

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
2008 Beechwood Avenue
November 18, 2015

Application: New construction- addition and detached garage; Partial demolition

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10415042900

Applicant: Sandi Adams, Designer

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct an addition at the rear of the house and to construct a detached garage behind the house. The outbuilding is not to be used as a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the addition and detached garage with the following conditions:

1. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
2. Staff approve the final details, dimensions and materials of windows, doors, garage doors, roof material and color, and trim prior to purchase and installation; and,
3. Staff approve new masonry for color, dimensions and texture.

With these conditions, staff finds that the proposed addition and detached meet the design guidelines for outbuildings in Section II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments

A: Photographs

B: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. 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.

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. 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.

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.

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *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.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 clad buildings.*

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:

- Where they are a typical feature of the neighborhood; or*
- 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.*

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
 - On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

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.

Additions should be a minimum of 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes

in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:
 - An extreme grade change*
 - Atypical lot parcel shape or size*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of*

- symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
 - *Eave depth on a dormer should not exceed the eave depth on the main roof.*
 - *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
 - *The roof pitch of the dormer should generally match the roof pitch of the building.*
 - *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
 - *Dormers should generally be fully glazed and aprons below the window should be minimal.*
 - *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

V. DEMOLITION

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.

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: The building at 2008 Beechwood Avenue was built c. 1950 and does not contribute to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (See Figure 1).

Analysis and Findings: The applicant proposes to construct a rear addition and to construct a one and a half story detached garage behind the house with vehicular access from the existing driveway.

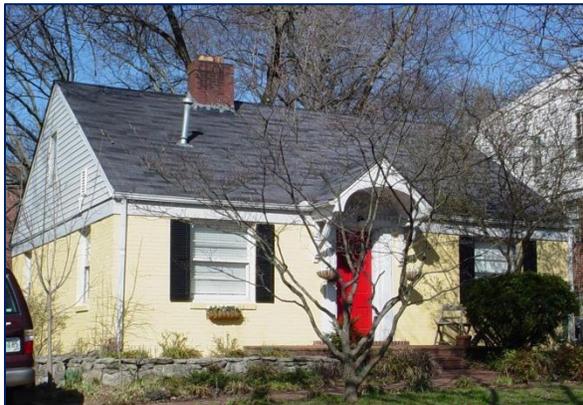


Figure 1: 2008 Beechwood Ave

Demolition: Demolition is proposed for most of the rear wall of the existing noncontributing house; the rear corners are to remain. The plan does not include any other demolition to the existing house. Staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition incorporates a ridge raise with a maximum ridge height that is two feet (2') taller than the ridge of the existing house. The ridge raise is inset two feet (2') from the corners of the existing ridge per the guidelines. First floor eave heights on the addition are similar to that on the existing house.

The proposed additional footprint is approximately one thousand, one hundred and fifty square feet (1150 sq. ft.), compared to the existing footprint which is about nine hundred and ninety square feet (990 sq. ft.). The addition adds forty-four feet, seven inches (44' 7") to the depth of the house, which more than doubles the depth of the house.

If this size home (existing and addition) were proposed as infill, the massing and scale would be appropriate for the neighborhood. Staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a. and b. of the guidelines.

Design, Location & Removability:

The addition more than doubles the footprint; however the existing house is a modest sized noncontributing house, and the new construction is at the rear of the house, in accordance with the design guidelines. The addition is inset two feet (2') on both the left and right sides, steps back seven feet (7'), and then widens to the width of the existing house. If the addition were it to be removed in the future, the architectural character of the existing house would remain. The project is consistent with section II.B.2.a and e. of the guidelines.

Setback: The setbacks will be seventeen feet, six inches (17'6") on the left side, and ten feet (10') on the right. The rear wall of the addition will be approximately forty-one feet (41') from the rear property line. The proposed addition meets bulk zoning requirements and section II.B.i.c for setbacks.

Materials: The addition will primarily be brick to match the existing house but will also incorporate Hardie plank siding with a reveal of four inches (4"). The foundation will be brick which is the same as on the existing house, and the roof for the addition will be asphalt shingles. Information on materials for windows, doors, roof color, and trim has not been provided. Staff recommends including a condition that staff approve the final window, door, roof color and trim selections prior to purchase and installation. With the condition that staff approve the final selection of the windows, doors, roof color and trim, staff finds that the project meets section II.B.1.d.

Roof form: The addition will have a rear gabled roof, with pitches of 4:12 and 3:12 that complement the roof of the existing noncontributing house. The roof form and pitch do

not contrast with those of neighboring historic buildings and are compatible with those of the house. The project meets section II.B.1.e.

Orientation: The addition will not change the existing orientation of the house. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.1.g.

Utilities: The drawings do not indicate the location of HVAC or other utilities. If a new location is needed, staff requests the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Outbuildings:

Location, Setback: The proposed detached garage will be located at the rear of the lot with vehicular access from the existing driveway as alley access is not available. The detached garage meets all side and rear setbacks as required by the Zoning Code. The distance between the addition and the outbuilding is approximately twenty-two feet, six inches (22' 6"), which exceeds the twenty feet (20') minimum.

Height, Scale: The one and a half story detached garage will have a ridge height of approximately twenty feet, three inches (20'3"). This includes the foundation which is a maximum of eight inches (8") tall. The eave height will be approximately nine feet (9') above grade. In comparison, the average eave height of the principle dwelling is approximately nine feet (9') above grade and the ridge height is twenty-two feet, one inch (22' 1"). Therefore, the detached garage is subordinate to the principle structure in terms of height and also does not exceed the maximum eave and ridge heights established in the Zoning Code.

The lot is approximately nine thousand, seven hundred square feet and twenty square feet (9,720 SF). Since the lot is less than ten thousand square feet (10,000 SF), the design guidelines allow for a footprint of up to seven hundred and fifty square feet (750 SF). The structure's footprint will be approximately five hundred eighty-four square feet (584 sq. ft.), which is less than the maximum permitted. By comparison, the primary structure has a proposed footprint of approximately two thousand, one hundred and forty square feet (2,140 sq. ft.). Staff therefore finds that the accessory structure is subordinate in size and neither exceeds the height of the primary structure nor the maximum eave and ridge heights specified in the design guidelines.

Materials, Roof Form: The roof will have an 8:12 pitch clipped side gable and incorporates dormers on both the front and rear of the detached garage. The dormers on the front are inset two feet (2') from the front wall of the structure and do not exceed fifty percent (50%) of the roof. The large dormer on the rear elevation is not inset from the

rear wall of the structure and is approximately sixty-six percent (66%) of the roof. Staff finds that the rear dormer as proposed is appropriate given that there is not an alley at the rear of the property and that the property backs up to a nonresidential structure. Also, the structure is not a DADU and cannot be converted to a DADU under the current zoning.

The exterior materials of the detached garage include smooth Hardie plank siding with a four inch (4") reveal, a concrete block foundation and a Hardie shake siding accent. Information on the roof material and color is not provided. Staff recommends including a condition that staff approve the final window, door, roof material and color, and trim selections for the detached garage prior to purchase and installation.

Staff finds that, with the recommended condition, the proposed detached garage meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval with the conditions:

1. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
2. Staff approve the final details, dimensions and materials of windows, doors, garage doors, roof material and color, and trim prior to purchase and installation; and,
3. Staff approve new masonry for color, dimensions and texture.

Staff finds the proposed addition and detached garage meet the design guidelines for additions and outbuildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

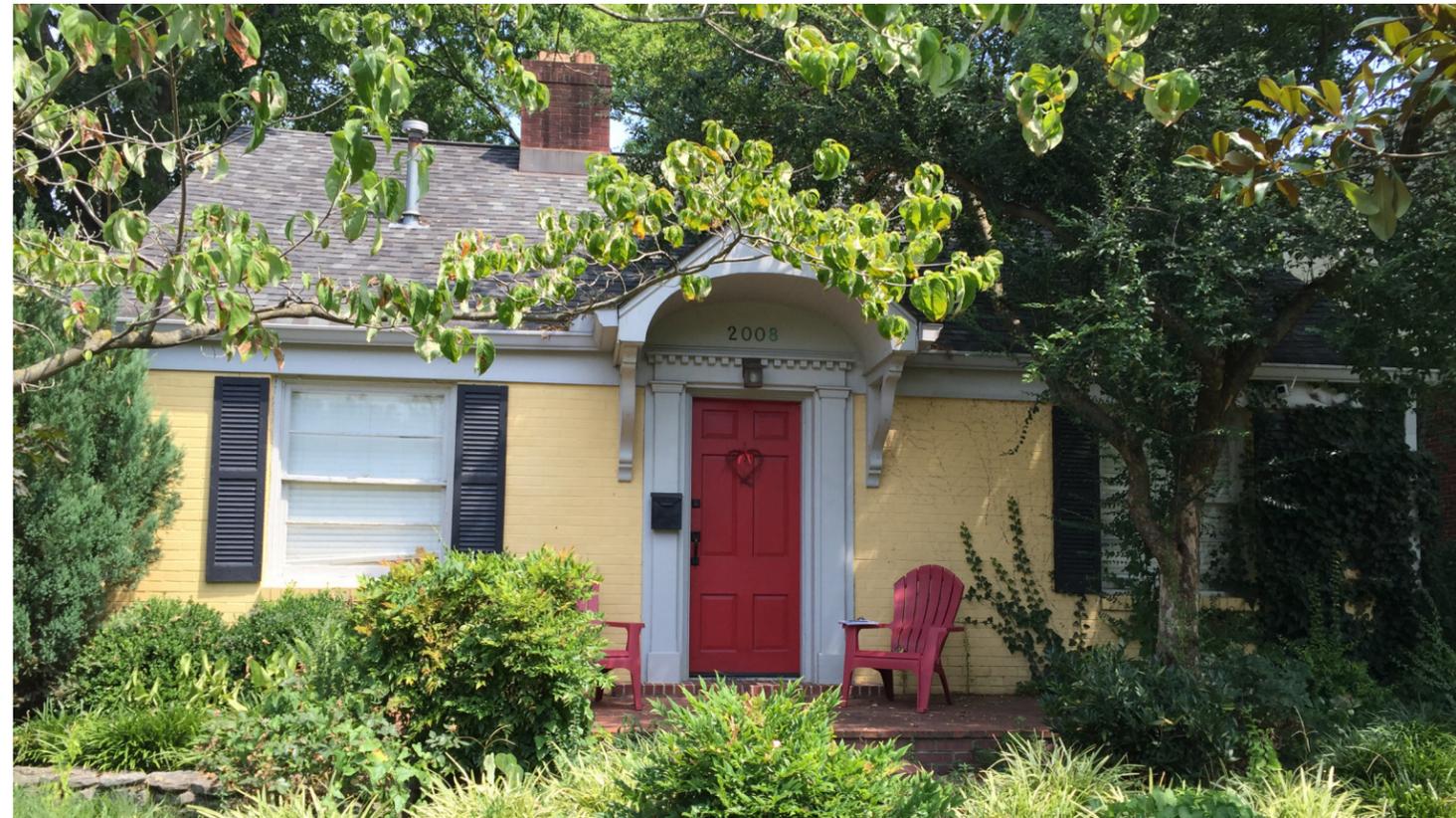
PROPOSAL FOR HISTORICAL RENOVATION AT 2008 BEECHWOOD AVE.

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RIGHT SIDE VIEW



FRONT VIEW



REAR VIEW

TODAY'S DATE:
11/9/2015

ORIG. DATE:

HISTORICAL
PRELIM.:
9/28/15

HISTORICAL
PLANS:
9/28/15

FOUNDATION
PLAN:
10/27/15

HISTORICAL
PLANS REV.:
10/30/15

HISTORICAL
PLANS REV.:
11/9/15

CONSTRUCTION
DRAWINGS:

THESE PLANS ARE PROTECTED FROM
PLAGIARISM. ANY USE, REUSE, REPRODUCTION,
OR USE FOR CONTRACTING OR CONSTRUCTION
WITHOUT THE WRITTEN PERMISSION OF SANDI
ADAMS WILL BE PROSECUTED.

DRAWN BY:

SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN:

HISTORICAL RENOVATION

SITE ADDRESS:

2008 BEECHWOOD AVE.

STUDIO
ARCHITECTURE • DESIGN

COVER

SHEET NO.:

Page #
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THIS PLAN SET NOT FOR CONSTRUCTION



EXISTING FRONT RIGHT



PROPOSED FRONT RIGHT



EXISTING RIGHT REAR



PROPOSED FRONT LEFT

TODAY'S DATE:
11/9/2015

ORIG. DATE:

HISTORICAL PRELIM.:
9/28/15

HISTORICAL PLANS:
9/28/15

FOUNDATION PLAN:
10/27/15

HISTORICAL PLANS REV.:
10/30/15

HISTORICAL PLANS REV.:
11/9/15

CONSTRUCTION DRAWINGS:

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DRAWN BY:
SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: 2008 BEECHWOOD AVE.
HOUSE PLAN: HISTORICAL RENOVATION

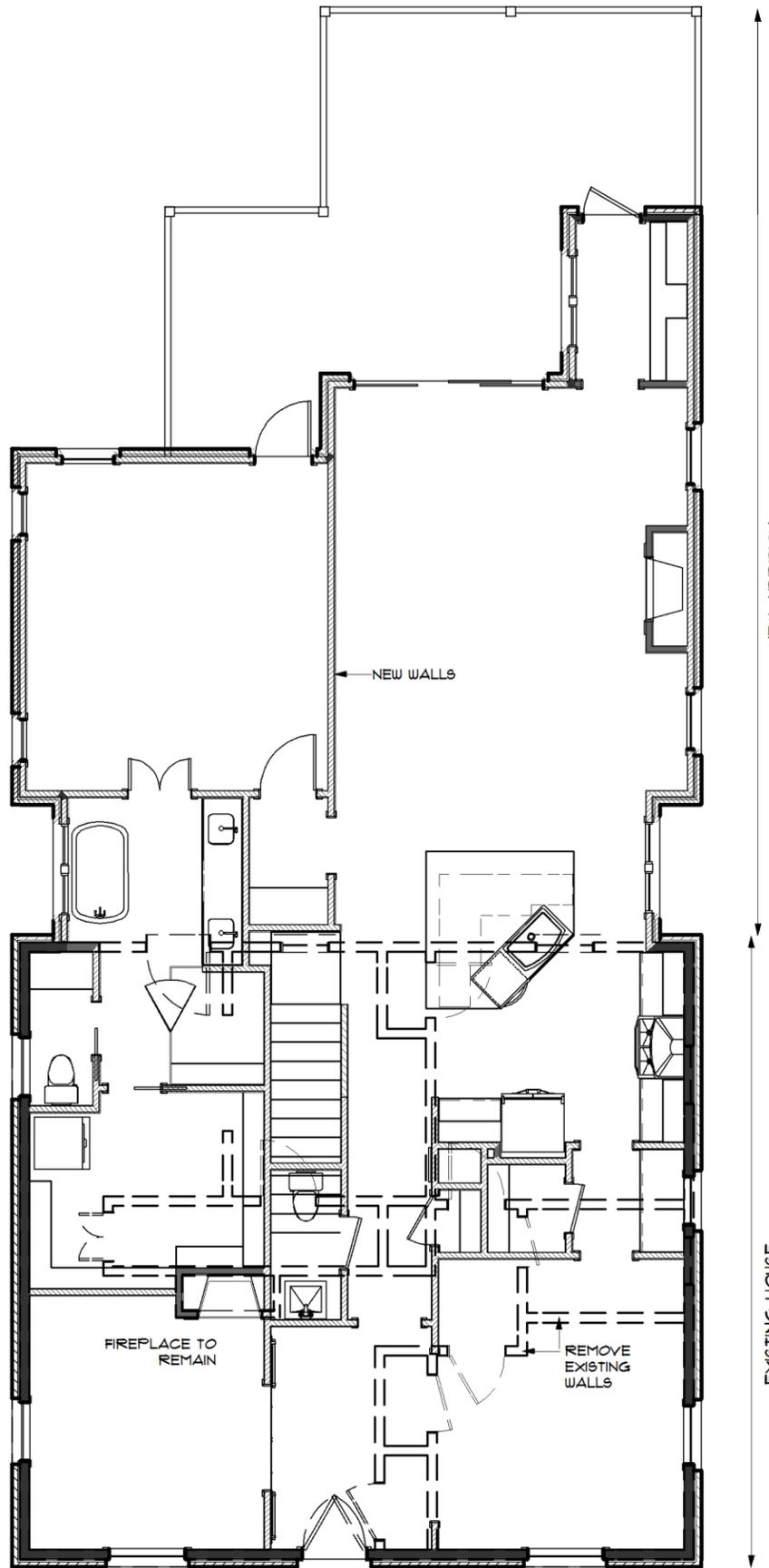


RENDERINGS

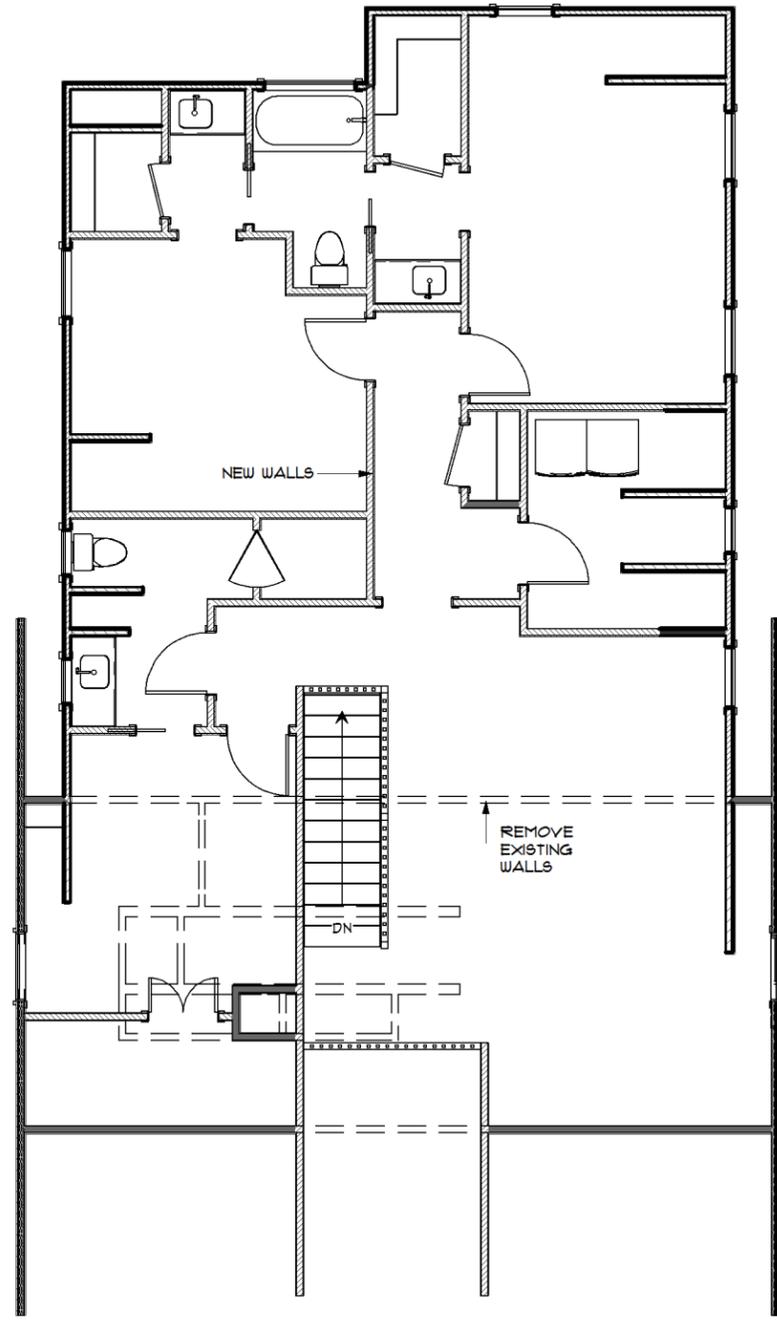
SHEET NO.:

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THIS PLAN SET NOT FOR CONSTRUCTION



FIRST FLOOR DEMO PLAN



SECOND FLOOR DEMO PLAN

THIS PLAN HAS BEEN CUSTOM DESIGNED FOR THE SPECIFIC LOT AT THE ADDRESS LISTED IN THE TITLE BLOCK. THIS PLAN MAY NOT BE REPRODUCED ON ANY OTHER LOT. FOR REPRODUCTION RIGHTS OR CHANGE OF ADDRESS, CONTACT SANDI ADAMS.

TODAY'S DATE:
11/9/2015

ORIG. DATE:

HISTORICAL PRELIM:
9/28/15

HISTORICAL PLANS:
9/28/15

FOUNDATION PLAN:
10/27/15

HISTORICAL PLANS REV.:
10/30/15

HISTORICAL PLANS REV.:
11/9/15

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SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
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HOUSE PLAN: HISTORICAL RENOVATION
SITE ADDRESS: 2008 BEECHWOOD AVE.



DEMO PLAN

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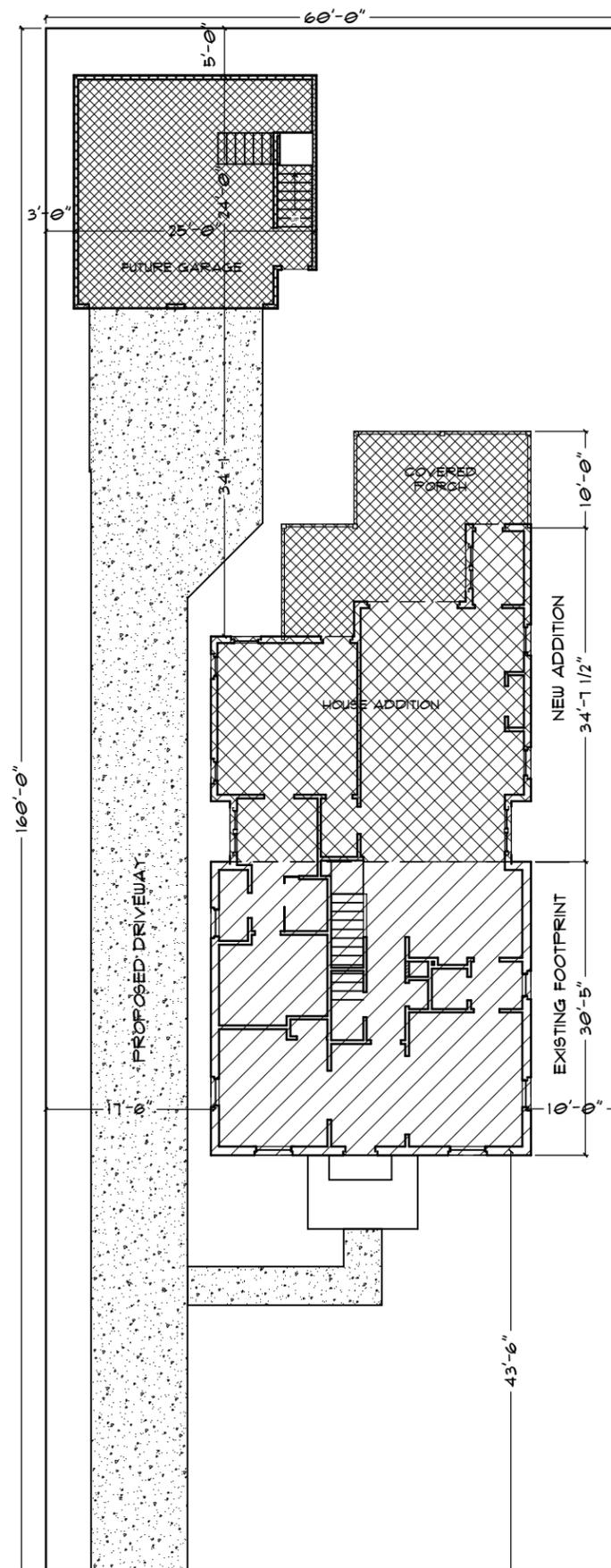
THIS PLAN SET NOT FOR CONSTRUCTION

PLAN NOTES:

- IMPORTANT:** THIS PLAN HAS BEEN CUSTOM DESIGNED FOR THE SPECIFIC LOT AT THE ADDRESS LISTED IN THE TITLE BLOCK. THIS PLAN MAY NOT BE REPRODUCED ON ANY OTHER LOT. FOR REPRODUCTION RIGHTS OR CHANGE OF ADDRESS, CONTACT SANDI ADAMS.
- SQ. FOOTAGE:** SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR STUDS. CANTILEVERS, INCLUDING FIREPLACES ARE INCLUDED IN SQUARE FOOTAGE. INTERIOR STAIRS ARE ONLY COUNTED ONCE.
- DIMENSIONS:** EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL STUD TO OUTSIDE OF WALL STUD. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR WALLS:** ALL EXTERIOR WALLS TO BE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- INTERIOR WALLS:** ALL INTERIOR WALLS TO BE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- PLUMBING WALLS:** ALL PLUMBING WALLS TO BE 2X6 @ 16" O.C. AND ARE NOTED ON PLAN.
- ANGLED WALLS:** ALL ANGLED WALLS ARE AT A 45° INCREMENT UNLESS OTHERWISE NOTED.
- FRAMING:** FRAMING PACKAGE TO BE DIMENSIONAL LUMBER UNLESS OTHERWISE NOTED, AND TO BE REVIEWED AND VERIFIED BY LUMBER SUPPLIER AND BUILDER.
- INTERIOR DOORS:** DOOR HEIGHTS MAY VARY AND WILL BE NOTED ON PLAN. ALL DOORWAY OPENINGS ON PLAN TO BE CASED OPENINGS UNLESS OTHERWISE NOTED.
- EMRGNCY EGRESS:** AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE AN EMERGENCY EGRESS OF NO LESS THAN 5.7 SQ. FT. W/ THE SILL HGT BEING NO MORE THAN 44" MAX A.F.F.
- PATHWAYS:** THERE IS A 36" MIN. CLEARANCE AT ALL HALLWAYS, STAIRWAYS, TO KITCHEN ISLANDS, ETC.
- CEILING HGTS:** CEILING HEIGHTS VARY PER PLAN. REFER TO FLOOR PLANS AND ELEVATIONS FOR HEIGHTS. ALL HEATED AREAS TO HAVE A FINISHED CLG HEIGHT OF 8'-0" MIN. UNLESS OTHERWISE NOTED.
- HEADER HGTS:** WINDOW HEADERS TO BE PLACED @ 6'-10" UNLESS OTHERWISE NOTED.
- ATTIC ACCESS:** PROVIDE ATTIC ACCESS AS NOTED ON PLAN. TYPICALLY A PULL DOWN STAIR (PDS) ON THE SECOND FLOOR.
- HVAC:** RETURN AIR LOCATION(S) TO BE VERIFIED BY HVAC SUPPLIER.
- EXTERIOR STEPS:** NUMBER OF EXTERIOR STEPS SHOWN AT ANY EXIT OR PORCH ARE APPROX. AND MAY VARY PER LOT.
- SELECTION ITEMS:** SELECTION ITEMS SHOWN ARE FOR REFERENCE ONLY. APPLIANCE SIZES, CABINET SIZES, WINDOW GRID PATTERNS, BUILT-INS, ETC. TO BE DETERMINED BY BUILDER. ALL EXTERIOR COLOR SELECTIONS BY BUILDER. ALL INTERIOR SELECTIONS, SUCH AS HARDWOOD TYPE AND STAIN COLOR, PAINT COLORS, DOOR STYLES, GRANITE, ETC. BY BUILDER.
- ELEVATIONS:** ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. APPROX. GRADE, EXTERIOR STEPS, COLORS, AND MATERIAL LOCATIONS MAY VARY PER BUILDER.
- GRADE:** LOT GRADE AND SLOPE NOTED ON PLAN ARE APPROXIMATE. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY HOUSE HEIGHT RESTRICTIONS.

FOUNDATION PLAN NOTES W/ SLAB ADDITION:

- BUILDER TO SIZE ALL BEAMS AND FRAMING MEMBERS OF ALL FLOORS PRIOR TO CONSTRUCTION.
- ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. IT IS THE BUILDER'S RESPONSIBILITY TO HAVE A LICENSED STRUCTURAL ENGINEER REVIEW ACTUAL SITE CONDITIONS TO DESIGN ALL STRUCTURAL ELEMENTS AS NEEDED.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEET OR EXCEED APPLICABLE CODES.
- IF BLOCK COURSES EXCEED SIX BLOCKS IN HEIGHT, BUILDER TO VERIFY WITH LICENSED STRUCTURAL ENGINEER FOR ANY NEEDED ADDITIONAL REINFORCING.
- CRAWL SPACE ACCESS AND VENTS TO BE LOCATED ON SITE.
- EXISTING CRAWL SPACE PIER LOCATION AND BEAM SIZE UNKNOWN. REPAIR, REPLACE, ADD OR ADJUST EXISTING PIERS AND BEAMS AS NEEDED.
- HOUSE ADDITION TO BE SLAB ON BLOCK FOUNDATION.
- THICKENED SLAB AREA SHOWN ON PLAN.
- DIMENSIONS ARE LOCATED TO OUTSIDE FACE OF 8" BLOCK, OR OUTSIDE FACE OF 12" BLOCK (BRICK LEDGE)
- DIAGONAL DIMENSIONS, WHEN SHOWN, ARE FROM CORNER OF BLOCK TO CORNER OF BLOCK.
- APPLIANCES AND FIXTURES SHOWN ARE LOCATED ON THE FLOOR ABOVE.



PROPOSED SITE PLAN NOT TO SCALE

CUSTOMER REVIEWED AND APPROVED PLANS

CUSTOMER SIGNATURE: _____

CUSTOMER SIGNATURE: _____

BUILDER SIGNATURE: _____

DATE: _____

ANY REQUESTED CHANGES TO PLAN AFTER THIS DATE WILL REFLECT A DESIGN FEE.

*SELECTION ITEMS SHOWN ON PLAN ARE FOR REPRESENTATION ONLY. PRODUCT MAY VARY BASED ON SELECTION AND/ OR BUDGET.

TODAY'S DATE:
11/9/2015

ORIG. DATE:

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9/28/15

HISTORICAL PLANS:
9/28/15

FOUNDATION PLAN:
10/27/15

HISTORICAL PLANS REV.:
10/30/15

HISTORICAL PLANS REV.:
11/9/15

CONSTRUCTION DRAWINGS:

THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY:

SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: 2008 BEECHWOOD AVE.

HOUSE PLAN: HISTORICAL RENOVATION

STUDIO
ARCHITECTURE • DESIGN

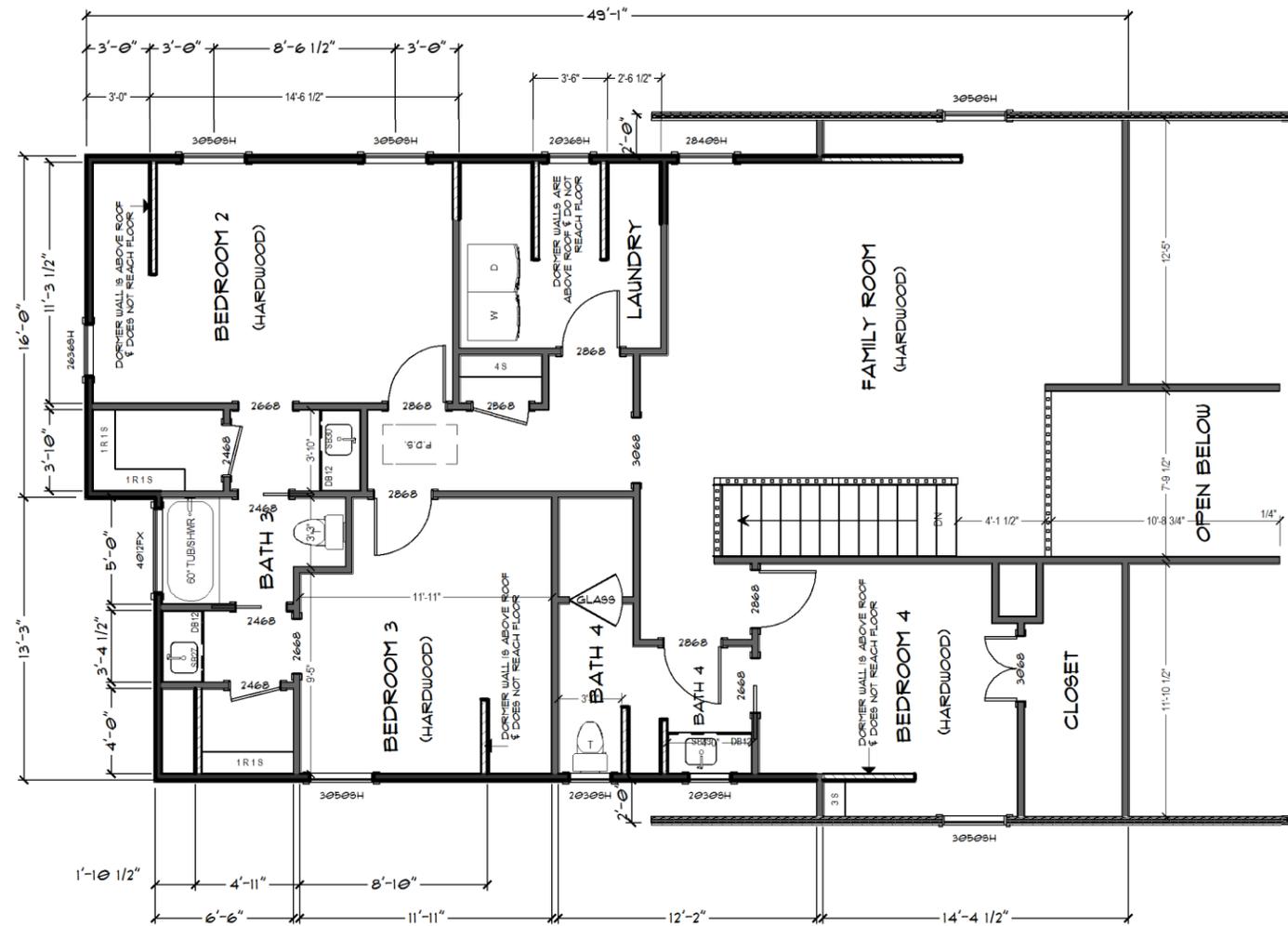
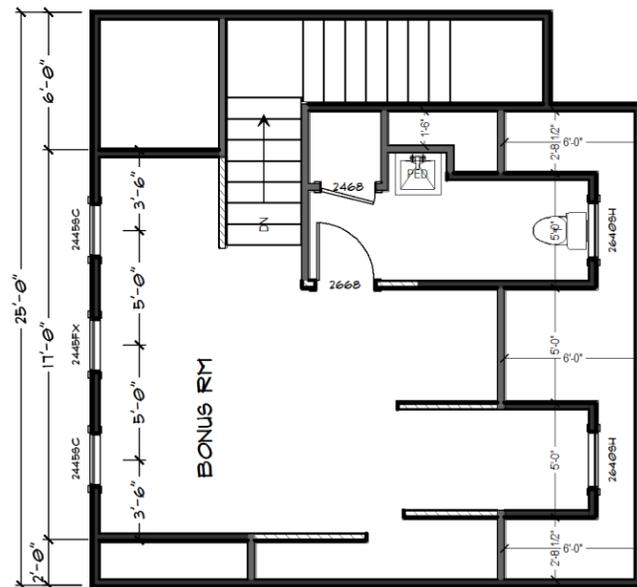
NOTES

SITE PLAN

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THIS PLAN SET NOT FOR CONSTRUCTION



PROPOSED SECOND FLOOR

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HISTORICAL PLANS REV.: 11/9/15
CONSTRUCTION DRAWINGS:

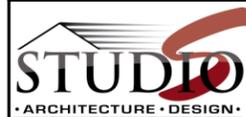
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DRAWN BY:
SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: HISTORICAL RENOVATION
SITE ADDRESS: 2008 BEECHWOOD AVE.

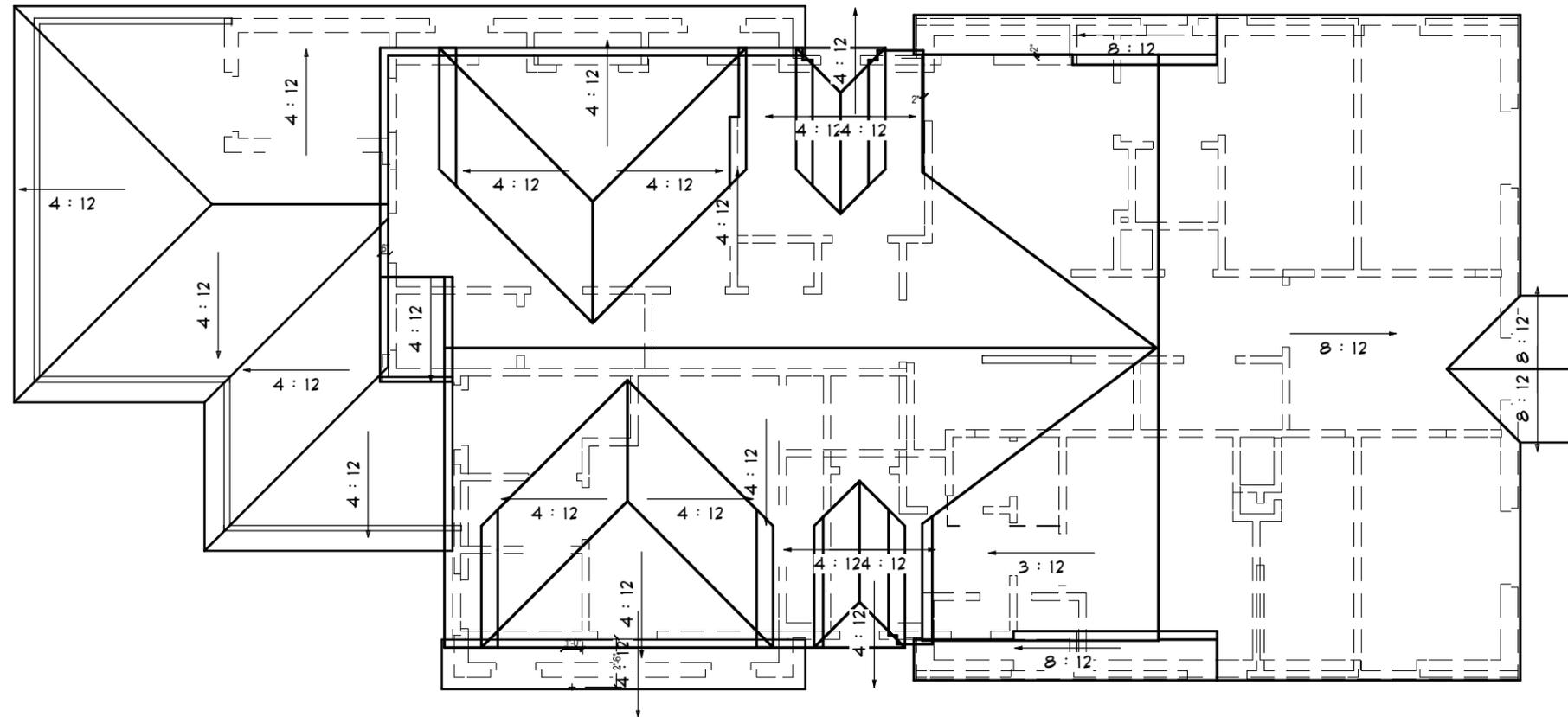
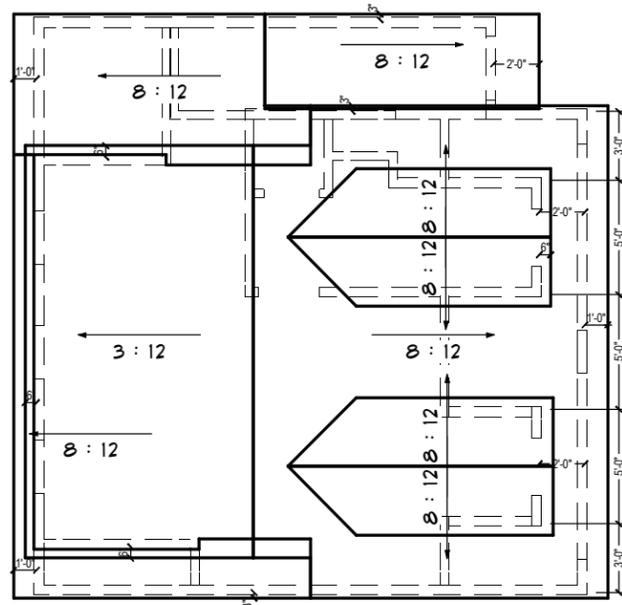


2ND FLOOR

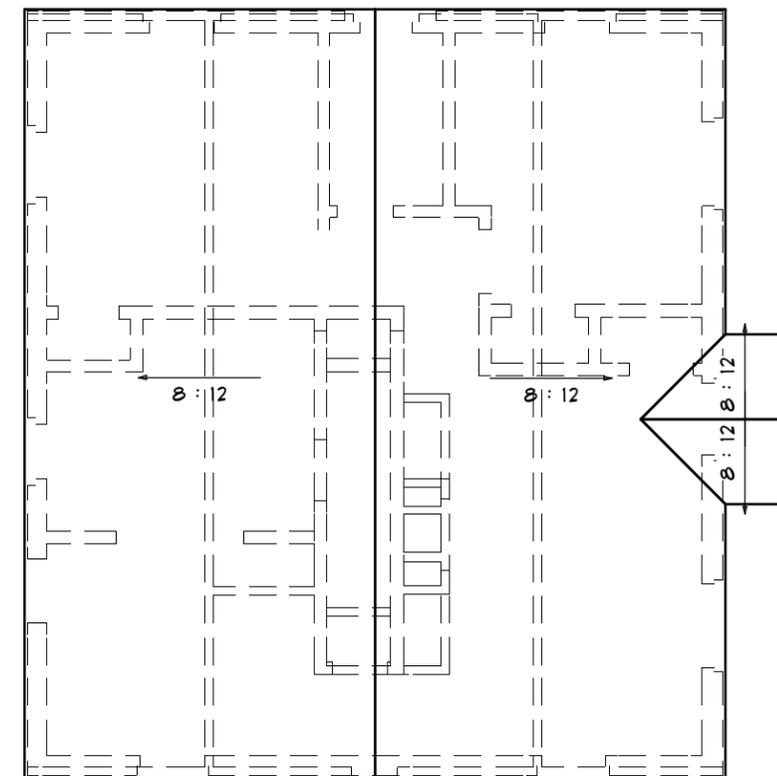
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THIS PLAN SET NOT FOR CONSTRUCTION



PROPOSED ROOF PLAN



EXISTING ROOF PLAN

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HISTORICAL PLANS REV.:
11/9/15
CONSTRUCTION DRAWINGS:

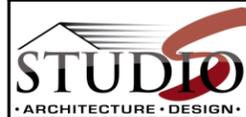
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DRAWN BY:
SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: HISTORICAL RENOVATION
SITE ADDRESS: 2008 BEECHWOOD AVE.



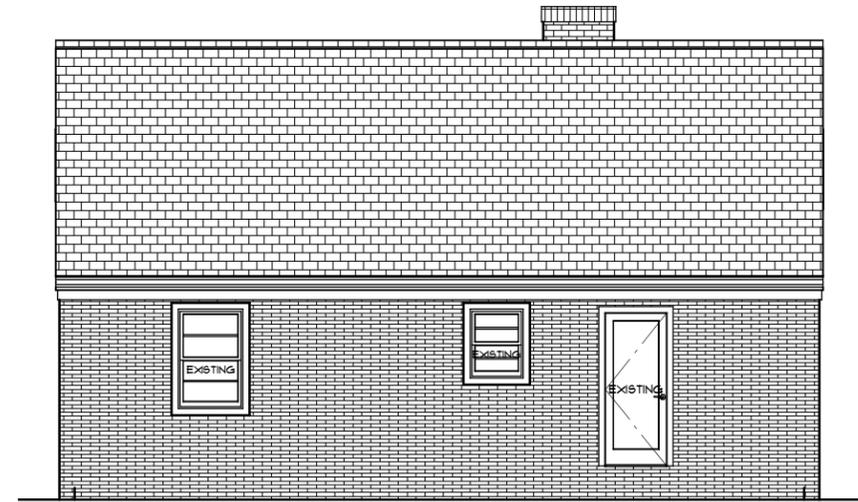
EXISTING
PROPOSED
ROOF PLAN

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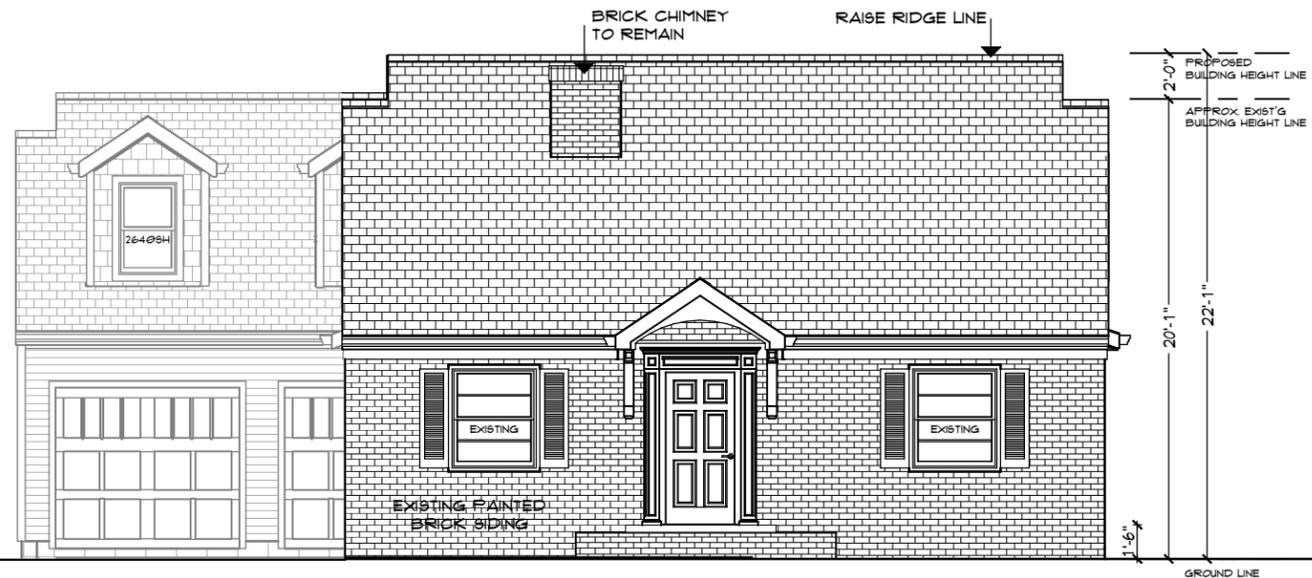
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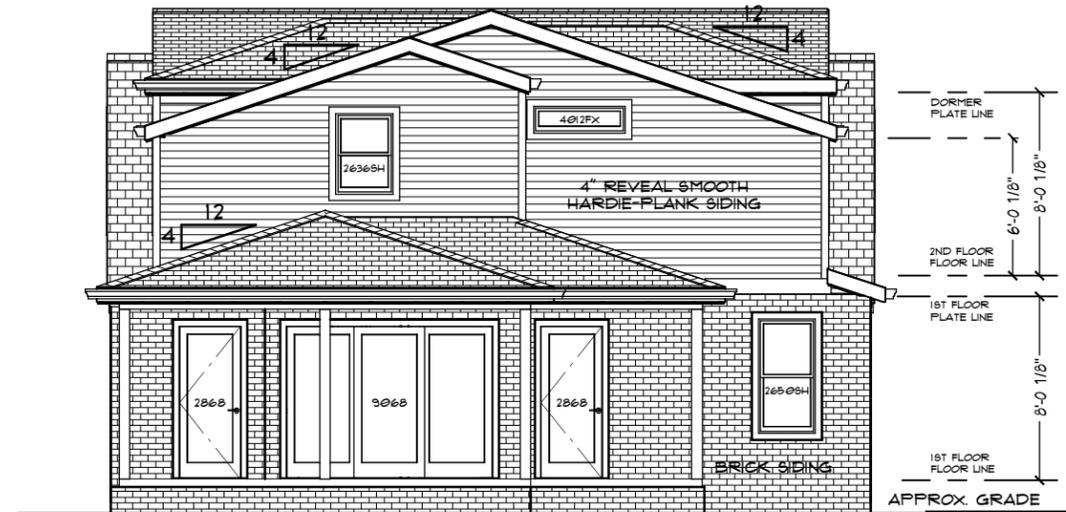
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



GARAGE FRONT



GARAGE REAR

TODAY'S DATE:
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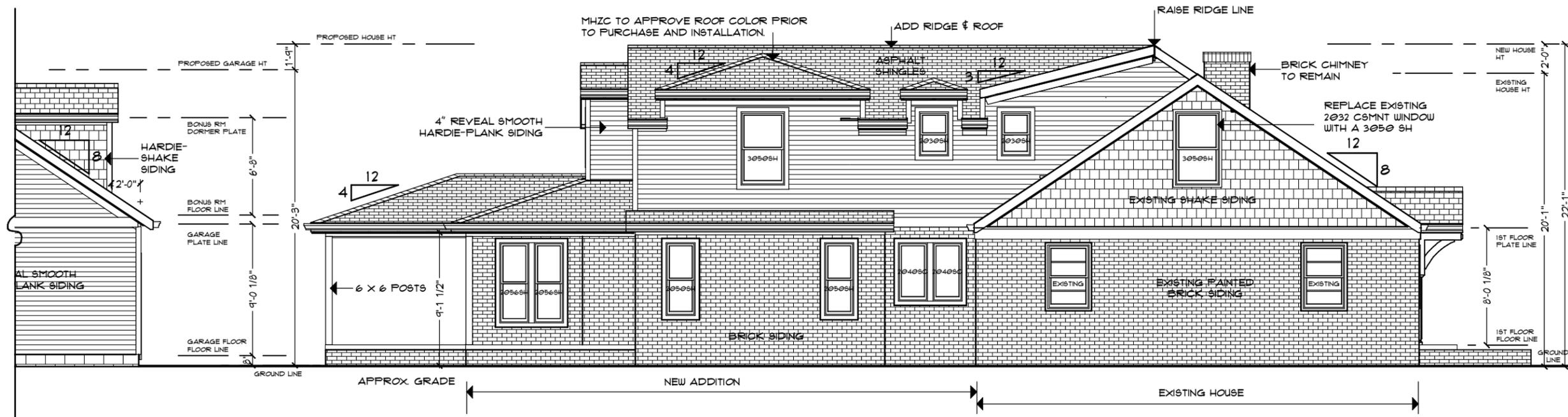
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HOUSE PLAN: HISTORICAL RENOVATION



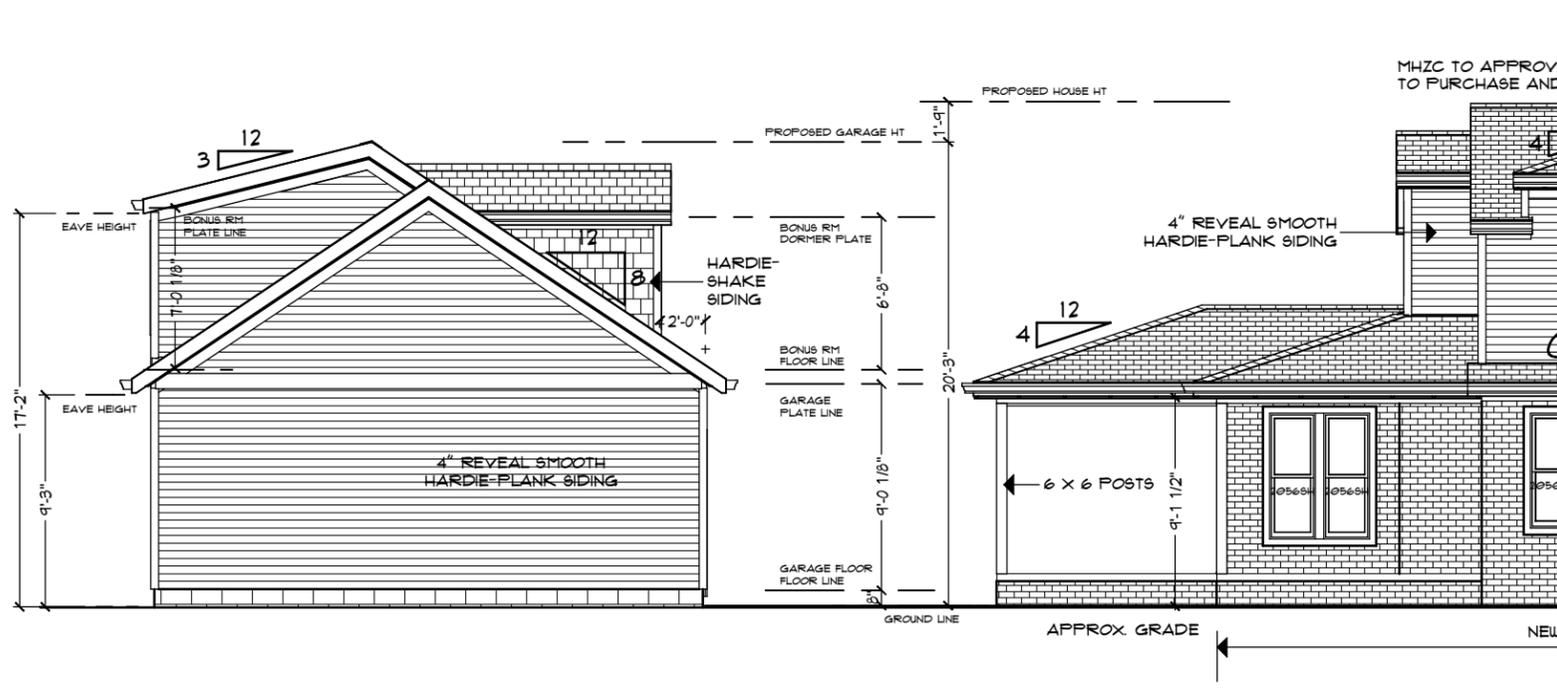
FRONT
REAR
ELEVATIONS

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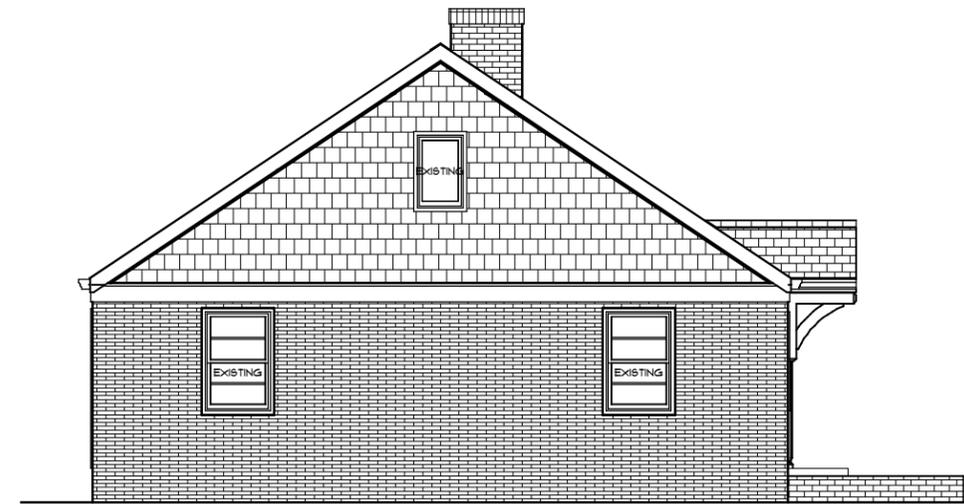
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PROPOSED LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION, CONT.



EXISTING LEFT SIDE ELEVATION

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HISTORICAL PLANS REV.: 11/9/15
CONSTRUCTION DRAWINGS:

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SANDI ADAMS

PREPARED FOR: BRITT DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: 2008 BEECHWOOD AVE.
HOUSE PLAN: HISTORICAL RENOVATION



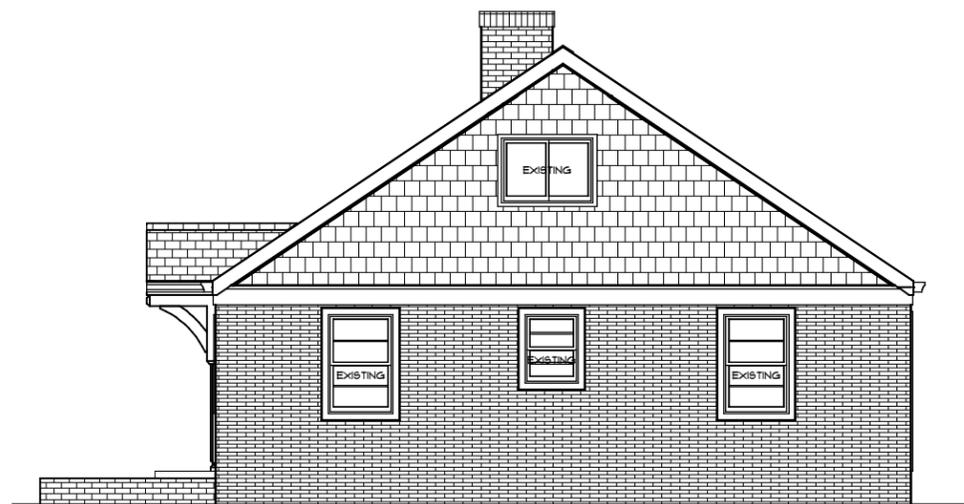
LEFT
ELEVATIONS

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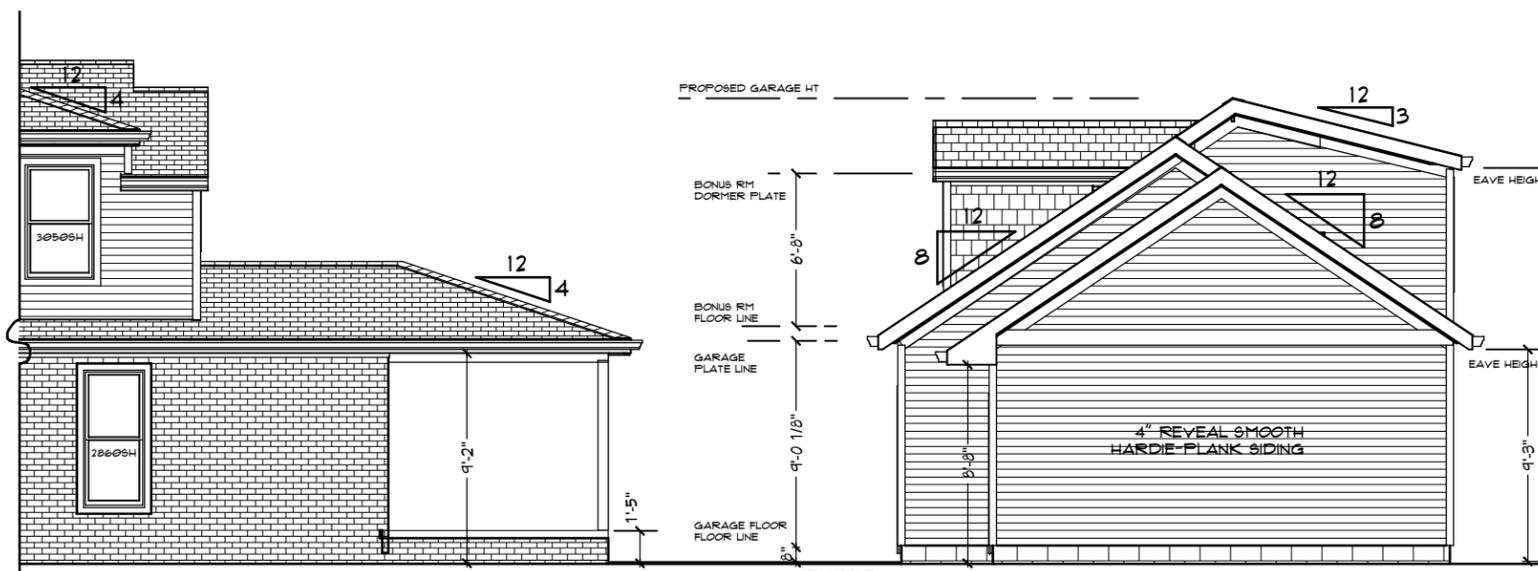
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PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION, CONT.



RIGHT / REAR SKETCH

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HISTORICAL PLANS REV:
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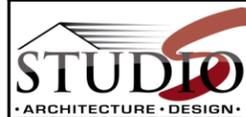
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DRAWN BY:
SANDI ADAMS

PREPARED FOR: **BRITT DEVELOPMENT**

SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: **2008 BEECHWOOD AVE.**
HOUSE PLAN: **HISTORICAL RENOVATION**



RIGHT ELEVATIONS

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