

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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STAFF RECOMMENDATION

**215 Carden Avenue
February 21, 2018**

Application: New construction – addition; Setback determination
District: Whitland Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10413003200
Applicant: Nancy Moore, The Porch Company
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

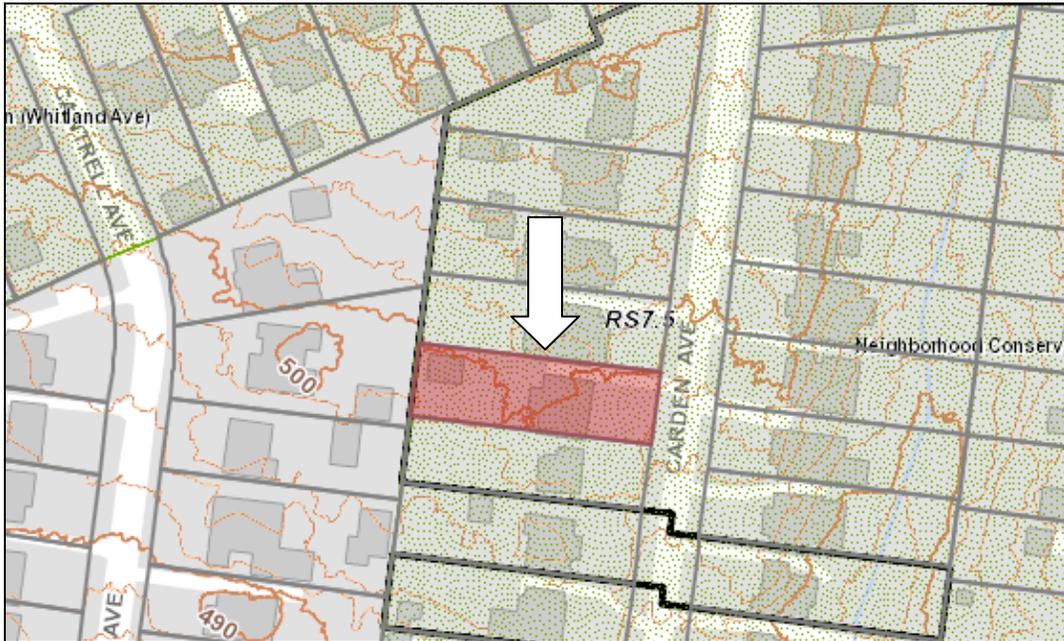
Description of Project: The application is to construct a rear screened porch addition with a footprint of approximately three hundred and seven square feet (307 sq. ft.). The request includes a left side setback determination.

Recommendation Summary: Staff recommends approval of the proposed addition and setback determination with the condition that staff approve the material for the door prior to purchase and installation.

With these conditions, staff finds that the proposal meets the design guidelines for addition in the Whitland Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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, and 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. MHZC does not review the painting of structures.

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.

Generally front doors should be 1/2 to full-light. 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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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.

h. 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.

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 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.

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

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 the 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, material 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.

Background: The house located at 215 Carden Avenue was built c. 1925 and contributes to the character of the Whitland Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1: 215 Carden Avenue

Analysis and Findings: The application is to construct a rear screened porch addition with a footprint of approximately three hundred and seven square feet (307 sq. ft.). The request includes a left side setback determination.

Height & Scale: The proposed additional rear footprint is approximately three hundred and seven square feet (307 sq. ft.), compared to the existing footprint which is approximately two thousand, two hundred and forty square feet (2240 sq. ft.). The addition adds eight feet (8') to the depth of the house, which does not more than double the depth of the existing house. The new construction is located at the rear of the historic house, in accordance with design guidelines, and is no wider or taller than the historic house.

The project meets section II.B.1.a. and b.

Location & Removability: The new addition will be at the rear of the existing building, stepped in from the side wall of the original house by one foot (1') on the left side of the house and tie into a non-contributing rear addition on the right side. The roof of the new addition will tie into the rear slope of the original roof more than six inches (6") below the ridge. By attaching in this manner, the addition does not impact the original building and if it were to be removed in the future the original form would be left intact. The project meets section II.B.2.a and d.

Design: The addition will complement the historic house by incorporating a similar roof form and will be clearly differentiated from the original house by the one foot (1') inset from the rear wall as well as the change in materials.

The project meets section II.B.2.d.

Setbacks: The new addition meets the rear and right side setbacks as required by the base zoning but does not meet the left side setback. The applicant requests a setback determination to reduce the left side setback from five feet (5') to four feet (4'). The addition is located approximately eighty-four feet (84') from the rear property line and thirty-seven feet (37') from the right side property line. On the left side, the addition is approximately four feet (4') from the property line. Staff finds that the proposed left side setback is appropriate as the addition will be no closer to the property line than the existing house.

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

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Cladding	Beadboard with pressure treated cap rail		Yes	
Roofing	Asphalt Shingles	To match existing	Yes	
Trim	Pressure treated wood		Yes	
Side Porch floor/steps	Pressure treated lumber	Natural	Yes	
Side Porch Railing	PVC rail		Yes	
Windows	Fiberglass screen		Yes	
Side doors	Not indicated	Unknown		X

The materials proposed are typical of a screened porch addition. With the condition that staff approve the material of the door, staff finds that the project meets section II.B.1.d

Roof form: The roof of the addition will be hipped with a 6:12 pitch to match that of the existing rear gable. The shed roof form of the existing rear addition will be extended to connect to the proposed addition.

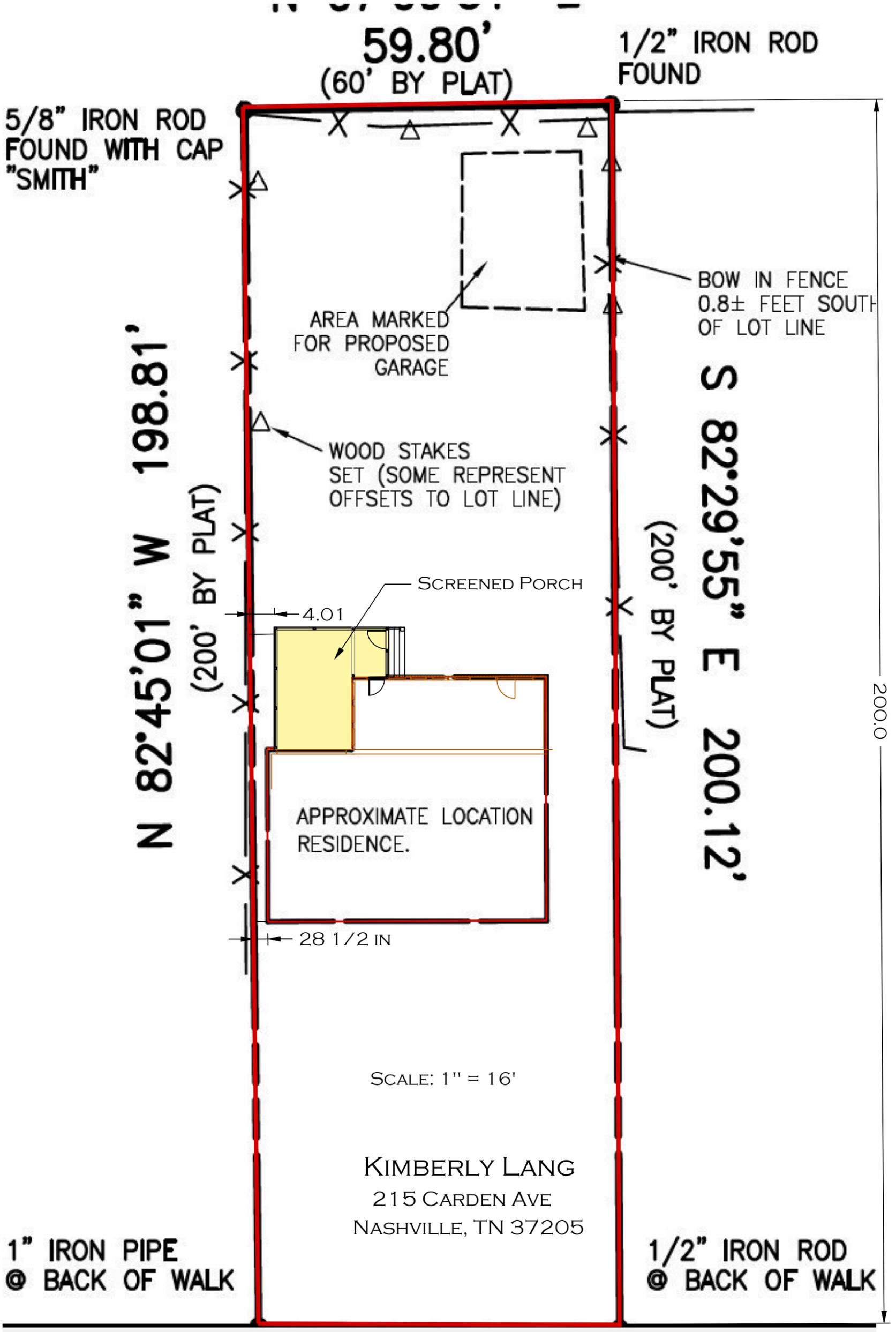
The project meets section II.B.1.e.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The screening and door on the addition are typical of a screened porch. 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 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.

Recommendation: Staff recommends approval of the proposed addition and setback determination with the condition that staff approve the material for the door prior to purchase and installation.

With these conditions, staff finds that the proposal meets the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.



59.80'
(60' BY PLAT)

1/2" IRON ROD
FOUND

5/8" IRON ROD
FOUND WITH CAP
"SMITH"

BOW IN FENCE
0.8± FEET SOUTH
OF LOT LINE

AREA MARKED
FOR PROPOSED
GARAGE

WOOD STAKES
SET (SOME REPRESENT
OFFSETS TO LOT LINE)

S 82°29'55" E 200.12'
(200' BY PLAT)

N 82°45'01" W 198.81'
(200' BY PLAT)

SCREENED PORCH

4.01

APPROXIMATE LOCATION
RESIDENCE.

28 1/2 IN

200.0

SCALE: 1" = 16'

KIMBERLY LANG
215 CARDEN AVE
NASHVILLE, TN 37205

1" IRON PIPE
© BACK OF WALK

1/2" IRON ROD
© BACK OF WALK

Exhibit A

Lang Porch Specifications

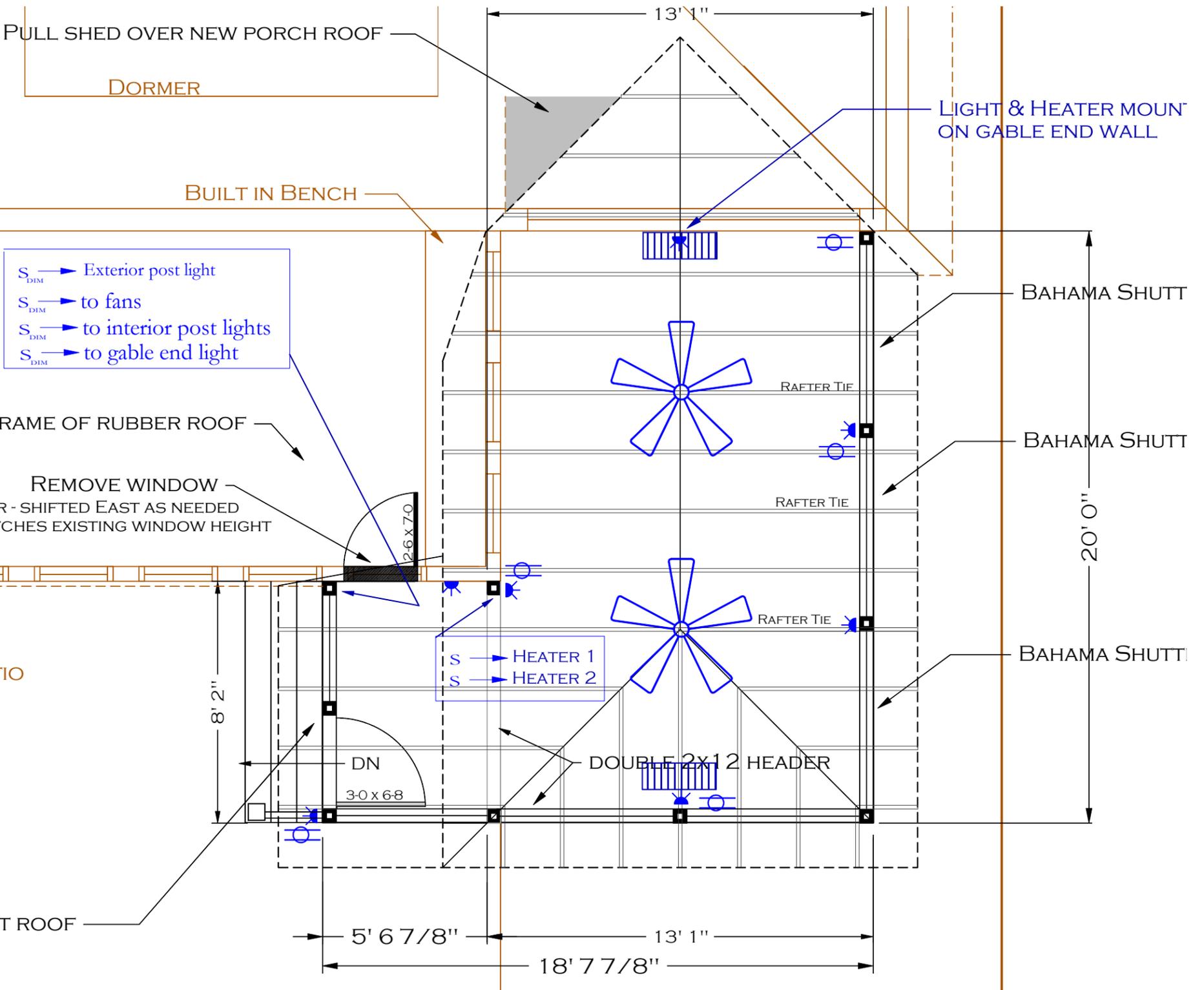
Lead Paint:	The cost to remove lead paint, if necessary, can be handled by the homeowner for no additional cost. If The Porch Company is to remove any lead based paint, there will be additional charges.	Footers:	2'x 2' x 10" pier footers. It is assumed that 12" deep footers are sufficient. If, due to soil conditions or any other complication, deeper footers are required, the client is responsible for the additional costs.
Landscaping:	It is the owner's responsibility to move any plants to be saved or trees to be removed prior to starting construction. It is the owner's responsibility to have any irrigation lines/heads moved as needed prior to starting construction. Landscaping, grading, sod work or drainage is not included in this proposal unless specifically stated.	Post to grade:	6x6 pt posts
Underground:	All care will be taken to avoid damage to any public or private plumbing, cables, or any other residential utility underground. In the event damage does occur, the homeowner is responsible for the cost of any repairs. The removal of large buried objects such as: gas tanks, septic tanks, etc. is not included. Moving or altering of underground utilities is not included. This proposal assumes that existing soils are suitable for proposed construction. Additional excavation and gravel work due to poor soil conditions is not included. Removal of consolidated bedrock is not included in this proposal.	Band:	Double 2x10 pt band.
Storage of Materials, Tools and Equipment:	It is assumed that the client will allow use of driveway and/or patios to store/park tool trailers, materials, dumpster and port-a-john as close as possible to the work site. While we understand this is an inconvenience to the client, it is essential for efficient working conditions. Should this not be possible, there will be additional charges.	Floor Joists:	2x8 pt floor joists 16" on center. Floor to support 40 psf of live load.
Work Zone Protection:	For the safety of our clients and employees, we ask that no one other than Porch Company employees and subcontractors be permitted in the Work Zone during construction hours. This is to include client pets. The Work Zone is defined as the area of construction and surrounding spaces used to store equipment, materials and other items related to the construction of your project.	Porch Flooring:	1x6 Tongue & groove cypress. Floor is not sanded it comes from the mill with a smooth finish. Knot holes may be present and if severe enough they will be filled. Option: Replace cypress with PT Decking with screen below. Option: Replace cypress with T&G Azek.
Communications:	Once we have started the project, feel free to come and go as you please locking your doors as you would normally. If we need access to the interior of your house, we will schedule that with you. If a question should arise, you may ask the crew leader. However, we would prefer that you ask the project manager so the crew may work as efficiently as possible. While it is great fun to watch the project progress, it is nerve wracking to be constantly observed; so we ask for your understanding on this.	Porch Posts:	6x6 pressure treated laminated posts
Existing Condition Clause:	If building inspector requires any portion of existing structures to be brought up to current building code, cost of this additional work will be quoted to owner as needed on a cost plus basis.	Header:	Double 2x12 header with 1x6 base Double 2x12 beam between flat/hip roof.
Building Permit:	The cost of the building permit is included in the project. Should we have to get an exception or variance to obtain the building permit, any work or fees associated with this will be at the owner's expense.	Roofing:	Hip roof with exposed 2x8 yellow pine rafters and 1x8 spruce sheathing. Shingles to match existing as closely as possible. Note: Existing shingles has significantly faded. The new shingles will not match. Flat roof to have EPDM rubber roofing material. Add drip edge to existing flat roof as needed. Flashing to match existing flashing on house in both material and method unless otherwise specified Open Soffits.
Demolition:	Remove arbor. Owner to relocate shed. Remove stones / pavers as needed for footers.	Skylights:	None
		Walls:	24" tall beadboard wall with 2x4 pressure treated cap rail. Walls screened with heavy duty fiberglass screen.
		Screen Door:	One custom built 3-0 x 6-8 raised panel screened door. Owner to select hardware color.
		Steps:	All framing materials to be pressure treated lumber. Decking and treads to be Azek decking, owner to select color. PVC graspable hand rail with one Hermitage sleeve & cap.
		Skirting:	1x8 pressure treated lumber with slight gap between boards. Add skirting under landing & steps. Provide access panel.
		Electrical:	Two ceiling fans on switch. Fans to be 5 bladed 52" white/brown outdoor fans. Speed controlled by dimmer switch. Four post mounted lights – owner to provide fixtures & bulbs - on dimmer switch on interior of porch. One light mounted high on interior gable – owner to provide fixtures & bulbs – on dimmer switch on interior of the porch. One post mounted light – owner to provide fixtures & bulbs - on dimmer switch on exterior of porch Five outlets. Installing T.V. mounts and T.V.'s can be done on a cost plus basis. Wiring T.V.'s for surround sound or into an existing sound system is not included in our scope of work. All electrical cover plates must be approved for exterior use. It is assumed the existing electrical panel can support the additional load. Should a sub-panel be needed there will be additional costs.

It is assumed that we can get access to the electrical panel without taking extraordinary means (ie, dig ditches, run conduit, etc.). If we have to do so, there will be additional costs.

- Heaters: Two Solaira infrared ICR series heater in grey. Heaters are 3 Kw and cover 120 sq ft. Each heater on its own switch. On/Off only – no rheostat.
SICR30240G
- Painting: All new wood to be painted/stained to owner choice of colors. (Note – existing walls, trim, underside of deck/porches etc. are not included in paint estimate unless specifically stated otherwise.)
If more than 3 colors are used, there may be additional costs.
The client is responsible for deciding on all paint colors. Should you choose to go with a custom paint or stain color, the client takes responsibility for the color. If you would like a sample board created, we will do so at the cost of \$100 per board.
- Exterior Door: Wood Exterior Door – full view glass – 2-6 x 7-0.
Note: case to same height of windows.. and wood panel over door to meet new casing.
Inswing, right hand, standard jamb, double bore.
Bronze colored hinges.
Owner to supply deadbolt and door knob.
Trim to match existing as closely as possible from readily available moldings.
Painting/Staining to include the door & door trim.
If any interior wall painting is needed, this will be done on a time and materials basis.
Attaching or re-attaching the door to the home security system is not included.
- Gutters: Continuous aluminum gutters added to the perimeter of porch. Leaf guards/Gutter guards are not included. Gutters are pre-painted and matched as closely as possible to existing gutters.
Gutters will drain above grade unless otherwise stated.
- Drainage: No drainage work is included.
- Gas: No gas work is included.
- Plumbing: No plumbing work is included.
- Swing Bed: The cost of the swing bed and options are not included in the bid. The client is to go to <https://porchco.com/products/bed-swings/> to select and purchase the swing. The cost of installation waived if installed with the construction of the porch.
- Patio: No patio work is included.
- Shutters: Add 3 cedar Bahama louvered shutters to one side or porch. Shutters to be propped open and in a fixed position.

Electrical Legend

- ⬡ Wall Mounted Light
- ⊖ Outlet
- ⊖ (with line) Dedicated Line Outlet
- S Switch
- S_{DIM} Switch with Dimmer
- S₃ 3 Way Switch
- Ⓜ Recess Can Light
- Ⓜ (with slope) Sloped Recessed Can Light
- Ⓜ (with F) Flood Light
- Ⓜ (with C) Ceiling Mounted Light
- Ⓜ (with P) Ceiling Mounted Light
- △ Cable TV
- (with 3 spots) 4' Track Light with 3 Spots
- ⊖ (with fan) Fan
- ▤ Radiant Heaters

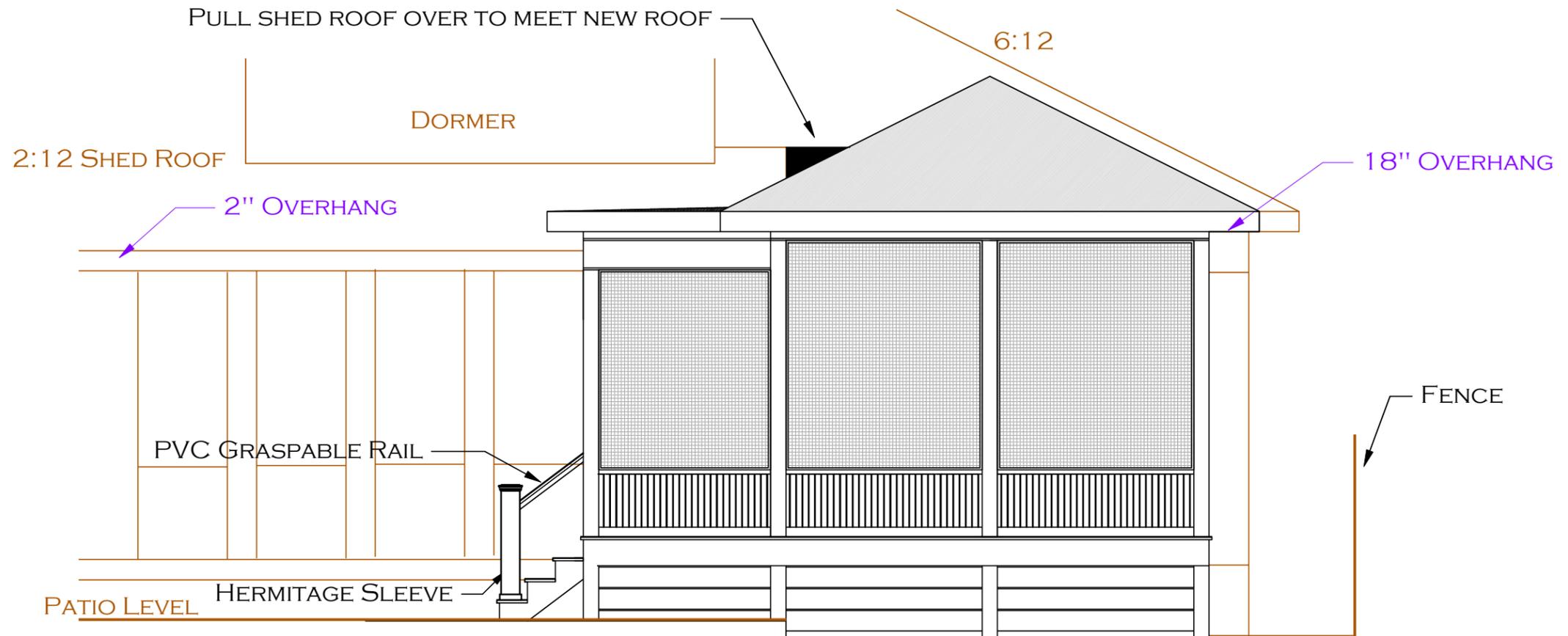


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618 Vernon Avenue Nashville, TN 37209
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 www.PorchCo.com

PLAN VIEW
 Scale: 1/4" = 1'



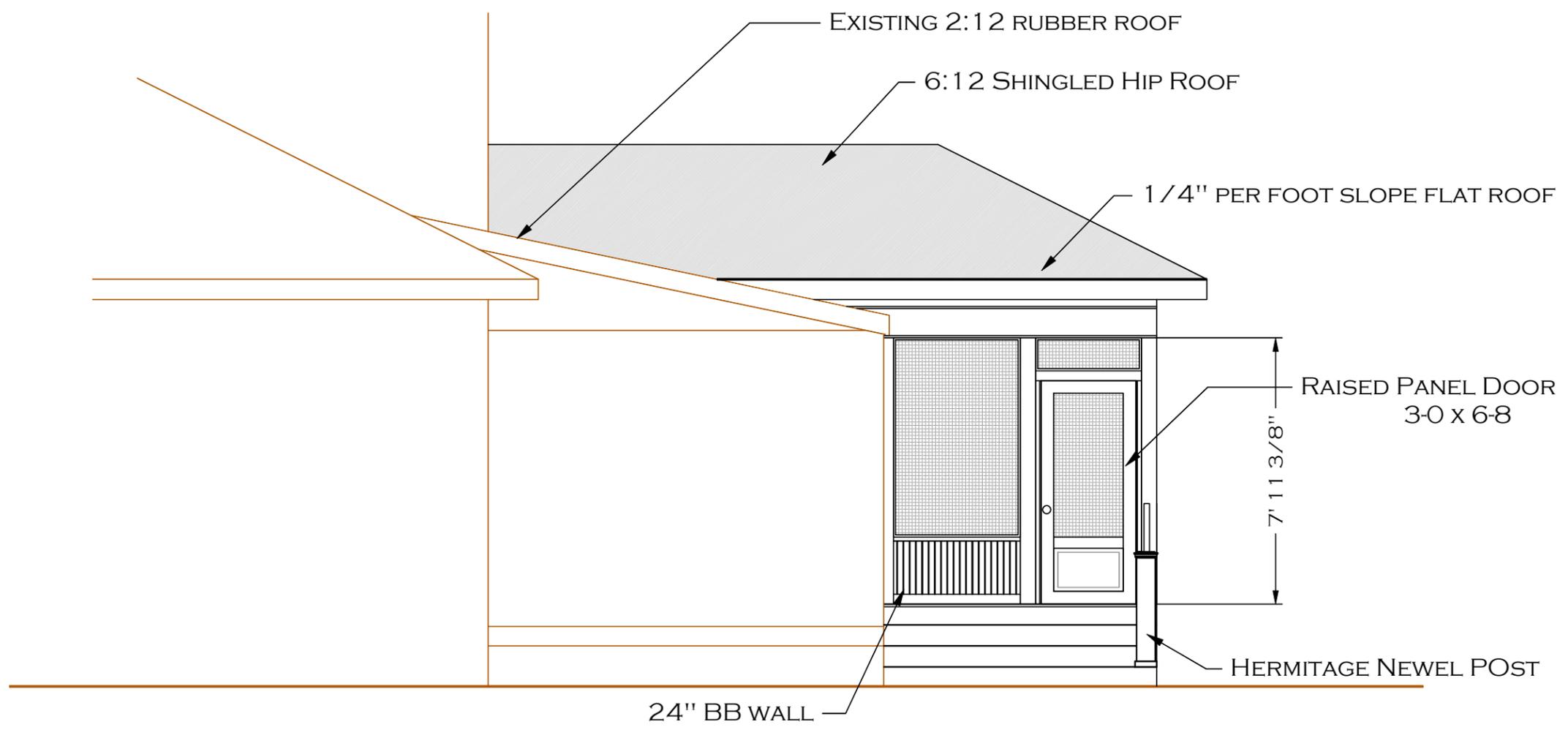
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REAR ELEVATION

New Construction Scale: 1/4" = 1'
 Existing



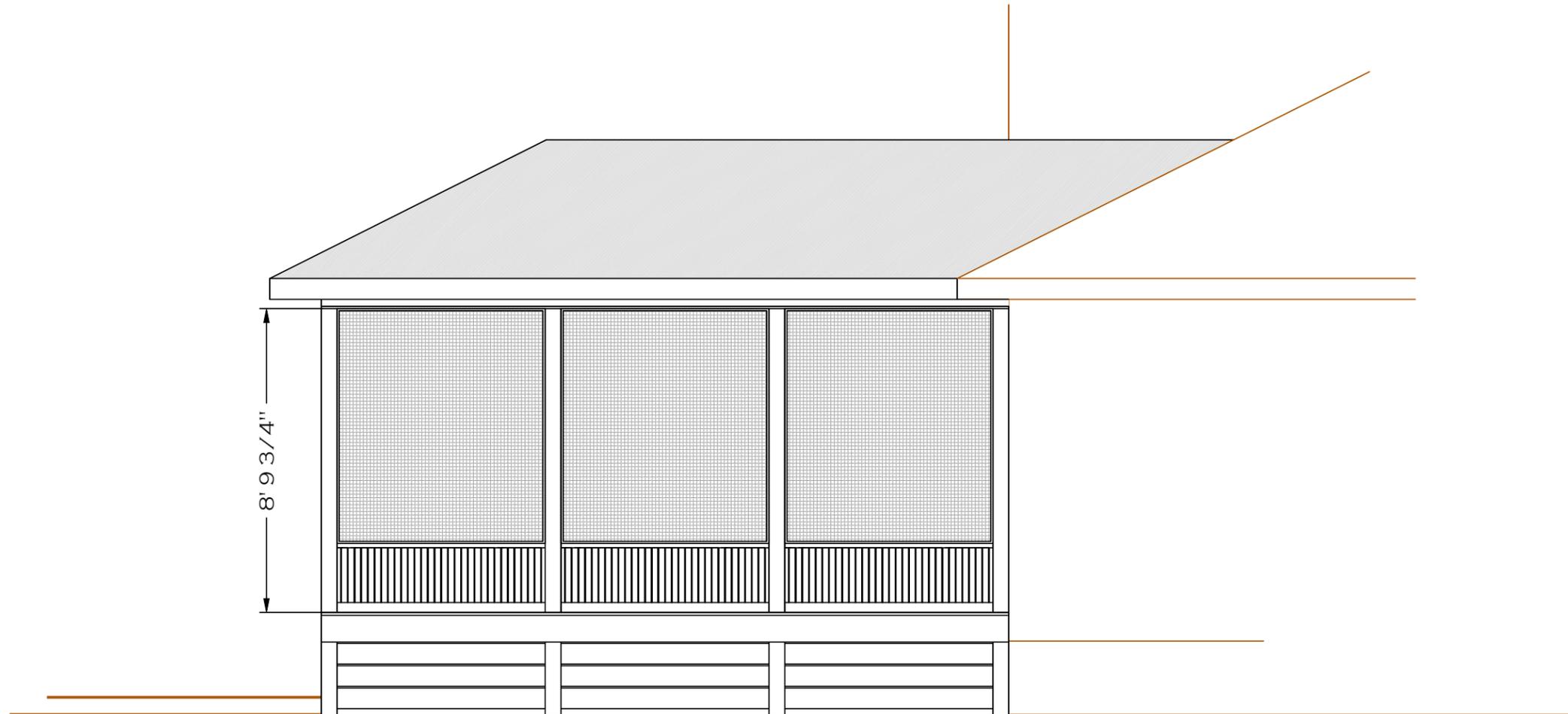
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 215 CARDEN AVE
 NASHVILLE, TN 37205

SIDE ELEVATION

New Construction Scale: 1/4" = 1'
 Existing



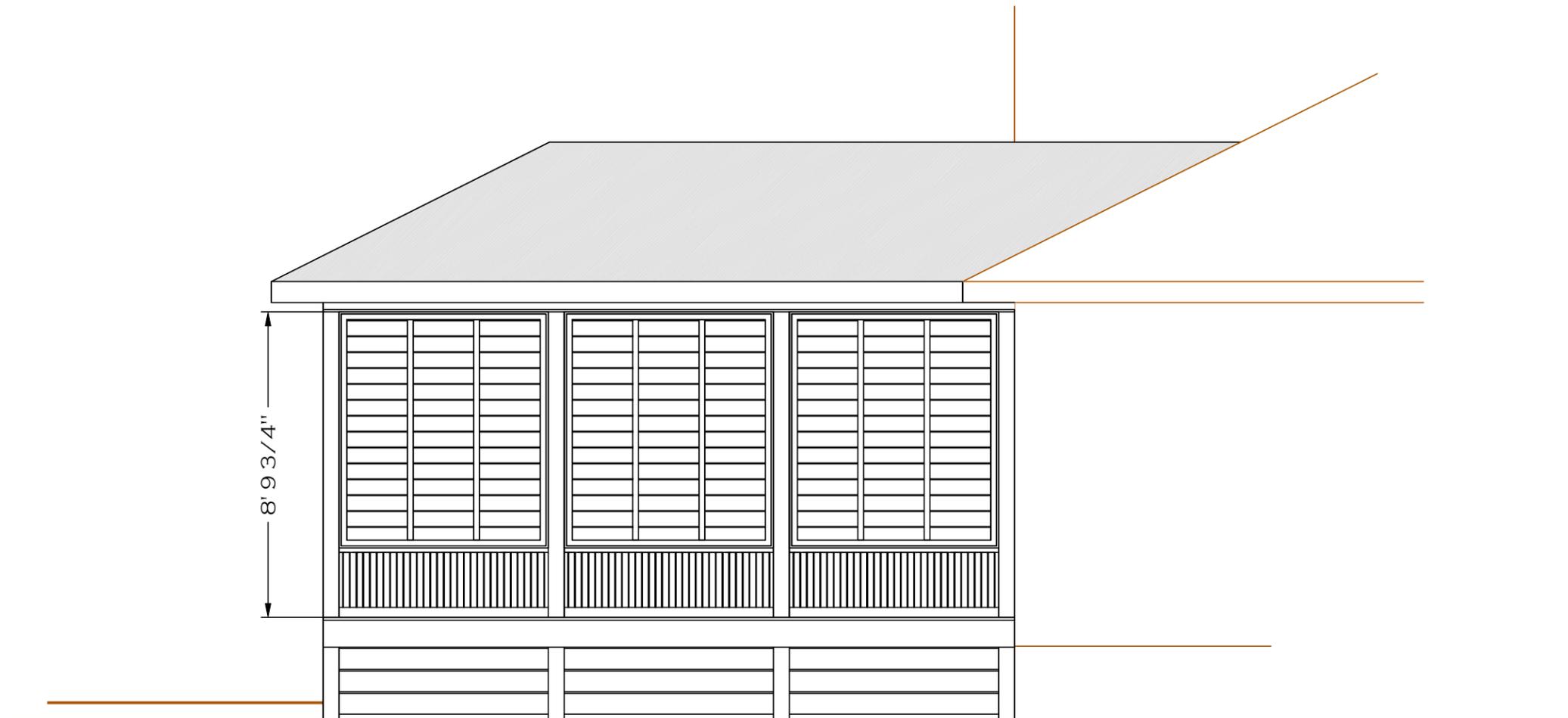
KIMBERLY LANG
215 CARDEN AVE
NASHVILLE, TN 37205

SIDE ELEVATION

■ New Construction Scale: 1/4" = 1'
■ Existing



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WITH BAHAMA SHUTTERS - PROPPED OPEN

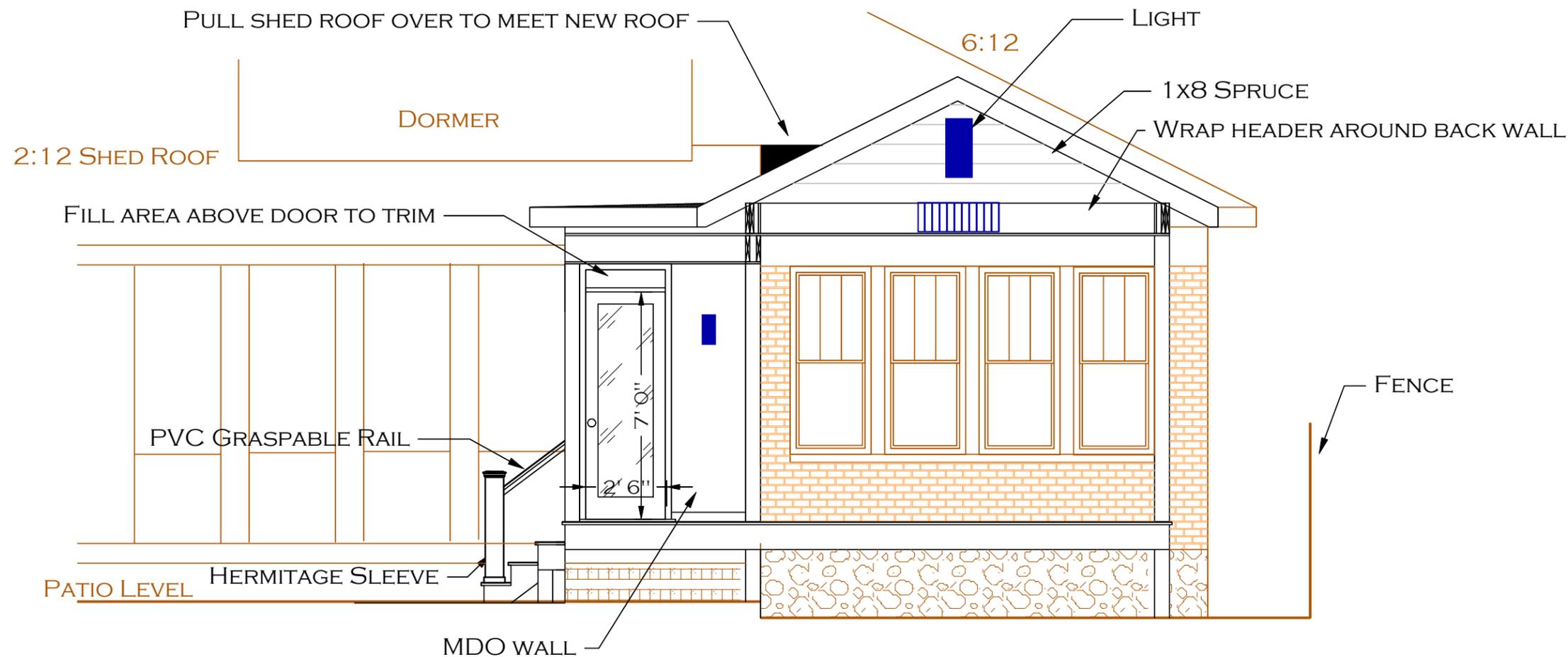
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SIDE ELEVATION

■ New Construction Scale: 1/4" = 1'
■ Existing



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INTERIOR HOUSE WALLS

Scale: 1/4" = 1'



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