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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

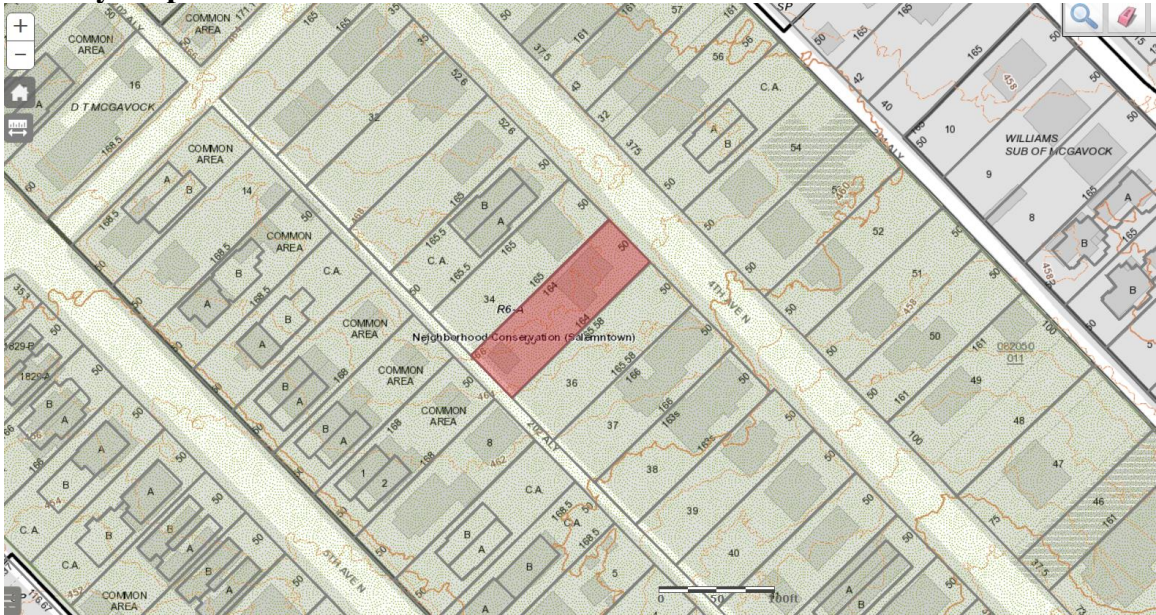
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
1821 4th Avenue North
March 17, 2021

Application: New Construction—Addition and Outbuildings
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Base Zoning: R6-A
Map and Parcel Number: 08108029200
Applicant: Kent Basile
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to construct a rear addition and two detached outbuildings.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The addition tie into the roof at least six inches (6”) below the ridge and six inches (6”) from the sides of the historic roof; 2. The main front window be a picture window with a transom or a pair of double hung windows, a window be added to the right façade towards the front of the house, and the horizontal window on the left façade become a square or a vertical window; 3. All paired window openings have a four inch to six inch (4”-6”) mullion in between them; 4. Staff approve the windows and doors and roof shingle color prior to purchase and installation; and 5. The HVAC be located behind the house or on either side, beyond the mid-point 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). <p>With these conditions, staff finds that the addition and outbuildings meet Sections III., IV., and V. of the design guidelines.</p>	<p>Attachments A: Site Plan B: 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. Primary buildings should not be more than 35' tall.

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

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

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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- 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 . (Few buildings were historically brick and there are no stone examples.)
 - 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.*
3. 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 between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. 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 or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
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.

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

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.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are

reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. 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 clad buildings.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
 - b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

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.

J. Public Spaces

- 1. 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.
- 2. *Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

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 set 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.

When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

- 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.

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.

2. 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.

3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. 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. Front and 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. 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: 1821 4th Avenue North is a Folk Victorian house constructed between 1908 and 1914 (it appears in the 1914 Sanborn map but not the 1908 Hopkins map). Figure 1. Between 1957 and 1968, a side extension was added to the house. The house contributes to the historic character of the Salemtown Neighborhood Conservation Zoning Overlay.



Figure 1. 1821 4th Avenue North



Figure 3. C. 1968 Property Assessor Photo shows that the alterations to the house occurred before then.

Analysis and Findings: Applicant proposes to construct a rear addition and two detached outbuildings.

Partial Demolition. The applicant proposes to convert an existing side door off of the front porch into a window. This is considered partial demolition. Staff finds this alteration to be appropriate because the door does not face the street and because there will still be an opening in that location. Staff therefore finds that this partial demolition meets the design guidelines. The applicant also proposes to remove the door on the non-historic side extension, which meets the design guidelines because this part of the house is not historic.

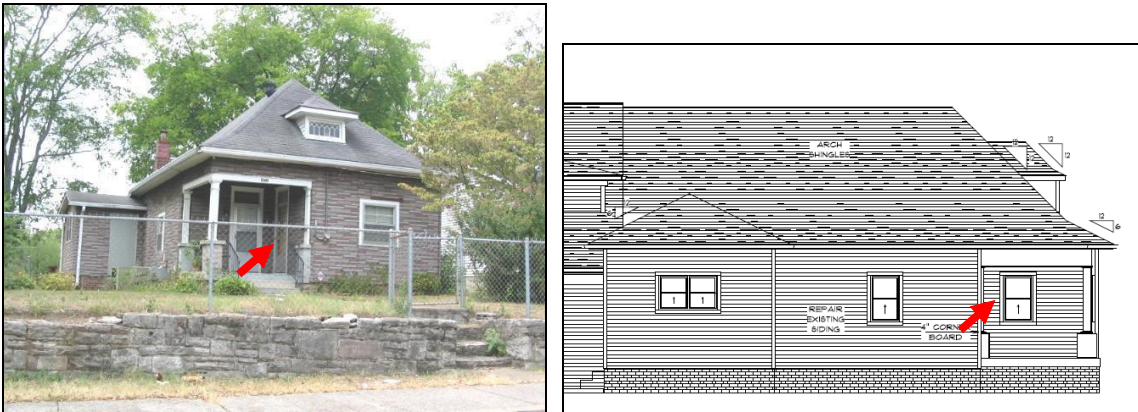


Figure 3 (left) shows the door off the front porch that will be a window. Figure 4 (right) shows the proposed design.

Staff finds that the proposed partial demolition meets Section V.B.2. of the design guidelines for appropriate demolition.

Height & Scale: The addition will be one-and-a-half stories in height, matching the scale of the historic house. The addition will be no taller than the historic house. The addition is also inset appropriately. On the right façade, it is inset two feet (2') for a depth of five feet (5'), after which point it steps back out to line up with the side wall of the historic house. On the left façade, the addition is inset five feet (5') for a depth of approximately six feet, seven inches (6'7"). After the inset, the addition steps back out to line up with the non-historic side extension. This wider portion will only be one-story height since the non-historic wider extension is also just one story in height. The proposed addition will approximately double the footprint of the historic house.

The addition's roof form does not tie into the historic roof in a manner that preserves the form of the historic house. Staff recommends that the addition tie into the roof at least six inches (6") below the ridge and six inches (6") from the sides of the historic roof. With this condition, staff finds that the addition's height and scale to meet Sections III.A, III.B., and IV. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. If the addition is redesigned so that its roof form is at least six inches (6”) away from the historic house’s roof form on the rear, then it can be removed in the future without negatively impacting the historic character of the historic house.

With the condition that the addition tie into the roof at least six inches (6”) below the ridge and six inches (6”) from the sides of the historic roof, staff finds that the addition’s location and removability to meet Sections IV.A. and IV.F. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition’s change in materials and inset help to distinguish it from the historic house and read as an addition to the house. However, setting the roof off of the historic house’s ridge by at least six inches (6”) is necessary to differentiate the historic house from the addition and to make sure it could be removed in the future without affecting the historic house’s integrity. The addition’s scale, materials, and fenestration pattern are all compatible with the historic character of the existing house.

With the condition that the addition tie into the roof at least six inches (6”) below the ridge and six inches (6”) from the sides of the historic roof, staff finds that the addition’s design meets Sections IV.B, IV.C, and IV.G. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately seven feet, six inches (7’6”) from the right side property line; eleven feet, five inches (11’5”) from the left side property line; and forty-eight feet (48’) from the rear property line. There will be at least twenty feet (20’) from the back of the addition to the new garages.

Staff finds that the proposed addition meets Sections III.C. and IV. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural	Unknown	Yes	Yes

	Shingles			
Trim	Cement Fiberboard	Smooth faced	Yes	X
Rear Porch floor/steps and Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

With staff’s approval of the roof shingle color and all windows and doors, staff finds that the known materials meet Sections III.D. and IV. of the design guidelines.

Roof form: As previously mentioned, the addition’s roof is not differentiated from the roof of the historic house. Staff recommends that the addition tie into the roof at least six inches (6”) below the ridge and six inches (6”) from the sides of the historic roof. The addition’s gabled and hipped forms are compatible with the historic house’s hipped form. The dormers are all inset at least two feet (2’) from the historic side walls of the house.

Staff finds that the proposed roof forms Sections III.E. and IV. of the design guidelines.

Orientation: Although the new addition will create two units in this structure, the second unit will be accessed via the rear where it is not visible, and therefore the house’s orientation towards 4th Avenue North will not be affected.

Staff finds that the addition’s orientation to meet Sections III.F. and IV. of the design guidelines.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. On the historic house, many of the openings were changed when the house was altered in the mid-twentieth century. Staff recommends that the main front window be a picture window with a transom or a pair of taller double hung windows, matching a typical window opening for a folk Victorian house like this one. Staff also recommends the inclusion of a window on the right façade, towards the front of the house.

On the addition, staff recommends that the horizontal window on the left façade become a square window to meet the historic proportion of window openings. In addition, all paired window openings shall have a four to six inch (4”-6”) mullion in between them. With these changes, staff finds that the windows on the addition meet the design guidelines.

With the conditions that the front staff finds the project’s proportion and rhythm of openings to meet Sections III.G. and IV. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The HVAC shall be located behind the house or on either side, beyond the mid-point 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).

Outbuildings: The project includes two, identical one-story outbuildings that do not contain dwelling units.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	4/12	Yes

Since the form and slopes are similar to historic outbuildings, the project meets Sections III.H.1 and 3 of the design guidelines.

Design Standards: The accessory structures have simple, utilitarian design that is appropriate for outbuildings.

Staff finds that the outbuilding meets Section III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete block	Split face	Yes
Cladding	Cement-fiber	Smooth with 5” reveal	Yes
Roofing	Architectural Shingles	Unknown	Yes
Trim	Cement fiberboard	smooth	Yes
Pedestrian Door	Unknown	Unknown	TBD
Vehicular Door	Unknown	Unknown	TBD

With the staff’s final approval of the doors and roof shingle color, staff finds that the known materials meet Section III.H.4 and 5 of the design guidelines.

General requirements for Outbuildings:

The answer to each of these questions must be “yes”.

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the outbuilding meets section III.H. of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20’	21’
Rear setback	5’	5’
L side setback**	3’	3’
R side setback**	3’	3’
How is the building accessed?	From the alley or existing curb cut	Alley

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	24’9”	25’	15’
Eave Height	10’	10’	10’

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft. (total for the two)	1,350 sq. ft.	374 sq.ft. each, 748 sq. ft. combined

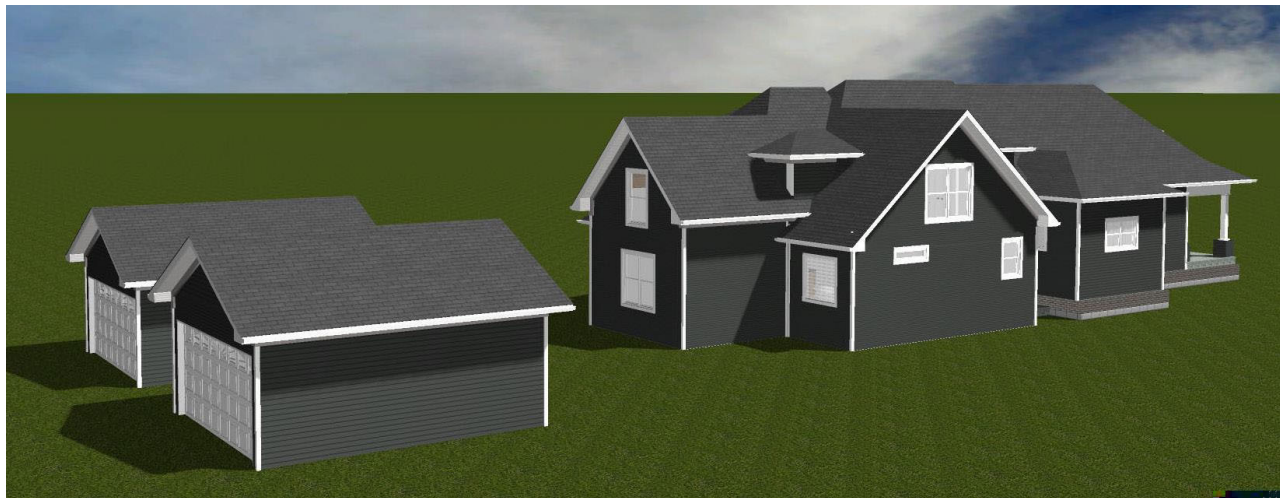
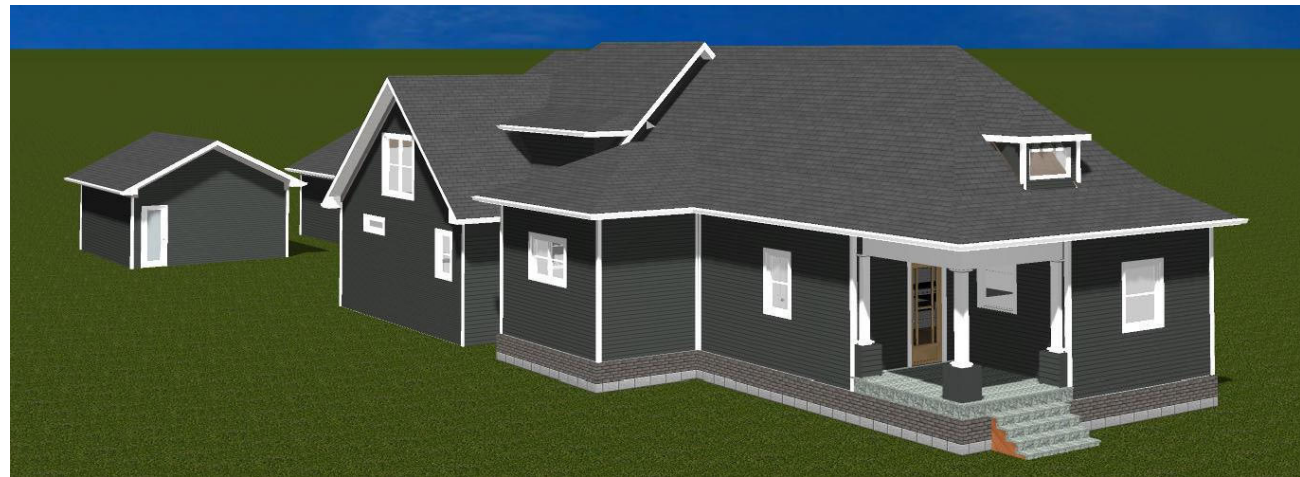
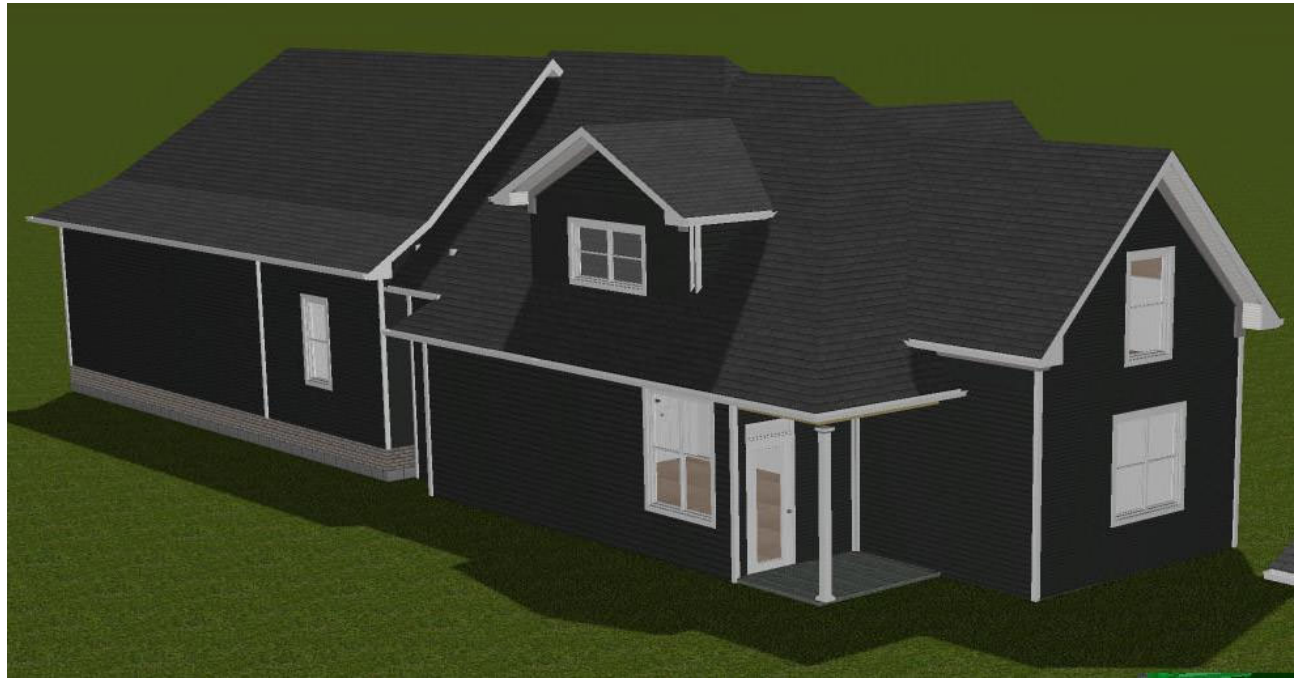
Staff finds that the outbuilding’s massing meets Section III.H.6. of the design guidelines.

The proposed garages meets section III.H of the design guidelines.

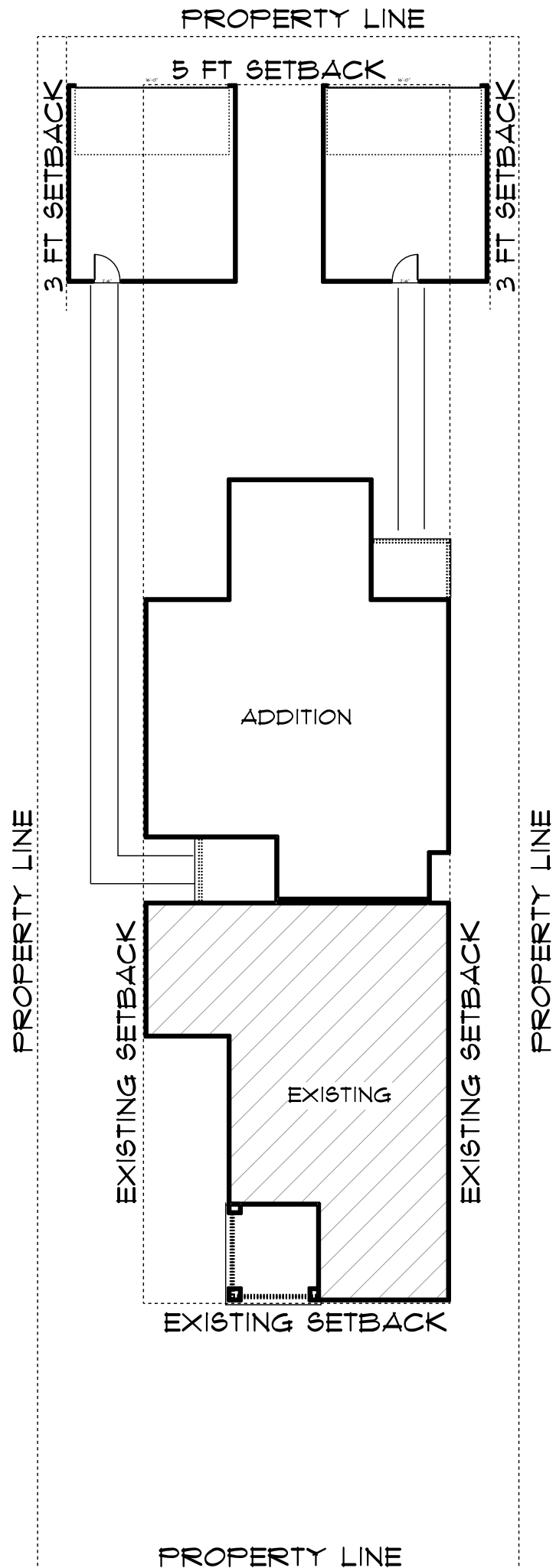
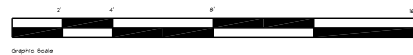
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The addition tie into the roof at least six inches (6”) below the ridge and six inches (6”) from the sides of the historic roof;
2. The main front window be a picture window with a transom or a pair of double hung windows, a window be added to the right façade towards the front of the house, and the horizontal window on the left façade become a square or a vertical window;
3. All paired window openings have a four inch to six inch (4”-6”) mullion in between them;
4. Staff approve the windows and doors and roof shingle color prior to purchase and installation; and,
5. The HVAC be located behind the house or on either side, beyond the mid-point 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).

With these conditions, staff finds that the addition and outbuildings meet Sections III., IV., and V. of the design guidelines



1ST FLOOR PLAN



REAR UNIT:

Main.....	1100 SF
Second.....	1000 SF
Total.....	2100 SF

FRONT UNIT:

Main.....	1034 SF
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- FRAMING NOTE:
1. ALL DIMENSIONS TO FACE OF FRAMING.
 2. EXTERIOR WALLS DIMENSIONED @ 3 1/2".
 3. INTERIOR WALLS DIMENSIONED @ 3 1/2".

PLAN NOTES:
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KENT BASILE
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 Nashville, TN 37208

Main Floor Plan
 Scale 1/8" = 1' ON 11"x17" PAPER
 Scale 1/4" = 1' ON 24"x36" PAPER

Date: 2-15-2021

OPENING SCHEDULE					
TYPE	SIZE	HINGE	COUNT	R.O. HEIGHT	COMMENT
DOOR	3'-0"	L	4	8'-11/2"	
DOOR	2'-4"	L	5	8'-1"	
DOOR	2'-4"	R	4	8'-1"	
DOOR	2'-8"	L	2	8'-1"	
DOOR	2'-8"	R	2	8'-1"	
DOOR	3'-0"	L	1	8'-1"	
DOOR	5'-0"	LR	1	8'-1"	
GLASS BLOCK	4'-0" x 4'-0"	N	1	4'-0 1/2"	
WINDOW	2'-6" x 3'-6"	U	2	3'-6"	
WINDOW	2'-6" x 4'-0"	U	1	4'-0"	
WINDOW	2'-6" x 5'-0"	U	1	5'-0"	
WINDOW	3'-6" x 4'-0"	U	1	4'-0"	
WINDOW	3'-0" x 5'-0"	U	1	5'-0"	
WINDOW	5'-0" x 3'-0"	UU	2	3'-0"	
WINDOW	5'-0" x 5'-0"	UU	1	5'-0"	
WINDOW	5'-0" x 6'-0"	UU	1	6'-0"	
WINDOW	4'-0" x 1'-0"	N	1	1'-0"	

GENERAL NOTES

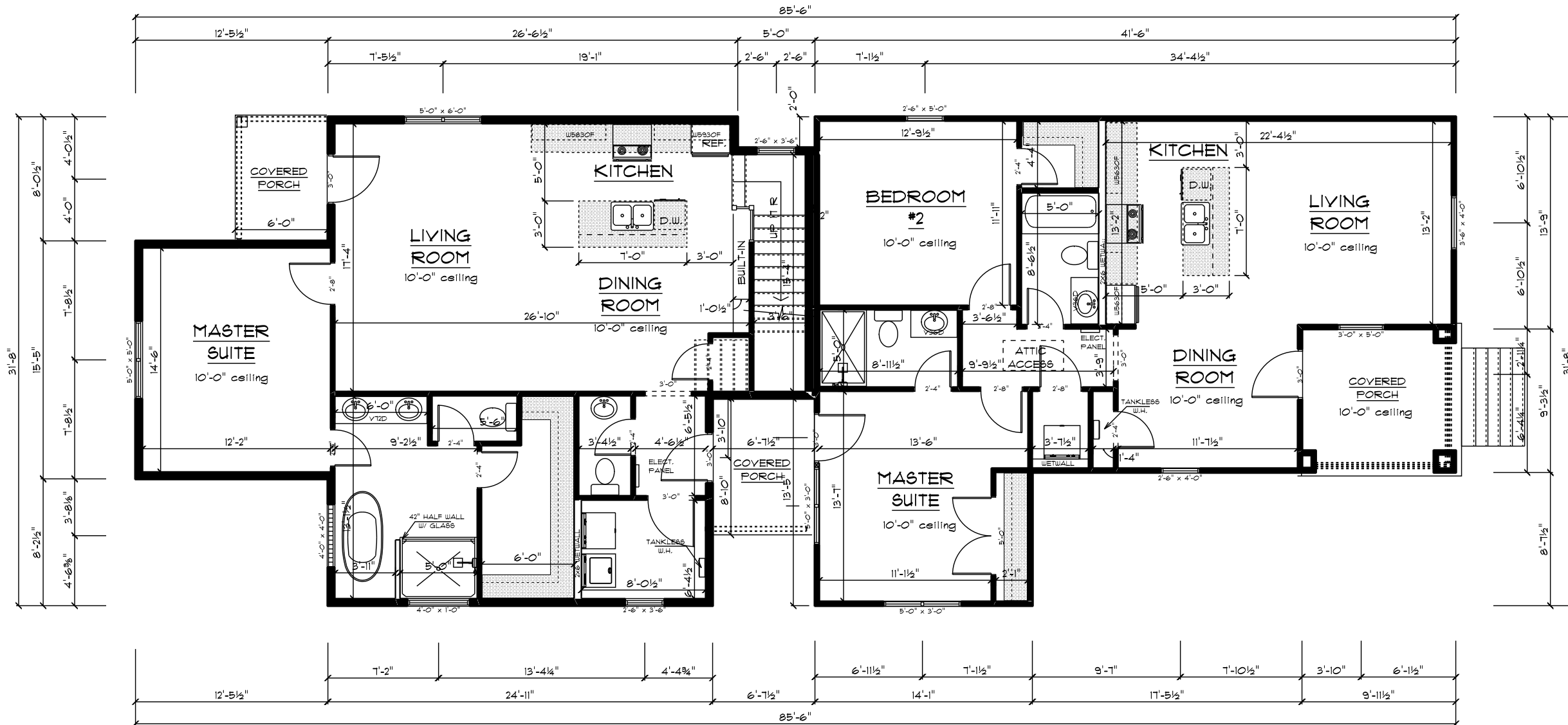
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- ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
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- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- ALL WINDOW HEADERS FIRST FLOOR ARE TO BE AT 1'-0" UNLESS OTHERWISE NOTED.

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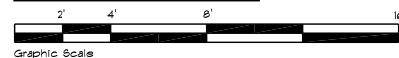
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EXISTING UNIT AREA:
Main.....1034 SF

REAR ADDITIONAL UNIT AREA:
Main.....1100 SF
Second.....1000 SF
Total.....2100 SF



1ST FLOOR PLAN



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KENT BASILE
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Main Floor Plan
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Scale 1/4" = 1' ON 24"x36" PAPER

Date: 2-15-2021

OPENING SCHEDULE					
TYPE	SIZE	HINGE	COUNT	R.O. HEIGHT	COMMENT
DOOR	2'-4"	L	1	6'-9"	
DOOR	2'-4"	R	2	6'-9"	
DOOR	2'-8"	R	3	6'-9"	
DOOR	4'-0"	LR	1	6'-9"	
WINDOW	3'-0" x 5'-0"	U	1	5'-0"	
WINDOW	6'-0" x 3'-0"	UU	1	3'-0"	
WINDOW	6'-0" x 5'-0"	UU	1	5'-0"	

GENERAL NOTES

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PLAN NOTES:

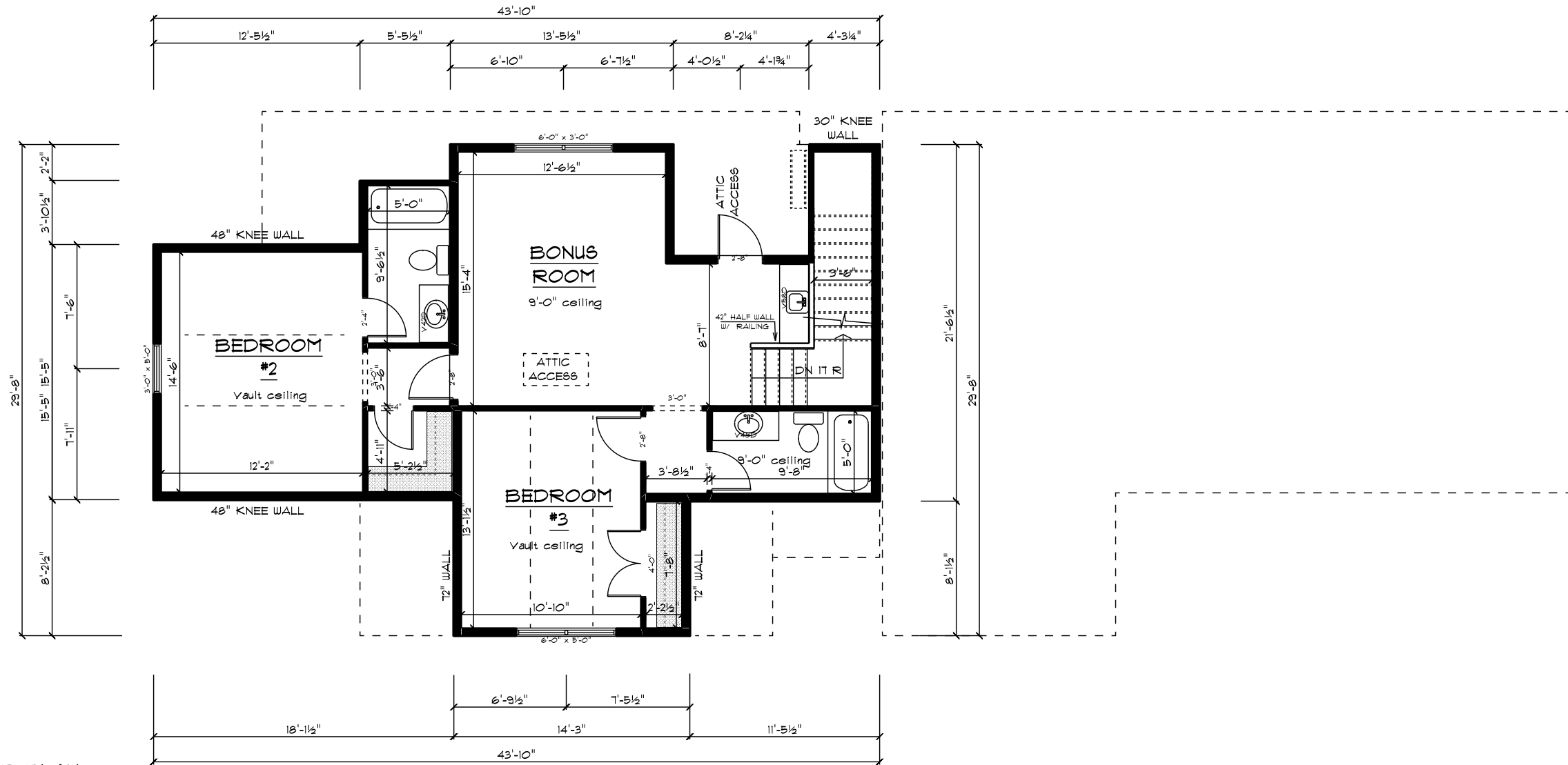
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EXISTING UNIT AREA:

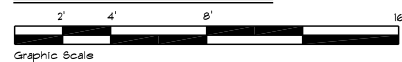
Main.....1034 SF

REAR ADDITIONAL UNIT AREA:

Main.....1100 SF
 Second.....1000 SF
 Total.....2100 SF



2ND FLOOR PLAN



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Second Floor Plan
 Scale 1/8" = 1' ON 11"x11" PAPER
 Scale 1/4" = 1' ON 24"x36" PAPER

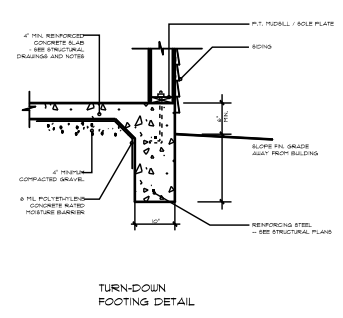
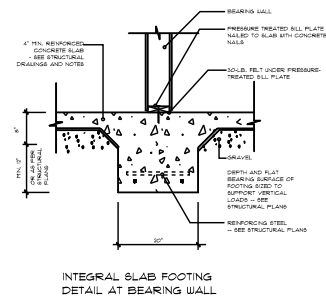
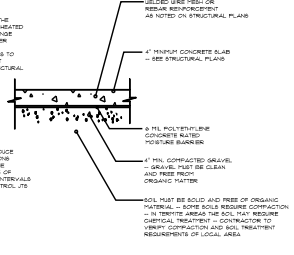
Date: 2-15-2021

FOUNDATION NOTES

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- PLACE FOUNDATION VENTS FOUNDATION VENTS PER LOCAL CODES AND REQUIREMENTS.
- EXTERIOR FOUNDATION WALLS TO INCLUDE BRICK LEDGE.
- PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

REINFORCEMENT JOINTS
 PROVIDE REINFORCEMENT JOINTS AT THE EDGE OF SLAB THAT ARE NOT HEATED OR MAY BE EXPOSED TO CHANGE TEMPERATURES SIGNIFICANTLY OVER TIME.
 PROVIDE REINFORCEMENT JOINTS TO SLAB BEHIND ELEMENTS THAT PENETRATE SLAB SUCH AS STRUCTURAL COLUMN, WALLS OR PIPING.

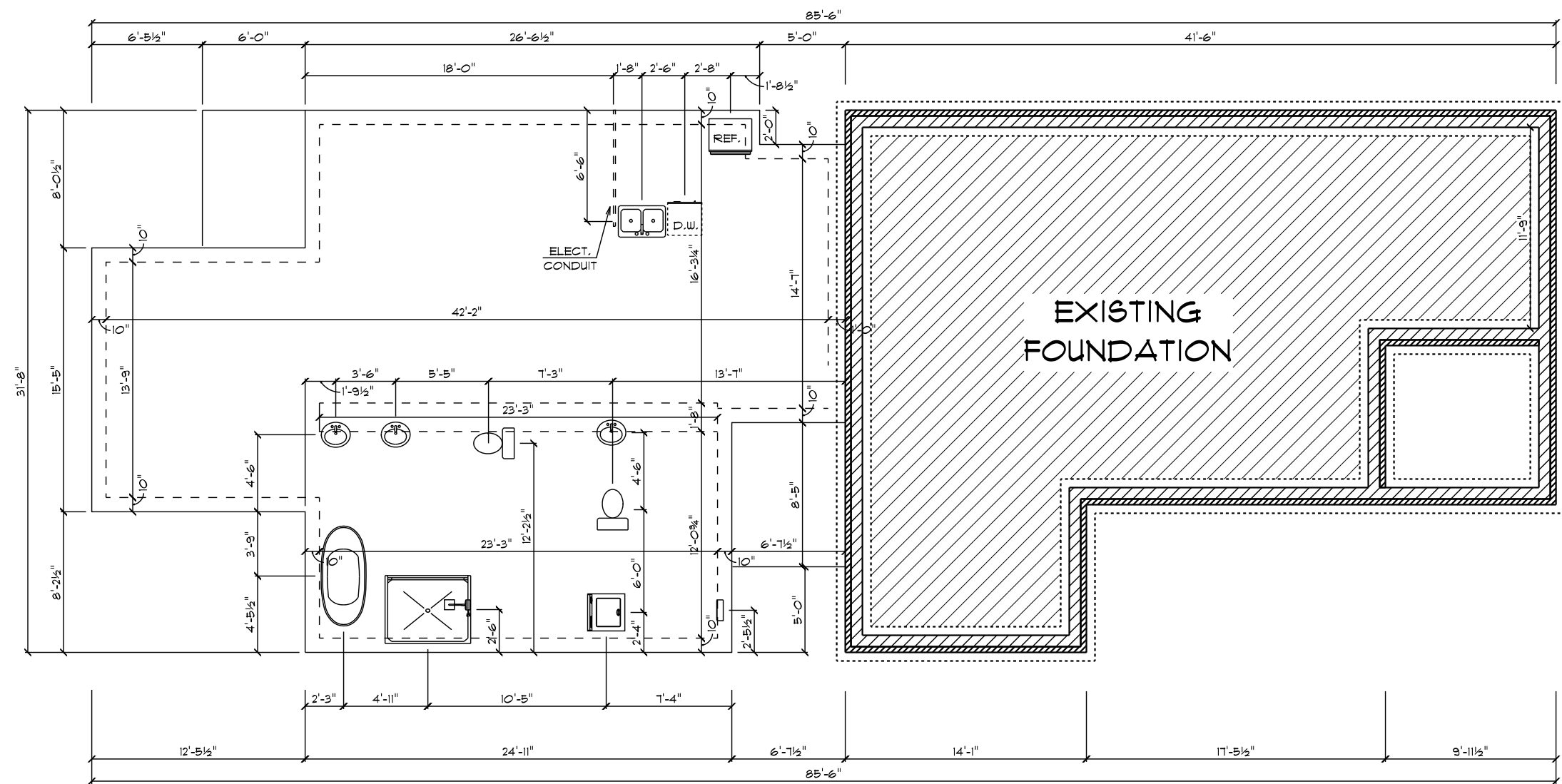
CONCRETE JOINTS
 PROVIDE CONCRETE JOINTS TO AVOID CRACKING AT SELECTED LOCATIONS.
 PROVIDE CONCRETE JOINTS TO THE SURFACE OF SLAB TO ABOUT 1/4" OF THE SLAB DEPTH AND AT 20 FT. INTERVALS.
 CONCRETE JOINTS CAN ACT AS CONTROL JOINTS.



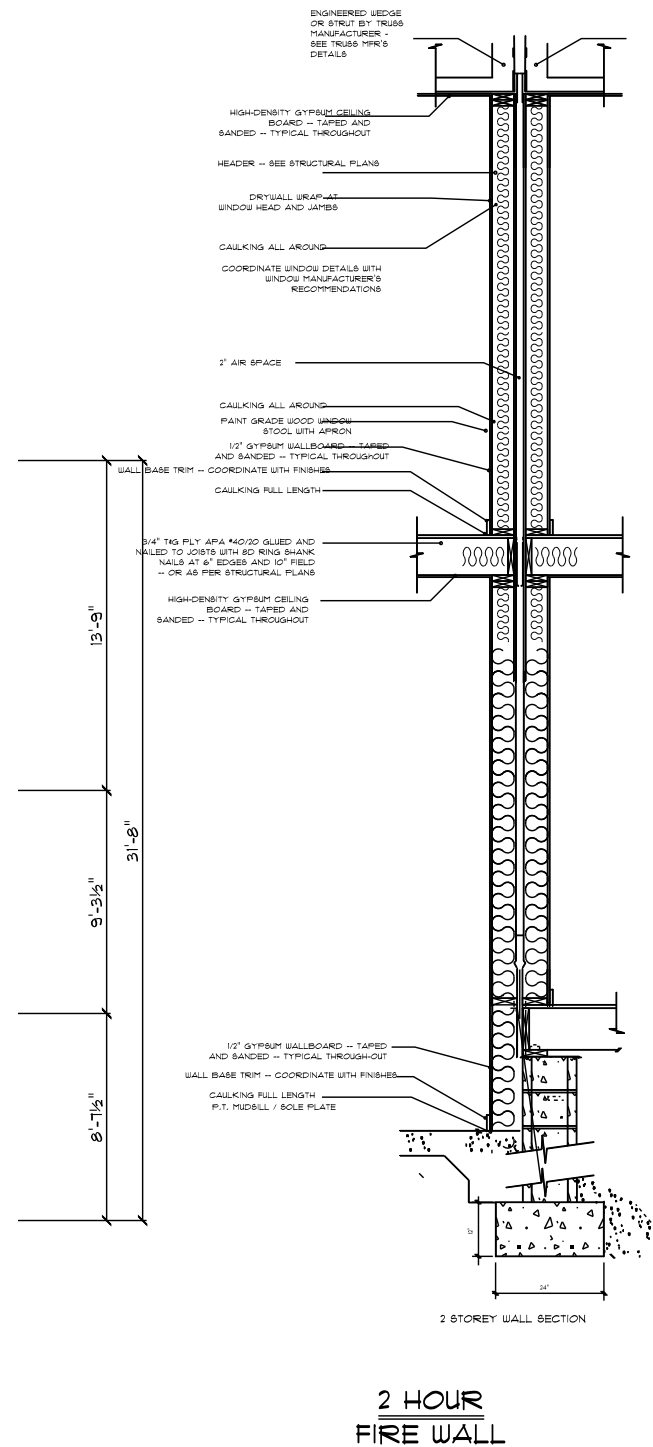
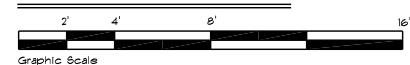
CONCRETE SLAB DETAILS / NOTES

INTEGRAL SLAB FOOTING DETAIL AT BEARING WALL

TURN-DOWN FOOTING DETAIL



FOUNDATION PLAN



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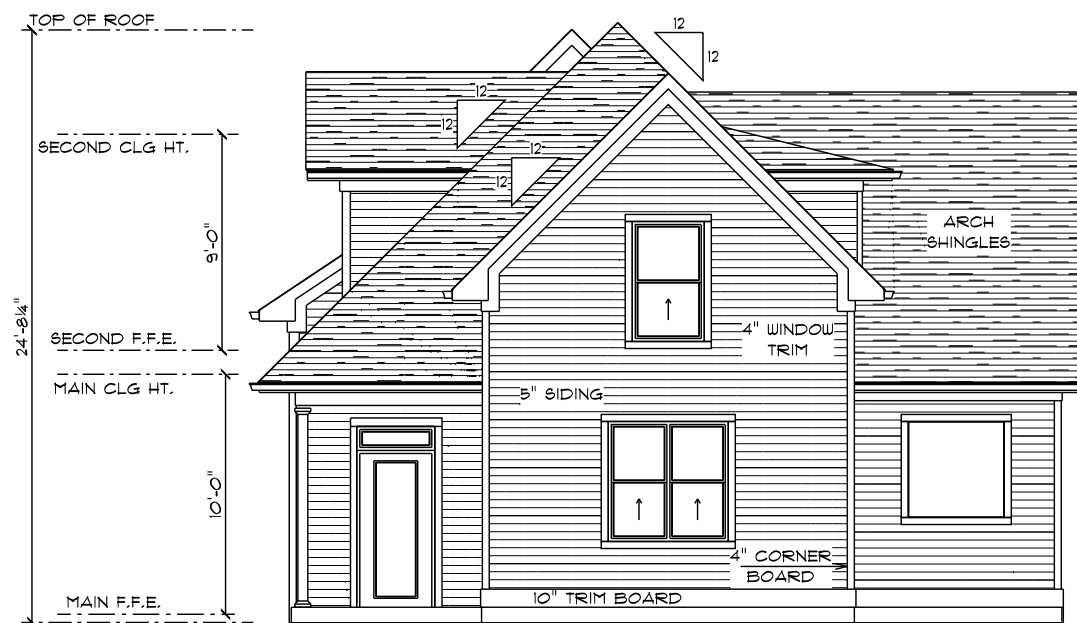
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 Nashville, TN 37208

Foundation Plan
 Scale 1/8" = 1'
 Scale 1/4" = 1'

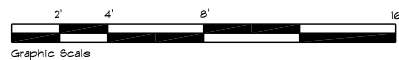
Date: 2-15-2021



FRONT ELEVATION



REAR ELEVATION



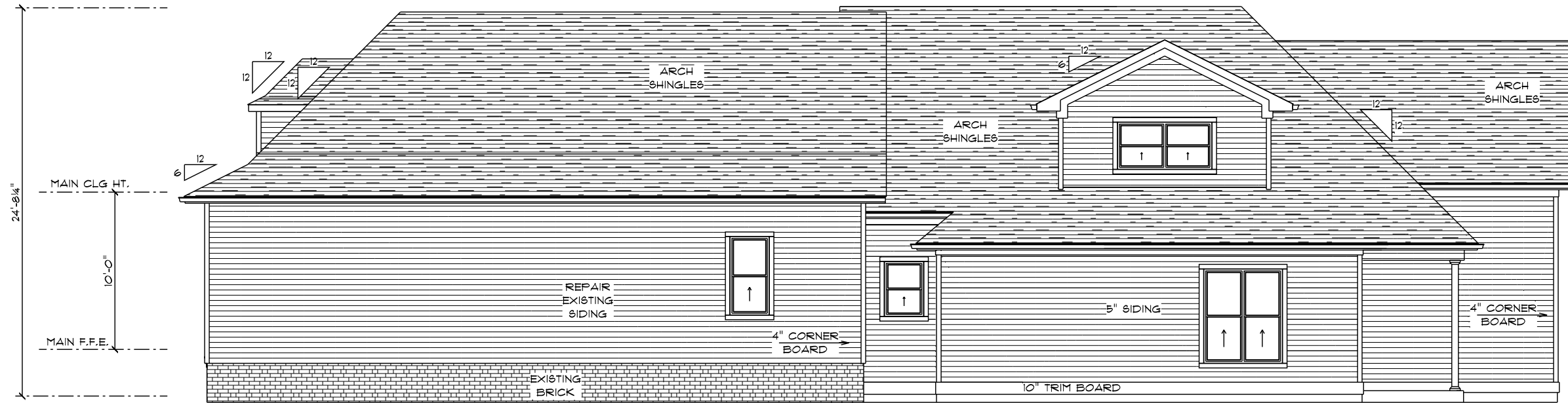
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Front and Rear Elevations
Scale 1/8" = 1' ON 11"x11" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

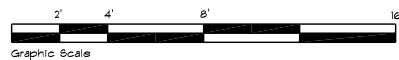
Date: 2-15-2021



RIGHT ELEVATION



LEFT ELEVATION



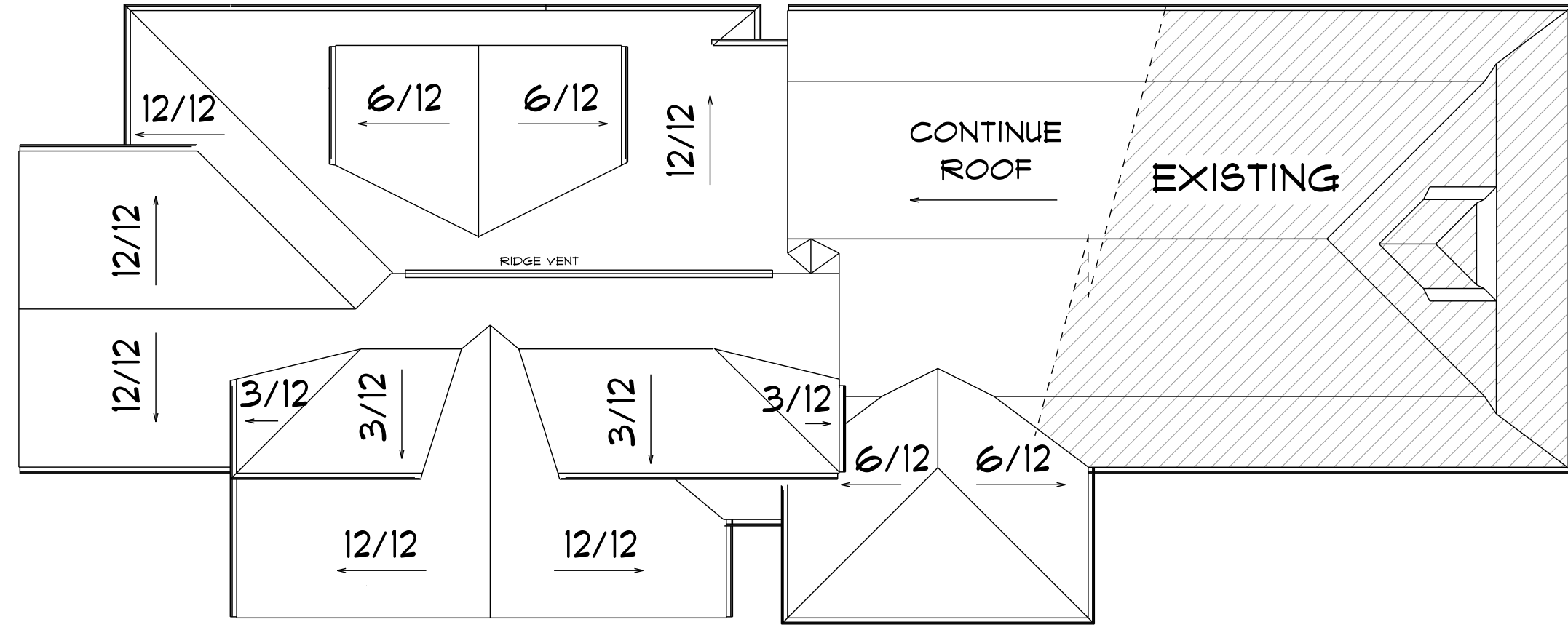
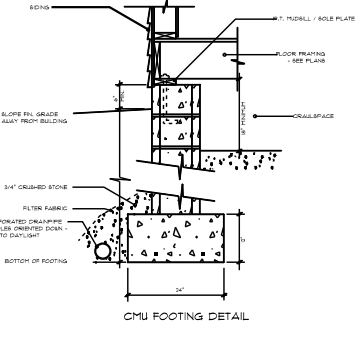
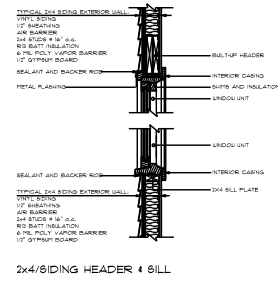
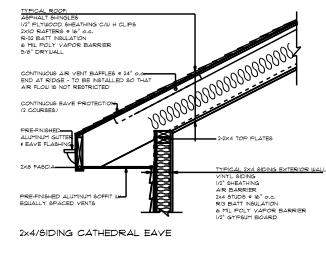
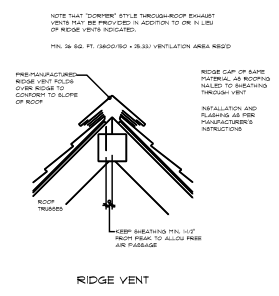
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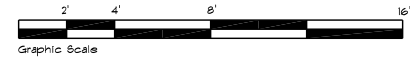
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Right and Left Elevations
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 2-15-2021



ROOF PLAN



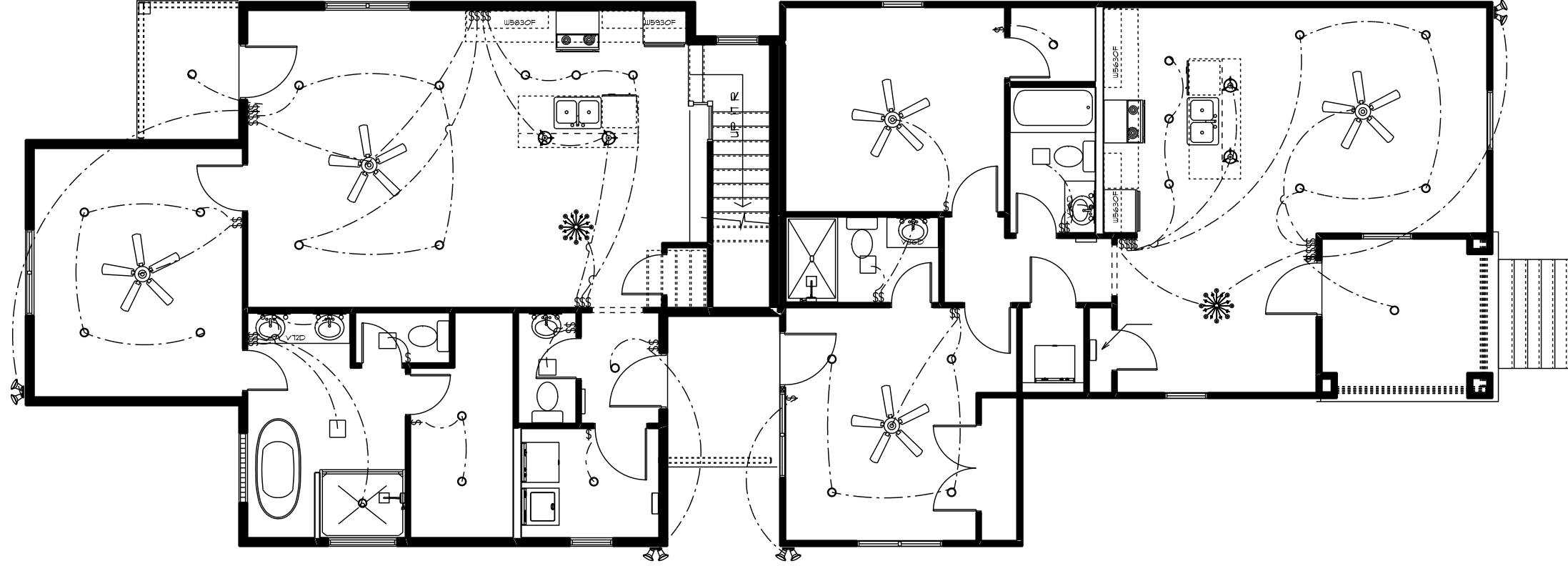
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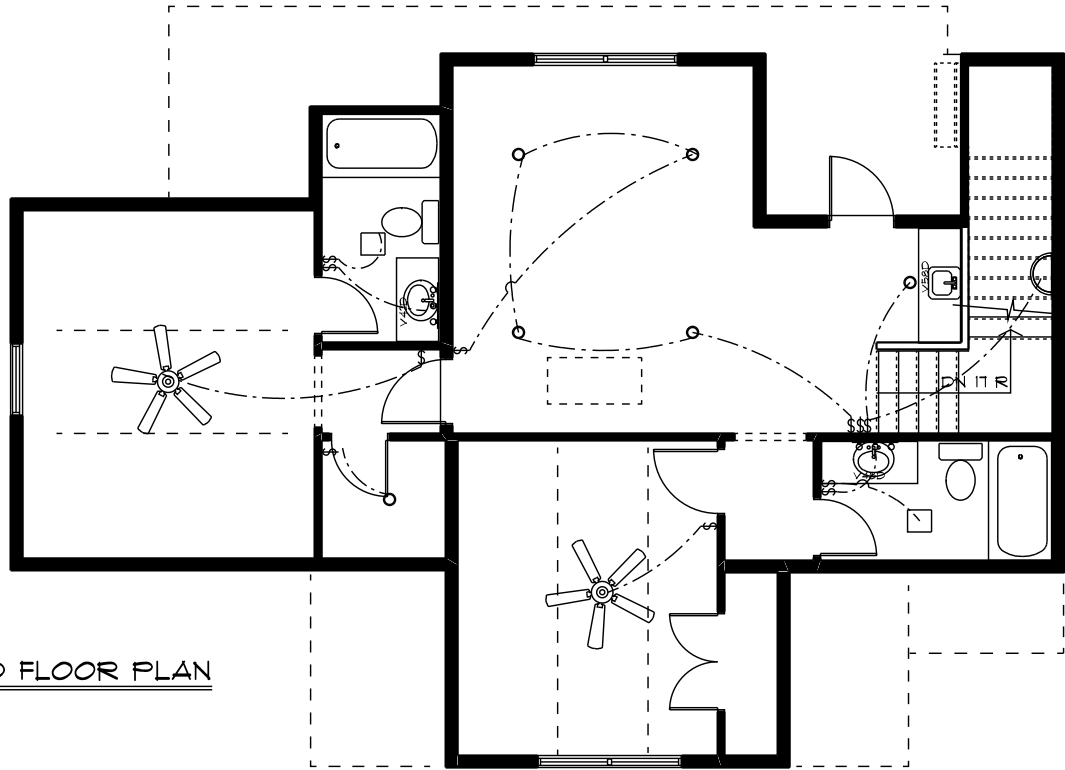
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Nashville, TN 37208

Roof Plan
Scale 1/8" = 1'
Scale 1/4" = 1'
ON 11"x17" PAPER
ON 24"x36" PAPER

Date: 2-15-2021



1ST FLOOR PLAN



2ND FLOOR PLAN

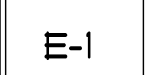
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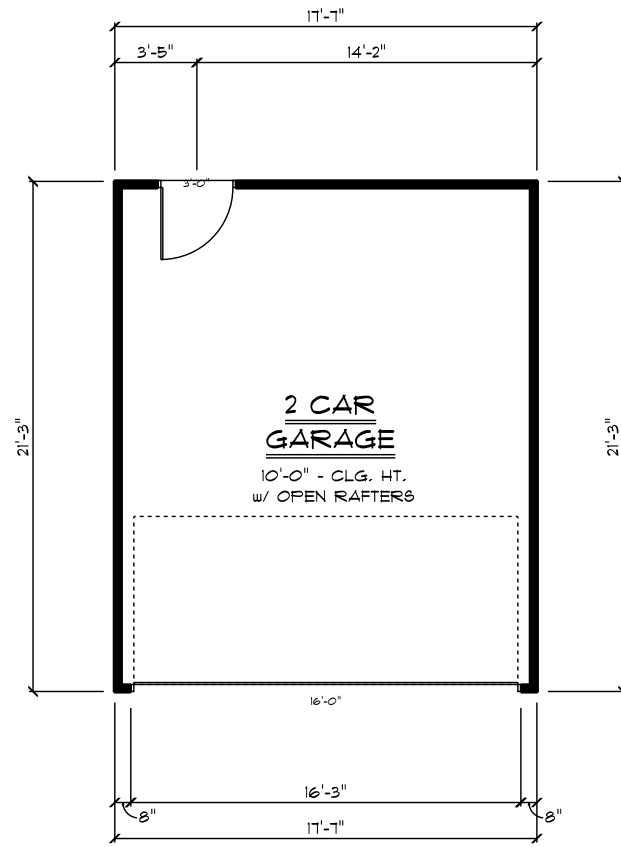
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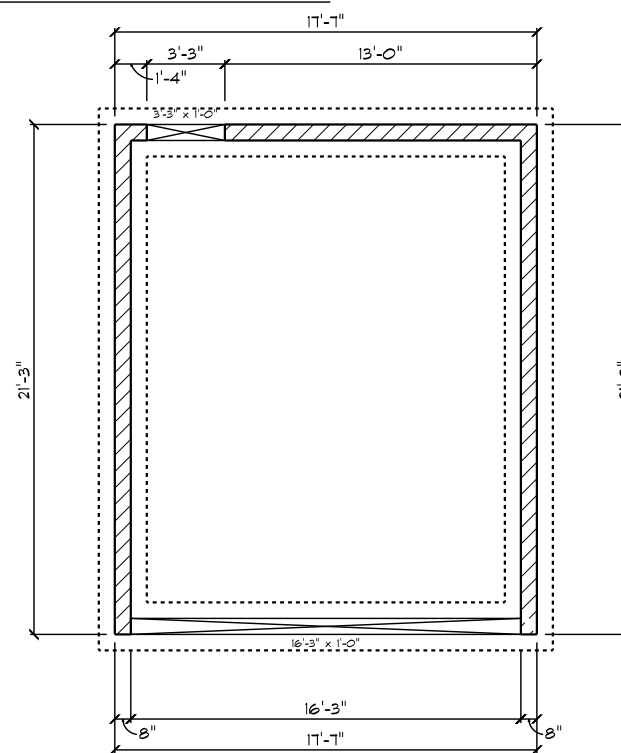
Lighting Plan
Scale 1/8" = 1'
Scale 1/4" = 1'

Date: 2-15-2021



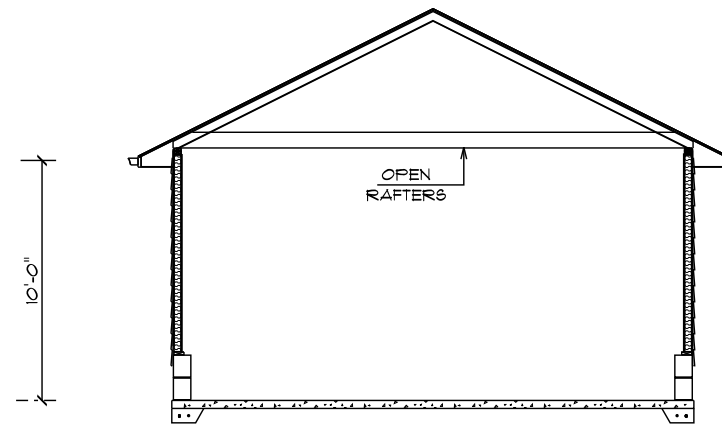


GARAGE FLOOR PLAN



FOUNDATION PLAN

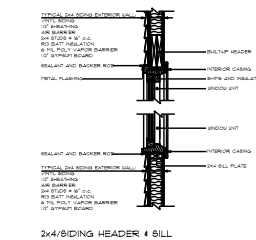
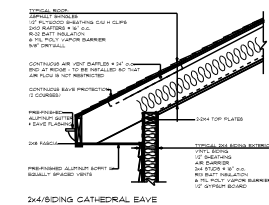
OPENING SCHEDULE					
TYPE	SIZE	HINGE	COUNT	R.O. HEIGHT	COMMENT
DOOR	3'-0"	R	1	6'-9 1/2"	
GARAGE	16'-0"	U	1	1'-1 1/2"	



ROOF PLAN

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MFS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
- ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- ALL WINDOW HEADERS FIRST FLOOR ARE TO BE AT 1'-0" UNLESS OTHERWISE NOTED.

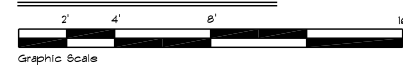


GARAGE UNIT AREA:
Main.....375 SF

- FRAMING NOTE:**
- ALL DIMENSIONS TO FACE OF FRAMING.
 - EXTERIOR WALLS DIMENSIONED @ 3 1/2".
 - INTERIOR WALLS DIMENSIONED @ 3 1/2".

PLAN NOTES:
IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

2ND FLOOR PLAN



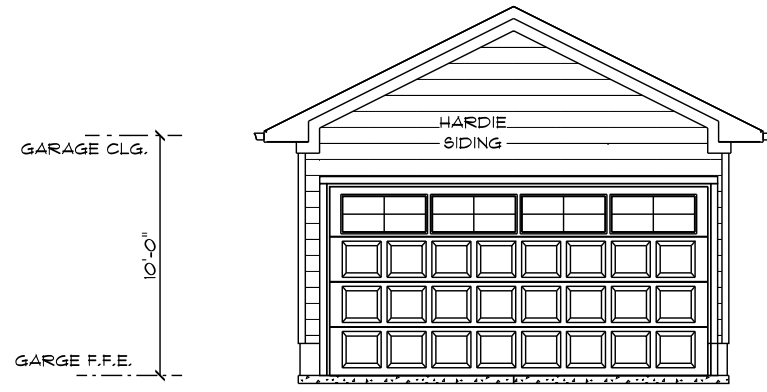
THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

PREMIER
HOME DESIGNS
@GMAIL.COM
615.720.7598

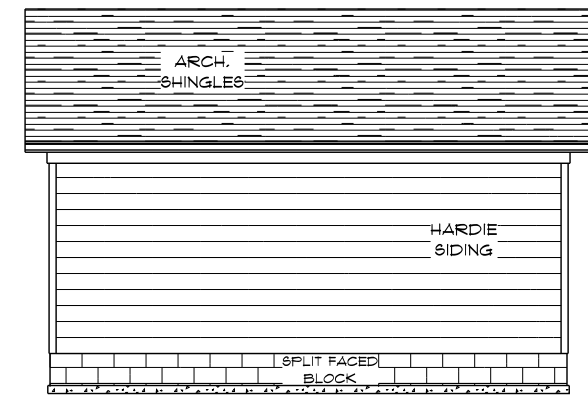
KENT BASILE
1821 4th Ave. N.
Nashville, TN 37208

Garage Plan
Scale 1/8" = 1'
Scale 1/4" = 1'
ON 11"x11" PAPER
ON 24"x36" PAPER

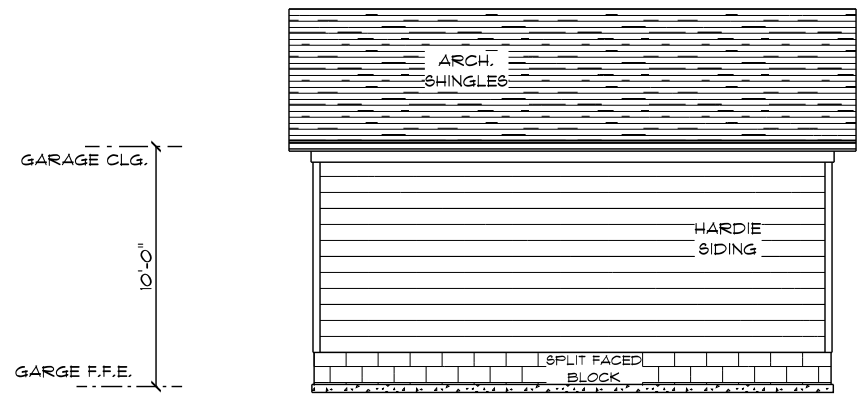
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FRONT ELEVATION



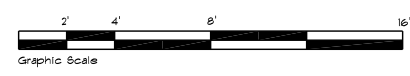
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIRE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

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