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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

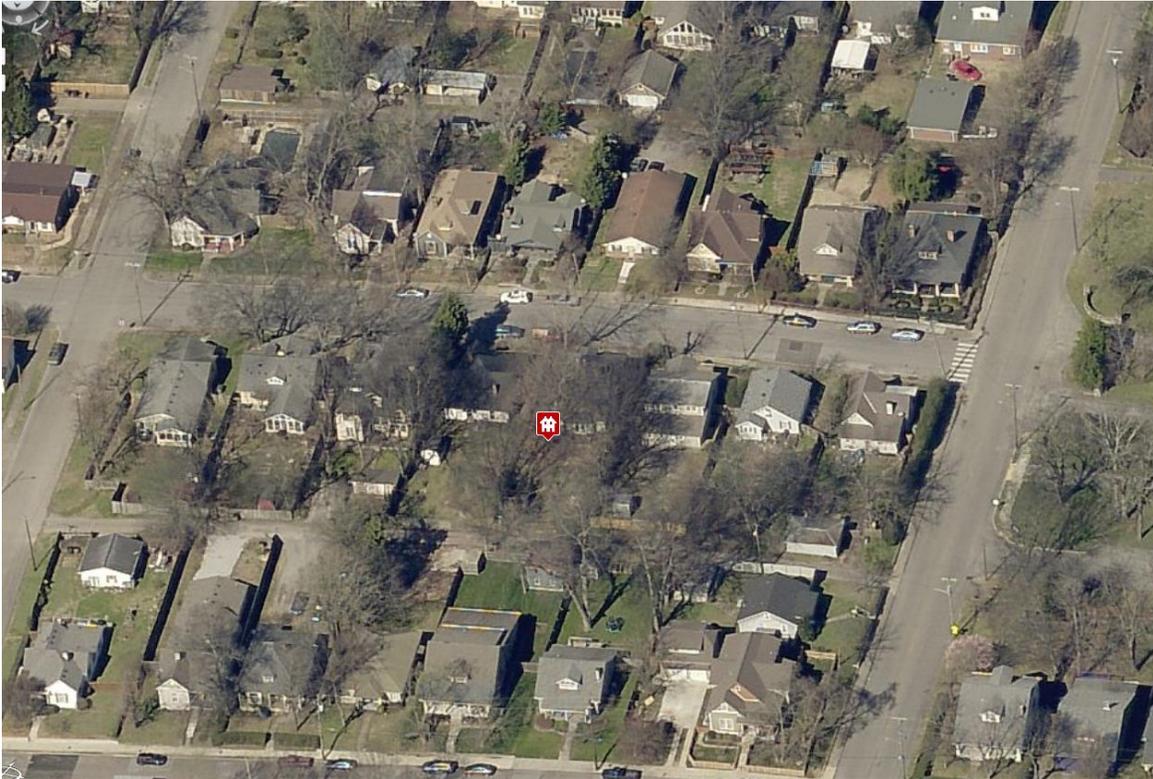
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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Nashville, Tennessee 37204
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STAFF RECOMMENDATION 1808 Lillian Street February 20, 2019

Application: Demolition-Partial; New Construction—Addition and Outbuilding
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314026900
Applicant: Christopher Milfred, Third Coast Real Estate.
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition and an outbuilding. The outbuilding will not be used as a DADU.</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. The siding reveal on the addition and the outbuilding have a maximum reveal of five inches (5");3. There be a minimum distance of twenty feet (20') between the back of the house/addition and the garage;4. Staff approve the roof color and shingle of the addition and outbuilding; and5. Staff approve the HVAC location. <p>With these conditions, staff finds that the proposed addition and outbuilding meet Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</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.

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing

principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

· Publicly visible windows should be appropriate to the style of the house.
· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.
· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
· Stud wall lumber and embossed wood grain are prohibited.
· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

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

Utilities

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

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

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

Public Spaces

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

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

10. ADDITIONS

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

Placement

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

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

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

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

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

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

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*
 - *An extreme grade change*
 - *Atypical lot parcel shape or size**In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be taller and extend wider.*

Sunrooms

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

Foundation

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

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

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

Roof

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

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

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

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

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

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

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.

II.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: 1808 Lillian Street is a c. 1910, hipped roof folk Victorian house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1. 1808 Lillian Street.

Analysis and Findings: Application is to construct a rear addition and an outbuilding. The outbuilding will not be used as a DADU

Demolition—Partial: The applicant is proposing to remove a window opening on the right façade. This is considered partial demolition. The window is all the way at the back of the historic house, under a shed roof form that is different from the main hip roof of the house (Figure 2). Staff finds that the removal of this window opening is acceptable because it is located all the way at the back of the house and is not highly visible from the street. On the left façade, the applicant intends to keep the window closest to the front of the house, but remove the paired windows towards the back (Figure 3). The window opening will remain the same size, but casement windows will be installed in order to provide egress to the bedroom. In a conservation zoning overlay like Lockeland Springs, MHZC does not review the replacement of windows and therefore will not review this change. However, staff and the applicant will work together to see if there is a way to preserve the existing windows and meet the egress requirements. Also on the left façade, at the very back of the house, the applicant intends to retain the existing wood window

but move it further towards the front of the house by about eighteen inches (18"). Staff finds this to be appropriate since both the window and the opening size will remain as it is now and this change is at the back of the house.

Staff finds the proposed alterations to the window openings on the side facades to meet Section III.B.2 for appropriate demolition.



Figure 2. The window at the very back of this façade will be removed.



Figure 3. The paired window opening will remain the same size, but the existing double hung windows will be replaced with casement windows. The window at the back will be moved towards the front of the house by about 18".

Height & Scale: The proposed rear addition will be no taller or wider than the historic house. It is inset appropriately. At the back corner of the house, the addition is inset two feet (2') from both back corners, which meets the design guidelines. For most of the addition, the eave height of the house matches the eave height of the historic house. However on the left elevation, there is one section that is two-story in form with a tall eave height of approximately nineteen feet (19'). Staff finds this portion of the addition to be appropriate for two reasons. One, this part of the addition is inset two feet (2') from the back of the house. Also, this part of the addition is only eight feet, two inches (8'2") deep, and the rest of the addition is one-and-a-half stories in form.

The addition does step back out at the ground floor on both sides after a sufficient depth, but the addition still remains inset one foot (1') on the ground floor in its entirety. The dormers on the addition are inset two feet (2') from the ground floor of the addition and three feet (3') from the main wall of the historic house. This ensures that the dormers' scale are appropriate to the historic house.

The addition has a total depth of thirty-nine feet, eight inches (39'8") and a footprint of one thousand, one hundred and sixty-eight square feet (1,168 sq. ft.). By comparison, the historic house is thirty-seven feet, ten inches (37'10") deep, not including the front porch, and has a footprint of approximately one thousand, four hundred and seventy-two square feet (1,472 sq. ft.). Staff finds that the addition's depth and footprint could be appropriate, particularly since the addition is no taller and no wider than the historic house and is inset appropriately. However, the applicant is also proposing an outbuilding, and the distance between the outbuilding and the back of the addition is less than twenty feet (20'). Given that the lot is not unusually shallow, the house does not have an unusually deep front setback, and there are no known easements or other restrictions on the lot, staff recommends that either the garage or the addition be reduced to allow for the twenty feet (20') of separation between the two structures.

With the condition that there be a minimum of twenty feet (20') between the back of the addition and the garage, staff finds that the addition's height and scale meet Sections II.B.1., II.B.2., and II.B.10 of the design guidelines

Location & Removability: The proposed addition is located at the back of the house, which is an appropriate location. The addition is inset appropriately, and it has a separate roof form that ties in bellows the ridge of the historic house, preserving the back form of the roof. Staff finds that the addition is designed in a way that if it were to be removed in the future, the historic house's main form and historic integrity would remain intact. Staff therefore finds that the addition's location and removability meet Sections II.B.2.a and II.B.2.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, separate roof form, and lower height 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 therefore finds that the addition’s design meets Sections II.B.2.a and Sections II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition will meet all base zoning setbacks. It is a little over ten feet (10’) from the right side property line and over nine feet (9’) from the left side property line. It will be over forty feet (40’) from the rear property line. Since the addition is located entirely behind the historic house, it will not affect the rhythm of spacing of houses along the Street. Staff finds that the 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	Cement fiberboard lap siding	Smooth, reveal to match existing	Yes	No
Secondary Cladding	Vertical siding	Smooth face	Yes	No
Roofing	Architectural Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Rear Porch floor/steps	Concrete	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Rear Doors	Not indicated	Not indicated	Unknown	Yes

Staff finds that the addition’s known materials to meet Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The addition’s roof is lower than that of the historic house, which is appropriate. The addition’s roof form will be gabled with a 10/12 pitch. This slope is similar to the historic house’s hipped roof slope. The applicant intends to replicate the roof’s flair near the eave, which staff finds to be appropriate. The addition’s dormers are shed dormers with a 3/12 slope and are inset appropriately. Staff finds that the addition’s roof form meets Sections II.B.5. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: The alterations to the existing window openings on the house are described under “Demolition--Partial.” The windows on the proposed

addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The right elevation does include two horizontal windows, which MHZC typically discourages. However, staff finds these window openings to be appropriate in this location because this part of the addition is inset (1') and is approximately fifty feet (50') behind the front wall of the house. The horizontal windows will not be highly visible from the street. 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. 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 recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is planning a one-story, six hundred and twenty-nine square foot (629 sq. ft.) garage. The garage 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	24'	25'	19'3"
Eave Height	10'	10'	8'

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,320 sq. ft.	629 sq. ft.

Staff finds that the outbuilding'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	

Staff finds that the outbuilding meets section II.B.8 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	14'6''*
Rear setback	5'	5'
L side setback**	3'	21'
R side setback**	3'	3'
How is the building accessed?	From the alley or existing curb cut	Alley

* The design guidelines require a distance of twenty feet (20') between the back of the house/addition and any outbuilding. The applicant is proposing a distance of just fourteen feet, six inches (14'6"). The Commission has reduced the twenty-foot (20') requirement only in cases where there are unusual lot constraints, like an unusually deep front setback, an unusually shallow or shaped lot, extreme slope change, or easements. Staff could not find any unusual constraints on this lot or any reason why the applicant should not be required to meet the twenty foot (20') distance between the back of the house/addition and the garage. Staff therefore recommends that the addition and garage be reconfigured so that there is a minimum distance of twenty feet (20') between the two structures.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	10/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the outbuilding 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	8" cement fiberboard lap siding*	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Rear Doors	Not indicated	Not indicated	Unknown	Yes

*The drawings call for eight inch (8") lap siding, but the design guidelines restrict the siding reveal to five inches (5'). Staff therefore recommends that the garage's siding have a maximum reveal of five inches (5').

With the condition that the siding reveal be five inches (5") or less, and with staff's final approval of the roof shingle color and all windows and doors, staff finds that the known materials meet Section II.B.8. of the design guidelines.

Design Standards: The garage 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 outbuilding'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. The siding reveal on the addition and the outbuilding have a maximum reveal of five inches (5");
3. There be a minimum distance of twenty feet (20') between the back of the house/addition and the garage;
4. Staff approve the roof color and shingle of the addition and outbuilding; and
5. Staff approve the HVAC location.

With these conditions, staff finds that the proposed addition and outbuilding meet Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

LEGEND
 I.R.(D)=IRON ROD (OLD)
 I.R.(N)=IRON ROD (NEW)
 W=WATER LINE (RECORD)
 S=SEWER LINE (RECORD)
 OHL=OVERHEAD LINES
 E/P =EDGE PAVEMENT
 U/P =UTILITY POLE
 CONC. =CONCRETE

CONTOURS SCALED FROM
 METRO GIS MAPS



SITE DATA
 ORIGINAL
 PARCEL ID
 08314026900
 P.A.D.C., TN
 7500.00
 S.F. DR
 0.17 ACRES±

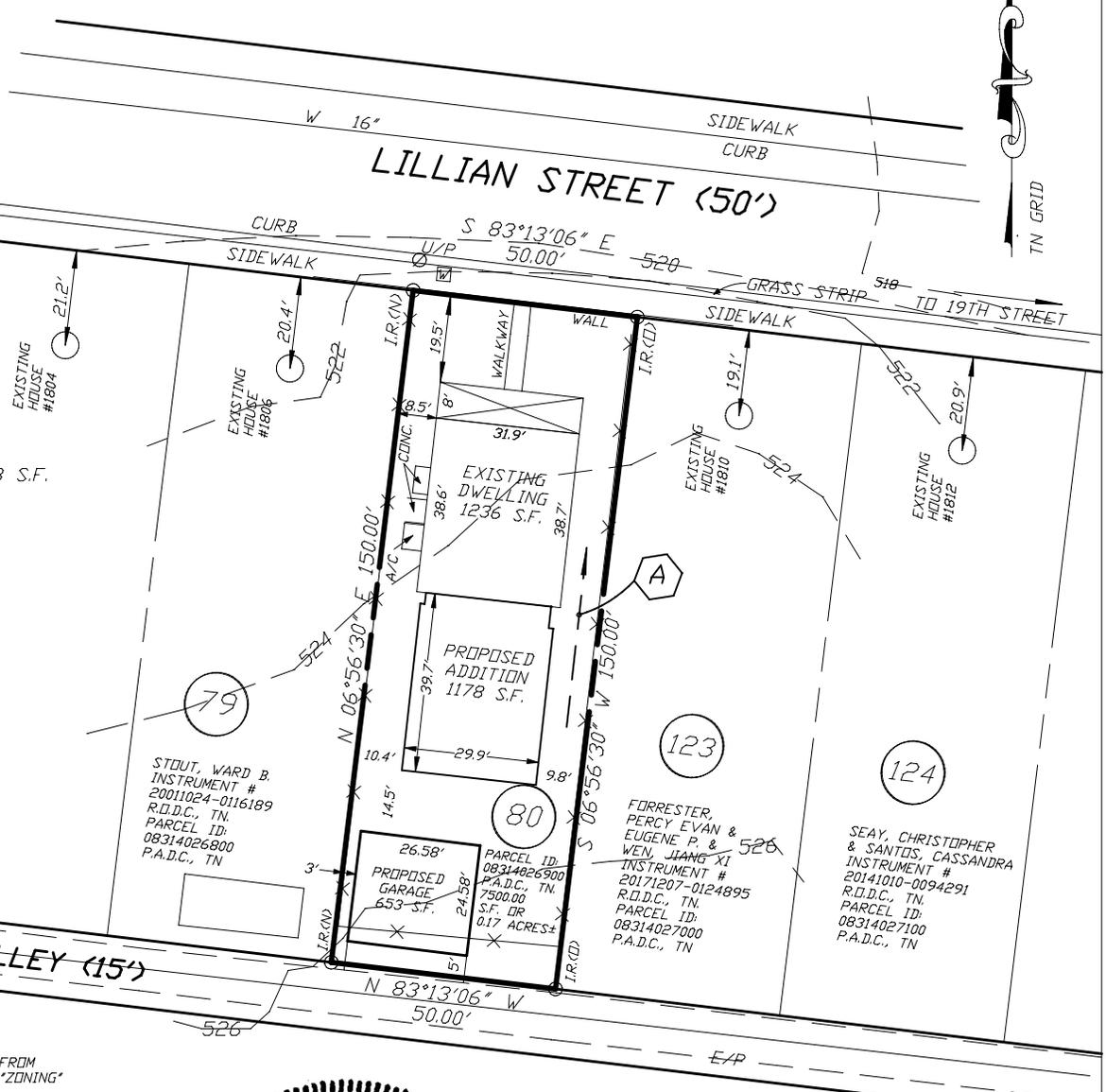
EXISTING I.A.
 HOUSE - 1236 S.F.
TOTAL EXISTING I.A.
 1236 S.F.

PROPOSED I.A.
 HOUSE ADDITION - 1178 S.F.
 GARAGE - 653 S.F.
 DRIVE - 299 S.F.
TOTAL PROPOSED I.A.
 2130 S.F.

NET NEW I.A.
 2130 S.F.



50 L.F.
 MODIFIED
 FRENCH DRAIN
 36" DEPTH
 GRAVEL FROM
 TOP PIPE



ACCORDING TO METRO GIS MAPS
 PROPERTY IS ZONED R6
 SETBACKS FOR R6 ZONING TAKEN FROM
 DISTRICT BULK TABLES TITLE 17 'ZONING'
 CHAPTER 17.12

FRONT = STREET AVERAGE
 SIDES = 5'
 REAR = 20'
 VERIFY SETBACKS WITH CODES BEFORE
 DESIGN OR CONSTRUCTION DECISIONS
 ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST
 F.E.M.A. / FLOOD INSURANCE RATE MAP
 THIS PROPERTY IS NOT LOCATED IN A
 F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA
 MAP 470040 PANEL 0261 H
 EFFECTIVE DATE = 4-5-17

THIS SURVEY WAS PREPARED FROM THE
 LATEST RECORDED DEED DESCRIPTION.
 THIS SURVEY IS SUBJECT TO THE FINDINGS
 OF A CURRENT TITLE EXAMINATION.
 NO TITLE REPORT WAS FURNISHED PRIOR TO
 THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC
 AS-BUILT RECORDS & FIELD LOCATION. THERE MAY
 BE UTILITIES OR EASEMENTS PRESENT THAT ARE
 NOT SHOWN ON THIS SURVEY.
 CONTACT THE TENNESSEE ONE CALL SYSTEM
 PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN, 37204
 PH. 615-298-2424
 EMAIL cmas@att.net

I HEREBY CERTIFY THAT THIS IS
 A CATEGORY I SURVEY WITH THE
 RATIO OF PRECISION OF THE
 UNADJUSTED SURVEY BEING 1: 18,000.
 THIS SURVEY WAS DONE IN
 COMPLIANCE WITH THE CURRENT
 STANDARDS OF PRACTICE ADOPTED
 BY THE TENNESSEE STATE BOARD OF
 EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
 TN. R.L.S.#1838

SITE PLAN

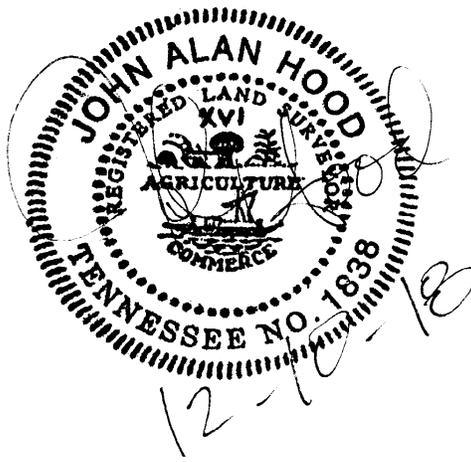
LOT 80, EDGEFIELD LAND
 COMPANY'S FIRST SUBDIVISION
 BOOK 57, PAGE 130 R.O.D.C., TN.
**PROPERTY LOCATED IN THE 6TH
 COUNCIL DISTRICT OF NASHVILLE,
 DAVIDSON COUNTY TENNESSEE
 ON THE SOUTHERLY MARGIN OF
 LILLIAN STREET, WEST
 OF SOUTH 19TH STREET**
PROPERTY ADDRESS:
 1808 LILLIAN STREET,
 NASHVILLE, TN, 37205
DEED REFERENCE:

INSTRUMENT #20181214-0122033
 R.O.D.C., TN.

PARCEL ID:
 08314026900 P.A.D.C., TN.

DATE : 1-1-19
 SCALE : 1"=40'

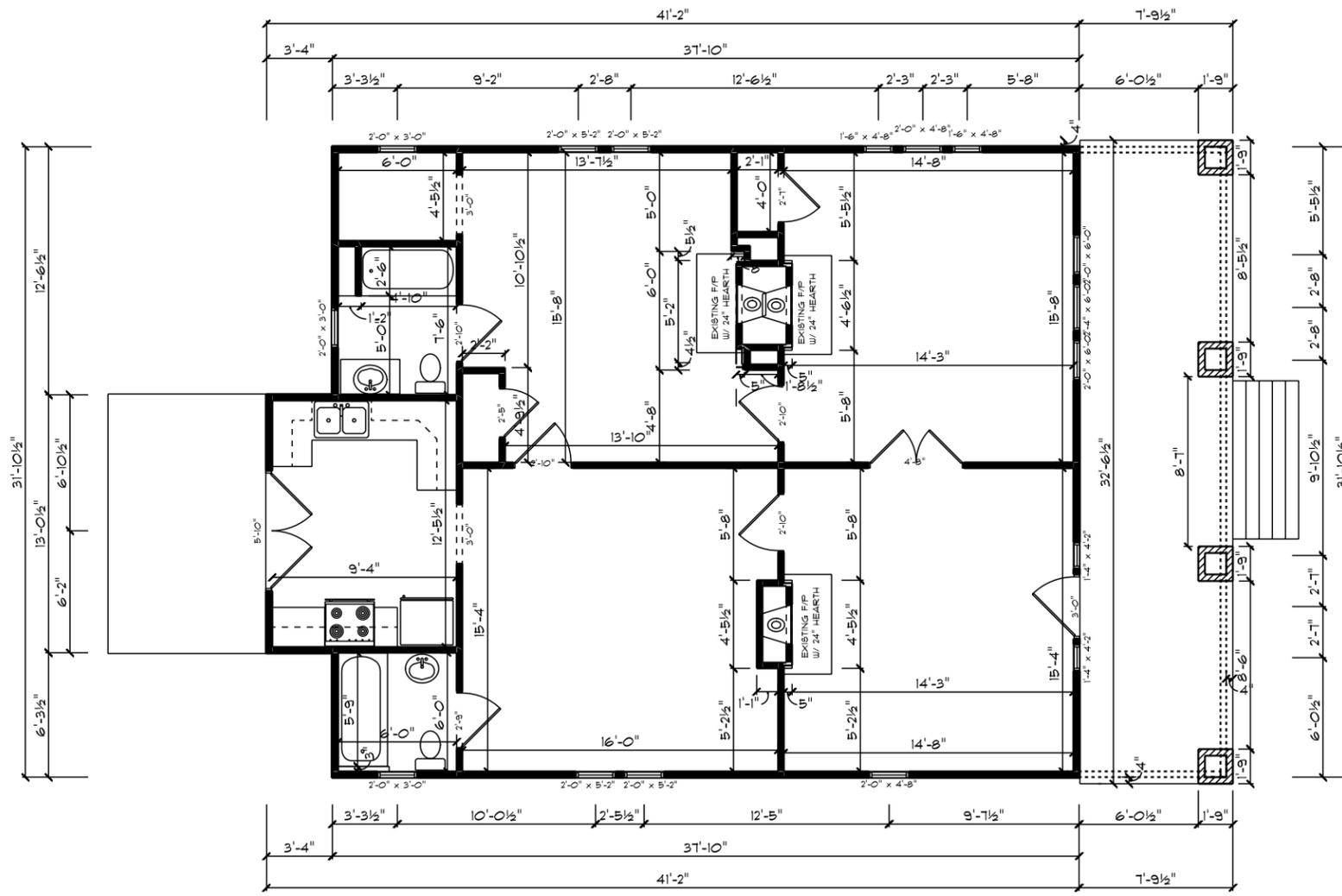
PREPARED FOR:
 BETHESDA CONSTRUCTION, LLC



GENERAL NOTES

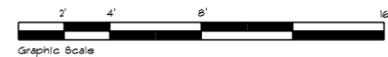
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MAIN FLOOR LAYOUT- EXISTING

SCALE: 1/8" = 1'-0" on 11"x 17" PAPER



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EXT. SF.

Existing First Floor	1212 sf.
Addition First Floor	1135 sf.
Addition Bonus Rm	795 sf.
Addition over Existing	360 sf.
Total	3502 sf.
Front Porch	322 sf.
Rear Porch	46 sf.

1808 Lillian St.
Nashville, TN 37206

JRG Properties LLC,

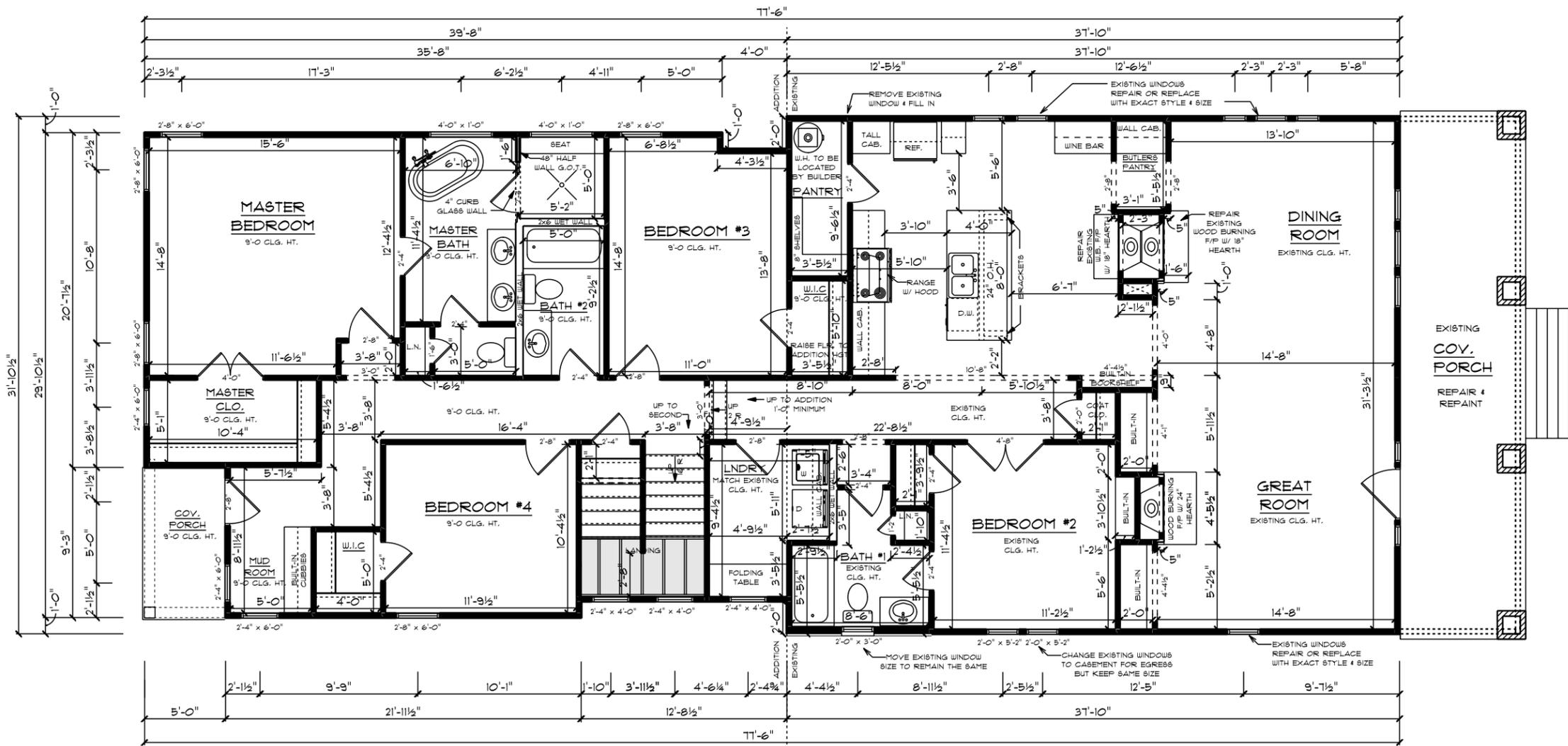
Date: 1.31.19

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MAIN FLOOR LAYOUT



EXT. SF.

Existing First Floor	1212 sf.
Addition First Floor	1135 sf.
Addition Bonus Rm	795 sf.
Total	3142 sf.
Existing	3522 sf.
Rear Porch	46 sf.

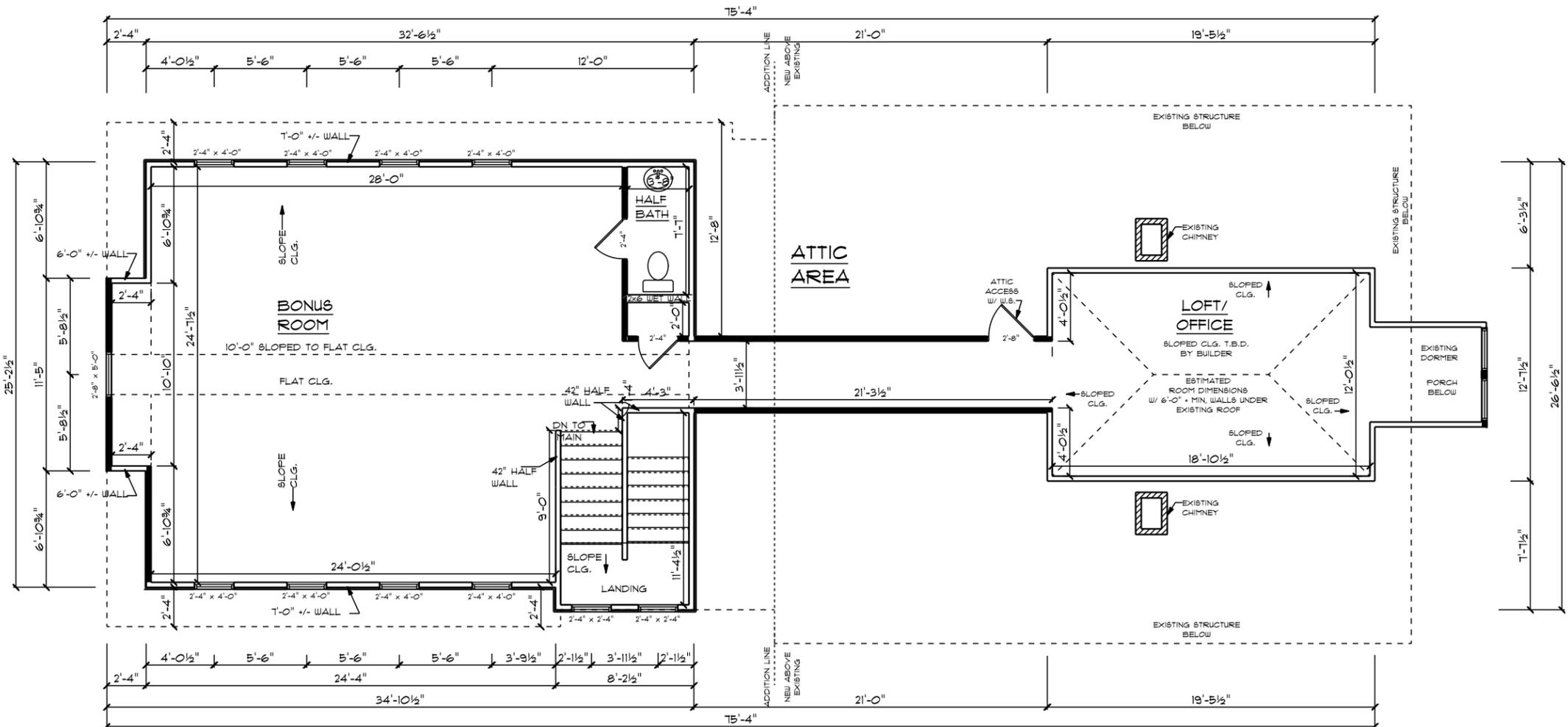
1808 Lillian St.
Nashville, TN 37206

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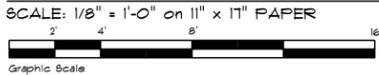
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SECOND FLOOR LAYOUT



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EXT. SF.

Existing First Floor	1212 sf.
Addition First Floor	1135 sf.
Addition Bonus Rm	795 sf.
Addition over Existing	360 sf.
Total	3502 sf.
Front Porch	352 sf.
Rear Porch	446 sf.

1808 Lillian St.
Nashville, TN 37206

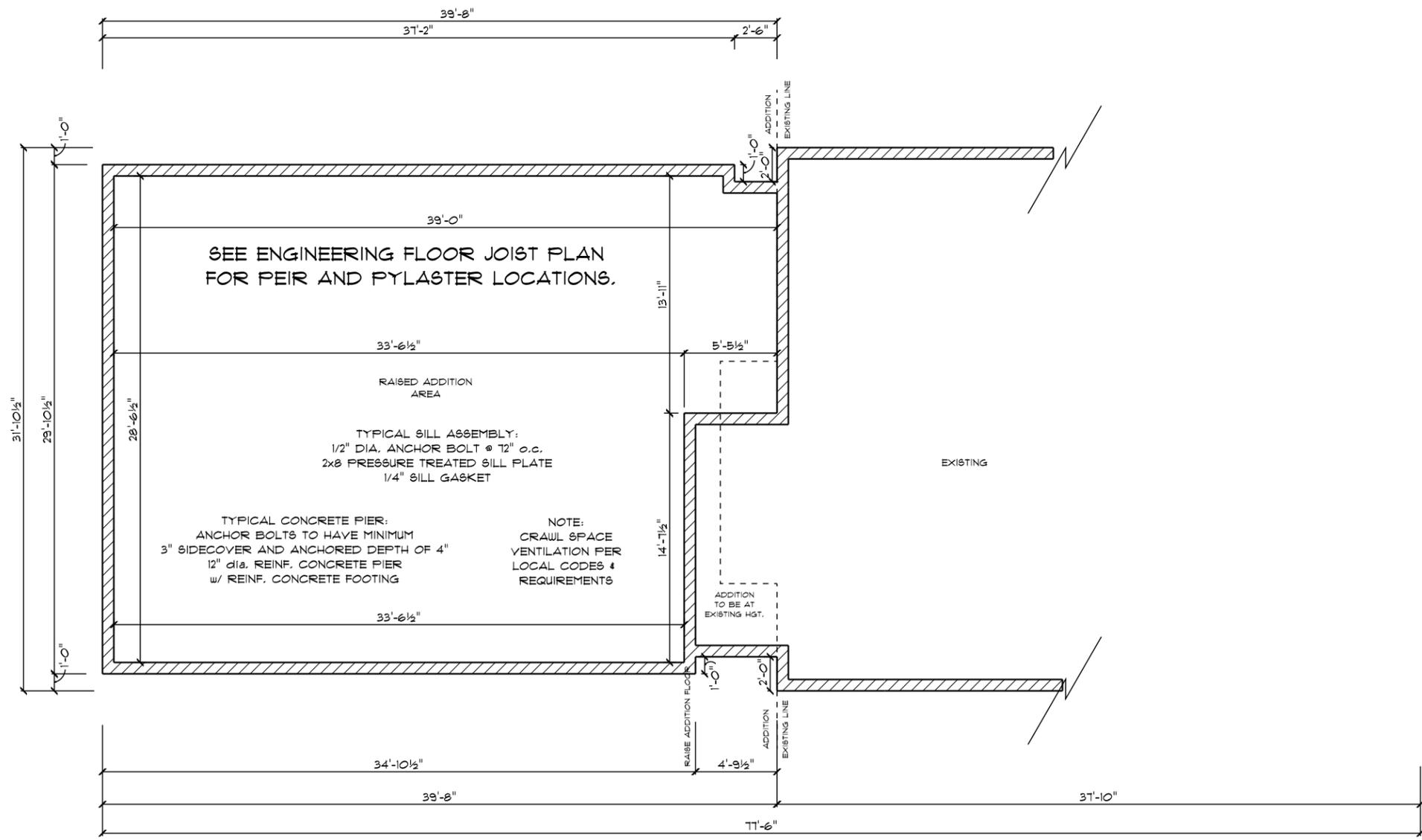
JRG Properties LLC,

Date: 1.31.19

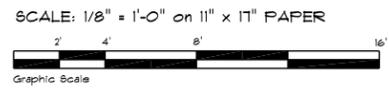
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FOUNDATION LAYOUT



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

EXT. SF	
Existing First Floor	1212 sf
Addition First Floor	1135 sf
Addition Bonus Rm	795 sf
Addition over Existing	360 sf
Total	3502 sf
Front Porch	252 sf
Rear Porch	246 sf

1808 Lillian St.
Nashville, TN 37206

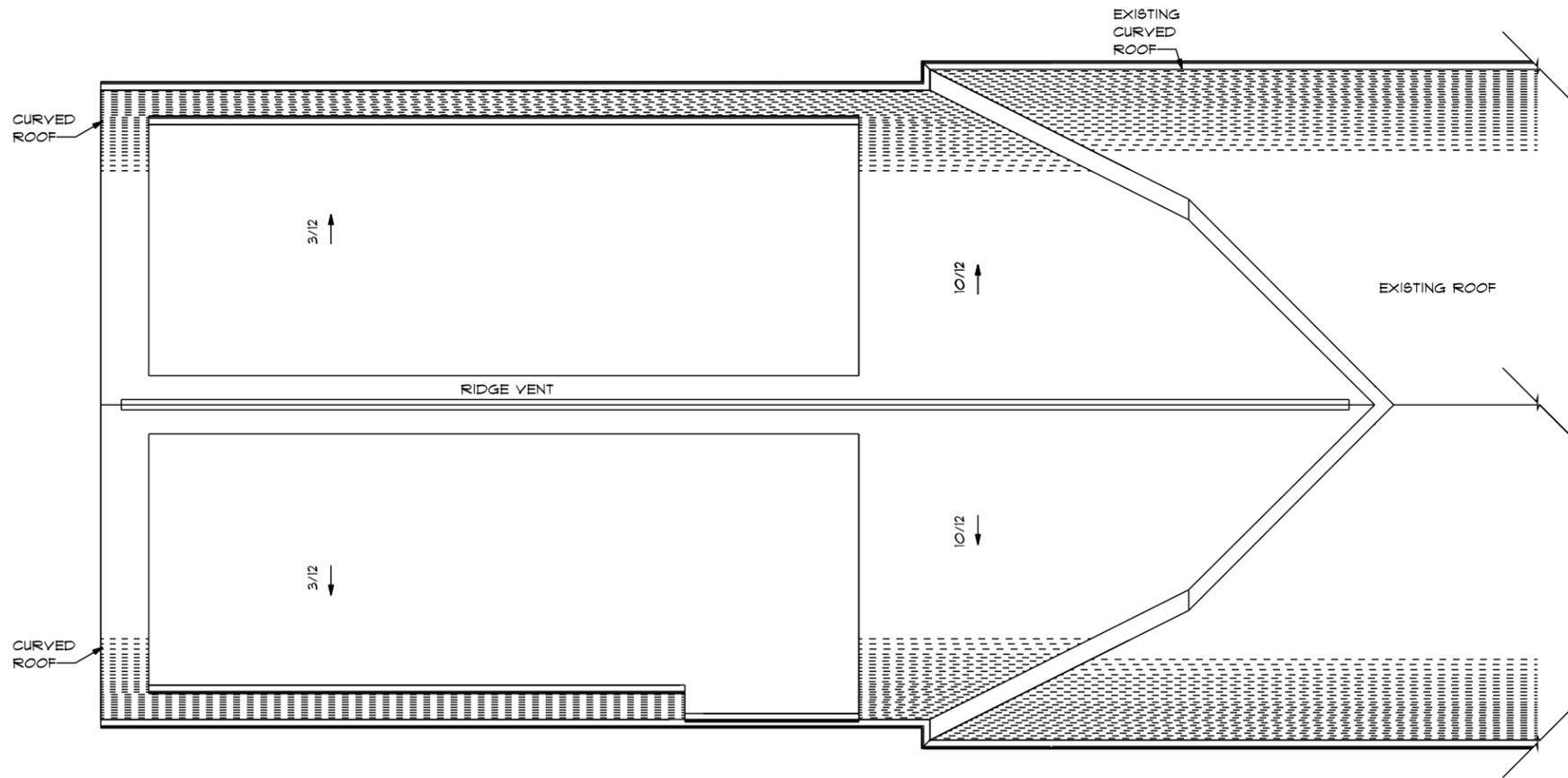
JRG Properties LLC,

Date: 1.31.19

A-3

ROOF LAYOUT

SCALE: 1/8" = 1'-0" on 11" x 17" PAPER



EXT. SF.

Existing First Floor1212 sf.
Addition First Floor1135 sf.
Addition Bonus Rm795 sf.
Addition over Existing360 sf.
Total3502 sf.
Front Porch252 sf.
Rear Porch46 sf.

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Nashville, TN 37206

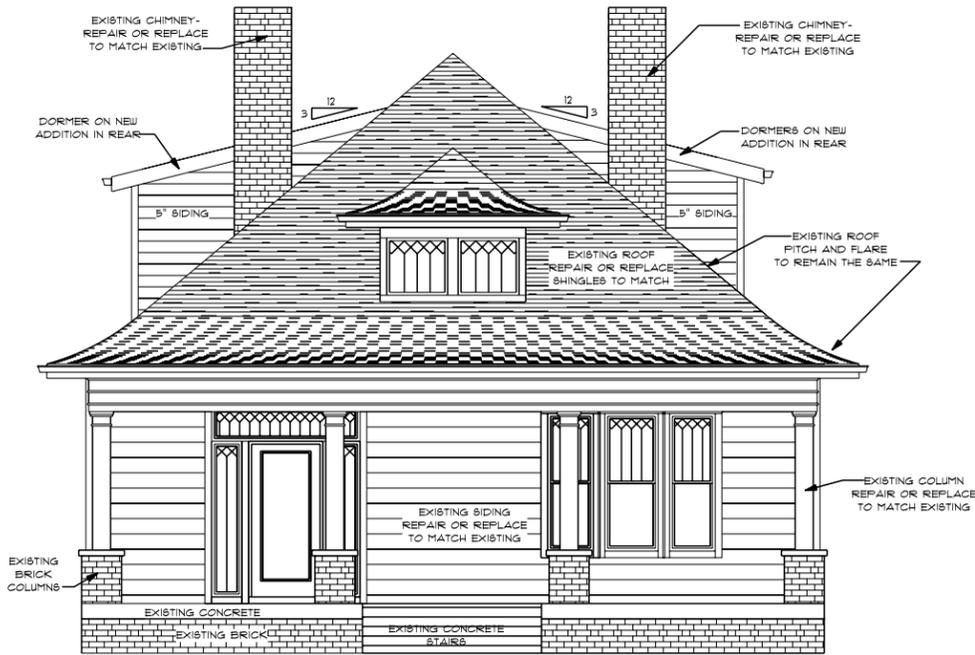
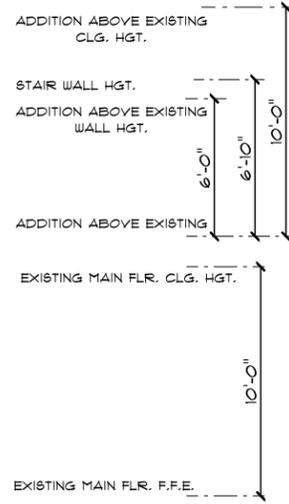
JRG Properties LLC,

Date:
1.31.19

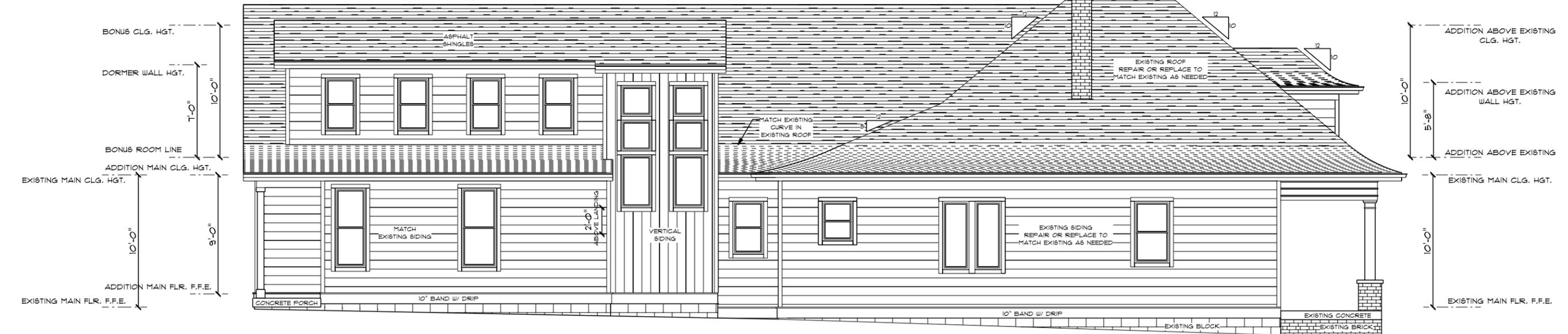
A-4

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE
CONSTRUCTION MEETS OR EXCEEDS ALL CODES.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE
ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS
WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

FRONT ELEVATION



ALL EXISTING SIDING, TRIM, BRICK, TO BE REPAIRED OR REPLACED, TO MATCH EXISTING ON FRONT FACADE



LEFT ELEVATION

SCALE: 1/8" = 1'-0" on 11" x 17" PAPER

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

EXT. SF.	
Existing First Floor	1212 sf.
Addition First Floor	1135 sf.
Addition Bonus Rm	795 sf.
Addition over Existing	380 sf.
Total	3522 sf.
Front Porch	322 sf.
Rear Porch	46 sf.

1808 Lillian St.
Nashville, TN 37206

JRG Properties LLC,

Date: 1.31.19

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EXISTING MAIN FLR. CLG. HGT. 10'-0"

EXISTING MAIN FLR. F.F.E.

BONUS CLG. HGT.

DORMER WALL HGT.

STAIR WALL HGT.

BONUS ROOM LINE

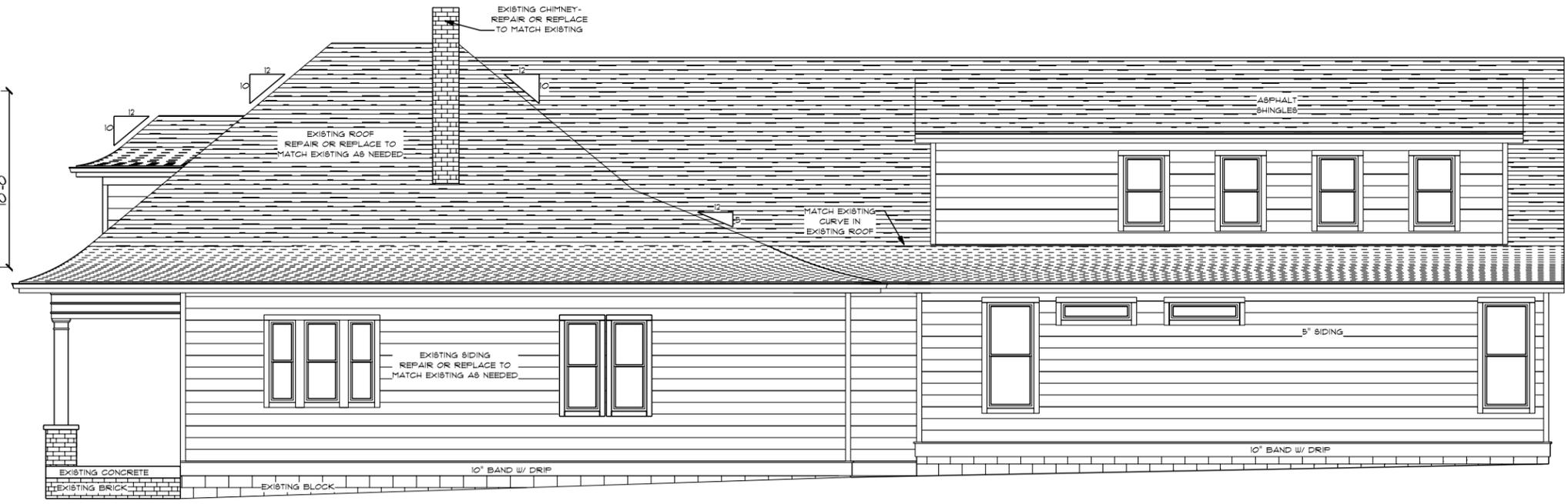
ADDITION MAIN CLG. HGT.

EXISTING MAIN CLG. HGT.

ADDITION MAIN FLR. F.F.E.

EXISTING MAIN FLR. F.F.E.

REAR ELEVATION



ADDITION ABOVE EXISTING CLG. HGT.

ADDITION ABOVE EXISTING WALL HGT. 6'-0"

ADDITION ABOVE EXISTING 10'-0"

EXISTING MAIN CLG. HGT.

EXISTING MAIN FLR. F.F.E. 10'-0"

BONUS CLG. HGT.

DORMER WALL HGT.

BONUS ROOM LINE

ADDITION MAIN CLG. HGT.

EXISTING MAIN CLG. HGT.

ADDITION MAIN FLR. F.F.E.

EXISTING MAIN FLR. F.F.E.

RIGHT ELEVATION

SCALE: 1/8" = 1'-0" on 11" x 17" PAPER

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

EXT. SF.

Existing First Floor	1212 sf.
Addition First Floor	1135 sf.
Addition Bonus Rm	795 sf.
Addition over Existing	380 sf.
Total	3522 sf.
Front Porch	462 sf.
Rear Porch	446 sf.

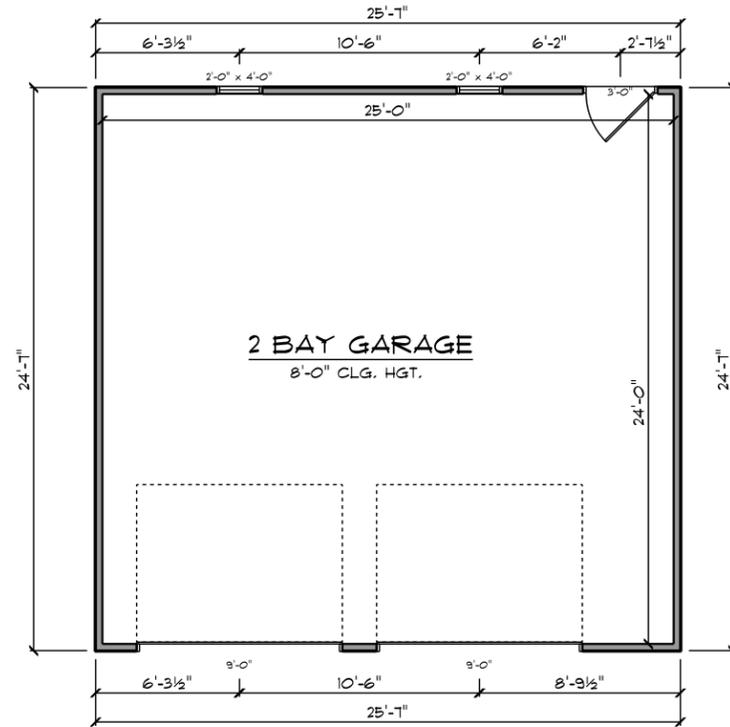
1808 Lillian St.
Nashville, TN 37206

JRG Properties LLC,

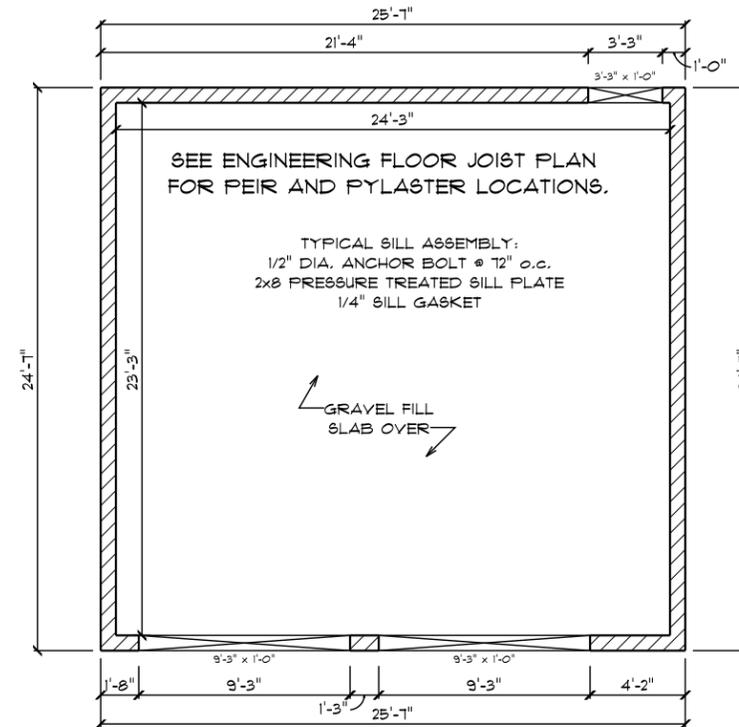
Date: 1.31.19

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE FILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.



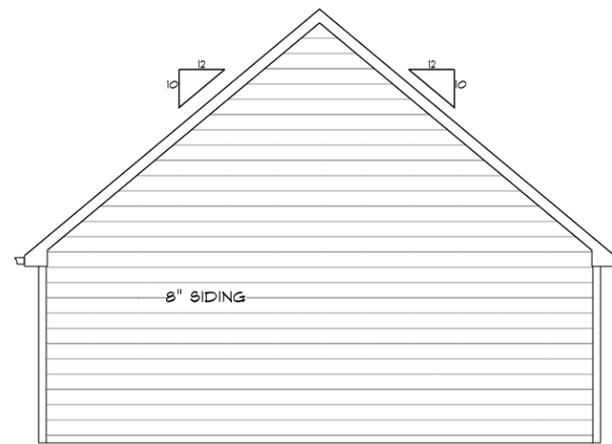
MAIN FLOOR PLANS



FOUNDATION LAYOUT



FRONT ELEVATION



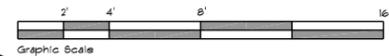
SIDE ELEVATION



REAR ELEVATION - ALLEY

DETACHED GARAGE

SCALE: 1/8" = 1'-0" on 11" x 17" PAPER



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Ext. Garage...633 sf
Int. Garage...600 sf

1808 Lillian St.
Nashville, TN 37206

JRG Properties LLC,

Date: 1.25.19

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