

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1511 Ashwood Avenue November 19, 2018

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: New Construction - Addition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416034700
Applicant: Alex Sherling
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct a rear addition with a ridge raise.

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

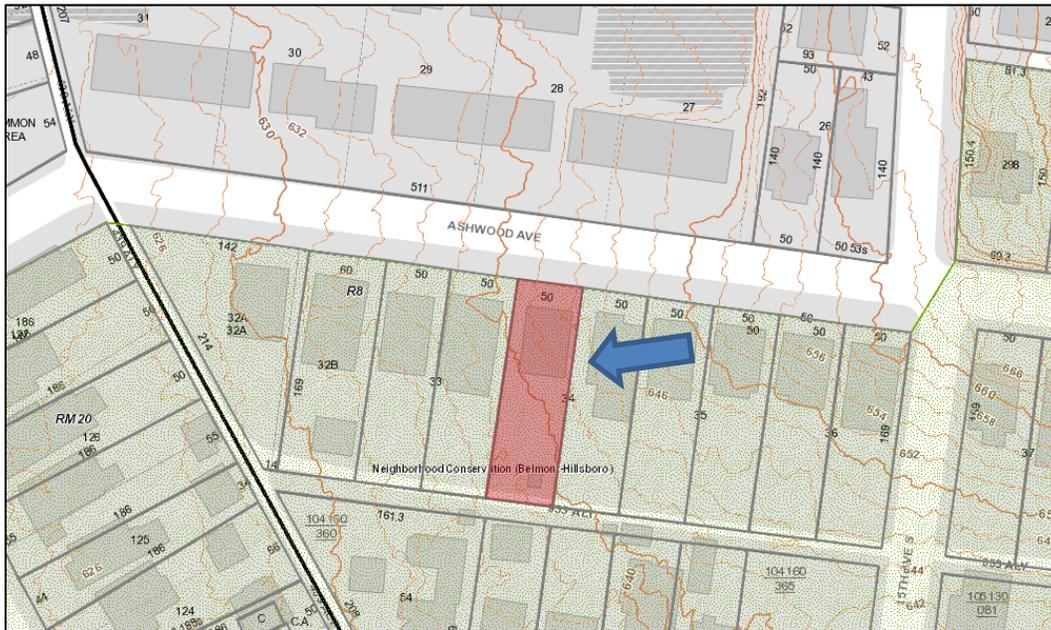
1. The front entrance design shall be symmetrical with two sidelights on either side of the new door;
2. The width of at least the upperstory, if not the entire addition, shall be reduced to sit two feet (2') inside the silhouette of the historic house;
3. Staff shall review and approve all materials prior to purchase and installation; and
4. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

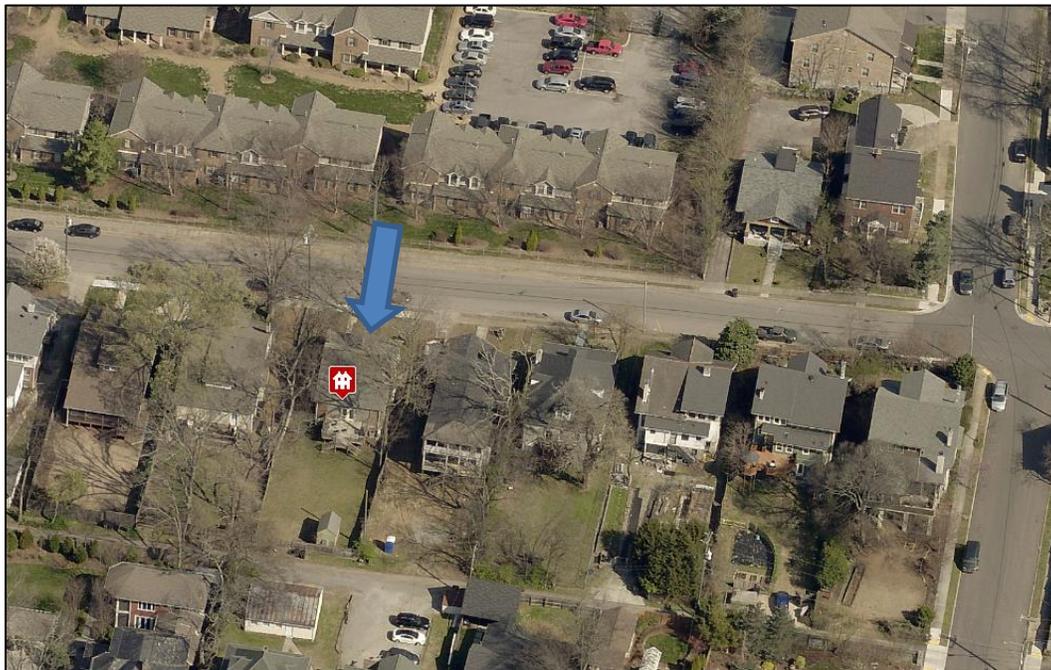
Attachments

- A:** Maps and Photographs
- B:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B GUIDELINES

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. BL2007-45).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

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

Porches

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

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

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have

posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

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.

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.

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 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.

Additions should be a minimum of 6" below the existing ridge.

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

No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

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

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

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

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

Ridge raises

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

Sunrooms

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

Foundation

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

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

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

Roof

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

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

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

Rear & Side Dormers

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

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

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

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

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

Side Additions

b. When a lot 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.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

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, 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.

V. DEMOLITION

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as

determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The structure at 1511 Ashwood Avenue is a brick bungalow that was constructed c. 1925 (Figure 1). The house contributes to the historic character of the district.



Figure 1: 1511 Ashwood Avenue

Analysis and Findings: The applicant proposes to construct a ridge raise and a rear addition.

Demolition: The plan includes changes to the window and door openings on the front façade, which is considered partial demolition. The openings on the front façade have been significantly altered over time (Figure 2). The Property Assessor’s file includes a c. 1967 image of the house (Figure 3). The applicant proposes to construct the windows as shown on the 1967 photo.



Figure 2: Existing front façade



Figure 3: 1967 Property Assessor's photo

The plan also includes relocating the front door to the center and including a single side light to the left of the door and a transom above. The 1967 photo shows an off-center door with no sidelights and a single window to the left of the door. Staff finds that it is likely that the front façade had already been altered by 1967 since such a configuration is not typically seen historically. Panels below windows (seen on the left window) and window boxes (seen on the right) are more typical of a later minimal traditional style. These elements were likely added to change doors to windows. For this reason, staff finds that a front door with sidelights and a transom could be appropriate. While an asymmetrical design may be appropriate for new construction, staff would recommend that the front entrance design be symmetrical, in terms of the sidelights, as was seen historically.

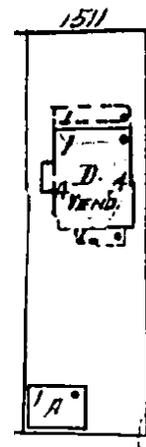


Figure 4: 1951 Sanborn map

In addition, the plan proposes to remove the exterior stairs on the left side façade and replace the door in the gable field with a window (Figure 1). Staff finds that this is appropriate as the 1951 Sanborn maps show that the house was not a duplex historically (Figure 4).

Staff finds that the proposed partial demolition meets Section V.2 of the design guidelines for appropriate demolition and does not meet Section V.1 for inappropriate demolition.

Height & Scale: The addition includes a ridge raise that extends two feet (2') taller than the historic house and is inset as required by the design guidelines. The new construction has a footprint of six hundred and sixty square feet (660 sq. ft.) compared to the existing footprint, which is one thousand, five hundred and thirty square feet (1,530 sq. ft.). The first floor eave height and foundation height will match the existing. As proposed, the addition does not more than double the footprint or depth of the existing structure and is not wider than the building.

The proposed addition sets in two feet (2') from both rear corners and goes back four feet (4') on both sides before coming back out to match the width of the house. While it may be appropriate for a one story addition, if separated by an alcove or hyphen, to match the width of an historic house or to even be wider in limited situations, staff finds that the scale of the proposed addition is not appropriate because the roof and eave height are taller, making the form of the addition appear larger and to have a greater number of stories than the historic house.

The Commission has required a two-foot (2') inset for two-story additions for many years for three reasons: to distinguish between the new and old, to make the addition easily removable if the original configurations are desired to be reconstructed at some point in the future, and to help hide additions behind historic homes. The Commission has also routinely allowed for additions to step back out, after a two-foot (2') inset, to meet the original walls of the house; however, when that addition is two-stories and it is allowed to step back out behind a one-story or a one and one-half story home, the reason for the two foot (2') inset is no longer met.

While the ridge raise and first story insets of the addition are appropriate, Staff finds the scale of the upperstory is not subordinate to the original house. Staff recommends that either the full width of the addition maintain a two foot (2') inset or at least the upperstory is reduced in order to sit two feet (2') inside the silhouette of the historic house to meet sections II.B.1a and II.B.1.b of the design guidelines

Location & Removability: The project includes a ridge-raise addition that would extend the front slope up and to the rear, stepping in two feet (2') from each side to preserve the gable ends, eaves, and a portion of the original roof. The Commission has routinely found ridge-raise additions like this to be appropriate. The roof the rear addition will have a cross-gable tying in to the new higher ridge. On the first story, the addition sets in

two feet (2') from both rear corners and goes back four feet (4') on both sides before coming back out to match the width of the house.

By stepping in the ridge raise and the first story walls, the addition would not impact the front or side facades of the historic house and would leave its form intact. Staff finds that the location and attachment of the addition would meet Section II.B.2.e of the design guidelines.

Design: The roof form, fenestration, and materials will complement the existing building. The scale of the addition will be distinguished from the historic structure by its insets, change in materials, and not being wider than the historic house. Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Setback & Rhythm of Spacing: The addition will be five feet (5') and fourteen feet (14') from the right and left sides, respectively, and will be approximately fifty-five feet (59') from the rear property line. The addition meets base setback requirements of five feet (5') on the sides and twenty feet (20') at the rear. Staff finds that the addition meets Section II.B.1.c of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Not indicated	Needs final review		Yes
Cladding	Not indicated	Needs final review		Yes
Secondary Cladding	Not indicated	Needs final review		Yes
Trim	Not indicated	Needs final review		Yes
Primary Roofing	Not indicated	Needs final review		Yes
Windows	Not indicated	Needs final review		Yes
Doors	Not indicated	Needs final review		Yes
Chimney	Not indicated	Needs final review		Yes
Rear Porch Posts	Not indicated	Needs final review		Yes
Rear Porch Floor	Not indicated	Needs final review		Yes
Rear Porch Railings	Not indicated	Needs final review		Yes

No materials have been indicated on the plans. In order for the materials to meet Section II.B.1.d of the design guidelines, staff would need to review and approve all materials prior to purchase and installation.

Roof form: The primary roof of the addition will be a cross-gable, with 5:12 and 10:12 pitches that complement the existing side gable. These roof forms and pitches are common on historic houses throughout the area. Staff finds that the roof forms of the addition are compatible with the historic house and the project would meet Section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition are generally twice as tall as they are wide. The side elevations of the addition incorporate several square windows; staff finds that the square windows are appropriate since they are located on the new construction. 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 of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks if the HVAC units are relocated, that they be behind the midpoint of the building in order to meet Section II.B.1.h of the design guidelines.

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

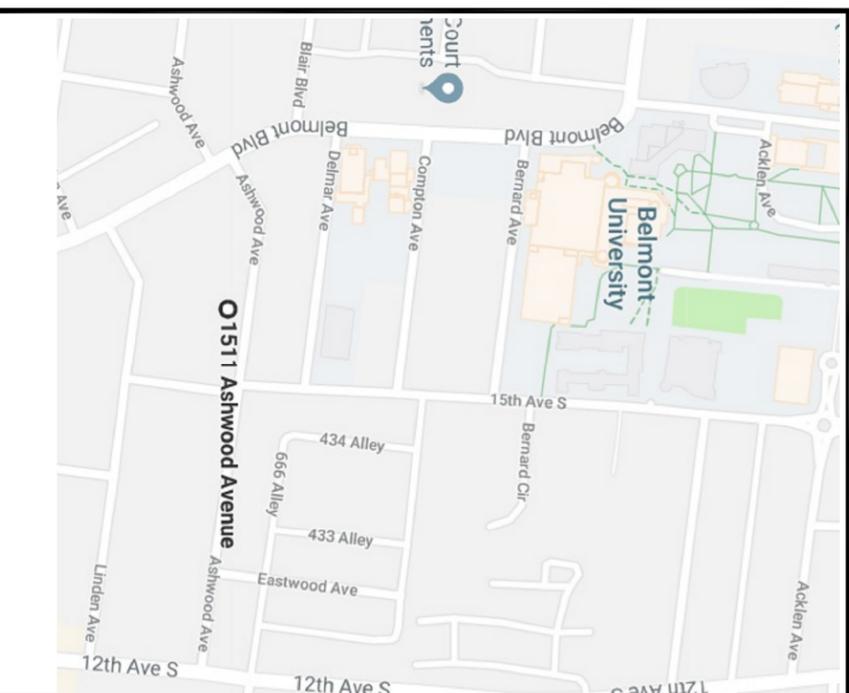
1. The front entrance design shall be symmetrical with two sidelights on either side of the new door;
2. The width of at least the upperstory, if not the entire addition, shall be reduced to sit two feet (2') inside the silhouette of the historic house;
3. Staff shall review and approve all materials prior to purchase and installation; and
4. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

RENOVATION OF HOUSE AT 1511 ASHWOOD AVE. FOR ALEX AND ELIZABETH SHERLING

DESIGNER
HOWARD M. SWITZER
668 HURRICANE CREEK ROAD
LINDEN, TN 37096 -- 931 589 6513

VICINITY MAP



CODE INFORMATION

2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING TYPE: V
OCCUPANCY TYPE: SINGLE-FAMILY
NUMBER OF STORIES: TWO
BUILDING HEIGHT: 22'-0" (TALLEST POINT)
GROSS BUILDING AREA: 2,123 SQ. FT.
HOUSE PROPER TOTAL AREA: 2,966 SQ. FT.
(BREAK DOWN)
MAIN FLOOR: 1,773 SQ. FT.
UPPER FLOOR: 1,193 SQ. FT.
BASEMENT: 511 SQ. FT.
REAR PORCH: 176 SQ. FT.
REAR DECK: 129 SQ. FT.

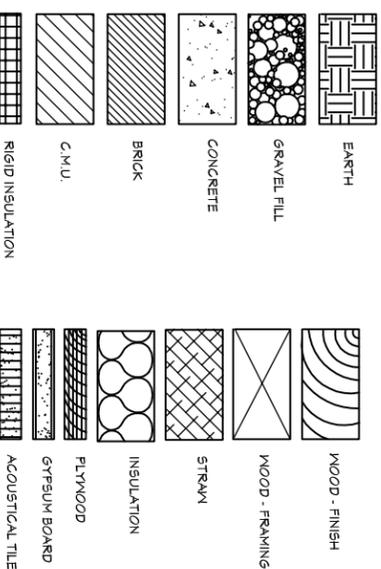
PROJECT DESCRIPTION

PROPOSED RENOVATION OF 1-1/2 STORY HOME ON A PARTIAL BASEMENT AND A TWO STORY ADDITION WITH BASEMENT. IT IS TO BE WOOD STUD FRAMED ON A CMU FOUNDATION WITH A FIREPLACE. SIDING IS TO BE WOOD COMPOSITE WITH CORNER BOARDS AND PREMIUM SHINGLE ROOFING WITH A NEW PORCH AND DECK ON THE REAR.

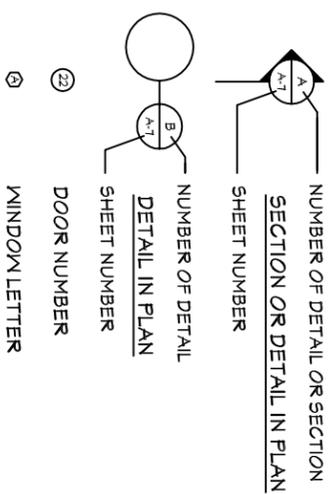
GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES. EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. GC SHALL CHECK AND VERIFY ALL GRADES, ELEVATIONS, SIZES, AND DIMENSIONS AND SHALL COORDINATE ALL DISCREPANCIES WITH THE ARCHITECT.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY FIELD DESIGN OR DECISIONS MADE WITHOUT FIRST CONSULTING THE ARCHITECT OR OWNER.
5. ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS ARE RESPONSIBILITY OF THE GENERAL CONTRACTOR
6. ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUD OR CMU, UNLESS NOTED OTHERWISE
7. M.E.P & STRUCTURAL SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS
8. UNLESS INDICATED OTHERWISE, ANY NOTES, DETAILS, AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IT IS SPECIFICALLY INDICATED OR NOTED.
9. THE ARCHITECT OR OWNER WILL NOT BE RESPONSIBLE FOR ANY WORK OR INSTALLATION OF COMPONENTS THAT DOES NOT COMPLY WITH CODES.
10. ALL COLORS, FINISHES, HARDWARE AND FIXTURES TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.

LEGEND



SYMBOLS



ABBREVIATIONS

(THIS LIST IS NOT ALL INCLUSIVE)

A/C	AIR CONDITIONER	INSUL	INSULATION
BLK	BLOCK	INT.	INTERIOR
BLKG	BLOCKING	JT.	JOINT
BY	BEAM	L.T.MT	LIGHT WEIGHT
CLG	CEILING	MEMB	MEMBRANE
CL	CENTRILINE	MF	MEMBRANE FACTURER
CLR	CLEAR	MT	METAL
COL	COLUMN	OD	OUT TO OUT
CONC	CONCRETE	OPNG	OPENING
CONC	CONCRETE MASONRY UNIT	P.L.	PLASTIC LAMINATE
CONT	CONTINUOUS	P.NL	PANEL
DBL	DOUBLE	PLYWD	PLYWOOD
DR	DRINKING FOUNTAIN	PR TR	PRESSURE TREATED
DN	DOWN	R	RISER
DS	DOWN SPOUT	R.D	RAIN DRAIN
EF	ELEVATION	R.M	RAIN WATER LEADER
EL	ELECTRICAL	S.M	SIMILAR
EXST	EXISTING	SHHG	SHEATHING
EXP. JT.	EXPANSION JOINT	STL	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	T	TREAD
F.E.M.	FIRE EXTINGUISHER	T.C.	TOP OF CONCRETE
FIN	FINISH	T.S.	TOP OF STEEL
FLK	FLOOR	U/B	UNDER BOARD
GYP. BD	GYP. BOARD	V/B	VAROR BARBER
HC.D.F.	HANDICAP DRINKING FOUNTAIN	M/H	MAYER HEATER

COVER SHEET

DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

SCALE
1/8" = 1'-0"

JOB NO.
1801

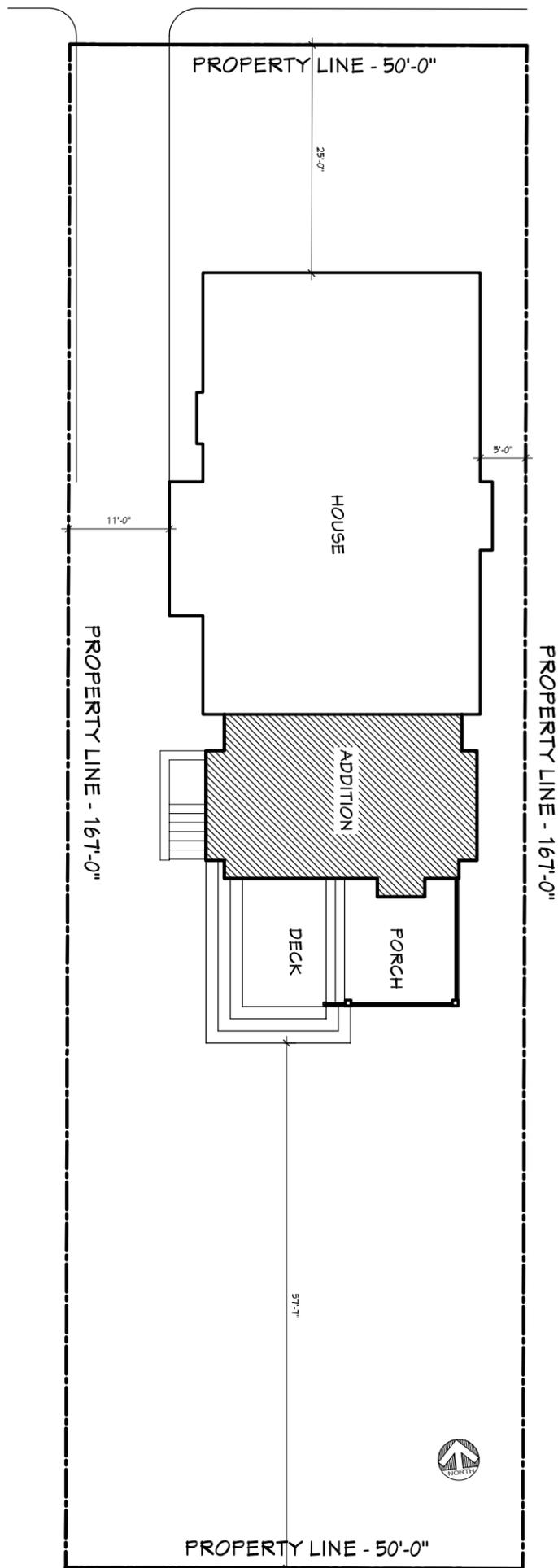
SHT. NO.

A-0

Earth & Straw
668 Hurricane Creek Road
Linden, TN 37096
931 589 6513

Renovation of Residence for
Alex Sherling
1511 Ashwood Ave., Nash, TN

ASHWOOD AVENUE



SITE PLAN

SITE PLAN	
SITE AREA	8,347 SQ. FT. (50' X 167')
MAIN FLOOR	1,773 SQ. FT.
UPPER FLOOR	1,193 SQ. FT.
BASEMENT	511 SQ. FT.
REAR PORCH	176 SQ. FT.
REAR DECK	129 SQ. FT.

Earth & Straw
DESIGN
668 Hurricane Creek Road
Linden, TN 37096
931 589 6513

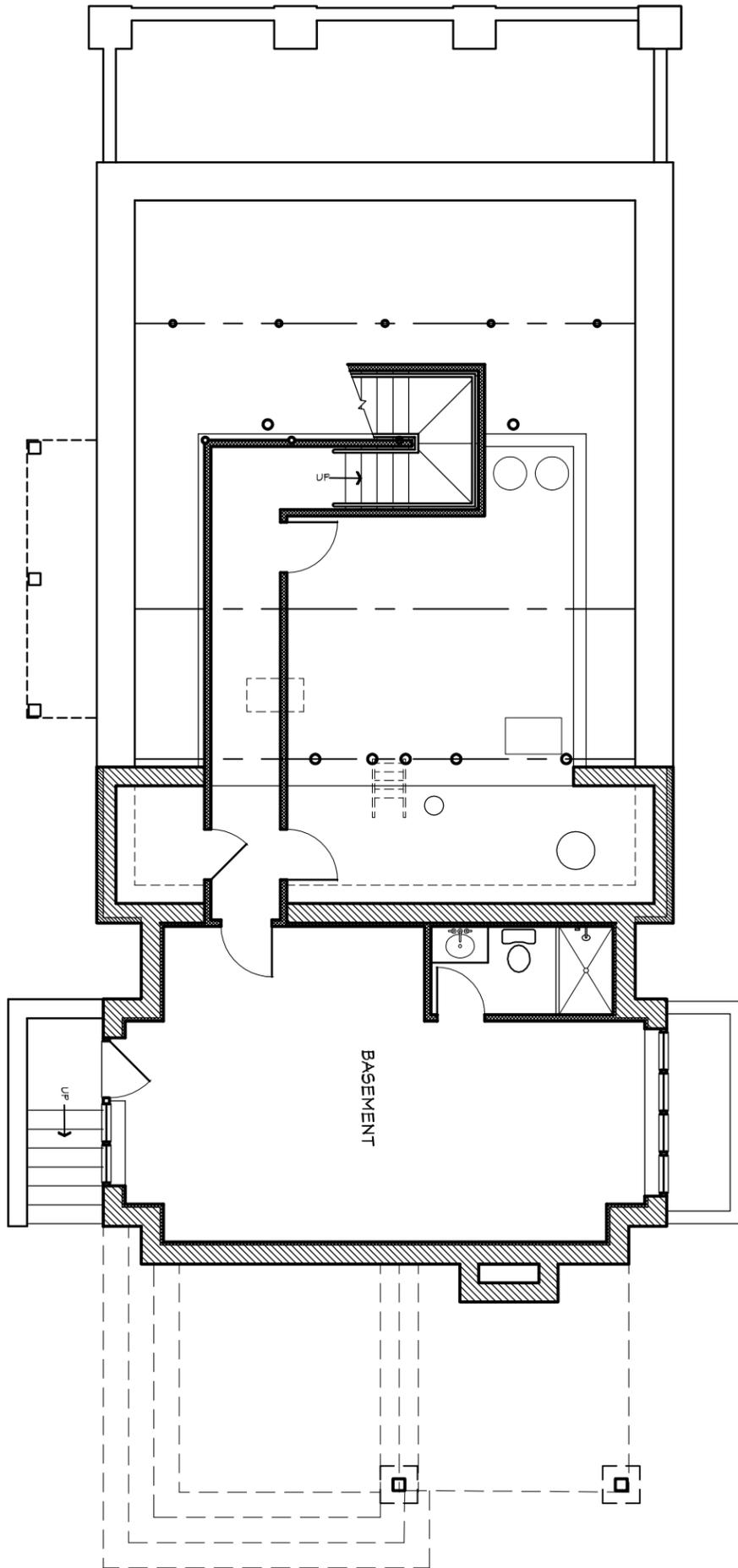
Renovation of Residence for
Alex Sherling
1511 Ashwood Ave., Nash, TN

SITE PLAN

DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

SCALE
1/16" = 1'-0"
JOB NO.
1801

SHT. NO.
A-1



BASEMENT FLOOR PLAN
530 SQ. FT. ADDITION

Earth & Straw
DESIGN
668 Hurricane Creek Road
Linden, TN 37096
931 589 6513

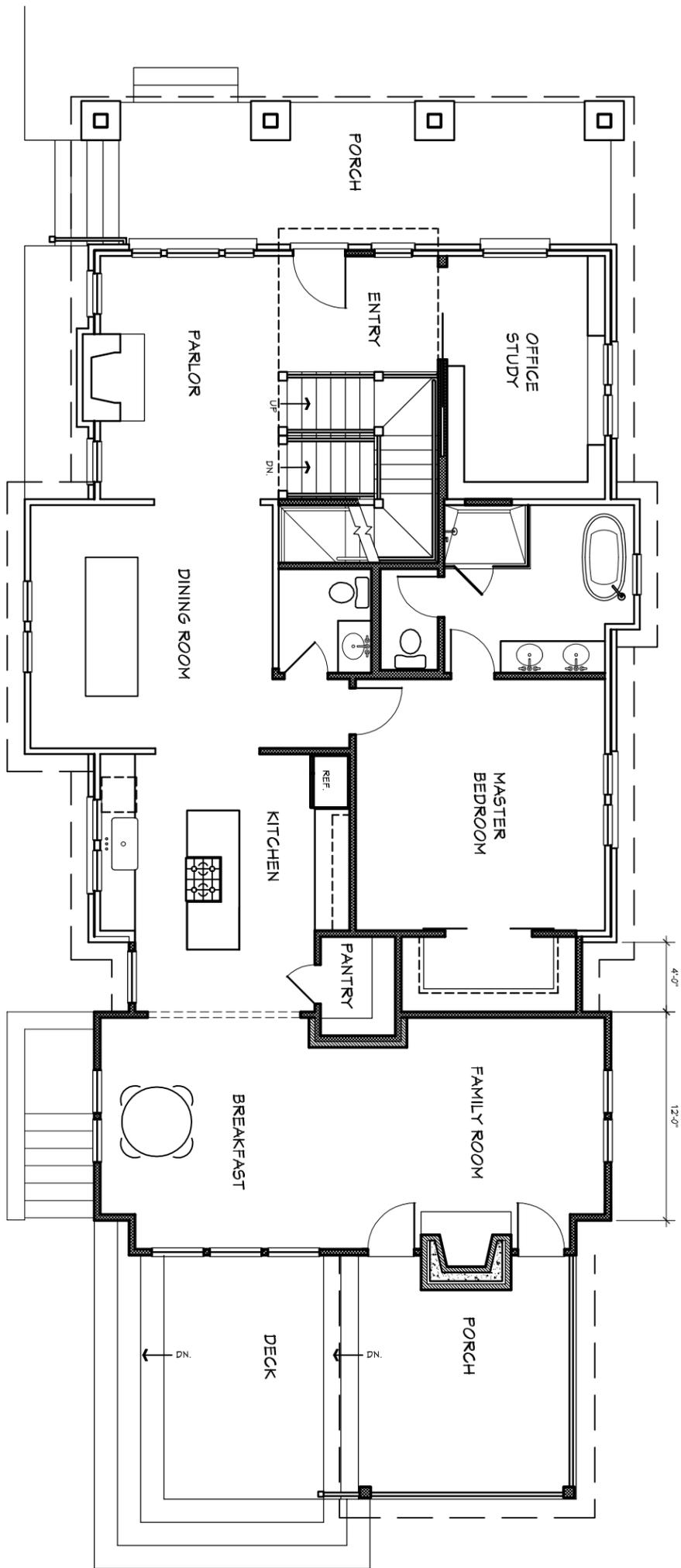
Renovation of Residence for
Alex Sherling
1511 Ashwood Ave., Nash, TN

BASEMENT PLAN

DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

SCALE
1/8" = 1'-0"
JOB NO.
1801

SHT. NO.
A-2



MAIN FLOOR PLAN
1773 SQ. FT. (WITH 530 SQ. FT. ADDITION)

Earth & Straw
DESIGN
668 Hurricane Creek Road
Linden, TN 37096
931 589 6513

Renovation of Residence for
Alex Sherling
1511 Ashwood Ave., Nash, TN

MAIN FLOOR PLAN

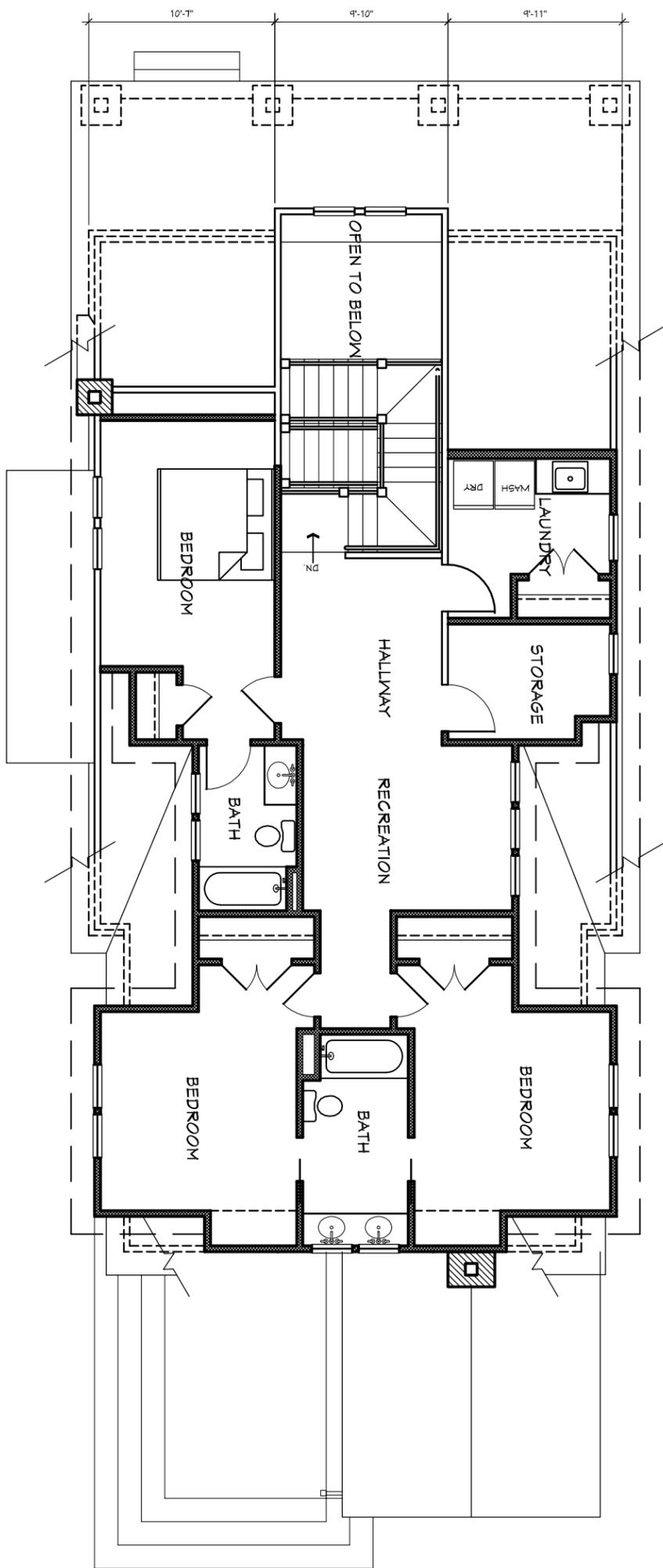
DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

SCALE
1/8" = 1'-0"

JOB NO.
1801

SHT. NO.

A-3



UPPER FLOOR PLAN B
 1193 SQ. FT. (WITH 665 SQ. FT. ADDITION)

Earth & Straw
 DESIGN
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 Linden, TN 37096
 931 589 6513

Renovation of Residence for
Alex Sherling
 1511 Ashwood Ave., Nash, TN

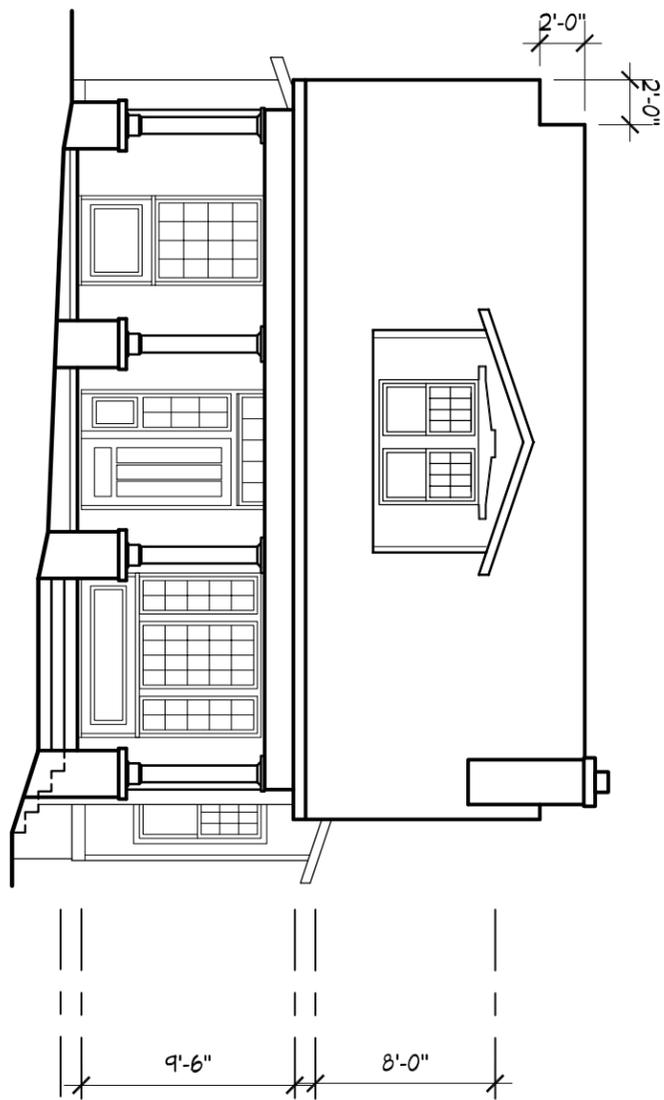
UPPER FLOOR PLAN

DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

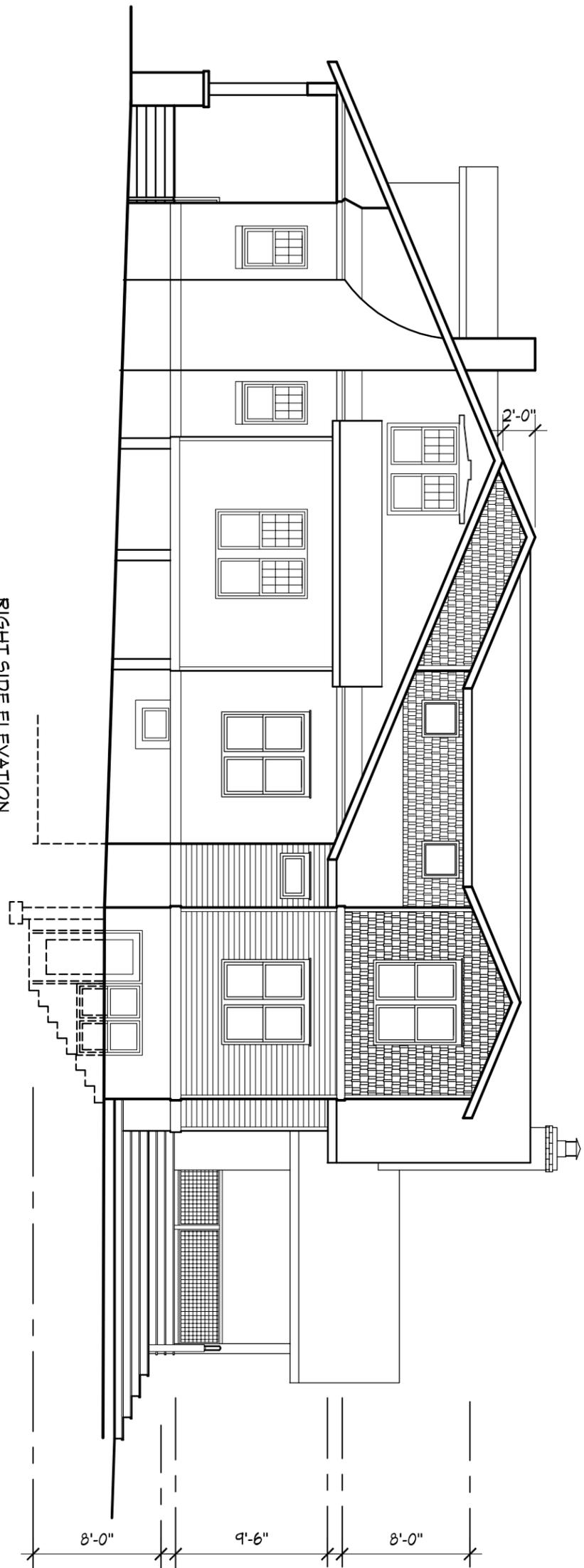
SCALE
 1/8" = 1'-0"
 JOB NO.
 1801

SHT. NO.
A-4

FRONT ELEVATION



RIGHT SIDE ELEVATION



Earth & Straw
DESIGN
668 Hurricane Creek Road
Linden, TN 37096
931 589 6513

Renovation of Residence for
Alex Sherling
1511 Ashwood Ave., Nash, TN

FRONT & RIGHT SIDE

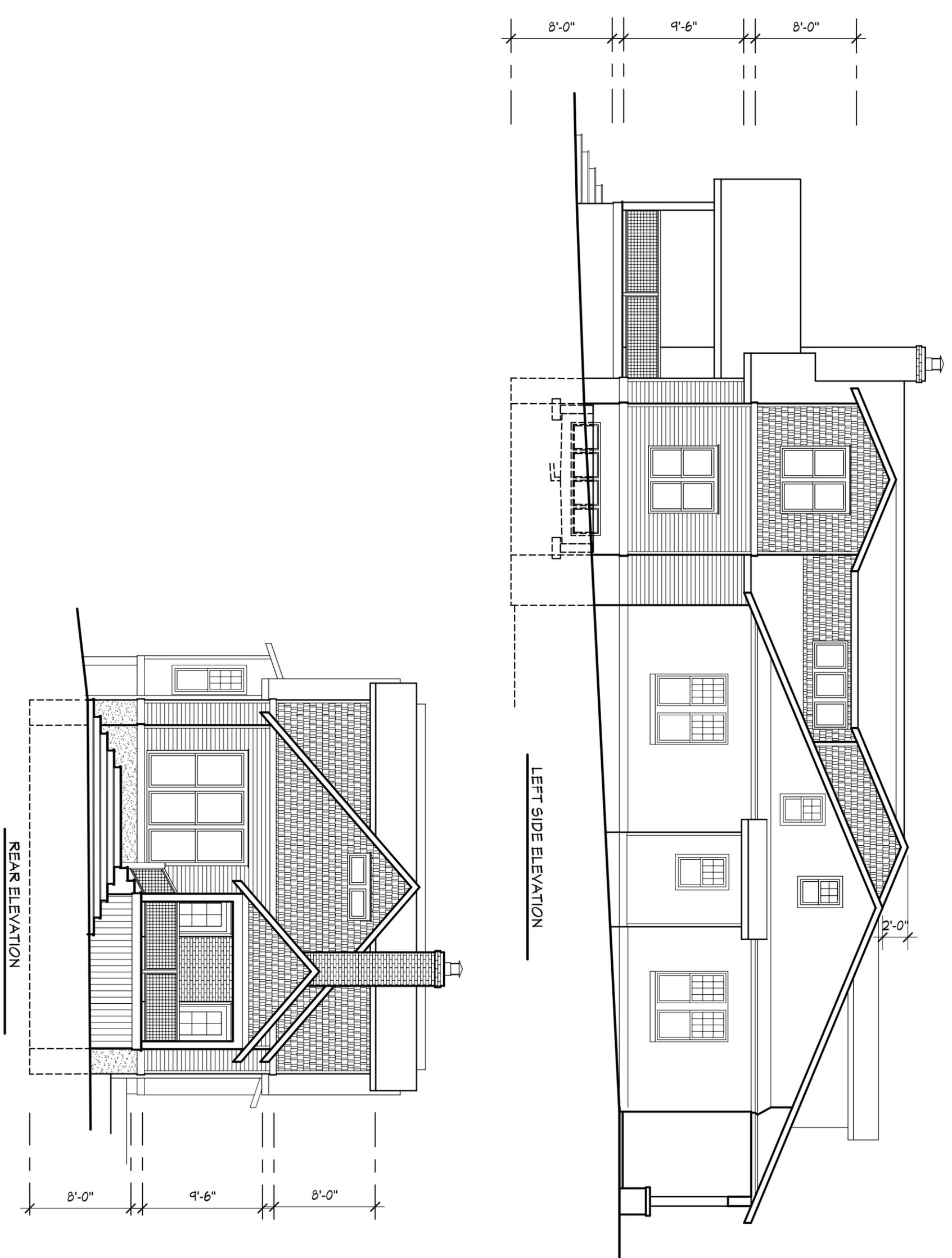
DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

SCALE
1/8" = 1'-0"

JOB NO.
1801

SHT. NO.

A-5



Earth & Straw
 DESIGN
 668 Hurricane Creek Road
 Linden, TN 37096
 931 589 6513

Renovation of Residence for
Alex Sherling
 1511 Ashwood Ave., Nash, TN

REAR & LEFT SIDE

DES. HMS	REV.	DATE	10/4/18
DRN. HMS	REV.	REL.	

SCALE
 1/8" = 1'-0"
 JOB NO.
 1801

SHT. NO.
A-6