**MEGAN BARRY**
**MAYOR**

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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# STAFF RECOMMENDATION
## 926 Waldkirch Avenue
## January 18, 2017

**Application:** New construction—addition
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay
**Council District:** 07
**Map and Parcel Number:** 10513034800
**Applicant:** Van Pond, Jr.
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a rear addition.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the foundation material;
3. Staff approve the roof color, dimensions and texture; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and

With these conditions, staff finds that the proposed addition meets Sections III. and IV. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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:

**III. A. 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. Generally, a building should not exceed one and one-half stories.

**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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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.

   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.
   - 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.

2. 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 are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. 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. 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.

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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. 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*

a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*

b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings.* T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

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 Waverly-Belmont, 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.
   d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

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.
   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.*

*d. 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.*

e. *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.*

f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*

*g. 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.*

*h. 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.*

*i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

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

*a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.*

*b. The DADU may not exceed the maximums outlined previously for outbuildings.*

c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

*d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

*Ownership.*

*e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*

*f. The DADU cannot be divided from the property ownership of the principal dwelling.*

*g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*

*h. 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.*

*i. 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.

## IV. 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 sit 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 than 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.

   *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.*

2. 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.

3. 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.

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

5. 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.

6. 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.

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

8. 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. 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.

**Background:** 926 Waldkirch is a c. 1930 brick bungalow that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1).

Figure 1. 926 Waldkirch Avenue.

**Analysis and Findings:** Application is to construct a rear addition.

Location & Removability: The proposed rear addition is located entirely behind the historic house, as is appropriate. It is inset appropriately from the back walls of the house. On the right side, the addition is inset two feet (2') from the back corner of the house. On the left side, the addition attaches to the footprint of an existing rear extension that is inset five feet (5') from the back corner of the house. The addition's ridge is set off the ridge of the historic house by approximately nine inches (9") and it has cross gable form that preserves a portion of the back slope of the historic house's gable. The insets and the separate roof form ensure that if the addition were to be removed in the future, its significant architectural features and primary form would remain intact. Staff therefore finds that the addition meets Sections IV.A and F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic house and read as an addition to

the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the proposed addition meets Section IV.E. of the design guidelines.

Height & Scale: The addition will add sixteen feet, six inches (16'6") of depth to the house, which is thirty-seven feet (37') deep. The addition is inset from the back corners of the house and is no wider than the historic house. The addition will add approximately four hundred and twenty-three square feet (423 sq. ft.) of footprint to the house, which currently has a footprint of one thousand and twenty-nine square feet (1,029 sq. ft.). Staff finds the proposed width, depth, and footprint to be appropriate and to meet the design guidelines.

The addition ties into the historic house at a point approximately nine inches (9") below the ridge of the historic house, which is appropriate. At a point approximately thirty-two feet, six inches (32'6") from the front of the house and thirteen feet (13') from the roof ridge, the addition increases in height to be sixteen inches (16") taller than the ridge of the historic house. Typically, the Commission requires that an addition not grow to be taller than the historic house until a point forty feet (40') back from the front. However, in this case, because the addition is only going up sixteen inches (16") and because the depth and footprint of the addition is modestly scaled, staff finds that the proposed increase in height is appropriate.

The foundation height of the addition will match the foundation height of the historic house. On the right elevation, the eave height will match that of the historic house. However, on the left elevation, the eave height will be approximately five feet (5') taller than that of the historic house. The taller eave height and the projecting two-story bay on this façade give it a two-story form. Staff finds the two-story form to be appropriate for this façade because it is set in over five feet (5') from the back wall of the house and will not be highly visible from the street. In addition, the modest depth and footprint of the addition ensure that the addition's overall scale is appropriate to the historic house.

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

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be at least five feet (5') from the right side property line and eighteen feet (18') from the left side property line. It will be over sixty-five feet (65') from the rear property line. Staff finds that the project meets Section III.C. and IV.G. of the design guidelines.

Materials:

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|---|---|---|---|---|
| **Foundation** | Unknown | Unknown | Unknown | Yes |
| **Cladding** | cement fiberboard lap siding, reveal to match existing | Smooth | Yes | No |
| **Secondary Cladding** | Cement fiber board panels | Smooth face | Yes | No |
| **Primary Roofing** | Architectural Fiberglass Shingles | Unknown | Yes | Yes |
| **Secondary Roofing** | EPDM | Unknown | Yes | Yes |
| **Trim** | Cement Fiberboard | Smooth faced | Yes | No |
| **Rear Porch floor/steps** | Wood | Smooth | Yes | No |
| **Rear Porch Railing** | Wood | Smooth | Yes | No |
| **Rear Porch Roof** | Architectural Fiberglass Shingles | Unknown | Yes | Yes |
| **Windows** | Fiberglass Clad Wood Windows | Unknown | Yes | Yes |
| **Side/rear doors** | French Doors | Unknown | Yes | Yes |
| **Driveway** | Concrete | Natural Color | Yes | No |

Staff recommends approval of the foundation material, roofing material color and texture, and all windows and doors prior to purchase and installation. With this condition, staff finds that the addition's known materials meet Sections III.D. and IV.G. of the design guidelines.

Roof form: The addition's primary roof form will be a gable with a 7/12 pitch. The portion of the addition that is sixteen inches (16") taller than the historic house is not clipped, as is typically required when an addition is taller. However, staff finds that because the addition is less than one and a half feet (1.5') taller than the historic house, and the taller portion is set back thirteen feet (13') from the roof ridge, the additional

height will not greatly impact the historic house when seen from the front.

The right elevation includes a 3/12 shed dormer that is set back over two feet (2') from the wall below. The left elevation includes a gabled second story bay with a 7/12 pitch. Staff finds that the proposed roof forms are compatible with the historic house and the historic neighborhood. Staff finds that the addition's roof forms meet Sections III.E and IV.C. of the design guidelines.

Orientation: The new addition will not change the historic house's orientation towards Waldkirch Avenue. Vehicular access to the site will be via existing driveway, which will be extended further back to the lot. Staff finds that the project meets Sections III.F and IV.G. of the design guidelines.

Proportion and Rhythm of Openings**:** No major changes to the window and door openings on the existing house were indicated on the plans. The applicant intends to remove the vinyl covering from the existing gable field windows and to put new windows in the openings. The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Sections III.G. and IV.G. of the design guidelines.

Appurtenances & Utilities: The applicant intends to extend the existing driveway further to the rear of the property, which is appropriate and meets the design guidelines. 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 lot slopes down from the front of the house towards the rear, allowing for a basement level. The lower level of the addition on the left side will be used as a carport for two cars. The design guidelines allow for attached garages when they are located at the basement level and when they are in an historically appropriate location. The carport is located at the basement level, and is located at the rear of the house, where outbuildings were typically located. Staff finds that the proposed basement-level attached carport meets Sections III.H. and IV.G. of the design guidelines.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the foundation material;

3. Staff approve the roof color, dimensions and texture; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and

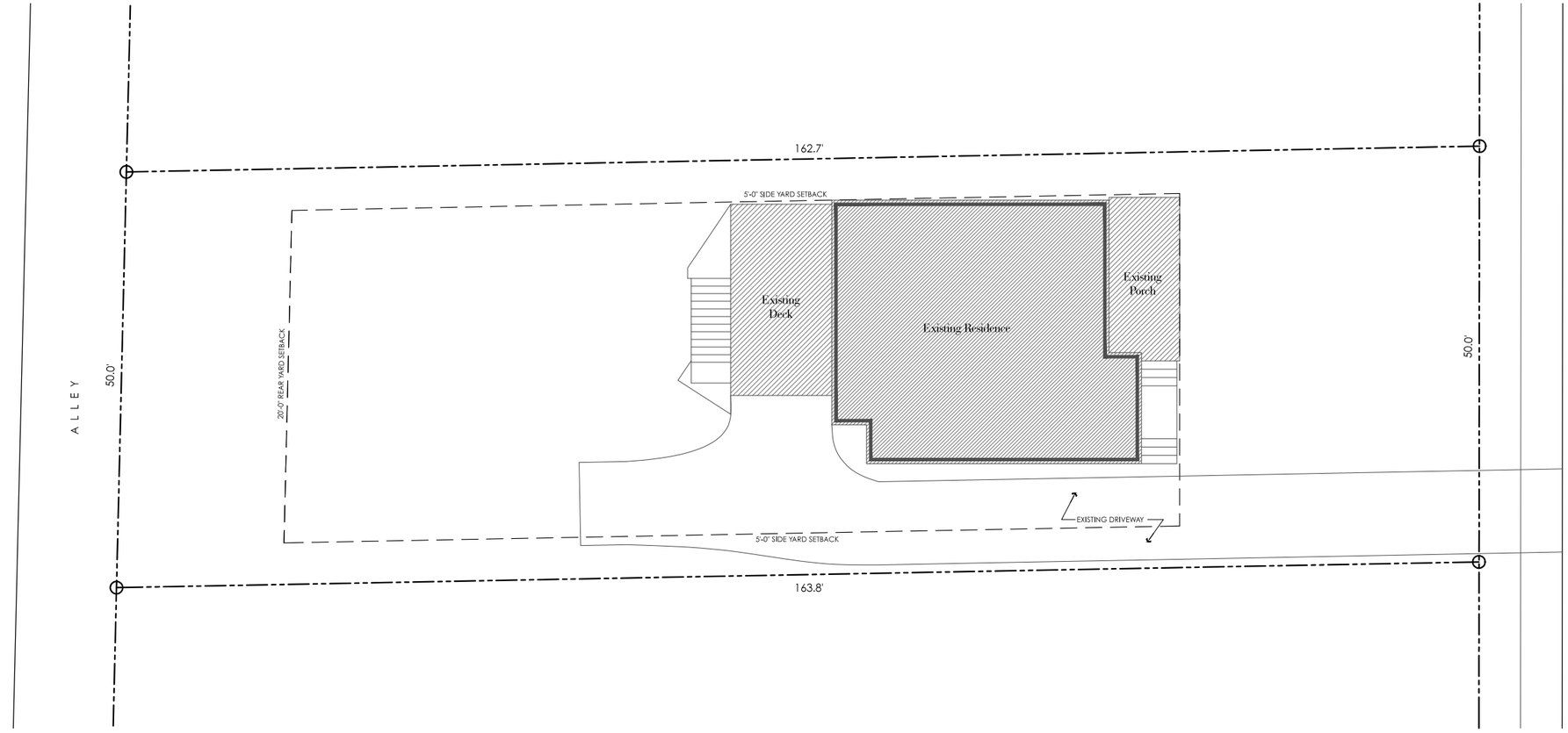
With these conditions, staff finds that the proposed addition meets Sections III. and IV. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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.

**Additional Photos:**

Left elevation


Right elevation




NORTH 1 Existing Site Plan

0' 4' 8' 12' 16' 32'

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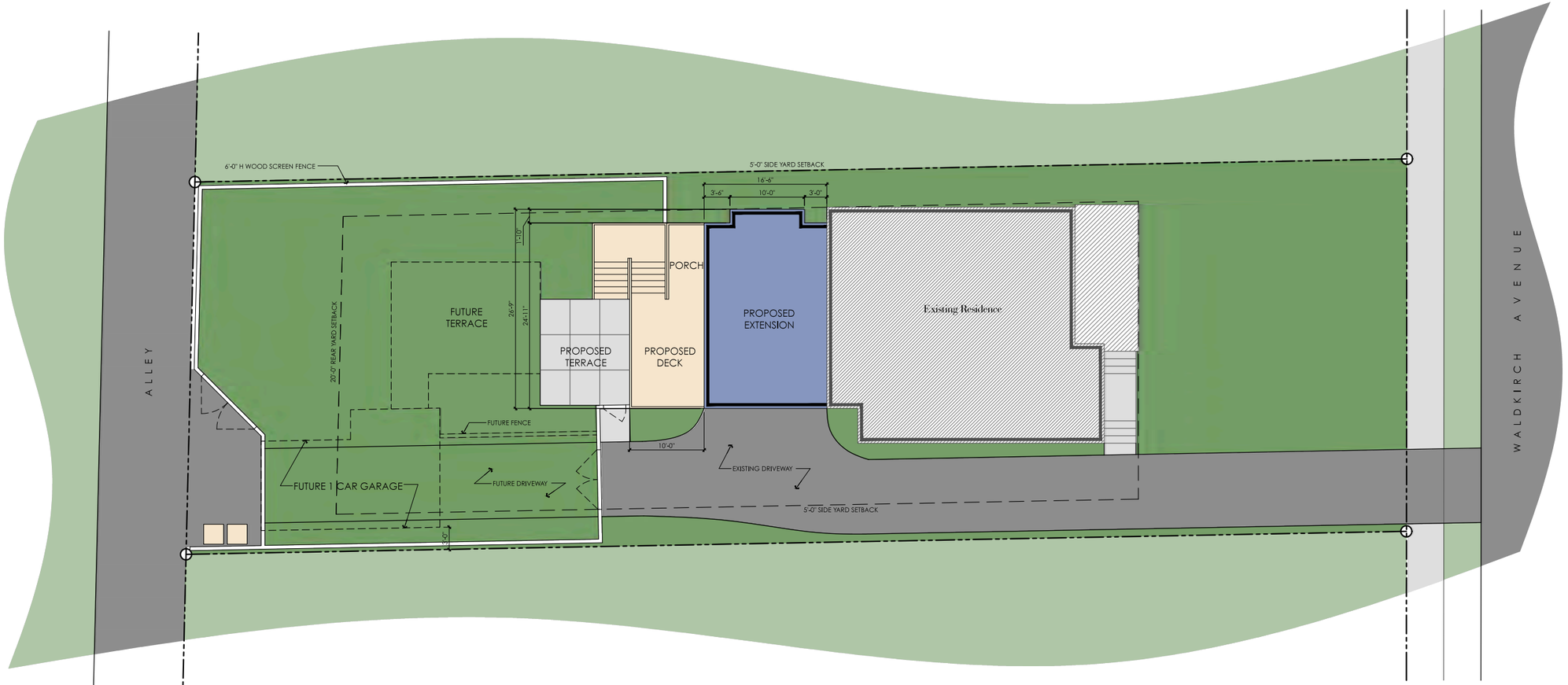
Extensions + Renovations to:
# The Zibart Residence
926 Waldkirch Avenue
Nashville, Tennessee 37204

**SCHEMATIC DESIGN DRAWINGS**

DATE OF ISSUANCE:
21 December 2016
Revised: 03 January 2017
EXISTING SITE PLAN

L0




NORTH 1 Proposed Site Plan

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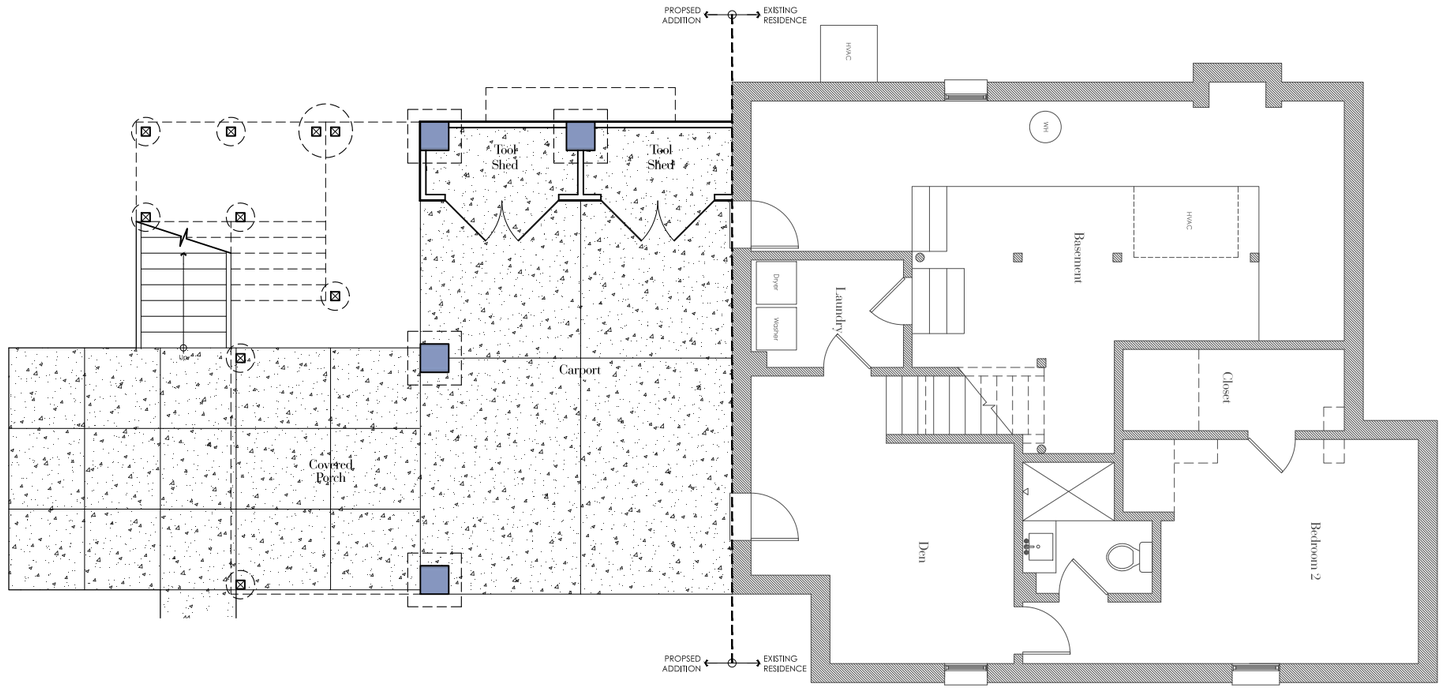
Nashville, Tennessee 37204

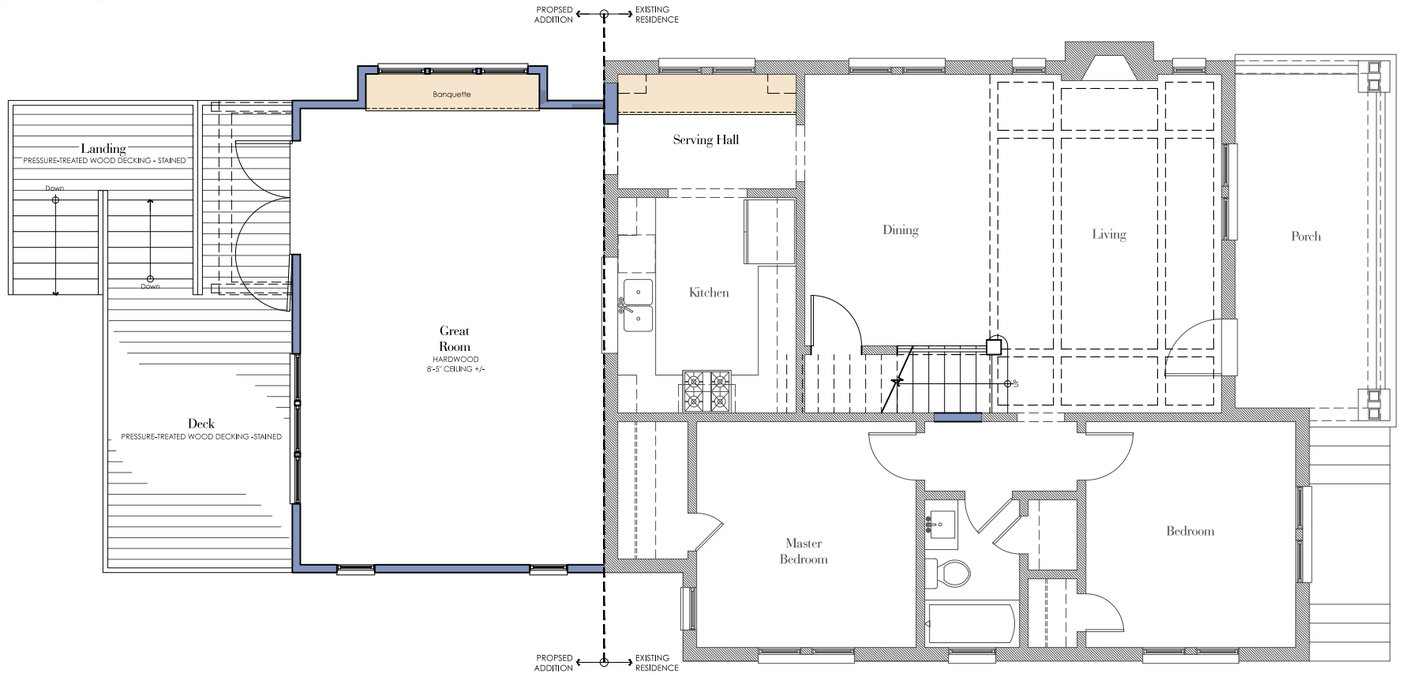
SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
21 December 2016
Revised: 03 January 2017
SITE PLAN

L1




1 Proposed Lower Floor Plan




2 Proposed Main Floor Plan

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SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
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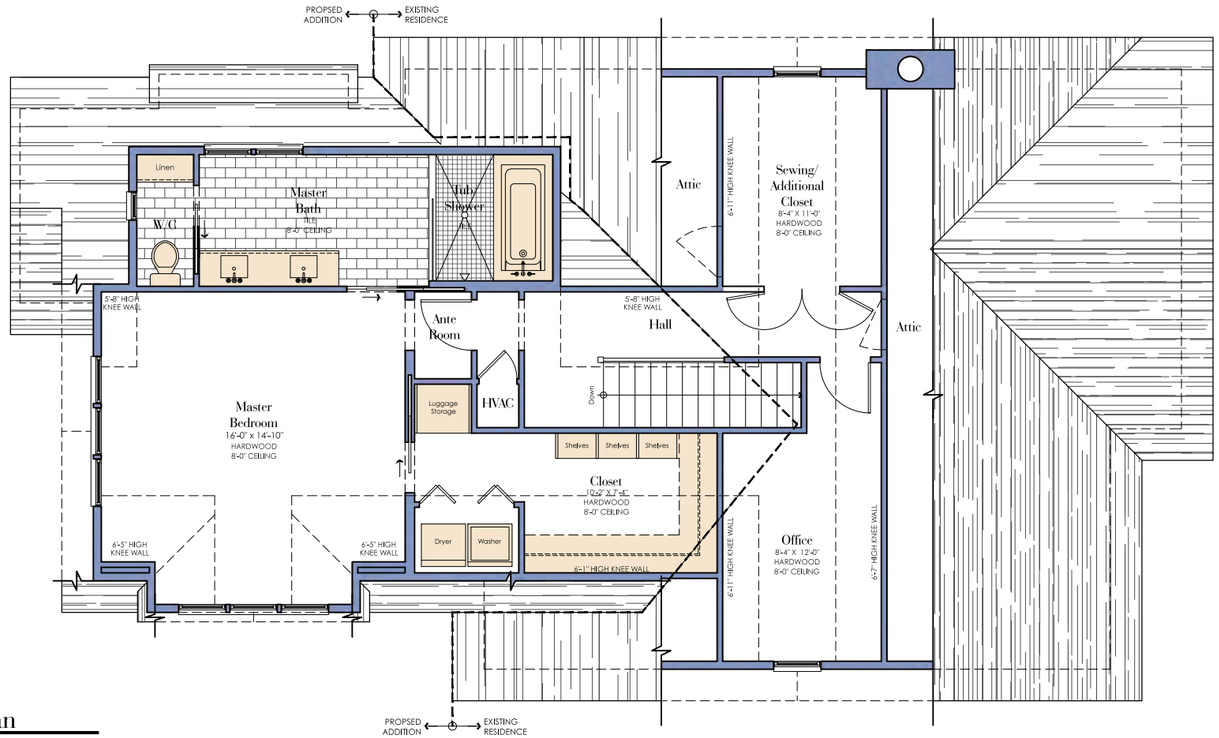
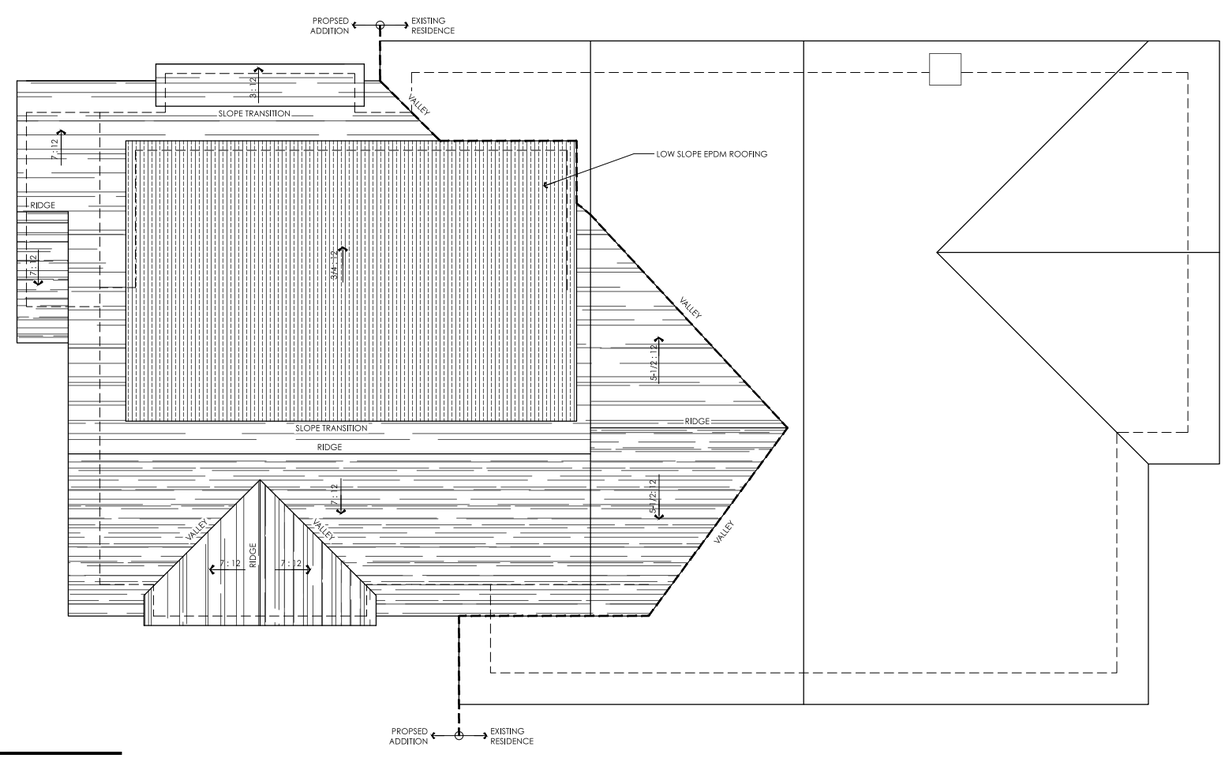
Revised: 03 January 2017
FLOOR PLAN

A1




1 Proposed Second Floor Plan




2 Proposed Roof Plan

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**SCHEMATIC DESIGN DRAWINGS**

DATE OF ISSUANCE:
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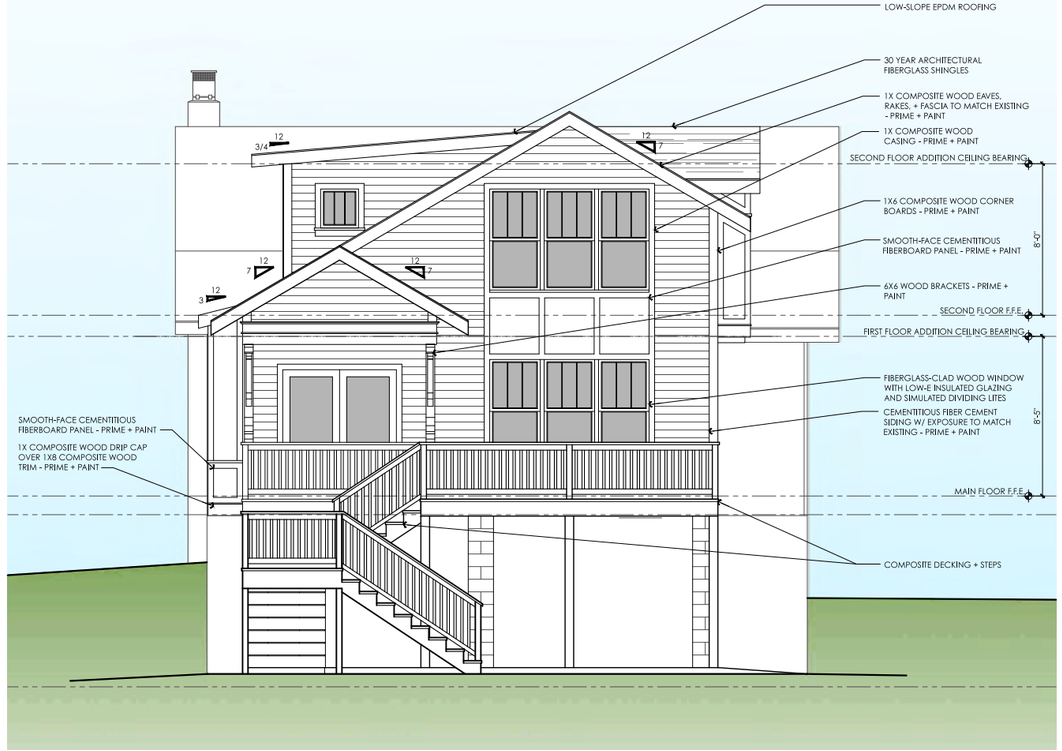
FLOOR PLAN

A2


1 Proposed Side Elevation




2 Proposed Rear Elevation

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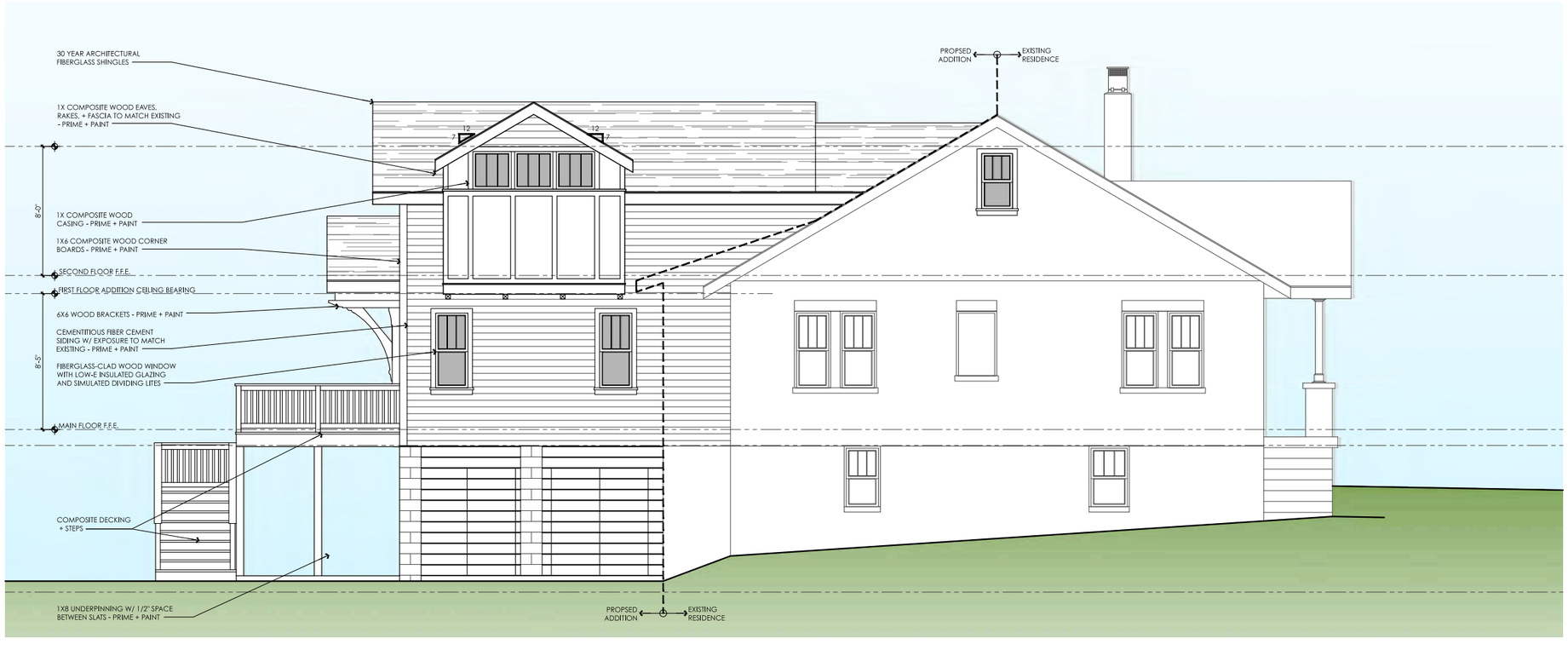
SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
21 December 2016
Revised: 03 January 2017
ELEVATIONS

A3




1 Existing Side Elevation

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Extensions + Renovations to:
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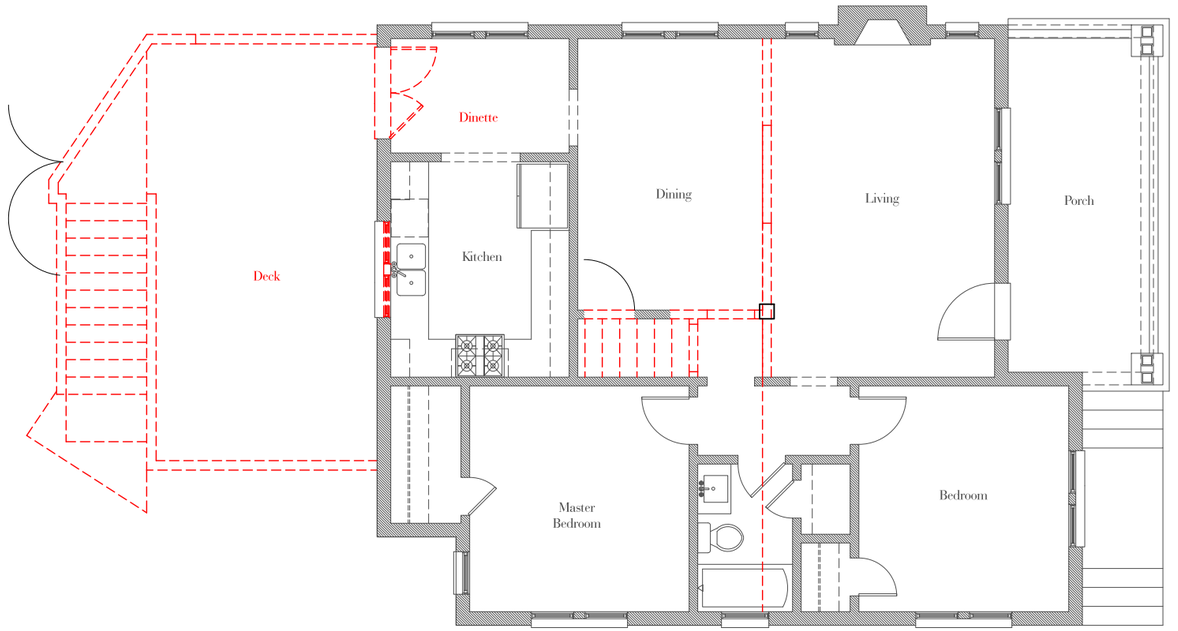
**SCHEMATIC DESIGN DRAWINGS**

DATE OF ISSUANCE:
21 December 2016
Revised: 03 January 2017
ELEVATIONS

A4




1 Proposed Demolition Plan

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Extensions + Renovations to:
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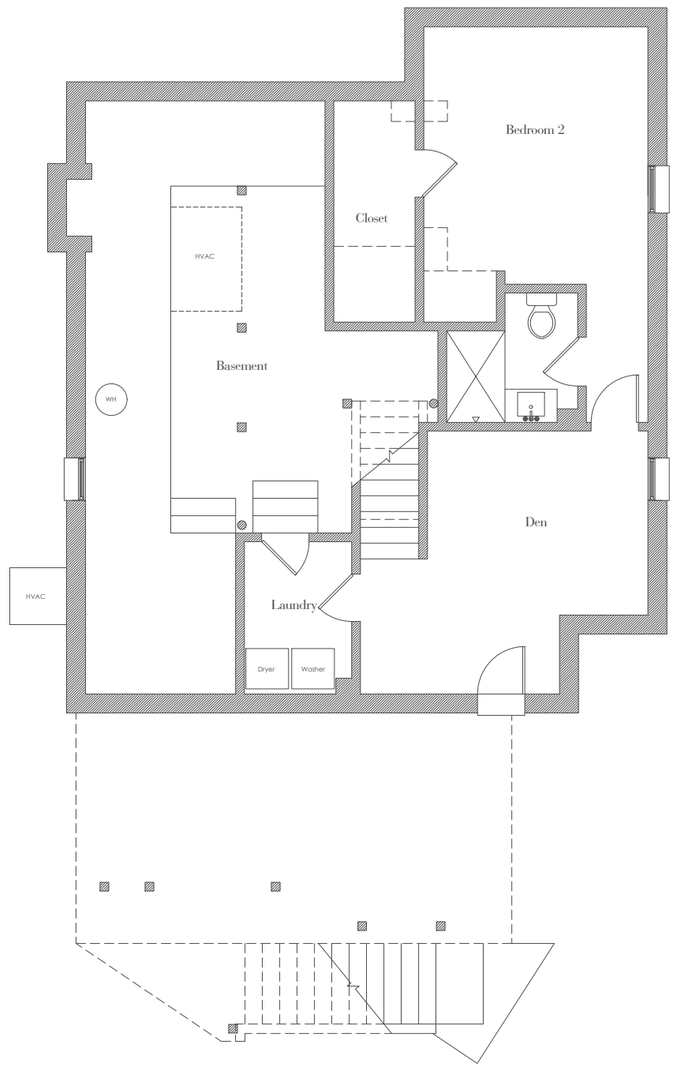
Nashville, Tennessee 37204

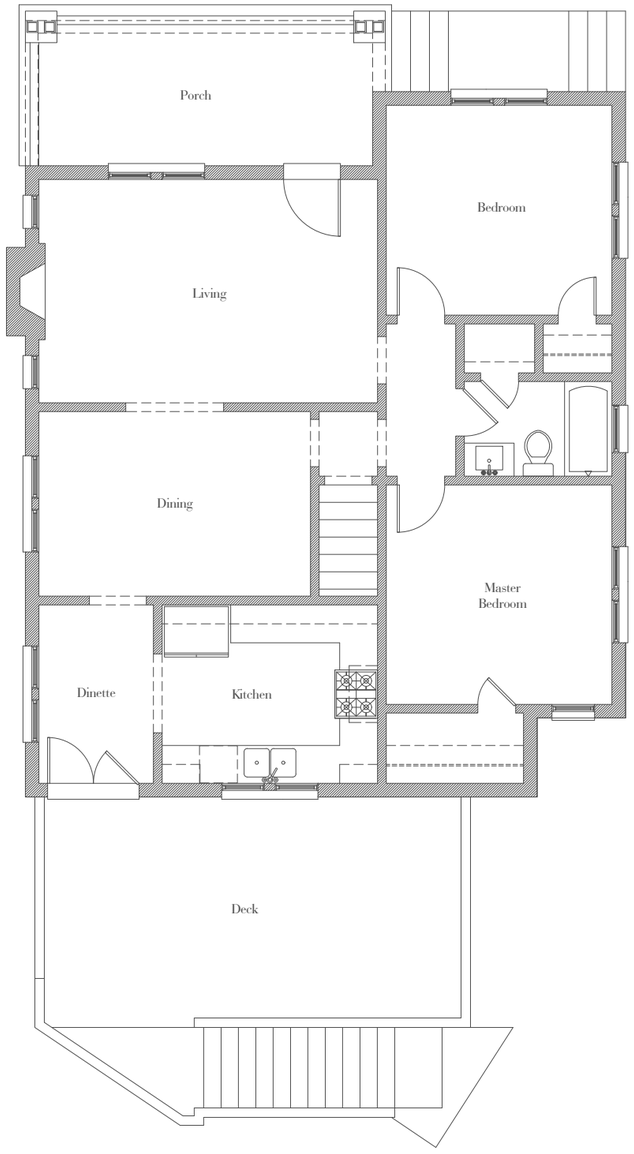
**SCHEMATIC DESIGN DRAWINGS**

DATE OF ISSUANCE:
21 December 2016
Revised: 03 January 2017
DEMOLITION PLAN

D1




1 Existing Lower Floor Plan




2 Existing Main Floor Plan

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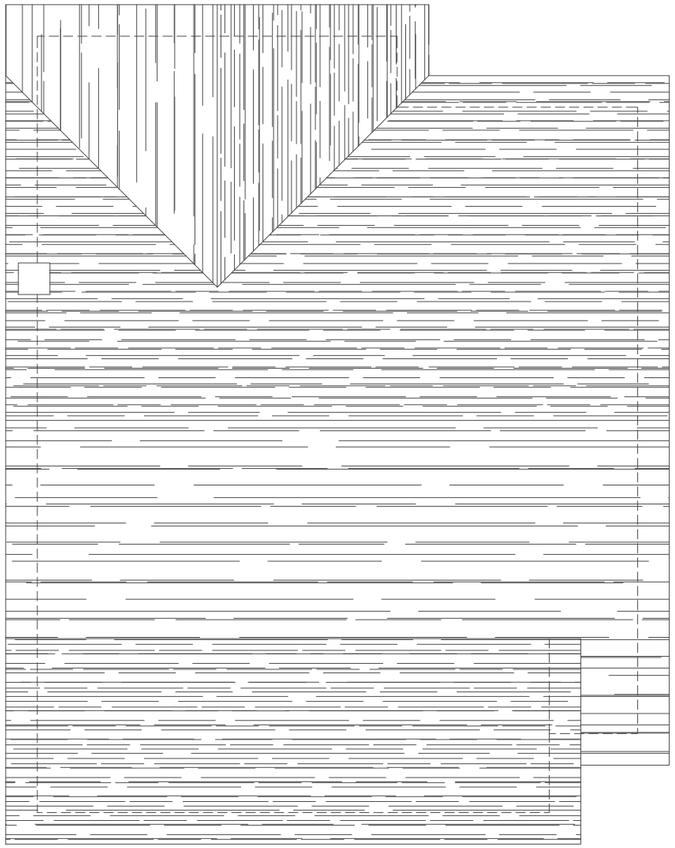
SCHEMATIC DESIGN DRAWINGS

DATE OF ISSUANCE:
21 December 2016

EXISTING FLOOR PLAN

X1



1 Existing Roof Plan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37203

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Extensions + Renovations to:
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**SCHEMATIC DESIGN DRAWINGS**

DATE OF ISSUANCE:
21 December 2016

EXISTING FLOOR PLAN

X2

1 Existing Side Elevation

2 Existing Front Elevation

3 Existing Side Elevation

4 Existing Rear Elevation


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Nashville, Tennessee 37204

**SCHEMATIC DESIGN DRAWINGS**

DATE OF ISSUANCE:
21 December 2016

EXISTING ELEVATIONS

X3

LIMITED CONSTRUCTION DOCUMENTATION GENERAL CONTRACTOR/OWNER RESPONSIBILITIES:

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-IN, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTING,FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONAL COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISION OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION. VAN POND ARCHITECT PLLC HAS PROVIDED NOTES FOR ONLY THE GENERIC CLASS OF MATERIALS TO BE USED.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE A MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CASEWORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISION OR FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPARATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.

# General Project Notes and Standards

LIMITED CONSTRUCTION DOCUMENTATION GENERAL CONTRACTOR/OWNER RESPONSIBILITIES:

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GENERAL CONSTRUCTION DOCUMENTS NOTES:

1. THESE DRAWINGS ARE ISSUED WITHOUT SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALLBE EQUAL OR ABOVE ACCEPTED STANDARDS FOR CUSTOM-GRADE RESIDENTIAL CONSTRUCTION.
2. THESE DRAWINGS ARE INTENDED TO ESTABLISH THE DESIGN INTENT BUT NOT COMPLETELY DEFINE THE MEANS AND MANNER OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL AMPLIFY THE DRAWINGS AS REQUIRED TO ENSURE SOUND AND FUNCTIONAL STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS.
3. THE GENERAL CONTRACTOR SHALL INCLUDE IN THEIR CONTRACT PROPOSAL REASONABLE ALLOWANCES FOR ITEMS, EQUIPMENT OR MATERIALS NOT YET SPECIFIED OR SELECTED. SEE ALLOWANCE SCHEDULE BELOW.
4. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR CONFLICTS IN THE DRAWINGS.
5. THE GENERAL CONTRACTOR SHALL COORDINATE SITE AND LANDSCAPE WORK WITH THE OWNER OR OWNER'S REPRESENTATIVE.
6. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL FINISH FLOORS (CERAMIC TILE, STONE TILE, HARDWOOD, ETC.), THEIR RESPECTIVE SUBSTRATES AND ANY FLOOR HEATING SYSTEMS SHALL RESULT IN A FLUSH SURFACE THROUGHOUT. VERIFY WITH OWNER ON FINAL SELECTION OF ALL FINISH MATERIALS AND FLOOR HEATING EQUIPMENT PRIOR TO FRAMING.
7. CONCEAL ALL PIPING BEHIND DRYWALL. WHERE PIPING IS TOO LARGE, OBTAIN ARCHITECTS APPROVAL FOR WALLS TO BE FURRED OUT TO CONCEAL PIPING.
8. PROVIDE CHASES FOR MECHANICAL DUCTWORK. OBTAIN ARCHITECTS APPROVAL FOR WALLS TO BE FURRED OUT TO RECEIVE DUCTWORK.
9. PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS.
10. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING WITH CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER ON INSTALLATION OF ALL EQUIPMENT.
12. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
13. THE GENERAL CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT.
14. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND CONDITIONS WITH SHOP DRAWINGS PRIOR TO SUBMITTAL OF PRODUCT DATA TO THE ARCHITECT FOR APPROVAL.
15. THE GENERAL CONTRACTOR SHALL BE FULLY LICENSED AND INSURED TO PERFORM THE WORK AND SHALL PROVIDE CERTIFICATES TO THE OWNER AS PROOF THEREOF.
16. ALL WORK SHALL CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS AND RESTRICTIONS. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUBCONTRACTORS AND THEIR ADHERENCE TO THE DRAWINGS AND THE SCOPE OF THE WORK.
18. ALL WORK SHALL CONFORM TO ALL INDUSTRY STANDARDS AND MANUFACTURER'S REQUIREMENTS AS MINIMUM CRITERIA OF ACCEPTABILITY.
19. ALL WORK SHALL HAVE PROPER INSPECTIONS. ANY WORK COVERED PRIOR TO A PASSING INSPECTION SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO UNCOVER AND REPLACE ANY AND ALL DAMAGED FINISHES AT NO ADDITIONAL COST TO THE OWNER.
20. THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES OF FINISH ITEMS FOR OWNER'S APPROVAL PRIOR TO ORDER, FABRICATION OR INSTALLATION OF THE WORK IN THAT CATEGORY.
21. THE GENERAL CONTRACTOR SHALL PROVIDE FOR ADEQUATE TEMPORARY PROTECTION FORM THE ELEMENTS DURING CONSTRUCTION AT ROOF AND EXTERIOR OPENINGS.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE CLEAR OF TRASH AND DEBRIS AND REMOVE ALL WASTE MATERIAL PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.
23. THE GENERAL CONTRACTOR SHALL PERFORM A THOROUGH AND PROFESSIONAL CLEANING PRIOR TO SUBSTANTIAL COMPLETION.
24. THE GENERAL CONTRACTOR SHALL PRESENT A MANUAL TO THE OWNER UPON COMPLETION CONTAINING ALL PRODUCT PERFORMANCE AND WARRANTY INFORMATION.
25. PROVIDE STONE OR BRICK THRESHOLDS AT ALL EXTERIOR DOORS AND A 4" STEP-DOWN TYPICAL TO TERRACE OR STOOP.
26. THE GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR FOR PROPER HOUSE SITING. OWNER SHALL APPROVE HOUSE LOCATION PRIOR TO BEGINNING ANY CONSTRUCTION.
27. CLEANING AND GRUBBING SHALL OCCUR ONLY IN HOUSE FOOTPRINT, DRIVEWAY AND REGARDING AREAS. OWNER WILL MARK OR TAG TREES TO BE LEFT UNDISTURBED.
28. ALL TOPSOIL AT AFFECTED SITE AREAS SHALL BE REMOVED AND STORED ON SITE FOR REUSE.
29. THE GENERAL CONTRACTOR SHALL COORDINATE ALL STRUCTURAL SUPPORT AND LOADING FOR THE PROJECT, AND/OR ENGAGE A STRUCTURAL ENGINEER FOR THE PROVISION OF SUCH SERVICES.

# Typical Abbreviations

| | | | |
|---|---|---|---|
| A.B. | ANCHOR BOLT(S) | O.C. | ON CENTER |
| A.F.F. | ABOVE FINISH FLOOR | O.D. | OUTSIDE DIAMETER |
| AC. | ACRE(S) | O.H. | OPPOSITE HAND |
| ADJ. | ADJUSTABLE | O.H. | OVERHEAD |
| ALUM. | ALUMINUM | OPG. | OPENING |
| B.W. | BOTH WAYS | OPP. | OPPOSITE |
| BLKG. | BLOCKING | R + S | ROD + SHELF |
| C.B. | CATCH BASIN | R.O. | ROUGH OPENING |
| C.I. | CAST IRON | S4S | SURFACED FOUR SIDES |
| C.M.P. | CONCRETE MASONRY PIPE | SCHED. | SCHEDULE |
| C.M.U. | CONCRETE MASONRY UNIT / BLOCK | SIM. | SIMILAR |
| C.O. | CASED OPENING | STRUCT. | STRUCTURAL |
| C.T. | CERAMIC TILE | T.B.D. | TO BE DETERMINED |
| C.Y. | CUBIC YARD | T.B.W. | TOP OF WALL |
| CAB. | CABINET | THK. | THICK, THICKNESS |
| CLG. | CEILING | TYP. | TYPICAL |
| COL. | COLUMN | U.N.O. | UNLESS NOTED OTHERWISE |
| COND. | CONDENSER | V.I.F. | VERIFY IN FIELD |
| CONT. | CONTINUOUS | W.H. | WATER HEATER |
| COORD. | COORDINATE | W.I. | WROUGHT IRON |
| CPT. | CARPET | | |
| CSG. | CASING | | |
| D.S. | DOWNSPOUT | | |
| DBL. | DOUBLE | | |
| DIA. | DIAMETER | | |
| DTL. | DETAIL | | |
| DWG. | DRAWING(S) | | |
| E.J. | EXPANSION JOINT | | |
| E.W. | EACH WAY | | |
| ELEC. | ELECTRICAL | | |
| EQ. | EQUAL | | |
| EQUIP. | EQUIPMENT | | |
| EXG. | EXISTING | | |
| F.F.E. | FINISH FLOOR ELEVATION | | |
| F.O.F. | FACE OF FINISH | | |
| F.O.S. | FACE OF STUD | | |
| FDN. | FOUNDATION | | |
| GYP. BD. | GYPSUM BOARD | | |
| H.B. | HOSE BIBB | | |
| HORIZ. | HORIZONTAL | | |
| HVAC | HEATING, VENTILATION + AIR CONDITIONING | | |
| I.D. | INSIDE DIAMETER | | |
| JT. | JOINT | | |
| MAX. | MAXIMUM | | |
| MFR. | MANUFACTURER | | |
| N.I.C. | NOT IN CONTRACT | | |
| N.T.S. | NOT TO SCALE | | |

# General Drawing Standards Notes

1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK BY THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF ALL PARTIES INVOLVED IN CONSTRUCTION TO HAVE REVIEWED ALL OF THE CONTRACT DOCUMENTS.
2. UNDER NO CIRCUMSTANCES SHALL THE GENERAL CONTRACTOR SCALE THE DRAWINGS. THE GENERAL CONTRACTOR SHALL PERFORM ALL LAYOUTS USING THE SPECIFIED CALCULATED DIMENSIONS. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.
3. DIMENSIONS ARE TYPICALLY TO THE FACE OF FOUNDATION, FACE OF INTERIOR STUD OR CENTERLINE. IN THE CASE OF EXISTING CONSTRUCTION, DIMENSIONS ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE.
4. THE LARGEST-SCALED DETAIL SHALL SUPERSEDE SMALLER-SCALED DRAWINGS. DETAILS SHALL NOT BE SURMISED FROM THE FLOOR PLANS OR ELEVATIONS. IF A CONDITION IS NOT SPECIFICALLY DETAILED, ASSUME THE LEVEL OF DETAIL AND QUALITY WILL BE CONSISTENT WITH WHAT IS SHOWN FOR SIMILAR CONDITIONS.
5. ANY CONFLICTING INFORMATION OR ERRORS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL ISSUE CLARIFICATIONS.

# Graphic Symbols

Door Number/Tag — 999

Window Key/Tag — A

Interior Elevation Reference Drawing Number — 7/A6.2

Roof Pitch Indication (Elevations + Sections) — 12 / 6

Section/Wall Section Reference Drawing Number — 1 / A1.1

Elevation Reference Drawing Number — 1 / A1.1

Detail Reference Drawing Number — 1 / A1.1

Revision / Change Number and Cloud — 1

# Project Property Information + Contacts


OWNER:
EMILY ZIBART
926 WALDKIRCH AVENUE
NASHVILLE, TENNESSEE 37204


PROPERTY INFORMATION:

| | |
|---|---|
| PARCEL #: | 10513034800 |
| ADDRESS: | 926 WALDKIRCH AVENUE<br>NASHVILLE, TENNESSEE 37204 |
| LOT AREA: | 7,840 S.F / .18 AC +/- |
| LOT DESCRIPTION: | LOT 58 WALDKIRCH SUB LOTS 8 9 LAWRENCE |
| ZONING: | RS, OV-UZO, OV-NHC |


PROJECT CONTACTS:

| | |
|---|---|
| PROJECT ARCHITECT: | VAN G. POND, JR., AIA<br>VAN POND ARCHITECT, PLLC.<br>2929 SIDCO DRIVE<br>SUITE 105<br>NASHVILLE, TENNESSEE 37204 |
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# Area Calculations

BUILDING FOOTPRINT AREAS:

| | |
|---|---|
| NEW FOOTPRINT AREA (GSF): | 1,627 S.F. |
| NEW COVERED PORCH FOOTPRINT AREA (GSF): | 294 S.F. |
| TOTAL BUILDING COVERAGE AREA (GSF): | 1,921 S.F. |

HEATED AREAS:

| | |
|---|---|
| EXISTING LOWER FLOOR HEATED AREA (GSF): | 556 S.F. |
| NEW LOWER FLOOR HEATED AREA (GSF): | 0 S.F. |
| EXISTING MAIN FLOOR HEATED AREA (GSF): | 1,031 S.F. |
| NEW MAIN FLOOR HEATED AREA (GSF): | 431 S.F. |
| EXISTING UPPER FLOOR HEATED AREA (GSF): | 0 S.F. |
| NEW UPPER FLOOR HEATED AREA (GSF): | 928 S.F. |
| TOTAL HEATED AREA (GSF): | 2,946 S.F. |

UHEATED AREAS:

| | |
|---|---|
| EXISTING LOWER FLOOR UNHEATED AREA: | 447 S.F. |
| TOTAL UNHEATED AREA (GSF): | 447 S.F. |

COVERED PORCH AREAS:

| | |
|---|---|
| EXISTING MAIN FLOOR COVERED PORCH UNHEATED AREA (GSF): | 164 S.F. |
| NEW MAIN FLOOR COVERED PORCH UNHEATED AREA (GSF): | 40 S.F. |
| EXISTING LOWER FLOOR COVERED PORCH UNHEATED AREA (GSF): | 280 S.F. |
| NEW LOWER FLOOR CARPORT/COVERED PORCH UNHEATED AREA: | +254 S.F. |
| TOTAL NEW COVERED PORCH AREA (GSF): | 738 S.F. |

BUILDING COVERAGE:

| | |
|---|---|
| ALLOWABLE BUILDING COVERAGE FOR R8 ZONING IN NASHVILLE IS 45% (45% OF 7,840 S.F.): | 3,528 S.F. |
| TOTAL BUILDING COVERAGE AREA (GSF): | 1,921 S.F. |


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Extensions + Renovations to:
The Zibart Residence
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Nashville, Tennessee 37204

SCHEMATIC DESIGN DRAWINGS

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INFORMATION + DATA SHEET

Info