

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 1206 Chapel Avenue January 20, 2016

Application: Demolition; New construction—infill; Setback determination

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08302003400

Applicant: Jeff Corbett, Chapel Development LLC

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing house to construct new duplex infill with a footprint of three thousand, six hundred and eighty square feet (3,680 sq. ft.). The infill requires a setback determination for the rear.

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 adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the asphalt shingle and metal roof color, dimensions and texture; and
4. The HVAC 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 Sections II.B. and III.B. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

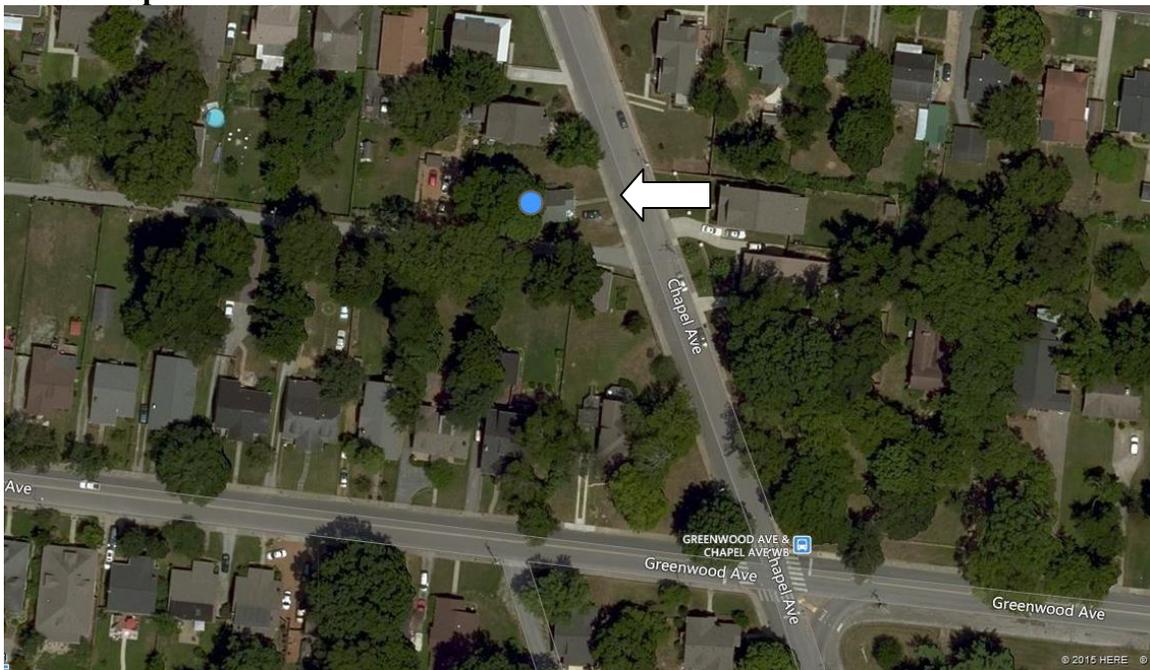
Attachments

- 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.

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.

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.

h. Outbuildings

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

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
- Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
- Stud wall lumber and embossed wood grain are prohibited.
- Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

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 configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

Background: 1206 Chapel Avenue was constructed c. 1951, outside of the period of significance of the *Eastwood Neighborhood Conservation Zoning Overlay* (Figure 1). In addition, its materials are not consistent with the historic character of the district. As such, 1206 Chapel Avenue does not contribute to the historic character of the neighborhood.



Figure 1. 1206 Chapel Avenue

The site is unusually shaped. It is wider than typical lots, with a frontage of seventy-three feet (73') along Chapel Avenue. At the same time, it is shallower than typical lots, with depths of one hundred and thirty one feet (131 ft.) along the south side of the lot/side alley, and one hundred feet (100 ft.) along the north edge of the site (Figures 2 & 3).



Figures 2 & 3 show the side and rear yards of 1206 Chapel Avenue.

Analysis and Findings: Application is to demolish a non-contributing house to construct new duplex infill. The infill requires a setback determination for the rear.

Demolition: 1206 Chapel Avenue was built between 1951 and 1957; it does not appear in the 1951 city directory, but it does appear on a 1957 Sanborn Map. It was constructed outside of the period of significance for the district. In addition, its materials, which include vinyl siding and smooth face concrete block, are not consistent with the historic character of the neighborhood. As such, 1206 Chapel Avenue does not contribute to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay. Staff finds that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The proposed duplex infill will be one-and-a-half stories in height, with an eave height of approximately twelve feet, ten inches (12'10") from grade and a ridge height of approximately twenty-eight feet (28') from grade at the front. Staff finds this to meet the historic context where historic houses range in height from twenty-one feet to thirty feet (21' – 30'). The foundation height will be approximately one foot (1') at the front, but will increase towards the back because of the slope of the site. Staff recommends inspection of the foundation height and finished floor height during construction to ensure that they are consistent with the surrounding houses.

The width of the house at the front will be approximately forty-four feet, four inches (44'4"), and at its widest, the house will be forty-eight feet, four inches (48'4") wide. This is wider than typical historic houses in the immediate vicinity, which have widths between thirty and forty feet (30' – 40'). However, staff finds that the proposed width is appropriate because the site is unusually wide at seventy-three (73'). Therefore, the rhythm of spacing along the street will not be greatly affected.

The infill will be ninety-two feet (92') deep, and will have a footprint of approximately three thousand, six hundred and eighty square feet (3,680 sq. ft.). Staff finds that the infill's height and scale meet Sections II.B.1.a and b. of the design guidelines.

Setback & Rhythm of Spacing: Because of the angle of Chapel Avenue, the front setback distance varies between fifteen feet (15') and twenty-five feet (25'). The front setback and angle of the house on the lot will match that of the infill house next door at 1210 Chapel Avenue, which staff finds to be appropriate.

The infill will meet the required side setbacks. The right side of the house will be approximately eighteen feet (18') from the north side property line. The left side of the house will be largely five feet (5') from the south side property line, but the attached garage portion of the infill will be ten feet (10') from the property line in order to meet the base zoning requirements for attached garages.

The proposed duplex requires a setback determination for the rear setback. Base zoning requires a rear setback of twenty feet (20'). The applicant is proposing to situate a portion of the garage just five feet (5') from the rear property line and the bulk of the

infill fifteen feet (15') from the rear property line. Staff finds that the proposed rear setback is appropriate because the lot is truncated and unusually shallow. The back forty feet (40') of the lot was previously deeded to the property next door at 1210 Chapel Avenue. In addition, the section of the infill that is just five feet (5') from the rear property line is a one-story garage that is only ten feet, eight inches wide by twenty-four feet deep (10'8" X 24').

Staff finds that the proposed setbacks and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials: The primary cladding material will be cement fiber board lap siding with a five inch (5") reveal. The gable fields and a portion of the garage will be clad in cement fiber board-and-battens. The trim will be wood or cement fiber board. The main roof will be asphalt shingles, although the roofs for the dormers and bay will be metal. Staff asks to approve the shingle and the metal colors and textures for the roof. The foundation will be split face concrete block. The porch columns will be wood and the porch floor and steps will be concrete. The materials for the windows and doors were not specified, and staff asks to approve the window and door selections prior to purchase and installation. With the staff's approval of the roof color and the windows and doors, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The proposed roof will have a cross gable roof form with a slope of 9.5/12. The front porch roofs will be shed roofs with a 4/12 slope. The dormers will each be inset two feet (2') from the walls below, and will have shed roofs with a slope of 4/12. Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The duplex will have two separate entries on the front façade. The entry to the right unit will be behind a partial-width front porch that is six feet (6') deep. The entry to the left unit will be recessed behind a sixteen foot, eight inch (16'8") deep porch on the left portion of the side façade. Two front entries, with one being recessed behind a deeper portion of the porch on the side, is a configuration that is seen in historic East Nashville houses, and staff therefore finds the entries to be appropriate.

Front walkways will be added from the sidewalk on Chapel Avenue to the two entries on the front façade. Vehicular access to the site will be via a side alley along the south side of the property, which is appropriate.

Staff finds that the duplex infill's proposed 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. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted on the site plan. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The duplex will have three attached garage bays along its south side façade, facing the side alley. Although the design guidelines state that garages should generally be detached, and can only be attached when they are located at the basement level, staff finds these attached garages at the first floor level to be appropriate. The lot for 1206 Chapel Avenue is approximately forty feet (40') shallower than is typical for the neighborhood. Constructing a detached garage is impractical on this lot because of the truncated nature of the lot.

The attached garage bays will be accessed via the side alley that runs along the south side property line. They will be inset between seven and fourteen feet (7' – 14') behind the bulk of the house's side wall, which will help to reduce their visibility from Chapel Avenue. Staff finds that the proposed attached garages meet 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 adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the asphalt shingle and metal roof color, dimensions and texture; and
4. The HVAC 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 Sections II.B. and III.B. of the *Eastwood Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos



1201, 1203, and 1207 Chapel Avenue, across the street from the site. These houses were approved by MHZC in 2010.

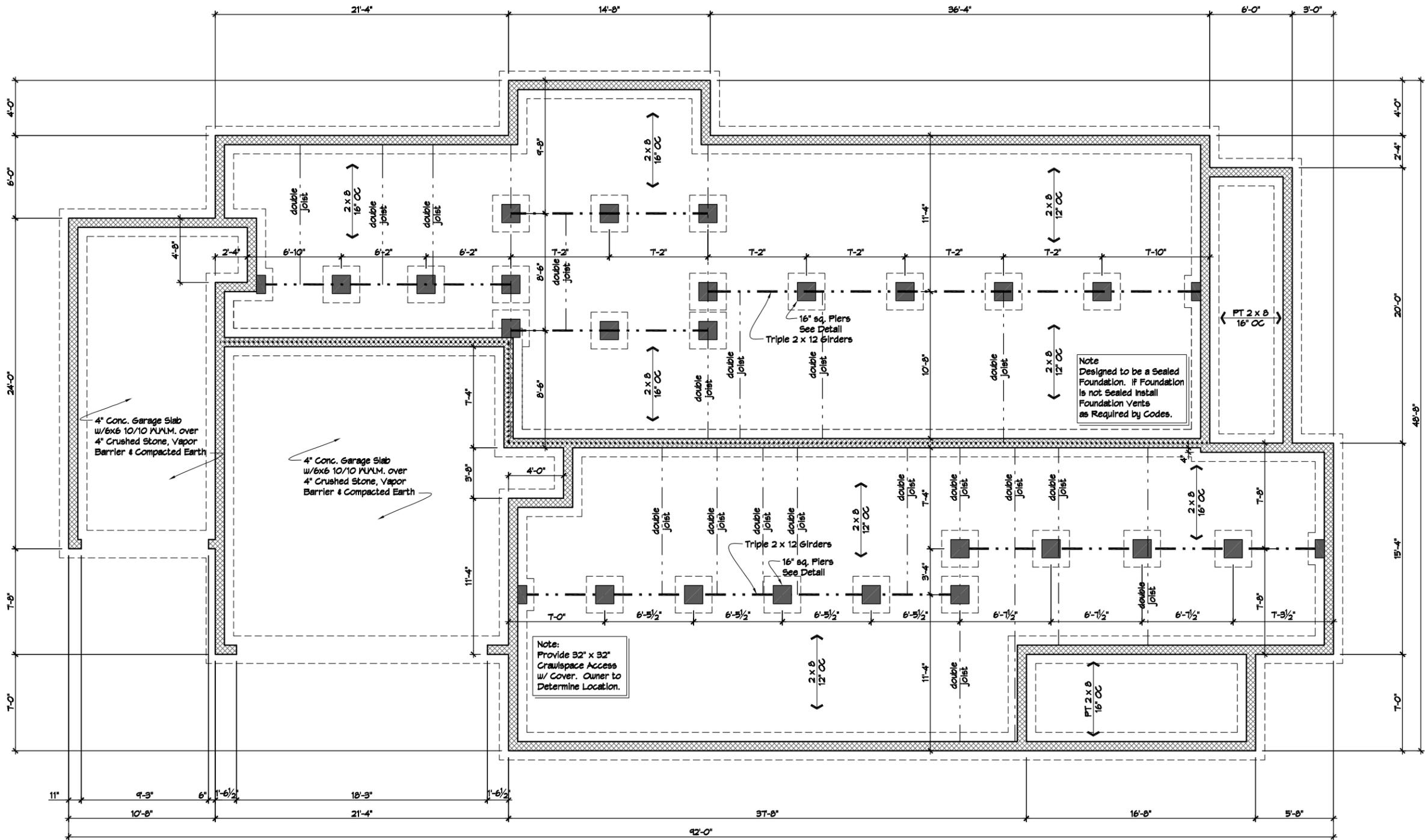


1211 Chapel Avenue at McKennie, across the street and to the north of the site. The non-contributing house was renovated in 2011.



1210 Chapel Avenue and 1426 McKennie Avenue, to the right of the site. Both were approved by MHZC in 2010.



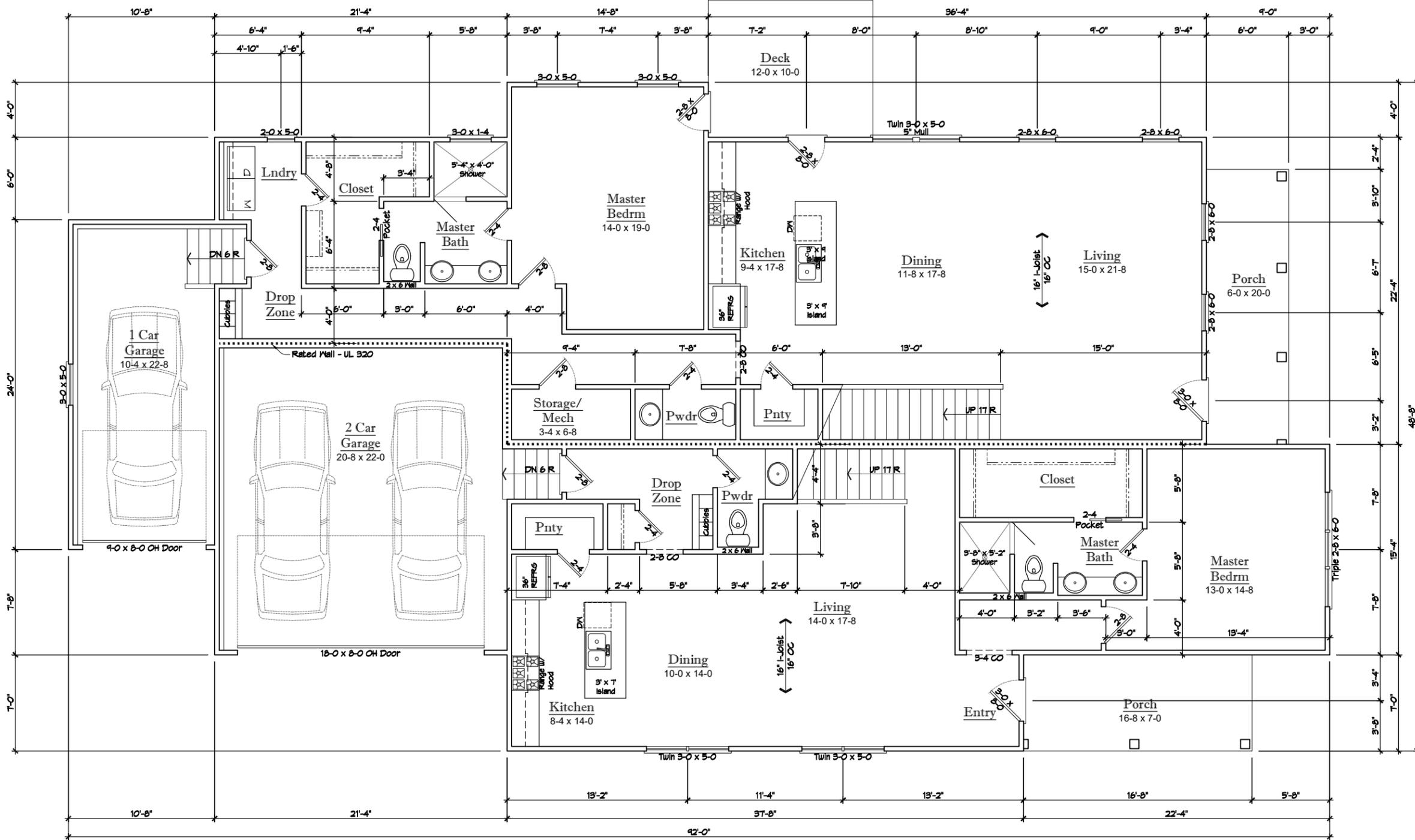


PINNACLE HOME DESIGNS assumes NO LIABILITY for any structure built from these plans. It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure is to be built, prior to beginning construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural elements to be verified by the supplier and/or an engineer prior to beginning construction. These plans remain the property of PINNACLE HOME DESIGNS and are provided for the one time use to build the structure at the address listed below.

Thunder River Construction

1206 Chapel Ave
 Nashville, Tennessee

revisions	January 11, 2015
drawn by	D_O
project number	2015023
date	January 5, 2015
scale	1/4" = 1'-0"
sheet title	Foundation Plan
sheet	A1.1



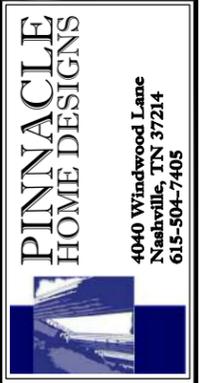
Unit B

Main Floor	1,507 sf
2nd Floor	953 sf
Total	2,460 sf

Unit A

Main Floor	1,183 sf
2nd Floor	1,016 sf
Total	2,199 sf

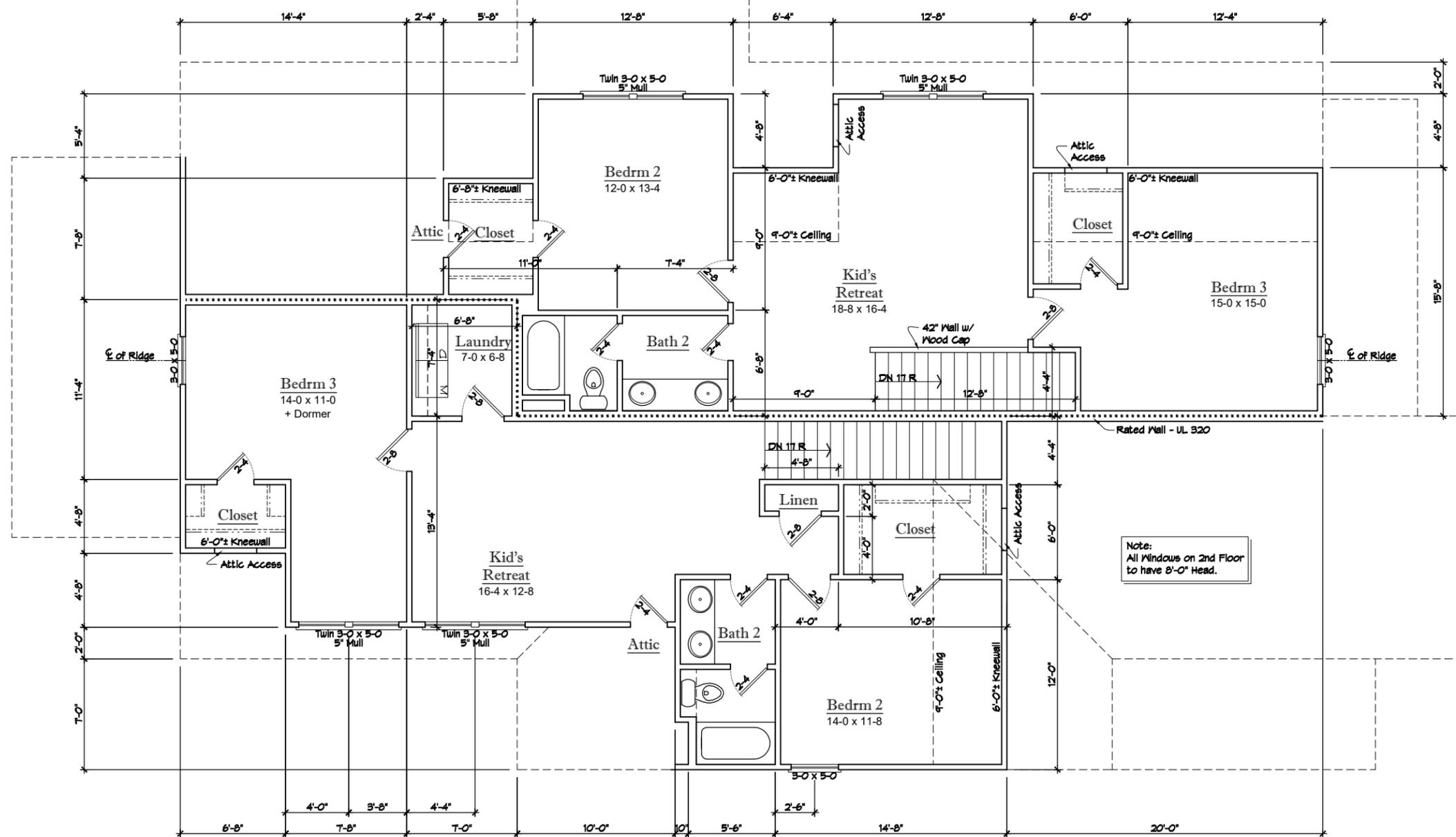
Main Floor Plan



PINNACLE HOME DESIGNS
 4040 Windwood Lane
 Nashville, TN 37214
 615-504-7405

Thunder River Construction
 1206 Chapel Ave
 Nashville, Tennessee

revisions	January 11, 2015
drawn by	D.O
project number	2015023
date	January 5, 2015
scale	1/4" = 1'-0"
sheet title	Main Floor Plan
sheet	A1.2



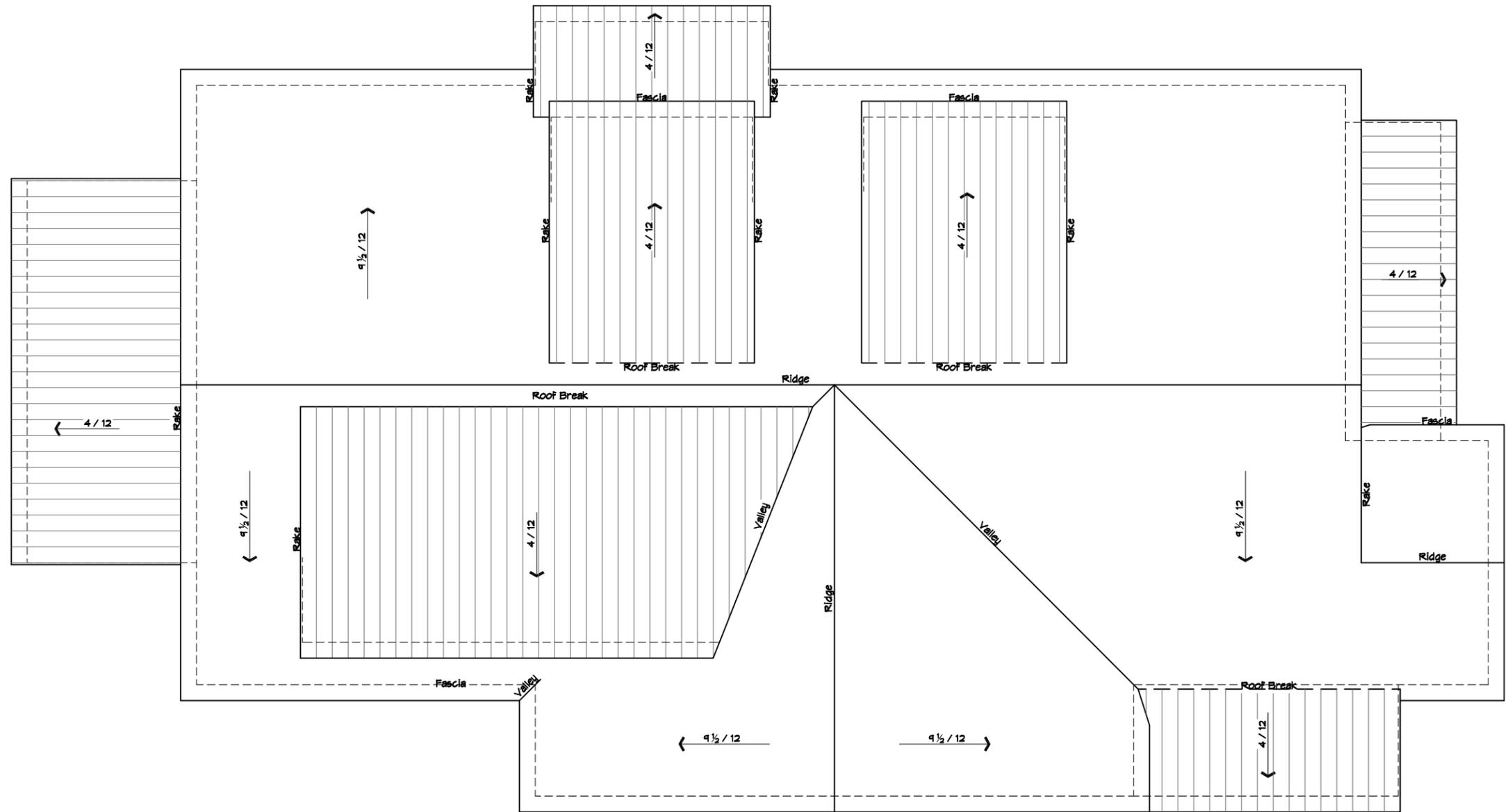
Note:
All Windows on 2nd Floor
to have 8'-0" Head.

2nd Floor Plan

PINNACLE HOME DESIGNS assumes NO LIABILITY for any structure built from these plans. It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure is to be built, prior to beginning construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural elements to be verified by the supplier and/or an engineer prior to beginning construction. These plans remain the property of PINNACLE HOME DESIGNS and are provided for the one time use to build the structure at the address listed below.

Thunder River Construction
 1206 Chapel Ave
 Nashville, Tennessee

revisions	January 11, 2015
drawn by	D_O
project number	2015023
date	January 5, 2015
scale	1/4" = 1'-0"
sheet title	2nd Floor Plan
sheet	A1.3



Roof Plan



PINNACLE HOME DESIGNS assumes NO LIABILITY for any structure built from these plans. It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure is to be built, prior to beginning construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural elements to be verified by the supplier and/or an engineer prior to beginning construction. These plans remain the property of PINNACLE HOME DESIGNS and are provided for the one time use to build the structure at the address listed below.

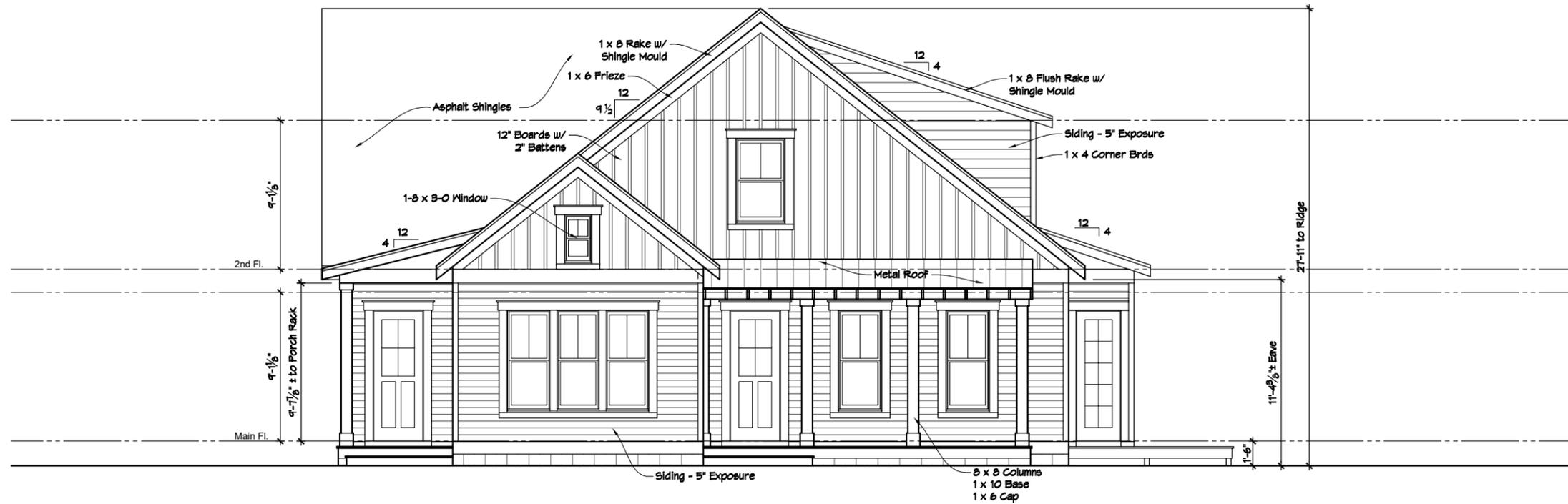
© 2015 Pinnacle Home Designs

Thunder River Construction
1206 Chapel Ave
Nashville, Tennessee

revisions	January 11, 2015
drawn by	D_O
project number	2015023
date	January 5, 2015
scale	1/4" = 1'-0"
sheet title	Roof Plan
sheet	A1.4



Right Elevation



Front Elevation



PINNACLE HOME DESIGNS assumes NO LIABILITY for any structure built from these plans. It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure is to be built, prior to beginning construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural elements to be verified by the supplier and/or an engineer prior to beginning construction. These plans remain the property of PINNACLE HOME DESIGNS and are provided for the one time use to build the structure at the address listed below.

© 2015 Pinnacle Home Designs

Thunder River Construction
 1206 Chapel Ave
 Nashville, Tennessee

revisions
 January 11, 2015

drawn by
 D.O

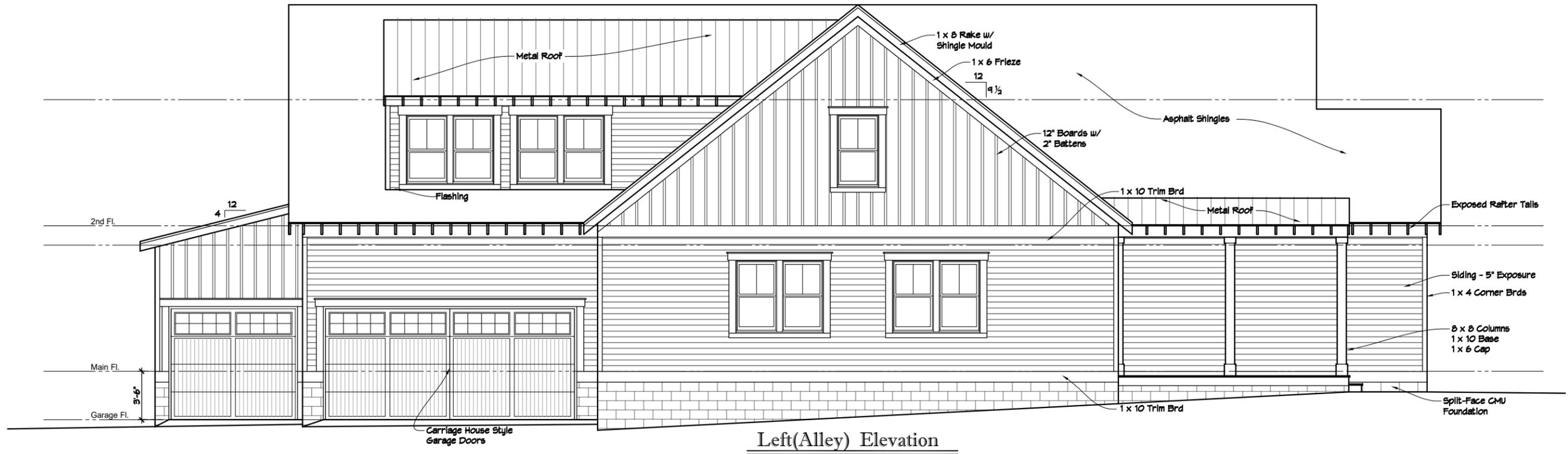
project number
 2015023

date
 January 5, 2015

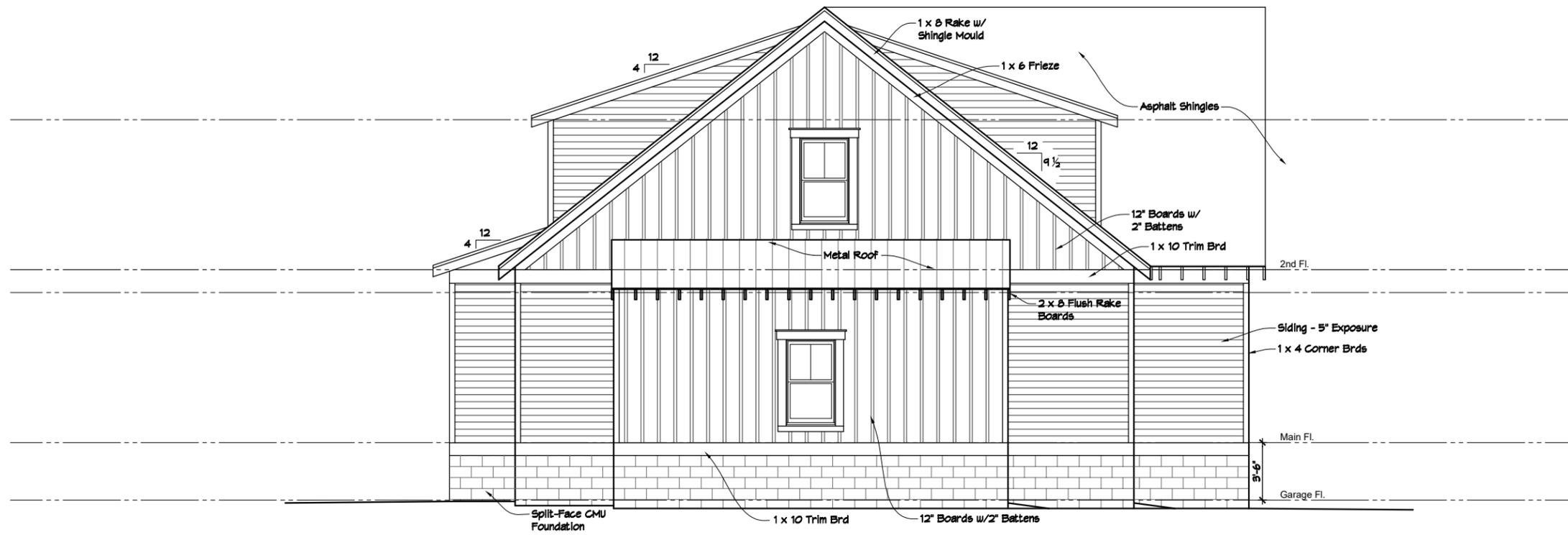
scale
 1/4" = 1'-0"

sheet title
 Elevations

sheet
A2.1



Left(Alley) Elevation



Rear Elevation



PINNACLE HOME DESIGNS assumes NO LIABILITY for any structure built from these plans. It is the responsibility of the owner and/or contractor to verify that the plans meet any and all codes in the area in which the structure is to be built, prior to beginning construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural elements to be verified by the supplier and/or an engineer prior to beginning construction. These plans remain the property of PINNACLE HOME DESIGNS and are provided for the one time use to build the structure at the address listed below.

© 2015 Pinnacle Home Designs

Thunder River Construction
 1206 Chapel Ave
 Nashville, Tennessee

revisions
 January 11, 2015

drawn by
 D_O

project number
 2015023

date
 January 5, 2015

scale
 1/4" = 1'-0"

sheet title
 Elevations

sheet
A2.2

