

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**  
**January 17, 2018**

**Application:** New construction – infill and outbuilding (Revision to previously approved plan)

**District:** Eastwood Neighborhood Conservation Zoning Overlay

**Council District:** 06

**Map and Parcel Number:** 08302037100

**Applicant:** Nathan Weinberg

**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** Application is to revise a previously-approved infill design and to alter the previously-approved rear setback for the outbuilding.

**Recommendation Summary:** Staff recommends approval with the conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a brick sample;
4. Staff approve the roof shingle color and texture; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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

**Attachments**

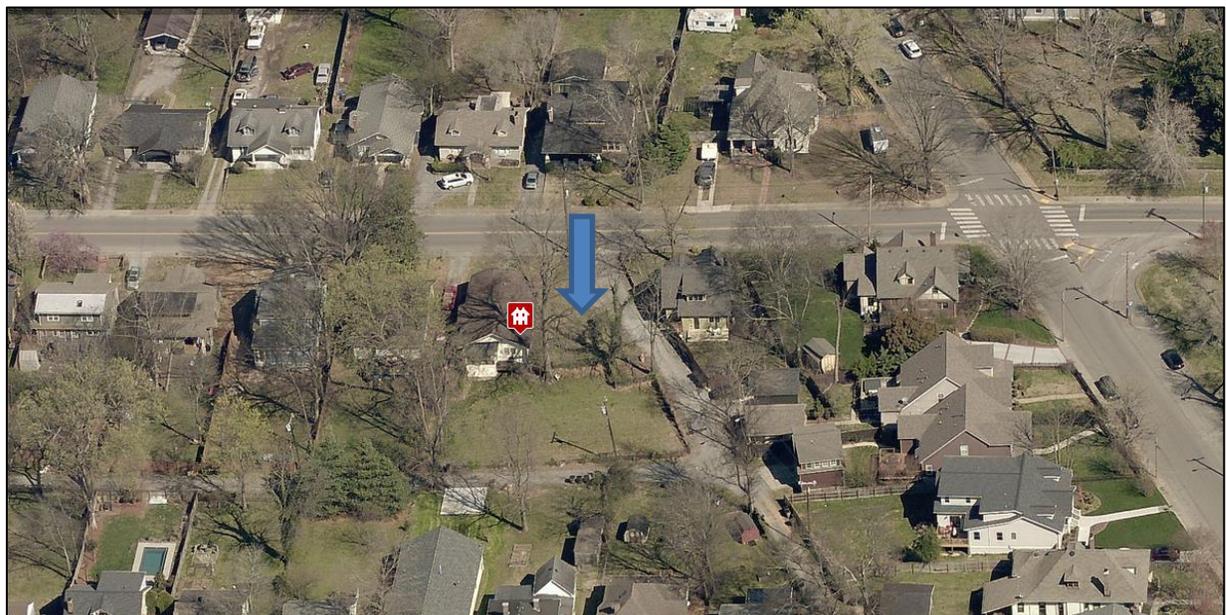
**A:** Site Plan

**B:** Elevations

**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.*

### **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. The lot has an unusual triangle shape, with a short front property line and a wide rear property line. In September 2017, MHZC approved a design for infill development and for a garage on this lot. In December 2017, the applicant returned to the Commission for a revised version of the design. In December 2017, the Commission approved the window and detail changes, but did not approve the infill's side extension. The applicant is now seeking approval to extend the infill's footprint in the rear and to alter the previously-approved rear setback for the garage.



Figure 1. Vacant lot at 1430-B Greenwood Avenue

**Analysis and Findings:** Application is to revise a previously-approved infill design and to alter the previously-approved rear setback for the outbuilding.

**Height & Scale:** The proposed revisions will not alter the previously-approved height of the house. They will also not extend the width of the house. The applicant proposes to increase the depth of the house from fifty-four feet, eight inches (54'8") to sixty feet, eight inches (60'8"), adding approximately six feet (6') of depth to the rear of the house (Figures 2 & 3). The width of the extension is approximately twenty-nine feet (29'), and therefore, the revision would add approximately one hundred and seventy-four square feet (174 sq. ft.) of footprint to the previously-approved plan. The revision also includes a chimney at the rear but chimneys are generally not counted towards the square footage calculations.

The extended footprint would only affect the first floor. The second story would not be expanded. The proposed extension would be one story with a height of thirteen feet (13') above the foundation and fifteen feet, three inches (15'3") above grade (Figures 4 -9).

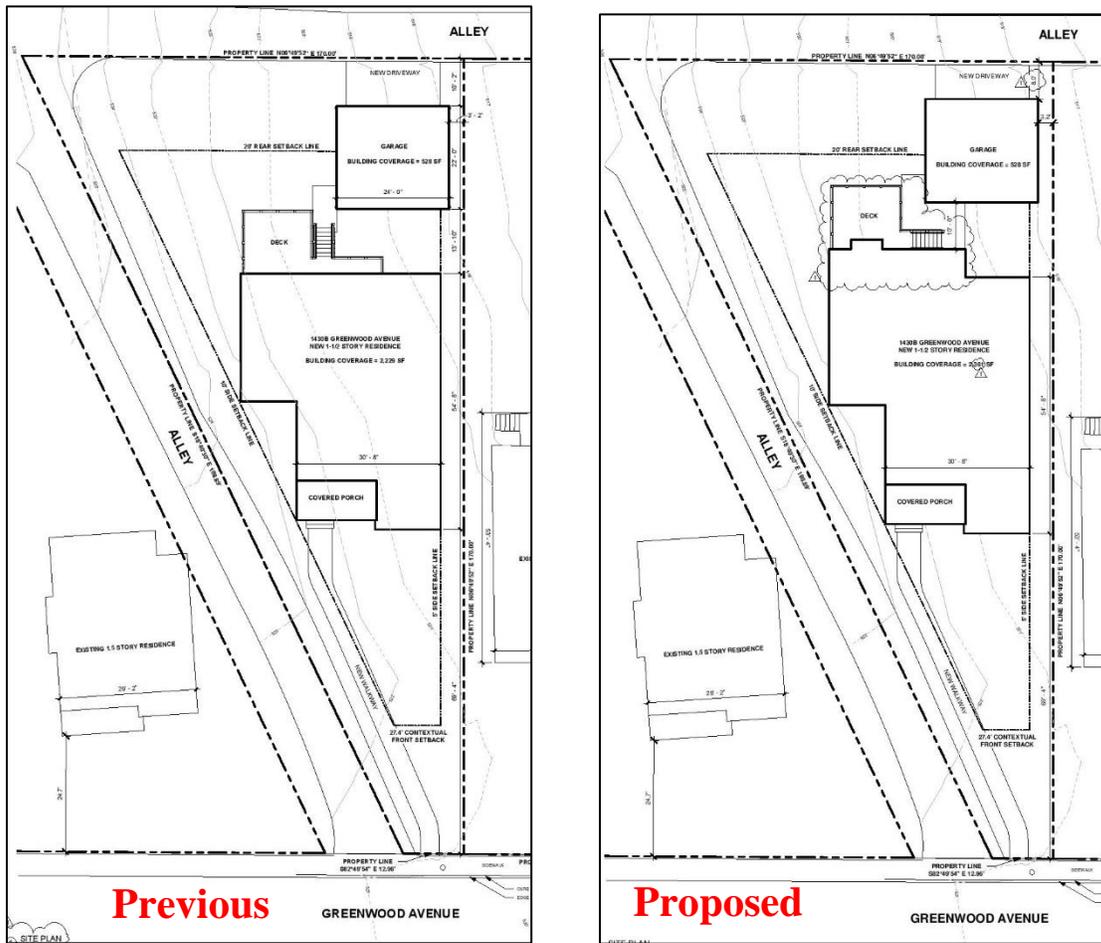


Figure 2 (left) shows the previously approved site plan and Figure 3 (right) shows the proposed site plan.

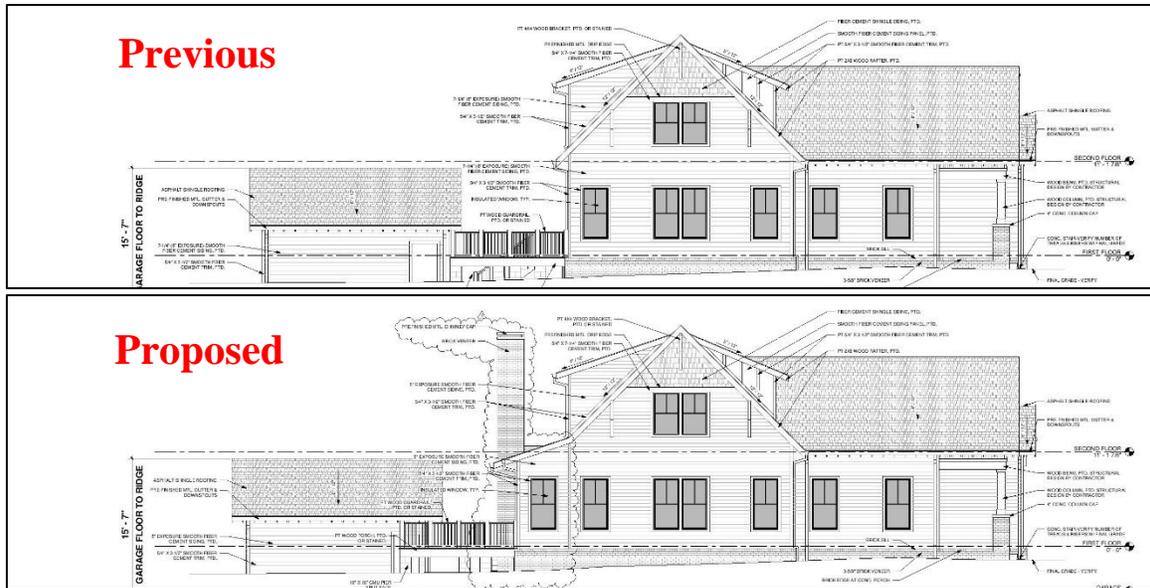


Figure 4 (above) shows the previously approved left façade and Figure 5 (below) shows the proposed left façade. Note that the changes to the gable details were approved by MHZC in December.

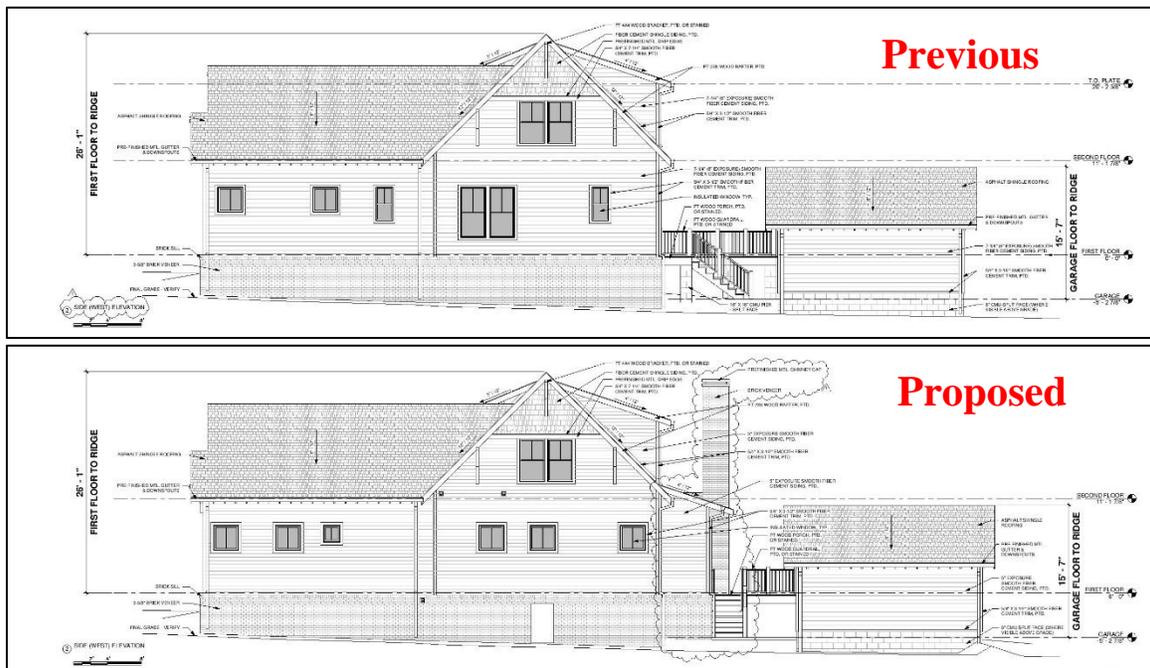


Figure 6 (above) shows the previously approved right façade and Figure 7 (below) shows the proposed right façade. Note that the changes to the window openings and gable details were approved by MHZC in December.

## Previous



## Proposed



Figure 8 (left) shows the previously approved rear façade and Figure 9 (right) shows the proposed rear façade. Note that the changes to the window openings were approved by MHZC in December.

Staff finds that the extra six feet (6') of depth and the extra square footage are appropriate and meet the design guidelines. The extra depth occurs over one hundred and twenty feet (120') back from the front property line. It is just one story in height. It will not greatly affect the overall scale of the infill house or how it relates to the overall historic context.

Staff finds that the height and scale of the proposed alteration to the approved infill is compatible with the neighborhood and meets Sections II.B.1.a. and b. of the design guidelines.

**Setback & Rhythm of Spacing:** The revised plans do not affect the previously-approved front or side setbacks. It will reduce the proposed rear setback from forty-six feet (46') to forty feet (40'). Chimneys are generally not counted in the setbacks. The proposed rear setback meets the base zoning setback of twenty feet (20') and is appropriate given the odd configuration of the site. Since the revision will not affect the front setback, it will not affect the rhythm of spacing along the street. Staff finds that the proposed rear setback is appropriate and meets Section II.B.1.c. of the design guidelines.

**Materials:** The only change to the previously approved materials is the addition of a rear brick chimney. Staff recommends approval of a brick sample, windows and doors, and the shingle color. With staff's final approval of all materials, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

**Roof form:** The proposed rear extension has a shed roof with a 3/12 pitch. Staff finds that low-pitched shed roofs are typical on rear extensions. Staff therefore finds that the roof form of the revised project is compatible with the context, and meets Section II.B.1.e. of the design guidelines.

Orientation: The addition of the rear area does not affect the infill's orientation towards Greenwood Avenue. Staff therefore finds that the revised infill meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: In December 2017, MHZC voted to approve changes to the window openings on the infill. The rear extension includes a double hung window on the left façade, which staff finds to meet Section II.B.1.g. of the design guidelines.

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.

Outbuilding: The proposed revision will not affect the height, scale, materials, or roof form of the outbuilding. The revision does reduce the rear setback from ten feet, two inches (10'2") to eight feet (8'). The Commission has determined in the past that outbuildings with garage doors facing an alley may be as little as five feet (5') from the rear property line. Historically, garages and outbuildings were located close to the rear property line. Staff finds the proposed eight foot (8') rear setback to be appropriate because it is in keeping with the rear setbacks the Commission has determined are appropriate for garages of this size.

There will be ten feet (10') of space in between the back of the house and the outbuilding. Previously there had been thirteen feet, ten inches (13'10") (See Figures 2 & 3). The design guidelines state that there should typically be a minimum of twenty feet (20') in between the primary and outbuilding structures. However, in cases where lots are unusually shallow or unusually shaped, the Commission has approved as little as ten feet (10') in between the two structures. Staff finds that the odd shape of the lot, which requires the infill to have a deep front setback and decreases the buildable space at the rear, renders the ten foot (10') separation appropriate. Staff therefore finds that the revisions meet Section II.B.1.h. of the design guidelines.

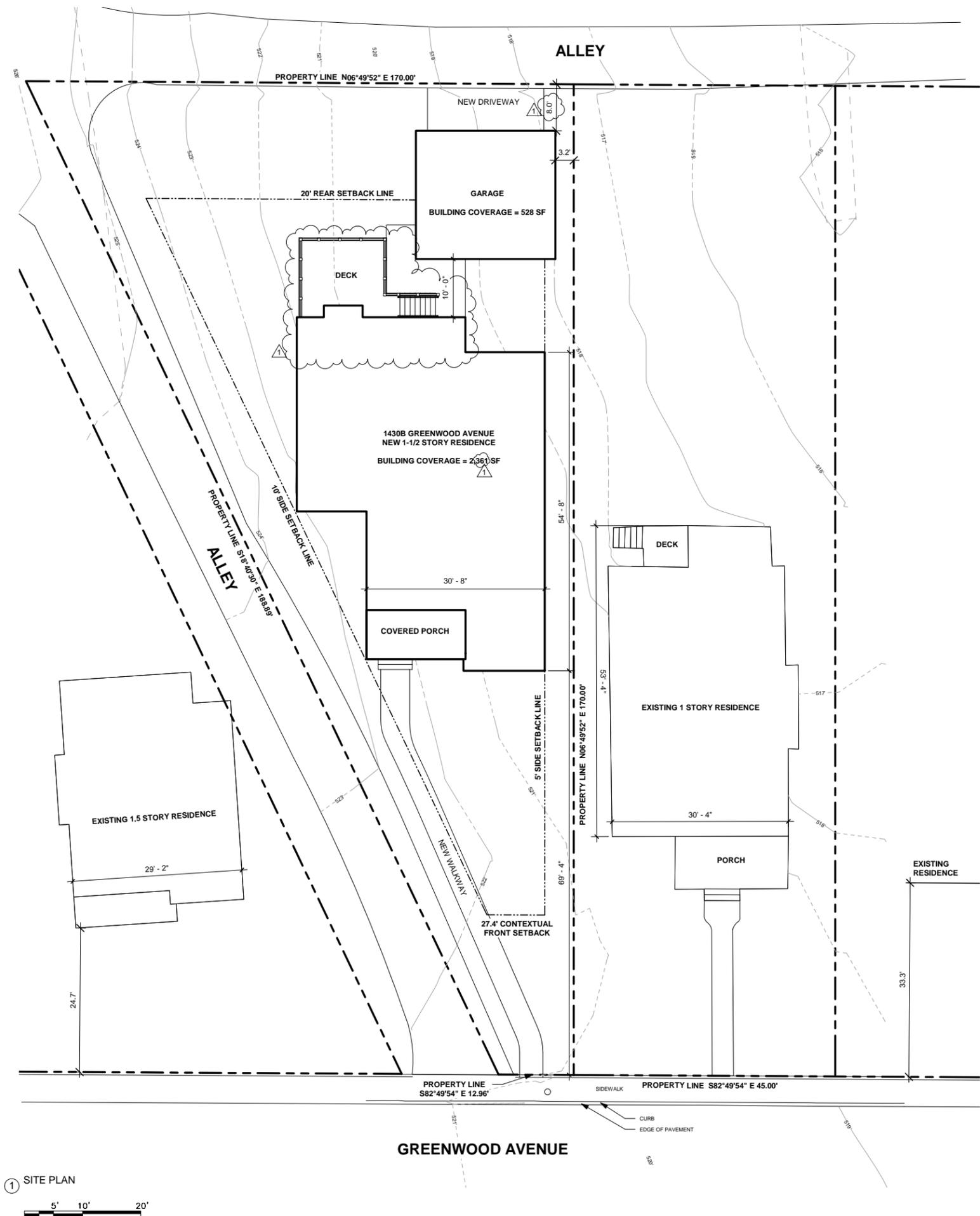
**Recommendation Summary:** Staff recommends approval with the conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve a brick sample;
4. Staff approve the roof shingle color and texture; and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

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

<b>PROJECT DATA:</b>	
<b>PROJECT ADDRESS:</b> 1430B STREET NAME NASHVILLE, TN 37206	
<b>ZONING INFORMATION:</b> ZONE R6 MAX. HEIGHT - 3 STORIES ACTUAL HEIGHT - 1.5 STORIES	
TOTAL LOT AREA: 9,116 S.F.	
<b>BUILDING AREA CALCULATIONS:</b> FIRST FLOOR= 1,642 GSF SECOND FLOOR= 811 GSF TOTAL AREA= 2,753 GSF EXTERIOR PORCHES= 348 GSF GARAGE= 528 GSF	
<b>TOTAL BUILDING COVERAGE:</b> 2,869 SF / 9,116 SF = 0.32	

SHEET INDEX - HISTORIC	
NUM.	SHEET NAME
A0.01H	SITE PLAN
A0.02H	EXISTING SITE
A0.03H	3D VIEWS
A1.01H	FLOOR PLANS
A1.02H	ROOF PLAN
A2.00H	EXTERIOR ELEVATIONS
A2.01H	EXTERIOR ELEVATIONS



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Designed For:  
**NORTH BY NORTHEAST DEVELOPMENT**

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

REVISIONS		
NUM.	DESCRIPTION	DATE
1	HISTORIC REVISION	1.3.2018

Project Phase:  
**MHZC SUBMITTAL SET**

Project Number: **1430B**  
Date: **1.3.2018**

**SITE PLAN**  
**A0.01H**

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**NORTH BY NORTHEAST DEVELOPMENT**

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

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:  
**MHZA SUBMITTAL SET**

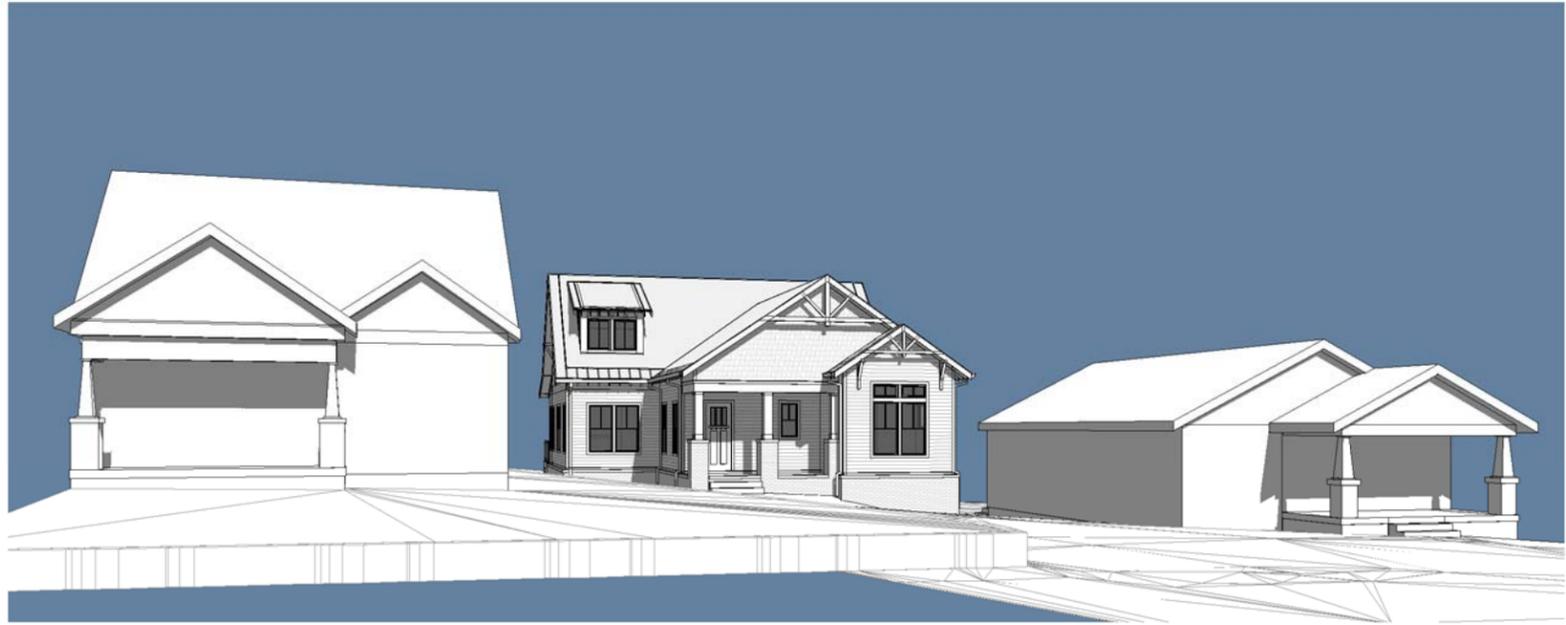
Project Number: **1430B**  
 Date: **1.3.2018**

**EXISTING SITE**

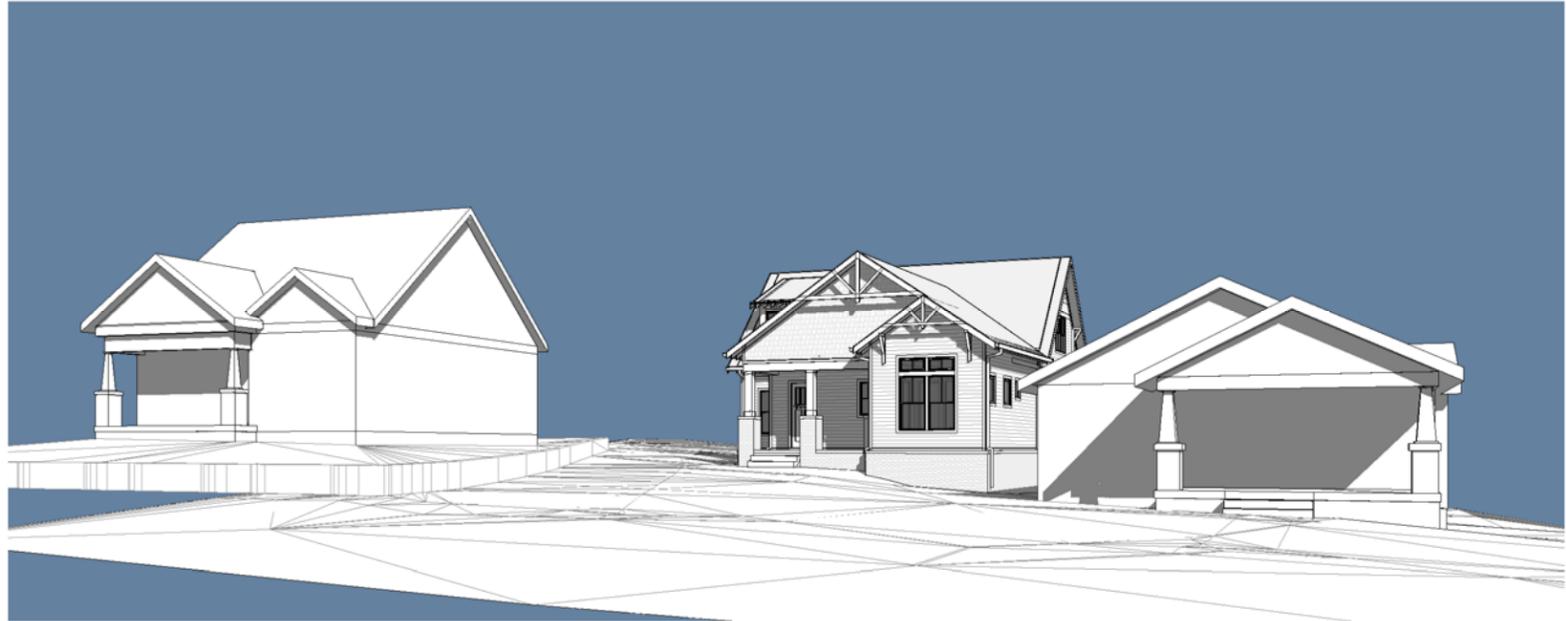
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1430B GREENWOOD AVE

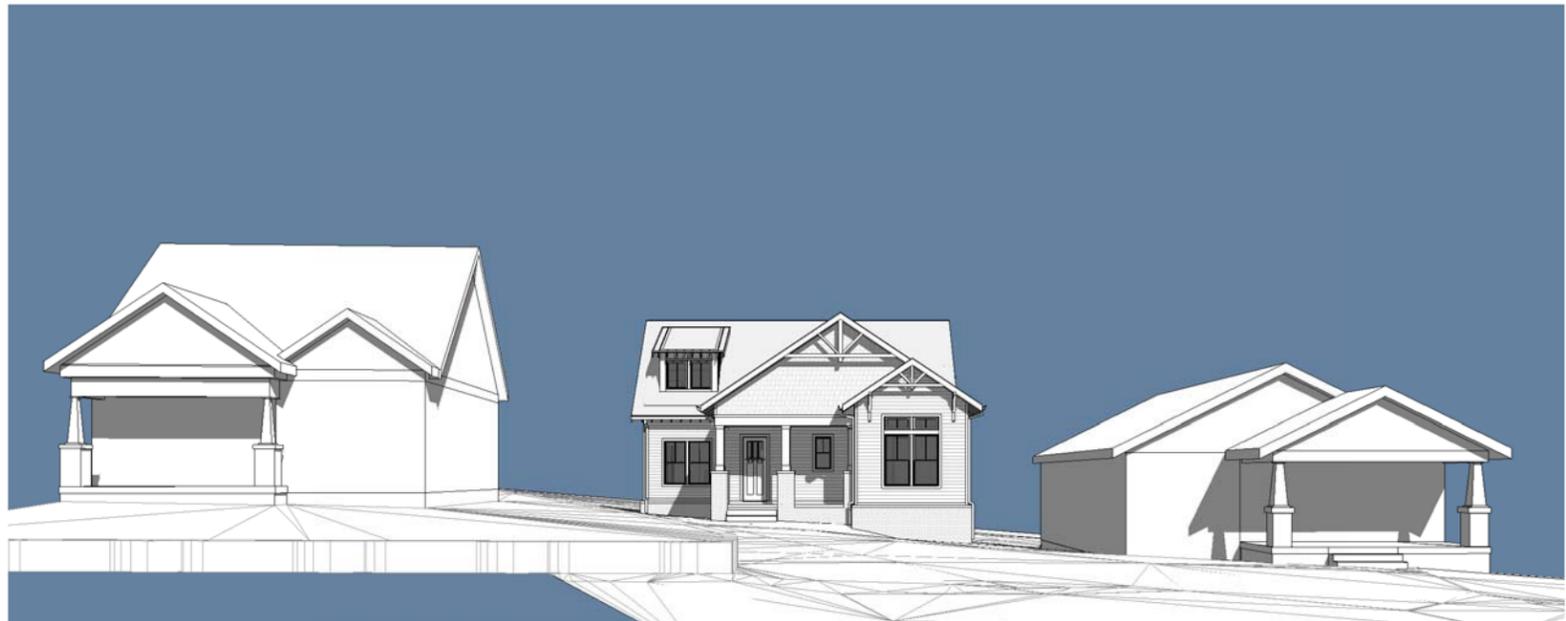
② 3D VIEW - FRONT LEFT



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

Project Phase:  
**MHZC SUBMITTAL SET**

Project Number: **1430B**

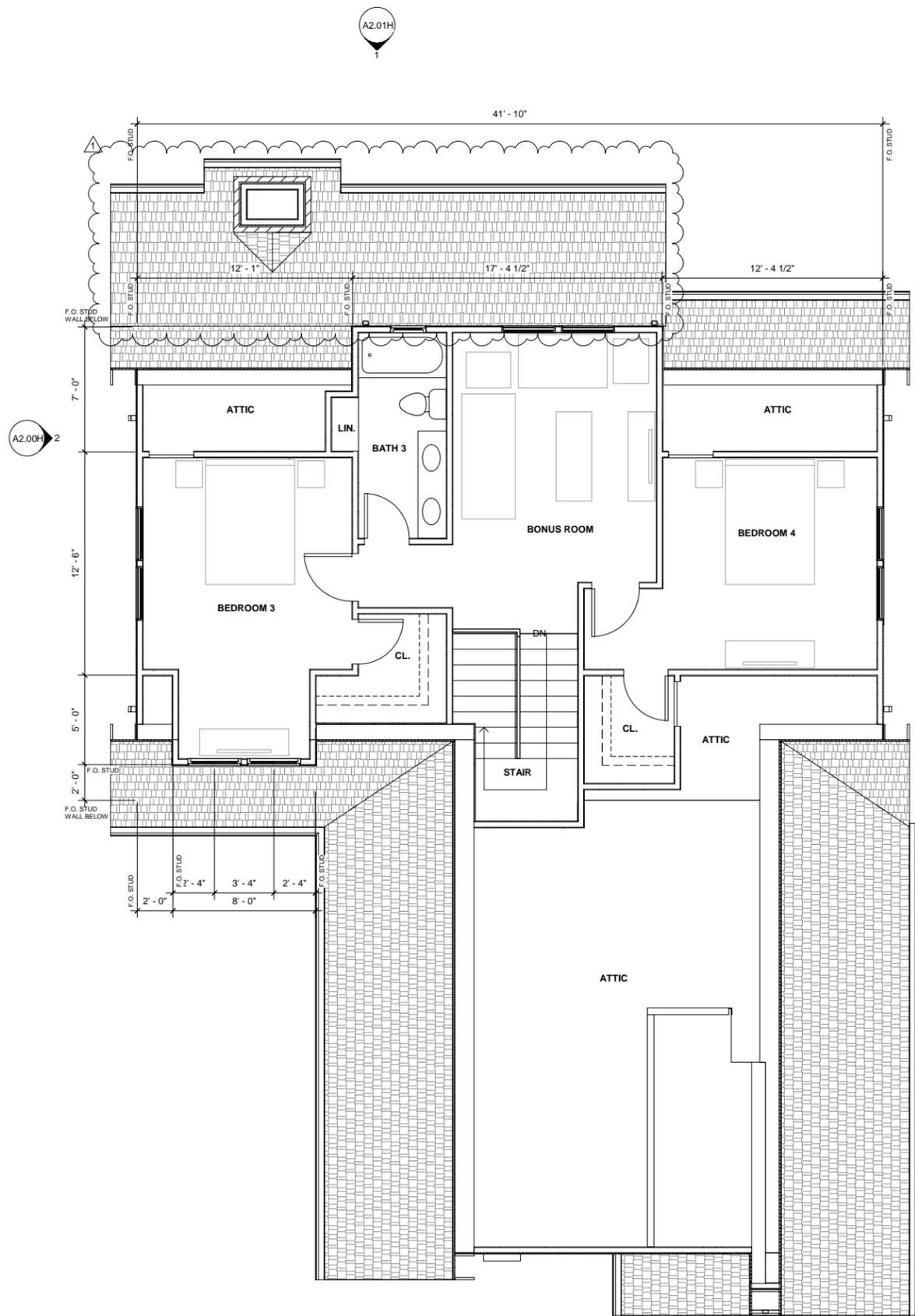
Date: **1.3.2018**

**3D VIEWS**

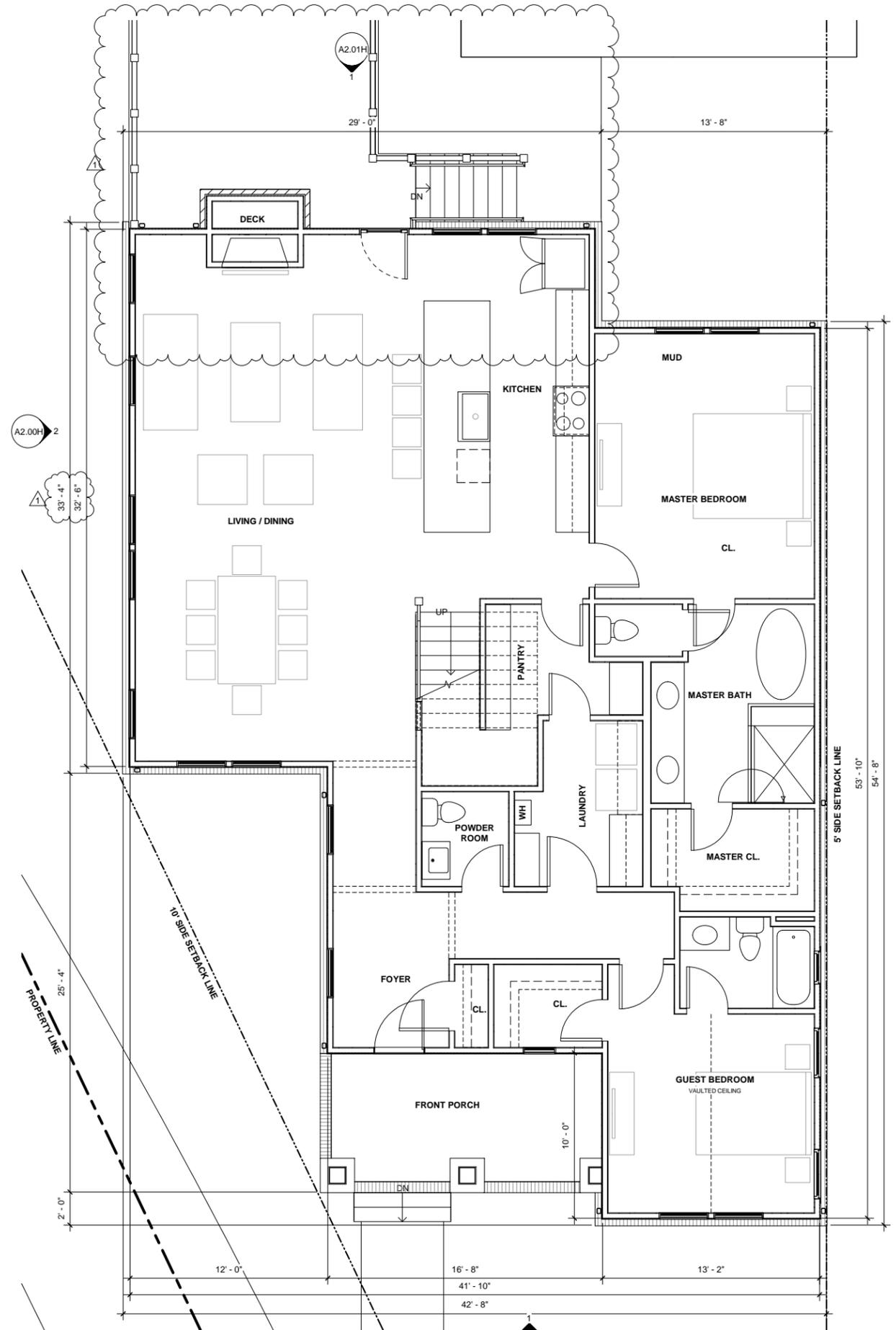
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2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN



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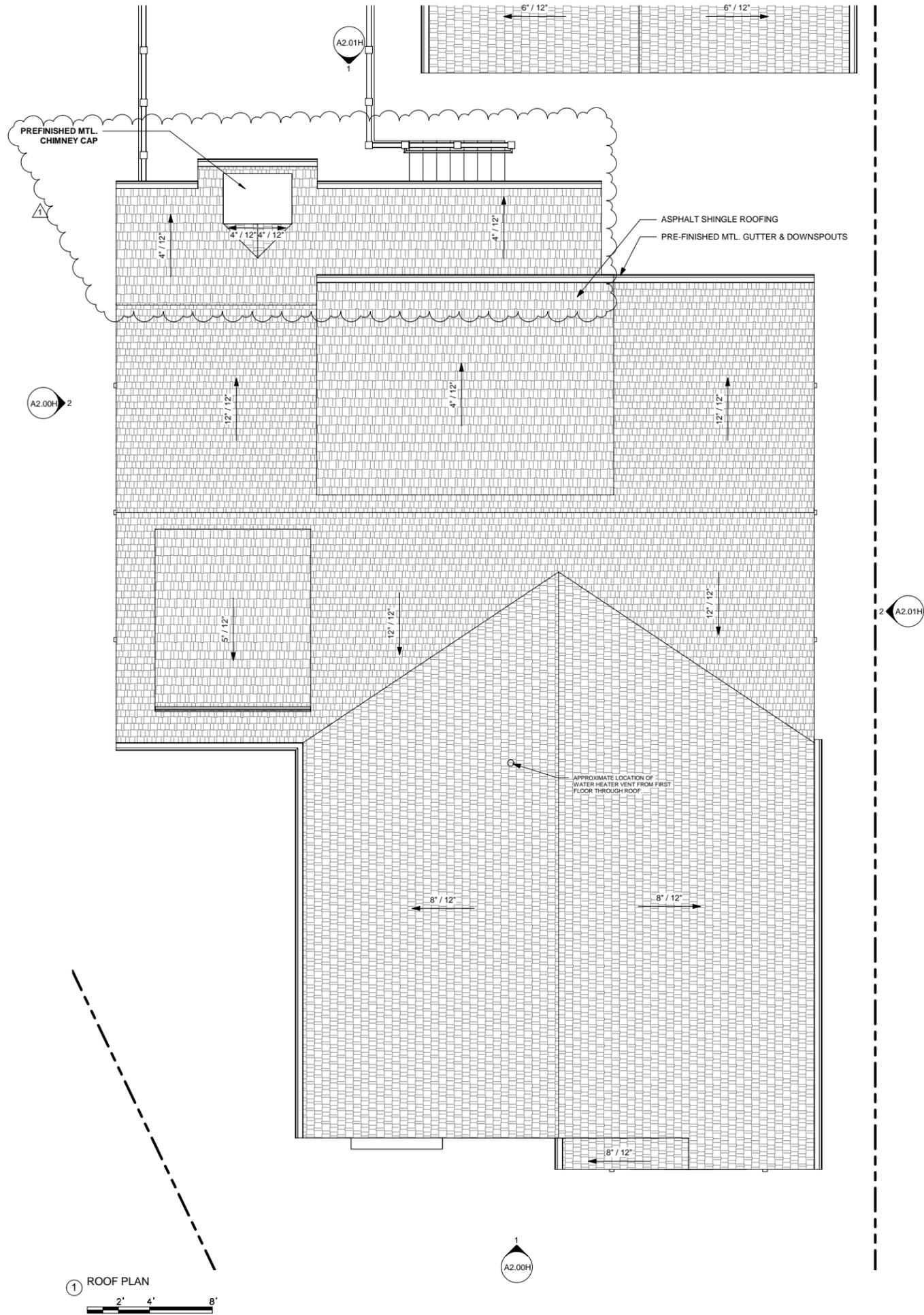
REVISIONS		
NUM.	DESCRIPTION	DATE
1	HISTORIC REVISION	1.3.2018

Project Phase:  
**MHZC SUBMITTAL SET**

Project Number: **1430B**  
 Date: **1.3.2018**

**FLOOR PLANS**

**A1.01H**



1 ROOF PLAN



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Designed For:  
**NORTH BY NORTHEAST DEVELOPMENT**

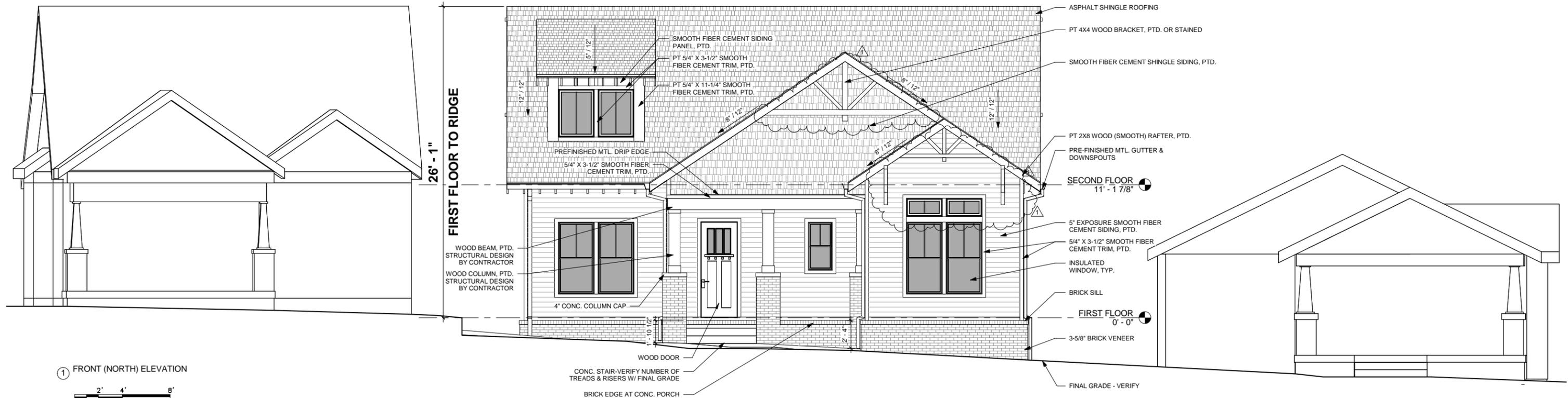
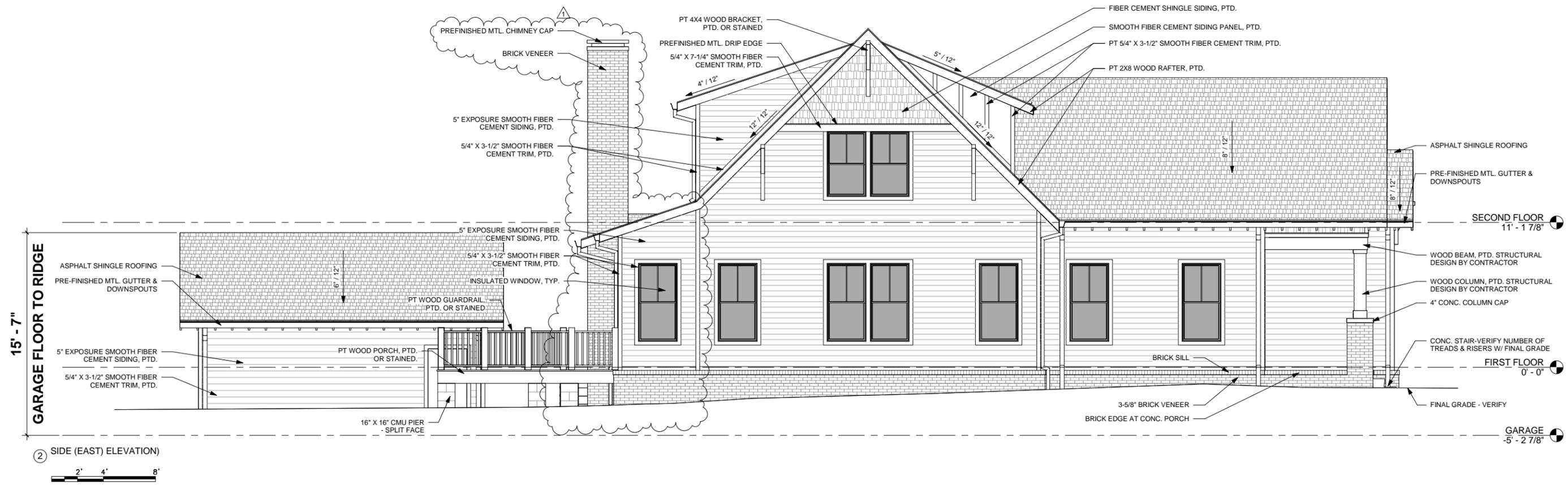
**1430B GREENWOOD AVE**  
 CUSTOM SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE
1	HISTORIC REVISION	1.3.2018

Project Phase:  
**MHZC SUBMITTAL SET**

Project Number: **1430B**  
 Date: **1.3.2018**

**ROOF PLAN**  
**A1.02H**



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Designed For:  
**NORTH BY NORTHEAST DEVELOPMENT**

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

REVISIONS		
NUM.	DESCRIPTION	DATE
1	HISTORIC REVISION	1.3.2018

Project Phase:  
**MH2C SUBMITTAL SET**

Project Number: **1430B**  
 Date: **1.3.2018**  
**EXTERIOR ELEVATIONS**

**A2.00H**

1/3/2018 10:47:26 AM

