



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
4107 Aberdeen Road
March 18, 2015

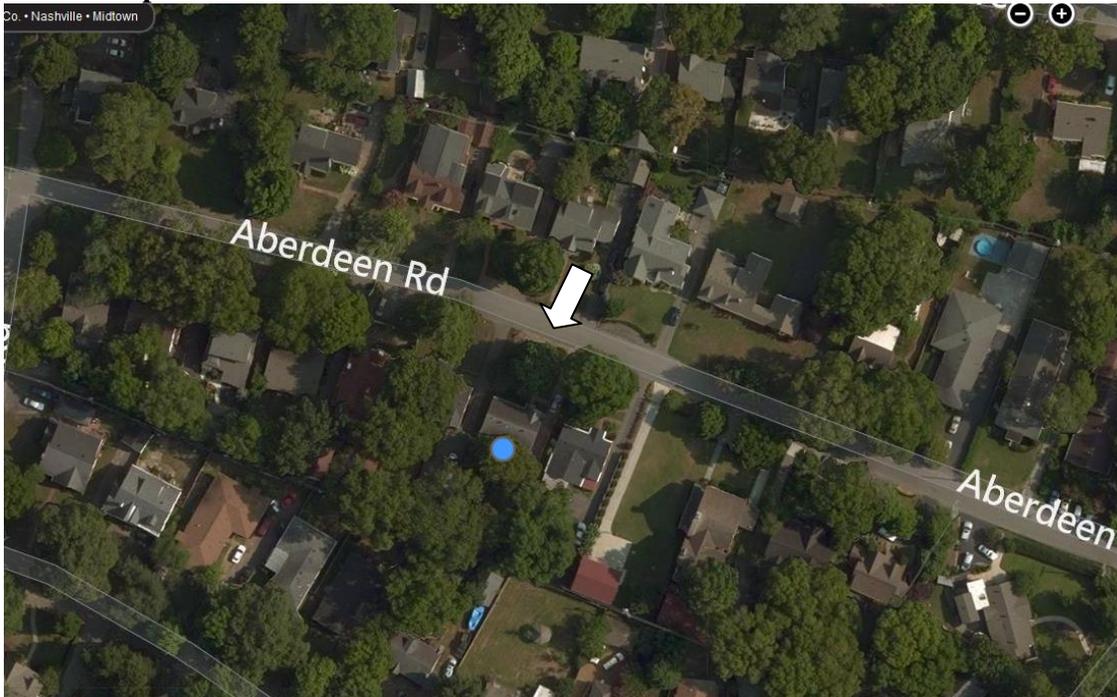
Application: New construction—infill and outbuilding
District: Cherokee Park Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10312011200
Applicant: Stewart Bronson, Stone Oak Builders
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a one-and-a-half story infill and an outbuilding. The outbuilding does not contain a detached accessory dwelling unit.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The finished floor height be consistent with the finished floor heights of the neighboring historic houses, to be verified by MHZC staff in the field; 2. The front dormer windows have a four to six inch (4”-6”) mullion in between them; 3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; 4. Staff approve the roof color, brick and stone samples, and the stoop steps and floor; and 5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Section II.B.1. of the <i>Cherokee Park Historic Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Outbuilding checklist C: Site Plan D: Elevations</p>
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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.

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.

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, 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. 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'.

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.

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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: In February 2015, MHZC staff issued an administrative permit for the demolition of the c. 1955, non-contributing structure on the lot (Figure 1).



Figure 1. 4017 Aberdeen Road.

Analysis and Findings: Application is to construct a one-and-a-half story infill and an outbuilding. The outbuilding does not contain a detached accessory dwelling unit.

Height & Scale: The proposed infill is one-and-a-half stories in height, which is similar to the other historic houses on this part of Aberdeen Road. It has an eave height of approximately eleven feet (11') above grade, and a ridge height of twenty-nine feet (29'). Staff finds that this height meets the context where the historic houses range in height from about twenty feet (20') to thirty-two feet (32'), with most houses being about twenty-four to twenty-eight feet (24' – 28') tall. The foundation height is shown as two feet (2'), and staff asks to verify in the field that the foundation height is compatible with the foundation heights of nearby historic structures.

The new infill is forty feet wide (40'), which meets the historic context where historic houses have widths ranging from thirty-five to fifty feet (35' - 50'), with the majority of houses falling in the range of forty-one to forty-two feet (41' – 42') wide. The house will be seventy-one feet (71') deep.

Staff finds that the infill's height and scale meets Section II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The new infill will be set back approximately fifty feet (50') from the front property line and will match the front setbacks of the two adjacent properties. The house will be located five feet (5') from the west property line and over ten feet (10') from the east property line, meeting the base zoning setbacks. The reason the house is off-center is to accommodate a driveway. Driveways are a typical feature of this neighborhood. Staff finds that the infill meets Section II.B.1.c. of the design guidelines.

Materials: The primary cladding material for the infill will be brick. Stone will be used as an accent material around the doorway. Staff asks to review a brick and stone sample. Hardie panel and battens will be used in the gable and dormer fields. The trim will be wood or cement fiberboard, the foundation will be split face concrete block, and the roof will be asphalt shingles. The materials for the windows and doors were not specified, and staff asks to approve the window and door specifications. Likewise, the materials of the front stoop steps and stoop floor were not noted, and staff asks to approve these materials. With the aforementioned staff approvals, staff finds that the infill meets Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form is a cross gable. The front facing gables have a slope of 14/12, while the side gable has a slope of 12/12. The front dormer is set back two feet (2') from the wall below and has a shed roof with a slope of 6/12. With this condition, staff finds that the project meets Section II.B.1.e. of the design guidelines.

Orientation: The infill is oriented to face Aberdeen Road, which is appropriate. It has a stoop entryway that is four feet (4') deep. Staff finds that this depth is appropriate for a stoop. A covered side porch is located at the front east side of the house. The side porch is six feet (6') wide and sixteen feet (16') deep. Access to the porch is from the east side elevation, and it will not serve as the primary entrance to the house. Vehicular access to the site will be from an existing driveway to the east of the house. Staff finds that the project's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are 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. The front dormer windows do not appear to have four to six inch (4"-6") mullions in between them, and staff asks that they include the four to six inch (4"-6") mullions. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

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.

Outbuildings: The proposed outbuilding will not be used as a detached accessory dwelling until. See attached "Outbuilding/DADU Worksheet" for the analysis of the

appropriateness of the proposed outbuilding. Staff notes that while the rear dormer is 50% of the roof scape, it does not set back two feet (2') from the wall below. Staff finds this to be acceptable in this instance because the dormer is located on the rear and because the outbuilding will not be used as a detached accessory dwelling unit. Staff find that the outbuilding meets section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the neighboring historic houses, to be verified by MHZC staff in the field;
2. The front dormer windows have a four to six inch (4"-6") mullion in between them;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
4. Staff approve the roof color, brick and stone samples, and the stoop steps and floor; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B.1. of the *Cherokee Park Historic Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos



House to the left/east at 4015Aberdeen Rd.



House to the left/east at 4009 Aberdeen Rd.



House to the right/west at 4019 Aberdeen Rd.



View to the right/west, showing 4021 and 4023 Aberdeen Rd.



Houses across the street



Houses across the street and to the left/west



Houses across the street and to the right/east



Houses across the street and to the right/east

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?	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 where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?		NO
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?	Yes	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

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.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*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

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

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	23'9"
Rear setback	3'	3'
L side setback**	3'	3'
R side setback**	3'	24'
How is the building accessed?	From the alley or existing curb cut	Existing front driveway/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)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	29'	25'	23'9"
Eave Height	11'	1 story 10' or 2 story 17'	10'

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

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	≈1400 sq. ft.	672 sq. ft.

Or

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.		N/A

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.



ABERDEEN ROAD (50')

S73°07'02"E 59.86'

SILT FENCE

50.36'

23

EXISTING BRICK HOUSE
1 STORY BRICK HOUSE

170.12'

S17°37'45"W
5.00'

5' M.B.S.L.

PROPOSED DISTURBED AREA

50.8' M.B.S.L.

22

S1.04'

PROPOSED DRIVEWAY

51.28'

21

EXISTING BRICK HOUSE
1 STORY BRICK HOUSE

172.21'

S19°21'06"W
10.56'

5' M.B.S.L.

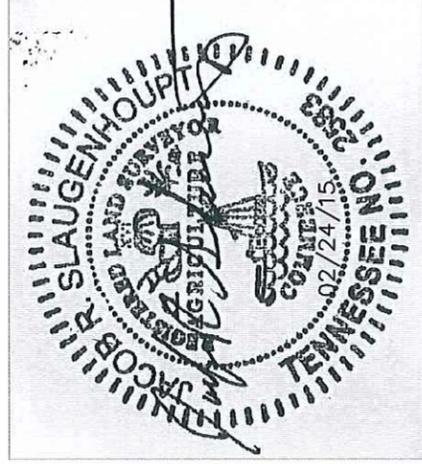
23.76'

5' M.B.S.L.

20' M.B.S.L.

S71°04'40"E 54.69'

SILT FENCE

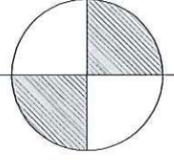


LEGEND:

P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

M.B.S.L. MINIMUM BUILDING SETBACK LINE

R.O.D.C., TN. REGISTERS OFFICE OF DAVIDSON CNTY, TN.



HOMELAND SURVEYING

PROFESSIONAL LAND SURVEYING
(615) 268-9658
Jake@HomelandTN.com
www.HomelandTN.com

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT, "PLAN OF CHEROKEE PARK, SECTION 2" IN PLAT BOOK 547, PAGE 175, R.O.D.C., TN.
2. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. SUBJECT PROPERTY SETBACK INFORMATION:
FRONT/STREET= 50.8' (AVG. OF ADJOINERS)
SIDE = 5'
REAR= 20'

ALL ZONING AND SEBACK INFORMATION SHOULD BE VERIFIED WITH METRO CODES DEPT. 882-6500. THERE COULD BE OTHER CONTROLLING REGULATIONS.

4. THIS IS NOT A GENERAL PROPERTY SURVEY AS DESCRIBED IN THE TENNESSEE RULES AND REGULATIONS FOR LAND SURVEYORS.

SITE PLAN NOTES:

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 1" [.08"] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

PLOT PLAN

4017 ABERDEEN ROAD
NASHVILLE, TN

LOT 22, BLOCK G OF
PLAN OF CHEROKEE PARK, SECT. 2
PLAT BOOK 547, PAGE 175-176, R.O.D.C., TN.
NASHVILLE - DAVIDSON COUNTY, TN.

Prepared for:
STONEOAK BUILDERS, LLC

GRAPHIC SCALE 1"=20'

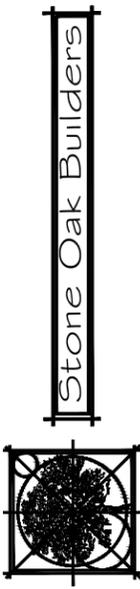
FEBRUARY 24, 2015



FRONT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

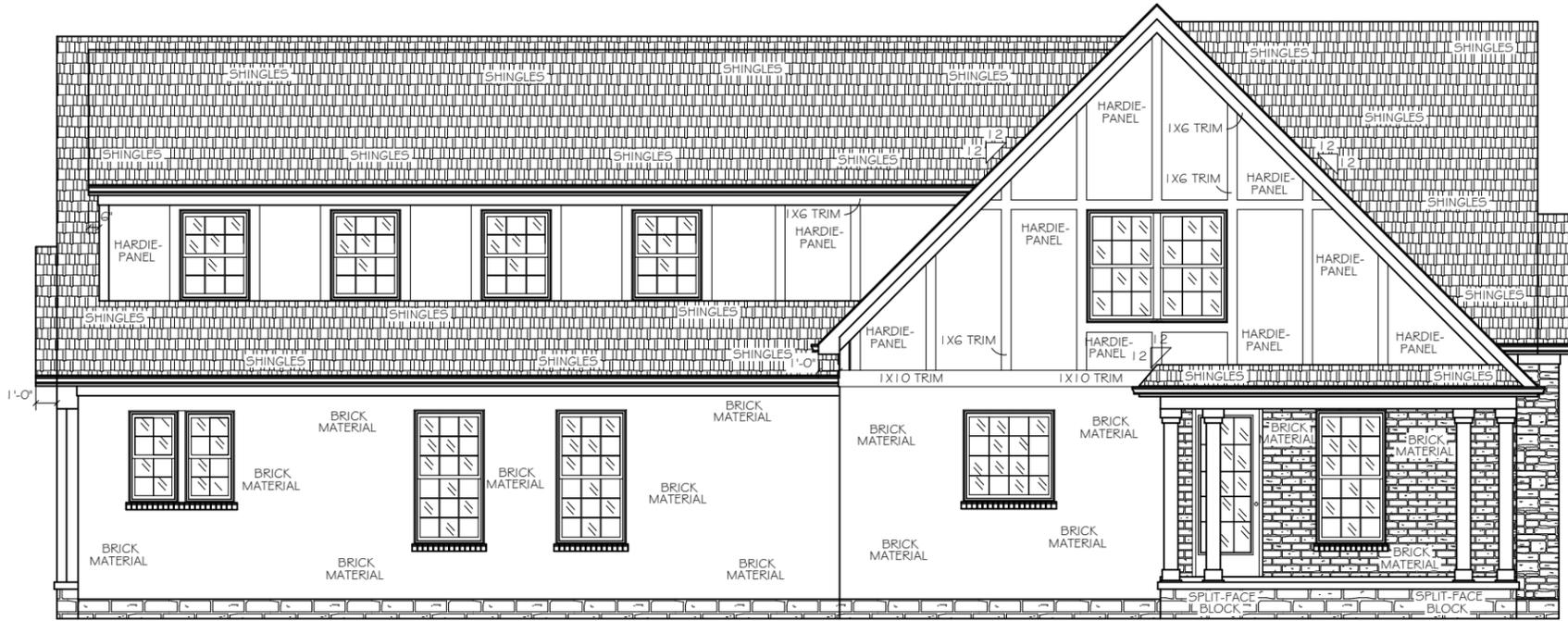
4017 Aberdeen,
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
Aberdeen

DATE: 3/05/15

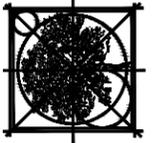


LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

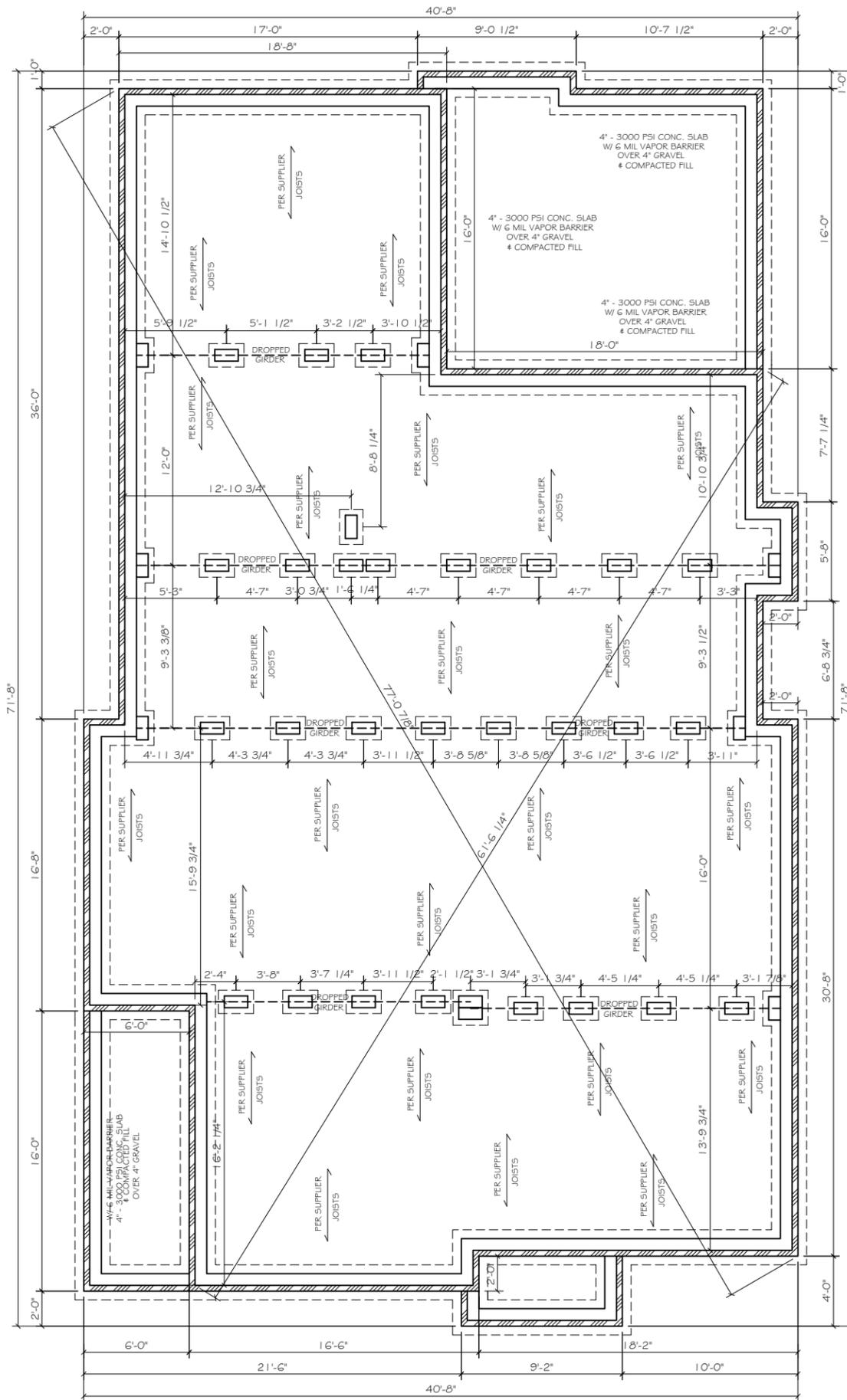
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DRAWN BY:
J.W.

PLAN NUMBER:
Aberdeen

DATE: 3/05/15



FOUNDATION PLAN

1/8" = 1'-0"

 4" BRICK LEDGE

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQUIREMENTS.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED: DO NOT SCALE
3. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS.
4. EXT. DIMENSIONS ARE NOTED TO OUTSIDE OF BRICK LEDGE.
5. BUILDER TO VERIFY ALL DIMENSIONS & MEASUREMENTS.
6. FOUNDATION VENTS AND ANCHOR BOLTS TO BE PLACED ACCORDING TO LOCAL CODES AND REQUIREMENTS.
7. BUILDER TO FIELD LOCATE HVAC & CRAWL ACCESS ACCORDING TO GRADE.

4017 Aberdeen,
Nashville, TN

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ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:



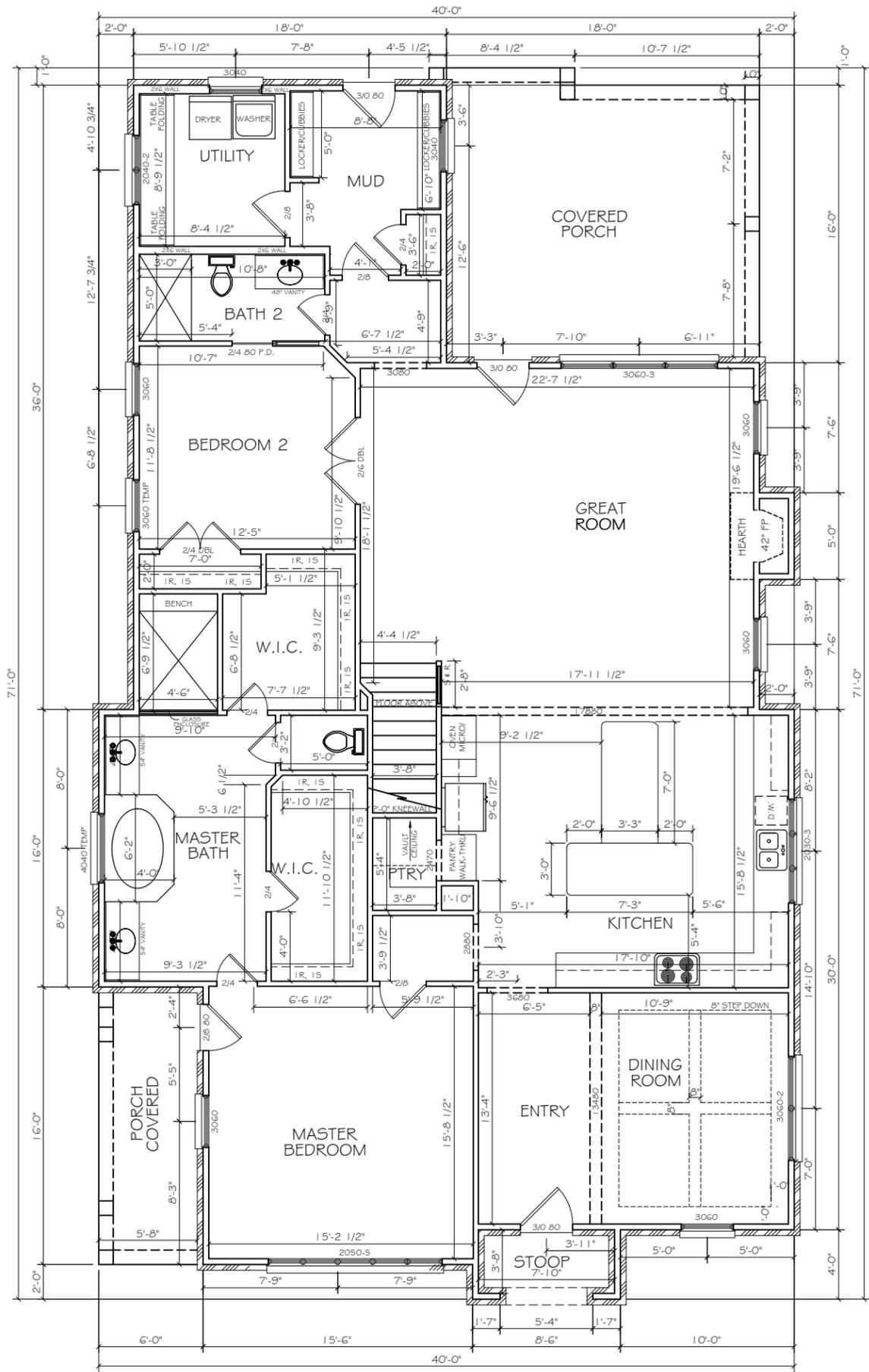
Stone Oak Builders

DATE: 3/05/15

PLAN NUMBER:
Aberdeen

DRAWN BY:
J.W.

AREA CALCULATIONS	
FIRST FLOOR - HEATED	2,166
SECOND FLOOR - HEATED	2,024
TOTAL - HEATED	4,190
COVERED STOOP	33
REAR COVERED PORCH	296
MASTER COVERED PORCH	96



FIRST FLOOR PLAN

1/8" = 1'-0"

NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. 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.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

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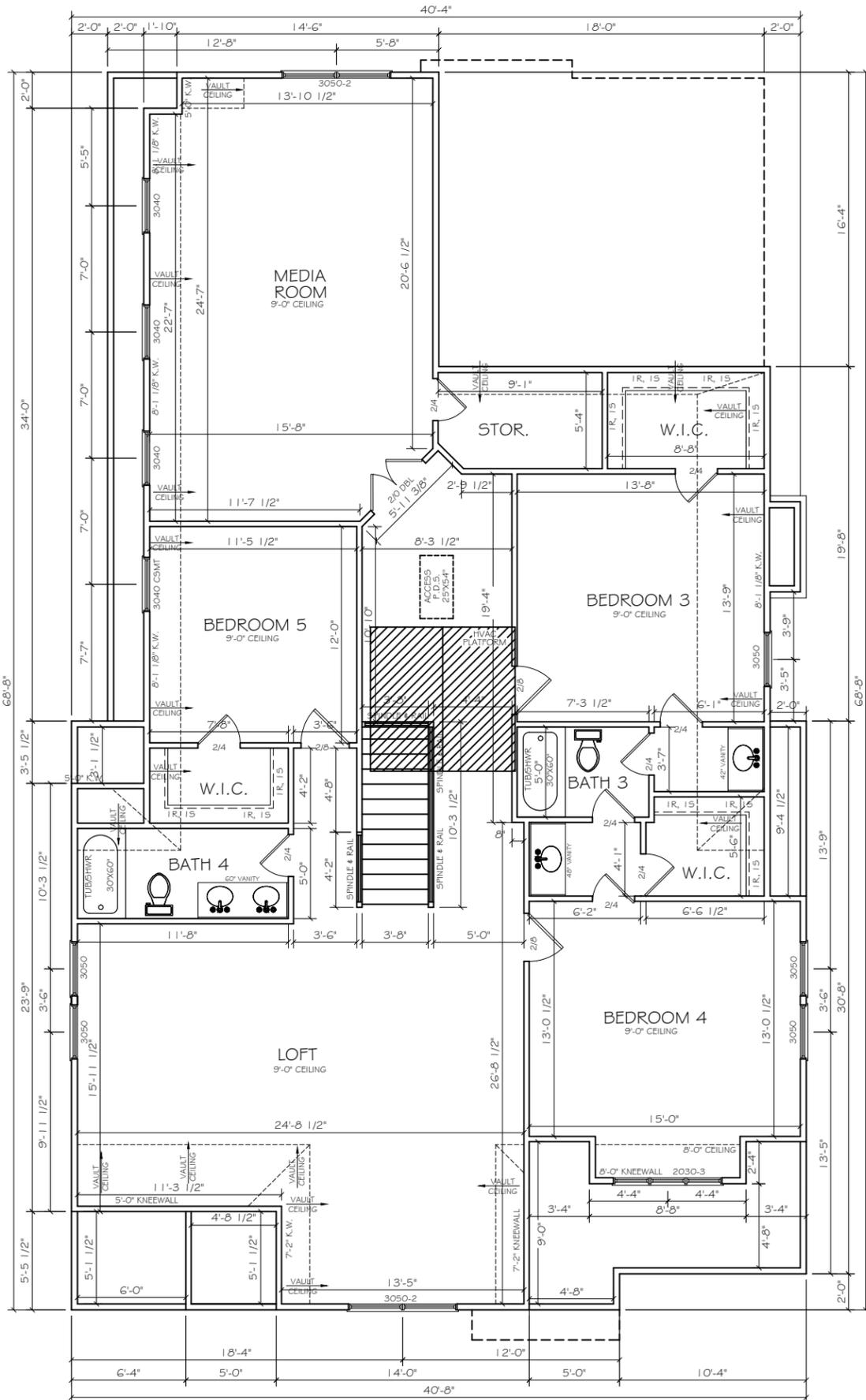


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DRAWN BY:
J.W.



SECOND FLOOR PLAN

1/8" = 1'-0"

NOTES:

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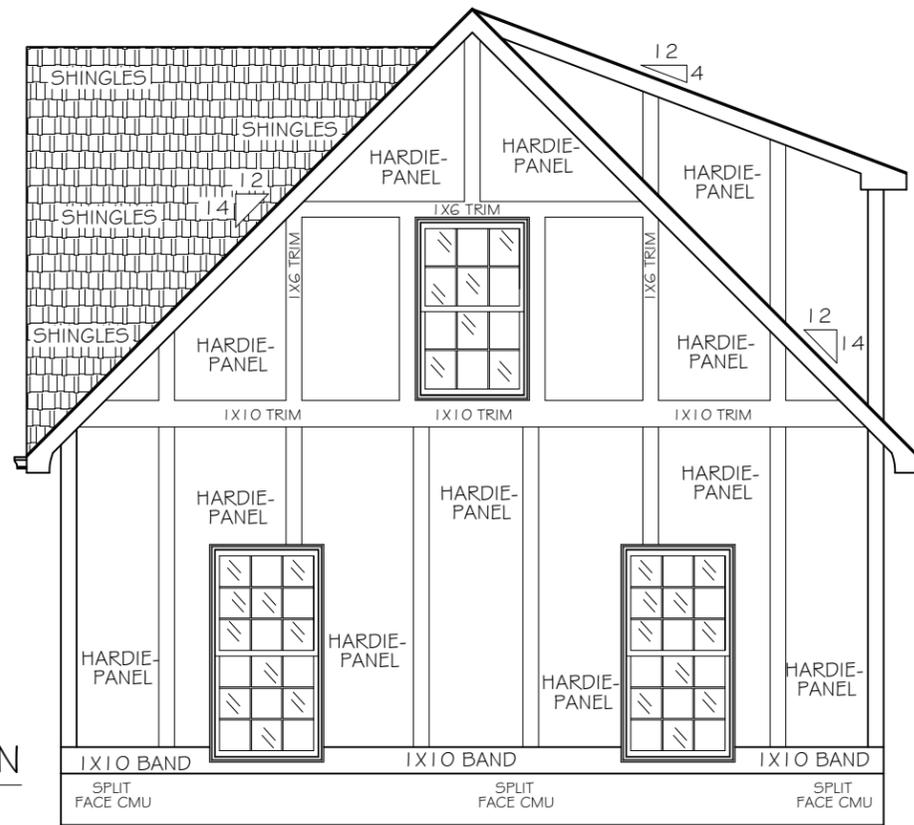
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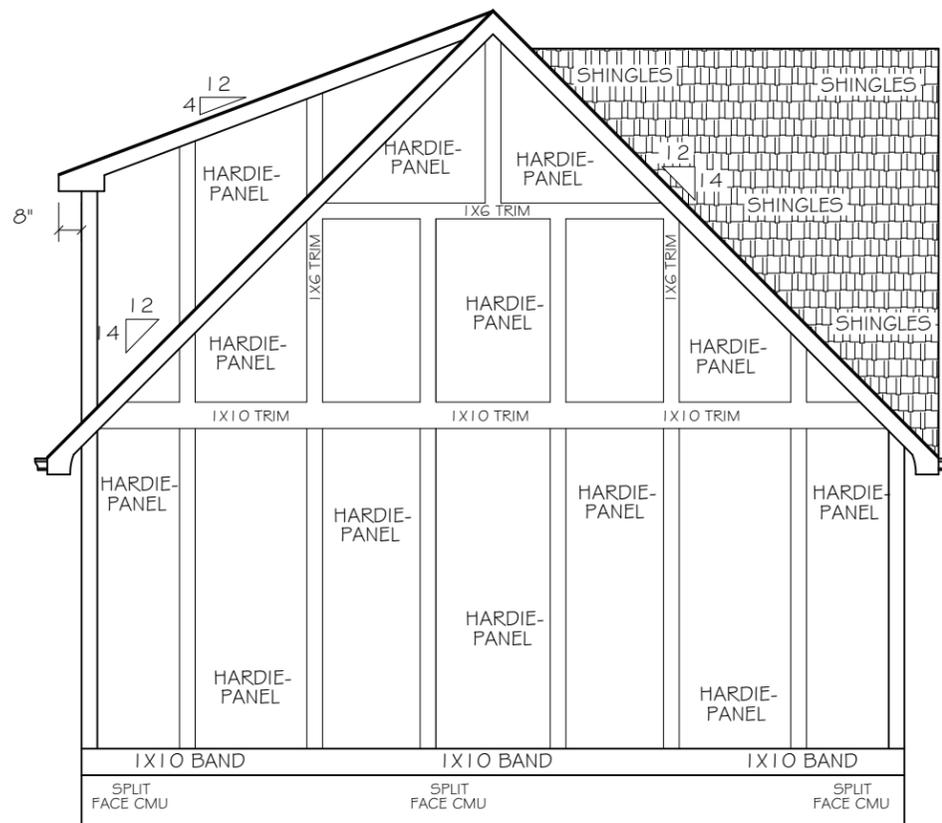
FRONT ELEVATION

3/16" = 1'-0"



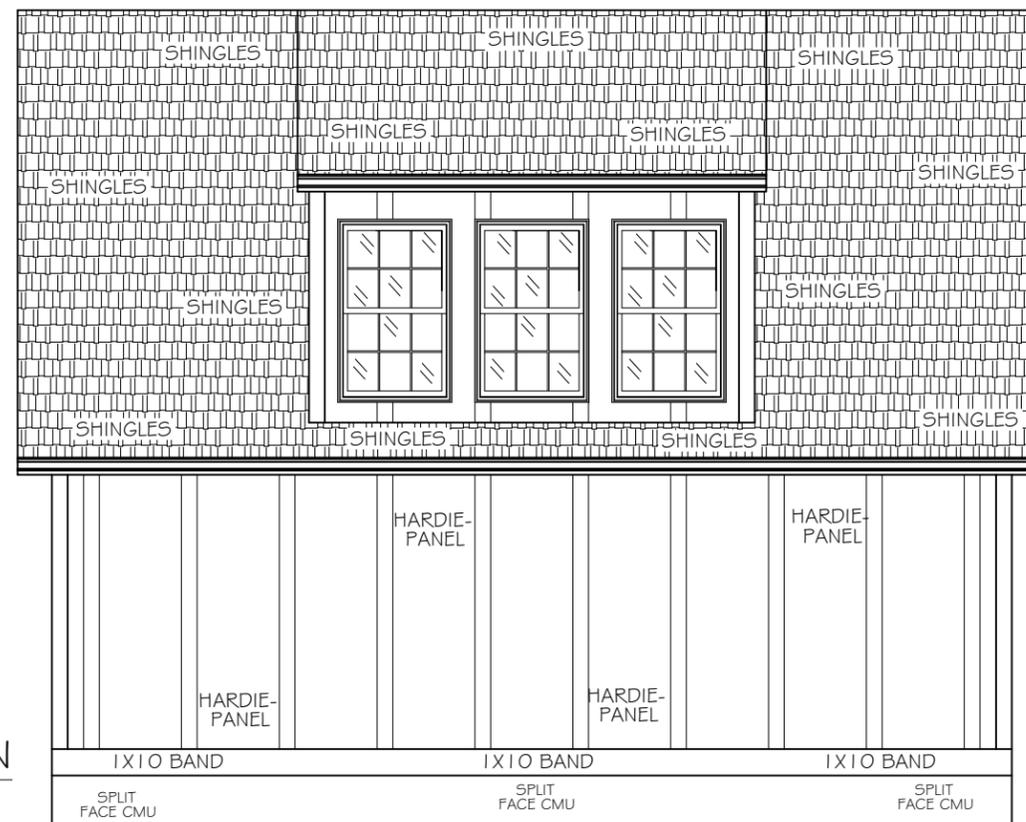
RIGHT ELEVATION

3/16" = 1'-0"



LEFT ELEVATION

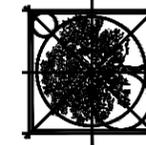
3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

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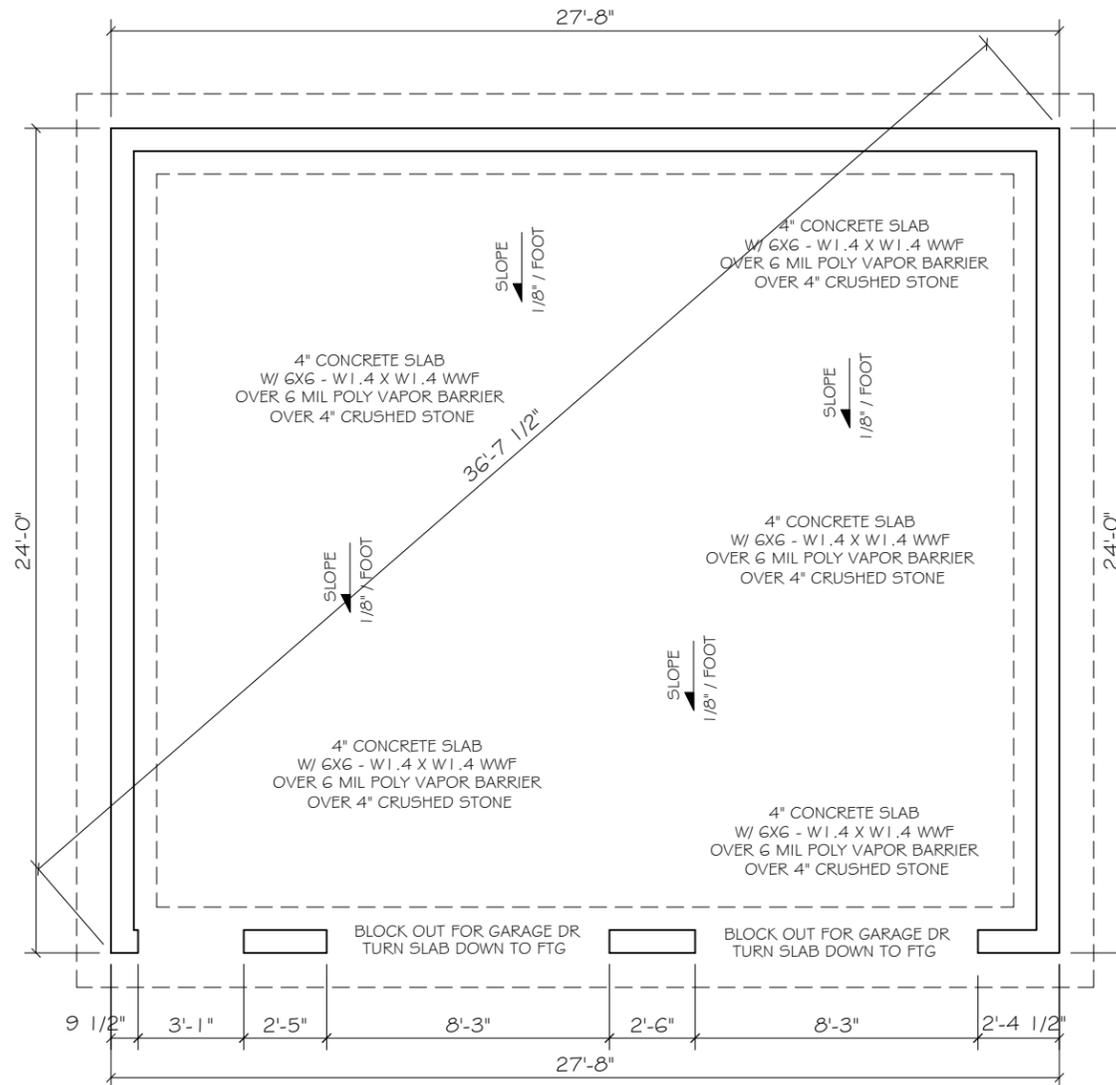
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FOUNDATION PLAN

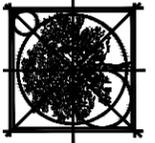
3/16" = 1'-0"

 4" BRICK LEDGE

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA REQUIREMENTS.
2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED: DO NOT SCALE
3. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE LOADS.
4. EXT. DIMENSIONS ARE NOTED TO OUTSIDE OF BRICK LEDGE.
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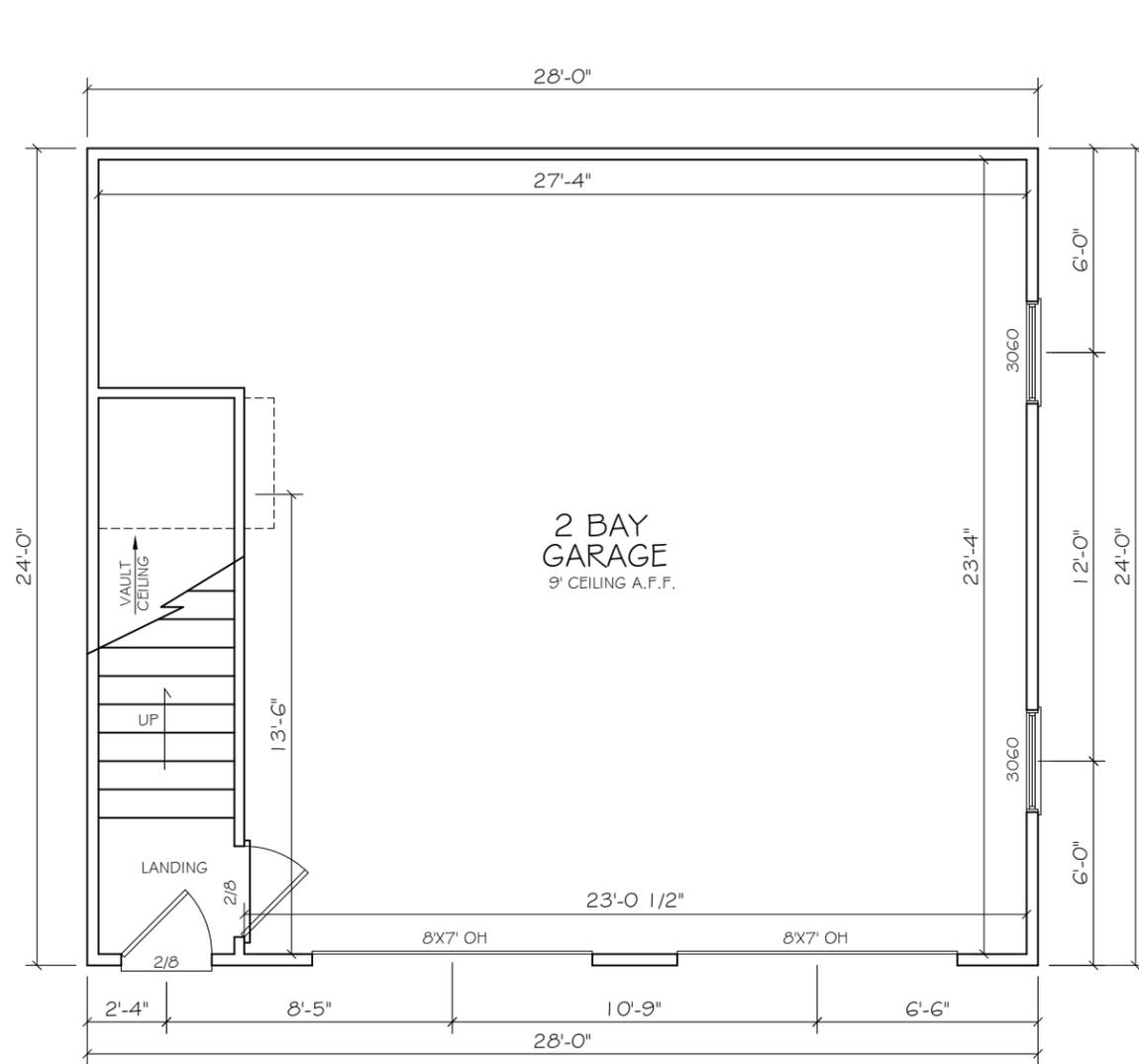
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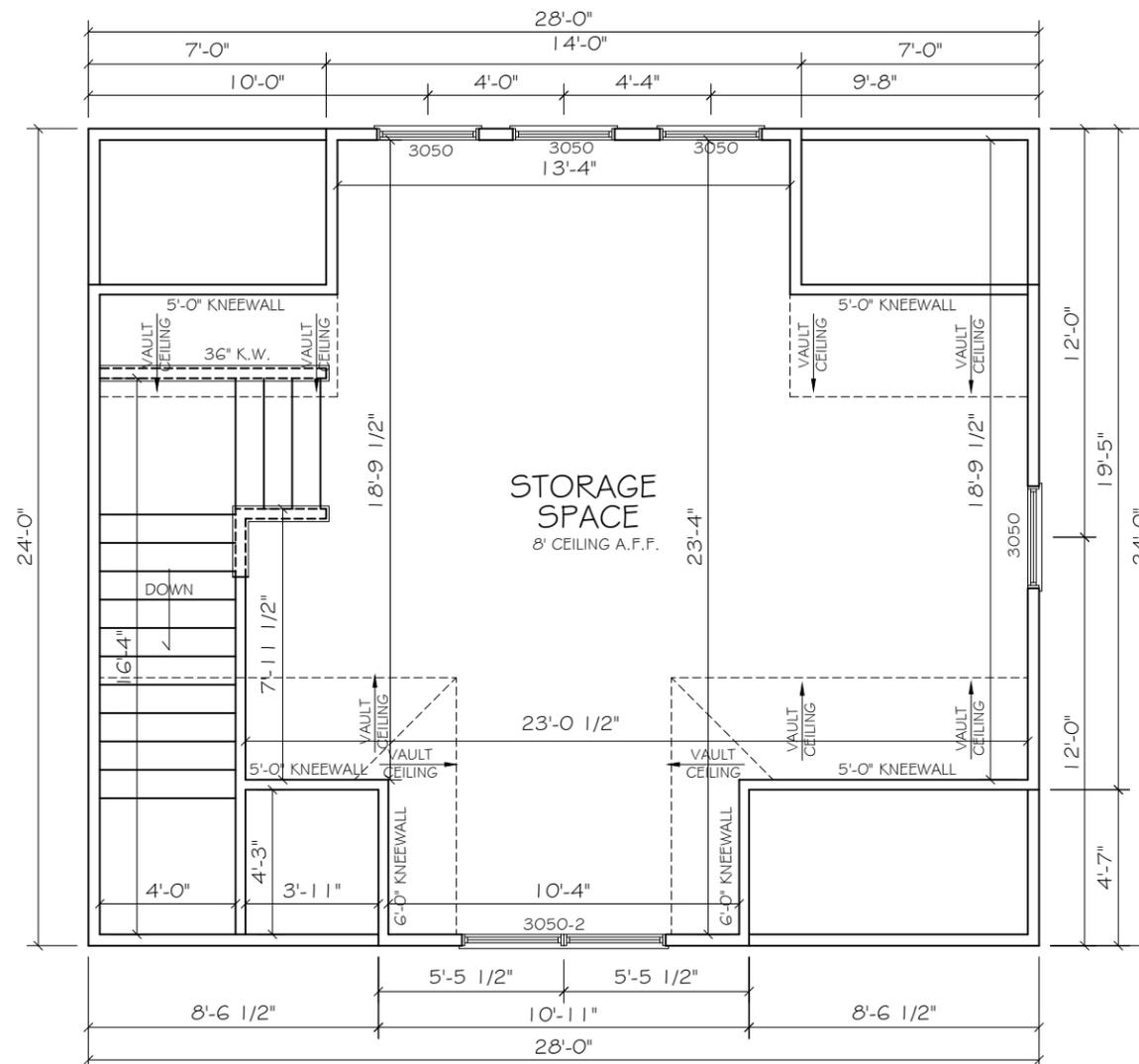
PLAN NUMBER:
Aberdeen

DATE: 3/05/15



FIRST FLOOR PLAN

3/16" = 1'-0"
672 Square Feet



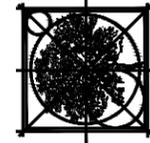
SECOND FLOOR PLAN

3/16" = 1'-0"
467 Square Feet

NOTES:

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