

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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1303 Stratton Avenue
April 19, 2019

Application: New Construction—Addition; Partial Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08305028800
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a rear addition and to demolish a non-contributing part of the house.

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

1. Staff approve all windows and doors and the roof shingle color prior to purchase and installation; and,
2. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

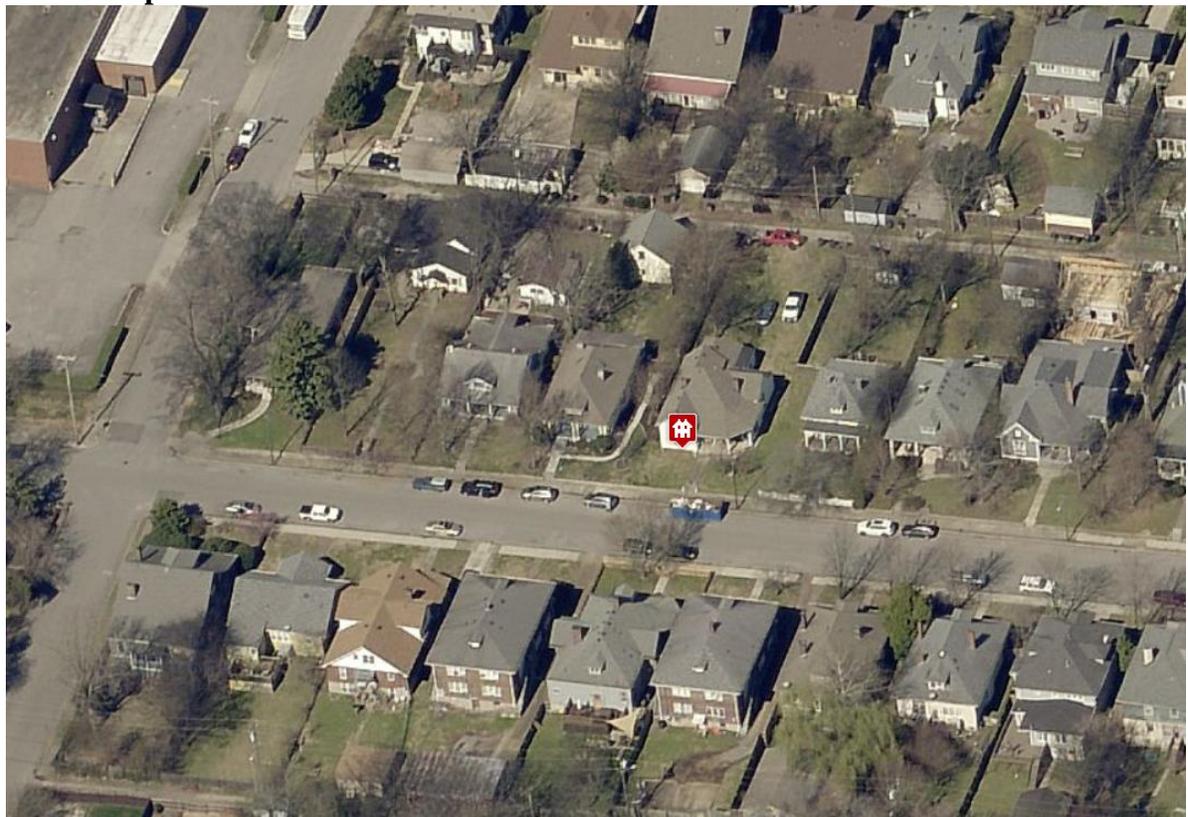
With these conditions, staff finds that the proposed addition meets Sections II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines.

Attachments
A: Site Plan
B: Elevations

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 buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

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

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

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

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

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

6. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

Duplexes

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

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

7. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

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

Utilities

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

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

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

Public Spaces

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

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

10. ADDITIONS

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

Placement

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

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

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

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

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

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

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

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

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

When an addition needs to be taller:

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

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.

III.B. Demolition

1. Demolition is not appropriate

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

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1303 Stratton is a c. 1899 frame house that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). The house has been altered with new siding and a partial enclosure of the front porch, but these changes have not affected its contributory status.



Figure 1. 1303 Stratton Avenue

Analysis and Findings: Application is to construct a rear addition and to demolish a non-contributing part of the house.

Demolition: Several aspects of the project constitute partial demolition, although staff finds them all to be appropriate. First, the applicant intends to remove a non-historic enclosure of the front porch on the right side and to restore the original size and configuration of the porch (Figure 2). The historic Sanborn maps show that the porch originally extended more into the right side than it does now (Figure 3 & 4). When the side porch was enclosed is not known, but it was sometime after the late 1950s, according to the Sanborn Maps. Since removing the enclosure will restore the original size and configuration of the porch, staff finds that this partial demolition meets the design guidelines.

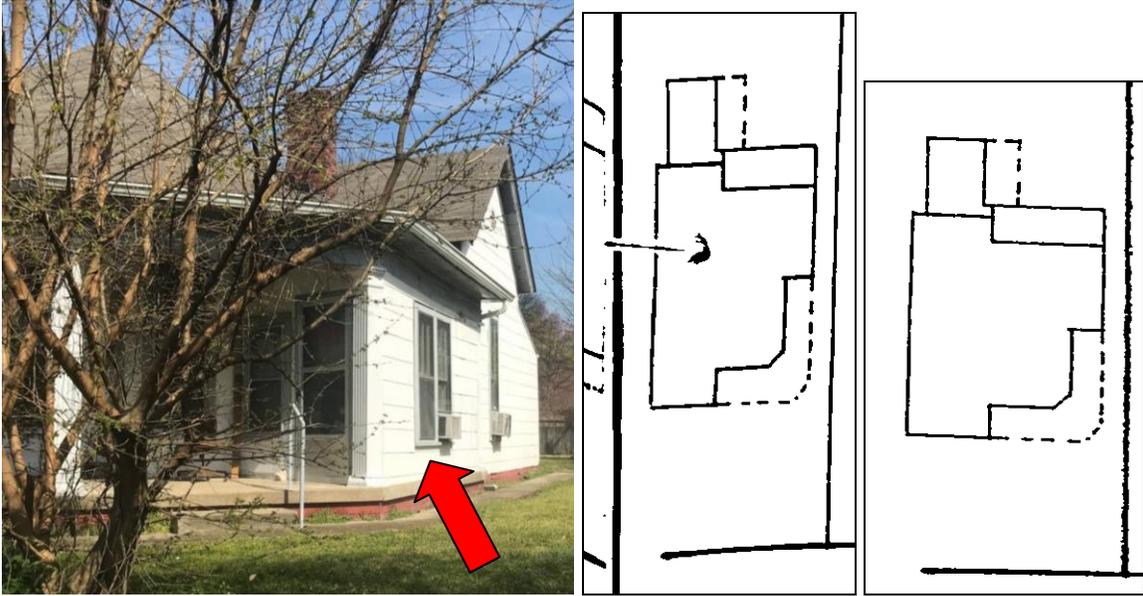


Figure 2 (left) shows the front porch enclosure that is to be removed. Figure 3 (center) is the 1914 Sanborn Map and Figure 4 (right) is the 1951 Sanborn Map.

The applicant also intends to remove a section of the rear of the house that has a separate, lower roof form (Figures 5 & 6). This section of the house does appear on the 1914 and 1951 Sanborn Maps (See Figures 3 & 4). However, in looking at this rear portion of the house, staff finds that it is more utilitarian in nature and that its removal would not affect the historic character of the house.



Figures 5 & 6. Show the rear section of the house that it is to be removed.

The applicant also proposes to alter some window openings on the side facades, which is considered partial-demolition. On the left façade, towards the back, the applicant intends to enlarge a window opening which does not appear to be historic (Figures 7 & 8). Staff finds this to be appropriate because the existing window opening is not historic and the new window opening is a pair of double hung windows that match the size of the window opening to the right. Also, this window change occurs at the back of the house, where it will not be highly visible from the street. On the right façade, towards the rear, the applicant intends to make a single window opening in to a paired opening and to add a smaller window opening. Again, staff finds these changes to be appropriate because they

are on the side façade, towards the back, and not highly visible from the street. In addition, the new window openings are in keeping with the scale, size, and location of historic window openings on the house.



Figures 7 & 8 show the window opening that is to be altered.



Figure 9. On the right façade, the single opening will become a paired opening and smaller window opening will be added behind it.

Staff finds that the proposed removal of the porch enclosure, the removal of the rear parts of the house, and the alteration of the window openings on the side façade are appropriate and do not alter the historic house’s architectural and historic integrity. Staff therefore finds that the proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition will be no taller and no wider than the historic house, and its eave and foundation lines will match those on the historic house. On the left façade, the addition is inset one foot (1’) for its entire depth. On the right façade, the wall of the

addition is inset seven feet, six inches (7'6") from the back corner of the house for a depth of twenty-two feet (22'), after which the addition steps back out to line up with the main wall of the historic house. The addition is one-and-a-half stories, with dormers on the roof. The dormer on the left façade is inset two feet (2') from the main wall of the historic house, while the dormer on the right side is inset seven feet, six inches (7'6") from the main wall of the historic house. The addition will not more than double the footprint of the historic house.

Staff finds that the addition's height and scale to be appropriate to the historic house and to meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The addition will be located entirely behind the historic house, which is appropriate. The applicant will offset the roof of the addition from the roof of the house by one foot (1') to preserve the historic house's original roof form. The lower roof form and the insets from the back corner ensure that if the addition were to be removed in the future, the historic and architectural integrity of the house would not be affected.

Staff finds that the proposed project meets Sections II.B.2.a and II.B.2.d. of the design guidelines.

Design: 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.

Staff finds that the proposed addition meets Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is approximately six feet (6') from the two side property lines and over fifty feet (50') from the rear property line. The addition will not affect the rhythm of spacing of houses along the street.

Staff therefore finds that the project 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	Smooth, painted to match existing	Yes	No
Cladding	5" cement fiberboard lap	Smooth	Yes	No

	siding			
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Parking Pad at alley	Concrete	Typical	Yes	No

With staff’s final approval of all windows and doors and the roof shingle color, staff finds that the addition meets Sections II.B.4. and II.B.10. of the design guidelines.

Roof form: The addition has a cross gable roof form with a 10/12 slope to match that of the historic house. The gabled dormers connected with a shed roof form have been approved by the Commission in the past. As noted previously, the dormers are inset appropriately.

Staff finds that the proposed roof form meets Sections II.B.5. and II.B.10 of the design guidelines.

Orientation: The addition will not affect the house’s orientation to Stratton Avenue. Vehicular access to the site will be via the alley, which is appropriate. The applicant is planning an uncovered parking pad off the alley, at the rear.

Staff finds that the proposed project meets Section II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: The changes to the window openings on the historic house were discussed under “Partial Demolition.” The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are square window openings in the shed connectors of the dormers. Since this portion of the addition is inset from the historic house, they 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.

Recommendation:

Staff recommends approval of the project with the following conditions:

1. Staff approve all windows and doors and the roof shingle color prior to purchase and installation; and,
2. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Sections II.B. and III.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Design Guidelines.

REV	DATE	DESCRIPTION
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: 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 IMPERVIOUS AREAS.

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

WALL TYPE LEGEND

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

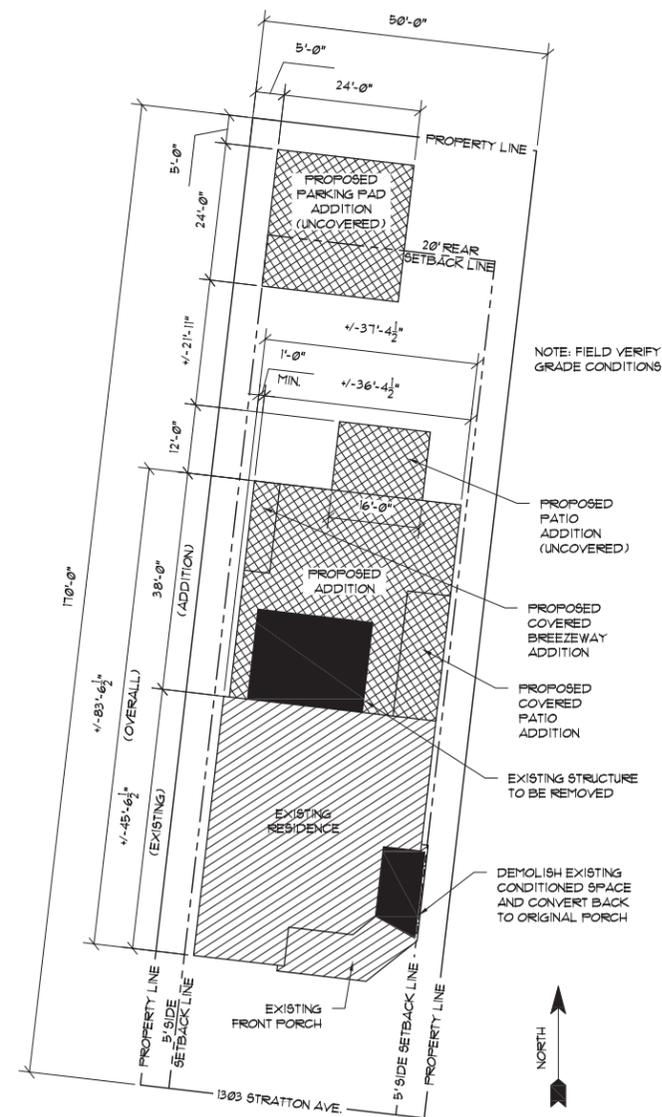
CONSTRUCTION NOTES

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

AREA CALCULATIONS

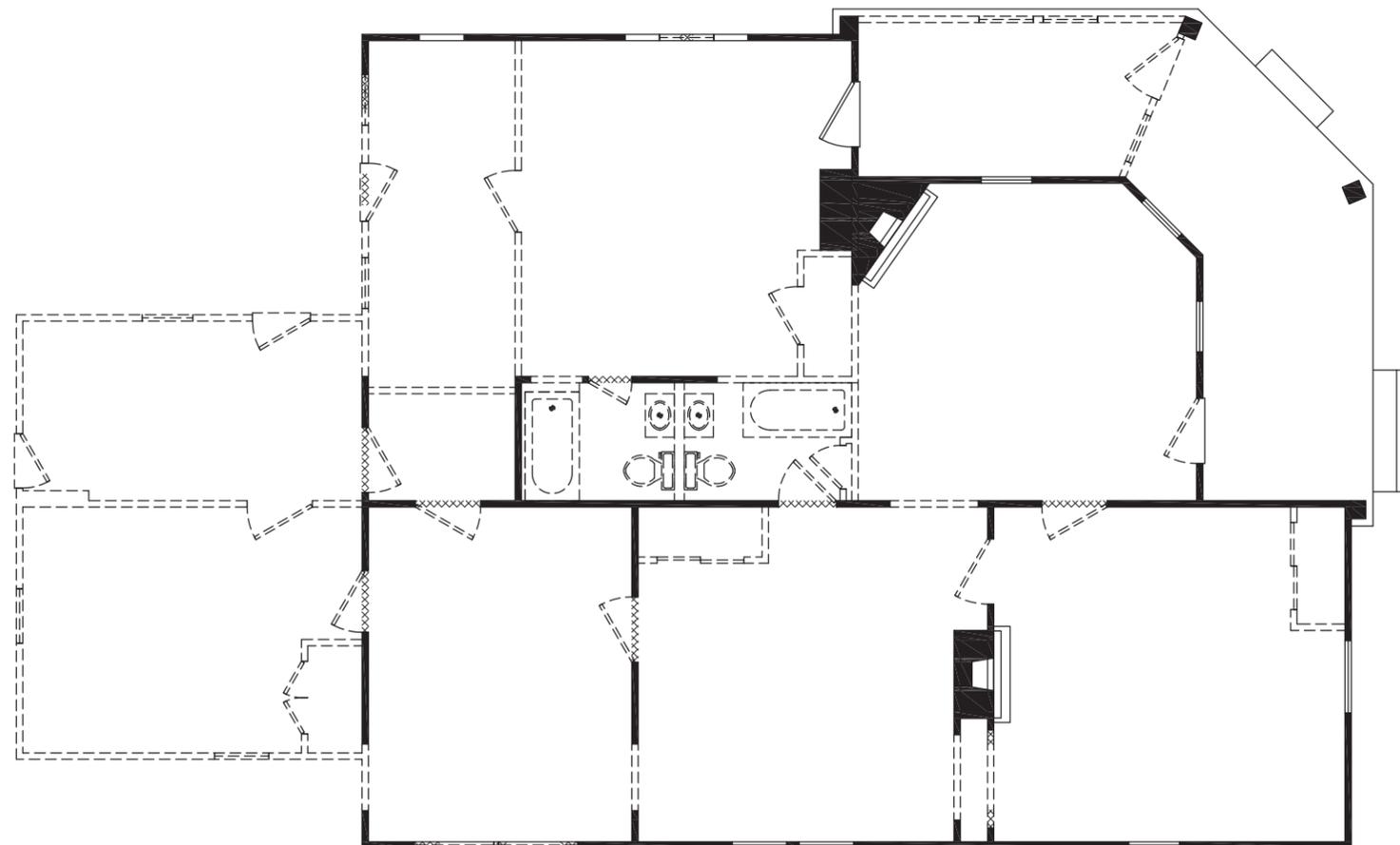
CONDITIONED AREA	
FIRST FLOOR EXISTING:	+/- 1445 SF
FIRST FLOOR ADDITION:	+/- 1146 SF
SECOND FLOOR ADDITION:	+/- 883 SF
TOTAL CONDITIONED:	+/- 3474 SF
NON-CONDITIONED AREA	
FRONT PORCH EXISTING:	+/- 276 SF
COVERED PATIO ADDITION:	+/- 166 SF
COVERED BREEZEWAY ADDITION:	+/- 11 SF
TOTAL NON-CONDITIONED:	+/- 513 SF
TOTAL UNDER ROOF:	+/- 3987 SF

NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.



01 SITE PLAN

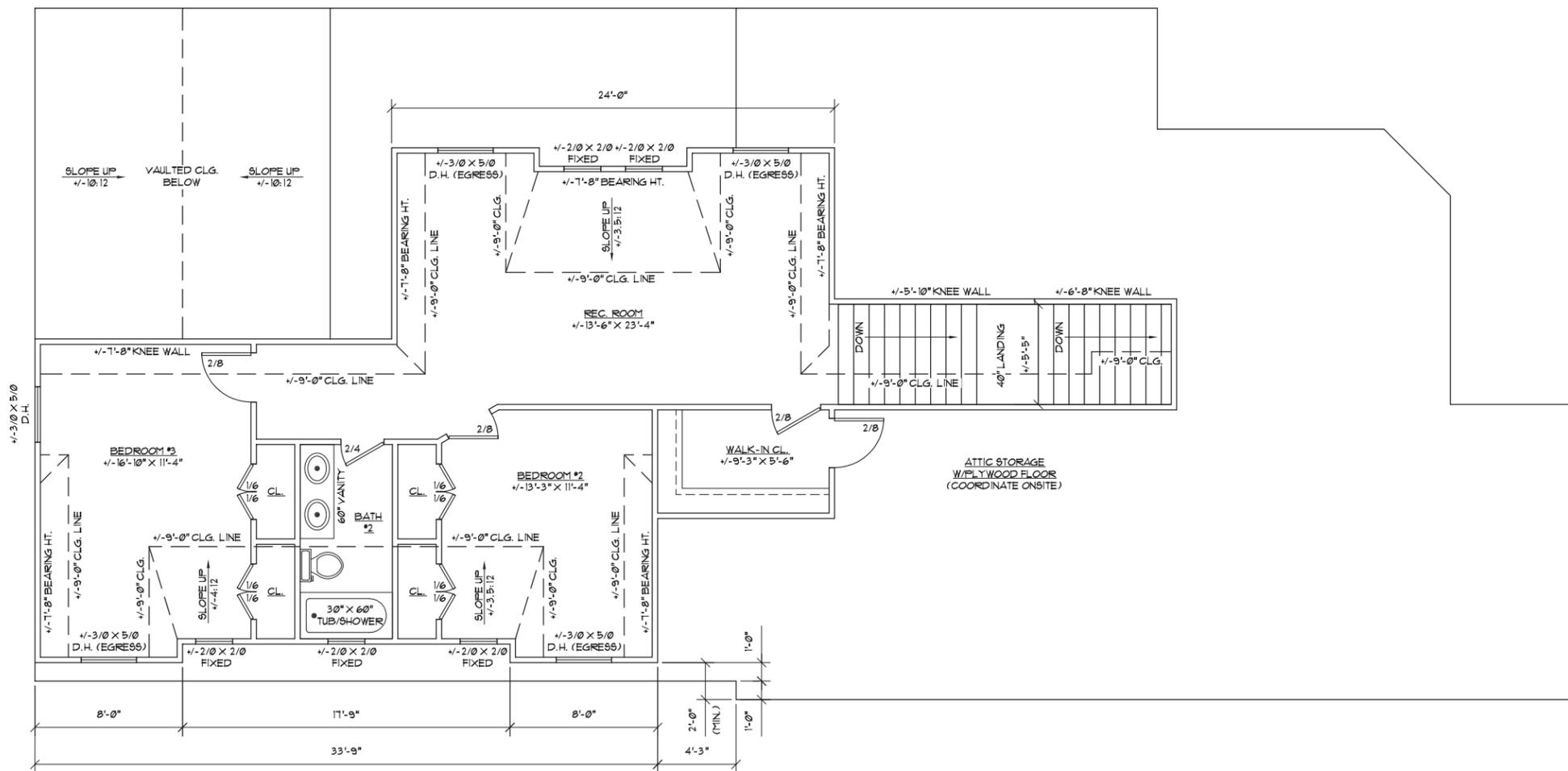
Scale: 1/8"=1'-0"



02 DEMOLITION PLAN

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

PROPOSED RENOVATION AND ADDITION
 1303 STRATTON AVE.
 NASHVILLE, TN 37206



01 SECOND LEVEL FLOOR PLAN

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

WALL TYPE LEGEND

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

AREA CALCULATIONS

CONDITIONED AREA	
FIRST FLOOR EXISTING:	+/- 1445 SF
FIRST FLOOR ADDITION:	+/- 1146 SF
SECOND FLOOR ADDITION:	+/- 883 SF
TOTAL CONDITIONED:	+/- 3474 SF
NON-CONDITIONED AREA	
FRONT PORCH EXISTING:	+/- 276 SF
COVERED PATIO ADDITION:	+/- 166 SF
COVERED BREEZEWAY ADDITION:	+/- 11 SF
TOTAL NON-CONDITIONED:	+/- 513 SF
TOTAL UNDER ROOF:	+/- 3987 SF

*NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

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

ISSUE DATE: 04.01.19

REV	DATE	DESCRIPTION
△		
△		

MHC REVIEW SET
 NOT FOR CONSTRUCTION

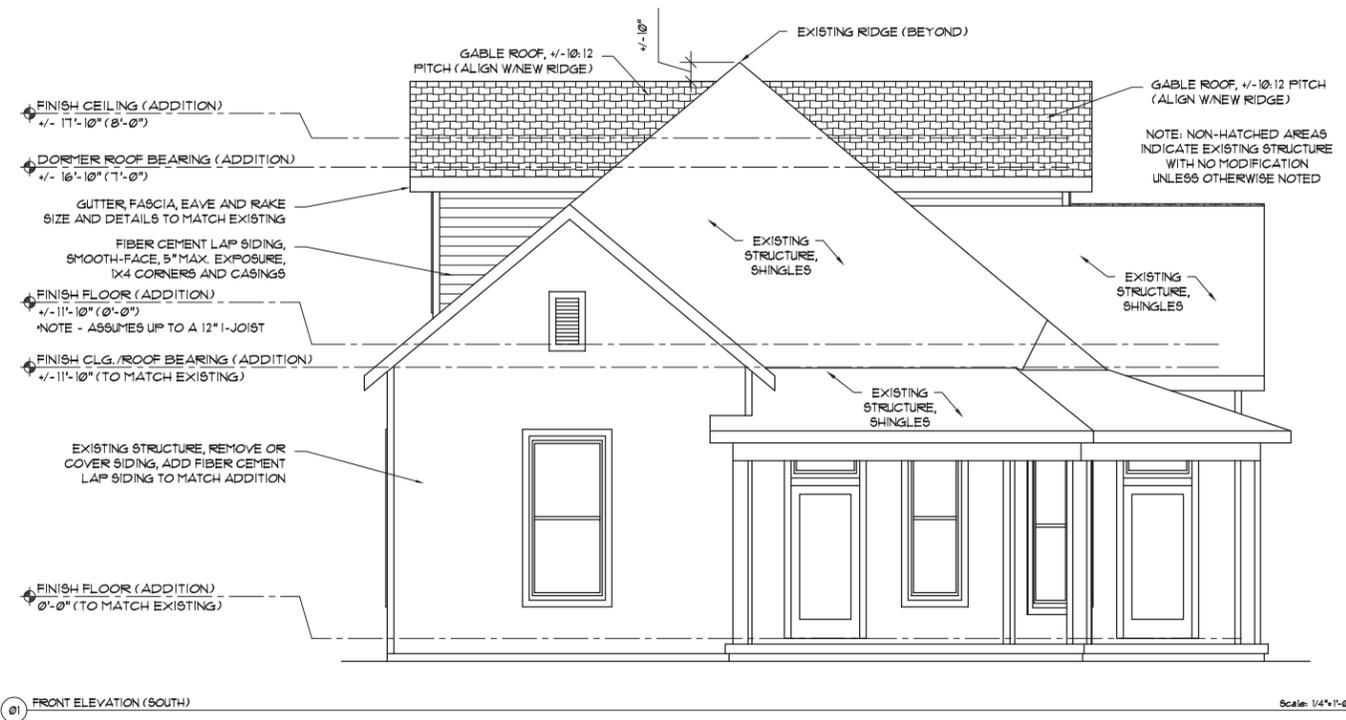
PLOT TO FULL SCALE
 ON 22" X 34" PAPER

PLOT TO HALF SCALE
 ON 11" X 17" PAPER

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

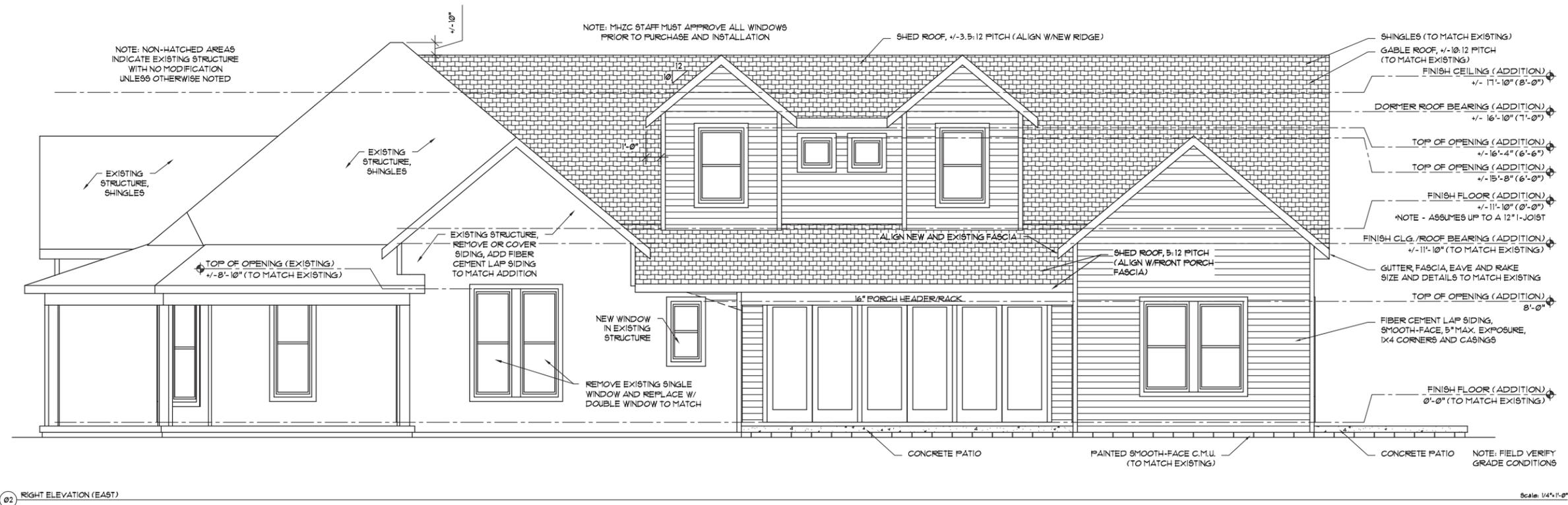
A102

SECOND LEVEL
 FLOOR PLAN



01 FRONT ELEVATION (SOUTH)

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



02 RIGHT ELEVATION (EAST)

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

ISSUE DATE: 04.01.19

REV	DATE	DESCRIPTION
△		
△		

MHVC REVIEW SET
NOT FOR CONSTRUCTION

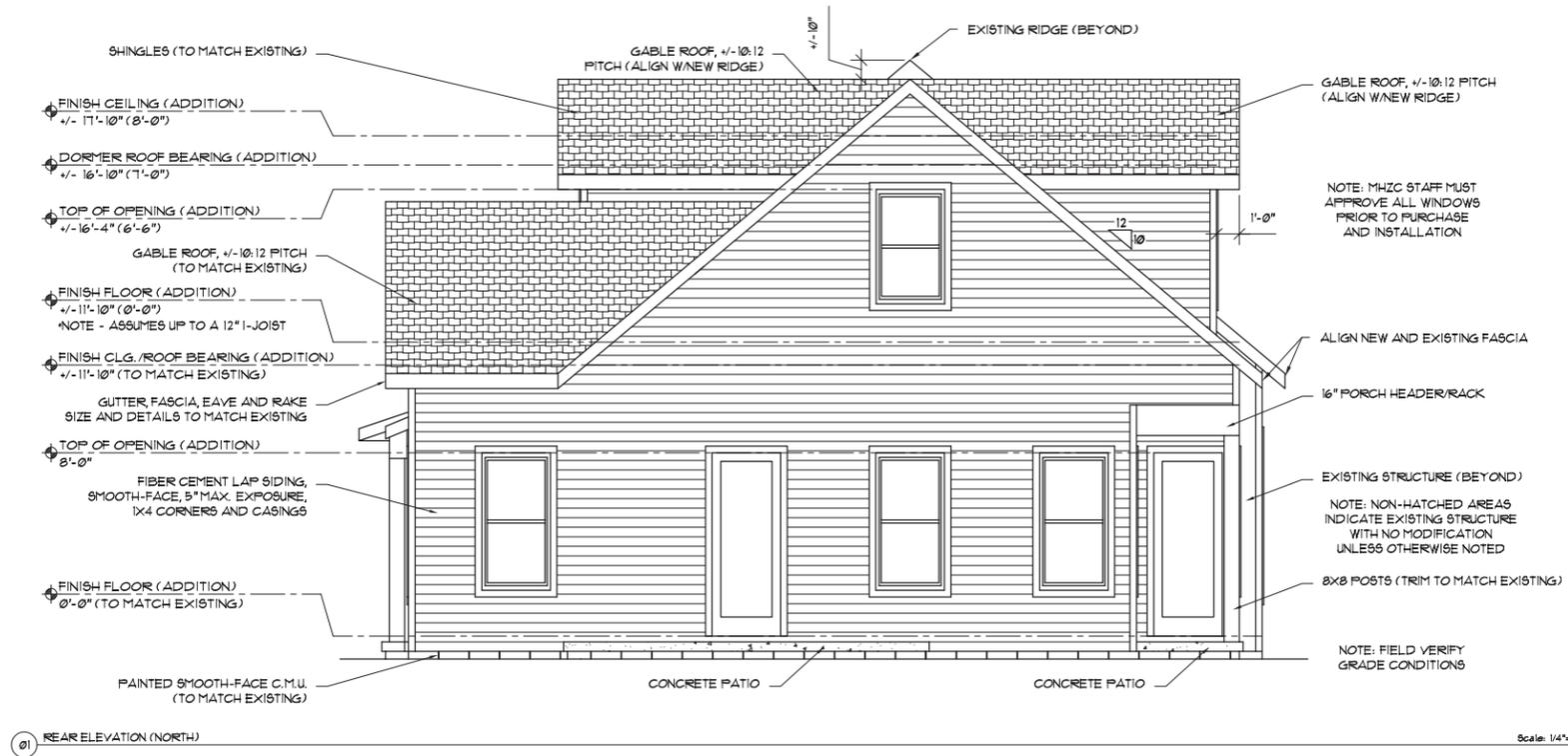
PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

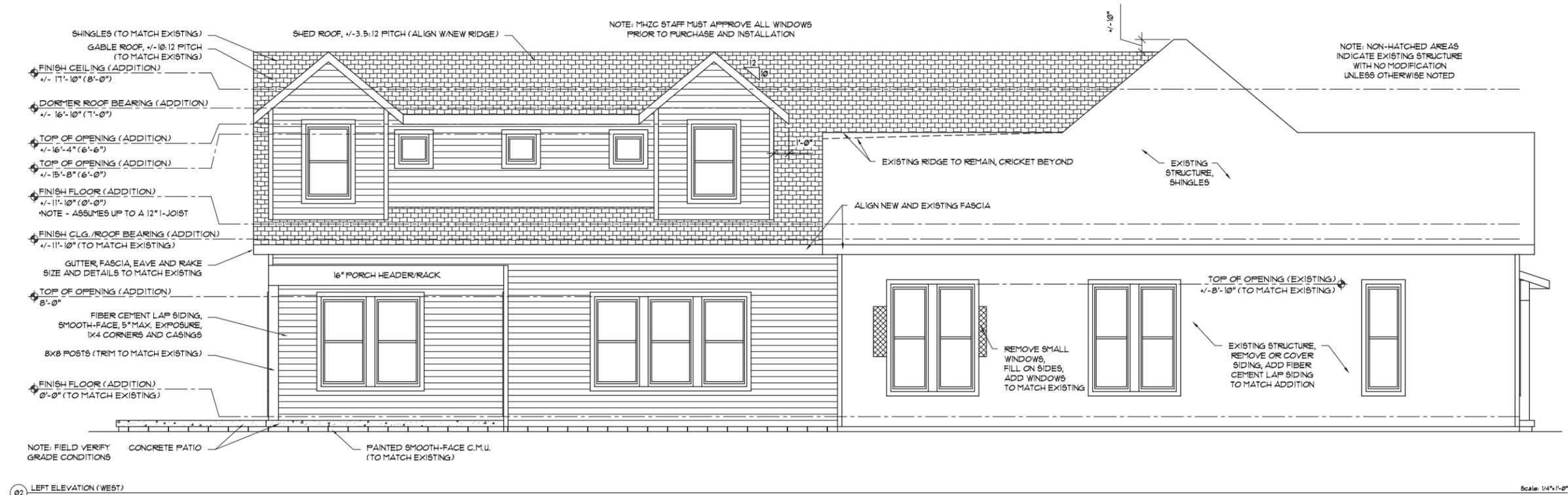
SCALE: 1/4" = 1'-0"

A103

EXTERIOR
ELEVATIONS



01 REAR ELEVATION (NORTH)



02 LEFT ELEVATION (WEST)

ISSUE DATE: 04.01.19

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

A104

EXTERIOR
ELEVATIONS