

JOHN COOPER  
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**

**942 Maxwell Avenue**

**February 19, 2020**

**Application:** New Construction—Addition  
**District:** Maxwell Heights Neighborhood Conservation Zoning Overlay  
**Council District:** 05  
**Base Zoning:** RS5  
**Map and Parcel Number:** 08208034300  
**Applicant:** Timothy Harvey, TDS General Contractors LLC  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** Application is to construction a rear addition that incorporates a ridge raise.

**Recommendation Summary:** Staff recommends approval with the following conditions:

1. Staff approve the final details of the shingle color, metal roofing type and color, foundation material, porch floor and porch post materials prior to purchase and installation;
2. Siding and trim shall be smooth faced;
3. All paired windows shall have four to six inch (4" – 6") mullions between them; and
4. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Maxwell Heights Neighborhood Conservation Zoning District: Handbook and Design Guidelines*.

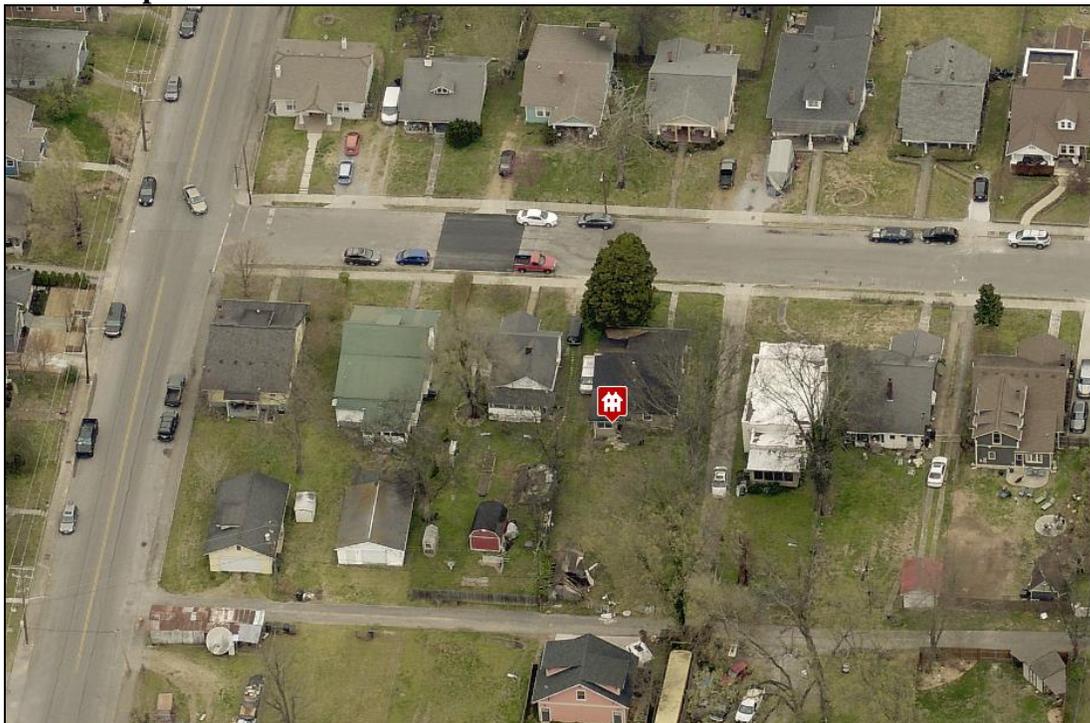
**Attachments**

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

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **1. New Construction**

##### **a. Height**

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.

##### **b. Scale**

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.

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

##### **c. Setback and Rhythm of Spacing**

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.

*The Commission has the ability to determine appropriate 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 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 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**

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. Vinyl and aluminum siding are not appropriate.

*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.*

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

#### **e. Roof Shape**

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.

*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.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *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.*

#### *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**

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.*

### **h. 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.*

#### ***j. 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.*

## **2. 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. Additions normally not recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

### *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.*

*For additions that tie into the existing roof, the addition should sit off the ridge by at least 6”.*

*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.*
  - Generally, an addition should 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 higher 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.*

*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.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *Ridge raises*

*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.*

#### *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).*

#### *Rear & Side Dormers*

*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.*

*Side Additions*

- b. 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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*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.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

- c. 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.

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

- d. 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.

- e. 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.*

- f. Additions should follow the guidelines for new construction.

**Background:** The house located at 942 Maxwell Avenue is a c. 1930 bungalow (Figure 1) that contributes to the historic character of the Maxwell Heights Neighborhood Conservation Zoning Overlay district.

Earlier this month, staff administratively issued a preservation permit for repair work to the historic house (HCP 2020008330). Work had begun without a preservation permit or building permit (Figure 2), but upon meeting with the contractor, staff found that most of the work at that time was repair work that could be permitted administratively. The scope of this work includes foundation repair, replacing roof shingle and repairing decking as needed, removing the existing aluminum siding and replacing with new siding if the siding beneath cannot be repaired. The preservation permit specified that no changes to the roof shape or height, foundation height, overall building height, existing front dormer dimensions, or window/door opening dimensions was approved with the scope.



Figure 1. 942 Maxwell Avenue, April 2019 (Google maps).



Figure 2. 942 Maxwell Avenue, January 2020.

**Analysis and Findings:** The applicant requests to construct a rear addition with a footprint of approximately seven hundred fifty-five square feet (755 sq. ft.). The addition includes a ridge raise. No changes to the historic house are proposed with this scope.

**Height & Scale:** The proposed addition will be one-and-a-half stories and incorporates a ridge raise that extends two feet (2') taller than the historic house. The eaves and side walls of the ridge raise set in four feet (4') from the respective eaves and side walls of the existing house which exceeds the minimum inset of two feet (2') per the design guidelines.

The addition adds approximately seven hundred and fifty-five square feet (755 sq. ft.) to the footprint of the house and twenty-five feet (25') to the depth. The existing house has a footprint of approximately one thousand, three hundred, sixty-five square feet (1365 sq. ft.) and depth of fifty feet (50'). As proposed, the addition does not double the footprint or depth of the existing house.

The first floor of the addition sets in two feet (2') from both rear corners of the historic house for the full depth of the addition. The proposed side dormers on the addition are set in an additional two feet (2'), so they will be set in a total of four feet (4') from the existing side walls of the house. No part of the addition will extend wider than the historic house.

The project meets Section II.B.1.a.and b.

**Design, Location & Removability:** The location of the addition at the rear of the historic house incorporates a ridge raise that meets the design guidelines. The addition's inset and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed

so that if the addition were to be removed in the future, the historic character of the house would still be intact.

The project meets Section II.B.2.a, e, and f.

Setback & Rhythm of Spacing: The rear addition will be located sixty-seven feet (67') from the rear property line, twelve feet (12') from the right-side property line, and thirteen feet (13') from the left-side property line, thereby meeting all base zoning setbacks.

The project meets Section II.B.1.c.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Not indicated	Needs final approval	Unknown	X
<b>Cladding</b>	5" Hardie board siding		Yes	
<b>Primary roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Dormer roofing</b>	Metal roofing	Details unknown	Yes	X
<b>Trim</b>	Hardie trim		Yes	
<b>Rear Porch floor</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear Porch Posts</b>	Not indicated	Needs final approval	Unknown	X
<b>Windows</b>	Marvin Integrity		Yes	
<b>Rear doors</b>	Fiberglass	Full light	Yes	

The addition will be clad in Hardie board siding with a five-inch (5") reveal. The finish of the siding is not noted. In addition, all paired windows should have four to six inch (4" – 6") mullions between them. With the condition that the siding and trim be smooth faced, that all paired windows have four to six inch (4" – 6") mullions between them, and that staff approve the final details of the shingle color, metal roofing type and color, foundation material, porch floor and porch post material, staff finds that the project meets Section II.B.1.d

Roof form: The addition includes a ridge raise that meets the design guidelines. The primary roof form for the addition is a rear-facing gable with an 8/12 pitch. Multiple shed dormers are incorporated on both sides of the rear addition; all are inset two feet (2')

from the wall below, which means that the dormers will be set in four feet (4') from the existing side walls of the historic house.

The project meets Section II.B.1.e.

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 Section II.B.1.g.

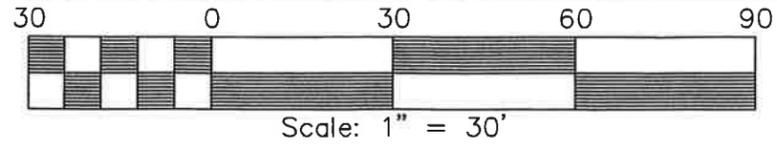
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

The project meets Section II.B.1.h.

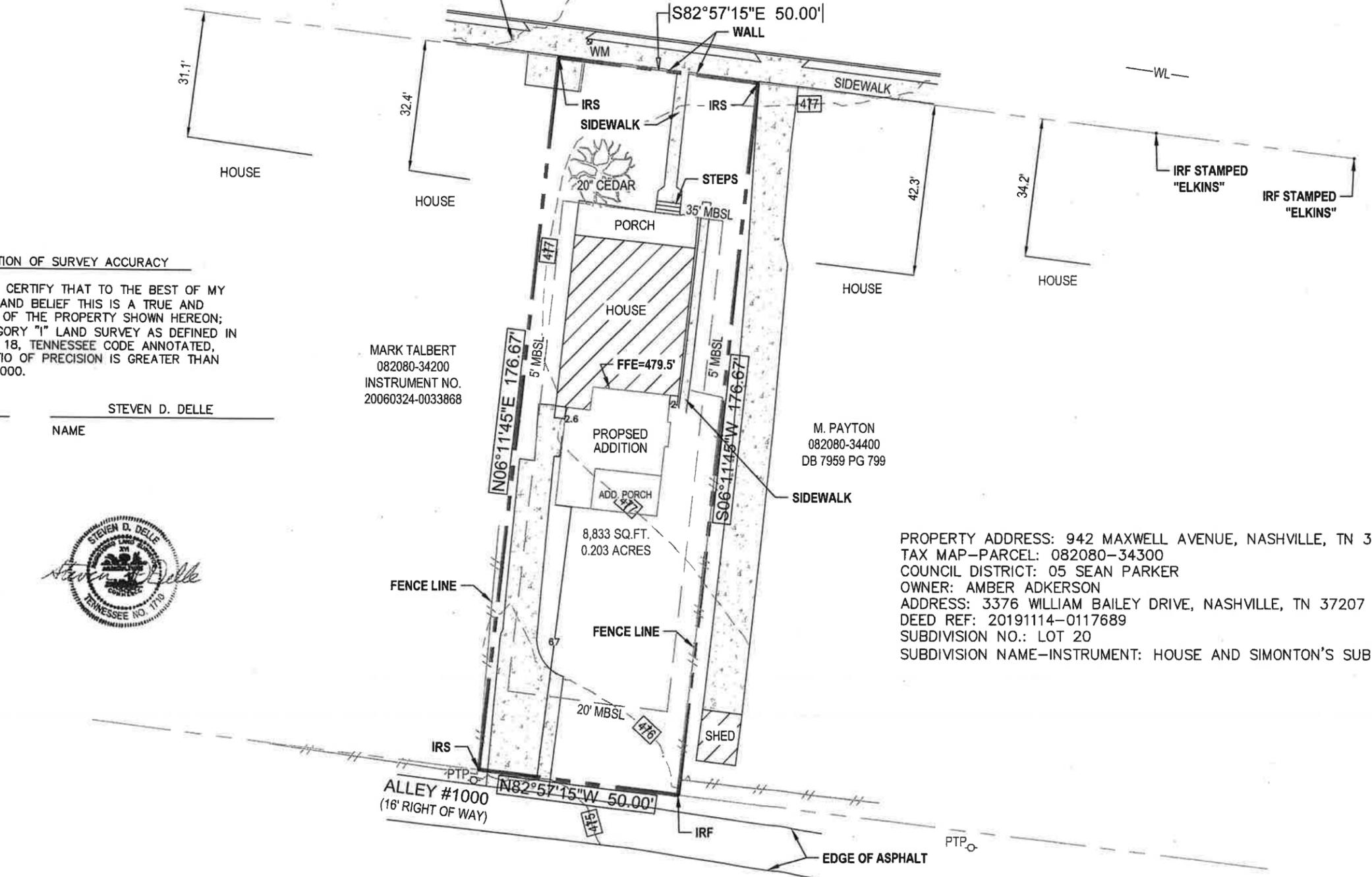
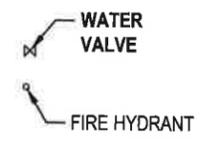
**Recommendation:** Staff recommends approval with the following conditions:

1. Staff approve the final details of the shingle color, metal roofing type and color, foundation material, porch floor and porch post materials prior to purchase and installation;
2. Siding and trim shall be smooth faced;
3. All paired windows shall have four to six inch (4" – 6") mullions between them; and
4. If relocated, the HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Maxwell Heights Neighborhood Conservation Zoning District: Handbook and Design Guidelines*.



DRAWN BY : KSL  
 DATE: 01/09/20  
 REV:  
 JOB # 20001



**CERTIFICATION OF SURVEY ACCURACY**

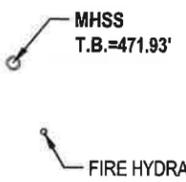
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS A CATEGORY "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

01/09/20                      STEVEN D. DELLE  
 DATE                              NAME

MARK TALBERT  
 082080-34200  
 INSTRUMENT NO.  
 20060324-0033868

M. PAYTON  
 082080-34400  
 DB 7959 PG 799

PROPERTY ADDRESS: 942 MAXWELL AVENUE, NASHVILLE, TN 37206  
 TAX MAP-PARCEL: 082080-34300  
 COUNCIL DISTRICT: 05 SEAN PARKER  
 OWNER: AMBER ADKERSON  
 ADDRESS: 3376 WILLIAM BAILEY DRIVE, NASHVILLE, TN 37207  
 DEED REF: 20191114-0117689  
 SUBDIVISION NO.: LOT 20  
 SUBDIVISION NAME-INSTRUMENT: HOUSE AND SIMONTON'S SUBDIVISION PB 57 PG 137



SITE PLAN  
 942 MAXWELL AVENUE  
 TAX MAP 082080-34300  
 NASHVILLE, TENNESSEE

Delle Land Surveying  
 1104 Pardue Road  
 Ashland, Tennessee 37015  
 (615) 642-9146

- 2. ROOF HAS 24" OVERHANGS UNLESS NOTED OTHERWISE
- 3. VENTS & RIDGE VENTS PER BUILDER
- 4. GUTTERS & DOWNSPOUTS PER BUILDER
- 5. FLASHING AS REQD PER BUILDER
- 6. ICE & WATER SHIELD ON 3, 1, 2 & 4; 1, 2 ROOFS AS REQD

**EXTERIO  
ELEVATI**

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

PAPER: ARCH D 36x24  
DATE ISSUED: 12/18/19  
REVISIONS:  
1. 01/30/20

**PLEASE NOTE:**

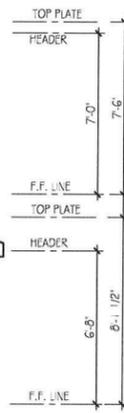
DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE BEFORE PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS CONSTRUCTED.

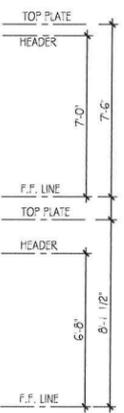
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS. CAUTION MUST BE EXERCISED IN ANY CHANGES TO THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATION. UNWARRANTED CHANGES IN ONE AREA COULD LEAD TO MAJOR PROBLEMS IN OTHER AREAS.

MARK LYNN & ASSOCIATES IS AN ARCHITECT.

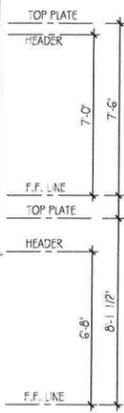
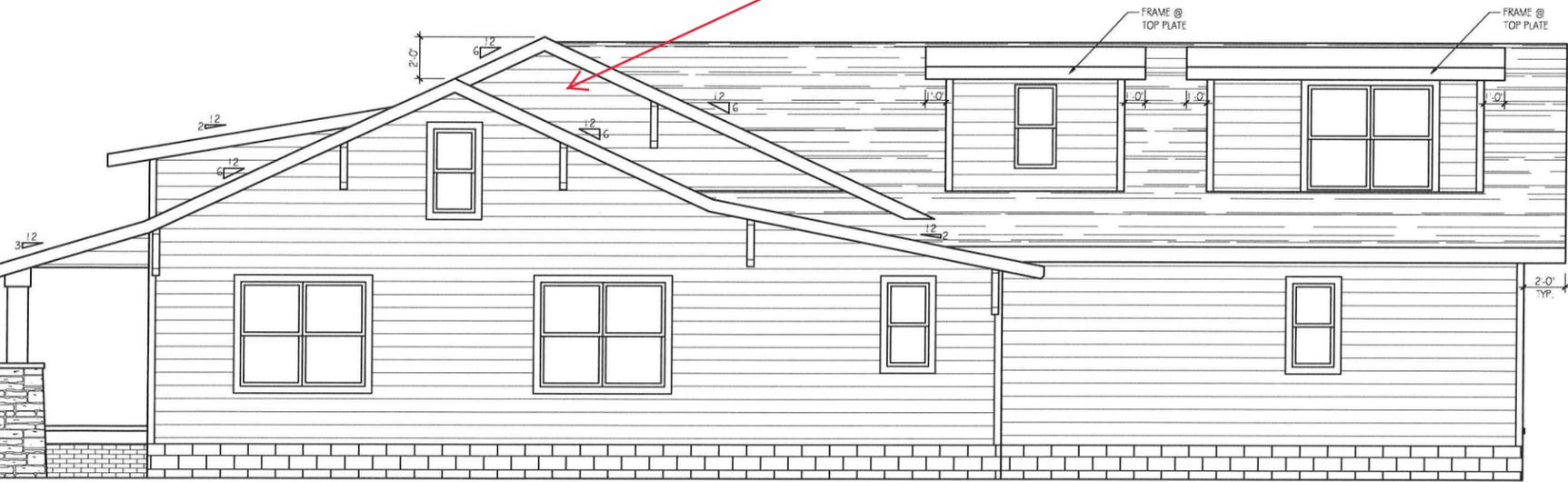


**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"

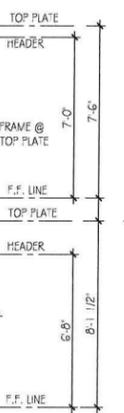
Per architect, side wall of ridge raise will line up with face of dormers on the addition.



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

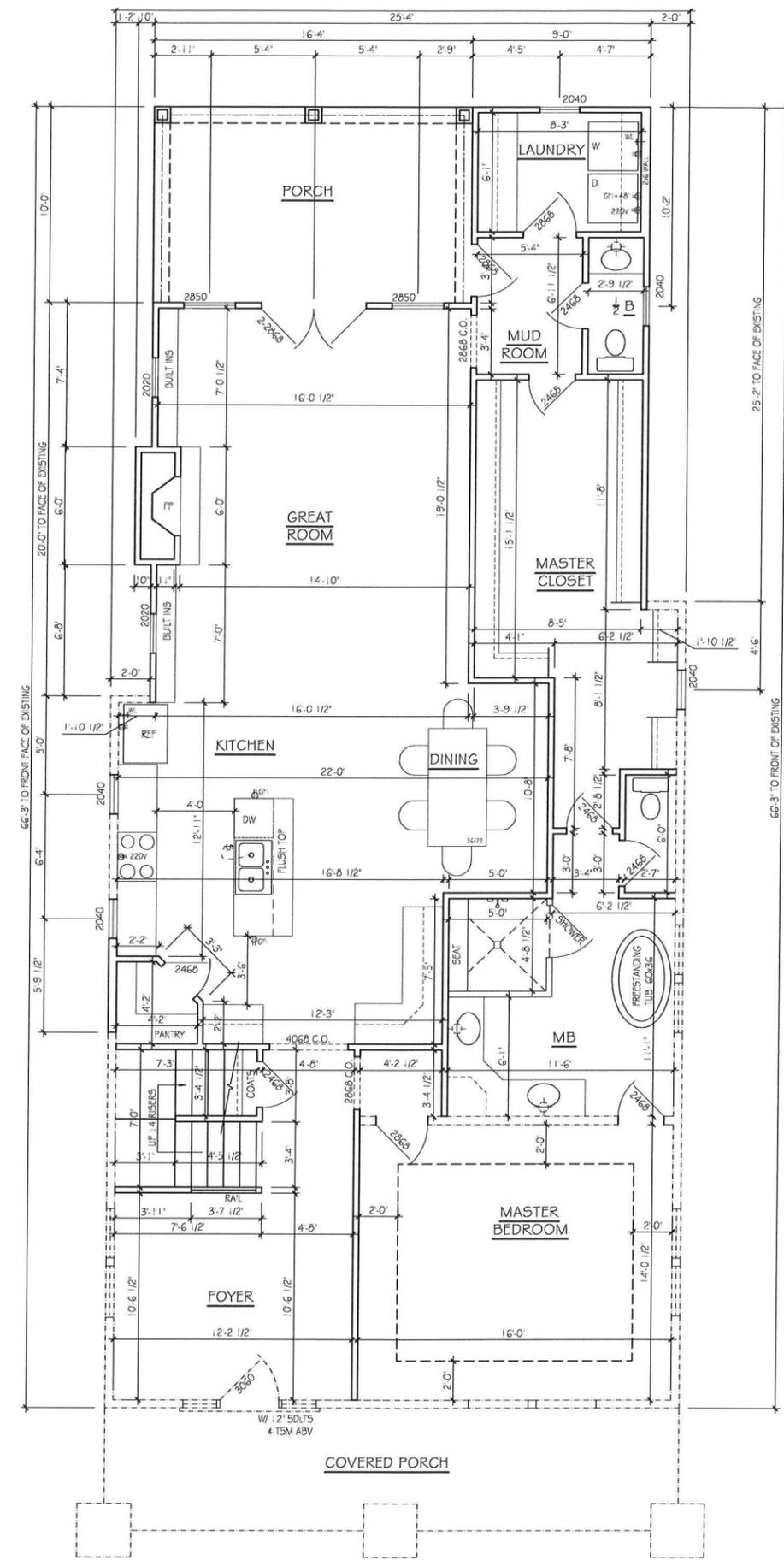


**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

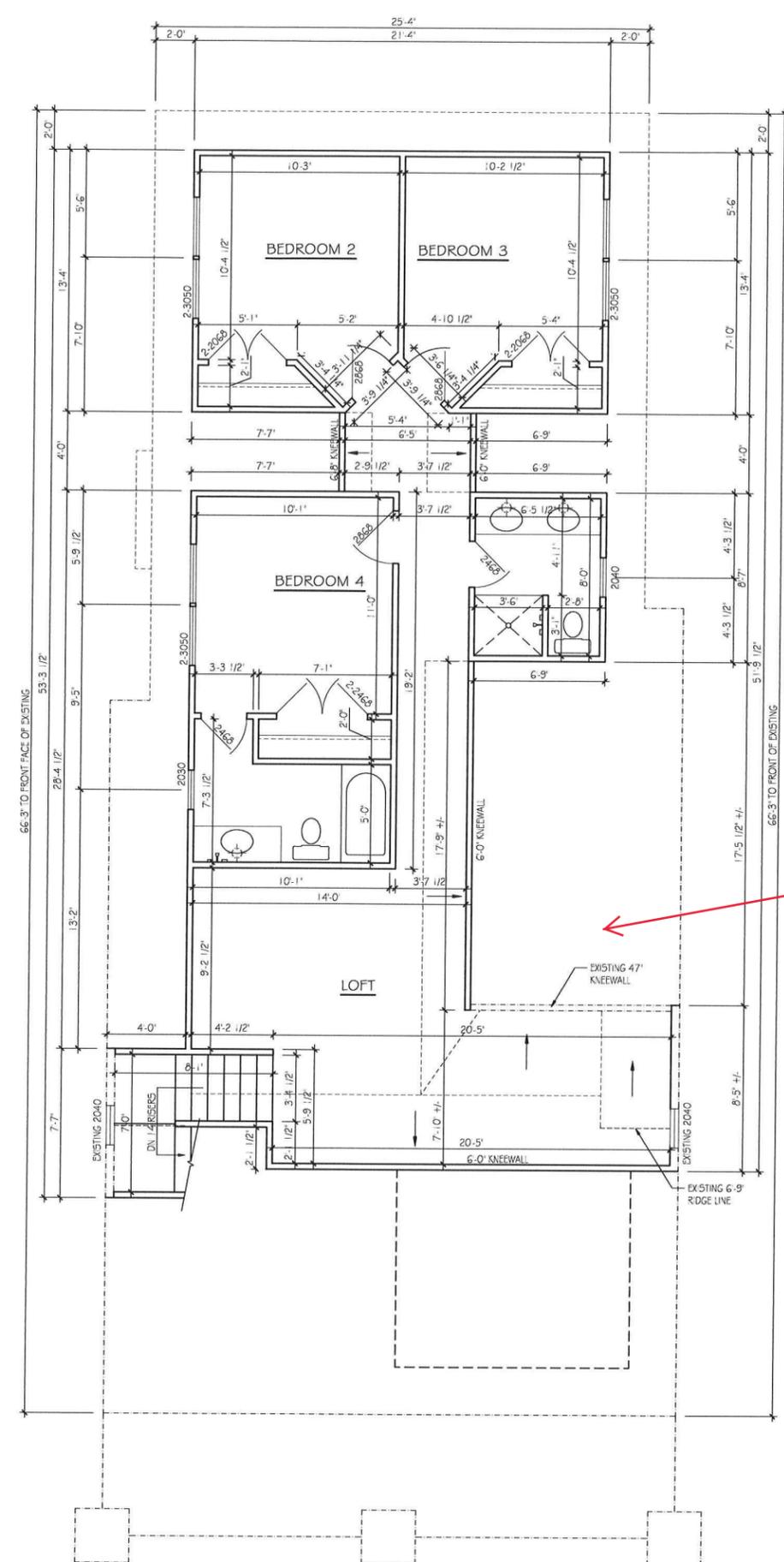


**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

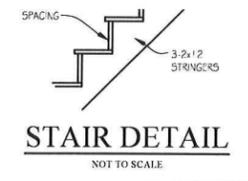
942 MAXWELL AVE.  
HISTORIC REMODEL



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**FLOOR P**  
SCALE: 1/4"=1'-0"

**FRAMING NOTES**

1. ALL INTERIOR WALLS ARE 3" UNLESS OTHERWISE NOTED
2. GARAGE WALLS ARE DIMENSIONED TO BLOCK
3. ALLOW 4" BRICK POCKET IF APPLICABLE
4. CEILINGS: 1ST FLR: 8'-0" 2ND FLR: 7'-6"
5. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 6'-8" AFF UNLESS OTHERWISE NOTED
6. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED
7. CONTRACTOR TO INSTALL ELECTRICAL OUTLETS PER LOCAL BUILDING CODES UNLESS NOTED OTHERWISE

PAPER: ARCH D 36x24  
DATE ISSUED: 12/18/19  
REVISIONS:  
1. 01/30/20

**PLEASE NOTE:**

DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DIMENSIONS OF THE WORK BEING CONSTRUCTED.

1. BUILDER OR CONTRACTOR MUST VERIFY DIMENSIONS & ALL SQUARE FOOTAGE BEFORE PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS. CAUTION MUST BE EXERCISED IN CHANGES TO THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, ENGINEERS, OR STRUCTURAL CONTRACTORS SHOULD ATTEMPT MODIFICATION. MODIFICATION OR CHANGES IN ONE AREA COULD LEAD TO MAJOR PROBLEMS IN OTHER AREAS.

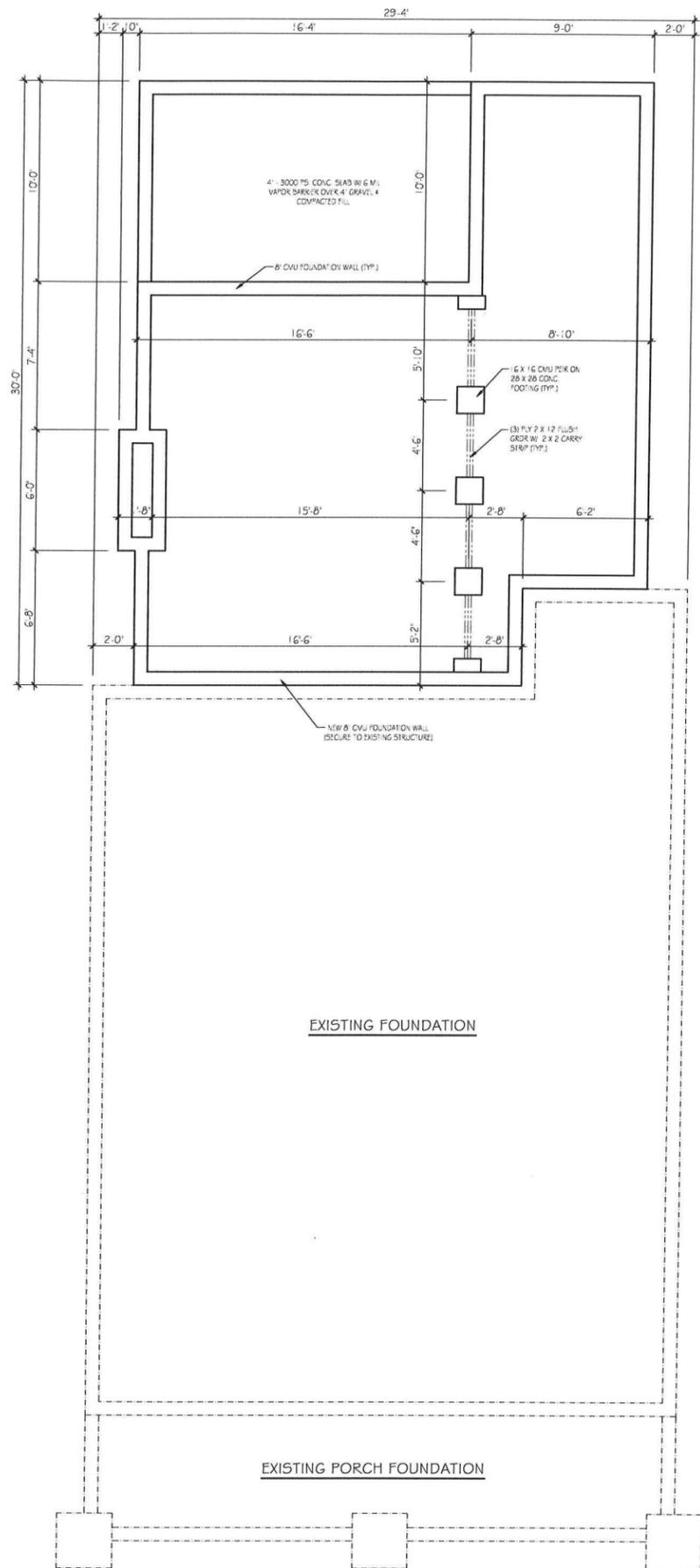
MARK LYNN & ASSOCIATES IS NOT AN ARCHITECT.

APPROX. AREA
FIRST FLOOR LIVING
SECOND FLOOR LIVING
TOTAL HEATED
COVERED PORCH
TOTAL COVERED

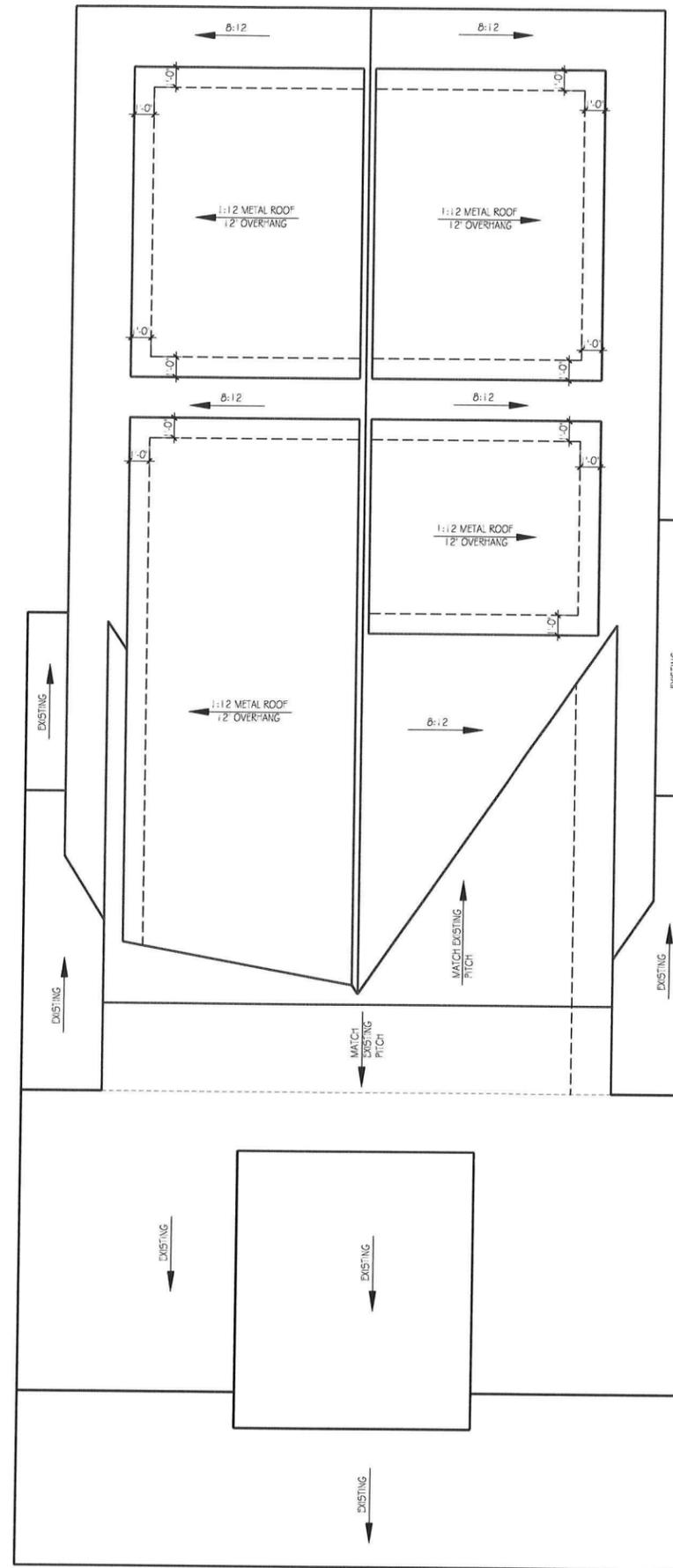
Per architect, side wall of ridge raise will line up with side wall of dormers on the addition.

942 MAXWELL AVE.  
HISTORIC REMODEL

**Mark Ly**  
& ASSOCIATE  
615.308.5330



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"

2. ROOF HAS 24" OVERHANGS UNLESS NOTED OTHERWISE
3. VENTS 4 ROOF VENTS PER BUILDER
4. GUTTERS 4 DOWNSPOUTS PER BUILDER
5. FLASHING AS REQD PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQD

**ROOF & FOUNDATION PLANS**

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

PAPER: ARCH D 36x24

DATE ISSUED: 12/16/19

REVISIONS:

1.

**PLEASE NOTE:**

DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE BEFORE PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS BEING CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATION OR CHANGES IN ONE AREA OR MORE AS THIS COULD LEAD TO MAJOR PROBLEMS IN THE AREA.

MARK LYNN & ASSOCIATES IS NO ARCHITECT.

942 MAXWELL AVE.  
HISTORIC REMODEL

*Mark Ly*  
& ASSOCIATE

615.308.5330

## 942 Maxwell Ave Material List

Siding – Siding for the existing house and addition will be of Hardie Cement Board Siding with a 5” reveal.

Trim – All trim around all windows and doors will be true 1” thick Hardie Cement Board trim 4” wide.

Windows – All windows will be Marvin Integrity Wood-Ultrex in sizes and grids that correspond to the attached plans.

Doors – All exterior doors will be Therma-Tru Smooth Star Shaker Style Fiberglass Doors that again correspond to the sizes and grids patterns in the attached plans.

Roofing – All roofing shingles will be Asphalt Architectural Shingles. In approved colors. (No White, Orange, Green or loud or light Colors)