

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1701 Fifth Avenue North January 20, 2016

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

Application: Demolition; New construction – infill, outbuilding; Setback determination

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08108045200

Applicant: Mike Kenner

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to demolish the existing house and construct a new building with a footprint of two thousand, seven hundred square feet (2700 sf) and a detached outbuilding with a five hundred, seventy square foot (570 sf) footprint on the property.

Recommendation Summary: Staff recommends approval of the proposed demolition and new construction with conditions that:

- The front setback shall match that of the adjacent historic house; and
- Staff shall approve roof color, window and door selections prior to purchase and installation;

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use

Attachments

- A:** Photographs
- B:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks 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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

D. Materials, Texture, Details, and Material Color

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

G. Proportion and Rhythm of Openings

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

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.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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'.

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

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

1. 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.
2. 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.

V. B. DEMOLITION

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The existing building at 1701 Fifth Avenue North is a one-story frame Minimal Traditional house, constructed circa 1950. The house is not considered to be contributing to the historic character of the area because of its relatively recent construction, and the form is not typical of the historic character of the district.

The lot, at the corner of Garfield Street and Fifth Avenue North, is forty-four feet (44') wide, approximately six feet (6') narrower than the typical lot in the area.

Analysis and Findings: The applicant proposes to demolish the existing house and construct a new building and detached outbuilding on the property. The principal building will be a two-family dwelling.

Demolition: Although 1701 Fifth Avenue North likely dates to the 1950s, its style, form, and detailing are not consistent with the historic context of neighborhood. The house's low slope roof, shallow eaves, fenestration pattern, and lack of window trim and synthetic exterior materials are inconsistent with the prevalent surrounding historic character. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The new building will have two primary components, each correlating to one unit of the duplex. The front component will be two-stories tall with a form of a side-gabled house with a rear-facing wing. The roof height will be thirty-one feet (31') at the ridge with an eave height of twenty-three feet (23'). This section of the building will be thirty-three feet (33') wide at the front and extend back forty feet (40') where it intersects with the rear component. The building will have an eight foot (8') deep projecting porch roof in the center of the front façade.

The rear component will be one and one-half story, in the form of a rear-facing gable with shed dormers. The roof ridge will be twenty-six feet (26') tall with eaves at fifteen feet (15'). On each side will be a series of contiguous shed-roofed dormers. The dormers help create a nearly full upperstory but break up the massing to keep it subordinate to the massing at the front of the lot. While this dormer form is not known to have been used historically, Staff finds the shape and character to be appropriate since the building is infill and not an addition; the project is an area without strong historic context; and the proposal helps to break up the massing of the long upperstory wall. Staff recommends the dormer design as a test case only so that there is an opportunity to see it completed before allowing it on any future projects in areas of minimal historic context. At the rear of the building there will be a seven foot (7') deep rear porch.

The neighborhood is composed of houses ranging in width between twenty-five feet (25') and thirty-eight feet (38') wide. These are primarily one and one and one-half-story houses with at least one two-story house which is thirty feet (30') tall. There are also several taller recently constructed buildings nearby, including a forty-five foot (45') tall multi-tenant building immediately across Fifth Avenue North.

Staff finds that the height and scale of the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The front of the building is proposed to have a twenty-foot (20') front setback. The setback of the adjacent historic is not known. Staff recommends that the front setback of the new building match the front setback of the adjacent building. The building will be more than fifty feet (50') in from the rear of the property.

The left and right setbacks will be five feet (5') on both sides. Staff finds these setbacks to be appropriate as they are typical of comparable historic houses on corner lots. However, the standard setback requirement for the side street-facing elevation is ten feet (10'). The building across Fifth Avenue North also has a minimal side setback. Because the proposal is compatible with other corner lots and because the lot is six feet (6') narrower than the typical lot, staff finds the proposed setbacks to be appropriate and to meet section II.B.1.c of the design guidelines.

Materials: The exterior walls of the new building will be clad with cement-fiber board-and-batten siding. The trim will also be cement-fiberboard. The foundation will be split-faced concrete block and the roof will be asphalt shingles. The roof color is not indicated, so staff asks to approve it prior to purchase and installation. The window and door materials are not indicated, so Staff also asks to approve their selection prior to purchase. Porch roofs, posts and floors? With the staff's approval of the roof color, and the window and door selections, staff finds that the known materials meet section II.B.1.d of the design guidelines.

Roof form: The front component of the building will be a side-oriented gable with a 12:12 pitch. From the ridge of this gable extending back will be a rear-oriented gable with an 8:12 pitch, finally stepping down above the rear component to have 12:12 pitched gable with 3:12 pitched roofs on the dormers. While contemporary in their configuration, these roof forms are compatible with the roofs historic houses in the surrounding area, therefore staff finds that the project meets section II.B.1.e.

Orientation: The new house will be sited to face the street directly, with an eight foot (8') deep projecting shed-roof porch in the center of the front façade. An existing walkway at the front of the lot will be retained to service the front porch, and a new concrete walkway will be added leading from the porch at the back of the building leading to the garage at the rear of the lot. Although this porch serves as the primary entrance for the rear unit, it appears subordinate to the entrance on the front elevation because it is shallower and because of its location. Staff finds the orientation of the new building to be appropriate and to meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, with the upperstory windows shorter than those on the first story. This is compatible with the proportions on windows on historic two-

story buildings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet II.B.1.g of the design guidelines.

Appurtenances & Utilities: The exterior HVAC units are indicated as being located on the right side of the front unit at the approximate midpoint and another at the rear of the building. Staff finds the HVAC locations to meet section II.B.1.i of the design guidelines.

Outbuildings: The application includes a detached outbuilding behind the house, accessed from the alley at the rear. The building will be separated from the house by twenty feet (20') with side setbacks of nine feet (9') on both sides. The standard setback for the street-facing side of an alley-accessed outbuilding is ten feet (10'). Because the lot is six feet (6') narrower than the typical surrounding lot, and because the house would have a side setback of only five feet (5'), Staff finds the proposed setbacks to be appropriate.

The footprint of the outbuilding will be five hundred, twenty square feet (520 sf), with two rear-facing vehicle bay doors. The roof will be eighteen feet, four inches (18'-4") tall with an eave height of eleven feet, nine inches (11'-9"). The exterior materials will match those of the principal building.

With the condition that the unknown materials are approved administratively, Staff finds that the project meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the proposed demolition and new construction with conditions that:

- The front setback shall match that of the adjacent historic house; and
- Staff shall approve roof color, window and door selections prior to purchase and installation;

Meeting those conditions, Staff finds that the proposal would meet the applicable design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

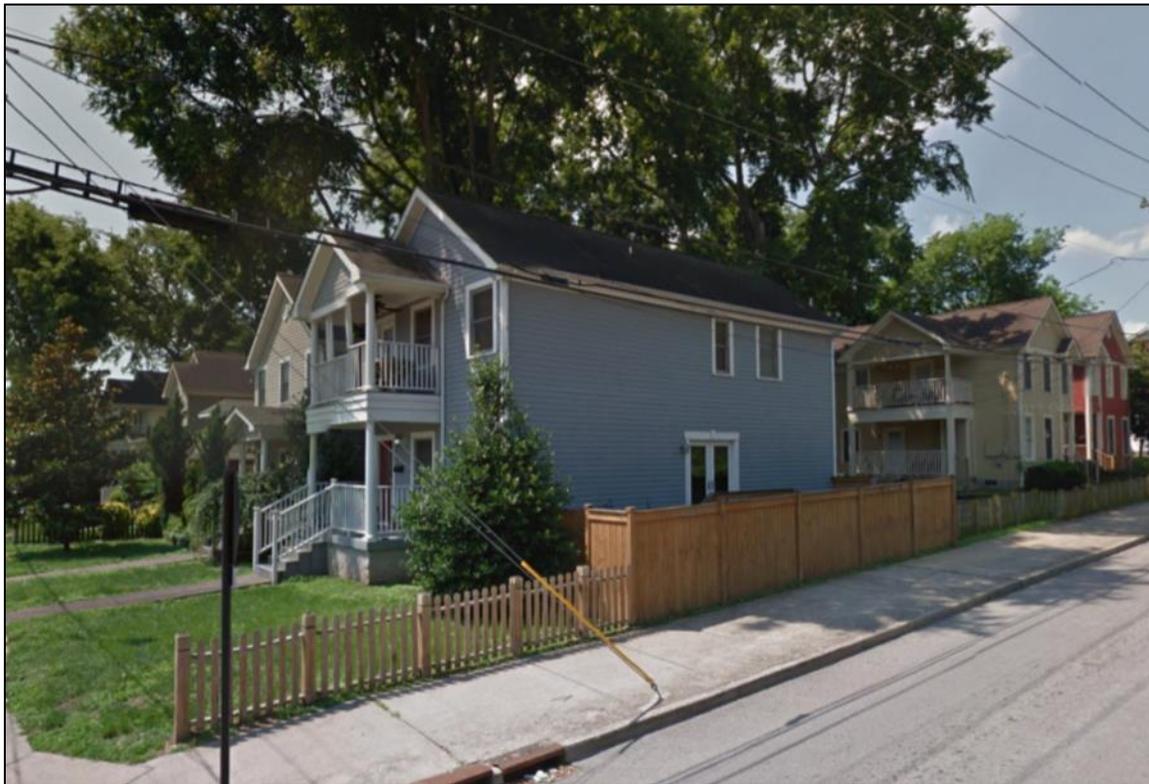
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.



1701, 1703, and 1705 Fifth Avenue North. 1703 Fifth Avenue North is a contributing building.



Recent construction across Fifth Avenue North.



Recent construction across Garfield Street.



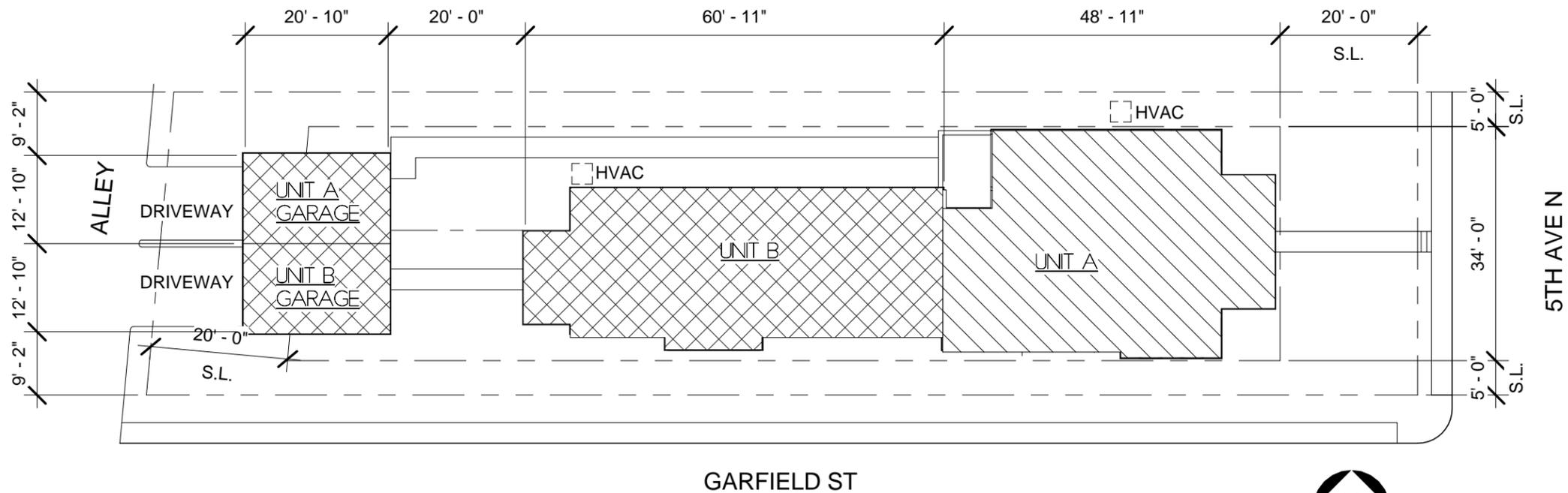
Historic civic building on southeast corner of Garfield Street and Fifth Avenue South.



③ EAST (5TH AVE N) SITE ELEVATION
1/16" = 1'-0"



② SOUTH (GARFIELD ST) SITE ELEVATION
1/16" = 1'-0"



① SITE PLAN
1" = 20'-0"



1701 5TH AVENUE N

1701 5TH AVENUE N
NASHVILLE TN 37208

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF AESH DESIGN, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF AESH DESIGN. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.

SHEET NAME:
SITE PLAN

JOB NUMBER:
15028

DRAWN BY	DATE
Author	Checker

A0

1701 5TH AVENUE N

1701 5TH AVENUE N
NASHVILLE TN 37208

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF AESH DESIGN, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF AESH DESIGN. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.

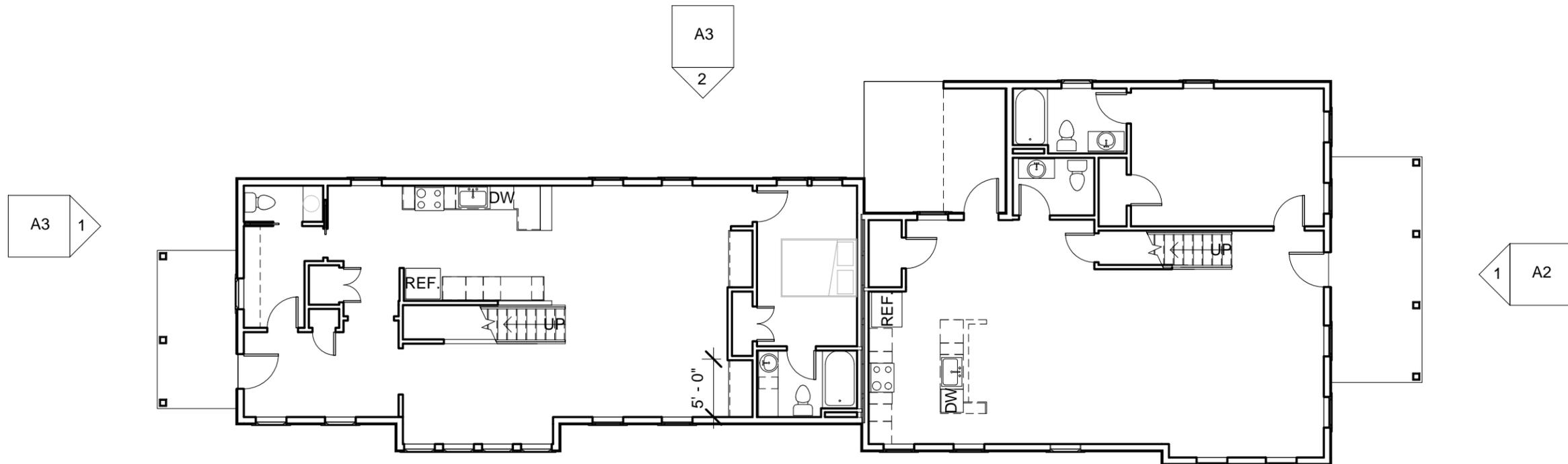
SHEET NAME:
FLOOR PLANS

JOB NUMBER:
15028

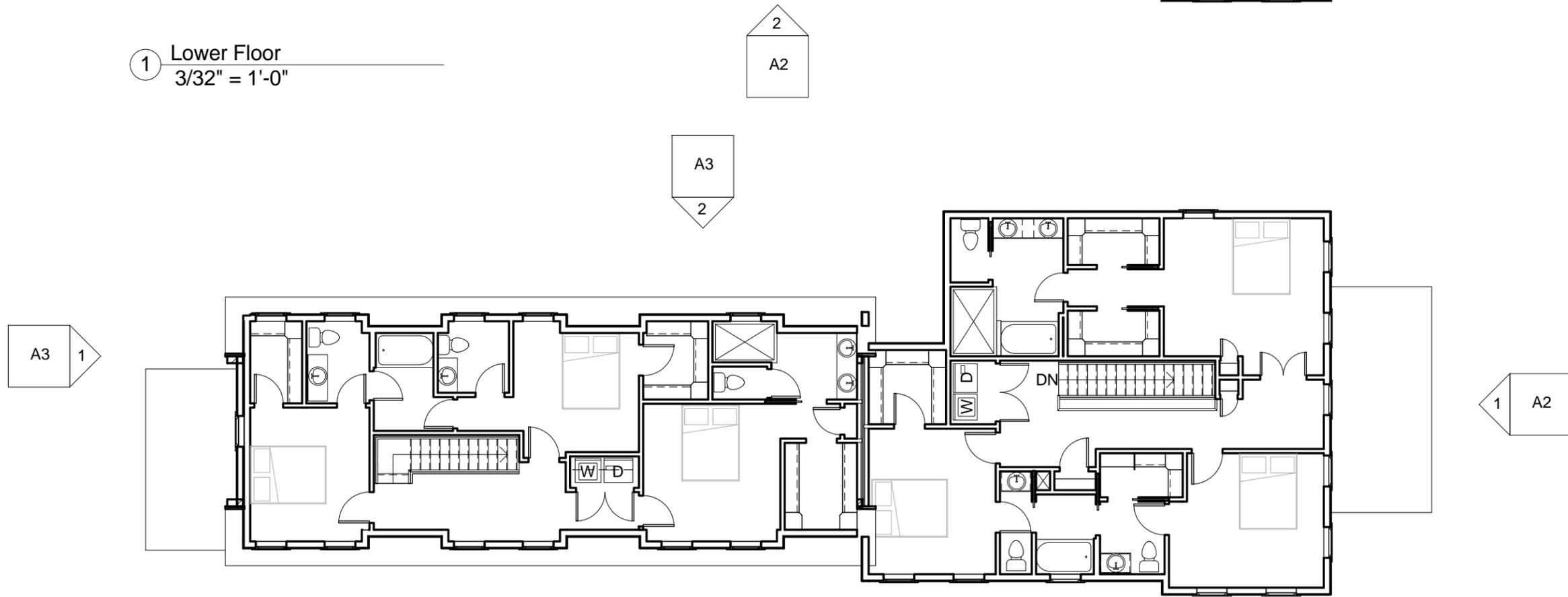
DRAWN BY	DATE
DLG	Checker

A1

© AESH DESIGN - ALL RIGHTS RESERVED



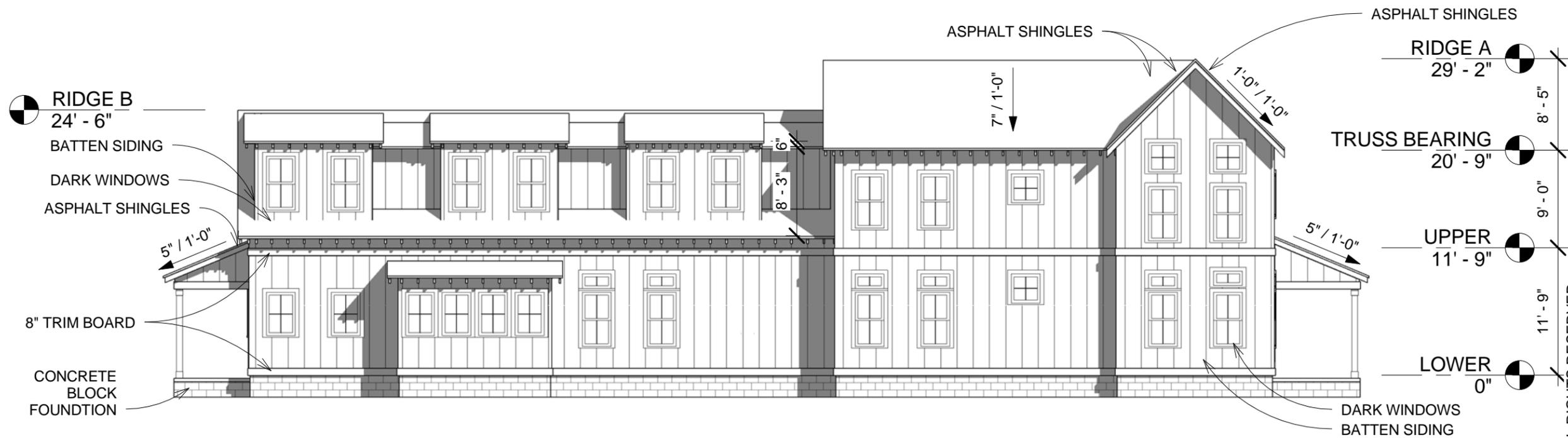
① Lower Floor
3/32" = 1'-0"



② Upper Floor
3/32" = 1'-0"



① EAST (5TH AVE N) ELEVATION
3/32" = 1'-0"



② SOUTH (GARFIELD ST) ELEVATION
3/32" = 1'-0"

© AESH DESIGN - ALL RIGHTS RESERVED

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF AESH DESIGN, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF AESH DESIGN. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.

SHEET NAME:

MAIN ELEVATIONS

JOB NUMBER:
15028

DRAWN BY	DATE
Author	Checker

A2



① WEST (REAR/ALLEY) ELEVATION
3/32" = 1'-0"



② NORTH (SIDE) ELEVATION
3/32" = 1'-0"

1701 5TH AVENUE N

1701 5TH AVENUE N
NASHVILLE TN 37208

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF AESH DESIGN, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF AESH DESIGN. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.

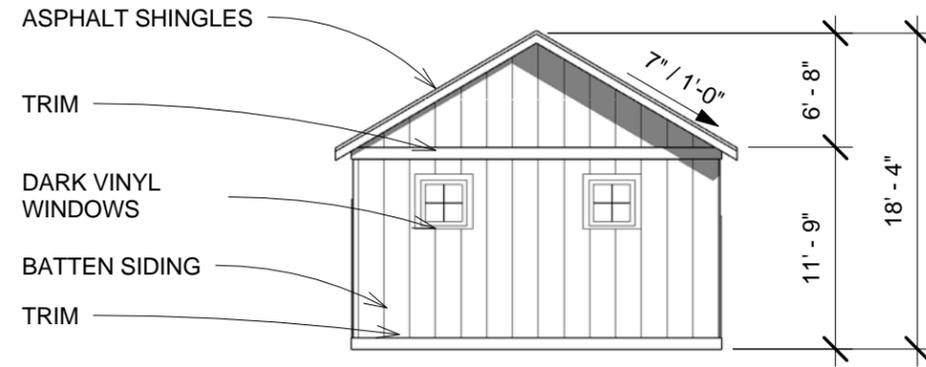
SHEET NAME:

MAIN ELEVATIONS

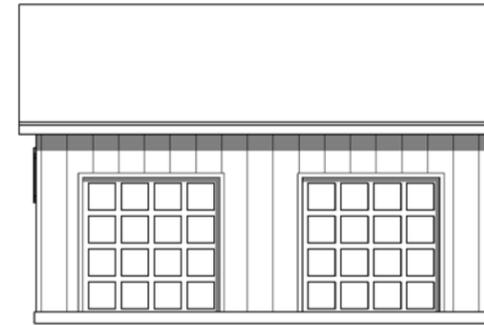
JOB NUMBER:
15028

DRAWN BY DATE
Author Checker

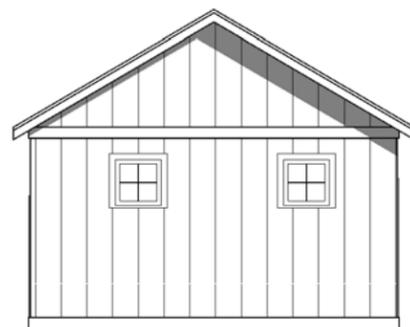
A3



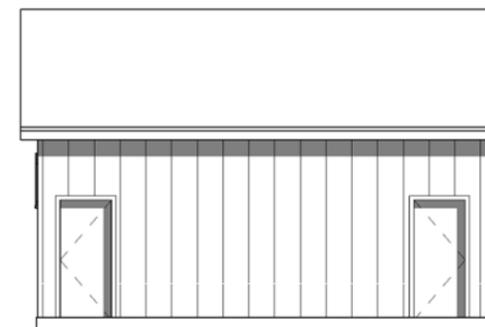
① SOUTH (GARFIELD ST) GARAGE ELEVATION
3/32" = 1'-0"



② WEST (REAR/ALLEY) GARAGE ELEVATION
3/32" = 1'-0"



③ NORTH (SIDE) GARAGE ELEVATION
3/32" = 1'-0"



④ EAST GARAGE ELEVATION
3/32" = 1'-0"

1701 5TH AVENUE N

1701 5TH AVENUE N
NASHVILLE TN 37208

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF AESH DESIGN, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF AESH DESIGN. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.

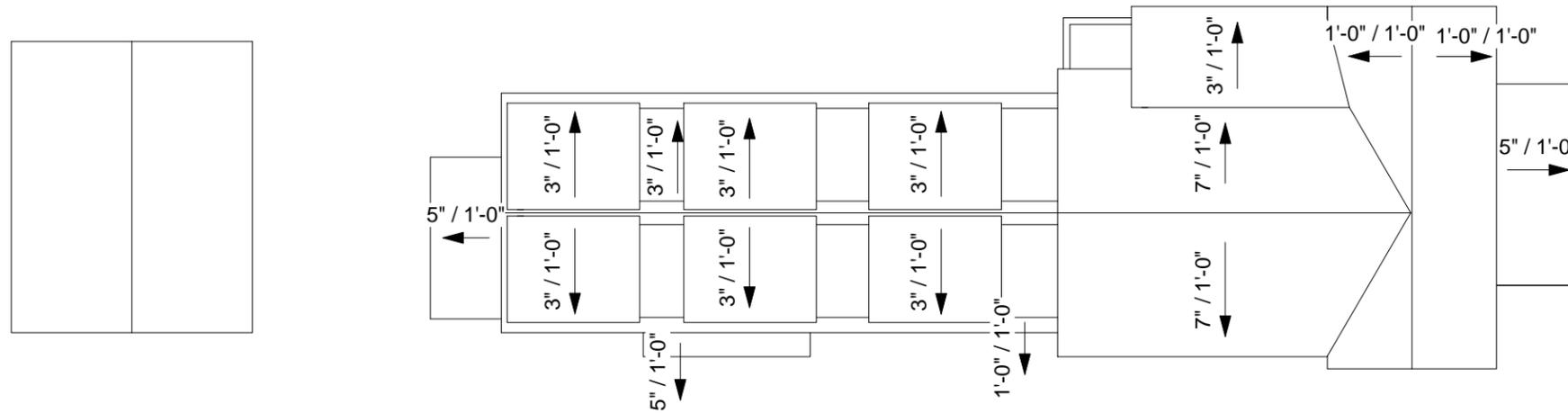
SHEET NAME:
GARAGE ELEVATIONS

JOB NUMBER:
15028

DRAWN BY	DATE
Author	Checker

A4

ASPHALT SHINGLES FOR ALL ROOF SURFACES



1 Roof Plan
1/16" = 1'-0"

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF AESH DESIGN, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF AESH DESIGN. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 11 x 17 INCHES.

SHEET NAME:
ROOF PLAN

JOB NUMBER:
15028

DRAWN BY	DATE
Author	Checker

A5