

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  
Fax: (615) 862-7974

## STAFF RECOMMENDATION 2715 Brightwood Avenue September 21, 2016

**Application:** New construction—Infill  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704042000  
**Applicant:** Stone Oak Builders  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is to construct infill on a vacant lot.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the infill with the following conditions:</p> <ol style="list-style-type: none"><li>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;</li><li>2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;</li><li>3. Staff approve masonry;</li><li>4. Staff approve the roof color;</li><li>5. A front walkway be added leading from the sidewalk to the front entry, and staff approve the walkway material;</li><li>6. All multiple window openings have a four to six inch (4"-6") mullion in between them; and</li><li>7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.</li></ol> <p>With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**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. BL2007-45).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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

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

##### **d. Materials, Texture, Details, and Material Color**

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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. 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.

#### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

##### *Outbuildings: Height & Scale*

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

*· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*

*· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

*Outbuildings: Character, Materials and Details*

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

*Outbuildings: Roof*

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

*Outbuildings: Windows and Doors*

· Publicly visible windows should be appropriate to the style of the house.

· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.

· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

*Outbuildings: Siding and Trim*

· Brick, weatherboard, and board-and-batten are typical siding materials.

· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

· Stud wall lumber and embossed wood grain are prohibited.

· Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

· Where they are a typical feature of the neighborhood; or

· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

*Setbacks & Site Requirements.*

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-

*bay building.*

- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

*Driveway Access.*

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

*Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

#### ***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.*

**Background:** 2715 Brightwood Avenue is a vacant lot that was recently subdivided from the lot at 2711 Brightwood Avenue (Figures 1 & 2).



Figure 1. The lot at 2715 Brightwood Avenue

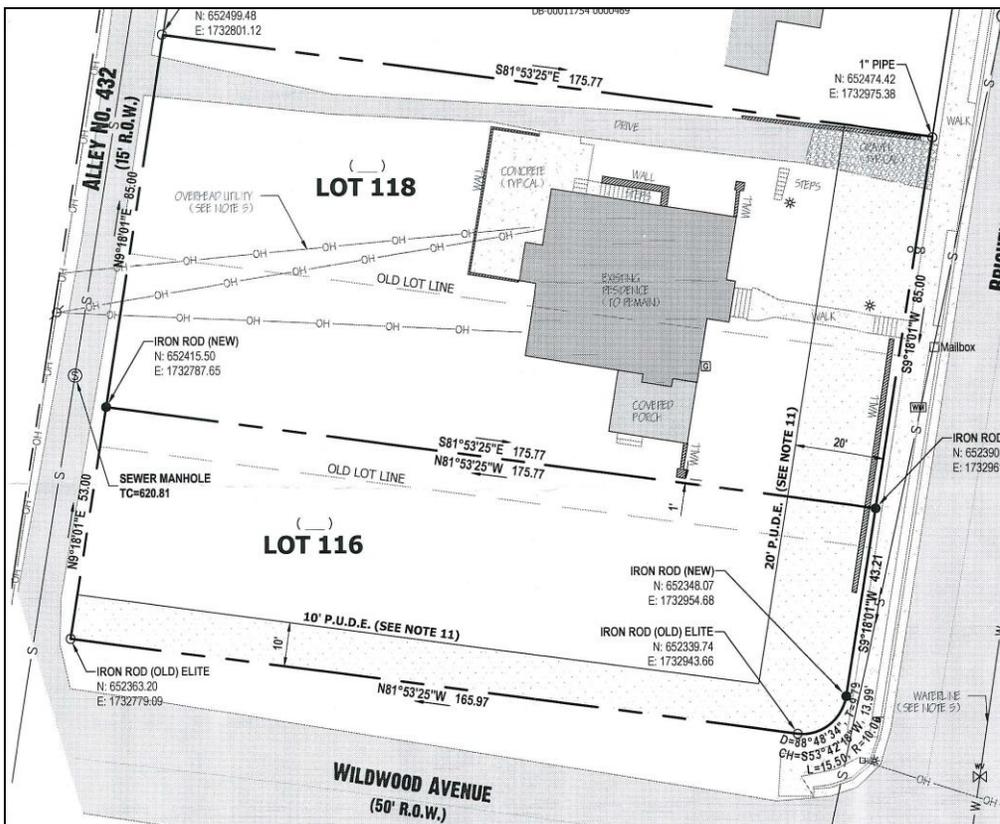


Figure 2. Lot 116 (2715 Brightwood) was recently subdivided from Lot 118 (2711 Brightwood).

**Analysis and Findings:** Application is to construct infill on a vacant lot.

Height & Scale: The proposed infill will be one and a half stories with a maximum height of twenty-nine feet, six inches (29'6"). However, the bulk of the house will be twenty-eight, six inches (28'6") tall. The height is in keeping with the historic context, where the historic houses are one and one-and-a-half stories with heights ranging from twenty-three to twenty-nine (23'-29').

The infill has a width of thirty-nine feet (39'), which is consistent with the historic context where the widths range from thirty-four feet to fifty-one feet (34'-51'). The infill's depth will be eighty-six feet (86'), which will be broken up with different roof forms and insets to minimize its impact. Staff finds that the infill's height and scale meet Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. It will be at least ten feet (10') from the Wildwood Avenue side property line, and five feet (5') from the interior side property line. It will be over fifty feet (50') from the rear property line. The infill's front setback will be approximately forty feet (40') to line up with the front setback of the house next door at 2711 Brightwood Avenue. Staff finds that the infill's setback and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>Cladding</b>	Brick	Needs final approval	Yes	Yes
<b>Secondary Cladding</b>	Board-and-batten	Smooth face	Yes	No
<b>Roofing</b>	Architectural Shingles	Needs final approval	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Front Stoop Steps</b>	Concrete	Natural Color	No	No
<b>Rear Porch floor/steps</b>	Concrete	Natural Color	Yes	No
<b>Rear Porch Posts</b>	Wood	N/A	Yes	No
<b>Rear Porch Railing</b>	Wood	N/A	Yes	No

<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Principle Entrance</b>	¾ Glass	Needs final approval	Unknown	Yes
<b>Rear doors</b>	Double glass doors	Needs final approval	Unknown	Yes
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of a brick sample, a roof shingle sample, all windows and doors, and the front walkway material prior to purchase and installation of these materials. With these staff approvals, staff finds that the project meets Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form will be a cross gable. The front gable will have a slope of 14/12 and the side gable will have a slope of 10/12. The front façade will have a shed dormer that is setback four feet (4') from the wall below and has a slope of 4/12. The shed dormer connects to the cross gable, which staff finds to be appropriate. At the back of the gable, the rear section of the house ties into the back slope. On the left elevation, which faces Wildwood Avenue, the rear portion is inset two feet (2') and has shed dormers that are inset another two feet (2'). The dormers on the right elevation are also shed dormers that are inset two feet (2') from the wall below. Staff finds that the proposed roof forms are compatible with the historic neighborhood and meet Section II.B.1.e. of the design guidelines.

Orientation: The site is located at the corner of Brightwood Avenue and Wildwood Avenue. The house is oriented towards Brightwood, which is appropriate. There is a front entrance behind a stoop that is six feet, eight inches (6'8") deep. The site plan did not include a front walkway, and staff recommends the inclusion of a front walkway leading from the sidewalk to the front stoop. Vehicular access to the site will be via the rear alley. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The infill's primary windows are 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. Some openings with three to five window openings do not have a four to six inch (4"-6") mullion in between them, and staff asks that all window openings with more than one opening have a four to six inch (4"-6") mullion in between them. With this condition, staff finds the infill's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: 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. No other new appurtenances were indicated on the plans.

**Recommendation Summary:** Staff recommends approval of the infill 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 windows and doors prior to purchase and installation;
3. Staff approve masonry;
4. Staff approve the roof color;
5. A front walkway be added leading from the sidewalk to the front entry, and staff approve the walkway material;
6. All multiple window openings have a four to six inch (4"-6") mullion in between them; and
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

**Context Photos:**



2711 Brightwood and 2709 Brightwood, next door to the infill site.



2712 Brightwood, directly across the street from the site



2708 and 2710 Brightwood, across the street from the site



2706 and 2708 Brightwood, across the street from the site.



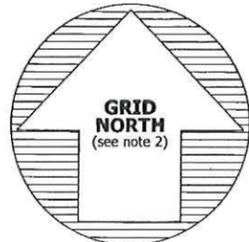
2801, 2803, and 2805 Brightwood Avenue, across Wildwood from the infill site.



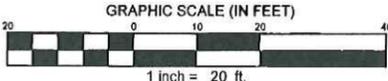
Houses catty corner to the infill site on Brightwood and Wildwood.

- The purpose of this plat is to combine three lots into two lots.
- Bearings, Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
- The recording of this subdivision voids, vacates and supercedes the recording of lot #s 116, 117 & 118 on the Map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.
- No Portion of this property is located in areas designated as a flood hazard area as depicted on FEMA FIRM panel 47037C0331F, effective date of April 20, 2001.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, therefore this survey is subject to the findings of an accurate title search.
- Property is Currently Zoned R8; building setbacks determined by Metro Zoning Ordinance.
- This Property is located in the 18th Councilmatic District of Davidson County Tennessee.
- Individual water & sanitary sewer service lines are required for each lot.
- Any excavation, fill or any disturbance of existing ground elevation must be done in accordance with stormwater management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- A 20' public utility and drainage easement shall be dedicated along the frontage of Brightwood Avenue.
- Driveway culverts to be sized per the Design Criteria set forth by the Metro Stormwater Manual. Minimum driveway culvert in Metro R.O.W. shall be 15" diameter metal or concrete.
- Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
- A Pressure reducing valve is required on the customer side of the meter when water pressures exceed 100 psi and a PRV is required on the street side of the meter when pressures exceed 150 PSI.
- Access for Lot 116 shall be from Alley No. 432. No drives shall be permitted to Brightwood Avenue or Wildwood Avenue.
- A raised foundation of 18" - 36" is required for all residential structures.
- Height shall be a maximum of two stories in 35 feet.

garage not part of this applicaiton

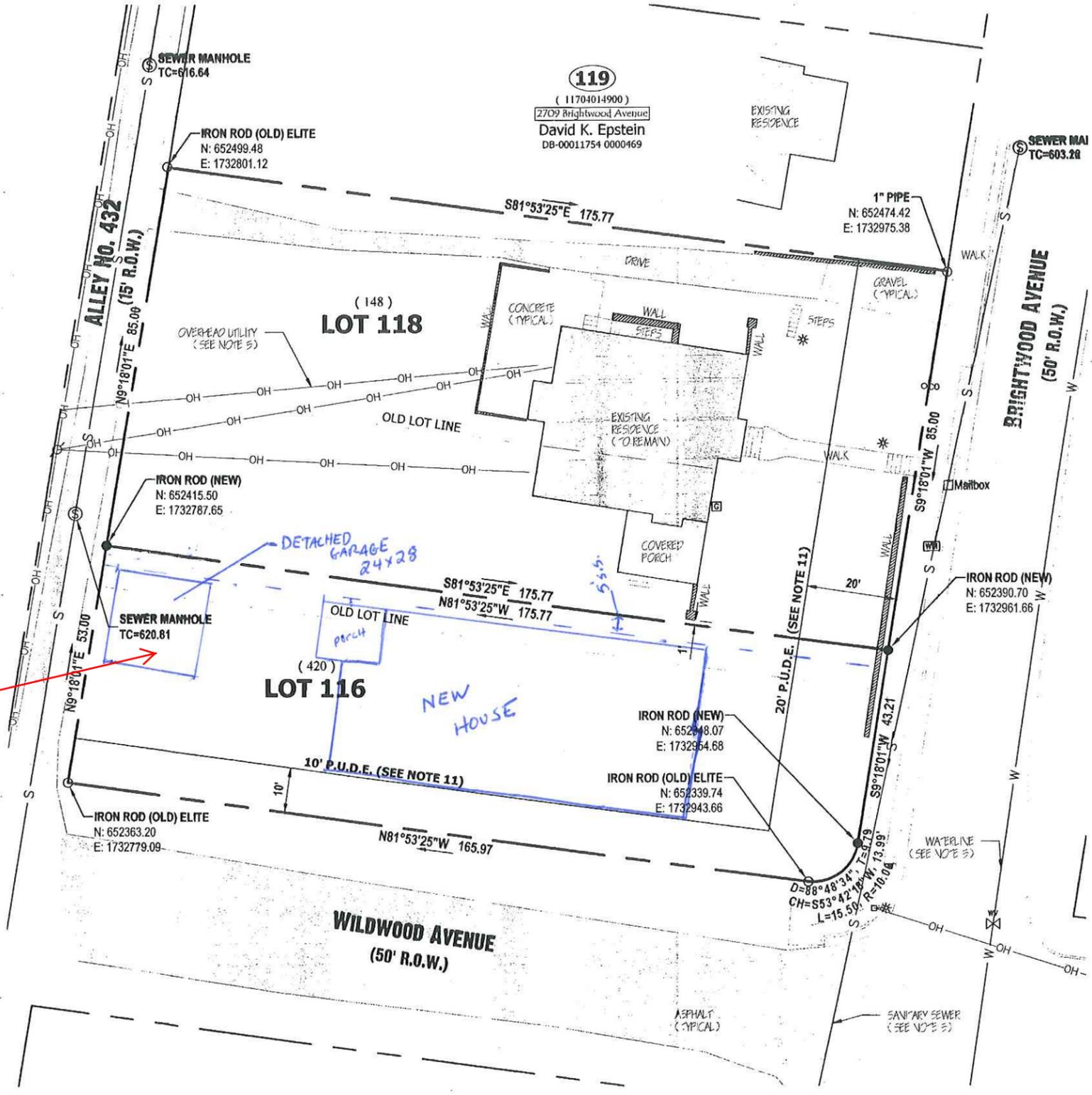


GRID NORTH (see note 2)



**COMMISSION'S APPROVAL**

Approved by the Metropolitan Planning Commission of Nashville and Davidson



**TOTAL AREA: 24,230 S.F. or 0.556 AC ±**  
**LOT 116 AREA: 9,293 S.F. or 0.213 AC ±**  
**LOT 118 AREA: 14,937 S.F. or 0.343 AC ±**

SUBDIVISION #	RECORD
20165 - 130 - 001	Davidson County PLAT-LG Recvd: 07/19/16 09:53 2 pgs Fees:20.00 Taxes:0.00 20160719-0074024

**CERT. OF OWNERSHIP & DEDICATION**

I hereby certify that I am the owner of the property shown hereon as evidenced in Instrument No. DB-20160503 0043178 (R.O.D.C.), and that I hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission.

Owner: Lucas Chestnut Date: 7/11/16

**SURVEYOR'S CERTIFICATE**

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

By: Chris L. Vandegrift  
 TN R.L.S. NO.: 2585  
 DATE: 5/12/2016  
 REV.: 6/21/2016  
 REV.: 7/5/2016  
 REV.:



**FINAL PLAT  
 LOTS 116 & 118  
 MAP OF BELMONT TERRACE**

18th Council District  
 Nashville, Davidson County, Tennessee



FRONT ELEVATION

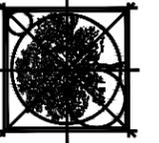
1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

Stone Oak Builders



**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*

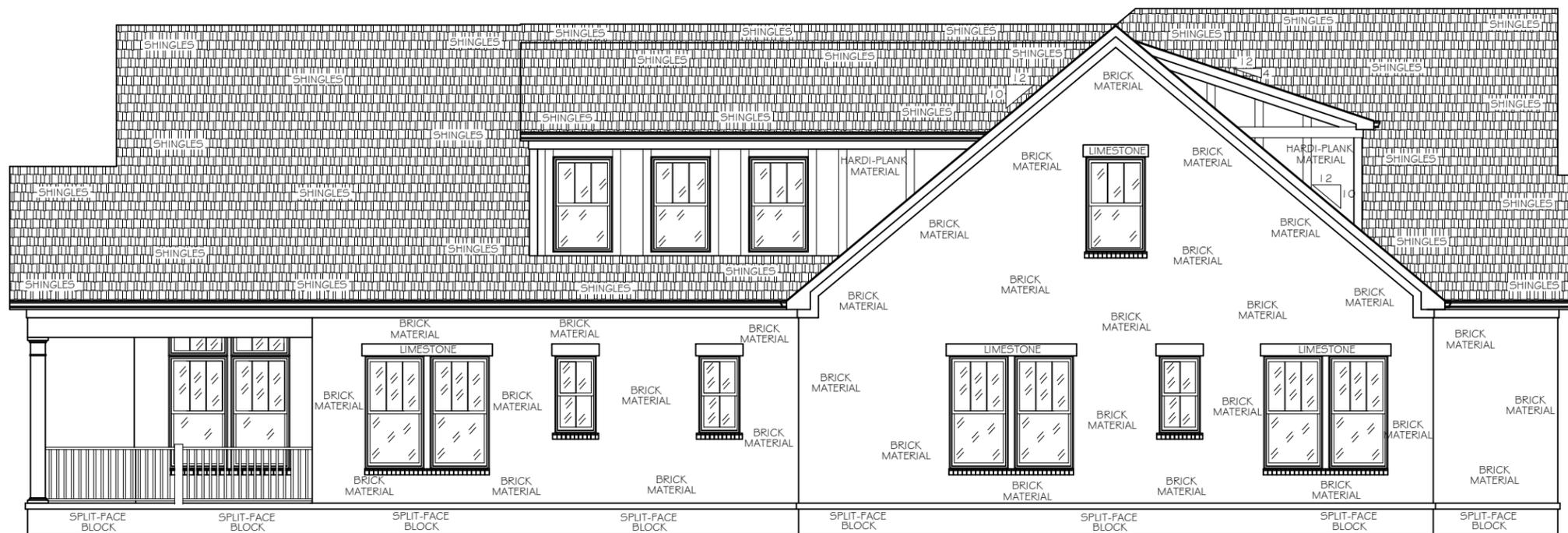
2715 Brightwood,  
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:  
J.W.

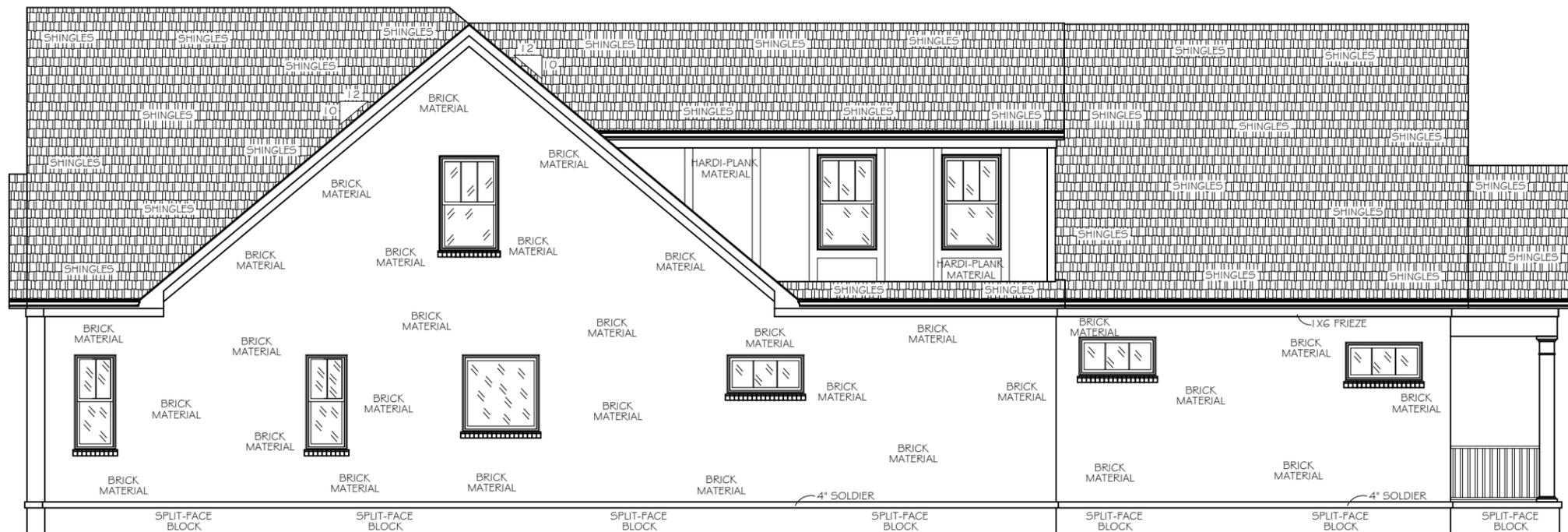
PLAN NUMBER:  
Brightwood

DATE: 9/13/16



LEFT ELEVATION

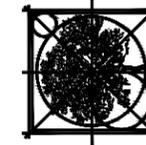
1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

Stone Oak Builders



**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*

2715 Brightwood,  
Nashville, TN

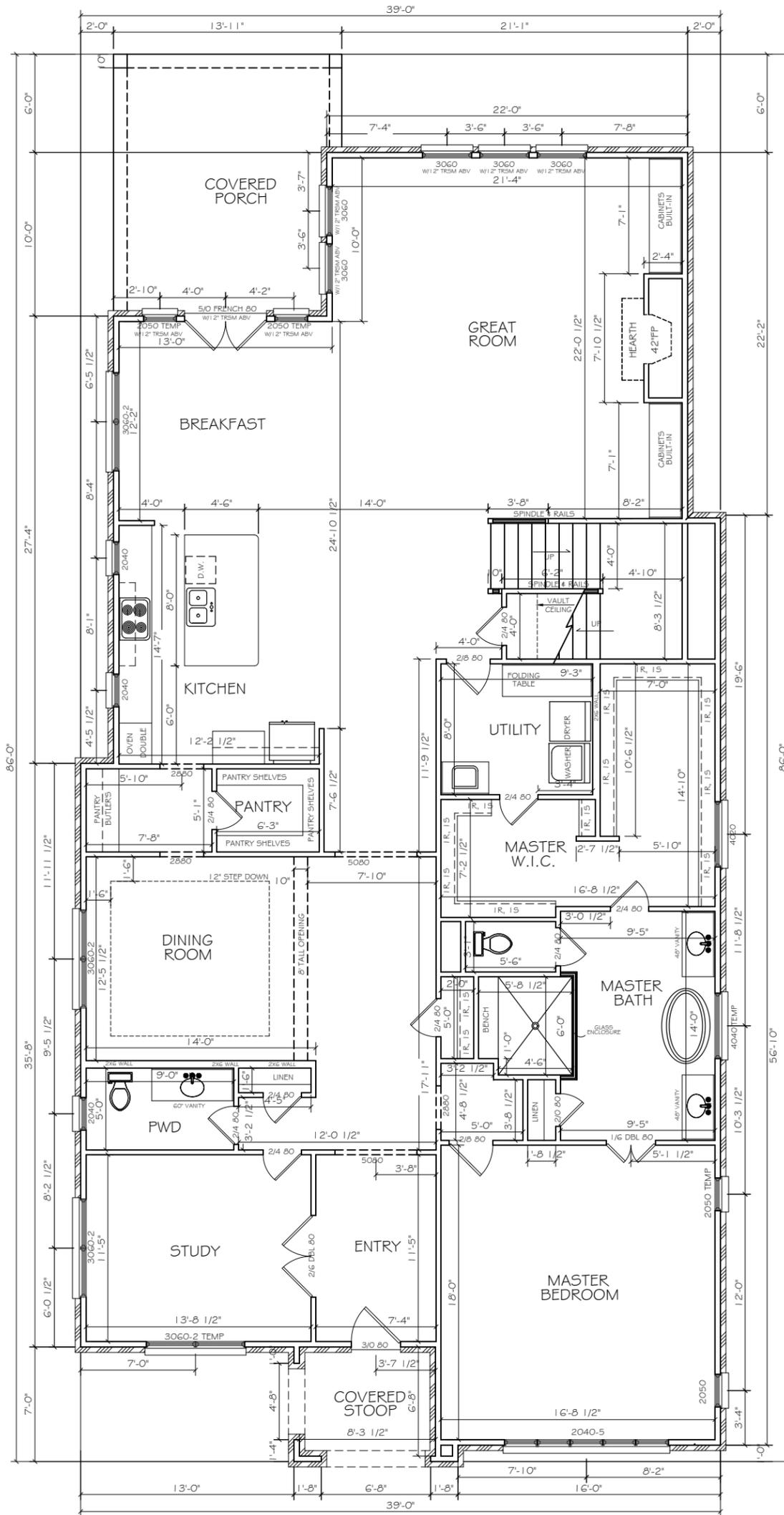
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DRAWN BY:  
J.W.

PLAN NUMBER:  
Brightwood

DATE: 9/13/16

AREA CALCULATIONS	
FIRST FLOOR - HEATED	2,702
SECOND FLOOR - HEATED	1,739
TOTAL - HEATED	4,441
ADDITIONS:	
COVERED STOOP	62
REAR COVERED PORCH	214
UNFINISHED STORAGE	438



FIRST FLOOR PLAN

1/8" = 1'-0"

NOTES:

- ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
- ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
- ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- ALL ANGLES ARE 45° U.N.O.
- (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

2702 Brightwood,  
Nashville, TN

**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:



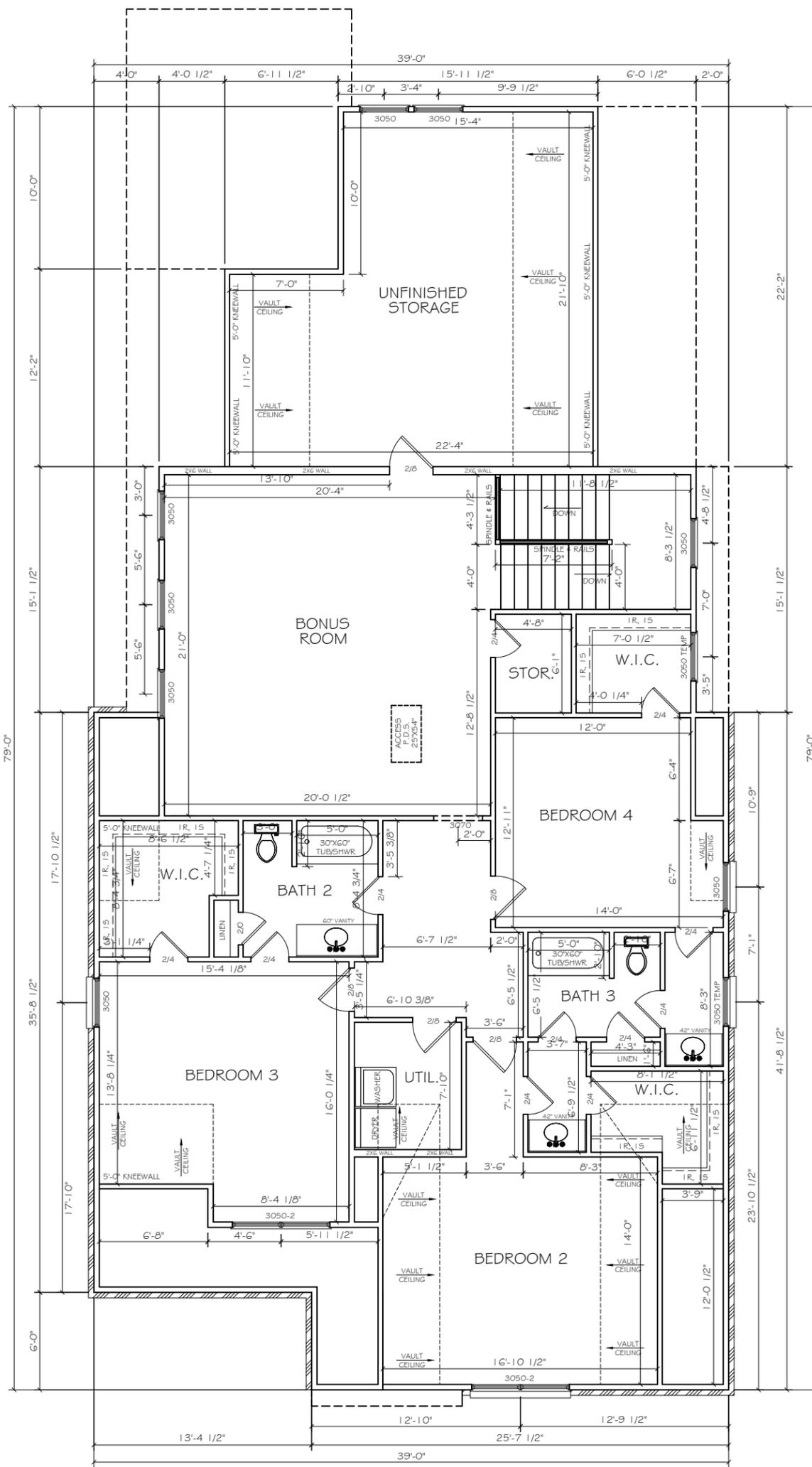
Stone Oak Builders

DATE: 9/07/16

PLAN NUMBER:  
Brightwood

DRAWN BY:  
J.W.

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.



SECOND FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
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