



**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**  
**910-916 Granada Avenue**  
**August 19, 2015**

**Application:** New construction-infill  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08204041500, 08204041600, 08204041700, 08204041800  
**Applicant:** Josh Randolph, Aerial Development  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> New construction of four buildings on vacant lots in an area with minimal historic context.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> <li>1. 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;</li> <li>2. Staff approve the color of roofing material and final details, dimensions and materials of windows and doors; and,</li> <li>3. HVAC and other utilities shall be located behind the house or on either side, beyond the mid-point of the house.</li> </ol> <p>Staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.</p> <p><i>The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.</i></p>	<p><b>Attachments</b></p> <p><b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **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.

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*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.*

#### **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.*

#### **Multi-unit Developments**

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

#### **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.*

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

#### **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.*

#### **k: Multi-unit Detached Developments/ Cottage Developments**

*Multi-unit detached developments or "cottage" developments are only appropriate where the Planning Commission has determined that the community plan allows for the density requested and the design guidelines for "new construction" can be met.*

*The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street. Interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that face the street. Interior dwellings should be “tucked-in” behind the buildings facing the street. Direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street. Attached garages are only appropriate for rear units along the alley.*

**Background:** In February of 2015, the Planning Department approved the subdivision of six lots from the 1.36 acre lot at 909 Manila Avenue. Four of the new lots face Granada Avenue, and one fronts on Manila Avenue. The current application is for infill for the four vacant lots on Granada.



**Figure 1.** Looking down Granada Avenue at the vacant lots for the proposed infill.



**Figure 2.** Rendering of proposed four structures on Granada Avenue.

## **Analysis and Findings:**

**Height & Scale:** The four proposed two-story buildings on Granada Avenue range from thirty feet, eleven inches (30'11") to thirty-three feet, four inches (33'4") in height and approximately thirty-two feet (32') wide. The only contributing context is the bungalow at 906 Granada Avenue, which is twenty-three feet (23') tall and thirty-two feet wide (32'). The widths of these four buildings range between thirty-two to thirty-six feet (32'-36'). The proposed structures are taller and wider than the historic building in the immediate vicinity. Given the lack of immediate historic context, Staff assessed the heights and widths of historic buildings nearby. There are several two-story contributing homes along Seymour and Chicamauga Avenues that range in height between twenty-five feet and thirty-five feet (25'-35'). The Commission also approved an addition in 2013 to a non-contributing building across Manila Avenue from the current project that increased its height to twenty-seven feet (27'). The widths of the few contributing buildings nearby are from thirty-two to forty-five feet (32'-45'). The proposed buildings meet this broader historic context in terms of massing. Staff finds the two-story designs and the overall widths and heights to be appropriate. The project meets sections II.B.1.a and b.

**Setback & Rhythm of Spacing:** The proposed side setbacks range from five feet (5') to twenty-four feet (24'), which meet the bulk zoning requirements and together establish an appropriate rhythm of spacing, and allow for side driveways since there is no alley access. The rear setbacks range between seventeen feet (17') to forty-one feet (41'), which also meets the bulk zoning standards. The project meets section II.B.1.c.

**Materials:** The materials for the five proposed structures are similar. The cladding will be fiber cement siding with a five inch (5") reveal. Foundations will be split-faced concrete block. Roofing will be architectural shingles; the porch roofs on 914 and 916 Granada Avenue are metal. Staff recommends having final review of roofing color. Trim will be fiber cement boards. The gable fields will be fiber cement board-and-batten. Porch columns, decking and railing will be wood. The doors will be fiberglass doors with half-light to three-quarter light glass. The drawings indicate PlyGem vinyl windows are intended for all of the buildings; these windows have not been approved for new construction. Staff therefore requests final approval of window and door selections. Walkways and driveways will be concrete. With the staff's final approval of the windows and doors, and color of roofing material, the known materials meet section II.B.1.d.

**Roof form:** The proposed buildings have side-gable and cross-gable roof forms with a range of pitches from 8/12 to 10/12. 912 Granada Avenue has a central shed dormer with 4/12 pitch. These roof forms and pitches are compatible with the historic buildings in the district. The project meets section II.B.1.e.

**Orientation:** Each proposed building is oriented to the street with its front entrance facing the street, and a walkway leading from the front porch to the street. There is no alley access and additional curb cuts are discouraged by the design guidelines. Since these four properties are being developed along with one behind them on Manila, there was the

possibility of creating a new rear alley; however, due to the unusual orientation of the one historic building in the area, this would place the alley very close to the historic side (now the rear) of the building. In addition, there being so little historic context, Staff found multiple new curb cuts to be appropriate. As there is no alley access and the lots are shorter than the standard length, Staff finds the porte-cocheres to be appropriate. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The majority of windows on the proposed structures are approximately twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses of wall space without an opening. . The project will meet Section II.B.1.g.

Appurtenances & Utilities: The submitted drawings do not indicate the location of the HVAC and other utilities. Staff recommends that the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation:**

Staff recommends approval with the conditions:

1. 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;
2. Staff approve the roofing color, and final details, dimensions and materials of windows and doors prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and Staff approve the roof color and masonry color, dimensions and texture.

Meeting these conditions, Staff finds that the application meets the design guidelines for the Greenwood Neighborhood Conservation Zoning Overlay.

*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

ATTACHMENT A  
Photographs



**Figure 3.** Another view of the building site from Granada Avenue. The historic home at 909 Manila Avenue is in the background.



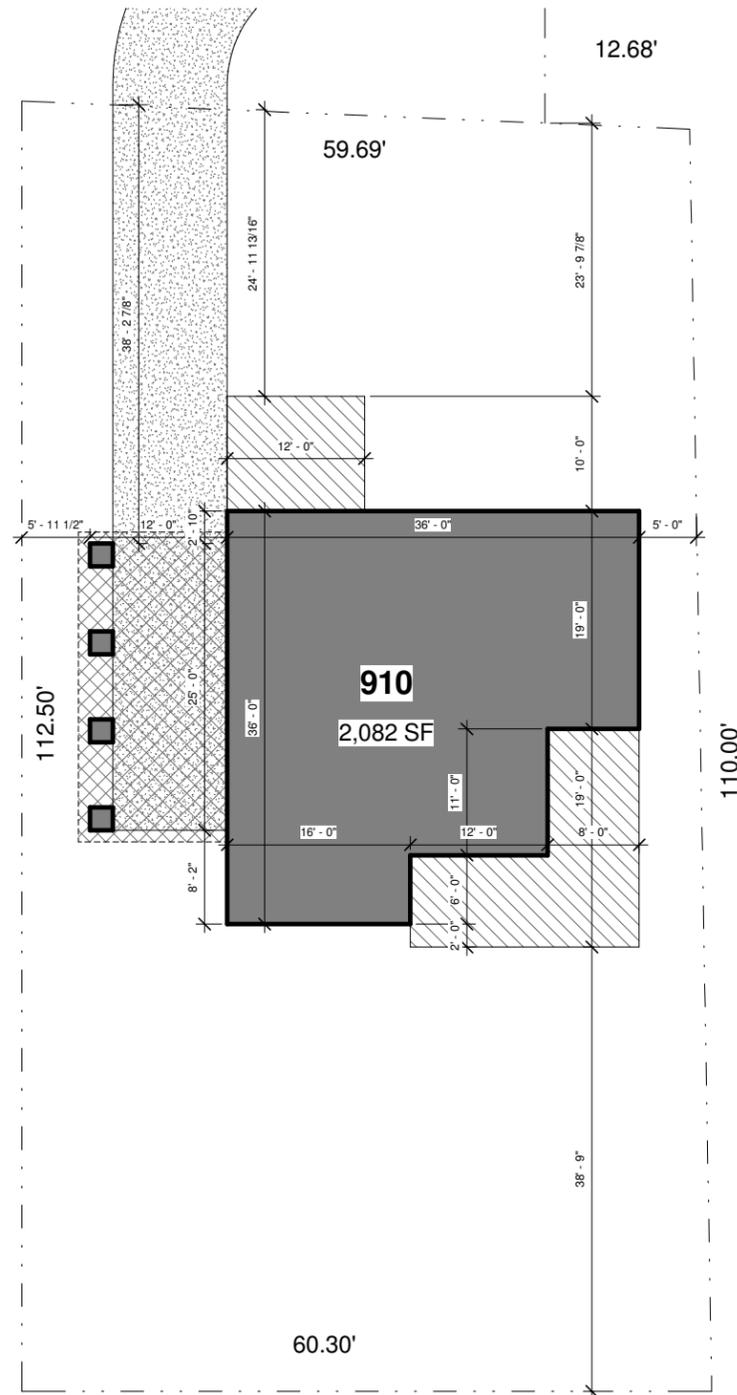
**Figure 4.** Noncontributing context across Granada Avenue.



**Figure 5. Noncontributing building to the left of the building site.**



**Figure 6. Contributing building to the right of building site.**



-  COVERED DRIVEWAY
-  BUILDING FOOTPRINT
-  DECK FOOTPRINT
-  PERVIOUS PAVEMENT FOOTPRINT
-  CONCRETE FOOTPRINT
-  UPGRADED 6' TALL PRIVACY FENCE
-  INCLUDED 6' TALL PRIVACY FENCE
-  PROPERTY LINE

## GRANADA AVENUE

① SITE PLAN - 910 GRANADA AVE  
1/8" = 1'-0"

### 910 GRANADA AVE SITE PLAN

PLAN NAME: HEIDI\_LYNN\_L  
Date: 7/31/15  
Drawn by: ML  
Checked by:

# A1.0

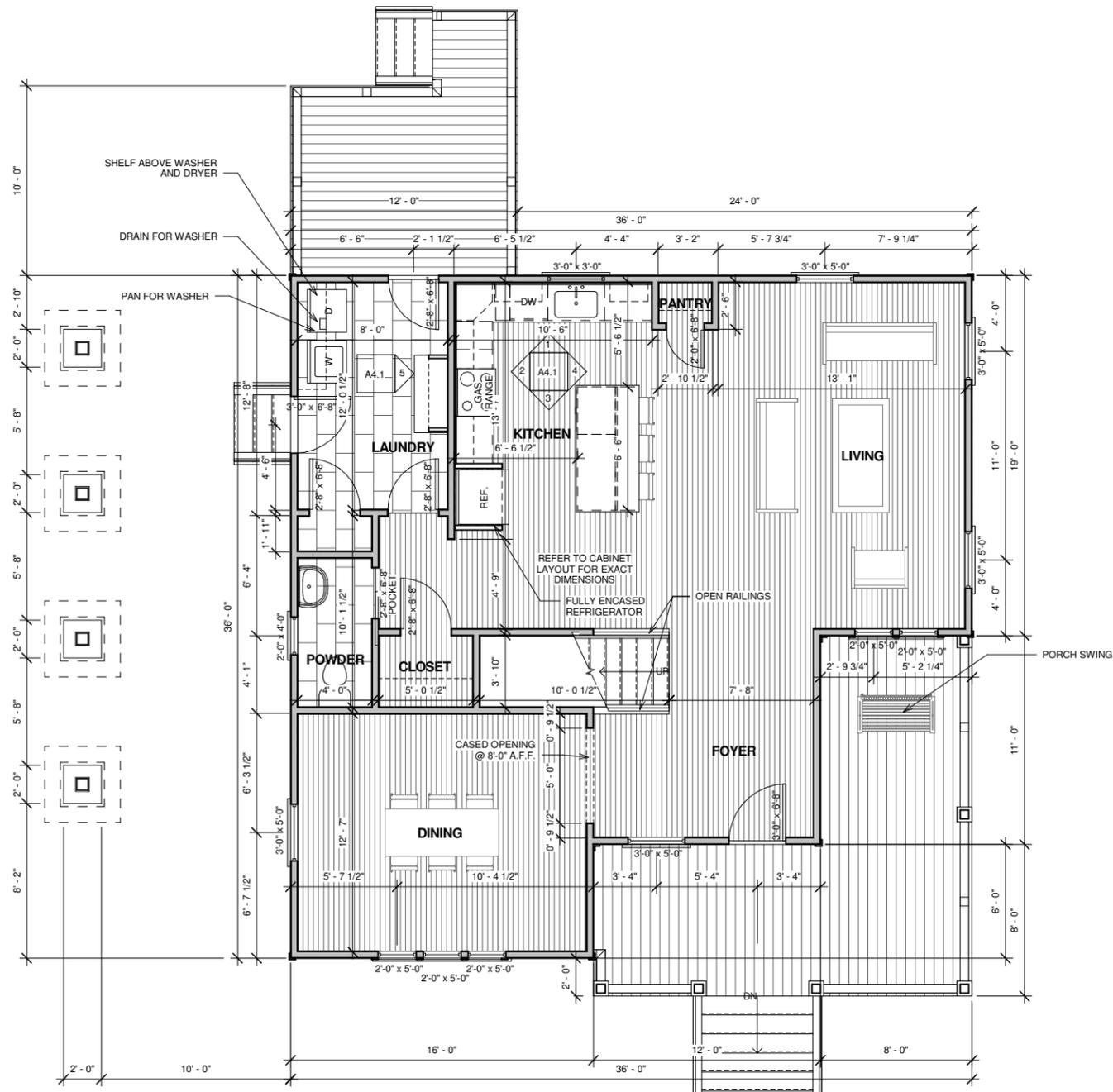
Scale: 1/8" = 1'-0"



3 PERSPECTIVE FRONT-LEFT

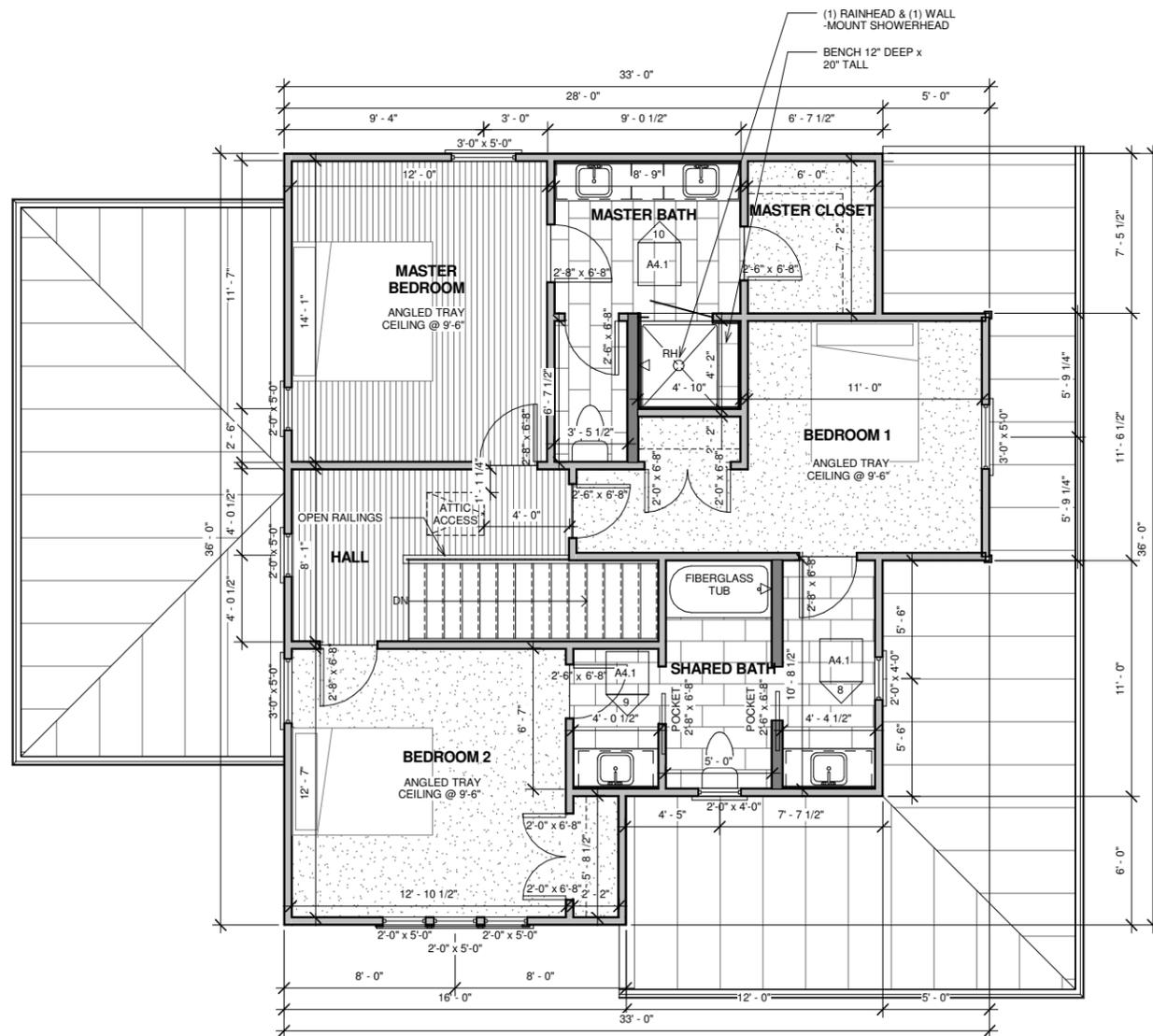


4 PERSPECTIVE FRONT



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

APPROX. FIRST FLOOR SF: 1,088 SF  
APPROX. TOTAL SF: 2,082 SF



2 SECOND FLOOR PLAN  
1/4" = 1'-0"

APPROX. SECOND FLOOR SF: 994 SF  
APPROX. TOTAL SF: 2,082 SF

Floor Schedule	
Room Name	Floor Type
LIVING	HARDWOOD
KITCHEN	HARDWOOD
FOYER	HARDWOOD
DINING	HARDWOOD
CLOSET	HARDWOOD
POWDER	TILE
PANTRY	HARDWOOD
LAUNDRY	TILE
BEDROOM 1	CARPET
CLOSET	CARPET
MASTER CLOSET	CARPET
SHARED BATH	TILE
BEDROOM 2	CARPET
HALL	HARDWOOD
MASTER BEDROOM	HARDWOOD
MASTER BATH	TILE
CLOSET	CARPET

## 910 GRANADA AVE PLANS

PLAN NAME: HEIDI\_LYNN\_L  
Date: 7/31/15  
Drawn by: ML  
Checked by:

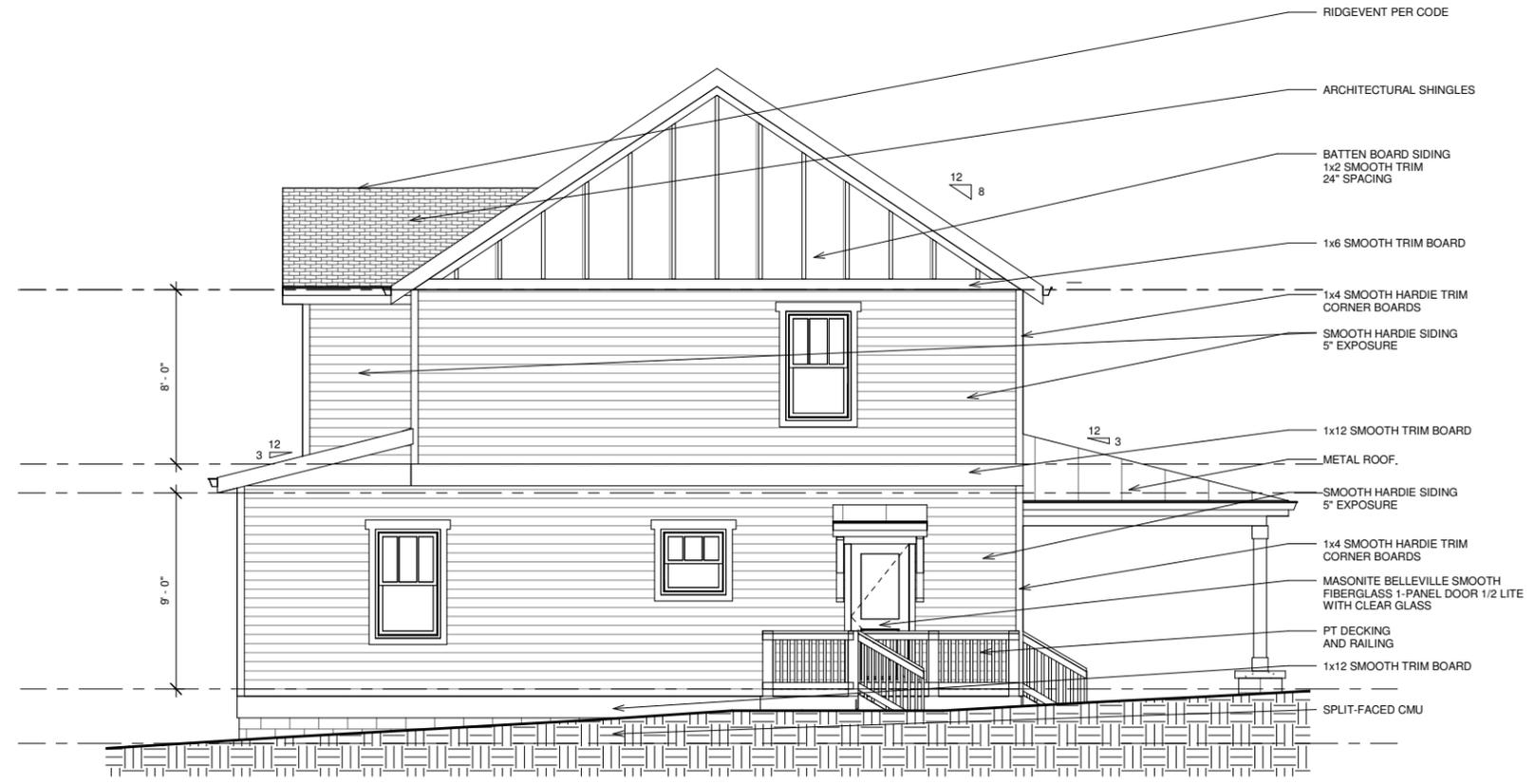
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Scale: 1/4" = 1'-0"

**NOTES:**  
**-ALL WINDOWS TO BE PLYGEM VINYL 1500 SERIES**  
**-ALL TRIM TO BE 5/4" THICK**



① FRONT ELEVATION  
 1/4" = 1'-0"



② REAR ELEVATION  
 1/4" = 1'-0"

910 GRANADA AVE  
 ELEVATIONS

PLAN NAME:	HEIDI_LYNN_L
Date	7/31/15
Drawn by	ML
Checked by	

A3.1

**NOTES:**  
**-ALL WINDOWS TO BE PLYGEM VINYL 1500 SERIES**  
**-ALL TRIM TO BE 5/4" THICK**



① LEFT ELEVATION  
 1/4" = 1'-0"



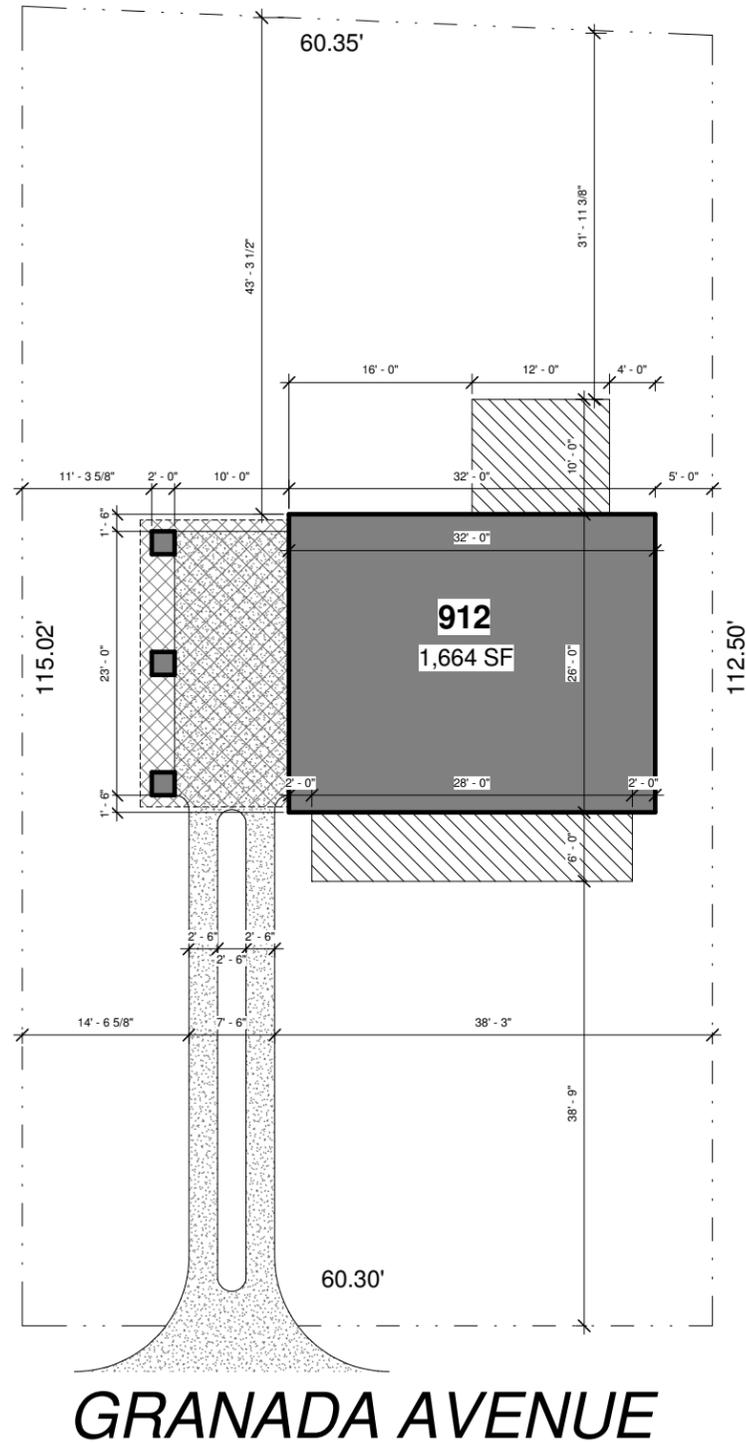
② RIGHT ELEVATION  
 1/4" = 1'-0"

910 GRANADA AVE  
 ELEVATIONS

PLAN NAME: HEIDI\_LYNN\_L  
 Date: 7/31/15  
 Drawn by: ML  
 Checked by:

A3.2

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



-  COVERED DRIVEWAY
-  BUILDING FOOTPRINT
-  DECK FOOTPRINT
-  PERVIOUS PAVEMENT FOOTPRINT
-  CONCRETE FOOTPRINT
-  UPGRADED 6' TALL PRIVACY FENCE
-  INCLUDED 6' TALL PRIVACY FENCE
-  PROPERTY LINE

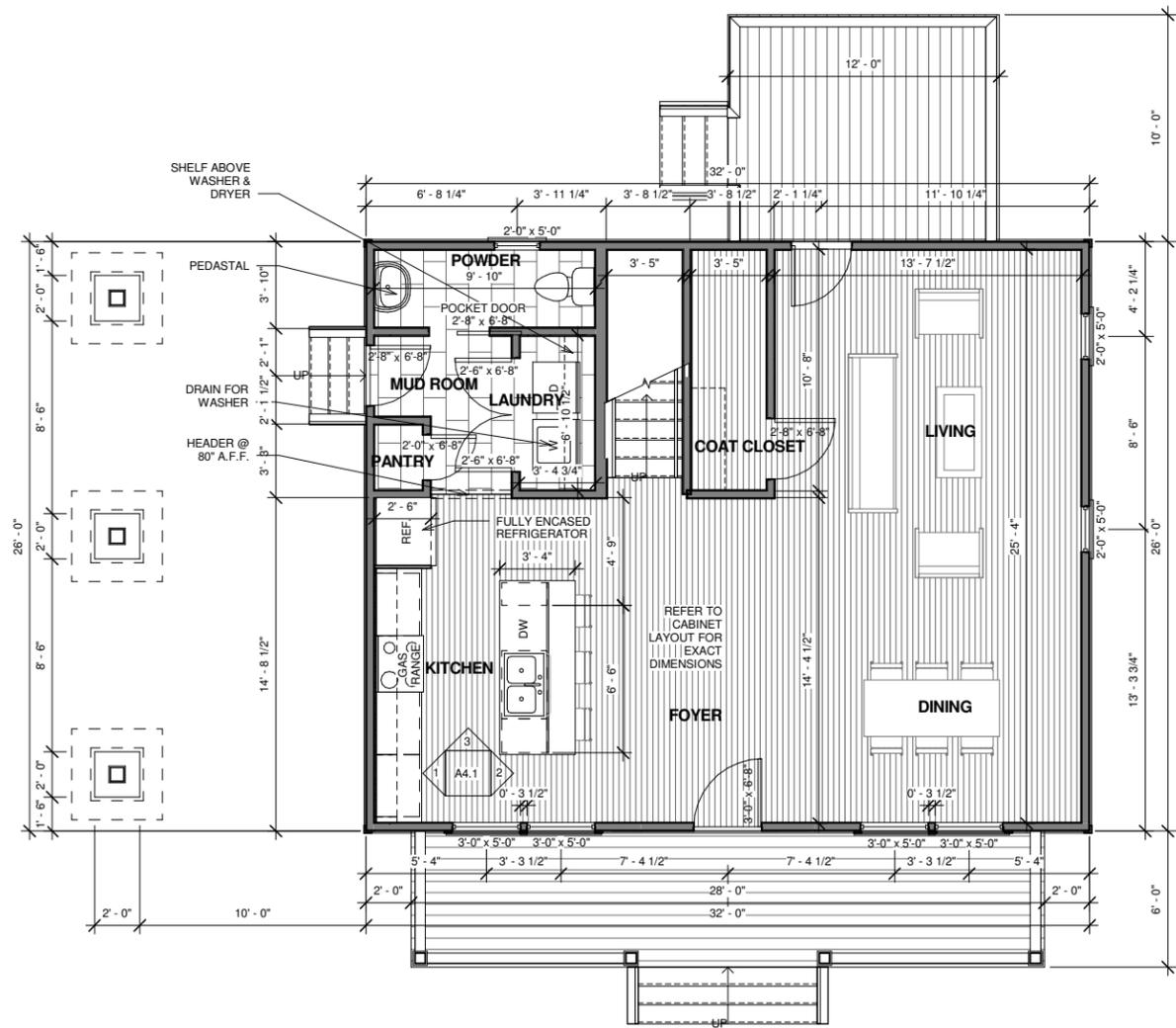
① SITE PLAN - 912 GRANADA AVE  
1/8" = 1'-0"

## 912 GRANADA AVE SITE PLAN

PLAN NAME: BOBBIE\_CLAIRE\_L  
Date: 7/31/15  
Drawn by: ML  
Checked by:

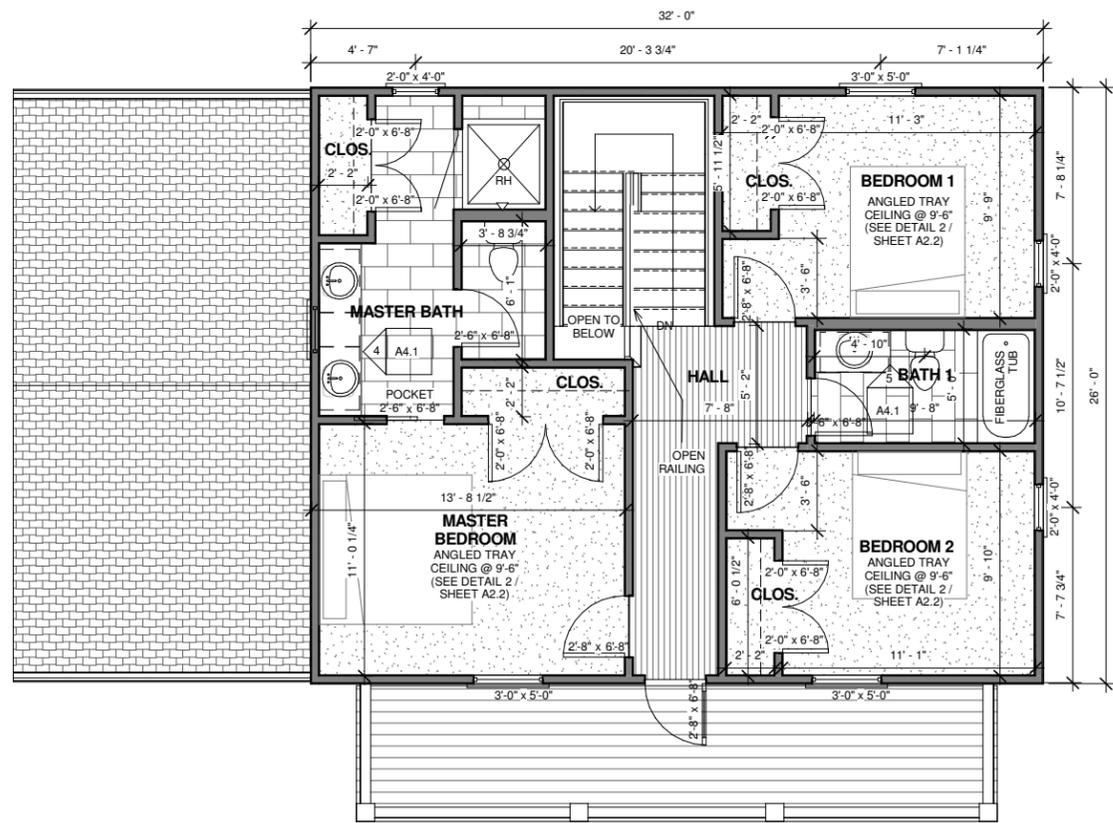
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Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

FIRST FLOOR SF: 832 SF  
TOTAL SF: 1,664 SF



2 SECOND FLOOR PLAN  
1/4" = 1'-0"

SECOND FLOOR SF: 832 SF  
TOTAL SF: 1,664 SF

Floor Schedule	
Room Name	Floor Type

DINING	HARDWOOD
LIVING	HARDWOOD
FOYER	HARDWOOD
KITCHEN	HARDWOOD
PANTRY	HARDWOOD
LAUNDRY	TILE
MUD ROOM	TILE
POWDER	TILE
COAT CLOSET	HARDWOOD
BEDROOM 1	CARPET
CLOS.	CARPET
BATH 1	TILE
BEDROOM 2	CARPET
CLOS.	CARPET
HALL	HARDWOOD
MASTER BEDROOM	CARPET
CLOS.	CARPET
MASTER BATH	TILE
CLOS.	CARPET

## 912 GRANADA AVE PLANS

PLAN NAME: BOBBIE CLAIRE L  
Date: 7/31/15  
Drawn by: ML  
Checked by:

# A2.1

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

**NOTES:**  
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 -ALL TRIM TO BE 5/4" THICK



① FRONT ELEVATION  
 1/4" = 1'-0"



② REAR ELEVATION  
 1/4" = 1'-0"

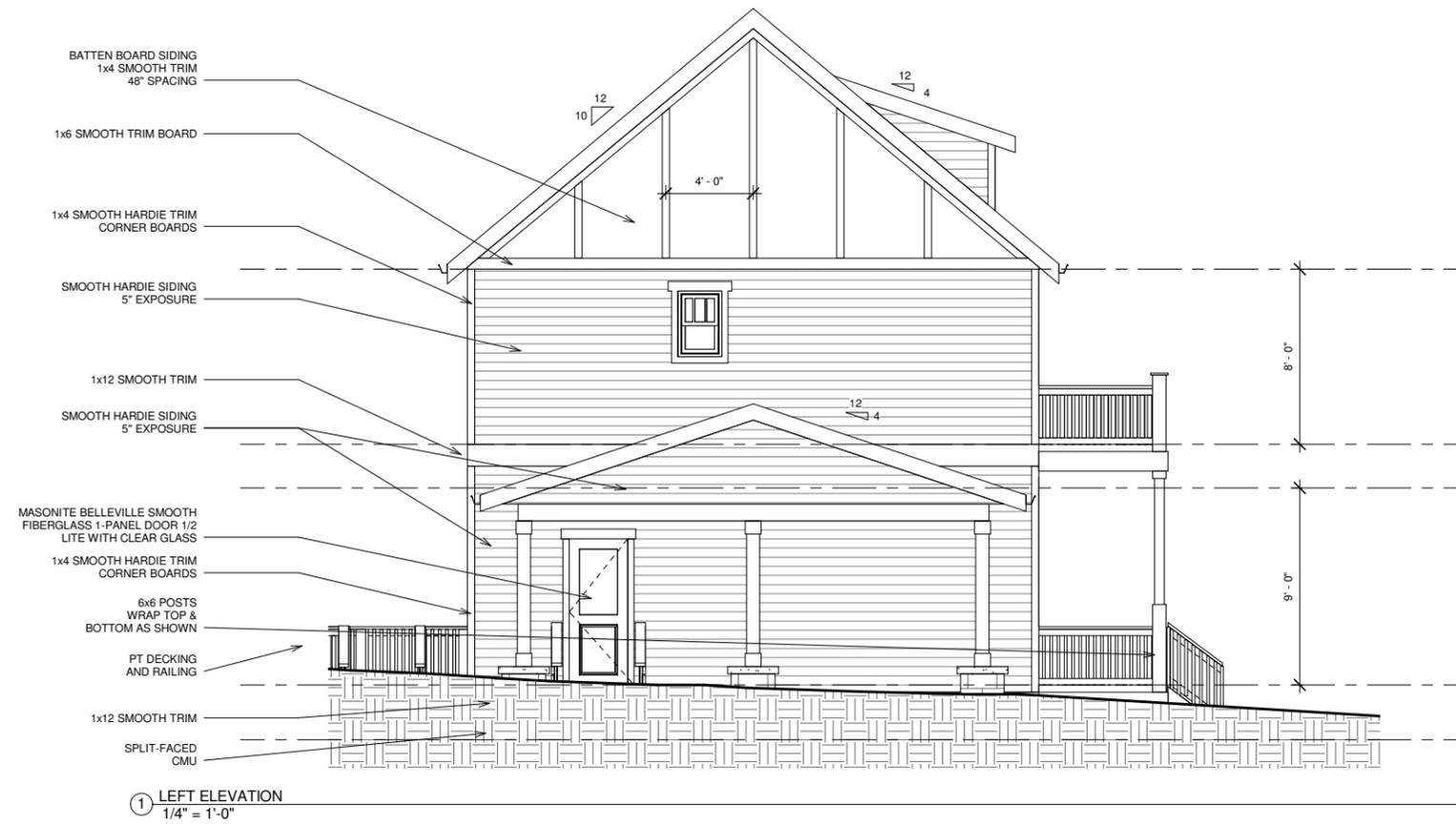
912 GRANADA AVE  
 ELEVATIONS

PLAN NAME: BOBBIE\_CLAIRE\_L  
 Date: 7/31/15  
 Drawn by: ML  
 Checked by:

A3.1

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

**NOTES:**  
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 -ALL TRIM TO BE 5/4" THICK



① LEFT ELEVATION  
 1/4" = 1'-0"



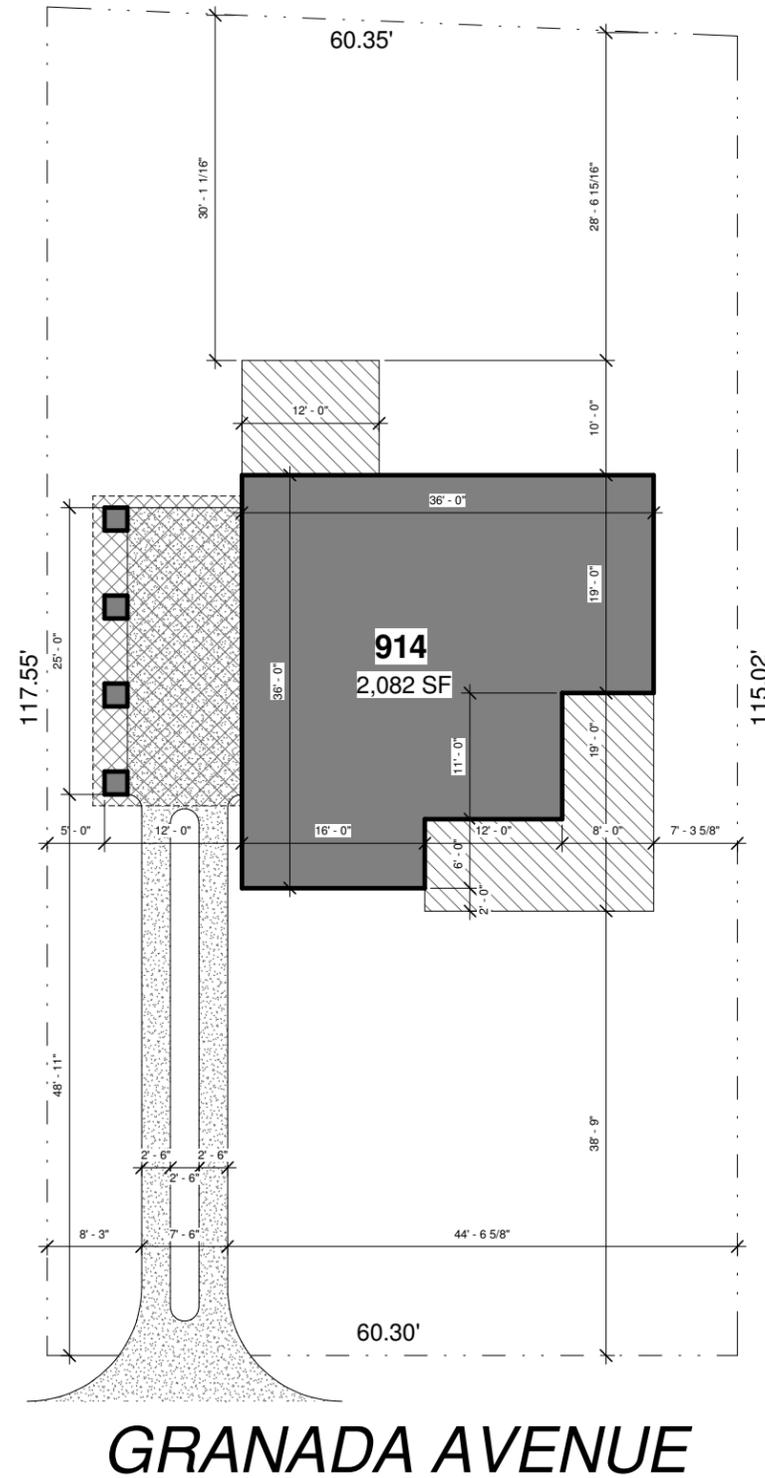
② RIGHT ELEVATION  
 1/4" = 1'-0"

912 GRANADA AVE  
 ELEVATIONS

PLAN NAME: BOBBIE\_CLAIRE\_L  
 Date: 7/31/15  
 Drawn by:  
 Checked by:

A3.2

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



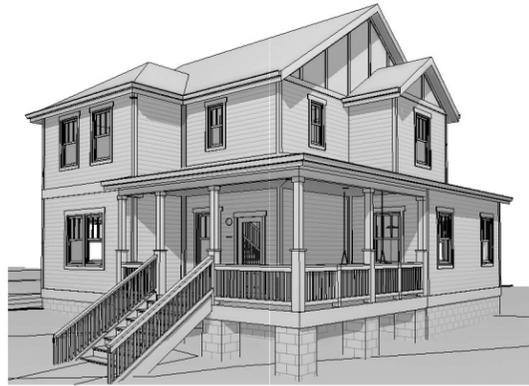
① SITE PLAN - 914 GRANADA AVE  
1/8" = 1'-0"

## 914 GRANADA AVE SITE PLAN

PLAN NAME: HEIDI\_LYNN\_L  
Date: 7/31/15  
Drawn by: ML  
Checked by:

### A1.0

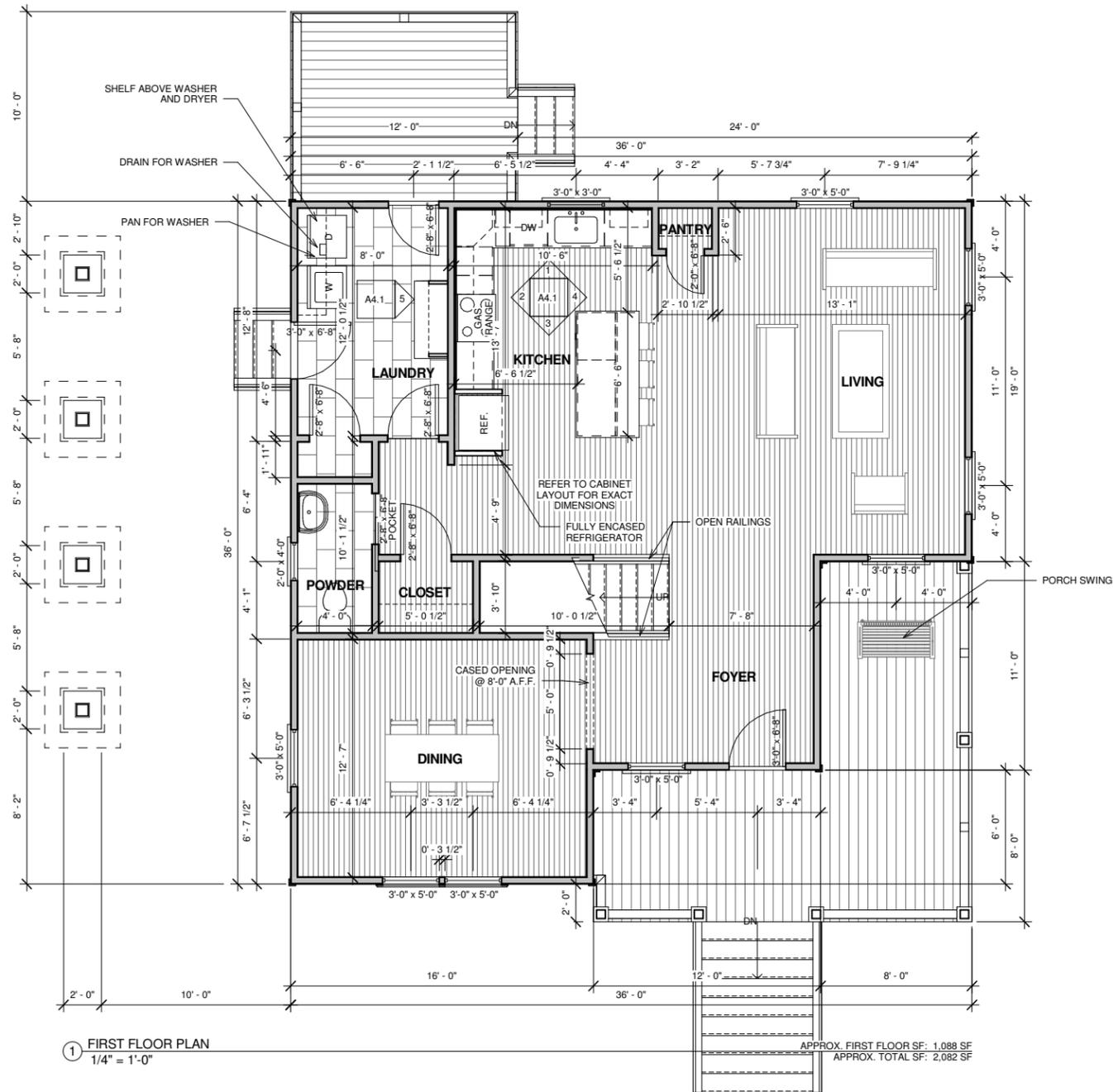
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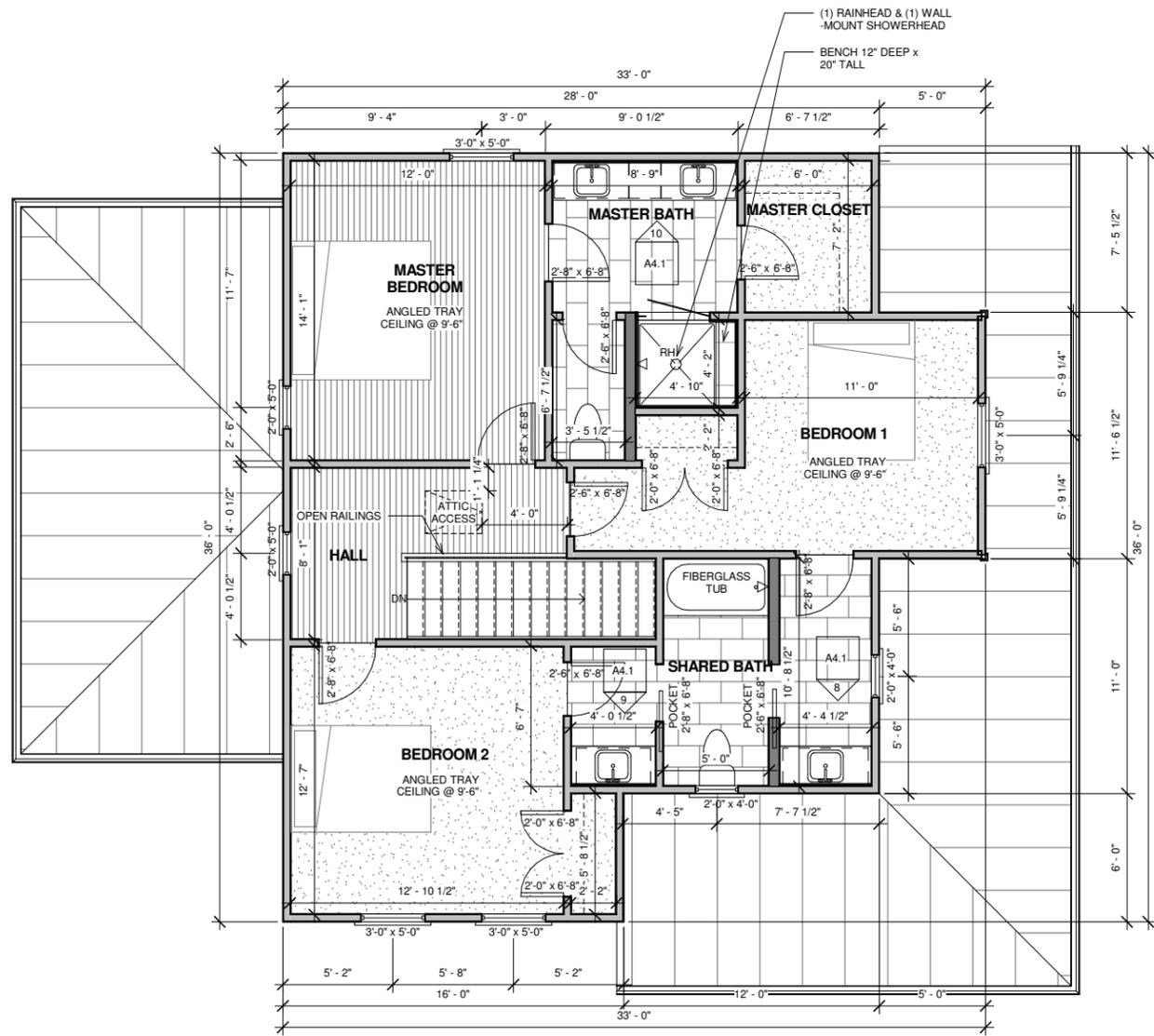
3 PERSPECTIVE FRONT-LEFT



4 PERSPECTIVE FRONT



1 FIRST FLOOR PLAN  
1/4" = 1'-0"



2 SECOND FLOOR PLAN  
1/4" = 1'-0"

Floor Schedule	
Room Name	Floor Type
LIVING	HARDWOOD
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LAUNDRY	TILE
BEDROOM 1	CARPET
CLOSET	CARPET
MASTER CLOSET	CARPET
SHARED BATH	TILE
BEDROOM 2	CARPET
HALL	HARDWOOD
MASTER BEDROOM	HARDWOOD
MASTER BATH	TILE
CLOSET	CARPET

## 914 GRANADA AVE PLANS

PLAN NAME: HEIDI\_LYNN\_L  
Date: 7/31/15  
Drawn by: ML  
Checked by:

# A2.1

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

**NOTES:**  
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**-ALL TRIM TO BE 5/4" THICK**



① FRONT ELEVATION  
 1/4" = 1'-0"



② REAR ELEVATION  
 1/4" = 1'-0"

914 GRANADA AVE  
 ELEVATIONS

PLAN NAME:	HEIDI_LYNN_L
Date	7/31/15
Drawn by	ML
Checked by	

A3.1

**NOTES:**  
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① LEFT ELEVATION  
 1/4" = 1'-0"



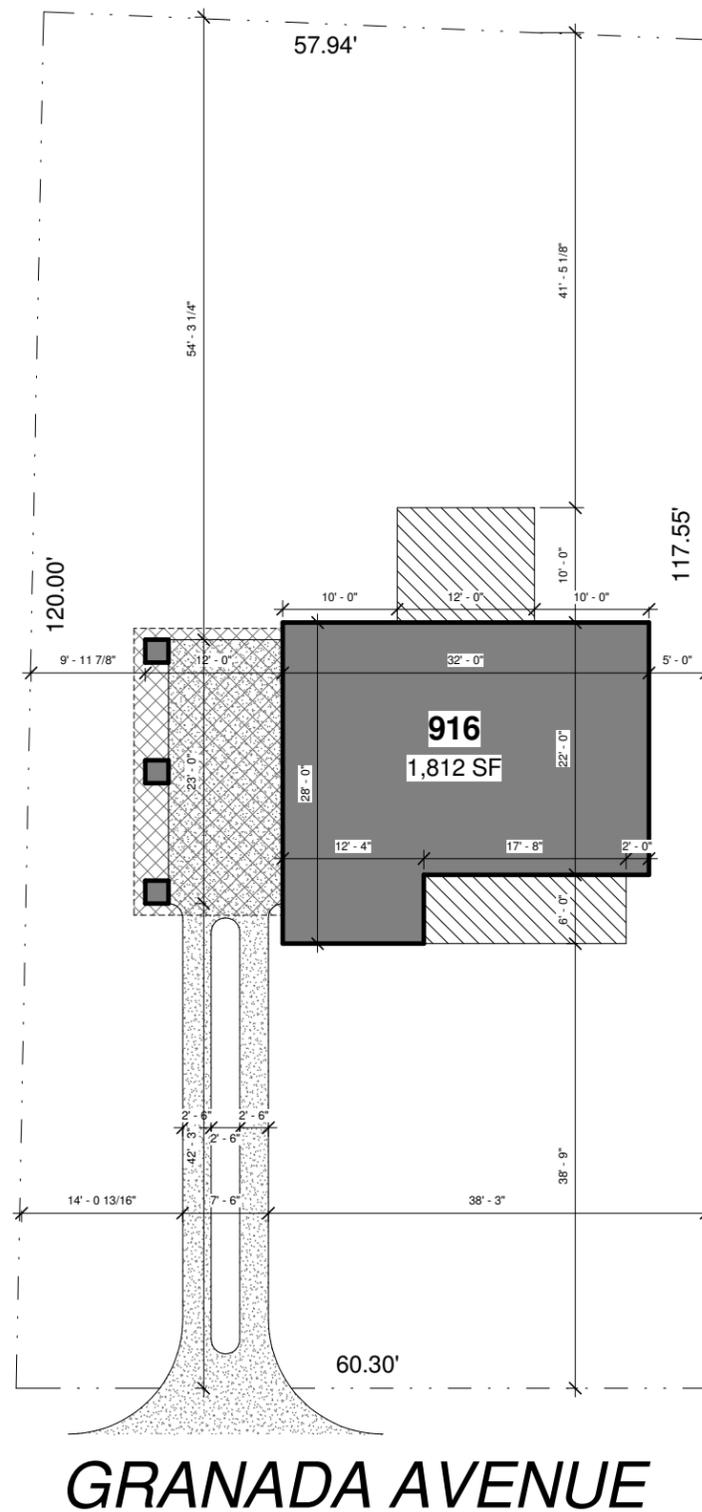
② RIGHT ELEVATION  
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914 GRANADA AVE  
 ELEVATIONS

PLAN NAME: HEIDI\_LYNN\_L  
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 Checked by:

A3.2

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



-  COVERED DRIVEWAY
-  BUILDING FOOTPRINT
-  DECK FOOTPRINT
-  PERVIOUS PAVEMENT FOOTPRINT
-  CONCRETE FOOTPRINT
-  UPGRADED 6' TALL PRIVACY FENCE
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-  PROPERTY LINE

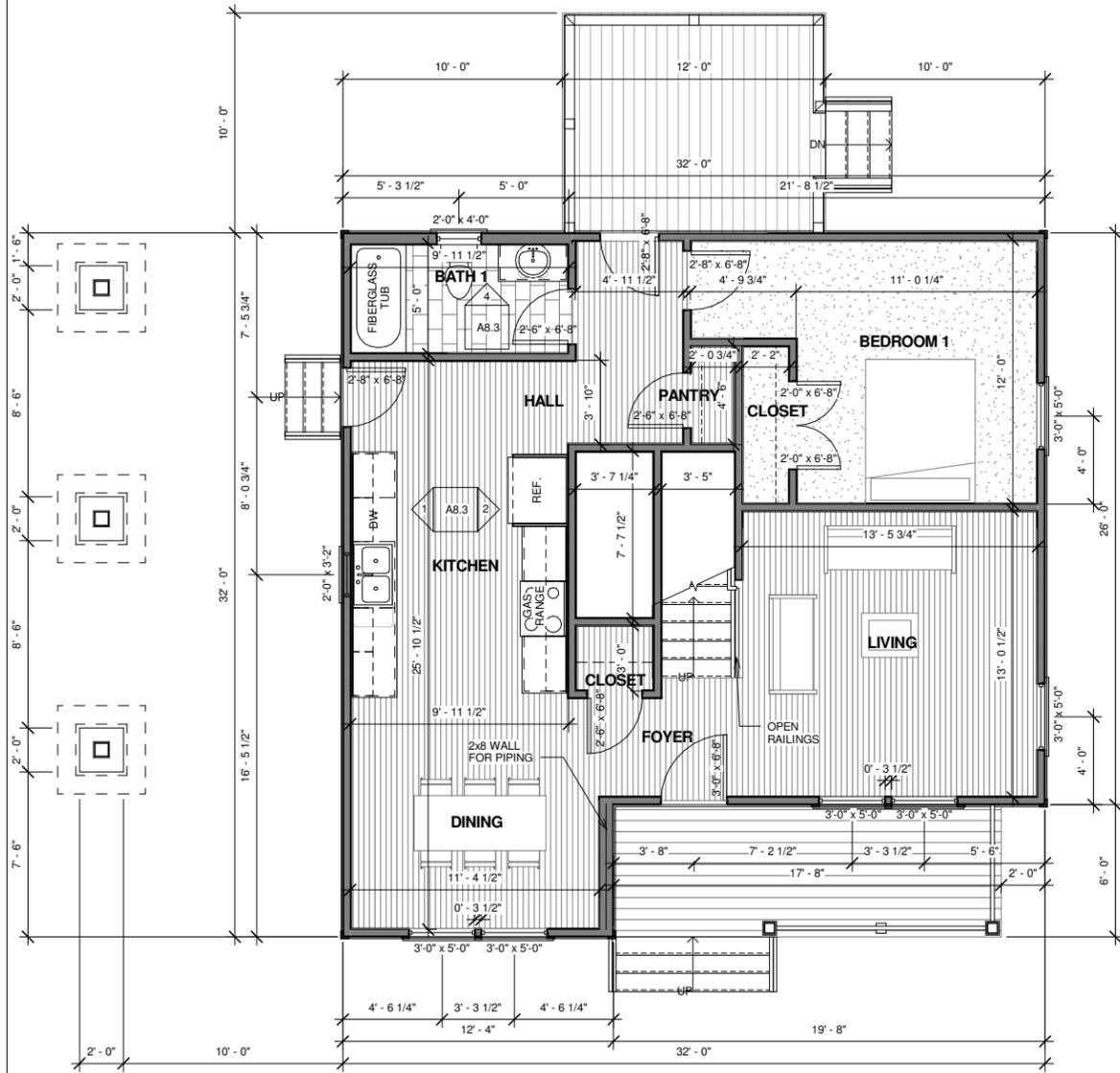
① SITE PLAN - 916 GRANADA AVE  
1/8" = 1'-0"

## 916 GRANADA AVE SITE PLAN

PLAN NAME: HOLLY\_GAIL\_R  
Date: 07/31/15  
Drawn by: ML  
Checked by:

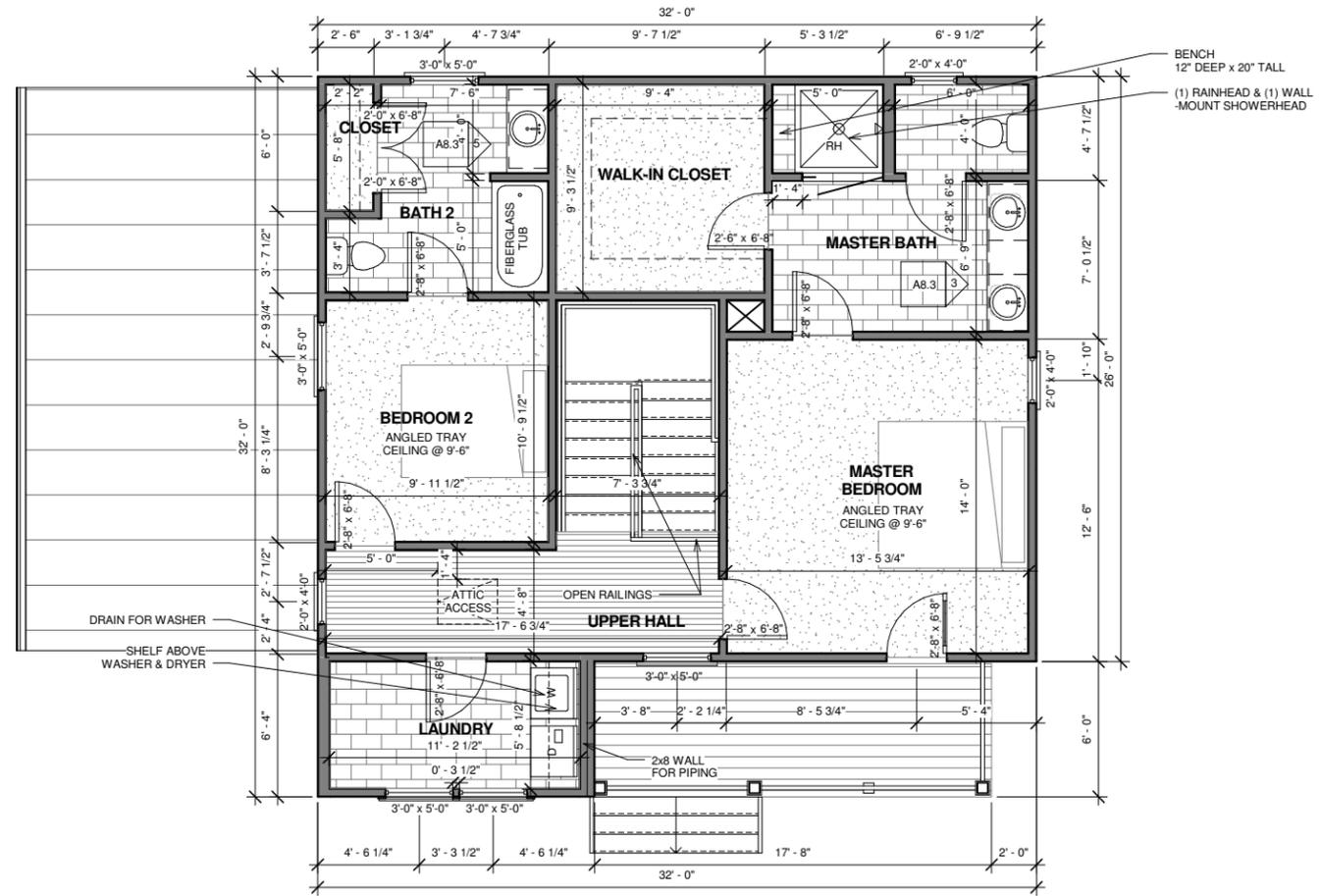
### A1.0

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



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

APPROX. FIRST FLOOR SF: 906 SF  
APPROX. TOTAL SF: 1,812 SF



2 SECOND FLOOR PLAN  
1/4" = 1'-0"

APPROX. SECOND FLOOR SF: 906 SF  
APPROX. TOTAL SF: 1,812 SF

Floor Schedule	
Room Name	Floor Type

BATH 1	TILE
HALL	HARDWOOD
KITCHEN	HARDWOOD
DINING	HARDWOOD
FOYER	HARDWOOD
LIVING	HARDWOOD
CLOSET	HARDWOOD
PANTRY	HARDWOOD
CLOSET	CARPET
BEDROOM 1	CARPET
BATH 2	TILE
BEDROOM 2	CARPET
UPPER HALL	HARDWOOD
LAUNDRY	TILE
MASTER BEDROOM	CARPET
MASTER BATH	TILE
WALK-IN CLOSET	CARPET
CLOSET	CARPET

BENCH  
12" DEEP x 20" TALL  
(1) RAINHEAD & (1) WALL-MOUNT SHOWERHEAD

## 916 GRANADA AVE PLANS

PLAN NAME: HOLLY\_GAIL\_R  
Date: 07/31/15  
Drawn by: ML  
Checked by:

# A2.1

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

**NOTES:**  
 -ALL WINDOWS TO BE PLYGEM VINYL 1500 SERIES  
 -ALL TRIM TO BE 5/4" THICK



① FRONT ELEVATION  
 1/4" = 1'-0"



② REAR ELEVATION  
 1/4" = 1'-0"

916 GRANADA AVE  
 ELEVATIONS

PLAN NAME:	HOLLY_GAIL_R
Date	07/31/15
Drawn by	ML
Checked by	

A3.1

**NOTES:**  
 -ALL WINDOWS TO BE PLYGEM VINYL 1500 SERIES  
 -ALL TRIM TO BE 5/4" THICK



① LEFT ELEVATION  
 1/4" = 1'-0"



② RIGHT ELEVATION  
 1/4" = 1'-0"

916 GRANADA AVE  
 ELEVATIONS

PLAN NAME:	HOLLY_GAIL_R
Date	07/31/15
Drawn by	ML
Checked by	

A3.2