



**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**  
**1412 Sharpe Avenue**  
**June 18, 2014**

**Application:** New construction – infill and outbuilding  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302011700  
**Applicant:** Jamie Pfeffer, Architect  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to demolish a non-contributing structure and to construct a new house and detached garage.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the application to demolish the existing structure and to construct a new house and outbuilding with the conditions that:</p> <ol style="list-style-type: none"><li>1. Staff reviews the roof color, and the windows and doors for administrative approval;</li><li>2. Staff reviews the location of the HVAC for administrative approval.</li></ol> <p>Meeting those conditions, staff finds that the proposal will meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### 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.

#### 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.I.F.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 minimum 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.*

#### 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.*

f. Orientation

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

*New buildings shall 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.*

*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.*

*Generally, curb cuts should not be added.*

*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, utilities 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.*

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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

h. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new*

outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

#### Roof

- Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.
- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- The front face of any dormer must be set back at least 2' from the wall of the floor below.

#### Windows and Doors

- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Publicly visible windows should be appropriate to the style of the house.
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

#### Siding and Trim

- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
- Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.
- Stud wall lumber and embossed wood grain are prohibited.
- Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)
- Brick molding is required around doors, windows, and vents within masonry walls.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

1. *where they are a typical feature of the neighborhood*
2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

### **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 applicant proposes to demolish the existing structure and construct a new single-family dwelling.



**Analysis and Findings:**

Demolition:

The 1930s Sanborn Fire Insurance maps show a house of similar size in a similar location as the existing house, although with a projecting porch. The existing house has a recessed “cut-away” porch. Either the current home replaced the earlier home or the home has been greatly altered. For this reason, Staff finds the house to be non-contributing.

Because the building at 1412 Sharpe Avenue does not contribute to the historic character of the overlay, Staff finds that demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale:

The new building will be one and one-half stories tall with a side gabled form similar to that of several historic Craftsman style houses nearby. The house will be twenty-eight feet (28’) tall from the peak of the roof to grade, with an eave height of eleven feet (11’) and an eighteen inch (18”) tall foundation. These heights are compatible with surrounding historic houses, the majority of which are one and one half-story and are between nineteen to twenty-nine feet (19’ to 29’) tall.

The structure will be thirty-four feet (34’) wide on the first story with a seventeen foot (17’) wide dormer on the second story. Including an eight foot (8’) deep front porch, the one and one-half story mass of the building will extend back fifty-seven feet (57’), with a one-story component continuing another thirty feet. Surrounding houses typically range between twenty-seven feet (27’) and thirty-four feet (34’) in width. A bay at the stair

landing on the left side will project two feet (2'), but because it will be minimal and is supported by brackets it will not increase the perceived width of the house.

Staff finds the height and scale of the proposed infill to be compatible with the surrounding historic context, and to meet guidelines II.B.1.a and II.B.1.b.

Setback & Rhythm of Spacing:

The new house will have a front setback of thirty-four feet, which is the average of the adjacent historic structures and is compatible with other historic houses nearby. The house will be shifted on the lot with a five foot (5') left side setback and an eleven foot (11') right setback. These setbacks are compatible with the surrounding context, where houses are generally shifted to one side to allow side-yard driveways because there is not alley at the rear.

Staff finds that the new building will be compatible with the setbacks and existing rhythm of spacing on the street, and that the project meets guideline II.B.1.c.

Materials:

The new house will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"). The trim, including cornerboards, window casings, and eave brackets, will be wood. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles. The roof color is not known at this time. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The porch columns, railing, and floors will be wood. The plans include a cement-fiber chimney with battens, however the applicant has agreed to change that material to stucco. The side driveway and front walkway will be concrete. With the staff's final approval of the windows and doors, staff finds that the known materials meet guideline II.B.1.d.

Roof form:

The primary roof will be a side-oriented gable with a pitch of 7:12. The front dormer will have an 8:12 pitch, and the front porch will have a shed roof with a 4:12 pitch. These roofs are compatible with those of historic houses nearby, and meet guideline II.B.1.e.

Orientation:

The new house will have an eight foot (8') deep full-width front porch, matching the orientation of surrounding historic houses. Because there is not an alley at the rear of the property, the house will be shifted to allow a driveway on the right side of the house. A walkway will connect from the porch to the driveway. Staff finds that the orientation matches surrounding historic houses and meets section II.B.1.f.

Proportion and Rhythm of Openings:

The windows on the proposed new building are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

The location of the HVAC and other utilities was not indicated on the submitted plans. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff asks that the HVAC location be submitted for administrative approval be added as a condition of approval to ensure that the project meets guideline II.B.1.i.

Outbuildings:

The new garage will be located behind the primary structure, accessed by a driveway from the street that will run along the right side of the house. This location is appropriate because it matches the surrounding context and there is not an alley at the rear. The building will be seventeen feet (17') tall with eaves at nine feet (9') above grade. The footprint will be less than seven-hundred square feet (<700 sf) in area. The materials will match those of the primary building: slab-on-grade concrete foundation, cement-fiber clapboard siding with cement-fiber board-and-batten in the gable field, and an asphalt shingle roof. More information is needed to review and administratively approve the garage doors.

Staff finds the outbuilding will meet section II.B.1.h of the design guidelines.

**Recommendation:**

Staff recommends approval of the application to demolish the existing structure and to construct a new house and outbuilding with the conditions that:

1. Staff reviews the roof color, and the windows and doors for administrative approval;
2. Staff reviews the location of the HVAC for administrative approval.

Meeting those conditions, staff finds that the proposal will meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



Existing non-contributing structure at 1412 Douglas Avenue.



Context across the street.



Context to the West.



Context to the East.

# 1412 Sharpe Avenue

## Nashville, TN 37206

### INDEX OF DRAWINGS

SHEET	DRAWING TITLE
T1	TITLE SHEET, GENERAL NOTES, SITE PLAN
A1.0	FOUNDATION PLAN
A1.1	LOWER LEVEL PLAN
A1.2	UPPER LEVEL PLAN
A1.3	GARAGE PLAN & ELEVATION
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

### PROJECT TEAM

**ARCHITECT**  
 PFEFFER TORODE ARCHITECTURE  
 521 8th Avenue South, Suite 103  
 Nashville, TN 37203  
 615-618-3565  
 jamie@pfeffertorode.com

### BUILDER

### APPLICABLE CODES AND TYPES

- BUILDING CODE - 2009 INTERNATIONAL RESIDENTIAL CODE
- BUILDING TYPE - SINGLE FAMILY RESIDENCE

### GENERAL

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 1997 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS AND EXCEPT AS MODIFIED BY THE ARCHITECT'S "SUPPLEMENTARY CONDITIONS", ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK WILL BE BASED.
- THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY.
- JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
- ALL ITEMS DEPICTED GRAPHICALLY, WHETHER NOTED OR NOT, ARE PART OF THE CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED AT NO EXTRA CHARGE.
- ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR.
- EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND OBTAIN ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL CONFIRM THAT THE LAYOUT OF THE SPACE CAN BE ACCOMPLISHED AS DESIGNED. THE ARCHITECT MUST BE NOTIFIED OF ANY PROBLEMS WITH PROPOSED WALL LOCATIONS AFTER THE CHALK LINES ARE IN PLACE AND BEFORE THE FRAMING IS FASTENED IN ORDER TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS.
- IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATIONS.
- THE GENERAL CONTRACTORS SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
- FOR THE ENTIRE LENGTH OF CONTRACT WORK, CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
- PROVIDE "CUTTING AND PATCHING" INTO EXISTING CONSTRUCTION FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK AND SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION. DO NOT CUT AND PATCH WORK EXPOSED ON THE BUILDING'S EXTERIOR OR ITS OCCUPIED SPACES IN A MANNER WHICH WOULD, IN THE ARCHITECT'S OPINION, RESULT IN LESSENING THE BUILDING'S AESTHETIC QUALITIES. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE AND/OR LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

### DEMOLITION

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME OF WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

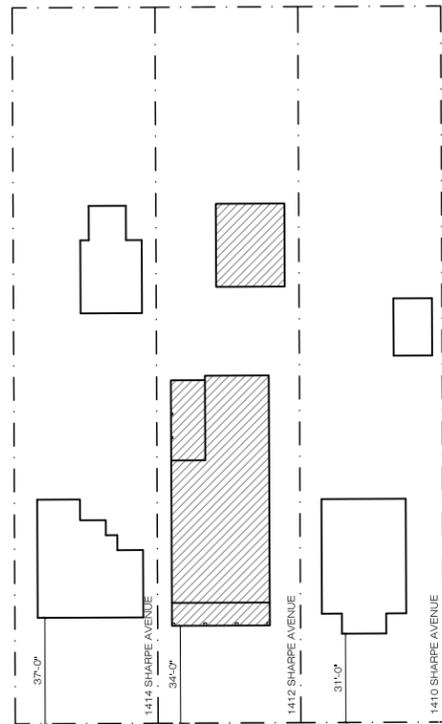
### GENERAL DRAWING NOTES

- CONTRACTORS SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE BUILDING MANAGEMENT
- THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITHIN THE FIELD CONDITIONS AND NOTIFY THE ARCHITECT AND PRIOR TO BEGINNING WORK OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DRAWN CORRECTLY ON THE PLANS.
- IF ANY EXISTING FIRE PROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, IT SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
- REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL REMOVAL INCLUDES FINISHES, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOOR, CASEWORK, GLAZING, FRAMES AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES AND ELECTRICAL FLOOR BOXES, REPAIR HOLES IN FLOORS OR EXISTING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE TO RECEIVE NEW FINISHES.
- DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED.
- CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ARCHITECT TO OBTAIN APPROVAL OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.
- DEMOLISHED MATERIAL NOT OTHERWISE DESIGNATED BY THE ARCHITECT OR OWNER SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS.
- THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNERS REGULATIONS.

### ARCHITECTURAL

- THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE OWNER AND OBTAIN ANY CONSTRUCTION REGULATIONS PRIOR TO BEGINNING WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY THE OWNERS REGULATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY COST IMPLICATIONS TO THE TENANT AS A RESULT OF THE REGULATIONS.
- NO BUILDING MATERIALS CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED ON THIS PROJECT.
- CONTRACTOR SHALL COORDINATE STUD SIZE AND GAUGE NECESSARY FOR HEIGHT OF WALL, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL CLEARANCES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH ARCHITECT.
- CONTRACTOR SHALL REINFORCE METAL STUD CONSTRUCTION WITH FIRE RESISTANT BLOCKING AT ALL LOCATIONS WHERE MIRRORS, ACCESSORIES, ETC. WILL BE INSTALLED.
- FIRE-RATED PARTITIONS SHALL BE IDENTIFIED AS SUCH IN LARGE RED STENCIL ABOVE FINISHED CEILING.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL RATING OF ALL REQUIRED RATED WALLS AT ALL INTERSECTIONS, CONNECTIONS, AND PENETRATIONS.
- ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OF NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINT.
- MATERIALS PROVIDED SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN RECOMMENDATION AND PER CODE REQUIREMENTS.
- ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING SHOWN ON THESE DRAWINGS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTORS SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
- FOR ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF WALLS, PROVIDE A MINIMUM HORIZONTAL SEPARATION OF ONE STUD SPACING. 1" MINIMUM DISTANCE BETWEEN THEM.
- GROUPS OF RECEPTACLES SHALL BE MOUNTED WITH A 1-1/2" MINIMUM DISTANCE BETWEEN THEM.
- WHEN MAKING SAW CUTS OR TRENCHING CONCRETE TO RUN ELECTRICAL POWER OR DATA TO FURNISHINGS, FILL IN AND PATCH SLAB AROUND AREA REMOVED AND AROUND ELECTRICAL BOXES.
- CONTRACTOR TO VERIFY AND PROVIDE ALL ELECTRICAL REQUIREMENTS FOR ALL O.F.O. AND C.F.C.I EQUIPMENT AND APPLIANCES, INCLUDING BUT NOT LIMITED TO COFFEE MAKERS, MICROWAVES, REFRIGERATORS COPIERS, FAX MACHINES, PRINTERS, ETC.
- CONTRACTOR TO COORDINATE WITH THE OWNER FINAL LOCATIONS AND ELECTRICAL REQUIREMENTS OF OWNER FURNISHED EQUIPMENT AND FURNITURE.

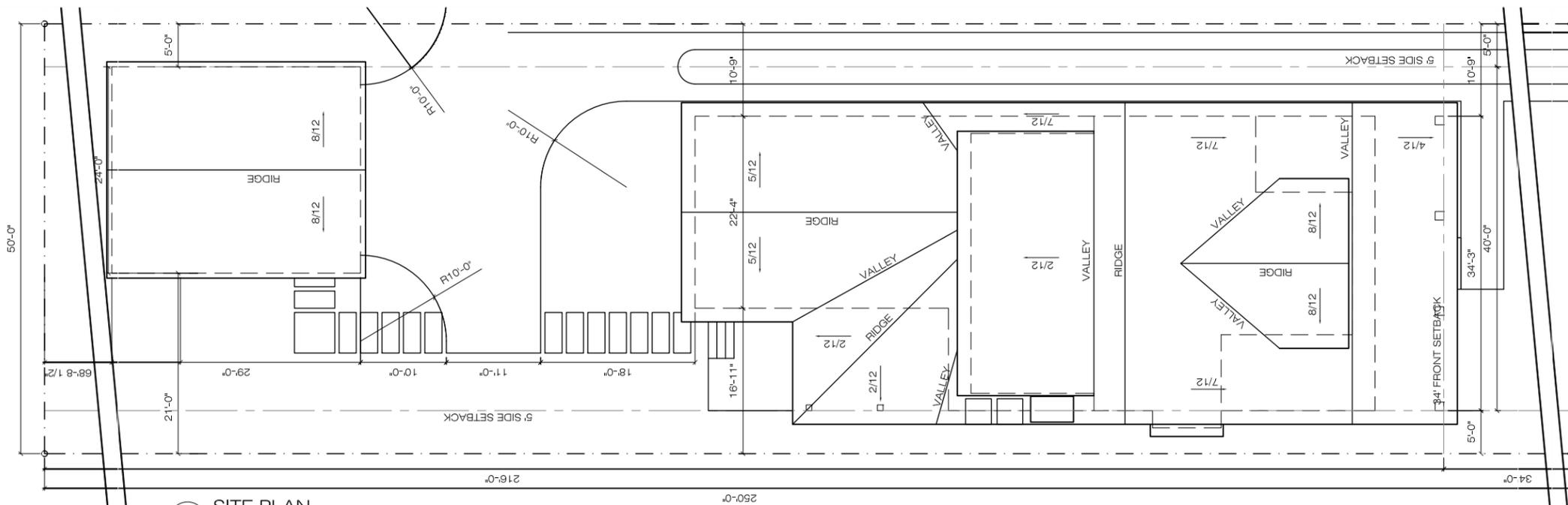
### VICINITY MAP



### BUILDING DATA

ADDRESS: 1412 SHARPE AVENUE  
 NASHVILLE, TENNESSEE 37206  
 PARCEL ID: 08302011700  
 DESCRIPTION: NEW CONSTRUCTION / SINGLE FAMILY RESIDENCE  
 LOT AREA: .29 ACRES  
 DIMENSIONS: 50' x 250'  
 PROPOSED BUILDING AREAS  
**CONDITIONED AREA:**  
 LOWER LEVEL: 2,386 SF  
 UPPER LEVEL: 1,247 SF  
 TOTAL CONDITIONED AREA: 3,633 SF

**UNCONDITIONED AREA:**  
 FRONT PORCH: 274 SF  
 GARAGE: 672 SF  
 REAR PORCH: 255 SF  
 TOTAL UNCONDITIONED AREA: 1,201 SF



1 SITE PLAN  
 SCALE 1/16" = 1'-0"

ARCHITECT:

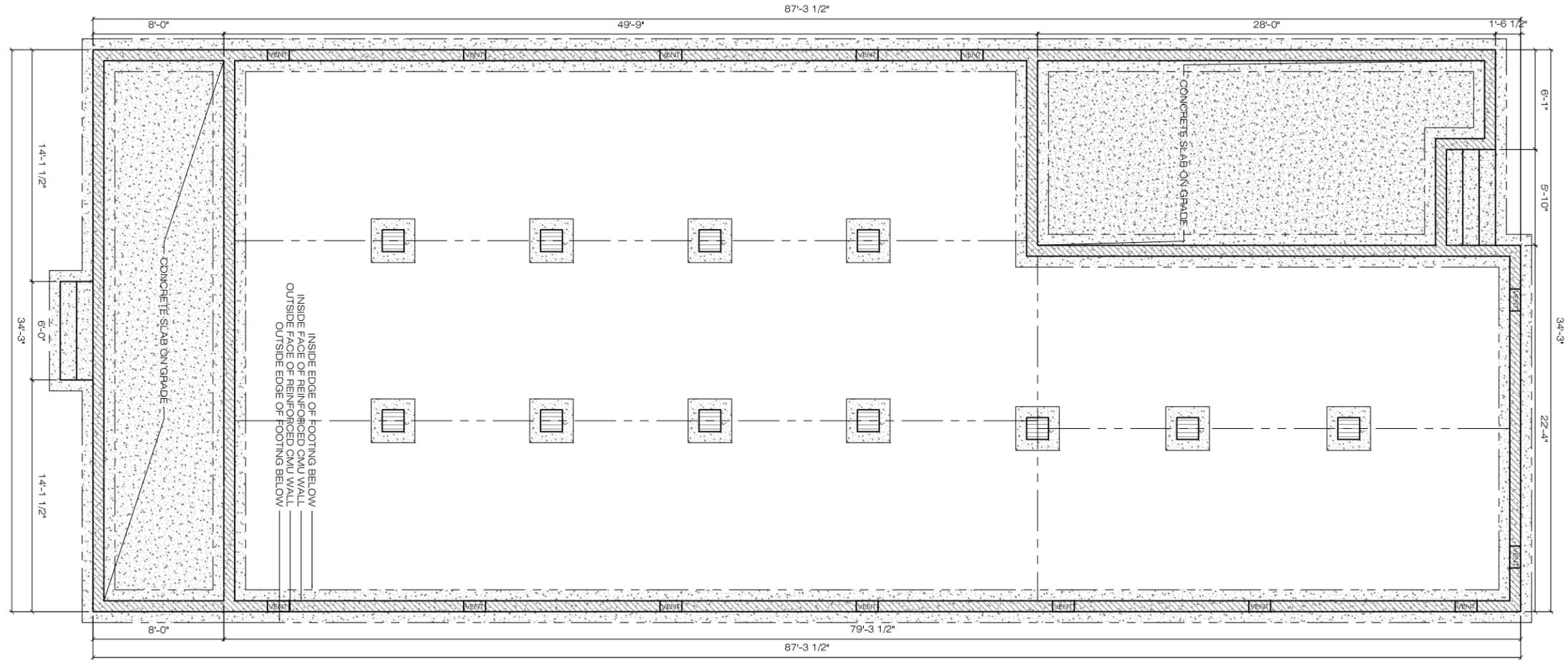


PROJECT:  
 1412 SHARPE AVENUE  
 NASHVILLE, TENNESSEE 37206

SHEET:  
 TITLE & SITE PLAN

30 MAY 2014

T1



1 FOUNDATION PLAN  
SCALE 1/8" = 1'-0"

SHEET:  
FOUNDATION PLAN

PROJECT:  
1412 SHARPE AVENUE  
NASHVILLE, TENNESSEE 37206

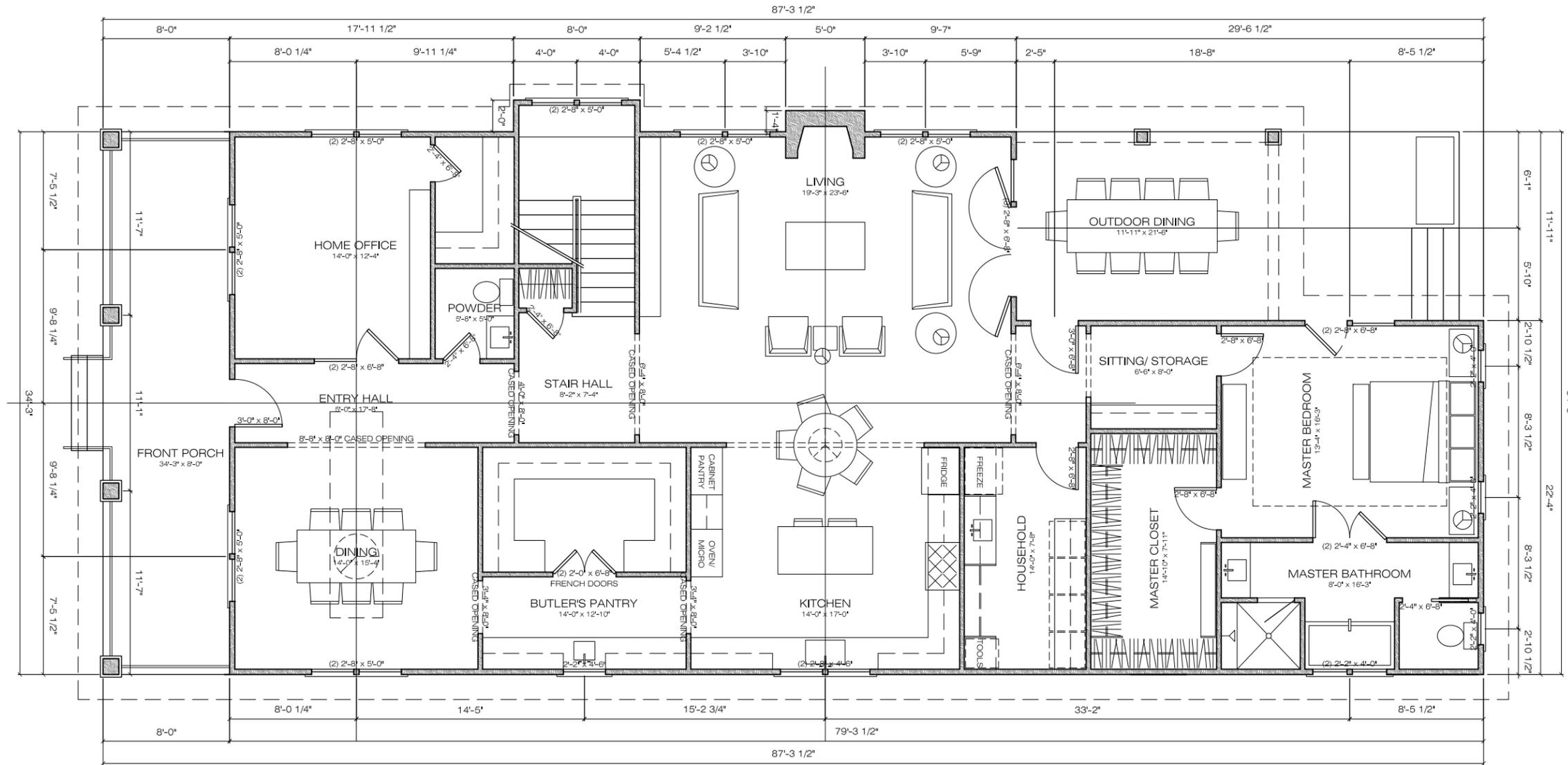
ARCHITECT:



Pfeiffer Torode Architecture  
321 8th Avenue South, Suite 103, Nashville, Tennessee 37203  
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104  
Montg:334-213-0092 Nash:615-618-3505  
www.pfeffertorode.com

30 MAY 2014

A1.0



1 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

SHEET:  
FLOOR PLANS

30 MAY 2014

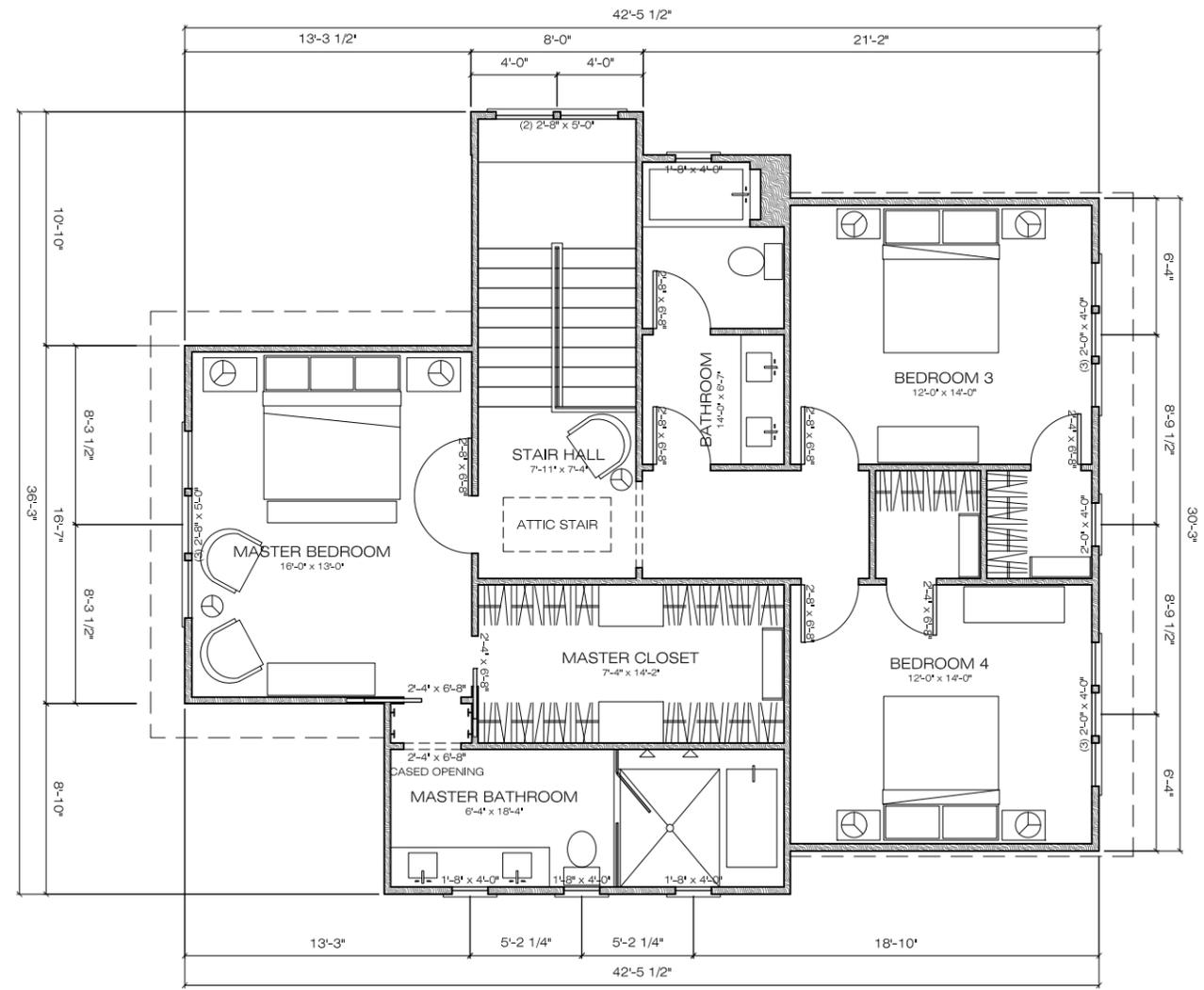
PROJECT:  
1412 SHARPE AVENUE  
NASHVILLE, TENNESSEE 37206

ARCHITECT:



Pfeffer Torode Architecture  
321 8th Avenue South, Suite 103, Nashville, Tennessee 37203  
12 W. Jefferson Street, Suite 280, Montgomery, AL 36104  
Montg:334-213-0092 Nash:615-618-3505  
www.pfeffertorode.com

A1.1



1 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

SHEET:  
FLOOR PLANS

30 MAY 2014

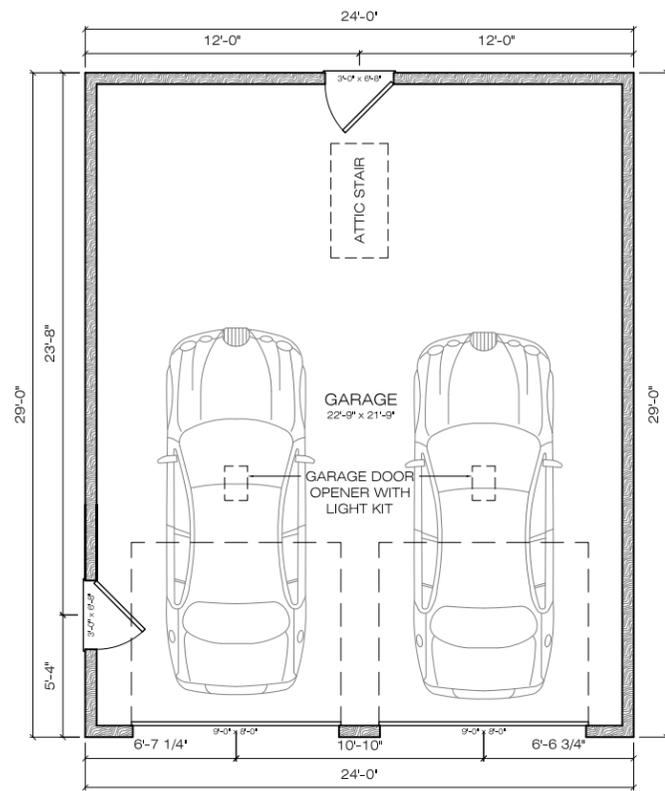
PROJECT:  
1412 SHARPE AVENUE  
NASHVILLE, TENNESSEE 37206

ARCHITECT:

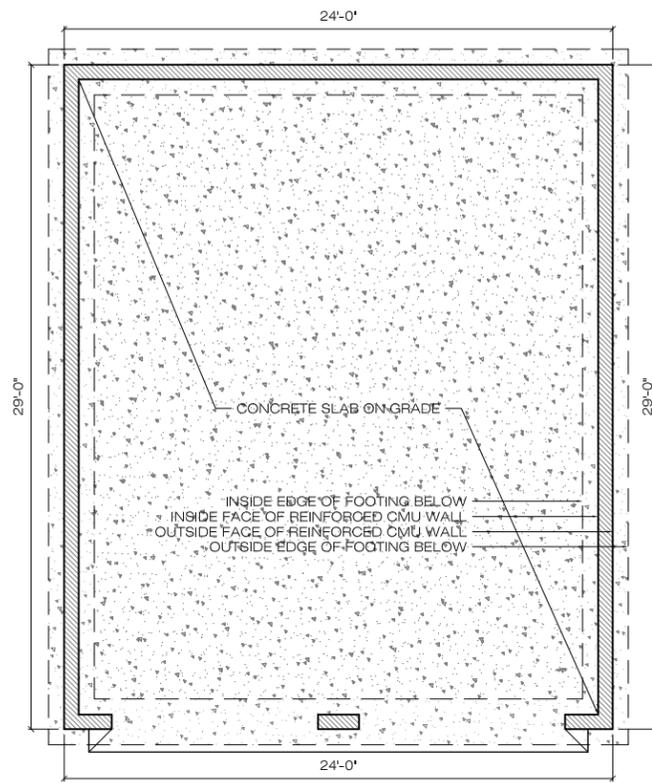


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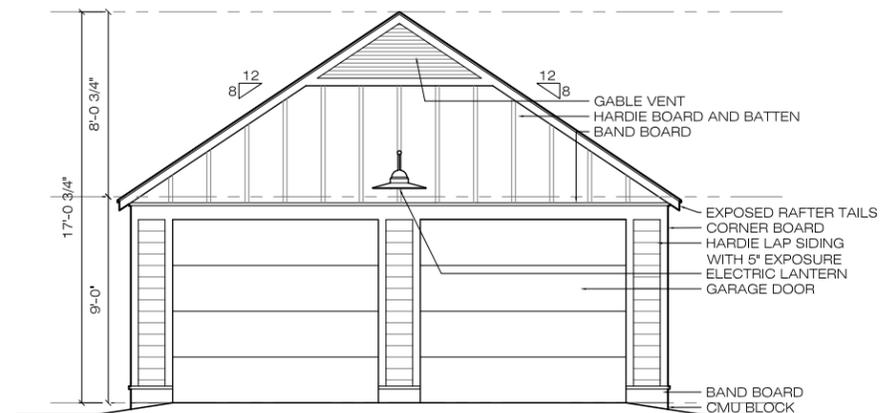
A1.2



1 DETACHED GARAGE FLOOR PLAN  
SCALE 1/8" = 1'-0"



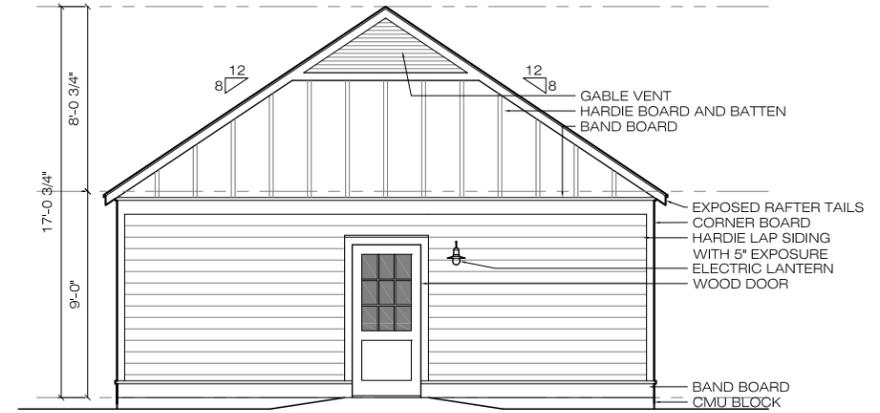
2 DETACHED GARAGE FOUNDATION PLAN  
SCALE 1/8" = 1'-0"



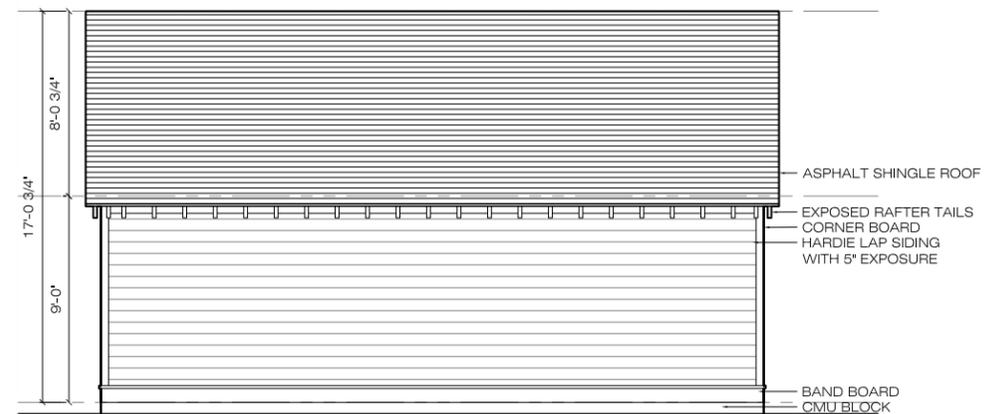
3 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



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



6 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

ARCHITECT:



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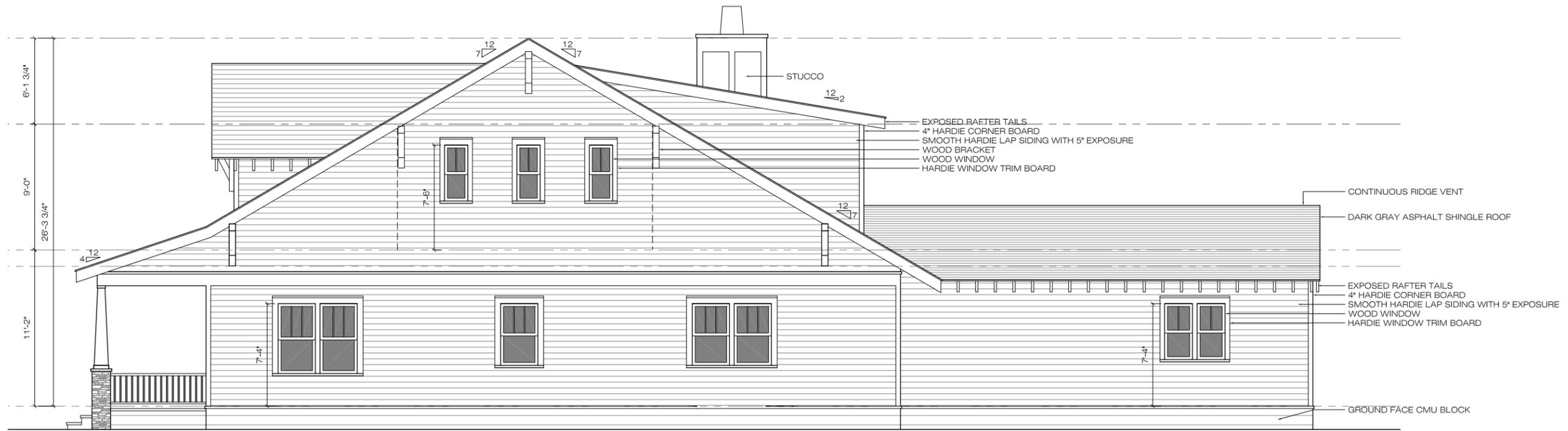
SHEET:  
FLOOR PLANS

30 MAY 2014

A1.3



1 REAR ELEVATION  
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

ARCHITECT:

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SHEET:  
 ELEVATIONS

30 MAY 2014

A2.2



1 FRONT ELEVATION  
 SCALE 1/8" = 1'-0"



2 SIDE ELEVATION  
 SCALE 1/8" = 1'-0"

ARCHITECT:

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SHEET:  
 ELEVATIONS

30 MAY 2014

A2.1