

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

1715 Sweetbriar Avenue

January 17, 2018

Application: Demolition; New construction-infill

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11704007200

Applicant: Joshua Belville, Stone Oak Builders

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

Description of Project: Application is to demolish a non-contributing house and to construct infill development. The infill will have a detached garage at the basement level.

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 the adjacent historic houses, to be verified by MHZC staff in the field;
2. Front walkway be added, leading from the sidewalk to the front stoop, and staff approve the material of the walkway;
3. Staff approve the materials of the front stoop steps and stairs;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. Staff approve the roof color; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

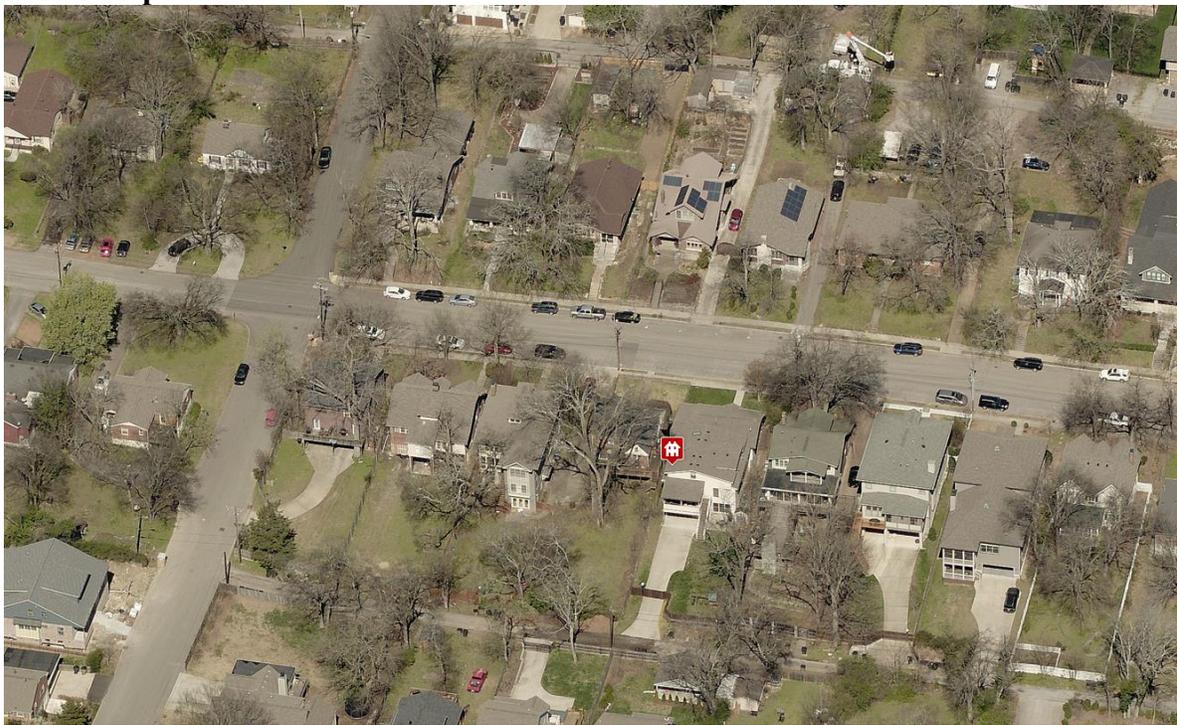
Attachments

- A: Photographs
- B: Site Plan
- D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

1. 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. BL2007-45).

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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. 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.

i. Outbuildings

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

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

V. DEMOLITION

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1715 Sweetbriar Avenue was constructed c. 1950 (Figure 1). It does not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.



Figure 1. 1715 Sweetbriar Avenue

Analysis and Findings: Application is to demolish a non-contributing house and to construct infill development. The infill will have a detached garage at the basement level.

Demolition: 1715 Sweetbriar Avenue was constructed c. 1950, later than the historic houses in the immediate vicinity. This block of Sweetbriar Avenue largely developed from 1900 to 1930 (see context photos). This house is the only house on this block that was built from the 1940s through the 1950s. As such, it is an anomaly for this part of Sweetbriar. In addition, the house's materials, form, and architectural details do not meet the historic context. Staff finds that 1715 Sweetbriar Avenue does not contribute to the historic character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. Staff therefore finds that its demolition meets Section V.2. of the design guidelines and does not meet Section V.1.

Height & Scale: The proposed infill is one and a half stories, which staff finds to be appropriate since to the left of the site is a true one-story house and to the right is a two-story house. The site slopes deeply from the front to the back. Because of this, the foundation is drawn at approximately one foot, six inches (1'6") at the front, but is much taller towards the back as the slope drops. Staff recommends approval of the foundation and finished floor system during construction to ensure their compatibility with the adjacent historic structures.

The height of the infill is proposed to be twenty-eight feet, six inches (28'6") above the foundation, which staff finds to be appropriate. In the immediate vicinity, heights of contributing houses range from twenty-two to thirty-seven feet (22'-37'). The house's

eave will be eleven feet, six inches (11'6"). The house is deep at over eighty feet (80'), but it is comparable in depth to the infill MHZC approved at 1707 Sweetbriar.

Staff finds that the infill's height and scale meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be a minimum of five feet (5') from the side property lines. Its front setback will be similar to the front setback of the existing structure on the site. This proposed front setback is approximately thirty-three feet, eight inches (33'8") from the front property line, and is in between the front setbacks of the two adjacent houses. The front setback of the house at 1713 Sweetbriar is approximately twenty-six feet, eleven inches (26'11"), while the front setback of the house at 1717 Sweetbriar is approximately thirty-nine feet (39'). The infill will be over fifty feet (50') from the rear property line. Staff finds the proposed setbacks to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block*	Split Face	Yes	No
Cladding	Brick	Not indicated	Yes	Yes
Secondary Cladding	Board-and-batten	Smooth face	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth face	Yes	No
Entry floor/steps	Not indicated	Not indicated	Unknown	Yes
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Not indicated	Not indicated	Unknown	Yes
Principle Entrance	¾ glass with side lights	Not indicated	Yes	Yes
Rear door	Wood	Not indicated	Yes	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Not indicated	Not indicated	Unknown	Yes

* The drawings show the foundation material as split face at the front, and brick at the back. The applicant has indicated to staff that the intention is for the entire foundation to be split face concrete block.

Staff recommends approval of a brick sample, shingle sample, all windows and doors, the materials of the front entry stairs and floor, and the walkway material. With staff's final approval of all final material choices, staff finds that the project meets Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form is a cross gable. The front-facing gable has a slope of 14/12, while the side gable has a slope of 10/12. The front façade has a shed dormer with a slope of 4/12. The dormer is set back two feet (2') from the wall below. The side elevations also contain shed dormers which are set back two feet (2') from the wall below. Staff finds that the proposed roof forms meet section II.B.1.e. of the design guidelines.

Orientation: The house is oriented to face Sweetbriar Avenue, which is appropriate. The front entry is behind a covered stoop that is six feet, eight inches (6'8") deep. Staff recommends the installation of a front walkway leading from the sidewalk to the front stoop. Vehicular access will be via the rear alley, which is appropriate. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the infill addition are mostly twice as tall as they are wide, thereby meeting the historic proportions of openings. On the right façade, there is one square picture window opening and three horizontal window openings. While unusual, staff finds them to be appropriate because of their location. The picture window opening is over twenty-five feet (25') from the front façade, and the horizontal window openings are over forty feet (40') from the front. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The infill includes an attached garage at the rear. The design guidelines state that attached garages can be appropriate if they are located at the rear and at the basement level. Because of the slope of the site, the attached garage can be located at the basement level. It is located at the rear, towards the back of the lot, where garages were historically located. Staff finds that the proposed attached garage meets Section II.B.1.i. 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 the adjacent historic houses, to be verified by MHZC staff in the field;
2. Front walkway be added, leading from the sidewalk to the front stoop, and staff approve the material of the walkway;
3. Staff approve the materials of the front stoop steps and stairs;
4. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
5. Staff approve the roof color; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections II.B.1. and V. of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Context Photos:



1717 Sweetbriar, to the right of 1715 Sweetbriar



1719 & 1721 Sweetbriar, to the right of 1715 Sweetbriar



1713 Sweetbriar, to the left of 1715 Sweetbriar



1720 & 1722 Sweetbriar, across the street



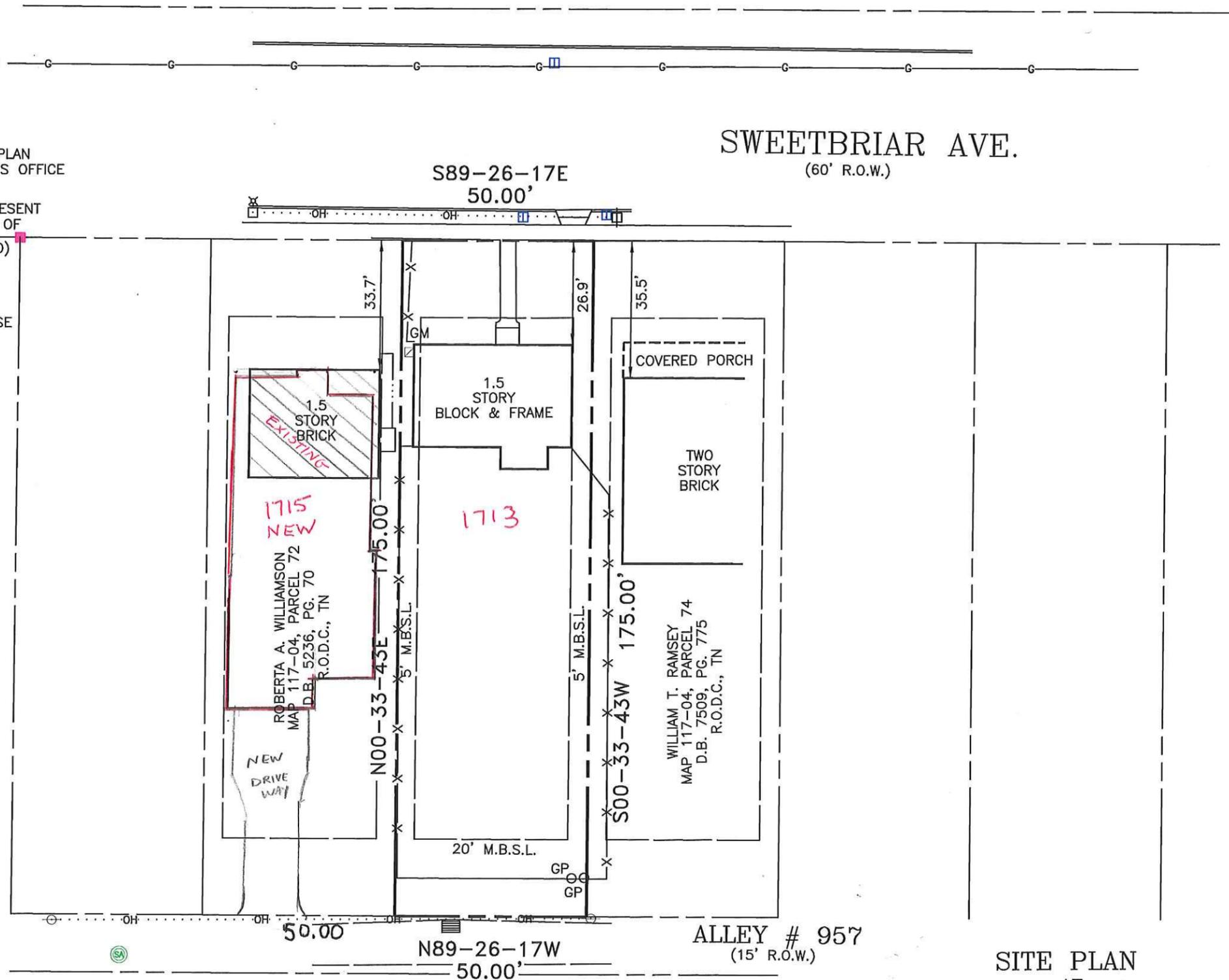
1714 to 1718 Sweetbriar, across the street



1708 to 1714 Sweetbriar, across the street

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) LOT NUMBERS SHOWN THUS (26) REFER TO BELMONT LAND COMPANY'S PLAN OF LOTS OF RECORD IN PLAT BOOK 421, PAGE 34, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
- 4) THIS SURVEY PREPARED FROM PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WOULD REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED "R8". BUILDING SETBACKS SHOWN PER METRO CODES.
- 6) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2012.



GRID

SITE PLAN
AT
1715 Sweetbriar Avenue

MAP 117-04, PARCEL 72

Instr. No. 20120712-0061022
18th COUNCILMANIC DISTRICT

NASHVILLE-DAVIDSON COUNTY-TENNESSEE
SCALE: 1"=30' DATE: 7-30-12

TOTAL AREA: 8750 SQ. FT. OR (0.201± ACRES)

Stanley K. Draper, R.L.S.

4304 Central Valley Drive
Hermitage, TN 37076
(615) 891-3659 ofc./fax
(615) 290-2066 cell



stanleykdraper@comcast.net



FRONT ELEVATION

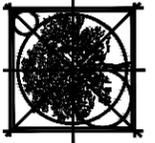
1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

1715 Sweetbriar,
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

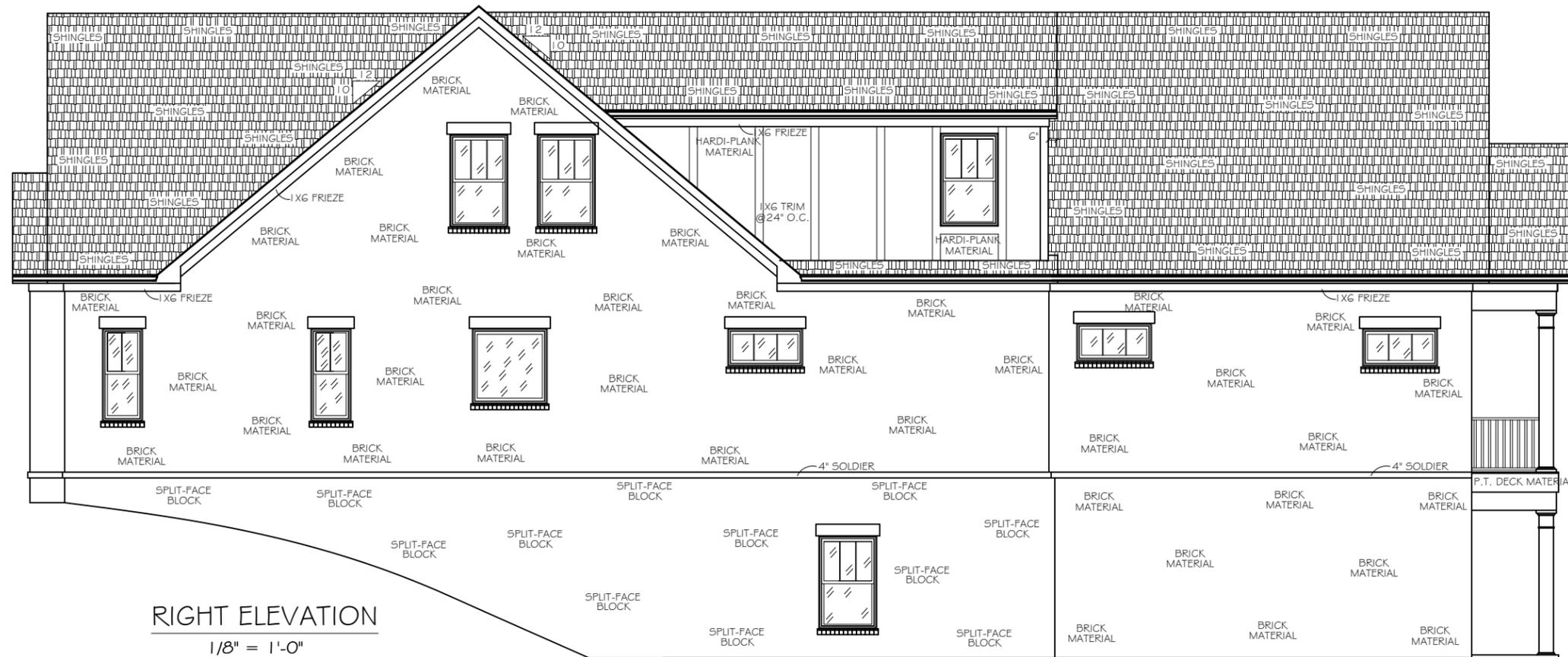
DRAWN BY:
J.W.

PLAN NUMBER:
1715 Sweetbriar

DATE: 12/26/17

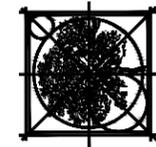


LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

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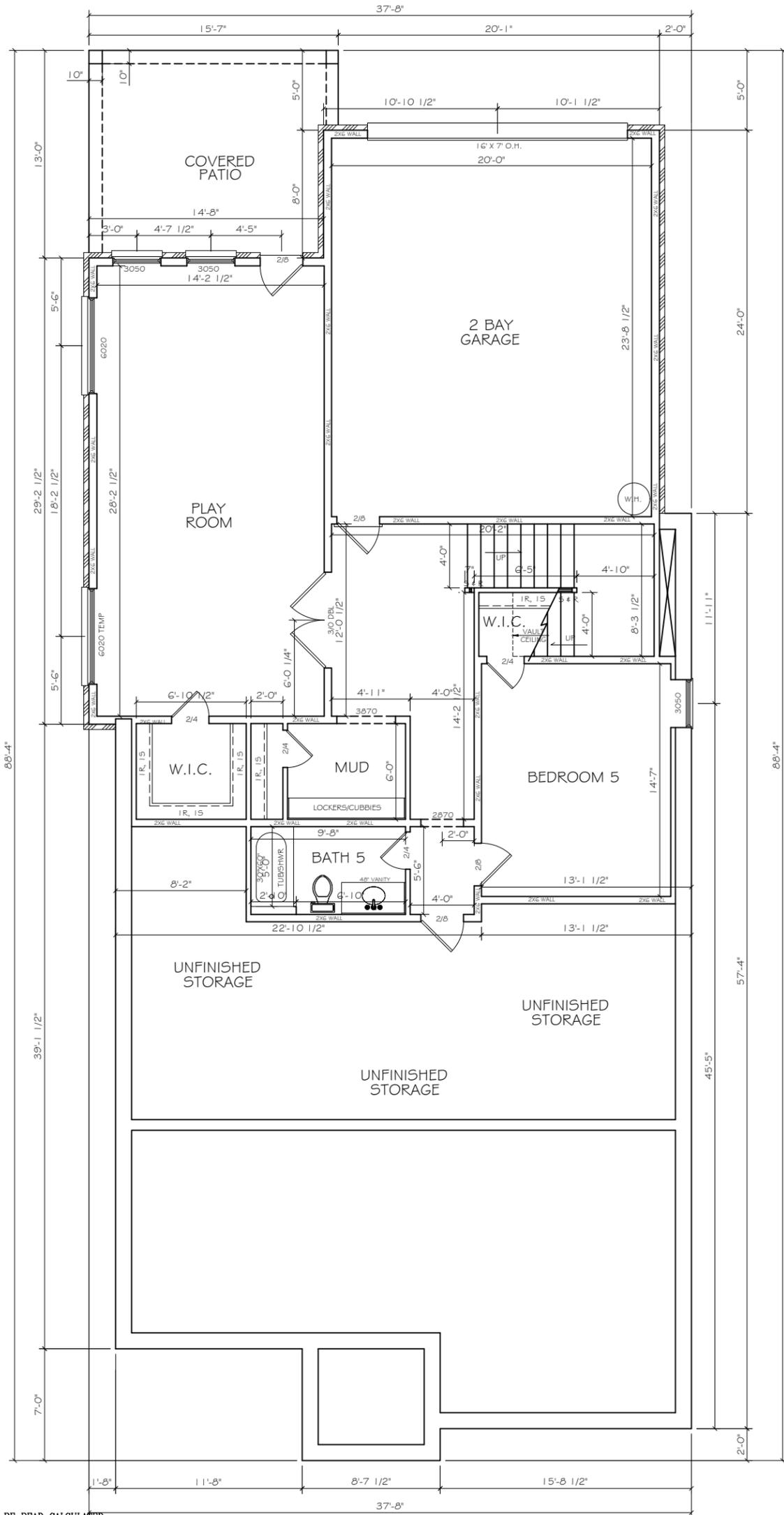
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J.W.

PLAN NUMBER:
1715 Sweetbriar

DATE: 12/26/17



NOTES:

1. ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
2. ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
3. ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
4. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
5. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
6. ALL ANGLES ARE 45° U.N.O.
7. (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

BASEMENT FLOOR PLAN

1/8" = 1'-0"

DATE: 12/26/17

PLAN NUMBER:
1715 Sweetbriar

DRAWN BY:
J.W.

1715 Sweetbriar,
Nashville, TN

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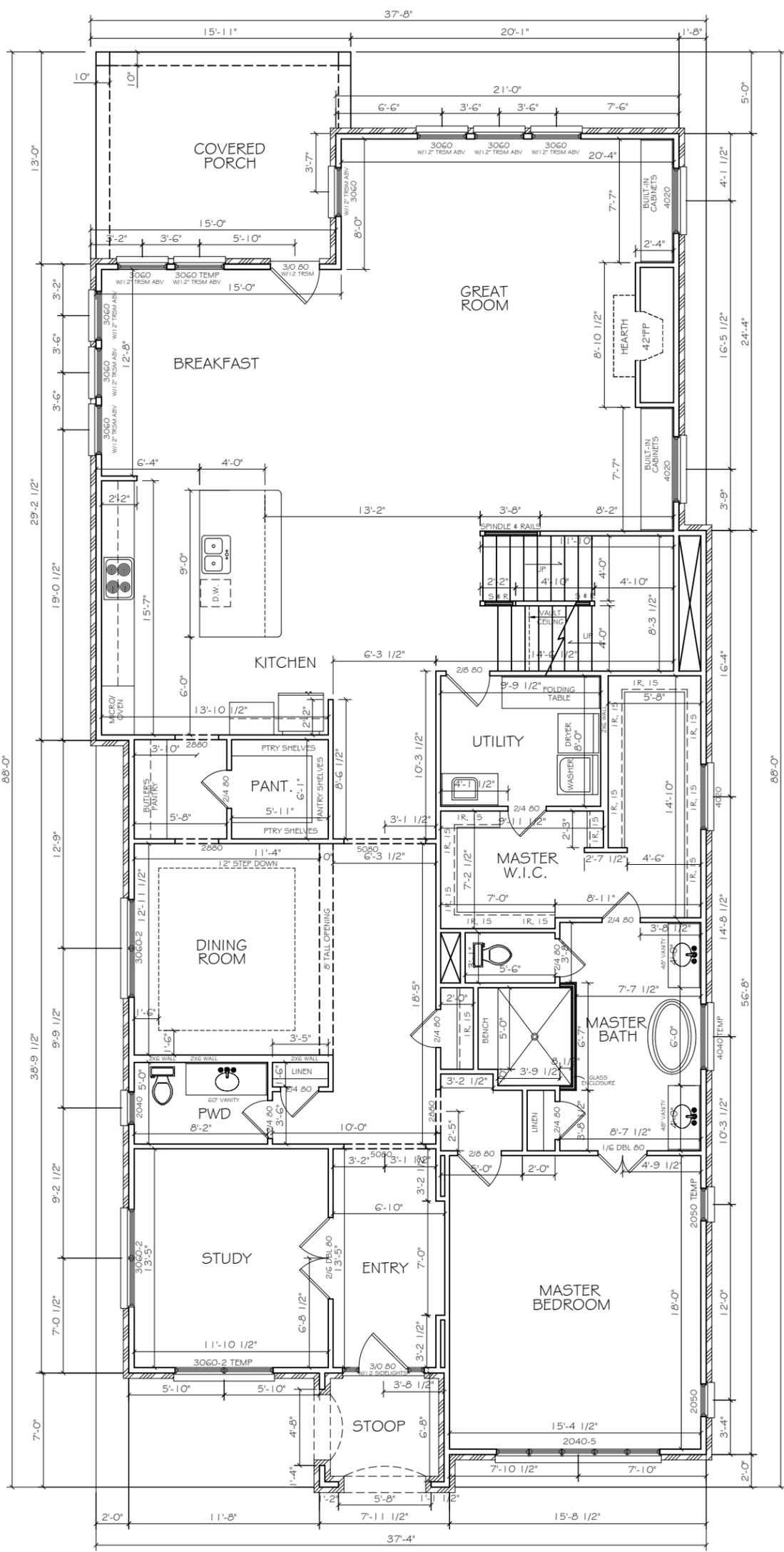
P.O. Box 159144 Nashville, TN 37215

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Stone Oak Builders

AREA CALCULATIONS	
BASEMENT FLOOR - HEATED	965
FIRST FLOOR - HEATED	2,682
SECOND FLOOR - HEATED	2,243
TOTAL - HEATED	5,910
ADDITIONS:	
COVERED STOOP	54
REAR COVERED PORCH	195
BASEMENT COVERED PATIO	195



FIRST FLOOR PLAN
1/8" = 1'-0"

- NOTES:**
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 - (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

DATE: 12/26/17

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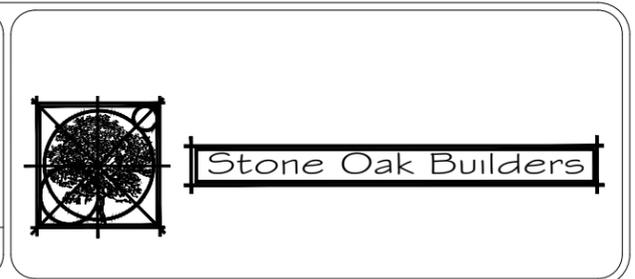
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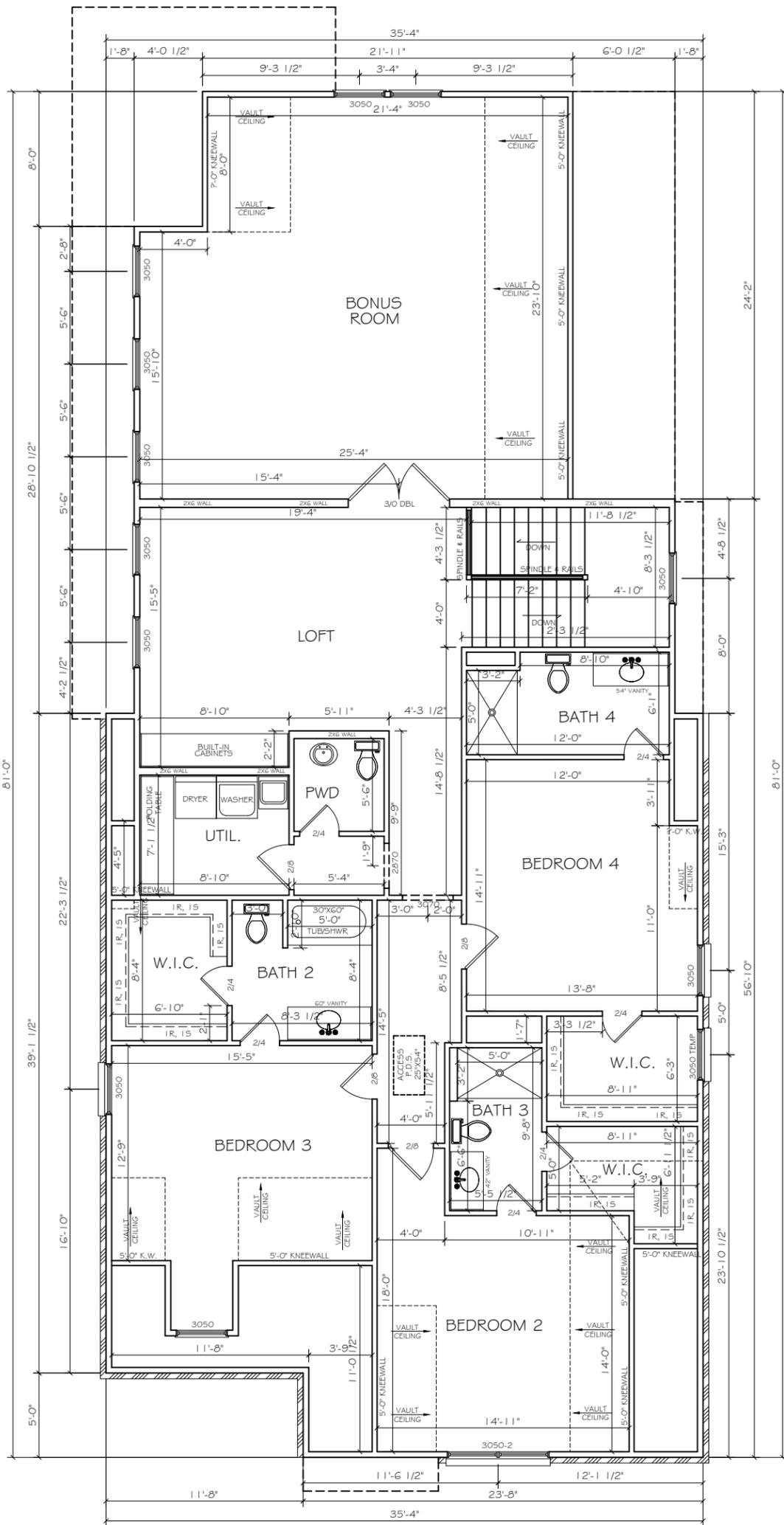
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SECOND FLOOR PLAN

1/8" = 1'-0"

NOTES:

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Stone Oak Builders

DATE: 12/26/17

PLAN NUMBER:
1715 Sweetbriar

DRAWN BY:
J.W.