



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
Ransom Avenue/Byron Close Development
104, 112, and 117 Ransom Avenue
March 18, 2015

Application: New construction--infill
District: Elmington Place Neighborhood Conservation Zoning Overlay
Council District: 25
Map and Parcel Numbers: 104100O00500CO, 104100O00700CO, 104100O00900CO
Applicant: Barlow Builders
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is proposing to construct three of the eleven single-family homes that are part of the Ransom Avenue/Byron Close SP development. The Commission approved the development plan in July 2012. Since that time, MHZC has approved the design of five of the houses, and one house has been constructed.

Attachments
A: Site Plan
B: Elevations
C: Floor Plan

Recommendation Summary: Staff recommends approval of the three infills, with the following conditions:

- Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
- Staff provide final review of the windows and doors, roof color, railing design and material, brick and stone samples, and the material for the entryway and porch floors;
- The height of the house for Lot 9 be reduced to thirty-five feet (35’);
- The shutters be fully operational;
- The siding on Lot 5 have a maximum reveal of five inches (5’’);
- The brick area on Lot 5 have a differentiation of material between the foundation and the wall above;
- The dormers be eliminated from the side elevations on Lot 5;
- Walkways leading from Ransom Avenue to the front entries be added; and
- The HVAC units be placed on the rear façades, or on a side façade beyond the midpoint of the houses.

With these conditions, staff finds that the three infill houses meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.

Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

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.

h. Outbuildings

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

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

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.*

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.

Background: Byron Close is an 11 unit residential SP development (BL2008-149) located on the previous site of Ransom School, close to I-440 and West End Avenue. To date, only one house at Lot 3 (109 Ransom Avenue) has been constructed in the development. In February, the Commission approved the design of infill construction for Lots 2, 4, 8, and 10 (or 105, 113, 108, and 116 Ransom Avenue). A design for Lot 6’s infill was approved in 2014. The applicant now proposes design for infill construction of three more of the eleven lots, including lots 5, 7, and 9 (Figure 1).

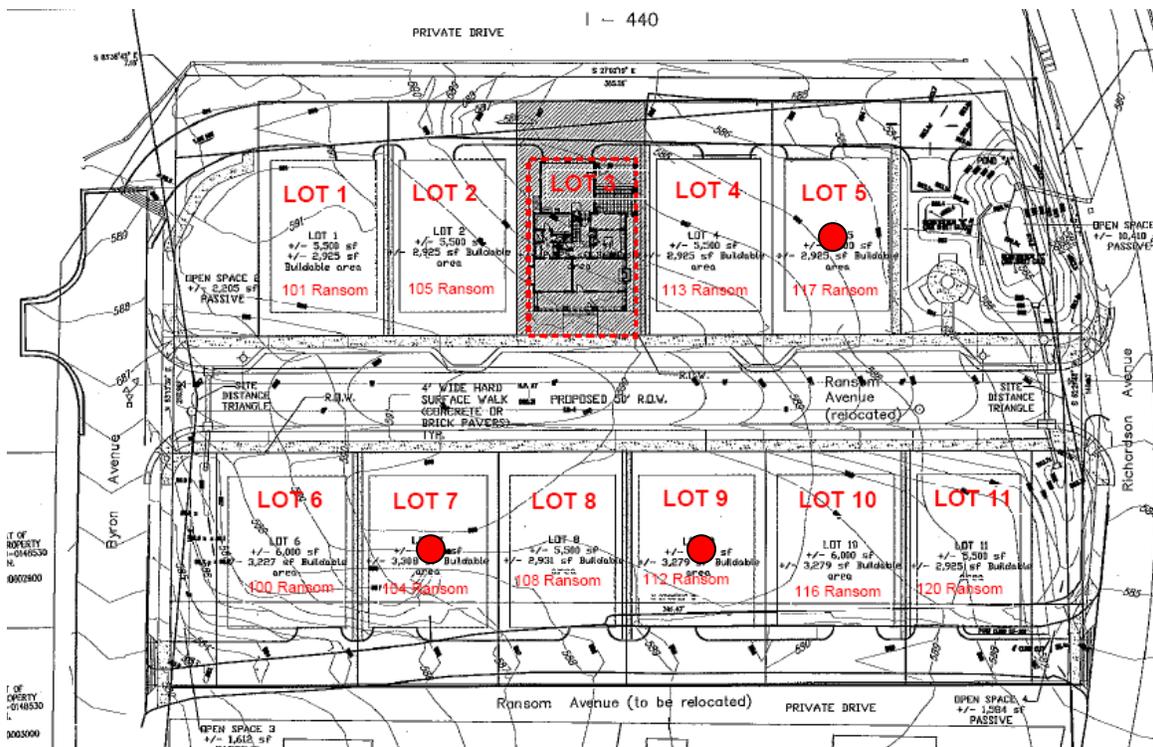


Figure 1. Site map.

Analysis and Findings:

Setback & Rhythm of Spacing:

The three proposed houses will all have similar setbacks that were approved as part of the development plan in 2012. Their front setbacks will be approximately ten feet (10’),

which the Commission has determined to be appropriate for this development in the past. All of their side setbacks will be a minimum of five feet (5'), and the rear setbacks will be a minimum of twenty-five feet (25'). These setbacks meet the development plan and have been approved by the Commission for infill in this development in the past. Staff therefore finds that the setbacks and rhythm of spacing meet section II.B.1.c. of the design guidelines.

Height & Scale: The proposed buildings are all one-and-a-half to two stories in height. The individual infill houses have the following measurements:

Lot/Address	Stories	Ridge Height	Eave Height	Foundation Height	Width	Depth
Lot 5 (117 Ransom)	2	34'6"	22'9"	2'	44'	64'
Lot 7 (104 Ransom)	2	33'8"	22'6"	2'	42'4" at front; 48' total	55'4"
Lot 9 (112 Ransom)	1.5	36'2"	14'3"	2'	43'2"	64'

Staff finds that most of these measurements are similar to what have been approved by the Commission in the past for the Ransom/Byron Close development, and they meet the historic context. The one exception is the height for Lot 9. Staff asks that the height be reduced so that it is no more than thirty-five feet (35'). The majority of the historic homes in the immediate vicinity are one to one-and-a-half-stories, although there are several two-story homes in the conservation overlay. The historic two-story homes range from twenty-eight feet (28') to thirty-five feet (35') in height, and the Commission in the past has asked for the houses in the Ransom Avenue development to be no more than thirty-five feet (35') tall.

Staff notes that the house for Lot 7 is wider than the others because it is on a wider lot of sixty-feet (60'). At the front of the house, the façade will be forty-two feet, four inches (42'4") wide, which is similar to the other houses in the Ransom Avenue development. The widths of historic homes in the area range from thirty-two feet (32') to forty-eight feet (48').

Staff finds that the height and scale of the three infill houses meet sections II.B.1.a. and b. of the design guidelines. Staff asks for a condition to verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context.

Materials, Texture, Details and Material Color: All three houses will have architectural shingles for the primary roof and wood or cement fiberboard trim. Staff asks to approve the shingle color. The windows and doors were not specified for the houses, and staff asks to approve all windows and doors prior to purchase and installation. Staff also asks to approve the porch/entryway floor and step materials, and the design and material of any railings. Wood shutters are proposed for Lots 7 and 9, and staff asks that they be fully operational.

Lot 5’s primary cladding material will be lap siding, and staff asks that the siding exposure be five inches (5”) or less. The foundation material will be brick, and staff asks to approve a brick sample. Lot 5 has a bay area clad in brick on the right side elevation (which is visible from Richardson Avenue). In this section there is no differentiation of material from the foundation to the wall above, and staff asks that there be a differentiation in material.

Lot 7 will be clad in brick with a stone foundation. Lot 9’s primary cladding material will also be brick, with stone and stucco panel board-and-batten accents. Its foundation will also be stone. Staff asks to approve the brick and stone samples for all three houses. Lot 9’s porch roof will be metal, and staff asks to approve the metal color.

With the condition that staff provides final review of windows, doors, roof color, brick, stone, entryway floor, railings, the siding reveal, and the shutters, staff finds that the project meets section II.B.1.d. of the design guidelines.

Roof form: The infills’ proposed roof forms all meet the historic context, and are as follows:

Lot/Address	Primary roof form/pitch	Secondary Roof forms	Other roof forms
Lot 5 (117 Ransom)	Gable, 7/12	Gables, 7/12 & 12/12	
Lot 7 (104 Ransom)	Gable, 8/12	Gables, 7/12	Gables, 11/12
Lot 9 (112 Ransom)	Gable 12/12	Clipped Gables, 14/12	Sheds, 3/12 and 5/12;

Lot 5’s side elevations show a dormer that was previously part of the front elevation, but which has since been removed. Staff asks that the side elevation drawings be corrected and the dormers eliminated. With this condition, Staff finds the projects meets section II.B.1.e. of the design guidelines.

Orientation: Lots 7 and 9 will be located on interior lots, and therefore they do not have side facades that face Byron or Richardson Avenues. They are oriented to face Ransom Avenue in accordance with the site plan for the development. Lot 7 has a central covered entryway that is six feet (6’) deep. Lot 9 also has a covered entryway for its primary entrance, and it includes a secondary side porch that is five feet (5’) deep. Typically, staff asks for porches to be a minimum of six feet (6’) deep, but since this porch is a secondary porch and does not include the primary entrance, staff finds the porch depth of five feet (5’) to be acceptable.

Lot 5 is located off of Richardson Avenue. Its right side façade will be adjacent to the required open space for the development, and therefore this façade will be visible from Richardson Avenue. The house’s primary orientation is towards Ransom Avenue, but it

addresses Richardson Avenue with a wrap-around porch and a secondary entrance facing Richardson Street. In addition, the house's roof forms and fenestration pattern on the right elevation further serve to provide secondary orientation towards Richardson Avenue.

Vehicular access for all three lots will be from the rear, accessed by a rear alley. Staff asks that walkways be added from the Ransom Avenue sidewalk to the front entries of each of the houses. With this condition, staff finds that the houses' orientations meet section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The window proportions on all three houses are approximately twice as tall as they are wide, matching the historic context. All double and triple window openings have four to six inch (4-6") mullions in between them, which is appropriate.

Some of the side facades have expanses larger than fifteen feet (15') without a window or door opening. These expanses are all located behind the back half of the façade, and staff finds them to be appropriate because the houses are just ten feet (10') apart from each other, and the wall space will be at most minimally visible from the street. Staff finds that the infills' proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted on the site plans, and staff asks that the HVAC units be located on the rear, or on a side façade beyond the midpoint of the house.

Outbuildings: All of the units in this development, including the three that are currently under consideration, will have attached garages, with garage doors on the rear. The garages will be accessed via alleys. This is an approved form for this development due to the short lots and lack of immediate context. Staff finds that the attached garages meet Section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the three infills, with the following conditions:

- Staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context;
- Staff provide final review of the windows and doors, roof color, railing design and material, brick and stone samples, and the material for the entryway and porch floors;
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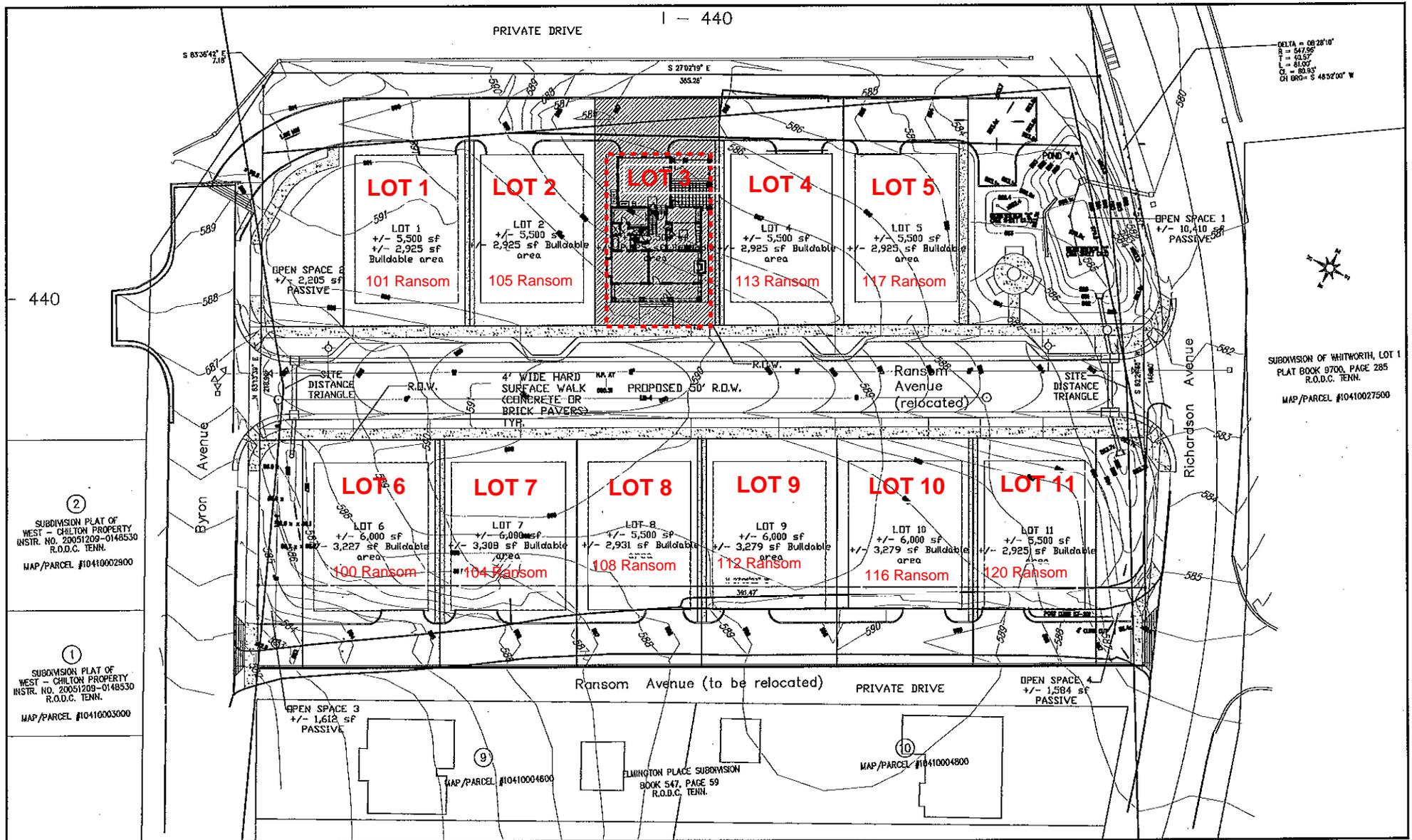
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With these conditions, staff finds that the three infill houses meet the design guidelines for infill in the Elmington Neighborhood Conservation Zoning Overlay.

Site Photos



The house seen in these photos is the only house constructed in the development to date.



DEVELOPMENT SITE PLAN

SCALE: 1"=60'



I-440

PARCEL INFO:

ADDRESS:
 _____ RANSOM AVENUE
 ZONING:
 SP- 2012S-170-001

SETBACKS:

FRONT SETBACK=10'
 REAR SETBACK= 25 FEET.
 SIDE SETBACKS INTERNAL = 5 FEET

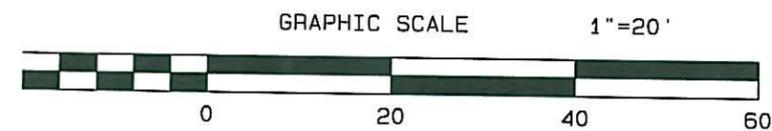
NOTE:

BOUNDARY LINES AND SETBACKS AS SHOWN HAVE BEEN OBTAINED FROM PLAT OF RECORD AT #20131018-0108864

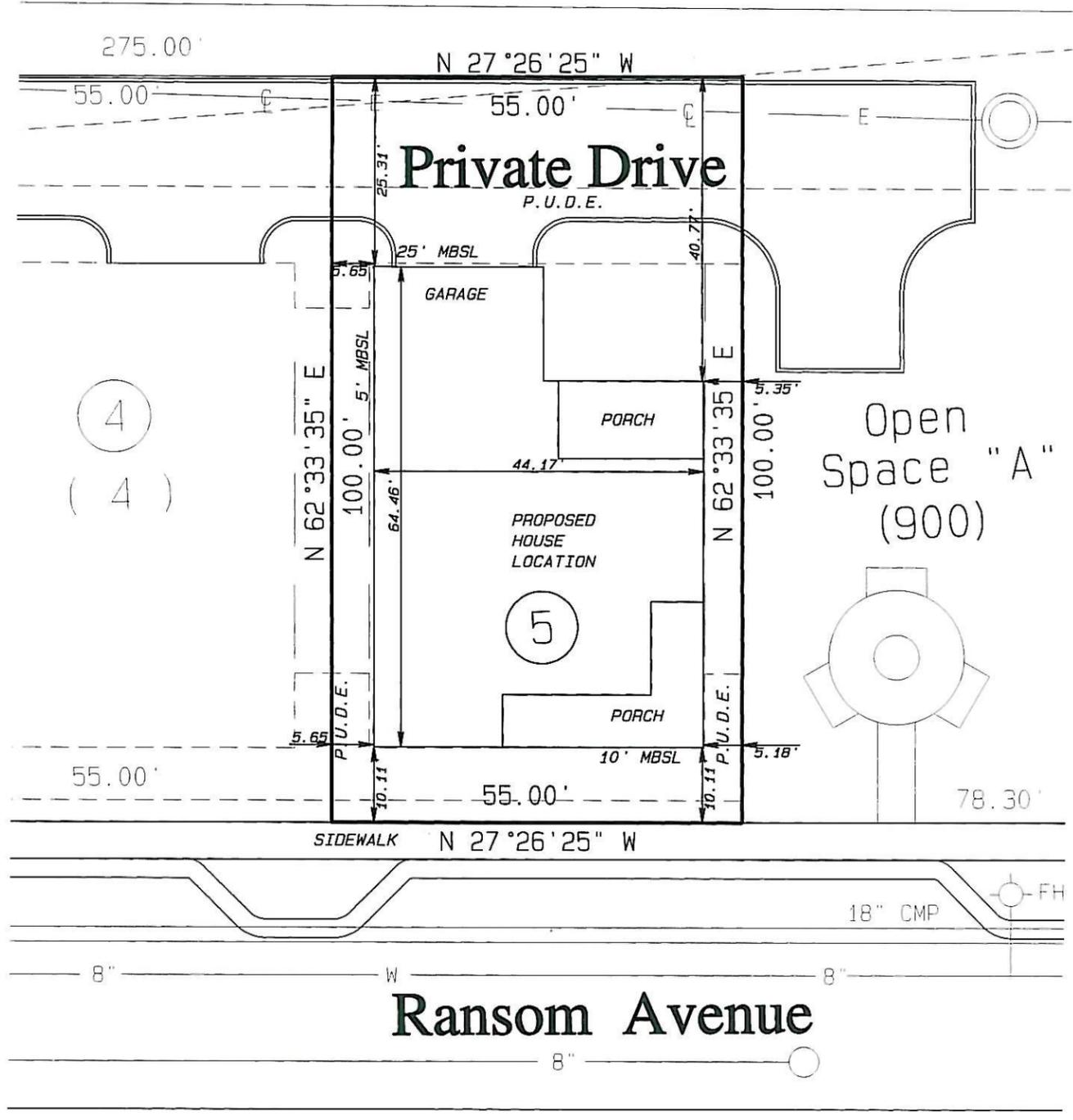
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NOTES:

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- 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.
- IMPROVEMENT DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICK UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACKS AS SHOWN PER PLAT OF RECORD. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION
- THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS, AND OTHER BUILDING IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS SET FORTH OR NOTED ON THE SUBDIVISION PLAT, AND OTHER LOCAL, STATE, OR FEDERAL POLICIES THAT MAY AFFECT THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN DRAWINGS AS PREPARED BY OTHERS, AND IS ORIENTED ON THE LOT BASED ON INFORMATION PROVIDED BY THE BUILDER. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO THIS SURVEYOR PRIOR TO BEGINNING CONSTRUCTION.
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Harrah & ASSOCIATES
 SURVEYORS • PLANNERS
 504 AUTUMN SPRINGS COURT
 SUITE B-15
 FRANKLIN, TN 37067
 PHONE: (615) 778-0863
 FAX: (615) 778-0865
 E-MAIL: rogerh@harrahgroup.com



LEGEND:

- (FDIR) FOUND IRON ROD
- SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (P) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- x— FENCE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- 727.80+ · FIELD SPOT ELEVATIONS



ROGER HARRAH LS 2039

REVISED FP. 03-02-15

SITE PLAN
 OF
LOT 5, BYRON CLOSE SUBDIVISION
 PLAT DOC #20131018-0108864
 NASHVILLE, DAVIDSON COUNTY, TN.

FOR
BARLOW BUILDERS

DATE OF DRAWING: 02-01-15	
MANAGER: RHH	CADD: JH
PROJECT NUMBER: T192046	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S): ITH	
COMPUTER FILE: T192046_SP	
SCALE: 1"= 30'	SHEET 1 OF 2

N 27°26'25" W



Ransom Avenue

50' R.O.W.

PARCEL INFO:

ADDRESS:
RANSOM AVENUE

ZONING:
SP- 2012S-170-001

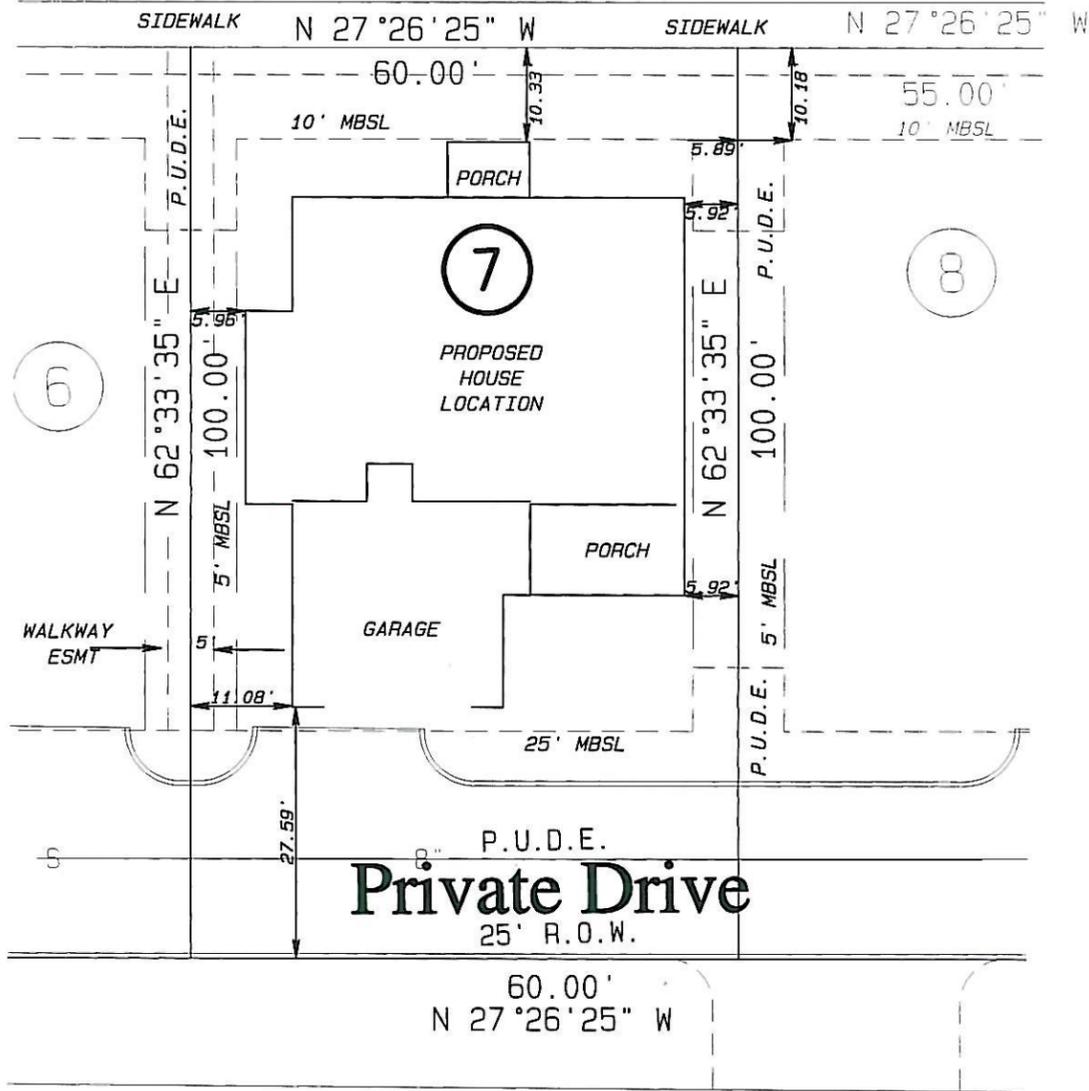
SETBACKS:

FRONT SETBACK=10'
REAR SETBACK= 25 FEET.
SIDE SETBACKS INTERNAL = 5 FEET

NOTE:

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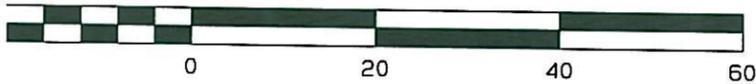
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- x— FENCE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- 727.80+ FIELD SPOT ELEVATIONS



ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=20'



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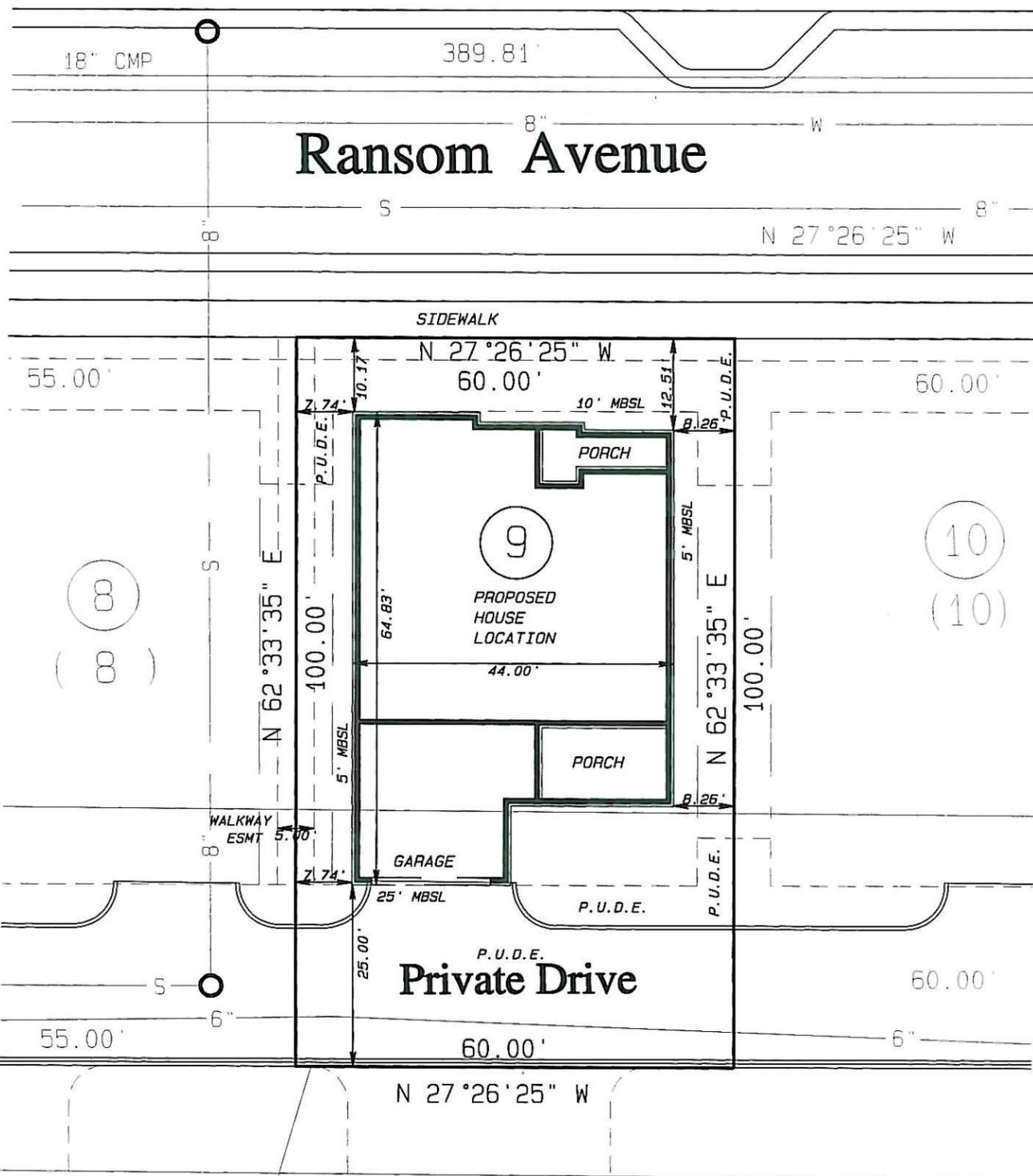
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PLAT DOC #20131018-0108864
NASHVILLE, DAVIDSON COUNTY, TN.

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SCALE: 1"= 30'	SHEET 1 OF 2



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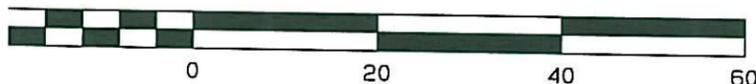
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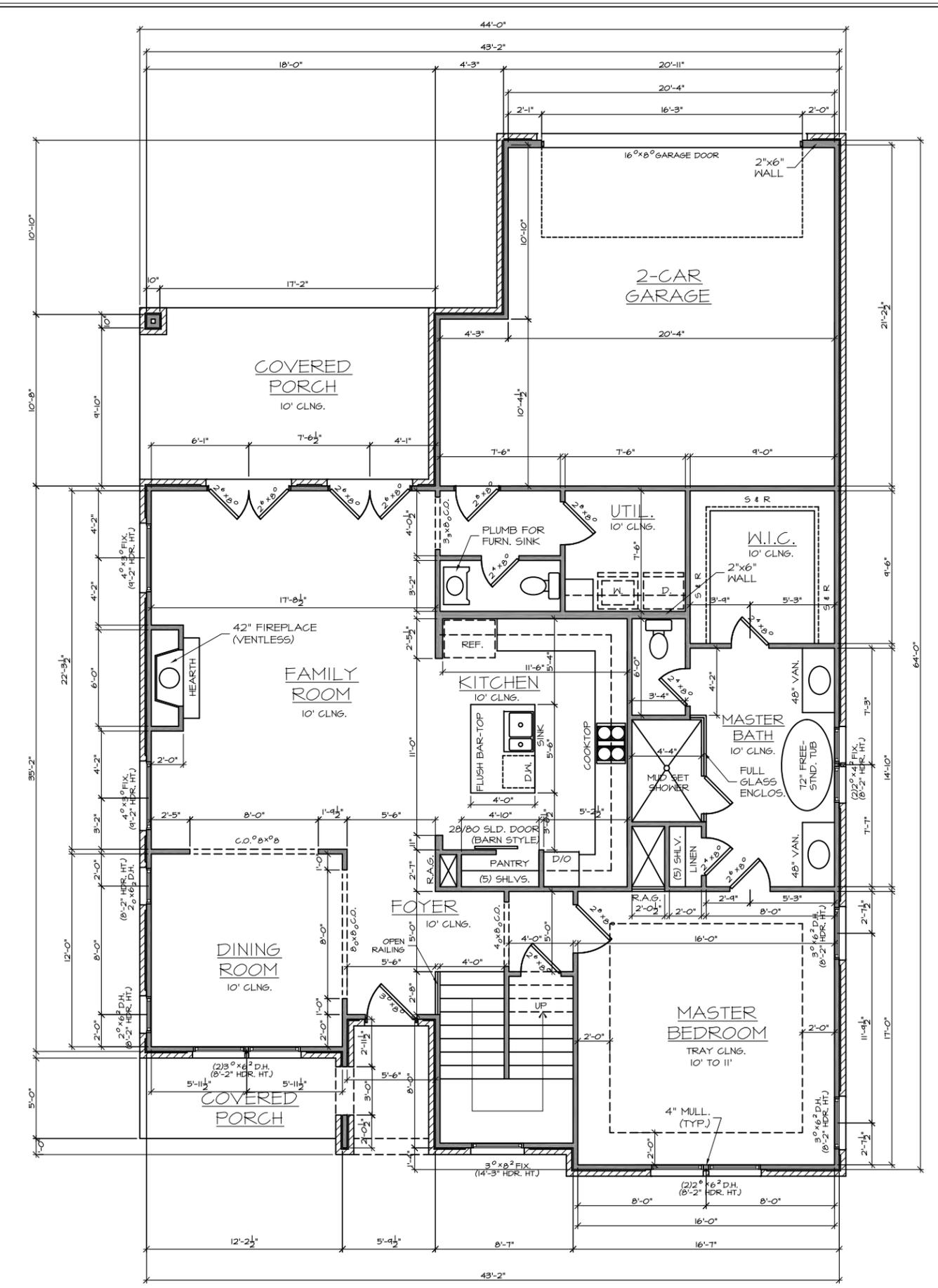
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TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



NOTES:

- GYP. BOARD WALL AND CEILING
- ALL EXTERIOR WALLS TO BE 2x6 (I.N.G.)
- 3/8" TYPE "X" GYP. BOARD @ GARAGE CEILING
- 10'-1/2" CEILING HEIGHT FIRST FLOOR
- 9'-1/2" CEILING HEIGHT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES U.N.O.
- 13/16" H.C. INTERIOR DOORS
- 1 3/4" S.G. EXTERIOR DOORS
- 8'-0" DOOR HT. AT FIRST FLOOR
- 8'-0" DOOR HEIGHT AT SECOND FLOOR
- ALL WINDOWS TO BE SINGLE HUNG
- 8'-0" HEADER HT. AT FIRST FLOOR
- 7'-4" HEADER HT. AT SECOND FLOOR
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX)
- 22" HIGH x 20" WIDE (MIN) OPENING WITH 5.7 SQ FT (MIN) NET CLEAR OPENING
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH 907.1.10 (IRC 2012)
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 1203 (IRC 2012)
- CHIMNEYS TO BE 3'-0" MIN. ABV.V. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE U.L. # IRC 2012 APPROVED
- A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- STAIR WAYS SHALL COMPLY WITH R1004 (IRC 2012)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R 1012 & 1013 (IRC 2012)
- GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.C. MAX PER R1013 (IRC 2012)
- PLUMBING AND HVAC TO FOLLOW 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE

SQUARE FOOTAGE CALCULATIONS:

FIRST FLOOR HEATED (O.F.M.)-	1,743 S.F.
SECOND FLOOR HEATED (O.F.M.)-	1,763 S.F.
TOTAL HEATED (O.F.M.)-	3,506 S.F.
COVERED PORCHES-	302 S.F.
GARAGE-	504 S.F.
TOTAL UNHEATED-	806 S.F.
TOTAL UNDER ROOF (O.F.M.)-	4,312 S.F.

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

ISSUES:

#	DATE	DESCRIPTION
1	2.23.14	Preliminary Design
2	2.2.15	Revised Elevations

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