

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1709 4th Avenue North June 20, 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: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 082053A90000CO
Applicant: Brad Sayers, Four Square Design Studio
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant is proposing to construct a new two-story house, replacing a non-contributing house that has been approved for demolition. The house is proposed to be thirty-one feet, six inches (31'-6") tall, and thirty-one feet, six inches (31'-6") wide. The building is wider than the bulk zoning setback regulations permit.

Recommendation Summary: Staff recommends approval of the proposed two story infill at 1709 4th Avenue North with conditions that:

1. The floor height of the principal building, relative to natural grade, is consistent with surrounding historic houses;
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. The front setback shall be consistent with setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
4. The width of the principal building is reduced to twenty-seven feet, six inches (27'-6");
5. The height of the outbuilding shall be reduced to twenty-five feet (25') and the area shall be reduced to seven hundred, fifty square feet (750 sq. ft.);
6. The window and door selections shall be approved by MHZC Staff;
7. The roof color shall be approved by MHZC Staff;
8. Front walkway and driveway material shall be approved by MHZC Staff; and
9. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Salemtown Neighborhood Conservation Zoning Overlay.

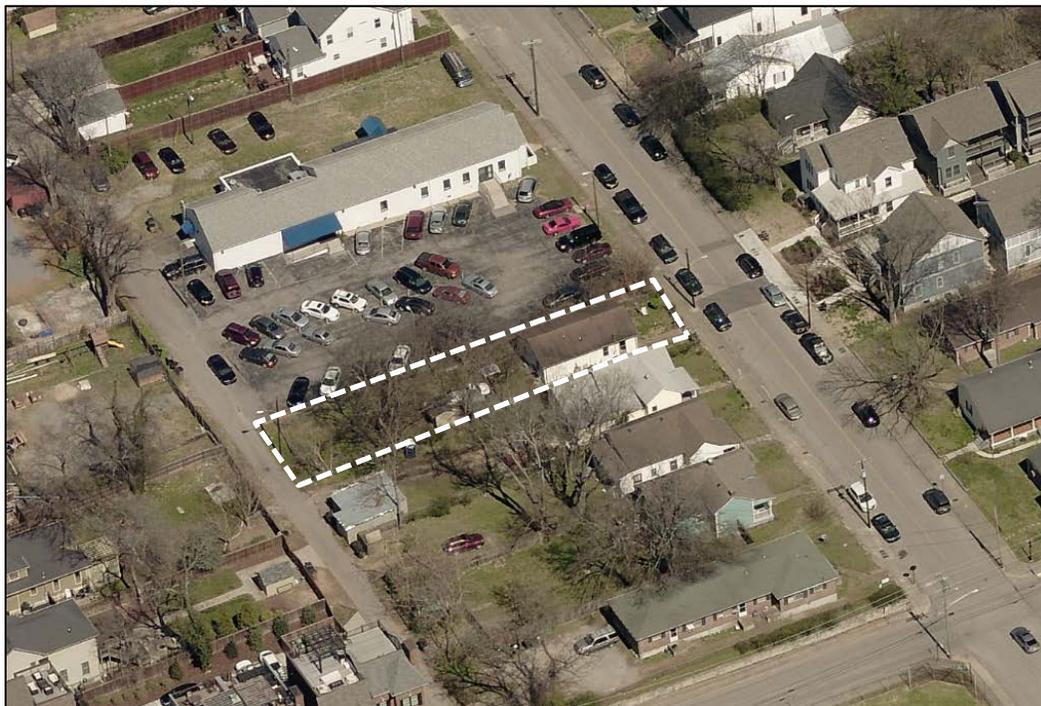
Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

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

1. 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.
2. 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.
3. 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.
4. 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.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are

reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs 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.

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.

3. Roof

- a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
- b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
- c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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'.

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
- d. 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.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).

- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. 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.
6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
- a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

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

1. 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.
2. 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: The lot at 1709 4th Avenue North was the site of a non-contributing building, for which a demolition permit was issued administratively in May of 2018. The lot is atypically narrow at only thirty-seven feet, six inches (37'-6") wide.



Existing non-contributing building at 1709 4th Avenue North.

Analysis and Findings: The applicant is proposing to construct a new two story building on the lot.

Height & Scale: The new building will be thirty feet, six inches tall (30'-6") from the floor level to the peak of the roof, with a corresponding eave height nineteen feet. The plans indicate that the height of the finished floor is to be one foot (1') above grade. However, Staff recommends that the floor height of the building at the front be constructed higher to be more consistent with surrounding historic houses, relative to natural grade. For example, the floor height of the adjacent house is approximately two feet, nine inches (2'-9") above grade. Matching this would make the actual height of the proposed building thirty-three feet, three inches (33'-3") tall. This would still meet the design guidelines for infill in the Salemtown overlay which allows infill to be two stories up to thirty-five feet (35') tall. With the condition that the floor height of the building is consistent with surrounding historic houses, Staff finds the height of the proposed infill will be compatible with surrounding context.

The building will be thirty-one feet, six inches (31'-6") wide at the front. There are historic houses on the block on similar-sized lots as wide as thirty feet (30'), but they are all only one story. The proposed building will be sixty-eight feet (68') deep, with a front porch increasing the depth to seventy-four feet (74'). There are historic houses nearby as deep as forty feet (40') to fifty feet (50'), but again they are all one story and they typically narrow toward the rear. (Note that the plans label the dimensions of the building from the "outside face of stud to outside face of stud." Staff measured the building using the outside dimensions with exterior cladding.)

Staff finds that although the height of the infill would meet the design guidelines, the width of the building is not appropriate and therefore the massing of the proposed new building as submitted is not compatible with the surrounding historic context and does not meet sections III.A.1 and III.B.1 of the design guidelines. Staff recommends that the width of the building is reduced to a maximum of twenty-seven feet, six inches (27') in order to be more compatible with the historic context and to meet the bulk zoning regulations.

Setback & Rhythm of Spacing: The front setback for the new building will be twenty-three feet, six inches (23'-6"), which will match the setbacks of historic houses on the block face. Both side setbacks will be three feet (3'), which is less than the five foot (5') minimum setback required by base zoning. There are historic houses with similar side

setbacks on the block, but they are all one story houses that are not as deep as the current proposal. Although the side setbacks are similar to nearby historic houses, the effect on the established rhythm of spacing between buildings will not be compatible because the proposed house is taller and deeper. Staff finds that the proposed infill will not meet section III.C.1 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	
Cladding	Cement fiberboard lap siding	Smooth, 4" & 5" reveal	Yes	
Secondary Cladding	Cement fiberboard board-&-batten	Smooth face	Yes	
Trim	Wood, Cement Fiberboard	Smooth faced	Yes	
Roofing	Asphalt Shingles	Material color not indicated	Yes	X
Front Porch floor/steps	Material not indicated	Needs approval		X
Front Porch Posts	Material not indicated	Needs approval		X
Front Porch Roof	Asphalt Shingles	Color needs approval	Yes	X
Windows	2/1 DH front, 1/1 DH side	Needs approval	Yes	X
Doors	1/3 light doors	Needs approval	Yes	X
Walkway	Material not indicated	Needs approval		X

Staff recommends that the front porch columns, stairs, and walkway paving materials are approved administratively, as well as the window and door selections and roof colors. This information is necessary to ensure that the materials of the new house will be compatible with historic houses in the surrounding area and meet section III.D.

Roof form: The primary roof of the building will be a front-oriented gable with a pitch of 8:12. The building will have a full width front porch, the right half of which will be under a 6:12 shed roof and the left half under an 8:12 gable. A smaller accent gable will indicate the building's two primary entrance locations. These roofs on the proposed building will be compatible with surrounding houses will therefore meet section III.E of the design guidelines.

Orientation: The primary facade of the new building will be oriented to face 4th Avenue North directly, as is typical of historic houses on the block. The front facade will be distinguishable by a prominent front porch with a pair of entrances, with walkways connecting from the porch to the sidewalk. Staff finds that the orientation of the project meets section III.F of the design guidelines.

Proportion and Rhythm of Openings: The window and door openings on the new building will generally be twice as tall as they are wide, as is typical of houses nearby historically. The majority of windows will be double-hung with 2/1 sashes on the front and 1/1 on the side. The windows will be regularly spaced without any large expanses of blank wall without an opening and with a four inch (4”) mullion between paired windows. Staff finds that the window proportions and rhythms are generally compatible with the surrounding historic context and that the project will meet section III.G of the design guidelines.

Appurtenances & Utilities: The site plan shows a new walkway added from the porch to the sidewalk at the front of the property, with a driveway at the rear of lot to access the garage from the alley. The materials of the walkways and driveway have not been indicated. The location of the HVAC and other utilities were also not noted. With the condition that the paving materials are administratively approved and that the HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house, Staff finds the appurtenances will be compatible with surrounding historic properties and will meet section III.I of the design guidelines.

Outbuilding

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and Garage	20’	65’
Rear setback	5’	20’
L side setback	5’	5’-5”
R side setback	5’	5’-5”
How is the building accessed?	-	From the alley at rear
Two different doors rather than one large door (if street facing)?	-	n/a

The applicant proposes to locate the building at the rear of the lot, with a rear setback of twenty feet (20’) and side setbacks greater than five feet (5’). These setbacks are typical of the locations of outbuilding historically and meet sections III.D and III.H of the design guidelines.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	Corresponding height on principal building	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	30'-6" a.f.f.	25'	26'
Eave Height	19' a.f.f.	2 story - 17'	15'-6"

For a two-story building on a lot less than 10,000 square feet:

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint (maximum cannot exceed lesser number to left)
Maximum Square Footage	750 sq. ft.	1071	770

The height of the outbuilding will be twenty-six feet (26'), which is one foot (1') taller than is permitted under the design guidelines. The building's area will be seven hundred, seventy square feet (770 sq. ft.), which is twenty square feet (20 sq. ft.) greater than is permitted under the design guidelines. (Note that the plans label the dimensions of the building from the "outside face of stud to outside face of stud." Staff measured the building using the outside dimensions with exterior cladding.) With the condition that the height of the building is reduced to twenty-five feet (25') and the area reduced to seven hundred, fifty square feet (750 sq. ft.), Staff finds the height and scale of the proposed outbuilding will meet sections III.A, III.B., and III.H of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structure will be similar to the historic house. Its roof will be gabled with a 6.5:12 pitch, which would not contrast greatly with the roof on the house. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section III.H of the design guidelines.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Front-gable	Yes
Primary roof pitch	6.5:12	Yes
Dormers	None	Yes

The roofs of the building is compatible with that of the principal building and meets sections III.E and III.H of the design guidelines.

Material:

	Proposed	Color/Texture	Approved or Typical of Neighborhood	Requires final Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Cement fiberboard lap siding	Smooth, 4" & 5" reveal	Yes	
Secondary Cladding	Cement fiberboard board-&-batten	Smooth face	Yes	
Trim	Wood, Cement Fiberboard	Smooth faced	Yes	
Roofing	Asphalt Shingles	Material color not indicated	Yes	X
Windows	2/1 DH front, 1/1 DH side	Needs approval	Yes	X
Doors	1/3 light doors	Needs approval	Yes	X

Staff recommends that the window and door selections and roof colors are approved administratively. This information is necessary to ensure that the materials of the new outbuilding will be compatible with historic houses in the surrounding area and meet sections III.D and III.H of the design guidelines.

Recommendation: Staff recommends approval of the proposed two story infill at 1709 4th Avenue North with conditions that:

1. The floor height of the principal building, relative to natural grade, is consistent with surrounding historic houses;
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. The front setback shall be consistent with setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
4. The width of the principal building is reduced to twenty-seven feet, six inches (27'-6");
5. The height of the outbuilding shall be reduced to twenty-five feet (25') and the area shall be reduced to seven hundred, fifty square feet (750 sq. ft.);
6. The window and door selections shall be approved by MHZC Staff;
7. The roof color shall be approved by MHZC Staff;
8. Front walkway and driveway material shall be approved by MHZC Staff; and
9. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

With those conditions met, Staff finds that the project will meet the design guidelines for new construction in the Salemtown Neighborhood Conservation Zoning Overlay.

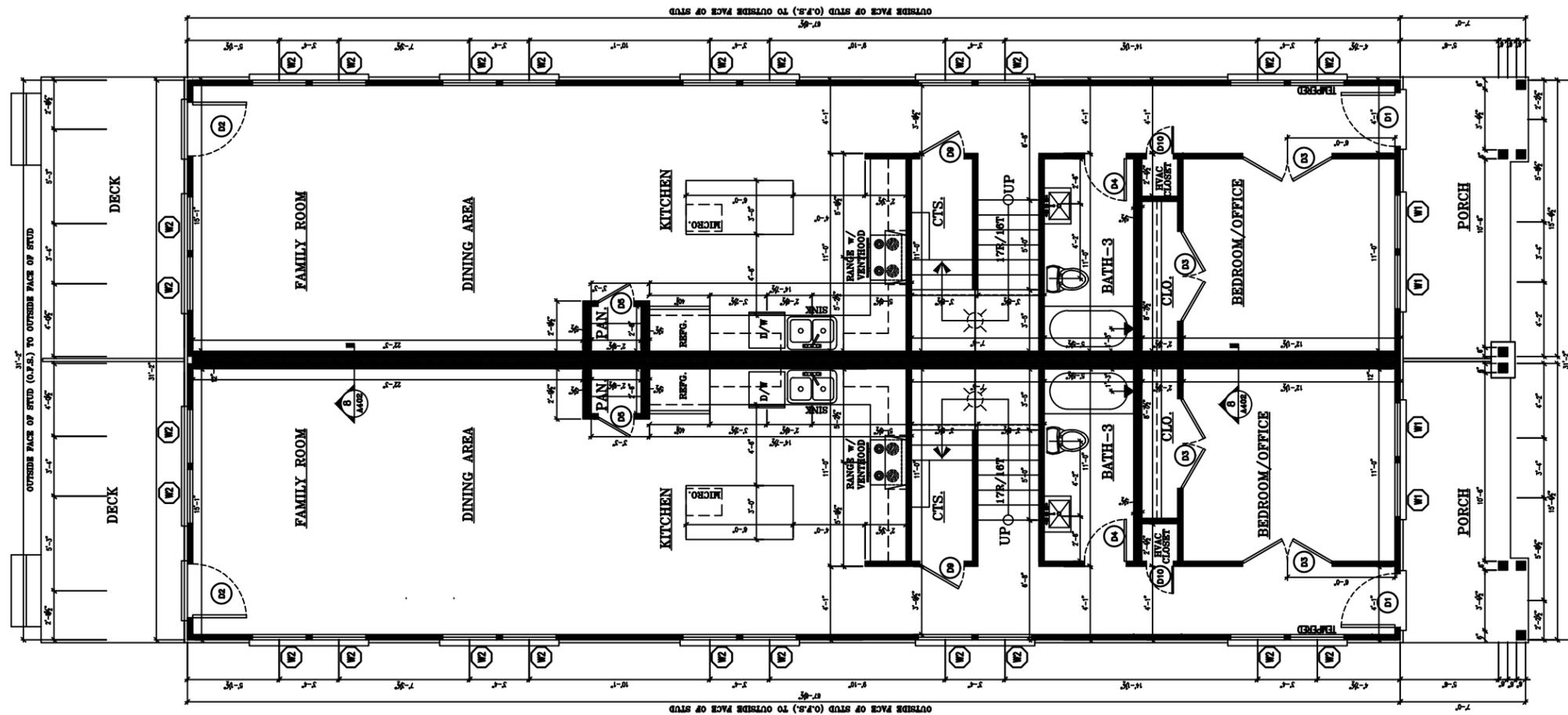
PHOTOGRAPHS



Historic houses at 1703, 1705, and 1707 4th Avenue North, and the non-contributing building at 1709 4th Avenue North.



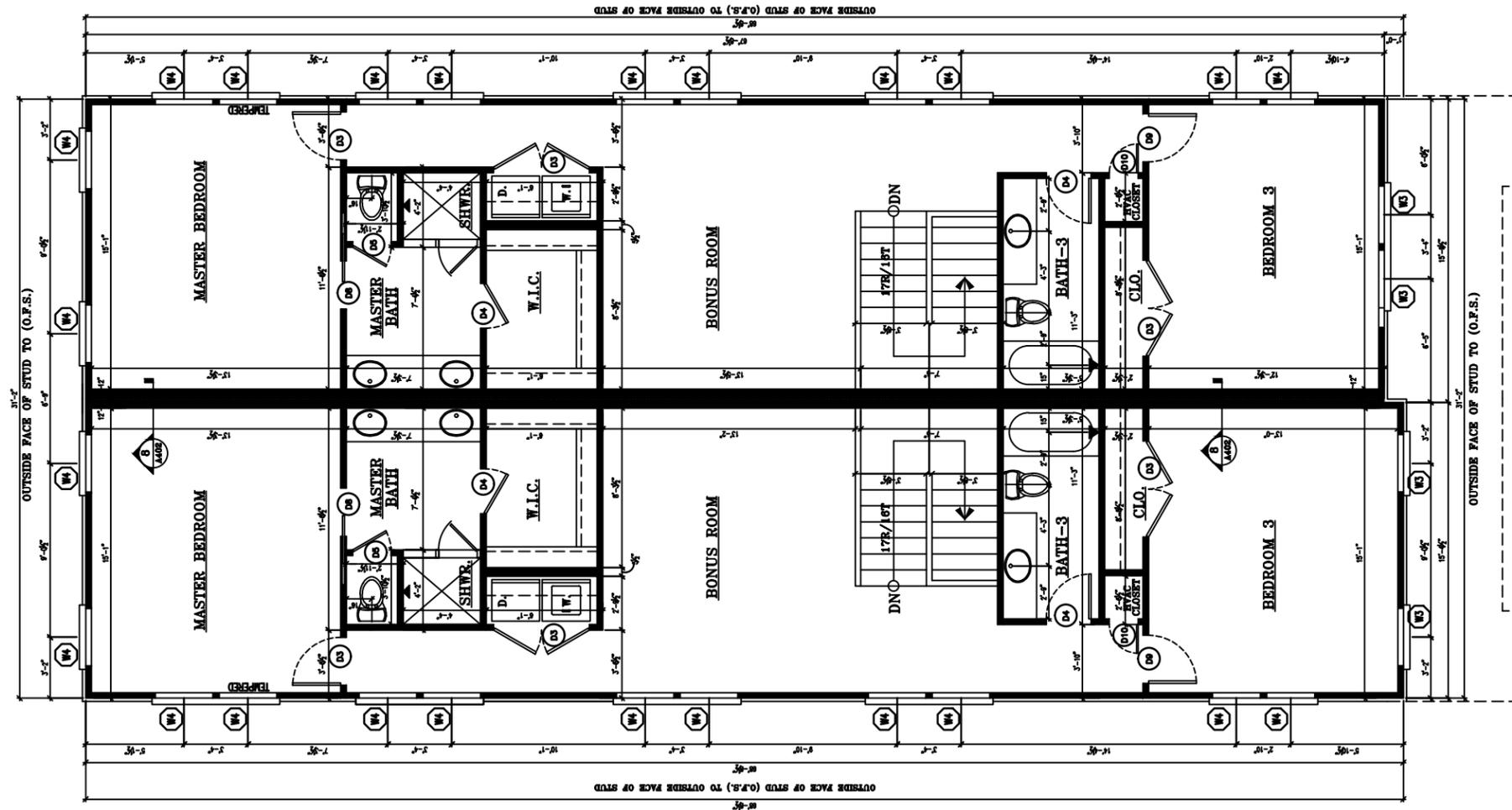
The non-contributing building at 1709 4th Avenue North and vacant lot to the right.



1709 4th AVENUE NORTH - UNIT A	
SQUARE FOOTAGE CALCULATION:	
(OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)	
FIRST FLOOR HEATED:	1041 SQFT.
SECOND FLOOR HEATED:	992 SQFT.
TOTAL HEATED AREA:	2033 SQFT.
COVERED PORCHES:	98 SQFT.
TOTAL UNDER ROOF:	2131 SQFT.

1709 4th AVENUE NORTH - UNIT B	
SQUARE FOOTAGE CALCULATION:	
(OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)	
FIRST FLOOR HEATED:	1041 SQFT.
SECOND FLOOR HEATED:	976 SQFT.
TOTAL HEATED AREA:	2017 SQFT.
COVERED PORCHES:	98 SQFT.
TOTAL UNDER ROOF:	2115 SQFT.

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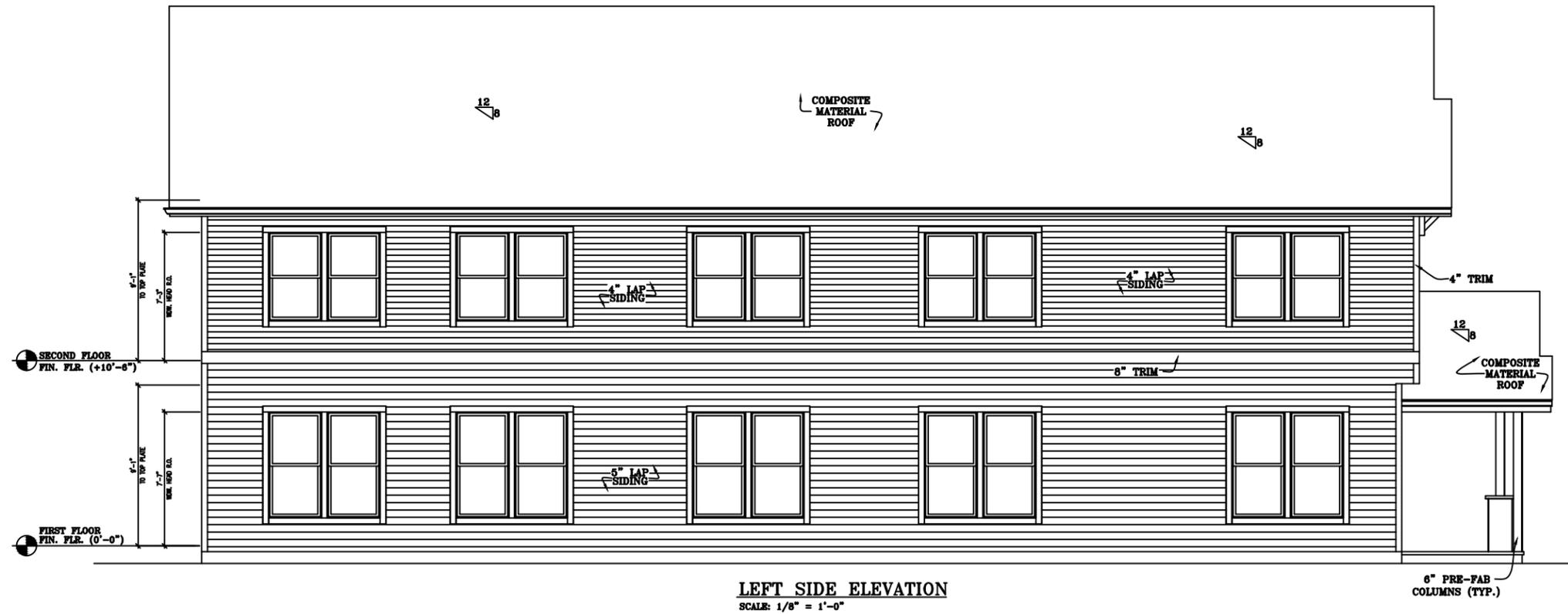
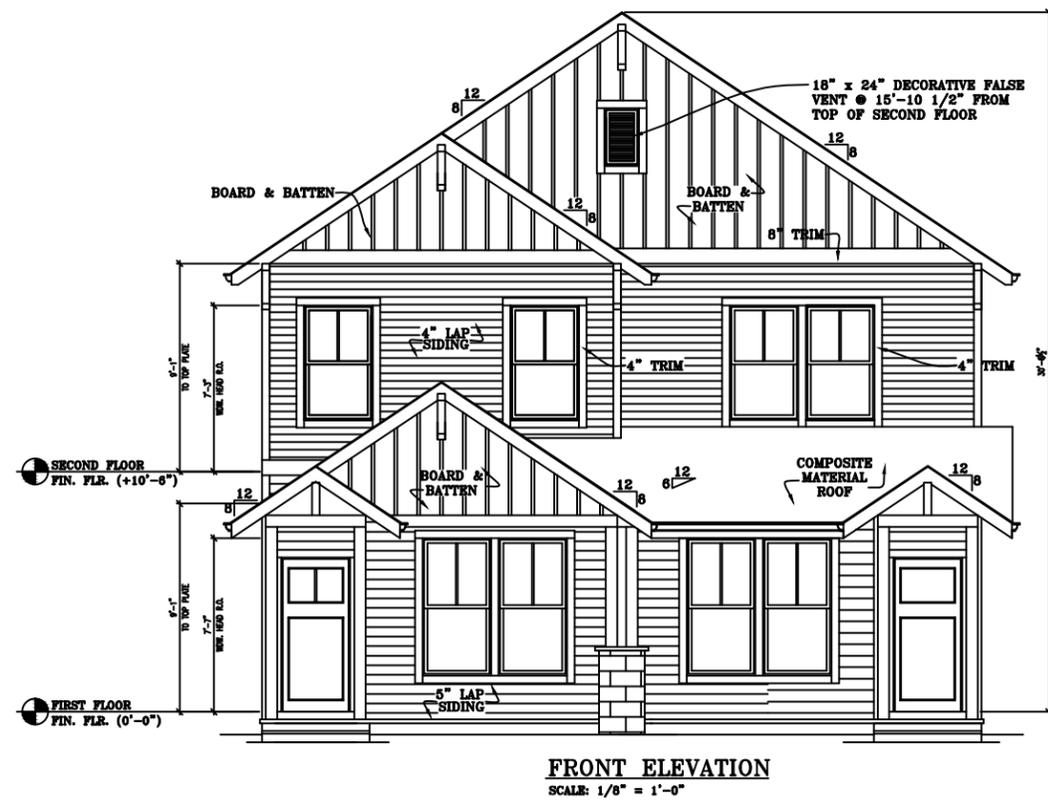
UNIT A SECOND FLOOR UNIT B
 SCALE: 1/8" = 1'-0"
 8'-1" CLG. HGT. UNLESS NOTED OTHERWISE

1709 4th AVENUE NORTH - UNIT A
SQUARE FOOTAGE CALCULATION:
 (OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)

FIRST FLOOR HEATED:	1041 SQFT.
SECOND FLOOR HEATED:	992 SQFT.
TOTAL HEATED AREA:	2033 SQFT.
COVERED PORCHES:	98 SQFT.
TOTAL UNDER ROOF:	2131 SQFT.

1709 4th AVENUE NORTH - UNIT B
SQUARE FOOTAGE CALCULATION:
 (OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)

FIRST FLOOR HEATED:	1041 SQFT.
SECOND FLOOR HEATED:	976 SQFT.
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COVERED PORCHES:	98 SQFT.
TOTAL UNDER ROOF:	2115 SQFT.



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3

3 OF 4

SCHEMATIC DESIGN
06.11.18

PARAGON GROUP
1709 4TH AVENUE NORTH
NASHVILLE, TENNESSEE

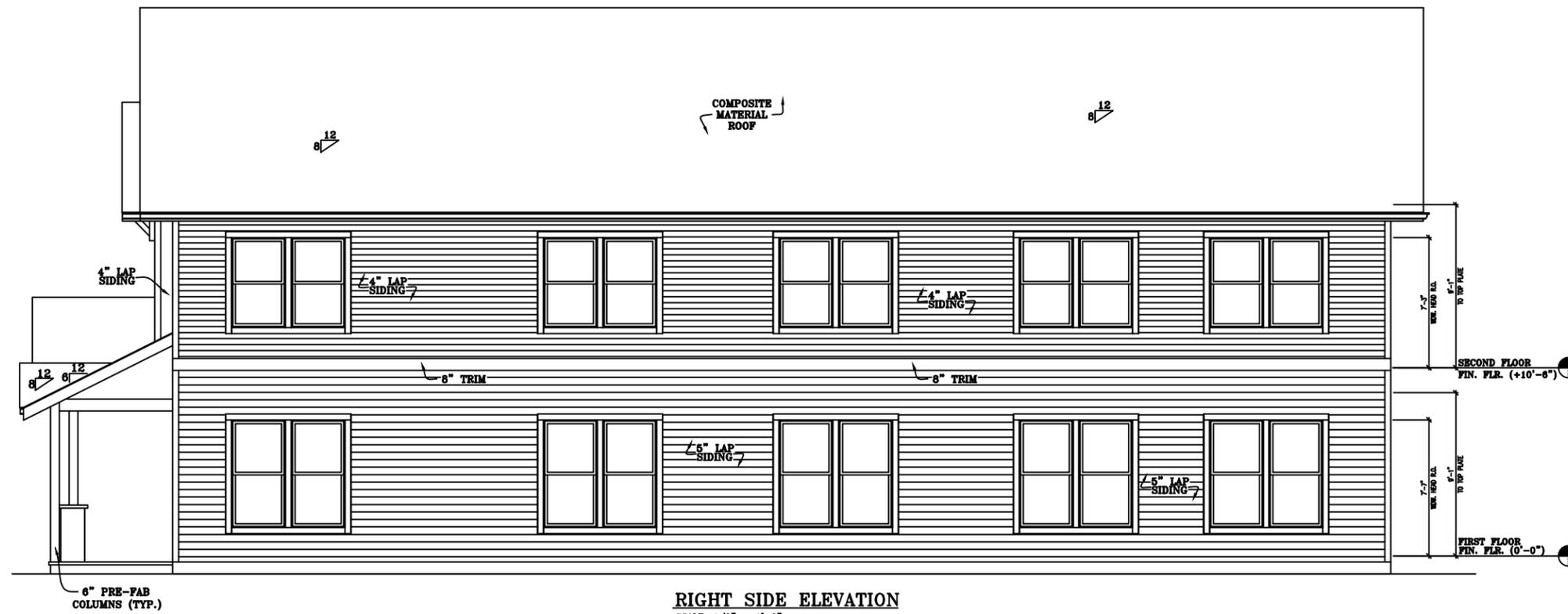
620 8TH AVE. SOUTH
NASHVILLE, TN 37203
WWW.4SQUARE.DESIGN
615.431.3664

FOUR SQUARE
design studio

4



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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4

4 OF 4

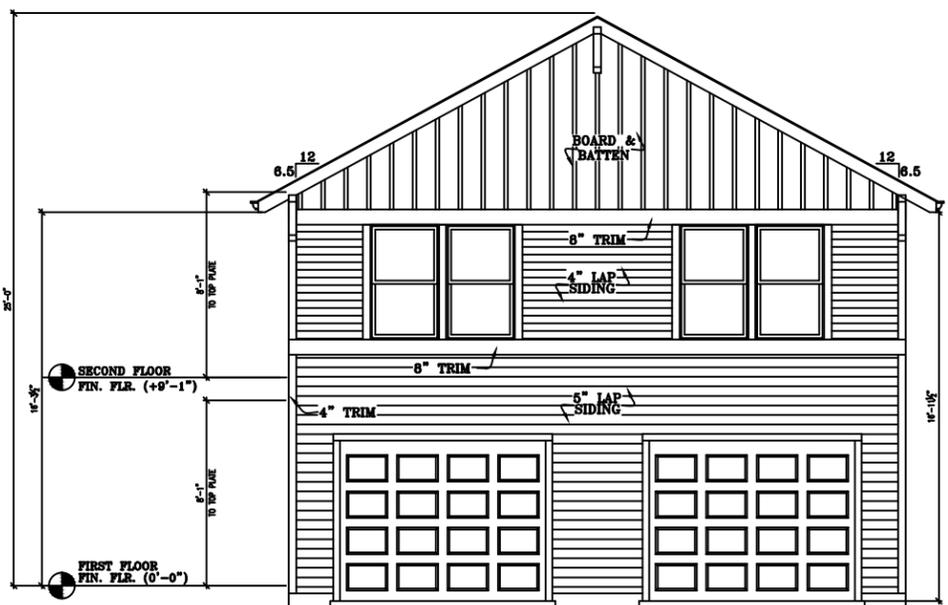
SCHEMATIC DESIGN
05.23.18

PARAGON GROUP
1709 4TH AVENUE NORTH
NASHVILLE, TENNESSEE

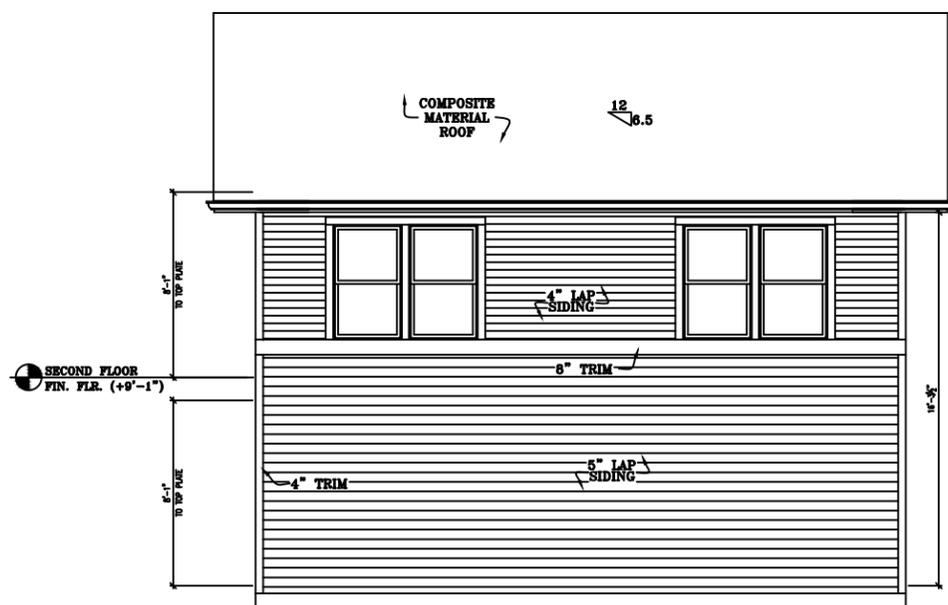
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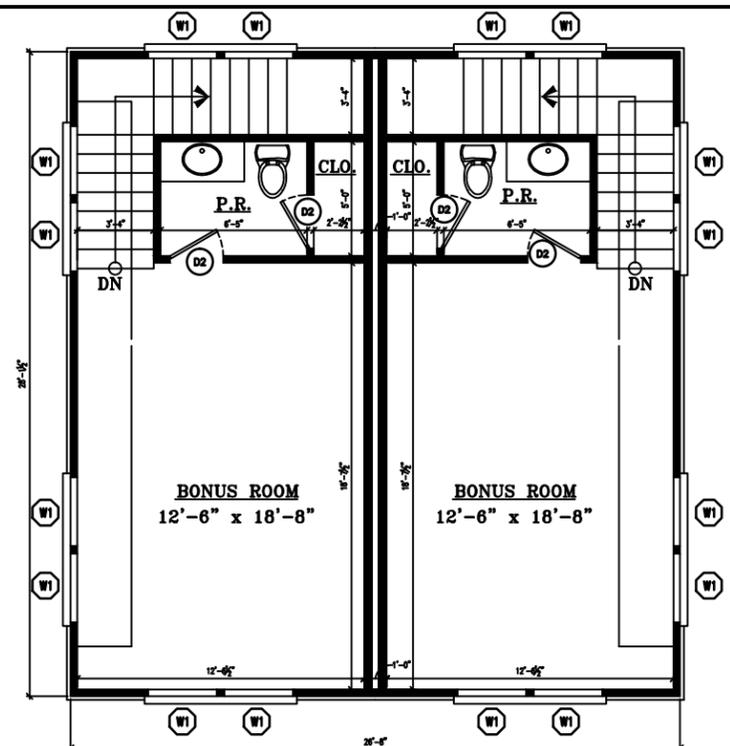
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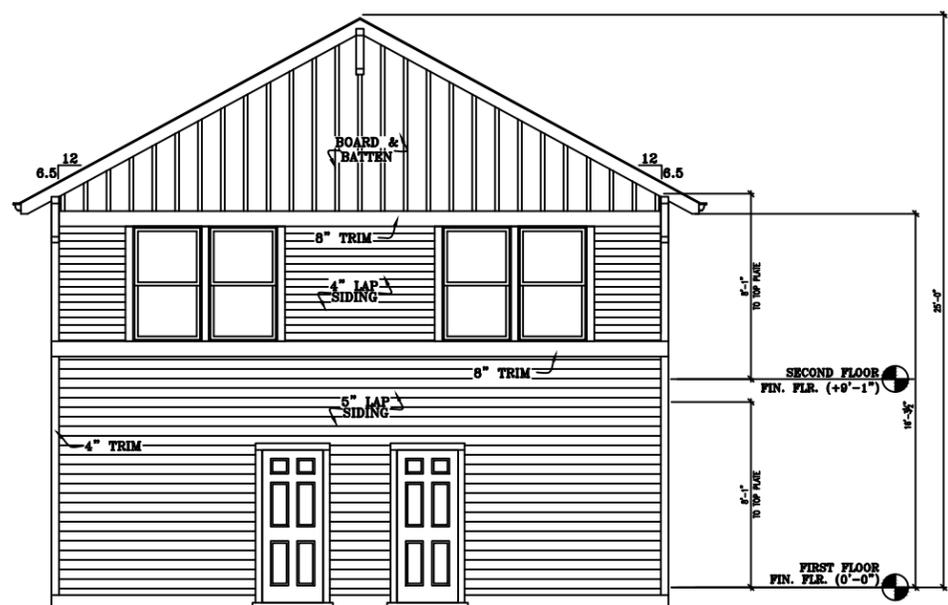
REAR ELEVATION
SCALE: 1/8" = 1'-0"



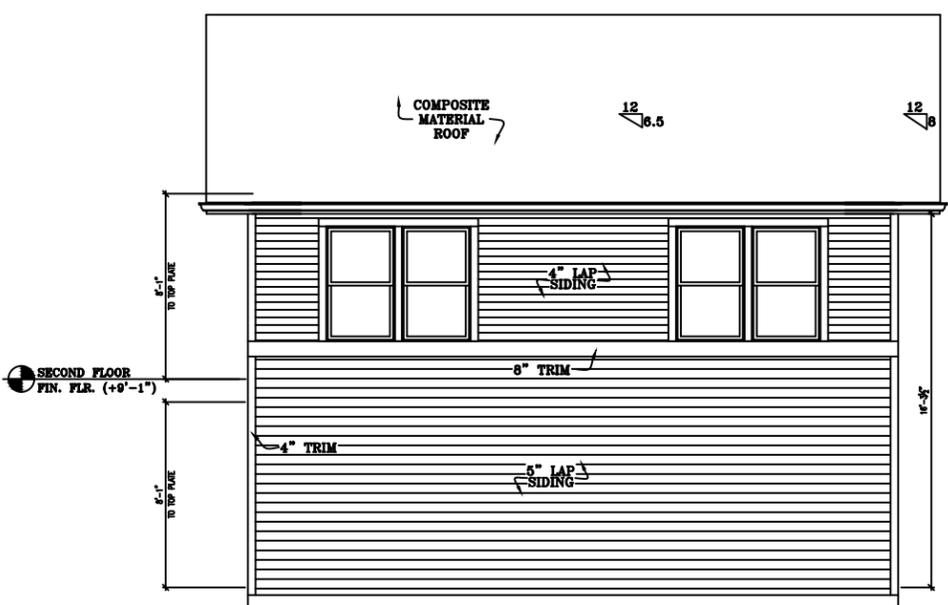
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



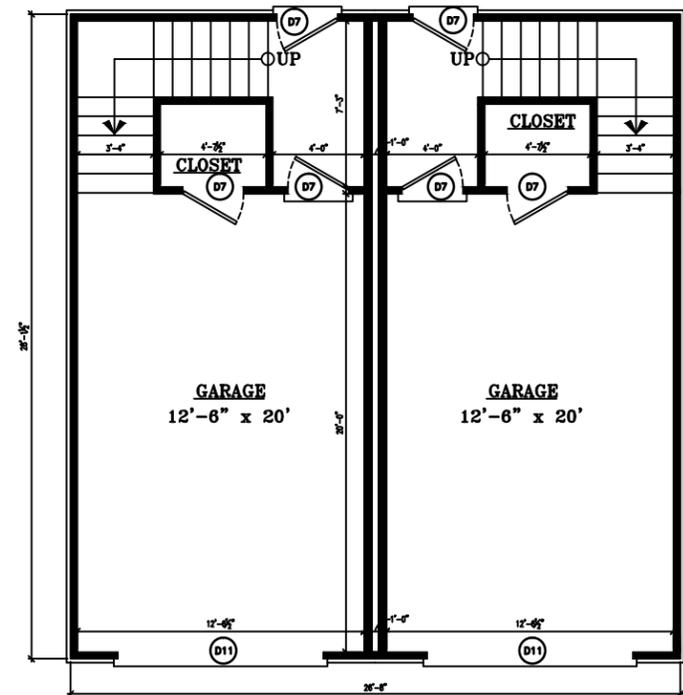
SECOND FLOOR
SCALE: 1/8" = 1'-0"
8'-1" CLG. HGT. UNLESS NOTED OTHERWISE



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"
9'-1" CLG. HGT. UNLESS NOTED OTHERWISE

DOOR SCHEDULE - SIMPSON DOORS							
NUMBER	WIDTH	HEIGHT	PAIR	GLAZING	MATERIAL	FRAME MATERIAL	REMARKS
D1	2'-8"	6'-8"	N		MASONITE	WOOD	
D2	2'-4"	6'-8"	N		MASONITE	WOOD	
D3	9'-0"	7'-0"	N		FIBERGLASS	WOOD	OVERHEAD GARAGE DOOR

WINDOW SCHEDULE - PELLA PROLINE SERIES							
NUMBER	WIDTH	HEIGHT	R.O. WIDTH X HEIGHT	HEAD HEIGHT	TYPE	GRID PATTERN	REMARKS
W1	3'-0"	5'-0"	36 3/4" X 60 3/4"	6'-8"	SINGLE HUNG	1 OVER 1	

1709 4th AVENUE NORTH - GARAGE UNIT SQUARE FOOTAGE CALCULATION:
(OUTSIDE FACE OF STUDS TO OUTSIDE FACE OF STUDS)
FIRST FLOOR HEATED: 88 SQFT.
SECOND FLOOR HEATED: 314 SQFT.
TOTAL HEATED AREA: 402 SQFT.
GARAGE & STORAGE: 289 SQFT.
TOTAL UNDER ROOF: 691 SQFT.