



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
1516B Ferguson Avenue
September 17, 2014

Application: Partial demolition; New construction—addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11708012300
Applicant: Jamie Pfeffer, Pfeffer Torode Architecture
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to construct a front, second floor, and rear addition to a non-contributing house. The addition requires the demolition of portions of the existing structure.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the asphalt shingle color, a brick sample, and all window and door specifications prior to purchase and installation; 2. The front dormer be set back two feet (2') from the wall below; and 3. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. 1. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

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.

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.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate

on non-masonry clad buildings.

j. 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.

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

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).

- b. When a lot exceeds 60 feet 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 and should be subservient in height, width and massing to the historic structure.

Side Additions

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. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

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

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

f. Additions should follow the guidelines for new construction.

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 D of the historic zoning ordinance.

Background: 1516B Ferguson was constructed c.1925 (Figures 1 -3). Although it was constructed within the period of significance, its form and design were greatly altered prior to the designation of the district, and it no longer contributes to the historic character of the neighborhood. In January 2013, the Commission approved a similar application to the one currently before the Commission, with some conditions, but the project was never constructed. While the design for this application is similar to what was approved in January 2013, the size of the structure has expanded enough that the Commission needs to reconsider its appropriateness.



Figures 1 – 3. 1516B Ferguson Avenue.

Analysis and Findings:

Partial Demolition: The proposed addition requires the removal of the existing roof, portions of the house’s side walls, and the entire rear façade of the house. Although the historic structure dates to 1925, alterations to the original roof form, materials, window pattern, and architectural details have permanently altered the character of the house. The house in its current form does not contribute to the historic character of the Belmont-Hillsboro neighborhood, and therefore the partial demolition of the house meets Section III.B.2. for appropriate demolition and does not meet Section III.B.1. for inappropriate demolition.

Location, Removability & Design: The proposed addition will alter the roof form, scale, and materials of the existing structure. It will not be confined to the rear of the structure, but will improve the compatibility of the home with the neighborhood. Staff therefore finds that the addition meets Section II.B.2. of the design guidelines.

Height and Scale: The project involves a front, top, and rear addition, which is appropriate in this case because the building is non-contributing and the addition will help to correct a prior addition that is inappropriate for the house and neighborhood. At the front, part of the first floor footprint will increase in size by two and one-half feet

(2.5'), bringing the projecting bay out to match the line of the porch. Staff finds this to be appropriate because it will not affect the house's front setback.

The second level portion of the addition will change the appearance of the building from a one and one-half story home to a full two-story home. However the overall height of the house will not change, and will be approximately twenty-six feet (26') tall at the front. The majority of the historic context is one and one-half story homes but there is a two and one-half story home across the street that is over thirty feet (30') in height (Figure 4). In addition, there are other historic structures in the range of twenty-six to thirty feet (26' – 30') tall in the immediate context.



Figure 4. 1515 Ferguson Street, across the street from 1516B Ferguson

The width of the house will not change, with the exception of a bay window off the right elevation, first floor, which will be approximately three feet (3') wide. The applicant is proposing to expand the depth of the house with a rear addition. Because the house is considered to be non-contributing, the rear addition does not need to step in from the side walls of the existing house. The existing house is approximately forty-feet (40') deep, and an additional twenty-seven feet (27') will be added to the rear. In total, the house with the addition will be approximately seventy-feet (70') deep.

Staff finds that the addition's height and scale meet Sections II.B.1.a. and II.B.1.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Setback and Rhythm of Spacing: The side and rear setbacks will not change but the front setback will change slightly with the addition of an approximately two and one half foot (2 ½') front addition. Because this alteration is minimal and still maintains a front setback similar to the historic context, staff finds that the addition's setback and rhythm of spacing meet Section II.B.1.c. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials: The addition will be clad in cement fiberboard, and the trim will be wood or cement fiberboard. The bay will be clad in Hardie panel with battens. The primary roof will be asphalt shingle, and the roofs of the front porch, front dormer and rear porch will be standing seam copper. Staff asks to approve the shingle color. The windows will be wood to match the existing, and staff asks to approve all window and door specifications prior to purchase and installation. The existing chimney will be re-clad in brick. The foundation will be parge coated CMU to match the existing. All known materials are appropriate for the district and have been approved by the Commission in the past. With the condition staff approve the shingle color, a brick sample, and the windows and doors,

staff finds that the proposed materials meet Section II.B.1.d. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Shape: The existing roof pitch will not be altered and is 4/12. The addition will change the front-gable roof form to a hipped roof form which is more appropriate for a two-story house. The front dormer is hipped with a 2/12 slope. Although the dormer is set off the ridge of the house, it is situated so that it is set back less than two feet (2') than the wall below. Staff asks that a condition of approval be that the dormer be set back a minimum of two feet (2') from the wall below. With this condition, staff finds that the addition's roof forms meet Section II.B.1.e. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Orientation: The orientation of the house will not change. The front entrance will be behind a partial-width porch that is six feet, nine inches (6'9") deep. Staff finds that the addition's orientation meets Section II.B.1.f. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The applicant will be altering many, but not all of the existing window openings. The new fenestration pattern, particularly on the front façade, is more in keeping with the historic character of the neighborhood. The primary windows are twice as tall as they are wide, and the windows on the upper levels are no taller than those on the first floor. There are no large expanses of wall space without a window or door opening. Staff therefore finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities: The location of the HVAC unit was not specified on the plans. Staff asks that it be placed at the rear, or on a side façade beyond the midpoint of the house.

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

1. Staff approve the asphalt shingle color, a brick sample, and all window and door specifications prior to purchase and installation;
2. The front dormer be set back two feet (2') from the wall below; and
3. The HVAC unit be placed at the rear, or on a side façade beyond the midpoint of the house.

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

1516B Ferguson Avenue

Nashville, TN 37212

INDEX OF DRAWINGS

SHEET No.	DRAWING TITLE	SHEET No.	DRAWING TITLE
TITLE	TITLE SHEET, GENERAL NOTES, SITE PLAN	A1.4	MAIN AND UPPER LEVEL FLOOR PLANS
A1.0	BASEMENT LEVEL DEMO PLAN, SHADED PLAN	A1.5	ROOF PLAN
A1.1	MAIN AND UPPER LEVEL DEMO PLANS	A2.1	FRONT AND BACK ELEVATIONS
A1.2	MAIN AND UPPER LEVEL SHADED PLANS	A2.2	SIDE ELEVATIONS
A1.3	BASEMENT LEVEL FLOOR PLAN		

GENERAL DRAWING NOTES

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.

- 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 MANUFACTURERS 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.

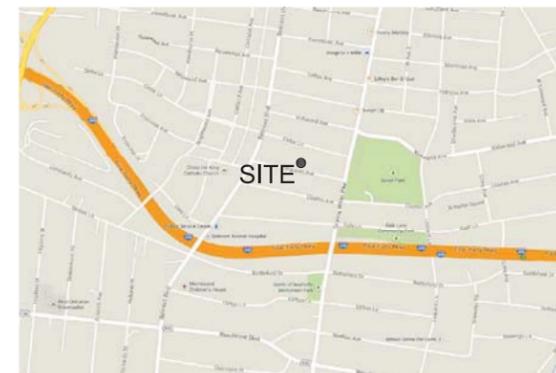
PROJECT TEAM

ARCHITECT

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

BUILDER

VICINITY MAP



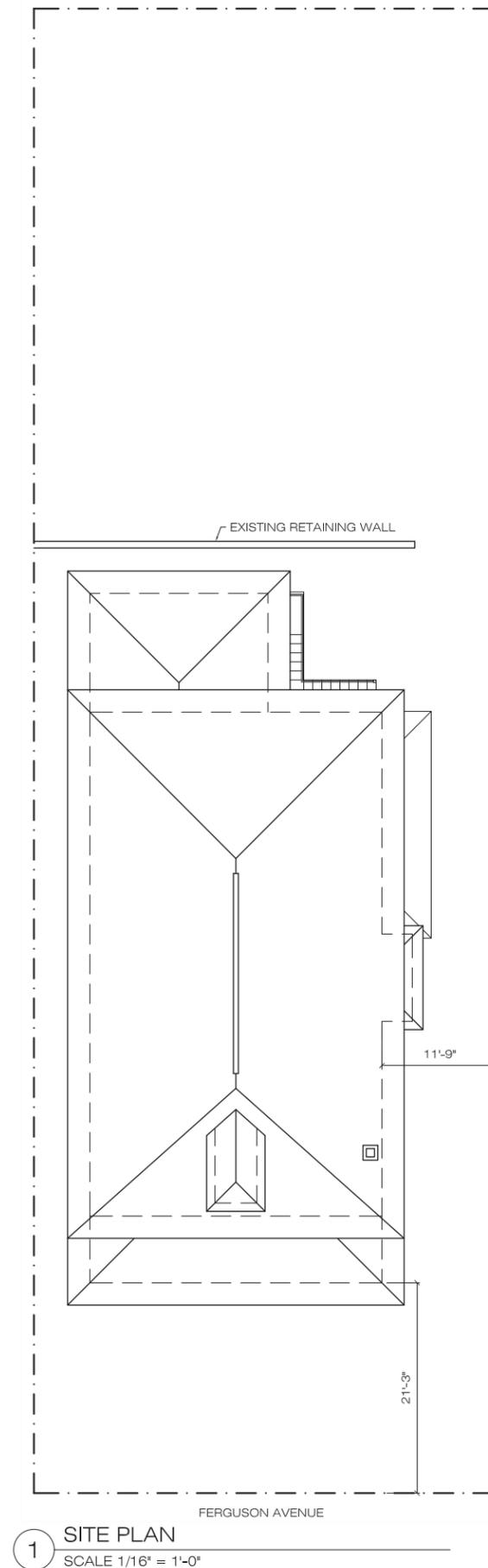
BUILDING DATA

ADDRESS: 1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212
PARCEL ID: 11708012300
DESCRIPTION: RENOVATION/ADDITION
LOT AREA: .16 ACRES
DIMENSIONS: 47' x 152'
PROPOSED BUILDING AREAS

CONDITIONED AREA:	
BASEMENT LEVEL:	1306 SF
MAIN LEVEL:	1647 SF
UPPER LEVEL:	1533 SF
TOTAL:	4486 SF

UNCONDITIONED AREA:

FRONT PORCH:	89 SF
BACK DECK:	218 SF
TOTAL:	307 SF



ARCHITECT:



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521 8th Avenue South, Suite 103, Nashville, Tennessee
37203
www.pfeffertorode.com
615-618-3565

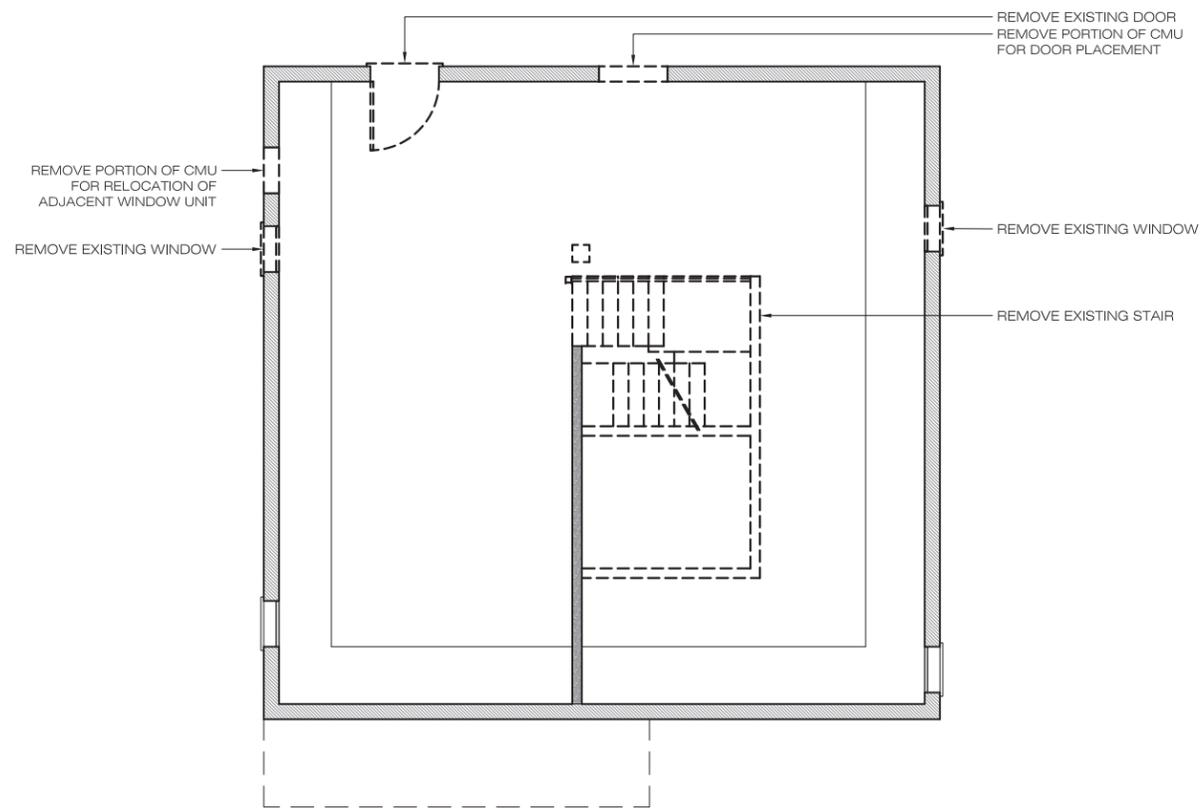
PROJECT:
1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212

PERMIT SET

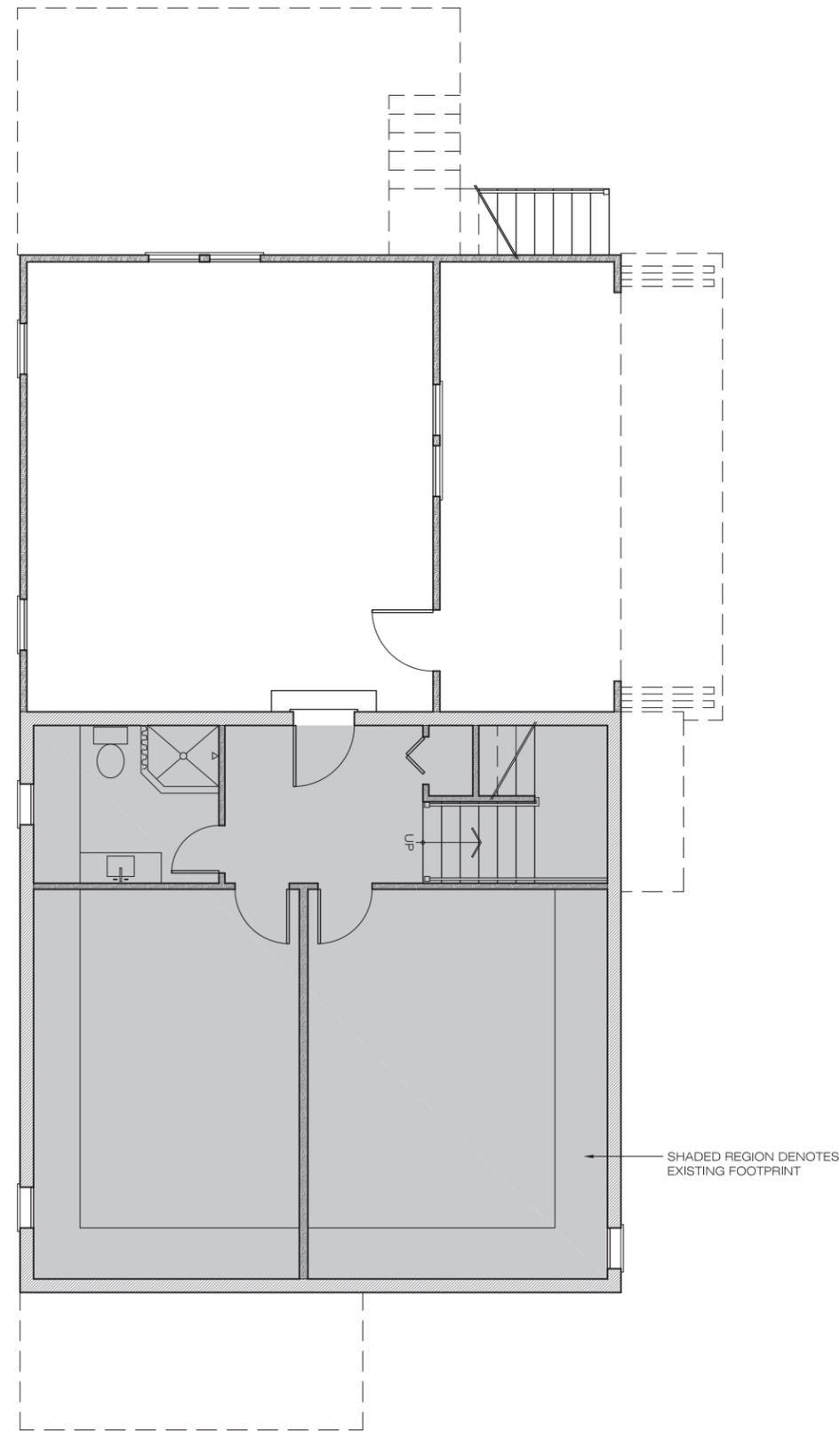
SHEET:
SITE PLAN

05 SEPTEMBER 2014

TITLE



2 MAIN LEVEL DEMO PLAN
SCALE 1/8" = 1'-0"



3 UPPER LEVEL DEMO PLAN
SCALE 1/8" = 1'-0"

SHEET:
BASEMENT LEVEL
DEMO PLAN AND
SHADED PLAN

05 SEPTEMBER 2014

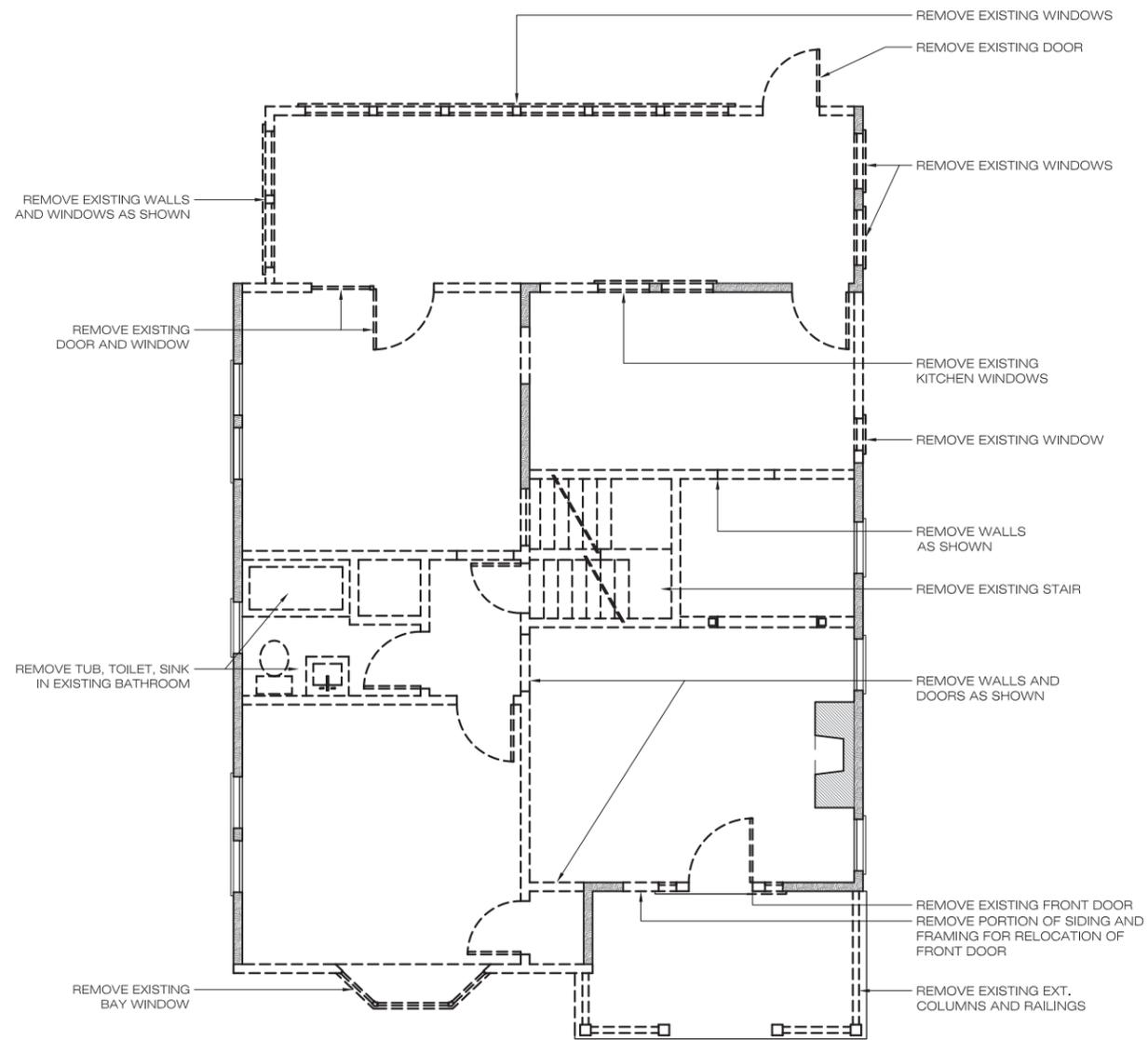
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PROJECT:
1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212

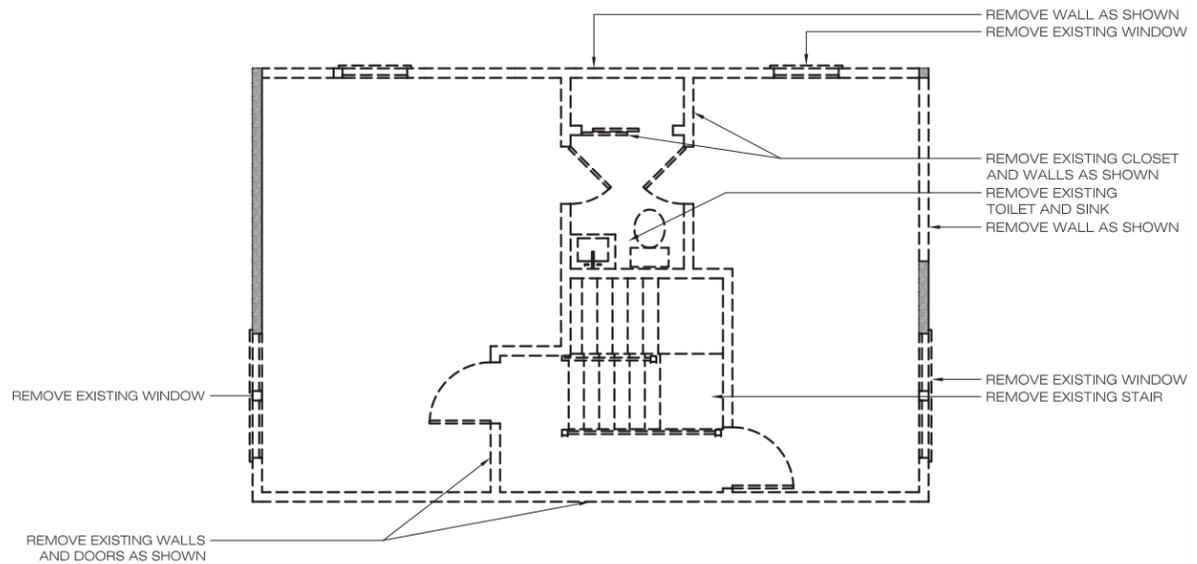
ARCHITECT:



A1.0



2 MAIN LEVEL DEMO PLAN
SCALE 1/8" = 1'-0"



3 UPPER LEVEL DEMO PLAN
SCALE 1/8" = 1'-0"

ARCHITECT:

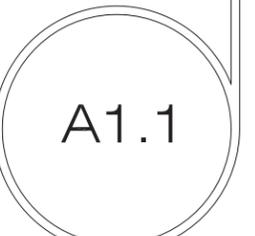


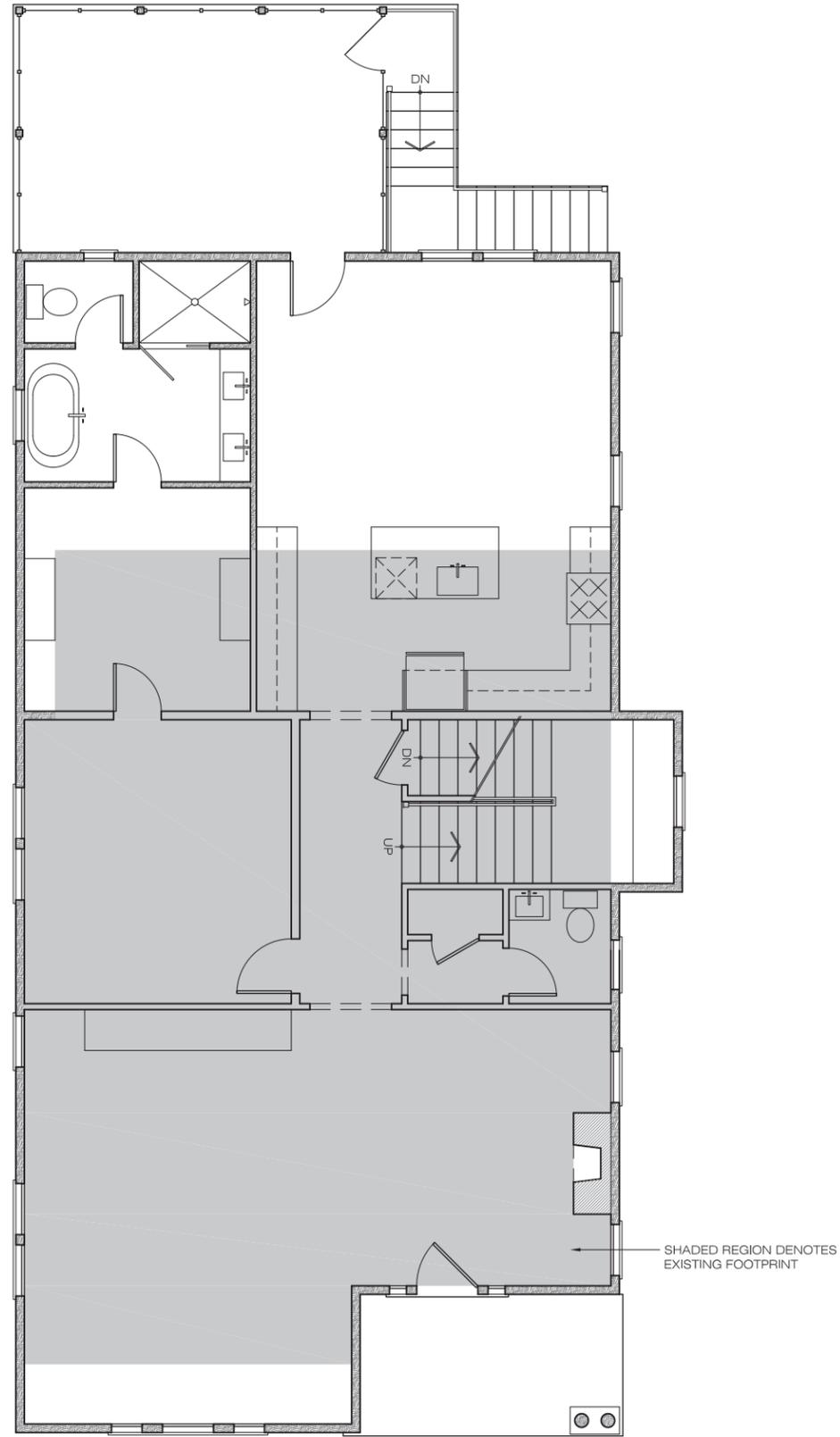
PROJECT:
1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212

PERMIT SET

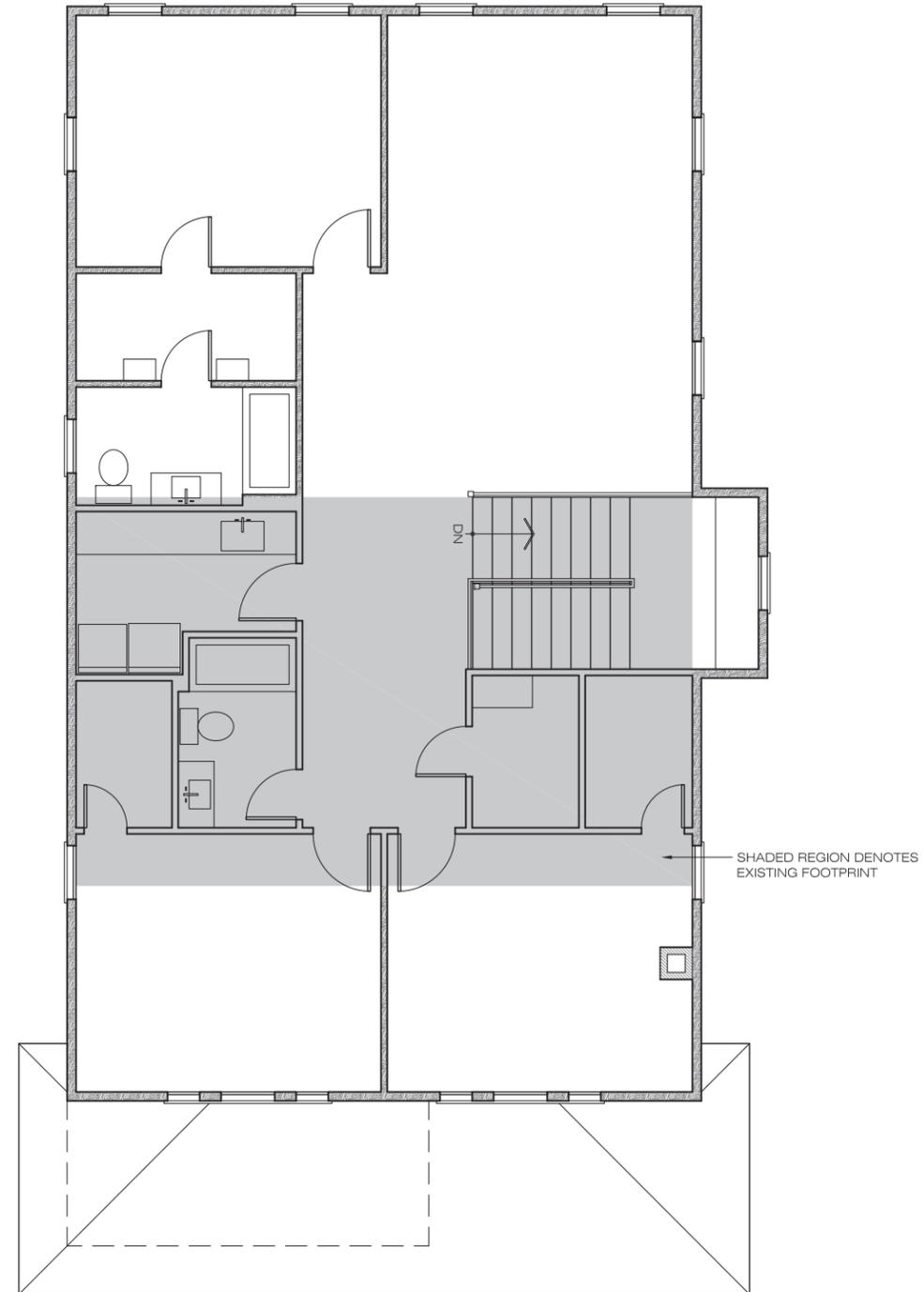
SHEET:
MAIN AND UPPER
LEVEL DEMO PLANS

05 SEPTEMBER 2014





2 MAIN LEVEL DEMO PLAN
SCALE 1/8" = 1'-0"



3 UPPER LEVEL DEMO PLAN
SCALE 1/8" = 1'-0"

SHEET:
MAIN AND UPPER
LEVEL SHADED
PLANS

05 SEPTEMBER 2014

PERMIT SET

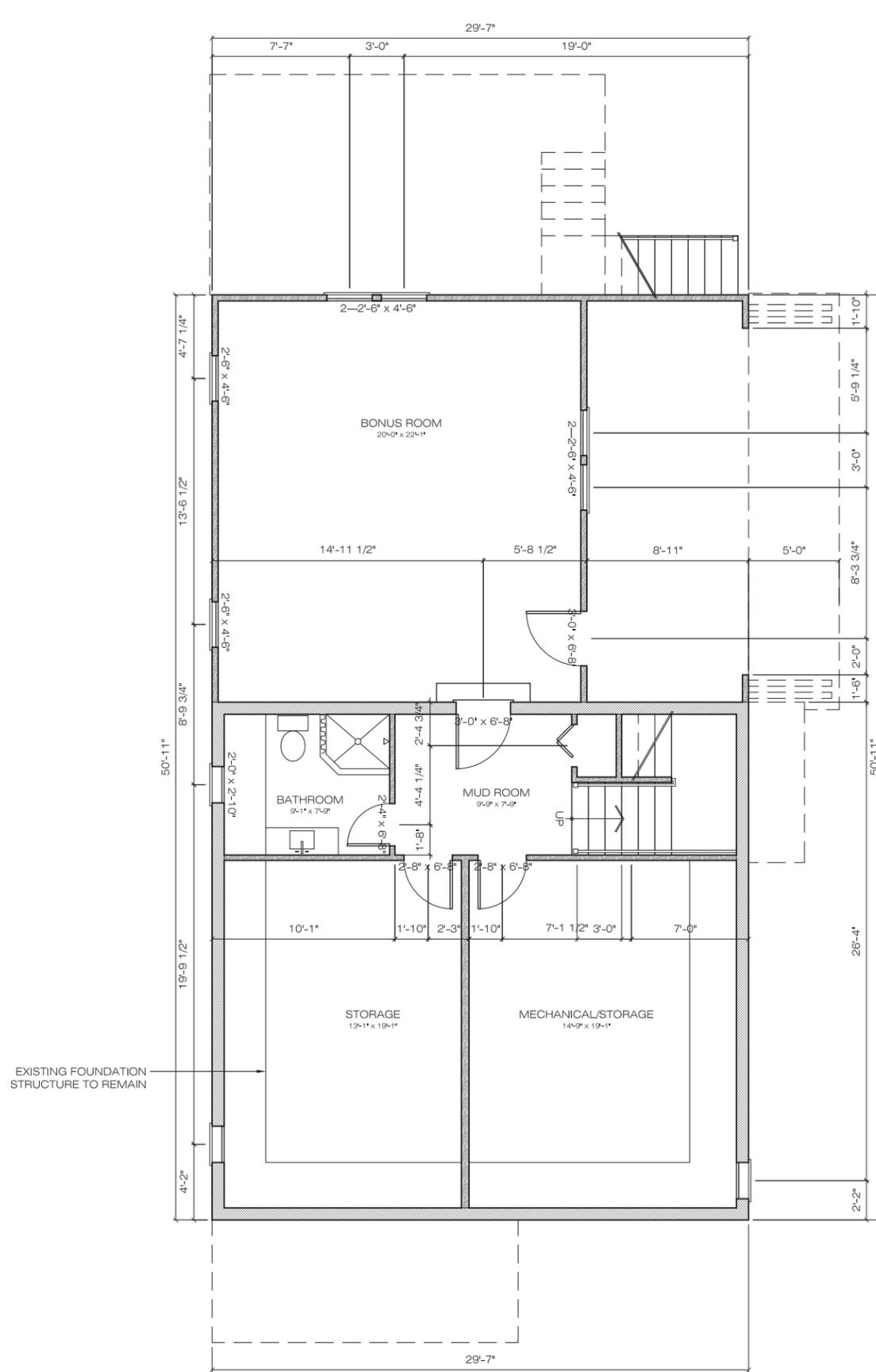
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A1.2



1 BASEMENT LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

SHEET:
BASEMENT LEVEL
FLOOR PLAN

05 SEPTEMBER 2014

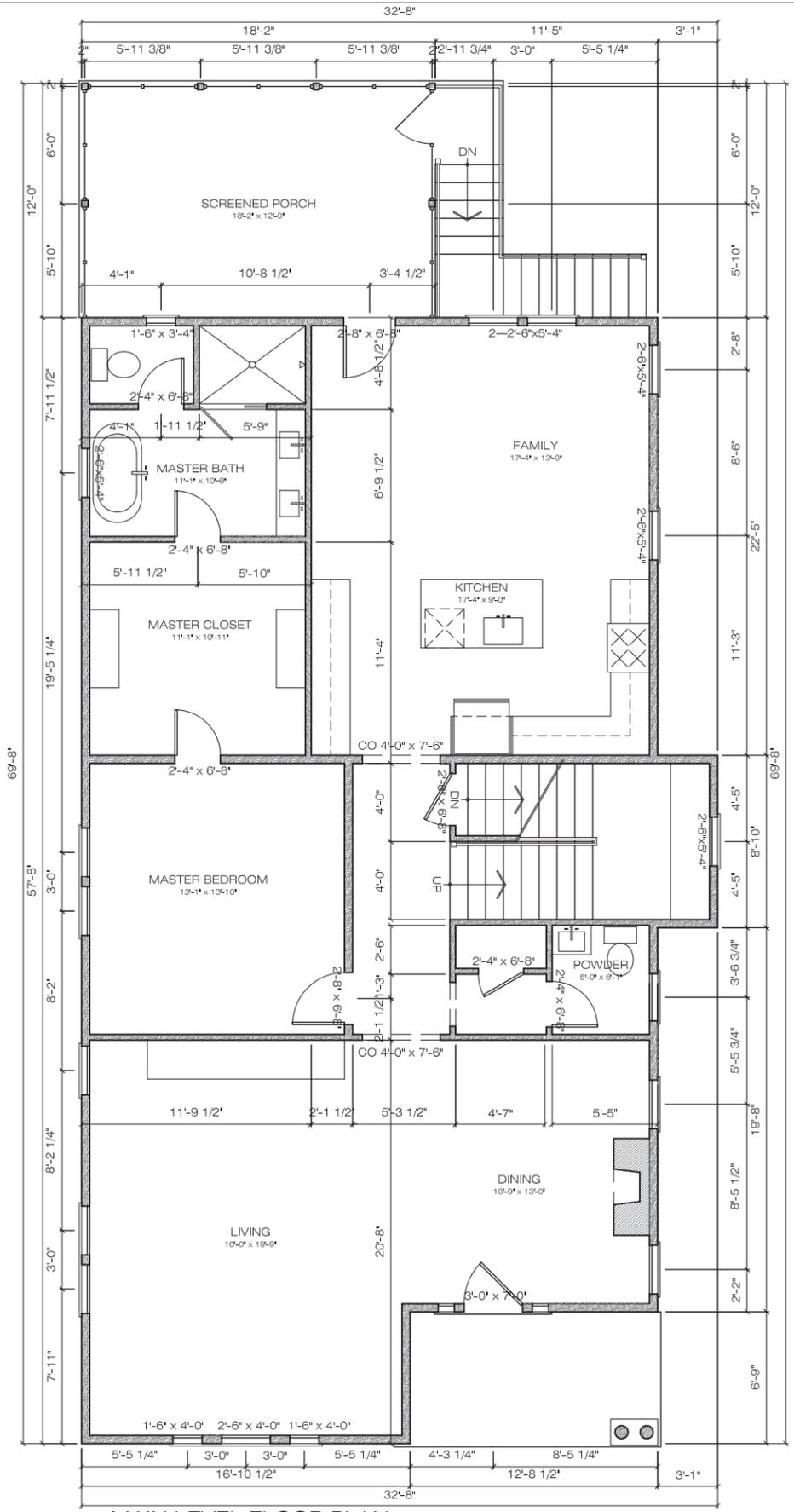
PERMIT SET

PROJECT:
1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212

ARCHITECT:



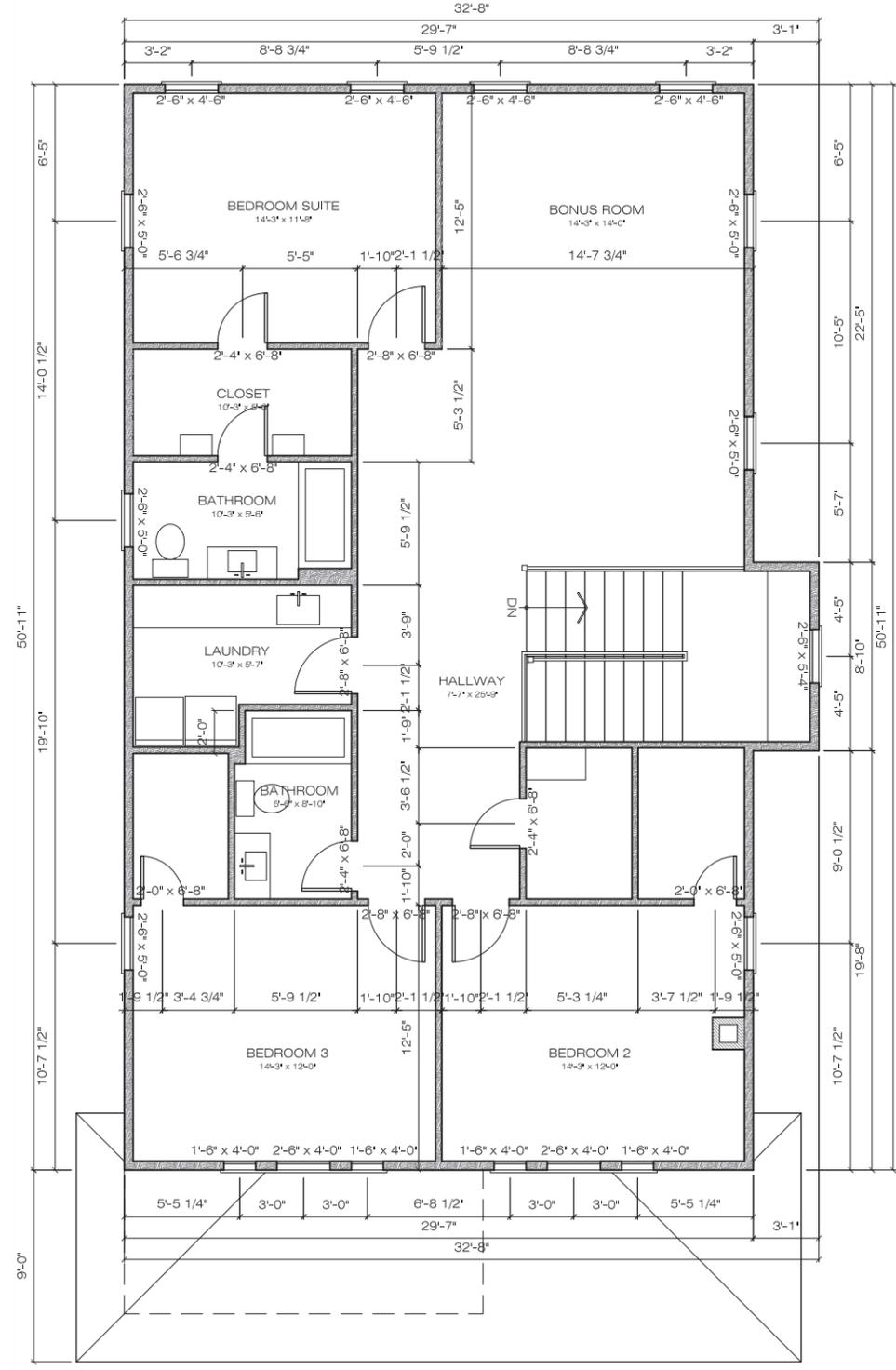
A1.3



2 MAIN LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

CONDITIONED AREA:
1,306 SF BASEMENT LEVEL
1,647 SF MAIN LEVEL
1,533 SF UPPER LEVEL
4,486 SF TOTAL

UNCONDITIONED AREA:
89 SF FRONT PORCH
218 SF BACK DECK
307 SF TOTAL



3 UPPER LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"

ARCHITECT:



PROJECT:
1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212

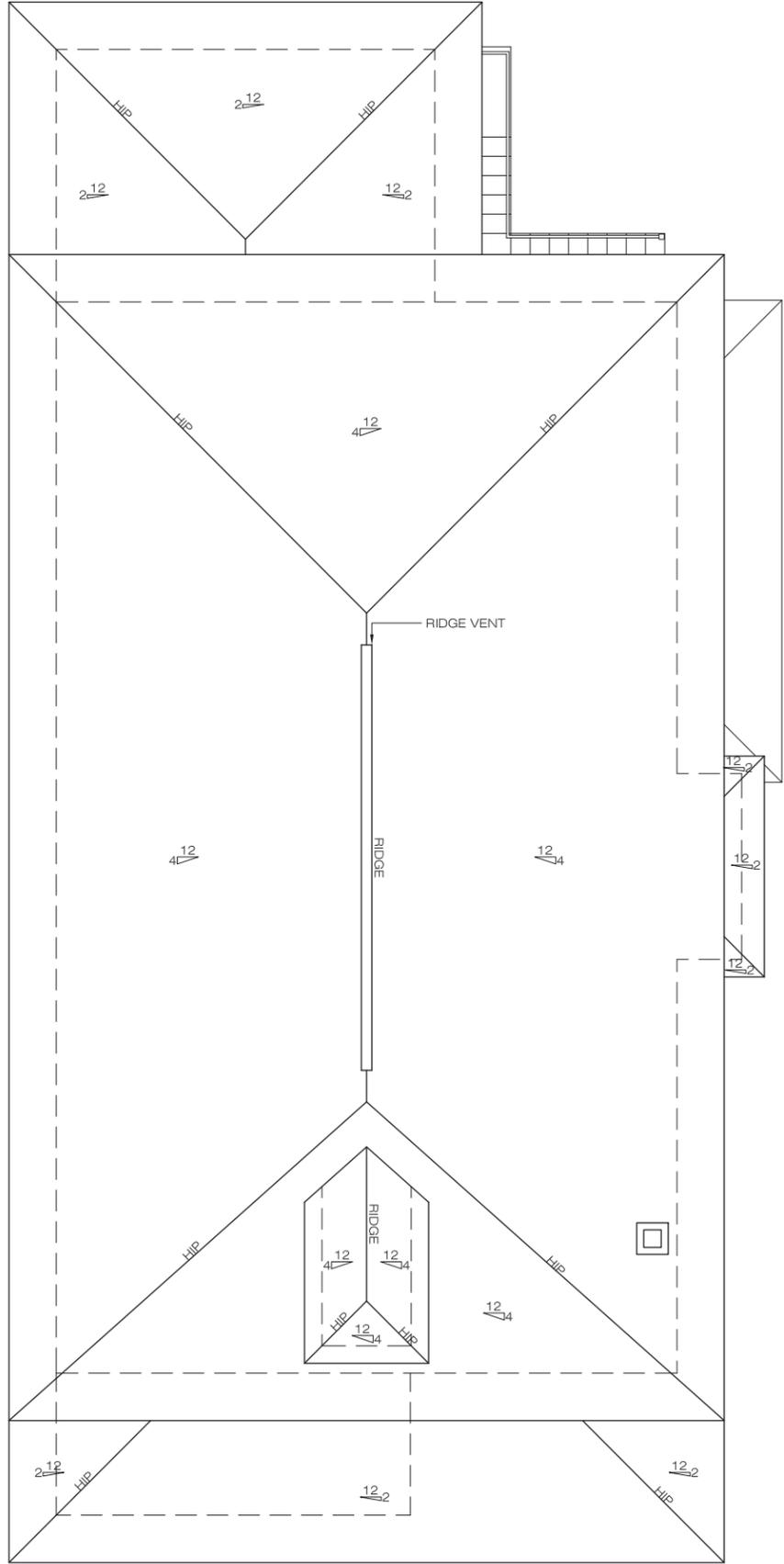
PERMIT SET

SHEET:
MAIN AND UPPER
LEVEL FLOOR PLANS

05 SEPTEMBER 2014

A1.4

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

SHEET:
ROOF PLAN

05 SEPTEMBER 2014

PERMIT SET

PROJECT:
1516B FERGUSON AVENUE
NASHVILLE, TENNESSEE 37212

ARCHITECT:



A1.5



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



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

ARCHITECT:



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PERMIT SET

SHEET:
FRONT AND REAR
ELEVATIONS

05 SEPTEMBER 2014

A2.1



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

- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLE ROOF
- WOOD CORBELS
- MATCH EXISTING WOOD PRAIRIE STYLE WINDOWS
- CORNER BOARD
- MATCH EXISTING LAP SIDING
- STANDING SEAM COPPER ROOF
- WOOD CORBELS
- WOOD BAND BOARD
- MATCH EXISTING BASEMENT WINDOWS



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

- CONTINUOUS RIDGE VENT
- ASPHALT SHINGLE ROOF
- WOOD CORBELS
- MATCH EXISTING WOOD PRAIRIE STYLE WINDOWS
- STANDING SEAM COPPER ROOF
- WOOD CORBELS
- CORNER BOARD
- WOOD CORBELS
- WOOD BAND BOARD
- HARDIE PANEL W/ BATTENS
- SCREENED ENCLOSURE
- WOOD CORBELS
- MATCH EXISTING LAP SIDING
- STANDING SEAM COPPER ROOF
- WOOD BRACKETS
- EXISTING BASEMENT WINDOW

ARCHITECT:

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PROJECT:
 1516B FERGUSON AVENUE
 NASHVILLE, TENNESSEE 37212

PERMIT SET

SHEET:
 LEFT AND RIGHT
 ELEVATIONS

05 SEPTEMBER 2014

A2.2