

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

911 Lawrence Avenue

December 16, 2020

Application: New Construction—Addition

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Base Zoning: R8

Map and Parcel Number: 10513030900

Applicant: Jennifer Bagwell, Architect

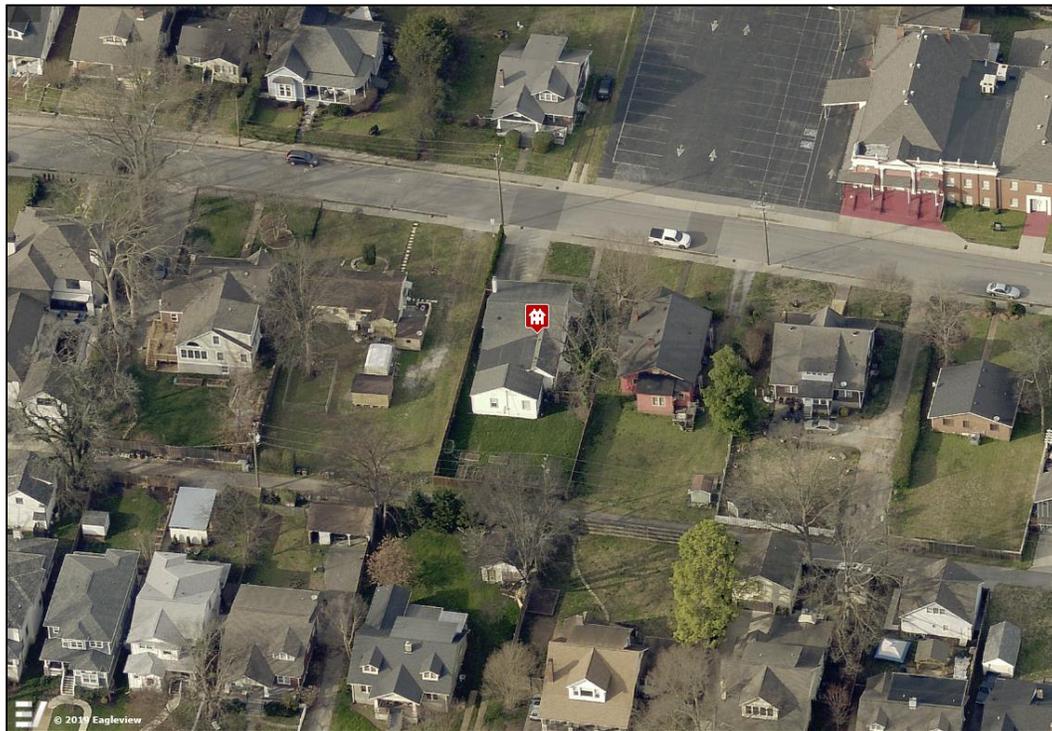
Project Lead: Sean Alexander, sean.alexander@nashville.gov

<p>Description of Project: The applicant proposes to construct a one-story rear addition to an historic house. The addition will match the width of the existing house on the right but will extend ten feet (10') wider than the historic house to the left side.</p> <p>Recommendation Summary: Staff recommends approval of the proposed addition at 911 Lawrence Avenue, with a condition that the window and door selections are approved prior to installation, finding that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Floor Plans C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

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

C. Setback and Rhythm of Spacing

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

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

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

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

I. Utilities

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

IV. Additions

A. Location

1. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions should be physically distinguished from the historic building and

generally fit within the shadow line of the existing building.

- a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
- b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
 - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
 - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.
 - a. *When an addition needs to be taller:*
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above ridge of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.
 - b. *When an addition needs to be wider:*
Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.
A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.
2. 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.
3. 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.
4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. 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.
6. 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.

7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories. The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:
 - New dormers should be similar in design and scale to an existing dormer on the building.
 - If there are no existing dormers, new dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.
 - The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes the width of roof dormers relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.
 - Dormers should not be added to secondary roof planes.
 - Eave depth on a dormer should not exceed the eave depth on the main roof.
 - The roof form of the dormer should match the roof form of the building or be appropriate for the style.
 - The roof pitch of the dormer should generally match the roof pitch of the building.
 - The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
 - Dormers should generally be fully glazed and aprons below the window should be minimal.
 - The exterior material cladding of side dormers should match the primary or secondary material of the main building.
 2. Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).
 3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.
- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

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

G. Additions should follow the guidelines for new construction.

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

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

2. Demolition is appropriate

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

Background: The house at 911 Lawrence Avenue is a one-story bungalow with Craftsman and Tudor Revival details. The house has a side-gabled roof with a partial-width recessed front porch. The house has been enlarged with a rear addition, but the original appearance of the house from the front is intact.

The house, which was constructed circa 1920, contributes to the historic character of the neighborhood due to its age and architectural character.



Figure 1: 911 Lawrence Avenue.

Analysis and Findings: The applicant proposes to construct a rear addition to the house. The addition will be wider than the historic house to the left side.

Demolition: The earlier rear addition will be removed to accommodate the new rear addition. This portion of the building does not contribute to the historic character of the house.

Staff finds that the project meets Section V.B.2 for appropriate partial demolition.

Location & Removability: The addition will attach to the historic house at the rear, stepping in two feet (2') from the left side wall and flush with the original side wall on the right side. Typically, additions are required to step in at least one foot (1') on both sides to preserve the building's historic form, but Staff finds that an inset on the right side is not necessary because the previous addition was not stepped in.

After stepping in for a span of three feet (3'), the addition will step out to the left, going ten feet (10') wider than the historic house. Additions should generally be behind an historic house, although the Commission has approved wider additions to houses that are atypically narrow, are shifted to one side of a lot, or are on an atypically wide lot. Staff finds the wider addition to be appropriate here because the lot is sixty feet (60') wide and the house is shifted to the right side of the lot.



Figure 2: Right side, viewed from rear.

Staff finds that the location and attachment of the addition, stepping in from the left side and flush with the right-side wall to meet Sections IV.A, E and IV.F of the design guidelines for additions.

Design: The character of the addition is compatible to the historic house in its detailing, with a similar roof shape and eave profile, vertically oriented, divided-light windows, and matching exterior materials. The form of the addition will be distinguished from the original building by stepping in from the left side walls before continuing back and then stepping wider.

Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet Section IV.B, IV.C, IV.F, and IV.G of the design guidelines.

Height & Scale: The addition ties into the rear slope of the roof at the same location as the previous addition, more than five feet (5') below the side-gabled ridge. The wider component of the proposed addition will have a side-gabled ridge as well, three feet (3') lower than the original roof ridge. The eaves and foundation height of the new addition will match the corresponding heights on the historic house.

The addition extends ten feet (10') wider than the historic house to the left side, which is only one third (1/3) of the width of the thirty-foot (30') wide house. The Commission has allowed wider additions to be as much as one half (1/2) the width of an historic house. The addition will extend twenty-three feet (23') to the rear, increasing the depth of the house by less than one half of its current depth of fifty-two feet (52').

Staff finds that the height and scale of the addition is compatible with the historic house, and it will meet sections IV.B, and IV.G of the design guidelines.

Setback & Rhythm of Spacing: With the addition extending ten feet (10') to the left, the space between 911 Lawrence Avenue and 909 Lawrence to the left will be affected. Staff finds that the resulting spacing will still be appropriate because the house at 911 Lawrence Avenue is shifted to the right side of the lot, and because the additional width is behind the massing of the historic house.

The right side of the addition will match the existing setback, with a chimney extending eighteen inches (18') to the right. The existing right-side setback is eight feet (8'), therefore the chimney does not encroach into the standard five foot (5') setback buffer.

Staff finds the project meets section III.C for setback and rhythm of spacing for additions.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Brick	Painted to Match Existing	Yes	
Cladding	Fiber-cement Clapboard	Smooth, Match Existing Exposure	Yes	
Trim	Fiber-cement	Match Existing	Yes	
Roofing	Asphalt Shingles	Match Existing	Yes	
Windows	Not indicated	Needs final approval	Unknown	X
Side/Rear doors	Not indicated	Needs final approval	Unknown	X

With a condition that the window and door selections are approved prior to installation, Staff finds that the project meets section III.D. for new construction-materials.

Roof form: The addition will have a side-gabled roof on its primary component, with a perpendicular ridge connecting it to the existing side-gabled roof. The new roofs will have a 7.5/12 pitch, which will not contrast with the 7/12 pitch of the original roof.

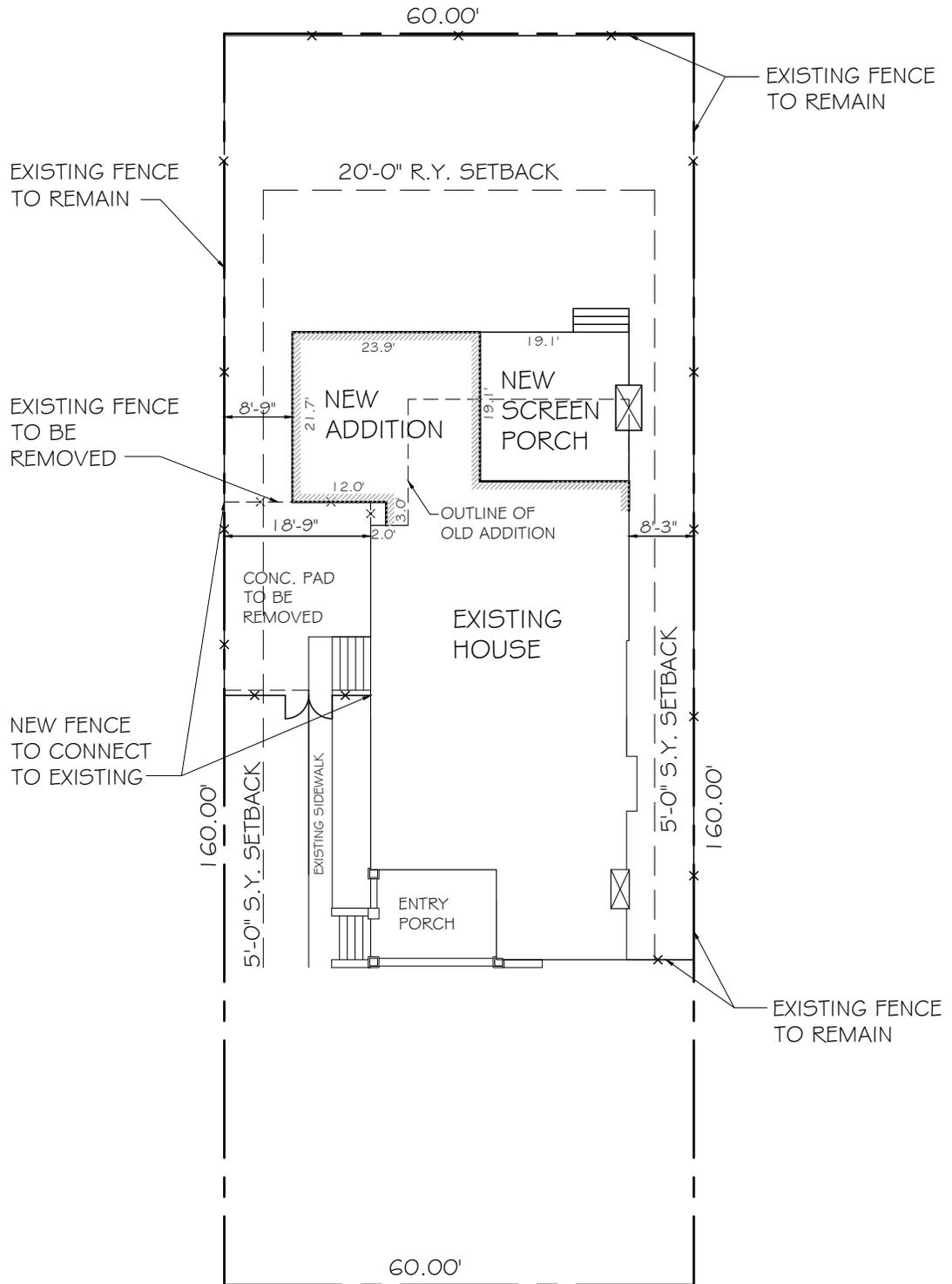
Staff finds the roofs of the proposed addition will be compatible with the historic house, and that the project meets sections III.E and IV.C of the design guidelines.

Proportion and Rhythm of Openings: The windows on the addition are all generally twice as tall as they are wide, with no large expanses of wall space without a window or door opening.

Staff finds the project's proportion and rhythm of openings to meet Section III.G. of the guidelines.

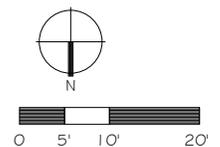
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section III.I. for new construction -utilities and III.J. for new construction-public spaces.

Recommendation: Staff recommends approval of the proposed addition at 911 Lawrence Avenue, with a condition that the window and door selections are approved prior to installation, finding that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



INFORMATION SHOWN TAKEN FROM MEASUREMENTS IN FIELD - OWNER HAD SURVEY DONE TO INSTALL FENCING - FENCING IS ON PROPERTY LINES

LAWRENCE AVENUE



BAGWELL DESIGN

5331 MARCHANT DRIVE
NASHVILLE, TENNESSEE 37211
(615) 305-7205 bagwelldesign@bellsouth.net

Minter Addition
911 Lawrence Avenue
Nashville, TN 37204

PROPOSED SITE PLAN

S1

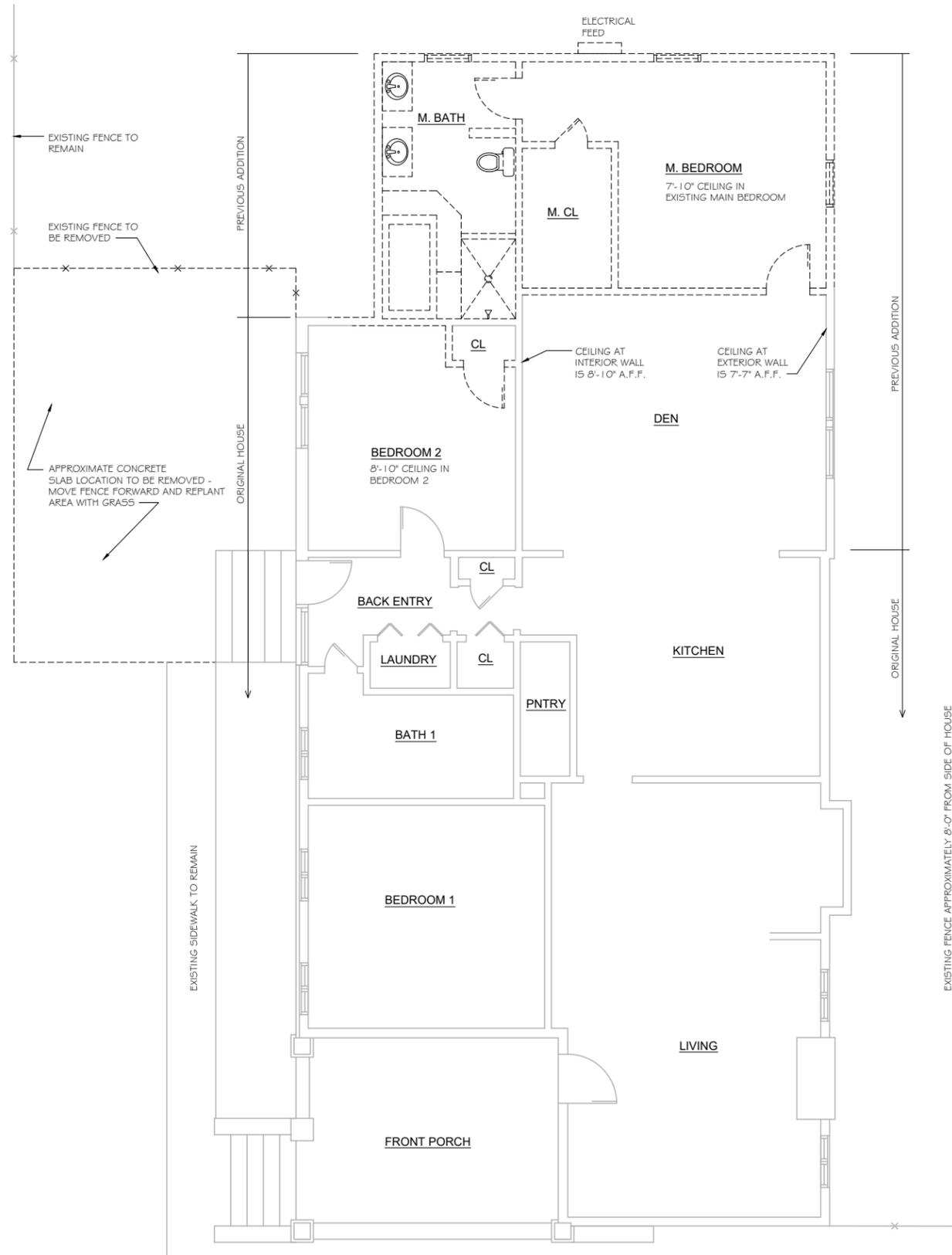
Historic Zoning Submission
11.30.2020

GENERAL DEMOLITION NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2018 WITH LOCAL AMENDMENTS. OBTAIN REQUIRED PERMITS.
- REMOVE ONLY AREAS INDICATED.
- DO NOT BEGIN DEMOLITION UNTIL BUILT ELEMENTS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED.
- PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE DEMOLISHED.
- IF HAZARDOUS MATERIALS (LEAD, ASBESTOS, PCB'S AND MERCURY) ARE DISCOVERED DURING DEMOLITION, STOP WORK AND NOTIFY OWNER AND DESIGNER. TEST FOR LEAD PAINT IN AREAS TO BE AFFECTED PRIOR TO CONSTRUCTION. REMOVAL OF ANY HAZARDOUS MATERIAL MUST BE DONE BY A CONTRACTOR OR COMPANY CERTIFIED TO DO THIS REMOVAL.
- REMOVE DEBRIS AND TRASH FROM SITE.
- LEAVE SITE IN CLEAN CONDITION, READY FOR FURTHER WORK.
- CLEAN UP ANY SPILLS OR WIND BLOWN DEBRIS FROM SITE.



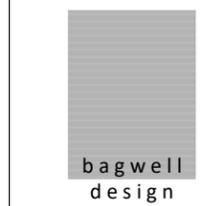
EXISTING NORTH ELEVATION



EXISTING/DEMOLITION FLOOR PLAN



- TO BE DEMOLISHED
- ===== EXISTING TO REMAIN



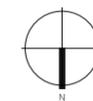
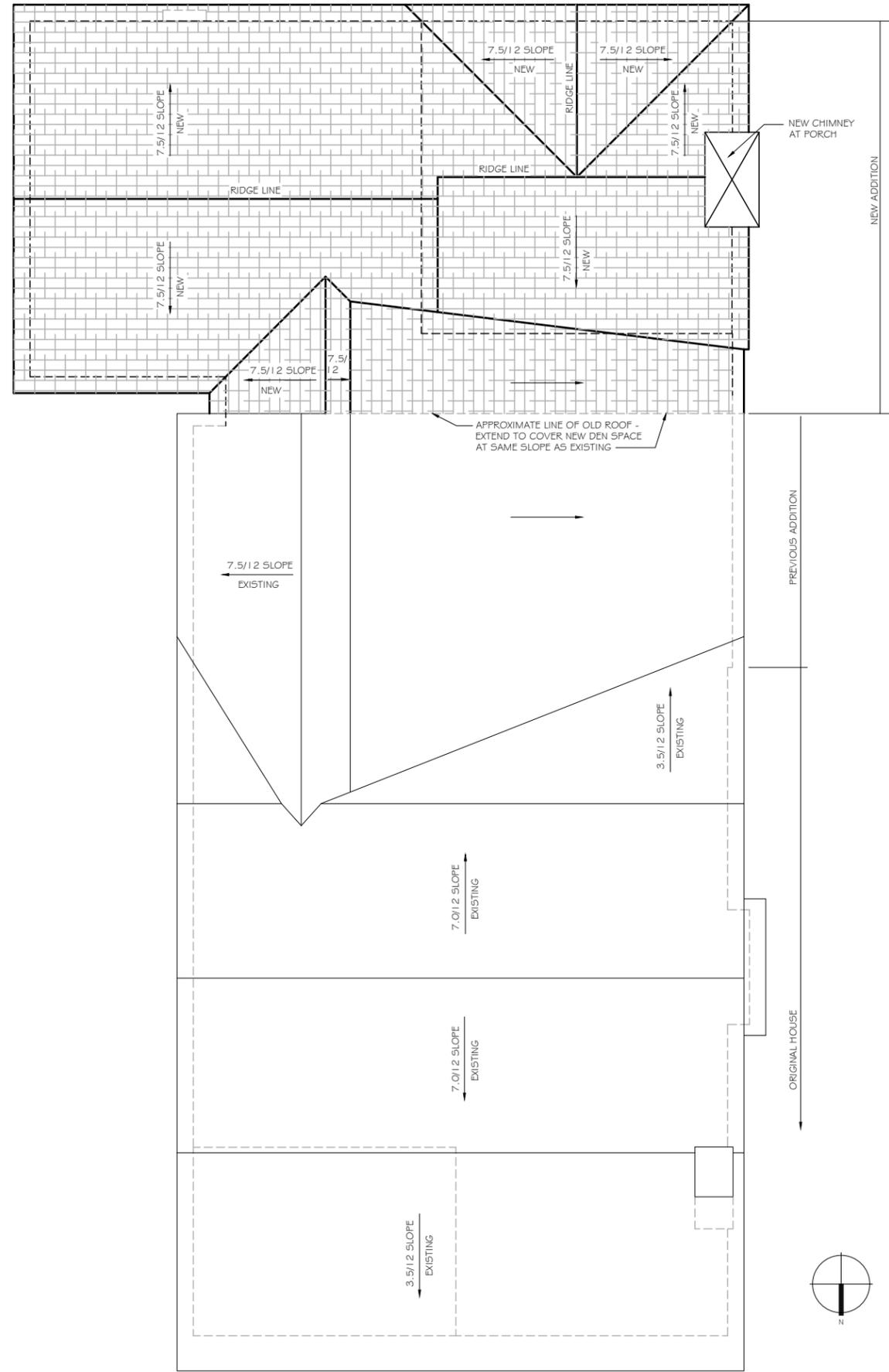
Jennifer Bagwell
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Additions and Renovations to the
Minter Residence
911 Lawrence Avenue, Nashville, TN 37204

Historic Zoning Sub.	11.30.20
For Review	11.19.20
Preliminary	06.17.20

EXISTING/
DEMOLITION
FLOOR PLAN/
FRONT ELEVATION

D1



ROOF PLAN
 0 1 2 4
 ——— NEW CONSTRUCTION
 - - - - - EXISTING TO REMAIN

Additions and Renovations to the
Minter Residence
 911 Lawrence Avenue, Nashville, TN 37204

Historic Zoning Sub. 11.30.20
 For Review 11.23.20

EXISTING/NEW
 ROOF PLAN

R1



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GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2012 WITH LOCAL AMENDMENTS.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE TO BE READ OR CALCULATED AND NEVER SCALED. DIMENSIONS SHOWN ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN FROM AN EXISTING WALL ARE FROM FACE OF EXISTING FINISH OF THAT WALL.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
- IN AREAS WHERE EXPOSED OR IN AREAS OF NEW CONSTRUCTION, INSTALL INSULATION (LOOSE FILL, BATT OR LOW VOC) FOR THE FOLLOWING R-VALUES:
 ATTIC: R-49
 VAULTED CEILINGS: R-38
 EXTERIOR WALLS: R-19
 BAND JOIST: R-30
 FLOORS OVER UNHEATED SPACES: R-25
 BASEMENT WALLS: R-12
- CAULK AROUND DOORS, WINDOWS AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
- THE GC SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE GC SHALL COORDINATE WITH ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATIONS AND MAINTENANCE OF ALL EQUIPMENT AS REQUIRED BY CODE.
- ALL DOOR AND WINDOW OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE SPECIFIED.
- ALL NEW WINDOW SIZES BASED ON INTEGRITY WINDOWS AND DOORS BY MARVIN.
- VERIFY USE OF TEMPERED GLASS AS REQUIRED BY LOCAL CODES BEFORE ORDERING WINDOWS AND DOORS.

KEYNOTES:

- INSTALL TWO NEW HANGING RODS IN CLOSET AND 1 6"D STORAGE SHELF ABOVE.
- 5 FIXED PAINTED SHELVES IN CLOSET.
- MATCH TRIM AT CASING TO OPENING BETWEEN DEN AND KITCHEN.
- CONTINUE SLOPED CEILING IN THIS ROOM, FINISHED WITH PAINTED BEAD BOARD TO MATCH.
- CEILING TO BE 8'-0" (OR HIGHER, AS STRUCTURE ALLOWS)
- SLOPE CEILING ALONG STRUCTURE TO ALIGN WITH ENTRY DOOR WALL AND SAME ON OPPOSITE SIDE OF ROOM. CEILING WILL BE APPROXIMATELY 10'-0" A.F.F.
- FURR OUT WALL BEHIND SHOWER WITH ADDITIONAL 2 x 4 STUD TO ALLOW SPACE FOR PLUMBING AND INSULATION.
- 36" x 66" FREESTANDING SOAKING TUB. BUILD OUT DISPLAY LEDGE ALONG EXTERIOR WALL - 2 x 4 STUDS WITH WATER RATED BACKER BOARD AND TILE FINISH. WALL TO BE 36" H, WITH MARBLE SHELF ON TOP.
- 69" MAX DOUBLE VANITY SINK WITH 15" LINEN TOWER.
- 36" STANDARD ISOKERN FIREPLACE WITH 12" BRICK HEARTH.

WINDOW/ EXTERIOR DOOR SCHEDULE		
TYPE	QTY.	DESCRIPTION
WIN A	3	ELEVATE DOUBLE HUNG ELDH 3248 2-8 x 4-0 HEADER TO BE 7'-0" A.F.F. WINDOWS TO BE TEMPERED GLASS
WIN B	4	ELEVATE DOUBLE HUNG ELDH 3268 2-8 x 5-8 - EGRESS SIZED WINDOW HEADER TO BE 7'-0" A.F.F. WINDOWS TO BE TEMPERED GLASS
WIN C	1	ELEVATE DOUBLE HUNG ELDH 3268 2W PAIR 2-8 x 5-8 HEADER TO BE 7'-0" A.F.F. WINDOWS TO BE TEMPERED GLASS
DOOR D	1	ELEVATE ELJFD 2868 INSWING FRENCH DOOR WITH FULL TEMPERED GLASS SINGLE 2-8 x 6-10 DOOR
DOOR DD	1	ELEVATE ELJFD 5468 XX L LEFT INSWING FRENCH DOOR WITH FULL TEMPERED GLASS PAIR 2-8 x 6-10 DOORS

GENERAL WINDOW AND DOOR NOTES:

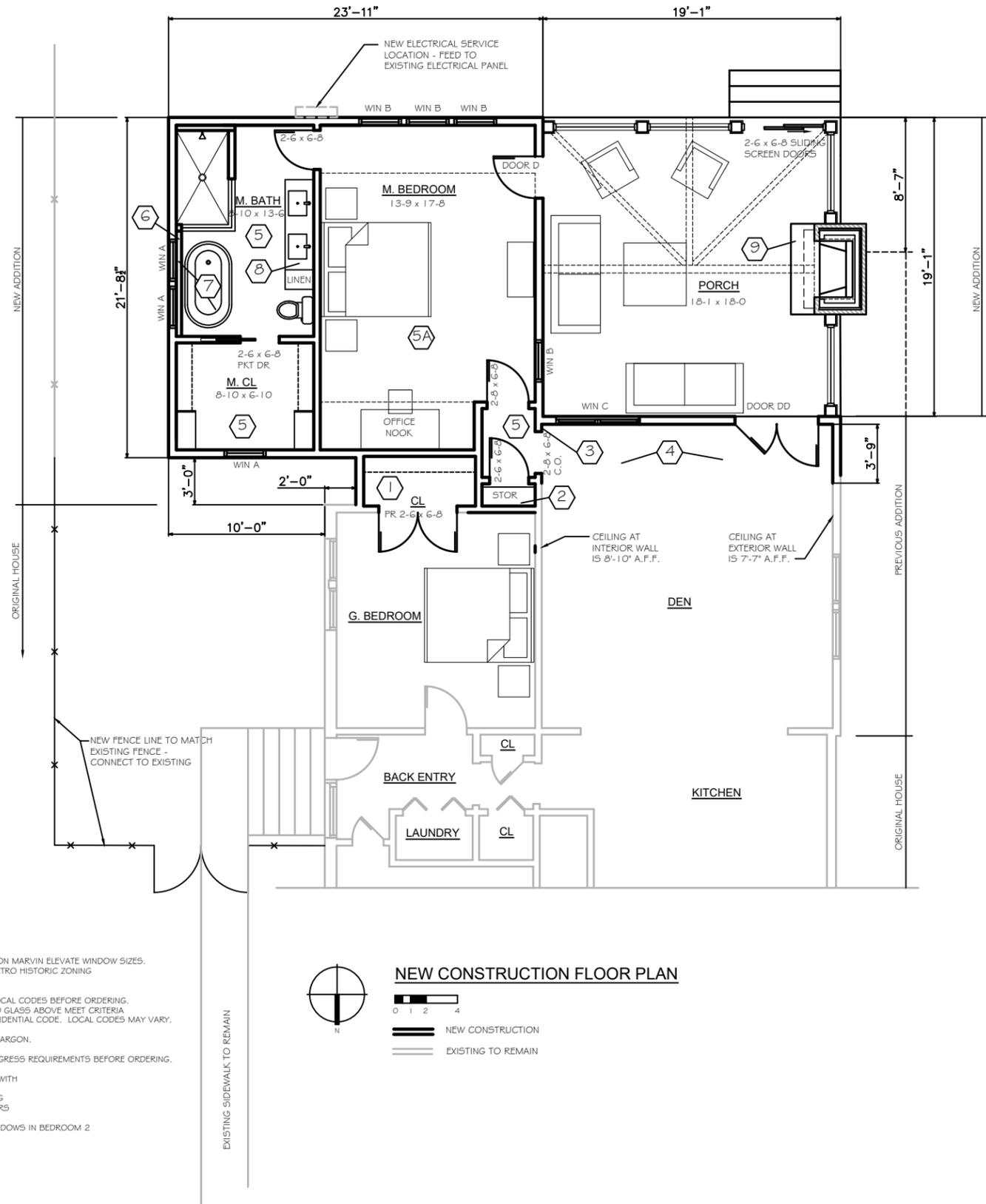
ALL WINDOW SIZES SHOWN ARE BASED ON MARVIN ELEVATE WINDOW SIZES. ANY CHANGE MUST BE APPROVED BY METRO HISTORIC ZONING COMMISSION BEFORE ORDERING.

VERIFY USE OF TEMPERED GLASS PER LOCAL CODES BEFORE ORDERING. WINDOWS LISTED AS NEEDING TEMPERED GLASS ABOVE MEET CRITERIA REQUIREMENTS FOR INTERNATIONAL RESIDENTIAL CODE. LOCAL CODES MAY VARY.

USE INSULATED GLASS WITH LOW E AND ARGON.

VERIFY ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS BEFORE ORDERING.

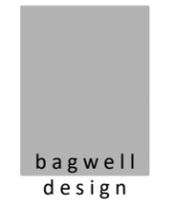
WINDOWS AND DOORS TO BE FINISHED WITH WHITE ULTRIX FINISH
 BARE PINE INTERIOR FINISH FOR PAINTING
 SIMULATED DIVIDED LIGHTS WITH SPACERS
 TRIM TO BE FLAT TRIM
 CUSTOM DIVIDED LIGHTS TO MATCH WINDOWS IN BEDROOM 2



NEW CONSTRUCTION FLOOR PLAN



NEW CONSTRUCTION
 EXISTING TO REMAIN



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Additions and Renovations to the
Minter Residence
 911 Lawrence Avenue, Nashville, TN 37204

Historic Zoning Rev.	12.07.20
Historic Zoning Sub.	11.30.20
For Review	11.23.20
For Review	11.19.20
For Review	07.26.20
Preliminary	06.17.20

NEW CONSTRUCTION FLOOR PLANS

A1



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Nashville, TN 37211

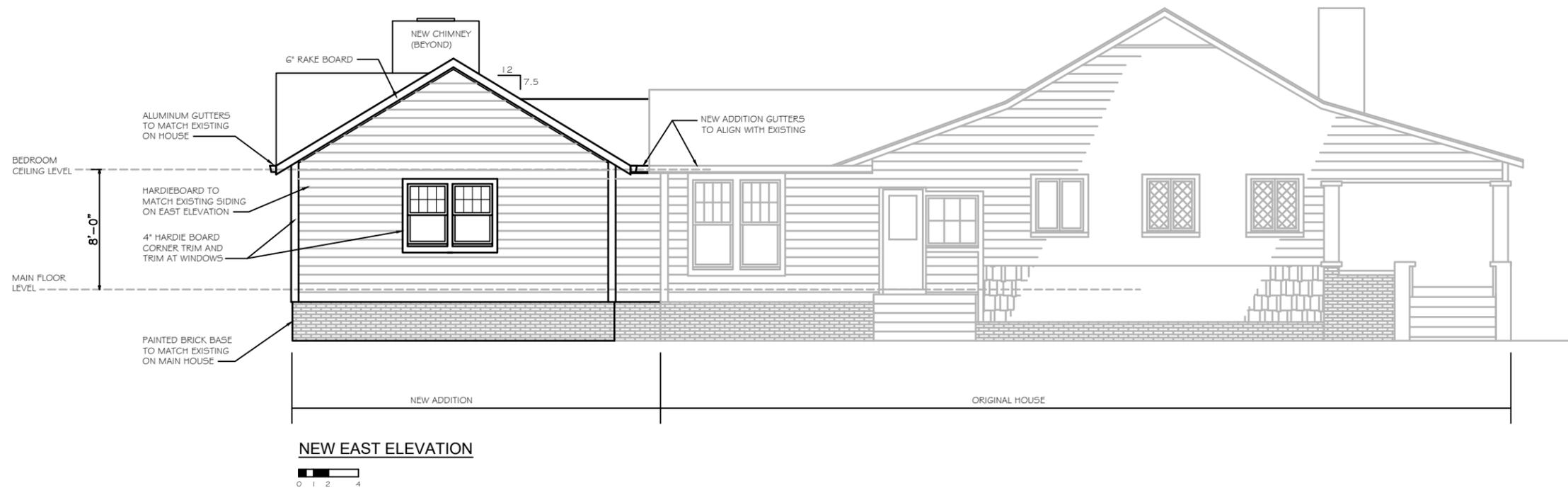
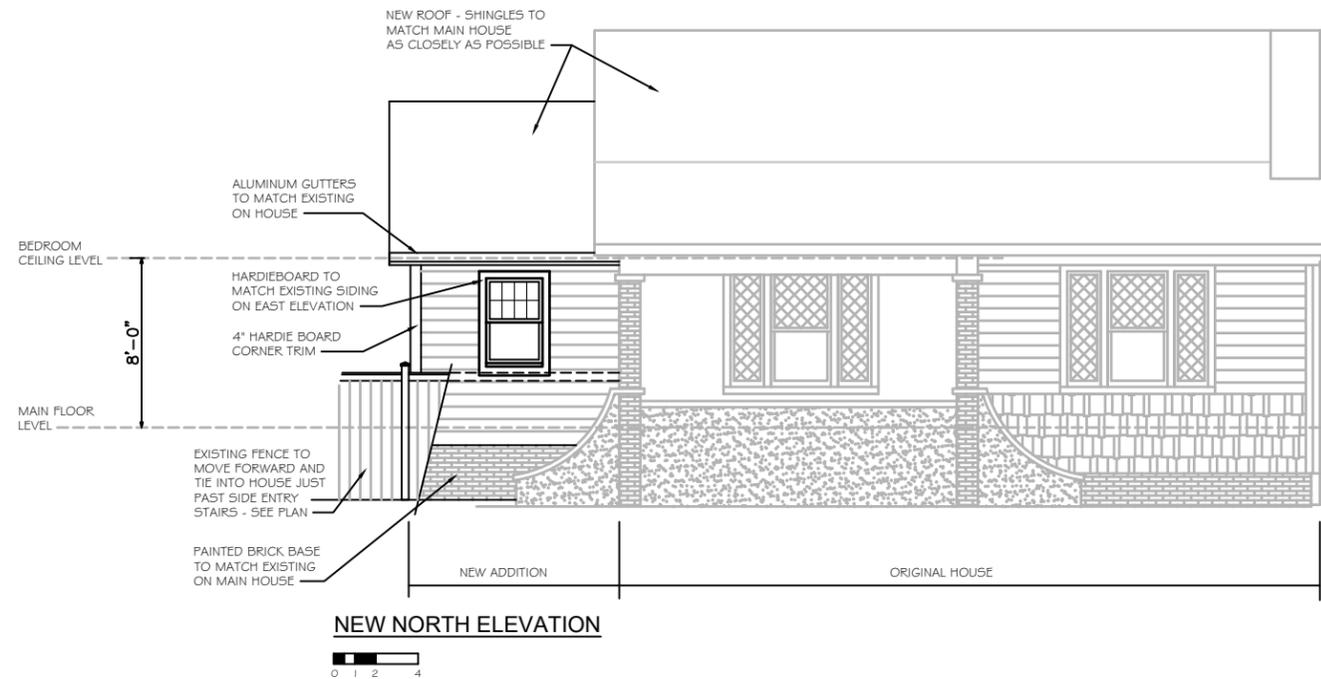
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EXTERIOR
ELEVATIONS

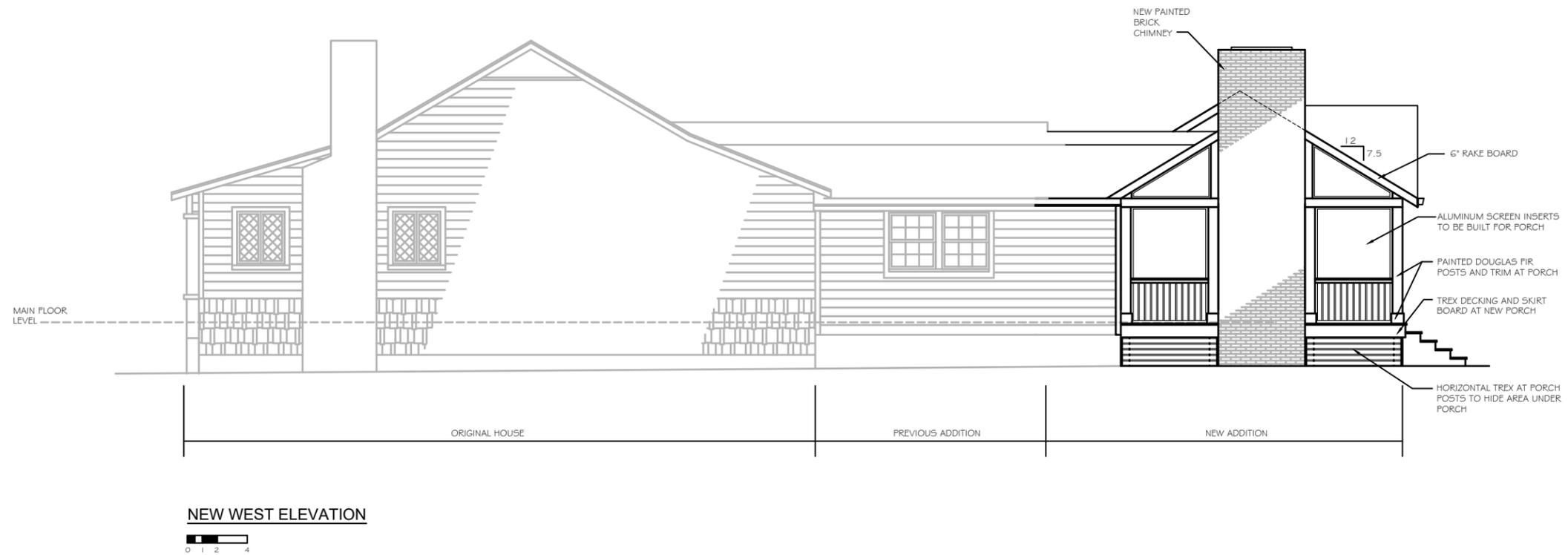
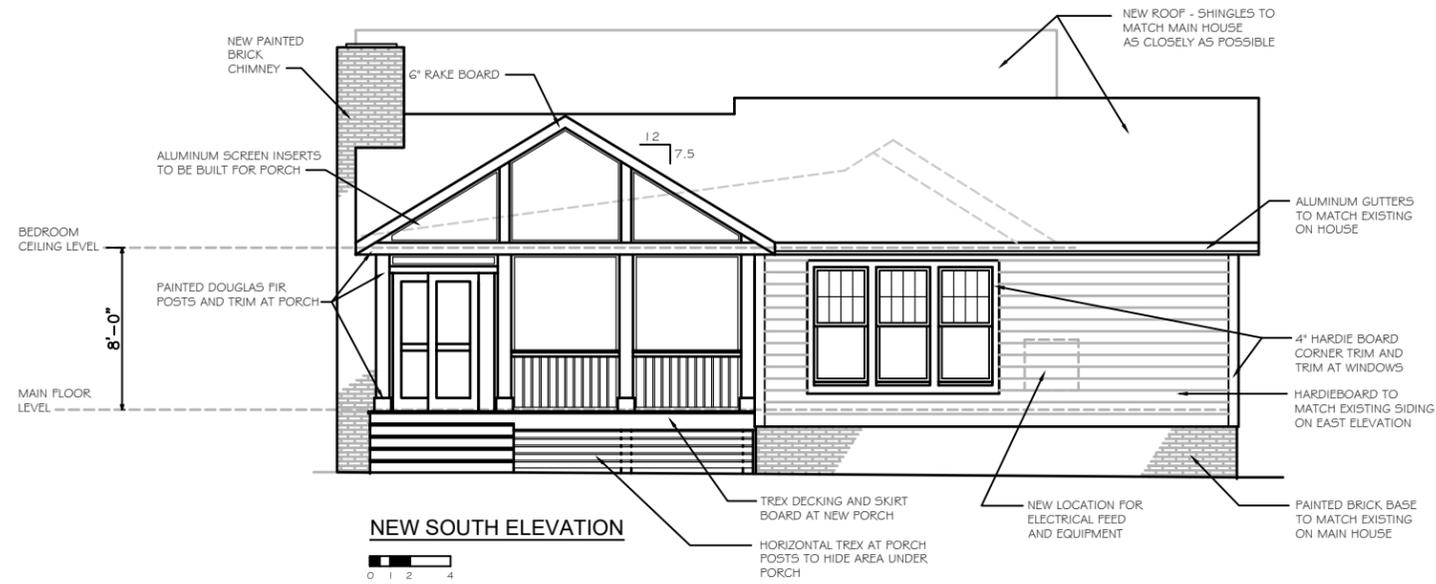
E1



bagwell
design

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EXTERIOR
ELEVATIONS

E2







