

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 904 Bradford Avenue August 17, 2016

Application: New construction—detached accessory dwelling unit; Setback determination

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Map and Parcel Number: 10513032700

Applicant: Lydia J. Vester, J. Vester Interiors

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

Description of Project: Application is to construct a detached accessory dwelling unit (DADU) at the rear of the lot. The structure requires a rear setback determination from twenty feet (20') to ten feet (10').

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. Four inch (4") nominal wood casings be installed around all windows and doors;
2. Double and triple window openings have a four to six inch (4" – 6") mullion in between them;
3. Staff approve the window and door specifications prior to purchase and installation; and
4. Staff approve the roof color.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. G. and Section III.H. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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.

Attachments

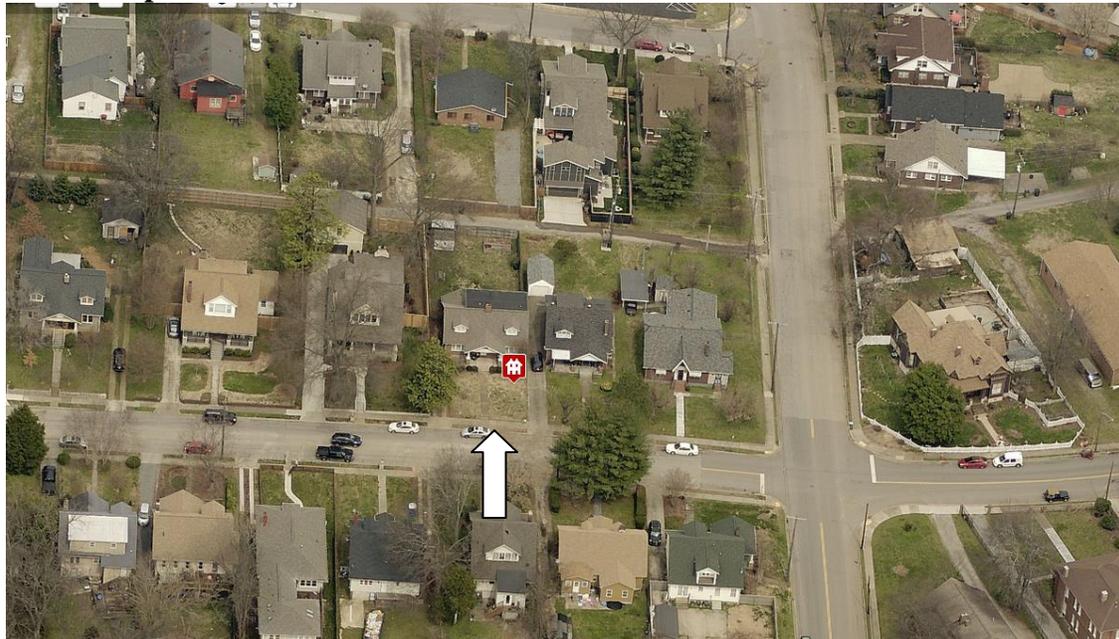
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

17.16.030. G. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Applicability.
 - a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.
 - b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.
2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
3. Ownership.
 - a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
 - b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
 - c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Generally appropriate side setbacks for outbuildings is 3' for buildings with a 750 square foot footprint or less and 5' for buildings with a footprint greater than 750 square feet. Appropriate rear setbacks may be as close as 5'.

5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.
6. Driveway Access.
 - a. 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.
 - b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
 - c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.
7. Bulk and Massing.
 - a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.
 - b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet
 - c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.
 - d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.
 - e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

In conjunction with the neighborhoods where DADUs are possible and using research of historic outbuildings, the Commission has determined that a 25' maximum is appropriate for historic neighborhoods. Please see design guidelines for outbuildings.

8. Design Standards.

- a. The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- b. The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwellings with a second story dwelling unit 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.

10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.

Design Guideline III. New Construction

H. Outbuildings

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

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
 - b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*
 - c. *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.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between

8' and 14' tall.

- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
- d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. 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.
- b. 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.
- c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *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.*
- e. *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.*
- f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- g. *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.

- h. *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.

- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

7. Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- b. The DADU may not exceed the maximums outlined previously for outbuildings.*
- c. No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
- d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.*

Ownership.

- e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- f. The DADU cannot be divided from the property ownership of the principal dwelling.*
- g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

- i. The living space of a DADU shall not exceed seven hundred square feet.*

Background: 904 Bradford Avenue is a c. 1935 brick bungalow that contributes to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 904 Bradford Avenue.

Analysis and Findings: Application is to construct a detached accessory dwelling unit (DADU) at the rear of the lot. The structure requires a rear setback determination from twenty feet (20') to ten feet (10'). The owner of the property has provided a copy of the restrictive covenant for the DADU.

Zoning Requirements for DADU:

The answer to each of these questions must be “no” to meet the ordinance.

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No – existing sheds will be removed from site
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		No
Is the planned conditioned living space more than 700 sq ft. ?		No
Are the stairs unenclosed		No

The project meets section 17.16.30.G. of the ordinance.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20'	34'8"
Rear setback	20'	10'
L side setback**	3'	15'
R side setback**	3'	5'
How is the building accessed?	From the alley or existing curb cut	From alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	N/A

The new DADU does require a rear setback determination. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20') from the rear property line and five feet (5') from the side property lines. In this instance, the structure is located at least five feet (5') from the side property lines, but it is located ten feet (10') from the rear property line. Staff finds that the proposed rear setback is appropriate because a ten foot (10') setback is the standard rear setback for structures that are seven hundred square feet (700 sq. ft.) or less. Also, historically, outbuildings were located at the rear of the property, close to the rear property line. A ten foot (10') rear setback is more historically appropriate than a twenty foot (20') rear setback. In addition, the ten foot (10') rear setback allows for more space between the primary structure and the outbuilding. Staff recommends approval of the setback determination.

The project meets Section III.H. of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	21'	21'	21'
Eave Height	12'	1 story 10'	10'

The proposed is a one-story building on a lot less than 10,000 square feet.

One-story building:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	842 sq. ft.	750 sq. ft.

The project meets Section III.H. of the design guidelines and 17.16.30.G. 7 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The DADU is in a minimally-visible location at rear of the lot. Four inch (4") wood casings were not shown around windows and doors, and staff recommends that all windows and doors have nominal four inch (4") casings. The double and triple windows in the upper levels on the side elevations lack four to six inch (4"-6") mullions, and staff recommends that all paired and triple window openings have four to six inch (4" – 6") mullions.

With the addition of four inch (4") nominal wood casings around windows and doors, and four to six inch (4"-6") mullions in between double and triple window openings, staff finds that the design meets Section III.H. of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross-gable	Yes
Primary roof slope	11/12	Yes
Overhang with brackets	Shed	Yes
Porch slope	3/12	Yes

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	

Since the form and slopes are similar to historic outbuildings, the project meets Section III.H. of the design guidelines and section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Concrete slab	Natural color	Yes	No

Cladding	Cement-fiber	Smooth with 5” reveal	Yes	No
Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Cement fiber	smooth	Yes	No
Driveway	Concrete	N/A	Yes	No
Windows	MGM 8017 Series*	Vinyl	Yes	Yes
Pedestrian Door	Unknown	Unknown	Unknown	Yes
Vehicular Door	Unknown	Unknown	Unknown	Yes

*The applicant has indicated that the windows will be MGM 8017’s line. This is a vinyl window which MHZC staff has deemed to be appropriate for neighborhood conservation zoning overlays. However, staff has only approved this window as a one-over-one design. It is not known if the MGM 8017 line can include appropriate simulated divided lights, and the plans show a three-over-one window configuration. Staff therefore asks to approve the final window choice prior to purchase and installation.

With the staff’s final approval of the windows and doors and roof color, staff finds that the known materials meet Section III.H. of the design guidelines.

Appurtenances & Utilities: Currently on the site are two sheds. These sheds will be removed from the property when the DADU is constructed. No other changes to the appurtenances were indicated on the site plan. The project meets Section III.H. of the design guidelines.

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit with the following conditions:

1. Four inch (4”) nominal wood casings be installed around all windows and doors;
2. Double and triple window openings have a four to six inch (4” – 6”) mullion in between them;
3. Staff approve the window and door specifications prior to purchase and installation; and
4. Staff approve the roof color.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030. G. and Section III.H.. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay design guidelines.

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.

SITE PLAN NOTES:

- 1. REAR SET BACK TO ALLEY = 10'-0"
- 2. LEFT SETBACK = 15'-0"
- 3. RIGHT SETBACK = 5'-0"
- 4. SETBACK FROM PROPOSED DADU TO EXISTING RESIDENCE = 34'-8 1/2"
- 5. EXISTING SHED & EXISTING SHELTER TO BE MOVED OFFSITE

IMPORTANT PLAT NOTES:

- 1. DEED REFERENCE - PARCEL # 10513032700 MOLLY TASHIRO & DAVID ANTHONY WILLIAMS
- 2. PLAT REFERENCE LOT #15 ON MAP OF WALDKIRCH, A SUBDIVISION OF LOTS NOS. 8 & 9 IN W.B. LAWRENCE PLAN.
- 3. REGISTER OF DEEDS BOOK 421, PAGE 90 DAVIDSON CO TENNESSEE
- 4. PLAT MEASURES 100' x 50' PROPERTY AREA 8000 SQ. FT (.18 ACRES)
- 5. PLAT FROM REGISTER OF DEEDS INCLUDED IN THIS PACKAGE.

ADDRESS: 904 BRADFORD AVE.
 NASHVILLE, TENNESSEE
 PROJECT: DADU - DETACHED
 ACCESSORY DWELLING UNIT

WILLIAMS RESIDENCE

ADDRESS: 904 BRADFORD AVE. NASHVILLE

PROPOSED DETACHED ACCESSORY DWELLING UNIT (DADU)

DAVID & MOLLY WILLIAMS

JULY 2016

INTERIOR DESIGN COMPANY:
J. VESTER INTERIORS

INTERIOR DESIGNER:
LYDIA J. VESTER

CONTACT: 615-389-4342
J.VESTERINTERIORS@att.net

DADU HEIGHTS

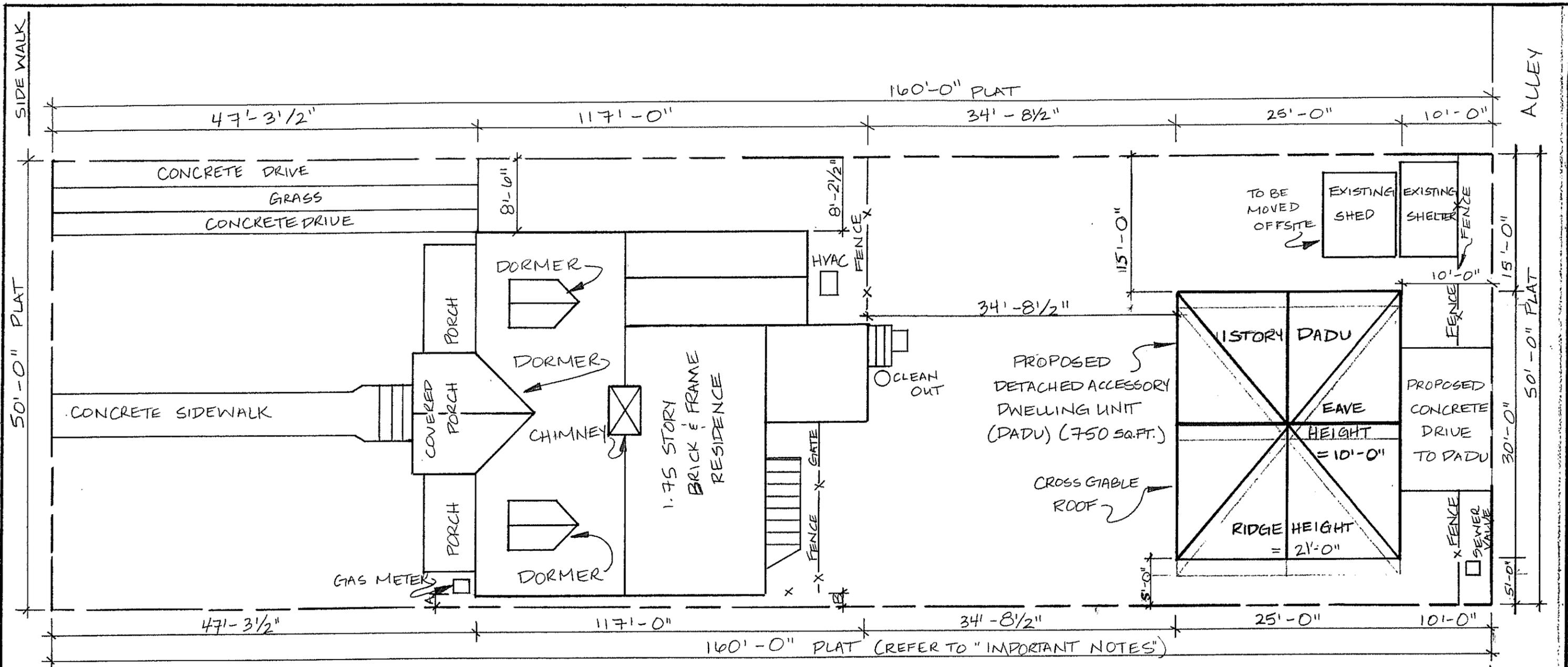
- 1. RIDGE HEIGHT = 21'-0" NOT TO EXCEED HEIGHT OF EXISTING RESIDENCE
- 2. EAVE HEIGHT OF DADU = 10'-0"
- 3. EAVE HEIGHT OF RESIDENCE = 12'-0"
- 4. RIDGE HEIGHT OF RESIDENCE = 21'-0"

SQUARE FOOTAGE

- 1. EXTERIOR FOOTPRINT = 750 SQ. FT.
- 2. INTERIOR W/ STAIRS = 700-42 SQ. FT.
- 3. EXTERIOR MEASURES 30'-0" x 25'-0"
INTERIOR MEASURES 29'-1" x 24'-1"

EXTERIOR NOTES

- 1. JAMES HARDIE SIDING 5" REVEAL (SMOOTH SIDE)
- 2. CROSS GABLE ROOF
- 3. ALL WINDOWS: MGM INDUSTRIES 8017 SERIES TDL - 7/8" SDL BAR ON OUTSIDE OF WINDOW (3 LIGHT OVER 1)
- 4. ALL SHUTTERS WOODEN & OPERATIONAL
- 5. EYEBROW ROOF INSTALLED W/ BRACKETS
- 6. SHINGLES TO MATCH RESIDENCE



BRADFORD AVE.

ALLEY

ALLEY

NOTES:

- EXISTING SHED & EXISTING SHELTER TO BE MOVED OFFSITE
- REAR SETBACK TO ALLEY = 10'-0"
- L SETBACK = 15'-0"
- R SETBACK = 5'-0"
- SETBACK FROM EXISTING HOME TO PROPOSED DADU = 34'-8 1/2"

DIMENSION KEY

A = 1'-4 3/4"

B = 1'-6"

LEGEND:

— X — FENCE

— — — — — PROPERTY LINE

C **SITE PLAN**

SCALE 3/32" = 1'-0"



IMPORTANT NOTES:

- DEED REFERENCE - PARCEL ID: 10513032700 MOLLY TASHIRO & DAVID ANTHONY WILLIAMS
- PLAT REFERENCE - LOT # 15 ON MAP OF WALDKIRCH, A SUBDIVISION OF LOTS NOS. 8 & 9 IN W.B. LAWRENCE PLAN.
- REGISTER OF DEEDS BOOK 421, PAGE 90 DAVIDSON CO. TENNESSEE
- PROPERTY AREA: 8,000 SQ. FT. (.18 ACRES)

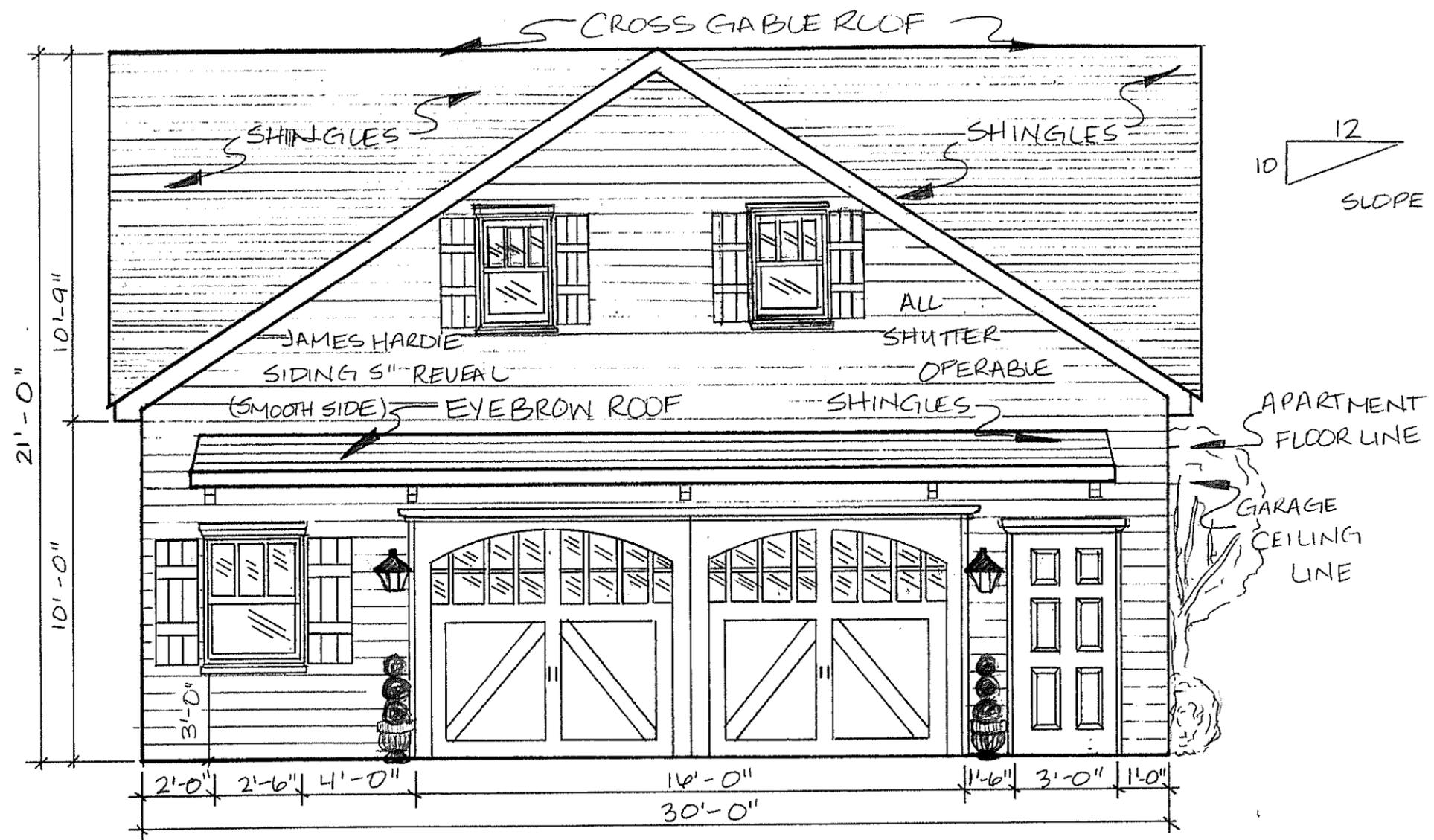
WILLIAMS RESIDENCE

SCALE: 3/32" = 1'-0" COMPANY: J. VESTER INTERIORS

ADDRESS: 904 BRADFORD AVE. NASHVILLE

DATE: JULY 2016 PROJECT: GARAGE/APARTMENT

DRAWN BY: LYDIA J. VESTER DRAWING# 1

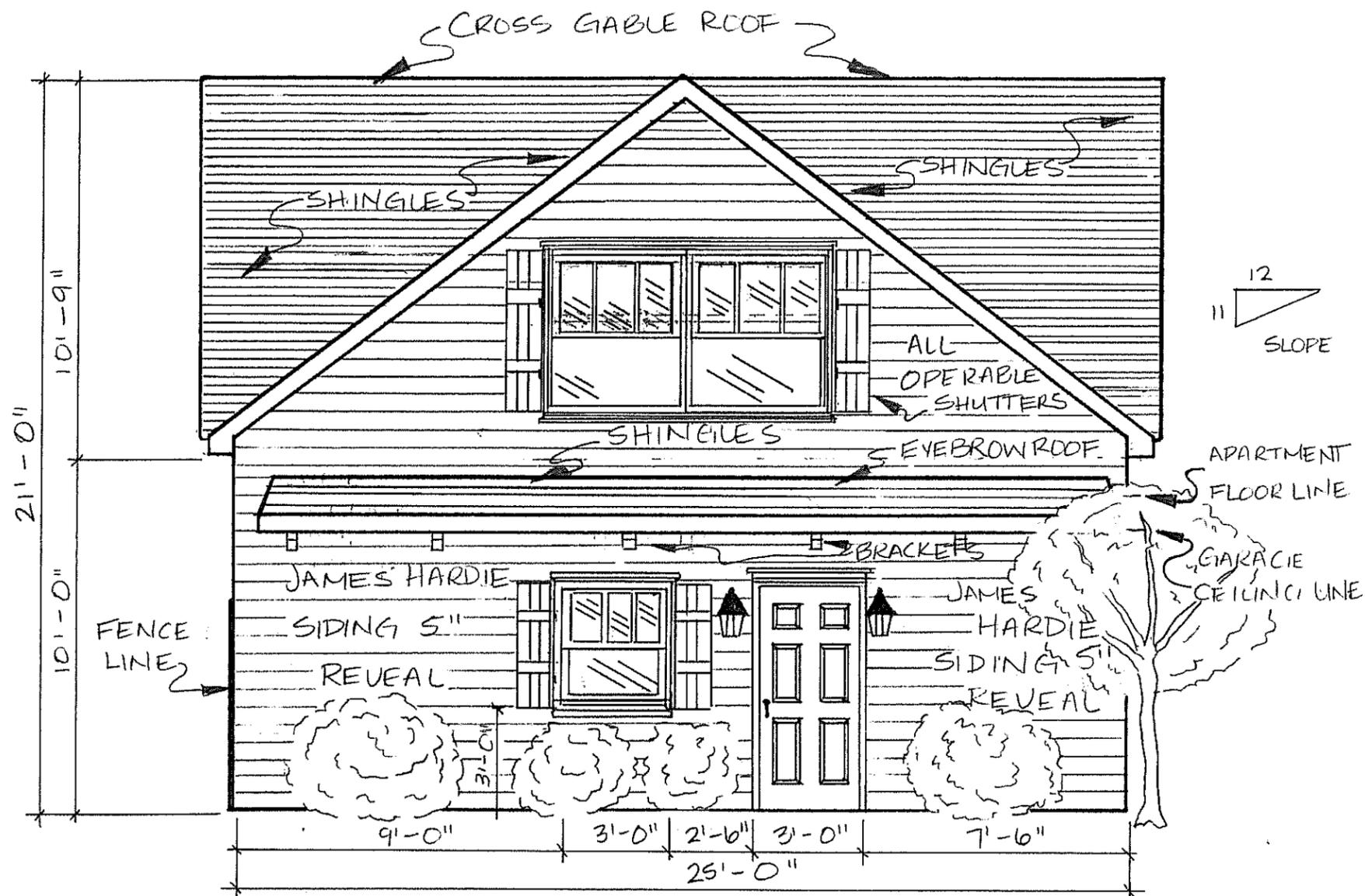


IMPORTANT NOTES:
 1. RIDGE HEIGHT = 21'-0"
 NOT TO EXCEED HEIGHT
 OF EXISTING RESIDENCE
 2. EAVE HEIGHT CF
 DADD = 10'-0"

1 FRONT ELEVATION
 SCALE 1/4" = 1'-0"

NOTES:
 1. JAMES HARDIE
 SIDING AT 5" REVEAL
 (SMOOTH SIDE)
 2. OPERABLE SHUTTERS
 3. CROSS GABLE ROOF
 4. ALL WINDOWS: MGM
 INDUSTRIES 8017 SERIES

WILLIAMS RESIDENCE	
SCALE: 1/4" = 1'-0"	COMPANY: J. VESTER INTERIORS
ADDRESS: 904 BRADFORD AVE. NASHVILLE	
DATE: JULY 2016	PROJECT: GARAGE/APARTMENT
DRAWN BY: LYDIA J. VESTER	DRAWING # 2



IMPORTANT NOTES:

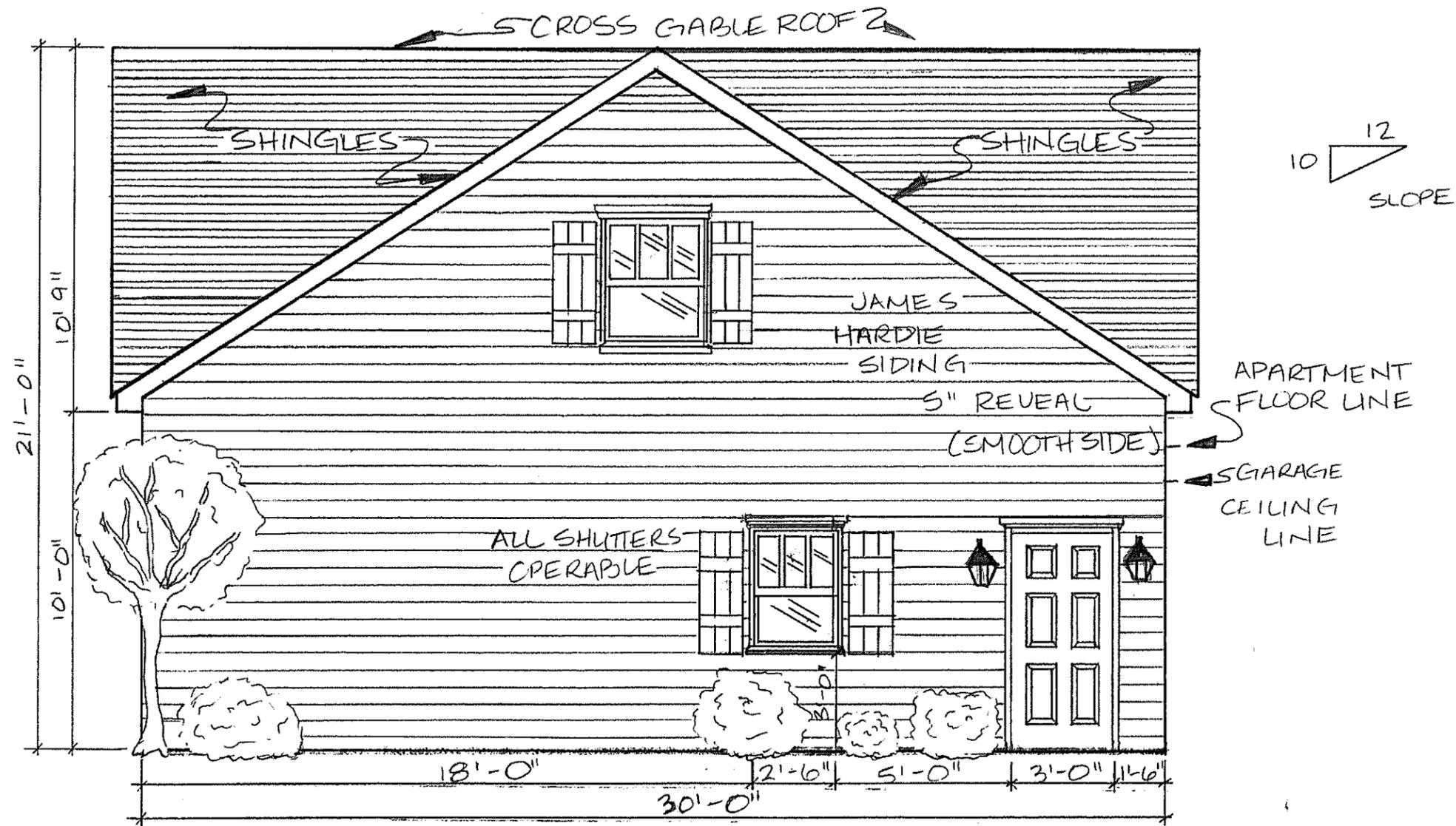
1. RIDGE HEIGHT = 21'-0" (NOT TO EXCEED HEIGHT OF EXISTING RESIDENCE)
2. EAVE HEIGHT OF DADU = 10'-0"

2 SIDE ELEVATION
SCALE = 1/4" = 1'-0"

NOTES:

1. JAMES HARDIE SIDING AT 5" REVEAL
2. OPERABLE WOODEN SHUTTERS
3. CROSS GABLE ROOF

WILLIAMS RESIDENCE	
SCALE: 1/4" = 1'-0"	COMPANY: J. VESTER INTERIORS
ADDRESS: 904 BRADFORD AVE. NASHVILLE	
DATE: JULY 2016	PROJECT: GARAGE/APARTMENT
DRAWN BY: LYDIA J. VESTER	DRAWING # 3

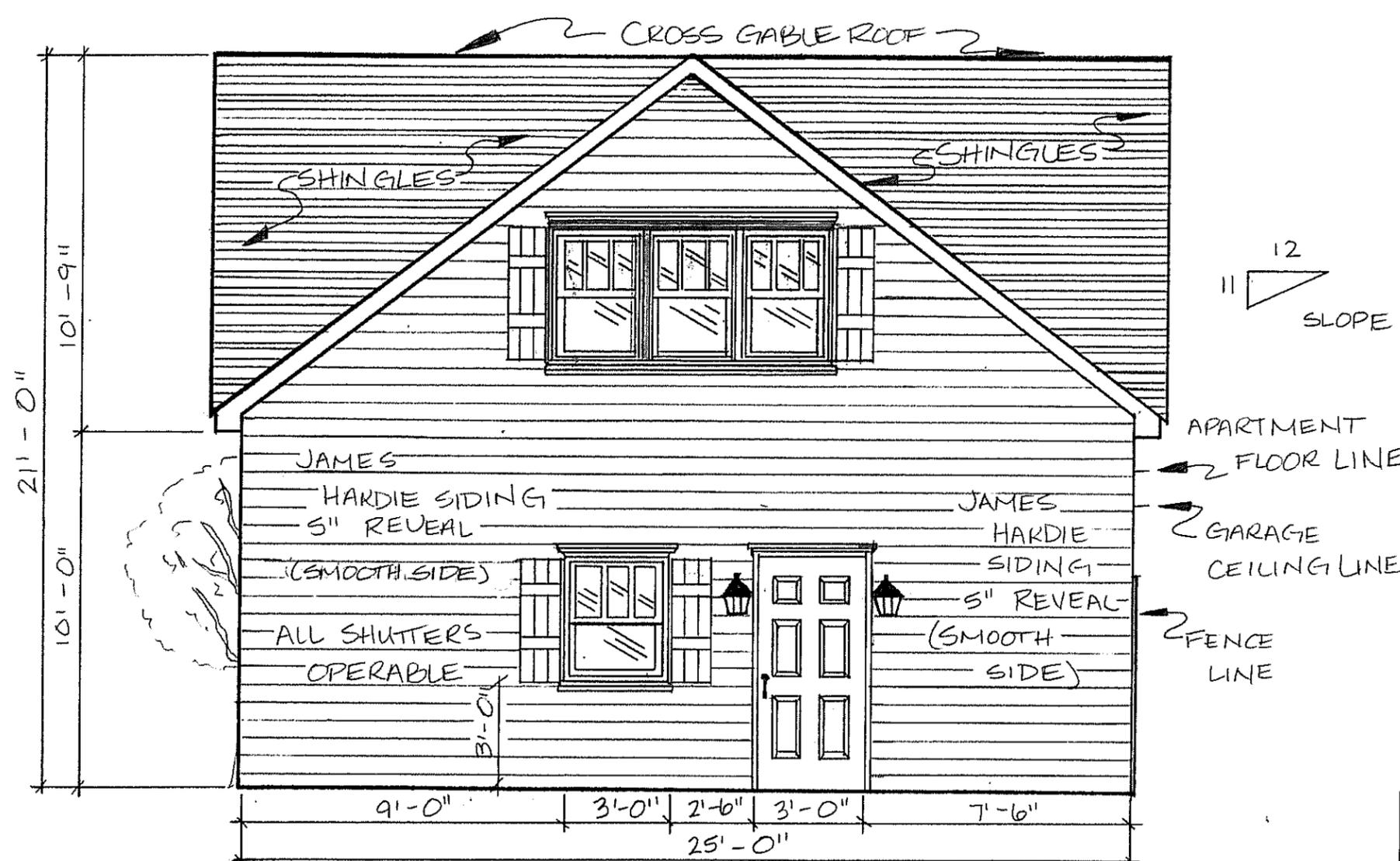


IMPORTANT NOTES:
 1. RIDGE HEIGHT = 21'-0"
 (NOT TO EXCEED HEIGHT OF EXISTING RESIDENCE)
 2. EAVE HEIGHT OF DADU = 10'-0"

3 BACK ELEVATION
 SCALE 1/4" = 1'-0"

NOTES:
 1. JAMES HARDIE SIDING AT 5" REVEAL (SMOOTH SIDE)
 2. OPERABLE WOODEN SHUTTERS
 3. CROSS GABLE ROOF

WILLIAMS RESIDENCE	
SCALE: 1/4" = 1'-0"	COMPANY: J. VESTER INTERIORS
ADDRESS: 904 BRADFORD AVE. NASHVILLE	
DATE: JULY 2016	PROJECT: GARAGE/APARTMENT
DRAWN BY: LYDIA J. VESTER	DRAWING# 4



IMPORTANT NOTES:

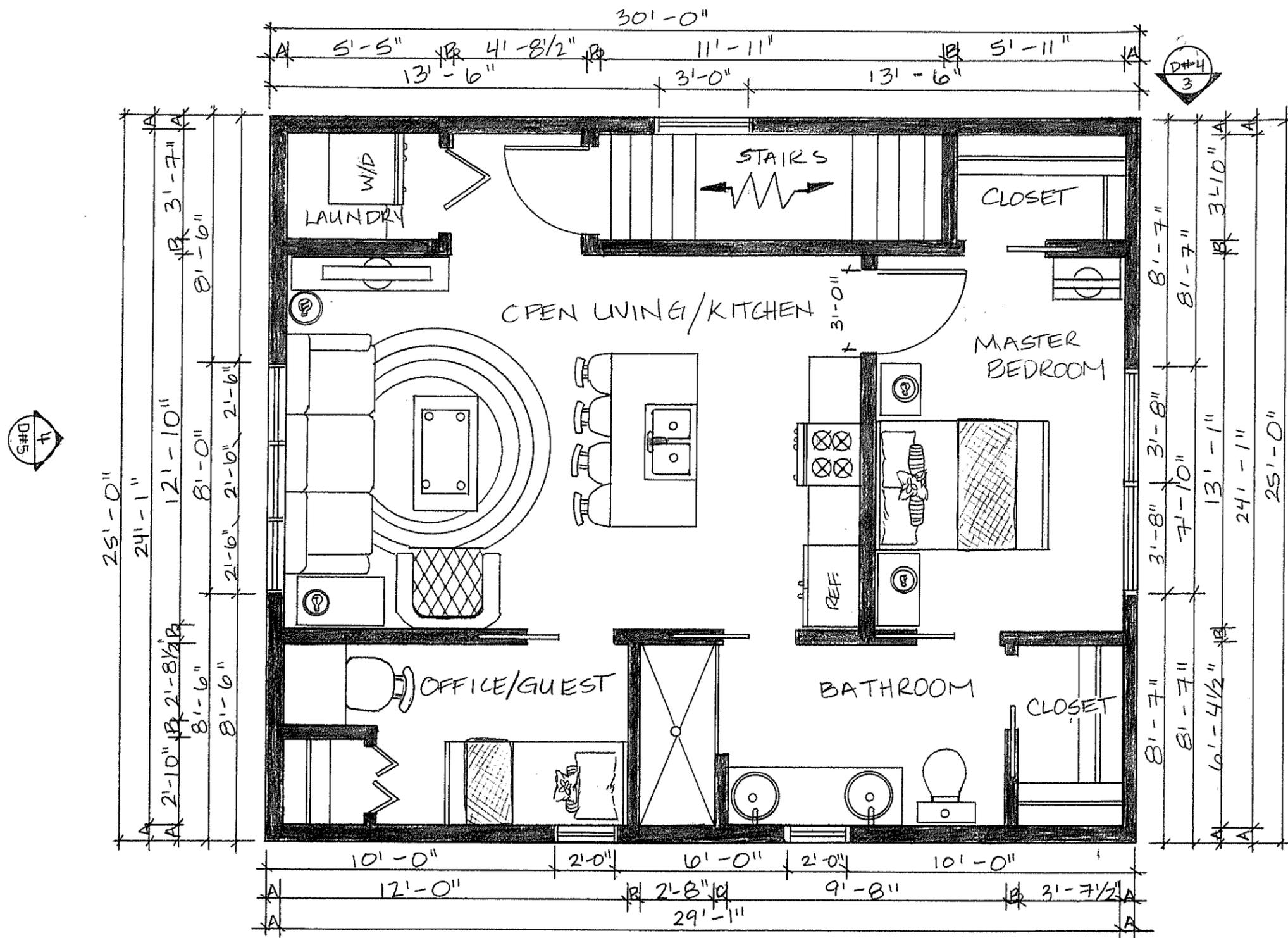
1. RIDGE HEIGHT = 21'-0" (NOT TO EXCEED HEIGHT OF EXISTING RESIDENCE)
2. EAVE HEIGHT OF DADU = 10'-0"

④ SIDE ELEVATION
SCALE 1/4" = 1'-0"

NOTES:

1. JAMES HARDIE SIDING AT 5" REVEAL
2. OPERABLE WOODEN SHUTTERS
3. CROSS GABLE ROOF

WILLIAMS RESIDENCE	
SCALE: 1/4" = 1'-0"	COMPANY: J. VESTER INTERIORS
ADDRESS: 904 BRADFORD AVE. NASHVILLE	
DATE: JULY 2014	PROJECT: GARAGE/APARTMENT
DRAWN BY: LYDIA J. VESTER	DRAWING # 5



DIMENSION KEY
 A = 5 1/2" EXTERIOR WALL
 B = 4 1/2" INTERIOR WALL
 C = 5" KNEE WALL

SQUARE FOOTAGE
 EXTERIOR FOOTPRINT
 = 750 SQ. FT.
 INTERIOR W/STAIRS
 = 700.42

2 ELEVATION PLAN

B FLOOR PLAN - APARTMENT
 SCALE: 1/4" = 1'-0"

WILLIAMS RESIDENCE	
SCALE: 1/4" = 1'-0"	COMPANY: J. VESTER INTERIORS
ADDRESS: 904 BRADFORD AVE. NASHVILLE	
DATE: JULY 2016	PROJECT: GARAGE/APARTMENT
DRAWN BY: LYDIA J. VESTER	DRAWING#: 10

