

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

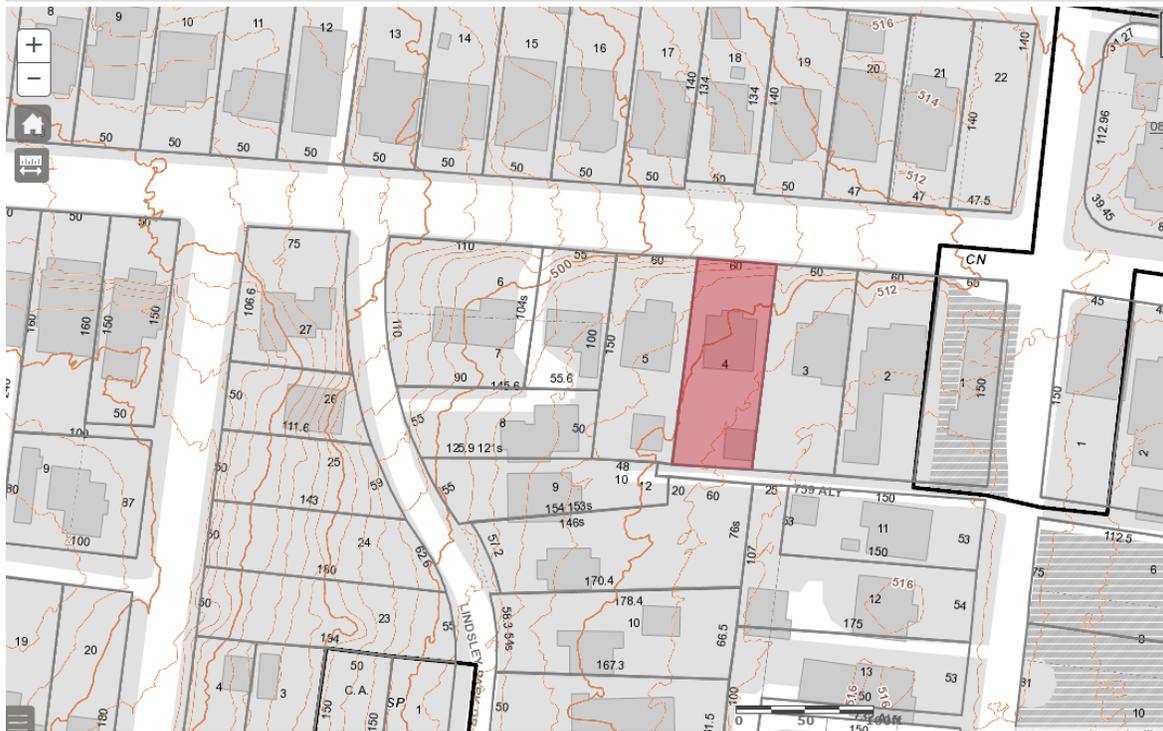
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 1514 Woodland Street December 19, 2018

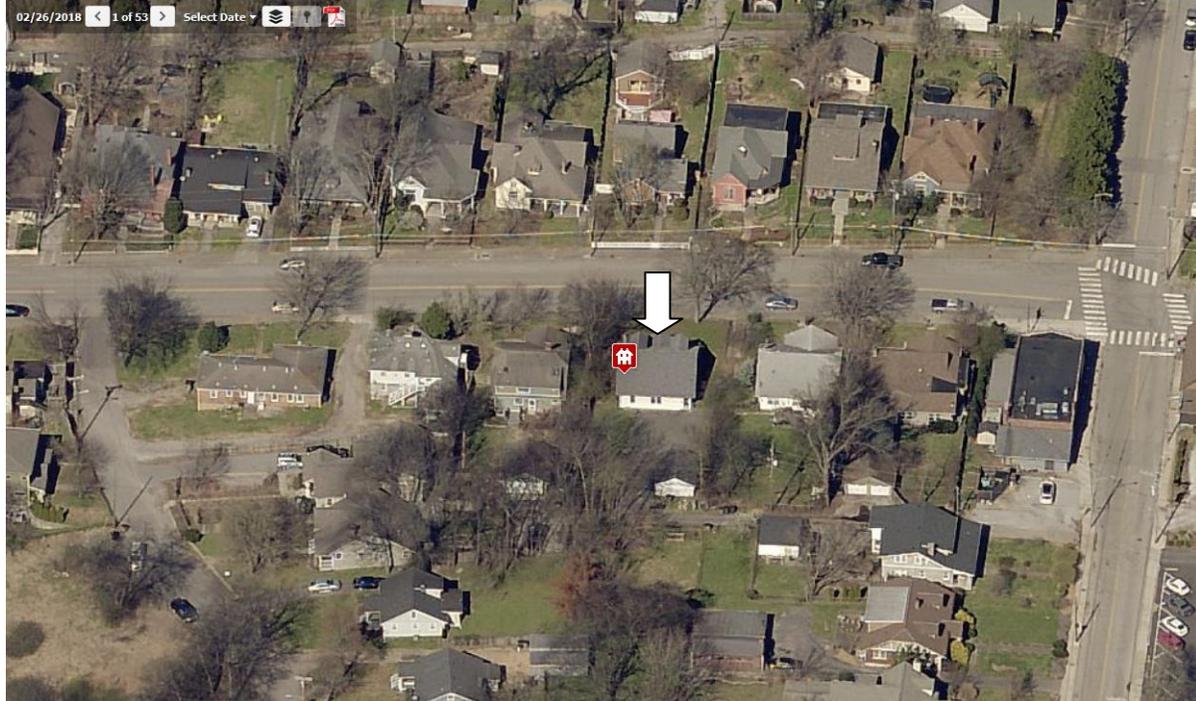
Application: New Construction—Addition and Outbuilding; Demolition—Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309046800
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish an existing outbuilding and to construct a rear addition and an outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;2. Staff approve a stone sample3. Staff approve the roof shingle color and texture; and4. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed addition and carport meets Section II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding historic buildings.

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

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

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

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate. Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

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

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

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in a new building shall be compatible, by not contrasting greatly, with surrounding *historic buildings*.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

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

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

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

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

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

- An extreme grade change*
- Atypical lot parcel shape or size*

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

Foundation

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

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

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

Roof

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

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

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

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.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

III.B. Demolition

1. Demolition is not appropriate

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

2. Demolition is appropriate

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

- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1514 Woodland Street is a c. 1925 brick bungalow that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1514 Woodland Street

Analysis and Findings: Application is to construct a rear addition and a carport. The application includes demolishing a non-contributing outbuilding (Figure 2).

Demolition: The application involves demolishing a non-contributing garage at the rear of the site (Figure 2). The date of construction of the garage is not known. Staff finds that the existing garage does not contribute to the historic character of the house, the site, or the overall Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

The applicant also intends to remove a window opening on the right side façade (Figure 3). Staff finds the removal of the window opening to be appropriate, in this instance, because the window is at the midpoint of the house and is not highly visible from the street. In addition, no other window openings will be altered, so this change is relatively minimal. The opening's removal will not detrimentally impact this historic character of the house.



Figure 2 (left) shows the garage that is to be demolished.



Figure 3. The window opening to be removed.

Staff finds that the demolition of the existing garage and the removal of the window opening on the right façade meet Section III.B.2 for appropriate demolition and do not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition will be one-and-a-half stories, which is appropriate since the historic house is one-and-a-half stories. Its foundation, eave, and ridge heights will match those of the historic house.

On the right side, the first floor is inset one foot (1'), which is appropriate. The bulk of the second story is inset thirteen feet (13') on the right side. The rear dormer is inset two feet (2') on both sides, as is typically required. On the left side, the wall of the addition is inset approximately four feet, three inches (4'3"). However, there is an open porch element that is flush with the wall of the house. Staff finds the lack of inset of the open porch to be acceptable for several reasons. One, the porch is entirely open. Second, because the house is brick and the porch is open, the addition is distinguished as a newer portion by the change in materials. Lastly, the back corner of the house will remain intact. The second level is inset two feet (2') from the back wall, as is typically required.

The addition will have a depth of thirty-one feet (31'). It will add approximately one thousand and eighteen square feet (1,018 sq. ft.) of space to the historic house, which was a footprint of one thousand, two hundred, and twenty-eight square feet (1,228 sq. ft.).

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

Location & Removability: The house is located behind the historic house, which is an appropriate location. Because of the insets, if the addition were to be removed in the future, the main form and historic character of the house would remain intact. Staff finds that the proposed addition meets Sections II.B.10.a. and II.B.10.d. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposed addition meets Section II.B.10.a. and II.B.10.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be approximately ten feet (10') from the left side property line and sixteen feet (16') from the right side property line. It will be over forty-five feet (45') from the rear property line. Since the addition will be located entirely behind the historic house, it will not affect the rhythm of spacing of historic houses along Woodland Street. Staff therefore finds that the proposed addition meets Sections II.B.3. and II.B.10. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear/Side Porch floor/steps	Concrete slab	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Post Base	Cultured Stone	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Side/rear doors	Not indicated	Unknown	Unknown	Yes

With staff's final approval of all windows and doors, the roof shingle color and textures, and a stone sample, staff finds that the known materials meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The historic house has a side gable roof form with a slope of about 7/12. The addition includes a rear shed dormer with a slope of 2/12; the rear dormer is inset two feet (2') from the side wall of the house. The addition also includes a rear-facing gable form with a slope of 12/12. This gable has shed roof dormers with slopes of 3.5/12. The rear porch has a shed roof form with a slope of 3/12. Staff finds that the proposed roof forms are compatible with the historic house and meet Sections II.B.5. and II.B.10. of the design guidelines.

Orientation: The proposed addition will not alter the historic house's orientation towards Woodland Street and therefore meets Sections II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: The removal of the window opening on the right façade is discussed under "Partial Demolition." The windows on the proposed addition are largely vertically oriented, meeting the historic proportion of window openings. 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 Sections II.B.7. and II.B.10.

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

Outbuilding: The applicant is planning a twenty feet by twenty feet (20’X20’) carport. The carport will not contain a DADU.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	22’6”	25’	18’
Eave Height	9’	10’	9’

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,123 sq. ft.	400 sq. ft.

Staff finds that the DADU’s massing meets Section II.B.8 of the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	

Is the building located towards the rear of the lot?	Yes	
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Staff finds that the DADU meets section II.B.8 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	21'
Rear setback	3'	5'
L side setback**	3'	5'
R side setback**	3'	35'
How is the building accessed?	From the alley or existing curb cut	Alley

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	8/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the DADU meets Section II.B.8 of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No

With the staff's final approval of the roof shingle color, staff finds that the known materials meet Section II.B.8. of the design guidelines.

Design Standards: The carport structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The outbuilding will be located at the rear of the house in a minimally-

visible location. Staff finds that the DADU's design meets Sections II.B.8 of the design guidelines.

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

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

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

PROPOSED RENOVATION AND ADDITION
1514 WOODLAND ST.
NASHVILLE, TN 37206

REV	DATE	DESCRIPTION
△		
△		

MHC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A101

FLOOR PLANS

WALL TYPE LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO DEMOLISH
- FILL EXISTING OPENINGS
- NEW WALLS

AREA CALCULATIONS

HEATED AREA

FIRST FLOOR EXISTING: +/-1166 SF
FIRST FLOOR ADDITION: +/-513 SF
SECOND FLOOR EXISTING: +/-518 SF
SECOND FLOOR ADDITION: +/-788 SF
TOTAL HEATED: +/-3983 SF

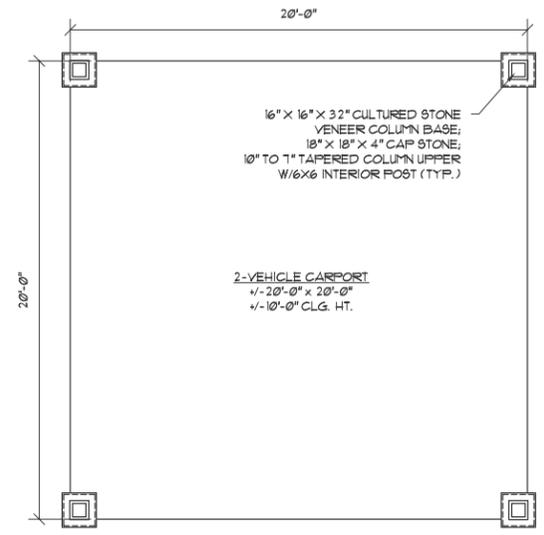
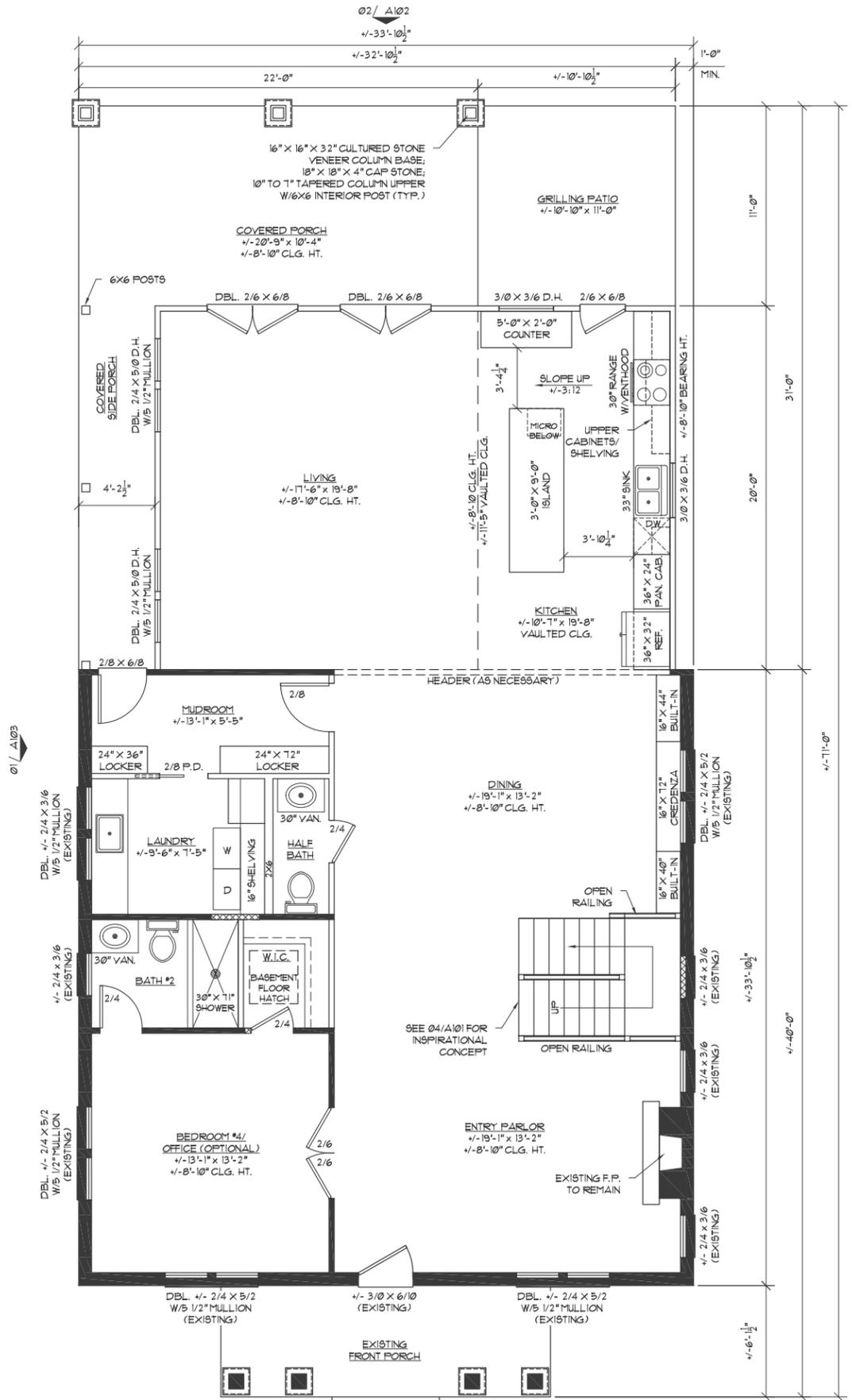
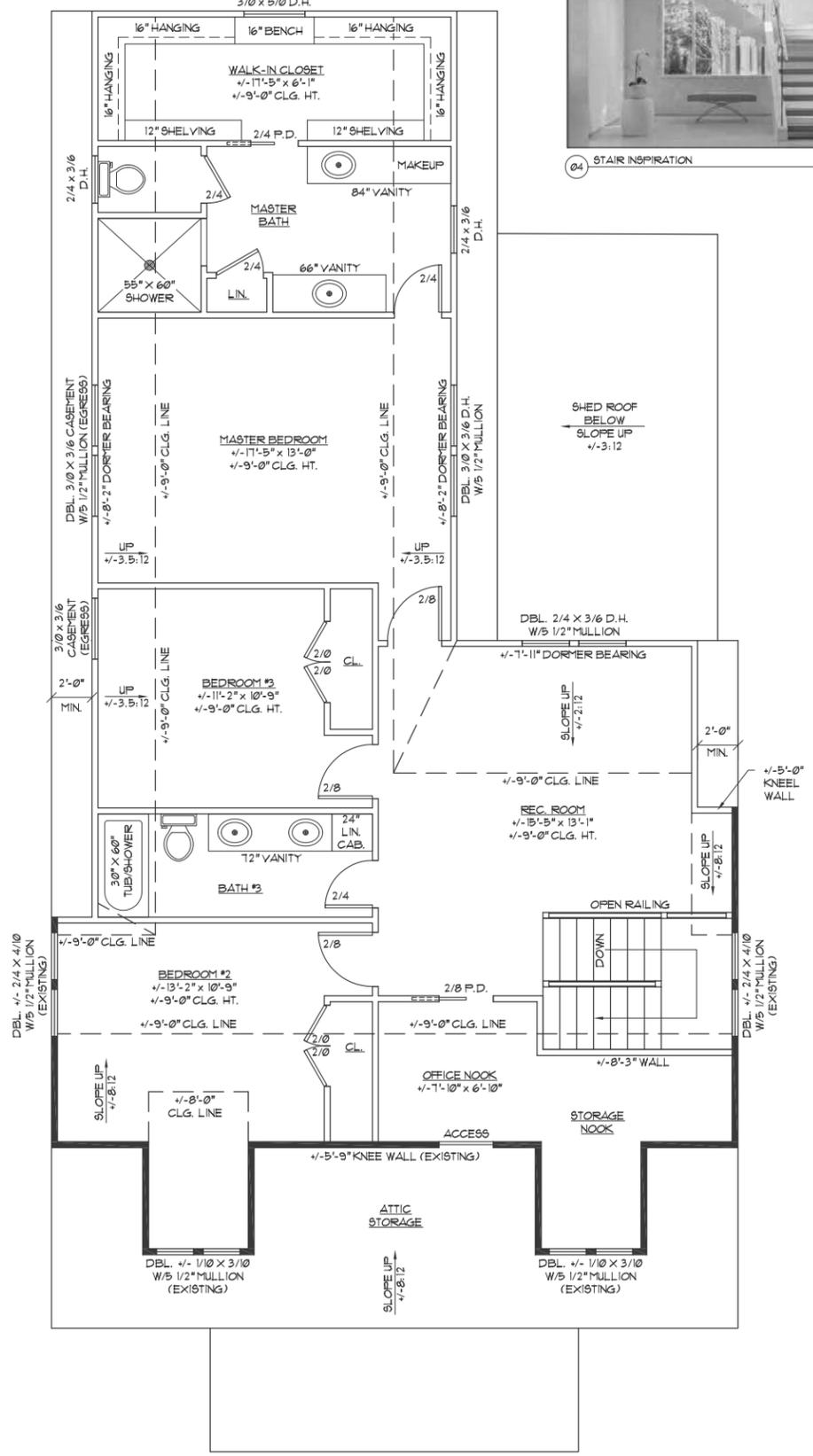
UNHEATED AREA

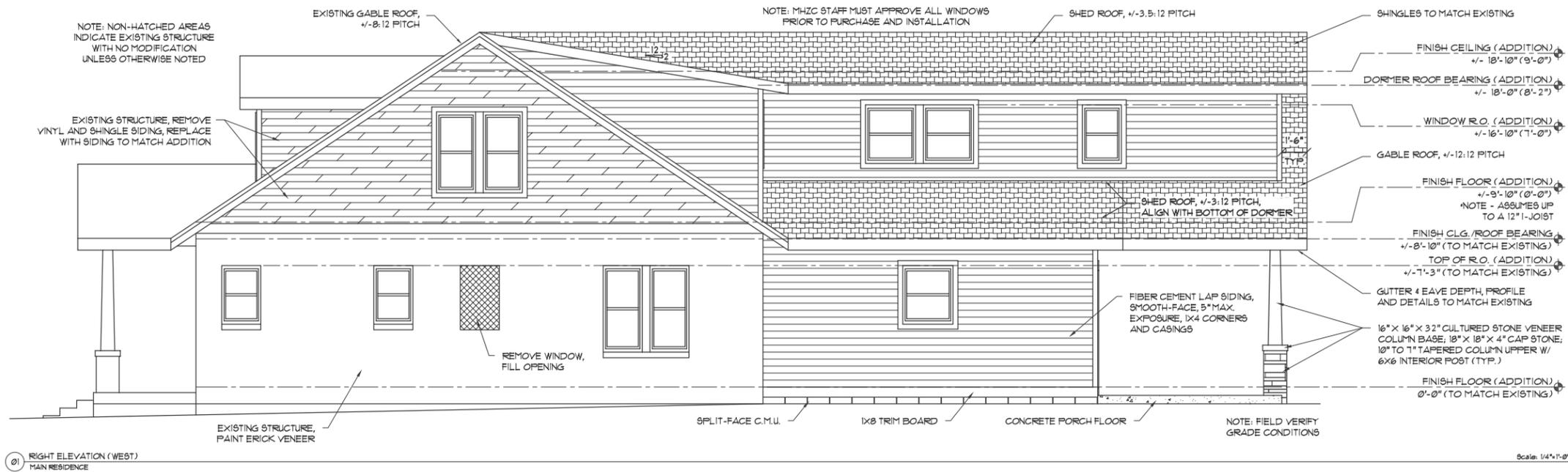
EXISTING FRONT PORCH: +/-12 SF
REAR PORCH ADDITION: +/-326 SF
TOTAL UNHEATED: +/-338 SF

TOTAL UNDER ROOF: +/-3425 SF

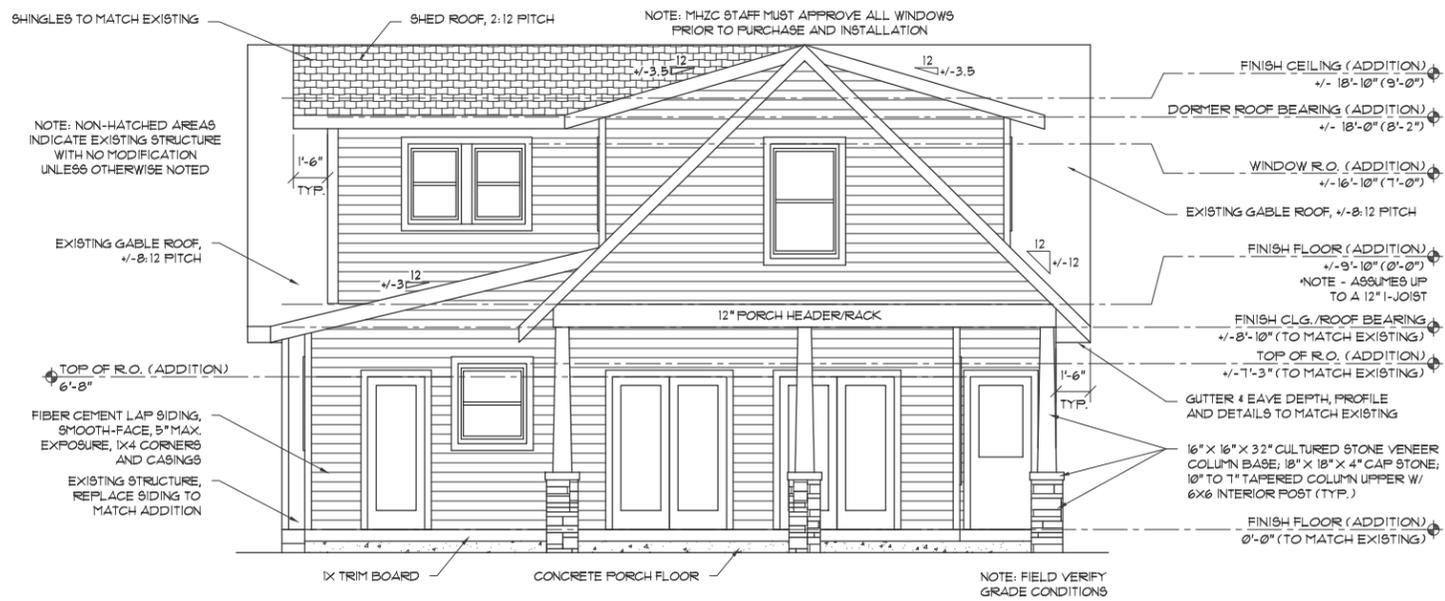
NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.

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





01 RIGHT ELEVATION (WEST)
MAIN RESIDENCE



02 REAR ELEVATION (SOUTH)
MAIN RESIDENCE

ISSUE DATE: 11.30.18

REV	DATE	DESCRIPTION
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

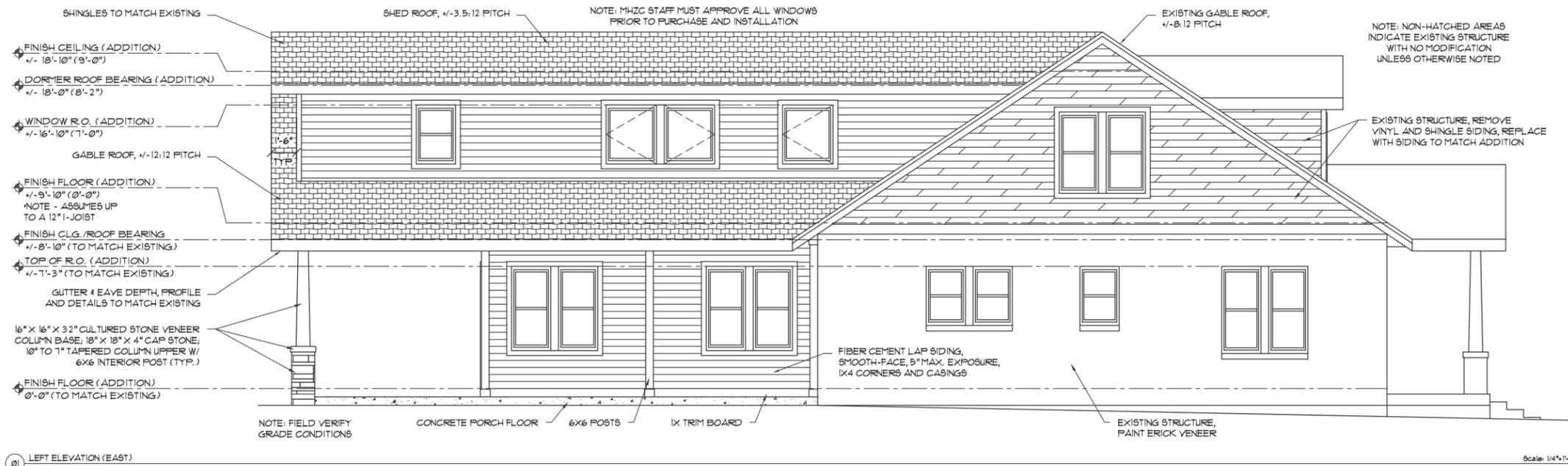
PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A102

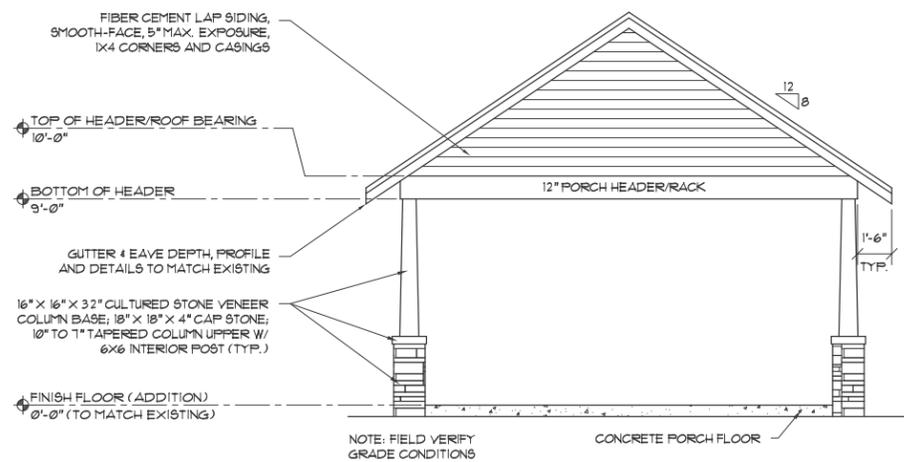
EXTERIOR
ELEVATIONS

PROPOSED RENOVATION AND ADDITION
1514 WOODLAND ST.
NASHVILLE, TN 37206



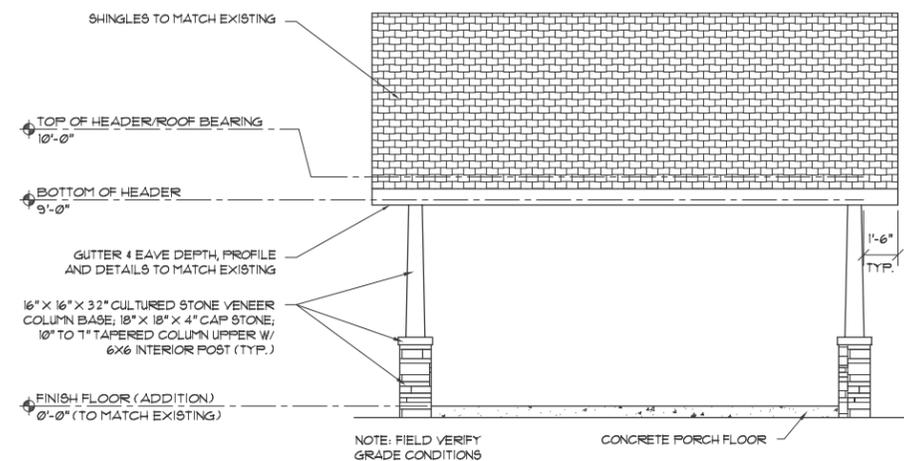
01 LEFT ELEVATION (EAST)
MAIN RESIDENCE

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



02 FRONT/REAR ELEVATIONS (NORTH/SOUTH)
CARPORT

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



03 LEFT/RIGHT ELEVATION (EAST/WEST)
CARPORT

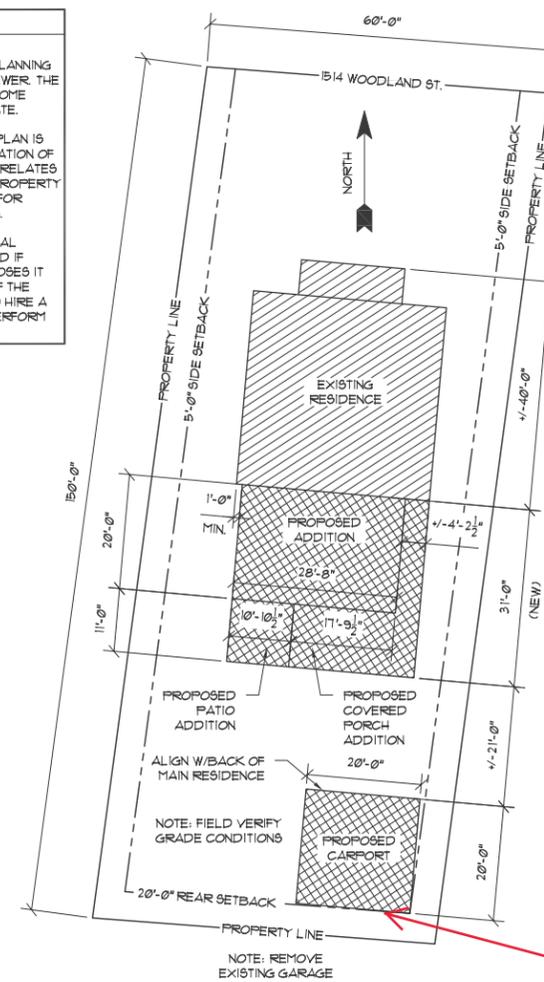
Scale: 1/4"=1'-0"

SITE PLAN NOTES

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

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING IMPERVIOUS AREAS.

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



04 SITE PLAN

Scale: 1/16"=1'-0"

5' setback line

ISSUE DATE: 11.30.18

REV	DATE	DESCRIPTION
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A103

EXTERIOR ELEVATIONS
AND SITE PLAN