JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

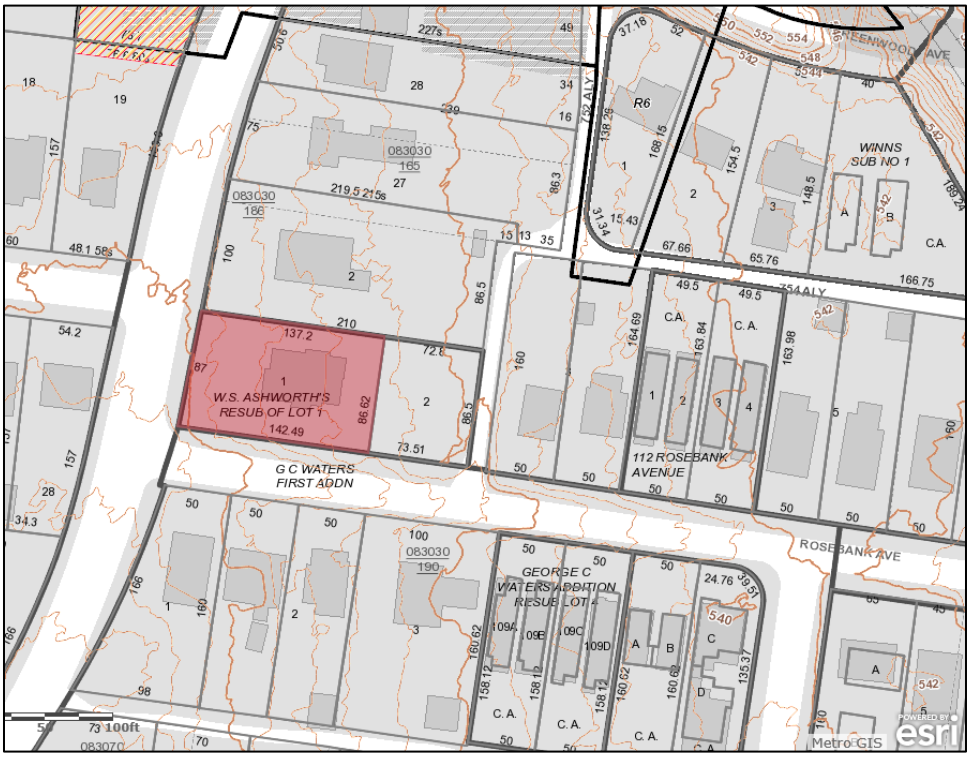
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1101 Porter Road
January 20, 2021

Application: New Construction—Addition
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08303018500
Applicant: Jon Wagenman, Owner
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: An application to construct a rear addition and side dormer addition to an historic house. The addition will be stepped in from the historic house on the right but not the left. **Recommendation Summary:** Staff recommends approval of the proposed addition with the following conditions: 1. The roof of the addition is stepped down from the primary roof-ridge and the hip-ridge is stepped in at least six inches (6”) on the left side of the historic house; and 2. The window and door selections 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:** Photographs **B:** Site Plan **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.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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 1101 Porter Road is a one and-one-half story Transitional Victorian house, constructed circa 1910. The house is a contributing structure to the district because of its age and architectural character.

The house was previously enlarged with a rear addition, but the historic integrity of the house is intact on the front and sides.

Figure 1: 1101 Porter Road

The lot is eighty-seven feet (87') wide, and was originally two hundred, ten feet (210') deep until the rear seventy-three feet (73') was divided off as a separate lot in 2014, before the Eastwood Neighborhood Conservation Zoning Overlay was expanded to cover this block. In that subdivision, the rear property line was drawn just over four feet (4') from the back wall of the historic house.

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

Demolition: The project involves demolishing the previous addition and portions of the existing rear wall and rear roof slope of the building to accommodate the new addition. These portions of the building are visible from Rosebank Avenue because of the house's corner location but would not be visible on a typical mid-block lot. The portions to be removed do not contribute to the historic character of the house.

A window toward the rear of the left elevation will be replaced with a pair of windows, matching the original window height and doubling the width of the opening. Staff finds the window replacement does not negatively impact the historic character of the house because of its location at the rear and the similarity in size.

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

Location & Removability: The walls and roof of the addition are stepped in from the wall and roof of the historic house on the right side, but not on the left. Staff finds that an inset on the left wall is not necessary because the depth of the addition is minimal at only four feet (4'), but that there roof should be stepped in at least six inches (6") as is typically required.

A hipped roof dormer will be added on the left side slope of the hipped roof, roughly at the midpoint of the primary roof mass. This is an appropriate location for a dormer addition.

With a condition that the roof of the addition is stepped down from the primary roof-ridge and the hip-ridge is stepped in at least six inches (6") on the left side of the historic house, Staff finds that the location and attachment of the addition is appropriate, 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 compatible to the historic house in its detailing, with a similar roof shapes, window proportions, and matching exterior materials. The form of the addition will be distinguished from the original building by stepping in from the side walls before continuing back on the right side wall and roof.

With a condition that the roof of the addition is stepped down from the primary roof-ridge and the hip-ridge is stepped in at least six inches (6") on the left side of the historic house, staff finds that the character of the addition is compatible with the historic house, and meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Height & Scale: The proposed addition ties into the existing roof at the ridge and extends toward the rear. While the addition is not taller than the house, Staff recommends that the roof steps down from the primary ridge and in from the left hip-ridge where it attaches to the historic house in order to preserve the original form and differentiate the new construction. The connection of the addition's roof to the historic roof is stepped down on the right side, which is appropriate.

The addition steps in one foot (1') narrower than the historic house on the right side and matches the house's width on the left. Staff finds the widths to be appropriate. The addition adds only four feet, one inch (4'-1") to the depth of the house.

With a condition that the roof of the addition is stepped down from the primary roof-ridge and the hip-ridge is stepped in at least six inches (6") on the left side of the historic house, 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 minimal, as it aligns with the left side of the house, is one foot (1') narrower on the right, and only increases the depth by four feet, one inch (4'-1") to the rear.

The addition does not impact the setbacks of the historic house on the sides and meets the required twenty foot (20') rear setback.

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

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Concrete Block	Chiseled Face	Yes	
Primary Cladding	Wood or Cement-Fiber Clapboard	Smooth, Matching Exposure of House	Yes	
Trim	Cement-Fiber Clapboard	Smooth	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Windows	Double-Hung, Casement	Selections Need Approval	Yes	X
Doors	Full Light w/ Transom	Selections Need Approval	Yes	X

Staff recommends that the window and door selections are approved administratively to ensure that they are compatible with historic houses and meet Section II.B.1.d.

Roof form: The roof of the addition will tie into the primary ridge and left side hip-ridge of the primary roof and extend back, matching the existing pitch and hipping at the rear. On the right side the addition's roof will be stepped down from the existing hip-ridge and right side slope.

Additions to hip-roofed houses previously have been required to step in from the side slopes in order to differentiate the new construction from the historic, and to leave the historic hip-ridges intact.

A hipped roof dormer will be added on the left side slope of the hipped roof, roughly at the midpoint of the primary roof mass. This is an appropriate location for a dormer addition.

With a condition that the roof of the addition is stepped down from the primary roof-ridge and the hip-ridge is stepped in at least six inches (6") on the left side of the historic house, 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**:** A single window on the left side of the house near the rear will be replaced with a pair of like-sized windows. No other changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, 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 project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The HVAC unit is currently on the left side of the house and is not indicated as being 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 roof of the addition is stepped down from the primary roof-ridge and the hip-ridge is stepped in at least six inches (6") on the left side of the historic house; and
2. The window and door selections 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.

GENERAL NOTES:

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FUTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON F.E.M.A. PANEL 47037C0261H, NASHVILLE, DAVIDSON COUNTY, DATED 4/5/17.
3. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4. BEARINGS BASED ON PLAT OF RESUDIVISION OF LOT #1, W.S. ASHWORTH'S RESUBDIVISION AS RECORDED IN INST. 20140630 0057236 R.O.D.C. TENN.
5. ALL DISTANCES BASED ON A SURVEY MADE USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
6. SETBACKS PER CITY OF NASHVILLE, BUILDER TO VERIFY PRIOR TO ANY DESIGN OR CONSTRUCTION.

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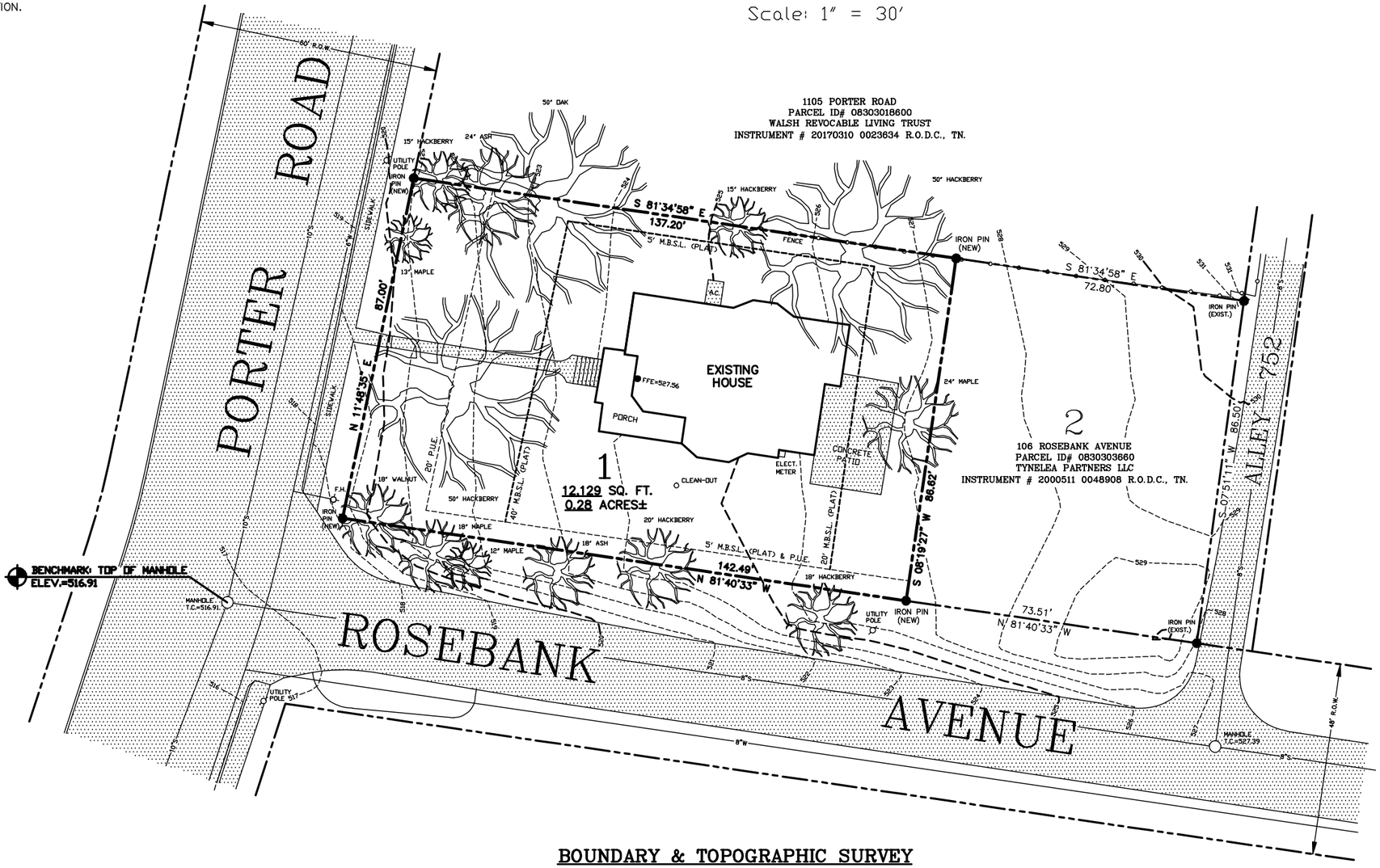
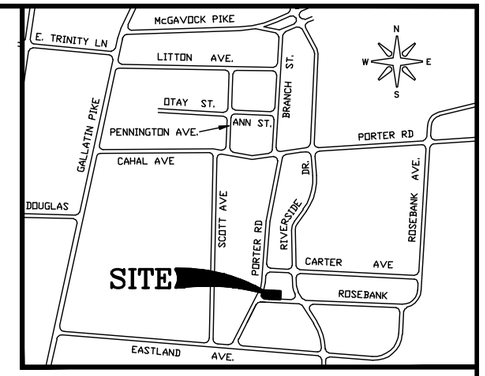
GRAPHIC SCALE

0 20 40 60

Scale: 1" = 30'





LOCATION MAP

N.T.S.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000+ AS SHOWN HEREON.

SURVEYOR
TENN. REG. NO._____

PROPERTY TITLE REFERENCE

PROPERTY BEING PARCEL ID; 08303018500, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AN BEING PROPERTY CONVEYED TO PORTER ROAD PROPERTIES, JV BY INST. NO. 20201020 0122234 R.O.D.C. TENN. AND BEING LOT NO. 1, RESUBDIVISION OF LOT 1, W.S. ASHWORTH'S RESUBDIVISION AS RECORDED IN INST. NO. 20140630 0057236, R.O.D.C. TN.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

LOT No.1

RESUBDIVISION OF LOT #1

W.S. ASHWORTH'S RESUBDIVISION

1101 PORTER ROAD

6th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

Delta Associates
INCORPORATED
Design – Surveying

7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE : 1" = 20'	DRAWN BY TDC	DATE 12-15-20	DRAWING NO.
	CHECKED BY TDC	JOB NO. 20-819POR-1101	1 OF 1

GENERAL NOTES:

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W E
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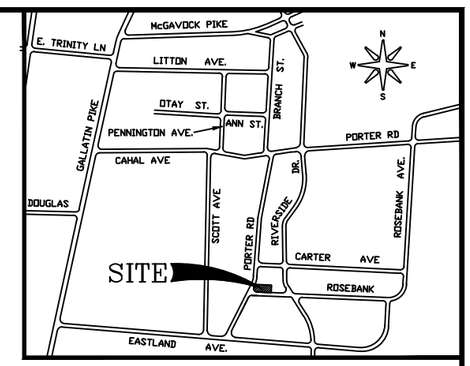
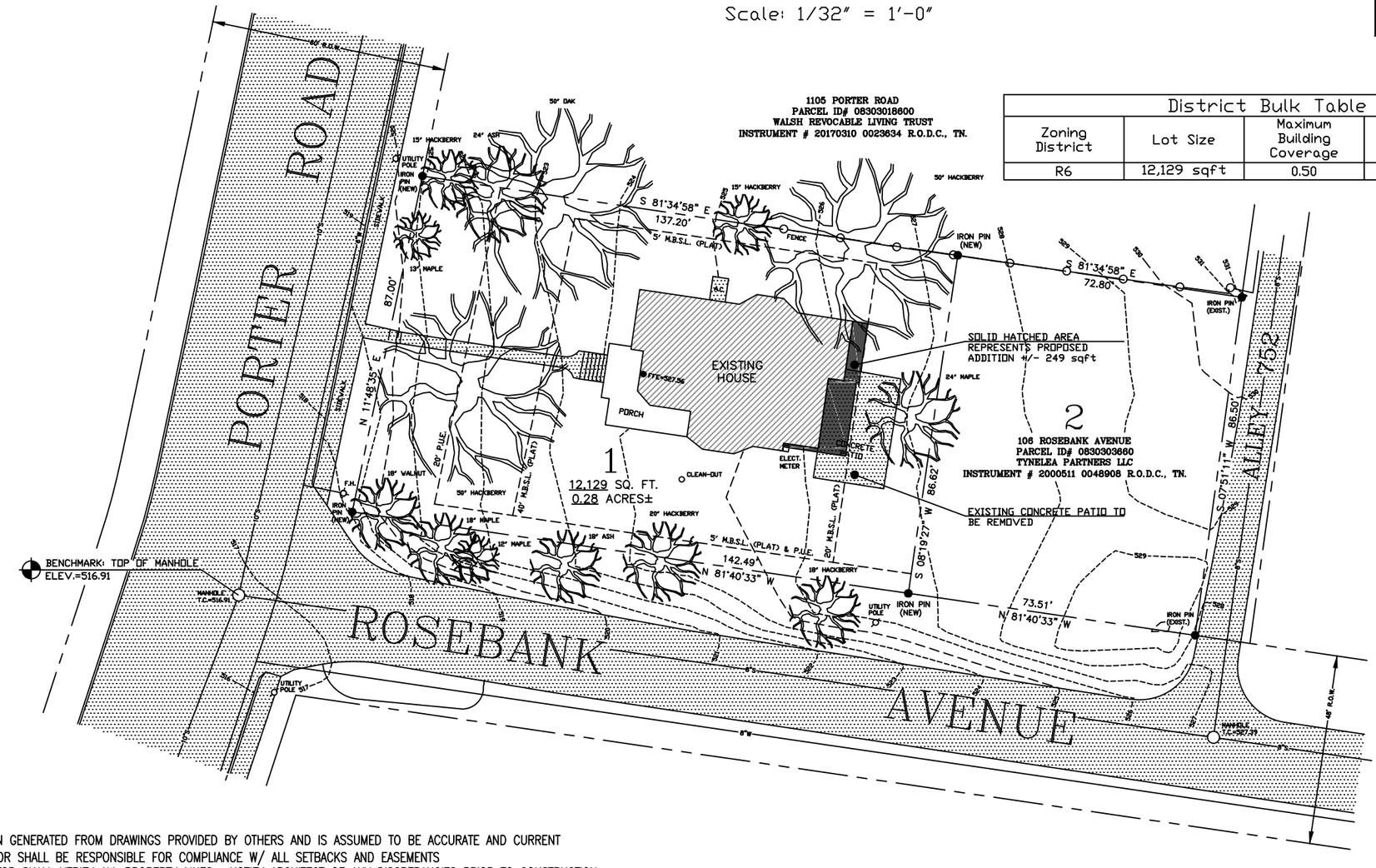
Scale: 1/32" = 1'-0"



LOCATION MAP

N.T.S.

District Bulk Table - 1101 Porter Rd.					
Zoning District	Lot Size	Maximum Building Coverage	Allowable Building Coverage	Existing Building Coverage	Proposed Building Coverage
R6	12,129 sqft	0.50	6065 sqft	1992 sqft	2241 sqft



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SURVEYOR
TENN. REG. NO.

SITE PLAN:

- SITE PLAN GENERATED FROM DRAWINGS PROVIDED BY OTHERS AND IS ASSUMED TO BE ACCURATE AND CURRENT
- COMPACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ ALL SETBACKS AND EASEMENTS
- CONTRACTOR SHALL VERIFY ALL PROPERTY LINES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE – CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS – ARCHITECT HAS NOT COORDINATED OR PROVIDED CIVIL OVERSIGHT OF GRADING OR DRAINAGE

PROPERTY TITLE REFERENCE

PROPERTY BEING PARCEL ID; 08303018500, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AN BEING PROPERTY CONVEYED TO PORTER ROAD PROPERTIES, JV BY INST. NO. 20201020 0122234 R.O.D.C. TENN. AND BEING LOT NO. 1, RESUBDIVISION OF LOT 1, W.S. ASHWORTH'S RESUBDIVISION AS RECORDED IN INST. NO. 20140630 0057236, R.O.D.C. TN.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

LOT No.1

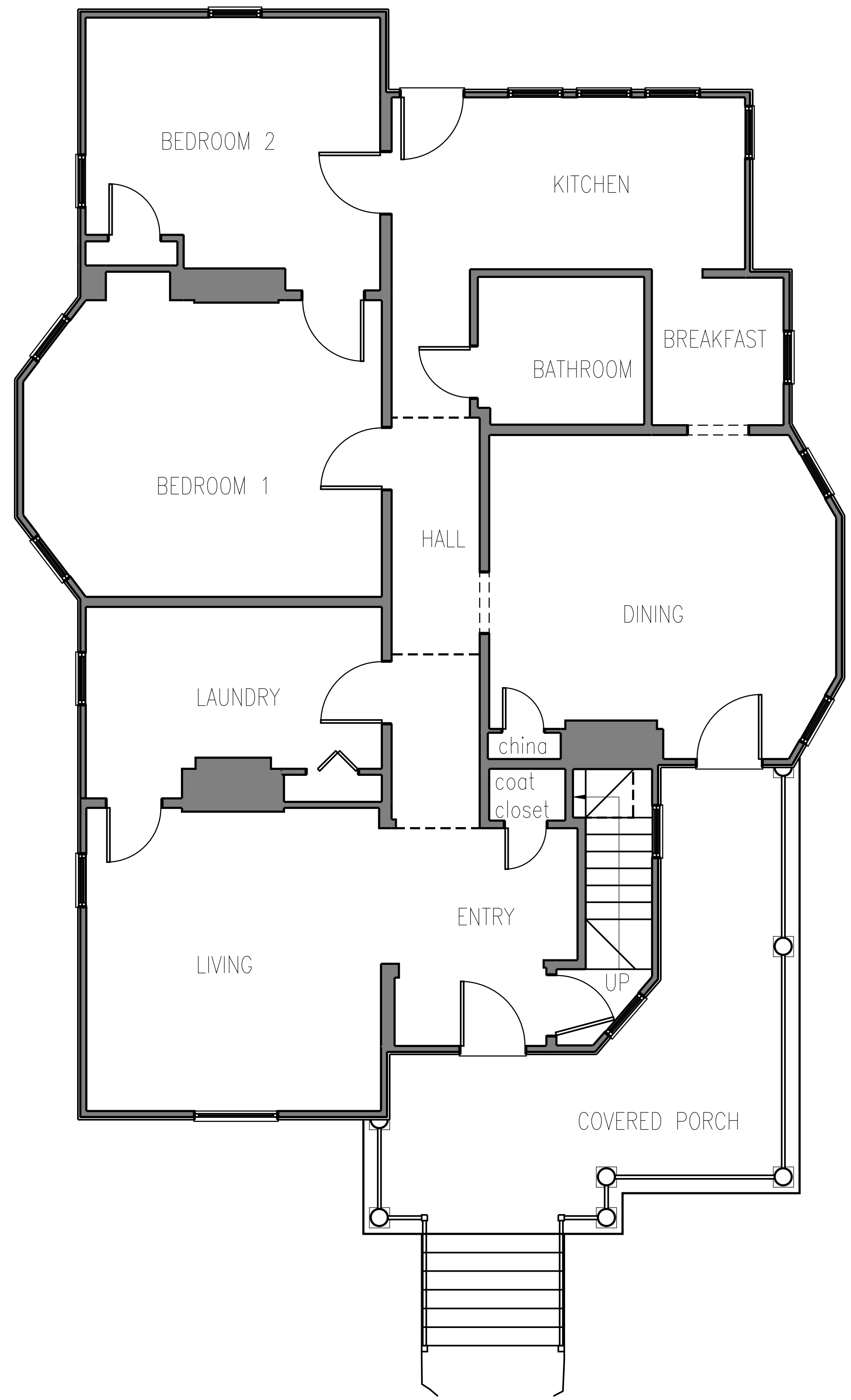
RESUBDIVISION OF LOT #1

W.S. ASHWORTH'S RESUBDIVISION

1101 PORTER ROAD
6th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

Delta Associates INCORPORATED
Design - Surveying
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE : 1/32" = 1'-0"	DRAWN BY TDC	DATE 12-15-20	DRAWING NO.
	CHECKED BY TDC	JOB NO. 20-819POR-1101	1 OF 1



Existing First Floor Plan
1/8" = 1'-0"

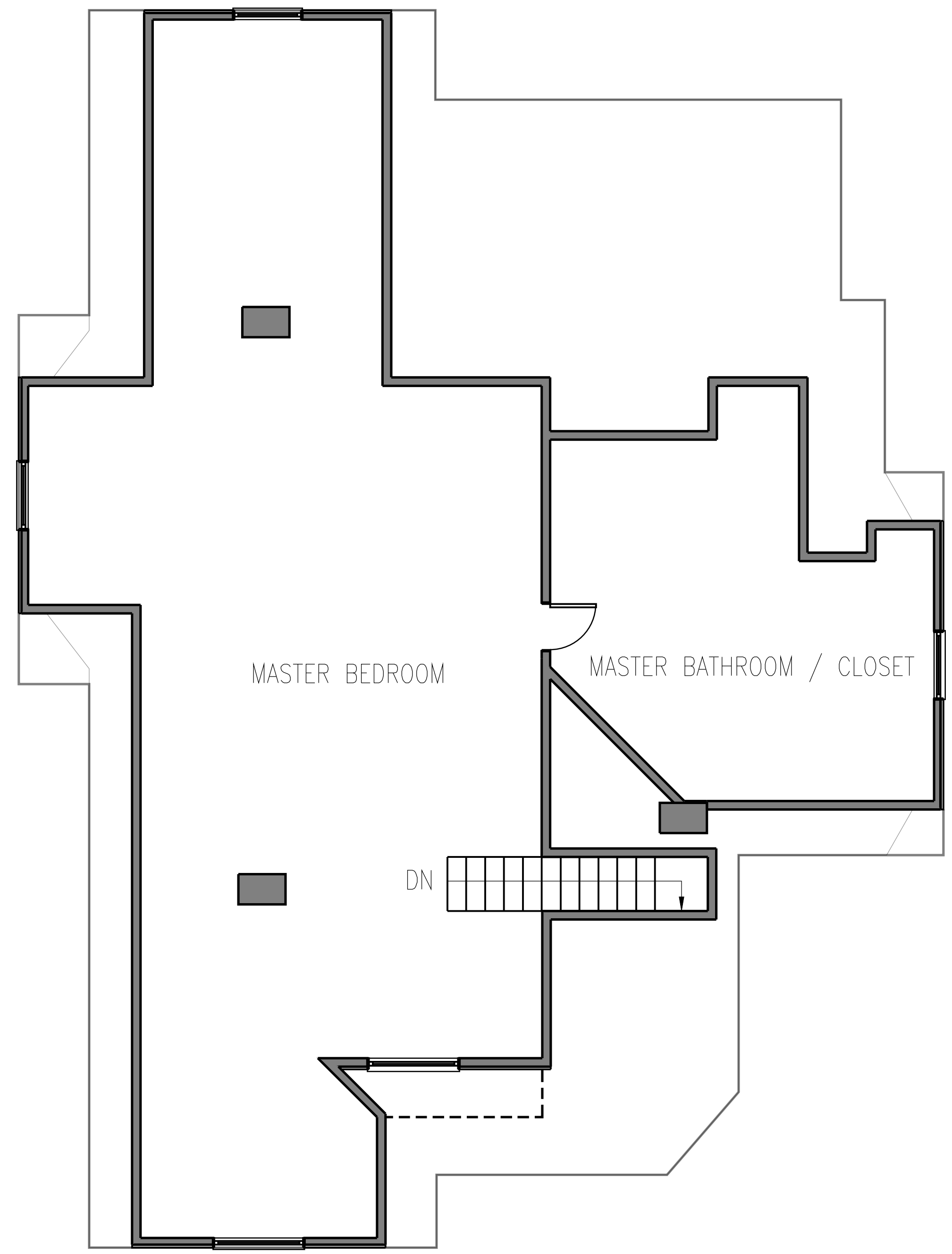
MHZC Submittal
1/12/21
Not For Construction

Mission Real Estate
1101 Porter Rd.
1101 Porter Rd.
Nashville, TN 37206

EXISTING FIRST FLOOR PLAN

LAWS NELSON ARCHITECTURE

DATE:	12/30/2020
DRAWN BY:	SLN
REVISION:	
SHEET TITLE:	EXISTING FIRST FLOOR PLAN
SHEET	1.1



Existing Second Floor Plan
1/8" = 1'-0"

Mission Real Estate
1101 Porter Rd.
1101 Porter Rd.
Nashville, TN 37206

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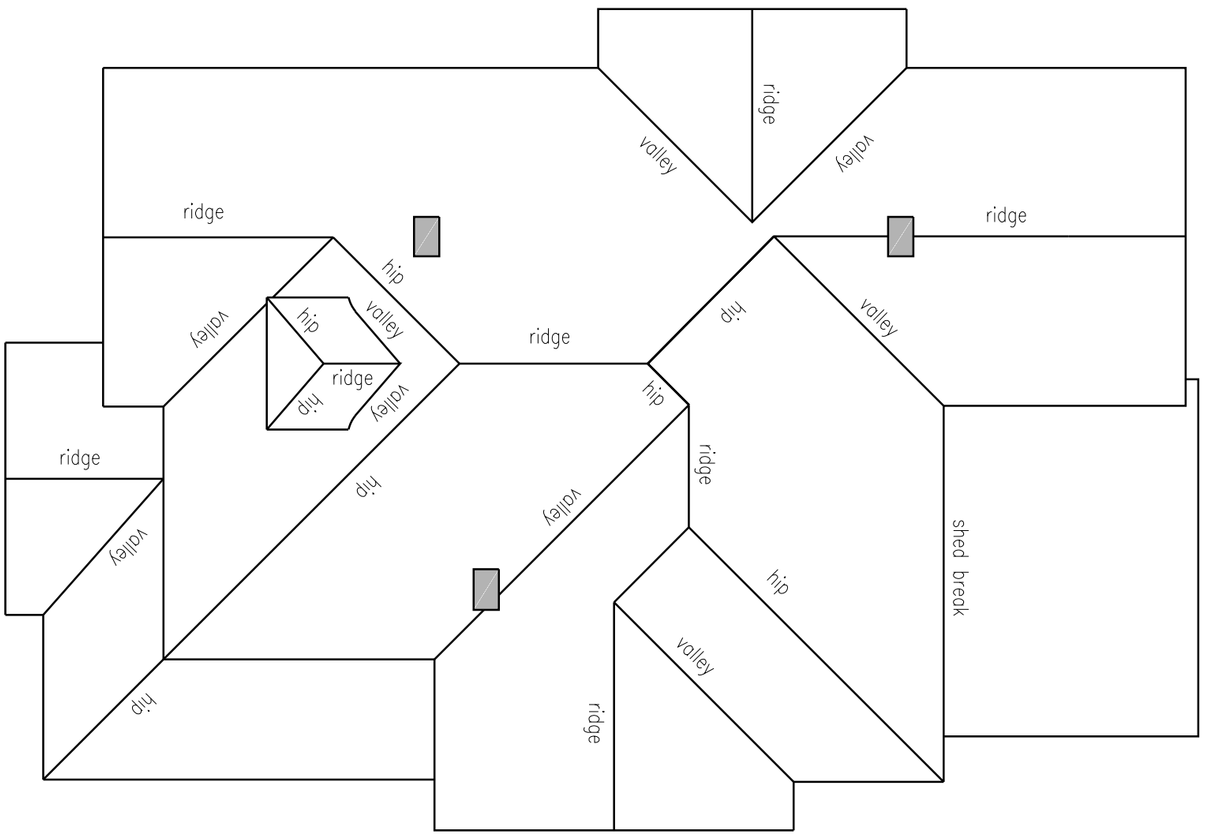
LAWS NELSON
ARCHITECTURE

EXISTING SECOND FLOOR PLAN

MHZC Submittal
1/12/21
Not For Construction

DATE:	12/30/2020
DRAWN BY:	SLN
REVISION:	
SHEET TITLE:	EXISTING SECOND FLOOR PLAN
SHEET	1.2



Existing Roof Plan

1/8" = 1'-0"

MHZC SUBMITTAL
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EXISTING ROOF PLAN

SHEET 1.3

SHEET TITLE: EXISTING ROOF PLAN

DRAWN BY: SLN

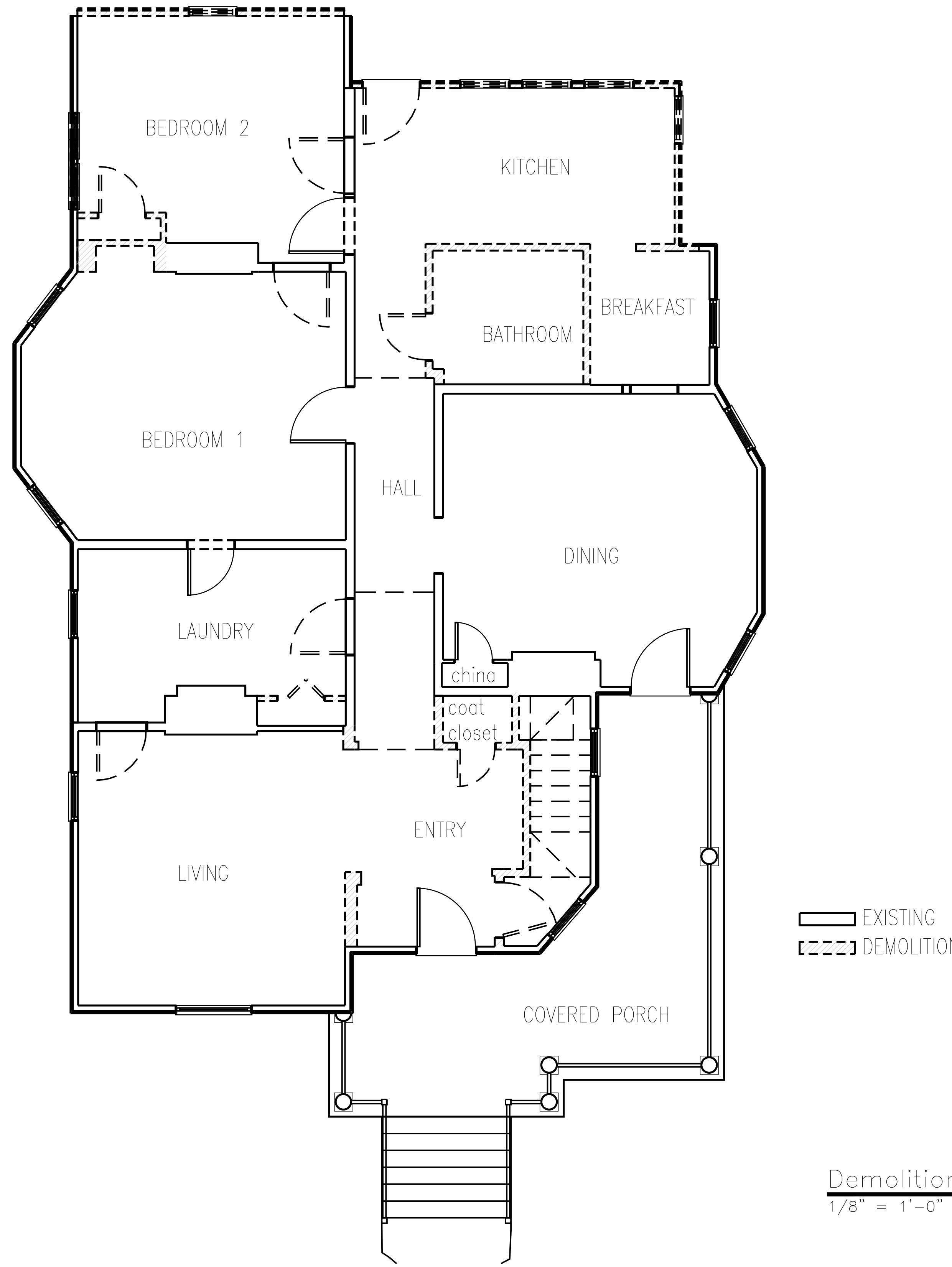
REVISION:

DATE: 12/30/2020

MISSION REAL ESTATE

1101 Porter Rd.

1101 PORTER RD.
NASHVILLE, TN 37206



Demolition First Floor Plan

1/8" = 1'-0"

MHZC SUBMITTAL
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LAWS NELSON
ARCHITECTURE

DEMOLITION FIRST FLOOR PLAN

DATE:	12/30/2020
DRAWN BY:	SLN
REVISION:	
SHEET TITLE:	DEMOLITION FIRST FLOOR PLAN
SHEET	D-1.1

MISSION REAL ESTATE

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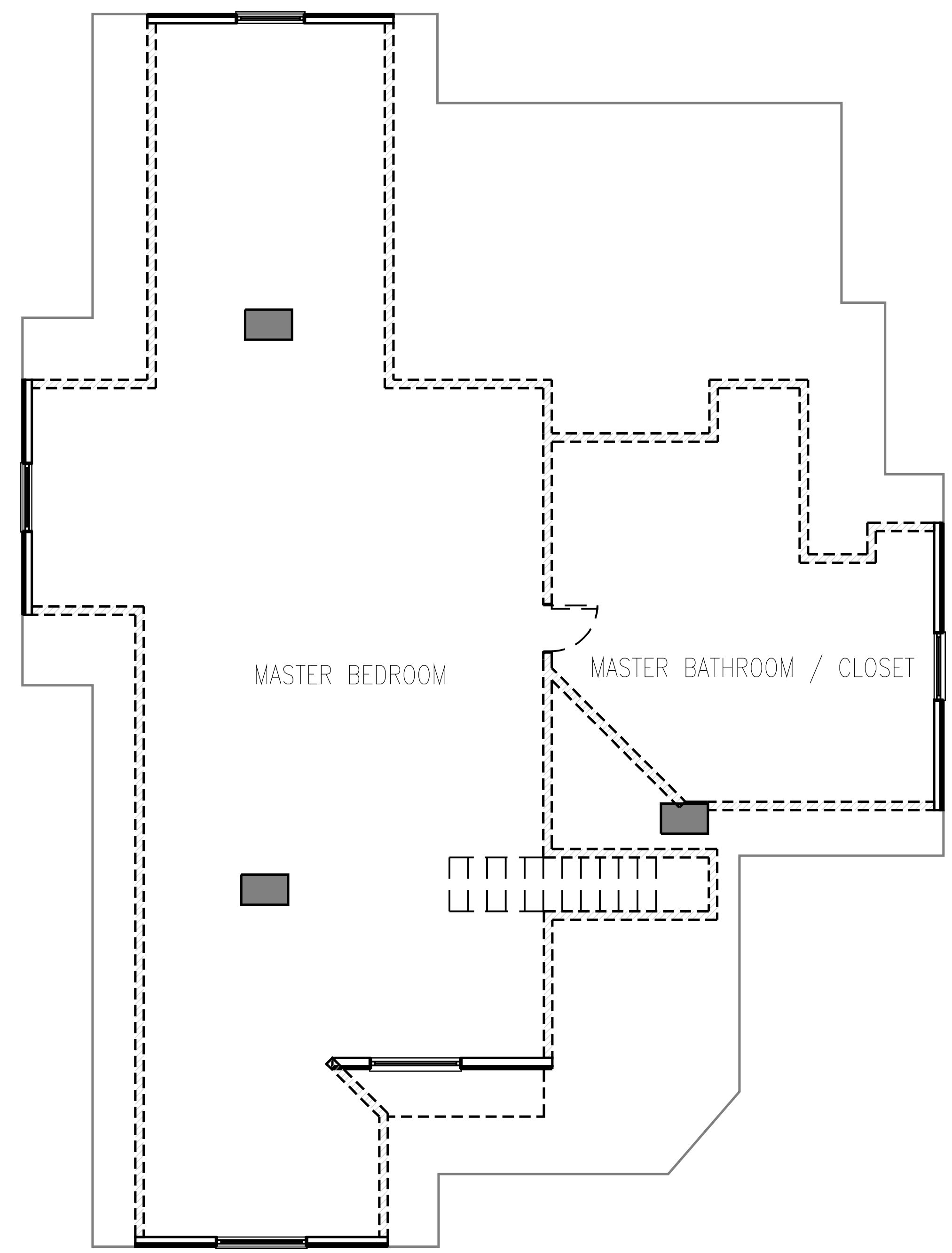
NASHVILLE, TN 37206



EXISTING
DEMOLITION

MHZC SUBMITTAL
1/12/21
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Demolition Second Floor Plan
1/8" = 1'-0"

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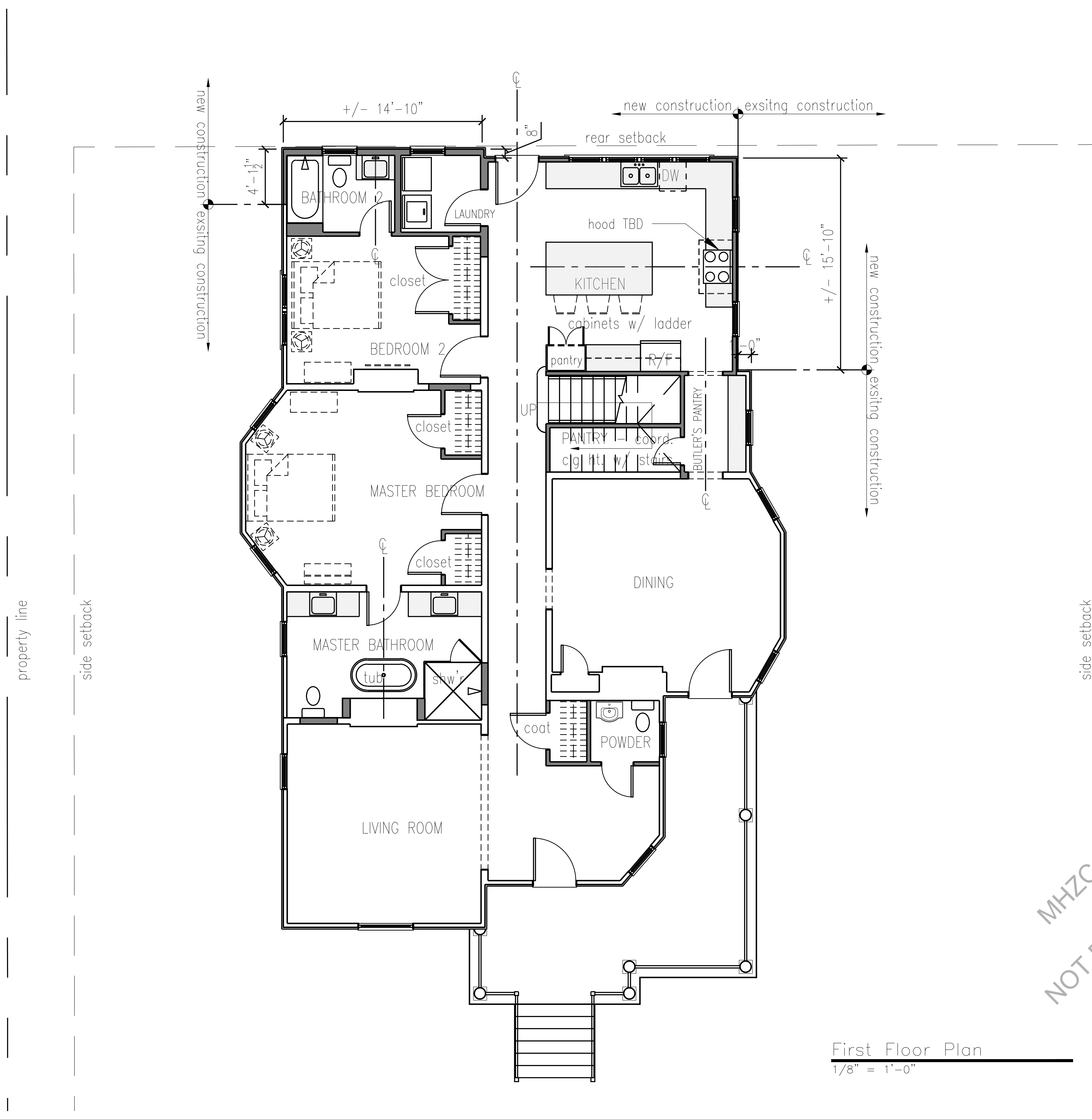
DEMOLITION SECOND FLOOR PLAN

DATE: 12/30/2020
DRAWN BY: SLN
REVISION:

SHEET TITLE: DEMOLITION SECOND FLOOR PLAN

SHEET D-1.2



First Floor Plan
1/8" = 1'-0"

MHZC SUBMITTAL
1/12/21
NOT FOR CONSTRUCTION

MISSION REAL ESTATE
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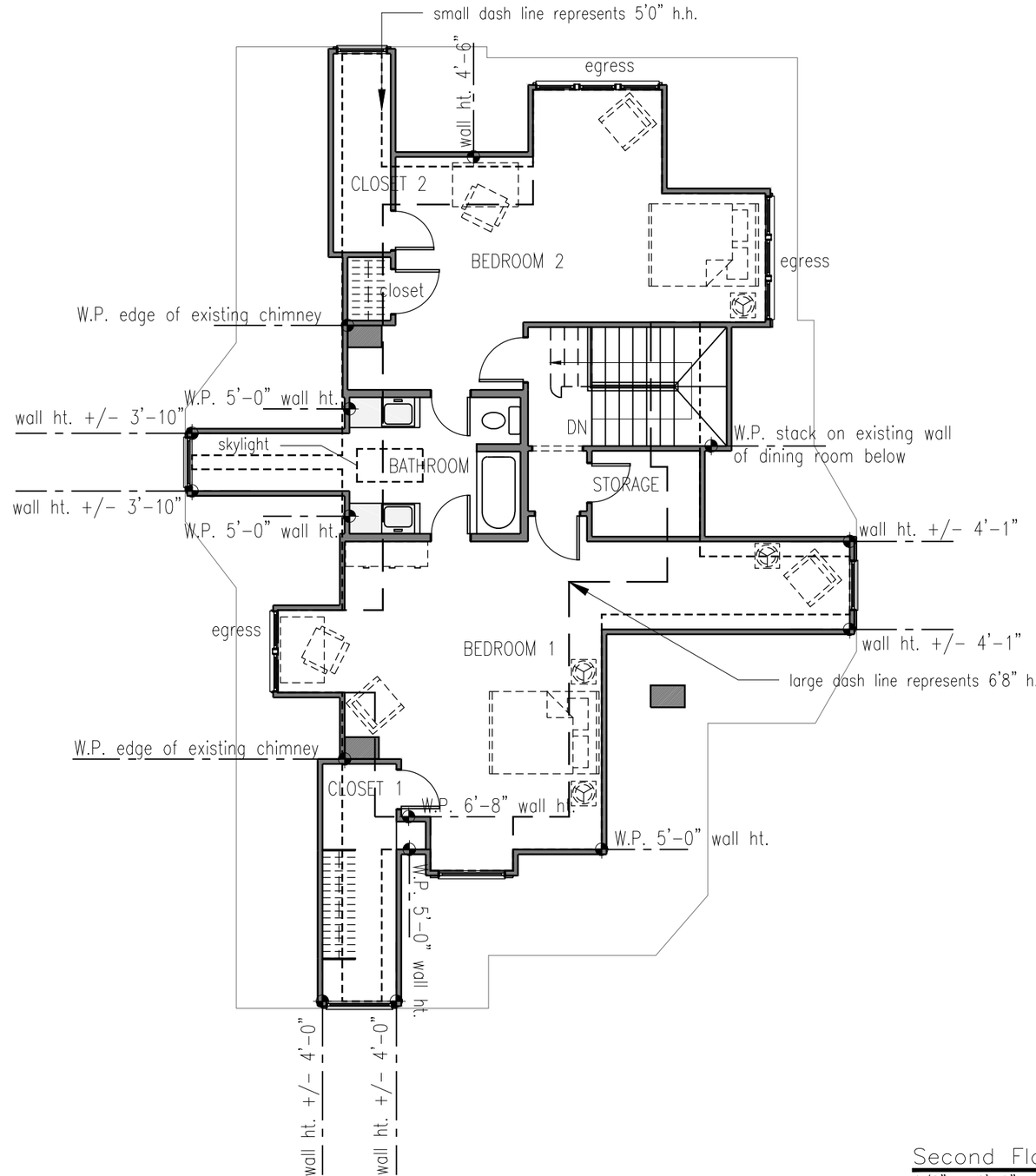
1101 PORTER RD.
NASHVILLE, TN 37206

LAWS NELSON
ARCHITECTURE

FIRST FLOOR PLAN

DATE:	12/30/2020
DRAWN BY:	SLN
REVISION:	
SHEET TITLE:	FIRST FLOOR PLAN
SHEET	A-1.1



Second Floor Plan

1/8" = 1'-0"

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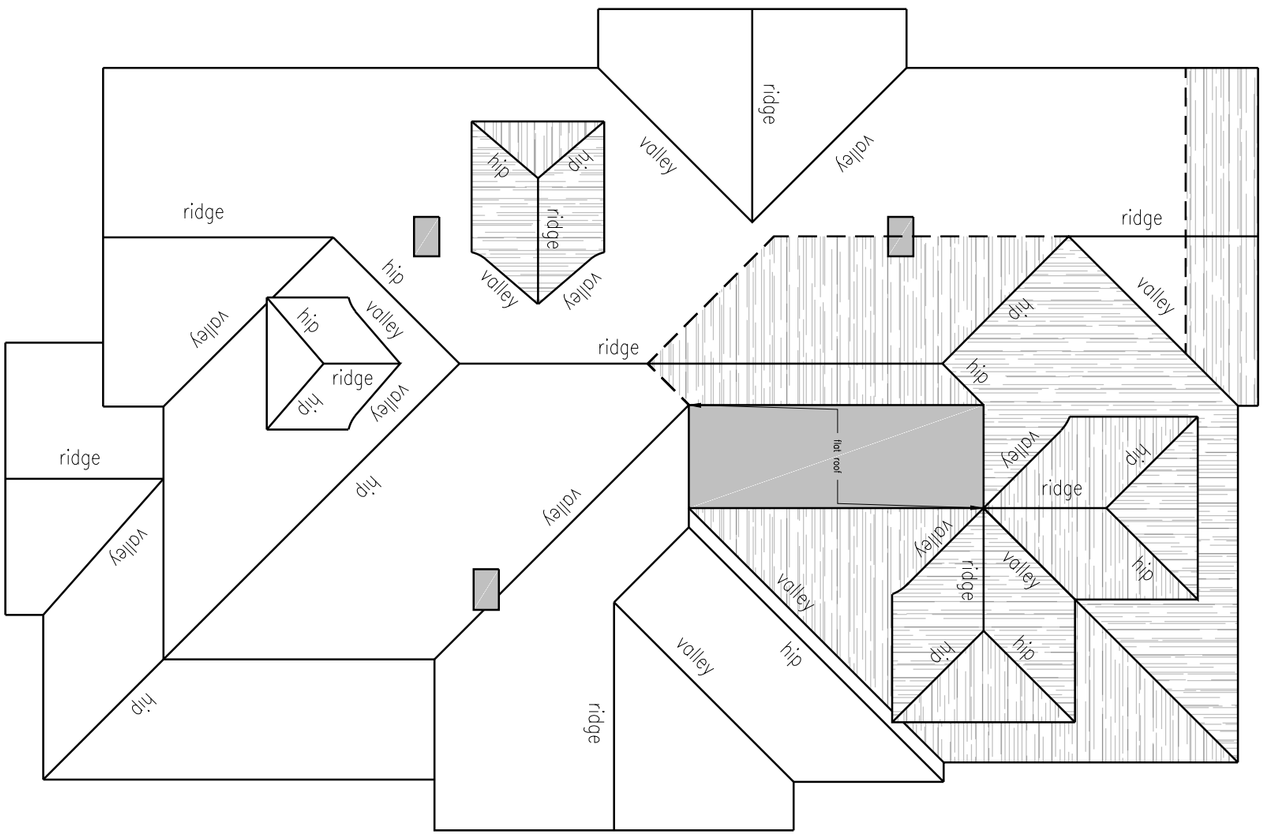
SECOND FLOOR PLAN

DATE: 12/30/2020
DRAWN BY: SLN
REVISION:

SHEET TITLE: SECOND FLOOR PLAN

SHEET A-1.2



Roof Plan
1/8" = 1'-0"

MHZC SUBMITTAL
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SHEET: A-1.3

SHEET TITLE: ROOF PLAN

DRAWN BY: SLN

DATE: 12/30/2020

REVISION:

ROOF PLAN

MISSION REAL ESTATE

1101 Porter Rd.

1101 PORTER RD.
NASHVILLE, TN 37206

Existing Front Elevation
1/8" = 1'-0"

Existing Left Elevation
1/8" = 1'-0"

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1/12/21
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Nashville, TN 37206

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LAWS NELSON
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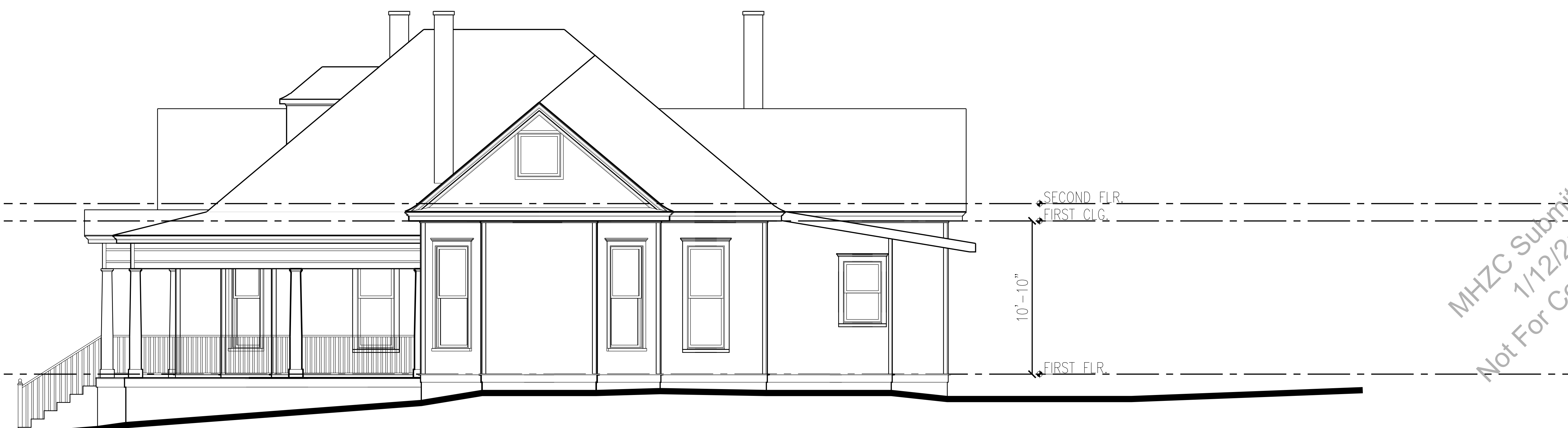
EXISTING ELEVATIONS

DATE:	12/30/2020
DRAWN BY:	SLN
REVISION:	
SHEET TITLE:	EXISTING ELEVATIONS
SHEET	2.1

Existing Rear Elevation
1/8" = 1'-0"



Existing Right Elevation
1/8" = 1'-0"

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1/12/21
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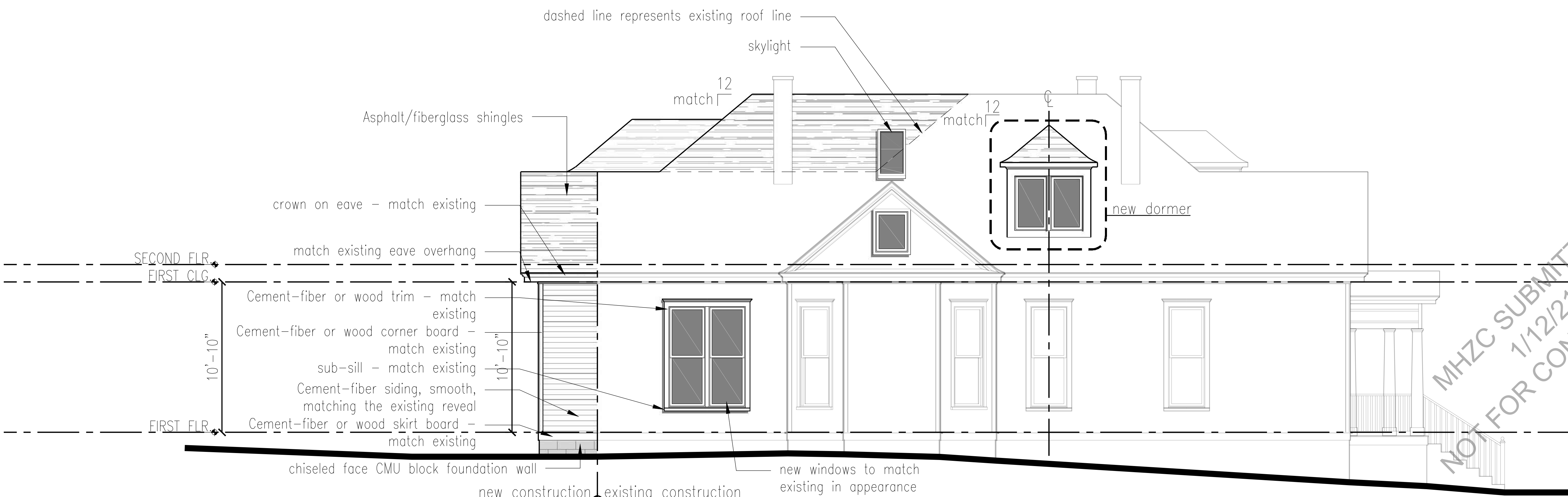
EXISTING ELEVATIONS

DATE:	12/30/2020
DRAWN BY:	SLN
REVISION:	
SHEET TITLE:	EXISTING ELEVATIONS
SHEET	2.2

Front Elevation
1/8" = 1'-0"



Left Side Elevation
1/8" = 1'-0"

MHZC SUBMITTAL
1/12/21
NOT FOR CONSTRUCTION

MISSION REAL ESTATE
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1101 PORTER RD.
NASHVILLE, TN 37206

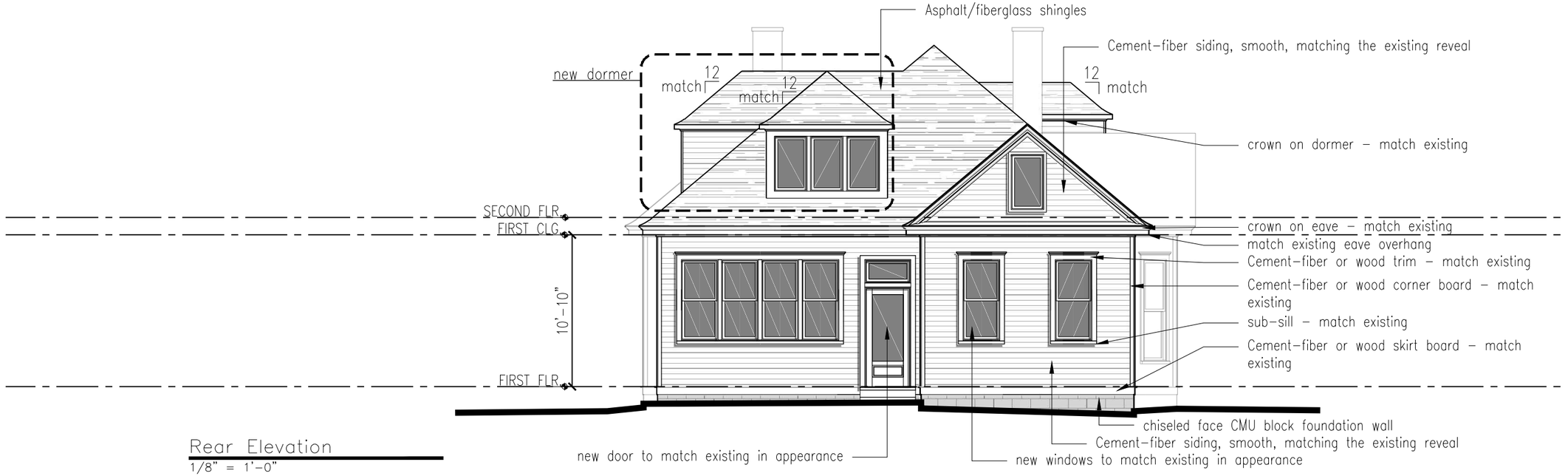
LAWS NELSON
ARCHITECTURE

ELEVATIONS

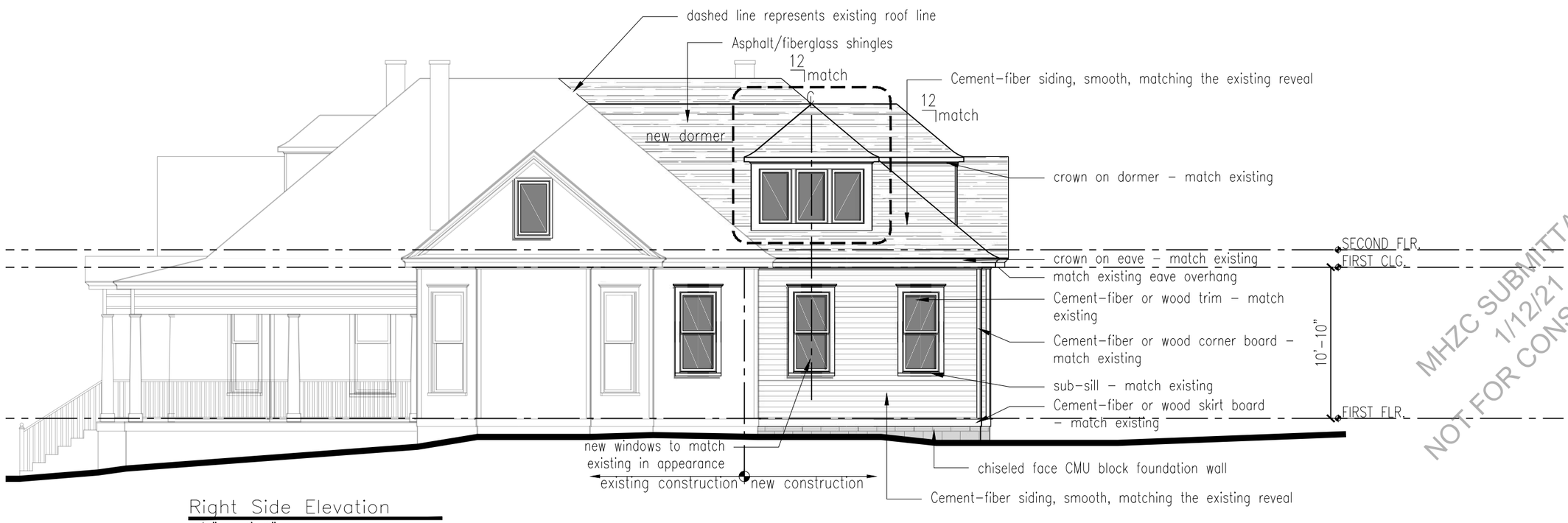
DATE: 12/30/2020
DRAWN BY: SLN
REVISION:

SHEET TITLE: ELEVATIONS

SHEET A-2.1



Rear Elevation
1/8" = 1'-0"



Right Side Elevation
1/8" = 1'-0"

MHZC SUBMITTAL
1/12/21
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LAWS NELSON
ARCHITECTURE

ELEVATIONS

DATE: 12/30/2020
DRAWN BY: SLN
REVISION:

SHEET TITLE: ELEVATIONS

SHEET A-2.2