MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION
1206 Ferguson Ave
December 16, 2015

Application: Partial demolition; New construction- addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10415042900
Applicant: Jamie Pfeffer, Pfeffer Torode Architecture, PLLC
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge the house with a ridge raise and a rear addition. **Recommendation Summary:** Staff recommends approval of the proposed addition to 1206 Ferguson Avenue with the conditions that: 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. Meeting those conditions, Staff finds the proposed addition meets the design guidelines for additions in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **D:** Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II. B. NEW CONSTRUCTION

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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. T*he 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 than 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 house at 1206 Ferguson Avenue was built circa 1940 and contributes to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (See Figure 1). The grade of the lot drops considerably toward the rear, allowing the house to gain a basement-level garage accessed from the rear.


Figure 1: 1206 Ferguson Ave

Analysis and Findings: The applicant proposes to construct a ridge-raise and rear addition to the historic house. As with the existing basement-level garage, the proposed addition makes use of the drop in grade to incorporate an attached garage which will be accessed from an existing driveway off of Ferguson Avenue.

Demolition:
Demolition is proposed for a deck on the rear of the house and a portion of the rear wall; the rear corners are to remain intact, as are the front and side facades. The plan also includes replacing the existing roof, front door, and screening on the right-front corner porch. Staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Design, Location & Removability:
The new construction is at the rear of the house in accordance with the design guidelines, and will roughly double the footprint the footprint of the house. The addition will sit in from the sides of the existing house by two-feet on the left side (2') and by twenty-two feet (22') on the right side. On the left side, the addition steps back approximately twenty-five feet (25'), and then steps back one foot (1') to the left, still one foot (1') inside the silhouette of the existing house. This location to be appropriate as it does not alter the front or sides of the house, and it would be possible to remove the addition without impairing the form and character of the historic building. Staff finds the project to meet sections II.B.2.a and II.B.2.e of the guidelines.

Height & Scale:
The addition will raise the height of a section of the primary roof ridge by one foot (1'), setting in eight feet (8') from the outside edges of the existing ridge to preserve the form of the original building. Staff finds this additional height will not have a negative effect on the form and integrity of the historic house. From the raised ridge, the addition will extend back approximately forty-five feet (45') before rising three (3') additional feet. The additional height is set back sufficiently from the right of way as to reduce the perceived scale relative to the existing house in front.

The proposed additional footprint is approximately one thousand, four hundred and thirty-seven square feet (1437 sq. ft.), compared to the existing footprint of approximately one thousand, three hundred and sixty-four square feet (1364 sq. ft.). The addition adds forty-three feet, two inches (43' 2") to the depth of the house, in an irregular shape, which more than doubles the depth of the house, but doesn't extend for the full width of the house.

Staff finds the proposed massing and scale of the addition to be compatible with the historic house because it is at the rear, it is narrower than the original building, and because it is sufficiently set in from the sides. Staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a.and b. of the guidelines.

Setback:
The setbacks for the addition will be approximately eight feet, eight inches (8'-8") on the left side, and thirty-one feet, seven inches (31'-7") on the right. The rear wall of the addition will be approximately fifty-five feet, six inches (55'-6") from the rear property line. The proposed addition meets bulk zoning requirements and section II.B.1.c for setbacks.

Materials:
The addition will primarily be brick to match the existing house but will also have sections clad with cement-fiber clapboard siding with a reveal of four inches (4"). The foundation will be smooth-faced concrete block, which is the same material as the foundation on the existing house, and the roof for the addition will be asphalt shingles. The front porch will have a copper roof and a new wood column and the existing side porch will be enclosed with new metal screening. No other alterations to existing materials were noted. 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 front slope of the existing side-gabled roof will be extended up and to the rear, increasing the ridge height by one foot (1'). Eight feet (8') of the existing ridge on each side will be retained to preserve an indication of the original form.

A perpendicularly-oriented ridge will tie into the raised ridge line and extend back forty-five feet (45'). At that point this ridge will intersect with another side-oriented gable with a ridge height four feet (4') higher than the original roof. The side-gabled component of the addition will have a 12:12 pitch, which is steeper than but not incompatible with the 8:12 pitch of the original roof. The perpendicular connector roof between the side-oriented gables will have a 4:12 pitch, but this roof will not be visible because it is obscured behind the original roof. The roofs of the addition do not contrast with those of neighboring historic buildings and are compatible with those of the existing house. Staff finds that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings**:**
The windows on the addition are generally twice as tall as they are wide without large expanses of wall space between openings, which is consistent with the window pattern on the existing building. Staff finds the project's proportion and rhythm of openings will meet section II.B.1.g of the design guidelines.

Utilities:
The drawings do not indicate the location of HVAC or other utilities. If the HVAC is to be relocated, staff requests that it be located on the rear façade, or on a side façade beyond the midpoint of the house. Meeting this condition, Staff finds that the project meets section II.B.1.h of the design guidelines.

Outbuildings:
The addition will have a basement-level garage, accessed by the existing driveway from the street along the right side of the house. The garage-door façade will be set in twenty-two feet (22') from the right side of the house, obscuring the garage from the right of way. For this reason, and because the building historically had a basement-level garage

and attached garages are appropriate at the basement level, Staff finds the proposed garage to meet section II.B.1.i of the design guidelines.

Recommendation:
Staff recommends approval of the proposed addition to 1206 Ferguson Avenue with the conditions that:

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.

Meeting those conditions, Staff finds the proposed addition meets the design guidelines for additions and outbuildings in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

1209 Ferguson Avenue, front-left.

1209 Ferguson Avenue, front-right.

1209 Ferguson Avenue, rear.

1206 Ferguson Avenue

Nashville, TN 37212

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GENERAL DRAWING NOTES

APPLICABLE CODES AND TYPES

1. BUILDING CODE - 2009 INTERNATIONAL RESIDENTIAL CODE
2. BUILDING TYPE - SINGLE FAMILY RESIDENCE

GENERAL

1. 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.
2. THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY.
3. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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 ARCHITECTS 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.
15. 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

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
2. 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.
3. CONTRACTORS SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE BUILDING MANAGEMENT
4. 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.
5. 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.
6. IF ANY EXISTING FIRE PROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, IT SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
7. 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 EXITING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE TO RECEIVE NEW FINISHES.
8. DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED.
9. 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.
10. 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.
11. 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.
12. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS.
13. THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
14. THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNER'S REGULATIONS.

ARCHITECTURAL

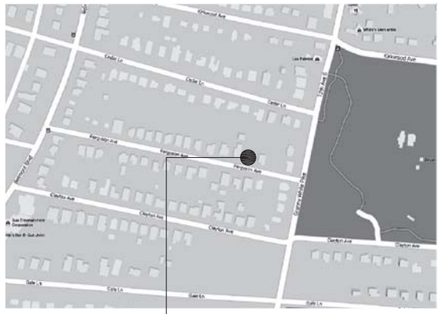
1. THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE OWNER AND OBTAIN ANY CONSTRUCTION REGULATIONS PRIOR TO BEGINNING WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY THE OWNER'S REGULATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY COST IMPLICATIONS TO THE TENANT AS A RESULT OF THE REGULATIONS.
2. NO BUILDING MATERIALS CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED ON THIS PROJECT.
3. 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.
4. CONTRACTOR SHALL REINFORCE METAL STUD CONSTRUCTION WITH FIRE RESISTANT BLOCKING AT ALL LOCATIONS WHERE MIRRORS, ACCESSORIES, ETC. WILL BE INSTALLED.
5. FIRE-RATED PARTITIONS SHALL BE IDENTIFIED AS SUCH IN LARGE RED STENCIL ABOVE FINISHED CEILING.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL RATING OF ALL REQUIRED RATED WALLS AT ALL INTERSECTIONS, CONNECTIONS, AND PENETRATIONS.
7. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OF NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
8. NEW GYPSUM BOARD CONSTRUCTION MEETING EXITING CONSTRUCTION IN SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINT.
9. MATERIALS PROVIDED SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN RECOMMENDATION AND PER CODE REQUIREMENTS.
10. 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.
11. FOR ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF WALLS, PROVIDE A MINIMUM HORIZONTAL SEPARATION OF ONE STUD SPACING. 1" MINIMUM DISTANCE BETWEEN THEM.
12. GROUPS OF RECEPTACLES SHALL BE MOUNTED WITH A 1-1/2" MINIMUM DISTANCE BETWEEN THEM.
13. 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.
14. 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.
15. 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

VICINITY MAP



BUILDING DATA

ADDRESS: 1206 FERGUSON AVE.
NASHVILLE, TENNESSEE 37212
PARCEL ID: 11805000900
DESCRIPTION: REMODEL / SINGLE FAMILY RESIDENCE
LOT AREA: .23 ACRES
DIMENSIONS: 70' X 152'

PROPOSED BUILDING AREAS

CONDITIONED AREA:		
LOWER LEVEL:		207 SF
EXISTING	0 SF	
NEW	207 SF	
MAIN LEVEL:		2,378 SF
EXISTING	1,225 SF	
NEW	1,153 SF	
UPPER LEVEL:		1,647 SF
EXISTING	544 SF	
NEW	1,103 SF	
TOTAL:		4,232 SF

UNCONDITIONED AREA:		
LOWER LEVEL:		2,264 SF
EXISTING	1,390 SF	
NEW	874 SF	
MAIN LEVEL:		410 SF
EXISTING	139 SF	
NEW	271 SF	
UPPER LEVEL:		76 SF
EXISTING	76 SF	
NEW	0 SF	
TOTAL:		2,750 SF

1 SITE PLAN
SCALE 3/64" = 1'-0"

ARCHITECT:
Pfeffer Torode Architecture
521 8th Ave. South Suite 103 www.pfeffertorode.com
615 667 0808

PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
GENERAL NOTES
AND SITE PLAN

7 DECEMBER 2015

TITLE

IRON ROD (NEW)
N: 651116.75
E: 1734571.24

S78°16'21"E 69.90

2"PIPE
N: 651102.19
E: 1734639.86

IRON ROD (OLD)
N: 651088.34
E: 1734708.12

N12°07'09"E 153.61

S12°07'09"W 154.30

FFE=548.34

FFE=539.48

IRON ROD (NEW)
N: 650966.57
E: 1734538.99

N77°42'34"W 69.90

IRON ROD (NEW)
N: 650951.69
E: 1734607.29

BENCHMARK (N
MAGNAIL IN PAVEMENT
N: 650920.10
E: 1734594.50
ELEV: 546.95

1 SURVEY
SCALE 3/64" = 1'-0"

ARCHITECT:
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www.pfeffertorode.com

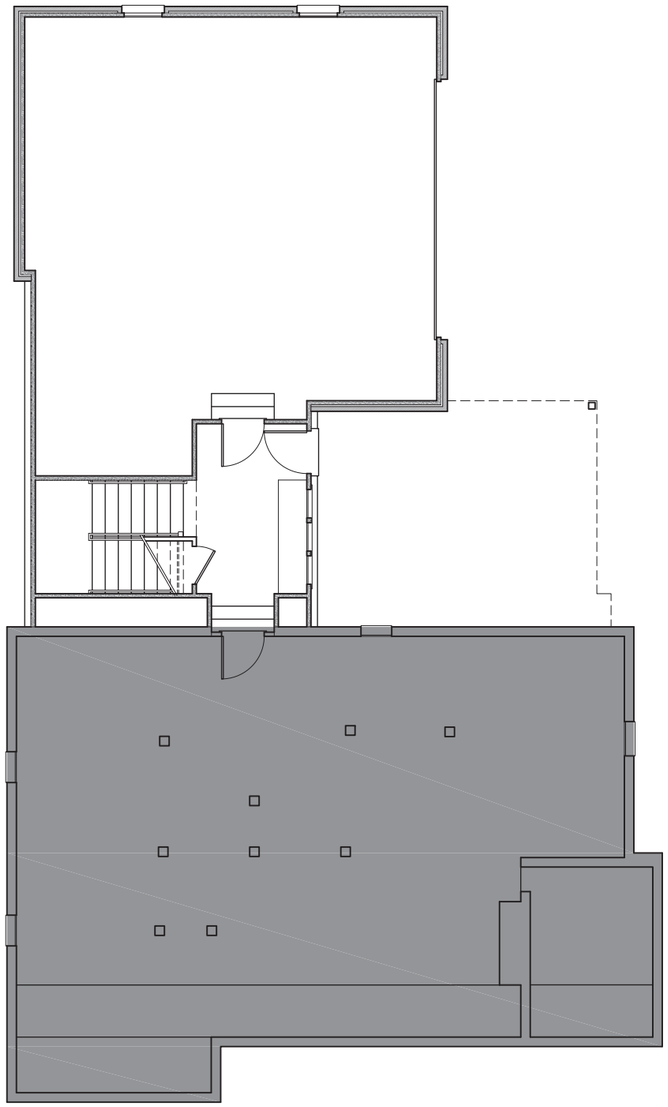
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
GENERAL NOTES
AND SITE PLAN

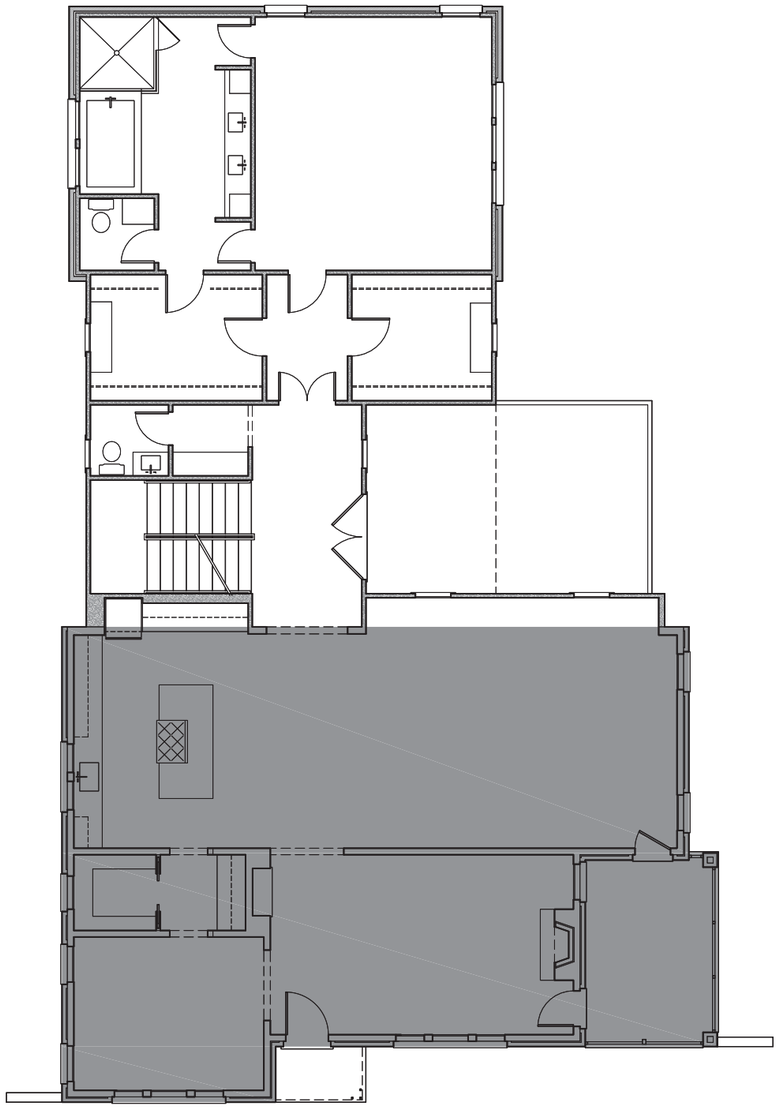
7 DECEMBER 2015

S1.1



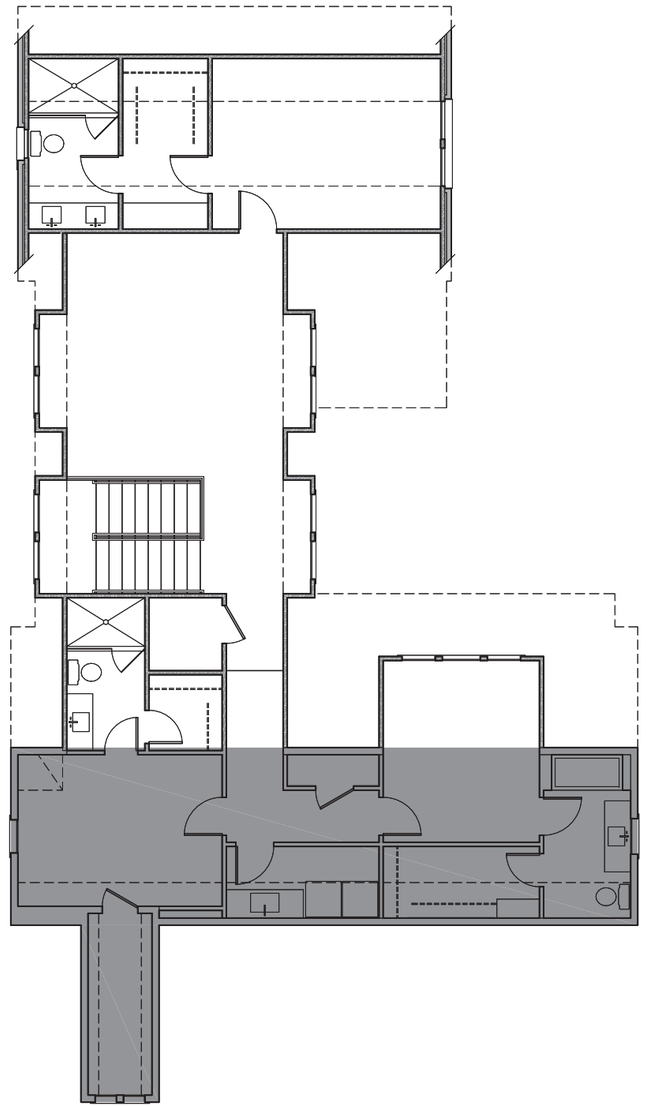
SHADED PORTION DENOTES EXTISTING FLOOR AREA

1 LOWER LEVEL SHADED PLAN
SCALE 3/32" = 1'-0"



SHADED PORTION DENOTES EXTISTING FLOOR AREA

2 MAIN LEVEL SHADED PLAN
SCALE 3/32" = 1'-0"



SHADED PORTION DENOTES EXTISTING FLOOR AREA

3 UPPER LEVEL SHADED PLAN
SCALE 3/32" = 1'-0"

ARCHITECT:
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www.pfeffertorode.com

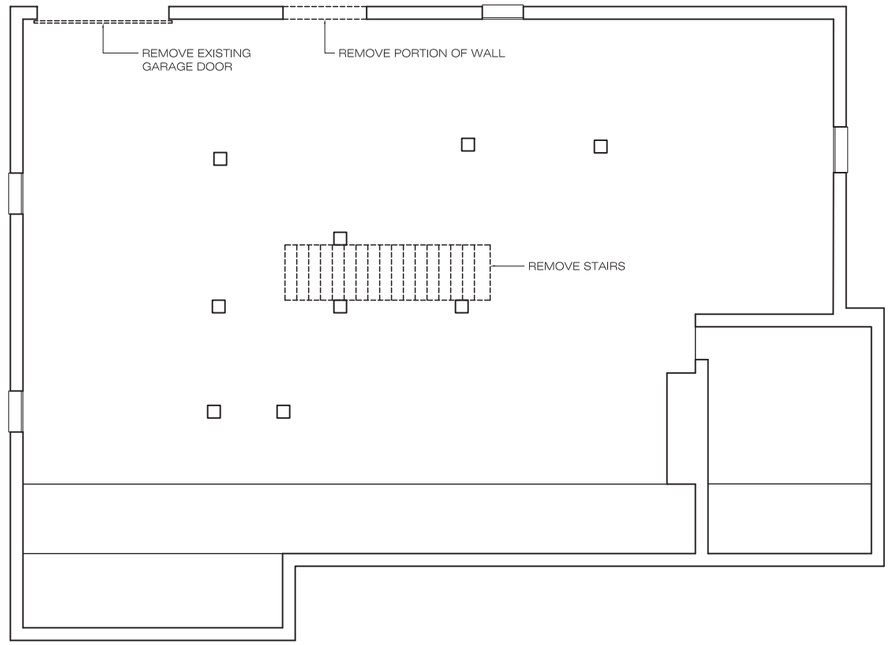
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

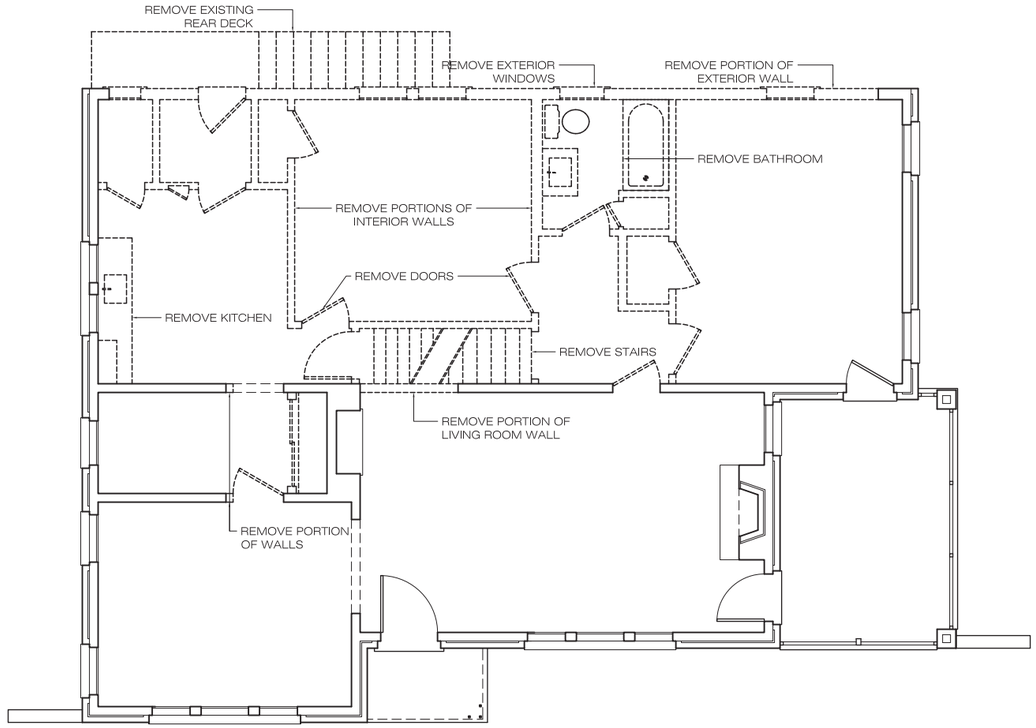
SHEET:
SHADED AREA DIAGRAMS

7 DECEMBER 2015

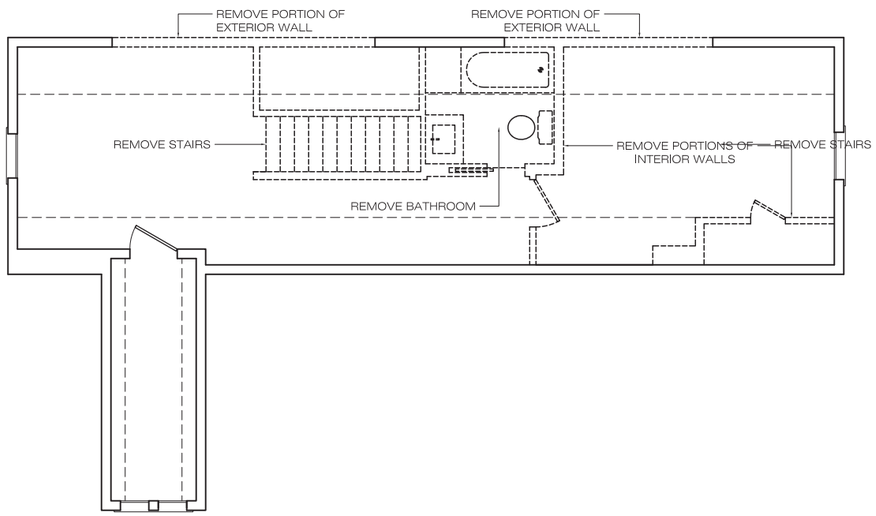
D1.1



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



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



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

ARCHITECT:
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www.pfeffertorode.com

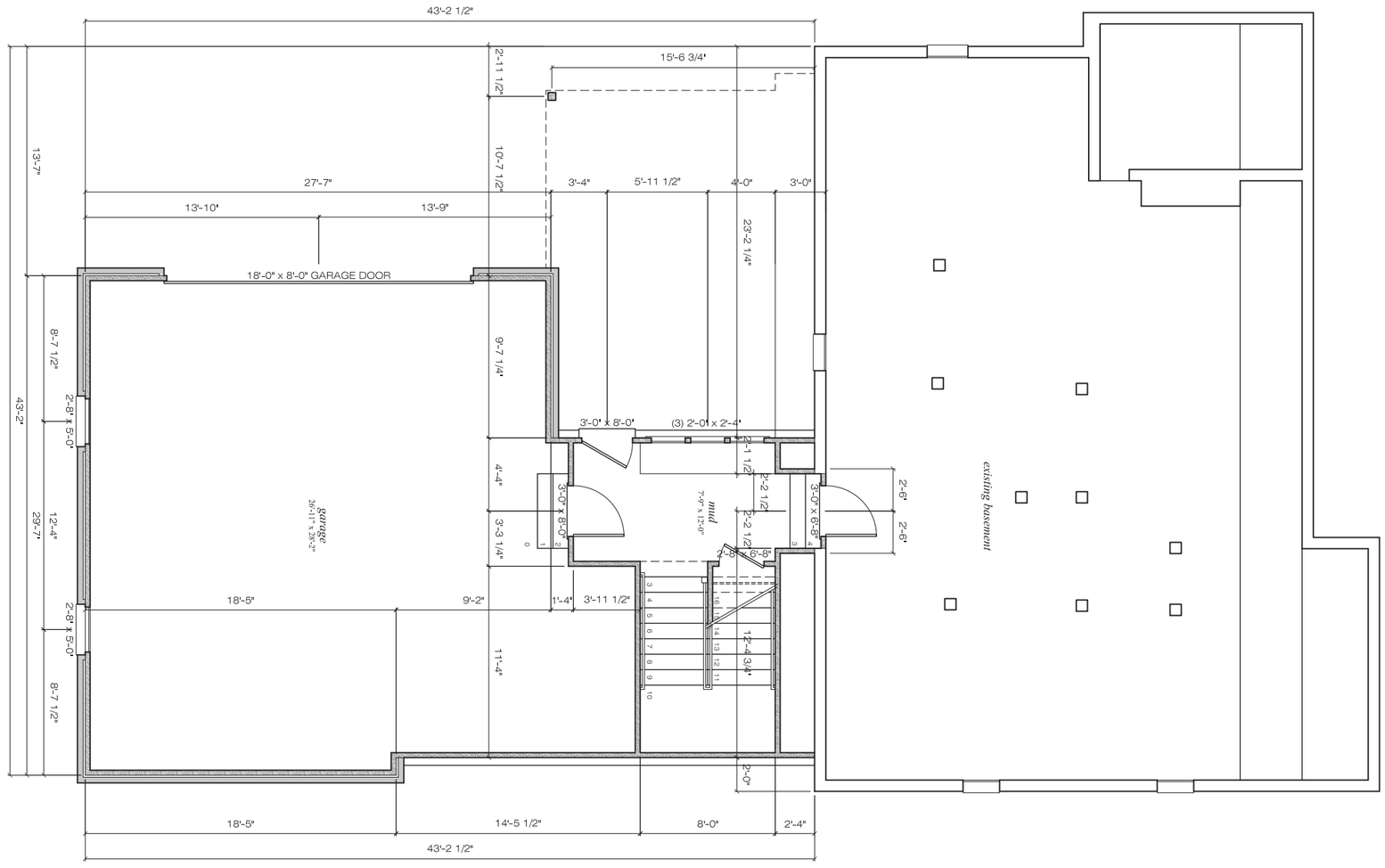
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
DEMOLITION PLANS

7 DECEMBER 2015

D1.2



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

ARCHITECT:
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www.pfeffertorode.com

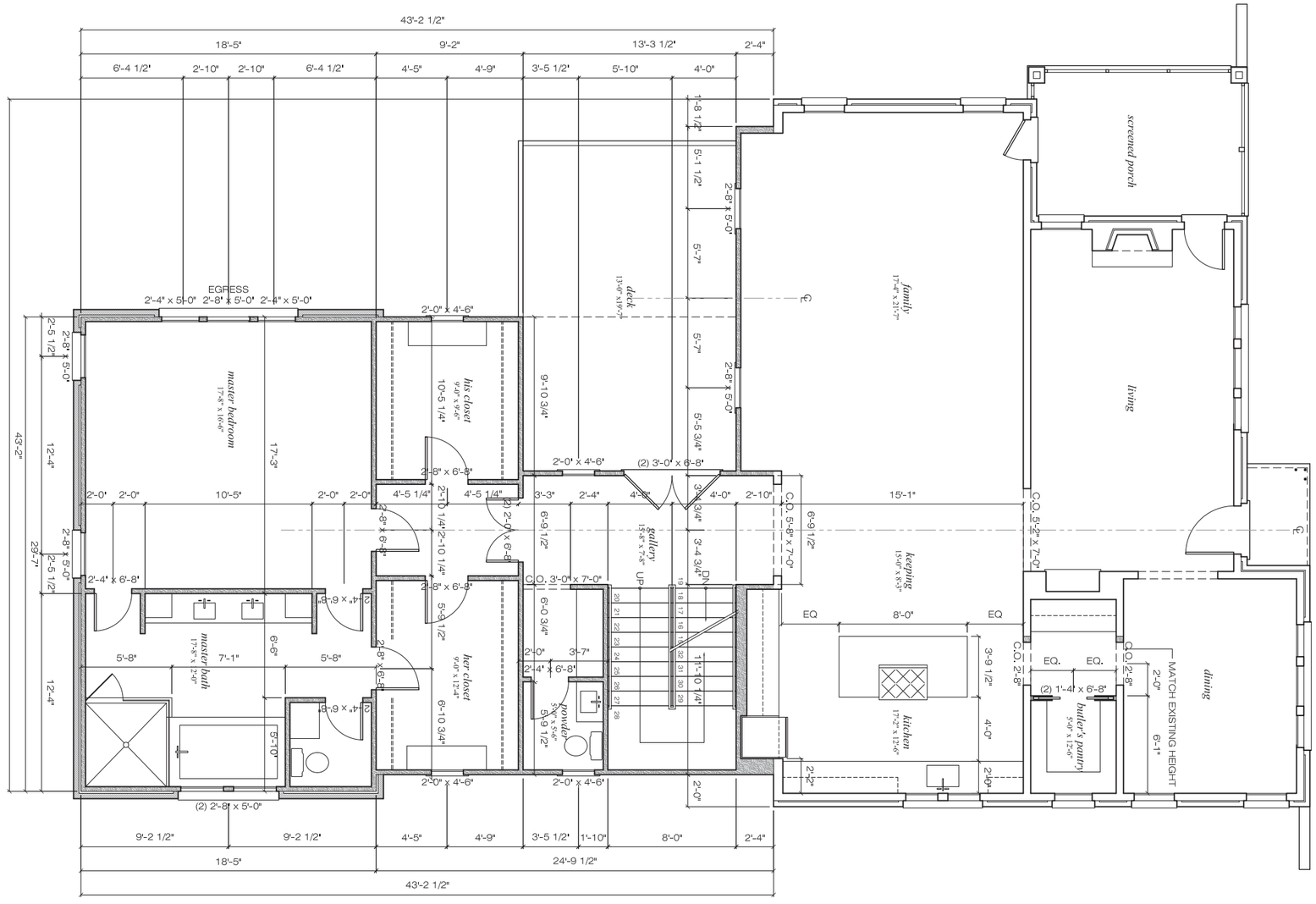
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
LOWER LEVEL
FLOOR PLAN

7 DECEMBER 2015

A1.1



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

ARCHITECT:
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615 667 0808

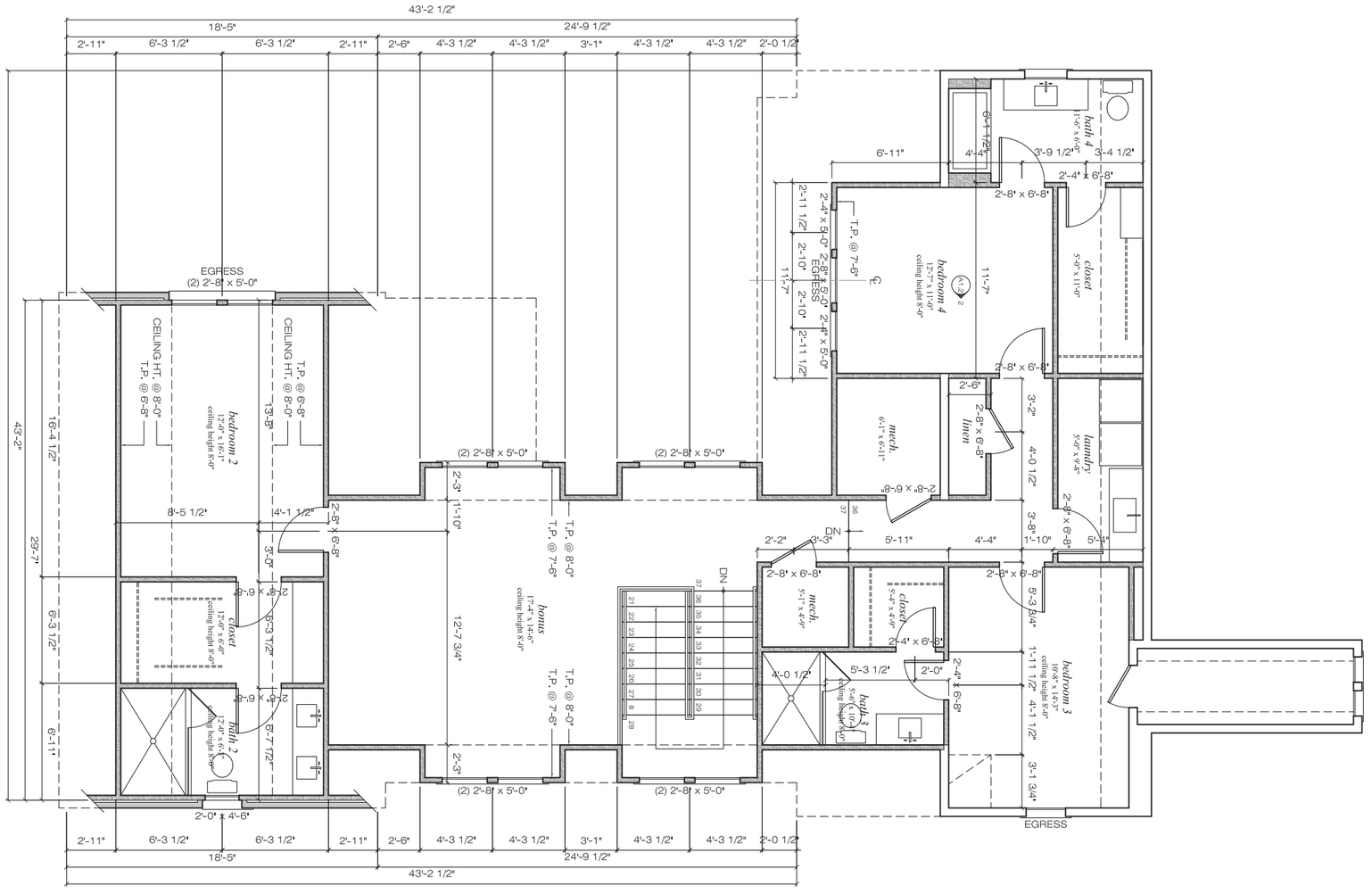
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
MAIN LEVEL
FLOOR PLAN

7 DECEMBER 2015

A1.2



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

ARCHITECT:

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615 667 0808
www.pfeffertorode.com

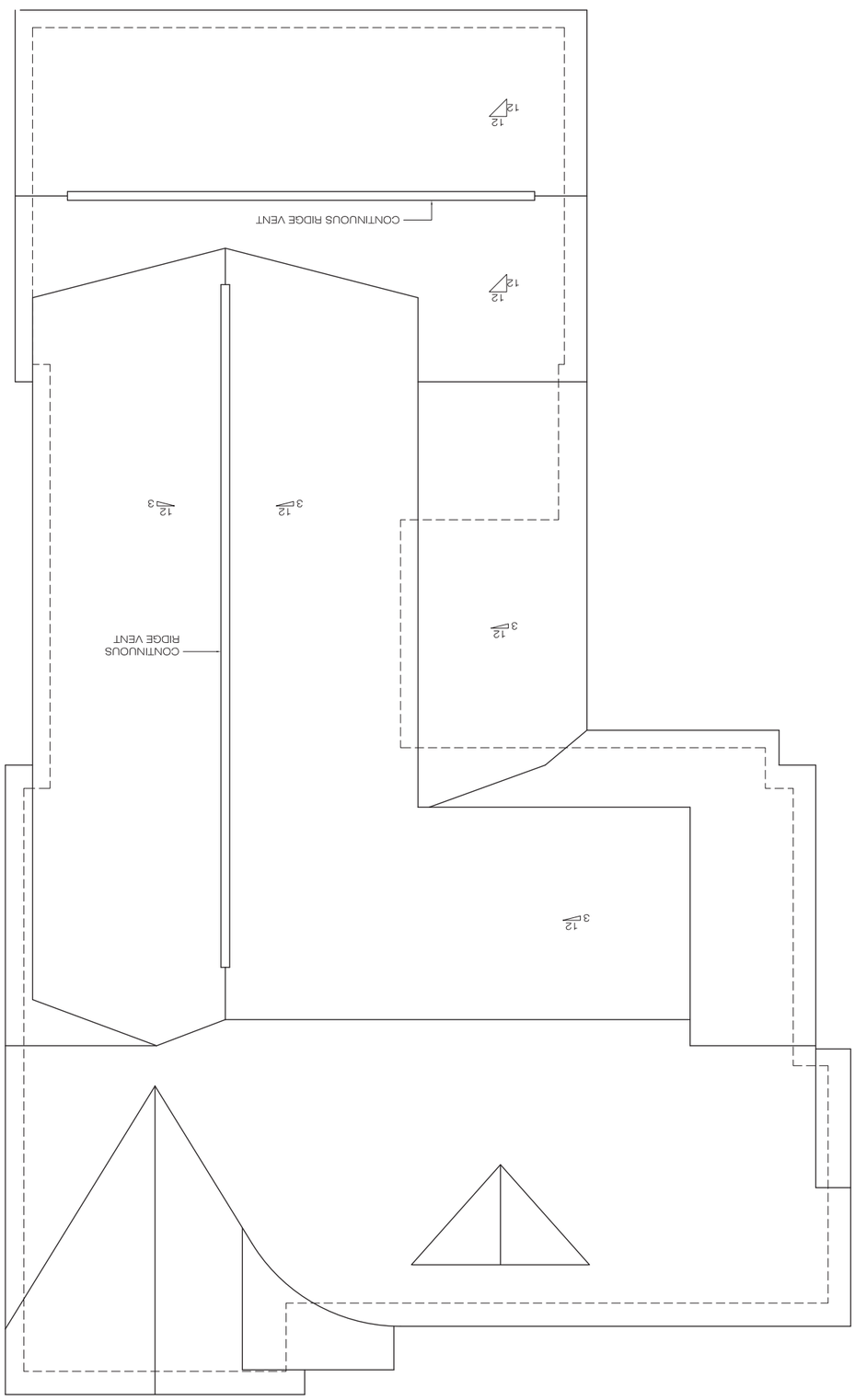
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
UPPER LEVEL
FLOOR PLAN

7 DECEMBER 2015

A1.3



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

A1.4

7 DECEMBER 2015

SHEET:
ROOF PLAN

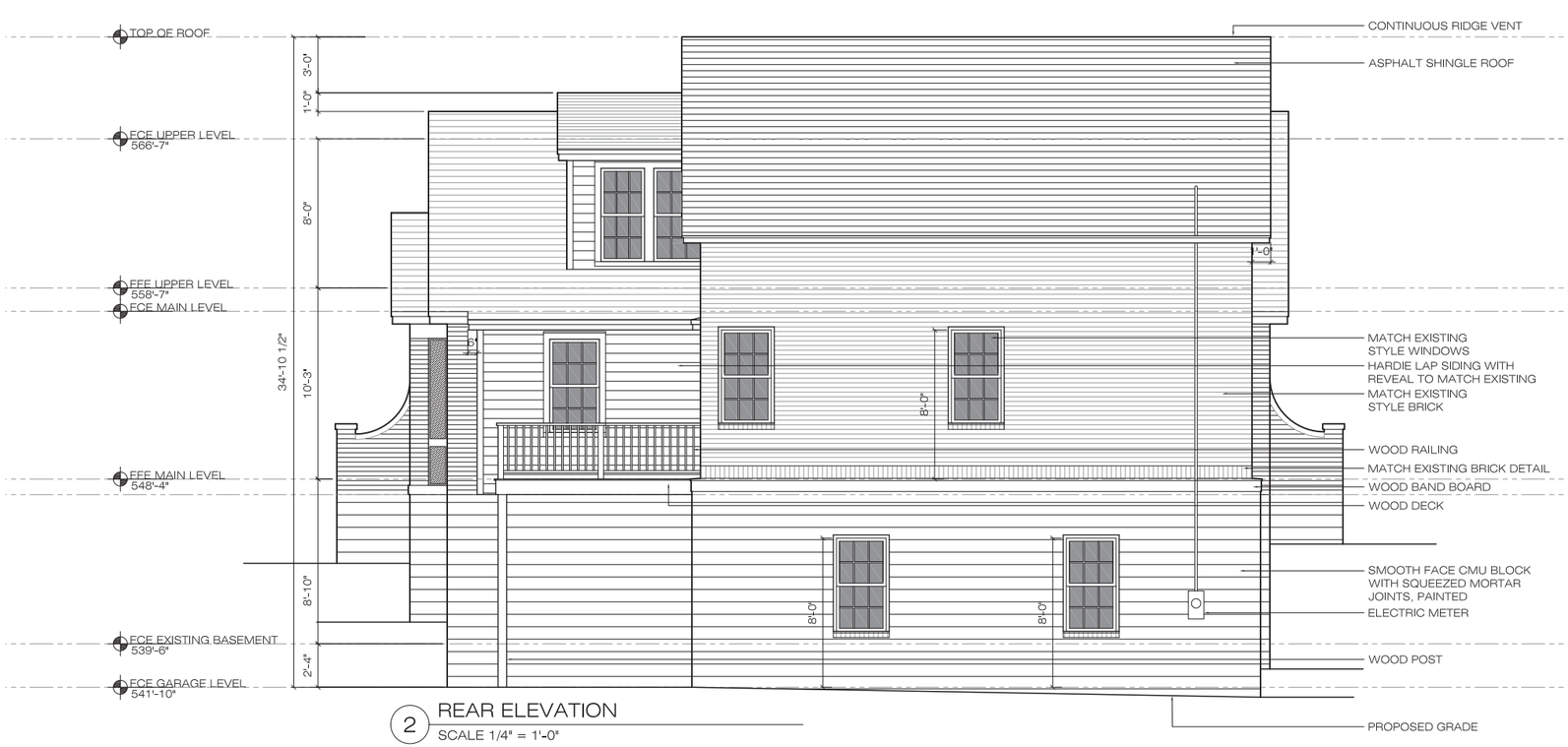
PERMIT SET

PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

ARCHITECT:
Pfeffer Torode Architecture
521 8th Ave. South Suite 103 www.pfeffertorode.com
615 667 0808

1 FRONT ELEVATION

SCALE 1/4" = 1'-0"



2 REAR ELEVATION

SCALE 1/4" = 1'-0"

ARCHITECT:
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PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
FRONT AND REAR ELEVATIONS

7 DECEMBER 2015

A2.1

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

ARCHITECT:

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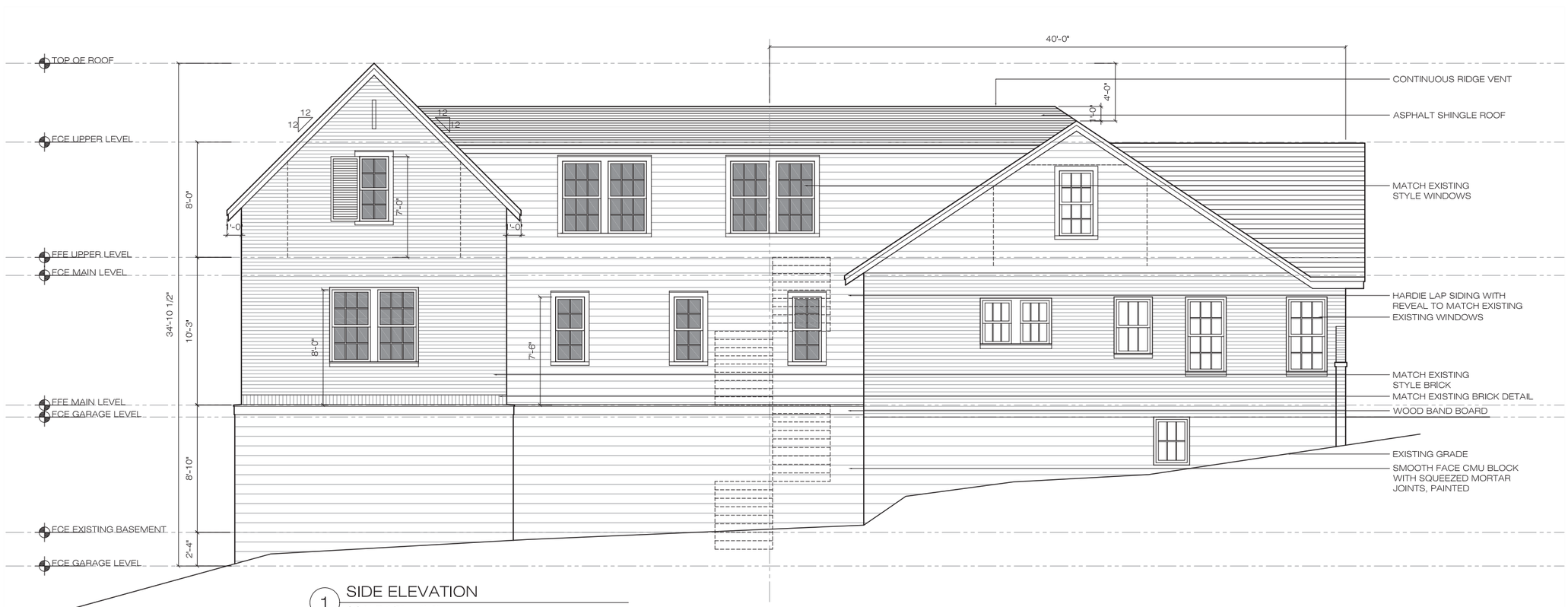
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
RIGHT ELEVATION

7 DECEMBER 2015

A2.2



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

ARCHITECT:
Pfeffer Torode Architecture
521 8th Ave. South Suite 103
615 667 0808
www.pfeffertorode.com

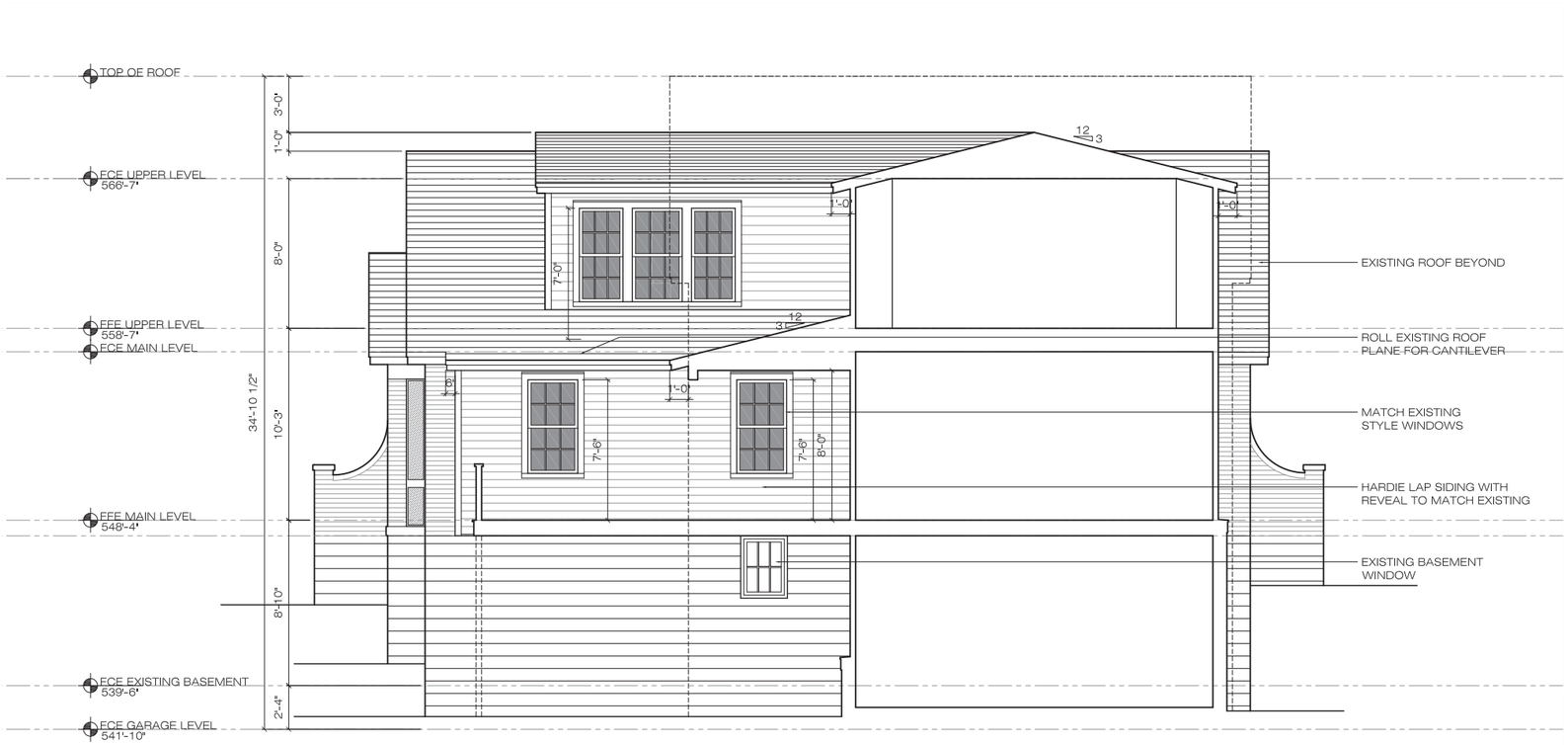
PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
LEFT ELEVATION

7 DECEMBER 2015

A2.3



1 HIDDEN REAR ELEVATION

SCALE 1/8" = 1'-0"

ARCHITECT:
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615 667 0808
www.pfeffertorode.com

PROJECT:
1206 FERGUSON AVENUE
NASHVILLE, TN 37212

PERMIT SET

SHEET:
HIDDEN REAR
ELEVATION

7 DECEMBER 2015

A2.4