



**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**  
**1608 Douglas Avenue**  
**February 18, 2015**

**Application:** New construction - addition  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302018800  
**Applicant:** Mike Garafola, Cathedral Builders  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a rear addition to an historic house at 1608 Douglas Avenue. The addition will be wider than the historic house.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposal to construct a rear addition at 1608 Douglas Avenue with the conditions that alterations to original features are coordinated with staff before construction and that the window and door selections are approved by Staff, finding the application would meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **a. Height**

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

#### **b. Scale**

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

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

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

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

#### **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.*

##### *Parking areas and Driveways*

*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.*

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

#### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, 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.*

*Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

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

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

#### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

*Side Additions*

*When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

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

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

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

e. 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 of the historic zoning ordinance.

**Background:** The building at 1608 Douglas Avenue is a one-story front-gabled bungalow with elements of the Craftsman architectural style. The building was constructed circa 1935, was the significant period of development for the neighborhood. Because of its age and architectural composition, staff finds that the building contributes to the historic character of the district.



**Analysis and Findings:** The applicant proposes to construct a rear addition to the historic house. The addition will be wider than the existing building, but will not be taller.

Partial Demolition:

The elevations indicate alteration of some original features of the house including the removal of the central window on the left side, changing the size of the left side rear window, changing the front right window from a single to a paired window and adding a window and relocating windows on the right side as well as removal of the chimney. However, these alterations are not all shown on the floorplans. Staff asks as a condition of approval that the applicant coordinate the alteration of these original features before construction work begins.

Height & Scale:

The rear addition to 1608 Douglas Avenue will step in from the right side of the house by one foot (1'), and it will step out from the side of the existing building at the left-rear corner and extend four feet (4') wider than the original structure. In general, additions need to sit in from both sides of an historic house before stepping back out to the full width or going wider. The existing house at 1608 Douglas Avenue, however, is only twenty-six feet (26') wide and the design guidelines allow side additions on houses less than thirty feet (30') wide and that are off-center on the lot, as this one is. In this case, the proposal is less obtrusive than a side addition as the additional width protrudes from the addition rather than the historic house.

The roof of the addition will tie into the rear of the existing structure, with a side-facing gable or the wider part of the addition. The roof of the side gable will sit two feet (2') lower than the original roof. Staff finds the height and width of the proposed addition will be compatible with the historic house and will meet sections II.B.1.a. and II.B.1.b of the design guidelines.

Location & Removability:

The addition will be at the rear of the structure and sit in on the right side only. On the left the addition will step out four feet (4') wider than the house. Although additions

should generally sit in on both sides, the original house is a very narrow bungalow for which a side addition may be appropriate. The roof of the addition will be two feet (2') lower than the existing roof as well, which helps to minimize its scale. Staff finds that the project meets section II.B.2.a and II.B.2.d of the design guidelines.

Design:

The design of the addition is compatible with that of the historic house, matching many of the features and proportions including window size and eave depth. Staff finds that the project meets section II.B.2.a and II.B.2.e of the design guidelines.

Setback & Rhythm of Spacing:

The addition will step out wider than the existing house on the left side, but will be no closer than ten feet (10') to the side property line. The addition sits inside the silhouette of the house on the right side and does not impact that existing setback. Staff finds that the addition will not disrupt the rhythm of spacing established by historic buildings on the street and that the project will meet section II.B.1.c of the design guidelines and all setback requirements.

Materials:

The walls of the addition and the existing building, which currently has asbestos siding, will be clad with smooth-faced cement fiberboard with a reveal of five inches (5"). The trim will be wood and cement-fiberboard. The foundation will be brick to match the existing foundation, and the roof will be asphalt shingles in a color to match the existing roof. The windows of the addition will be wood or fiberglass-clad wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet Section II.B.1.d of the design guidelines.

Roof form:

The rear-facing gable on the rear addition will match the 6:12 pitch of the historic house, and the side gabled will have a pitch of 5:12. The lower pitch will not contrast greatly with the original roof because it is oriented to the side and will only be viewed obliquely. Staff finds the roofs of the addition to be compatible with the historic house and to meet section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings:

The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities:

No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.i.

**Recommendation:**

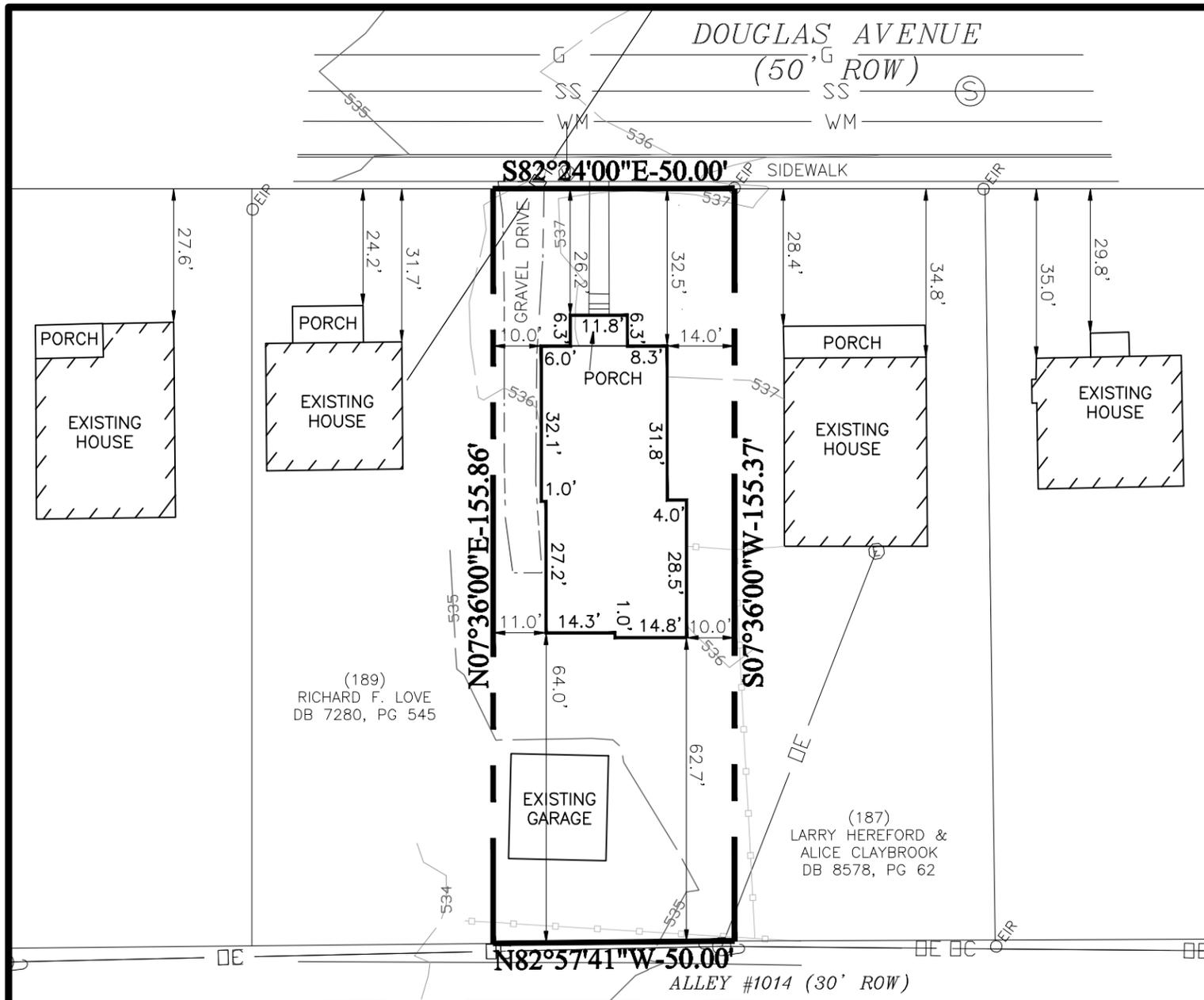
Staff recommends approval of the proposal to construct a rear addition at 1608 Douglas Avenue with the conditions that alterations to original features are coordinated with staff before construction and that the window and door selections are approved by Staff, finding the application would meet the applicable design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



1608 Douglas Avenue, right side.



1608 Douglas Avenue, left side.



**DEED REFERENCE:**

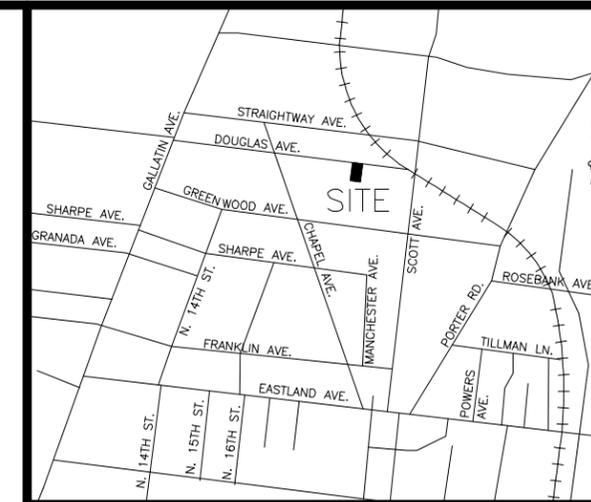
BEING PROPERTY CONVEYED TO CHARLES W. & OLGA B. FULLER BY DEED 4641, PAGE 755, R.O.D.C.

**PROPERTY MAP REFERENCE:**

BEING PARCEL NO. 188 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 83-02.

**PLAT REFERENCE:**

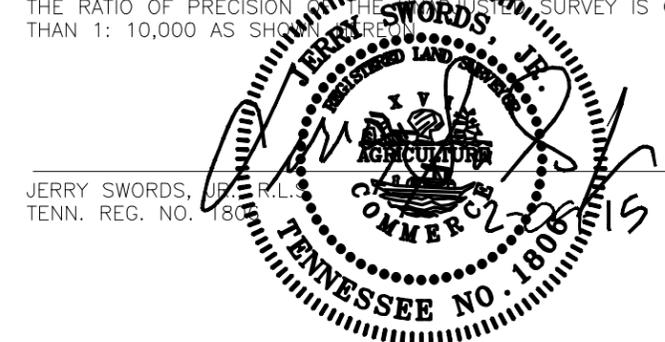
BEING LOT 105 AS SHOWN ON THE PLAN OF DR. E.T. BEOWN'S SUBDIVISION OF LOTS NOS. 21 TO 26 IN BROWNSVILLE ADDITION, PB 332, PG 91, R.O.D.C.



VICINITY MAP (NTS)

**SURVEYOR'S CERTIFICATE:**

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE ADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.



JERRY SWORDS, JR., R.L.S.  
TENN. REG. NO. 1806



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

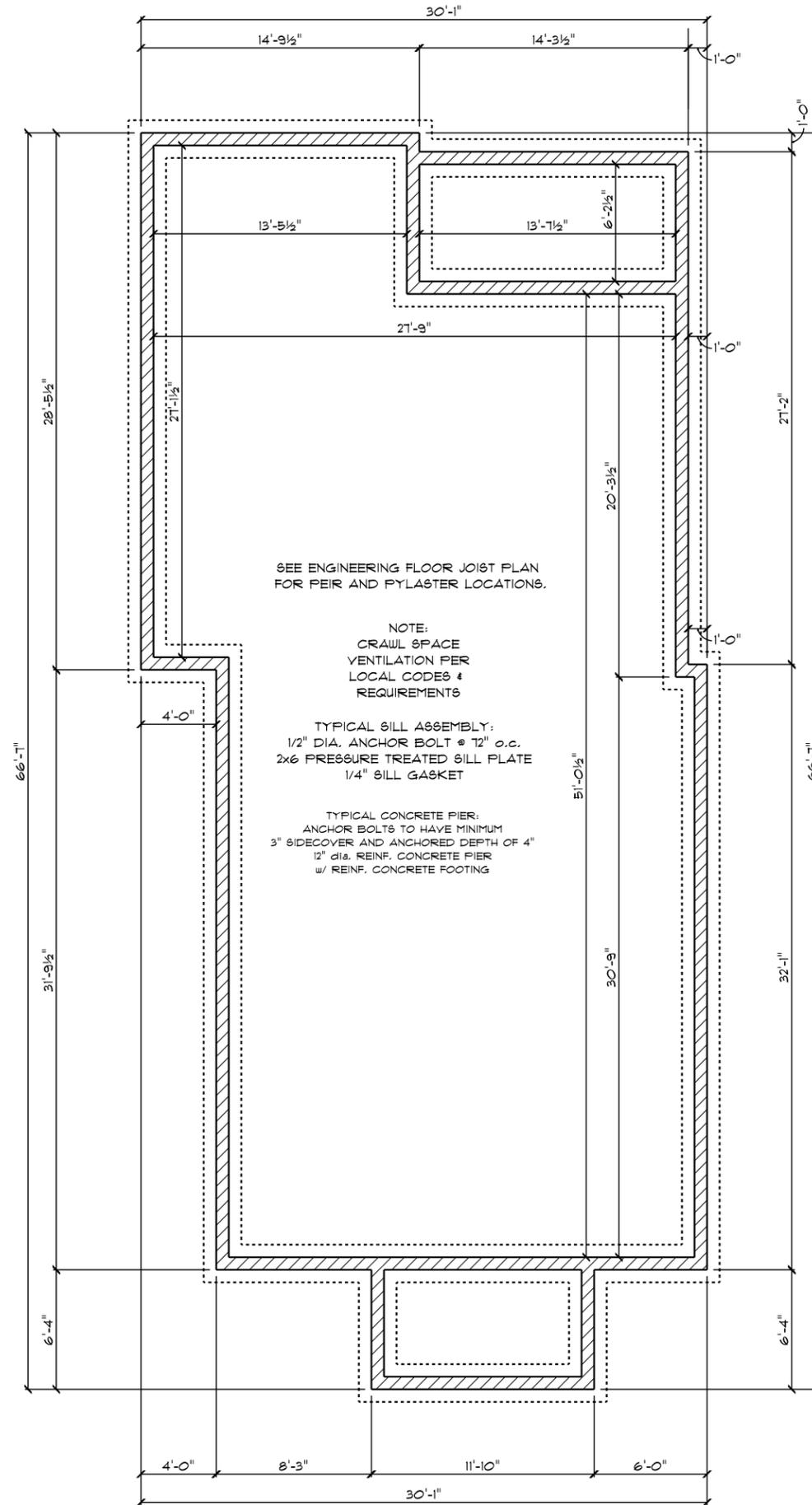
**NOTES:**

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
3. PROPERTY IS ZONED R6.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0228F, NOT PRINTED.
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88. CONTOURS ARE AT ONE FOOT INTERVALS.
7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.

TOTAL AREA = 7,780 SQUARE FEET OR 0.178 ACRES

<b>SITE PLAN</b>		
<b>1608 DOUGLAS AVENUE</b>		
<b>Map 83-02, Parcel 188</b>		
SIXTH COUNCILMANIC DISTRICT-DAVIDSON COUNTY-TENNESSEE		
<b>S &amp; A Surveying, Inc.</b>		
306 Bluegrass Circle Lebanon, Tennessee 37090 PHONE (615) 394-7564		
PROJ.: 14-074	DATE: 2/09/15	SHEET 1 OF 1

FOUNDATION PLAN



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS, THE DESIGNER MAKES NO WARRANTY, REPRESENTATIONS, OR GUARANTEES, AND ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS AND MISTAKES. THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR, OMISSIONS, OR MISTAKES. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND ALL CONDITIONS DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Int. Footage	1555 sq ft
Ext. Footage	1567 sq ft
Front Porch	.68 sf ft
Rear Porch	.92 sf ft

Project Name:  
1608 Douglas Ave.  
Nashville, TN 37206

**CATHEDRAL HOMES LLC**

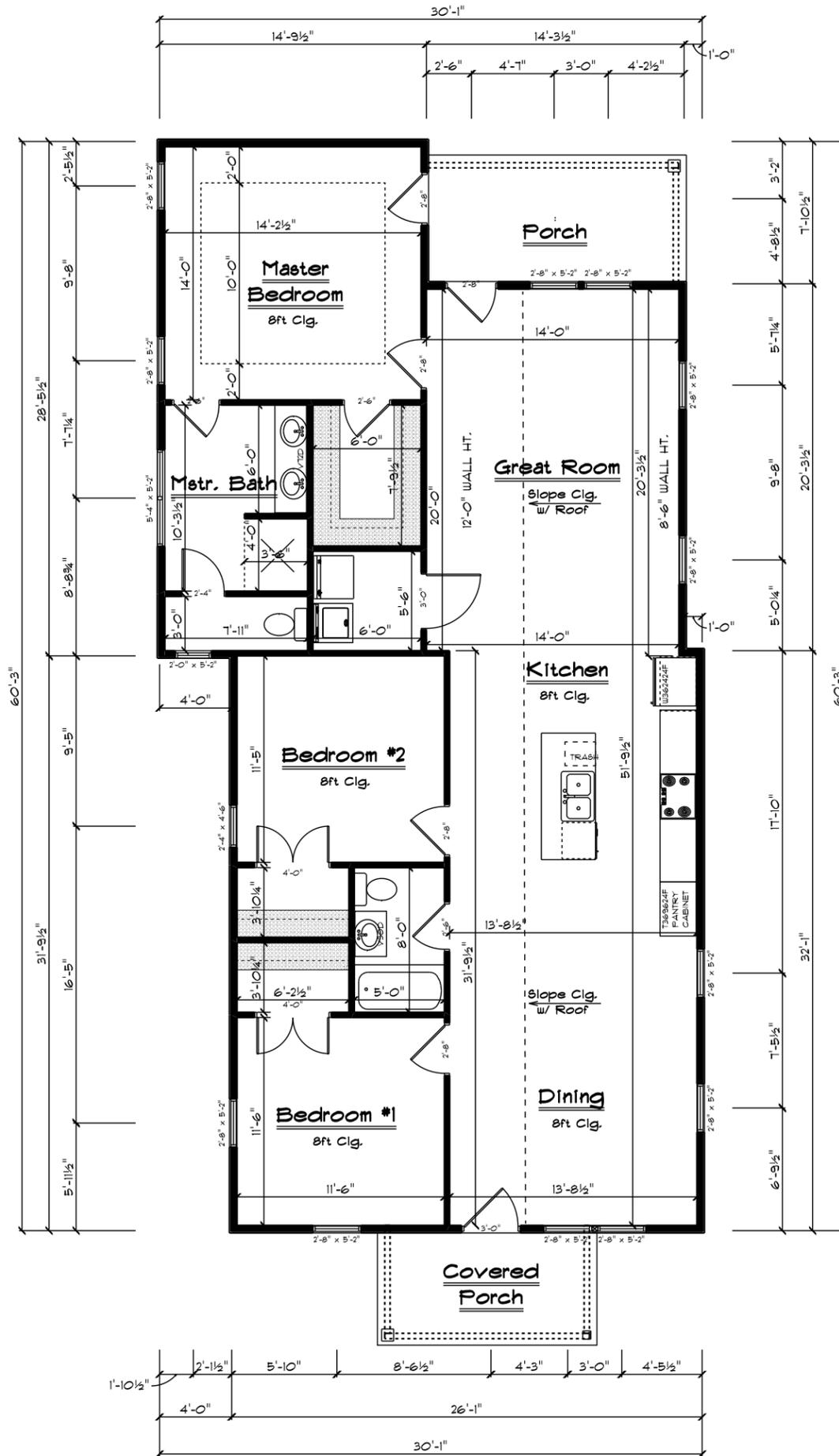
Foundation Plan  
Scale 1/8" = 1'

Sheet **A2**

Date: January 21, 2015

**1ST FLOOR LAYOUT**

SCALE: 1/8" = 1'-0"



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Int. Footage	1555 sq ft
Ext. Footage	1567 sq ft
Front Porch	68 sq ft
Rear Porch	92 sq ft

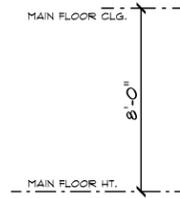
**Project Name:**  
 1608 Douglas Ave.  
 Nashville, TN 37206

**CATHEDRAL HOMES LLC**

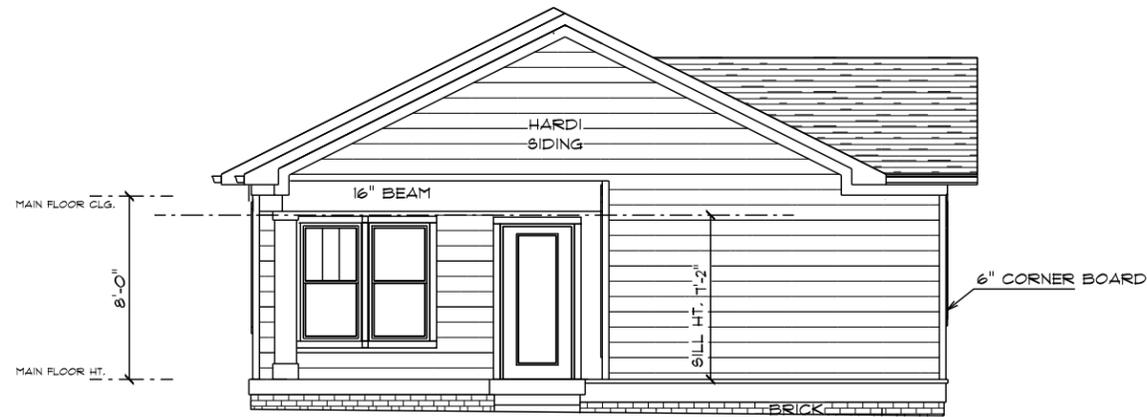
Main Floor  
 Scale 1/8" = 1'

Sheet **A1**

Date: January 21, 2015



FRONT ELEVATION



REAR ELEVATION

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Int. Footage	.....	1555 sq ft
First Floor	.....	1555 sq ft
Ext. Footage	.....	.68 sf ft
Front Porch	.....	.92 sf ft
Rear Porch	.....	

Project Name:  
1608 Douglas Ave.  
Nashville, TN 37206

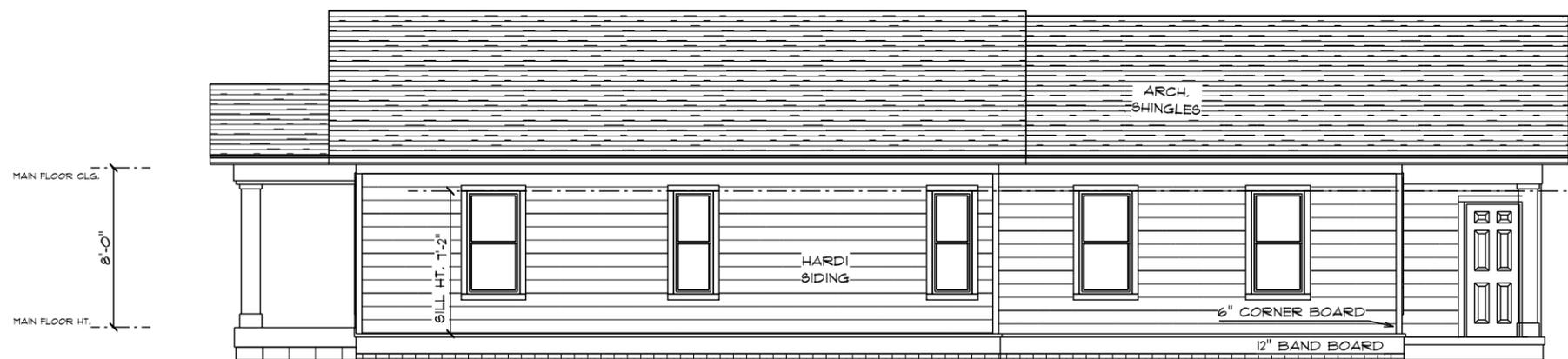
**CATHEDRAL HOMES LLC**

Front and Rear Elevation  
Scale 1/8" = 1'



MAIN FLOOR CLG.  
8'-0"  
MAIN FLOOR HT.

LEFT ELEVATION



MAIN FLOOR CLG.  
8'-0"  
MAIN FLOOR HT.

RIGHT ELEVATION

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Int. Footage	1555 sq ft
Ext. Footage	1555 sq ft
Front Porch	.68 sq ft
Rear Porch	.92 sq ft

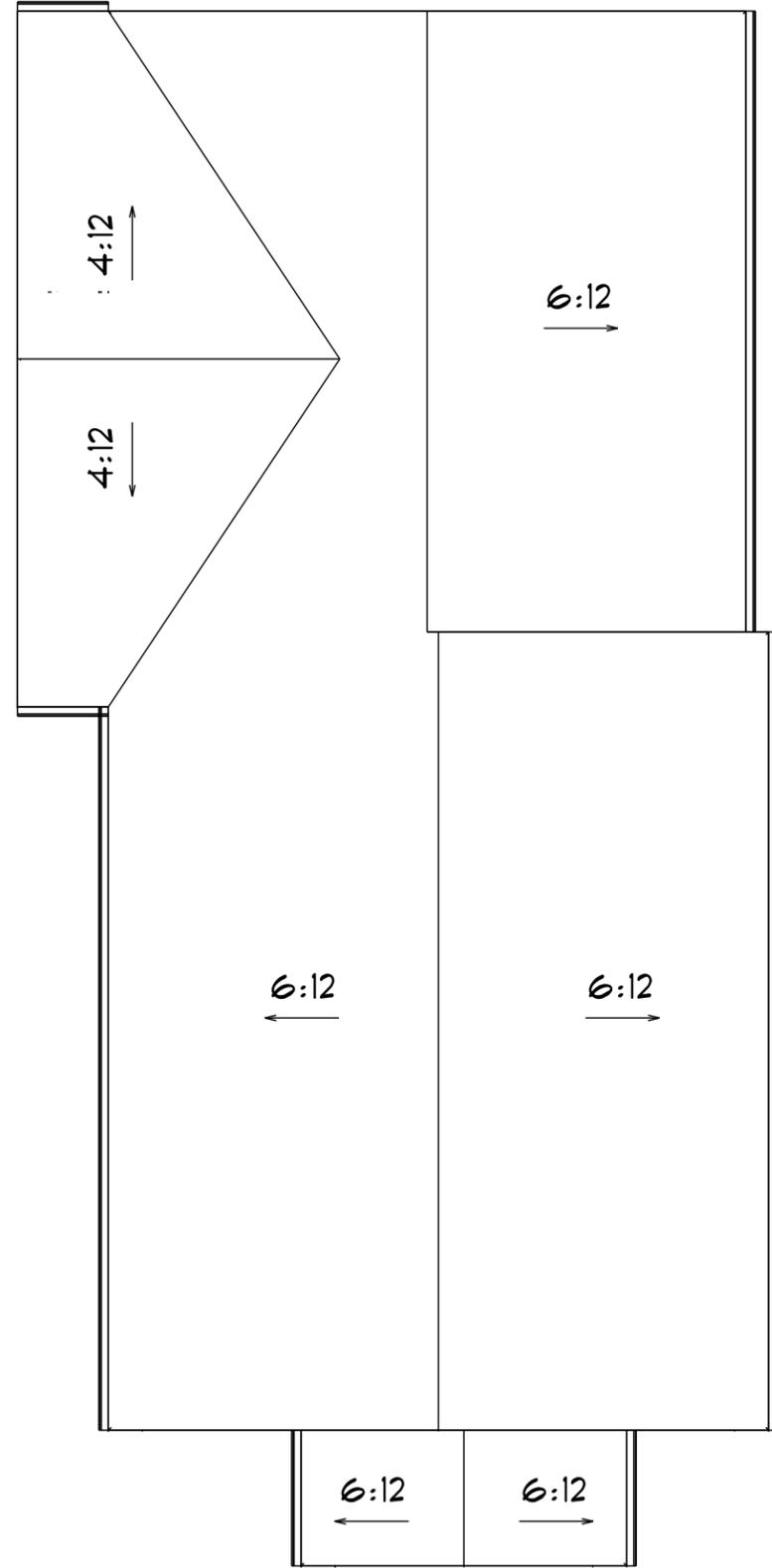
Project Name:  
1608 Douglas Ave.  
Nashville, TN 37206

**CATHEDRAL HOMES LLC**  
Left and Right Elevation  
Scale 1/8" = 1'

Date: January 15, 2015

Sheet **A4**

ROOF PLAN



**CATHEDRAL HOMES LLC**

Roof Plan  
Scale 1/8" = 1'

Project Name:  
1608 Douglas Ave.  
Nashville, TN 37206

Int. Footage  
First Floor.....1555 sq ft  
Ext. Footage  
First Floor.....1555 sq ft  
Front Porch.....68 sq ft  
Rear Porch.....92 sq ft

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