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

2012 Benjamin Street
May 19, 2021

Application: New Construction—Addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08306016500
Applicant: Greg Roth, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a rear addition. The addition will be shorter than the historic house, will match the width on the right side, and will be clad with metal panel siding.

Recommendation Summary: Staff recommends approval of the proposed addition with the following conditions:

1. The addition steps in at least four inches (4") where it attaches to the house on the right side;
2. The siding should be a more appropriate material, such as clapboard or board-and-batten, or another type of metal siding that has previously been approved.
3. The metal colors, siding, window and door selections, and exterior stair materials are approved prior to purchase and construction.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Floorplans
C: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II.B. GUIDELINES
1. NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

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

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

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

Appropriate height limitations will be based on:
- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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

- *There is not enough square footage to legally subdivide the lot but there is enough frontage 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.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

Duplexes
Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments
For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

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

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

i. Utilities

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

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

2. ADDITIONS

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

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 than 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.

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.

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.

III.B.1 Demolition is Not Appropriate

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

III.B.2 Demolition is Appropriate

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

Background: The structure at 2012 Benjamin Street is a Craftsman style house, constructed circa 1925. The house is a contributing structure to the district because of its age and architectural character.

Figure 1: 2012 Benjamin Street

Analysis and Findings: The applicant proposes to construct a rear addition to the historic house.

Demolition: The project involves demolishing portions of the existing rear wall and rear roof slope of the building to accommodate the new addition. These portions of the building appear to be original, but they are not visible from the right of way and do not contribute to the historic character of the house.

Staff finds that this partial demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Location & Removability: The addition will be stepped in sixteen feet (16') from the left side of the historic house, and the right side is proposed to tie in flush with the right side of the house. Additions are required to step in at least the width of the difference in materials (typically four inches (4"), or one foot (1') if the materials of the addition match the existing. Because the material of the addition is different than that of the house, Staff recommends that the addition step in four inches (4") where it attaches to the house. The roof of the addition ties into the rear of the existing roof below the ridge and does not impact the front or sides of the historic house.

With a condition that the addition step in at least four inches (4") where it attaches to the house on the right side, Staff finds that the location and attachment of the addition is appropriate and is removable without impacting the historic form and meets Section II.B.2.a and II.B.2.d. of the design guidelines.

Design: The character of the addition is contemporary and minimal in its exterior detailing. The roof shape and window proportions will be compatible with those of the historic house. The form of the addition will be distinguished from the original building by stepping in from the side walls before extending back, and the original form will not be directly impacted.

Staff finds that the character of the addition is compatible with the historic house and meets Sections II.B.2.c and II.B.2.d. of the design guidelines.

Height & Scale: The proposed addition ties into the existing building with a hyphen connector that ties in flush on the right side and sixteen feet (16') on the left. Staff recommends that the addition steps in at least four inches (4") on the right side. After the hyphen, the addition will step out to the right, matching the width of a box-bay on the right side of the house. The eaves of the primary mass of the addition will be two feet (2') higher than the original eaves, but the floor height of the addition will match the house's floor height. The total depth of the addition, including the six foot (6') deep hyphen, will be thirty-two feet (32'). Staff finds that the scale of the addition, which is essentially a single room, is subordinate to the historic house.

With a condition that the addition step in at least four inches (4") where it attaches to the house on the right side, Staff finds the height and scale of the addition to be subordinate and to meet Sections II.B.1.a.and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The scale of the addition is compatible with the historic house, as it matches the existing width on the right side after an inset of four inches (4') on the right side. The left side will be stepped in sixteen feet (16') from the side of the historic house. The addition will meet the five foot (5') setback requirement on the right side. The addition will have a setback of twenty-seven feet (27') on the left side and forty-seven feet (47') on the rear, with twenty-one feet (21') separating the addition from an existing garage at the rear of the lot. Staff finds the setbacks to be appropriate because they match the historic context.

Staff finds that the setbacks of the proposed addition are appropriate and meet Section II.B.1.c. of the design guidelines.

Roof form: The roof of the hyphen component of the addition will tie into the rear slope approximately five feet (5') below the existing ridge, then extend back to where the primary mass steps up two feet, six inches (2'-6"). The eaves of the hyphen will match the height of the existing eaves, and the primary mass will have eaves two feet (2') higher. The addition will have a rear-facing gabled roof with a pitch of 4.12/12, which is slightly steeper than the original roof but no so much as to be contrasting in appearance.

Staff finds that the roofs of the addition are appropriate and meet Section II.B.1.e. of the Design Guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the front or sides of the existing house were indicated on the plans. The windows on the proposed addition are taller than they are wide, as is typical of the window openings on the historic house. There are no large expanses of wall space without a window or door opening.

Staff finds the window pattern to meet Section II.B.1.g. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Typical	Yes	
Primary Cladding	Metal Panel Standing-Seam	Colors Need Approval	Not Typical as Siding	X
Roofing	Metal Panel Standing-Seam	Colors Need Approval	Yes	X
Windows	Aluminum-Clad Casement	Selections Need Approval	Yes	X
Doors	Aluminum-Clad	Selections Need Approval	Yes	X
Exterior Stairs	Not Indicated	Selections Need Approval	Unknown	X

Standing seam metal is a common material for roofing, but not for siding. Staff recommends that the siding should be a more appropriate material, such as clapboard or board-and-batten, or another type of metal siding.

Staff recommends that the metal colors, siding, window and door selections, and exterior stair material are approved administratively to ensure that they are compatible with historic houses and meet Section II.B.1.d.

Appurtenances & Utilities: The HVAC condenser is currently located at the right side of the house at the midpoint and would not need to be moved.

Staff finds that the project meets section II.B.1.i. of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition with the following conditions:

1. The addition steps in at least four inches (4”) where it attaches to the house on the right side;
2. The siding should be a more appropriate material, such as clapboard or board-and-batten, or another type of metal siding that has previously been approved.
3. The metal colors, siding, window and door selections, and exterior stair materials are approved prior to purchase and construction.

With these conditions, staff finds that the proposal will meet the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

INFORMATION TO BE SUBMITTED WITH APPLICATION

All applications must have documentation which clearly illustrates the proposed exterior appearance of the project. Incomplete applications will not be scheduled for a MHZC public hearing until they are complete. Design Guidelines available online at http://nashville.gov/Historical-Commission/Services/Preservation-Permits/Districts-and-Design-Guidelines.aspx.

NEW CONSTRUCTION (Including Additions)

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- □ Site plan showing the entire lot with property lines and with all setbacks clearly noted. For infill and outbuilding projects, the footprints buildings on the abutting properties should be shown in relation to the proposed building and elevation contour lines.
- □ Elevation drawings of each façade with dimensions (including roof pitch) and materials specified. For additions, existing and proposed should be clearly delineated. For infill projects, the building height and porch floor heights of the abutting properties should be shown in relation to the proposed building.
- □ Floor Plans
- □ Plans showing all associated site improvements, e.g. sidewalks, lighting, pavement, etc.
- □ Window and door manufacturer and model
- □ Current photographs of building or site. (Digital preferred)
- □ Drawings, samples, product literature manufacturer's illustrations may be required
- □ Roof plan may be necessary for complex additions or new construction
- □ Demolition plans are required for projects that require partial demolition.
- □ Streetscapes are recommended for infill projects
- □3D modeling encouraged for large infill projects
- □ Any additional information requested

DEMOLITION

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- □ Written description of the structure's condition and reason for demolition.
- □ Photographs of structure's current condition showing all elevations, interior, accessory buildings and site features.
- □ Describe the proposed reuse of the site, including plans of any proposed new structure.
- □ Any additional information requested by the Commission

REHABILITATION (Historic Preservation Districts Only)

At least one complete set of drawings should be no larger than 11 x 17 and MUST be to scale.

- □ Plans or drawings illustrating the proposed work
- □ Photographs (detail and overall) of the relevant facades
- □ Specifications, manufacturer's literature and samples may be required
- □ Window and door manufacturer and model
- □ Any additional information requested

ECONOMIC HARDSHIP (Demolition request for historic building.)

The Economic Hardship process is to determine the economic hardship of the property, not the property owner.

- □ Estimated cost of demolition
- □ Detailed report from a licensed engineer outlining each issue and including photographs
- □ Estimated market value of current condition and after alterations to meet basic code requirements
- □ Estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehab as to the economic feasibility of rehab or reuse of the structure
- □ Amount Paid for the property, date of purchase, who purchased from including a description of the relationship, if any, and terms of financing between seller and buyer
- □ For income producing properties: Annual gross income for the previous two years, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and annual cash flow before and after debt service
- □ Any additional information requested

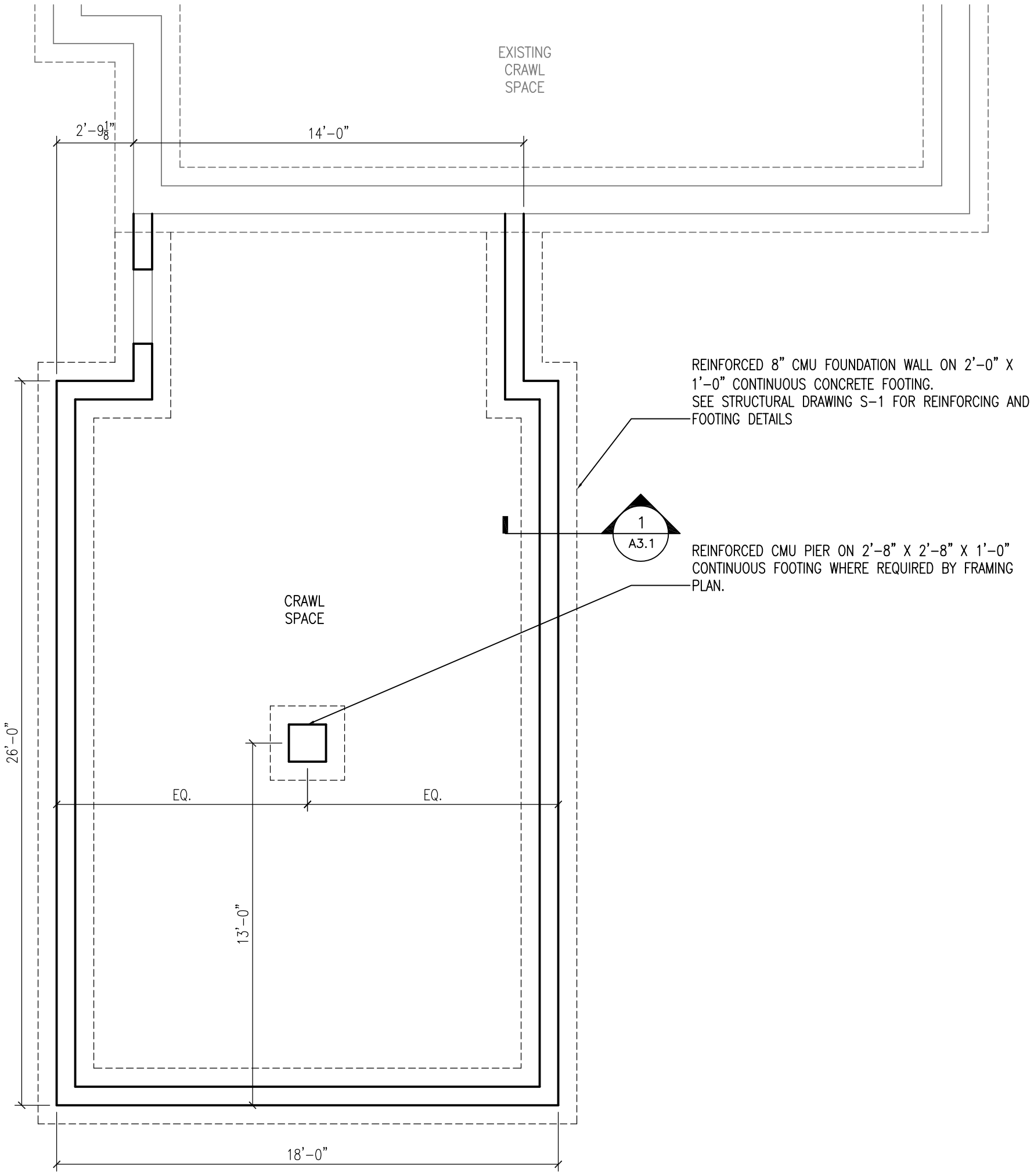
SETBACK DETERMINATIONS

The MHZC has the ability to reduce the setbacks required by base zoning where there is historic precedence. If your project does not meet the base zoning setback requirements it is your responsibility to notify all adjacent (all properties around the subject property) property owners of the public hearing and the request for a setback reduction at least 7 days prior to the meeting. If notification is not give, the project review will be delayed until the next public hearing. A sample letter may be requested.

DECISION MAKING

Decisions of the MHZC are guided by design guidelines based on the National Park Services' Secretary of Interior Standards for Rehabilitation. To view the design guidelines, visit www.nashville.gov.

SUBMITTING AN APPLICATION Applications may be scanned and emailed to HistoricalCommission@nashville.gov.



1 FOUNDATION PLAN

1/4" = 1'-0"

DRAWING:

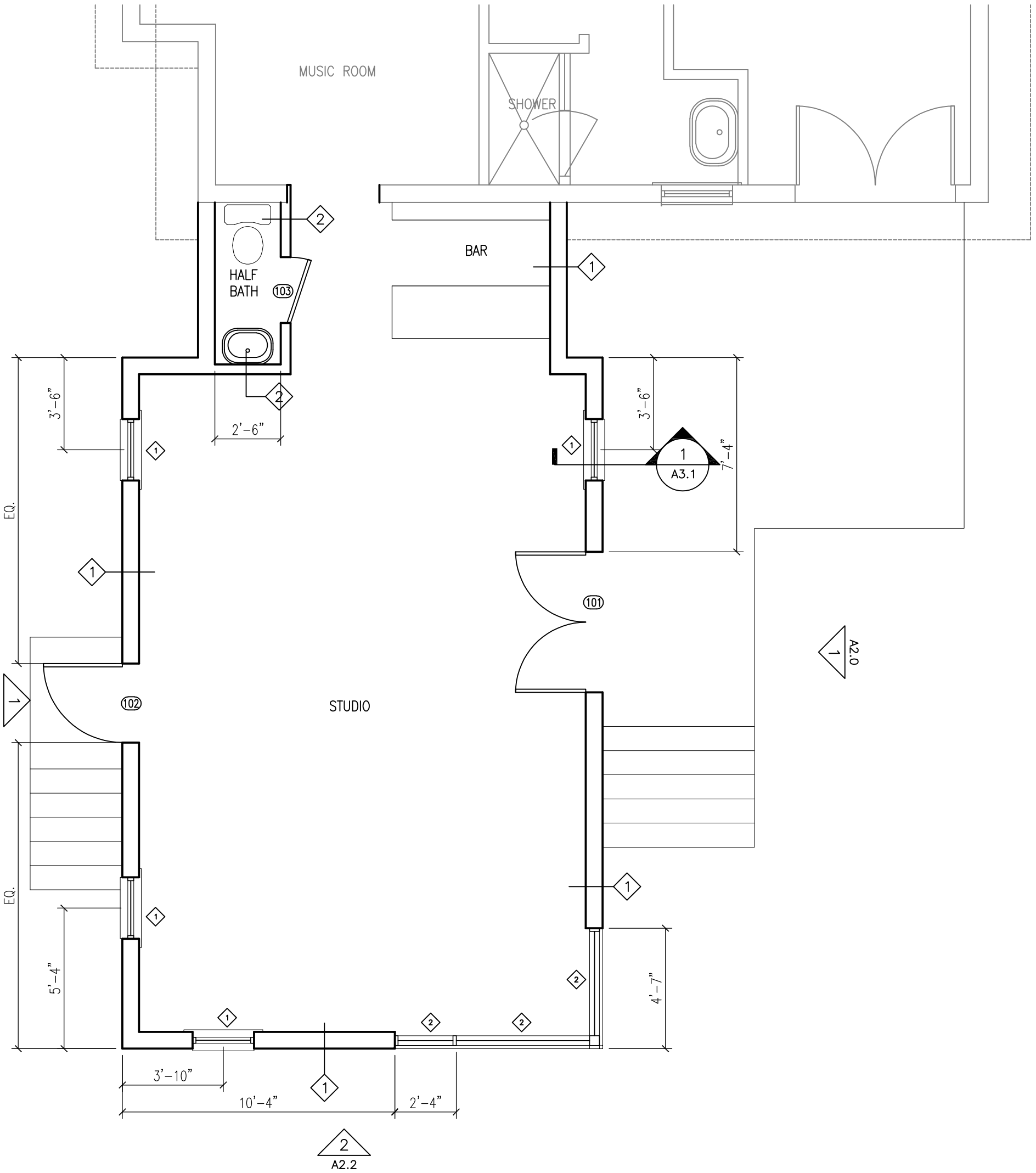
A1.1 FOUNDATION PLAN

DATE 3-27-21 SCALE 1/4"=1'-0" ISSUE: ISSUE FOR CONSTRUCTION

PROJECT: ROTH RESIDENCE
ADDITION TO RESIDENCE
2012 BENJAMIN STREET
NASHVILLE TN 372068

WALL LEGEND

1	6 5/8" PARTITION EXTERIOR	5 1/2" WOOD STUDS @ 16" O.C. WITH 5/8" EXTERIOR WOOD SHEATHING AND 1/2" TYPE X DRYWALL (INTERIOR). PROVIDE R-19 FIBERGLASS INSULATION.
2	4 1/2" PARTITION INTERIOR	3 1/2" WOOD STUDS @ 16" O.C. WITH ONE LAYER OF 1/2" GYPSUM BOARD EACH SIDE



1 GARAGE LEVEL PLAN

1/4" = 1'-0"

DRAWING:

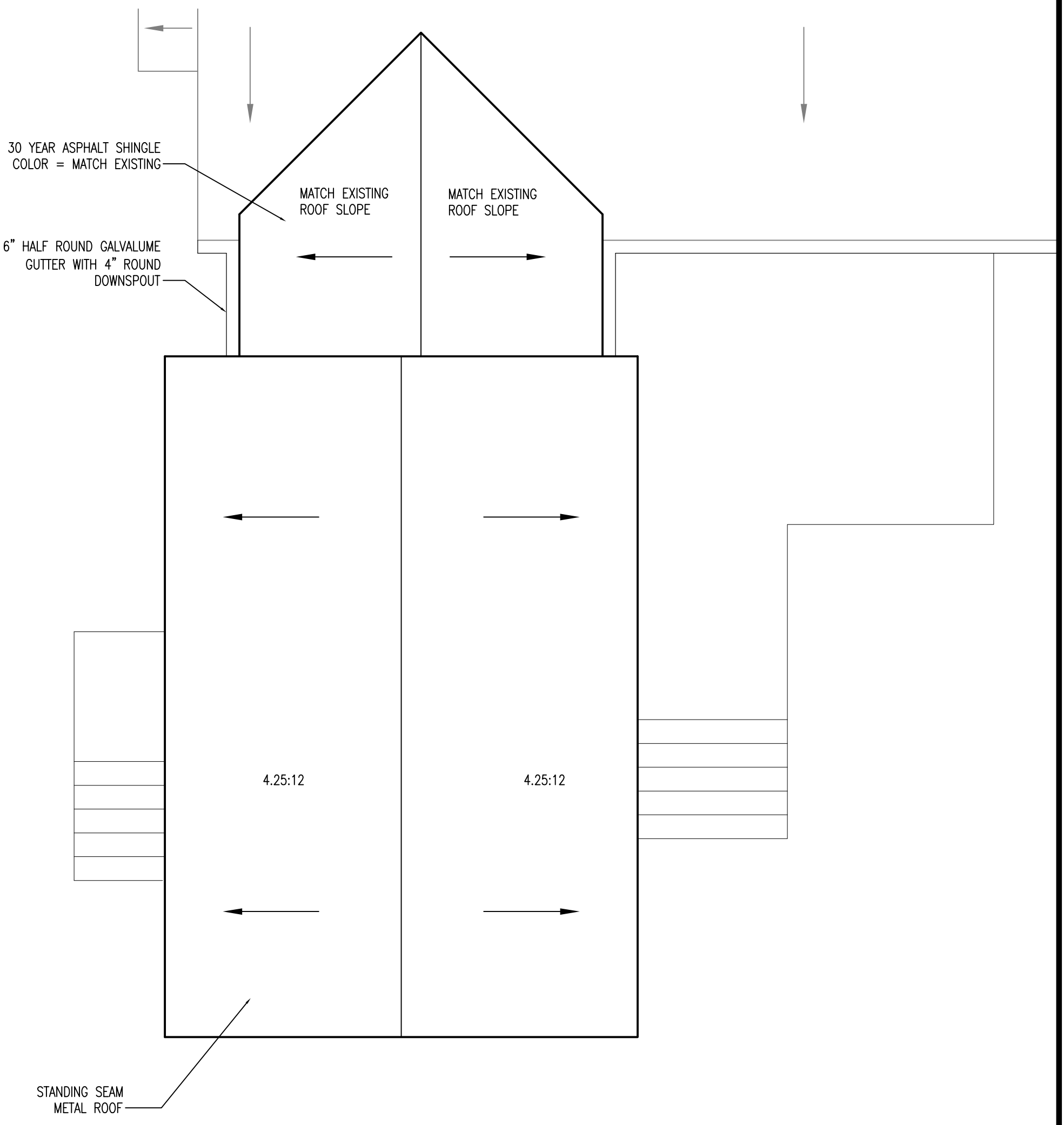
A1.2 PLANS

DATE 3-27-21 SCALE 1/4"=1'-0" ISSUE: ISSUE FOR CONSTRUCTION

PROJECT: ROTH RESIDENCE
ADDITION TO RESIDENCE
2012 BENJAMIN STREET
NASHVILLE TN 372068

ROOFING NOTES

1. NEW ROOF – INSTALL 30 YEAR ARCHITECTURAL ASPHALT SHINGLE OVER 30 # ROOFING FELT INSTALLED PER MANUFACTURERS RECOMMENDATIONS. APPLY MINERAL SURFACED LEAK BARRIER PRIOR TO SHINGLE APPLICATION AT ALL VALLEYS, EAVE EDGES, RAKE EDGES, DORMERS SLOPE TRANSITIONS AND PENETRATIONS. COLOR TO MATCH ARCHITECTS SAMPLE FROM MANUFACTURERS STANDARD COLORS.
2. ROOFING SUBCONTRACTOR TO INCLUDE INSTALLATION ONLY OF ALL GUTTERS, CONDUCTOR HEADS AND DOWNSPOUTS. MATERIAL COST INCLUDED IN METAL ROOFING/SIDING QUOTE.
3. STUDIO ROOF TO BE STANDING SEAM OR CONCEALED FASTENER ROOF SYSTEM INSTALLED PER MANUFACTURERES REQUIREMENTS. EQUAL TO FIRESTONE UC–4. ROOF AND WALL PANELS TO MATCH FROM SINGLE MANUFACTURER SYSTEM.



1 ROOF PLAN
1/4" = 1'–0"

DRAWING:
A1.3 ROOF PLAN
DATE 3-27-21 SCALE 1/4"=1'-0" ISSUE: ISSUE FOR CONSTRUCTION

PROJECT: ROTH RESIDENCE
ADDITION TO RESIDENCE
2012 BENJAMIN STREET
NASHVILLE TN 372068

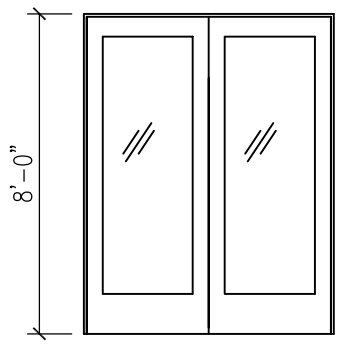
DOOR SCHEDULE

DOOR									
MARK	WIDTH X HEIGHT	THK	HEAD HT	TYPE	MATERIAL	FINISH	GLAZING	FRAME	NOTES
101	2'–8" X 8'–0" PAIR	1 3/4"	8'–0"	B	ALUM CLAD WOOD	–	FULL	ALUM CLAD WOOD	
102	3'–0" X 8'–0"	1 3/4"	8'–0"	C	ALUM CLAD WOOD	–	HALF	ALUM CLAD WOOD	
103	2'–6" X 6'–8"	1 3/8"	6'–8"	D	SC WOOD	PAINT	–	WOOD	

NOTES:
1. ALL DOOR SILLS TO BE DARK BRONZE ANODIZED ALUMINUM
2. WEATHER STRIPPING TO BE DARK BROWN
3. HINGES EXPOSED TO EXTERIOR (OUTSWING) TO BE OIL RUBBED BLACK

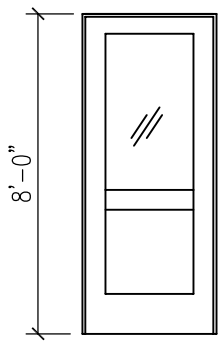
NOTES (CONT.):
4. INTERIOR HINGES (INSWING) TO BE BRUSHED NICKEL US15
5. ALL HARDWARE TO BE BRUSHED NICKEL (US15)

B



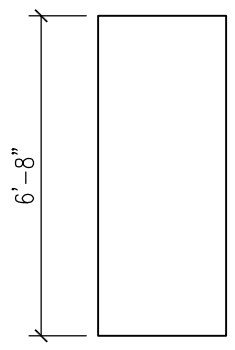
ALUMINUM CLAD WOOD
EXTERIOR FRENCH PATIO
DOORS
FINISH W/ T ASTRAGAL
FLUSH GLAZED–FULL
GLASS–CLEAR
NO BRICK MOLD
DOOR SILLS TO BE DARK
BRONZE ANODIZED ALUMINUM

C



ALUMINUM CLAD WOOD
EXTERIOR DOOR
FLUSH GLAZED–1/2
GLASS–CLEAR
NO BRICK MOLD
SILL TO BE DARK BRONZE
ANODIZED ALUMINUM

D



INTERIOR
FLUSH DOOR
SOLID CORE WOOD

WINDOW SCHEDULE

TAG	FRAME SIZE (W X H)	TYPE	TYPE	HEAD HT.	NOTES
1	2'–4" X 4'–4"	AL. CLAD WOOD	CASEMENT	7'–0"	
2	VARIES" X 7'–0"	STORE FRONT	PICTURE	7'–0"	4–1/2" STOREFRONT SYSTEM KAWNEER OR EQUAL

NOTES:
1. METAL TRIM AT ALL WINDOWS INSTALLED ADJACENT TO METAL SIDING – NO BRICK MOLD
2. WINDOW HARDWARE OF NEW CONSTRUCTION TO BE BRUSHED NICKEL (US15)
3. PROVIDE LOW E INSULATED GLASS AT ALL WINDOWS.

FINISH LEGEND

WD–1	HARDWOOD FLOOR (WHITE OAK)	PT	PAINT (REF. OWNER SELECTIONS)
WD–2	6" PRIMED WOOD BASE		

FINISH LEGEND

ROOM NAME	FLOOR	BASE	WALL	CEILING	NOTES
STUDIO	WD–1	WD–2	PT	PT	
CLOSET	WD–1	WD–2	PT	PT	

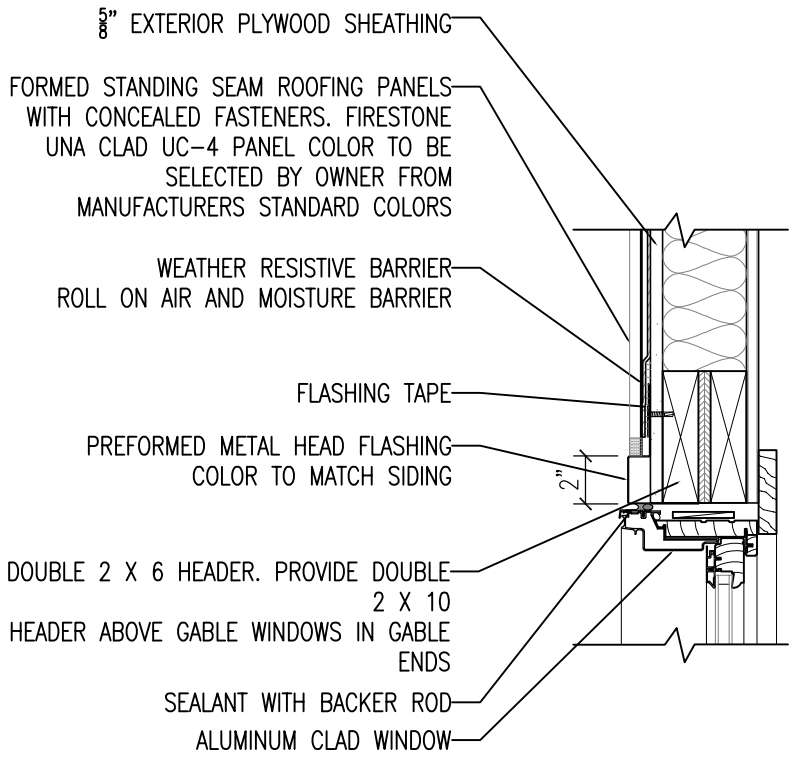
1. WOOD BASE 1 X 6 POPLAR PAINT GRADE – TYPICAL UNLESS NOTED OTHERWISE
2. DOOR WINDOW AND CASED OPENING HEAD CASING 1 X 6 FLAT POPLAR PAINT GRADE – UNLESS NOTED OTHERWISE
3. DOOR WINDOW AND CASED OPENING JAMB AND SILL CASING 1 X 4 FLAT POPLAR PAINT GRADE – UNLESS NOTED OTHERWISE.

DRAWING:

A1.4 SCHEDULES

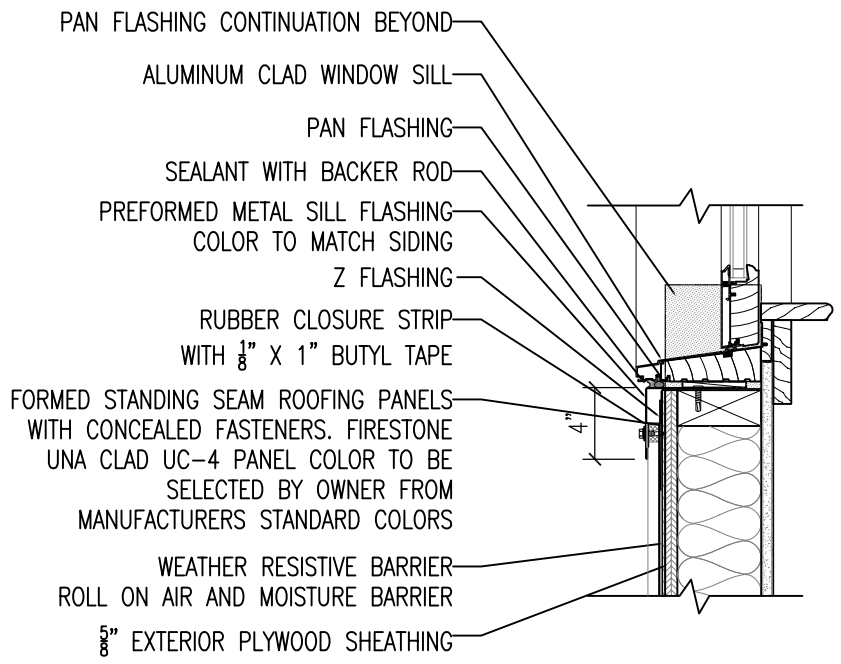
DATE 3-27-21 SCALE 1/4"=1'-0" ISSUE: ISSUE FOR CONSTRUCTION

PROJECT: ROTH RESIDENCE
ADDITION TO RESIDENCE
2012 BENJAMIN STREET
NASHVILLE TN 372068



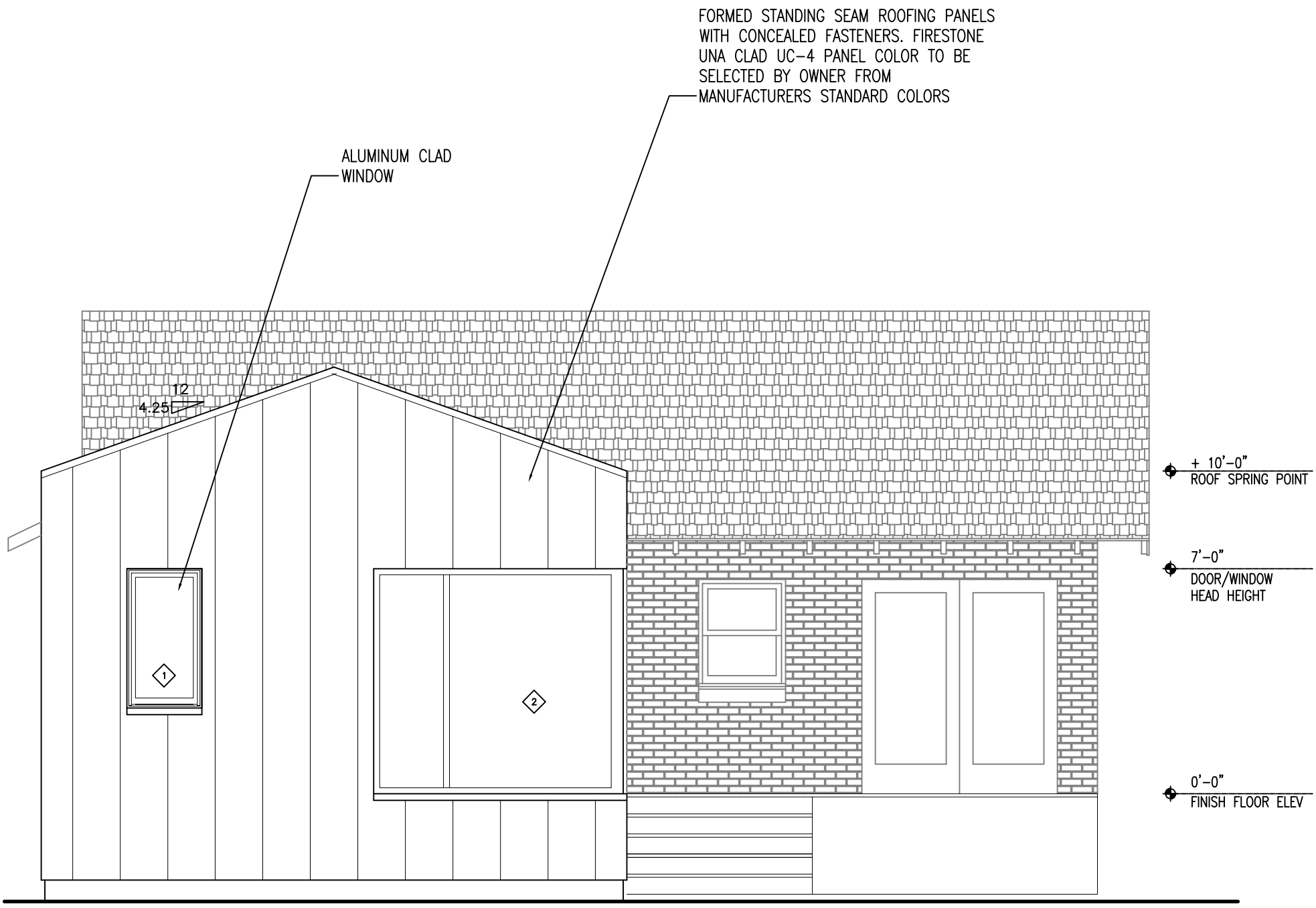
TYPICAL METAL SIDING WINDOW HEAD

1 1/2" = 1'-0"



WINDOW SILL DETAIL AT METAL PANEL

1 1/2" = 1'-0"



1 SOUTH ELEVATION

1/4" = 1'-0"

DRAWING:

A2.1 ELEVATION

DATE 3-27-21 SCALE 1/4"=1'-0" ISSUE: ISSUE FOR CONSTRUCTION

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ADDITION TO RESIDENCE
2012 BENJAMIN STREET
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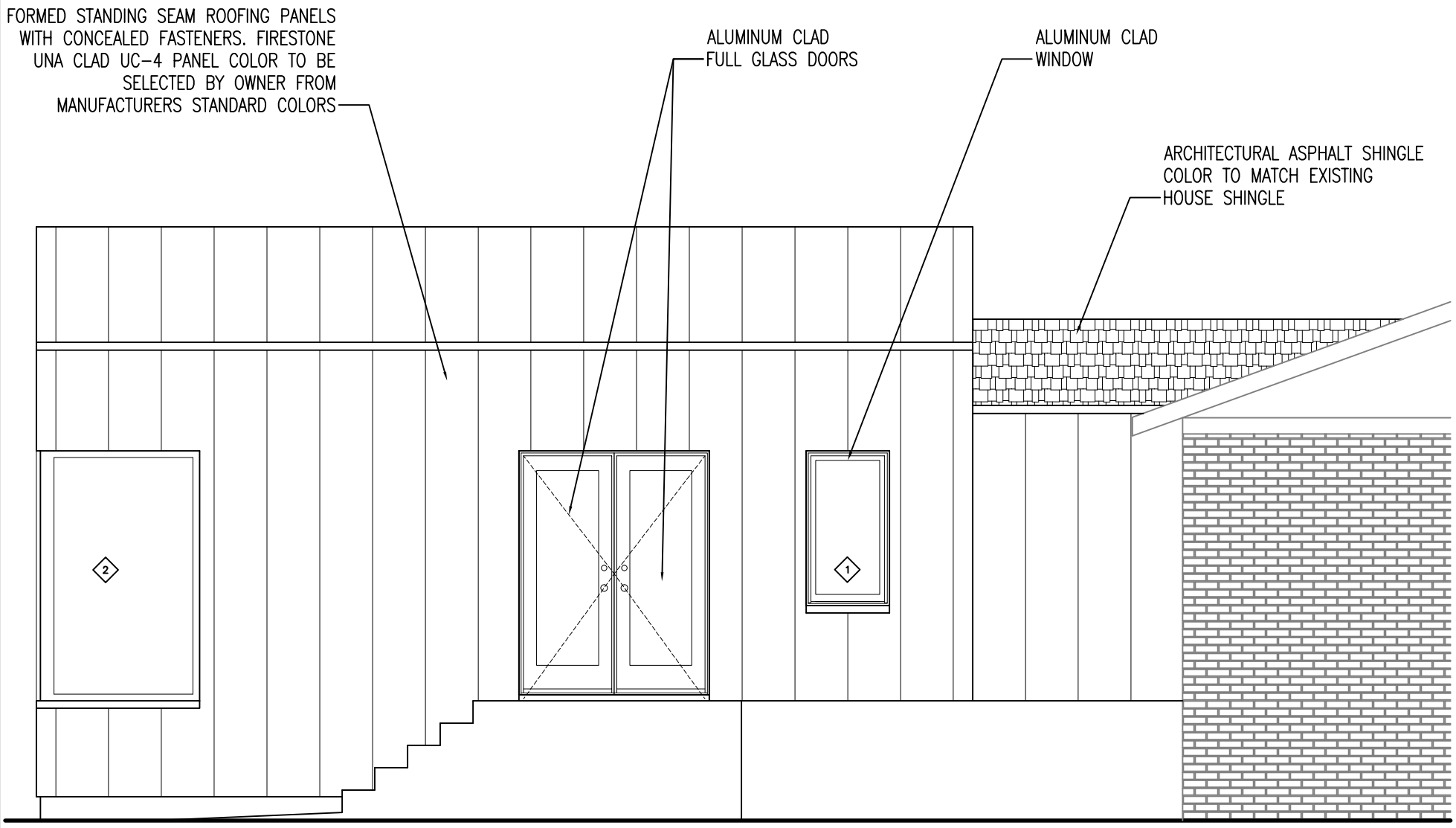
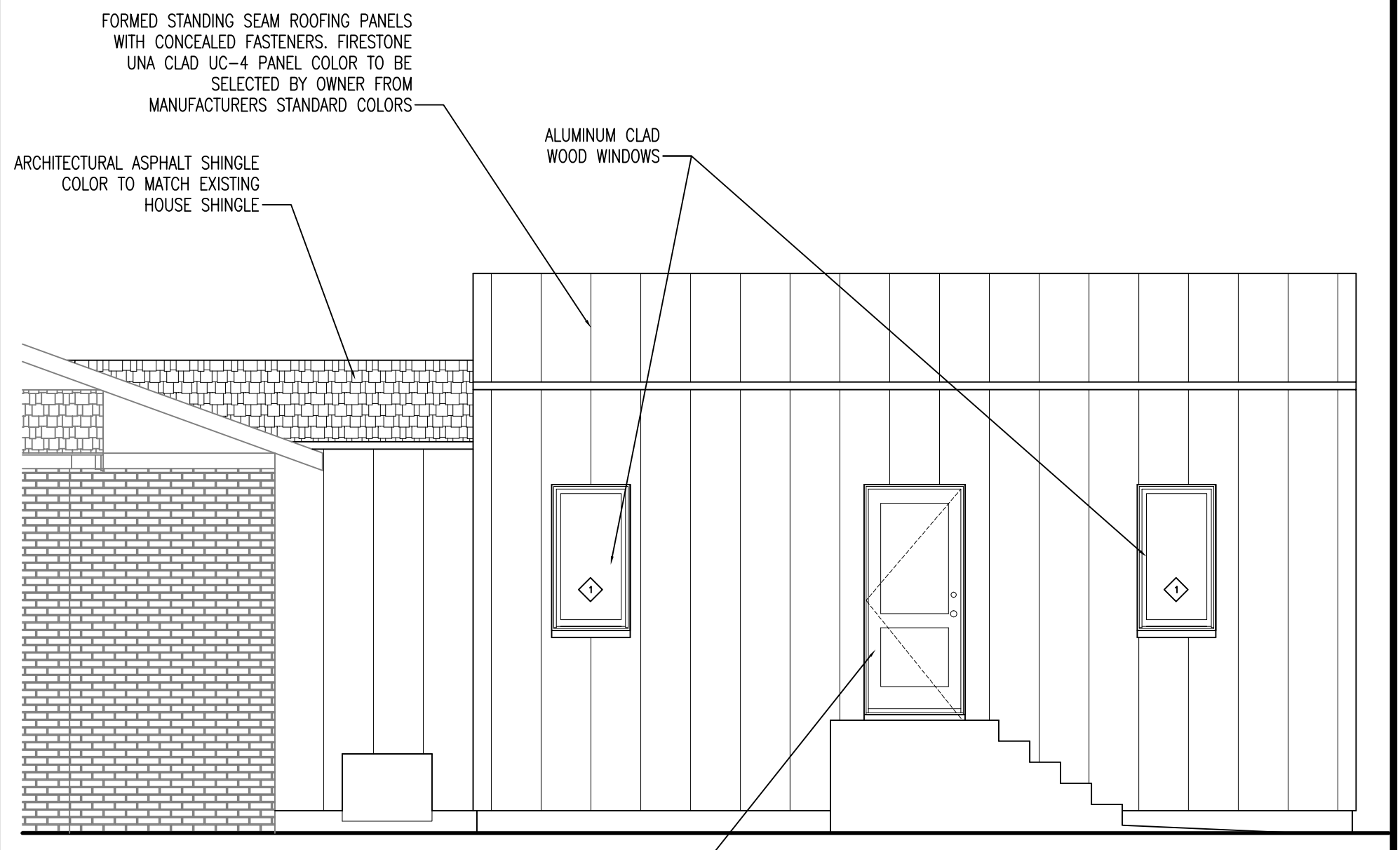


2 EAST ELEVATION

1/4" = 1'-0"



1 WEST ELEVATION

1/4" = 1'-0"

DRAWING:

A2.2 ELEVATIONS

DATE 3-27-21 SCALE 1/4"=1'-0" ISSUE: ISSUE FOR CONSTRUCTION

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ADDITION TO RESIDENCE
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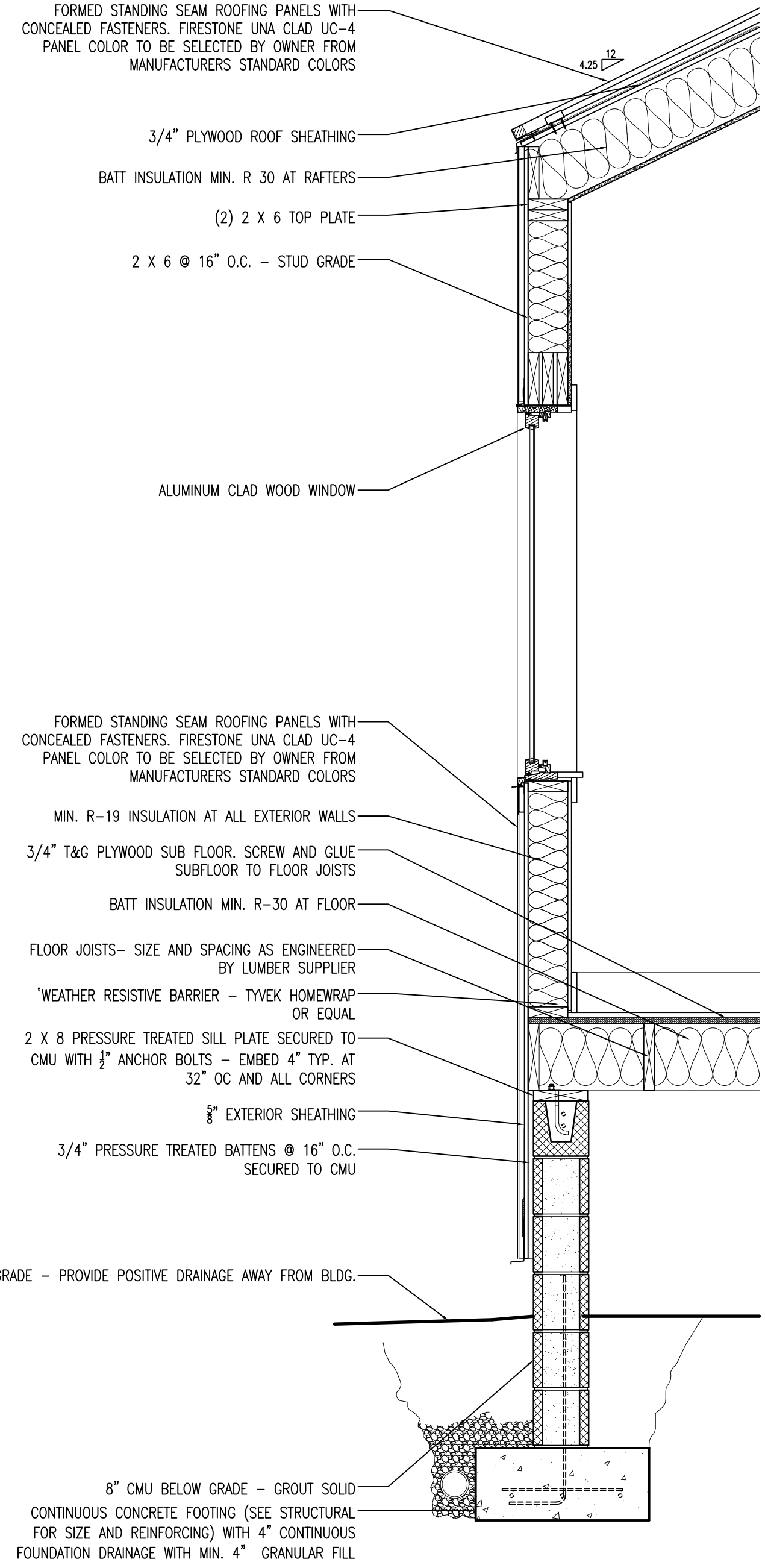

3 TYPICAL WALL SECTION

3/4" = 1'-0"

DRAWING:

A3.1 WALL SECTION

DATE 3-27-21 SCALE ISSUE: ISSUE FOR CONSTRUCTION

PROJECT: ROTH RESIDENCE
ADDITION TO RESIDENCE
2012 BENJAMIN STREET
NASHVILLE TN 372068