MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

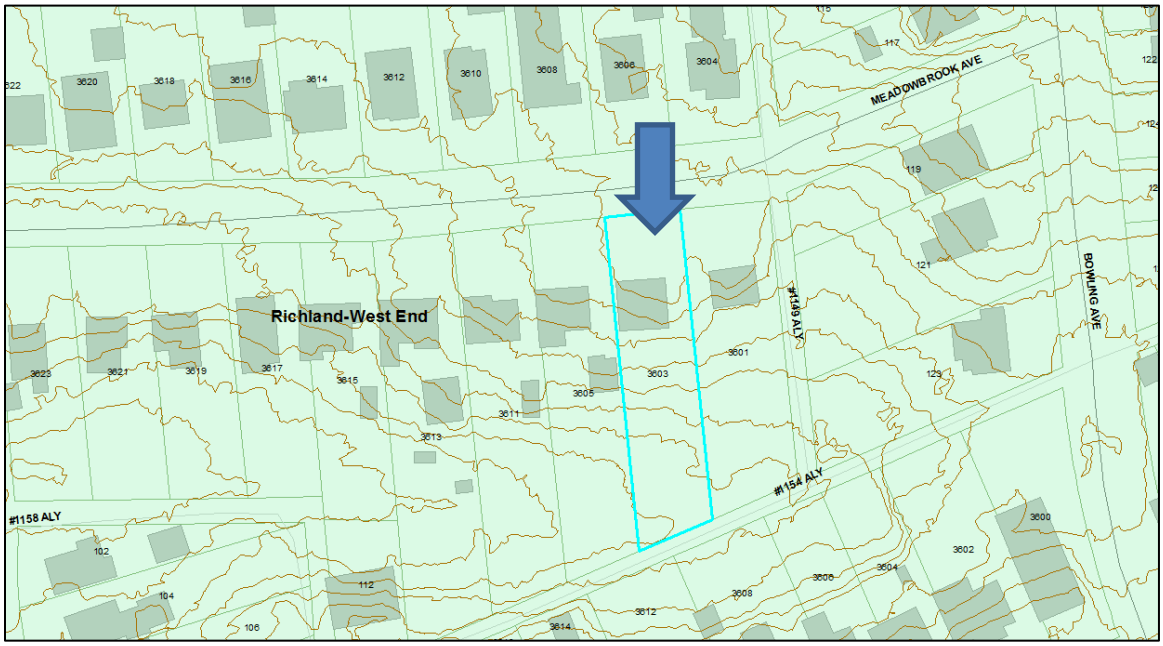
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
3603 Meadowbrook Ave
June 15, 2016

Application: New construction—addition; Partial demolition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405027900
Applicant: Adam Sneed, property owner
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The request is to construct a new rear addition and to demolish a non-contributing side porch and replace it with a covered stoop in the same location. **Recommendation Summary:** Staff recommends approval of the proposed partial demolition and addition with the following conditions: **1.** Staff approve the final details, dimensions, and materials of doors, garage doors, trim, roof color, deck, stoop posts, and railings prior to purchase and installation; and **2.** Staff approve the masonry color, dimensions, and texture. With these conditions, staff finds that the addition meets Sections II.B.1 for new construction, II.B.2 for additions, and III.B for demolition of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

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. 17.40.410).

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.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

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.

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.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

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.
When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.
In order to assure than an addition has achieved proper scale, the addition should:

· No matter its use, an addition should 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.

· Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change
· Atypical lot parcel shape or size

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

When an addition needs to be 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.

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
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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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. 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.

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

d. 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.

e. Additions should follow the guidelines for new construction.

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

III.B.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.

III.B.2 Demolition is Appropriate

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

Background: The house located at 3603 Meadowbrook Avenue was built c. 1915 and is a bungalow with a clipped side gabled roof (Figure 1). The house contributes to the historic character of the Richland-West End Neighborhood Conservation Zoning Overlay.

Figure 1. 3603 Meadowbrook Avenue.

Analysis and Findings: The request is to construct a new rear addition and to demolish a non-contributing side porch and construct a small covered stoop in its place.

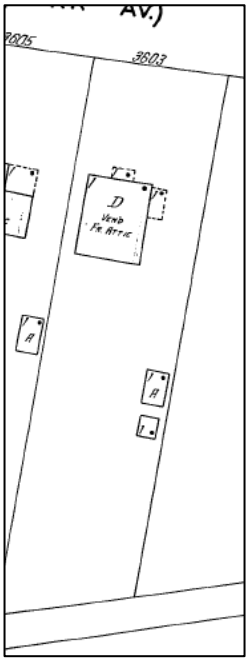


Figure 2: 1931 Sanborn map

Partial Demolition: The application proposes to demolish an existing side screened porch that is located on the left side of the house. Research indicates that the existing covered side porch is not the original side porch shown on the 1931 Sanborn maps (Figure 2). In this case, the side porch is nearly flush with the front of the house, which is also evident in the 1968 Property Assessor's photo (Figure 3). Subsequent photos and footprints, however, show that the location of the side porch was relocated fourteen feet (14') back from the front of the house (Figures 4 and 5). Consequently, staff finds that the existing covered side porch is not contributing as it has been either demolished and rebuilt or significantly altered with relocation.

Demolition without reconstruction of the original or existing porch is necessary to provide vehicular access on this lot that does not have alley access.

As the plan proposes to remove non-contributing addition, staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

Figure 3: 1968 photo

Figure 4: 1996 photo

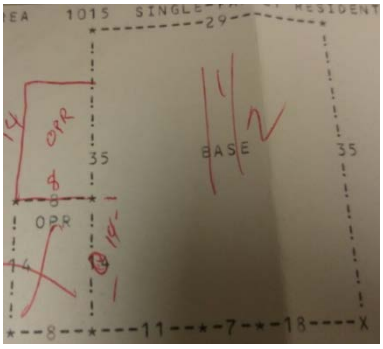


Figure 5: 1996 footprint (Property Assessor)

Height & Scale: The proposed additional rear footprint is approximately one thousand and sixty-seven square feet (1067 sq. ft.), compared to the existing footprint which is approximately one thousand, one hundred and fifty-five square feet (1155 sq. ft.). The addition does not more than double the footprint. The addition adds thirty-nine feet (39') to the depth of the house. The proposed covered stoop is located on the side of the house in the location of a non-contributing side porch, and the remainder of the new construction is located at the rear of the historic house, in accordance with design guidelines. Staff finds that the proposed covered stoop could be appropriate given that it is a relatively small size of fourteen square feet (14 sq. ft.), makes use of an existing door opening, is located approximately twenty feet (20') back from the front of the house, and is in the location of a previous porch.

The addition has a maximum ridge height that is approximately eight feet (8') less than the ridge of the historic house. The foundation line matches the existing foundation. Eave height on the addition is also similar to that on the existing house.

As the proposed rear addition does not more than double the footprint or depth of the house and is neither taller nor wider than the historic house, staff finds that project is appropriate with regard to height and scale and meets Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Design, Location & Removability: The proposed covered stoop is located on the side of the house in the location of a non-contributing addition, and the remainder of the new construction is located at the rear of the historic house, in accordance with design guidelines. The rear addition includes a basement-level garage on the left side that is accessed from an existing driveway that is proposed to be paved. Alley access is not available to this site as the improved portion of the rear alley ends behind 3605 Meadowbrook Avenue and is not continued from the subject property to Bowling Avenue. The addition also incorporates a screened porch and uncovered deck above the basement-level garage.

The addition sets in one foot (1') from the rear corner on the right side and eight feet (8') on the left side. The addition meets the requirement of the design guidelines for additions to be inset at least one foot (1') for single-story additions. The covered stoop that is to be located on the left side of the house, approximately twenty feet (20') back from the front of the house. If either addition were removed in the future, the historic and architectural character of the house would remain. Staff finds that the project meets Sections II.B.2.a and e. of the design guidelines.

Setback ~~& Rhythm of Spacing~~: The new addition meets all base zoning setbacks. Both sides will be located five feet (5') from the side property lines, and the new construction will be located approximately ninety-eight feet (98') from the rear property line. Staff finds that the project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: The addition is primarily stucco and battens to match the existing house, and the foundation will be stone veneer. The low sloped portion of the roof that ties into the

existing house will be EPDM, which is a flat roof system. Staff finds that the proposed EPDM roofing is appropriate as it will be used on a portion of the roof that is not visible from the front of the house and is necessary due to the low slope. The windows will be Marvin Integrity, which has been routinely approved by the Commission. The new chimney will be clad in stone. Materials for the doors, garage doors, trim, roof color, deck, stoop posts, and railings are not known. Staff recommends including a condition that staff approve the final selection of the unknown materials prior to purchase and installation.

With the condition that staff approve the final details, dimensions, and materials of doors, garage doors, trim, roof color, deck, stoop posts, masonry and railings prior to purchase and installation, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The roof form of most of the addition is flat, but the rear part of the addition is a clipped gable with a roof pitch of 10/12 that complements the existing historic house. The flat roof system ties into an existing rear dormer addition that also has a flat roof form. The roof of the proposed covered stoop will be flat as well. Staff finds that the proposed roof forms are compatible with the historic house and meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not change the historic orientation of the house. This design guideline is not applicable.

Proportion and Rhythm of Openings**:** The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. 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 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 asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, staff finds that the project meets Section II.B.1.i.

Recommendation Summary: Staff recommends approval of the proposed partial demolition and addition with the following conditions:

1. Staff approve the final details, dimensions, and materials of doors, garage doors, trim, roof color, deck, stoop posts, and railings prior to purchase and installation; and
2. Staff approve the masonry color, dimensions, and texture.

With these conditions, staff finds that the addition meets Sections II.B.1 for new construction, II.B.2 for additions, and III.B for demolition of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

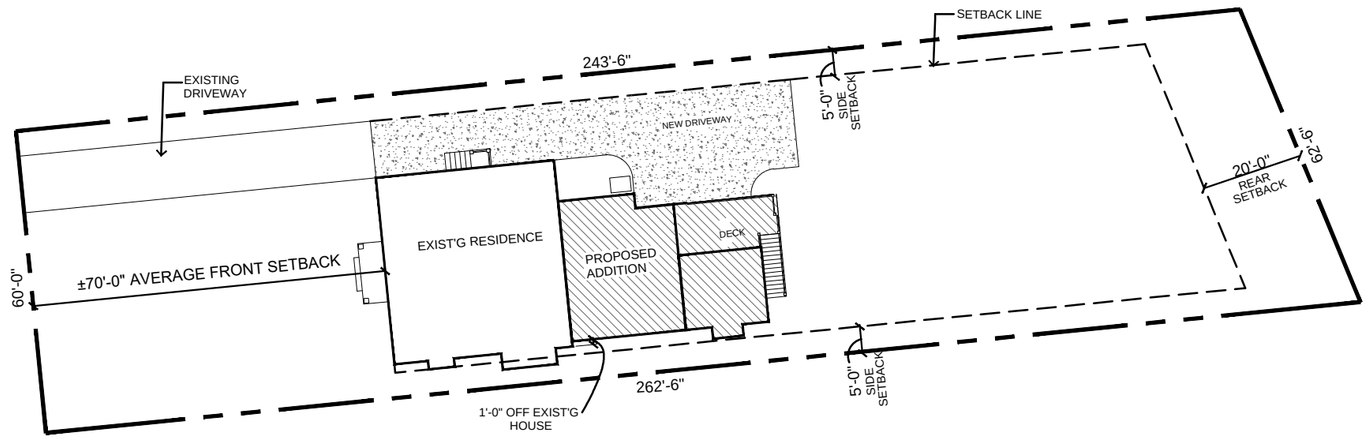
SNEED RESIDENCE

3603 MEADOWBROOK AVE.
NASHVILLE, TENNESSEE

ARCHITECT:

SHARON PIGOTT ARCHITECT

3713 WOODMONT BLVD.
NASHVILLE, TENNESSEE
37215
(615) 297.0123



SCHEMATIC SITE PLAN

SCALE: 1" = 30'-0"
SITE INFORMATION BY OTHERS.

SHARON PIGOTT ARCHITECT
3713 WOODMONT BLVD. NASHVILLE, TENNESSEE
OFFICE PHONE 615.297.0123

COV

SNEED RESIDENCE
3603 MEADOWBROOK AVE.
NASHVILLE, TENNESSEE

06 MAY 2016

Project Notes

GENERAL NOTES

These drawings are issued without specifications. All materials and workmanship shall be equal or above accepted standards for custom grade residential construction.

The drawings are intended to establish the design intent but not completely define the means and manner of construction. The contractor shall amplify the drawings as required to ensure sound functional structural, mechanical, and electrical systems.

Contractor shall included in his contract proposal reasonable allowances for items, equipment, or materials not yet specified or selected. See allowance schedule below.

Contractor shall notify Architect of any inconsistencies or conflicts in the drawings.

Contractor shall coordinate site and landscape work with the Owner's representative.

Contractor to ensure that all finish floors (ceramic tile, stone tile, hardwood, etc.), their respective substrates, and any floor heating systems shall result in a flush surface throughout. Verify with Owner on final selection of all finish materials and floor heating requirements prior to framing.

Conceal all piping behind drywall. Where piping is too large, obtain Architect's approval for walls to be furred out to conceal piping.

Provide chases for Mechanical ductwork. Obtain Architect's approval for walls to be furred out to conceal ductwork.

Provide double studs and blocking where required to support equipment and/or miscellaneous items.

DO NOT SCALE DRAWINGS. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect before continuing with construction.

Contractor shall coordinate with Owner on installation of all equipment.

Contractor shall verify all dimensions and coordinate all trades.

Contractor shall verify all equipment locations and dimensions of equipment.

Coordinate shop drawings with field conditions.

Contractor shall be fully licensed and insured to perform the work, and shall provide certificates to Owner as proof thereof.

All work shall conform to applicable federal, state and local codes, ordinances, regulations, and restrictions. Contractor shall obtain all required permits and approvals.

Contractor shall be responsible for the scheduling of subcontractors and their adherence to the drawings and the scope of the work.

All work shall conform to all industry standards and manufacturer's requirements as minimum criteria of acceptability.

Contractor shall submit samples of finish items for Owner's approval prior to the order, fabrication, or installation of the work in that category.

Contractor shall be responsible for all temporary shoring necessary during contruction to insure structural integrity of the building.

Provide adequate temporary protection from the elements during contruction at roof and exterior openings.

Maintain job clear of trash and debris and remove all waste material prior to substantial completion and final acceptance.

Contractor shall perform a thorough and professional cleaning prior to substantial completion.

Contractor shall present a manual to Owner upon completion containing all product performance and warranty informations.

Provide stone or brick thresholds at all exterior doors and 4" step down typical to terrace or stoop.

Contractor shall employ licensed surveyor for proper house siting. Owner shall approve house location prior to beginning any construction.

GENERAL NOTES - cont'd

Clearing and grubbing shall only occur in house footprint, driveway, and regrading areas. Owner will mark or tag trees to be left undisturbed.

All topsoil to be removed & stored on site.

All concrete block and brick shall have sawed joints for angle cuts.

All perimeter and pier termite shields shall be metal or plastic.

Soil poisoning to be by licensed pest control company. Provide letter of acceptance to owner.

Provide perimeter trench and positive drain in crawl space. Provide 4" outlet at low point (if applicable).

Provide 4" perimeter drain on exterior with outlet at low point min 5'0" from house.

Shop drawings shall be presented to Architect or Owner for approval on the following:
A. Wood trusses
B. Cabinets
C. Iron railing
D. Interior handrails & balusters
E. Downspout locations
F. Control joints for stucco
G. Doors, Windows and Hardware
H. Light fixtures
I. Plumbing fixtures
J. Mechanical system
K. Lumber framing plan

All venting and roof penetrations shall occur only on the rear or side hips of the house. Vents shall be as noted on plan or as determined by roofing contractor.

Final grading and drainage to provide proper water runoff shall be the responsibility of the contractor unless superseded by the landscape plan or landscape architect.

Insulation: Insulate house with NES energy saver or above standard. Caulk and seal all plates. Stuff and seal all tees. Insulation must meet requirements of the local code or the minimums. Provide Tyvek house wrap (or approved equal) at exterior sheathing. Provide a vapor retarder on the inside face of all exterior walls (for heated and cooled spaces only).

Provide foam insulation system at building envelope to R-values as required by codes. If foam insulation system is not used provide foundation vents, eave vents, air space above roof insulation, and ridge vents as required.

R-19 Batt or foam insulation in walls
R-30 Batt or foam insulation in attic floor
R-19 Batt or foam insulation in crawl space between heated and non-heated spaces

Provide 16 x 8 foundation vents with operable louvers and insect screens as noted on plans if applicable. Style to be approved by Owner. Delete vents if foam insulation system is used.

ROOFING

Contractor to coordinate with Owner on the final selection of roofing material.

All roof sheathing to be 1/2" plywood CDX with plywood edge clips with 15# felt.

All valleys to be overlapped roofing.

All roofing nails to be rust-resistant galvanized or better. Provide manufacturer's warranty to owner.

Contractor to propose system of prefinished aluminum downspouts to underground drainage and include in reasonable allowance.

SPECIALTY SYSTEMS

Provide doorbell chimes at front door and other door as directed by owner.

Provide cable TV wiring, computer cable and outlets at locations as directed by Owner.

MECHANICAL SYSTEMS

Prior to installation of system, designer or owner shall review and approve a layout drawing showing duct runs, unit locations, return air locations, register locations, furr downs, chases, etc.

System design shall be in keeping with standard Custom Grade Residential Construction. Coordinate type, size, and number of units necessary with Architect/ Owner. Contractor shall submit shop drawings to Architect for approval.

ELECTRICAL SYSTEM

This is a "Performance Specification". The Contractor shall examine the Drawings to ascertain the power and load requirements and shall design the electrical system and the size of all equipment, materials, and wiring.

Contractor to coordinate design of main electrical system with requirement of the subdivision.

Location of outlets, switches, fixtures as per plan. Coordinate with Owner.

CONCRETE

GENERAL CONCRETE

All concrete shall be standard weight 4,000 psi compressive strength at 28 days unless otherwise noted.

Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 800 square feet and the length not more than twice the width.

Reinforcing bars shall be deformed billet steel bars complying with ASTM A615, min. grade 60.

Welded wired fabric shall conform to ASTM A-82 and A-185. Lap fabric with a minimum of 6" at each splice.

FOOTINGS

If, after excavation, the condition of the soil indicates a safe bearing capacity of less than 2,500 psf, the contractor shall notify the architect and the footings revised, if necessary. All footings shall bear on original undisturbed soil where possible. Coordinated top of footing. Contractor to provide geotech report.

All reinforcing steel shall be of American manufacture conforming to local building ordinances, and ASTM standards. Where spliced, rebars shall lap 40 bar diameters with a minimum of 2'0". All reinforcing steel in footings shall be located 3" clear from bottom and sides of footing.

All aggregates to be hardrock to meet ASTM C33.

Provide corner bars at all corners and intersections of footings, beams and walls.

No admixtures or accelerators are to be used without specific approval by Architect or Owner.

All water from plant used in mixture must be potable.

All footings to be rnin. 4,000 psi concrete places in clean, square edged trench.

Delivery tickets must state psi.

All trenches must be clean, dry, free of debris, free of void producing matter.

Allow curing as recommended by ACI.

FOUNDATION WALLS

All sub-grade foundation walls to be poured in place concrete or C.M.U. construction as indicated on foundation plan. C.M.U. to be core-filled where required for retaining purposes. See schedule on foundation plan.

INTERIOR SLABS (GARAGE)

Provide min. 4" thick slab concrete over in. 4" gravel base.

Provide 10 mil. polyethylene vapor barrier.

All slabs to have welded steel wire mesh 6 x 6 #10:10.

All slabs to receive smooth troweled finish and sealed, unless noted otherwise.

Expansion joints at all perimeters of 1/2.' felt type fiber material.

Provide expansion joints (1/2") at 20' each way and at columns. Provide drawing to architect showing configuration of expansion joints if not located under walls.

EXTERIOR SLABS

All exterior slab thickness shall be min. 4" thick, 4,000 psi, air entrained mix.

All exterior slabs to have welded wire fabric reinforcement.

All base to be min. 4" crush stone.

All surfaces to be weather/moisture sealed for curing.

Curing to be by min. 7 day plastic covering.

Provide control joints at max. 20' centers, to provide a pleasing configuration. Coordinate with owner.

PLUMBING SYSTEMS

The Contractor shall examine the Drawings to determine the plumbing requirements and conditions. The Contractor shall coordinate all clearances and details. Overall design to be in keeping with Custom Residential Construction standards.

All supply lines to be PEX or Copper. All supply lines in unconditioned space to be insulated.

All exposed valves and fittings to be chrome plated unless otherwise noted. NOTE: Match fixture finish, coordinate with Owner.

All fixture waste connector lines to be chrome plated unless otherwise noted. NOTE: Match fixture finish, coordinate with Owner.

Provide frost proof hose bibbs.

Coordinate with owner desired water heater system.

GENERAL STRUCTURAL NOTES

GENERAL STRUCTURAL

These notes shall apply unless indicated otherwise by drawings. A detail shown for one condition shall apply for all like or similar conditions even though not specifically indicated on the drawings.

The contractor shall provide adequate shoring and bracing for all the work during the construction period.

Backfill against walls shall be deposited evenly against both sides of the wall until the lower finished grade is reached.

Backfill with gravel prior to dirt.

STRUCTURAL LUMBER

Framing lumber specified on the structural drawings shall be #2 Southern Yellow Pine, kiln dried (MC=15%) or equal, unless otherwise noted on the drawings.

Wood framing shall conform to all local building codes as minimum standard.

Provide bridging at 8'0" o/c. maximum spacing and at all bearing points for all joists and rafters.

Load bearing stud walls shall have horizontal bracing at 6'0" o/c maximum spacing.

Studs and joists shall not be cut to install plumbing or wiring without adding metal or wood side pieces to strengthen the member to original capacity .

Joists and rafters shall be cut to have horizontal contact for the full width of the supporting member.

Nail multiple member beams together with 16d nails at 12 inches on center staggered.

DRYWALL

All drywall shall be 1/2" thick USG, 5/8" thick on ceilings, unless otherwise requested by Owner.

M.R. gypsum board in wet areas of bath.

Drywall to be screwed in uniform manner with applicable screws.

Drywall to be glued with drywall adhesive , applied on studs and ceiling joists before application of drywall.

Drywall Finishing:
One tape coat. Tape covers all seams, joints and corners.
Two block coats. This is the 2nd and 3rd coat and is used to cover tape.
The skim coat is used to taper out imperfections of drywall mud in two previous coats. The drywall will then be sanded smooth.
The drywall will be painted in accordance with painting project notes.

PAINTING & STAIN

PAINT & STAIN INTERIOR

Kitchen and Bathrooms
Ceiling - 1 coat Primer, 2 finish coats Latex flat, rolled finish
Walls - 1 coat Primer, 2 finish coats Latex semi-gloss, rolled finish

Other Rooms
Ceilings - 1 coat Primer, 2 finish coats Latex flat, rolled finish
Walls - 1 coat Primer, 2 finish coats Latex flat, rolled finish
Trim - 1 coat Primer, 2 finish coats Latex semi-gloss, sprayed or brushed finish

Base bid to include up to 6 different wall colors, 2 ceiling colors, and 3 trim colors.

Stained Finish
Spot sand wood where necessary. Putty defects and nail heads with wood based filler Stain to be applied as per manufacturer's recommendations. Apply sanding sealer over stain. Lightly sand or steel wool finish before final finish. Apply two coats of polyurethane finish - steel wool finish between coats. Use spar varnish or equivalent in wet areas and exterior applications.

GENERAL FRAMING NOTES

All first floor headers to be minimum double 2 x 12's.

No waferboard is allowed.

Hip, valley rafters and ridge boards to always be 2x one size larger than rafters.

All framing to be 16" o/c unless otherwise noted.

Double floor joists under partition parallel to joist span.

Provide "x" bridge at 8'0" o/c maximum for joists.

Provide solid blocking as necessary within the height of the walls.

All joists shall be stacked aligned over studs below.

All lumber in contact with concrete or masonry shall be pressure treated.

Anchor bolts shall be 1/2" x 8" at 4'0" o/c and within 12" from the end of sills and corners. Provide minimum of 2 bolts per sill.

Provide rodent and insect proofing where all plumbing, wiring and vents pass through plate as per code.

Provide continuous 2" screened eave vent for attic ventilation, unless foam insulation system is used.

All floor framing to be "trussjoist" composition joists or 2 x No.2 southern yellow pine, framing plans by lumber supplier.

All sub-flooring to be min. 3/4" T & G plywood CDX glued to joists and nailed minimum 4" o/c. or 3/4" Advantex: by Huber

All exterior wall sheathing to be 1/2" CDX plywood.

All interior wall framing to be No. 2 pine or fir studs, unless otherwise noted.

2 x 4 at 16" o/c will be used to frame all interior walls, unless otherwise noted.

Frame exterior walls higher than 9'-6" to next plate with 2 x 6 at 16" o.c.

See framing plan provided by lumber manufacturer for floor and ceiling framing sizes and direction.

Furr down sloped ceilings as required to allow for a min. 9" cavity - 8" of batt insulation (R-30C) plus 1" air space (provide ventilation baffles) on underside of roof sheathing, unless foam insulation system is used.

Project Information

DRAWING INDEX

SQUARE FOOTAGES

BASEMENT FLOOR ADDITION:	421 S.F.
NEW GARAGE ADDITION:	600 S.F.
FIRST FLOOR ADDITION:	610 S.F.
SCREEN PORCH ADDITION:	258 S.F.

SHARON PIGOTT ARCHITECT
3713 WOODMONT BLVD.
NASHVILLE, TENNESSEE
OFFICE PHONE
615.297.0123

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06 MAY 2016

DEMOLITION NOTES

GENERAL PROCEDURES AND PROJECT CONDITIONS:

1. COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC.

A. OBTAIN REQUIRED PERMITS.

B. TAKE PRECAUTIONS TO PREVENT CATASTROPHIC OR UNCONTROLLED COLLAPSE OF STRUCTURES TO BE REMOVED; DO NOT ALLOW WORKER OR PUBLIC ACCESS WITHIN RANGE OF POTENTIAL COLLAPSE OF UNSTABLE STRUCTURES.

C. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.

D. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS.

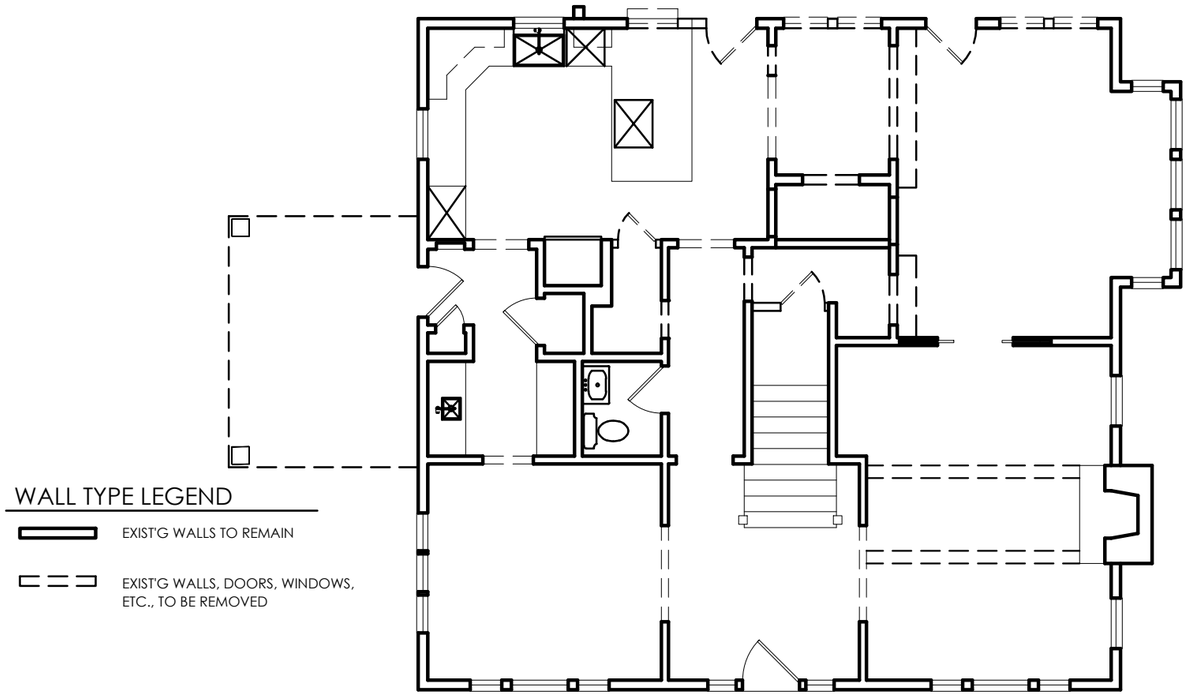
2. DO NOT BEGIN REMOVAL UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM OWNER.
3. DO NOT BEGIN REMOVAL UNTIL BUILT ELEMENTS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED.
4. DO NOT BEGIN REMOVAL UNTIL VEGETATION TO BE RELOCATED HAS BEEN REMOVED AND SPECIFIED MEASURES HAVE BEEN TAKEN TO PROTECT VEGETATION TO REMAIN.
5. PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED.
6. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING REMOVAL OPERATIONS, STOP WORK AND NOTIFY ARCHITECT AND OWNER; HAZARDOUS MATERIALS INCLUDE REGULATED ASBESTOS CONTAINING MATERIALS, LEAD, PCB'S, AND MERCURY.

EXISTING UTILITIES:

1. COORDINATE WORK WITH UTILITY COMPANIES; NOTIFY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS; OBTAIN REQUIRED PERMITS.
2. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE.
3. DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FROM AUTHORITY HAVING JURISDICTION.
4. LOCATE AND MARK UTILITIES TO REMAIN; MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE; PROTECT FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY.
5. REMOVE EXPOSED PIPING, VALVES, METERS, EQUIPMENT, SUPPORTS, AND FOUNDATIONS OF DISCONNECTED AND ABANDONED UTILITIES.

DEBRIS AND WASTE REMOVAL

1. REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
2. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
3. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.



WALL TYPE LEGEND

EXIST'G WALLS TO REMAIN

EXIST'G WALLS, DOORS, WINDOWS, ETC., TO BE REMOVED

1 / A-1 FIRST FLOOR DEMOLITION PLAN

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

SHARON PIGOTT ARCHITECT
3713 WOODMONT BLVD.
NASHVILLE, TENNESSEE
OFFICE PHONE
615.297.0123

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GENERAL FOUNDATION NOTES:

1: FOUNDATION DESIGN BASED UPON MIN. SOIL BEARING CAPACITY OF 2500 PSF, CONTRACTOR VERIFY.

2: CONTRACTOR SHALL LAY OUT ENTIRE BUILDING AND VERIFY SITE AND OVERALL DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION.

3: DIMENSIONS ARE GIVEN TO THE FACE OF CONCRETE BLOCK OR CENTERLINES (PIERS, GIRDERS AND VENTS). OUTSIDE OF 2x FRAME WALL TO ALIGN WITH OUTSIDE FACE OF 8" CMU.

4: PLACE BOTTOM OF FOOTING MIN. 24" BELOW EXTERIOR FINISH GRADE.

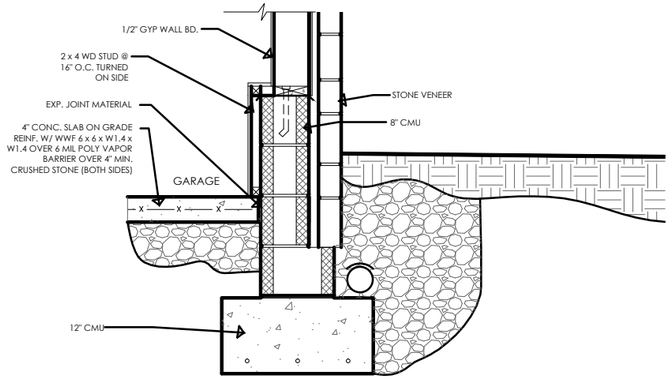
5: VERIFY LOCATIONS OF BEAMS, GIRDERS, INTERIOR WALLS, AND DOUBLE JOISTS WITH FIRST FLOOR PLAN.

6: GIRDERS SHALL BE 3-2x12'S WITH 2x2 LEDGER EACH SIDE, OR JOIST HANGERS.

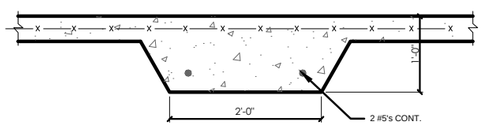
7: PROVIDE FOAM INSULATION SYSTEM AS NECESSARY.

8: RECESS FLOOR STRUCTURE AS NECESSARY AT SPACES TO RECEIVE TILE FOR FLUSH INSTALLATION WITH ADJACENT SURFACES, OR USE SHALLOWER JOISTS AS NOTED.

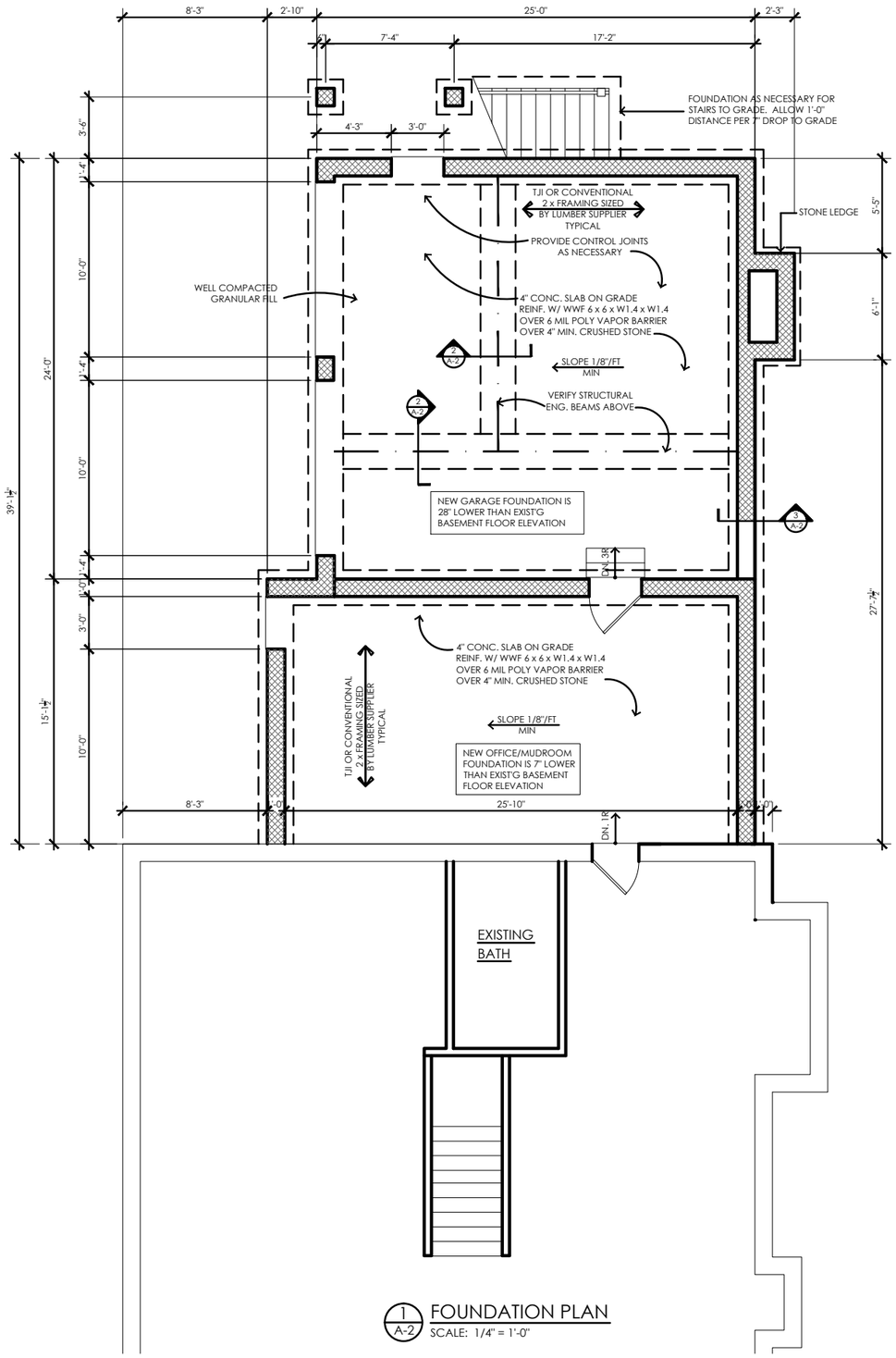
9: CONTINUOUS CONC. FOOTINGS SHALL BE 2'-0"Wx 1'-0"D. 3000 PSI CONCRETE WITH 3-#5 REBARS. SPOT FOOTINGS SHALL BE 2'-6"x2'-6"x1'-0"D WITH 3-#5 REBARS EACH WAY. BRIDGE ANY ROCK ENCOUNTERED WITH A MINIMUM OF 8" CRUSHED STONE, TO AVOID DIFFERENTIAL SETTLEMENT ISSUES.



3 / A-2 SECTION @ GARAGE
SCALE: 1" = 1'-0"



2 / A-2 THICKENED SLAB DETAIL
SCALE: 1" = 1'-0"



1 / A-2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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3713 WOODMONT BLVD.
NASHVILLE, TENNESSEE
OFFICE PHONE
615.297.0123

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2 A-3 BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

3 A-3 COFFER CLG. DETAIL
SCALE: 1 1/2" = 1'-0"

Window Schedule

MARK	NOMINAL SASH OPENING	HEAD HGT.	COMMENTS
A	2'-4"x 5'-0" DBL.HUNG SINGLE UNIT	±7'-4" ± ALIGN W/ EXISTING	

NOTES:
1. VERIFY BEFORE FRAMING ALL R. O. WITH WINDOW MANUFACTURER. USE STANDARD SIZES.
2. INTEGRITY WINDOWS OR EQUAL
3. CONTRACTOR TO REVIEW ENTIRE DOOR & WINDOW ORDER W/CLIENT PRIOR TO ORDERING. VERIFY 1. CLAD, FIBERGLAS, OR WOOD. 2. SIZES

Door Legend

EX	EXISTING DOOR
1	2'x x6'8"INTERIOR DOOR MATCH EXIST'G
2	2'x 7'- PR. OF TERRACE DOORS
3	3'x 7'- EXTERIOR DOOR TO BE SELECTED BY OWNER
4	10' x 7'- GARAGE DOOR SELECTED BY OWNER
5	3'x 6' INTERIOR BSMT. DOORS SELECTED BY OWNER

WALL TYPE LEGEND

EXIST'G WALLS TO REMAIN

NEW CONSTRUCTION

1 A-3 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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3713 WOODMONT BLVD.
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2 A-4 SECTION @ 1ST FLOOR LEVEL
SCALE: 1 1/2" = 1'-0"

1 A-4 ROOF PLAN
SCALE: 3/32" = 1'-0"

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3713 WOODMONT BLVD.
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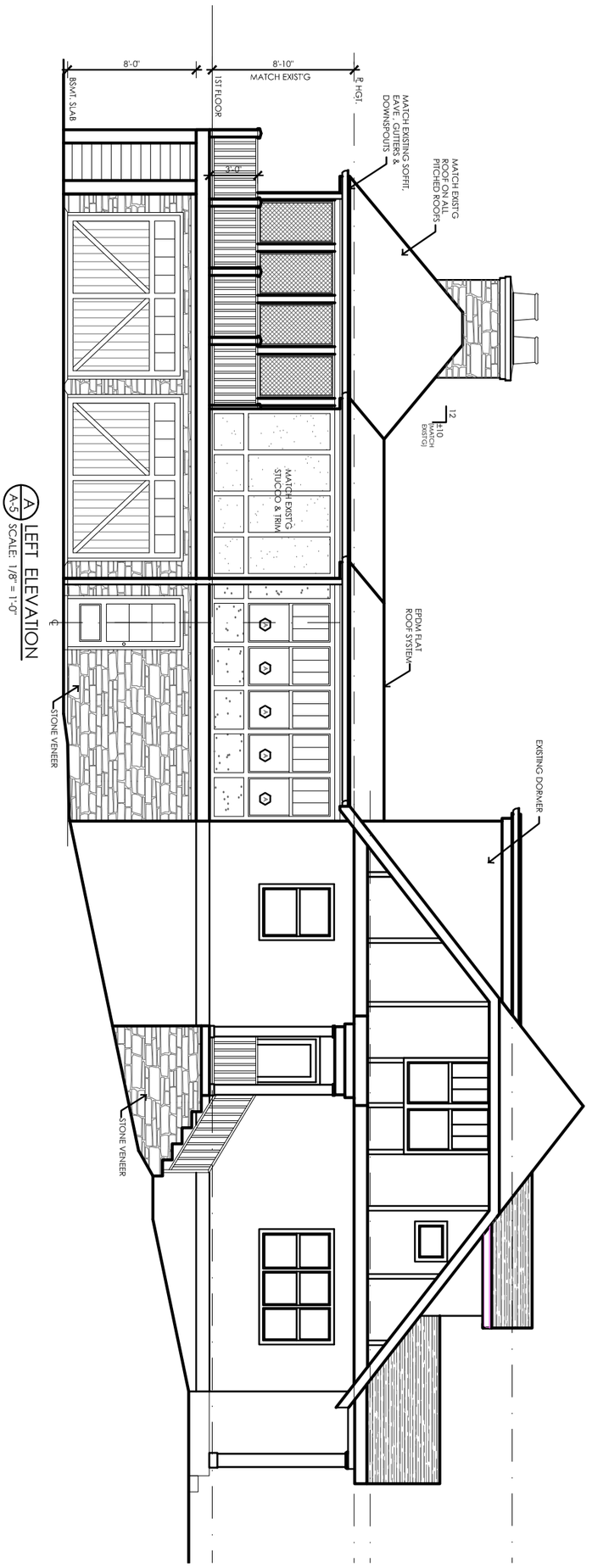
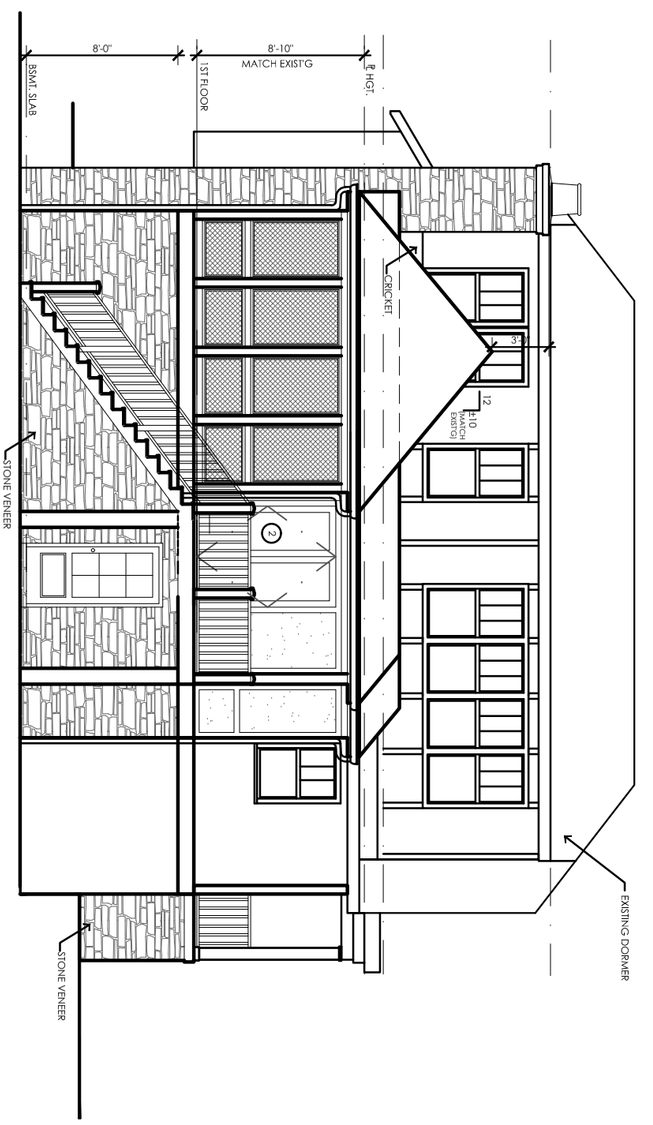


A/A-5 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



B/A-5 REAR ELEVATION
SCALE: 1/8" = 1'-0"

A-5

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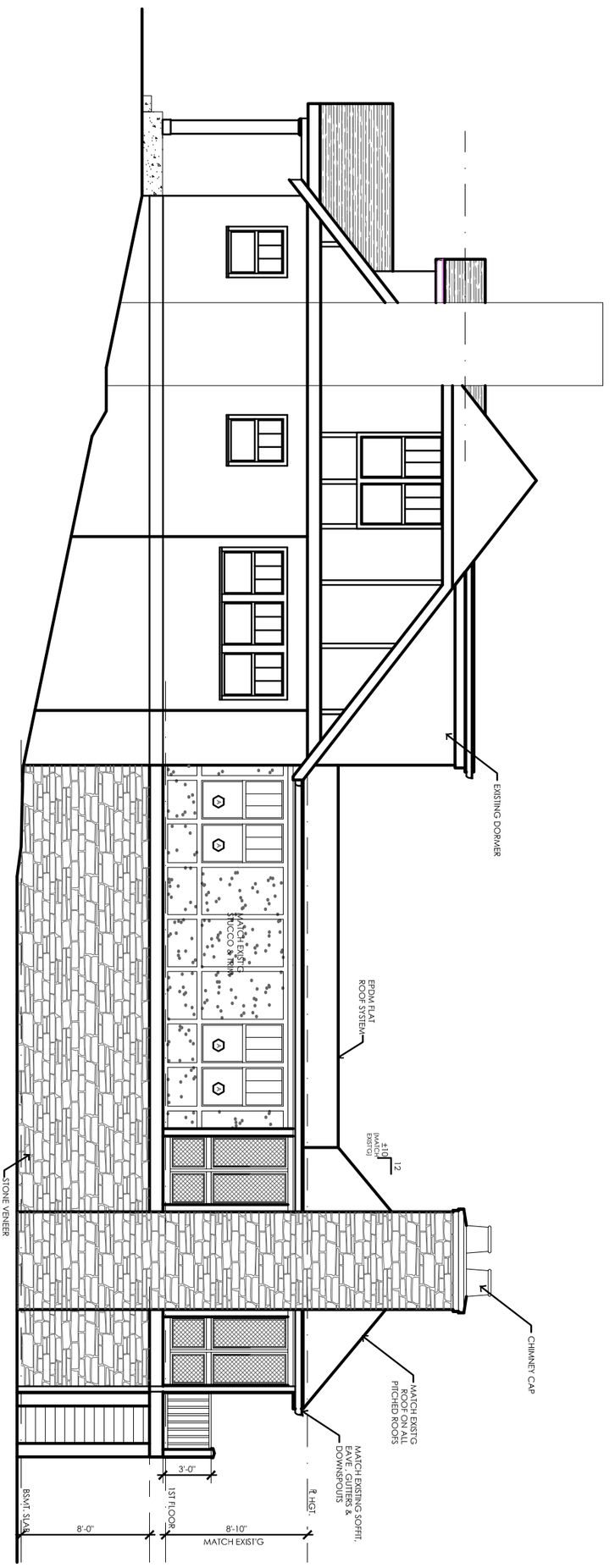
615.297.0123



A/A-6 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

A-6

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3713 WOODMONT BLVD.
NASHVILLE, TENNESSEE

OFFICE PHONE
615.297.0123