

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
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### STAFF RECOMMENDATION 1610 Forrest Avenue November 18, 2015

**Application:** New construction-infill; New construction-detached accessory dwelling unit (DADU)

**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08310017900

**Applicant:** Macario Lacap, Aerial Development

**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

**Description of Project:** Infill construction of a new residence and detached accessory dwelling unit at the rear of the lot. The outbuilding requires a rear setback determination from ten feet (10') to five feet (5').

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. A window is added to the right elevation, to break up the large expanse of wall space;
3. The applicant file a restrictive covenant for the detached accessory dwelling unit, before the permit is issued;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation and paired windows have a 4"-6" mullion between them;
5. Utilities be located at the rear of the building or on the sides beyond the midpoint of the building;
6. Staff approve the roof color and masonry color, dimensions and texture.

Staff recommends approval with all conditions or disapproval without all conditions. With these conditions, the project meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

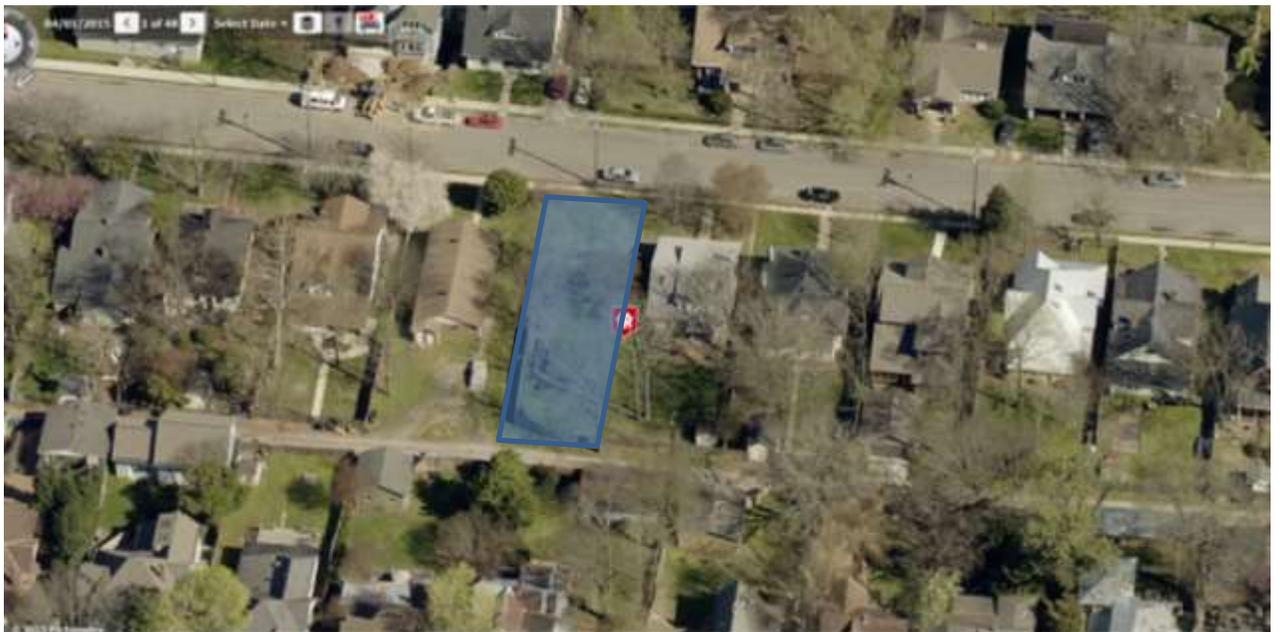
#### Attachments

- A: Outbuilding/  
DADU worksheet
- B: Photographs
- C: Site Plan
- D: Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

*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.*

*Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.*

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

## 7. 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.*

## 8. Outbuildings

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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.)*

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

### *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, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.
- 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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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 configurations 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 for 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 be 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'.

*Driveway Access.*

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

*Density.*

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

*Ownership.*

- *a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

*Bulk and Massing.*

- *The living space of a DADU shall not exceed seven hundred square feet.*

- c. *The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.*

**9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

***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.*

**Background:** 1610 Forrest Avenue is a recently-subdivided lot.

**Analysis and Findings:**



Figure 1. Rendering of proposed infill at 1610 Forrest Avenue

This application is for infill construction of a new residence, as well as a detached accessory dwelling unit (DADU) at the rear of the lot.

Height & Scale: The new structure is one and a half stories with a ridge height of approximately thirty-three feet, two inches (33'2") from grade. Historic houses in the area range from twenty-three feet (23') to thirty-three feet (33'), and new construction nearby has been approved recently as tall as thirty-three feet (33'). The foundation height in the drawings is approximately three feet (3'), which fits in with the foundation height of neighboring contributing buildings, which are typically from two feet (2') to four feet (4'). The

eave height is proposed at ten feet (10') from the finished floor height. This is also similar to the eave height of existing historic buildings in the area.

The building will be thirty-four feet (34') wide, which is consistent with neighboring historic homes, which range from twenty-six feet (26') to thirty-eight feet (38') in width. The proposed footprint is one thousand, eight hundred and twenty-two square feet (1,822 sq. ft.).

The project's height and scale will meet section II.B.1 and 2.

Setback & Rhythm of Spacing: The side setbacks are five feet (5') on the right side, and five feet, nine inches (5'9") on the left. The rear wall of the new structure will be approximately forty-three feet (43') from the rear property line. The setbacks meet the base setback requirements and the infill continues the historic rhythm found on the street. The front setback of the house will be thirty-six feet (36'), which is the average of the adjacent buildings. The project meets section II.B.3.

Materials: The structure's cladding will be fiber cement siding with a reveal of five inches (5"). The foundation will be split-faced concrete block. Roofing will be architectural shingles; the color was not indicated. The front gable field will have fiber cement half-round shingles. Trim will be wood or fiber cement. The chimney on the left side will be brick. Staff requests approval of the masonry, for dimensions, color and texture. The porch deck, railing and trim will be wood. The windows will be PlyGem Pro series, which have been approved for new construction in conservation overlays. Staff recommends that the paired windows have four inch to six inch (4"-6") mullions between them. The front door will be a three-quarter glass fiberglass door. Staff requests approval of the final window and door selections prior to purchase and installation. The

walkway will be concrete. With the staff's final approval of the windows and doors, masonry and roofing color, staff finds that the project meets section II.B.4 for materials.

**Roof form:** The project has a complicated roof form, with a hipped main roof with 12/12 pitch, and gables also with 12/12 pitch. A gabled dormer on the right side has 8/12 pitch. A brick chimney will penetrate the roof toward the rear of the left side. The porch roof flares out to 4/12 pitch. The proposed roofs and pitches are compatible with the roofs of surrounding historic houses. The project meets section II.B.5.

**Orientation:** The building is oriented to Forrest Avenue with a front entrance facing the street, a nine-foot (9') deep front porch, and a walkway leading to the street. Vehicular access will be from the alley at the rear of the lot. The project meets section II.B.6 for orientation.

**Proportion and Rhythm of Openings:** The majority of the windows are roughly twice as tall as they are wide, meeting the historic proportions of openings. There is a long expanse of sixteen feet (16') of wall space on the right elevation without a window or door opening. Staff recommends a window opening be added in this area, to break up that expanse. With this revision, the project's proportion and rhythm of openings will meet Section II.B.7.

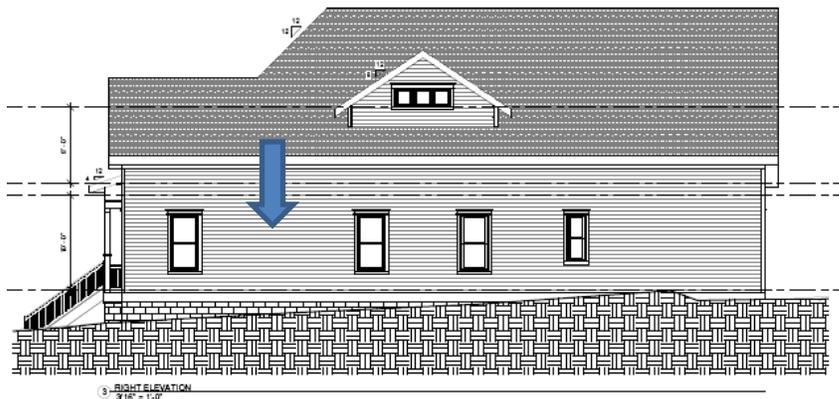


Figure 2. Staff recommends adding a window in this approximate location, to help the project meet the design guidelines for openings.

**Appurtenances & Utilities:** The HVAC unit will be in the attic. Staff recommends that the air handler and other utilities be located on the rear façade, or on a side façade past the midpoint of the house to meet section II.B.9 of the design guidelines for minimal visibility.

**Detached Accessory Dwelling Unit:** The applicant proposes to build a detached accessory dwelling unit (DADU) at the rear of the property on the site of an existing non-historic accessory building. The proposed outbuilding is one-and-a-half stories and has a footprint of six hundred and forty-eight square feet (648 sq. ft.). The ridge height will be twenty-four feet, six inches (24'6"), and the eave height will be ten feet (10'). These heights are subordinate to those of the proposed new house.

Setbacks. The outbuilding is proposed to be five feet (5') from the right property line, and twelve feet, nine inches (12'9") from the property line on the left. The outbuilding's side setbacks meet the setback requirements. It is proposed to be five feet (5') from the rear property line. Base zoning requires that the structure be located ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate, as outbuildings close to the alley are common in the district. Staff therefore recommends the rear setback determination.

See attachment A, Outbuilding/DADU Worksheet, for full review of the application. The project meets section II.B.1.h of the design guidelines.

The proposed outbuilding will include a residential use and so in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit. The proposed meets all the standards and design guidelines. The restrictive covenant has not been received and Staff recommends that receipt of the document be a condition of approval. The project meets section II.B.8 of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

**Recommendation:**

Staff recommends approval the conditions that:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. A window is added to the right elevation, to break up the large expanse of wall space;
3. The applicant file a restrictive covenant for the detached accessory dwelling unit, before the permit is issued;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation and paired windows have a 4"-6" mullion between them;
5. Utilities be located at the rear of the building or on the sides beyond the midpoint of the building;
6. Staff approve the roof color and masonry color, dimensions and texture.

Staff recommends approval with all conditions or disapproval without all conditions. With these conditions, the project meets the design guidelines for new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

# ATTACHMENT A: OUTBUILDING/DADU WORK SHEET

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

## Section II: General Requirements for DADU only

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		NO
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		NO
Are there other accessory buildings on the lot that exceed 200 square feet?		NO
Is the property zoned single-family?		NO
Are there already two units on the property?		NO

Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		NO
Is the planned conditioned living space more than 700 square feet?		NO

\*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

### Section III: Site Planning for Outbuildings or DADUs

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	14’	20’
Rear setback	5’	3’
L side setback**	12.9’	3’
R side setback**	5.0’	3’
How is the building accessed?	ALLEY	From the alley or existing curb cut

### Section IV: Massing Planning for Outbuildings or DADUs

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	10’	1 story 10’ or 2 story 17’
Width of house	34’	30’

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

Proposed	Proposed	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	648 sq. ft.	911 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)



1610 FORREST AVE  
RENDERINGS

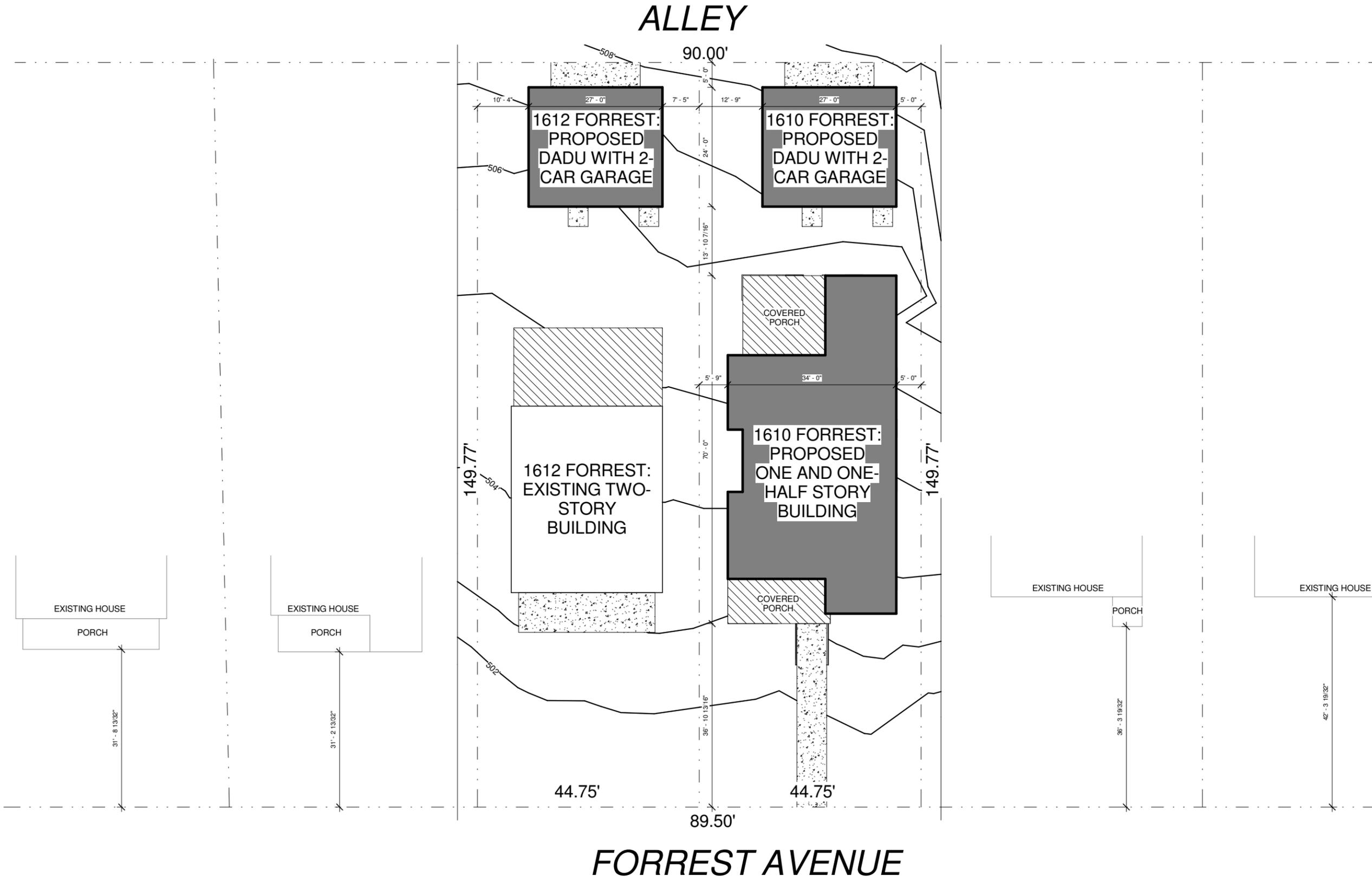
PLAN NAME:  
Date 08/28/15  
Drawn by  
Checked by

A1.0

Scale

**GENERAL NOTES:**

-SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING SITE CONDITIONS IN FIELD FOR REMOVAL OF EXISTING FENCES, TREES, ETC.



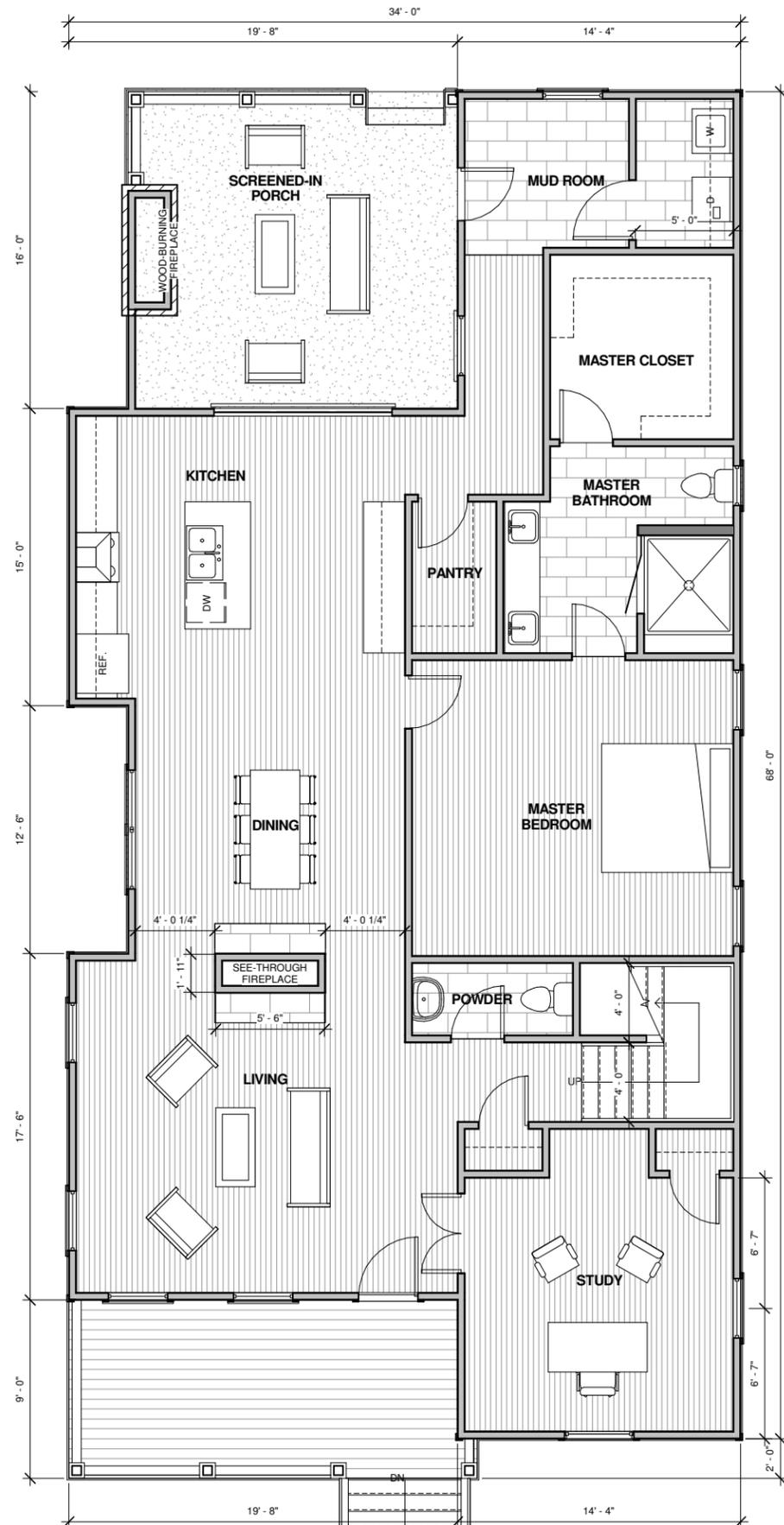
① SITE PLAN  
1" = 10'-0"

## 1610 FORREST AVE SITE PLAN

PLAN NAME:  
Date 08/28/15  
Drawn by ML  
Checked by

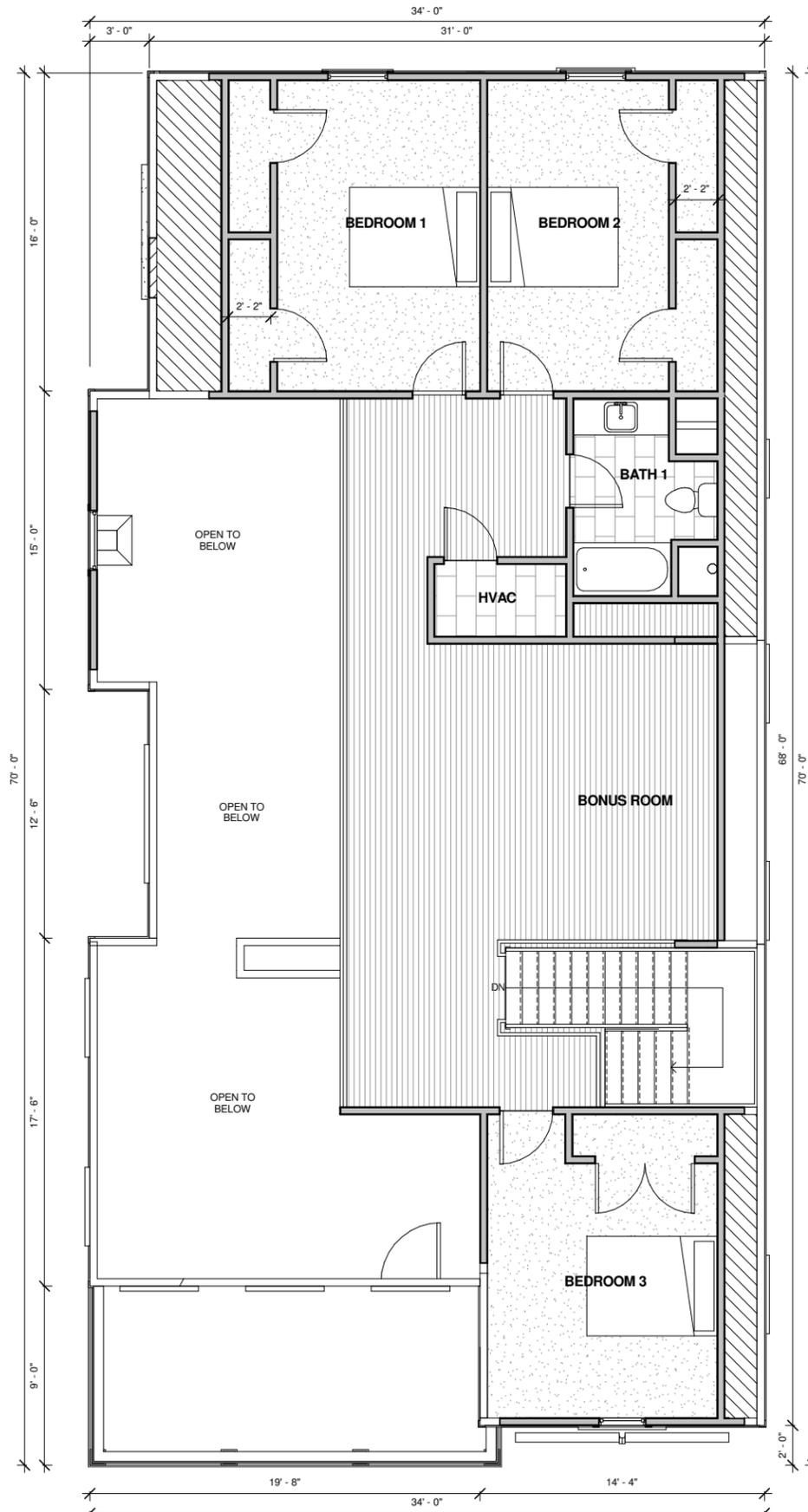
### A1.1

Scale 1" = 10'-0"



① FIRST FLOOR PLAN  
1/4" = 1'-0"

FIRST FLOOR SF: 1,822 SF  
TOTAL SF: 3,145 SF



② SECOND FLOOR PLAN  
1/4" = 1'-0"

SECOND FLOOR SF: 1,323 SF  
TOTAL SF: 3,145 SF

**GENERAL NOTES:**

- DOOR PANS TO BE INSTALLED UNDER ALL EXTERIOR DOORS
- PLY-GEM PRO SERIES 200 WINDOWS
- ELECTRICAL, PLUMBING AND HVAC TO BE FIELD VERIFIED BY SUBCONTRACTORS AND PROJECT MANAGERS PRIOR TO INSTALLATION
- ELECTRICAL PANEL LOCATION TO BE DETERMINED IN THE FIELD - SEE PROJECT MANAGER
- USE 5/4" THICK TRIM
- FLASHING ABOVE ALL WINDOW & DOOR TRIM
- ALL DECKING BOARDS TO BE CROWN UP
- USE PVC BASEBOARD TRIM IN ALL VANITIES

**1610 FORREST AVE  
FLOOR PLANS**

PLAN NAME:	
Date	08/28/15
Drawn by	ML
Checked by	

**A2.1**

Scale 1/4" = 1'-0"

**SPECIAL NOTES:**  
**-ALL WINDOWS TO BE PLYGEM PRO SERIES 200**

- GENERAL NOTES:**
- DOOR PANS TO BE INSTALLED UNDER ALL EXTERIOR DOORS
  - ELECTRICAL, PLUMBING AND HVAC TO BE FIELD VERIFIED BY SUBCONTRACTORS AND PROJECT MANAGERS PRIOR TO INSTALLATION
  - SEE LIGHTING PLAN FOR ELECTRICAL PANEL LOCATION
  - USE 5/4" THICK TRIM
  - FLASHING ABOVE ALL WINDOW & DOOR TRIM
  - ALL DECKING BOARDS TO BE CROWN UP
  - HVAC UNIT TO BE LOCATED IN ATTIC



① FRONT ELEVATION  
 3/16" = 1'-0"

- BRICK CHIMNEY
- ARCHITECTURAL SHINGLES
- CUSTOM DECORATIVE PEDIMENT TRIM PROVIDED BY OTHERS
- PAINTED HALF-ROUNDS FISHSCALE (ALLURA USA)
- 1x4 SMOOTH HARDIE TRIM CORNER BOARDS
- SMOOTH HARDIE SIDING 5" EXPOSURE
- CUSTOM TOP TRIM FOR WINDOWS & DOORS SEE DETAIL
- MASONITE 3/4 GLASS FIBERGLASS FRONT DOOR WITH TRANSOM
- P.T. DECKING & RAILING
- 1x12 SMOOTH TRIM BOARD
- SPLIT FACED-CMU



② LEFT ELEVATION  
 3/16" = 1'-0"



③ RIGHT ELEVATION  
 3/16" = 1'-0"



④ REAR ELEVATION  
 3/16" = 1'-0"

1610 FORREST AVE  
 ELEVATIONS

PLAN NAME:  
 Date 08/28/15  
 Drawn by ML  
 Checked by

A3.1

Scale 3/16" = 1'-0"