

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 204 Elmington Avenue November 16, 2016

Application: Demolition—principal building; New construction—infill and outbuilding
District: Elmington Place Neighborhood Conservation Zoning Overlay
Council District: 25
Map and Parcel Number: 10410001800
Applicant: JWMJ Lead LLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing house, and construct new infill and an outbuilding; the outbuilding will not contain a dwelling unit.

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

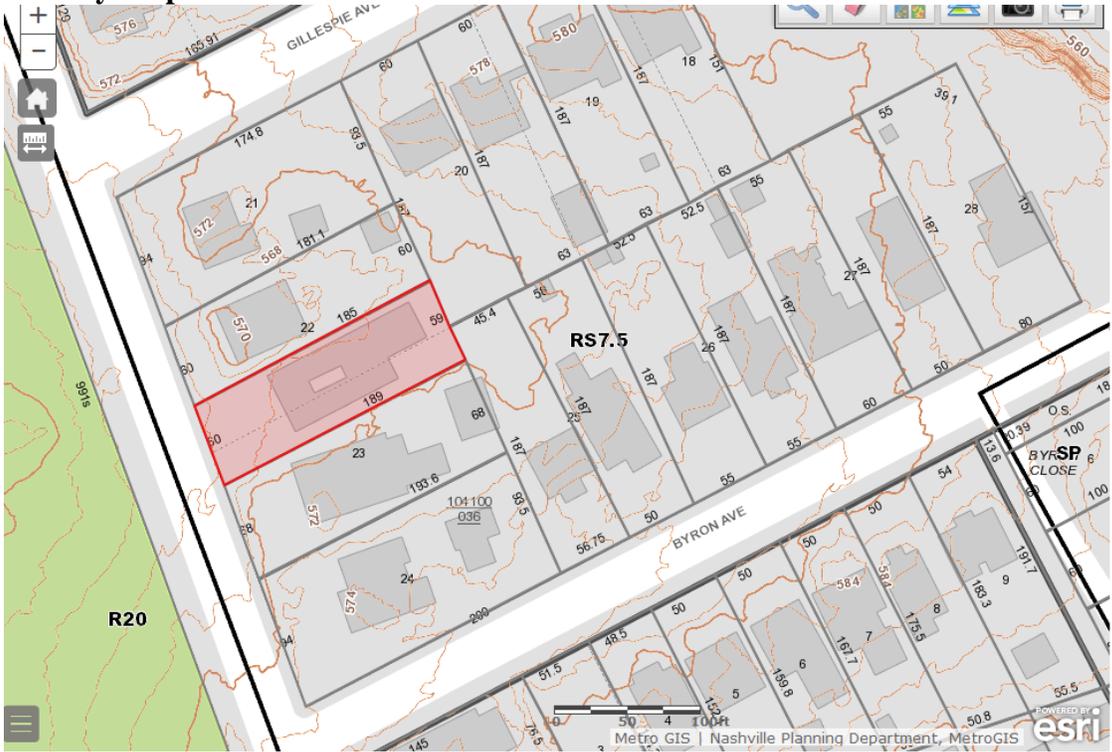
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve a stone sample;
3. Staff approve the roof color, dimensions, and texture;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. 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 project meets Sections II.B. and III.B. of the Elmington Place Neighborhood Conservation Zoning Overlay design guidelines.

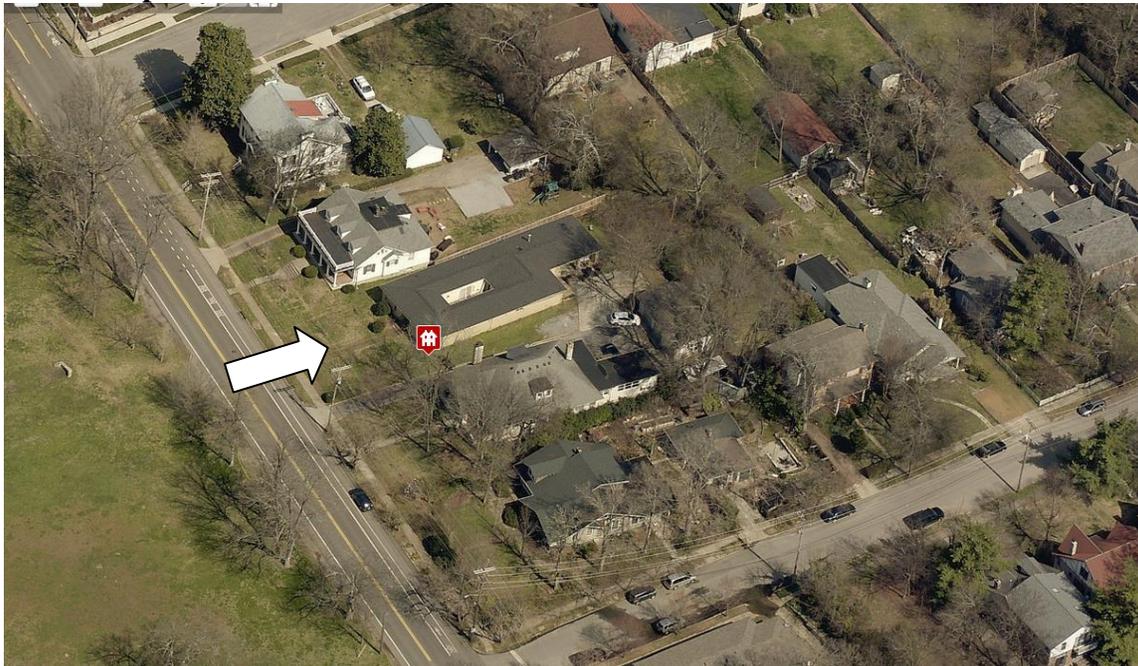
The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

- 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.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

h. Outbuildings

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

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

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) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

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

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

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

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

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

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

A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

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

At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the

principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

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

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

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 204 Elmington Avenue is a c. 1971 ranch house that does not contribute to the historic character of the Elmington Place Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. The existing structure at 204 Elmington Avenue.

Analysis and Findings: Application is to demolish a non-contributing house, and construct new infill and an outbuilding; the outbuilding will not contain a dwelling unit.

Demolition: The applicant proposes to demolish the existing c. 1971 ranch house on the lot (see Figure 1). The house does not appear on the 1957 Sanborn map, where the existing lot for 204 Elmington did not yet exist (Figure 2). The ranch style of the house does not fit in with the historic context, which includes Craftsman bungalows, Colonial Revival houses, four squares, and Tudor Revival houses, all constructed in the 1910s to early 1940s. 204 Elmington's roof form, height, date of construction, architectural details, fenestration pattern, and materials do not contribute to the historic context of the Elmington Place neighborhood. Staff therefore finds its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

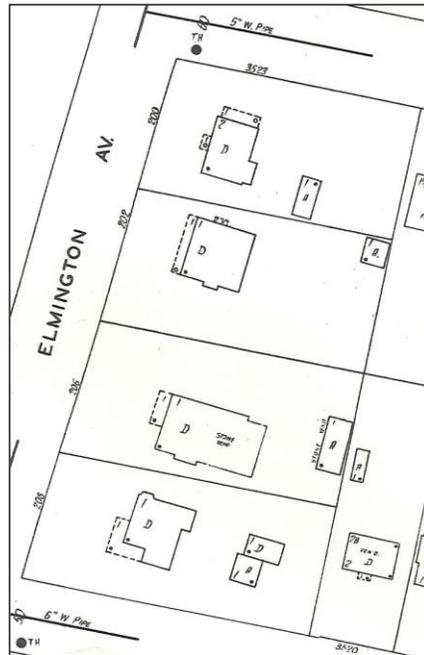


Figure 2. The 1957 Sanborn map shows that the lot for 204 Elmington was not yet created.

Height & Scale: The proposed infill will be one-and-a-half stories tall, with an eave height of eleven feet, six inches (11'6") from grade and a ridge height of twenty-eight feet, two inches (28'2"). Staff finds this height to match the historic context, where most

of the houses are one-and-a-half stories, with a few two story houses. The heights of the historic houses on this block range from twenty-one feet to thirty-five feet (21'-35'). To its left, 202 Elmington is approximately twenty-two feet (22') from grade, while to its right, 206 Elmington is approximately twenty-six feet (26') from grade. Even though the infill at No. 204 will be a few feet taller than the adjacent houses, its lot sits lower than the two adjacent lots, so its roof ridge will be approximately the same height as the roof ridge of No. 206 (Figures 3,4,5).



Figures 3 & 4 show how the existing house and its lot sit lower than the two adjacent houses and their lots.



Figure 5. The lot at 204 Elmington sits lower than the two adjacent lots.

The house will be thirty-nine feet, seven inches (39'7") wide on a sixty foot (60') wide lot. By comparison, the house next door at 202 Elmington is approximately thirty-nine feet (39') wide on a sixty foot (60') wide lot, and the house next door at 206 Elmington is approximately forty-four feet (44') wide on a sixty-eight foot (68') wide lot. The house is approximately sixty-two feet (64') deep.

Staff finds that the infill's height and scale to meet Sections II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be a minimum of five feet (5') from the right/south side property line and will be a

minimum of nine feet, six inches (9'6") from the left/north side property line. It will be over seventy-two feet (72') from the rear property line. The front setback will be approximately forty-one feet (41'). This is in between the two adjacent houses; the house at 202 Elmington is approximately thirty-one feet, six inches (31'6") from the front property line, and the house at 206 Elmington is approximately forty-seven feet (47') from the front property line. Staff finds that the proposed setbacks and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone	Needs final approval	Yes	Yes
Cladding	5" cedar lap siding with mitered corners	Smooth	Yes	No
Secondary Cladding	Vertical 1 X 8 boards	Smooth	Yes	No
Roofing	Composition Shingles	Needs final approval	Yes	Yes
Trim	Wood	Smooth	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No
Front Porch Posts	Stone	Needs final approval	Yes	Yes
Rear Porch floor/steps	Concrete	Natural color	Yes	No
Rear Porch Posts	Wood	Smooth	Yes	No
Rear Porch Roof	Rubber Membrane	Black	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	2/3 glass	Needs final approval	Yes	Yes
Rear door	Wood, full glass	Needs final approval	Yes	Yes
Driveway	Concrete	Natural color	Yes	No
Walkway	Concrete	Smooth	Yes	No

Staff recommends approval of a stone sample, the roof color, and all windows and doors prior to purchase and installation. With the staff’s review of all final material choices, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form is a side gable with a 9/12 pitch. The front dormer is a shed with a 4/12 pitch. The dormer is set off the ridge of the house and sits two feet (2’) behind the front of the house. It is appropriately scaled. A rear gable ties into the back slope of the side gable, and has a 9/12 pitch. Shed dormers on this rear gable have 3/12 pitches and are setback three feet (3’) from the wall below. These roof forms are consistent with the roof forms in the Elmington Place neighborhood. Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented with a front main entry facing Elmington Avenue. It has a partial-width front porch that is over eleven feet (11’) deep. A concrete walkway will lead from the sidewalk to the front porch. There is currently no alley or curb cut on the lot. The applicant is proposing to create a new single lane curb cut and driveway on the left/north side of the lot. The driveway will be nine feet, six inches (9’6”) wide and will be concrete strips to the midpoint of the house. Staff finds the infill’s orientation to meet Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows 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 therefor finds that the infill’s proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: As mentioned under “Orientation,” a new curb cut and driveway will be included on the left/north side of the lot. The back porch will be connected to the proposed outbuilding with a breezeway that is six feet (6’) wide and open on both sides. Typically, attached garages are not appropriate in this district; however, they have been approved in the past if they are attached with an open, narrow, covered breezeway, as proposed. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With staff’s approval of the HVAC location, staff finds that the infill meets Section II.B.1. i. of the design guidelines.

Outbuildings: The applicant is proposing an outbuilding at the rear of the lot. The outbuilding will not contain a dwelling unit.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	10/12	Yes
Dormer form	Shed	Yes
Dormer slope	3/12	

Since the form and slopes are similar to historic outbuildings, the Staff finds the outbuilding to meet Section II.B.1.h. of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. Staff finds that the outbuilding’s design meets section II.B.1.h. of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Smooth with 5” reveal	Yes
Roofing	Asphalt shingle	Needs final approval	Unknown
Trim	Cement fiber	smooth	Yes
Driveway	Concrete	Natural color	Yes
Windows	Not indicated	Needs final approval	Unknown
Pedestrian Door	Not indicated	Needs final approval	Unknown
Vehicular Door	Not indicated	Needs final approval	Unknown

With the staff’s final approval of the windows and doors and roof color, staff finds that the known materials meet Section II.B.1.h. of the design guidelines.

General requirements for Outbuildings:

	YES	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 where they are located as measured from side-to-side?	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?	Yes	

Is the building located towards the rear of the lot?	Yes	
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Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	21'
Rear setback	3'	26'
L side setback**	3'	7'
R side setback**	3'	21'
How is the building accessed?	From the alley or existing curb cut	New curb cut

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	28'2	25'	22'
Eave Height	11'6	10'	10'

	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	1334 sq. ft.	616 Sq. ft.

Staff finds that the proposed outbuilding meets II.B.1.h. of the design guidelines.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve a stone sample;
3. Staff approve the roof color, dimensions, and texture;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. 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 project meets Sections II.B. and III.B. of the Elmington Place Neighborhood Conservation Zoning Overlay 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:



204 Elmington Avenue, in context with 202 (left) and 206A (right) Elmington Avenue.



206 A Elmington Avenue



202 Elmington Avenue



200 Elmington Avenue, at the corner of Gillespie Avenue



208 Elmington Avenue, at the corner of Byron Avenue



Elmington Park, across the street from 204 Elmington Avenue.



SITE PHOTOS

204 ELMINGTON AVENUE
NASHVILLE, TN

P. SHEA | DESIGN

HISTORIC ZONING SUBMITTAL
10/26/16



200 Elmington Ave.



202 Elmington Ave.



206 Elmington Ave.



208 Elmington Ave.



Elmington Park

CONTEXT PHOTOS

Notice:

THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P.SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

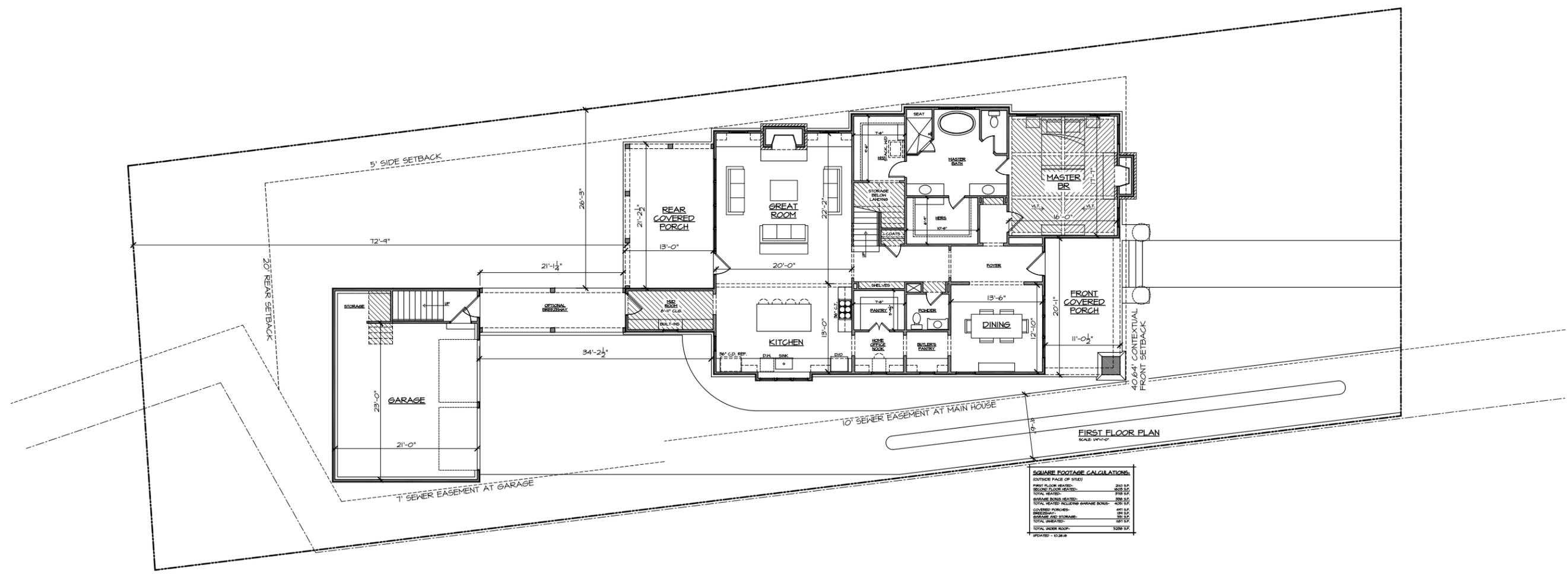
These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

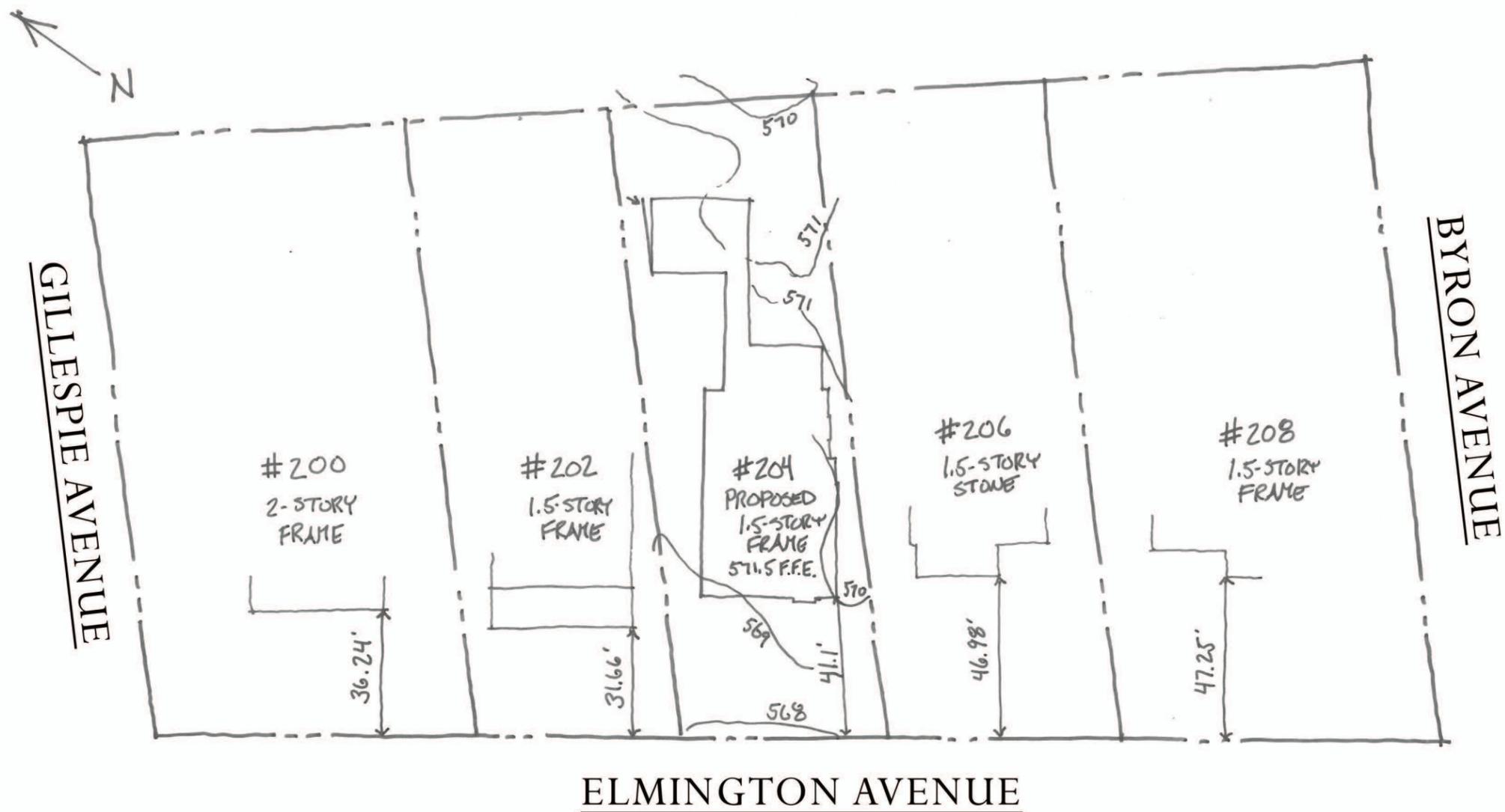
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	10.18.16	Schematics
02	10.26.16	Design Development
03	10.27.16	Revised DD's

16103





ELMINGTON AVENUE

SITE PLAN
1:40

204 ELMINGTON AVENUE
NASHVILLE, TN

P. SHEA | DESIGN

HISTORIC ZONING SUBMITTAL
10/26/16

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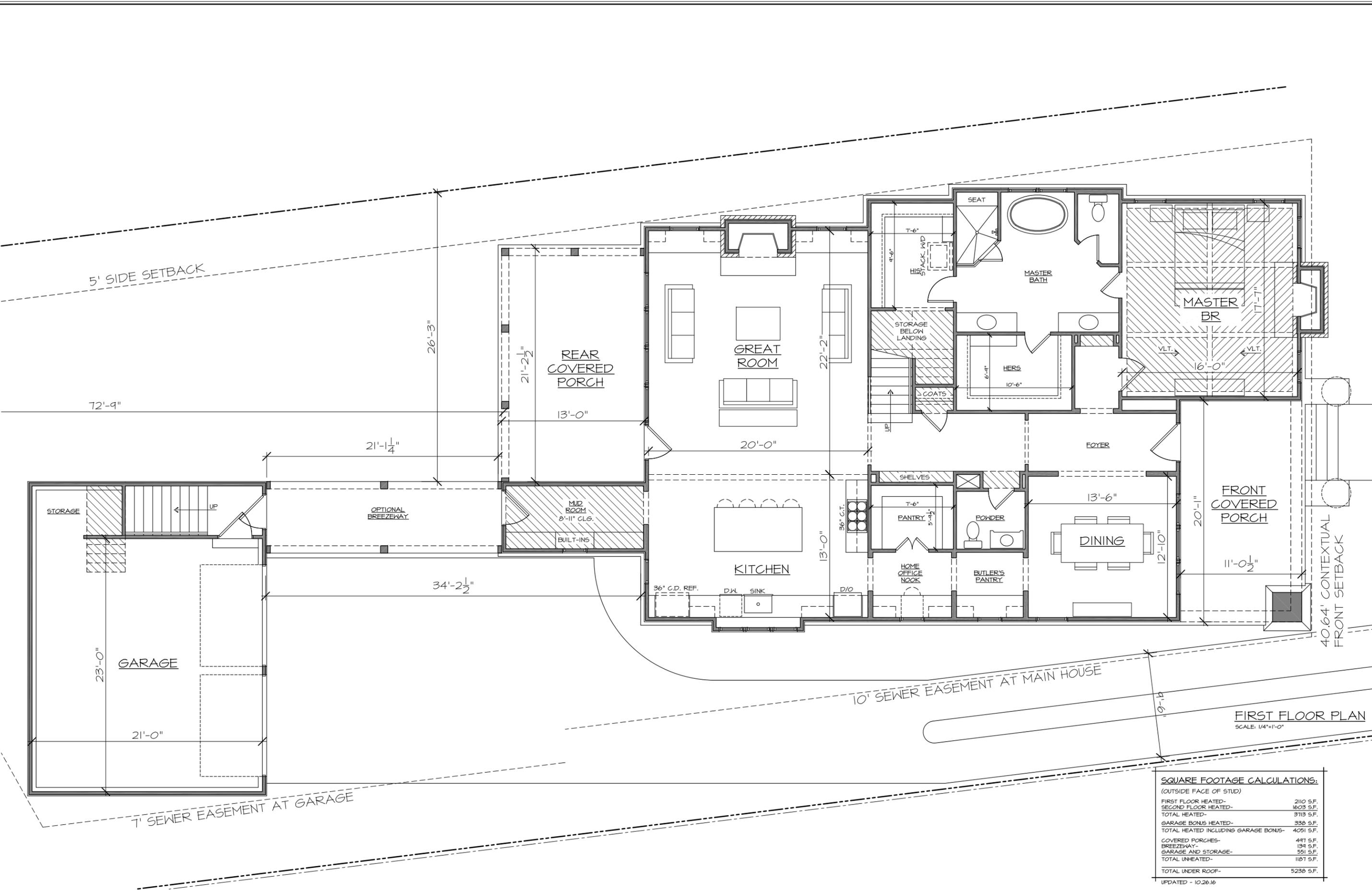
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16103

A-101

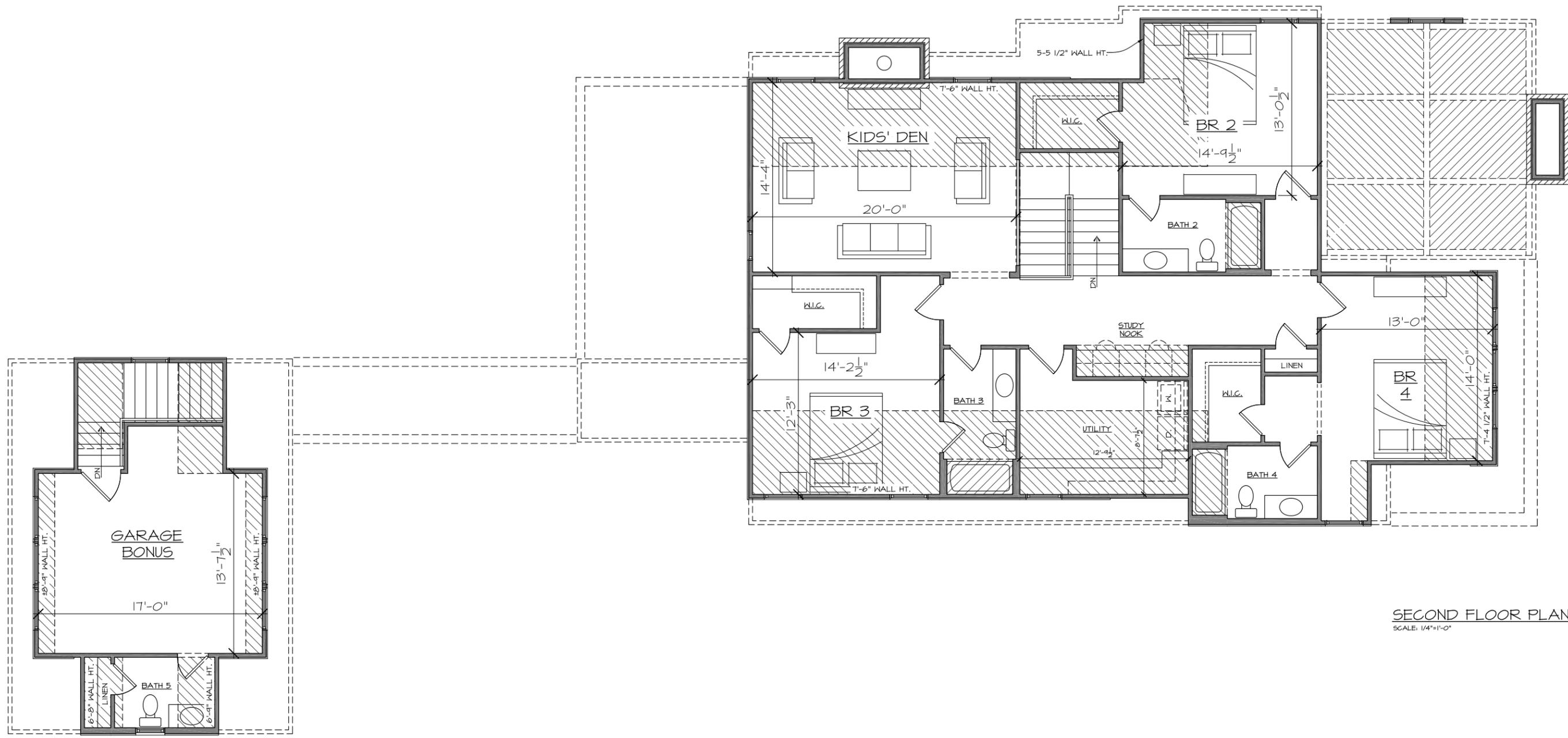


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE CALCULATIONS:
(OUTSIDE FACE OF STUD)

FIRST FLOOR HEATED-	2110 S.F.
SECOND FLOOR HEATED-	1603 S.F.
TOTAL HEATED-	3713 S.F.
GARAGE BONUS HEATED-	330 S.F.
TOTAL HEATED INCLUDING GARAGE BONUS-	4051 S.F.
COVERED PORCHES-	441 S.F.
BREEZEWAY-	134 S.F.
GARAGE AND STORAGE-	551 S.F.
TOTAL UNHEATED-	1127 S.F.
TOTAL UNDER ROOF-	5230 S.F.

UPDATED - 10.26.16



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Notice:
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DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	10.18.16	Schematics
02	10.26.16	Design Development
03	10.27.16	Revised DD's

16103

A-102

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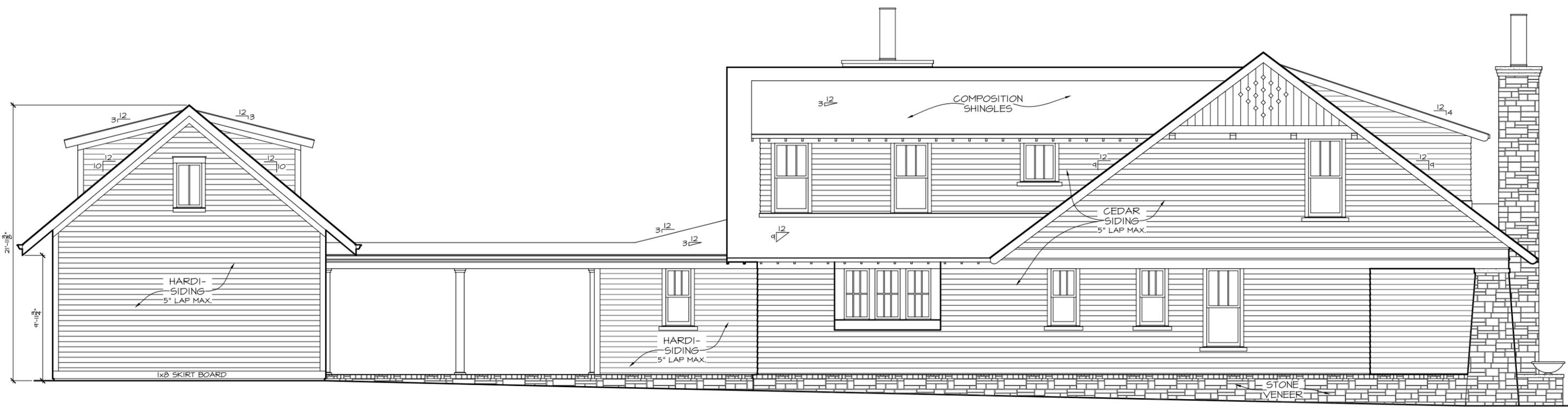
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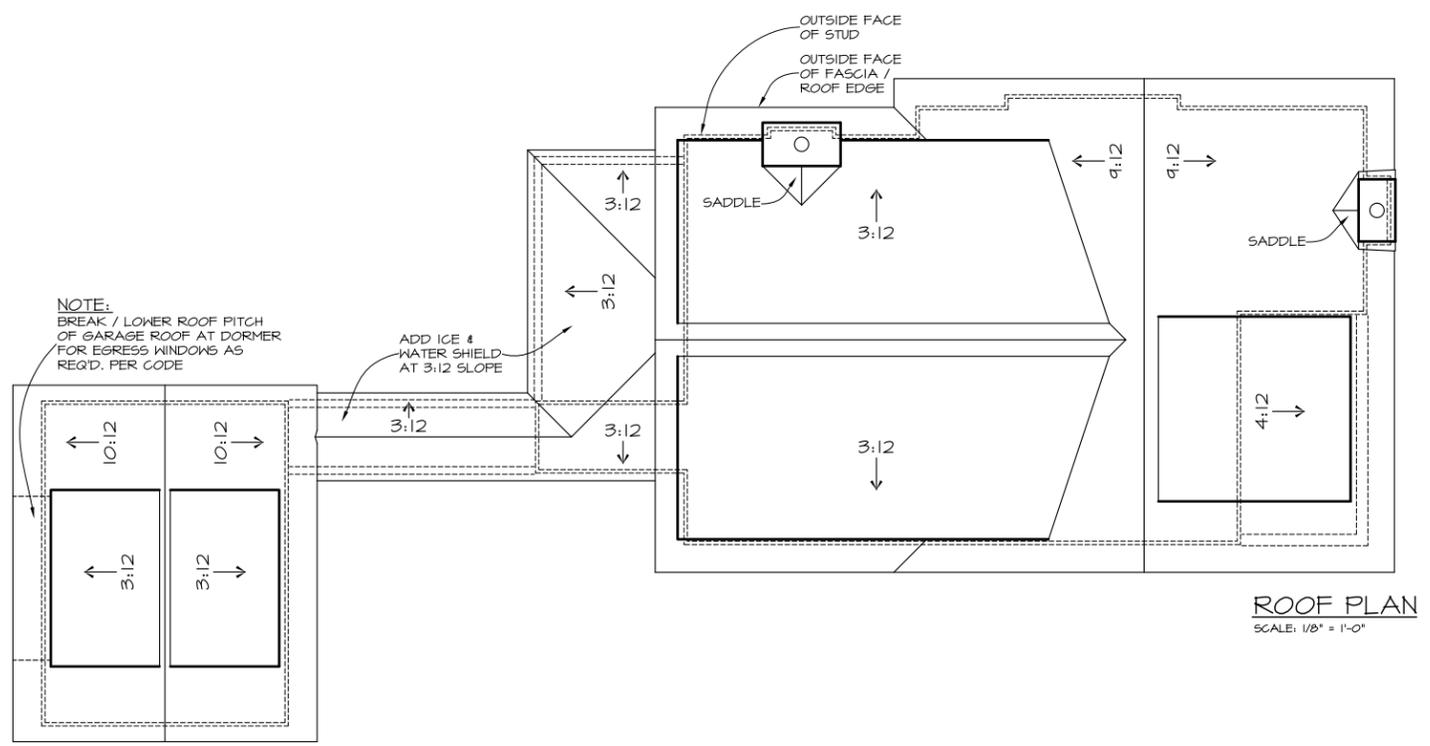
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Issues:

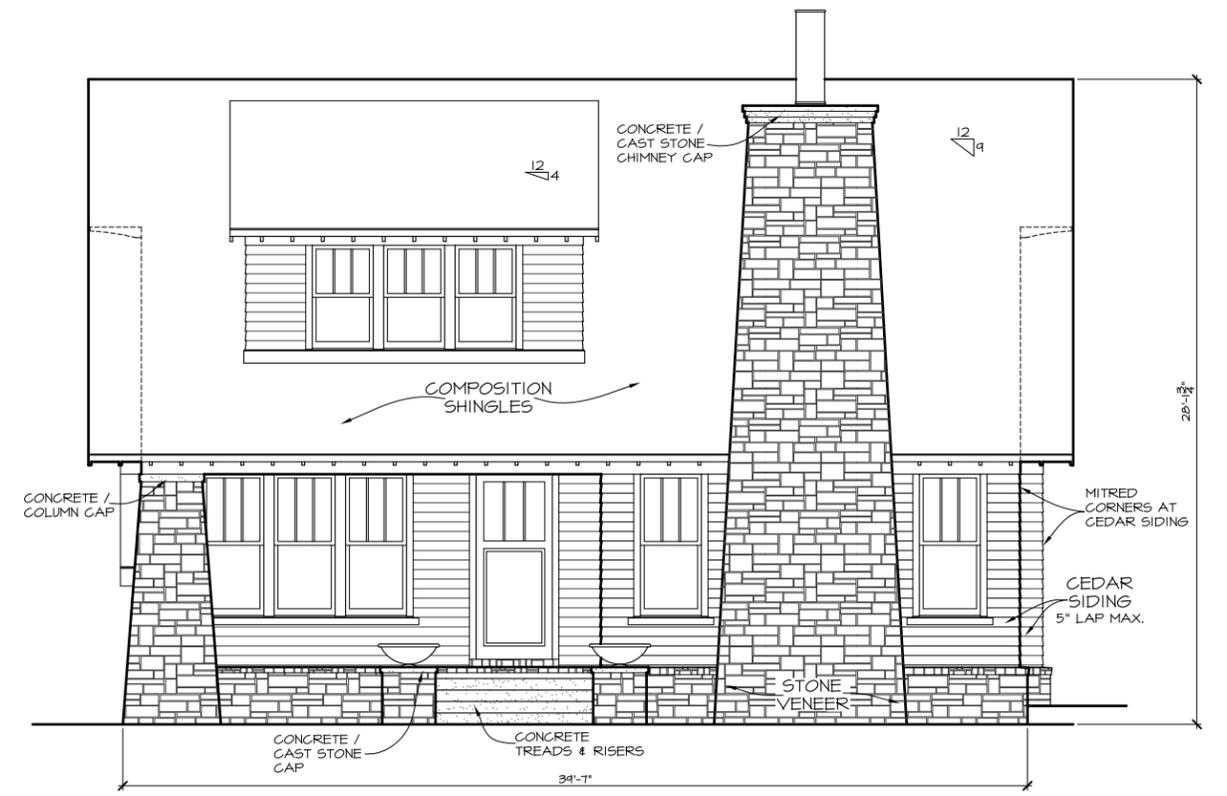
No.	Date	Description
01	10.18.16	Schematics
02	10.26.16	Design Development
03	10.27.16	Revised DD's



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

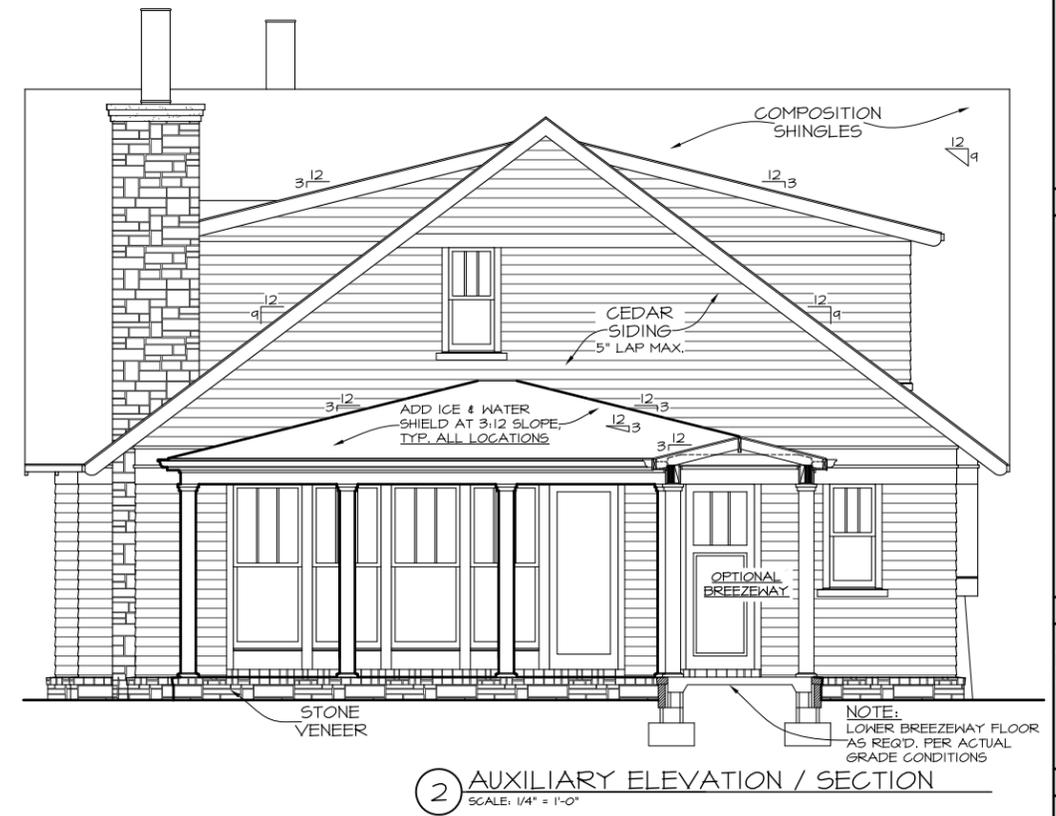
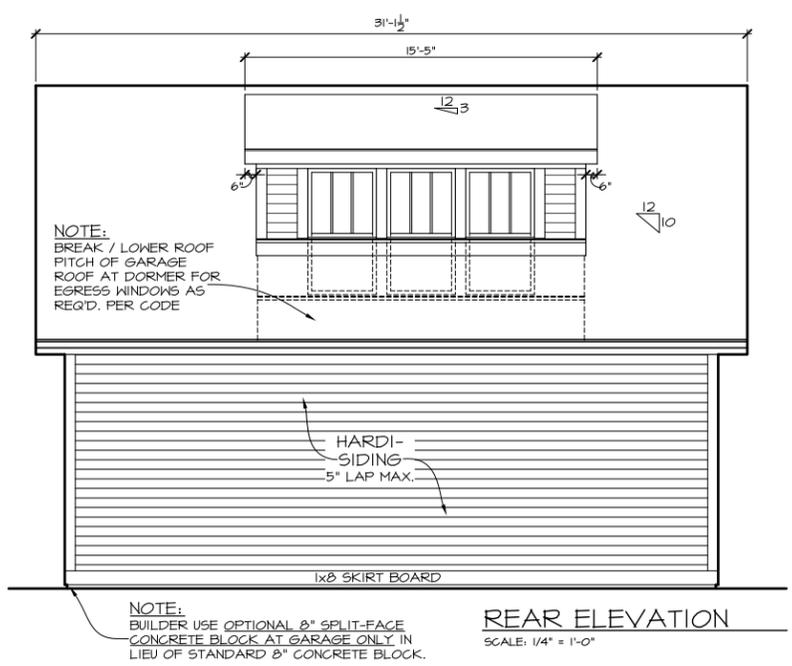
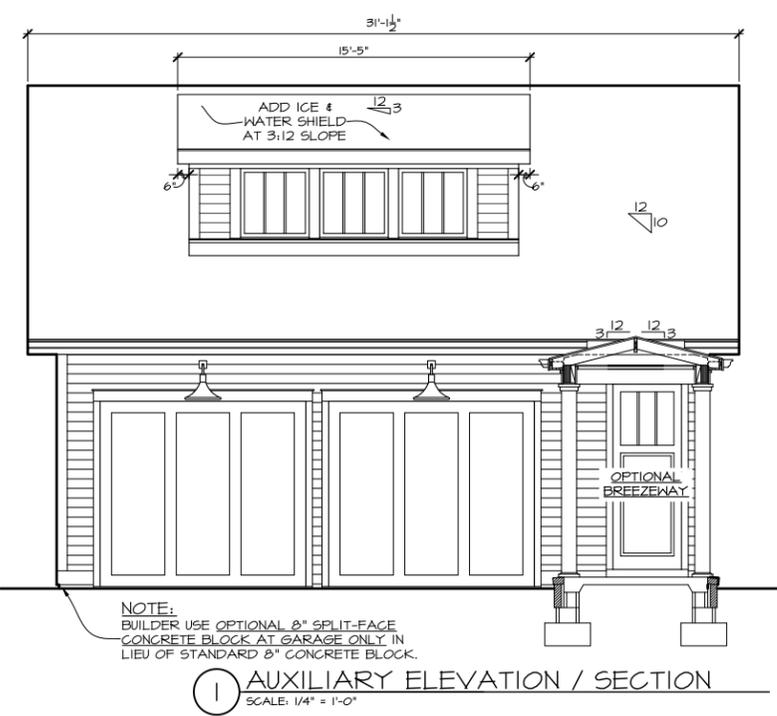
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01	10.18.16	Schematics
02	10.26.16	Design Development
03	10.27.16	Revised DD's





STREETSCAPE

1:30

204 ELMINGTON AVENUE
NASHVILLE, TN

HISTORIC ZONING SUBMITTAL
10/26/16