MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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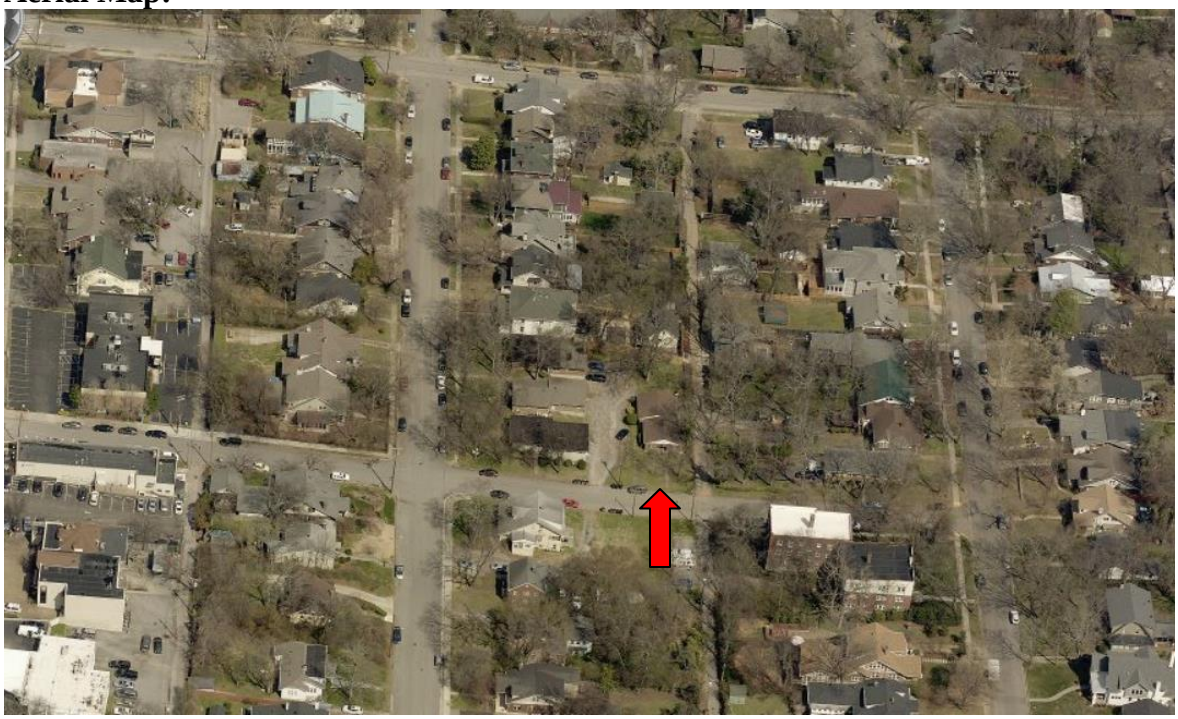
STAFF RECOMMENDATION
1906 Bernard Avenue
January 18, 2016

Application: New construction—infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412015100
Applicant: Michael C. Rhodes
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a duplex infill. **Recommendation Summary:** Staff recommends disapproval of the project, finding that the height, scale, proportion and rhythm of openings, and foundation material do not meet Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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

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.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

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.

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
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.

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.

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.

j. Public Spaces
Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 1906 Bernard Avenue is a vacant lot (Figure 1). MHZC staff issued an administrative permit for the demolition of the non-contributing structure formerly on the lot in October 2016. 1906 Bernard is the only lot that is oriented towards Bernard Avenue; all other lots have side lot lines that face Bernard.

Figure 1. The vacant lot at 1906 Bernard Avenue.

The lot is zoned R8, which typically means that two units are permitted on lots larger than eight thousand square feet (8,000 sq. ft.). This lot is fifty feet (50') wide and one hundred and fifty feet (150') deep, or seven thousand, five hundred square feet (7,500 sq. ft.). Even though the lot is a substandard size, the Codes Department has said that a new duplex can built at this location because the former structure on the lot was a non-

conforming duplex. The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Analysis and Findings: Application is to construct a duplex infill.

Height & Scale: The proposed infill is two stories at the front, and because there is a slope to the site, the right/side alley-facing façade is three stories. Although there is a one-story bay at the front, the predominant form of the house is that of a two-story structure. The infill has an eave height of over twenty-three feet (23') and a ridge height of thirty-one feet (31'), measured from grade at the front. Because of the slope of the site, on the right/side alley façade and at the rear, the house is over forty feet (40') tall.

Staff finds that the proposed height does not meet the historic context. Historic houses in the immediate vicinity are predominantly one-and-a-half stories in height, with heights between twenty-two and thirty feet (22'-30'). Although there is a three-story apartment building across the street, staff finds that the new infill at 1906 Bernard Avenue should fit in with the historic character and scale of the single family and duplex houses in the immediate vicinity. In addition, because the lot is smaller in area than surrounding lots, the infill should maintain a modest size. Any infill on this site should be one-and-a-half stories and around twenty-five feet (25') tall.

The house is approximately thirty-two feet (32') wide at the front, which is appropriate. The house's depth and overall footprint, however, do not meet the historic context. The house will have a depth of over one hundred and two feet (102') and a footprint of approximately three thousand, one hundred square feet (3,100 sq. ft.). The house is over forty-feet (40') deeper than typical historic houses in the immediate vicinity, and it is on a shallower lot than most of the houses in the immediate context.

The two-story form of the house, its overall height of thirty-one feet (31') at the front, and the large depth and overall footprint combine to make the proposed infill out of scale for the immediate context. Staff finds that the infill's height and scale do not meet Section II.B.1.a. and II.B.1.b. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It is a minimum of five feet (5') from the left side property line and a minimum of seven feet (7') from the right/side alley property line. The garage doors that face the side alley are more than ten feet (10') from the alley, which meets the base zoning setbacks. The infill will be twenty-five feet, three inches (25'3") from the rear property line.

Because there are no other houses that face Bernard Avenue, there is more leeway with the appropriate front setback. The applicant is proposing to situate the infill approximately twenty feet, six inches (20'6") from the front property line. This is a few feet forward of the structure previously on the lot. However, the front façade will be several feet behind the side facades of the houses next door, which face 19th Avenue

South and 20th Avenue South. Staff finds that the proposed front setback is appropriate and that the proposed setback meets Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Unknown	No*	Yes*
Cladding	Cement fiberboard lap siding, unknown reveal	Unknown	Unknown	Yes**
Secondary Cladding	Stone	Unknown	Yes	Yes***
Additional Accent Cladding	Cedar shake	Typical	Yes	No
Roofing	Unknown	Unknown	Unknown	Yes***
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No
Front Porch Columns	Wood	Smooth wood	Yes	No
Front Porch Bases	Brick	Unknown	Yes	Yes***
Front Porch Roof	Metal	Unknown	Yes	Yes***
Side Porch Floor/steps	Concrete	Natural Color	Yes	No
Side Porch Columns	Wood	Smooth wood	Yes	No
Side Porch Bases	Brick	Unknown	Yes	Yes***
Side Porch Roof	Metal	Unknown	Yes	Yes***
Windows	Unknown	Unknown	Unknown	Yes***
Principle Entrance	1/3 glass	Unknown	No	Yes****
Side/rear doors	1/3 glass	Unknown	Yes	Yes****
Driveway	Concrete	Natural Color	Yes	No
Walkways	Concrete	Natural Color	Yes	No

*The applicant is proposing a brick foundation with brick walls above. Typically, the Commission has asked for a change in material at the foundation line to differentiate the foundation from the wall above. The continuous brick wall accentuates the height of the house, which is already out of scale, particularly on the right/side alley façade. In addition, the front bay is partially clad in stone, and the change in material from brick to stone occurs about three feet (3') above the floor line. It is more typical for the change in material to occur at the foundation line.

**The reveal of the lap siding was not called out on the elevations, but it measures to be six inches (6") or larger. The design guidelines states that lap siding should have a maximum reveal of five inches (5").

***The applicant would need to submit brick and stone samples, and more information on the window and door specifications and the shingle and metal roof colors and textures prior to purchasing and installing these materials.

In order for the project to meet Section II.B.1.d. of the design guidelines, there would need to be a change in material from the foundation to the wall above, the change in material on the bay would need to occur at floor level, and the lap siding would have to have a maximum reveal of five inches (5"). In addition, staff would have to approve a brick sample, a stone sample, the shingle color and texture, the metal roof color and texture, and all windows and doors prior to purchase and installation.

Roof form: The primary roof form is a side gable with at 6/12 pitch. There is a one-story front gabled bay with a 6/12 pitch. The side elevations are cross gables, all with 6/12 pitches. Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed duplex has one primary entrance facing Bernard Avenue, giving the façade the appearance of a single family house. The front entrance has a partial width front porch that is seven feet (7') deep. The entrance to the rear unit is on the left side elevation, towards the rear. It also has a porch that is six feet, six inches (6'6") deep. Because the side porch and entrance is all the way at the rear, it is not highly visible and reads as a secondary entrance, which is appropriate. A walkway will be added both to the front porch and around the side of the house to the side porch entry.

Staff finds that the proposed orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The front and the left side facades have windows that are generally twice as tall as they are wide, meeting the historic proportion of window openings. All double and triple window openings have four inch (4") mullions in between them.

On the right/side alley façade, however, the proposed fenestration pattern does not meet the design guidelines. There are several high, horizontal windows, which do not meet the historic proportion of window openings. In addition, because the windows on the main

level are so high up, there are perceived distances of twenty-one feet (21') and forty-two feet (42') of wall space without a window and door opening. Staff therefore finds that the infill's proportion and rhythm of openings do not meet Section II.B.1.g. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay 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. The HVAC would need to be located at the rear or on a side façade, beyond the midpoint of the structure, in order to meet Section II.B.1. i. of the design guidelines.

Outbuildings: The design guidelines state that attached garages can be appropriate when they are located at the basement level and are located on the site where outbuildings were historically located. Because of the cross-slope of the lot, basement-level garages are possible on the right/side alley elevation (Figure 2). The two proposed garages on the right/side alley elevations are at basement level, and are pushed back from the front of the house towards the rear, where outbuildings were historically located. They will be accessed via the side alley, which is appropriate since the site lacks a rear alley. Staff finds that the proposed garages meet Section II.B.1.h of the design guidelines.

Figure 2 shows the side alley and the cross slope of the lot.

Recommendation Summary: Staff recommends disapproval of the project, finding that the height, scale, proportion and rhythm of openings, and foundation material do not meet Section II.B. of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context Photos:

To the right of 1906 Bernard, the side yard of 2202 20th Avenue South

View of the site with the rear of the houses facing 20th Avenue South

Directly across the street from the site, the side yard of 2100 20th Avenue South

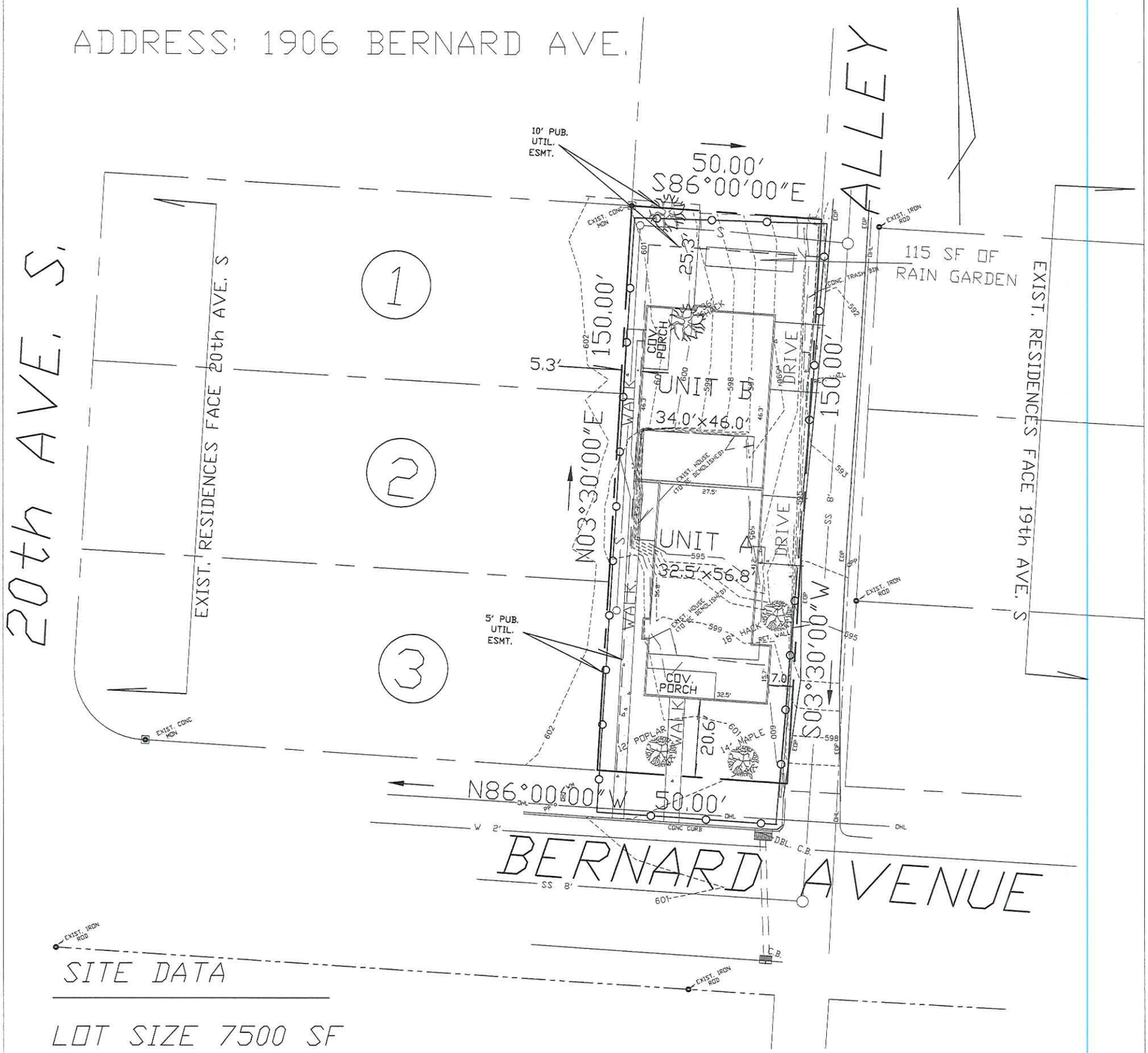
View down Bernard Avenue towards 20th Avenue South.

Looking down Bernard Avenue towards 19th Avenue South

Apartment building at 2111 19th Avenue South, cattycorner from the site.

Another view of Bernard Avenue and 19th Avenue South.

ADDRESS: 1906 BERNARD AVE.



SITE DATA

LOT SIZE 7500 SF

ZONED R8

UNIT "A"
BLDG. 1645 SF
DRIVE 210 SF

UNIT "B"
BLDG 1580 SF
DRIVE 230 SF

IMPERVIOUS SURFACE
LOT COVERAGE 48.8%

NOTES:

1) PROPERTY LOCATED ON MAP 104-12 PARCEL 151
2) UTILITIES SHOWN ARE FROM METRO MAPS AND FIELD OBSERVATIONS.
3) BENCH MARK FROM GPS OBSERVATION.
4) ALL UTILITES ARE TO BE VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT ON CONSTRUCTION.

MAXIMUM BUILDING COVERAGE ALLOWED: 45%
BUILDING COVERAGE PROPOSED: 43.0%

JAMES G. TERRY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2287
12/28/16

LOT 4

RESUB. LOTS 17 & 18

BELMONT HEIGHTS

SITE PLAN

PREPARED BY: JAMES TERRY & ASSOC.
2601 ELM HILL PIKE
SUITE R
NASHVILLE, TN 37214
615-243-4491

DATE: 11/22/16 SCALE: 1"=30'
REV: 11/29/16
REV: 12/08/16
REV: 12/28/16

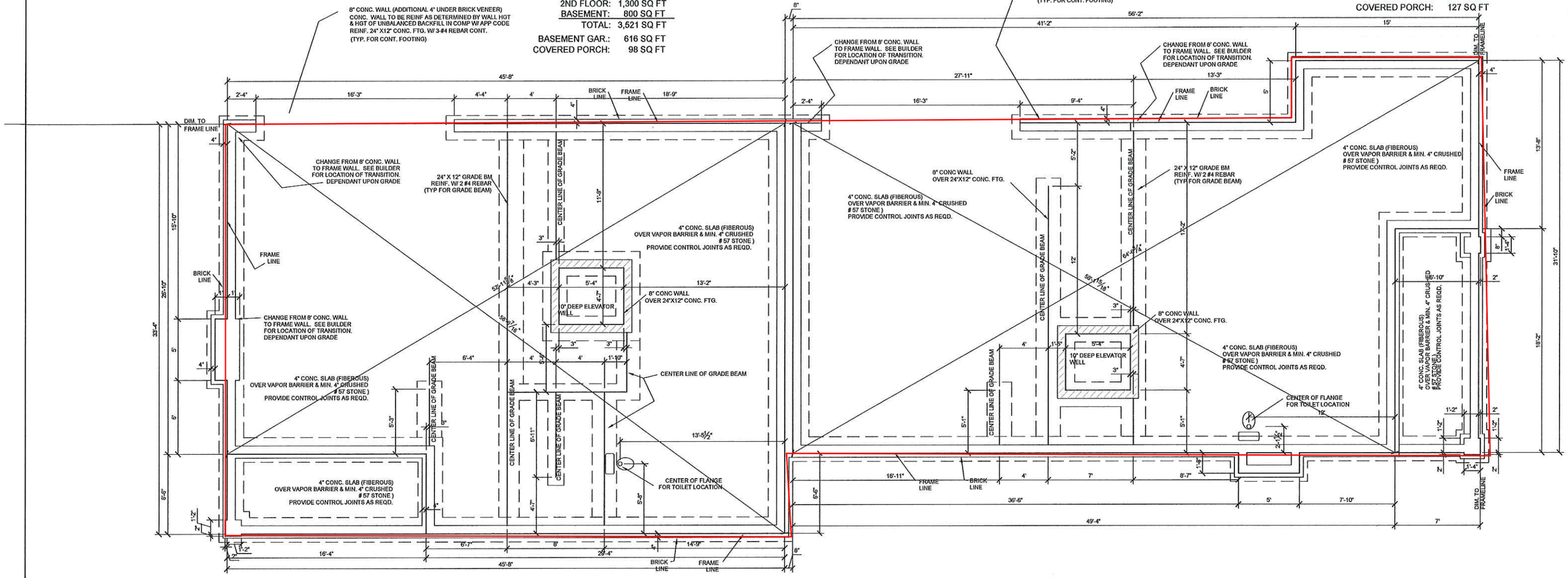
WOOD'S REST
BERNARD AVE

UNIT B

LIVING SPACE
1ST FLOOR: 1,421 SQ FT
2ND FLOOR: 1,300 SQ FT
BASEMENT: 800 SQ FT
TOTAL: 3,521 SQ FT
BASEMENT GAR.: 616 SQ FT
COVERED PORCH: 98 SQ FT

UNIT A

LIVING SPACE
1ST FLOOR: 1,482 SQ FT
2ND FLOOR: 1,257 SQ FT
BASEMENT: 888 SQ FT
TOTAL: 3,627 SQ FT
BASEMENT GAR.: 570 SQ FT
COVERED PORCH: 127 SQ FT



GENERAL NOTES

PLAN WAS DESIGNED USING 2012 INTERNATIONAL BUILDING CODE (IRC). AS CODES AND CODE AMENDMENTS (AND INTERPRETATION) MAY CHANGE JURISDICTION TO JURISDICTION IT IS THE BUILDER/OWNER RESPONSIBILITY TO ENSURE COMPLIANCE

NEVER SCALE PLANS. ALL DIMENSIONS SHOULD BE READ CALCULATED. BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO START OF THE WORK PERFORMED ON THIS PROJECT. ANY AND ALL DISCREPANCIES MUST BE RESOLVED PRIOR TO START OF WORK

PLANS ARE NOT DRAWN SITE SPECIFIC. BUILDER MUST ENSURE COMPARABILITY OF THE PLANS WITH THE BUILDING SITE. FOR EXAMPLE IF FOUNDATION WALL HAS 4 OR MORE FEET OF UNBALANCED BACKFILL. CONTRACTOR MUST ADJUST FOUNDATION WALL DESIGN (USING CODE AND/OR LICENSED ENGINEER) TO ACCOMMODATE THE ADDITIONAL WALL PRESSURE.

FOOTINGS AS SHOWN ON PLAN ARE FOR GENERAL REFERENCE PURPOSES ONLY. THIER WIDTH, THICKNESS, REINFORCING, AND CONCRETE STRENGTH SHALL BE FURNISHED BY THE BUILDER, OR LICENSED ENGINEER

THE BUILDER IS RESPONSIBLE FOR ADJUSTING FOOTING & FOUNDATION SIZE AND REINFORCEMENT TO ACCOMMODATE LOCAL SITE & SOIL SOIL CONDITIONS.

THE STRUCTURAL INTEGRITY OF THIS STRUCTURE IS THE SOLE RESPONSABILITY OF THE BUILDER, BOTH DURING AND AFTER CONSTRUCTION. THESE DRAWINGS ARE ISSUED FOR THE EXPRESS PURPOSE OF CONVEYING ARCHITECTURAL DESIGN INTENT ONLY, AND IN NO WAY SHALL THEY BE INTERPRETED OR USED AS STRUCTURAL DESIGN DRAWINGS. THE SIZE AND/OR QUANTITY OF STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS IS INTENDED FOR GENERAL REFRENCE PURPOSES ONLY.

THE BUILDER IS RESPONSIBLE FOR MAKING ANY NEEDED STRUCTURAL CHANGES TO ACCOMMODATE LOCAL SEISMIC, WEATHER, WIND SPEED, ETC...NEEDS AND CODE REQUIREMENTS.

WINDOW SIZES SHOWN ON PLANS ARE NOMINAL. WINDOW MANUFACTURER MUST PROVIDE FRAMING ROUGH OPENINGS

T&G SUBFLOOR MUST BE GLUED AND SCREWED TO JOISTS

1/8" GAP BETWEEN SHEETS (ALL DIRECTIONS) MUST BE MAINTAINED

SCREW SIZE AND PATTERN MUST FOLLOW APPLICABLE CODE

SPACE FLR. JST.S OR FLR. TRUSSES TO ALLOW PASSAGE OF 3" PIPE 1'2" OFF FINISHED WALL @ TOILET LOCATIONS

ALL EXTERIOR & INTERIOR LOAD BEARING WALL OPENINGS UP TO 8' WIDE TO HAVE BUILT-UP 2x12 HEADERS TO MATCH WALL WIDTHS IF HEADER SIZE IS NOT CALLED OUT ON PLANS. ALL OTHER OPNG.S SEE SITE SUPER.

ALL EXTERIOR WOOD FRAME WALLS TO BE SHEATHED BY MINIMUM 7/16" O.S.B. SHEATHING TO BE ATTACHED TO STUD WALLS AS PER APPLICABLE CODE.

WHERE FACTORY ENGINEERED AND BUILT FLOOR AND/OR ROOF TRUSSES ARE USED THEY MUST BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.

WHERE/IF STRUCTURAL NOTES ON PLANS CONFLICT WITH PRE-ENGINEEERED FLOOR AND ROOF TRUSS NOTES THE PRE-ENGINEEERED FLOOR AND ROOF NOTES WILL RULE.

WHERE/IF STRUCTURAL NOTES ON PLANS CONFLICT WITH DRAWINGS FROM LICENSED ENGINEER THE DRAWINGS FROM LICENSED ENGINEER WILL RULE.

HOME MUST BE ANCHORED TO THE FOUNDATION PER ALL APPLICABLE CODE REQUIREMENTS

DOUBLE FLOOR JOISTS UNDER PARTITION WALLS WHEN THE WALL RUNS PARALLEL TO THE FLOOR JOISTS. SPREAD THE DBL JOISTS WITH BLOCKING UNDER PLUMBING WALLS. (APPLIES TO STANDARD FRAME FLOOR JOIST FRAMING)

FOUNDATION PLAN

SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

LAST UPDATE: 12 21 16

SHEET 1

WOOD'S REST
BERNARD AVE

UNIT B

LIVING SPACE
1ST FLOOR: 1,421 SQ FT
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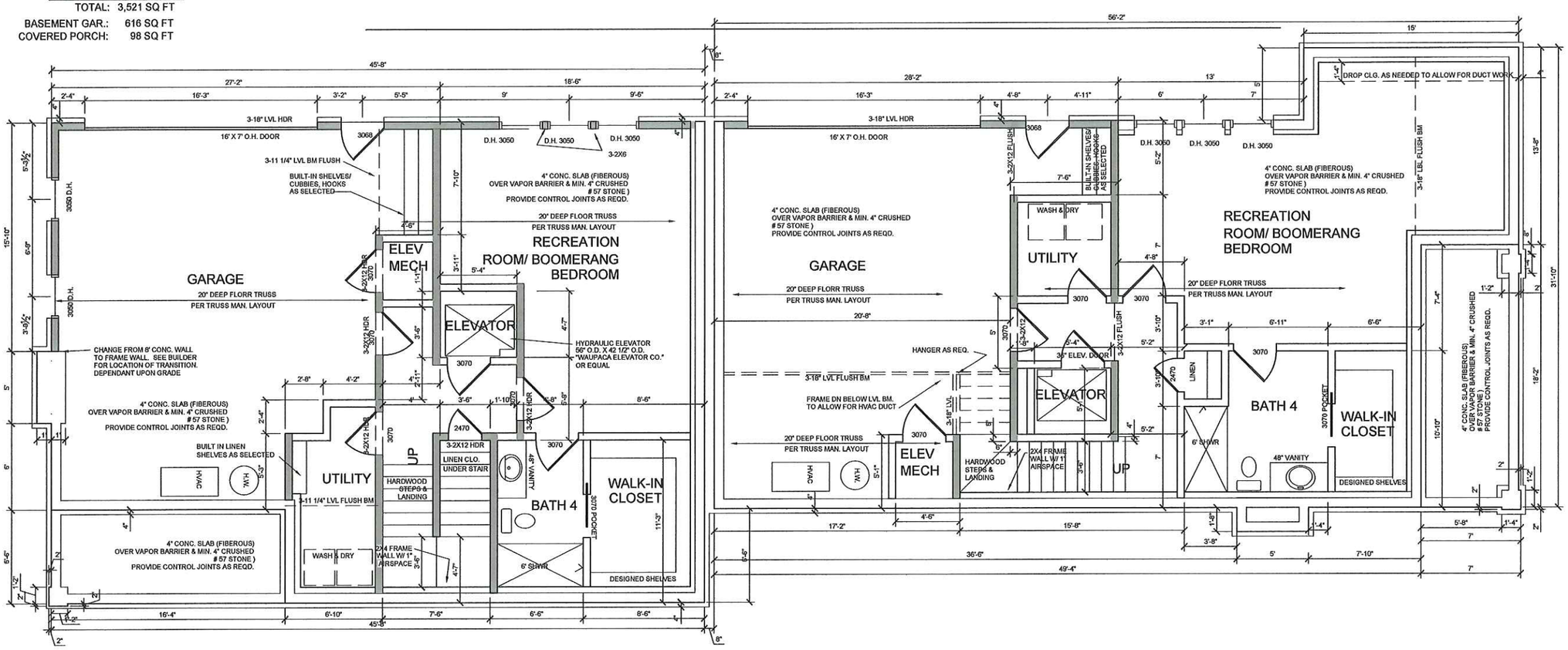
BASEMENT: 888 SQ FT
TOTAL: 3,627 SQ FT
BASEMENT GAR.: 570 SQ FT
COVERED PORCH: 127 SQ FT

BEARING FRAME WALL

ALL BASEMENT BEARING WALLS ARE 2X6

ALLEY



BERNARD AVE

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BASEMENT PLAN

SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

LAST UPDATE: 12 21 16

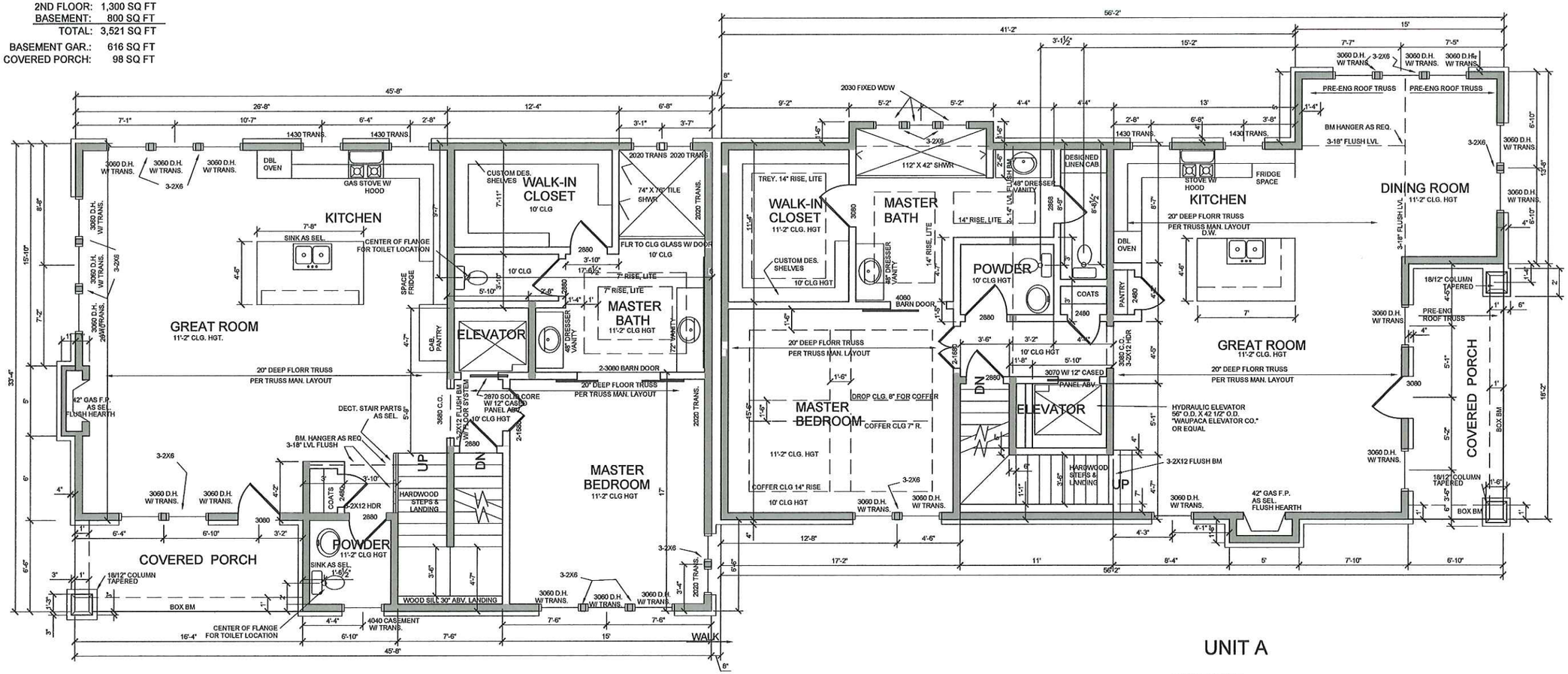
SHEET 2

WOOD'S REST
BERNARD AVE

UNIT B

LIVING SPACE
1ST FLOOR: 1,421 SQ FT
2ND FLOOR: 1,300 SQ FT
BASEMENT: 800 SQ FT
TOTAL: 3,521 SQ FT
BASEMENT GAR.: 616 SQ FT
COVERED PORCH: 98 SQ FT

BEARING FRAME WALL
ALL 1ST FLOOR WALLS ARE 2X6 UNLESS MARKED OTHERWISE



GENERAL NOTES

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UNIT A

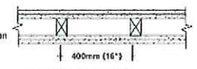
LIVING SPACE
1ST FLOOR: 1,482 SQ FT
2ND FLOOR: 1,257 SQ FT
BASEMENT: 888 SQ FT
TOTAL: 3,627 SQ FT
BASEMENT GAR.: 570 SQ FT
COVERED PORCH: 127 SQ FT

FLOOR PLAN

SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

FIRE RESISTANCE RATING: 2h

36 (with insulation STC 38)



Thickness: 152mm (6")
Weight: 54 kg/m² (11 lb/ft²)

System WPE236
15.9mm (⅝") CertainTeed Type X products, 2 layers, each side of 38mm x 89mm (2 x 4) wood studs.

Fasten base layers vertically or horizontally using 48mm (1⅞") nails spaced 150mm (6") o.c. Fasten face layers vertically or horizontally using 60mm (2⅜") nails spaced 200mm (8") o.c. Joints must be offset. Tape and finish outer layer joints with CertainTeed products.

FIRE: cUL U301, UL U301

SOUND: NBCC (2010) Table A-9.10.3.1.A Wall W2d, W2a

DETAIL OBTAINED FROM: CERTAINTEED GYSUM BOARD SYSTEMS MANUAL

LAST UPDATE: 12 21 16

SHEET 3

WOOD'S REST
BERNARD AVE

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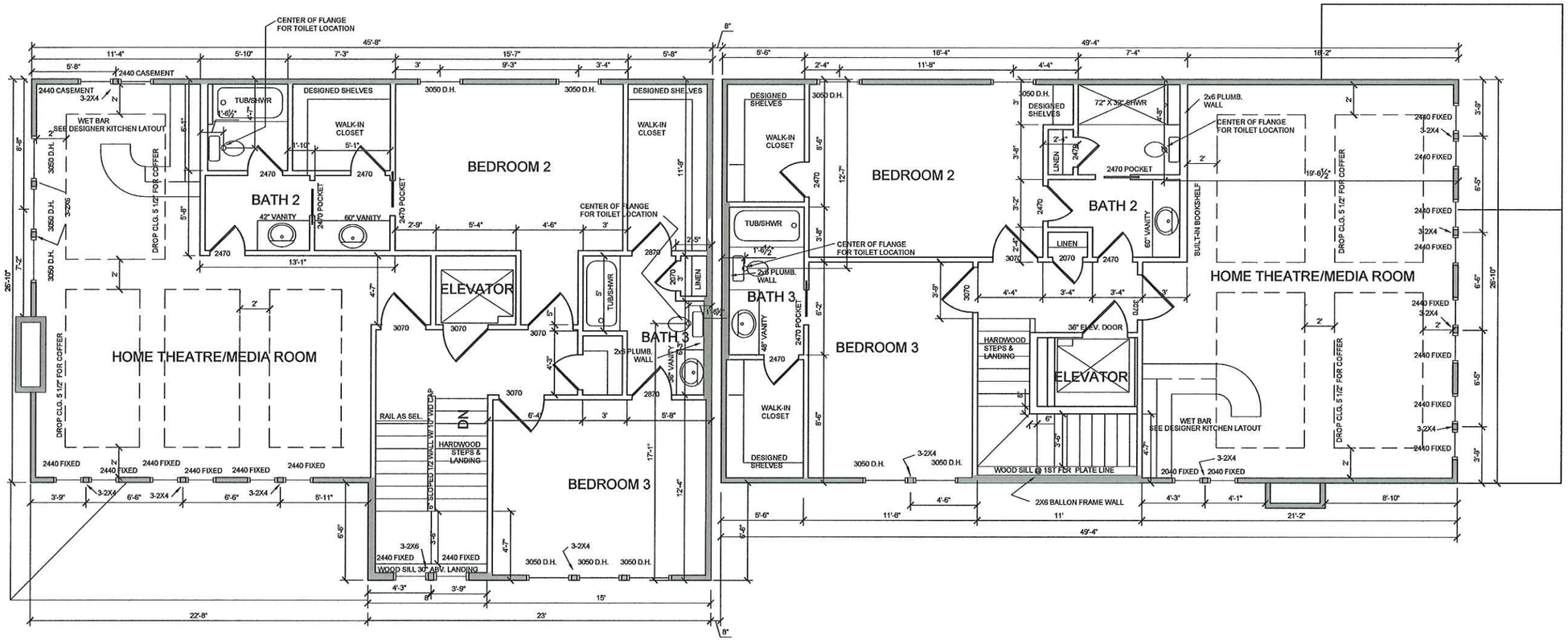
BEARING FRAME WALL

ALL 2ND FLOOR WALLS ARE 2X4 UNLESS MARKED OTHERWISE

ALLEY

BERNARD AVE



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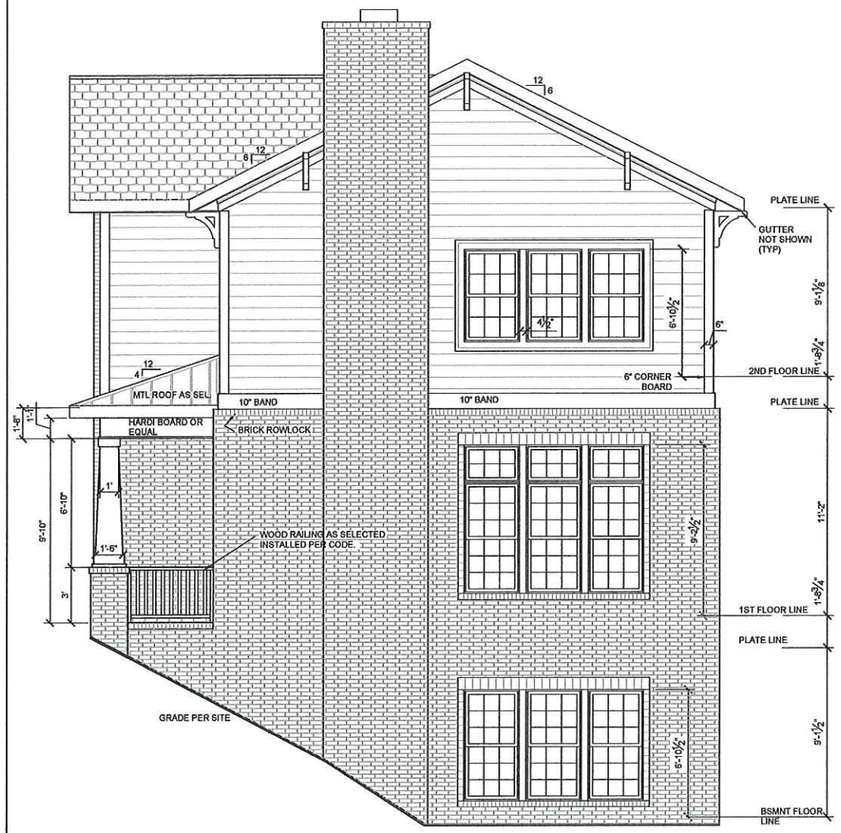
UPPER FLOOR PLAN

SCALE: 1/4"=1'-0" (24"X36" SHEET)
SCALE: 1/8"=1'-0" (11"X17" SHEET)

LAST UPDATE: 12 21 16

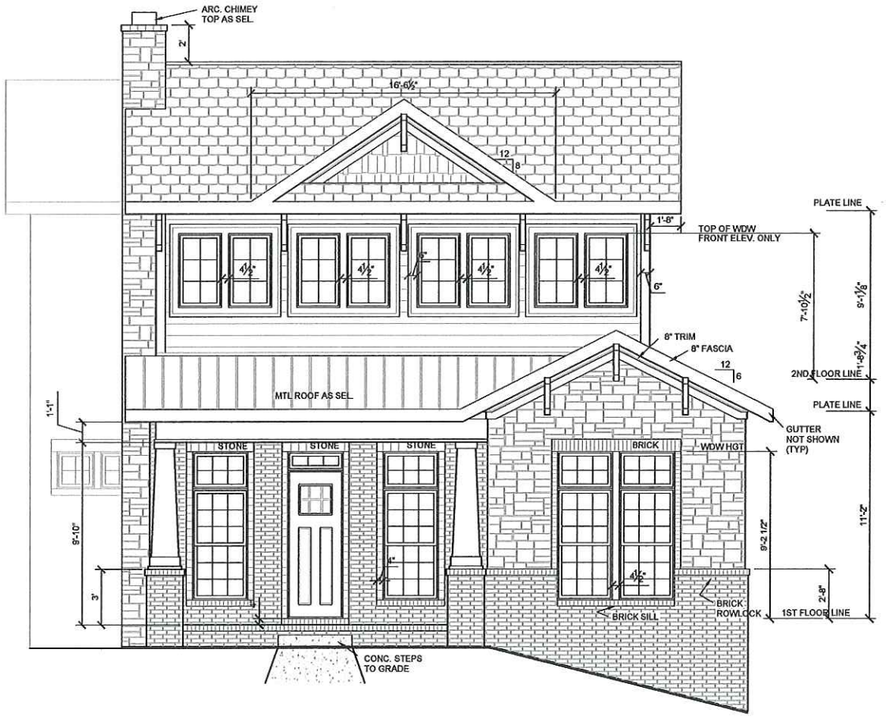
SHEET 4

WOOD'S REST
BERNARD AVE



REAR ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)



FRONT ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)

NOTE:
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ALTERNATE CONSTRUCTION
TECHNIQUES & MATERIALS MAY BE REQUIRED.

LAST UPDATE: 12 21 16

SHEET
5

WOOD'S REST
BERNARD AVE

RIGHT ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)

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LAST UPDATE: 12 21 16

SHEET
6

WOOD'S REST
BERNARD AVE

LEFT ELEVATION

SCALE: 1/4"=1'-0" (18"X24" SHEET)
SCALE: 1/8"=1'-0" (8.5"X11" SHEET)

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SHEET
7