

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 2008 Natchez Trace December 20, 2017

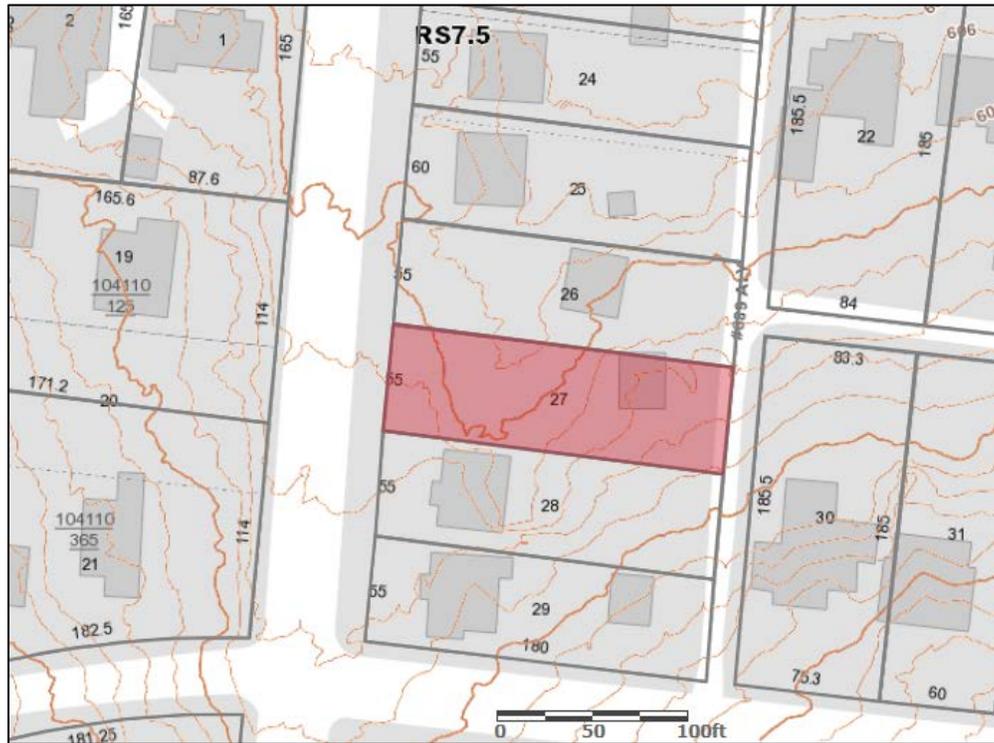
Application: New construction - infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10411013100
Applicant: A/E Construction, Inc.
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new house on the lot. The house would be partly one and one-half stories and part two-stories, with an attached garage at the rear.

Recommendation Summary: Staff recommends disapproval of the proposed New construction at 2008 Natchez Trace, finding the design would not meet sections II.B.1.a (Height), II.B.1.b (Scale), II.B.1.c (Setbacks) of the design guidelines for New Construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay

Attachments
A: Site Plan
B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:
II.B. GUIDELINES

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

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

are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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 primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. 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. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

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

Outbuildings: Roof

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

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

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

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

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location

of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or*
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

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

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

At least one side setback 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 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.

Background: The lot at 2008 Natchez Trace is currently vacant. A non-contributing house on the lot was recently demolished.

Analysis and Findings: The applicant proposes to construct a new house on the lot. The house would be partly one and one-half stories and part two-stories, with an attached garage at the rear.



Non-contributing building, since demolished.

Setback & Rhythm of Spacing: The proposed new building is proposed to have a front setback of sixty-eight feet (68'), whereas historic houses on the block typically have a setback between thirty-five feet (35') and thirty-seven feet (37'). The house that was on this lot previously also had a setback deeper than the surrounding context, as does a non-contributing duplex on the adjacent lot to the left. The non-contributing buildings were likely built so far back because the two lots sit in a natural depression which causes them to occasionally experience stormwater moving across the front half of the lot.

The deep proposed front setback is not compatible with the surrounding historic context. While the slope of the lot may pose an issue for managing stormwater, it is not clear that a setback nearly twice that of the historic context is the best or only solution, or that it would not create other issues for this and other properties. Staff has reached out to the Metro Stormwater department to request more information and advice, but have not yet gotten a response.

Unless it can be demonstrated that building a house with a compatible front setback is not possible, Staff finds that the proposal is not appropriate and does not meet section II.B.1.c of the design guideline.

Height & Scale: The proposed new house will be partly one and one-half stories and part two-stories, with the peak of a front-gabled roof thirty-one feet, six inches (31'-6") tall above the floor level and the ridge of a cross-gabled roof component twenty-six feet, six inches (26'-6") above the floor level. The front left corner of the house will have an eave height of ten feet (10') above the floor level, but the eaves of the other three corners will be at nineteen feet (19'). These heights would be compatible with historic houses in the surrounding area, which comprises mainly one and one-half-story and some two-story houses ranging from twenty-four feet (24') to thirty-two feet (32') tall. However, the plans show the floor level to be approximately one foot (1') above grade but because of the significant slope of the lot it is likely to be several feet taller on at the front. Because the grade is not accurately depicted on the drawings, it is not possible to accurately determine what the actual height of the building will be.

The form of the house will resemble a Tudor Revival style house with an asymmetrical front façade. The primary mass will be forty-four feet, five inches (44'-5") wide and the depth will be fifty feet (50'). Historic houses on comparable lots nearby typically range between thirty-five feet (35') wide and thirty-nine feet (39') wide, and are less than forty-feet (40') deep.

The proposed house would also include a one-story rear porch and attached garage at the rear, which brings the total depth to over ninety-feet (90'). Attached garages are not typical of the surrounding historic neighborhood, with the exception of a small number of basement level garages on lots that drop significantly toward the rear. The MHZC has approved some garages to be connected to a principal building by a breezeway that is less than six feet (6') wide and has open sides. The porch connecting the house and garage in the current proposal would be sixteen feet (16') wide, open on one side with a wall on the other. While the garage would be in the appropriate location for a detached outbuilding, situating the house thirty-five feet (35') farther back on the lot than is typical of the street forces the two to be inappropriately connected to each other. In addition, the proposal does not meet the requirement that a principal house be at least twenty-feet (20') from an outbuilding.

Staff finds that the height, width, and depth of the proposed infill with an attached garage would not be compatible with surrounding historic houses and that the project does not meet section II.B.1.a and II.B.1.b of the design guidelines.

Materials: The exterior materials are analyzed in the following table:

	Proposed	Color/Texture /Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Not indicated	Yes	X
Primary Cladding	Brick	Not indicated	Yes	X
Secondary Cladding	Cement-fiber Clapboard and Board & Batten	Smooth, 5" exposure for clapboard	Yes	
Trim	Wood & Cement-fiber		Yes	
Roofing	Architectural Shingles	Color not known	Yes	X
Front Porch floor/steps	Concrete	Typical	Yes	
Windows	Double-hung, fixed	Not indicated	Yes	X
Principle Door	1/3 divided light door	Not indicated	Yes	X
Driveway/ Parking	Rear of house	Material not known	Yes	X
Walkway	Front of house	Material not known	Yes	X

The primary materials are common and generally appropriate, however Staff recommends as a condition of approval that more information shall be provided prior to beginning construction, including brick color, roof color, as well as the window and door selections and the material of the paved walkway and parking area. With those items to be administratively approved, Staff finds that the known materials would meet section II.B.1.d of the design guidelines.

Roof form: The house will have two primary roof sections, a front-oriented gable with a 14:12 pitch, intersected by a side-oriented saltbox-gable with a 10:12 pitch on the front slope and 3:13 on the rear. The side-gabled roof will have a shed dormer with a 3:12 pitch on the front slope. There are examples of historic houses in the vicinity with more than one roof form or pitch, often on houses comprising elements of more than one style as with the proposed infill. With this application, however, Staff finds that the disparities between the heights and pitches of the proposed roofs too great, resulting in a shape that would contrast with the forms of historic houses. Staff finds the roof of the proposed infill is not compatible with surrounding historic houses and does not meet section II.B.1.e of the design guidelines.

Orientation: The front entrance of the proposed infill would be within a recessed vestibule. This is a typical feature on Tudor Revival style houses, which are a common historic house type in the neighborhood. There will be a paved walkway leading from the vestibule to the sidewalk at the front of the property. A driveway will be constructed at the rear of the lot so that the garage can be accessed from the alley. Staff finds the orientation of the proposal to be compatible with the surrounding historic context, and that the project therefore meets section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The windows on the front elevation will be twice as tall as they are wide, arranged in sets of three with mullions in between, which is a common pattern on historic houses. The front windows are shown with shutters. Shutters historically could be closed to cover and protect a single window or a pair, and are sized accordingly to fit the window opening. This would not be possible with the proposed three-part window configuration. Staff recommends that the shutters shall be eliminated or that the windows are revised from three-parts to pairs. The front and side elevations will have regularly spaced windows with no large expanses of walls without any opening. The windows on the left elevation will have typical proportions and orientation, as will all but four windows on the right side. The right elevation shows two square windows on the upperstory and two thin vertical “ribbon” windows on the first story. Irregularly sized windows may be appropriate further to the rear where there would be less visibility, but not in the proposed location. With conditions that the shutters are eliminated and that the window sizes are revised to be more typical of windows on historic houses, Staff finds that the project will meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The plans show a front walkway and a rear driveway, both of which are appropriate. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With the HVAC in the appropriate location, Staff finds that the project meets section II.B.1.i of the design guidelines.

Recommendation: Staff recommends disapproval of the proposed new construction at 2008 Natchez Trace, finding the design would not meet sections II.B.1.a (Height), II.B.1.b (Scale), II.B.1.c (Setbacks) of the design guidelines for New Construction in the Hillsboro-West End Neighborhood Conservation Zoning Overlay

The applicant is encouraged to seek input from Metro Stormwater and others to determine how a building could be built with an appropriate front setback, and to continue working with MHZC Staff on making the height, scale, and fenestration of the building more compatible with surrounding historic houses.

Photographs



The non-contributing house at the rear of the lot, since demolished.



In front yard of 2008 Natchez Trace, looking south. The houses at 2010 and 2012 Natchez Trace have a front setback of thirty-five feet (35').



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.

THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.

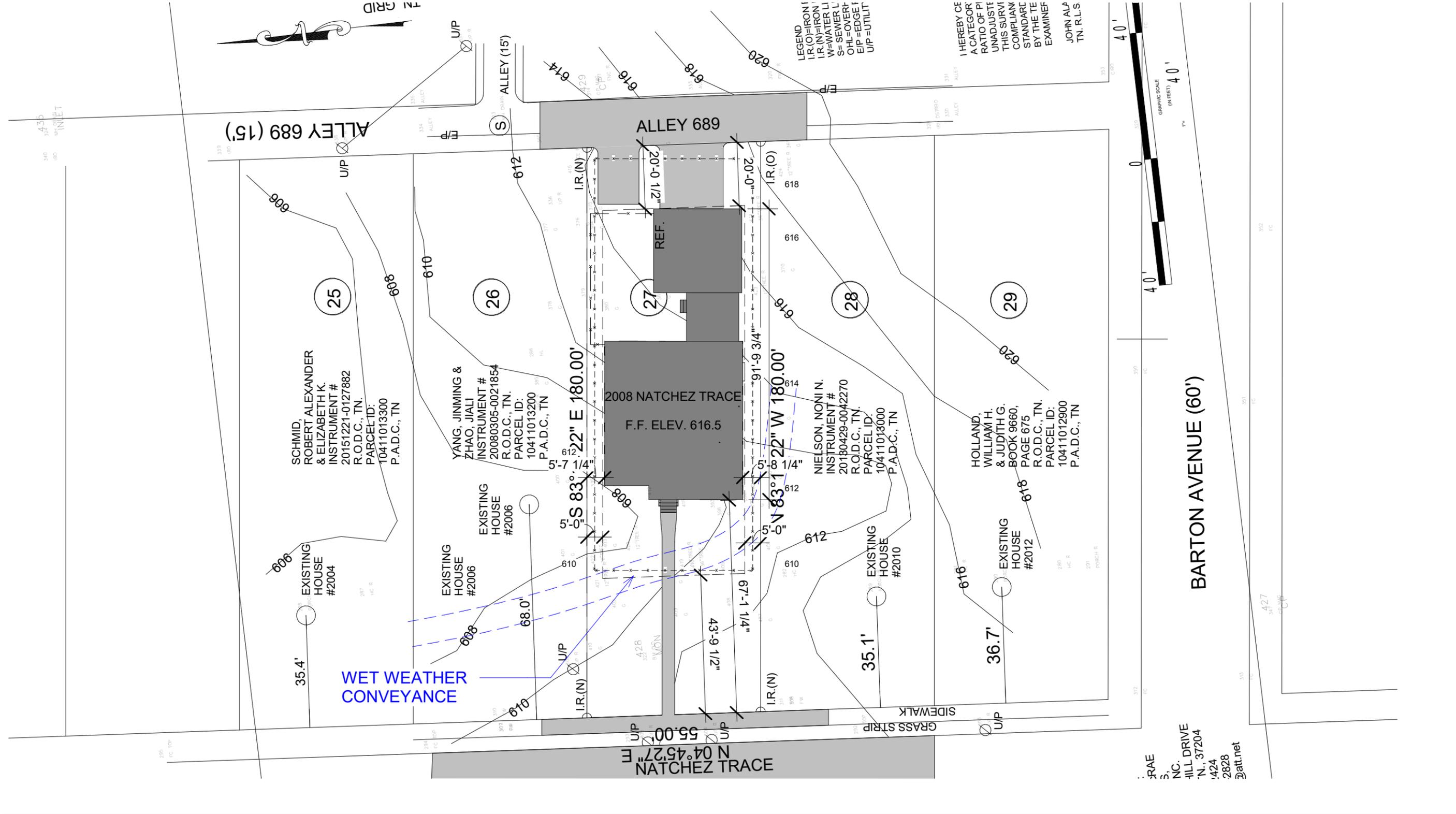
PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

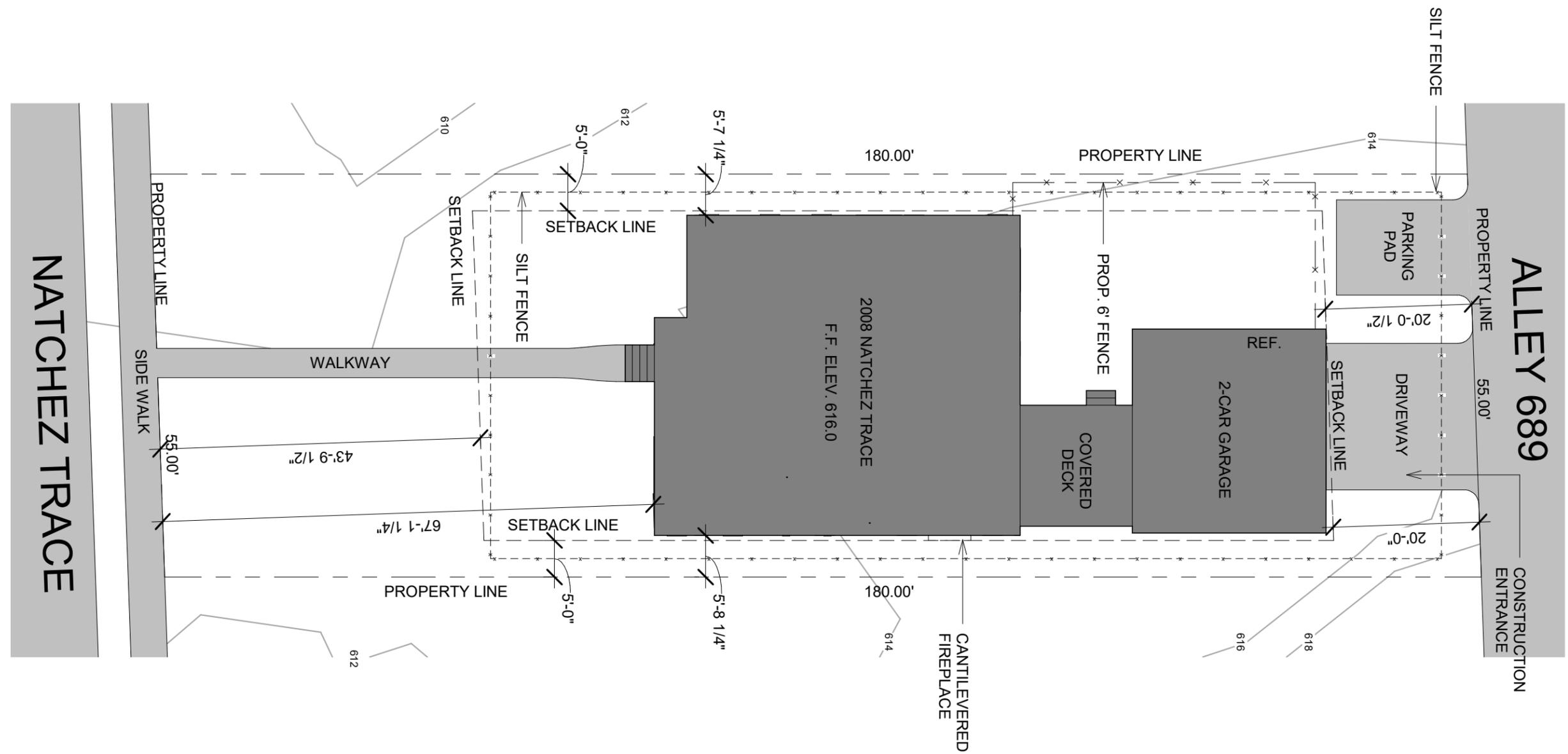
THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace

Nashville, TN 37212

CONTEXTUAL SITE PLAN		H1
Date	12/04/2017	
Drawn by	MP	Scale 1" = 30'-0"





THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.

THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.

PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace

Nashville, TN 37212

SITE PLAN		H2
Date	12/04/2017	
Drawn by	MICHAEL F.	Scale 1/16" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.

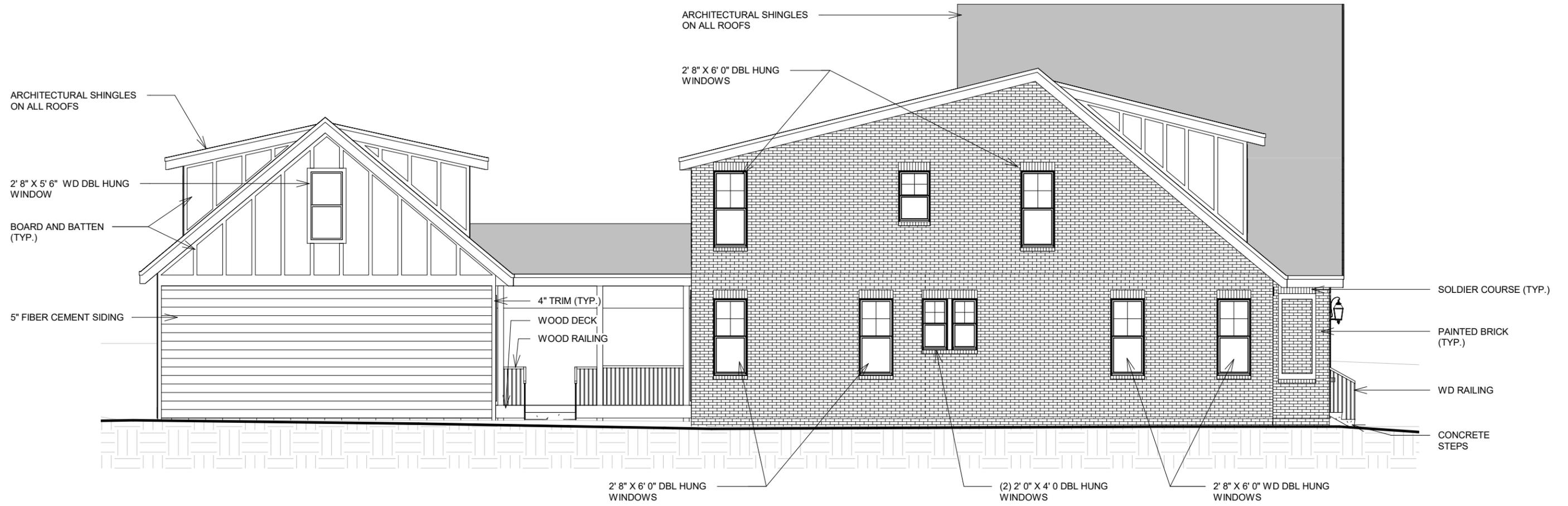
THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.

PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace
Nashville, TN 37212

FRONT ELEVATION		H3
Date	12/04/2017	
Drawn by	MF	Scale 1/8" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.

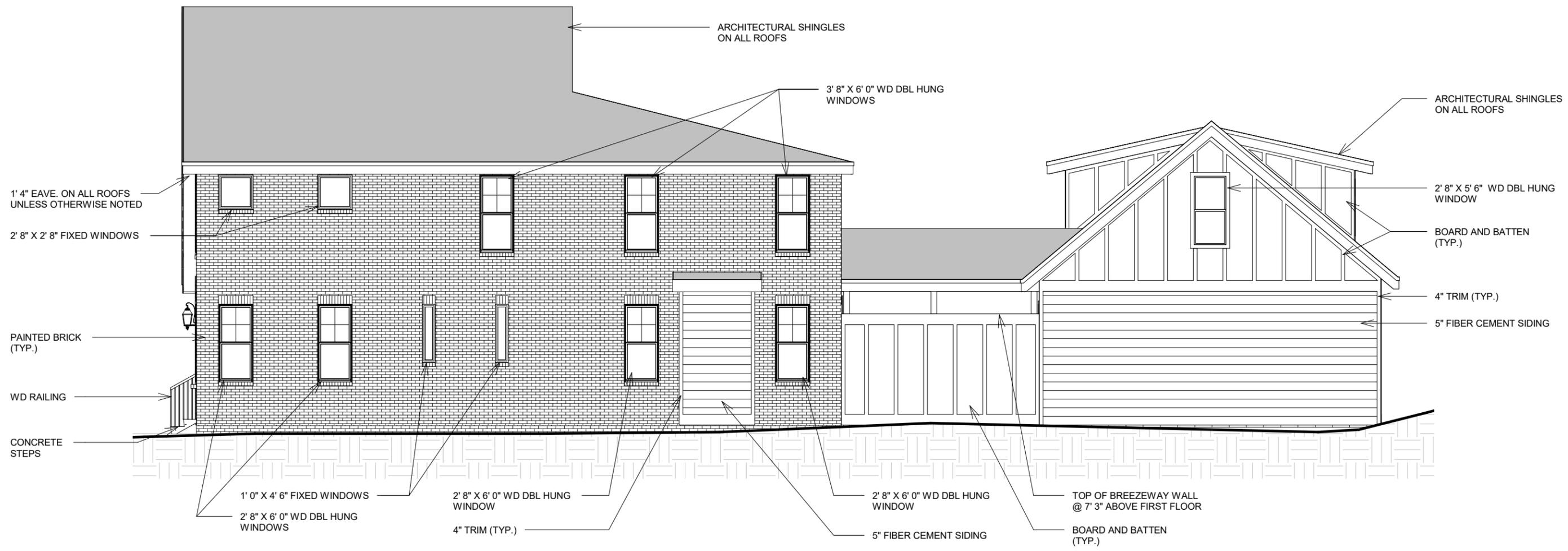
THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.

PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace
Nashville, TN 37212

LEFT ELEVATION		H4
Date	12/04/2017	
Drawn by	MF	Scale 1/8" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
 PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
 THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace
Nashville, TN 37212

RIGHT ELEVATION		H7
Date	12/04/2017	
Drawn by	MF	Scale 1/8" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.

THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.

PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.

THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace
Nashville, TN 37212

REAR SECTION / ELEVATION		H5
Date	12/04/2017	
Drawn by	MF	Scale 1/8" = 1'-0"



THE CLIENT'S RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
 THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO THE DESIGNER, EXCLUSIVELY.
 PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS.
 THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES

2008 Natchez Trace
Nashville, TN 37212

REAR ELEVATION

Date	12/04/2017
Drawn by	Author

H6
 Scale 1/8" = 1'-0"