



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

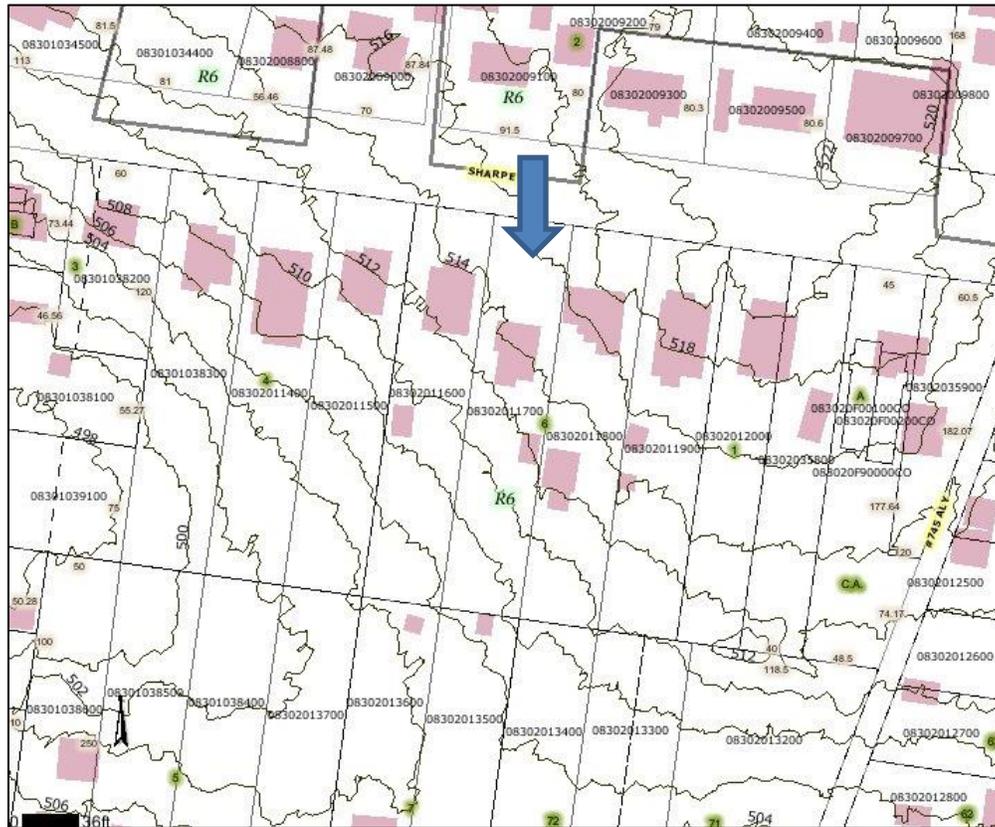
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1412 Sharpe Avenue
May 20, 2015

Application: New construction – infill and outbuilding
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302011700
Applicant: Jason Jones
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: The applicant proposes construction of a new house and detached garage.</p> <p>Recommendation Summary: Staff recommends approval of the application to construct a new house and outbuilding with the conditions that:</p> <ol style="list-style-type: none"> 1. Staff reviews the roof color, and the windows and doors for administrative approval; 2. Staff reviews the location of the HVAC for administrative approval; 3. 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. <p>Meeting these conditions, staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



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.

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

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 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.

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.*

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.*

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.

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: The Commission approved demolition of the non-contributing building on the lot and new construction in June 2014. A different applicant proposes construction of a different design of single-family dwelling and detached outbuilding.

Analysis and Findings:

Height & Scale: The new building will be one and one-half stories tall with a cross-gable form. The house will be twenty-six feet, eight inches (26'8") from the finished floor height. The foundation will be two feet (2') tall, giving the building an overall height of twenty-eight feet, eight inches (28'8") from grade. This is compatible with surrounding historic houses, the majority of which are one and one half stories and are between

nineteen to twenty-nine feet (19' to 29') tall. The eave height will be nine feet (9') from the floor height. The overall height and eave height are compatible with the nearby homes.

The structure will be thirty-three feet, two inches (33'2") wide. Surrounding houses range between twenty-seven feet (27') and thirty-four feet (34') in width.

Staff finds the height and scale of the proposed infill to be compatible with the surrounding historic context, and to meet guidelines II.B.1.a and II.B.1.b.

Setback & Rhythm of Spacing: The new house will have a front setback of thirty-two feet (32'), which splits the difference of the neighboring houses and is compatible with other historic houses nearby. The house will be shifted on the lot with a five foot, one inch (5'1") right side setback and an eleven foot, eight inch (11'8") left setback. The side setbacks meet the required five feet (5') and are compatible with the surrounding context, where houses are generally shifted to one side to allow side-yard driveways because there is not an alley at the rear. The rear setback will be approximately one hundred and fifty feet (150'), as it is a very deep lot.

Staff finds that the new building will be compatible with the setbacks and existing rhythm of spacing on the street, and that the project meets guideline II.B.1.c.

Materials: The new house will primarily be clad in smooth-face cement fiberboard with a reveal of five inches (5"). The trim, including cornerboards, window casings, and eave brackets, will be wood. The foundation will be split-faced concrete block, and the roof will be architectural fiberglass shingles. Staff requests to approve the color of the roofing. The front door will be wood with $\frac{3}{4}$ glass. Details on the windows were not provided. Staff requests approval of the final window and door selections prior to purchase and installation. The porch columns and railing will be wood. The porch steps and floor will be concrete. The side driveway and front walkway will be concrete. With the staff's final approval of the color of roofing, and windows and doors, staff finds that the known materials meet guideline II.B.1.d.

Roof form: The roof will be cross-gabled, with a primary pitch of 10/12. The front gable will have approximately 12/12 pitch. The other roof surfaces have varying pitches of 5/12 to 6/12. The front porch will have a shed roof with a 4/12 pitch. These roofs are compatible with those of historic houses nearby, and meet guideline II.B.1.e.

Orientation: The new house will have a six foot (6') deep, full-width, front porch. Because there is not an alley at the rear of the property, the house will be shifted to allow a driveway on the left side of the house, where there has been a driveway historically. A walkway will connect the porch to the driveway. Staff finds that the orientation is compatible with surrounding contributing buildings and meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed new building are all generally twice as tall as they are wide, meeting the historic proportions of openings. The longest expanse of wall space without a window or door opening is eight feet (8') on the right side. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not indicated on the submitted plans. The HVAC should be located on the rear façade, or on a side façade beyond the midpoint of the house. Staff requests that the HVAC location be submitted for administrative approval to ensure that the project meets guideline II.B.1.i.

Outbuildings: The new garage will be located behind the primary structure, accessed by a driveway from the street that will run along the left side of the house. This location is appropriate because it matches the surrounding context and there is not an alley at the rear. The building will be one story, and sixteen feet, ten inches (16'10") tall with eaves at nine feet (9') above grade. See attached worksheet for analysis. Staff finds the outbuilding will meet section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the application to demolish the existing structure and to construct a new house and outbuilding with the conditions that:

1. Staff reviews the roof color, and the windows and doors for administrative approval;
2. Staff reviews the location of the HVAC for administrative approval;
3. 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.

Meeting these conditions, staff finds that the proposal meets the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



Previous non-contributing structure at 1412 Sharpe Avenue.



Context across the street.



Context to the West.



Context to the East.

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?	N/A	
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?	N/A	
If dormers are used, do they sit back from the wall below by at least 2’?	N/A	
Is the roof pitch at least 4/12?	YES	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	YES	

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	30’	20’
Rear setback	99’	3’
L side setback**	3’	3’
R side setback**	22’	3’
How is the building accessed?	Driveway, existing curb cut	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.

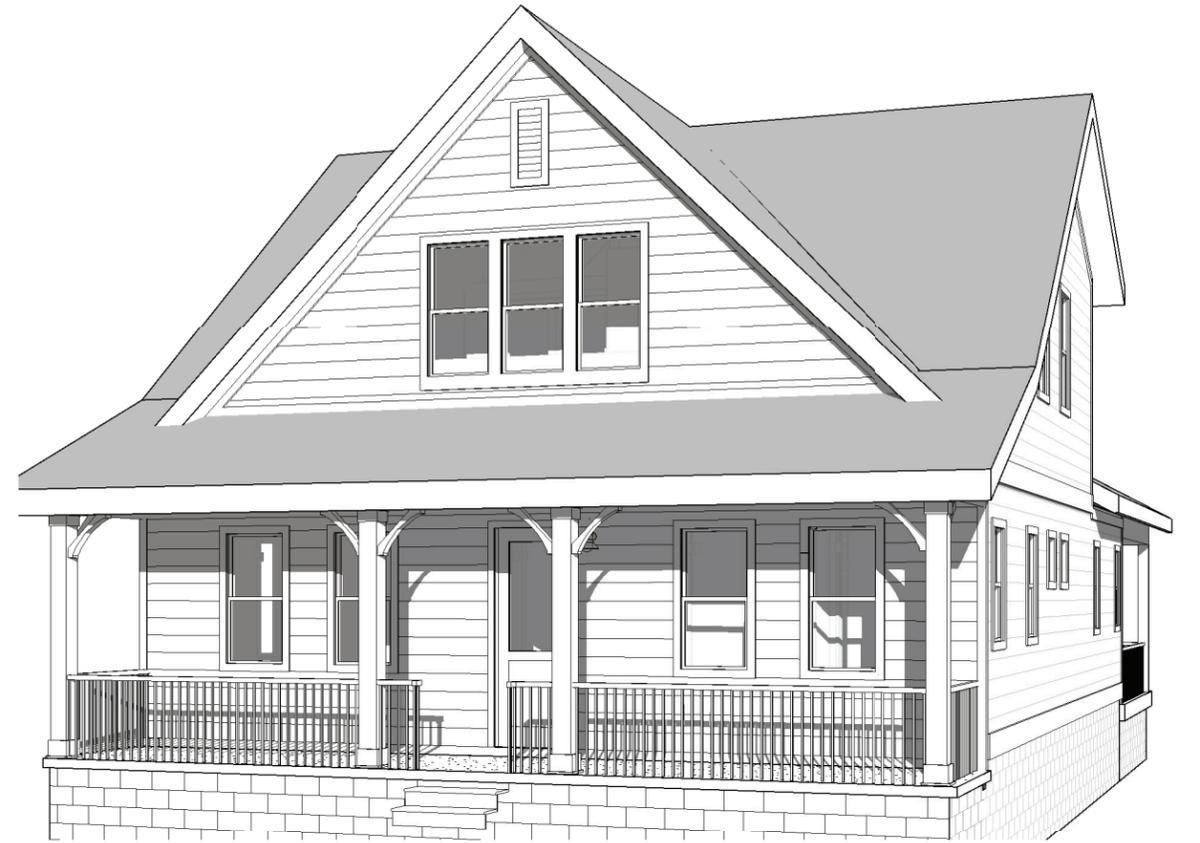
	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	17'	25'
Eave Height	9'	1 story 10' or 2 story 17'
Width of house	33'2"	

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

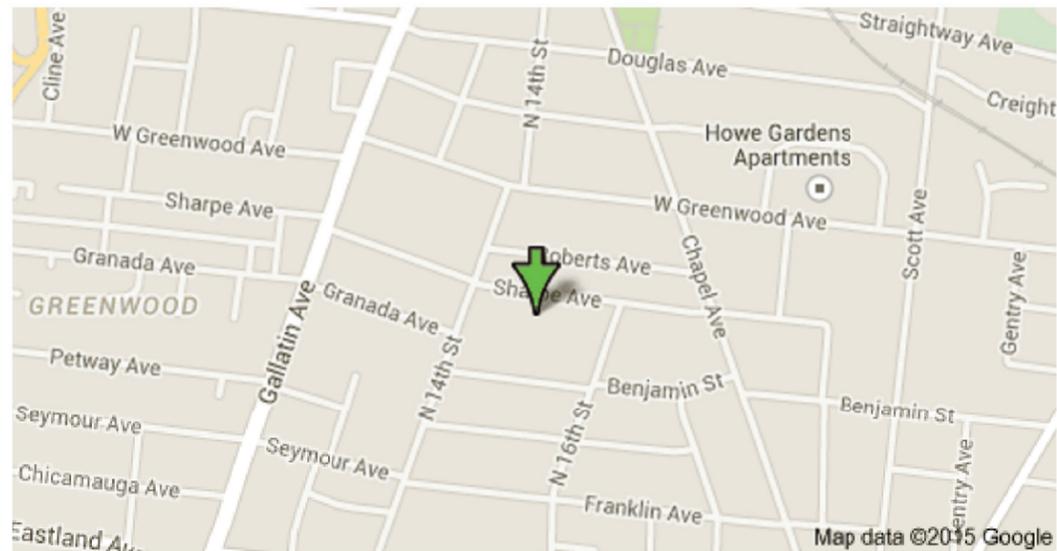
	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	895 sq. ft.	750 sq. ft.	1,000 sq. ft.



1 Historic 3D View



2 Historic 3D Front View



PROJECT INFORMATION			
STYLE	LIVING	FOOTAGE	DETAILS
HOUSE STYLE:	BEDROOMS: 4	FIRST FLOOR: 1590 SQ FT	OVERALL WIDTH: 33'-3 1/2"
STORIES: 0	BATH: 3	SECOND FLOOR: 902 SQ FT	OVERALL HEIGHT: 28'-8 3/4"
	HALF BATH: 0	THIRD FLOOR: --- SQ FT	OVERALL DEPTH: 10'
MASTER LOCATION: Down		TOTAL: 2492 SQ FT	CEILING HEIGHT (FIRST): 10'-0"
GARAGE: 0			CEILING HEIGHT (SECOND): 9'-0"
			DOOR HEIGHT (FIRST): 8'-0"
			DOOR HEIGHT (SECOND): 6'-8"



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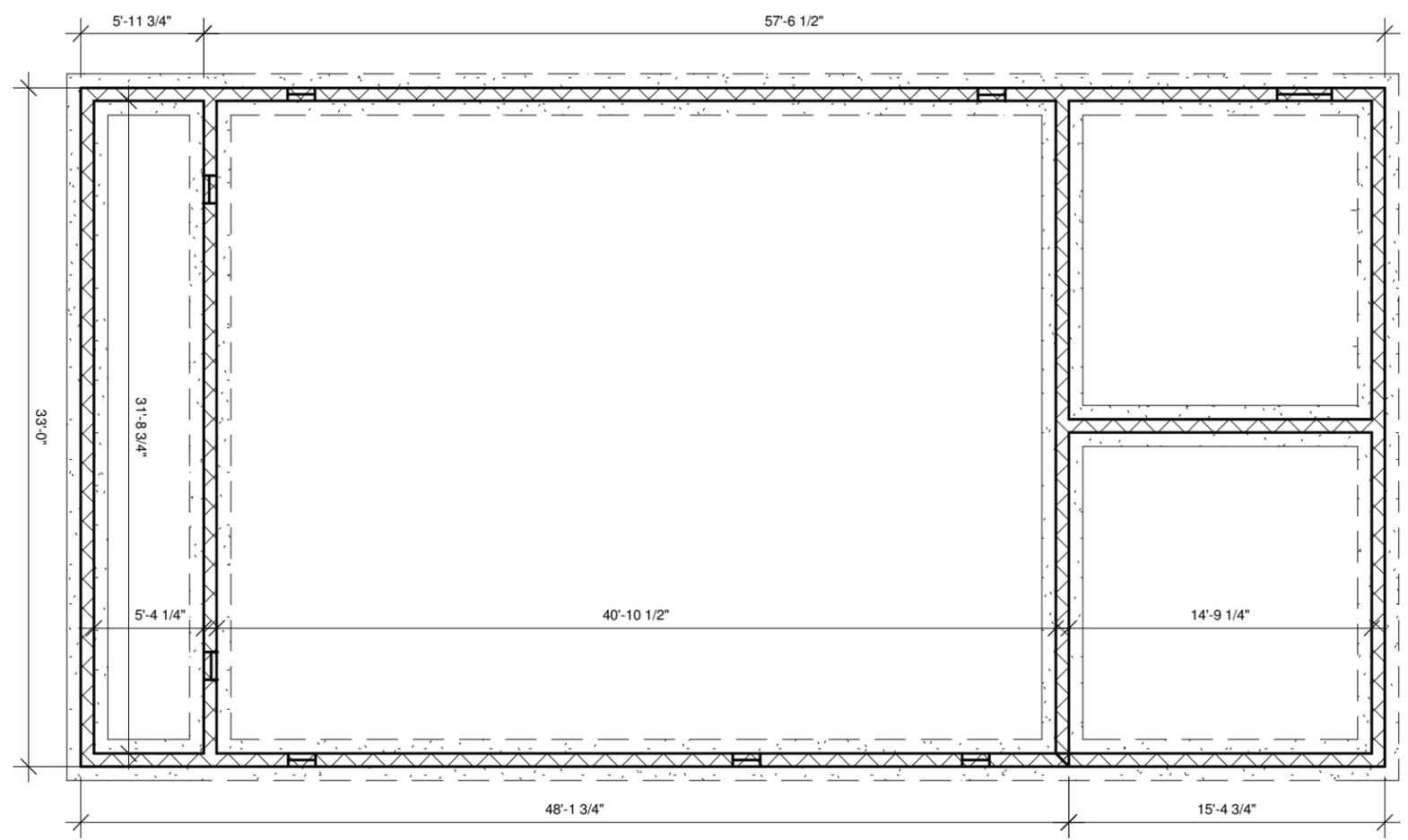
1412 Sharpe Avenue
Nashville, TN 37206

FEATURES:
 OPTIONAL 2ND LAUNDRY UPSTAIRS

MATERIALS:

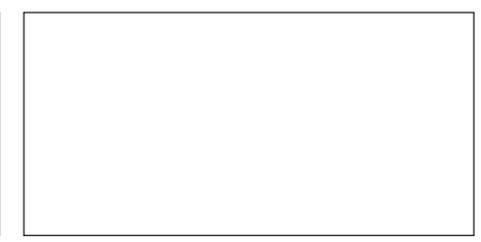
Historic Proposal		
Project number	Project Number	H1
Date	5/01/2015	
Drawn by	L.BUTLER	
Checked by	Checker	
		Scale

1 Historic Foundation
1/8" = 1'-0"



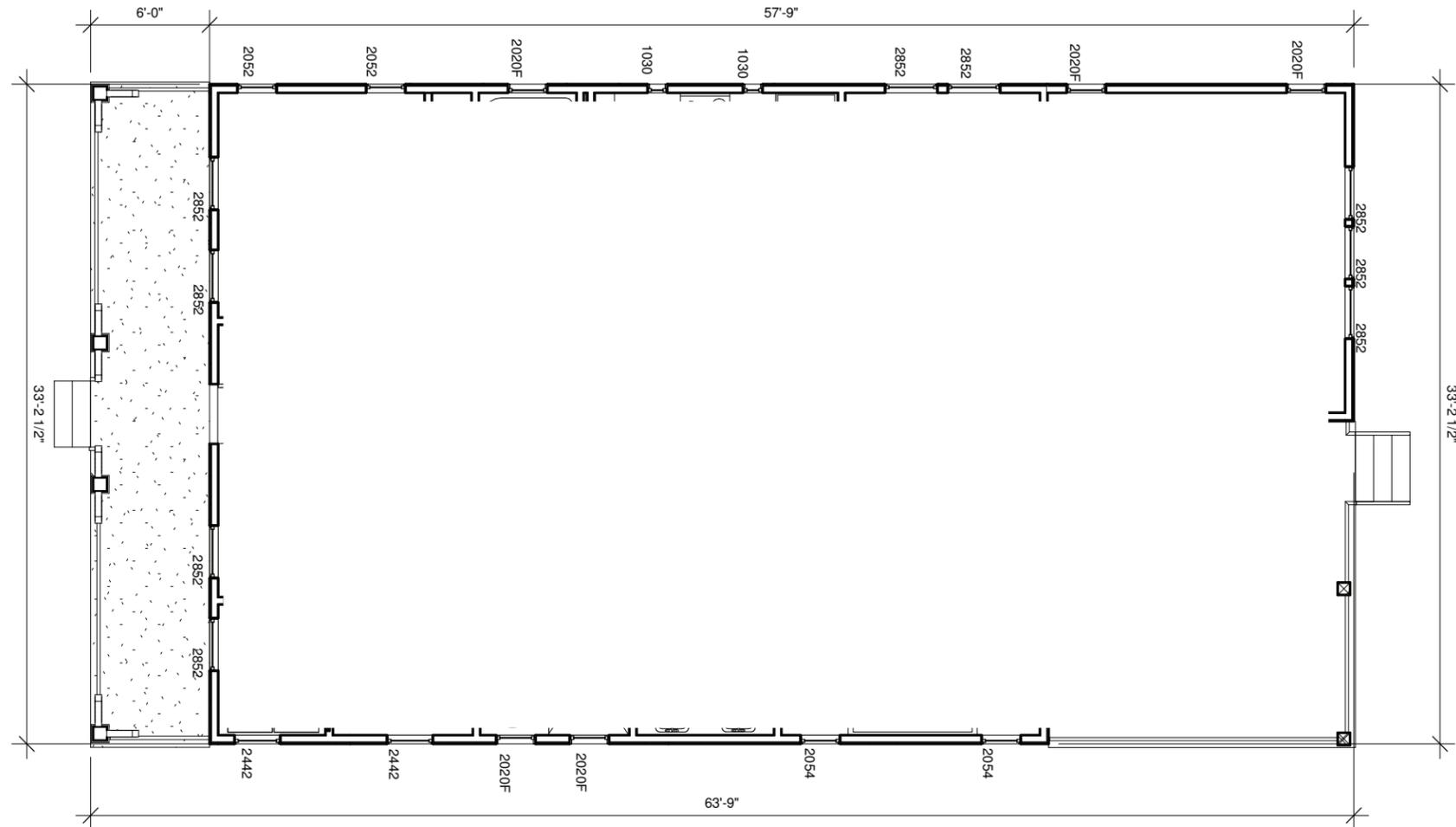
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1412 SHARPE AVENUE
Nashville, TN 37206



Historic Foundation Plan		H2
Project number	Project Number	
Date	5/01/2015	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

1 Historic First Floor
1/8" = 1'-0"



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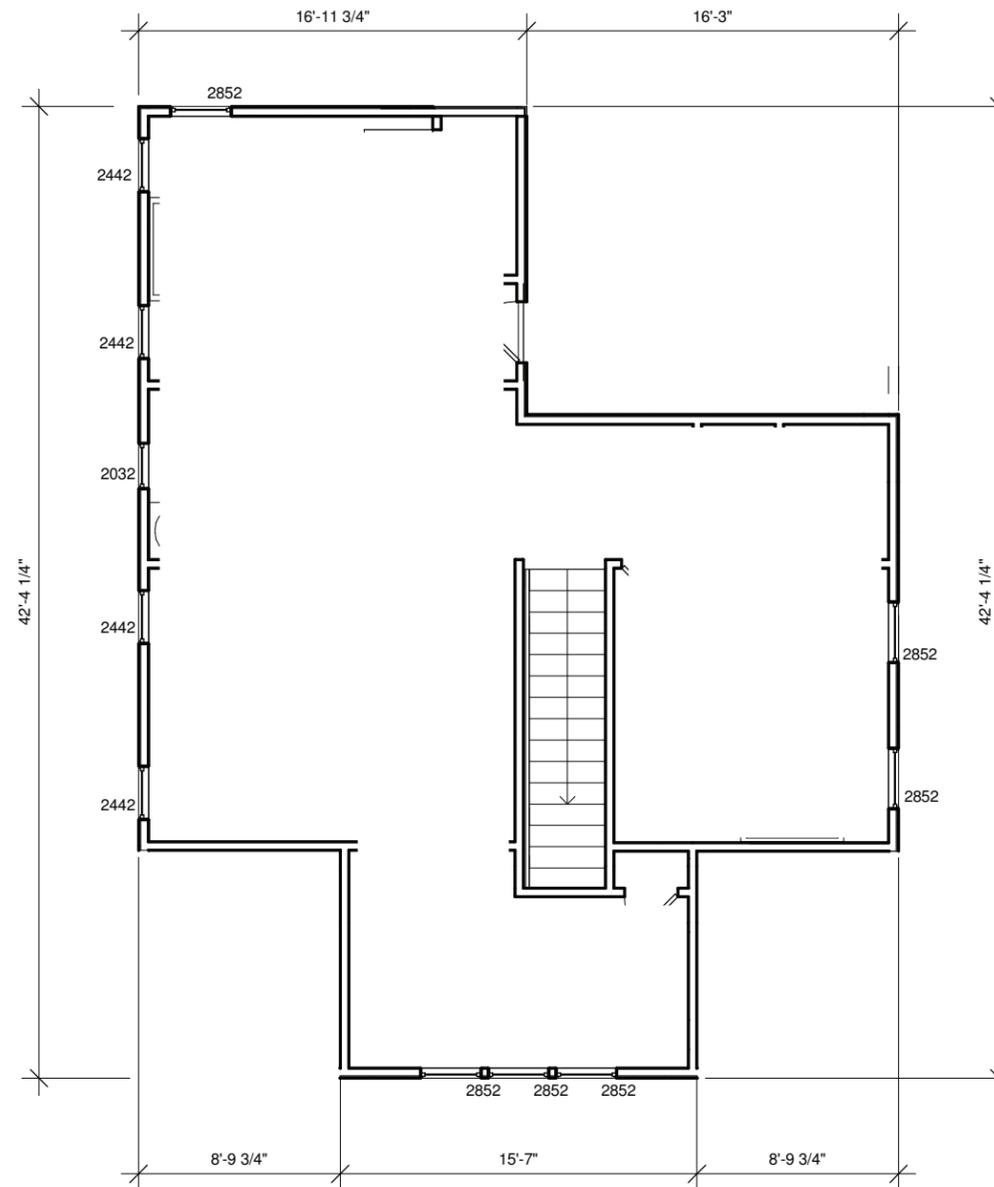
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Historic First Floor		H3
Project number	Project Number	
Date	5/01/2015	
Drawn by	L.BUTLER	
Checked by	Checker	
		Scale 1/8" = 1'-0"



① Historic Second Floor
 1/8" = 1'-0"



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1412 SHARPE AVENUE
Nashville, TN 37206

Historic Second Floor

Project number	Project Number
Date	5/01/2015
Drawn by	L.BUTLER
Checked by	Checker

H4

Scale 1/8" = 1'-0"

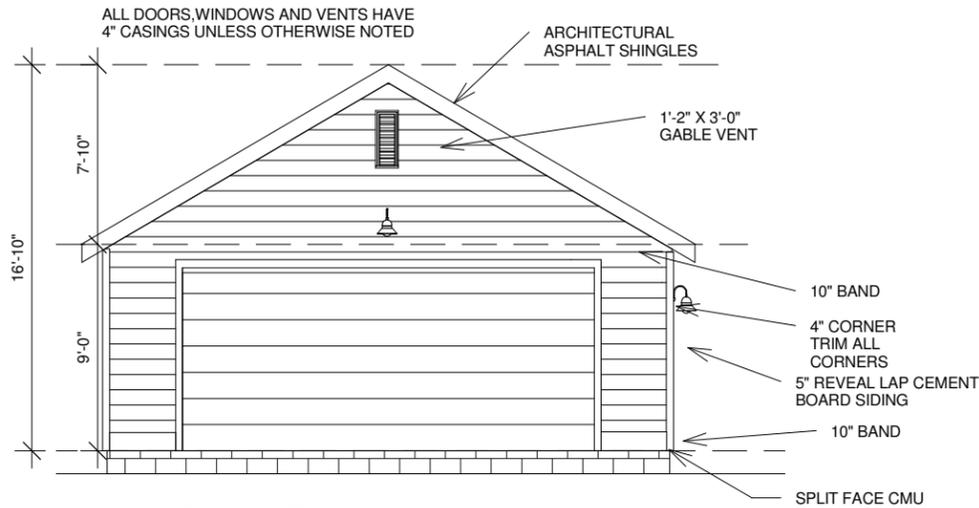
NOTE:
ALL FIRST FLOOR WINDOWS HAVE HEAD HEIGHT OF 8'-0" ABOVE FINISHED FLOOR (AFF)
UNLESS OTHERWISE NOTED.

ALL SECOND FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-4" ABOVE FINISHED FLOOR
(AFF) UNLESS OTHERWISE NOTED

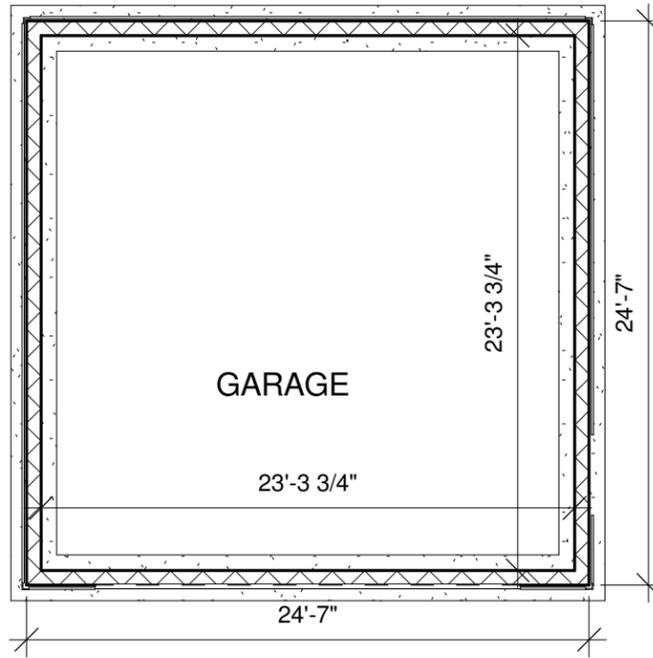
ALL ROOFS HAVE 1'-4" OVERHANGS UNLESS OTHERWISE NOTED

ALL ROOFS HAVE SOFFITED EAVES.

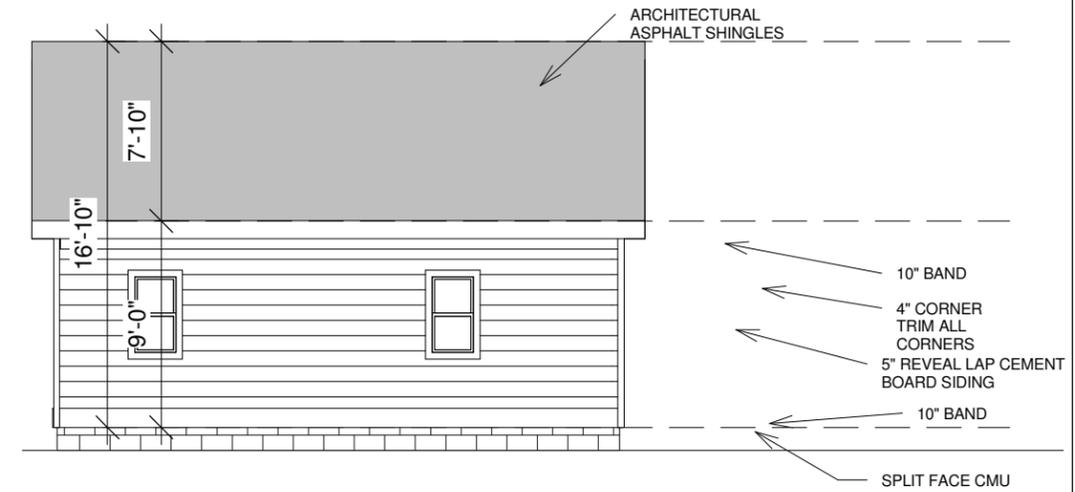
ALL DOORS, WINDOWS AND VENTS HAVE 4" CASINGS UNLESS OTHERWISE NOTED



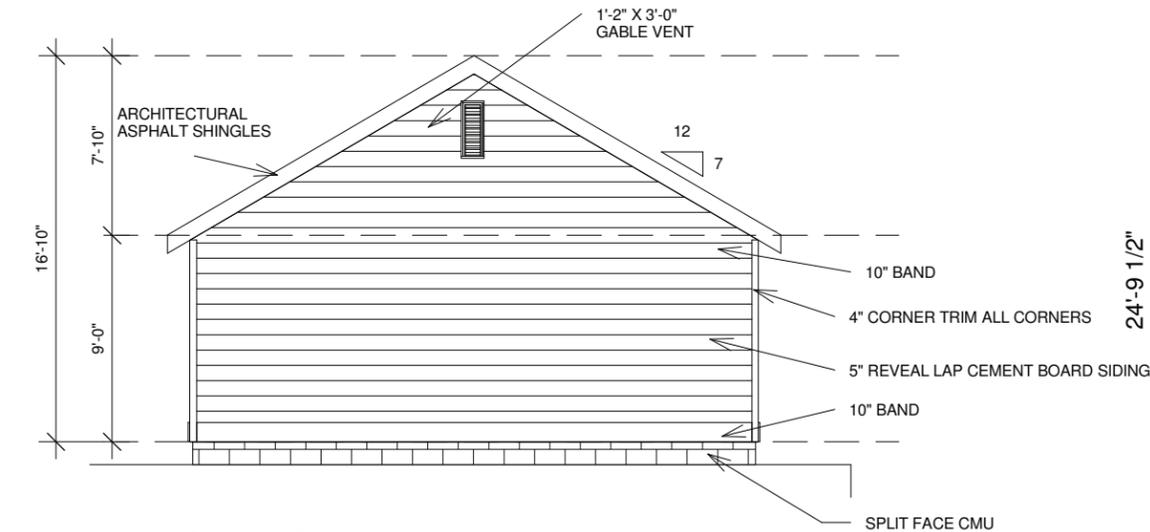
4 Historic Garage Front
1/8" = 1'-0"



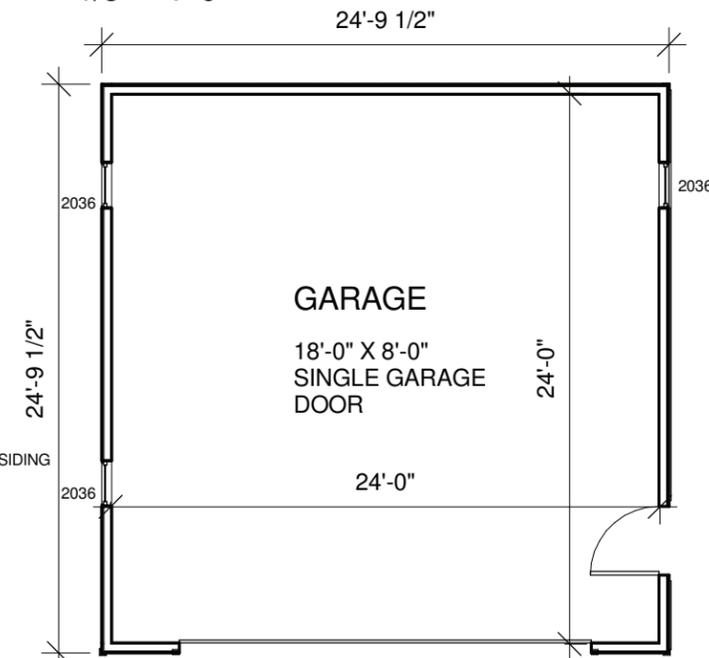
1 Historic Garage Foundation
1/8" = 1'-0"



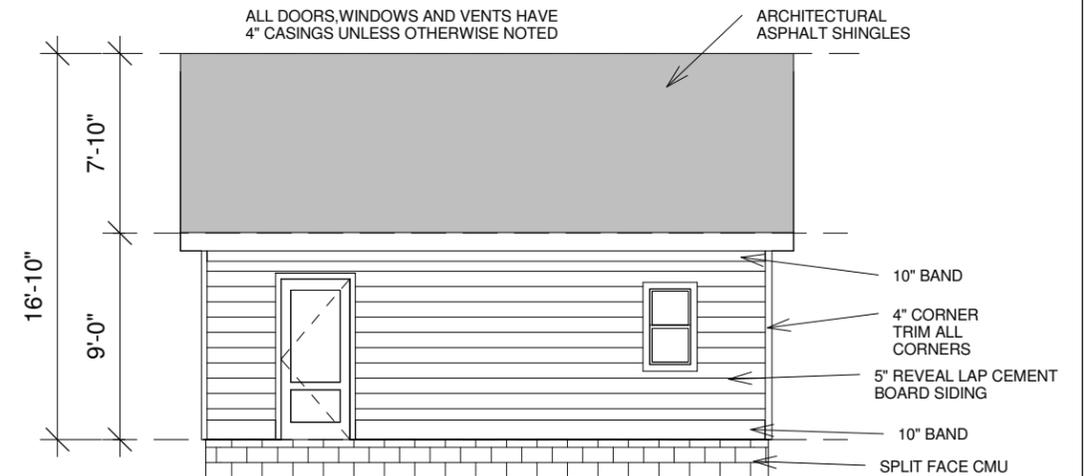
2 Historic Garage Left
1/8" = 1'-0"



5 Historic Garage Rear
1/8" = 1'-0"



6 Historic Garage Floorplan
1/8" = 1'-0"



3 Historic Garage Right
1/8" = 1'-0"



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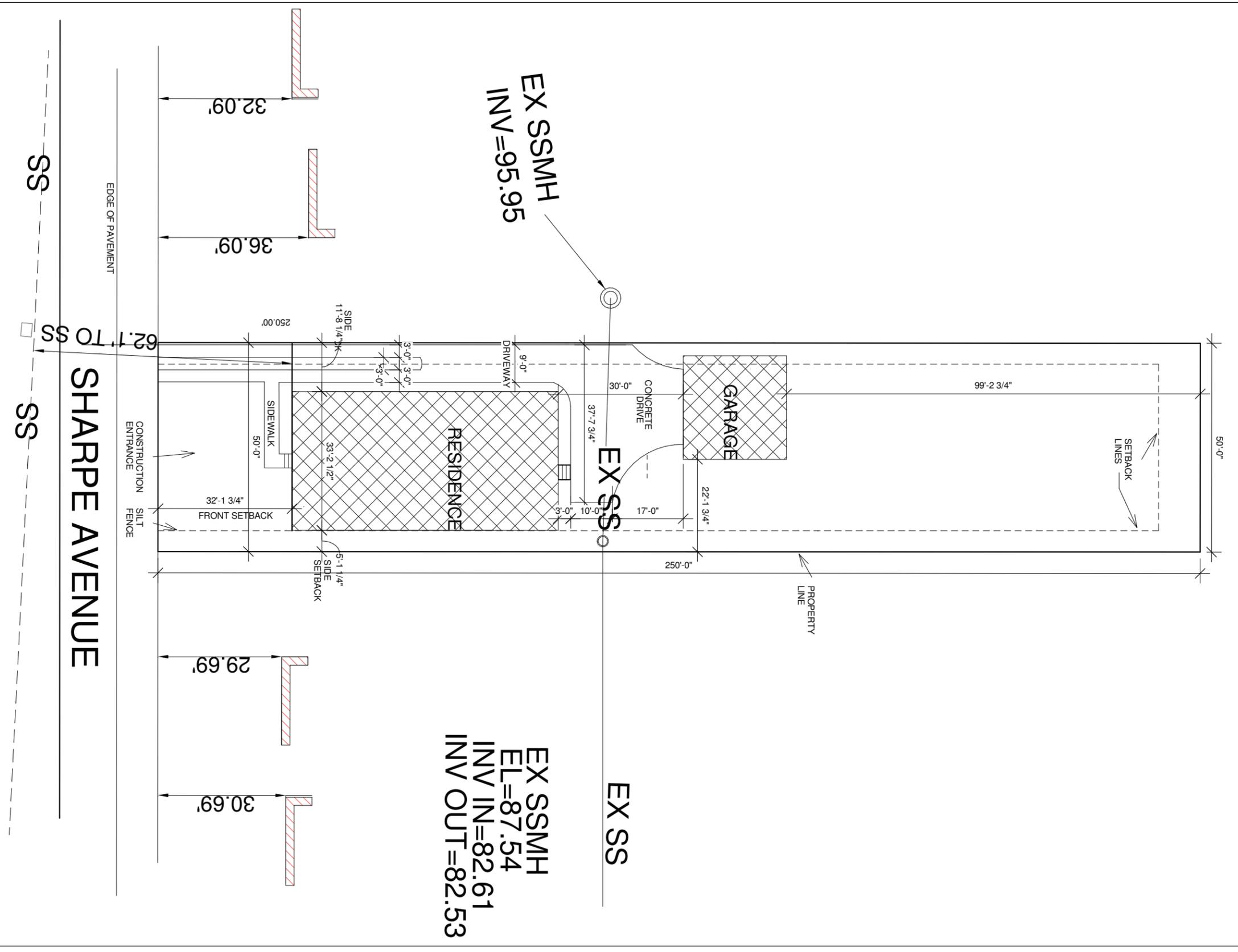
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Historic Garage Plan

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Drawn by	L.BUTLER	
Checked by	Checker	
		Scale 1/8" = 1'-0"



1 Historic Site Plan
1" = 10'-0"

SHARPE AVENUE

EX SSMH
EL=87.54
INV IN=82.61
INV OUT=82.53

EX SSMH
INV=95.95

1412 SHARPE AVENUE
Nashville, TN 37206

Historic Site Plan		H6
Project number	Project Number	
Date	5/01/2015	
Drawn by	L.BUTLER	
Checked by	Checker	Scale 1" = 10'-0"

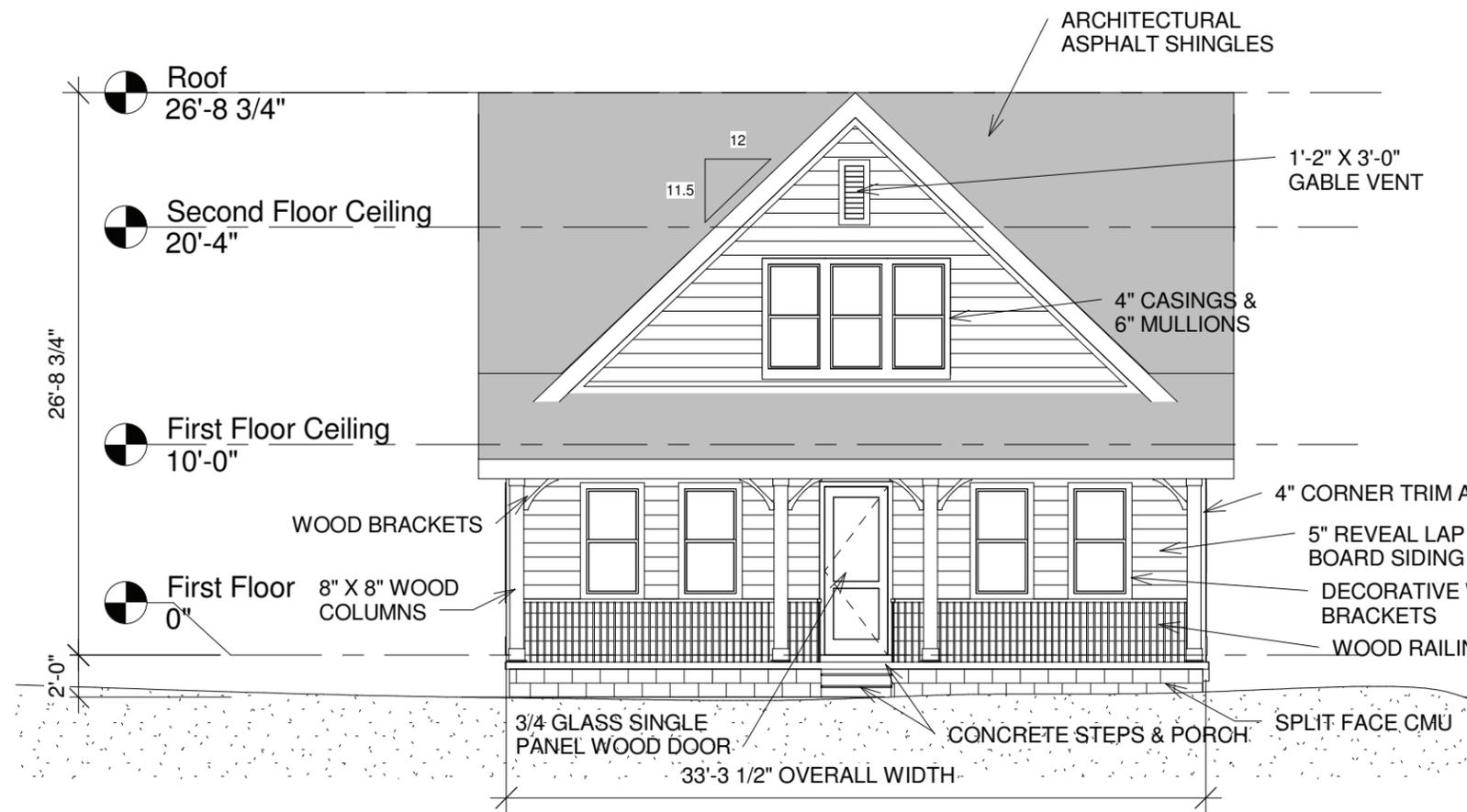
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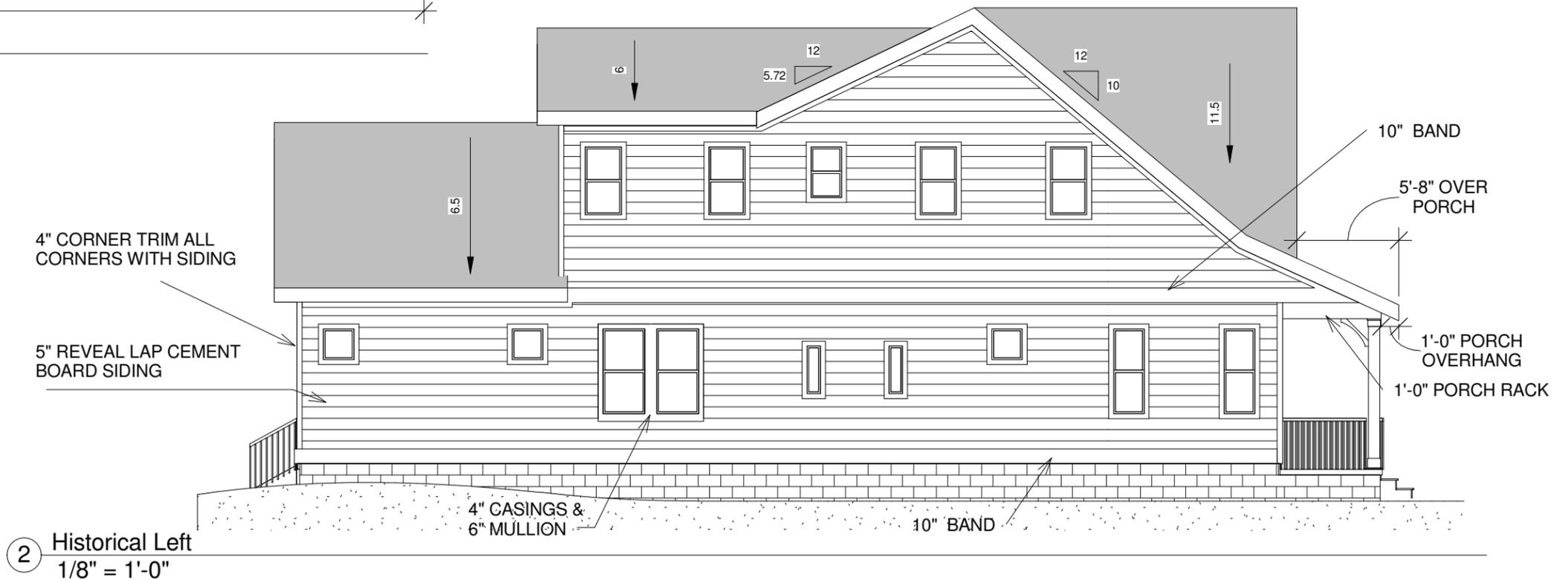
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NOTE:
 ALL FIRST FLOOR WINDOWS HAVE HEAD HEIGHT OF 8'-0" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED.
 ALL SECOND FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-4" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED
 ALL ROOFS HAVE 1'-4" OVERHANGS UNLESS OTHERWISE NOTED
 ALL ROOFS HAVE SOFFITED EAVES.
 ALL DOORS, WINDOWS AND VENTS HAVE 4" CASINGS UNLESS OTHERWISE NOTED

① Historical Front
 1/8" = 1'-0"



② Historical Left
 1/8" = 1'-0"

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1412 SHARPE AVENUE
 Nashville, TN 37206

Historic Elevations

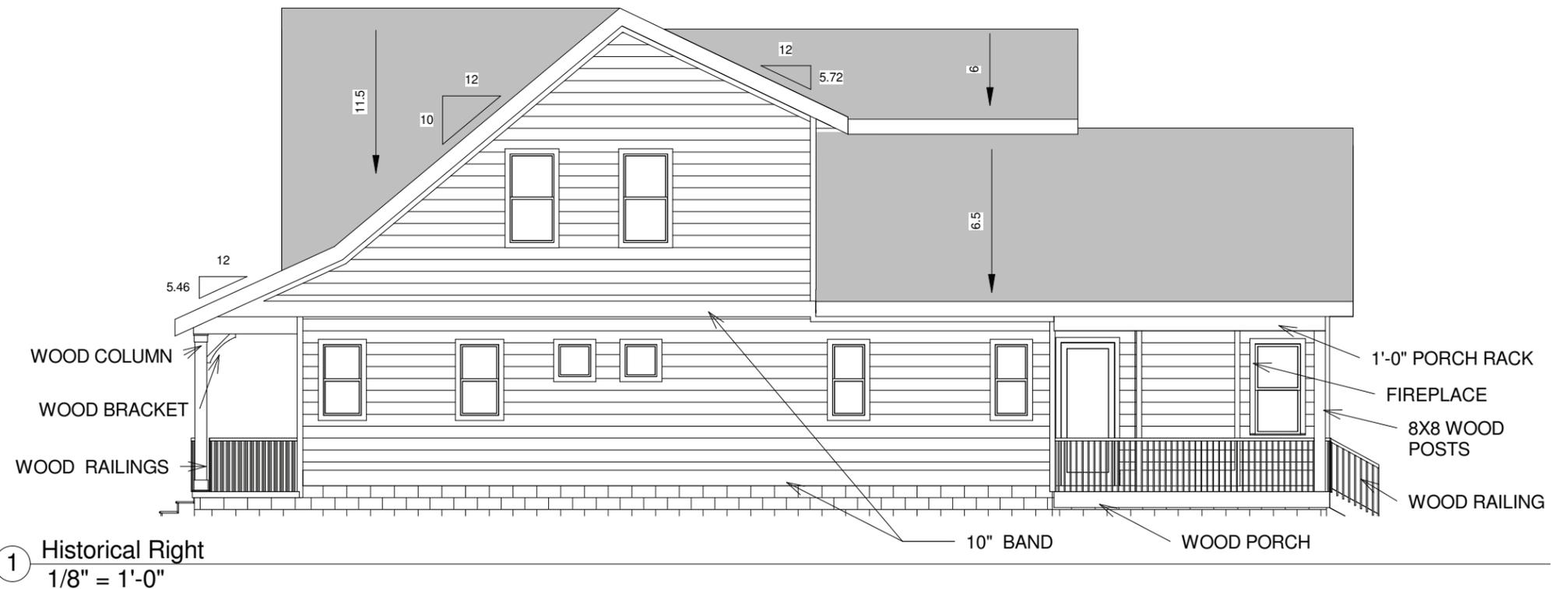
Project number	Project Number	H7
Date	5/01/2015	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



NOTE:
 ALL FIRST FLOOR WINDOWS HAVE HEAD HEIGHT OF 8'-0" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED.
 ALL SECOND FLOOR WINDOWS HAVE HEAD HEIGHT OF 7'-4" ABOVE FINISHED FLOOR (AFF) UNLESS OTHERWISE NOTED
 ALL ROOFS HAVE 1'-4" OVERHANGS UNLESS OTHERWISE NOTED
 ALL ROOFS HAVE SOFFITED EAVES.
 ALL DOORS, WINDOWS AND VENTS HAVE 4" CASINGS UNLESS OTHERWISE NOTED



2 Historic Rear
 1/8" = 1'-0"



1 Historical Right
 1/8" = 1'-0"



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1412 SHARPE AVENUE
 Nashville, TN 37206

Historic Elevations		H8
Project number	Project Number	
Date	5/01/2015	
Drawn by	L.BUTLER	
Checked by	Checker	
		Scale 1/8" = 1'-0"