

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1430-B Greenwood Avenue**  
**September 20, 2017**

**Application:** New construction – infill and outbuilding  
**District:** Eastwood Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08302037100  
**Applicant:** Sathan LLC  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> Application for new residence with detached outbuilding.</p> <p><b>Recommendation Summary:</b> Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> <li>1. Lap siding shall have a five inch (5”) reveal;</li> <li>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;</li> <li>3. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;</li> <li>4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and</li> <li>5. Staff approve the roof color and masonry color, dimensions and texture.</li> </ol> <p>Staff finds that the proposed application meets Section II.B for New Construction of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

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

*Appropriate setbacks will be determined based on:*

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

*Appropriate height limitations will be based on:*

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

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

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

#### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually

compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

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

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

*Generally 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.*

#### *Duplexes*

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

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

#### *Multi-unit Developments*

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

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

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

### **g. Proportion and Rhythm of Openings**

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

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

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

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

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

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

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

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

### **h. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings 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.*

**Background:** 1430-B Greenwood Avenue is a vacant lot.



Figure 1. Vacant lot at 1430-B Greenwood Avenue

**Analysis and Findings:** The applicant proposes construction of a new home with a detached outbuilding. The lot is a triangular shape with twelve feet (12') of street frontage opening up to ninety feet (90') of lot width at the rear.

**Height & Scale:** The proposed new construction will be one and one half stories. The height will be approximately twenty-eight feet (28') from grade. The height range of the contributing context is nineteen to twenty-nine feet (19'-29') in height. The foundation height is from approximately one foot to three feet (1'-3') as the lot slopes from left to right. The foundation height of nearby buildings is from one foot to four feet (1'-4'). The eave height is approximately eleven feet (11'). The eave height range of neighboring context is from eight feet to eleven feet (8'-11').

The front section of the house is thirty feet, eight inches wide (30' 8"), with a wider rear section of forty-two feet, eight inches (42' 8"). This area of the district features homes as wide as forty-three feet (43'). The total height is taller than the adjacent buildings, however the new building will be on lower ground than the neighboring home across the alley, and the highest portion will be set back from the street approximately forty feet (40') from the front wall.

The total footprint will be one thousand, seven hundred and fifty-seven square feet (1,757 sq. ft.) Staff finds that the height and width are appropriate in this case.

Staff finds that the height and scale of the proposed infill is compatible with the neighborhood. The project meets section II.B.1.a. and b.





Figure 2. Architect's rendering of proposed infill

**Setback & Rhythm of Spacing:** The new structure has a front setback of sixty-nine feet, four inches (69' 4"). The front setbacks of the adjacent buildings are twenty-eight feet (28') and forty feet (40'). As this lot is so thin at the front, it would be impracticable to maintain the same setback as the neighboring homes. Although the proposed front setback is deeper than the average setback in the immediate context, Staff finds it to be appropriate given the conditions of the lot. The building meets side setbacks of five feet (5') on the right and ten feet (10') on the alley side on the left. The rear of the building will be forty-four feet (44') from the rear property line, more than the required twenty feet (20'). The project meets section II.B.1.c.

**Materials:**

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Brick	Not indicated	Yes	Yes
<b>Cladding</b>	6" cement fiberboard lap siding	Smooth	Yes	Yes *
<b>Secondary Cladding</b>	Fiber-cement shingles	Not indicated	Yes	
<b>Roofing</b>	Asphalt Shingles	Not indicated	Yes	Yes
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	
<b>Front Porch floor/steps</b>	Concrete	Natural Color	Yes	
<b>Front Porch Pedestals</b>	Brick	Not indicated	Yes	Yes
<b>Front Porch</b>	Wood	Not indicated	Yes	

<b>Posts</b>				
<b>Rear porch floor</b>	Wood	Not indicated	Yes	
<b>Rear porch steps</b>	Wood	Not indicated	Yes	
<b>Rear porch railing</b>	Wood	Not indicated	Yes	
<b>Windows</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Main Entrance</b>	Wood ¼-light door	Needs final approval	Yes	Yes
<b>Driveway</b>	Concrete	Not indicated	Unknown	
<b>Walkway</b>	Concrete	Not indicated	Unknown	

The new building is proposed with smooth-faced fiber-cement siding with six inches (6”) reveal. The guidelines allow for a reveal greater than five inches (5”) and up to eight inches (8”) when corners are mitered. However, as the proposed building has corner boards, it is Staff’s recommendation that the siding have no more than a five inch (5”) reveal. The foundation will be brick; Staff asks for approval of the masonry prior to purchase and construction. Details of windows and doors were also not specified; Staff asks to approve the final window and door selections prior to purchase and installation. With the staff’s final approval of the roofing color, masonry, windows and doors, the application meets section II.B.1.d for materials.

Roof form: The proposed building roof is a side-gabled form. The front section has a front-facing gable. The roof pitches are 8/12 or 12/12. Shed dormers on the front and rear roofs are 6/12 and 4/12 respectively. Staff finds that the roof form of the project is compatible with the context, and meets section II.B.1.e.

Orientation: The front porch is set back from the street more than the neighboring homes (see section on Setback & Rhythm of Spacing). The porch addresses Greenwood Avenue with a walkway leading to the street. The porch is nine feet deep (9’). Vehicular access will be from the alley. Staff finds that the project’s orientation is consistent with surrounding historic buildings and the project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows are approximately twice as tall as they are wide, meeting the historic proportion of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings meets Section II.B.1.g.

Appurtenances & Utilities: The location of HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1. i.

Outbuildings:

Site Planning & Setbacks: It will be at the rear of the lot, with a rear setback of ten feet, two inches (10' 2") and side setbacks of three feet, two inches (3' 2") and fifty feet (50') from the right and left sides, respectively. It will be separated from the house by thirteen feet, ten inches (13' 10"). Normally the Commission has required a separation of at least twenty feet (20') between the buildings; in this case, Staff finds the lesser separation appropriate due to the unusual lot size and shape.

	<b>Minimum</b>	<b>Proposed</b>
<b>Rear Setback</b>	10'	10' 2"
<b>Right Side Setback</b>	3'	3' 2"
<b>Left Side Setback</b>	3'	50'
<b>Distance between principal building &amp; outbuilding</b>	20'	13' 10"

Staff finds that the proposed location meets Section II.B.h.2.

Scale: The proposed outbuilding will be one-story and have a footprint of five hundred and twenty-eight feet (528 sq. ft.). The ridge height reaches a maximum of seventeen feet (17'). The eave height will be ten feet (10'). These heights are subordinate to the corresponding heights of the house which are twenty-eight feet (28') and eleven feet (11') respectively.

Massing Planning:

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25'	28'	17'
Eave Height	10'	11'	10'

Staff finds that the proposed new outbuilding will meet Section II.B.h.1 for height and scale.

Roof Shape & Elements:

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Gable	Yes
Primary roof slope	6/12	Yes

Staff finds that the proposed outbuilding meets Section II.b.h.1 for the roof shape and elements.

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 block	Natural color	Yes	No
<b>Cladding</b>	Fiber cement	Smooth with 6” reveal	Yes	Yes *
<b>Roofing</b>	Architectural Asphalt shingle	Unknown	Yes	Yes
<b>Trim</b>	Wood	Smooth	Yes	No
<b>Windows</b>	Not indicated	Unknown	Unknown	Yes
<b>Pedestrian Door</b>	Not indicated	Unknown	Unknown	Yes
<b>Garage Door</b>	Not indicated	Unknown	Unknown	Yes

As with the house, the fiber cement siding is proposed with six inches (6”) reveal. Staff recommends the reveal be no greater than five inches (5”) in accordance with Section II.B.1.d for materials. Staff recommends approval of windows, doors and roofing color of the outbuilding. With the condition of approval of these materials, the project meets section II.B.1.h for outbuildings.

**Recommendation:**

Staff recommends approval with the conditions:

1. Lap siding shall have a five inch (5”) reveal;
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. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and,
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house; and
5. Staff approve the roof color and masonry color, dimensions and texture.

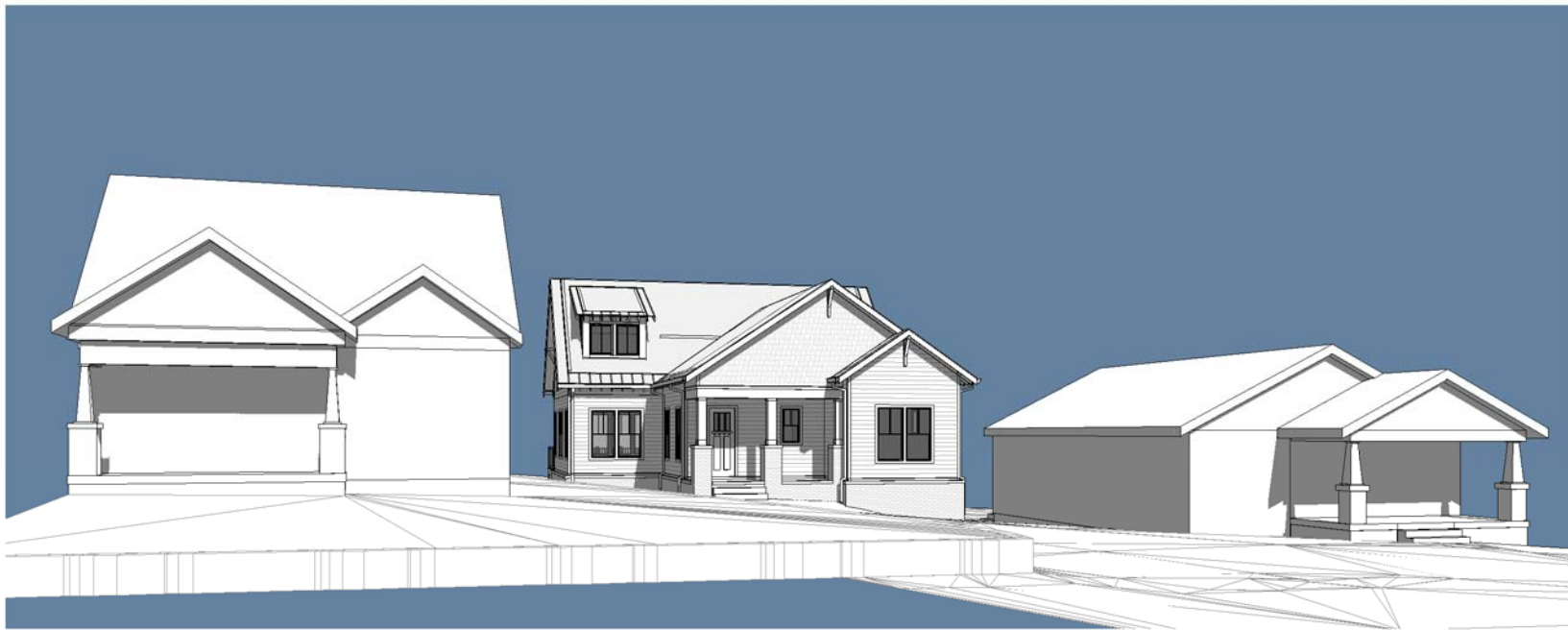
Staff finds that the proposed application meets Section II.B for New Construction of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.



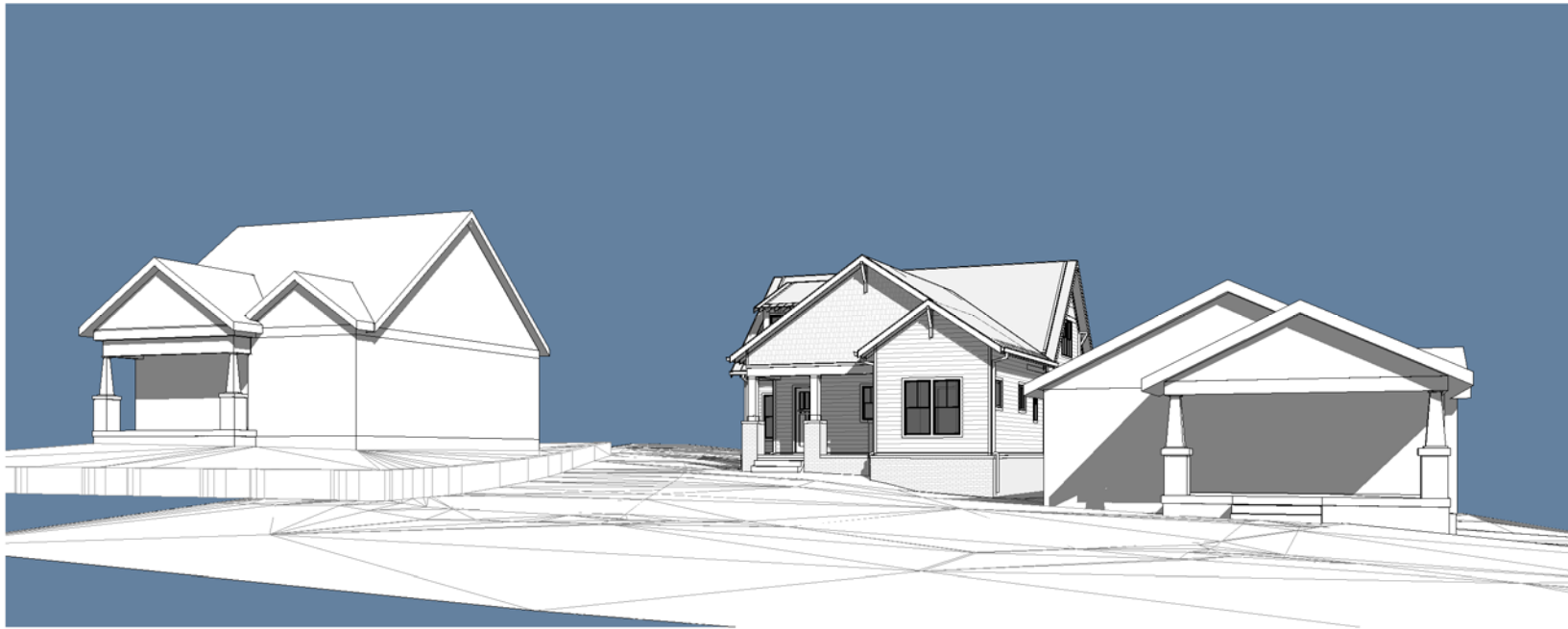




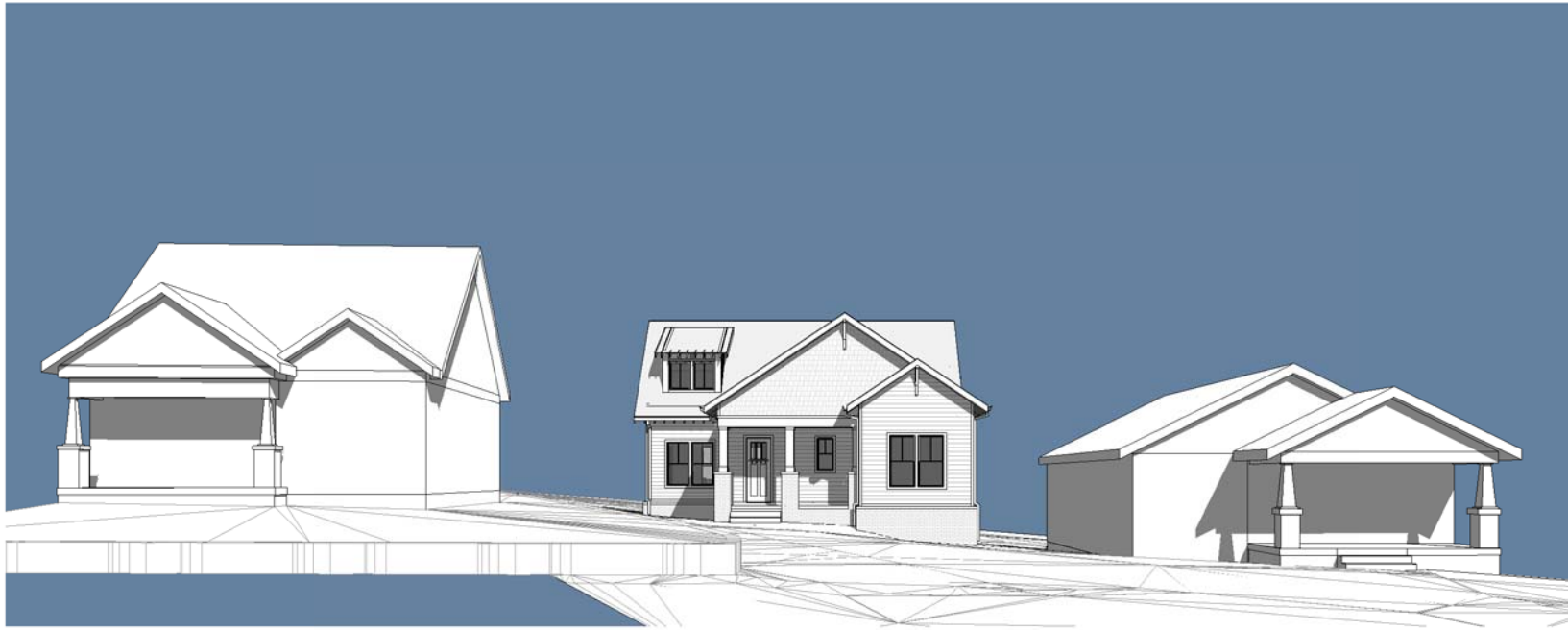
2 3D VIEW - FRONT LEFT



1 3D VIEW - FRONT RIGHT



3 3D VIEW - FRONT



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Designed For:  
**NORTH BY NORTHEAST DEVELOPMENT**

**1430B GREENWOOD AVE**  
 CUSTOM SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE
1	REVISION 1	9.8.2017

Project Phase:  
**HISTORIC SUBMITTAL SET**

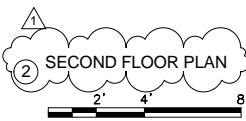
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 Date: **8.30.2017**

**3D VIEWS**

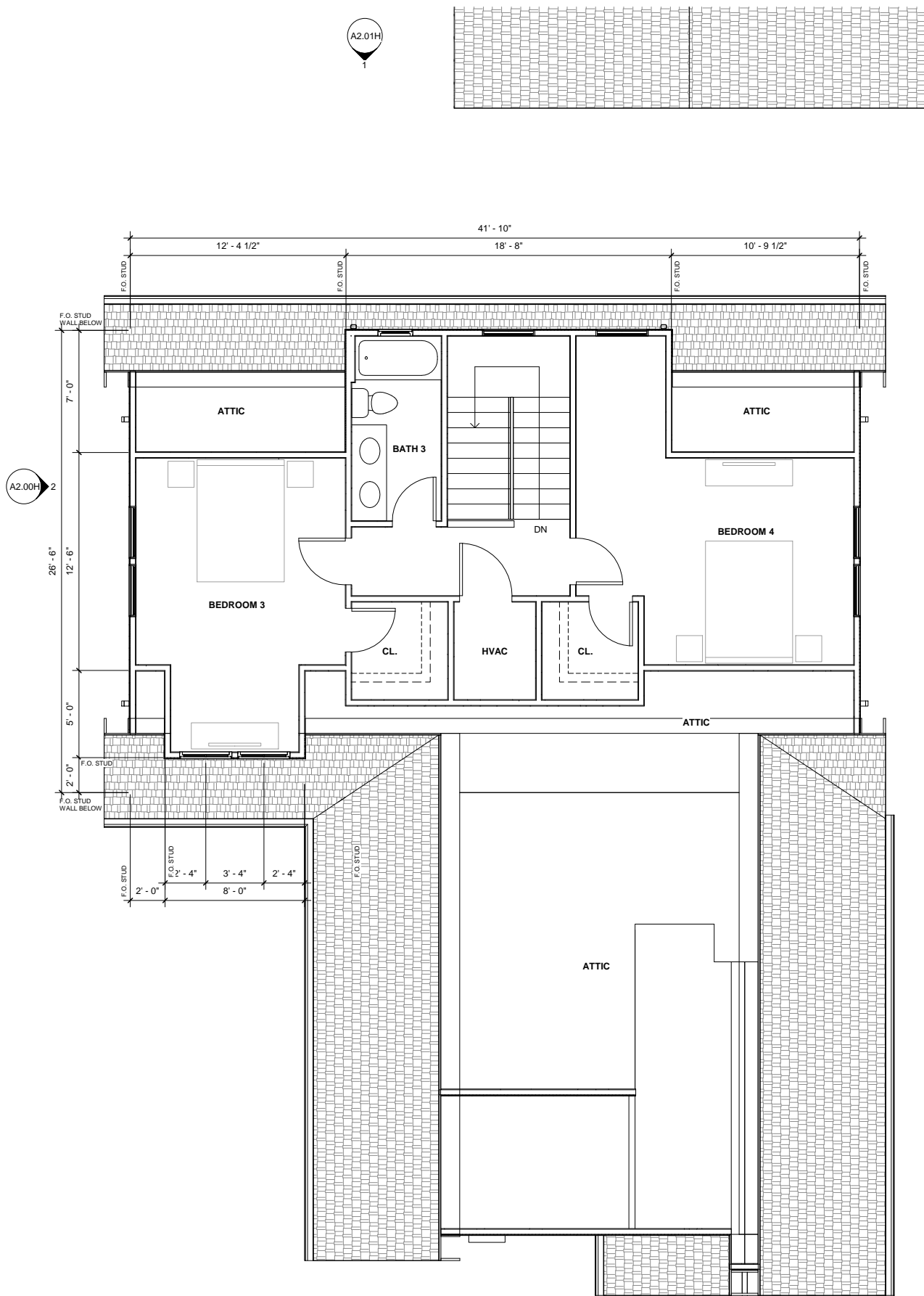
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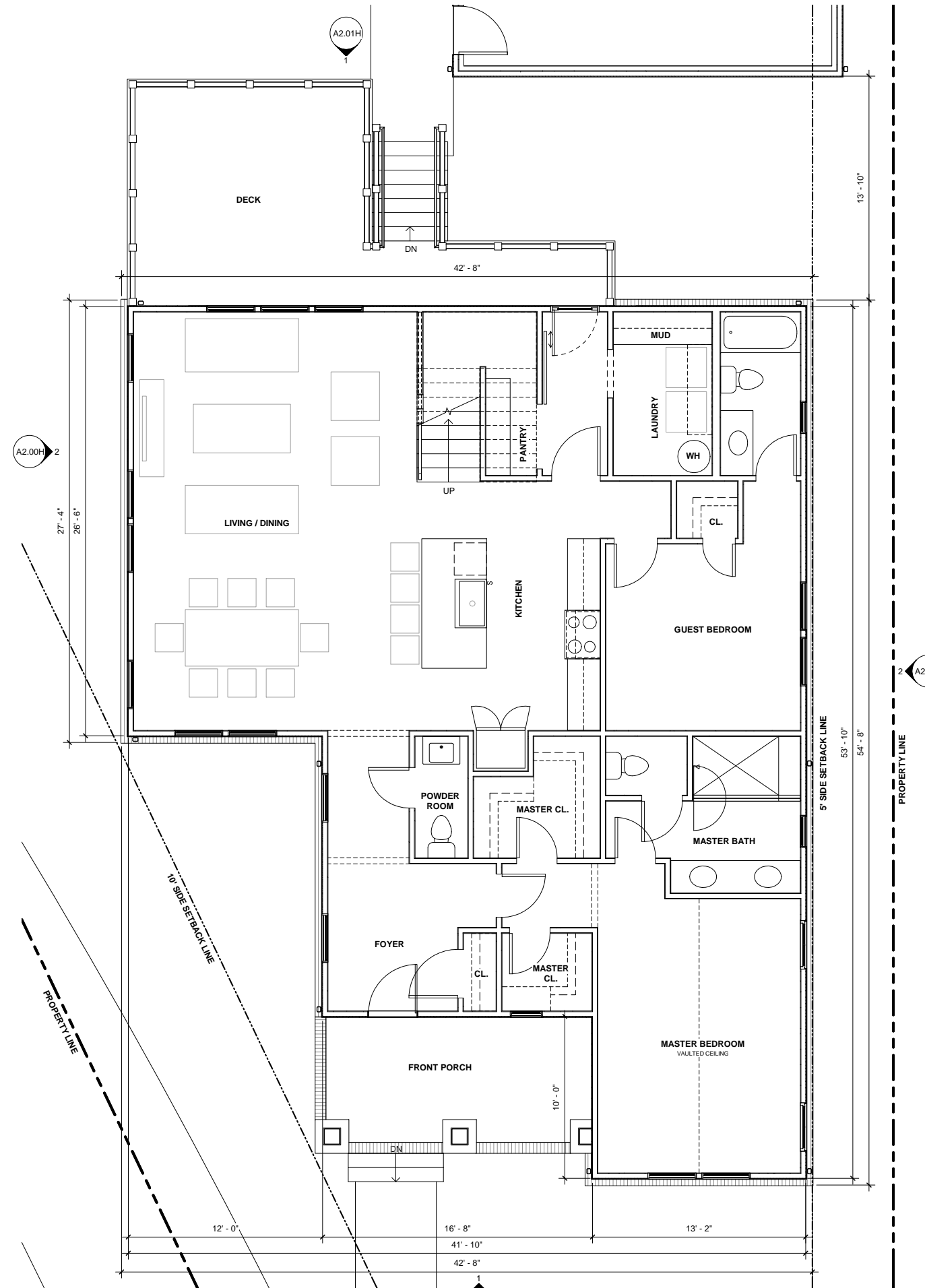
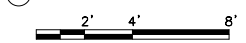
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2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN



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Designed For:  
**NORTH BY NORTHEAST DEVELOPMENT**

**1430B GREENWOOD AVE**  
 CUSTOM SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE
1	REVISION 1	9.8.2017

Project Phase:  
**HISTORIC SUBMITTAL SET**

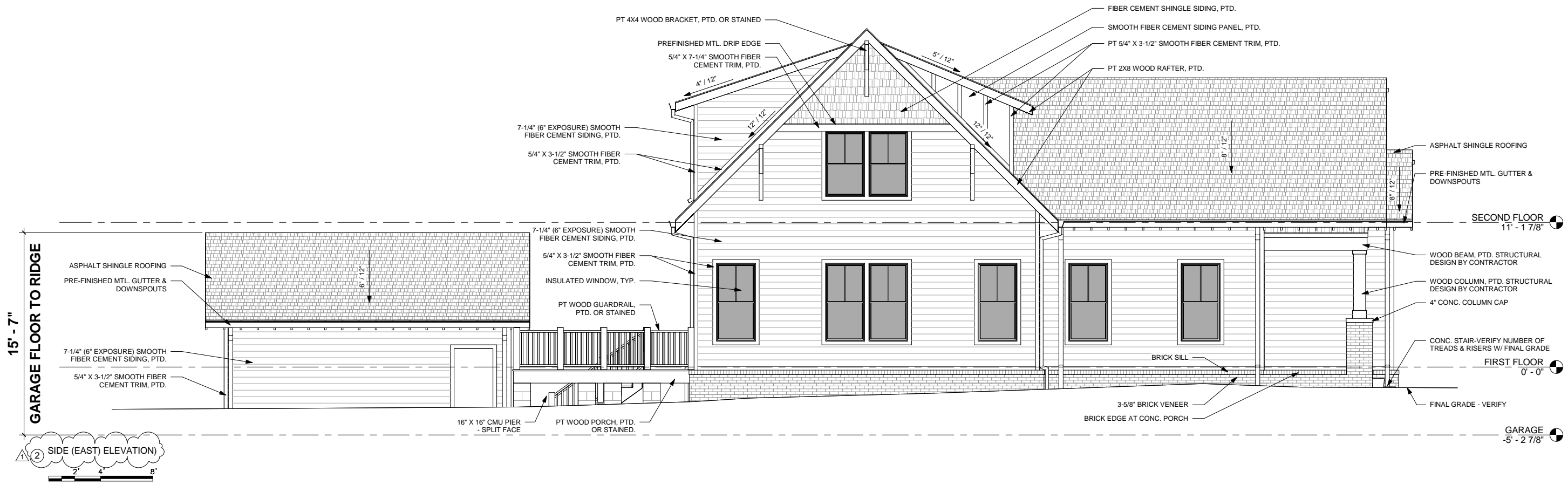
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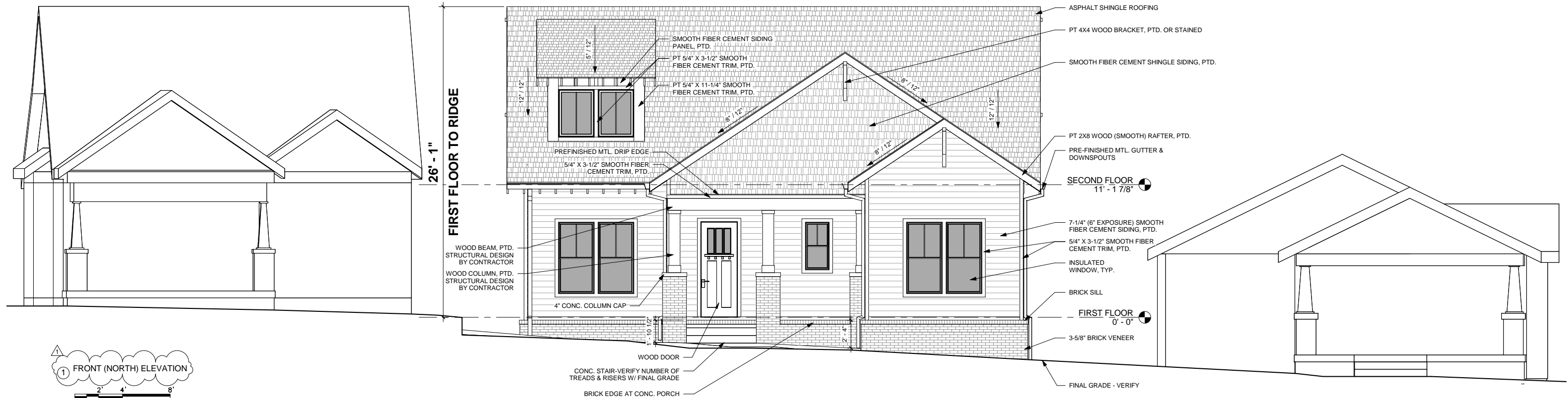
**FLOOR PLANS**

**A1.01H**





② SIDE (EAST) ELEVATION



① FRONT (NORTH) ELEVATION

**Building Ideas\***  
 Architecture Interior Design Planning  
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Designed For:  
**NORTH BY NORTHEAST DEVELOPMENT**

**1430B GREENWOOD AVE**  
 CUSTOM SINGLE FAMILY RESIDENCE

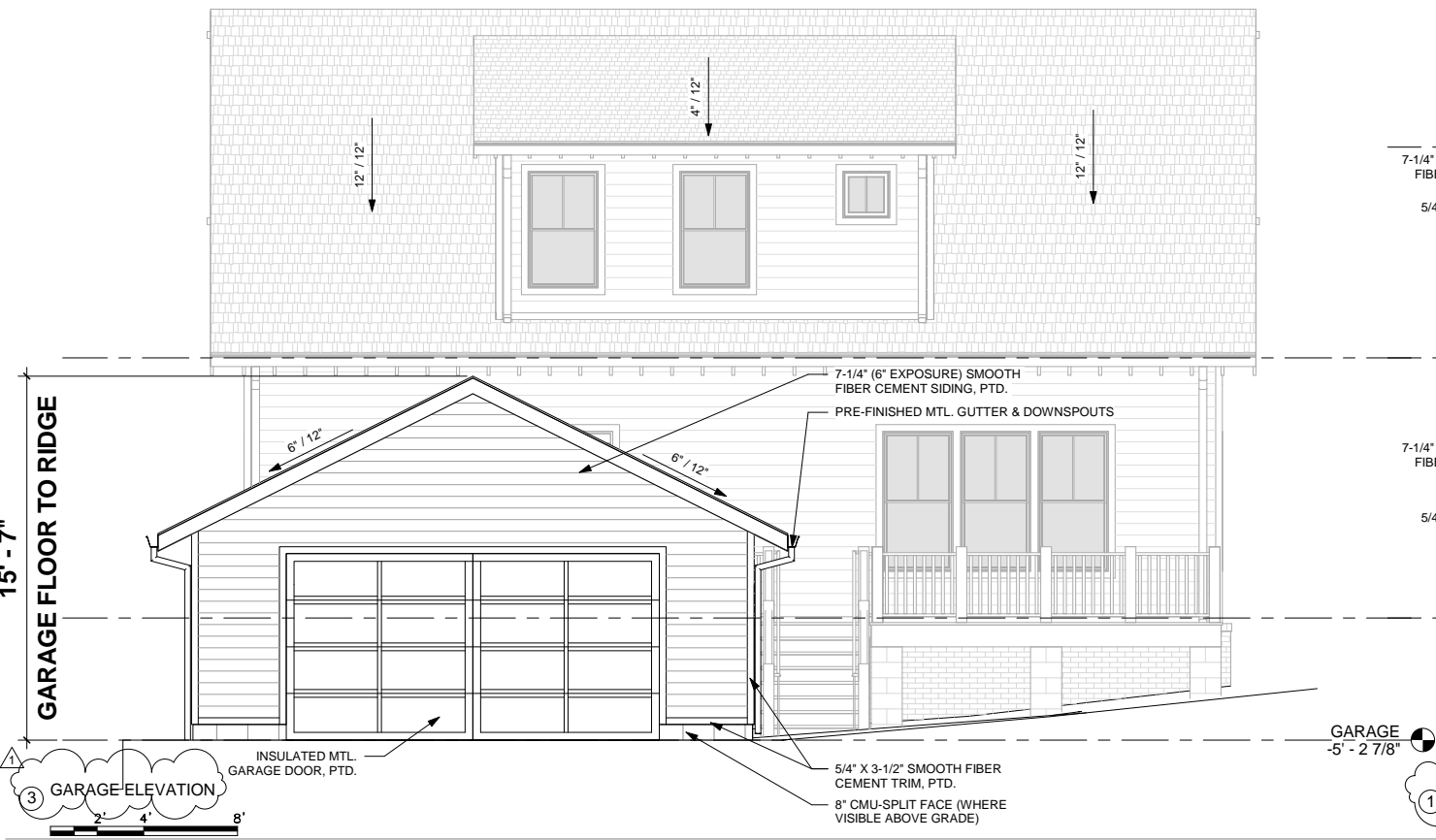
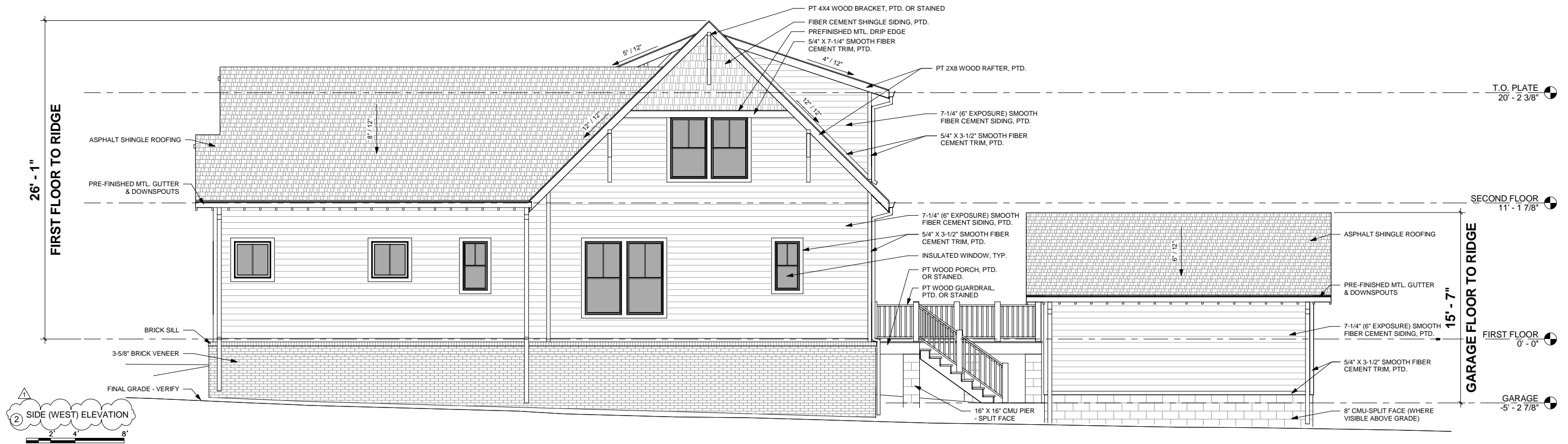
REVISIONS		
NUM.	DESCRIPTION	DATE
1	REVISION 1	9.8.2017

Project Phase:  
**HISTORIC SUBMITTAL SET**

Project Number: **1430B**  
 Date: **8.30.2017**  
**EXTERIOR ELEVATIONS**

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**A2.01H**

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