



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 112 Mockingbird Road January 21, 2015

Application: New construction—addition and outbuilding
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312024200
Applicant: Matt Smith, Haury & Smith Contractors
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: The applicant proposes construction of an addition to the rear of the home, and an addition to the existing garage. The applicant has stated that no portion of the outbuilding will be used as a dwelling.

Recommendation Summary: Staff recommends approval with the conditions that:

1. The covered walkway connecting the addition to the outbuilding be removed;
2. The addition set in at least one foot (1') from the house on the left side;
3. Staff approve the final details, dimensions and materials of the porch, trim, chimney, windows and doors prior to purchase and installation;
4. Staff approve siding material, and that the siding have a maximum five inch (5") reveal;
5. The wall dormers on the outbuilding be redesigned to roof dormers that sit back from the wall beneath by no less than two feet (2').

Staff finds that the project meets the design guidelines for an addition and outbuilding for the Cherokee Park Neighborhood Conservation Zoning Overlay.

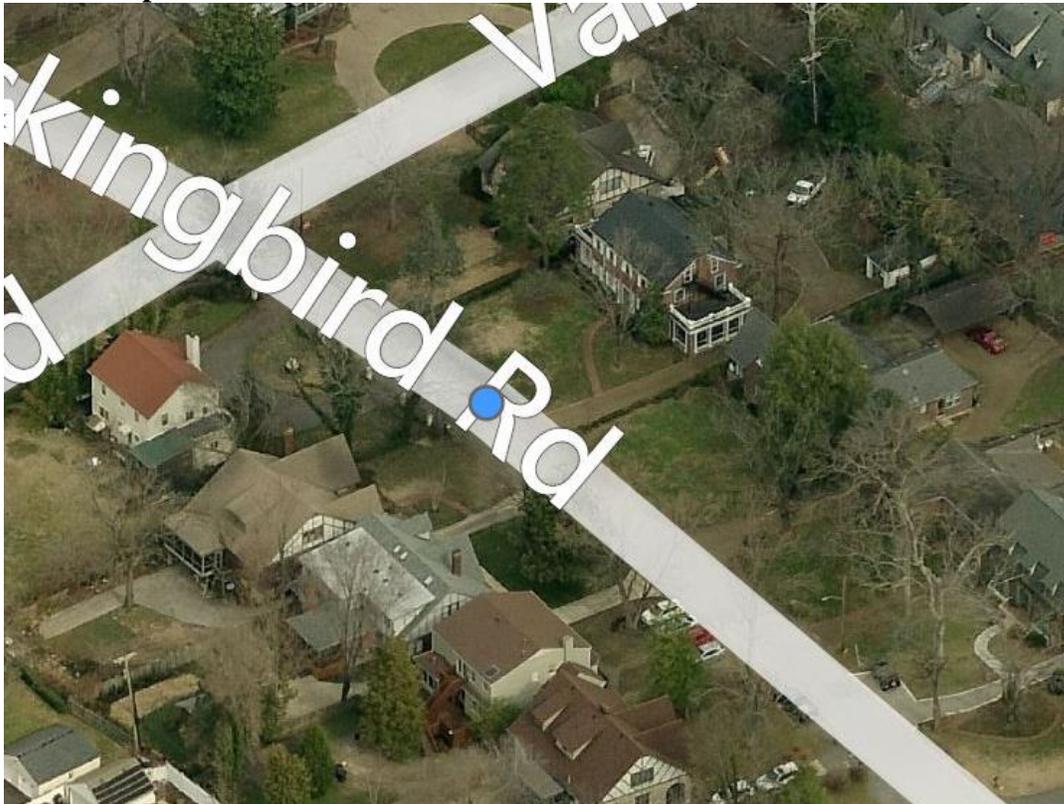
Attachments

- A: Photographs
- B: Outbuilding Worksheet
- C: Site Plan
- D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Porches

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.

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. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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

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.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configuration would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

At least one side setback a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

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.

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. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Cherokee Park. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the 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.

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.

Side Additions

b. When a lot width 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 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 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. 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.

g. Additions should follow the guidelines for new construction.

III.B.1 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.

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: 112 Mockingbird Road is a two-story brick home built c. 1930 and is a contributing building to the district.



Analysis and Findings: The applicant proposes a rear addition to the house, and an addition to the existing outbuilding, expanding its footprint. The applicant has stated that no part of the outbuilding will be used as a dwelling unit.

Demolition: The proposed addition proposes demolition of a portion of the rear wall of the house. Two existing window openings on the rear of the house will be altered, one changed to a doorway from the family room, and the other closed up as part of the addition floorplan. These sections are not visible from Mockingbird Road, and they do not contribute to the character or significance of the building itself. This partial demolition meets section III.B.2 of the design guidelines for appropriate demolition, and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition will measure forty-eight by fifteen feet (48'x15') with a small bay area for a total footprint of seven hundred and eighty-four square feet (784 sq. ft.). The footprint of the existing house is approximately one thousand, eight hundred and sixty square feet (1,860 sq. ft.). The ridge height of the addition will be eighteen feet (18') which is matching the eave height of the house. The house's ridge height is thirty-three feet (33'). Staff finds the addition will be subordinate to and compatible with the house. The project meets sections II.B.1.a and b.



Figure 1. Rear of house

Location & Removability: The addition's location at the rear is in accordance with the design guidelines. It will inset eighteen feet (18') from the right side of the house. On the left side, although there is a material change from brick to siding, there is not sufficient inset allowed for. Staff requests a one foot (1') inset to distinguish the addition from the existing house, in accordance with the design guidelines.

Design: The addition is appropriately subordinate to the house. Its design does not contrast greatly with the size, scale, material or character of neighboring contributing buildings. The project meets sections II.B.2.a and f.

Setback & Rhythm of Spacing: The addition will be five feet (5') on the left side and approximately thirty-four feet (34') on the right. The rear setback will be twenty-two feet (22'). The proposal meets setback requirements of five feet (5') and twenty feet (20'). The project meets section II.B.1.c.

Materials: The material of the addition's siding was not specified; staff requests approval of the siding material, and that it have a reveal of no more than five inches (5"). The foundation will be a concrete slab. The roofing will match existing. Windows, doors, porches, chimney, and trim materials were not specified, and Staff asks for final approval of these materials as well. With the staff's final approval of the unknown materials, staff finds that the known materials meet section II.B.1.d

Roof form: The addition will have a gabled roof with 7/12 pitch. This roof form and pitch are common historically. The project meets section II.B.1.e.

Orientation: The addition will not change the orientation of the primary building. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportion of openings. There is an expanse of twenty-two feet (22') without an opening on the addition's left

side. This is at the rear of the addition, and will be less than ten feet (10') from the neighboring home when constructed. Since this portion will be minimally visible, Staff finds the addition's proportion and rhythm of openings meets Section II.B.1.g.

Utilities: The drawings do not indicate the location of the HVAC or other utilities. If new utilities are installed, Staff requests that they be located to minimize their visibility from the street.

Outbuildings: The project includes an addition to an existing outbuilding, with no part of the building to be used as a dwelling.

The drawings include a covered walkway, connecting the existing house and addition to the outbuilding (see Figure 2). Narrow connectors have been approved in the past; however, this one connects to a long porch that continues to the house which is actually creating a long and wide connection. The Commission has not found this much of a connector appropriate in the past because it is not an historic condition. Staff recommends removal of the covered portion connecting the addition to the outbuilding.

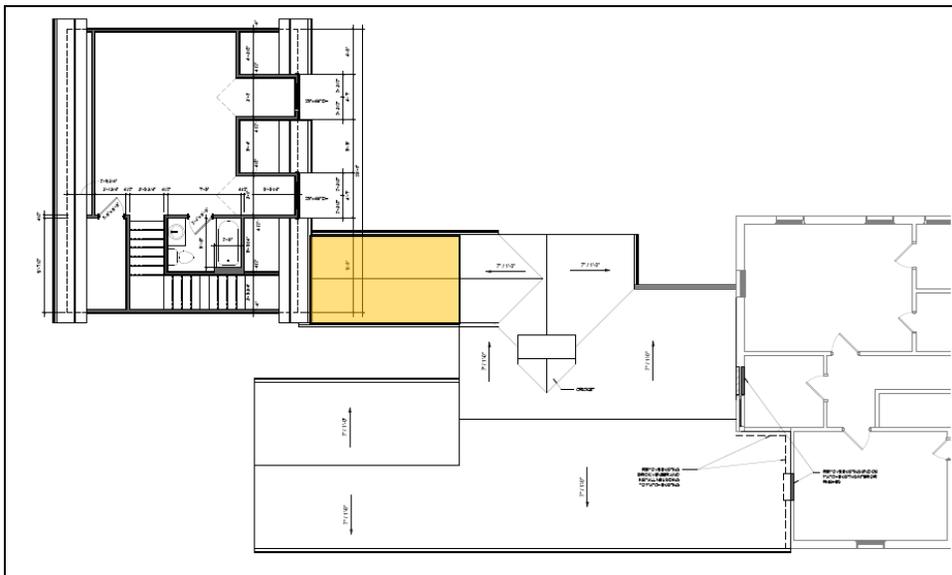


Figure 2. The covered portion connecting the addition to the outbuilding is highlighted. Staff is recommending this portion be removed from the project.

The existing building meets the design guidelines, and will continue to meet the guidelines with the addition, with these two exceptions. See attachment D for analysis.

Roof: The current design features two wall dormers that stack directly on the wall. Staff requests the dormers sit back from the exterior wall by no less than two feet (2') to meet the design guidelines. Wall dormers are generally not seen historically in this neighborhood and accentuate the massing.

Location: The existing outbuilding is located sixteen feet (16') from the rear property line and will only be eight feet (8') from the house once the proposed additions are constructed to the home and to the outbuilding, which does not meet the design guidelines for twenty-feet between buildings. In order to meet the twenty-feet (20') the addition would need to be redesigned to have more of the new construction attached to the rear of the home. Staff finds that the minimal impact to the historic home to be more appropriate than the distance between the buildings and recommends approval of the site plan, as proposed.

With the requested conditions, Staff finds the project meets section II.B.1.h of the design guidelines.

Recommendation Summary:

Staff recommends approval with the conditions that:

1. The covered walkway connecting the addition to the outbuilding be removed;
2. The addition set in at least one foot (1') where it meets the left side of the house;
3. Staff approve the final details, dimensions and materials of porch, trim, chimney, windows and doors prior to purchase and installation;
4. Staff approve siding material, and that the siding have a maximum five inch (5") reveal;
5. The wall dormers on the outbuilding be redesigned to roof dormers that sit back from the wall beneath by no less than two feet (2').

Staff finds that the project meets the design guidelines for an addition and outbuilding for the Cherokee Park Neighborhood Conservation Zoning Overlay.

APPENDIX A:
PHOTOGRAPHS



Figure 3. Rear of house



Figure 4. Existing outbuilding

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	x	
If a corner lot, are the design and materials similar to the principle building?	x	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	x	
If dormers are used, do they sit back from the wall below by at least 2’?		x
Is the roof pitch at least 4/12?	x	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	x	
Is the building located towards the rear of the lot?	x	

Section II: General Requirements for DADU

This application is not for a Detached Accessory Dwelling Unit (DADU)

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	8’	20’
Rear setback	22’	3’
L side setback**	5’	3’
R side setback**	33’	3’
How is the building accessed?	Driveway (existing)	From the alley or existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

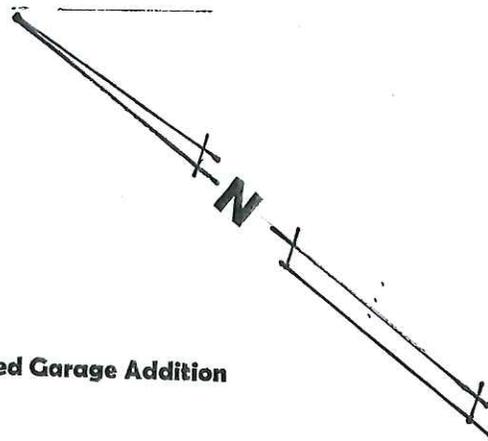
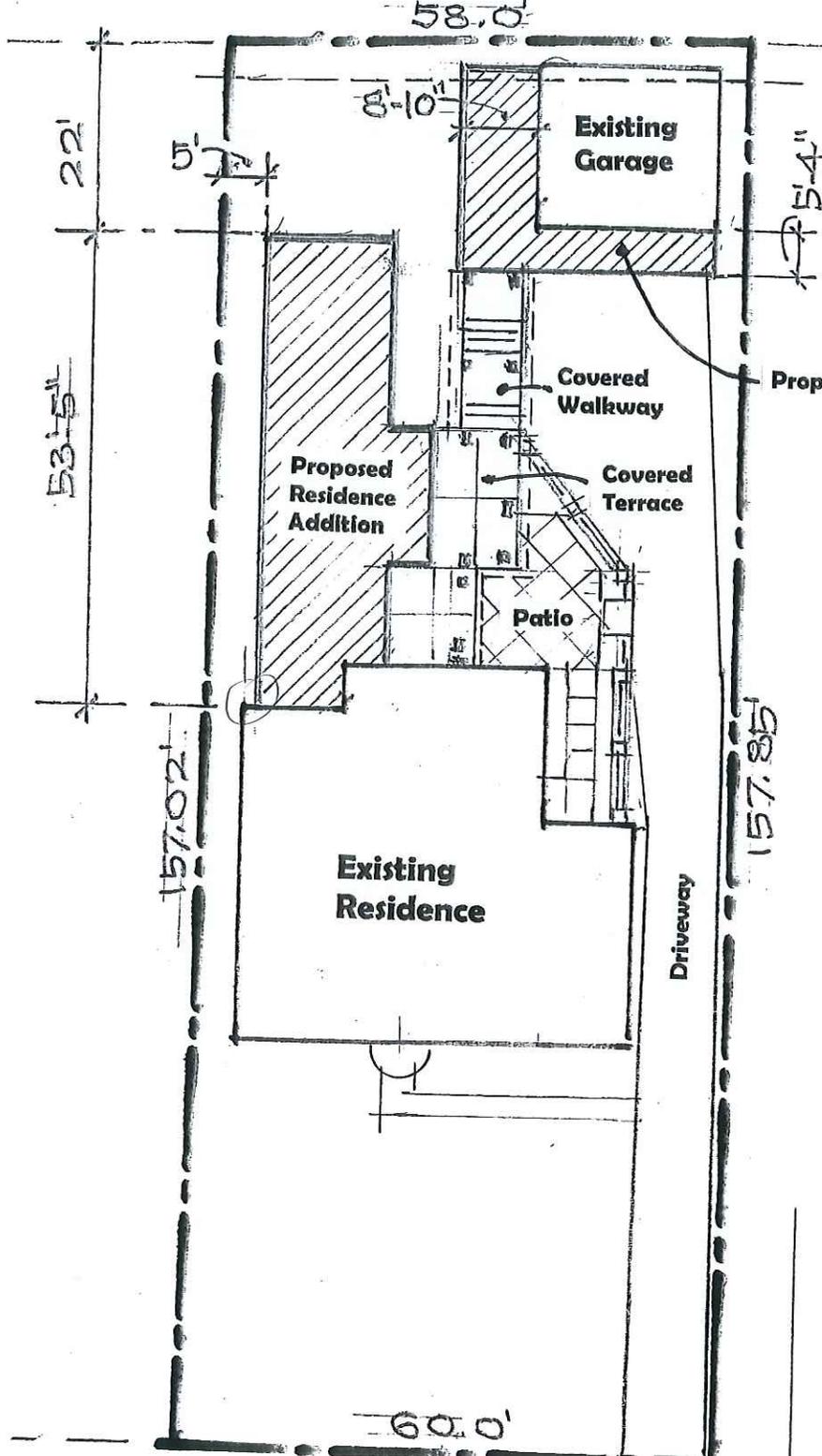
	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	33’	25’
Eave Height	18’	1 story 10’ or 2 story 17’
Width of house	34’	

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	930 sq. ft.	750 sq. ft.	1,000 sq. ft.

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.



**Proposed
Additions & Renovations
To
112 Mockingbird Road
Nashville, TN 37205**

Scale: 1" = 20 ft.

Tax I D - 103-12-0-242.00

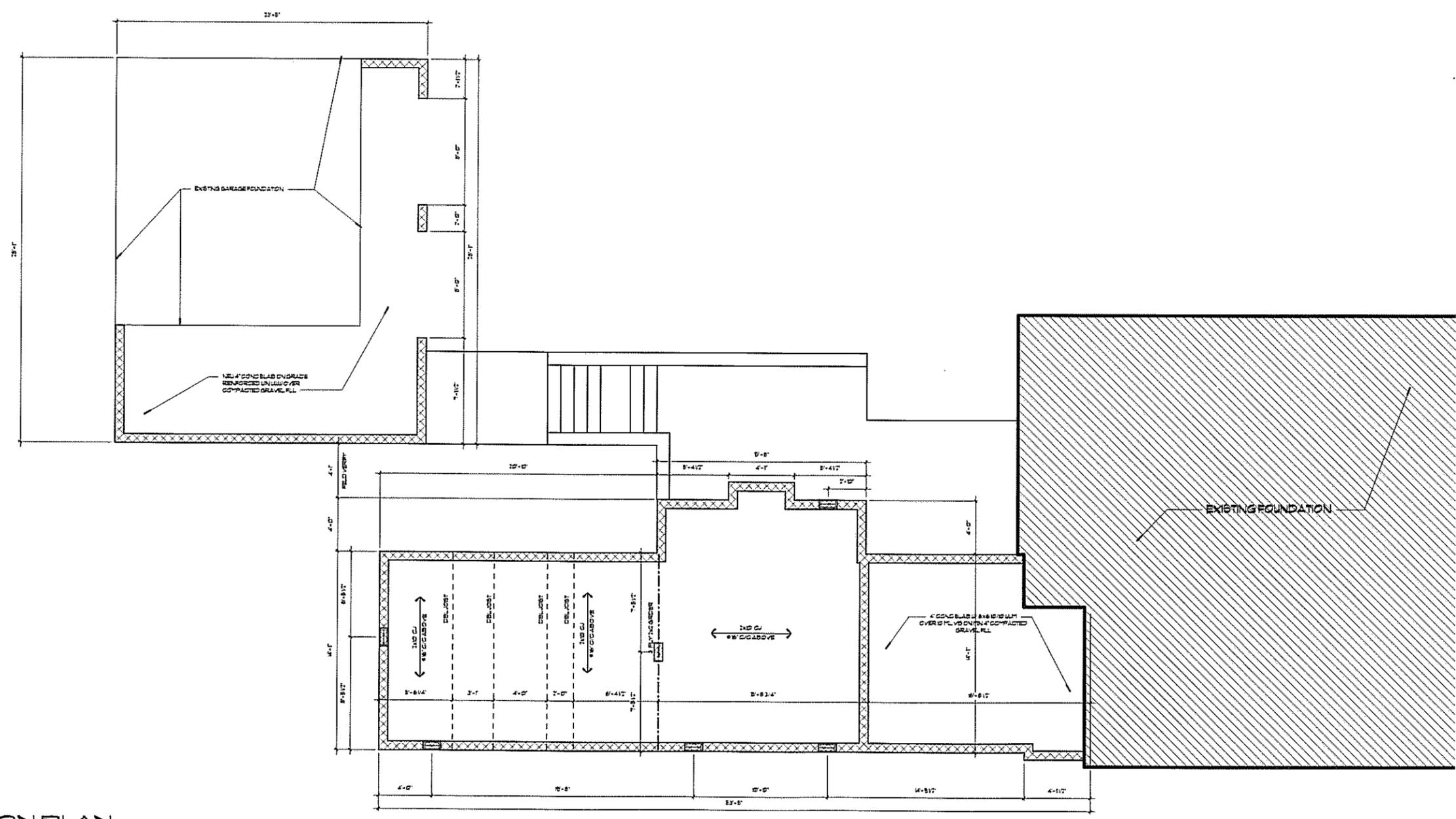
MOCKINGBIRD ROAD

Maury & Smith Contractors, Inc.
 2033 Birchard Jones Road
 Nashville, Tennessee 37215
 (615) 383-8070

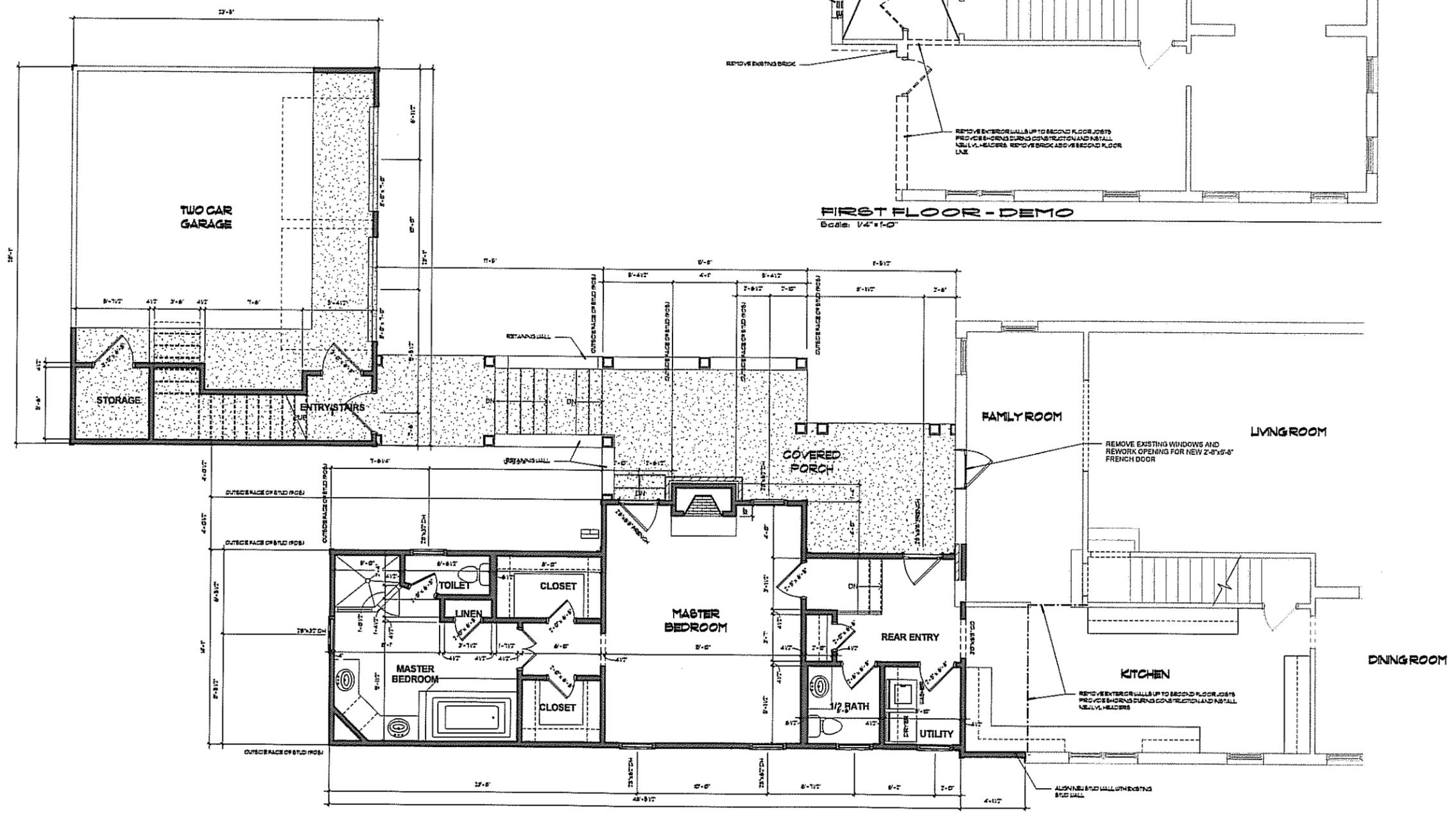
PROPOSED ADDITION/RENOVATION TO:
 112 MOCKINGBIRD ROAD
 NASHVILLE, TENNESSEE

DATE: _____
 DRAWN BY: _____
 JOB NO: _____

SHEET #
 A100



FOUNDATION PLAN
 Scale: 1/4"=1'-0"



FIRST FLOOR - PROPOSED
Scale: 1/4"=1'-0"

FIRST FLOOR - DEMO
Scale: 1/4"=1'-0"

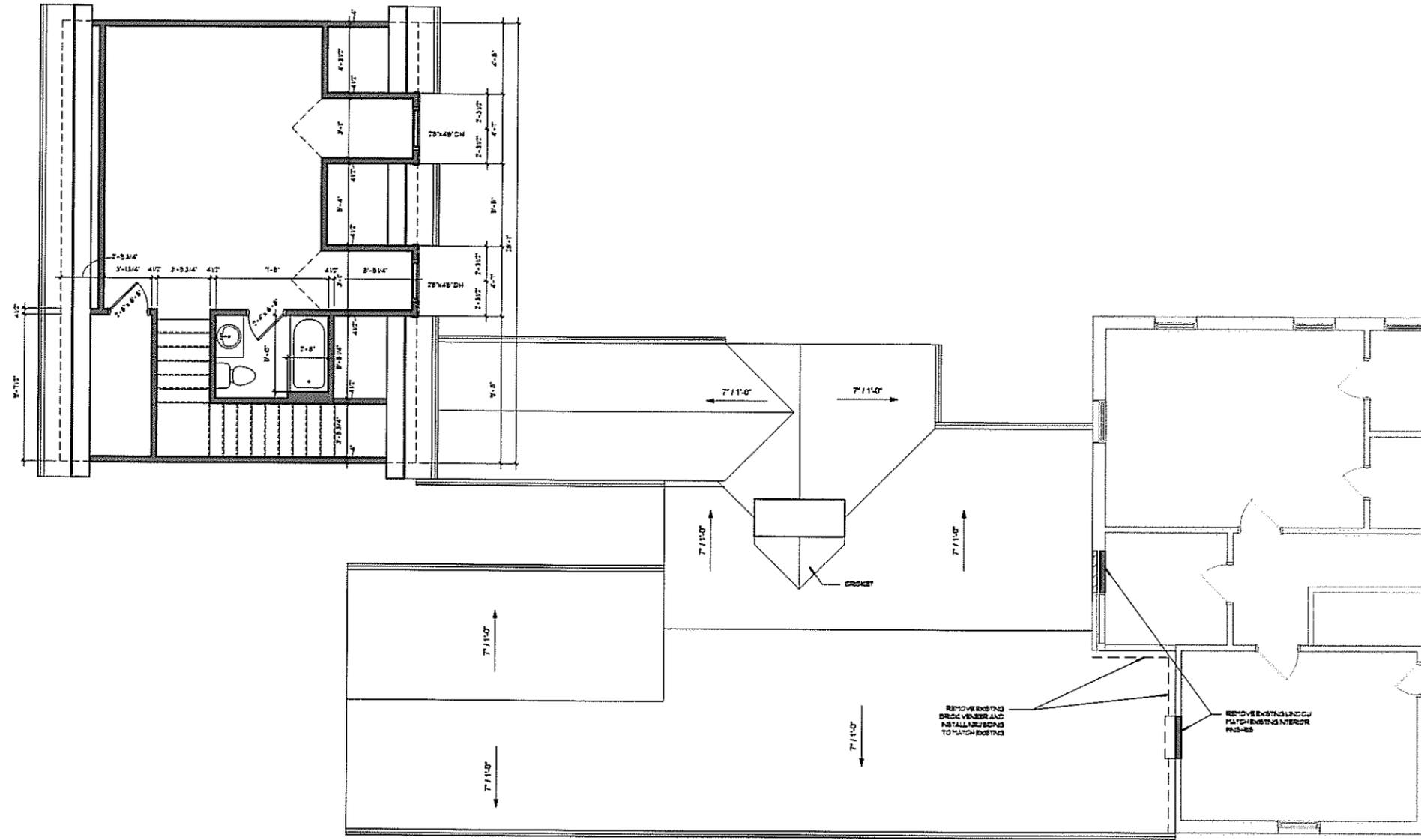
Maury & Smith Contractors, Inc.
2033 Richard Jones Road
Nashville, Tennessee 37215
(615) 383-0070

PROPOSED ADDITION/RENOVATION TO:
112 MOCKINGBIRD ROAD
NASHVILLE, TENNESSEE

DATE: _____
DRAWN BY: _____
JOB NO: _____

SHEET #
A101

SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

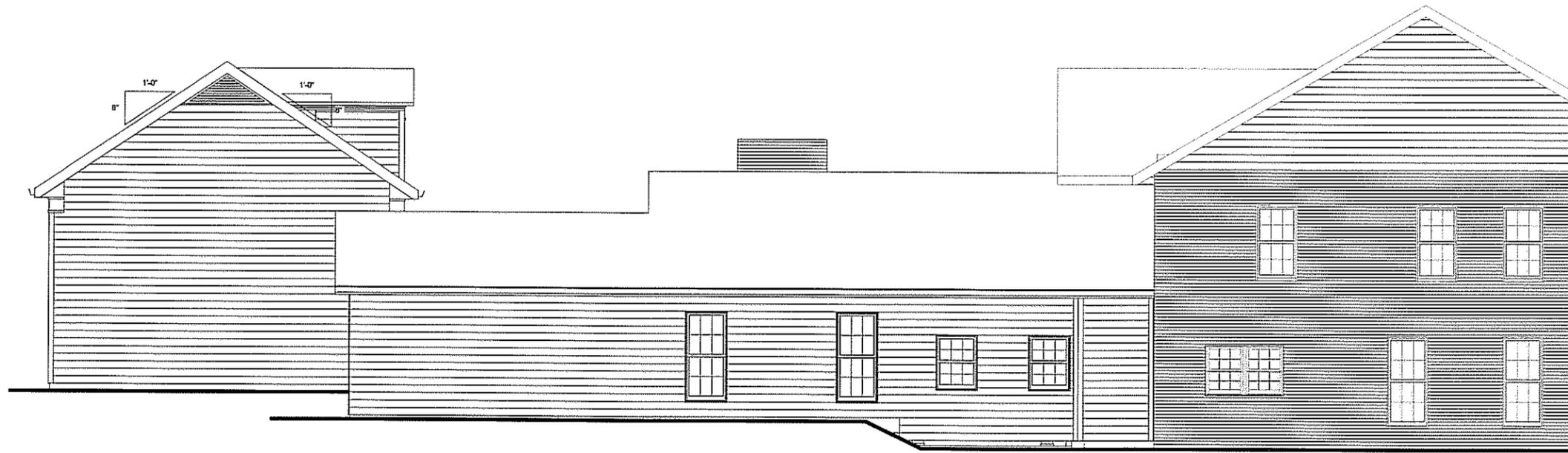


SHEET #
A102

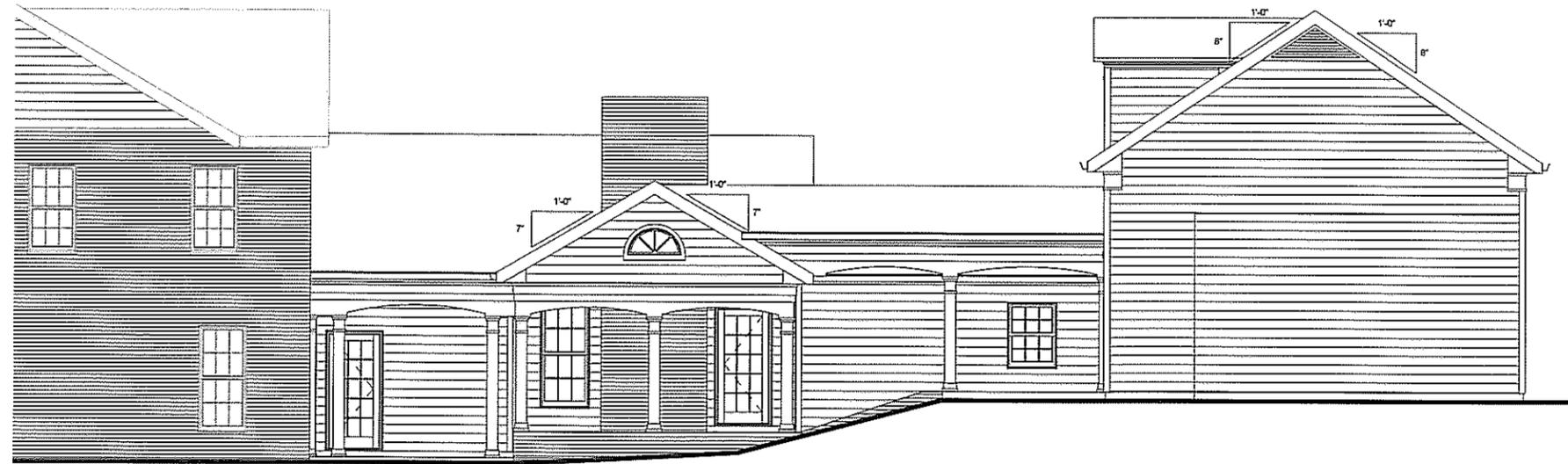
DATE :
DRAWN BY:
JOB NO:

PROPOSED ADDITION/RENOVATION TO:
112 MOCKINGBIRD ROAD
NASHVILLE, TENNESSEE

Maury & Smith Contractors, Inc.
2033 Richard Jones Road
Nashville, Tennessee 37215
(615) 303-9070



LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



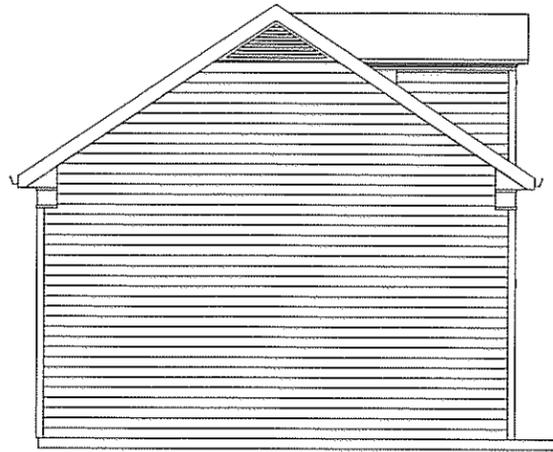
RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"

Maury & Smith Contractors, Inc.
2033 Richard Jones Road
Nashville, Tennessee 37215
(615) 303-0070

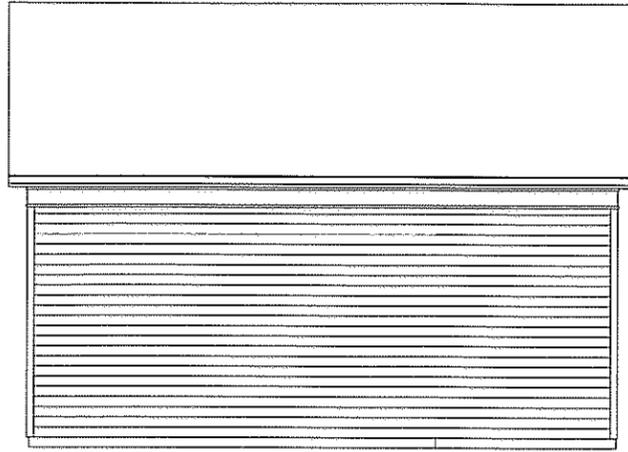
PROPOSED ADDITION/RENOVATION TO:
112 MOCKINGBIRD ROAD
NASHVILLE, TENNESSEE

DATE :
DRAWN BY :
JOB NO :

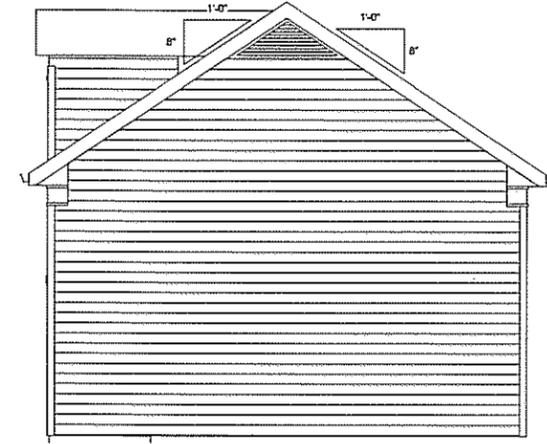
SHEET #
A103



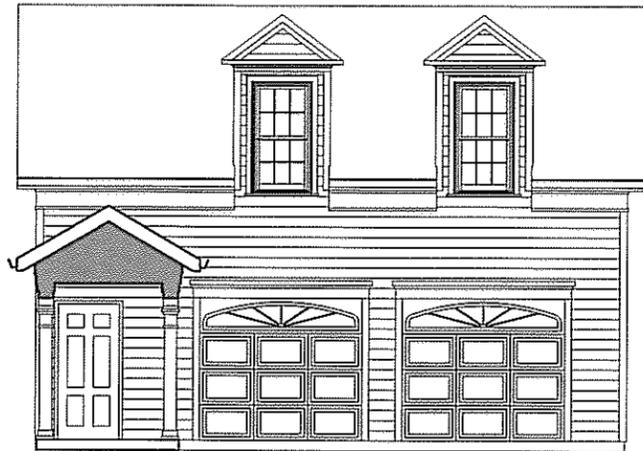
GARAGE - LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



GARAGE - REAR ELEVATION
Scale: 1/4"=1'-0"



GARAGE - RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



GARAGE - FRONT ELEVATION
Scale: 1/4"=1'-0"



REAR ELEVATION
Scale: 1/4"=1'-0"

Maury & Smith Contractors, Inc.
2033 Richard Jones Road
Nashville, Tennessee 37215
(615) 383-9070

PROPOSED ADDITION/RENOVATION TO:
112 MOCKINGBIRD ROAD
NASHVILLE, TENNESSEE

DATE :
DRAWN BY:
JOB NO :

SHEET #
A104