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
1821 5th Avenue North
June 19, 2019

Application: New Construction—Outbuilding/Detached Accessory Dwelling Unit;
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108026200
Base Zoning: R6A
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct an addition to the historic house. The addition will more than double the footprint of the historic house.

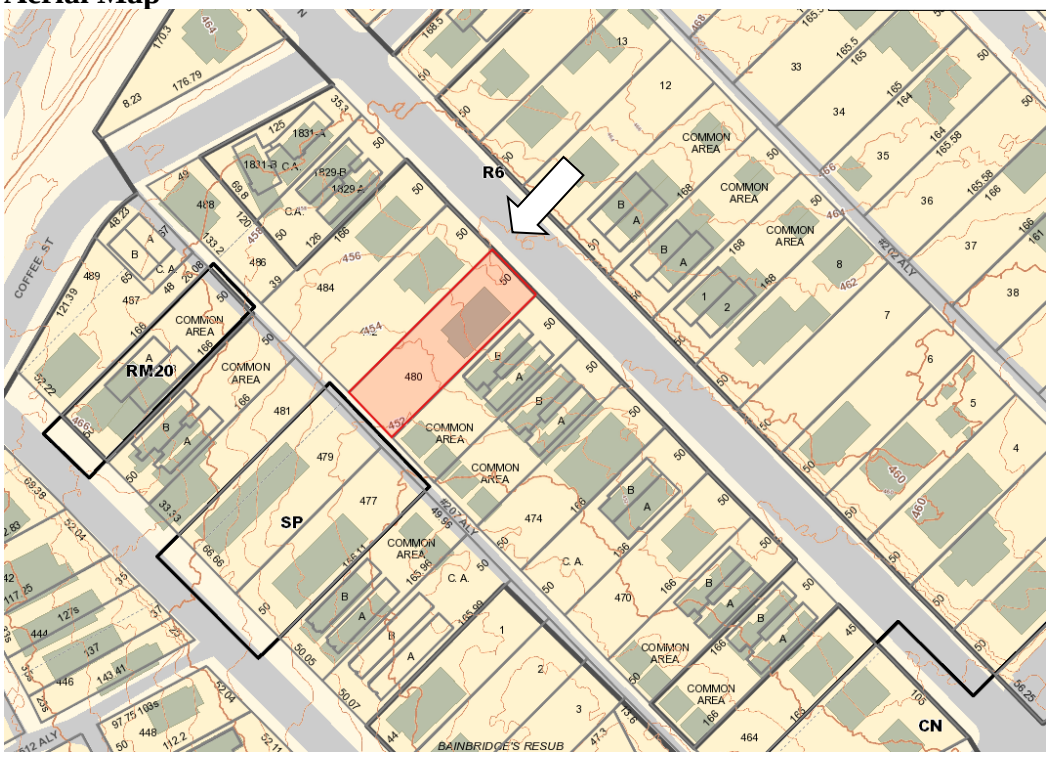
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The footprint of the addition, including all covered porches, covered decks, and two-story decks, be no larger than one thousand, four hundred, and twelve square feet (1,412 sq. ft.), which is the footprint of the historic house;
2. A walkway be added from the sidewalk to the new, secondary entry to the rear unit;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the roof shingle color and texture prior to purchase and installation;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
6. Utility meters be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on the building permit(s).

With these conditions, staff finds that the proposed addition meets Sections III. and I.V. of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

Attachments
A: Site Plan
B: Elevations

Aerial Map



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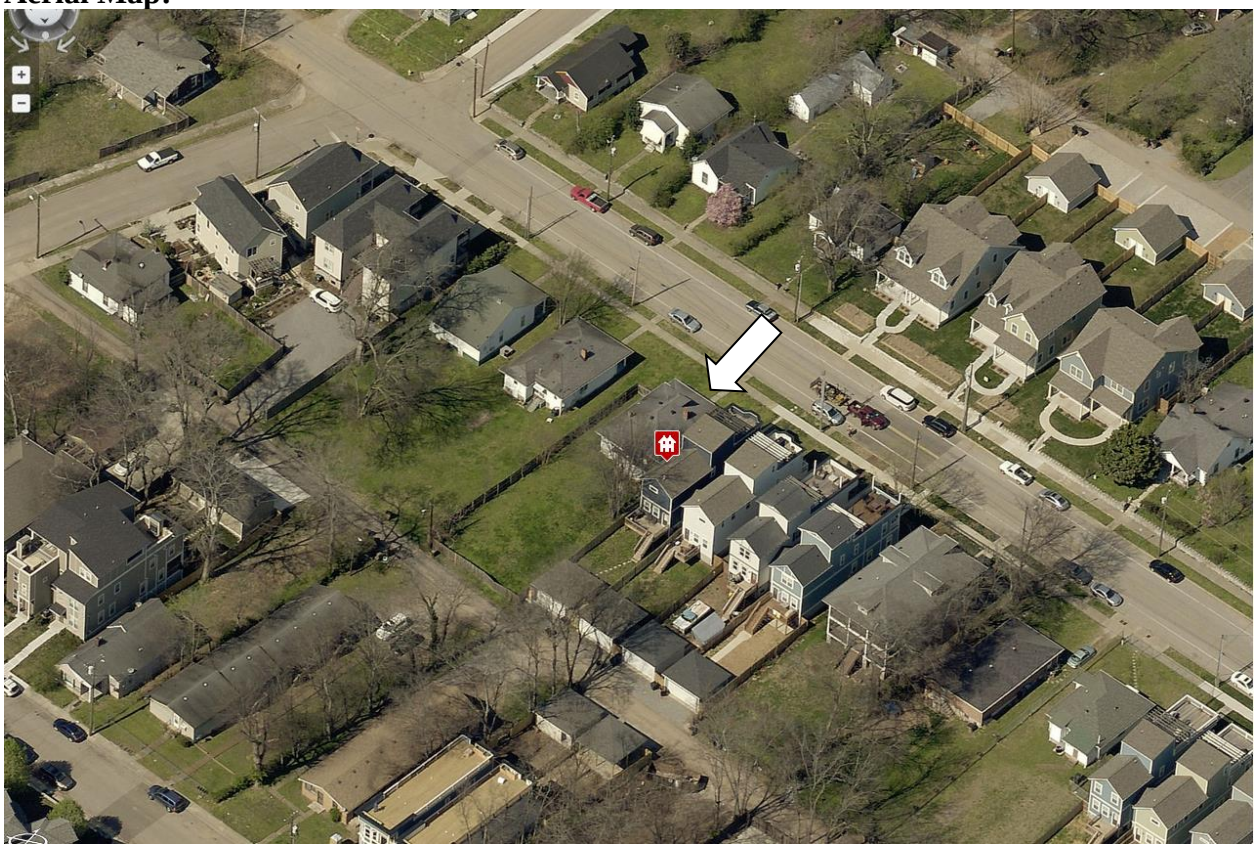


Applicable Design Guidelines:

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.

J. Public Spaces

1. 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.
2.
Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

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 than 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 <u>or</u> extend wider than the existing building; however, generally the addition should not be higher <u>and</u> 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.

Background: Background: 1821 5th Avenue North is a c. 1930 bungalow (Figures 1 & 2). It is a contributing structure to the Salemtown Neighborhood Conservation Zoning Overlay. In 2016, MHZC approved a DADU behind the historic house, but it was never constructed and that preservation permit has since expired.

Figure 1. 1821 5th Avenue North.

Figures 2 & 3 are photos of the sides of 1821 5th Avenue North.

Analysis and Findings: Application is to construct an addition to the historic house. The addition will more than double the footprint of the historic house.

Height & Scale: The proposed addition will be one-and-a-half stories and two feet (2') taller in ridge and eave height than the historic house. The design guidelines allow for two-foot (2') ridge raises for side gables houses. A hipped roof like the one at 1821 5th Avenue North is not eligible for a ridge raise, but staff does find that an addition that is two feet (2') taller than the historic house could be appropriate if the rest of the addition's scale is subordinate to the historic house. The addition is designed so that no part of the addition is any taller than two feet (2') taller than the outline of the roof.

The addition is inset appropriately at the back corners of the house. On the right side, the addition is inset four feet (4') for a depth of eleven feet, eight inches (11'8"). After that depth, the addition steps back out to line up with the wall of the historic house. On the right side, the addition steps in sixteen feet, nine inches (16'9") for a depth of eight feet (8'). After that depth, the addition steps back out to line up with the side wall of the

historic house. The substantial insets mean that the addition's connection to the historic house is minimal, thereby preserving much of the back wall of the historic house.

On the right side, there is a small portion of the addition that is wider than the historic house. A wider addition may be appropriate for this house and lot because the house is less than thirty feet (30') in width at twenty-eight feet (28') wide, and it is shifted on the lot. The wider portion of the addition will just be one-story in height and will only extend to be four feet, eight inches (4'8") wider than the historic house.

The addition will be one-and-a-half stories in height, with dormers on the second level that are inset the required two feet (2') from the wall below. Staff finds this to be appropriate, as the existing house is also one-and-a-half stories in scale and it does have a front dormer. The addition takes advantage of the slope of the lot, and the foundation and floor line of the addition sit lower than those of the historic house.

The historic house has a depth of approximately fifty-one feet (51'), including the front porch. The proposed addition is deeper than that of the historic house, with a depth of sixty-six feet (66'). The footprint of the addition is also larger than that of the historic house. The existing house has a footprint of approximately one thousand, four hundred, and twelve square feet (1,412 sq. ft.). This includes the front porch. The addition, including the two-story deck at the rear has a footprint of approximately one thousand, six hundred, and ninety square feet (1,690 sq. ft.). The footprint of the addition more than doubles the footprint of the historic house, which is not something that has been approved recently, except in cases of exceptionally small historic houses.

Staff finds that the larger footprint is not appropriate in this case since the house's footprint is not unusually small. In addition, the addition is already taller and wider than the historic house and having a footprint that is larger than the footprint of the historic house makes the overall height and scale of the addition inappropriate. Staff recommends that the addition, including all covered porches and uncovered decks, have a footprint no larger than one thousand, four hundred, and twelve square feet (1,412 sq. ft.), which is the footprint of the historic house.

With this condition, staff finds that the proposed addition meets Sections III.A., III.B., and IV. of the design guidelines.

Location & Removability: The addition is located at the rear of the historic house, which is appropriate. The minimal, narrow connector at the rear ensures that if the addition were to be removed in the future, the historic house's architectural integrity would not be negatively effects.

Staff therefore finds that the proposed addition meets Sections IV.A and IV.F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof

form help to distinguish it from the historic house and read as an addition to the house. At the same time, its 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. However, the scale of the addition, and the fact that it is taller, wider, and more than doubles the footprint of the historic house overwhelms the scale of the historic house.

With the condition that the addition's footprint no more than double the footprint of the historic house, staff finds that the addition meets sections IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately seven feet (7') from the left side property line, thirteen feet (13') from the right-side property line, and thirty-one feet (31') from the rear property line. The small wider portion of the addition will not affect the rhythm of spacing of historic houses along this block of 5th Avenue North.

Staff finds that the proposed Setback & Rhythm of Spacing to meet Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Smooth to match existing	Yes	No
Cladding	7" cement fiberboard lap siding, to match siding on house	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Side Entry Floor/steps	Wood	Typical	Yes	No
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No

Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff's final approval of all windows and doors, and the roof color and texture, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: The addition's roof form ties in at the back of the historic house with a minimal gable connector which is lower in height than the historic roof. The main portion of the addition will be a front facing gable with a pitch to match the pitch of the historic house's roof. The addition does include connected dormers that are inset two feet (2') from the wall below, as is typically required.

Staff finds that the proposed roof form meets Sections III.E. and IV. of the design guidelines.

Orientation: The addition will add a second residential unit to the lot. The entry to the rear unit will be incorporated into the wider portion of the addition. Staff finds that this second entry stoop is designed so that it reads as a side or secondary entry and that it does not affect the historic house's orientation towards 5th Avenue North. Staff recommends that a walkway be added from the sidewalk to the secondary entry. Vehicular access to the site will be via the rear alley.

With the condition that a walkway be added from the sidewalk to the secondary entry, staff finds that the addition meets Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. 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 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 III.G. and IV. 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. Staff further recommends that utility meters be located on the sides or rear of the building, and alternative mechanical and utility locations must be approved prior to an administrative sign-off on the building permit.

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

1. The footprint of the addition, including all covered porches, covered decks, and two-story decks, be no larger than one thousand, four hundred, and twelve square feet (1,412 sq. ft.), which is the footprint of the historic house;
2. A walkway be added from the sidewalk to the new, secondary entry to the rear unit;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the roof shingle color and texture prior to purchase and installation;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
6. Utility meters be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on the building permit(s).

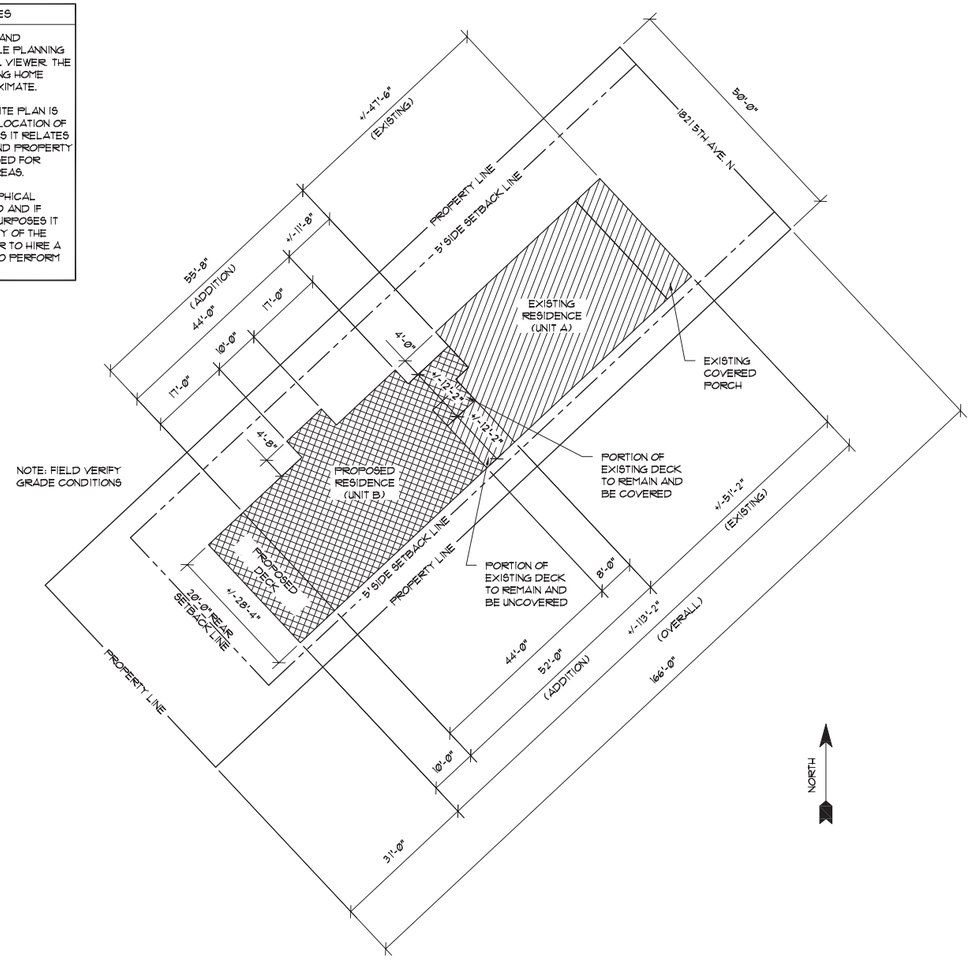
With these conditions, staff finds that the proposed addition meets Sections III. and I.V. of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

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.



01 SITE PLAN

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

CHEYENNE SMITH HOME DESIGN
RENOVATIONS/ADDITIONS
NEW CONSTRUCTION | GARAGES
CHEYENNESMITH.COM
615 - 430 - 6085
CHEYENNE@CHEYENNESMITH.COM

PROJECT #: 19032

PROPOSED HPR/DUPLEX ADDITION
1821 5TH AVE. N
NASHVILLE, TN 37208

ISSUE DATE: 06.07.19

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

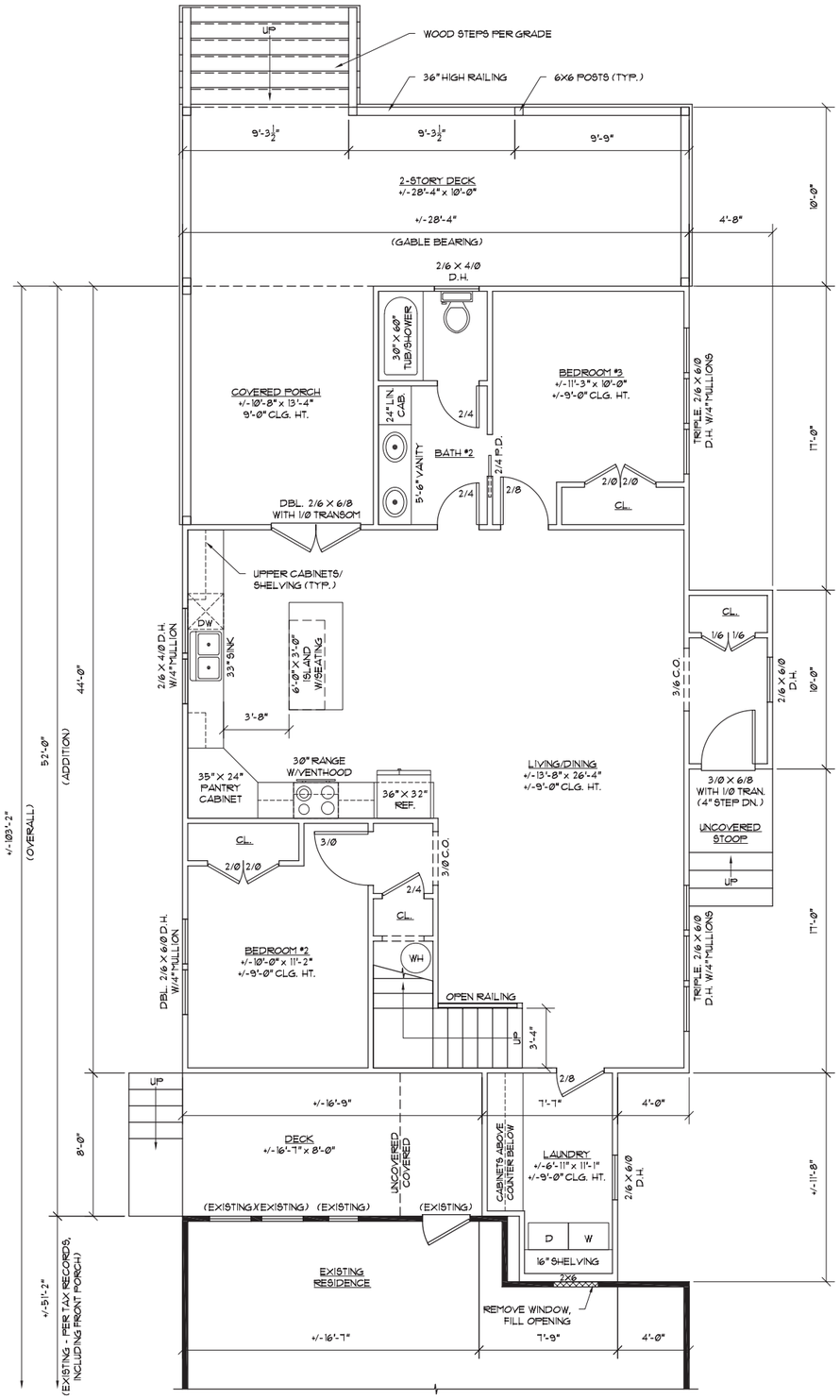
PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

SCALE: AS NOTED

A100

SITE PLAN



01 FIRST 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

UNIT #1 (EXISTING)

CONDITIONED AREA

•FIRST FLOOR EXISTING:	+/-1214 SF
TOTAL CONDITIONED:	+/-1214 SF

NON-CONDITIONED AREA

•FRONT PORCH EXISTING:	+/-198 SF
TOTAL NON-CONDITIONED:	+/-198 SF

•TOTAL FOOTPRINT EXISTING:	+/-1412 SF

•NOTE - EXISTING AREA CALCULATIONS TAKEN FROM FROM OUTSIDE OF FRAMING.

UNIT #2 (ADDITION)

CONDITIONED AREA

•FIRST FLOOR ADDITION:	+/-1234 SF
SECOND FLOOR ADDITION:	+/-872 SF
TOTAL CONDITIONED:	+/-2106 SF

NON-CONDITIONED AREA

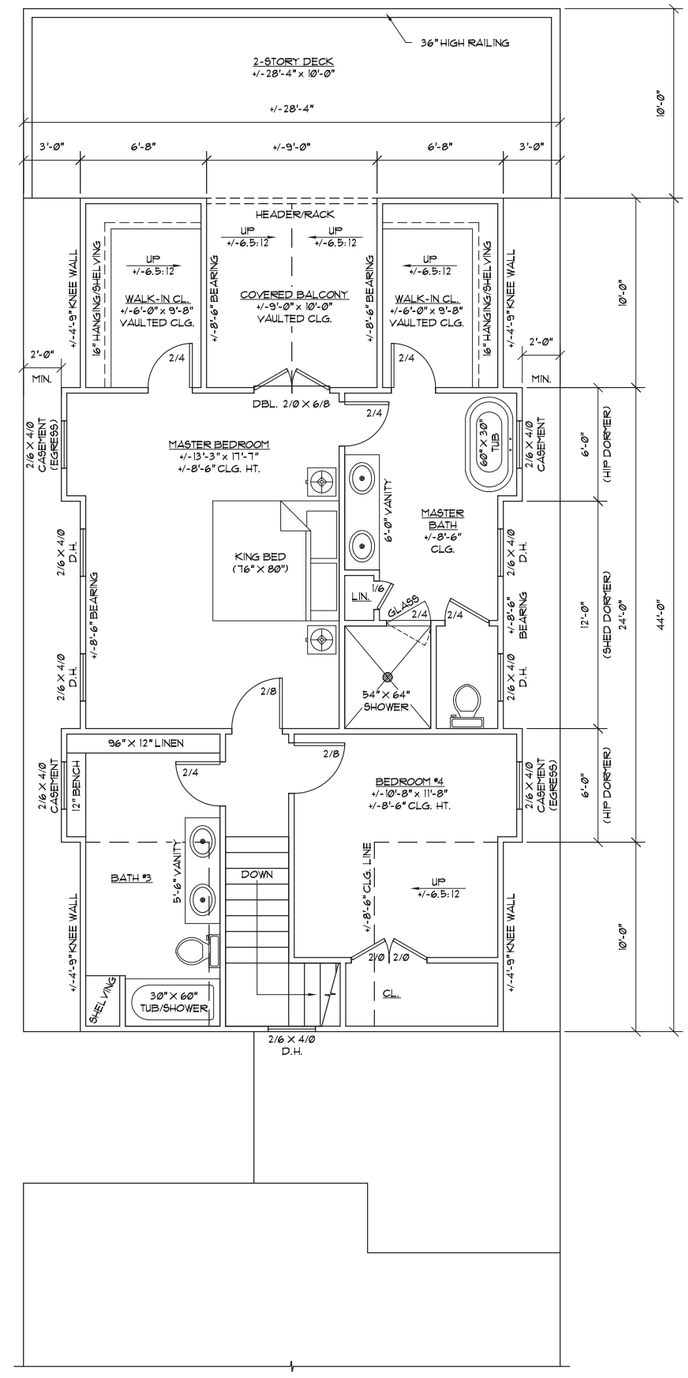
•COVERED DECK ADDITION:	+/-36 SF
•COVERED PORCH ADDITION:	+/-142 SF
COVERED BALCONY ADDITION:	+/-90 SF
TOTAL NON-CONDITIONED:	+/-268 SF

•TOTAL FOOTPRINT ADDITION:	+/-1412 SF

•NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
6. 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 3-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
7. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



02 SECOND LEVEL FLOOR PLAN

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

CHEYENNE SMITH HOME DESIGN
RENOVATIONS/ADDITIONS
NEW CONSTRUCTION | GARAGES

CHEYENNESMITH.COM
615 - 430 - 6085
CHEYENNE@CHEYENNESMITH.COM

PROJECT #: 19032

PROPOSED HPR/DUPLEX ADDITION

1821 5TH AVE. N

NASHVILLE, TN 37208

ISSUE DATE: 06.07.19

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

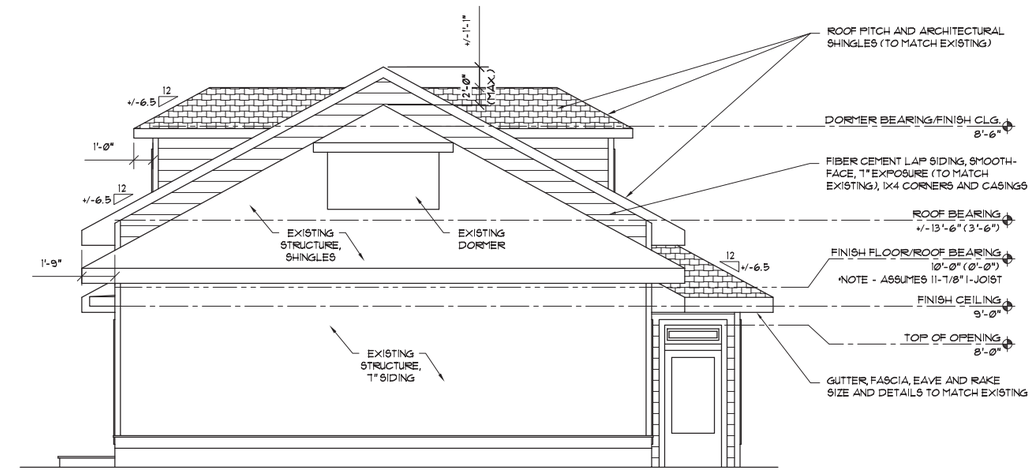
PLOT TO FULL SCALE
ON 22" X 34" PAPER

PLOT TO HALF SCALE
ON 11" X 17" PAPER

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

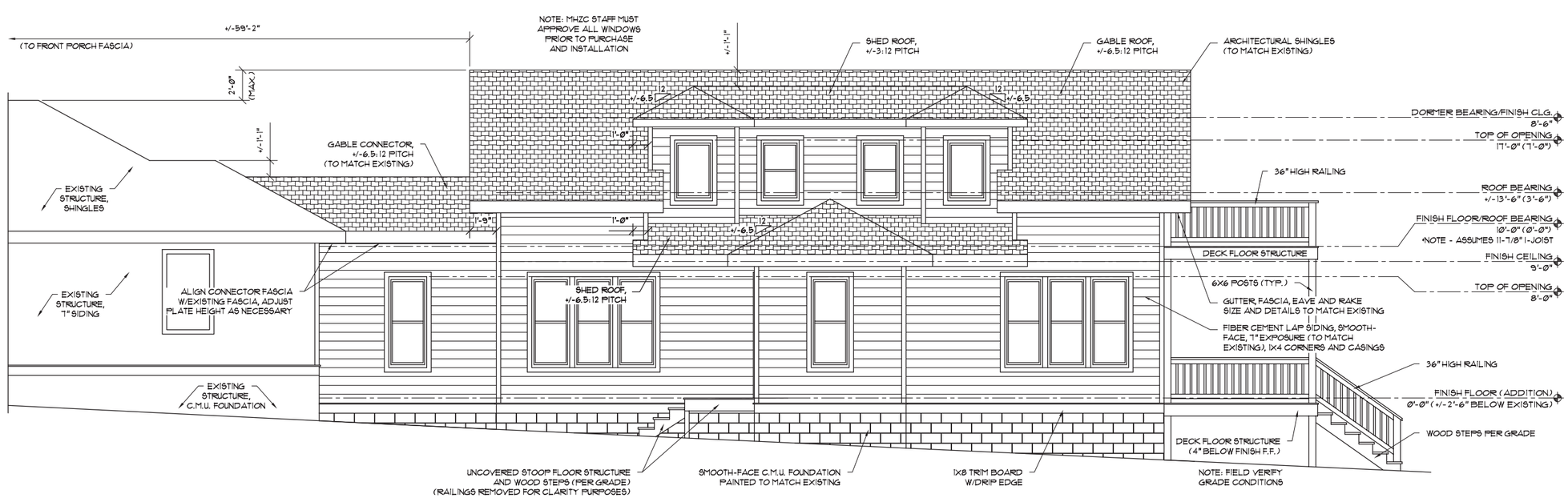
A101

FLOOR PLANS



01 FRONT ELEVATION (NORTHEAST)

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



02 RIGHT ELEVATION (NORTHWEST)

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

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PROPOSED HPR/DUPLEX ADDITION
1821 5TH AVE. N
NASHVILLE, TN 37208

ISSUE DATE: 06.07.19

REV	DATE	DESCRIPTION
△		
△		
△		

MHZC REVIEW SET
NOT FOR CONSTRUCTION

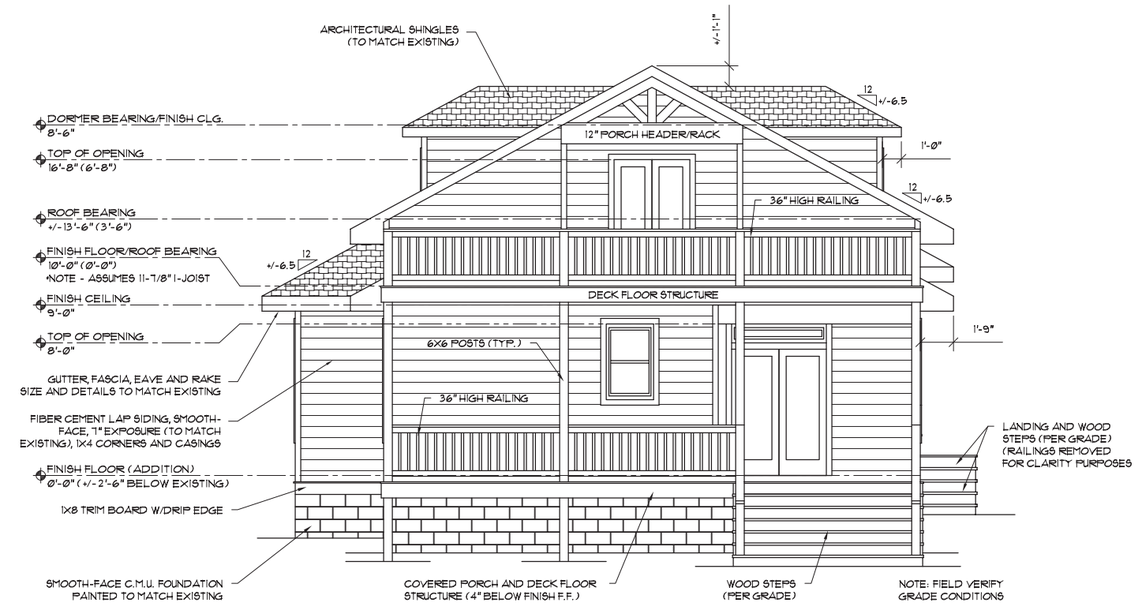
PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

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

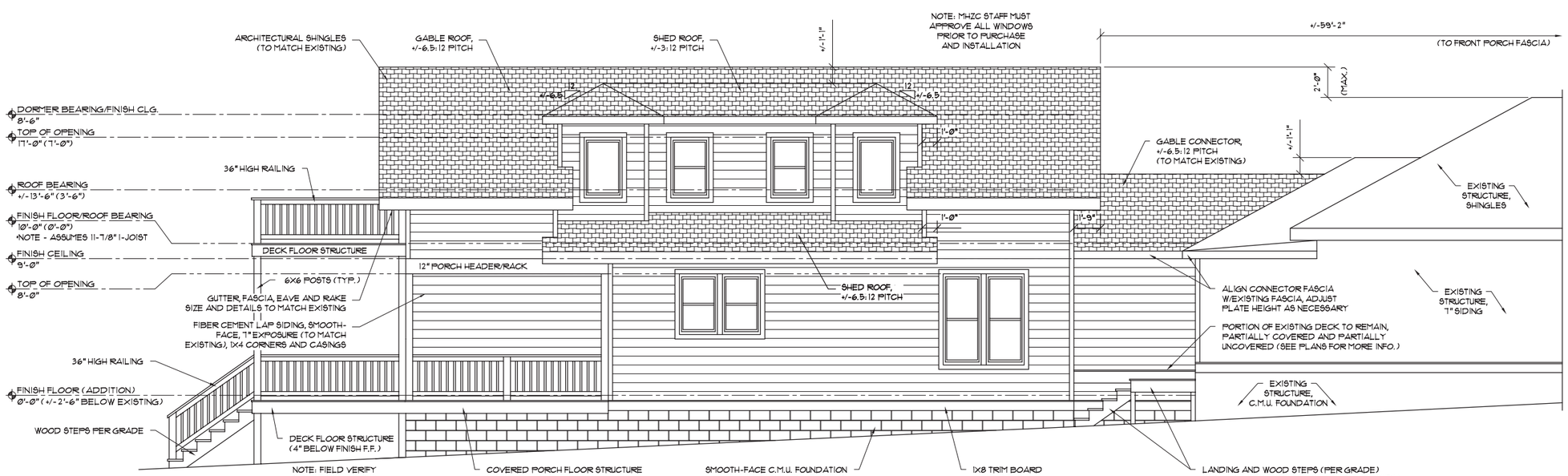
A102

EXTERIOR ELEVATIONS



01 REAR ELEVATION (SOUTHWEST)

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



02 LEFT ELEVATION (SOUTHEAST)

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

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ISSUE DATE: 06.07.19

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"

A103

EXTERIOR ELEVATIONS