

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

1609 Douglas Avenue

August 18, 2021

Application: New Construction-Materials; Violation/Show Cause

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R8

Map and Parcel Number: 08302017902

Applicant: Evaniel Johnson, Shammah Construction Group,LLC

Project Lead: Kelli Mitchell, kelli.mitchell@nashville.gov

Description of Project: The applicant requests to retain work done differently than permit #2021036910. The overall dimensions of the addition and the roof form do not match what was previously approved and do not match the historic context. Staff requests a show-cause hearing for permit #2021036910.

Recommendation Summary: Staff recommends disapproval of the new addition at 1609 Douglas finding that the project does not meet Section IV for materials and VI for additions. Staff recommends that permit HCP2021-036910 be rescinded and the addition be removed within 60 days.

Attachments

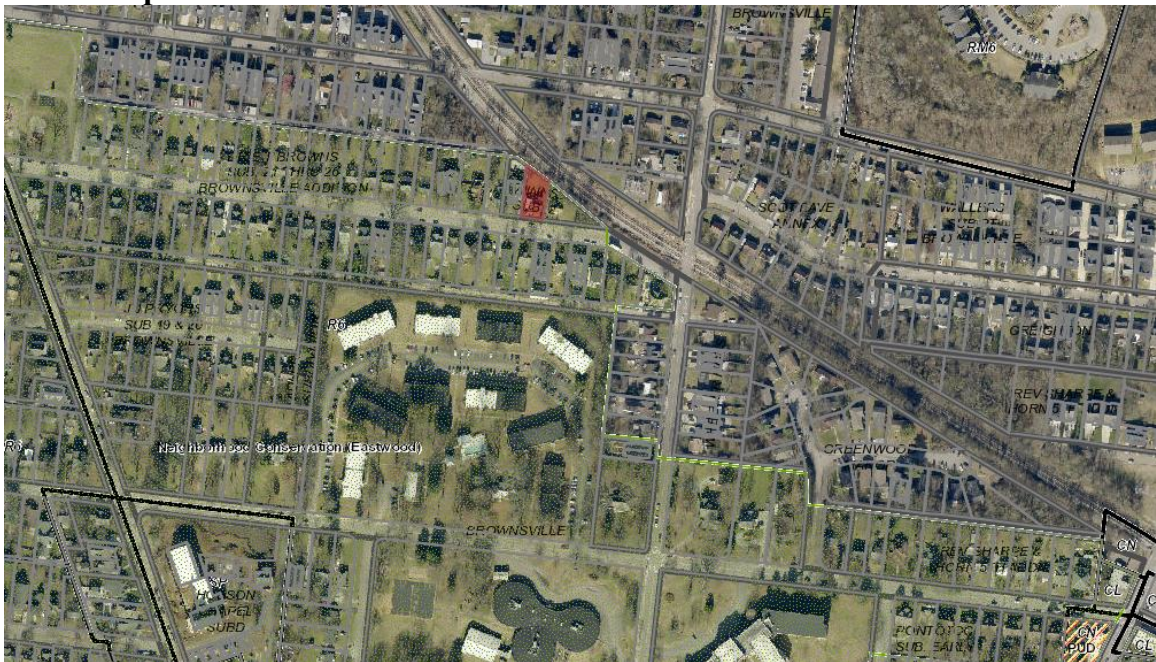
A: Photographs

B: Permit
#2021036910

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

IV. MATERIALS

MATERIALS, TEXTURE, DETAILS & MATERIAL COLOR

A. Specific materials are italicized so that the list can be revised as more materials become available and as the quality and workability of existing materials improves. Materials listed are to provide general guidance to applicants based on the Commission’s past decisions. Applicants are always welcome to propose new materials not listed as “appropriate” or re-propose materials listed as “inappropriate.”

B. The texture, details, and dimensions of new materials for replacement or new construction shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Replacement materials should mimic historic materials in texture, dimensions, and workability. Materials that create a false version of a historic material are not appropriate. For instance, a “wood-grain” fiber-cement lap siding creates a texture that did not exist historically, as wood cladding historically had a smooth finish.

1. Paint color and roof color are not reviewed. The inherent color, texture and dimensions of masonry is reviewed. *It is recommended that if multiple colors are used for a roof that they be used to create a pattern, as seen historically, rather than creating a “speckled” or random design.*

2. *INAPPROPRIATE materials include:*

Foundations

- Stone veneer without mortar
- Smooth concrete block without a parge coating

Cladding

- Synthetic sidings such as vinyl, aluminum, permastone and E.F.IS.
- T-1-11- type building panels
- Stud wall lumber
- Embossed wood grain
- Unpainted or unstained wood

Chimneys

- Fiber cement panels
- Lap siding

Roofing

- Corrugated metal
- Snap-lock standing seam metal with big seams
- Metal made to look like a traditional materials such as wood shingles, slate or clay/terra cotta

Windows

- Brass comes on leaded or stained glass windows.

3. *APPROPRIATE materials include:*

Foundations

- *Continuous or piers of pre-cast stone, split-face concrete block, parge coated concrete block, or brick as long as the primary cladding is not the same material as the foundation*
- *Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material at the floor line.*

Cladding

- *Smooth-finished cement fiberboard or smooth-finished wood lap sidings are both appropriate. The siding should be not be stamped or embossed and the reveal should not exceed 7". Wider reveals may be appropriate if a wider reveal meets the immediate historic context and if the building is only one-story with mitered corners rather than a corner board, to be in keeping with typical conditions of historic wide siding reveals.*
- *Shingle siding is only appropriate as an accent material, an upper level, or a feature such as a bay.*
- *Fiber-cement or wood panels, board-and-batten, and half-timbering are only appropriate as accent materials such as cladding for a bay, a gable field or an upper level.*
- *When different cladding materials are used on one building, it is most appropriate to have the change happen at floor lines.*
- *Masonry cladding should have the color, dimensions, textures, and mortar tooling of like historic examples.*
- *Four inch (4") nominal corner boards are required at the face of each exposed corner of a frame building, unless the lap siding is mitered.*
- *All wood, or materials to substitute for wood, should be milled and painted, with the exception of shingles which could be painted or stained.*

Chimneys

- *Masonry or stucco is appropriate for chimneys.*

Roofing

- *Asphalt and architectural shingles, slate and slate substitutes, and metal are appropriate roofing materials. Clay tile, or clay tile substitutes may be appropriate in areas where this a common historic roofing material.*
- *Clay tile ridges are appropriate.*
- *Types of appropriate metal roofing include 5-V, low-profile snap-lock, rolled standing seam*

Trim & Architectural Features

- *All wood or materials to substitute for wood should be milled and painted.*
- *Composite materials are appropriate for trim and decking*

C. Windows with 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.

D. 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. Paired and ribbons of multiple single- or double-hung windows should have a four inch to six inch (4" to 6") mullion in between each window.

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

VI. NEW CONSTRUCTION-ADDITIONS

A. GENERAL PRINCIPLES

1. Additions to historic buildings should be compatible with the historic buildings to which they are attached.
2. Additions to non-contributing buildings should be considered in terms of new construction-infill, taking into account existing conditions and historic context. Existing conditions do not need to be altered to meet the design guidelines; however, if they are to be altered, the result must meet the design guidelines.
3. 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, material, and character of the property, neighborhood, or environment.

B. MASS, SCALE & CONNECTION

1. 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 shadowline of the existing building. A side addition may be possible if all these conditions are met:

- a. The lot width exceeds 60 feet or the standard lot width on the block.
- b. The addition sits back from the front face of the historic structure at or beyond the midpoint of the building.
- c. The addition is at least two feet (2') shorter than the primary massing of the historic building and one-story in height.
- d. The width of the side addition is approximately half the width or less of the primary massing of the historic building.
- e. The foundation is at or below the existing building's foundation.
- f. The roof form is hipped or side-gable roof form.
- g. The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

2. In order to ensure that an addition has achieved proper scale, the addition should be shorter and narrower than the existing building. One story additions should set in at least 1' from the rear corner and two-story additions should set in at least 2' from the rear corner.

3. Generally, additions should not exceed the number of stories of the historic building to which it is attached. Exceptions to an addition not being narrower and shorter than the historic building follows in sections 4 and 5; however an addition may not be both taller and wider.

4. Rear additions that extend to be wider than the historic building may be possible when the applicant has exhausted other options and in the following conditions:

- The lot is unusually shallow for the historic context.
- The lot is wider than typical lots in the immediate vicinity.
- The historic building is narrower than 30 feet on a standard lot size.
- The historic building is shifted greatly to one side of the lot on a typical lot size.
- The addition is designed to leave the corners of the building visible and intact and does not wrap around a corner.
- The project does not also include a side addition to the historic building.
- Eaves and ridges of addition do not exceed the main corresponding elements of the historic building.
- The portion that extends beyond the side wall does not exceed one-story.
- The addition does not create a front parking pad by preventing a driveway from extending to the rear of the addition.

5. Rear additions that are taller than the historic building may be possible when the applicant has exhausted other options and in the following conditions:

- The grade rises steeply towards the rear of the lot
- The historic building is one or one and one-half stories tall and one to two-feet of additional height will allow for usable second-story space that otherwise is unavailable. Additions that are taller than the historic building are not appropriate on buildings that are two-stories or more.
- The proposed addition does not extend more than two-feet above the main roof form of the historic building.
- The taller portion of the addition is fully inset 2' from the historic house's sidewalls.
- The portion of the proposed addition that extends taller than the historic building is all roof, as seen from the street.
- No portion of the proposal increases the height of the historic building itself, only the addition, with the exception of "ridge raises."

6. Some one and one and one-half story, side-gabled, historic buildings may increase in height with a "ridge raise." The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. As such, a ridge raise is inappropriate for a proposal that adds additional stories or height beyond the ridge raise; that includes an addition that is wider than the historic house; that includes a side addition; that includes a rooftop deck or that is proposed to be on a building that is two or more stories. Ridge raises may be used in the following ways and in the following conditions:

- The historic building is one or one and one-half stories.

- The historic building has a side-gable roof form without clipped gables.
- The raised portion sits in a minimum of two feet (2') from each side wall and is raised no more than two feet (2') of total vertical height within the same plane as the front roof slope.

7. Where an addition attaches to a historic roof form, it shall sit below the ridge of the roof, except in the case of “ridge raises.”

8. The height of the addition's roof, eaves, and foundation should be less than or equal to the existing structure.

9. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

10. In order to achieve compatibility in scale, an addition should not be larger than the existing building. The diversity of housing type and size are character-defining features of the historic districts; therefore, it is not the goal of the overlay to ensure that all buildings can become the same size. Generally, the addition’s footprint should not more than double the footprint of the historic building.

11. Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically.

12. 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 enclosure is constructed in such a way that the historic form, openings, and features of the porch remain visible and prominent and the enclosure has an open design. “Enclosure” does not include screening-in porches that do not require the removal of porch posts or the addition of substantial new framing for the screening. This type of screening is not reviewed.

13. 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 historic structure would be unimpaired.

14. Adding front porches to contributing houses that did not have a front porch historically is not appropriate. Additions of front porches to non-historic buildings may be possible if the resulting building has an appropriate front-setback.

15. Vehicular storage such as garages, carports, and porte-cocheres should not be added to buildings where there is no historic evidence of such. An exception may be when a garage, that is part of an addition, is fully located at the basement level and accessed from the rear or accessed from the side and inset at least four feet from the back corner of the historic house.

16. When an addition includes a garage or roll up door/window, the door(s) should be located on the rear. (See previous section for guidance on attached garages.) Garage, roll up, or sliding glass doors on the side of an addition may be appropriate if the wall that includes the door is stepped back from the primary side wall of the historic building by at least 4 feet.

C. SITING & SETBACK

1. The setback from front- and side-yard property lines established by the historic buildings should be maintained.

2. There should be a minimum of 20' between primary buildings (including additions) and outbuildings. Less than 20' may be appropriate in the case of site constraints such as shallow lots.

3. 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).

a. Front additions are rarely appropriate. When they are, such as a porch for a non-historic building, the new front setback generally should be the average between the historic front setbacks established on either side of the building.

b. Side setbacks for rear additions may maintain the existing side setback, if the primary building is historic.

c. Rear setbacks are determined based on a combination of bulk standards and an appropriately scaled building for the district.

d. When a building is unable to meet bulk standard setback requirements, 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
- Property lines
- Easements
- Protrusions beyond the footprint such as bays/oriels, balconies, and roof overhangs

4. New parking pads should be located at the rear of the lot.

5. New driveways from the street are appropriate if there is an existing curb-cut or if the lot lacks an alley. When a driveway is appropriate, it should not exceed twelve feet in width and should extend to at least the rear of the building.

6. In the case of duplexes on a corner lot, entrances or porches that face the rear or sides should look like secondary entrances and porches, even if the entry/porch serves as the primary entrance to one of the units .

7. 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. It is recommended that power lines should be placed underground, if they are carried from the street and not from the rear or an alley.

8. Where sidewalk-accessed mailboxes are rare, new mailboxes should be placed on the front wall or a porch post.

9. Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces (Metro owned and public right-of-ways) by any individual, group or agency, shall be presented to the MHZC for review of compatibility with the historic character of the district.

D. PROPORTION & 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 an addition shall be compatible, by not contrasting greatly, with the historic building, or in the case of additions to non-historic buildings, with historic buildings in the vicinity.

2. Window openings should be representative of the window patterns of the historic building or in the case of additions to non-historic buildings, with historic buildings in the vicinity. Wide openings for sliding glass doors or roll-up doors are not appropriate on side elevations, unless stepped back from the primary side wall of the historic building by at least 4 feet.

3. Double-hung windows should exhibit a height to width ratio of at least 2:1, where double-hung windows are a typical feature of the neighborhood. Generally, 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, if not the same height.

E. ROOF ADDITIONS: DORMERS, DECKS, SKYLIGHTS AND SOLAR PANELS

1. Rooftop additions, other than dormers, skylights and solar panels are not appropriate for buildings with pitched roofs or for buildings with flat/parapet roofs that are less than four-stories.

2. 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 features is not appropriate.

3. Front dormers should only be added to historic buildings when there is physical or pictorial evidence to show the building had a dormer, unless the specific district allows otherwise.
4. Rear dormers should be inset from the side walls of the building by a minimum of two feet (2').
5. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - a. 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 historic dormer or another historic building is similar in style and massing.
 - b. The number of dormers and their location and size should be appropriate to the style and design of the building. Often the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building's design, should be used as a guide when placing dormers.
 - c. Dormers should not be added to secondary roof planes.
 - d. Eave depth on a dormer should match a historic dormer on the building or the eave depth of the main roof.
 - e. The roof form of the dormer should match the main roof form of the building or be appropriate for the style.
 - f. The roof pitch of the dormer should generally match the pitch of historic dormers or the roof pitch of main roof form.
 - g. The ridge of a side dormer should be at least two feet (2') below the ridge of the existing building; the sidewalls of the dormer should be inset at least two feet (2') from the wall below or adjacent valley; and the front wall of the dormer should setback a minimum of two feet (2') from the wall below. (These minimum insets will likely be greater than two feet (2') when following the guidelines for appropriate scale.)
 - h. Dormers should generally be fully glazed and aprons below the window should be minimal.
 - i. The exterior material cladding of side dormers should match the primary or secondary material of the main building.
6. Rooftop decks shall not be added to existing roof forms as they can dramatically change a historic roof form and are not typical of historic building forms. Rooftop decks are not appropriate on side additions or the side of rear additions but may be appropriate on the back or a rear addition if the deck is surrounded on all sides by an appropriately pitched roof, and if the addition does include a ridge raise and is no taller than the historic house.
7. Solar panels should be parallel with the existing roof slope and not extend beyond the roof edge. Where possible, solar panels should be located on rear or side roof planes or outbuildings rather than front roof planes of primary buildings.
8. Skylights should be parallel with the existing roof slope and have a flat profile. In general, skylights should not be located on the front roof plane and should not exceed 15 square feet on any given roof plane

Background: 1609 Douglas Avenue is a non-contributing house located in the Eastwood Neighborhood Conservation Zoning Overlay. An administrative permit was issued for an addition on June 11, 2021. The permit was for a two-story rear addition that was proposed to be no taller than the existing structure. A rear uncovered porch was also included in the permit.

An inspection of the property in late July found that the work had extended beyond the scope of work for the permit. The addition is significantly taller than what was proposed. The footprint is also larger, and a dormer, which was not requested, has been added. Staff has requested as-built drawings so that we can assist the applicant with corrections, but the plans were not received by the time of publication of this report.



Figure 1: Front-right, as constructed.



Figure 2: Rear addition, as constructed.

Analysis and Findings:

Materials:

	Proposed	Color/Texture/ Make/ Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation* ***	Concrete Block (Installed)	Smooth	No	
Cladding**	Hardie Board (Previous Plans)	Not Indicated; Needs Final Approval	Yes	Yes
Roofing*	Asphalt (Installed)	Black	Yes	Yes
Rear Porch floor/steps	Not indicated			
Rear Porch Posts	Not indicated			
Rear Porch Railing	Not indicated			
Rear Porch Roof	Not indicated			
Windows** *	American Craftsman (Installed)	Needs final approval	No	Yes
Side/rear doors	Not indicated	Needs final approval	Needs final approval	X

* Black, or dark colored, asphalt shingles have been installed on the addition and match existing shingles. These are appropriate for the structure (Guideline IV.B.3) and have been approved previously.

** The previously permitted plans indicate that Hardie board siding will be used. This material meets guideline section IV (B) (3) if it has a smooth finish.

*** Several American Craftsman windows have been installed in the addition. These have not been previously approved in a Neighborhood Conversation Zoning Overlay.

**** Smooth faced concrete blocks were used in the foundation. Typically, such material does not meet the design guidelines. Staff finds that it could be appropriate in this instance because the existing house has the same foundation material.

Mass, Scale and Connection: Because this is a non-contributing building, an addition can be considered in terms of how it fits into the immediate vicinity of the district rather than how it compares to the existing home itself; however, when working with existing conditions, scale and proportion are still important considerations. For instance, if staff had known how much additional height was desired, there would have been a recommendation to raise the first-floor wall height so that a rooftop or taller rear addition could remain in proportion to surrounding historic buildings.

When approved, the rear addition was inset two feet on either side, conforming to Guideline IV(B)(2). The rear addition, as it was built, sits flush with the existing walls, but it does not extend past the existing footprint. The addition is also just over fourteen feet (14') feet longer than what was originally permitted. This may be appropriate since the building is non-contributing; however, more information is needed, specifically as-built drawings and a site plan, in order to analyze whether or not the building fits into the historic context in terms of footprint and setbacks.

The addition is significantly taller than what was approved; however, height alone is not the only concern. The current construction results in a form that is not found historically. Additional information is needed, specifically as-built elevations to determine what changes are needed to meet the design guidelines.

The addition is not removable in a manner that preserves the original building form; however, that is not a necessary to meet this design guideline since this building is not historic.

Staff recommends that the addition be reviewed as if the entire structure were new. Simply lowering the height, to the meet the historic context, may not be enough to match the scale of buildings in the immediate vicinity. This is due to the low height of the first level wall, the new dormer sitting too high on the roof, and the resulting roof form not being compatible. For these reasons, staff recommends obtaining as-built drawings to help determine what needs to change.

The new addition does not meet sections IV (B) of the Guidelines.

Siting & Setback: A new site plan is required to determine new setbacks and the location of the deck, if it will be constructed, to verify its setbacks.

Additional information is required to determine if the setbacks are appropriate and therefore meet section VI (C).

Proportion and Rhythm of Openings: The majority of windows on the addition meets the proportions of historic windows. While typically not appropriate, the horizontal windows on the side elevations are close to the back of the structure, making them less visible from

the street. Similar windows were approved on the rear façade. The project meets section VI(D).

Roof Additions: A front dormer was added to the house, which typically would not meet the design guidelines; however, this is a non-historic house. The scale and roof shape/pitch of the dormer may meet the design guidelines, but additional information is needed. The dormer is not located in a historic location, sitting too close to the top ridge. The project does not meet section VI (E).

Recommendation:

Staff recommends disapproval of the new addition at 1609 Douglas finding that the project does not meet Section IV for materials and VI for additions. Staff recommends that permit HCP2021-036910 be rescinded and the addition be removed within 60 days.

Photographs:





4002399
4002399

METRO HISTORIC ZONING COMMISSION

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

HISTORICAL COMMISSION PERMIT - 2021036910

Entered on: 11-Jun-2021

Site Address

1609 DOUGLAS AVE
NASHVILLE TN, 37206

Historic District: Eastwood NCZO

Parcel Owner

GREGORY, SHENIKA L.
1609 DOUGLAS AVE
NASHVILLE, TN 37206

Purpose: Construct rear two-story shed addition.

ROOFING

- Roofing material shall be asphalt composite shingles. Color shall match existing or if not, it shall be approved by the MHZC prior to purchase.
- Gutters shall be simple metal gutters.

WINDOWS & DOORS

- Windows shall have single-light or fully-simulated, divided-light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin, and a spacer within the double-paned glass. Snap-in or between the glass muntins are never appropriate. Window manufacturer and type must be approved by MHZC staff prior to installation. Double and triple windows shall have a 4" to 6" mullion between.
- Door manufacturer and type must be approved by MHZC staff prior to installation.
- Four (4) inch (nominal) wood casings are required around doors, windows, and vents within clapboard walls.
- Windows on clapboard structures shall not have brick-mold.

SIDING & TRIM

- Siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of seven (7) inches.
- 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.

HVAC

- HVAC/Mechanical/Utility vents, pipes, lines, and all associated components, condensers or boxes shall be located behind the midpoint of the structure on a non-street facade. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

GENERAL SPECIFICATIONS

- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted

drawings.

- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.
- The work items listed are approved in accordance with the adopted design guidelines and are NOT applicable beyond the unique facts and circumstances of this particular application.
- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.
- Removal of cladding, windows and roofing on the existing building all-together is "partial-demolition" and must be reviewed by the MHZC prior to work taking place.

Approval of design should not be considered approval of a particular use.

- THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

APPLICANT: Shammah Construction Group, LLC

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

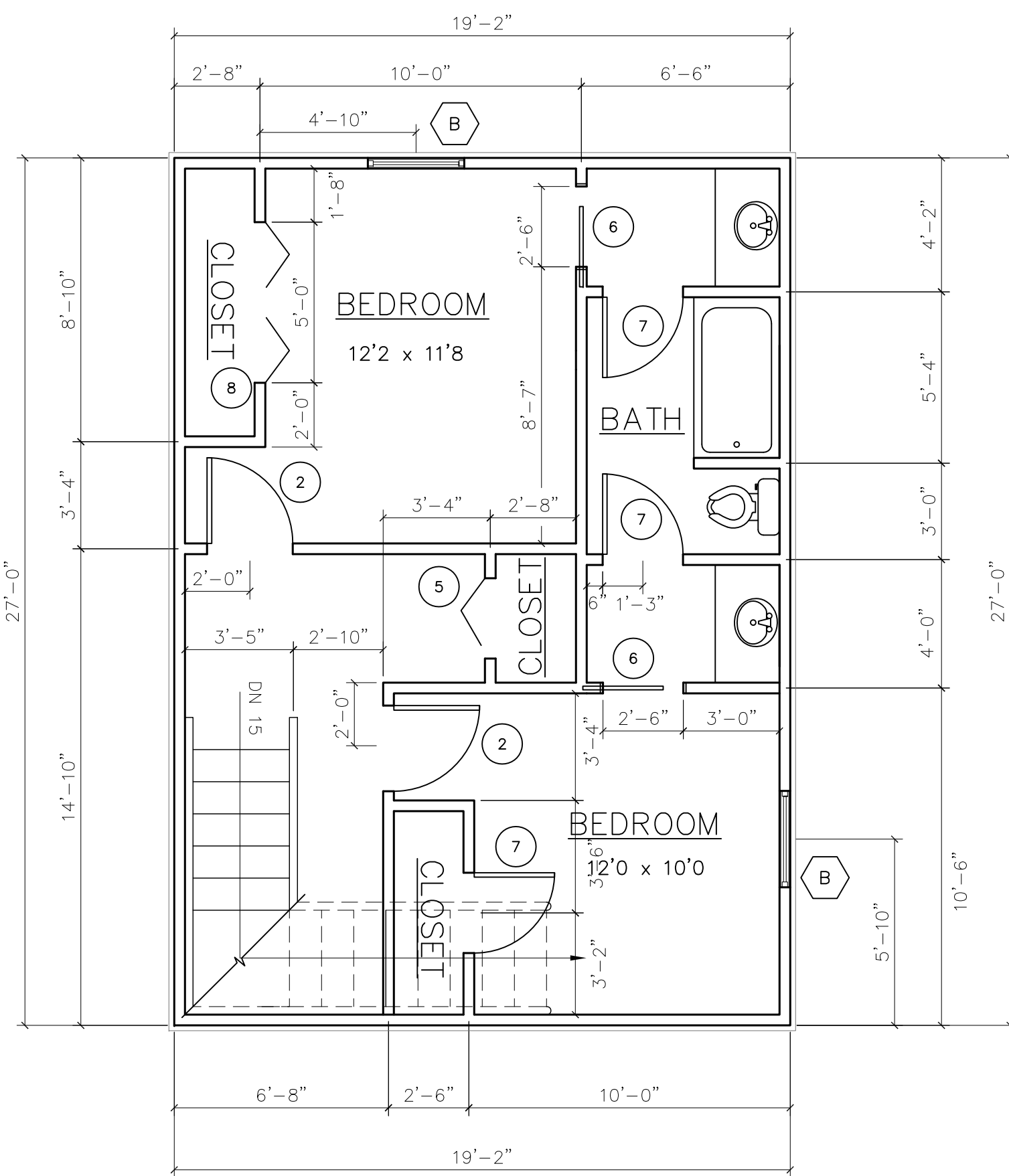
REVIEWS REQUIRED:

- ROOFING COLOR APPROVAL PRIOR TO INSTALL - HZ
- WINDOWS APPROVAL PRIOR TO INSTALL - HZ
- LIGHTING APPROVAL PRIOR TO INSTALL - HZ
- DOOR APPROVAL PRIOR TO INSTALL - HZ
- DECORATIVE ELEMENTS APPROVAL PRIOR TO INSTALL - HZ
- MASONRY APPROVAL PRIOR TO INSTALL - HZ
- SIDING REPLACEMENT APPROVAL PRIOR TO INSTALL - HZ
- HVAC LOCATION - HZ

INSPECTIONS REQUIRED:

- FIELD STAKING INSPECTION - HZ
- FOUNDATION CHECK INSPECTION - HZ
- ROUGH FRAMING INSPECTION - HZ
- PROGRESS INSPECTION - HZ
- FINAL INSPECTION - HZ

Issued Date: 11-Jun-2021 **Issued By:** Caroline Eller



SECOND FLOOR PLAN

0 2' 4' 8' SCALE: 1/4" = 1'-0"

FRAMING NOTES

- All structural information shown is for reference purposes only. Builder shall have a local licensed structural engineer review actual site conditions & design all structural elements such as footings, foundation walls & slabs. Install all bridging and permanently fasten joists into place before applying any loads except the weight of the erectors.
- Slabs or decks shall bear uniformly along the top chords of the joists.
- Floor decks shall bear 3/4" plywood glued and screwed 12" OC to framing.
- Mold floor decking panels apart as recommended by decking manufacturer. Hold floor deck panels away from items penetrating floor deck as recommended by floor deck manufacturer to allow for expansion & contraction of floor deck.
- Install double floor joists under walls parallel to joists. Install solid bridging between floor joists under walls perpendicular to joists. Provide X or solid bracing at 8'-0" maximum for floor joists. Double header joists and trimmers @ all floor openings where joists terminate.
- All windows and doors openings should have typical headers and trimmers as required. (see typical wall section 1/A1)

WINDOW SCHEDULE

SYMBOL	SIZES	DESCRIPTION	QUANTITY
B	3'-0" x 4'-6"	DBL HUNG	5
C	2'-0" x 1'-0"	FIXED	3

DOOR SCHEDULE

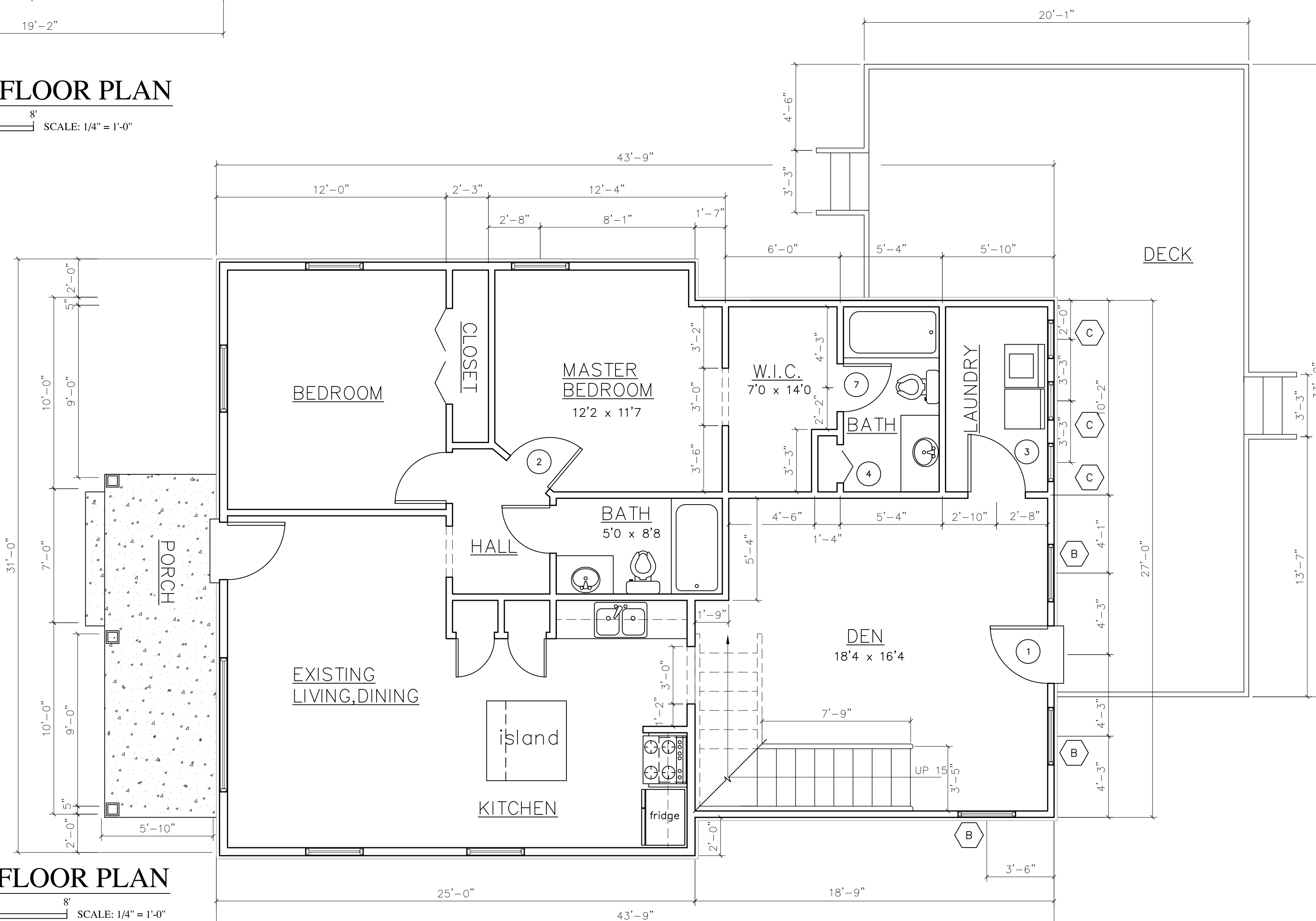
SYMBOL	SIZES	DESCRIPTION	QUANTITY
1	3'0 X 6'8	EXTERIOR INSULATED	2
2	2'8 X 6'8	HOLLOW CORE	2
3	3'0 X 6'8	HOLLOW CORE	1
4	2'0 X 6'8	BI-FOLD DBL DOOR	1
5	2'6 X 6'8	BI-FOLD DBL DOOR	1
6	2'6 X 6'8	POCKET DOOR	2
7	2'6 X 6'8	HOLLOW CORE	3
8	5'0 X 6'8	BI-FOLD DBL DOOR	1

MHQC INSPECTIONS & FINAL APPROVALS
CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS

- Please refer to notes on page 1.
- Staff must approve the construction progress at the following points:
 - After the building footprint has been field staked
 - After the foundation wall has been constructed
 - After the rough framing has been completed
- The following must be submitted for final approval before purchase:
 - Windows and doors
 - Roof color
 - Masonry

MHQC NOTES; CALL (615) 862-7970 FOR QUESTIONS

- Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings. Any alterations, whether or not approved by other Metro Departments, must be communicated to MHQC for a revision of the permit prior to construction or material purchase.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHQC staff prior to continuing with the project.
- Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
- Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
- Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
- Removal all of the cladding, windows, doors and roofing on a contributing house is considered partial demolition and must be reviewed by the MHQC. Removal of one of these items alone, in a neighborhood conservation zoning overlay, is not reviewed.
- The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).
- For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g., Hardiplank). If siding exposure is not matched to that of the existing house, then it shall have a maximum reveal of seven (7) inches.
- For non-masonry buildings, 4 inches (nominal) wood corner-boards are required at the face of each exposed corner.



FIRST FLOOR PLAN

0 2' 4' 8' SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALC. :	ADDITION
BASEMENT	0 SQ. FT.
FIRST FLOOR H & C	898 SQ. FT.
GARAGE	0 SQ. FT.
COVERED PORCH/DECK	262 SQ. FT.
SECOND FLOOR H & C	0 SQ. FT.
SECOND FLOOR UNFINISHED	0 SQ. FT.
TOTAL HEATED & COOLED	898 SQ. FT.
TOTAL	1,698 SQ. FT.

NOTE: CALCULATION OF HEATED & COOLED SQ. FT. WAS TAKEN FROM OUTSIDE FACE OF EXTERIOR STUDS.

Revisions	
1	Adjust to 20' rear set back.
2	---
3	---

DESIGN IN PRINT, INC.
4563 Clarksville pike
Nashville, Tennessee
Phone: (615) 533-1602
gwtucker81@comcast.net

A Remodel Residence at
1609 Douglas St
Nashville, Tennessee 37208

Drawn By
GWT
Checked By
EJ

Date 4-14-21 Rev. 1 6-12-21
Job Number
1609

FLOOR PLAN

Sheet Number
A.1

