



# 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

1405 Dallas Avenue

October 17, 2012

**Application:** New Construction – Addition and Detached Accessory Structure

**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

**Council District:** 18

**Map and Parcel Number:** 11801005600

**Applicant:** Jason Bockman, owner

**Project Lead:** Michelle Taylor, michelle.taylor3@nashville.gov

**Description of Project:** Application is to construct a rear addition and detached accessory structure; to reconstruct missing front porch; and to add two side dormers. Application also involves replacement of all windows, doors, cladding, roofing, and chimney.

**Recommendation:** Staff recommends approval with the conditions that:

- Staff review trim, windows, doors of addition and garage, front porch columns, chimney brick, and roof color of both the addition and garage prior to purchase and installation; and
- Utility locations be reviewed by staff if new locations are planned.

With these conditions, the project meets II.B.1 and 2 of the design guidelines for new construction and additions.

### Attachments

**A:** Photographs

**B:** Site Plan

**D:** 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.

#### **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.*

#### **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.

#### **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**

- 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.

*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.*

*Outbuildings: 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 street-facing dormer should sit back at least 2' from the wall of the floor below.*

*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.  
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.  
Decorative raised panels on publicly visible garage doors are generally not appropriate.*

*Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (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.  
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.*

***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.*

**2. ADDITIONS**

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

*Placement*

*Additions should be located at the rear of an existing structure.  
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.  
Generally, one-story rear additions should inset one foot, for each story, from the side wall.  
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*
- Atypical lot parcel shape or size*

#### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
  - The roof pitch of the dormer should generally match the roof pitch of the building.*
  - The ridge of a side dormer should be at least 2' below the ridge of the existing building;*

*the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*

- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

e. Additions should follow the guidelines for new construction.

**Background:** 1405 Dallas Avenue is a hipped cottage with historic, projecting front gabled wing. The house was constructed prior to 1914 and is considered contributing to the Belmont-Hillsboro Neighborhood.



**Analysis and Findings:** Application is to construct a rear addition and detached accessory structure; to reconstruct missing front porch; and to add two side dormers. Application also involves replacement of all windows, doors, cladding, roofing, and chimney.

## **Addition**

Location & Setback: The proposed addition is at the rear of the house. On the right side, the addition sets in eleven feet (11') from the rear corner of the house. On the left side, the addition is aligned with the existing house and extends for a depth of one foot, six inches (1'6"). There are no setback reductions requested. Although the addition does not step in the typically required one foot (1') on the left side, staff finds the location of the addition appropriate due to the minimal depth associated with the addition. The project meets section II.B.c and II.B.2.a. of the design guidelines.

Height & Scale: The foundation height of the addition is the same as the existing house. The addition is the same height as the existing house at twenty-four feet (24') from the finished floor and will extend ten feet (10') from the rear wall of the existing house. The width of the addition is no wider than the existing house.

The existing percentage of open space on the lot is approximately seventy-nine percent (79%). Once the existing addition and accessory structure are constructed, the percentage of open space on the lot will be approximately seventy percent (70%). Staff finds this decrease in percentage of open space appropriate because the percentages of open space in the immediate vicinity vary from as little as fifty percent (50%) open space to as much as eighty percent (80%) open space.

Staff finds the project to meet section II.B.a and b and II.B.2.a of the design guidelines.

Materials, Texture, Details, and Material Color: The foundation material will match the existing. The primary cladding material on the addition will be fiber cement lap siding with a five inch (5") reveal. The roof will be architectural dimensional shingles, color unknown. The applicant intends to replace the chimneys, windows, doors, roofing, and the cladding on the existing house which rises to the level of partial-demolition; however, staff found that existing materials are not historic or greatly comprised and replacement is appropriate. The chimney will be reconstructed on the roof with the same dimension and design. Staff recommends final approval of brick if new brick is required; however, since the fireplaces within the home will be completely removed, salvaged brick is a strong possibility.

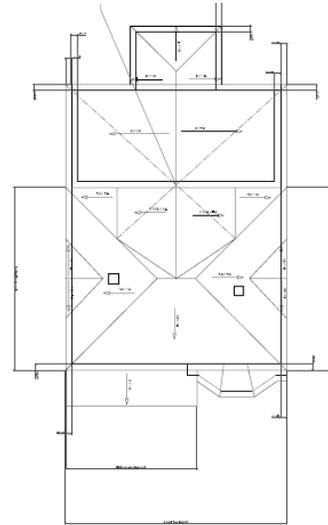
The front porch will be reconstructed to match as closely as possible the historic front porch (see 1975 photograph). Staff recommends the addition of bases and capitals to match the historic photograph. Concrete steps will be added to suit grade. Porch roof will have architectural dimensional shingles to match house. Staff recommends final review of chimney brick, windows, doors, roofing color, and front porch columns. With this condition the project meets section II.B.d of the design guidelines.

1405

Photograph - 1975



**Roof Shape:** The roof form will extend from the ridge of the existing house towards the rear with an 8/12 pitch. This portion of the roof will connect to a gabled portion with a 10/12 pitch which is comparable to that of the existing. The far rear portion of the addition, which extends ten feet (10') from the rear wall of the existing house will have a 6/12 pitch. All of which are typical for the neighborhood. The addition includes side roof dormers that do not occur until approximately thirty-one feet (31') from the front wall of the house, which will lessen their visual impact. The project meets section II.B.e of the design guidelines.



**Orientation:** The orientation of the existing house will not be altered and the accessory structure will be accessed from the alley. The reconstructed front porch will match the historic front porch, which had posts that included base and capitals. No new driveways or walkways are planned. The project meets section II.B.f of the design guidelines.

**Proportion and Rhythm of Openings:** The relationship of width to height of windows and doors, and the rhythm of door and window openings are compatible with surrounding historic buildings. The project meets section II.B.g of the design guidelines.

### **Detached Accessory Structure**

#### **Height, Scale**

The garage will be square in plan, twenty-four feet (24') per side. The total footprint area will be five hundred, seventy-six square feet (576 sq. ft.). The primary eave line will be fifteen feet (15') above the finished floor level, with a side-gabled roof peaking twenty-three feet (23') above the floor level. The existing house has a ridge height of twenty-four feet (24') and a width of thirty-five feet, six inches (35'6"). In terms of height and scale the garage is subordinate to the primary structure and meets guidelines II.B.1.a, II.B.1.b and II.B.1.i.

**Roof Form:** The roof form and 7:12 pitch are common to historic accessory structures, and meet guideline II.B.1.e.

Two roof dormers will be built, one on the front elevation and one on the rear elevation. The dormer walls will be set one foot (1') in from the walls below. The "face" of each dormer will be approximately three feet (3') tall. The dormers are appropriate in size, location, and design.

#### Setbacks, Location

The structure will be located at the rear of the lot, set in ten feet, six inches (10'6") from the rear property line and five feet, six inches (5'6") from the right side property line. The garage will have vehicle doors on the alley side. This location is appropriate for accessory structures, and meets the standard zoning setback requirements and guidelines II.B.1.c and II.B.1.i.2 (Setback and Rhythm of Spacing, Outbuildings). The orientation is also compatible with several surrounding historic structures, meeting guideline II.B.1.f (Orientation).

#### Materials

The primary cladding material will be cement-fiber clapboard siding with a five inch (5") reveal and will include a ten inch (10") wide trim board. Window casings and corner-boards will be four inch (4") composite. The finished floor will be concrete and visible foundation will be split-face concrete block. Vehicular and pedestrian doors are not specified. The roof of the structure will be asphalt shingles. Staff recommends a final approval requirement for the windows, door and roof color.

#### Proportion and Rhythm of Openings

Typically historic accessory structures did not have many openings. The window pattern depicted on the submitted elevations meets the context of accessory structures in the neighborhood.

Staff recommends approval of the application for the construction of the accessory structure with the conditions the design of the garage door, pedestrian door, windows (including the dormer windows), and the color of the asphalt roof be approved prior to installation.

Staff recommends approval with the conditions that:

- Staff review trim, windows, doors of addition and garage, front porch columns, chimney brick, and roof color of both the addition and garage prior to purchase and installation; and
- Utility locations be reviewed by staff if new locations are planned.

With these conditions, the project meets II.B.1 and 2 of the design guidelines for new construction and additions.

**Photographs of Project Conditions**



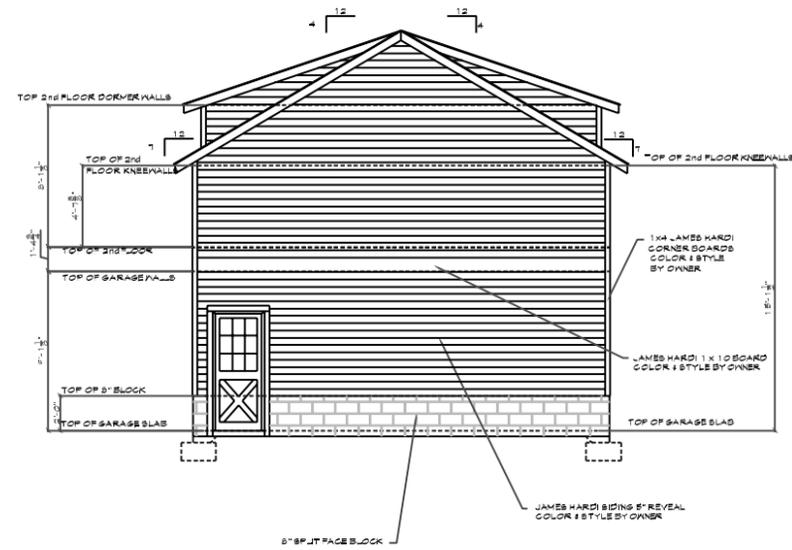
1405 Dallas Avenue, front façade



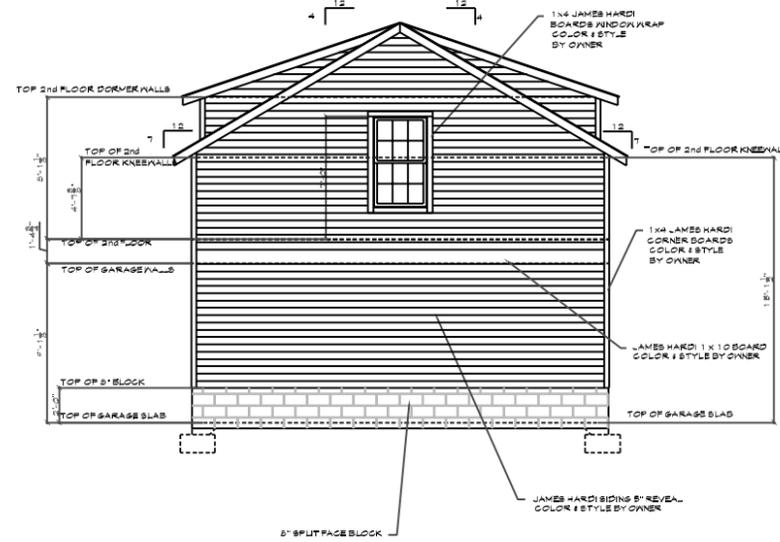
1405 Dallas Avenue, rear façade, storage shed has been removed



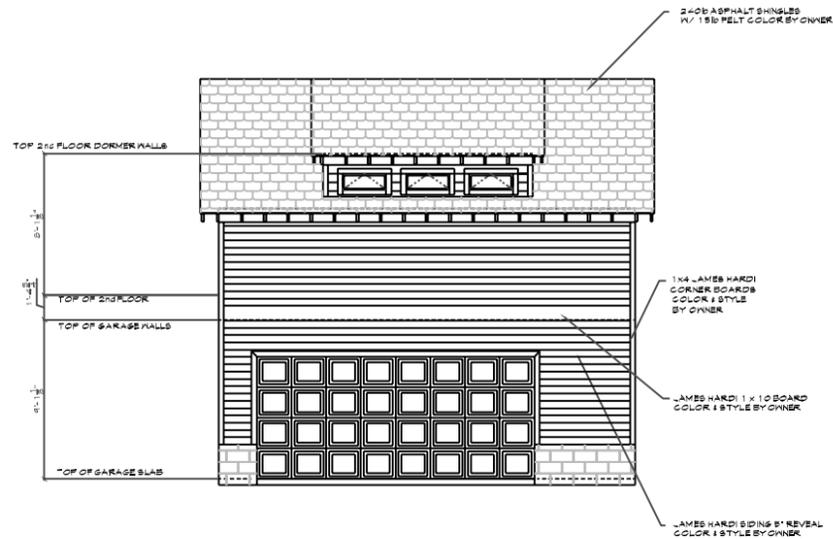
1405 Dallas Avenue, right side



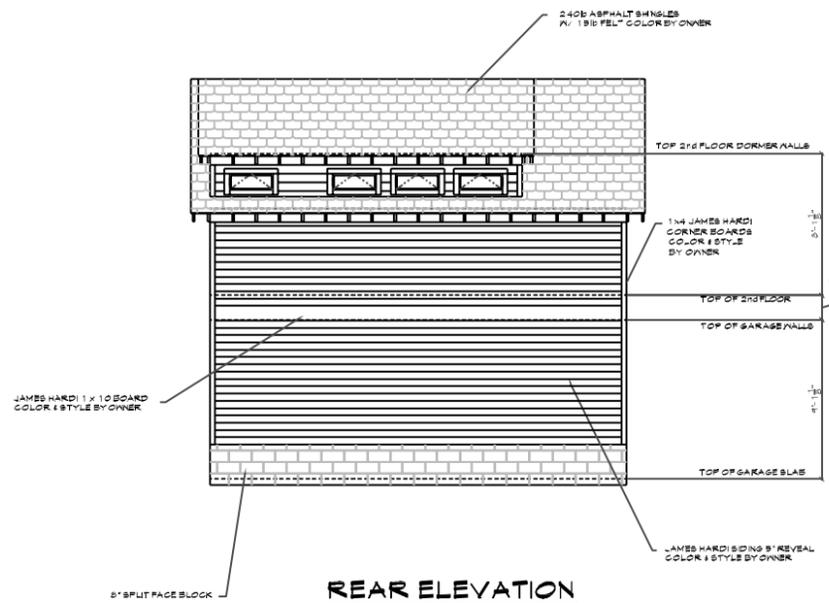
**RIGHT ELEVATION**



**LEFT ELEVATION**



**FRONT ELEVATION**



**REAR ELEVATION**

**NOTES:**  
 1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.  
 2. MATCH ALL EXTERIOR MATERIALS AND FINISHES.  
 3. VERIFY ALL FINISHES AND COLORS PRIOR TO CONSTRUCTION.



Date	10/08/2012
DrBy	SLF
Rev	
Job#	46-2012

TWIN TEAM INVESTORS 2688 N. MT. JULIET RD. MT. JULIET, TN

**DETACHED GARAGE  
5" LAP SIDING**

GARY L. FOLLIS  
 7301 Del Thomas Road  
 Smyrna, Tennessee, 37167  
 615-593-7912

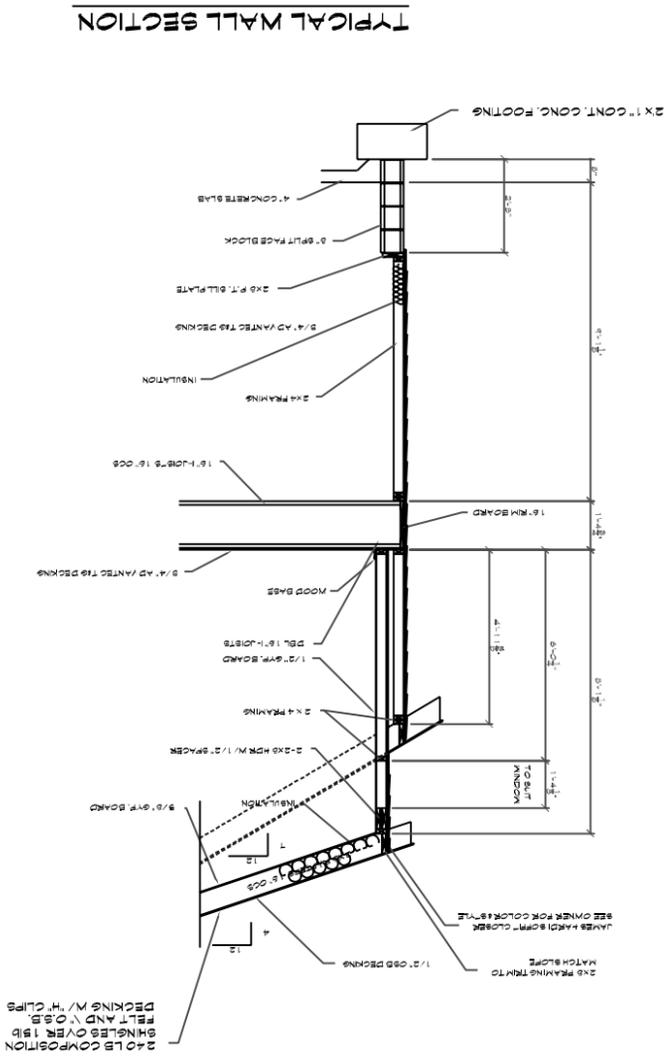
Drawing Number **A-1** Rev. No. **0**

**FRONT, REAR, LEFT & RIGHT ELEVATIONS**

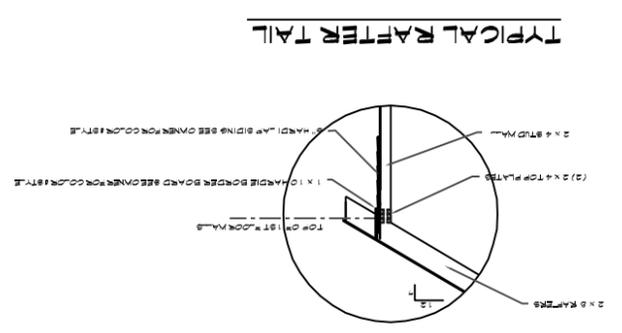
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TYPICAL WALL SECTION

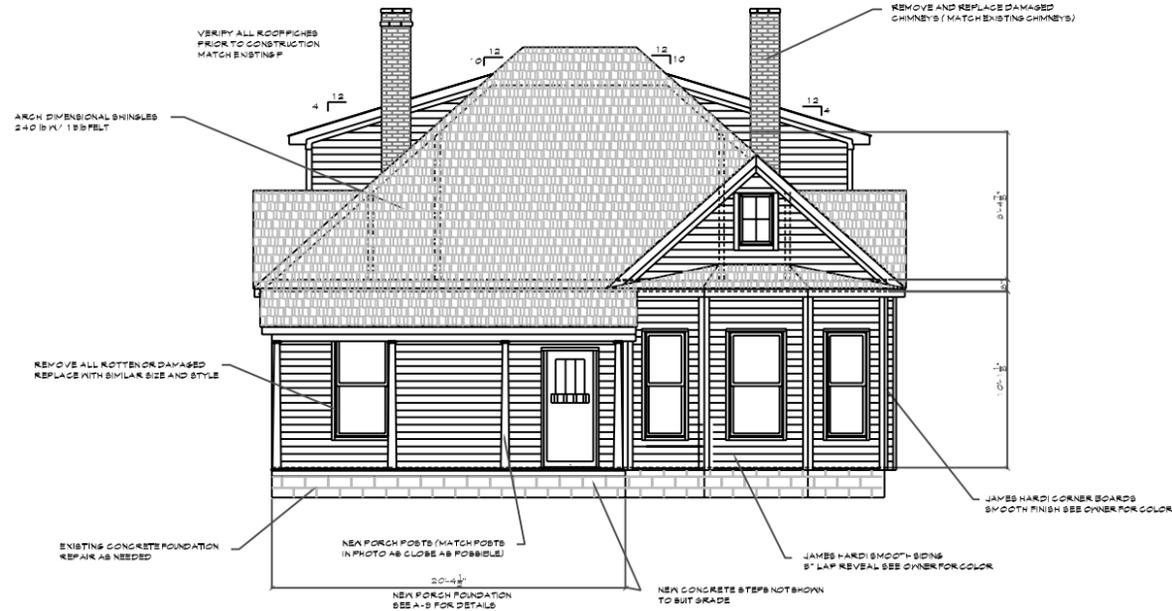


TYPICAL RAFTER TAIL

NOTES:  
 1. GENERAL DIMENSIONS TO CENTERLINE  
 2. MATCH ALL EXISTING MATERIALS AND FINISHES  
 3. VERIFY ALL DIMENSIONS AND CONDITIONS  
 4. MATCH TO COMPLETION

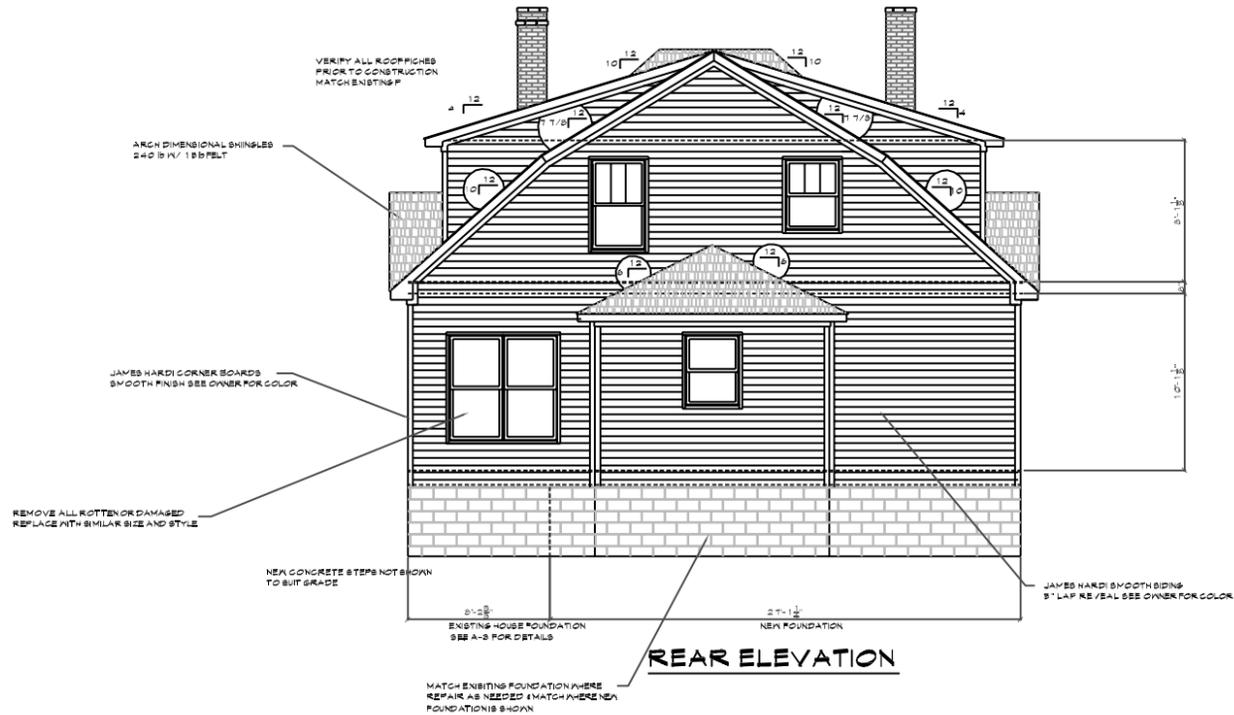
TWIN TEAM INVESTORS 2665 N. MT. JULIET RD. MT. JULIET, TN		Date	10/28/2012	 GARY L. FOLLISS 7301 Del Thomas Road Smyrna, Tennessee, 37167 615-593-7912
DETACHED GARAGE		DRY	GL	
5" LAP SIDING		Rev	4-8-2012	
Scale:	3/8" = 1'-0"	DRAWING NUMBER		Rev. No.
TYPICAL SECTION THRU GARAGE & WALL DETAILS			A-4	0

**NOTES:**  
 1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.  
 2. MATCH ALL EXTERIOR MATERIALS WHERE POSSIBLE.  
 3. VERIFY WITH OWNER AND/OR ARCHITECT PRIOR TO CONSTRUCTION.



**FRONT ELEVATION**

**SQUARE FOOTAGE**  
 1ST FLOOR 1712 SQ FT  
 2ND FLOOR 1024 SQ FT  
 TOTAL LIVING 2636 SQ FT  
 FRONT PORCH 174 SQ FT



**REAR ELEVATION**

**GENERAL NOTES:**  
 1. REMOVE ALL VINYL SIDING  
 2. REMOVE ALL ROTTEN ROOF WINDOWS AND REFRAY SEE OWNER FOR NEW WINDOWS  
 3. REMOVE ALL ROTTEN OR DISTORTED ROOF AND REPLACE WITH LIKE SIZE  
 4. REPAIR OR REPLACE FRONT DOOR WITH LIKE SIZE & STYLE DOOR

GARY L. FOLLIS  
 7301 Del Thomas Road  
 Smyrna, Tennessee, 37167  
 615-593-7912



Date	07/14/2012
DrBy	GLF
Rev	
Job#	24-2012

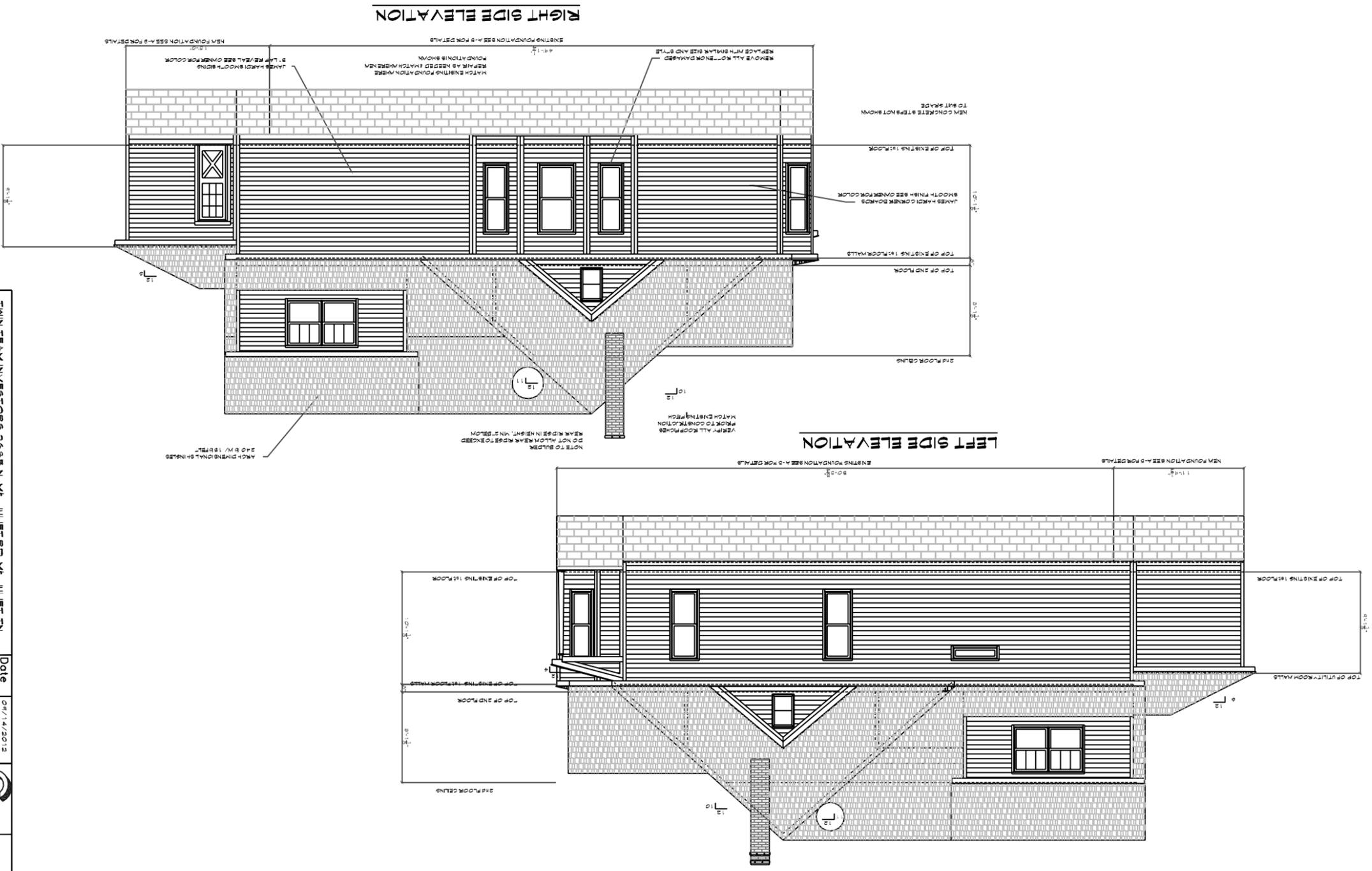
TWIN TEAM INVESTORS 2625 N. MT. JULIET RD., MT. JULIET, TN  
 1405 Dallas Ave

Drawing Number  
**A-1**

**FRONT & REAR ELEVATIONS**

Scale:  
 1/8" = 1'-0"

Rev. No.  
**0**



**NOTES:**  
 1. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 2. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.  
 3. VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION.

<b>TWIN TEAM INVESTORS 2668 N. MT. JULIET RD. MT. JULIET, TN</b> <b>1405 Dallas Ave</b>		<b>DATE</b> 07/14/2012 <b>DRY</b> GJM <b>REV</b> <b>JOB #</b> 84-2012		<b>GARY L. FOLLISS</b> 7301 Del Thomas Road Smyrna, Tennessee, 37167 615-593-7912
<b>LEFT &amp; RIGHT SIDE ELEVATIONS</b>		<b>Scale:</b> 3/8" = 1'-0" <b>Sheet No:</b> A-2 <b>Rev. No:</b> 0		

 NEW 8" CONCRETE BLOCK  
 EXISTING 8" CONCRETE BLOCK

**NOTES:**  
 1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.  
 2. MATCH ALL EXTERIOR MATERIALS AND FINISHES.  
 3. VERIFY ALL OVERHEAD POWER LINES PRIOR TO CONSTRUCTION.

**RESIDENTIAL STANDARD NOTES**

- RESIDENTIAL FOUNDATIONS**
1. ALL FOOTINGS ARE 12" X 24" UNLESS NOTED
  2. ALL INTERIOR PIERS ARE 2'-8" X 16" CMU CAPPED W/ 4" X 16" SOLID BLOCKS. ALL PIERS OVER 8'-2" HIGH ARE TO BE FILLED W/ TYPE S MORTAR.
  3. ALL FOOTINGS FOR PIERS ARE TO BE 12" X 24" CONTINUOUS UNLESS NOTED ON DAG.
  4. 8" BLOCK TYPICAL UNLESS OTHERWISE NOTED 8" X 16" BLOCK PIERS.
  5. REINFORCE BLOCK WALLS W/ 4 GA. GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT @ 16" OC VERTICAL SPACING.
  6. CONCRETE SHALL BE 3000 PSI IN 28 DAYS UNLESS NOTED.
  7. REBAR SPLICES TO BE A MINIMUM OF 24" UNLESS NOTED.
  8. LOCATE A FOUNDATION VENT WITHIN 3'-0" FROM CORNERS WHERE SPECIFIED.
  9. FOOTINGS TO BEAR ON UNDISTURBED SOIL, HAVING A 2000 PSI SAFE BEARING CAPACITY. NOTIFY CONTRACTOR IF POOR SOIL CONDITIONS EXIST. FOOTING TO BE 12" BELOW GRADE.
  10. DO NOT SCALE DAGS. REFER TO ARCH DAGS.

GARY L. FOLLIS  
 7301 Del Thomas Road  
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 615-593-7912

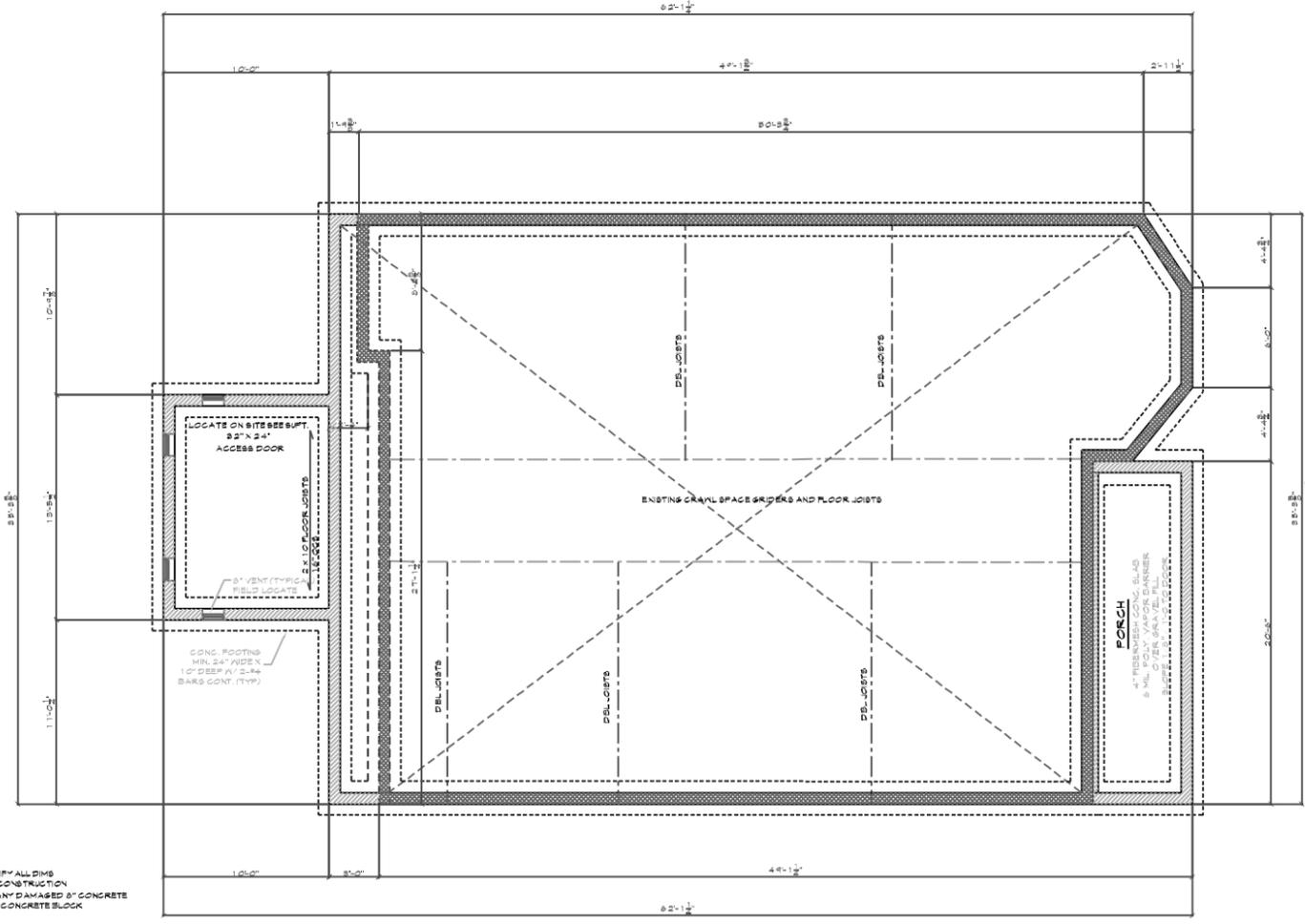


Date	07/14/2012
DrBy	GLF
Rev	
Job#	85-2012

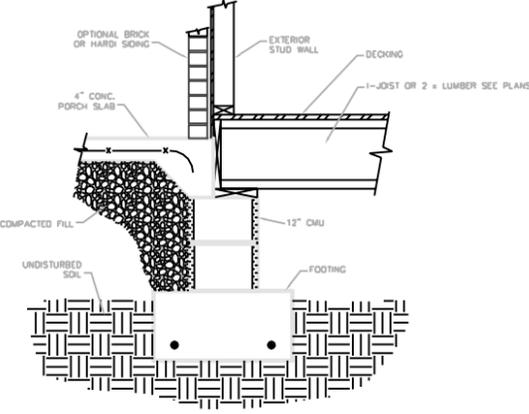
Drawing Number **A-3**  
 Rev. No. **0**

TWIN TEAM INVESTORS 2625 N. MT. JULIET RD., MT. JULIET, TN  
 1405 Dallas Ave  
 Scale: 8'-0" = 1'-0"

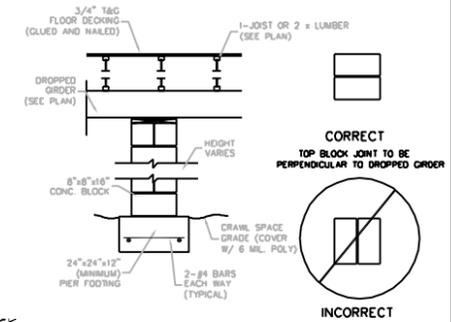
**FOUNDATION DETAILS**



FIELD VERIFY ALL DIMS  
 PRIOR TO CONSTRUCTION  
 REPLACE ANY DAMAGED 8" CONCRETE  
 W/ NEW 8" CONCRETE BLOCK

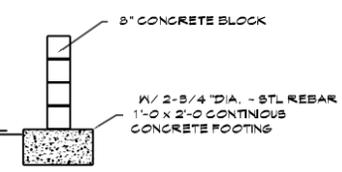


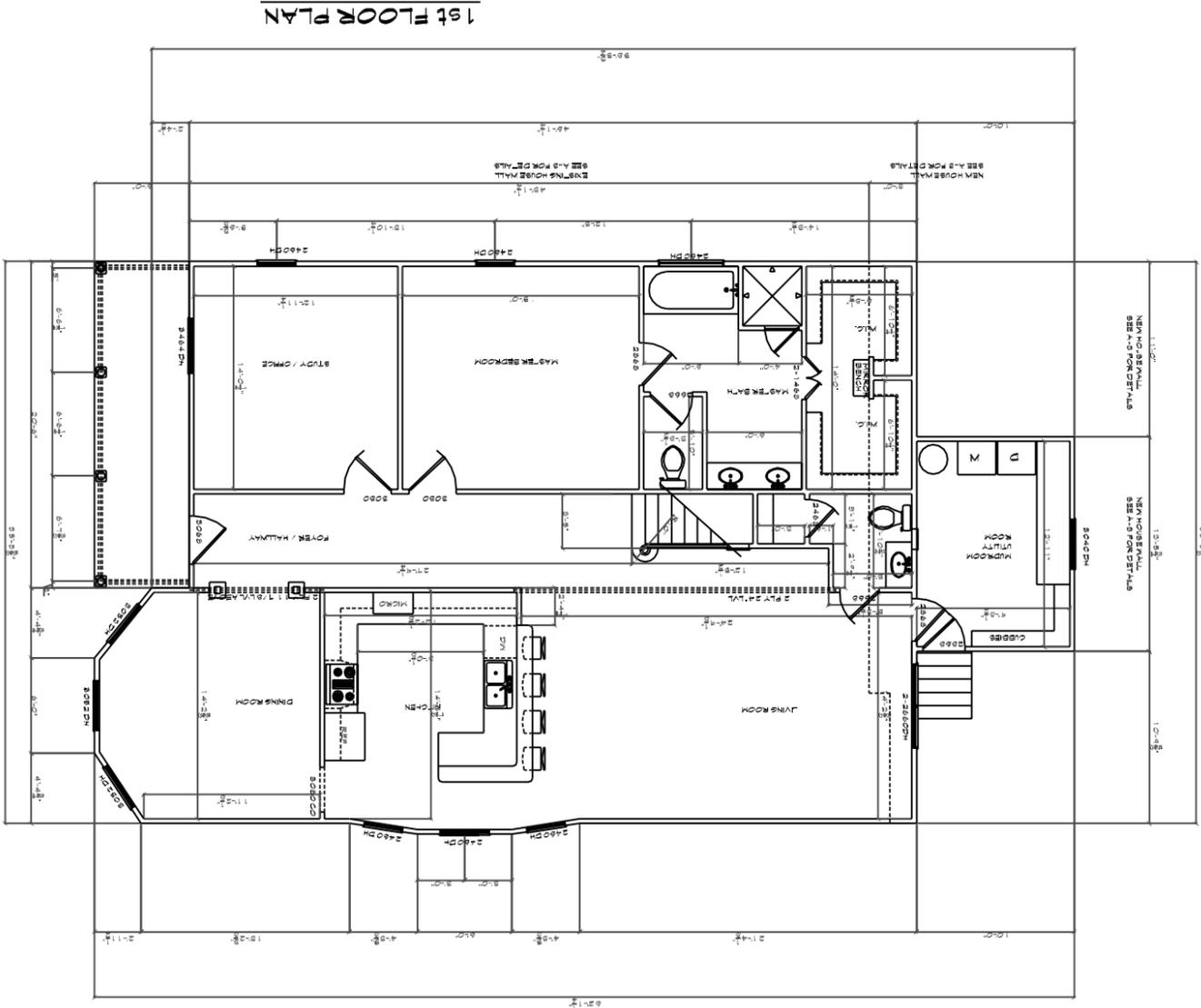
 **PORCH SECTION**  
 SCALE - 1" = 1'-0"



**PIER DETAIL**  
 SCALE: 1/2" = 1'

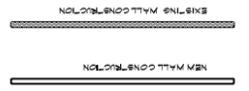
**TYPICAL BLOCK & FOUNDATION DETAIL**



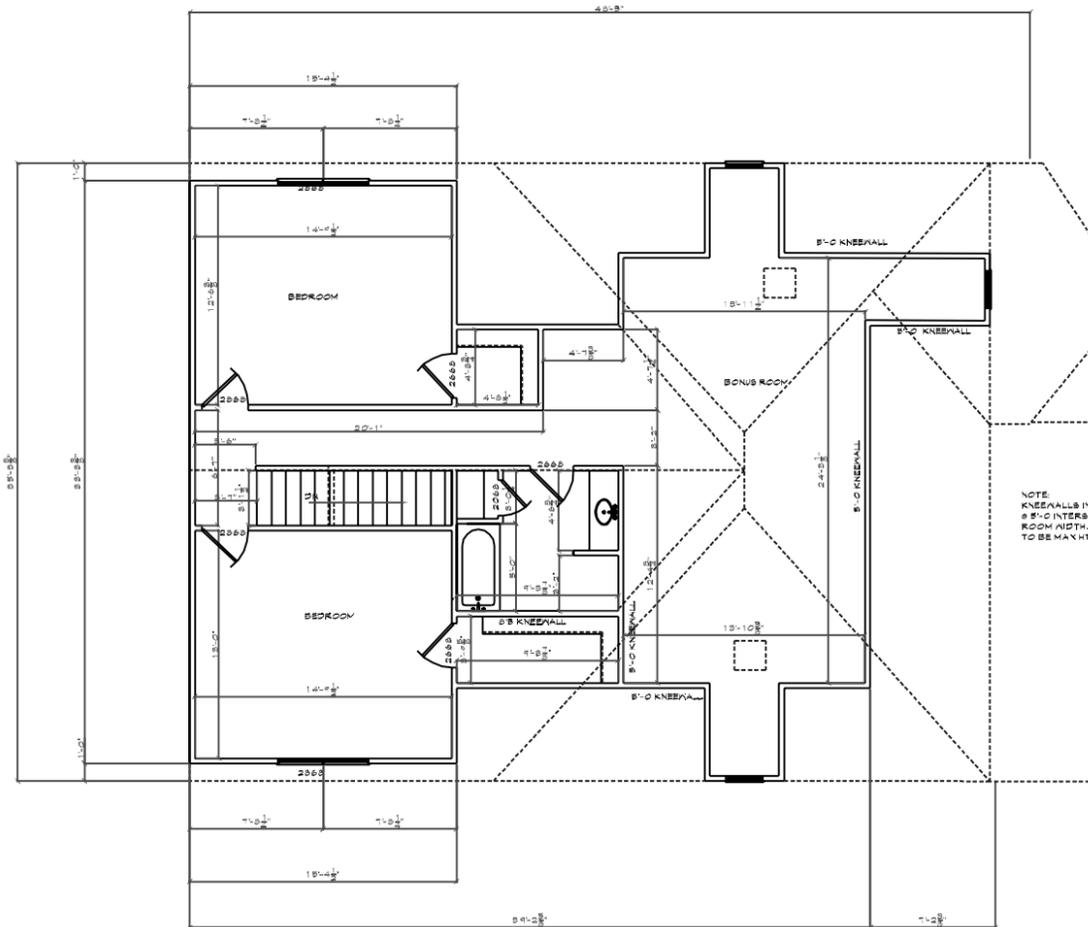


1st FLOOR PLAN

NOTES:  
 1. DIMENSIONS SHALL BE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 2. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.  
 3. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



TWIN TEAM INVESTORS 2665 N. MT. JULIET RD. MT. JULIET, TN		Date	07/14/2012		GARY L. FOLLIS 7301 Del Thomas Road Smyrna, Tennessee, 37167 615-593-7912
1405 Dallas Ave		DRY	GL		
Scale: 3/8" = 1'-0"		Rev	01-2012		
1st FLOOR PLAN		Job #		DESIGNER	Drawing Number
				SERVICES	A-4
					Rev. No
					0



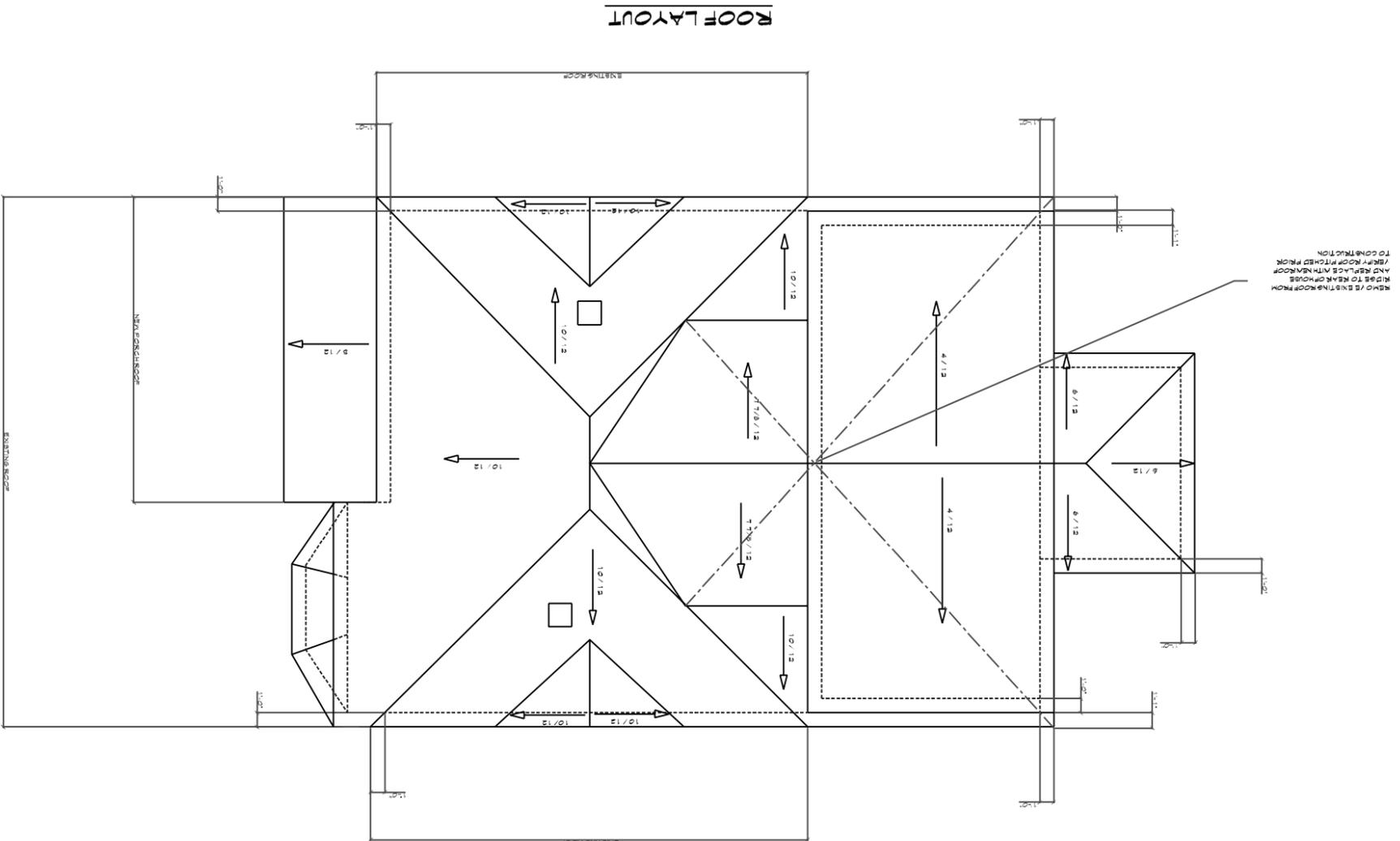
- NOTES:**
1. VERIFY ALL DIMS PRIOR TO CONSTRUCTION.
  2. MATCH ALL EXTERIOR MATERIALS AND FINISHES.
  3. VERIFY ALL OTHER ROOMS ARE CORRECT PRIOR TO CONSTRUCTION.



NOTE:  
 KNEEWALLS IN BONUS ROOM ARE TO BE PLACED @ 8'-0" INTERSECTION WITH EXISTING RAFTERS FOR MAXIMUM ROOM WIDTH. KNEEWALLS EXISTING CORNERS TO BE MAX HT EXISTING RAFTERS WILL ALLOW.

**2nd FLOOR PLAN**

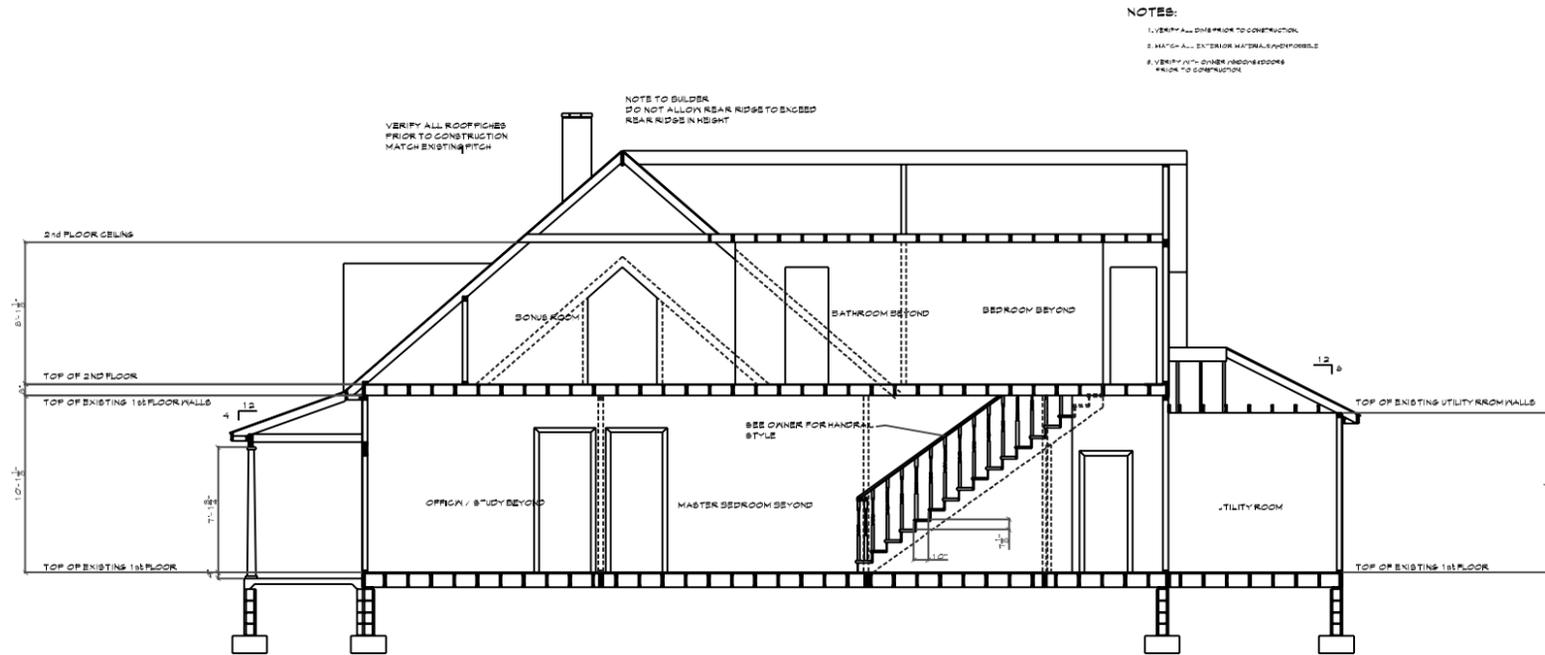
<b>GFP</b> DESIGN SERVICES		GARY L. FOLLIS 7301 Del Thomas Road Smyrna, Tennessee, 37167 615-593-7912	
Date	07/14/2012	Dr/By	GLF
Rev		Job #	85-2012
TWIN TEAM INVESTORS 2625 N. MT. JULIET RD., MT. JULIET, TN 1405 Dallas Ave		Drawing Number	A-5
Scale:	8'-0" = 1'-0"	Rev. No.	0
<b>2nd FLOOR PLAN</b>			



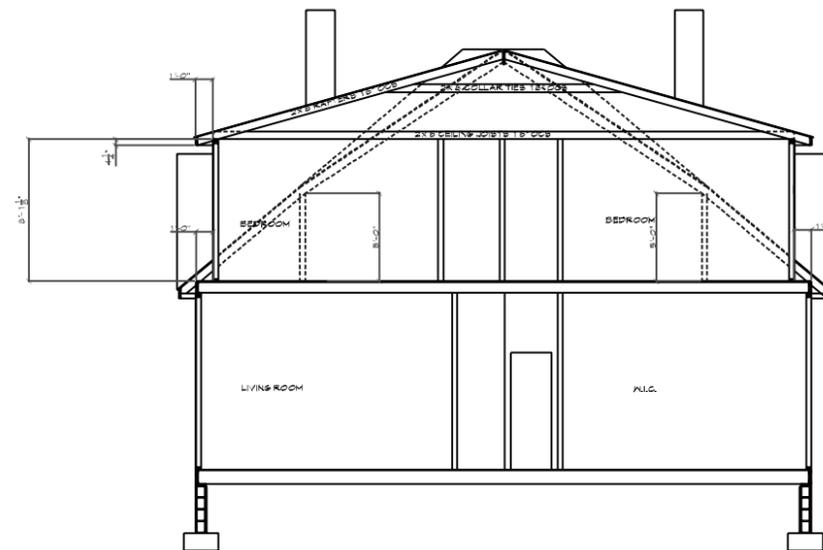
**ROOF LAYOUT**

**NOTES:**  
 1. REMOVE EXISTING ROOF TO CONSTRUCTION  
 2. NEW ROOF FROM RISES TO REAR PORCHES  
 3. REPLACE WITH NEW ROOF / NEW ROOF FROM TO CONSTRUCTION

<b>TWIN TEAM INVESTORS 2665 N. MT. JULIET RD. MT. JULIET, TN</b> <b>1405 Dallas Ave</b>		<b>DATE</b> 04/14/2012 <b>DRY</b> GJM			<b>GARY L. FOLLISS</b> 7301 Del Thomas Road Smyrna, Tennessee, 37167 615-593-7912
<b>Scale:</b> 3/8" = 1'-0"		<b>REV</b> 05-2012 <b>JOB #</b>			
<b>ROOF LAYOUT</b>			<b>Drawing Number</b>	<b>Rev. No.</b>	
			<b>A-6</b>	<b>0</b>	



TYPICAL SECTION THRU HOUSE



TYPICAL SECTION THRU HOUSE

<p>GARY L. FOLLIS 7301 Del Thomas Road Smryna, Tennessee, 37167 615-593-7912</p>		<p>Rev. No. <b>0</b></p>	
<p><b>GFP</b> DESIGN SERVICES</p>		<p>Drawing Number <b>A-7</b></p>	
Date	07/14/2012		
DrBy	GLF		
Rev			
Job#	85-2012		
<p>TWIN TEAM INVESTORS 2625 N. MT. JULIET RD. MT. JULIET, TN</p>			
<p>1405 Dallas Ave</p>			
<p>Scale: 3/8" = 1'-0"</p>		<p>TYPICAL SECTION THRU HOUSE</p>	

