

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**  
**2213 Belmont Boulevard**  
**July 20, 2016**

**Application:** New construction-addition  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416014600  
**Applicant:** David Hale  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> A rear addition to this contributing building.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"><li>1. The addition is inset a minimum of two feet (2') from the historic building on each side;</li><li>2. Staff approve the siding material and porch materials;</li><li>3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,</li><li>4. Staff approve the masonry color, dimensions and texture.</li></ol> <p>Staff finds that the application meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **a. Height**

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

#### **b. Scale**

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

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

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

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

*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. BL2007-45).*

*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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

*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.*

### **h. 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.

## **2. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic

structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

#### *Placement*

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

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

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions should be a minimum of 6" below the existing ridge.*

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

*No matter its use, not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

*· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

*· Generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

*· An extreme grade change*

*· Atypical lot parcel shape or size*

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

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.*

*In this instance, the side walls and roof of the addition must set in as is typical for all additions.*

*The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

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

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

#### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

#### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *Foundation*

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

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

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

#### *Roof*

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

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

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

#### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

#### *Side Additions*

*b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

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

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

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

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that the original form and openings on the porch remain visible and undisturbed.

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

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

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

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

f. Additions should follow the guidelines for new construction.

## **V. DEMOLITION**

### **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.

### **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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

**Background:** 2213 Belmont Boulevard is a two-story, four square home built circa 1915. It is a contributing building in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



**Analysis and Findings:** The applicant proposes a rear addition to the house.

Demolition: The applicant proposes demolition of an existing non-contributing rear addition, and eight feet, six inches (8' 6") of the rear wall. The existing rear addition is not original to the house, and Staff finds that the removal of it and the section of the wall will not be detrimental to the integrity of the structure overall. The proposed partial demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

Height & Scale: The addition will be two stories with a ridge height three feet (3') lower than the ridge of the house. The foundation height will match the house. The eave height will also match that of the house. The proposed footprint to be added is eight hundred square feet (800 sq. ft.), compared to the existing footprint of one thousand, one hundred and twenty-two square feet (1,122 sq. ft.). Staff finds that the project meets section II.B.1.a and b for massing.

Design, Location & Removability: The addition is located at the rear of the house, in accordance with the design guidelines. It is inset approximately one foot (1') on the right side, and one foot, six inches (1' 6") on the left. The existing rear addition is inset approximately one foot (1') on the right side, and flush with the side wall of the house on the left side. For a two-story addition, the Commission has required two feet (2') of inset on each side, to differentiate the addition from the historic house. Staff therefore requests as a condition of approval that the addition have a full two foot (2') inset. With a minimum of two feet (2') inset on each side, the project meets section II.B.2.a and e.

Setback & Rhythm of Spacing: The setbacks will be eight feet (8') and five feet, six inches (5' 6") on the sides, and approximately seventy-three feet (73') at the rear. The setbacks meet base zoning requirements of five feet (5') on the sides and twenty feet (20') at the rear, and are consistent with the surrounding historic context. Staff finds that the project meets section II.B.1.c for setbacks.

Materials: The addition has lap siding with a four and a half inch (4 ½") reveal. The siding material was not specified, and staff requests approval of the material prior to its purchase and installation. The foundation will be split-face block with a limestone veneer matching the foundation of the house. The roof will be metal in a color to match the existing roof. The rear porch on the second story of the addition will have wood posts and railing. The rear covered porch walls, a bay on the right side, and the addition's chimney will be brick; staff requests approval of a masonry sample for size, texture, and

color. Trim, porch posts, railing and flooring, windows and doors were not specified, and staff recommends having final approval.

No changes to the existing home's materials was noted. With the staff's final approval of the siding, masonry, trim, porch posts, railing and flooring, and windows and doors, staff finds that the application meets section II.B.1.d.

Roof form: The addition's roof form is hipped with 6/12 pitch. The one-story porch at the rear is hipped with 4/12 pitch. The proposed roof form and pitch is compatible with the house and does not contrast with the neighboring historic buildings. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, meeting the historic proportions of openings. The largest expanse of wall space without a window or door opening is sixteen feet (16') on the right side; as this is on the second story, and will be hidden by the adjacent structure, staff finds this is acceptable. No changes to the window and door openings on the existing house are proposed. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

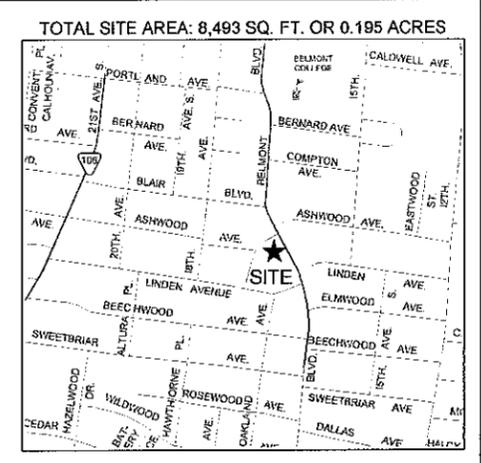
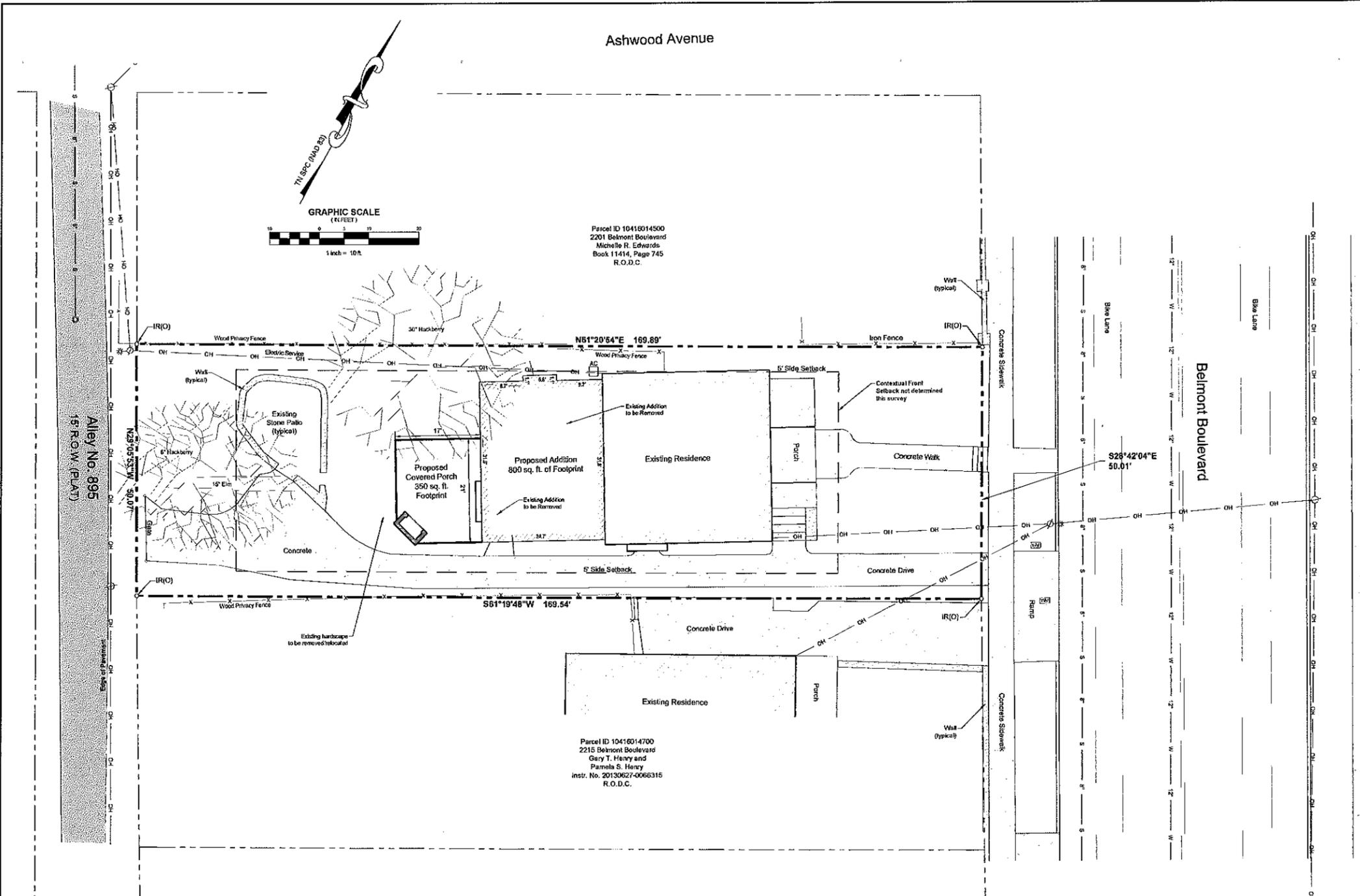
Utilities: The application indicates no changes to the site's utilities.

**Recommendation:**

Staff recommends approval with the conditions:

1. The addition is inset a minimum of two feet (2') from the historic building on each side;
2. Staff approve the siding material, and porch materials;
3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. Staff approve the masonry color, dimensions and texture.

Staff finds that the application meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



**TOTAL SITE AREA: 8,493 SQ. FT. OR 0.195 ACRES**

**MAP REFERENCE**  
Metro Davidson County Parcel ID 10416014600 (Map 104-16, Parcel 148)

**DEED REFERENCE**  
Being the same property conveyed to Nancy Short and Billy A. Neff with Warranty Deed of record in Instrument No. 20000128-0009318 in the Register's Office for Davidson County, Tennessee.

**PLAT REFERENCE**  
Being the southerly 50 feet of Lot 153 on Belmont Land Company's Resub of Lots 1-6 & 20-25 of record in Plat Book 421, Page 34 in the Register's Office for Davidson County, Tennessee.

**PROPERTY ADDRESS**  
2213 Belmont Boulevard, Nashville, Tennessee 37212

- SURVEYOR'S NOTES**
1. The subject property is currently zoned "R8" with an Urban Zoning Overlay and a Neighborhood Conservation Overlay.
  2. The subject property is not located in a flood hazard area as per the National Flood Insurance Program, FIRM Map Number 47037C0218 F, Effective Date: April 20, 2001 (panel not in print).
  3. Utilities Shown Hereon Were Taken From Visible Structures in the Field. Verification of Existence, Size, Location and Depth Should be Confirmed With the Appropriate Utility Sources.
  4. Bearings Shown Hereon Based on G6d North.
  5. A site report was not furnished to this surveyor, therefore, this survey is subject to the findings of current site search.

**Proposed Addition  
TO  
2213 BELMONT  
BOULEVARD  
METRO PARCEL ID 10416014600  
NASHVILLE  
DAVIDSON COUNTY, TENNESSEE**

PREPARED FOR  
**Cathedral Homes, LLC**

PREPARED BY  
**WAMILL & Associates, LLC**  
Civil Engineers - Land Surveyors - Land Planners  
2500 Eastwood Drive, Suite 200, Nashville, TN 37217-4551

Date: June 29, 2016 W&A File No.: 893-0116

**UNDERGROUND UTILITY NOTE**

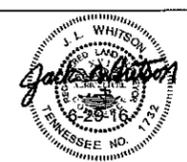
THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE. CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.



**SURVEYOR'S CERTIFICATE**

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on May 25, 2016.

Unadjusted Traverse Closure Precision = 1 in 16,741



- LEGEND**
- X — Fence
  - S — Sewer Line
  - W — Water Line
  - OH — Overhead Utilities
  - T — Overhead Telephone
  - IR(O) Iron Rod (Old)
  - ◇ Fire Hydrant
  - ⊓ Water Valve
  - IR(N) Iron Rod (New)



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER, ARCHITECT, ENGINEER OR OTHER PROFESSIONAL PERSONS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR MISTAKES THAT MAY OCCUR. THE CONTRACTOR AND CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER, ARCHITECT, ENGINEER OR OTHER PROFESSIONAL PERSONS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THE PROJECT. IT IS THEREFORE HIS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL REGULATORY AGENCIES REQUIREMENTS AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Main.....	1976 SF
Second.....	1955 SF
Third.....	316 SF
Bonus Rm.....	576 SF
Total.....	4823 SF
Rear Porch.....	338 SF
Garage.....	629 SF

Project Name:  
2213 Belmont Ave.  
Nashville, TN 37206

**CATHEDRAL HOMES LLC**

Elevations  
Scale 1/8" = 1'

Sheet **A4**

Date: April 10, 2016



**REAR ELEVATION**



**RIGHT ELEVATION**

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS, THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE AGAINST HUMAN ERROR, OMISSIONS AND MISTAKES. THE DESIGNER, ARCHITECT, ENGINEER AND OTHER PROFESSIONALS CONSULTED SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND BEING RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION, AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT MUST TAKE PRECEDENCE OVER THOSE SHOWN.

Main	1976 SF
Second	1955 SF
Third	316 SF
Bonus Rm	576 SF
Total	4823 SF
Rear Porch	338 SF
Garage	629 SF

Project Name:  
 2213 Belmont Ave.  
 Nashville, TN 37206

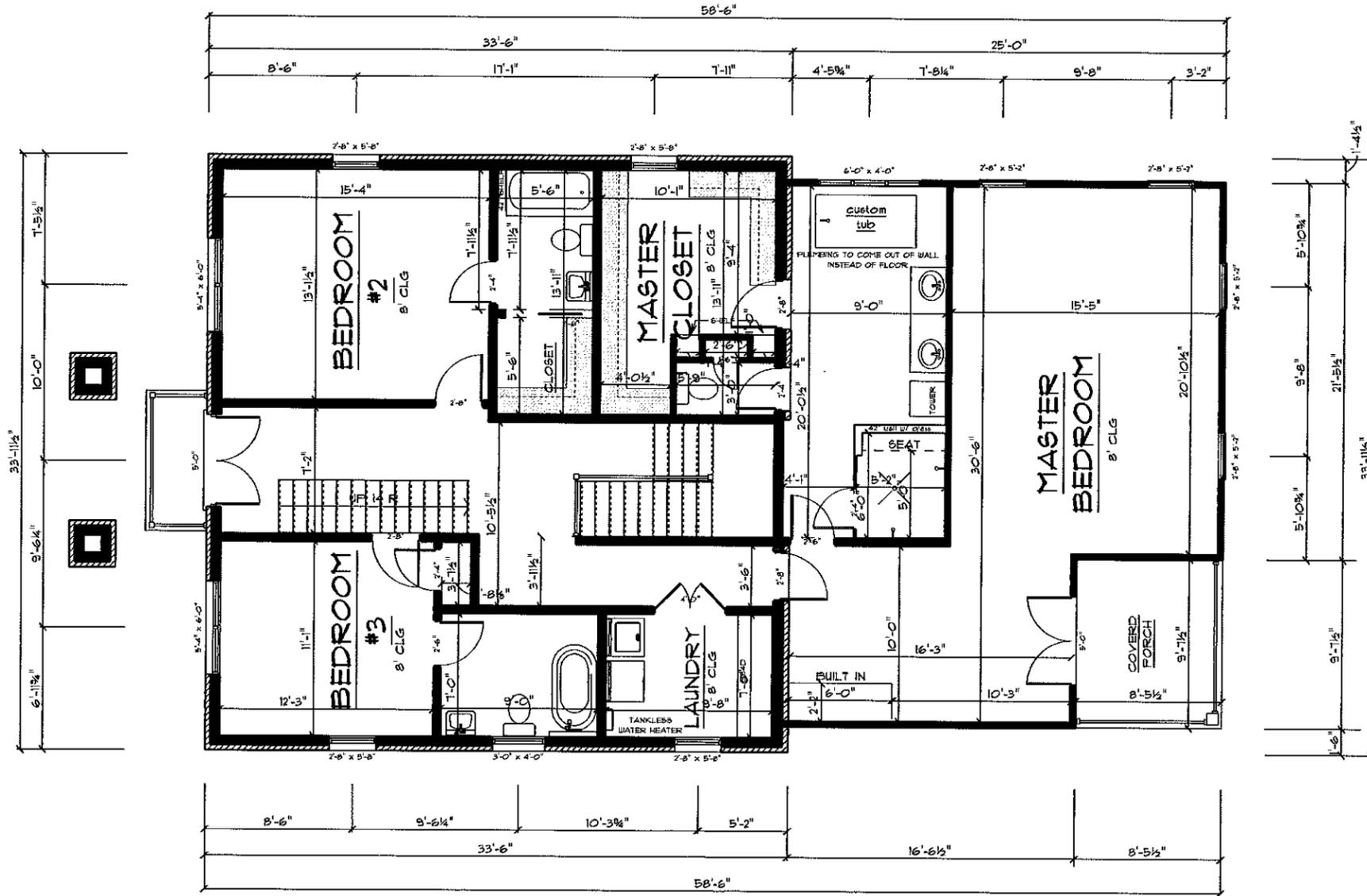
**CATHEDRAL HOMES LLC**

Elevations  
 Scale 1/8" = 1'

Sheet **A5**



2ND FLOOR PLAN



**CATHEDRAL HOMES LLC**

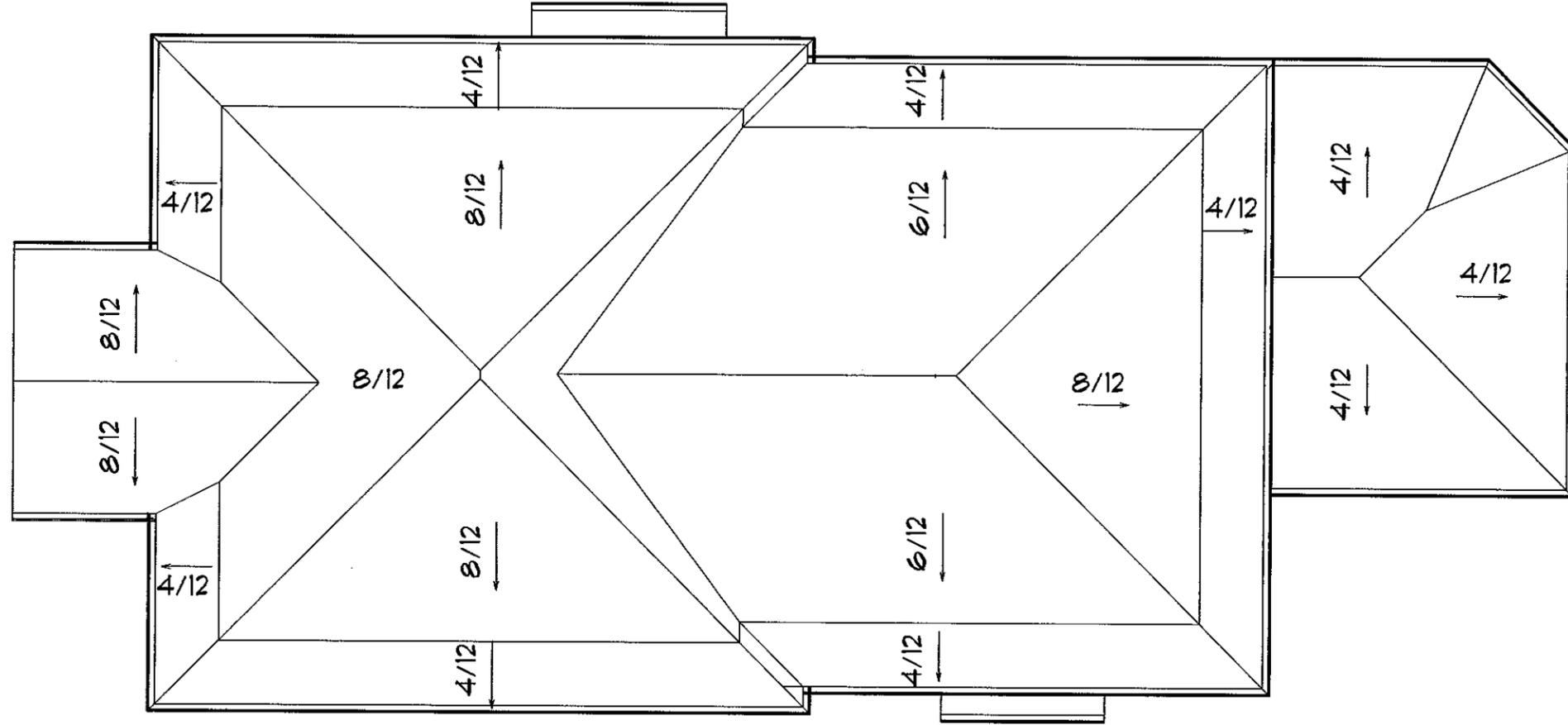
Second Floor  
Scale 1/8" = 1'

Project Name:  
2213 Belmont Ave.  
Nashville, TN 37206

Main.....	1976 SF
Second.....	1955 SF
Third.....	316 SF
Bonus Rm.....	576 SF
Total.....	4823 SF
Rear Porch.....	338 SF
Garage.....	629 SF

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS, THE ARCHITECT MAKES NO REPRESENTATION OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR QUALITY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER, CONTRACTOR, OR ANY OTHER PARTY SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. THE ARCHITECT SHALL NOT BE LIABLE FOR HUMAN ERROR OR FOR CONSTRUCTION DEFECTS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A GENERAL CONCEPT OF THE PROJECT. IT IS THEREFORE THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND OVERSEER THEREOF.

ROOF PLAN



Date: April 10, 2016

**CATHEDRAL HOMES LLC**

Roof Plan  
Scale 1/8" = 1'

Sheet **A6**

Project Name:  
2213 Belmont Ave.  
Nashville, TN 37206

Main.....	1976 SF
Second.....	1955 SF
Third.....	316 SF
Bonus Rm.....	576 SF
Total.....	4823 SF
Rear Porch.....	338 SF
Garage.....	629 SF

PLEASE NOTE: EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS TO AVOID OMISSIONS AND MISTAKES. THE DESIGNER, ARCHITECT, ENGINEER, AND/OR CONSULTANT CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE USER SHALL BE RESPONSIBLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE A BASIS FOR CONSTRUCTION. THE USER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREIN. IT IS THEREFORE THE RESPONSIBILITY OF THE USER TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY REQUIREMENTS AND TO TAKE PRECEDENCE OVER THOSE SHOWN.