

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

910 Sharpe Avenue
January 18, 2017

Application: New construction—infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204037001
Applicant: Justin Crandall, Capital City Construction
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct two detached infill houses on one lot.

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

1. The applicant submit revised drawings showing the correct slope of the lot and the foundation height;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The floor plan and side elevations for Unit B be a mirror image of Unit A, so that the cross gable bay for Unit A faces north and the cross gable bay for Unit B faces south;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Greenwood Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments

- A: Photographs
- B: Site Plan
- C: Elevations

Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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.

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

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: 910 Sharpe Avenue is a non-contributing house that date from c. 1951 (Figure 1). In November 2016, MHZC staff issued an administrative permit to demolish the house. The lot, which faces the Ellington Parkway, is unusually wide at eighty-six feet (86'). It is also relatively shallow at between one hundred and three and one hundred and twenty-four feet (103' – 124') deep. The site slopes steeply up from Sharpe Avenue. The back of the lot is approximately twenty-two feet (22') higher than the front of the lot.





Figures 1 & 2. Show 910 Sharpe and its lot.

The lot at 910 Sharpe Avenue is zoned RS5 for single family. However, the Codes Department has determined that since there is an existing duplex on the lot, the applicant can construct two new units. The Metro Historic Zoning Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Analysis and Findings: Application is to construct two detached infill houses on one lot.

Setback & Rhythm of Spacing: The applicant is proposing to construct two detached residential units on the lot. In most cases, when a lot is zoned to allow two units and an applicant wants to construct duplex infill, MHZC requires that the duplex be one structure, fully attached. The height, scale, setbacks, rhythm of spacing, and orientation of the duplex should meet the historic context. In this case, however, staff finds that the peculiarities of the lot at 910 Sharpe make two, small, detached units more appropriate than one larger duplex structure.

Whereas typical lots in the neighborhood are fifty feet (50') wide, this lot is unusually wide at eighty-six feet (86'). The lot is nearly double the width of a typical lot in the area. In addition, there is little historic context in the immediate vicinity. Directly across the site is the Ellington Parkway, and most of the houses nearby are non-contributing, and those houses and the nearby contributing ones are generally small, one-story cottages. Because of the width of the lot and the lack of historic context, staff finds that in this particular case, two, one-story detached cottages are more appropriate than one larger duplex structure.

The proposed structures meet all base zoning setbacks. They will be five feet (5') from the right/south property line, seventeen feet, six inches (17'6") from the left/north side property line, and a minimum of twenty-five feet (25') from the rear property line. There

will be a minimum of six feet (6') between the two houses. The houses will be staggered on the lot so that Unit B, which is towards the south end of the lot is forward of Unit A. Staff finds this to be appropriate, as both the lot and Sharpe Avenue slant similarly.

Staff finds that the development's setbacks and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Height & Scale: The two duplex structures will be identical in height and scale. They will be twenty-five feet (25') wide at the front and sixty-six feet (66') deep. They will be one story, with a maximum height of twenty-feet (20') above the foundation. The eave height is ten feet (10'). The foundation is drawn as approximately one foot (1') high at the front, and the elevations indicate that the lot slopes down towards the back. However, the site plan and the images from the site clearly indicated that the lot slope higher towards the back. Staff recommends that the applicant submit new drawings showing the correct slope of the lot and the foundation height. Staff also recommends inspection of the foundation height and finished floor height to ensure their compatibility. With these conditions, staff finds that the project meets Sections II.B.1.a. and b. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	4.5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Cedar Shake	Typical	Yes	No
Roofing	Architectural Dimensional Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Natural Color	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Post bases	Brick	Unknown	Yes	Yes
Front Porch Railing	Unknown	Unknown	Unknown	Yes
Rear Entry floor/steps	Concrete	Natural Color	Yes	No

Windows	Unknown	Unknown	Unknown	Yes
Principle Entrance	1/2 glass door	Unknown	Unknown	Yes
Side/rear doors	3/4 glass door	Unknown	Unknown	Yes
Driveway	Concrete	Natural Color	Yes	No
Walkway	Concrete	Natural Color	Yes	No

With staff’s final approval of all windows and doors, a brick sample, the roof color and texture, and all railings, staff finds that the project meets Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form is a front-facing gable with an 8/12 pitch. The right side elevation has a cross-gabled bay. Staff finds this appropriate for Unit B, where the right/south façade faces Manila Avenue and is highly visible. Staff recommends that for Unit A, which faces north and Granada Avenue, that the bay be on the left/north side of the house, which is the more visible façade. With this condition, staff finds that the project meets Section II.B.1.e. of the design guidelines.

Orientation: Both houses are oriented to face Sharpe Avenue, with front doors behind six feet (6’) deep front porches. Concrete walkways will lead from Sharpe Avenue to the front porches. Vehicular access to the site will be via an existing curb cut and driveway on Granada Avenue (Figure 3). Staff finds that the proposed orientation meets Section II.B.1.f. of the design guidelines.

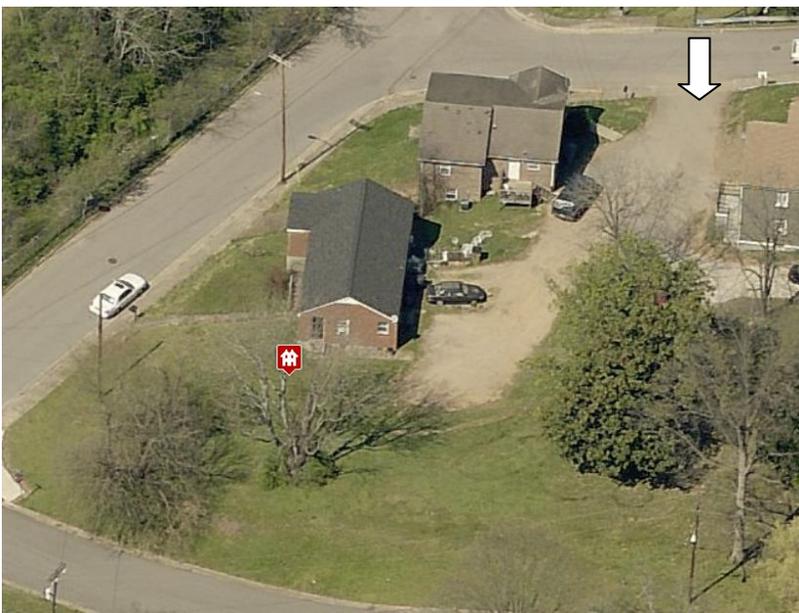


Figure 3. The existing curb cut and driveway that will be used for vehicular access.

Proportion and Rhythm of Openings: Most of the windows on the proposed duplexes are generally twice as tall as they are wide, thereby meeting the historic proportions of

openings. The fenestration pattern on the left elevation contains one horizontal window opening, as well as a depth of twenty-nine feet (29') without a window or door opening. Staff typically discourages horizontal window openings and requires window openings every eight to fifteen feet (8'-15'). If the floor plan of Unit A is flipped so that the façade with the large wall space and horizontal window opening is on the right/south side, staff finds that the fenestration pattern is acceptable. This is because the two facades with the horizontal window openings and the large wall space would face each other, will be only six feet (6') apart, and will therefore not be highly visible. With the condition that the floor plan and side elevations of Unit A are a mirror image of Unit B, staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

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. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The applicant submit revised drawings showing the correct slope of the lot and the foundation height;
2. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. The floor plan and side elevations for Unit B be a mirror image of Unit A, so that the cross gable bay for Unit A faces north and the cross gable bay for Unit B faces south;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
6. Staff approve the roof color and masonry color, dimensions and texture.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Greenwood Neighborhood Conservation Zoning Overlay design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context photos:



Looking south along Sharpe Avenue toward McFerrin Avenue



Looking north along Sharpe Avenue, towards Granada Avenue



Lot next door, to the north, that faces Granada Avenue .



Lot to the south, at the corner of Sharpe and Manila. It is vacant.



The red brick house faces Manila Street, while the stucco building next door faces McFerrin.



Ellington Parkway, directly across the street from the site.



Ellington Parkway view.

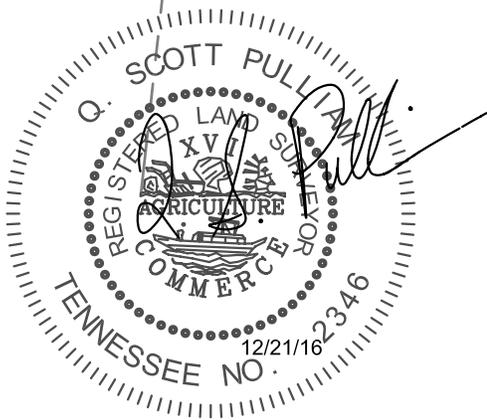
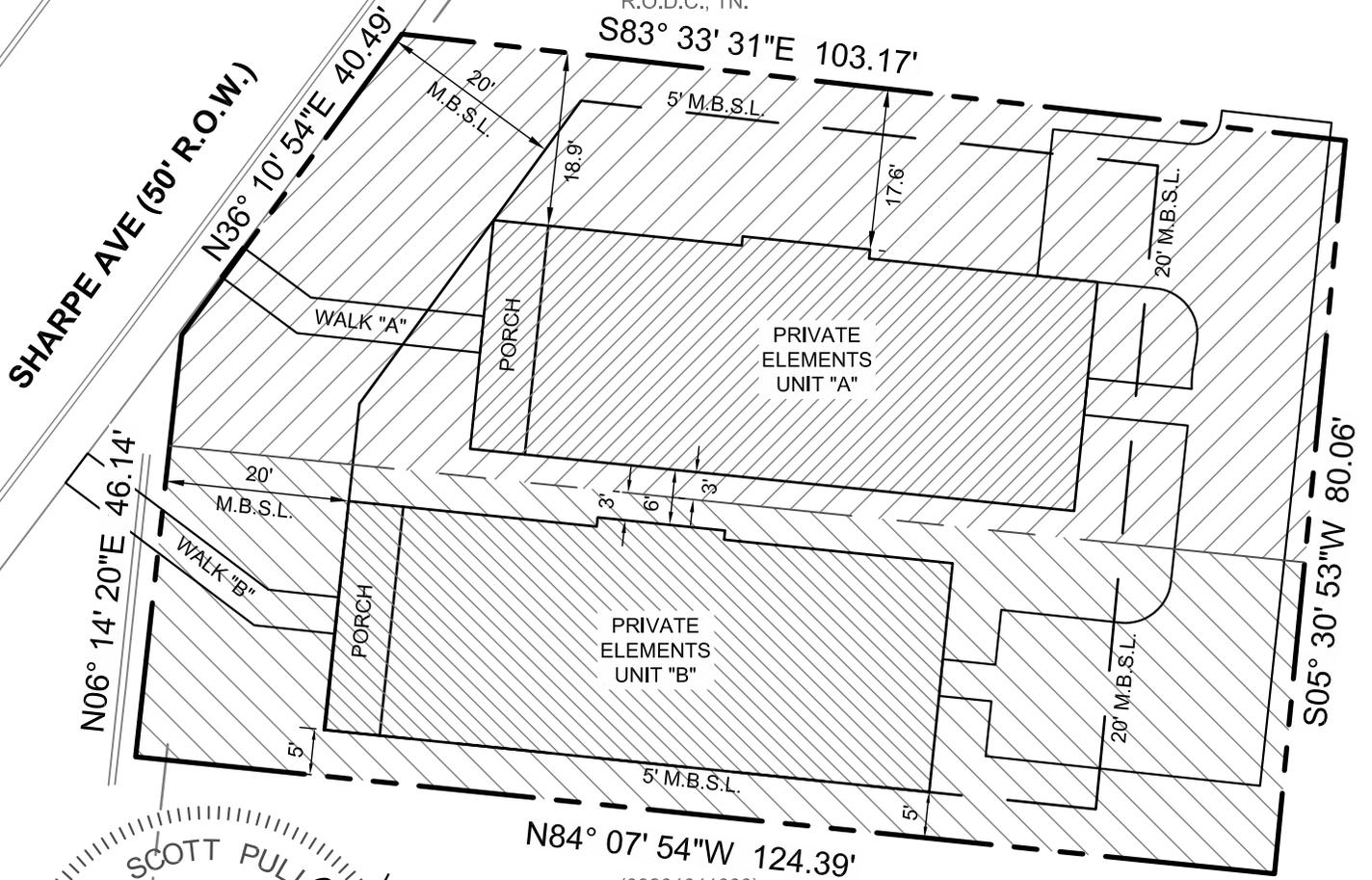
PREPARED BY:
Q.S. PULLIAM, RLS
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 4205 HILLSBORO PIKE
 NASHVILLE, TENNESSEE 37215
 qspulliamrls@yahoo.com

LEGEND

-  PRIVATE ELEMENTS UNIT "A"
-  LIMITED COMMON ELEMENTS UNIT "A"
-  PRIVATE ELEMENTS UNIT "B"
-  LIMITED COMMON ELEMENTS UNIT "B"

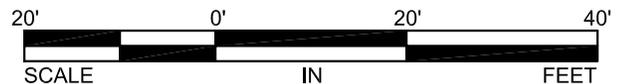
(08204037000)
 HUGHEY, MICHAEL & TINA
 INSTRUMENT NO. DB-20090701 0061426
 R.O.D.C., TN.

(08204041000)
 ELEVATE LAND INVESTMENTS, LLC
 INSTRUMENT NO. DB-20160613 0059394
 R.O.D.C., TN.



**HORIZONTAL PROPERTY REGIME
 OF
 910 SHARPE AVENUE**

08204037001
 FIFTH COUNCIL DISTRICT
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



FOR
DEVIN McCLISH

NOTES

1. DEED REFERENCE: BEING THE PROPERTY CONVEYED TO SB HOMES, LLC, AS OF RECORD IN INSTRUMENT NO. DB-00007692 0000334 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
2. PROPERTY SHOWN AS PARCEL (370.01) ON DAVIDSON COUNTY PROPERTY MAP 82-04 AND ALSO KNOWN AS METRO PARCEL ID# (08204037001).
3. PROPERTY SHOWN AS BEING A PORTION OF LOTS 2 & 3 ON THE PLAN OF LOOKAWAY SUBDIVISION, OF RECORD IN BOOK 843, PAGE 51, REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.

PREPARED BY:
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 NASHVILLE, TENNESSEE 37215
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IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA

ROOFTOP	1,255 SF
GRAVEL	1,931 SF
CONCRETE	267 SF
TOTAL	3,453 SF

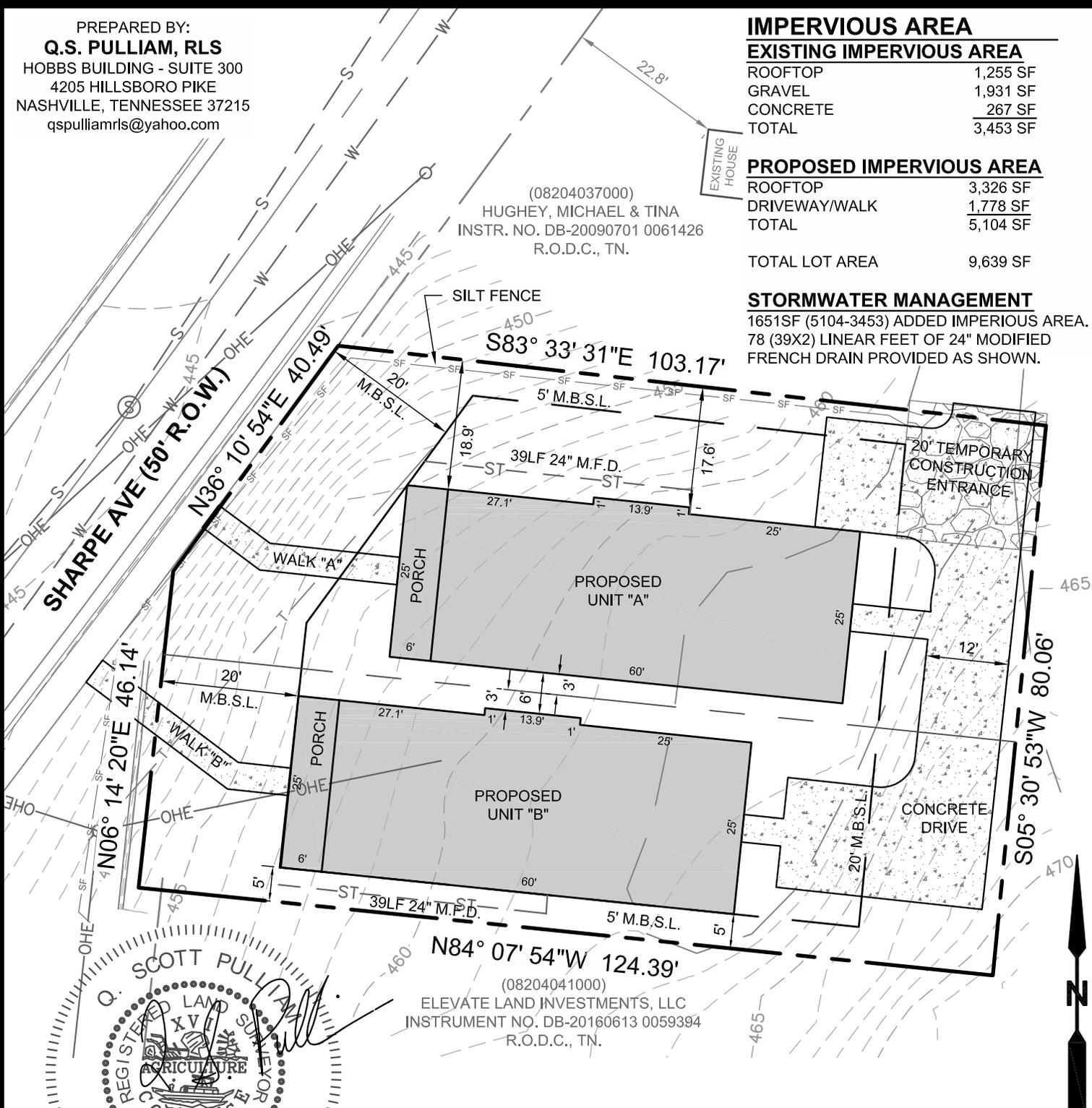
PROPOSED IMPERVIOUS AREA

ROOFTOP	3,326 SF
DRIVEWAY/WALK	1,778 SF
TOTAL	5,104 SF

TOTAL LOT AREA 9,639 SF

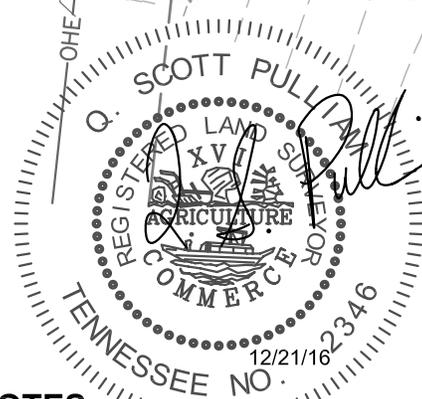
STORMWATER MANAGEMENT

1651SF (5104-3453) ADDED IMPERVIOUS AREA.
 78 (39X2) LINEAR FEET OF 24" MODIFIED FRENCH DRAIN PROVIDED AS SHOWN.



(08204037000)
 HUGHEY, MICHAEL & TINA
 INSTR. NO. DB-20090701 0061426
 R.O.D.C., TN.

(08204041000)
 ELEVATE LAND INVESTMENTS, LLC
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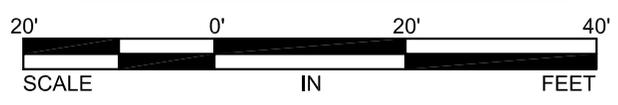


SITE PLAN
 OF
910 SHARPE AVENUE

08204037001
 FIFTH COUNCIL DISTRICT
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

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- PROPERTY IS ZONED AS RS5.



FOR
DEVIN McCLISH

DATE: 12/21/16

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. ALL WINDOW HEADERS FIRST FLOOR AND BASEMENT ARE TO BE AT 8'-0" UNLESS OTHERWISE NOTED.

AREA:

MAIN FLOOR:.....1514 SQFT
COVERED PORCH:.....150 SQFT

FRAMING NOTE:

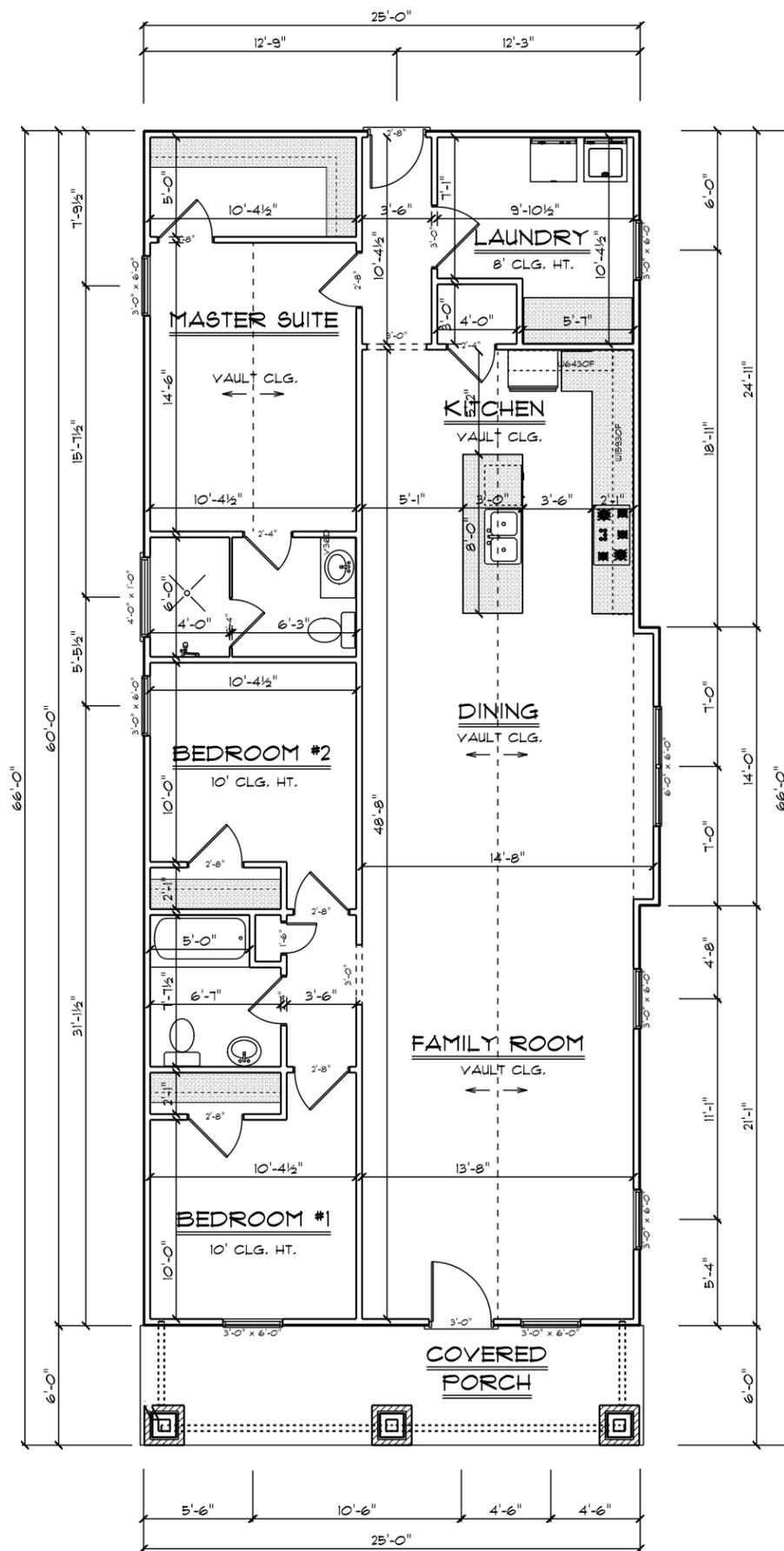
1. ALL DIMENSIONS TO FACE OF FRAMING.
2. EXTERIOR WALLS DIMENSIONED @ 3/4".
3. INTERIOR WALLS DIMENSIONED @ 3/2".

PLAN NOTES:

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

NOTES:

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN THE DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
2. CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720 SHALL BE PERMITTED.
3. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER AND SHALL BE MONITORED.



MAIN FLOOR



NEW RESIDENCE FOR:
910 SHARPE
NASHVILLE, TN 37206

MAIN FLOOR

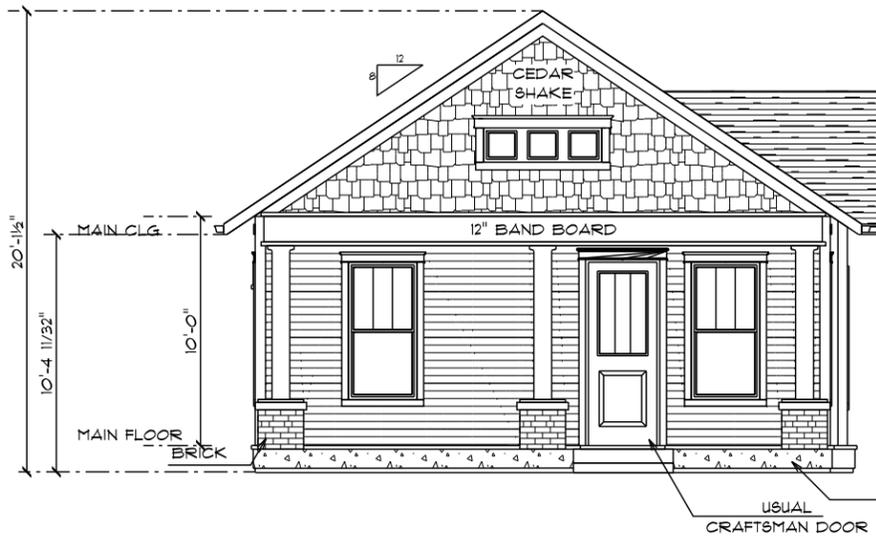
11.30.2016

SCALE
1/8"=1'-0"

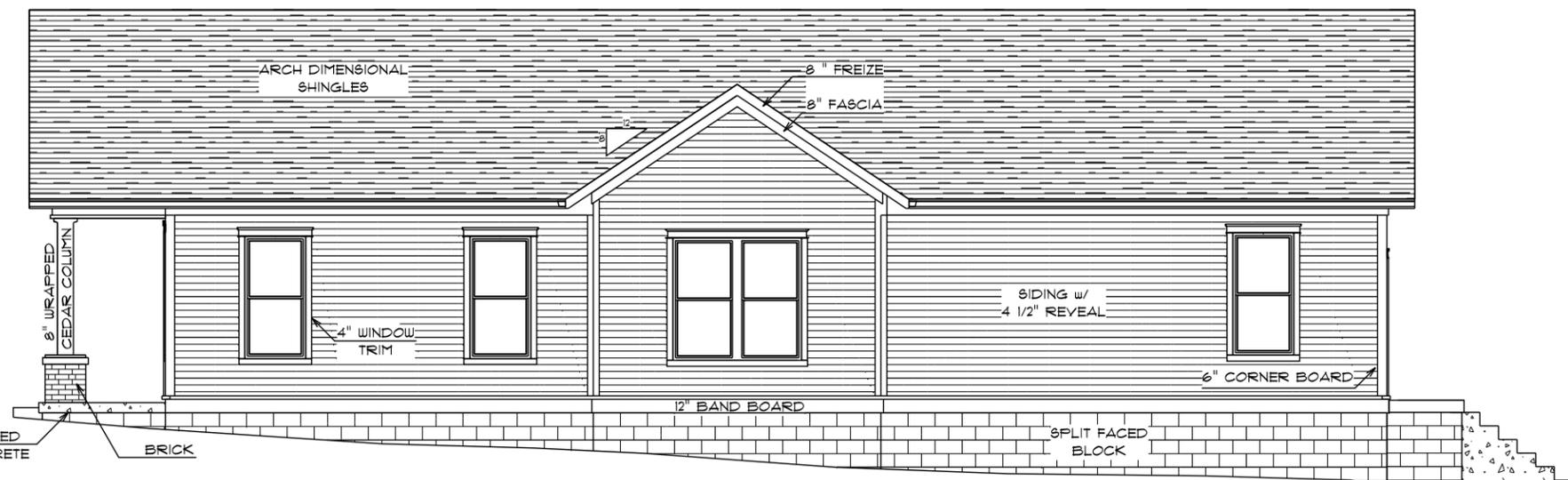
REVISION NO.
0

A-1

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT WITH ACCURACY AND COMPLY WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.



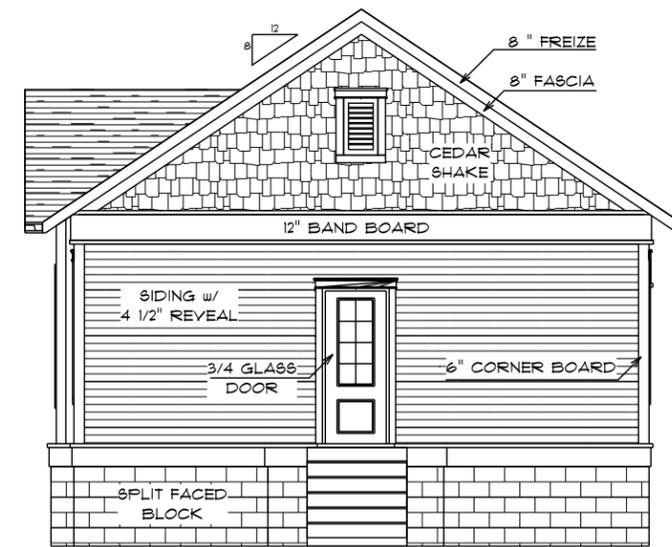
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

ELEVATIONS

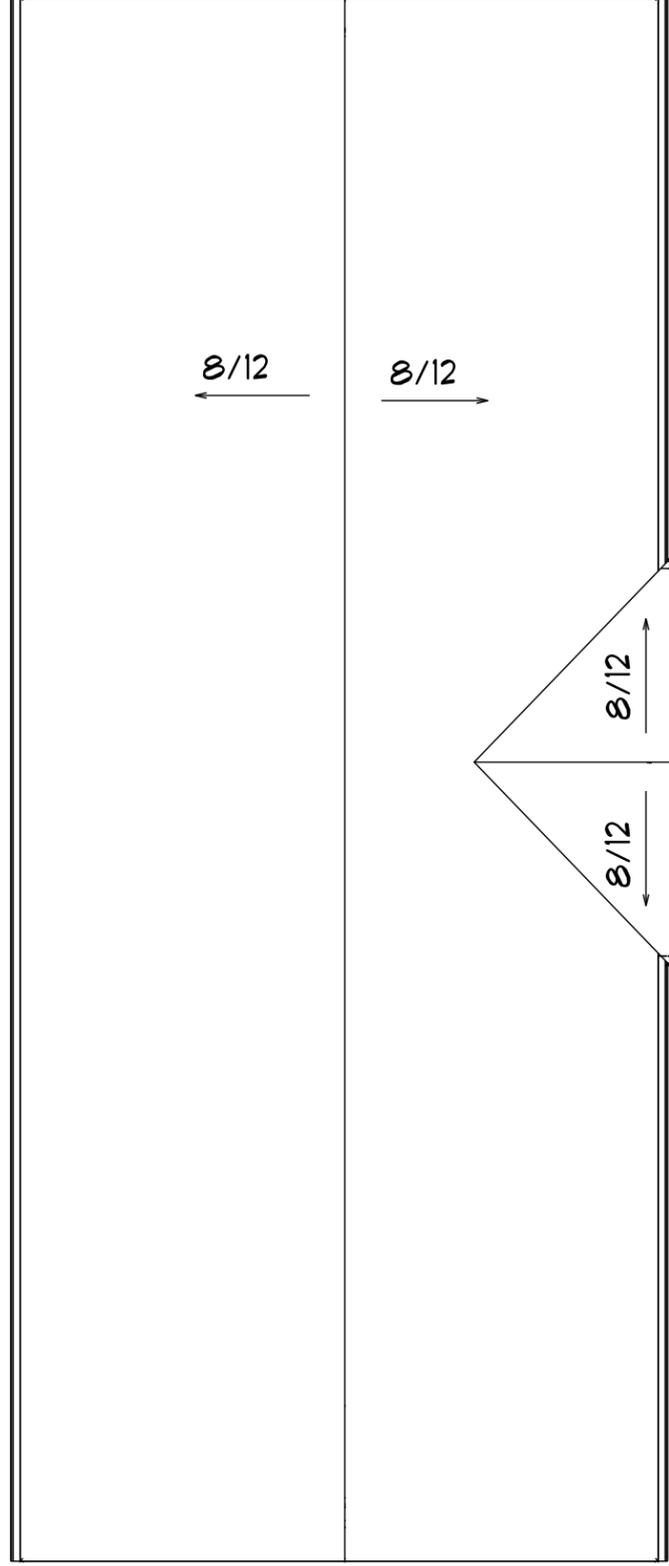
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NEW RESIDENCE FOR:
910 SHARPE
NASHVILLE, TN 37206

ELEVATIONS
11.30.2016
SCALE 1/8"=1'-0"
REVISION NO. 0

A-3



ROOF PLAN

ROOF PLAN
11.30.2016
SCALE 1/8"=1'-0"
REVISION NO. 0

NEW RESIDENCE FOR:
910 SHARPE
NASHVILLE, TN 37206



WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE INFORMATION TO THE BUILDER TO CONSTRUCT THIS PROJECT ACCORDING TO ALL APPLICABLE REGULATORY AGENCIES AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN.

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