

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  
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**STAFF RECOMMENDATION**  
**1400 Ordway Place**  
**November 15, 2017**

**Application:** New construction—infill; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309049000  
**Applicant:** Duane Cuthbertson  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to construct two-story infill on a vacant lot. The infill requires a side setback determination from ten feet (10') to six feet (6') on the North 14<sup>th</sup> Street property line.

**Recommendation Summary:** Staff recommends disapproval of the project, finding that the proposed infill does not meet Sections II.B.1. (Height), II.B.2. (Scale), II.B.3. (Setback & Rhythm of Spacing), II.B.5. (Roof), and II.B.7. (Proportion and Rhythm of Openings) of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and

materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce 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 setback reductions 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***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.*

### ***Public Spaces***

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

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

**Background:** 1400 Ordway Place is a vacant lot located at the southwest corner of North 14<sup>th</sup> Street and Ordway. Until recently, the lot was part of a double lot at 1402 Ordway Place (Figure 1). In February 2017, the applicant applied to MHZC to construct infill on the vacant portion of the lot. As part of that review and approval, MHZC determined that the existing house at 1402 Ordway Place can have a right side setback that sits on the re-established lot line. The applicant’s site plan shows that a “use easement” has been established between the properties at 1400 and 1402 Ordway Place (Figure 2).



Figure 1. 1402 Ordway (left) and its side yard, which has become 1400 Ordway.

At the February 2017 MHZC public hearing, MHZC also voted to approve the design of a one-and-a-half story house at 1400 Ordway, with several conditions (Figure 3). As part of the approval, MHZC established that the infill could have a side setback of six feet, six inches (6’6”) from the North 14<sup>th</sup> Street property line. MHZC’s approval also included the design of a Detached Accessory Dwelling Unit, with some conditions. MHZC staff never received revised drawings after the public hearing and did not issue preservation permits for the infill and DADU.



Figure 2 (left) shows the proposed site plan with the use easement. Figure 3 (right) shows the infill design that MHZC approved, with conditions, in February 2017.

The applicant is now applying for a new, two-story infill design, with a North 14<sup>th</sup> Street side setback of six feet (6'). No new drawings for a DADU have been received.

**Analysis and Findings:** Application is to construct two-story infill on a vacant lot. The infill requires a side setback determination from ten feet (10') to six feet (6') on the North 14<sup>th</sup> Street property line.

**Height & Scale:** The proposed infill has a two-story form. Staff finds that a two-story form does not meet the immediate historic context. While there are several two-story houses on the 1200 and 1300 block of Ordway Place, the 1400 block of Ordway, where this site is located, is predominately one and one-and-a-half stories in height. The house next door and those directly across Ordway Place are all one-and-a-half stories in height (Figures 4 & 5). Because North 14<sup>th</sup> Street is a wide, major street, those two-story houses that are located on Ordway Place, on the other side of North 14<sup>th</sup> Street, have less of an impact on the immediate historic context than the, closer, one-and-a-half story houses (Figure 6). Also, the two story houses on the other side of North 14<sup>th</sup> Street are on wider lots of seventy-five feet (75'), helping to keep their scale appropriate.



Figure 4 (left) are the houses directly across the street from 1400 Ordway and Figure 5 (right) is the house next door at 1402 Ordway.



Figure 6. View from in front of 1400 Ordway. The impact of the one-and-a-half story house across the street on the historic context is stronger than the two story house on Ordway across North 14<sup>th</sup> Street.

The proposed height is approximately twenty-eight feet, two inches (28'2") tall from grade. While staff finds that the overall ridge height meets the historic context, the two-story form and the twenty-one foot, nine inch (21'9") tall eave height do not meet the historic context and the design guidelines.

The width of the house is approximately thirty-four feet (34') in the front, with a maximum width of thirty-seven feet, eight inches (37'8"). While this width might be appropriate for a one-and-a-half story house, staff finds it is not appropriate for a two-story structure. Two-story structures are typically narrower, particularly on fifty-foot (50') wide lots. For instance, the nearest two-story house on a fifty-foot (50') wide lot is 1420 Ordway, and its width is significantly narrower at just thirty-one feet (31). In this case the lot is slightly less than fifty-feet and because of the recent subdivision is only approximately six feet (six feet) from the historic house to the left and only six-feet from the side-street, North 14<sup>th</sup> Street, to the right. The average distance between homes on the south side of the block is approximate twelve feet (12'). Because of the close proximity of the new building, Staff finds a large 2-story massing to be inappropriate.

Staff notes that while the width is inappropriate, it is the two-story form that is driving the recommendation for disapproval. Even if the width were reduced, staff would still find the scale to be inappropriate because the two-story form does not meet the immediate historic context.

Staff finds that the infill's height and scale do not meet Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: Staff finds that the infill's front setback does not meet the design guidelines. The infill's front wall on the left side is five feet (5') forward of the front wall of the adjacent property at 1402 Ordway Place, which is not appropriate. The negative impact of the infill's front setback will be compounded by two factors. One, the infill's wall is two stories in height and the historic house's front wall is just one story in height. Two, the infill and the historic house are located just six feet (6') apart. These two factors result in a front setback that will have a large, negative impact on the historic house next door at 1402 Ordway.

The applicant is proposing to situate the house approximately six feet (6') from the 14<sup>th</sup> Street side property line. Base zoning requires that houses on corner lots like this one be a minimum of ten feet (10') from the side street property line. In February 2017, MHZC approved a side setback of six feet, six inches (6'6") for the one-and-a-half story infill. Because the side setback is proposed to be reduced from the previous approval and because the new proposal is larger in scale, the project requires a new side setback determination.

Even though in February, the Commission determined that a side setback of six foot, six inches (6'6") was appropriate for a one-and-a-half story structure, staff finds that a side setback of six feet (6') is not appropriate for a two-story structure. In staff's recommendation from February, staff analyzed the North 14<sup>th</sup> Street setbacks of historic

one-and one-and-a-half story houses nearby. Staff found two nearby one-and-a-half story houses that had North 14<sup>th</sup> Street side setbacks less than ten feet (10’). For a two story house proposed for 1400 Ordway, staff now needs to analyze the North 14<sup>th</sup> Street side setbacks for nearby two-story historic houses. The nearest two-story house is cattycorner at 1311 Ordway; it is over thirteen feet (13’) from the side property line (Figure 7). 1312 Stratton, two blocks to the north is approximately eleven feet (11’) from the North 14<sup>th</sup> Street property line (Figure 8). Since the historic two story houses along North 14<sup>th</sup> Street all meet the ten foot (10’) side setback, staff finds that the proposed side setback of six feet (6’) does not meet the historic context.



Figure 7 (left) is 1311 Ordway – its bay is thirteen feet (13’) from the N. 14<sup>th</sup> St. property line, meeting the 10’ base zoning setback. Figure 8 (right) is 1312 Stratton – its side bay is approximately eleven feet (11’) from the N. 14<sup>th</sup> St. property line, also meeting the 10’ base zoning setback

Because the front setback will negatively impact the historic house at 1402 Ordway Place, and because the six foot (6’) North 14<sup>th</sup> Street side setback does not meet the historic context, staff finds that the proposed Setback and Rhythm of Spacing do not meet Section II.B.3. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No

<b>Cladding</b>	3 to 5" cement fiberboard lap siding	Smooth	Yes	No
<b>Secondary Cladding</b>	Brick	Unknown	Yes	Yes
<b>Roofing</b>	Architectural Asphalt Shingles	Unknown	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	No
<b>Front Porch floor/steps</b>	Brick*	Unknown	No	Yes
<b>Front Porch Posts &amp; Wall</b>	Brick	Unknown	Yes	Yes
<b>Rear Porch floor/steps</b>	Wood	Smooth	Yes	No
<b>Rear Porch Posts</b>	Wood	Smooth	Yes	No
<b>Windows</b>	Not indicated	Unknown	Unknown	Yes
<b>Principle Entrance</b>	Full light	Unknown	Unknown	Yes

Staff generally does not find brick steps and porch floors to be appropriate. In order for the materials to meet Section II.B.4. of the design guidelines, the porch floor and steps would need to be wood or concrete, and staff would need to approve a brick sample, the roof color, and all windows and doors.

Roof Form: The infill's primary roof form is a hip with a 4/12 pitch. The design guidelines state that an infill's roof slope should match those roof slopes of the immediate context and should be between 6/12 and 12/12. Staff finds that the low-sloped 4/12 pitch for the hipped roof does not match the historic roof forms of the immediate context and therefore does not meet the design guidelines. Staff therefore finds that the proposed roof slope does not meet Section II.B.5. of the design guidelines.

Orientation: The infill is oriented to face Ordway Place, which is appropriate. There is one primary entry behind a seven foot, four inch (7'4") deep, partial width front porch. Vehicular access will be via the alley and via an existing curb cut off of North 14<sup>th</sup> Street (Figure 9). Staff finds that the proposed infill meets Section II.B.6. of the design guidelines.

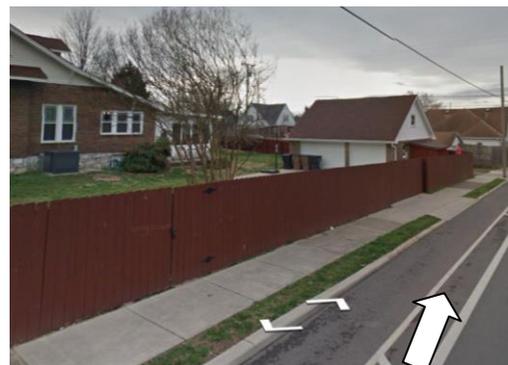


Figure 9. The existing curb cut on N. 14<sup>th</sup> St. will remain.

**Proportion and Rhythm of Openings:** The infill's fenestration pattern needs improvement before it can be deemed appropriate for the historic context. On the right elevation, which faces North 14<sup>th</sup> Street, the low window on the first floor, at about the midpoint, is not appropriate. Its location, so low on the wall, is not appropriate as it does not meet historic conditions for rhythm of openings. In addition, on this façade, which will be highly visible from North 14<sup>th</sup> Street, more window openings are needed to ensure a more regular window pattern and to ensure that there are no large expanses of wall space without a window opening. Lastly, a four to six inch (4"-6") mullion is required in between the two windows towards the rear. See Figure 10 for illustration.



Figure 10 shows the fenestration issues on the right/N. 14<sup>th</sup> Street façade.

On the right elevation, there should be a window opening on the brick portion, first level, near the front of the house. In addition, the picture windows towards the back of the house are not twice as tall as they are wide, and therefore do not meet the historic proportion of window openings. See Figure 11 for illustration.

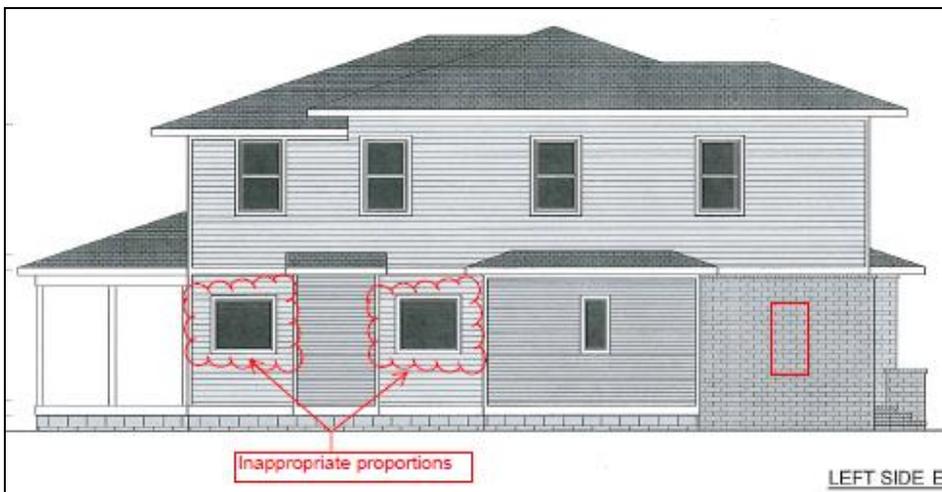


Figure 11 shows the fenestration issues on the left façade.

Staff finds that the proposed proportion and rhythm of openings do not meet Section II.B.7. of the design guidelines.

Infill Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. An appropriate location for the HVAC is on the rear façade, or on a side façade beyond the midpoint of the house.

**Recommendation Summary:** Staff recommends disapproval of the project, finding that the proposed infill does not meet Sections II.B.1. (Height), II.B.2. (Scale), II.B.3. (Setback & Rhythm of Spacing), II.B.5. (Roof), and II.B.7. (Proportion and Rhythm of Openings) of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

**Context Photos:**



1402 Ordway Place



1404 and 1406 Ordway Place, to the left of the site



Looking east down Ordway Place, to the left of the site



1401 Ordway Place, directly across the street from the site



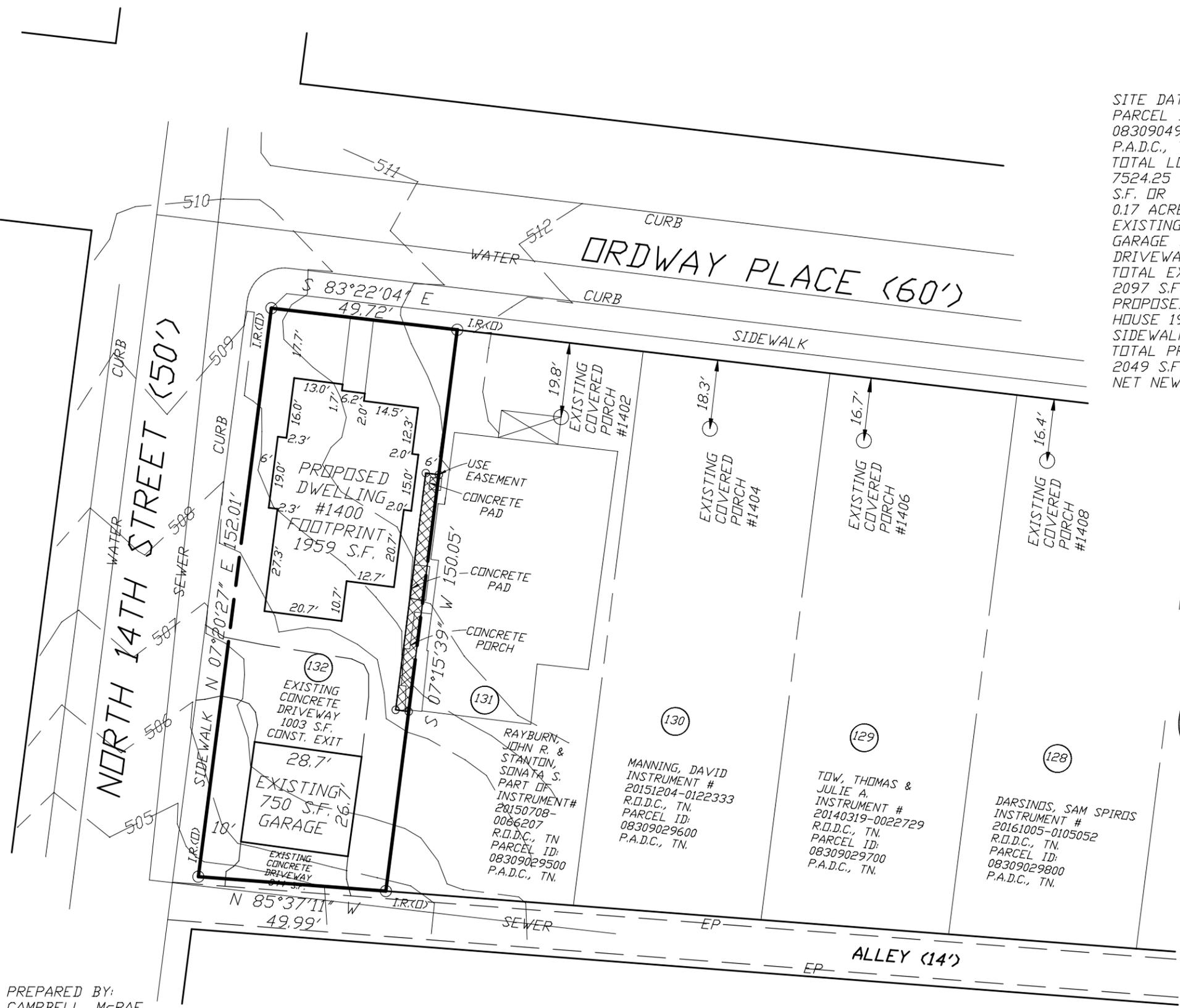
1401, 1403, and 1405 Ordway Place, across the street from the site



School and playground directly across 14<sup>th</sup> Street from the site.



1311 Ordway, cattycorner from the site.



SITE DATA  
 PARCEL I.D.  
 08309049000  
 P.A.D.C., TN  
 TOTAL LOT AREA  
 7524.25  
 S.F. OR  
 0.17 ACRES±  
 EXISTING I.A.  
 GARAGE 750 S.F.  
 DRIVEWAY 1347 S.F.  
 TOTAL EXISTING I.A.  
 2097 S.F.  
 PROPOSED I.A.  
 HOUSE 1959 S.F.  
 SIDEWALK 90 S.F.  
 TOTAL PROPOSED I.A.  
 2049 S.F.  
 NET NEW I.A. 2049 S.F.

NORTH ROTATION  
 AND PROPERTY DIMENSIONS  
 FROM A SURVEY  
 DATED 10-21-2016  
 BY TN. R.L.S.#2346  
 PROVIDED BY OWNER

ACCORDING TO METRO GIS MAPS  
 PROPERTY IS ZONED R6  
 SETBACKS FOR R6 ZONING TAKEN FROM  
 DISTRICT BULK TABLES TITLE 17 "ZONING"  
 CHAPTER 17.12

FRONT = STREET AVERAGE  
 SIDES = 5'  
 REAR = 20'  
 VERIFY SETBACKS WITH CODES BEFORE  
 DESIGN OR CONSTRUCTION DECISIONS  
 ARE MADE.

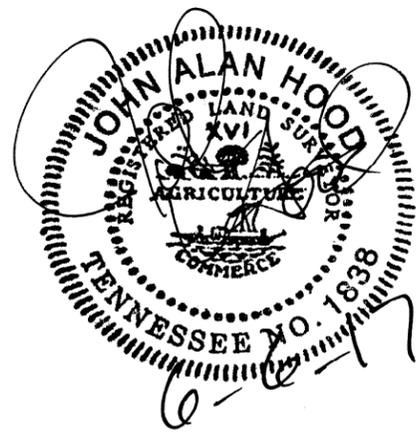
BY GRAPHIC SCALING FROM THE LATEST  
 F.E.M.A. / FLOOD INSURANCE RATE MAP  
 THIS PROPERTY IS NOT LOCATED IN A  
 F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA  
 PROPERTY IS LOCATED IN ZONE "X" UNSHADED  
 MAP 470040 PANEL 0236 F  
 EFFECTIVE DATE = 4-20-01

THIS SURVEY WAS PREPARED FROM THE  
 LATEST RECORDED DEED DESCRIPTION.  
 THIS SURVEY IS SUBJECT TO THE FINDINGS  
 OF A CURRENT TITLE EXAMINATION.  
 NO TITLE REPORT WAS FURNISHED PRIOR TO  
 THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC  
 AS-BUILT RECORDS & FIELD LOCATION. THERE MAY  
 BE UTILITIES OR EASEMENTS PRESENT THAT ARE  
 NOT SHOWN ON THIS SURVEY.  
 CONTACT THE TENNESSEE ONE CALL SYSTEM  
 PRIOR TO ANY CONSTRUCTION OR DIGGING.

**SITE PLAN EXHIBIT**  
 LOT NOS. 131 AND 132 ON THE PLAN  
 OF SUBDIVISION OF THE A.V.S.  
 LINDSLEY 29 ACRE TRACT  
 BOOK 57, PAGE 66 R.O.D.C., TN.  
**PROPERTY LOCATED IN THE 6TH  
 COUNCIL DISTRICT OF NASHVILLE,  
 DAVIDSON COUNTY TENNESSEE  
 AT THE SOUTHEAST INTERSECTION  
 OF ORDWAY PLACE AND  
 NORTH 14TH STREET**

**PROPERTY ADDRESS:**  
 1400 ORDWAY PLACE,  
 NASHVILLE, TN., 37206  
**DEED REFERENCE:**  
 PART OF  
 INSTRUMENT #20150708-0066207  
 R.O.D.C., TN.  
**PARCEL ID:**  
 08309029500  
 P.A.D.C., TN.  
 DATE: 6-6-2017  
 SCALE: 1"=30'  
**PREPARED FOR:**  
 MAGNESS GROUP



THIS EXHIBIT WAS DONE UNDER  
 THE AUTHORITY OF TCA 62-18-126  
 AND IS NOT A GENERAL PROPERTY  
 SURVEY AS DEFINED UNDER  
 RULE 0820-3-.07, CHAPTER 0820-3  
 STANDARDS OF PRACTICE, RULES OF  
 THE TENNESSEE BOARD OF EXAMINERS  
 FOR LAND SURVEYORS.

JOHN ALAN HOOD TN. R.L.S.#1838

PREPARED BY:  
 CAMPBELL, McRAE  
 & ASSOCIATES,  
 SURVEYING, INC.  
 2918 BERRY HILL DRIVE  
 NASHVILLE, TN., 37204  
 PH. 615-298-2424  
 FAX 615-297-2828  
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**REAR ELEVATION**  
SCALE: 1/4"= 1'



**LEFT SIDE ELEVATION**  
SCALE: 1/4"= 1'



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"= 1'



**FRONT (STREET) ELEVATION**  
SCALE: 1/4"= 1'

**NOTES**

TARL LAROCCO DESIGNS DOES NOT IMPLY ITSELF TO BE A LICENSED ENGINEER OR ARCHITECT, AND THEREFORE ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THESE PLANS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY THE STRUCTURAL INTEGRITY OF THESE PLANS, AND TO EMPLOY THE SERVICES OF A LICENSED ENGINEER IF REQUIRED.

EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT, AND THAT ALL APPLICABLE STATE AND LOCAL CODES HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT THE ERROR AND/OR OMISSION AT THEIR OWN EXPENSE, AND NOT THE RESPONSIBILITY OF TARL LAROCCO DESIGNS.

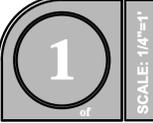
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1ST FLOOR	1594 SQ. FT.
2ND FLOOR	1464 SQ. FT.
<b>LIVING AREA</b>	<b>3078 SQ. FT.</b>
FINISHED BASEMENT	1188 SQ. FT.
UNFIN. BASEMENT	360 SQ. FT.
COVERED PORCH	135 SQ. FT.
COVERED DECK	220 SQ. FT.

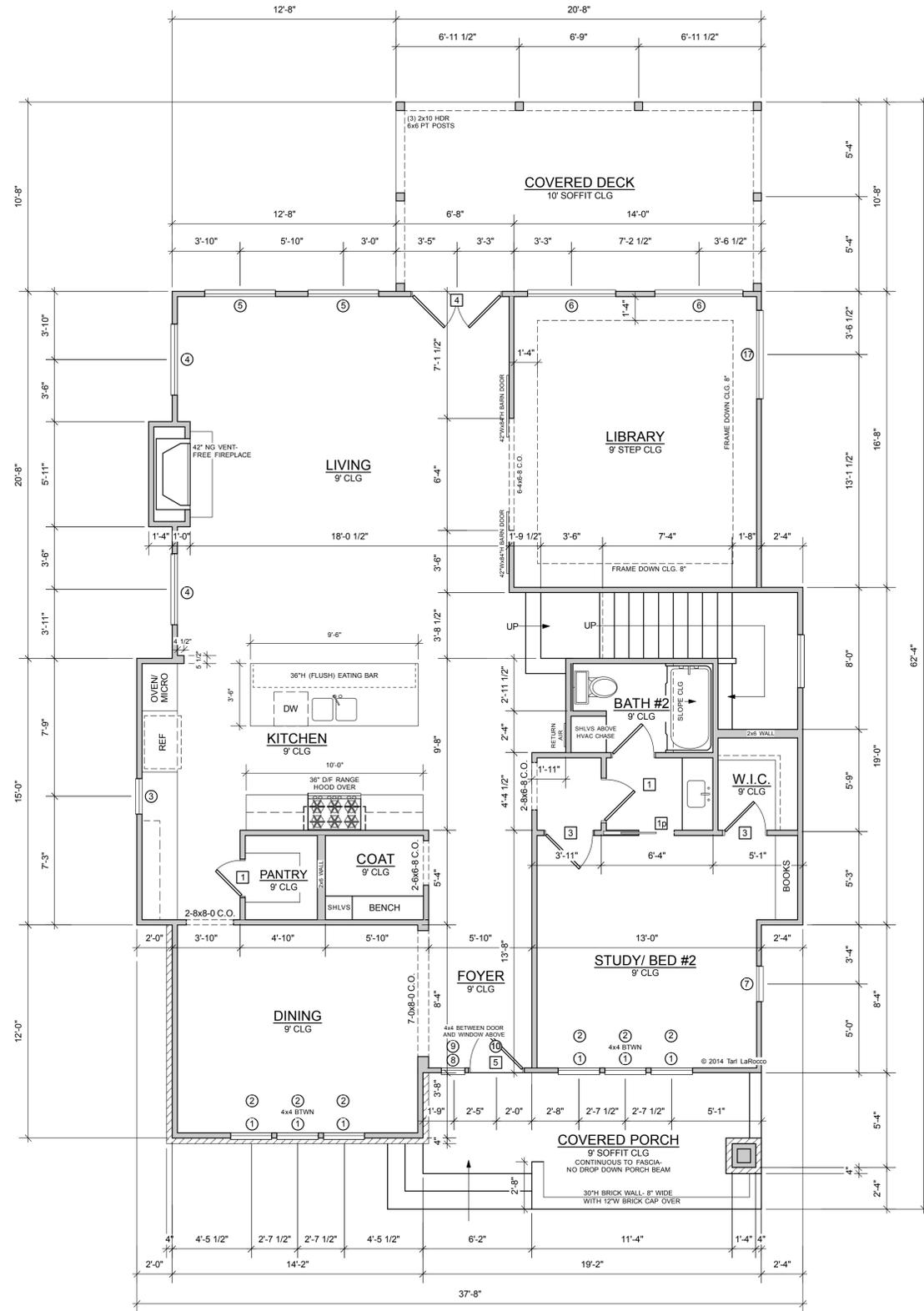
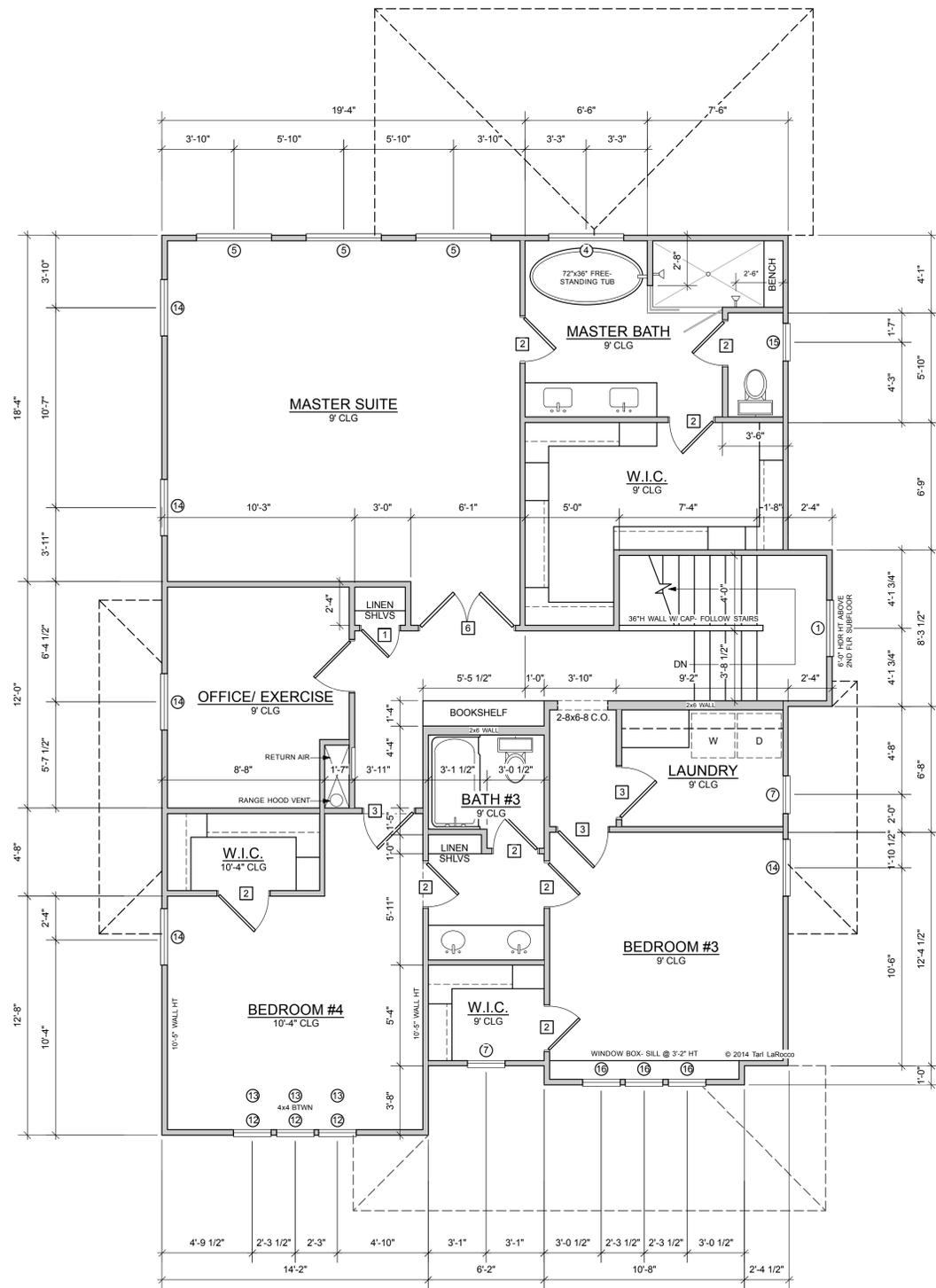


**TARL LAROCCO DESIGNS**  
TARL LAROCCO  
615.598.1392  
tldesigns@yahoo.com

DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	IDAHO
DATE	7/09/15



4607 Idaho Ave.  
Nashville, TN



**NOTES**

WINDOW SCHEDULE		
KEY	DESCRIPTION	QTY
1	2-6x5-0 PICT (30"Wx60"H)	7
2	2-6x1-4 PICT (30"Wx16"H)	7
3	1-6x3-6 PICT (18"Wx42"H)	1
4	4-0x3-6 PICT (48"Wx42"H)	3
5	4-0x5-0 PICT (48"Wx72"H)	5
6	5-0x5-0 PICT (60"Wx72"H)	2
7	2-0x2-6 PICT (60"Wx72"H)	2
8	1-4x4-0 PICT (16"Wx48"H)	1
9	1-4x1-0 PICT (16"Wx12"H)	1
10	3-0x1-0 PICT (36"Wx12"H)	1
11	2-4x1-0 PICT (28"Wx12"H)	-
12	2-0x5-0 PICT (24"Wx60"H)	3
13	2-0x1-4 PICT (24"Wx16"H)	3
14	3-0x5-0 SH (36"Wx60"H)	5
15	2-0x4-0 SH (24"Wx48"H)	1
16	2-0x3-6 PICT (24"Wx42"H)	3
17	5-0x5-0 XO SLD (60"Wx60"H)	1

NOTE: VERIFY ROUGH OPENINGS, EGRESS REQUIREMENTS, AND LOCATIONS OF TEMERED GLASS

DOOR SCHEDULE		
KEY	DESCRIPTION	QTY
1	2-0x6-8 (26"x82.5" R.O.)	4
1p	2-0x6-8 PKT (50"x82.5" R.O.)	1
2	2-4x6-8 (30"x82.5" R.O.)	8
3	2-8x6-8 (34"x82.5" R.O.)	6
4	5-0x8-0 EXT. FRENCH (62"x82" VERIFY OPG)	1
5	3-0x6-8 ENTRY (VERIFY OPG W/ MANUFACTURER)	1
6	5-0x6-8 FRENCH (62"x82.5")	1
7		8
8		3
9		1

NOTE: VERIFY ROUGH OPG. MEASUREMENTS

1ST FLOOR 1594 SQ. FT.  
2ND FLOOR 1464 SQ. FT.  
**LIVING AREA 3078 SQ. FT.**

COVERED PORCH 135 SQ. FT.  
COVERED DECK 220 SQ. FT.



TARL LARO

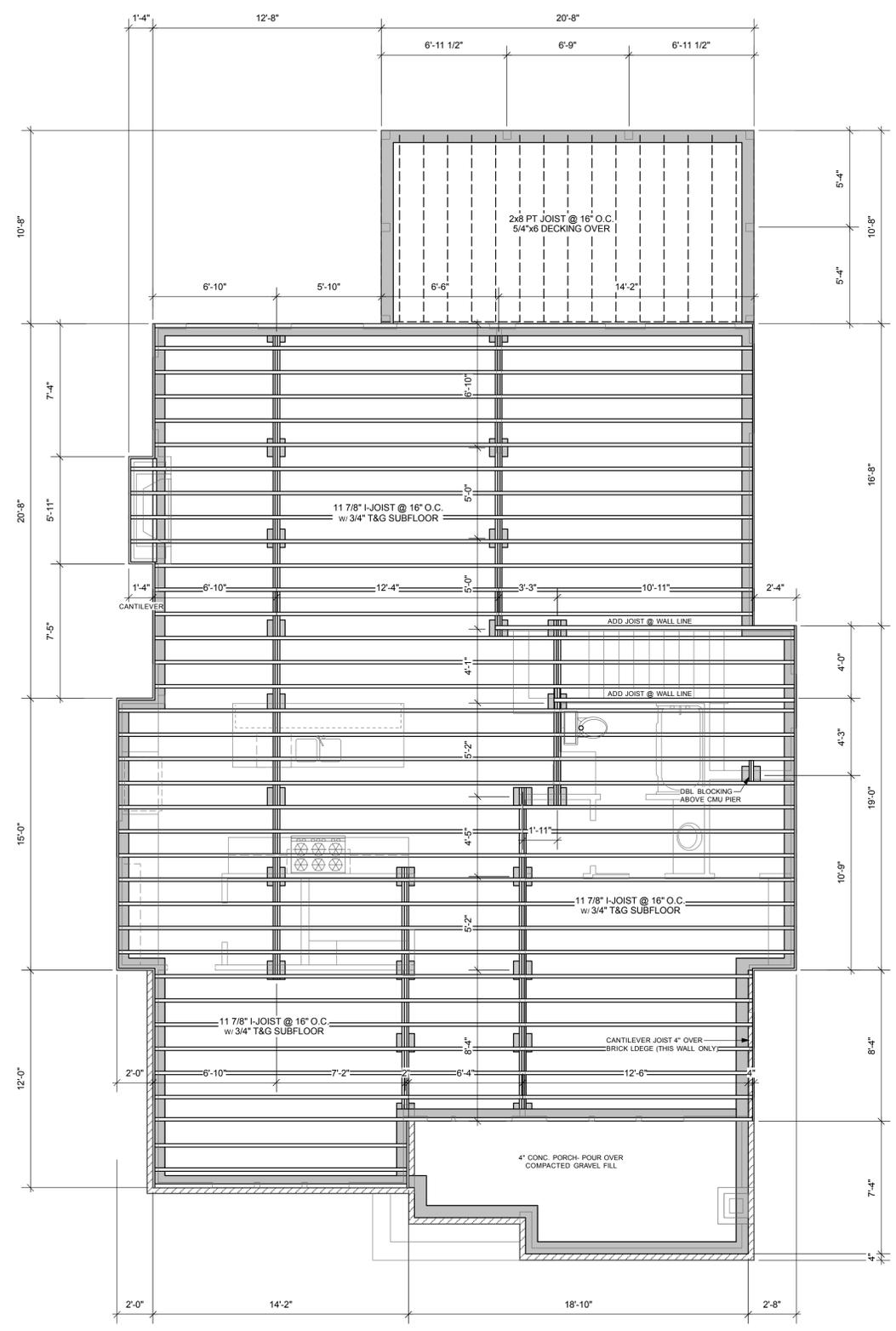
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DATE 7/09/15

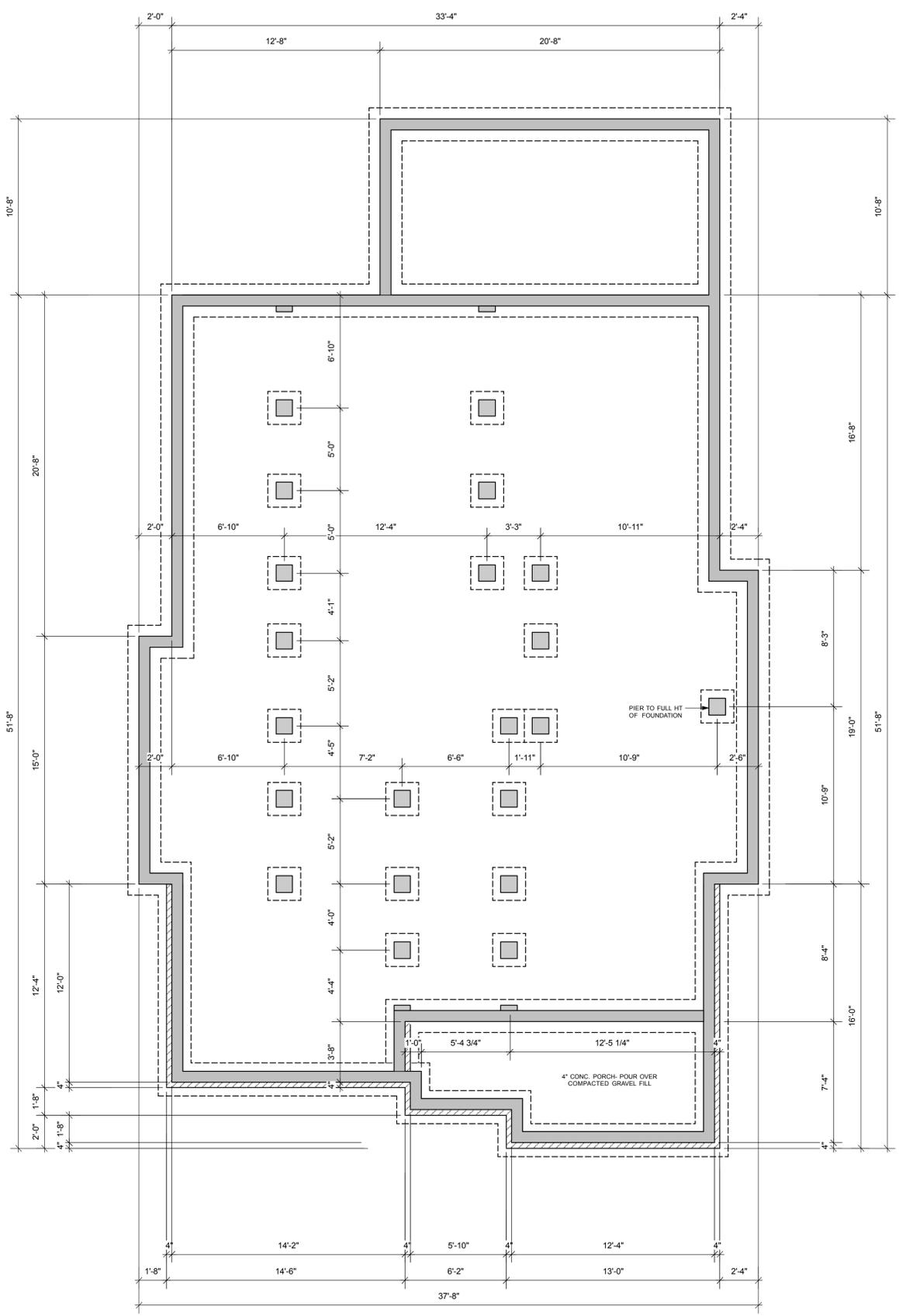


SCALE: 1/4" = 1'

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Nashville, TN



**1ST FLOOR SYSTEM**  
SCALE: 1/4" = 1'



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'

**NOTES**

ALL FOOTINGS, FOUNDATION WALLS, AND FRAMING TO CONFORM TO LOCAL, STATE, AND NATIONAL CODES.  
 VERIFY LOCATIONS AND SPECS WITH CONTRACTOR PRIOR TO INSTALLATION.  
 PROVIDE CRAWL SPACE VENTILATION PER CODE REQUIREMENTS (OR CONDITION CRAWL SPACE AS REQ'D).  
 PLACEMENT OF CRAWL ACCESS PER CONTRACTOR.



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PLAN	IDAHO
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3  
SCALE: 1/4" = 1'

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