

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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### STAFF RECOMMENDATION 2534 Blair Boulevard March 15, 2017

**Application:** New construction – addition; Partial demolition  
**District:** Hillsboro-West End Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10411030000  
**Applicant:** Rachel Martin  
**Project Lead:** Melissa Sajid, melissa.sajid@nashville.gov

**Description of Project:** The application is to demolish a partially covered deck and to construct a three hundred and eighty-four square feet (384 sq. ft.) screened porch addition.

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

1. Staff approve the final details, dimensions and materials of roof color, foundation material, and door prior to purchase and installation; and,
2. All wood cladding and trim be smooth faced.

With these conditions, staff finds that the project meets II.B of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay District: Handbook and 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



## Applicable Design Guidelines:

### II.B. GUIDELINES

#### a. Height

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

#### b. Scale

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

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

#### c. Setback and Rhythm of Spacing

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

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

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

#### d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").*

*Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

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

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

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

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

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

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

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

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

### **i. 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.*

### **j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

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

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

### *Placement*

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

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

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

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

*Additions that tie into the existing roof should be at least 6" off the existing ridge.*

*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 higher and extend wider.*

*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 the shadow line 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.*

*When an addition needs to be wider:*

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

*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

*Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure*

*by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

#### *Roof*

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

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

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

#### *Rear & Side Dormers*

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

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

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

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

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

#### *Side Additions*

- b. *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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the 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.*

c. 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.

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

d. 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.

e. 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.*

f. Additions should follow the guidelines for new construction.

### **III.B.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.

### **III.B.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 D of the historic zoning ordinance.

**Background:** The house located at 2534 Blair Boulevard was built c. 1930 (Figure 1) and contributes to the historic character of the Hillsboro – West End neighborhood.

**Analysis and Findings:** The request is to remove a partially covered deck and to construct a three hundred and eighty-four square feet (384 sq. ft.) screened porch addition.

**Partial Demolition:** The application proposes to demolish a partially covered rear deck (Figure 2). The 1931 Sanborn map indicates shows a rear covered porch that does not extend the full width of the rear

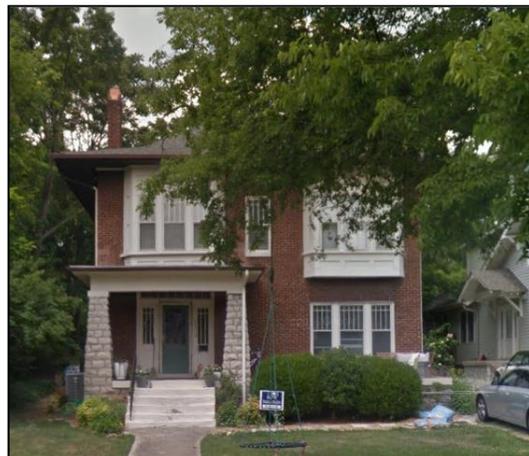


Figure 1: 2534 Blair Boulevard

of the building (Figure 3). The existing covered porch has since been enclosed and expanded nearly the full width of the building. Staff finds that the proposed demolition of the covered deck is appropriate as the porch is located at the rear of the house, has been significantly altered, and is not a character defining feature of the historic house.



Figure 2: Partially covered rear deck to be demolished

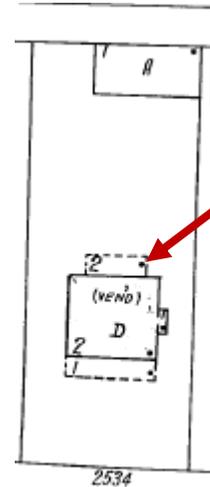


Figure 3: 1931 Sanborn map

Staff, therefore, finds that the proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

**Height & Scale:** The proposed additional footprint is three hundred and eighty-four square feet (384 sq. ft.) compared to the existing footprint which is approximately one thousand, one hundred and eighty-four square feet (1184 sq. ft.). The addition does not more than double the footprint and adds twelve feet (12') to the depth of the house. The new construction is located at the rear of the historic house and also extends wider than the house by approximately eleven feet, six inches (11'-6") on the left side. The design guidelines state that side porch additions may be appropriate for lots that are at least sixty feet (60') wide. In addition to the lot being sixty feet (60') wide as required by the design guidelines, staff finds that the location of the proposed screened porch addition and the additional width are appropriate in this case for several additional reasons. The proposed addition is a single-story addition to a two-story historic house and attaches to an existing non-contributing addition. Also, the addition is a screened porch, so it will appear more open as opposed to fully clad in siding or masonry.

The proposed rear addition does not more than double the footprint or depth of the historic structure. In addition, staff finds that the location and additional width meet the criteria for when side porch additions are appropriate. For these reasons, staff finds that the project meets section II.B.1.a. and b.

**Design, Location & Removability:** The new construction is located at the side and rear of the historic house and meets the design guidelines for when side porch additions are appropriate. The screened porch addition does not set in from the rear corner; however, it

attaches to an existing rear addition. While the addition does not set in from the existing footprint, staff finds that it is distinguished from the existing house by a change in materials, separate roof form, and single-story scale. At the same time, its scale, materials, roof form, and fenestration pattern are all appropriate for a screened porch addition and compatible with the historic character of the existing house. The addition is designed so that if it were to be removed in the future, the historic character of the house would still be intact. The project meets section II.B.2.a, e, and f.

Setback & Rhythm of Spacing: The new addition meets all setbacks required by the base zoning. The addition is located approximately sixty-three feet (63') from the rear property line, twenty-five feet (25') from the right side property line, and nine feet (9') from the left side property line.

The project meets section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Not indicated			X
<b>Cladding</b>	Wood and screening		Yes	
<b>Secondary Cladding</b>	Metal Panel			
<b>Roofing</b>	Metal	Color unknown	Yes	X
<b>Trim</b>	Wood		Yes	
<b>Side/rear doors</b>	Wood/screening			X
<b>Fence/wall</b>	Wood	n/a	Yes	

The screened porch is to be constructed of wood and screening, which is typical of screened porches, and includes a metal panel on the left side where a wood stove is to be located. Staff finds that this is appropriate as the metal panel will not be visible from Blair Boulevard. The roof will be metal, and the foundation material is unknown. (The plan also proposes to remove an existing fence on the left side of the house and to replace it with a new wood fence. The Commission does not need to review this alteration since the property is located in a neighborhood conservation zoning overlay.) With the condition that staff review the roof color, foundation material, and door prior to purchase and installation and that all wood cladding and trim be smooth faced, staff finds that the project meets section II.B.1.d

Roof form: The screened porch addition ties into an existing two-story covered porch addition on the left side of the house. The plan proposes a hipped roof form similar to the main roof form of the historic house with a pitch of 2:12. Staff finds that the roof form complements that of the historic house and is appropriate for the screened porch addition.

The project meets section II.B.1.e.

Orientation: No changes are proposed to the orientation of the house. This section does not apply.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The addition is an enclosed porch that is screened on all façades. 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.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that, if utilities are to be added or relocated, the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

**Recommendation:**

Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of roof color, foundation material, and door prior to purchase and installation; and,
2. All wood cladding and trim be smooth faced.

With these conditions, staff finds that the project meets II.B of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay District: Handbook and 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.*

# 2534 BLAIR BLVD

## Nashville, TN 37212

### INDEX OF DRAWINGS

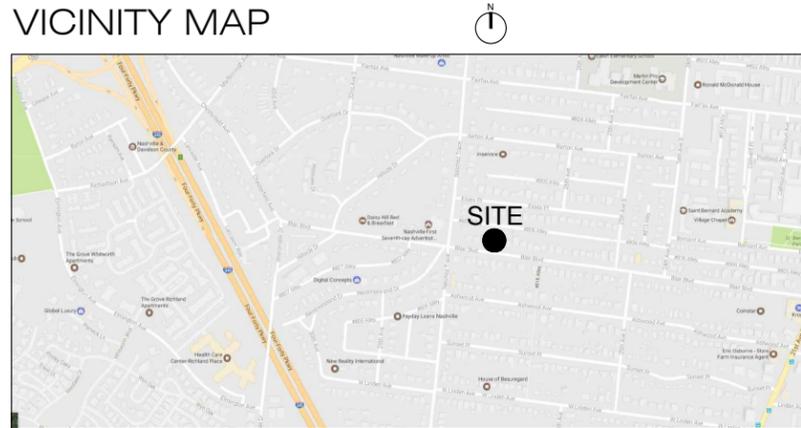
SHEET	DRAWING TITLE
TITLE	TITLE SHEET & SITE PLAN
A1.1	EXISTING/ DEMO PLAN
A1.2	PROPOSED FLOOR PLAN
A2.1	FRONT ELEVATION
A2.2	SIDE ELEVATION
A2.3	SIDE ELEVATION
A2.4	REAR ELEVATION
A3.1	EXISTING PHOTOS

### PROJECT TEAM

**CONTRACTOR**  
TBD

**ARCHITECT**  
PFEFFER TORODE ARCHITECTURE  
921 B WOODLAND STREET  
NASHVILLE, TN 37206  
615-667-0808  
rachel@pfeffertorode.com

### VICINITY MAP



### BUILDING DATA

ADDRESS: 2534 BLAIR BLVD  
NASHVILLE, TENNESSEE 37212  
PARCEL ID: 10411030000  
DESCRIPTION: LOT 134 BRANS RLTY CO SUB  
LOT AREA: .2 ACRES  
DIMENSIONS: 60' X 157'  
PROPOSED ADDITIONAL UNCONDITIONED AREA: 384 SF

ARCHITECT:

Pfeffer Torode Architecture  
921 B Woodland Street, Nashville, Tennessee 37206  
615-667-0808  
www.pfeffertorode.com



PROJECT:  
MARTIN RESIDENCE  
2534 BLAIR BLVD  
NASHVILLE, TN 37212

### GENERAL DRAWING NOTES

#### APPLICABLE CODES AND TYPES

- BUILDING CODE - 2009 INTERNATIONAL RESIDENTIAL CODE
- BUILDING TYPE - SINGLE FAMILY RESIDENCE

#### GENERAL

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 1997 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS AND EXCEPT AS MODIFIED BY THE ARCHITECT'S 'SUPPLEMENTARY CONDITIONS', ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK WILL BE BASED.
- THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY.
- JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYS ON EVERY SHEET TO A SPECIFIC DETAIL.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
- ALL ITEMS DEPICTED GRAPHICALLY, WHETHER NOTED OR NOT, ARE PART OF THE CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED AT NO EXTRA CHARGE.
- ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR.
- EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND OBTAIN ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL CONFIRM THAT THE LAYOUT OF THE SPACE CAN BE ACCOMPLISHED AS DESIGNED. THE ARCHITECT MUST BE NOTIFIED OF ANY PROBLEMS WITH PROPOSED WALL LOCATIONS AFTER THE CHALK LINES ARE IN PLACE AND BEFORE THE FRAMING IS FASTENED IN ORDER TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS.
- IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATIONS.
- THE GENERAL CONTRACTORS SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
- FOR THE ENTIRE LENGTH OF CONTRACT WORK, CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
- PROVIDE 'CUTTING AND PATCHING' INTO EXISTING CONSTRUCTION FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK AND SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION. DO NOT CUT AND PATCH WORK EXPOSED ON THE BUILDINGS EXTERIOR OR ITS OCCUPIED SPACES IN A MANNER WHICH WOULD, IN THE ARCHITECT'S OPINION, RESULT IN LESSENING THE BUILDINGS AESTHETIC QUALITIES. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER WITHOUT EXTRA CHARGE.
- THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE AND/OR LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

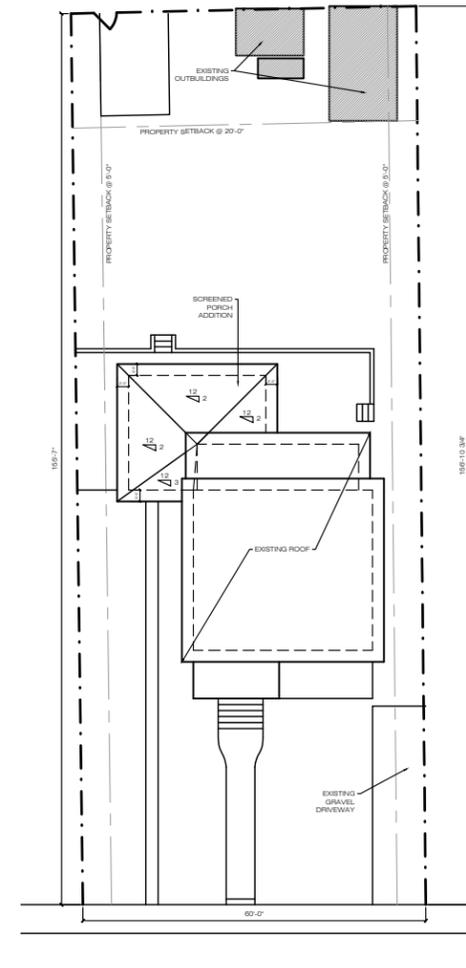
#### DEMOLITION

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- REMODELING AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME OF WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

- CONTRACTORS SHALL PROVIDE ALL CLOSE-OUT DOCUMENTATION REQUIRED BY THE BUILDING MANAGEMENT.
- THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITHIN THE FIELD CONDITIONS AND NOTIFY THE ARCHITECT AND PRIOR TO BEGINNING WORK OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
- THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT IF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DRAWN CORRECTLY ON THE PLANS.
- IF ANY EXISTING FIRE PROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, IT SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
- REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL REMOVAL INCLUDES FINISHES, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS CONTAINED THEREIN. REMOVE DOOR, CASEWORK, GLAZING, FRAMES AND OTHER FIXTURES AS REQUIRED. AFTER REMOVAL OF PIPE CHASES AND ELECTRICAL FLOOR BOXES, REPAIR HOLES IN FLOORS OR EXISTING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE TO RECEIVE NEW FINISHES.
- DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED.
- CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. NOTIFY ARCHITECT TO OBTAIN APPROVAL OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.
- DEMOLISHED MATERIAL NOT OTHERWISE DESIGNATED BY THE ARCHITECT OR OWNER SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPAIR SUCH ITEMS.
- THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL PERFORM DEMOLITION WORK IN ACCORDANCE WITH THE OWNER'S REGULATIONS.

#### ARCHITECTURAL

- THE GENERAL CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE OWNER AND OBTAIN ANY CONSTRUCTION REGULATIONS PRIOR TO BEGINNING WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY THE OWNER'S REGULATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY COST IMPLICATIONS TO THE TENANT AS A RESULT OF THE REGULATIONS.
- NO BUILDING MATERIALS CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS SHALL BE INSTALLED ON THIS PROJECT.
- CONTRACTOR SHALL COORDINATE STUD SIZE AND GAUGE NECESSARY FOR HEIGHT OF WALL, AS WELL AS FOR STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL CLEARANCES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH LAYOUT AS DIMENSIONED SHALL BE COORDINATED IMMEDIATELY WITH ARCHITECT.
- CONTRACTOR SHALL REINFORCE METAL STUD CONSTRUCTION WITH FIRE RESISTANT BLOCKING AT ALL LOCATIONS WHERE MIRRORS, ACCESSORIES, ETC. WILL BE INSTALLED.
- FIRE-RATED PARTITIONS SHALL BE IDENTIFIED AS SUCH IN LARGE RED STENCIL ABOVE FINISHED CEILING.
- THE GENERAL CONTRACTOR SHALL MAINTAIN ALL RATING OF ALL REQUIRED RATED WALLS AT ALL INTERSECTIONS, CONNECTIONS, AND PENETRATIONS.
- ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OF NEW CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW GYPSUM BOARD CONSTRUCTION MEETING EXISTING CONSTRUCTION IN SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINT.
- MATERIALS PROVIDED SHALL BE INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATION AND PER CODE REQUIREMENTS.
- ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING SHOWN ON THESE DRAWINGS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTORS SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
- FOR ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF WALLS, PROVIDE A MINIMUM HORIZONTAL SEPARATION OF ONE STUD SPACING. 1" MINIMUM DISTANCE BETWEEN THEM.
- GROUPS OF RECEPTACLES SHALL BE MOUNTED WITH A 1-1/2" MINIMUM DISTANCE BETWEEN THEM.
- WHEN MAKING SAW CUTS OR TRENCHING CONCRETE TO RUN ELECTRICAL POWER OR DATA TO FURNISHINGS, FILL IN AND PATCH SLAB AROUND AREA REMOVED AND AROUND ELECTRICAL BOXES.
- CONTRACTOR TO VERIFY AND PROVIDE ALL ELECTRICAL REQUIREMENTS FOR ALL 0.F.O. AND C.F.C.I. EQUIPMENT AND APPLIANCES, INCLUDING BUT NOT LIMITED TO COFFEE MAKERS, MICROWAVES, REFRIGERATORS COPEERS, FAX MACHINES, PRINTERS, ETC.
- CONTRACTOR TO COORDINATE WITH THE OWNER FINAL LOCATIONS AND ELECTRICAL REQUIREMENTS OF OWNER FURNISHED EQUIPMENT AND FURNITURE.

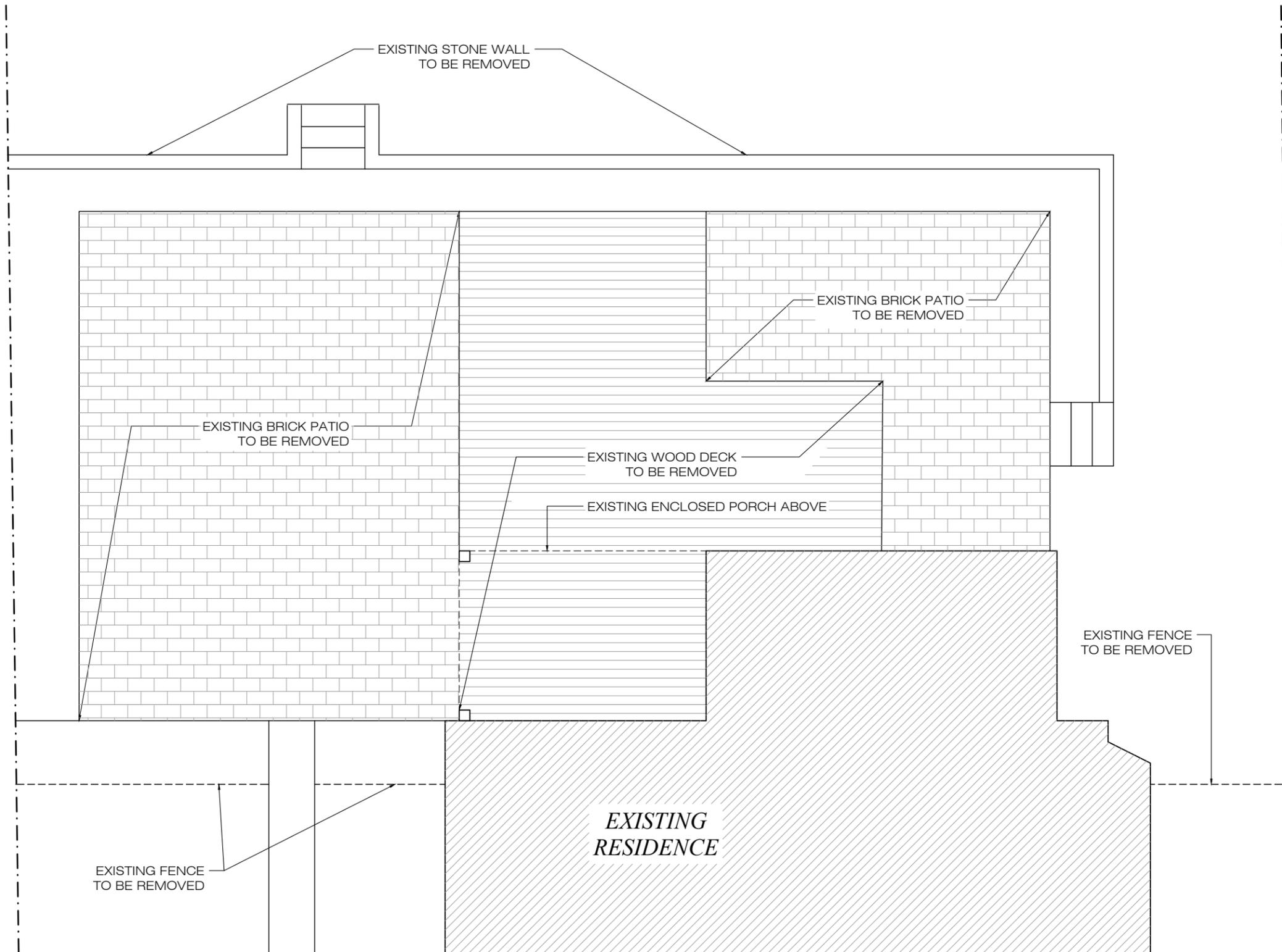


1 SITE/ROOF PLAN  
SCALE 1/32" = 1'-0"

TITLE SHEET

06 FEBRUARY 2017





1 EXISTING/DEMO PLAN  
SCALE 3/16" = 1'-0"

ARCHITECT:  

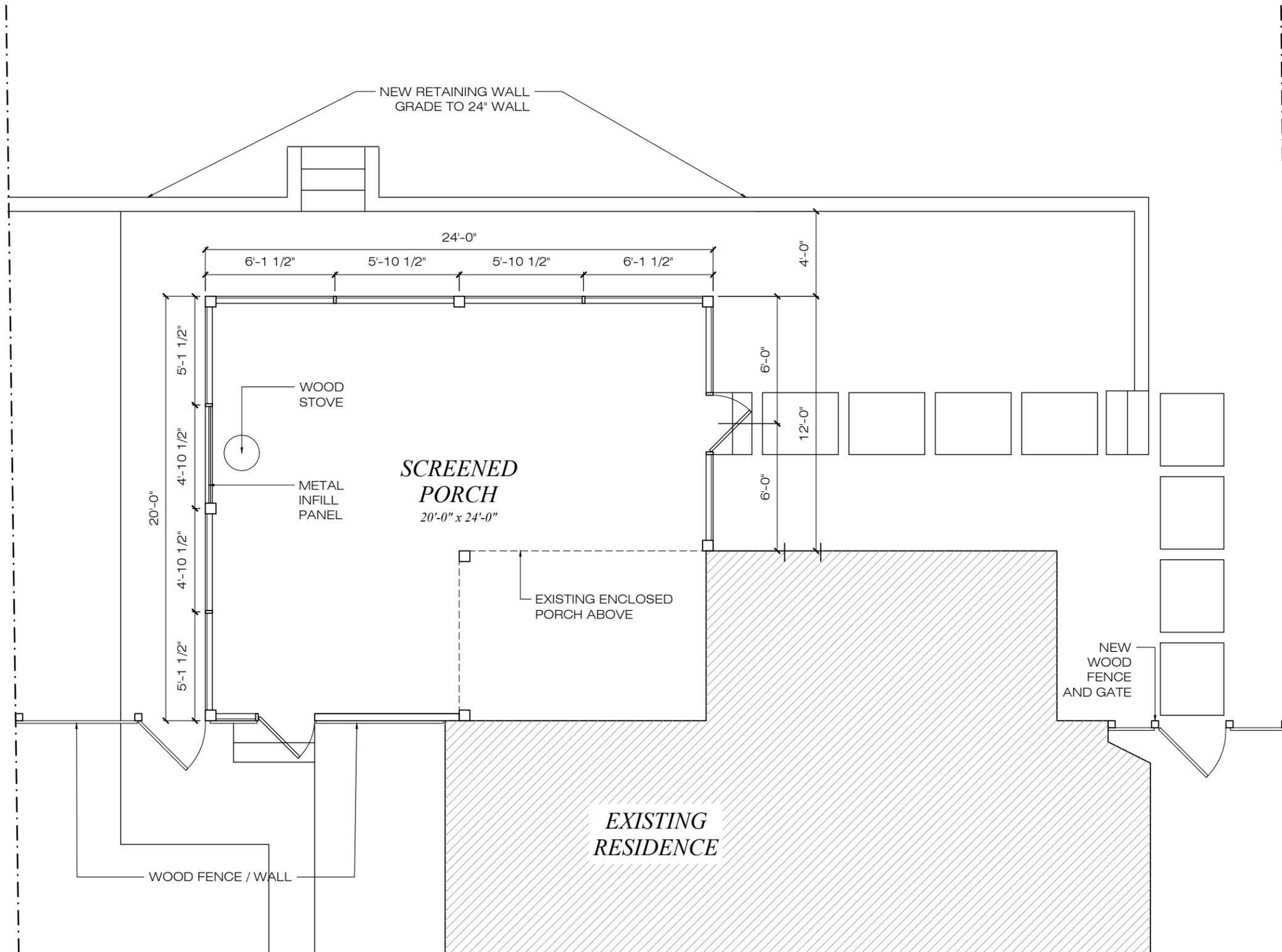
**Pfeffer Torode Architecture**  
 921 B Woodland Street, Nashville, Tennessee 37206  
 www.pfefferorode.com 615-667-0808

PROJECT:  
**MARTIN RESIDENCE**  
 2534 BLAIR BLVD  
 NASHVILLE, TN 37212

SITE PLAN

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A1.1



1 PROPOSED PLAN  
SCALE 3/16" = 1'-0"

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PROPOSED PLAN

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A1.2



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FRONT ELEVATION

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1 FRONT ELEVATION  
 SCALE 3/16" = 1'-0"

A2.1



EXISTING RESIDENCE

F.F. UPPER LEVEL  
F.C. LOWER LEVEL

F.F. LOWER LEVEL

12  
12

METAL ROOF

WOOD STRUCTURE  
SCREEN

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SIDE ELEVATION

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1 SIDE ELEVATION  
SCALE 3/16" = 1'-0"

A2.2



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SIDE ELEVATION

06 FEBRUARY 2017

1 SIDE ELEVATION  
 SCALE 3/16" = 1'-0"

A2.3



1 REAR ELEVATION  
SCALE 3/16" = 1'-0"

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REAR ELEVATION

06 FEBRUARY 2017

A2.4



ARCHITECT:

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EXISTING IMAGES

06 FEBRUARY 2017

A3.1