

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

1933 20th Avenue South

October 21, 2020

Application: New Construction- Addition

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Base Zoning: R-8

Map and Parcel Number: 104120114

Applicant: Josh Shambaugh, Nine12 Architects

Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: New construction of a rear addition.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff approve the final roofing color, doors, windows, all porch materials and deck guardrail material prior to purchase and installation, as well as any materials that need to be replaced on the historic portion of the house; and
2. The massing of the cross gable on the north elevation shall be inset two feet (2') from the wall below; and
3. The width of the wall dormer at the back of the north elevation shall be reduced to approximately six feet (6'), OR this dormer shall be inset two feet (2'); and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house,

finding that the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

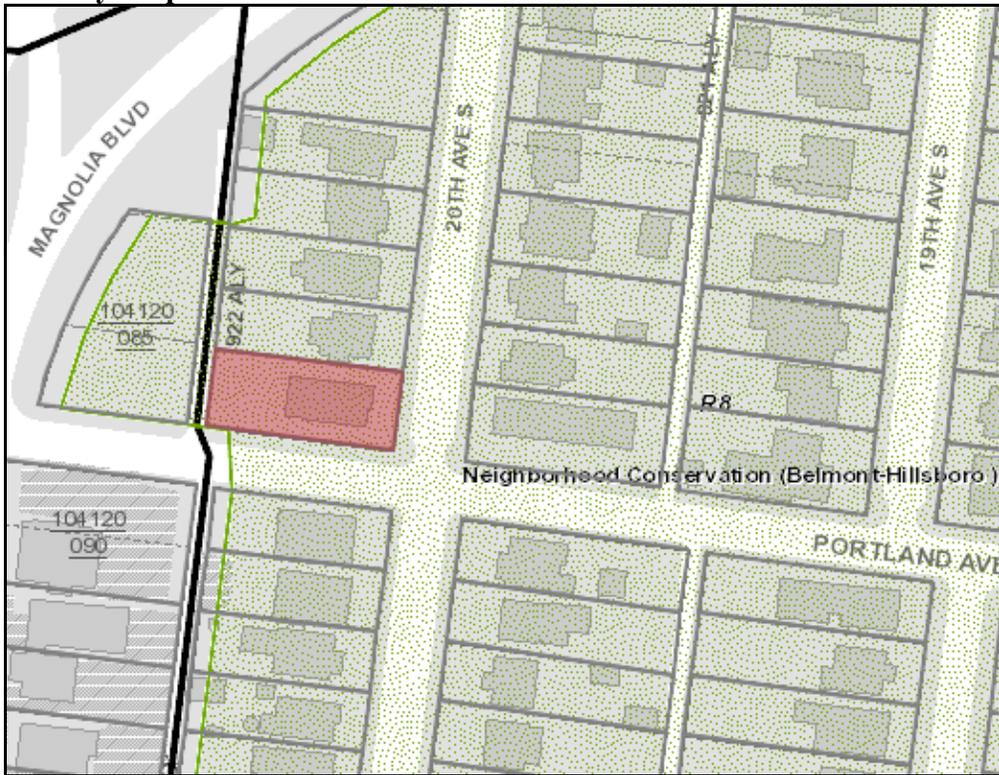
Attachments

A: Photographs

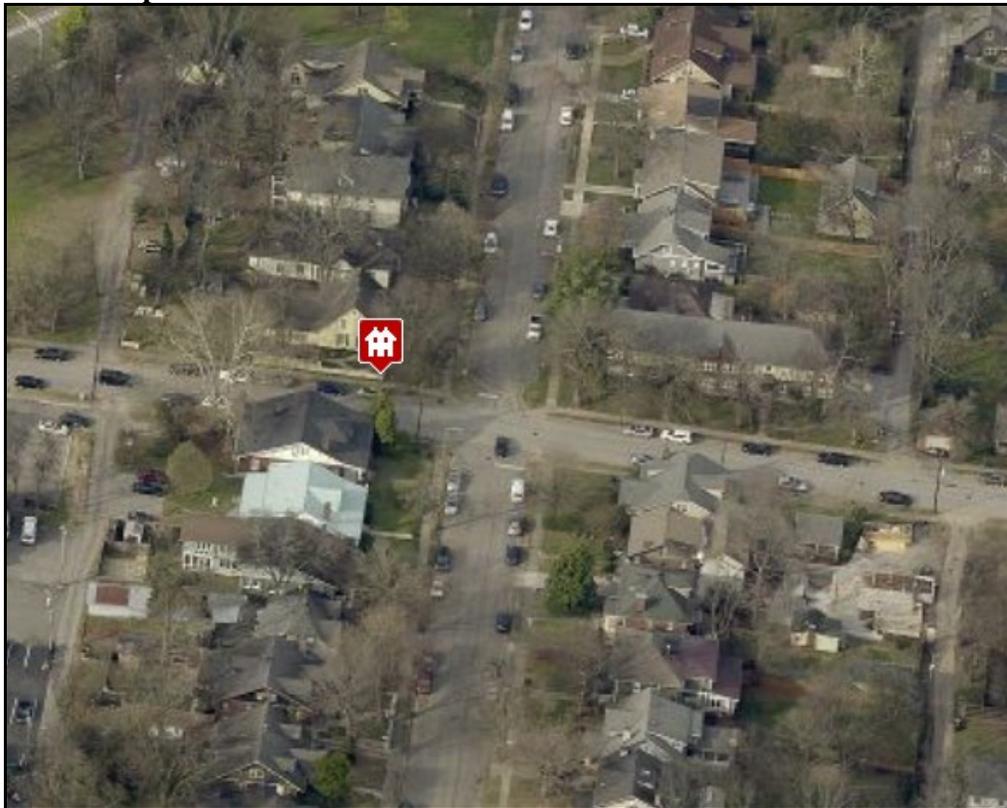
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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. BL2007-45).

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

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

Duplexes

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

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

Multi-unit Developments

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

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

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

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

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

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

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

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

h. Utilities

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

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 cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with 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 should be a minimum of 6" below the existing ridge.

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

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

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

· Generally 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 exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and

should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

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

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

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the 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.



Figure 1: 1933 20th Ave South

Background: The circa 1910 house at 1933 20th Avenue South contributes to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The property sits at the corner of 20th Avenue South and Portland Avenue. There is an existing non-historic addition at the rear of the house, flush with the historic walls (Figure 2).



Figure 2: Side elevation along Portland Avenue, from rear

Analysis and Findings:

The application is for an addition that includes a side addition and an addition that steps wider. The front porch will also be reframed. A DADU is also shown on the site plan. This DADU met all of the guidelines and was permitted administratively.

Height & Scale:

The height of the addition does not exceed the height of the historic house, which is appropriate.

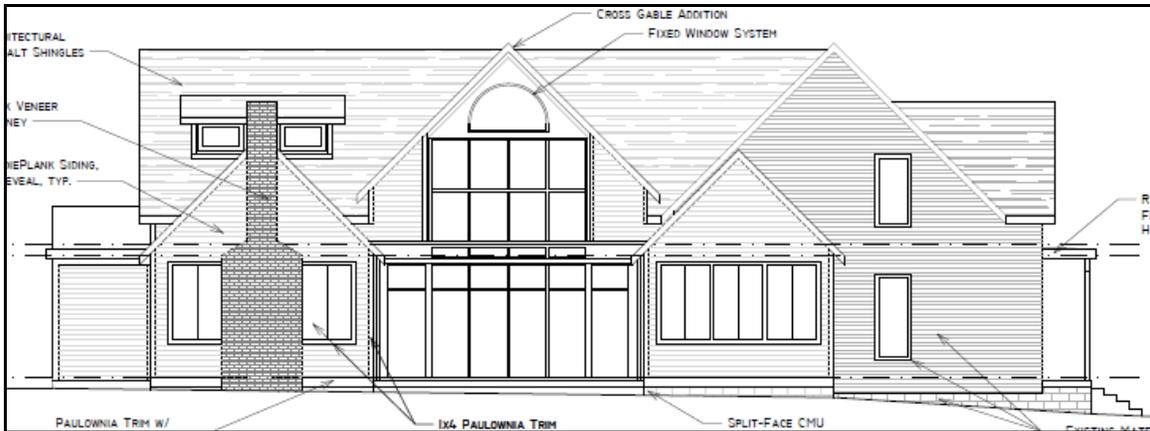


Figure 3: Portland Avenue elevation

The applicant proposes a side addition on the elevation facing Portland Avenue. The guidelines allow side additions in cases where the lot is wider than sixty feet (60’). This lot is seventy feet (70’) wide. Such additions should *set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.* This side addition sits about sixteen feet (16’) back from the front wall of the house, is about eighteen feet (18’) tall in comparison to the twenty-eight feet (28’) of the main ridge, and is about fifteen feet (15’) wide in comparison to the thirty-two feet (32’) width of the original house. The total square footage of this side addition is one-hundred-sixty (160) square feet. The side addition extends ten feet, eight inches (10’8”) toward Portland Avenue, and respects the ten foot (10’) setback requirement along this side street. Staff finds that the proposed side addition meets the guidelines.

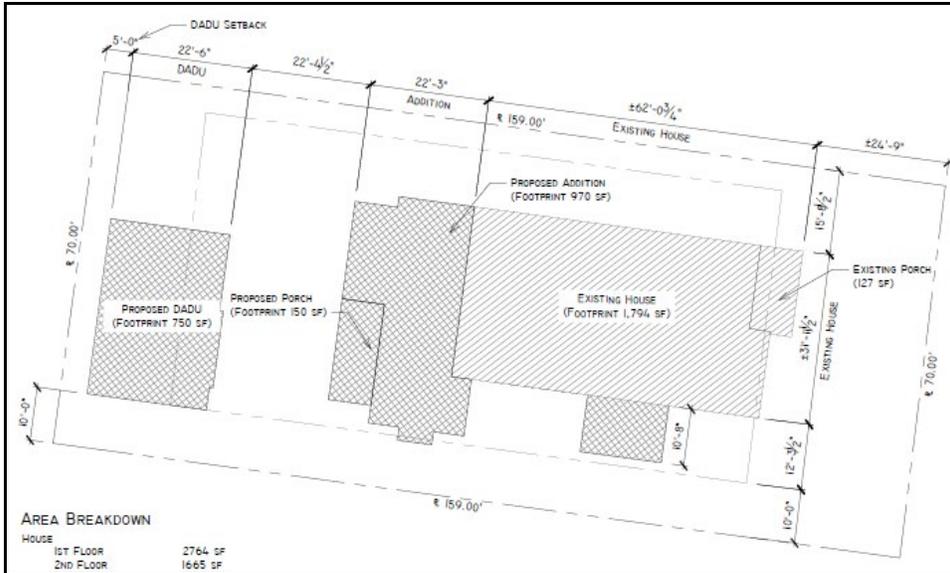


Figure 4: Site plan

The applicant is also proposing for the rear addition to step wider than the historic house. The guidelines allow for additions to step wider if the house is offset on the lot. This house is shifted slightly on the lot, sitting about fifteen feet, eight inches (15'8") from the right side interior property line and about twenty-two feet, three inches (22'3") from the left side property line along Portland Avenue. The guidelines state that when additions step wider, they should use a structural alcove. The intention is to differentiate between the new construction and the historic structure and to preserve the original corner of the house. In this case, where the new construction is tying into an existing non-historic addition and the original corner has already been lost, an alcove would not serve its intended purpose, and thus staff finds it may not be necessary here. In addition, the rear addition only minimally wraps the (non-historic) corner and does not attempt to meet up with the proposed side addition. This wider portion will match the side addition in terms of depth, extending ten feet eight inches (10'8") toward Portland Avenue. The side wall of the addition respects the ten foot (10') side street setback. A chimney will encroach a few inches into the setback, which is allowed by bulk zoning. Staff finds that the addition that steps wider meets the guidelines.

The existing house has a footprint of one-thousand-nine-hundred-twenty-one square feet and the proposed addition will add another one-thousand-one-hundred-twenty square feet, less than doubling the square footage.

Staff finds that the proposed addition meets section II.B.1.a. and b. for height and scale.

Location & Removability: The addition proposes to use the walls of the existing one story non-historic addition, which are flush with the historic side walls. (Figure 2) The design guidelines require that additions be inset from historic side walls, but in this case, because the project is adding on to an existing addition where the walls are currently flush, staff finds that it is appropriate to continue this condition on the first floor. New construction on the upper level should be inset two feet (2') from the historic side walls.

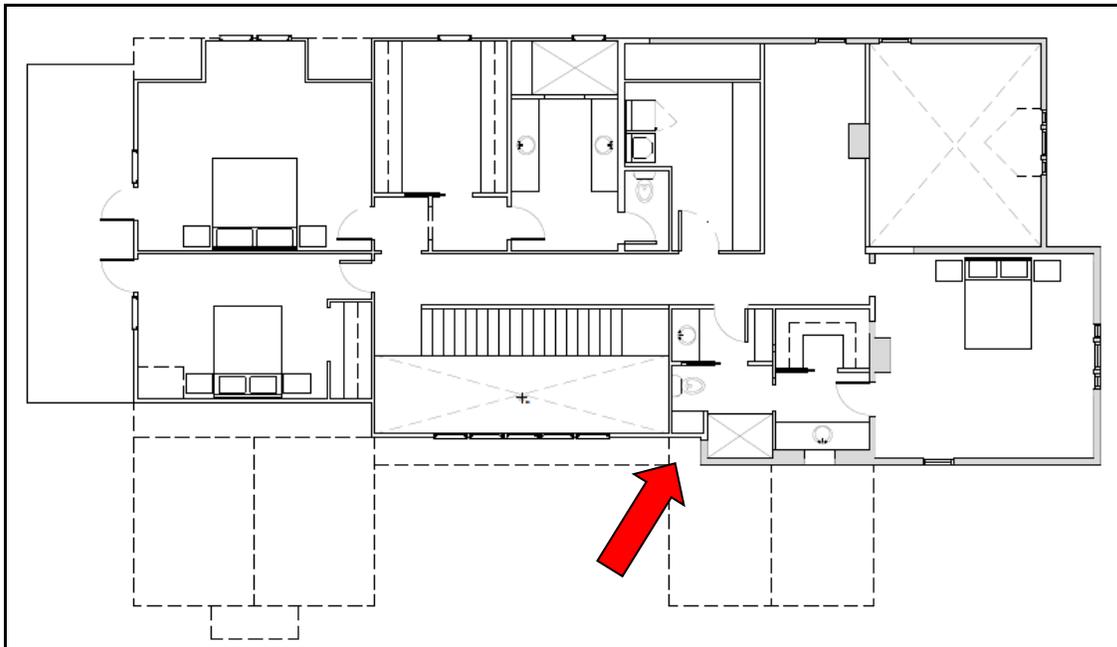


Figure 5: Second floor plan. Arrow indicates two foot inset.

On the second floor, the side gable on the Portland Avenue elevation is inset two feet from the side wall of the historic house, which is appropriate. (Figures 3 & 5) On the reverse elevation, the wall of the cross gable is flush with the wall of the historic side gable. (Figures 5 & 6) Staff finds that the second floor massing should be inset two feet (2') on both elevations. The one exception would be a possible wall dormer, as described below under 'Roof Form'.

With the condition that the second level massing be inset two feet from the historic second level side walls, staff finds that the project meets section II.B.2.a and e.



Figure 6: North-facing side elevation

Design: The new addition ties into the previous addition, so does not use first floor insets as are typically required. The side addition and the addition that steps wider both meet the guidelines. The front porch will be reframed, with current non-historic detailing removed. (Figures 8 & 9) The scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The project meets section II.B.2.a and f.

Setbacks: The addition will meet the setback requirements on all sides.(Figure 4) The rear of the addition will be about fifty feet (50') from the rear property line and over twenty-two feet (22') from the proposed DADU (recently permitted administratively). It will sit about fifteen feet, eight inches (15'8") from the interior side property line and ten feet (10') from the side street property line.

The project meets section II.B.1.c for setbacks.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Roofing	Architectural Shingles	Unknown	Yes	X
Trim	Wood	Smooth faced	Yes	
Front porch floor/steps	Not indicated	Unknown	Unknown	X
Front porch columns/rail	Not indicated	Unknown	Unknown	X
Front porch roofing	Not indicated	Unknown	Unknown	X
Rear Porch floor/steps	Not indicated	Unknown	Unknown	X
Rear Porch Posts	Not indicated	Unknown	Unknown	X
Second Level Deck Railing	Not indicated	Unknown	Unknown	X
Rear Porch Roof	Not indicated	Unknown	Unknown	X
Windows	Not indicated	Unknown	Unknown	X
Side/rear doors	Not indicated	Unknown	Unknown	X

On the historic portions of the house, the plans indicated that ‘existing materials to remain, repair or replace as necessary’. If any of these materials (siding, trim, windows) need to be replaced due to condition, staff should review these as well.

With final staff review and approval of the roofing color, doors, windows, all porch materials and rear, upper-level deck guardrail material, staff finds that the project meets section II.B.1.d

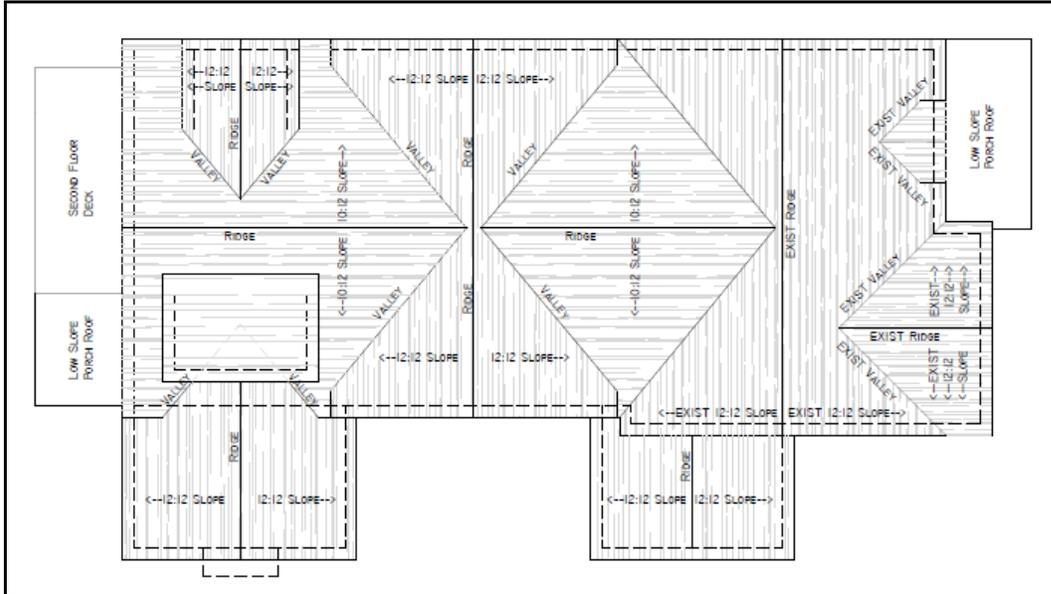


Figure 7: Roof plan

Roof form: The addition uses a cross gabled form, which is appropriate. The side-facing gables have a 12/12 slope, which matches that of the original house. The rear-facing gable has a 10/12 slope. On the south elevation, the cross gable insets two feet (2’) from the historic side wall of the second level, which is appropriate. However, on the north elevation, the cross-gable is flush with the historic side wall on the second level. Staff recommends that the massing of this cross-gable be pushed back two feet (2’) on the north elevation as well.



Figure 8: Front elevation – note wall dormer

The plan incorporates a shed dormer on the street-facing elevation and a wall dormer on the interior side elevation. Typically, dormers need to inset at least two feet from the wall below, however, if there is a wall dormer on the historic house, then a wall dormer of similar proportions has been allowed on an addition. In this case, there is an existing wall dormer on the front elevation that measures about six feet (6’) wide and roughly nine feet (9’) tall. (Figure 8) The proposed wall dormer is about eight feet (8’) wide and roughly nine feet (9’) tall. Staff recommends that either the

width of the dormer be reduced to approximately six feet (6') to approximate the proportions of the historic dormer, OR that the dormer be inset two feet (2'), in which case it could maintain its current proportions.



Figure 9: 1969 photograph of the property, note porch

Further, the existing front porch is being rebuilt. The current porch detailing is not original, as is evidenced by a 1969 photograph from Metro Records. (Figure 9) The applicant proposes to re-frame the porch and reintroduce this seemingly flat (though likely very low-sloped) porch roof. Staff finds this to be appropriate, as the current shed roof on the porch is clearly not original.

With the conditions that the second level massing, inclusive of the dormer, be inset on the north elevation, or that the dormer be reduced in width, staff finds that the project could meet section II.B.1.e.

Proportion and Rhythm of Openings: The construction of the side addition will require the removal of two windows on that elevation. Otherwise, no changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The windows in the shed dormer are small and horizontal, but that is appropriate in such a dormer. There is also one semi-circular window proposed in the gable field of the south elevation cross gabled addition. This is intended to echo the semi-circular windows on the front elevation and as a result, may be appropriate to this house. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

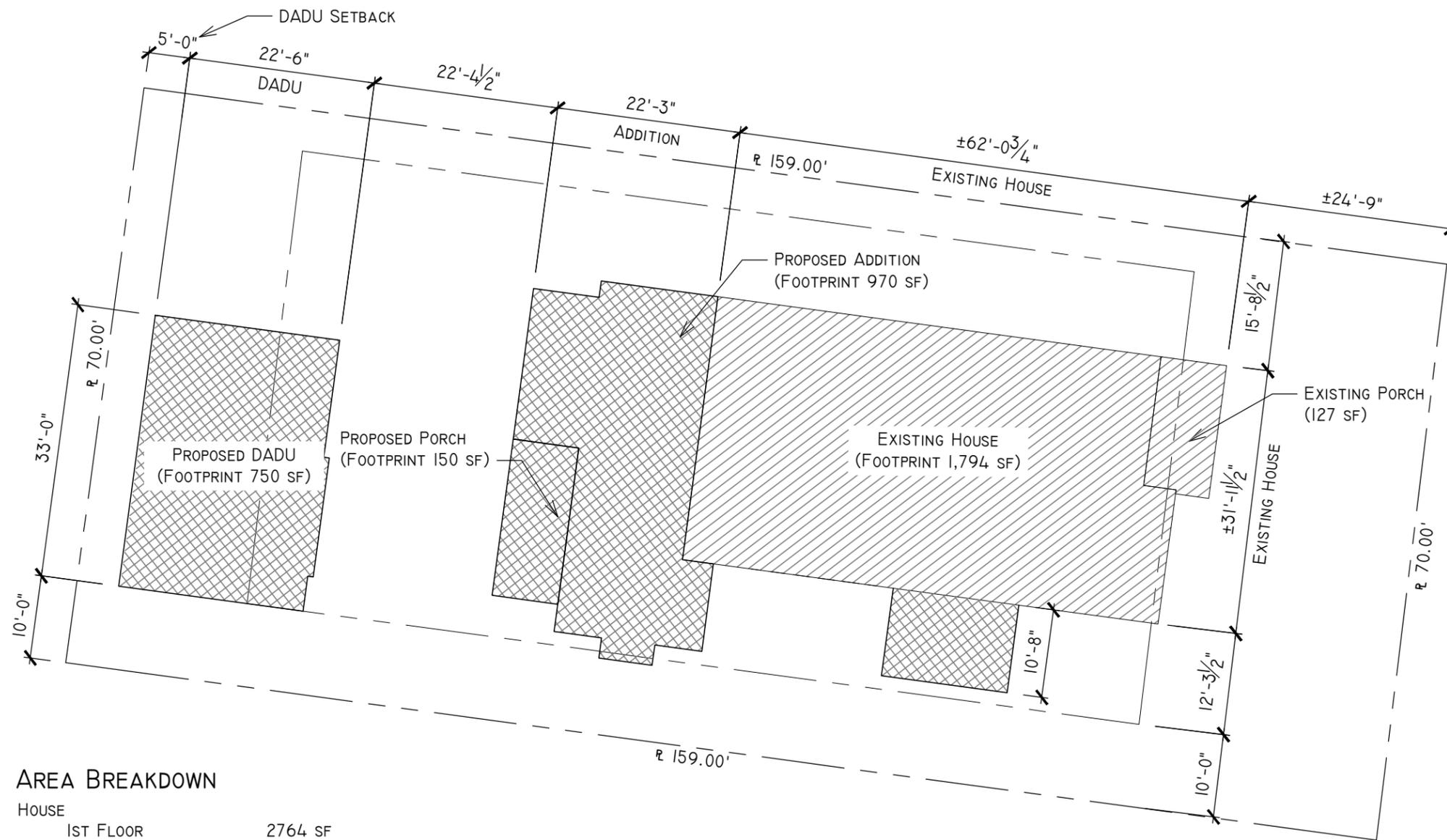
Outbuildings: The DADU on this site plan meets all the requirements of the design guidelines and was permitted administratively.

Recommendation: Staff recommends approval with the following conditions:

1. Staff approve the final roofing color, doors, windows, all porch materials and deck guardrail material prior to purchase and installation, as well as any materials that need to be replaced on the historic portion of the house; and
2. The massing of the cross gable on the north elevation shall be inset two feet (2') from the wall below; and

3. The width of the wall dormer at the back of the north elevation shall be reduced to approximately six feet (6'), OR this dormer shall be inset two feet (2'); and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house,

finding that the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



AREA BREAKDOWN

HOUSE	
1ST FLOOR	2764 SF
2ND FLOOR	1665 SF
TOTAL HEATED	4430 SF
FRONT PORCH	127 SF
REAR PORCH	444 SF
DADU	
1ST FLOOR	750 SF
2ND FLOOR	605 SF

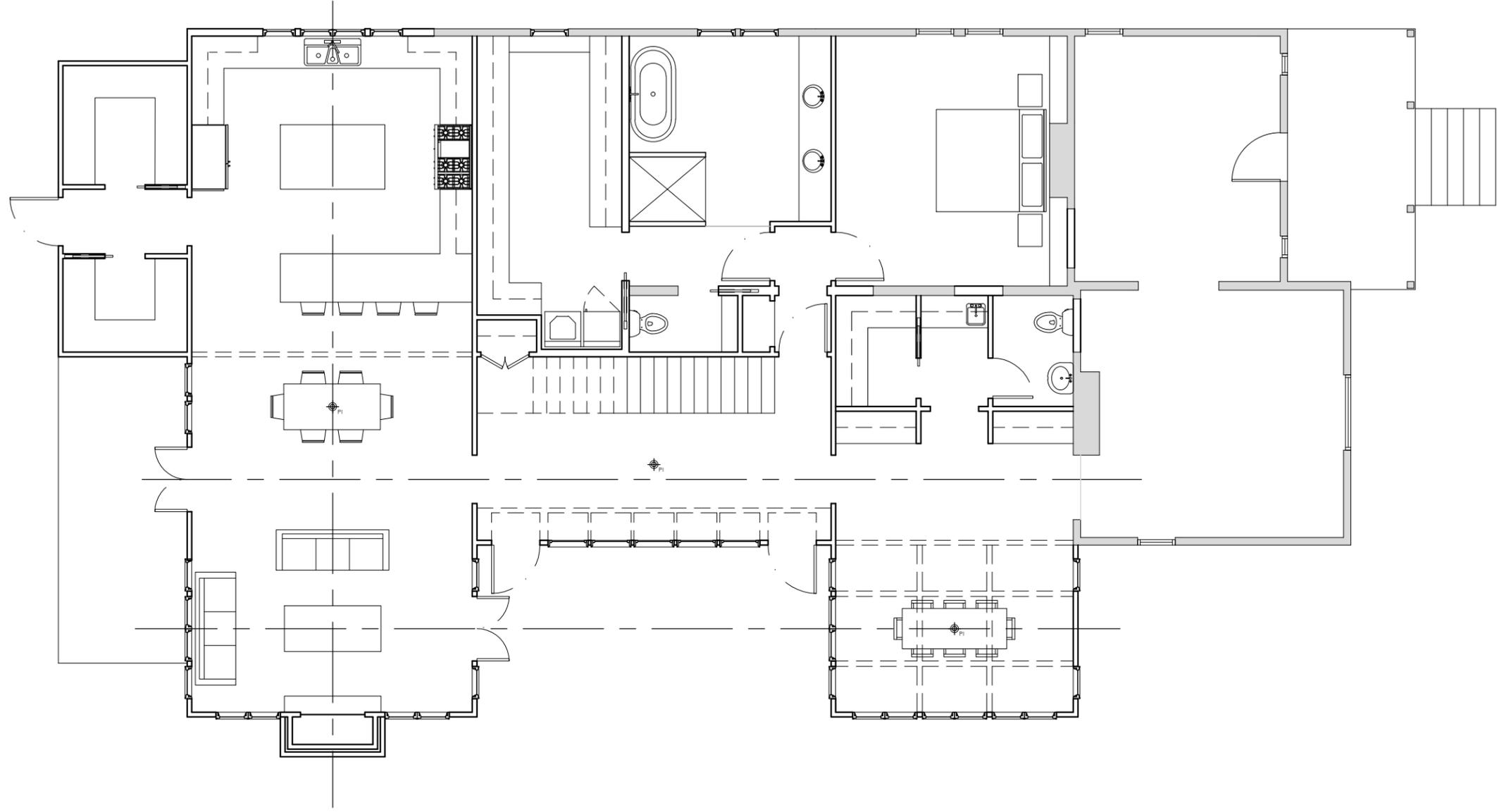
NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	10.13.20	MHZA REV. SET

ADDITION AND REMODEL AT:
1933 20TH AVENUE S
 NASHVILLE, TN 37212



INFO@NINE12ARCHITECTS.COM
 615.761.9902
 WWW.NINE12ARCHITECTS.COM



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	10.13.20	MHZC REV. SET

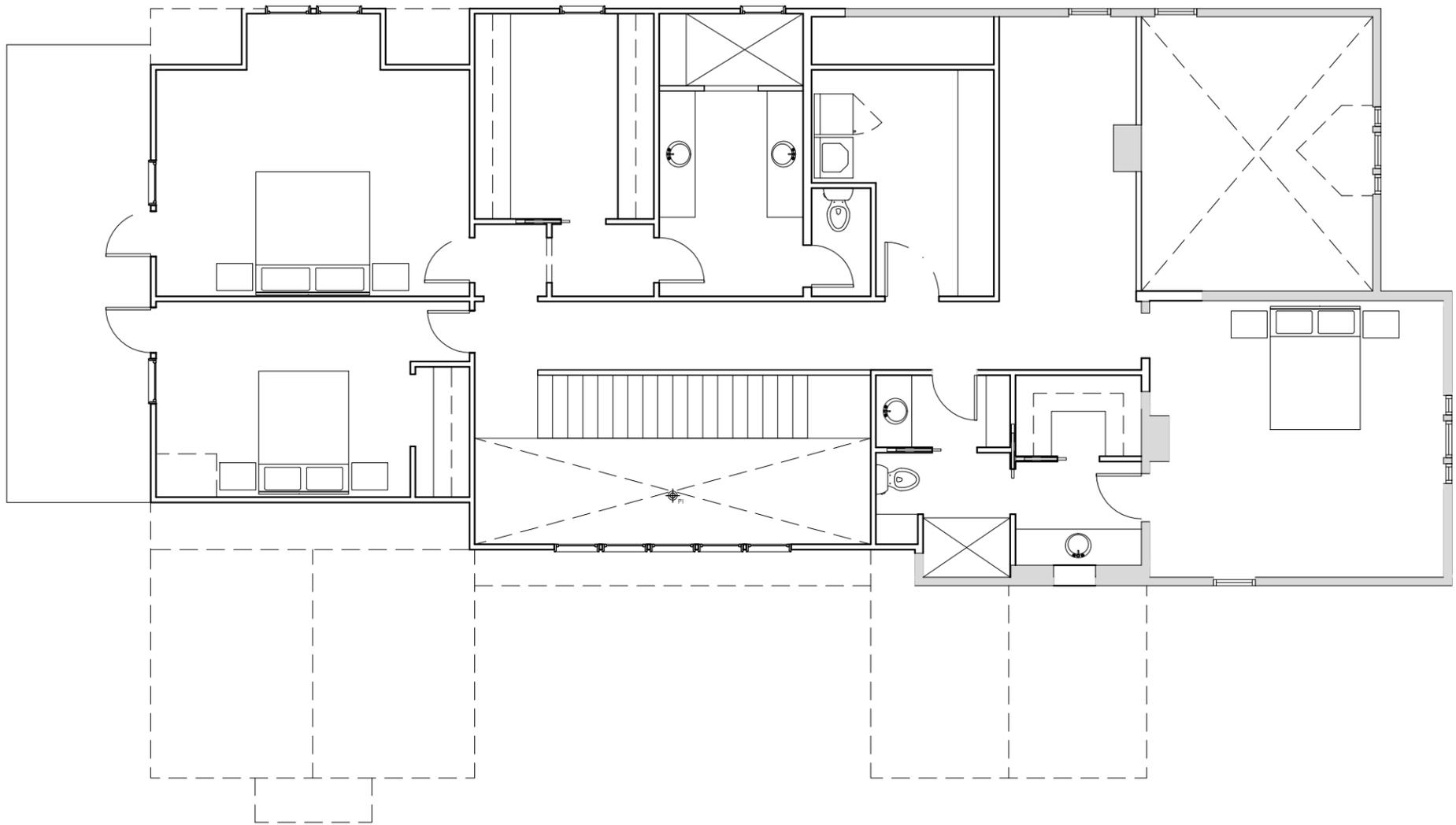
ADDITION AND REMODEL AT:
1933 20TH AVENUE S
NASHVILLE, TN 37212



INFO@NINE12ARCHITECTS.COM
615.761.9902
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FLOOR
PLAN

02



1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

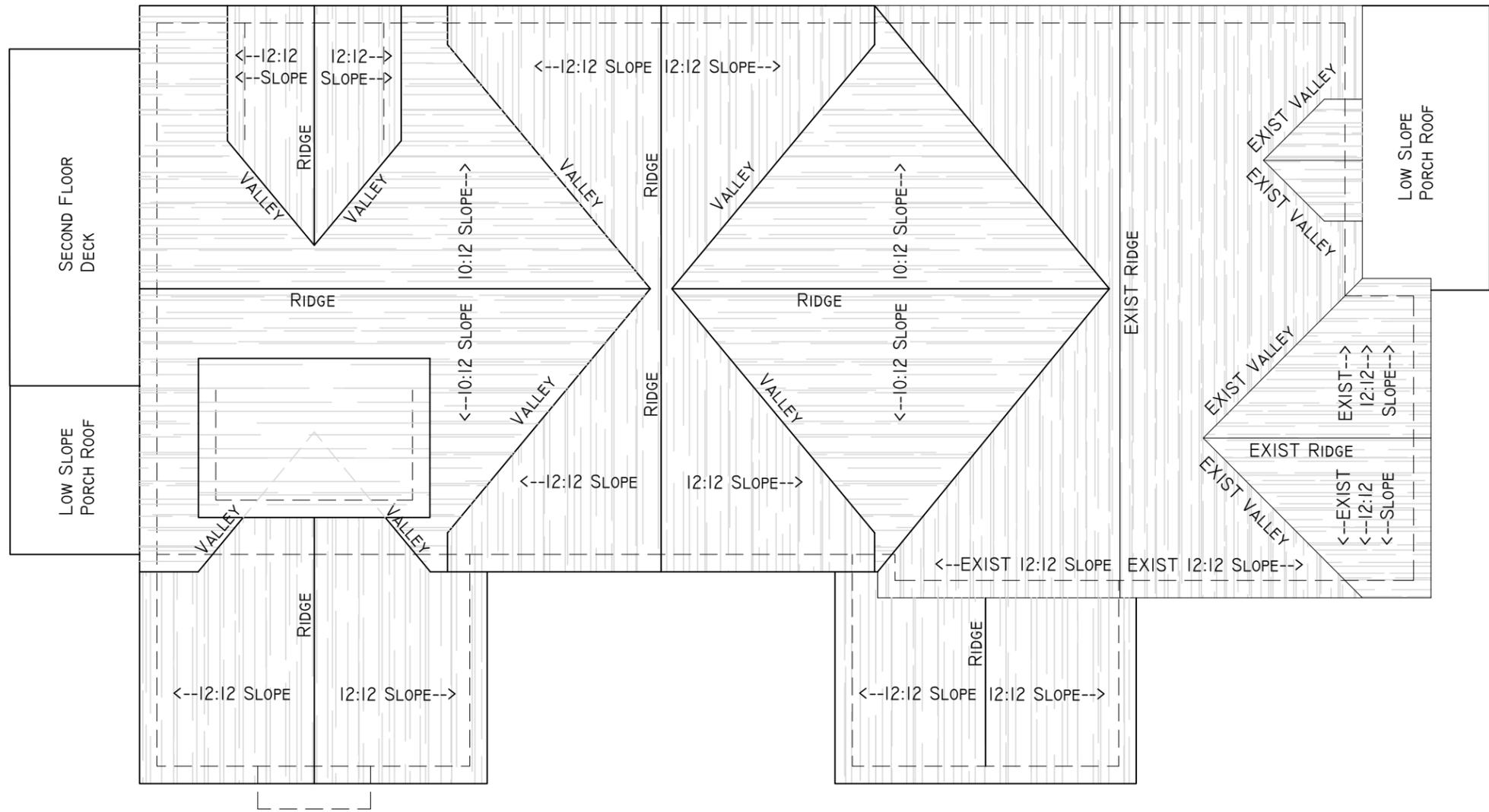
REV:	DATE:	DESC:
0	10.13.20	MHZC REV. SET

ADDITION AND REMODEL AT:
1933 20TH AVENUE S
NASHVILLE, TN 37212



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FLOOR
PLAN
03



1 ROOF PLAN
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	10.13.20	MHZC REV. SET

ADDITION AND REMODEL AT:
1933 20TH AVENUE S
 NASHVILLE, TN 37212



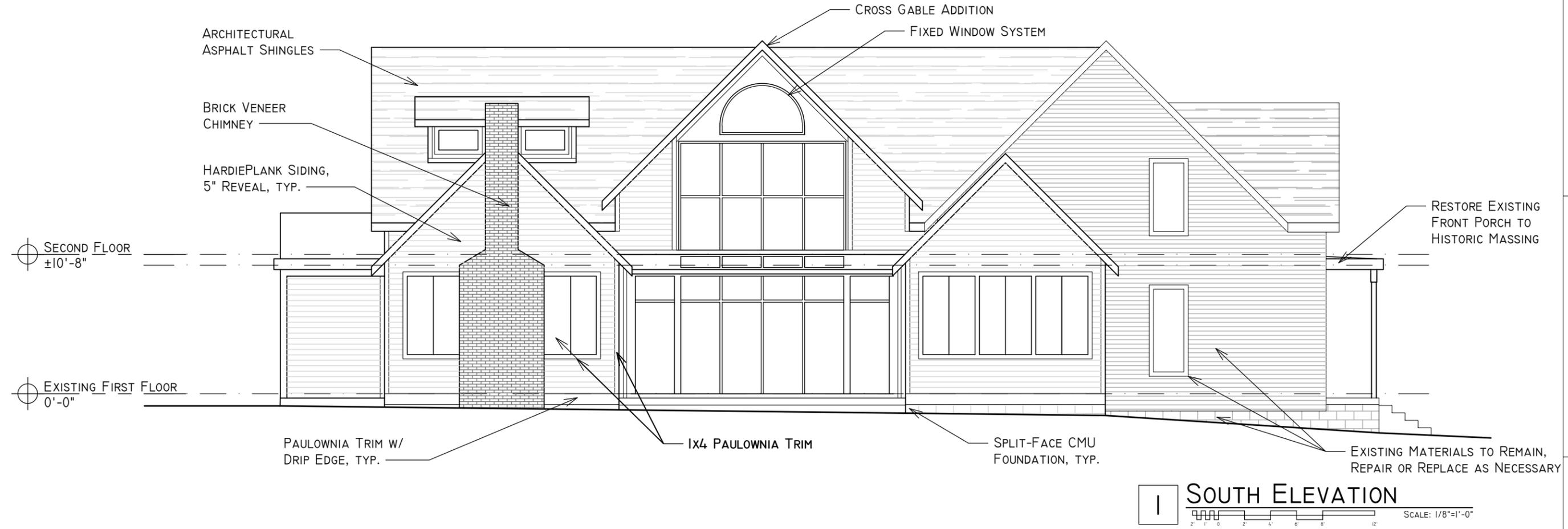
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ROOF
 PLAN

04



2 EAST ELEVATION
 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

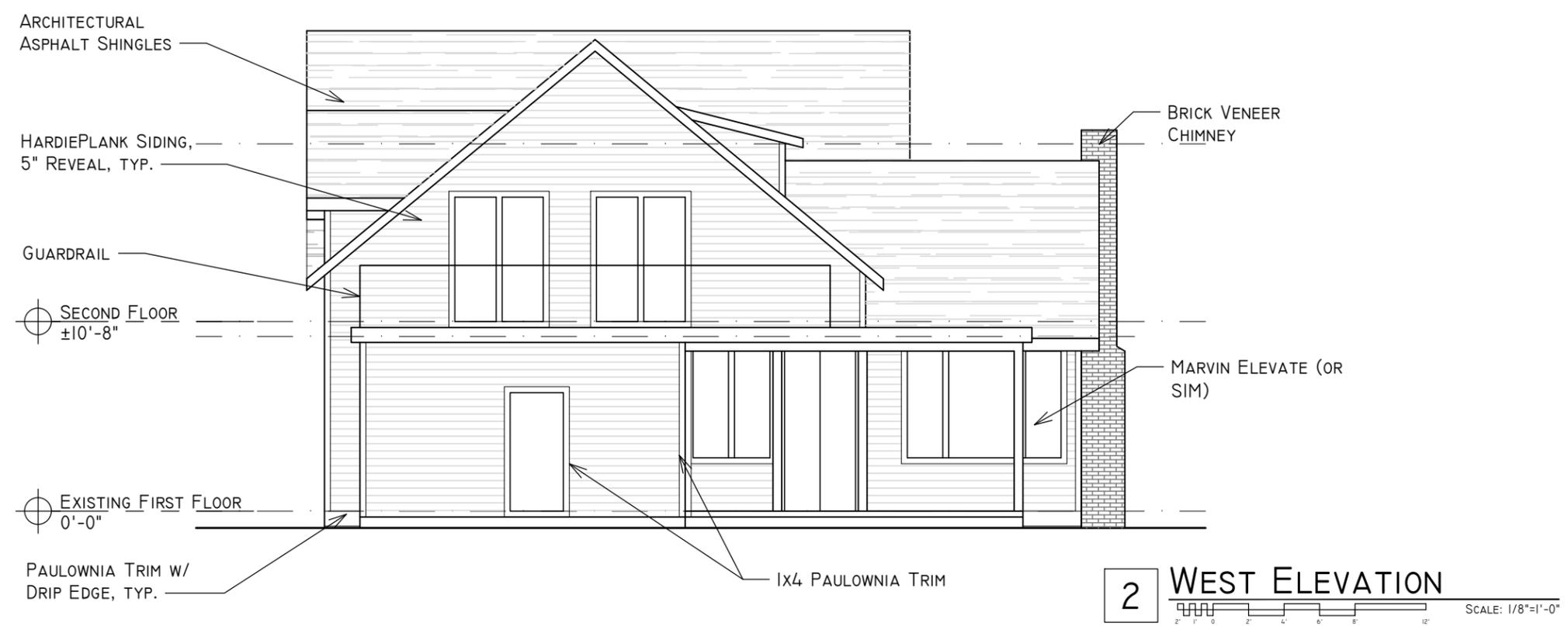
REV:	DATE:	DESC:
0	09.31.20	MHZC SET

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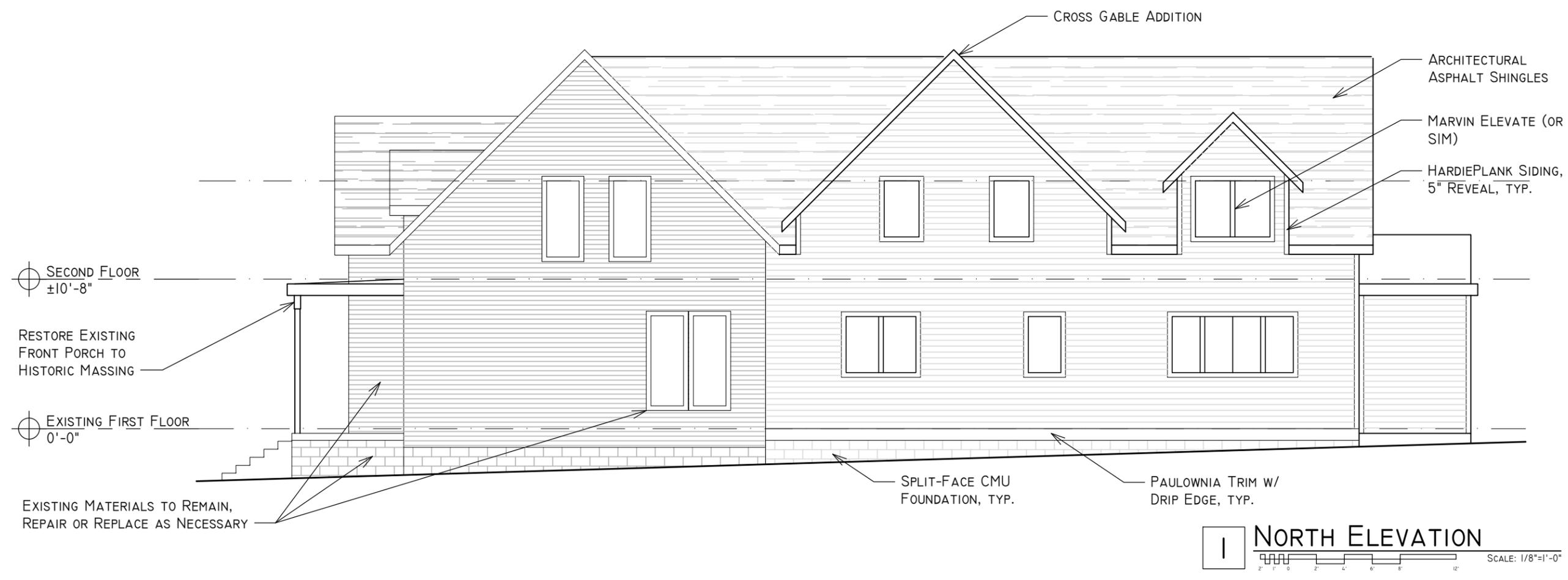
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BUILDING ELEVATIONS
05



2 WEST ELEVATION

SCALE: 1/8"=1'-0"



1 NORTH ELEVATION

SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	09.31.20	MHZC SET

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BUILDING ELEVATIONS
06