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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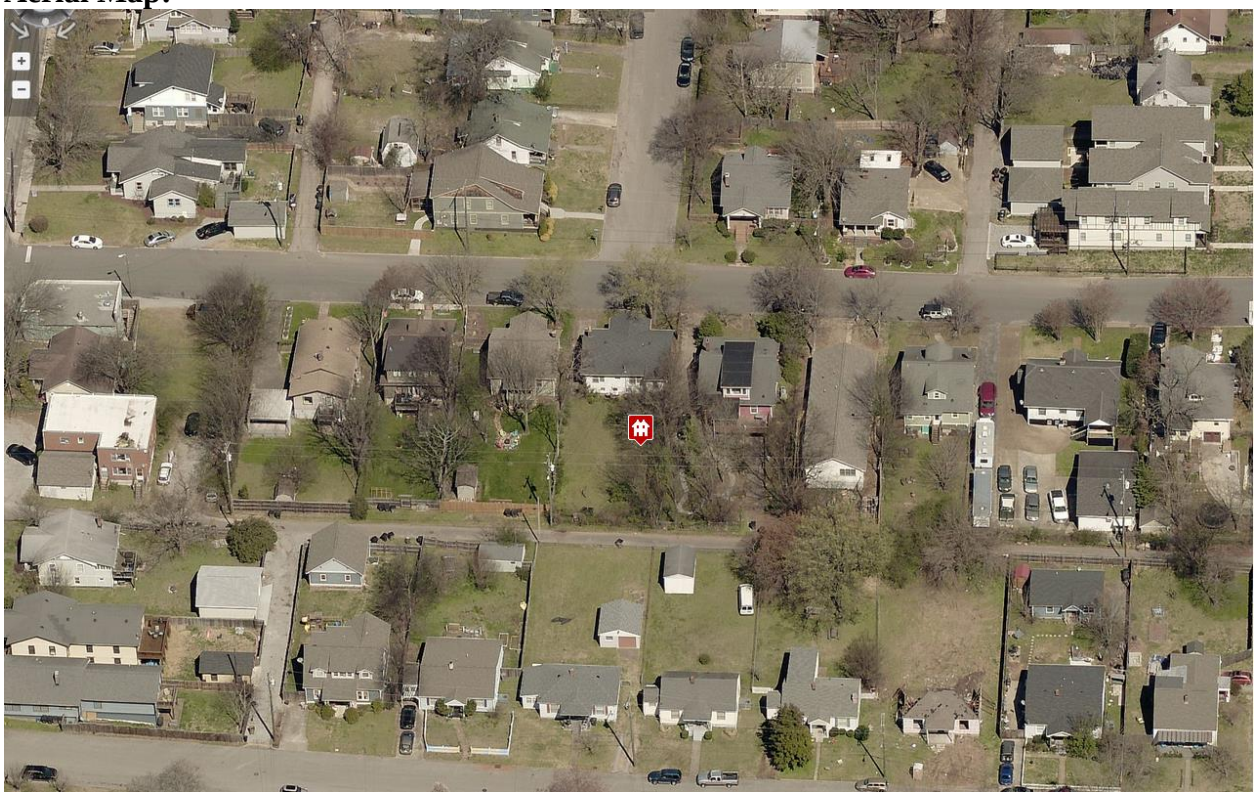
STAFF RECOMMENDATION
1620 Ordway Place
August 16, 2017

Application: New construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310013400
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition that is taller than the historic house. **Recommendation Summary:** Staff recommends approval of the addition with the following conditions: **1.** Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; **2.** Staff approve the roof color, dimensions and texture; and **3.** The HVAC be located behind the house or on either side, beyond the mid-point of the house. With these conditions, staff finds that the addition meets Section II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:

Aerial Map:



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.

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

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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> 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.

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).

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.

· 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.

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

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: 1620 Ordway Place is a c. 1940 frame bungalow that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The lot slopes down from the front of the lot to the rear (Figure 2).

Figure 1. 1620 Ordway Place front and side view

Figure 2. 1620 Ordway Place rear view

Analysis and Findings: Application is to construct a rear addition that is taller than the historic house.

Partial Demolition: The applicant intends to remove the non-historic metal siding, which staff finds to be appropriate. The siding underneath will be restored, if possible. The applicant intends to alter the window openings on the left façade (Figure 3). The double window at the back of the left façade (marked in red on Figure 3) will be enlarged to match the paired window opening on the front façade. The smaller window towards the

back (marked in blue on Figure 3) will be relocated about nine inches (9”) to the right and shortened by six inches (6”). Staff finds that the alterations to the window openings on the left façade to be appropriate for several reasons. They are located on a secondary façade, in the back half of the façade, where they are less prominent. In addition, the altered window openings will be consistent with the historic house’s window pattern, locations, and sizes. Staff therefore finds that the alterations of the window openings to meet Section III.B.2. for appropriate demolition.

Figure 3. Left façade window changes.

Height & Scale: The proposed addition is inset two feet (2’) from both back corners of the historic house, which is appropriate. On the left side, the entire addition is inset two feet (2’) from the back of the house. On the right side, the addition is inset two feet (2’) for a depth of five feet (5’), after which time, the addition steps back out to match the line of the historic house. The addition has a maximum width of thirty-five feet, six inches (35’6”) and a maximum depth of thirty-nine feet (39’). It will add one thousand and sixty-nine square feet (1,069 sq. ft.) of footprint to the historic house, which has a footprint of one thousand, one hundred, and thirty-two square feet (1,132 sq. ft.).

The addition connects to the back of the historic house at a point approximately six inches (6”) below the ridge of the historic house. At a point approximately fifty-feet (50’) back from the front of the house, the addition increases in height to be two feet, six inches (2’6”) taller than the historic house. The design guidelines allow for additions to be taller in some instances, only when necessary and when the roof form minimizes the additional height. The roof form of the addition is a side gable, like the existing building, which will minimize its visibility. Staff finds that the proposed extra height is appropriate, as the historic house is a true one-story house with a modest footprint, a slightly taller addition is a way to get additional space in an upper level while keeping the footprint appropriate and the proposed roof form minimizes the additional height. The applicant has made use of the drop in grade to sink the floor line of the addition lower than that of the historic house, keeping the additional height to just two feet, six inches (2’6”).

Staff finds that the addition’s height and scale to meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The addition is located at the rear of the house and is inset two feet (2') from the back of each corner. The addition connects to the back of the historic house at a point approximately six inches (6") below the ridge of the historic house. The insets and its separate roof form ensure that if the addition were to be removed in the future, the historic character of the historic house would remain intact. Staff therefore finds that the proposed addition meets Sections II.B.2.a and d. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. 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 that the proposed addition meets Sections II.B.2.a and e. of the design guidelines.

Setback: The proposed addition meets all base zoning setbacks. It will be five feet (5') form the left side property line and nine feet, six inches (9'6") from the right side property line. It will be over fifty-one feet (51') from the rear property line. Staff finds that the proposed addition meets Sections II.B.3. and II.B.10. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Rear door	Not indicated	Not indicated	Unknown	Yes

Staff recommends approval of the roof shingle color and texture and of all windows and doors prior to purchase and installation. With staff's approval of all final material choices, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The proposed addition will have gabled roof forms. The addition ties into the historic house with a 10/12 gable. The taller portion of the house will have a 10/12

side gable, which is appropriate. The rear living room portion of the addition will also have a 10/12 gable. The side gable portion of the addition will have shed dormer with a slope of 2/12. The dormer is inset one foot (1') from the side wall of the addition, and is therefore inset three feet (3') from the line of the wall of the historic house, which staff finds to be appropriate. Staff finds that the project's roof forms meet Sections II.B.5. and II.B.10. of the design guidelines

Orientation: The addition will not affect the historic house's orientation towards Ordway Place. Staff finds that the addition meets Sections II.B.6. and II.B.10. of the design guidelines.

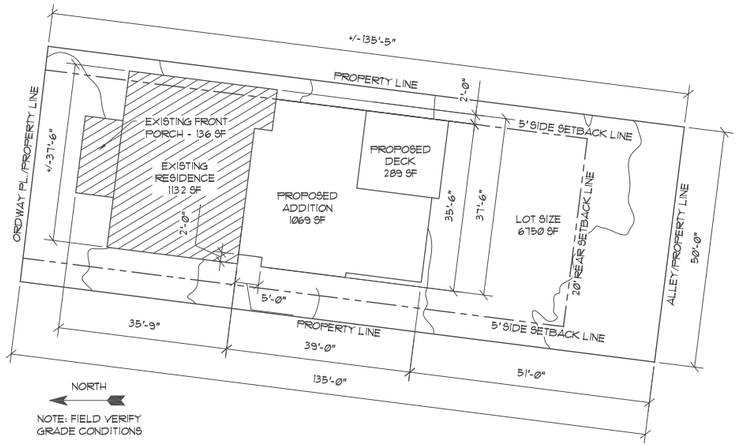
Proportion and Rhythm of Openings**:** The changes to the window openings on the historic house's left façade are described under "Partial Demolition." The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is an expanse of nineteen feet (19') of wall space on the left side without a door or window opening. Staff finds this expanse to be appropriate because it is inset two feet (2') from the side of the historic house and it is located about forty feet (40') from the front of the house. This wall will not be highly visible from the street and the lack of a window will not detrimentally affect the historic character of the historic house. Staff finds the project's proportion and rhythm of openings to meet Sections II.B.7. and II.B.10. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the addition with the following conditions:

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

With these conditions, staff finds that the addition meets Section II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.



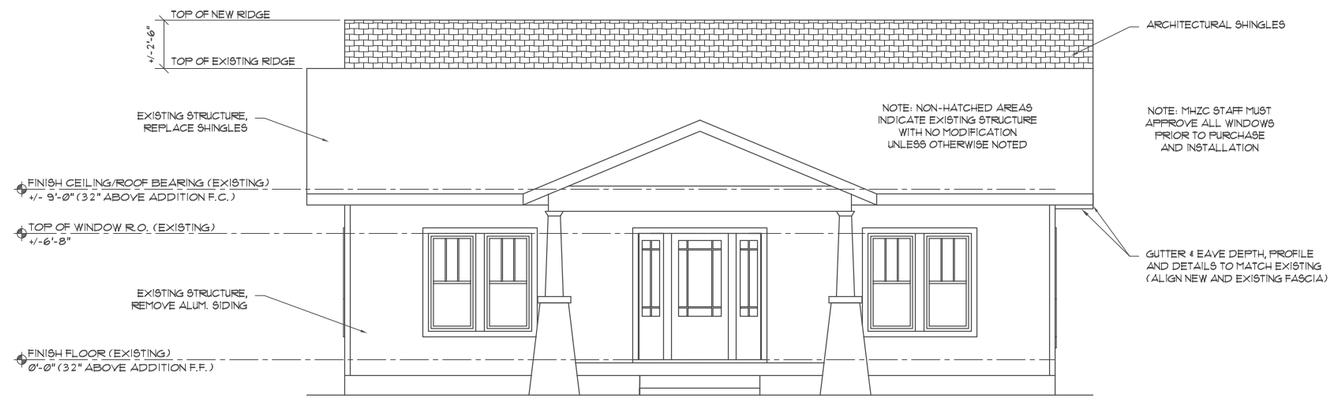
01 SITE PLAN Scale: 1/16"=1'-0"

IMPERVIOUS AREA CALCULATIONS	
LOT AREA:	+/-6750 SF
EXISTING IMPERVIOUS AREA	
EXISTING RESIDENCE:	+/-1132 SF
EXISTING FRONT PORCH:	+/-136 SF
EXISTING IMPERVIOUS TOTAL:	+/-1268 SF
EXISTING IMPERVIOUS TOTAL:	+/-18.8%
NEW CONSTRUCTION	
HEATED ADDITION:	+/-1069 SF
DECK ADDITION:	+/-289 SF
NEW CONSTRUCTION TOTAL:	+/-1358 SF
NEW CONSTRUCTION TOTAL:	+/-20.1%
TOTAL IMPERVIOUS:	+/-2643 SF
TOTAL IMPERVIOUS:	+/-38.9%

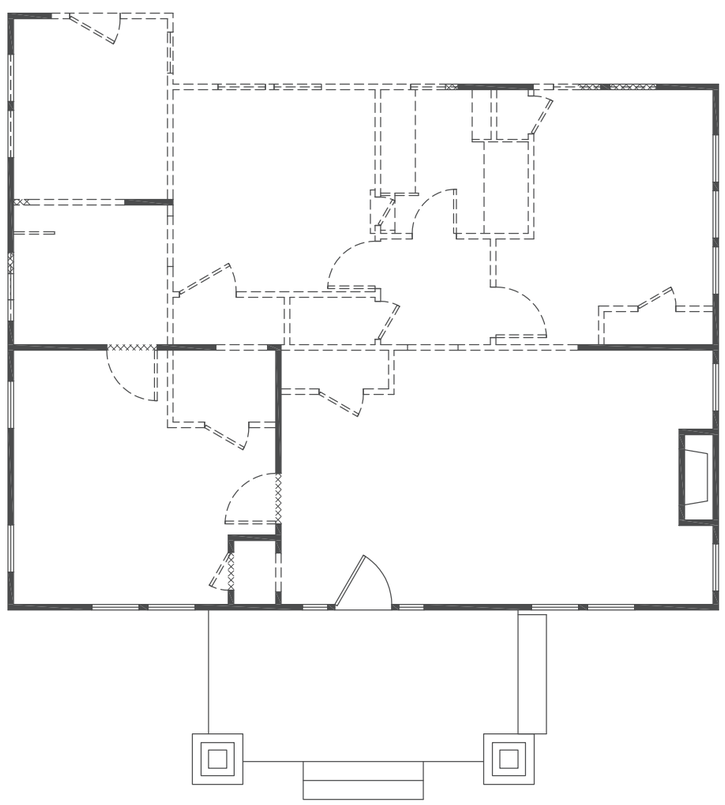
SITE PLAN NOTES

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

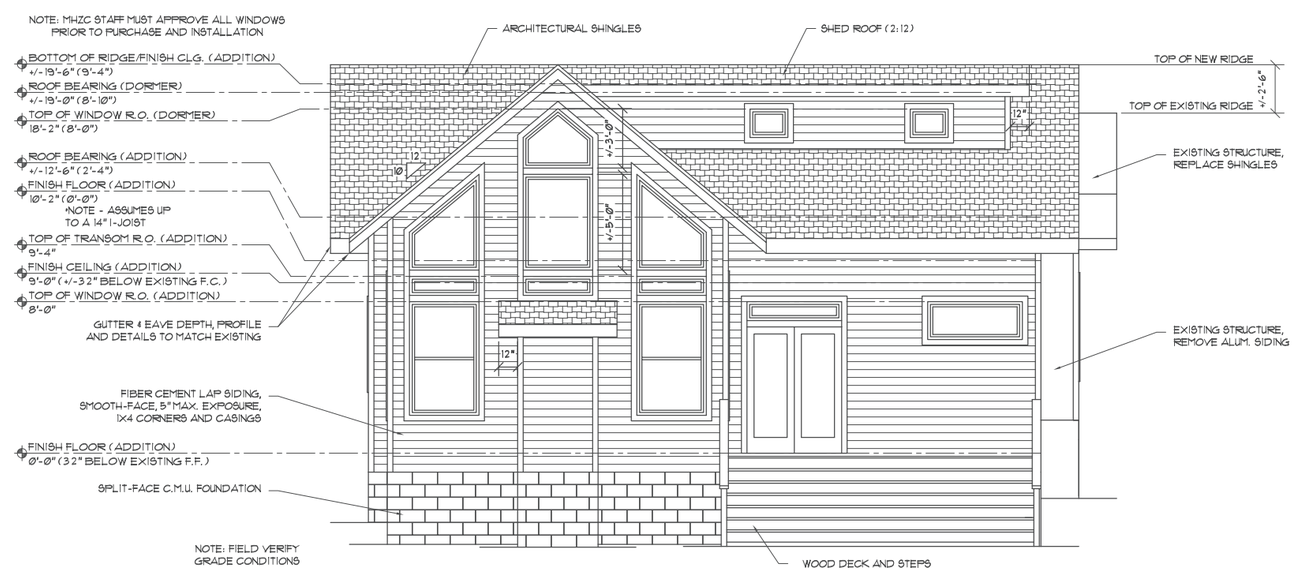
A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IF REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.



03 FRONT ELEVATION (NORTH) Scale: 1/4"=1'-0"



02 FIRST LEVEL DEMOLITION PLAN Scale: 1/4"=1'-0"



04 REAR ELEVATION (SOUTH) Scale: 1/4"=1'-0"

CHEYENNE SMITH HOME DESIGN
RENOVATIONS/ADDITIONS
NEW CONSTRUCTION | GARAGES
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PROJECT #: 17033

PROPOSED RENOVATION AND ADDITION
1620 ORDWAY PL.
NASHVILLE, TN 37206

ISSUE DATE: 08.03.17

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

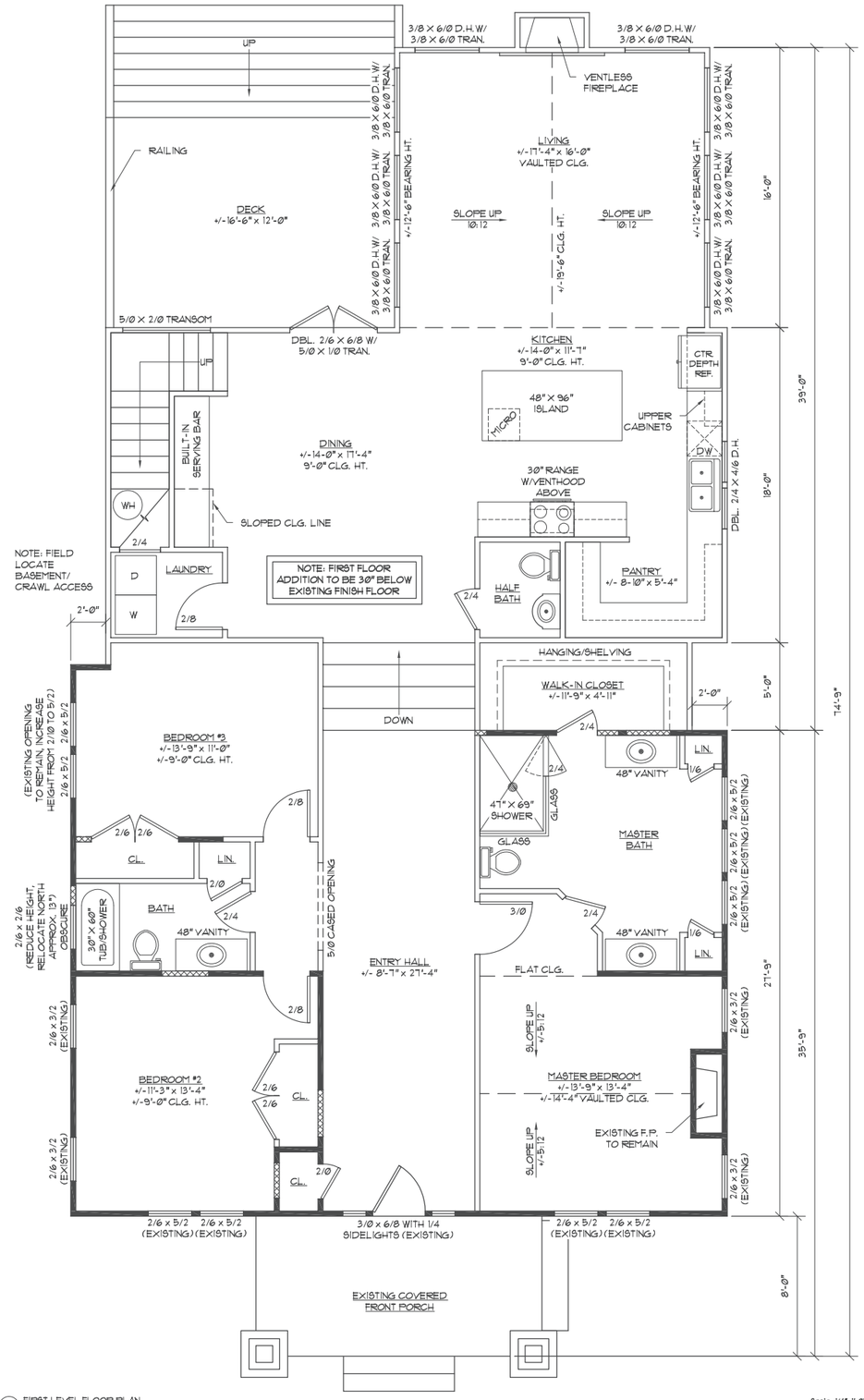
PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: AS NOTED

A101

SITE AND DEMO PLAN
EXTERIOR ELEVATIONS



01 FIRST LEVEL FLOOR PLAN

Scale: 1/4"=1'-0"

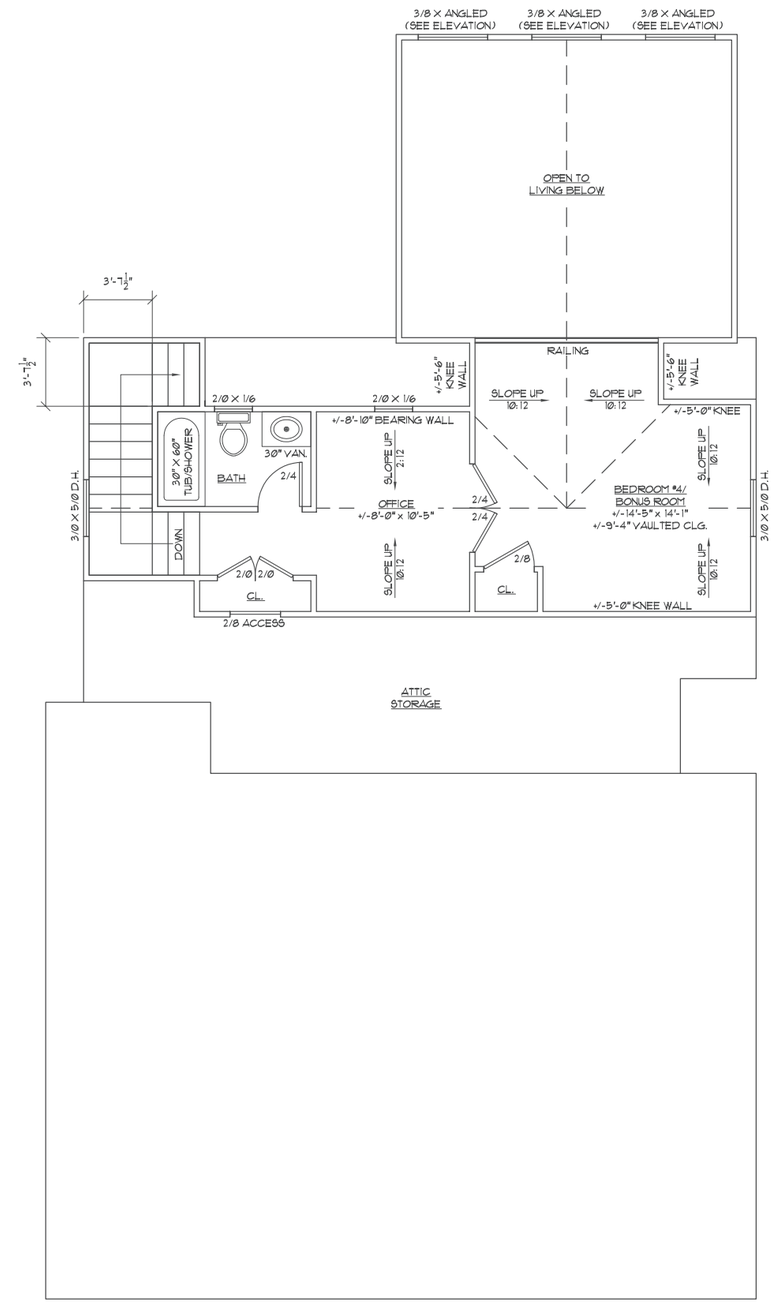
WALL TYPE LEGEND
EXISTING WALLS TO REMAIN
FILL EXISTING OPENINGS
NEW WALLS

AREA CALCULATIONS	
HEATED AREA	
FIRST FLOOR EXISTING:	+/-1132 SF
FIRST FLOOR ADDITION:	+/-1069 SF
SECOND FLOOR ADDITION:	+/-380 SF
TOTAL HEATED:	+/-2581 SF
UNHEATED AREA	
EXISTING FRONT PORCH:	+/-136 SF
TOTAL UNHEATED:	+/-136 SF
TOTAL UNDER ROOF:	+/-2766 SF

*NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
6. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
7. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



02 SECOND LEVEL FLOOR PLAN

Scale: 1/4"=1'-0"

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615 - 430 - 6085
CHEYENNE@CHEYENNESMITH.COM

PROJECT #: 17033

PROPOSED RENOVATION AND ADDITION
1620 ORDWAY PL.
NASHVILLE, TN 37206

ISSUE DATE: 08.03.17

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

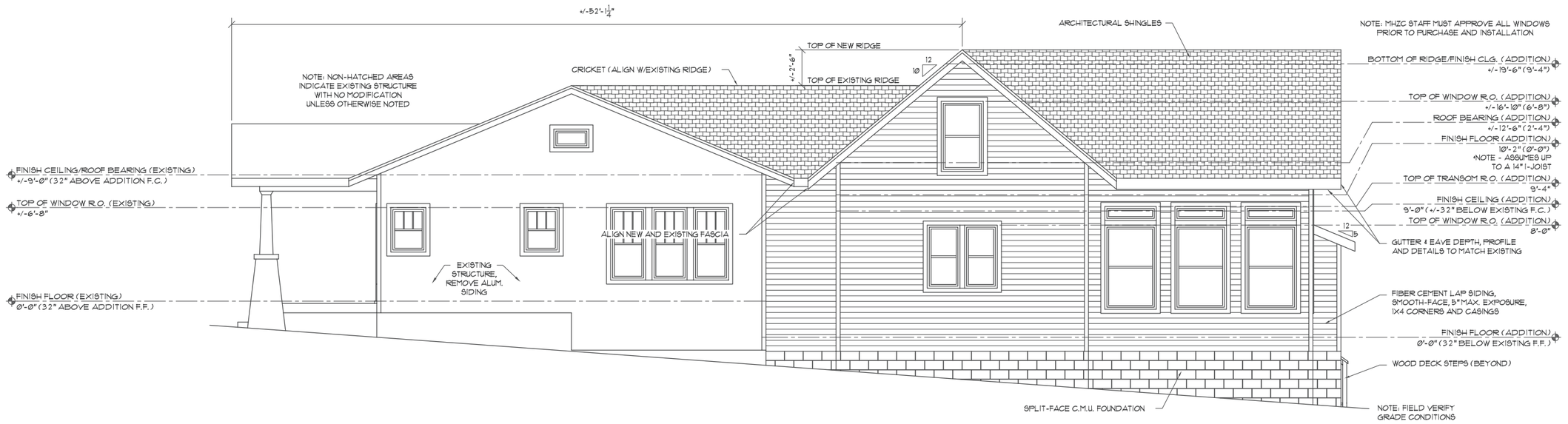
PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: 1/4" = 1'-0"

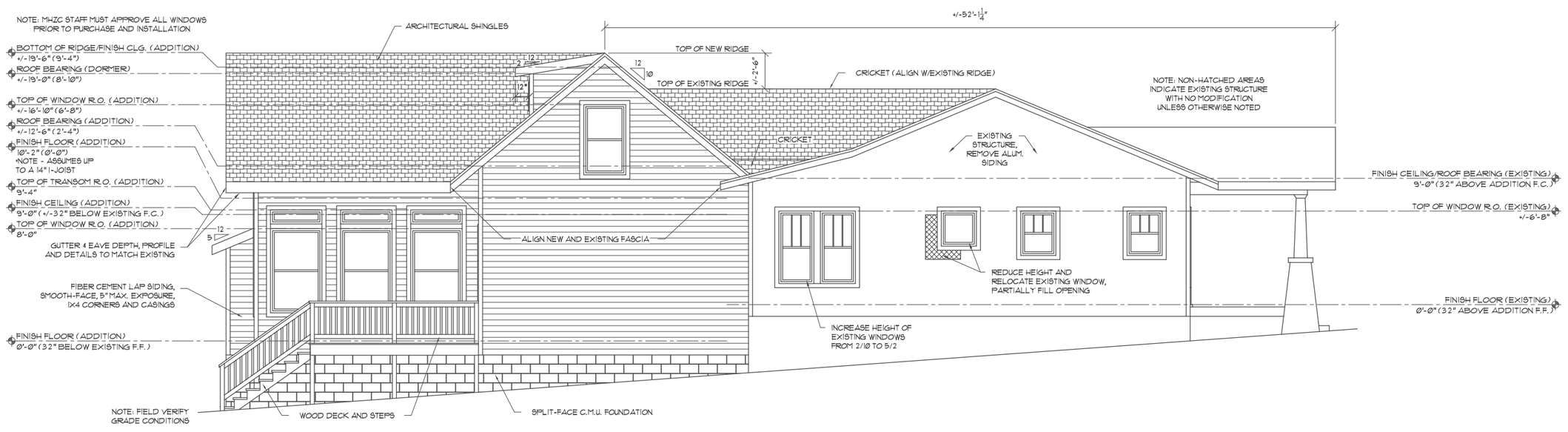
A102

FLOOR PLANS



01 RIGHT ELEVATION (WEST)

Scale: 1/4"=1'-0"



02 LEFT ELEVATION (EAST)

Scale: 1/4"=1'-0"

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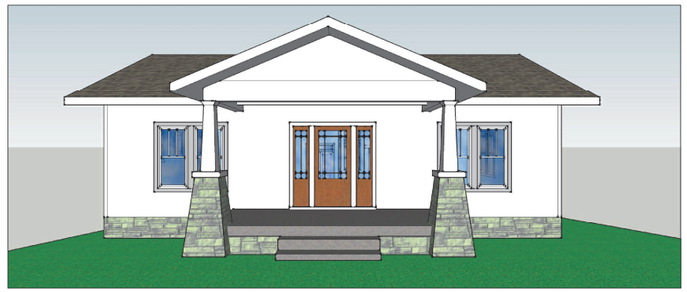
PLOT TO HALF SCALE ON 11" X 17" PAPER

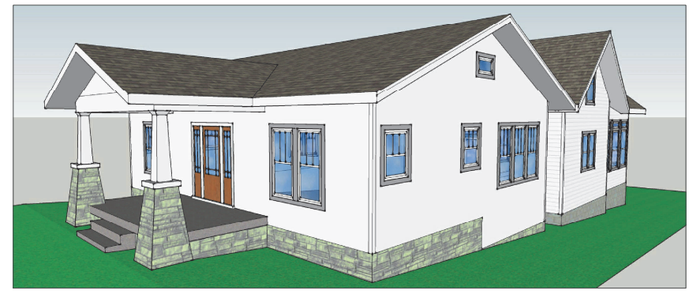
SCALE: 1/4" = 1'-0"

A103

EXTERIOR ELEVATIONS

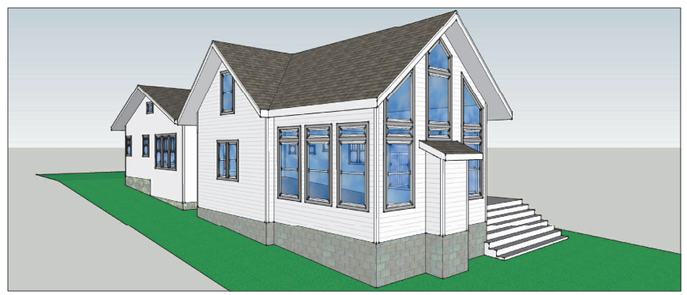


01 FRONT PERSPECTIVE Scale: N.T.S.

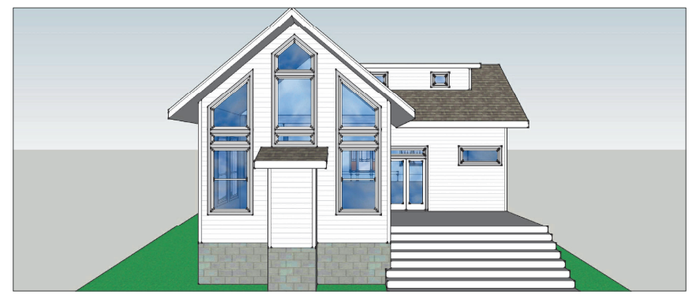


02 RIGHT FRONT PERSPECTIVE Scale: N.T.S.

03 RIGHT ELEVATION Scale: N.T.S.



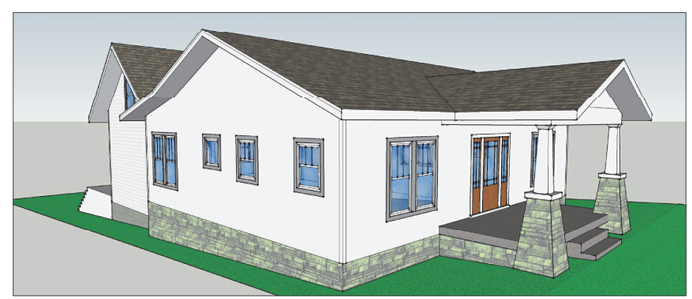
04 RIGHT REAR PERSPECTIVE Scale: N.T.S.



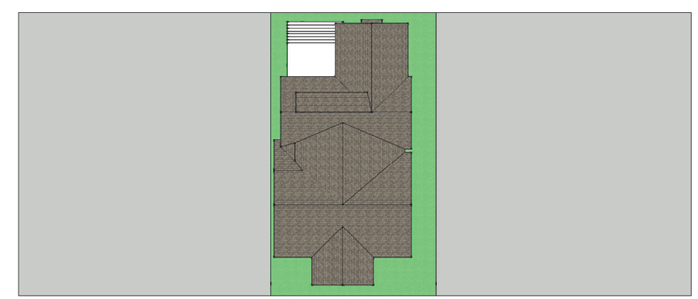
05 REAR PERSPECTIVE Scale: N.T.S.

06 LEFT REAR PERSPECTIVE Scale: N.T.S.

07 LEFT PERSPECTIVE Scale: N.T.S.



08 LEFT FRONT PERSPECTIVE Scale: N.T.S.



09 ROOF PERSPECTIVE Scale: N.T.S.

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PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: AS NOTED

A100

EXTERIOR
PERSPECTIVES