



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 1718 Greenwood Avenue February 18, 2015

Application: New construction-infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302027500
Applicant: Urban Development Group, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: New construction of a two-family residence.

Recommendation Summary: Staff recommends approval with the conditions that:

1. The front porches be increased in size to at least six feet (6') deep;
2. A window opening be added to the second story of both side elevations;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the roofing color, windows and doors prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds the project meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.

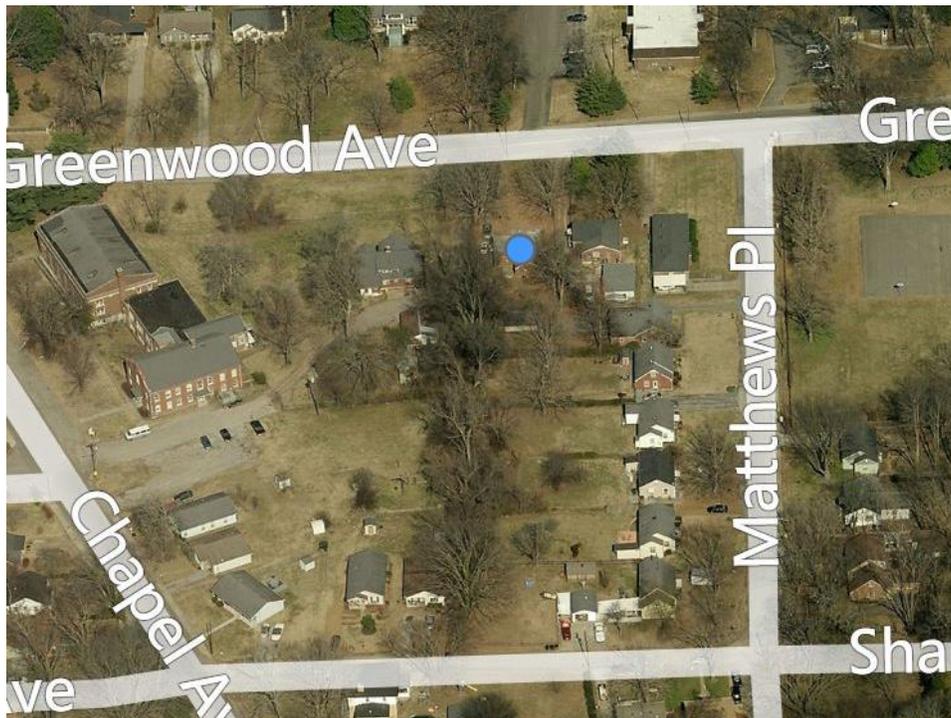
Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

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.

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

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.

Background: The current house at 1718 Greenwood was constructed c. 1950. Demolition of this non-contributing building was approved administratively.



Figure 1. Noncontributing house at 1718 Greenwood Avenue

Analysis and Findings:

Height & Scale: The proposed new construction will be a two-story building. It will be thirty-five feet, two inches (35'2") wide and sixty-seven feet (67') deep. The total covered footprint will be approximately two thousand, two hundred square feet (2,200 sq. ft.). It will be twenty-nine feet and nine inches (29'9") from grade. The height range of the context is sixteen to thirty feet (16'-30') in height from grade. This area of the district features some especially wide homes, up to forty-eight feet (48') wide. Across Douglas Avenue and to the west, where the lot width is a standard fifty feet (50'), there are contributing homes that are forty-two feet (42') wide. Staff therefore finds the height and scale of the proposed infill to be compatible with the neighborhood. The foundation height starts at two feet (2') and will be as tall as three feet (3') due to cross slope on the site. The project meets section II.B.1.a. and b.

Setback & Rhythm of Spacing: The rear of the house will be thirty feet (30') from the rear property line. The setbacks meet base setback requirements. The proposed front setback will be one hundred and one feet (101'), which matches the setback of the noncontributing house formerly on the lot and the two non-contributing structures to its left. To the right of the site is the Hobson Church site, which is a large corner lot, also

with a deep front setback. Although the front setback is deeper than the average setback in the immediate context, staff finds it to be appropriate given that it matches the established setbacks on this site of the block. The proposed setback from the street is in keeping with the noncontributing house to its left.

The side setbacks are five feet (5') on the right and eighteen feet (18') on the left. The building being off-center on the lot is appropriate in this instance, because the Hobson Church site disrupts the more traditional rhythm of the street on this block. The project meets section II.B.1.c.

Materials:

The new building will be clad in wood or smooth-faced fiber cement siding with five inches (5") reveal. Trim, corner boards and window and door casings will also be wood or fiber cement. The foundation will be split-face concrete block, and the roof will be architectural fiberglass shingles. The color of roofing was not specified, and Staff asks for approval of that color. Details of windows and doors were also not specified; Staff asks to approve the final window and door selections prior to purchase and installation. The walkway and driveway will be concrete. The porch floor will be concrete; railing and columns were not specified. With the staff's final approval of the roofing color, windows and doors, the application meets section II.B.1.d for materials.

Roof form: The proposed building has a hipped roof with 4/12 and 6/12 pitches. Although the design guidelines require at least a 6/12 pitch, a lower pitch is often appropriate for a hipped roof and the look from the front, will be of the steeper 6/12 pitch. The porch roofs have the same pitch; the left side unit has a hipped porch roof, the right side unit has a gabled porch roof. Staff finds the roof shape of the project is compatible with the context, and meets section II.B.1.e.

Orientation: A porch for each unit addresses the street, with a shared walkway leading to the driveway. The porches will be four feet, ten inches (4'10") deep. The design guidelines recommend a porch be at least six feet (6') deep. Staff requests the porches be increased to at least six feet (6'). Vehicular access will be via a shared driveway to the left of the new building. There is an existing curb cut on the right side of the lot; this curb cut will be removed and a new one added to the other side, for the driveway. Parking for both units will be at the rear. The proposed infill is oriented to Greenwood Avenue appropriately. With the condition that the porches are made six feet (6') deep, the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are all approximately twice as tall as they are wide, meeting the historic proportions of openings. The largest expanse of wall space without a window or door opening is eighteen feet (18') on the side elevations. Staff requests a window opening be added to break up that expanse of wall area. With this condition, Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Recommendation:

Staff recommends approval with the conditions that:

1. The porches are increased to be at least six feet (6') deep;
2. A window opening is added to the second story of both side elevations;
3. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
4. Staff approve the roofing color, windows and doors prior to purchase and installation;
5. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

Staff finds the project meets the design guidelines for the Eastwood Neighborhood Conservation Zoning Overlay.



Figure 1. 1718 Greenwood Ave



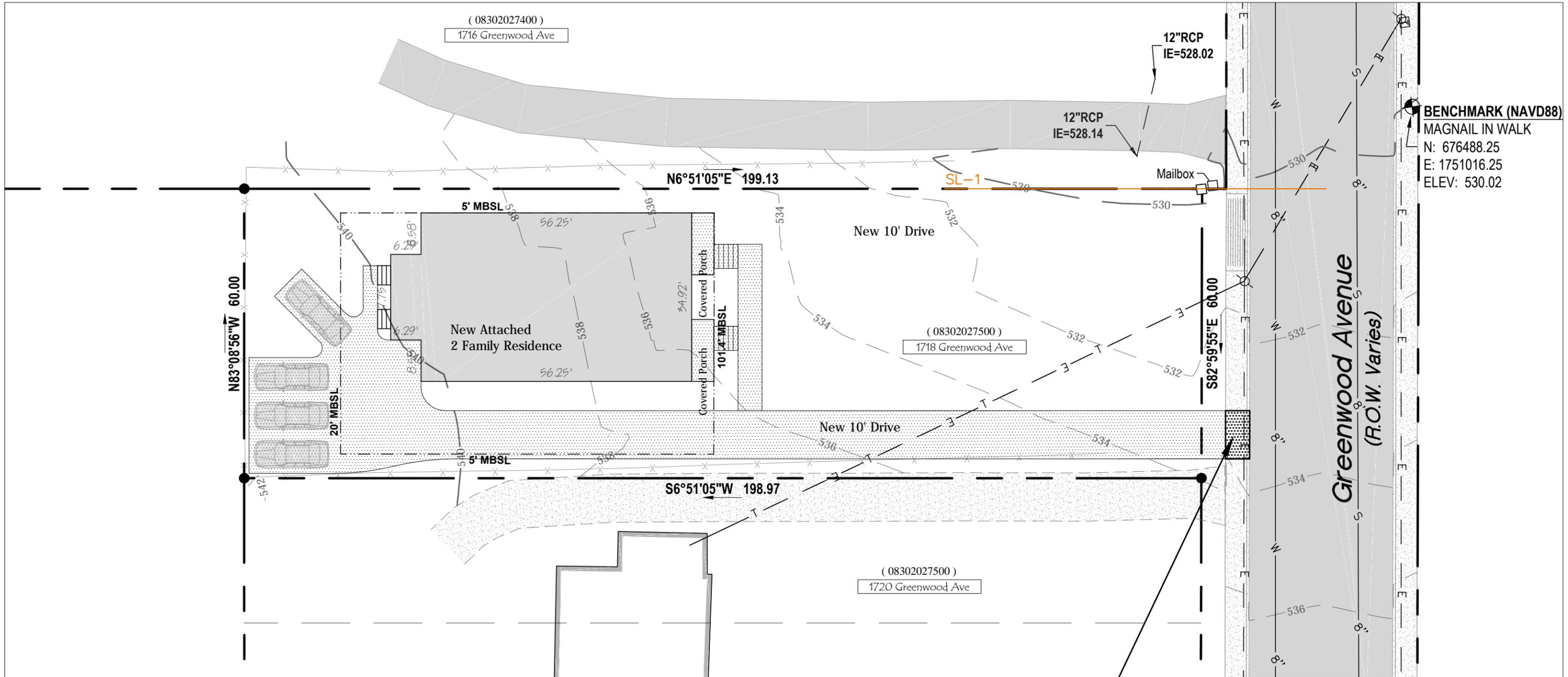
Figure 2. 1716 Greenwood Ave, the church house to the right of this property



Figure 3. 1717 Greenwood Ave, contributing home

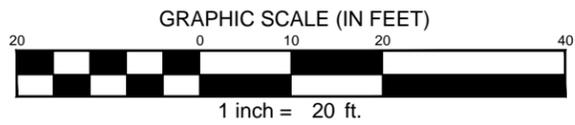
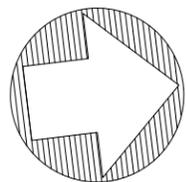


Figure 4. Apartment complex across Greenwood Ave



BENCHMARK (NAVD88)
 MAGNAIL IN WALK
 N: 676488.25
 E: 1751016.25
 ELEV: 530.02

INSTALL NEW CURB CUT & RAMP
 (COORDINATE WITH METRO PUBLIC WORKS)



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsuryey.com



Site Plan
 1718 Greenwood Avenue
 Nashville, Davidson County, Tennessee

Sheet No.
V-2.1

INSTALL NEW SILT FENCE
(SEE METRO BMP FOR DETAILS)

REMOVE EXISTING SERVICE LINES
(COORDINATE WITH APPROPRIATE UTILITY COMPANIES)

12"RCP
IE=528.02

12"RCP
IE=528.14

Mailbox

BENCHMARK (NAVD88)
MAGNAIL IN WALK
N: 676488.25
E: 1751016.25
ELEV: 530.02

(08302027400)
1716 Greenwood Ave

(08302027500)
1718 Greenwood Ave

(08302027500)
1720 Greenwood Ave

N83°08'56"W 60.00

N6°51'05"E 199.13

S82°59'55"E 60.00

S6°51'05"W 198.97

EXISTING GARAGE

CONCRETE (TYPICAL)

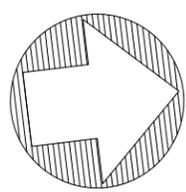
SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

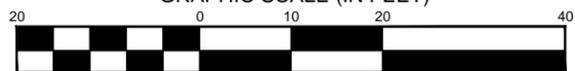
Greenwood Avenue
(R.O.W. Varies)

REMOVE EXISTING STRUCTURE
(COORDINATE DEMOLITION WITH CODES)

INSTALL NEW CONSTRUCTION ENTRANCE
UTILIZE EXISTING GRAVEL DRIVE (SEE METRO BMP FOR DETAILS)



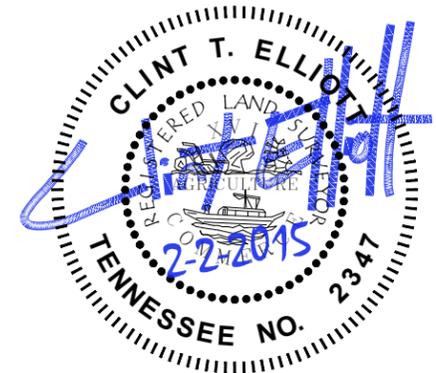
GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.

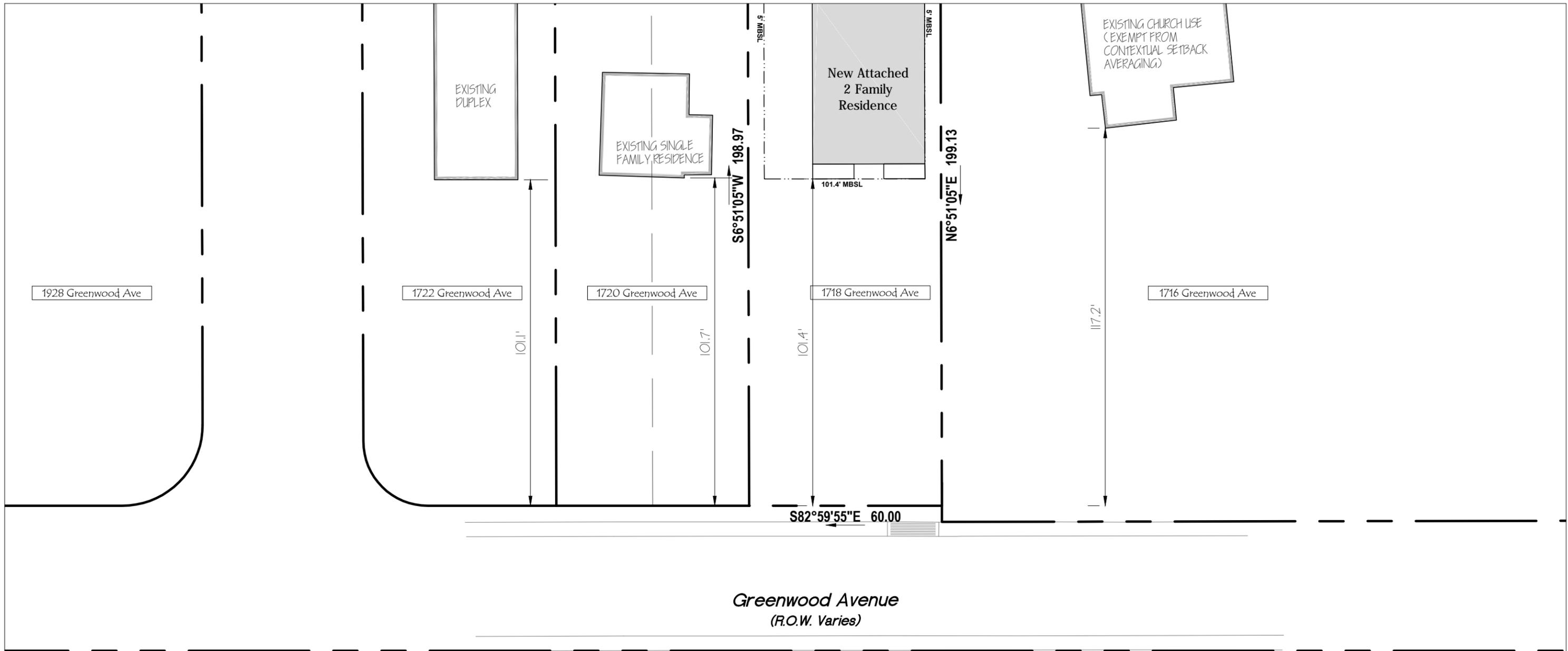


CLINT T. ELLIOTT
REGISTERED LAND SURVEYOR
7930 Hwy 70 South, Nashville Tn, 37221
p| (615) 533-2054
e| clint@clintelliottssurvey.com

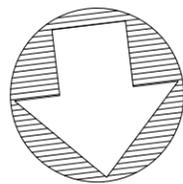


EPSC Plan
1718 Greenwood Avenue
Nashville, Davidson County, Tennessee

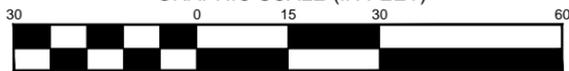
Sheet No.
V-2.2



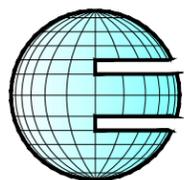
Greenwood Avenue
(R.O.W. Varies)



GRAPHIC SCALE (IN FEET)



1 inch = 30 ft.



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsury.com



Building Setbacks
 1718 Greenwood Avenue
 Nashville, Davidson County, Tennessee

Sheet No.
V-2.3

SITE DATA: PRE-DEVELOPMENT

Parcel ID's 08302027500
 Zoning District R6
 Total Site Area 11,943 SF

PRE-DEVELOPMENT IMPERVIOUS: 3,322 SF (27.8%)

Drives 1262 SF
 Patio 161 SF
 Stairs 165 SF
 Misc. Pads 33 SF
 Buildings 1701 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 11,943 SF

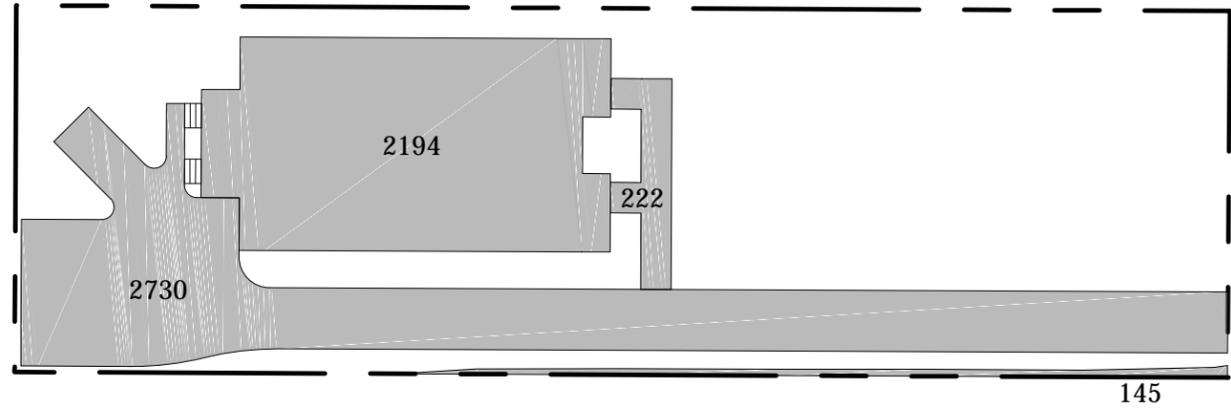
POST-DEVELOPMENT IMPERVIOUS: 5,196 SF (43.5%)

Steps & Walks 272 SF
 Buildings 2194 SF
 Drives 2730 SF

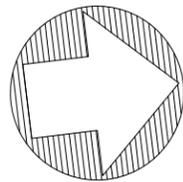
POST- IMPERVIOUS NET GAIN: 1,874 SF (TIER 1)



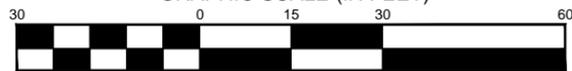
PRE-DEVELOPMENT



POST-DEVELOPMENT



GRAPHIC SCALE (IN FEET)



1 inch = 30 ft.



CLINT T. ELLIOTT
 REGISTERED LAND SURVEYOR
 7930 Hwy 70 South, Nashville Tn, 37221
 p| (615) 533-2054
 e| clint@clintelliottsvey.com



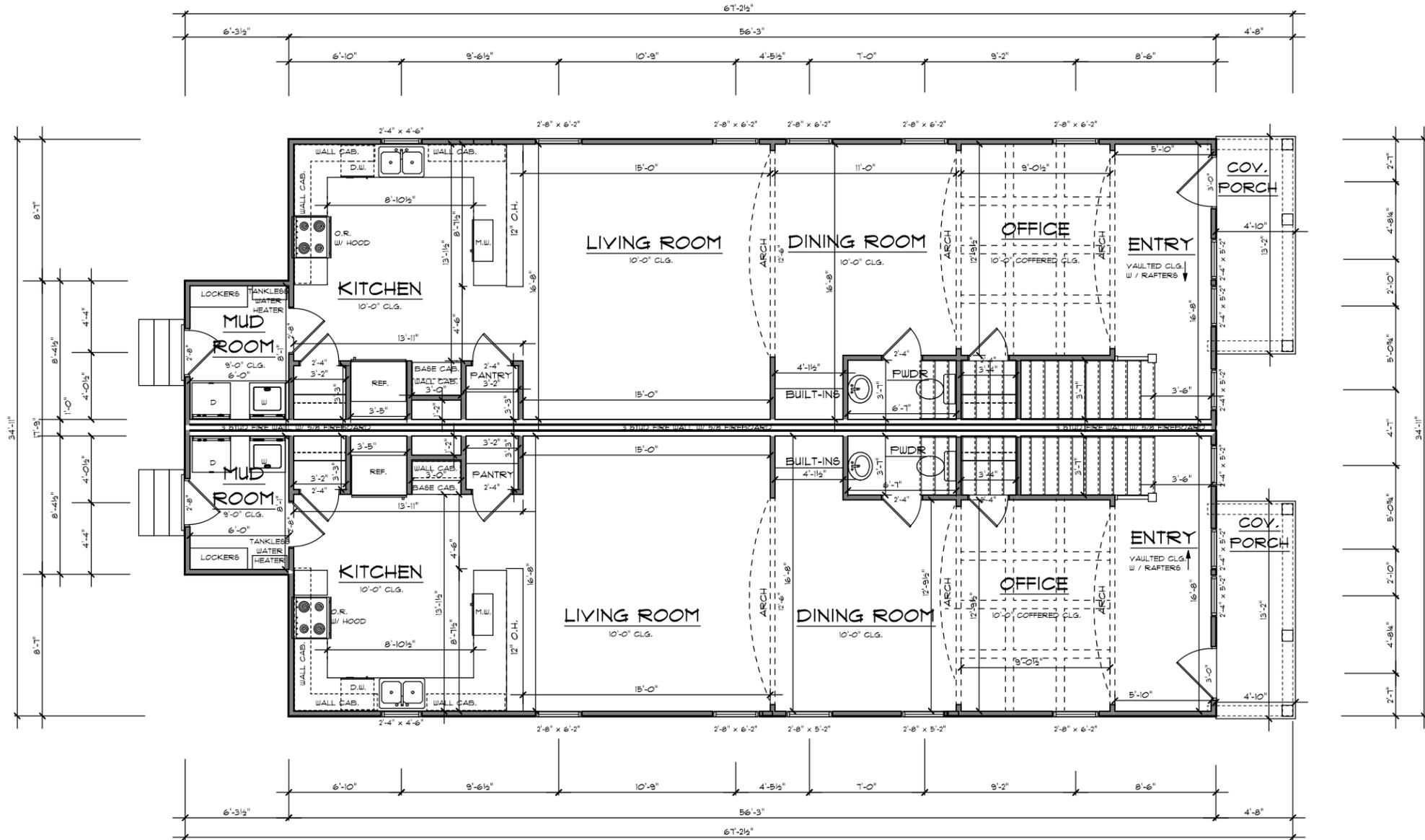
Impervious Areas
 1718 Greenwood Avenue
 Nashville, Davidson County, Tennessee

Sheet No.

V-2.4

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



MAIN FLOOR PLAN



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. REQUIREMENTS FOR CONSTRUCTION DETAILS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Exterior sf.	1032 sf.
First Floor	982 sf.
Second Flr.	2014 sf.
TLA	62 sf.

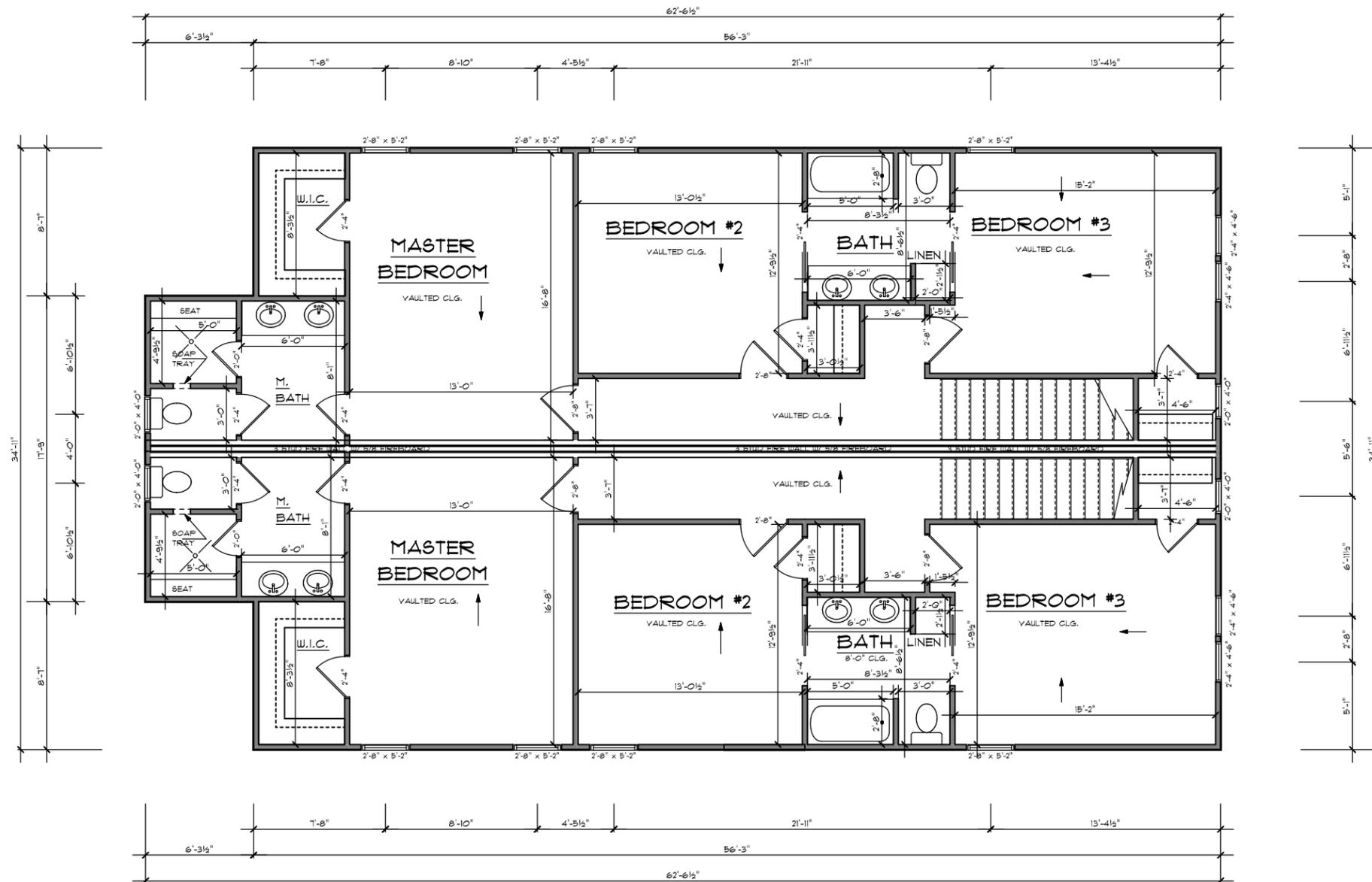
1718 Greenwood
Nashville, TN 37206

URBAN DEVELOPMENT, LLC

Date: 1-29-15

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VIA MFS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.



SECOND FLOOR PLAN



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Exterior sf.
 First Floor 1032 sf.
 Second Flr. 982 sf.
 TLA 2014 sf.
 Front Porch 62 sf.

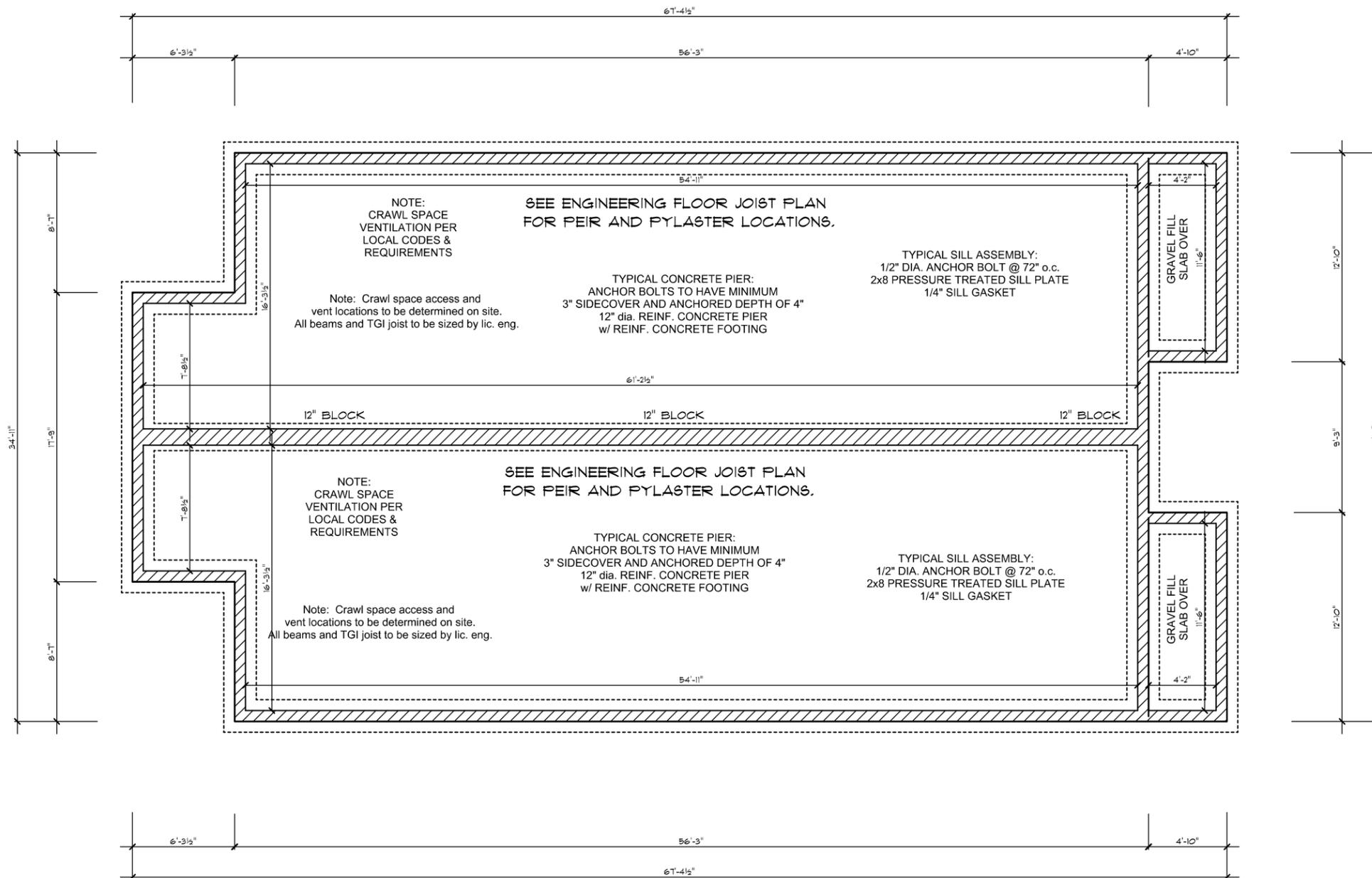
1718 Greenwood
 Nashville, TN 37206

URBAN DEVELOPMENT, LLC

Date: 1-29-15

A-2

FOUNDATION LAYOUT



Exterior sf.	.....	1,032 sf.
First Floor	.....	1,032 sf.
Second Flr	.....	982 sf.
TLA	.....	2,014 sf.
Front Porch.	.....	62 sf.

1718 Greenwood
Nashville, TN 37206

URBAN DEVELOPMENT, LLC

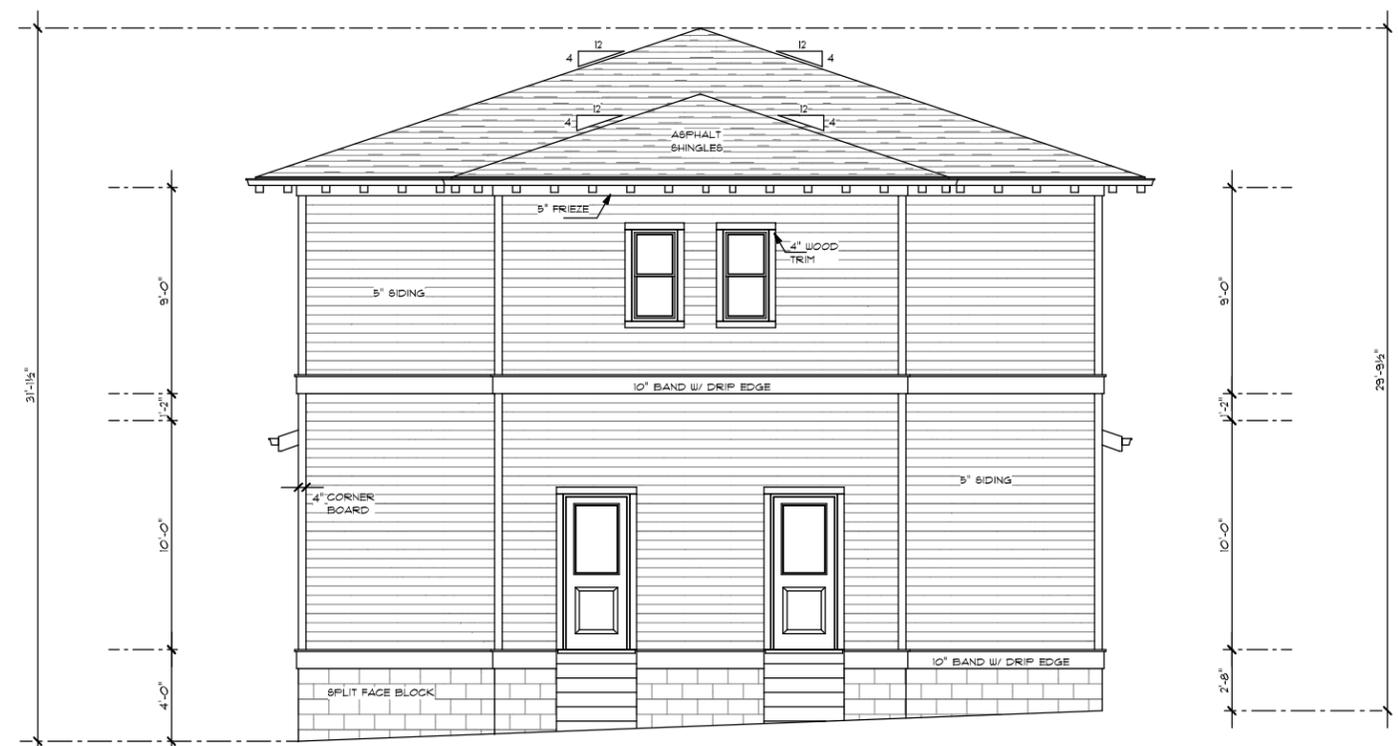
Date: 1-29-15

A-3

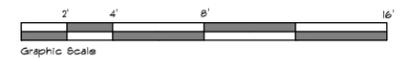
THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.



FRONT ELEVATION



REAR ELEVATION



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Exterior sf.	
First Floor	1032 sf.
Second Flr	982 sf.
TLA	2014 sf.
Front Porch	62 sf.

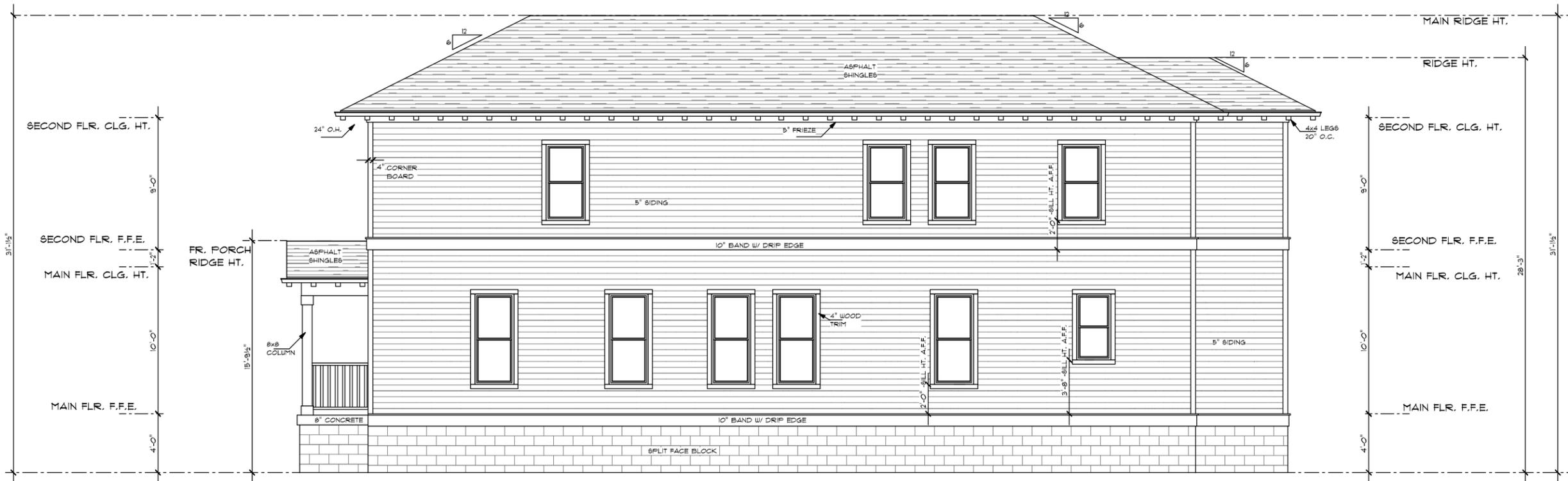
1718 Greenwood
Nashville, TN 37206

URBAN DEVELOPMENT, LLC

Date: 1-23-15



LEFT ELEVATION



RIGHT ELEVATION



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

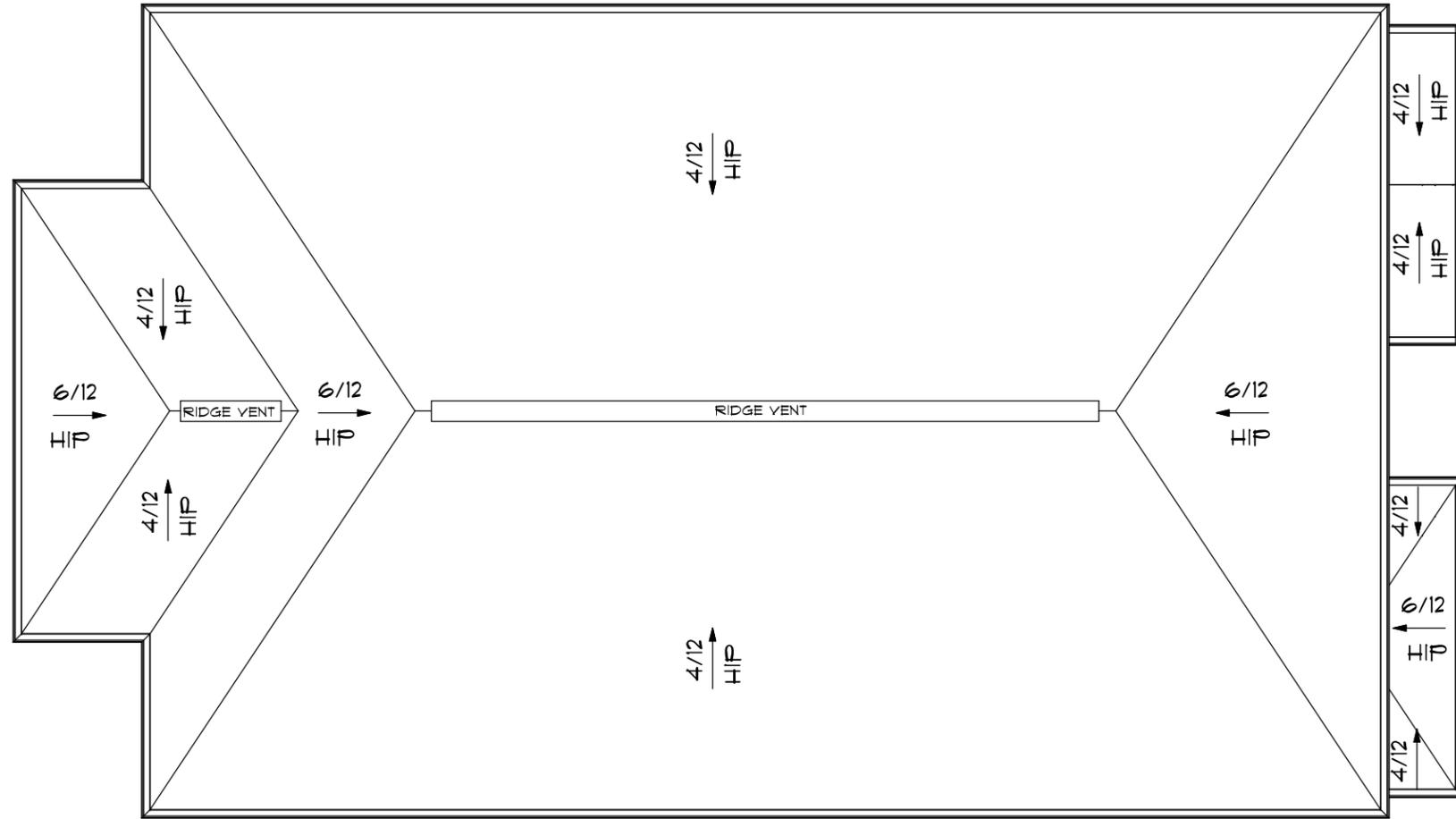
Exterior sf.	.....	1032 sf.
First Floor	.....	982 sf.
Second Flr	.....	2014 sf.
TLA	.....	.....
Front Porch	.....	62 sf.

1718 Greenwood
Nashville, TN 37206

URBAN DEVELOPMENT, LLC

Date: 1-23-15

ROOF LAYOUT



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Exterior sf.	
First Floor	1294 sf.
Second Flr.	1067 sf.
TLA	2361 sf.
Front Porch	.62 sf.

1718 Greenwood
Nashville, TN 37206

URBAN DEVELOPMENT, LLC

Date: 1-30-15