

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**  
**1921 19<sup>th</sup> Avenue South**  
**June 21, 2017**

**Application:** New construction-outbuilding to DADU conversion  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10412017200  
**Applicant:** Caryll Alpert  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> Application is convert a previously approved outbuilding, which is largely constructed, into a DADU.</p> <p><b>Recommendation Summary:</b> Staff recommends the Commission confirm the fact that the outbuilding meets the design requirements of a DADU. Staff finds the structure meets Section II.B.i. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines and the DADU section of the Ordinance, 17.16.030. G.</p> <p><i>It is currently the Commission's policy that all DADUs in historic overlays come to the Commission for review so that there is neighborhood notice. Approval does not approve use. Since there are no physical changes necessary for the new use or otherwise proposed, a permit will not be issued.</i></p>	<p><b>Attachments</b> <b>A:</b> HCP 2015-00399</p>
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## Applicable Design Guidelines:

### II. B. GUIDELINES

#### B. GUIDELINES

##### i. Outbuildings

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

**17.16.030. G. Standards for Accessory Dwelling Units:**

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

1. Applicability.

a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.

2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.

3. Ownership.

a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

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

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

5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.

6. Driveway Access.

a. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling.

b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

7. Bulk and Massing.

a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.

b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet

c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.

d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.

e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

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

8. Design Standards.

a. The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

- b. The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

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

*Note: The "use" of a DADU will require approval from the Department of Codes and Building Safety. The MHZC reviews the exterior design only, based on the intended use.*

**Background:** 1921 19<sup>th</sup> Avenue South is a brick bungalow constructed c. 1915 (See Figure 1). It is considered to be contributing to the Belmont-Hillsboro National Register Historic District. In 2008, the Commission approved a rear screened porch at this site.

In October 2015, the Historic Zoning Commission approved an application for an outbuilding at this site. The outbuilding has been largely constructed (Figure 2). At the time, the applicant did not apply for a DADU because the primary structure was used as a duplex, and only two residential units are allowed on the lot under the current zoning. The applicant, who is the owner of the house, has converted the house to a single family house and now seeks to convert the outbuilding to a DADU.



Figure 1 (Top). The primary structure at 1921 19<sup>th</sup> Ave S.  
 Figure 2. The outbuilding, which is largely constructed.

**Analysis and Findings:** Application is convert a previously approved outbuilding, already constructed, into a DADU.

The staff has received a copy of the restrictive covenant for the DADU.

Zoning Requirements for DADU: The answer to each of these questions must be “no.”

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

Staff finds that the proposed DADU meets Section 17.16.30.G. of the ordinance.

Site Planning & Setbacks:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	n/a	Yes
<b>Space between principal building and DADU/Garage</b>	20'	16'*
<b>Rear setback</b>	20'	10'***
<b>L side setback**</b>	5'	37'
<b>R side setback**</b>	5'	5'
<b>How is the building accessed?</b>	From the alley or existing curb cut	Alley
<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>	Two-bay	N/A

\* MHZC typically asks for a minimum of twenty feet (20') in between the back of primary structures and their outbuildings. However, this outbuilding was approved

to be just sixteen feet (16') from a rear, one-story extension to the house. Staff and the Commission found the distance in between the two structures to be appropriate because the rear extension is just eleven feet (11') wide, and the outbuilding is over thirty-seven feet (37') from the back of the main wall of the house.

\*\* Base zoning typically requires outbuildings that are larger than seven hundred square feet (700 sq. ft.) be twenty feet (20') from the rear property line. In this case, MHZC approved the outbuilding to have a footprint of eight hundred and sixty-four square feet (864 sq. ft.) and to be ten feet (10') from the rear property line. The Commission determined that the ten foot (10') rear setback was appropriate for this site.

Staff finds that the DADU meets Sections II.B.i.2 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	<b>Existing conditions (height of historic portion of the home to be measured from finished floor)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	25'	25'	23'
<b>Eave Height</b>	11'	1 story 10' or	10'

	<b>Lot is more than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	1,000 sq. ft.	950 sq. ft.	864 sq. ft.

Staff finds that the DADU meets Sections II.B.i.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at the side and rear of the building. Staff finds that the DADU meets Sections II.B.i.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Roof Shape & Elements

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Side Gable	Yes
Primary roof slope	12/12	Yes
Dormer form	Shed	Yes
Dormer Slope	4/12	Yes

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

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires final Review</b>
<b>Foundation</b>	Concrete slab	Natural color	Yes	No
<b>Cladding</b>	Cement-fiber	Smooth with 5" reveal	Yes	No
<b>Roofing</b>	Asphalt shingle	Dark grey	Yes	No
<b>Trim</b>	Cement fiber	Smooth	Yes	No
<b>Driveway</b>	Concrete	Typical	Yes	No
<b>Windows</b>	Central Woodwork Neverot	Central Woodwork Neverot	Yes	No
<b>Pedestrian Door</b>	Typical steel door	Typical steel door	Yes	No
<b>Vehicular Door</b>	Typical steel door	Typical steel door	Yes	No

Staff finds that the DADU's materials meet Section II.B.i.1. of the design guidelines.

**Recommendation Summary:** Staff recommends the Commission confirm the fact that the outbuilding meets the design requirements of a DADU. Staff finds the structure meets Section II.B.i. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines and the DADU section of the Ordinance, 17.16.030. G.

*It is currently the Commission's policy that all DADUs in historic overlays come to the Commission for review so that there is neighborhood notice. Approval does not approve use. Since there are no physical changes necessary for the new use or otherwise proposed, a permit will not be issued.*



# METRO HISTORIC ZONING COMMISSION

Sunnyside at Sevier Park  
3000 Granny White Pike  
Nashville TN 37204  
(615) 862-7970

[histlap1@nashville.gov](mailto:histlap1@nashville.gov)

## HISTORICAL COMMISSION PERMIT - 201500399

Entered on: 08-OCT-2015

Revised 11/30/15 - Side setback increased to 5'

IVR PERMIT TRACKING NUMBER: 2075695

### Site Address

1921 19th Ave S, NASHVILLE, TN 37212  
1921 19TH AVE S  
PT LOTS 54 55 REVISED CHRISTOPHER & KIRKMAN ADDN

Parcel: 10412017200

### Parcel Owner

ALPERT, CARYLL S.

**Purpose:** Construct a new one-and-a-half story detached garage with 3' side setback. The building is not to be used as a DADU.

Conditions: Staff must approve the final details, dimensions and materials of windows, doors, garage doors and roof color prior to purchase and installation.

### CLADDING & TRIM

- All/any trim, railings, vents and associated type elements are to be wood or cement fiberboard. Clad material is not approved. Wood or cement fiberboard shall be a smooth face material void of any simulated wood grain pattern or rough, unfinished appearance. All exposed exterior lumber should be grade number #1 or #2. Lower grade lumber is unsuitable for exterior work.
- 2 x 4 inches wood corner boards are typical on the face of each exposed corner, except for masonry buildings. Lumber to be of an appropriate trim grade (smooth and square). Stud wall lumber is not appropriate.
- 2 x 4 inches wood casing typical at doors and windows, except for masonry buildings. Double and triple windows should have a 4" to 6" mullion between. Lumber to be of an appropriate trim grade (smooth and square). Stud wall lumber is not appropriate.

### WINDOWS & DOORS

- If there are muntins, only factory installed muntins are approved. Self installed snap, clip or glue type muntins on windows are not approved. Interior type muntins on windows are not approved. Windows to be approved by staff prior to installation.
- Windows on clapboard structures shall not have brick-mold.
- Overhead garage door and pedestrian entry doors may be steel with simple panel design. Doors to be approved by staff prior to installation.

### ROOF

- Roof material may match the main structure. If roof material is not to match main structure, then color to be approved by staff prior to installation.

### GENERAL SPECIFICATIONS

- Alterations to be constructed in accordance with attached elevations. Any deviation from the approved plans could result in changes being reversed to reflect the approved drawings. Please note: MHZC staff may have added notes to the submitted drawings.
- All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
- Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate. - Any substitutions or deviation from the approved work requires further review and approval by the MHZC PRIOR to work being undertaken.
- The work items listed are approved in accordance with the adopted design guidelines and are NOT

applicable beyond the unique facts and circumstances of this particular application.

- This permit becomes invalid TWELVE months after issue date. Expired permits must be reissued prior to work being undertaken.

- THIS IS NOT A BUILDING PERMIT. No work can begin without the appropriate review and approval by the Metropolitan Department of Codes Administration: Howard School Building Campus (615) 862-6500.

**Applicant:** LYNN TAYLOR

**Activities to be Completed – call (615) 862-7970:**

SETBACK REQUIRED (Y/N):	YES	10/08/2015
FIELD STAKING:		
FOUNDATION CHECK:		
ROUGH FRAMING INSPECTION:		
ROOFING COLOR APPROVAL PRIOR TO INSTALL:		
WINDOW APPROVAL PRIOR TO INSTALL:		
DOOR APPROVAL PRIOR TO INSTALLATION:		
DORMER LOCATION APPROVED PRIOR TO INSTAL:		
BRICK APPROVAL PRIOR TO INSTALLATION:		
CERTIFICATE OF OCCUPANCY:		

Issue Date: October 22, 2015 Issued By: MELISSA SAJID



15' ALLEY # 921

N 07°12'17" E 75.00'

I.P.S.

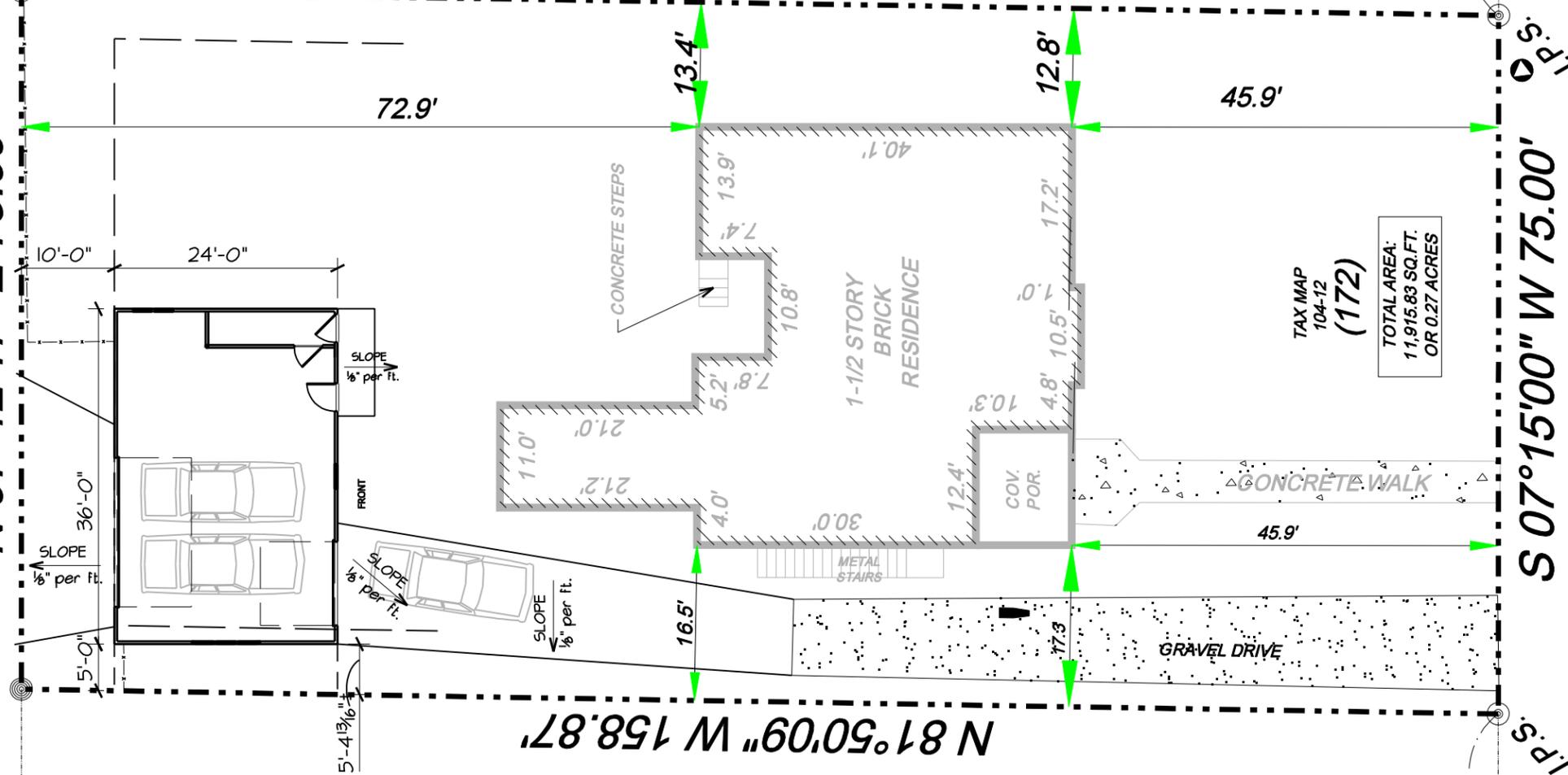
77.08'

TAX MAP 104-12 (173) STEVEN G. NAVYAC INST. # 20020615-0072016 R.O.D.C., TN.

11/30/2015

1921 19th Ave. South Nashville TN 37212

NOT TO BE USED AS A DADU



TAX MAP 104-12 (172)

TOTAL AREA: 11,915.83 SQ.FT. OR 0.27 ACRES

N 81°50'09" W 158.87'

I.P.S.

75.00'

243.5± TO PORTLAND AVE.

S 07°15'00" W 75.00'

77.59'

I.P.S.

19TH

### SITE PLAN

SCALE: 1/16" = 1'-0"

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.

TAX MAP 104-12 (171) JIMMY L. THOMAS, ETUX D.B. 8994 PG. 891 R.O.D.C., TN.

**MHJC NOTES; CALL 862-7970 IF QUESTIONS**

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHJC staff prior to continuing with the project.
3. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
5. Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
6. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). Siding exposure shall have a maximum reveal of five (5) inches.
7. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.

**MHJC INSPECTIONS & FINAL APPROVALS**  
**CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

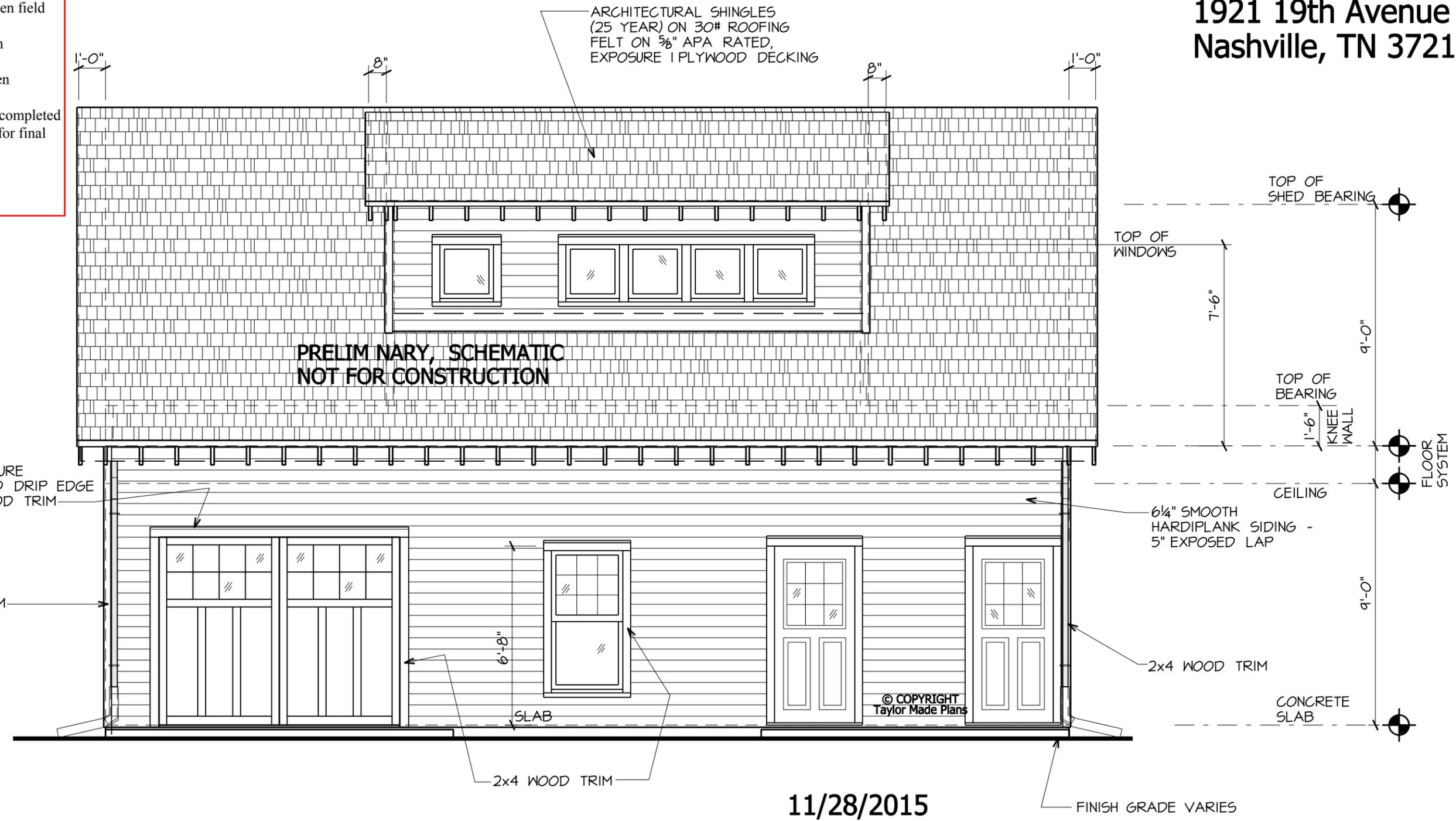
1. Staff must approve the construction progress at the following points:
  - a. After the building footprint has been field staked
  - b. After the foundation wall has been constructed
  - c. After the first floor system has been constructed
  - d. After the rough framing has been completed
2. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color

**MHZC INSPECTIONS & FINAL APPROVALS**  
**CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

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  - Windows and doors
  - Roof color

**NOT TO BE USED AS A DADU**

**11/30/2015**  
 1921 19th Avenue South  
 Nashville, TN 37212



**PRELIMINARY, SCHEMATIC  
 NOT FOR CONSTRUCTION**

11/28/2015

**1**

**FRONT ELEVATION**

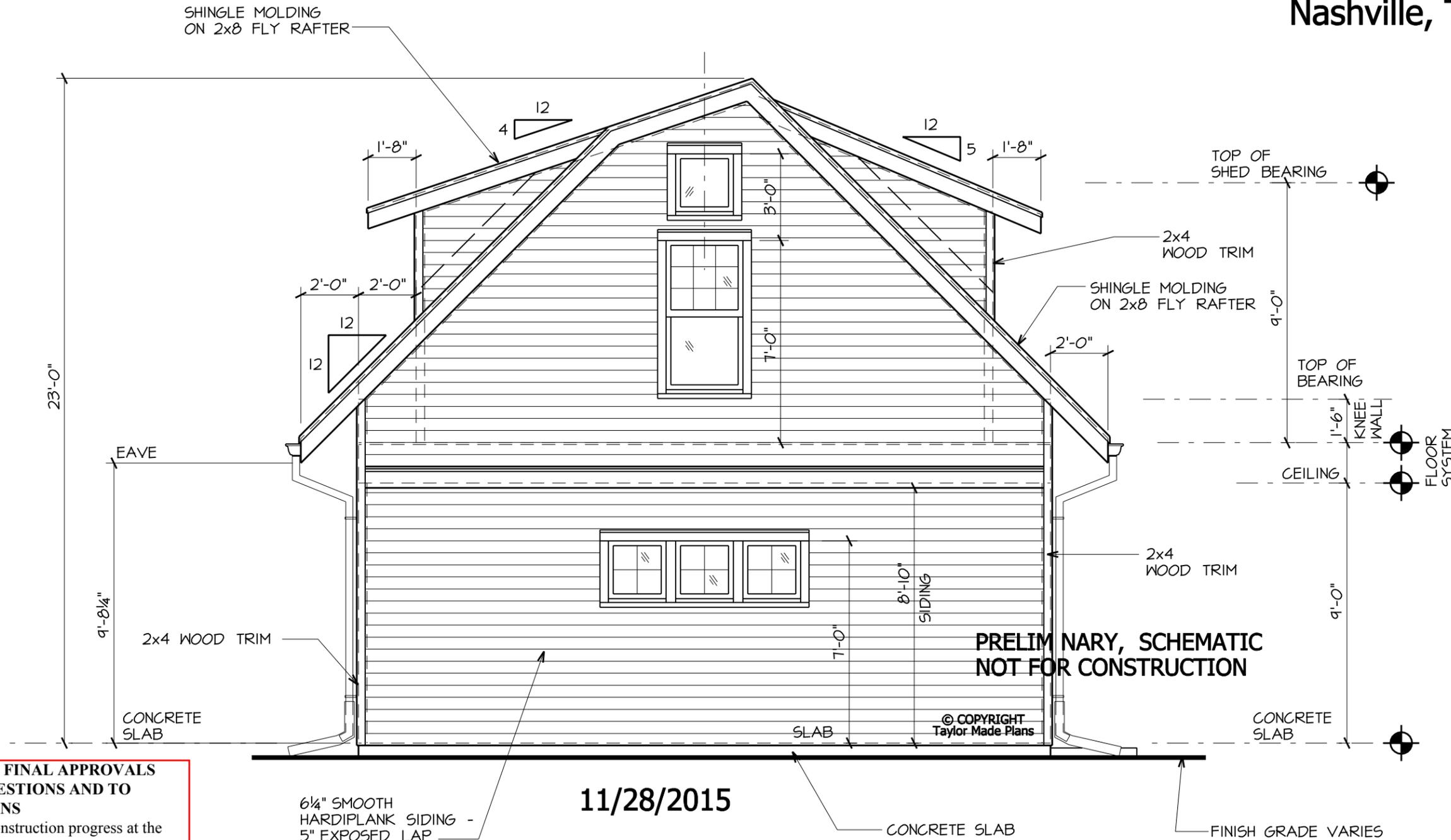
SCALE: 1/4" = 1'-0"

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NOT TO BE USED AS A DADU

# 11/30/2015

1921 19th Avenue South  
Nashville, TN 37212



**TOP TRIM OF DOORS AND WINDOWS:**  
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

**SIDE TRIM OF DOORS AND WINDOWS:**  
2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

**MHZC INSPECTIONS & FINAL APPROVALS CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

1. Staff must approve the construction progress at the following points:
  - a. After the building footprint has been field staked
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2. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color

# 2

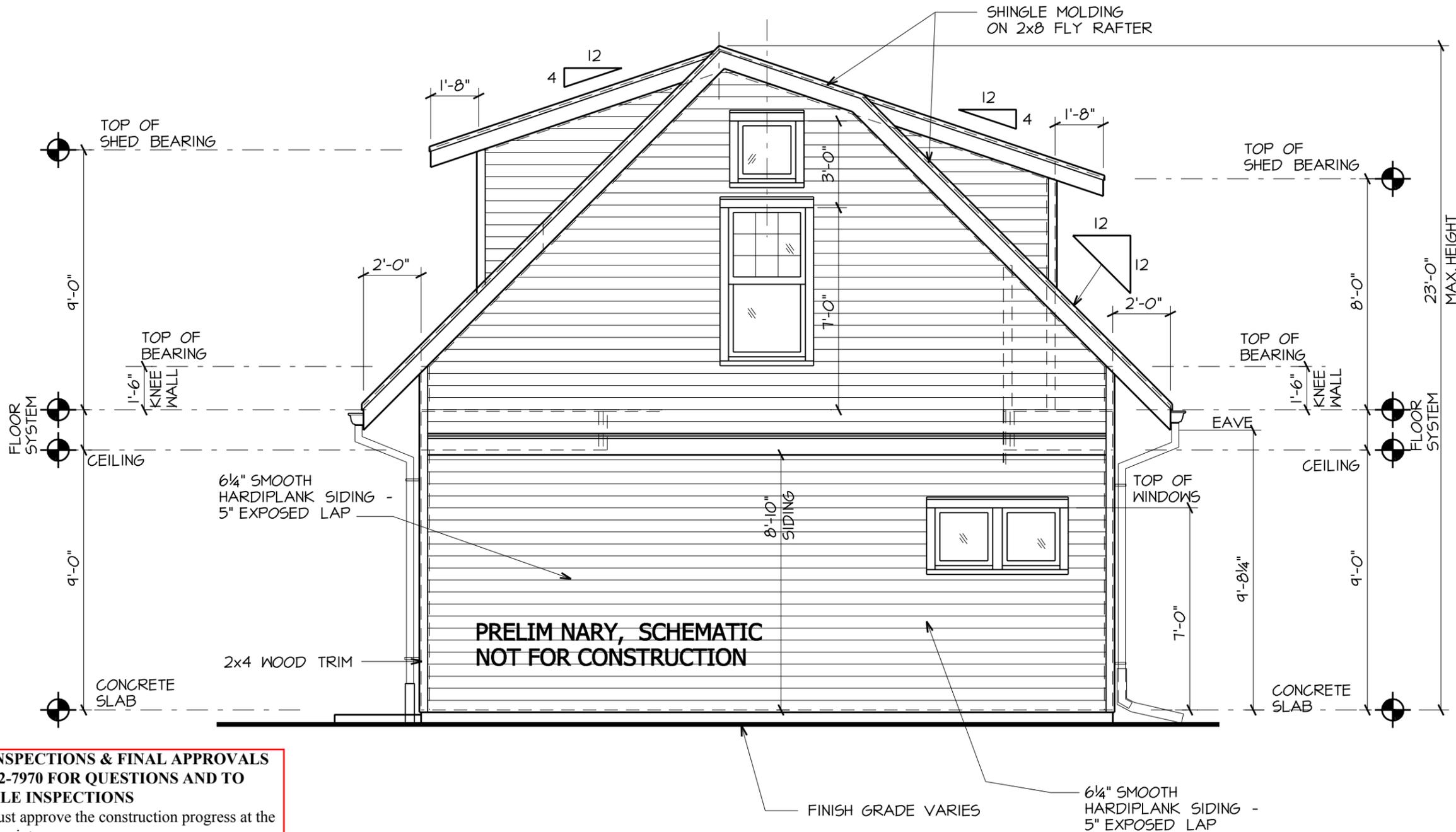
## LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOT TO BE USED AS A DADU

11/30/2015

1921 19th Avenue South  
Nashville, TN 37212



**TOP TRIM OF DOORS AND WINDOWS:**  
SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

**SIDE TRIM OF DOORS AND WINDOWS:**  
2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

**MHJC NOTES; CALL 862-7970 IF QUESTIONS**

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHJC staff prior to continuing with the project.
3. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
5. Four (4) inch (nominal) wood casings are required around doors, windows and vents within clapboard walls. Windows on clapboard structures shall not have brick-mold.
6. For non-masonry buildings, siding and trim shall be wood or smooth-faced, cement-fiberboard (e.g.: Hardiplank). Siding exposure shall have a maximum reveal of five (5) inches.
7. Four inch (nominal) wood corner-boards are required at the face of each exposed corner.

**MHJC INSPECTIONS & FINAL APPROVALS CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

1. Staff must approve the construction progress at the following points:
  - a. After the building footprint has been field staked
  - b. After the foundation wall has been constructed
  - c. After the first floor system has been constructed
  - d. After the rough framing has been completed
2. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color

3

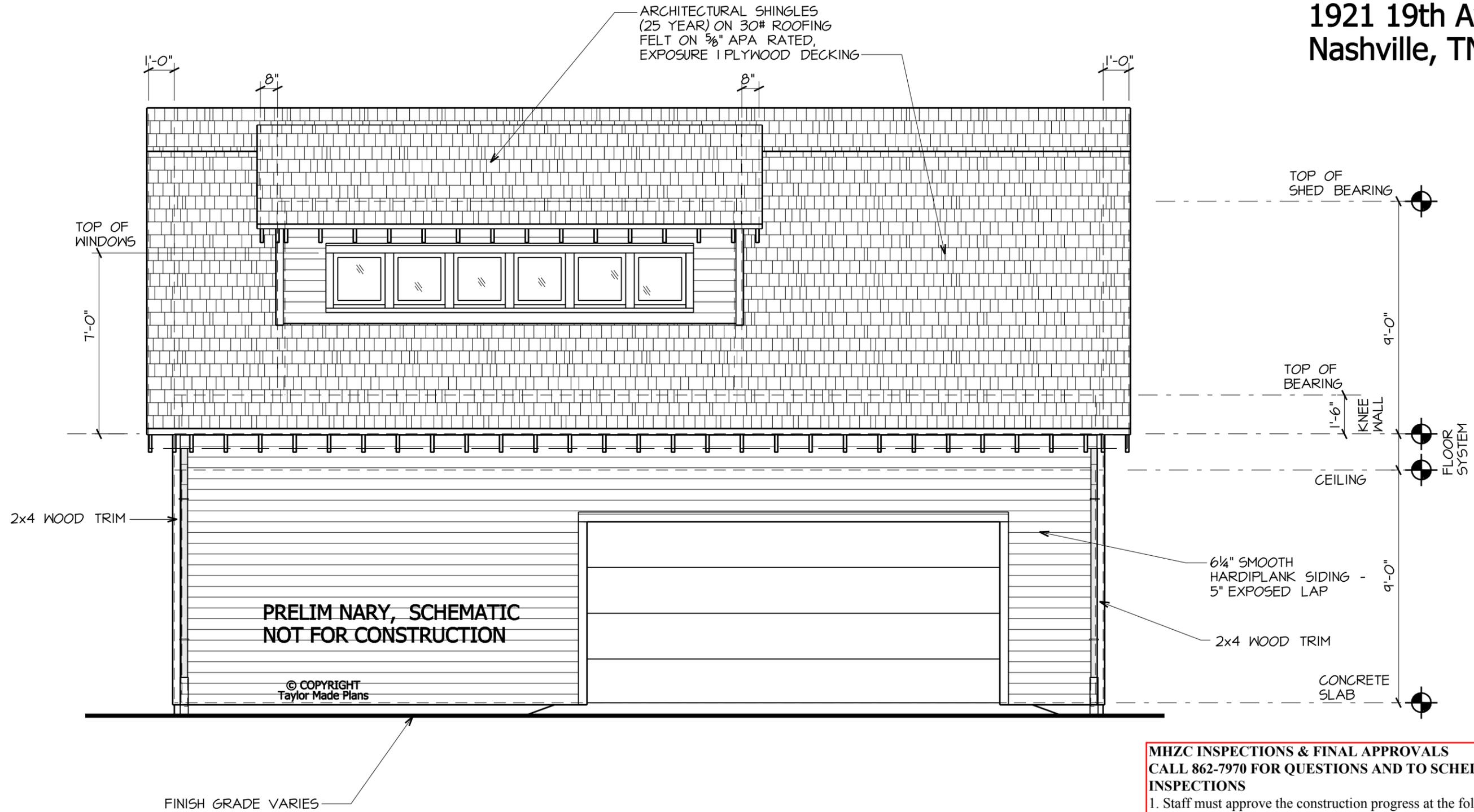
**RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

NOT TO BE USED AS A DADU

11/30/2015

1921 19th Avenue South  
Nashville, TN 37212



4

### REAR ELEVATION

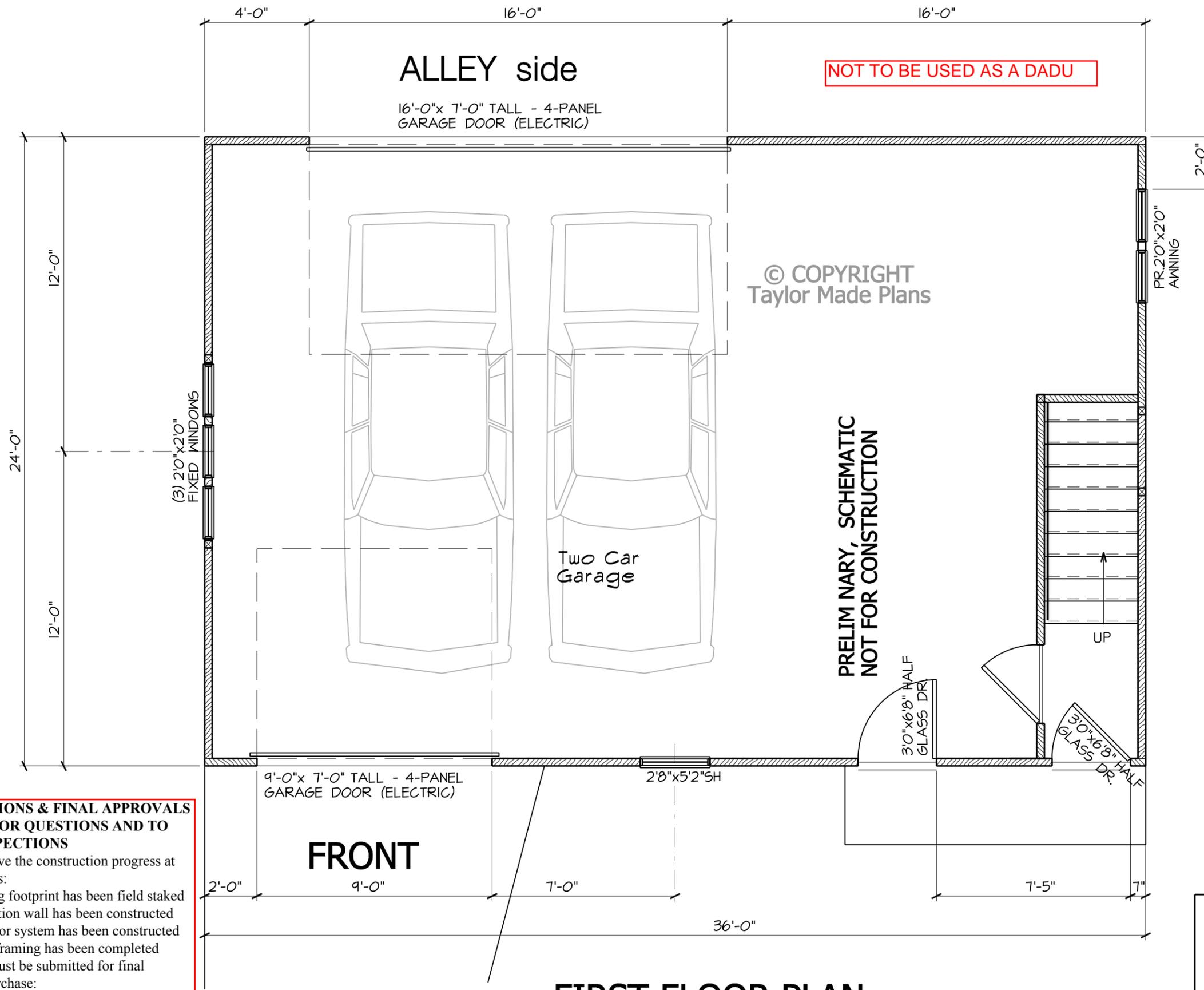
SCALE: 1/4" = 1'-0"

**MHZC INSPECTIONS & FINAL APPROVALS**  
**CALL 862-7970 FOR QUESTIONS AND TO SCHEDULE INSPECTIONS**

- Staff must approve the construction progress at the following points:
  - After the building footprint has been field staked
  - After the foundation wall has been constructed
  - After the first floor system has been constructed
  - After the rough framing has been completed
- The following must be submitted for final approval before purchase:
  - Windows and doors
  - Roof color

# 11/30/2015

1921 19th Avenue South  
Nashville, TN 37212



NOT TO BE USED AS A DADU

**MHZC NOTES; CALL 862-7970 IF QUESTIONS**

1. Structure to be constructed in accordance with attached scaled site plan and elevations. Any deviation from the approved plans could result in **changes being reversed** to reflect the approved drawings.
2. All measurements and relationships of existing conditions and new construction shall be field checked for accuracy with approved plans at the responsibility of the applicant. Inaccuracies or differences should be reported to MHZC staff prior to continuing with the project.
3. Exterior finish materials shall be trim grade (smooth and square). Stud wall lumber or embossed wood grain is not appropriate.
4. Windows shall be single-light or fully simulated, divided light sashes. Muntins are to be factory installed with an exterior muntin, interior muntin and a spacer bar within the double paned-glass. Snap-in or between the glass muntins are never appropriate. Double and triple windows shall have 4" to 6" mullions between.
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  - d. After the rough framing has been completed
2. The following must be submitted for final approval before purchase:
  - a. Windows and doors
  - b. Roof color

SQUARE FOOTAGE	GROSS
NEW GARAGE FOOTPRINT	864 SQ.FT.
DADU - SECOND FLR.	624 SQ.FT.

## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

# 11/30/2015

1921 19th Avenue South  
Nashville, TN 37212

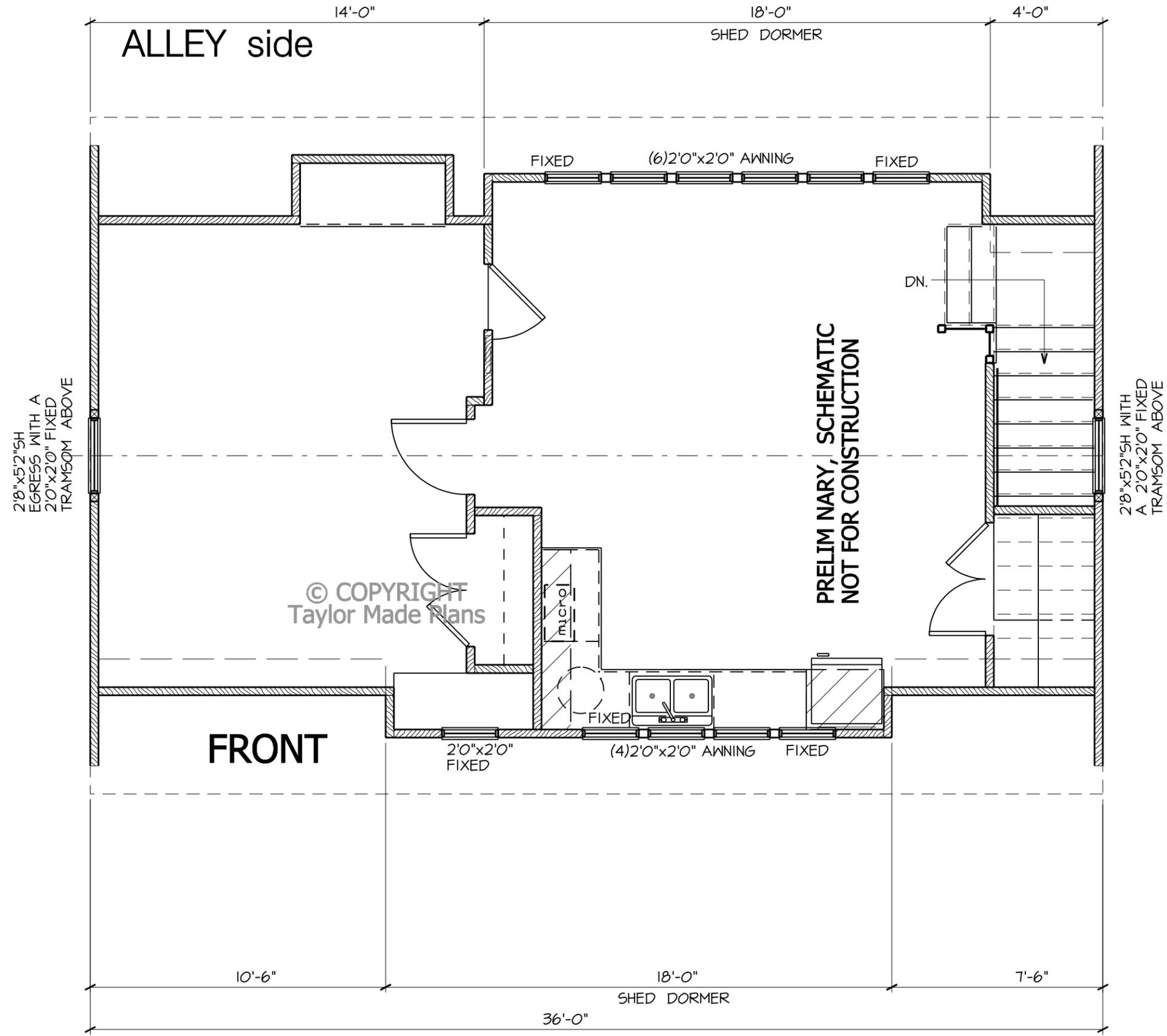
**NOT TO BE USED AS A DADU**

**MHZC INSPECTIONS & FINAL APPROVALS**  
CALL 862-7970 FOR QUESTIONS AND TO  
SCHEDULE INSPECTIONS

1. Staff must approve the construction progress at the following points:
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## SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"