MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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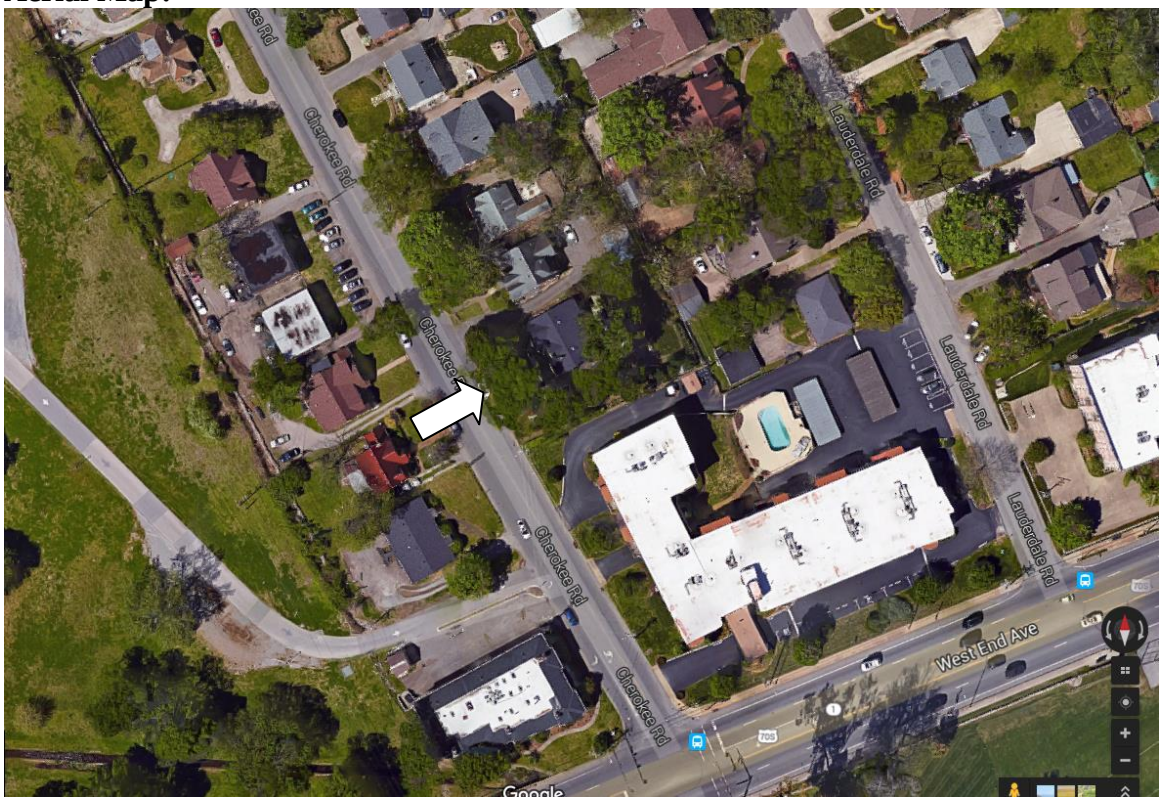
STAFF RECOMMENDATION
106 Cherokee Road
February 17, 2016

Application: New construction—addition and Outbuilding; Setback determination
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312020800
Applicant: James Edwards
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a side porch addition and an attached garage. The addition requires a rear setback determination. **Recommendation Summary:** Staff recommends approval of the project with the following conditions: **1.** Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; **2.** Staff approve a brick sample; **3.** Staff approve a stone sample; **4.** Staff approve the roof materials, texture, and color; and, **5.** If the HVAC is relocated, it be situated on the rear of the house, or on a side façade beyond the midpoint of the house. With these conditions, staff finds that the project meets Sections II.B. of the *Cherokee Park 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. GUIDELINES

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).

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:

- *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.*

- *There is not enough square footage to legally subdivide the lot but there is enough frontage*

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 have 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.

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.

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. T*he 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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
· 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 configuration 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 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 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.

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. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

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.

In order to assure than an addition has achieved proper scale, the addition should:

· No matter their use, 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.

· 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.

Sunrooms
Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

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).

Side Additions

b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure 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. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

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

d. 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.

e. 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.

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

f. 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.

g. Additions should follow the guidelines for new construction.

Background: 106 Cherokee is a c. 1930 Brick bungalow that contributes to the historic character of the Cherokee Park Neighborhood Conservation Zoning Overlay (Figure 1). It is the last house on Cherokee Road before an apartment building facing West End Avenue. The lot is eighty-three feet (83') wide at the front, which is wider than is typical for the neighborhood (Figure 2).


Figure 1. 106 Cherokee Rd.


Figure 2. 106 Cherokee Road's wide lot.

Analysis and Findings: Application is to construct a side porch addition and an attached garage. The addition requires a rear setback determination.

Location & Removability: The addition will consist of a side and rear screened porch and an attached garage. The side porch will be located towards the rear of the house, and will attach to an existing addition, which will remain (Figure 3). The side porch will not touch the historic house and will not wrap the back corner of the house. As such, the addition could be removed in the future without altering the original form of the house.

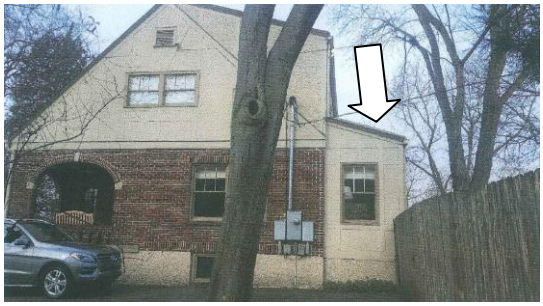


Figure 3. The side porch addition will attach to this existing addition.

Staff finds a side addition to be appropriate at this site because the lot is unusually wide at eighty-three feet (83'), and the house is shifted substantially on the lot to the left/north. The rest of the addition is located to the rear of the side porch and house, which is appropriate. Staff finds that the proposed addition meets Section II.B.2.a and e. of the design guidelines.

Design: The addition is distinguished from the historic house with its separate roof form, screened connectors, and modern materials. At the same time, the addition's roof forms, height, scale, fenestration pattern, and materials are compatible with historic house and the historic neighborhood. Staff therefore finds that the proposed addition meets Sections II.B.2.a and f. of the design guidelines.

Height & Scale: The addition will consist of a side and rear screened porch and an attached garage. The existing house is forty five feet (45') wide at the front and forty-one feet (41') deep. Its existing footprint is approximately one thousand, five hundred and eighty square feet (1,580 sq. ft.).

The side porch will extend sixteen feet, four inches (16'4") beyond the wall of the historic house, which staff finds to be appropriate because it will still be over twenty feet (20') from the right/south side property line. It will be approximately six feet, six inches (6'6") shorter than the historic house, which is appropriate.

The attached garage portion will be approximately four feet (4') shorter than the historic house, and will extend approximately six feet (6') beyond the wall of the historic house, but will be inset approximately ten feet (10') from the screen porch. This will help to minimize its visibility. In total, the addition will have a footprint of approximately one thousand, two hundred square feet (1,200 sq. ft.).

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.

Setback & Rhythm of Spacing: The proposed addition will meet the side setback, but requires a setback determination for the rear. Base zoning requires a twenty-foot (20') rear setback determination, but the applicant is proposing to set the addition just seven feet (7') from the rear property line. The part of the addition that encroaches on the rear setback is the attached garage, and staff finds the setback to be appropriate in this instance because garages historically were located closer than twenty-feet (20') from the rear property line. In addition, the addition's footprint, height, and scale are otherwise subordinate to the historic structure. Staff finds that the proposed setbacks meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials: No changes to the historic house's materials were indicated on the drawings. The side porch addition will be screened with wood or cement fiberboard trim. The foundation will be stucco to match the historic house. The chimney will be stone, and staff recommends approval of a stone sample. The roof will be metal or shingle, and staff

recommends approval of the roof material and color. The porch steps will be wood. The garage part of the addition will be brick on the ground floor, and staff recommends approval of a brick sample. The upper level will be half-timbering. The materials for the windows and doors were not specified and staff recommends approval of all windows and doors. With the aforementioned staff approvals, staff finds that the proposed materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: The side addition and attached garage will have side gable roof forms in a slope that matches that of the historic house (which is approximately 10/12). The attached garage has a front and area-facing bays with shed roofs with a 4/12 slope. Staff finds that the proposed roof forms meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Orientation: The addition will not alter the orientation of the house towards Cherokee Road. The site lacks an alley, and therefore vehicular access will be from an existing curb cut and an extended driveway. Staff finds that the project meets Sections II.B.1.f. and II.B.2 of the design guidelines.

Proportion and Rhythm of Openings**:** No changes to the window and door openings on the existing house were indicated on the plans. The side addition will be a screened porch, with large openings, which is appropriate. The windows on the rear garage portion of the 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 the project's proportion and rhythm of openings to 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 also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, if it is to be relocated.

Outbuildings: The proposed addition will include a two-bay garage on the ground level, accessed from an existing driveway on the right side of the house. The design guidelines for the Cherokee Park Neighborhood Conservation Zoning Overlay state that "*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."

Staff finds that attached garages can be appropriate in Cherokee Park, even if they are not at basement level, for several reasons. Cherokee Park does not have alleys, so vehicular access to lots is generally from front curb cuts and driveways. Detached garages are often located closer to the house than to the rear property line because of the lack of alleys. In addition, Cherokee Park's houses were developed later than many other neighborhoods with historic preservation and neighborhood conservation zoning

overlays. With a later period of development, attached garages are more common here than they are in other neighborhoods. There are several attached garages in the immediate vicinity to 106 Cherokee Park, although they are not historic conditions.

Staff finds the proposed attached garage to be appropriate because it is located approximately ten feet (10') back from the side porch addition, which will help minimize its visibility from the street. In addition, the garage will be located at the rear of the property, behind the historic house, where garages were historically located. In addition, the garage will be subordinate to the historic house by being shorter than it and by meeting all of the other design guidelines.

Staff finds that the proposed attached garage meets Sections II.B.1.h. and II.B.2. of the design guidelines.

In addition, staff recommends revising the italicized portion of the design guidelines to allow for attached garages on rear additions if the doors are located at the rear or step back from the side by at least 10'.

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

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve a brick sample;
3. Staff approve a stone sample;
4. Staff approve the roof materials, texture, and color; and,
5. If the HVAC is relocated, it be situated on the rear of the house, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B. of the *Cherokee Park Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Additional Photos:

Left/north façade of the house

Right/south side of the property

M.B.

HACKBERRY'S

24"

42.1'

36"

S

5'

SIDE SETBACK

20'

REAR SETBACK

7'±

PATIO

EXISTING HOUSE

NEW STEPS, SIDEWALK, & RAILINGS

MAPLE

GARAGE

PROPOSED ADDITIONS

LANDSCAPE

SLOPE FIN. GRADE TO NEW DRIVE
ADJUST DRIVE LOCATION
AND PROV. NEW SURFACING

EXISTING DRIVE

NEW DRIVE (SHADED)

SCREEN PORCH

NEW ASPHALT PAVING

20'

8'

35'

FRONT SETBACK

SIDE SETBACK

EXIST'G "SCREEN" TREES

PROPOSED SITE PLAN

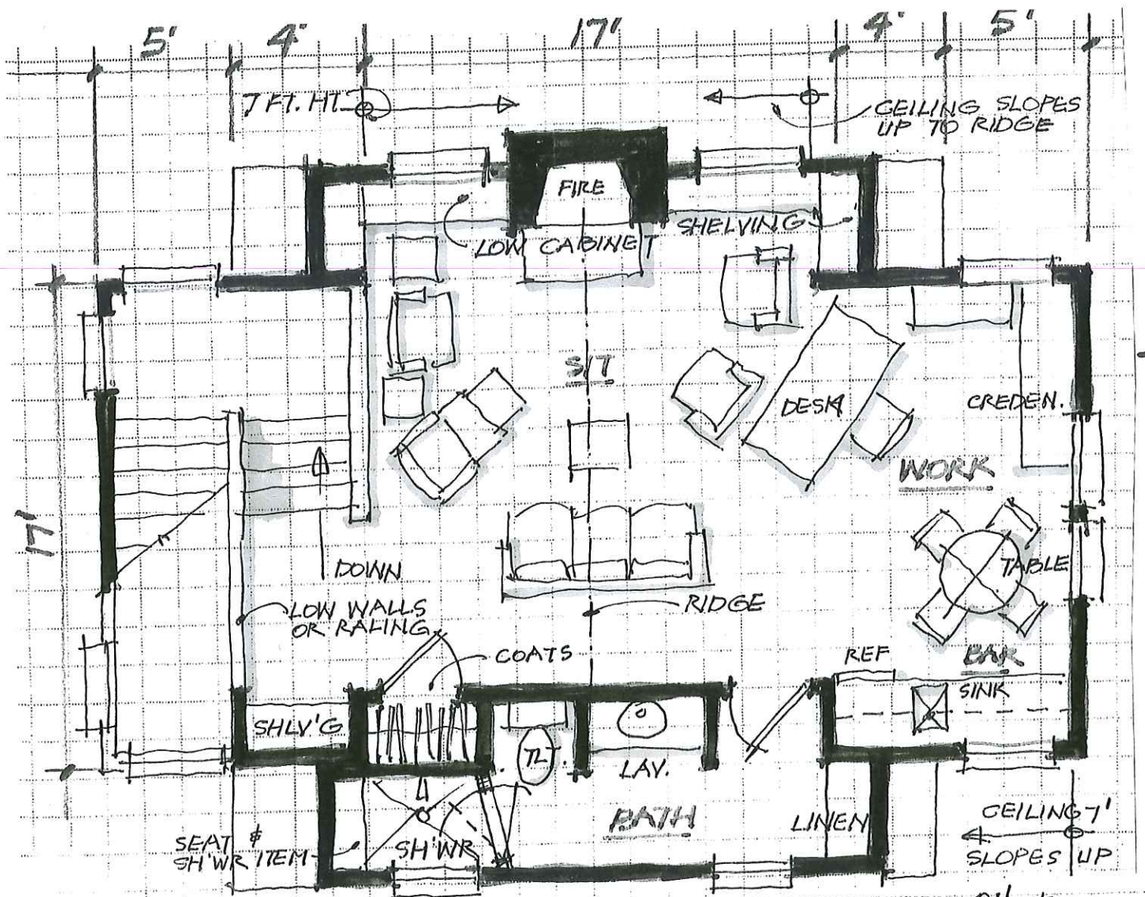
PROPOSED HOUSE ADDITION

106 CHEROKEE ROAD · NASHVILLE

FEBRUARY 2, 2016

REV. 5 FEB. 2016

C-1



FLOOR PLANS

PROPOSED HOUSE ADDITION
106 CHEROKEE ROAD · NASHVILLE

A-1

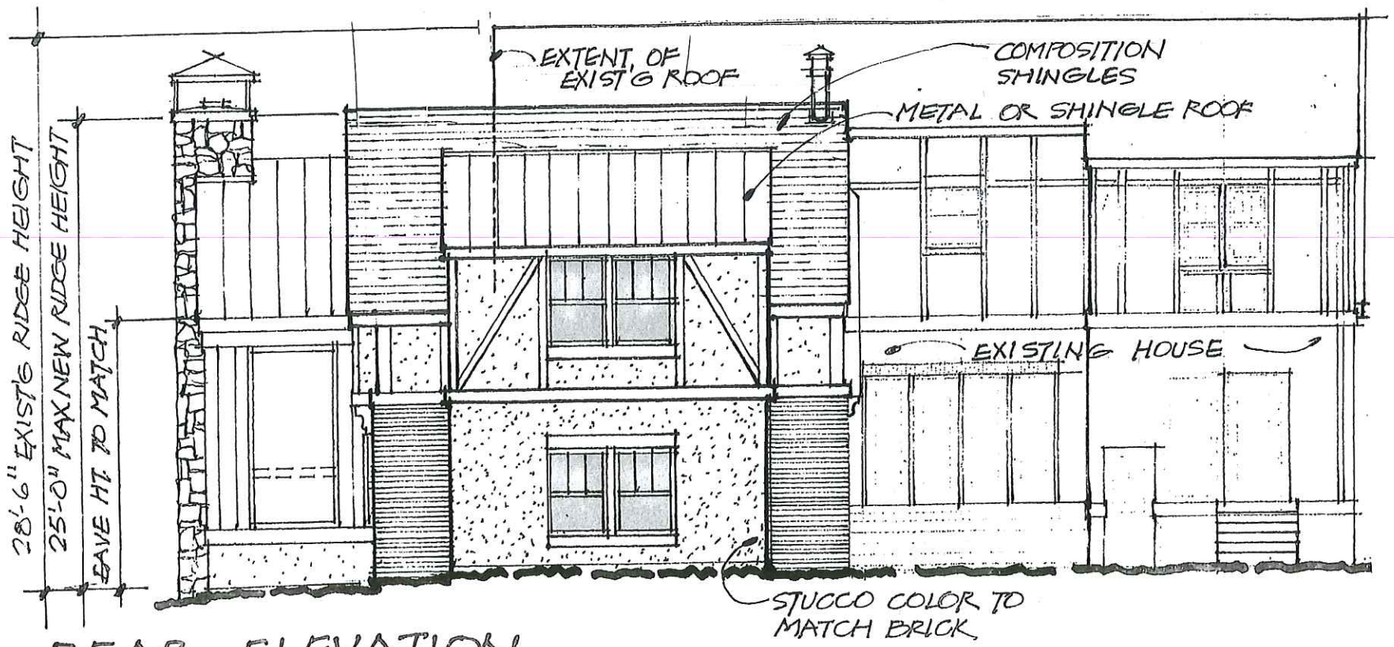
FEBRUARY 2, 2016
REV 5 FEB '16

EXTERIOR ELEVATIONS

PROPOSED HOUSE ADDITION

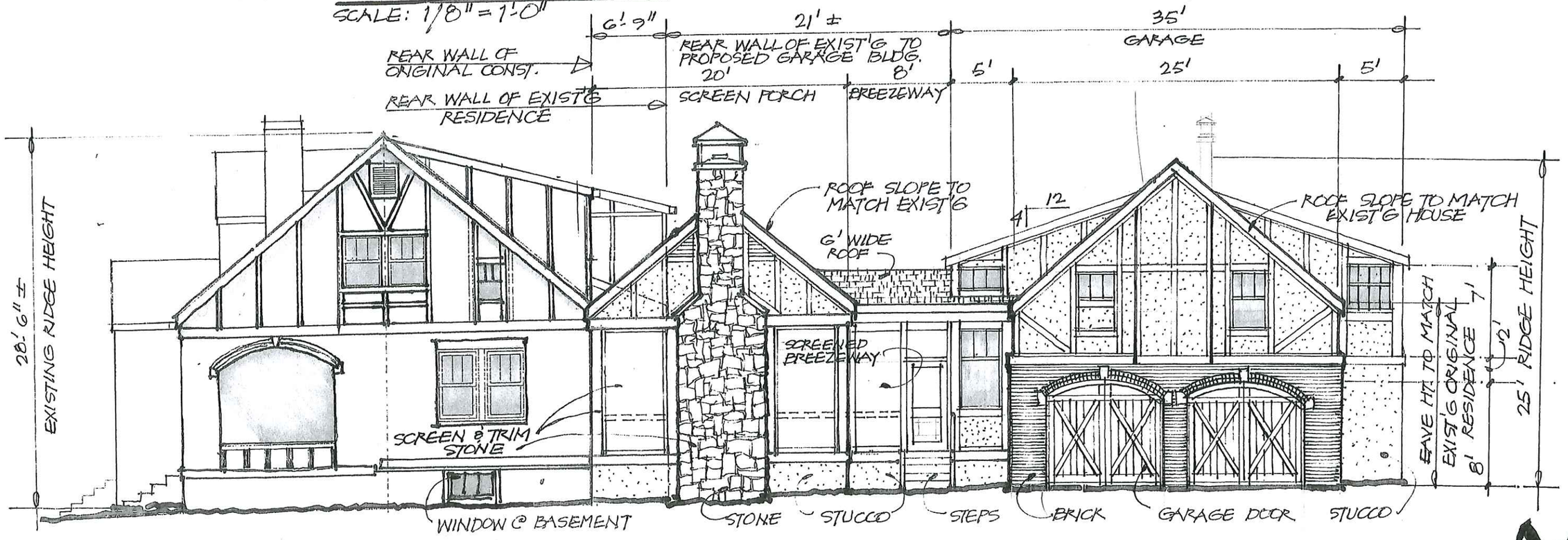
106 CHEROKEE ROAD · NASHVILLE

FEBRUARY 2, 2016 REV. 5 FEB. 2016



REAR ELEVATION

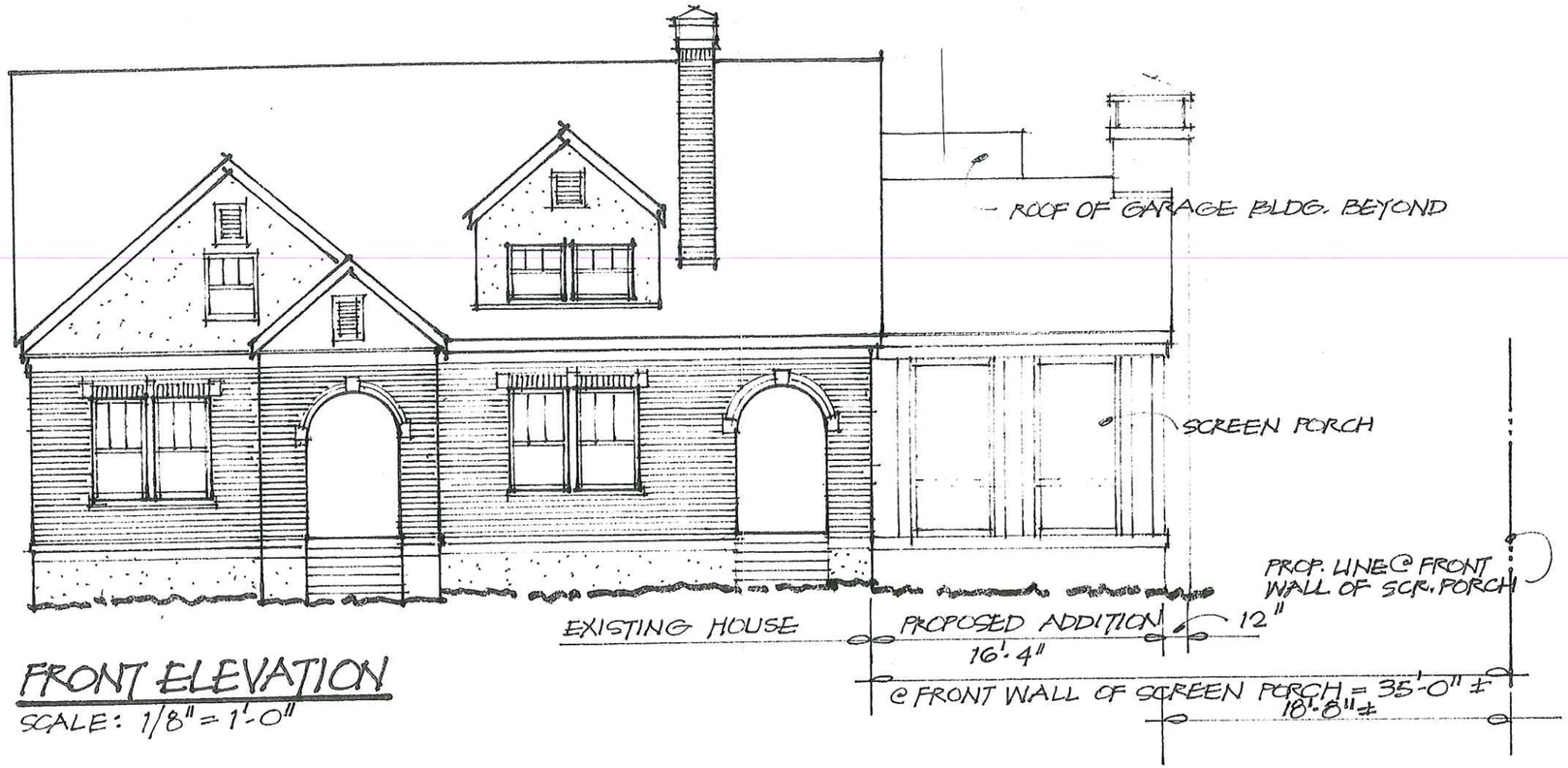
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION

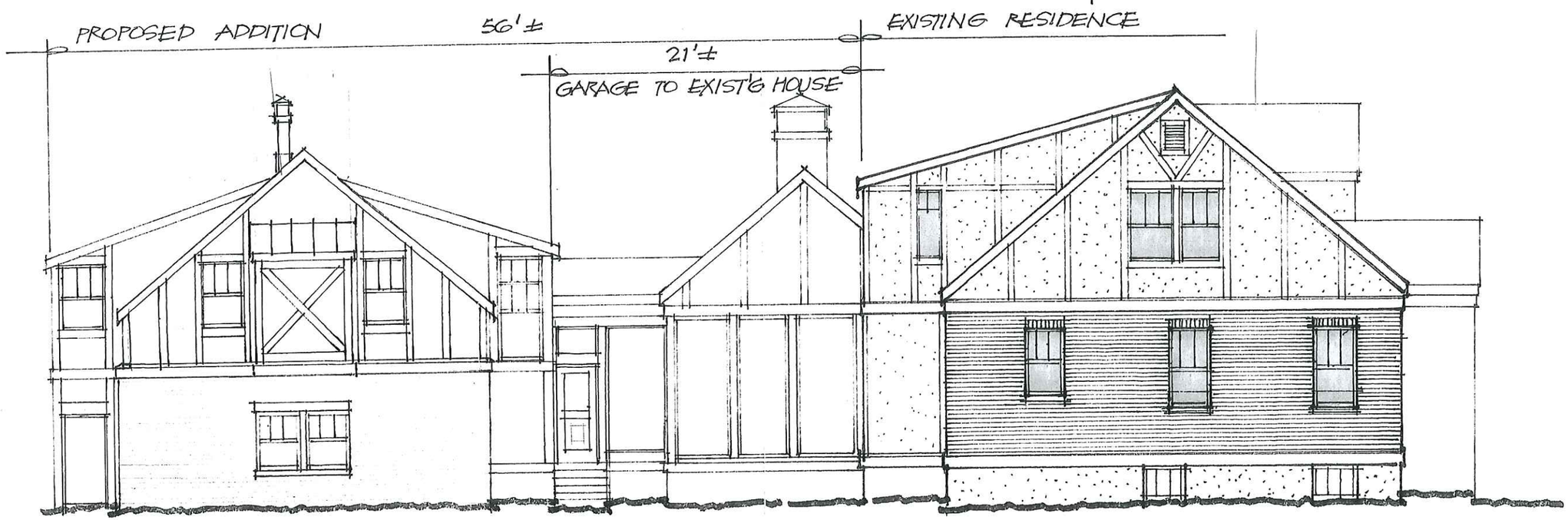
SCALE: 1/8" = 1'-0"

A-2



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

EXTERIOR ELEVATIONS

PROPOSED HOUSE ADDITION

106 CHEROKEE ROAD · NASHVILLE

FEBRUARY 2, 2016

REV. 5 FEB 2016

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