

MEGAN BARRY  
MAYOR



**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**  
**1809 Cedar Lane**  
**October 21, 2015**

**Application:** New construction - addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704032300  
**Applicant:** Nick Dryden, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to enlarge a contributing house with a ridge raise and rear addition.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition with the condition that staff approves the roof color, masonry, and the selections of windows and doors. Meeting that condition, Staff finds the proposal to meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B.1 New Construction

#### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 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.

#### *Outbuildings: Height & Scale*

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

#### *Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

#### *Outbuildings: Roof*

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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

#### *Outbuildings: Siding and Trim*

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

*Setbacks & Site Requirements.*

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

## **II.B.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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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.*

*Additions should be a minimum of 6" below the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:*

*No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- 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.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

*Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*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).*

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

#### *Side Additions*

*b. When a lot 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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building,*

*has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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 the 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. Additions should follow the guidelines for new construction.

## **V. DEMOLITION**

### **1. Demolition is not appropriate**

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

### **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:** The house at 1809 Cedar Lane is a one and one-half story, Cape Cod Colonial Revival style house. The side gabled house with a pair of gabled front dormers, brick on the first story with clapboard siding above, was constructed circa 1940. Because of its age and architectural character, the building is considered to be contributing to the overlay.

**Analysis and Findings:** The applicant is proposing to enlarge the building with a ridge-raise and rear addition.

Demolition:

The proposal includes a side addition, requiring the partial demolition of the left side wall of the building, along with a window on the left wall. Alteration of a side elevation is generally not appropriate, however on lots wider than sixty feet (60') the design guidelines allow side additions. The lot at 1809 Cedar Lane is one hundred feet (100') wide. Meeting the criteria for side additions, Staff finds the partial demolition on the left side of the building to meet guideline V.2.b.

Location & Removability:

The proposed addition would extend the front slope of the existing roof up and to the rear, creating a ridge two feet (2') higher than the existing ridge. Two feet (2') of the existing roof unaltered on each side to preserve an indication of the original form.

On the first story, the addition will originate on the left wall eighteen feet (18') back from the front edge of the building, behind an existing side porch. Side additions are generally not appropriate except on houses that are unusually narrow, shifted to one side of the lot, or on a lot that is wider than the typical lots nearby. This lot is one hundred feet (100') wide, whereas lots nearby typically range between seventy feet (70') and ninety feet (90'). The addition will sit in twenty-six feet (26') from the right side of the historic house, obscuring it from visibility from the right-of-way to that side.

Staff finds that the addition will not have a negative impact on the appearance of the house, which therefore meets sections II.B.2.a and II.B.2.e of the design guidelines.

Height & Scale:

Originating behind the midpoint of the house on the left side, the addition will step out eight feet (8'), extend back thirteen feet (13'), and step out again an additional two feet (2') to the left. The addition will then extend back thirty-seven feet (37') for a total depth of fifty feet (50') to the rear.

The roof of the addition will tie into the left fascia of the new raised roof, two feet (2') taller than the original roof, with a gable extending from that point toward the rear. By meeting the raised ridge at the far left end, the addition will have a partial gable wall facing the front. Although this wall is only eighteen feet (18') behind the front wall of the house, it will be largely obscured behind the roof of the existing side-gabled porch.

The footprint area of the existing building, excluding porches, is one thousand, two hundred, sixty square feet (1,260 s.f.). With the addition, the footprint will be enlarged by approximately one thousand square feet (1,000 s.f.) excluding porches. Staff finds the scale of the proposed addition to be subordinate to that of the historic house.

Staff finds the height and scale of the proposed addition to be meet sections II.B.1.a. and II.B.1.b of the design guidelines.

Design:

Although the addition will not be fully set behind the house on the left side, it will be clearly distinguishable as an addition by having cedar shingle siding, whereas the original building is brick. The character of the addition will also relate to the historic house by having a matching roof pitch and form, and because the exterior will be clad with compatible materials. Other aspects of the design, including the proportion and rhythm of window openings, will also be compatible.

Staff finds the project to meet sections II.B.2.a and II.B.2.f of the design guidelines.

Materials:

The plans indicate that the brick walls on the house are to be painted, but that the existing windows will be retained. Existing shutters on the first story windows will be replaced.

The addition will primarily be clad in cedar shingle siding, and the exterior trim will also be wood. The foundation will be stone veneered and the roof will be architectural fiberglass shingles, both will match materials on the existing building. There will be a standing-seam metal roof on a new rear porch, the color of which is not known. The window, door, and garage door selections also have not been indicated. Staff asks to approve the metal roof color and the final window and door selections prior to purchase and installation.

With the condition that Staff has final approval of the masonry, roof color, and the windows and doors, staff finds that the known materials meets section II.B.1.d of the design guidelines.

Roof form:

The new roof will match the 9:12 pitch of the existing gable roof with a 3:12 pitched shed dormer stepped back two feet from the first story wall on the left side as is typical of historic dormers. These roofs are compatible with those of the existing building and surrounding historic houses.

Bracketed awning roofs will be added over the front and right side doors. While front additions are not appropriate, the Commission has approved minimal stoop covering without columns over doors to be added.

Staff finds the project will meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings:

The plans show that the existing windows will be repaired and painted, with a new wooden door replacing an existing door on the right side of the house. Bracketed awning roofs will be added over the front and right side doors. While front additions are not appropriate, the Commission has approved minimal stoop covering without columns over doors to be added.

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.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. 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.h.

Outbuildings:

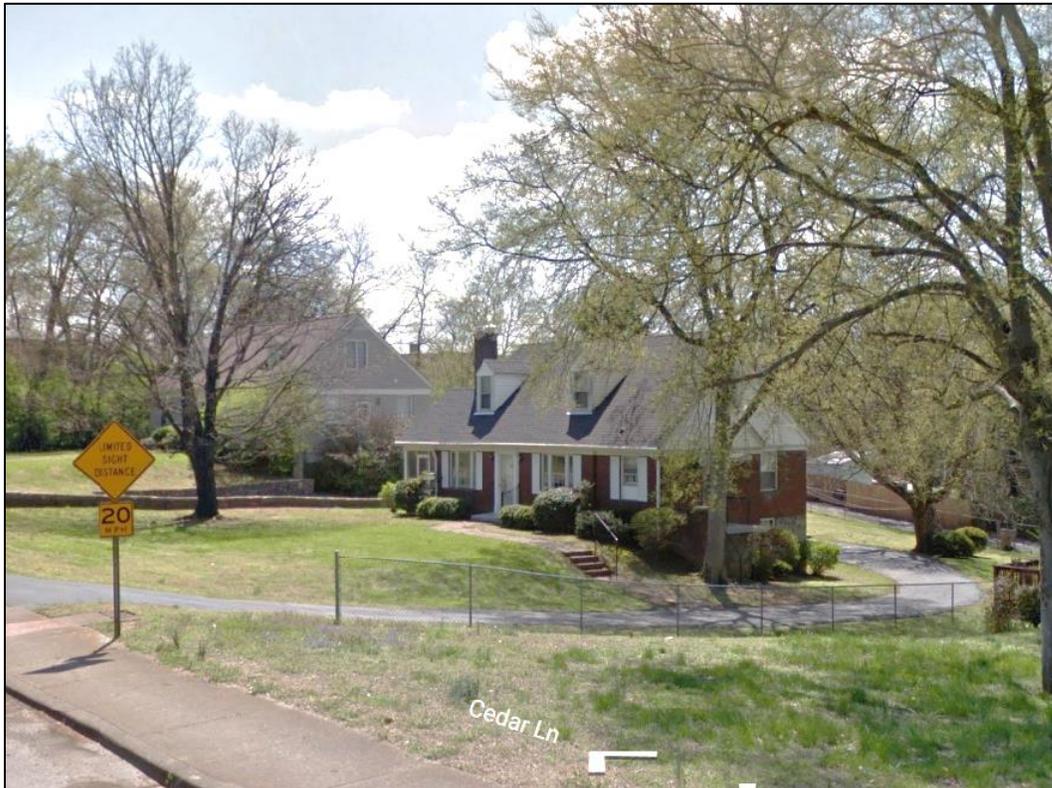
The proposal includes a three-bay garage in the basement level, accessed from the existing driveway on the right side of the house. This garage location is appropriate because it is in the location of an existing garage. Staff finds that the project meets section II.B.1.i of the design guidelines.

**Recommendation:**

Staff recommends approval of the proposed addition with the condition that staff approves the roof color, masonry, and the selections of windows and doors. Meeting that condition, Staff finds the proposal to meet the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



1809 Cedar Lane, front.



1809 Cedar Lane, right.



1809 Cedar Lane, left.

**OWNER**

ROSE FAEGES EASTON AND KEVIN EASTON  
1809 CEDAR LANE  
NASHVILLE, TENNESSEE 37212

**ARCHITECT**

DRYDEN ARCHITECTURE AND DESIGN, LLC  
2520 WHITE AVENUE  
NASHVILLE, TENNESSEE 37204  
P. 615.248.3223 - F. 615.248.2023

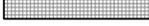
**CONTRACTOR**

XXXXXX  
XXXXXX  
NASHVILLE, TENNESSEE 37204  
P. 615.248.3223 - F. 615.248.2023

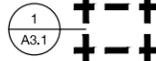
**GENERAL NOTES**

1. THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.
2. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE. ALL PARTITIONS ARE DIMENSIONED OUT TO OUT OF STUD OR MASONRY, U.N.O.
3. PROVIDE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TYPICAL CASEWORK, CABINETS, ETC.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON INSTALLATION OF EQUIPMENT.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
6. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT.
7. CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND CONDITIONS W/ SHOP DRAWINGS PRIOR TO SUBMITTAL OF PRODUCT DATA TO THE ARCHITECT FOR APPROVAL.
8. CONTRACTOR SHALL BE FULLY LICENSED AND INSURED TO PERFORM THE WORK OF THIS CONTRACT AND SHALL PROVIDE CERTIFICATES TO OWNER AS PROOF THEREOF.
9. ALL WORK SHALL CONFORM TO APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, AND RESTRICTIONS. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS.
10. ALL NEW WORK SHALL BE SQUARE, LEVEL, TRUE, PLUMB, ETC., UNLESS NOTED OTHERWISE. ROOFS, SLABS, AND FINISH GRADES SHALL BE PROPERLY SLOPED TO DRAIN AWAY FROM BUILDING.
11. ALL WORK SHALL HAVE PROPER INSPECTIONS.
12. CONTRACTOR SHALL SUBMIT SAMPLES OF FINISH ITEMS FOR OWNER'S APPROVAL PRIOR TO THE ORDER, FABRICATION, OR INSTALLATION OF THE WORK IN THAT CATEGORY.
13. DIMENSIONS GIVEN AS "V.L.F." OR "VERIFY" INDICATE THE LOCATIONS WHERE A DIMENSION MAY BE ALLOWED TO VARY, OR THE LOCATION WHERE FURTHER FIELD VERIFICATION IS REQUIRED, OR BOTH. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DIMENSION DISCREPANCIES PRIOR TO CONSTRUCTION OF AFFECTED AREAS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TEMPORARY SHORING NECESSARY DURING CONSTRUCTION TO INSURE STRUCTURAL INTEGRITY OF THE BUILDING.
15. PROVIDE ADEQUATE TEMPORARY PROTECTION FROM THE ELEMENTS DURING CONSTRUCTION AT ROOF AND EXTERIOR WALL OPENINGS.
16. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEPED CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
17. ANY CHANGES WHICH RESULT IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT AND OWNER.
18. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL WALK THROUGH WITH THE ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
19. CONTRACTOR SHALL PRESENT COMPLETED CONSTRUCTION TO OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY.
20. CONTRACTOR SHALL PRESENT OWNER WITH CERTIFICATE OF OCCUPANCY AND RELEASE OF LIEN STATEMENT UPON COMPLETION.
21. CONTRACTOR SHALL PRESENT A MANUAL TO OWNER UPON COMPLETION CONTAINING ALL PRODUCT PERFORMANCE AND WARRANTY INFORMATION.
22. THE ARCHITECT ENCOURAGES THE CONTRACTOR TO BE AS RESOURCEFUL AS POSSIBLE WITH MATERIAL USAGE, CONSCIENCE ABOUT THE AMOUNT OF WASTE PRODUCED ON THE JOB SITE, AND ENVIRONMENTALLY RESPONSIBLE WITH ITS DISPOSAL.

**MATERIAL LEGEND**

	WOOD - SMALL SCALE
	WOOD - LARGE SCALE
	WOOD - FRAMING/BLOCKING
	PLYWOOD
	BRICK
	CONCRETE MASONRY UNITS
	CONCRETE
	CONG. PARGE-COAT OVER BLOCK
	GRAVEL
	BATT INSULATION
	RIGID INSULATION
	EARTH - UNDISTURBED
	EARTH - FILL MATERIAL
	FIBERGLASS SHINGLE ROOFING

**GRAPHIC SYMBOLS**

	DETAIL MARK
	ENLARGED DETAIL REFERENCE
	INTERIOR ELEVATION MARK
	EXTERIOR ELEVATION MARK
	SECTION MARK
	DOOR W/ DOOR SIZE TAG
	ELEVATION MARKER
OFFICE	ROOM NAME

**OWNERSHIP OF DOCUMENTS NOTICE**

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY ARE NOT TO BE USED BY THE PROJECT OWNER NOR ANY OTHER ENTITY ON ANY OTHER PROJECTS OR FOR ANY EXTENSIONS OR ADDITIONS OR ALTERATIONS TO THE ORIGINAL PROJECT EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE ARCHITECT.

**PROJECT SCOPE**

REAR EXTERIOR ADDITION, INCLUDING NEW PATIOS AND TRELLIS. INTERIOR RENOVATION.

**LOT INFORMATION**

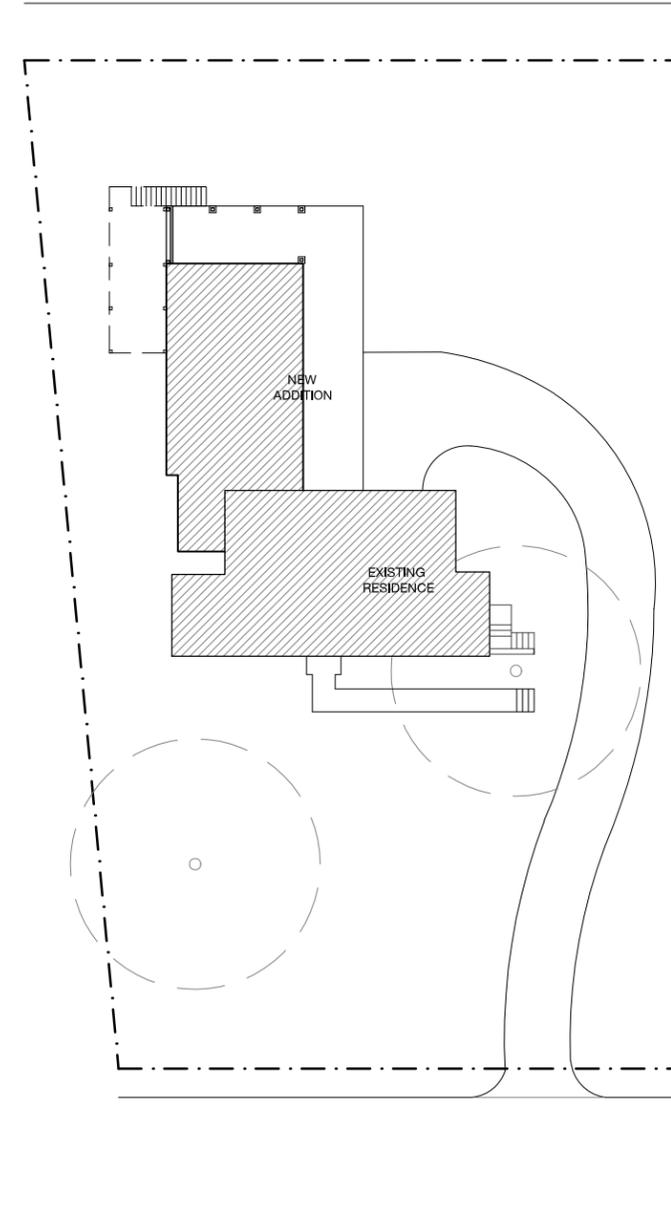
PARCEL #:	11704032300
ADDRESS:	1809 CEDAR LANE
CITY:	NASHVILLE, TN 37212
COUNTY:	DAVIDSON COUNTY
ZONING:	R
LOT AREA:	.37 ACRES

**CODE REFERENCE DATA**

- 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- 2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 ICC/ ANSI A-117.1 ACCESSIBLE & USABLE BUILDINGS & FACILITIES
- 1998 METROPOLITAN COMPREHENSIVE ZONING ORDINANCE
- 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

**DRAWING INDEX**

- G1.1 GEN. NOTES, VICINITY + SITE PLAN
- D1.0 BASEMENT FLOOR DEMOLITION PLAN
- D1.1 FIRST FLOOR DEMOLITION PLAN
- D1.2 SECOND FLOOR DEMOLITION PLAN
- A1.0 BASEMENT FLOOR NEW CONSTRUCTION PLAN
- A1.1 FIRST FLOOR NEW CONSTRUCTION PLAN
- A1.2 SECOND FLOOR NEW CONSTRUCTION PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS



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Kevin Easton  
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**Phase:**

Planning Commission

**Job Number:**

15.526

**Date:**

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General info & Site Plan

**G1.1**

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### GENERAL DEMOLITION NOTES

1. VERIFY WITH OWNER ANY ITEMS TO BE RE-USED BEFORE REMOVAL AND DISPOSAL.
2. CONTRACTOR TO PROTECT ALL AREAS OF RESIDENCE, TO REMAIN, FROM DAMAGE DURING DEMOLITION.

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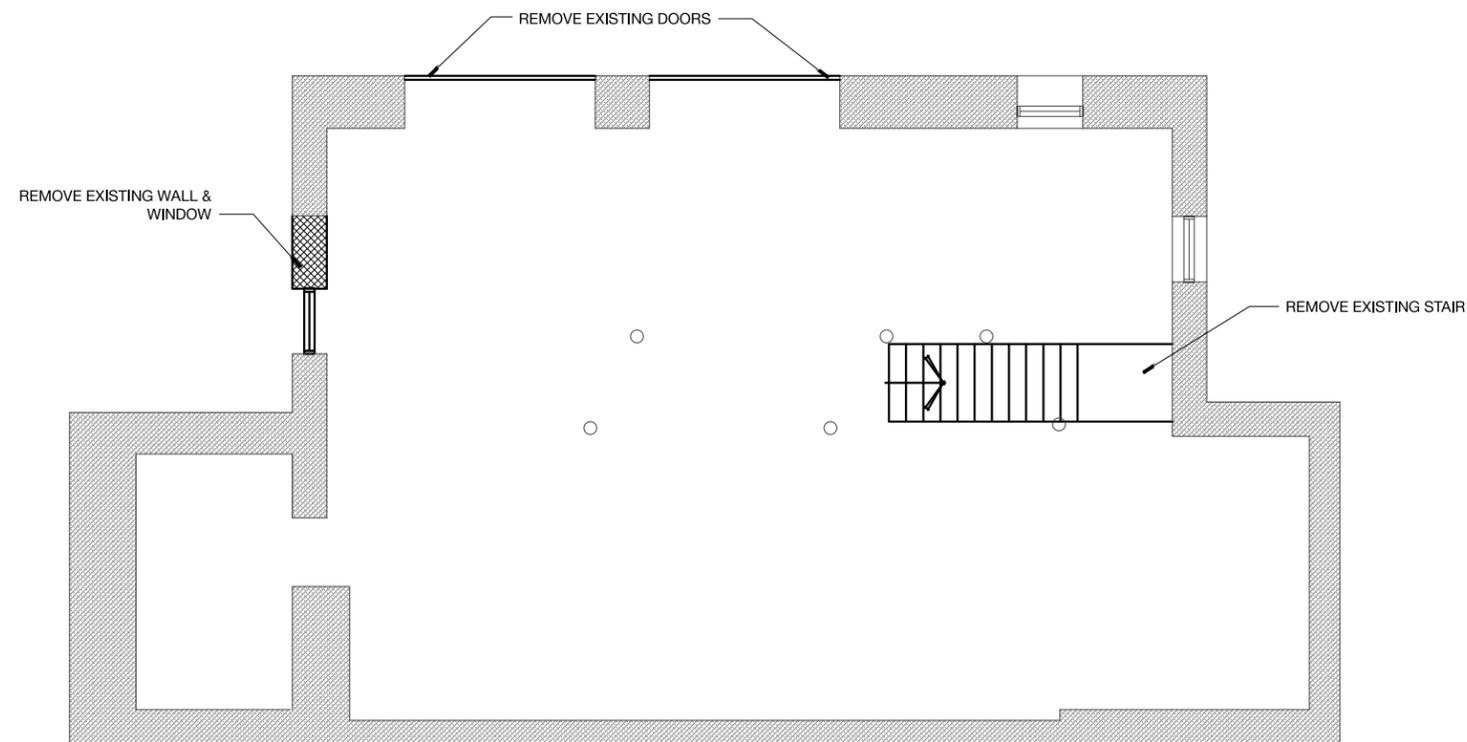
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Basement Demolition Plan

# D1.0

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**1** BASEMENT DEMOLITION PLAN  
Scale: 1/8" = 1'-0"

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GENERAL DEMOLITION NOTES

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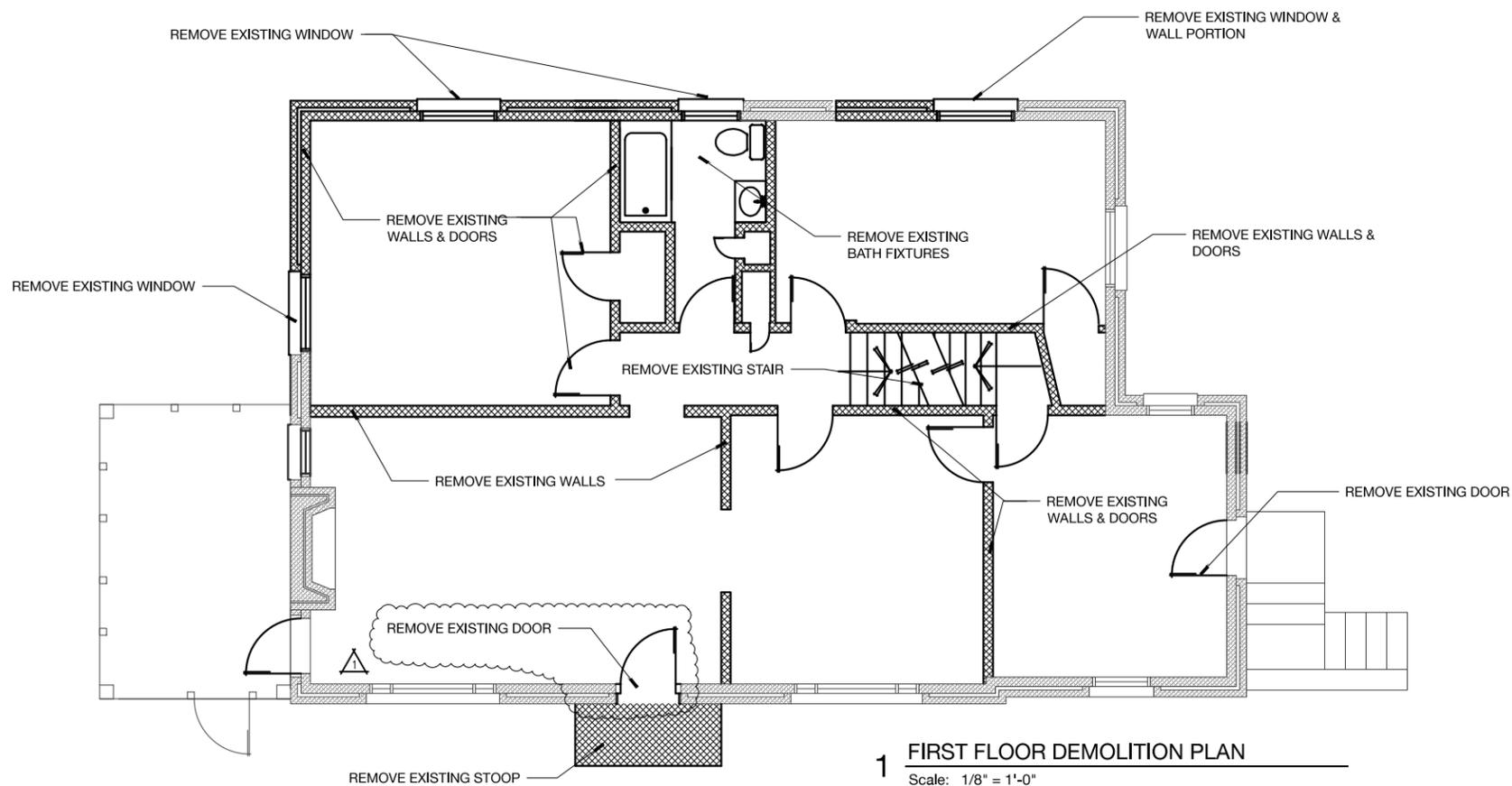
Date:

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First Floor Demolition Plan

**D1.1**

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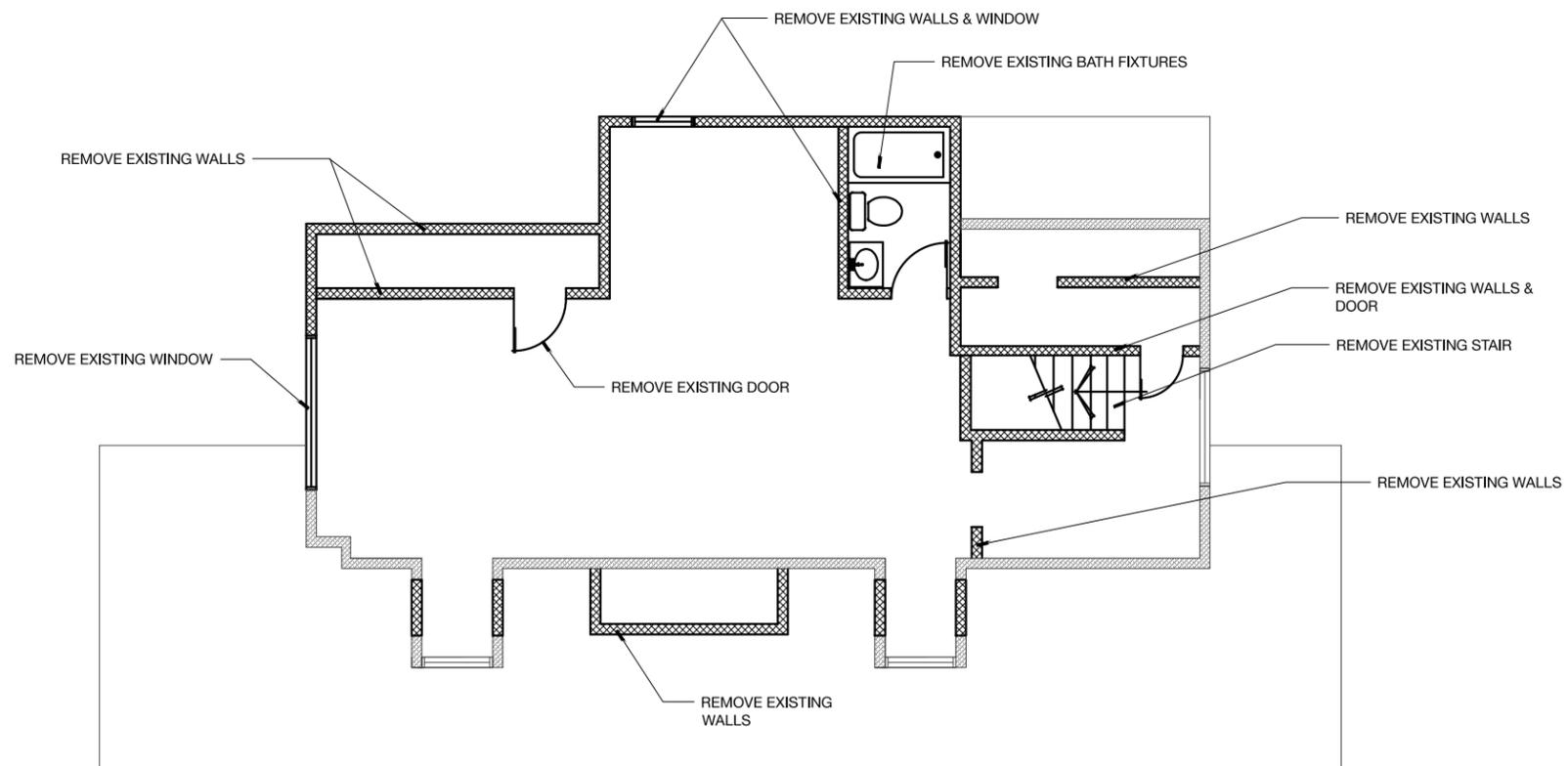


**1 FIRST FLOOR DEMOLITION PLAN**

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

GENERAL DEMOLITION NOTES

1. VERIFY WITH OWNER ANY ITEMS TO BE RE-USED BEFORE REMOVAL AND DISPOSAL.
2. CONTRACTOR TO PROTECT ALL AREAS OF RESIDENCE, TO REMAIN, FROM DAMAGE DURING DEMOLITION.



1 SECOND FLOOR DEMOLITION PLAN  
Scale: 1/8" = 1'-0"

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Second Floor Demolition Plan

D1.2

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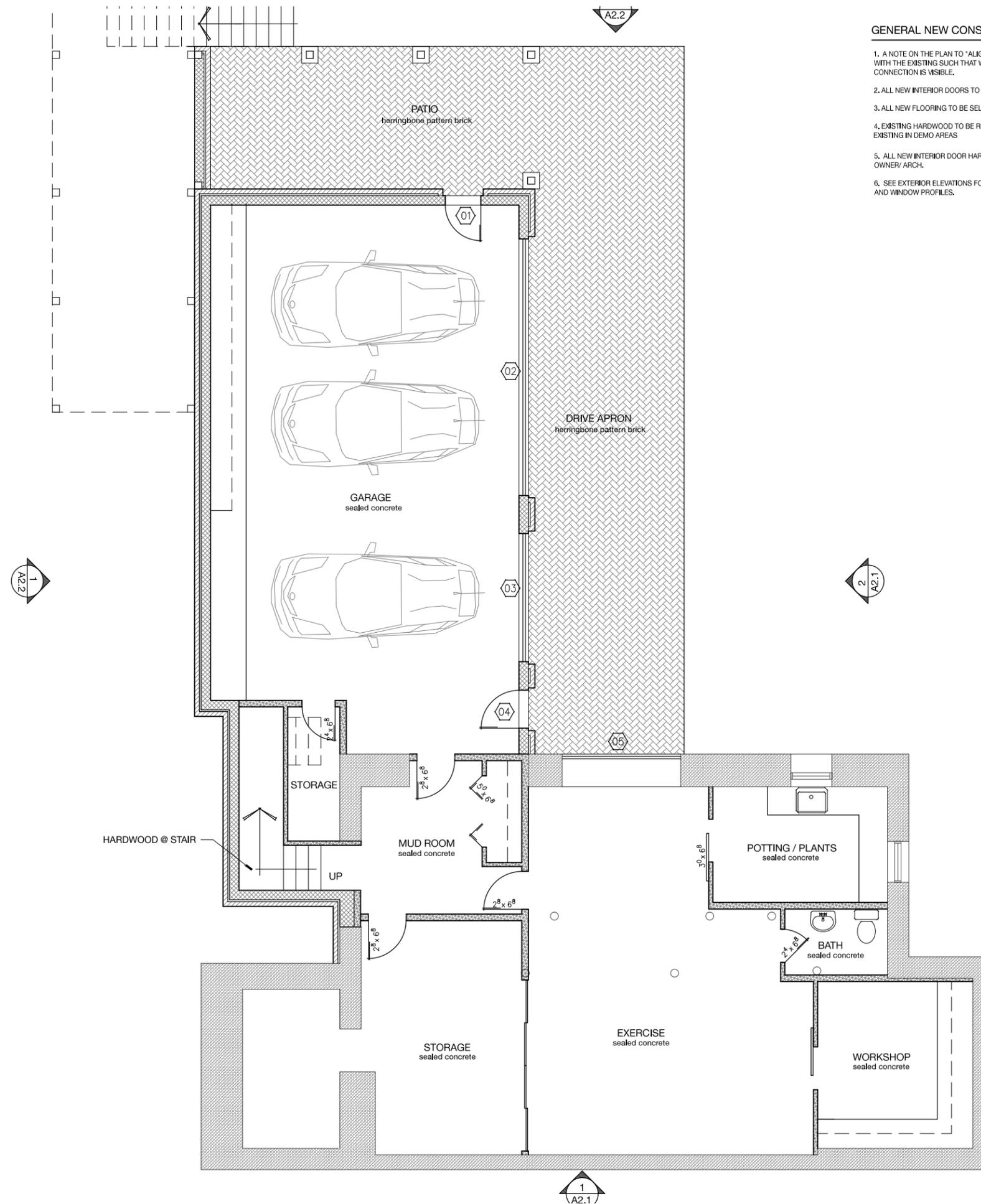
Basement Floor Plan

# A1.0

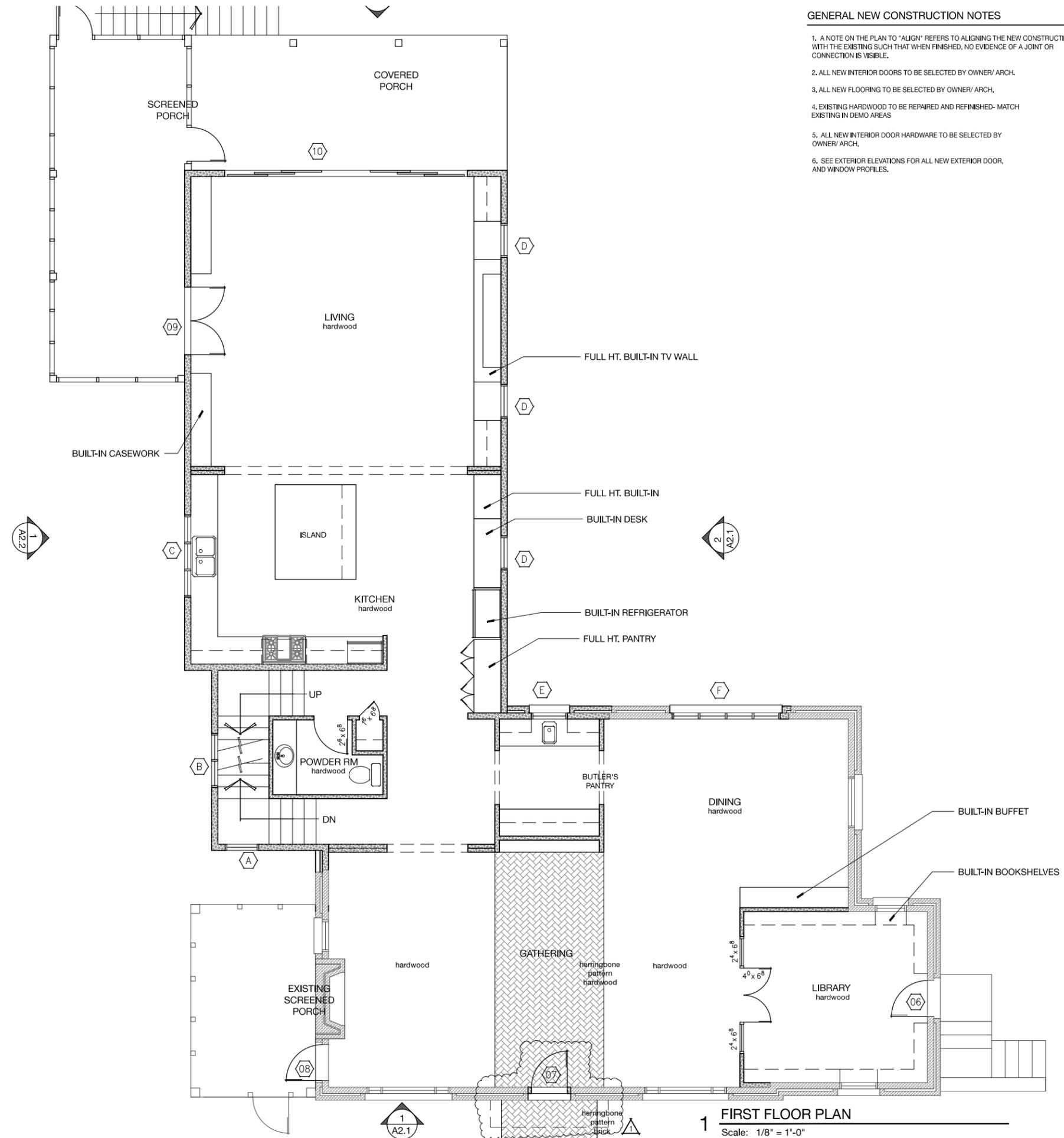
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### GENERAL NEW CONSTRUCTION NOTES

1. A NOTE ON THE PLAN TO "ALIGN" REFERS TO ALIGNING THE NEW CONSTRUCTION WITH THE EXISTING SUCH THAT WHEN FINISHED, NO EVIDENCE OF A JOINT OR CONNECTION IS VISIBLE.
2. ALL NEW INTERIOR DOORS TO BE SELECTED BY OWNER/ ARCH.
3. ALL NEW FLOORING TO BE SELECTED BY OWNER/ ARCH.
4. EXISTING HARDWOOD TO BE REPAIRED AND REFINISHED- MATCH EXISTING IN DEMO AREAS
5. ALL NEW INTERIOR DOOR HARDWARE TO BE SELECTED BY OWNER/ ARCH.
6. SEE EXTERIOR ELEVATIONS FOR ALL NEW EXTERIOR DOOR, AND WINDOW PROFILES.



1 BASEMENT FLOOR PLAN  
 Scale: 1/8" = 1'-0"



**GENERAL NEW CONSTRUCTION NOTES**

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**1 FIRST FLOOR PLAN**  
Scale: 1/8" = 1'-0"

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First Floor Plan

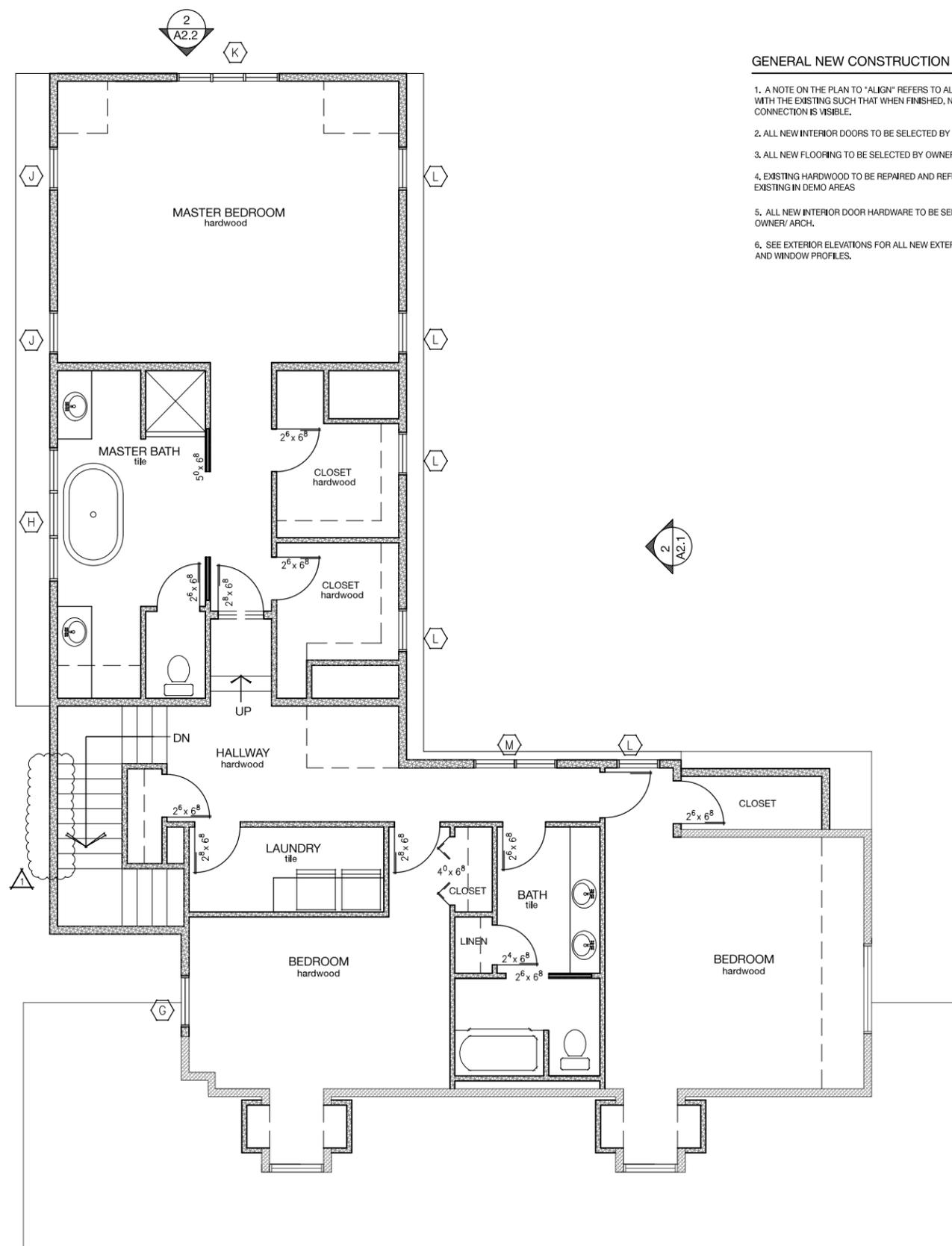
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GENERAL NEW CONSTRUCTION NOTES

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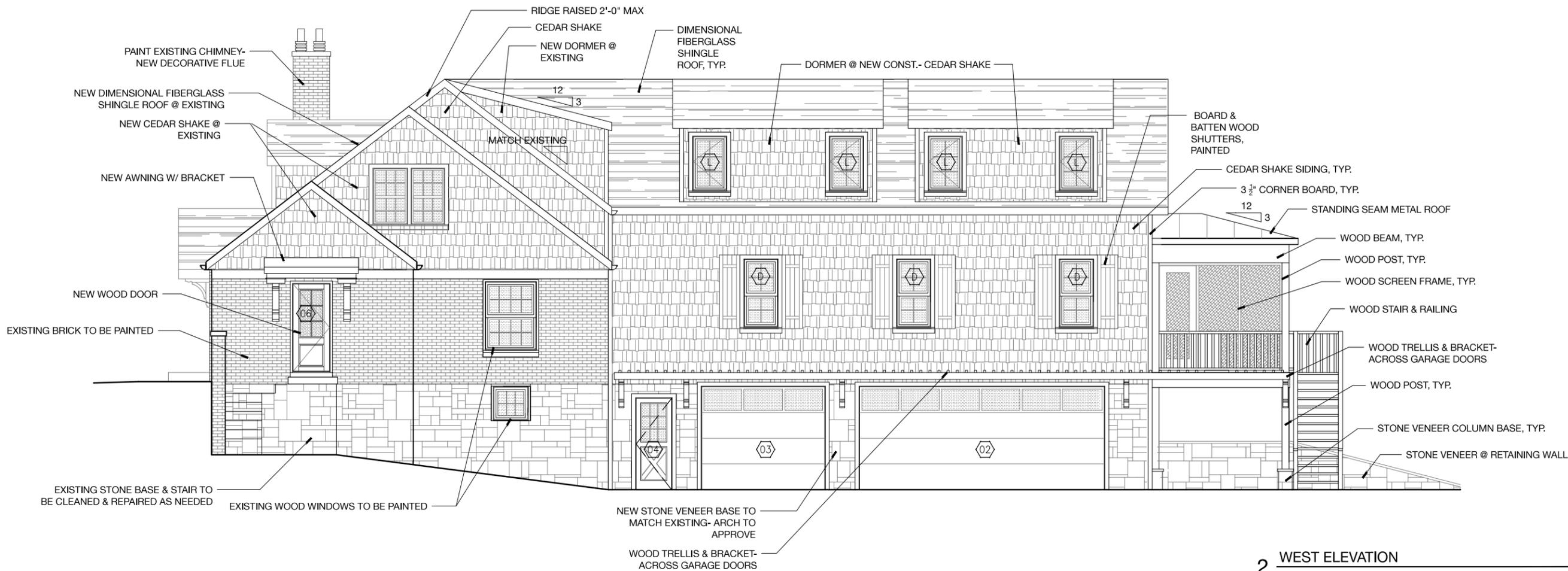
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A2.1

1 SECOND FLOOR PLAN

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

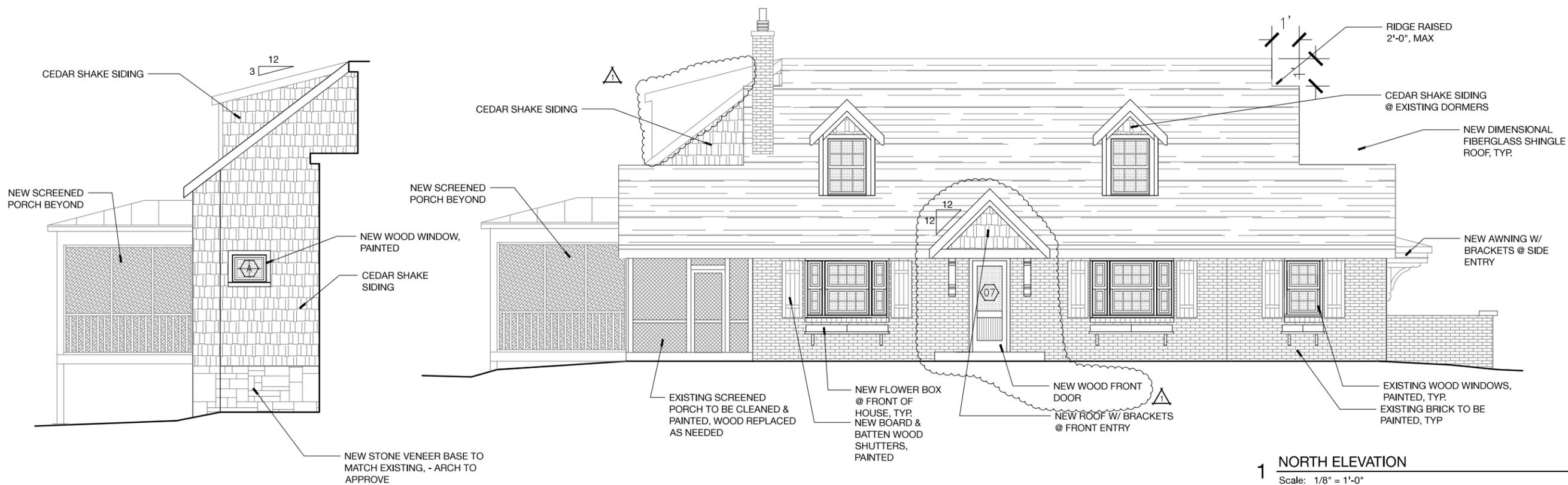
Second Floor Plan

A1.2



**2 WEST ELEVATION**

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



**1 NORTH ELEVATION**

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

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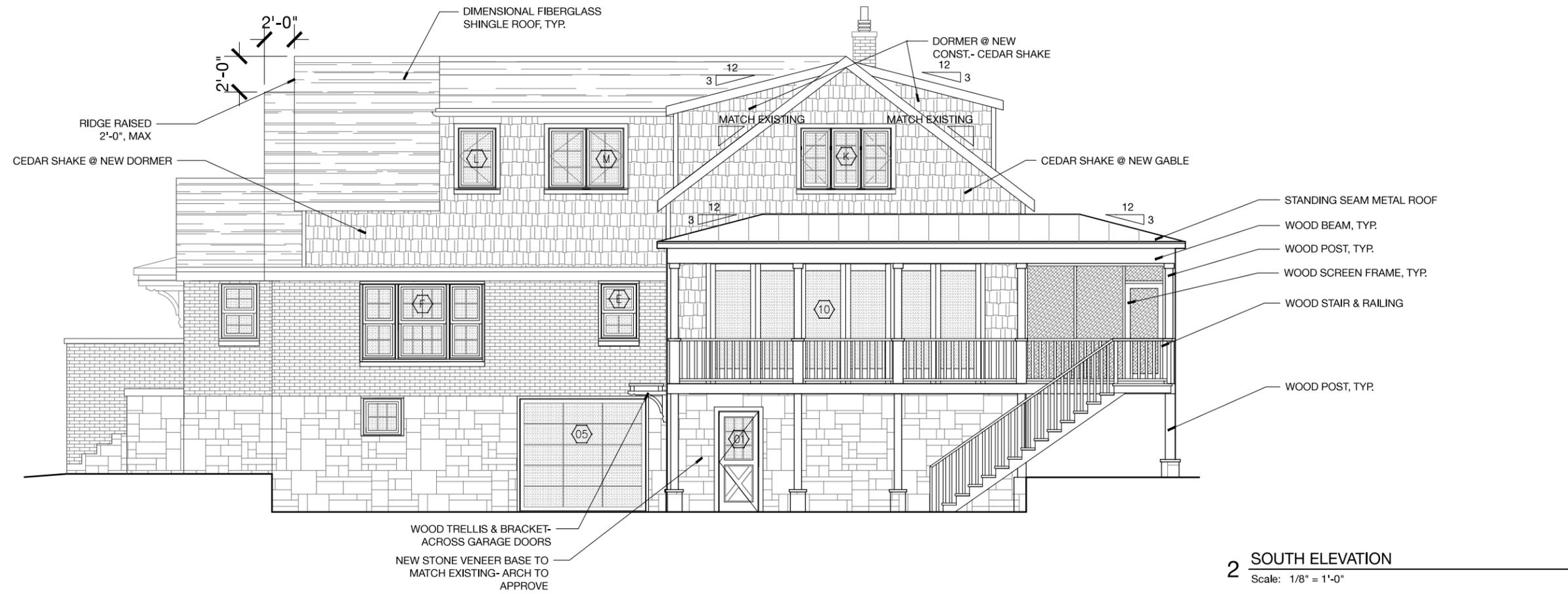
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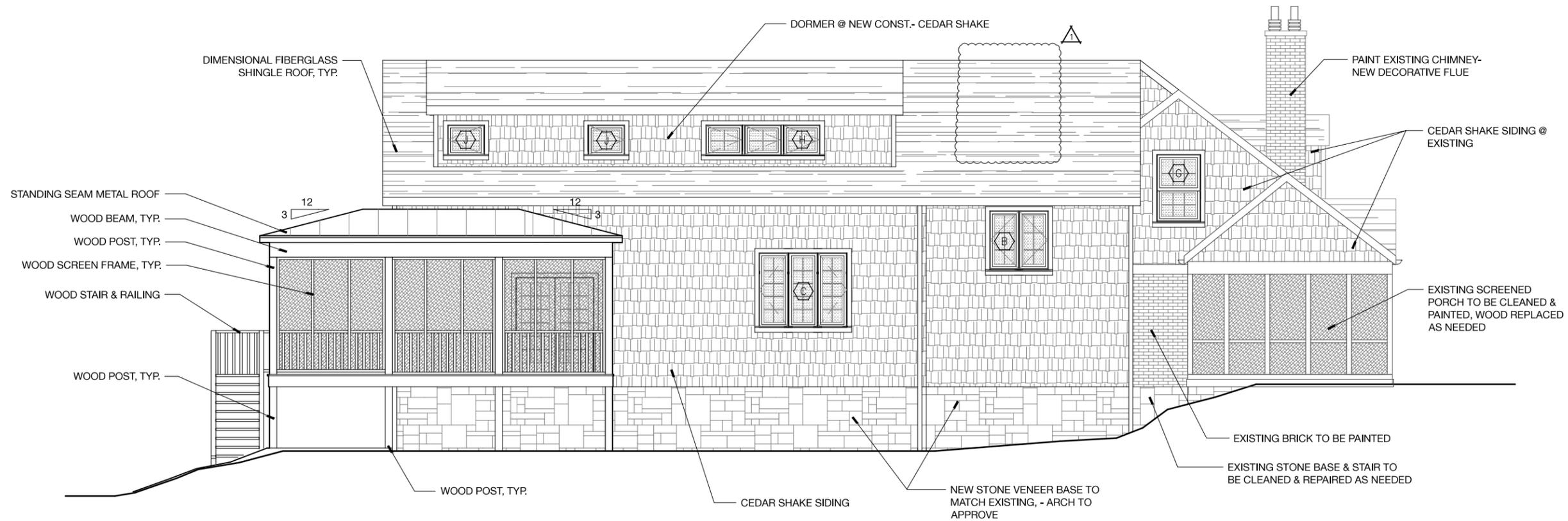
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Exterior Elevations

**A2.1**



**2 SOUTH ELEVATION**  
 Scale: 1/8" = 1'-0"



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

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Exterior Elevations

## A2.2