

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

2215 10th Avenue South

April 20, 2016

Application: New construction – infill and outbuilding

District: Waverly Belmont Neighborhood Conservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10513025100

Applicant: Sandi Adams, Studio S

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct infill and a detached garage at 2215 10th Ave S. The outbuilding is not to be used as a detached accessory dwelling unit.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. A trim board be incorporated between the siding and foundation;
3. Staff approve the final details, dimensions and materials of the exterior trim, including cornerboards, window casings, and porch posts and columns prior to purchase and installation; porch steps, masonry, walkway, and driveways;
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
5. Staff approve the roof material, color, dimensions and texture; and
6. Staff approve the final selection of doors, windows, garage doors, and roofing material for the outbuildings prior to purchase and installation.

With these conditions, Staff finds that the infill will meet Section II.B. of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments

- A: Photographs
- B: DADU and Outbuilding Worksheet
- C: Site Plan
- D: Elevations

Applicable Design Guidelines:

III. A. 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. Generally, a building should not exceed one and one-half stories.

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).
3. In most cases, an infill duplex for property that is zoned for duplexes, 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 depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

Italicized sections of the guidelines contain interpretive information that is meant to make the guidelines easier to understand; they are not part of the guidelines themselves. Illustrations are intended only to provide example buildings and circumstances. It is important to remember that every building is different and what may be appropriate for one building or site may not be appropriate for another.

1. These guidelines shall apply only to the exteriors of buildings and to new construction that would have at least a portion visible from a public right-of-way.

For the purposes of neighborhood conservation zoning, alleys are not considered to be public rights-of-way.

New free-standing buildings less than 100 square feet in area and that do not have a foundation and are located at the rear of a property, are not required to comply with the design guidelines.

2. The public facades—front- and street-related sides—of proposals for new buildings shall be more carefully reviewed than other facades.

Specifically for corner lots, because they are visible from a public street, a secondary elevation and outbuilding is reviewed similarly to a primary elevation.

3. New buildings do not need to imitate past architectural styles but should mimic historic forms found in the district. For an exception to this principle, see number 4. See image below for an example of inappropriate infill construction.

This principle precludes the "theme park effect." Fake old buildings are not appropriate. New buildings inspired by historic styles, but identifiable as new construction, can be appropriate.

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. Generally, a building should not exceed one and one-half stories.

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

3. In most cases, an infill duplex for property that is zoned for duplexes, 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 depth 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.
 - 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 .
 - 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.
2. 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 are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. 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. 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.
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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

- c. *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 generally not appropriate for Waverly-Belmont.
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 Waverly-Belmont, 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.
 - d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*
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.
 - 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.

- d. *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.*

- e. 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.
- f. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- g. 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.

- h. 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.
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- J. 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.

Background: The application is to construct a new single-family residence and detached garage at 2215 10th Ave South. A permit was issued in March 2016 to demolish the existing non-contributing structure that was built circa 1984 (see Figure 1).



Analysis and Findings: The applicant proposes to construct a new single-family residence and detached garage. The proposed house has a two thousand, five hundred, and forty square feet (2540 sq. ft.) footprint, and the garage has a footprint of five hundred and seventy-six (576 sq. ft.) square feet. Vehicular access to the site is from the alley located at the rear of the site.

Height, Scale: The new house will be two-stories but appear to be one and a half (1.5) stories at the front with a maximum roof height of twenty-seven feet, one inches (27' 1") above grade, including a three feet, three inches (3'3") tall foundation at the front that is similar to existing historic homes on this block of 10th Ave South. The eave height will be thirteen feet, three inches (13' 3") at the front. The height of historic houses in the immediate vicinity ranges from twenty feet (20') to thirty-two feet (32') tall and are primarily one and one-half stories. As the proposed infill is within this range, staff finds the proposed height to be appropriate given the context.

The new structure will have a maximum width of thirty feet (30') at the front setback. The proposed width is slightly more narrow than nearby houses, which range from thirty-three to forty feet (33' - 42') wide. However, this site has a storm pipe easement on the right side of the house that necessitates a larger setback on that side. Given this condition, staff finds that the proposed width of the house is appropriate at this location.

Staff finds that the height and scale of the proposed infill is compatible with surrounding buildings and meets Sections III.A and III.B of the design guidelines.

Setback & Rhythm of Spacing: The infill will be located approximately twenty-five feet, six inches (25' 6") from the front property line and will include the front porch, which has a depth of seven feet, six inches (7' 6"). The proposed porch depth is slightly more than the six feet (6') minimum depth recommended by the design guidelines. The proposed front setback is consistent with the established front setback pattern on this block face of 10th Avenue South. The side setbacks will be approximately five feet (5') on the left side and fifteen feet (15') on the right side. The house is shifted to the left of the site to accommodate a fifteen feet (15') wide storm pipe easement that is located in the right side setback. The rear wall of the house is approximately sixty-seven feet, six inches (67' 6") from the rear property line. The proposed setbacks meet bulk zoning requirements and are consistent with historic homes in the immediate area.

Therefore, staff finds that the project meets Section III.C of the design guidelines.

Materials: The exterior materials will include a split-faced concrete block foundation, smooth-faced Hardie-plank siding with a reveal of five (5) inches, which is appropriate for the context. The roof will be architectural shingles, but the color is unknown. The windows will be Pella Pro-Series, which has been previously approved by the Commission. The porch floor is concrete. The porch columns will be painted wood and the base of the columns on the front will be brick with a masonry cap. The railing on the porch will be painted wood. The materials for the exterior trim, including cornerboards, window casings, porch steps, and are not known. In addition, the materials to be used for the front walkway and driveways that are to be accessed off the side alley are unknown. Staff recommends a condition of approval that the unknown materials are reviewed and approved prior to purchase and installation. Staff finds that the known materials of the proposal meet Section III.D of the design guidelines.

Roof Shape: The roof will be cross-gabled with pitches of 10:12 and 6:12 and includes a gabled dormer on the front façade that will be set off the ridge and inset at least two feet (2') from the wall below. The dormer will have an open "porch" portion on the front of it, which is rare but is seen historically. In this case, the porch is three feet (3') deep and twenty-two feet (22') wide, and the front wall of the dormer is inset two feet (2') from the wall below. The porch on the front of the house will have a pitch of 3:12 and is compatible with the primary roof form. Staff finds that the proposed roof forms are compatible with those of surrounding historic homes and that the infill meets Section III.E of the design guidelines.

Orientation: The proposed structure, including the front porch, primary entrance, and a walkway that connects to the existing public sidewalk network, is oriented to 10th Avenue South, which is consistent with the historic context. Staff finds that the orientation of the building meets Section III.F of the design guidelines.

Rhythm and Proportion of Openings: The windows on the house will be generally twice as tall as they are wide, as seen historically. Paired windows have four to six inch (4"-6") mullions between them, also as seen historically. Staff finds that the proposal meets Section III.G of the design guidelines.

Appurtenances & Utilities: The location of the HVAC unit is unknown. Staff recommends a condition that the HVAC and other utilities be located either at the rear of the house or on the side of the house beyond the midpoint which is consistent with the design guidelines. Staff finds that, with the condition proposed, the project can meet section III.I of the design guidelines.

Outbuildings: See attached "Outbuilding and DADU Worksheet" for complete analysis of how the proposed outbuilding meets the design guidelines.

The plan proposes an outbuilding that meets the design guidelines for outbuildings. The outbuildings will be accessed via the alley and has a footprint of five hundred and seventy-six square feet (576 sq. ft.). The overall height of the outbuilding is approximately twenty-two feet, two inches (22' 2") and includes an eave height of ten feet, four inches (10' 4").

The outbuilding will be clad in smooth-faced siding with a reveal of five inches (5"), and the roof will be architectural shingles. The materials for the garage doors and doors are unknown. The foundation will be split-face concrete block. Staff asks to approve the final selection of doors and garage doors, and roofing color.

Staff finds that, with the conditions proposed, the proposed outbuilding meets Section III.H of the design guidelines.

Recommendation Summary:

Staff recommends approval of the application with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of the exterior trim, including cornerboards, window casings, and porch posts and columns prior to purchase and installation; porch steps, masonry, walkway, and driveways;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house;
4. Staff approve the roof material, color, dimensions and texture; and

5. Staff approve the final selection of doors, garage doors, and roofing material for the outbuildings prior to purchase and installation.

With these conditions, Staff finds that the infill will meet Section II.B. of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



931 Bradford Avenue



2219 10th Ave S



921 Bradford Avenue



2217 10th Ave South

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 or N/A	NO
If there are stairs, are they enclosed?	Yes	
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? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	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?		
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 II: General Requirements for DADU only

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		No
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 square feet?		No

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning for Outbuildings or DADUs

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	20'6"	20'
Rear setback	12'	10'
L side setback**	5'	5'
R side setback**	20' 9"	5'
How is the building accessed?	Alley	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 for Outbuildings or DADUs

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	27' 1"	25'
Eave Height	13'3"	1 story 10' or 2 story 17'
Width of house	30'	

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

Proposed	Proposed	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	576 SF	1270 SF	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

HISTORICAL PROPOSAL FOR: 2215 10TH AVE S

PAGE INDEX	
PG	TITLE
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6	FOUNDATION PLANS
7	ROOF PLANS
8	FRONT, LEFT ELEVATIONS
9	REAR, RIGHT ELEVATIONS
10	GARAGE ELEVATIONS

NOT ALL PAGES INCLUDED IN THIS PLAN SET

RENDERINGS ARE ARTIST'S PERCEPTION. PRIMARY COLORS, MATERIALS, AND GRADE WILL VARY.



STREET VIEW



ALTERNATE VIEW - REAR



ALTERNATE VIEW - FRONT

TODAY'S DATE:
4/8/2016

ORIG. DATE:
3/3/16

PRELIMINARY:
3/3/16

PRELIMINARY:
3/4/16

PRELIMINARY:
3/14/16

PRELIMINARY:
3/27/16

REVISION:
3/31/16

HISTORICAL
DRAWINGS:
4/2/16

HISTORICAL
REV.:
4/8/16

CONSTRUCTION
DRAWINGS:

THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY:
SANDI ADAMS

PREPARED FOR: PROVINCE BUILDERS

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: BUNGALOW 3560
SITE ADDRESS: 2215 10TH AVE S

STUDIO
ARCHITECTURE • DESIGN

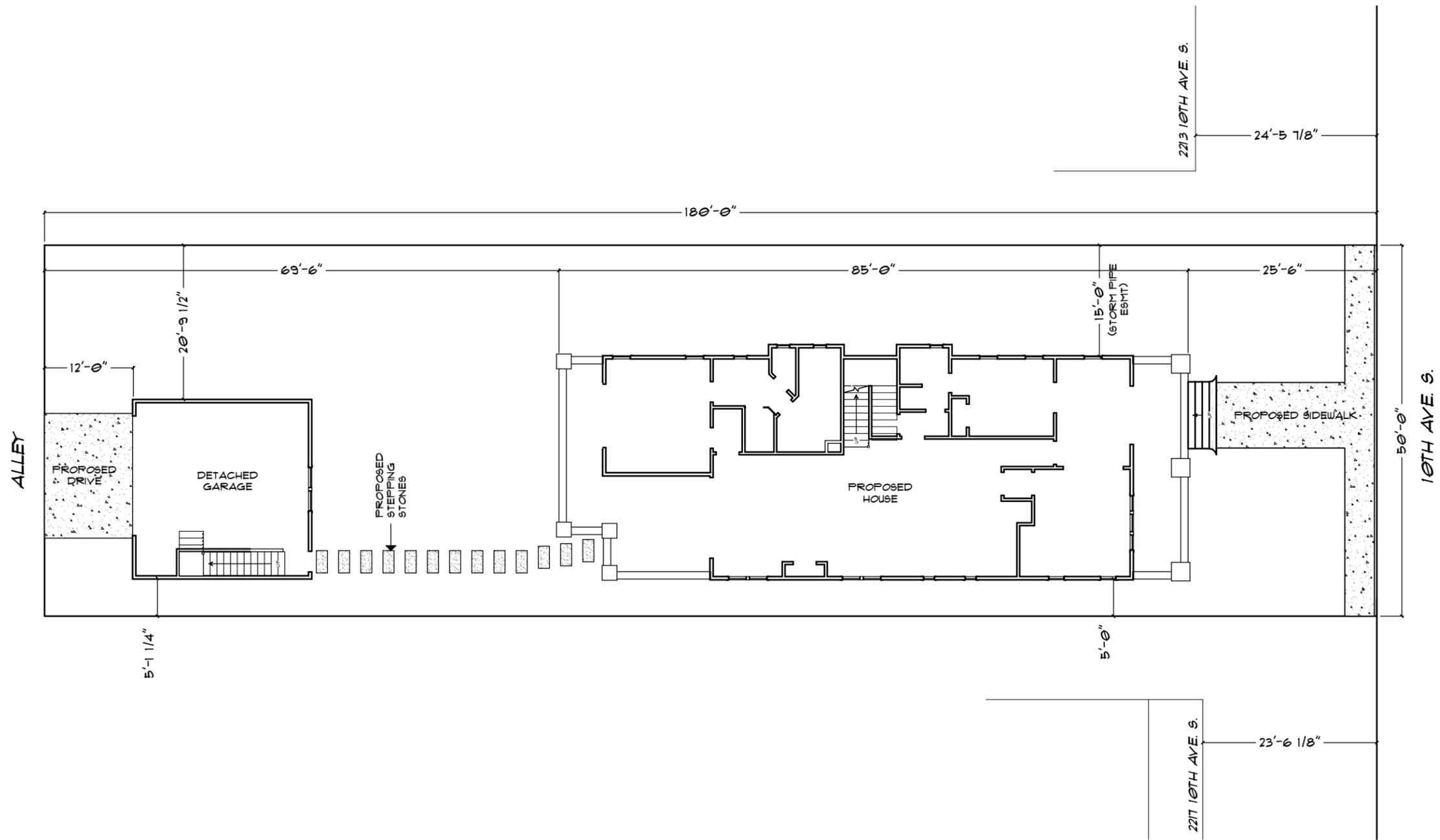
SHEET LABEL:

COVER

SHEET NO.:

PAGE #
1 OF 10

THIS PLAN SET NOT FOR CONSTRUCTION



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

THIS PLAN SET NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN CUSTOM DESIGNED FOR THE SPECIFIC LOT AT THE ADDRESS LISTED IN THE TITLE BLOCK. THIS PLAN MAY NOT BE REPRODUCED ON ANY OTHER LOT. FOR REPRODUCTION RIGHTS OR CHANGE OF ADDRESS, CONTACT SANDI ADAMS.

TODAY'S DATE:
4/8/2016

ORIG. DATE:
3/3/16
PRELIMINARY:
3/3/16
PRELIMINARY:
3/4/16
PRELIMINARY:
3/14/16
PRELIMINARY:
3/27/16
REVISION:
3/31/16
HISTORICAL
DRAWINGS:
4/2/16
HISTORICAL
REV.:
4/8/16
CONSTRUCTION
DRAWINGS:

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DRAWN BY:
SANDI ADAMS

PREPARED FOR: **PROVINCE BUILDERS**

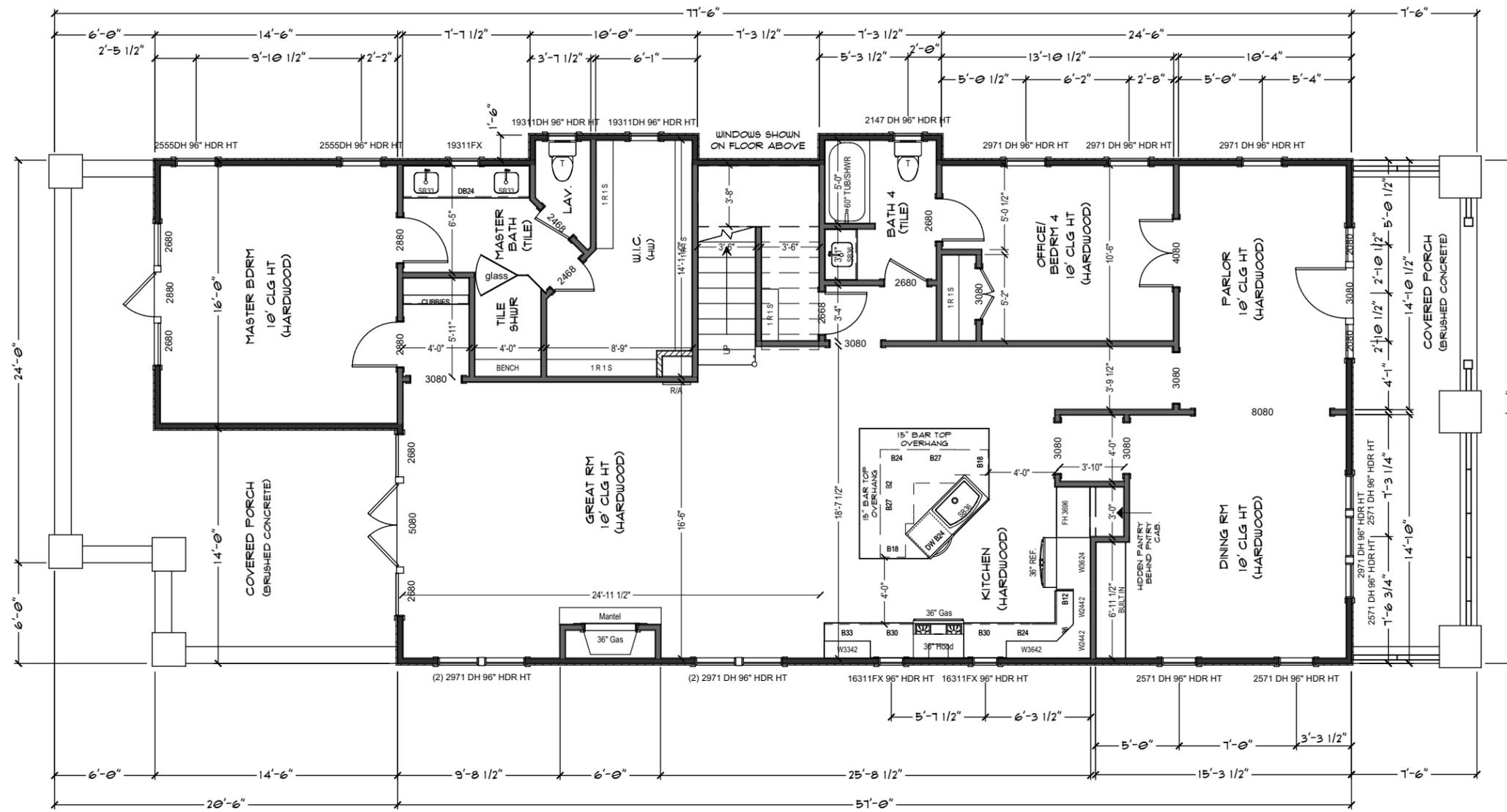
SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: **BUNGALOW 3560** SITE ADDRESS: **2215 10TH AVE S**

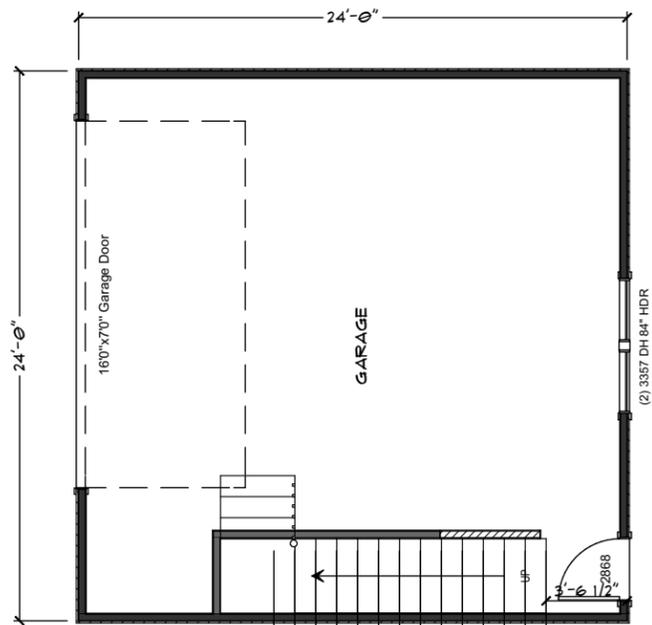


SHEET LABEL:
**PROPOSED
SITE PLAN**

SHEET NO.:
**PAGE #
3 OF 10**



FIRST FLOOR



GARAGE PLAN

THIS PAGE DOES NOT REFLECT ACTUAL GARAGE LOCATION. REFER TO PAGE 3 FOR ACTUAL LOCATION.

2215 10TH AVE 9 SQ. FOOTAGE:

1ST FLOOR:	1968
2ND FLOOR:	1592
TOTAL HEATED S.F.:	3560
FRONT PORCH:	225
REAR PORCH:	341
DETACHED 2 CAR GARAGE:	516
FUTURE BONUS RM.:	417
TOTAL UNDER ROOF S.F.:	5125

THIS PLAN SET NOT FOR CONSTRUCTION

TODAY'S DATE:
4/8/2016

ORIG. DATE:
3/3/16

PRELIMINARY:
3/3/16

PRELIMINARY:
3/4/16

PRELIMINARY:
3/14/16

PRELIMINARY:
3/27/16

REVISION:
3/31/16

HISTORICAL DRAWINGS:
4/2/16

HISTORICAL REV. DATE:
4/8/16

CONSTRUCTION DRAWINGS:

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SANDI ADAMS

PREPARED FOR: **PROVINCE BUILDERS**

SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: **BUNGALOW 3560**

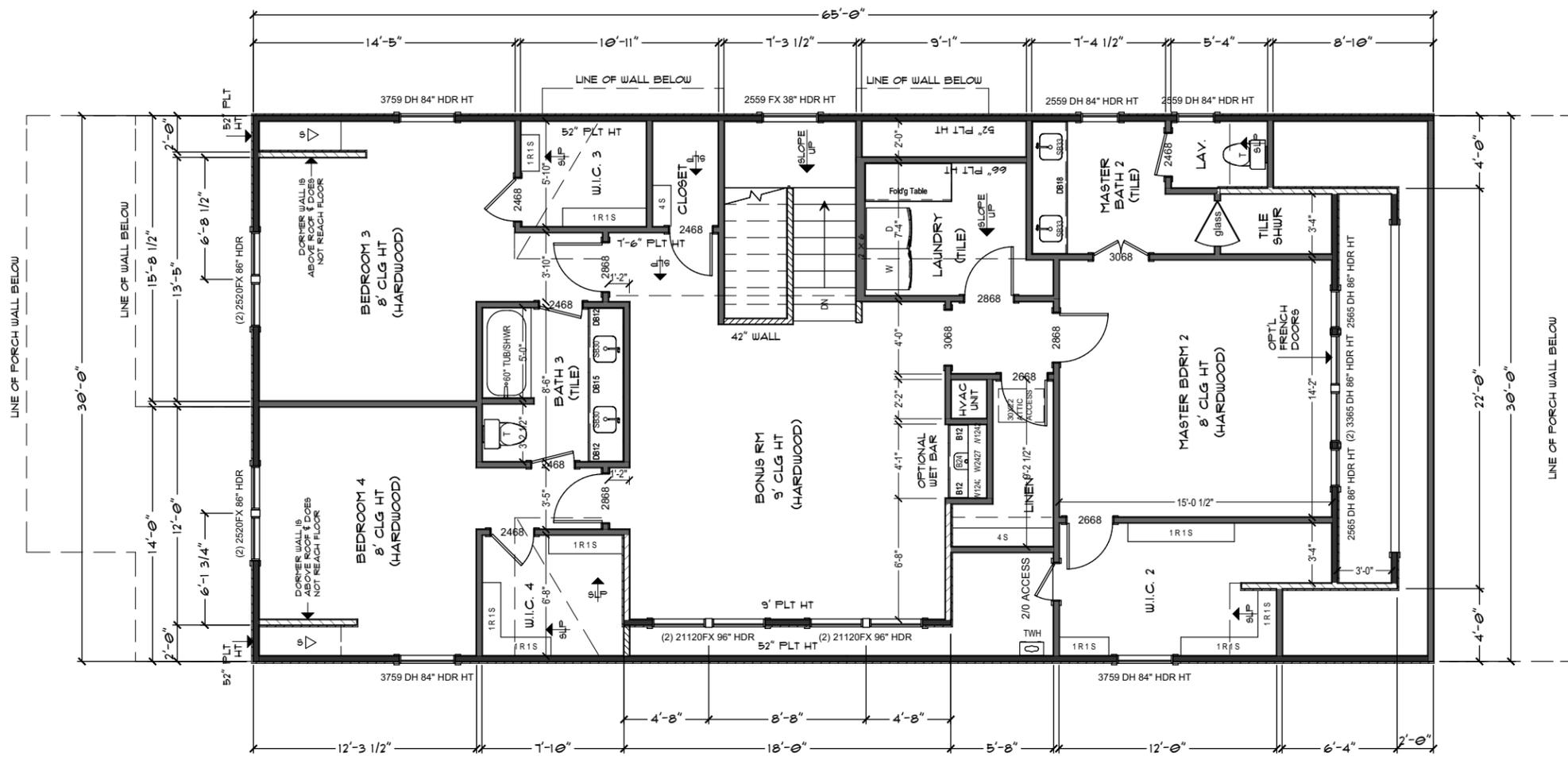
SITE ADDRESS: **2215 10TH AVE 9**

STUDIO
ARCHITECTURE · DESIGN ·

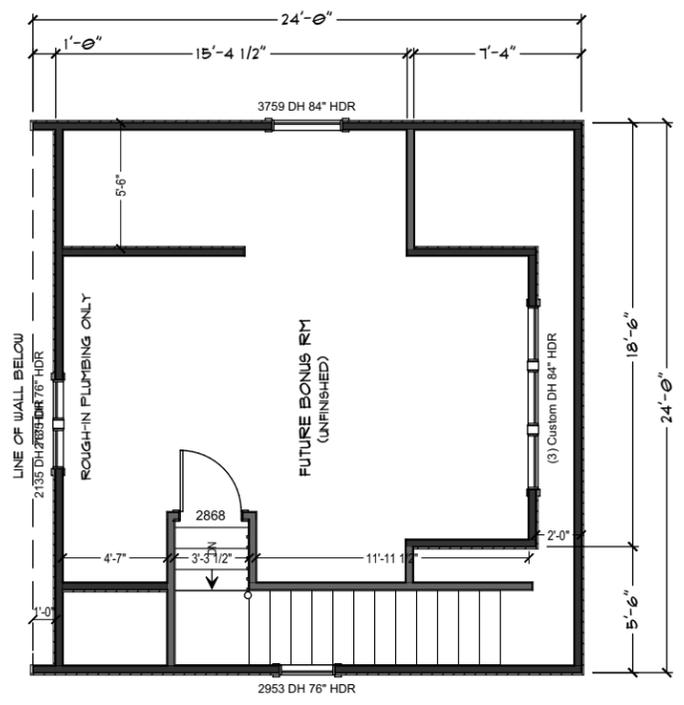
SHEET LABEL:
FIRST FLOOR PLAN, GARAGE PLAN

SHEET NO.:

PAGE # 4 OF 10



SECOND FLOOR



FUTURE BONUS ROOM
 THIS PAGE DOES NOT REFLECT ACTUAL GARAGE LOCATION. REFER TO PAGE 3 FOR ACTUAL LOCATION.

2215 10TH AVE S SQ. FOOTAGE:

1ST FLOOR:	1968
2ND FLOOR:	1592
TOTAL HEATED S.F.:	3560
FRONT PORCH:	225
REAR PORCH:	341
DETACHED 2 CAR GARAGE:	516
FUTURE BONUS RM:	417
TOTAL UNDER ROOF S.F.:	5125

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24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: **BUNGALOW 3560**

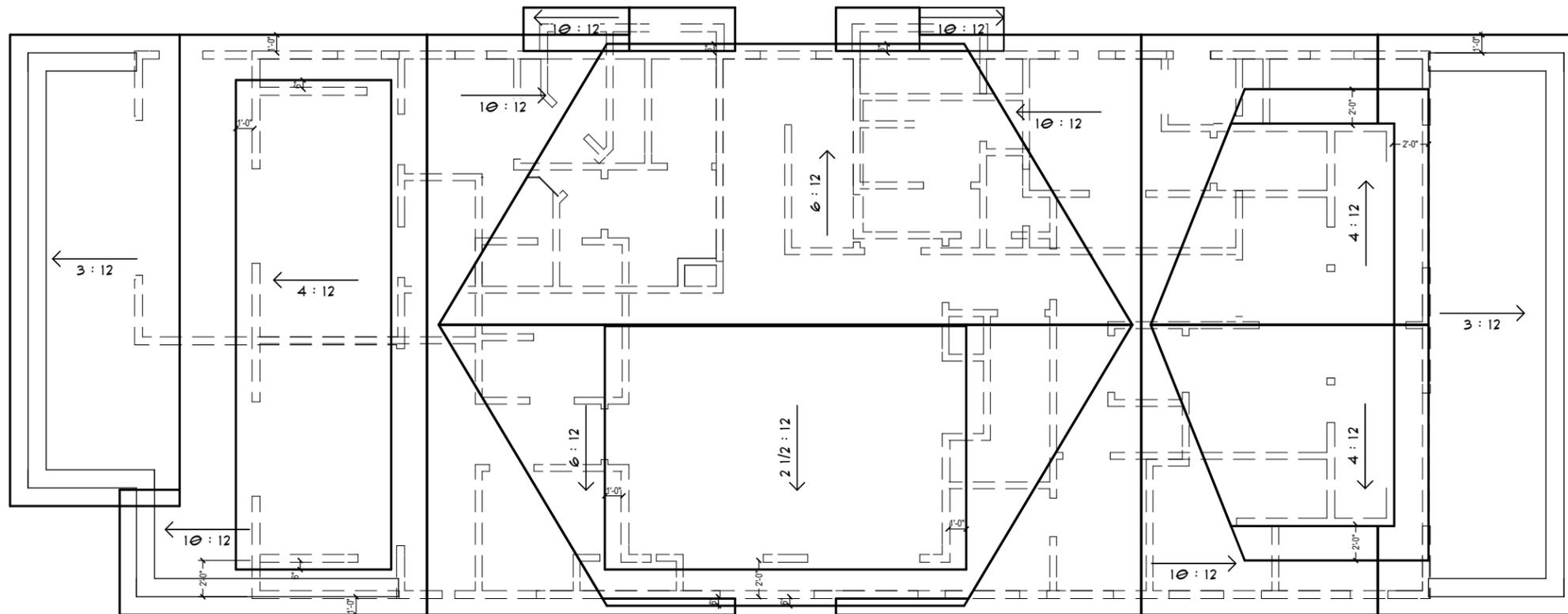
SITE ADDRESS: **2215 10TH AVE S**

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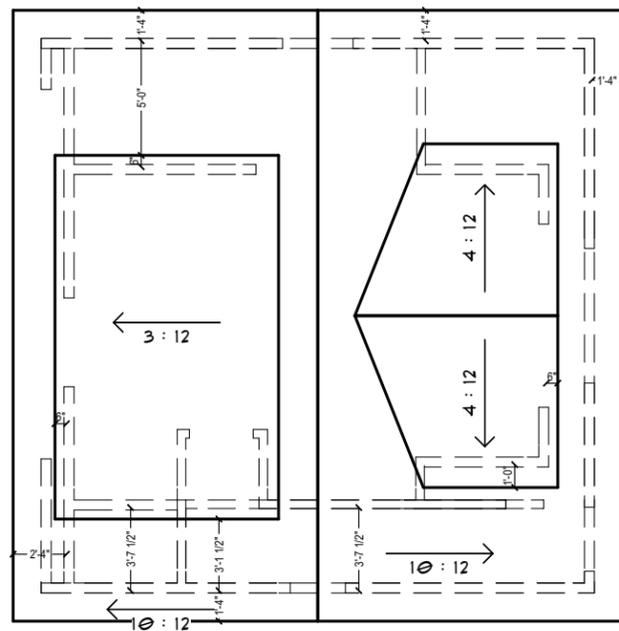
SHEET LABEL:
SECOND FLOOR PLAN, FUTURE BONUS

SHEET NO.:
PAGE # 5 OF 10

THIS PLAN SET NOT FOR CONSTRUCTION



HOUSE ROOF PLAN



GARAGE ROOF PLAN

THIS PAGE DOES NOT REFLECT ACTUAL GARAGE LOCATION. REFER TO PAGE 3 FOR ACTUAL LOCATION.

ROOF SURFACE AREA DATA

GARAGE ROOF SURFACE AREA TOTAL:	633
ALLOWABLE DORMER R.S.A. TOTAL (50%):	316.5
DORMER ROOF SURFACE AREA TOTAL:	215

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PREPARED FOR:
PROVINCE BUILDERS

SCALE:
11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN:
BUNGALOW 3560
SITE ADDRESS:
2215 10TH AVE S

STUDIO
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SHEET LABEL:
ROOF PLANS

SHEET NO.:
PAGE #
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THIS PLAN SET NOT FOR CONSTRUCTION



GARAGE FRONT



FRONT ELEVATION



LEFT SIDE ELEVATION

TODAY'S DATE:
4/8/2016

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PRELIMINARY:
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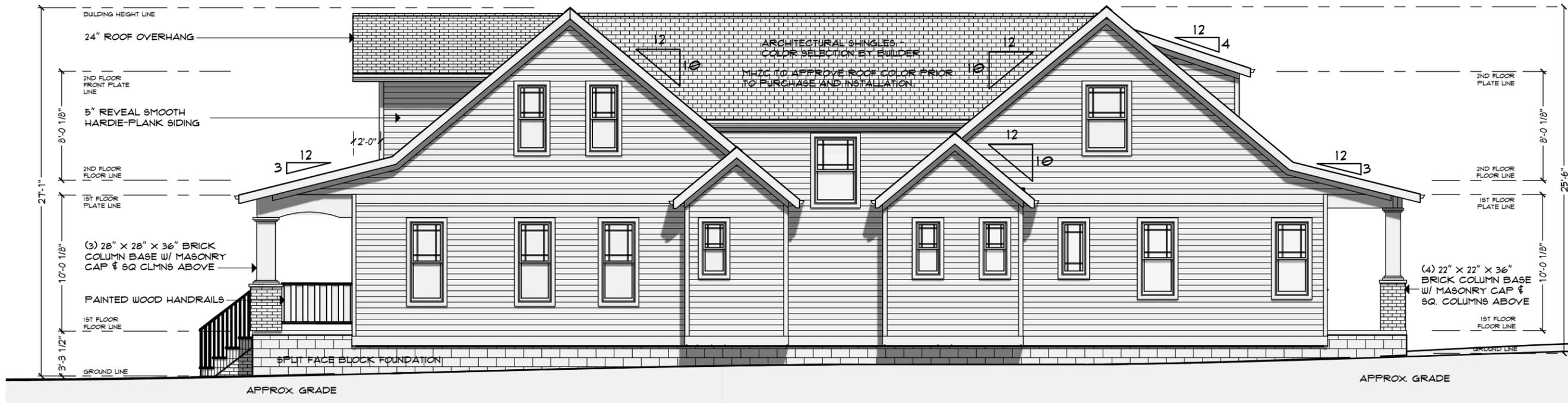
HOUSE PLAN: BUNGALOW 3560
SITE ADDRESS: 2215 10TH AVE S



SHEET LABEL:
FRONT, LEFT ELEVATIONS

SHEET NO.:
PAGE # 8 OF 10

THIS PLAN SET NOT FOR CONSTRUCTION



RIGHT SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION GARAGE

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4/8/2016

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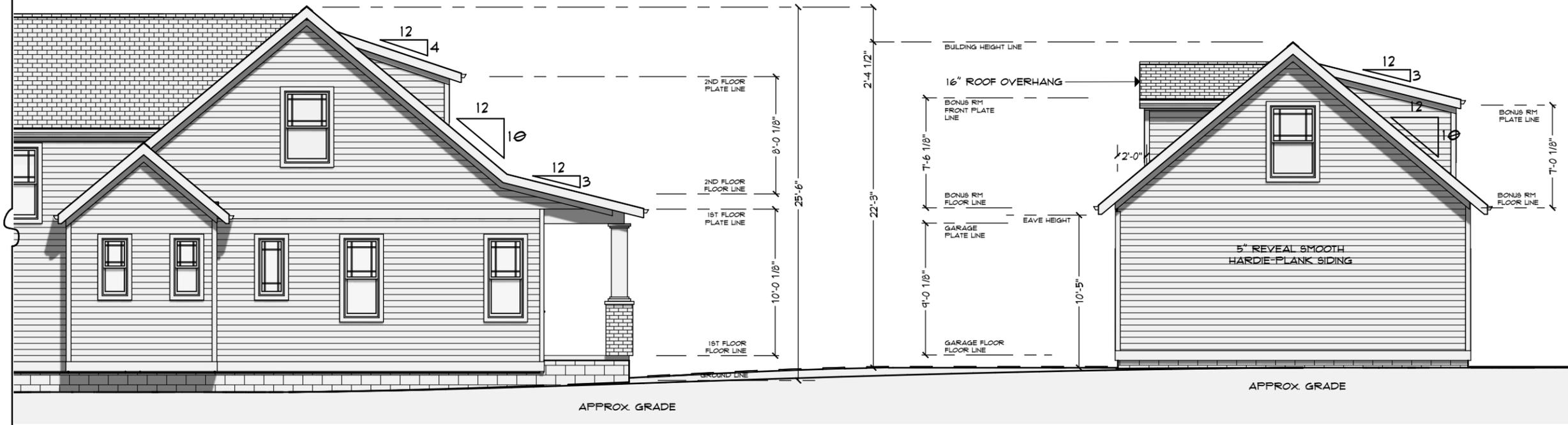
HOUSE PLAN: BUNGALOW 3560
SITE ADDRESS: 2215 10TH AVE S

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SHEET LABEL:
REAR, RIGHT
ELEVATIONS

SHEET NO.:
PAGE #
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THIS PLAN SET NOT FOR CONSTRUCTION



GARAGE RIGHT



GARAGE LEFT



TODAY'S DATE:
4/8/2016

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HOUSE PLAN: BUNGALOW 3560 SITE ADDRESS: 2215 10TH AVE S

STUDIO
ARCHITECTURE • DESIGN

SHEET LABEL:
GARAGE ELEVATIONS

SHEET NO.:
PAGE #
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