



**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**  
**1805 Forrest Avenue**  
**March 21, 2011**

**Application:** New Construction—Infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08310026800  
**Applicant:** David Baird, Architect  
**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

**Description of Project:** Construct a new single-family residence on a vacant lot.

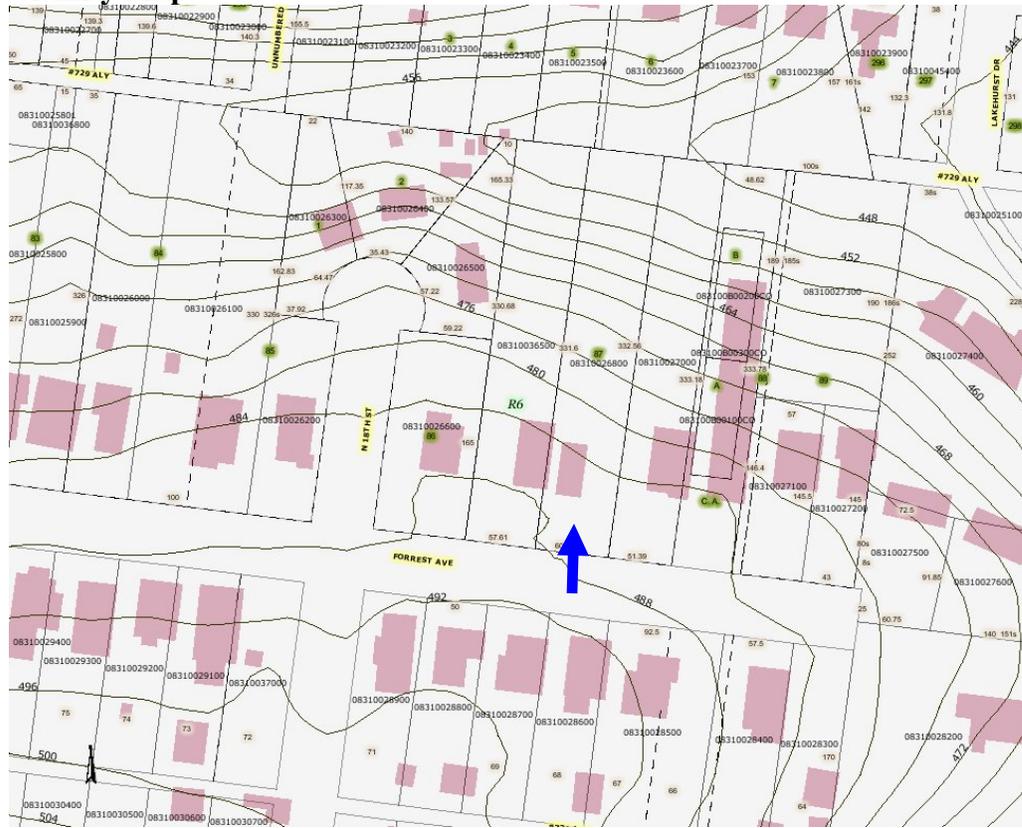
**Recommendation Summary:** Staff recommends approval of the infill with the following conditions:

1. The applicant redesign the front wall dormer so that it is more typical of historic dormers and so that the wall of the dormer is set back from the wall below.
2. The siding have a maximum reveal of five inches (5").
3. Staff review and approve all window and door specifications, the color of the asphalt shingle and metal roof, and the porch floor material prior to purchase and installation.
4. Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house.
5. The driveway be concrete strips until at least start of the wall of the house behind the porch
6. Staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials.

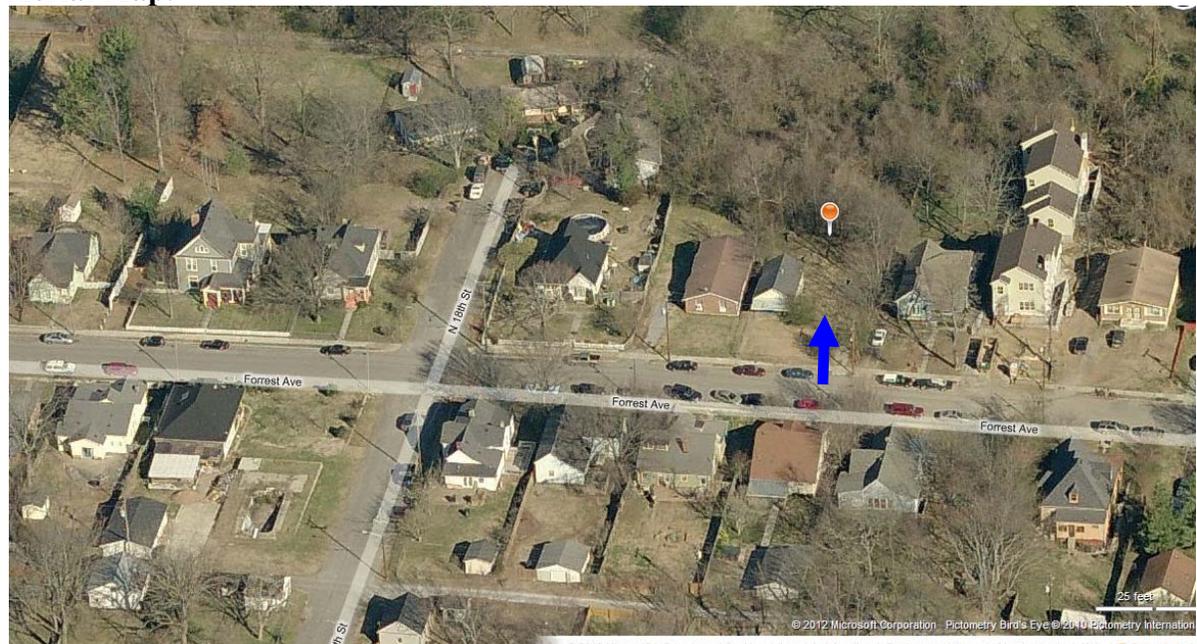
With these conditions, staff finds that the proposed infill meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

### Vicinity Map:



### Aerial Map:



**Background:** 1805 Forrest Avenue is a vacant lot. In January 2012, the Commission approved an application to demolish a non-contributing building on the site.

## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### 1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### 2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases. Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.*

#### 3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*Appropriate setback reductions 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*

#### 4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.*

## 5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

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

## 6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

*New buildings shall 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.*

*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 those that front 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.*

*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.*

*Generally, curb cuts should not be added.*

*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, utilities 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.*

## 7. 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 new buildings shall be visually compatible with the surrounding 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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

## 8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.*

### *Roof*

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *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.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

### *Siding and Trim*

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

- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
  - *Stud wall lumber and embossed wood grain are prohibited.*
  - *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
  - *Brick molding is required around doors, windows, and vents within masonry walls.*
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

*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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

## **Analysis and Findings:**

**Height & Scale:** The proposed dwelling is two- and one-half stories, and is thirty-three feet (33') tall from grade to ridge at the front of the house. The site slopes significantly towards the back of the lot. Because of the slope, at the front of the house the foundation is minimal in height, but at the rear of the house the foundation is eight feet (8') high. The majority of the historic houses in the immediate vicinity are one and one-and-a-half stories in height and are in the range of twenty to twenty-six feet (20'-26') tall. However, the house at 1715 Forrest Avenue, which is located at the corner of North 18<sup>th</sup> Street and Forrest Avenue and is three houses to the left of 1805 Forrest, is two-and-a-half stories and is approximately thirty-four feet, ten inches (34' 10") tall. In addition, in 2006, the Commission approved infill construction at 1811 Forrest Avenue which is also two-and-a-half stories and is approximately thirty feet (30') in height.

Staff finds the proposed height of the new construction to be appropriate for several reasons. With the exception of the front wall dormer (discussed below), the main form of the house helps to minimize its height. The most forward-portion of the house is a projecting front-gabled bay that is approximately twenty-nine-feet (29') tall and thirteen

feet (13') wide. The main portion of the house, which has a side gabled form and an eave height of approximately twenty-one feet (21') at the front of the house, does not occur until approximately fifteen feet (15') behind the front wall of the house. In addition, the maximum height of the house is not reached until thirty-three feet (33') behind the front wall of the house. This will help to minimize the impact of the height. Staff also finds that the height matches the historic context because it is lower in height than its neighbor at 1715 Forrest.

On the front façade of the structure, a second-story wall dormer is proposed. The dormer as designed rests on the porch roof, and even seems to continue below the porch roof. Staff does not believe that this feature meets the design guidelines, as wall dormers are not a historic feature typically found in the Lockeland Springs-East End historic overlay. In the past, the Commission has required that dormers be roof dormers that are set back from the wall by a minimum of two feet (2'). In addition, the wall dormer accentuates the height of the structure, and makes it appear out-of-scale with the historic context. Staff asks that a condition of approval be that the applicant re-design this feature so that it has a typical dormer configuration where the wall of the dormer sits back from the wall below.

The width of the building is a maximum of thirty-five feet, six inches (35'6"), although the majority of the building is thirty-four feet (34') wide. This is the same approximate width as the contributing house next door at 1809 Forrest Avenue, and is in keeping with the neighboring historic houses which have widths in the range of thirty to forty feet (30'-40'). The depth of the house is a maximum of fifty-eight feet, eight inches (58'8"), not including an uncovered deck that is twelve feet (12') deep. The proposed house is just a few feet deeper than 1809 Forrest, the historic house to its right, and is in keeping with the historic context where depths range from forty-five to sixty-five feet (45'-65'). The front porch is eight feet (8') deep.

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. Because of the large size of the lot, which is due to its unusual depth, the site will be approximately 91% open space once the house is constructed. Staff finds that this percentage of open space is in keeping with the historic context of the immediate vicinity.

With the aforementioned changes to the front wall dormer, staff finds the height and scale of the new construction to meet Sections II.B.1. and II. B.2. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Setback and Rhythm of Spacing: The proposal meets all bulk zoning setback requirements. The structure will be sited off-center on the lot, towards the right/east, to allow for the use of an existing curb cut. This siting is similar to the siting of the historic house next door at 1809 Forrest Avenue. The proposed structure for 1805 Forrest matches the front setback of its historic neighbor at 1809 Forrest Avenue, and therefore staff finds the setback and rhythm of spacing for the infill to meet the design guidelines.

Staff finds the setback and rhythm of spacing of the proposed structure to meet Section II.B.3. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material for the building will be cement fiberboard. The drawings indicate that the siding reveal will be either five and a quarter inch (5¼”) or six and a quarter inch (6¼”). Typically, the Commission approves a maximum reveal of five inches (5”), except in the case of additions where a larger reveal is found on the historic house. Cement panels, trim boards, and battens will be used as an accent material in the gables, dormers, and bays. Wood brackets and rafter tails and trim will also add detail to the structure. The windows and pedestrian doors will be wood, and the vehicular garage doors will be steel. Staff asks to approve the specifications for all windows and doors prior to purchase and installation. The foundation will be split face concrete block. The porch columns will be wood, but the material of the porch floor was not specified. The primary roof will be asphalt shingle, although standing seam metal will be used on some of the dormer and bay roofs. Staff asks to approve the color of the asphalt shingle and metal roof prior to purchase and installation. The rear, uncovered deck will be stained pressure treated wood.

With the above-mentioned approvals, staff finds the proposed materials to meet Section II.B.4. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The primary roof form is a side gable with a slope of 6½ /12. The front façade has a front-gabled projecting bay with a slope of 12/12, and a wall dormer with shed roof with a slope of 4½ /12. Although staff finds the wall dormer inappropriate, a shed roof dormer with a similar slope that is set back from the wall of the house by a minimum of two feet (2’) could be appropriate. The front porch roof has a slope of 3/12. The left and right elevations have bays with shed roofs with slopes of 12/12. The rear façade has two bays with shed roofs, one with 3/12 slope and one with a 12/12 slope.

The roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.5. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed structure has an asymmetrical façade with a centered front entrance. Its porch is located on the left portion of the front façade. The house is oriented to face Forrest Avenue, as are all of the buildings on this block.

Staff finds that the orientation meets section II.B.6. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of some more utilitarian windows on the side and rear facades. The windows therefore meet the historic ratio of windows in the neighborhood. The largest expanse of wall space without a window or

door opening is seventeen feet (17'), but that expanse does not occur until the back portion of the house on the left elevation. Staff therefore finds that this expanse meets the design guidelines.

Staff finds that the window proportions and rhythm of openings meets Section II.B.7. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Outbuildings: Because of the steep slope of the site, a detached garage in the rear of the property is challenging. The applicant is proposing an attached garage at the rear of the building. Staff finds the proposed attached garage to meet the design guidelines in this instance because it is located in the rear of the property where garages would have been placed typically and because its garage doors will be on the rear façade and will not be visible from the street. In addition, because of the steep slope of the site, the garage will be located at the basement level, below the grade of the front of the house.

Staff finds that the location of the proposed garage meets Section II.B.8. of *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances & Utilities: A new driveway will be constructed using an existing curb cut on the left side of the property. The driveway will lead to the garage in the back of the house. Because there is an existing curb cut, there is no alley access to the site, and driveways are found on other parcels on this side of Forrest Avenue, staff finds the driveway to meet the design guidelines. However, because no driveway exists now, staff recommends that the driveway be concrete strips until at least start of the wall of the house behind the porch.

A sidewalk from the driveway to the front of the house is planned. The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house. No other appurtenances were indicated on the plans, and staff asks that a condition of approval be that staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials.

Staff finds that the known appurtenances meet Section II.B.9. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Staff recommends approval of the infill with the following conditions:

1. The applicant redesign the front wall dormer so that it is more typical of historic dormers and so that the wall of the dormer is set back from the wall below.
2. The siding have a maximum reveal of five inches (5").

3. Staff review and approve all window and door specifications, the color of the asphalt shingle and metal roof, and the porch floor material prior to purchase and installation.
4. Any utilities be located in the rear of the house or on a side façade beyond the midpoint of the house.
5. The driveway be concrete strips until at least start of the wall of the house behind the porch
6. Staff review and approve any new appurtenances, including, but not limited to, additional pathways, paving, lighting fixtures, and fences, prior to the purchase and installation of these materials.

With these conditions, staff finds that the proposed infill meets Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.



Site – The Commission approved the demolition of a non-contributing building on the site in January, 2012.



1801 and 1803 Forrest Avenue, to the left of the site



1809 and 1811 Forrest Avenue, to the right of the property. The Commission approved 1811 Forrest Avenue, a duplex, in 2006.



1802 Forrest Avenue, across the street from the property



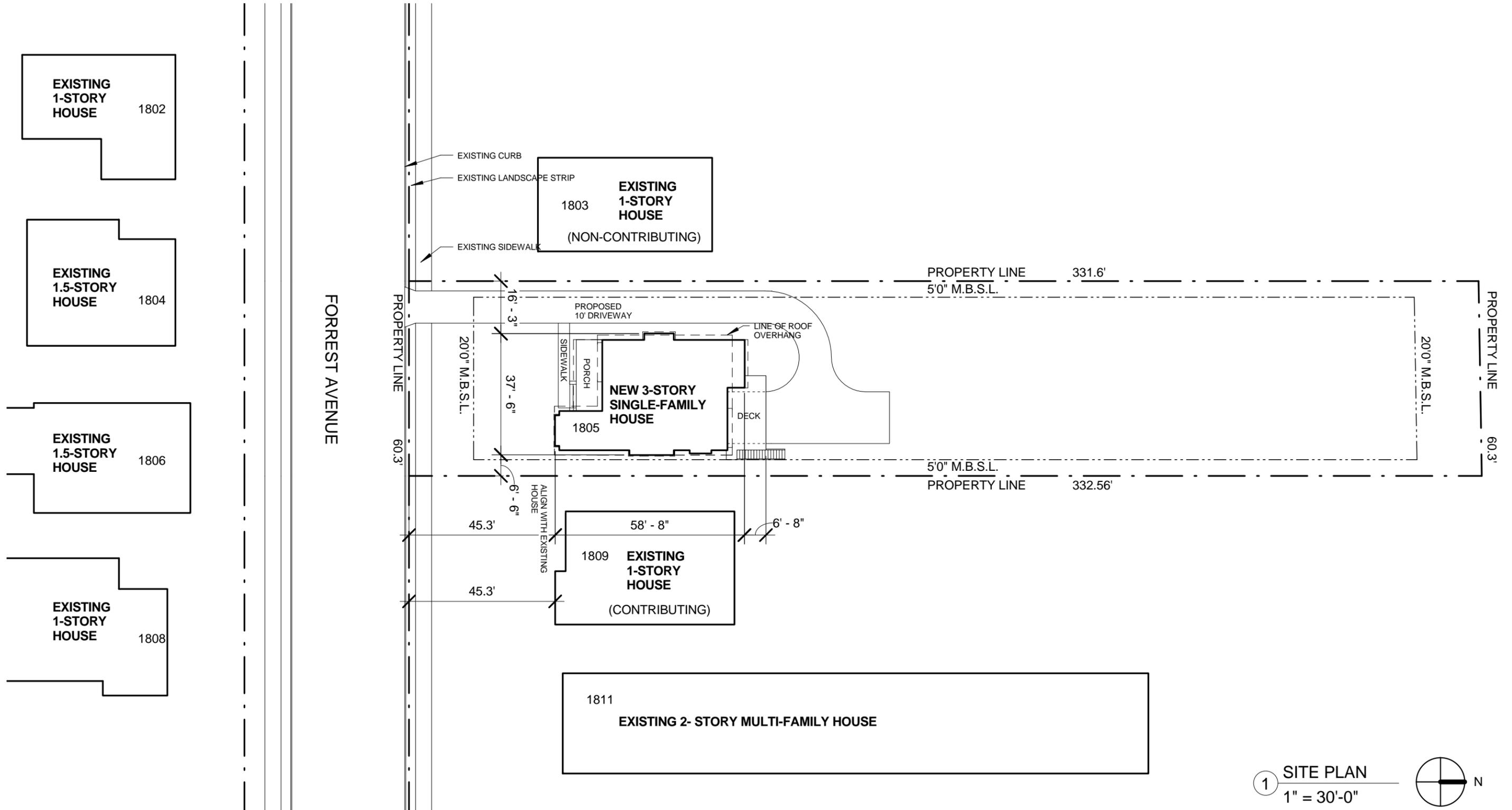
1804 Forrest Avenue, across the street from the property



1806 Forrest Avenue, across the street from the property



1715 Forrest Avenue, down the street from the property.



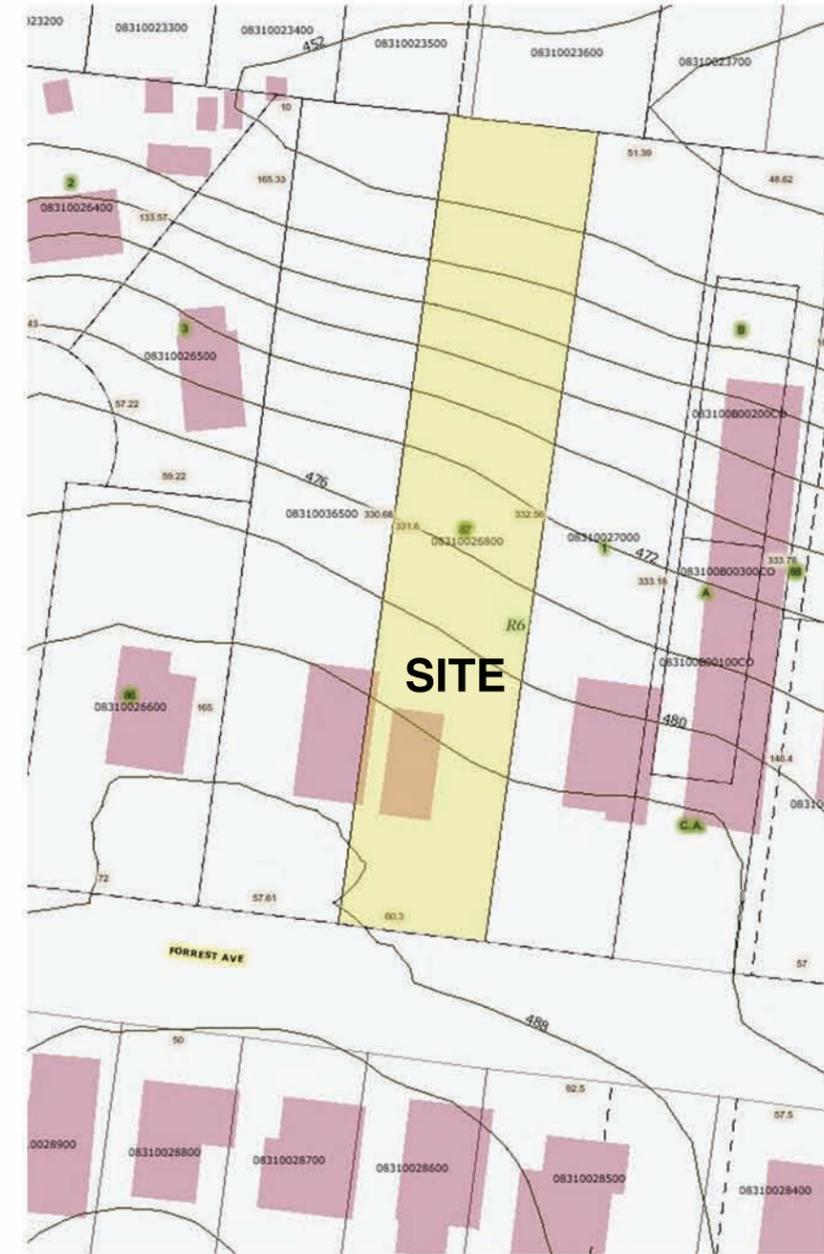
1 SITE PLAN  
1" = 30'-0"



<p><b>ARCHITECT</b>  <b>Building Ideas, LLC</b>          Architecture Design Planning          David Baird, Architect          NCARB, LEED-AP          5007 Wyoming Avenue          Nashville, TN 37209          T 615-585-9410          dbaird@building-ideas.net</p>	<p><b>PROJECT: SINGLE FAMILY RESIDENCE</b>          ADDRESS: 1805 Forrest Avenue Nashville, TN 37206  <b>PARCEL INFORMATION:</b>          PARCEL , MAP          INSTR. NO.          6TH COUNCILMANIC DISTRICT          NASHVILLE - DAVIDSON COUNTY - TENNESSEE          TOTAL LOT AREA: 20,050 SQ. FT.</p> <p><b>ZONING INFORMATION:</b>          ZONE - R-6          MAX. HEIGHT - 3-STORIES          ACTUAL HEIGHT - 3-STORIES          (INCLUDING GARAGE)</p>	<p><b>AREA CALCULATIONS</b>          FIRST FLOOR = 1610 G.S.F.          SECOND FLOOR = 1462 G.S.F.          TOTAL AREA = 3072 G.S.F.          EXTERIOR PORCH &amp; DECK = 446 S.F.          BUILDING COVERAGE = 2,056 SQ. FT. / 20,050 SQ. FT. = .10</p>	<p>Date MARCH 7, 2012          Site Plan          REVISED MARCH 13, 2012</p>	<p>1</p>
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1805 FORREST AVENUE



METRO PLANNING MAP

ARCHITECT  
BUILDING IDEAS, LLC  
Architecture Design Planning  
David Baird, Architect  
NCARB, LEED-AP

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PROJECT:  
SINGLE-FAMILY RESIDENCE  
1805 FORREST AVENUE NASHVILLE, TN 37206

MARCH 7, 2012 REVISED MARCH 13, 2012



1803 Forrest Avenue  
Existing 1-story house



1809 Forrest Avenue  
Existing 1-story house



1715 Forrest Avenue  
Existing 2-story house



1811 Forrest Avenue  
Existing 2-story multi-family house

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PROJECT:  
SINGLE-FAMILY RESIDENCE  
1805 FORREST AVENUE NASHVILLE, TN 37206  
MARCH 7, 2012 REVISED MARCH 13, 2012



1802 Forrest Avenue  
Existing 1-story house



1804 Forrest Avenue  
Existing 1.5-story house



1806 Forrest Avenue  
Existing 1.5-story house



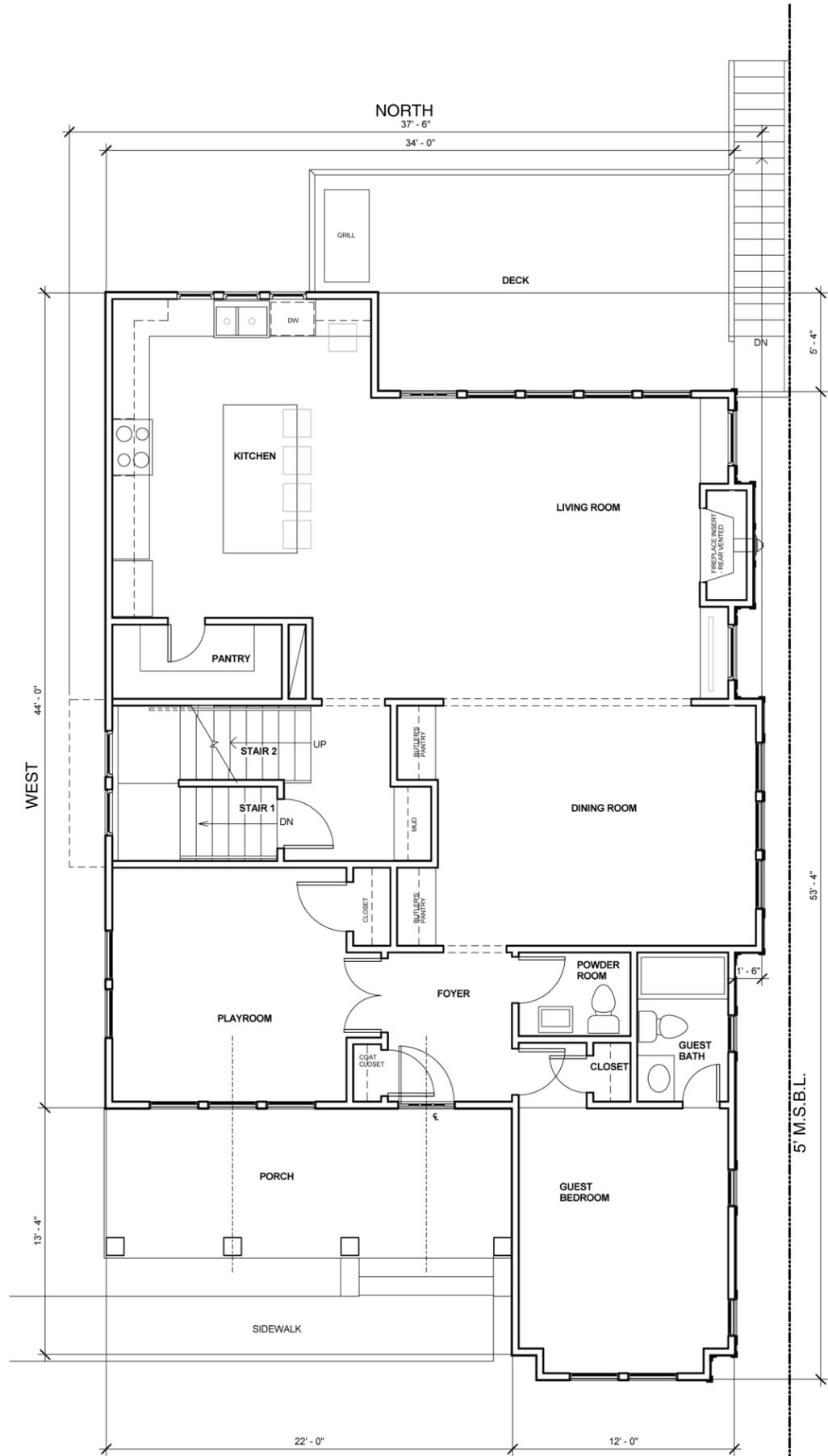
1808 Forrest Avenue  
Existing 1-story house

ARCHITECT  
BUILDING IDEAS, LLC  
Architecture Design Planning  
David Baird, Architect  
NCARB, LEED-AP

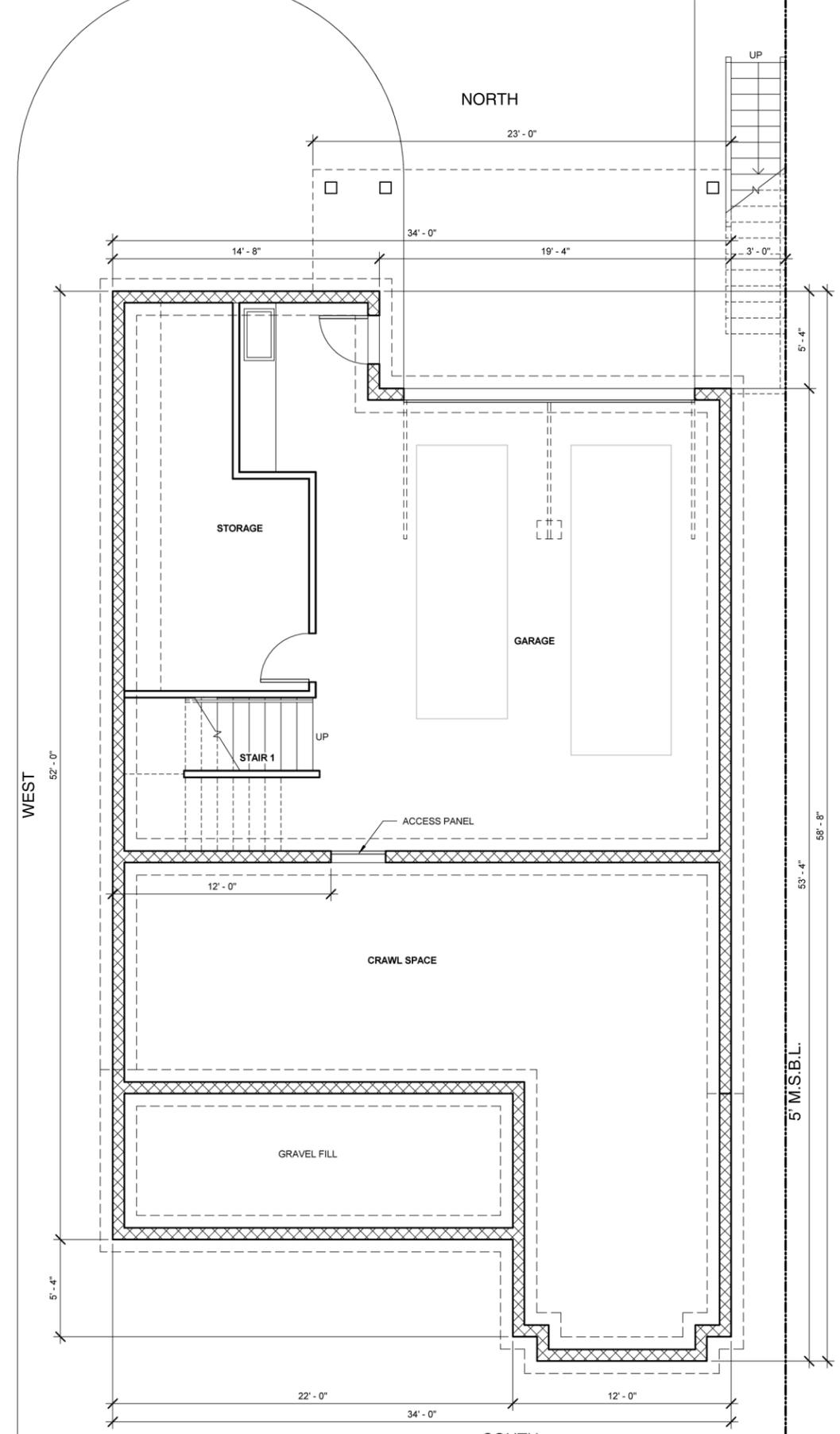
5007 Wyoming Avenue  
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PROJECT:  
SINGLE-FAMILY RESIDENCE  
1805 FORREST AVENUE NASHVILLE, TN 37206

MARCH 7, 2012 REVISED MARCH 13, 2012



FIRST FLOOR PLAN  
1/8" = 1'-0"



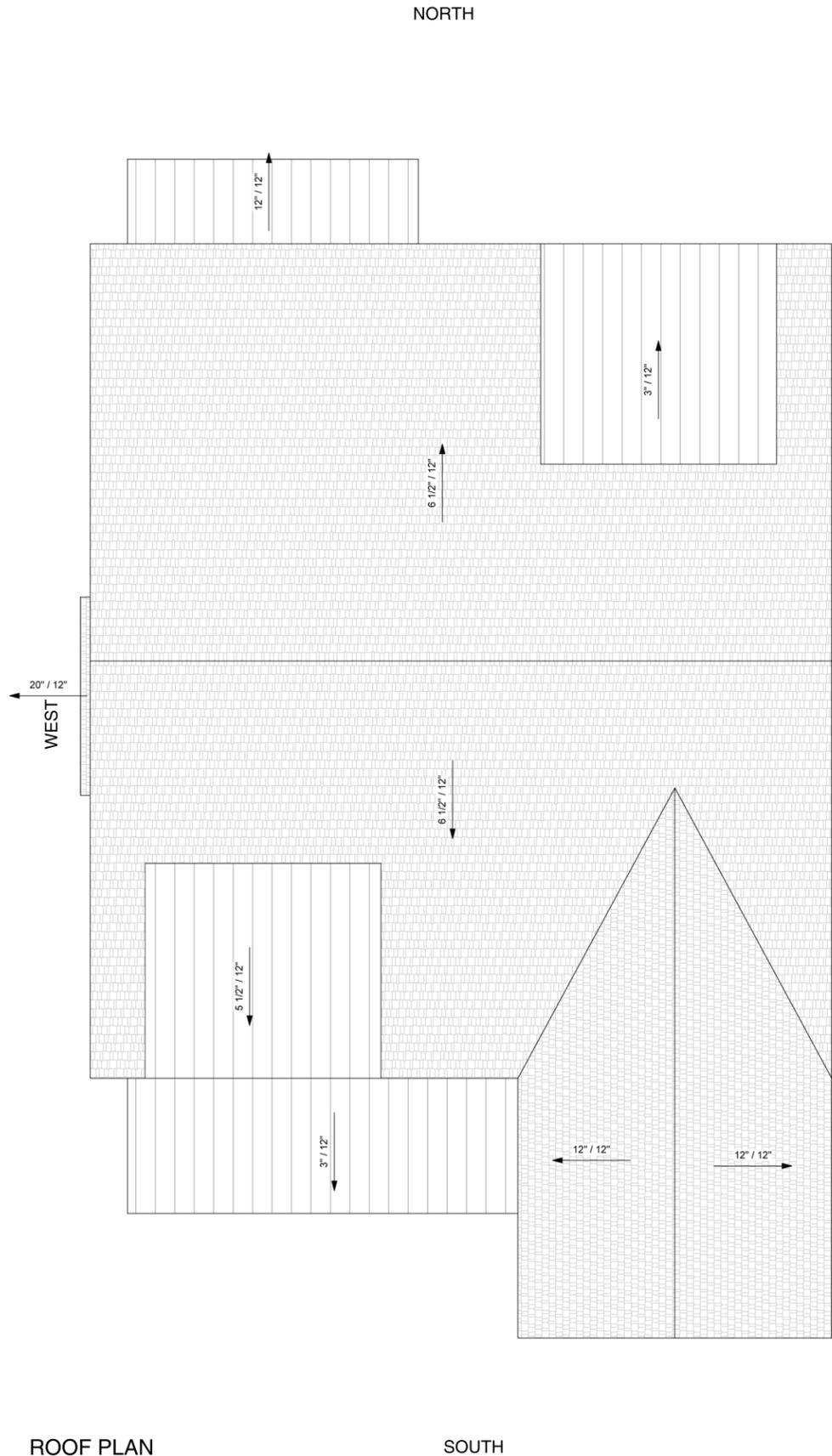
GARAGE FLOOR PLAN  
1/8" = 1'-0"

**PROJECT:**  
SINGLE-FAMILY  
RESIDENCE  
1805 FORREST AVENUE  
NASHVILLE, TN 37206

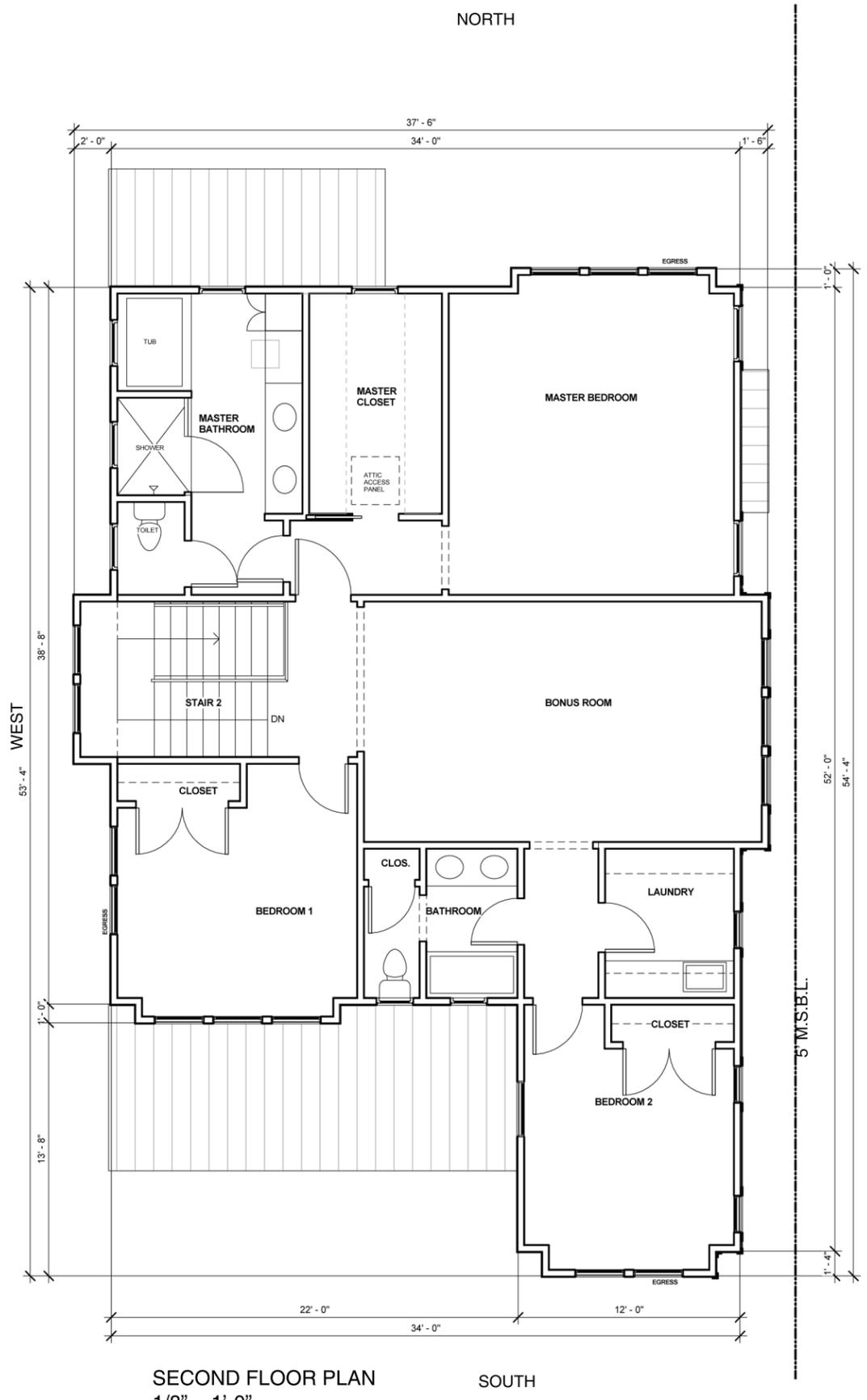
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ROOF PLAN  
1/8" = 1'-0"



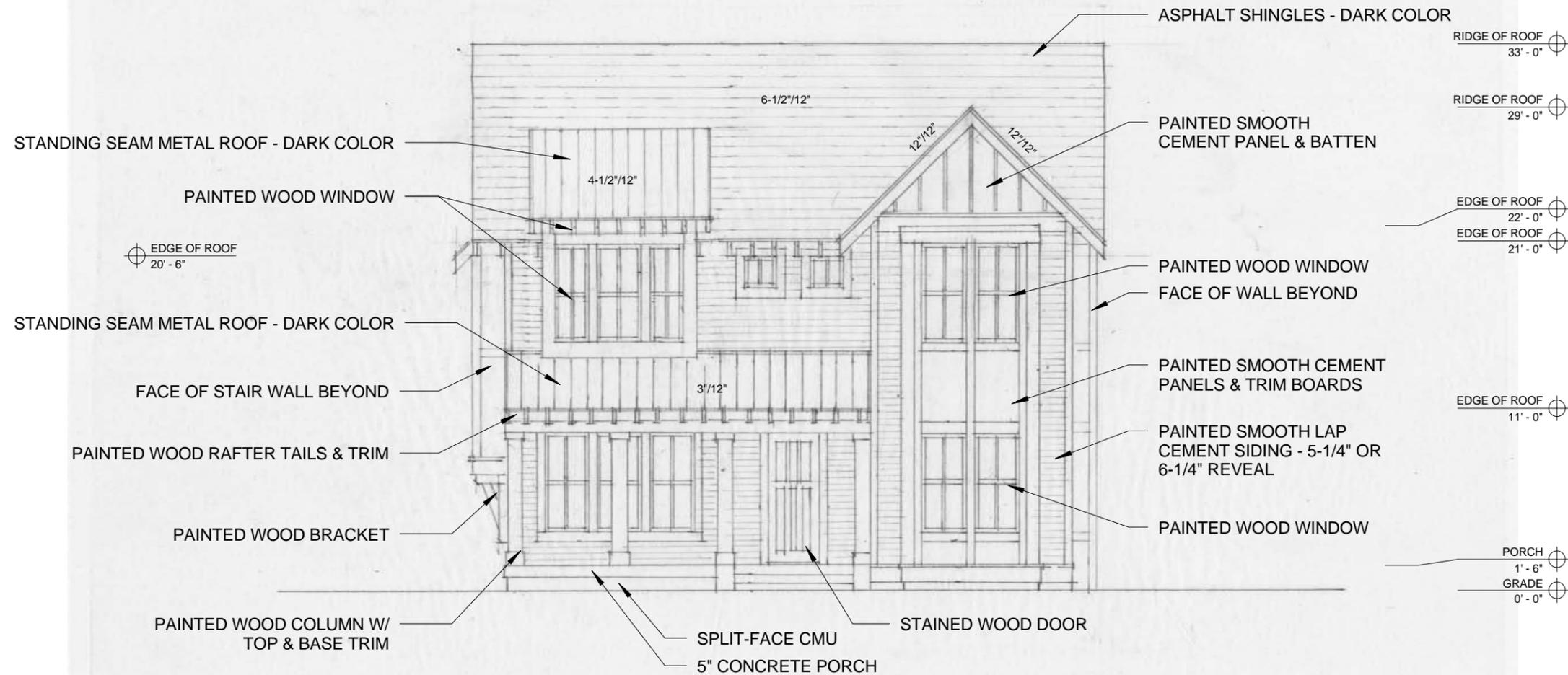
SECOND FLOOR PLAN  
1/8" = 1'-0"

**PROJECT:**  
SINGLE-FAMILY  
RESIDENCE  
1805 FORREST AVENUE  
NASHVILLE, TN 37206

MARCH 7, 2012  
REVISED - MARCH 13, 2012

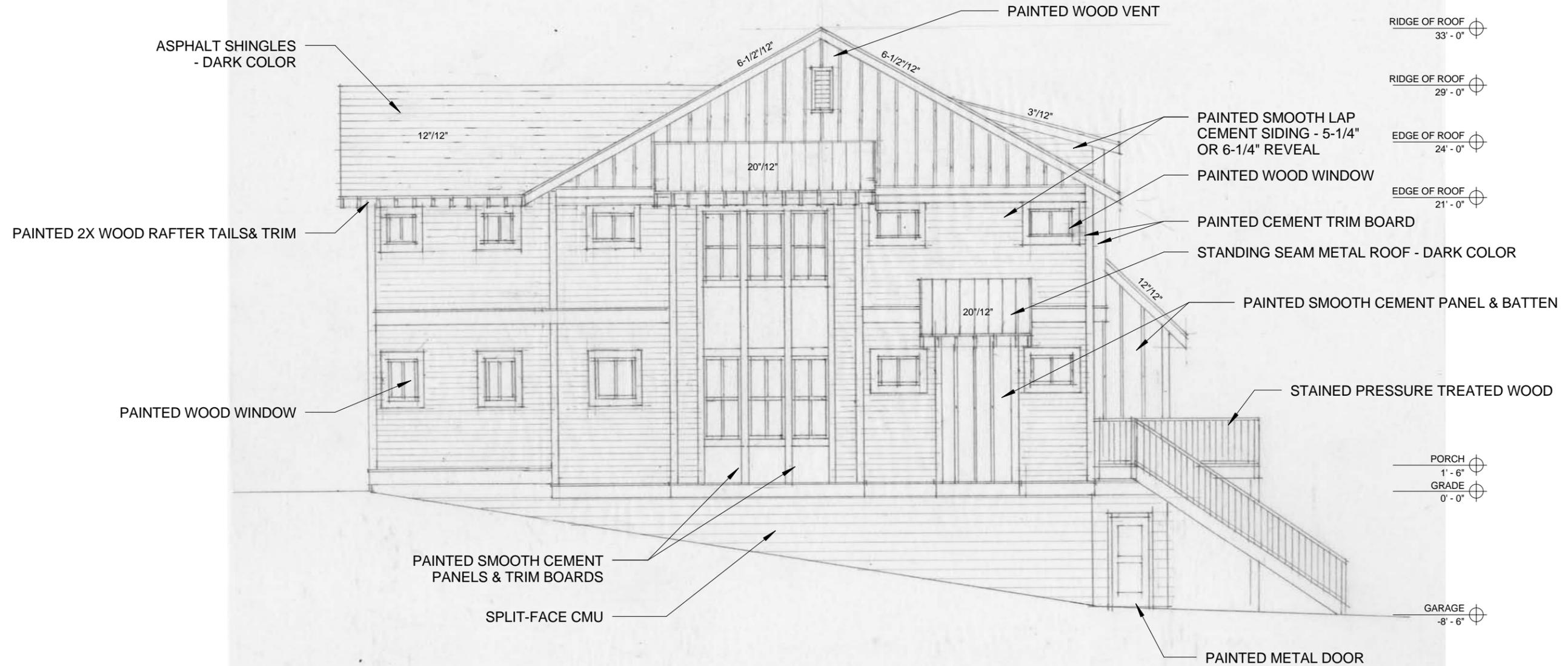
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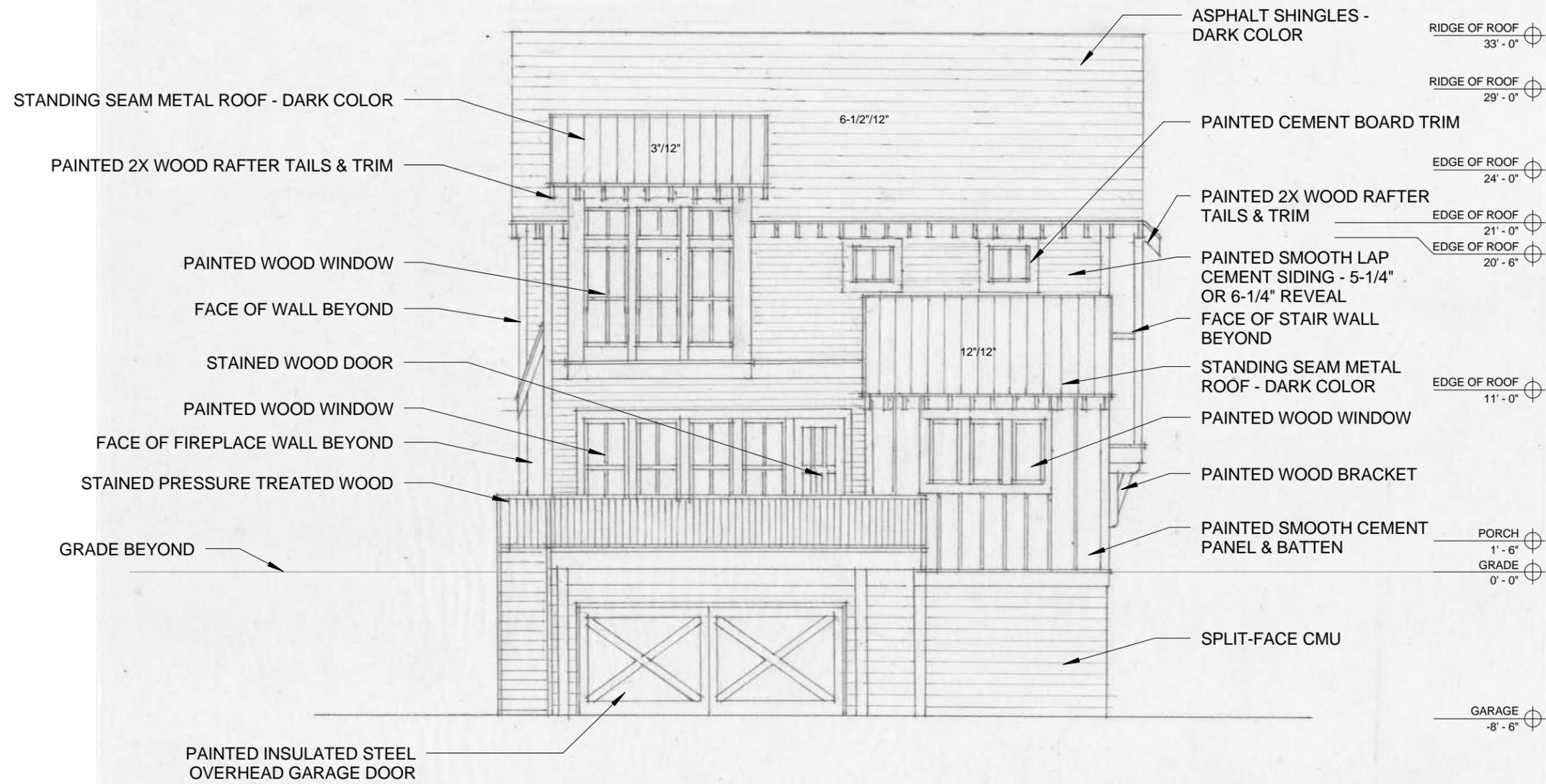
1 FRONT ELEVATION  
1/8" = 1'-0"

<p><b>ARCHITECT</b>  <b>Building Ideas, LLC</b>          Architecture Design Planning          David Baird, Architect          NCARB, LEED-AP          5007 Wyoming Avenue          Nashville, TN 37209          T 615-585-9410          dbaird@building-ideas.net</p>	<p><b>PROJECT: SINGLE FAMILY RESIDENCE</b>          ADDRESS: 1805 Forrest Avenue Nashville, TN 37206  <b>PARCEL INFORMATION:</b>          PARCEL , MAP          INSTR. NO.          6TH COUNCILMANIC DISTRICT          NASHVILLE - DAVIDSON COUNTY - TENNESSEE          TOTAL LOT AREA: 20,050 SQ. FT.</p> <p><b>ZONING INFORMATION:</b>          ZONE - R-6          MAX. HEIGHT - 3-STORIES          ACTUAL HEIGHT - 3-STORIES          (INCLUDING GARAGE)</p>	<p><b>AREA CALCULATIONS</b>          FIRST FLOOR = 1610 G.S.F.          SECOND FLOOR = 1462 G.S.F.          TOTAL AREA = 3072 G.S.F.          EXTERIOR PORCH &amp; DECK = 446 S.F.          BUILDING COVERAGE = 2,056 SQ. FT. / 20,050 SQ. FT. = .10</p>	<p>Date MARCH 7, 2012          REVISED MARCH 13, 2012</p>	<p>FRONT (SOUTH) ELEVATION          7</p>
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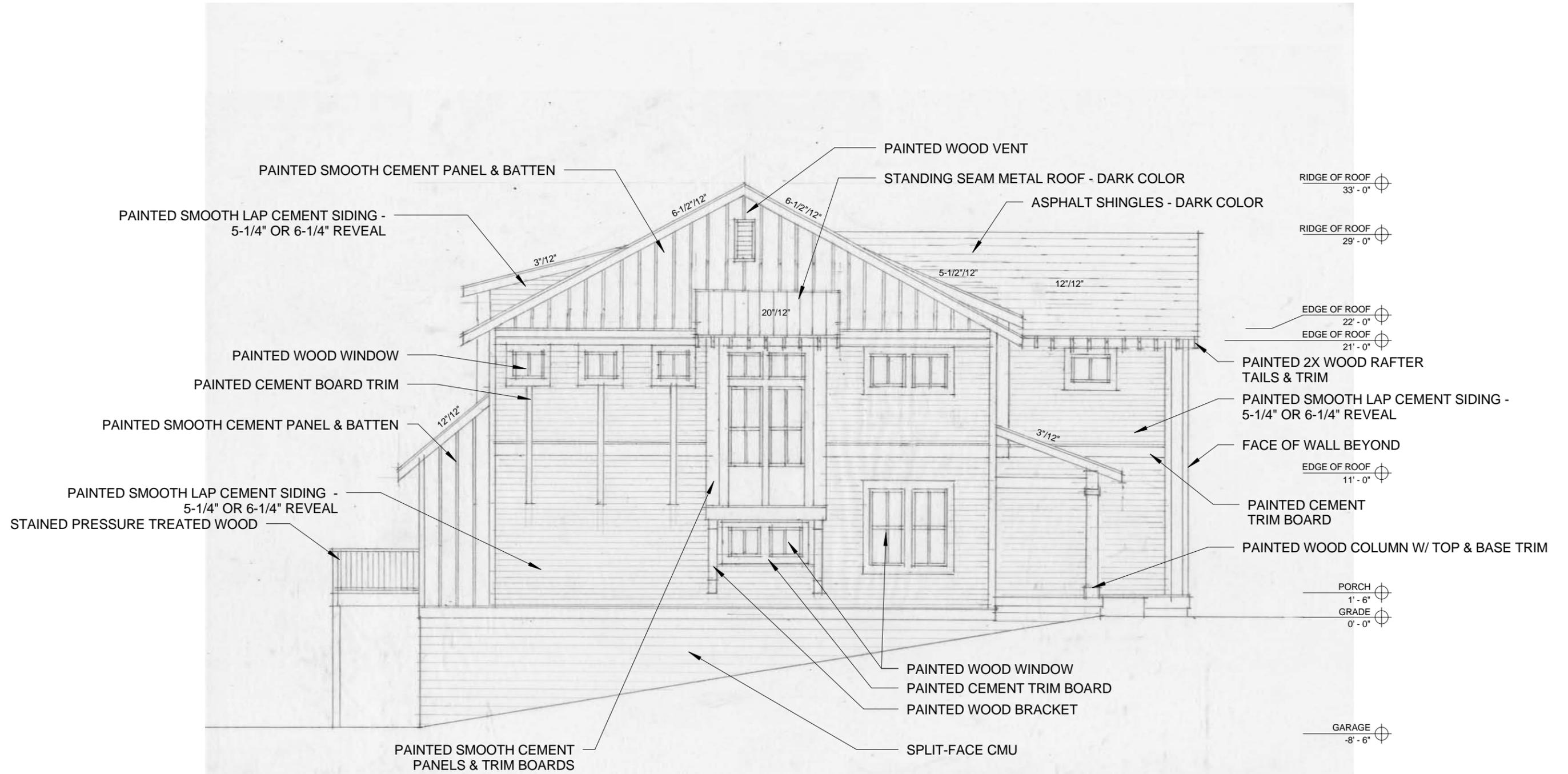
1 RIGHT SIDE ELEVATION  
1/8" = 1'-0"

<p><b>ARCHITECT</b>  <b>Building Ideas, LLC</b>          Architecture Design Planning          David Baird, Architect          NCARB, LEED-AP          5007 Wyoming Avenue          Nashville, TN 37209          T 615-585-9410          dbaird@building-ideas.net</p>	<p><b>PROJECT: SINGLE FAMILY RESIDENCE</b>          ADDRESS: 1805 Forrest Avenue Nashville, TN 37206  <b>PARCEL INFORMATION:</b>          PARCEL , MAP          INSTR. NO.          6TH COUNCILMANIC DISTRICT          NASHVILLE - DAVIDSON COUNTY - TENNESSEE          TOTAL LOT AREA: 20,050 SQ. FT.</p>	<p><b>ZONING INFORMATION:</b>          ZONE - R-6          MAX. HEIGHT - 3-STORIES          ACTUAL HEIGHT - 3-STORIES          (INCLUDING GARAGE)</p>	<p><b>AREA CALCULATIONS</b>          FIRST FLOOR = 1610 G.S.F.          SECOND FLOOR = 1462 G.S.F.          TOTAL AREA = 3072 G.S.F.          EXTERIOR PORCH &amp; DECK = 446 S.F.            BUILDING COVERAGE = 2,056 SQ. FT. / 20,050 SQ. FT. = .10</p>	<p>Date MARCH 7, 2012            REVISED MARCH 13, 2012</p>	<p>RIGHT SIDE (EAST) ELEVATION            8</p>
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1 REAR ELEVATION  
1/8" = 1'-0"

<p><b>ARCHITECT</b>  <b>Building Ideas, LLC</b>          Architecture Design Planning          David Baird, Architect          NCARB, LEED-AP          5007 Wyoming Avenue          Nashville, TN 37209          T 615-585-9410          dbaird@building-ideas.net</p>	<p><b>PROJECT: SINGLE FAMILY RESIDENCE</b>          ADDRESS: 1805 Forrest Avenue Nashville, TN 37206  <b>PARCEL INFORMATION:</b>          PARCEL, MAP          INSTR. NO.          6TH COUNCILMANIC DISTRICT          NASHVILLE - DAVIDSON COUNTY - TENNESSEE          TOTAL LOT AREA: 20,050 SQ. FT.</p> <p><b>ZONING INFORMATION:</b>          ZONE - R-6          MAX. HEIGHT - 3-STORIES          ACTUAL HEIGHT - 3-STORIES          (INCLUDING GARAGE)</p>	<p><b>AREA CALCULATIONS</b>          FIRST FLOOR = 1610 G.S.F.          SECOND FLOOR = 1462 G.S.F.          TOTAL AREA = 3072 G.S.F.          EXTERIOR PORCH &amp; DECK = 446 S.F.          BUILDING COVERAGE = 2,056 SQ. FT. / 20,050 SQ. FT. = .10</p>	<p>Date MARCH 7, 2012          REVISED MARCH 13, 2012</p>	<p>REAR (NORTH) ELEVATION          9</p>
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1 LEFT SIDE ELEVATION  
1/8" = 1'-0"

<p><b>ARCHITECT</b>  <b>Building Ideas, LLC</b>          Architecture Design Planning          David Baird, Architect          NCARB, LEED-AP          5007 Wyoming Avenue          Nashville, TN 37209          T 615-585-9410          dbaird@building-ideas.net</p>	<p><b>PROJECT: SINGLE FAMILY RESIDENCE</b>          ADDRESS: 1805 Forrest Avenue Nashville, TN 37206  <b>PARCEL INFORMATION:</b>          PARCEL , MAP          INSTR. NO.          6TH COUNCILMANIC DISTRICT          NASHVILLE - DAVIDSON COUNTY - TENNESSEE          TOTAL LOT AREA: 20,050 SQ. FT.</p>	<p><b>ZONING INFORMATION:</b>          ZONE - R-6          MAX. HEIGHT - 3-STORIES          ACTUAL HEIGHT - 3-STORIES          (INCLUDING GARAGE)</p>	<p><b>AREA CALCULATIONS</b>          FIRST FLOOR = 1610 G.S.F.          SECOND FLOOR = 1462 G.S.F.          TOTAL AREA = 3072 G.S.F.          EXTERIOR PORCH &amp; DECK = 446 S.F.          BUILDING COVERAGE = 2,056 SQ. FT. / 20,050 SQ. FT. = .10</p>	<p>Date MARCH 7, 2012          REVISED MARCH 13, 2012</p>	<p>LEFT SIDE (WEST) ELEVATION          10</p>
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