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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION
1406 Fifth Avenue North
November 19, 2018

Application: Partial Demolition; New construction—Additions
District: Germantown Historic Preservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08209008800
Applicant: John Root, Architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish non-contributing portions of the house, and to construct a front porch and rear additions. The rear addition is proposed to be eight feet, four inches (8'4") taller than the historic house. The Commission approved the proposed partial demolition and the new additions in decisions from 2015 and 2016, but these preservation permits have since expired. In addition, the design guidelines have changed since that decision.

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

1. The addition be no taller than four feet (4') taller than the historic house;
2. Staff approve a brick sample and roof shingle sample;
3. Staff approve the location of the HVAC unit and all utilities; and
4. Staff approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.

With these conditions, staff finds that the proposed demolition and additions meet Sections II, III, V, VII of the design guidelines for the Germantown Historic Preservation Zoning Overlay.

Attachments
A: Site Plan
B: Floorplans
C: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II. REPAIRS, REPLACEMENT & ALTERATIONS
Italicized sections of the guidelines contain interpretive information clarifies the guidelines and memorializes past decisions of the MHZC. They are not part of the guidelines themselves.
Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

A. GENERAL PRINCIPLES

1. These guidelines apply only to the exteriors of structures. Any interior alterations that require exterior alterations or change the look of the exterior such as changing floor lines or removing load bearing walls should not be undertaken. Care should be taken during rehabilitation not to remove stabilizing factors such as plaster lathe and original siding.
2. Exterior repairs, replacement and alterations to be done on public facades shall be more carefully reviewed than that done on non-public facades. Public facades are those that are visible from the public right- of-way, street, alleys or greenways. Non-public facades are those not visible from the public right-of-way, street, alleys or greenways.
3. The color of paint used on wood surfaces is not reviewed. The inherent color of materials, such as masonry and metal, is reviewed.
4. Alterations and repairs to non-contributing (non-historic) buildings should be appropriate for the historic context. Alterations and repairs to contributing (historic) buildings should be appropriate for the individual historic building.

B. REPAIR, REPLACEMENT & ALTERATIONS GUIDELINES

1. Materials & Features
    a. All original materials and features shall be repaired. Replacement may be appropriate when the existing material or feature no longer exists or is beyond repair. Alterations may be appropriate on secondary facades, when original conditions no longer exist, or when there is no evidence of original conditions. Also see “Materials and Features-Additional Guidance.”
    b. Repair
        i. The distinguishing qualities or character of a building, structure, or site and its environment should not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
        ii. Original dimensions, form, pattern, color and texture of historic materials and features and locations of features should be retained and preserved.
        iii. Original materials and features shall not be covered with new materials.
        iv. Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is necessary, see “replacement” below.
        v. Surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting, high-pressure water cleaning and other highly abrasive cleaning methods that damage historic building materials should not be used.
    c. Replacement
        i. When original materials or features no longer exist or are beyond repair, replacement may be appropriate. New material should be the same as the original material. In cases where the original material is not readily available or unreasonable to use, substitute materials shall match the original in composition, design, texture, other visual qualities and workability.
        ii. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence.
    d. Alterations

i. Renovations shall be consistent with the existing building in terms of height, scale, setback, and rhythm; relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings

III.E. DESIGN GUIDELINES FOR NEW CONSTRUCINO IN ALL ZONES
1. General Policy

a. This section provides design guidelines for all new construction. Additional guidance is provided based on the Building Type proposed and the Development Zone in which the project will be located.

b. Guidelines apply only to the exterior of new construction. Public facades shall be more carefully reviewed than non-public facades. Public facades are visible from the public right-of-way, street, alley or greenway. Non-public facades are not visible from the public right-of-way, street, alley, or greenway.

c. Construction in the District has taken place continuously from the mid- 19th century through the present and a variety of building styles and building types have resulted. This variety reflects the style, culture, and values of the District over time. New construction that imitates historic architectural styles may compromise the value of authentic historic structures by confusing genuine history with reproduction. Exterior building design should avoid the creation of themed environments that create a false sense of being in an alternate time or place. The architectural building types of new buildings should be appropriate to the general context of the historic portions of the neighborhood but may be contemporary in design.

d. Because new buildings should relate to an established pattern and rhythm of existing buildings as viewed along both the same and opposite sides of a street, a dominance of the pattern and rhythm should be respected and not be disrupted.

e. New construction should be consistent and compatible with existing buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.

2. Setbacks

a. Specific setbacks will depend the "Development Zone" in which the property is located, the "Building Type" proposed, and the immediate context.

b. It is the intent of these guidelines to avoid the arbitrary establishment of setbacks resulting in haphazard building placement and a resulting interruption or absence of visual order within the District.

c. Setback Determinations. The Commission has the ability to determine the bulk standard (setbacks and height) requirements (ordinance no. 17.40.410) for each lot. When the Commission finds that a setback is less than what is required by the zoning code's bulk standard is appropriate, it is called a "Setback Determination".

- *Setback determinations may be appropriate when:*
- *The existing setbacks of the contributing primary building does not meet bulk standards;*
- *Original setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs; or*
- *Shape and size of lot makes meeting bulk standards unreasonable.*

3. Orientation

a. The orientation of a structure's primary facade shall be consistent with those of adjacent historic buildings or existing buildings where there is little historic context. This typically means that a primary entrance faces the street and has walkways leading from the entrance to the sidewalk.

b. Vehicular orientation is typically an access from the alley. Porte cocheres, front-yard parking and front loading driveways are atypical of the district.

c. The intent is to encourage pedestrian oriented development, interaction with the street environment and allow for transition between the street/public domain and the interior of the building/ private domain. Entries that are visible from the street generally make a building more approachable and create a sense of association among users, customers and neighbors. Clear entries should be provided off of public streets not solely from parking lots.

4. Façade Articulation

a. New structures shall employ design techniques that avoid large expanses of unbroken façade planes and/or materials, particularly on public facades.

b. For multi-story buildings, the width of any unbroken façade shall not exceed the building height. This width to height ratio is considered a minimum – more modulation is encouraged. Some appropriate techniques for building articulation include but are not limited to:

- Modulating the façade by stepping back or extending forward a portion of the façade. Articulating a building's façade vertically and/or horizontally in intervals are informed by existing patterns or structures within the Germantown is encouraged;
- Pilasters, recesses and or projections;
- Repeating window patterns at an interval that equals the articulation interval; and/or
- Changing the roof line by varying parapet heights, alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval and changing materials with a change in building plane. Changes in a materials, texture or color are appropriate techniques – however changes solely in paint color alone are generally not sufficient to meet the intent of this guideline.

5. Materials

a. The relationship and use of materials, texture, details and material color of a new buildings shall be visually compatible with and similar to or shall not contrast conspicuously with those of adjacent historic buildings.

b. The MHZC does not review paint color on wood. The MHZC reviews the inherent color of new materials, such as masonry and metal. Generally, painting masonry materials is inappropriate for existing and new construction.

c. The color of masonry should be similar to historic colors of the same or similar materials. Traditional brick colors range from red-oranges to dark red. The use of "antique" reproduction or multi-colored brick is not permitted.

d. Materials not listed in section e and f may be appropriate, if they possess characteristics similar in scale, design, finish, texture, durability, workability and detailing to historic materials and meet The Secretary of the Interior's Standards.

e. Foundation Materials:
   - Appropriate materials: brick, limestone, pre-cast stone if of a compatible color and texture to existing historic stone clad structures in the district, split-face concrete block, parge-coated concrete block

- Inappropriate materials: dry-stack stone and “rubble stone” veneers
- Intervening spaces of pier foundations may be filled with an open lattice work.
- Slab-on-grade foundations may be appropriate for commercial building types but they are generally not appropriate for residential building types.

f. Facade Materials:
   - All facades shall be at least 80% brick. Appropriate accent materials include stucco, fiber-cement or metal panels, fiber-cement, milled and painted wood, or metal horizontal siding. A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way. A greater percentage of accent materials may be appropriate to create a more varied and appropriately neighborhood scaled building façade and massing with the Werthan and Rosa Parks Development zone.
   - Lap and horizontal siding should have reveals that do not exceed 5”.
   - Inappropriate materials: T-1-11- type building panels, "permastone", E.F.I.S., vinyl, aluminum, rustic and/or unpainted wood siding, stud wall lumber, embossed wood grain materials. Stone, board-and-batten and half-timbering are uncommon cladding materials in Germantown and are generally not appropriate.
   - Texture and tooling of mortar on new construction should be similar to historic examples.
   - Four inch (4”) nominal corner boards are required at the face of each exposed corner for non-masonry walls.
   - 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 wall materials are used, it is most appropriate to have such changes occur at floor lines.

g. Accent and Trim Materials:
   - Appropriate materials: wood or fiber cement
   - Shingle siding is appropriate as an accent material and should exhibit a straight-line course pattern or a fish scale pattern and exhibit a maximum exposure of seven inches (7”).
   - Wood trim and accents were typically painted and milled. Rustic timbers and unpainted wood is generally inappropriate.
   - Composite materials may be appropriate for trim if they match the visual and durability characteristics of wood.
   - Stucco/parge coating may be appropriate cladding for a new chimney or a foundation.

h. Roofs and Chimneys Materials:
   - Appropriate roof materials: Asphalt shingle and standing seam metal Generally, asphalt shingle 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 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.
   - Rolled roofing material, such as EPDM, is appropriate for low-sloped roof planes that are not visible form the right-of-way.
   - Appropriate chimney materials: masonry or stucco.
   - Inappropriate chimney materials: clapboard/lap siding.

i. Door & Window Materials:
   - Front doors shall be painted or stained wood or painted metal and be at least half-glass.
   - Tinted, reflective, or colored glass are generally inappropriate for windows or doors.
   - For new commercial structures a significant portion of the street level façade (i.e., doors and windows) shall be transparent to provide visual interest and pedestrian access.
   - Windows on residential buildings or upper level facades of commercial/mixed-use buildings may be fixed, casement, single or double hung window sashes. Single-light (also known as 1/1) window 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. The use of brick molding on non-masonry buildings is inappropriate.
- Door openings should be recessed (2" minimum) on masonry buildings, as they are traditionally, rather than flush with the rest of the wall.

j. Walkways, Sidewalks & Curbing Materials:
- For the purpose of these design guidelines, "sidewalks" are those that parallel the street in the public realm and "walkways" are typically on private property and lead from the sidewalk to a principal entrance.
- Materials for new appurtenances should be in keeping with the loo, feel and workability of existing historic materials.
- New sidewalks shall be brick, with the exception of sidewalks on Rosa L. Parks Blvd and Jefferson Street, which may be brick or concrete.
- Brick, concreted, concrete pavers, stone and stepping stones are appropriate walkway materials.
- Planting strips are not appropriate in the interior of the district but may be appropriate on Rosa L. Parks Blvd.

k. Front Yard Fencing and Walls:
- Front yard fences can be up t 4' in height and shall generally have an open design.
- Appropriate materials: wood picket, metal fencing of simple design. Stone is an appropriate material for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
- Inappropriate materials: chain link or women fences are generally not appropriate for front or visible side yards. Salvaged metal fencing and dry stack masonry are not appropriate for new construction.

l. Rear Yard Fencing and Walls:
A rear yard is considered to be any location beyond the mid-point on the side facades of a building and surrounding the rear yard.

- Appropriate materials: wood planks, iron, and masonry and mortar may be appropriate along rear property lines. Stone with mortar and concrete are appropriate materials for retaining walls. New stone should match existing historic retaining walls with characteristics similar in scale, design, finish, texture, durability, and detailing.
- Inappropriate materials: Dry-stack masonry
- Privacy fences in rear yards can be up to 6' in height and solid in design.

6. Rhythm Of Solids-To-Voids & Proportions Of Openings

a. Large expanses of featureless wall surface are not appropriate. *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.*
b. The relationship of width to height of doors and windows and the rhythm of solids (walls) to voids (windows and doors) should be compatible with surrounding buildings.
c. Exterior doors often have transoms, giving them a tall, narrow proportions.
d. 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.
e. Double-hung windows should exhibit a height to width ratio of at least 2:1.

f. 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.
g. On corner commercial buildings, glazing shall address both streets.

7. Primary Entrances

a. Within the district, front porches, stoops and hoods, and recessed entries are common on residential and commercial buildings.

b. Primary entrances shall be in locations similar to those used historically for primary entrances.

c. New construction (specifically residential) shall provide an entry that utilizes elements of a porch or recessed entry to create a transition from the outside (public domain) to the inside (private domain).

c. Entrances to commercial buildings should be recessed.

8. Roof

a. The roofs of new buildings should be visually compatible by not contrasting significantly with the roof shape, pitch, and orientation of surrounding buildings. See Building Type descriptions.

b. Roof-top equipment, skylights, and roof penetrations located on or attached to the roof shall be located so as to minimize their visibility from the street. Typically screening does not meet the requirement for "minimal visibility" as if often alters the look and perceived height of a building. Generally, rooftop equipment should be placed behind the mid-point of the building. (For solar panels, please see "utilities.")

9. Rooftop Decks

a. Rooftop decks (flooring, railing and access structure) shall not be added to historic buildings.

b. Rooftop decks are not appropriate on new construction within the National Register Development Zones but may be appropriate in other Development Zones.
c. Rooftop decks are not appropriate for single-story new-construction.

d. Where Rooftop decks are appropriate:
   - They should not cantilever or project from the building.
   - The lighting of roof decks should point inward and downward and not be located more than 42" above the deck. The access structure shall not be illuminated, other than safety lighting near the entrance.
   - No rooftop deck may be raised more than two feet (2') above the plane that is midway between the lowest and the highest points of the roof surface supporting the rooftop deck.
   - A rooftop deck should sit back from the front wall of the building by at least 8' for a flat roof and 6' behind the ridgeline for a gabled roof or mansard roof. It should sit back a minimum of 5' from the side street-facing wall in the case of corner buildings.

h. Mechanicals or other elements shall not be located on top of a rooftop access structure.

i. Roof decks shall not have outside A/V equipment (for instance televisions and speakers but not including small security cameras), flags, signage, permanently installed structures such as pergolas, other than the access structure, or permanently installed furniture and appurtenances.

j. Access structures may only serve to enclose a single-door access, stair or elevator. Access structures should have flat or slight slope roofs and not exceed 9' in height. The 9' may be in addition to the maximum height allowed based on context, if the rooftop access structure is positioned in a minimally visible location.

10. Utilities / Mechanical

a. Utility connections such as gas meters, electric meters, electric service mast and power lines, phone, cable, satellite TV and HVAC condenser units should be located so as to minimize their visibility from the street.

b. Exterior utilities and mechanical equipment shall generally be located in the rear or side yard and screened when visible from the street.

c. Solar panels should be located on the back of pitched roofs or on outbuildings, where possible. They should be installed to be flush with the roof pitch unless hidden behind a parapet wall, in which cases; they should not protrude above the parapet wall.

d. Satellite dishes shall be located beyond the midpoint of the building. In the case of corner lots, a satellite dish should be located on the interior side, beyond the midpoint.

e. Modern rooftop elements such as mechanical units, ducts, antenna, and vents should not be readily visible from the public right-of-way.

f. Security cameras should be installed in the least obtrusive location possible. Select camera models that are as small in scale as possible.

11. Sidewalks & Walkways
For the purpose of these design guidelines, "sidewalks" are those that parallel the street in the public realm and "walkways" are typically on private property and lead from the sidewalk to a principal entrance. (Please also see "materials.")

a. Curb cuts on public streets are generally not appropriate. Removal of existing curb cuts on primary streets (where a lot can be accessed from the alley) is encouraged to bring non-conforming properties into conformance.

b. Original sidewalks and walkways, including details such as original retaining walls, stone and concrete edgings, and brick sidewalks, etc., shall be preserved in their original state as closely as possible. Special care shall be taken to preserve existing trees and significant landscape elements.

c. Where historic sidewalks are no longer in existence, new sidewalks should be of brick in the dominant pattern closest to the development. A typical pattern for the neighborhood is a herringbone pattern or running bond.

d. Pathways and walkways providing access to buildings shall be serviceable and relate to the building in scale, width, placement and type of material.

12. Exterior Lighting
See "Rooftop Decks" for lighting guidance regarding rooftop decks.

a. Exterior lighting fixtures shall be compatible in style, size, scale and material with the character of the structure and neighborhood.

b. Lighting shall not spill onto adjacent structures, or properties.

c. Permanently installed lighting may be used to highlight architectural features and to illuminate walkways, parking ,and signage and should be a daylight color.
   - Lighting to illuminate walkways and parking should be ground-mounted with the light directed toward the ground, rather than be pole mounted.

- Building lighting should be directed toward the façade instead of outward. Architectural features may be illuminated through uplights. It is inappropriate to wash an entire building or façade with light.
- Ground mounted spotlights shall be screened from public view.
- Dark metals or a color that matches the wall the light is installed on are appropriate materials for light fixtures.
- Inappropriate types of lighting including:, flashing, chasing or moving lights, neon lighting, multi-colored lighting.
- Rope and string lighting is only appropriate in ground-floor locations where neither the fixture not the illumination is visible from a public right-of-way or where it is located beneath ground-floor awnings or canopies.
- See section for "signage" for illuminating of signage.

13. Open Space & Surface Parking

a. Removal or demolition of existing historic buildings, or portions of buildings, to create open space or surface parking is not appropriate.

b. Generally, surface parking should have its vehicular access on the alley.

c. The most appropriate treatment for vacant lots is construction of a new building; however, when that is not possible, the area may be used as open space with features such as:
   - Visual and pedestrian access into the site from the public sidewalk;
   - Walking surface of attractive pavers;
   - Pedestrian scaled site lighting;
   - Public art;
   - Outdoor seating or dining (also see design guidelines for sidewalk cafes).

d. Open space or surface parking shall maintain the pattern of the street wall with a 3' wall, fence, planter box or other barrier located at the appropriate front-setback.

e. Outdoor furniture (seating, tables, umbrellas, etc.) that are not permanently installed, shall not be reviewed.

f. Signage is generally not appropriate in open space areas, with the exception of wayfinding and historical marker signage.

g. Audio/visual equipment, such as televisions and speakers, is not appropriate on the exterior of buildings or in open space areas.

h. Preparation equipment, service areas and furnishings that require piping including a water supply and/or drainage or a permanent utility line; readily movable appliances operated by a portable propane gas tank, such as a barbecue grill, or a furnishing using temporary piping such as a garden hose should be screened from view and shall not be covered.

i. Food and beverage storage shall be screened from view of the public right-of-way.

j. Open space should generally not be covered. Exceptions may be made for small garden structures.

17. Appurtenances

Appurtenances include, but are not limited to, features such as curbs, steps, pavement, gravel, fountains, pergolas, pools and ponds, street furniture, bike racks, outdoor fireplaces/pits, vending, public art and mailboxes.

a. Appurtenances and other work planned 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.

b. Appurtenances related to new buildings, should be visually compatible with the environment established by surrounding existing buildings and the site on which they are located. They should not contrast greatly with the style of associated buildings in terms of design, size, materials, material color and location and should not contrast greatly with comparable original features of surrounding buildings.

c. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate. Screened group mailboxes (cluster mailboxes) are appropriate for the House Court Building Type. For denser Building Types, such mailboxes should be located inside a building's common area.

d. Permanently installed front-yard fixtures such as fountains, ponds, or waterfalls are atypical for the district and not appropriate for new construction. They may be appropriate as new construction in front of historic buildings if there is documentary, physical, or pictorial evidence showing a similar original feature.

e. An appropriate location for flags is attached to the front of a building, on a porch or near a front entrance. Front yard, free-standing flag poles are atypical, except in front of Civic Building types.

f. Swimming pools are to be located in the rear yard or appropriately screened from view and set back from the street; fencing around swimming pools required by zoning ordinance must comply with these design guidelines.

g. Structures such as gazebos and pergolas that are appropriately sized to the scale of the principle building should generally be located in rear or side yards.

h. Historic curbing, edging, brick sidewalks and stone retaining walls should be retained.

i. Vending/ATMs should be located inside. In instances where outside locations are necessary, they are only appropriate for new construction and should only be located on buildings directly associated with the use of the vending. For instance, an ATM is only appropriate on a bank building. Where such is appropriate, they should not be located on primary facades and should be pedestrian oriented rather than vehicular oriented.

j. Foundation/basement access doors shall be located on the side or rear of the building.

k. Dumpsters and other trash containers shall be located with techniques that minimize interruption to the sidewalk network and the pedestrian environment. The most appropriate location for dumpsters and trash containers is in the rear yard or alley and screened from public view.

V. New Construction—Additions

Also see "New Construction-infill" for information on materials, roofs, utilities/mechanicals, sidewalks/walkways, exterior lighting, appurtenances and other applicable guidance.
A. GENERAL PRINCIPLES

1. Guidelines apply only to the exteriors of new construction. Public facades shall be more carefully reviewed than non-public facades. Public facades are those that are visible from the public right-of-way, street, alley, or greenway. Non-public facades are those not Visible from the public right-of-way, street alley or greenway.
2. The guidelines for New Construction shall also apply to all additions, where applicable.

3. Additions should be sited on their respective parcels in ways that are appropriate to the historic building and, in the case of non-historic buildings, in a way that is appropriate for the general context of the historic portions of the neighborhood.
4. The color of paint used on wood surfaces is not reviewed. The inherent color of materials is reviewed.
5. In the case of historic buildings, additions should be consistent and compatible with the historic buildings. In the case of non-historic buildings, additions should be compatible with historic buildings along a street in terms of height, scale, setback, relationship of materials, texture and color; roof shape; orientation; and proportion and rhythm of openings.
6. Any interior alterations that require exterior alterations or change the look of the exterior such as changing floor lines or removing load bearing walls should not be undertaken. Care should be taken during rehabilitation not to remove stabilizing factors such as plaster lathe.

B. GUIDELINES FOR ADDITIONS

1. Design
    a. Additions should not obscure or contribute to the loss of historic character-defining features or materials.
    b. Additions to existing historic buildings shall be compatible in scale, materials, and texture; additions shall be visually compatible by not contrasting greatly with the existing historic building.
    c. Additions to historic buildings should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
    d. The creation of an addition through enclosure of a front porch is not permitted. 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.
    e. Contemporary designs for additions to existing historic properties may be permitted 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.
2. Height & Massing
    a. The height of the addition's roof, eaves and foundation must be less than or equal to the existing structure.
    b. Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.
    c. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.
    d. In order to achieve compatibility in scale, no matter the building's use, an addition should not be larger than the existing house, not including non-historic additions.
    e. Additions should generally be shorter and narrower than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:
        i. An extreme grade change
        ii. Atypical lot parcel shape or size..

        In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and should not 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

3. Placement
   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's side walls or for the addition to have a different exterior cladding. A general rule of thumb is a 1' step-in for 1-story additions and a 2' step-in for 2-story additions. When an addition is small (i.e: one-room deep, 12' deep or less) and extends the full width of the a masonry building, and the addition is wood (or appropriate substitute siding), the typical insets are not necessary as the change in material from masonry to wood allows for a minimum of a four inch (4") inset.
   b. Rooftop additions (not including dormers)are generally not appropriate for historic buildings. A minimal rooftop access, just large enough to accommodate a stair and that is not visible from a public right-of-way may be appropriate for flat roof historic buildings that are more than 1-story and 9'.
   c. Dormers generally should not be introduced on the front or sides where none originally existed. Rear dormers should be inset from the sidewalls of the building by a minimum of two feet. The top of a rear dormer should attach below the ridge of the main roof or lower.
   d. 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 f 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.

4. Awnings & Canopies
   a. Historically, awnings were used on commercial buildings for both storefronts and upper façade windows. Occasionally, awnings were found on residential structures.
   b. Awnings should be placed in locations historically used for awnings (within existing window and storefront openings) and should not obstruct transoms, columns, cornices, or other architectural features.
   c. Awnings may be fixed or retractable.
   d. Storefront awnings should project no more than seven feet from the building and should cover no more than one-third of a storefront window display height.
   e. The most appropriate design for awnings is a shed form. The use of shed awnings for upper façade windows is also appropriate. Curved forms are not appropriate, unless there is historical evidence for their use on a building.
   f. Opaque canvas, cotton duck, or similar woven materials are appropriate for awnings. Plastic sheet or vinyl awnings are not appropriate.
   g. Lighting within or immediately beneath an awning is inappropriate.
   h. Canopies may be appropriate at ground-floor level provided they complement a building's architectural style and do not conceal significant architectural features.
   i. Canopies should be constructed of materials compatible with the storefront of the building, such as metal and wood. Also see "New Construction-infill" for information on materials,

roofs, utilities/mechanicals, sidewalks/walkways, exterior lighting, appurtenances and other applicable guidance.

VII. DEMOLITION

A. GENERAL PRINCIPLES
Demolition of a building, or major portion of a building that contributes historically or architecturally to the character and significance of the district is not appropriate.

B. DESIGN GUIDELINES

1. Demolition is Not Appropriate
   a. If a building, or major portion of a building contributes to the architectural or historical or character of the district.
   b. Or, 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 does not contribute to the architectural or historical character or significance of the district; or,
   b. If a building, or major portion of a building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; 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: According to the Germantown Historic District National Register nomination, 1406 Fifth Avenue North was constructed c. 1850 and is a "one-story brick raised cottage with a daylight basement" (Figure 1). However, the structure could date back as early as the 1830s, making it one of the earliest houses in Germantown.

Figure 1. 1406 5th Avenue North

The 1897 Sanborn map depicts the house as having a small stoop or porch toward the right side of the front façade (Figure 2). However, the 1914 Sanborn map shows the house as having a full-width front porch (Figure 3). A photograph of the house from 1970 shows a full-width front porch; this is likely the same porch that appears on the 1914 Sanborn, although there may have been changes. This porch was removed sometime after 1970, and in 2008 a partial-width porch in the location of the one depicted on the 1897 map was constructed.

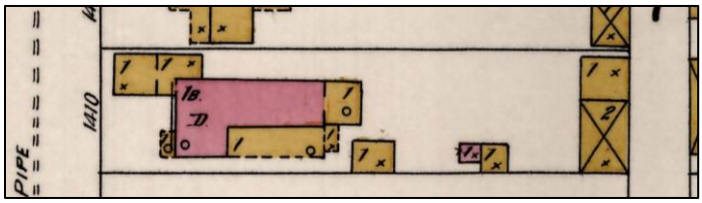


Figure 2. the 1897 Sanborn Map shows a partial-width stoop

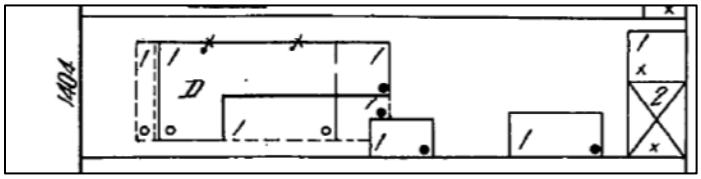


Figure 3. 1914 Sanborn Map shows a full-width stoop

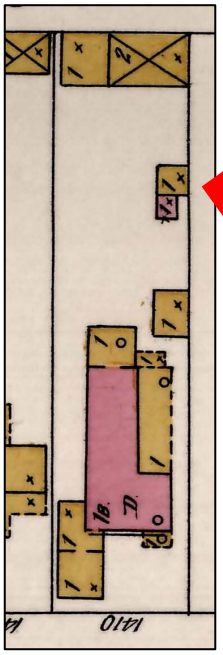
The Commission approved the rear addition that is eight feet, four inches (8’4”) taller than the historic house in 2015. (Staff recommended a condition that the addition not be more than five feet (5’) taller than the historic building.) A year later, in 2016, the Commission approved the design of the full-width front porch, an additional porch on the rear addition, and a detached accessory dwelling unit (DADU). Those permits have since expired. In February 2018, MHZC staff reissued the preservation permit for the DADU, finding that the design met all of the design guidelines. That permit is still valid.

In October 2017, MHZC adopted revised design guidelines for the Germantown Historic Preservation Zoning Overlay. Staff re-examined the proposed project under these new guidelines.

In October 2018, this application came before the Commission, but the applicant requested a deferral prior to the Commission’s vote on a motion.

Analysis and Findings: Application is to demolish non-contributing portions of the house, and to construct a front porch and rear additions. The rear addition is proposed to be eight feet, four inches (8’4”) taller than the historic house. The Commission approved the proposed partial demolition and the new additions in decisions from 2015 and 2016, but these preservation permits have since expired and the guidelines changed.

Partial Demolition. The applicant proposes to demolish an existing addition at the rear of the house. This part of the structure does appear on an1897 map, and is shown as a frame element form distinct from masonry portion of the house (Figure 5). The existing addition is clad in siding and has a separate roof form from the brick house (Figures 6 - 8), as well. It is located more than forty-feet (40') from the front of the house on the right side and about fifty feet (50') from the front on the left side. It is at most minimally visible from the street. Staff finds that the existing addition does not contribute to the historic character of the historic house at 1406 Fifth Avenue North and to the Germantown Historic Zoning Overlay as a whole. Staff finds that its demolition meets Section VII.B.2. for appropriate demolition and does not meet Section VII.B.1. for inappropriate demolition.



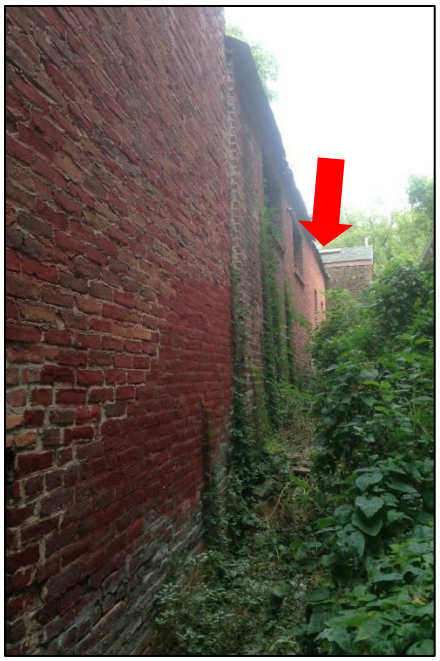


Figure 5 (right) is the 1897 map; Figure 6 (middle) is the addition to be demolished on the left side; and Figure 7 (right) is the addition to be demolished on the left side.

Figure 6 is a view of the existing addition from the rear yard.

Front Porch Addition: The applicant proposes to construct a full-width front porch, with a footprint matching that of the porch shown on the 1914 Sanborn map. Although the house did not originally have a full-width porch, it did have one added that remained long enough to have historical significance of its own (See figures 2,3,4). For this reason, staff finds that reconstruction of a full-width porch to be appropriate.

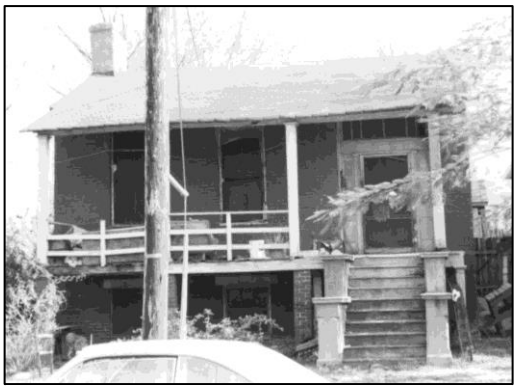


Figure 4: 1406 Fifth Avenue North, c. 1970

The roof of the porch will be hipped, tying into the front of the house at the bottom of the front eave line. The porch floor height will match that of the existing front porch. The porch will have five square columns along the front edge. The roof form and column configuration are similar to the porch depicted on the c. 1970 photo. Staff finds that because the porch depicted in the c. 1970 photograph may not be the exactly the original design, staff found that a similar configuration is appropriate. The differences are minimal including hipped roof rather than shed and slightly different pier configuration but still with an open basement level. The porch will have a depth of five feet (5'). Typically, the design guidelines call for porches to be a minimum of six feet (6') deep. However, in this case, the previous full width porch was just five feet (5') deep, so a new five foot (5') deep porch is appropriate. Staff finds that the proposed new front porch meets Section V.B. of the design guidelines

Changes to the Historic House. Other than the construction of a new front porch, no changes to the historic house were indicated on the submitted plans. Staff reminds the applicant that any changes to the exterior of the historic house, including but not limited to altering or changing windows and doors, brick repair or painting, re-roofing, and removal of architectural details, requires the review and approval of the Metro Historic Zoning Commission.

Massing,Height and Scale. The applicant is proposing a rear addition that is eight feet, four inches (8'4") taller than the historic house. The addition is inset two feet (2') on both sides, which is appropriate. It will increase the footprint of the existing structure by approximately six hundred and fifty-square feet (650 sq. ft.), after the non-contributing additions are demolished. The screen porch on the right/south side extends three feet, four inches (3'4") wider than the historic house. Staff finds this to be appropriate for several reasons. The wider portion is just one story in height, and it is a screened porch which is open in nature. In addition, there is an existing addition, to be demolished, that extends approximately four feet (4') wider than the historic house. Lastly, the wider portion of the addition is over sixty feet (60') back from the front of the house, rendering it not highly visible.

MHZC approved this same addition in two different decisions. In 2015, the Commission approved the addition that is eight feet, four inches (8'4") taller, and in 2016, MHZC approved the screen porch that is wider than the historic house. The two preservation

permits issued for the additions were valid for one year and have since expired. In 2017, MHZC adopted new design guidelines for the Germantown Historic Preservation Zoning Overlay.

Examining the proposed addition under the current Germantown design guidelines, staff finds that its insets, width, depth, and footprint meet the design guidelines. The height of the addition, however, does not meet the current design guidelines. The previous Germantown design guidelines did not discuss situations when additions could go taller than the historic house; they did not provide a maximum additional height or parameters for when taller additions would be appropriate. Many of the other MHZC design guidelines for residential neighborhood conservation and historic preservation zoning overlays state, in italicized print, that an addition may extend up to four feet (4') taller than the historic house at a distance forty feet (40') back from the front of the house. In the 2015 staff recommendation, staff recommended that because the addition was more than fifty feet (50') back from the front of the house, the addition should be limited to being five feet (5') taller than the historic house. However, the Commission approved the addition to be eight feet, four inches (8'4") taller because of the slope of the lot.

The current design guidelines now state, in italicized print, that "*when a taller addition is the only option,*" additions can be up to four feet (4') taller than the historic house at a point forty feet (40') back from the front of the house. Staff finds that an addition that is taller than the historic house could be appropriate for this lot because of the slope of the site. The site is steeply sloped upwards towards the back of the lot; there is a difference of about ten feet (10') from the front of the lot to the rear (Figure 7). The lot's ground is rock, making it difficult and expensive to dig and level the slope. However, staff is not supportive of the proposed height of the addition which is a two-story addition on a one-story house. Since the current design guidelines specifically limit the height of additions to be no more than four feet (4') taller than the historic house, staff recommends that the addition be reduced in height by four feet, four inches (4'4") in order to meet the current design guidelines. Staff finds that the proposed rear addition's height is out of scale with this one-story with a raised basement house, and that reducing the addition's height to be no taller than four feet (4') taller than the historic house would make the addition more compatible with the historic house.

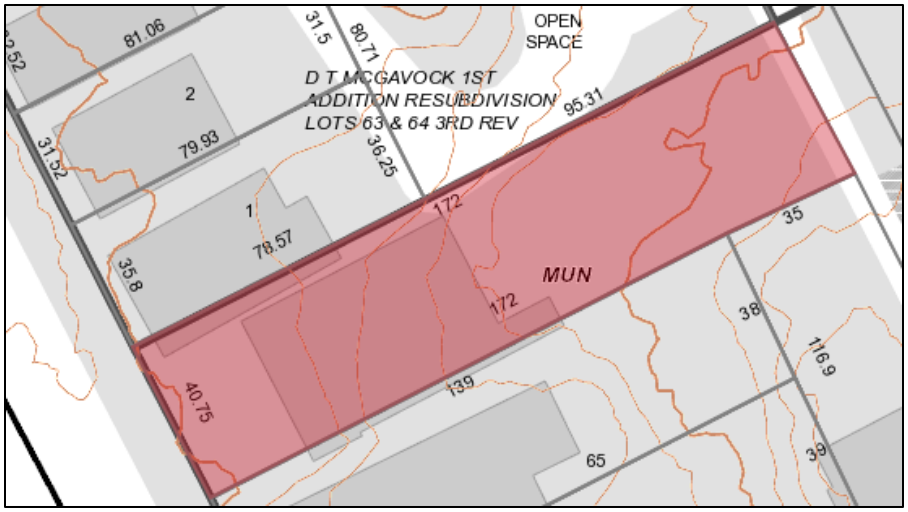


Figure 7 shows the contour elevations for the lot.

With the condition that the addition be reduced in height to be no taller than four feet (4') taller than the historic house, staff finds that the proposed addition meets Section V.2. of the design guidelines.

Setbacks. The proposed addition will be a minimum of five feet (5') from the right/south side property line and over eight feet (8') from the left/north side property line. It will be over fifty feet (50') from the rear property line. Staff finds that these setbacks meet the base zoning setbacks and are appropriate. Staff there finds that the proposed setbacks meet Sections III.E.2. and V. of the design guidelines.

Orientation. The rear addition will not alter the orientation toward 5th Avenue North. The porch addition, discussed above, meets the design guidelines. Staff finds that the addition's orientation meets Sections III.E.3. and V. of the design guidelines.

Placement: The rear addition is inset appropriate from the back corners of the house. Its location at the rear meets Section V.3. of the design guidelines.

Materials.

	Proposed	**Color/Texture /Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Front porch columns and railing	Wood	Typical	Yes	No
Front porch piers	Brick	Unknown	Yes	Yes
Primary Cladding	Fiber cement siding	Smooth, 5" reveal	No*	Yes

Roofing	Architectural asphalt shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Foundation	Concrete Block	Split faced	Yes	No
Windows	Clad wood windows	Marvin Ultrex	Yes	No
Rear/Side Porch structure	Wood	Typical	Yes	No
Rear/Side Porch walls	Metal Screens	Typical	Yes	No

*The design guidelines state that "All facades shall be at least 80% brick. A greater percentage of accent materials may be used on facades that are not visible from a public right-of-way." The applicant is proposing an addition that is entirely clad in siding, making the left/north façade fifty-two percent (52%) brick and the right/south façade forty-seven percent (47%) brick. The rear façade is almost entirely siding, with only the two feet (2') of brick walls at the back of the historic house being brick. Staff finds that in this case, having an addition that contains no brick is appropriate because historically, the historic house had substantial amounts of non-brick facades. Both the 1897 and the 1957 Sanborn maps show that the entire back of the house was frame and not brick and that about two thirds of the right/south façade was an enclosed wood porch (Figures 8 & 9). Parts of that wood porch section are now brick. Since historically, appendages and additions to this historic house were frame and not brick, staff finds that the proposed lap siding material to be appropriate for the addition. Staff finds that the percentage of brick on the side and rear façade to be in keeping with the historic character of 1406 5th Avenue North.

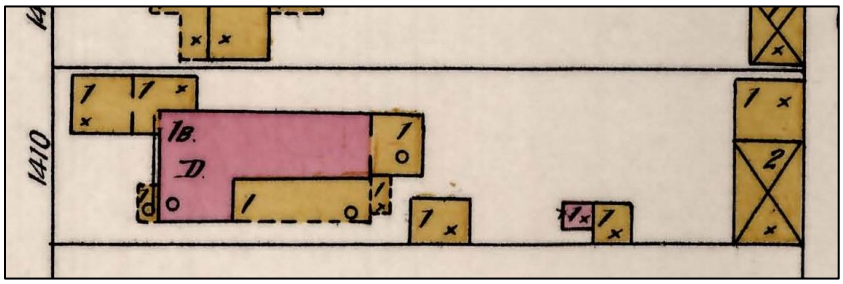


Figure 8. The 1897 Sanborn map shows the brick portions as pink and the frame construction as yellow. The rear and right/south facades were not 80% brick.

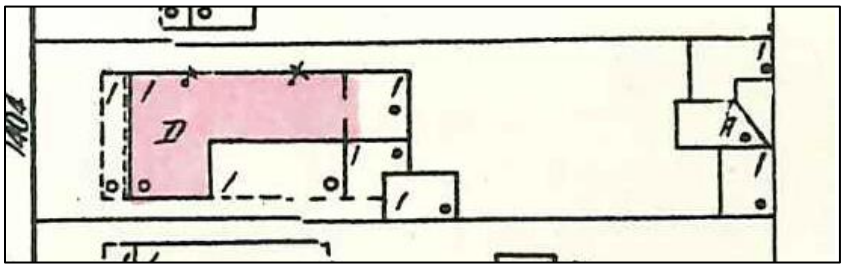


Figure 9. The 1957 Sanborn map show a similar mix of brick and frame portions as the 1897 map. The pink portion is brick and the uncolored portions are frame/wood portions of the house.

Staff recommends approval of a brick sample and the color and texture of the roof shingles. With staff's final approval of all material choices, staff finds that the known materials meet Sections III.E.5. and V. of the design guidelines.

Façade Articulation, Rhythm of Solids to Voids & Proportion of Openings. On the left/north elevation, there is a nineteen foot, six inch (19'6") expanse of wall space without a window or door opening. Staff finds this expanse to be acceptable because it is approximately fifty-feet (50') back from the front of the house and inset from the back wall of the house. Therefore, it will not be highly visible from the street. Staff finds that the addition's window pattern and façade articulation meet Sections III.E.4., III.E.6., and V. of the design guidelines.

Design. As mentioned under "Massing, Height, and Scale" staff finds that the addition's height is not appropriate to the historic house. Staff finds that the addition's height overwhelms the historic house, which is one of the oldest houses in Germantown. With the condition that the addition be no taller than four feet (4') taller than the historic house, staff finds that the addition's design meets Section V.B.1. of the design guidelines.

Utilities/Mechanicals. The applicant did not indicate on the plans the proposed location of the HVAC units and other utilities. Staff recommends approval of their locations in order to ensure that the project meets Sections III.E.10. and V. of the design guidelines.

Appurtenances, Lighting, Signage, Fencing, Etc. No new appurtenances, including lighting, pathways, fencing, etc., were indicated on the plans. The applicant must return to MHZC staff for review and approval of all appurtenances. Likewise, signage is not part of this application.

Outbuilding: The outbuilding that appears on the submitted drawings has a valid preservation permit for construction and is therefore not under review at this time.

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

1. The addition be no taller than four feet (4') taller than the historic house;
2. Staff approve a brick sample and roof shingle sample;
3. Staff approve the location of the HVAC unit and all utilities; and
4. Staff approve all permanent landscape features, included but not limited to fences, pathways, pavers, parking pads, pools, etc.

With these conditions, staff finds that the proposed demolition and additions meet Sections II, III, V, VII of the design guidelines for the Germantown Historic Preservation Zoning Overlay.

HISTORIC RENOVATION AND ADDITION

1406 5th Avenue North

NASHVILLE, TN 37208

SYMBOLS & MATERIALS:

- DIMENSION TO FACE OR CENTERLINE
- ELEVATION (X/X-X)
- SECTION (X/X-X)
- PARTITION INFORMATION (A)
- WINDOW SYMBOL (A)
- DOOR SYMBOL (101)
- ROOM NUMBER (101)
- ENLARGED PLAN OR DETAIL (X/X-X)
- REVISION (1)

- EARTH - undisturbed
- EARTH - fill
- BASE FILL MATERIAL
- SAND
- ASPHALT CONCRETE
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK
- STONE (marble, granite, etc.)
- LIMESTONE
- STEEL (Large scale)
- ALUMINUM
- GLASS
- FINISH WOOD
- FLOOR or WALL TILE
- INSULATION - batt or blanket
- INSULATION - rigid
- FRAMING WOOD (through member)
- FRAMING WOOD (interrupted member)
- PLYWOOD
- GYPSUM BOARD (large scale)

PROJECT TEAM:

CLIENT:
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P.O. Box 59305
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t: 615.712-6149
Mr. Branan White
design@brananwhite.com

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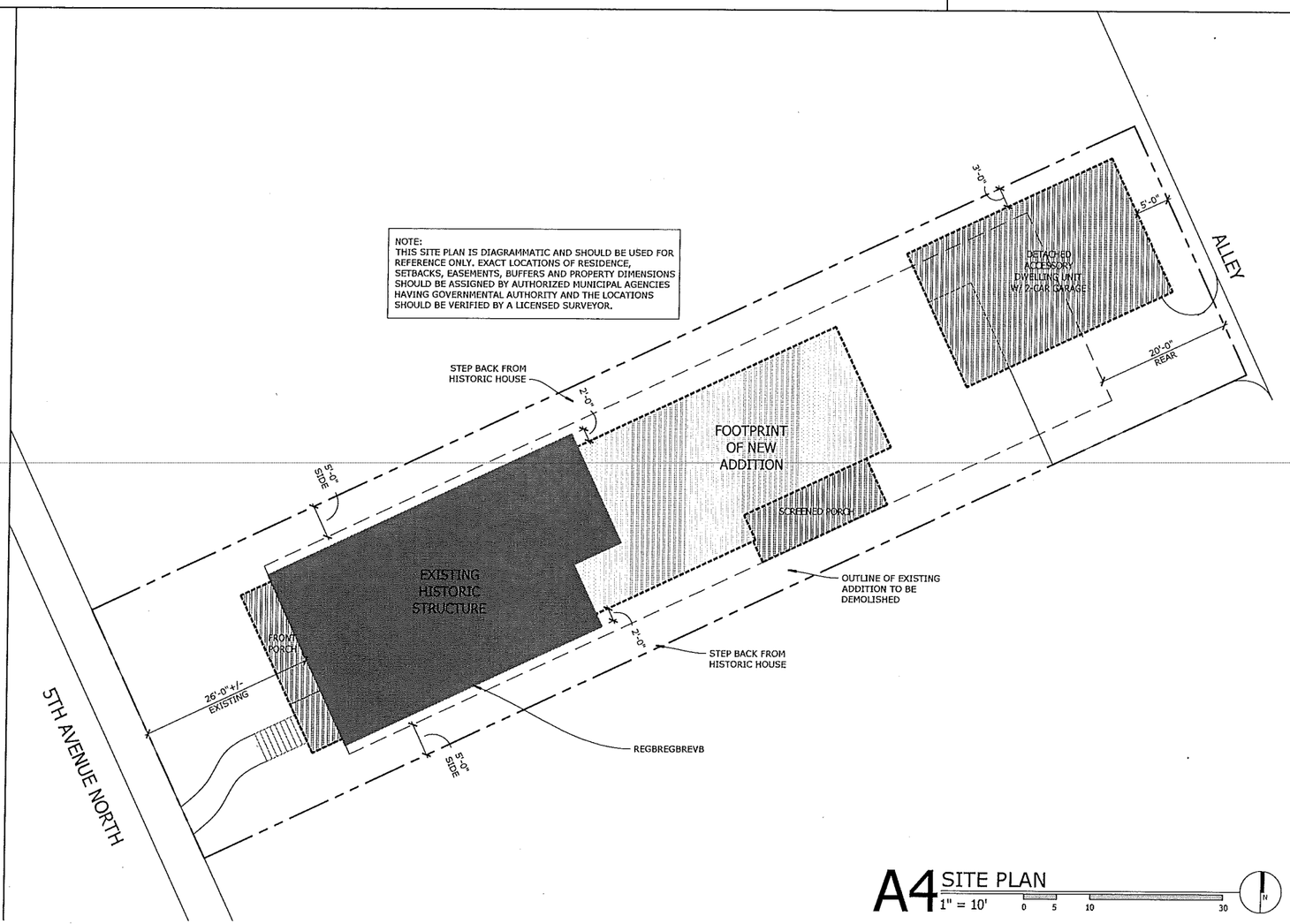
753 Alloway Street
Nashville, TN 37203
John E. Root, AIA
t: 615.292.2142
john@rootARCH.com

ABBREVIATIONS:

ARCH	ARCHITECT(URAL)	LVR	LOUVER
AUTO	AUTOMATIC	MAS	MASONRY
A/V	AUDIO/VISUAL	MAT	MATERIAL
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLK	BLOCK	MEP, MPE	MECH., ELEC. & PLUMB.
BLKG	BLOCKING	MTL	METAL
BM	BENCH MARK	MFR	MANUFACTURER
BO	BOTTOM OF	MIN	MINIMUM
BOM	BOTTOM OF MASONRY	MISC	MISCELLANEOUS
BOT	BOTTOM	MO	MASONRY OPENING
CAB	CABINET	MTD	MOUNT, MOUNTED
CEM	CEMENT	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CIVIL	CIVIL ENGINEER(ING)	OC	ON CENTER
CJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
CLR	CLEAR(ANCE)	OHD	OVERHEAD
CMU	CONCRETE MASONRY UNIT	OFCI	OWNER FURNISHED ITEM
CO	CASED OPENING	OPH	OPPOSITE HAND
COL	COLUMN	OPG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONST	CONSTRUCTION	PL	PLASTIC LAMINATE
CONT	CONTINUOUS	PLAS	PLASTIC
COORD	COORDINATE	PLUMB	PLUMBING
CP	CARPET	PLYWD	PLYWOOD
CT	CERAMIC TILE	POLY	POLYURETHANE
CTR	CENTER	PT	PRESSURE TREATED
D	DEEP	PTD	PAINTED
DEMO	DEMOLITION	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	QT	QUARRY TILE
DF	DRINKING FOUNTAIN	R	RISER, RADIUS
DIA	DIAMETER	RB	RUBBER BASE
DIM	DIMENSION	RD	ROOF DRAIN
DN	DOWN	REF	REFERENCE
DS	DOWN SPOUT	REFG	REFRIGERATOR
DWG	DRAWING	REQ	REQUIRED
EIFS	EXT. INSULATION FINISH SYS.	REV	REVISION
EJ	EXPANSION JOINT	RH	RIGHT HAND
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC(AL)	RT	RUBBER TILE
EPXY	EPOXY	RTU	ROOF TOP UNIT
EQ	EQUAL	SCHD	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXH	EXHAUST	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER	SQ	SQUARE
FFE	FINISHED FLOOR ELEVATION	SS	STAINLESS STEEL
FIN	FINISH(ED)	SSR	STANDING SEAM ROOF
FLG	FLASHING	STD	STANDARD
FLR	FLOORING	STL	STEEL
FLU	FLUORESCENT	STN	STAINED
FOF	FACE OF FINISH	STR	STRUCTUR(AL)
FOM	FACE OF MASONRY	SV	SHEET VINYL
FOS	FACE OF STUD	SYS	SYSTEM
FTG	FOOTING	T	TREAD
GA	GAUGE	TELE	TELEPHONE
GALV	GALVANIZED	THR	THRESHOLD
GYP	GYPSUM BOARD	TOC	TOP OF CONCRETE
HC	HANDICAP	TOJ	TOP OF JOIST
HGT	HEIGHT	TOM	TOP OF MASONRY
HM	HOLLOW METAL	TOP	TOP OF PLATE, BEARING HGT.
HOR	HORIZONTAL	TOS	TOP OF STEEL
HVAC	HEATING VENTING AND COOLING	TOW	TOP OF WALL
INSUL	INSULATION	TYP	TYPICAL
INT	INTERIOR	T&G	TONGUE AND GROVE
JT	JOINT	VCT	VINYL COMPOSITE TILE
LAM	LAMINATE(D)	VERT	VERTICAL
LAND	LANDSCAPE (ARCHITECT)	VIF	VERIFY IN FIELD
LAV	LAVATORY	VT	VINYL TILE
LH	LEFT HAND	WC	WATER CLOSET
LL	LIVE LOAD	WD	WOOD
LT	LIGHT	WH	WATER HEATER
LVL	LAMINATED VENEERED LUMBER	WWF	WELDED WIRE FABRIC
		W/	WITH
		W/O	WITHOUT



A4 SITE PLAN
1" = 10'
0 5 10 30

AREA CALCULATIONS: GROSS (OUTSIDE FACE OF STUD)

EXISTING LOWER FLOOR HEATED	462 S.F.	D.A.D.U.	FIRST FLOOR HEATED	89 S.F.
EXISTING MAIN FLOOR HEATED	1,261 S.F.		SECOND FLOOR HEATED	551 S.F.
NEW MAIN FLOOR HEATED	991 S.F.			
UPPER FLOOR HEATED	815 S.F.			
TOTAL HEATED	3,529 S.F.		TOTAL HEATED	640 S.F.
FRONT PORCH	113 S.F.		D.A.D.U. PORCH	150 S.F.
SCREENED PORCH	176 S.F.		2-CAR GARAGE	505 S.F.
TOTAL USABLE	3,818 S.F.		TOTAL USABLE	1,295 S.F.

GENERAL NOTES:

1. THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. BY ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED WITHIN THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK. GENERAL CONTRACTOR SHALL PROVIDE DESIGN / BUILD STRUCTURAL (AS NEEDED), MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAINAGE, REVIEW AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS, FOR OWNER(S) APPROVAL PRIOR TO PRECEEDING WITH CONSTRUCTION.
2. THE ARCHITECT CANNOT IN ANY WAY BE HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT MAY OCCUR THROUGHOUT CONSTRUCTION AND THE LIFE OF THE HOME. STRUCTURAL, CONSTRUCTION AND DESIGN ISSUES THAT MAY ARRISE ARE ULTIMATELY THE LIABILITY OF THE HIRED GENERAL CONTRACTOR.
3. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE PRICING OF THIS PROJECT AND REVIEW ALL AREAS CONCERNED WITH THIS PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL SECURE ANY LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK.
6. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
7. USE ALL GIVEN DIMENSIONS ONLY; IF NOT SHOWN, VERIFY CORRECT DIMENSION(S) WITH ARCHITECT AND GIVEN DESIGNED DIMENSIONS. GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. FINISHED FLOOR ELEVATION(S) SHOWN ARE SUBJECT TO ACTUAL FIELD CONDITIONS; GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES, TREE LOCATIONS AND PROPOSED HOUSE LOCATION (IF APPLICABLE) AND SHALL ADVISE ARCHITECT OF ANY RECOMMENDED ADJUSTMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
9. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE T.V. ETC.) CONNECTIONS. ALL CONNECTIONS, METERS, CLEAN OUTS ETC., SHALL BE LOCATED IN A NON-VISUAL OFFENSIVE AREA APPROVED BY ARCHITECT.
10. ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED WITHIN THE HOUSE STRUCTURE OR ATTIC SPACE WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH EXTEND ABOVE THE ROOF SHALL BE LOCATED AWAY FROM PUBLIC VIEW.(I.E. PLACE VENTS TOWARDS MIDDLE OF ROOF OR SHIELD PLACEMENT FROM STREET OR OUTDOOR LIVING AREAS. ALL METAL & PVC VENTS & PENETRATIONS SHALL BE PROPERLY PRIMED & PANTED TO MATCH COLOR OF ROOF.
11. ALL WINDOW AND DOORS ARE C.F.C.I., WINDOW AND DOOR SIZES INDICATED ON PLANS ARE NOTED BY GENERIC SASH SIZES. WINDOWS SHALL BE PELLA ARCHITECT SERIES AND EXTERIOR DOOR(S) SHALL BE PELLA PROLINE ALUMINUM CLAD WOOD WINDOWS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS AND OWNERS REVIEW AND APPROVAL PRIOR TO PURCHASE.
12. ALL WOOD FRAMING THAT COMES IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
13. HARDWIRE (WITH BATTERY BACKUP) SECURITY SYSTEM AND SMOKE DETECTORS. SMOKE DETECTORS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. GENERAL CONTRACTOR TO VERIFY NUMBER OF DETECTORS AND LOCATIONS WITH OWNER AND CODE REQUIREMENTS.
14. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER AND PLANS FOR ALL SHELVING / CLOSET REQUIREMENTS (I.E. PANTRY, CLOSETS, STORAGE, ETC.)
15. ALL PLUMBING FIXTURES TO BE C.F.C.I. UNLESS NOTED OTHERWISE. ARCHITECT AND OWNER TO SPECIFY AND APPROVE ALL FIXTURES PRIOR TO PURCHASE AND INSTALLATION.
16. ALL INTERIOR CEILINGS SHALL BE 5/8" GYP. SMOOTH FINISHED UNLESS NOTED OTHERWISE.

DIMENSION NOTES

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION OR DESREPANCIES ARE FOUND, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
2. CASEWORK/ MILLWORK DIMENSIONS SHALL BE VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL.
3. DOORS SHALL BE LOCATED 4" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED OR SHOWN ON PLAN.
4. ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISH FLOOR ARE MAY CHANGE DO TO EXISTING FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS RELATING TO FINAL F.F.E. DIMENSIONS.

DEFINITIONS & TERMINOLOGY

1. "TYPICAL" UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH AS INDICATED.
2. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS WHICH MATCH ORIGINAL CONDITION INDICATED.
3. "ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ACROSS VOIDS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/ MINUS TOLERANCE.

INDEX OF DRAWINGS

ARCHITECTURAL

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A2.1	CONSTRUCTION PLAN
A2.2	CONSTRUCTION PLAN
A2.3	CONSTRUCTION PLAN - GARAGE
A4.1	EXTERIOR ELEVATIONS
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A9.0	REFLECTED CEILING PLAN
A9.1	REFLECTED CEILING PLAN - GARAGE

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

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REV:	DATE:	DESC:
0	08.01.16	FOR CONSTRUCTION

GENERAL INFORMATION
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXIST. FIELD CONDITIONS.

2. DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES AS SET FORTH BY ALL GOVERNING AUTHORITIES.

3. GENERAL CONTRACTOR IS TO FIELD VERIFY EXIST. CONDITIONS AND DEMOLITION RESPONSIBILITIES ARE NOT NECESSARILY LIMITED TO THOSE LISTED BELOW OR INDICATED ON THE DEMOLITION PLAN. WORK INCLUDES REMOVAL AND LEGAL DISPOSAL OF ALL EXIST. CONSTRUCTION ITEMS THAT ARE NOT UTILIZED IN THE FINISHED CONSTRUCTION PROJECT. REMOVE ALL ITEMS SPECIFICALLY INDICATED IN THE DRAWINGS AND ITEMS WHICH ARE NECESSARY TO BE REMOVED IN ORDER TO FACILITATE THE NEW CONSTRUCTION WORK. PERFORM DEMOLITION IN A NEAT AND ORDERLY MANNER TO MINIMIZE DISRUPTIONS. ALL SALVAGEABLE ITEMS SHALL BECOME THE PROPERTY OF THE OWNER. NOTIFY THE OWNER FOR INSTRUCTIONS ON DISPOSAL OR STORAGE OF THESE ITEMS. REMOVE ALL NON-SALVAGEABLE ITEMS FROM THE SITE AND ARRANGE FOR LEGAL DISPOSAL.

4. REMOVE EXISTING CONSTRUCTION AS INDICATED. TYPICAL WALL REMOVAL INCLUDES MECHANICAL, PLUMBING, COMMUNICATIONS, INFORMATION SYSTEMS, AND ELECTRICAL SYSTEMS CONTAINED THERE IN. REMOVE DOORS, FRAMES, FINISHED AND OTHER FIXTURES AS REQUIRED AFTER REMOVAL OF PIPE CHASES, PATCH HOLES IN EXIST, FLOORS OR WALL TO REMAIN TO MEET ORIGINAL FIRE PROTECTION AND STRUCTURAL REQUIREMENTS. PATCH ADJOINING WALLS, FLOOR AND DECK. PREPARE SURFACES TO RECEIVE NEW FINISH PER FINISH SCHEDULE OR PER INTERIOR DESIGNER'S FINISHES PLANS. (WHERE NEW FINISHES ARE CALLED FOR ON EXIST. SURFACES, REMOVE THE EXIST. FINISH AND PREPARE SURFACE TO RECEIVE THE NEW FINISH).

5. THE CONTRACTOR SHALL BRACE ALL EXIST. STRUCTURES AND ALL STRUCTURAL ELEMENTS AS NECESSARY DURING DEMOLITION.

6. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO.

7. THE EXIST. BUILDING ENVELOPE SHALL BE MAINTAINED IN WATER TIGHT CONDITION AT ALL TIMES THROUGHOUT ALL PHASES OF CONSTRUCTION.

8. IF THE EXIST. CONSTRUCTION IS FOUND TO CONTAIN ASBESTOS, TERMITE DAMAGE OR WATER DAMAGE, NOTIFY THE OWNER AND THE ARCHITECT IN WRITING. REMOVAL, DISPOSAL AND REPLACEMENT OF ASBESTOS MATERIAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

9. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY EXIST. TO REMAIN FINISHES, ETC., WHICH ARE DAMAGED DURING DEMOLITION (I.E. CEILING GRID, CEILING TILE, WALL COVERINGS, FLOOR COVERINGS, CORNER GUARDS, WALL GUARDS, HANDRAILS, CHAIR RAILS, MOLDINGS, ETC.).

10. ALL FLUORESCENT TUBES AND OBSOLETE ELECTRONICS CONTAINING CATHODE RAY TUBES, (CRT'S) OR PICTURE TUBES ARE CONSIDERED HAZARDOUS WASTE AND SHALL BE DISPOSED OF IN A REGULATORY APPROVED DISPOSAL/RECYCLING PROGRAM.

11. REMOVE ALL EXIST. INTERIOR PARTITIONS SHOWN AS DASHED LINES AND COORDINATE WITH NEW CONSTRUCTION PLAN.

12. REMOVE ALL EXIST. FLOOR AND WALL FINISH MATERIALS WHERE INDICATED ON THE DRAWINGS AND PREPARE SURFACE FOR APPLICATION OF NEW FINISH MATERIALS.

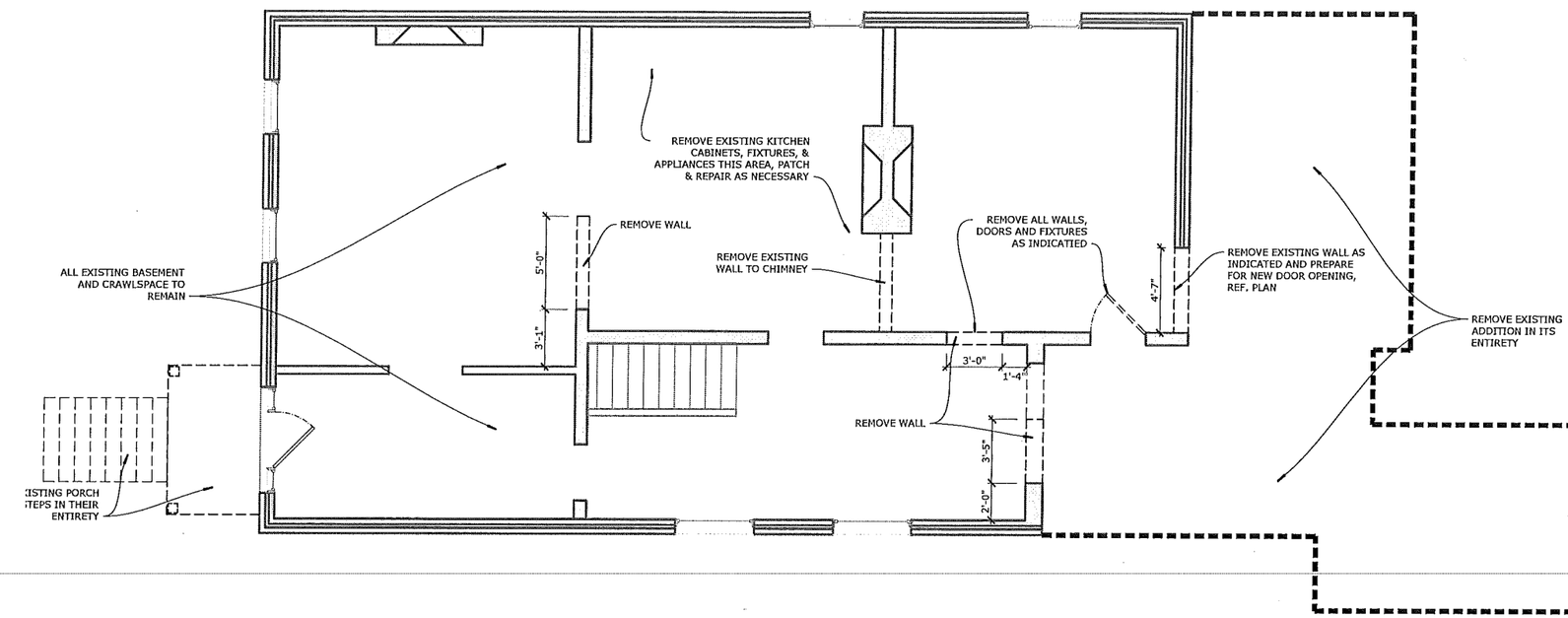
13. ALL FLOORS SHOULD BE LEVEL(ED) TO ASSURE A GOOD INSTALLATION OF FINISH MATERIALS. CONCRETE FLOORS SHOULD BE TROWELLED SMOOTH, FREE OF CRACKS, HOLES AND DEPRESSIONS. THE FLOOR SLAB SHOULD BE FILLED USING ARDEX CONCRETE SLAB PATCHING MATERIAL OR EQUAL. FINAL FLOOR PREPARATION SHOULD MEET MANUFACTURER'S SPECIFICATION REQUIREMENTS.

14. SWEEP AND VACUUM THE FLOOR AFTER PATCHING AND DEBRIS REMOVAL. DO NOT USE AN OIL BASED SWEEPING COMPOUND. INSURE ALL PERIMETER AREAS ARE CLEAN AND FREE FROM WASTE MATERIAL.

15. REMOVE ALL EXIST. MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS NOT UTILIZED IN THE NEW CONSTRUCTION.

16. REMOVE EXIST. PLUMBING FIXTURES WHERE INDICATED ON THE DRAWING. CAP ALL REMAINING PIPING AS REQUIRED BY CODE.

17. WHERE APPLICABLE, EXIST. CONCRETE SLABS AT GRADE REMOVED FOR THE INSTALLATION OF PLUMBING OR ELECTRICAL SYSTEMS, PATCH EXIST. MATERIALS WITH: INSECTICIDE SOIL TREATMENT AT DISTURBED AREAS, 4" THICK CRUSHED ROCK SUBGRADE, 6 MIL POLY VAPOR BARRIER AND CONCRETE SLAB WITH WWF REINFORCING (MATCH EXIST. THICKNESS).



A4 DEMOLITION PLAN
1/4" = 1'-0"

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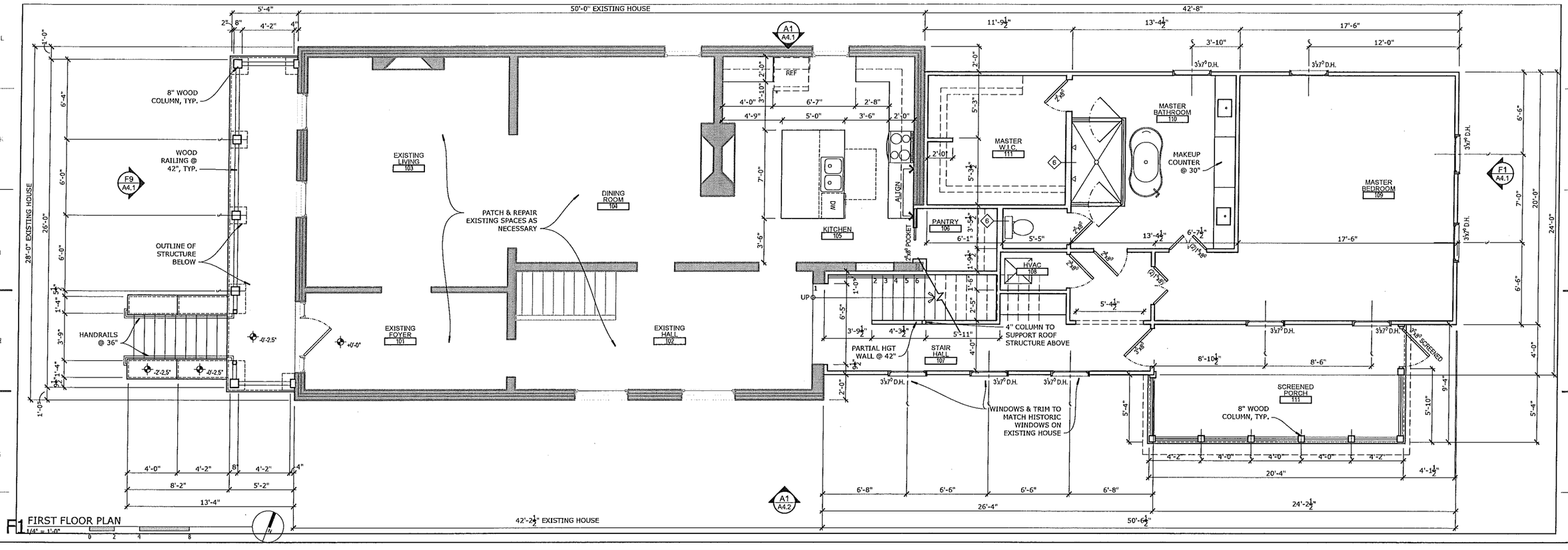
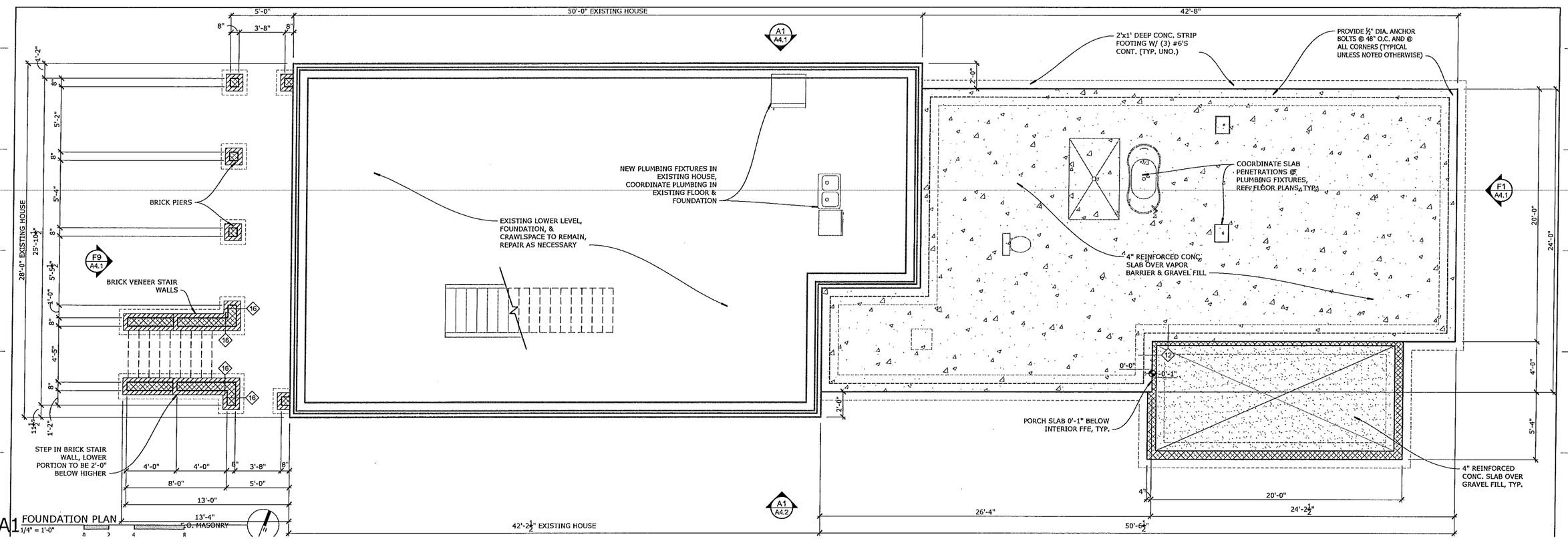
0	08.01.16	FOR CONSTRUCTION

DEMOLITION INFORMATION
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH



F1 FIRST FLOOR PLAN
1/4" = 1'-0"



A1 FOUNDATION PLAN
1/4" = 1'-0"

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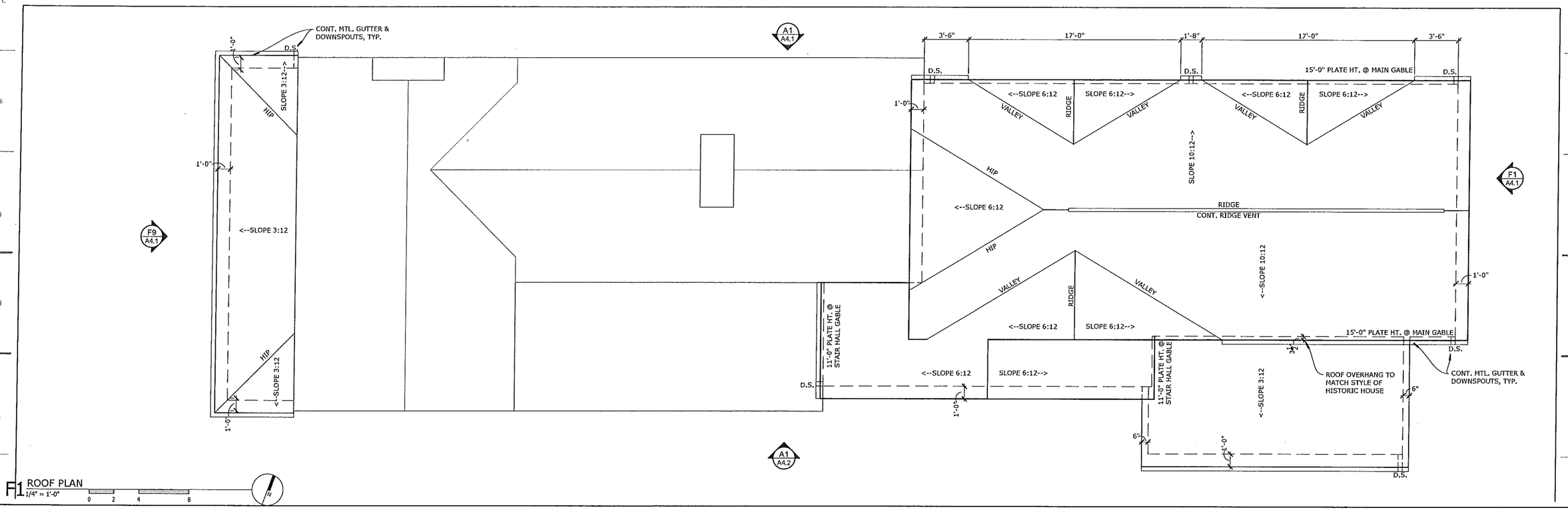
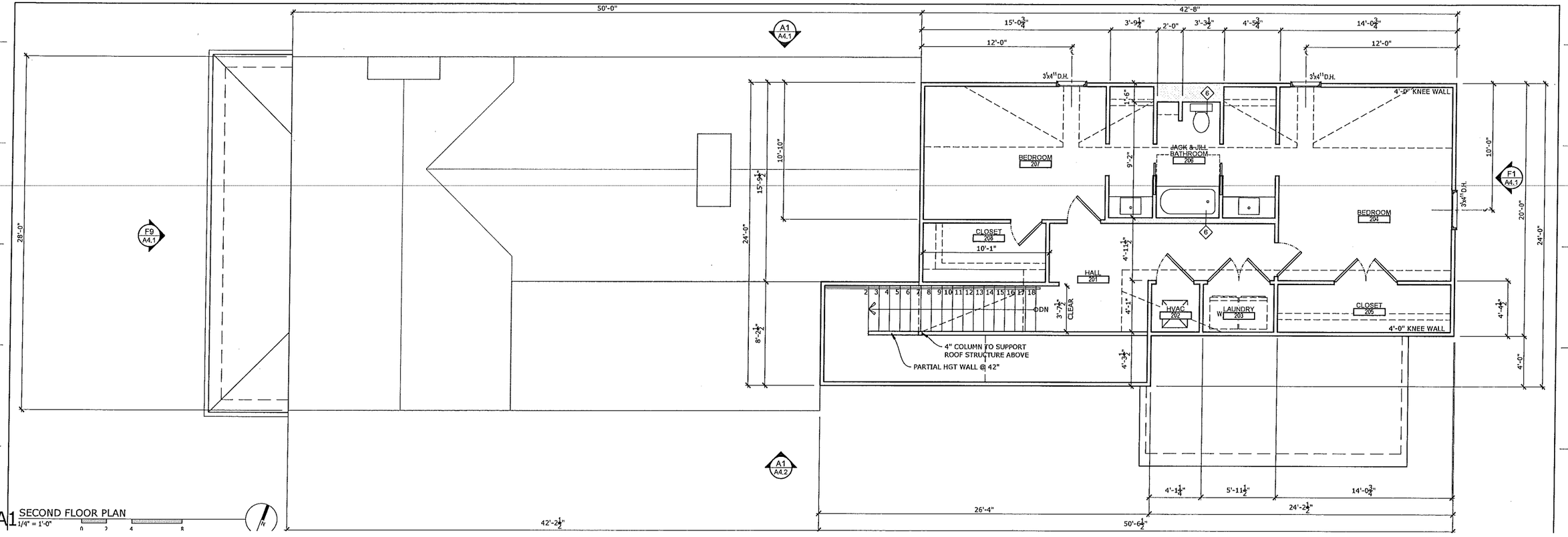
ISTRUCTION PLANS
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH



F1 ROOF PLAN
1/4" = 1'-0"



A1 SECOND FLOOR PLAN
1/4" = 1'-0"

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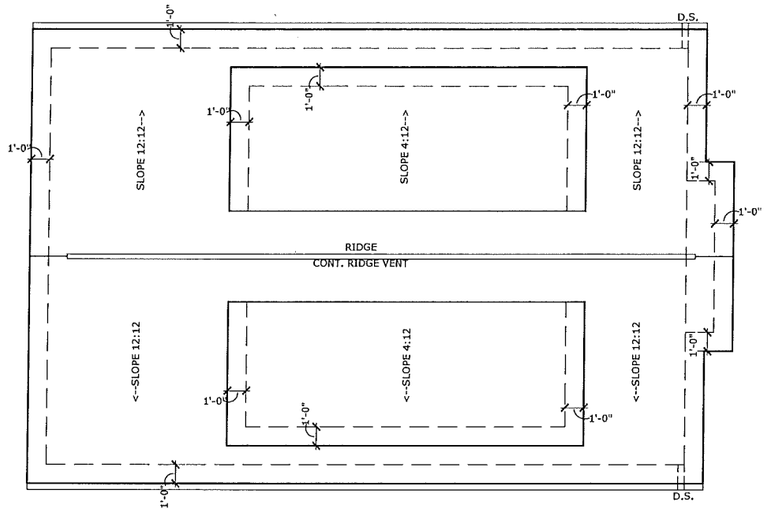
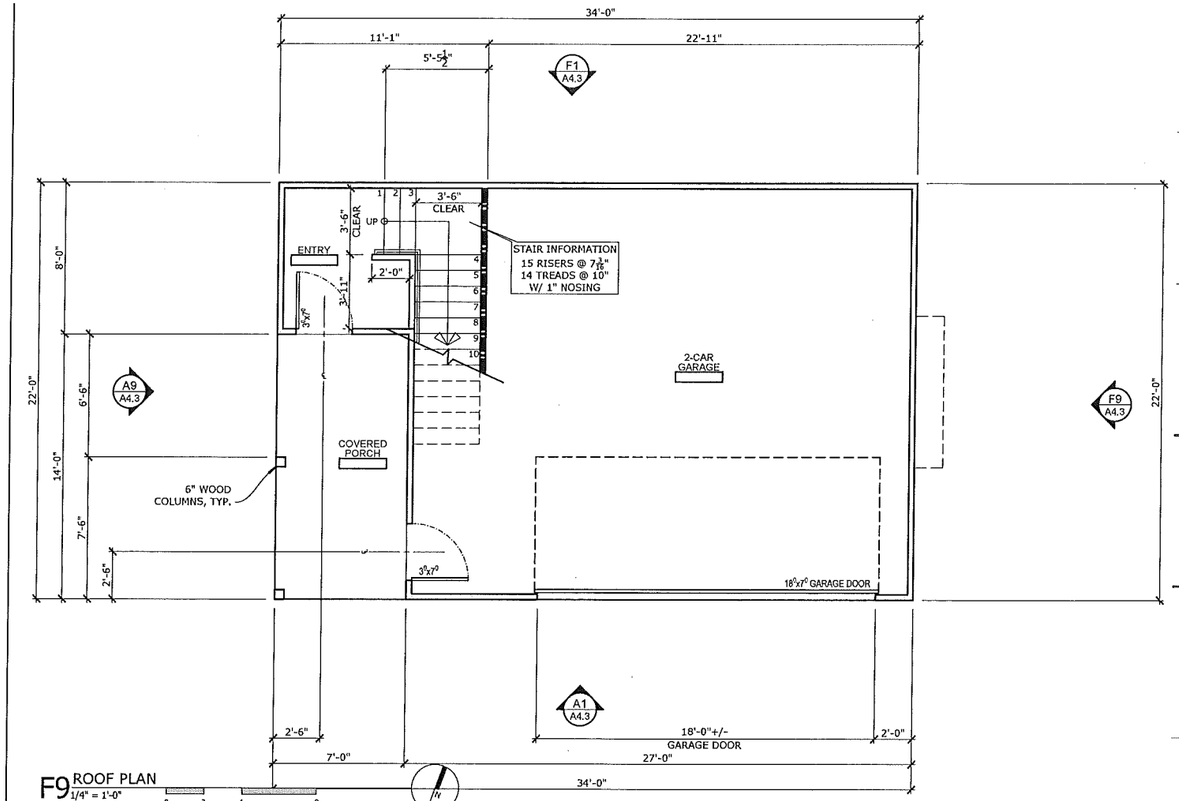
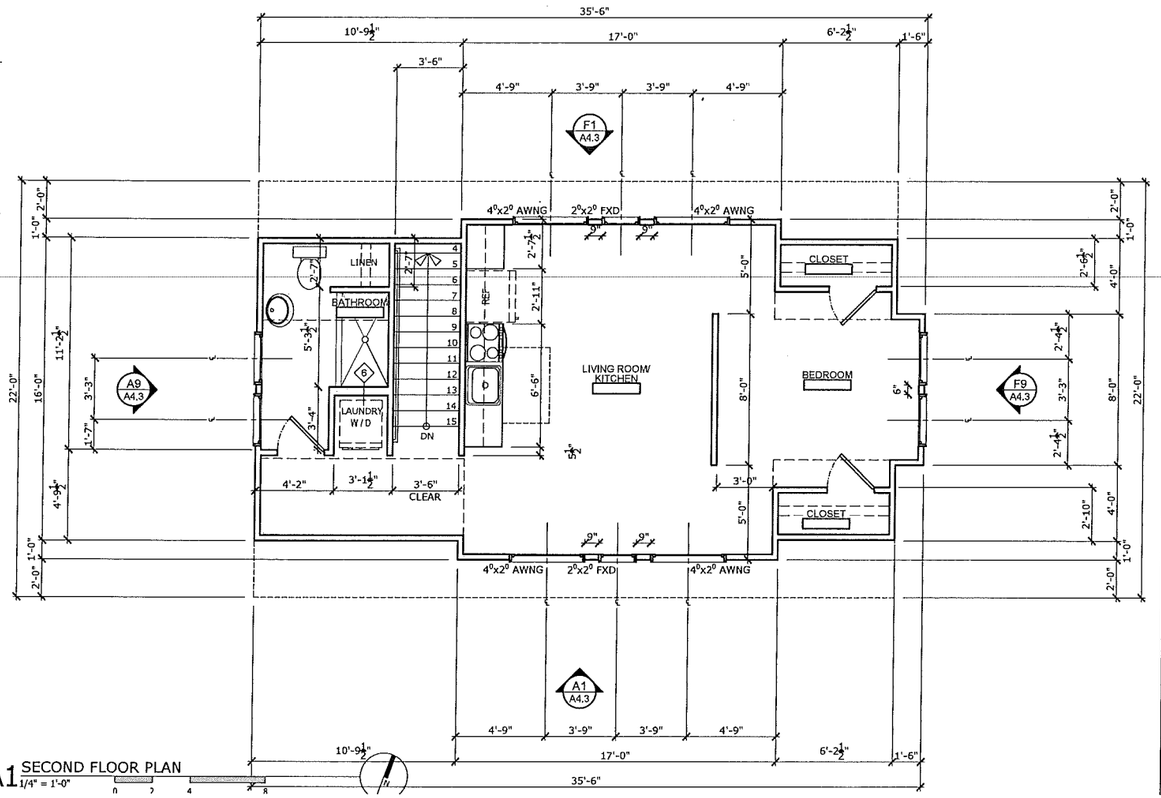


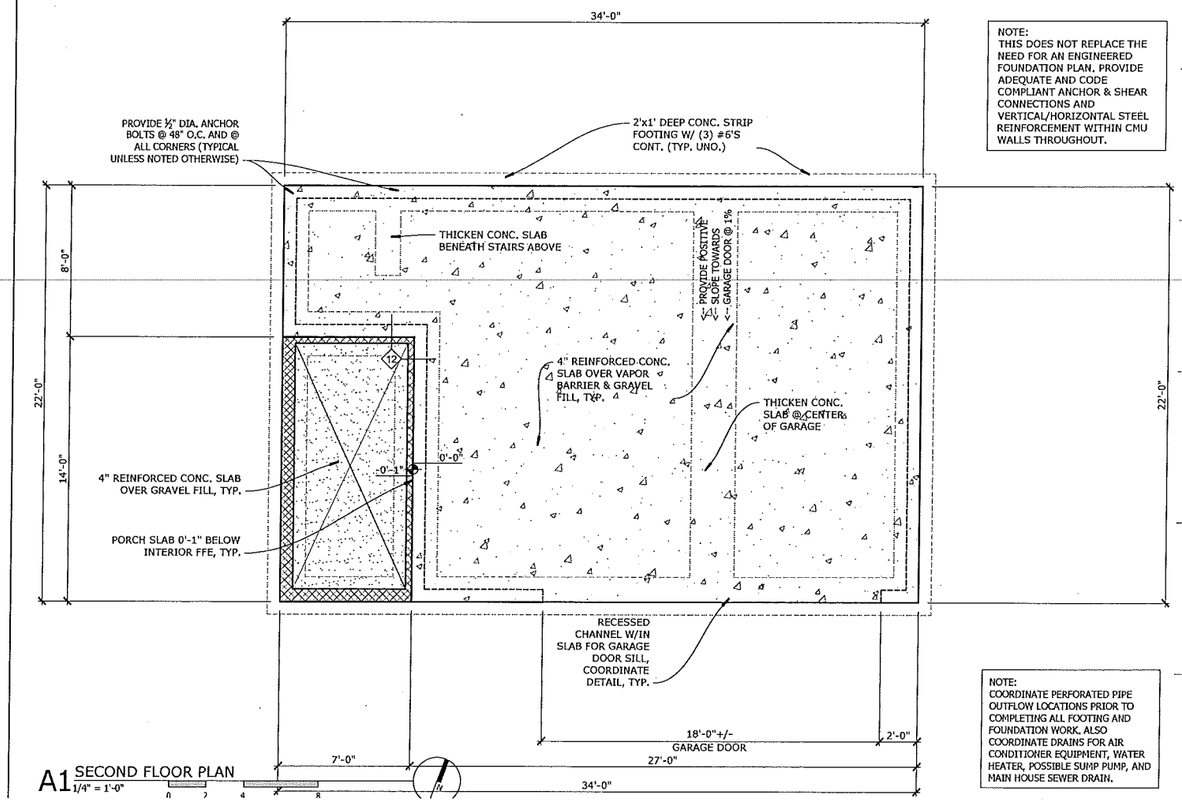
F1 ROOF PLAN
1/4" = 1'-0"



F9 ROOF PLAN
1/4" = 1'-0"



A1 SECOND FLOOR PLAN
1/4" = 1'-0"



A1 SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE:
THIS DOES NOT REPLACE THE NEED FOR AN ENGINEERED FOUNDATION PLAN. PROVIDE ADEQUATE AND CODE COMPLIANT ANCHOR & SHEAR CONNECTIONS AND VERTICAL/HORIZONTAL STEEL REINFORCEMENT WITHIN CMU WALLS THROUGHOUT.

NOTE:
COORDINATE PERFORATED PIPE OUTFLOW LOCATIONS PRIOR TO COMPLETING ALL FOOTING AND FOUNDATION WORK. ALSO COORDINATE DRAINS FOR AIR CONDITIONER EQUIPMENT, WATER HEATER, POSSIBLE SUMP PUMP, AND MAIN HOUSE SEWER DRAIN.

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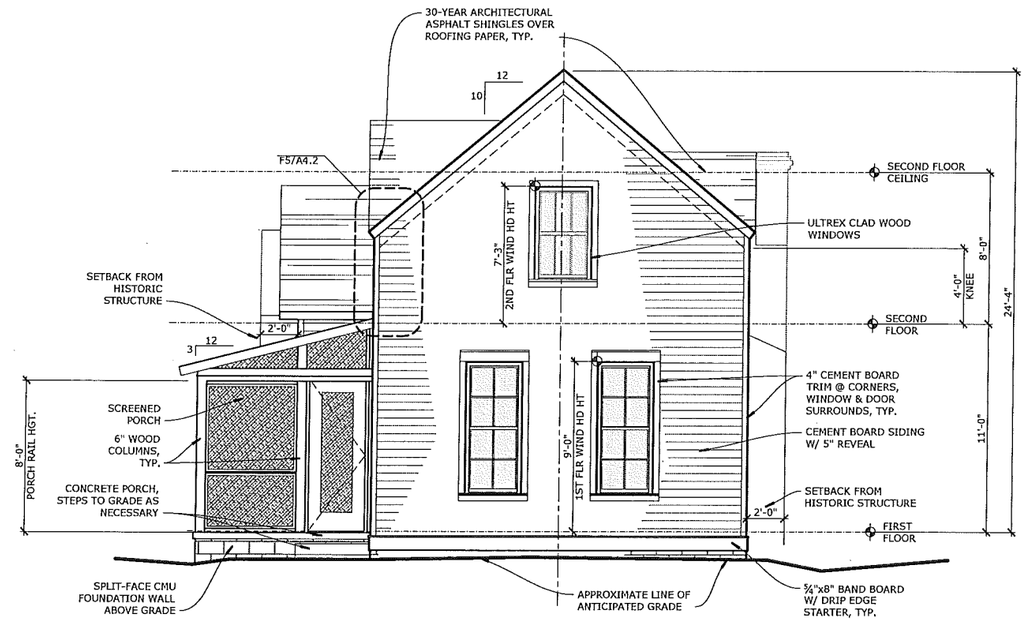
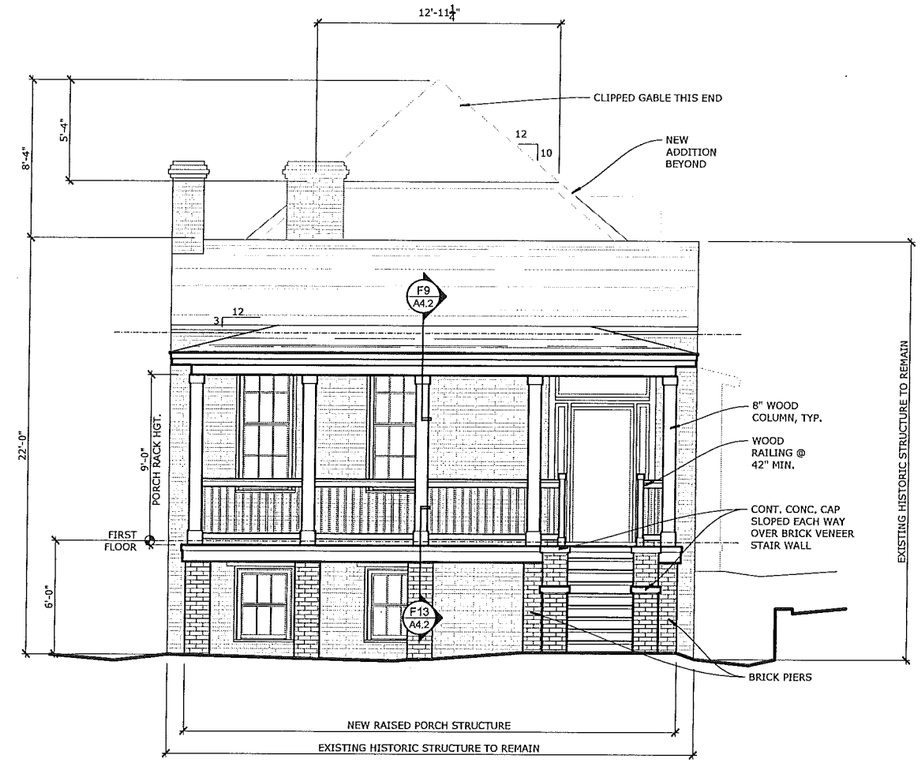
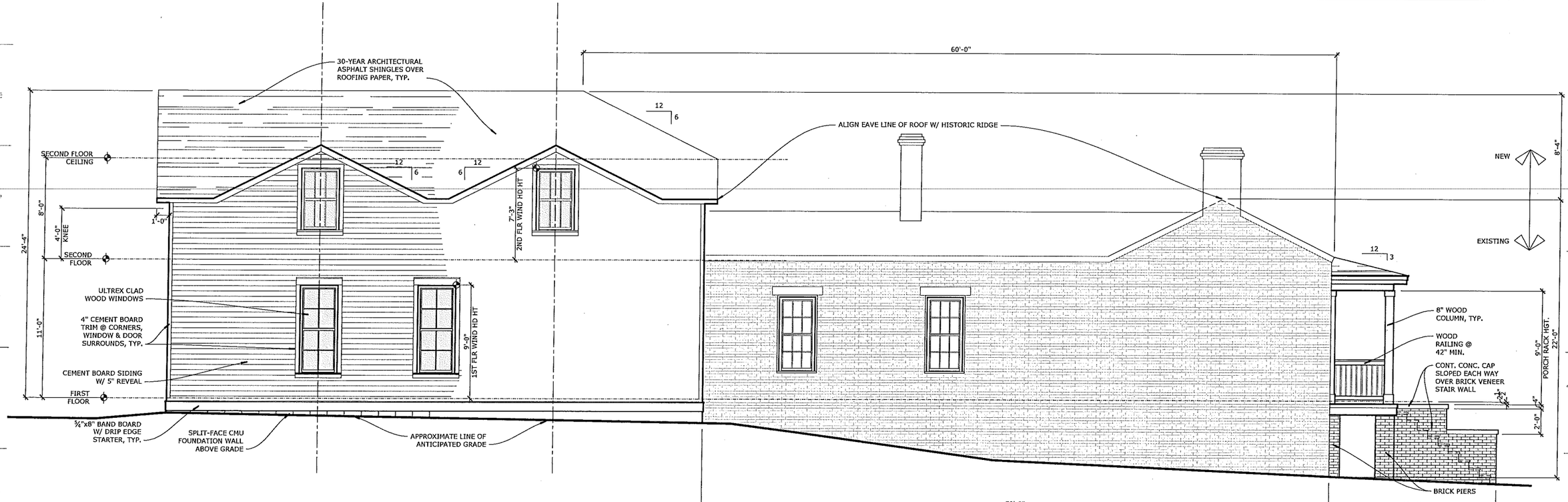
ISTRUCTION PLANS - GARAGE
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH



F1 EAST ELEVATION
1/4" = 1'-0"
0 5 10



F9 WEST ELEVATION
1/4" = 1'-0"
0 5 10



A1 NORTH ELEVATION
1/4" = 1'-0"
0 5 10

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ERIOR ELEVATIONS
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH

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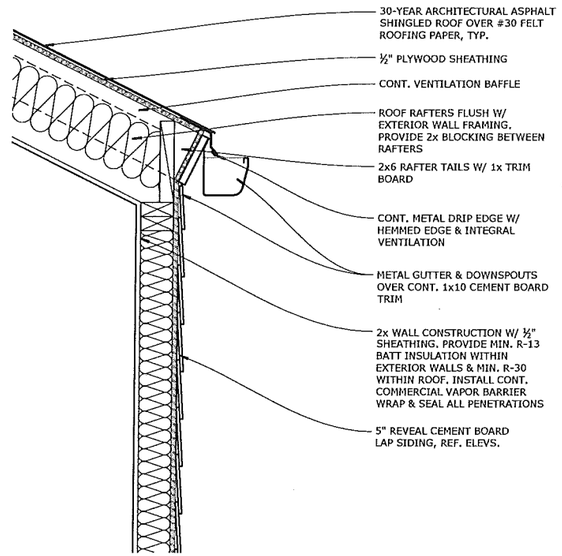
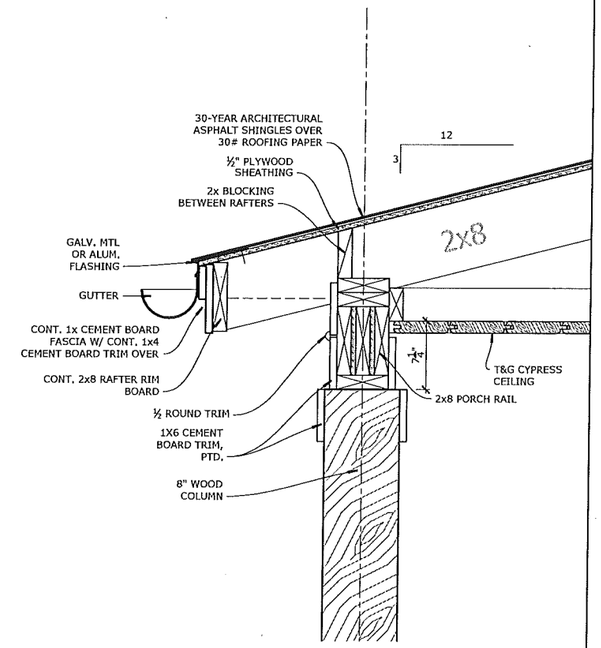
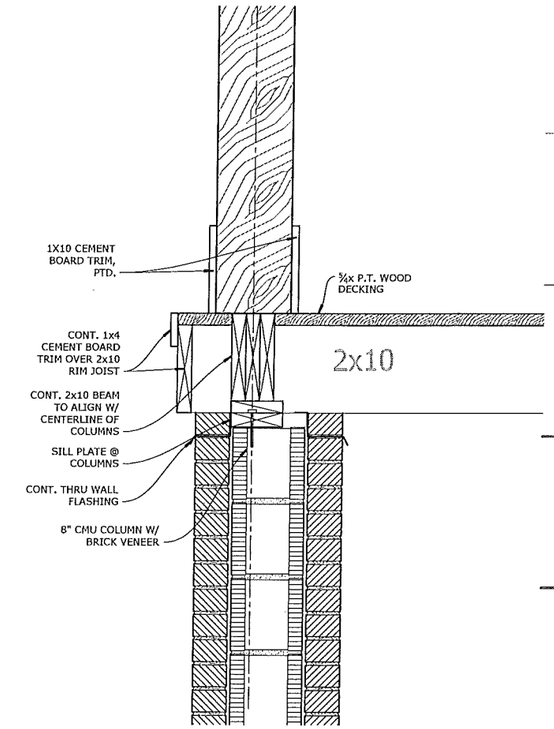


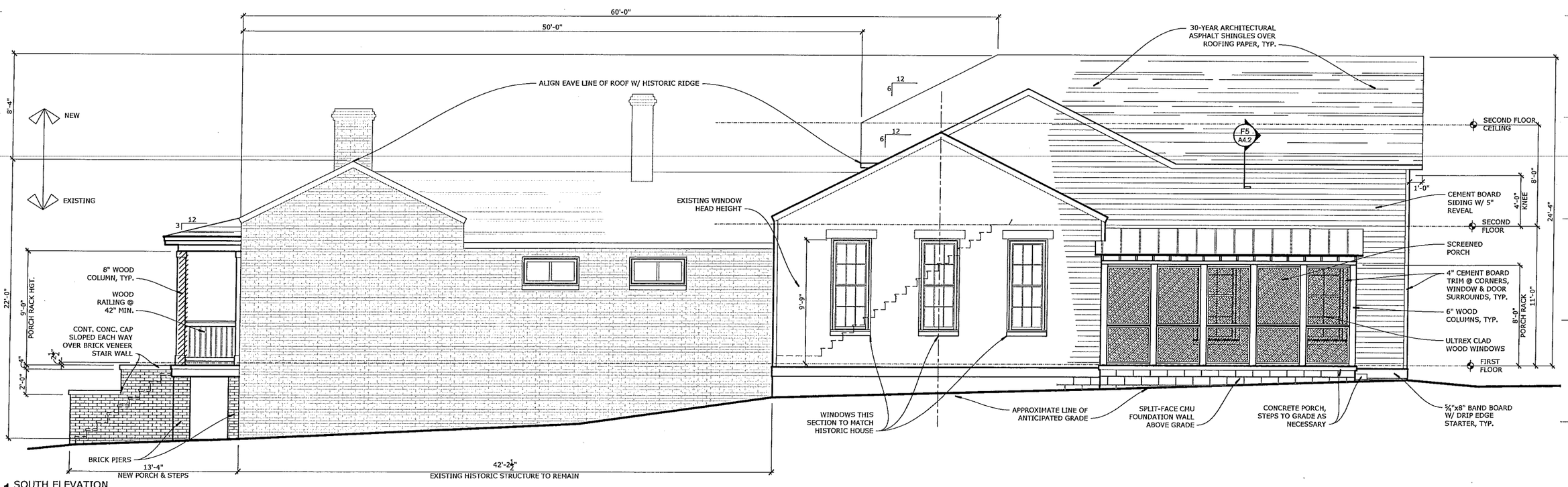
F5 TYP. EAVE DETAIL
1-1/2" = 1'-0"



F9 TYP. PORCH RACK DETAIL
1-1/2" = 1'-0"



F5 TYP. PORCH EDGE DETAIL
1-1/2" = 1'-0"



A1 SOUTH ELEVATION
1/4" = 1'-0"

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ERIOR ELEVATIONS
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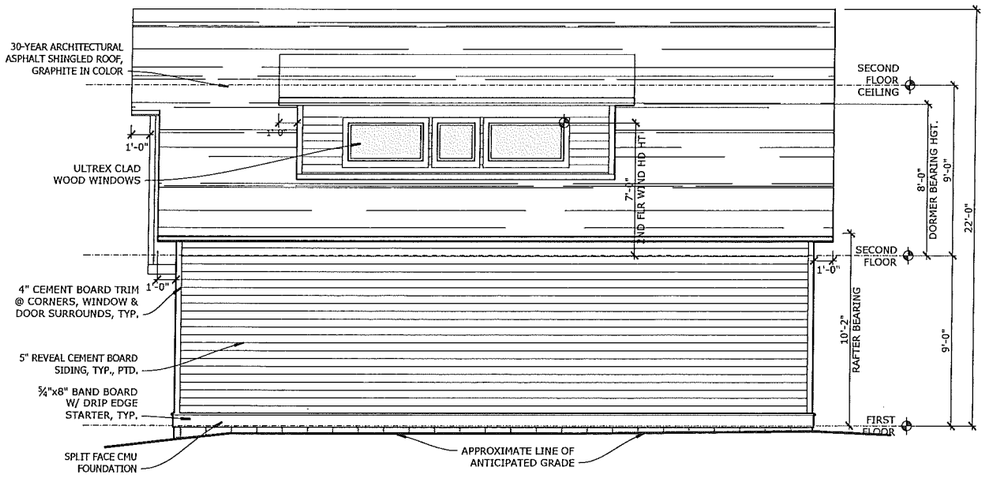
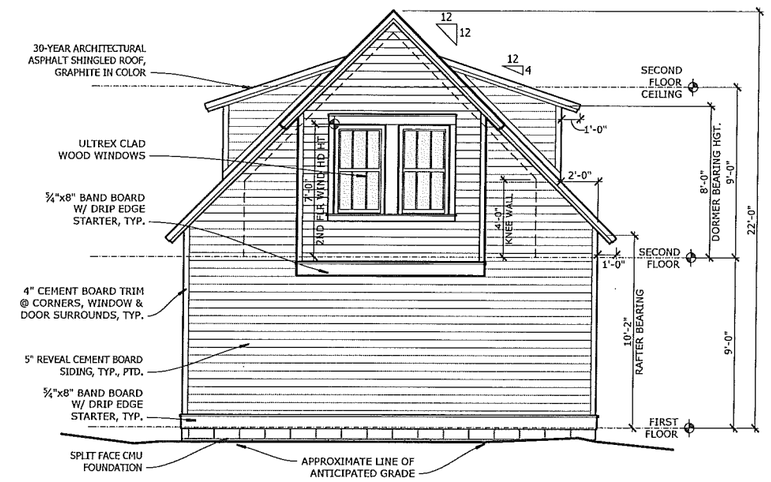
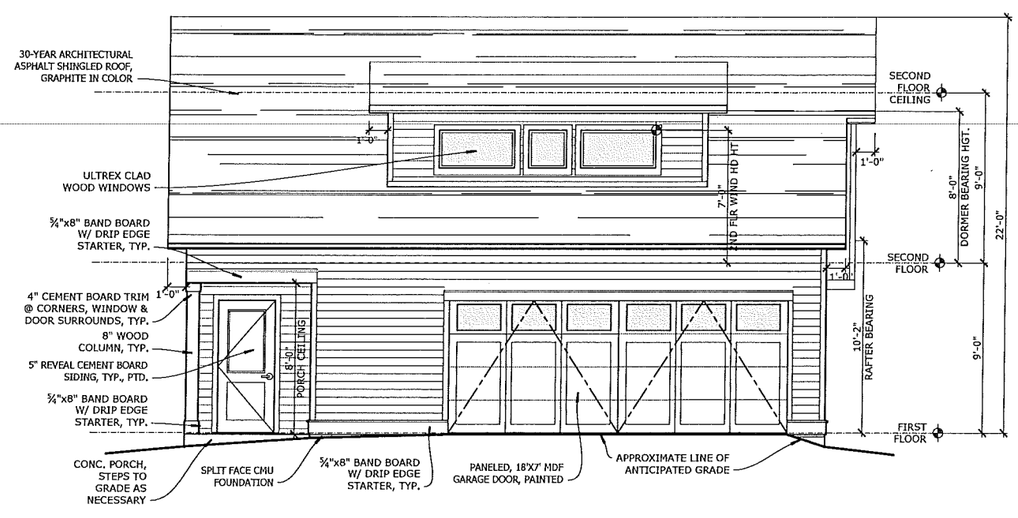


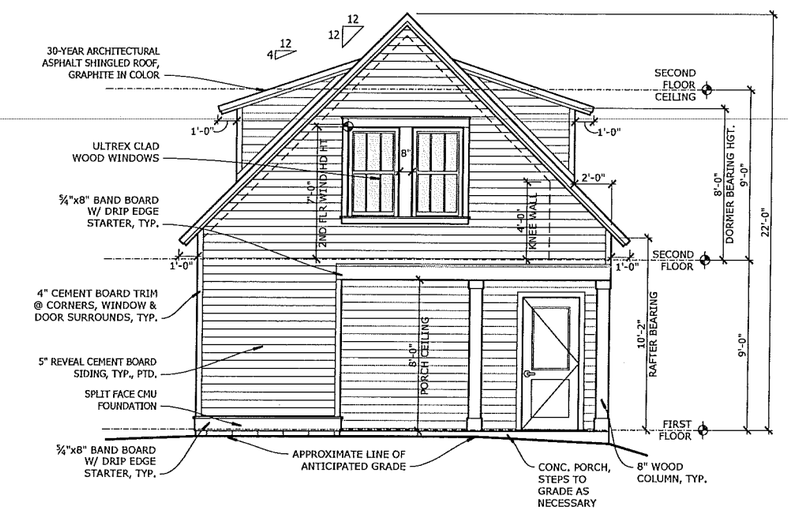
F1 SOUTH ELEVATION
1/4" = 1'-0"
0 5 10



F9 SOUTH ELEVATION
1/4" = 1'-0"
0 5 10



A1 SOUTH ELEVATION
1/4" = 1'-0"
0 5 10



A9 SOUTH ELEVATION
1/4" = 1'-0"
0 5 10

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REV:	DATE:	DESC:
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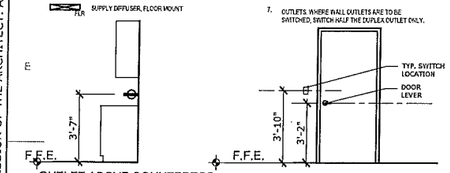
ERIOR ELEVATIONS - GARAGE
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH

REFLECTED CEILING LEGEND:

- S1 — SURFACE MOUNTED FIXTURE (SMALL CLOSET)
- S2 — SURFACE MOUNTED FIXTURE (WALK-IN CLOSET)
- SP1 — SPECIALTY LAMP MOUNTED TO DECORATIVE BEAMS
- P1 — PENDANT FIXTURE (KITCHEN ISLAND)
- P2 — PENDANT FIXTURE (DINING ROOM)
- P3 — PENDANT FIXTURE (STAIR)
- P4 — PENDANT FIXTURE (STAIR)
- P5 — PENDANT FIXTURE (STAIR)
- FLOOD — EXTERIOR FLOOD FIXTURE (W/ 270d MOTION SENSORED)
- R1 — 5" RECESSED FIXTURE
- R2 — 3" RECESSED HALOGEN FIXTURE (EXTERIOR)
- WS1 — WALL SCONCE (STAIRWELL)
- WS2 — WALL SCONCE (TYPICAL BATHROOM)
- WS3 — WALL SCONCE (MASTER BATHROOM)
- WS4 — WALL SCONCE (EXTERIOR)
- LED ROPE-LIGHT
- SWITCH
- 3 — 3-WAY SWITCH
- 4 — 4-WAY SWITCH
- D — DIMMER SWITCH
- D3 — 3-WAY DIMMER SWITCH
- D4 — 4-WAY DIMMER SWITCH
- LV — LOW-VOLTAGE SWITCH
- RC — REMOTE CONTROLLED DIMMER SWITCH
- DS — DOOR SWITCH
- EF1 — EXHAUST FAN
- EF2 — EXHAUST FAN WITH LIGHT
- F1 / F2 — CEILING FAN (F1 (LIGHT KIT NOT INCLUDED) F2 (LIGHT KIT INCLUDED, SWITCHED SEPARATELY))
- EP — ELECTRIC PANEL
- SUPPLY DIFFUSER, WALL MOUNT
- TOE — SUPPLY DIFFUSER, TOE MOUNT
- RAG — RETURN AIR GRILLE, WALL MOUNT
- SUPPLY DIFFUSER, CEILING MOUNT
- FLR — SUPPLY DIFFUSER, FLOOR MOUNT
- SD — SMOKE DETECTOR, WALL MOUNTED
- SD — SMOKE DETECTOR, CEILING MOUNTED
- SD/CO2 — SMOKE / CARBON DIOXIDE DETECTOR, CEILING MOUNTED
- K — SECURITY KEY PAD
- T — THERMOSTAT
- I — INTERCOM
- OUTLET
- FLOOR OUTLET
- OUTLET ABOVE COUNTER
- SWITCHED OUTLET
- WP — OUTDOOR PLUG
- GFCI — GFCI PROTECTED OUTLET
- 220 — 220 RECEPTACLE
- TV — TELEVISION (COAX CABLE)
- P — TELEPHONE, ABOVE COUNTER
- TV — TELEPHONE / TV / OUTLET
- UC1 — UNDER CABINET LIGHTING
- TRACK, UP-LIGHTING
- FL — SURFACE MOUNTED FLUORESCENT FIXTURE W/ COLOR CORRECTED LAMPS AS MAX., BY GENERAL ELECTRIC. SP235 (OR EQUAL) VERIFY SIZE ON PLAN.
- SPK — SPEAKER CEILING MOUNTED
- SPK — SPEAKER WALL MOUNTED
- GDO — GARAGE DOOR OPENER WITH LIGHT
- F — VENTED FOOTWAY/WAY DOWN LIGHTING
- WALL-MOUNTED EMERGENCY LIGHTING
- EX1 — WALL-MOUNTED EMERGENCY EXIT SIGNAGE

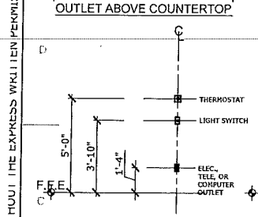
NOTE: ELECTRICAL DEVICES

1. PROVIDE STANDARD TOGGLE ON/OFF SWITCHES W/ SLIDE DIMMER @ SIDE WHERE APPLICABLE.
2. ELECTRICAL DEVICES TO BE WHITE ON LIGHT SURFACES, BLACK OR DARK BROWN ON DARK SURFACES.
3. MOUNT CENTER OF SWITCH @ 48" A.F.F OR @ HEIGHT OF ADJACENT EXISTING SWITCHES
4. PROVIDE T.V. / PHONE / ELECTRICAL OUTLETS WITH FACEPLATE OPENINGS, STANDARD ROUND
5. MOUNT WALL OUTLETS @ 1'-4" A.F.F.
6. CENTER OR ALIGN ELECTRICAL DEVICES ON WALL WINDOW, OPENING, LIGHT FIXTURE, CASEWORK, ETC. AS INDICATED OR IMPLIED ON THE DOCUMENTS.
7. OUTLETS WHERE WALL OUTLETS ARE TO BE SWITCHED, SWITCH HALF THE DUPLEX OUTLET ONLY.

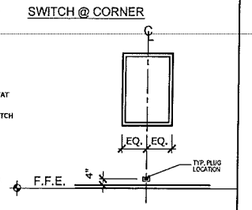


OUTLET ABOVE COUNTERTOP

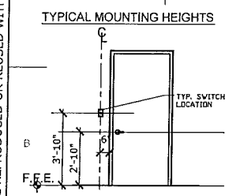
SWITCH @ CORNER



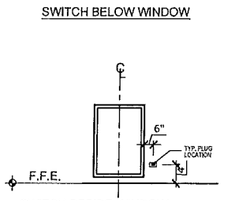
TYPICAL MOUNTING HEIGHTS



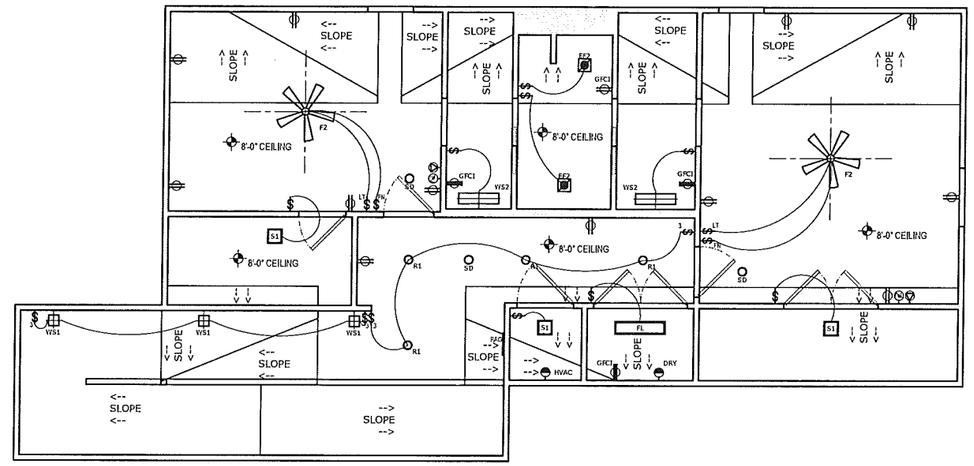
SWITCH BELOW WINDOW



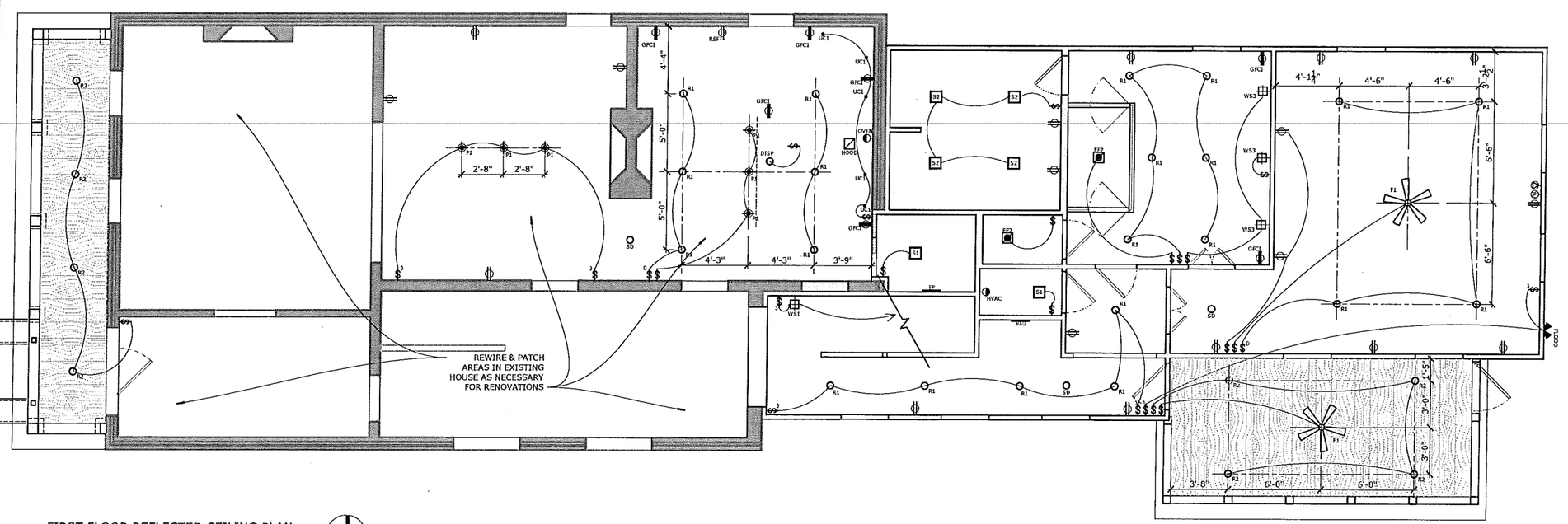
SWITCH ADJACENT DOOR



SWITCH BESIDE WINDOW



F4 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



A4 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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

root ARCHITECTURE | INTERIOR

REV:	DATE:	DESC:
0	08.01.16	FOR CONSTRUCTION

LECTED CEILING PLANS
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH

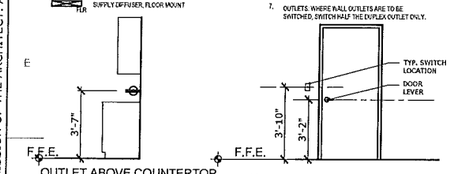
DRAWINGS SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS AND INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.

REFLECTED CEILING LEGEND:

- S1 — SURFACE MOUNTED FIXTURE (SMALL CLOSET)
- S2 — SURFACE MOUNTED FIXTURE (WALK-IN CLOSET)
- SPT — SPECIALTY LAMP MOUNTED TO DECORATIVE BEAMS
- P1 — PENDANT FIXTURE (KITCHEN ISLAND)
- P2 — PENDANT FIXTURE (DINING ROOM)
- P3 — PENDANT FIXTURE (STAIR)
- P4 — PENDANT FIXTURE (STAIR)
- P5 — PENDANT FIXTURE (STAIR)
- FLOOD — EXTERIOR FLOOD FIXTURE (MN 270d MOTION SENSORED)
- R1 — 5" RECESSED FIXTURE
- R2 — 3" RECESSED HALOGEN FIXTURE (EXTERIOR)
- WS1 — WALL SCONCE (STAIRWELL)
- WS2 — WALL SCONCE (TYPICAL BATHROOM)
- WS3 — WALL SCONCE (MASTER BATHROOM)
- WS4 — WALL SCONCE (EXTERIOR)
- LED ROPE LIGHT
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- 4-WAY DIMMER SWITCH
- LOW-VOLTAGE SWITCH
- REMOTE CONTROLLED DIMMER SWITCH
- DOOR SWITCH
- EF1 — EXHAUST FAN
- EF2 — EXHAUST FAN WITH LIGHT
- F1 / F2 — CEILING FAN (F1 LIGHT KIT NOT INCLUDED; F2 LIGHT KIT INCLUDED, SWITCHED SEPARATELY)
- EP — ELECTRIC PANEL
- TOE — SUPPLY DIFFUSER, TOE MOUNT
- RAG — RETURN AIR GRILLE, WALL MOUNT
- SUPPLY DIFFUSER, CEILING MOUNT
- FLR — SUPPLY DIFFUSER, FLOOR MOUNT
- SD — SMOKE DETECTOR, WALL MOUNTED
- SD — SMOKE DETECTOR, CEILING MOUNTED
- SD/CO2 — SMOKE / CARBON DIOXIDE DETECTOR, CEILING MOUNTED
- K — SECURITY KEYPAD
- T — THERMOSTAT
- C — INTERCOM
- OUTLET
- FLOOR OUTLET
- OUTLET ABOVE COUNTER
- SWITCHED OUTLET
- WP — OUTDOOR PLUG
- GFCI — GFCI PROTECTED OUTLET
- 220 — 220 RECEPTACLE
- TV — TELEVISION (COAX CABLE)
- P — TELEPHONE, ABOVE COUNTER
- TV — TELEPHONE / TV / OUTLET
- UC1 — UNDER CABINET LIGHTING
- TRACK, UP-LIGHTING
- FL — SURFACE MOUNTED FLUORESCENT FIXTURE W/ COLOR CORRECTED LAMPS AS MANF., BY GENERAL ELECTRIC, SPX35 (OR EQUAL) VERIFY SIZE ON PLAN.
- SPK — SPEAKER CEILING MOUNTED
- SPK — SPEAKER WALL MOUNTED
- GDO — GARAGE DOOR OPENER WITH LIGHT
- F — VENTED FOOTAWAY DOWN LIGHTING
- WALL-MOUNTED EMERGENCY LIGHTING
- EXT — WALL-MOUNTED EMERGENCY EXIT SIGNAGE

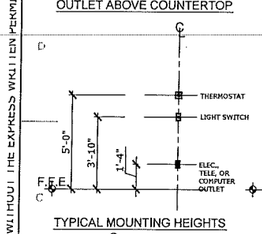
NOTE: ELECTRICAL DEVICES

1. PROVIDE STANDARD TOGGLE ON/OFF SWITCHES W/ SLIDE DIMMER @ SIDE WHERE APPLICABLE.
2. ELECTRICAL DEVICES TO BE WHITE ON LIGHT SURFACES, BLACK OR DARK BROWN ON DARK SURFACES.
3. MOUNT CENTER OF SWITCH @ 42" A.F.F. OR @ HEIGHT OF ADJACENT EXISTING SWITCHES
4. PROVIDE T.V. / PHONE / ELECTRICAL OUTLETS WITH FACEPLATE OPENINGS, STANDARD ROUND
5. MOUNT WALL OUTLETS @ 1'-4" A.F.F.
6. CENTER OR ALIGN ELECTRICAL DEVICES ON WALL, WINDOW, OPENING, LIGHT FIXTURE, CASEWORK, ETC. AS INDICATED OR IMPLIED ON THE DOCUMENTS.
7. OUTLETS: WHERE WALL OUTLETS ARE TO BE SWITCHED, SWITCH HALF THE DUPLEX OUTLET ONLY.

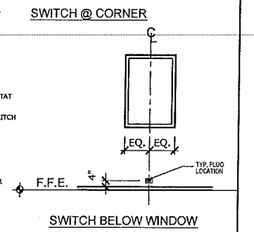


OUTLET ABOVE COUNTERTOP

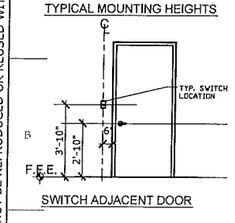
SWITCH @ CORNER



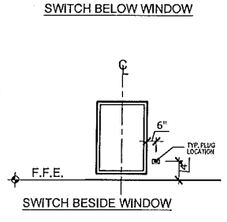
TYPICAL MOUNTING HEIGHTS



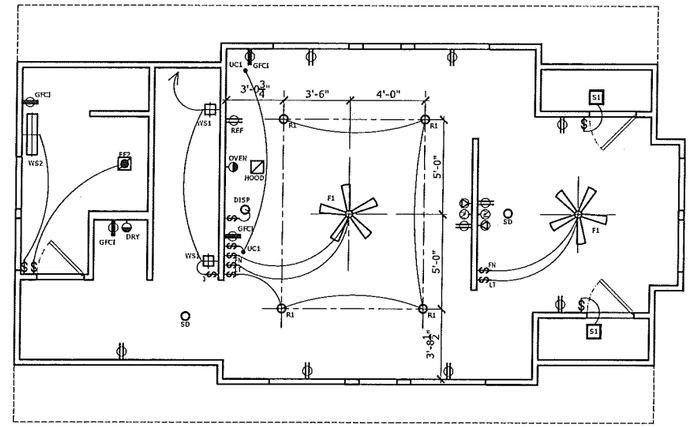
SWITCH BELOW WINDOW



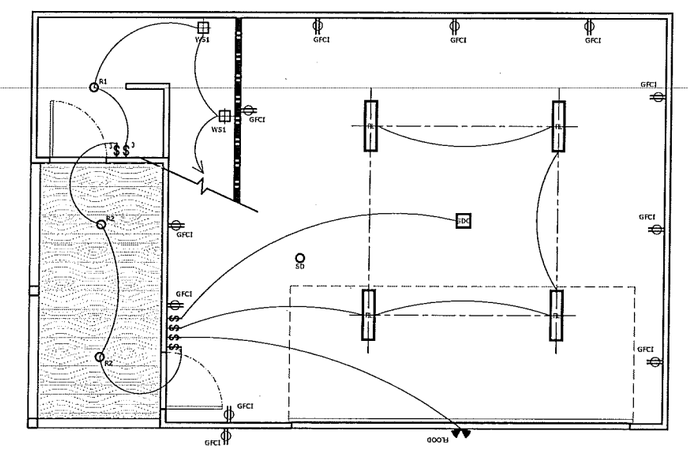
SWITCH ADJACENT DOOR



SWITCH BESIDE WINDOW



F4 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"
0 2 4 8
N



A4 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"
0 2 4 8
N

root ARCH
ARCHITECTURE | INTERIOR

REV:	DATE:	DESC:
0	08.01.16	FOR CONSTRUCTION

LECTED CEILING PLANS - GARAGE
#15234
HISTORIC RENOVATION AND ADDITION:
1406 5TH AVENUE NORTH