

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1822 Ordway Place**  
**October 19, 2016**

**Application:** New construction—addition; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08310024700  
**Applicant:** Kaitlyn Smous  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a rear addition. The application includes reducing the right side setback from ten feet (10') to approximately two feet (2').

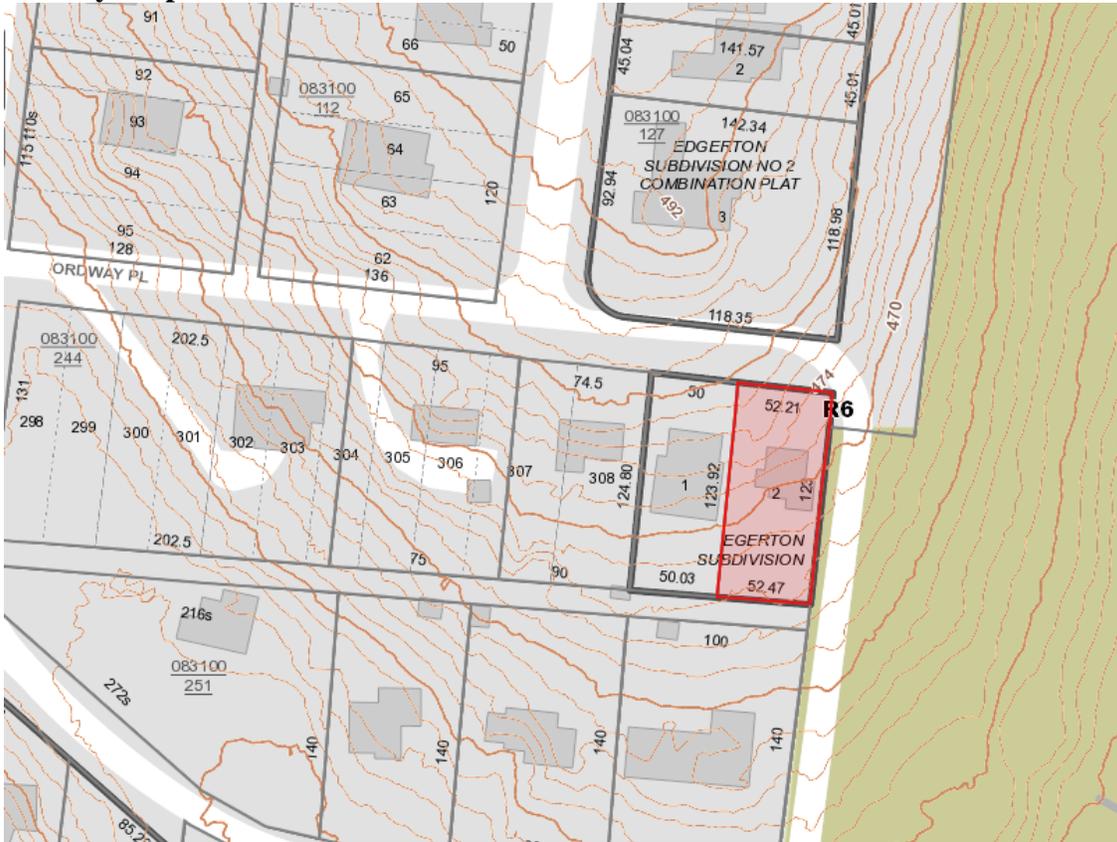
**Recommendation Summary:** Staff recommends approval of the addition and setback determination with the following conditions:

1. The design of the new arched window on the North Twentieth Street façade replicate the design seen in the 1986 photograph;
2. Staff approve the final details, dimensions and materials of the left façade storage door doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

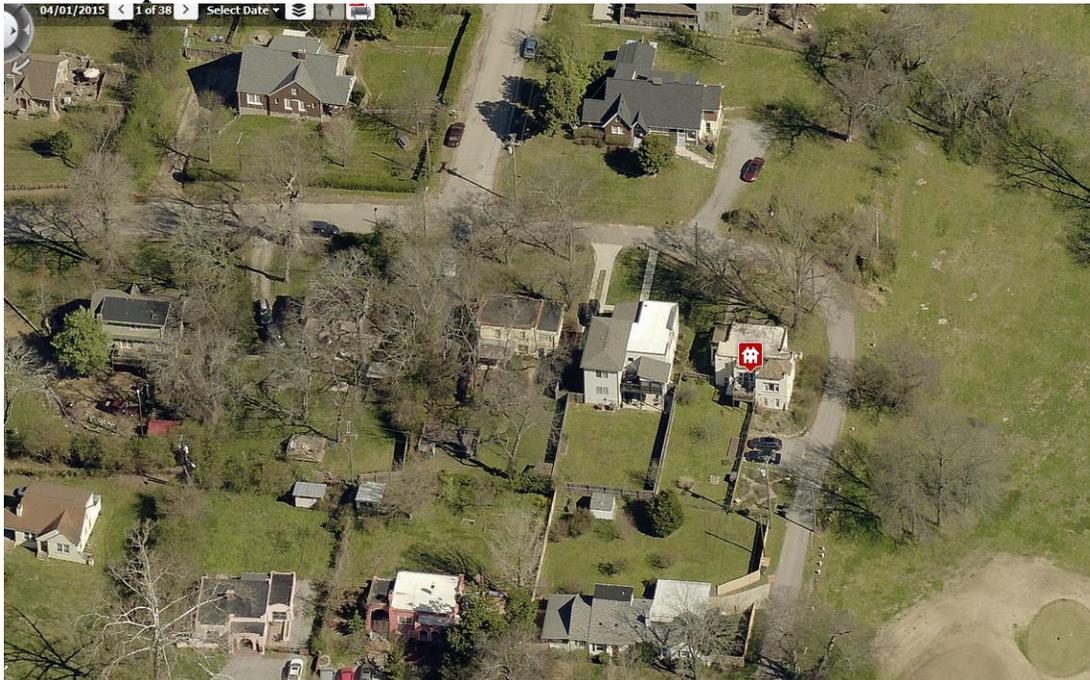
With these conditions, staff finds that the proposed addition meets Sections II.B. and IV.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*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.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***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.*

### ***Public Spaces***

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

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

## **10. 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.  
Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

*In order to assure that 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 be taller 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.*

#### *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.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

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

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

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.

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.

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

e. Additions should follow the guidelines for new construction.

#### **IV. B. Demolition**

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

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

##### **2. Demolition is appropriate**

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

**Background:** 1822 Ordway is a Spanish-Revival style house in the Little Hollywood section of Lockeland Springs. It was constructed c. 1930 and contributes to the character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay. The house is located at the corner of North Twentieth Street and abuts the Shelby Park golf course. The site slopes significantly so that the house is one story in the front and two stories in the rear (Figures 1 & 2).



Figures 1 (left) is the front of 1822 Ordway and Figure 2 (right) is the rear of 1822 Ordway

**Analysis and Findings:** Application is to construct a rear addition. The application includes reducing the right side setback from ten feet (10') to approximately two feet (2').

**Partial Demolition:** The applicant intends to alter three window openings on the historic house. On the right side elevation, the applicant intends to enlarge an existing window opening on the main level and create a new window opening at the basement level (Figure 3). Because of the side porch which extends wider than the wall where the openings are to be created, these new window openings will at most be minimally visible (Figures 4 & 5). Staff therefore finds that the alterations to the window openings on the right façade to meet the design guidelines.



Figure 3. Right elevation showing the proposed enlarged window opening on the main level and new window opening at the basement.



Figure 4 (left) is an MHZC photo taken recently where the window openings that are to be changed are not visible, even though the photo was taken at an angle. Figure 5 (right) is a google streetview image where the window area can be seen from the street, but is not a dominant architectural feature.

On the left elevation, the applicant seeks to alter an existing window opening at the basement level towards the back corner of the house (Figure 6). The existing single window will be enlarged to a custom arched window unit to fill the existing arch (Figure 7). A photograph from 1986 shows that this arched area and the arch next door to it used to have larger windows or French doors in them (Figure 8). The existing window configuration therefore dates to after 1986, and altering it is appropriate. However, staff recommends that the new window better replicate the design of what is shown in the 1986 photo.



Figure 6. Left façade elevation showing the area for the new custom window.



Figure 7 (left) shows the window opening to be altered and Figure 8 (right) is a 1986 photo showing that the two arched openings originally had larger windows or French doors in them.

Staff finds that the alteration to the historic house’s window openings on the left and right side facades meet Section IV.B.2. for appropriate demolition and do not meet Section IV.B.2. for inappropriate demolition.

Height & Scale: The proposed addition will add approximately six hundred and forty-eight square feet (648 sq. ft.) to the house, which currently has a footprint of approximately nine hundred and ninety-four square feet (994 sq. ft.). The addition will inset one foot (1’) from each of the back corners of the house. On the left side, the

addition is one story, and is primarily located at the basement level, so a one foot (1’) inset is appropriate. On the right side, the addition is two stories, which includes a basement level and a level that lines up with the first story. Typically, a two-foot (2’) inset would be required for a two-story addition. However, in this case, staff finds that the one foot (1’) inset is appropriate for several reasons. The lower level of the addition is at the basement level. From the street, the addition will read like a one-



Figure 9. Rear interior wing wall that will be preserved as an interior element.

story addition. The addition is two feet, three inches (2’3”) shorter than the historic house. In addition, the applicant is seeking to retain and preserve an historic wing wall at the rear and to incorporate it into an interior stair (Figure 9). Preserving this architectural feature on the interior cannot be easily accommodated if the addition is inset two feet (2’). For all these reasons, staff finds the one foot (1’) inset to be appropriate.

On the right side, after a depth of twelve feet, nine inches (12'9"), the addition steps back out to match the width of the front/side porch. Staff finds this to be appropriate because this portion of the addition will be located over forty feet (40') back from the front of the house. Also, this portion of the addition will be one story, located at the basement level, and will be approximately four feet (4') shorter than the porch.

Staff finds that the addition's height and scale meet Sections II.B.1., II.B.2., and II.B.10 of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building and its insets are in accordance with the design guidelines. The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact. Staff finds that the addition's location and removability meet Sections II.B.10.a. and II.B.10.d. of the design guidelines.

Design: The proposed design of the addition is compatible with the historic house. The addition's modern materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the addition's design meets Section II.B.10.c. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets the base zoning setbacks on the right and rear façade. It will be situated over twelve feet (12') from the right side property line, and will be over forty feet (40') from the rear property line. However, on the left side property line, the addition will not meet the required base zoning setback. Because left side property line abuts a street, base zoning requires a ten foot (10') side setback. The existing house sits just about ten to eleven inches (10"-11") from the side property line. The addition will be inset one foot (1') from the back corner of the house and will therefore be about one foot, eleven inches (1'11") from the side property line. Staff finds the proposed setback change to be appropriate because the addition is inset appropriately from the historic house and will not be any closer to the side property line than the existing house.

In addition, visually, the house and the addition will appear to be more than ten feet (10') from the side property line, as there is a width of approximately eleven feet (11') of land in between the edge of the side property line and the road bed for North Twentieth Street (Figures 9 & 10). This land is part of the right of way for North Twentieth Street, but is being maintained by the owners of 1822 Ordway Place. Staff finds that the proposed side setback of less than two feet (2') is appropriate in this situation.



In Figure 9 (left), the wing wall is situated on the side property line. In Figure 10 (right), the prominent side wall is less than one foot from the side property line.

Staff finds that the addition’s setback and rhythm of spacing meet Sections II.B.3. and II.B.10 of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation &amp; Cladding</b>	Stucco	Smooth	Yes	No
<b>Roofing</b>	Rubber Membrane (not visible)	Not Visible	Yes	No
<b>Coping</b>	Metal	Match coping on existing house	Yes	No
<b>Rear steps</b>	Stucco	Smooth	Yes	No
<b>Rear railing</b>	Metal	Simple design	Yes	No
<b>Windows</b>	Marvin Integrity	Marvin Integrity	Yes	No
<b>Storage Door on left elevation</b>	Unknown	Unknown	TBD	Yes

With staff’s final approval of the design and material of the storage door on the left elevation, staff finds that the addition’s known materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The proposed addition will have a flat roof form with a parapet. This will match the historic house’s roof form and the roof form of many other historic houses in the Little Hollywood section of Lockeland Springs. Staff finds that the addition’s roof form meets Sections II.B.5. and II.B.10. of the design guidelines.

Orientation: The addition will not alter the orientation of the house toward Ordway Place. Staff finds that the addition's orientation meets Sections II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: The changes to the window openings on the historic house were discussed under "Partial Demolition."

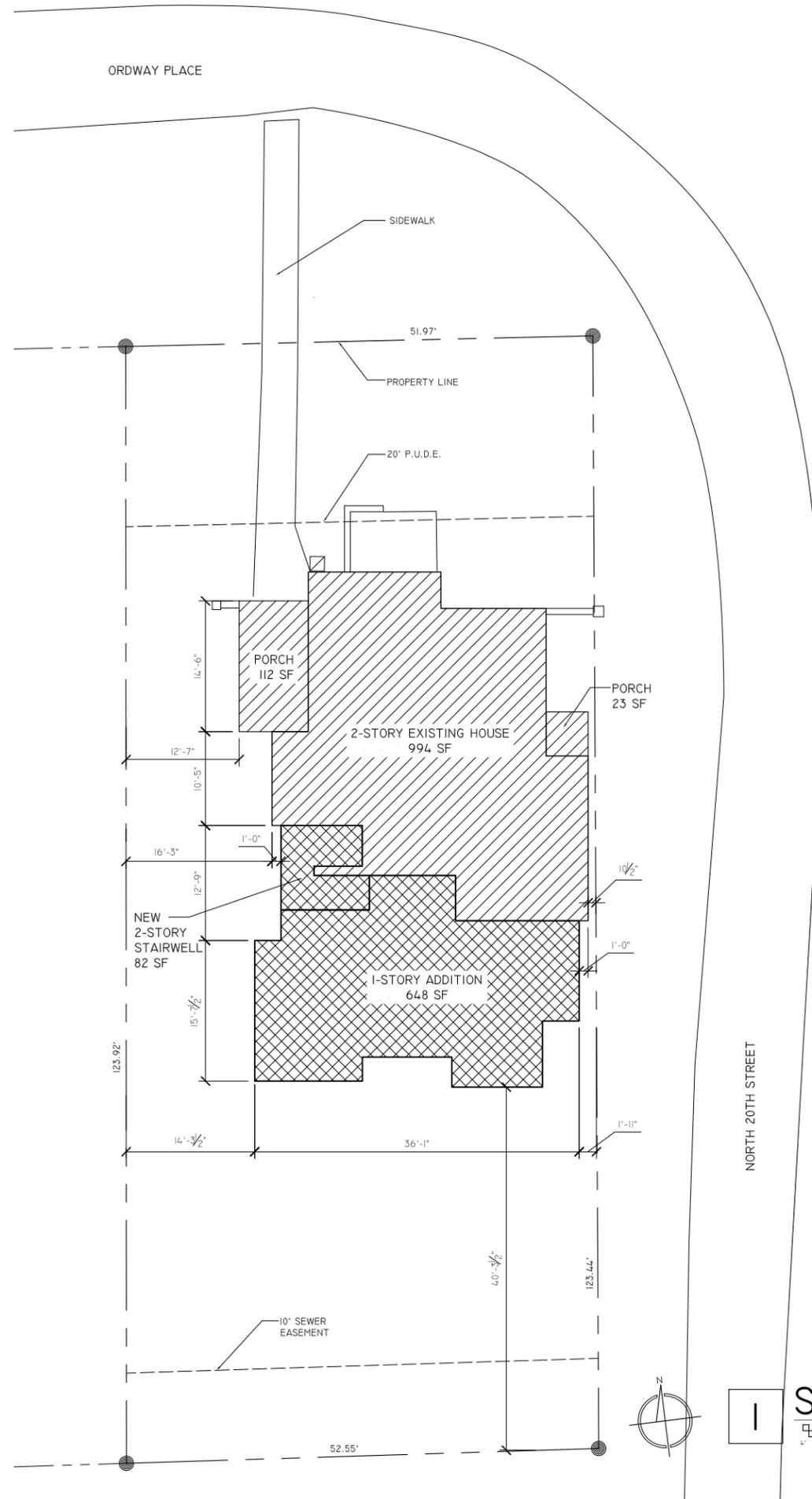
The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the project's proportion and rhythm of openings meet Sections II.B.7. and II.B.10. 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.

**Recommendation Summary:** Staff recommends approval of the addition and setback determination with the following conditions:

1. The design of the new arched window on the North Twentieth Street façade replicate the design seen in the 1986 photograph;
2. Staff approve the final details, dimensions and materials of the left façade storage door doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Sections II.B. and IV.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



**1** SITE PLAN

SCALE: 1/16"=1'-0"

AN ADDITION AT  
**1822 ORDWAY PLACE**  
 NASHVILLE, TN 37206

MHZC PERMIT APPLICATION

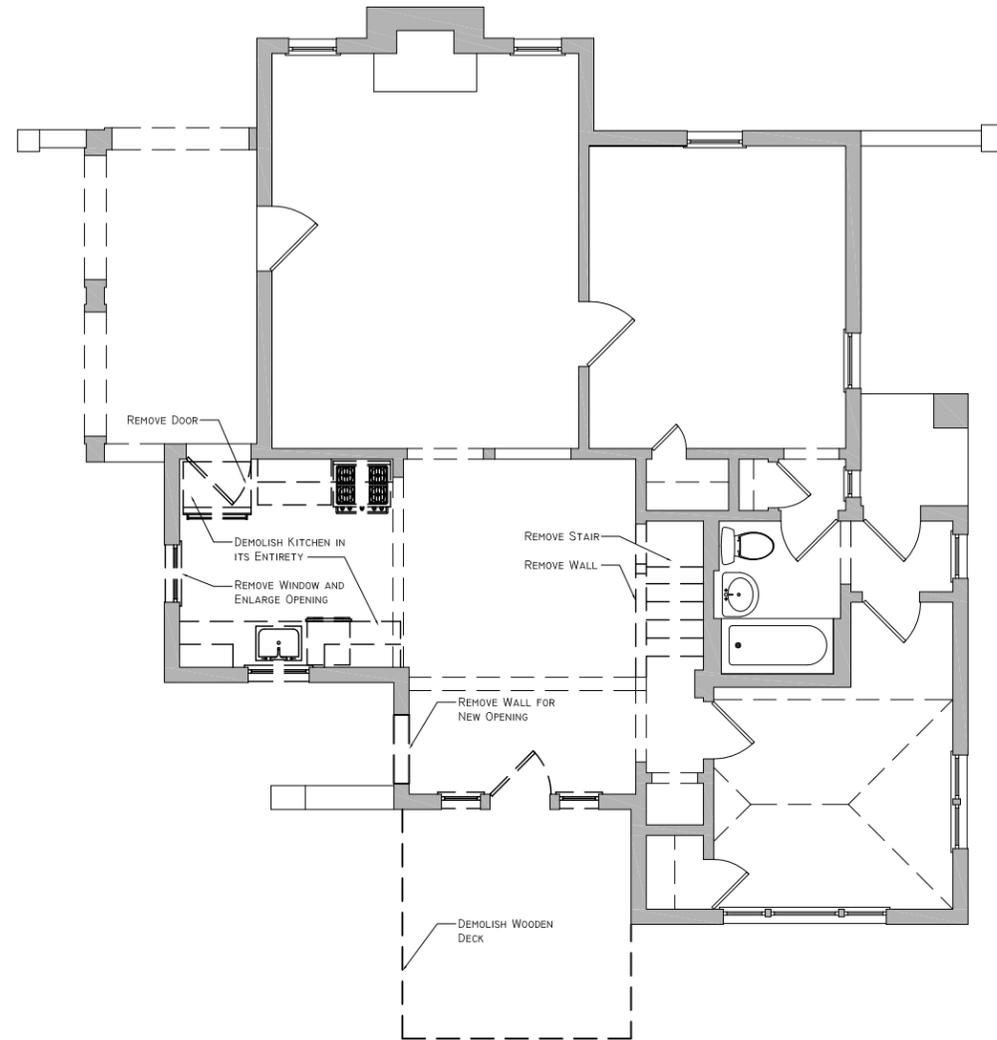
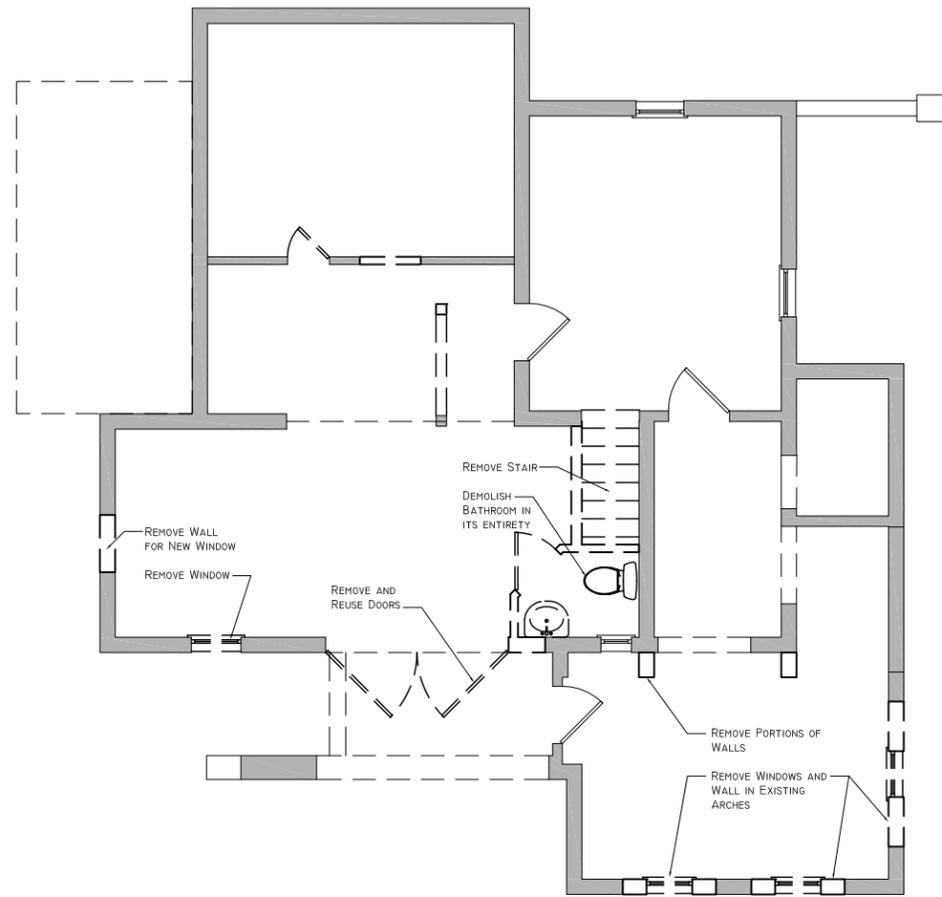
**nine  
 12  
 design**

NINE12DESIGN@GMAIL.COM  
 615.761.9902  
 WWW.NINE12DESIGN.COM

PLOT DATE:  
 OCTOBER 3RD, 2016  
 MHZC APPLICATION

SITE PLAN

**A1.0**



**1** LOWER LEVEL DEMO PLAN  
SCALE: 1/8"=1'-0"



**2** FIRST FLOOR DEMO PLAN  
SCALE: 1/8"=1'-0"

AN ADDITION AT  
**1822 ORDWAY PLACE**  
NASHVILLE, TN 37206

MHZC PERMIT APPLICATION

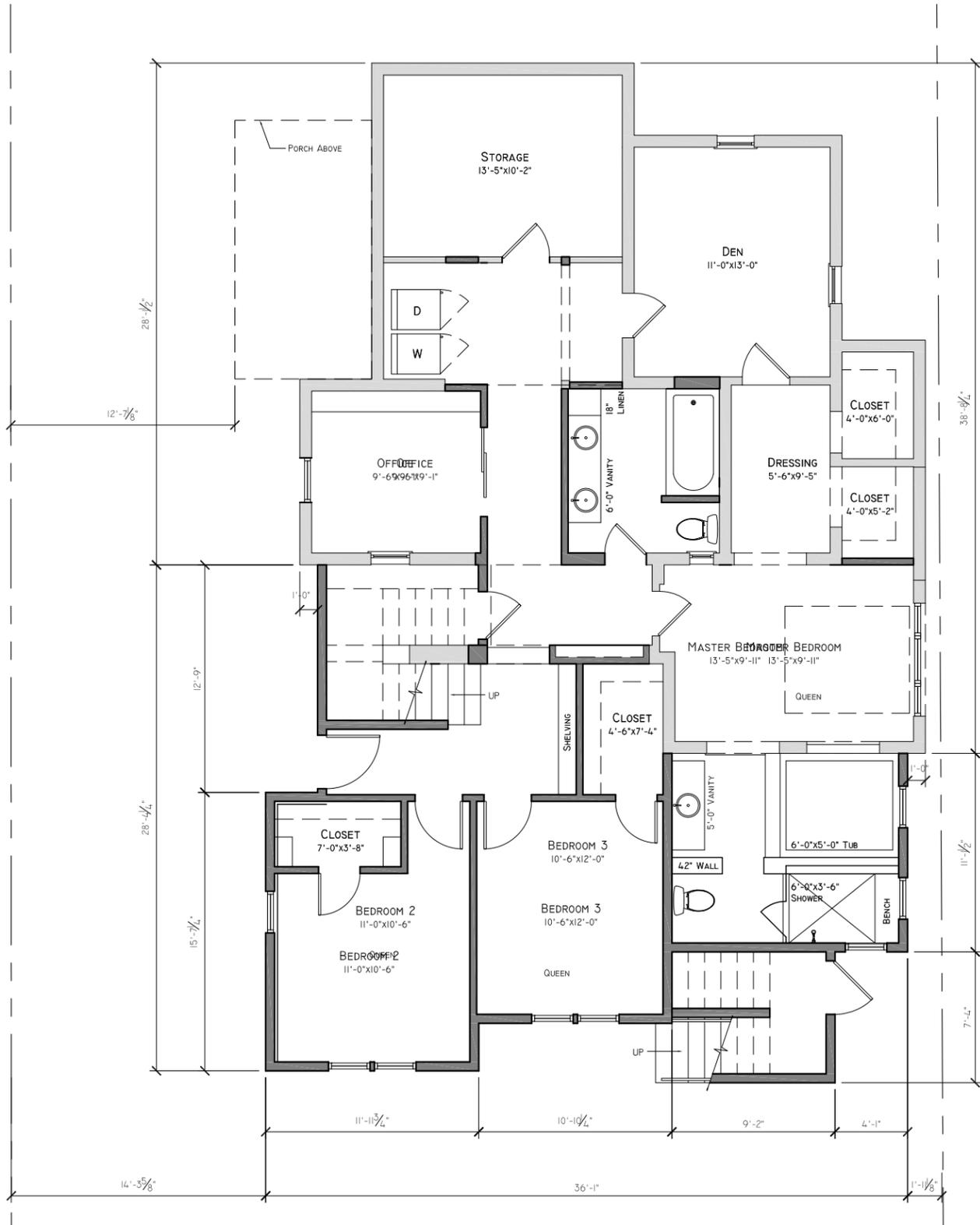
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DEMOLITION PLANS

DI.1

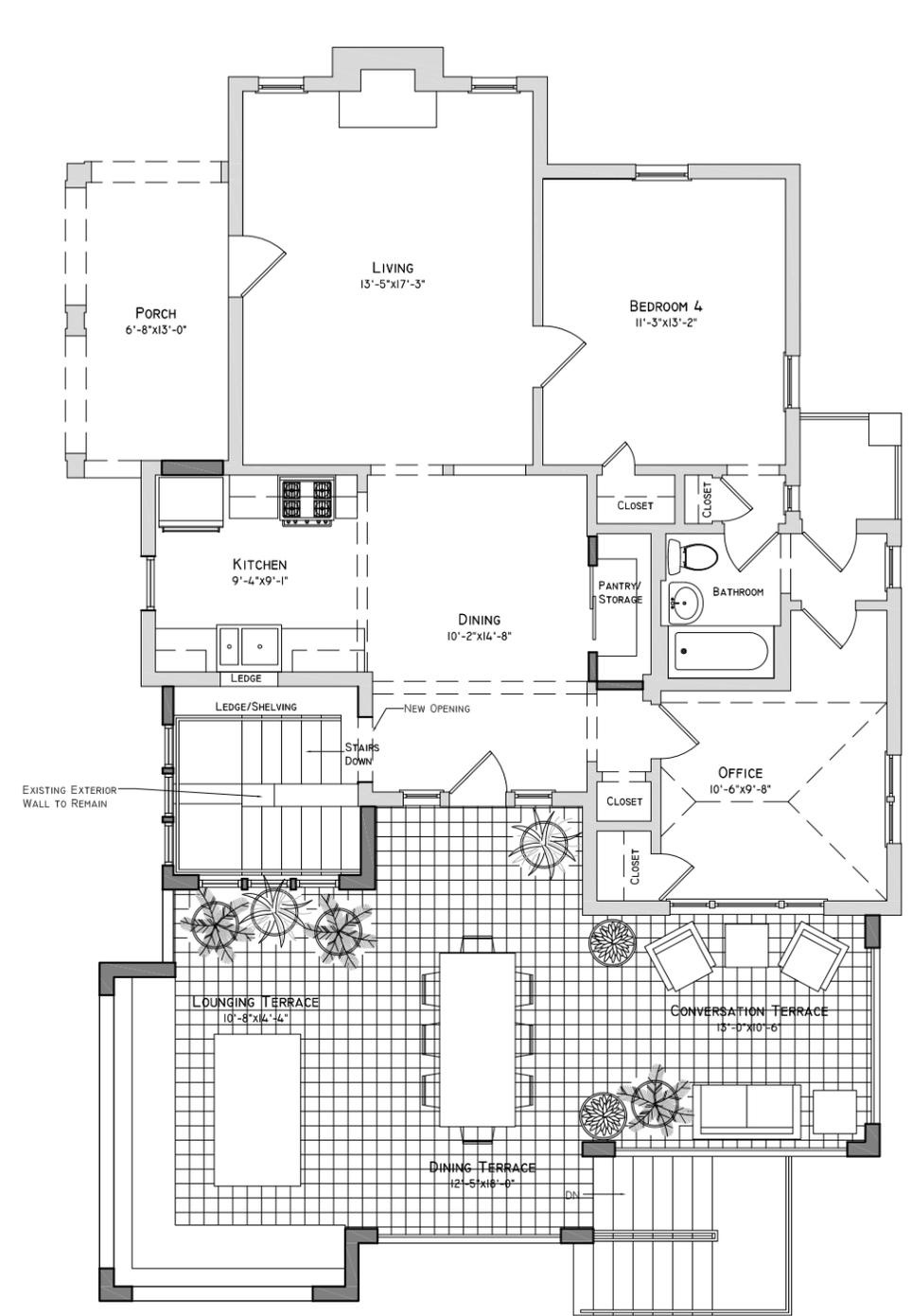


1

LOWER LEVEL FLOOR PLAN



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



2

FIRST FLOOR PLAN



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

AN ADDITION AT  
**1822 ORDWAY PLACE**  
 NASHVILLE, TN 37206

**nine  
 12  
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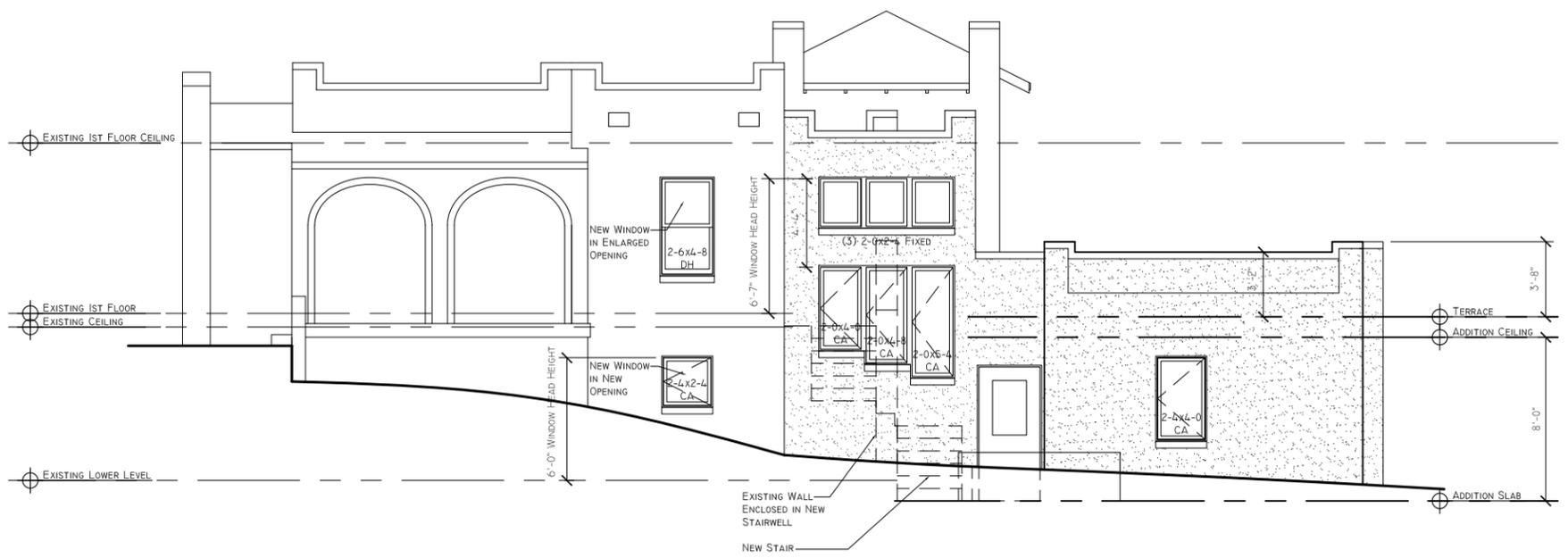
PLOT DATE:  
 OCTOBER 3RD, 2016  
 MHZC APPLICATION

FLOOR PLANS

**A1.1**



**2 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"  
 2' 1" 0 2' 4" 0 8" 12"



**1 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"  
 2' 1" 0 2' 4" 0 8" 12"

**nine  
12  
design**

NINE12DESIGN@GMAIL.COM  
 615.761.9902  
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ELEVATIONS

A2.0



**2** NORTH ELEVATION  
SCALE: 1/8"=1'-0"



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

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design**

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ELEVATIONS

A2.1