

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**

**1724 5<sup>th</sup> Avenue North**

**June 17, 2020**

**Application:** New Construction—Addition; Setback determination; Partial Demolition

**District:** Salemtown Neighborhood Conservation Zoning Overlay

**Council District:** 19

**Base Zoning:** R6-A

**Map and Parcel Number:** 082051B90100

**Applicant:** Cheyenne Smith

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct a rear addition and to alter window and door openings. The addition will be just three feet, six inches (3'6") from the left/north side property line and requires a setback determination.

**Recommendation Summary:** Staff recommends approval of the addition with these conditions:

1. The two front door openings be retained and not altered into a window opening;
2. Staff approve all windows and doors and the roof shingle color prior to purchase and installation;
3. Staff approve the location of all HVAC units and other utilities.

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

**Attachments**

**A:** Photographs

**B:** Site Plan

**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### III. New Construction

#### A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

#### B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

#### C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
  - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
    - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
    - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
    - Four inch (4") nominal corner boards are required at the face of each exposed corner.
    - Stone or brick foundations should be of a compatible color and texture to historic foundations.
    - When different materials are used, it is most appropriate to have the change happen at floor lines.
    - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
    - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
    - Texture and tooling of mortar on new construction should be similar to historic examples.
    - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

## **E. Roof Shape**

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

## **F. Orientation**

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two

driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

#### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### *Duplexes*

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

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

#### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

### **G. Proportion and Rhythm of Openings**

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

### **I. Utilities**

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

**J. Public Spaces**

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
2. *Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**IV. ADDITIONS**

**A. Location**

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
  - a. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
  - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

**B. Massing**

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

*When an addition ties into the existing roof, it should be at least 6" below the existing ridge.*

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

b. When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

*No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

2. Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
3. Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset. Foundation height should match or be lower than the existing structure.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

### **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
  - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
  - b. Front and side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
    - New dormers should be similar in design and scale to an existing dormer on the building.
    - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
    - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
    - Dormers should not be added to secondary roof planes.
    - Eave depth on a dormer should not exceed the eave depth on the main roof.
    - The roof form of the dormer should match the roof form of the building or be appropriate for the

style.

- The roof pitch of the dormer should generally match the roof pitch of the building.
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
- Dormers should generally be fully glazed and aprons below the window should be minimal.
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.

2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

F. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

G. Additions should follow the guidelines for new construction.

## **V. B. GUIDELINES**

### **1. Demolition is not appropriate**

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

### **2. Demolition is appropriate**

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

**Background:** 1724 5<sup>th</sup> Avenue was constructed between 1908 and 1914. It is a one-story folk Victorian house that contributes to the historic character of the Salemtown Neighborhood Conservation Zoning Overlay (Figures 1 & 2)



Figures 1 & 2. 1724 5<sup>th</sup> Avenue North

**Analysis and Findings:** Application is to construct a rear addition and to alter window and door openings. The addition will be just three feet, six inches (3'6") from the left/north side property line and requires a setback determination.

**Demolition:** The applicant plans to alter some window and door openings, which is considered partial demolition. The front of the house has two doors that lead to the porch, one on the west façade and one on the south façade. The applicant seeks to remove the door on the south façade and to make it a window opening. No historic photographs showing the two front doors were found, but staff finds that two door openings leading to the same front porch were a common feature of Nashville's folk Victorian houses. It is likely that these two door openings are an original feature of the house. Since there is no evidence that the door opening is not original, staff recommends that the door be retained. The door does not need to be operational, but the opening and a door should be in this location.

On the right façade, the applicant seeks to add a window opening, towards the front (Figure 3). Staff finds this to be appropriate because it is a location where a window could have been historically and the addition of the window does not detrimentally affect the historic character of the house.

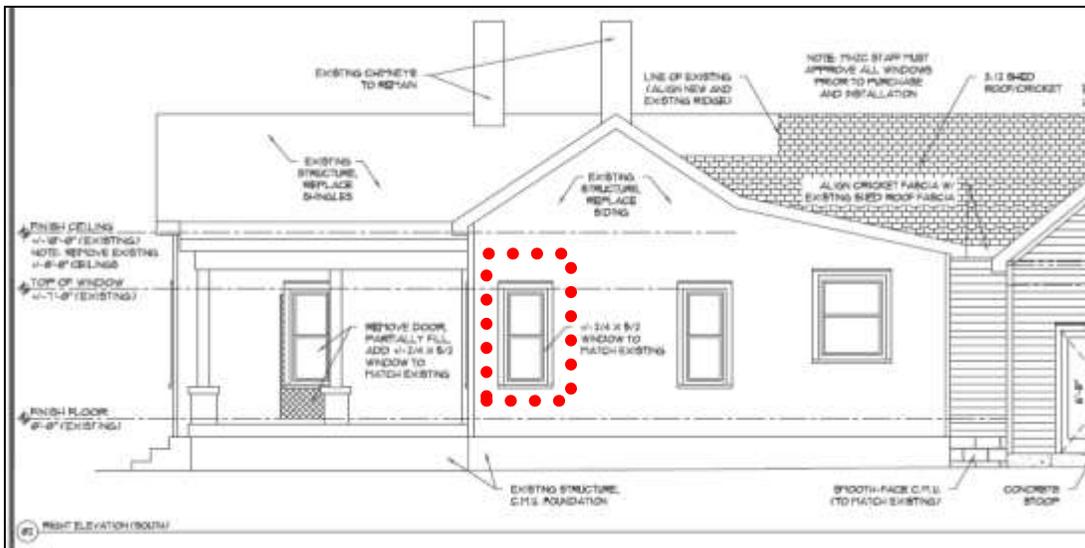


Figure 3. The window that will be added to the right façade.

On the left façade, one window opening at about the midpoint of the house will be shortened (Figure 4). Staff finds this to be appropriate because the window opening will remain and will be vertically oriented and because this it not towards the front of the historic house.

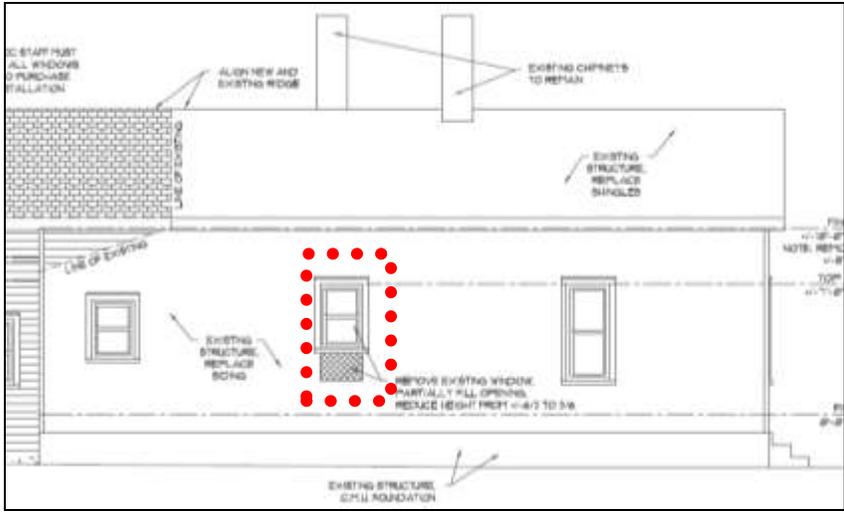


Figure 4. The proposed change to the window opening on the left façade.

The applicant also intends to alter the roof forms of the rear section of the house. Most of these areas are additions constructed after 1957 (Figures 5 & 6). The former rear porch on the left side is original, but MHZC has regularly allowed such former porches to be removed and/or altered since they were often not built to last over hundred years and are not highly visible from the street. Staff finds that the removal and reconfiguration of these rear parts of the house are appropriate demolition that meets the design guidelines.

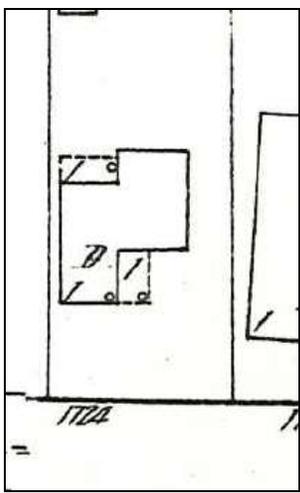


Figure 5 (left) is the 1957 Sanborn map showing the original footprint of the house. Figure 6 (right) shows the existing extent of the house, with the post 1957 addition circled.

With the condition that the door on the south elevation on the front of the house remain as is, and the other front door not be enlarged, staff finds that the proposed partial demolition meets Section V.B.2. of the design guidelines.

Height & Scale: The historic house is one story in height, and the addition will be one-and-a-half stories. The addition will be two feet (2') taller than the historic house, which meets the design guidelines, particularly since the taller portion is close to sixty feet (60') from the front of the house. The addition is inset two feet (2') at each back corner, for a depth of five feet (5') on the left side and three feet (3') on the right side. After these insets, the addition steps back out to match the width of the house on both sides. Further back, the addition steps out on the right side to be five foot, four inches (5'4") wider than the house. Staff finds this wider portion to be appropriate because the house is narrow and is shifted on the lot towards the left. Also, the wider portion is just one story in height, and is about seventy-feet (70') back from the front of the house. It therefore will not greatly impact the historic character of the house. The addition will approximately double the footprint of the existing house.

Staff finds that the addition's height and scale to meet Sections III.A., III.B. and IV. of the design guidelines.

Location & Removability: The addition is located at the rear of the historic house, in accordance with the design guidelines. It is designed so that if it were to be removed in the future, the historic integrity of the historic house would remain intact.

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

Design: The addition's height, scale, materials, and location will all be compatible with the historic house. At the same time, its roof form and insets help to distinguish the old from the new. Staff finds that the addition's design meets Sections IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: The existing house does not meet the five foot (5') setback on the left side. The existing house is just three feet, six inches (3'6") from the left side property line. The addition, after the inset, will line back up to match the side wall of the house on the left side, and therefore the addition will also be just three feet, six inches (3'6") from the side property line. The addition requires a setback determination on the left side. Staff finds that the proposed left side setback and the setback determination to be appropriate because the addition is no wider than the historic house.

The right side of the addition will be about ten feet (10') from the side property line, and the rear of the addition will be about fifty feet (50') from the rear property line, both of which meet the design guidelines.

Staff finds that the proposed setbacks, including the setback determination, meet Section III.C. and IV. of the design guidelines.

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>	Concrete Slab	Typical	Yes	No
<b>Cladding</b>	5" cement fiberboard lap siding	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Unknown	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Side Porch Floor/steps</b>	Concrete	Typical	Yes	No
<b>Side Porch Posts</b>	Wood	Typical	Yes	No
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Side/rear doors</b>	Not indicated	Needs final approval	Unknown	Yes

With staff's approval of all final material choices, including the windows, doors, and the roof shingle color, staff finds the materials to meet Sections III.C. and IV. of the design guidelines.

Roof form: The main roof forms of the addition are gable forms; the side gable has a slope of 10/12, and the rear-facing gable has a slope of 7/12. The addition includes dormers that are inset two feet (2') from the wall below.

Staff finds that the proposed roof forms meet Sections III.E. and IV. of the design guidelines.

Proportion and Rhythm of Openings: As mentioned under partial demolition, the applicant proposes some alterations to the window and door openings. 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 III.G. and IV. of the design guidelines.

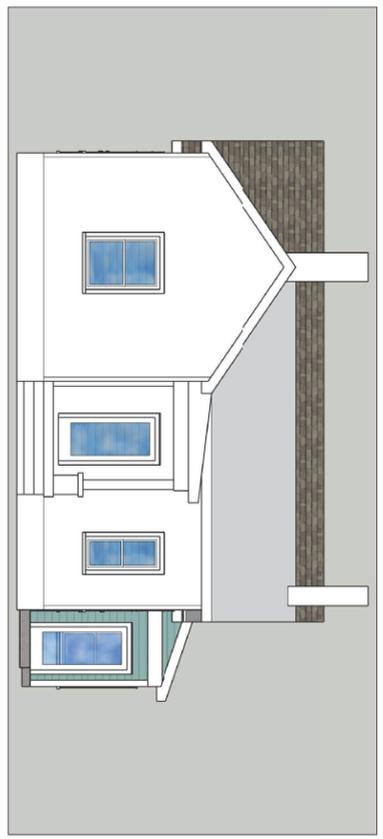
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends approval of the addition with these conditions:

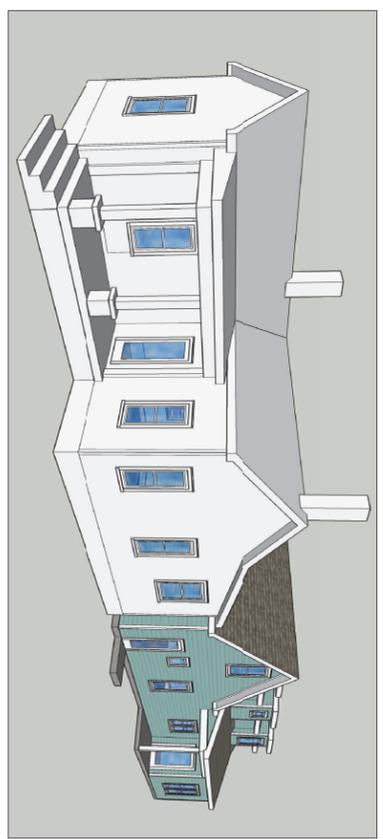
1. The two front door openings be retained and not altered into a window opening;
2. Staff approve all windows and doors and the roof shingle color prior to purchase and installation;
3. Staff approve the location of all HVAC units and other utilities.

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

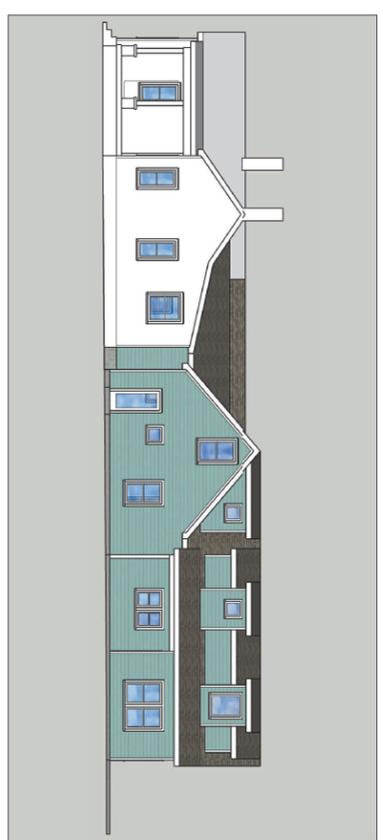
PROPOSED HPR/DUPLEX RENOVATION/ADDITION  
1724 5TH AVE. N  
NASHVILLE, TN 37208



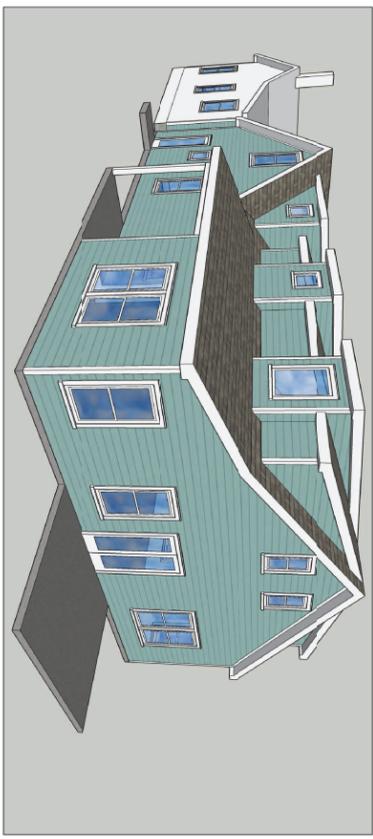
81 FRONT ELEVATION  
Scale N.T.S.



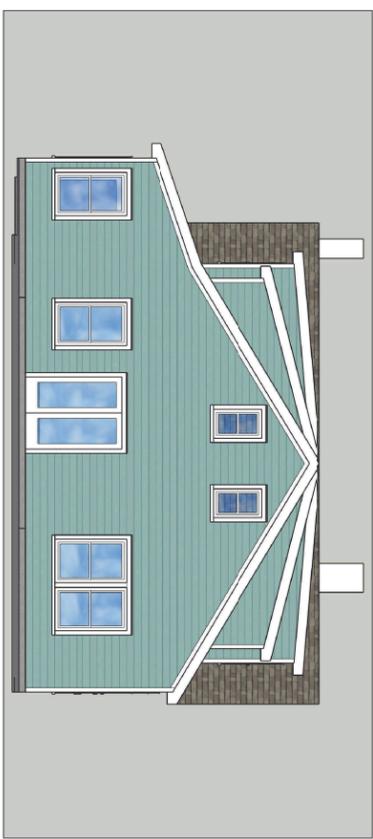
82 RIGHT FRONT PERSPECTIVE  
Scale N.T.S.



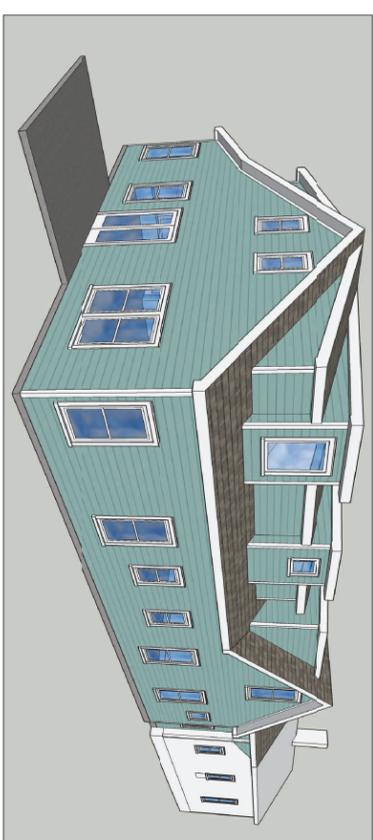
83 RIGHT ELEVATION  
Scale N.T.S.



84 RIGHT REAR PERSPECTIVE  
Scale N.T.S.



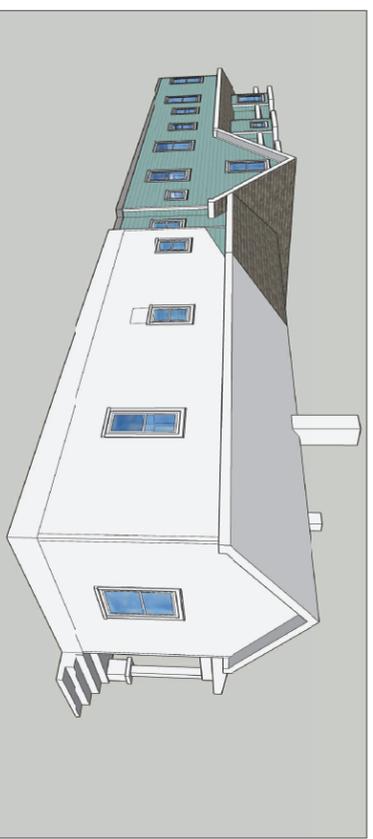
85 REAR ELEVATION  
Scale N.T.S.



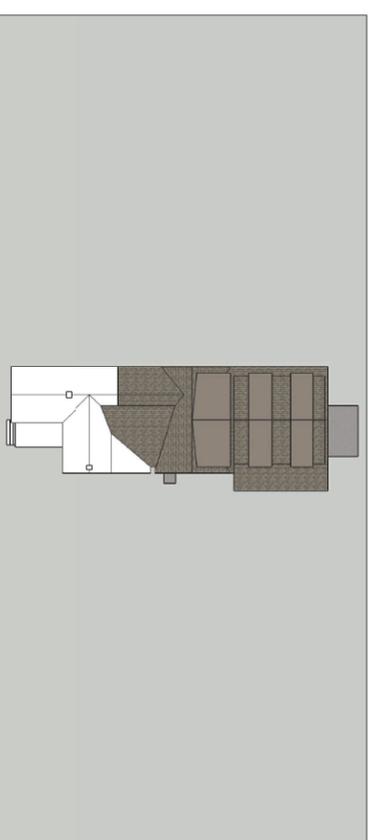
86 LEFT REAR PERSPECTIVE  
Scale N.T.S.



87 LEFT ELEVATION  
Scale N.T.S.



88 LEFT FRONT PERSPECTIVE  
Scale N.T.S.



89 ROOF PLAN  
Scale N.T.S.

REV	DATE	DESCRIPTION
Δ		
Δ		

1/14/20 REVIEW SET  
NOT FOR CONSTRUCTION

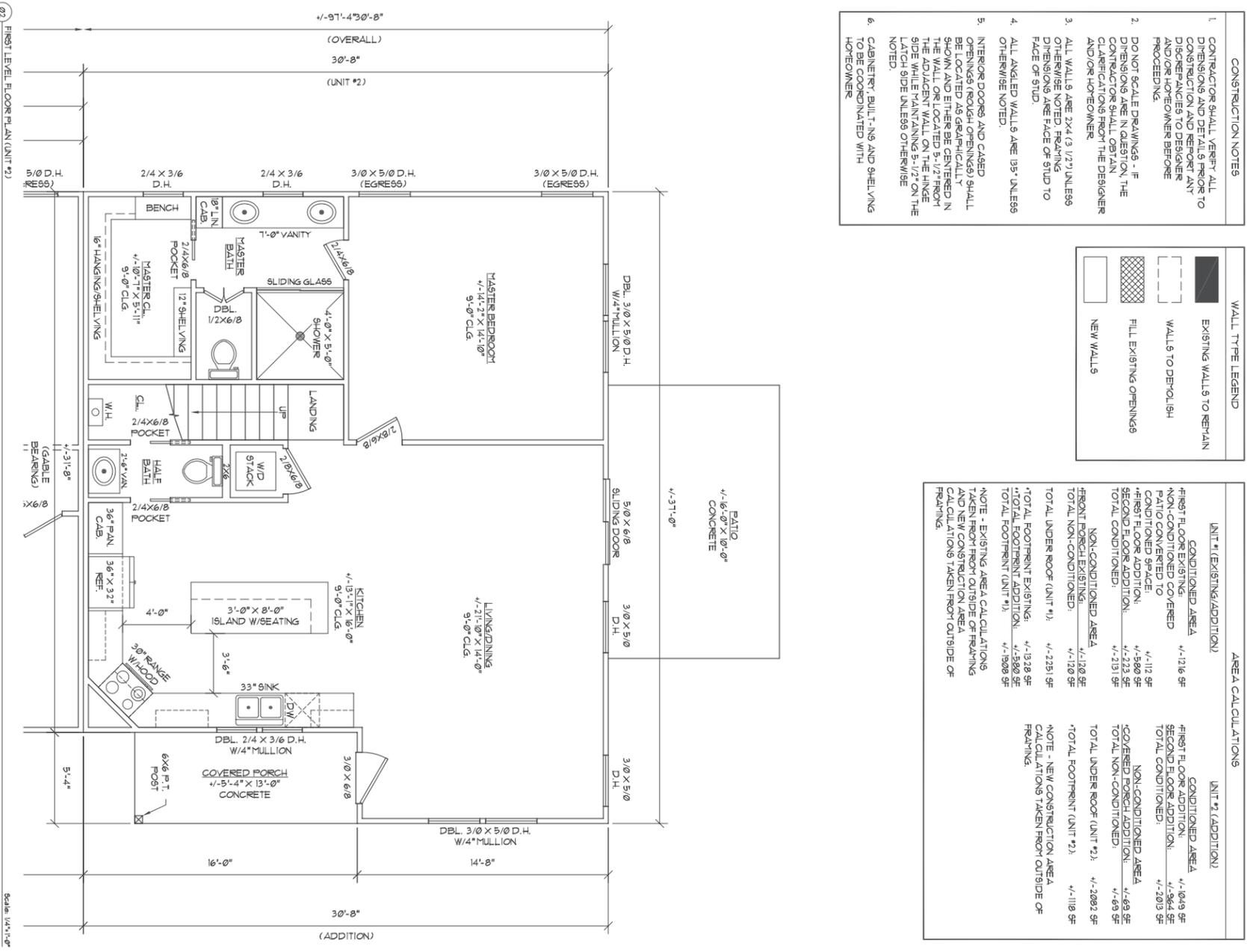
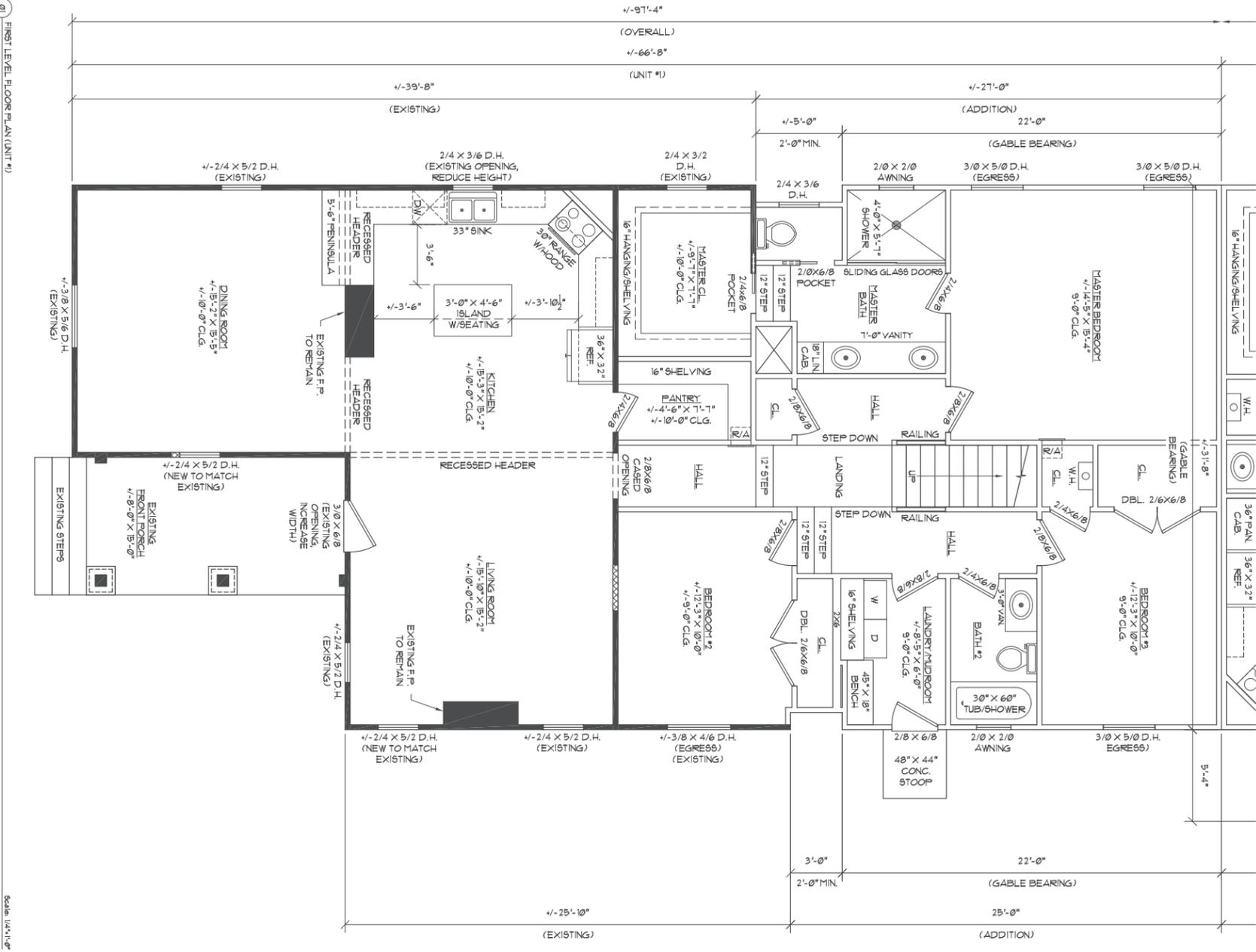
PLOT TO FULL SCALE  
ON 22" X 34" PAPER

PLOT TO HALF SCALE  
ON 11" X 17" PAPER

SCALE: AS NOTED

A000

EXTERIOR  
PERSPECTIVES



- CONSTRUCTION NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
  2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
  3. ALL WALLS ARE 2x4 @ 12" O.C. UNLESS OTHERWISE NOTED. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
  4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
  5. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE WALL. ALL INTERIOR DOOR LATCH SIDE SHALL MAINTAIN 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
  6. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

**WALL TYPE LEGEND**

	EXISTING WALLS TO REMAIN
	WALLS TO BE DEMOLISHED
	FILL EXISTING OPENINGS
	NEW WALLS

**AREA CALCULATIONS**

UNIT #1 (EXISTING/ADDITION)	UNIT #2 (ADDITION)
<b>CONDITIONED AREA</b>	<b>CONDITIONED AREA</b>
FIRST FLOOR EXISTING: 4'-126.9 SF	FIRST FLOOR ADDITION: 4'-104.9 SF
NON-CONDITIONED COVERED PATIO CONVERTED TO CONDITIONED SPACE: 4'-580.9 SF	SECOND FLOOR ADDITION: 4'-201.9 SF
FIRST FLOOR ADDITION: 4'-223.9 SF	<b>NON-CONDITIONED AREA</b>
SECOND FLOOR ADDITION: 4'-219.9 SF	COVERED PORCH ADDITION: 4'-69.9 SF
TOTAL NON-CONDITIONED: 4'-120.9 SF	TOTAL NON-CONDITIONED: 4'-69.9 SF
FRONT PORCH EXISTING: 4'-120.9 SF	TOTAL UNDER ROOF (UNIT #2): 4'-209.2 SF
TOTAL UNDER ROOF (UNIT #1): 4'-219.9 SF	TOTAL FOOTPRINT (UNIT #2): 4'-118.9 SF
TOTAL FOOTPRINT EXISTING: 4'-152.8 SF	<b>NOTE - NEW CONSTRUCTION AREA</b>
TOTAL FOOTPRINT ADDITION: 4'-580.9 SF	ADDED FROM OUTSIDE OF FRAMING
TOTAL FOOTPRINT (UNIT #1): 4'-150.9 SF	TOTAL CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

81 FIRST LEVEL FLOOR PLAN (UNIT #1) Scale: 1/4" = 1'-0"

82 FIRST LEVEL FLOOR PLAN (UNIT #2) Scale: 1/4" = 1'-0"

PROPOSED HPR/DUPLEX ADDITION  
1724 5TH AVE. N  
NASHVILLE, TN 37208

CHEYENNE HOME DESIGN  
RENOVATIONS/ADDITIONS  
NEW CONSTRUCTION/CARPENTRY  
CHEYENNE@SMITH-HOME.COM  
731.258.8888  
CHEYENNE, TN 37030

PROJECT #: 20031

ISSUE DATE: 06.08.20

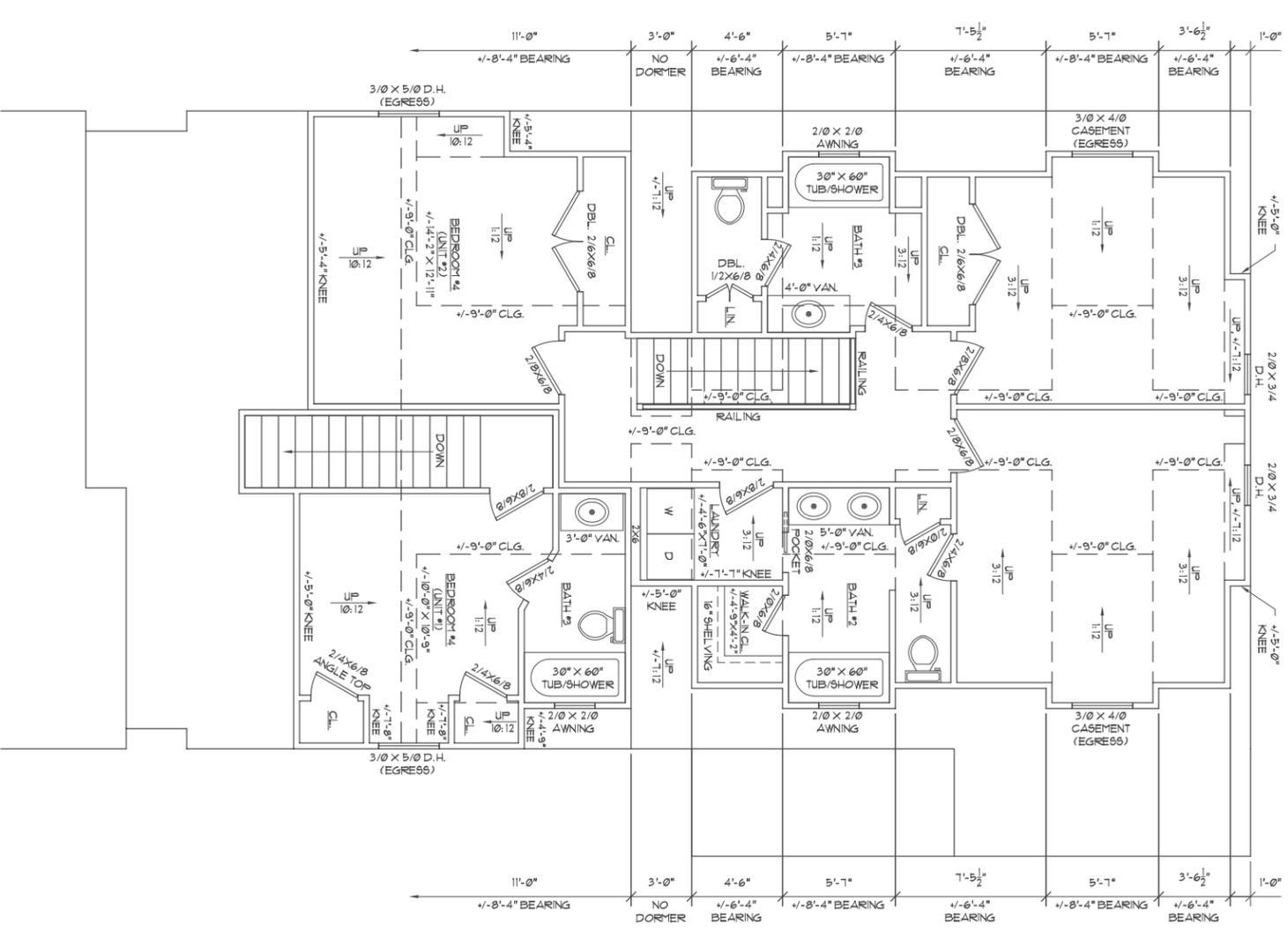
REV	DATE	DESCRIPTION

1/3ZC REVIEW SET NOT FOR CONSTRUCTION  
PLOT TO FULL SCALE ON 22" X 34" PAPER  
PLOT TO HALF SCALE ON 11" X 17" PAPER

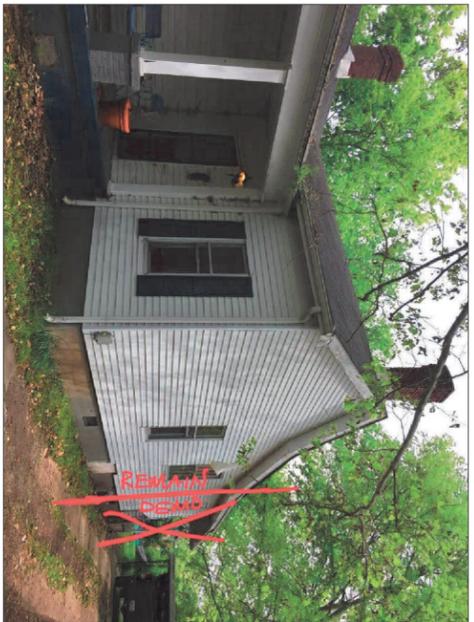
SCALE: 1/4" = 1'-0"

FIRST LEVEL FLOOR PLANS

A101



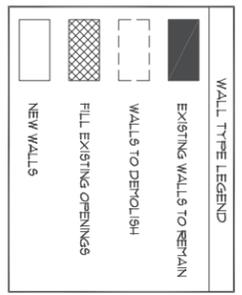
01 SECOND LEVEL FLOOR PLAN (UNIT #1 AND #2) Scale: 1/8" = 1'-0"



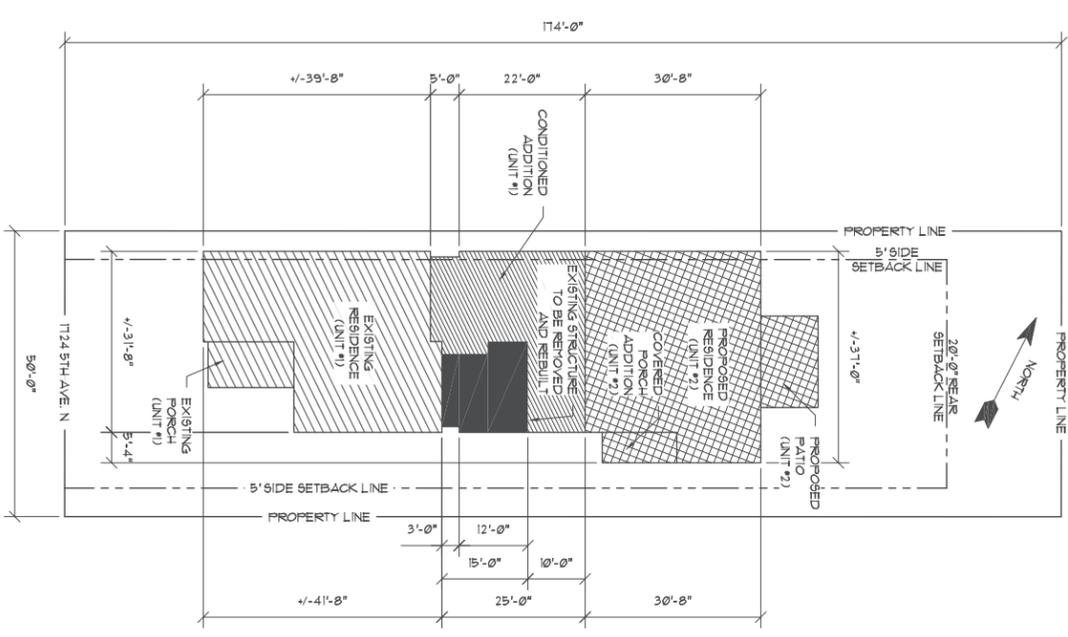
AREA CALCULATIONS

UNIT #1 (EXISTING/ADDITION)	UNIT #2 (ADDITION)
CONDITIONED AREA	CONDITIONED AREA
FIRST FLOOR EXISTING: 4'-1216 SF	FIRST FLOOR ADDITION: 4'-1049 SF
NON-CONDITIONED COVERED PATIO CONVERTED TO CONDITIONED SPACE: 4'-580 SF	SECOND FLOOR ADDITION: 4'-364 SF
FIRST FLOOR ADDITION: 4'-580 SF	TOTAL CONDITIONED: 4'-2013 SF
SECOND FLOOR ADDITION: 4'-243 SF	NON-CONDITIONED AREA
TOTAL CONDITIONED: 4'-2151 SF	COVERED FORET ADDITION: 4'-689 SF
FRONT PORCH EXISTING: 4'-120 SF	TOTAL NON-CONDITIONED: 4'-693 SF
TOTAL NON-CONDITIONED: 4'-120 SF	TOTAL UNDER ROOF (UNIT #2): 4'-2082 SF
TOTAL UNDER ROOF (UNIT #1): 4'-2251 SF	TOTAL UNDER ROOF (UNIT #2): 4'-118 SF
TOTAL FOOTPRINT EXISTING: 4'-1328 SF	NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.
TOTAL FOOTPRINT ADDITION: 4'-1580 SF	
TOTAL FOOTPRINT (UNIT #1): 4'-1580 SF	

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



02 SITE PLAN Scale: 1/8" = 1'-0"



SITE PLAN NOTES

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE PROPERTY LINES AND EXISTING HOME LOCATION ARE ONLY APPROXIMATE.

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING INTERVUS AREAS.

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

NOTE: FIELD VERIFY GRADE CONDITIONS

PROPOSED HPR/DUPLEX ADDITION  
1724 5TH AVE. N  
NASHVILLE, TN 37208

CHEYENNE HOME DESIGN  
SMITH  
RENOVATIONS/ADDITIONS  
NEW CONSTRUCTION / GARAGES  
CHEYENNE@SMITH-CD.COM  
CHEYENNE.301.999.5  
CHEYENNE.SCHMIDT@SMITH-CD.COM

PROJECT #: 20031

ISSUE DATE: 06.08.20

REV	DATE	DESCRIPTION
1		
2		
3		

MHC REVIEW SET NOT FOR CONSTRUCTION

PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: AS NOTED

A102

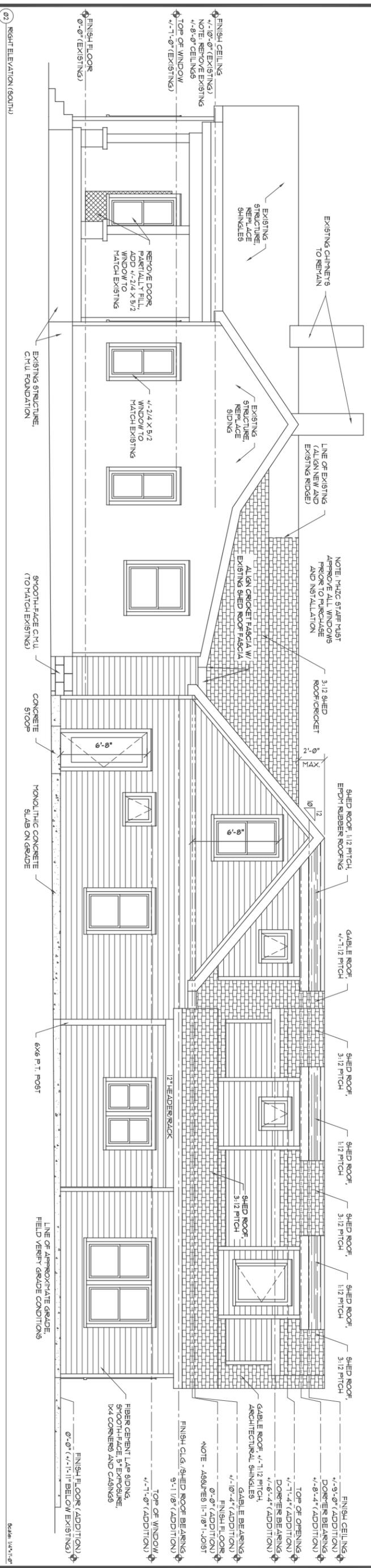
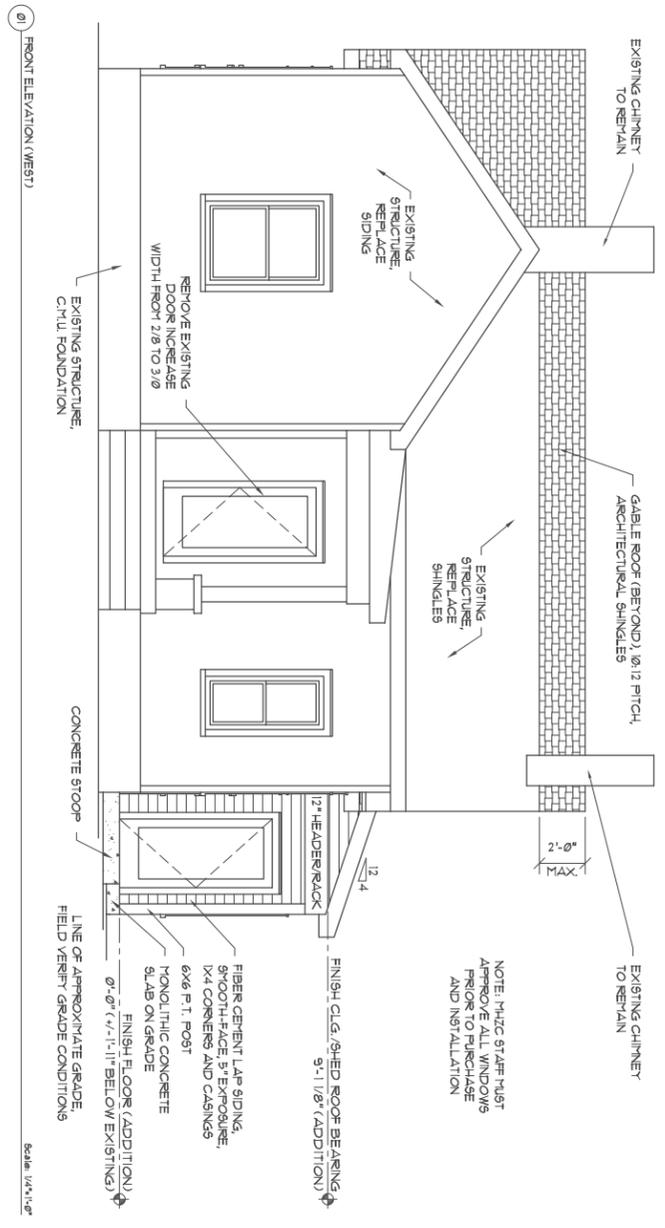
SECOND LEVEL FLOOR PLAN AND SITE PLAN

PROPOSED HPR/DUPLEX ADDITION  
 1724 5TH AVE. N  
 NASHVILLE, TN 37208

REV	DATE	DESCRIPTION

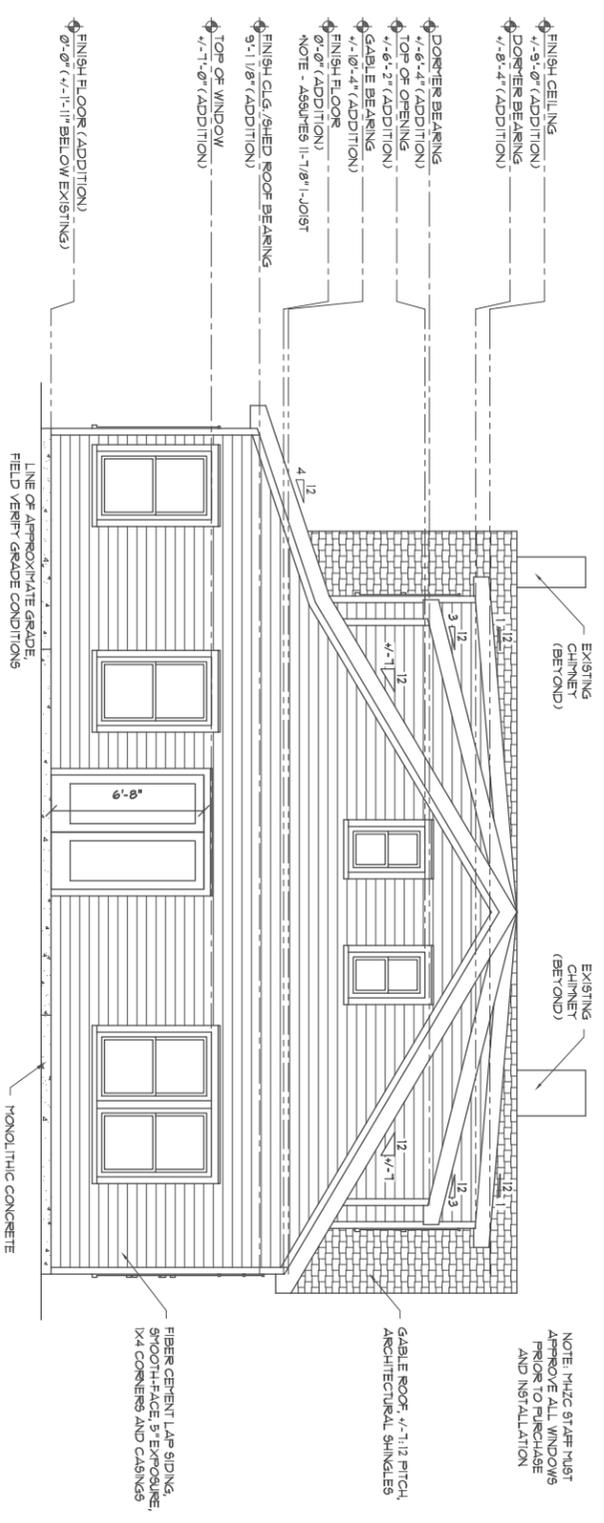
ISSUE DATE: 06.08.20  
 NOT FOR CONSTRUCTION  
 PLOT TO FULL SCALE ON 22" X 34" PAPER  
 PLOT TO HALF SCALE ON 11" X 17" PAPER  
 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS  
 A103

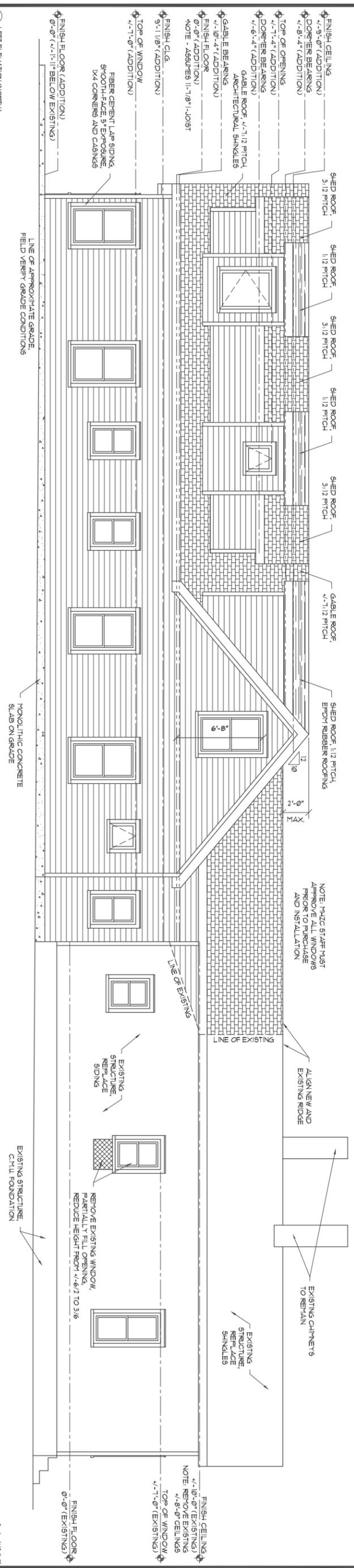


Scale: 1/4" = 1'-0"

PROPOSED HPR/DUPLEX ADDITION  
 1724 5TH AVE. N  
 NASHVILLE, TN 37208



81 REAR ELEVATION (EAST)  
 Scale: 1/4" = 1'-0"



82 LEFT ELEVATION (NORTH)  
 Scale: 1/4" = 1'-0"

REV	DATE	DESCRIPTION

ISSUE DATE: 06.08.20  
 NOT FOR CONSTRUCTION  
 PLOT TO FULL SCALE ON 22" X 34" PAPER  
 PLOT TO HALF SCALE ON 11" X 17" PAPER  
 SCALE: 1/4" = 1'-0"