



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 3618 Richland Avenue February 18, 2015

Application: Partial demolition; New construction—addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409008700
Applicant: J. B. Haile, Haile Construction
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing addition and construct a new addition.

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

1. The applicant submit a revised site plan showing the correct footprint of the front porch and porte cochere, and also submit side elevation drawings that are 11 X 17 size and to scale;
2. The right elevation have a two foot (2') inset along the thirty-foot (30') expanse of wall space;
3. The lap siding be smooth face with a maximum reveal of five inches (5");
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture, and the material of the side porch exterior stairs.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 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.

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

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.

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.

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

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

h. Outbuildings

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

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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

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

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

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

Driveway Access.

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

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Utilities

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.

j. Public Spaces

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

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

2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

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

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

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge. In order to assure than an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change
- Atypical lot parcel shape or size

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

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

Foundation

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

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

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

Roof

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

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

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

- b. The creation of an addition through enclosure of a front porch is not appropriate.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

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

- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

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

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

e. Additions should follow the guidelines for new construction.

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

III.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.

III.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: 3618 Richland Avenue is a c. 1910 brick four-square that is a contributing structure to the Richland-West End Neighborhood Conservation Zoning Overlay. At the front, on the left side, the historic house has a porte cochere that is twelve feet (12’) wide (Figures 2 & 3). On the front right side is a one-story enclosed extension which is fifteen feet (15’) wide (Figure 4).

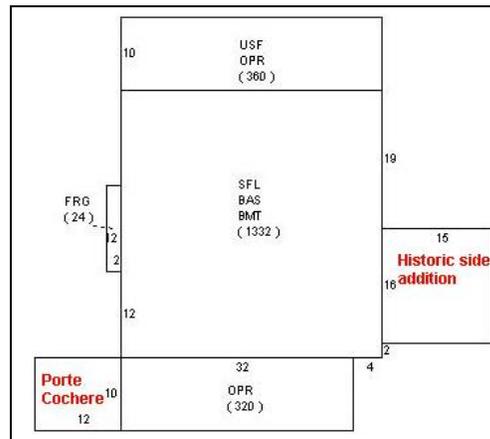


Figure 1 (left) shows 3618 Richland Avenue and Figure 2 (right) is the house plan from the Property Assessor’s website



Figures 3 & 4 show the porte cochere and front side addition.

Analysis and Findings:

Partial Demolition: The applicant is proposing to demolish a two-story, partially enclosed rear porch (Figure 5). Although this section of the house appears on the 1932 and 1957 Sanborn maps (Figure 6), its current configuration and appearance dates to 2002 when MHZC issued a preservation permit for re-opening the ground floor porch and enclosing the second story portion of the porch. No historic fabric exists on the rear façade the house. Staff therefore finds that the demolition of the existing rear addition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

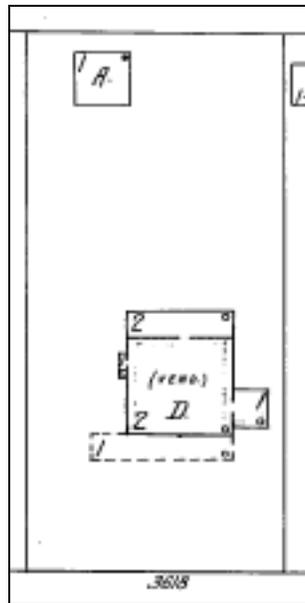


Figure 5 (left) shows the current conditions of the two-story rear addition, and Figure 6 (right) is the 1932 Sanborn map showing that a two-story addition of the approximate same dimensions existed then.

Height & Scale: The historic house is a two-story, four square. The addition will be one story with a raised basement, and will be significantly lower in height than the historic

house. The addition's eave height will be at about the line of the historic house's second floor system, and its ridge height will sit just below the historic house's eave. The foundation height will match the height of the historic house's foundation. The addition's eave height will be approximately eleven feet (11') above the foundation line, and its ridge height will be about twenty feet, six inches (20'6") above the foundation line. Staff finds that the addition's height is subordinate to the historic house and meets the design guidelines.

The rear addition will not step in from the back corners of the historic house, as is typically required. Staff finds the lack of an initial inset to be appropriate in this instance because the existing rear addition does not have an inset, and there is no existing historic fabric on the back wall of the house (see Figure 2) but does recommend insets further back on the addition. Please see next page. There will be a slight inset of a few inches as the material transitions from a brick wall to cement fiberboard siding on the addition. St

On the left side, after a depth of approximately nineteen feet (19'), the primary wall of the addition will inset two feet (2'), but a side screened porch will extend from that wall and will be approximately eight feet (8') beyond the historic house's primary side wall. This side porch, however, will still be four feet (4') narrower than the porte cochere extension at the front of the house. Its eave height will match the eave height of the porte cochere, but its ridge height will likely be taller because it has a steeper sloped roof. Staff asks that the applicant submit a front façade elevation showing the porte cochere and the proposed side porch to ensure that the height of the side porch extension is appropriate.

On the right side, the addition extends approximately thirty feet (30') behind the house before a two foot (2') deep by twelve feet, six inch (12'6") long bay. Staff recommends that an inset of at least two feet by four feet (2' X 4') occur along the thirty foot (30') expanse to help break up the length of the wall. Staff also asks that the applicant resubmit the side elevation drawings in 11 X 17 format (and also to scale).

With the condition that the applicant create 2' X 4' inset along the right elevation, staff finds that the addition's height and scale meet Sections II.B.1.a.and b. and II.B.2. of the design guidelines.

Location & Removability: The addition is located entirely behind the back wall of the historic house. An existing addition is to be removed, and the new addition will not involve removal of any historic fabric from the back of the historic house. The addition could therefore be removed in the future without affecting the historic character and historic fabric of the house. Staff therefore finds that the addition meets Sections II.B.2.a and d. of the design guidelines.

Design: The proposed addition is differentiated from the historic house with a change in material and with a lower roof height and insets. However, its roof form, fenestration pattern, and scale are all compatible with the historic structure. Staff therefore finds that the addition meets Sections II.B.2.a and e. of the design guidelines.

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It is more than ten feet (10') from the left side property line and more than twenty feet (20') from the right side property line. It is over fifty-five feet (55') from the rear property line. Staff does note that the site plan submitted as part of the application does not show the correct footprint of the porte cochere and the front porch, and asks that the applicant submit a corrected site plan prior to the issuance of the permit. With this condition, staff finds that the project meets Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No major changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in cement fiberboard, and staff asks that it be smooth face with a maximum reveal of five inches (5"). The trim will be wood or cement fiberboard. The foundation will be brick, and staff asks to review a brick sample. The roof will be architectural fiberglass shingles, and staff asks to review the shingle color. The materials for the windows and doors were not specified, and staff asks to approve them prior to purchase and installation. The side porch will be screened, but staff asks to review the material of the exterior porch steps.

With the staff's final approval of the shingle color, brick sample, windows and doors, and porch step material, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The historic house has a hipped roof with a pitch of approximately 6/12 with a flair that has a pitch of approximately 3/12. The roof of the addition will also be hipped with a 6/12 pitch and a 3/12 flair. Staff finds that the proposed roof form meets Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The proposed addition will not alter the existing orientation of the historic house towards Richland Avenue. The addition will contain a secondary entrance via an uncovered exterior stair and side porch on the left façade, but staff notes that this entrance will not be highly visible and will read as a side porch entrance. Vehicular access to the site will be via the alley and via an existing curb cut and driveway at the front. Staff finds that the addition's orientation meets Sections II.B.1.f. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The applicant does not plan to change any window or door openings on the historic house. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds that the project's proportion and rhythm of openings meet Sections II.B.1.g. and II.B.2. of the design guidelines.

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

Outbuildings: The proposed addition includes an attached garage at the rear of the addition. The design guidelines allow for attached garages 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. The garage is fully located at the basement level, and the garage doors are oriented to face the alley. In addition, the location of the attached garage at the rear of the addition is similar to the location of other historic outbuildings. Staff therefore finds that the attached garage meets Sections II.B.1.h. and II.B.2. of the design guidelines.

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

1. The applicant submit a revised site plan showing the correct footprint of the front porch and porte cochere, and also submit side elevation drawings that are 11 X 17 size and to scale;
2. The right elevation have a two foot (2') inset along the thirty-foot (30') expanse of wall space;
3. The lap siding be smooth face with a maximum reveal of five inches (5");
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture, and the material of the side porch exterior stairs.

With these conditions, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Additional Photos

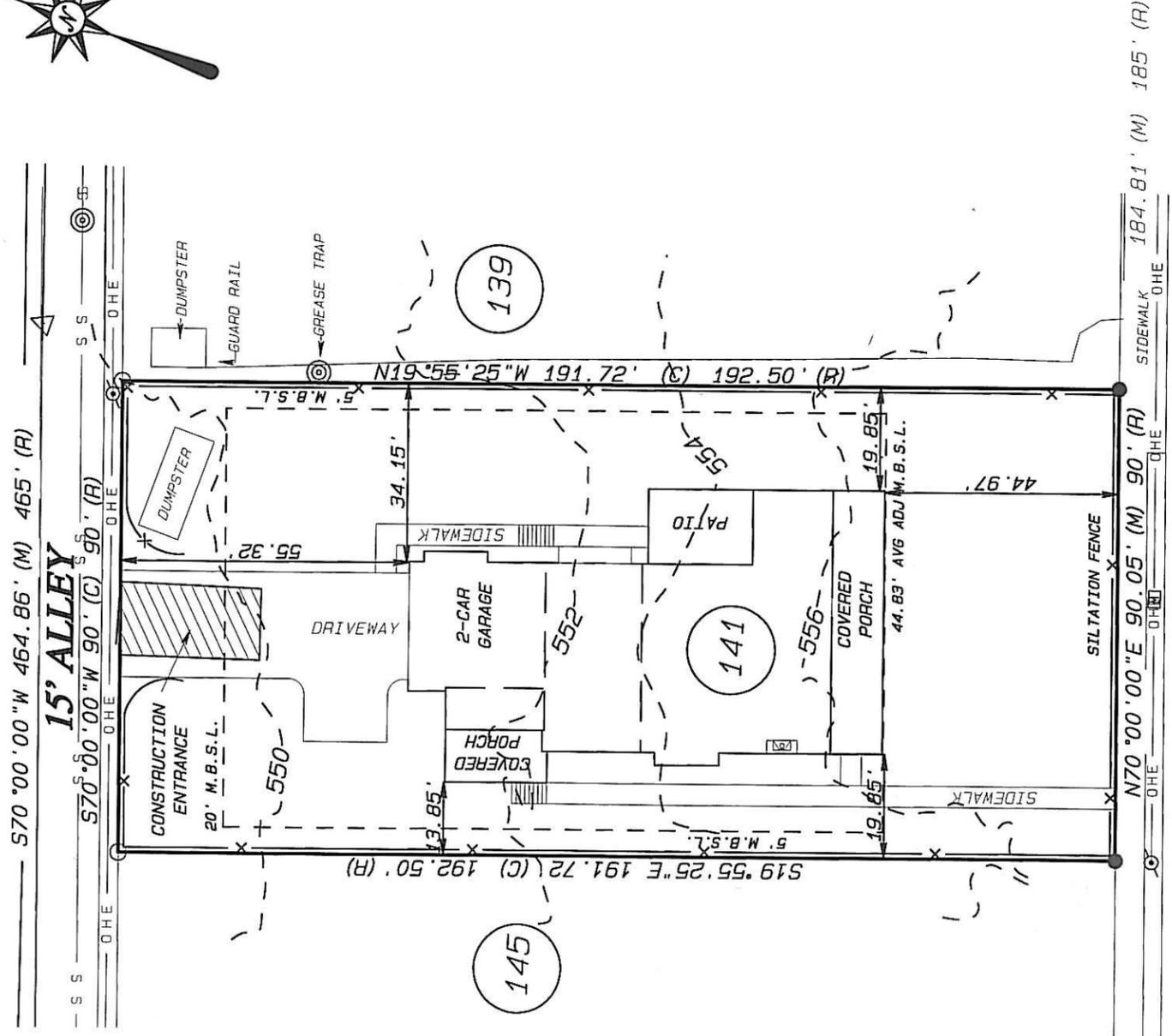


Front façade



Left side facade





RICHLAND A VE.(70' ROW)

ISLAND SEPERATING EAST/WEST LANES

PARCEL INFO:

ADDRESS:
3618 RICHLAND AVE.

ZONING:
RS7.5

PARCEL ID:
10409008700
URBAN ZONING OVERLAY

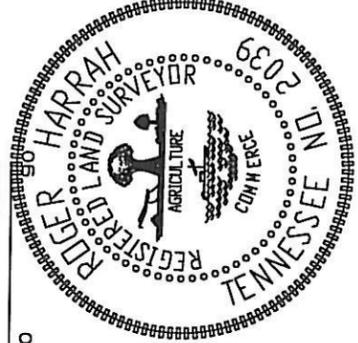
SETBACKS:
**FRONT SETBACK= 44.83' (AVG ADJ)
REAR SETBACK= 20 FEET.
SIDE SETBACKS INTERNAL = 5 FEET.

THIS SURVEY IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED
UNDER RULE 0820-3-07.



LEGEND:

- (FDIR) FOUND IRON ROD
- SET IRON ROD AND CAP
- FIRE HYDRANT
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- X— FENCE
- P.U.D.E. PUBLIC UTILITY & ACCESS ESMT



ROGER HARRAH LS 2039

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT. INSTRUMENT NO. 20090522-0047200, R.O.D.C., TN.
2. NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
3. MINIMUM BUILDING SETBACKS AS SHOWN PER DAVIDSON COUNTY ZONING. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
4. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47037C0214F.
5. CONTOUR INFORMATION IF SHOWN TAKEN FROM THE METRO DAVIDSON COUNTY GIS WEB SITE.

Harrah ASSOCIATES
SURVEYORS • PLANNERS
504 AUTUMN SPRINGS CT.
SUITE B15
BRENTWOOD, TN 37067
PHONE: (615) 778-0853
FAX: (615) 778-0855
E-MAIL: rogerh@harrahgroup.com

I hereby certify that is a category 1 survey with the ratio of precision of the unadjusted survey being greater than 1 in 47000. This survey was prepared in compliance with the current standards of practice adopted by the Tennessee State Board of Examiners for Land Surveyors.

Roger H. Harrah RLS #2039

SITE PLAN
OF
3618 RICHLAND AVE., NASHVILLE, TN
LOT 141 OF SUBMISSION BLOCK 8,
OF RICHLAND REALTY CO., DIVISION "A",
AS OF RECORD IN BOOK 161 PAGE 151 R.O.D.C.
DAVIDSON COUNTY

FOR
HAILE CONSTRUCTION

DATE OF DRAWING: 01-21-15	CADD: JH
MANAGER: RHH	
PROJECT NUMBER: T307-15-010	
FIELD BOOK NUMBER:	
LAST FIELD WORK: 01-15-15	
CREW CHIEF(S): ITH	
COMPUTER FILE: T307011_SP	
SCALE: 1"=30'	SHEET 1 OF 2



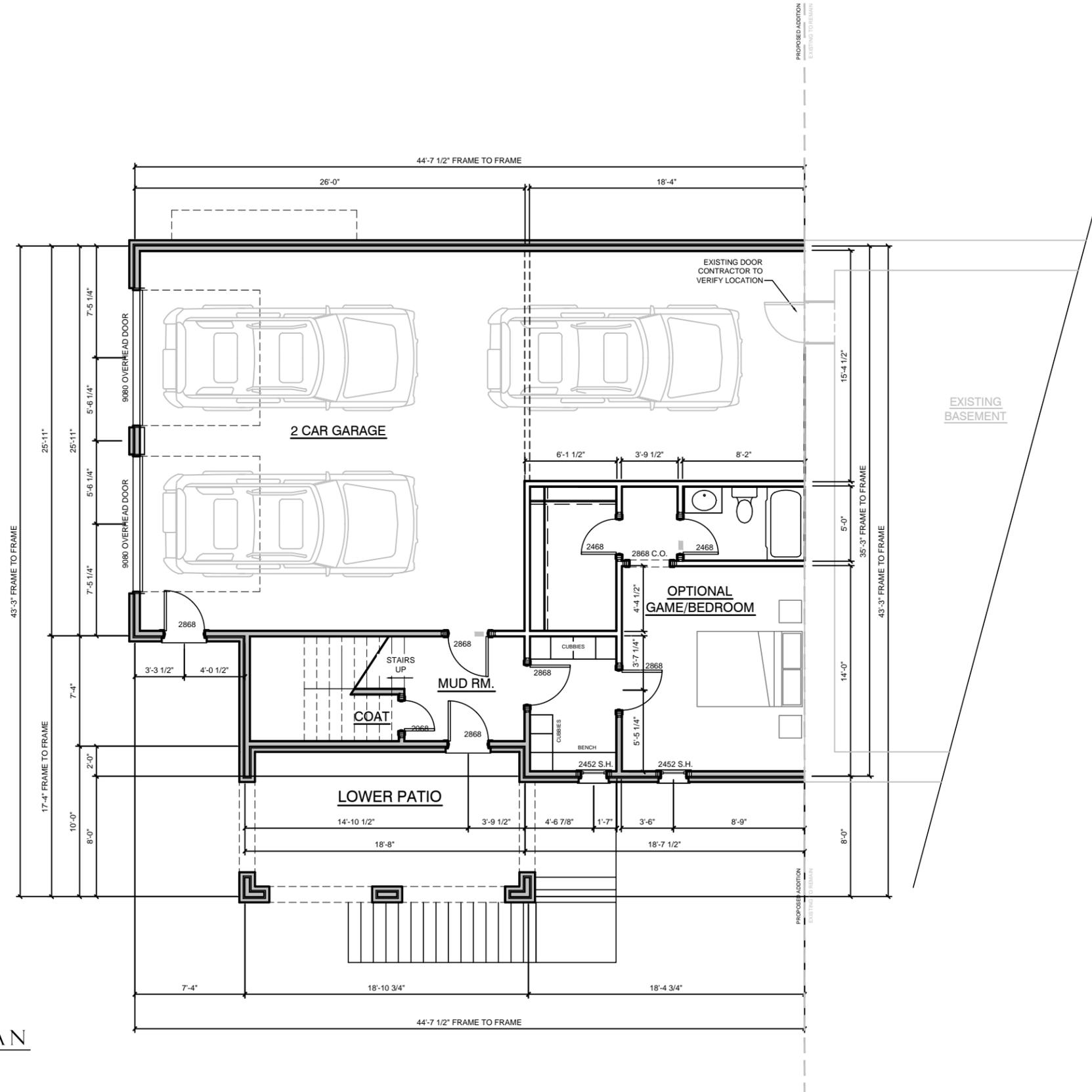
A RENOVATION/ADDITION FOR:

FARRINGER RESIDENCE

3618 RICHLAND AVENUE - NASHVILLE TENNESSEE

SHEET	INDEX OF DRAWINGS
CI.1	SITE/GRADING PLAN
LI.1	LANDSCAPE PLAN
AI.1	BASEMENT PLAN
AI.2	FIRST FLOOR PLAN
AI.3	SECOND FLOOR PLAN
AI.4	ROOF PLAN

HISTORICAL REVIEW-NOT FOR CONSTRUCTION



1 BASEMENT FLOOR PLAN
SCALE 1/4"=1'-0"

DATE	REVISIONS
28 DEC 28	
09 JAN 14	

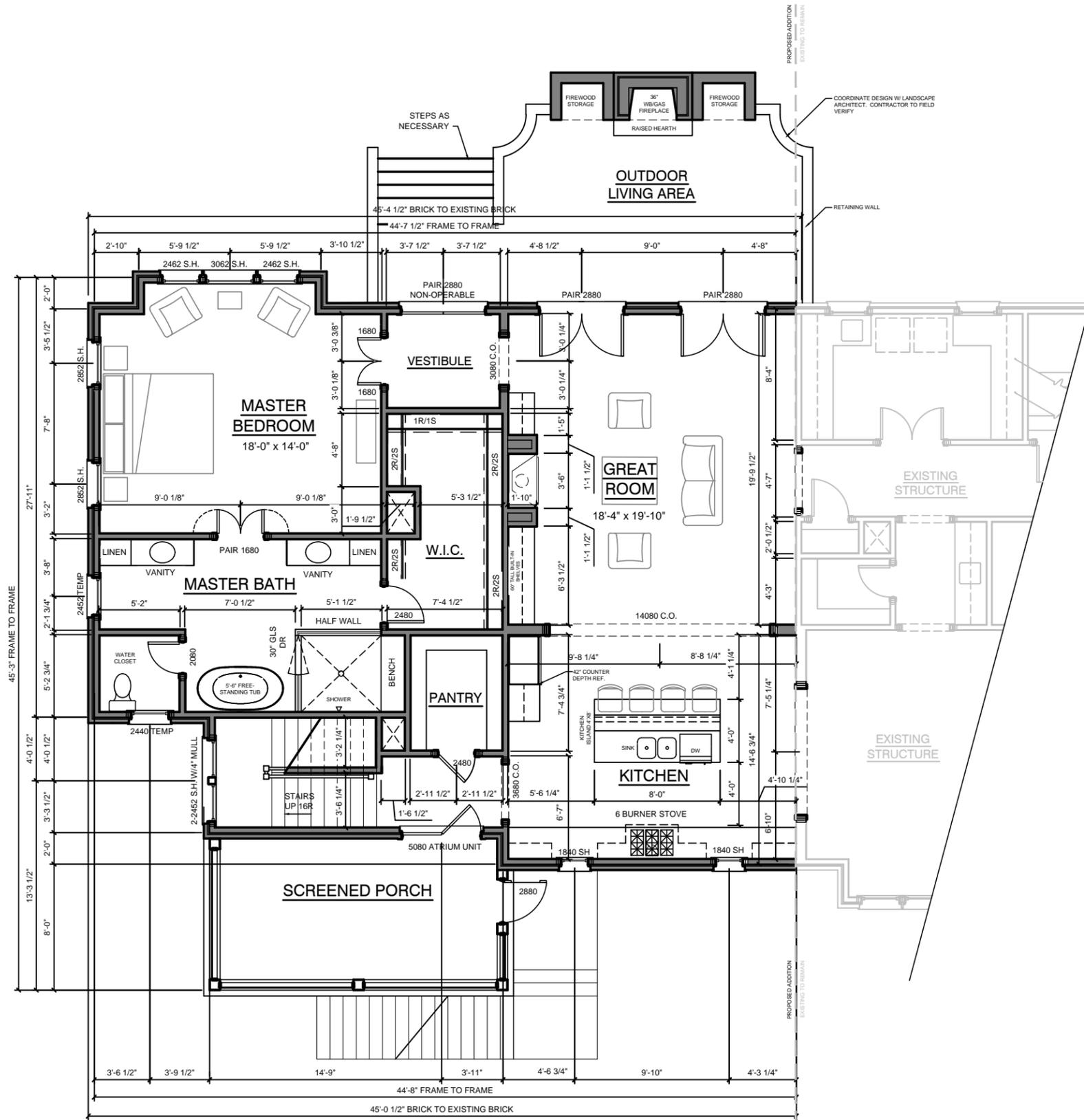
HISTORICAL REVIEW-NOT FOR CONSTRUCTION

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SQUARE FOOTAGE TABULATION

CONDITIONED	
BASEMENT	438
FIRST FLOOR	1539
SECOND FLOOR/LOFT	0
TOTAL CONDITIONED	1977
NON-CONDITIONED	
BASEMENT	0
FIRST FLOOR	0
SECOND FLOOR	0
TOTAL NON-CONDITIONED	0
OTHER/MECHANICAL/STORAGE	
GARAGE	988
UNFINISHED STORAGE	N/A
COVERED ENTRY	N/A
COVERED PORCHES/PATIOS	390
TOTAL OTHER	1378
TOTAL UNDER ROOF	3355

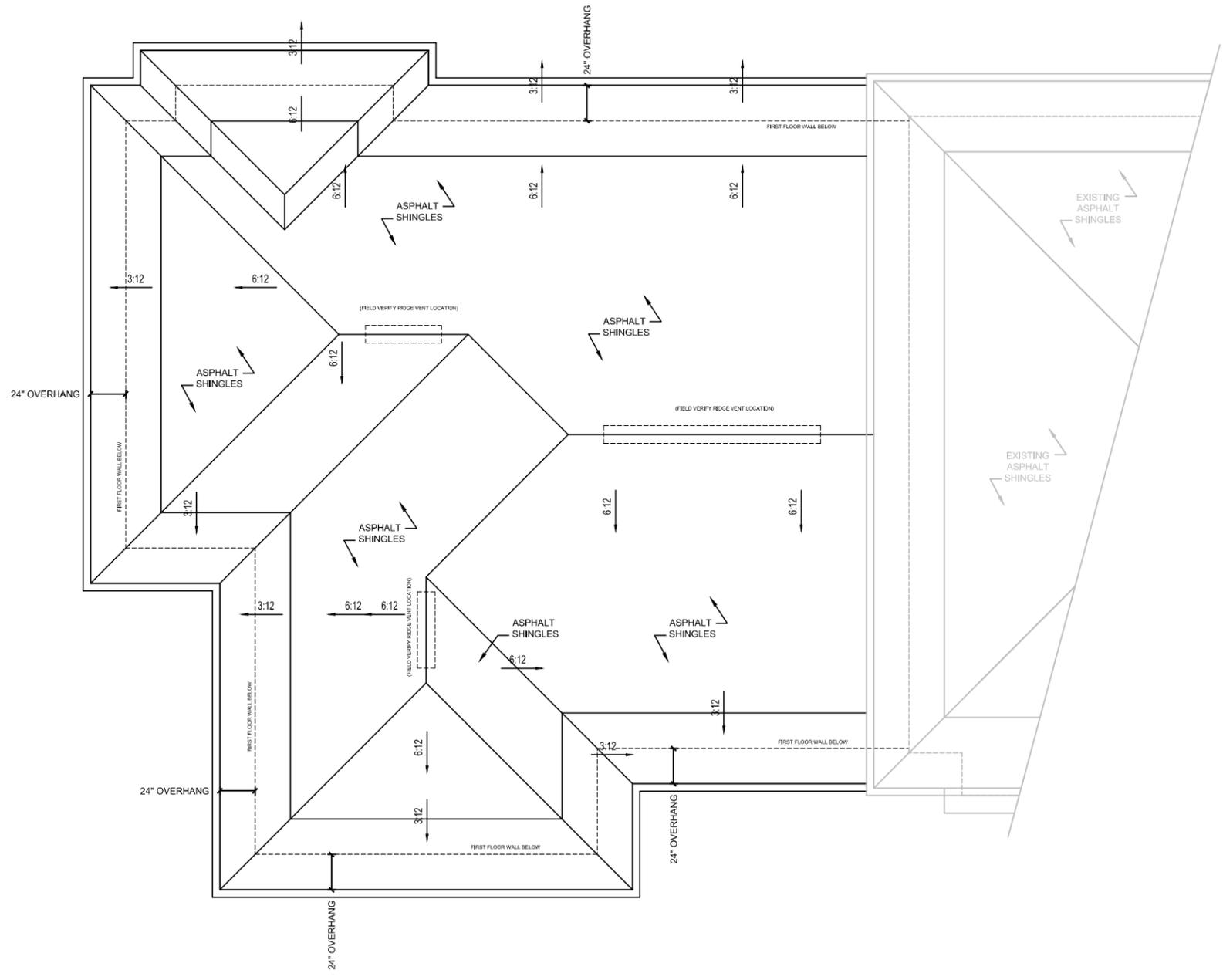


1 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

DATE	REVISIONS
28 DEC 28	
09 JAN 14	

HISTORICAL REVIEW-NOT FOR CONSTRUCTION

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1 ROOF PLAN
 SCALE 1/4"=1'-0"

DATE	REVISIONS
28 DEC 28	
09 JAN 14	

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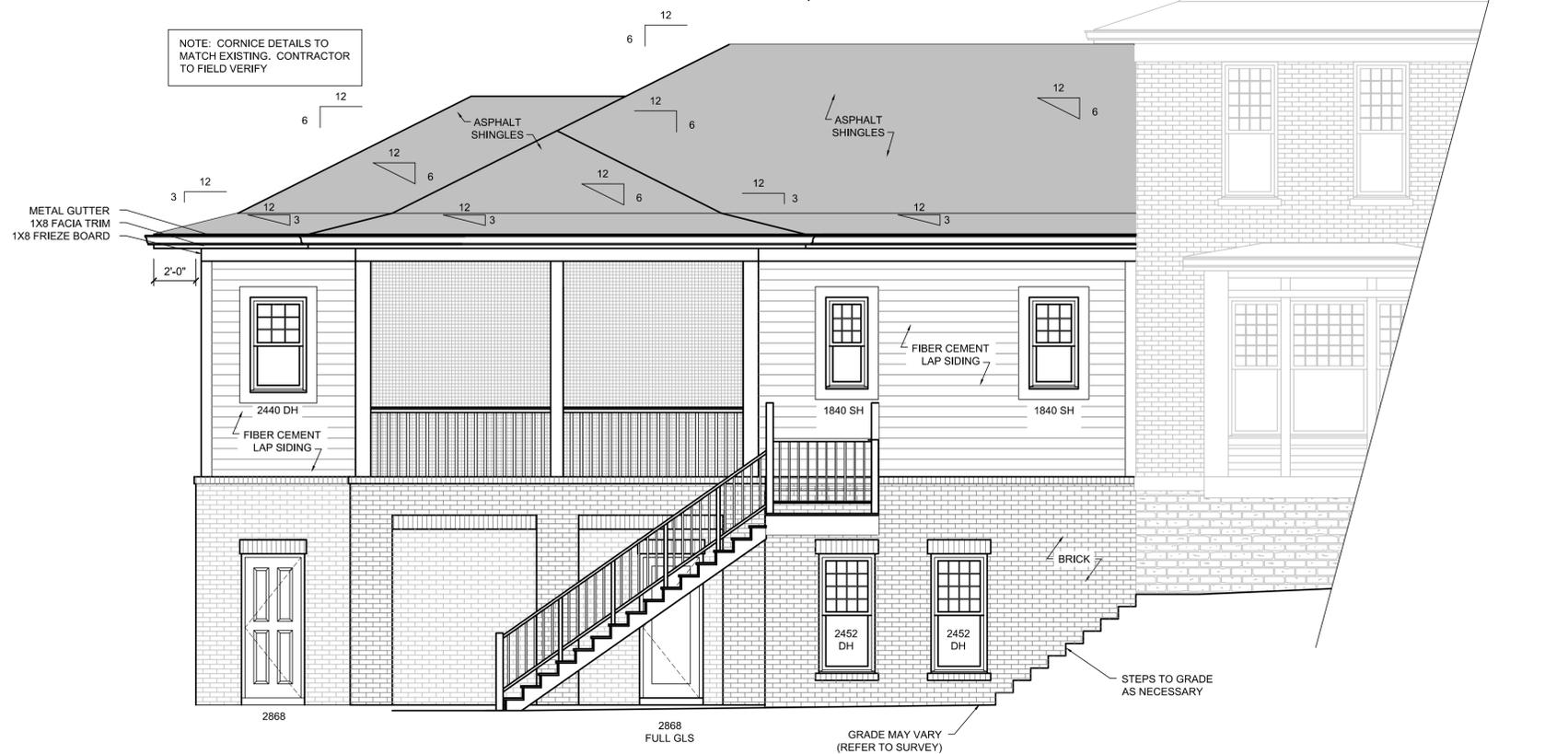
MHJC Note: This drawing is not to scale

NOTE: CORNICE DETAILS TO MATCH EXISTING. CONTRACTOR TO FIELD VERIFY



1 EAST/SIDE ELEVATION
SCALE 1/4"=1'-0"

NOTE: CORNICE DETAILS TO MATCH EXISTING. CONTRACTOR TO FIELD VERIFY



2 WEST/SIDE ELEVATION
SCALE 1/4"=1'-0"

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DATE	REVISIONS
28 DEC 28	
09 JAN 14	



A RENOVATION/ADDITION FOR:
FARRINGER RESIDENCE
 3618 RICHLAND AVENUE - NASHVILLE TENNESSEE

1 NORTH/REAR ELEVATION
 SCALE 1/4"=1'-0"

DATE	REVISIONS
28 DEC 28	
09 JAN 14	

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