



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
1717 Woodland Street
April 16, 2014

Application: New construction—addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310030700
Applicant: Derek, Cathedral Homes
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff approve the foundation material, window and door specifications, and asphalt shingle color prior to purchase and installation; 2. The HVAC and other utilities be placed at the rear, or on the west façade beyond the midpoint of the house. <p>With these conditions, staff finds that the proposed addition meets Section II.B. of the <i>Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

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*

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

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.

7. 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.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

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.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally 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 be higher and extend wider.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

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

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

c. Additions must not imitate earlier styles of periods of architecture.

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.

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.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

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.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should follow all New Construction guidelines.

Background: 1717 Woodland Street is a folk Victorian house constructed c. 1919 (Figure 1). It is a contributing structure to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



Figure 1. 1717 Woodland Street

Analysis and Findings: Application is to construct a rear addition.

Height & Scale: The proposed addition will be no taller and no wider than the historic structure. The majority of the addition will be located behind the historic house. However, the applicant is proposing to build off the west side of the house, behind the gabled bay (Figures 2 & 3). The applicant is proposing to add to this west elevation a section that is five feet, six inches (5'6") wide and eighteen feet, seventeen inches (18'17") deep. Staff finds this addition to the west façade to be appropriate for several reasons. This portion of the house is not easily visible from the street, and adding on to it will not significantly impact the historic character of the house. Also, the addition will still be inset one foot (1') from the protruding bay, which will help differentiate it.



Figures 2 & 3 show the section of the west elevation which will be expanded with an addition

The remainder of the addition is located behind the historic house, and all of the addition is inset one foot (1') from each of the back sidewalls. The rear addition will have a maximum width of twenty-eight feet, seven inches (28'7") and a maximum depth of approximately forty-five feet (45').

The addition's foundation and eave heights will match those of the historic structure. The addition will be lower in height than the peak of the house's hipped roof, and the majority of the addition will match the height of the projecting side gables, which is approximately twenty feet (20') from grade. A fourteen foot, ten-inch (14'10") wide master bedroom extension will be even lower in height with a maximum ridge height of about fifteen feet, nine inches (15'9").

Staff finds that the project's height and scale meet sections II.B.1. and 2. of the design guidelines.

Location & Removability: With the exception of the small addition to the west façade, the majority of the addition is located behind the historic house and is inset from the historic house by at least one foot (1'). This portion of the addition does require the removal of a portion of the rear façade, but because it is inset one foot (1'), the original form of the house will be retained. Should the addition be removed in the future, the house's original form and historic character will remain.

The addition to the west façade could also be removed in the future and the existing footprint restored. Although this eighteen feet, seven inches (18'7") deep portion of the façade will be lost, staff finds that it is not a significant portion of the house's façade, and it could be reconstructed in the future if the addition were to be removed. Staff finds that the addition meets section II.B.2. of the design guidelines.

Design: The addition is scaled appropriately for the historic house. Because it is inset, it distinguishes itself from the historic house, while its roof form, materials, and design are compatible with the historic character of the house. Because this is a corner lot, the addition will be visible from South 18th Street. Although the addition adds a great deal of depth to the house, its impact, as seen from the street, is greatly mitigated by the fact that it is one story and the façade of the additions steps away from the side street several times. Staff finds that the project meets section II.B.2. of the design guidelines.

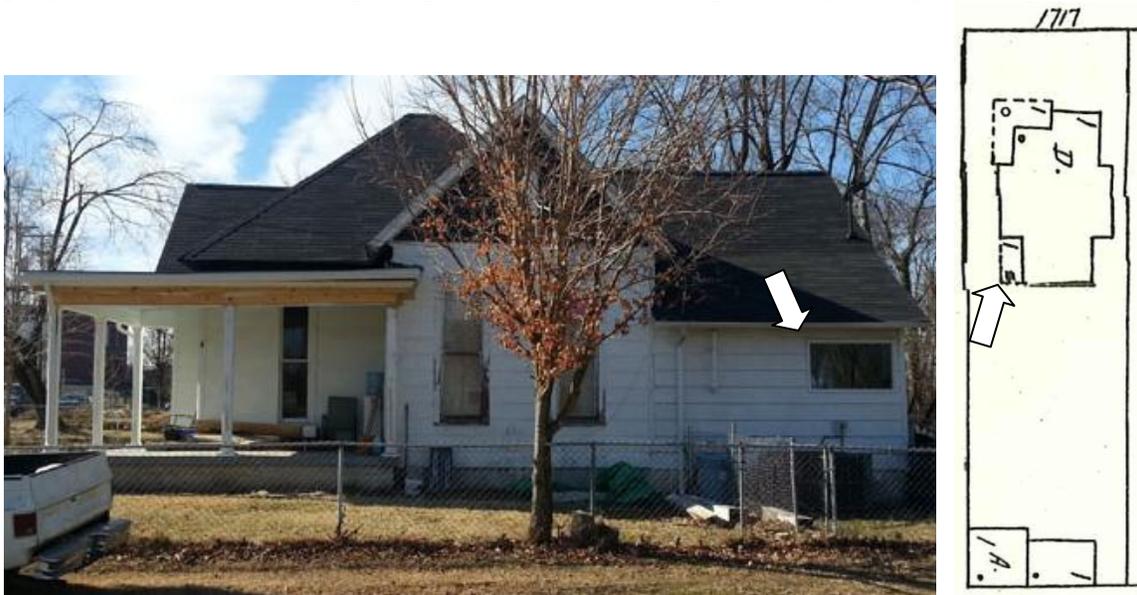
Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is located ten feet, two inches (10'2") from the North 18th Street/east property line, and eleven feet, two inches (11'2") from the west property line. It is located over twenty feet (20') from the rear property line. Staff finds that the addition meets section II.B.3. of the design guidelines.

Materials: The existing house is covered in Masonite siding. The applicant is proposing to remove the Masonite and restore the wood siding underneath it. The applicant plans to use beveled wood siding on the addition to match the historic house, but may use cement fiberboard if the budget does not allow for wood. Either material would meet the design

guidelines. The trim will be wood or cement fiberboard. The material for the foundation was not specified, and staff asks to approve this material. The roof will be architectural shingles, and staff asks to approve the shingle color prior to purchase and installation. The windows will be wood, and staff asks to approve all window and door specifications prior to purchase and installation. With the aforementioned staff approval of final material choices, staff finds that the project's materials meets section II.B.4. of the design guidelines.

Roof form: The historic house has a complicated roof form that includes a hipped portion, a front facing gable bay, and projecting side gables, all with a slope of 12/12. The rear portion of the house is a gable with a lower slope of 5/12. The addition will continue the 5/12 gable roof form of the rear of the house, which is appropriate. Staff finds that the project's roof form meets section II.B.5. of the design guidelines.

Proportion and Rhythm of Openings: The applicant proposes to restore most of the original wood windows on the historic house. On the North 18th Street/east façade, the applicant is proposing to alter the window openings on the portion of the house behind the projecting gabled bay (Figure 4). The 1957 Sanborn map shows that this portion of the addition was formerly an enclosed porch, so the existing window pattern is not historic, and the proposed new window openings are more in keeping with typical proportion and rhythm of openings for a house of this age and style (Figure 5).



Figures 4 & 5. The window indicated with the arrow will be removed and new window openings installed on this façade. The 1957 Sanborn maps shows that this portion of the house was formerly a porch that was later enclosed.

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the project's proportion and rhythm of openings meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on the west façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval with the following conditions:

1. Staff approve the foundation material, window and door specifications, and asphalt shingle color prior to purchase and installation;
2. The HVAC and other utilities be placed at the rear, or on the west façade beyond the midpoint of the house.

With these conditions, staff finds that the proposed addition meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.

Additional Photos



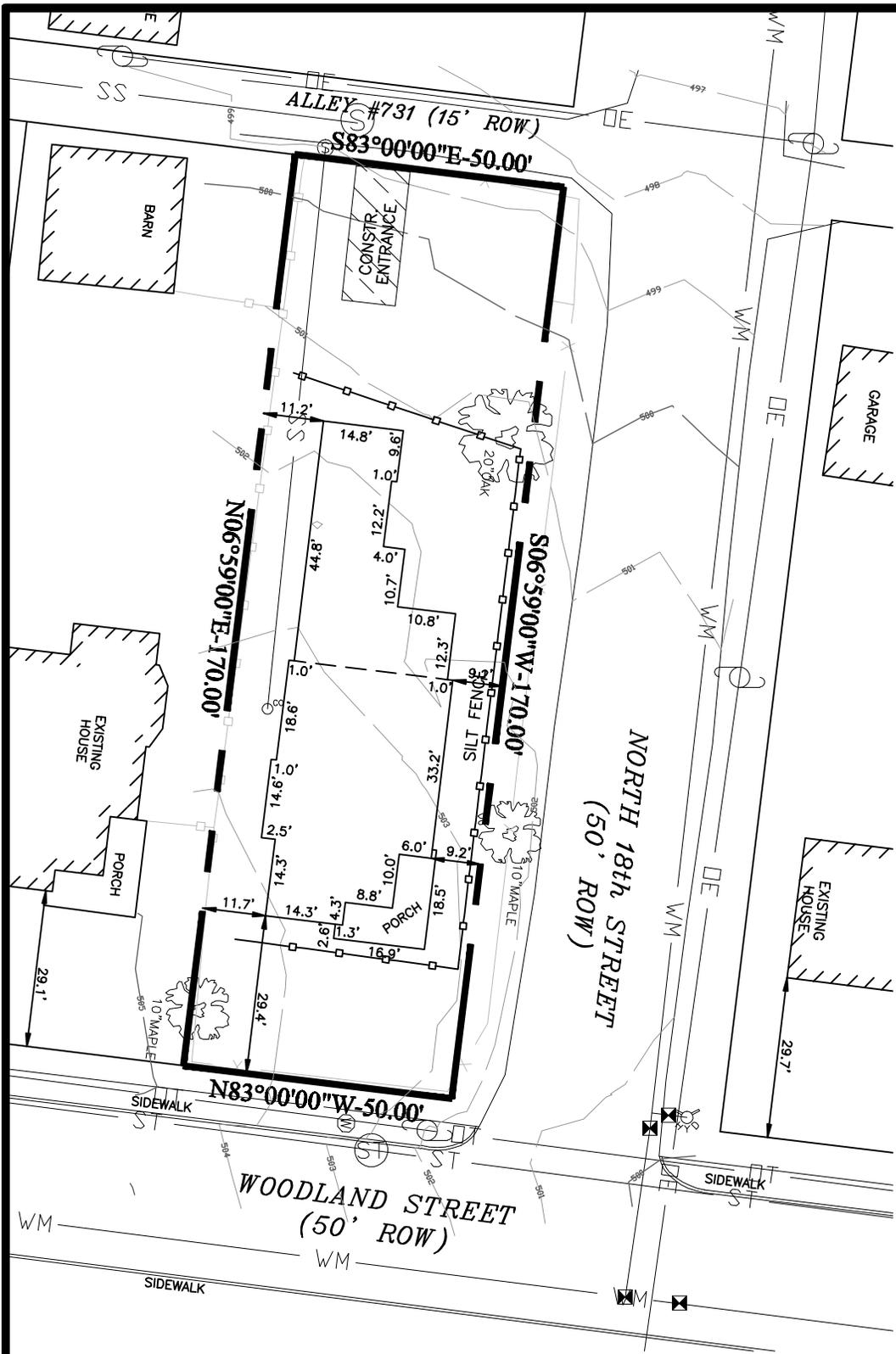
West facade



Rear facade



Rear façade and yard.



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0236F, DATED APRIL 20, 2001.

TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.



SCALE: 1"=30'
 REVISED: 4/01/2014

SITE PLAN

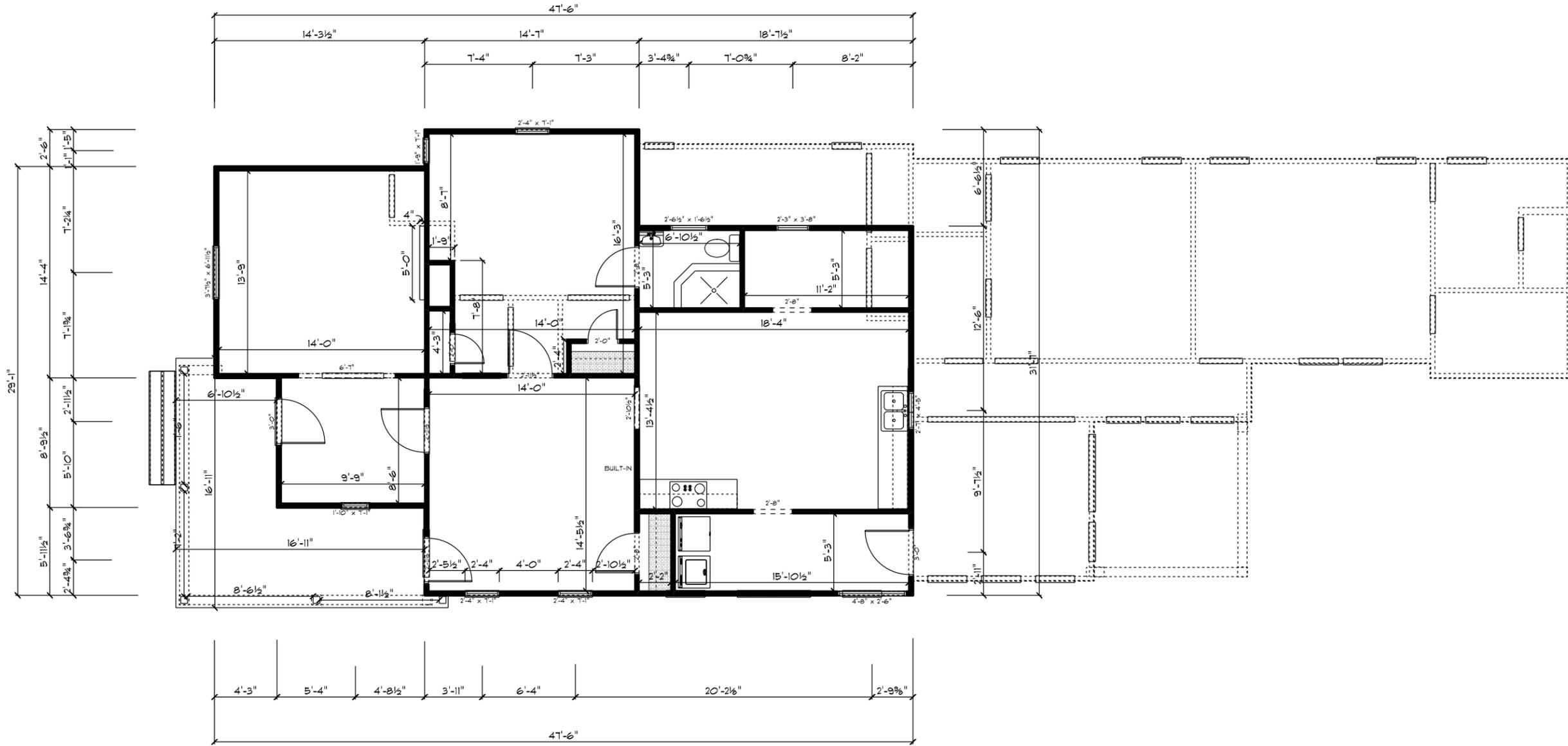
1717 WOODLAND STREET

MAP 83-10, PARCEL 307

SIXTH COUNCILMANIC DISTRICT
 NASHVILLE-DAVIDSON COUNTY-TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
 Lebanon, TN 37090
 Phone: (615) 394-7564
 JOB#: 14-008



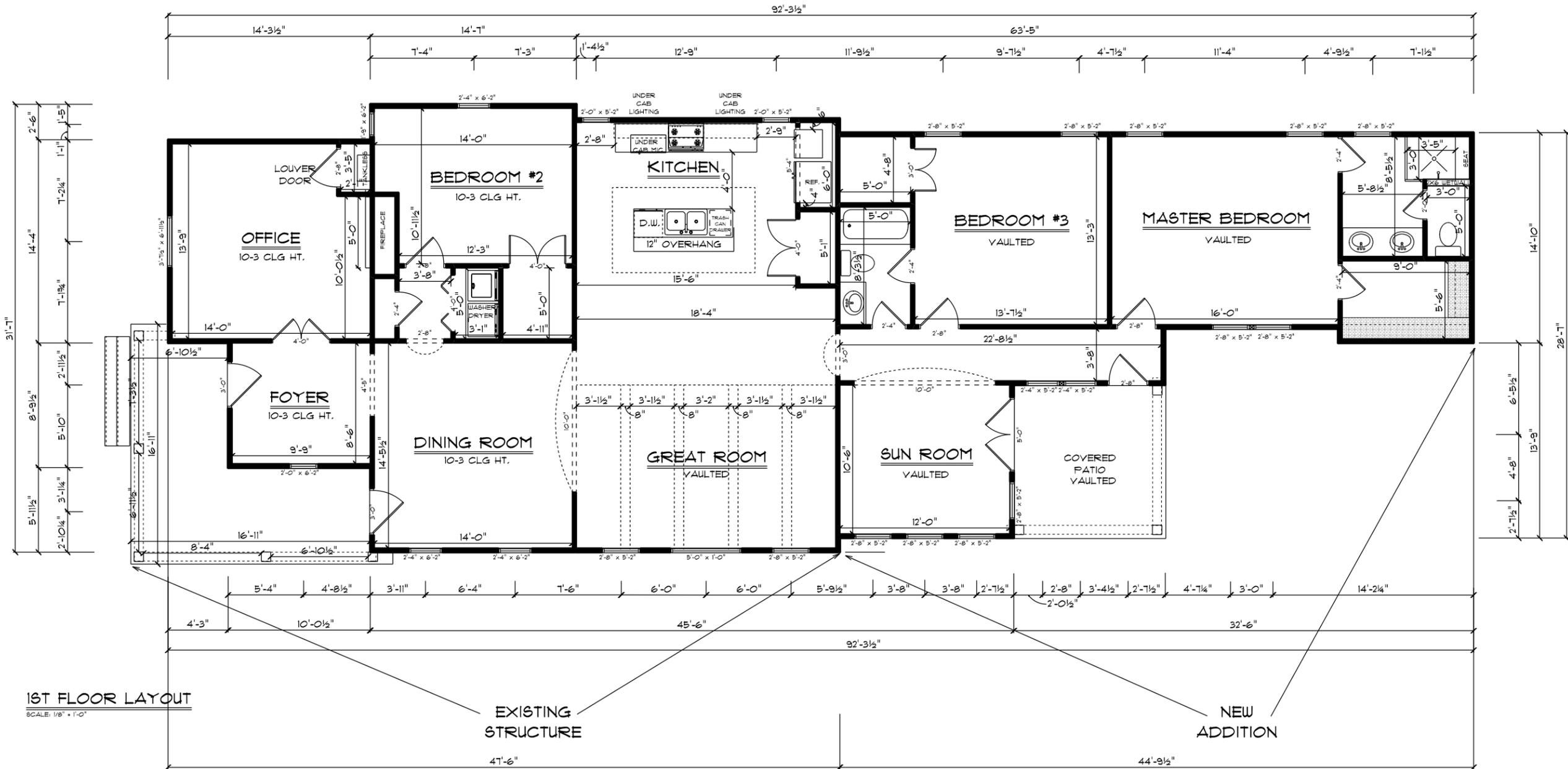
1ST FLOOR LAYOUT
SCALE: 1/8" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER, ARCHITECT, ENGINEER, CONTRACTOR, AND THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS TO OCCUR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS TO OCCUR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS TO OCCUR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS TO OCCUR PRIOR TO CONSTRUCTION.

Int. Footage	1400 SF
Main	728 SF
Second	2128 SF
Total	2128 SF
Front Porch	105 SF
Ext. Footage	1445 SF
Main	781 SF
Second	2226 SF
Total	2226 SF
Front Porch	105 SF

Project Name:
 1810 Eastside Ave
 Nashville, TN 37206

Cathedral Homes, LLC.
 As Built
 Scale 1/8" = 1'

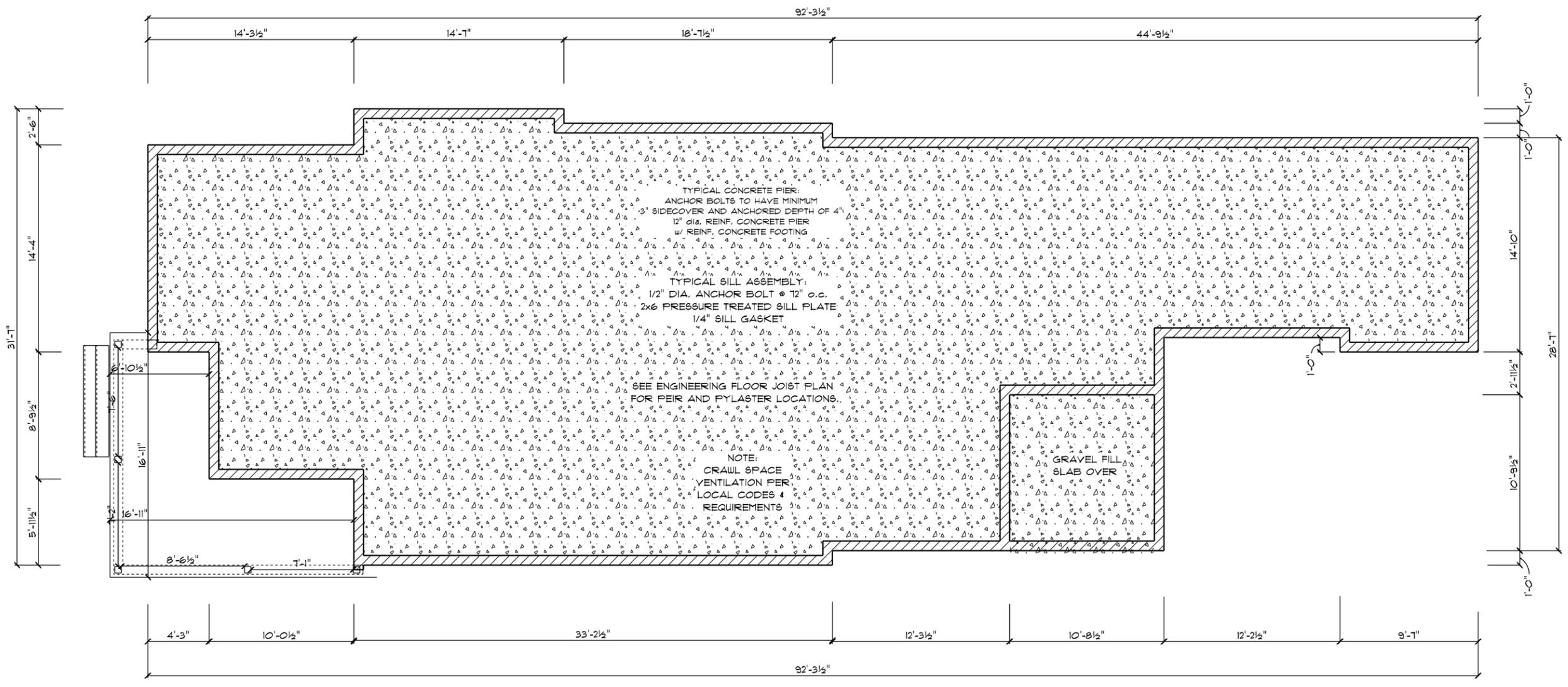


WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE VERIFICATION OF ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES. THE CONTRACTOR AND CLIENT MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Int. Footage	
Main	2150 SF
Ext. Footage	
Main	2235 SF
Front Porch	165 SF
Back Patio	120 SF

Project Name:
1717 Woodland
Nashville, TN 37206

Cathedral Homes, LLC.
Main Floor & Foundation Plan
Scale 1/8" = 1'



FOUNDATION PLAN

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR AFTER CONSTRUCTION BEGINS.

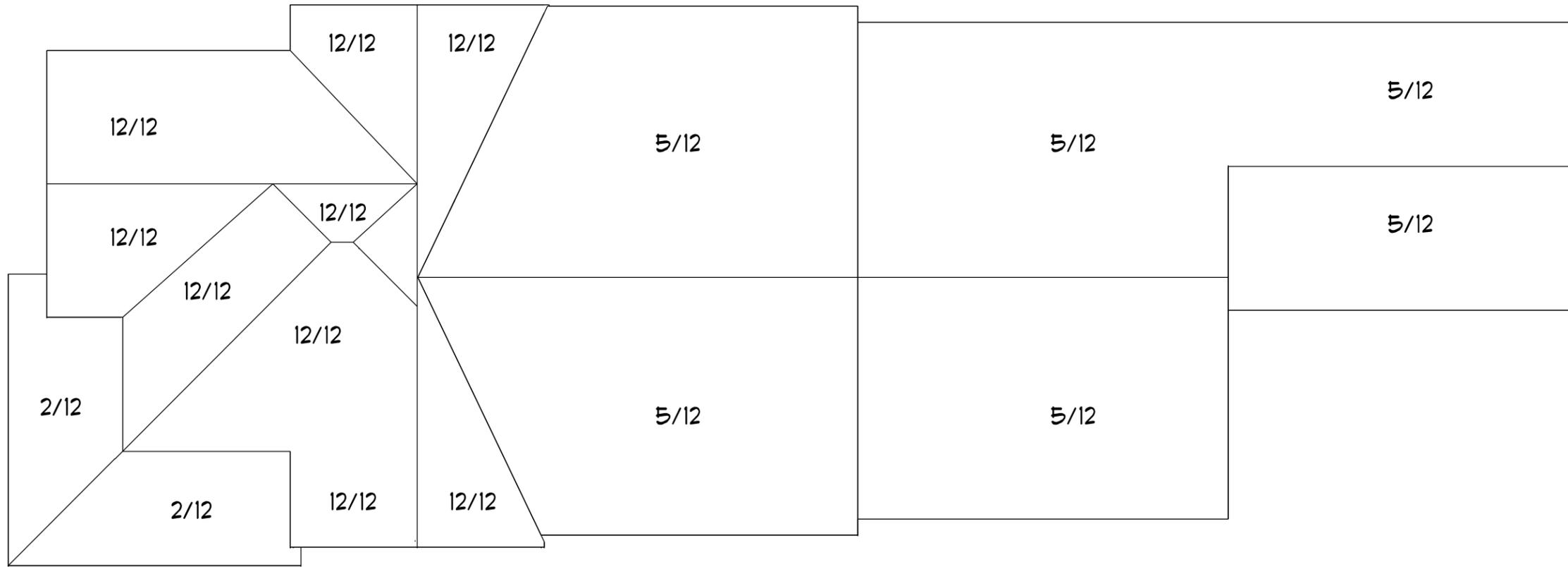
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS TO OCCUR AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Int. Footage	
Main	2150 SF
Ext. Footage	
Main	2235 SF
Front Porch	165 SF
Back Patio	120 SF

Project Name:
1717 Woodland
Nashville, TN 37206

Cathedral Homes, LLC.
Main Floor & Foundation Plan
Scale 1/8" = 1'

ROOF PLAN



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S AND CLIENT'S REQUIREMENTS, CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS WITH THE ARCHITECT AND THE CLIENT BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE THE CONTRACTOR WITH THE INFORMATION NECESSARY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS AND TO LOCATE AND IDENTIFY ALL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL REQUIREMENTS AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Int. Footage	
Main	2150 SF
Ext. Footage	
Main	2235 SF
Front Porch	165 SF
Back Patio	120 SF

Project Name:
1717 Woodland
Nashville, TN 37206

Cathedral Homes, LLC.
Roof Plan
Scale 1/8" = 1'

Sheet **A3**



FRONT ELEVATION
KEEPING AND RESTORING ORIGINAL WOOD SIDING

KEEPING ORIGINAL WINDOWS ON EXISTING STRUCTURE THE ADDITION HAS WOOD WINDOWS.



REAR ELEVATION



LEFT ELEVATION

KEEPING ORIGINAL WINDOWS ON EXISTING STRUCTURE THE ADDITION HAS WOOD WINDOWS.



RIGHT ELEVATION

KEEPING AND RESTORING ORIGINAL WOOD SIDING

KEEPING ORIGINAL WINDOWS ON EXISTING STRUCTURE THE ADDITION HAS WOOD WINDOWS.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. DESIGNER'S LIABILITY IS LIMITED TO THE HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A GENERAL CONCEPT OF THE PROJECT. IT IS THEREFORE THE RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES TO OBTAIN PERMITS AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

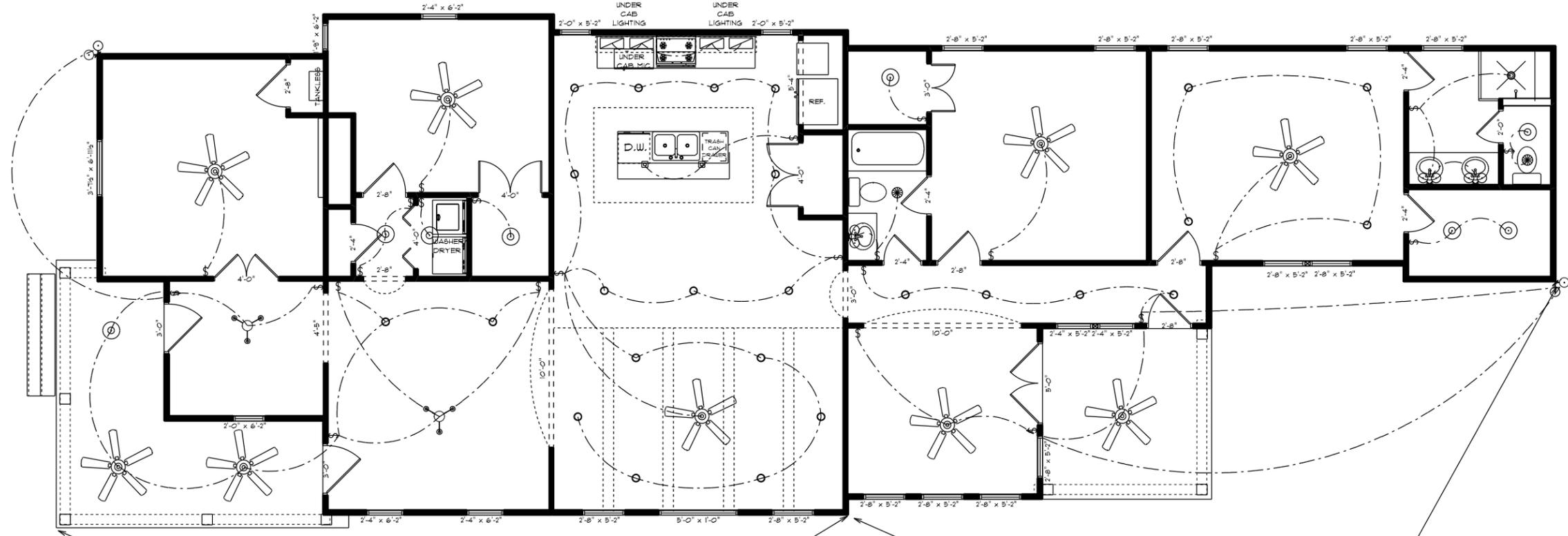
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Main	2150 SF
Ext. Footage	
Main	2235 SF
Front Porch	165 SF
Back Patio	120 SF

Project Name:
1717 Woodland
Nashville, TN 37206

Cathedral Homes, LLC.

Elevations
Scale 1/8" = 1'

Sheet **A4**



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE VERIFICATION OF THE DESIGN AND CONSTRUCTION. VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS TO OCCUR BEFORE AND AFTER CONSTRUCTION. THE DESIGNER'S LIABILITY IS LIMITED TO THE PRESENCE OF THESE DOCUMENTS.

Int. Footage	2150 SF
Main	2235 SF
Ext. Footage	165 SF
Front Porch	120 SF
Back Patio	

Project Name:
 1717 Woodland
 Nashville, TN 37206

Cathedral Homes, LLC.
 Main Floor & Foundation Plan
 Scale 1/8" = 1'