

MEGAN BARRY  
MAYOR



## METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

### STAFF RECOMMENDATION 1400 Ordway Place January 17, 2018

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**Application:** New construction—infill; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309049000  
**Applicant:** Duane Cuthbertson  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

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| <p><b>Description of Project:</b> Application is to construct one-and-a-half story infill on a vacant lot. The infill requires a side setback determination from ten feet (10') to six feet, two inches (6'2") on the North 14<sup>th</sup> Street property line.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>1. The infill's finished floor height be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;</li><li>2. Staff approve a brick sample;</li><li>3. Staff approve the roof shingle color and texture;</li><li>4. Staff approve the material of front porch steps and floor;</li><li>5. The front door be at least one-half glass, and staff approve the final door selections; and</li><li>6. The HVAC be located behind the house or on either side, beyond the mid-point of the house;</li></ol> <p>With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p> | <p><b>Attachments</b><br/><b>A:</b> Photographs<br/><b>B:</b> Site Plan<br/><b>C:</b> Elevations</p> |
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## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from facade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

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

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and

materials with the buildings immediately surrounding the lot on which the reproduction will be built; and  
(3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce 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 setback reductions 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***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.*

### ***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:** 1400 Ordway Place is a vacant lot located at the southwest corner of North 14<sup>th</sup> Street and Ordway. Until recently, the lot was part of a double lot at 1402 Ordway Place (Figure 1). In February 2017, the applicant applied to MHZC to construct infill on the vacant portion of the lot. As part of that review and approval, MHZC determined that the existing house at 1402 Ordway Place can have a right side setback that sits on the re-established lot line. The applicant’s site plan shows that a “use easement” has been established between the properties at 1400 and 1402 Ordway Place (Figure 2).



Figure 1. 1402 Ordway (left) and its side yard, which has become 1400 Ordway.

At the February 2017 MHZC public hearing, MHZC also voted to approve the design of a one-and-a-half story house at 1400 Ordway, with several conditions (Figure 3). As part of the approval, MHZC established that the infill could have a side setback of six feet, six inches (6’6”) from the North 14<sup>th</sup> Street property line. MHZC’s approval also included the design of a Detached Accessory Dwelling Unit, with some conditions. MHZC staff never received revised drawings after the public hearing and did not issue preservation permits for the infill and DADU.

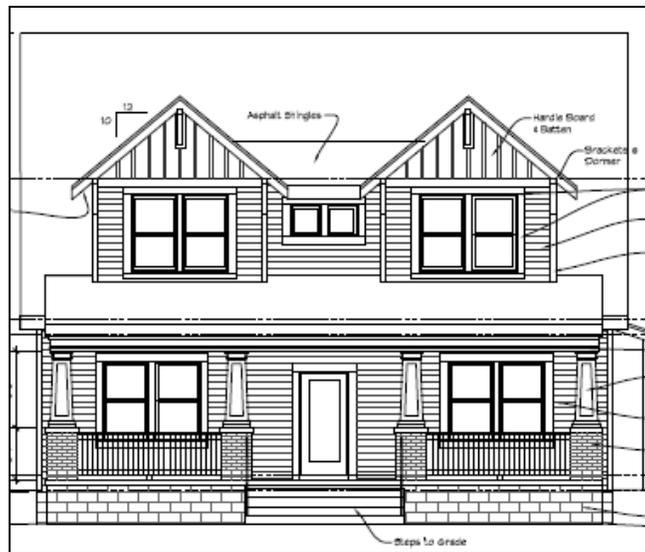
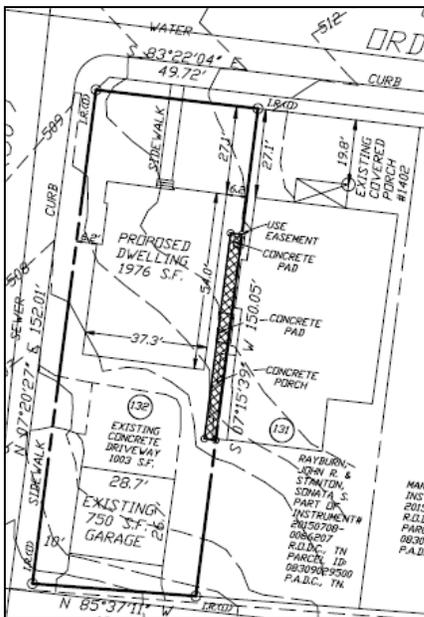


Figure 2 (left) shows the proposed site plan with the use easement. Figure 3 (right) shows the infill design that MHZC approved, with conditions, in February 2017.

In November 2017, the applicant returned to the Commission with a design for a two-story infill at 1400 Ordway. The Commission disapproved the two-story infill, finding that its height, scale, setback, roof form, and fenestration pattern did not meet the design guidelines. The applicant is now applying for a new, one-and-a-half story infill design, with a North 14<sup>th</sup> Street side setback of six feet, two inches (6'2"). No new drawings for a DADU have been received.

**Analysis and Findings:** Application is to construct one-and-a-half story infill on a vacant lot. The infill requires a side setback determination from ten feet (10') to six feet, two inches (6'2") on the North 14<sup>th</sup> Street property line.

Height & Scale: The proposed infill has a one-and-a-half story form, which is appropriate since the houses in the immediate vicinity are largely one-and-a-half stories. The proposed height is approximately thirty feet (30') tall from grade. By comparison, the house next door is approximately thirty feet (30') tall from grade, and neighboring houses are between twenty-six and twenty-eight feet (26'-28') tall from grade. Staff finds that the proposed height meets the historic context.

The foundation height is drawn as varying from one foot, two inches to three feet (1'2" – 3') from grade; staff recommends approving the foundation height and finished floor height in the field to ensure that they meet the historic context. The eave heights range from ten feet, six inches to twelve feet (10'6" – 12') above the foundation line, which staff finds to be appropriate.

The house will be thirty-seven feet, four inches (37'4") wide and fifty-five feet (55') deep, which meets the historic context.

Staff finds that the proposed infill meets Sections II.B.1. and II.B.2. of the design guidelines for height and scale.

Setback & Rhythm of Spacing: The front wall of the infill will line up with the front wall of house at 1402 Ordway, which staff finds to be appropriate.

The applicant is proposing to situate the house approximately six feet, two inches (6'2") from the 14<sup>th</sup> Street side property line. Base zoning requires that houses on corner lots like this one be a minimum of ten feet (10') from the side street property line. The infill therefore requires a side setback determination. Typically, the Commission has required applicants to meet the ten foot (10') side setback on corner lots, although there have been a handful of cases where the Commission has reduced the side setback when that met the historic context. In February 2017, the Commission approved a 14<sup>th</sup> Street setback of six feet, six inches (6'6") for a similarly-sized infill on this lot.

Staff finds the six foot, two inch (6'2") setback to be appropriate for several reasons. The house needs to sit a minimum of six feet (6') from the interior-side property line in order to meet fire code for the distance between two houses, whereas base zoning would

typically allow only a five foot (5') setback. In addition, there are neighboring historic houses that have side setbacks less than ten feet (10') from their 14<sup>th</sup> Street property lines. For instance, the house across the street at 1401 Ordway has a side porch that is approximately eight feet (8') from the side property line, although the bulk of the house does meet the ten foot (10') side setback (Figure 4). 1401 Gartland, which is across the alley behind 1400 Ordway, has a 14<sup>th</sup> Street setback of between five feet, ten inches (5'10") and six feet, three inches (6'3") (Figure 5). Because of the historic context, staff finds that the 14<sup>th</sup> Street setback of six foot, two inches (6'2") is appropriate.



Figure 4 (left) is 1401 Ordway – its front porch is approximately eight feet (8') from the 14<sup>th</sup> Street property line. Figure 5 (right) is 1401 Gartland – its side setback ranges from five feet, ten inches (5'10") to six foot three inches (6'3").

With the condition that the front wall of the infill be pushed back to line up with the front wall of the historic house, staff finds that the proposed setbacks meet Section II.B.3. of the design guidelines.

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>              | Concrete Block                     | Split Face                             | Yes   | No                                |
| <b>Cladding</b>                | 4"-5" cement fiberboard lap siding | Smooth                                 | Yes   | No                                |
| <b>Roofing</b>                 | Architectural Asphalt Shingles     | Unknown                                | Yes   | Yes                               |
| <b>Trim</b>                    | Wood or Cement Fiberboard          | Smooth faced                           | Yes   | No                                |
| <b>Front Porch floor/steps</b> | Not indicated                      | Unknown                                | Unknown   | Yes                               |

|  |                  |                  |     |     |
|--|------------------|------------------|-----|-----|
| <b>Front Porch Post Bases &amp; Wall</b> | Brick            | Unknown          | Yes | Yes |
| <b>Front Porch columns</b>               | Wood             | Smooth           | Yes | No  |
| <b>Rear Porch floor/steps</b>            | Wood             | Smooth           | Yes | No  |
| <b>Rear Porch Posts</b>                  | Wood             | Smooth           | Yes | No  |
| <b>Windows</b>                           | Marvin Integrity | Marvin Integrity | Yes | No  |
| <b>Principle Entrance*</b>               | ¼ light          | Unknown          | No  | Yes |

\*The Commission generally requires that front doors be a minimum of one-half glass, and the drawings show a door design with about one-fourth glass. Staff recommends that the front door be at least one-half glass.

Staff recommends approval of all doors, the roof shingle color and texture, a brick sample, and the materials of the front porch floor and steps. With staff’s final approval of all final material choices, staff finds that the infill meets Section II.B.4. of the design guidelines.

**Roof Form:** The infill’s primary roof form is cross gable. The front-facing gable has a 12/12 pitch and the side gable has an 8/12 pitch. The front shed dormer has a slope of 4/12 and inset appropriately from the wall below. The porch roof combines a 12/12 gable with a continuation of the 12/12 side gable form. Staff finds that the proposed roof forms are similar to roof forms found on other historic houses in the conservation overlay. Staff therefore finds that the infill’s roof forms meet Section II.B.5. of the design guidelines.

**Orientation:** The infill is oriented to face Ordway Place, which is appropriate. There is one primary entry behind a six foot, eight feet (6’8”) deep, partial width front porch. A walkway will lead from the sidewalk to the front porch. Vehicular access will be via the alley and via an existing curb cut off of North 14<sup>th</sup> Street (Figure 6). Staff finds that the proposed infill meets Section II.B.6. of the design guidelines.



Figure 6. The existing curb cut on N. 14<sup>th</sup> St. will

Proportion and Rhythm of Openings: The window openings on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening. All double and triple window openings have a four to six inch (4"-6") mullion in between them. Staff therefore finds that the proposed proportion and rhythm of openings meet Section II.B.7. of the design guidelines.

Infill Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was not noted. An appropriate location for the HVAC is on the rear façade, or on a side façade beyond the midpoint of the house.

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

1. The infill's finished floor height be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;
2. Staff approve a brick sample;
3. Staff approve the roof shingle color and texture;
4. Staff approve the material of front porch steps and floor;
5. The front door be at least one-half glass, and staff approve the final door selections; and
6. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Context Photos:**



1402 Ordway Place



1404 and 1406 Ordway Place, to the left of the site



Looking east down Ordway Place, to the left of the site



1401 Ordway Place, directly across the street from the site



1401, 1403, and 1405 Ordway Place, across the street from the site



School and playground directly across 14<sup>th</sup> Street from the site.



1311 Ordway, cattycorner from the site.

**SITE DATA**  
 PARCEL I.D.  
 08309049000  
 P.A.D.C., TN  
 TOTAL LOT AREA  
 7524.25  
 S.F. OR  
 0.17 ACRES±

**EXISTING I.A.**  
 GARAGE - 750 S.F.  
 DRIVEWAY - 1347 S.F.  
**TOTAL EXISTING I.A.**  
**2097 S.F.**

**PROPOSED I.A.**  
 HOUSE - 1976 S.F.  
 SIDEWALK - 130 S.F.  
**TOTAL PROPOSED I.A.**  
**2106 S.F.**

**NET NEW I.A. 2106 S.F.**

ACCORDING TO METRO GIS MAPS  
 PROPERTY IS ZONED R6  
 SETBACKS FOR R6 ZONING TAKEN FROM  
 DISTRICT BULK TABLES TITLE 17 "ZONING"  
 CHAPTER 17.12

FRONT = STREET AVERAGE  
 SIDES = 5'  
 REAR = 20'  
 VERIFY SETBACKS WITH CODES BEFORE  
 DESIGN OR CONSTRUCTION DECISIONS  
 ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST  
 F.E.M.A. / FLOOD INSURANCE RATE MAP  
 THIS PROPERTY IS NOT LOCATED IN A  
 F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA  
 PROPERTY IS LOCATED IN ZONE "X" UNSHADED  
 MAP 470040 PANEL 0236 F  
 EFFECTIVE DATE = 4-20-01

THIS SURVEY WAS PREPARED FROM THE  
 LATEST RECORDED DEED DESCRIPTION.  
 THIS SURVEY IS SUBJECT TO THE FINDINGS  
 OF A CURRENT TITLE EXAMINATION.  
 NO TITLE REPORT WAS FURNISHED PRIOR TO  
 THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC  
 AS-BUILT RECORDS & FIELD LOCATION. THERE MAY  
 BE UTILITIES OR EASEMENTS PRESENT THAT ARE  
 NOT SHOWN ON THIS SURVEY.  
 CONTACT THE TENNESSEE ONE CALL SYSTEM  
 PRIOR TO ANY CONSTRUCTION OR DIGGING.

**SITE PLAN EXHIBIT**

LOT NOS. 131 AND 132 ON THE PLAN  
 OF SUBDIVISION OF THE A.V.S.  
 LINDSLEY 29 ACRE TRACT  
 BOOK 57, PAGE 66 R.O.D.C., TN.  
**PROPERTY LOCATED IN THE 6TH  
 COUNCIL DISTRICT OF NASHVILLE,  
 DAVIDSON COUNTY TENNESSEE  
 AT THE SOUTHEAST INTERSECTION  
 OF ORDWAY PLACE AND  
 NORTH 14TH STREET**

**PROPERTY ADDRESS:**  
 1400 ORDWAY PLACE,  
 NASHVILLE, TN., 37206

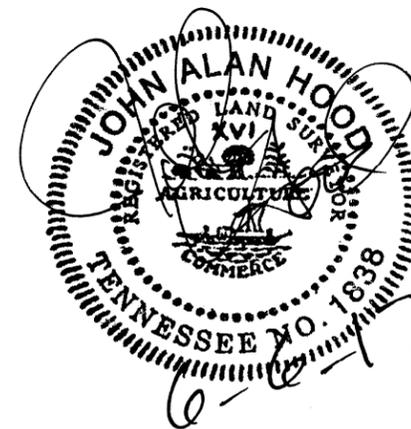
**DEED REFERENCE:**  
 PART OF  
 INSTRUMENT #20150708-0066207  
 R.O.D.C., TN.

**PARCEL ID:**  
 08309029500  
 P.A.D.C., TN.

DATE: 6-6-2017  
 REV. 12-29-17 REV. HSE. PLN  
 SCALE: 1"=30'

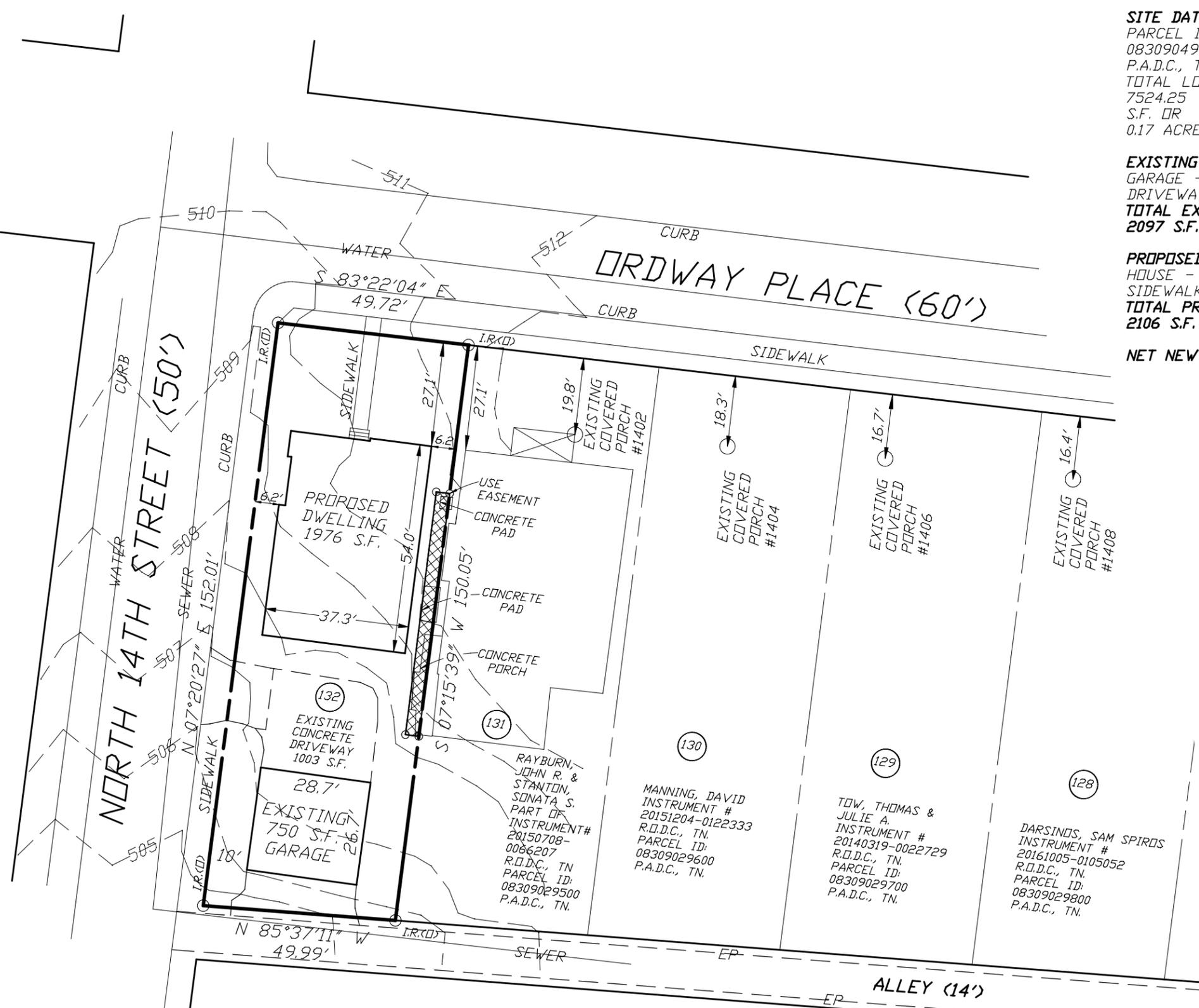
**PREPARED FOR:**  
 MAGNESS GROUP

NORTH ROTATION  
 AND PROPERTY DIMENSIONS  
 FROM A SURVEY  
 DATED 10-21-2016  
 BY TN. R.L.S.#2346  
 PROVIDED BY OWNER



THIS EXHIBIT WAS DONE UNDER  
 THE AUTHORITY OF TCA 62-18-126  
 AND IS NOT A GENERAL PROPERTY  
 SURVEY AS DEFINED UNDER  
 RULE 0820-3-.07, CHAPTER 0820-3  
 STANDARDS OF PRACTICE, RULES OF  
 THE TENNESSEE BOARD OF EXAMINERS  
 FOR LAND SURVEYORS.

JOHN ALAN HOOD TN. R.L.S.#1838



PREPARED BY:  
 CAMPBELL, McRAE  
 & ASSOCIATES,  
 SURVEYING, INC.  
 P.O. BX. 41153  
 NASHVILLE, TN., 37204  
 PH. 615-298-2424  
 FAX 615-297-2828  
 EMAIL cmas@att.net



**LEFT SIDE ELEVATION**  
SCALE: 1/8"= 1'



**FRONT (ORDWAY) ELEVATION**  
SCALE: 1/8"= 1'

**NOTES**

|               |                |
|---------------|----------------|
| 1ST FLOOR     | 1617 SF        |
| 2ND FLOOR     | 1586 SF        |
| <b>TOTAL</b>  | <b>3203 SF</b> |
| COVERED PORCH | 134 SF         |
| COVERED DECK  | 224 SF         |



615.598.1392  
tl designs@yahoo.com

|           |          |
|-----------|----------|
| DESIGN BY | TARL L.  |
| DRAWN BY  | TARL L.  |
| PLAN      | ORDWAY   |
| DATE      | 12/20/17 |

1  
SCALE: 1/8"=1'  
4.3

**1400 Ordway Place**  
Nashville, TN

PRELIMINARY



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'



**REAR ELEVATION**  
SCALE: 1/8" = 1'

**NOTES**

|              |                |
|--------------|----------------|
| 1ST FLOOR    | 1617 SF        |
| 2ND FLOOR    | 1586 SF        |
| <b>TOTAL</b> | <b>3203 SF</b> |

|               |        |
|---------------|--------|
| COVERED PORCH | 134 SF |
| COVERED DECK  | 224 SF |



615.598.1392  
tl designs@yahoo.com

|           |          |
|-----------|----------|
| DESIGN BY | TARL L.  |
| DRAWN BY  | TARL L.  |
| PLAN      | ORDWAY   |
| DATE      | 12/20/17 |

2  
SCALE: 1/8" = 1'

PRELIMINARY

**1400 Ordway Place**  
Nashville, TN

