

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  
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**STAFF RECOMMENDATION**  
**1003 Russell Street**  
**March 15, 2017**

**Application:** New construction – addition; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309020800  
**Applicant:** John Root, RootArch  
**Project Lead:** Paul Hoffman; paul.hoffman@nashville.gov

**Description of Project:** Addition and alterations to a non-contributing building. A setback determination is requested for the front and left sides, from fifteen feet (15') to ten feet (10') and six feet (6') respectively.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. That Staff approve the final details, dimensions and materials of masonry, windows and doors prior to purchase and installation;
2. Proposed chain-link fencing is replaced with a more visually compatible fence, to be approved by Staff.

With these conditions, Staff finds that the project meets Section II.B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations



## Applicable Design Guidelines:

### II.B. New Construction

#### 1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from facade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### 2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### 3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setback reductions 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

*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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### **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.*

*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.*

## **10. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

### **Placement**

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

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

- 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.*
- Additions 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
- 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 taller and extend wider.*

### *Roof*

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

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

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

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

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

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

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

### *Side Additions*

*When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. 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.*

*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.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

c. 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.

d. 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.*

e. Additions should follow the guidelines for new construction.

#### **IV. B. Demolition**

##### **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:** 1003 Russell Street is a non-contributing structure built c. 1953.

**Analysis and Findings:** The application is for additions and alterations to the building for conversion to a restaurant.



Figure 1. Russell Street facade

**Demolition:** The north side of the building is proposed to be demolished. The primary portion of the structure facing Russell Street will remain (see Figure 2) with several exceptions. The brick columns and steeple will be removed. All windows and doors will be replaced and some windows will be turned into doors. One rear, left-side window will be removed and not replaced as it will look into an open rear patio created by the removal of the rear wall.



Figure 2. The north side of the building, to the left of the dotted line, will be removed.

The church building was constructed circa 1953. It is later than the neighborhood's period of significance, is not a good architectural example of its era, and does not

contribute to the architectural, historical character and significance of the district. Staff therefore finds that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Design, Location & Removability: The additions include a front covered patio and a left side covered patio. Typically, additions should be at the rear of buildings but since this building is not historic and does not negatively alter the orientation or appropriate setbacks, Staff finds the location to be appropriate.

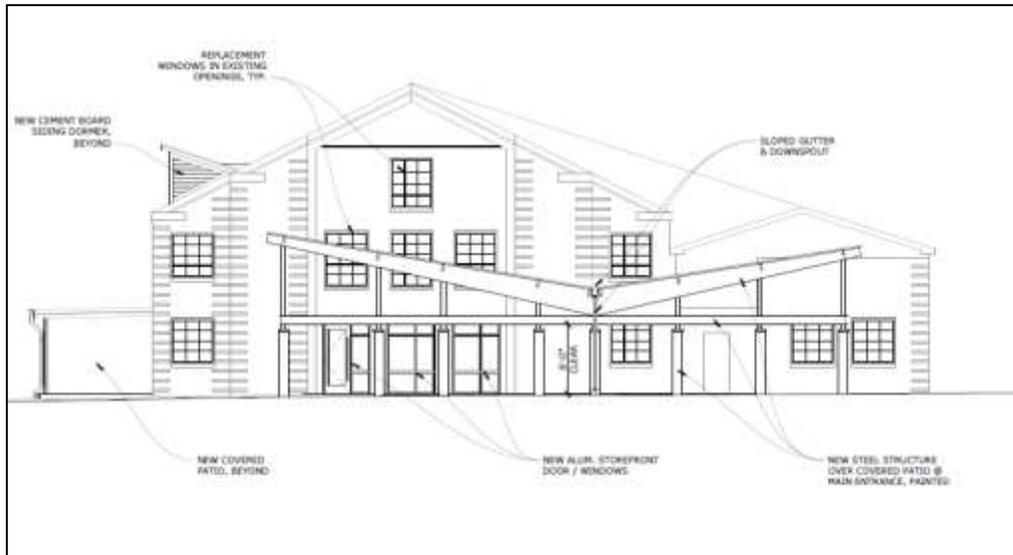


Figure 3. Proposed front elevation, showing the new butterfly-roof patio covering.

The project meets section II.B.10.c. and d.

Setbacks: The base zoning for CS requires a street setback of fifteen feet (15') from both Russell Street and South 10<sup>th</sup> Street. The new covered patios are proposed at ten feet (10') from Russell Street and six feet (6') from South 10<sup>th</sup> Street. Staff finds the proposed setbacks to be appropriate for several reasons. There is little historic context for setbacks in the immediate vicinity. The YMCA building next door along Russell Street is non-contributing, as is the structure behind 1003 Russell Street which fronts Woodland Street. Across the street from 1003 Woodland Street is new multi-family infill that MHZC approved in 2015. Given the lack of historic context, reducing the setbacks at 1003 Russell to ten feet (10') and six feet (6') will not affect the historic character of the neighborhood. Historically, commercial and institutional structures like this one sat closer to property lines than single-family and duplex houses. Also, the new construction is covered patios, which have more visual permeability than if it were enclosed space. For these reasons, staff recommends approval of the reduced setbacks.



Figure 4. View of the building from South 10th St

Staff recommends approval of the setback determination, and finds that the project meets section II.B.3 for setbacks.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Cladding (new north wall and pilasters)</b>	Brick	Unknown	Yes	Yes
<b>Patio structure</b>	Metal	Unknown	Yes	Yes
<b>Patio roof</b>	Metal	Unknown	Yes	Yes
<b>Patio floors</b>	Concrete	Unknown		
<b>Railing</b>				
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Doors</b>	Aluminum	Needs final approval		Yes
<b>Driveway</b>	Concrete			
<b>Driveway/ Parking</b>	Asphalt			
<b>Walkway</b>	Concrete			
<b>Fence/wall</b>	Chain link			Yes

A new chain link fence is proposed around the parking area at the rear. Section II.B.9 states that appurtenances “shall be visually compatible with the environment of existing buildings and sites to which they relate.” Staff’s review is that chain link is not



Figure 5. Metal fence at the neighboring property.

appropriate, and recommends an alternative material to be more compatible. Staff requests final approval of windows, doors, masonry, and patio construction materials. With revised fencing, and final review of materials, the project will meet section II.B.4.

**Orientation:** The primary orientation of the building will not change, which is appropriate. The primary pedestrian access will be from the front. Parking will be accessed from the alley. The project meets section II.B.6 for orientation.

**Roof form:** The front covering will have a steel butterfly-roof covering with steel pedestals and posts. A butterfly roof is not a roof form found historically in the district but Staff found it to be appropriate for several reasons. The building is not historic and is located in an area of low historic context. The covering will bring the building closer to the street, which is in keeping with the historic commercial context in the district and the covering will tie in a right-side addition that, in its current design, is not compatible with the original form of the building.

The right side-addition will have a flat roof that is typical of historic commercial buildings.

Three new dormers will be added to the west side of the building’s roof. Dormers are a typical roof feature of historic buildings in the district. Unlike typical shed roof dormers these slope up at the front wall of the dormer rather than down. This design is appropriate as the building is not historic and there is little historic context. Staff finds that the project meets section II.B.5.

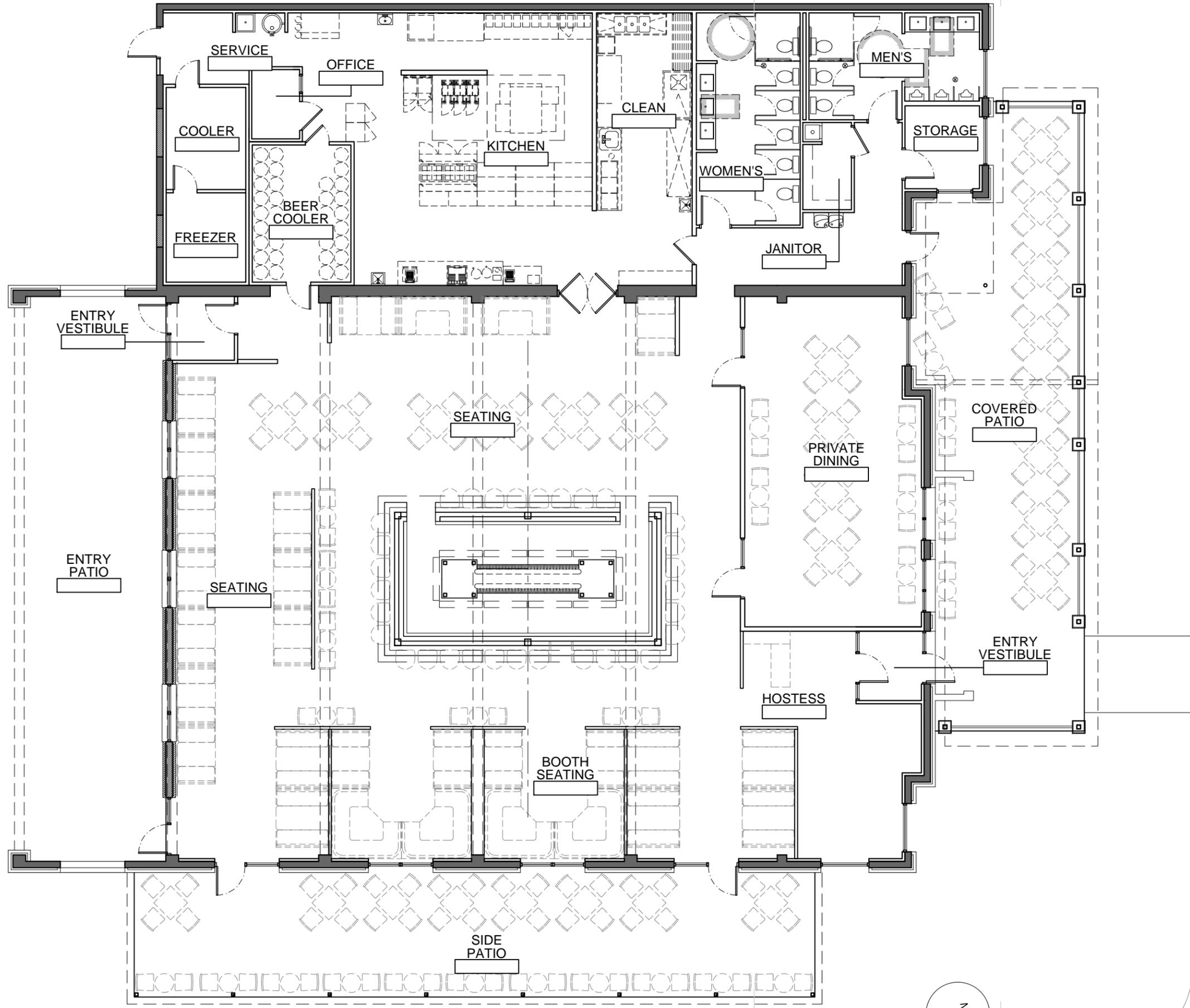
**Proportion and Rhythm of Openings:** The existing fenestration is not proposed to be changed. The new north side of the building is a brick wall with five windows across. The new window openings are similar to the proportion of the building’s existing windows. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings to meet Section II.B.7.

**Appurtenances & Utilities:** New walkways and parking will be added to the site. Walkways will be concrete, and parking will be asphalt. Lighting and signage were not proposed but will not be reviewed in this district. With the condition on fencing (see Materials) the project will meet section II.B.9.

**Recommendation:** Staff recommends approval of the application with the conditions:

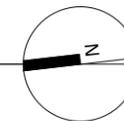
1. Staff approve the final details, dimensions and materials of porch materials, masonry, windows and doors prior to purchase and installation;
2. Fencing is changed from chain link to a more compatible material, to be approved by staff.

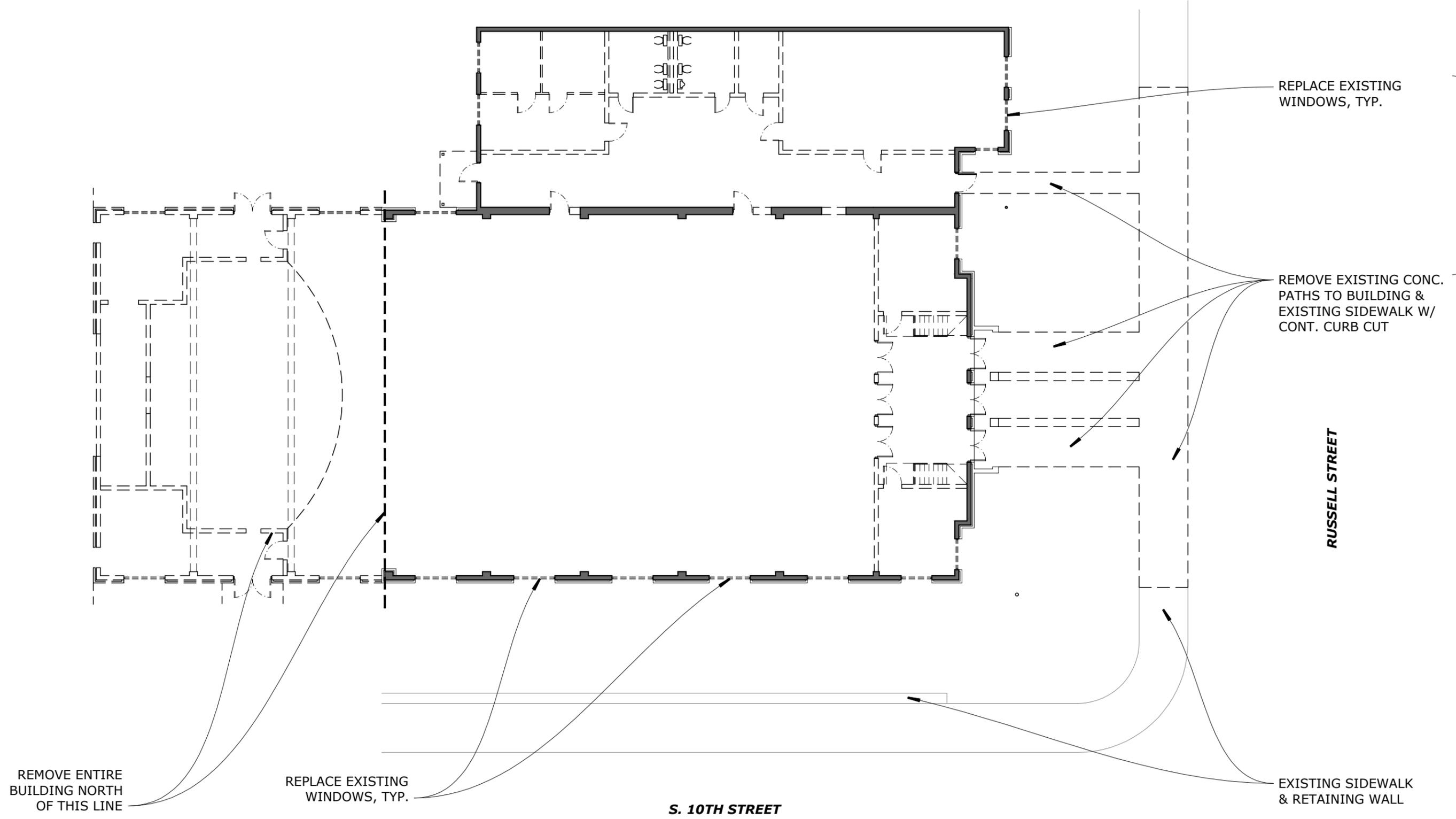
With these conditions, Staff finds that the project meets Section II.B of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



FLOOR PLAN

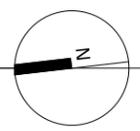
3/32" = 1'-0"





DEMOLITION PLAN

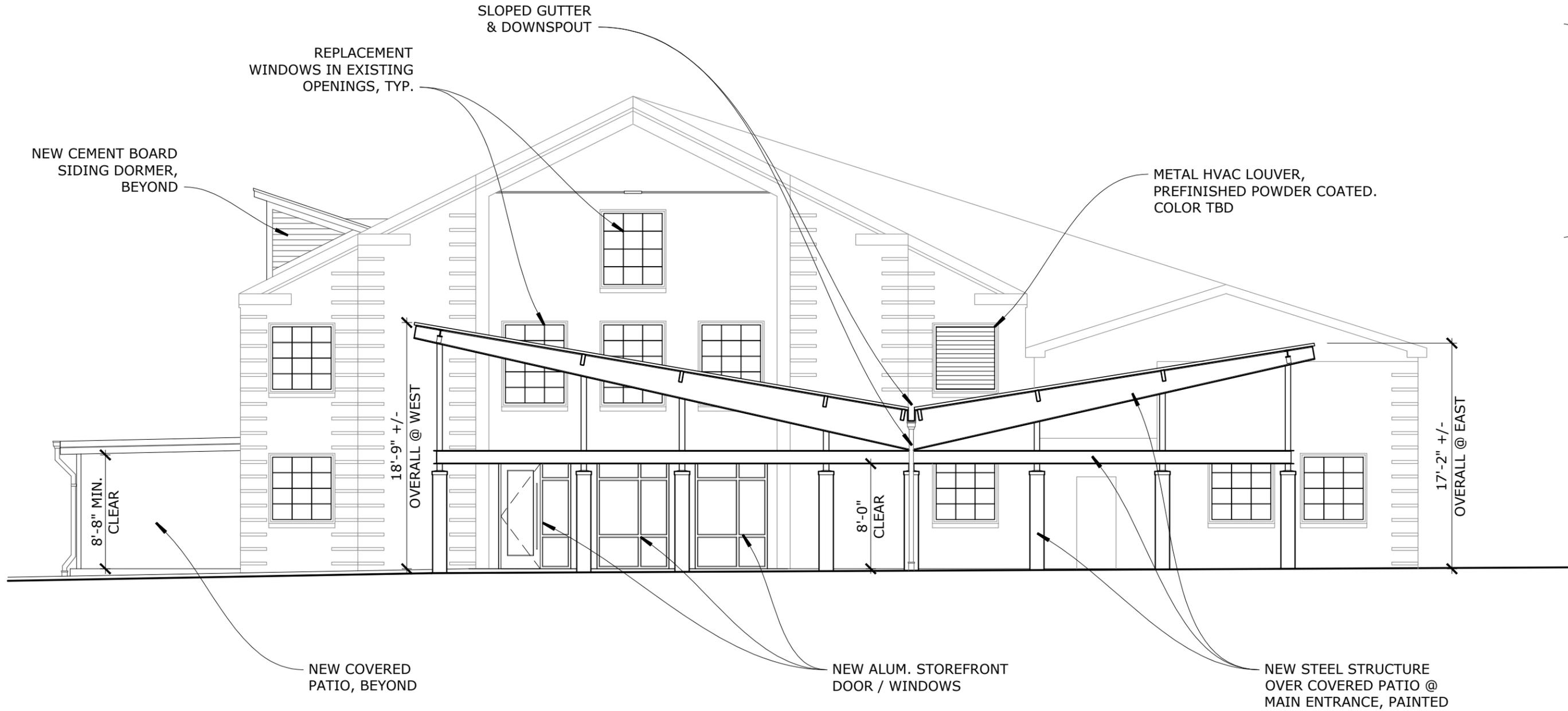
1/16" = 1'-0"



01

02.21.17

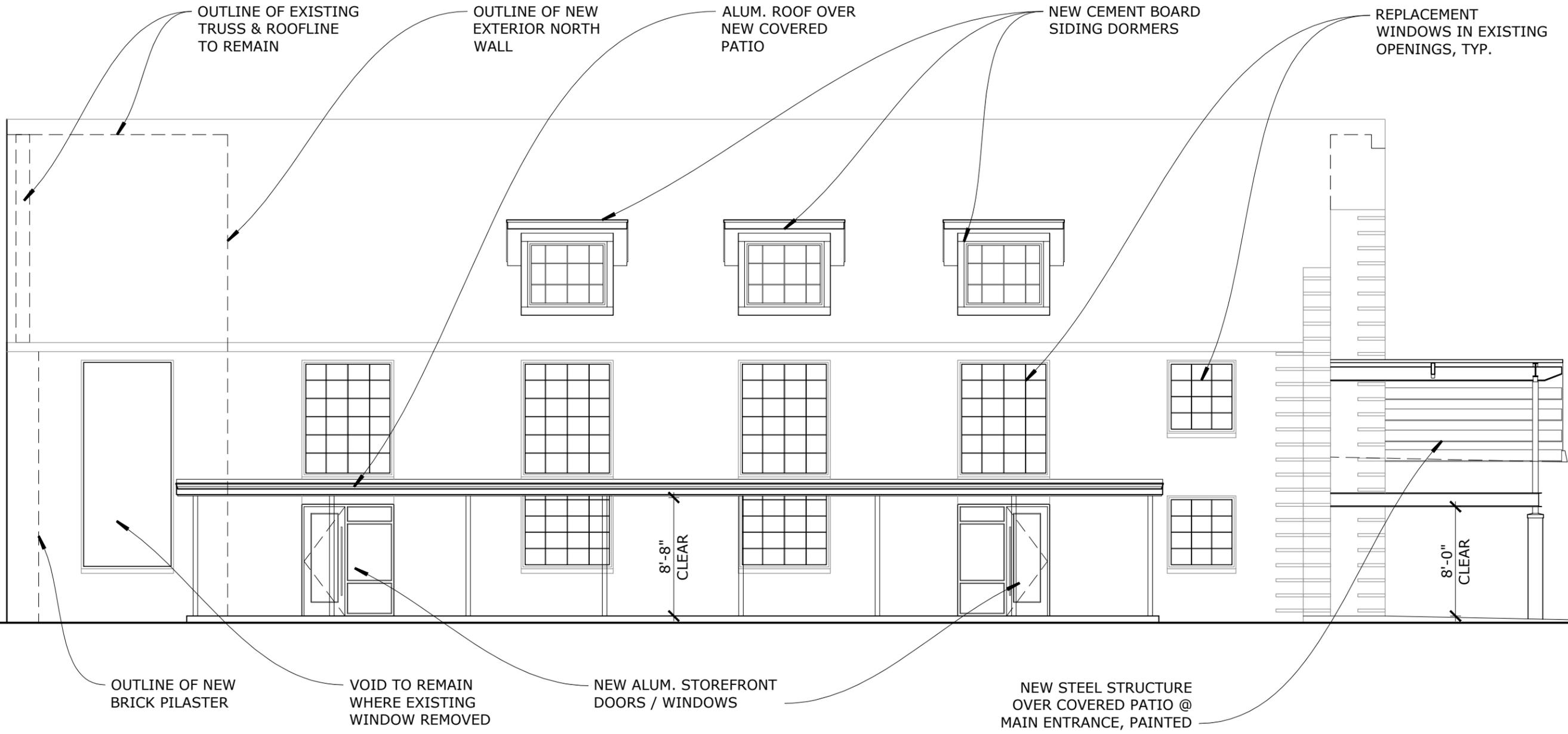
THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



SOUTH ELEVATION - RUSSELL STREET



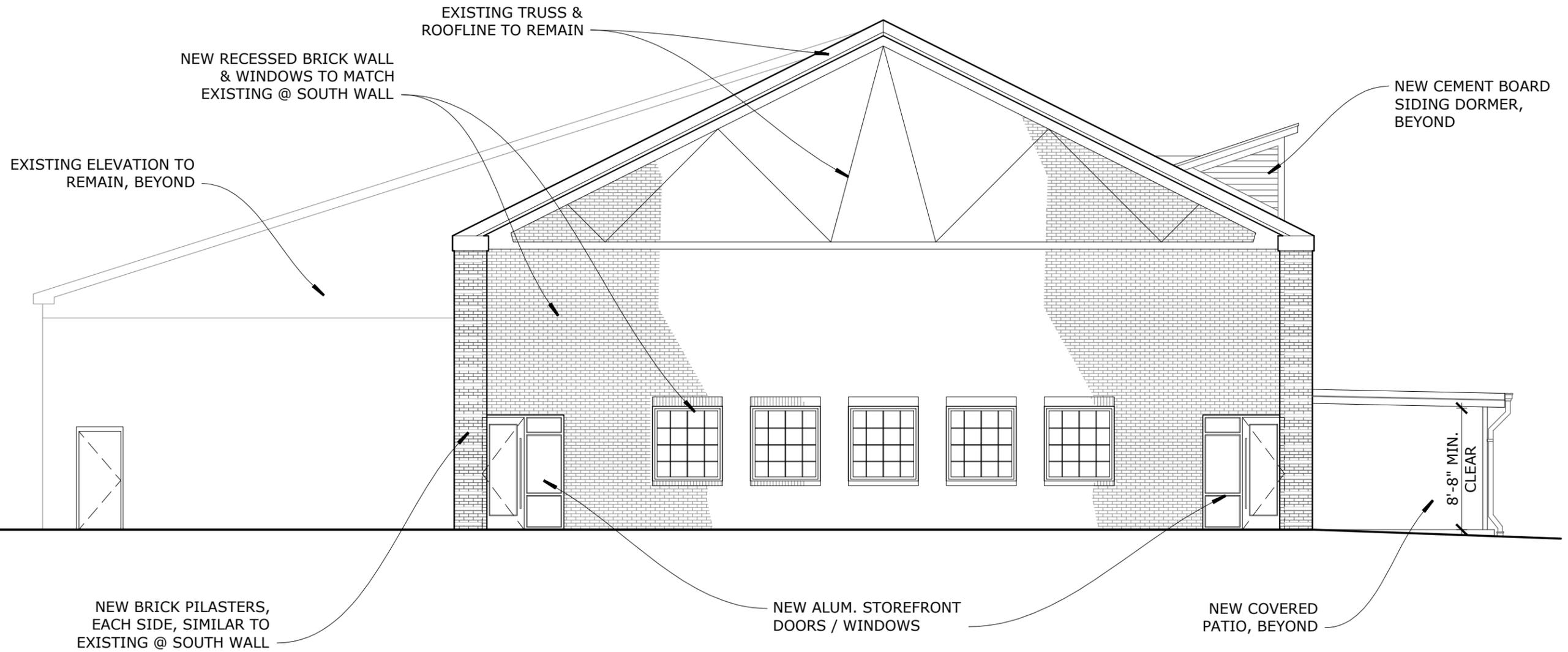
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WEST ELEVATION - S. 10TH STREET

1/8" = 1'-0"  
0 10 20

05  
02.15.17



NORTH ELEVATION



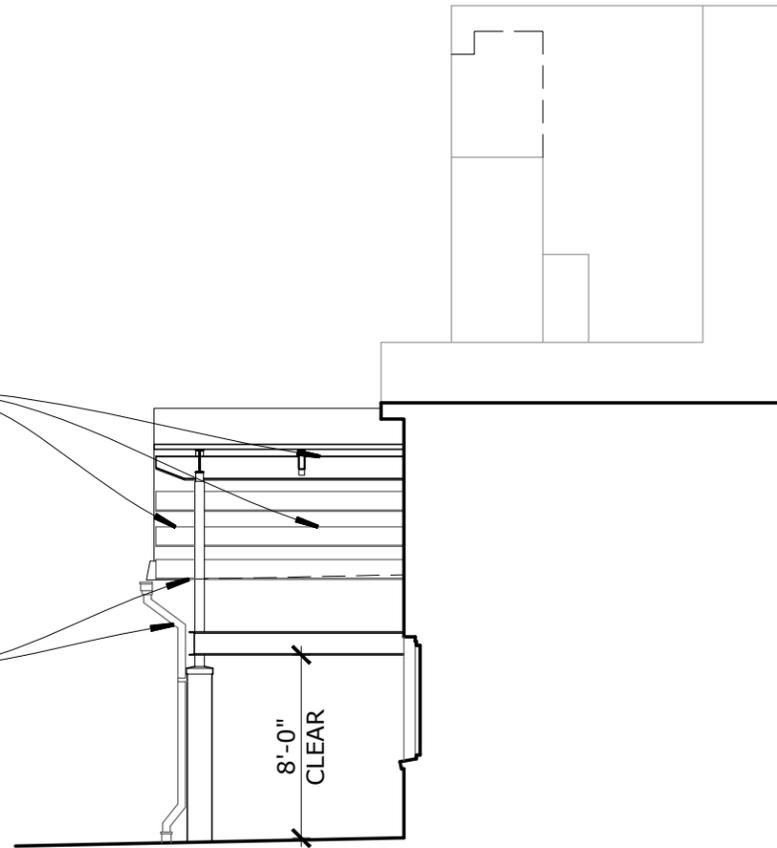
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06

NEW STEEL STRUCTURE  
OVER COVERED PATIO @  
MAIN ENTRANCE, PAINTED

SLOPED GUTTER  
& DOWNSPOUT

8'-0"  
CLEAR



EAST ELEVATION - SOUTH ENTRY

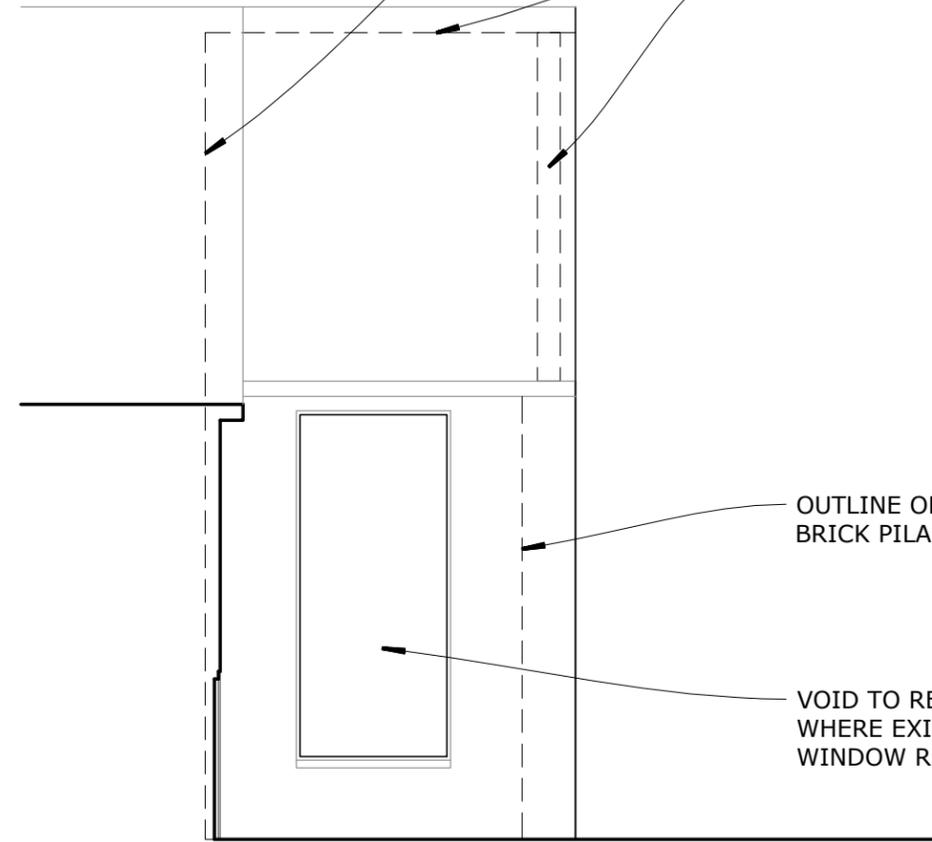


OUTLINE OF NEW  
EXTERIOR NORTH  
WALL

OUTLINE OF EXISTING TRUSS  
& ROOFLINE TO REMAIN

OUTLINE OF NEW  
BRICK PILASTER

VOID TO REMAIN  
WHERE EXISTING  
WINDOW REMOVED



EAST ELEVATION - NORTH ENTRY





SOUTHWEST CORNER VIEW

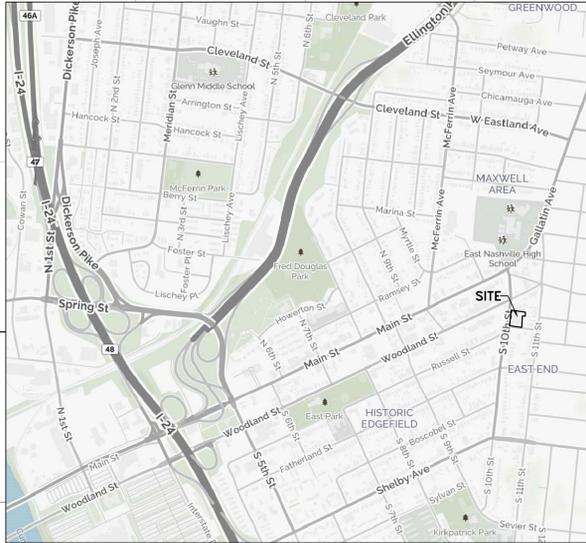
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SOUTH ELEVATION

NTS

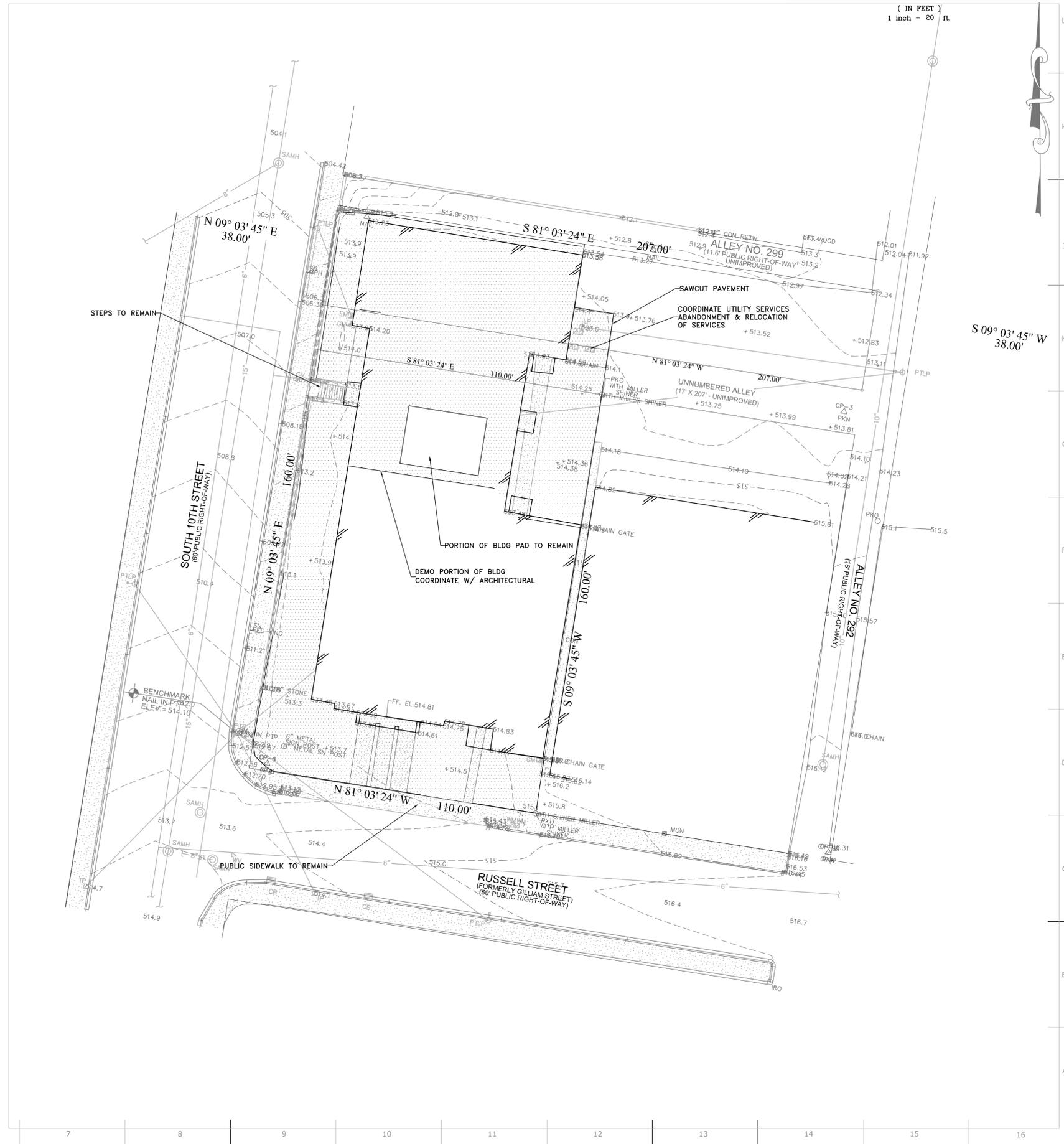
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VICINITY MAP (N.T.S.)

PROJECT NOTES

- EXISTING CONDITIONS TAKEN FROM SURVEY BY BARGE WAGGONER SUMNER CANNON, DATED MAY 2016. DATUM: TN STATE PLANE NAD-83, NAVD-88.
- THIS PROPERTY IS SHOWN WITHIN ZONE X, AN AREA NOT WITHIN A FLOOD HAZARD ZONE AS DEPICTED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 47037C0217F, DATED APRIL 20, 2001.
- THE EXISTING UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND ARE NOT GUARANTEED TO BE EITHER ACCURATE OR ALL INCLUSIVE. OBTAIN THE AID OF EXISTING UTILITY OWNERS TO LOCATE THEIR RESPECTIVE FACILITIES BEFORE EXCAVATING IN ANY AREA.
- UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST. IF UTILITIES ARE DISCOVERED DURING EXCAVATION, CONTACT THE OWNER'S REPRESENTATIVE AND ENGINEER FOR PROPER COORDINATION.
- DEMOLITION WILL INCLUDE A PORTION OF THE BUILDING WITH PORTIONS OF THE BUILDING AND SLAB TO REMAIN. COORDINATE WITH ARCHITECTURAL/STRUCTURAL PLANS.
- EXISTING SERVICES TO BE DISABLED AND EITHER ABANDONED OR RELOCATED. COORDINATE WITH SITE UTILITY PLAN AND MEP PLANS. COORDINATE WITH UTILITY OWNER FOR CONSTRUCTION REQUIREMENTS AND ANY ASSOCIATED FEES OR COSTS.
- REPAIR/REPLACE ANY DAMAGE TO ITEMS TO REMAIN.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

SITE DEMOLITION PLAN

REV.	DATE	DESC.
0	02.09.17	CIVIL & DEMO PACKAGE

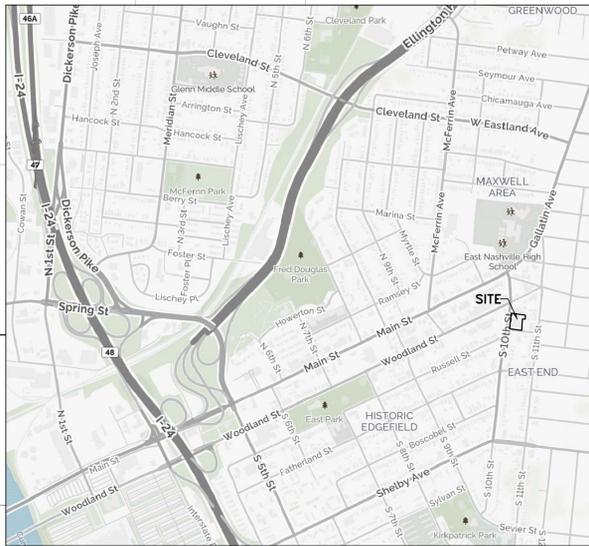
ADAPTIVE REUSE:  
**BoomBozz Pizza & Taphouse**  
 1001 RUSSELL STREET  
 NASHVILLE, TENNESSEE



LUKENS Engineering Consultants  
 100 Box 1386  
 Brentwood, TN 37024-1386  
 Phone: 615-804-4617  
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THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.

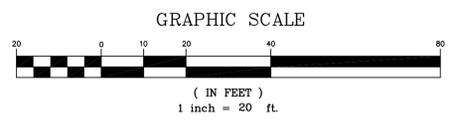
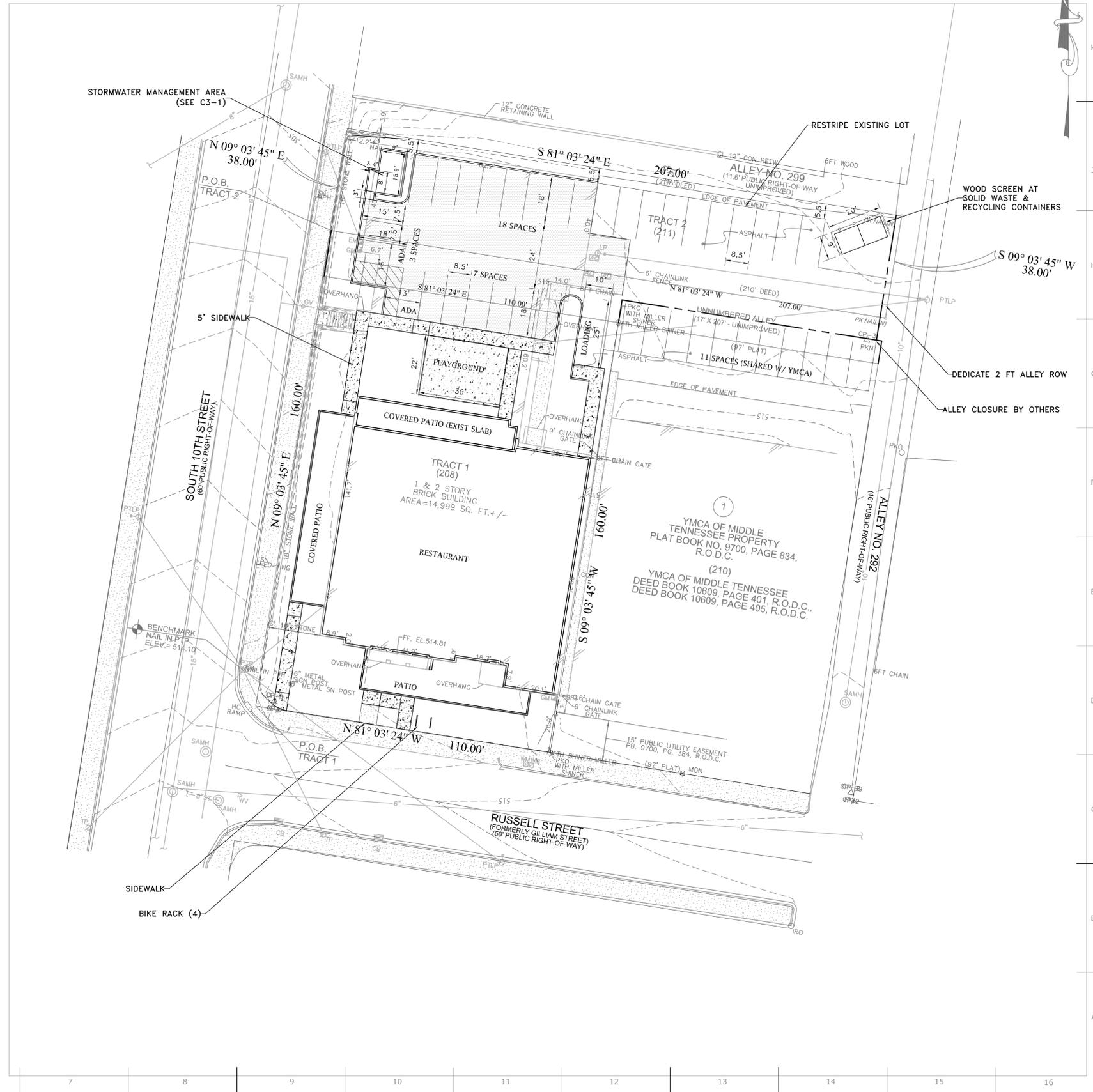


VICINITY MAP  
(N.T.S.)

**PROJECT NOTES**

- EXISTING CONDITIONS TAKEN FROM SURVEY BY BARGE WAGGONER SUMNER CANNON, DATED MAY 2016. DATUM: TN STATE PLANE NAD-83, NAVD-88.
- THIS PROPERTY IS SHOWN WITHIN ZONE X, AN AREA NOT WITHIN A FLOOD HAZARD ZONE AS DEPICTED ON THE FLOOD INSURANCE RATE MAP PANEL NO. 4703C0217F, DATED APRIL 20, 2001.
- THE EXISTING UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND ARE NOT GUARANTEED TO BE EITHER ACCURATE OR ALL INCLUSIVE. OBTAIN THE AID OF EXISTING UTILITY OWNERS TO LOCATE THEIR RESPECTIVE FACILITIES BEFORE EXCAVATING IN ANY AREA.
- UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST. IF UTILITIES ARE DISCOVERED DURING EXCAVATION, CONTACT THE OWNER'S REPRESENTATIVE AND ENGINEER FOR PROPER COORDINATION.

ZONING CHECKLIST	
USE	
MAP AND PARCEL	MAP 83-09, PARCELS 208 & 211
LOT SIZE	0.58 AC (25,466 S.F.)
COUNCILMANIC DISTRICT	6
LAND USE	RESTAURANT
ZONING	CS W/ MDHA-FP, NHC & UZO OVERLAYS
ZONING USE	P - PERMITTED
EXISTING BUILDING	14,695 S.F.
PROPOSED BUILDING	7,240 S.F.
ACCESS	
RAMPS	ALLEY ACCESS (EXISTING)
DISTANCE TO NEAREST RAMP	NA
DISTANCE TO NEAREST INTERSECTION	NA
SITE CRITERIA	
MIN. LOT SIZE	NONE
FAR	0.6
ISR	0.9
BUILD TO ZONE	
MIN REAR SETBACK	20 FT
MIN SIDE SETBACK	NONE
MAX HEIGHT	30 FT W/ 1.5:1 SLOPE
STREET SETBACKS	10TH AVE (T4-M-AB4) 15 FEET RUSSELL (LOCAL) 15 FT
PARKING STANDARDS	
PARKING STANDARD	UZO - 1 PER 150 S.F. W/ 1000 S.F. EXEMPT
PARKING REDUCTION IN UZO	20% (TRANSIT & PEDESTRIAN)
PARKING REQUIRED	(7240-1000) / 150 = 41.6 SPACES 41.6 x 0.2 = 8.3 SPACES
PARKING PROVIDED	(41.6-8.3) = 33 SPACES
PARKING PROVIDED	37 SPACES
REQUIRED LOADING	1 SPACE (10'x25')
BICYCLE PARKING	4 SPACES



**SITE PLAN**

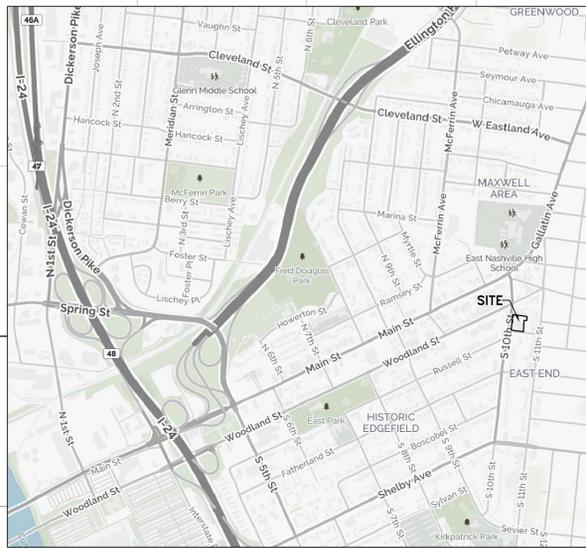
#16290  
ADAPTIVE REUSE:  
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VICINITY MAP  
(N.T.S.)

**TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE (NOC) CERTIFICATION**

The project associated with these submitted plans does not require coverage under Tennessee Construction General Permit.

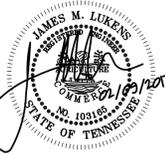
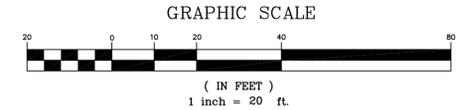
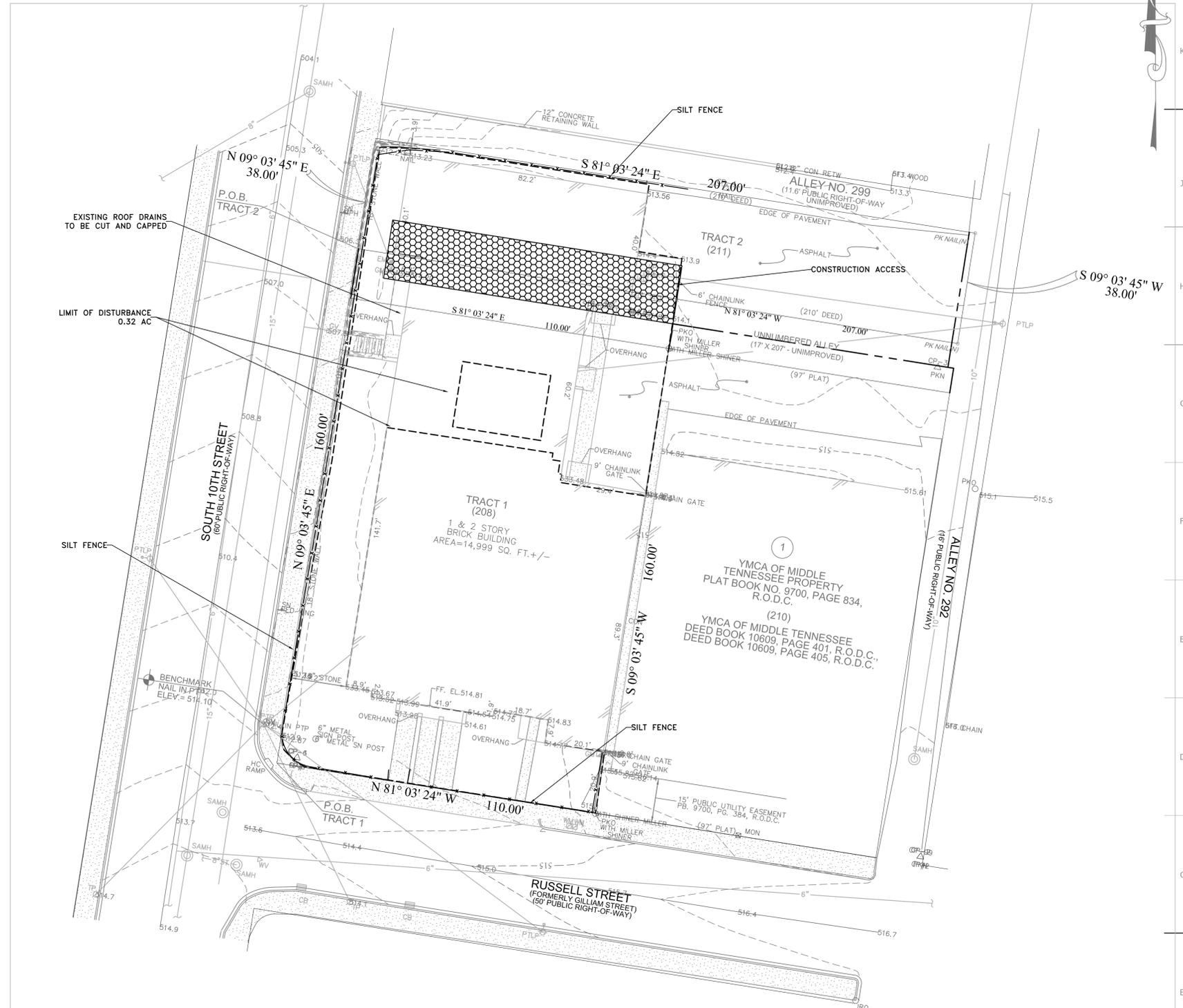
*[Signature]*  
Project Engineer  
02/09/2017

**PROJECT NOTES**

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**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- COMPLY WITH ALL LOCAL AND STATE EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS. EROSION CONTROLS TO BE IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL.
- PAY ALL COSTS ASSOCIATED WITH EROSION PREVENTION AND SEDIMENT CONTROL MEASURES NEEDED FOR THIS PROJECT UNTIL ADEQUATE VEGETATION IS ESTABLISHED AND THE PROJECT IS ACCEPTED. EPSC CONTROL MEASURES INCLUDE THOSE SHOWN ON THE PLANS AND ANY IDENTIFIED DURING CONSTRUCTION INSPECTIONS.
- INSPECT EPSC MEASURES TWICE WEEKLY. MAINTAIN INSPECTION RECORDS ONSITE.
- MAINTAIN AN 8-INCH GRAVEL PAD AT CONSTRUCTION ACCESS DRIVE. MIN 20'x100' TO BE MODIFIED TO FIT SITE CONSTRAINTS IN COORDINATION WITH METRO INSPECTOR.
- CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- MINIMIZE DISTURBED AREA AND PROVIDE TEMPORARY VEGETATION TO PROTECT BARE AREAS FROM EROSION.
- STRIP AVAILABLE TOPSOIL AND STORE ON-SITE. INSTALL SILTATION CONTROL (SILT FENCE) AROUND SOIL STOCKPILES, AS NEEDED. FURNISH ADDITIONAL TOPSOIL OR REMOVE EXCESS TOPSOIL AT NO ADDITIONAL EXPENSE TO OWNER.
- EROSION CONTROL BMP'S SHALL BE IN ACCORDANCE WITH METRO STORMWATER MANAGEMENT MANUAL.
- ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED IN GOOD WORKING ORDER AND SHALL BE LEFT IN PLACE UNTIL A GOOD STAND OF VEGETATION IS ESTABLISHED.
- SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST BE IMMEDIATELY PHYSICALLY REMOVED.



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**INITIAL EPSC PLAN**  
ADAPTIVE REUSE:  
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