



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

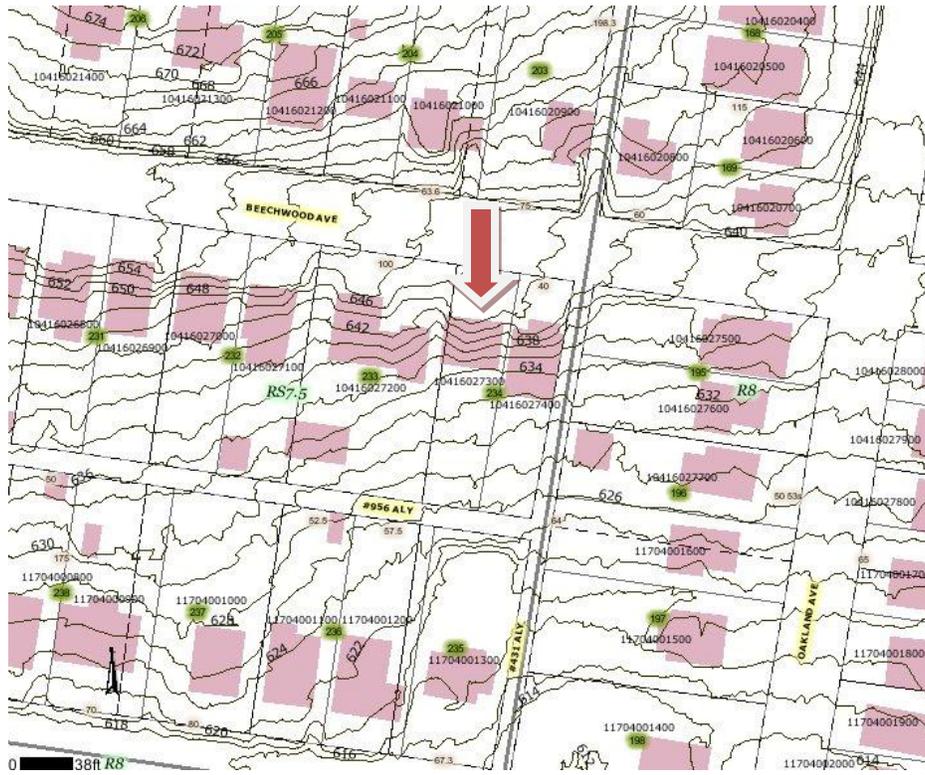
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

## STAFF RECOMMENDATION 1703 Beechwood Avenue May 21, 2014

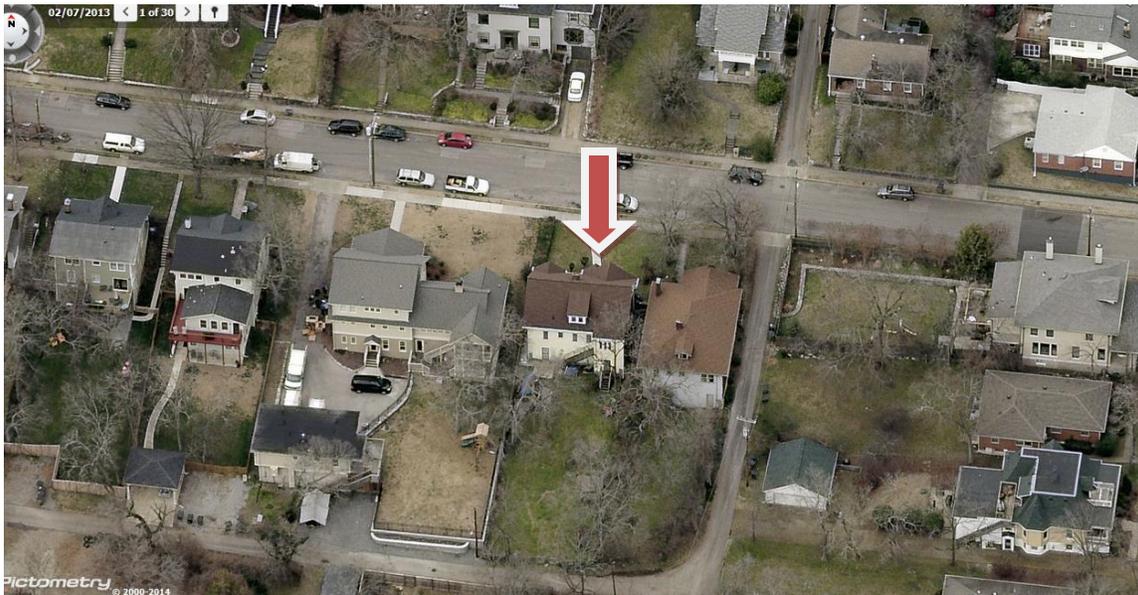
**Application:** New construction-addition; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11704013500  
**Applicant:** Stewart Bronson, Stone Oak Builders, LLC  
**Project Lead:** paul.hoffman@nashville.gov

<p><b>Description of Project:</b> The applicant proposes a rear addition to this contributing home. A setback determination is requested for the addition, from five feet (5') to three feet six inches (3'6") on the east side. The existing home sits approximately two feet (2') from that property line. The project includes a basement-level rear attached garage.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ul style="list-style-type: none"> <li>• That Staff have final approval of the windows, doors and garage door, roofing color and a brick sample;</li> <li>• The front two windows on the right side of the existing house shall remain; and,</li> <li>• HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.</li> </ul> <p>Meeting these conditions, Staff finds that the project meets section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation District Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

#### **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.

*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.*

## **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.*

#### ***k: Multi-unit Detached Developments/ Cottage Developments***

*Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for “new construction” can be met.*

*The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.*

*Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street.*

*Interior dwellings should be “tucked-in” behind the buildings facing the street.*

*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.*

*Attached garages are only appropriate for rear units along the alley.*

## **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

*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.*

#### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *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).*

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.

#### *Side Additions*

*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. 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.

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.

**Background:** 1703 Beechwood Avenue is a bungalow built circa 1920 and is a contributing building to the Belmont-Hillsboro Neighborhood Conservation Overlay.



**Figure 1. 1703 Beechwood Avenue**

### **Analysis and Findings:**

Demolition: The project requires demolition of a rear shed dormer, and altering some of the existing window dimensions on the sides. This partial demolition is not detrimental to the historical integrity of the building or the district and meets section III.B.2 for appropriate demolition and does not section III.B.1 for inappropriate demolition.

Height & Scale: The addition will inset two feet (2') from the existing house on each side. It will extend thirty-five feet (35') back from the rear wall of the house.

A ridge raise is proposed; the raised portion sits in two feet (2') from each side wall and adds two feet (2') in the same plane as the existing roof slope. Staff finds the ridge raise meets design guidelines as it does not require the removal of a chimney, ridge tiles or other character-defining features. The foundation height will match that of the house. Eave height will also match the eave height of the house. Staff finds the project meets section II.B.1.a. and b and II.B.2.

Location & Removability: The proposed addition is at the rear of the house, where it will have minimal visual impact on the historic house, as seen from the street. The rear



**Figure 2. Rear of home showing dormer to be removed.**

corners of the house will remain; if the addition were to be removed in the future, the original form of the house would remain. The two foot (2') inset of the ridge raise ensures that the original roof form can still be discerned. The location is appropriate and the project meets section II.B.1.a and e and II.B.2.

Design: The design of the addition is distinguished from the design of the historic building with a change of material from brick to siding on the first level and with the two-foot (2') inset. The design is compatible with the size, scale, and character of the context. The project meets section II.B.2.a and f.

Setback & Rhythm of Spacing: The front setback will not change. The sides of the addition will be five feet (5') and three feet six inches (3'6") from the side property lines, and approximately sixty feet (60') from the rear property line. The project requires a setback determination for the east side property line. The Commission's policy for granting setback determinations includes the condition where a historic building does not meet the current setback requirements. Because the existing house already sits just two feet (2') from that side property line, and the addition is not wider than the house, Staff finds the setback determination to be appropriate. The project meets section II.B.1.c.

Materials: The addition will be clad in smooth-face cement fiberboard with a five inch (5") reveal. Trim elements will be wood. The foundation will be split-face concrete block, and the roof will be architectural fiberglass shingles. Roofing color was not specified. The windows, doors and garage door also were not specified, and staff asks to approve the final window and door selections prior to purchase and installation, as well as the roofing color. Because the project includes replacing side windows on the existing house, Staff requests to review a brick sample. With the staff's final approval of the windows, doors and garage door, roofing color, and a brick sample, staff finds that the known materials meet section II.B.1.d and II.B.2.

Roof form: The addition's roof form is a gable with 8/12 pitch. This is a common roof form in the district and the project meets section II.B.1.e and II.B.2. The addition includes a wall dormer, which is not typical on historic buildings in this district; however, Staff found it to be appropriate since it is minimal in scale and visibility.

Proportion and Rhythm of Openings: Plans indicate changes to the window openings on the existing house. The existing windows are likely original to the home, but when homes are close together, the Commission has allowed windows toward the rear to be altered. Staff recommends maintaining the existing front two windows on the right elevation. The horizontal window openings on the left elevation are unusual, but not character-defining. Staff finds their replacement by more historically-proportioned window openings to be appropriate.



**Figure 3. Left side windows are atypical of historic proportions.**

Most of the windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. Horizontal windows on the right elevation and rear are acceptable in these minimally-visible locations. The longest expanse of wall space without a window or door opening is approximately twenty-eight feet (28'), but this is on the basement level and at the rear of the addition, and will not be visible. With the condition that the front two window openings on the right elevation of the existing house remain, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g and II.B.2.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The existing front walkway will be kept. There are no changes to other appurtenances indicated. The project meets section II.B.1.h and II.B.2.

Outbuildings: The project includes an attached garage in the addition. Attached garages have been permitted in the past when they are at the basement level, at the rear of the building, and in the typical location of an outbuilding historically. This proposal meets these requirements and the project meets section II.B.1.i of the design guidelines.

**Recommendation:**

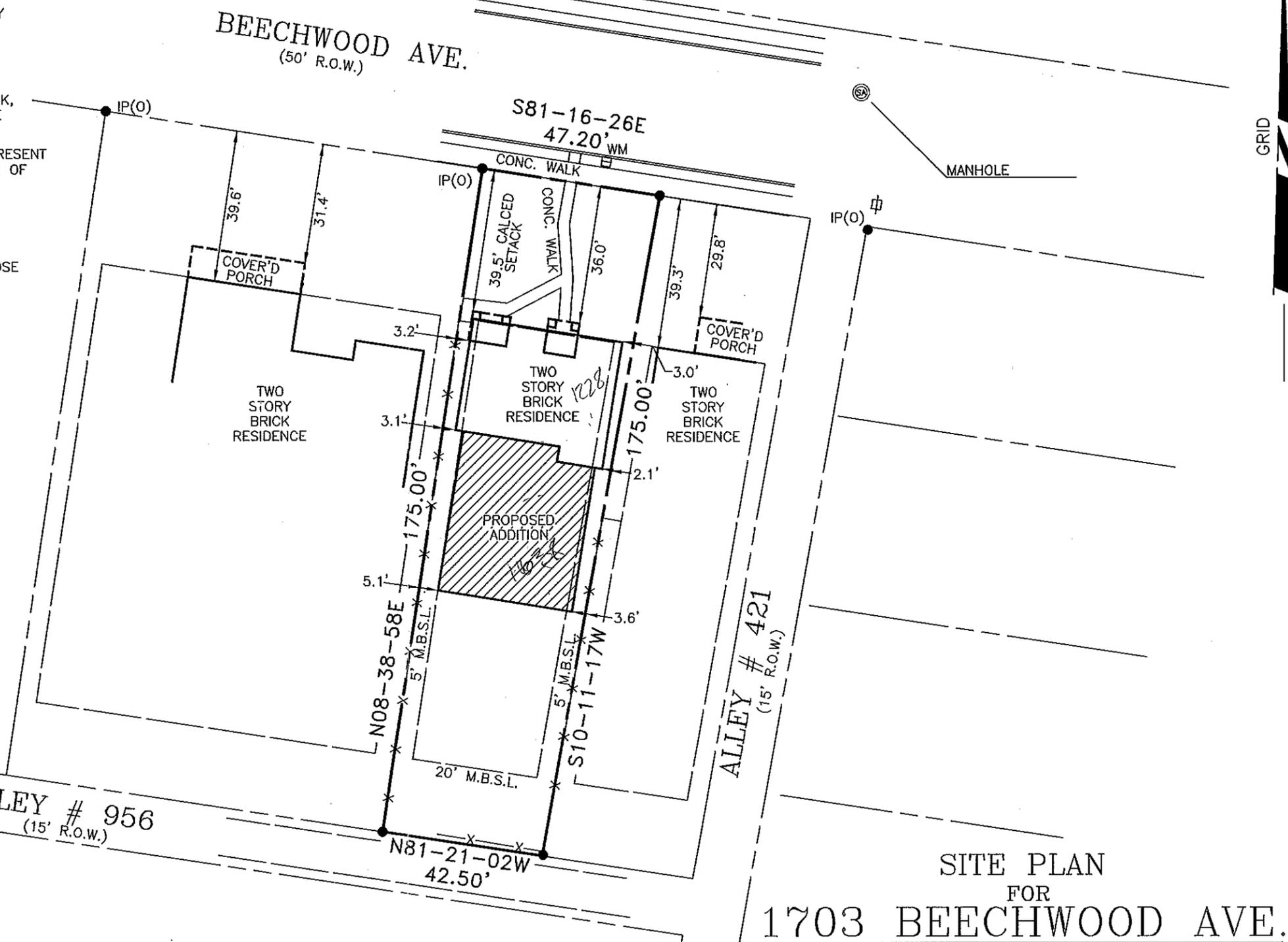
Staff recommends approval with the conditions:

- That Staff have final approval of the windows, doors and garage door, roofing color and a brick sample;
- The front two windows on the right side of the existing house shall remain;
- HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Meeting these conditions, Staff finds that the project meets section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: 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 (79) REFER TO THE MAP OF OAKWOOD PARK, OF RECORD IN PLAT BOOK 421, PAGE 12, 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 "RS7.5". BUILDING SETBACKS SHOWN PER 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 2014.



GRID

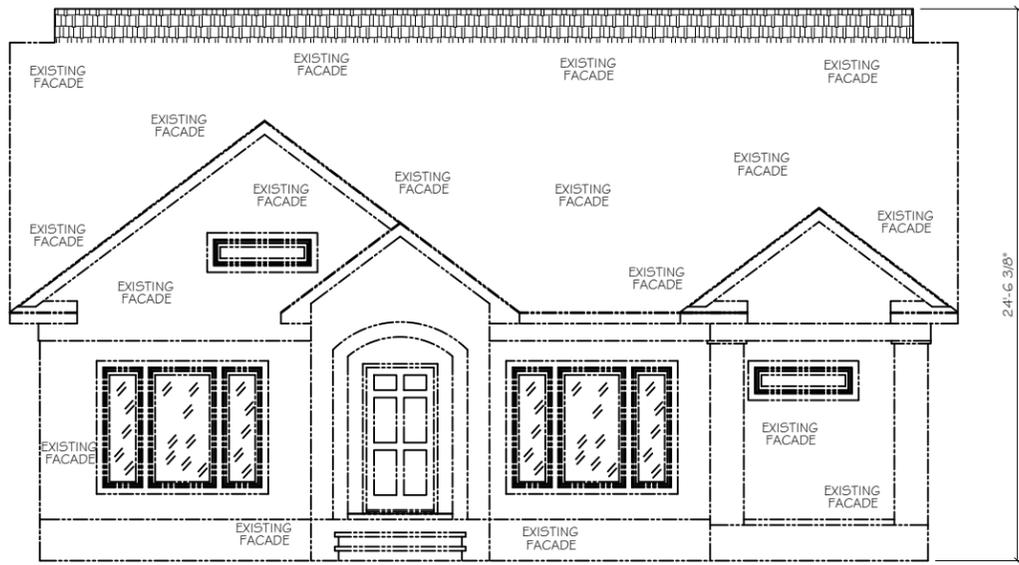
**SITE PLAN  
FOR  
1703 BEECHWOOD AVE.**

**MAP 104-16, PARCEL 273**

**D.B. 9925, PG. 82  
18th COUNCILMANIC DISTRICT  
NASHVILLE-DAVIDSON COUNTY-TENNESSEE  
SCALE: 1"=30' DATE: 04-25-14**

**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

**TOTAL AREA: 7847 SQ. FT. OR (0.180± ACRES)**

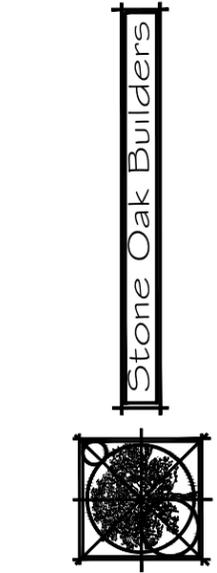


FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION



**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*

**Beechwood**

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:  
Beechwood

DATE: 4/21/14



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



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

Stone Oak Builders



**ProMark**  
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*

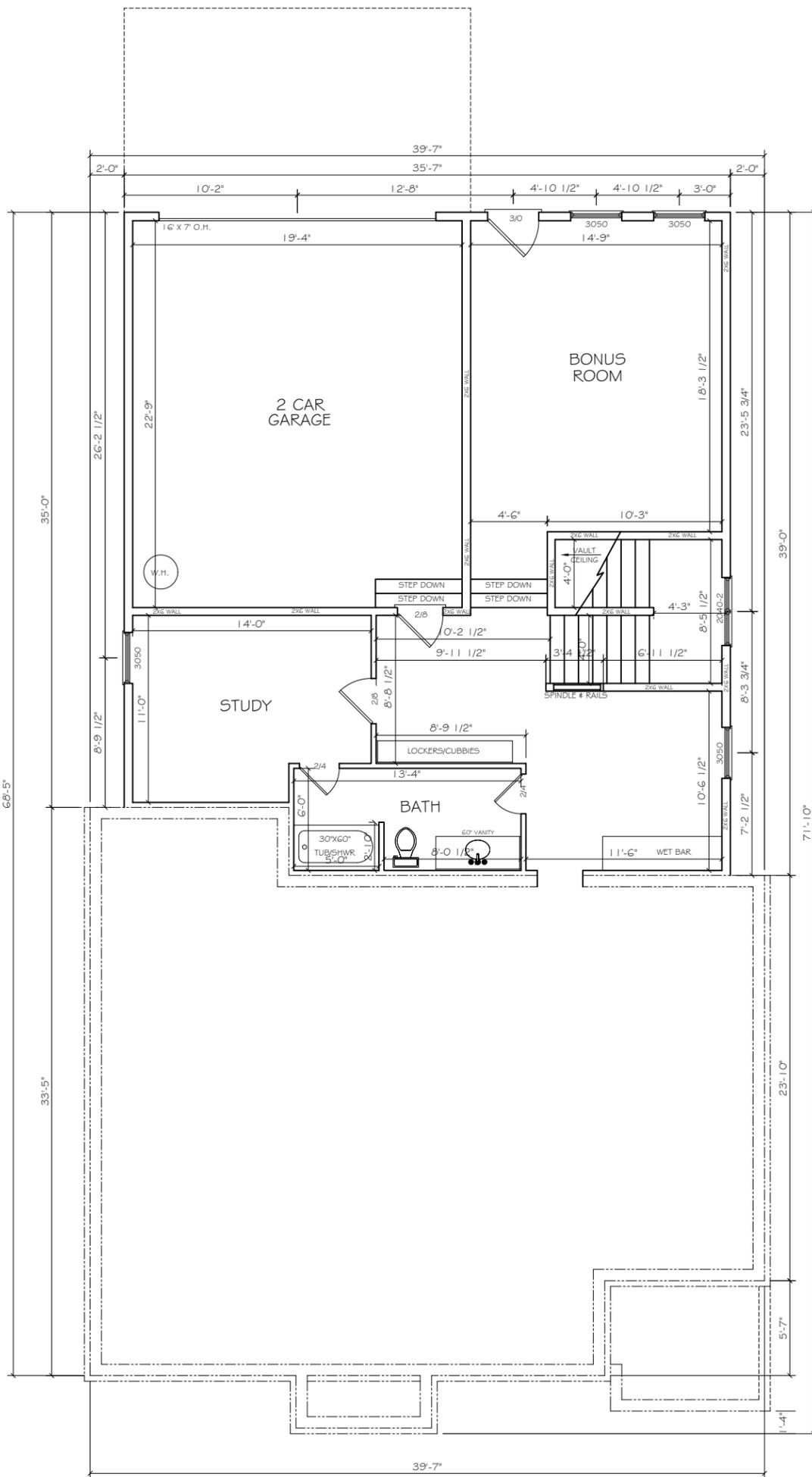
Beechwood

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DRAWN BY:  
J.W.

PLAN NUMBER:  
Beechwood

DATE: 4/21/14



**BASEMENT FLOOR PLAN**

1/8" = 1'-0"

**NOTES:**

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

**Beechwood**

DRAWN BY:  
J.W.

PLAN NUMBER:  
Beechwood

DATE: 4/21/14

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.

**ProMark**  
Home Designs LLC.

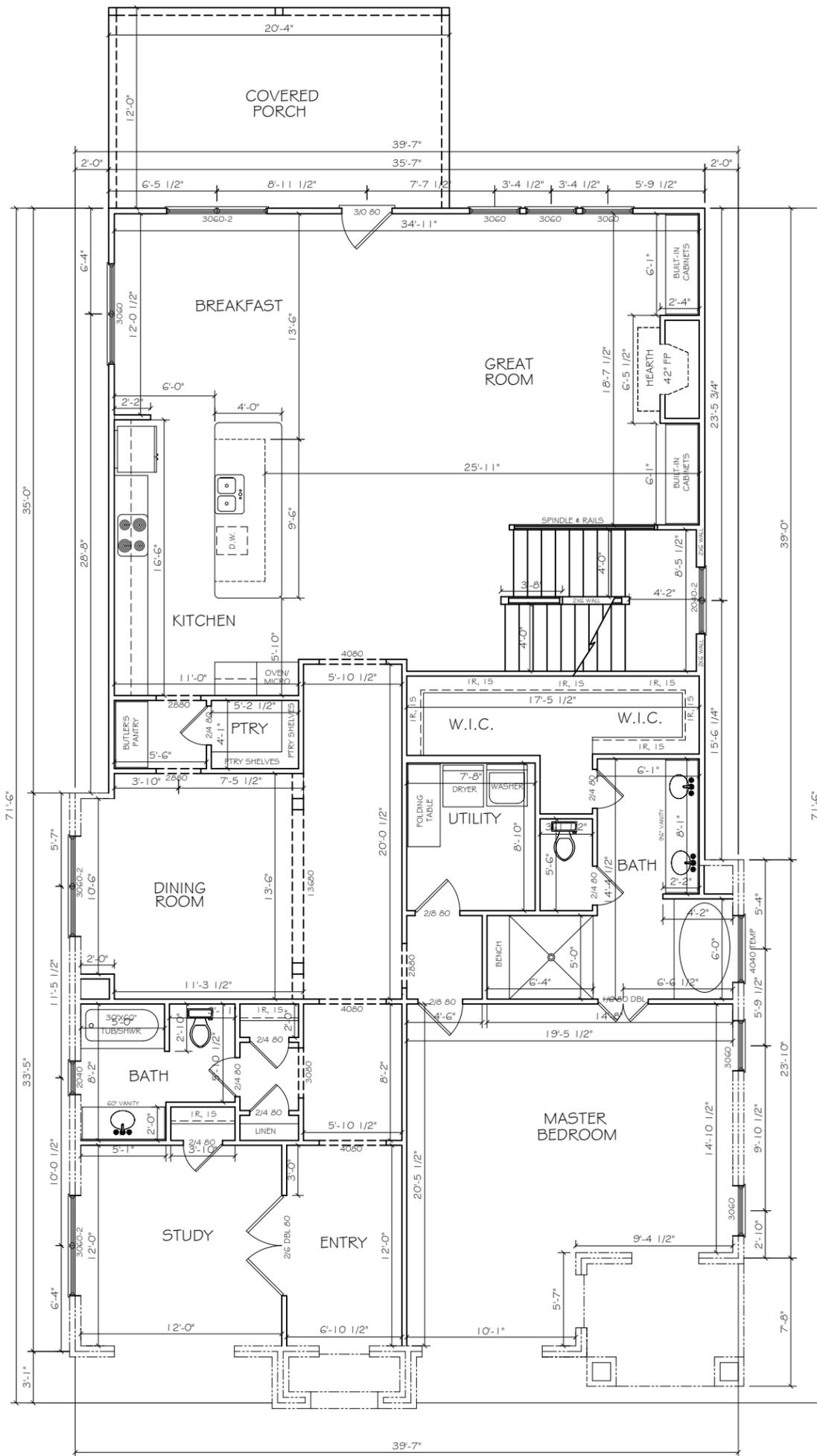
P.O. Box 159144 Nashville, TN 37215

*Proudly working with:*



**Stone Oak Builders**

AREA CALCULATIONS	
BASEMENT - HEATED	888
FIRST FLOOR - HEATED	2,508
SECOND FLOOR - HEATED	1,499
TOTAL - HEATED	4,895
ADDITIONS:	
GARAGE	461
REAR COVERED PORCH	244
UNFINISHED SPACE ON SECOND FLOOR	350



FIRST FLOOR PLAN

1/8" = 1'-0"

NOTES:

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

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Beechwood

DATE: 4/21/14

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.

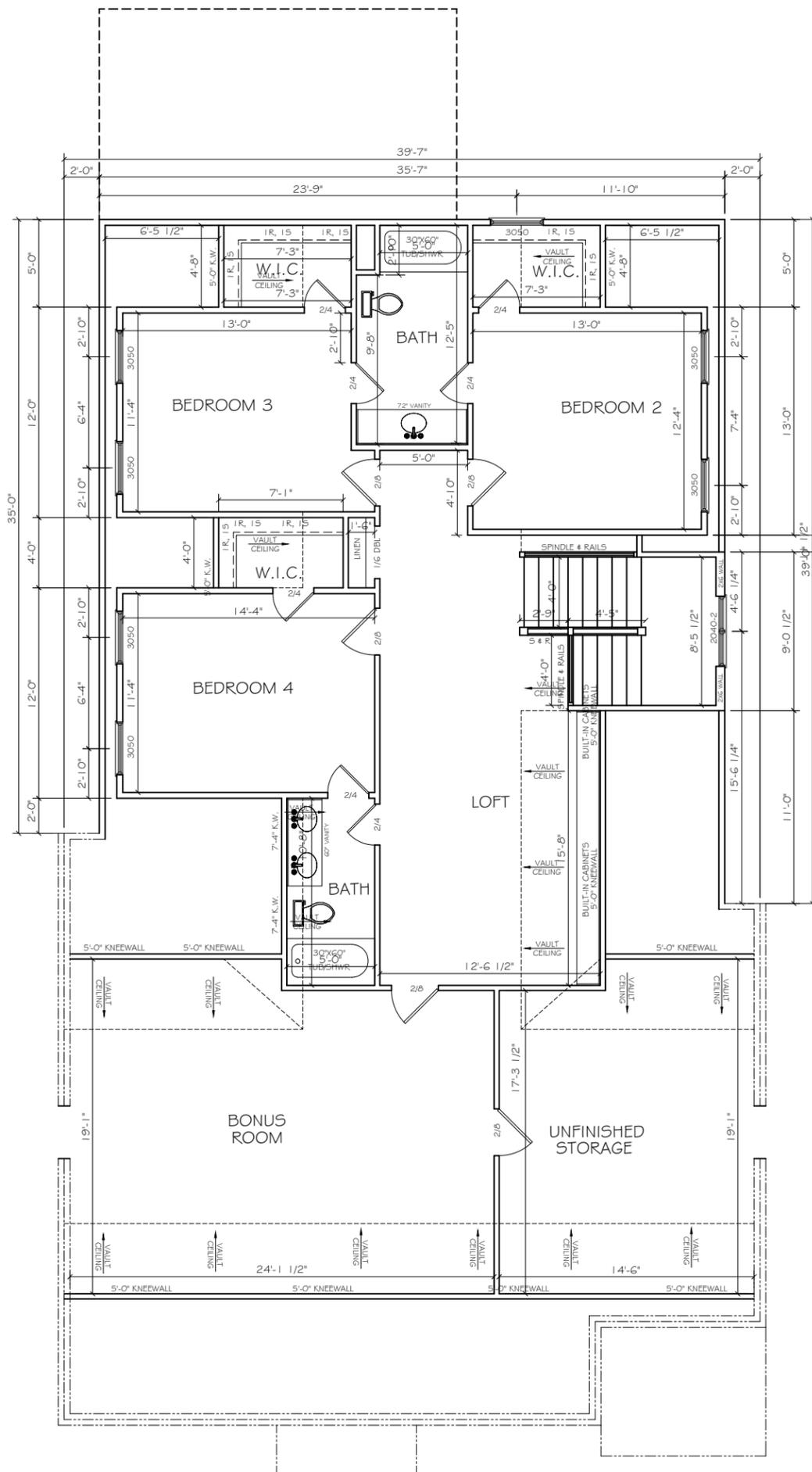
**ProMark**  
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P.O. Box 159144 Nashville, TN 37215

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Stone Oak Builders



**SECOND FLOOR PLAN**

1/8" = 1'-0"

**NOTES:**

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

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DATE: 4/21/14

PLAN NUMBER:  
Beechwood

DRAWN BY:  
J.W.