



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
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STAFF RECOMMENDATION
2107, 2111, and 2115 White Avenue
August 20, 2014

Application: Demolition—primary structures; New construction—infill cottage development

District: Woodland-in-Waverly Historic Preservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10514012400, 10514030300, and 10514012300

Applicant: J. Miller Enterprises, LLC.

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant is proposing to demolish the existing three non-contributing structures on the lot and to construct a new cottage development consisting of eight (8) new single-family structures. No outbuildings are planned and all parking will be at the rear of the lot. The development will comply with a Specific Plan (SP) zoning enacted under Ordinance No. BL2013-588.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The front setback for Units 1, 2, and 3 match the front setback of the historic house at 2105 White Avenue; 2. The rear walls of Units 7 and 8 extend no farther to the north than the north side wall of Unit 1, and the rear walls of Units 4 and 5 extend no farther to the south than the south side wall of Unit 3 (i.e. all rear units shall sit within the shadow line of Units 1, 2, and 3); 3. The finished floor heights of all units be consistent with the finished floor heights of the adjacent historic house at 2105 White Avenue, to be verified by MHZC staff in the field; 4. Unit 2's front porch have eave overhangs of at least one foot (1'); 5. The siding be smooth and have a maximum reveal of five inches (5"); 6. Staff approve the roof color, brick sample, and front porch materials; 7. The shutters be fully operable; 8. A window of at least four square feet be added to Unit 2's left/south elevation, behind the front wall of the house; 9. The HVAC units for Units 1, 2, and 3, be located behind the house or on either side, beyond the mid-point of the house; and 10. The rain gardens be moved to the interior of the project; 11. Staff approve all site features, including but not limited to, the rain garden, dumpster enclosures, brick pavers, walkway/sidewalk materials, and fences. <p>With these conditions, staff finds that the demolition and new construction meets Sections III.B.2. and V.B.2. of the <i>Woodland-in-Waverly Historic Preservation Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

2. NEW CONSTRUCTION

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

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

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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.

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.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

i. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

J: Multi-unit Detached Developments/ Cottage Developments

Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for "new construction" can be met.

The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.

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 face the street. Interior dwellings should be “tucked-in” behind the buildings facing the street. 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. Attached garages are only appropriate for rear units along the alley.

IV.B.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrast greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

IV.B.3 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 for compatibility and appropriateness.

V.B.1 Demolition is Not Appropriate

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

V.B.2 Demolition is Appropriate

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

Background: 2107, 2111, and 2115 White Avenue were constructed c. 1977 and do not contribute to the historic character of the Woodland-in-Waverly Historic Preservation Zoning Overlay (Figures 1 & 2). In spring 2013, a Specific Plan (SP) zoning was enacted for this site, allowing for the construction of a cottage development with eight (8) detached single family homes. The SP ordinance for the site (BL2013-588) stipulates that the architectural plans for the site must be approved by the Metro Historic Zoning Commission prior to the final approval of the site plan for the SP.



Figure 1. 2107, 2111, and 2115 White Avenue



Figure 2. The rear facades/yards of 2107, 2111, and 2115 White Avenue

Analysis and Findings:

Applicant is proposing to demolish the existing three non-contributing structures on the lot and to construct a new cottage development consisting of eight (8) new single-family structures. No outbuildings are planned and all parking will be at the rear of the lot. The development will comply with a Specific Plan (SP) zoning enacted under Ordinance No. BL2013-588.

Demolition. 2107, 2111, and 2115 White Avenue were all constructed c. 1977, after the period of significance for the Woodland-in-Waverly Historic Preservation Zoning Overlay. The structures' dates of construction, materials, forms, and lack of architectural

details are all inconsistent with the surrounding historic neighborhood, and the structures do not contribute to the district's historic character. Staff therefore finds that their demolition meet Section V.B.2. for appropriate demolition and do not meet Section V.B.1. for inappropriate demolition.

Site Layout, Orientation, Setback, and Rhythm of Spacing. The eight (8) single-family houses proposed for the three lots will be arranged so that three houses (Units 1, 2, and 3) will face White Avenue and will be located on each of the existing lots. Unit 1 will be eight feet (8') from the north (right side) property line, and Unit 3 will be eight feet (8') from the south property (left side) line. There will be sixteen feet (16') in between Units 1 and 2 and in between Units 2 and 3. Staff finds that this arrangement keeps the rhythm of spacing of houses that is typical for this portion of White Avenue. Units 1, 2, and 3 will be setback from the front property line by approximately forty feet (40'). The submitted site plans do not show the front setbacks of the adjacent properties, but the front setback for the historic house at 2105 White Avenue, to the north, seems to be approximately forty feet (40'). Staff asks that the front setbacks of Units 1, 2, and 3 match the front setback of the historic house at 2105 White Avenue.

Units 1, 2, and 3 will have entries that face White Avenue, and will have walkways leading from the White Avenue public sidewalks to their front entries. Units 1, 2, and 3 will have front doors which face White Avenue, and will be situated behind front porches that are at least six feet (6') deep. Unit 1's porch will be located at the north-front corner of the front façade, Unit 2's porch will be centered on the front façade, and Unit 3's porch will be located on the south-front corner of the front façade. Staff asks that Unit 2's front porch have eave overhangs of at least one foot (1') to match the eave overhang of the unit's other roof forms.

The other five units (Units 4 through 8) will be located behind Units 1, 2, and 3, and will be oriented to face an internal courtyard, which is thirty-seven feet square (37' X 37'). Units 7 and 8 are located behind Unit 1, and Units 4 and 5 are located behind Unit 2. The rear walls of Units 4, 5, 7, and 8 are located seven feet (7') from the side property lines, and are therefore they extend beyond the sidewalls of Units 1 and 3 by approximately one foot (1'). Staff recommends that a condition of approval be that the rear walls of Units 7 and 8 extend no farther to the north than the north side wall of Unit 1, and the rear walls of Units 4 and 5 extend no farther to the south than the south side wall of Unit 3. (It would not be appropriate to widen units 1, 2 and 3 to meet this condition, nor to move the lots so that the opposite sides extend beyond the opposites sides of units 1 and 3.) In short, all the rear units should sit within the shadow lines of the front homes. (See Figure 3.)

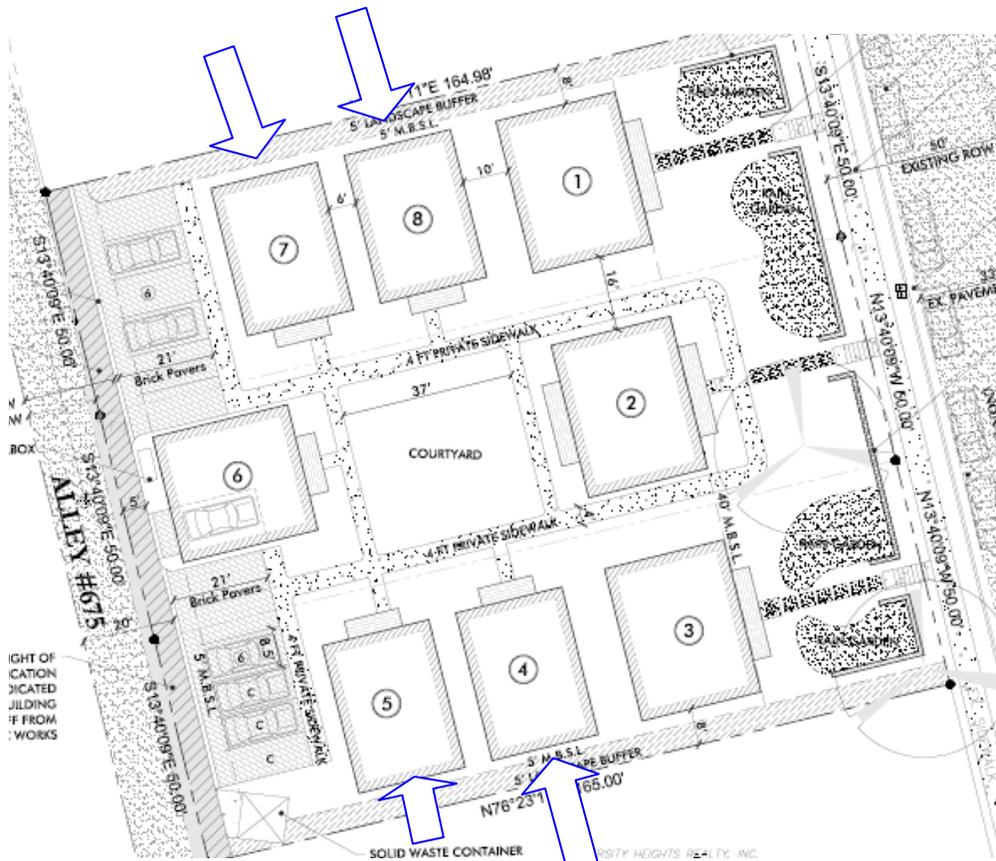


Figure 3: The rear units should not extend beyond the shadow lines of the front homes.

There will be ten feet (10') between the rear walls of units 1 and 3 and the east side walls of Units 8 and 4. There will be six feet (6') in between units 4 and 5 and in between Units 7 and 8.

Unit 6, located at the rear of the site, will be located ten feet (10') from the rear property line. Units 4 through 8 will all have pathways leading from their front doors to a private sidewalk system surrounding the courtyard. Units 4 and 7 are identical, and have front porches that are six feet (6') deep. Units 5 and 8 are identical and will have porches that are only four feet (4') deep. Although the design guidelines state that porches should be a minimum of six feet (6') deep, staff finds that the four foot (4') deep porches on Units 5 and 8 are appropriate because they face the internal courtyard and not White Avenue. Unit 6's porch will be six feet (6') deep.

With the condition that the rear units be no wider than the homes they sit behind, Staff finds that the cottage development's orientation, setback, and rhythm of spacing meets Sections III.B.2.c., III.B.2.f., and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Height and Scale: The eight houses will be similar in terms of height and scale. Units 1, 2, and 3, which face White Avenue, are all thirty-four feet (34') wide and approximately twenty-seven feet (27') deep. By comparison, the historic houses on this block of White

Avenue range in width from thirty to forty feet (30' – 40'), and therefore the widths of these houses are compatible with the historic context.

Units 4, 5, 7, and 8 will all be twenty-three feet, eight inches (23'8") deep, which is shallower than the White Avenue-facing units (Units 1 – 3). They have east-facing side walls (facing White Avenue) that are comparable in width to the front facades of Units 1, 2, and 3. Units 4 and 7 have widths that are thirty-four feet, three inches (34'3"), and Units 5 and 8 have widths that are thirty-three feet (33'). If these houses are shifted so that their rear walls extend no further beyond the side walls of Units 1 and 3, staff finds that their widths meet the design guidelines.

The new units will be two stories. The historic structures on this block of White Avenue include several one and one-half story structures that range in height from about sixteen to thirty feet (16' - 30'), and two two-story structures that are both nearly forty feet (40') tall. Staff finds that the proposed new infill does meet the historic context along White Avenue. Units 1, 2, and 3 that front White Avenue have heights that are approximately twenty-four feet, six inches (24'6") above the foundation line. Because of the slope of the site, the house's foundations range between one foot (1') and two feet, six inches (2'6") tall. Staff asks that a condition of approval be that the finished floor heights of all eight units match the height of the finished floor line of the historic house at 2105 White Avenue (to be verified by MHZC staff in the field). The primary eave heights of Units 1, 2, and 3 are approximately fourteen feet, six inches (14'6") tall.

Units 4 through 8 all have heights that are slightly lower than those of the front units (Units 1 through 3). Units 4 and 7, which are identical, have ridge heights of twenty-three feet, nine inches (23'9") and primary eave heights of eighteen feet, two inches (18'2") above the foundation line. Units 5 and 8, which are identical, have ridge heights of twenty-two feet, six inches (22'6") and primary eave heights of sixteen feet (16') above the foundation line. Unit 6 has a ridge height of twenty-three feet, three inches (23'3") and a primary eave height of sixteen feet, six inches (16'6") above the foundation line. Staff finds that these rear units are sufficiently subordinate to Units 1 through 3, which face White Avenue.

Staff finds that the project's height and scale meet Sections III.B.2.a., III.B.2.b., and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Materials. The materials for all eight units are similar. The primary cladding material will be wood or cement fiberboard lap siding. Staff asks that a condition of approval be that the siding be smooth and have a maximum reveal of five inches (5"). Several of the units incorporate board-and-batten as an accent material, which is appropriate. The trim will be wood or cement fiberboard. The roof will be shingle, and staff asks to approve the shingle color. The foundations will be brick, as will the chimneys, and staff asks to approve a brick sample. The windows will be Pella Proline series, which is an aluminum clad window that has been approved for new construction in the past. The doors will be wood, and those doors fronting White Avenue will be at least half glass. The material for the front porch floors was not specified, and staff asks to approve that material. Several

of the units incorporate shutters, and staff asks that the shutters be fully operable. With the aforementioned staff approvals, staff finds that the project's materials meet Sections III.B.2.d. and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form. The roof forms for all eight units are compatible with the surrounding historic roof forms. The houses all have variants on gabled and cross gabled roof forms, with the primary slopes being 8/12. Secondary roof forms, including dormers, bays, and porches, are generally gabled or shed, and have slopes ranging from 4/12 to 14/12. Staff finds that the proposed roof forms are all compatible with the surrounding historic roof forms, and meet Sections III.B.2.e. and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings. The windows on the units are generally twice as tall as they are wide, and the windows on the first floor are generally as tall or taller than those on the second floor. The windows therefore meet the historic proportion of window openings. Staff examined the rhythm of openings on Units 1, 2, and 3, most carefully, as those units will be the most visible from the street. Units 1 and 3 had no large expanses of wall space on the front or side facades without a window and door opening. Staff recommends that window be added to the left/south elevation on Unit 2, in the wall space behind the front porch. With the addition of this window, staff finds that the project's proportion and rhythm of openings meet Sections III.B.2.g. and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Parking/Garages. All parking will be located at the rear of the site, accessed via the alley, which is appropriate. Unit 6, which is located at the rear of the site, will have a single-bay attached garage that faces the alley. Typically, attached garages are only appropriate if they are located in the rear, at the basement level. Unit 6's garage, however, is located at the first floor level. Staff finds an attached garage at the first floor level to be appropriate for a rear unit of a cottage development because it helps to maximize the green space on the site, and because house is situated in the location where a garage or outbuilding would be typically located. Uncovered parking for twelve cars will be provided at the rear of the site. Staff finds that parking on the site meets Sections III.B.2. h. and III.B.2.j. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Landscape Features and Fences. The location of the HVAC and other utilities was not indicated, and staff asks that for Units 1, 2, and 3, that they be located on the rear of the structure, or on a side façade beyond the midpoint of the house.

The development includes several site features, including a ten foot by ten foot (10' X 10') dumpster enclosure located at the rear of the south side of the property. Staff asks to approve the enclosure's design and materials prior to its construction. At the front of the site will be three rain gardens with two feet (2') tall knee walls. Staff recommends that the retention areas be relocated to the interior of the project and that all associated materials be approved by staff. Staff asks to approve the brick sample for the sidewalk

pavers and the material for the private sidewalk and walkways. Staff will also need to approve any fencing proposed for the site, and all other site features not indicated above to ensure that they meet Sections IV.B.1. and IV.B.3. of the *Woodland-in-Waverly Historic Preservation Zoning Overlay: Handbook and Design Guidelines*.

Description of Project: Applicant is proposing to demolish the existing three non-contributing structures on the lot and to construct a new cottage development consisting of eight (8) new single-family structures. No outbuildings are planned and all parking will be at the rear of the lot. The development will comply with a Specific Plan (SP) zoning enacted under Ordinance No. BL2013-588.

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

1. The front setback for Units 1, 2, and 3 match the front setback of the historic house at 2105 White Avenue;
2. The rear walls of Units 7 and 8 extend no farther to the north than the north side wall of Unit 1, and the rear walls of Units 4 and 5 extend no farther to the south than the south side wall of Unit 3 (i.e. all rear units shall sit within the shadow line of Units 1, 2, and 3);
3. The finished floor heights of all units be consistent with the finished floor heights of the adjacent historic house at 2105 White Avenue, to be verified by MHZC staff in the field;
4. Unit 2's front porch have eave overhangs of at least one foot (1');
5. The siding be smooth and have a maximum reveal of five inches (5");
6. Staff approve the roof color, brick sample, and front porch materials;
7. The shutters be fully operable;
8. A window of at least four square feet be added to Unit 2's left/south elevation, behind the front wall of the house;
9. The HVAC units for Units 1, 2, and 3, be located behind the house or on either side, beyond the mid-point of the house; and
10. The rain gardens be moved to the interior of the project;
11. Staff approve all site features, including but not limited to, the rain garden, dumpster enclosures, brick pavers, walkway/sidewalk materials, and fences.

With these conditions, staff finds that the demolition and new construction meets Sections III.B.2. and V.B.2. of the *Woodland-in-Waverly Historic Preservation Overlay: Handbook and Design Guidelines*.

Context Photos:



Historic house to the north of the site at 2105 White Avenue



Non-contributing structures to the north of site at 2103 and 2101 White Avenue



Non-contributing houses to the south of the site, at 2215 White Avenue



Contributing two-story structure and non-contributing one-story structure at 2217 and 2219 White Avenue, to the south of the site.



Two-story historic structure at 2223 White Avenue, at the corner of Bradford Avenue, south of the site.



Houses across the street at the site at 2204, 2206, and 2208 White Avenue.



2202 White Avenue, across the street, and to the north of the site.



Looking north from 2016 White Avenue



2210 and 2212 White Avenue, across the street from the site and to the south.



2212 and 2214 White Avenue, across the street from the site and to the south



2216 and 2218 White Avenue, across the street from the site and to the south

EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHER WISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS (OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT). SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH MPDS DEPARTMENT DURING THE PRE-CONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.

LANDSCAPE NOTES

- 1) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.
- 2) ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.
- 3) PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
- 4) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 5) ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1000 S.F. OF 10-10-10 FERTILIZER.
- 6) ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.
- 7) THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- 8) THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 9) EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- 10) ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.
- 11) ALL DECIDUOUS TREES, EXISTING AND PROPOSED SHALL BE PRUNED TO PROVIDE 4' MINIMUM CLEAR TRUNK UNLESS OTHERWISE NOTED.
- 12) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS AND REPLACE ANY DEAD OR DYING MATERIAL WITHIN THAT TIME PERIOD.
- 13) NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY DALE & ASSOCIATES. PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.
- 14) ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAPPED MATERIALS.
- 15) GUYING IS NOT ALLOWED UNLESS REQUIRED BY MUNICIPALITY OR SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL REMOVE WIRES AFTER A ONE YEAR PERIOD.
- 16) NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.
- 17) LIGHTING PLAN TO BE COORDINATED WITH PROPOSED PLANTING PLAN. NO LIGHT POLES TO BE LOCATED IN TREE ISLANDS. SEE LIGHTING PLAN FOR PROPOSED LIGHT LOCATIONS.

WATER & SEWER NOTES

- 1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.
- 3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
- 4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- 5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED AND ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- 6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- 7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- 8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

PUBLIC WORKS NOTES

- 1) ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- 2) PROOF-ROLLING OF ALL STREET SUBGRADES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE BINDER COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
- 3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.
- 4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
- 5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

ORDINANCE NO. BL2013-588

AN ORDINANCE TO AMEND TITLE 17 OF THE METROPOLITAN CODE OF LAWS, THE ZONING ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CHANGING FROM R6 TO SP ZONING FOR PROPERTIES LOCATED WITHIN THE WOODLAND-INWAVERLY HISTORIC PRESERVATION DISTRICT AT 2107, 2111, AND 2115 WHITE AVENUE, APPROXIMATELY 195 FEET SOUTH OF PRENTICE AVENUE (0.57 ACRES), TO PERMIT UP TO 8 RESIDENTIAL DWELLING UNITS, ALL OF WHICH IS DESCRIBED HEREIN (PROPOSAL NO. 2013SP-033-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. THAT TITLE 17 OF THE CODE OF LAWS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IS HEREBY AMENDED BY CHANGING THE OFFICIAL ZONING MAP FOR METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, WHICH IS MADE A PART OF TITLE 17 BY REFERENCE, AS FOLLOWS:

BY CHANGING FROM R6 TO SP ZONING FOR PROPERTIES LOCATED WITHIN THE WOODLAND-INWAVERLY HISTORIC PRESERVATION DISTRICT AT 2107, 2111, AND 2115 WHITE AVENUE, APPROXIMATELY 195 FEET SOUTH OF PRENTICE AVENUE (0.57 ACRES), TO PERMIT UP TO 8 RESIDENTIAL DWELLING UNITS, BEING PROPERTY PARCEL NOS. 123, 124, 303 AS DESIGNATED ON MAP 105-14 OF THE OFFICIAL PROPERTY IDENTIFICATION MAPS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, ALL OF WHICH IS DESCRIBED BY LINES, WORDS AND FIGURES ON THE PLAN THAT HAS BEEN DULY CONSIDERED BY THE METROPOLITAN PLANNING COMMISSION, AND WHICH IS ON FILE WITH THE METROPOLITAN PLANNING DEPARTMENT AND METROPOLITAN CLERK'S DEPARTMENT AND MADE A PART OF THIS ORDINANCE AS THOUGH COPIED HEREIN.

SECTION 2. BE IT FURTHER ENACTED, THAT THE METROPOLITAN CLERK IS HEREBY AUTHORIZED AND DIRECTED, UPON THE ENACTMENT AND APPROVAL OF THIS ORDINANCE, TO CAUSE THE CHANGE TO BE MADE ON MAP 105 OF SAID OFFICIAL ZONING MAP FOR METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, AS SET OUT IN SECTION 1 OF THIS ORDINANCE, AND TO MAKE NOTATION THEREON OF REFERENCE TO THE DATE OF PASSAGE AND APPROVAL OF THIS AMENDATORY ORDINANCE.

SECTION 3. BE IT FURTHER ENACTED, THAT THE USES OF THIS SP SHALL BE LIMITED TO UP TO EIGHT RESIDENTIAL UNITS.

SECTION 4. BE IT FURTHER ENACTED, THAT THE FOLLOWING CONDITIONS SHALL BE COMPLETED, BONDED OR SATISFIED AS SPECIFICALLY REQUIRED:

1. ARCHITECTURAL ELEVATIONS SHALL BE APPROVED BY METRO HISTORIC ZONING COMMISSION PRIOR TO FINAL SITE PLAN APPROVAL.

SECTION 5. BE IT FURTHER ENACTED, THAT A CORRECTED COPY OF THE PRELIMINARY SP PLAN INCORPORATING THE CONDITIONS OF APPROVAL BY THE PLANNING COMMISSION AND COUNCIL SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO THE FILING OF ANY ADDITIONAL DEVELOPMENT APPLICATIONS FOR THIS PROPERTY, AND IN ANY EVENT NO LATER THAN 120 DAYS AFTER THE EFFECTIVE DATE OF THE ENACTING ORDINANCE. THE CORRECTED COPY PROVIDED TO THE PLANNING DEPARTMENT SHALL INCLUDE PRINTED COPY OF THE PRELIMINARY SP PLAN AND A SINGLE PDF THAT CONTAINS THE PLAN AND ALL RELATED SP DOCUMENTS, IF A CORRECTED COPY OF THE SP PLAN INCORPORATING THE CONDITIONS THEREIN IS NOT PROVIDED TO THE PLANNING DEPARTMENT WITHIN 120 DAYS OF THE EFFECTIVE DATE OF THE ENACTING ORDINANCE. THEN THE CORRECTED COPY OF THE SP PLAN SHALL BE PRESENTED TO THE METRO COUNCIL AS AN AMENDMENT TO THIS SP ORDINANCE PRIOR TO APPROVAL OF ANY GRADING, CLEARING, GRUBBING, FINAL SITE PLAN, OR ANY OTHER DEVELOPMENT APPLICATION FOR THE PROPERTY.

SECTION 6. BE IT FURTHER ENACTED, THAT MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED IN THE PLAN THAT IS PART OF THIS ORDINANCE.

SECTION 7. BE IT FURTHER ENACTED, THAT FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

SECTION 8. BE IT FURTHER ENACTED, THAT THIS ORDINANCE TAKE EFFECT IMMEDIATELY AFTER ITS PASSAGE AND SUCH CHANGE BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION, THE WELFARE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY REQUIRING IT.

SPONSORED BY: SANDRA MOORE

APPLICATION #:		PROJECT NAME: White Ave SP	
MAP/PARCEL: Map 105-14, Parcels 123, 303 & 124		EXAMINER:	
USE - CHAPTER 17.08 & 17.16			
DETERMINE THE USE	Multifamily (Detached Single Family Dwellings) (8 Units)		
PROPERTY ZONING	SP	OVERLAY(S) UZO	SURROUNDING ZONING R6
USE CHARTS:	PERMITTED		
SITE CRITERIA (Bulk Standards based upon SP Zoning)			
SUBDIVISION PLAN:	Block 14 Yarbroughs Sub Woodland		
MINIMUM LOT SIZE	N/A		
FAR	60% Maximum / 54% Proposed		
ISR - Adjustments / Slopes over 15%	60% Maximum / 47% Proposed		
STREET SETBACKS:	40' from Right of Way (Per SP) *See Note		
SIDE YARD	5' From Property Line (Min 6' Between Interior Buildings)		
REAR YARD	5' from Right of Way Dedication		
HEIGHT STANDARDS	2 Stories Max (Per SP)		
PARKING AND ACCESS - CHAPTER 17.20			
RAMP LOCATION AND NUMBER	N/A (Alley Loaded)		
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A (Alley Loaded)		
DISTANCE TO INTERSECTION	430' ± South to Bradford & 240' ± North to Prentice		
REQUIRED PARKING BASED ON USES	REQ: 12 Stalls (8 Units@1.5 Stalls Per Unit) PRO: 17 Stalls		
REQUIRED LOADING BASED ON USES	None Required		
SURFACING OVER 5 SPACES 1,750 SQ. FT.	Provided		
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5'x18', 90° Offstreet and 8'x23' Onstreet		
QUEUING LANES	N/A		
OVER 10 SPACES 20' QUEUING AT EXIT	N/A		
NUMBER OF COMPACT SPACES / %	3 Spaces (17%)		
NUMBER OF ACCESSIBLE SPACES	None		
SIDEWALKS REQUIRED	Existing Along White Ave		
LANDSCAPING STANDARDS - CHAPTER 17.24			
REQUIRED BUFFERIARDS	'B' Along North & South per SP		
BUFFERIARD ADJUSTMENT	Per Preliminary SP		
PERMETER LANDSCAPING	Provided		
STANDARD FOR 4 OR MORE LANES	N/A		
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS	Provided		
INTERIOR LANDSCAPING MINIMUM 8% AREA	Provided		
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA	N/A		
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)	Provided		
TREE DENSITY	See Landscape Compliance Plan for Further Detail		
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP: 6 FT - COVERED PORCHES 6 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS			



VICINITY MAP
N.T.S.

Cottage Place SP
Being Parcels 123, 303, 124 on Tax Map 105-14
Nashville, Davidson County, Tennessee

STANDARD SP NOTES

- 1) THE PURPOSE OF THIS SP IS TO RECEIVE FINAL APPROVAL TO PERMIT THE DEVELOPMENT OF AN 8 UNIT MULTIFAMILY (DETACHED, SINGLE FAMILY DWELLINGS) DEVELOPMENT AS SHOWN.
- 2) ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 3) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0219F DATED APRIL 20, 2001.
- 4) ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS SIDEWALK DESIGN STANDARDS.
- 5) WHEEL CHAIR ACCESSIBLE CURB RAMPS, COMPLYING WITH APPLICABLE METRO PUBLIC WORKS STANDARDS, SHALL BE CONSTRUCTED AT STREET CROSSINGS.
- 6) THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 7) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO RIGHT OF WAY IS 15" CMP).
- 8) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED INGRESS & EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE & INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 9) INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH UNIT.
- 10) SOLID WASTE PICKUP TO BE PROVIDED BY DUMPSTER SHOWN ON THIS PLAN.
- 11) FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RM15 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

Property Information	Owners of Record	Developer
2107 White Ave (Map 105-14, Parcel 124) Nashville, Tennessee 37204 8,276 Square Feet or 0.19 Total Acres Council District 17 (Sandra Moore)	J. Miller Enterprises LLC 8005 Church St E Ste 210 Brentwood, Tennessee 37027 Phone: (615) 513-6706 Email: jmiller1976@hotmail.com	J. Miller Enterprises LLC 8005 Church St E Ste 210 Brentwood, Tennessee 37027 Phone: (615) 513-6706 Email: jmiller1976@hotmail.com
2111 White Ave (Map 105-14, Parcel 303) Nashville, Tennessee 37204 8,276 Square Feet or 0.19 Total Acres Council District 17 (Sandra Moore)		
2115 White Ave (Map 105-14, Parcel 123) Nashville, Tennessee 37204 8,276 Square Feet or 0.19 Total Acres Council District 17 (Sandra Moore)		
Civil Engineer Dale & Associates 516 Heather Place Nashville, Tennessee 37204 Contact: Michael Garrigan, PE Phone: 615.297.5166 Email: michael@daleandassociates.net	Floodnote This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0219F. Dated April 20, 2001.	

ADJACENT FIRE HYDRANT FLOW TEST RESULTS

Hydrant Location: 2107 White Ave & Prentice

#01009 & #05650

Hydrant Tested by: Metro Water Services

Hydrant Test Results:
 Static Pressure = 64 psi
 Residual Pressure = 37 psi
 Residual Flow = 475 gpm
 Calc Flow at Minimum System Pressure of 20 psi = 618 gpm

Table H.5.1. of the NFPA requires 1,000 gpm @ 20 psi

Metro Ordinance No. BL2013-588
Case Number 2013SP-033-002

Sheet Schedule

- 1 C1.0 Notes & Project Standards
- 2 C2.0 Existing Conditions Plan
- 3 C3.0 Layout Plan
- 4 C4.0 Utilities Plan
- 5 C5.0 Grading and Drainage Plan
- 6 L1.0 Landscape Plan

Notes & Project Standards



REVISIONS:

Codes T2014
SWGR T2014
Preparation Date: April 2014

White Ave Cottages SP
Final Specific Plan
Being Parcels 123, 303, 124 on Tax Map 105-14
Nashville, Davidson County, Tennessee



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

MPC Case Number 2013SP-033-002

D&A Project #13073
White Ave Cottages
C1.0
Sheet 1 of 6

MPC Case Number 2013SP-033-002

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

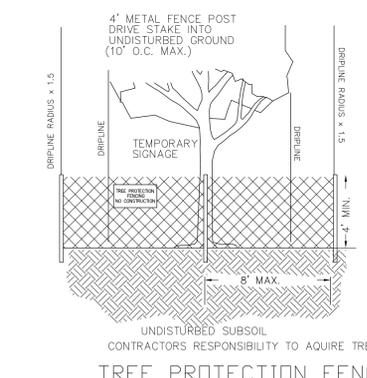
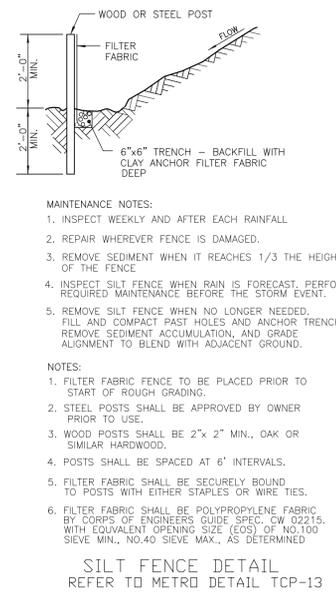
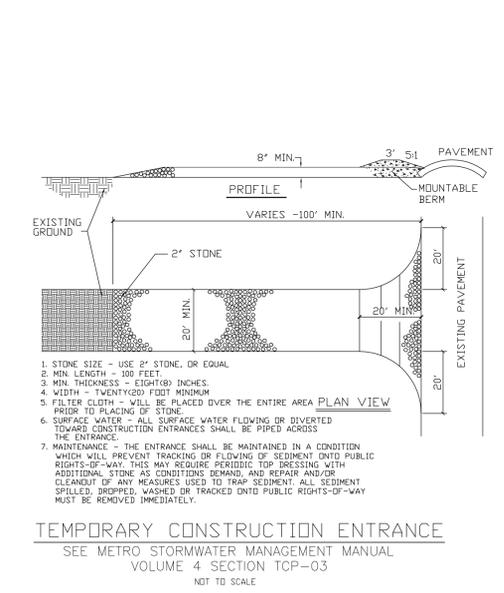
EROSION / DEMO NOTES

- 1) THE SOIL TYPE FOR THIS SITE IS McB (MAURY-URBAN LAND COMPLEX) WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0219F DATED APRIL 20, 2001.
- 3) ALL EXISTING STRUCTURES AND IMPERVIOUS SURFACES ONSITE TO BE DEMOLISHED

McB (MAURY), HYDROLOGICAL SOIL GROUP "B"

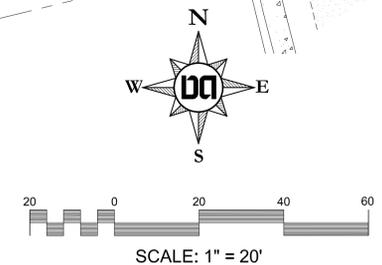
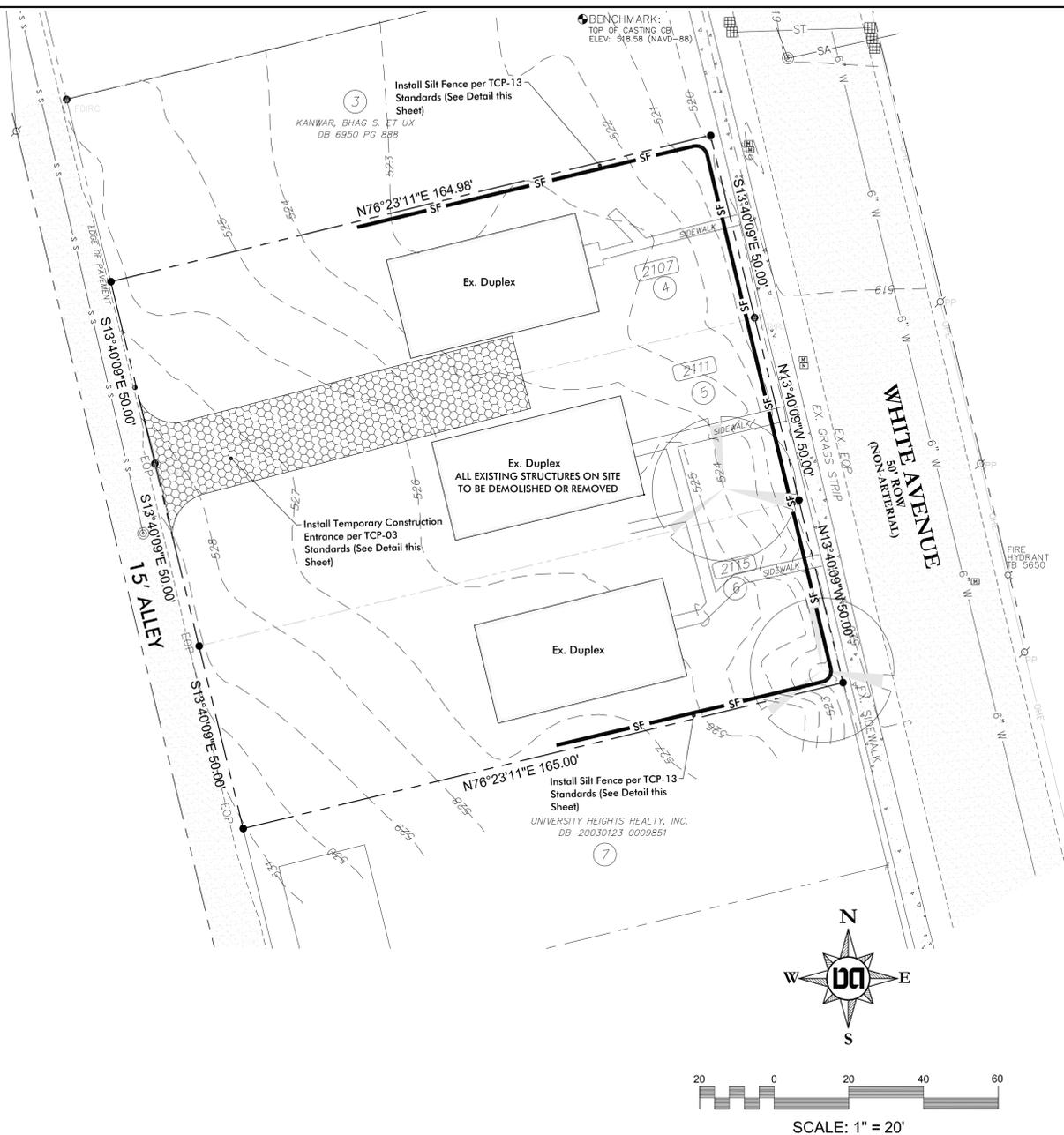
EROSION CONTROL & GRADING NOTES

- 1) EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE ON THE SITE FOR NO MORE THAN 15 DAYS. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- 2) ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6" OF TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL SHALL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS), 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET, AND A STRAW MULCH COVER OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET), UNLESS OTHERWISE NOTED WITHIN WRITTEN SPECIFICATIONS.
- 3) EROSION CONTROL BARRIER IS CALLED OUT ON PLANS AND IS TO COMPLY WITH THE METROPOLITAN STORMWATER MANAGEMENT MANUAL, VOLUME FOUR, SECTION TCP-14.
- 4) DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING AND UPON THE COMPLETION OF CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND THE LOCATION OF ANY EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGE TO ALL EXISTING UTILITIES DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH INSTALLATION, FULL REPAIR WILL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATION GOVERNING SUCH WORK.
- 6) ANY ACCESS ROUTES TO THE SITE SHALL BE BASED WITH CRUSHED STONE, ASTM #1 STONE, 100 FEET LONG AND AT LEAST 6" THICK.
- 7) THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS OR AS DIRECTED BY THE SOILS INVESTIGATIVE REPORT. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. SAID FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, OR AS OTHERWISE SPECIFIED BY THE SOILS REPORT OR WRITTEN SPECIFICATIONS.
- 8) THE CONTRACTOR SHALL NOTIFY THE METRO DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION COMPLIANCE DIVISION, THREE DAYS PRIOR TO BEGINNING THE WORK.
- 9) THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT OF THE SITE IN THE FIELD FOR INSPECTION BY THE ENGINEER. THE CONTRACTOR SHALL CHECK THE GRADES AND FINAL DIMENSIONS ON THE GROUND, AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION.
- 10) SURPLUS EXCAVATION OF TOPSOIL SHALL BE PLACED ON THE SITE AS APPROVED BY THE OWNER FOR THE PURPOSE OF FUTURE LANDSCAPE USE.
- 11) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE PUBLIC AND EMPLOYEES, INCLUDING WARNING SIGNS AND LIGHTS.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION CAUSED BY HIMSELF, HIS SUB-CONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- 13) ALL WORK IS TO BE COMPLETED WITH COMPLIANCE TO THE RULES AND REGULATIONS SET FORTH BY METRO WATER SERVICES. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS, AND PAY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS AND ORDINANCE OR REGULATIONS RELATING TO PORTIONS OF WORK WHICH HE IS TO PERFORM.
- 14) ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE IS STABILIZED & CONSTRUCTION IS COMPLETE.
- 15) CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13, RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND/OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- 16) EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED. ONCE STABILIZATION IS ACHIEVED, ALL EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO AS-BUILT APPROVAL.



NOTE:

1. ANY REQUIRED EXCAVATION WITHIN THE PROTECTION ZONE SHALL BE EXCAVATED BY HAND.
2. NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE PROTECTION AREA.
3. CONTINUOUS BARRIER OF 4" HIGH CHAIN LINK FENCING WITH TEMPORARY SIGNAGE DELINEATING BOUNDARIES OF TREE PROTECTION FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OR 1.5 x THE DRIPLINE OF THE TREE, MIN. 10' SQUARE PROTECTED AREA REQUIRED.
4. FILLING MAY BE ALLOWED IN CERTAIN AREAS, SEE GRADING PLANS.



TOTAL AREA = 0.57 ACRES ±
= 24,829 S.F. ±
DISTURBED AREA = 0.57 ACRES ±
= 24,829 S.F. ±

I, WLO, AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S OF THIS PLAN ON 4/28/14 DATE.

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB LESS THAN (1) ONE ACRE.

WLO ENGINEER DATE 4/28/14

Dale & Associates

Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

MPC Case Number 2013SP-033-002

D&A Project #13073
White Ave Cottages

C2.0

Sheet 2 of 6

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



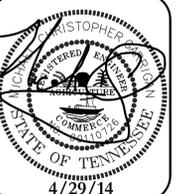
REVISIONS:

Codes T2014
SWGR T2014
Preparation Date: April 2014

White Ave Cottages SP

Final Specific Plan

Being Parcels 123, 303, 124 on Tax Map 105-14
Nashville, Davidson County, Tennessee



MPC Case Number 2013SP-033-002

D&A Project #13073
White Ave Cottages

C2.0

Sheet 2 of 6

Existing Conditions & Erosion Control Plan

Property Information

2107 White Ave (Map 105-14, Parcel 124)
Nashville, Tennessee 37204
8,276 Square Feet or 0.19 Total Acres
Council District 17 (Sandra Moore)

2111 White Ave (Map 105-14, Parcel 303)
Nashville, Tennessee 37204
8,276 Square Feet or 0.19 Total Acres
Council District 17 (Sandra Moore)

2115 White Ave (Map 105-14, Parcel 123)
Nashville, Tennessee 37204
8,276 Square Feet or 0.19 Total Acres
Council District 17 (Sandra Moore)

Civil Engineer

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0219F. Dated April 20, 2011.

Owners of Record

J. Miller Enterprises LLC
8005 Church St E Ste 210
Brentwood, Tennessee 37027
Phone: (615) 513-6706
Email: jmiller1976hotmail.com

Developer

J. Miller Enterprises LLC
8005 Church St E Ste 210
Brentwood, Tennessee 37027
Phone: (615) 513-6706
Email: jmiller1976hotmail.com

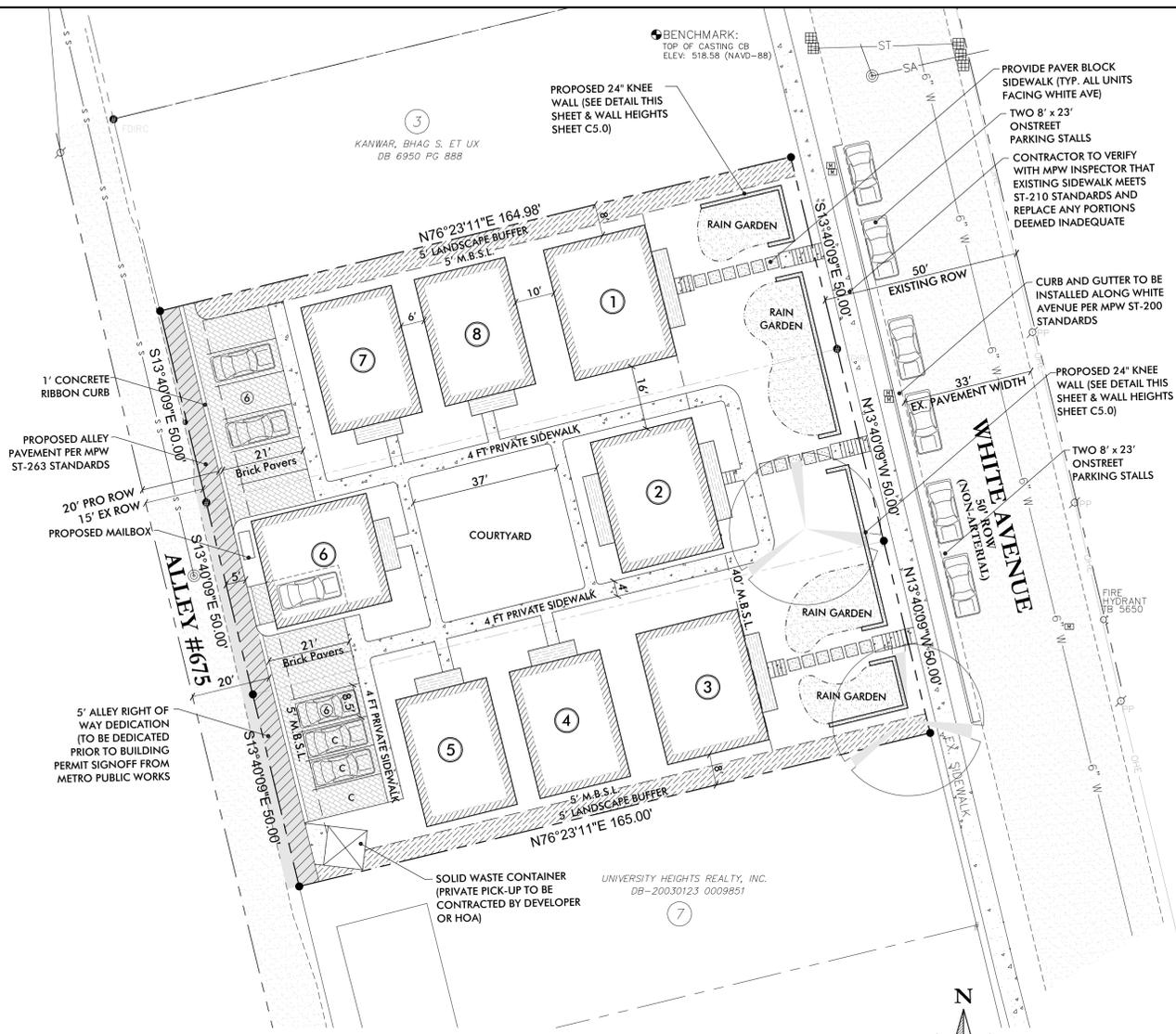
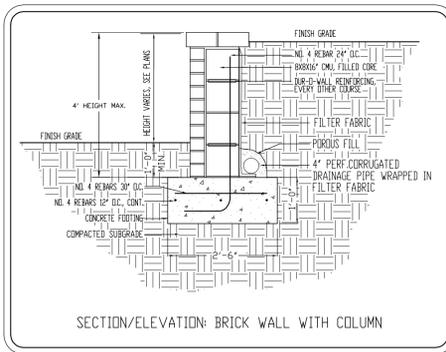
SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	SURROUNDING ZONING R6 (UZO)
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF UNITS/DENSITY	8 TOTAL DWELLING UNITS
FAR	60% MAXIMUM (54% PROVIDED)
ISR	60% MAXIMUM (47% PROVIDED)
FRONT YARD SETBACK:	40' FROM EXISTING PROPERTY LINE TO MAINTAIN CONTEXT
SIDE YARD SETBACK:	5' FROM PROPERTY LINE (MIN 6' BETWEEN INTERIOR BUILDINGS)
REAR YARD SETBACK:	5' FROM RIGHT OF WAY DEDICATION
HEIGHT STANDARDS	2 STORIES MAX

PARKING AND ACCESS

RAMP LOCATION AND NUMBER	ALLEY LOADED PARKING ON ALLEY #675, 12 STALLS & 1 GARAGE
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A
DISTANCE TO INTERSECTION	430' ± SOUTH TO BRADFORD & 240' ± NORTH TO PRENTICE
REQUIRED PARKING BASED ON UNITS	12 STALLS (1.5 STALLS PER UNIT PER UNIT)
PARKING PROPOSED (17 TOTAL STALLS/ 2.1 PER UNIT)	1 GARAGE 12 8.5'x18', 90' STALLS 4 ON-STREET SPACES

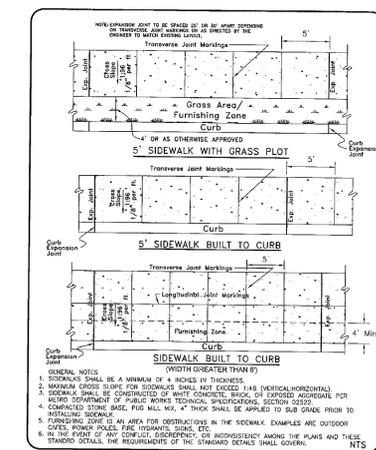
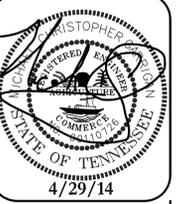
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:
6 FT - COVERED PORCHES
6 FT - STOOPS & BALCONIES
2 FT - BAY WINDOWS



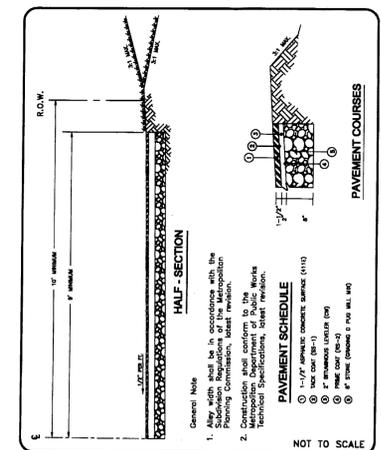
REVISIONS:

Codes T2014
SWGR T2014
Preparation Date: April 2014

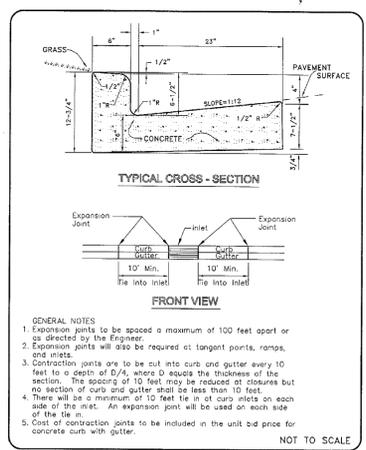
White Ave Cottages SP
Final Specific Plan
Being Parcels 123, 303, 124 on Tax Map 105-14
Nashville, Davidson County, Tennessee



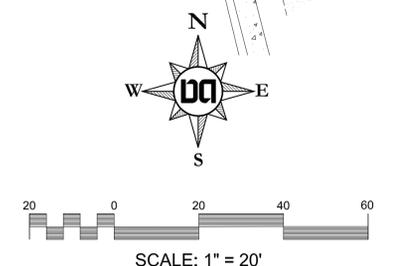
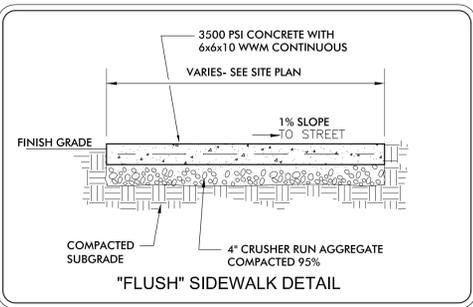
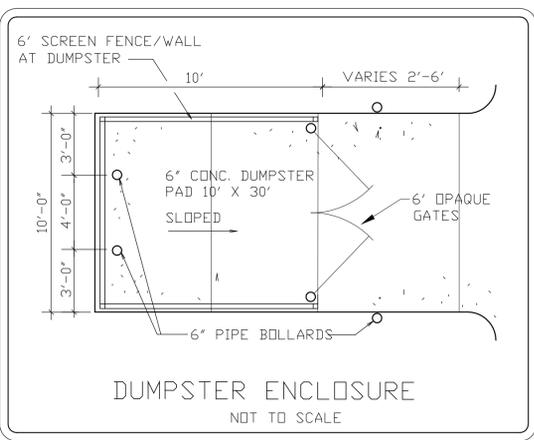
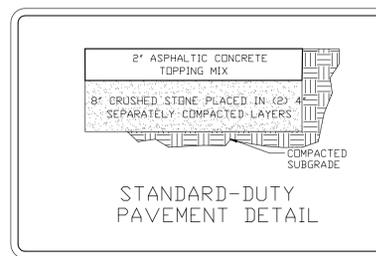
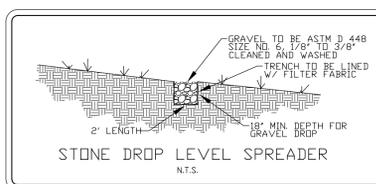
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
DIR. OF ENG.: Mark Plegy DATE: 7/15/08
DWG. NO. ST-210
REVISIONS: 01/03/09, 11/24/09, 04/25/10



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
ASST. DIR.: Mark Plegy DATE: 5/12/09
DIR.: Mark Plegy DATE: 5/12/09
DWG. NO. ST-263
REVISIONS: 08/25/00



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
DIR. OF ENG.: Mark Plegy DATE: 5/12/09
DWG. NO. ST-200
REVISIONS: 07/17/00, 05/02/03



SCALE: 1" = 20'

TOTAL AREA = 0.57 ACRES ±
= 24,829 S.F. ±

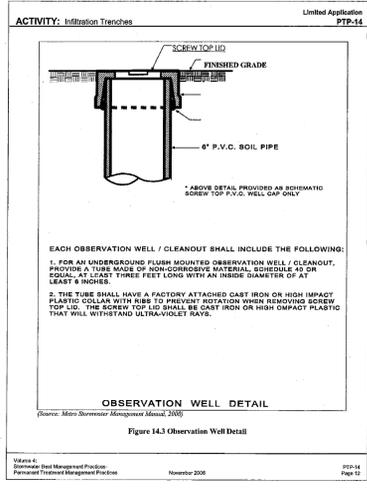
IMPERVIOUS AREA = 0.27 ACRES ±
= 11,761 S.F. ±

Layout Plan

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

MPC Case Number 2013SP-033-002
D&A Project #13073
White Ave Cottages
C3.0
Sheet 3 of 6

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



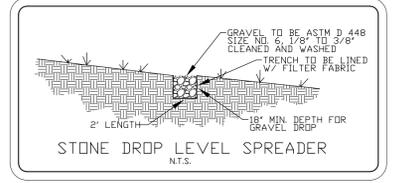
STABILIZATION OF DISTURBED SOILS

a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 14 days.

As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 14 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method.

b. The areas to be seeded will be uniform and will conform to the finished grade and cross section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.

c. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

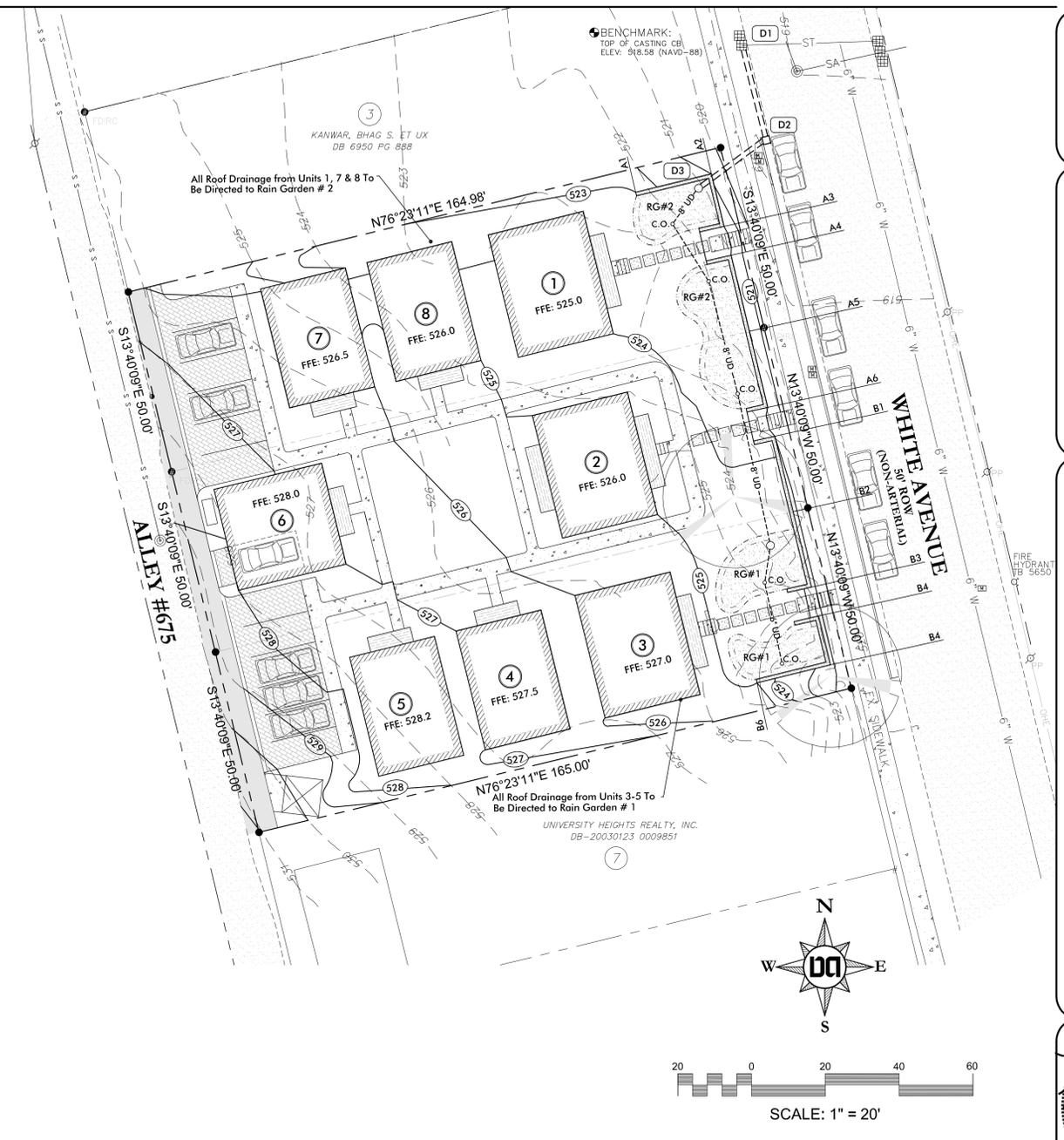


THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY FEMA ON MAP 47037C0219F DATED APRIL 20, 2001.

IN ACCORDANCE WITH THE METRO STORMWATER MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS



Drainage Structure Schedule

Structure Label	Structure Type	T.C. Elev. *	Invert In	Invert Out
D1	Existing Catch Basin	518.58	514.78	514.68
D2	Catch Basin	518.70	515.95	515.85
D3	Pond Outlet Structure	523.00		519.25

*T.C. Elevations shown in table are measured from pavement grade

Pipe Schedule

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	514.78	D2	515.85	18" x 29" CMP	25	4.28%
D2	515.95	D3	519.25	15" CMP	21	15.7%

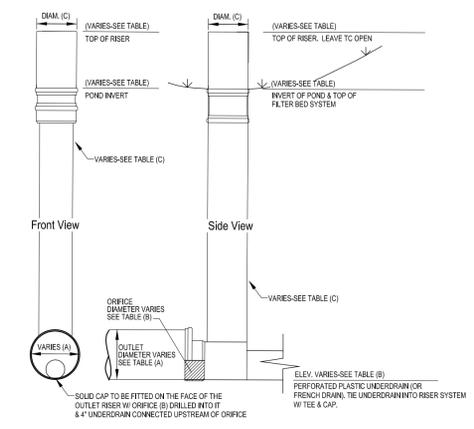
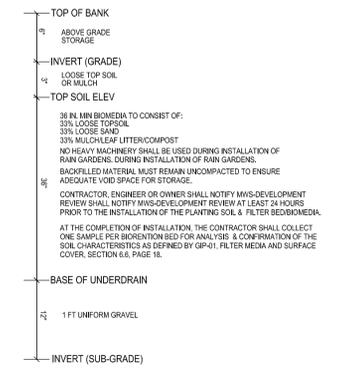
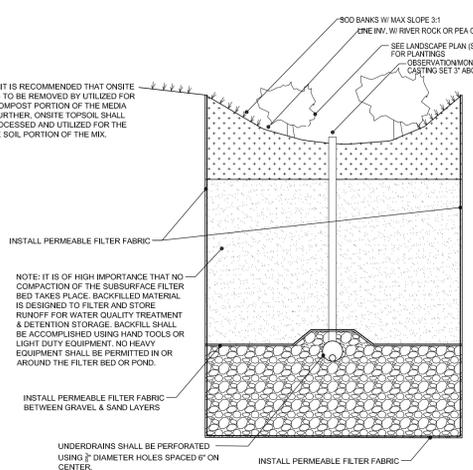
Wall Table (Wall 'A')

Wall Section	TOW (1)	BOW (1)	Height (1)
A-1 (0+00)	523.0	523.0	0.0
A-2 (0+21)	523.0	521.0	2.0
A-3 (0+36)	523.0	521.0	2.0
A-4 (0+00)	523.0	521.0	2.0
A-5 (0+21)	523.0	521.0	2.0
A-6 (0+42)	523.0	522.0	1.0

Wall Table (Wall 'B')

Wall Section	TOW (1)	BOW (1)	Height (1)
B-1 (0+00)	524.0	522.0	0.0
B-2 (0+21)	524.0	522.0	2.0
B-3 (0+42)	524.0	522.0	2.0
B-4 (0+00)	524.0	522.0	2.0
B-5 (0+14)	524.0	522.0	2.0
B-6 (0+34)	524.0	524.0	0.0

STANDARD SINGLE INLET [DR-105]



Rain Garden Table

Rain Garden	Dimensions / Design Parameters				Monitoring Cleanout					
	Bank	Invert (grade)	Invert (sub-grade)	Length: Width (Ft)	Volume (Cu Ft)	Area (Sq Ft)	Number	Diameter	Top of Casting	Invert
RG #1	524.00	523.50	519.25	Varies	1,312 Cu Ft	614 Sq Ft	(1)	6" PVC	524.00	520.25
RG #2	523.00	522.50	518.25	Varies	1,759 Cu Ft	819 Sq Ft	(2)	6" PVC	523.00	519.25

NOTES: Refer to standard details, this sheet, for further explanation, detail and specifications
 All Underdrains shall be perforated High Density Poly-Ethylene Piping or Approved Equal
 Monitoring Cleanouts shall consist of standard PVC (non-traffic rated) cleanouts and accordance with Observation Well detail, this sheet
 All Bioretention areas shall be landscaped in accordance with the landscape designs shown herein
 Underdrains shall be perforated using 3/8" diameter holes spaced 6" on center

Rain Garden Outlet Table

Rain Garden	Outlet Pipe Sizing (A)			Underdrain Sizing (B)		Riser Sizing (C)			
	Invert Elevation	Length	Slope	Length: Diameter	Invert	Invert Elevation	Rim Elevation	Size	
RG #1	520.25	40 If	2.50%	6" HDPE	40 Ft: 6" HDPE	520.25	520.25	524.00	12" Riser
RG #2	519.25	21 If	15.7%	15" CMP	60 Ft: 8" HDPE	519.25	519.25	523.00	12" Riser

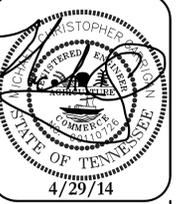
NOTES: Refer to standard detail, above, for further explanation, detail and specifications of Rain Garden Outlet Control Structures. Table for Sizing of Rain Garden Control Structure.



REVISIONS:

Codes T2014
 SWGR T2014
 Preparation Date: April 2014

White Ave Cottages SP
 Final Specific Plan
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 Nashville, Davidson County, Tennessee



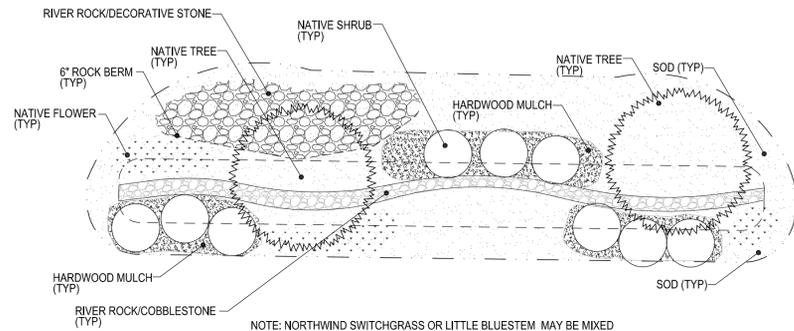
TOTAL AREA = 0.57 ACRES ±
 = 24,829 S.F. ±
 DISTURBED AREA = 0.57 ACRES ±
 = 24,829 S.F. ±

Dale & DD Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 Surveying

MPC Case Number 2013SP-033-002
 D&A Project #13073
 White Ave Cottages
C5.0
 Sheet 5 of 6

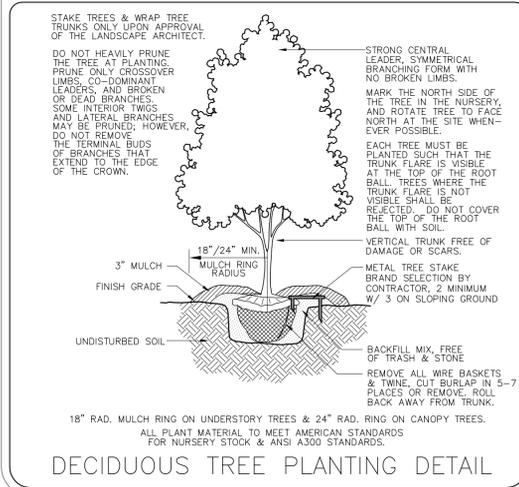
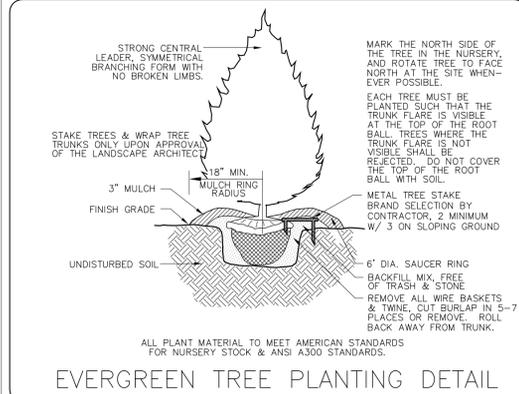
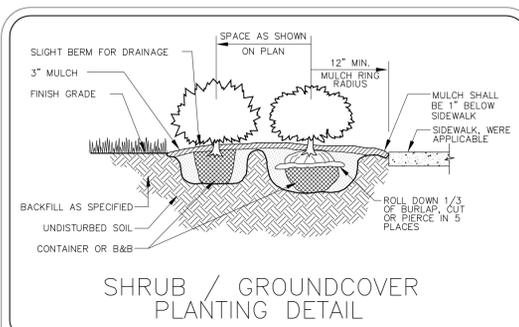
Grading and Drainage Plan

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166



NOTE: NORTHWIND SWITCHGRASS OR LITTLE BLUESTEM MAY BE MIXED INTO THE RAIN GARDENS AT OWNER/CLIENT REQUEST

TYPICAL RAIN GARDEN PLANTING DETAIL



TREE DENSITY REQUIREMENTS

PARCEL 123, 303, 124 ON TAX MAP 105-14
PROPERTY ZONE: SP

PARKING AREA

INTERIOR	5,943	SQ. FT.
INTERIOR PLANTING AREA REQUIRED:	475	SQ. FT.
INTERIOR PLANTING AREA PROVIDED:	3,551	SQ. FT.

SITE AREA

BUILDING COVERAGE:	0.57	ACRES
AREA OF REQUIRED COMPLIANCE:	0.42	ACRES
	14.0	

REQUIRED TREE DENSITY UNITS: 5.9

PROPOSED NEW TREES

2" CAL @ 0.5	31	x	0.5	=	15.5
CREDIT FOR NEW TREES:					15.5
TOTAL TREE DENSITY UNITS PROVIDED:					15.5

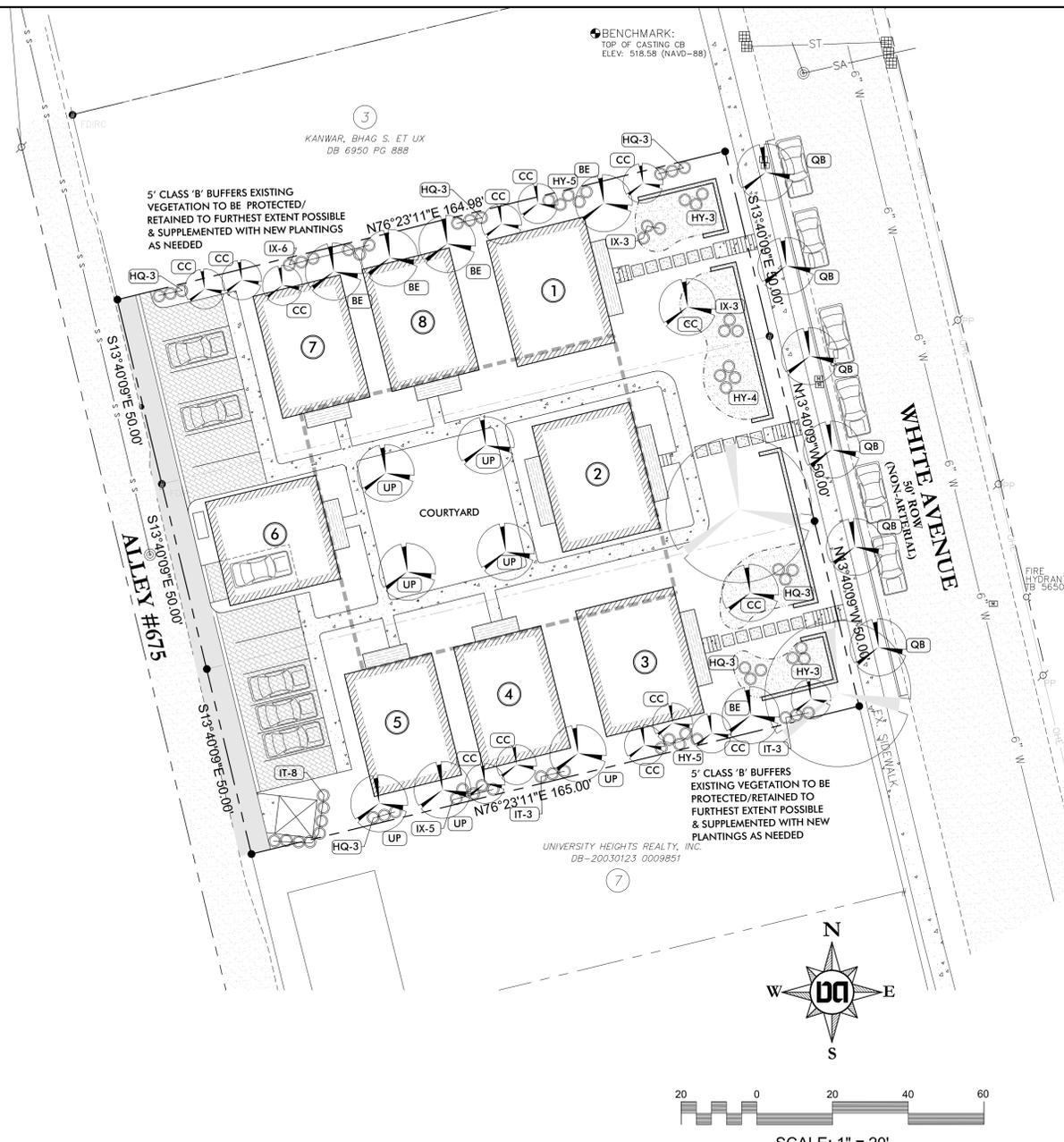
IRRIGATION SHALL BE PROVIDED BY IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGN BUILT BY LANDSCAPE CONTRACTOR

THIS PROPERTY IS NOT A PLANNED UNIT DEVELOPMENT.

MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
BE	5	Ulmus parvifolia 'UPMTF' / Bosque Elm	6'-8"	3'-4"	1-1/2"	
UP	7	Ulmus parvifolia / Lacebark Elm	12'-14"	6'-7"	2-1/2"	5' Clear Trunk
QB	6	Quercus bicolor / Swamp White Oak	12'-14"	6'-7"	2"	5' Clear Trunk
CC	13	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	8'-10"	4'-5"	2"	4' Clear Trunk
SHRUBS						
HQ	18	Hydrangea quercifolia 'Snow Queen' / Oak Leaf Hydrangea	24'-30"	18'-24"	F.T.B.	
IT	17	Itea virginica / Virginia Sweetspire / Virginia Willow	18'-24"	12'-18"	F.T.B.	
IX	14	Ilex glabra / Inkberry	18'-24"	12'-18"	F.T.B.	
HY	20	Hypericocaeae 'St John's wort' / Golden St. Johns Wort	18'-24"	12'-18"	F.T.B.	
TURF						
SEED		Turf Mixture	80% Rebel Supreme, 20% Merion Bluegrass. Seed all disturbed areas @ 5#/1,000 sf.			
SOD		Fine Bladed Fescue Sod	Rebel II. Install where shown			
MISCELLANEOUS						
		Shredded Hardwood Bark Mulch	Minimum 3" depth throughout. Min. 4" deep on slopes greater than 3:1.			
		Blackeyed Susans	1 Gal Pot Spaced Every 18" O.C. in Rain Gardens (Approx. 30 sf in each garden)			

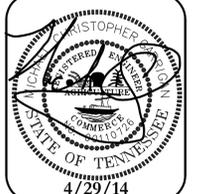
NOTE: F.T.B. = Full To Bottom



REVISIONS:

Codes T2014
SWGR T2014
Preparation Date: April 2014

White Ave Cottages SP
Final Specific Plan
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Nashville, Davidson County, Tennessee



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

MPC Case Number 2013SP-033-002

MPC Case Number 2013SP-033-002

MPC Case Number 2013SP-033-002

D&A Project #13073
White Ave Cottages
L1.0
Sheet 6 of 6

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Landscape Plan



BYNUM DESIGN, LLC

1200 Clinton Street, Suite 5
Nashville, TN 37203
615 . 415 . 7877
bynumdesign@comcast.net
www.bynumdesign.com

CLIENT:

New Construction - Lot # 1

White Avenue
Nashville, TN 37204

ISSUE DATE: 07 . 24 . 2014 PROJECT #: 13020 DRAWN BY: DB CHECKED BY: VP

**PROPOSAL
REVIEW SET**

DO NOT REPRODUCE OR DISTRIBUTE WITHOUT PRIOR WRITTEN CONSENT FROM BYNUM DESIGN, LLC
THESE PLANS ARE THE COPYRIGHTED PROPERTY OF BYNUM DESIGN, LLC (UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED)



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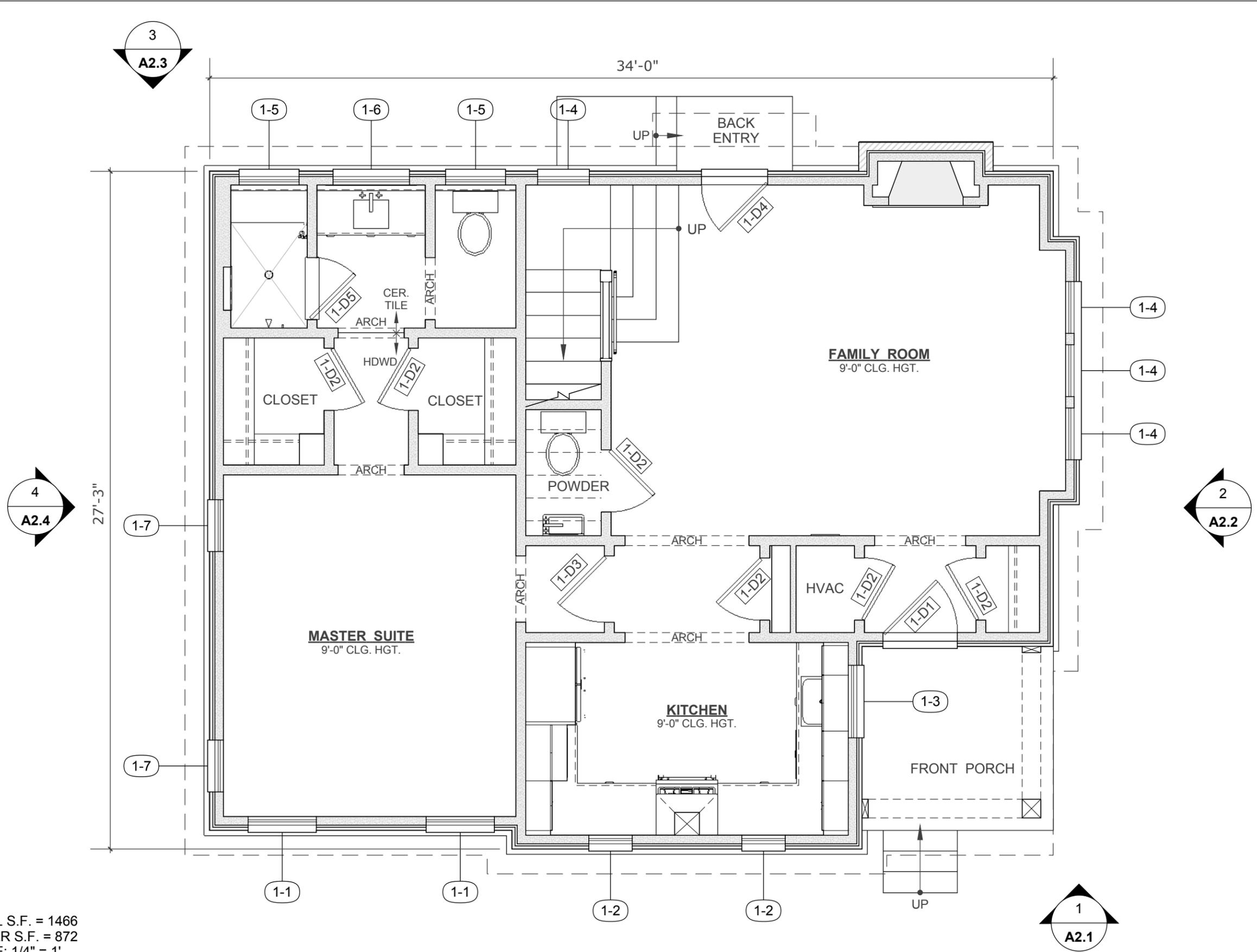
CLIENT:
 New Construction - Lot # 1
 White Avenue
 Nashville, TN 37204

ISSUE DATE: PROJECT #:
 07.24.2014 13020
DRAWN BY: CHECKED BY:
 DB VP

**ARCHITECTURAL
 FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1466
 1st FLR S.F. = 872
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

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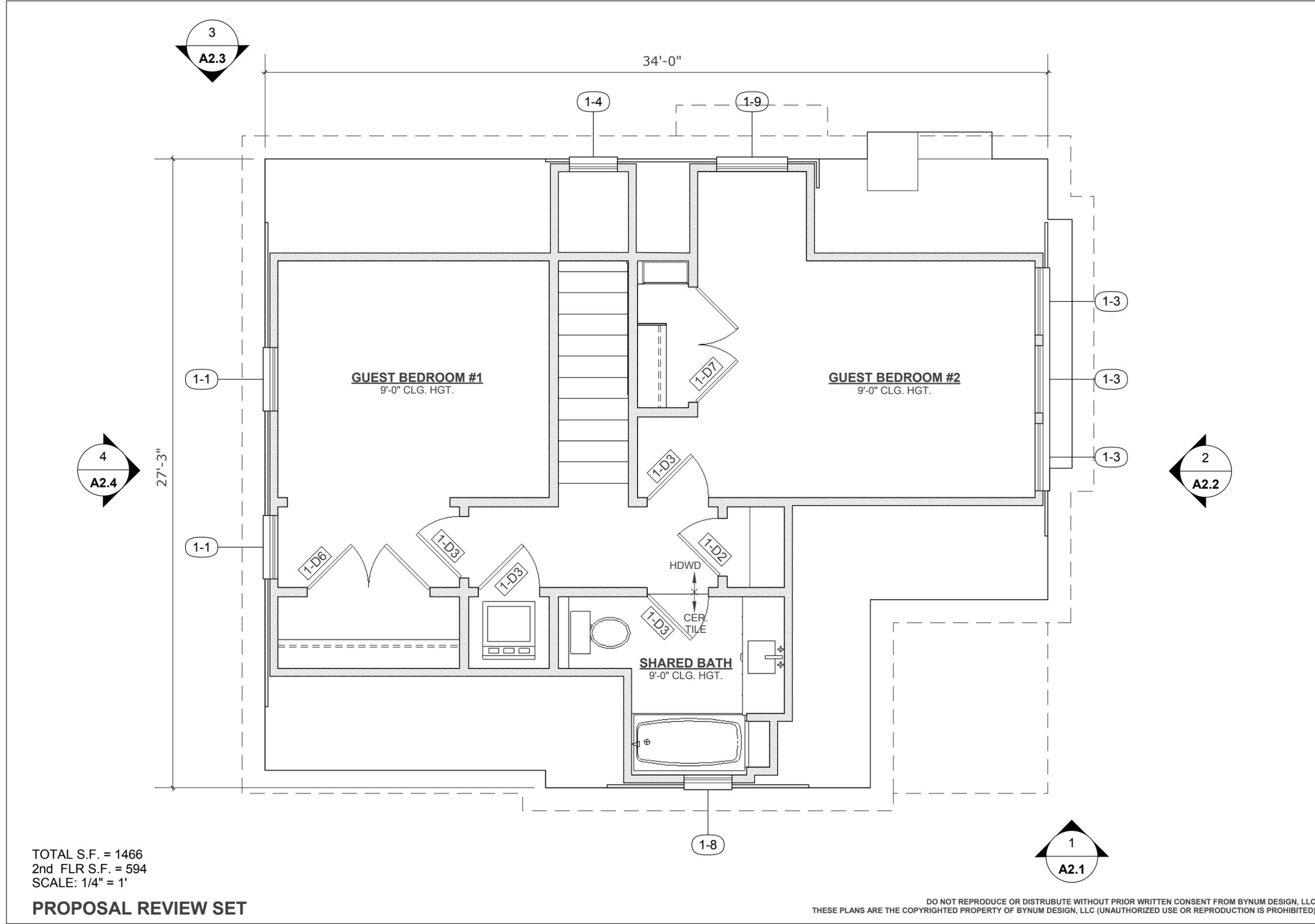
CLIENT:
 New Construction - Lot # 1
 White Avenue
 Nashville, TN 37204

ISSUE DATE: PROJECT #: 07.24.2014 13020
DRAWN BY: DB
CHECKED BY: VP

**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1466
 2nd FLR S.F. = 594
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

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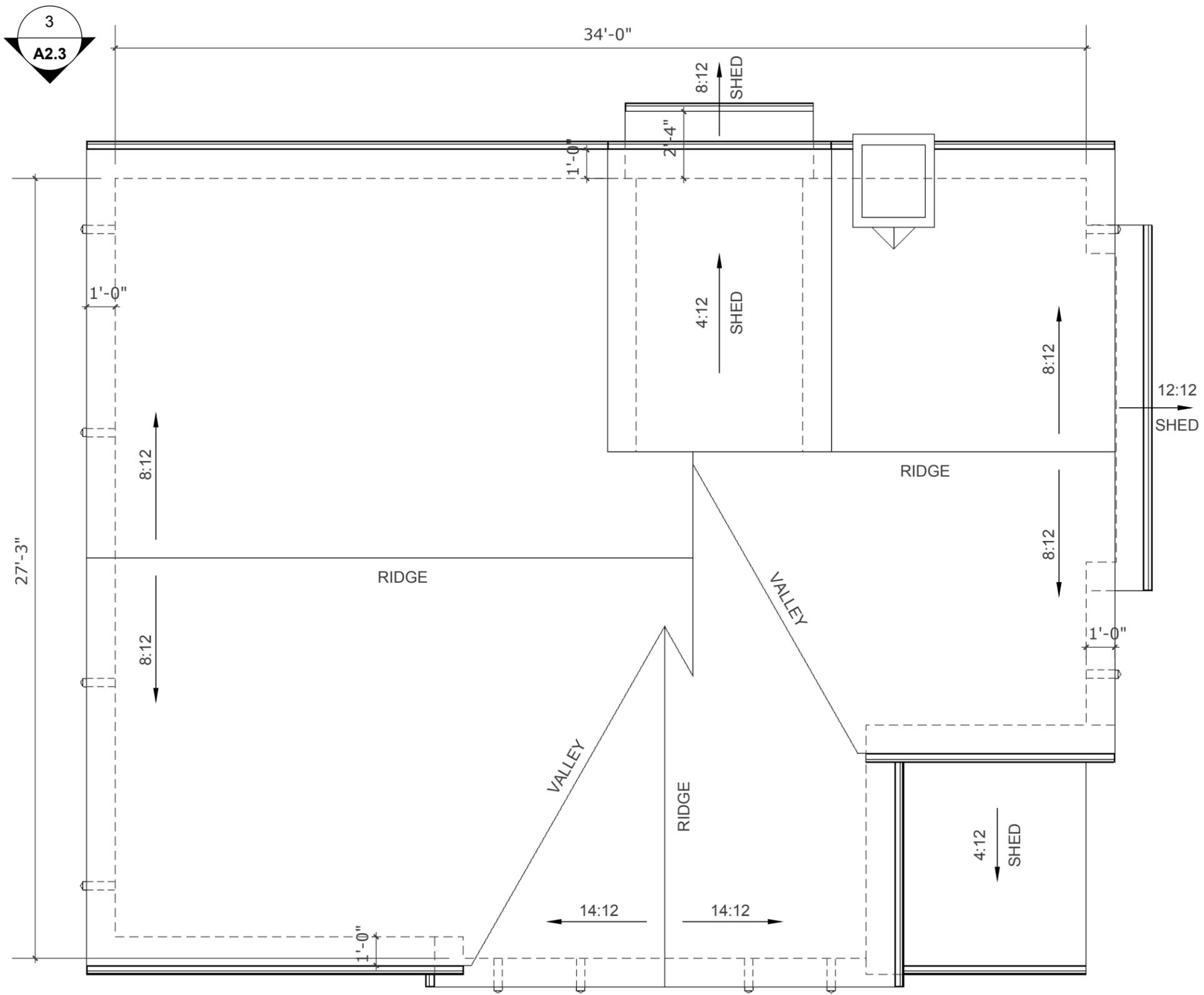
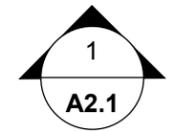
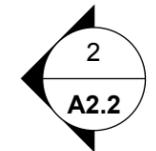
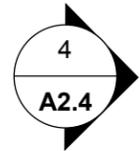
BYNUM DESIGN, LLC
 1200 Clinton Street, Suite 5
 Nashville, TN 37203
 615.415.7877
 bynumdesign@comcast.net
 www.bynumdesign.com

CLIENT:
 New Construction - Lot # 1
 White Avenue
 Nashville, TN 37204

ISSUE DATE: PROJECT #: 07.24.2014 13020
DRAWN BY: DB
CHECKED BY: VP

**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1466

SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

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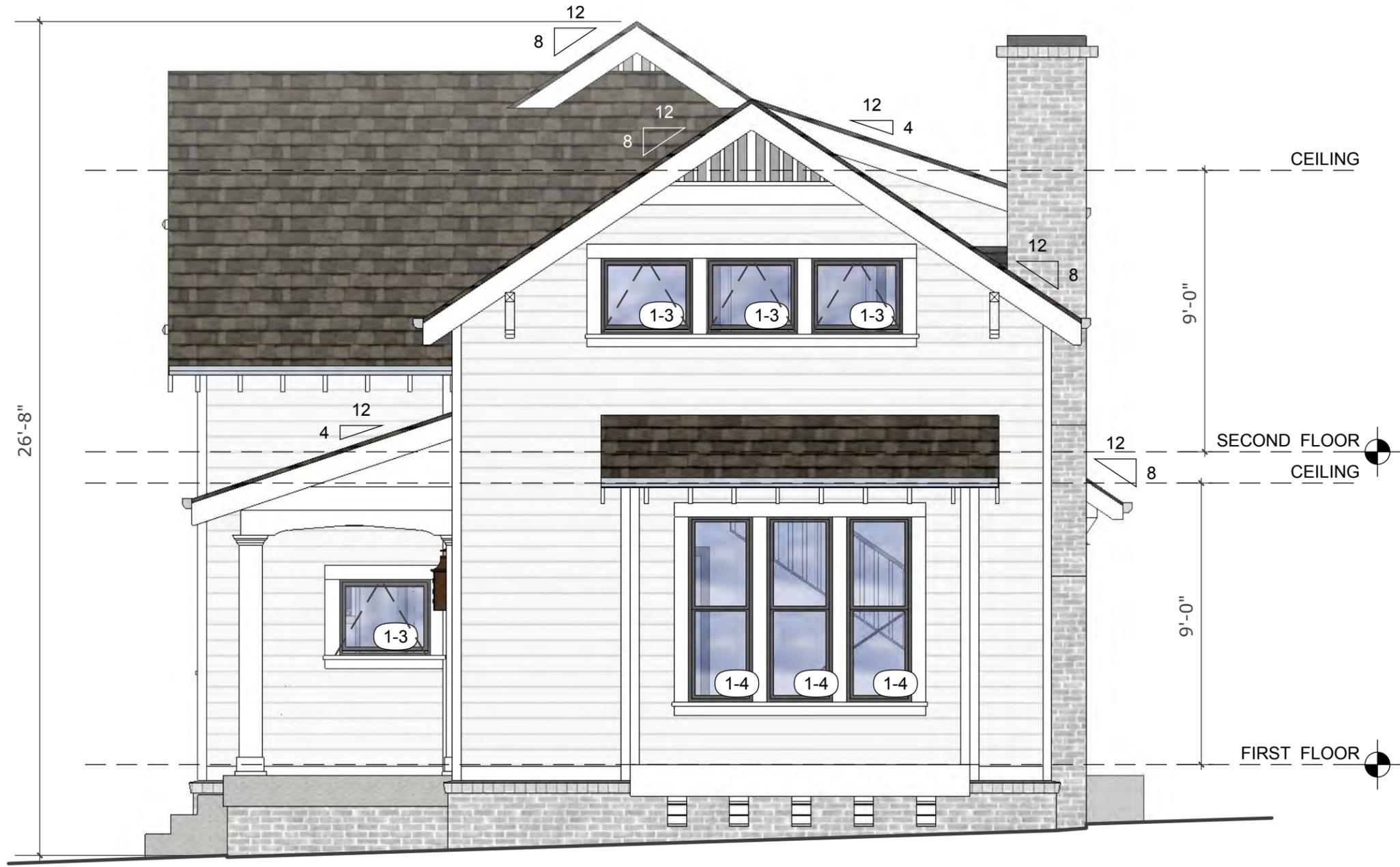
1 EXTERIOR ELEVATION LOT # 1 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12



BYNUM DESIGN, LLC
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 615.415.7877
 bynumdesign@comcast.net
 www.bynumdesign.com

CLIENT:
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 White Avenue
 Nashville, TN 37204

ISSUE DATE: PROJECT #: 07.24.2014 13020
DRAWN BY: DB
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2 EXTERIOR ELEVATION LOT # 1 - RIGHT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12



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 www.bynumdesign.com

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 New Construction - Lot # 1
 White Avenue
 Nashville, TN 37204

ISSUE DATE: PROJECT #: 13020
 07 . 24 . 2014

DRAWN BY: DB
CHECKED BY: VP



3 EXTERIOR ELEVATION

LOT # 1 - REAR

SCALE: 1/4" = 1'





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ISSUE DATE: PROJECT #: 13020
 07 . 24 . 2014

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4 EXTERIOR ELEVATION LOT # 1 - LEFT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12



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Nashville, TN 37204

ISSUE DATE: 07 . 24 . 2014
PROJECT #: 13020
DRAWN BY: DB
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**GENERAL FLOOR
PLAN NOTES**

G1.1

GENERAL FLOOR PLAN NOTES:

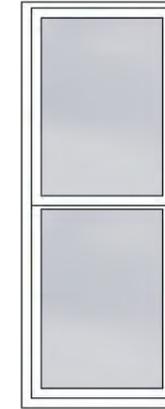
1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD AT EXTERIOR WALLS, AND DIMENSIONED AS FINISHED (W/ 5/8" GYP. BD.) AT INTERIOR WALLS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
2. HVAC DIFFUSER, RETURN, & THERMOSTAT LOCATIONS MUST BE COORDINATED BETWEEN CONTRACTOR AND DESIGNER.
3. ALL INTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL PLUMBING WALLS ARE 2"X6" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
4. WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
5. IF NOT DIMENSIONED, DOORS SHALL BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE. SEE DOOR NOTES FOR DOOR SIZES.
6. ALL ANGLES ARE 45 DEGREES, UNLESS OTHERWISE NOTED OR DIMENSIONED.
7. CEILING HEIGHT IS 9'-0", UNLESS OTHERWISE NOTED OR DIMENSIONED.
8. CONTRACTOR SHALL PROVIDED ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND / OR MISCELLANEOUS ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, WINDOW TREATMENTS, ETC.
9. UNLESS OTHERWISE NOTED OR DETAILED, ALL PIPE CAHSES ARE TO HAVE 6" MIN. STUDS WITH WATER-PROOF DRYWALL ON WET SIDE OF WALL.

WINDOW SCHEDULE - WHITE AVE. - LOT #1

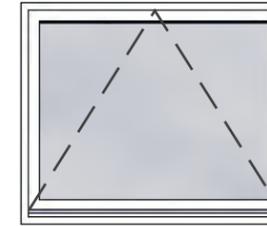
WINDOW MARK	QTY.	DESCRIPTION
1-1	4	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (1/1 GRID)
1-2	2	PELLA, PROLINE #2153T, 1'-9" X 4'-5" - DOUBLE HUNG (1/1 GRID)
1-3	4	PELLA, PROLINE #T3529T, 2'-11" X 2'-5" - AWNING (NO GRID)
1-4	4	PELLA, PROLINE #2571T, 2'-1" X 5'-11" - DOUBLE HUNG (1/1 GRID)
1-5	2	PELLA, PROLINE #2917, 2'-5" X 1'-5" - TRANSOM (NO GRID)
1-6	1	PELLA, PROLINE #3717, 3'-1" X 1'-5" - TRANSOM (NO GRID)
1-7	2	PELLA, PROLINE #2565T, 2'-1" X 5'-5" - DOUBLE HUNG (1/1 GRID)
1-8	1	PELLA, PROLINE #2525, 2'-1" X 2'-1" - TRANSOM (NO GRID)
1-9	1	PELLA, PROLINE #3757T, 3'-1" X 4'-9" - DOUBLE HUNG (1/1 GRID)



1-1



1-2



1-3



1-4



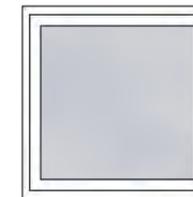
1-5



1-6



1-7



1-8



1-9

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

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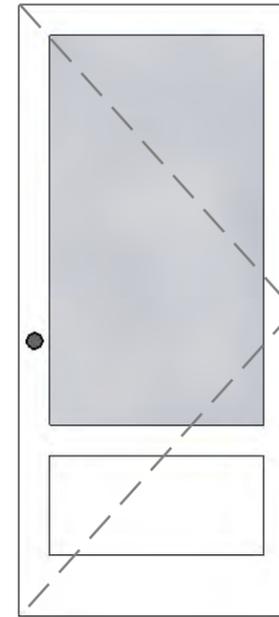
ISSUE DATE: PROJECT #: 07.24.2014 13020
DRAWN BY: DB
CHECKED BY: VP

WINDOW SCHEDULE AND NOTES

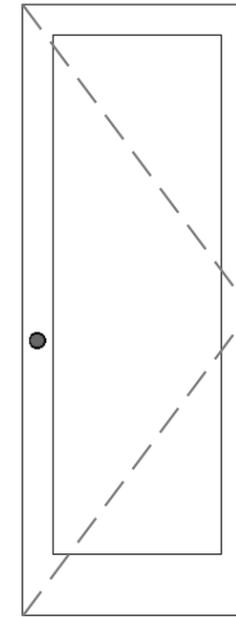
G1.2

DOOR SCHEDULE - WHITE AVE. - LOT #1

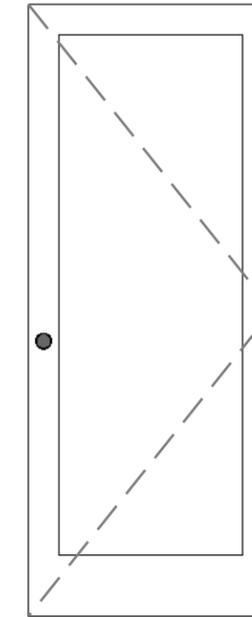
DOOR MARK	QTY.	DESCRIPTION
1-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (NO GRID)
1-D2	7	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
1-D3	1	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
1-D4	1	2'-8" X 6'-8" - EXTERIOR, WOOD - FULL GLASS (NO GRID)
1-D5	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
1-D6	1	5'-4" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-8" 1 PANEL)
1-D7	1	5'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-6" 1 PANEL)



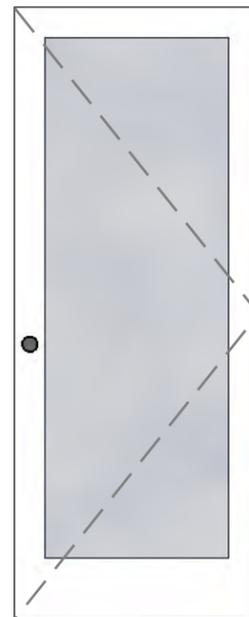
1-D1



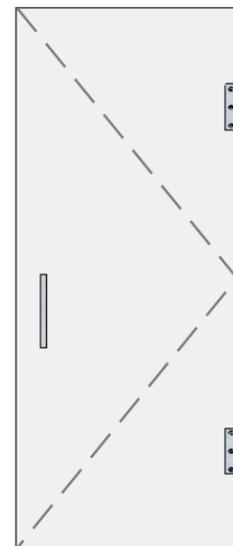
1-D2



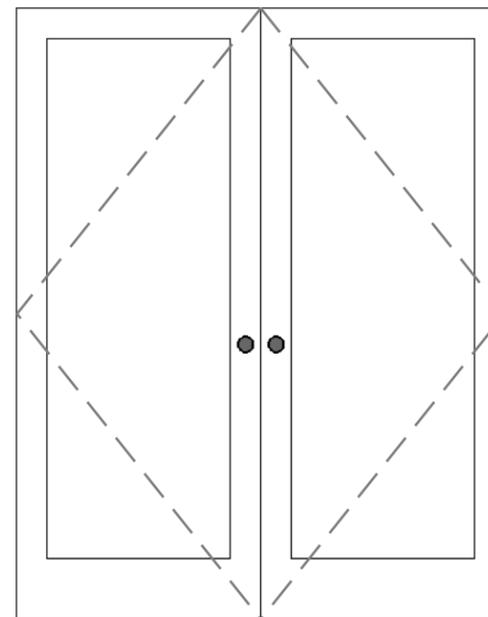
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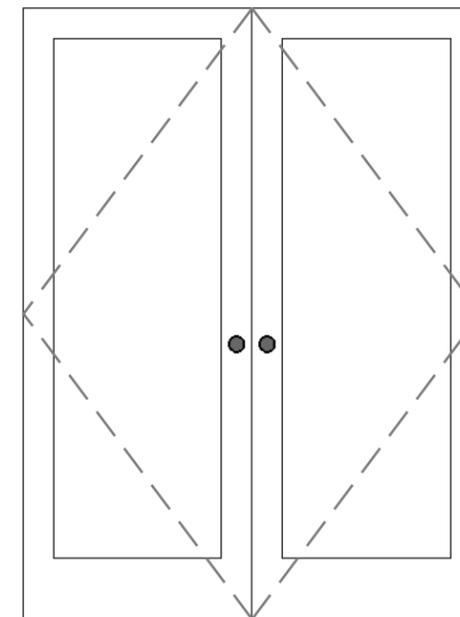
1-D4



1-D5



1-D6



1-D7

DOOR SYMBOLS @
SCALE: 1/2" = 1'

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DOOR SCHEDULE AND NOTES

G1.3



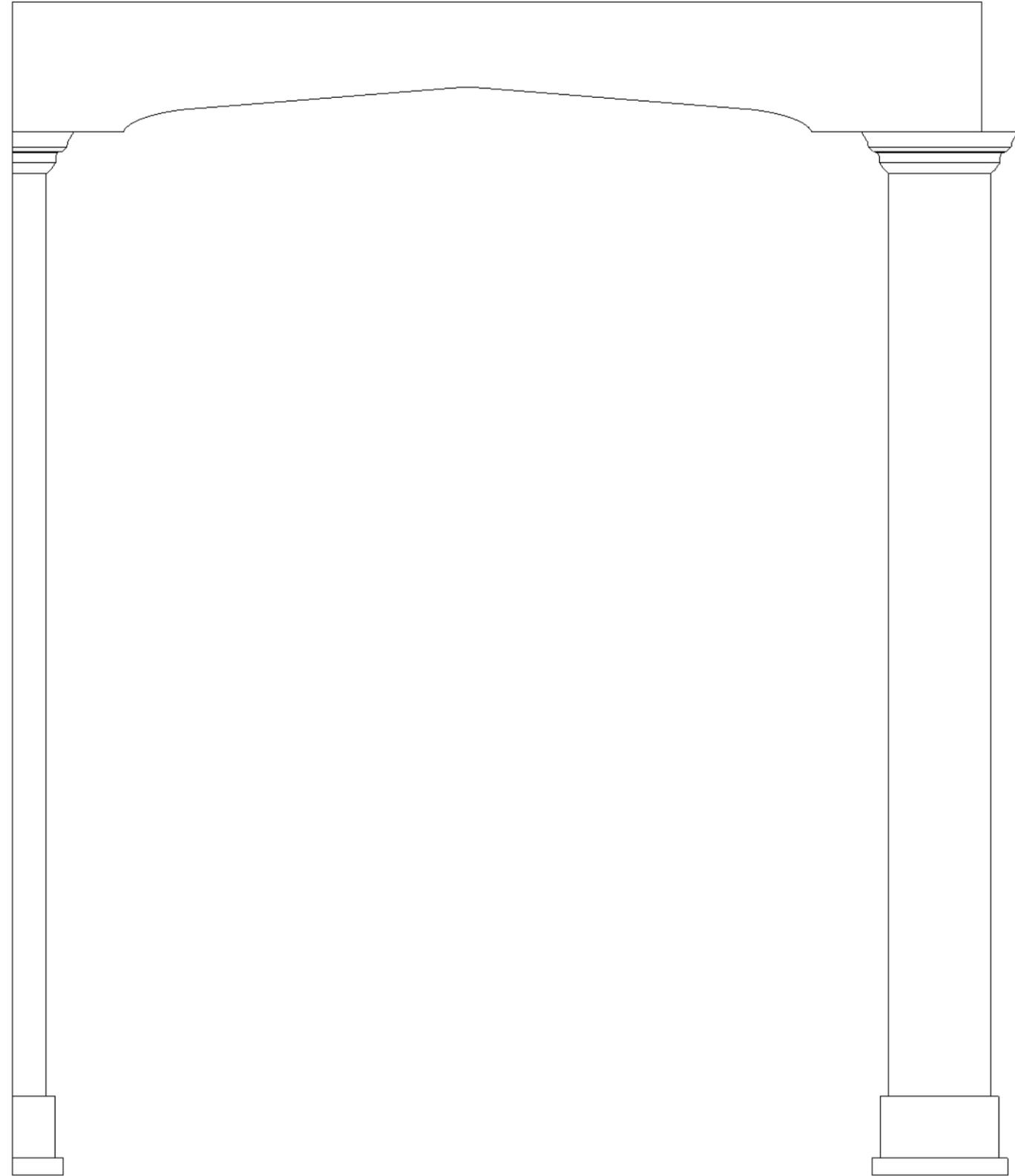
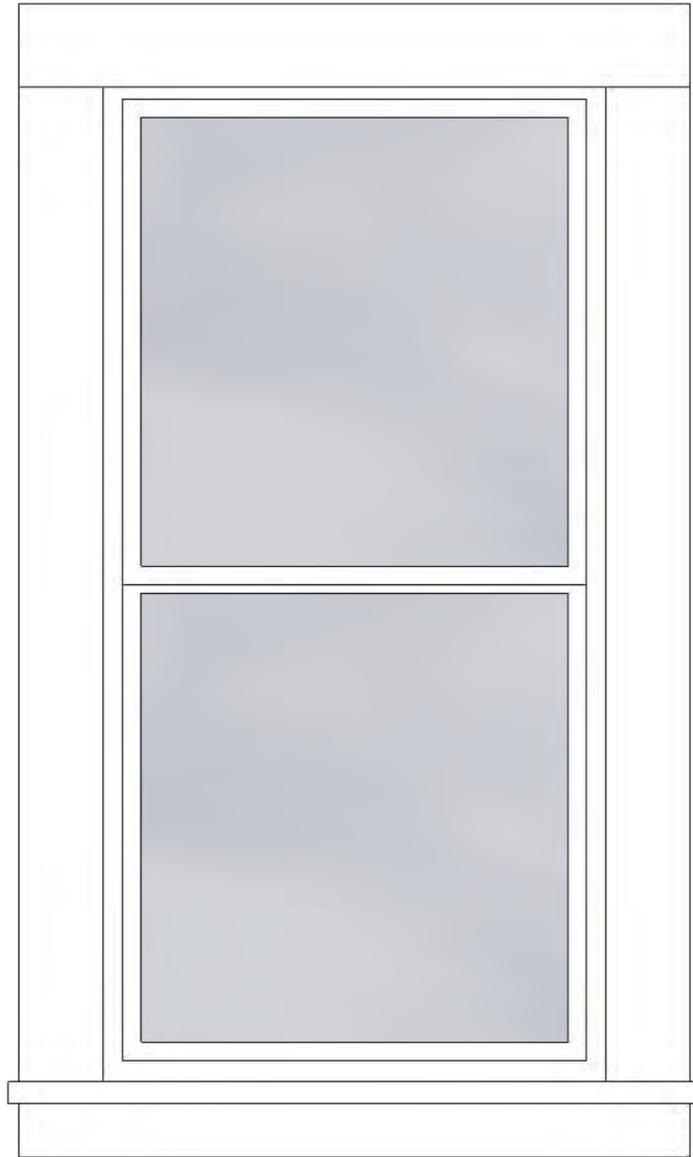
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**ARCHITECTURAL
EXTERIOR DETAILS**

G1.4



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



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**ARCHITECTURAL
INTERIOR DETAILS**

G1.5

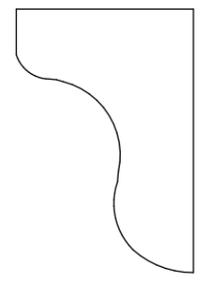
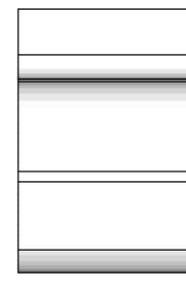
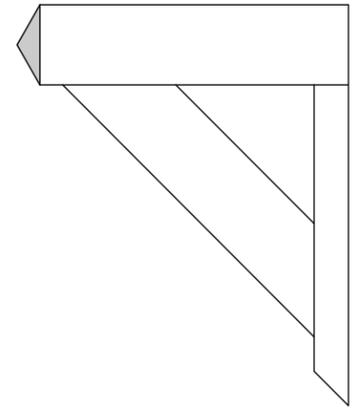


DETAILS

SCALE: 1" = 1'



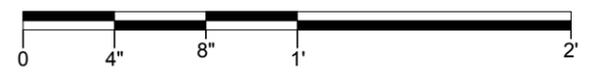
INTERIOR WINDOW TRIM



DETAILS

SCALE: 1-1/2" = 1'

BRACKETS & BOX BAY CORBELS





<< 1.1 - NEIGHBORHOOD REFERENCE:
(725 BENTON)
* 1 OVER 1 WINDOW GRID



1.2 - NEIGHBORHOOD REFERENCE: >>
(2217 WHITE)
* PORCH ROOF & ENTRY SIMILAR



<< 1.3 - NEIGHBORHOOD REFERENCE:
(726 BENTON)
* ARCH AT PORCH
* COLUMNS AT PORCH



<< 1.4 - NEIGHBORHOOD REFERENCE:
(2304 WHITE)
* SHED ROOF OVER BOX BAY ON SIDE



1.5 - NEIGHBORHOOD REFERENCE: >>
(2203 LINDELL)
* BRACKET DETAIL



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**IMAGE REFERENCES
AND NOTES**



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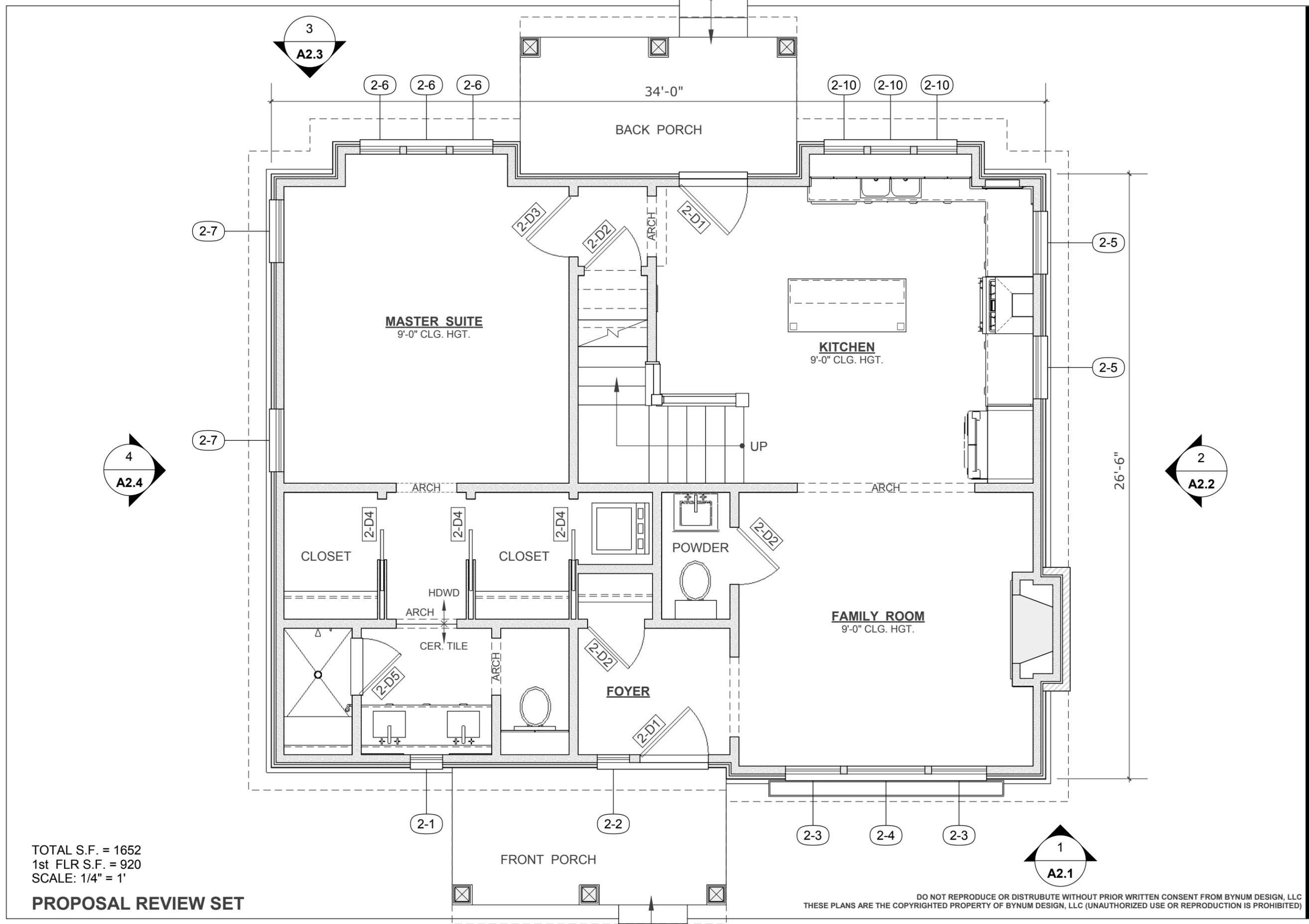
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**ARCHITECTURAL
 FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1652
 1st FLR S.F. = 920
 SCALE: 1/4" = 1'

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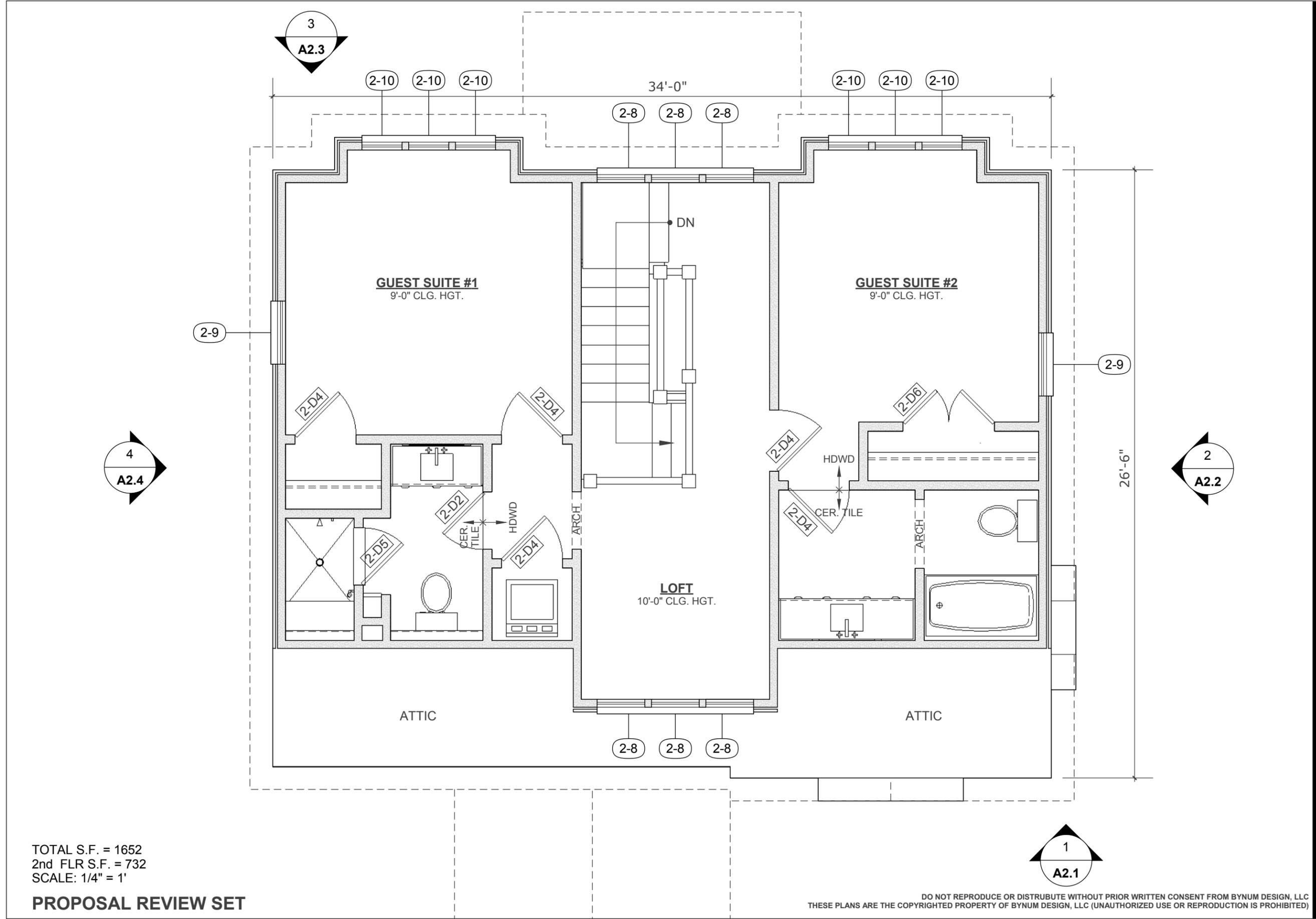
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**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1652
 2nd FLR S.F. = 732
 SCALE: 1/4" = 1'

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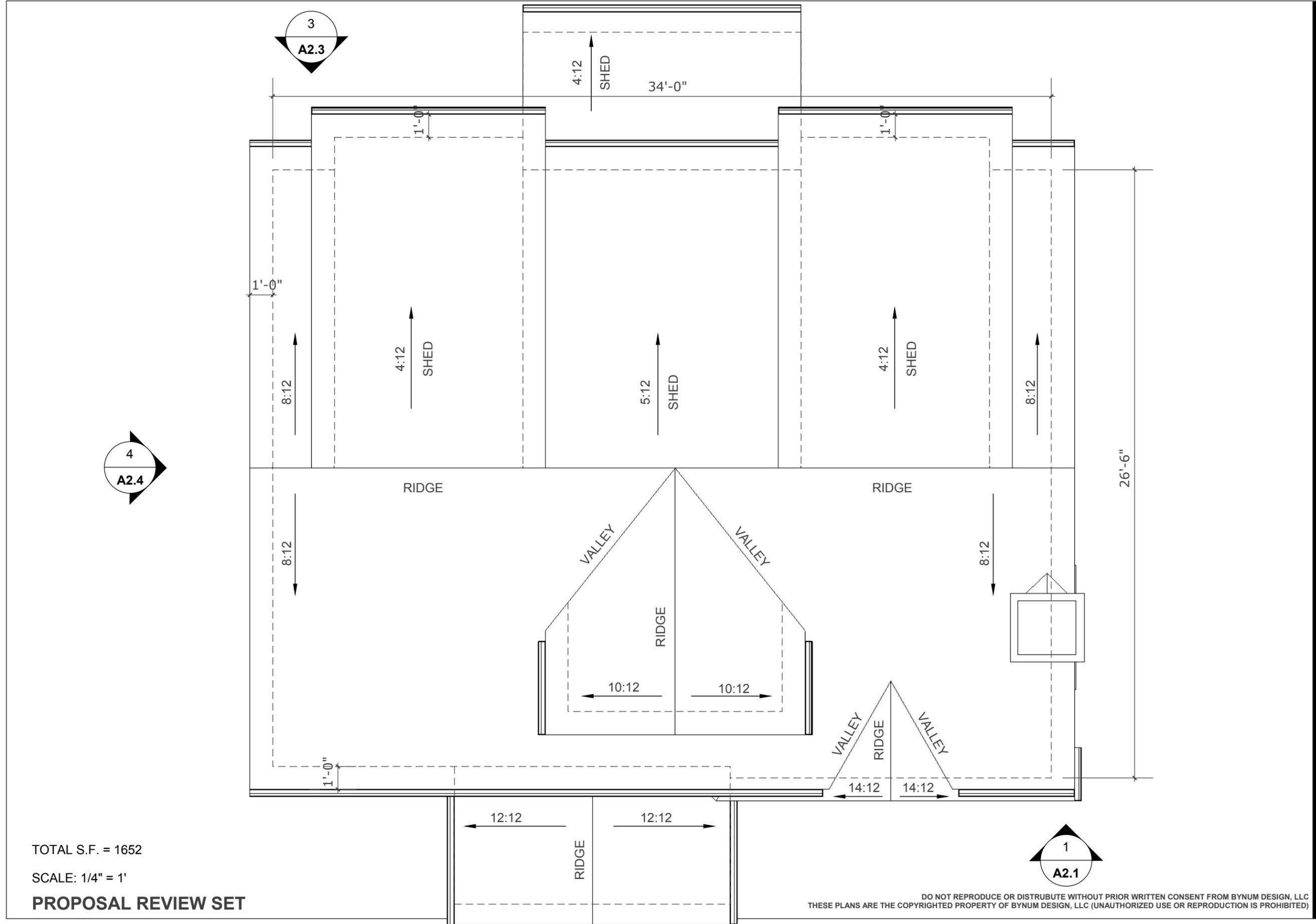
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**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1652

SCALE: 1/4" = 1'

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IMAGE REF:
1.4 ON G1.6

IMAGE REF:
1.1 ON G1.6

IMAGE REF:
1.2 ON G1.6

IMAGE REF:
1.3 ON G1.6

IMAGE REF:
1.5 ON G1.6

IMAGE REF:
1.6 ON G1.6



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'
LOT # 2 - FRONT

SEE DETAILS (G1.4)



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EXTERIOR ELEVATIONS



2 EXTERIOR ELEVATION LOT # 2 - RIGHT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12



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EXTERIOR ELEVATIONS



3 EXTERIOR ELEVATION LOT # 2 - REAR
 SCALE: 1/4" = 1'
 0 2 4 6 8 12

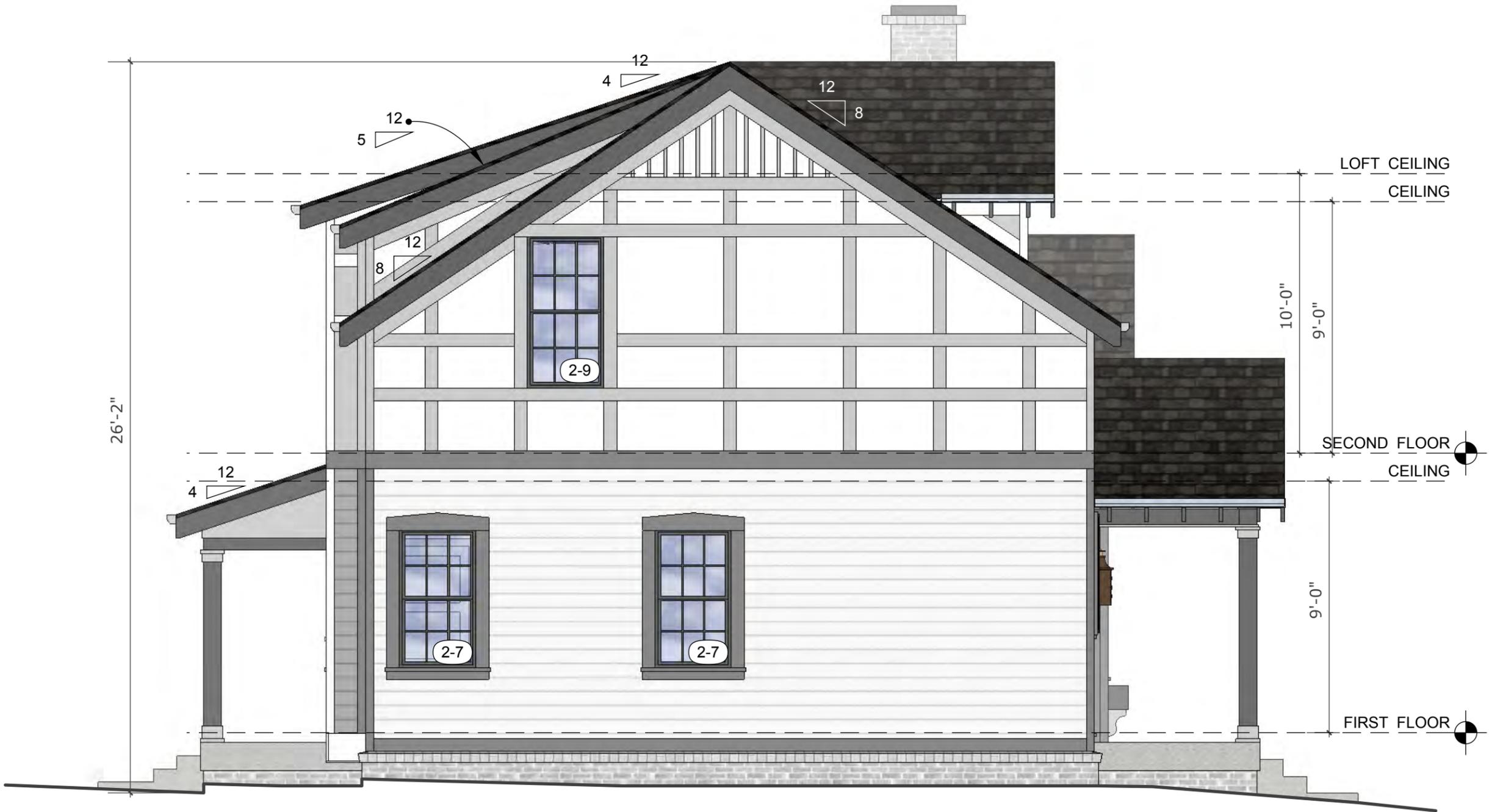


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EXTERIOR ELEVATIONS



4 EXTERIOR ELEVATION LOT # 2 - LEFT
 SCALE: 1/4" = 1'



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**GENERAL FLOOR
PLAN NOTES**

G1.1

GENERAL FLOOR PLAN NOTES:

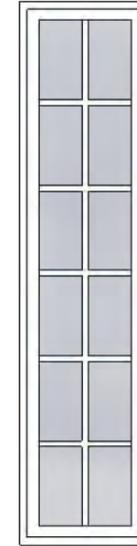
1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD AT EXTERIOR WALLS, AND DIMENSIONED AS FINISHED (W/ 5/8" GYP. BD.) AT INTERIOR WALLS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
2. HVAC DIFFUSER, RETURN, & THERMOSTAT LOCATIONS MUST BE COORDINATED BETWEEN CONTRACTOR AND DESIGNER.
3. ALL INTERIOR WALLS ARE 2"x4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL PLUMBING WALLS ARE 2"x6" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS ARE 2"x4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
4. WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
5. IF NOT DIMENSIONED, DOORS SHALL BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE. SEE DOOR NOTES FOR DOOR SIZES.
6. ALL ANGLES ARE 45 DEGREES, UNLESS OTHERWISE NOTED OR DIMENSIONED.
7. CEILING HEIGHT IS 9'-0", UNLESS OTHERWISE NOTED OR DIMENSIONED.
8. CONTRACTOR SHALL PROVIDED ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND / OR MISCELLANEOUS ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, WINDOW TREATMENTS, ETC.
9. UNLESS OTHERWISE NOTED OR DETAILED, ALL PIPE CAHSES ARE TO HAVE 6" MIN. STUDS WITH WATER-PROOF DRYWALL ON WET SIDE OF WALL.

WINDOW SCHEDULE - WHITE AVE. - LOT #2

WINDOW MARK	QTY.	DESCRIPTION
2-1	1	PELLA, PROLINE #1753, 1'-6" X 4'-5" - CASEMENT (6 GRID)
2-2	1	PELLA, PROLINE #1771, 1'-5" X 5'-11" - FIXED (12 GRID)
2-3	2	PELLA, PROLINE #2971T, 2'-5" X 5'-11" - DOUBLE HUNG (6/6 GRID)
2-4	1	PELLA, PROLINE #4171T, 3'-5" X 5'-11" - DOUBLE HUNG (8/8 GRID)
2-5	2	PELLA, PROLINE #3357T, 2'-9" X 4'-9" - DOUBLE HUNG (6/6 GRID)
2-6	3	PELLA, PROLINE #2157T, 1'-9" X 4'-9" - DOUBLE HUNG (6/6 GRID)
2-7	2	PELLA, PROLINE #3359T, 2'-9" X 4'-11" - DOUBLE HUNG (6/6 GRID)
2-8	6	PELLA, PROLINE #2525, 2'-1" X 2'-1" - TRANSOM (6 GRID)
2-9	2	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (6/6 GRID)
2-10	9	PELLA, PROLINE #2121, 1'-9" X 1'-9" - TRANSOM (6 GRID)



2-1



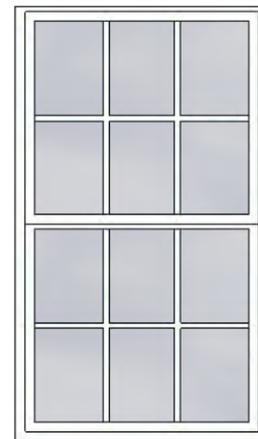
2-2



2-3



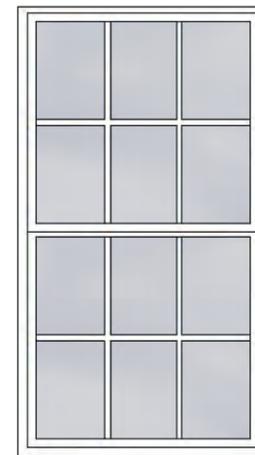
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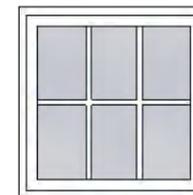
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2-6



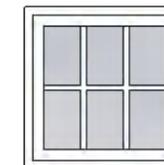
2-7



2-8



2-9



2-10

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

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WINDOW SCHEDULE AND NOTES

G1.2



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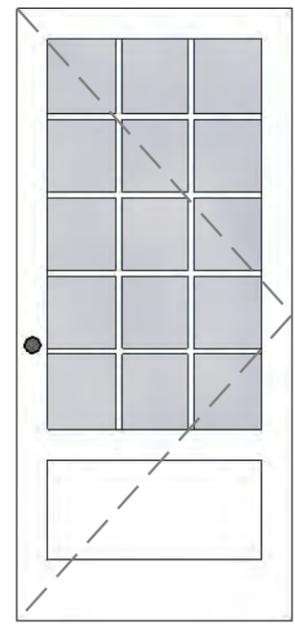
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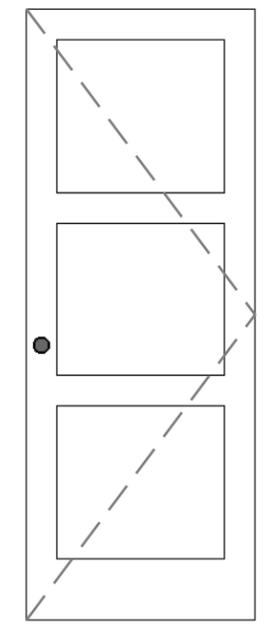
DOOR SCHEDULE AND NOTES

DOOR SCHEDULE - WHITE AVE. - LOT #2

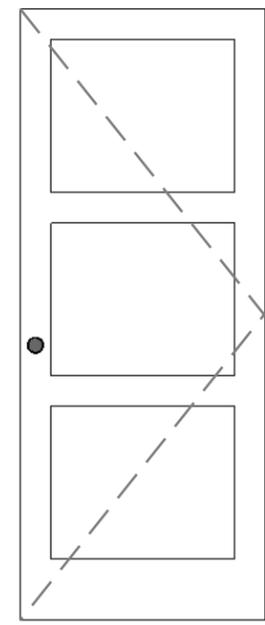
DOOR MARK	QTY.	DESCRIPTION
2-D1	2	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (15 GRID)
2-D2	4	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (3 PANEL)
2-D3	1	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (3 PANEL)
2-D4	8	2'-8" X 6'-8" - INTERIOR, WOOD - POCKET (3 PANEL)
2-D5	2	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
2-D6	1	4'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-0" / 3 PANEL)



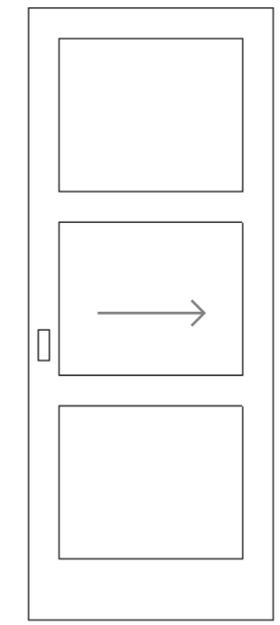
2-D1



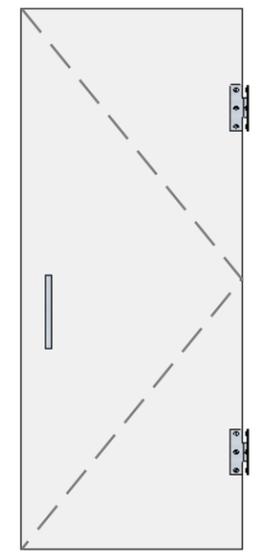
2-D2



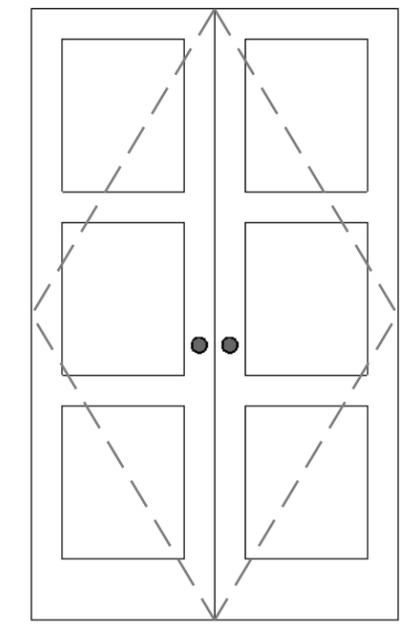
2-D3



2-D4



2-D5



2-D6

DOOR SYMBOLS @
 SCALE: 1/2" = 1'

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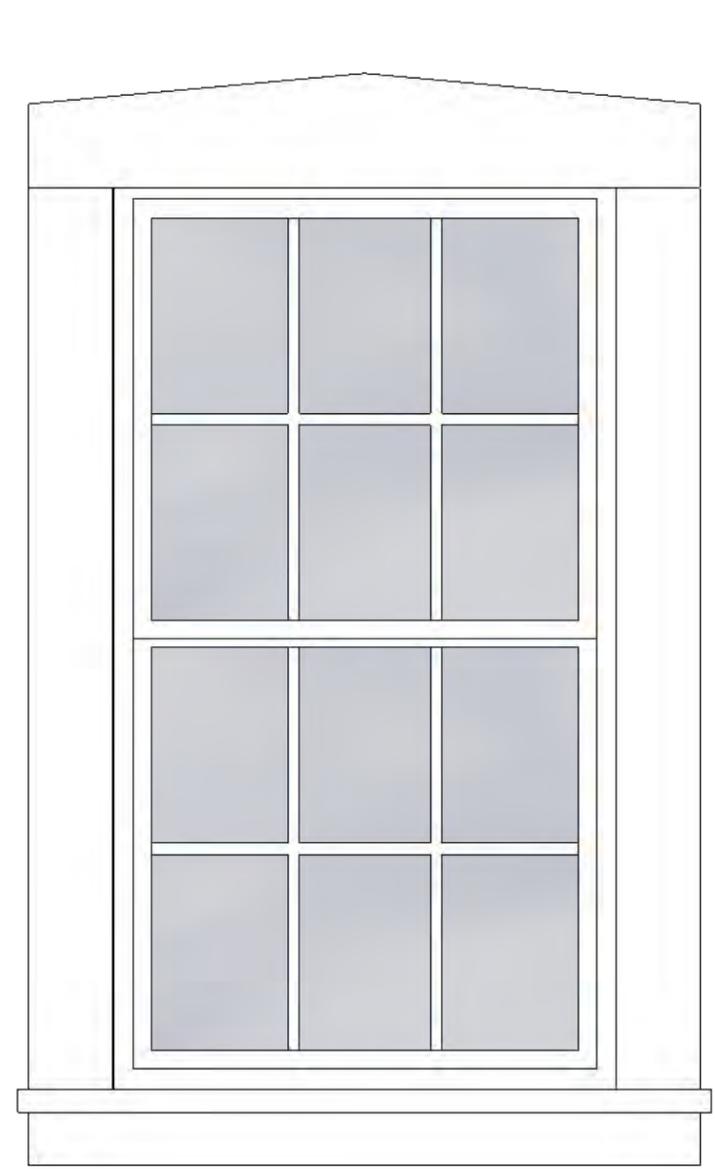
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**ARCHITECTURAL
EXTERIOR DETAILS**

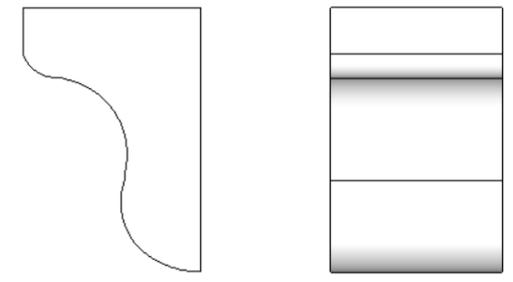
G1.4



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'

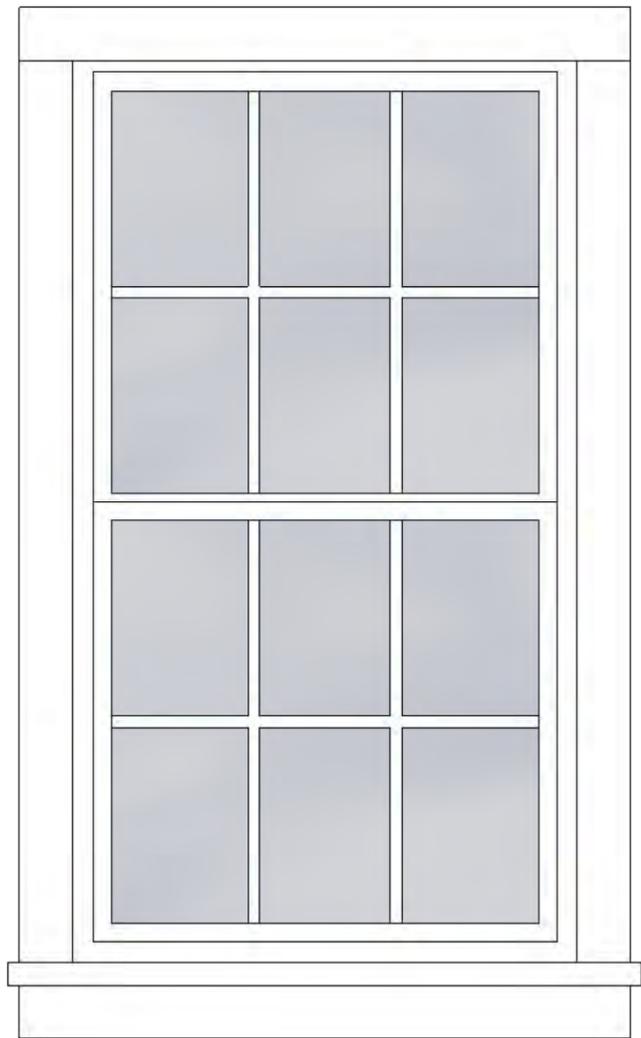


DETAILS

WINDOW BOX CORBELS

SCALE: 1-1/2" = 1'





DETAILS

SCALE: 1" = 1'

INTERIOR WINDOW TRIM



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ISSUE DATE: 07 . 24 . 2014
PROJECT #: 13020

DRAWN BY: DB
CHECKED BY: VP

**ARCHITECTURAL
INTERIOR DETAILS**

G1.5



<< 1.1 - NEIGHBORHOOD REFERENCE:
(2222 WHITE)
* PORCH BEAM



1.2 - NEIGHBORHOOD REFERENCE: >>
(2312 LINDELL)
* WINDOW SHUTTER



<< 1.3 - NEIGHBORHOOD REFERENCE:
(2101 GRANTLAND)
* PORCH COLUMNS



1.4 - NEIGHBORHOOD REFERENCE: >>
(751 ROYCROFT)
* WINDOWS IN DORMER



<< 1.5 - NEIGHBORHOOD REFERENCE:
(743 ROYCROFT)
* BOARD AND BATTAN SIDING



1.6 - NEIGHBORHOOD REFERENCE: >>
(2105 WHITE)
* WINDOW BOX & CORBELS



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**IMAGE REFERENCES
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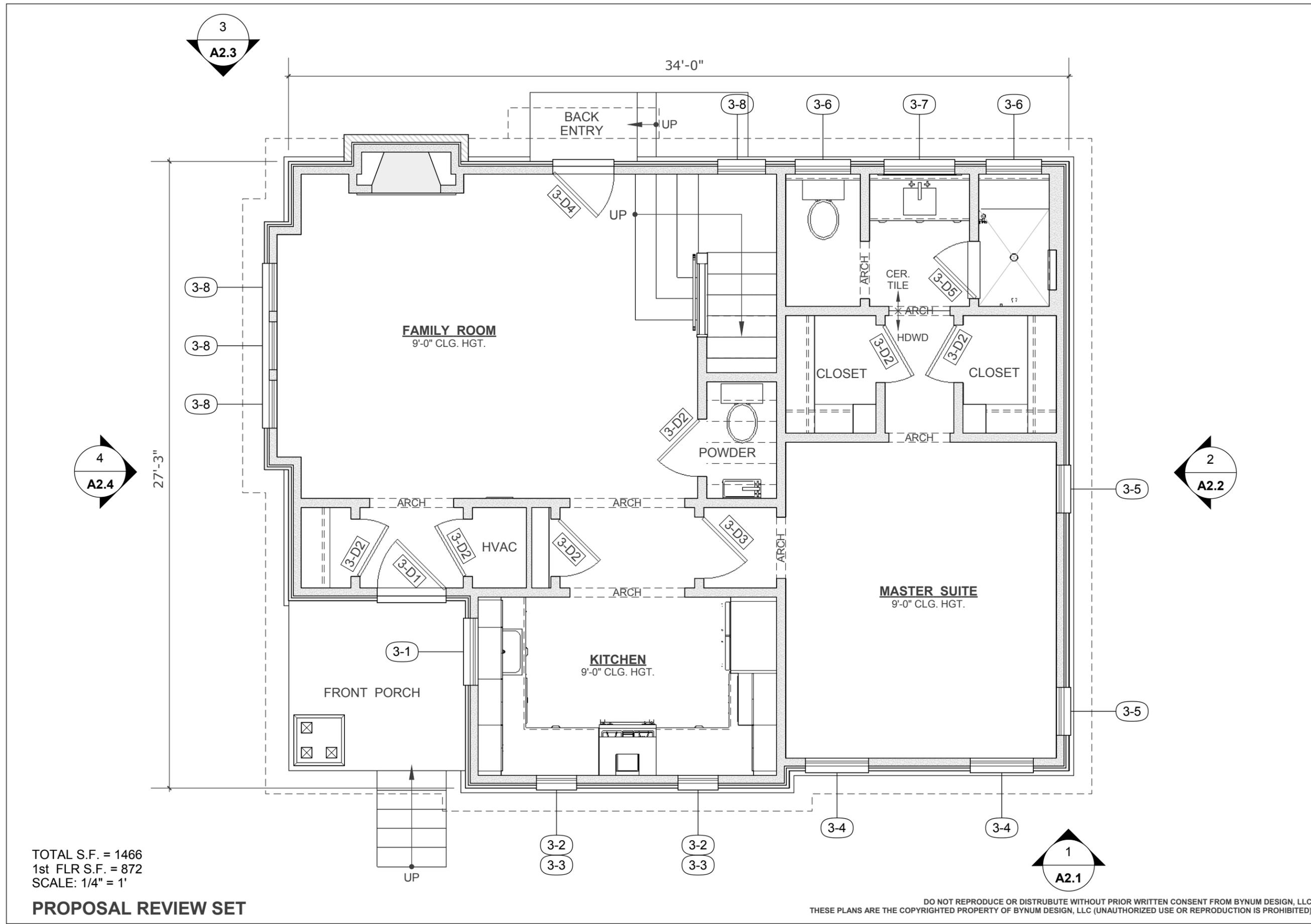
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**ARCHITECTURAL
 FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1466
 1st FLR S.F. = 872
 SCALE: 1/4" = 1'

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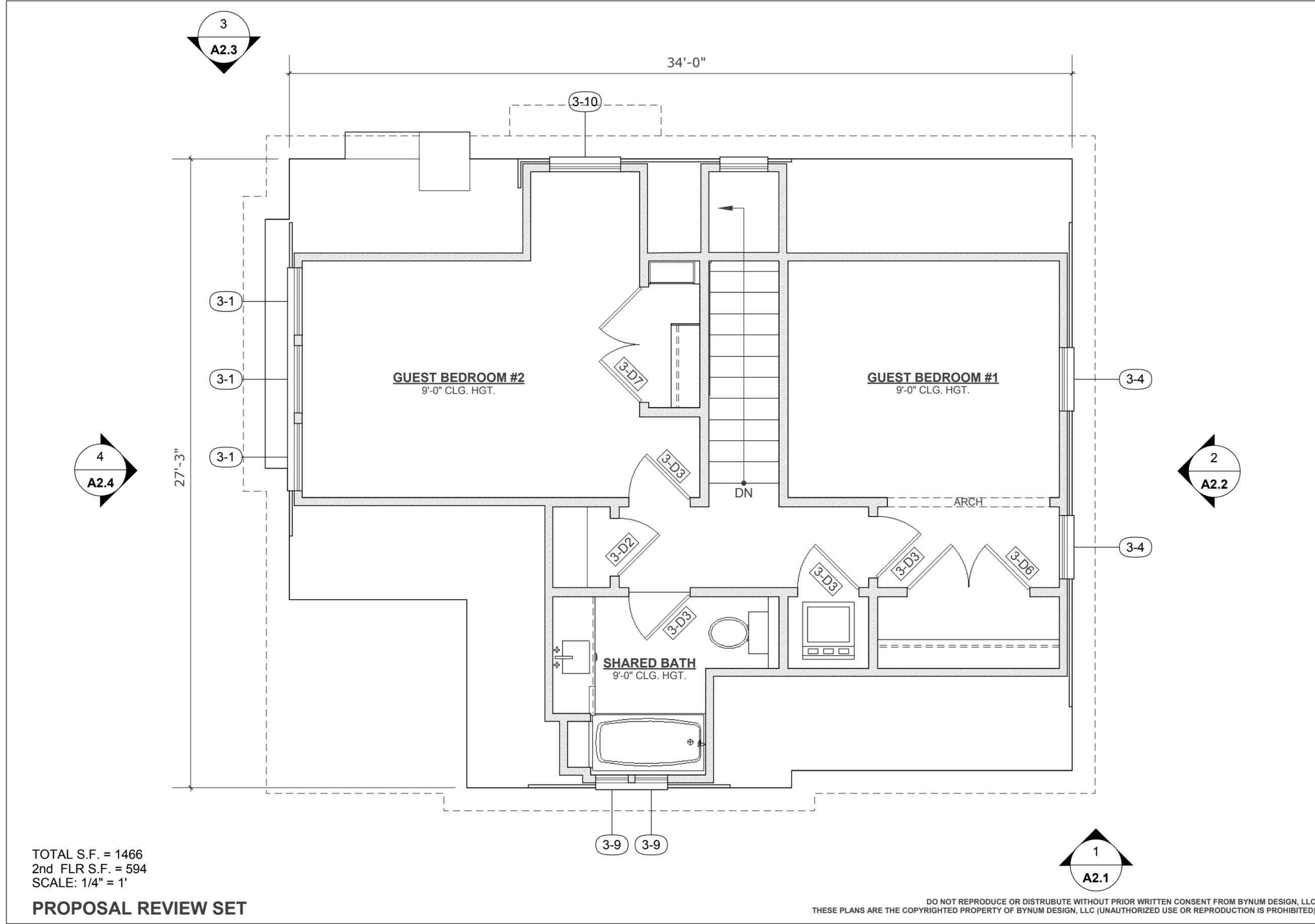
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 DB VP

**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1466
 2nd FLR S.F. = 594
 SCALE: 1/4" = 1'

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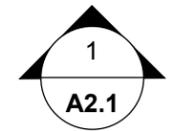
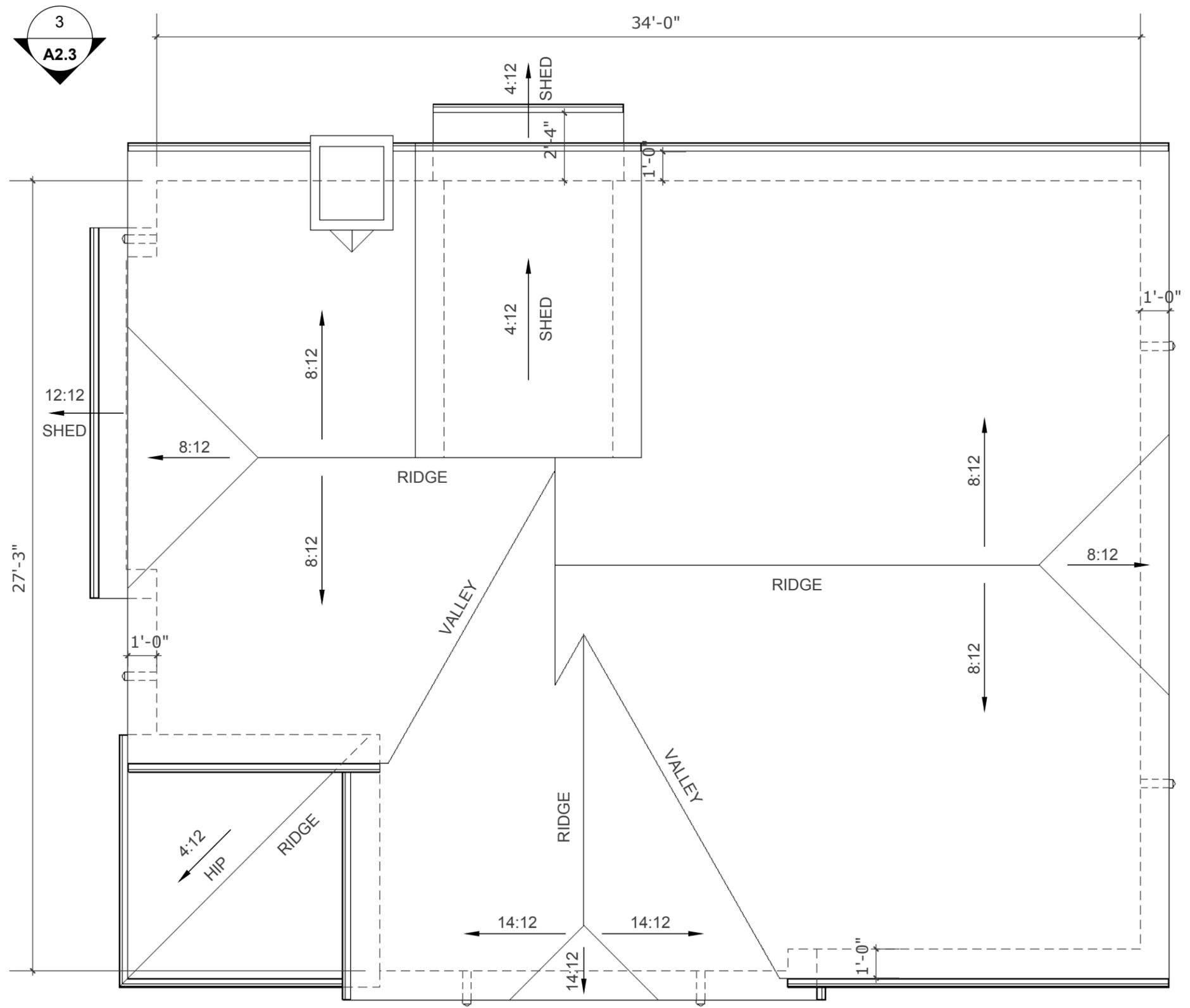
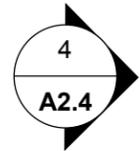
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 07.24.2014

DRAWN BY: DB
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**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1466
 SCALE: 1/4" = 1'
PROPOSAL REVIEW SET

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1 EXTERIOR ELEVATION LOT # 3 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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EXTERIOR ELEVATIONS



2 EXTERIOR ELEVATION LOT # 3 - RIGHT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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3 EXTERIOR ELEVATION LOT # 3 - REAR
 SCALE: 1/4" = 1'

EXTERIOR ELEVATIONS



4 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 3 - LEFT





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**GENERAL FLOOR
PLAN NOTES**

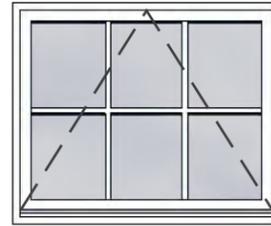
G1.1

GENERAL FLOOR PLAN NOTES:

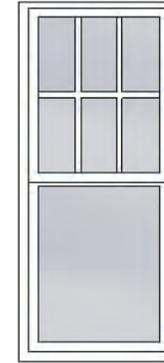
1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD AT EXTERIOR WALLS, AND DIMENSIONED AS FINISHED (W/ 5/8" GYP. BD.) AT INTERIOR WALLS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
2. HVAC DIFFUSER, RETURN, & THERMOSTAT LOCATIONS MUST BE COORDINATED BETWEEN CONTRACTOR AND DESIGNER.
3. ALL INTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL PLUMBING WALLS ARE 2"X6" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
4. WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
5. IF NOT DIMENSIONED, DOORS SHALL BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE. SEE DOOR NOTES FOR DOOR SIZES.
6. ALL ANGLES ARE 45 DEGREES, UNLESS OTHERWISE NOTED OR DIMENSIONED.
7. CEILING HEIGHT IS 9'-0", UNLESS OTHERWISE NOTED OR DIMENSIONED.
8. CONTRACTOR SHALL PROVIDED ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND / OR MISCELLANEOUS ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, WINDOW TREATMENTS, ETC.
9. UNLESS OTHERWISE NOTED OR DETAILED, ALL PIPE CAHSES ARE TO HAVE 6" MIN. STUDS WITH WATER-PROOF DRYWALL ON WET SIDE OF WALL.

WINDOW SCHEDULE - WHITE AVE. - LOT #3

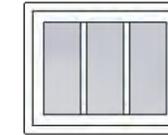
WINDOW MARK	QTY.	DESCRIPTION
3-1	4	PELLA, PROLINE #T3529T, 2'-11" X 2'-5" - AWNING (6 GRID)
3-2	2	PELLA, PROLINE #2147T, 1'-9" X 3'-11" - DOUBLE HUNG (6/1 GRID)
3-3	2	PELLA, PROLINE #2117, 1'-9" X 1'-5" - TRANSOM (3 GRID)
3-4	4	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (6/1 GRID)
3-5	2	PELLA, PROLINE #2565T, 2'-1" X 5'-5" - DOUBLE HUNG (6/1 GRID)
3-6	2	PELLA, PROLINE #2917, 2'-5" X 1'-5" - TRANSOM (3 GRID)
3-7	1	PELLA, PROLINE #3717, 3'-1" X 1'-5" - TRANSOM (3 GRID)
3-8	4	PELLA, PROLINE #2571T, 2'-1" X 5'-11" - DOUBLE HUNG (6/1 GRID)
3-9	2	PELLA, PROLINE #1725, 1'-5" X 2'-1" - TRANSOM (6 GRID)
3-10	1	PELLA, PROLINE #3757T, 3'-1" X 4'-9" - DOUBLE HUNG (6/1 GRID)



3-1



3-2



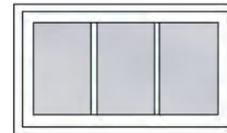
3-3



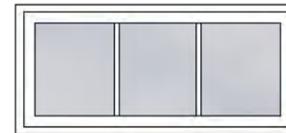
3-4



3-5



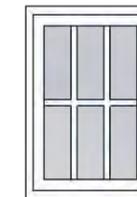
3-6



3-7



3-8



3-9



3-10

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

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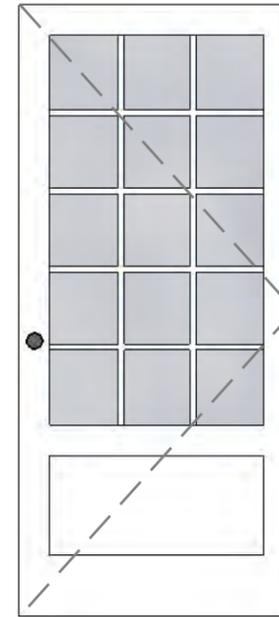
ISSUE DATE: PROJECT #: 07.24.2014 13020
DRAWN BY: DB
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WINDOW SCHEDULE AND NOTES

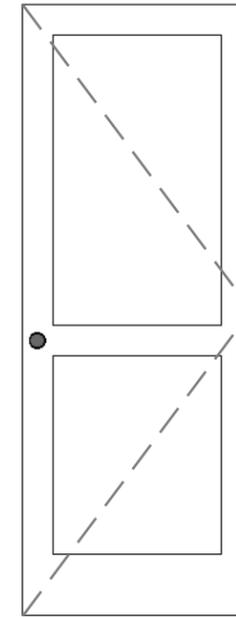
G1.2

DOOR SCHEDULE - WHITE AVE. - LOT #3

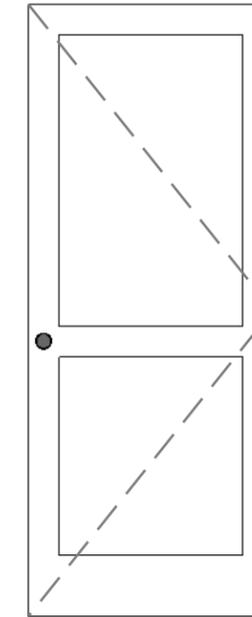
DOOR MARK	QTY.	DESCRIPTION
3-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (15 GRID)
3-D2	5	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (2 PANEL)
3-D3	1	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (2 PANEL)
3-D4	1	2'-8" X 6'-8" - EXTERIOR, WOOD - FULL GLASS (15 GRID)
3-D5	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
3-D6	1	5'-4" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-8" 2 PANEL)
3-D7	1	5'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-6" 2 PANEL)



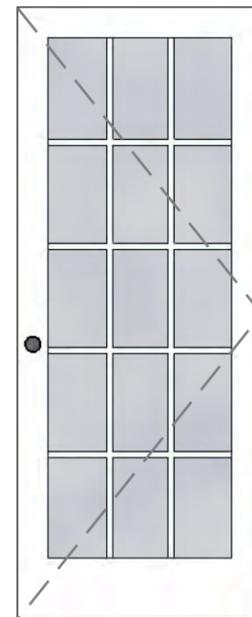
3-D1



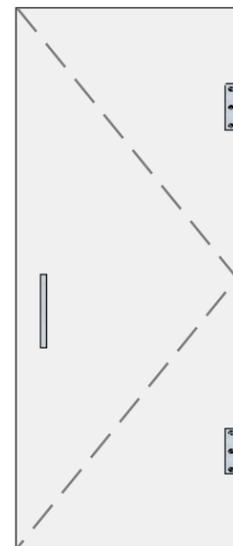
3-D2



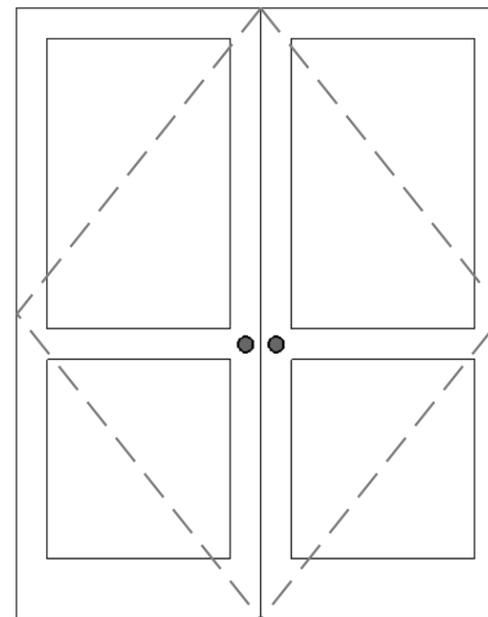
3-D3



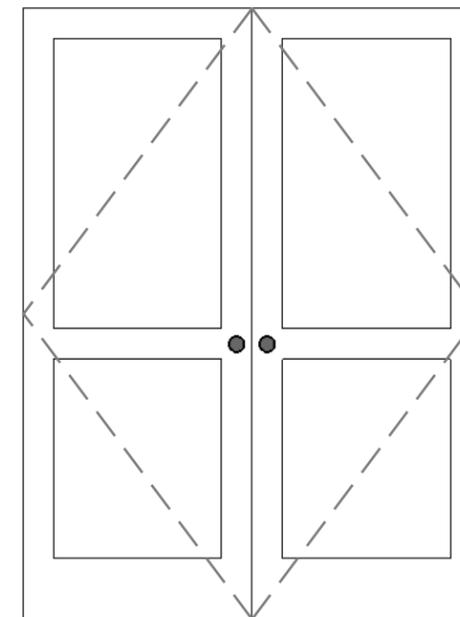
3-D4



3-D5



3-D6



3-D7

DOOR SYMBOLS @
SCALE: 1/2" = 1'

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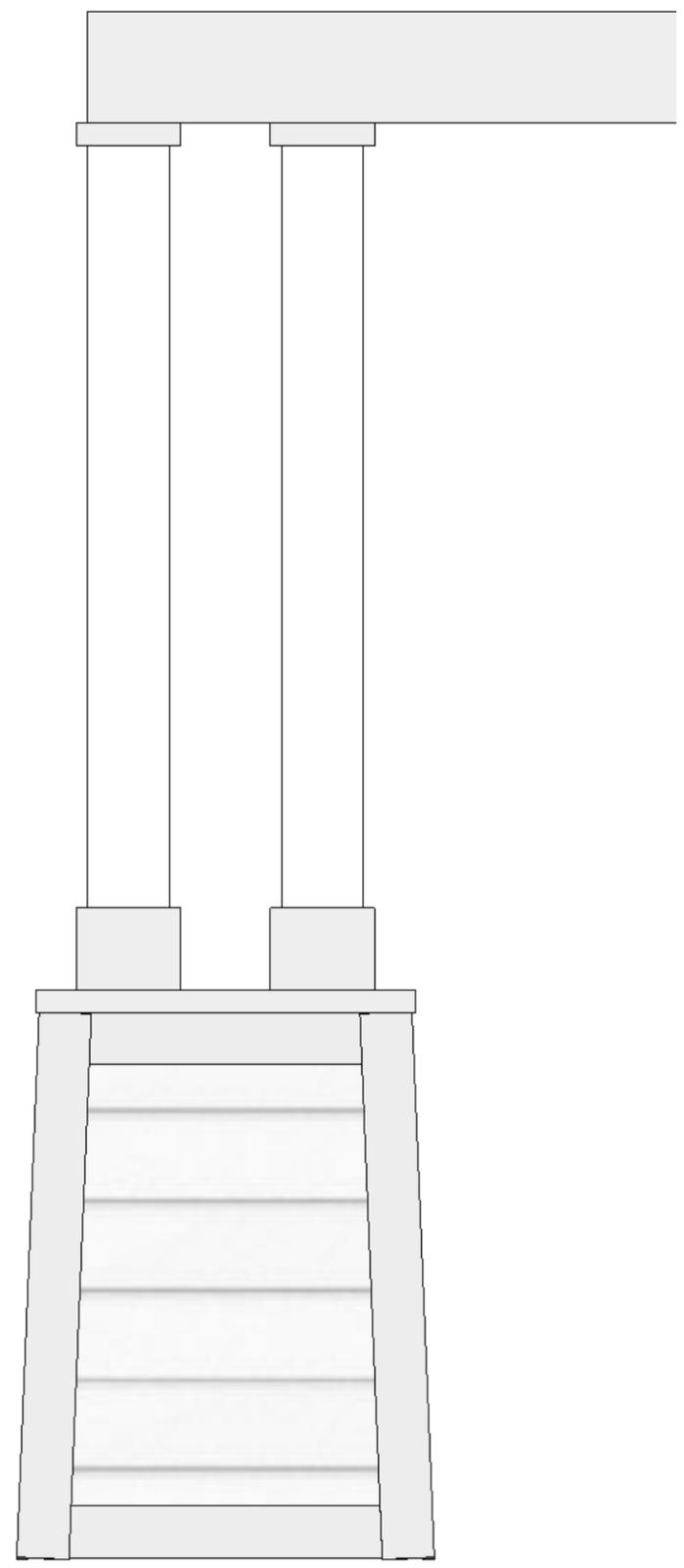
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**DOOR SCHEDULE
AND NOTES**

G1.3



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



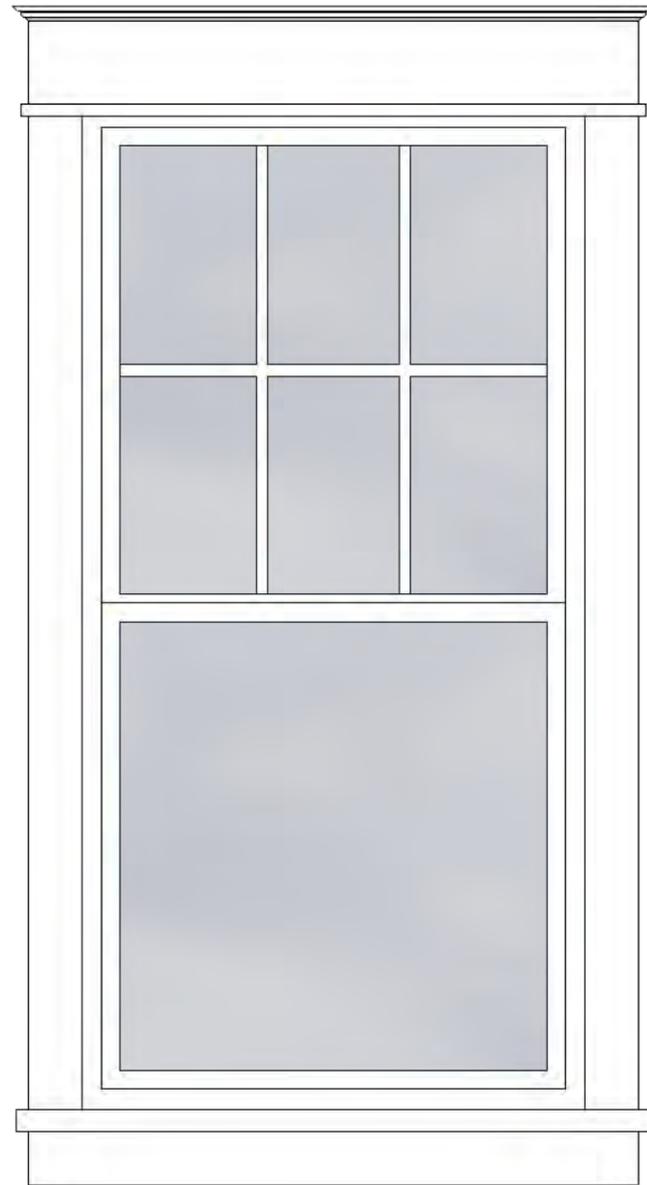
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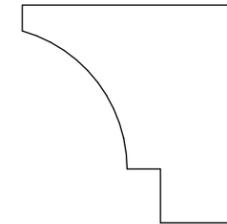
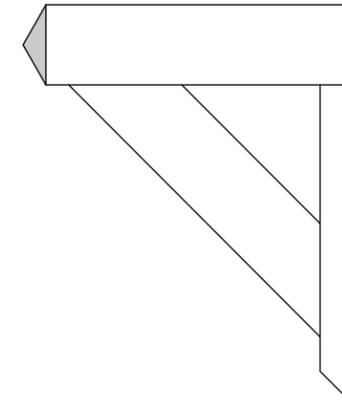
**ARCHITECTURAL
 EXTERIOR DETAILS**



DETAILS

SCALE: 1" = 1'

INTERIOR WINDOW TRIM



DETAILS

BRACKETS & BOX BAY CORBELS

SCALE: 1-1/2" = 1'



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**ARCHITECTURAL
 INTERIOR DETAILS**

G1.5



<< 1.1 - NEIGHBORHOOD REFERENCE:
(2223 GRANTLAND)
* WINDOW TRIM



1.2 - NEIGHBORHOOD REFERENCE: >>
(2304 WHITE)
* BOX BAY WITH SHED ROOF



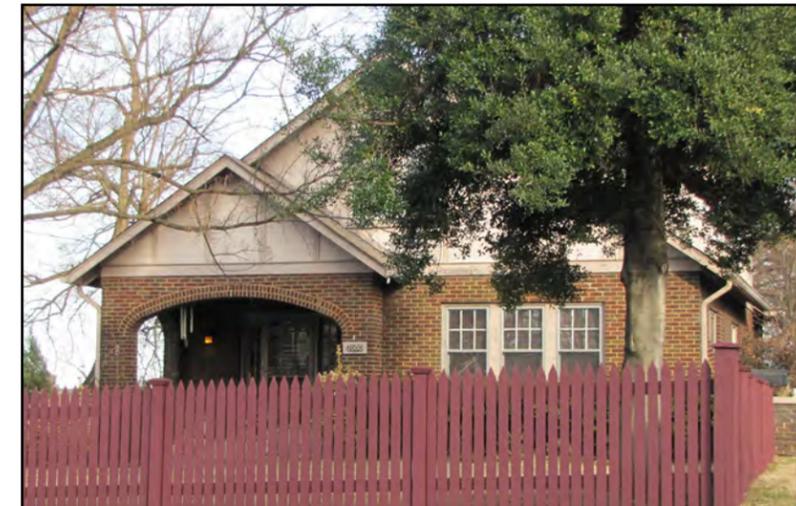
<< 1.3 - NEIGHBORHOOD REFERENCE:
(2216 WHITE)
* TRANSOM ABOVE MAIN WINDOW



1.4 - NEIGHBORHOOD REFERENCE: >>
(2208 WHITE)
* SHUTTERS & CLIPPED GABLES



<< 1.5 - NEIGHBORHOOD REFERENCE:
(2010 WHITE)
* PORCH COLUMNS



1.6 - NEIGHBORHOOD REFERENCE: >>
(2000 RIDLEY)
* WINDOW GRID



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IMAGE REFERENCES AND NOTES



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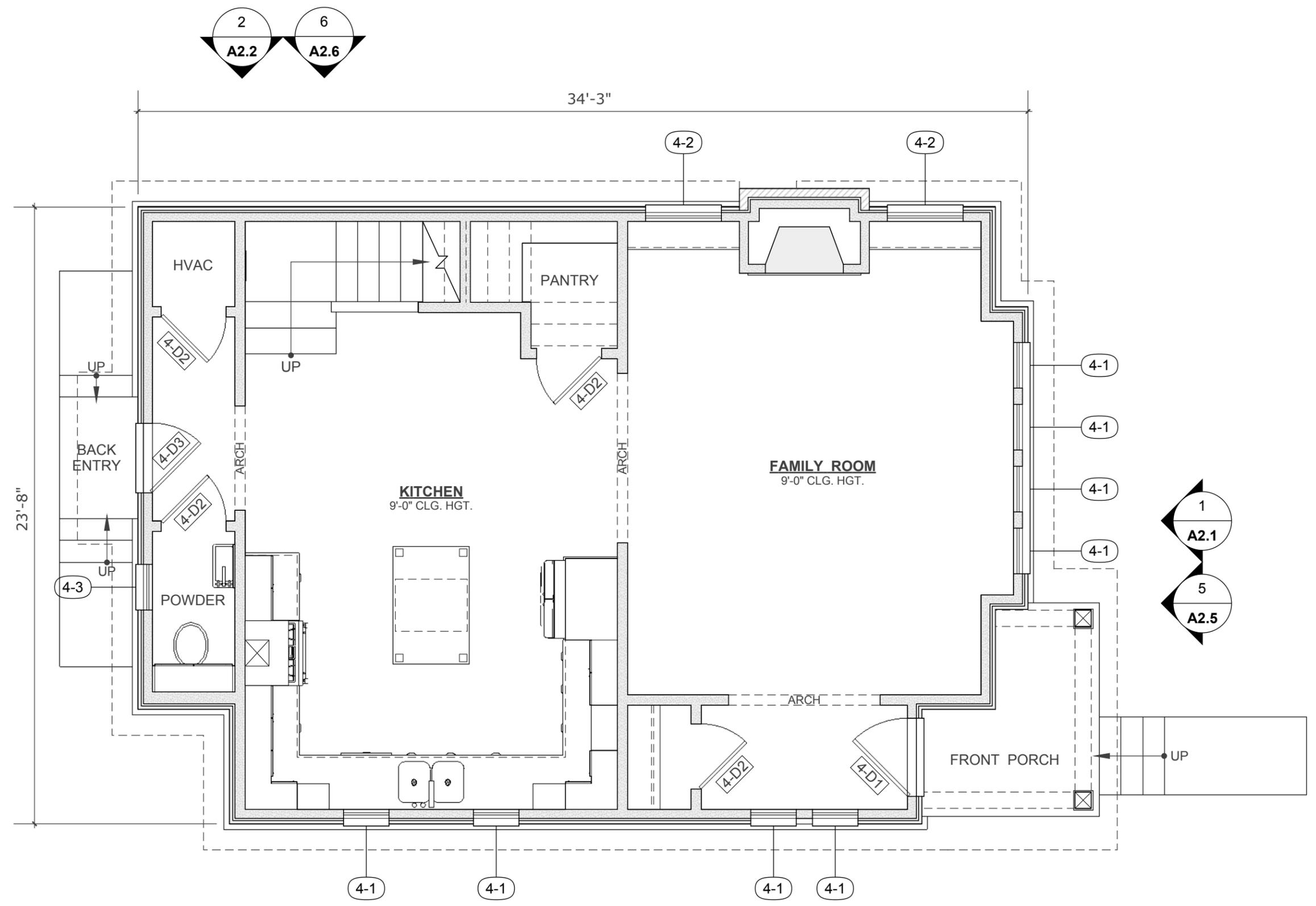
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ARCHITECTURAL FLOOR PLAN

FIRST FLOOR

A1.1



TOTAL S.F. = 1538
 1st FLR S.F. = 771
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

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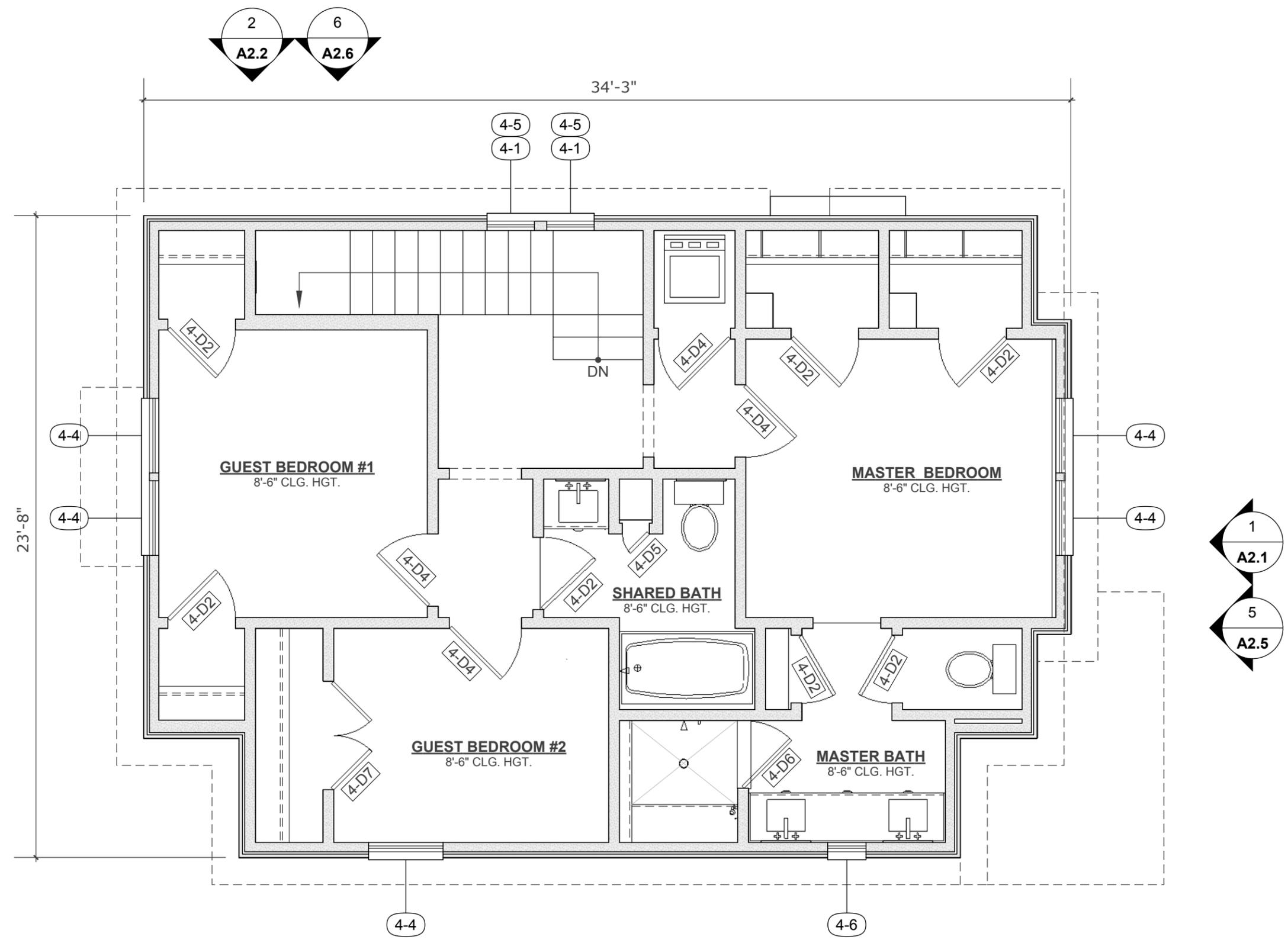
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**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1538
 2nd FLR S.F. = 767
 SCALE: 1/4" = 1'

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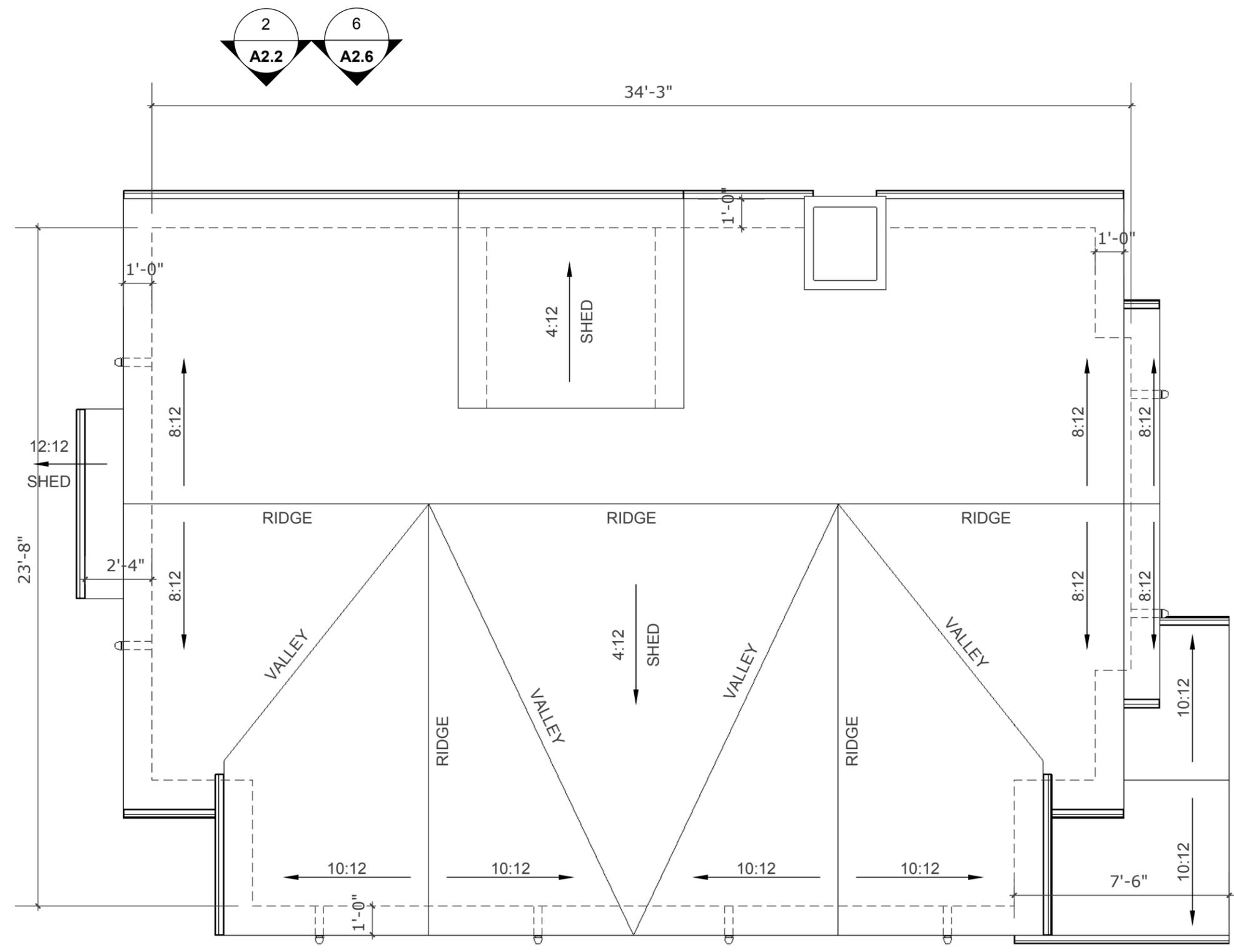
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**ARCHITECTURAL
ROOF PLAN**

A1.4



TOTAL S.F. = 1538

SCALE: 1/4" = 1'

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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION LOT # 4 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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EXTERIOR ELEVATIONS

A2.2



2 EXTERIOR ELEVATION LOT # 4 - RIGHT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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3 **EXTERIOR ELEVATION** LOT # 4 - REAR
SCALE: 1/4" = 1'
0 2 4 6 8 12



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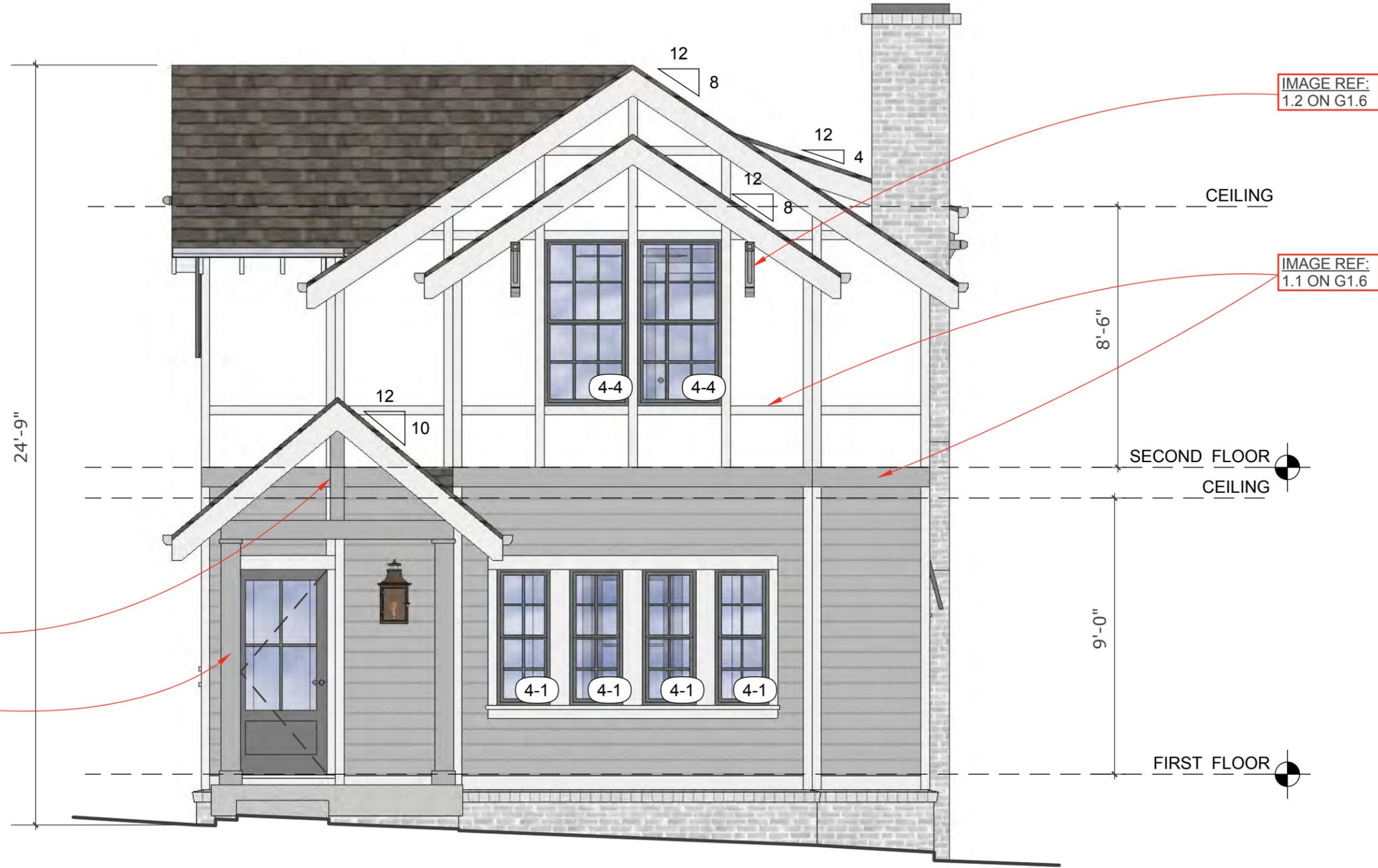
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 07 . 24 . 2014

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CHECKED BY: VP



4 EXTERIOR ELEVATION LOT # 4 - LEFT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12



5

EXTERIOR ELEVATION

LOT # 7 - FRONT

SCALE: 1/4" = 1'





6 **EXTERIOR ELEVATION** LOT # 7 - RIGHT
SCALE: 1/4" = 1'



7 EXTERIOR ELEVATION

LOT # 7 - REAR

SCALE: 1/4" = 1'





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8 EXTERIOR ELEVATION LOT # 7 - LEFT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12



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**GENERAL FLOOR
PLAN NOTES**

G1.1

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD AT EXTERIOR WALLS, AND DIMENSIONED AS FINISHED (W/ 5/8" GYP. BD.) AT INTERIOR WALLS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
2. HVAC DIFFUSER, RETURN, & THERMOSTAT LOCATIONS MUST BE COORDINATED BETWEEN CONTRACTOR AND DESIGNER.
3. ALL INTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL PLUMBING WALLS ARE 2"X6" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
4. WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
5. IF NOT DIMENSIONED, DOORS SHALL BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE. SEE DOOR NOTES FOR DOOR SIZES.
6. ALL ANGLES ARE 45 DEGREES, UNLESS OTHERWISE NOTED OR DIMENSIONED.
7. CEILING HEIGHT IS 9'-0", UNLESS OTHERWISE NOTED OR DIMENSIONED.
8. CONTRACTOR SHALL PROVIDED ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND / OR MISCELLANEOUS ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, WINDOW TREATMENTS, ETC.
9. UNLESS OTHERWISE NOTED OR DETAILED, ALL PIPE CAHSES ARE TO HAVE 6" MIN. STUDS WITH WATER-PROOF DRYWALL ON WET SIDE OF WALL.



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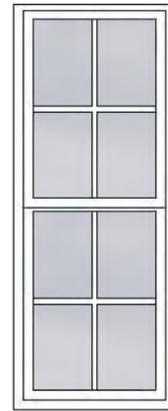
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WINDOW SCHEDULE AND NOTES

WINDOW SCHEDULE - WHITE AVE. - LOTS #4 & #7

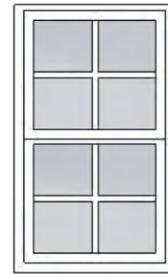
WINDOW MARK	QTY.	DESCRIPTION
4-1	10	PELLA, PROLINE #2153T, 1'-9" X 4'-5" - DOUBLE HUNG (4/4 GRID)
4-2	2	PELLA, PROLINE #T3529T, 2'-11" X 2'-5" - AWNING (6 GRID)
4-3	1	PELLA, PROLINE #2135T, 1'-9" X 2'-11" - DOUBLE HUNG (4/4 GRID)
4-4	5	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (6/6 GRID)
4-5	2	PELLA, PROLINE #2121, 1'-9" X 1'-9" - TRANSOM (4 GRID)
4-6	1	PELLA, PROLINE #1747, 1'-5" X 3'-11" - CASEMENT (6 GRID)



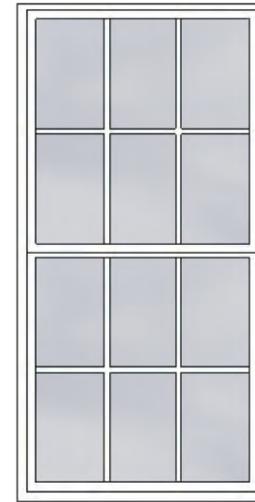
4-1



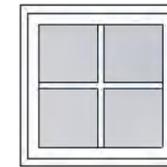
4-2



4-3



4-4



4-5



4-6

WINDOW SYMBOLS @
 SCALE: 1/2" = 1'

PROPOSAL REVIEW SET



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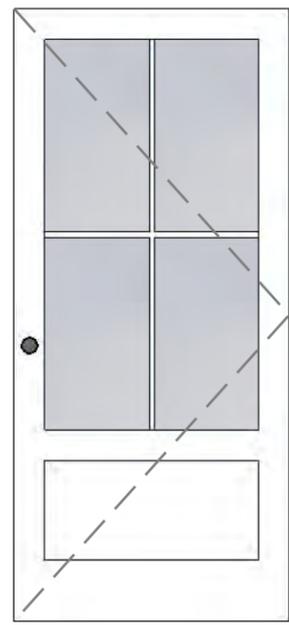
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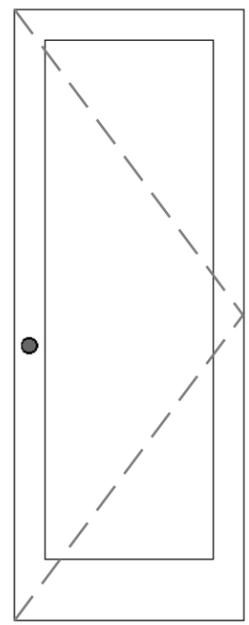
DOOR SCHEDULE AND NOTES

DOOR SCHEDULE - WHITE AVE. - LOTS #4 & #7

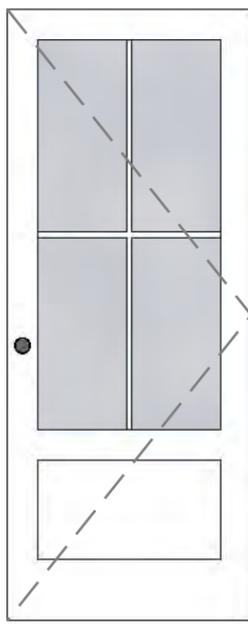
DOOR MARK	QTY.	DESCRIPTION
4-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (4 GRID)
4-D2	11	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
4-D3	1	2'-8" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (4 GRID)
4-D4	4	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
4-D5	1	1'-0" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
4-D6	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
4-D7	1	4'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-0" 1 PANEL)



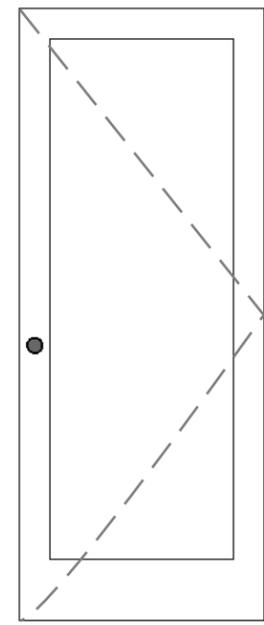
4-D1



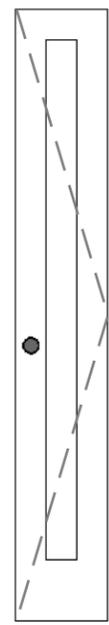
4-D2



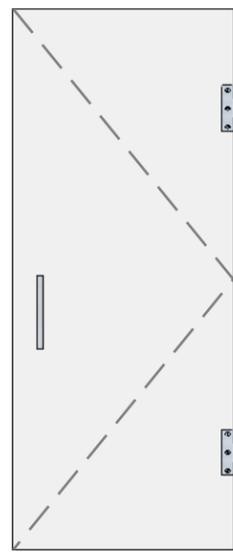
4-D3



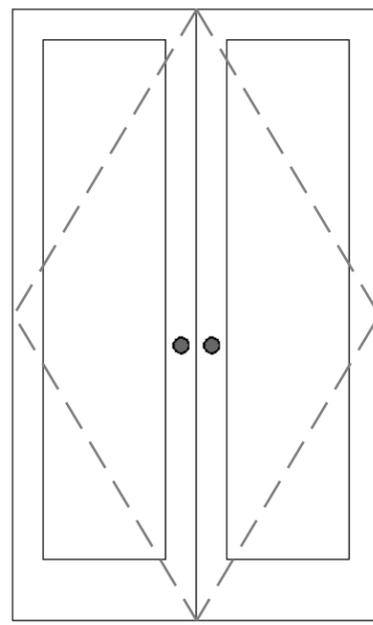
4-D4



4-D5



4-D6



4-D7

DOOR SYMBOLS @
 SCALE: 1/2" = 1'

PROPOSAL REVIEW SET

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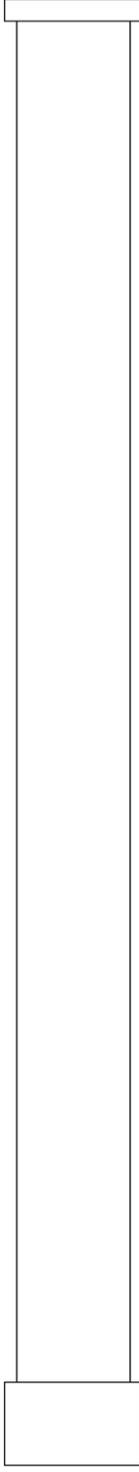
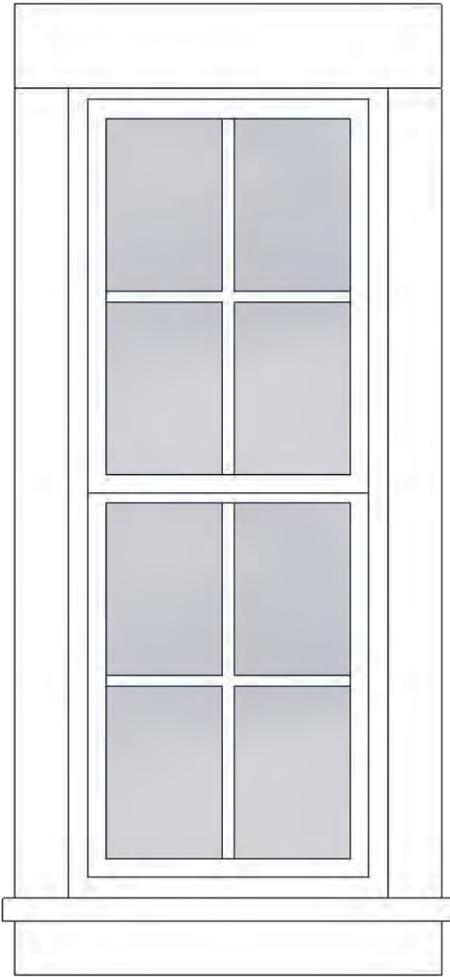
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**ARCHITECTURAL
EXTERIOR DETAILS**

G1.4



DETAILS

SCALE: 1" = 1'

EXTERIOR WINDOW TRIM & PORCH COLUMNS





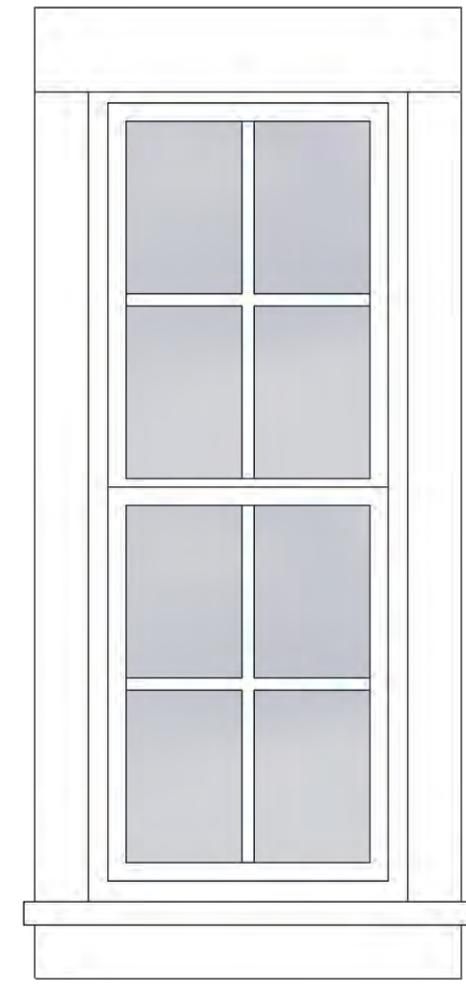
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**ARCHITECTURAL
INTERIOR DETAILS**

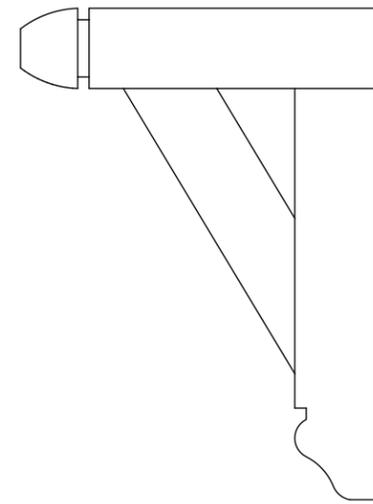
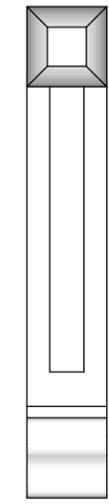
G1.5



DETAILS

SCALE: 1" = 1'

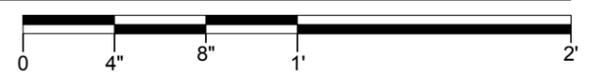
INTERIOR WINDOW TRIM



DETAILS

SCALE: 1-1/2" = 1'

BRACKETS





<< 1.1 - NEIGHBORHOOD REFERENCE:
(2000 RIDLEY)
 * BELLY BAND & UPPER TRIM



1.2 - NEIGHBORHOOD REFERENCE: >>
(2306 WHITE)
 * BRACKETS



<< 1.3 - NEIGHBORHOOD REFERENCE:
(747 BENTON)
 * CHIMNEY SHAPE SIMILAR



<< 1.4 - NEIGHBORHOOD REFERENCE:
(2300 WHITE)
 * PORCH COLUMNS

1.5 - NEIGHBORHOOD REFERENCE: >>
(2200 LINDELL)
 * OPEN PORCH GABLE

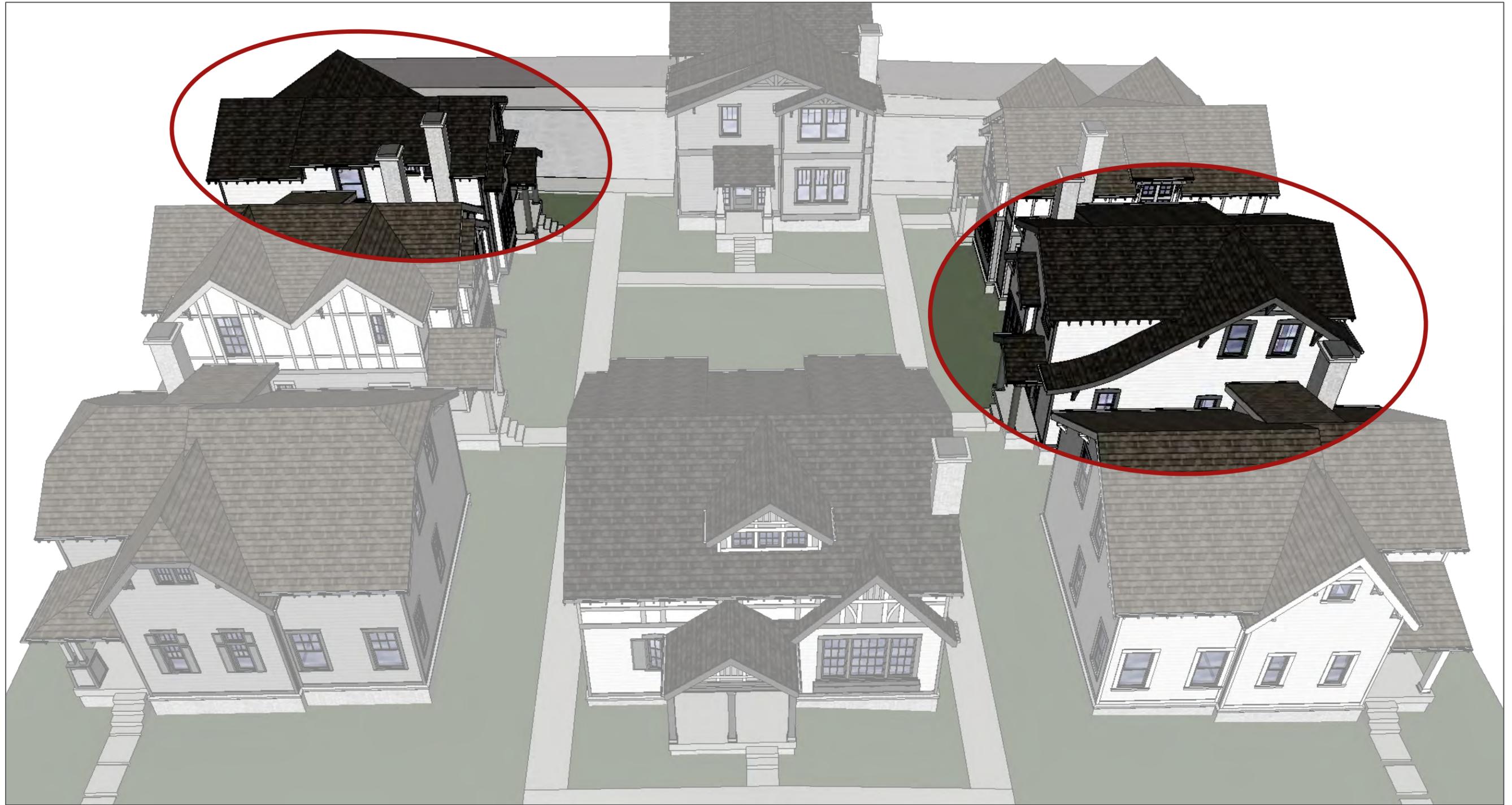


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IMAGE REFERENCES AND NOTES



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**PROPOSAL
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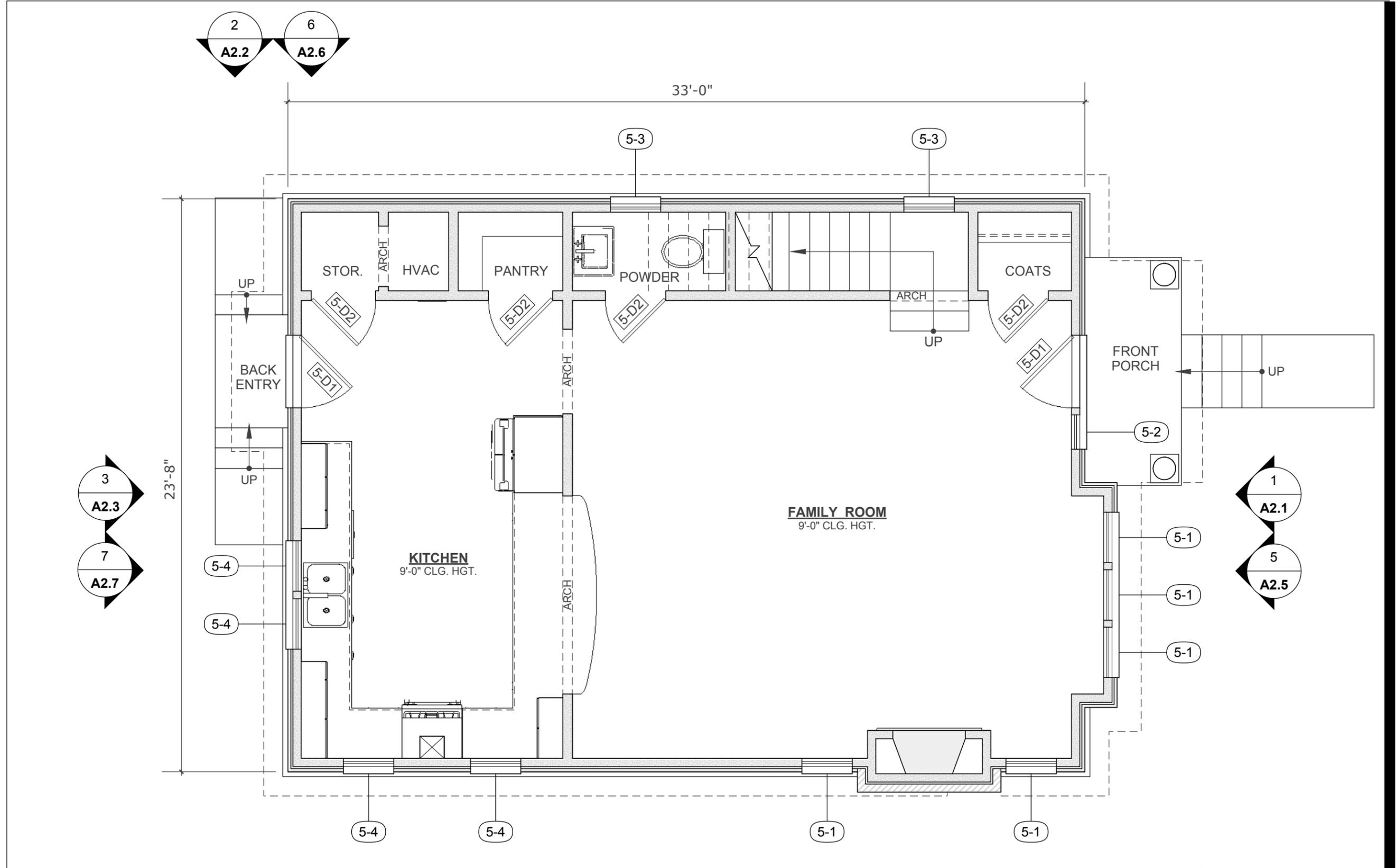
ISSUE DATE: PROJECT #:
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DRAWN BY: CHECKED BY:
 DB VP

**ARCHITECTURAL
 FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1582
 1st FLR S.F. = 798
 SCALE: 1/4" = 1'

PROPOSAL REVIEW SET

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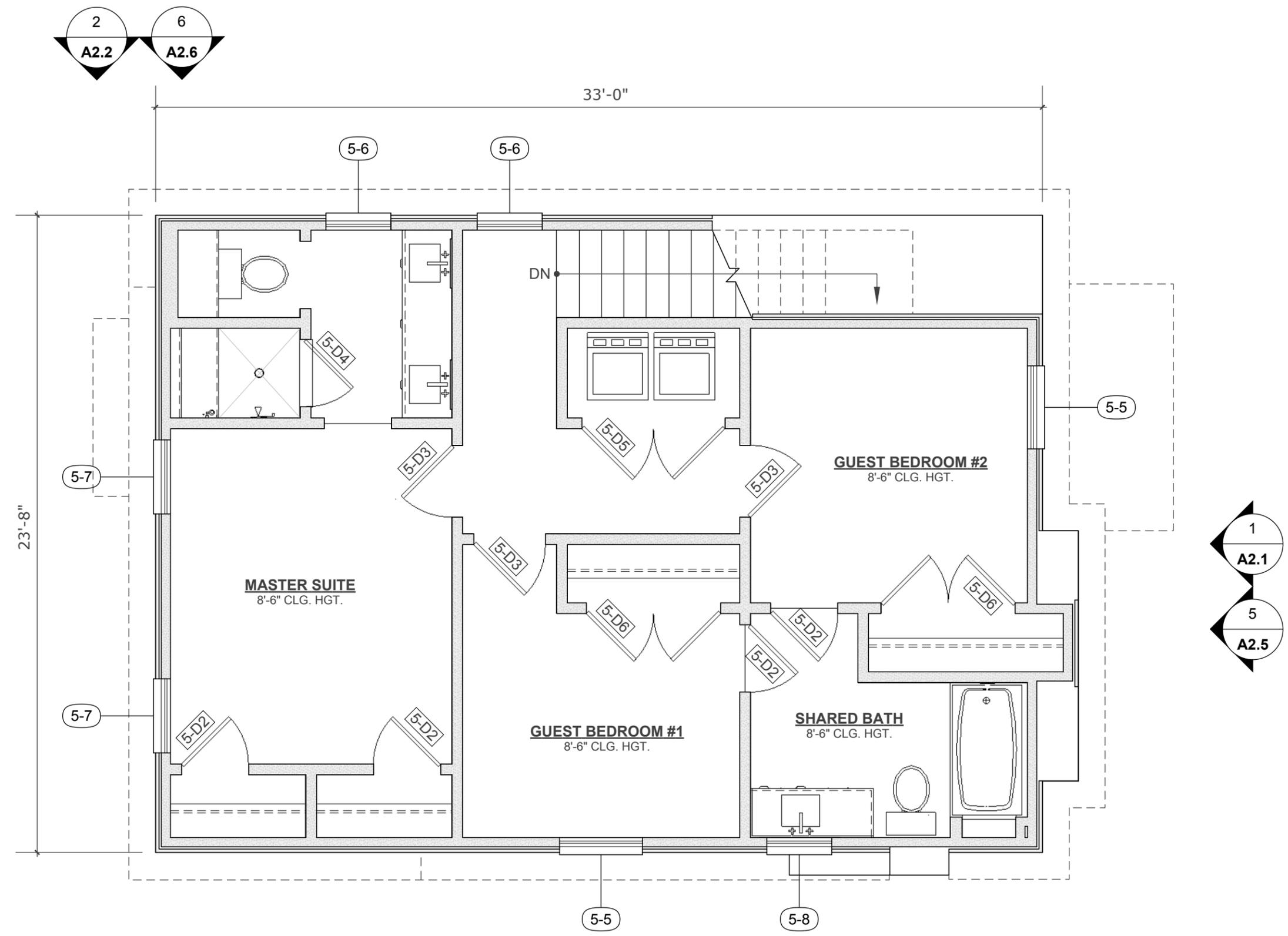
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**ARCHITECTURAL FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1582
 2nd FLR S.F. = 784
 SCALE: 1/4" = 1'

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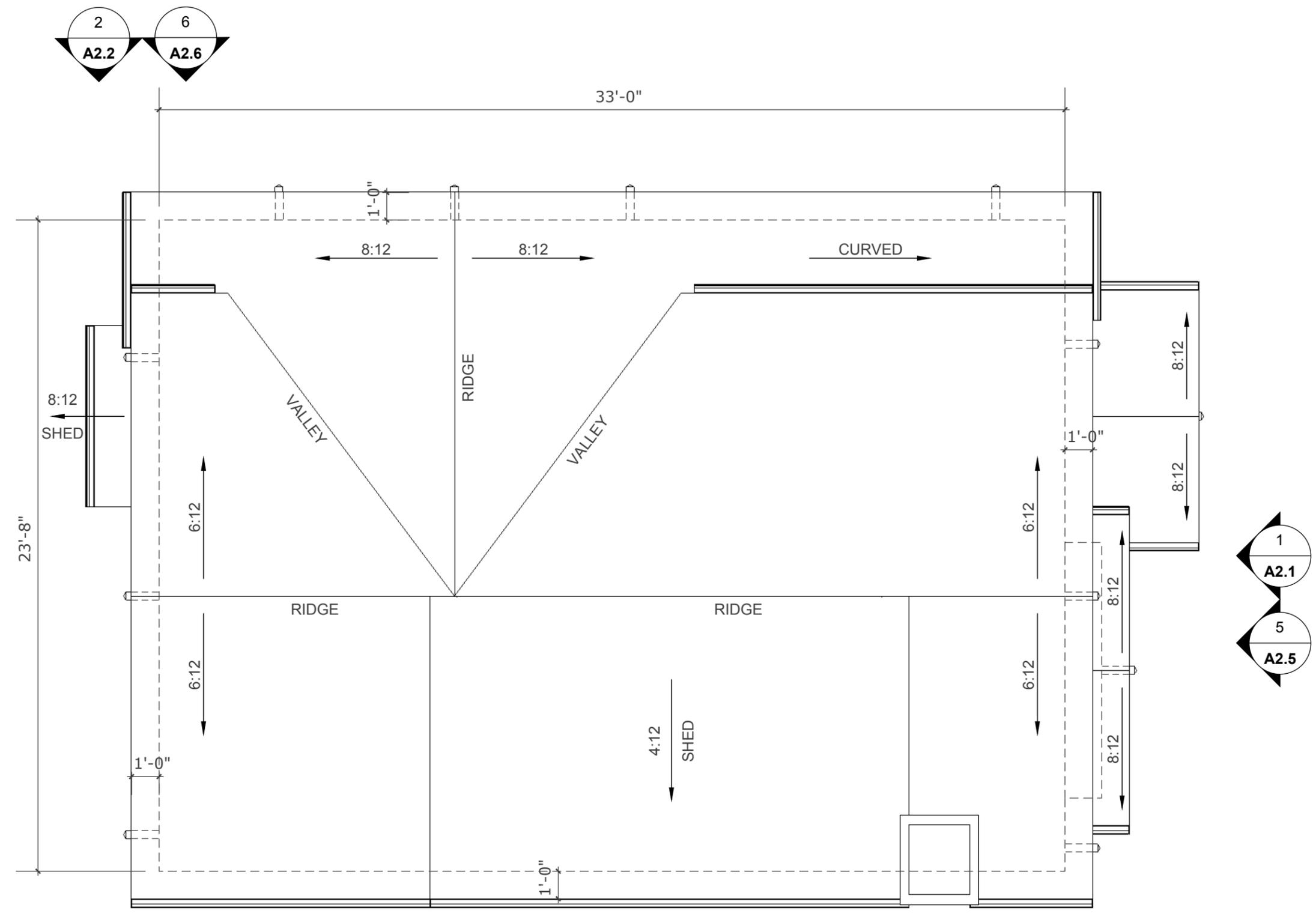
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**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1582
 SCALE: 1/4" = 1'
PROPOSAL REVIEW SET

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1 EXTERIOR ELEVATION LOT # 5 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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EXTERIOR ELEVATIONS



IMAGE REF:
1.6 ON G1.6

25'-5"

8'-6"

9'-0"

2 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'

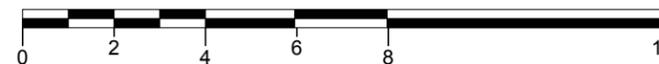
LOT # 5 - RIGHT





3 EXTERIOR ELEVATION
SCALE: 1/4" = 1'

LOT # 5 - REAR





4 EXTERIOR ELEVATION LOT # 5 - LEFT
SCALE: 1/4" = 1'
0 2 4 6 8 12



5 EXTERIOR ELEVATION LOT # 8 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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EXTERIOR ELEVATIONS



6 EXTERIOR ELEVATION LOT # 8 - RIGHT
 SCALE: 1/4" = 1'
 0 2 4 6 8 12



7 EXTERIOR ELEVATION LOT # 8 - REAR
SCALE: 1/4" = 1'





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EXTERIOR ELEVATIONS

A2.8



8 EXTERIOR ELEVATION LOT # 8 - LEFT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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**GENERAL FLOOR
PLAN NOTES**

G1.1

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD AT EXTERIOR WALLS, AND DIMENSIONED AS FINISHED (W/ 5/8" GYP. BD.) AT INTERIOR WALLS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
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3. ALL INTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL PLUMBING WALLS ARE 2"X6" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
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6. ALL ANGLES ARE 45 DEGREES, UNLESS OTHERWISE NOTED OR DIMENSIONED.
7. CEILING HEIGHT IS 9'-0", UNLESS OTHERWISE NOTED OR DIMENSIONED.
8. CONTRACTOR SHALL PROVIDED ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND / OR MISCELLANEOUS ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, WINDOW TREATMENTS, ETC.
9. UNLESS OTHERWISE NOTED OR DETAILED, ALL PIPE CAHSES ARE TO HAVE 6" MIN. STUDS WITH WATER-PROOF DRYWALL ON WET SIDE OF WALL.



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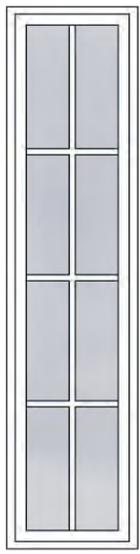
WINDOW SCHEDULE AND NOTES

WINDOW SCHEDULE - WHITE AVE. - LOTS #5 & #8

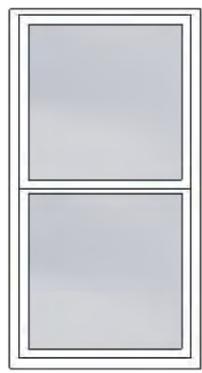
WINDOW MARK	QTY.	DESCRIPTION
5-1	5	PELLA, PROLINE #2571T, 2'-1" X 5'-11" - DOUBLE HUNG (1/1 GRID)
5-2	1	PELLA, PROLINE #1771, 1'-5" X 5'-11" - FIXED (12 GRID)
5-3	2	PELLA, PROLINE #2547T, 2'-1" X 3'-11" - DOUBLE HUNG (1/1 GRID)
5-4	4	PELLA, PROLINE #2553T, 2'-1" X 4'-5" - DOUBLE HUNG (1/1 GRID)
5-5	2	PELLA, PROLINE #3757T, 3'-1" X 4'-9" - DOUBLE HUNG (1/1 GRID)
5-6	2	PELLA, PROLINE #2953T, 2'-5" X 4'-5" - DOUBLE HUNG (1/1 GRID)
5-7	2	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (1/1 GRID)
5-8	1	PELLA, PROLINE #2914, 2'-5" X 1'-2" - TRANSOM (NO GRID)



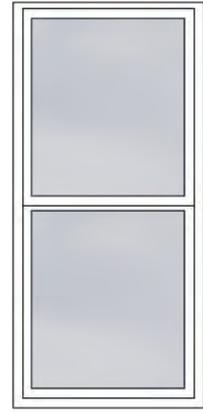
5-1



5-2



5-3



5-4



5-5



5-6



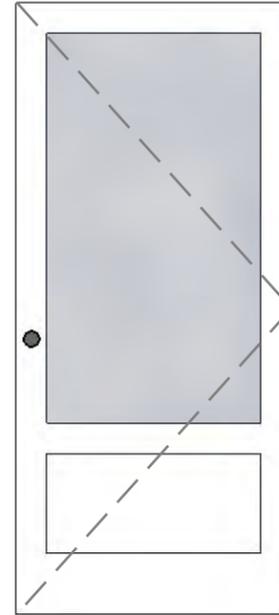
5-7

WINDOW SYMBOLS @
 SCALE: 1/2" = 1'

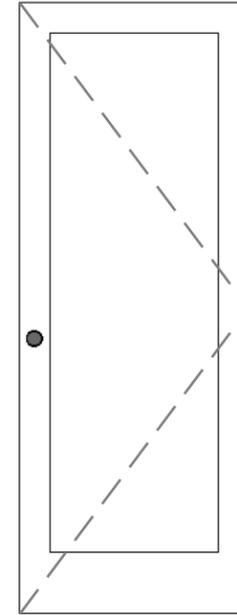
PROPOSAL REVIEW SET

DOOR SCHEDULE - WHITE AVE. - LOTS #5 & #8

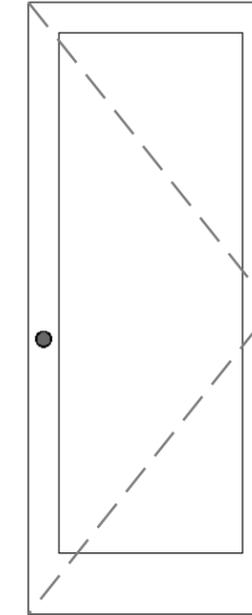
DOOR MARK	QTY.	DESCRIPTION
5-D1	2	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (NO GRID)
5-D2	8	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
5-D3	3	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
5-D4	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
5-D5	1	5'-4" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-8" 1 PANEL)
5-D6	2	5'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-2'-6" 1 PANEL)



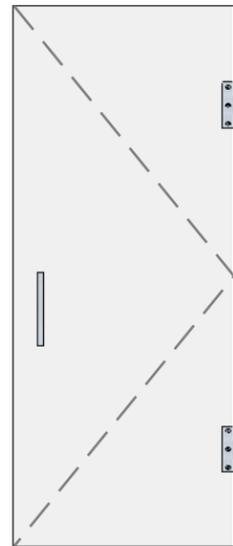
5-D1



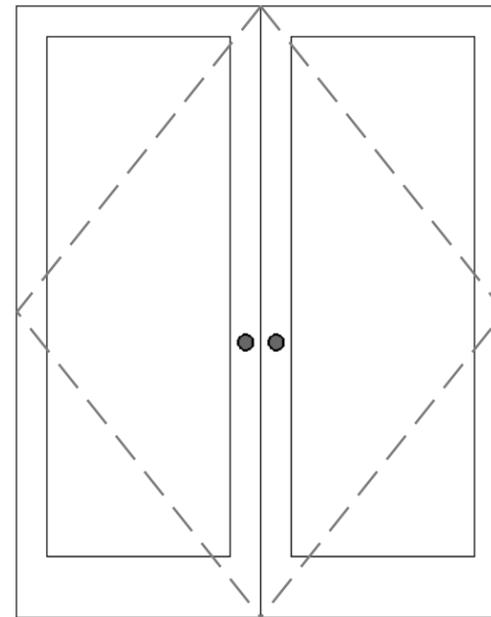
5-D2



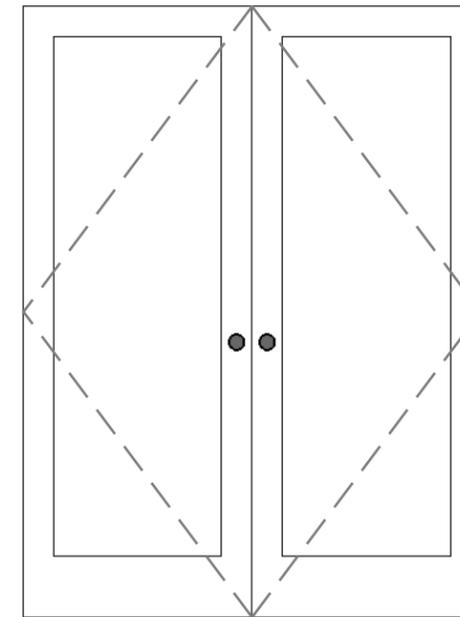
5-D3



5-D4



5-D5



5-D6

DOOR SYMBOLS @
SCALE: 1/2" = 1'

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**DOOR SCHEDULE
AND NOTES**

G1.3



DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'



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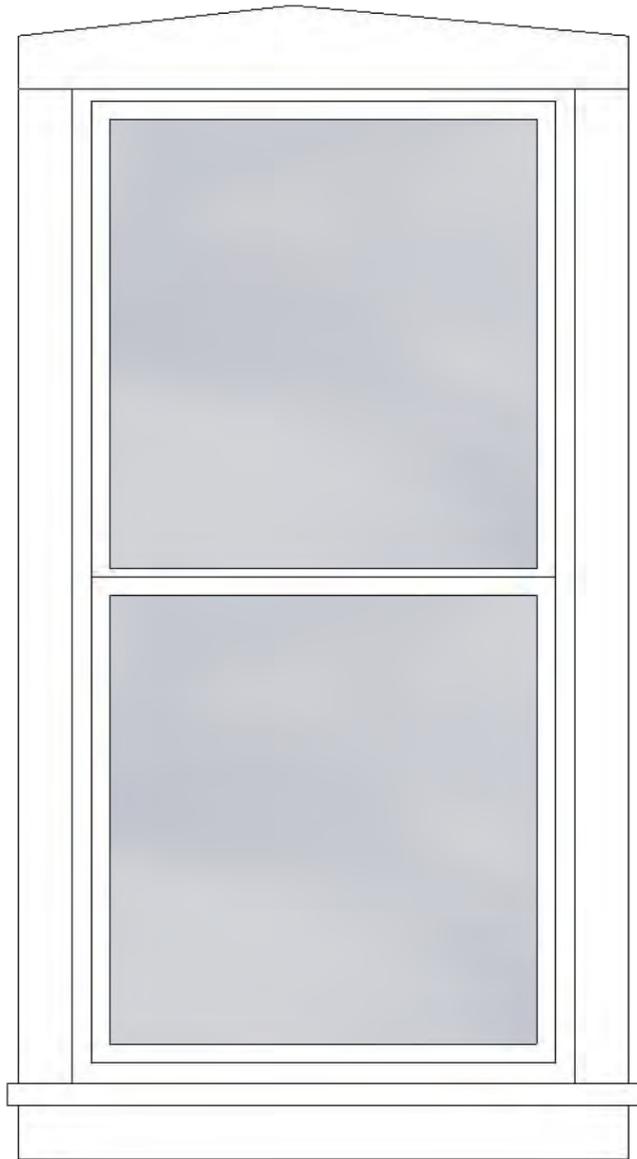
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**ARCHITECTURAL
EXTERIOR DETAILS**

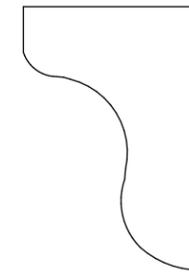
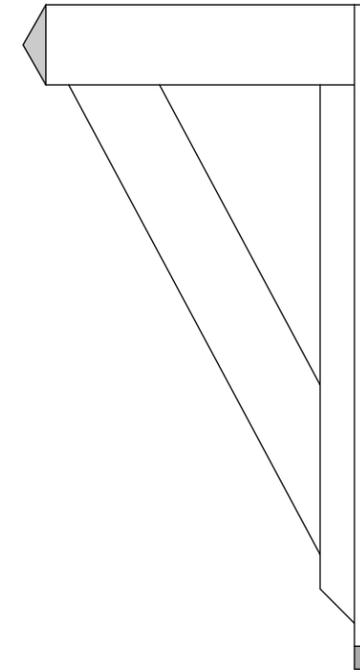
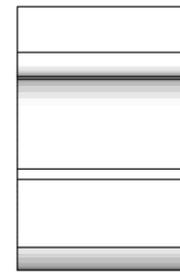
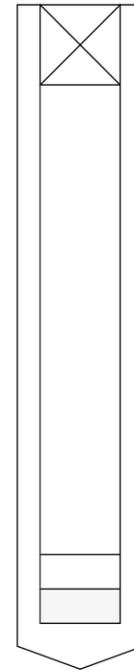
G1.4



DETAILS

SCALE: 1" = 1'

INTERIOR WINDOW TRIM



DETAILS

SCALE: 1-1/2" = 1'

BRACKETS & BOX BAY CORBELS



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**ARCHITECTURAL
 INTERIOR DETAILS**

G1.5



<< 1.1 - NEIGHBORHOOD REFERENCE:
(2105 WHITE)
* CORBELS



1.2 - NEIGHBORHOOD REFERENCE: >>
(755 ROYCROFT)
* ROUND PORCH COLUMNS



<< 1.3 - NEIGHBORHOOD REFERENCE:
(726 BENTON)
* BRACKETS



1.4 - NEIGHBORHOOD REFERENCE: >>
(2209 GRANTLAND)
* WINDOW GRID



<< 1.5 - NEIGHBORHOOD REFERENCE:
(747 BENTON)
* CHIMNEY SHAPE SIMILAR



1.6 - NEIGHBORHOOD REFERENCE: >>
(2308 LINDELL)
* CURVED ROOF LINE



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IMAGE REFERENCES AND NOTES



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**PROPOSAL
REVIEW SET**



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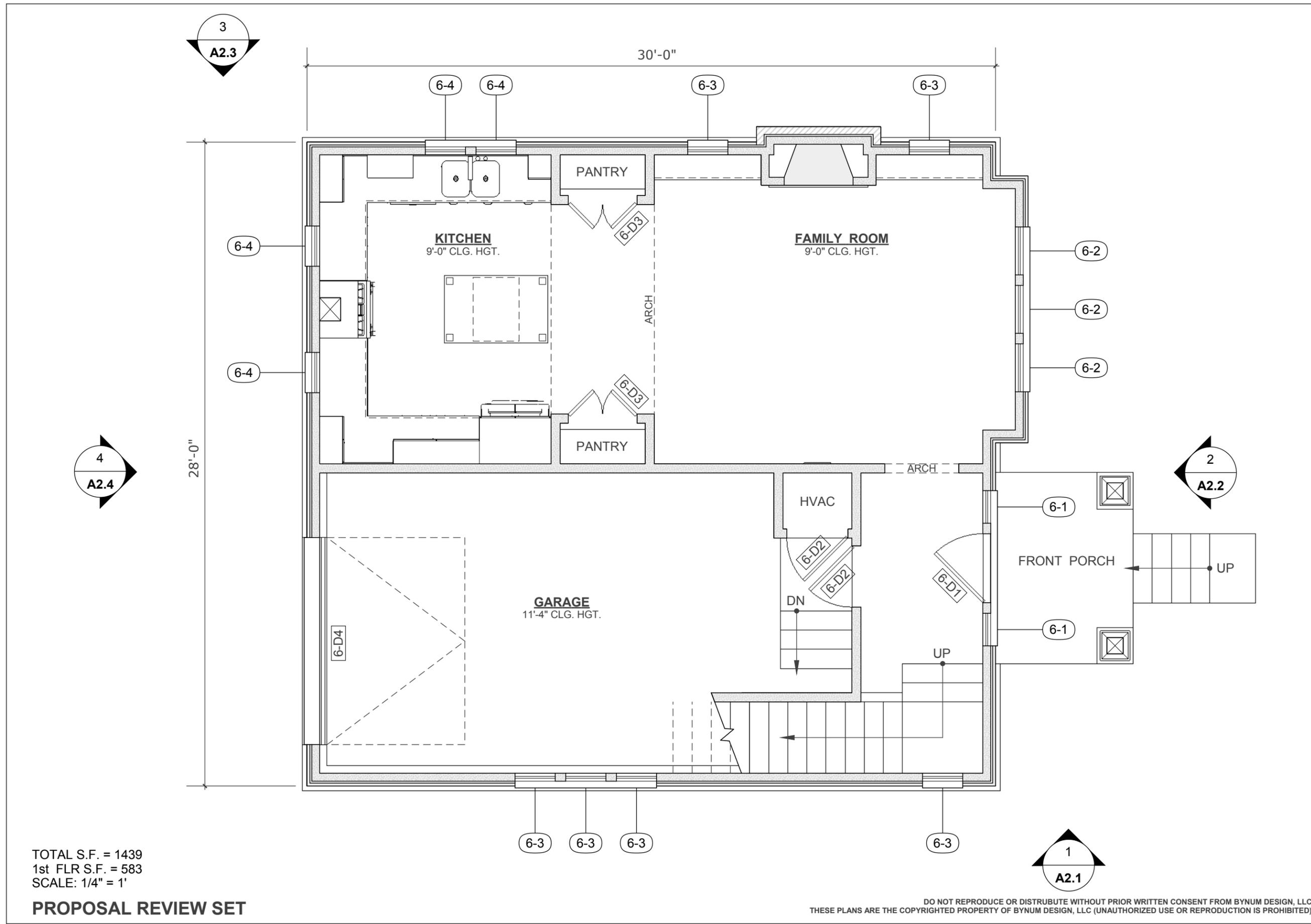
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**ARCHITECTURAL FLOOR PLAN

 FIRST FLOOR**

A1.1



TOTAL S.F. = 1439
 1st FLR S.F. = 583
 SCALE: 1/4" = 1'

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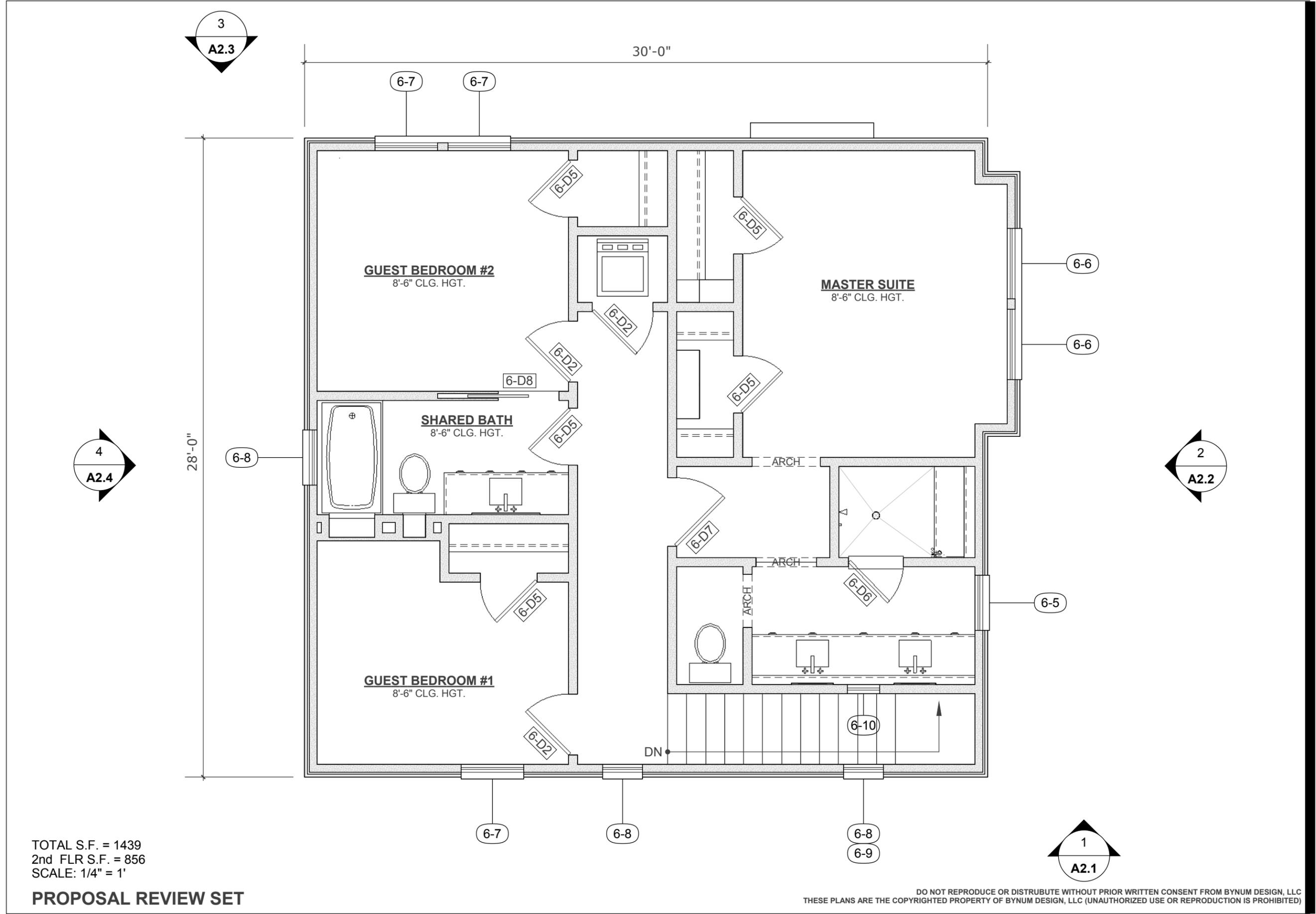
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**ARCHITECTURAL
 FLOOR PLAN

 SECOND FLOOR**

A1.2



TOTAL S.F. = 1439
 2nd FLR S.F. = 856
 SCALE: 1/4" = 1'

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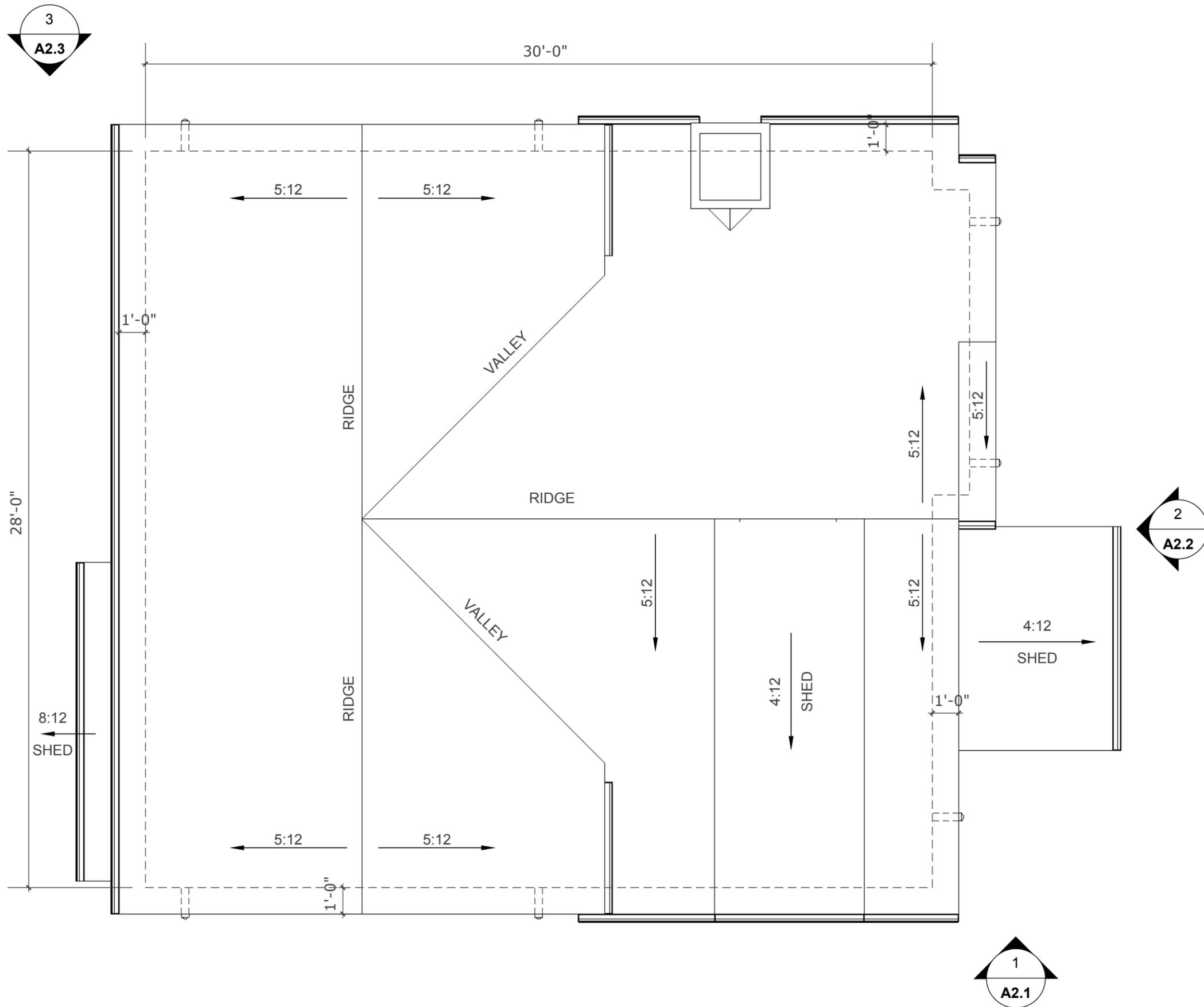
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**ARCHITECTURAL
 ROOF PLAN**

A1.4



TOTAL S.F. = 1439

SCALE: 1/4" = 1'

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EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION LOT # 6 - FRONT
SCALE: 1/4" = 1'
0 2 4 6 8 12



2 EXTERIOR ELEVATION LOT # 6 - RIGHT
SCALE: 1/4" = 1'





3 EXTERIOR ELEVATION

LOT # 6 - REAR

SCALE: 1/4" = 1'



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EXTERIOR ELEVATIONS

A2.3



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EXTERIOR ELEVATIONS



4 EXTERIOR ELEVATION LOT # 6 - LEFT
SCALE: 1/4" = 1'
0 2 4 6 8 12



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**GENERAL FLOOR
PLAN NOTES**

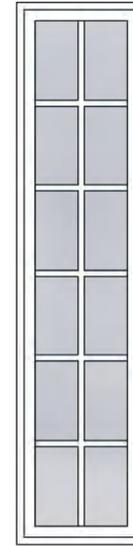
G1.1

GENERAL FLOOR PLAN NOTES:

1. DIMENSIONS ARE TO OUTSIDE FACE OF STUD AT EXTERIOR WALLS, AND DIMENSIONED AS FINISHED (W/ 5/8" GYP. BD.) AT INTERIOR WALLS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
2. HVAC DIFFUSER, RETURN, & THERMOSTAT LOCATIONS MUST BE COORDINATED BETWEEN CONTRACTOR AND DESIGNER.
3. ALL INTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL PLUMBING WALLS ARE 2"X6" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS ARE 2"X4" STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED.
4. WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING. SEE WINDOW SCHEDULE FOR WINDOW SIZES.
5. IF NOT DIMENSIONED, DOORS SHALL BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE. SEE DOOR NOTES FOR DOOR SIZES.
6. ALL ANGLES ARE 45 DEGREES, UNLESS OTHERWISE NOTED OR DIMENSIONED.
7. CEILING HEIGHT IS 9'-0", UNLESS OTHERWISE NOTED OR DIMENSIONED.
8. CONTRACTOR SHALL PROVIDED ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND / OR MISCELLANEOUS ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, WINDOW TREATMENTS, ETC.
9. UNLESS OTHERWISE NOTED OR DETAILED, ALL PIPE CAHSES ARE TO HAVE 6" MIN. STUDS WITH WATER-PROOF DRYWALL ON WET SIDE OF WALL.

WINDOW SCHEDULE - WHITE AVE. - LOT #6

WINDOW MARK	QTY.	DESCRIPTION
6-1	2	PELLA, PROLINE #1771, 1'-5" X 5'-11" - FIXED (12 GRID)
6-2	3	PELLA, PROLINE #2565T, 2'-1" X 5'-5" - DOUBLE HUNG (3/1 GRID)
6-3	8	PELLA, PROLINE #2141T, 1'-9" X 3'-5" - DOUBLE HUNG (3/1 GRID)
6-4	4	PELLA, PROLINE #2153T, 1'-9" X 4'-5" - DOUBLE HUNG (3/1 GRID)
6-5	1	PELLA, PROLINE #2953T, 2'-5" X 4'-5" - DOUBLE HUNG (3/1 GRID)
6-6	2	PELLA, PROLINE #3759T, 3'-1" X 4'-11" - DOUBLE HUNG (3/1 GRID)
6-7	3	PELLA, PROLINE #3365T, 2'-9" X 5'-5" - DOUBLE HUNG (3/1 GRID)
6-8	1	PELLA, PROLINE #2914, 2'-5" X 1'-2" - TRANSOM (3 GRID)
6-9	1	PELLA, PROLINE #2121, 1'-9" X 1'-9" - TRANSOM (3 GRID)
6-10	1	PELLA, PROLINE #1747, 1'-5" X 3'-11" - CASEMENT, WOOD (6 GRID)



6-1



6-2



6-3



6-4



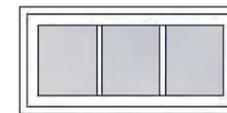
6-5



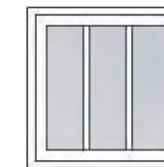
6-6



6-7



6-8



6-9



6-10

WINDOW SYMBOLS @
SCALE: 1/2" = 1'

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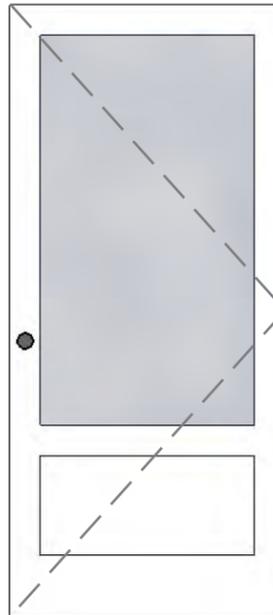
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WINDOW SCHEDULE AND NOTES

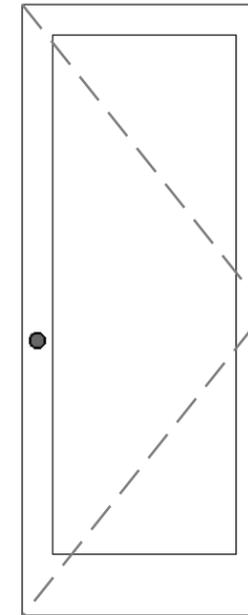
G1.2

DOOR SCHEDULE - WHITE AVE. - LOT #6

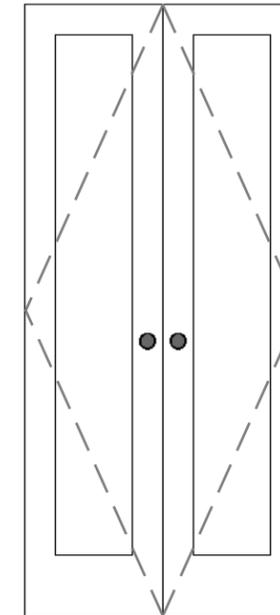
DOOR MARK	QTY.	DESCRIPTION
6-D1	1	3'-0" X 6'-8" - EXTERIOR, WOOD - PARTIAL GLASS (NO GRID)
6-D2	5	2'-8" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
6-D3	2	3'-0" X 6'-8" - INTERIOR, WOOD - FRENCH (2-1'-6" 1 PANEL)
6-D4	1	9'-0" X 7'-2" - EXTERIOR, METAL - GARAGE (4 PANEL)
6-D5	5	2'-6" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
6-D6	1	2'-6" X 6'-0" - SHOWER, FRAMELESS GLASS
6-D7	1	3'-0" X 6'-8" - INTERIOR, WOOD - STANDARD (1 PANEL)
6-D8	1	2'-8" X 6'-8" - INTERIOR, WOOD - POCKET (1 PANEL)



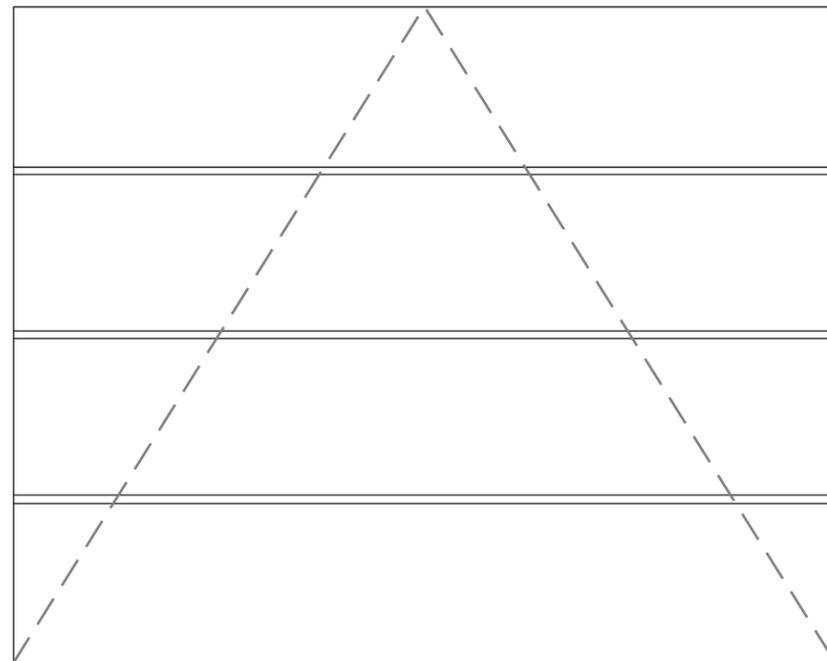
6-D1



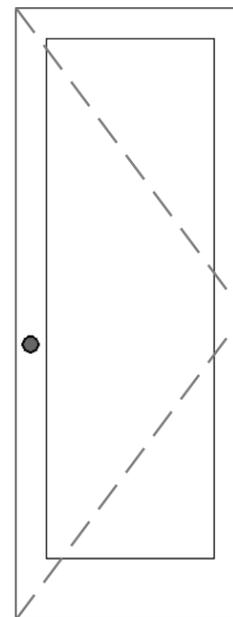
6-D2



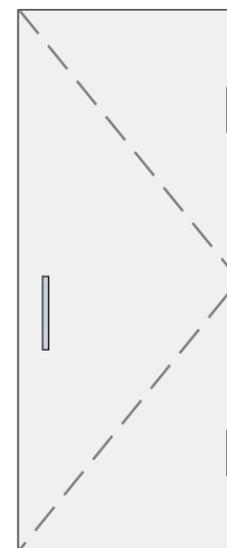
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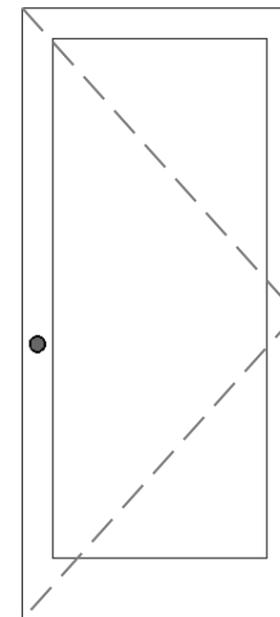
6-D4



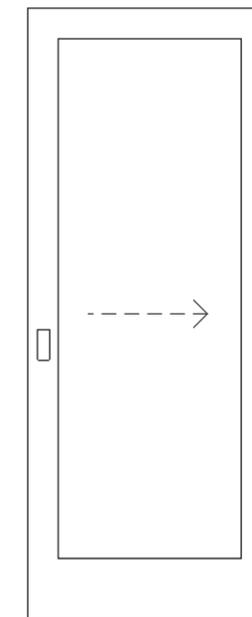
6-D5



6-D6



6-D7



6-D8

DOOR SYMBOLS @
SCALE: 1/2" = 1'

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**DOOR SCHEDULE
AND NOTES**

G1.3



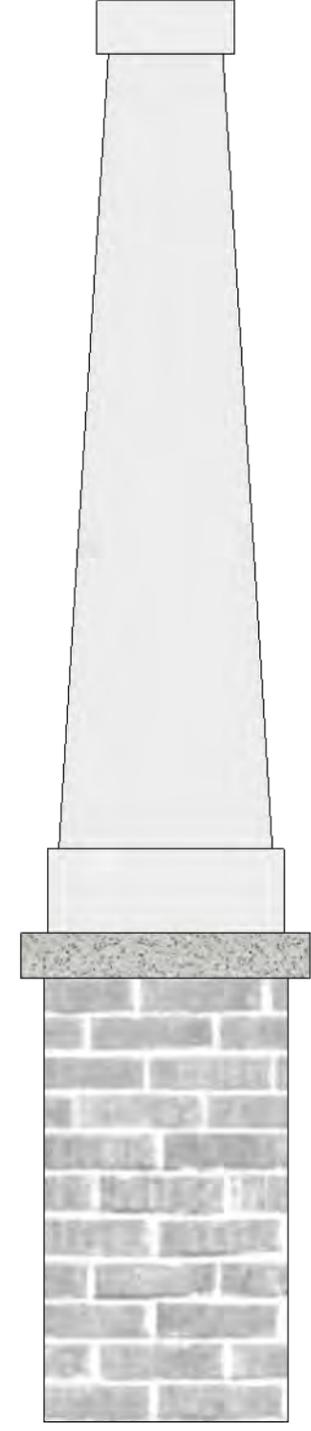
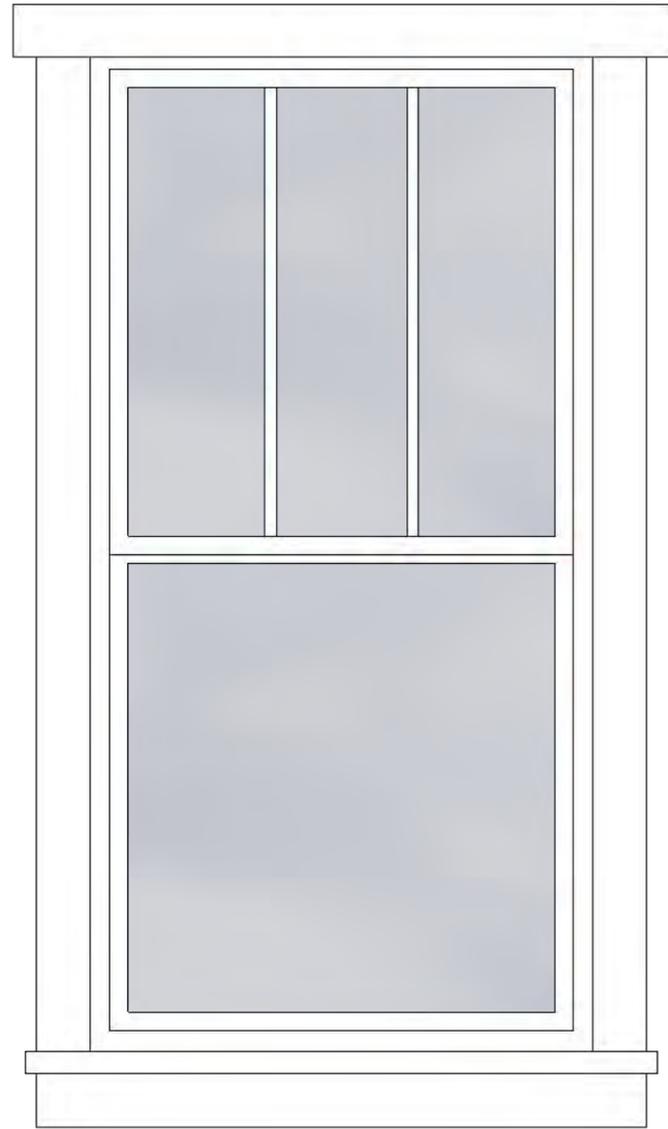
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**ARCHITECTURAL
EXTERIOR DETAILS**

G1.4

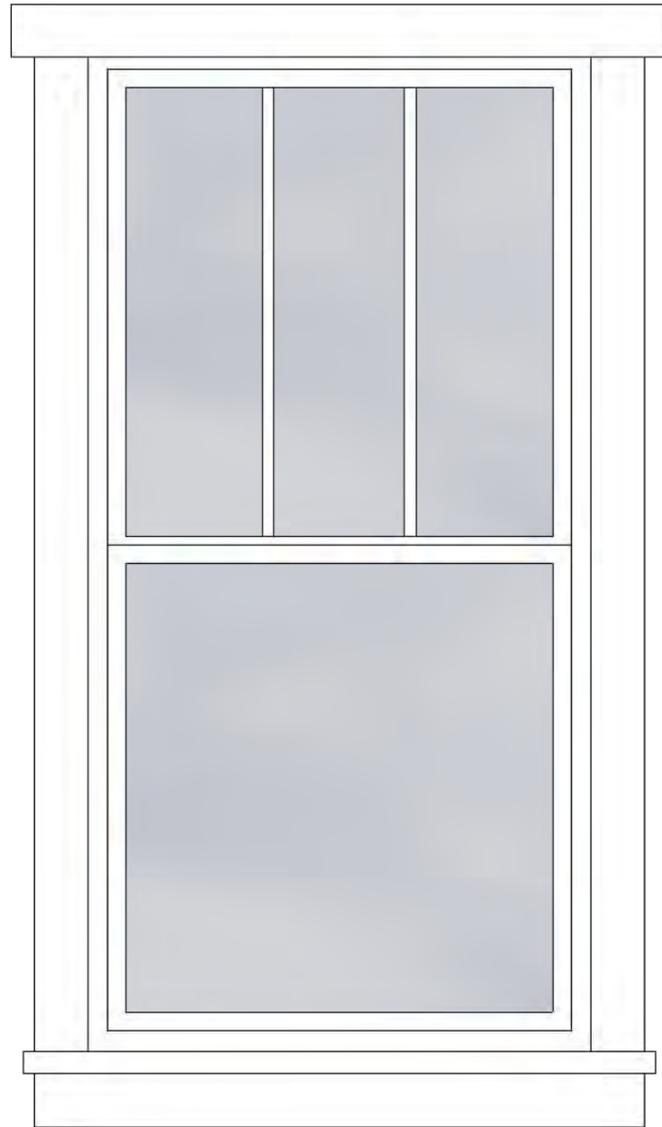


DETAILS

EXTERIOR WINDOW TRIM & PORCH COLUMNS

SCALE: 1" = 1'

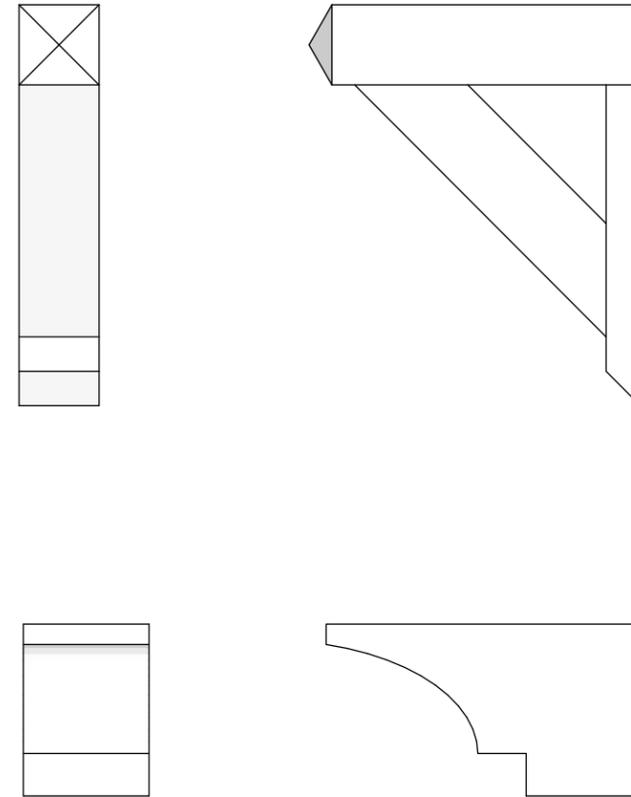




DETAILS

SCALE: 1" = 1'

INTERIOR WINDOW TRIM



DETAILS

BRACKETS & BOX BAY CORBELS

SCALE: 1-1/2" = 1'





<< 1.1 - NEIGHBORHOOD REFERENCE:
(2217 WHITE)
* SHED ROOF OVER FRONT PORCH



1.2 - NEIGHBORHOOD REFERENCE: >>
(2203 GRANTLAND)
* SIMILIAR ROOF LINES



<< 1.3 - NEIGHBORHOOD REFERENCE:
(743 ROYCROFT)
* WINDOW GRID



1.4 - NEIGHBORHOOD REFERENCE: >>
(2203 LINDELL)
* SIDELIGHTS



<< 1.5 - NEIGHBORHOOD REFERENCE:
(2221 LINDELL)
* PORCH COLUMN STYLE



1.6 - NEIGHBORHOOD REFERENCE: >>
(2308 LINDELL)
* CHIMNEY STYLE



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