

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
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STAFF RECOMMENDATION

2404 Blair Boulevard

April 22, 2020

Application: New Construction—Addition; Setback Determination

District: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Council District: 18

Base Zoning: RS7.5

Map and Parcel Number: 10411033300

Applicant: Jerry Turney

Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct a rear addition with a setback determination to reduce the right-side setback from five feet (5') to three feet, six inches (3'-6"). The addition would be no closer to the property line than the historic house. The proposal also includes the addition of a window on the right-side façade of the historic house beyond the midpoint.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of windows, doors, roof color, and siding material prior to purchase and installation;
2. Siding shall have a smooth finish with a maximum reveal of five inches (5");
3. Staff approve the masonry color, dimensions, and texture; and
4. The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *Hillsboro-West End Neighborhood Conservation District Handbook and Design Guidelines*.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations
- D: Public comment

Applicable Design Guidelines:

II.B. GUIDELINES

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 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

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 primary entrances should have full to half-lite doors. 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.

i. 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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. 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.

Additions that tie into the existing roof should be at least 6" off the existing ridge.

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 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.

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.

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.

- 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.

III.B.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.

III.B.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 17.40.420D of the historic zoning ordinance.

Background: The house located at 2404 Blair Boulevard is a c. 1930 stone bungalow that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 2404 Blair Boulevard.

Analysis and Findings: Application is to construct a rear addition that includes a setback determination to reduce the right-side setback from five feet (5') to three feet, six inches (3'-6"). The addition would be no closer to the property line than the historic house. The proposal also includes the addition of a window on the right-side façade of the historic house beyond the midpoint.

Partial Demolition: The applicant proposes to introduce a new window opening on the right-side façade (Figure 2). Staff finds that adding a new window opening can be appropriate given the location on the side façade beyond the midpoint and since the project does not include relocating or removing an existing window opening which can be more difficult given the historic stone cladding.

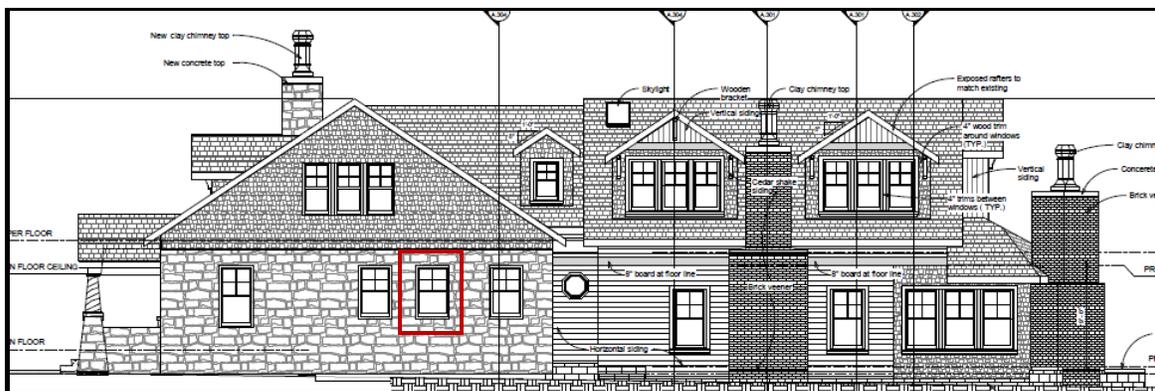


Figure 2. Proposed right-side façade with window opening to be added.

Staff 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 request is for a one and one-half story rear addition to a one and one-half story house. As proposed, the addition is neither taller nor wider than the historic house and does not more than double the existing footprint. The proposed addition utilizes a change of grade on site to step down the floor line of the addition one foot, six inches (1'-6") below that of the historic house. The addition adds a net footprint of approximately one thousand, six hundred, sixty-four square feet (1,664 sq. ft.) to the existing footprint of approximately one thousand, six hundred, seventy square feet (1,670 sq. ft.).

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

Design, Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is proposed to be inset two feet (2') from both rear corners, which also meets the design guideline that additions should be set in one foot (1') per story. The addition goes back four feet (4') before coming back out to line up with the side walls of the historic house. The dormers on both side façades are to be set in two feet (2') from the wall below, in accordance with the design guidelines.

The addition's inset, separate roof form, and change in materials help to distinguish it from the historic house and to 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 Sections II.B.2.a, e., and f.

Setback & Rhythm of Spacing: The addition will be approximately eighteen feet (18') from the left-side property line and fifty-seven feet (57') from the rear property line, which meets the bulk standards. The historic house sits three feet, six inches (3'-6") from the right-side property line, and the applicant has requested a setback determination to reduce the right-side setback for the addition from five feet (5') to three feet, six inches (3'-6"). Staff finds the setback determination to be appropriate since the addition is inset appropriately and extends no wider than the historic house.

Staff recommends approval of the requested setback determination and finds that the project can meet Section II.B.1.c.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete	Split face	Yes	No

Cladding	Siding	Needs final approval	Yes	Yes
Secondary Cladding	Cedar shake siding		Yes	No
Roofing	Not indicated	Needs final approval	TBD	Yes
Trim	Wood		Yes	No
Chimney	Brick	Needs final approval	Yes	Yes
Rear Porch floor/steps	Concrete	Natural	Yes	No
Rear Porch Posts	Wood		Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Door	Not indicated	Needs final approval	Unknown	Yes

The addition will be primarily clad in horizontal siding with a cedar shake siding accent. Staff recommends that the siding be smooth-faced and have a maximum reveal of five inches (5”) and that staff review the final details of the materials for the windows, doors, roof color, and siding as well as a brick sample prior to purchase and installation. The project meets Section II.B.1.d

Roof form: The addition has a gable roof form with a pitch of 6.5/12. Gabled dormers with pitches of 8/12 are proposed on both side façades. All dormers will be inset two feet (2’) from the wall below. The roof pitch will be 6/12 to match that of the historic house. The addition includes three skylights on roof planes that will not be visible from the street. The project meets Section II.B.1.e.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The plan proposes four small octagonal windows; two are located on the rear façade, and one is located on each side façade in the alcove between the historic house and new addition. Staff finds that octagonal windows do not meet the proportions of historic windows but are appropriate in these locations since they are not likely to be 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 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. The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). The project meets Section II.B.1.i.

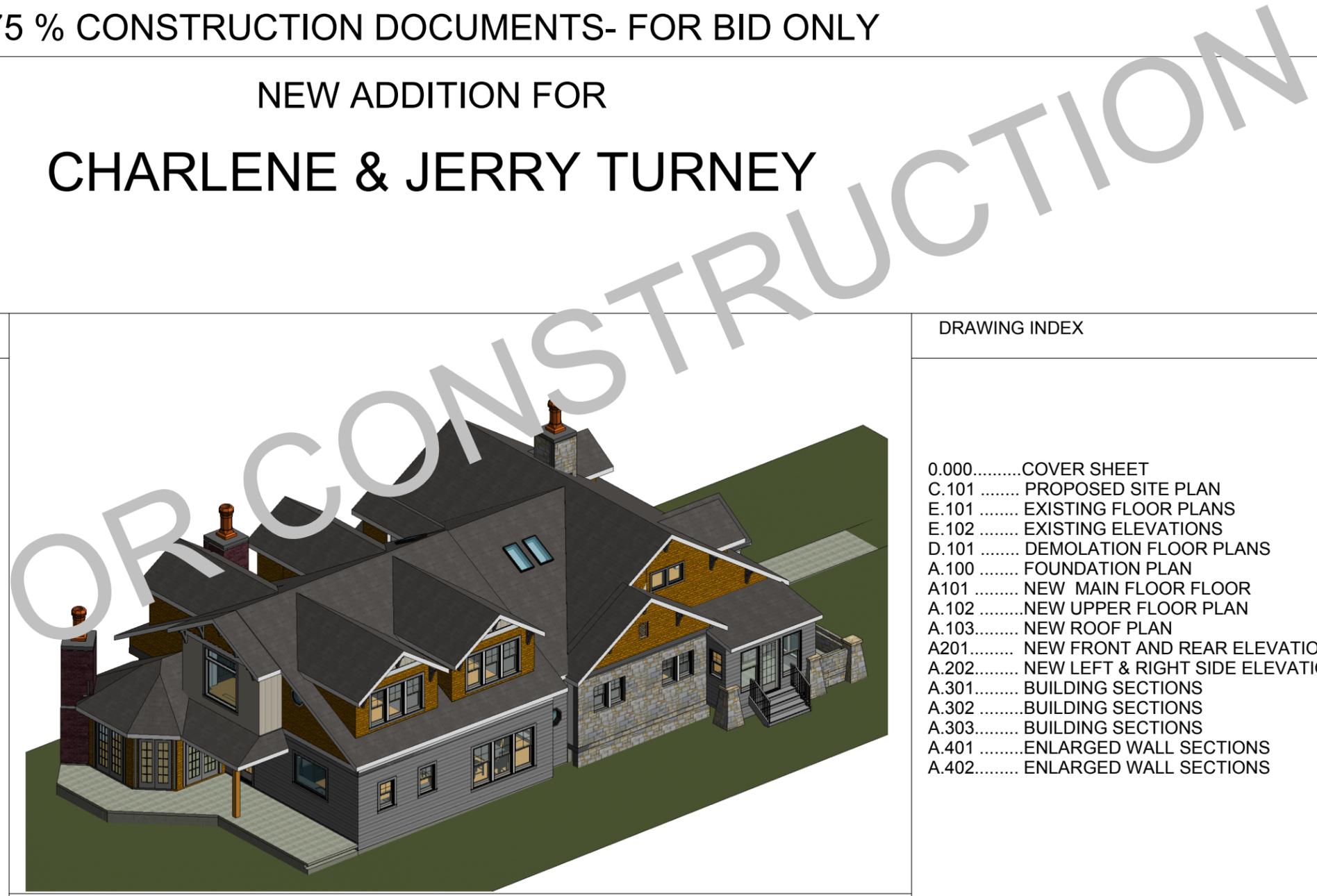
Recommendation: Staff recommends approval with the following conditions:

1. Staff approve the final details, dimensions and materials of the windows, doors, roof color, and siding material prior to purchase and installation;
2. Siding shall have a smooth finish with a maximum reveal of five inches (5”);
3. Staff approve the masonry color, dimensions, and texture; and,
4. The HVAC and utility meter shall be located behind the house or on either side, beyond the midpoint of the house. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *Hillsboro-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

75 % CONSTRUCTION DOCUMENTS- FOR BID ONLY

NEW ADDITION FOR CHARLENE & JERRY TURNEY



GENERAL NOTES

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING WITH WORK. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.

DIMENSIONS ARE WITNESSED TO FACE OF STUD UNLESS OTHERWISE NOTED.

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL MEET ALL STATE BUILDING CODES, THE NATIONAL ELECTRIC CODE, AND ORDINANCES OF THE LOCAL AUTHORITY HAVING JURISDICTION.

IF A CONFLICT IS DISCOVERED WITHIN THE CONSTRUCTION DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH WORK.

THERE SHALL BE NO BUILDING MATERIALS CONTAINING ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL INSTALLED ON THIS PROJECT.

ALL MATERIALS AND EQUIPMENT PROVIDED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND AS PER CODE REQUIREMENTS.

ITEMS REQUIRING FINISH SELECTIONS NOT APPEARING IN THE DOCUMENTS SHALL BE SELECTED BY THE OWNER FROM SHOP DRAWINGS, SUBMITTAL, AND/OR SAMPLES AS REQUIRED.

THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

FILL SOLID ALL MASONRY VOIDS WHERE ANCHORS OCCUR. FILL SOLID ALL NEW MASONRY UNITS LOCATED BELOW FINISHED GRADE.

COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.

SIZE AND LOCATION OF ALL FLOOR OPENINGS SHALL BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.

BOLTING OF WOOD STRUCTURAL MEMBERS OF MASONRY SHALL BE WITH A MINIMUM OF 3/4" BOLTS @ 2'-0" ON CENTER UNLESS OTHERWISE SHOWN OTHERWISE.

PROVIDE COVERS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPING, GRILLES, GRILLES, DAMPERS, ETC.

PROVIDE CONCRETE FLOOR FOR ALL NEW MECHANICAL AND ELECTRICAL EQUIPMENT.

PROVIDE DOUBLE STUDS AND BLOCKING WHERE REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, I.E., TILE, CASEWORK, MILLWORK, CABINETS, ETC.

SLOPE ALL GRADES, WALKS AND CONCRETE PADS AWAY FROM BUILDING AT LEAST 1/8" PER FOOT.

PROVIDE UNDERGROUND DRAINAGE FOR ALL DOWN SPOUTS UNLESS OTHERWISE NOTED.

PROVIDE 6 MIL VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLAB ON GRADE CONDITIONS.

PROVIDE 1" THICK PERIMETER INSULATION AT ALL NEW CONCRETE SLABS ALONG EXTERIOR WALLS.

THE "GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION" A.I.A. DOCUMENT A201 IS HEREBY MADE A PART OF THIS PROJECT THE SAME AS IF BOUND HEREIN. THESE CONDITIONS APPLY TO ALL SUBCONTRACTORS AS WELL AS TO THE GENERAL CONTRACTOR.

CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE.

CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE; CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED WITH ALL LABELS REMOVED AND THE EXTERIOR TO BE RAKED FREE OF TRASH.

CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DRAWING INDEX

- 0.000.....COVER SHEET
- C.101 PROPOSED SITE PLAN
- E.101 EXISTING FLOOR PLANS
- E.102 EXISTING ELEVATIONS
- D.101 DEMOLATION FLOOR PLANS
- A.100 FOUNDATION PLAN
- A101 NEW MAIN FLOOR FLOOR
- A.102NEW UPPER FLOOR PLAN
- A.103..... NEW ROOF PLAN
- A201..... NEW FRONT AND REAR ELEVATIONS
- A.202..... NEW LEFT & RIGHT SIDE ELEVATIONS
- A.301..... BUILDING SECTIONS
- A.302BUILDING SECTIONS
- A.303..... BUILDING SECTIONS
- A.401ENLARGED WALL SECTIONS
- A.402..... ENLARGED WALL SECTIONS



03/02/2020

NOTICE:
THIS RENDERING SHOWS DESIGN INTENT ONLY, THIS IS AN ARTISTIC RENDERING. DO NOT USE THIS DRAWING FOR MATERIALS, DESIGN OR DIMENSIONS. REFER TO ARCHITECTURAL DRAWING(S) FOR ALL CONSTRUCTION INFORMATION.

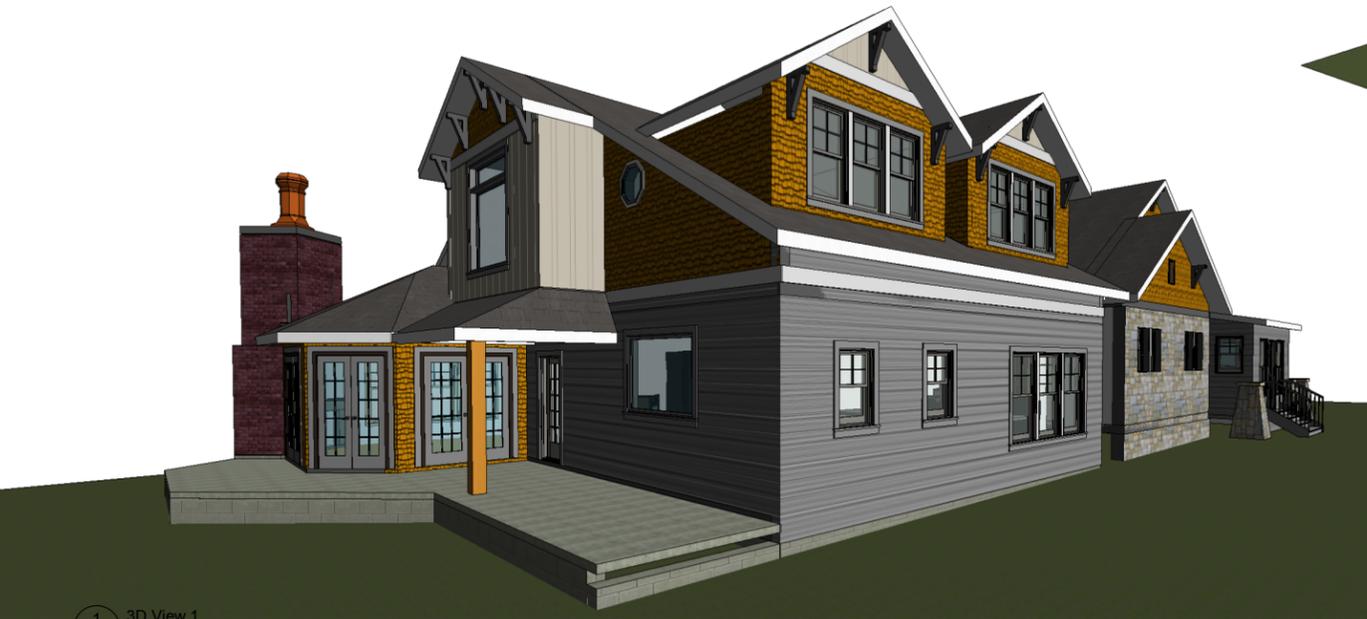
GENERAL CONTRACTOR



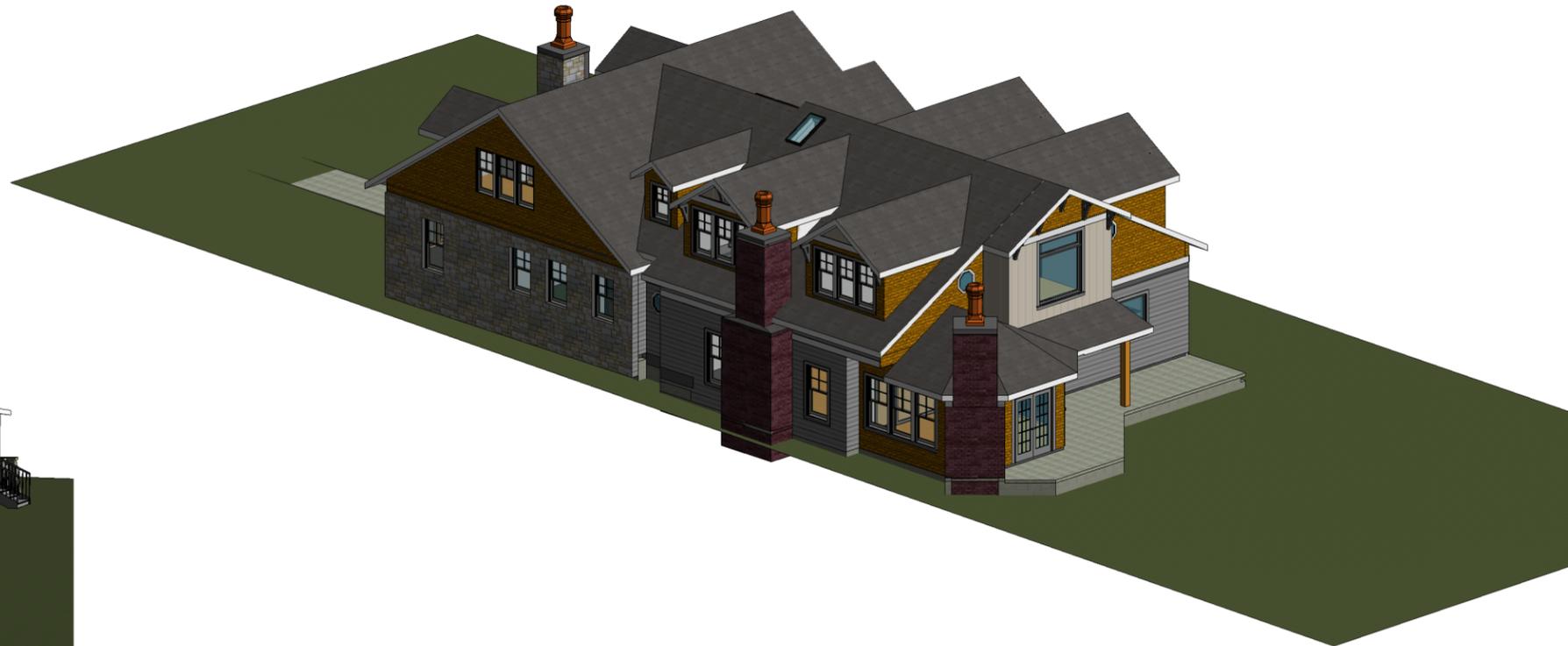
2 3D View 2
3D



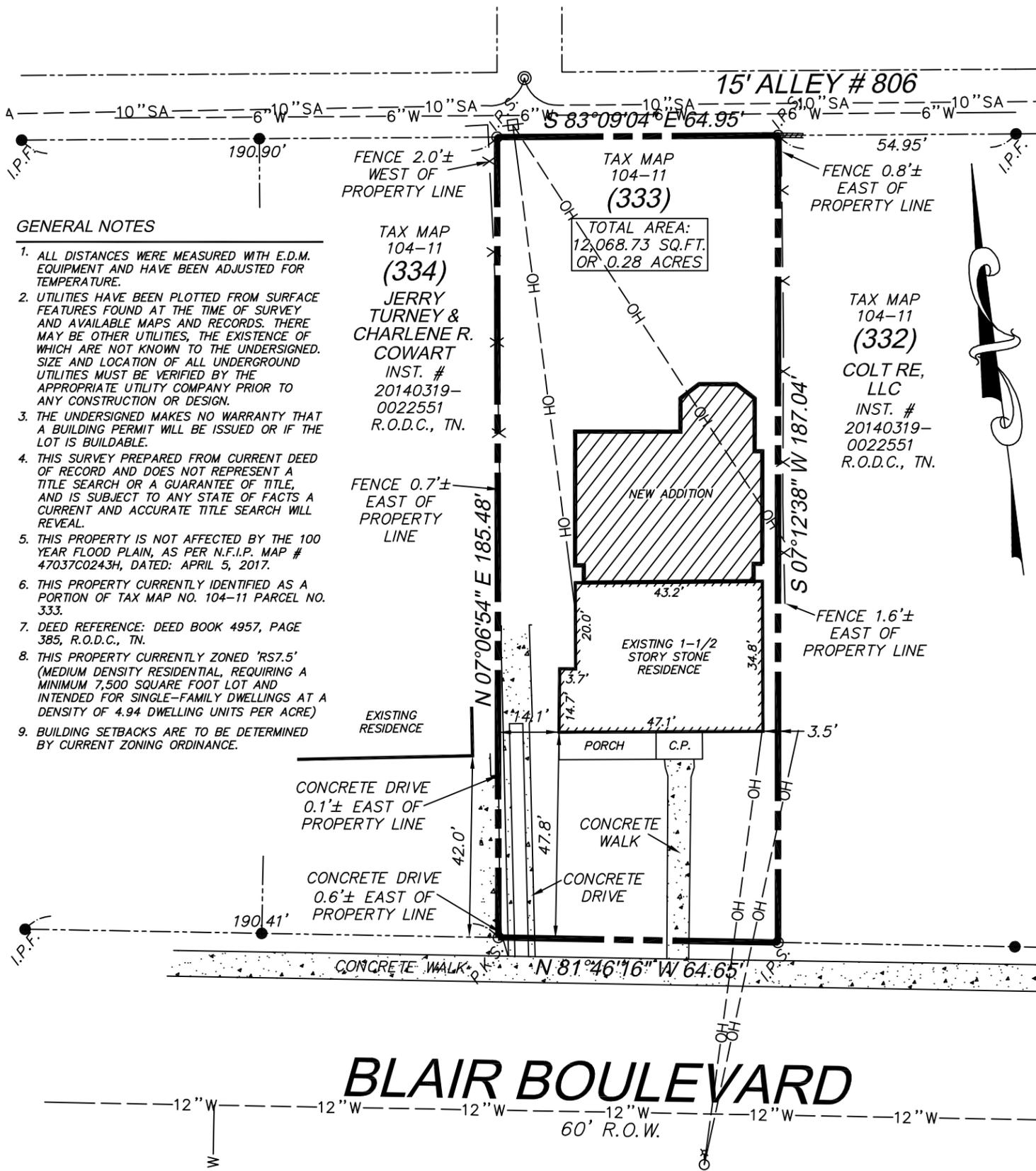
4 3D View 5
3D



1 3D View 1
3D



3 (3D)
3D



GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.
3. THE UNDERSIGNED MAKES NO WARRANTY THAT A BUILDING PERMIT WILL BE ISSUED OR IF THE LOT IS BUILDABLE.
4. THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
5. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN, AS PER N.F.I.P. MAP # 47037C0243H, DATED: APRIL 5, 2017.
6. THIS PROPERTY CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP NO. 104-11 PARCEL NO. 333.
7. DEED REFERENCE: DEED BOOK 4957, PAGE 385, R.O.D.C., TN.
8. THIS PROPERTY CURRENTLY ZONED 'RS7.5' (MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 7,500 SQUARE FOOT LOT AND INTENDED FOR SINGLE-FAMILY DWELLINGS AT A DENSITY OF 4.94 DWELLING UNITS PER ACRE)
9. BUILDING SETBACKS ARE TO BE DETERMINED BY CURRENT ZONING ORDINANCE.

PROPERTY SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS GREATER THAN 1:10,000.

BY: DAVID P. BRACKMAN R.L.S.# 1684

OWNER: FARID ABDULLA
PROPERTY LOCATED: 2404 BLAIR BOULEVARD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PROPERTY: BEING LOT A PORTION OF LOTS 154 &
155 EDGAR JONES HOMEPLACE
RECORDED: P.B. 421, PG. 7, R.O.D.C., TN.
SCALE: 1" = 30'
DATE: FEBRUARY 24, 2020



BRACKMAN
LAND SURVEYING

1707 Gale Ln. PH (615) 476-8107
 Nashville, TN 37212 FAX (615) 298-2605
 Email: dbrack@bellsouth.net

FILE NO. 20-2406BLAIR

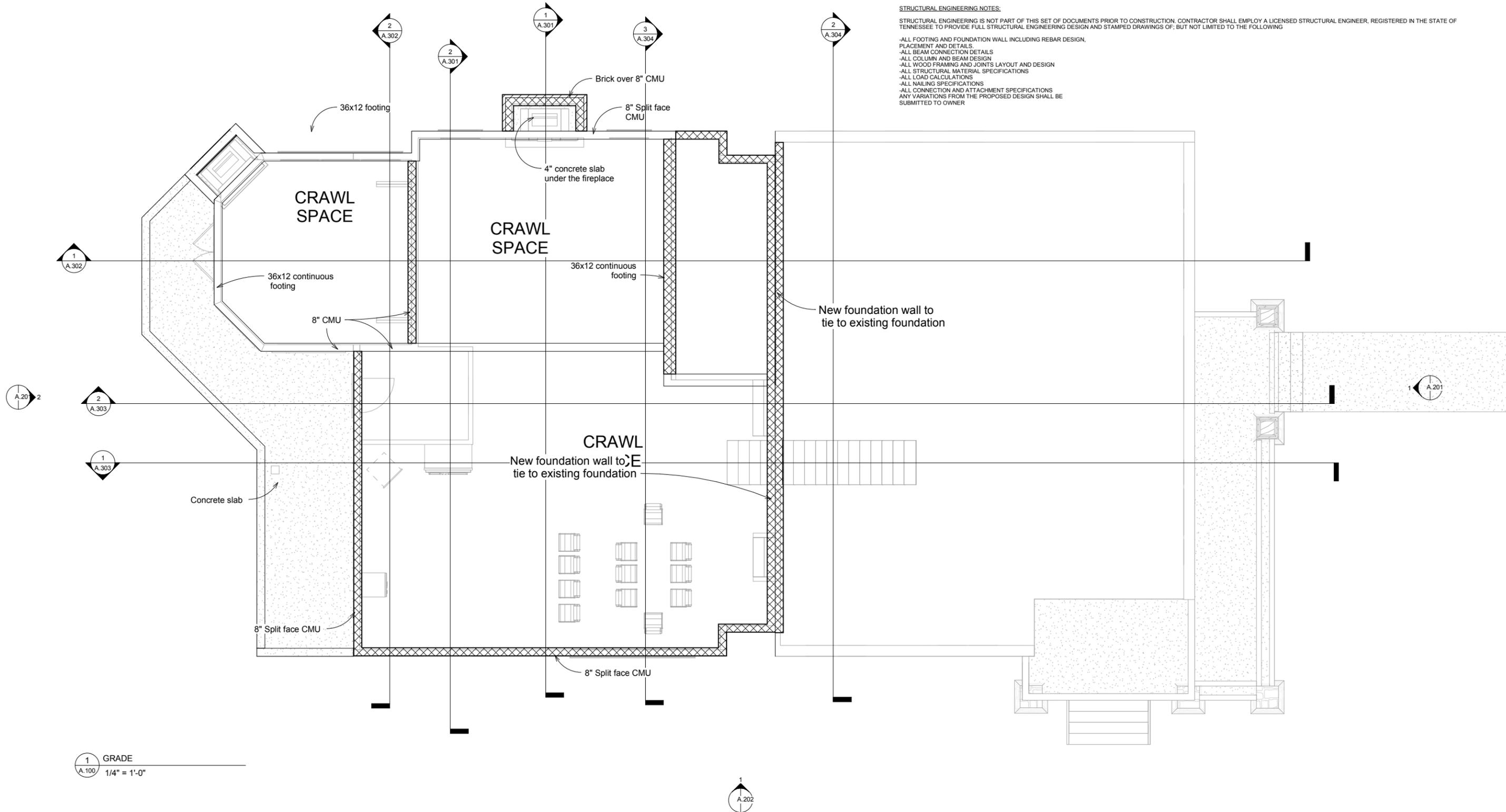
FOUNDATION SUBCONTRACTOR SHALL COORDINATE WITH FRAMING SUBCONTRACTOR.
 SOIL BEARING CAPACITY IS ASSUMED TO BE 3,000 PSF. TO BE FIELD VERIFIED.
 ALL DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE '2006 INTERNATIONAL RESIDENTIAL CODE' AND OTHER APPLICABLE CODES.
 PRIOR TO POURING FOOTINGS, SOILS ENGINEER SHALL INSPECT SITE AND PROVIDE LETTER OF APPROVAL.
 ALL JOIST AND STRUCTURAL SPANS SHALL BE DETERMINED BY STRUCTURAL ENGINEER TO BE PROVIDED BY CONTRACTOR

REBAR NOTES:
 STEEL REBAR SHOWN ON THESE DRAWINGS ARE GENERIC AND NOT FOR CONSTRUCTION. ALL REBAR PLACEMENT, SIZE, DESIGN, AND SPECIFICATIONS SHALL BE DETERMINED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TENNESSEE.
 ANY SHOP DRAWING REVIEW AND APPROVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY ALTERATIONS TO THE DRAWINGS, CHANGES AND REVISIONS ARE BEYOND THE SCOPE OF THE ARCHITECT'S RESPONSIBILITY AND SHALL BE PRODUCED AT CONTRACTOR'S OR OWNER'S EXPENSE.
 AT THE CONCLUSION OF FRAMING CONTRACTOR SHALL EMPLOY A STRUCTURAL ENGINEER, LICENSED IN THE STATE OF TENNESSEE, TO PROVIDE A FULL INSPECTION OF THE HOUSE FRAMING AS IT RELATES TO STRUCTURAL INTEGRITY AND ENGINEER SHALL PROVIDE LETTER OF COMPLIANCE AND ACCEPTANCE. REPORT SHALL BE PROVIDED TO ARCHITECT FOR RECORD PURPOSES.

STRUCTURAL ENGINEERING NOTES:
 STRUCTURAL ENGINEERING IS NOT PART OF THIS SET OF DOCUMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL EMPLOY A LICENSED STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF TENNESSEE TO PROVIDE FULL STRUCTURAL ENGINEERING DESIGN AND STAMPED DRAWINGS OF: BUT NOT LIMITED TO THE FOLLOWING

- ALL FOOTING AND FOUNDATION WALL INCLUDING REBAR DESIGN, PLACEMENT AND DETAILS
- ALL COLUMN AND BEAM DESIGN
- ALL WOOD FRAMING AND JOINTS LAYOUT AND DESIGN
- ALL STRUCTURAL MATERIAL SPECIFICATIONS
- ALL LOAD CALCULATIONS
- ALL NAILING SPECIFICATIONS
- ALL CONNECTION AND ATTACHMENT SPECIFICATIONS

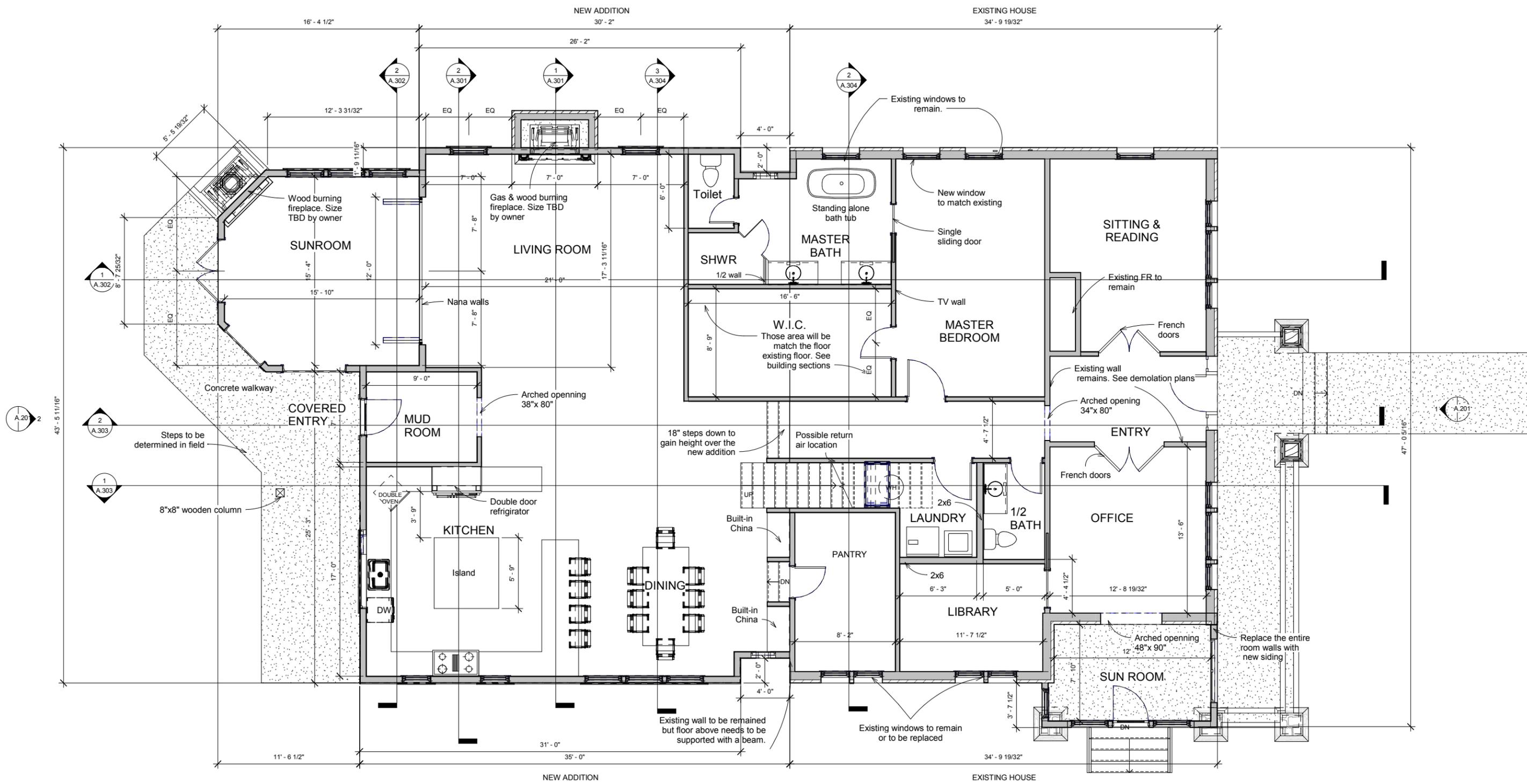
ANY VARIATIONS FROM THE PROPOSED DESIGN SHALL BE SUBMITTED TO OWNER



1 GRADE
 A.100 1/4" = 1'-0"



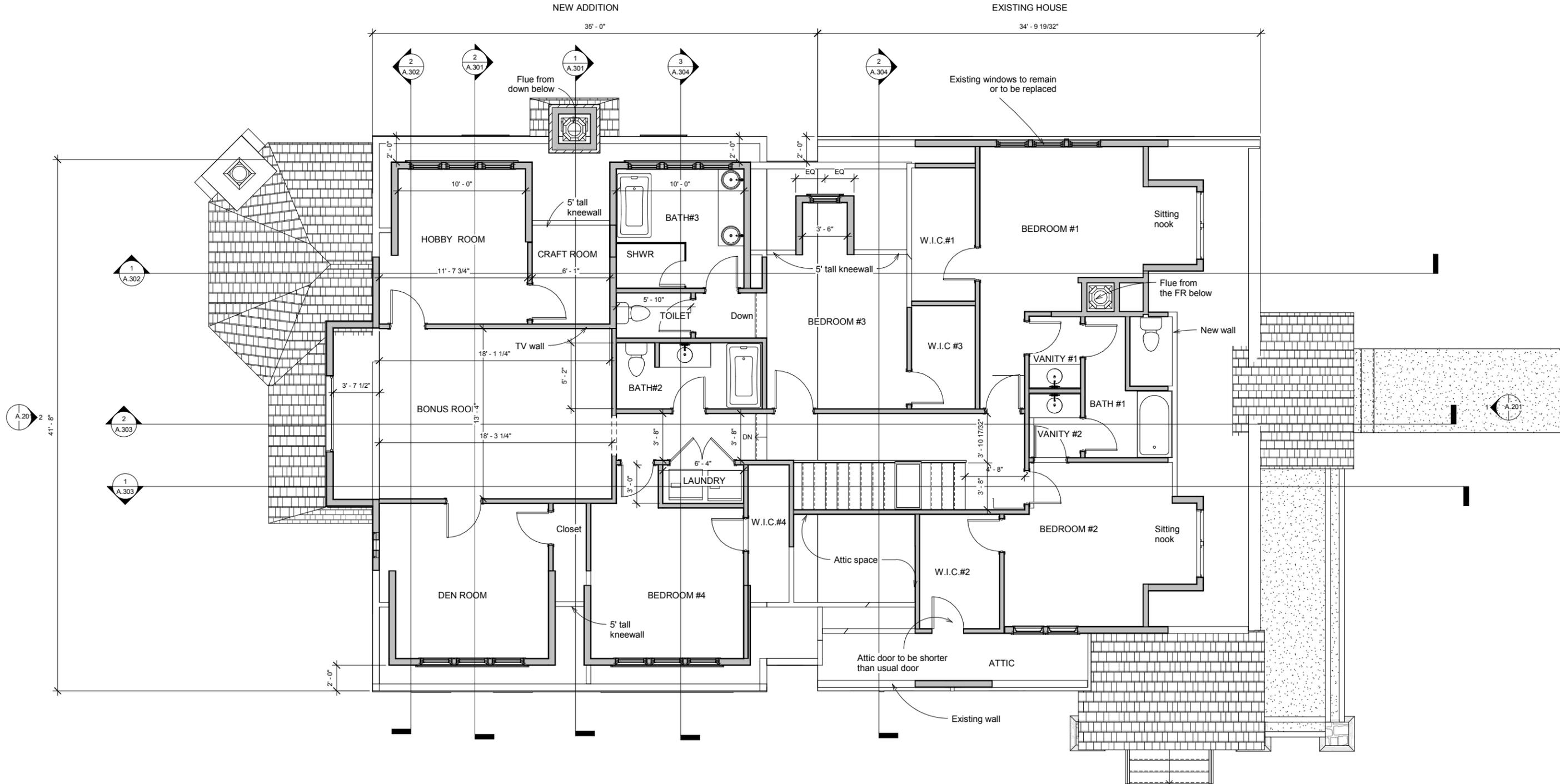
ALL EXISTING WINDOWS TO BE REPLACE WITH NEW WINDOWS.
 ALL NEW WALLS ARE TO BE 6" STUD WALLS.
 ALL EXISTING, PLUMBING, ELECTRICAL WIRES AND HVAC SYSTEM TO BE REPLACED.
 ALL ROOFING TO BE REPLACED.
 ALL EXISTING STONE FACADE TO BE REPAIRED.



1 PROPOSED MAIN FLOOR PLAN
 A.101 1/4" = 1'-0"



ALL EXISTING WINDOWS TO BE REPLACE WITH NEW WINDOWS.
 ALL NEW WALLS ARE TO BE 6" STUD WALLS.
 ALL EXISTING, PLUMBING, ELECTRICAL WIRES AND HVAC SYSTEM
 TO BE REPLACED.
 ALL ROOFING TO BE REPLACED.
 ALL EXISTING STONE FACADE TO BE REPAIRED.



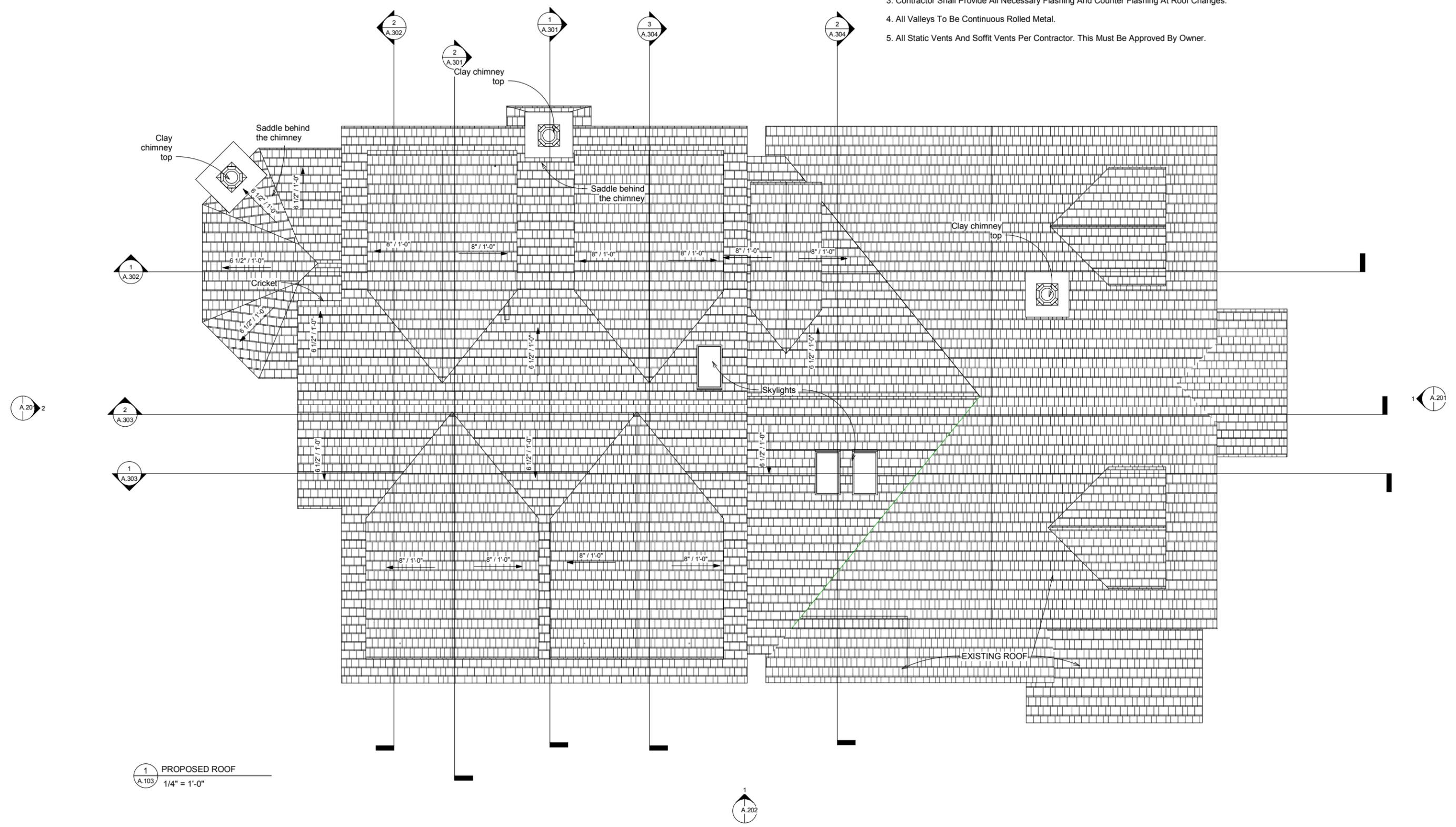
1 PROPOSED UPPER FLOOR PLAN
 A.102 1/4" = 1'-0"

A.202
2

ROOF NOTES:

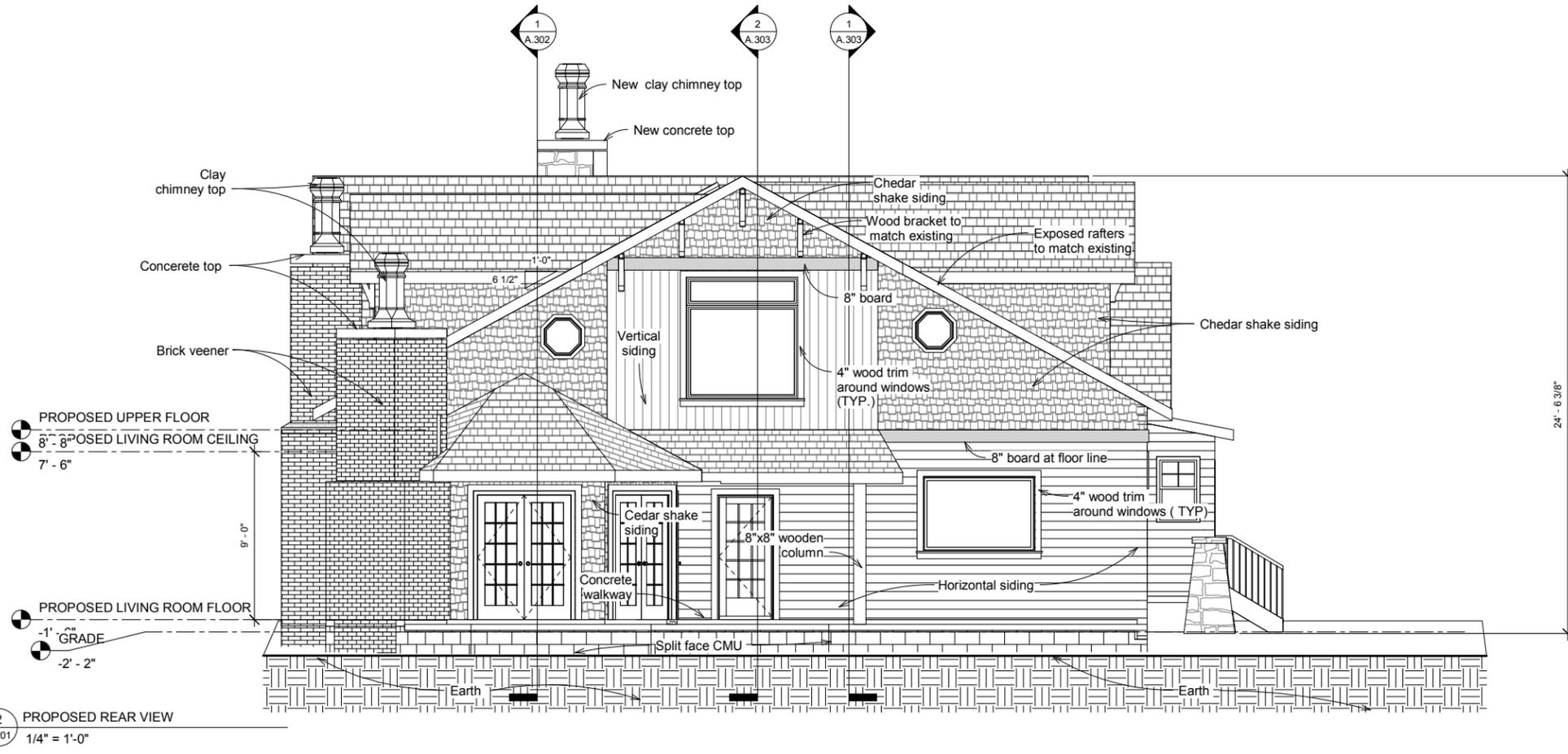
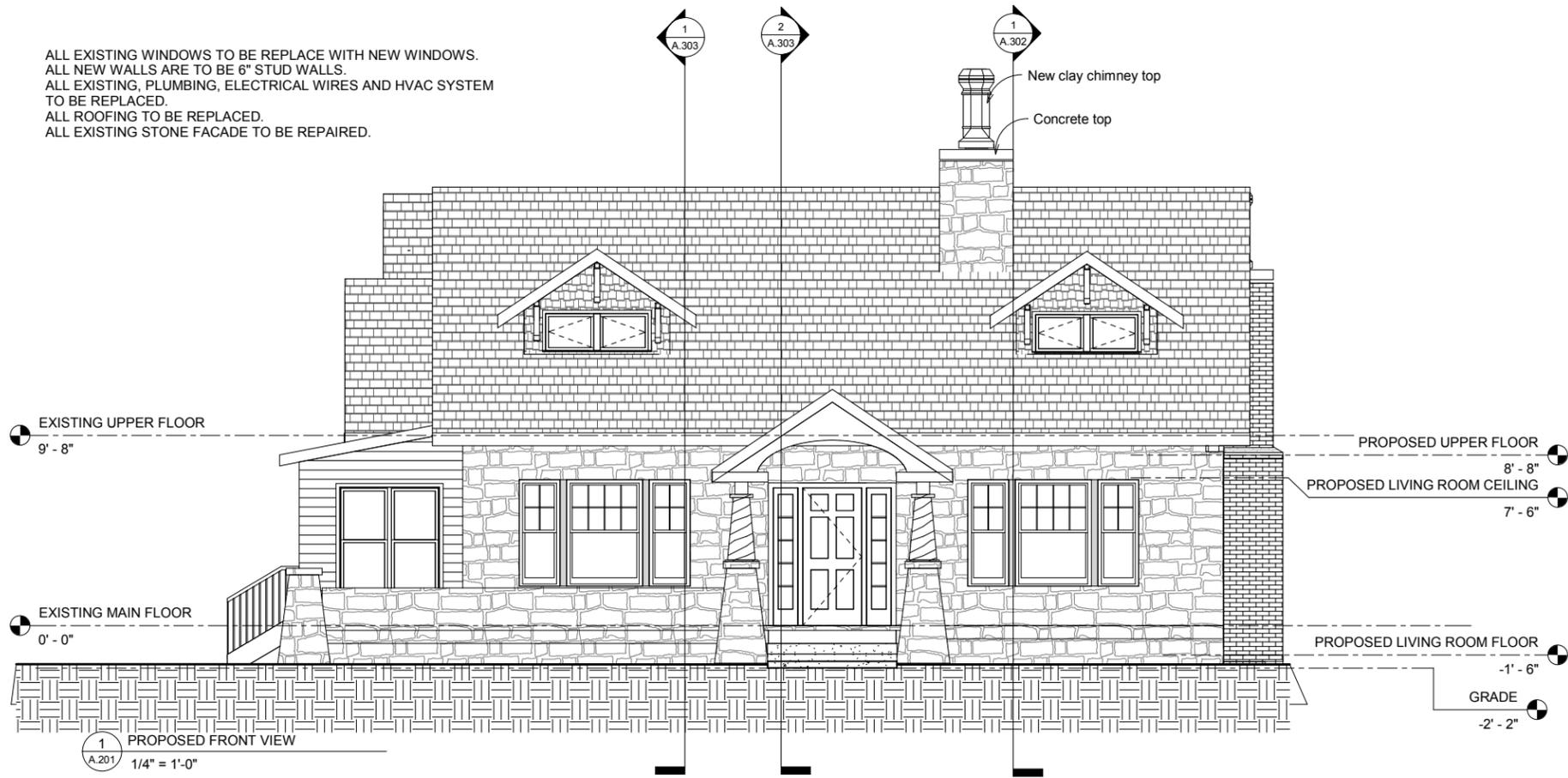
General Notes:

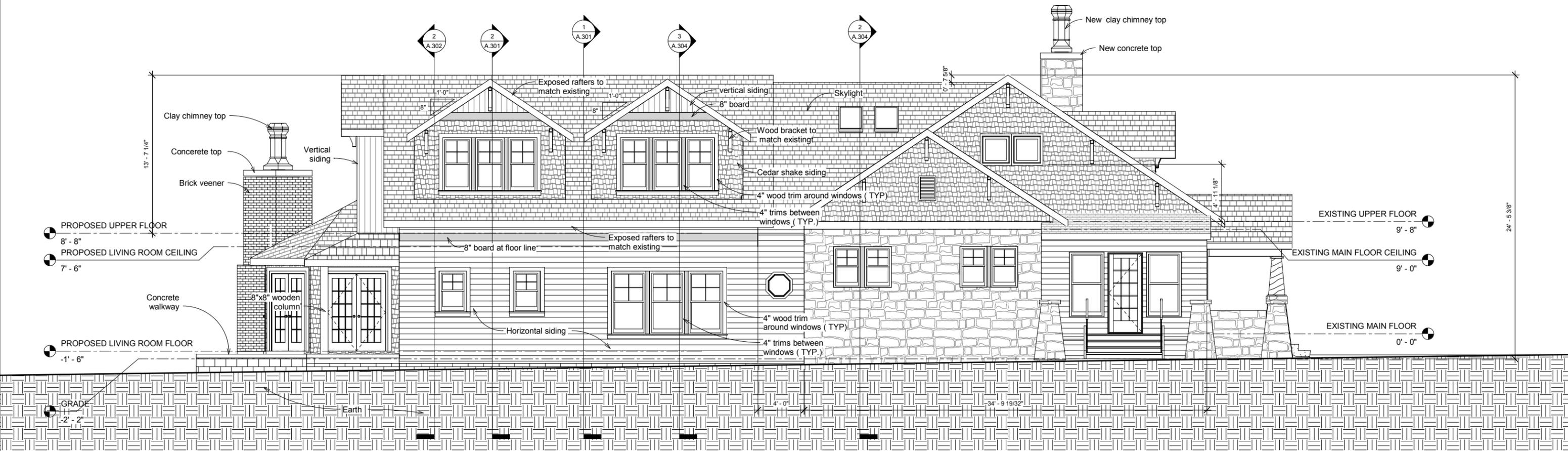
1. Contractor Shall Provide Appropriate Roofing Ventilation As Required By Codes.
2. All Roofing Penetrations Shall Be At Rear Of House Only And Painted To Match Roof Color.
3. Contractor Shall Provide All Necessary Flashing And Counter Flashing At Roof Changes.
4. All Valleys To Be Continuous Rolled Metal.
5. All Static Vents And Soffit Vents Per Contractor. This Must Be Approved By Owner.



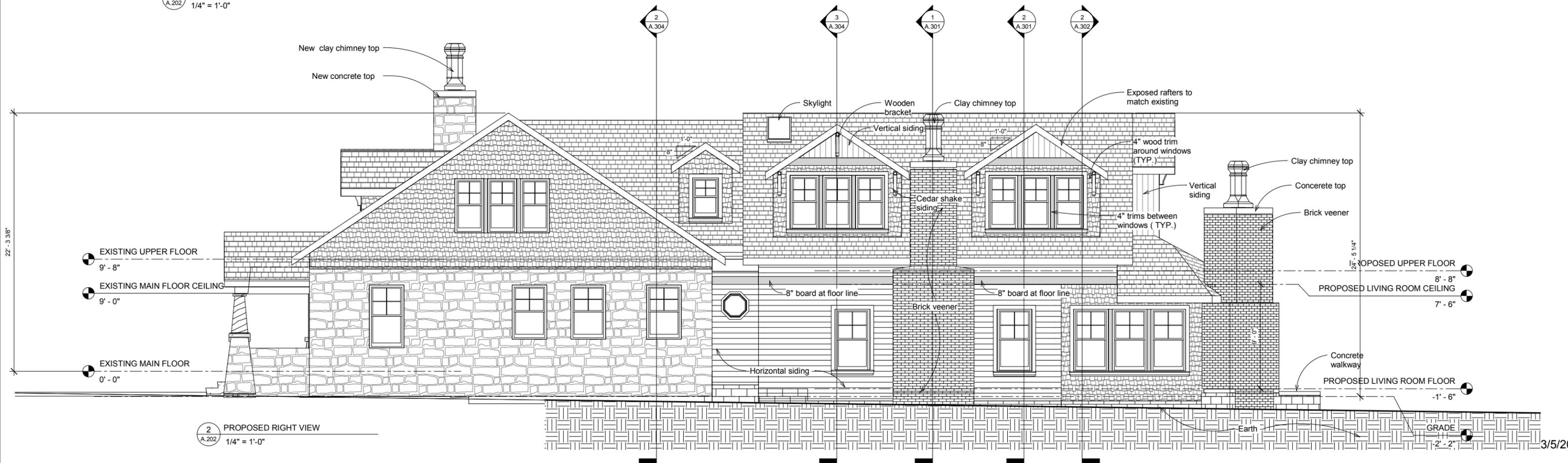
1 PROPOSED ROOF
A.103 1/4" = 1'-0"

ALL EXISTING WINDOWS TO BE REPLACE WITH NEW WINDOWS.
 ALL NEW WALLS ARE TO BE 6" STUD WALLS.
 ALL EXISTING, PLUMBING, ELECTRICAL WIRES AND HVAC SYSTEM
 TO BE REPLACED.
 ALL ROOFING TO BE REPLACED.
 ALL EXISTING STONE FACADE TO BE REPAIRED.



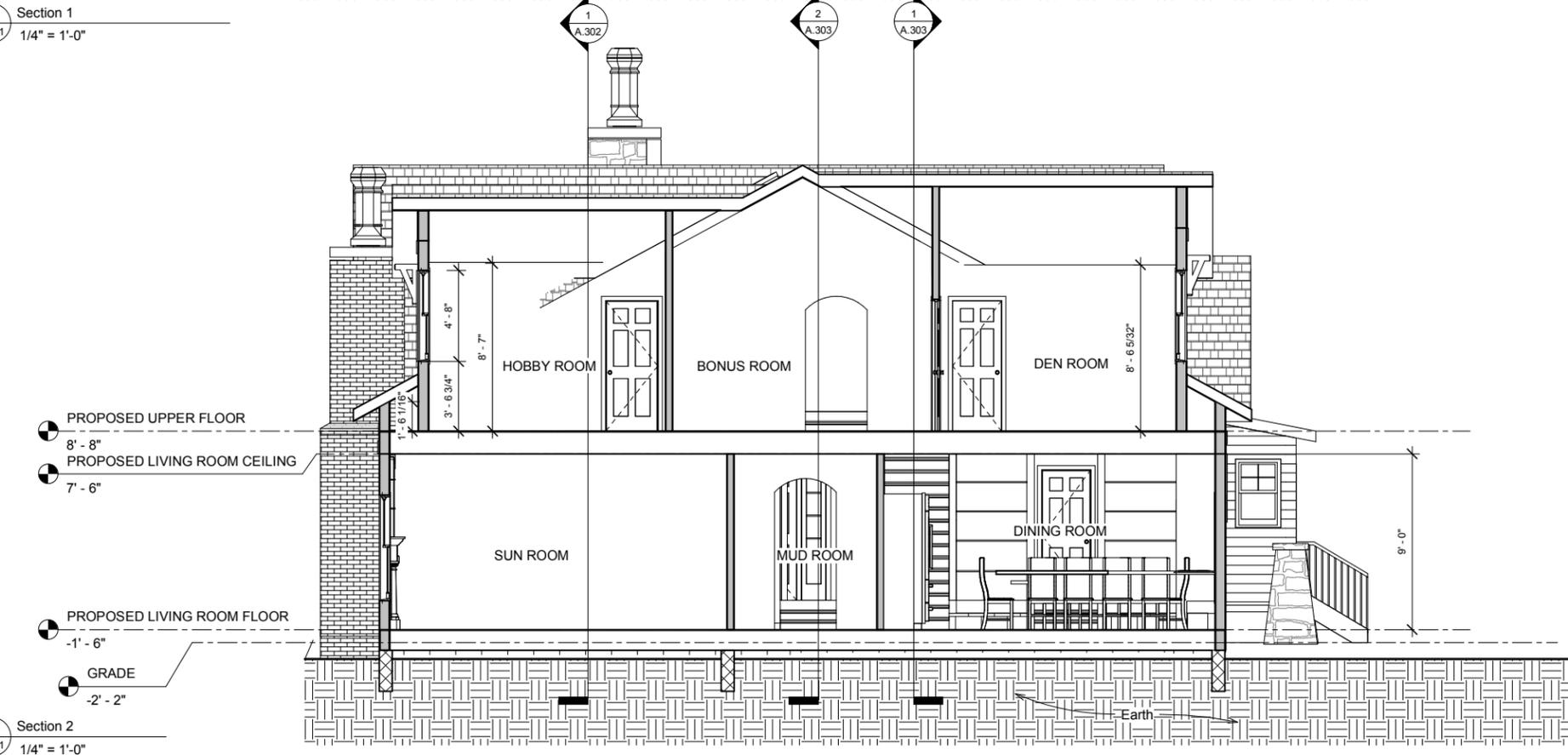
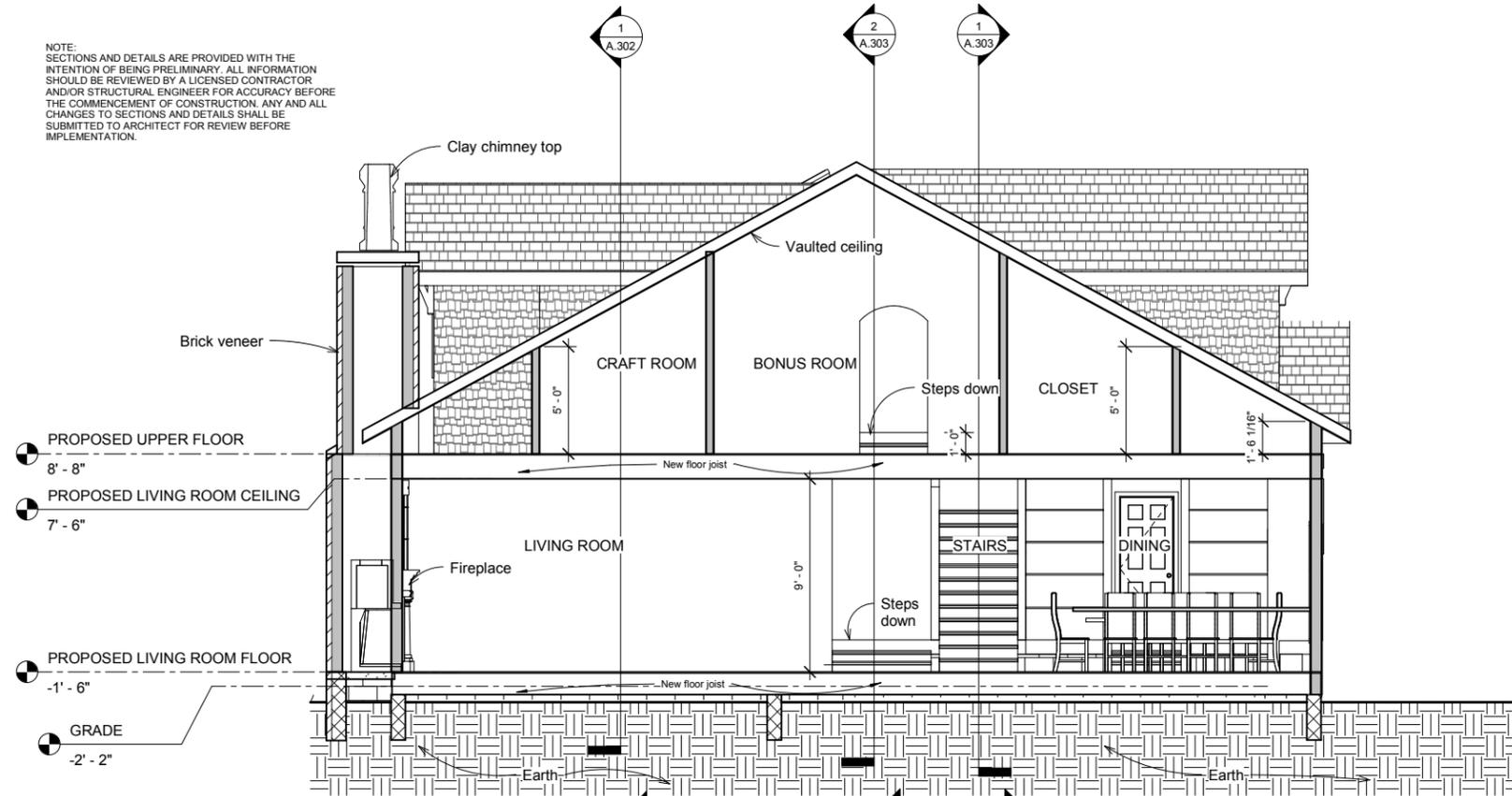


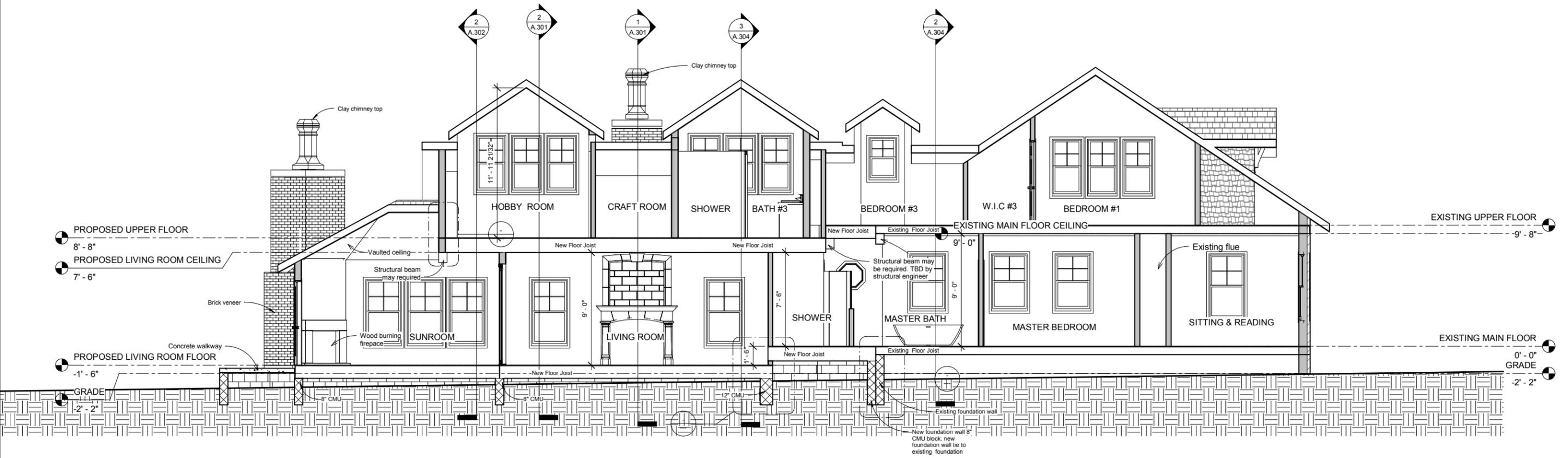
1 PROPOSED LEFT VIEW
A.202 1/4" = 1'-0"



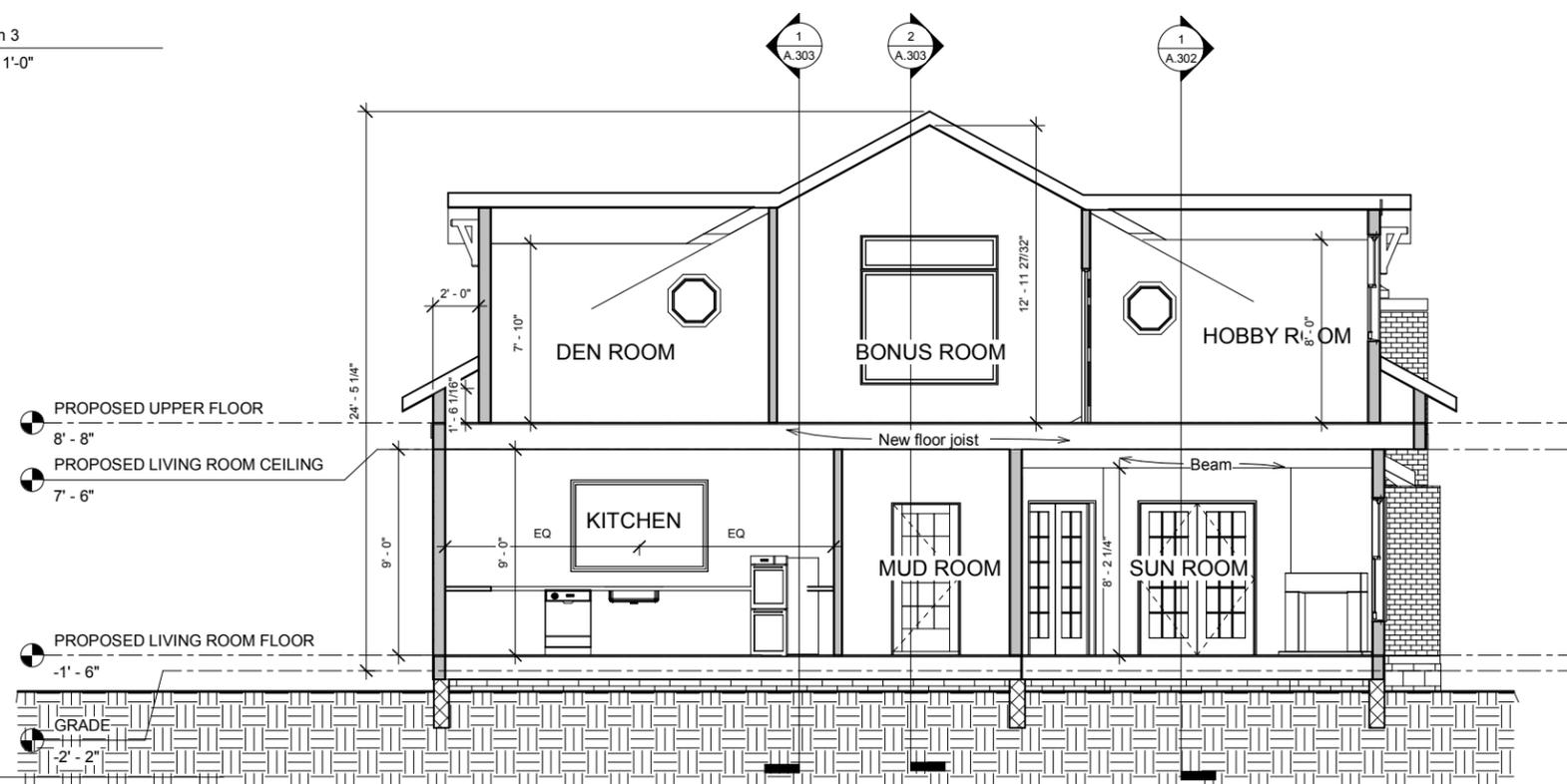
2 PROPOSED RIGHT VIEW
A.202 1/4" = 1'-0"

NOTE:
SECTIONS AND DETAILS ARE PROVIDED WITH THE INTENTION OF BEING PRELIMINARY. ALL INFORMATION SHOULD BE REVIEWED BY A LICENSED CONTRACTOR AND/OR STRUCTURAL ENGINEER FOR ACCURACY BEFORE THE COMMENCEMENT OF CONSTRUCTION. ANY AND ALL CHANGES TO SECTIONS AND DETAILS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW BEFORE IMPLEMENTATION.

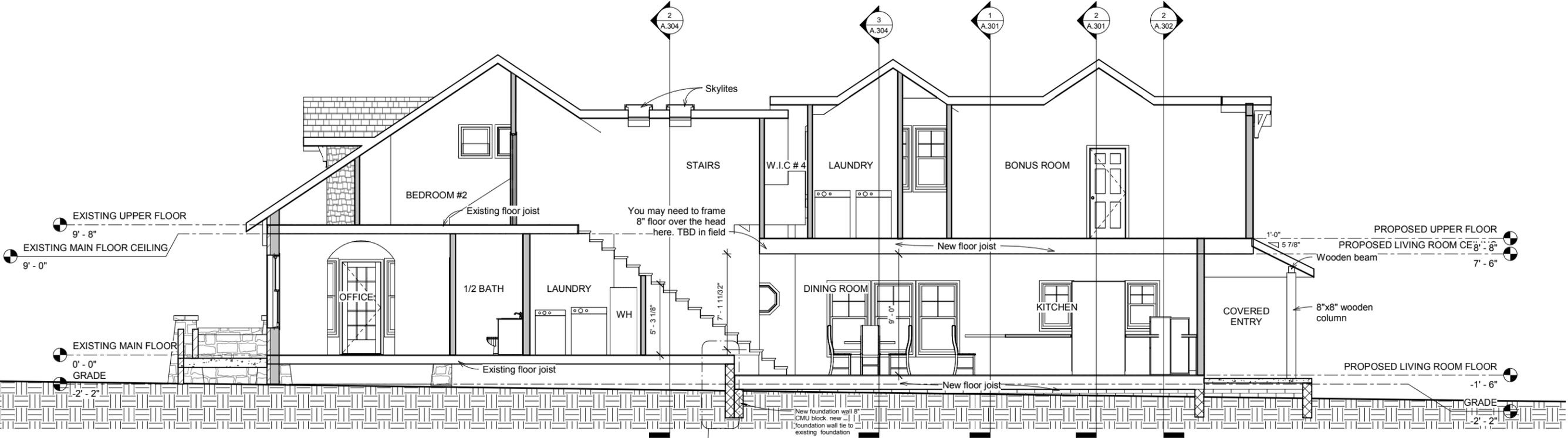




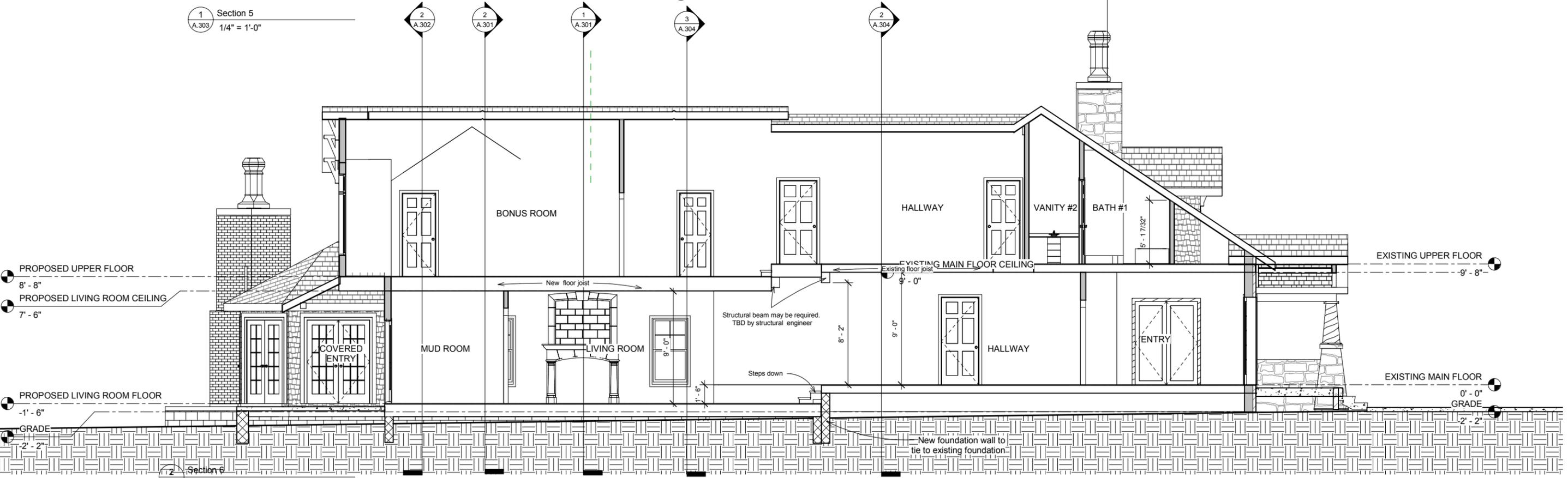
1 Section 3
A.302 1/4" = 1'-0"



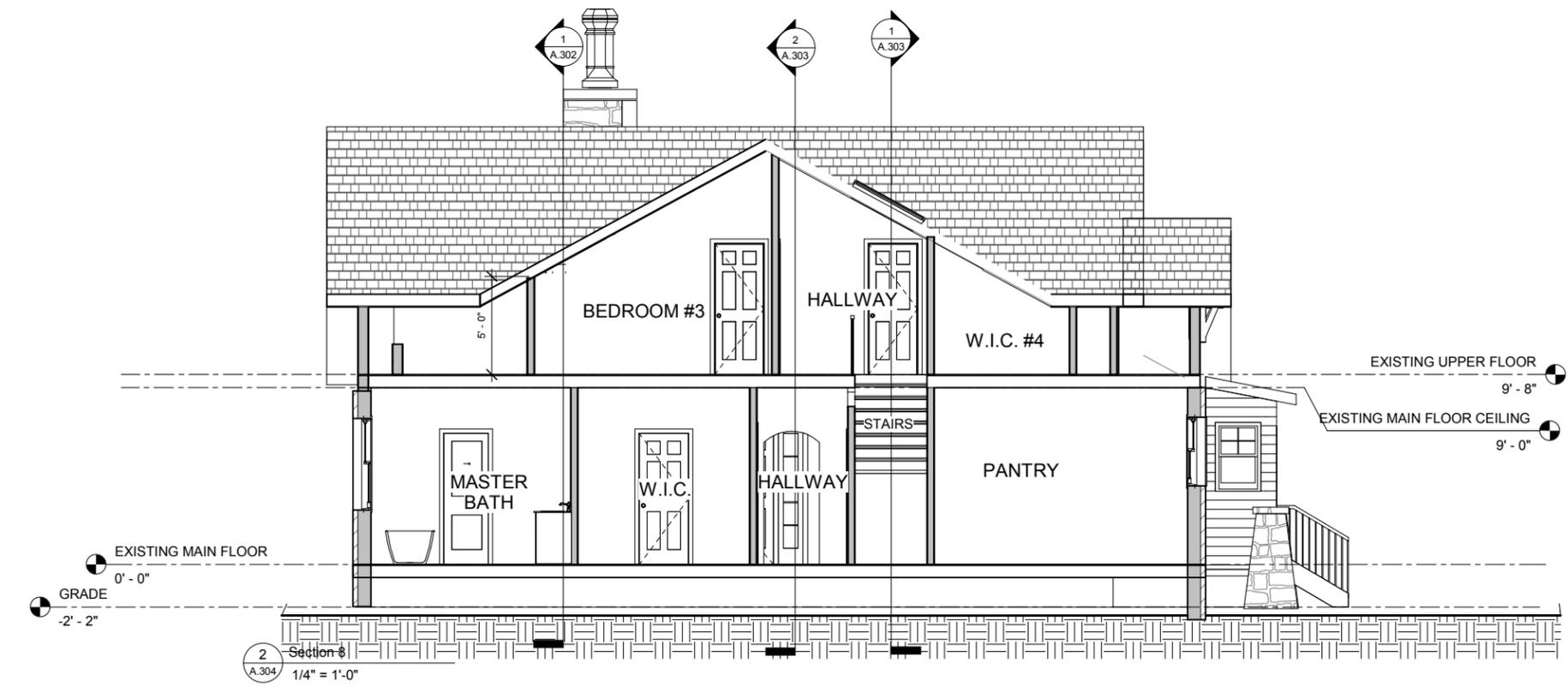
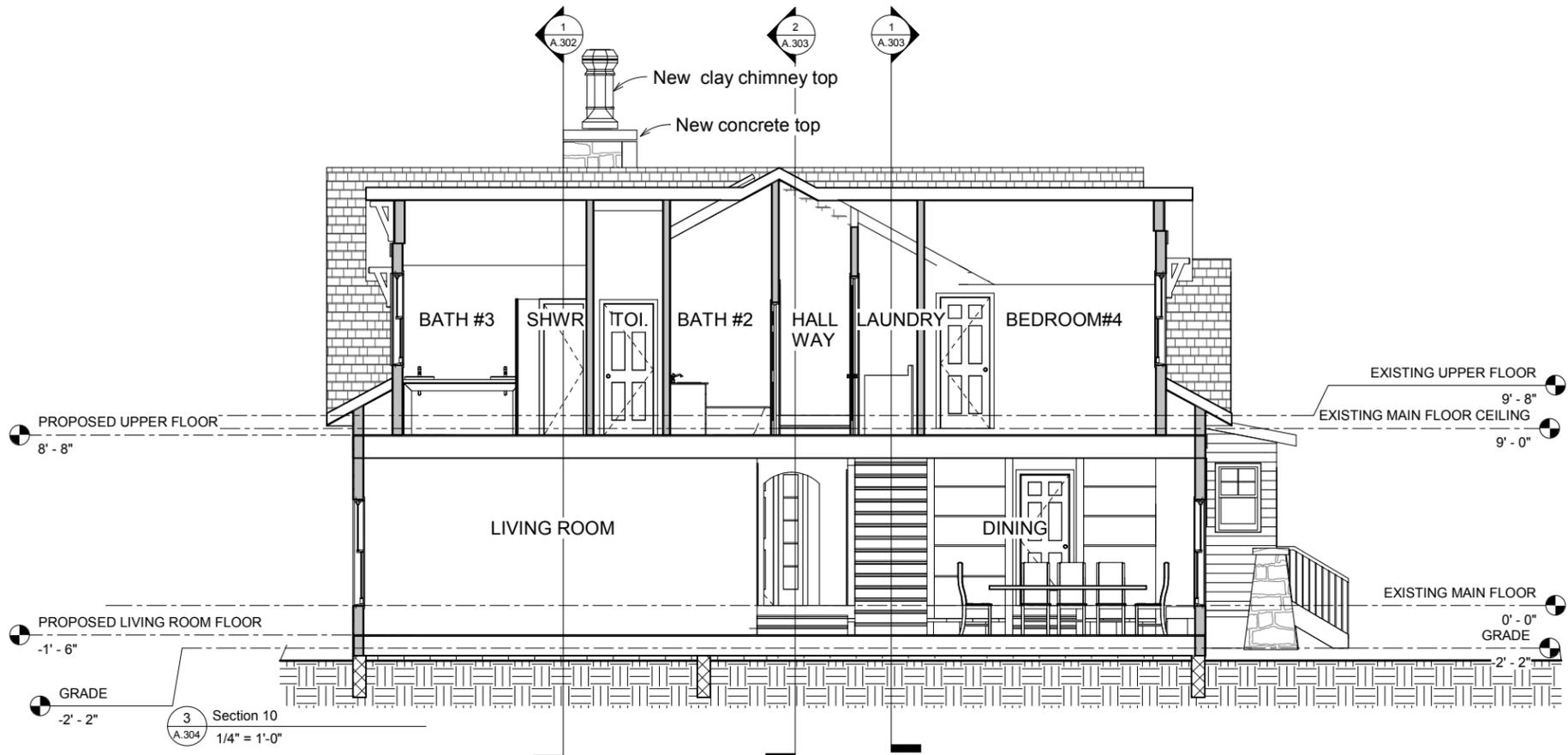
2 Section 4
A.302 1/4" = 1'-0"

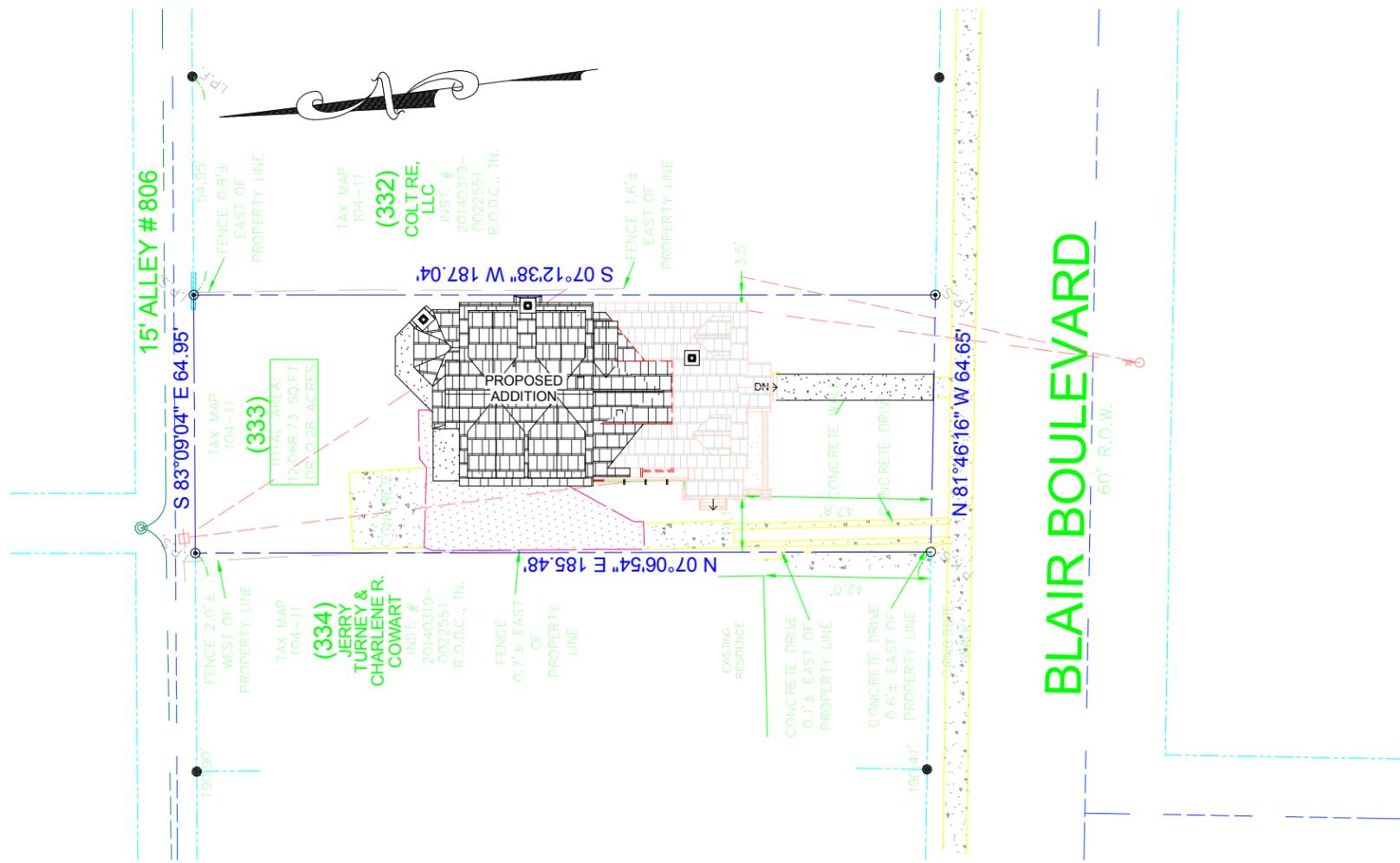


1 Section 5
A.303 1/4" = 1'-0"

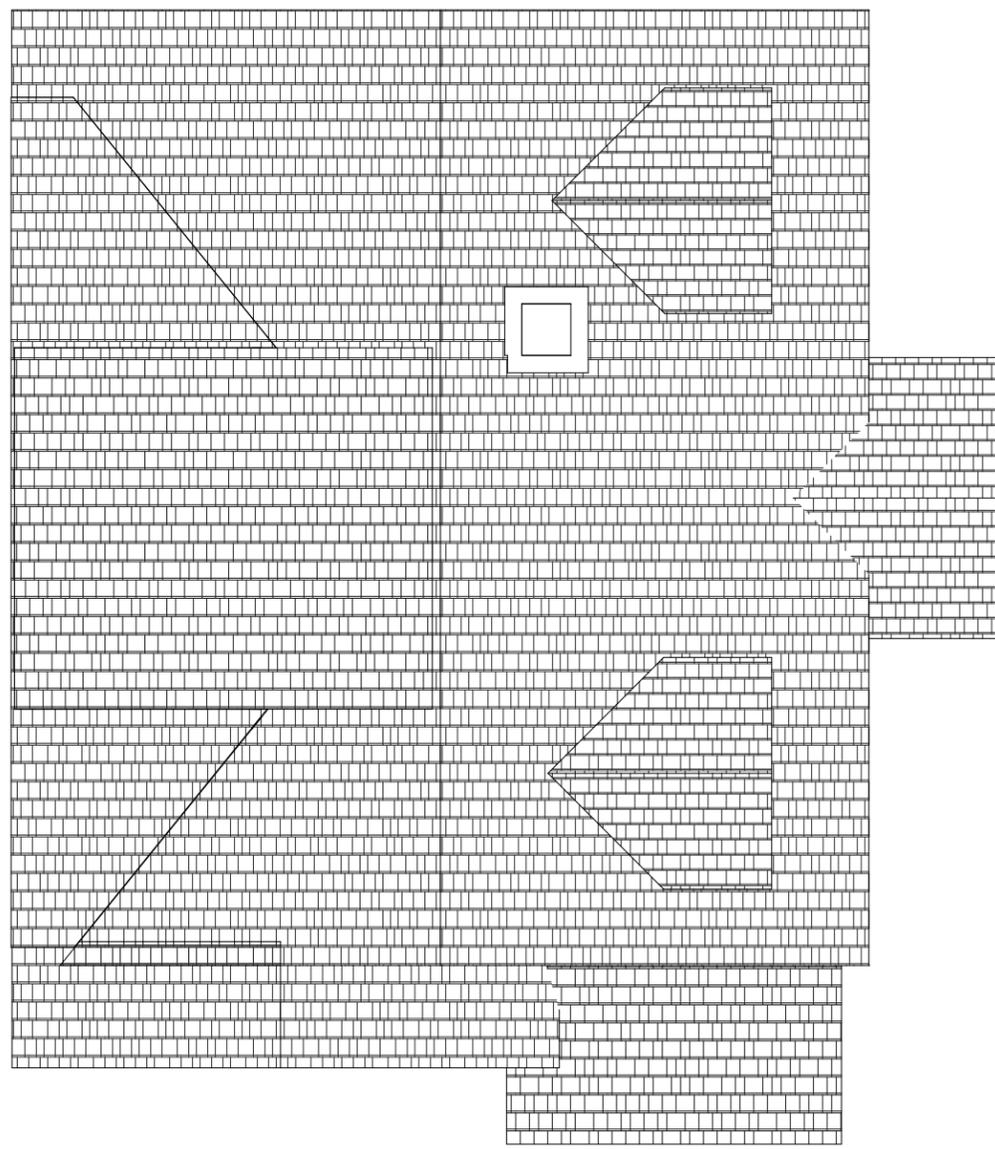


2 Section 6
A.303 1/4" = 1'-0"

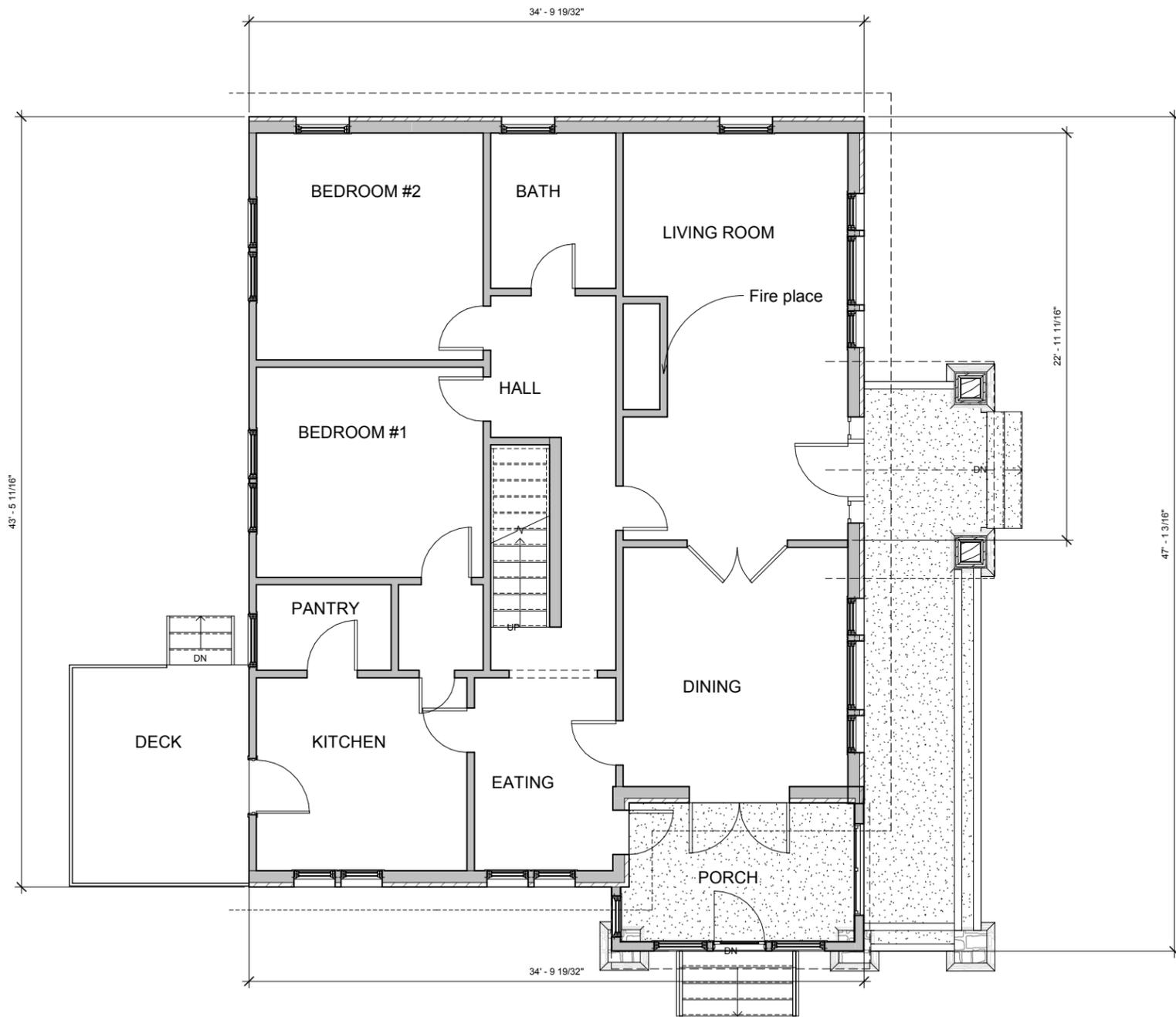




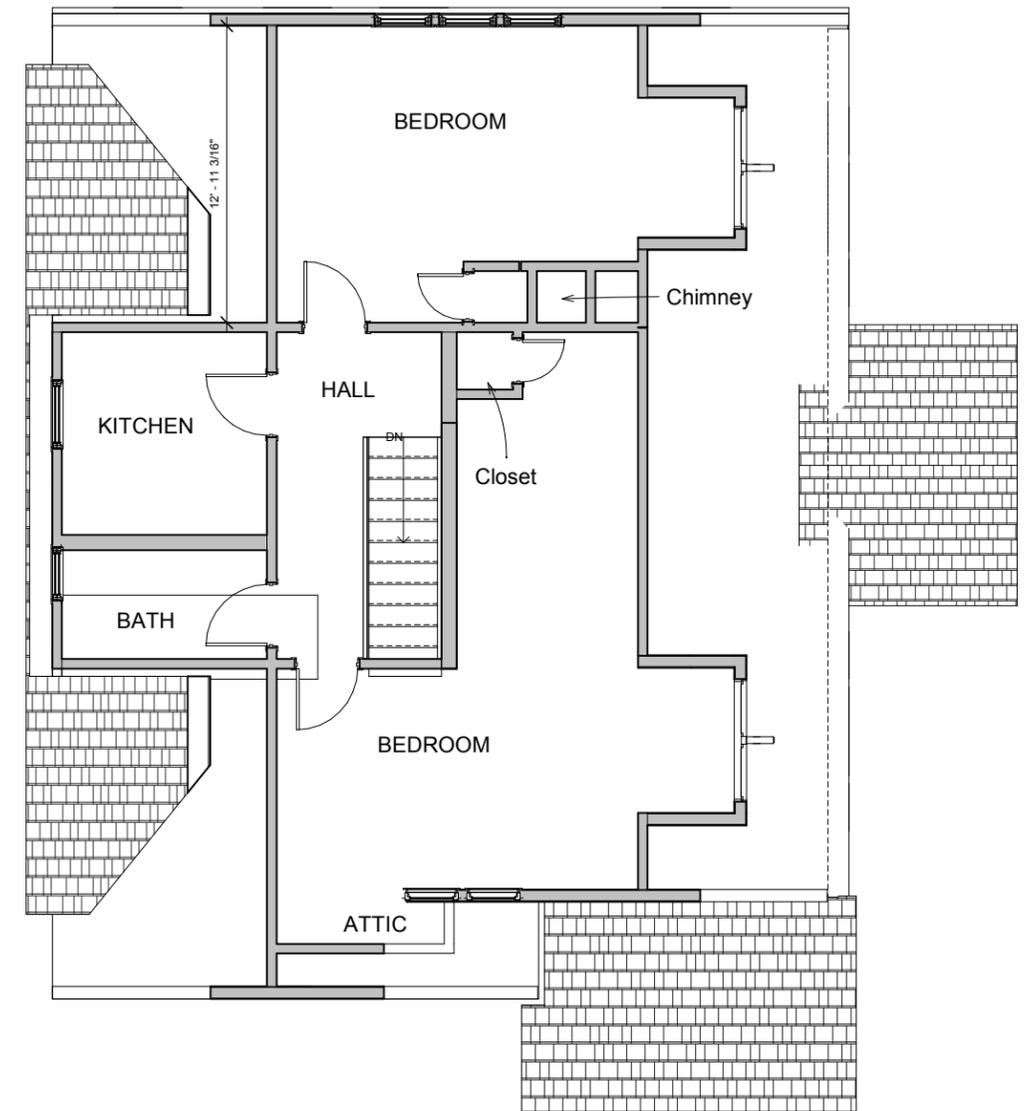
1 PROPOSED SITE PLAN
C.101 1" = 20'-0"



2 EXISTING ROOF
C.101 1/4" = 1'-0"



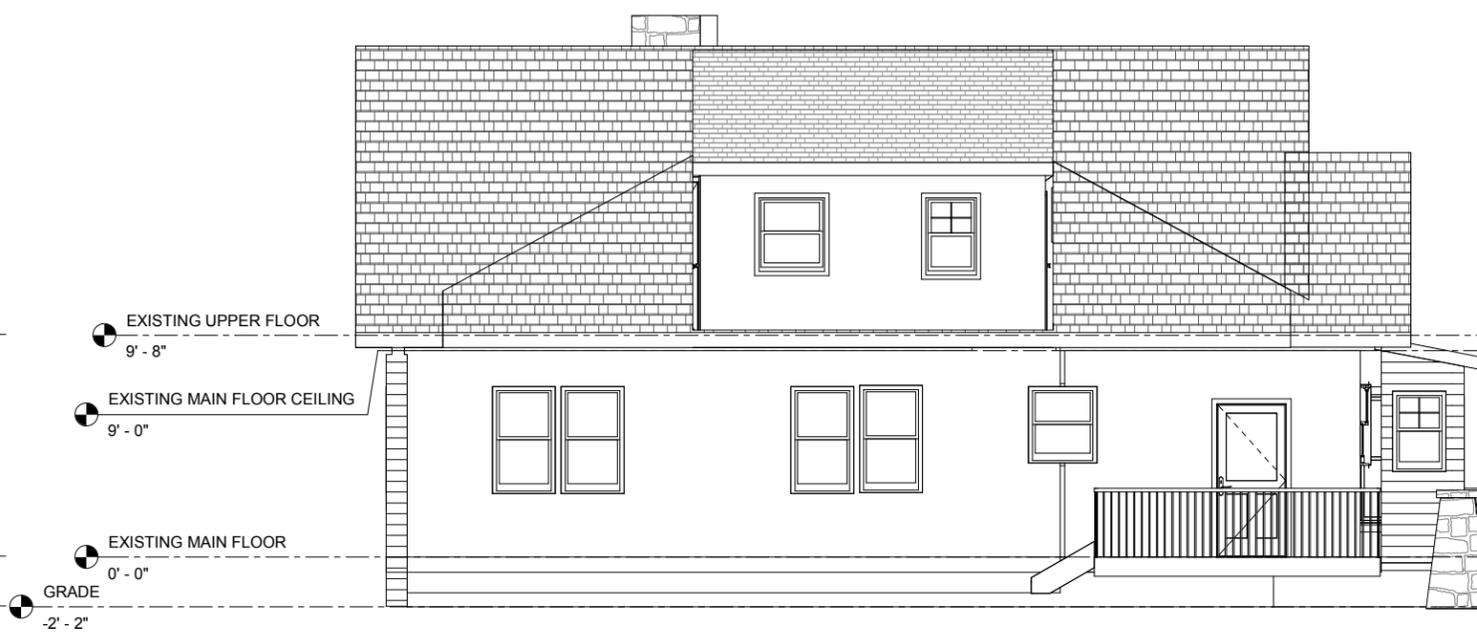
1 EXISTING MAIN FLOOR
E.101 1/4" = 1'-0"



2 EXISTING UPPER FLOOR
E.101 1/4" = 1'-0"



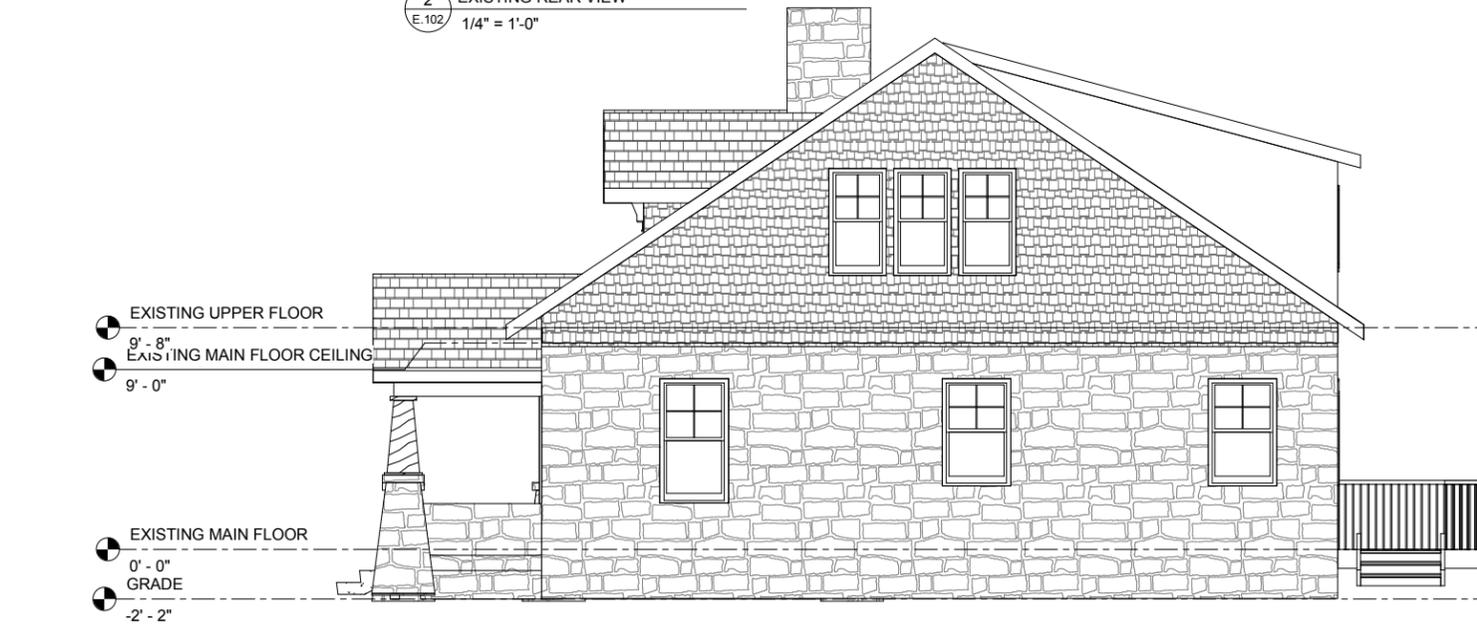
1 EXISTING FRONT VIEW
E.102 1/4" = 1'-0"



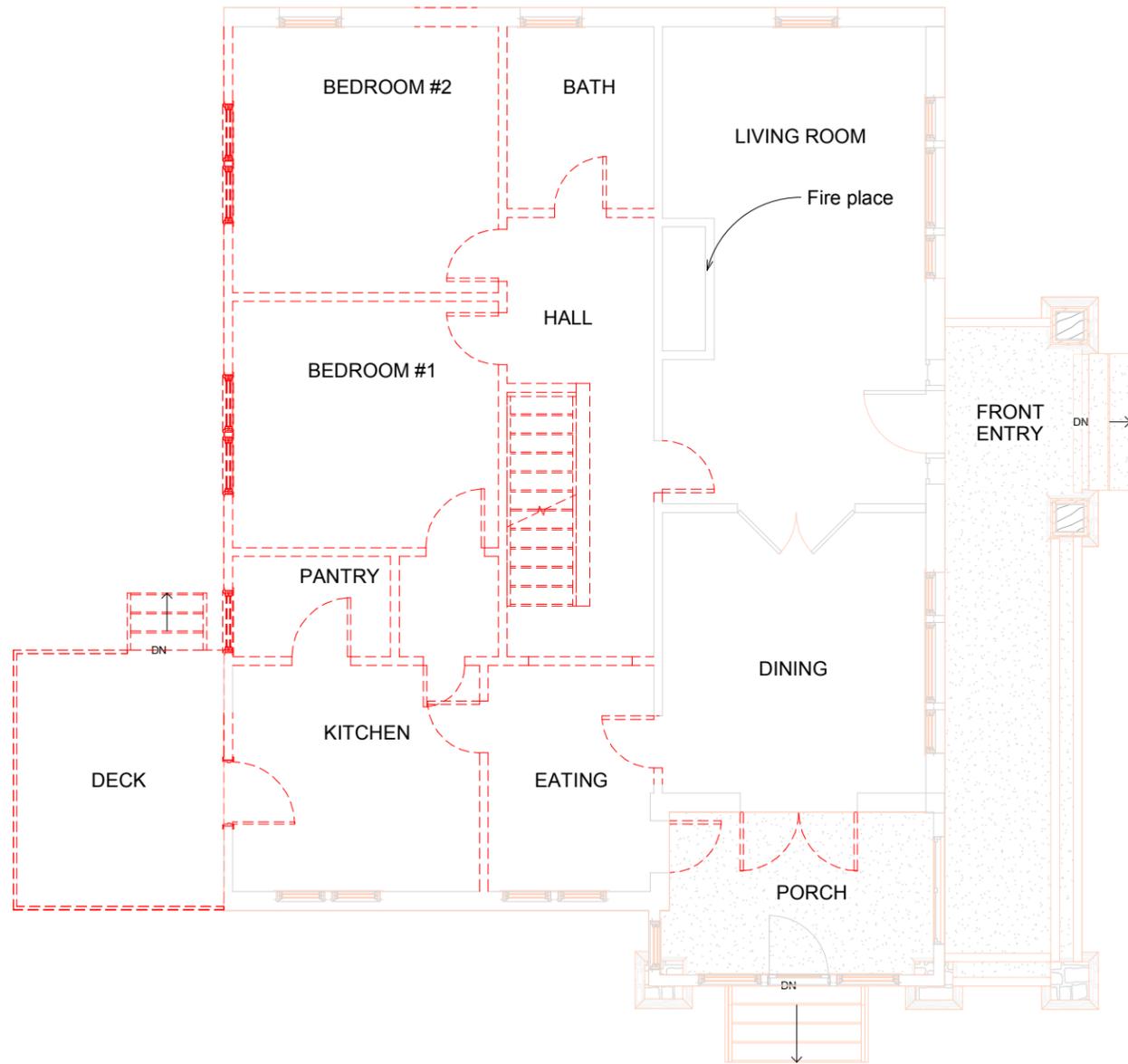
2 EXISTING REAR VIEW
E.102 1/4" = 1'-0"



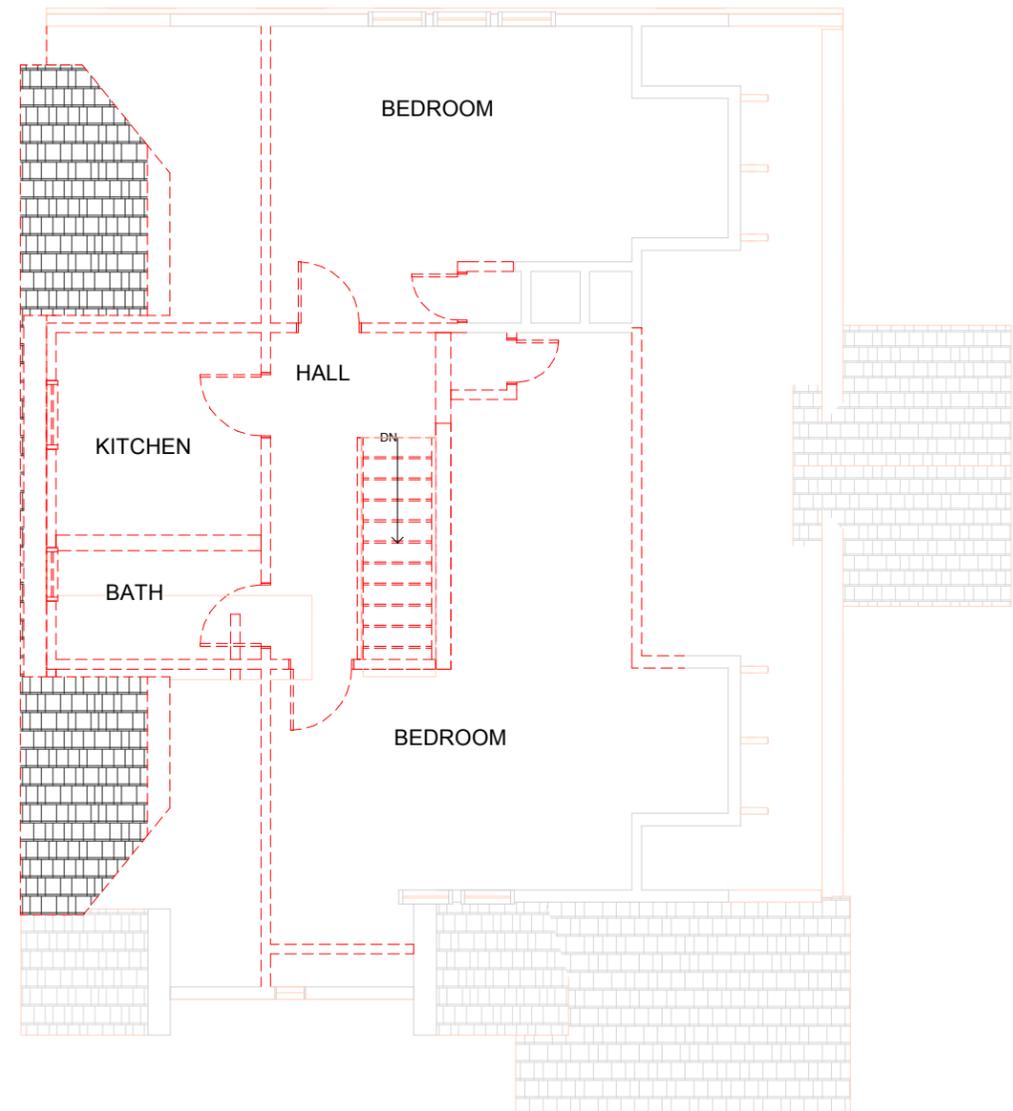
3 EXISTING LEFT VIEW
E.102 1/4" = 1'-0"



4 EXISTING RIGHT VIEW
E.102 1/4" = 1'-0"



1 DEMOLITION MAIN FLOOR
 D.101 1/4" = 1'-0"



2 DEMOLITION UPPER FLOOR
 D.101 1/4" = 1'-0"

From: [Kelly Gammer](#)
To: [Sajid, Melissa \(Historical Commission\)](#)
Subject: 2404 Blair Blvd.
Date: Tuesday, March 17, 2020 10:14:14 AM
Attachments: [image003.png](#)
[2404 Blair Blvd.pdf](#)

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Good morning.

We received this letter this week regarding work on the 2404 Blair Blvd. I've not driven up to look at the current distance from the home yet but this was time sensitive.

My concern is that they would only have 3.5' to complete maintenance on their home.

We put a fence up before my time and it sits (according to survey), 1.6' over on our property from property line. Just want to make sure they do not encroach on our setbacks or make assumptions. Happy to work with them but want to keep our value in place and not loose options for later expansion on our part because they (2404) moved their home 1.5' over into their setback.

I hope that makes sense. Please feel free to reach out if needed.

Thank you.

Kelly Gammer
On behalf of Colt RE, LLC

Kelly Gammer, CCIM, RPA
Broker, Real Estate Manager

Capital Realty Group, LLC
1011 Reams Fleming Blvd. | Franklin, TN 37064
Direct: (615) 550-3022
Mobile: (615) 525-3469

