

KARL F. DEAN  
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**  
**3902 Kimpalong Avenue**  
**August 21, 2013**

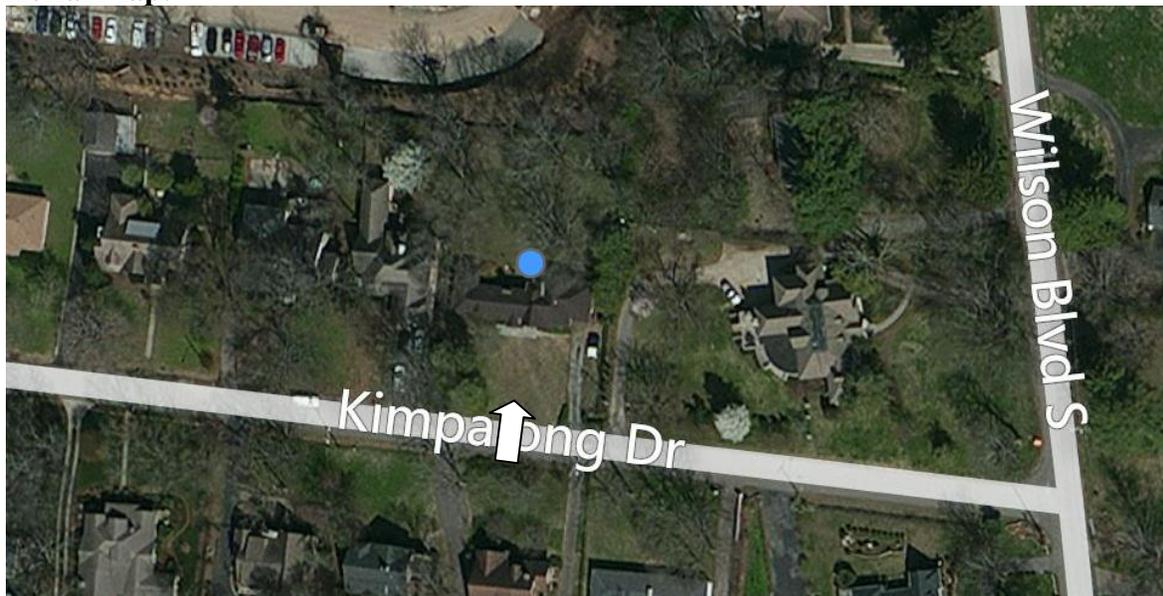
**Application:** New construction--addition  
**District:** Woodlawn West Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10316007000  
**Applicant:** Joshua Belville, Stone Oak Builders  
**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

<p><b>Description of Project:</b> The application is to construct a new rear addition, parts of which are taller than the historic house and make alterations to the historic building.</p>	<p><b>Attachments</b> <b>A:</b> Site Plan <b>B:</b> Elevations</p>
<p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The front garage doors be rehung in a manner that they are not operable or reconstructed in the same design, allowing for a permanent wall to be added on the interior.</li> <li>2. The existing window openings on the side façade remain as is;</li> <li>3. All new double and triple window openings have a four to six inch (4"-6") mullion in between them;</li> <li>4. Staff approve the asphalt shingle color and all windows and doors'</li> <li>5. The utilities be placed on the rear, or on a side façade beyond the midpoint of the house.</li> </ol>	
<p>With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the <i>Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1.**

#### **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.

*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.*

*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.*

*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.*

#### **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.*

## **II.B.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.

### *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 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*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

### *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).*

### *Side Additions*

- b. 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 original form and openings on the porch remain visible and undisturbed.

*The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2'*

*shorter than the historic building.*  
*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

- c. 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.

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

- 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.
- e. 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.*

- f. Additions should follow the guidelines for new construction.

### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 3902 Kimpalong Avenue is a one-story Tudor Revival style house that sits on a double lot. The house was constructed c. 1928 and is considered to be contributing to the Woodlawn-West Neighborhood Conservation Zoning Overlay.



Figure 1. 3902 Kimpalong

**Analysis and Findings:**

The application is to construct a new rear addition, parts of which are taller than the historic house, and to make alterations to the historic building.

Partial Demolition. The project involves altering door and window openings on the historic house. The house has an original attached garage with a front-facing vehicular door (Figures 2 & 3). The dimensions of the vehicular door opening are too small for many modern cars, and therefore the applicant is proposing to convert the garage into conditioned space for the house. They are proposing to remove the door and install a double window. Staff notes that the window opening is both shorter and narrower than the existing door opening, which will necessitate installing new brick. The house’s brick is laid in a pattern that may be hard and expensive to replicate. Staff recommends a condition that the doors be rehung in a manner that they are not operable or reconstructed in the same design, allowing for a permanent wall to be added on the interior so that the element will retain the appearance of the historic garage and the brick can remain undisturbed.

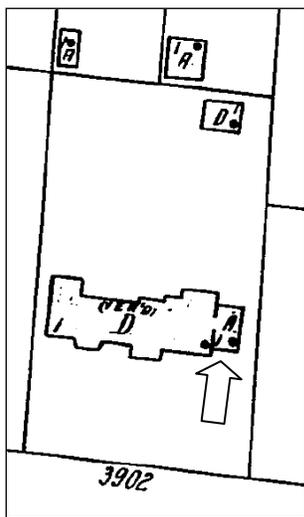


Figure 2. The Sanborn map from 1932 shows the garage portion of the house.



Figures 3 & 4. The garage door opening and the brick pattern around it.

The applicant is also proposing to alter the window pattern on the two side facades of the existing house (Figures 5 & 6). Staff finds that these window openings are part of the historic character of the house and ask that they be retained.



Figures 5 & 6. The applicant is proposing to alter the window openings on the two side facades.

The construction of the new addition necessitates the removal of a portion of the back wall of the house and a chimney at the rear (Figure 7). Because the addition steps in from the side walls of the house appropriately and the back corners of the house will be retained, staff finds that the demolition of the back wall of the house meets the design guidelines. Staff finds that the chimney, which is only minimally visible from the street, is not a character defining feature of the house, and that its demolition meets the design guidelines.



Figure 7. The project requires removing most of the back wall of the house and a rear chimney.

Staff does not find that the removal of the window openings on the two side facades meets and the replacement of the garage door with the proposed windows on the front facade meet Section III.B.2.b. of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*. Staff asks that conditions of approval be that the windows openings on the side façade be retained and that the doors be rehung in a manner that they are not operable or reconstructed in the same design, allowing for a permanent wall to be added on the interior.

Staff finds that the the removal of a portion of the back wall of the house does meet Section III.B.2.b. of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Location and Setbacks. The addition is located entirely behind the historic house and meets all base zoning requirements for setbacks. Staff finds that the location and setbacks meet Section II.B.1.c. and II.B.2 of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height and Scale. The historic house is wide and shallow. It is eighty-seven feet, three inches (87'3") wide and approximately thirty feet (30') deep. The addition steps in appropriately from the side walls of the house. On the right side, the addition is one-story in height and steps in one-foot (1'). On the left side, the addition steps in four feet (4'). The addition has a maximum depth of thirty-two feet (32'), although the stepped design of the floor plan help to keep the scale and footprint of the addition to an appropriate size.

The existing house has a varied roof pattern with multiple heights at the front. The tallest portion of the house has a ridge height of approximately twenty feet, six inches (20'6") above grade. The portion of the house to the left of the entry and the garage portion of the house have a ridge height of approximately seventeen feet (17') from grade. A portion of the house to the right of the garage has a ridge height of approximately nineteen feet, ten inches (19'10"). The rear addition largely matches or is lower than the heights of the house in front of it, with one exception. A portion of the addition which is located behind the seventeen foot (17') tall section of the house will be approximately twenty-feet, six inches tall (20'6") tall. It will match the height of the tallest portion of the house, but will be taller than the portion of the house in front of it by approximately three feet, six inches (3'6"). This taller portion of the house is located approximately thirty-eight feet (38') behind the front wall of the house. Although the guidelines suggest that taller portions of addition should not start until forty feet (40') behind the front wall of the house, staff finds the location of this taller portion to be appropriate because it is only approximately twelve feet (12') wide, which is significantly narrower than the historic house. The addition has a hipped roof, which will help reduce its perceived height. Staff finds that the taller portion of the addition meets the design guidelines.

Staff finds that the height and scale of the proposed addition meet Section II.B.1.a, II.B.1.b., and II.B.2 of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials. The historic house is constructed of brick laid in a decorative pattern. The addition will be clad in cement fiberboard lap siding. The foundation will be split face concrete block, and the roof will be shingles. Staff asks to approve the shingle color. The trim will be wood or cement fiberboard. The materials for the windows and doors were not specified, and staff asks to review them prior to purchase and installation. With the staff's final approval of the shingle color and the windows and doors, staff finds that the materials meet Section II.B.1.d. and II.B.2 of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof Form. The historic house has multiple hipped roof forms with a slope of approximately 8/12, and a central front-facing gable with a slope of approximately 11/12. The addition will have gabled and hipped roof forms that largely match the slope of the house's hipped roof. The exception is the taller portion of the addition, which will have a roof slope of 3/12. Staff finds these roof forms to be compatible with the historic house and the historic neighborhood. Staff finds that the roof forms meet Section II.B.1.e. and

II.B.2 of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings. Changes to the historic house's window and door openings are discussed under "Partial Demolition" above. The windows proposed for the addition are generally twice as tall as they are wide, thereby meeting the historic proportions of window openings. Staff asks that all double and triple window openings have four to six inch (4"-6") mullions. On the left elevation, there are no large expansions of wall space without a door or window opening. The right elevation only contains the garage door openings on the ground floor and no openings above. Staff finds this acceptable in this instance because this façade is setback over twelve feet (12') from the side wall of the house, and will not be visible from the street. Staff finds that the proportion and rhythm of openings meet Section II.B.1.g. and II.B.2 of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuildings. The applicant is proposing a two-bay attached garage. Staff finds the attached garage to be appropriate in this instance because the house was originally constructed with an attached garage. In addition, the new garage is located at the back of the house, where a garage would typically be located, and the garage is largely located at the basement level. Staff finds that the attached garage meets Section II.B.1.h. and II.B.2 of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Utilities and Appurtenances. The applicant proposes to relocate the driveway further to the right edge of the property. Currently, the gravel driveway leads to the existing garage (Figure 8). Staff finds the relocation of the driveway to meet the design guidelines.



Figure 8. The existing driveway will be relocated to the right edge of the property.

The location of the utilities was not specified, and staff asks that they be installed on the rear of the façade, or on a side façade, beyond the midpoint of the house.

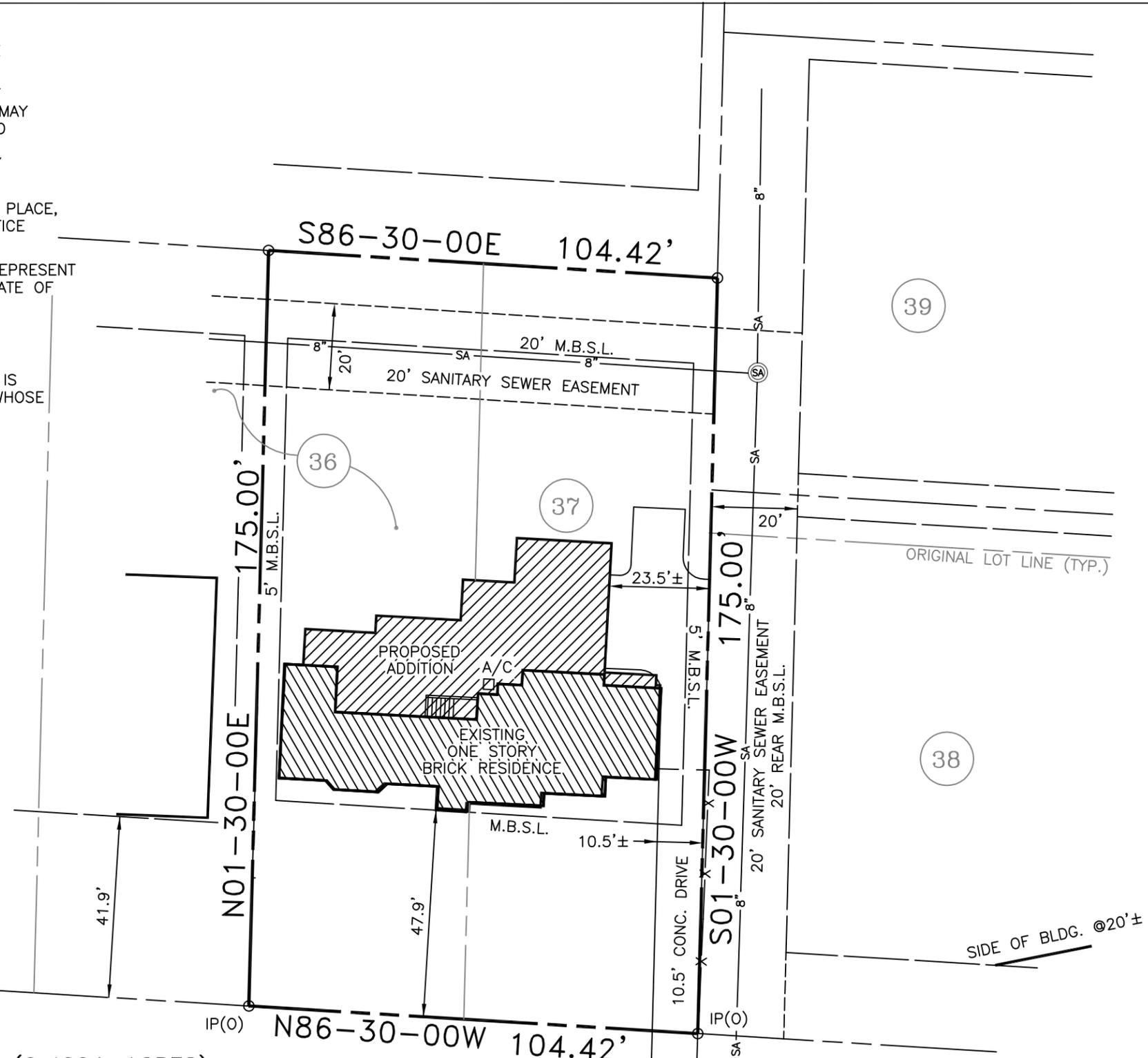
**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The front garage doors be rehung in a manner that they are not operable or reconstructed in the same design, allowing for a permanent wall to be added on the interior.
2. The existing window openings on the side façade remain as is;
3. All new double and triple window openings have a four to six inch (4"-6") mullion in between them;
4. Staff approve the asphalt shingle color and all windows and doors'
5. The utilities be placed on the rear, or on a side façade beyond the midpoint of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and II.B.2. of the *Woodlawn West Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**NOTES:**

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS (37) REFER TO THE MAP OF KIMPALONG PLACE, OF RECORD IN PLAT BOOK 547, PAGE 18, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "R10". BUILDING SETBACKS TO BE DETERMINED BY METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2013.



TOTAL AREA: 17432 SQ. FT. OR (0.400± ACRES)

SITE PLAN  
AT  
**3902 KIMPALONG AVE.**

**MAP 103-16, PARCEL 70**

Instr. No. 20130108-0002566  
24th COUNCILMANIC DISTRICT

NASHVILLE-DAVIDSON COUNTY-TENNESSEE

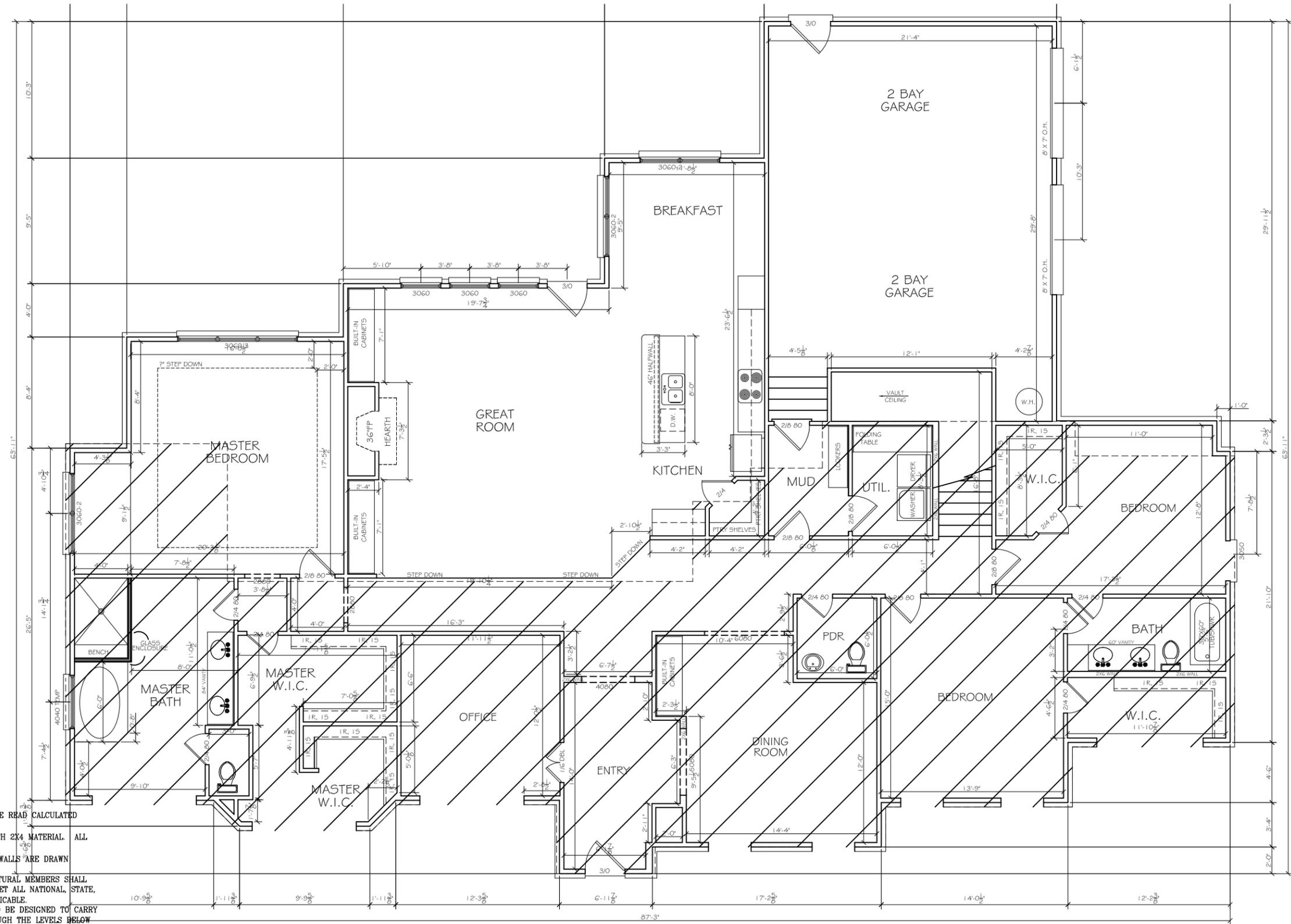
SCALE: 1"=30' DATE: 08-09-13

**Stanley K. Draper, R.L.S.**

4304 Central Valley Drive  
Hermitage, TN 37076  
(615) 891-3659 ofc./fax  
(615) 290-2066 cell



stanleykdraper@comcast.net



NOTES:

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

FIRST FLOOR PLAN

1/8" = 1'-0"

3902 Kimpalongo  
Nashville, TN

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

DRAWN BY:  
J.W.

PLAN NUMBER:  
Kimpalongo

DATE: 7/30/13

**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

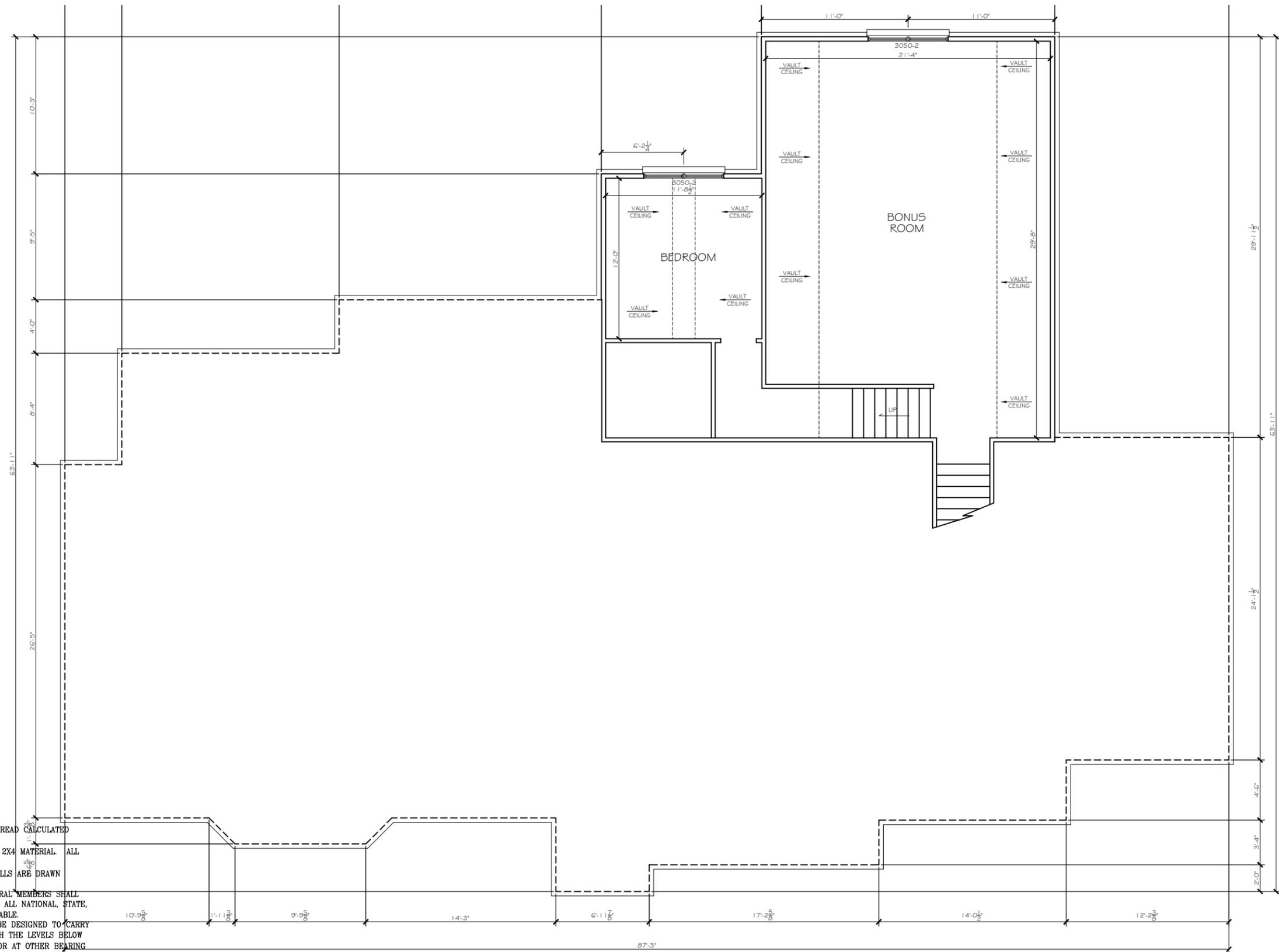
*Proudly working with:*



Stone Oak Builders

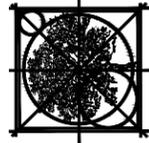
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7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.



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

Stone Oak Builders



**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*

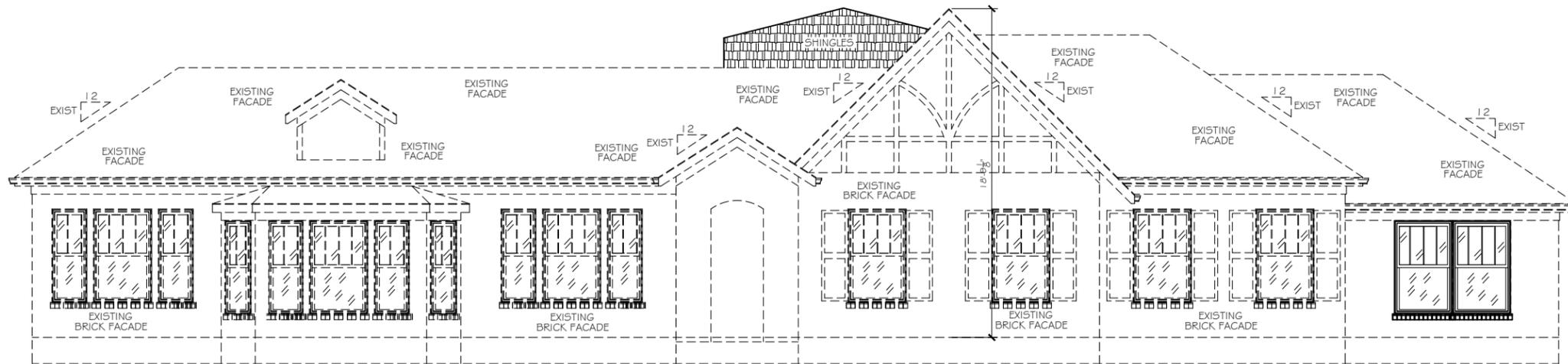
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DRAWN BY:  
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PLAN NUMBER:  
Kimpalong

DATE: 7/30/13



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



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

Stone Oak Builders



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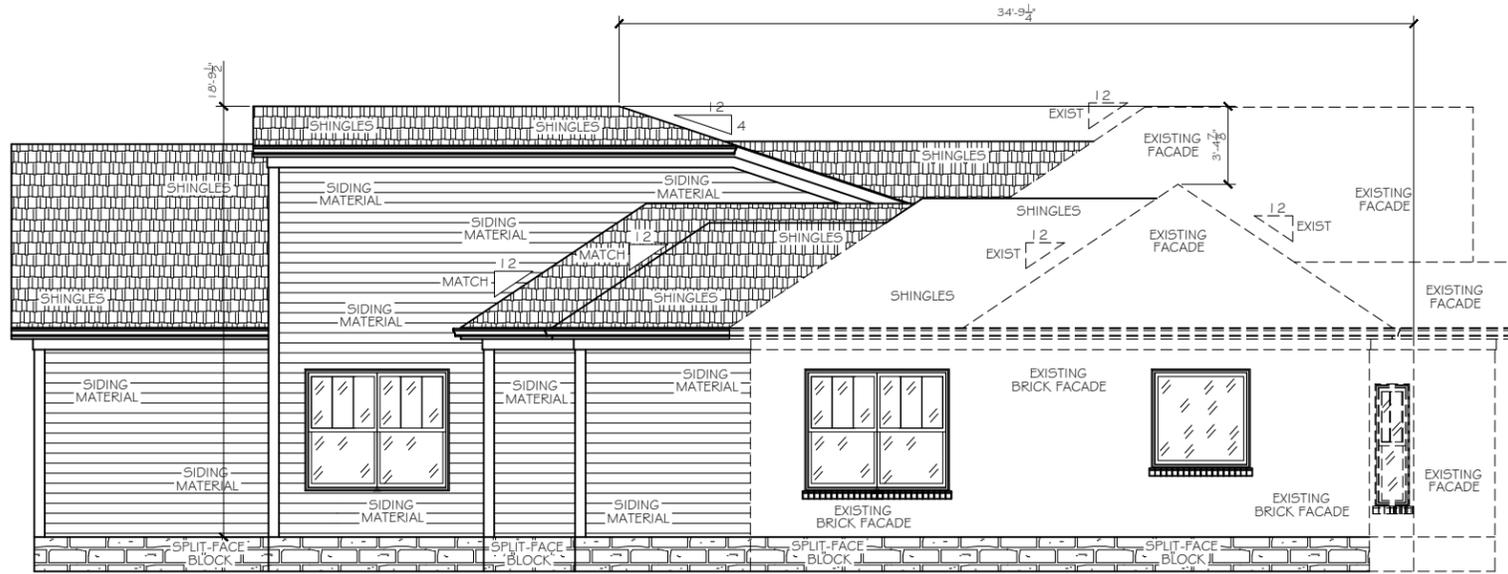
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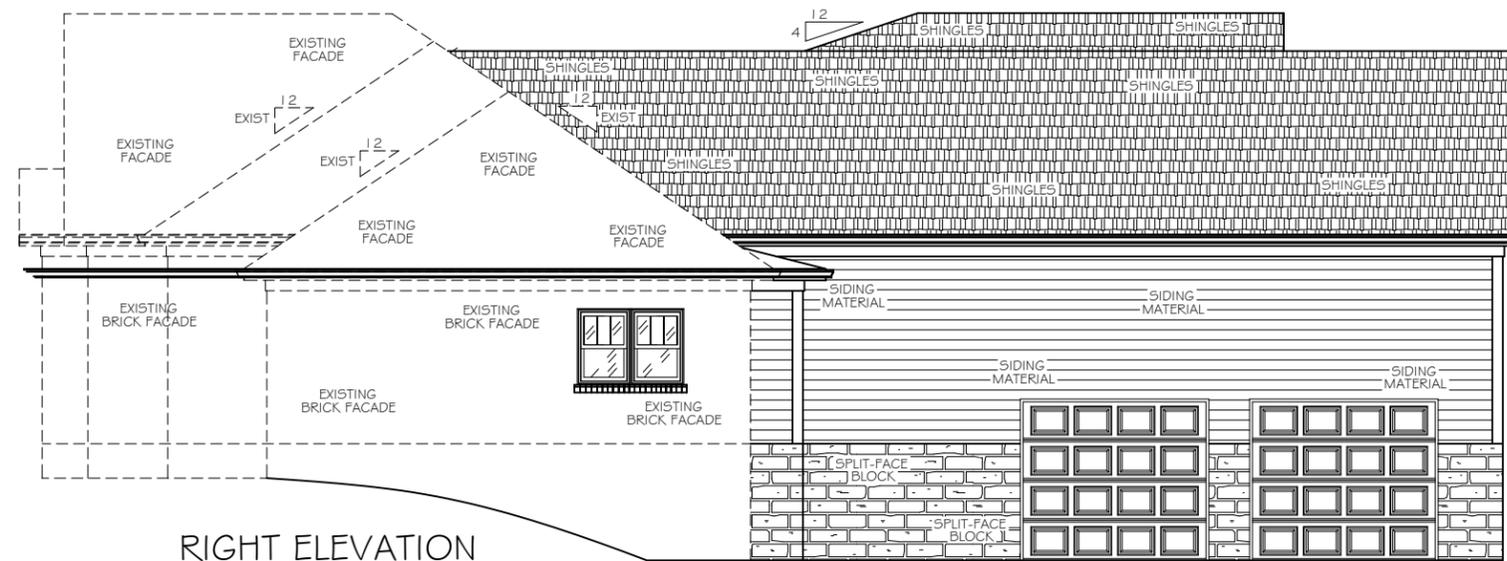
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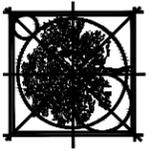


LEFT ELEVATION  
1/8" = 1'-0"



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

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