



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
Fax: (615) 862-7974

STAFF RECOMMENDATION
2802 Hawthorne Place
March 20, 2013

Application: New construction—addition and ridge raise
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704022400
Applicant: Josh Belville, Stone Oak Builders
Project Lead: Melissa Baldock melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition with an attached garage and to construct a ridge raise.</p> <p>Recommendation Summary: Staff recommends approval of the addition and ridge raise with the conditions that:</p> <ol style="list-style-type: none"> 1. The side chimney be retained; 2. Most of the window openings on the side façade remain unaltered; 3. The stone foundation remain and more information be provided on how the foundation will be treated and repaired once the exterior stair is removed; 4. More information be provided on the brick on the house’s left elevation; 5. Staff approve the asphalt shingle color and window and door specifications; and, 6. The utilities be placed in the rear of the house or on a side façade, beyond the midpoint of the house. <p>With these conditions, staff finds that the project meets Section II.B.1. and II.B.2. of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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.

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.

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.

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. With the exception of chimneys, roof-top

equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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.

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.

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.

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.

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.

h. 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.

I. Outbuildings

- 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.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.

Outbuildings: Roof

Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.

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.

The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

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.

Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim

Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

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.

- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.

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.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

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.

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
- 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 higher and extend wider.

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 the shadow line 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.

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.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

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.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Rear & Side Dormers

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.*

d. 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. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

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: 2802 Hawthorne Place is a c. 1945 minimal traditional house that is considered to be contributing to the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (see Figure 1). Hawthorne Place is part of the area of Belmont-Hillsboro that developed in the years shortly before and then after World War II. Minimal traditional homes like the one at 2802 Hawthorne are typical in this section of Belmont-Hillsboro and make up the historic character in the immediate vicinity.



Figure 1. 2802 Hawthorne Place

Analysis and Findings:

Application is to construct a rear addition with an attached garage and to construct a ridge raise.

Partial Demolition: The application involves demolishing an exterior concrete stair on the side façade, removing a chimney on the right façade, and altering the window openings on the side facades. The addition also requires removing most of the back wall of the historic structure.

Staff finds that the exterior concrete stair, which is on the left façade, behind the front extension of the house, is not a historically significant element (see Figure 2). Its removal will not affect the historic integrity of the house. The chimney on the right side, however, is a historic detail that is highly visible from the street and does contribute to the house's historic character (see Figure 3). Staff asks that the chimney remain as part of the project.

The applicant is proposing to alter all of the window and door openings on the side facades. When substantial changes are made to the window and door openings of a historic house, it is considered partial demolition. In this instance, staff asks that the majority historic window openings, particularly those that are most visible from the street, remain and that the applicant submit for approval a new plan showing retaining the window openings.



Figure 3. The project involves removing the chimney and altering all of the window openings on this facade.



Figure 2. The project involves removing the concrete stair, and altering the window and door pattern on this façade.



Figure 4. The project involves removing most of the back wall of the house.

The proposed rear addition requires removing most of the back wall of the historic house (see Figure 4). Because the addition will step in one foot (1') from both sidewalls, the back corners of the house will remain. This will preserve the original form of the house and will ensure that if the addition is removed in the future, the back corners of the house will be extant. Staff finds that the rear façade is not visible from the street and does not have any character-defining features. Therefore the removal of most of the back wall meets the design guidelines.

Staff finds that the removal of the exterior stair and most of the back wall of the house meet Section III.B.2. of the design guidelines. Staff finds that the proposed removal of the side chimney and the alteration of the window openings on the side façade meet Section Section III.B.1. of the design guidelines, which states that demolition is not appropriate.

Location, Setback: The proposed addition is located entirely behind the existing house and meets all base zoning requirements for setbacks. Staff therefore finds that the location and setback for the proposed addition meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Ridge Raise: The project involves a ridge raise for the side-gabled roof. The ridge raise will step in two feet (2') from the sidewalls of the house and will increase the height of the roof by two feet (2'). Staff finds that the ridge raise meets Section II.B.2. of the design guidelines.

Height, Scale: The site slopes down from the front of the house to the back of the house. The new addition will match the height of the ridge raise and will therefore be two feet

(2') taller than the historic house. The addition's foundation line will match that of the historic house.

The addition steps in from the side walls of the house appropriately. It is inset one-foot (1') from both the right and left sidewall for the entire depth of the addition. The addition will have a maximum depth of forty-five feet, six inches (45'6"), and a maximum width of twenty-eight feet, nine inches (28'9"). The addition will add approximately one thousand, three hundred and eight square feet (1,308 sq. ft.) to the footprint of the house. By comparison, the historic house has a width of thirty-seven feet, two inches (37'2"), a depth of twenty-eight feet, three inches (28'3") , and a footprint of approximately one thousand square feet (1,000 sq.ft). Although the addition will more than double the size of the house, staff finds it to be appropriate because the house is unusually shallow. In addition, once the addition is constructed, the site's percentage of open space will still fall within the typical range for the immediate vicinity. Once the new addition is constructed, the site's percentage of open space will be reduced from ninety percent (90 %) to seventy-seven percent (77 %). By comparison, the lots in the immediate vicinity typically have percentages of open space ranging from seventy-three percent to ninety-two percent (73%- 92%) open space.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Materials: The existing house is brick with a stone foundation and stucco in the gable fields. The primary cladding material for the addition will be cement fiberboard or wood lap siding. The foundation for the addition will be split face concrete block. The drawings indicate that the existing house will also have a split face block foundation. Staff asks that a condition of approval be that the existing stone foundation remain and the applicant provide more information on how the foundation material will be treated when the exterior stair is removed. The left elevation indicates a brick veneer on the historic house. Staff asks for more information from the applicant as to whether the existing brick will be removed and replaced. The materials for the windows and doors were not specified, and staff asks to review and approve the window and door specifications prior to purchase and installation. The roof will be asphalt shingle, the color of which needs to be approved by MHZC staff.

With the conditions that the existing stone foundation remain, more information be provided on the treatment of the foundation once the exterior stair is removed, more information be provided on the brick on the house's left façade, and staff approve the asphalt shingle color and window and door specifications, staff finds that the structure's materials meet Sections II.B.1.d. and II.B.2. of the design guidelines

Roof Form: The existing house's primary roof form is a side gable with a slope of 8:12. The addition's primary roof form will be a front-facing gable with a slope of 8:12. On the side elevations, there will be several gabled dormers with a roof slope of 3:12. The dormers will be set off the side wall of the addition by one foot (1') and will therefore be two feet (2') from the back wall of the house. Staff finds that the roof form is compatible

with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The alteration of the windows on the existing house is discussed under “Partial Demolition.” Most windows on the addition are twice as tall as they are wide, with the exception of some smaller openings that will be only minimally visible. There are no large expanses of wall space without a door or window opening. Staff finds that the addition’s proportion and rhythm of openings meet Section II.B.1.g. and II.B.2. of the design guidelines.

Utilities. The drawings do not indicate the location of the utilities, and staff asks that the utilities be placed in the rear of the house or on a side façade, beyond the midpoint of the house.

Attached Garage: An attached garage is proposed for the addition’s left facade. The design guidelines state that an attached garage can be appropriate when “*the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*” In this instance, there is an existing attached garage on the rear façade, making an attached garage appropriate. The garage is located at the basement level, although on the side, not the rear façade. Staff finds the location of the garage on the side façade to be appropriate because it is located towards the back of the house, over fifty feet (50’) from the front of the house, and because it will be inset by over seven feet (7’) from the front wall of the house. The garage doors will be at most minimally visible. The garage will be accessed via an existing curb cut and driveway.

Staff finds that the attached garage meets Section II.B.1.i. of the design guidelines

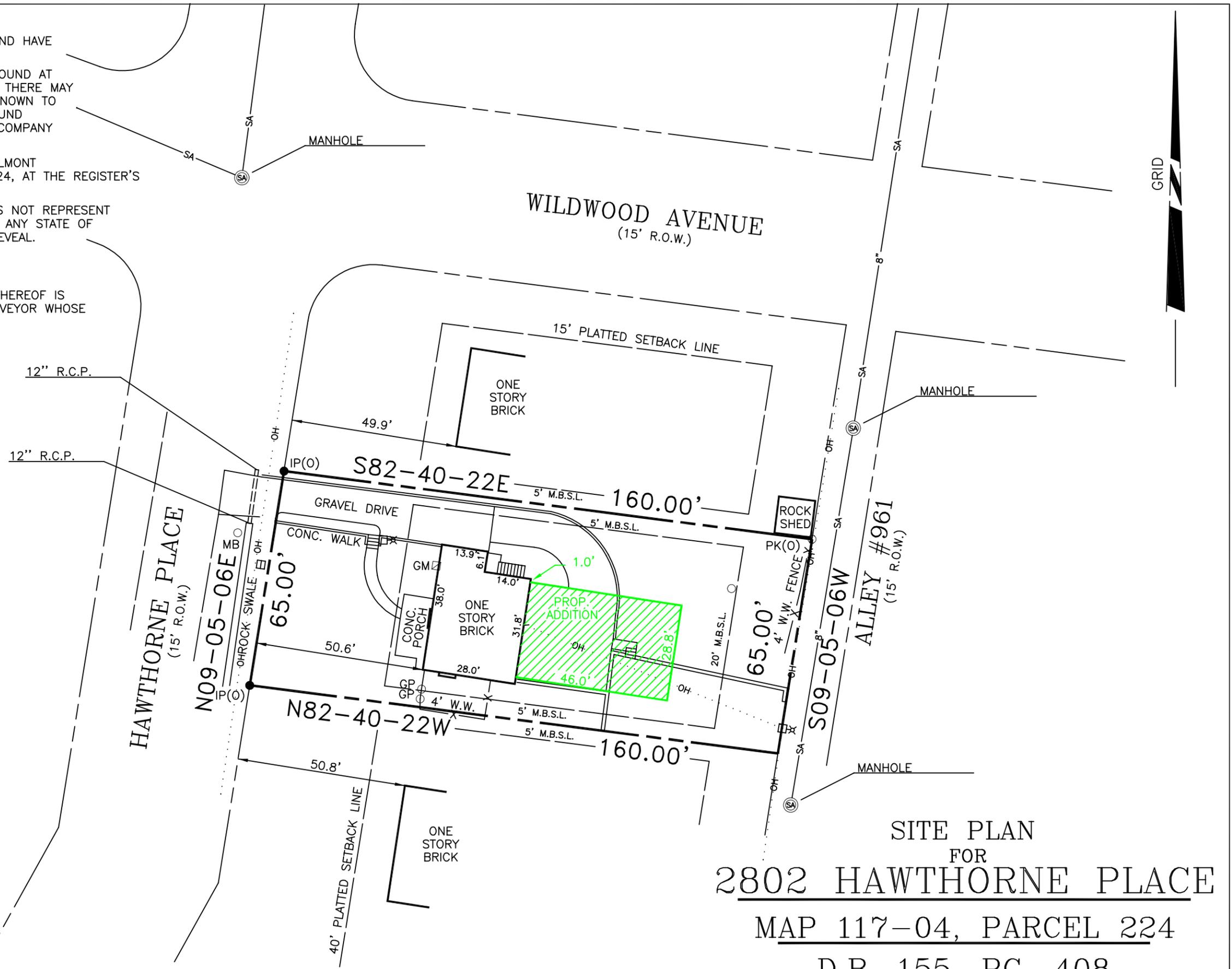
Recommendation Summary: Staff recommends approval of the addition and ridge raise with the conditions that:

1. The side chimney be retained;
2. Most of the window openings on the side façade remain unaltered;
3. The stone foundation remain and more information be provided on how the foundation will be treated and repaired once the exterior stair is removed;
4. More information be provided on the brick on the house’s left elevation;
5. Staff approve the asphalt shingle color and window and door specifications; and,
6. The utilities be placed in the rear of the house or on a side façade, beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS ② REFER TO BLOCK "D", BELMONT TERRACE ANNEX, OF RECORD IN PLAT BOOK 1130, PAGE 24, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "R8". BUILDING SETBACKS SHOWN PER PLAT AND METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2013.



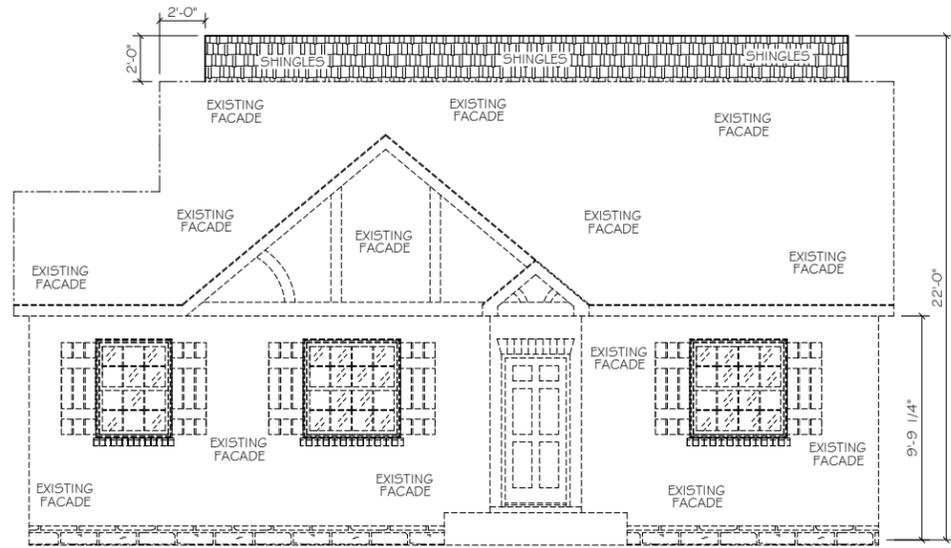
Stanley K. Draper, R.L.S.
 4304 Central Valley Drive
 Hermitage, TN 37076
 (615) 891-3659 ofc./fax
 (615) 290-2066 cell
 stanleykdraper@comcast.net



TOTAL AREA: 10395 SQ. FT. OR (0.239± ACRES)

**SITE PLAN
 FOR
 2802 HAWTHORNE PLACE**

**MAP 117-04, PARCEL 224
 D.B. 155, PG. 408
 18th COUNCILMANIC DISTRICT
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE
 SCALE: 1"=30' DATE: 01-31-13 revised 03-08-13**



FRONT ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction

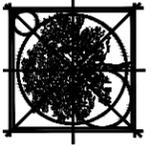


REAR ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Hawthorne
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
Hawthorne

DATE: 3/07/13



RIGHT ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction

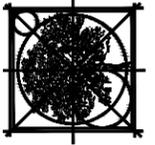


LEFT ELEVATION

1/8" = 1'-0"

For Review Only:
Not for Construction

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Hawthorne
Nashville, TN

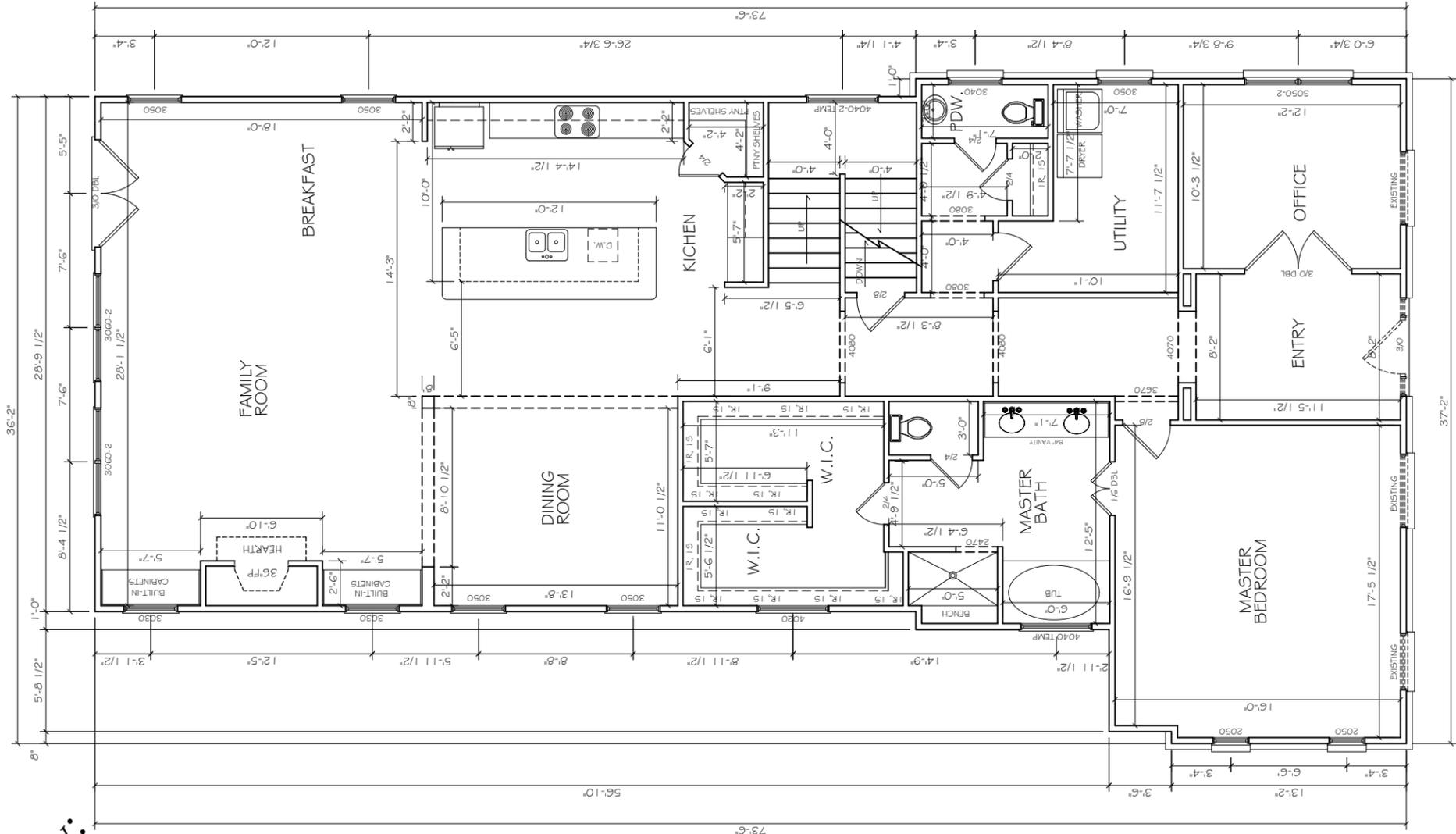
It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
Hawthorne

DATE: 3/07/13

For Review Only:
Not for Construction



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Not for Construction

FIRST FLOOR PLAN
1/8" = 1'-0"

AREA CALCULATIONS	
BASMENT	577
FIRST FLOOR - HEATED	2,274
SECOND FLOOR - HEATED	1,588
TOTAL HEATED	4,444
GARAGE	354

Hawthorne
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
Hawthorne

DATE: 3/07/13

ProMark
Home Designs LLC.

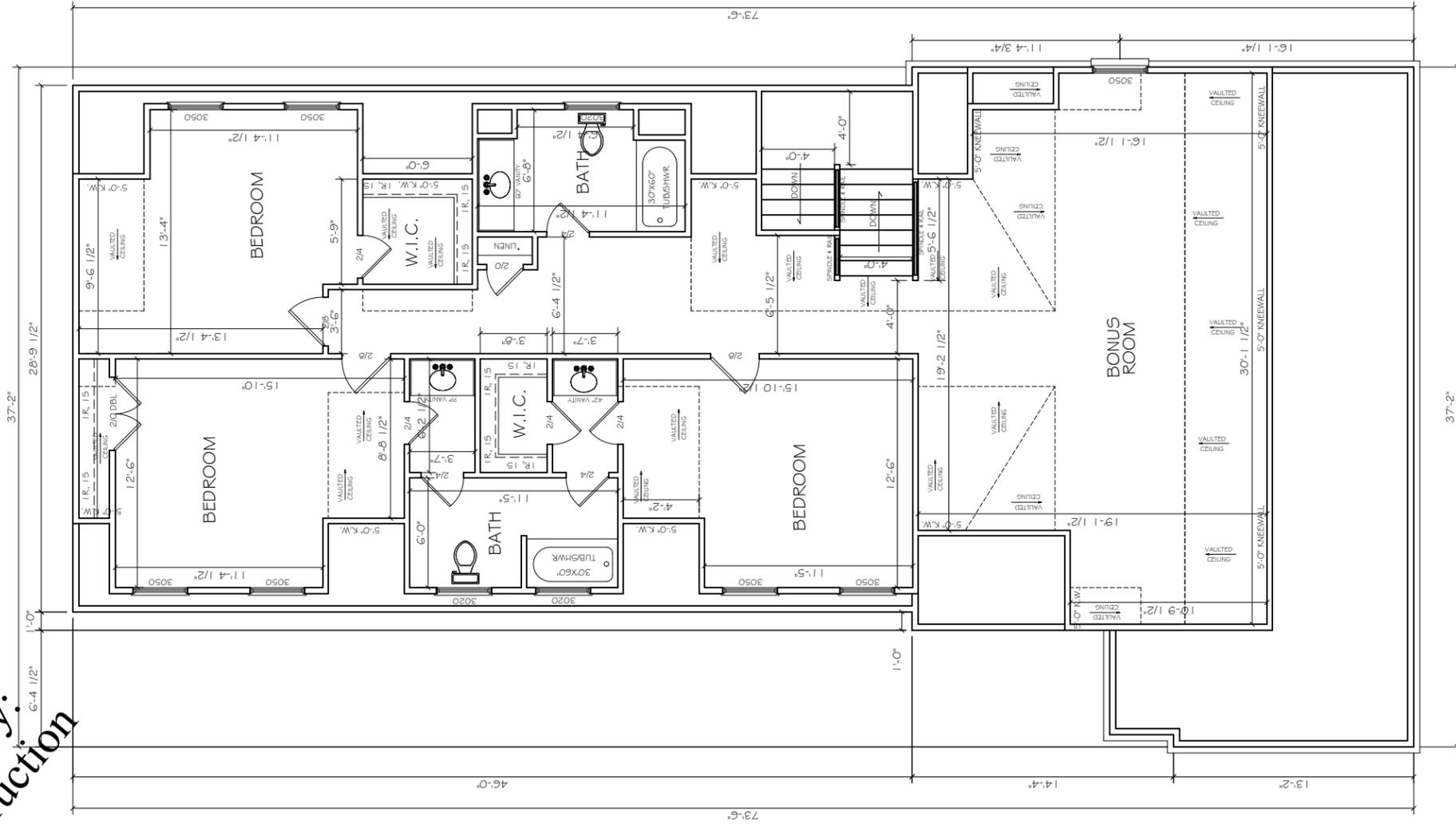
P.O. Box 159144 Nashville, TN 37215

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SECOND FLOOR PLAN

1/8" = 1'-0"

For Review Only:
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Hawthorne
Nashville, TN

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