



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 918 Fatherland Street September 16, 2015

Application: Demolition; New construction—infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216026800
Applicant: Twin Team Construction, LLC
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project:

Application is to demolish a non-contributing building and construct a new two-family dwelling.

Recommendation Summary:

Staff recommends approval of the project with the following conditions:

1. Walkways are added to connect the front porches to the sidewalk;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. An additional window is added on the first story on the right and left side;
4. Staff approve a brick sample, the asphalt shingle color, that the primary siding exposure be five inches (5”), and that staff approves of the materials of the porch floors, stairs, windows, and doors; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
6. Staff approve all appurtenances, including but not limited to, fencing, walkways, exterior lighting fixtures, and parking pads.

With these conditions, staff finds that the project meets Section III.B.2. of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.1 Additions

- a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon both public facades.

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 than an addition has achieved proper scale, the addition should:

- No matter their 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).

Side Additions

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.

Rear Dormers

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.

- g. Additions should follow the guidelines for new construction.

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

6. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have not historical basis and which seek to create an earlier appearance are not appropriate.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

It is important to note the variety of historic architectural styles and house types represented in Edgefield. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.

7. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained.

For example, as tastes changed in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. An addition or major remodel in a new style to an earlier house can sometimes be as architecturally important as an unaltered historic house.

III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.

a. 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 reinforce that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions 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.*

b. 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.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. 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.

e. Orientation

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

Porches

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.

Parking areas and Driveways

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

f. 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 new buildings 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.

g. 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.

i. Appurtenances Related to New Construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

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.

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.

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.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

V . DEMOLITION GUIDELINES

- 1 . Demolition is not appropriate
 - a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.
- 2 . Demolition is appropriate
 - a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or
 - b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district’s architectural or historical character or significance; 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, as amended, of the historic zoning ordinance.

Background: The existing structure at 918 Fatherland Street was constructed c. 1967 and does not contribute to the historic character of the Edgefield Historic Preservation Zoning Overlay.

Analysis and Findings: This application is to demolish the existing building and to construct a new building on the lot. The proposed infill will be a two-family dwelling, consisting of two similar-sized units side by side sharing a center wall. The units will have offset front walls in order to give each unit a private porch and entrance, but the building overall will have the appearance of one building with three primary sections.

Demolition:

Because of its recent construction and minimal architectural significance, the existing building does not contribute to the historic character of the overlay. Staff finds demolition to meet section V.2.a of the design guidelines for appropriate demolition.

Height & Building Shape:

At the peak of the roof, new building will be thirty-one feet (31') tall. Historic structures nearby range from twenty-five feet (25') to thirty-four feet (34') tall. A two-story Victorian across the street, for example, is thirty-four feet (34') tall. The front section of the new building will have a projecting gable over the right unit, with a ridge height of twenty-seven feet (27'). The primary roof in the center will be a hip with a peak height of thirty-one feet (31') above grade. The roof over the rear section will have a hip-ridge at thirty feet (30') above grade, finally stepping down to twenty-six feet (26') at the back of the building. The eave height for all three sections will be approximately twenty-one feet (21') above average grade, and the foundation height will be two feet (2') tall on average. Because of the slope of the site varies, staff asks that a condition of approval be that the finished floor height be consistent with the finished floor heights of the neighboring historic houses, to be verified by MHZC staff in the field consistent with surrounding houses. With this condition, staff finds that the infill's proposed height matches the historic context where there is a mix of one, one-and-a-half, and two-story houses.

The front section of the building will be thirty-five feet (35') wide, expanding to thirty-eight feet (38') wide in the middle of the section, and then stepping back to thirty feet (30') wide at the rear section. Staff finds that these widths are compatible with the historic context, where historic houses range in width from thirty feet (30') to forty-two feet (42').

The front and middle sections of the building will both span twenty-one feet (21') from front-to-back, and the rear section will span twenty-nine feet (29'). With an eight foot (8') deep front porch and the two halves of the building offset from each other by approximately eight feet (8') as well, the total depth of the building will be eighty-eight feet (88') from the front to back. However, the variation in widths of the three sections, particularly with the narrowest section at the rear, will greatly diminish the perceived massing of the building.

Staff finds that that infill's height and building shape meet Sections III.B.2.b. and III.B.2.c of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Setback & Rhythm of Spacing:

The proposed duplex infill meets all base zoning requirements for setbacks. It will be five feet, nine inches (5'-9") from the two side property lines at its widest point, and will be more than eighty feet (80') from the rear property line. The house will be set back twenty-two feet, three inches (22'-3") from the front of the property line, averaging the setbacks of the adjacent buildings. Staff finds that that infill's setback and rhythm of spacing meet Section III.B.2.a of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form:

The roof will be a complex hipped form with a front-projecting gable. These roofs will have a pitch of 6:12. The front porch roofs will have a 7:12 pitch, and the one-story rear porches will have shed roofs with a slope of 4:12. Staff finds that that infill's roof forms are compatible with the surrounding historic neighborhood and meet Section III.B.2.d. of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation:

The duplex is oriented to face Fatherland Street. The duplex units will have two separate entrances, the left entrance set back eight feet (8') from the right entrance. Both units will have an eight foot (8') deep front porch. Historic houses in the surrounding area typically have concrete walkways leading from the front sidewalk to the front entries, but no walkways are shown in the proposed plans. With the addition of front walkways, Staff finds that that duplex's orientation meets Section III.B.2.e of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings:

The infill's windows will generally be twice as tall as they are wide, and the windows on the second story are not taller than those on the first story. This is consistent with the proportion of window openings on historic buildings. The front and side elevations will be generally well covered with evenly spaced doors and windows, with the exception of one area on each side in the center section of the building. Paired windows have four to six inch (4"-6") mullions between them. Typically, front and side elevations do not have expanses of walls greater than ten to twelve feet (10'-12') without an opening. With the condition that a window is added on each side, Staff finds that that infill's proportion and rhythm of openings meet Section III.B.2.f. of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Materials:

The duplex will be primarily clad with cement-fiberboard siding, with brick on the first story of the front section. The clapboard siding is shown as having an eight inch (8") exposure on the first story and a six inch (6") exposure on the second. In the past the Commission has approved clapboard siding with a reveal greater than five inches (5")

only as an accent material. The foundation will be split face block, and the roof will be asphalt architectural shingles. Staff asks to approve the shingle color. The porch columns will be wood, and the trim will be wood or cement fiberboard. The materials for the porch steps and floors and the windows and doors were not specified, and staff asks to approve these materials prior to purchase and installation. Staff also requests more information on the front porch and stair railings. With conditions that staff approves brick samples, that the primary siding exposure be five inches (5”), and that staff approves of the materials of the porch floors, stairs, windows, and doors, staff finds that that known materials meet Section III.B.2.g of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Appurtenances & Utilities:

The location of the HVAC units and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff also asks to approve any appurtenances, including, but not limited to, fencing, sidewalks and pathways, parking pads, and lighting fixtures.

Outbuildings:

A “proposed garage” is shown on the site plan, but no other plans for an outbuilding have been submitted. Staff did not review the placement, dimensions or design of an outbuilding or parking pad at this time.

Recommendation Summary:

Staff recommends approval of the project with the following conditions:

1. Walkways are added to connect the front porches to the sidewalk;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. An additional window is added on the first story on the right and left side;
4. Staff approve a brick sample, the asphalt shingle color, that the primary siding exposure be five inches (5”), and that staff approves of the materials of the porch floors, stairs, windows, and doors; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house;
6. Staff approve all appurtenances, including but not limited to, fencing, walkways, exterior lighting fixtures, and parking pads.

With these conditions, staff finds that the project meets Section III.B.2. of the *Edgefield Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.



918 Fatherland Street, front.

Context Photos:



920 Fatherland Street, to the left/west of the site



922 and 924 Fatherland St, to the left/west of the site



915 (left) and 917 (right) Fatherland Street, across the street from the site.

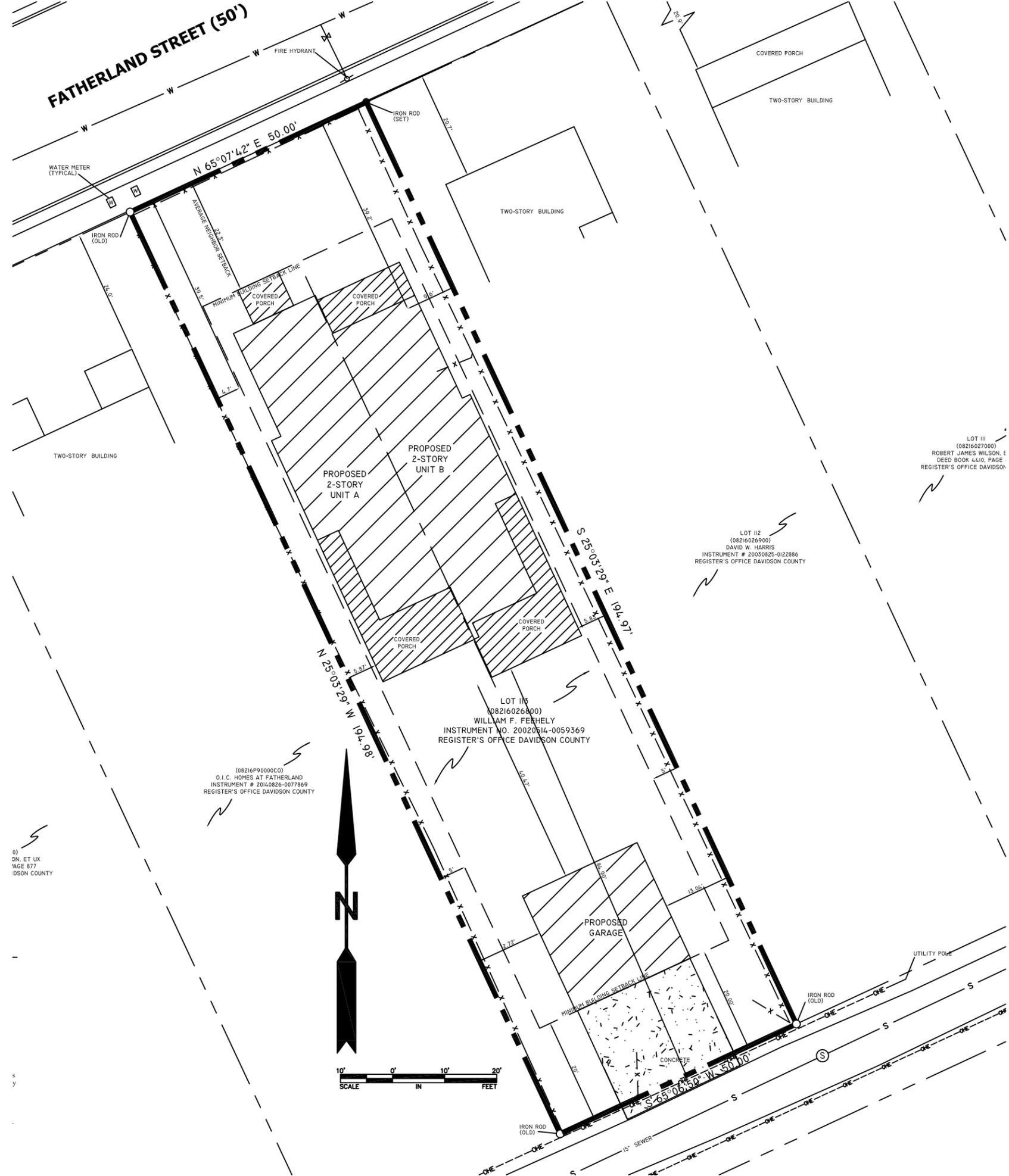


919 Fatherland Street, across the street from the site



921 Fatherland Street, across the street from the site.

FATHERLAND STREET (50')



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DN, ET UX
PAGE 877
DAVIDSON COUNTY

(08216P90000C0)
O.I.C. HOMES AT FATHERLAND
INSTRUMENT # 20140826-0077869
REGISTER'S OFFICE DAVIDSON COUNTY

LOT #2
(08216026000)
WILLIAM F. FEHELY
INSTRUMENT NO. 20020614-0059369
REGISTER'S OFFICE DAVIDSON COUNTY

LOT #2
(08216026900)
DAVID W. HARRIS
INSTRUMENT # 20030825-0122886
REGISTER'S OFFICE DAVIDSON COUNTY

LOT #3
(08216027000)
ROBERT JAMES WILSON, E
DEED BOOK 4410, PAGE
REGISTER'S OFFICE DAVIDSON





DESIGNS

J2Designs@comcast.net

SQUARE
FOOTAGE
INFO.

HEATED AREA

1ST FLR. = 1,038 S.F.

2ND FLR. = 1,159 S.F.

BONUS RM. =

TOTAL LIVING
2,197 S.F.

GARAGE =

BASMT =

C. PORCH =

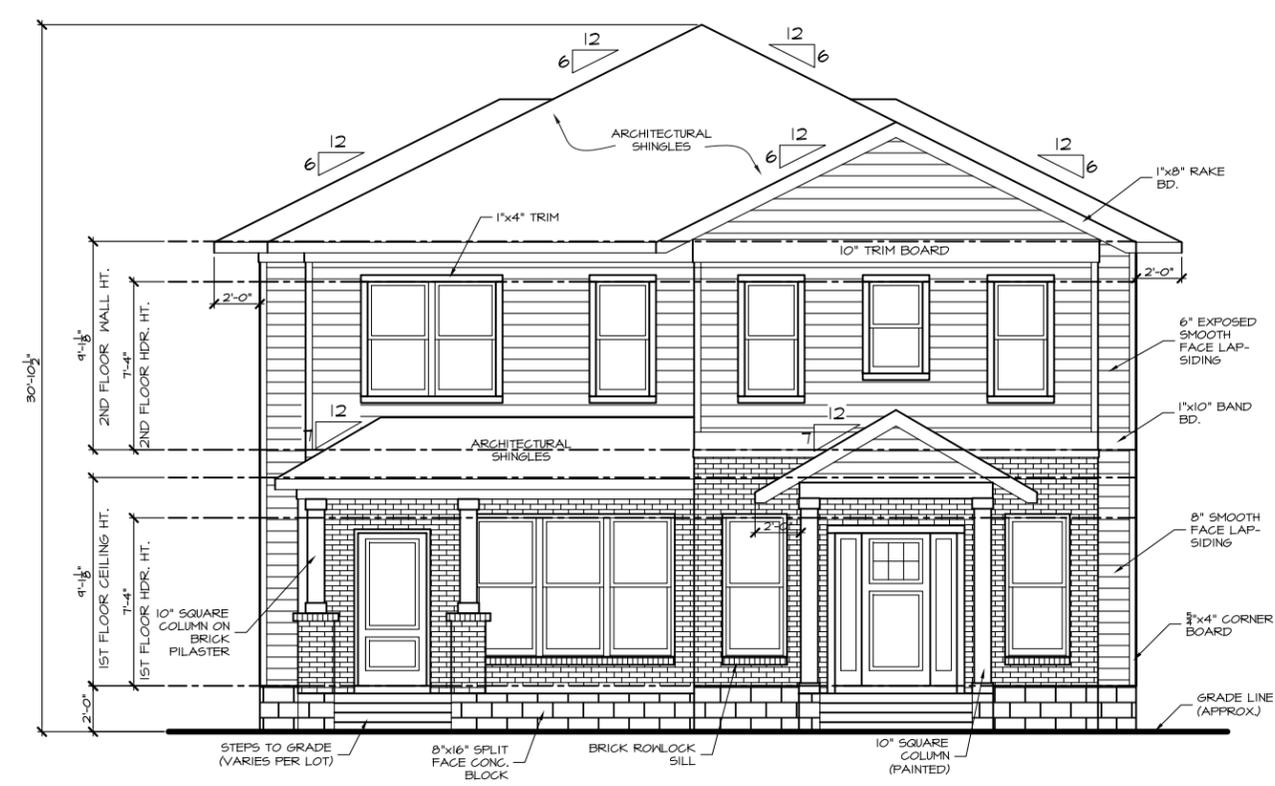
UPDATED - 09.07.15

918 FATHERLAND ST.

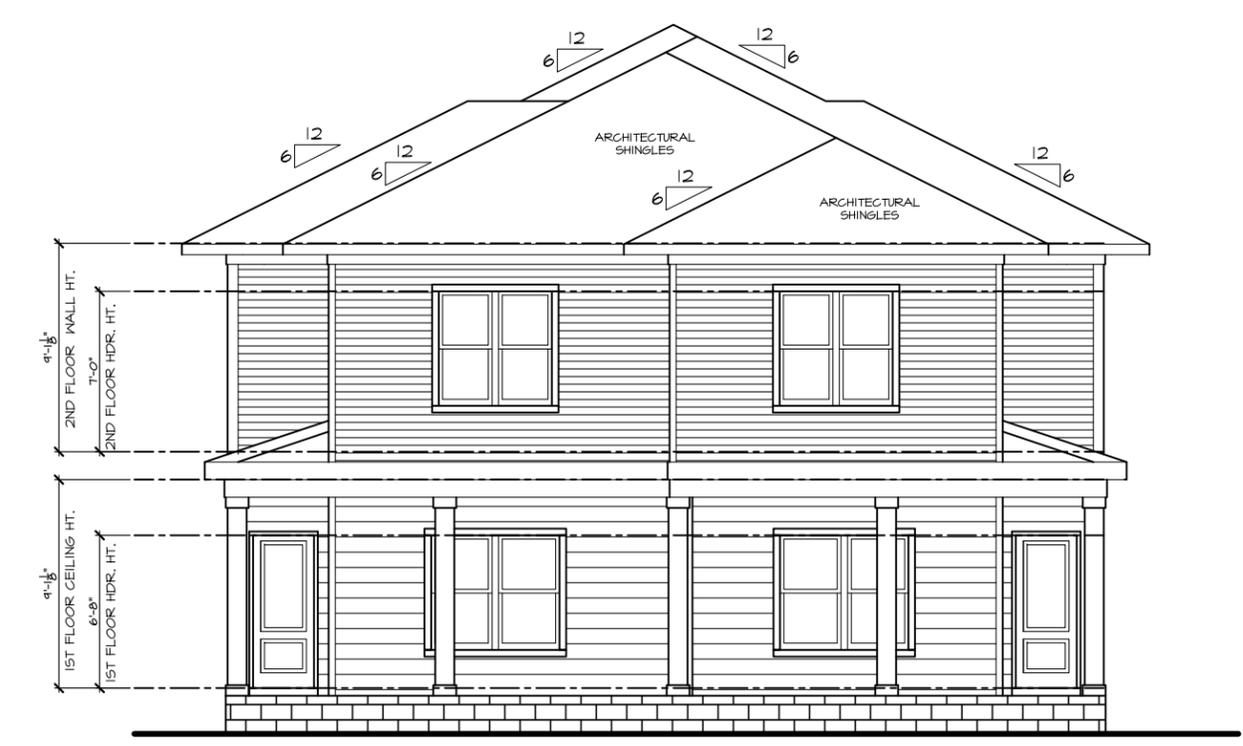
Revisions:
Date Description

A.1

- TYPICAL FLASHING APPLICATION:
1. WINDOWS AND DOORS
 2. ALL HORIZONTAL MATERIAL CHANGES
 3. SIDES OF DORMERS
 4. SIDES OF WALLS AT INTERSECTING ROOF LINES
 5. CHIMNEY/ROOF INTERSECTIONS
 6. PORCH ROOF, DECK AND WALL INTERSECTIONS
 7. ABOVE CORNICE RETURNS
 8. SKIRT ASSEMBLIES
 9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS, GABLE VENTS, ETC.)



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



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



DESIGNS

J2Designs@comcast.net

SQUARE FOOTAGE INFO.

HEATED AREA

1ST FLR. = 1,038 S.F.

2ND FLR. = 1,159 S.F.

BONUS RM. =

TOTAL LIVING 2,197 S.F.

GARAGE =

BASMENT =

C. PORCH = 398 S.F.

UPDATED - 09.07.15

918 FATHERLAND ST.

Revisions:
Date Description

A.2

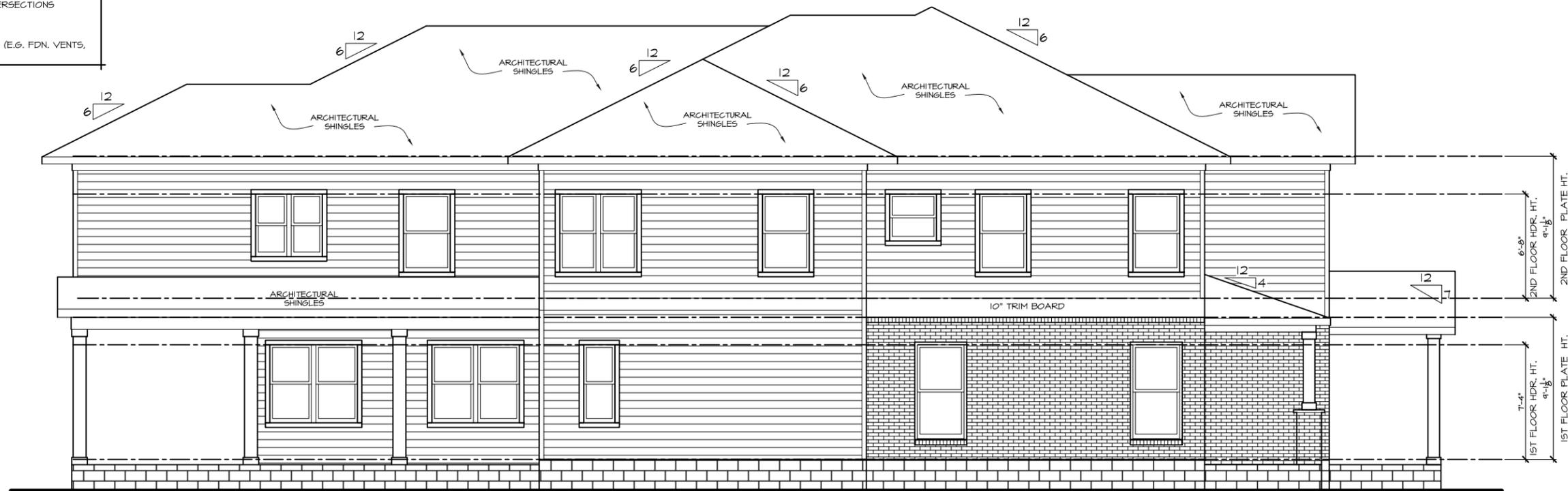


RIGHT ELEVATION

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

TYPICAL FLASHING APPLICATION:

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



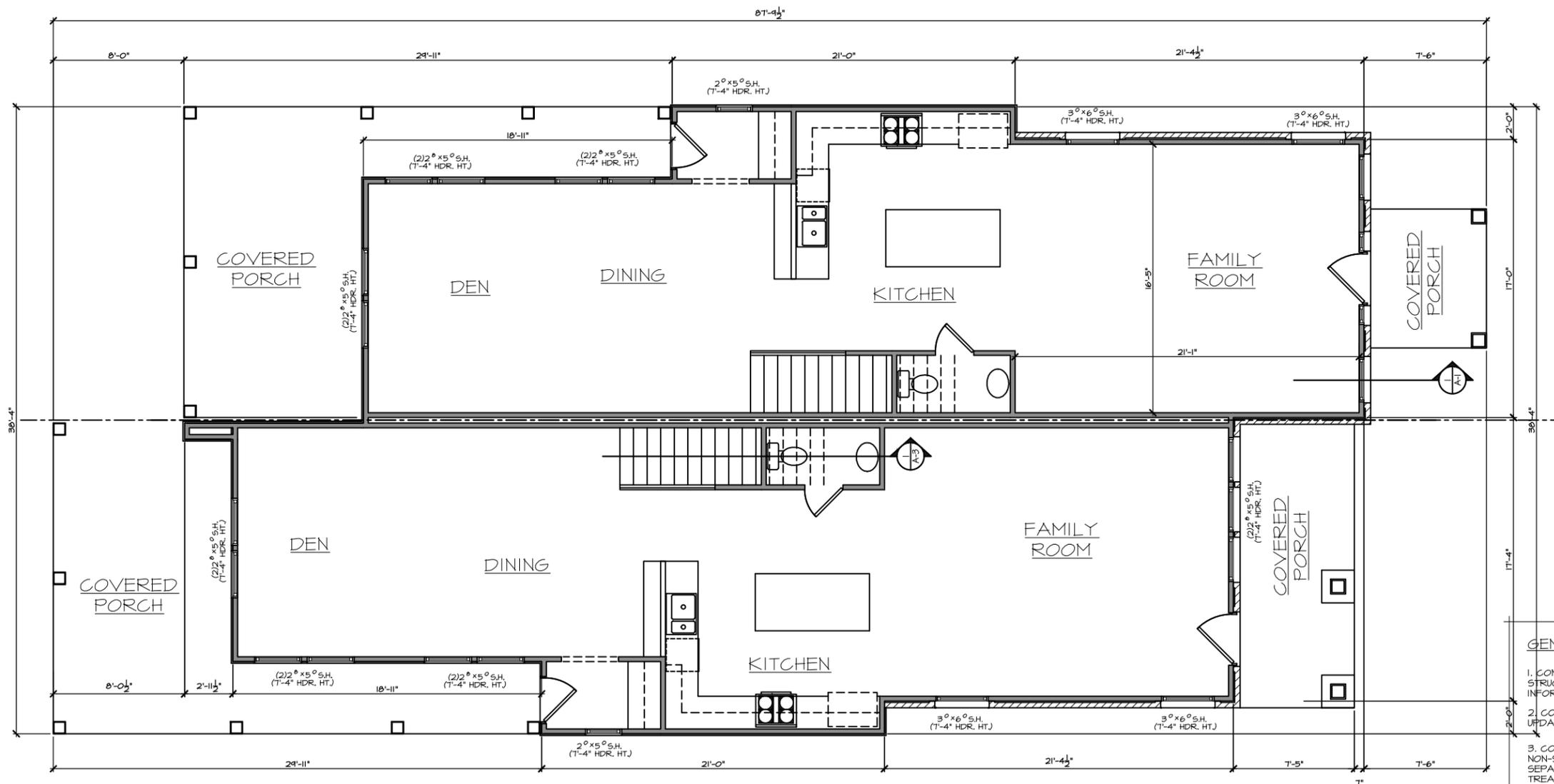
LEFT ELEVATION

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

***NOTE:**
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. ENGINEER TO SIZE ALL STRUCTURAL HEADERS AND BEAMS IF NOT INCLUDED IN FRAMING PACKAGE.

- NOTES:**
- GYP. BOARD WALL AND CEILING
 - ALL EXTERIOR WALLS TO BE 2x4 (U.N.O.)
 - 5/8" TYPE "X" GYP. BOARD @ GARAGE CEILING
 - 9'-1/8" CEILING HEIGHT FIRST FLOOR
 - 9'-1/8" CEILING HEIGHT SECOND FLOOR
 - ALL ANGLES TO BE 45 DEGREES U.N.O.
 - 1 3/4" H.C. INTERIOR DOORS
 - 1 3/4" S.C. EXTERIOR DOORS
 - 6'-8" DOOR HT. AT FIRST FLOOR
 - 6'-8" DOOR HEIGHT AT SECOND FLOOR
 - ALL WINDOWS TO BE SINGLE HUNG
 - 6'-8" HEADER HT. AT FIRST FLOOR
 - 6'-8" HEADER HT. AT SECOND FLOOR
 - ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX)
 - 22" HIGH x 20" WIDE (MIN) OPENING WITH 57.50 FT (MIN) NET CLEAR OPENING
 - SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH F907.1.0 (IRC 2012)
 - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 1209 (IRC 2012)
 - CHIMNEYS TO BE 3'-0" MIN. ABVY. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
 - ALL PREFAB FIREPLACES TO BE U.L. 4 IRC 2012 APPROVED
 - 4 A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
 - STAIR WAYS SHALL COMPLY WITH 1009 (IRC 2012)
 - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
 - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R 1012 & 1013 (IRC 2012)
 - GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.C. MAX PER R1013 (IRC 2012)
 - PLUMBING AND HVAC TO FOLLOW 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE

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



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



DESIGNS

J2Designs@comcast.net

SQUARE FOOTAGE INFO.

HEATED AREA

1ST FLR. = 1,038 S.F.

2ND FLR. = 1,151 S.F.

BONUS RM. =

TOTAL LIVING 2,197 S.F.

GARAGE =

BASMENT =

C. PORCH = 398 S.F.

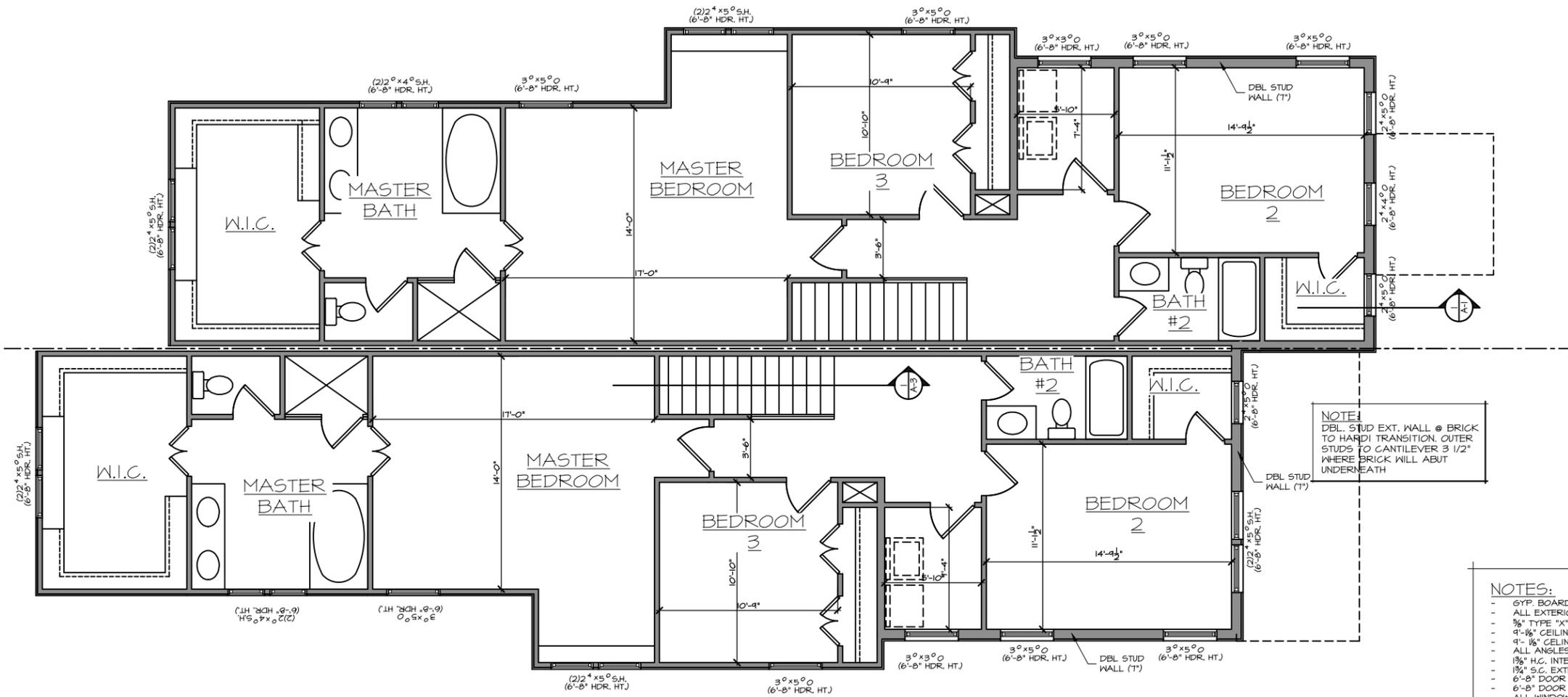
UPDATED - 09.07.15

918 FATHERLAND ST.

Revisions:

Date Description

A.4



NOTE:
DBL STUD EXT. WALL @ BRICK TO HARDI TRANSITION. OUTER STUDS TO CANTILEVER 3 1/2" WHERE BRICK WILL ABUT UNDERNEATH

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

- NOTES:
- GYP. BOARD WALL AND CEILING
 - ALL EXTERIOR WALLS TO BE 2x4 (I.N.O.)
 - 5/8" TYPE "X" GYP. BOARD @ GARAGE CEILING
 - 9'-1/8" CEILING HEIGHT FIRST FLOOR
 - 9'-1/8" CEILING HEIGHT SECOND FLOOR
 - ALL ANGLES TO BE 45 DEGREES U.N.O.
 - 1 3/4" H.C. INTERIOR DOORS
 - 1 3/4" S.C. EXTERIOR DOORS
 - 6'-8" DOOR HT. AT FIRST FLOOR
 - 6'-8" DOOR HEIGHT AT SECOND FLOOR
 - ALL WINDOWS TO BE SINGLE HUNG
 - 6'-8" HEADER HT. AT FIRST FLOOR
 - 6'-8" HEADER HT. AT SECOND FLOOR
 - ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX) 22" HIGH x 20" WIDE (MIN) OPENING WITH 5.7 SQ FT (MIN) NET CLEAR OPENING
 - SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH F907.1.10 (IRC 2012)
 - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 1203 (IRC 2012)
 - CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
 - ALL PREFAB FIREPLACES TO BE U.L. # IRC 2012 APPROVED
 - A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
 - STAIR WAYS SHALL COMPLY WITH R1004 (IRC 2012)
 - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
 - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R.1012 # 1013 (IRC 2012)
 - GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.C. MAX PER R1013 (IRC 2012)
 - PLUMBING AND HVAC TO FOLLOW 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE