



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**1825 4<sup>th</sup> Avenue North**  
**April 15, 2015**

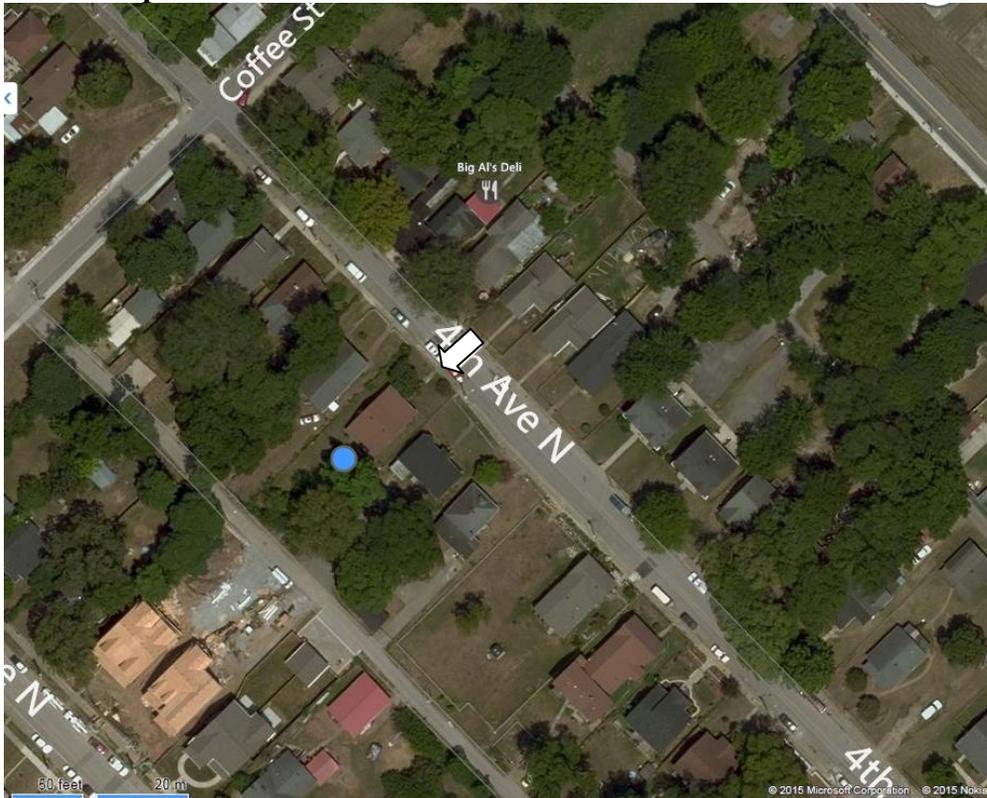
**Application:** New construction—addition and outbuilding; Setback determination.  
**District:** Salemtown Neighborhood Conservation Zoning Overlay  
**Council District:** 19  
**Map and Parcel Number:** 08108029400  
**Applicant:** Kyle Keaffaber  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct a rear addition and an outbuilding. The outbuilding requires a setback determination for its rear setback.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Staff approve the roof color and masonry color, dimensions and texture.</li> <li>2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and</li> </ol> <p>With these conditions, staff finds that the project meets Sections III., IV., and V. of the <i>Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <p><b>A:</b> Photographs <b>B:</b> Outbuilding and DADU Worksheet <b>C:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. New Construction**

#### **A. Height**

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

#### **B. Scale**

1. 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.

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

1. 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.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;
- Shape of lot;
- Alley access or lack thereof;
- Proximity of adjoining structures; and
- Property lines.

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity
- Existing or planned slope and grade

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### **D. Materials, Texture, Details, and Material Color**

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
  - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
    - Lap 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.
    - Stone or brick foundations should be of a compatible color and texture to historic foundations.
    - When different materials are used, it is most appropriate to have the change happen at floor lines.
    - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
    - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
    - Texture and tooling of mortar on new construction should be similar to historic examples.
    - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

#### **E. Roof Shape**

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

#### **F. Orientation**

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

### **G. Proportion and Rhythm of Openings**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salem town.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salem town, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

*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'.

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door

- casings (trim).
  - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
  - d. Stud wall lumber and embossed wood grain are prohibited.
  - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. 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.
  - b. 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.
  - c. Generally, attached garages are not appropriate.

*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.

***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

*Density.*

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

*Ownership.*

- No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
- The DADU cannot be divided from the property ownership of the principal dwelling.
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

*Bulk and Massing.*

*The living space of a DADU shall not exceed seven hundred square feet.*

### **I. Utilities**

1. 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.
2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

### **J. Public Spaces**

1. 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.

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

## **II. ADDITIONS**

### **A. Location**

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
  - a. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
  - b. 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.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

### **B. Massing**

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

*When an addition ties into the existing roof, it should be at least 6" below the existing ridge.*

- a. When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of

the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

b. When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

*No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

2. 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.
3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

### **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. 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.
  - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
  - b. Front and 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.
    - If there are no existing dormers, 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 the width of roof dormers 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.

2. 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).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. 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 original form and openings on the porch remain visible and undisturbed.

E. 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.

F. 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.

G. Additions should follow the guidelines for new construction.

## **V. B. GUIDELINES**

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

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

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

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

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

**Background:** 1825 4<sup>th</sup> Avenue North is a contributing structure constructed c. 1925 (Figure 1)



Figure 1. 1825 4<sup>th</sup> Avenue North

**Analysis and Findings:** Application is to construct a rear addition and an outbuilding. The outbuilding will not include a dwelling unit. The outbuilding requires a setback determination for its rear setback.

Partial Demolition: The applicant is proposing to remove one window opening on the west/right façade (Figure 2). Currently, there is a double window opening, and the applicant plans to remove one of the windows. Because the window is located at the back of the side façade, staff finds that its removal will not greatly affect the historic character of the house. Staff therefore finds that the project meets Section IV.B.2. for appropriate partial demolition and does not meet Section IV.B.1. for inappropriate demolition.



Figure 2. Window that is to be removed.

Location & Removability: The addition is located entirely behind the historic house, and is appropriately inset. The addition's roof will connect to the back slope of the historic house's roof about five feet (5') below the historic ridge, preserving at least half of the back slope of the historic roof. This lower roof connector and the insets ensure that if the addition were to be removed in the future, the primary form and character of the historic house could still be discerned. Staff therefore finds that the project meets Section II.B.2.a. and f. of the design guidelines.

Design: The design of the addition is contemporary, distinguishing it from the historic structure and reflecting the addition's 21<sup>st</sup> century date of construction. At the same time, staff finds that the addition's roof form, window proportions and pattern, height, and scale are all compatible with the historic character of the historic house. Staff therefore finds that the project meets Section II.B.2.b.-e. and g.

Height & Scale: The proposed rear addition is appropriately inset two feet (2') from each of the back walls of the historic house. On the west/right side, the entirety of the addition is inset two feet (2'). On the east/left side, the addition steps back out to match the line of the historic house. The bulk of the addition is approximately thirty-feet (30') deep, but a rear covered porch will extend another eight feet, ten inches (8'10") into the rear yard. The addition will add approximately eight hundred and sixty (860 sq. ft.) of footprint to the house, which currently has a footprint of approximately one thousand and fifty square feet (1,050 sq.ft.).

The addition will be two stories in height behind a one-story house. The addition will rise in height to be three feet, three inches (3'3") taller than the historic house. The taller portion of the house will not occur until more than forty feet (40') behind the front of the house, reducing its visibility. It is significantly inset from the historic house, and the taller portion will be just eleven feet (11') wide. Its roof will be gabled. Although the design guidelines ask that the roof form of the taller portion of the addition be hipped, side gabled, or clipped gabled, staff finds the front-facing gable to be appropriate in this instance because such a small portion of it will rise above the historic house's roof line. It will be only minimally visible. In addition, because the roof of the addition will be metal, clipping it may in fact increase its perceived visibility.

Staff finds that the addition's height and scale meet Sections III.A., III.B., and IV. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately twelve feet (12') from the east/left side property line and thirteen feet (13') from the west/right side property line. It will be more than fifty-five feet (55') from the rear property line. Staff finds that the addition meets Sections III.C. and IV. of the design guidelines.

Materials: The applicant intends to keep the non-historic wide siding on the existing house, but to replace the existing roof with new shingles and replace the existing wood windows with Marvin integrity windows. Although MHZC encourages the retention of historic windows, in a conservation district like Salemtown, the replacement of windows is not reviewed. The non-historic front porch columns will be rebuilt in a manner more in keeping with the historic character of the house. The column base will be brick, and staff asks to approve a brick sample. The column shafts will be wood. The applicant will rebuild the front porch steps in concrete, and the railing for the porch steps will be wood. Staff asks to approve any railing for the front porch if one is installed.

The addition will primarily be clad in smooth-face cement fiberboard with a five inch (5") reveal. The trim will be wood or cement fiberboard. The roof will be metal, and staff asks to approve the color and texture of the material prior to purchase and installation. On the second story, east/left elevation, the roofing material will wrap down to the second story façade. The roofing material will clad an entire wall on the west/right elevation, but this part of the addition is inset over nine feet (9') from the side of the historic house and will at most be minimally visible. Although not typical of historic structures, staff finds the use of the metal roofing material as a façade accent material to be appropriate in this instance because it is a modern interpretation of a change in material from first and second story that is part of many historic structures. In addition, because the addition will be over forty feet (40') back, its visibility will be minimized.

Because of the slope of the site, the foundation will not be exposed, but 1" X 8" trim board will be visible. The windows and doors will be from the Marvin Integrity line, which the Commission has approved in the past. A rear covered porch will have a flat metal roof, metal posts, and a horizontal wood railing. Staff finds that the proposed materials meet Sections III.D. and IV. of the design guidelines.

Roof form: The existing house has a side gabled roof form with a slope of 7/12. The proposed addition will have a more modern roof form. It will have a front facing gable with a slope of 5/12, and a portion of the roof will be flat. Although the design guidelines states that roof slopes should be between 6/12 and 12/12 and shall not contrast greatly with the historic roof, staff finds the proposed roof form to be appropriate in this instance because there are non-historic flat roofs in the district, and the roof form helps to distinguish the historic house from the new addition. (Salemtown is the only district

where non-contributing buildings may provide some context.) Staff finds that the project's roof forms meet Sections III.E. and IV. of the design guidelines.

Orientation: The new addition will not alter the historic house's orientation towards 4<sup>th</sup> Avenue North. Staff finds that the project meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition's east/left elevation are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the west/right elevation, there are several horizontal window openings, which the design guidelines discourage on new construction. However, staff finds these to be acceptable in this instance because they will occur over forty-five feet (45') behind the front of the house and will be inset two feet (2') from the line of the historic house. As such, they will be at most minimally visible. There are no large expanses of wall space on the addition without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing a one-story, one-bay outbuilding. (The outbuilding will not include dwelling space.) See attached "Outbuilding and DADU Worksheet" for the specifics as to how the outbuilding meets the design guidelines. The outbuilding does require a setback determination. Base zoning requires that the outbuilding be ten feet (10') from the rear property line, and the applicant is proposing to locate the outbuilding just five feet (5') from the rear property line. Staff finds that the proposed setback of five feet (5') is appropriate because historically, outbuildings were located close to or on the rear property line. In addition the Metro Map shows that there are several existing outbuildings nearby that sit five feet (5') or less from the rear property line. Staff finds that the proposed outbuilding meets Section III.H. of the design guidelines.

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

1. Staff approve the roof color and masonry color, dimensions and texture.
2. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house; and

With these conditions, staff finds that the project meets Sections III., IV., and V. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Additional Photos:**



Left/east façade



Rear façade



Existing rear yard

# OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

**Section I: General requirements for DADUs and Outbuildings**

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	yes	

**Section II: General Requirements for DADU**

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

\*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

**Section III: Site Planning**

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	28’	20’
Rear setback	5’	3’
L side setback**	29’	3’
R side setback**	6’	3’
How is the building accessed?	From alley	From the alley or existing curb cut

\*\*If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

**Section IV: Massing Planning**

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed
Ridge Height	22’	25’	9’6”
Eave Height	11’6”	1 story 10’ or 2 story 17’	14’
Width of house	27’		15’6”

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	Proposed footprint
Maximum Square Footage	525 sq. ft.	750 sq. ft.	1,000 sq. ft.	403 sq. ft.

*Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.*

*Please see design guidelines for information about materials and detailing.*

## PRICING SET 03/29/2015

### 1825 4TH AVE N SF BREAKDOWN

1ST FLOOR (EXISTING RENOVATE) - ~815 SF

NEW 1ST FLOOR - 623 SF w/ 200 SF - 250 SF WOOD DECK

NEW 2ND FLOOR - 703 SF

**TOTAL NEW SF: - 1326 SF**

**OVERALL TOTAL: - 2142 SF**

SHEET #	DRAWING TITLE	Issue Date
ARCHITECTURAL		
A0.01A	DEMO & FOUNDATION PLAN	03/29/2015
A1.01	FIRST FLOOR PLANS	03/29/2015
A1.02	SECOND FLOOR PLANS	03/29/2015
A1.50	ROOF PLAN	03/29/2015
A2.01	EXTERIOR ELEVATIONS	03/29/2015
A2.02	EXTERIOR ELEVATIONS	03/29/2015
A2.03	GARAGE ELEVATION	03/29/2015
A3.01	WALL SECTIONS & DETAILS	03/29/2015
A3.52	WALL SECTIONS & DETAILS	03/29/2015
A3.53	WALL SECTIONS & DETAILS	03/29/2015
A4.01	DETAILS	03/29/2015
A5.01	FIRST FLOOR OVERALL REFLECTED CEILING PLAN	03/29/2015

**GENERAL CONSTRUCTION NOTES:**

THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. BY ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED WITHIN THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK. GENERAL CONTRACTOR SHALL PROVIDE DESIGN / BUILD STRUCTURAL (AS NEEDED), MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAINAGE. REVIEW AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS, FOR OWNER(S) APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.

THE ARCHITECT CANNOT IN ANY WAY BE HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT MAY OCCUR THROUGHOUT CONSTRUCTION AND THE LIFE OF THE HOME. STRUCTURAL, CONSTRUCTION AND DESIGN ISSUES THAT MAY ARISE ARE ULTIMATELY THE LIABILITY OF THE HIRED GENERAL CONTRACTOR. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE PRICING OF THIS PROJECT AND REVIEW ALL AREAS CONCERNED WITH THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

THE CONTRACTOR SHALL SECURE ANY LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK.

INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

USE ALL GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSION(S) WITH ARCHITECT AND GIVEN DESIGNED DIMENSIONS. GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. FINISHED FLOOR ELEVATION (S) SHOWN ARE SUBJECT TO ACTUAL FIELD CONDITIONS. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES, TREE LOCATIONS AND PROPOSED HOUSE LOCATION (IF APPLICABLE) AND SHALL ADVISE ARCHITECT OF ANY RECOMMENDED ADJUSTMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE T.V. ETC.) CONNECTIONS. ALL CONNECTIONS, METERS, CLEAN OUTS ETC., SHALL BE LOCATED IN A NON-VISUAL OFFENSIVE AREA APPROVED BY ARCHITECT.

ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED WITHIN THE HOUSE STRUCTURE OR ATTIC SPACE WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH EXTEND ABOVE THE ROOF SHALL BE LOCATED AWAY FROM PUBLIC VIEW. (I.E. PLACE VENTS TOWARDS MIDDLE OF ROOF OR SHIELD PLACEMENT FROM STREET OR OUTDOOR LIVING AREAS. ALL METAL & PVC VENTS & PENETRATIONS SHALL BE PROPERLY PRIMED & PAINTED TO MATCH COLOR OF ROOF. ALL WINDOW AND DOORS ARE C.F.C.I. WINDOW AND DOOR SIZES INDICATED ON PLANS ARE NOTED BY GENERIC SASH SIZES. WINDOWS SHALL BE PELLA ARCHITECT SERIES AND EXTERIOR DOOR(S) SHALL BE PELLA ARCHITECT SERIES. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO PURCHASE.

ALL WOOD FRAMING THAT COMES IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)

HARDWARE (WITH BATTERY BACKUP) SECURITY SYSTEM AND SMOKE DETECTORS. SMOKE DETECTORS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. GENERAL CONTRACTOR TO VERIFY NUMBER OF DETECTORS AND LOCATIONS WITH OWNER AND CODE REQUIREMENTS.

GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER AND PLANS FOR ALL SHELVING / CLOSET REQUIREMENTS (I.E. PANTRY, CLOSETS, STORAGE, ETC.) ALL PLUMBING FIXTURES TO BE C.F.C.I. UNLESS NOTED OTHERWISE. ARCHITECT AND OWNER TO SPECIFY AND APPROVE ALL FIXTURES PRIOR TO PURCHASE AND INSTALLATION.

ALL INTERIOR CEILINGS SHALL BE 5/8" GYP. SMOOTH FINISHED UNLESS NOTED OTHERWISE.

**DIMENSION NOTES:**

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION OR DESREPARANCIES ARE FOUND, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. CASEWORK/MILLWORK DIMENSIONS SHALL BE VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL.

DOORS SHALL BE LOCATED 4" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED OR SHOWN ON PLAN.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR ARE MAY CHANGE DO TO EXISTING FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS RELATING TO FINAL F.F.E. DIMENSIONS.

**TERMINOLOGY:**

"TYPICAL" UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH AS INDICATED.

"SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS WHICH MATCH ORIGINAL CONDITION INDICATED.

"ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ACROSS VOIDS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/ MINUS TOLERANCE.

**RENOVATION NOTES:**

IF THERE IS ANY CONFLICT BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THE ARCHITECT SHALL BE CONTACTED IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.

IN AREAS IN WHICH WORK IS DONE, PATCH AND REPAIR EXISTING FIREPROOFING TO MAINTAIN FIRE RESISTANCE RATINGS AS REQUIRED BY APPROVED U.L. ASSEMBLIES.

IN AREAS IN WHICH WORK IS DONE, SEAL ALL PENETRATIONS (EXISTING AND NEW) TO MAINTAIN THE INTEGRITY OF FIRE AND/OR SMOKE PARTITIONS/BARRIERS IN ACCORDANCE WITH U.L. LISTED FIRE ASSEMBLIES AND SOUND RATINGS (SEE WALL LEGENDS).

WHERE DEMOLITION OCCURS, ALL UNUSED DUCTWORK, HANGERS, ANCHORS, SUPPORTS, OUTLETS, ETC., ARE TO BE REMOVED FROM THE PROJECT SITE.

ALL UNUSED FLOOR PENETRATIONS ARE TO BE CLOSED USING 3,000 PSI (MIN.) CONCRETE FOR THE DEPTH OF THE SLAB. MAINTAIN FIRE RATING AS REQUIRED BY APPROVED U.L. ASSEMBLY.

WHERE NEW DOOR AND WINDOW FRAMES ARE INSTALLED IN EXISTING PARTITIONS OR FIRE BARRIERS, THE THROAT DIMENSION IS TO BE FIELD VERIFIED BY THE CONTRACTOR, SO THAT FRAMES WITH DRYWALL RETURNS CAN BE INSTALLED.

WHERE EXISTING OPENINGS ARE TO BE CLOSED, THE NEW INFILL CONSTRUCTION SHALL MATCH THE THICKNESS OF THE EXISTING PARTITION OR FIRE AND/OR SMOKE PARTITIONS/BARRIERS. FINISHES SHALL MATCH ADJACENT SURFACES, UNO. (SEE INTERIOR FINISH DOCUMENTS)

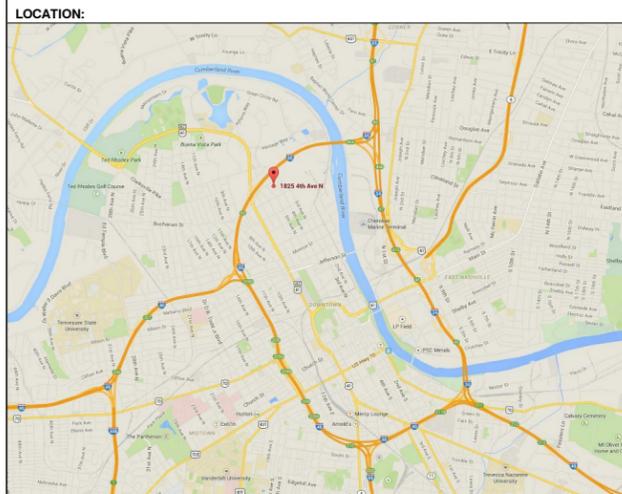
WHERE NEW FINISHES ARE TO BE INSTALLED, EXISTING FINISHES ARE TO BE REMOVED, PATCHED OR REPAIRED AS REQUIRED BY INTERIOR FINISH DOCUMENTS.

**SYMBOLS:**

	ACCESSIBILITY SYMBOL - USED ON ARCHITECTURAL SHEETS TO DENOTE ACCESSIBLE ELEMENTS		CENTERLINE		DIRECTION OF SECTION CUT
	OWNER FURNISHED EQUIPMENT		PARTITION TYPE		NUMBER INDICATES SECTION
	COLUMN REFERENCE GRIDS		INDICATES CASEWORK ELEVATION		INDICATES SHEET DETAIL NUMBER
	DRAWING ADDENDUM		INDICATES SHEET NO. FOR ELEVATION		INDICATES SHEET DETAIL IS DRAWN
	DRAWING REVISION		INTERIOR WINDOW ELEVATION		INDICATES EXTERIOR ELEVATION
	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS		ROOM NAME		INDICATES SHEET ELEVATION IS DRAWN
			ROOM NUMBER		INDICATES INTERIOR ELEVATION
			ROOM AREA		INDICATES SHEET ELEVATION IS DRAWN
			DOOR NUMBER (SEE DOOR SCHEDULE)		NORTH ARROW
			REQUEST FOR INFORMATION		

**MATERIALS:**

	EXPANSION FILLER		EARTH		GYPSUM SHEATHING
	FINISH WOOD		POROUS FILL		ACOUSTICAL TILE
	ROUGH WOOD		CONCRETE		LIGHTWEIGHT CONCRETE
	RIGID INSULATION		BRICK		GROUT
	BATT INSULATION		CON. MASONRY UNITS		EIFS (IN SECTION)
	ROOF INSULATION		SUBSTRATE		MANUFACTURED STONE
	GYPSUM WALL BOARD		NATURAL STONE		TERRAZZO
	METAL		SOLID SURFACE / QUARTZ SURFACE		TILE
			RESILIENT FLOOR		



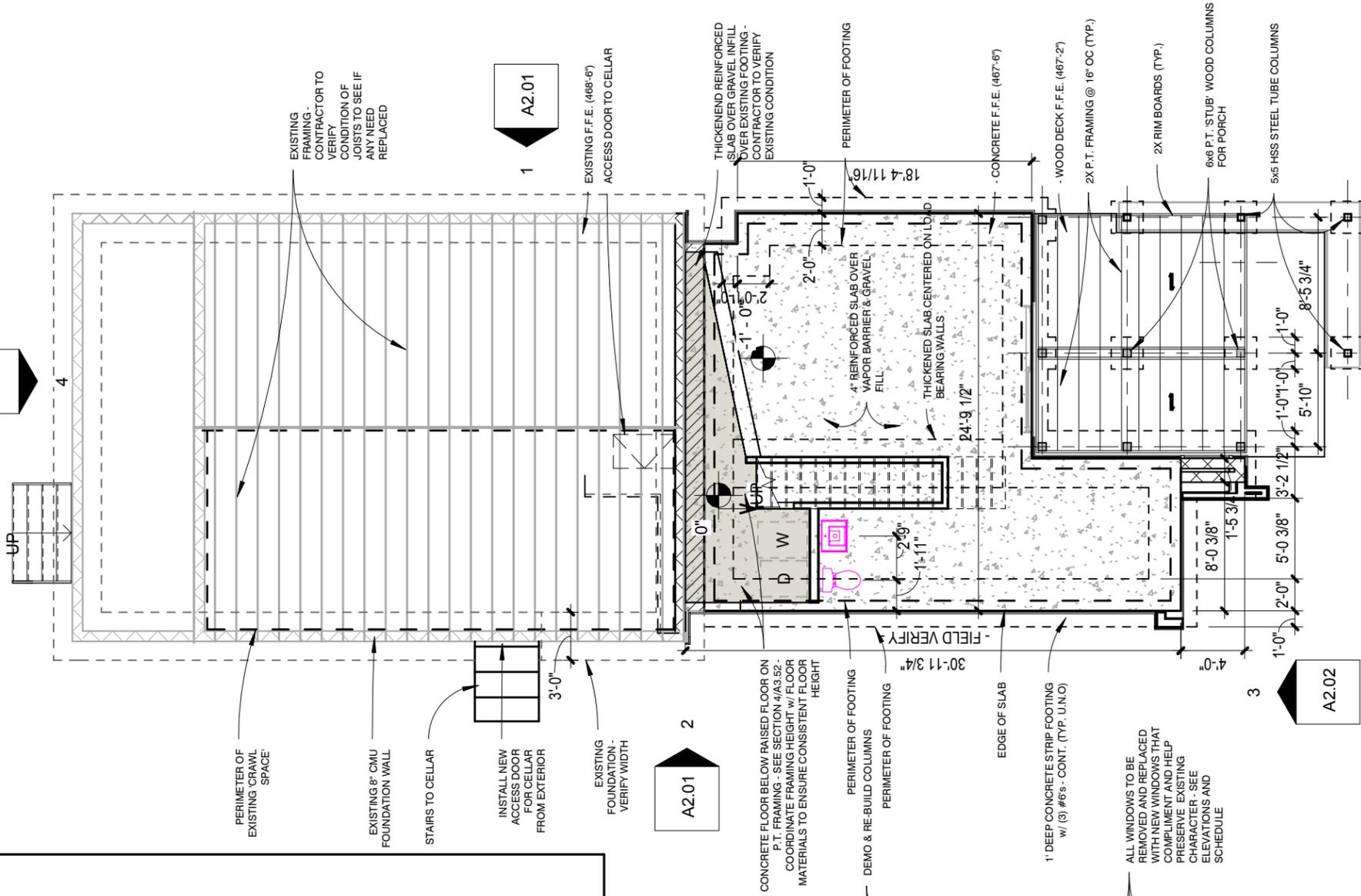
**ABBREVIATIONS:**

A.F.F.	- ABOVE FINISH FLOOR	MTL	- METAL
A.C.T.	- ACOUSTICAL TILE	MIN.	- MINIMUM
ALUM.	- ALUMINUM	N.C.	- NARCOTICS CABINET
ALT.	- ALTERNATE	NOM.	- NOMINAL
CC.	- CENTER TO CENTER	N.I.C.	- NOT IN CONTRACT
COL.	- COLUMN	N.T.S.	- NOT TO SCALE
CONC.	- CONCRETE	O.C.	- ON CENTER
CONU.	- CONCRETE MASONRY UNIT	O.H.	- OVER HEAD
CONT.	- CONTINUOUS	O/FACE	- OUTSIDE FACE
C.S.	- CORNER GUARD	O/O	- OUTSIDE TO OUTSIDE
DTL.	- DETAIL	O.F.E.	- OWNER FURNISHED EQUIPMENT
DIM.	- DIMENSION	O.F.C.I.	- OWNER FURNISHED CONTRACTOR INSTALLED
D.S.	- DOWNSPOUT	OPP.HD.	- OPPOSITE HAND
D.F.	- DRINKING FOUNTAIN	PL.	- PLATE
EOS	- EDGE OF SLAB	P.T.	- PRESSURE TREATED
E.P.	- ELECTRICAL PANEL	RAD.	- RADIUS
E.W.C.	- ELECTRIC WATER COOLER	REQ.	- REQUIRED
EL.	- ELEVATION	R.D.	- ROOF DRAIN
E.F.	- EXHAUST FAN	R.O.	- ROUGH OPENING
E.J.C.	- EXPANSION JOINT COVER	R.O.W.	- RIGHT OF WAY
F.V.	- FIELD VERIFY	SECT.	- SECTION
FIN.	- FINISH FINISHED	SP.	- SPACE, SPACES
FIN. FLR.	- FINISHED FLOOR	S.B.	- SPLASH BLOCK
F.E.C.	- FIRE EXTINGUISHER CABINET	SIM.	- SIMILAR
FF.	- FACE TO FACE	S.S.	- STAINLESS STEEL
F.H.C.	- FIRE HOSE CABINET	STL.	- STEEL
F.R.	- FIRE RETARDANT	STRUCT.	- STRUCTURAL
F.D.	- FLOOR DRAIN	TH.	- THICK
F.O.	- FACE OF	T/	- TOP OF
F.O.W.	- FACE OF WALL	TYP.	- TYPICAL
F.O.S.	- FACE OF STUD	U.N.O.	- UNLESS NOTED OTHERWISE
FTG.	- FOOTING	W.R.	- WATER RESISTANT
GALV.	- GALVANIZED		
G.I.	- GALVANIZED IRON		
GA.	- GAUGE		
GYP. BD.	- GYPSUM BOARD		
H.M.	- HOLLOW METAL		
HR.	- HOUR		
INSUL.	- INSULATION		
INT.	- INTERMEDIATE		
MAS.	- MASONRY		
MFR.	- MANUFACTURER		
M.O.	- MASONRY OPENING		
MAX.	- MAXIMUM		
MEMB.	- MEMBRANE		

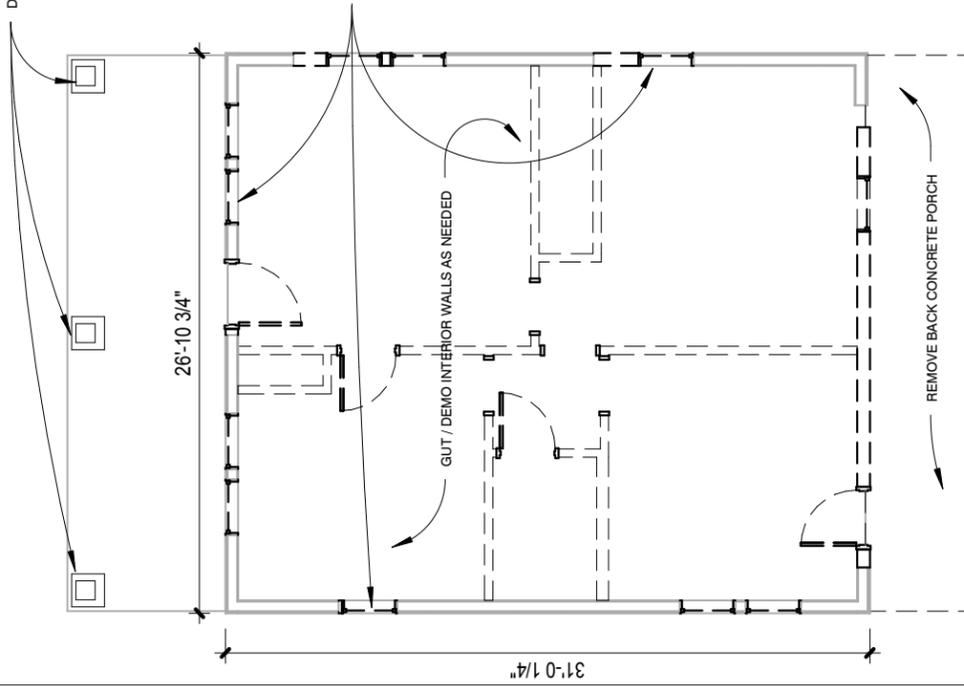
## GENERAL DEMOLITION NOTES

1. DEMOLITION WORK WILL BE GOVERNED BY THE EXTENT OF NEW CONSTRUCTION INVOLVED. CONTRACTOR WILL VERIFY AND COORDINATE DEMOLITION WORK WITH RESPECT TO THE NEW CONSTRUCTION. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE START OF WORK.
2. REMOVAL OF EXISTING EQUIPMENT, PIPING, DUCTS, ETC. SHALL INCLUDE ALL ANCHORS, HANGERS, ETC. AFTER REMOVAL FLOORS, WALLS AND CEILINGS SHALL BE FINISHED TO MATCH ADJOINING SURFACES OR SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED IN THE NEW FINISH SCHEDULE. MAINTAIN EXISTING FINISHES AS NOTED ON THE NEW FINISH SCHEDULE.
3. PATCH AND REPAIR TO MATCH EXISTING CEILINGS, FLOORS, OR WALL FINISHES AFFECTED BY DEMOLITION WORK UNLESS OTHERWISE NOTED ON THE PLANS. NEW WORK TO HAVE SMOOTH AND LEVEL TRANSITION WITH THE EXISTING CONSTRUCTION.
4. SPACE NAMES SHOWN ON NEW FLOOR PLANS WITH SPACE NUMBERS NEXT TO THEM ARE TO HAVE NEW WORK DONE IN THEM. COORDINATE WITH THE NEW FINISH SCHEDULE.
5. MATCH THICKNESS OF EXISTING WALL AND CEILING FINISH MATERIAL WHERE PATCHING AND REPAIRING IS REQUIRED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND COORDINATE INSPECTIONS (IF REQUIRED) BY STATE AGENCIES AND MEET ANY APPLICABLE CODE FOR REUSE OF EXISTING PLUMBING FIXTURES, DIFFUSERS AND DUCTWORK.
7. RETURN ALL EQUIPMENT, CASEWORK, CABINETS, HARDWARE, ELECTRICAL ITEMS, PLUMBING FIXTURES, ETC. NOT SHOWN AS RELOCATED, TO CLIENT, UNLESS OTHERWISE DIRECTED.
8. COORDINATE DEMOLITION PLANS WITH PLANS FOR NEW CONSTRUCTION FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS AND FLOORS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. TAKE REASONABLE CARE IN REMOVAL OF ITEMS TO BE RELOCATED AND REUSED.
9. ALL ABANDONED FLOOR PENETRATIONS SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN FLOOR INTEGRITY.
10. ALL WALLS SHOWN BY DASHED LINES ARE TO BE REMOVED COMPLETELY, ALONG WITH DOORS AND FRAMES. ELECTRICAL ITEMS, PLUMBING FIXTURES, CASEWORK, ETC. SEE DEMOLITION PLANS OF MP&E DISCIPLINES AND FINISH PLANS.
11. ALL WORK SHALL BE SCHEDULED IN A MANNER TO MAINTAIN THE OWNERS CONTINUOUS USE OF THE BUILDING, IF APPLICABLE.
12. ANY ITEMS REMOVED BY CONTRACTOR FROM WALLS TO HAVE THE REMAINING HOLE PATCHED TO MATCH THE EXISTING CONSTRUCTION.

**NOTE: PRICING TO ASSUME NEW HVAC, PLUMBING AND ELECTRICAL SYSTEMS**



**2 FOUNDATION / FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**1 1ST FLOOR DEMO**  
SCALE: 1/8" = 1'-0"



EDWARD MASON STUDIO  
PRICING SET  
03/29/2015

# 1825 4TH AVENUE NORTH

KEAFFABER - NASHVILLE, TN 37208

**A0.01A**  
DEMO & FOUNDATION PLAN







EDWARD MASON STUDIO

PRICING SET

03/29/2015

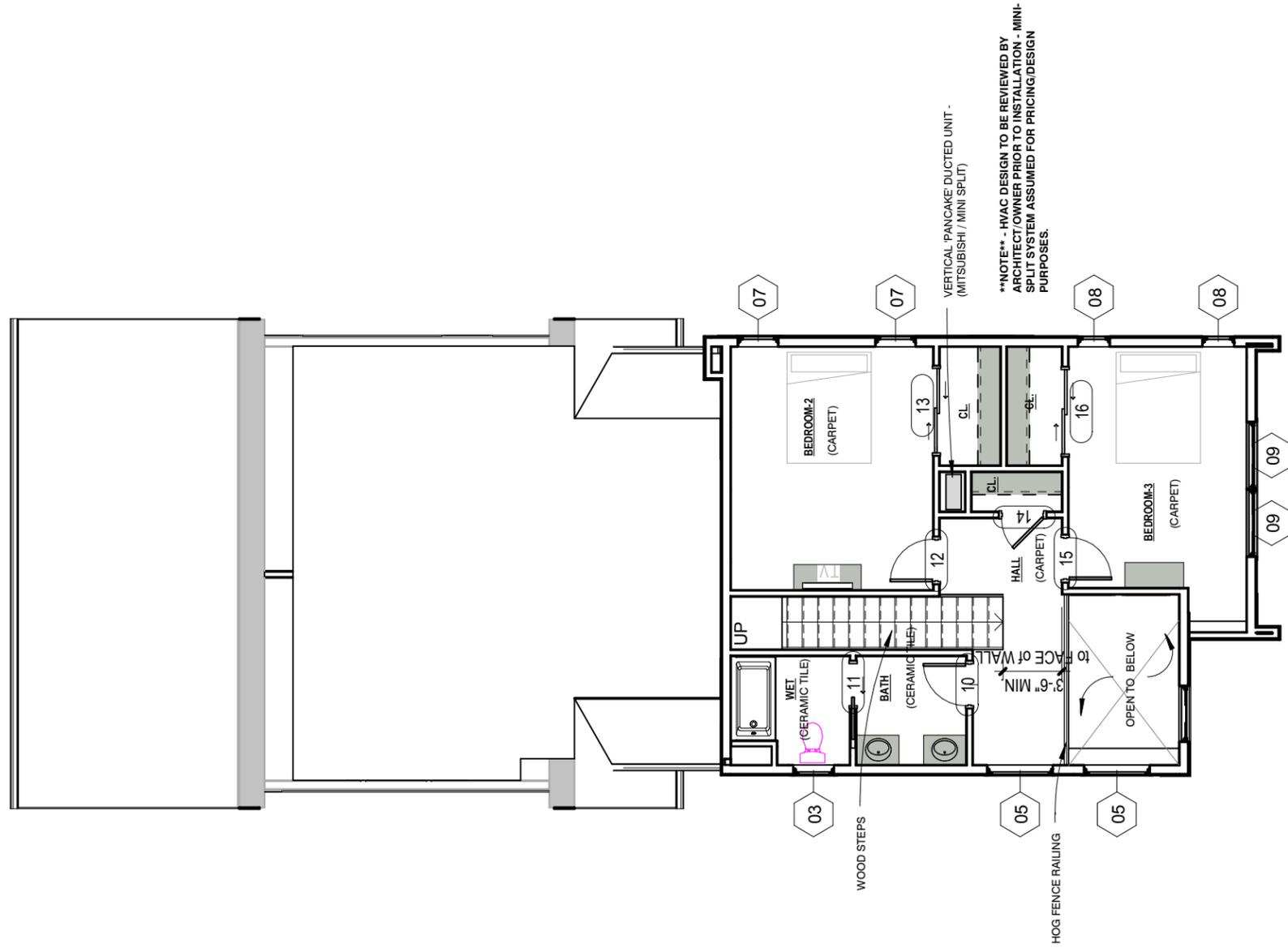
# 1825 4TH AVENUE NORTH

KEAFFABER - NASHVILLE, TN 37208

A1.02

SECOND FLOOR PLANS

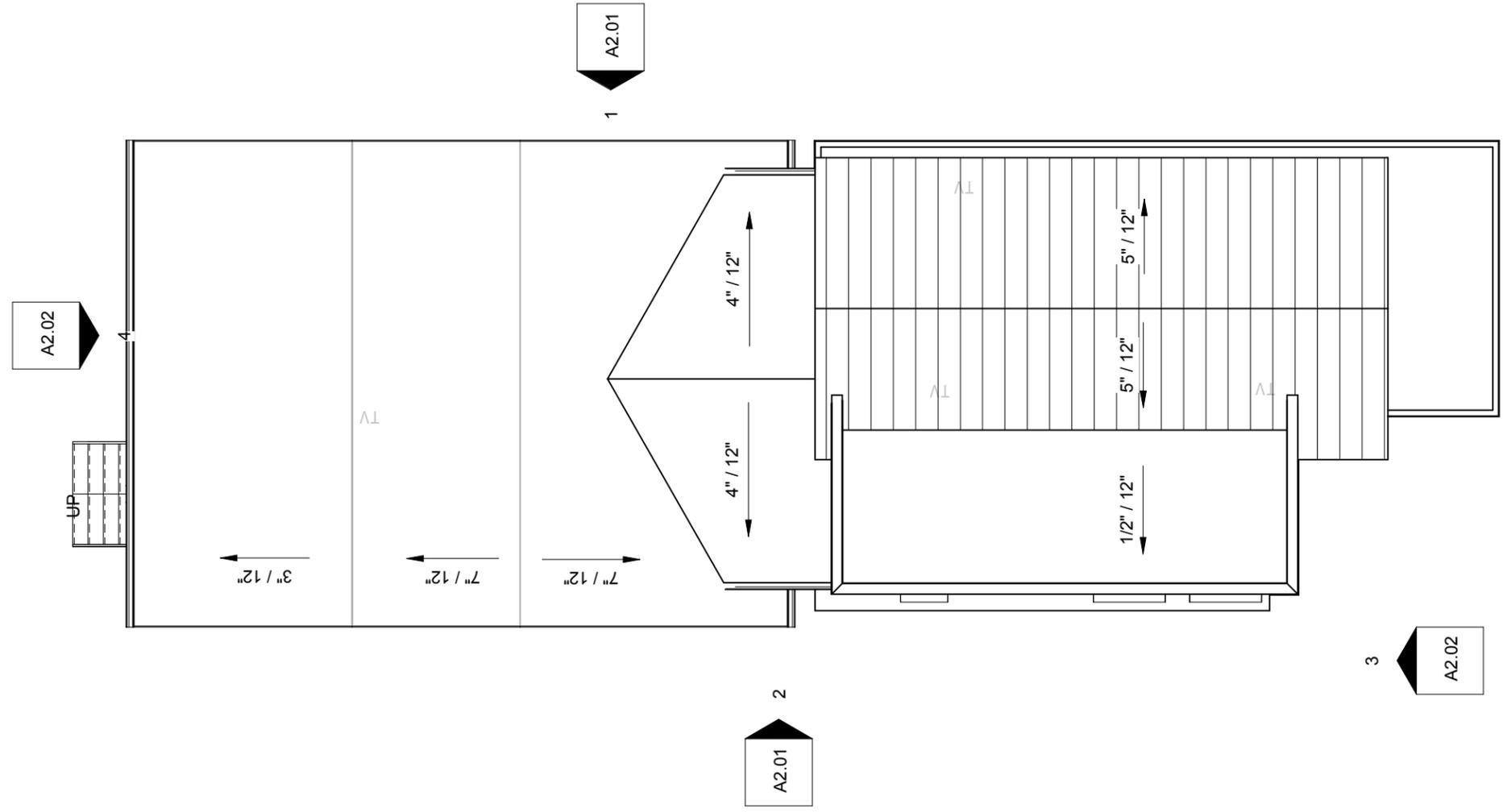
14.012



## 3 2ND FLOOR - NOTED PLAN

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

3



**1 ROOF PLAN**

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



EDWARD MASON STUDIO

PRICING SET

03/29/2015

**1825 4TH AVENUE NORTH**

KEAFFABER - NASHVILLE, TN 37208

**A1.50**

ROOF PLAN

14.012



EDWARD MASON STUDIO

PRICING SET

03/29/2015

1825 4TH AVENUE NORTH

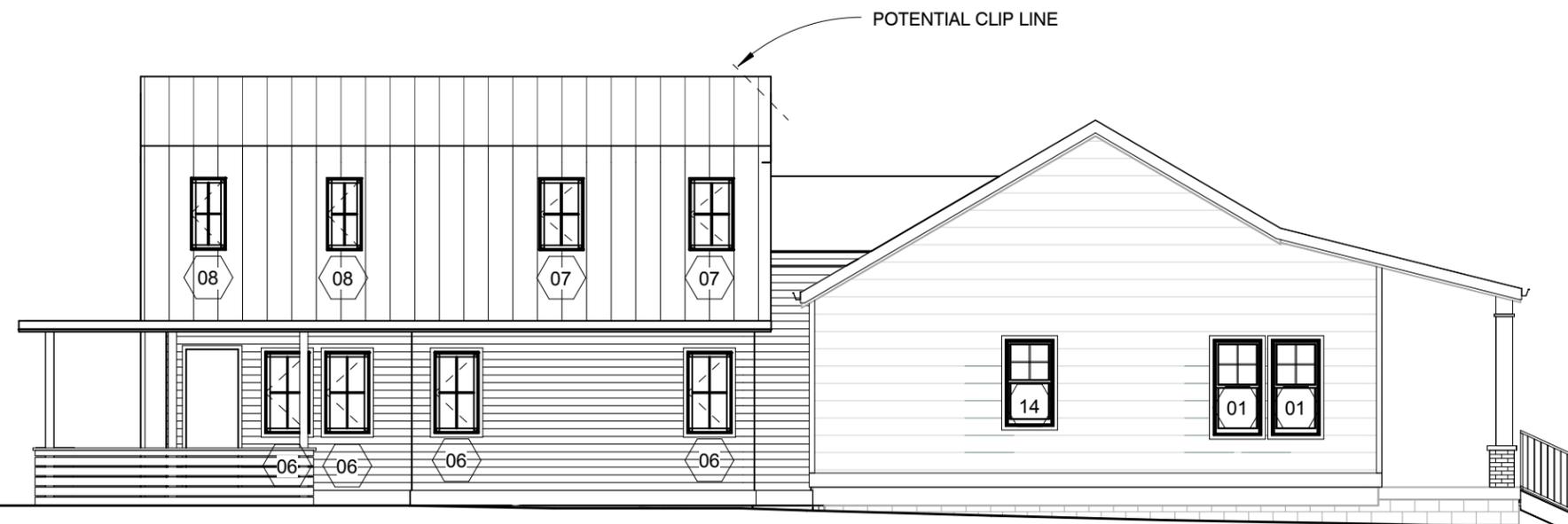
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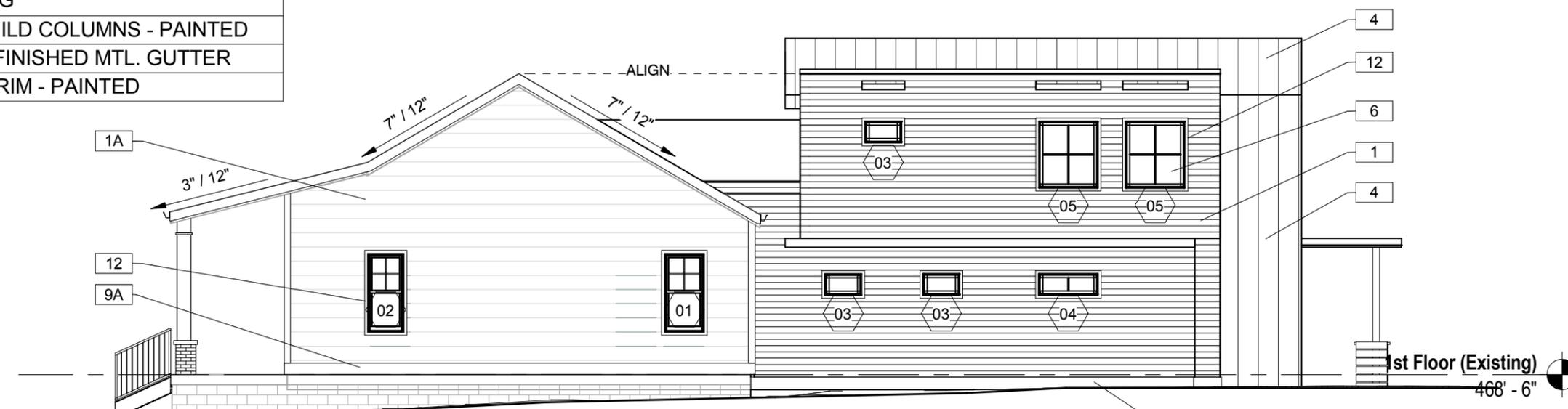
EXTERIOR ELEVATIONS

14.012

EXTERIOR KEYNOTES	
KEYNOTE	Exterior Finish
1	5" HARDI-BEARD LAP SIDING (SMOOTH) COLOR TBD
1A	REPAIR / RE PAINT / REPLACE EXISTING 11.25" BEVEL SIDING
2	5x5 HSS STEEL COLUMN - CLEAR FINISH
3	P.T. 1X6 "RAILING" - STAINED
4	METAL ROOFING / SIDING - METAL SALES (PROFILE - IMAGE II 12"w
4A	PRE-FINISHED MTL. CORNER - COLOR TO MATCH METAL ROOF COLOR - SEE DETAILS
5	REPLACE EXISTING SHINGLE ROOF - 20YR. SELECTED BY ARCH.
6	INTEGRITY WINDOW (WOOD ULTREX) COLOR TBD - (TYP.)
7	PRE-FINISHED METAL FASCIA/COPING
8	INTEGRITY SLIDING DOOD (WOOD ULTREX) COLOR TBD - (TYP.)
9	PAINTED 1x10 TRIM @ BASE OF SIDING
9A	PAINTED 1x8 TRIM @ BASE OF SIDING
10	REBUILD COLUMNS - PAINTED
11	PRE-FINISHED MTL. GUTTER
12	1x3 TRIM - PAINTED



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



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



EDWARD MASON STUDIO

PRICING SET

03/29/2015

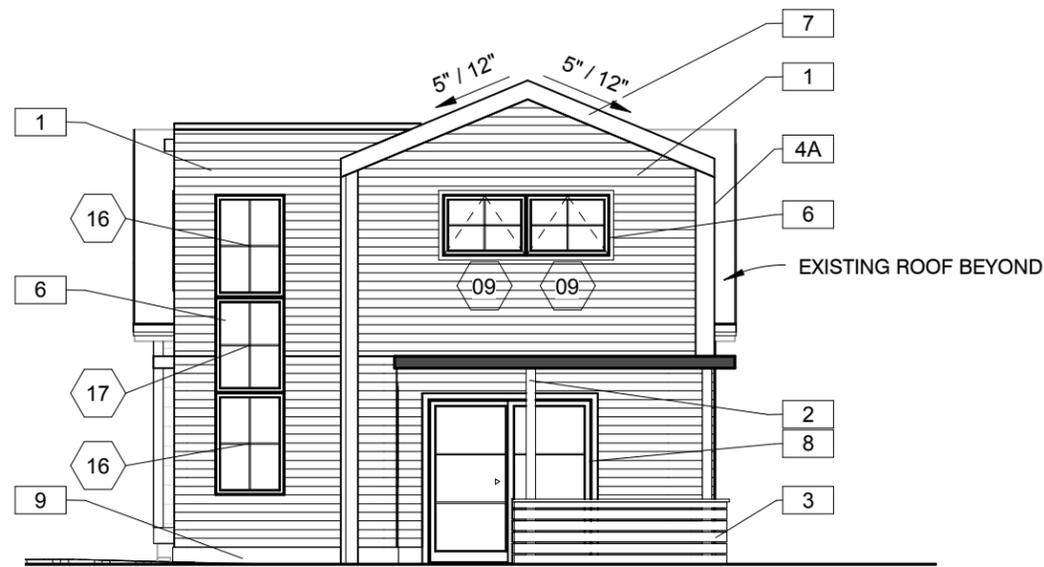
1825 4TH AVENUE NORTH

KEAFFABER - NASHVILLE, TN 37208

A2.02

EXTERIOR ELEVATIONS

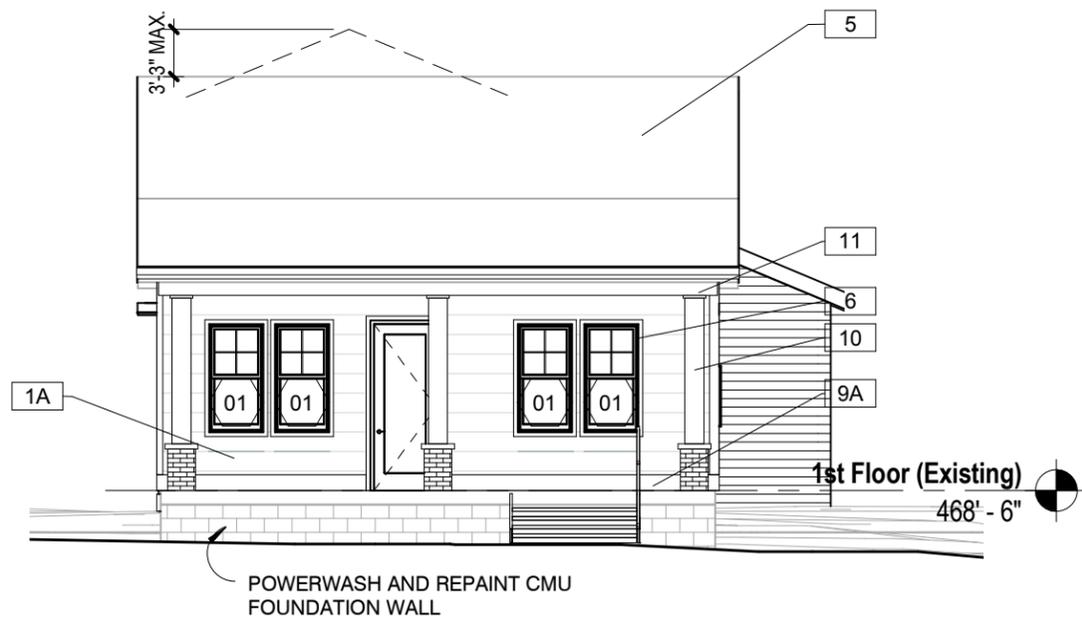
14.012



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



**1 View From Back**  
SCALE:



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



**2 View From Back 2**  
SCALE:



EDWARD MASON STUDIO

PRICING SET

03/29/2015

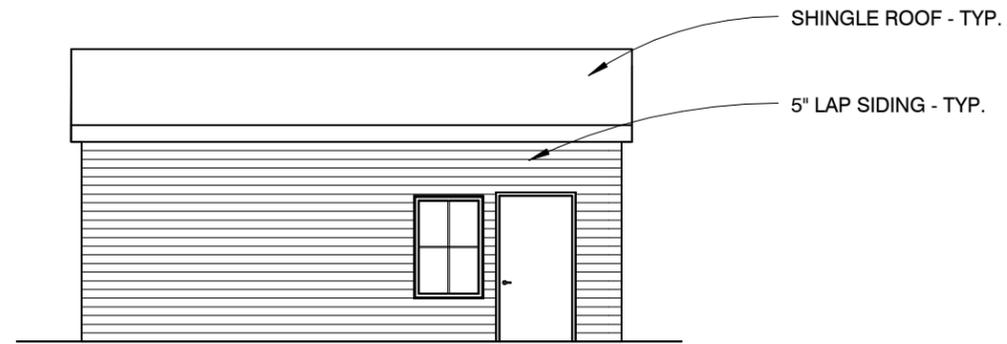
1825 4TH AVENUE NORTH

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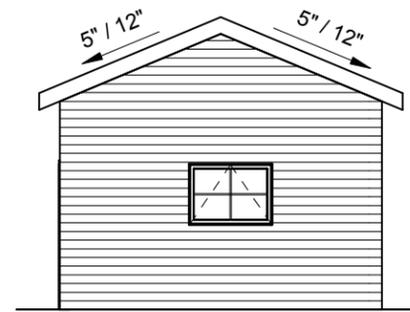
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GARAGE ELEVATION

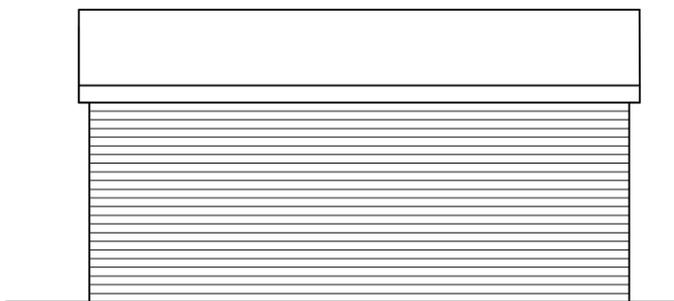
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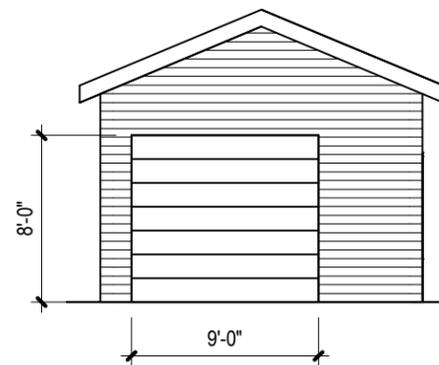
**1 GARAGE ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"



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



**3 GARAGE ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"



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