

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 4412 Elkins Avenue May 17, 2017

**Application:** New construction – addition and outbuilding; Setback determination

**District:** Park and Elkins Neighborhood Conservation Zoning Overlay

**Council District:** 24

**Map and Parcel Number:** 09116006400

**Applicant:** John McWaters, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to construct a rear addition and detached garage. A side setback determination for the garage would be required.

**Recommendation Summary:** Staff recommends approval of the proposed addition and outbuilding with reduced setback with the following conditions:

- The original window and door casings shall be preserved; and
- The front door shall be replaced with a single half-light or full-light door; and
- The eave height on the outbuilding shall be to no higher than ten feet (10').

With those conditions, Staff finds that the proposal meets the design guidelines for additions and outbuildings in the Sylvan Park Neighborhood Conservation Zoning Overlay.

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

#### Attachments

**A:** Photographs

**B:** Site Plan

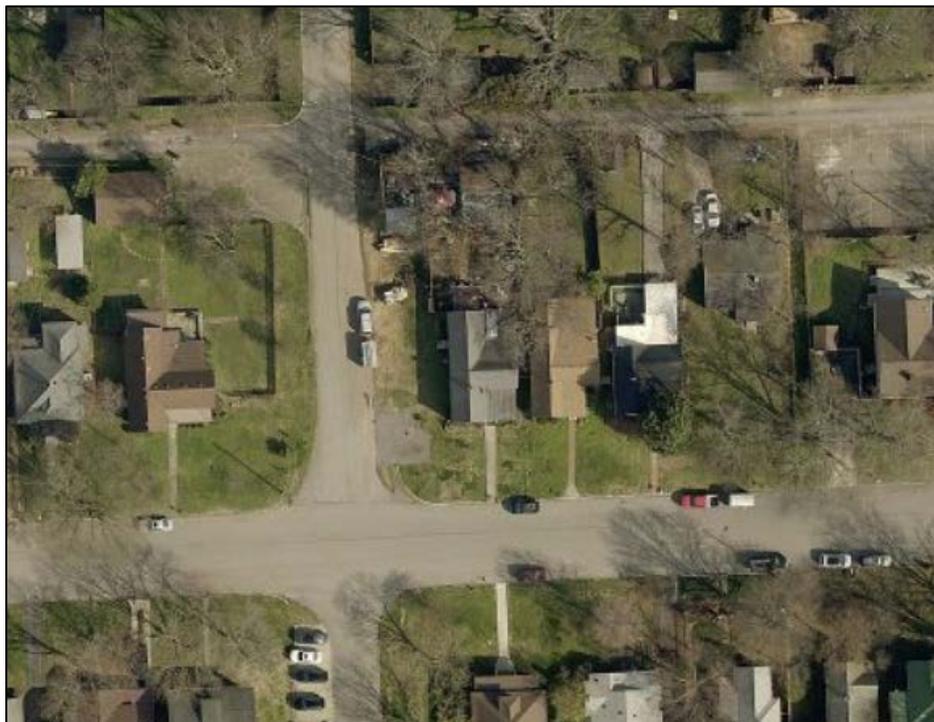
**C:** Elevations

This section can grow or diminish as required by the case.

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### II.B. NEW CONSTRUCTION AND ADDITIONS

#### i. Outbuildings

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

#### *Outbuildings: Height & Scale*

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

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

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

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings.

Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

#### Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

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.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

#### Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

### Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

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

Stud wall lumber and embossed wood grain are prohibited.

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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

### *Setbacks & Site Requirements.*

· *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

· *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

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

· *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

### *Driveway Access.*

· *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*

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

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

## **2. ADDITIONS**

- 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 not normally recommended on historic structures may be appropriate for non-

historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### Placement

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

#### *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.*

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

- *No matter their use, 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.*
- *When an addition ties into an existing roof it should be a minimum of 6" off the existing ridge.*
- *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.*

#### *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).*

**III.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

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.

- 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:** The house at 4412 Elkins Avenue is a one story Transitional Victorian cottage with a Gable-L form. The house was constructed circa 1910.

The house contributes to the historic character of the neighborhood by its age and architectural form and style.



**Analysis and Findings:** The applicant proposes to construct a rear addition and detached garage.

Demolition: The applicant is proposing to replace the roof, siding, and the windows and doors. While replacement of these elements might not be reviewed individually in a Neighborhood Conservation Zoning Overlay, done simultaneously is tantamount to demolition. Staff has reviewed the proposed material replacement and found it to be appropriate because of the condition of the roof shingles, because the existing siding is vinyl, and because the replacement windows will match the sizes and locations of the existing. However, Staff recommends that the window and door casings are retained.

The existing front door is a sliding door, which is not original; and is proposed to be replaced with a pair of French doors matching the size of the existing opening. French doors, or double doors in general, are not typical of this type of building. Staff recommends that the door is replaced with a single half-light or full-light door.

The plans also show that the front porch roof will be changed from a shed to hipped. There is not clear physical or photographic evidence that shows the porch roof to have had a different shape, but the Sanborn map does suggest that the porch size has been modified. A hipped roof is not uncommon for porches on houses of this type, therefore staff finds that this alteration would not appropriate.

With the condition that the window and door casings are retained and that the front door is replaced with a single half-light or full-light door, Staff finds the project to meet Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines and help to distinguish it from the historic building. The addition will be differentiated from the original building by stepping in the sides and keeping the roof of the addition lower than the existing roof. By connecting to the existing building in this manner, the addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds the project to meet sections II.B.2.a and II.B.2.e of the design guidelines.

Height & Scale: The side walls of the addition will be stepped in one foot (1') from the walls of the existing house. The roof of the addition will meet the rear wall of the house two feet (2') below the existing roof, and the eaves will align with the existing eaves. The addition will add nineteen feet (19') of depth to the house, less than half of the depth of the existing house. Staff finds the proposed addition to meets sections II.B.1.a and II.B.1.b of the design guidelines.

Design: While the form of the house will be clearly distinguished from the original form, the materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the project meets sections II.B.2.a and II.B.2.f of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Match existing	Yes	
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	

<b>Roofing</b>	Architectural Shingles	Match existing	Yes	
<b>Trim</b>	Wood	Milled, Painted	Yes	
<b>Windows</b>	Wood, 1/1 Double hung	Needs final approval	Yes	X
<b>Doors</b>	Wood and glass	Needs final approval	Yes	X

With the condition that the windows and doors are approved by MHZC Staff prior to purchase and installation, Staff finds the materials of the proposed addition to be compatible with those of the historic house, and that the project meets section II.B.1.d of the design guidelines.

Proportion and Rhythm of Openings: The plans show existing doors and windows as being replaced, but no changes to the opening sizes or locations. The existing front door is a sliding door, which is not original; and is proposed to be replaced with a pair of French doors matching the size of the existing opening. French doors, or double doors in general, are not typical of this type of building. Staff recommends that the door is replaced with a single half-light or full-light door. The windows on the proposed addition are all generally twice as tall as they are wide, as are the windows on the historic house. 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 be compatible with the existing house and to meet Section II.B.1.g of the design guidelines.

Roof form: The roof of the addition will tie into the back of the existing house with a ridge two feet (2’) below the peak of the existing roof, extending out with a hipped form at the rear. The slopes, eaves, and fascia on the front and sides of the existing building will not be altered. The pitch of the new roof will be 4:12, which is compatible with the pitch of the existing roof and is compatible with the roofs on historic buildings nearby. Staff finds that the project meets section II.B.1.e of the design guidelines.

Appurtenances & Utilities: The plans show a new driveway being added near the rear of the lot off of 45<sup>th</sup> Avenue North. Staff asks to approve the paving material prior to construction. No other changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Setback & Rhythm of Spacing: The addition meets the setback requirements for the base zoning, and meets section II.B.1.c of the design guidelines.

Outbuildings: A new detached garage at the rear of the lot is also proposed:  
Site Planning & Setbacks:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	-	Yes
<b>Space between principal building and Garage</b>	20'	30'
<b>Rear setback</b>	3'	3'
<b>L side setback</b>	20'	3'
<b>R side setback</b>	3'	3'
<b>How is the building accessed?</b>	-	From side street
<b>Two different doors rather than one large door (if street facing)?</b>	-	Yes

The building will be located at the rear of the lot, with garage doors facing 45<sup>th</sup> Avenue North. The proposed setbacks for the building are three feet (3') to the rear and four feet (4') to the sides. The standard street setback for a garage on a corner lot with garage doors facing the street is twenty feet (20'), however Staff finds the proposed setback to be appropriate because there is a thirty-five foot (35') unpaved buffer to the left of the property. This gives a perceived setback of nearly forty feet (40') from the street. Staff finds this to be compatible with the location of outbuildings historically. The rear and right side setbacks also meet the design guidelines and zoning requirements.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	<b>Existing conditions (height of historic portion of the home)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	18'-9"	25'	18'-9"
<b>Eave Height</b>	10'-10"	1 story - 10'	10'-10"

For a one-story building on a lot less than 10,000 square feet:

	<b>Lot is less than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint (maximum cannot exceed lesser number to left)</b>
<b>Maximum Square Footage</b>	750 sq. ft.	840	690

The roof and eave heights of the building match the principal building, however the guidelines limit the height of eaves on an outbuilding to ten feet (10'). With the condition that the eave height is no greater than ten feet (10'), Staff finds the height and scale of the proposed outbuilding would meet section III.B.1.i.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structure will be similar to the historic house. Its roof form will match that of the house, and the materials will not contrast greatly with the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section III.B.1.i.1 of the design guidelines

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross-gable	X
Primary roof slope	10:12	X

The roof of the building meet section III.B.1.i.1 of the design guidelines.

Material:

	Proposed	Color/Texture/Make/Manufacturer	Typical of Neighborhood	Requires Additional Review
<b>Foundation</b>	Concrete Block	Split-face	Yes	
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	
<b>Roofing</b>	Architectural Shingles	Match existing	Yes	X
<b>Trim</b>	Wood	Milled, Painted	Yes	
<b>Windows</b>	Wood, 1/1 Double hung	Needs final approval	Yes	

With that condition that the window and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section III.B.2.h of the design guidelines.

The building will be located at the rear of the lot, with garage doors facing 45<sup>th</sup> Avenue North. The proposed setbacks for the building are three feet (3') to the rear and four feet (4') to the sides. The standard street setback for a garage on a corner lot with garage doors facing the street is twenty feet (20'), however Staff finds the proposed setback to be appropriate because there is a thirty-five foot (35') wide unpaved buffer to the left of the property.

Appurtenances & Utilities: The lot currently has a parking pad at the rear, and a parking pad in an unpaved right-of-way to the left of the lot. The proposed outbuilding will have a new concrete driveway to access garage doors facing the side street. Staff finds this to be appropriate given the size and corner location of the lot and that the project meets III.B.1.i.1 of the design guidelines. No other changes to the site's appurtenances were indicated on the drawings.

**Recommendation:** Staff recommends approval of the proposed addition and outbuilding with reduced setback with the following conditions:

- The original window and door casings shall be preserved; and
- The front door shall be replaced with a single half-light or full-light door; and
- The eave height on the outbuilding shall be to no higher than ten feet (10').

With those conditions, Staff finds that the proposal meets the design guidelines for additions and outbuildings in the Sylvan Park Neighborhood Conservation Zoning Overlay.

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



View of front porch with shed roof (original) and sliding front door (not original).



Tax Assessor file photo showing asbestos siding.



4412 Elkins Avenue, left side from front.



4412 Elkins Avenue, left side from rear. The unpaved area between the fence and the street is an unpaved right-of-way.

# 4412 Elkins Ave

## Nashville, Tennessee 37209

### INDEX OF DRAWINGS

SHEET No.	DRAWING TITLE
TITLE	GENERAL NOTES AND SITE PLAN
A1.1	PLANS
A2.1	ELEVATIONS
A3.1	GARAGE PLANS AND ELEVATIONS

### BUILDING DATA

ADDRESS: 4412 ELKINS AVENUE  
NASHVILLE, TENNESSEE 37209  
PARCEL ID: 09116006400  
DESCRIPTION: SINGLE FAMILY RENOVATION  
AND ADDITION  
LOT AREA: .14 ACRES  
DIMENSIONS: 40' x 150'

PROPOSED BUILDING HEIGHT: 19'-10"

#### PROPOSED BUILDING AREAS

CONDITIONED AREA  
MAIN LEVEL: 1,681 SF  
TOTAL: 1,681 SF

#### UNCONDITIONED AREA

FRONT PORCH: 204 SF  
STOOP: 11 SF  
TOTAL: 215 SF

### VICINITY MAP



4412 ELKINS AVE

### 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 ARCHITECTS "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 KEYED 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 BUILDING'S EXTERIOR OR ITS OCCUPIED SPACES IN A MANNER WHICH WOULD, IN THE ARCHITECTS OPINION, RESULT IN LESSENING THE BUILDING'S 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.

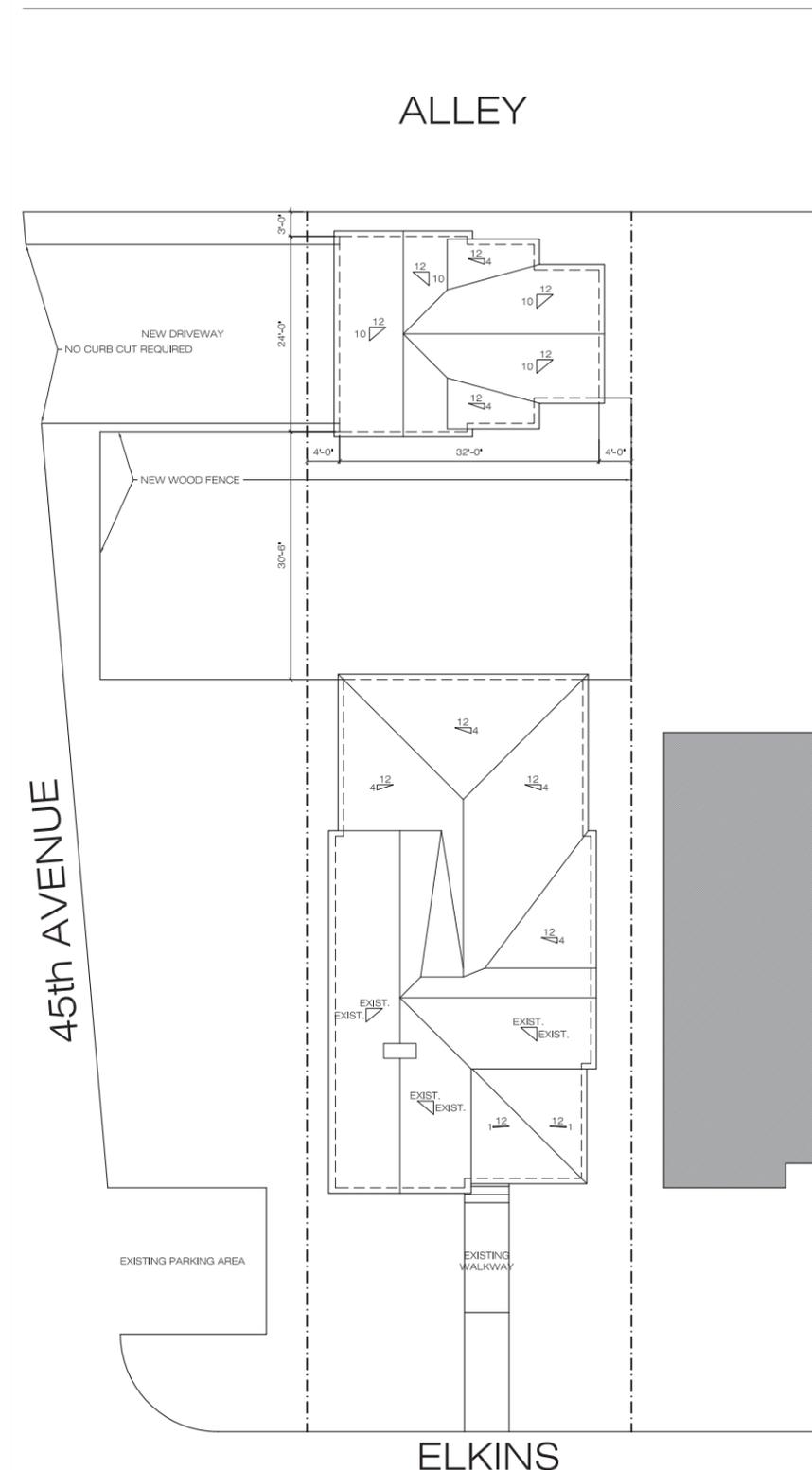
#### DEMOLITION

- 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 ARCHITECTS 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 EXITING 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 REPLACE 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 STUD 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 O.F.O. AND C.F.C.I EQUIPMENT AND APPLIANCES, INCLUDING BUT NOT LIMITED TO COFFEE MAKERS, MICROWAVES, REFRIGERATORS COPIERS, FAX MACHINES, PRINTERS, ETC.
- CONTRACTOR TO COORDINATE WITH THE OWNER FINAL LOCATIONS AND ELECTRICAL REQUIREMENTS OF OWNER FURNISHED EQUIPMENT AND FURNITURE.



1 SITE PLAN & ROOF PLAN  
SCALE 3/64" = 1'-0"

ARCHITECT:

**Pfeffer Torode Architecture**  
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4412 ELKINS AVENUE  
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HISTORIC REVIEW

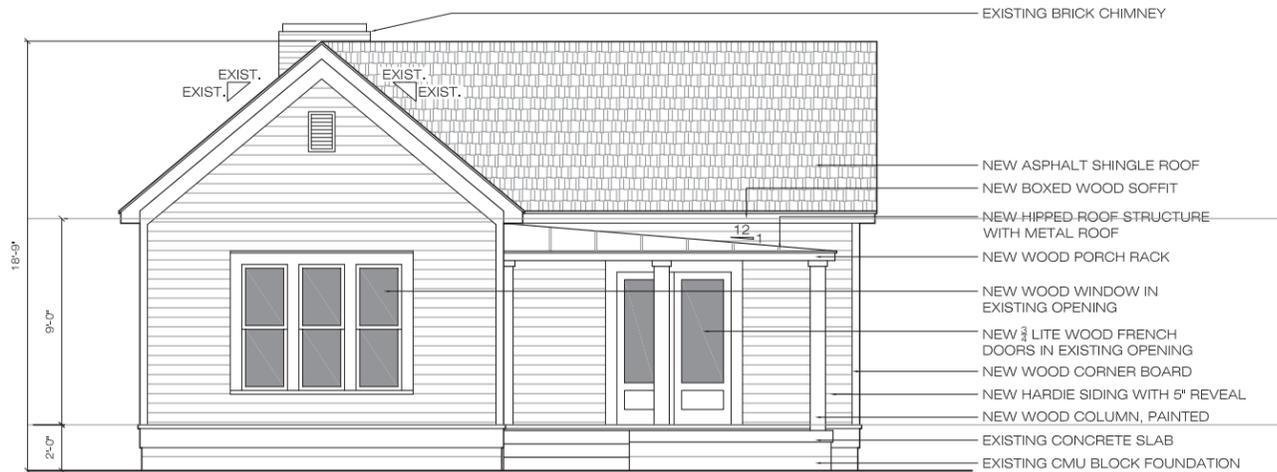
SHEET:

GENERAL NOTES  
AND SITE PLAN

1 MAY 2017

TITLE





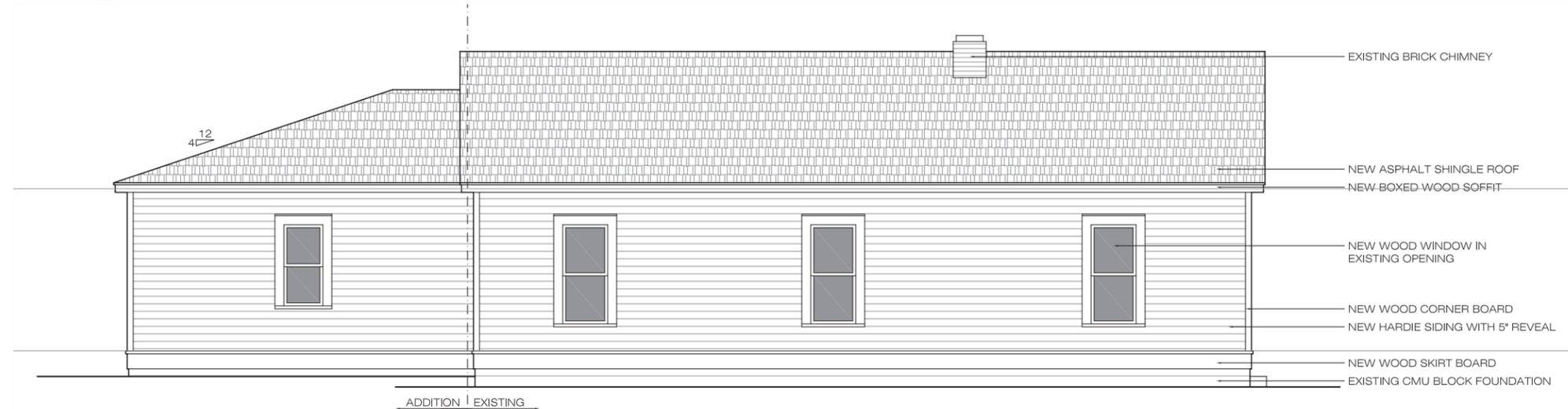
1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



2 REAR ELEVATION  
SCALE 1/8" = 1'-0"



3 RIGHT ELEVATION  
SCALE 1/8" = 1'-0"



4 LEFT ELEVATION  
SCALE 1/8" = 1'-0"

EXISTING BRICK CHIMNEY

EXIST.  
EXIST.  
EXIST.

NEW ASPHALT SHINGLE ROOF  
NEW BOXED WOOD SOFFIT  
NEW HIPPED-ROOF STRUCTURE WITH METAL ROOF  
NEW WOOD PORCH RACK  
NEW WOOD WINDOW IN EXISTING OPENING  
NEW 3/4 LITE WOOD FRENCH DOORS IN EXISTING OPENING  
NEW WOOD CORNER BOARD  
NEW HARDIE SIDING WITH 5" REVEAL  
NEW WOOD COLUMN, PAINTED  
EXISTING CONCRETE SLAB  
EXISTING CMU BLOCK FOUNDATION

EXISTING BRICK CHIMNEY  
NEW MEMBRANE CRICKET  
NEW ASPHALT SHINGLE ROOF  
NEW BOXED WOOD SOFFIT

RECESSED STOOP  
NEW WOOD WINDOW IN EXISTING OPENING  
NEW 3/4 LITE WOOD FRENCH DOORS IN EXISTING OPENING  
NEW WOOD CORNER BOARD  
NEW HARDIE SIDING WITH 5" REVEAL  
NEW WOOD COLUMN, PAINTED  
EXISTING CONCRETE SLAB

EXISTING BRICK CHIMNEY

NEW ASPHALT SHINGLE ROOF  
NEW BOXED WOOD SOFFIT  
NEW HIPPED-ROOF STRUCTURE WITH METAL ROOF  
NEW WOOD PORCH RACK  
NEW 3/4 LITE WOOD FRENCH DOORS IN EXISTING OPENING  
NEW WOOD CORNER BOARD  
NEW HARDIE SIDING WITH 5" REVEAL  
NEW WOOD COLUMN, PAINTED  
EXISTING CONCRETE SLAB  
EXISTING CMU BLOCK FOUNDATION

NEW ASPHALT SHINGLE ROOF  
NEW BOXED WOOD SOFFIT  
NEW WOOD WINDOW  
NEW WOOD CORNER BOARD  
NEW HARDIE SIDING WITH 5" REVEAL  
NEW WOOD SKIRT BOARD  
NEW CMU BLOCK FOUNDATION

EXISTING | ADDITION

EXISTING BRICK CHIMNEY

NEW ASPHALT SHINGLE ROOF  
NEW BOXED WOOD SOFFIT

NEW WOOD WINDOW IN EXISTING OPENING  
NEW WOOD CORNER BOARD  
NEW HARDIE SIDING WITH 5" REVEAL  
NEW WOOD SKIRT BOARD  
EXISTING CMU BLOCK FOUNDATION

ADDITION | EXISTING

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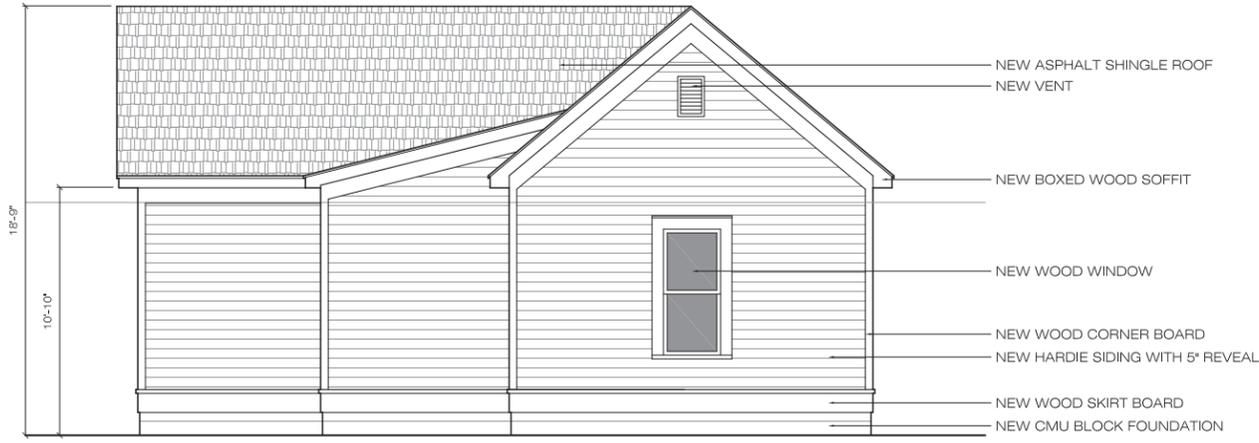
HISTORIC REVIEW

SHEET:

ELEVATIONS

1 MAY 2017

A2.1



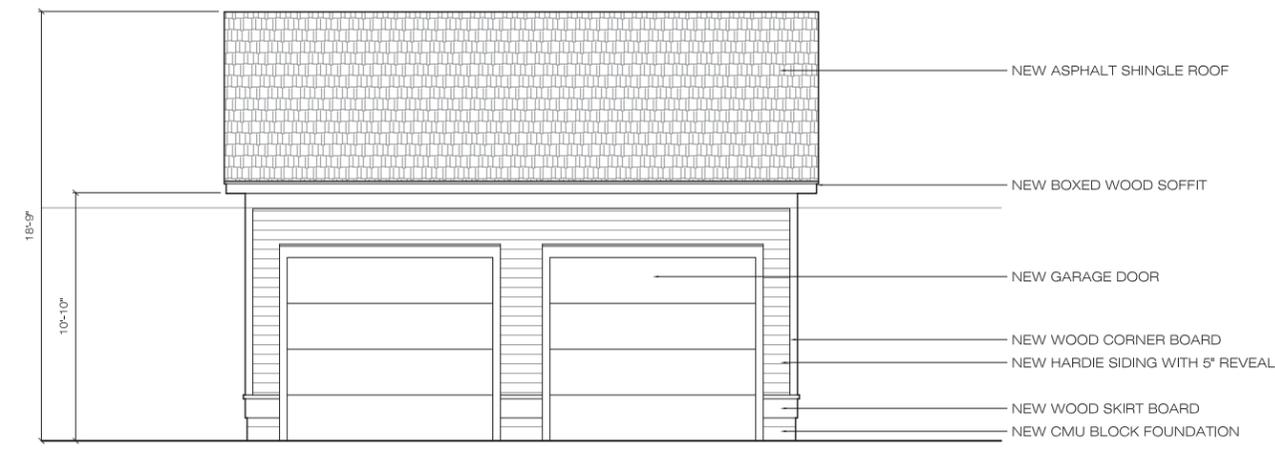
1 ALLEY ELEVATION  
SCALE 1/8" = 1'-0"



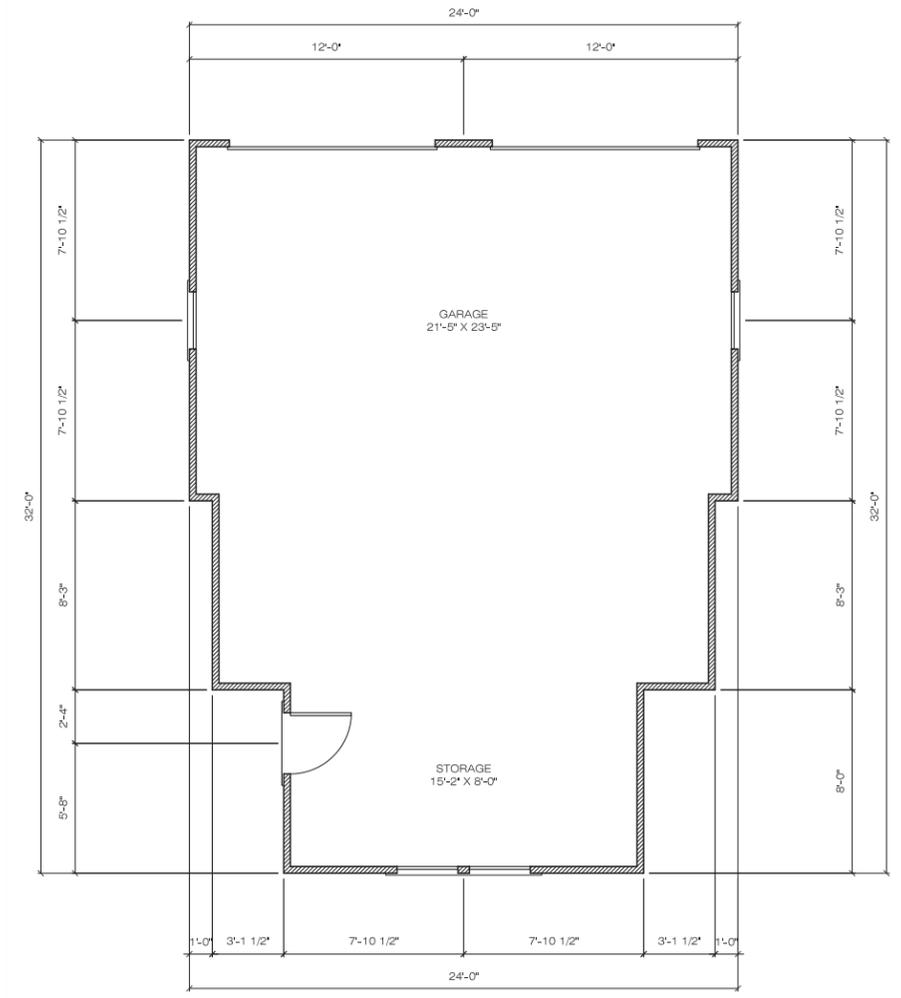
2 HOUSE ELEVATION  
SCALE 1/8" = 1'-0"



3 REAR ELEVATION  
SCALE 1/8" = 1'-0"



4 45TH AVENUE ELEVATION  
SCALE 1/8" = 1'-0"



5 GARAGE PLAN  
SCALE 1/8" = 1'-0"

ARCHITECT:



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HISTORIC  
REVIEW

SHEET:

GARAGE PLAN  
AND ELEVATIONS

1 MAY 2017

