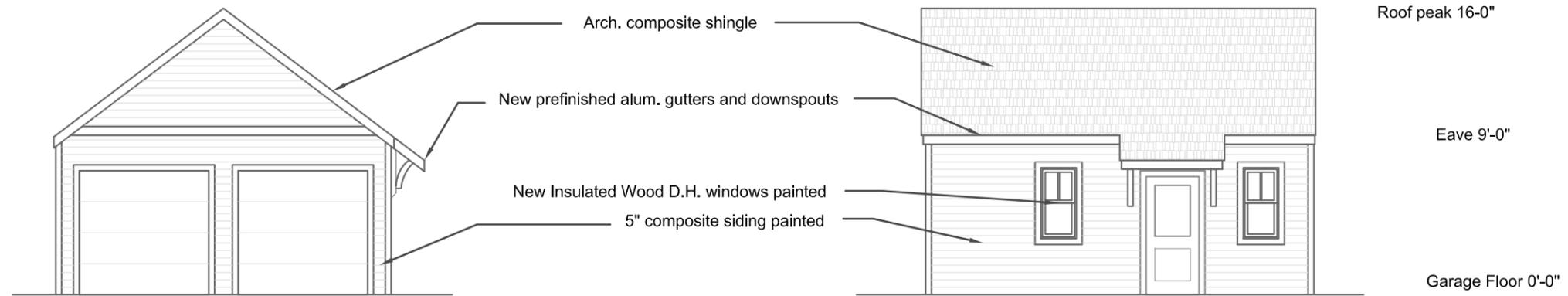
REVDATE

USER



Rear Elevation

Left Side Elevation



Front Elevation

Right Side Elevation

Note: New windows to be Monark Insulated Wood D.H. windows with fully simulated divided lights all windows to be painted

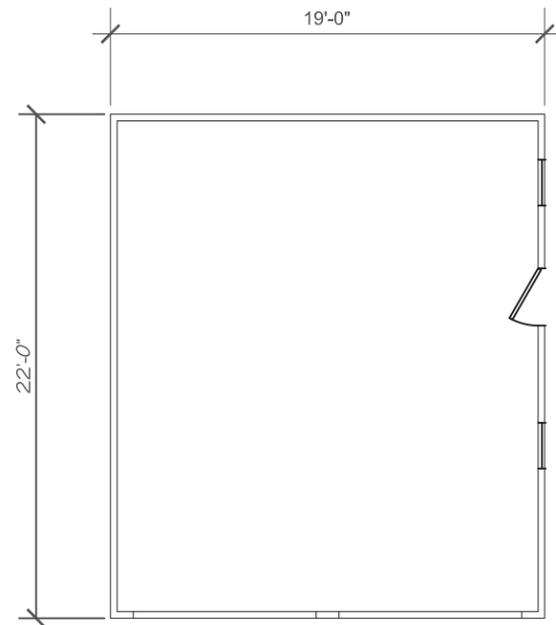
<b>ROBINSON CONSTRUCTION</b> robinsongroup@comcast.net 615-300-4294	Project: <b>229 CHEROKEE ROAD</b>	Date: <b>11/26/13</b>	Scale: <b>1/8" = 1'-0"</b>	Sheet: <b>A7.01</b>
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MAXX

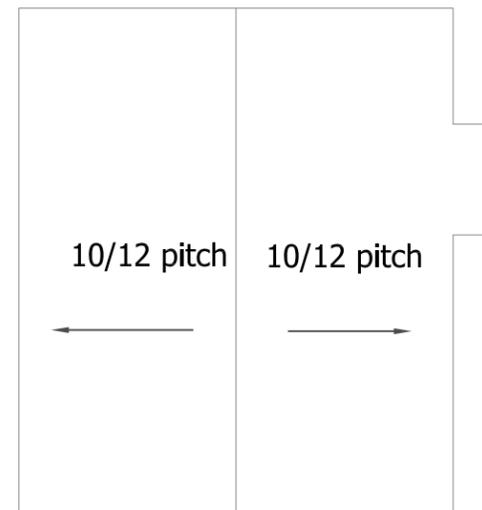
FNAME

REVDATE

USER



Garage Plan



Roof Plan

<b>ROBINSON CONSTRUCTION</b> robinsongroup@comcast.net 615-300-4294	Project: <b>229 CHEROKEE ROAD</b>	Date: <b>11/26/13</b>	Scale: <b>1/8" = 1'-0"</b>	Sheet: <b>A6.01</b>
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