

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
1824 Fourth Avenue North
February 20, 2019

Application: Demolition—Partial; New Construction—Addition; Setback determination

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08108030100

Applicant: Cheyenne Smith

Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: This application is for a rear addition to the contributing home. The addition includes a ridge raise of two feet (2'). A setback determination is requested for the left and right sides, from five feet (5') to three feet (3').

Recommendation Summary: Staff recommends approval of the addition and setback determination with the conditions:

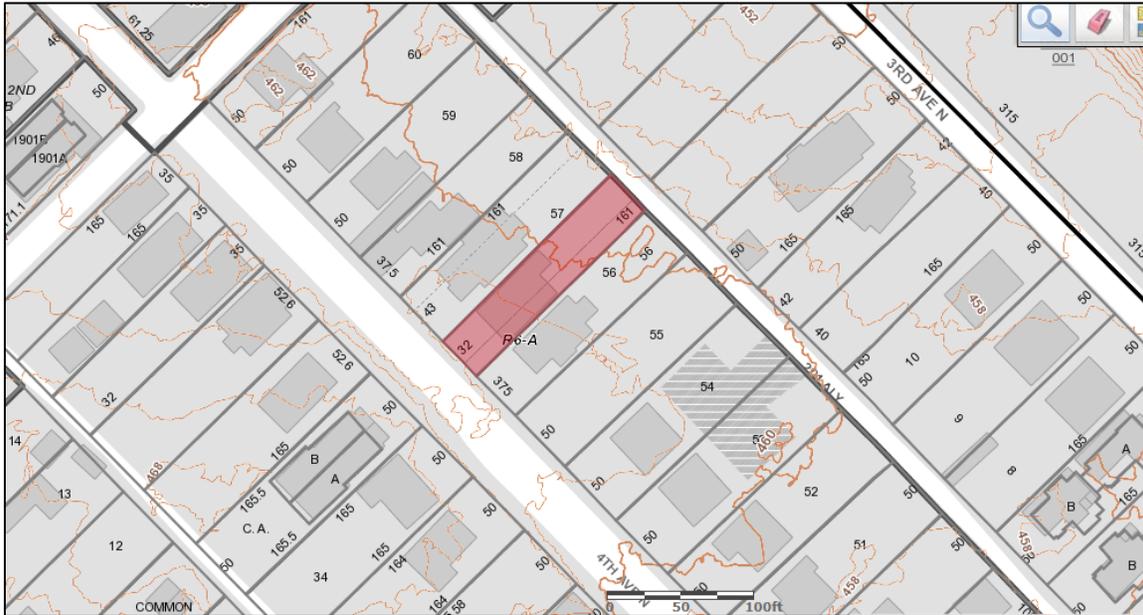
1. Staff approve the windows and roofing color prior to purchase and installation;
2. The applicant verify the location and dimensions of original windows once the vinyl siding is removed.

With this condition, Staff finds that the application meets Sections III and IV for New Construction and Additions in the Salemtown Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and

- decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
- Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5” reveal.
 - 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6’ deep, have porch racks that are 1’-3’ tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

Duplexes

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

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

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

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

G. Proportion and Rhythm of Openings

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. 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.

II. ADDITIONS

A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition 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 or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

- a. When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

- b. When an addition needs to be wider:

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

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

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.

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

the front roof slope.

3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Front and 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.
 - If there are no existing dormers, 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 the width of roof dormers 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.
 2. 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).
 3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.
- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

- E. 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.
- F. 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.
- G. Additions should follow the guidelines for new construction.

V. B. GUIDELINES

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: 1824 Fourth Avenue North was built circa 1890 and is a contributing building in the Salemtown Neighborhood Conservation Zoning Overlay.



Figure 1. 1824 4th Avenue North

Analysis and Findings:

Demolition: A portion of the rear wall and rear roof will be removed for the new construction. These sections of the building are only visible from the rear, and their removal will not adversely affect the historic or architectural integrity of the home. The existing vinyl siding will be removed and replaced with fiber-cement lap siding. Two new windows are proposed for the building's left side, and three new windows for its right side. No archival imagery exists to verify the building's windows historically; however it is likely that each side would have had more windows when built. Additionally, the proposed new windows are at and beyond the midpoint of the structure, where the Commission has approved new window openings previously. Staff recommends that the applicant verify the location and dimensions of original windows once the vinyl siding is removed.



Figure 2. Right side of subject property

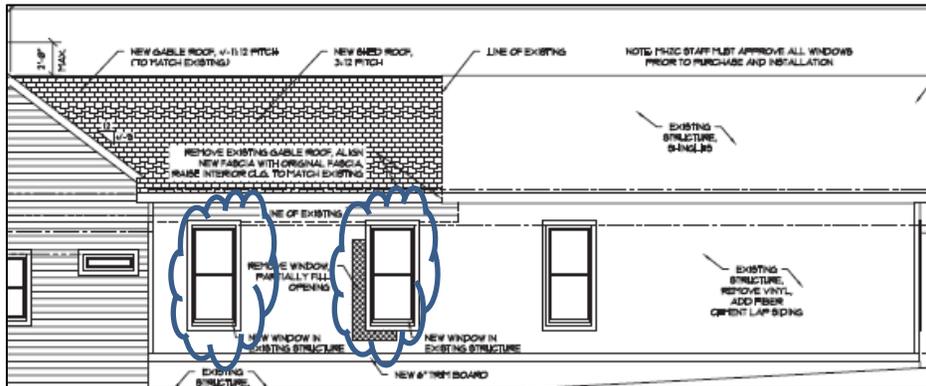


Figure 3. New window openings proposed for left side

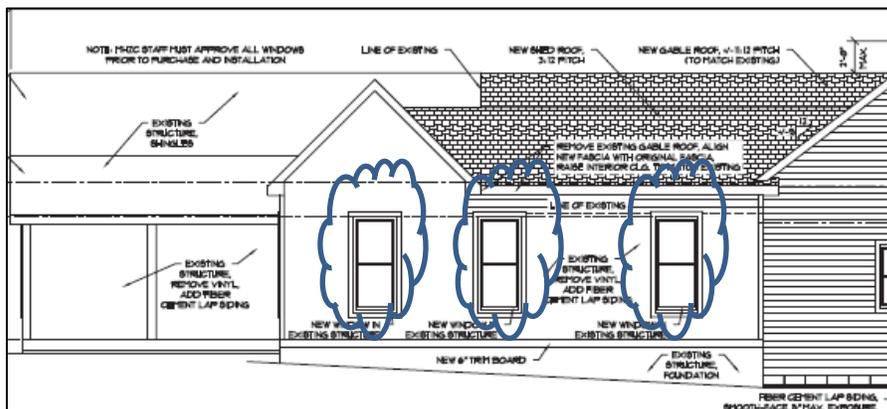


Figure 4. New window openings proposed for right side

With the condition that the applicant verify original window locations and dimensions, Staff finds that the proposed partial demolition meets section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Design, Location & Removability: The new addition will be located at the rear of the historic structure. Its design is compatible with that of the existing home, with similar roof form, window pattern and materials. The addition will be differentiated by being inset from the original structure. The 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 project meets sections IV.A, IV.D, IV.E, and IV.F for design, location, and removability.

Height & Scale: The addition will inset one foot (1') at each rear corner of the house. The new footprint is five hundred and ninety-eight square feet (598 sq. ft.), compared to the existing one thousand and sixty-four square feet (1,064 sq. ft.) of the house. The addition will be twenty-six feet (26') wide, compared to the twenty-eight feet (28') width of the existing structure. Although the addition is two feet (2') taller than the house, the

additional height will not be highly visible. The taller portion begins fifty-five feet (55') from the front wall of the house, and the taller portion is a small area that will be minimally-visible. For these reasons, staff finds the height and scale of the addition to be appropriate and that it will meet sections III.A and III.B.

Setback & Rhythm of Spacing: The addition will be stepped in one foot (1') on each side. The house is centered on the thirty-two foot (32') wide lot and is currently two feet (2') from the side setbacks. The rear of the addition will be sixty-two feet (62') from the rear property line, meeting the minimum required twenty feet (20'). The side setbacks of the addition will be three feet (3'). Base zoning is five feet (5') for the side setbacks, therefore the applicant requests a setback determination from five feet (5') to three feet (3') for the addition. As the resulting three feet (3') setback is consistent with the building's setbacks historically, the addition is not as wide as the house, and the lot is narrow, Staff recommends approval of the setback determination. The project meets section III.C.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" fiber cement lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Match existing	Yes	Yes
Trim	Wood, fiber cement	Smooth faced	Yes	
Rear Porch floor/steps	Concrete	Natural	Yes	
Rear Porch Posts	Wood	n/a	Yes	
Windows	Not indicated	Needs final approval	Unknown	Yes

Staff recommends having final approval of windows and roofing color. The project meets section III.D and IV.G.

Roof form: The addition ties into the existing front-to-rear gable roof and has a side-gabled roof form with 8/12 pitch, flaring to 3/12 at the rear. The ridge raise on the addition is two feet (2') taller than the existing ridge of the house. The ridge raise and shed dormer that carries back from it are set in two feet (2') from the lower walls of the addition, which will help to reduce its visibility. The open rear porch has a gabled roof covering with 9/12 pitch. Staff finds that the proposed roof forms are compatible with those of the historic building, and that the project meets section III.E.

Proportion and Rhythm of Openings: New windows are proposed to be added to the left and right sides of the historic structure (see Demolition). The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. There is a horizontal window on the addition's left side; however, it is toward the rear of the new construction, and will be a short distance, approximately seven feet (7') from the neighboring building. The longest expanse of wall space without a window or door opening is thirteen feet (13') at the rear of the left side. As this is so far to the rear, and also close to the neighboring building, Staff's review is that it is appropriate. Staff finds the project's proportion and rhythm of openings to meet Section III.G.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

Outbuildings: The site plan indicates a proposed outbuilding, but no elevations were submitted. The outbuilding is not part of this application.

Recommendation Summary: Staff recommends approval of the addition and setback determination with the conditions:

1. Staff approve the windows and roofing color prior to purchase and installation;
2. The applicant verify the location and dimensions of original windows once the vinyl siding is removed.

With these conditions, Staff finds that the application meets Sections III and IV for New Construction and Additions in the Salemtown Neighborhood Conservation Zoning Overlay.

PROPOSED RENOVATION AND ADDITION
 1824 4TH AVE. N
 NASHVILLE, TN 37208

ISSUE DATE: 01.29.19

REV	DATE	DESCRIPTION
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CONSTRUCTION
 DRAWINGS

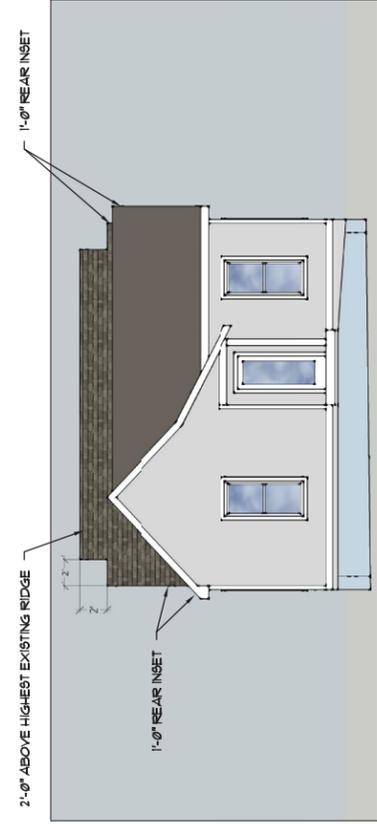
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 ON 22" X 34" PAPER

PLOT TO HALF SCALE
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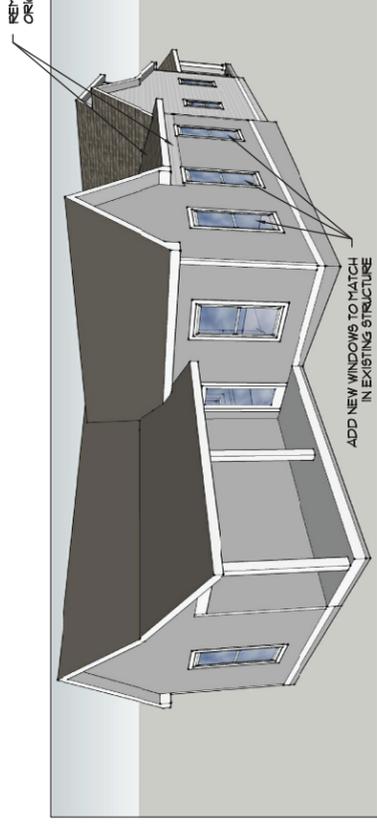
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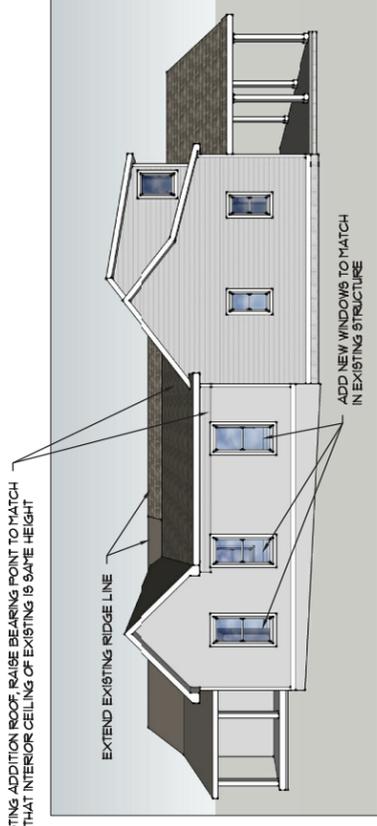
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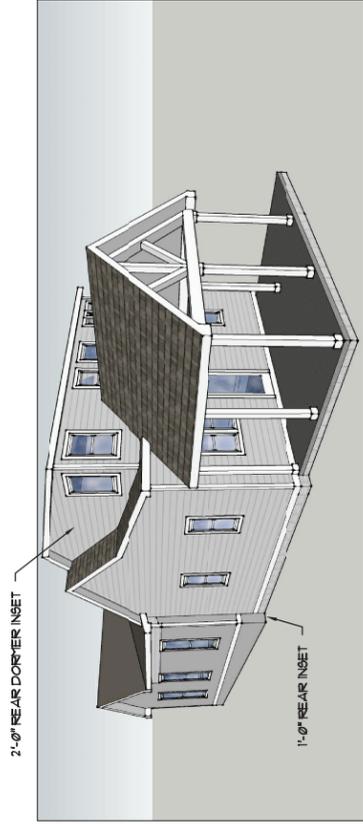
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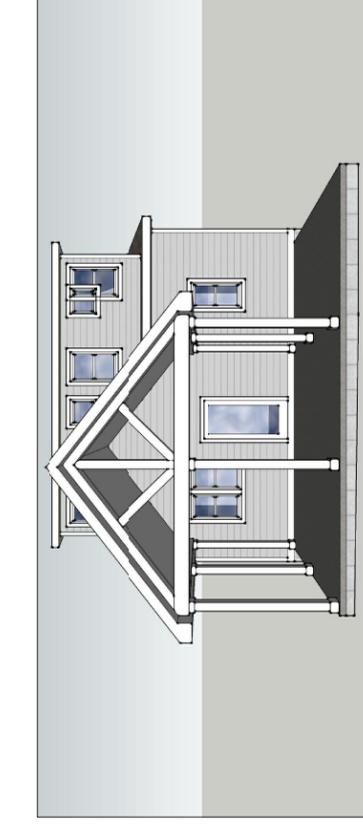
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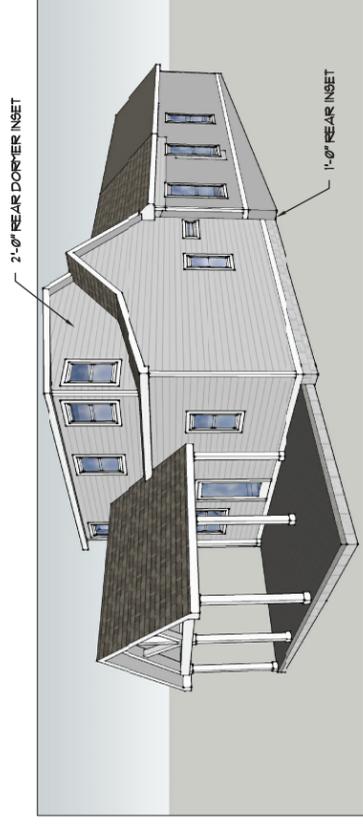
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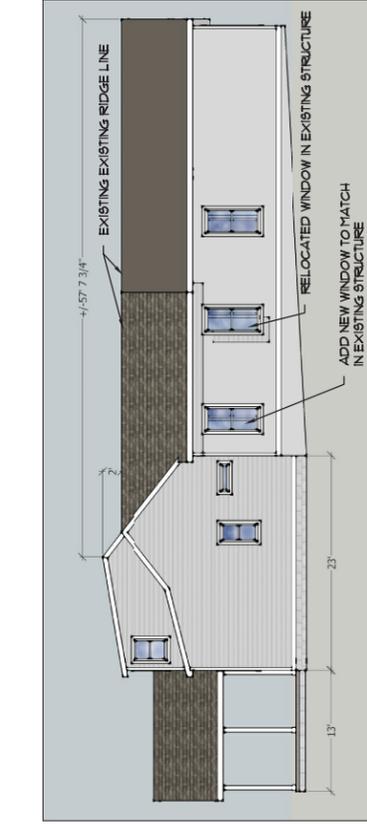
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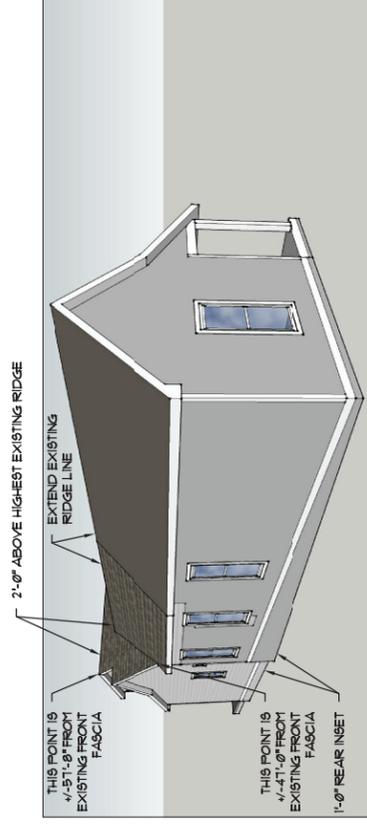
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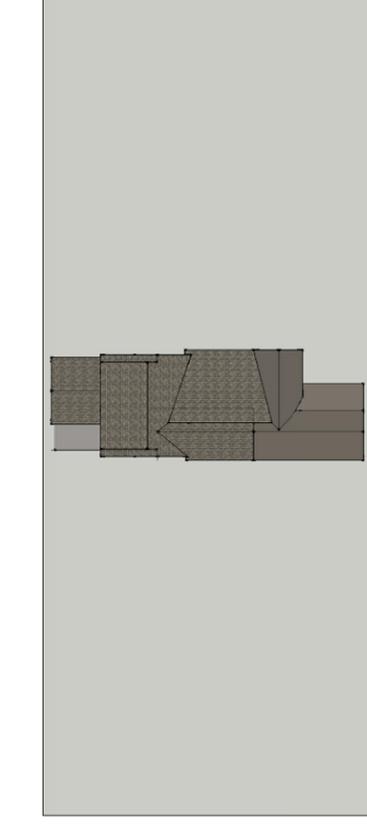
06 LEFT REAR PERSPECTIVE Scale: N.T.S.



07 LEFT PERSPECTIVE Scale: N.T.S.



08 LEFT FRONT PERSPECTIVE Scale: N.T.S.



09 ROOF PERSPECTIVE Scale: N.T.S.

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PLOT TO FULL SCALE
 ON 22" X 34" PAPER

PLOT TO HALF SCALE
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SCALE: AS NOTED

A100

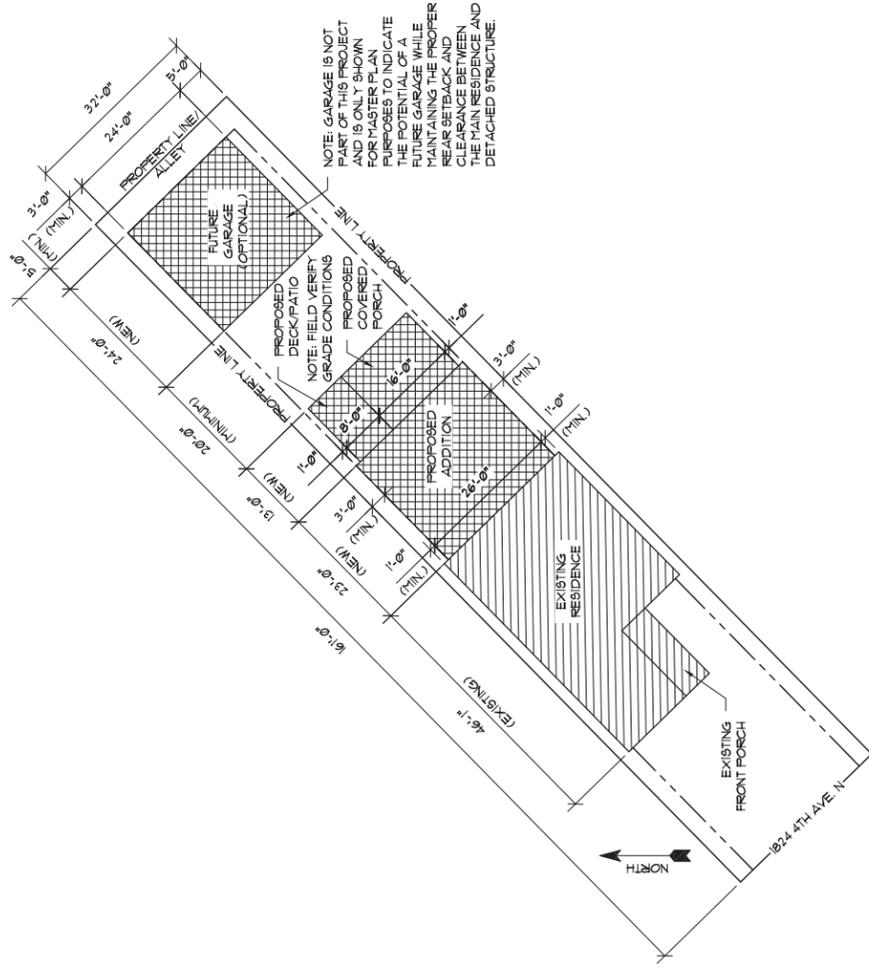
SITE PLAN AND
 DEMOLITION PLAN

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 INTERFERIOUS 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.

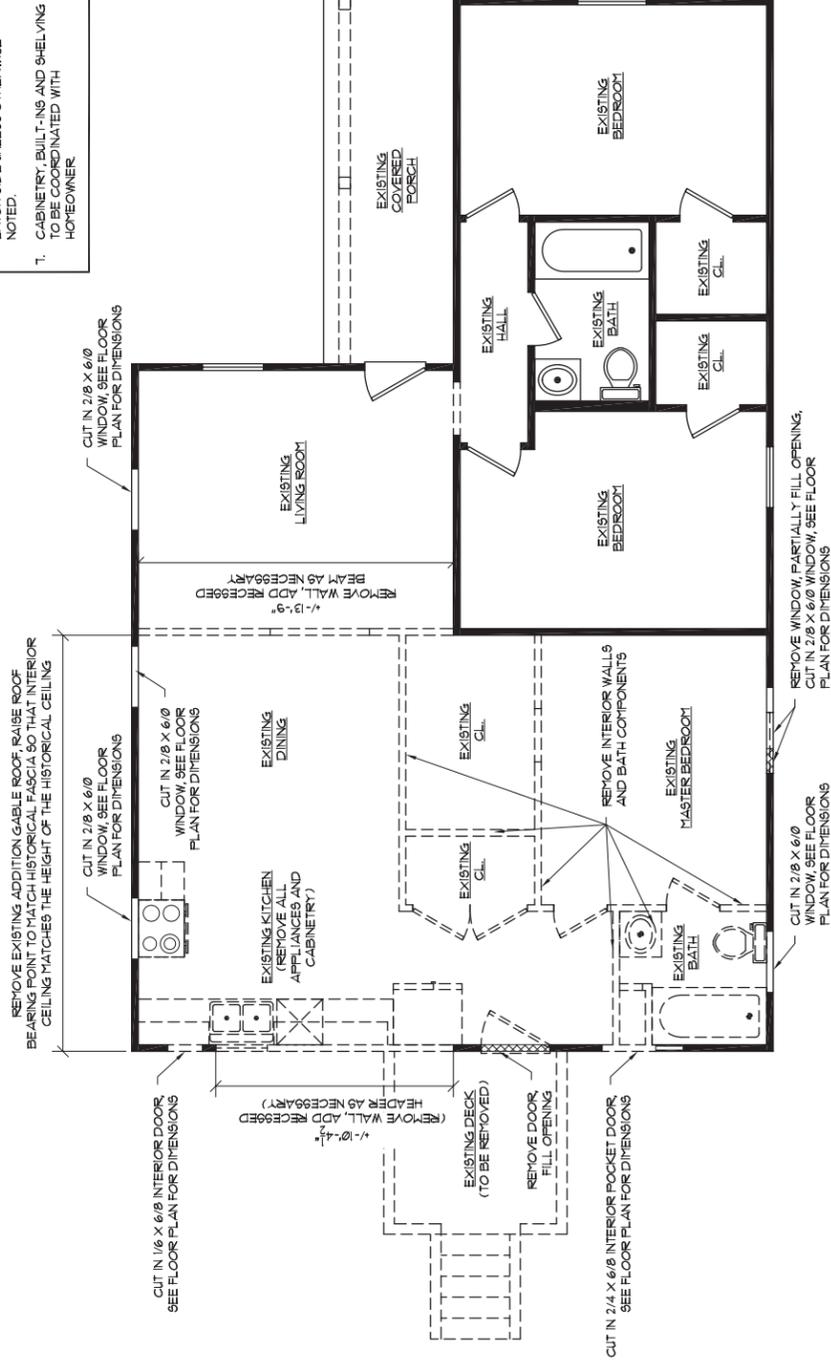


Scale: 1/8"=1'-0"

01 SITE PLAN

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 195° UNLESS OTHERWISE NOTED.
- TOP OF ALL DOORS AND WINDOWS FINISHED AT 6'-8" A.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.
- CABINETS, BUILT-INS, AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



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

02 DEMOLITION PLAN

PROPOSED RENOVATION AND ADDITION
 1824 4TH AVE. N
 NASHVILLE, TN 37208

ISSUE DATE: 01.29.19

REV	DATE	DESCRIPTION
Δ		
Δ		
Δ		

CONSTRUCTION
 DRAWINGS

PLOT TO FULL SCALE
 ON 22" X 34" PAPER

PLOT TO HALF SCALE
 ON 11" X 17" PAPER

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

A101

FIRST LEVEL
 FLOOR PLAN

WALL TYPE LEGEND

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

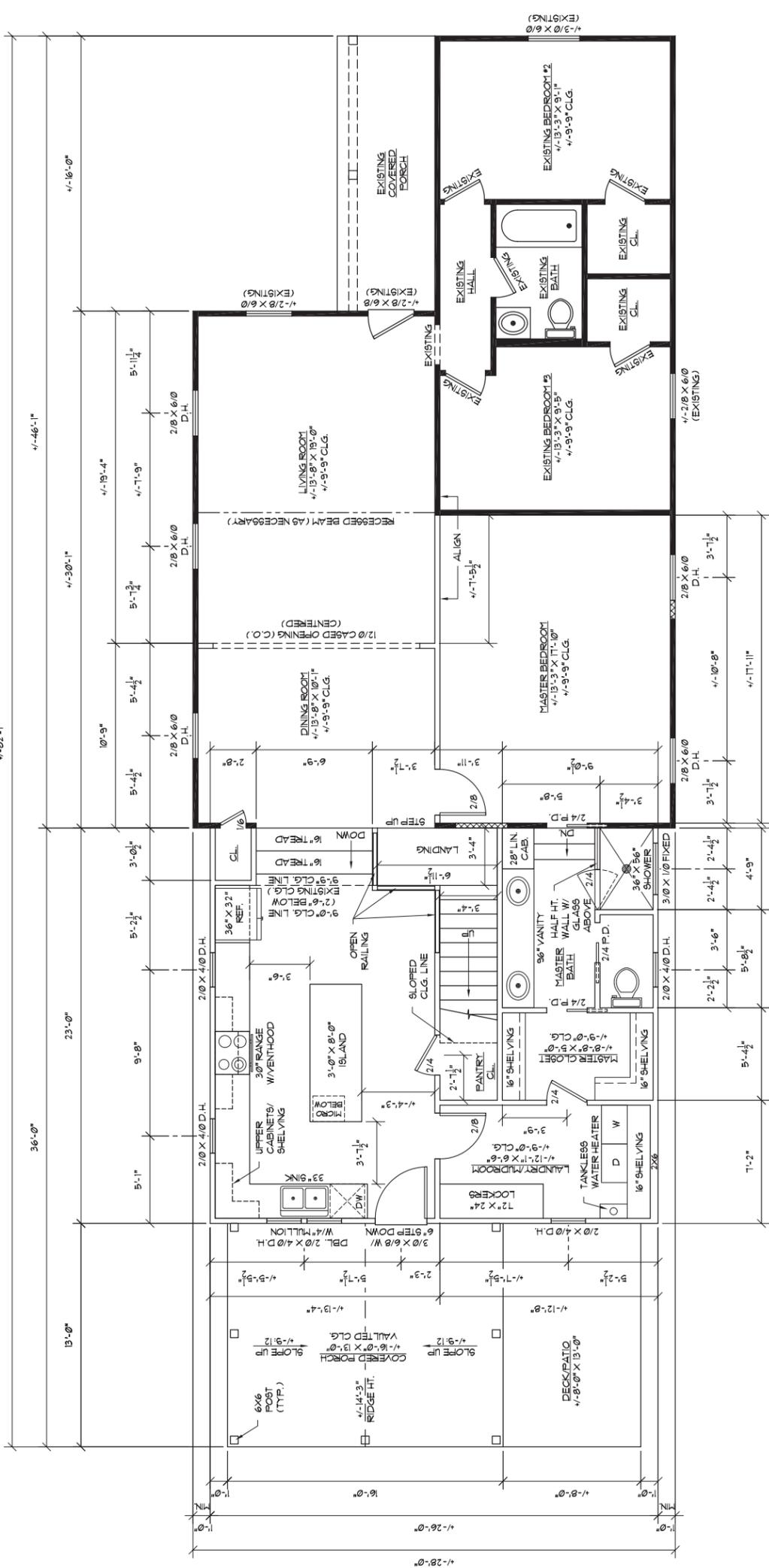
AREA CALCULATIONS

CONDITIONED AREA	47,064 SF
FIRST FLOOR EXISTING:	47,598 SF
FIRST FLOOR ADDITION:	47,598 SF
SECOND FLOOR ADDITION:	47,598 SF
TOTAL CONDITIONED:	47,202 SF
NON-CONDITIONED AREA	
FRONT PORCH EXISTING:	47,936 SF
REAR PORCH ADDITION:	47,208 SF
TOTAL NON-CONDITIONED:	47,304 SF
TOTAL UNDER ROOF:	47,232 SF

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

CONSTRUCTION NOTES

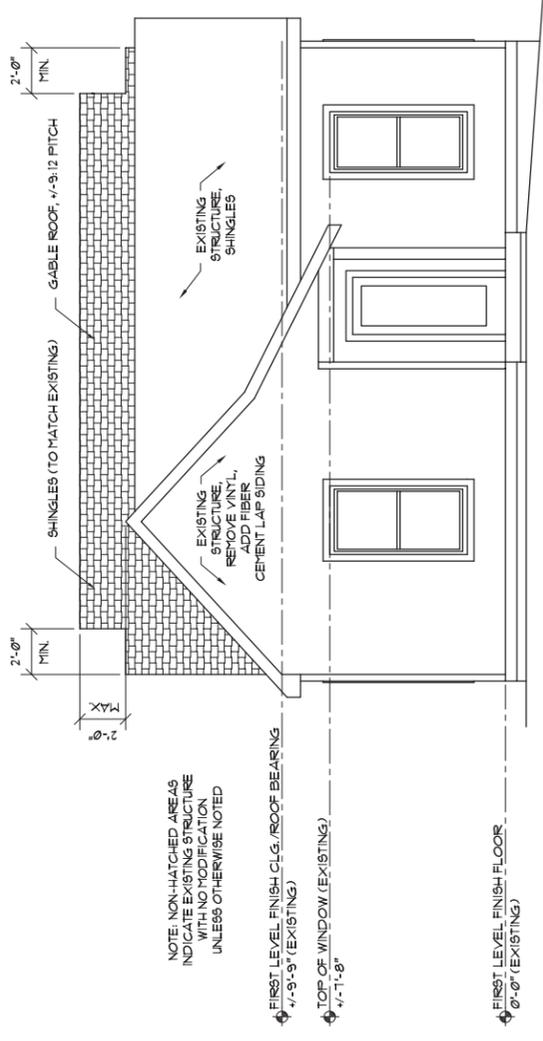
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
- ALL WALLS ARE 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" AFF. 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.
- CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



Scale: 1/4" = 1'-0"
 (0) FIRST LEVEL FLOOR PLAN

PROPOSED RENOVATION AND ADDITION
 1824 4TH AVE. N
 NASHVILLE, TN 37208

REV	DATE	DESCRIPTION
Δ		
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NOTE: NON-HATCHED AREAS
 INDICATE EXISTING STRUCTURE
 WITH NO MODIFICATION
 UNLESS OTHERWISE NOTED

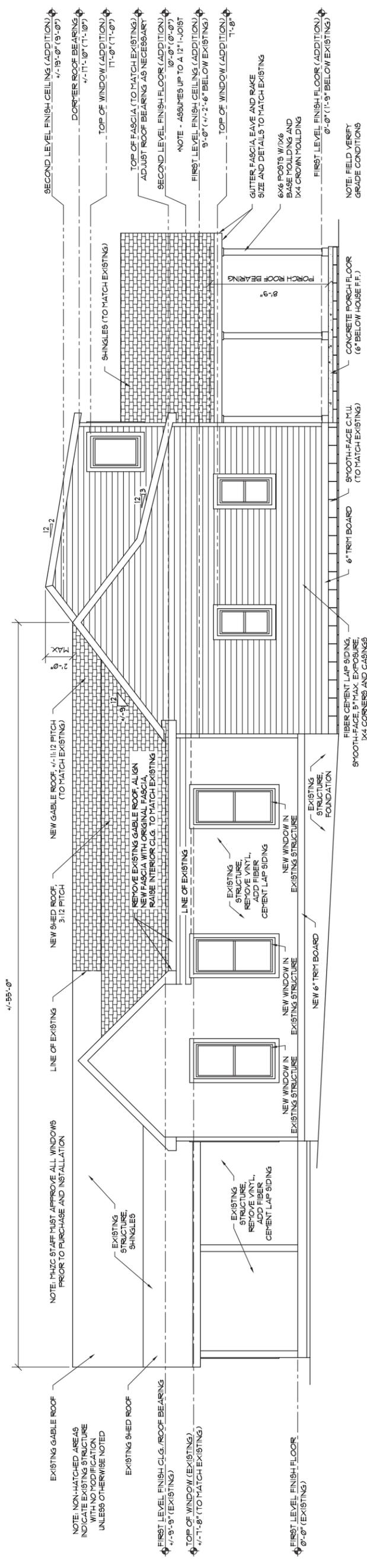
FIRST LEVEL FINISH CLG./ROOF BEARING
 4'-9"-9" (EXISTING)

TOP OF WINDOW (EXISTING)
 4'-11"-8"

FIRST LEVEL FINISH FLOOR
 0'-0" (EXISTING)

01 FRONT ELEVATION (SOUTHWEST)

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



EXISTING GABLE ROOF
 NOTE: NON-HATCHED AREAS
 INDICATE EXISTING STRUCTURE
 WITH NO MODIFICATION
 UNLESS OTHERWISE NOTED

EXISTING SHED ROOF

FIRST LEVEL FINISH CLG./ROOF BEARING
 4'-9"-9" (EXISTING)

TOP OF WINDOW (EXISTING)
 4'-11"-8" (TO MATCH EXISTING)

FIRST LEVEL FINISH FLOOR
 0'-0" (EXISTING)

NOTE: MISC STAFF MUST APPROVE ALL WINDOWS
 PRIOR TO PURCHASE AND INSTALLATION

NEW SHED ROOF
 3:12 PITCH
 (TO MATCH EXISTING)

NEW GABLE ROOF
 1/2:12 PITCH
 (TO MATCH EXISTING)

REMOVE EXISTING GABLE ROOF. ALIGN
 NEW FASCIA WITH ORIGINAL FASCIA.
 RAISE INTERIOR CLG. TO MATCH EXISTING

EXISTING STRUCTURE
 REMOVE VINYL,
 ADD FIBER
 CEMENT LAP SIDING

NEW WINDOW IN
 EXISTING STRUCTURE

EXISTING STRUCTURE,
 FOUNDATION

NEW WINDOW IN
 EXISTING STRUCTURE

NEW 6" TRIM BOARD

FIBER CEMENT LAP SIDING,
 5" MAX. EXPOSURE,
 1X4 CORNERS AND CASINGS

SMOOTH-FACE CMU
 (TO MATCH EXISTING)

CONCRETE PORCH FLOOR
 (6" BELOW HOUSE F.F.)

6" TRIM BOARD

GUTTER FASCIA, EAVE AND RAKE
 SIZE AND DETAILS TO MATCH EXISTING

6/4 POSTS W/1/4"
 BASE MOLDING AND
 1X4 CROWN MOLDING

FIRST LEVEL FINISH FLOOR (EXISTING)
 0'-0" (1'-9" BELOW EXISTING)

TOP OF WINDOW (ADDITION)
 11'-8"

FIRST LEVEL FINISH CEILING (ADDITION)
 9'-0" (1'-2'-6" BELOW EXISTING)

NOTE - ASSUMES UP TO A 12" I-JOIST
 10'-0" (0'-0")

SECOND LEVEL FINISH FLOOR (ADDITION)
 10'-0" (0'-0")

ADJUST ROOF BEARING AS NECESSARY

TOP OF FASCIA (TO MATCH EXISTING)

TOP OF WINDOW (ADDITION)
 11'-0" (1'-0")

DORMER ROOF BEARING
 4'-11"-0" (1'-10")

SECOND LEVEL FINISH CEILING (ADDITION)
 4'-9"-0" (9'-0")

SHINGLES (TO MATCH EXISTING)

LINE OF EXISTING

NEW WINDOW IN EXISTING STRUCTURE

NEW WINDOW IN EXISTING STRUCTURE

NEW WINDOW IN EXISTING STRUCTURE

NEW 6" TRIM BOARD

EXISTING STRUCTURE, FOUNDATION

EXISTING STRUCTURE
 REMOVE VINYL,
 ADD FIBER
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SHINGLES (TO MATCH EXISTING)

EXISTING SHED ROOF

EXISTING GABLE ROOF

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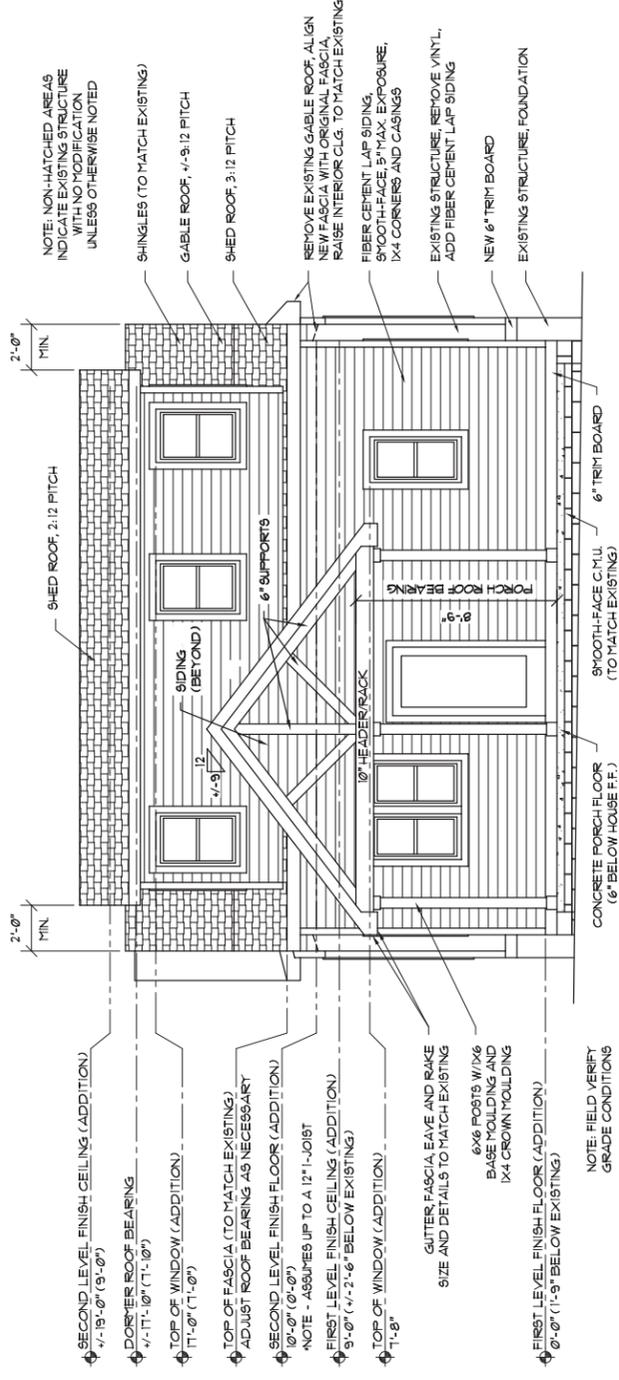
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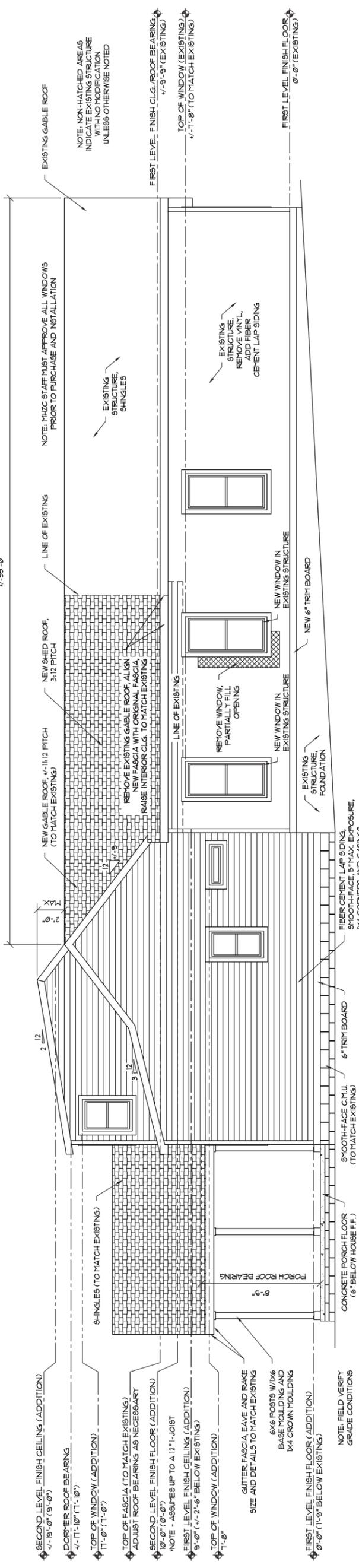
A104

EXTERIOR
 ELEVATIONS



01 REAR ELEVATION (NORTHEAST)

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



02 LEFT ELEVATION (NORTHWEST)

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