KARL F. DEAN
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1914 20th Avenue South
September 16, 2015

Application: New construction—Addition; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412013300
Applicant: Mitchell Barnett
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The application is to construct a rear addition that requires a setback determination. The existing structure is non-contributing.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, canopies, and railings prior to purchase and installation; and,
2. Staff approve the location of the HVAC unit.

With these conditions, staff finds that the proposed addition and setback determination meets Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Site Plan
D: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II. B. GUIDELINES

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.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks..*

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.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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. 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.

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.

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.*

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 than 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.

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).

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.

Background: 1914 20th Avenue South was constructed in 2005 on an unusual triangular-shaped lot (Figure 1). It is a three story, stuccoed house with a flat roof. The house's date of construction, height, roof form, materials, and lack of architectural details do not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The house is only minimally visible from 20th Avenue South. It is most visible from across Magnolia Boulevard.

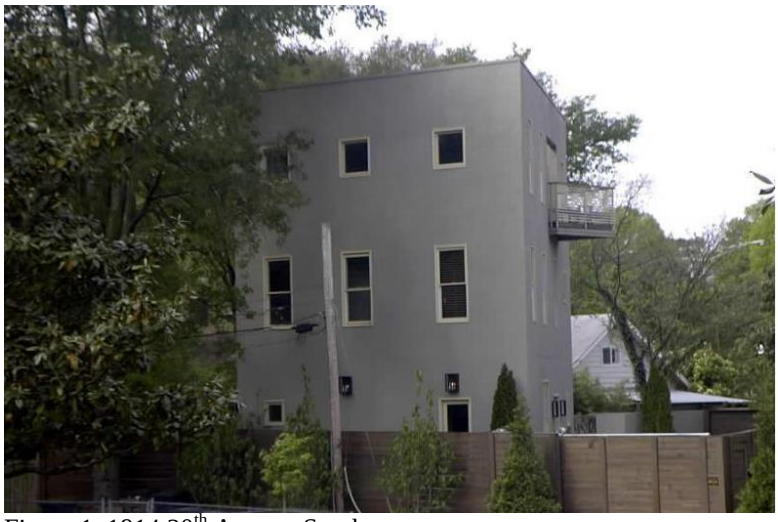


Figure 1. 1914 20th Avenue South

Analysis and Findings: The application is to construct a rear addition that requires a setback determination. The existing structure is non-contributing.

Height & Scale: The existing structure is three stories and approximately thirty-six feet (36') tall. The proposed addition will be two stories and approximately twenty-five feet (25') tall. The footprint of the existing house is approximately eight hundred and thirty-three square feet (833 sq. ft.), and the two-story addition will add approximately four hundred and twenty-four square feet (424 sq. ft.) to the house's footprint. The project also includes covering over an existing patio at the first story. The patio will remain open on all sides. Staff finds that the proposed addition is appropriate for this non-contributing house and meets Sections II.B.1.a.and b., and II.B.2. of the design guidelines.

Location & Removability: Since the existing structure is non-contributing, and since the structure and lot are an anomaly in the neighborhood, the location and removability of the addition does not affect the overall historic character of the house or the conservation

zoning overlay. Staff finds that the project meets sections II.B.2.a and e. of the design guidelines.

Design: The proposed addition has a contemporary design that matches the contemporary design of the existing house. Its materials, roof form, and fenestration pattern are compatible with the existing structure, and staff therefore finds that it meets Sections II.B.2.a and f. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition requires a setback determination. The two-story portion of the addition will be situated a minimum of three feet (3') from the rear property line. Base zoning requires a setback of twenty feet (20'). Staff finds the proposed rear setback to be appropriate for several reasons. The lot's unusual triangular shape constrains the size and location of the house and any additions. In addition, the house on the lot is not historic, and does not address either the 20th Avenue South or the Magnolia Boulevard streetscape. Changing the setbacks does not affect the historic rhythm of spacing for the district. Accessory structures that do not have garage doors facing the alley are permitted to be three feet (3') from the rear property line, and staff finds that the three foot (3') alley setback for the two-story addition, which contains a garage, is appropriate. The roof for the open, covered patio will be between five feet and fourteen feet (5'- 14') from the Magnolia Boulevard property line, and staff finds this setback to be appropriate. Staff finds that the project's setbacks and rhythm of spacing meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The addition will be clad in stucco to match the historic house. Horizontal redwood boards will be installed on the existing structure as an accent material, which staff finds to be appropriate for a contemporary, non-contributing structure like this. The materials for the windows and doors were not specified, and staff recommends approval of all windows and doors prior to purchase and installation. Staff also recommends approval of the canopy and railing materials prior to purchase and installation. The roof material will not be visible. With the staff's final approval of the windows and doors and the canopy and railing materials, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The roof form of the two-story addition will flat to match the roof form of the existing house. The patio and balcony canopies will be shed roofs. Staff finds these roof forms to be appropriate for a non-contributing, contemporary structure in this location. Staff finds that the roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings**:** There are no windows proposed for the ground floor of the addition for the alley and rear facades. Staff finds this to be appropriate because these facades will not be visible from the street and the ground floor will be used as a garage. The second story windows on the proposed addition are all generally twice as tall as they are wide. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the design guidelines.

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 recommends approval of the location of the HVAC unit.

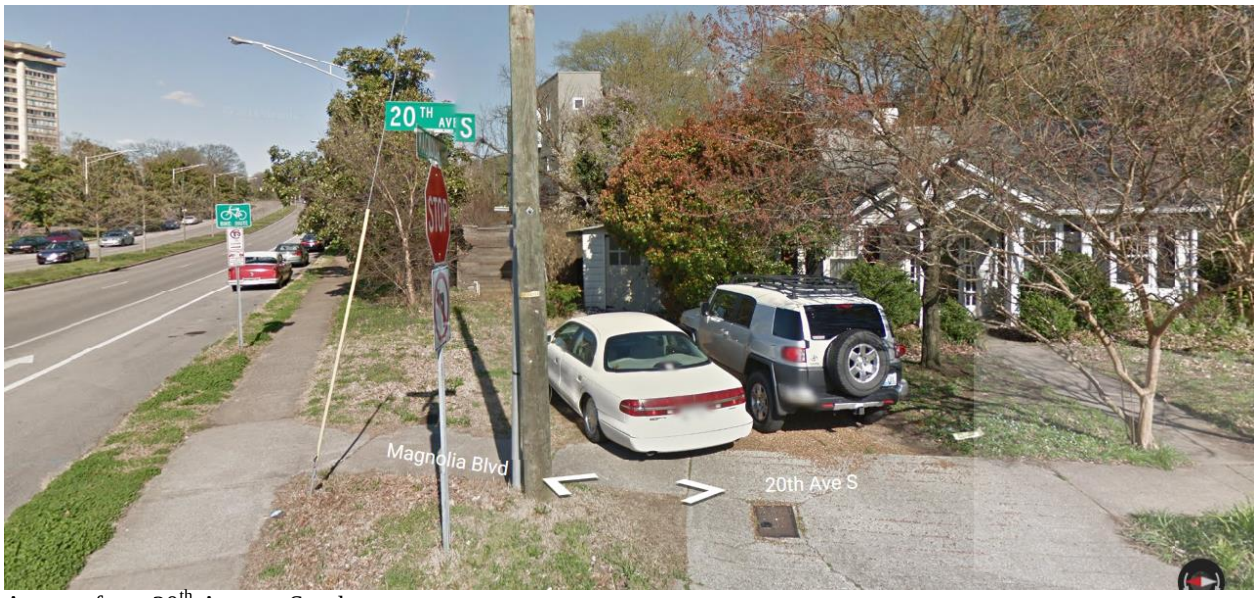
Outbuildings: The proposed addition includes a one-bay, attached garage. The design guidelines typically only allow for attached garages when they are located at the basement level. However, staff finds this attached garage to be appropriate for several reasons. The size of the lot does not allow for a detached accessory structure in an historically appropriate location. In addition, the garage will be located at the back of the lot, off the alley, where detached garages were historically located. Lastly, the existing house, addition, and garage are largely not visible from the street, and they do not address the historic context of the Belmont-Hillsboro neighborhood. Staff therefore finds that the attached garage meets Sections II.B.1.h. and II.B.2. of the design guidelines.

Recommendation Summary: Staff recommends approval of the application with the following conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, canopies, and railings prior to purchase and installation; and,
2. Staff approve the location of the HVAC unit.

With these conditions, staff finds that the proposed addition and setback determination meets Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

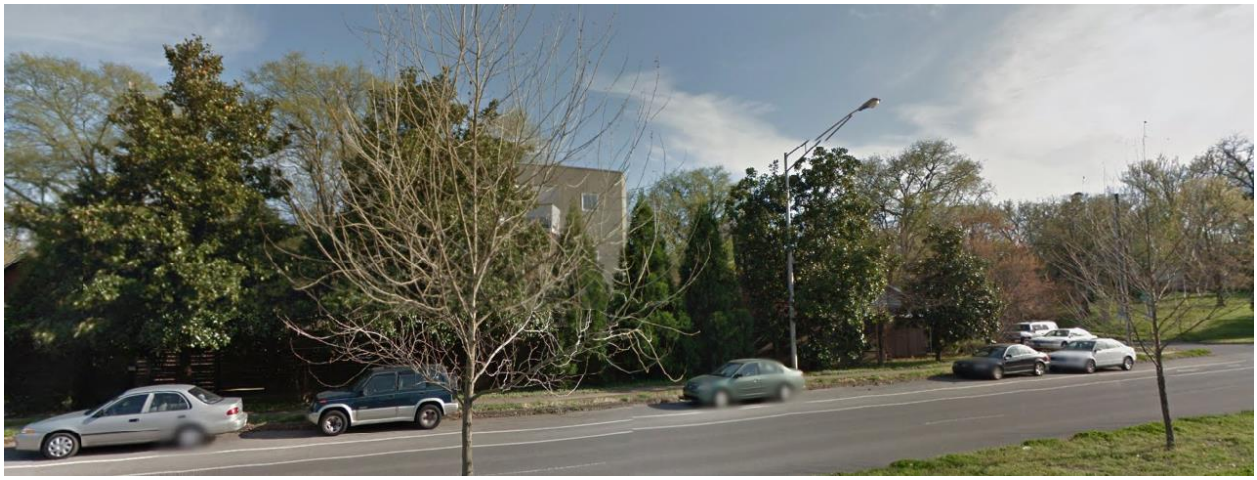
Additional Photos:



As seen from 20th Avenue South

View from Magnolia Boulevard

View from Magnolia Boulevard



View from across Magnolia Boulevard

50% Design Documents

A RESIDENCE REMODEL FOR

JIM CADEN

1909 19th Ave South (1914 20th Ave South)

Nashville, Tennessee

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
3. DIMENSIONS ARE WITNESSED TO FACE OF MASONRY OR TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION.
5. THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS.
6. THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR OTHER HAZARDOUS MATERIALS INSTALLED ON THIS PROJECT.
7. ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS.
8. ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SUBMITTAL, AND/OR SAMPLES AS REQUIRED.
9. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE.
11. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
12. SIZE AND LOCATION OF ALL FLOOR OPENINGS TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.
13. BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @3'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE.
14. PROVIDE LINTELS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
15. PROVIDE CONCRETE PADS FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.
16. PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TILE, CASEWORK, MILLWORK, CABINETS, ETC.
17. SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.
18. PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.
19. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.
20. PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.
21. THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUND HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR.
22. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.
23. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE; CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RAKED FREE OF TRASH.
24. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

PROJECT NARRATIVE

FOR

1909 19TH AVENUE SOUTH

(1914 20TH AVENUE SOUTH)

This is an existing residence approximately 5 years old. It is a "contemporary" architectural style situated on an irregular (triangular) lot, located in the Historic district. The only access to the property is from a drive on 19th avenue south and from the alley behind the homes of 19th avenue south. The existing home is 3 stories in height, with a flat roof. The property is completely enclosed by an 8 foot tall privacy fence.

The project will include façade improvements, a new pool (8 feet x 24 feet), an elevated wood terrace at the pool, a covering over the third floor balcony, a covering over the main floor terrace and an addition of a garage with a bedroom above.

The garage addition will be placed on area that is currently covered a concrete pad; Actually, the footprint of the proposed garage will be less than the concrete pad, therefore the excess concrete will be removed and replaced with grass area.

The proposed façade remodel will be on the north elevation only and shall consist of new veneer of stucco in a vertical element, and new horizontal redwood (or cedar) planks partially, to provide an accent element.

The proposed wood terrace around the pool will be elevated approximately 30 inches above the ground, and shall be constructed to allow rain water to go through and reach the natural ground.

Currently there is no garage on the property, so the garage addition is for practical reasons and to provide security for someone entering the home.

Currently the house has only 2 bedrooms, with one of these on the third floor. This third floor bedroom is served by only one stairway, and therefore is somewhat of a hazard in the event of a fire. Thus, we are adding a bedroom, above the garage, on the second level.

In designing the garage, we used a 3 foot setback from the alley property line. The necessity for the width of the garage stems from the location of the entry steps into the house (3.5 feet wide) and then a standard garage width (12.5 feet).

The proposed addition will be stucco veneer, with similar windows as the existing home; and of course, in the same architectural style.

We have been very careful, as well, in making sure these proposed additions to the footprint will not increase the lot coverage by any significant amount.

ISSUE DATE : AUGUST 31, 2014

DRAWING INDEX

EXTERIOR COLORS

T.B.D.

SQUARE FOOTAGE

Proposed Bedroom..... 424 sq/ft
Proposed Garage.....424 sq/ft

LANDSCAPE DESIGNER

T.B.D.

BUILDER

T.B.D.

ARCHITECT

Mitchell Barnett, Architect, P.C.
Architects Planners
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E-mail : mitchellbarnett@bellsouth.net Web Site : mitchellbarnettarchitect.com

ISSUE DATE: August 19, 2015

Revisions

1
2
3

Mitchell Barnett Architect, P.C.
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A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By : staff
Checked By : NMB
Date : 08/2015
File : Caden
Sheet Number :

T.1.0

MAGNOLIA BOULEVARD

R.O.W. VARIES

Δ = 0°32'59"
R = 8078.00'
T = 38.75'
L = 77.50'
N 68°10'01" E
CH = 77.50'

60"SA

8"SA

FENCE 7.0'± NORTH OF PROPERTY LINE

BRICK WALK

GATE

CONCRETE

8"SA

WALL

PLANTER

FENCE 8.1'± NORTH OF PROPERTY LINE

N 68°26'31" E 65.65'

19.4'

48.4'

EXISTING 3-STORY BUILDING

31.4'

8.2'

42.4'

19.2'

OH

S 07°06'06" W 70.57'

8"SA

15' ALLEY # 921

I.P.F.

8"SA

BACKFLOW PREVENTOR

N 82°10'20" W 125.44'

5.3'

6.0'

I.P.F.

20TH AVE S

60' R.O.W.

6"W

6"W

6"W

6"W

I.P.F.

TAX MAP
104-12
(134)
AMANDA
RUSSELL
D.B. 10145 PG. 292
R.O.D.C., TN.

FENCE AT OR NEAR PROPERTY LINE

119.49'

SCALE: 1"-20'

ISSUE DATE: August 19, 2015

Revisions

1	
2	
3	

Mitchell Barnett Architect, P.C.
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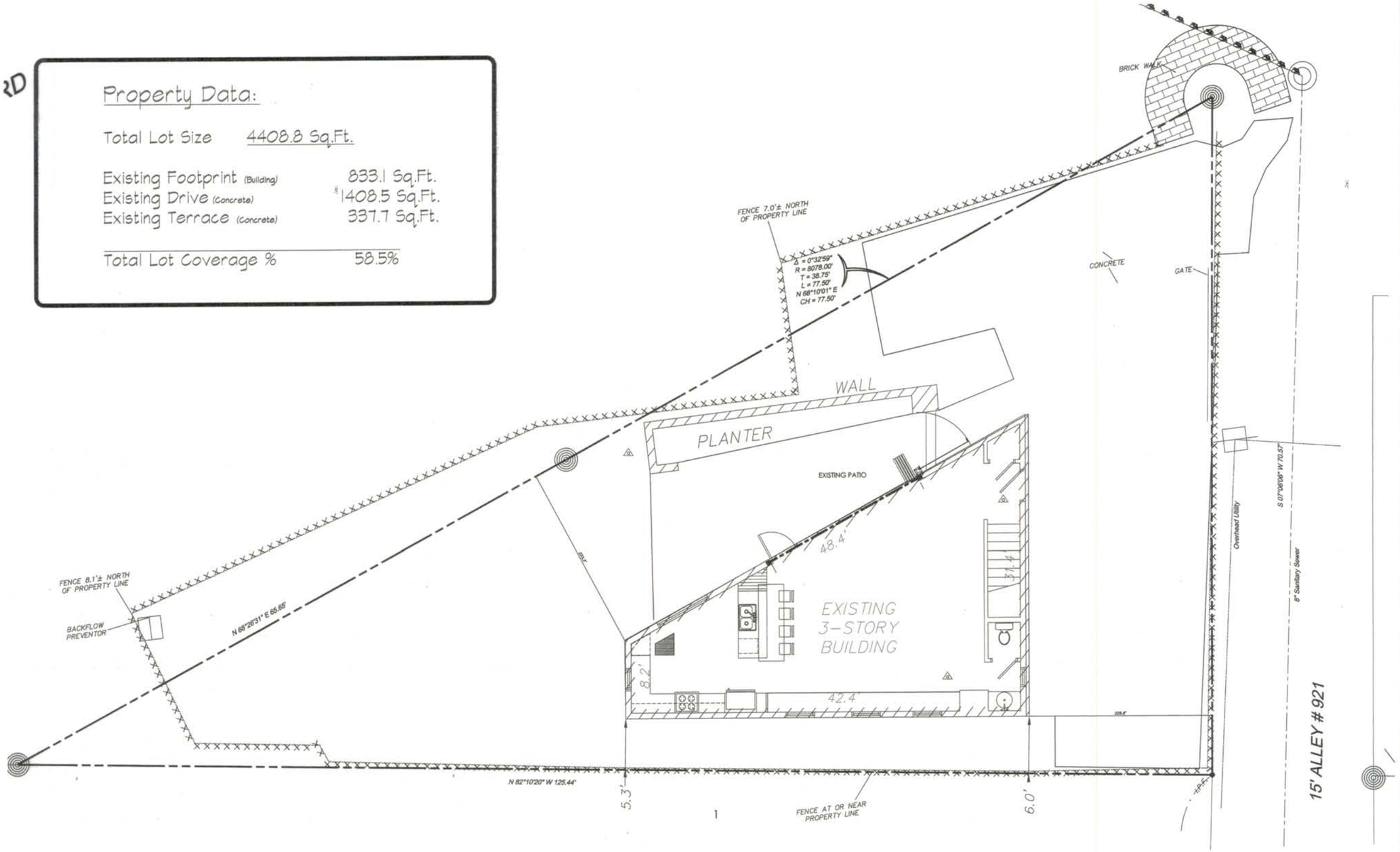
A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	06/2015
File :	Caden
Sheet Number :	C1.0

2D

Property Data:

Total Lot Size	4408.8 Sq.Ft.
Existing Footprint (Building)	833.1 Sq.Ft.
Existing Drive (Concrete)	1408.5 Sq.Ft.
Existing Terrace (Concrete)	337.7 Sq.Ft.
Total Lot Coverage %	58.5%



Enlarged Site Plan

SCALE 3/32

ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

1	
2	
3	

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E-mail: mitch@mitchellbarnett.net Web Site: mitchellbarnettarchitect.com

A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	08/2015
File :	Caden
Sheet Number :	C1.0a

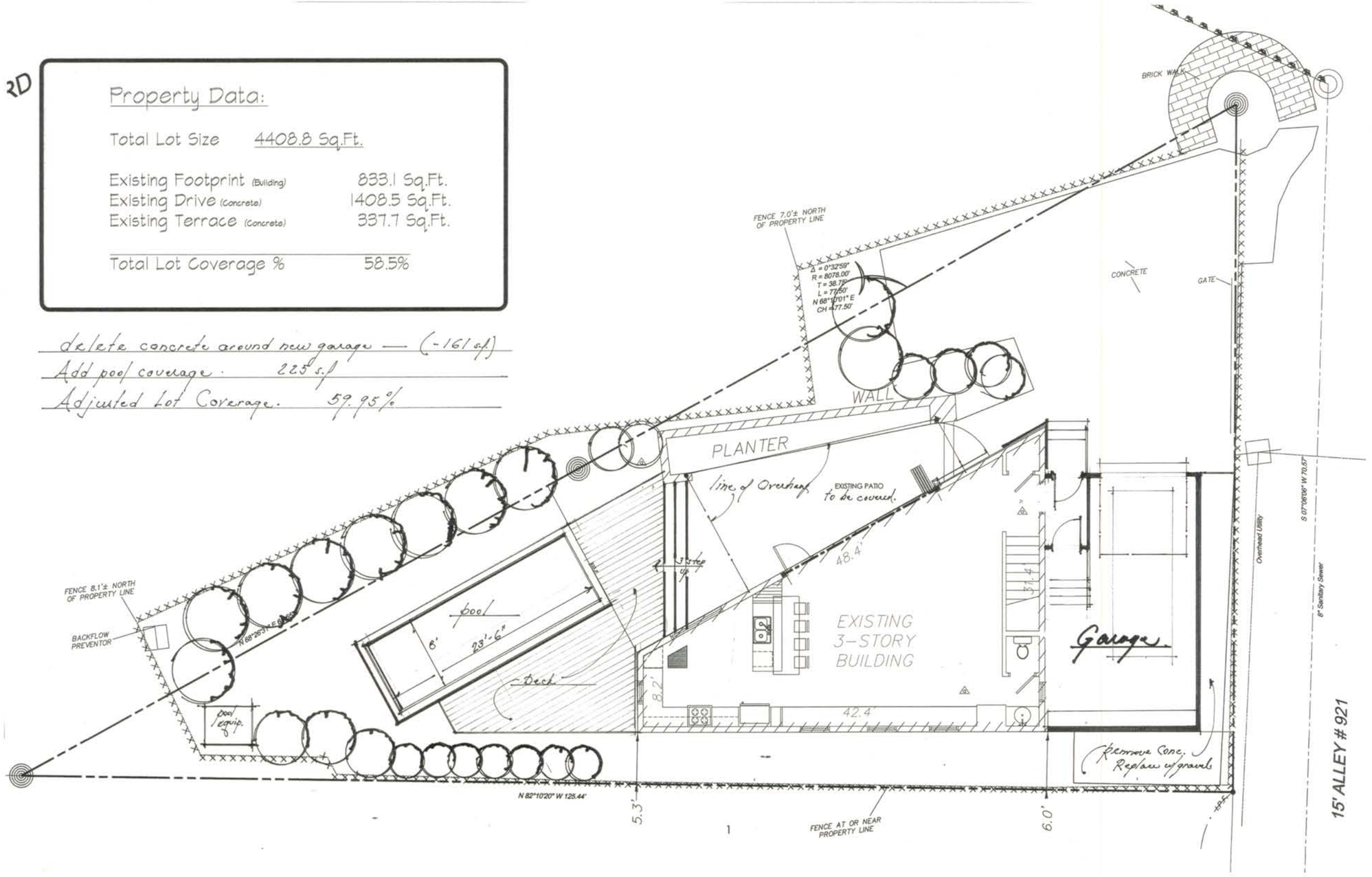
RD

Property Data:

Total Lot Size 4408.8 Sq.Ft.

Existing Footprint (Building)	833.1 Sq.Ft.
Existing Drive (Concrete)	1408.5 Sq.Ft.
Existing Terrace (Concrete)	337.7 Sq.Ft.
Total Lot Coverage %	58.5%

delete concrete around new garage — (-161 s.f.)
Add pool coverage: 225 s.f.
Adjusted Lot Coverage: 59.95%



Enlarged Site Plan

SCALE 3/32

ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

1	
2	
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A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By:	staff
Checked By:	NMB
Date:	08/2015
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2D

Property Data:

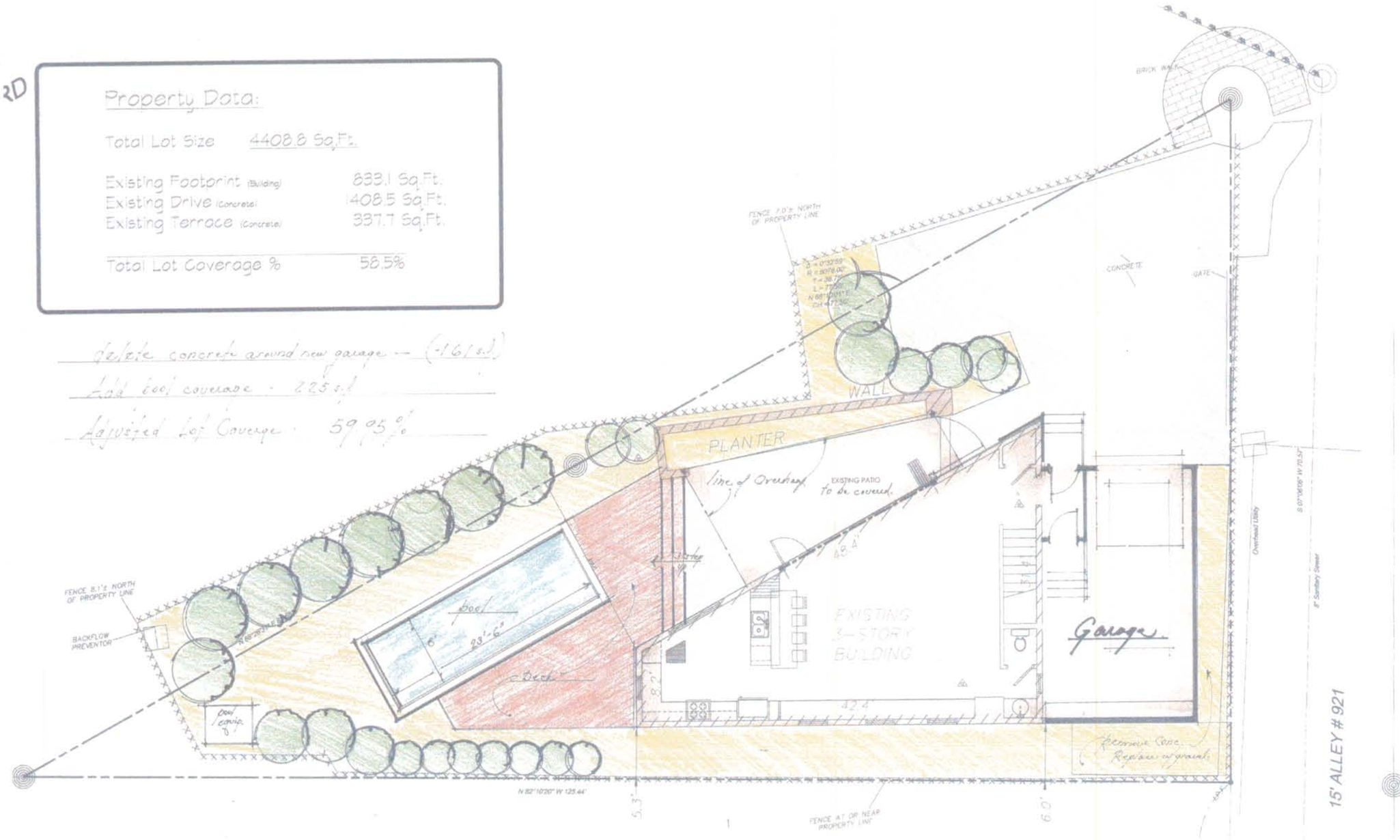
Total Lot Size 4408.8 Sq.Ft.

Existing Footprint (Building)	833.1 Sq.Ft.
Existing Drive (Concrete)	1408.5 Sq.Ft.
Existing Terrace (Concrete)	337.7 Sq.Ft.
Total Lot Coverage %	58.5%

delete concrete around new garage — (-161 s.f.)

Add roof coverage - 225 s.f.

Adjusted Lot Coverage - 59.95 %



Enlarged Site Plan

SCALE 3/32

ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

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A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By :	staff
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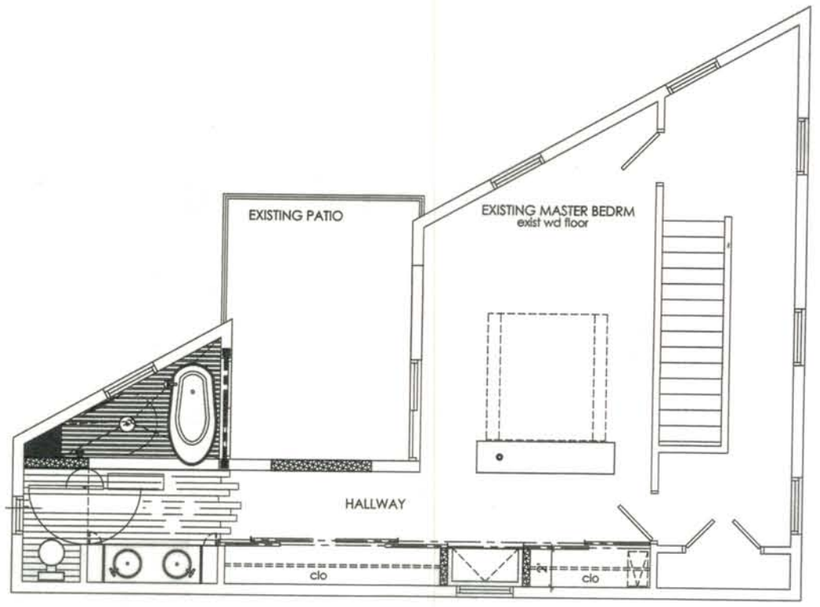
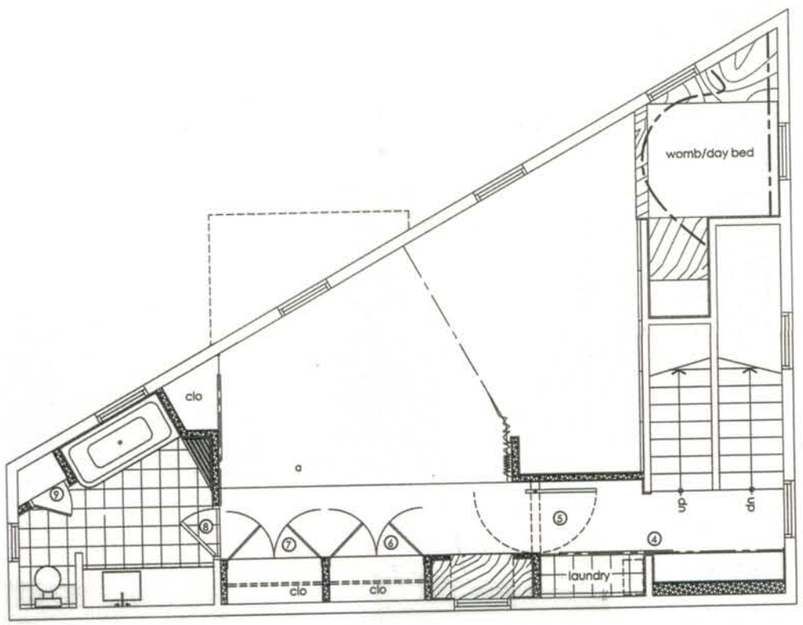
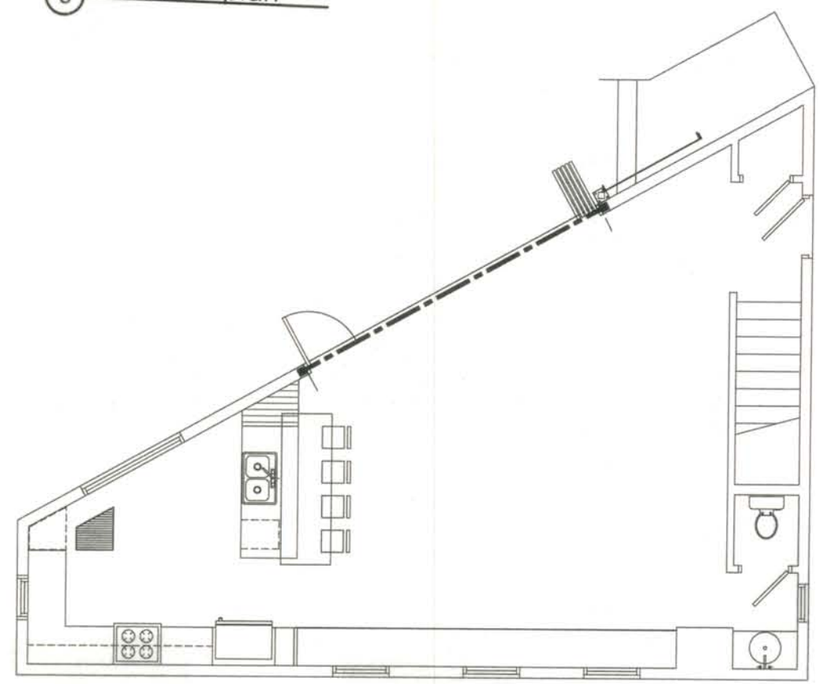


3 third floor plan



2 second floor plan



1 first floor plan SCALE 1/8" EXISTING

ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECTS, P.C.

Revisions

1	
2	
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A RESIDENCE REMODEL FOR
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1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By :	staff
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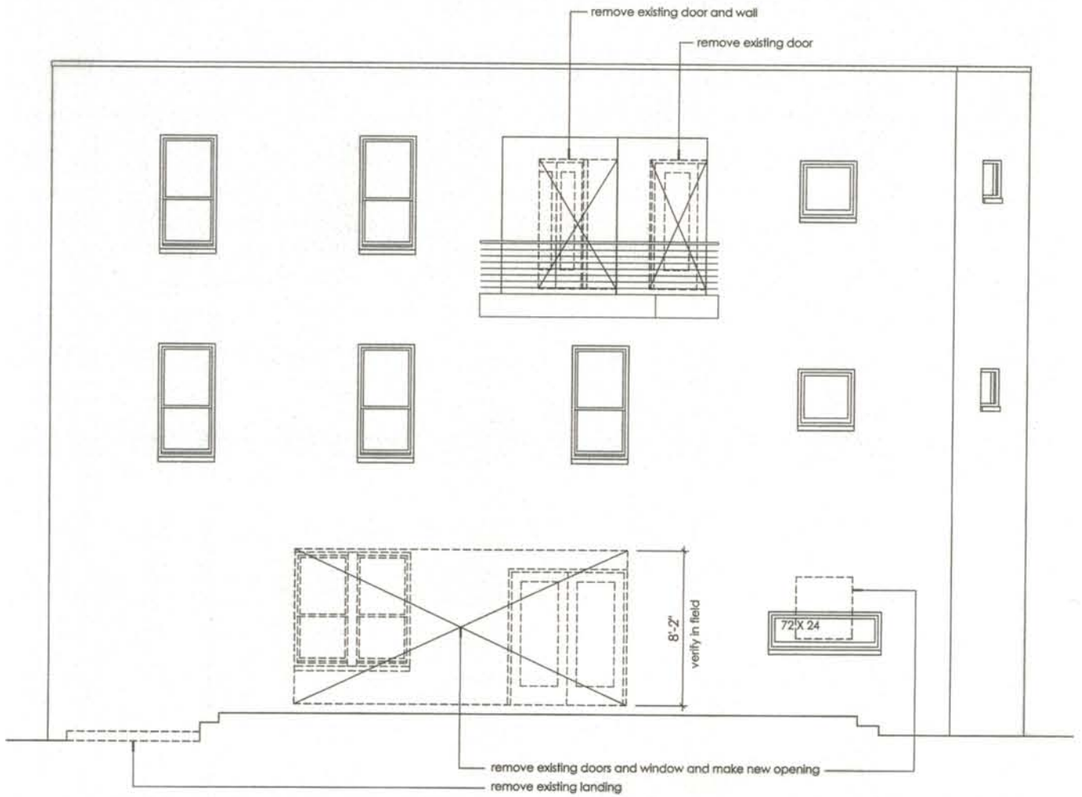
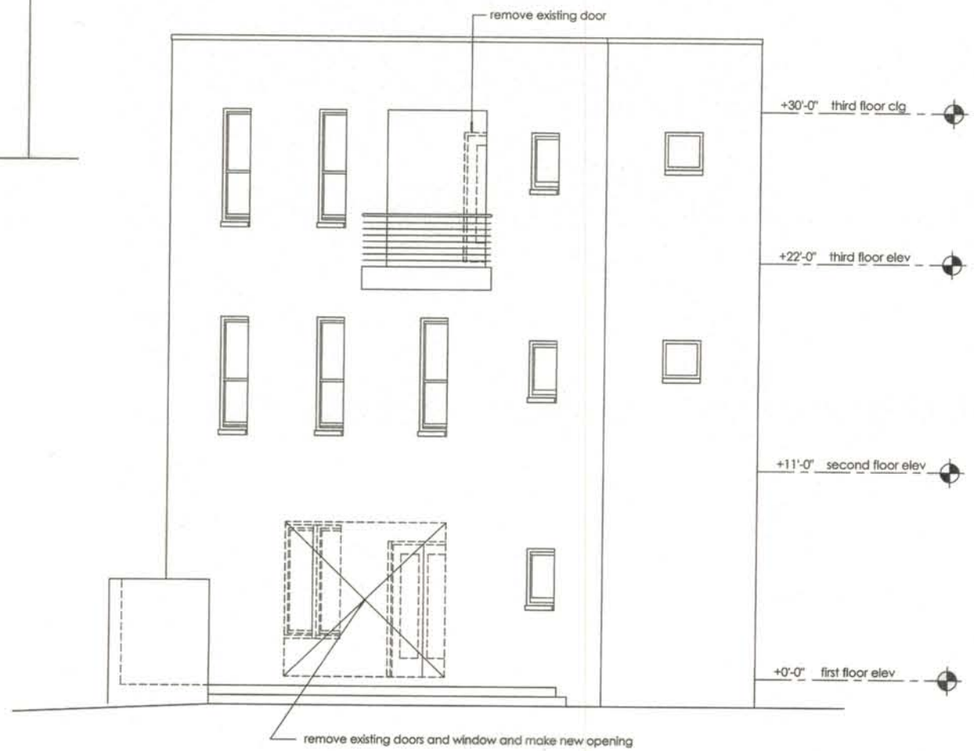


1 north elevation



2 west elevation

EXISTING

SCALE 1/8"

ISSUE DATE: August 19, 2015

Revisions

1	
2	
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A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	08/2015
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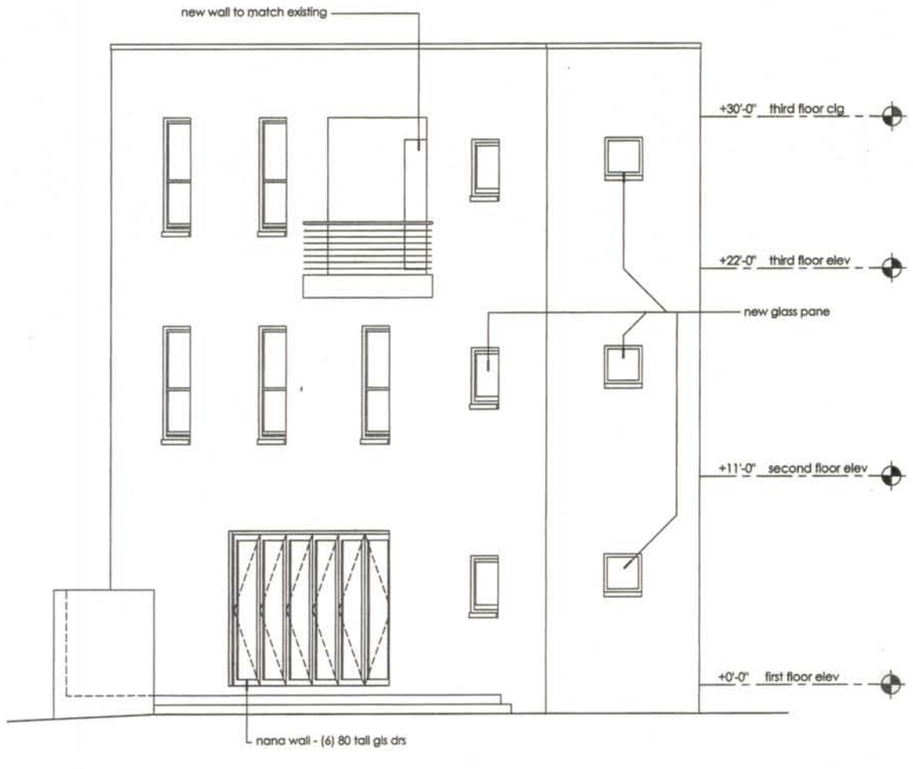
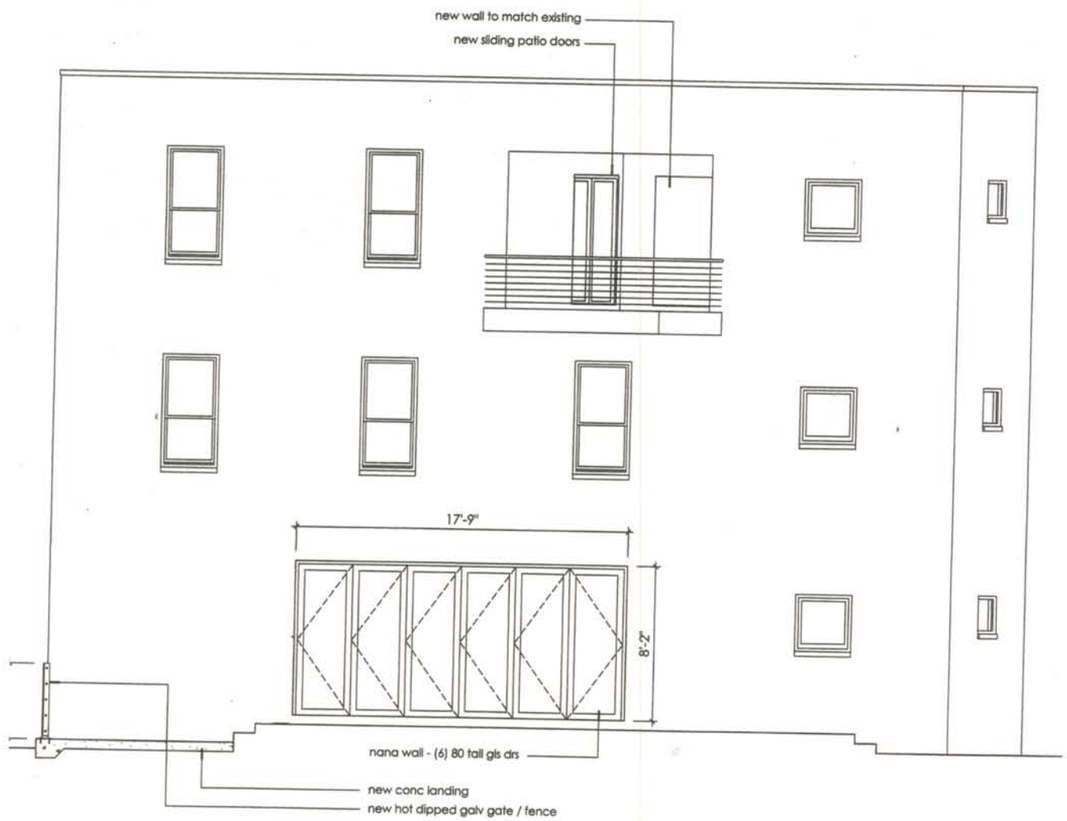
Sheet Number :	D2.0

MITCHELL BARNETT ARCHITECT, P.C.



4 west elevation



3 north elevation

SCALE 1/8"

ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

1	
2	
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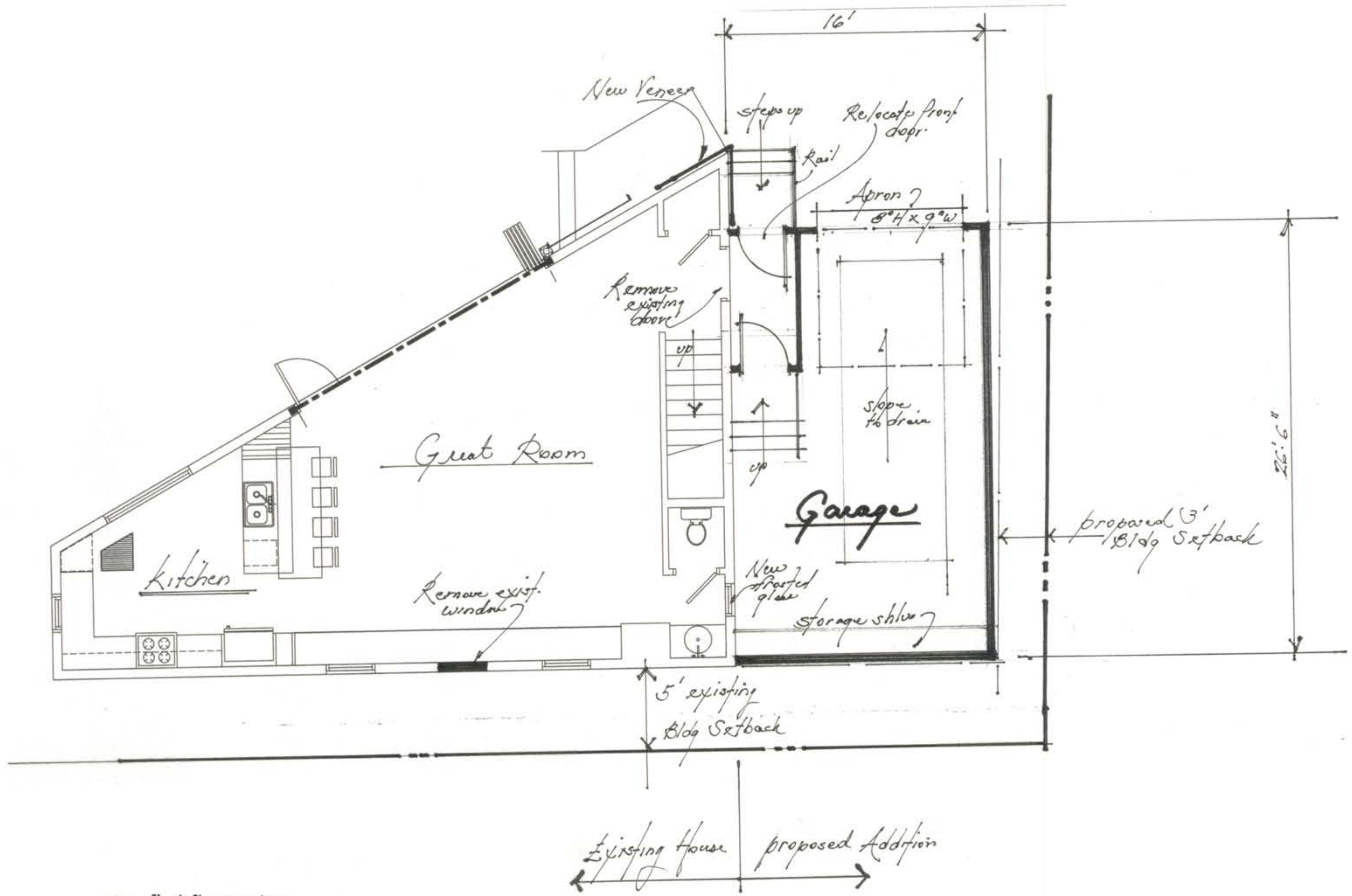

1 first floor plan

PROPOSED SCALE 1/8"

ISSUE DATE: August 19, 2015

Revisions

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A RESIDENCE REMODEL FOR
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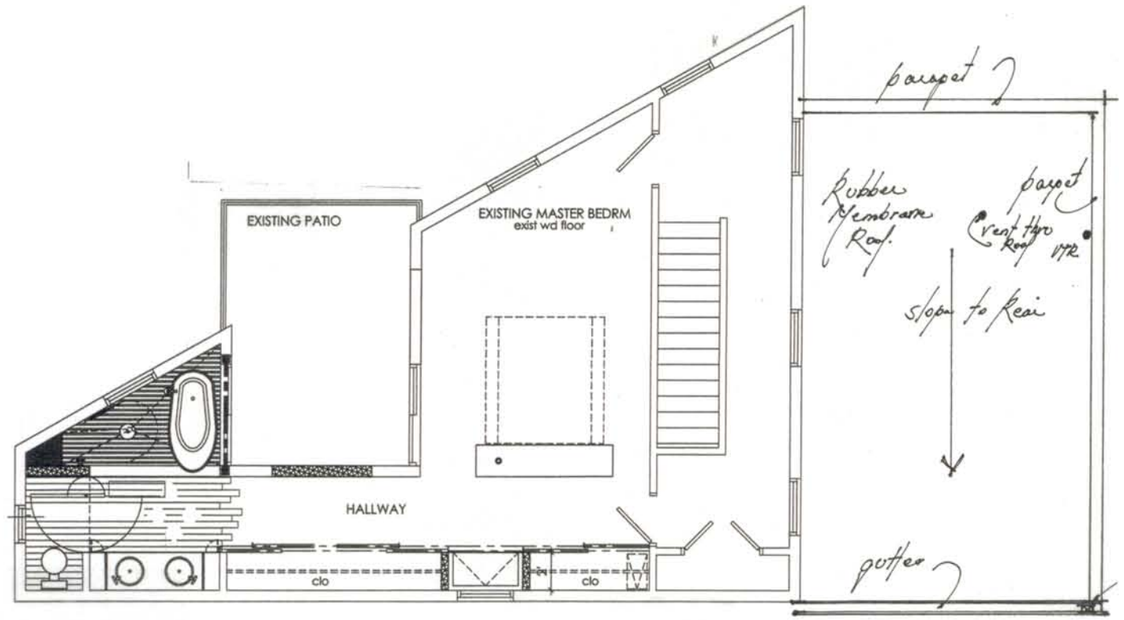
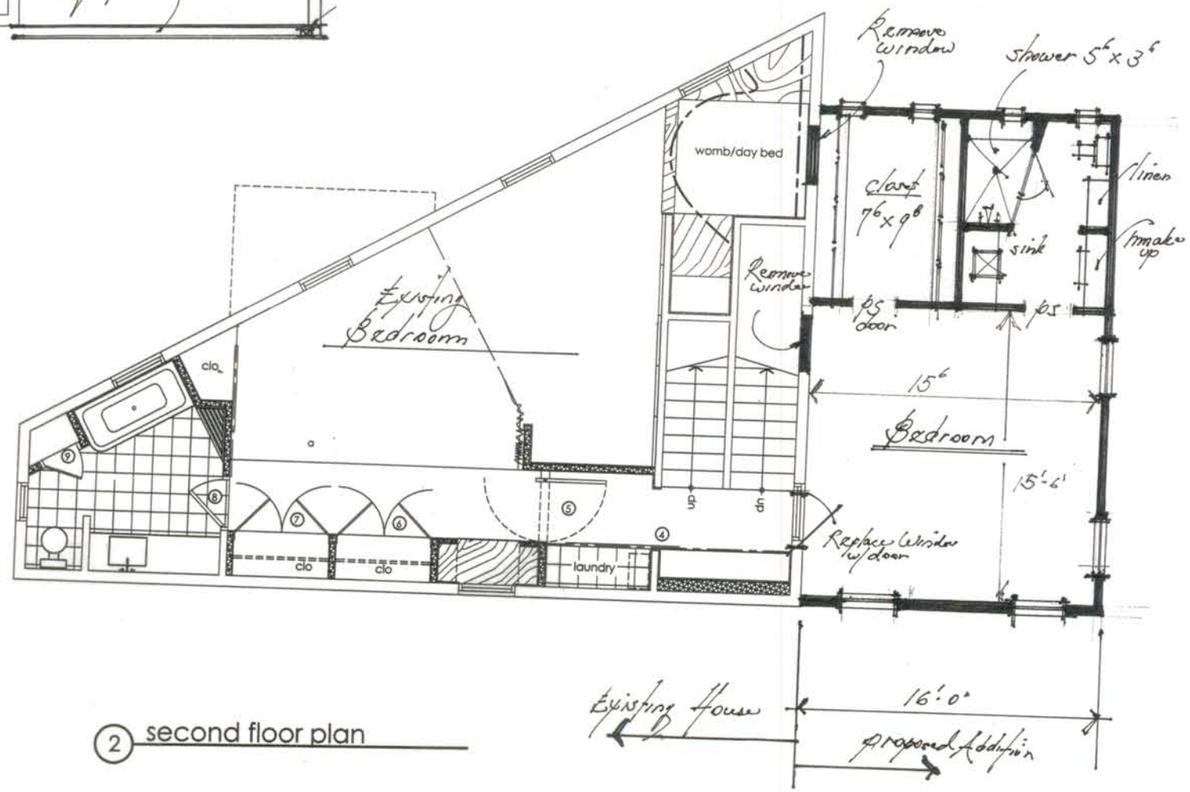


3 third floor plan

Roof Plan
over proposed Addition



2 second floor plan

PROPOSED SCALE 1/8"

ISSUE DATE: August 19, 2015

Revisions

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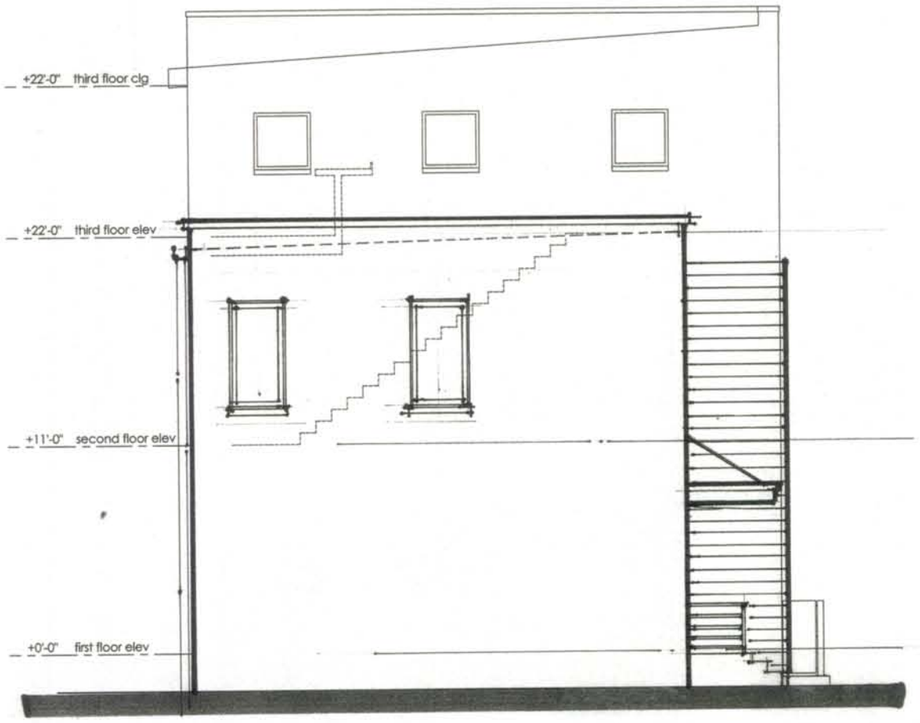
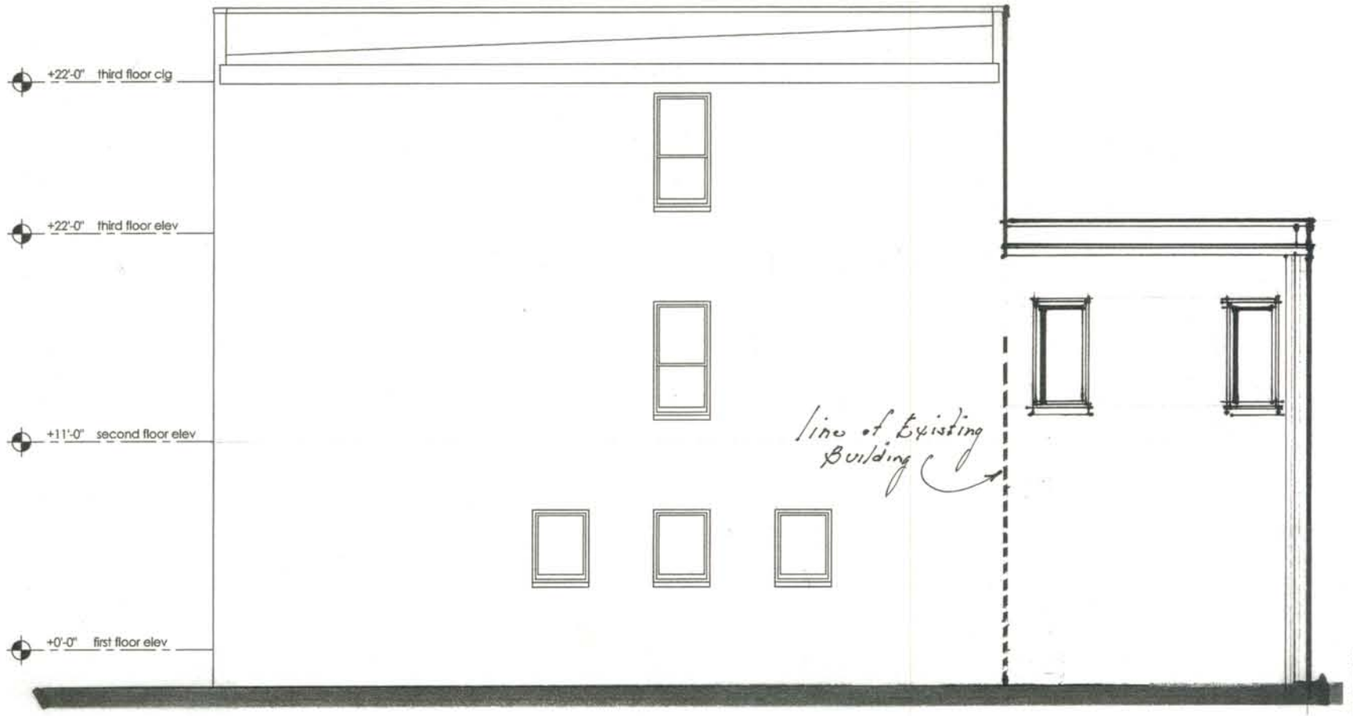
PROPOSED SCALE 1/8"



2 south elevation

1 east elevation



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MITCHELL BARNETT ARCHITECT, P.C.

Revisions

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Checked By :	NMB
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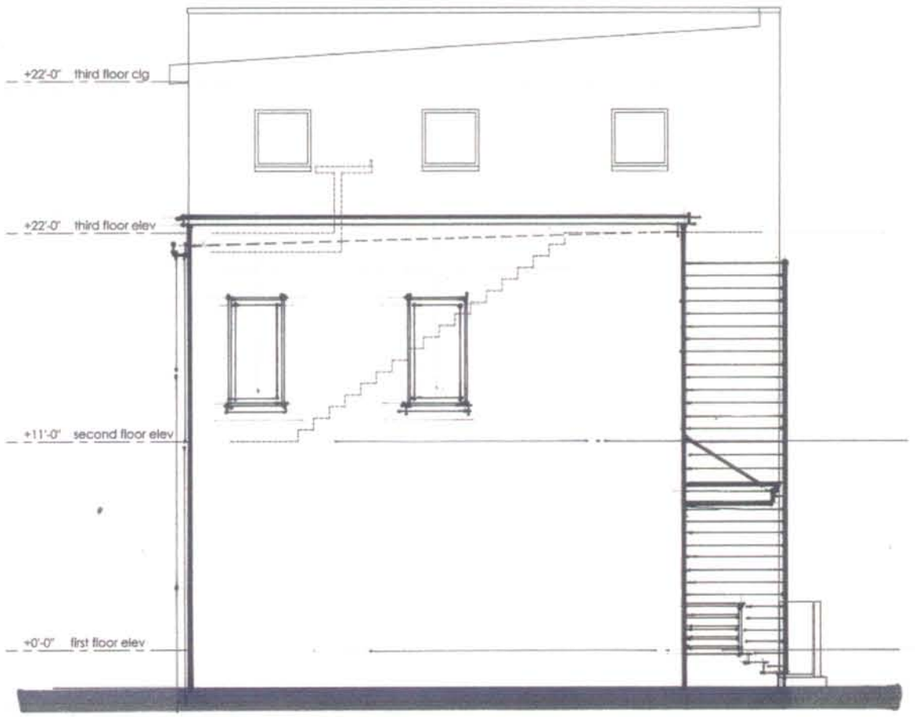
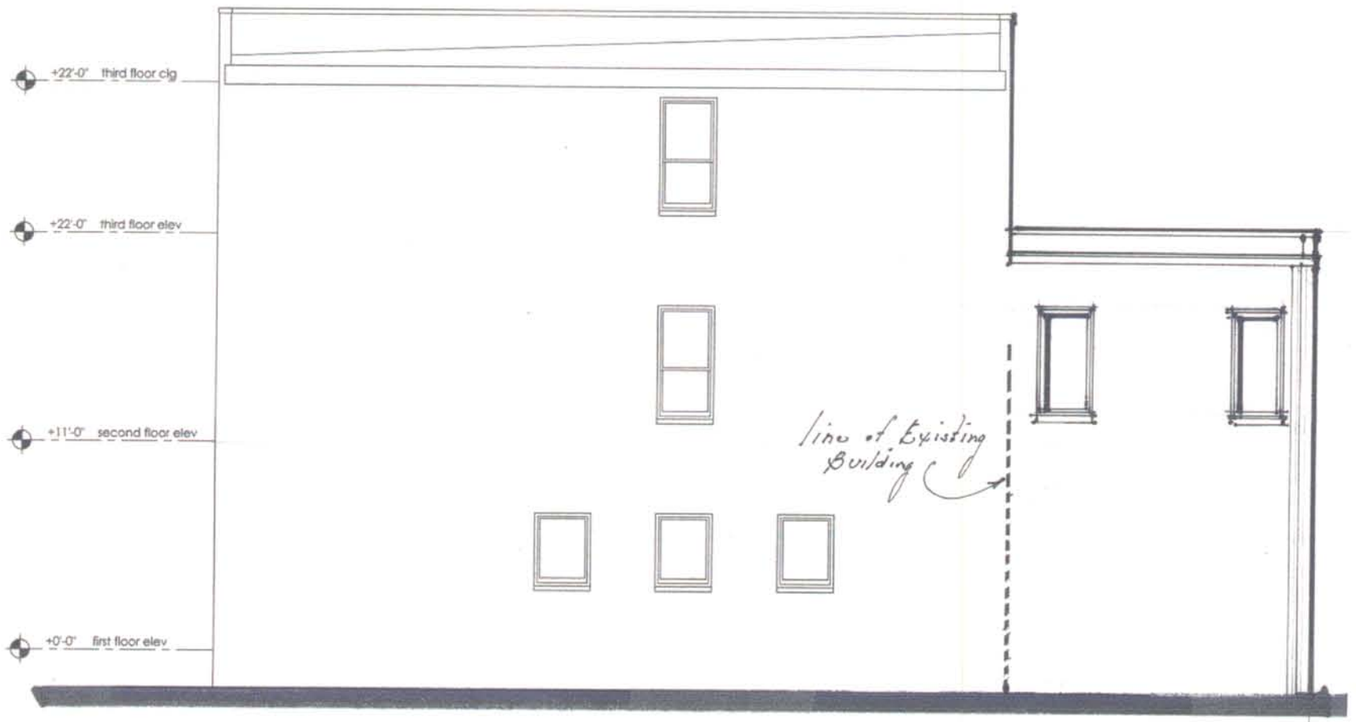
Sheet Number :	A2.0

PROPOSED SCALE 1/8"



2 south elevation

1 east elevation



ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

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A RESIDENCE REMODEL FOR
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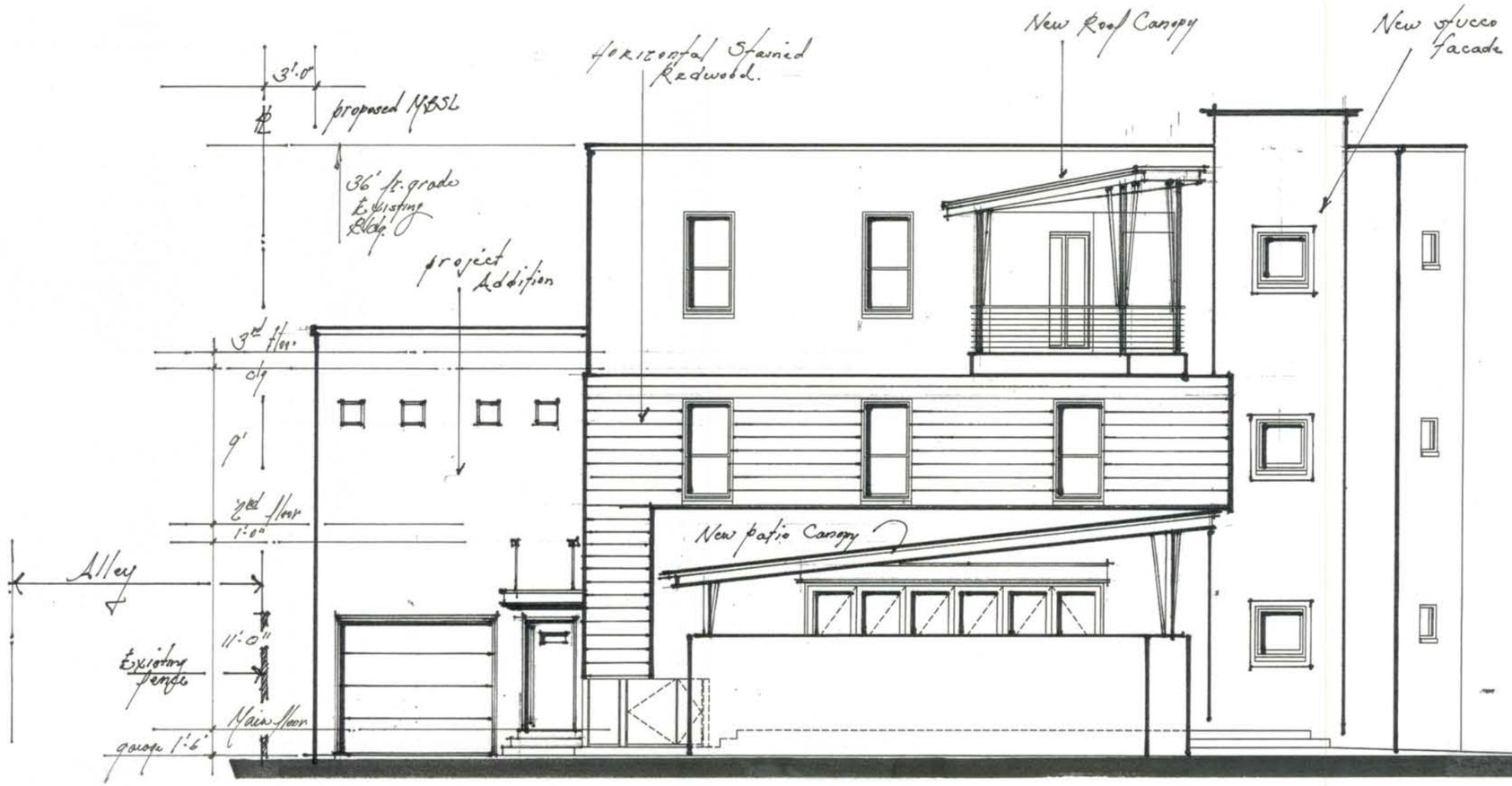

1 north elevation showing patio wall

PROPOSED SCALE 1/8"

ISSUE DATE: August 19, 2015

MITCHELL BARNETT ARCHITECT, P.C.

Revisions

1	
2	
3	

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A RESIDENCE REMODEL FOR
JIM CADEN
1909 19th Ave South (1914 20th Ave South)
Nashville, TN

Drawn By :	staff
Checked By :	NMB
Date :	09/2015
File :	Caden
Sheet Number :	A2.2

(1) north elevation showing patio wall

PROPOSED SCALE 1/8"

ISSUE DATE: August 19, 2015

Revisions

1
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3

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A RESIDENCE REMODEL FOR
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Nashville, TN

Drawn By : staff
Checked By : NMB
Date : 08/2015
File : Caden
Sheet Number :
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