

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
3613 Richland Avenue
Lot 11, Richland Hall Development
June 21, 2017

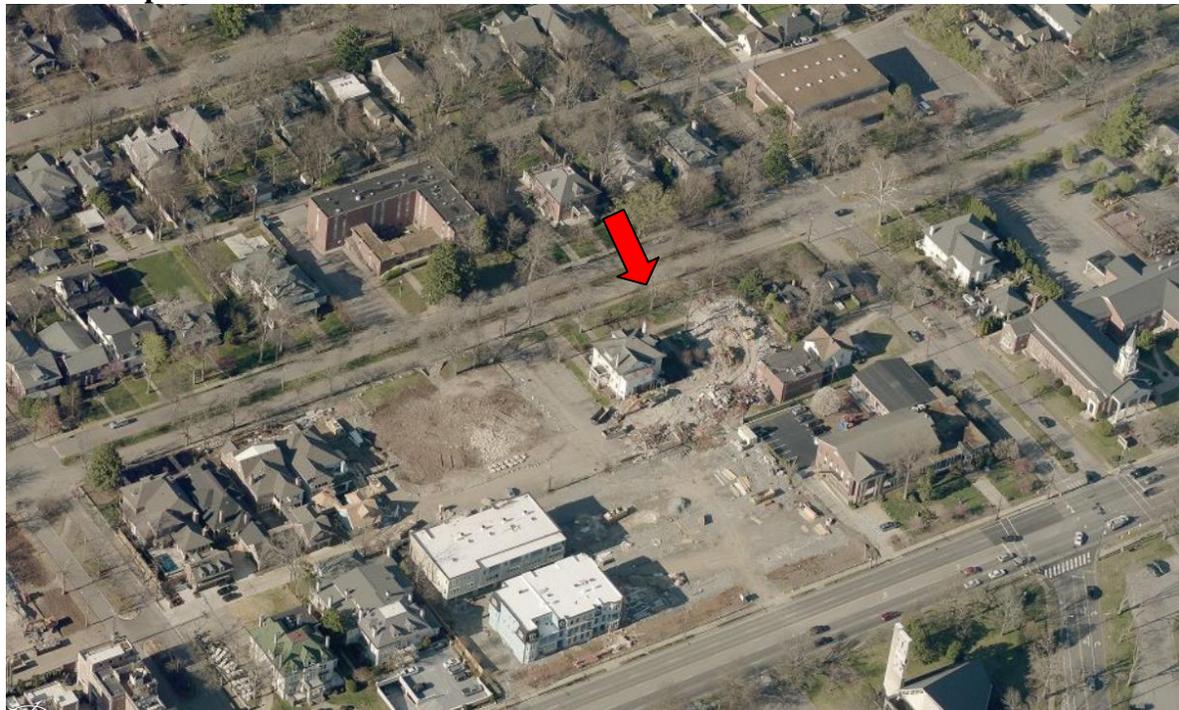
Application: New construction—infill and outbuilding
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: TBD
Applicant: Chad Gore, Mike Ford Builders
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a new single family infill and an outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;2. Staff approve the brick sample prior to purchase and installation;3. Staff approve the stone sample prior to purchase and installation;4. Staff approve the asphalt shingle color and texture;5. Staff approve the materials for the porch floors and stairs; and6. Staff approve all window and door selections prior to purchase and installation. <p>With these conditions, staff finds that the project meets Sections II.B. of the <i>Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Development Site PlanC: Site PlanD: Elevations
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

are not appropriate.

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. 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 for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

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

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

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

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

Background: 3613 Richland Avenue is a currently a vacant lot. It is adjacent to the historic Davidson Hall (Figure 1). Formerly on the site was a non-contributing building that was part of the Welch College (formerly the Free Will Baptist Bible College) campus. The College has moved to a new location and the building has been demolished. In June 2015, the Metro Historic Zoning Commission approved a preliminary site plan for 22 new infill houses on the former campus, all located within the Richland-West Neighborhood Conservation Zoning Overlay (Figure 2). The Commission’s approval was contingent on the applicant returning to the Commission for approval of all infill design and site layout. To date, MHZC has approved infill and outbuildings for Lots 1, 2, 3, 4, 5, and 6 (3657, 3653, 3649, 3641, 3637, and 3633 Richland Avenue, respectively). Several of these houses have been constructed (Figure 3).



Figure 1. Lot at 3613 Richland Avenue

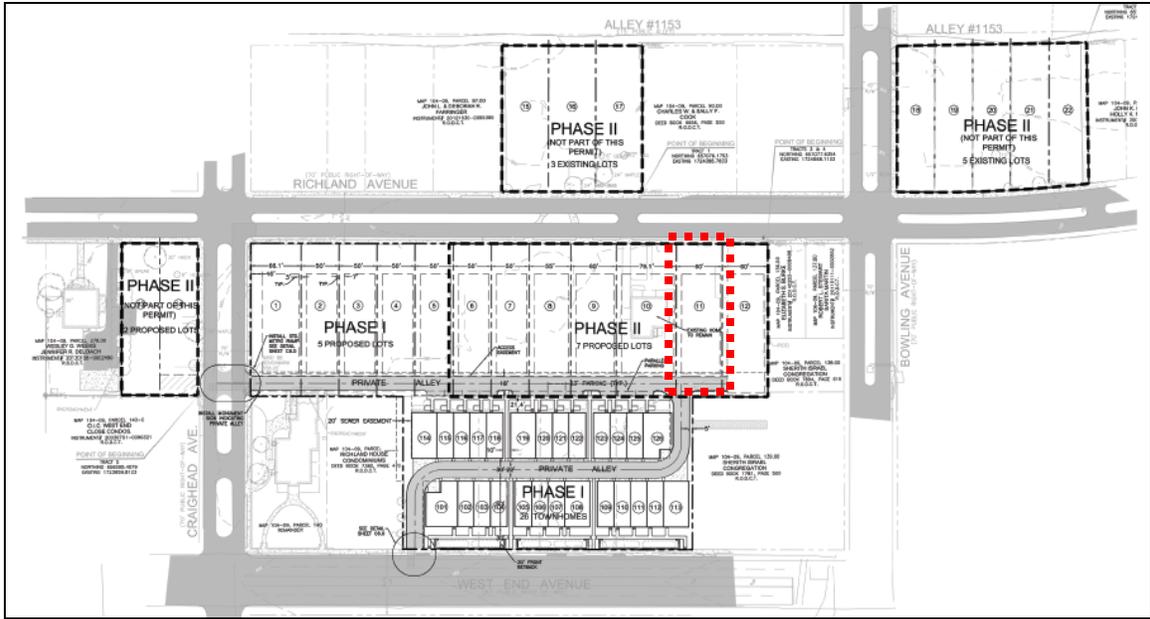


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.

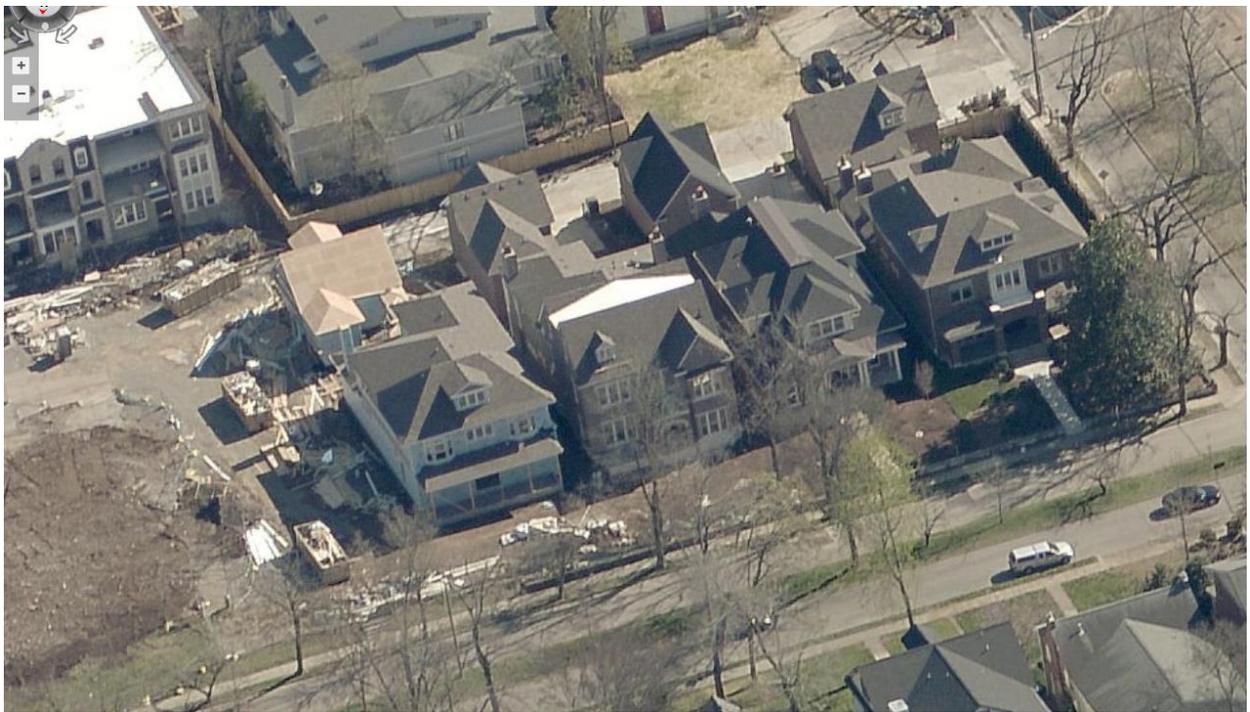


Figure 3: Aerial view of Lots 1 – 4 of the Richland Hall development, approved by MHZC

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

Height & Scale: The proposed infill will be two stories, with a maximum height of thirty-six feet, seven inches (36'7") above the foundation at the front, and approximately

thirty-nine feet (39') above grade. The infill will have an eave height of twenty-five feet (25') above the grade at the front. The foundation height will vary due to grade, but will be between eighteen and twenty-four inches (18"-24") at the front. Staff finds that the proposed height is similar to the heights of historic houses in the immediate vicinity, which range from thirty to forty-four feet (30' – 44'). It is also in keeping with what has been approved in the past for the infill houses in this development.

The house will be forty-five feet (45') wide at the front, and it expands to be forty-seven feet, six inches (47'6") in a one-story bay further back from the front. This lot is sixty feet (60') wide. The proposed width is similar to what was approved on Lot 1, which is sixty-six feet (66') wide and has a width at the front of forty-three, nine inches (43'9") and a maximum width of forty-eight feet (48'). It is also within the range of the widths of the historic houses in the immediate vicinity, which range from thirty-eight to sixty-five feet (38'-65').

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

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. The six infills that MHZC has approved for this development to date have had front setbacks of forty feet (40'). The front setback for this development is proposed to be larger at fifty-three feet (53') in order to better transition from the setback of the historic Davidson Hall immediately to the right, which has a front setback of seventy feet (70'). Staff finds that the proposed front setback meets the design guidelines and the historic context.

The infill will be at least five feet (5') from the left side property line and will be seven feet (7') from the right side property line. It will be over sixty-five feet (65') from the rear property line. Staff finds that the proposed setbacks to be similar to the immediate historic context and to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/ Texture	Approved Previously or Typical of Neighborhood	Requires Final Review
Foundation	Cast Stone	Unknown	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	Fiber cement panel	Smooth	Yes	No
Lintels and Sills	Cast Stone	Unknown	Yes	Yes

Primary Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Wood or cement fiberboard	Smooth	Yes	No
Chimney	Brick	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Porch Roof	Asphalt shingle	Unknown	Yes	Yes
Porch floor (Front and Back)	Unknown	Unknown	Unknown	Yes
Front Porch Columns	Wood	Typical	Yes	No
Rear Porch Columns	Wood	Typical	Yes	No
Front Porch Steps	Cast Stone	Unknown	Yes	Yes
Driveway	Concrete	N/A	Yes	No
Walkway	Concrete	N/A	Yes	No
Fencing	Wood	N/A	Yes	No

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

Roof form: The infill's primary roof form is a hipped roof with a 10/12 pitch. A projecting bay on the front will also have a hipped roof form with a 10/12 pitch. The front dormer will be hipped with a 6/12 pitch; the dormer will be inset four feet (4') from the wall below. The front porch roof will have a 3.5/12 hipped roof, and the one-story bay on the left side will have a 4/12 hipped roof. The rear porch roof will be a 6/12 hip. Staff finds that the proposed roof forms are appropriate for a two-story infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented towards Richland Avenue, which is appropriate. It has a partial width front porch that is eight feet (8') deep. A front walkway will be added from the sidewalk to the front porch. Vehicular access to the street will be via a new private alley created at the rear of the lot. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There is an expanse of twenty feet (20') without a window or door opening on

the left façade, ground floor. Staff finds this expanse to be appropriate because it is located at the midpoint of the house and will not be highly visible. All double and triple window openings have a four to six inch (4"-6") mullion in between them. Staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The driveway at the rear will be concrete, as will the walkway leading to the front porch from the sidewalk. No fencing was indicated on the site plan. The HVAC unit will be located on the right side elevation, about thirty feet (30') back from the front of the house. Staff finds that the infill meets Section II.B.1.i. of the design guidelines.

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

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot		Yes
Space between principal building and DADU/Garage	20'	10'*
Rear setback	20'	30'
L side setback**	5'	5'
R side setback**	5'	16'
How is the building accessed?		From new private alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?		N/A

*The Commission typically requests to see at least twenty feet (20') between the primary structure and the outbuilding. The applicant is proposing just ten feet (10') in between the structures. The Commission has approved a distance of ten feet (10') in between the primary structures and the outbuildings for Lots 1, 2, 3, 4, and 5 of this development. Staff recommends approval of the distance between the infill and the outbuilding for Lot 11. The overall development is creating a new alley at the rear of the lots, which will make the back portion of the lot unavailable for building. Approximately the back thirty feet (30') of the lot is used for the alley. In addition, there is a utility easement in between the alley and the outbuilding. The outbuilding cannot be pushed any further to the rear because of the new alley and the easements on the property. Therefore, staff finds that the distance in between the primary house and the outbuilding to be sufficient.

Massing Planning:

	Infill	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	39'	25'	25'
Eave Height	25'	17'	14'

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

	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	1,000 sq. ft.	≈1735 sq. ft.	925 sq. ft.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gable	Yes
Primary roof slope	10/12	Yes

Elements

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

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Brick to Grade	Unknown	Yes	Yes
Cladding	Brick	Unknown	Yes	Yes
Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Cement fiber or wood	smooth	Yes	No

Driveway	Concrete	N/A	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Vehicular Door	Steel	9080 Clopay Canyon Ridge Ultra-Grain, Style 13	Yes	No

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

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

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. Staff approve the brick sample prior to purchase and installation;
3. Staff approve the stone sample prior to purchase and installation;
4. Staff approve the asphalt shingle color and texture;
5. Staff approve the materials for the porch floors and stairs; and
6. Staff approve all window and door selections prior to purchase and installation.

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

Context Photos:



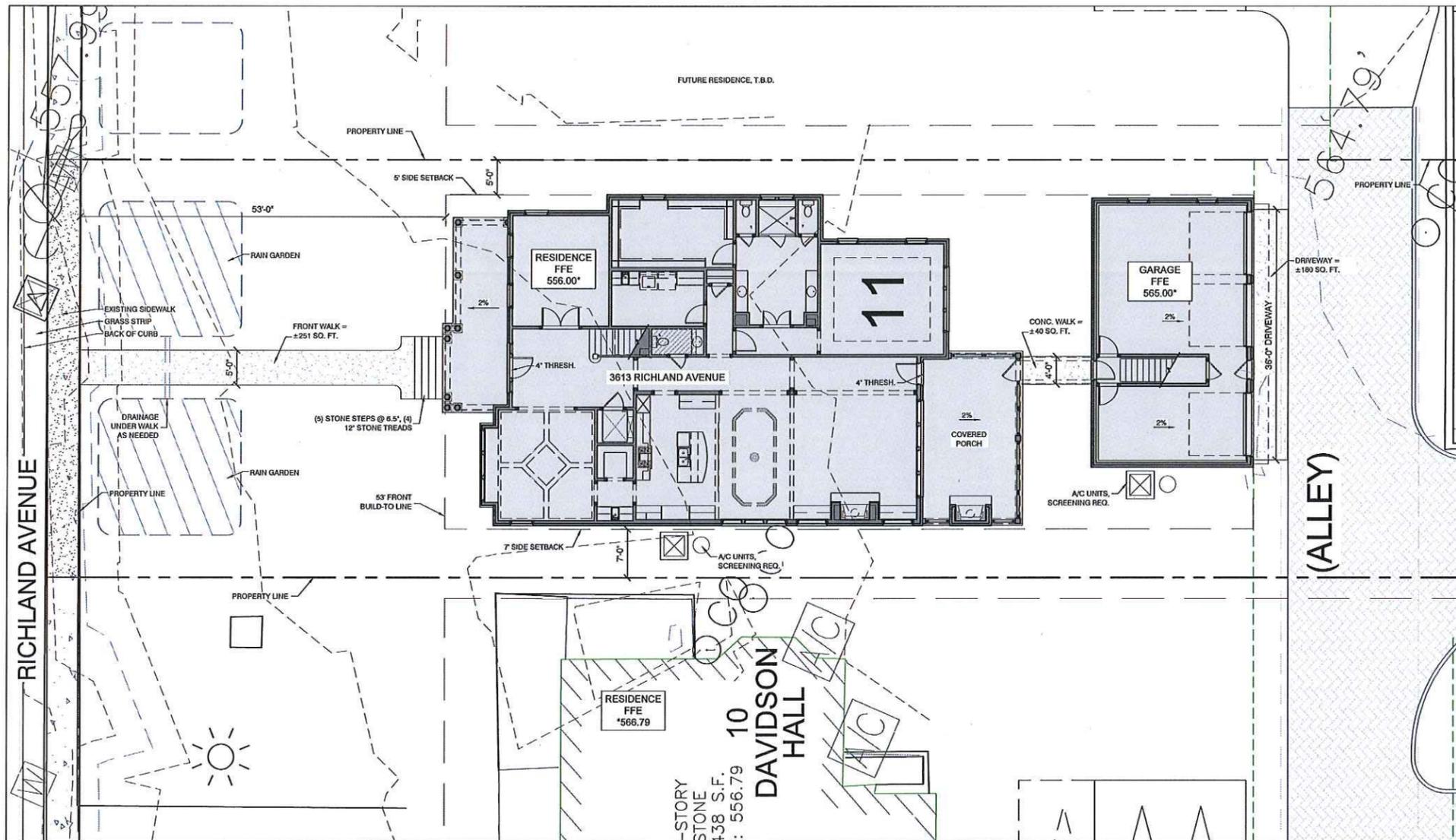
3632 and 3630 Richland Avenue, across the street from the site



3628 Richland Avenue, across the street from the site



3618 Richland Avenue, across the street from the site



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

RICHLAND HALL LOT 011
 SITE PLAN
 LAST CHECKED:
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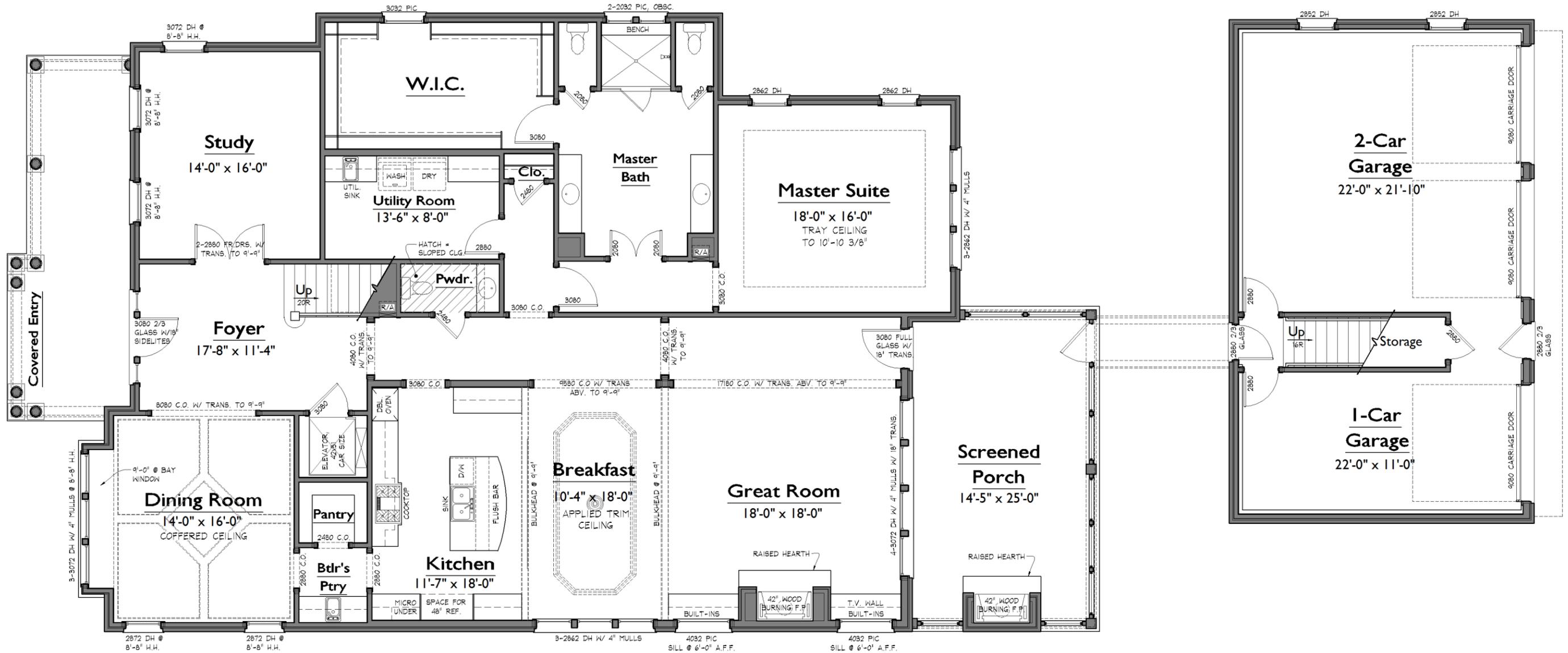
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- NOTES:**
- * Contractors are responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.
 - DO NOT SCALE FROM THIS PLAN.**
 - * Confirm all spot elevations prior to construction.
 - * Builder is responsible for compliance with all applicable codes and ordinances.
 - * Provide proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
 - * Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
 - * This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations.
 - * No runoff calculations have been developed or used to size swales and/or inlets and pipes.

NOTE: COORDINATE FLOOR ELEVATIONS IN FIELD AND VERIFY SUITABILITY

Lot 11 of Richland Hall
 ADDRESS: 3613 Richland Ave
 PARCEL: ###





1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

AREAS			
HEATED LIVING	BASEMENT	0	5418
	FIRST FLOOR	2773	
	SECOND FLOOR	1868	
	EXPANSION ROOM	777	
	TOTAL HEATED LIVING	5418	
UNFIN. LIVING	UNFIN. FIRST FLOOR	0	5666
	UNFIN. SECOND FLOOR	248	
	TOTAL UNFIN. LIVING	248	
MECH./STORAGE	UNFIN. STORAGE	0	7063
	GARAGE	800	
	COVERED ENTRY	241	
	COVERED PORCHES	356	
	TOTAL OTHER	1397	
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RICHLAND HALL - LOT 011
RH011

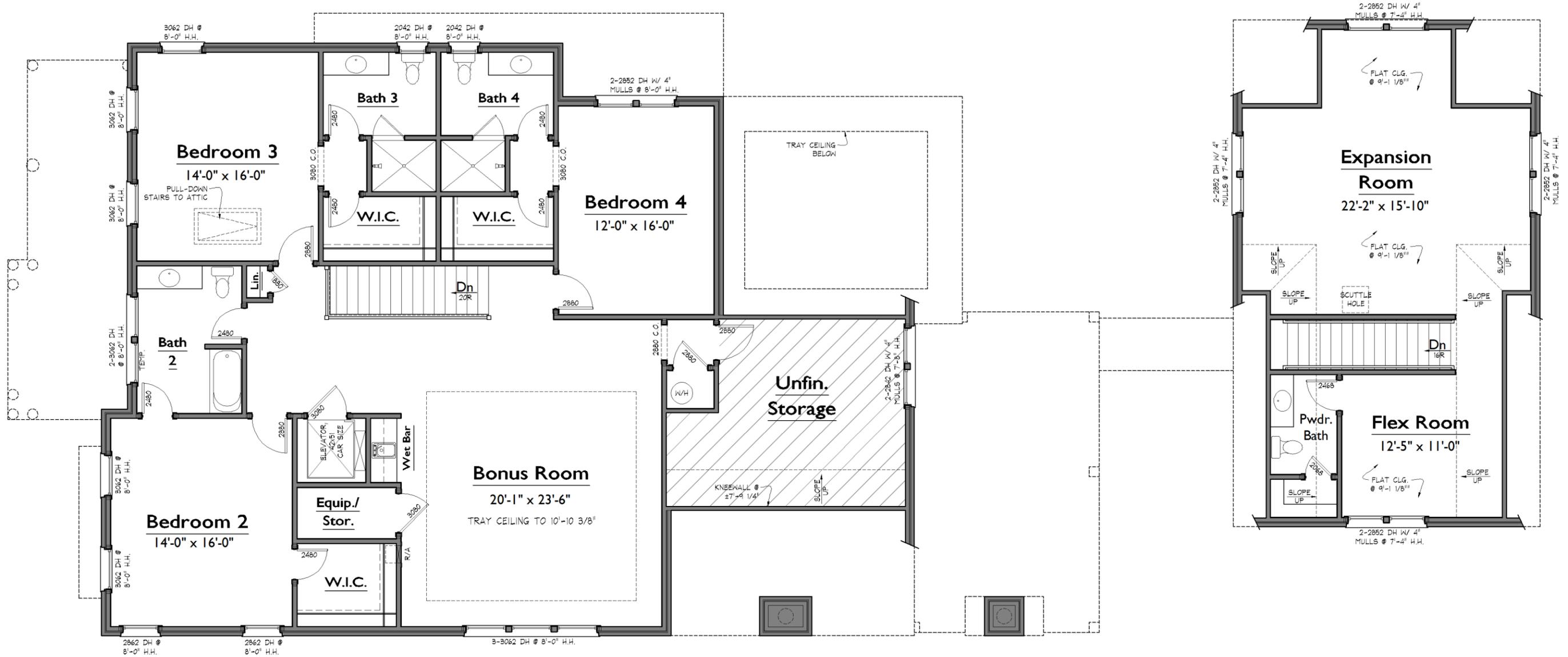
LOWER LEVEL FLOOR PLAN

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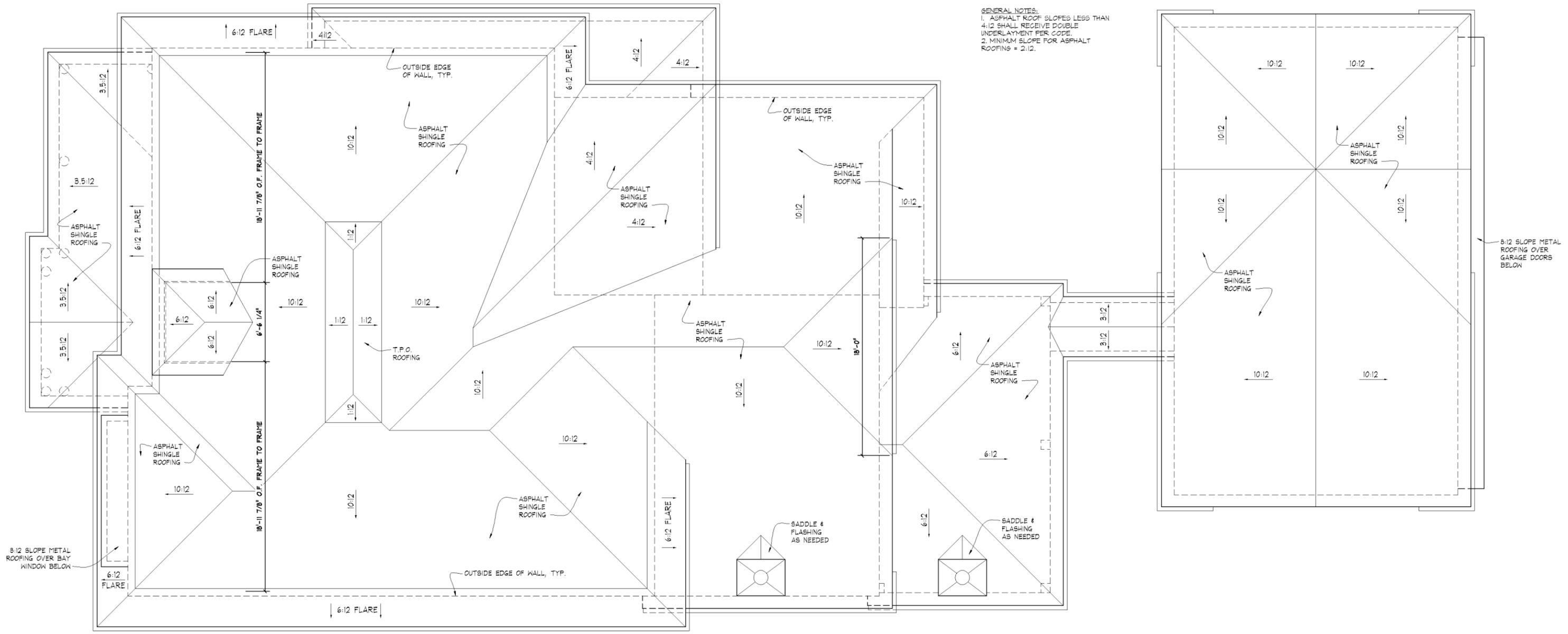
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1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

<h1>RICHLAND HALL - LOT 011</h1> <p>RH011</p>		 <p>FORD CUSTOM CLASSIC HOMES</p> <p>390 MALLORY STATION RD. SUITE 100 FRANKLIN, TN 37067 p. 615.503.9727 f. 615.503.9798</p>
<h2>UPPER LEVEL FLOOR PLAN</h2> <p>S:\Projects\Richland Hall (Welch)\RH011\X-FP02.dwg julie.pogorelc 06/08/17 - 10:47 A</p>		
<p>LAST CHECKED: 06.08.2017 JRP</p>		

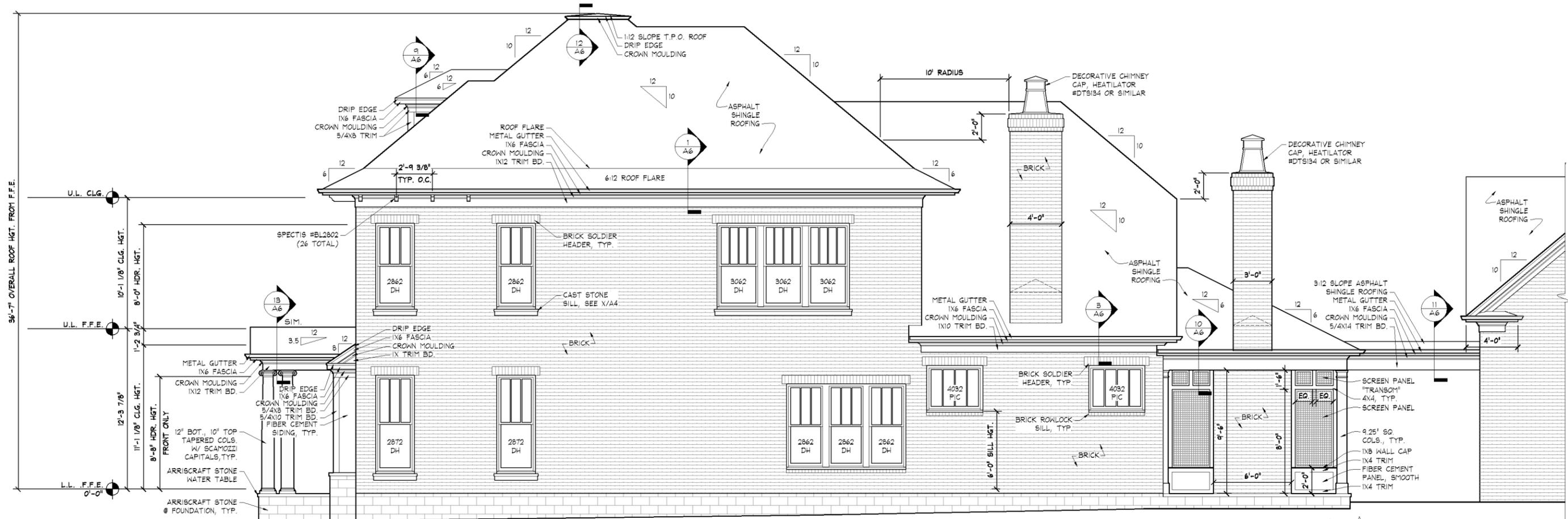


GENERAL NOTES:
 1. ASPHALT ROOF SLOPES LESS THAN 4:12 SHALL RECEIVE DOUBLE UNDERLAYMENT PER CODE.
 2. MINIMUM SLOPE FOR ASPHALT ROOFING = 2:12.

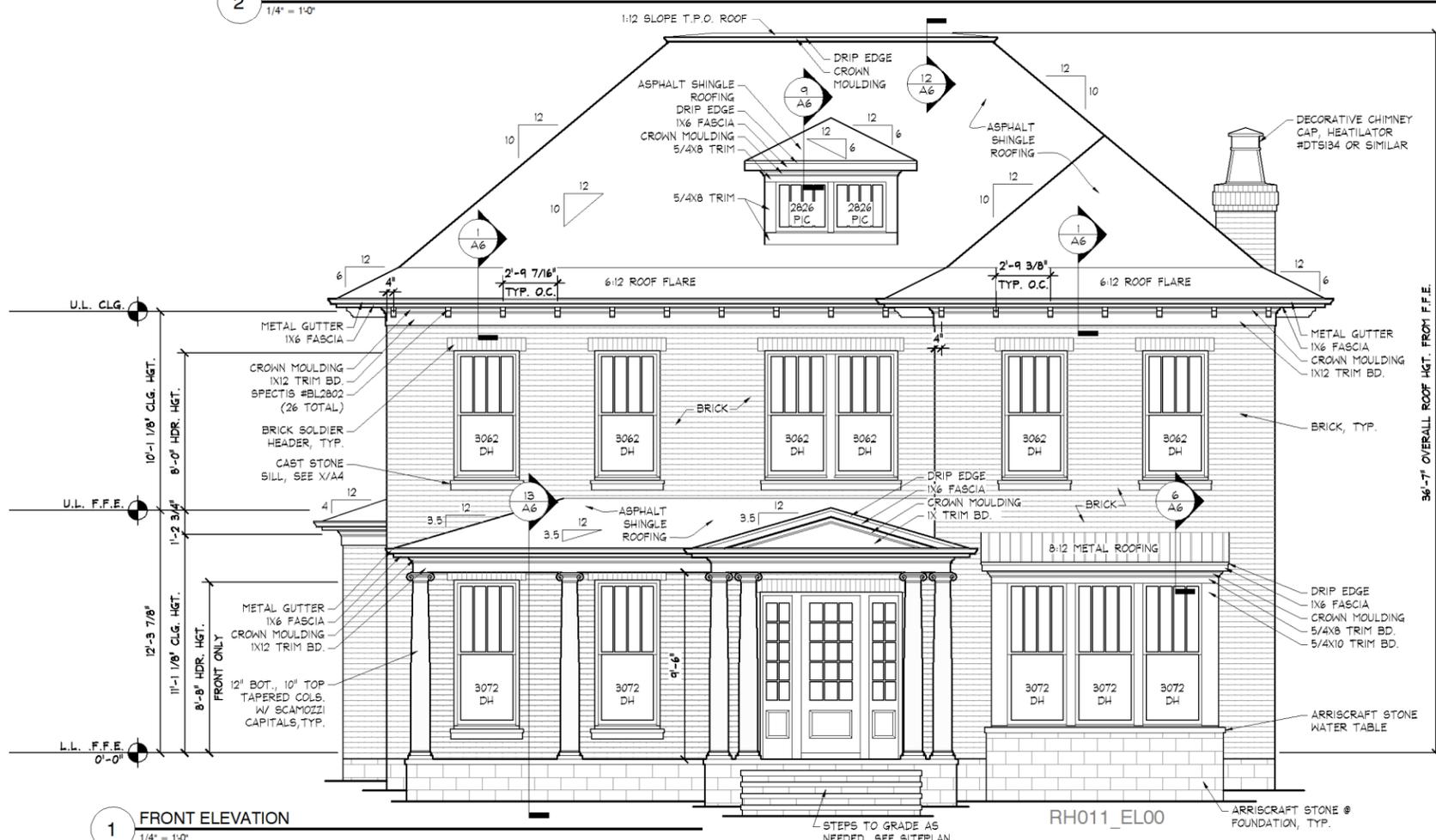
1 ROOF PLAN
 1/8" = 1'-0"

RICHLAND HALL - LOT 011	
RH011	
ROOF PLAN	
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LAST CHECKED: 06.08.2017 JRP	

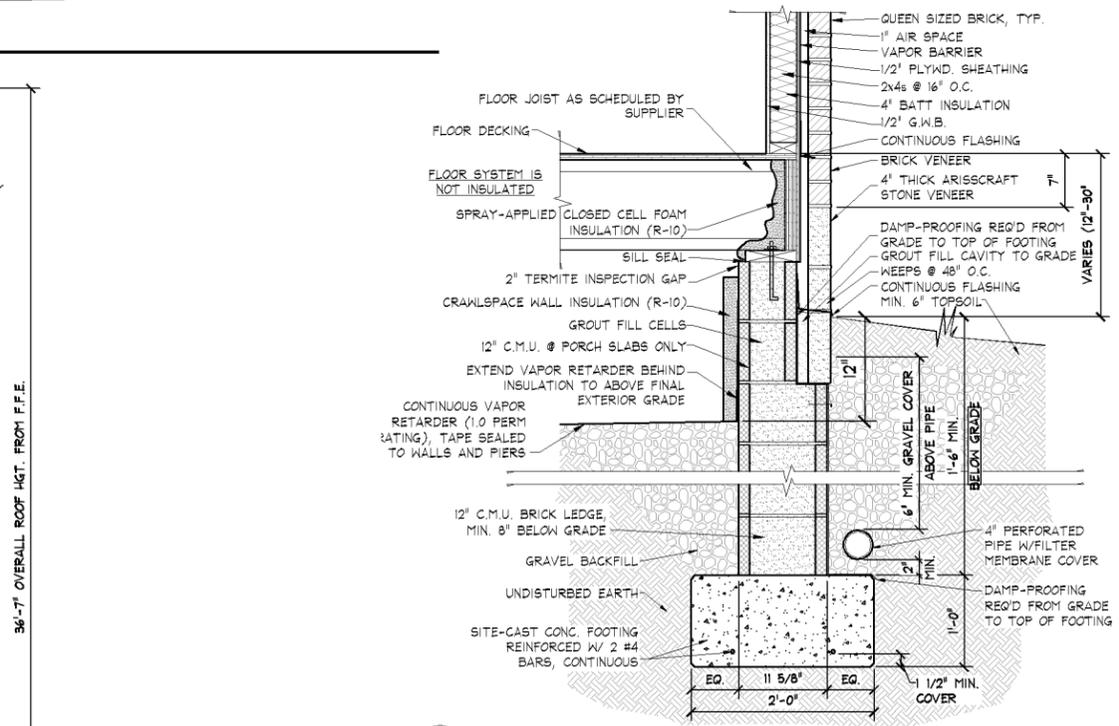
	FORD
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2 RIGHT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



3 TYPICAL CRAWLSPACE DETAIL
1" = 1'-0"

RICHLAND HALL - LOT 011
RH011

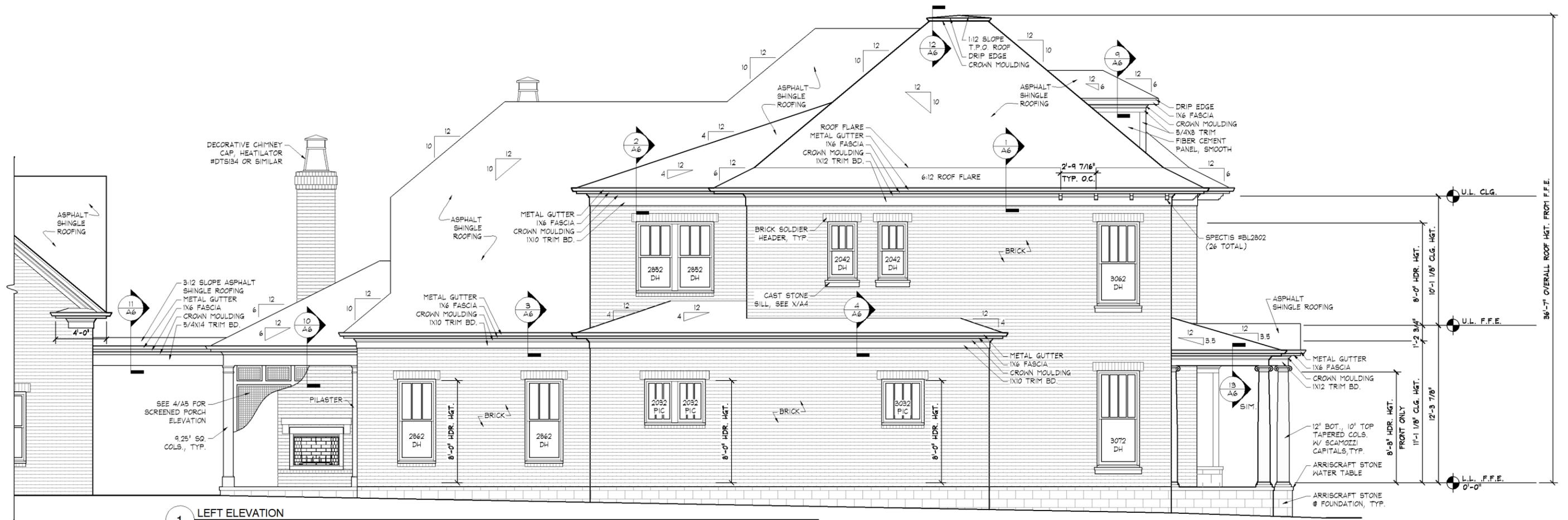
ELEVATIONS

LAST CHECKED:
06.08.2017
JRP

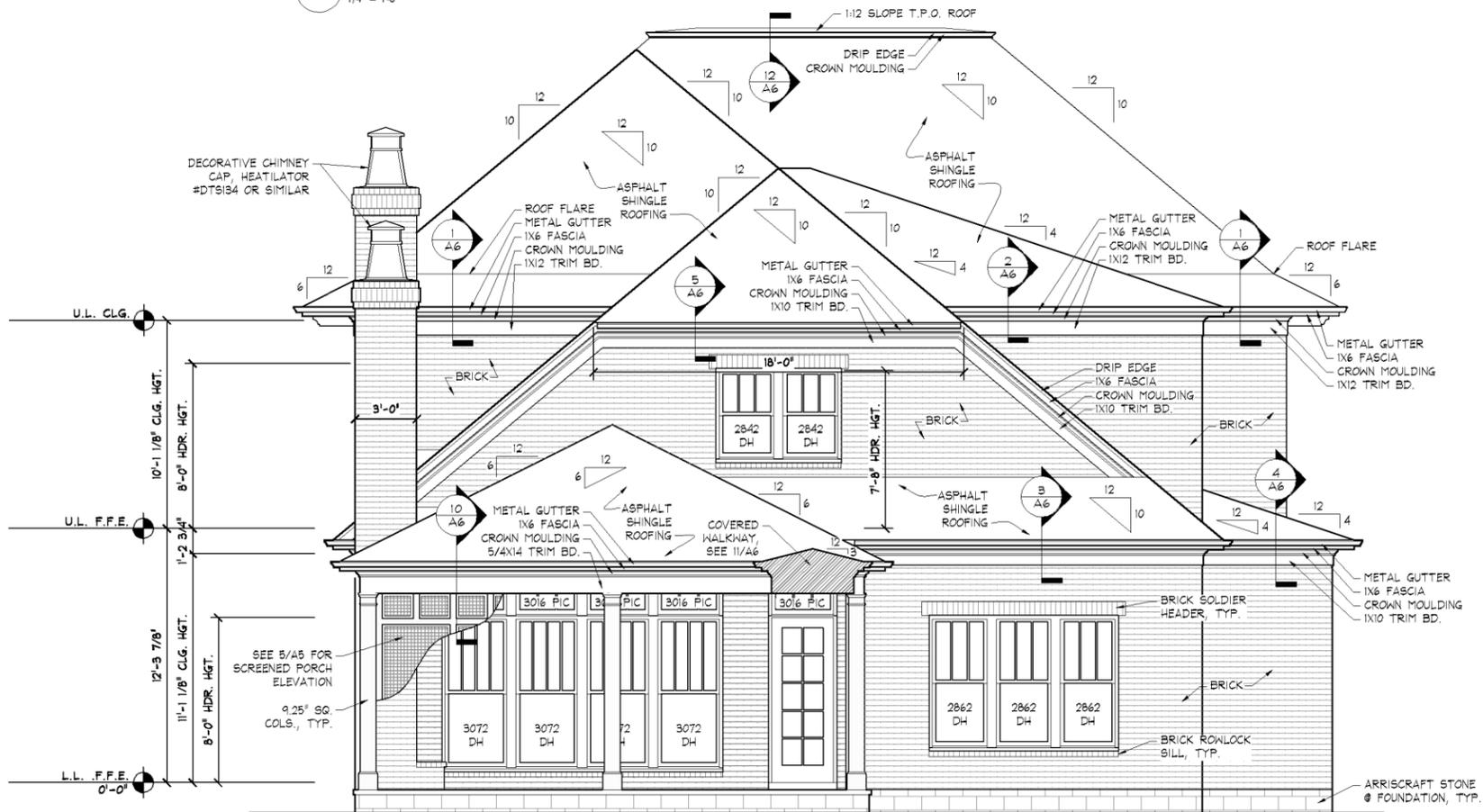
S:\Projects\Richland Hall (Welch)\RH011\X-EL00.dwg julie.pogorelec 06/08/17 - 10:48 A

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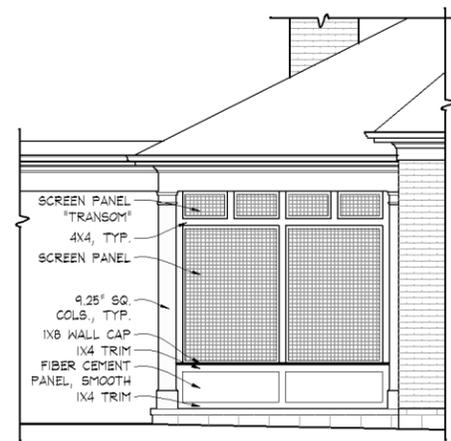
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p. 615.503.9727 f. 615.503.9798



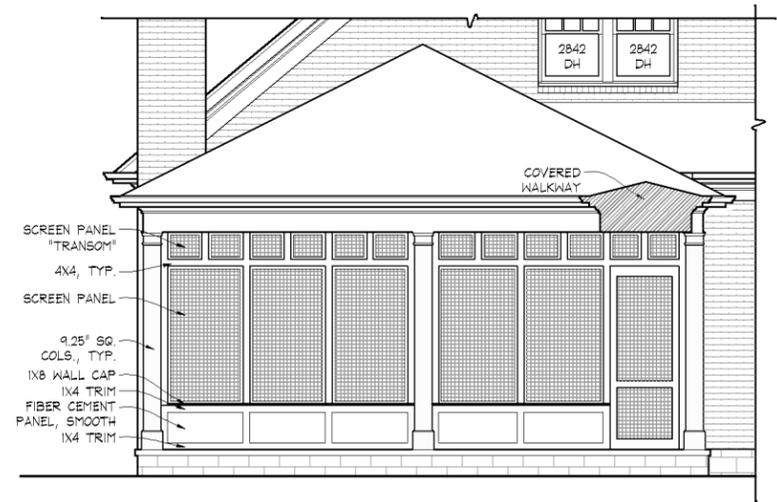
1 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

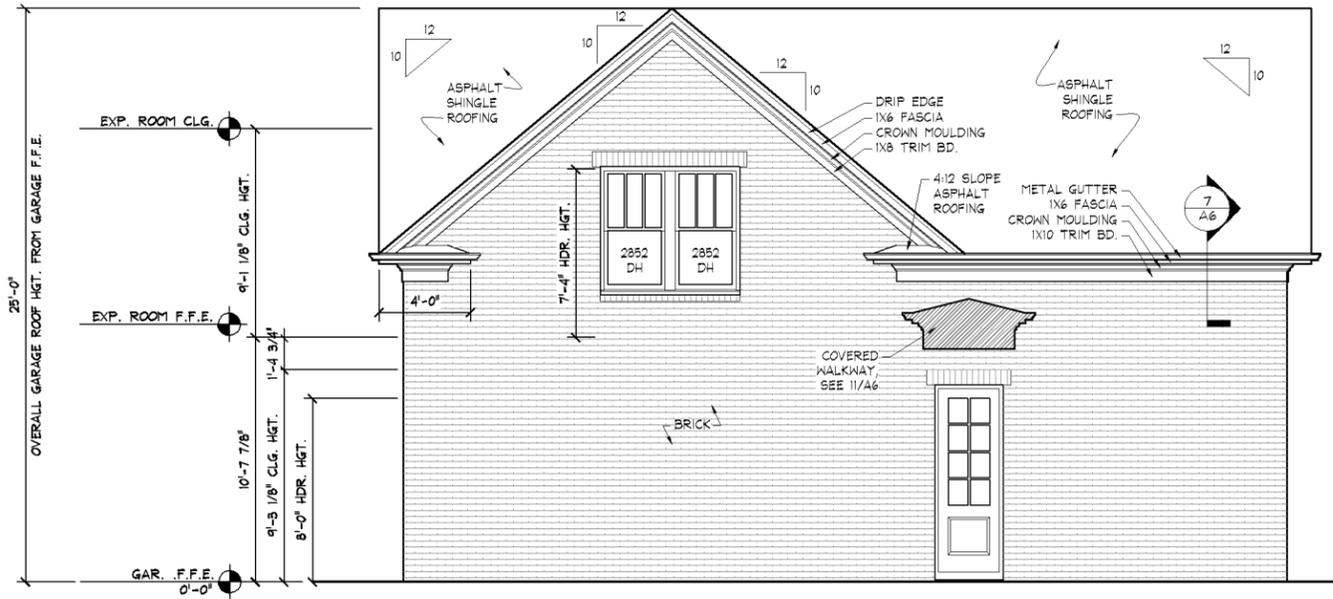


3 SCREEN PORCH SIDE ELEVATION
1/4" = 1'-0"

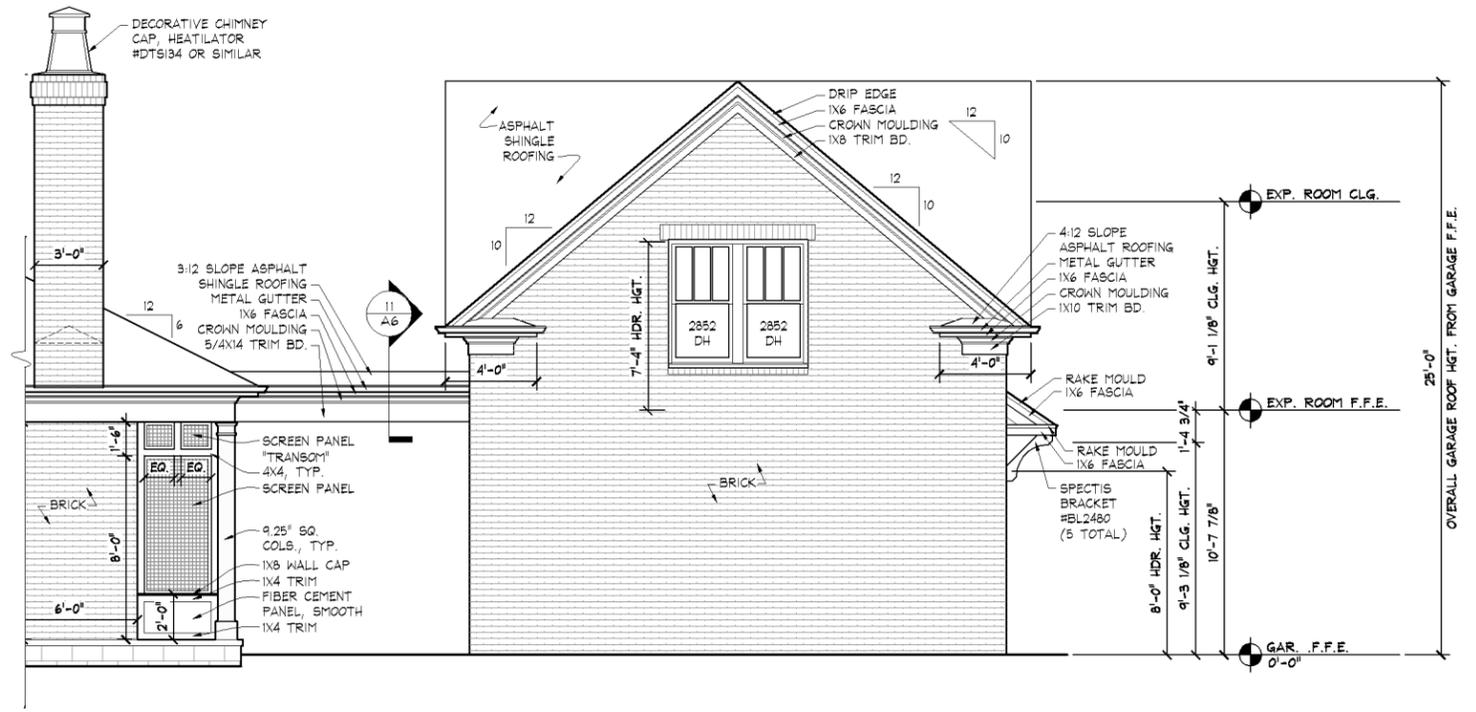


4 SCREEN PORCH REAR ELEVATION
1/4" = 1'-0"

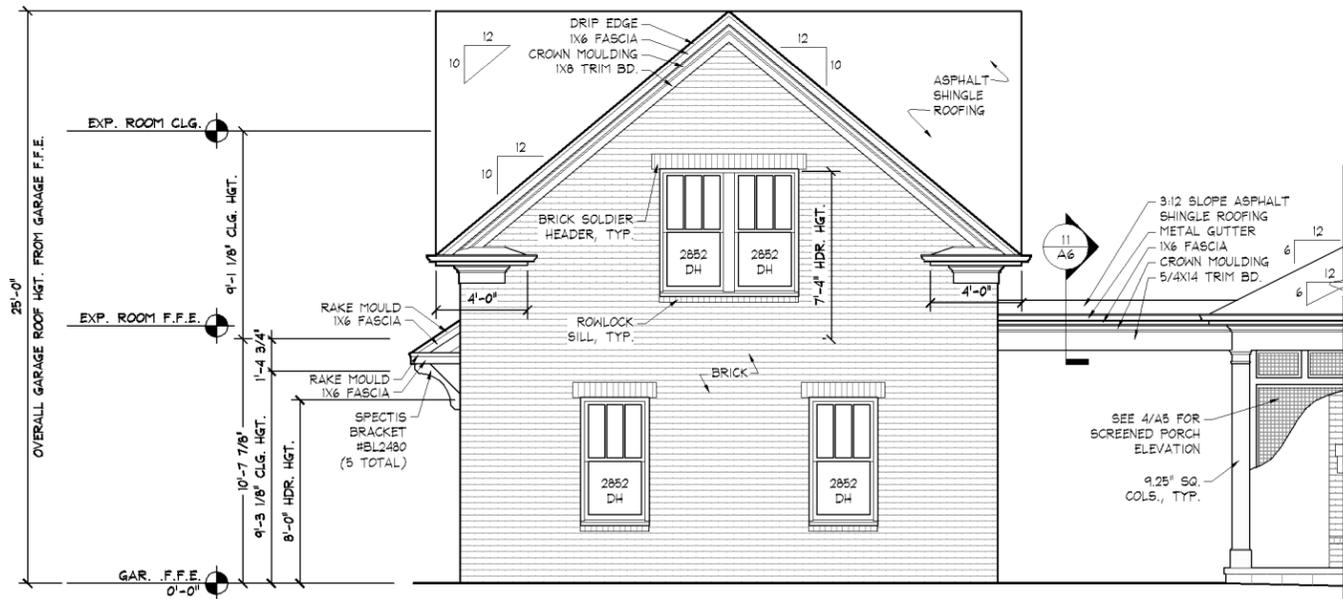
RICHLAND HALL - LOT 011		 FORD CUSTOM CLASSIC HOMES 390 MALLORY STATION RD. SUITE 100 FRANKLIN, TN 37067 p. 615.503.9727 f. 615.503.9798
RH011		
ELEVATIONS		
<small>S:\Projects\Richland Hall (Welch)\RH011\X-EL00.dwg julie.pogorelc 06/08/17 - 10:48 A</small>		LAST CHECKED: 06.08.2017 JRP



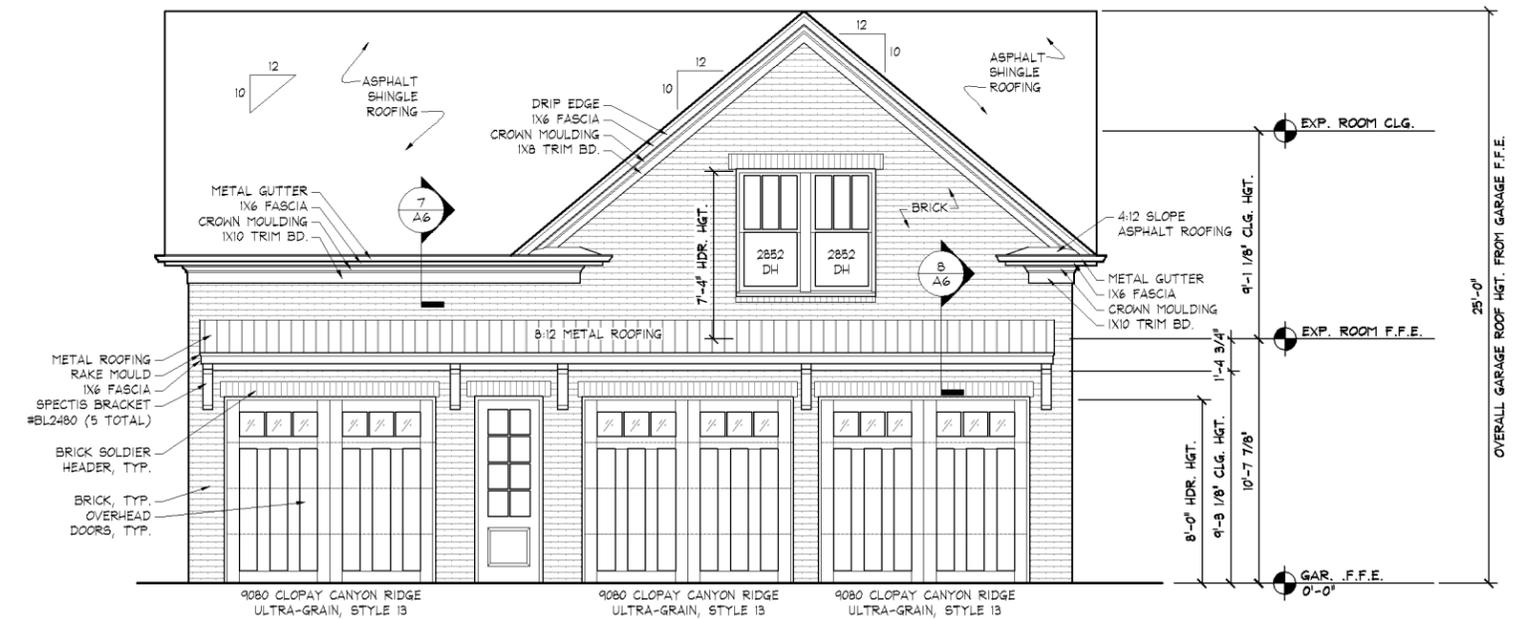
1 GARAGE FRONT ELEVATION
1/4" = 1'-0"



1 GARAGE RIGHT ELEVATION
1/4" = 1'-0"



3 GARAGE LEFT ELEVATION
1/4" = 1'-0"



4 GARAGE REAR ELEVATION
1/4" = 1'-0"

RICHLAND HALL - LOT 011
RH011

GARAGE ELEVATIONS

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