



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 1419 Calvin Avenue February 18, 2015

Application: New construction – infill and detached accessory dwelling unit; Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08305041200

Applicant: Mark Chesnut, Chesnut Enterprises

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes to construct a new single-family house and a detached accessory dwelling unit on a vacant lot. If the outbuilding is moved farther to the rear, in accordance with the design guidelines, a setback determination will be required, from ten feet (10') to eight feet, six inches (8'6").

Recommendation Summary: Staff recommends approval of the proposed infill construction and outbuilding, with the conditions that:

- The dormers on the detached accessory dwelling unit are reduced in width to no more than fifty percent (50%) of the roof width, and they be moved up to sit at least two feet (2') back from the walls beneath. (This is a requirement of the ordinance.);
- A restrictive covenant on the detached accessory dwelling unit is filed prior to issuance of the permit (This is a requirement of the ordinance.);
- The detached accessory dwelling unit is separated from the principal building by at least twenty feet (20');
- The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- The side-facing dormers on the house sit at least two feet (2') back from the first story walls;
- Staff reviews and approves the final selection of windows and doors, with the front door being at least fifty percent (50%) glass; and,
- Staff approves the color of the roof and the color, dimensions and texture of the brick.

Meeting these conditions, Staff finds that the proposal meets the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations
- D:** Outbuilding/DADU worksheet

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*

- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

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

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte-cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

7. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

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

8. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

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

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

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

· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.

· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

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

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

· Stud wall lumber and embossed wood grain are prohibited.

· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

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

· *Where they are a typical feature of the neighborhood; or*

· *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-*

bay building.

- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

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

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
- The DADU cannot be divided from the property ownership of the principal dwelling.
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.

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

9. Appurtenances

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

Utilities

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

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

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

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

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

Background: 1419 Calvin Avenue is a vacant lot.

Analysis and Findings: The applicant proposes to construct a new one and one-half story house and a detached accessory dwelling unit on the vacant lot, zoned R6.



Principal Building:

Height & Scale: The new house will be one and one-half stories, with a total height of twenty-six feet, nine inches (26'-9") from grade. The foundation height will be thirty inches (30"). From the finished floor level, the ridge height will be twenty-four feet, three inches (24'-3") inches and the eave height will be eight feet, six inches (8'-6"). Staff finds that the height is appropriate to the historic context, where the houses range in height from fifteen feet to twenty-nine feet (15' to 29') from grade.

The building will be thirty-six feet (36') wide at the front, with a twenty foot (20') wide by eight foot (8') deep recessed porch in the left side. The majority of houses in the surrounding area are between twenty-eight feet (28') and thirty-four feet (34') wide, but there are four comparable houses on the block that are thirty-seven feet (37') wide or greater, including the two directly across the street, on similarly-sized lots. The main portion of the new building will extend forty feet (40') back; a rear wing adds a further twenty-nine feet (29') in the manner of an addition. The total footprint of the building will be one thousand, eight hundred and seventy-four square feet (1,874 sq. ft.). The scale of the house is broken up, reducing the perceived massing of the house, and would have a similar massing to several historic houses in the surrounding area.

Staff finds that the scale of the new house would be compatible with the surrounding context, and that the project meets section II.B.1.and 2.

Setback & Rhythm of Spacing: The new house will sit thirty-five feet, six inches (35'-6") from the front of the property, which is the average of the front setbacks for the adjacent historic houses. The house will be nearly centered on the lot with side setbacks

of six feet (6') on the left side and eight feet (8') on the right. These setbacks are similar to those found on historic houses nearby, and will maintain the rhythm and spacing established by existing houses on the street. The project meets section II.B.3.

Materials: The new house will be clad in smooth face cement fiberboard with a reveal of five inches (5"). The trim will be wood. The foundation and a right side chimney will be brick, and the roof will be architectural fiberglass shingles and rubber membrane. The color of the brick and roof shingles are not known. The windows will be Pella aluminum-clad windows with simulated divided lights, and the material of the doors is not known. The materials of the porch floor and columns were not supplied. Staff asks to approve the final door selections prior to purchase, and recommends as a condition of approval that the front door be at least fifty percent (50%) glass. With the staff's final approval of the brick, roof color, and doors, staff finds that the known materials meet section II.B.4

Roof form: The new house will have a side gabled roof with a pitch of 8/12. On the front slope of the roof there will be a shed dormer with a 3/12 pitch. The front dormer will sit four feet (4') back from the leading eave of the house. On the rear of the building, behind the primary side gabled component, there will be a rear facing gable with a pitch of 8:12. On each side of this gable there will be side-facing shed dormers. The outer walls of these dormers will sit directly over the side walls of the first story below. Typically, dormers are required to sit two feet (2') back from the front or side walls of the story below. With a condition that these dormers sit back at least two feet (2'), staff finds that the roofs of the new building would be compatible with those of surrounding historic houses, and that the project would meet section II.B.5.

Orientation: The new house will be oriented to the street with the front aligned with the fronts of adjacent historic houses. The house will connect to the street by a concrete walkway leading from the porch, as is typical of historic houses in the area. Vehicular access will be via the garage at the rear of the lot. Staff finds the orientation of the new house to be compatible with the surrounding historic context, and that it will meet section II.B.6.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby matching the historic proportions of openings. The largest expanse of wall space without a window or door opening is approximately nine feet (9') toward the rear of the left side. Staff finds the project's proportion and rhythm of openings to meet section II.B.7.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted on the submitted plans. Staff requests that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, the project meets section II.B.9.

Outbuilding, Detached Accessory Dwelling Unit:

Height, Scale: Under the design guidelines for outbuildings and ordinance 17.16.030 for detached accessory dwelling units, when a lot has less than ten thousand square feet (10,000 sf) in area, an outbuilding up to seven hundred, fifty square feet (750 sf) is permitted. The lot at 1419 Calvin Avenue is seven thousand, four hundred, five square feet (7,405) in area. The proposed outbuilding would have a footprint area of approximately six hundred and forty-seven square feet (647 sq. ft.). The area of the proposed outbuilding is permitted.

The design guidelines and ordinance 17.16.030 for detached accessory dwelling units require that outbuildings be no taller than a principal building, up to twenty-five feet (25') measured from grade.

Character, Materials, and Details: The design of the outbuilding will be simple and utilitarian, and will complement the character of the principal building. The roof form, window sash pattern, and exterior materials will match those of the house. With a condition that staff approves the specific window and door selections, Staff finds that the proposed building would meet guideline II.B.8.a.

Roof: The roof of the proposed outbuilding would be a side-oriented gable with a 10/12 pitch. This matches the form of the roof on the house, but with a slightly steeper pitch. Both slopes of the roof would have shed-roofed dormers with a 3/12 pitch. Because the building meets the definition of a detached accessory dwelling unit, Section 17.16.030 of the Metropolitan Code requires that dormers take up no more than fifty percent (50%) of the roof plane and that they sit at least two feet (2') back from the first story wall. The dormers currently are stacked directly above the wall, and are approximately fifty-six percent (56%) of the roof. Since this a condition of the ordinance, the Commission does not have the ability to alter these dimensions. With a condition that the dormers be reduced in width and sit back at least two feet (2') from the wall beneath, Staff finds that the roof of the proposed outbuilding would meet section II.B.8.a.

Windows and Doors: The windows on the proposed outbuilding will be generally twice as tall as they will be wide, which is consistent with the proportion of windows on historic houses nearby. The front door of the building will be half-glass, and the garage door will have simple flat panels. These doors and windows are appropriate to the style of house, and meet guideline II.B.8.a.

Location: The design guidelines require that outbuildings be located in the established rear yard behind the principal building, and be at least twenty feet (20') from the principal building. The proposed outbuilding would be behind the house; however, it would only be fifteen feet (15') away from the principal building. The proposed outbuilding would not meet this guideline. Moving the building five feet (5') to the rear would meet this guideline, and result in an eight foot, six inch (8'-6") rear setback, which would be an appropriate setback for an outbuilding. This condition would require a

setback determination for the rear setback. A covered walkway is drawn connecting the rear of the house to the outbuilding. As it is only six feet (6') in width, and will be a minimal connection to the house, Staff finds the covered portion is appropriate here. The side setbacks would be six feet (6') on the left and fifteen feet (15') on the right. The side setbacks are appropriate.

Driveway Access: The outbuilding will be accessed by a driveway off of the alley at the rear of the property. This is an appropriate location for a driveway.

Detached Accessory Dwelling Unit: Under Metro Code section 17.16.030, there are additional requirements for an outbuilding which may be used as a dwelling. These requirements would apply to the proposed outbuilding at 1419 Calvin Avenue. The proposed outbuilding would not exceed the maximum number of units for the lot, and the living space of the dwelling space would not exceed seven hundred square feet (700 sf). The code also requires that a restrictive covenant on the conditions of the use of the structure is filed with the Davidson County Register of Deeds prior to permitting. At this time, the covenant has not been filed. With a condition that the covenant is filed, Staff finds that the proposed outbuilding would meet the requirements for Detached Accessory Dwelling Units.

Recommendation:

Staff recommends approval of the proposed infill construction and outbuilding, with the conditions that:

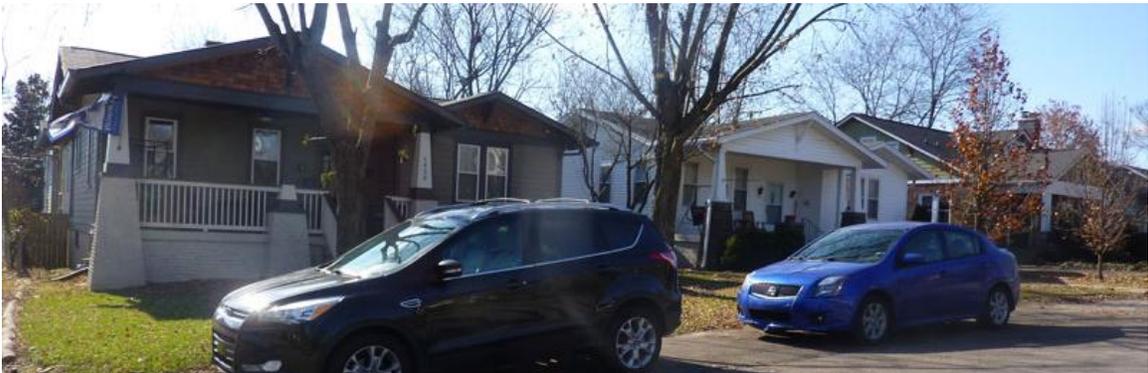
- The dormers on the detached accessory dwelling unit are reduced in width to no more than fifty percent (50%) of the roof width, and they be moved up to sit at least two feet (2') back from the walls beneath. (This is a requirement of the ordinance.);
- A restrictive covenant on the detached accessory dwelling unit is filed prior to issuance of the permit (This is a requirement of the ordinance.);
- The detached accessory dwelling unit is separated from the principal building by at least twenty feet (20');
- The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- The side-facing dormers on the house sit at least two feet (2') back from the first story walls;
- Staff reviews and approves the final selection of windows and doors, with the front door being at least fifty percent (50%) glass; and,
- Staff approves the color of the roof and the color, dimensions and texture of the brick.

Meeting those conditions, Staff finds that the proposal meets the applicable design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

PHOTOS



1421 Calvin Avenue house and the vacant property at 1419 Calvin Avenue to its west/left.



No. 1420 and 1418 Calvin, across the street



Looking west on Calvin, across the street from the site.



Looking west on Calvin, on the north side of the street

Notice:
THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P. SHEA DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

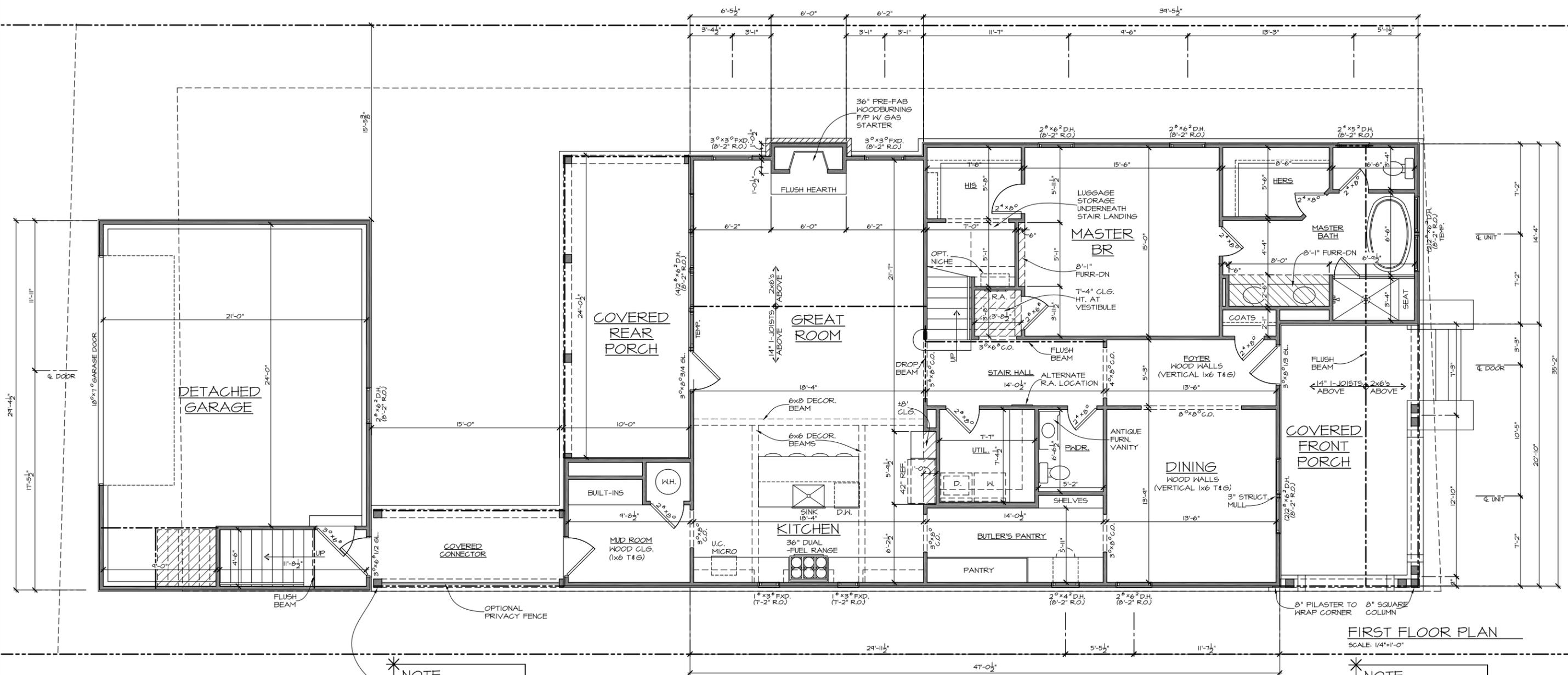
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	09.08.14	Schematics
02	10.07.14	Design Development
03	10.28.14	Revised DD's

14121

A-101



SQUARE FOOTAGE CALCULATIONS:

FIRST FLOOR HEATED (OUTSIDE FACE OF STUD)-	1,874 S.F.
SECOND FLOOR HEATED (O.F.S.)-	1,505 S.F.
TOTAL HEATED (O.F.S.)-	3,379 S.F.
GARAGE BONUS HEATED (O.F.S.)-	466 S.F.
TOTAL HEATED INCLUDING BONUS (O.F.S.)	3,845 S.F.
COVERED PORCHES-	546 S.F.
GARAGE AND STORAGE-	634 S.F.
TOTAL UNHEATED-	1,230 S.F.
TOTAL UNDER ROOF (O.F.S.)-	5,075 S.F.

UPDATED - 10.07.14

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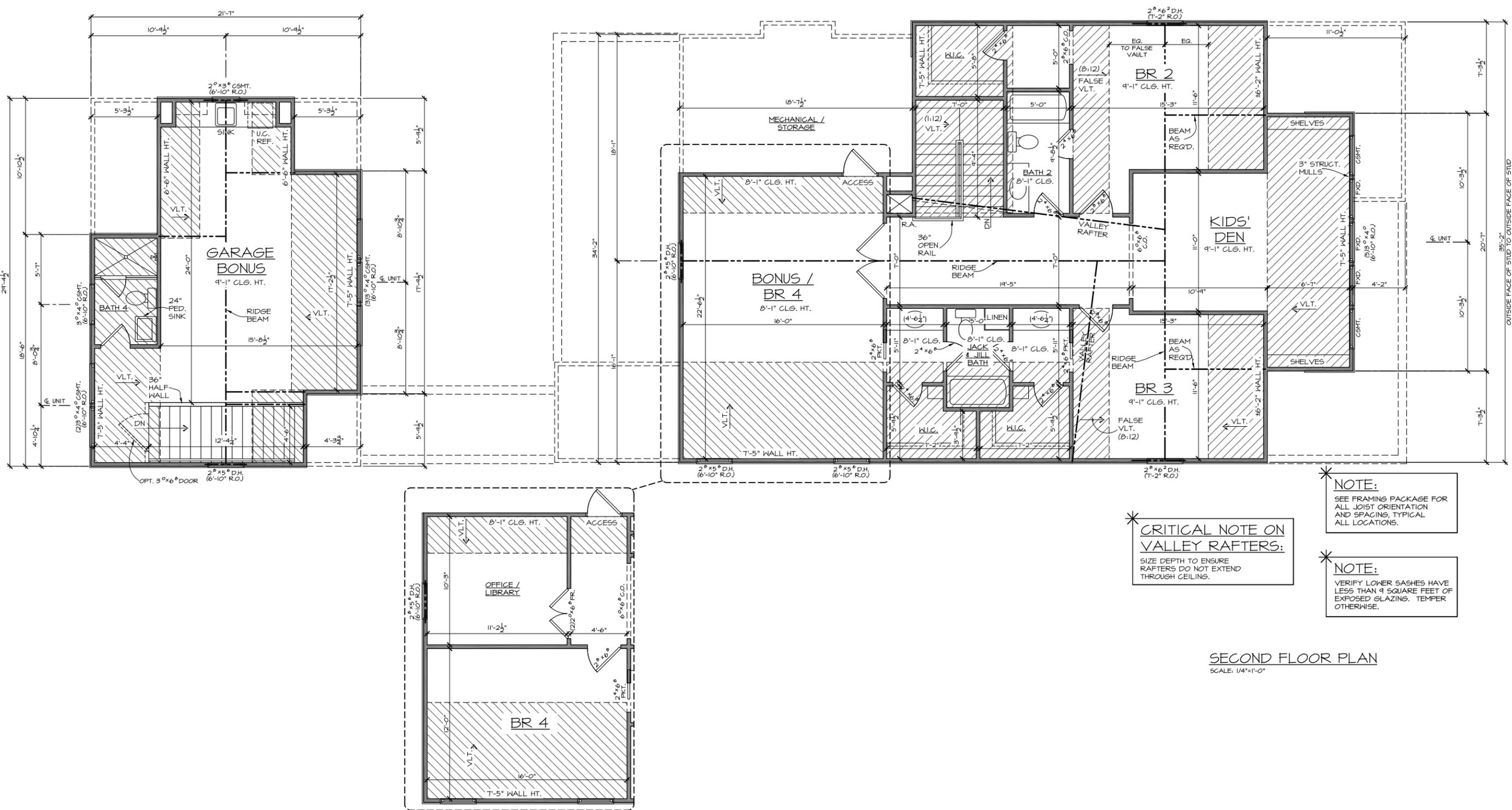
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A-102

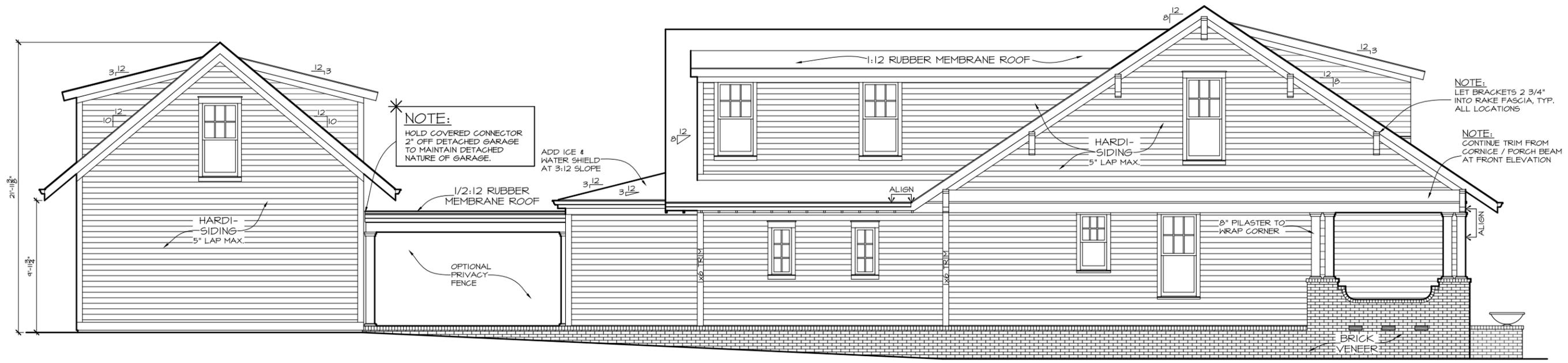


*** CRITICAL NOTE ON VALLEY RAFTERS:**
SIZE DEPTH TO ENSURE RAFTERS DO NOT EXTEND THROUGH CEILING.

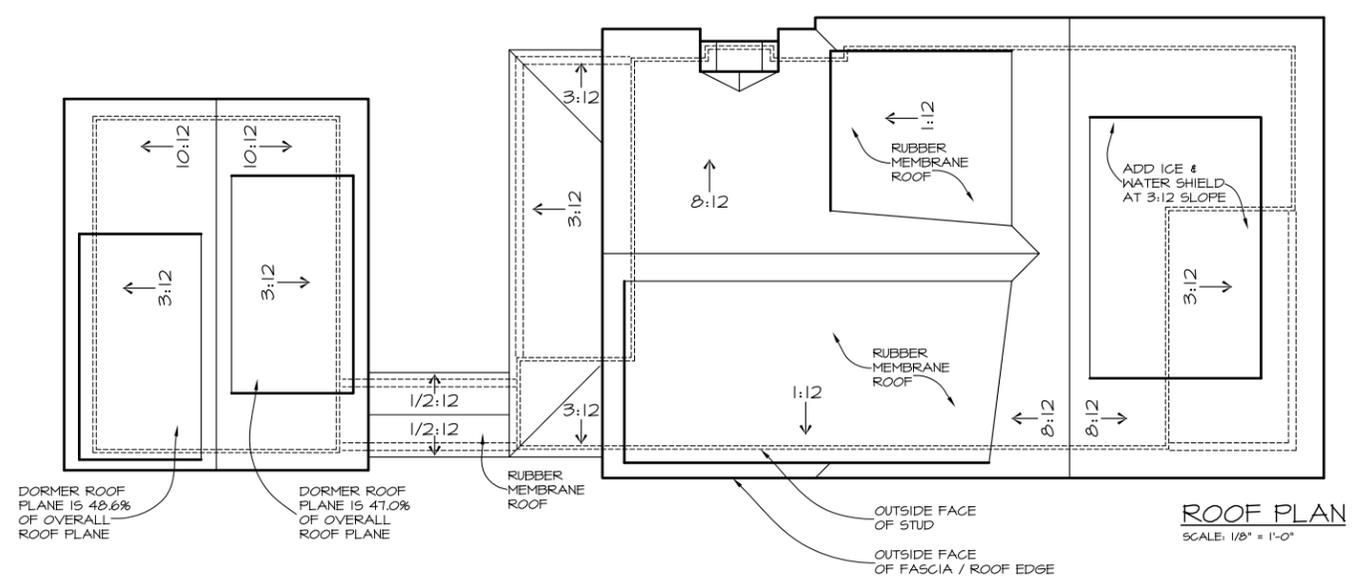
*** NOTE:**
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS.

*** NOTE:**
VERIFY LOWER SASHES HAVE LESS THAN 9 SQUARE FEET OF EXPOSED GLAZING. TEMPER OTHERWISE.

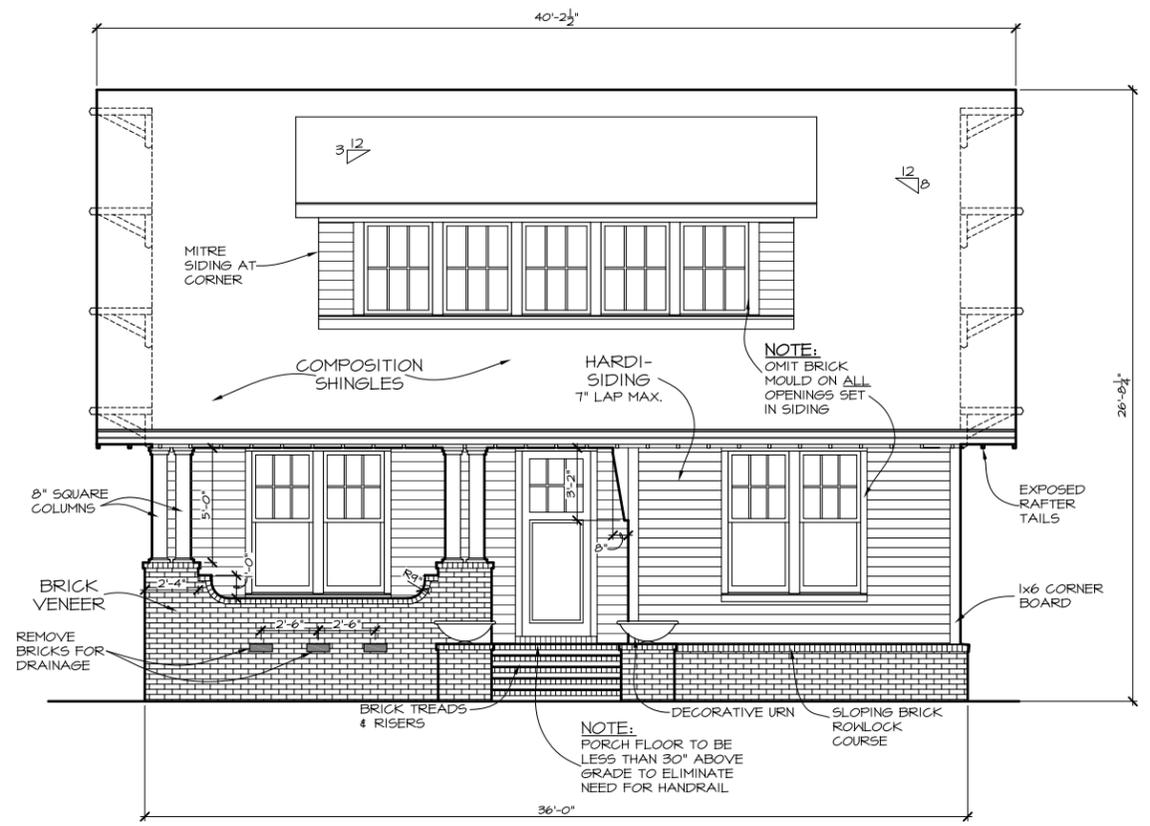
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Notice:
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DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:
No. Date Description
01.09.08.14 Schematics
02.10.07.14 Design Development
03.10.28.14 Revised DD's

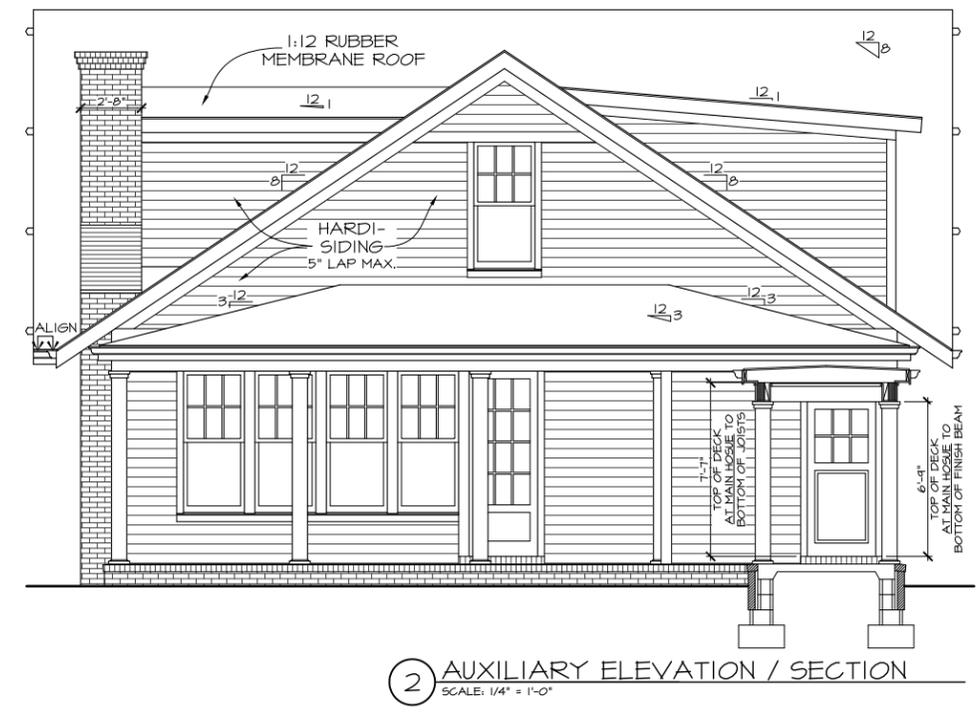
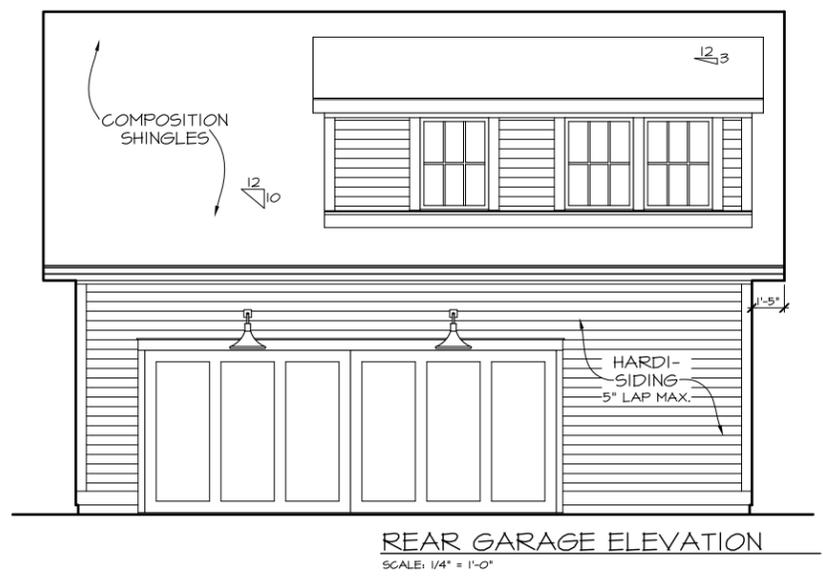
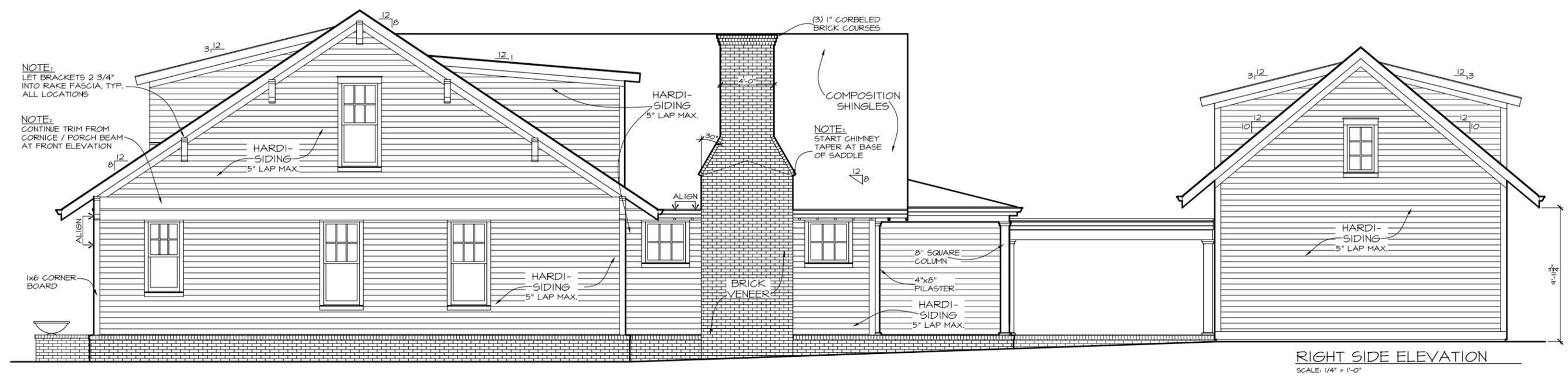
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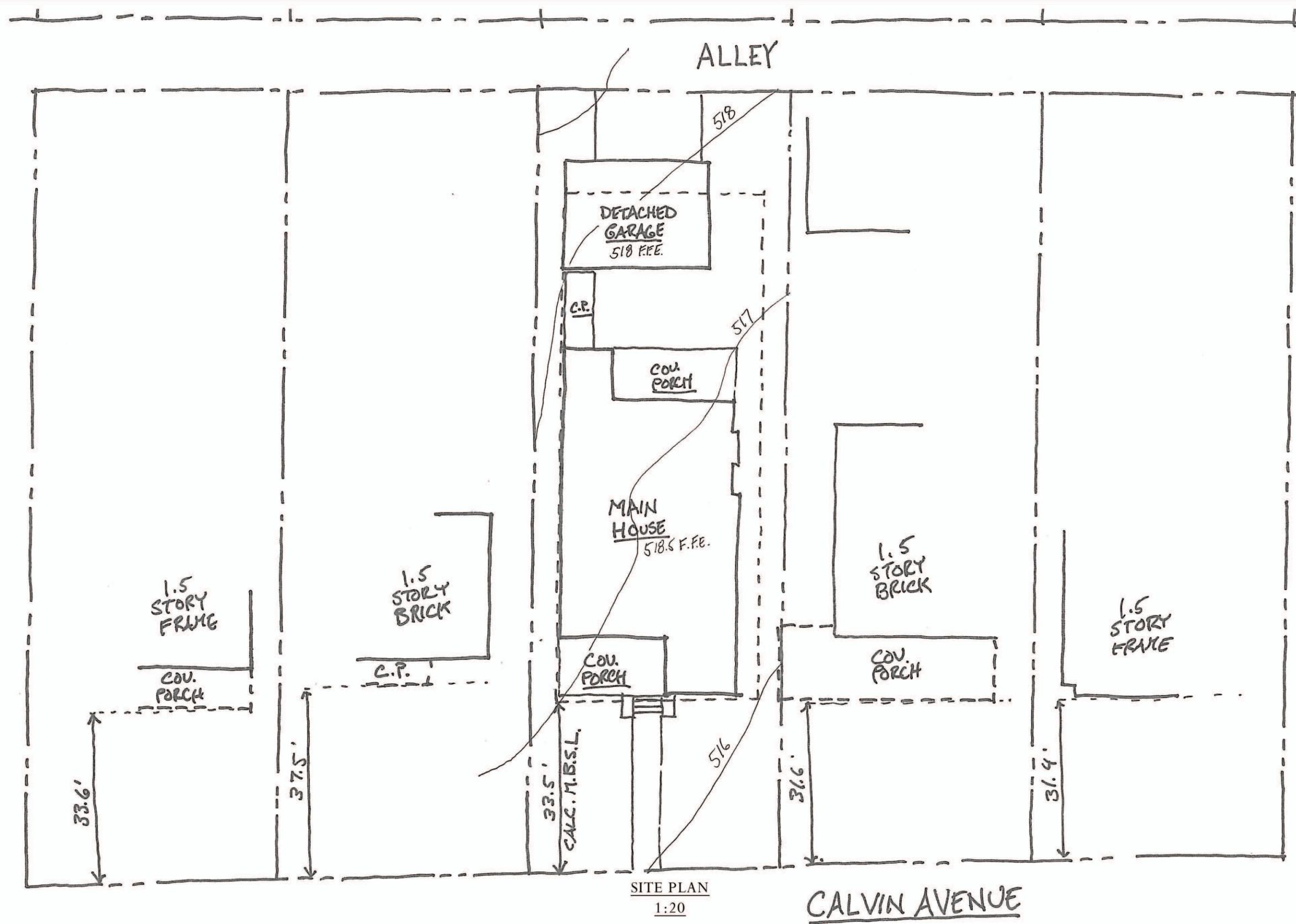
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Issues:

No.	Date	Description
01	09.08.14	Schematics
02	10.07.14	Design Development
03	10.28.14	Revised DD's





SITE PLAN
1:20

CALVIN AVENUE

1419 CALVIN AVENUE
NASHVILLE, TN

HISTORIC ZONING SUBMITTAL
10/27/14



SITE PHOTOS

1419 CALVIN AVENUE
NASHVILLE, TN

P. S H E A | D E S I G N

HISTORIC ZONING SUBMITTAL
10/27/14



CONTEXT PHOTOS

1419 CALVIN AVENUE
NASHVILLE, TN

P. SHEA | DESIGN

HISTORIC ZONING SUBMITTAL
10/27/14



FRONT ELEVATIONS

1419 CALVIN AVENUE
NASHVILLE, TN

P. SHEA | DESIGN

HISTORIC ZONING SUBMITTAL
10/27/14

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

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

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		X
Are there other accessory buildings on the lot that exceed 200 square feet?		X
Is the property zoned single-family?		X
Are there already two units on the property?		X
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		X
Is the planned conditioned living space more than 700 square feet?		X

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	15’	20’
Rear setback	13’5”	3’
L side setback**	6’	3’
R side setback**	15’	3’
How is the building accessed?	Via the alley	From the alley or existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Proposed (should be the same or less than the lesser number to the right)	Existing conditions (height shall be the average of all four corners measured from grade)	Potential maximums (height shall be the average of all four corners measured from grade)
Ridge Height	22’	26’8”	25’
Eave Height	10’	11’	1 story 10’ or 2 story 17’

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Proposed footprint	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	647 sq. ft.		750 sq. ft.	1,000 sq. ft.

Or

Two-story building:

	Proposed footprint	40% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage			550 sq. ft.	1,000 sq. ft.

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.