



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
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STAFF RECOMMENDATION
1813 Blair Boulevard
May 21, 2014

Application: Demolition—Primary structure and outbuilding; New Construction—
Duplex infill and outbuildings

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10416006700

Applicant: Keith Dowd

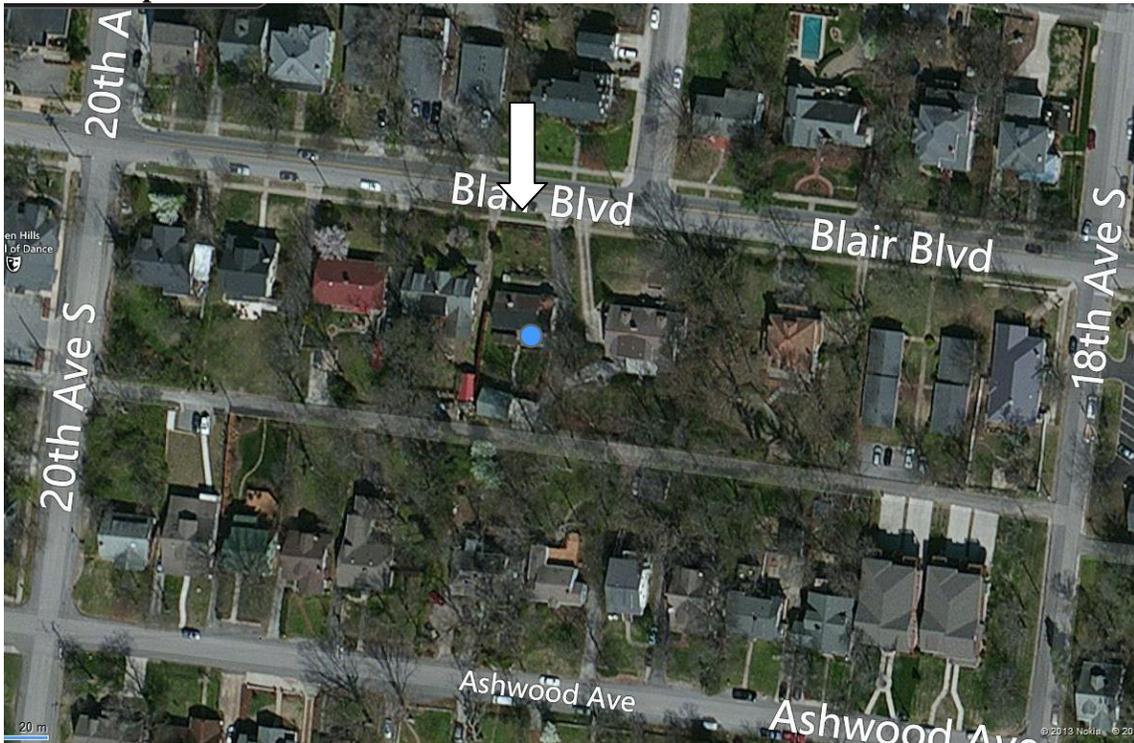
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to demolish a non-contributing primary structure and an outbuilding, and to construct a new duplex infill and two one-story outbuildings.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
<p>Recommendation Summary: Staff recommends approval of the demolition of the primary structure and accessory structure, finding that the demolition meets Section III.B.2. of the design guidelines.</p>	
<p>Staff recommends disapproval of the new infill and outbuildings, finding that they do not meet Sections II.B.1.e., II.B.1.f, II.B.1.g, and II.B.1.i of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	

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.

III. DEMOLITION

A. PRINCIPLE The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate and should be avoided.

B. GUIDELINES

Demolition is not appropriate

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

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: 1813 Blair is a c. 1950 brick house (Figure 1). The structure’s materials, form, detailing, and construction date are not consistent with the historic character of this part of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The structure is therefore considered to be non-contributing to the overlay. The lot is steeply sloped from the front to the back of the lot. There is about a twenty foot (20’) difference in grade from front of the lot to the back.



Figure 1. 1813 Blair Boulevard is a non-contributing house. The lot slopes steeply from front to back.

Analysis and Findings:

Application is to demolish a non-contributing primary structure and an outbuilding, and to construct a new duplex infill and two one-story outbuildings.

Demolition: The project involves demolishing both the primary structure and the outbuilding on the site (Figure 2). The primary structure was constructed c. 1950, and its materials, form, detailing, and construction date are not consistent with the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The house does not contribute to the historic character of the district, and therefore its demolition meets design guidelines.



Figure 2. The rear accessory structure was constructed in 2009

The outbuilding was constructed in 2009, and was approved administratively by Metro Historic Zoning Commission staff. It does not contribute to the historic character of the site or the surrounding conservation overlay, and its demolition meets the design guidelines.

Staff finds that the demolition of the primary structure and the outbuilding meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Submitted Drawings: Staff finds that the submitted drawings are not sufficient for adequate review and approval of an application for new infill and outbuildings. The drawings do not have the major measurements, including the foundation height, eave height, ridge height, width, and depth, called out on them, and key information on the drawings are obscured by plants and other landscape features that are not reviewed by the Commission. Specifically, a new front façade drawing with the landscaping omitted, a new rear elevation drawing with the outbuildings and grade omitted, and drawings of all four facades of the outbuildings (without the grade) are required before the Commission should consider approving the application. In addition, there are some discrepancies between the drawings for certain key measurements. Lastly, the submitted drawings seem to be a poor copy of the original drawings, which make deciphering some of the measurements, building details, and notes difficult. Staff recommends disapproval of the project because the quality of the drawings is insufficient and therefore the application should be considered to be incomplete.

Height & Scale: Because of the steep slope of the site, the height of the structure varies depending upon the grade. At the front, the structure seems to have a porch eave height of approximately twelve feet (12'), an eave height of about twenty feet, six inches (20'6"), and a ridge height of approximately thirty feet (30'). Staff finds that the ridge height matches the historic context, where heights range from twenty to forty-two feet (20' – 42'). The foundation height could not be determined by the drawings. Although the site plan indicates that the structure is forty feet wide (40'), the floor plans and elevations show that it is forty-one feet (41') wide. Assuming the structure is forty feet (40') wide, staff finds the width to be appropriate since the lot is sixty feet (60') wide, and the historic houses in the immediate vicinity range from thirty-five to sixty feet (35'-60') wide. The front elevation shows a bay, which would further widen the structure. The bay does not appear on the side façade drawing. Staff finds that the added width of the bay is not appropriate. The structure will be approximately seventy feet (70') deep. With the staff's review of the foundation height and the removal of the side bay(s), staff finds that the structure's height and scale meet section II.B.1.a. and b. of the design guidelines.

Setback & Rhythm of Spacing: The new duplex infill will meet all base zoning setbacks. According to the site plan label, the infill will be fifty feet, six inches (50'6") from the front property line, which is the average of the front setbacks for the two flanking historic structures. Staff notes when measuring the site plan, the drawing shows that structure is located just forty feet (40') from the front property line. An accurate site plan is required before approval of the project should be granted. The infill will be

located five feet (5') from the west property line and fifteen (15') from the east property line. This could allow for the retention of the existing driveway on the site, but the driveway is not indicated on the site plan. If the infill is indeed situated fifty feet, six inches (50'6") from the front property line, staff finds that the structure's setback and rhythm of spacing meet section II.B.1.c. of the design guidelines.

Materials: The primary cladding material is brick, and the chimney and terraced retaining walls will also be brick. Staff asks to review a brick sample. The brick retaining walls will have limestone caps. The material for the foundation was not indicated, and staff notes that it should be a material other than brick, like stone or split face concrete block. The roof will be architectural asphalt shingles, and staff asks to approve the shingle color. The materials for the windows and doors were not indicated, and staff asks to review all window and door specifications. Likewise, the material for the porch steps and floor, and the second story balconies were not noted. With the staff's final approval all materials, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form is a hipped roof with a 5/12 slope. The design guidelines state that roofs should typically have a slope of 6/12. Staff, however, finds the 5/12 slope to be appropriate in this instance because prairie-style, lower sloped roofs with large eave overhangs like this one are found in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, most noticeably at 2616 Belmont Boulevard. The infill includes a large front dormer, which staff finds to be out of scale with typical front dormers. The dormer is seventeen feet (17') wide, meets the ridge of the house, and is not set back from the wall below it. Staff finds that the dormer would have to be significantly reduced in width, would have to be moved off the ridge by two feet (2'), and would have to be set back two feet (2') from the wall below in order for it to meet the design guidelines. Because of the front dormer, staff finds that the infill's roof does not meet section II.B.1.e. of the design guidelines.

Orientation: The duplex is oriented to face Blair Boulevard, and it has two slightly recessed doorways on the front façade. The doorways are recessed approximately eighteen inches (18") from the primary façade of the house. The entries have equal prominence, which is typical of historic duplexes. The duplex has a full width front porch that is a minimum of six feet (6') deep. Staff notes that the porch is part of a larger platform that is ten feet (10') deep, although only six feet (6') of that is covered.

The front façade has two second-story covered balconies that are each over six feet (6') deep. The duplex's façade behind the balconies are recessed five feet (5') from the primary wall of the house. Staff finds that this type of second story, deep balcony that requires the front wall to be significantly recessed is not found on historic structures in the Belmont-Hillsboro neighborhood. The result of the large second story balconies is the appearance of a two-story covered porch, which is not appropriate. Because of the inappropriateness of the second story balconies, staff finds that the project's orientation does not meet section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The window openings on the front façade are generally at least twice as tall as they are wide and meet the historic proportion of window openings. On the side façade, the windows do not meet the typical rhythm of openings for historic structures. (This analysis assumes that the two side facades are identical, as only one side façade drawing was submitted). On the ground floor, a window of at least four square feet is required behind the front wall of the house. On the second floor, the large glass door accessing the balcony is not appropriate, particularly this close to the front façade of the house. Also on the second level, there are several large expanses of wall space without a door or window opening, and staff asks that more windows be added. Staff finds that the project's proportion and rhythm of openings do not meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: Because the site is steeply sloped, with a difference in grade of approximately ten to twelve feet (10'-12') from the front property line to the line of the house, the applicant is proposing to construct brick terraces with two sets of steps leading to the two entryways. While the terraces could be appropriate, the drawings did not include adequate information to assess their appropriateness. The location of the HVAC and other utilities was also not noted. Staff typically asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing two outbuildings, both of which will be one story in height. One outbuilding will be a one-car garage that is fourteen feet (14') wide by twenty-four feet (24') deep, or three hundred and thirty-six square feet (336 sq. ft.). The other outbuilding will be a two-car garage that is twenty feet, six inches (20'6") wide by twenty four feet (24') deep, or four hundred and ninety-two square feet (492 sq. ft.). In total, the outbuildings are eight hundred and twenty-eight feet (828 sq. ft.). Staff finds that garages' footprints meet the design guidelines. Staff was unable to determine the eave and ridge height of the outbuildings because only the alley facades were submitted, and the drawings do not show the entirety of the outbuilding facades. The outbuildings will meet all base zoning requirements for setbacks. They will be at least twenty feet (20') from the alley and will be at least five feet from the side property lines. The materials for the outbuildings are brick with an asphalt shingle roof. The roof form will be hipped with a slope of 5/12. Staff finds that the drawings submitted for the outbuildings are insufficient to fully assess whether or not they meet section II.B.1.i of the design guidelines.

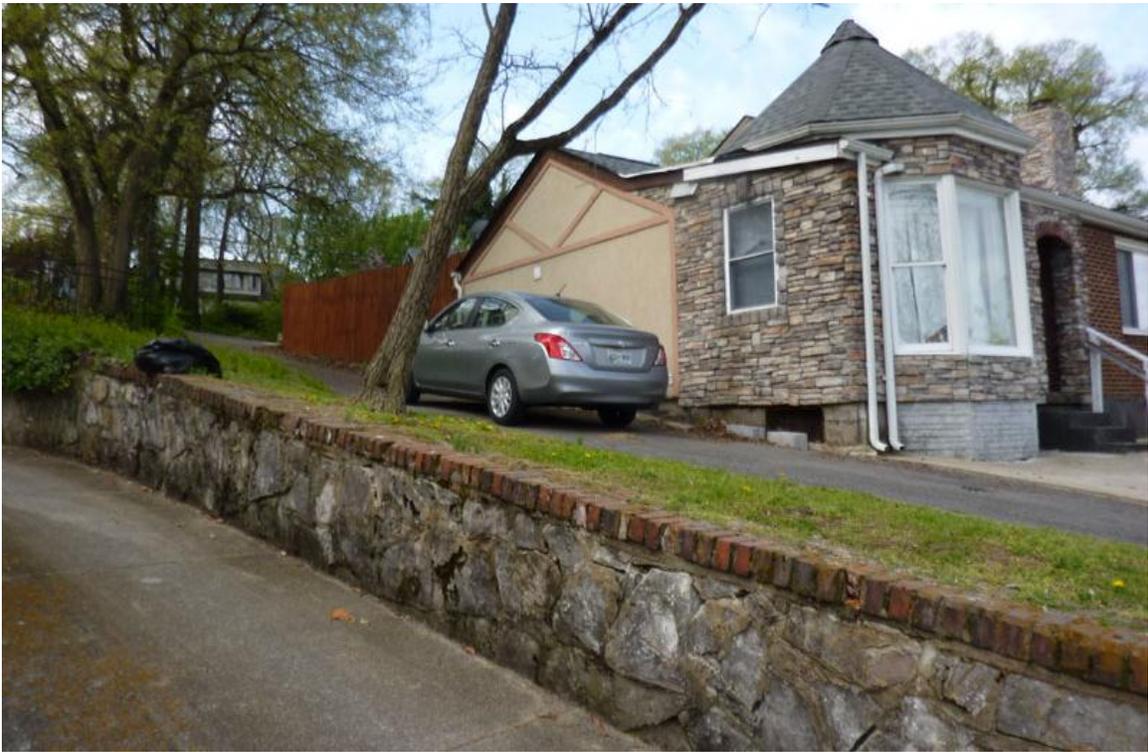
Recommendation Summary: Staff recommends approval of the demolition of the primary structure and accessory structure, finding that the demolition meets Section III.B.2. of the design guidelines.

Staff recommends disapproval of the new infill and outbuildings, finding that they do not meet Sections II.B.1.e., II.B.1.f, II.B.1.g, and II.B.1.i of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Other site photos



Front and left side of the house



Left side of the house



Right side of the house



Back yard with outbuilding. The primary structure is marked with an arrow.

Context Photos:



1811 Blair Boulevard, to the left/east of the site



1807 Blair Boulevard, to the left/east of the site



1911 Blair Boulevard, to the right/west of the site (next door)



1900 Blair Boulevard, directly across the street from the site



Looking west, across the street from the site.



Looking west and across the street from the site, including the four square at 1916 Blair Boulevard



1810 Blair Boulevard, across the street and to the east of the site.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL RULES, REGULATIONS, AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS AND SIZES OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.
3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DESIGNER BEFORE PROCEEDING WITH THE WORK. IF THE DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, ELEVATIONS, GRADES AND DIMENSIONS) ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THESE CONSTRUCTION PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE DESIGNER AND OWNER BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL DIMENSIONS, WIDTHS, HEIGHTS, SQUARE FOOTAGES, AND ANY OTHER CALCULATIONS DEPICTED ON THE CONSTRUCTION PLANS. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO SQUARE FOOTAGES REPRESENTED ON THESE CONSTRUCTION PLANS.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.
7. DOWD DEVELOPMENTS DOES NOT GUARANTEE THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUITABILITY OF SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. DOWD DEVELOPMENTS DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO AUTHORITY TO DIRECT WORK, SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.
10. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CONFIRM ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN. TO THE EXTENT ANY EXISTING UTILITIES ARE DAMAGED, CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. DOWD DEVELOPMENTS IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTOR'S FAILURE TO COORDINATE UTILITY WORK.
12. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND CODES WITH RESPECT TO STORMWATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES. DOWD DEVELOPMENTS IS NOT RESPONSIBLE FOR ANY EROSION OR SEDIMENT PROBLEMS ENCOUNTERED DURING CONSTRUCTION.



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO ONE TIME USE.

THE DESIGN REPRESENTED IN THE DRAWINGS BELONGS TO THE DESIGNER, EXCLUSIVELY.

THESE PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF THE CONSTRUCTION OF ANOTHER PROJECT OR PROJECTS.

CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER AT ONCE.

CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO DESIGNER AT ONCE.

THE FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

1813 BLAIR BLVD

COVER

A001

BLAIR AVE

ALLEYWAY

Existing driveway

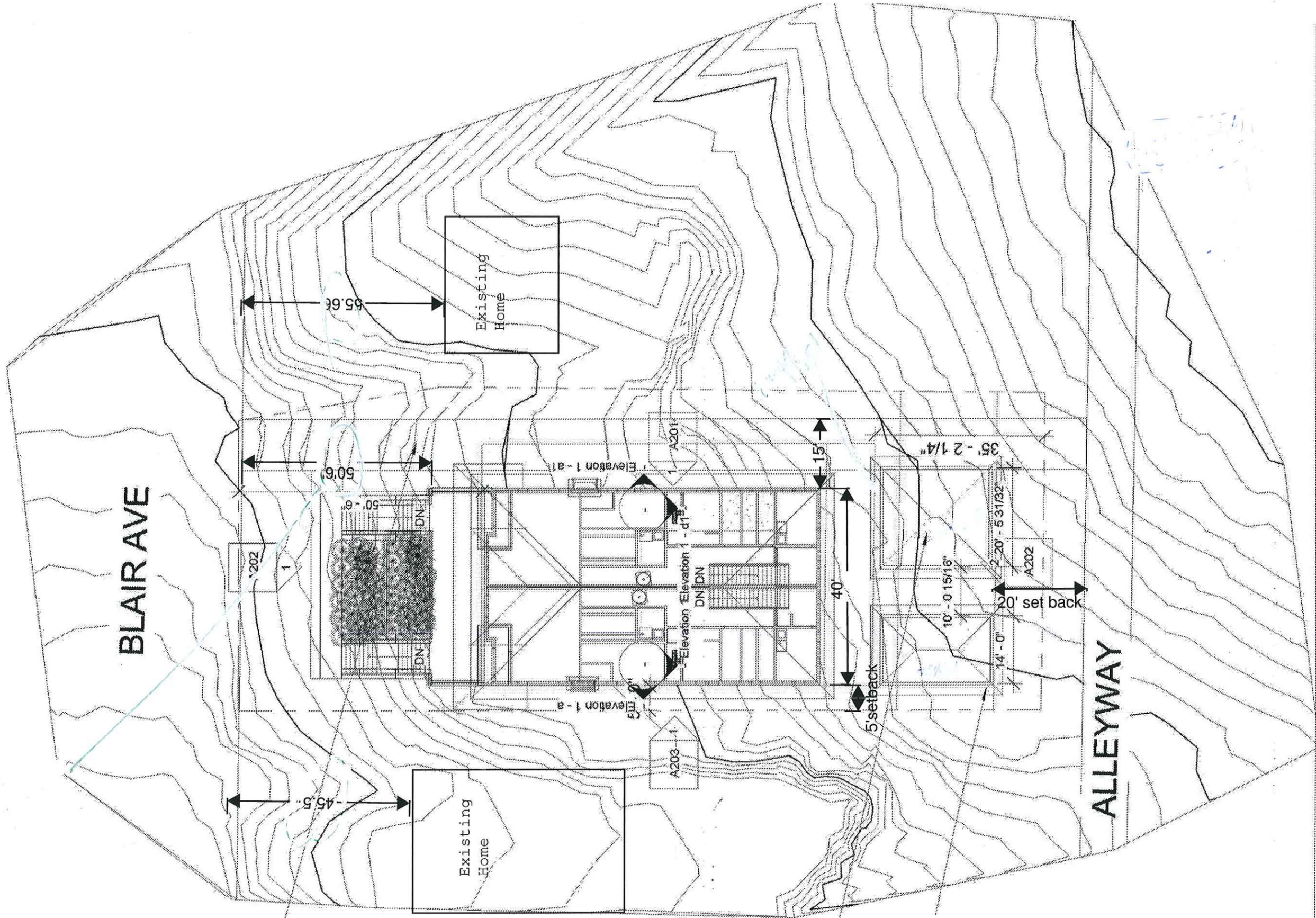
Existing Home

Existing Home

car garage

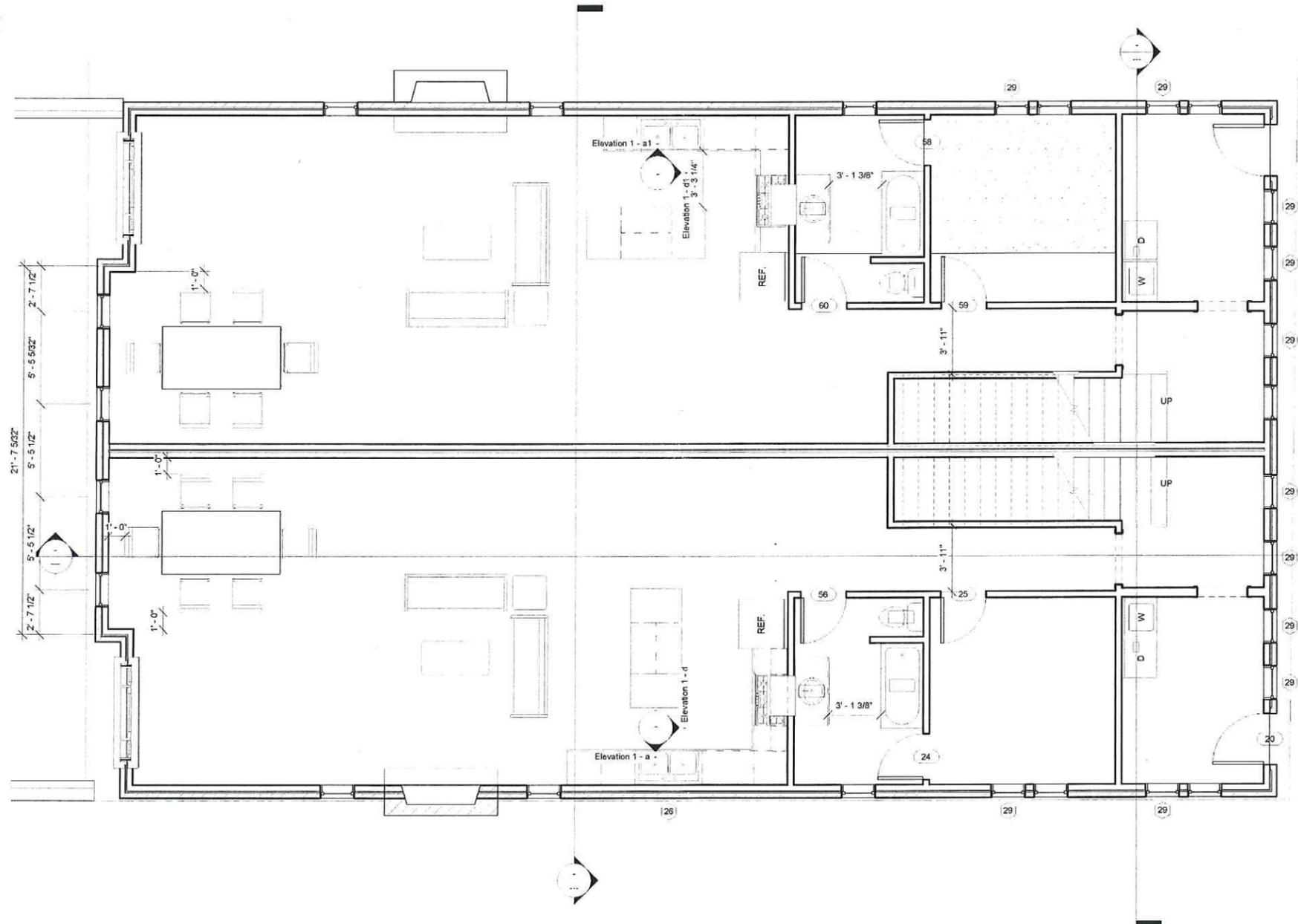
car garage

Setbacks
= 20'-0"



DOOR SCHEDULE FIRST FLOOR					
Family	Width	Rough Width	Height	Rough Height	Type Mark
Craftsman_Entry_2921	3' - 0"	5' - 6"	7' - 0"	7' - 2 1/2"	13
Double-Flush	4' - 0"		6' - 8"		20
Overhead-Sectional	8' - 0"		6' - 6"		21
Single-Flush			7' - 0"		
Grand total: 39					

WINDOW SCHEDULE FIRST FLOOR								
Family	Width	Rough Width	Height	Rough Height	Sill Height	Type Mark	Level	Count
Double Hung	2' - 0"				3' - 0"		FIRST FLOOR	26
Double Hung with Trim	3' - 0"		2' - 0"		4' - 9 3/4"	26	FIRST FLOOR	2



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



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THE DESIGN REPRESENTED IN THE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.

THESE PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF THE CONSTRUCTION OF ANOTHER PROJECT OR PROJECTS.

CONTRACTOR IS TO VERIFY ALL CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER AT ONCE.

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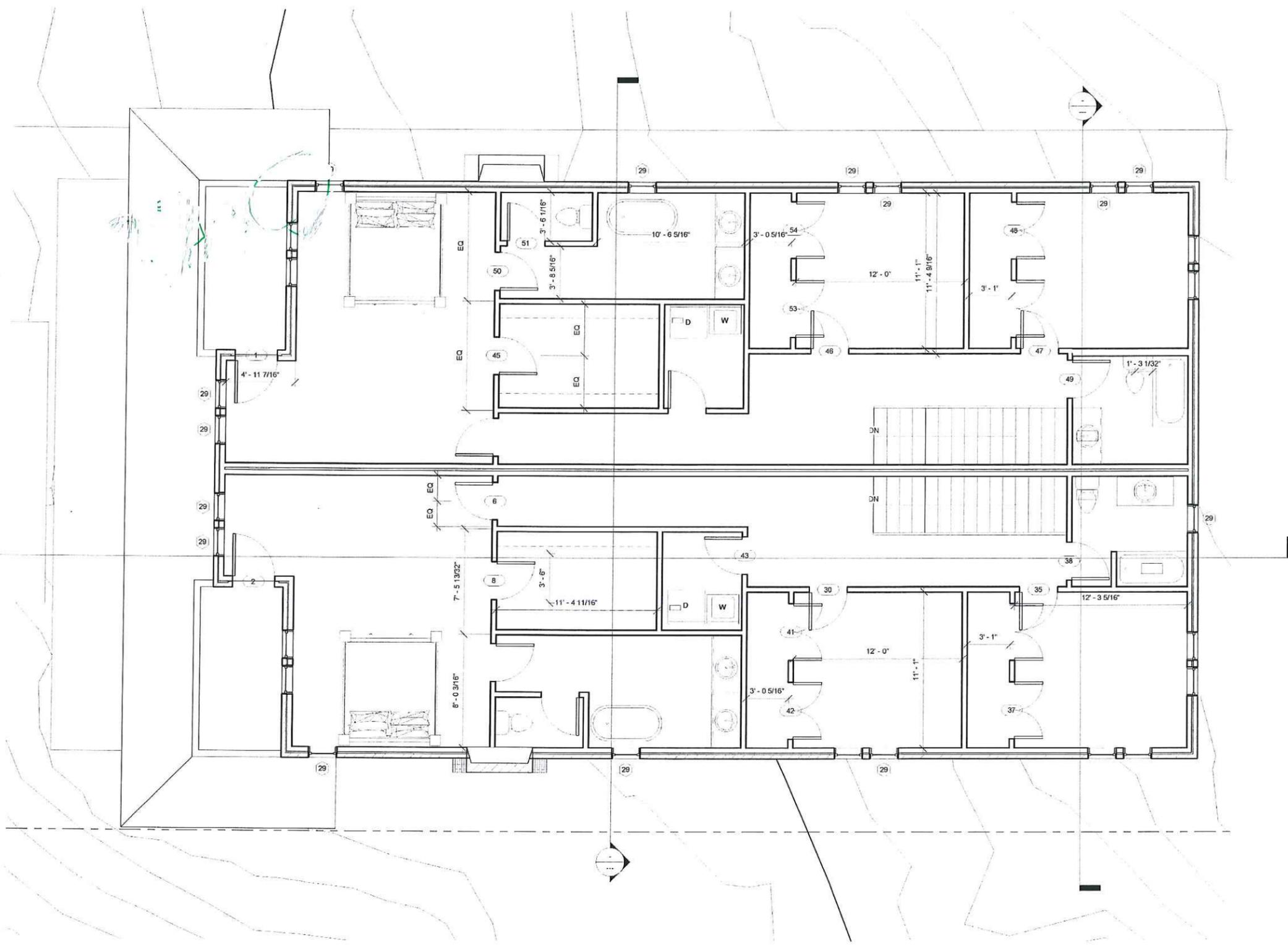
THE FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE MADE BASED ON PLAN DIMENSIONS AND MAY VARY FROM FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS NOT REPORTED.

1813 BLAIR BLVD

FIRST FLOOR

A101



1 SECOND FLOOR
 1/8" = 10"

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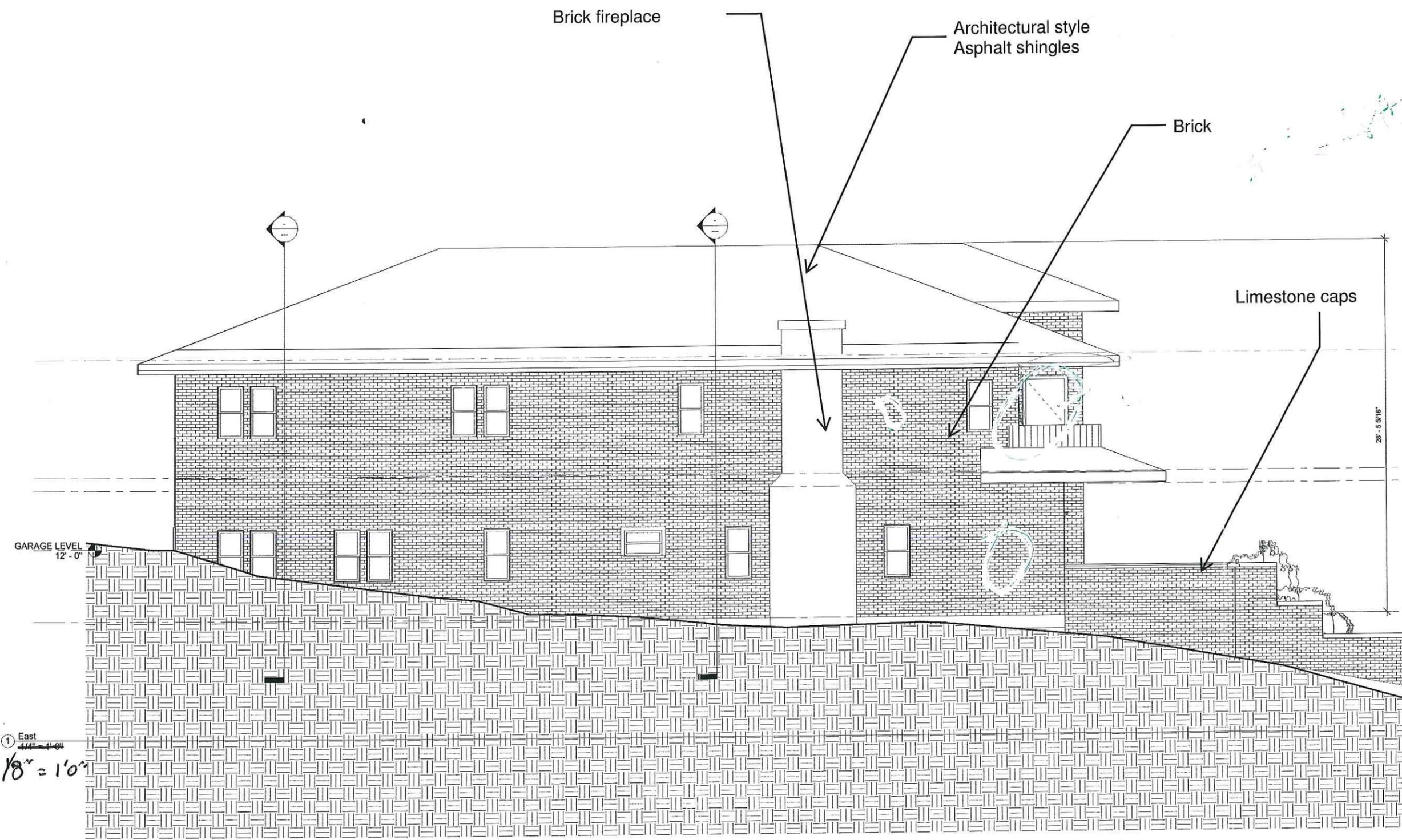
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SECOND LEVEL

A103



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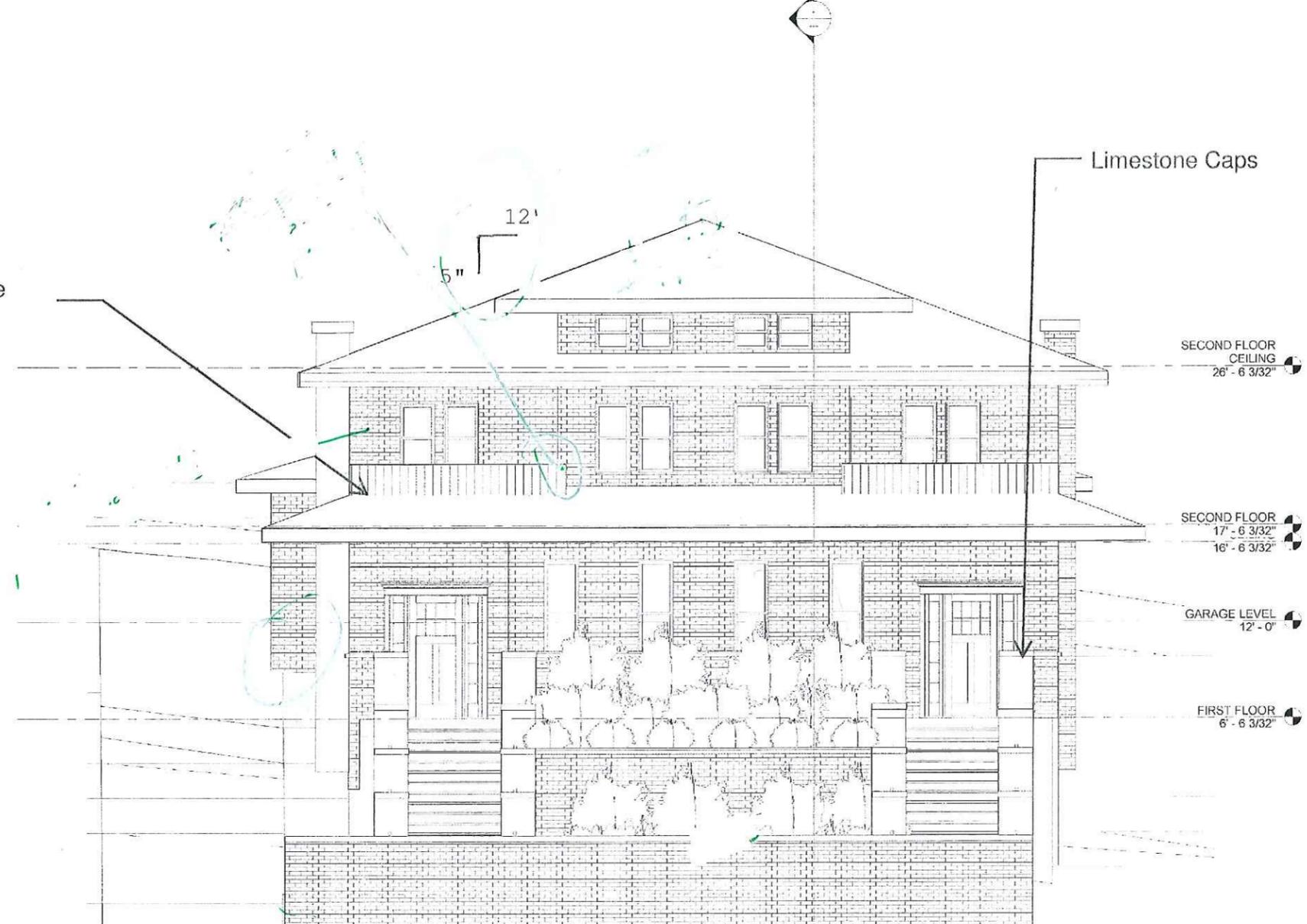
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① East
 1/8" = 1'0"

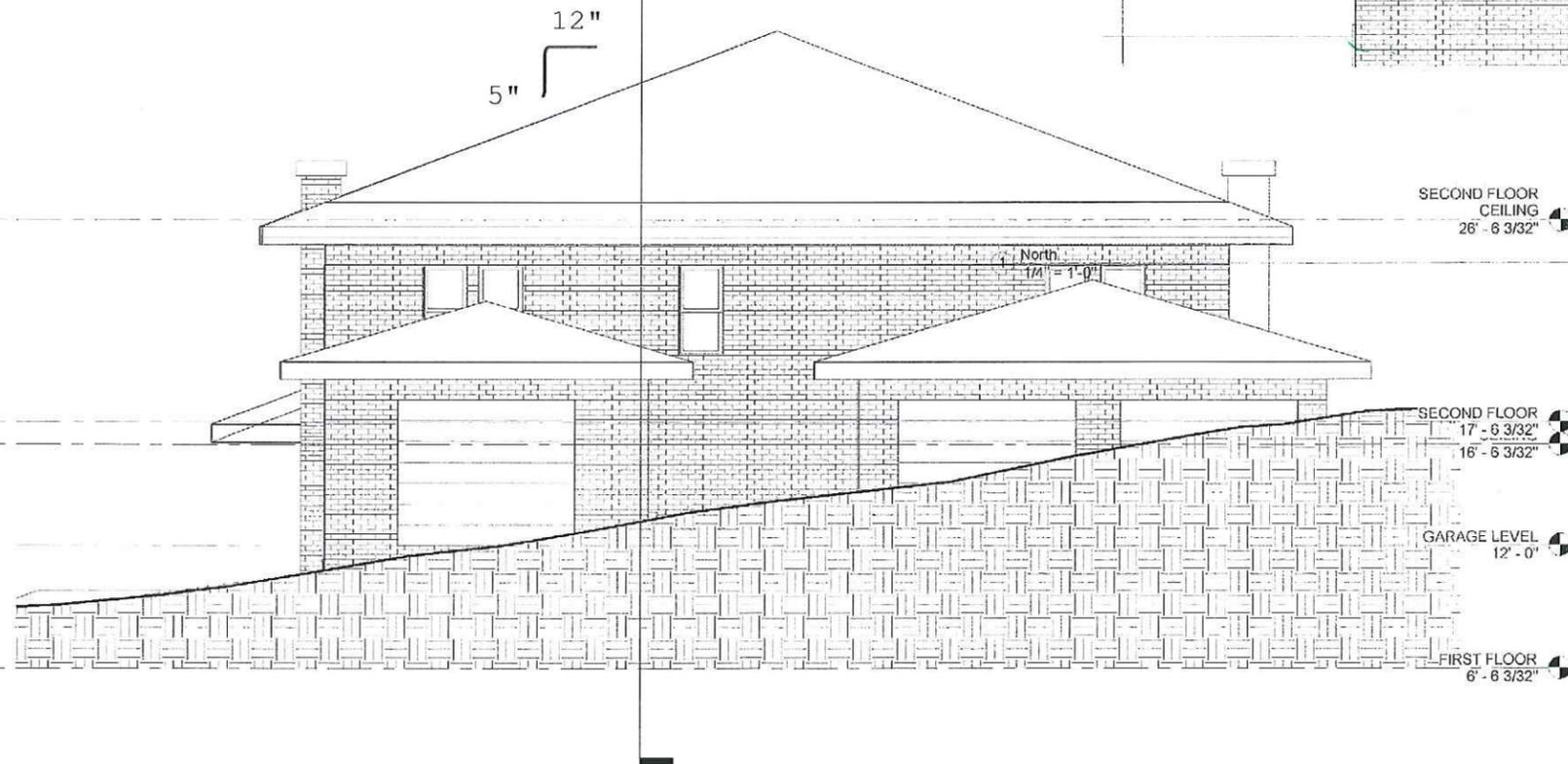
1813 BLAIR BLVD
 ELEVATION
 A201

Architectural style
shingles

Limestone Caps



5" 12"



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1813 BLAIR BLVD

ELEVATION

A202

1/8" = 10'