

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1003 Bate Avenue July 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: New construction-infill and outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10509044500
Applicant: Sandi Adams, Studio S
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant is proposing to construct a new one and one-half story house and detached garage that is not 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. Staff approve the final details, dimensions and materials of trim, windows, doors, garage door, walkway, and driveway prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color, dimensions and texture.

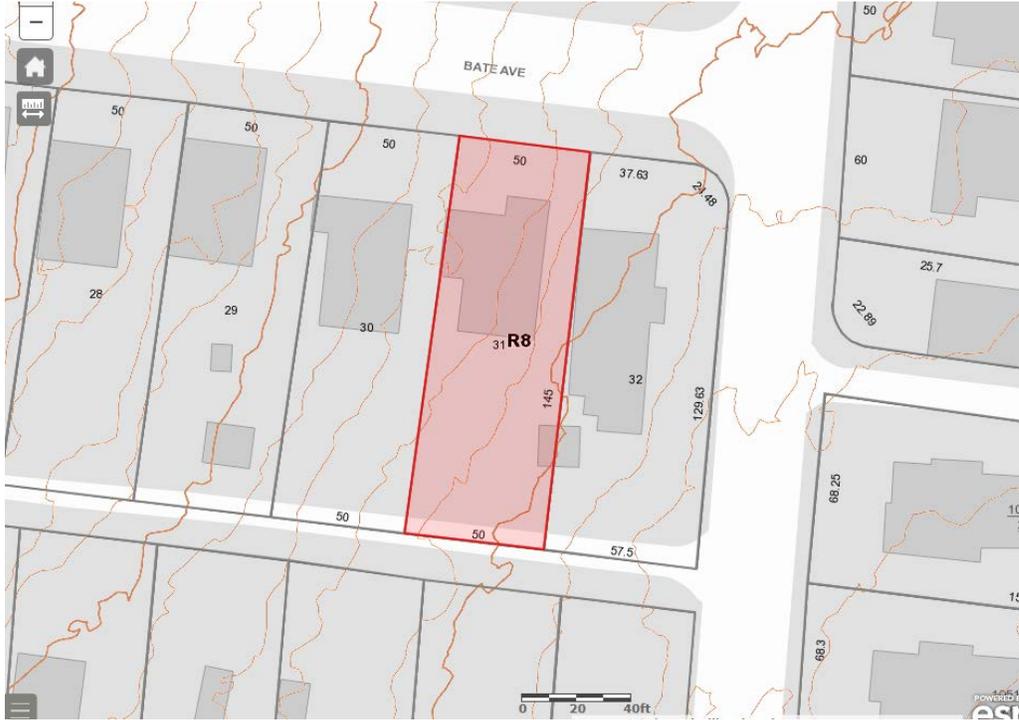
With these conditions, Staff finds that the infill and outbuilding will meet Section III.A. of the *Waverly Belmont Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

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
- C: Elevations

Vicinity Map:



Aerial Map:



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*).

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.*

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. *The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. *The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- i. *The living space of a DADU shall not exceed seven hundred square 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.

J. Public Spaces

1. 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.

Background: The house located at 1003 Bate Avenue was built c. 1969 and does not contribute to the character of the neighborhood. A demolition permit was issued in April 2016.



The proposal is for new construction of a principle building at this site.

Analysis and Findings:

Height & Scale:

Height:

	# of Stories	Foundation	Eave	Ridge
Proposed at front	1.5	3 blocks	11'	27'-10"
Range of historic block face	1-1.5	3 blocks	10'-12'	17'-28'

Width:

	Width
Proposed	32'
Range of historic block face on lots of similar width	17'-36'

Recommend that staff verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context.

The height and scale is similar to historic buildings in the neighborhood; therefore, staff finds the project meets Sections III.A. and B.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
Bulk Standards	~22'	5'	5'	20'
Proposed	22'	10'-9 1/2"	7'	47'
Range of historic block face	26'-27'	8' – 15'	0' – 12'	50' – 70'

In general, an appropriate front setback is the average of the houses next door to the site. In this case, however, the houses to the left and right of the subject property are both non-contributing houses that were constructed in 1960s. In addition to being non-contributing, neither adjacent house has a front porch. Given that the proposed infill includes a front porch with a depth of seven feet, six inches (7' 6") and that the infill should meet the historic setback, staff finds that the proposed front setback of twenty-two feet (22') is appropriate for the context. Finding the proposal to be similar to the immediate historic context, staff finds the project meets section III.C.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split face block	Needs final approval	X
Cladding	Hardie Plank	Smooth faced	X
Roofing	Architectural shingle	Color not indicated	X-color needs final approval
Trim	Not indicated	Not indicated	Needs final approval
Chimney	n/a	n/a	n/a
Porch floor	Concrete	n/a	X
Porch Posts	Wood	Smooth, painted	X
Porch Railing	Wood	Smooth, painted	X
Driveway	Not indicated	n/a	Needs final approval
Walkway	Needs final approval	n/a	Needs final approval
Fencing	n/a	n/a	

With the staff's final approval of the windows, doors, trim, roof color, and walkway and driveway materials, staff finds that the known materials meet Section III.D.

Roof form:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Cross-gable	X
Primary roof slope	11/12	X
Dormer	Gable and shed	X
Skylights	n/a	n/a
Solar Panels	n/a	n/a
Chimney	n/a	n/a

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section III.E.

Orientation:

Orientation elements	Proposed?
Principle entrance facing Street	X
Front porch/stoop or hood	X
Walkway leading to street	X
Parking in Rear	X

Finding the proposal to be similar to the immediate historic context, staff finds the project meets section III.F.

Proportion and Rhythm of Openings: The windows on the proposed 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 Section III.G.

Appurtenances & Utilities:

	Material/design	Location	Typical of District?
Driveway	Needs final approval	At rear (from alley)	X
Walkway	Needs final approval	Front porch to sidewalk	X
Fencing	n/a	n/a	n/a
HVAC	n/a	Not provided	

Staff recommends a condition that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, the project meets section III.I. and J.

Outbuildings:

Please see attached form as well as the information below.

Outbuilding Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split-face block	n/a	X
Cladding	Hardie plank (5" reveal)	smooth	X
Roofing	Architectural shingle	Color not indicated	Needs final approval
Trim	Needs final approval	Not indicated	Needs final approval
Chimney	n/a	n/a	n/a
Porch floor	n/a	n/a	n/a
Porch Posts	n/a	n/a	n/a
Porch Railing	n/a	n/a	n/a

Outbuilding Roof shape:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Side gable	X
Primary roof slope	10/12	X
Dormer	Gable and shed	X
Skylights	n/a	n/a
Solar Panels	n/a	n/a
Chimney	n/a	n/a

With the staff's final approval of the windows, doors, trim, and roof color for the outbuilding, staff finds the proposal to be similar to the immediate historic context and that the project meets section III.H. of the design guidelines.

Recommendation: 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 trim, windows, doors, garage door, walkway, and driveway prior to purchase and installation;

3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color, dimensions and texture.

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

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.

Context Photos:



1002 Bate Avenue



1013 Bate Avenue



1017 Bate Avenue

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

Section 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.)		
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		
Are there other accessory buildings on the lot that exceed 200 square feet?		
Is the property zoned single-family?		
Are there already two units on the property?		
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		

*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	14' -6"	20'
Rear setback	10'	3'
L side setback**	19'	3'
R side setback**	7'	3'
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	22' -1"	25'
Eave Height	11' -3"	1 story 10' or 2 story 17'
Width of house	32'	

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	528 sq. ft.	928 sq. ft.	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: 1003 BATE AVE.

PAGE INDEX	
PG	TITLE
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2	PLAN NOTES, SCHEDULES, MISC.
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5	SECOND FLOOR PLAN, FUTURE BONUS
6	FOUNDATION PLANS
7	ROOF PLANS
8	FRONT, LEFT ELEVATIONS
9	REAR, RIGHT ELEVATIONS
10	GARAGE ELEVATIONS

ALL PAGES MAY NOT BE 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:
7/8/2016

ORIG. DATE:
6/21/16

PRELIMINARY:
6/30/16

REVISION:
7/1/16

HISTORICAL
DRAWINGS:
7/1/16

REVISION:
7/6/16

HISTORICAL
REV.:
7/8/16

CONSTRUCTION
DRAWINGS:

DRAWN BY:
SANDI ADAMS

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.

PREPARED FOR: PROVINCE BUILDERS

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

HOUSE PLAN: CRAFTSMAN 3200
SITE ADDRESS: 1003 BATE AVE.

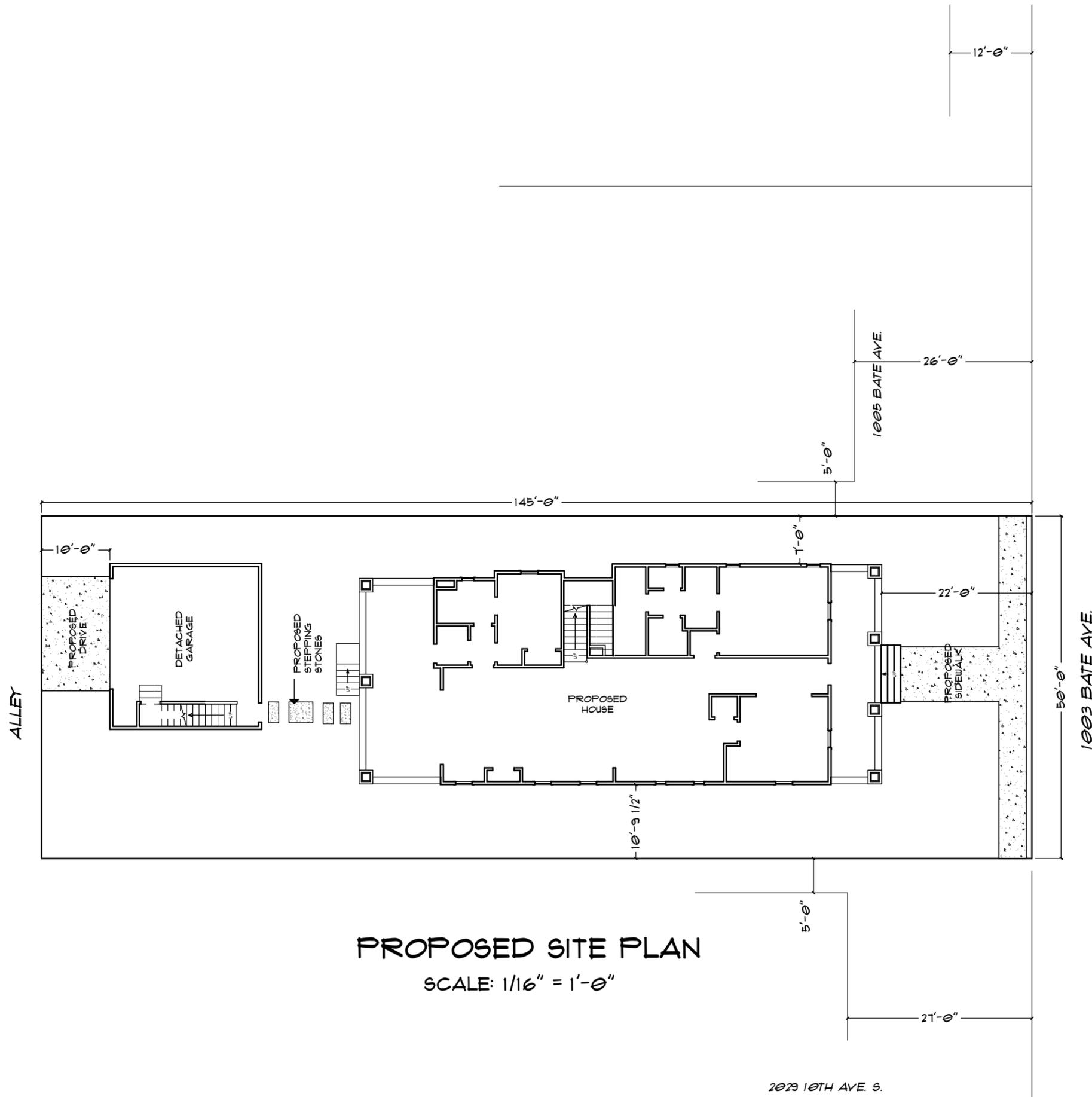
STUDIO
ARCHITECTURE • DESIGN

SHEET LABEL:

COVER

SHEET NO.:

PAGE #
1 OF 10



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

TODAY'S DATE: 7/8/2016	
ORIG. DATE: 6/21/16	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.
PRELIMINARY: 6/30/16	
REVISION: 7/1/16	
HISTORICAL DRAWINGS: 7/1/16	
REVISION: 7/6/16	
HISTORICAL REV.: 7/8/16	
CONSTRUCTION DRAWINGS:	
DRAWN BY: SANDI ADAMS	

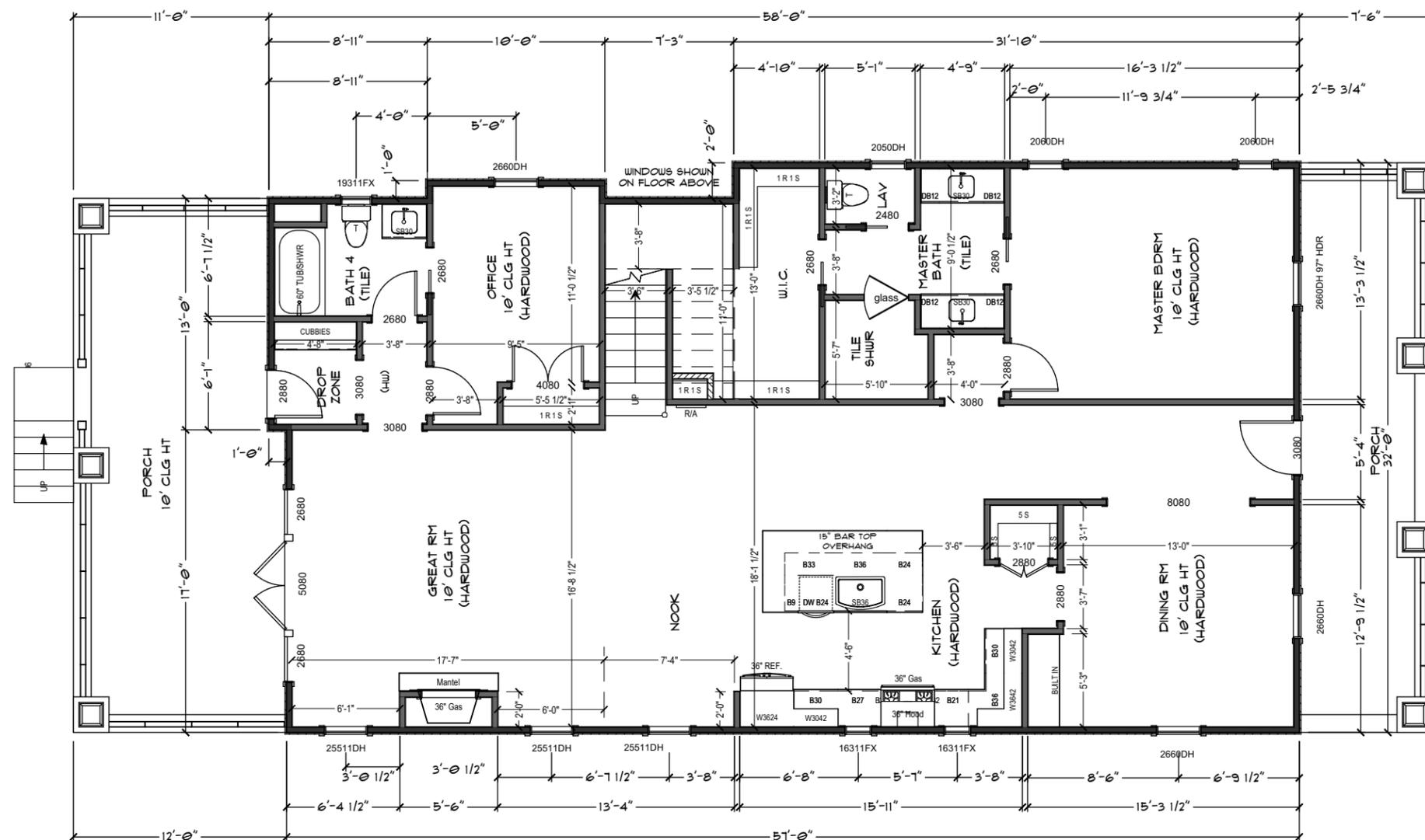
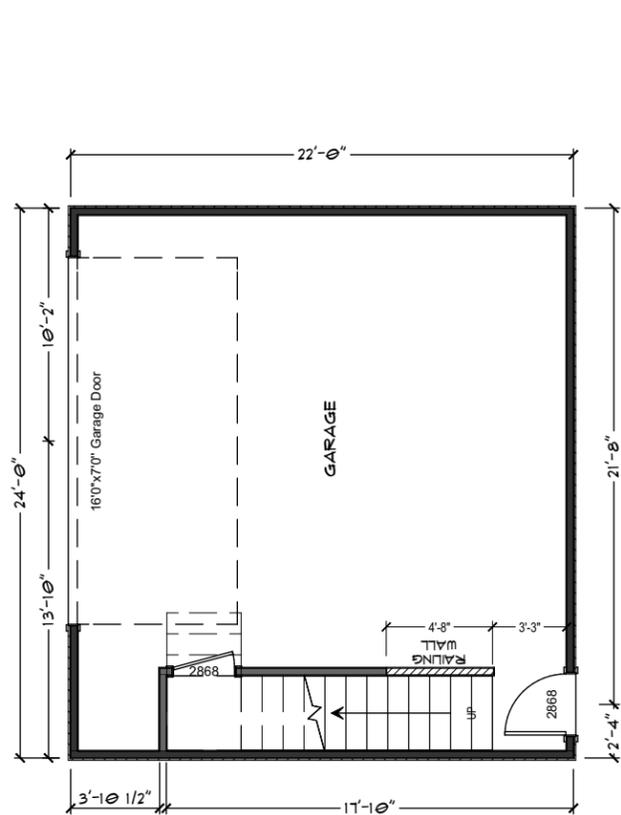
PREPARED FOR: PROVINCE BUILDERS	SCALE: 11 X 17 PRINT: 1/8" = 1'-0" 24 X 36 PRINT: 1/4" = 1'-0"
HOUSE PLAN: CRAFTSMAN 3200	
SITE ADDRESS: 1003 BATE AVE.	



SHEET LABEL:
PROPOSED SITE PLAN

SHEET NO.:
PAGE #
3 OF 10

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FIRST FLOOR

1003 BATE AVE. SQ. FOOTAGE:

1ST FLOOR:	1791
2ND FLOOR:	1362
TOTAL HEATED S.F.:	3153
FRONT PORCH:	240
REAR PORCH:	341
DETACHED 2 CAR GARAGE:	528
FUTURE BONUS RM:	352
TOTAL UNDER ROOF S.F.:	4626

TODAY'S DATE:
7/8/2016

ORIG. DATE:
6/21/16

PRELIMINARY:
6/30/16

REVISION:
7/1/16

HISTORICAL DRAWINGS:
7/1/16

REVISION:
7/6/16

HISTORICAL REV.:
7/8/16

CONSTRUCTION DRAWINGS:

DRAWN BY:
SANDI ADAMS

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PREPARED FOR: PROVINCE BUILDERS

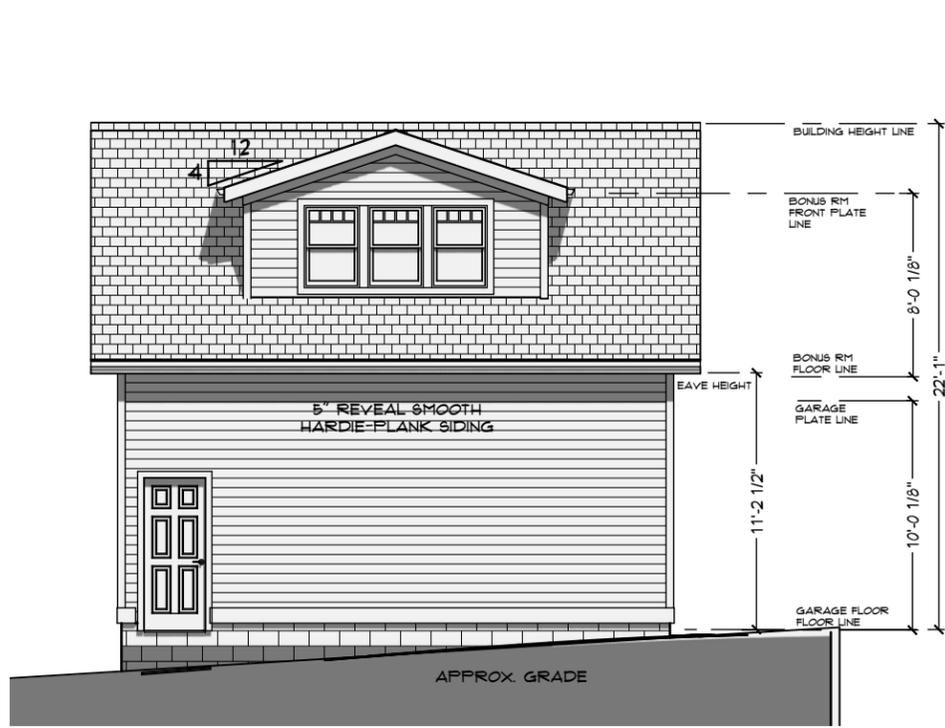
SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
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HOUSE PLAN: CRAFTSMAN 3200
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SHEET LABEL:
FIRST FLOOR PLAN,
GARAGE PLAN

SHEET NO.:
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GARAGE FRONT



FRONT ELEVATION



LEFT SIDE ELEVATION

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7/1/16
HISTORICAL DRAWINGS:
7/1/16
REVISION:
7/6/16
HISTORICAL REV.:
7/8/16

CONSTRUCTION DRAWINGS:

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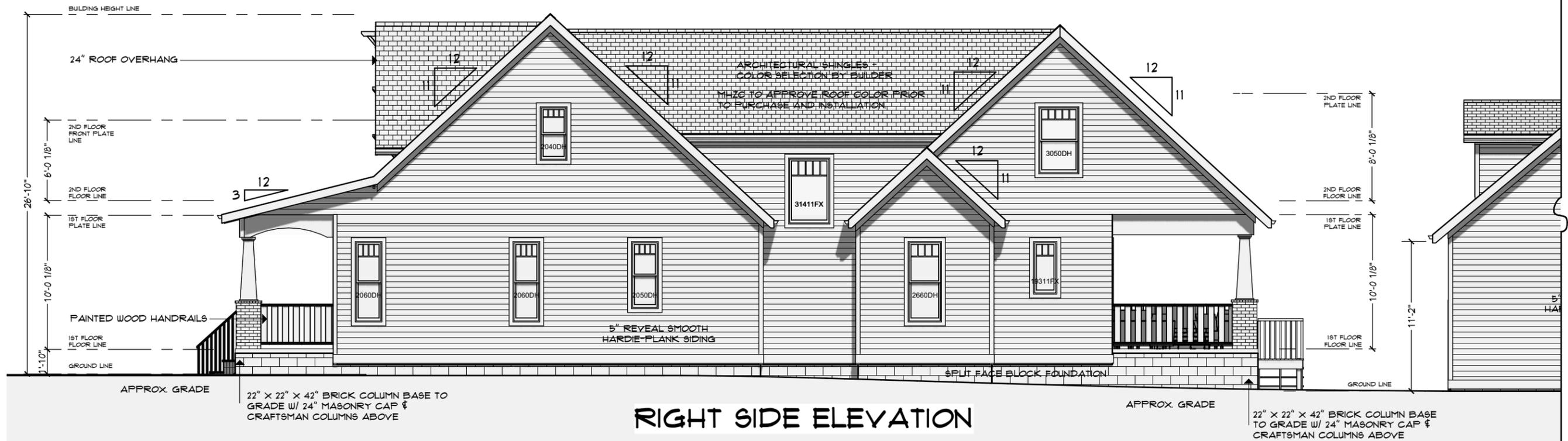
PREPARED FOR: **PROVINCE BUILDERS**
SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
24 X 36 PRINT: 1/4" = 1'-0"
HOUSE PLAN: **CRAFTSMAN 3200**
SITE ADDRESS: **1003 BATE AVE.**



SHEET LABEL:
FRONT, LEFT ELEVATIONS

SHEET NO.:
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RIGHT SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION GARAGE

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REVISION: 7/6/16	
HISTORICAL REV.: 7/8/16	
CONSTRUCTION DRAWINGS:	
DRAWN BY: SANDI ADAMS	

PREPARED FOR: **PROVINCE BUILDERS**

SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
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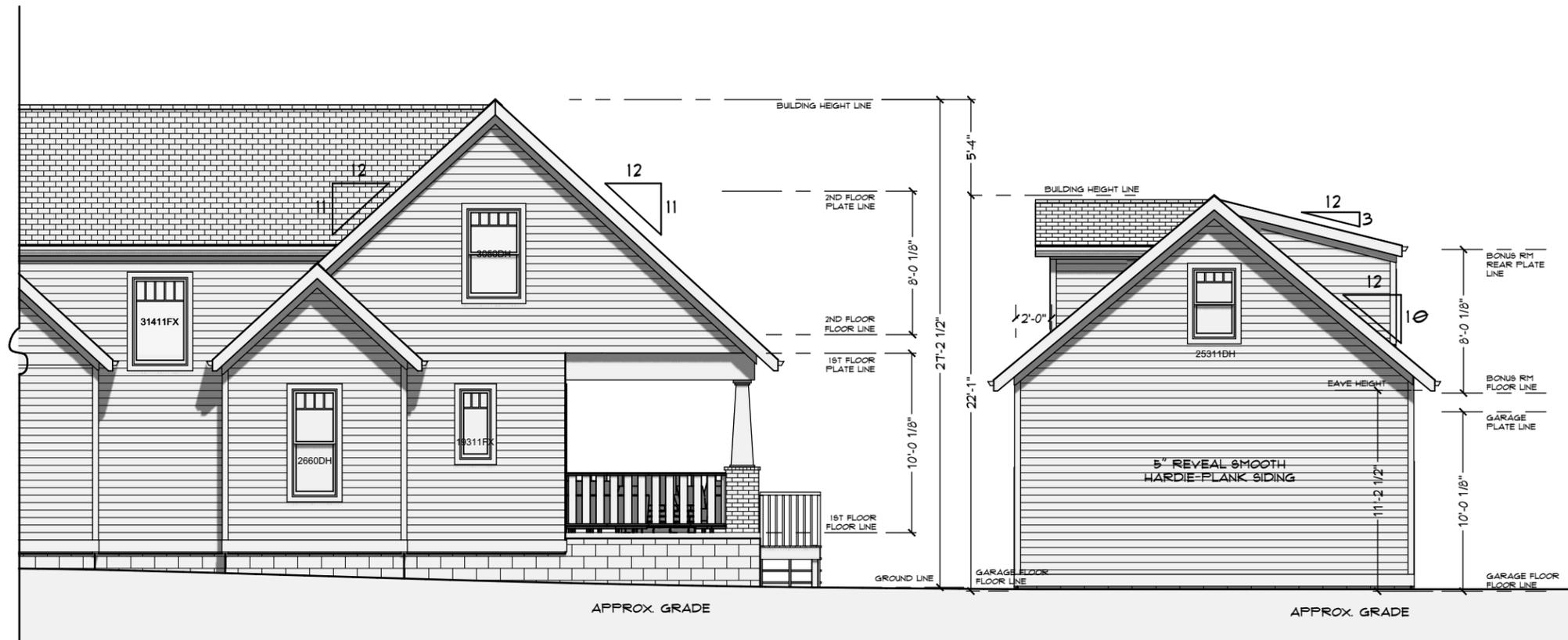
HOUSE PLAN: **CRAFTSMAN 3200**

SITE ADDRESS: **1003 BATE AVE.**

STUDIO
ARCHITECTURE • DESIGN

SHEET LABEL:
REAR, RIGHT ELEVATIONS

SHEET NO.:
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GARAGE RIGHT



GARAGE LEFT

TODAY'S DATE:
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HISTORICAL
DRAWINGS:
7/1/16
REVISION:
7/6/16
HISTORICAL
REV.:
7/8/16

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CONSTRUCTION
DRAWINGS:

DRAWN BY:
SANDI ADAMS

PREPARED FOR: PROVINCE BUILDERS

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
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HOUSE PLAN: CRAFTSMAN 3200
SITE ADDRESS: 1003 BATE AVE.



SHEET LABEL:
GARAGE
ELEVATIONS

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