

**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

**STAFF RECOMMENDATION
316 South 11th Street
May 20, 2020**

Application: Violation; New Construction—Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08313008500
Applicant: Keith Whitaker, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant requests after-the fact approval of revisions to a rear addition that has been partially constructed. The addition was originally approved to match the width of the house, but the massing is to be shifted four feet (4') to the left because of a sewer easement, pushing the addition wider than the historic house on the left side.

Recommendation Summary: Staff recommends approval of the proposed rear addition at 316 South 11th Street, with the following conditions:

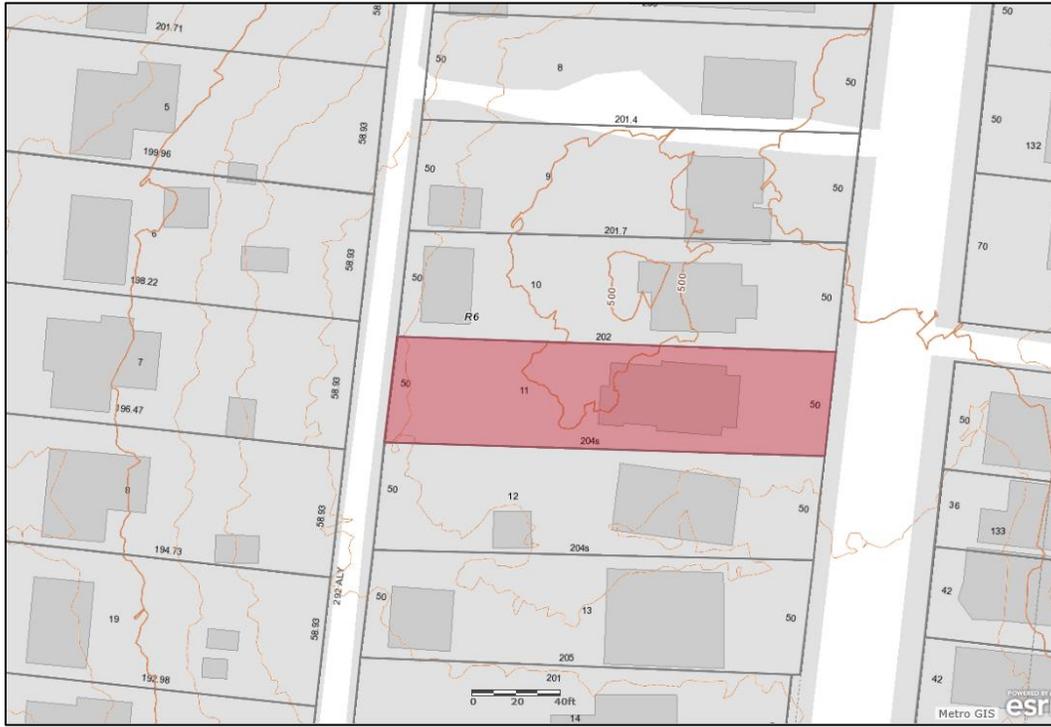
1. The front-facing window on the addition shall have a more compatible proportion and vertical orientation; and
2. The applicant shall submit revised drawings to accurately show the location and appearance of the addition.

Meeting those conditions, staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Preservation Permit HCP 202018608
- C:** Revised Site Plan

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

- b. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
- c. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
- d. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

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

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or*

- photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

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

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

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

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

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

Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7"). Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

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

5. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually

compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

7. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

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

Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

10. ADDITIONS

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

Placement

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

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

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

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

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

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

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

- An extreme grade change*

- Atypical lot parcel shape or size*

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

When an addition needs to be taller:

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

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).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

e. Additions should follow the guidelines for new construction.

Background: The structure at 316 South 11th Street is a one and one-half-story side-gabled house, constructed circa 1925. The house has a gabled front porch, wide overhanging roof eaves and double-hung windows with a vertically-divided upper sash; all common features of the Craftsman architectural style. Because of the age and character of the house, it is a contributing structure.



Figure 1: 316 South 11th Street

An addition to the house was administratively approved in 2018, for which a permit was reissued in March 2020.

After receiving a “Preservation Permit,” a property survey identified a sewer easement on the right side of the lot. In order to avoid the easement, the applicant revised the design but did not submit new plans to the MHZC before starting construction.

Analysis and Findings: The applicant is seeking approval of the revised design after-the-fact.

Location & Removability: The addition attaches at the back of the house, connecting on the rear wall of a previous addition that was constructed in 2012, stepped in four feet (4’) on the right side and fifteen feet (15’) on the left. As approved, the new addition was to extend back with these insets and then step back out on both sides to match the width of the 2012 addition.

The addition was constructed with the insets as approved, but with the primary mass shifted to the left instead of stepping back out on both sides. This makes the new addition extend four feet (4’) wider than the historic house on the left side.

Additions wider than historic houses are generally not appropriate unless the house is very narrow, is shifted to one side of the lot, or is on a lot wider than sixty-feet (60’), none of which apply here. However, staff finds that the wider addition may be appropriate here because the sewer easement reduces the amount of lot area that would otherwise be available for an appropriate addition and the addition is only one-story. The wider portion begins roughly sixty feet (60’) back from the front of the house and extends twenty-two feet (22’) toward the rear.

Because the addition is located at the rear and does not directly impact the front or sides of the historic house, staff finds the addition to be appropriate and to meet sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The design of the addition is similar to the historic house in its detailing, with a compatible hipped roof form and matching exterior materials. Staff finds that the character of the addition does not contrast with the historic house; therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The addition is one story tall, with an eave height matching the eaves of the 2012 addition, and the roof peak of the addition is eight feet (8') shorter than the original roof.

With a massing that is shorter than the existing house, and the additional width on the left side beginning more than sixty feet (60') back from the front of the house, staff finds that the addition is subordinate to the historic house.

Staff finds the scale of the proposed addition to be subordinate to the historic house and to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The addition steps in from both sides of the existing house and remains narrower on the right side, but the addition gets closer to the side property line on the left side because the addition is shifted. At the closest point, the addition will be ten feet (10') from the left side of the property. Because the addition is shorter than the historic house, and because the additional width begins approximately sixty feet (60') back from the front of the house, staff finds that the addition will not have a significant negative impact on the perceived rhythm of spacing between houses.

Staff finds that the setbacks for the addition meets section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Split-faced Concrete Block	Typical	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth, 5" Reveal	Yes	
Trim	Cement-Fiber Clapboard	Smooth	Yes	
Roofing	Asphalt Shingle	Matching Existing	Yes	
Windows	Wood	Jeld-Wen W-2500	Yes	
Doors	Wood, Full-light	Pairs with Transoms	Yes	

Staff find the materials to be appropriate and meet section II.B.4 of the design guidelines.

Roof form: The roof of the addition is hipped with a slope of 3/12. This form and low pitch help to reduce the perceived scale of the addition. Staff finds that the roof of the addition meets section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: By shifting the addition four feet (4') to the left, a front-facing wall on the addition that would have been obscured by the historic house will be highly visible. Additionally, this wall originally was to have a pair of vertically oriented double hung windows, but instead a single horizontal window has been installed. Windows on the historic house are generally vertically oriented, roughly twice as tall as they are wide. Staff recommends that this wall has windows oriented vertically, as is typical of openings on the historic house.

The right side of the addition was also approved to have vertically oriented windows, but square windows have been installed. On this elevation, shifting the footprint makes the windows less visible from the street. The left elevation as approved would have had pairs of doors opening onto a deck. The deck and doors have been relocated to the rear elevation. Staff finds the sides and rear to be appropriate because they are not highly visible.

With a condition that the front-facing window on the addition has a more compatible proportion and orientation, Staff finds that the window proportion and rhythm of openings are generally compatible with the historic house and that the project will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: The HVAC units are currently on the right side of the house behind the midpoint of the building, and are not proposed to be relocated. Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed rear addition at 316 South 11th Street, with the following conditions:

1. The front-facing window on the addition shall have a more compatible proportion and vertical orientation; and
2. The applicant shall submit revised drawings to accurately show the location and appearance of the addition.

Meeting those conditions, staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

ATTACHMENT A: PHOTOGRAPHS



Front wall of addition where it steps wider than the historic house.



Right side of addition from rear. As originally approved, the addition would have stepped back out to align with the side of the house after a span of thirteen feet (13').



3790114



METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park
3000 Granny White Pike
Nashville TN 37204
(615) 862-7970
historicalcommission@nashville.gov

HISTORICAL COMMISSION PERMIT – 2020018608 (REPLACES HISTORICAL COMMISSION 2018055522)

Entered on: 23-Mar-2020

Site Address

316 11TH ST
NASHVILLE TN, 37206

Historic District: Lockeland Springs-East End

Parcel Owner

WHITAKER, KEITH D. & MANDYL
316 S 11TH ST
NASHVILLE, TN 37206

Purpose: Construct Rear Addition and Uncovered Deck (See attached architectural plans)

FOUNDATION

- Foundation material shall match the existing house or shall be split-faced block.
- The finished floor height shall be consistent with the finished floor height of the existing house.

CLADDING & TRIM

- Siding, trim, railings, vents and associated elements are to be wood or cement fiberboard.
- Wood or cement fiberboard shall be smooth without simulated wood grain pattern or rough, unfinished appearance.
- All exposed exterior lumber should be grade number #1 or #2. Lower grade lumber is unsuitable for exterior work.
- Overlapped sidings shall have a maximum reveal of five inches (5"), or match the exposure on the house.

WINDOWS & DOORS

- Window and door selections shall be approved by MHZC Staff prior to purchase/installation.
- There shall be a four inch (4") mullion between any paired windows.
- Windows and doors on clapboard walls shall have four inch (4") nominal flat casing trim.

ROOF

- Roof shall be asphalt shingles, matching the color of the existing roof; or
- Removal of primary roof structure, other than where the addition attaches, is not approved.

HVAC

- In moved to a new location, the HVAC/Mechanical/Utility vents, pipes, lines, and associated components shall be located behind the midpoint of the building or on the rear.



3790114



**HISTORICAL COMMISSION PERMIT – 2020018608
(REPLACES HISTORICAL COMMISSION 2018055522)**

GENERAL

Removal all of the cladding, windows, doors and roofing on a contributing house is considered partial demolition and must be reviewed by the MHZC. Removal of one of these items alone, in a neighborhood conservation zoning overlay, is not reviewed.

MHZC Staff may have added notes to submitted drawings that are a part of this permit. Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken or materials being purchased.

All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.

This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

THIS IS NOT A BUILDING PERMIT nor does it permit any particular type of use. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

APPLICANT: Jared Dotson

Activities to be Completed - Call: (615) 862-7970 or Email: historicalcommission@nashville.gov

REVIEWS REQUIRED:

WINDOWS APPROVAL PRIOR TO INSTALLATION

DOOR APPROVAL PRIOR TO INSTALLATION

HVAC LOCATION

INSPECTIONS REQUIRED:

FIELD STAKING INSPECTION

FOUNDATION CHECK INSPECTION

ROUGH FRAMING INSPECTION

PROGRESS INSPECTION

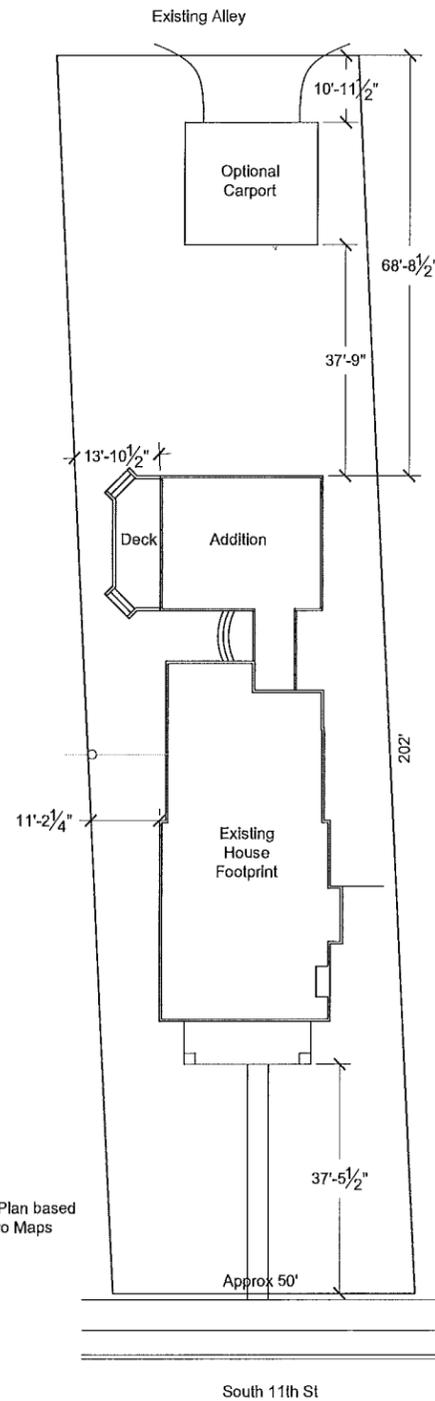
FINAL INSPECTION

Issued Date: 23-Mar-2020 **Issued By:** Sean Alexander

HISTORICAL COMMISSION PERMIT 2020018608

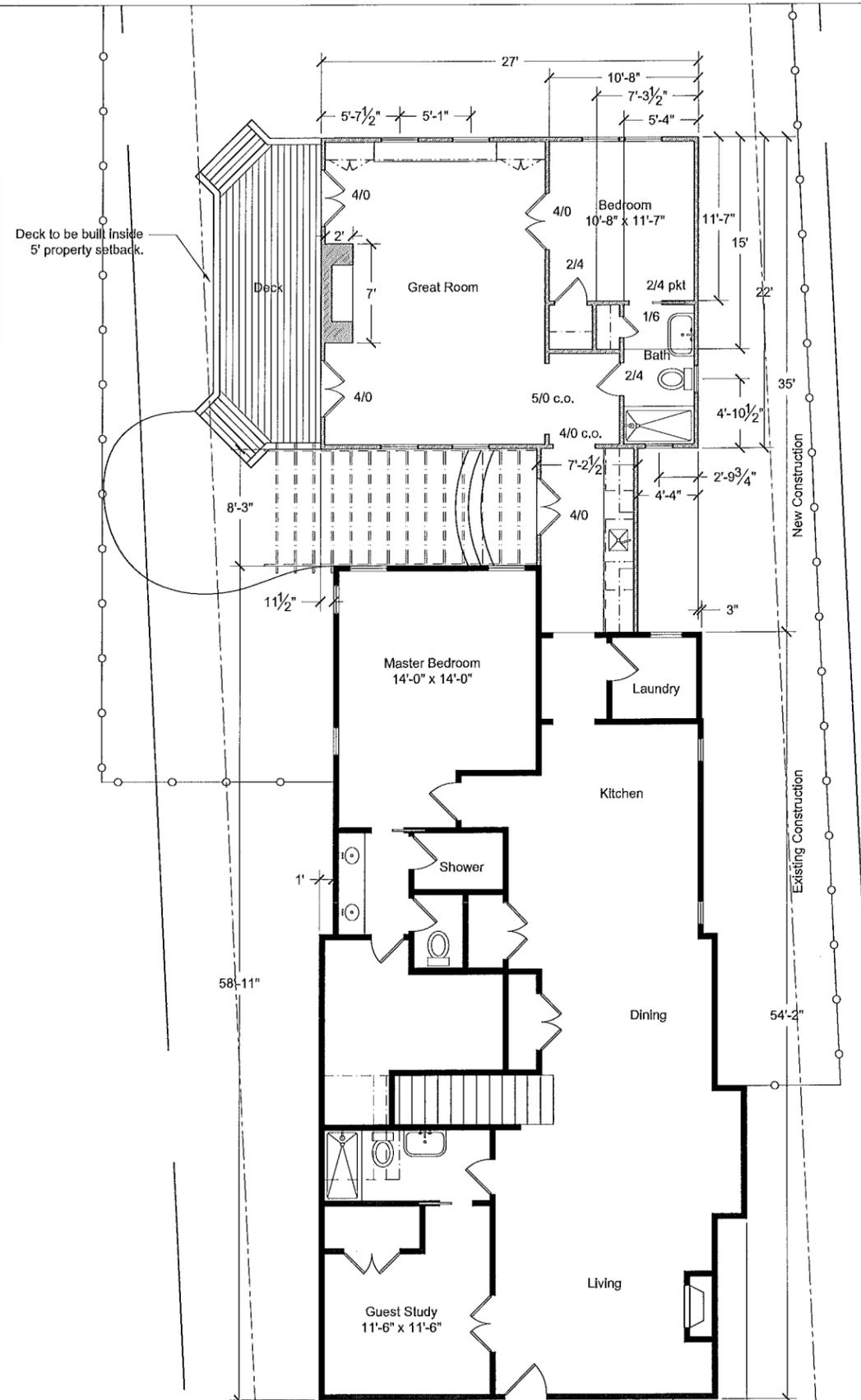
CALL 615-862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on page 1 and 2.
2. Staff must approve the construction progress at the three following points:
 - a. After the building footprint has been field staked
 - b. After the foundation has been constructed
 - c. After the rough framing has been completed
3. Window and door selections must be submitted for final approval before purchase.



Note: Site Plan based on Metro Maps

South 11th St



SQ FT
 EXISTING - 2414 SQ FT
 ADDITION - 687 SQ FT
 TOTAL 3101 SQ FT

General Notes

All interior doors and trim to be removed during demo. A completely new trim package will be installed throughout the home in a modern style.

Any existing hardwood flooring is to remain. Hardwoods to be refinished to homeowner selected color.

Verification of structural integrity of walls and columns to be removed will be required after finishes are removed.

Do not remove exterior doors or windows until their replacement units are on site, ready to be replaced.

All existing windows to be replaced. Verify sizes and locations on site to ensure proper sizing before order.

These drawings are for visual communication use between Dotson Group LLC and CLIENT only. If your needs require drawings stamped by an architect or engineer, these drawings will not suffice as so.

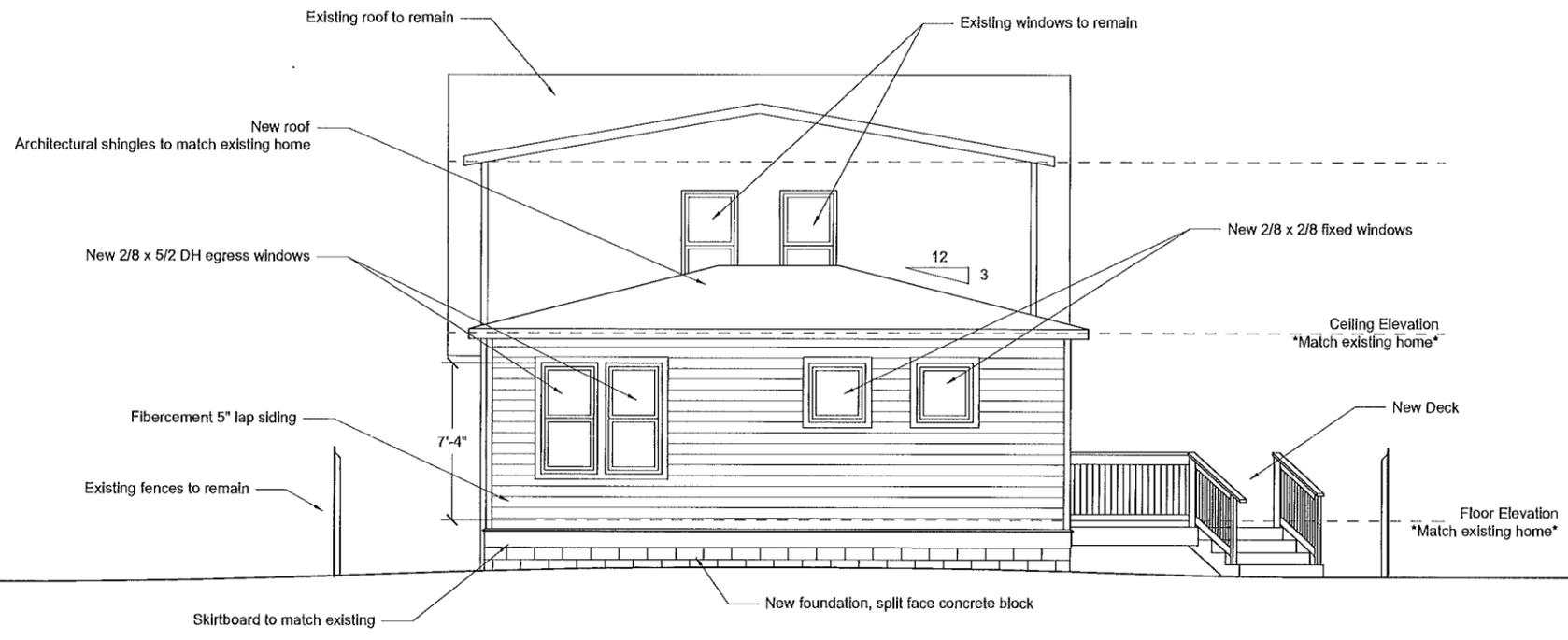
No.	Revision/Issue	Date

Firm Name and Address
 Dotson Group LLC
 604 Gallatin Ave, Suite 212
 Nashville, TN 37206
 service@dotsongrp.com
 615-922-8779

Project Name and Address
 316 S 11th St Addition
 316 S 11th St
 Nashville, TN 37206
 Keith & Mandy Whitaker

Project
 DSN_180619

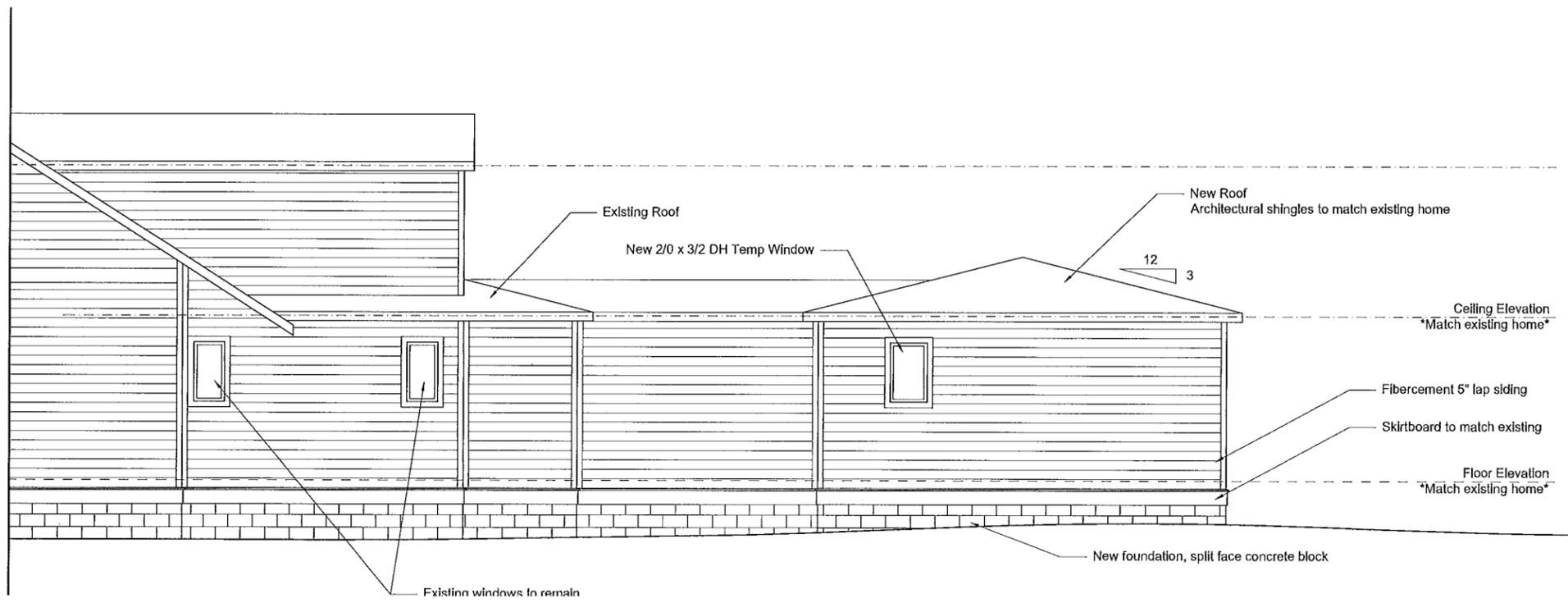
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Proposed West Elevation

HISTORICAL COMMISSION PERMIT 2020018608
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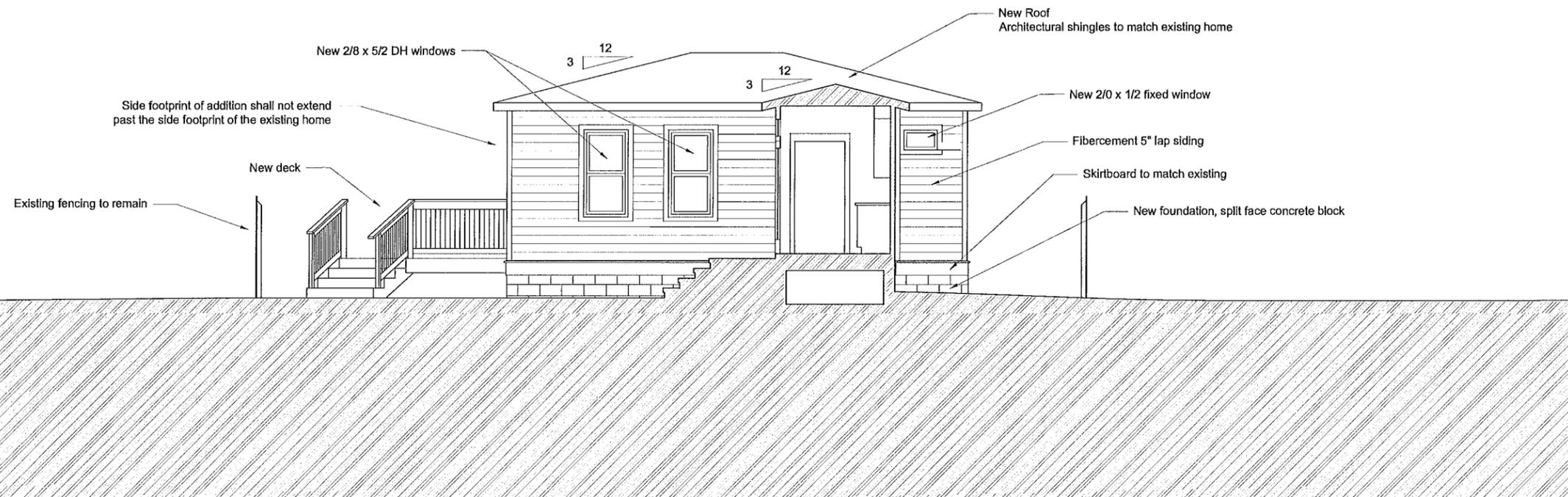
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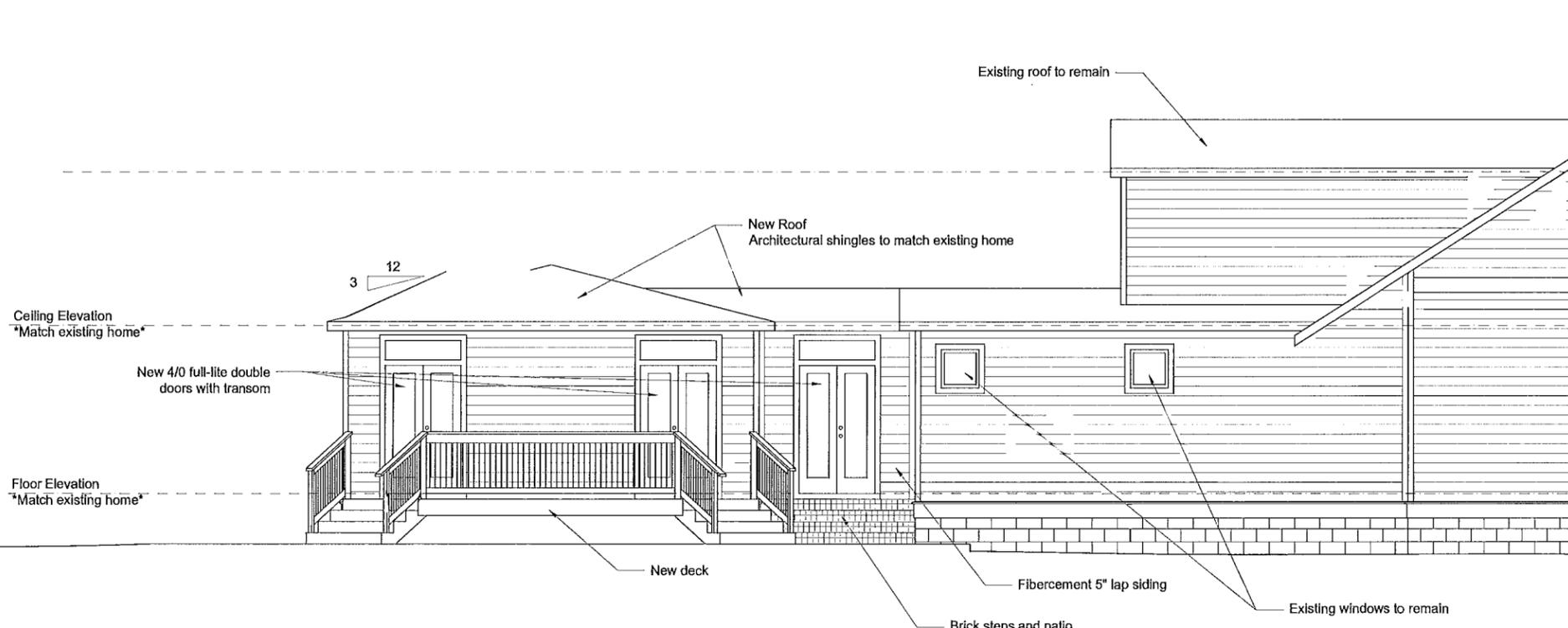
HISTORICAL COMMISSION PERMIT 2020018608

CALL 615-862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

1. Please refer to notes on page 1 and 2.
2. Staff must approve the construction progress at the three following points:
 - a. After the building footprint has been field staked
 - b. After the foundation has been constructed
 - c. After the rough framing has been completed
3. Window and door selections must be submitted for final approval before purchase.



Proposed East Elevation



General Notes

All interior doors and trim to be removed during demo. A completely new trim package will be installed throughout the home in a modern style.

Any existing hardwood flooring is to remain. Hardwoods to be refinished to homeowner selected color.

Verification of structural integrity of walls and columns to be removed will be required after finishes are removed.

Do not remove exterior doors or windows until their replacement units are on site, ready to be replaced.

All existing windows to be replaced. Verify sizes and locations on site to ensure proper sizing before order.

These drawings are for visual communication use between Dotson Group LLC and CLIENT only. If your needs require drawings stamped by an architect or engineer, these drawings will not suffice as so.

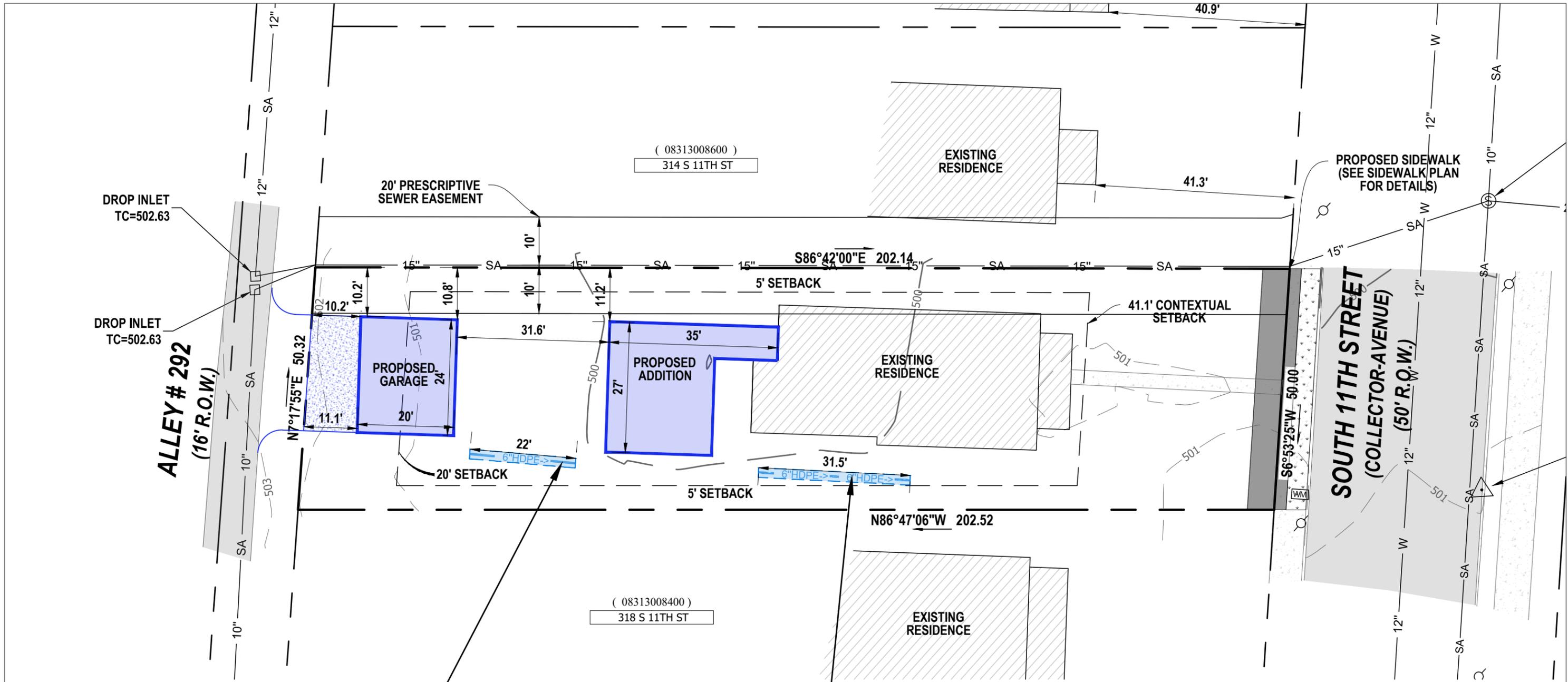
No.	Revision/Issue	Date

Firm Name and Address
 Dotson Group LLC
 604 Gallatin Ave, Suite 212
 Nashville, TN 37206
 service@dotsongrp.com
 615-922-8779

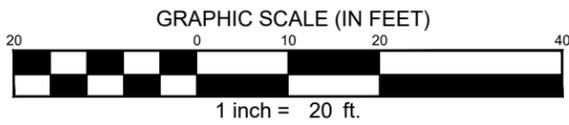
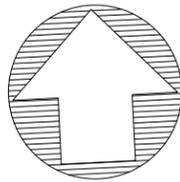
Project Name and Address
 316 S 11th St Addition
 316 S 11th St
 Nashville, TN 37206
 Keith & Mandy Whitaker

Project
 DSN_180619

Sheet
 1



INSTALL MODIFIED FRENCH DRAIN SYSTEM
 (2' x 53.5' @ 2.5' LOWER STONE DEPTH)
 DIVERT ALL GARAGE AND ADDITION
 ROOF DRAINAGE TOWARD MFDs



CLINT ELLIOTT SURVEY
 1711 Hayes Street
 Nashville, TN 37203
 clintelliottsury.com
 (615) 490-3236



Site Plan
 316 S 11th Street
 Nashville, Davidson County, Tennessee

Drafted By: MH
Sheet No.
V-2.1