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
3614 Richland Avenue
Lot 15, Richland Hall Development
November 15, 2017

Application: New construction—infill and outbuilding
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409008800
Applicant: Chad Gore, Mike Ford Builders
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application is to construct a new single family infill and an outbuilding.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. The infill be situated so that the portion of the house closest to the front sidewalk lines up with the historic setback found at 3618 Richland, to be verified by MHZC in the field;
3. The distance between the infill and the outbuilding be no less than nineteen feet, nine inches (19’9”);
4. Staff approve the stone sample prior to purchase and installation;
5. Staff approve color and texture of the asphalt shingle and metal roof;
6. The HVAC unit be located behind the house, or beyond the midpoint of the house;
7. Staff approve the materials for the porch floors and stairs, the rear porch columns, the driveway, walkway and fencing;
8. Staff approve all window and door selections prior to purchase and installation;
9. Staff approve the materials for the outbuilding.

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: Development Site Plan
C: Lots 15-17 Plot Plan
D: Site Plan
E: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding

are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings
(Although the MHZC does not review use itself there are additional ordinance requirements for buildings 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
· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

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

Outbuildings: Roof

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

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

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

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:
· Where they are a typical feature of the neighborhood; or
· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces
Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 3614 Richland Avenue is a currently a vacant lot (Figure 1). Formerly on the site was a non-contributing building that was part of the Welch College (formerly the Free Will Baptist Bible College) campus. The College has moved to a new location and the building has been demolished. The new owner of the college's property plans 22 new infill houses within the Richland-West Neighborhood Conservation Zoning Overlay (Figure 2). To date, MHZC has approved infill and outbuildings for Lots 1, 2, 3, 4, 5, 6, 11, 14 and 17 (3657, 3653, 3649, 3641, 3637, 3633, 3613, 3701 and 3610 Richland Avenue, respectively). Several of these houses have been constructed (See photos at end of document).

Figure 1. Lot at 3614 Richland Avenue

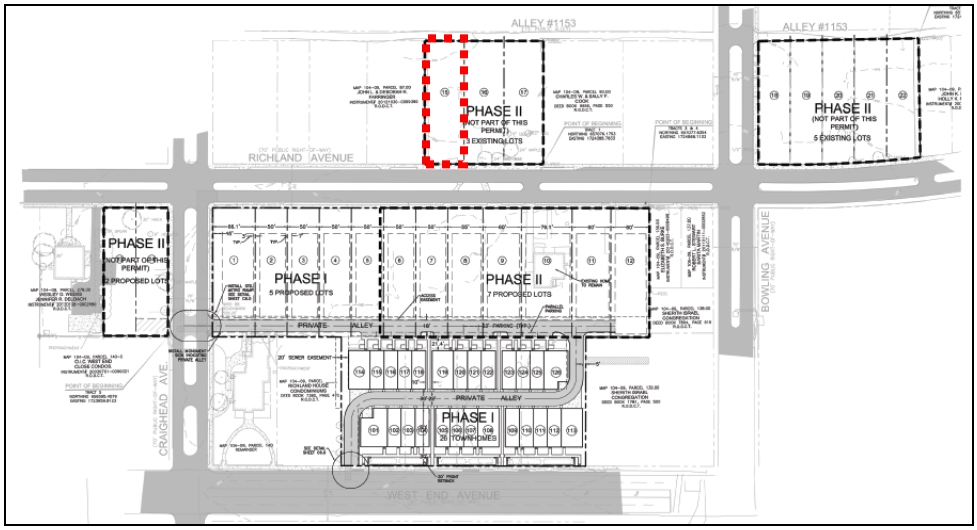


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overly. The red box indicates the site currently under consideration.

Analysis and Findings: Application is to construct a new single family infill and an outbuilding.

<u>Height & Scale</u>: The proposed infill will be two stories, with a maximum height of thirty-two feet, six inches (32’6”) above the foundation at the front, and approximately thirty-five feet (35’) above grade. The infill will have an eave height of eighteen feet (18’) above the grade at the front. The foundation height will vary due to grade, but will be approximately twenty-four inches (24”) at the front. Staff finds that the proposed height is similar to the heights of historic houses in the immediate vicinity, which range from thirty to forty-four feet (30’ – 44’). It is also in keeping with what has been approved in the past for the infill houses in this development.

The lot is approximately sixty-two feet (62’) wide. The house will be approximately forty-two feet wide (42’) wide at the front. It expands to be forty-eight feet wide (48’) wide at a distance approximately twenty-three feet (23’) back from the front. Staff finds that the wider portion of the house is appropriate because it sits back significantly from the front plane of the house. In addition, the proposed width is similar to what was approved on Lot 1, which is a sixty-six feet (66’) wide lot and has a width at the front of forty-three, nine inches (43’9”) and a maximum width of forty-eight feet (48’). It is also within the range of the widths of the historic houses in the immediate vicinity, which range from thirty-eight to sixty-five feet (38’-65’).

Staff recommends verification of the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context. With this condition, staff finds that the height and scale meet Sections II.B.1.a.andII.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. The proposed front setback for this house is forty-six feet, nine inches (46'9) on the right side and fifty-one feet, four inches (51'4") on the left side. The front setback for this development is intended to line up with the historic house at 3618 Richland Avenue, which is thought to be approximately fifty to fifty-five feet (50'-55'). Staff recommends that the infill be situated so that the portion of the house closest to the front sidewalk lines up with the historic setback found at 3618 Richland, to be verified by MHZC in the field. (The front porch would be permitted to extend closer.) Pushing the house further back on the lot may reduce the distance between the back of the house and the outbuilding. Staff recommends that the distance between the two structures be no less than nineteen feet, nine inches (19'9").

The infill will meet the five foot (5') side setback requirements on both sides. It will be over fifty-three feet (53') from the rear property line. With the condition that the infill be situated so that the right side of the house lines up with 3618 Richland Avenue, Staff finds that the proposed setbacks to be similar to the immediate historic context and to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	**Color/ Texture**	**Approved Previously or Typical of Neighborhood**	**Requires Final Review**
Foundation	Cast Stone	Unknown	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Lintels and Sills	Cast Stone	Unknown	Yes	Yes
Primary Roofing	Asphalt shingle	Unknown	Yes	Yes
Chimney	Brick	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Porch Roof	Metal	Unknown	Yes	Yes
Porch floor (Front and Back)	Unknown	Unknown	Unknown	Yes
Rear Porch Columns	Unknown	Unknown	Unknown	Yes
Porch Steps (Front and Back)	Unknown	Unknown	Unknown	Yes
Covered walkway	Unknown	Unknown	Unknown	Yes

roofing				
Covered walkway columns	Unknown	Unknown	Unknown	Yes
Driveway	Not indicated	N/A	Yes	Yes
Walkways	Not indicated	N/A	Yes	Yes
Fencing	Not indicated	N/A	Yes	Yes

Staff recommends approval of a stone sample, all windows and doors, the roof shingle color, the metal roof color, the materials of the porches' floor and stairs, the materials of the rear porch columns, the material of the driveway and walkway and the fencing material. With these approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form is a cross-gabled roof with a steep 14/12 pitch on the front, side and rear elevations. A shed dormer on the front elevation is inset two feet (2') from the main wall and has a slope of 6/12.

Staff finds that the proposed roof forms are appropriate for a two-story infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented towards Richland Avenue, which is appropriate. There is a covered entry at the central front door and an uncovered side terrace stretches from this entry to the left corner of the house. Most historic houses in the Richland-West End Neighborhood have partial or full-width front porches.

A front walkway will be added from the sidewalk to the front porch. Vehicular access to the street will be via the existing alley. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings**:** The proposed windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening All window groupings have a four to six inch (4"-6") mullion in between the individual window openings. On the side elevations, there are several windows that are long and narrow, Staff finds them to be appropriate, however because the majority of them are over forty-five feet (45') back from the front of the house and because they are used sparingly. Staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The proposal includes a covered walkway from the garage to the house, which the Commission has approved in the past. The materials of the driveway at the rear, the covered walkway from the house to the garage and the walkway leading to the front porch from the sidewalk are not indicated and should be approved by Staff. Fencing is indicated on the site plan, but again the material is not indicated, Staff needs to approve this material as well. The HVAC unit is proposed to be only about

fifteen feet (15') from the front wall of the house. Staff requests that this unit be relocated either to the rear, or past the mid-point on either side elevation. With these conditions, Staff finds that the infill meets Section II.B.1.i. of the design guidelines.

Outbuilding: The outbuilding will not contain a dwelling unit. This site is zoned for single family, and DADUs are not permitted under the current zoning.

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot		Yes
Space between principal building and DADU/Garage	20'	≈20'
Rear setback	5'	5'
L side setback	5'	11'
R side setback	5'	5'
How is the building accessed?		Existing Alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		N/A

Massing Planning:

	Infill	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the left)**
Ridge Height	35'	25'	24'6"
Eave Height	20'	17'	13'

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

	Lot is more than 10,000 square feet	**50% of first floor area of principle structure**	**Proposed footprint**
Maximum Square Footage	1,000 sq. ft.	~1874 sq. ft.	~990 sq. ft.

Roof Shape & Elements:
Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gable	Yes
Primary roof slope	11/12	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	

*Material*s:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Brick	Unknown	Yes	Yes
Cladding	Lap siding	Unknown	Yes	Yes
Roofing	Not indicated	Unknown	Unknown	Yes
Trim	Not indicated	Unknown	Unknown	Yes
Driveway	Not indicated	N/A	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Vehicular Door	Not indicated	Unknown	Unknown	Yes

With the final approval of all materials, staff finds that the proposed outbuilding meets Section II.B.1.h of the design guidelines.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. The infill be situated so that the portion of the house closest to the front sidewalk lines up with the historic setback found at 3618 Richland, to be verified by MHZC in the field;

3. The distance between the infill and the outbuilding be no less than nineteen feet, nine inches (19’9”);
4. Staff approve the stone sample prior to purchase and installation;
5. Staff approve color and texture of the asphalt shingle and metal roof;
6. The HVAC unit be located behind the house, or beyond the midpoint of the house;
7. Staff approve the materials for the porch floors and stairs, the rear porch columns, the driveway, walkway and fencing;
8. Staff approve all window and door selections prior to purchase and installation;
9. Staff approve the materials for the outbuilding.

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Richland Hall Lots Constructed to Date:

Lot 1, 3657 Richland Avenue, approved December 16, 2015

Lot 2, 3653 Richland Avenue, approved December 16, 2015

Lot 3, 3649 Richland Avenue, approved May 18, 2016

Lot 4, 3641 Richland Avenue, approved December 21, 2016

Lot 6, 3633 Richland Avenue, approved April 19, 2017

Context Photos:

3608 Richland Avenue, to the right of 3614 Richland Avenue

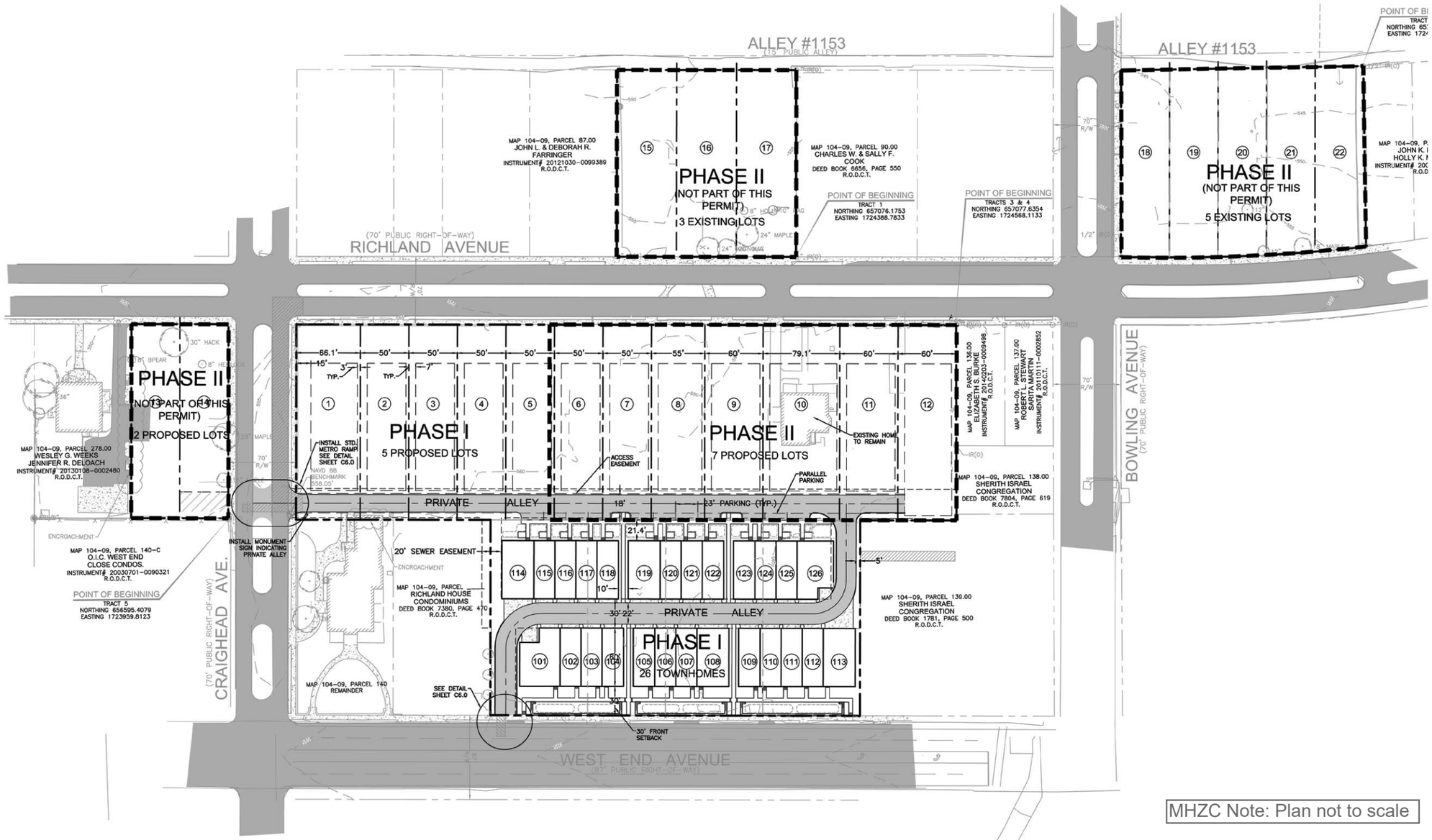
3600 and 3604 Richland Avenue, to the right of Lot 15

3618 Richland Avenue, nearest historic structure to the left of Lot 15

Former Davidson Hall, 3617 Richland Avenue (right) with Lot 11 of the development under construction to the left. This is across the street from Lot 15.

3628 Richland Avenue, to the left of Lot 15

3632 and 3630 Richland Avenue, to the left of Lot 15



MHZC Note: Plan not to scale

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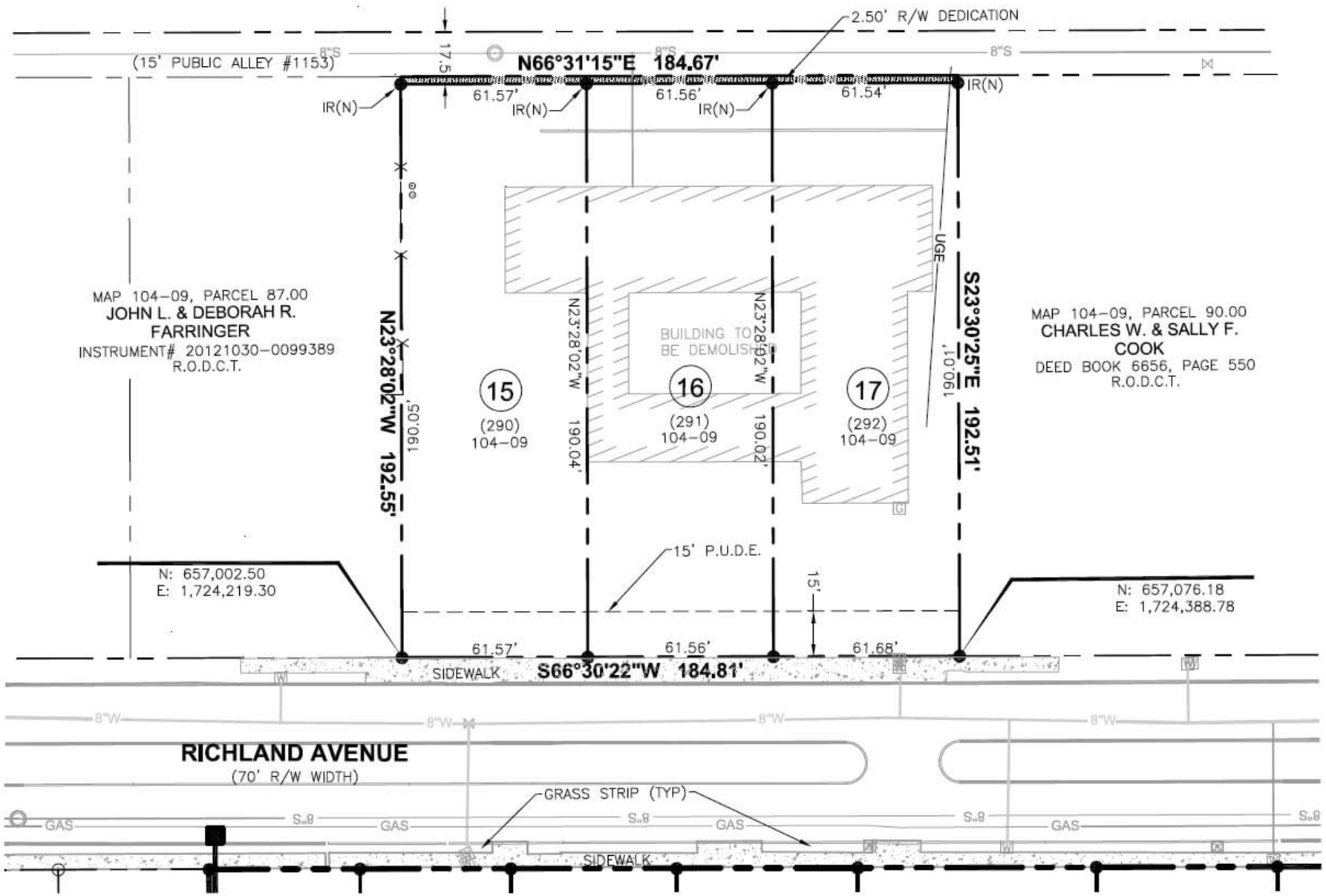
WK. ORDER	0213
DESIGNED:	H.GRIMES
DRAWN:	H.GRIMES
SCALE:	1"=50'
DATE:	10/7/15

REVISIONS
2 10-07-15 (MHN) Rev. Stormwater Comments

SITE LAYOUT PLAN

C1.1


2.50' R/W DEDICATION
(15' PUBLIC ALLEY #1153)
17.5'
N66°31'15"E 184.67'
61.57'
61.56'
61.54'
IR(N)
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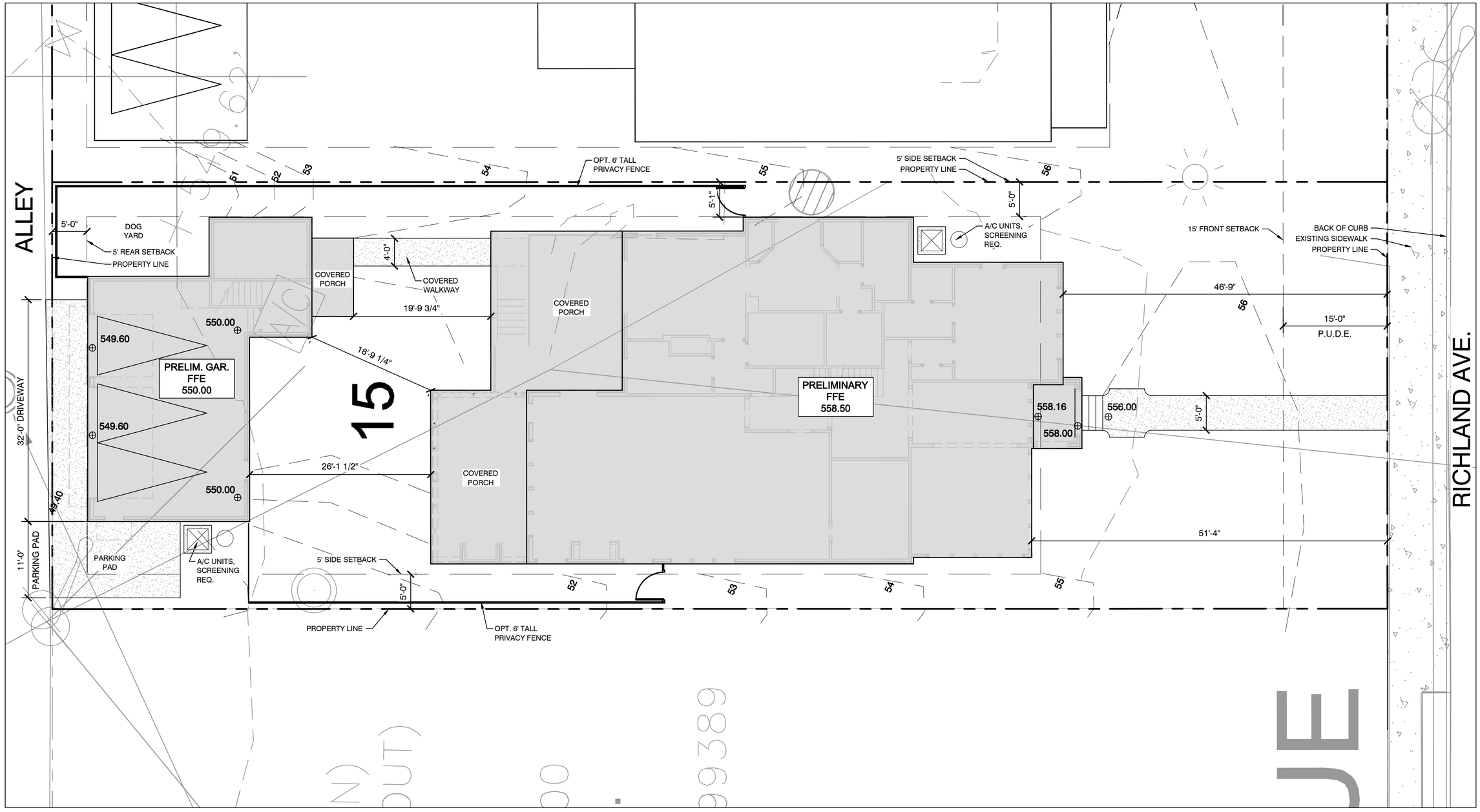
MAP 104-09, PARCEL 87.00
JOHN L. & DEBORAH R. FARRINGER
INSTRUMENT# 20121030-0099389
R.O.D.C.T.
N23°28'02"W 192.55'
190.05'
15
(290)
104-09
N23°28'02"W
190.04'
BUILDING TO BE DEMOLISHED
16
(291)
104-09
N23°28'02"W
190.02'
17
(292)
104-09
190.01'
S23°30'25"E 192.51'
MAP 104-09, PARCEL 90.00
CHARLES W. & SALLY F. COOK
DEED BOOK 6656, PAGE 550
R.O.D.C.T.
15' P.U.D.E.
15'
N: 657,002.50
E: 1,724,219.30
N: 657,076.18
E: 1,724,388.78
61.57'
61.56'
61.68'
SIDEWALK
S66°30'22"W 184.81'
RICHLAND AVENUE
(70' R/W WIDTH)
GRASS STRIP (TYP)
GAS
GAS
GAS
GAS
SIDEWALK



NOTE: COORDINATE FLOOR ELEVATIONS IN FIELD AND VERIFY SUITABILITY

NOTES:

* Contractors are responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.

DO NOT SCALE FROM THIS PLAN.

* Confirm all spot elevations prior to construction
* Builder is responsible for compliance with all applicable codes and ordinances.
* Provide proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
* Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
* This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations
* No runoff calculations have been developed or used to size swales and/or inlets and pipes.

Lot 15 of Richland Hall
ADDRESS: 3614 Richland Ave
PARCEL: 10409029000

0 10 20 40

N

FORD
CUSTOM CLASSIC HOMES
390 MALLORY STATION RD. SUITE 100
FRANKLIN, TN 37067
p. 615.503.9727 f. 615.503.9798

RICHLAND HALL LOT 015

SITE PLAN

S:\Projects\Richland Hall (Welch)\RH015_Finley\RH015-plat.dwg julie.pogorelc 10/30/17 - 10:29 A

LAST CHECKED:
10.30.2017
JRP

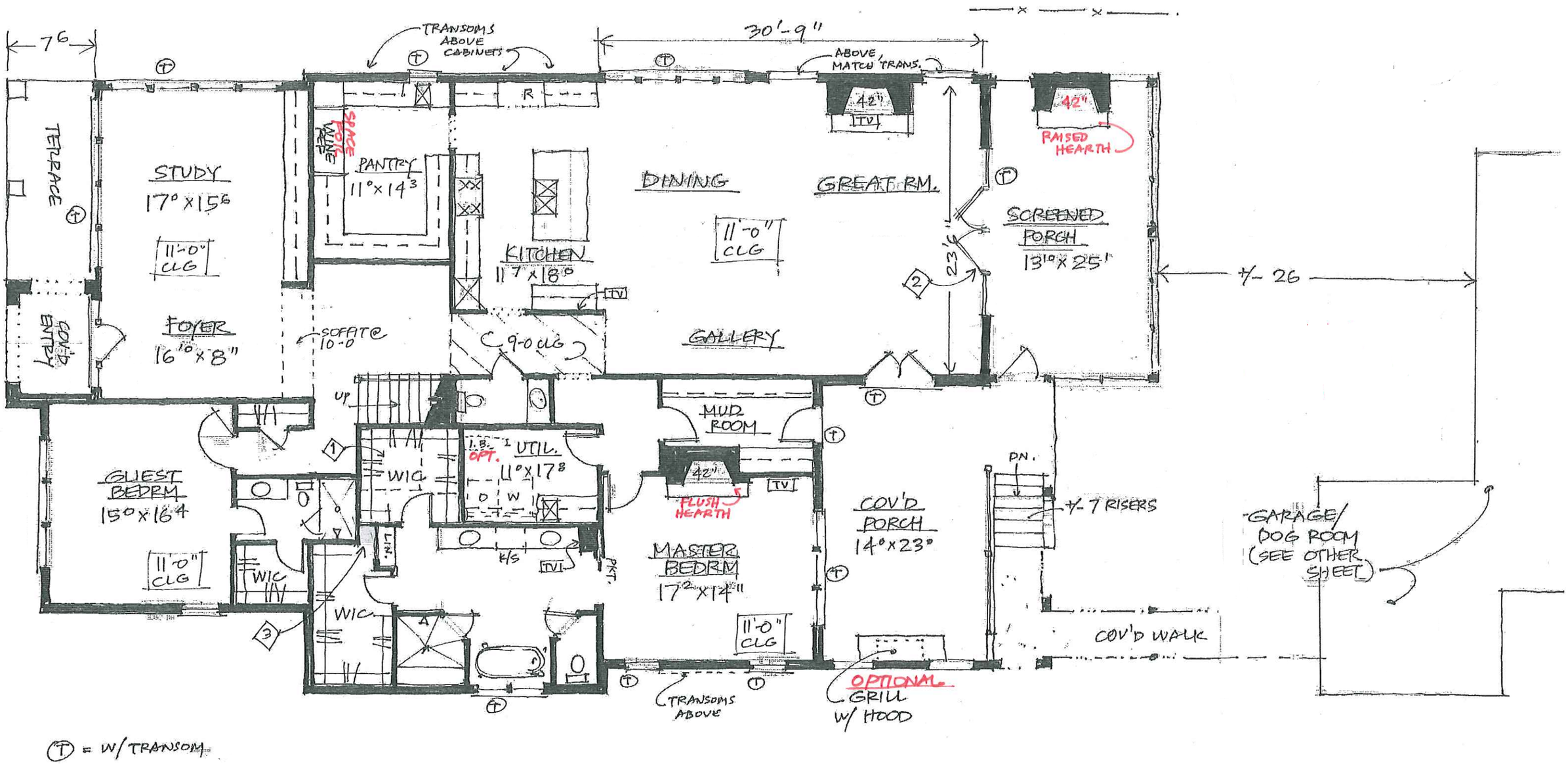
ISSUE DATE:
30 OCT 2017

REVISIONS:

C2

SITE PLAN

10/30/17 10:29a
RH015



0 2 4 8 16

FINLEY RESIDENCE
LOWER LEVEL PLAN

+/- 3220 SF

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10.30.2017

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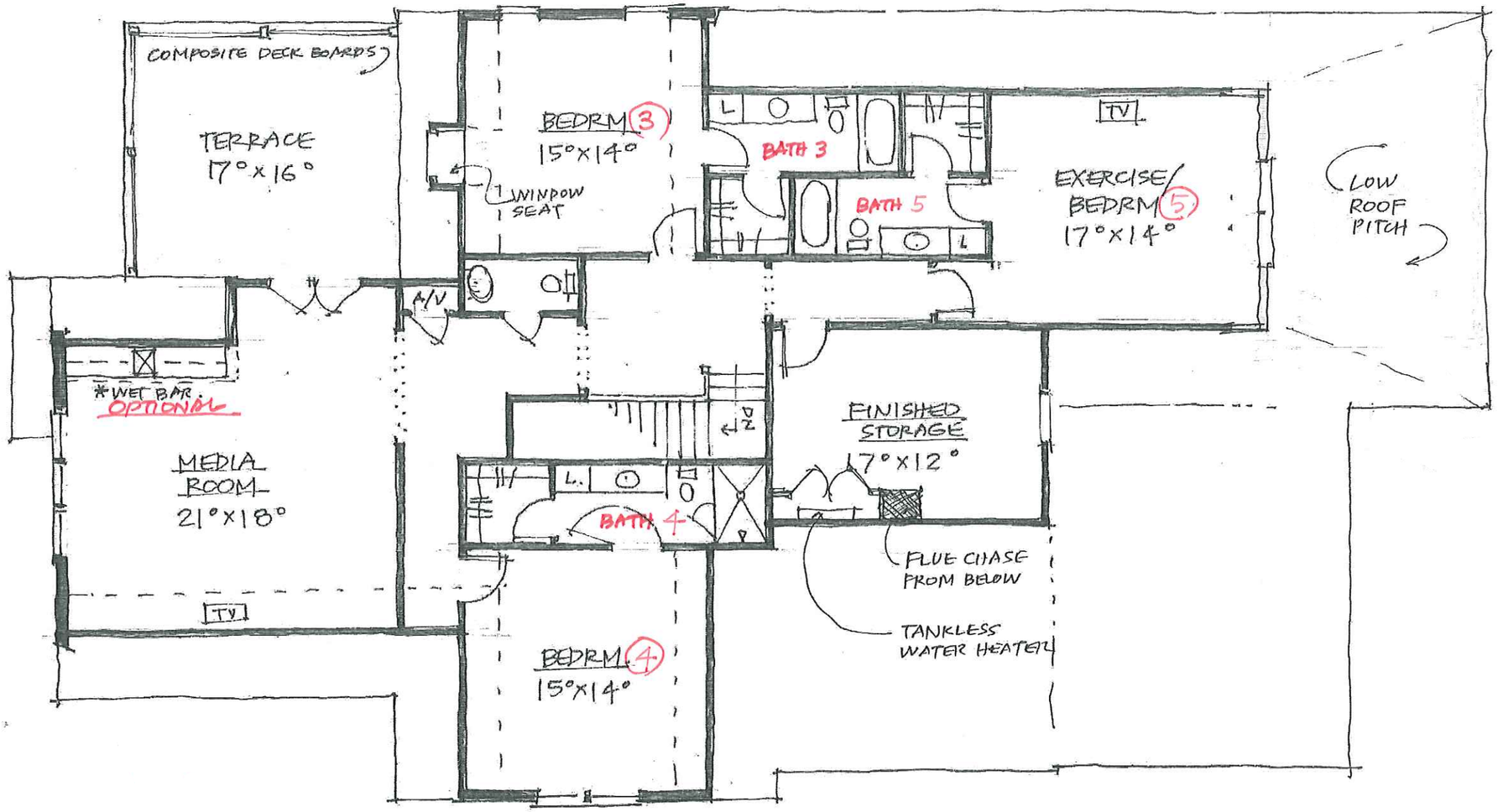
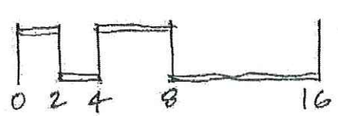
10.30.2017





FINLEY RESIDENCE
UPPER LEVEL FLOOR PLAN

+/- 2050 SF

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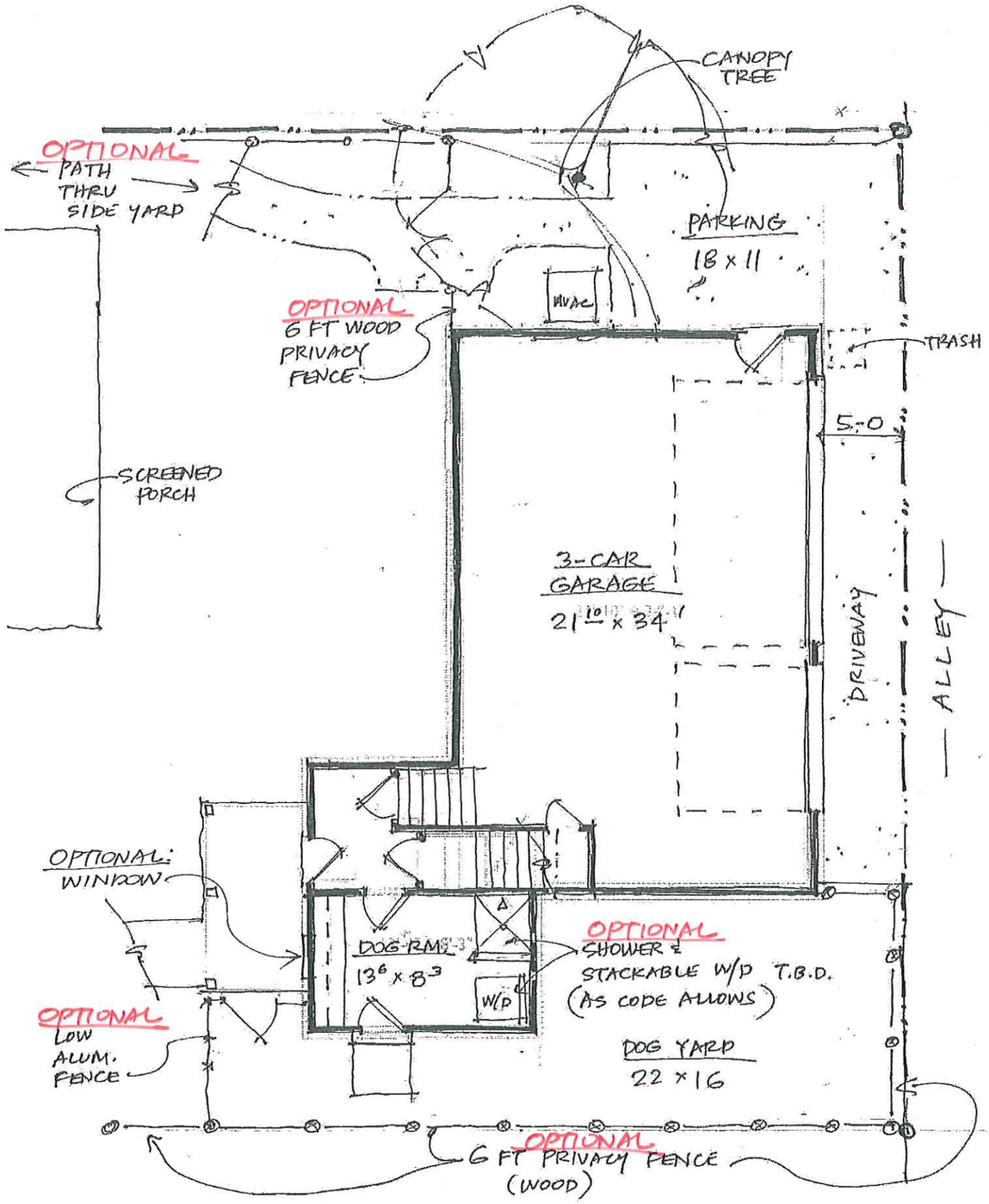
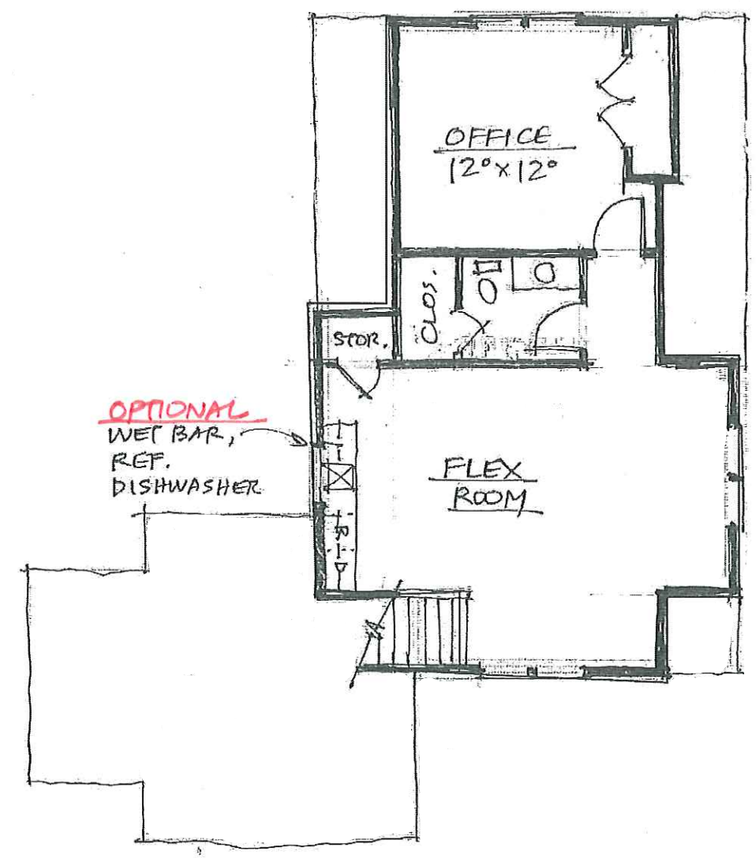
10.30.2017

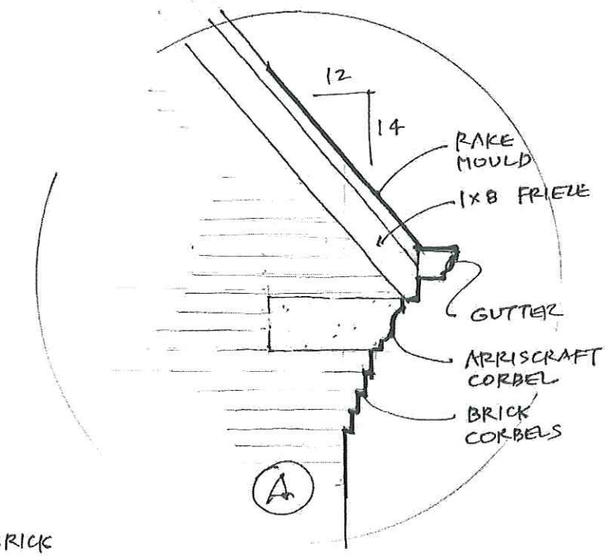


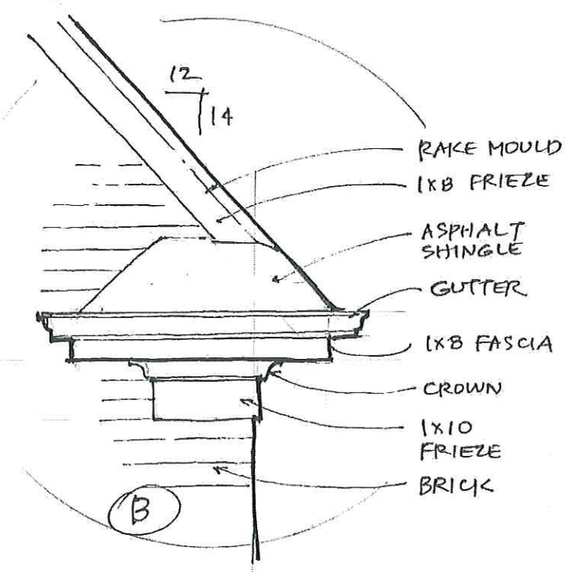
LOWER LEVEL FLOOR PLAN
+/- 200 sf



UPPER LEVEL FLOOR PLAN
+/- 620 sf

FRONT ELEVATION





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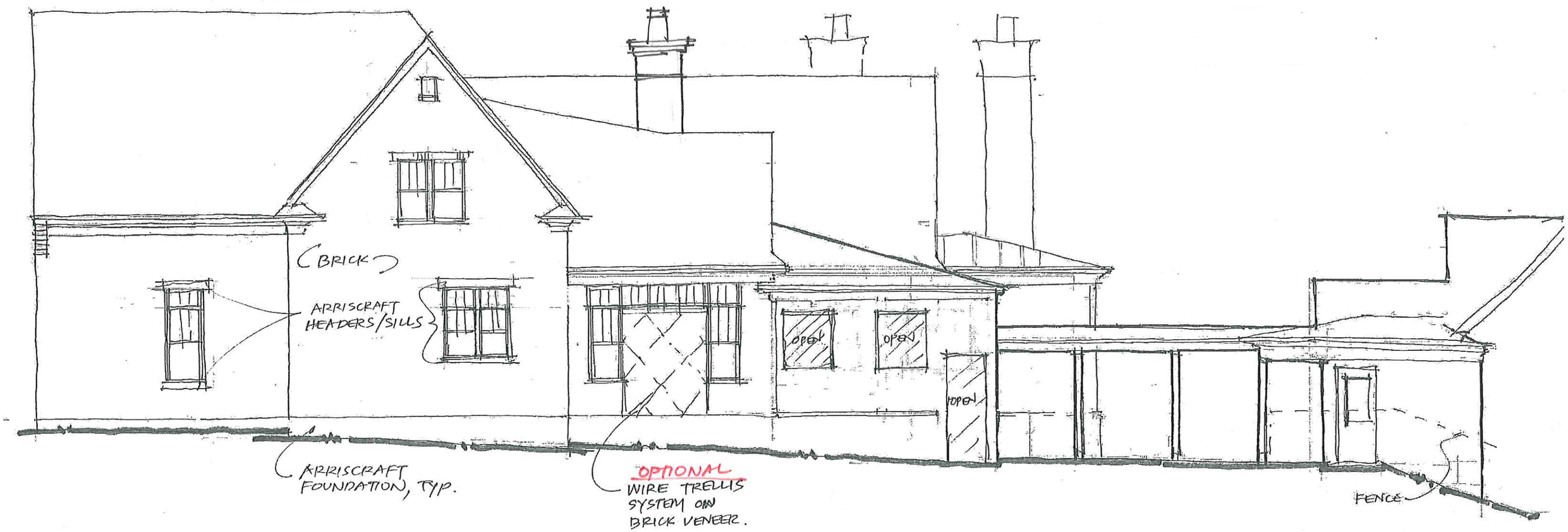
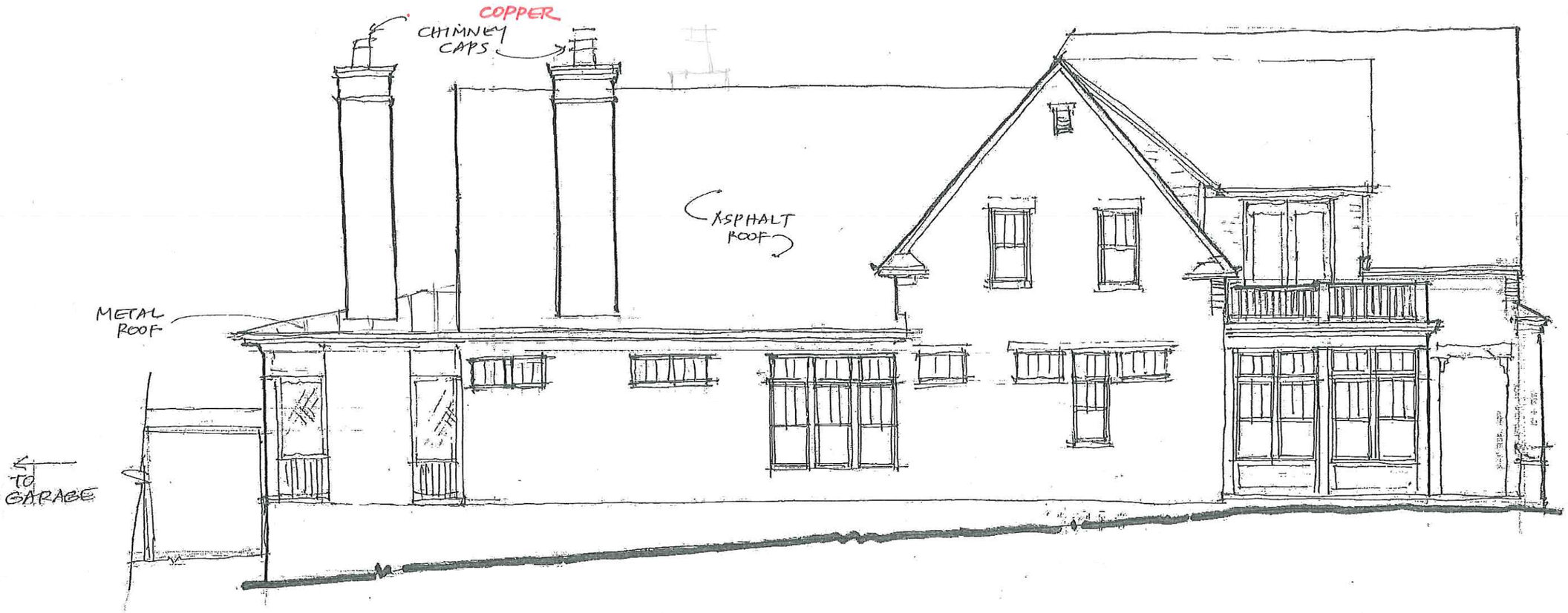
10.30.2017



FORD CUSTOM CLASSIC HOMES - RICHLAND HALL LOT 15
10.30.2017



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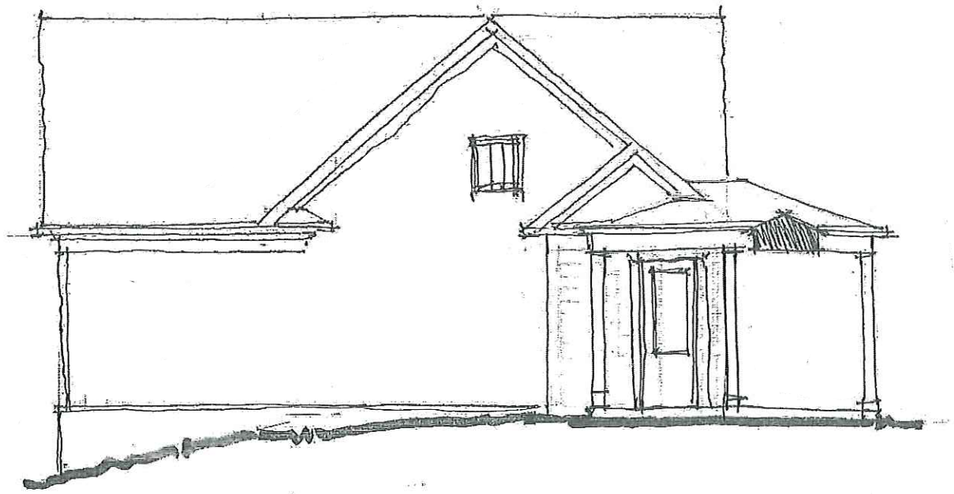
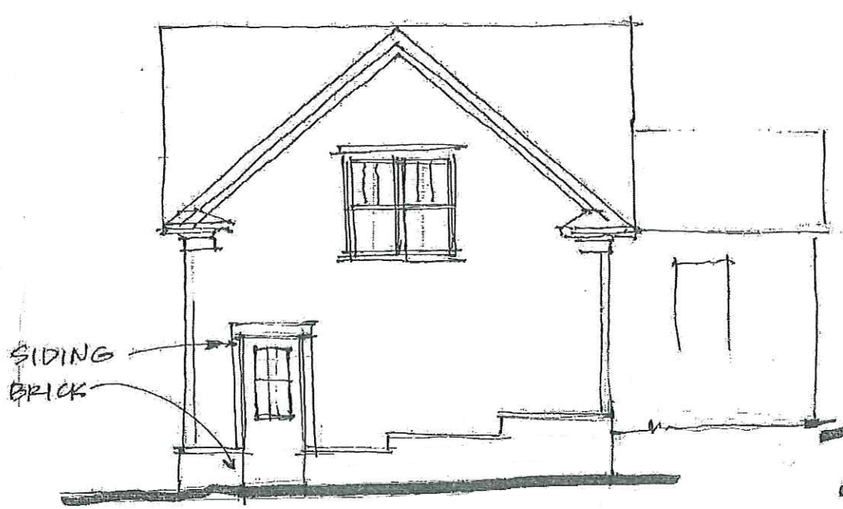
10.30.2017

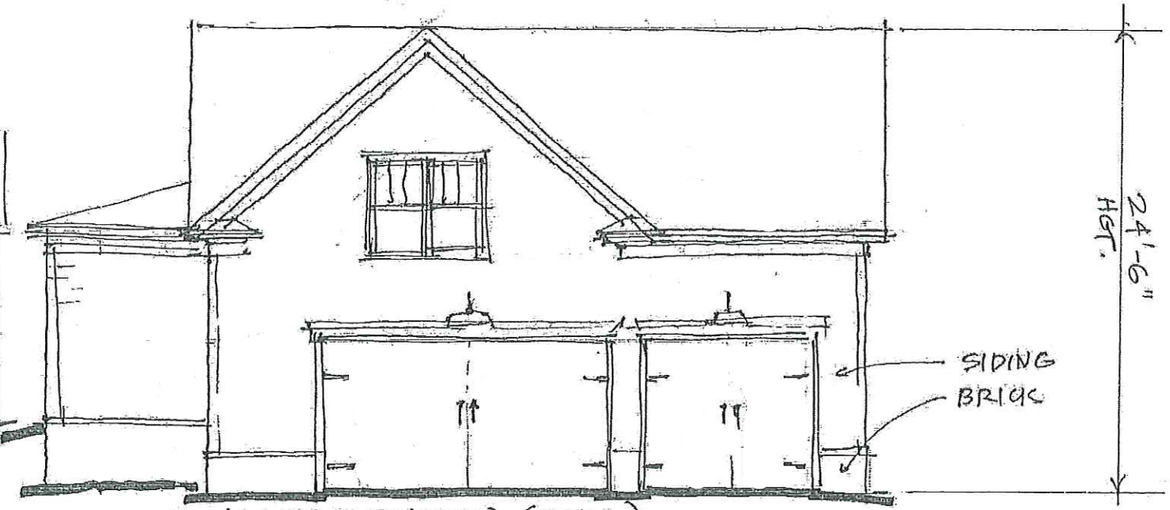


HOUSE SIDE ELEVATION (FRONT)

RIGHT ELEVATION



LEFT ELEVATION



ALLEY ELEVATION (REAR)

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10.30.2017