

DAVID BRILEY  
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

935 Silverdene Place

July 18, 2018

**Application:** New construction - addition

**District:** Maxwell Heights Neighborhood Conservation Zoning Overlay

**Council District:** 05

**Map and Parcel Number:** 08212024700

**Applicant:** Jonathan Jones

**Project Lead:** Sean Alexander, sean.alexander@gmail.com

**Description of Project:** The applicant proposes to construct a new one and one-half story rear addition to the house. The sides of the addition will be stepped in from the sides of the existing house, and the roof will tie into the rear slope of the existing roof below the ridge.

**Recommendation Summary:** Staff Recommends approval of the proposed rear addition to 935 Silverdene Place with the conditions that:

1. The siding exposure shall be no greater than five inches (5"); and
2. The roof colors, window and door selections, and the rear porch material shall be administratively approved prior to construction

Meeting those conditions, Staff finds that the project will meet the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay.

#### Attachments

**A:** Photographs

**B:** Site Plan

**C:** Floorplans

**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

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

#### **1. NEW CONSTRUCTION**

##### **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 design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

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

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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

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

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

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

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

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

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

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

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

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

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

#### **Duplexes**

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

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

#### **Multi-unit Developments**

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

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

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

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

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

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

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

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

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

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

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

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

### **h. 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.*

## **2. ADDITIONS**

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. Additions normally not recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*For additions that tie into the existing roof, the addition should sit off the ridge by at least 6”.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*

- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*

- Generally, an addition should be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.*

### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12’ deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4”) inset.*

*Foundation height should match or be lower than the existing structure.*

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

### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

### *Rear & Side Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

*Side Additions*

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

*Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

- d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

- f. Additions should follow the guidelines for new construction.

**Background:** The structure at 935 Silverdene Place is a one and one-half story Craftsman house with a side gabled roof and a gabled dormer on the front. The house has been enlarged with a rear dormer and rear breezeway.



There is a one-story garage on the lot, approximately seventeen feet (17') behind the house.

**Analysis and Findings:** The applicant proposes to construct a new one and one-half story rear addition to the house.

Demolition: The proposal includes demolition of portions of the existing rear dormer, rear roof slope, and a section of the rear wall of the first story, and demolition of the entire rear breezeway. These sections of the building do not contribute significantly to the historic character of the building; therefore, Staff finds that the proposal meets Section III.B.2 for appropriate demolition.

Rehabilitation of the historic structure has already started, and the removal of vinyl siding revealed that the original wood siding underneath is in poor condition. The siding will be replaced. The project also includes replacing windows and window trim. The impact of replacing siding and windows simultaneously is considerable; therefore Staff will inspect and monitor the project to ensure that the building's roof form is not removed as that would be tantamount to total demolition.

Location & Removability: The existing rear dormer addition was constructed flush with the right side of the house, removing the original eave overhang. Although the side wall of the existing dormer will not be demolished, a new eave will be constructed in the location of the missing eave. The result will be an appearance more in keeping with the house's original form.

The new addition to the historic building will be located at the rear of the historic house, attaching to the rear slope of the roof and the rear wall. The addition will tie into the existing rear dormer, and be stepped in from the sides of the original building so as to retain the integrity of the original form of the house and to distinguish the addition as new construction. Staff finds by attaching in this manner, the project will meet section sections II.B.2.a and II.B.2.e of the design guidelines for additions.

Design: The character of the addition will be similar to that of the historic house, with a similar roof form, window pattern, and compatible exterior materials. The addition will be sufficiently differentiated by its massing and facade articulation so as to not be confused as an historic component. Staff finds that the project meets section II.B.2.d and II.B.2.f of the design guidelines.

Height & Scale: The addition will have a one and one-half story form, with the first story stepped in one foot (1') from the sides of the house and the upperstory stepped in an two feet (2'). The depth of the addition will be thirteen feet (13'), which is less than one third of the house's original forty-three foot (43') depth.

The proposed rear addition will tie into the rear slope of the roof nine inches (9") below the existing ridge, with eaves that match the height of the houses' original eave line. Staff finds that the proposed addition, which will be shorter and narrower than the existing building, is subordinate to the historic house and that the project meets sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The addition will be narrower than the historic house and it will not impact the rhythm of spacing between the adjacent buildings and will meet the setback requirements of the base zoning.

The addition will reduce the separation between the primary building and the existing outbuilding from seventeen feet (17') to four feet (4'). The design guidelines say that, in general, this distance should be at least twenty feet (20') to help maintain a typical proportion of open space, compared to the surrounding historic context. In this circumstance, the scale of the outbuilding is subordinate to the house and the short separation is the result of the existing outbuilding being located closer to the front of the lot than is typical of outbuildings historically. The existing outbuilding is twenty-five feet (25') from the rear of the lot whereas historically outbuildings would often have a setback as short as five feet (5'). The existing outbuilding is non-contributing, and if it is ever replaced the future the outbuilding may be located closer to the alley in order to have the typical twenty foot (20') separation.

Staff finds the proposal meets section II.B.1.c of the design guidelines.

Roof form: The new addition will have a rear shed component with a 2:12 pitched roof and a gable component with a 4:12 pitch. From the front and sides, the addition will appear to have a one and one-half story form because the upperstory is stepped one foot (1') in further than the first story, with a section of a 5:12 pitched roof at the transition. These roof pitches are compatible with the historic house, which has an 8:12 pitch on the primary side-gabled roof that lowers to 6:12 over the front porch. Staff finds that the addition's roofs will be compatible with the historic house and that the project meets section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: The building is currently being rehabilitated, with many of the windows and the window trim being replaced. The plans do not indicate any changes to the window and door sizes or locations. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face, Match Existing	Yes	
<b>Cladding</b>	8" cement fiberboard lap siding	Not Indicated		X
<b>Primary Roofing</b>	Asphalt Shingles	Match Existing	Yes	
<b>Secondary Roofing</b>	Standing Seam Metal	Not Indicated	Yes	X
<b>Trim</b>	Cement Fiberboard	Smooth faced	Yes	
<b>Rear Porch floor/steps</b>	Not indicated	Needs final approval		X
<b>Rear Porch Railing</b>	Not indicated	Needs final approval		X
<b>Windows</b>	Not indicated	Needs final approval	Unknown	X

The plans indicate that the siding will have an eight inch (8') exposure. Typically, the Commission has only allowed clapboard siding to have an exposure greater than five inches (5") when it is matching historic siding. The original siding on the house has a five inch exposure. With the condition that the siding exposure is no greater than five inches (5"), and that the roof colors, window and door selections, and the material of the rear porch are administratively approved, Staff finds that the project will meet section II.B.1.d of the design guidelines.

**Recommendation:** Staff recommends approval of the proposed rear addition to 935 Silverdene Place with the conditions that:

1. The siding exposure shall be no greater than five inches (5"); and
2. The roof colors, window and door selections, and the rear porch material shall be administratively approved prior to construction.

Meeting those conditions, Staff finds that the project will meet the design guidelines for the Maxwell Heights Neighborhood Conservation Zoning Overlay.

PHOTOGRAPHS



935 Silverdene Place, front-left.



935 Silverdene Place, front-right.



935 Silverdene Place, rear, showing existing garage and rear breezeway.



935 Silverdene Place, rear, showing existing garage and rear breezeway.

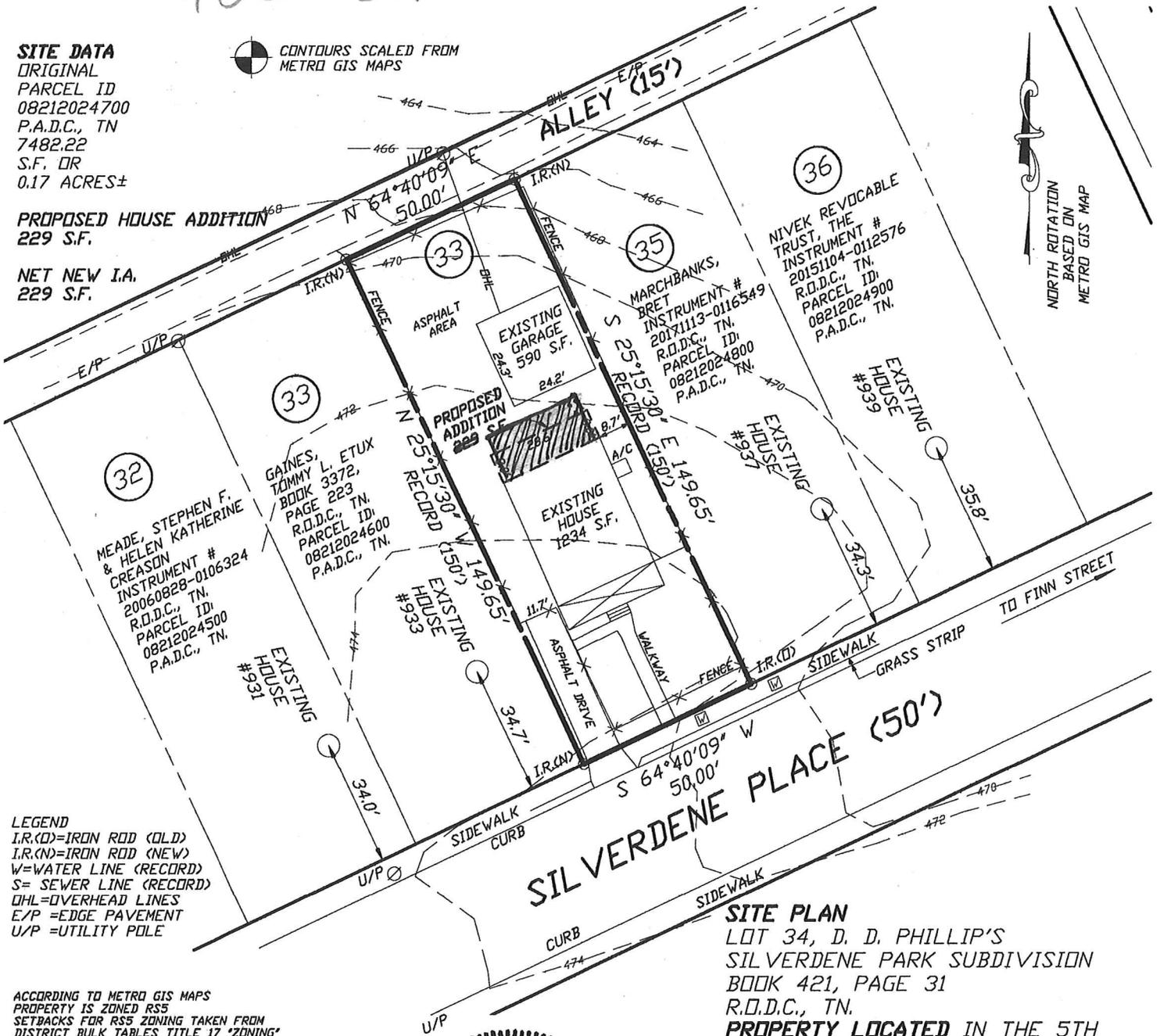
# 935 Silverdene

**SITE DATA**  
 ORIGINAL  
 PARCEL ID  
 08212024700  
 P.A.D.C., TN  
 7482.22  
 S.F. OR  
 0.17 ACRES±

**PROPOSED HOUSE ADDITION**  
 229 S.F.

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

CONTOURS SCALED FROM  
 METRO GIS MAPS



NORTH ROTATION  
 BASED ON  
 METRO GIS MAP

**LEGEND**  
 I.R.(O)=IRON ROD (OLD)  
 I.R.(N)=IRON ROD (NEW)  
 W=WATER LINE (RECORD)  
 S=SEWER LINE (RECORD)  
 OHL=OVERHEAD LINES  
 E/P =EDGE PAVEMENT  
 U/P =UTILITY POLE

ACCORDING TO METRO GIS MAPS  
 PROPERTY IS ZONED R55  
 SETBACKS FOR R55 ZONING TAKEN FROM  
 DISTRICT BULK TABLES TITLE 17 'ZONING'  
 CHAPTER 17.12

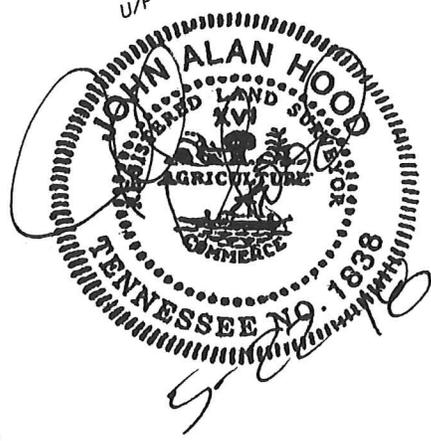
FRONT = STREET AVERAGE  
 SIDES = 5'  
 REAR = 20'  
 VERIFY SETBACKS WITH CODES BEFORE  
 DESIGN OR CONSTRUCTION DECISIONS  
 ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST  
 F.E.M.A. / FLOOD INSURANCE RATE MAP  
 THIS PROPERTY IS NOT LOCATED IN A  
 F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA  
 PROPERTY IS LOCATED IN ZONE 'X' UNSHADED  
 MAP 470040 PANEL 0242 H  
 EFFECTIVE DATE = 4-5-17

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

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

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



I HEREBY CERTIFY THAT THIS IS  
 A CATEGORY I SURVEY WITH THE  
 RATIO OF PRECISION OF THE  
 UNADJUSTED SURVEY BEING 1:18,000.  
 THIS SURVEY WAS DONE IN  
 COMPLIANCE WITH THE CURRENT  
 STANDARDS OF PRACTICE ADOPTED  
 BY THE TENNESSEE STATE BOARD OF  
 EXAMINERS FOR LAND SURVEYORS.

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

**SITE PLAN**

LOT 34, D. D. PHILLIP'S  
 SILVERDENE PARK SUBDIVISION  
 BOOK 421, PAGE 31  
 R.O.D.C., TN.

PROPERTY LOCATED IN THE 5TH  
 COUNCIL DISTRICT OF NASHVILLE,  
 DAVIDSON COUNTY TENNESSEE  
 ON THE NORTHERLY MARGIN OF  
 SILVERDENE PLACE, WEST  
 OF FINN STREET

**PROPERTY ADDRESS:**  
 935 SILVERDENE PLACE,  
 NASHVILLE, TN, 37206

**DEED REFERENCE:**  
 INSTRUMENT # 20020307-0028923  
 R.O.D.C., TN.

**PARCEL ID:** 08212024700  
 P.A.D.C., TN.

DATE : 5-22-18

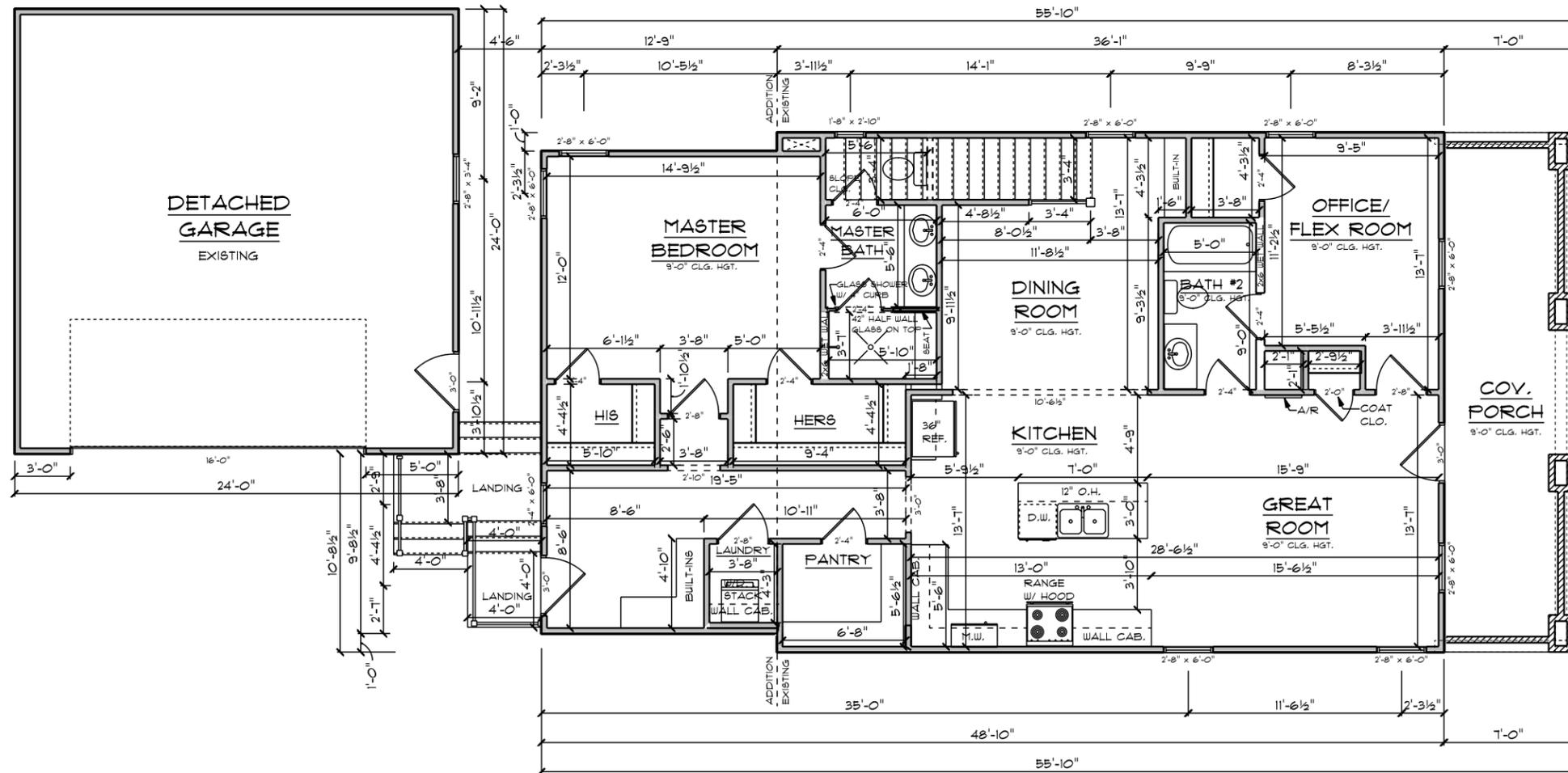
SCALE : 1"=40'

**PREPARED FOR:**  
 JONATHAN JONES

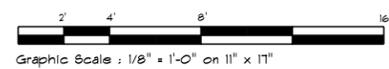


# GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.



**MAIN FLOOR PLAN**



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

EXT. MAIN FLR..... 1350 sf.  
 2ND FLR..... 1062 sf.  
 TOTAL..... 2412 sf.  
 DET. GARAGE..... 580 sf.  
 FR. PO..... 195 sf.

935 Silverdene Pl,  
 Nashville, TN 37206

**JRG, PROPERTIES LLC.**

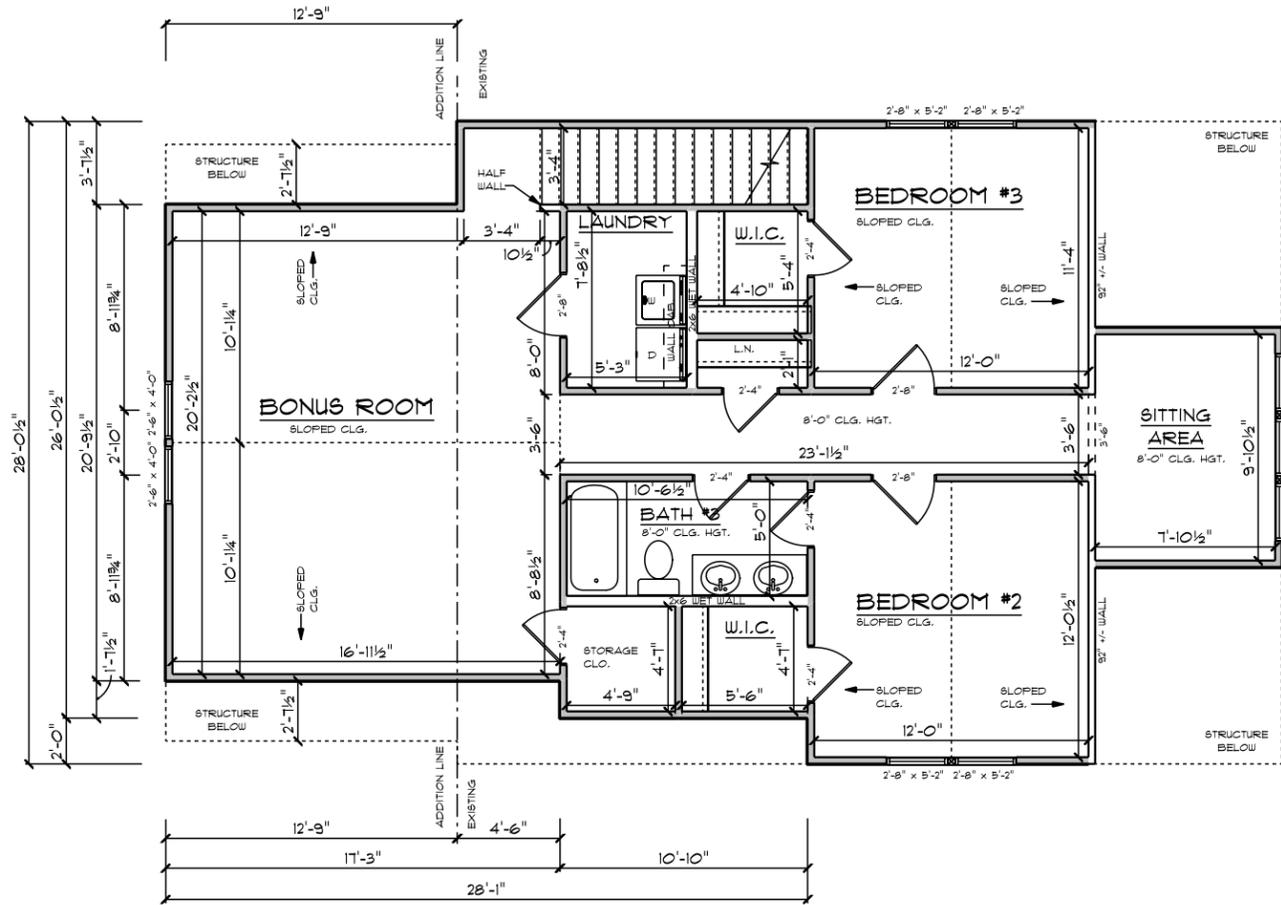
Date: 6.27.18

A-01

SCALE: AS NOTED ON 11 x 17

# GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE INFILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT; THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISIONS OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE, BE THAT ADDITIONAL SEPERATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.



## SECOND FLOOR PLAN



Graphic Scale : 1/8" = 1'-0" on 11" x 17"

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EXT. MAIN FLR..... 1350 sf.  
 2ND FLR..... 1062 sf.  
 TOTAL..... 2412 sf.  
 DET. GARAGE..... 580 sf.  
 FR. FO..... 195 sf.

935 Silverdene Pl,  
 Nashville, TN 37206

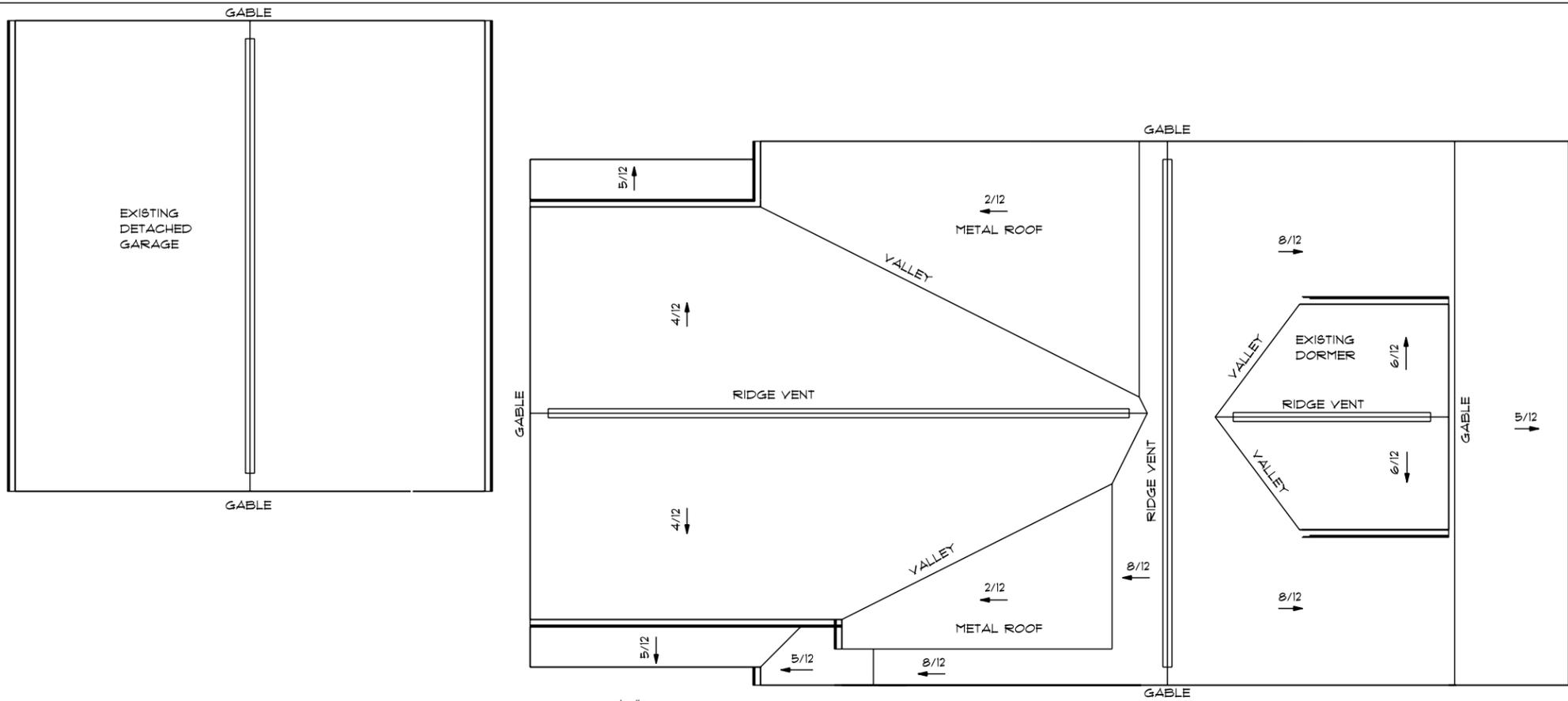
JRG, PROPERTIES LLC.

Date: 6.27.18

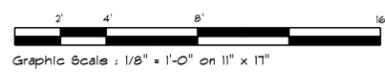
A-02

SCALE: AS NOTED ON 11 x 17

# ROOF PLAN



# FOUNDATION



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

EXT. MAIN FLR.....	1350 sf.
2ND FLR.....	1062 sf.
TOTAL.....	2412 sf.
DET. GARAGE.....	580 sf.
FR. FO.....	195 sf.

935 Silverdome Pl,  
Nashville, TN 37206

**JRG, PROPERTIES LLC.**

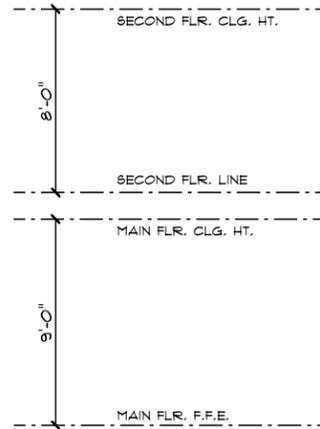
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**A-03**

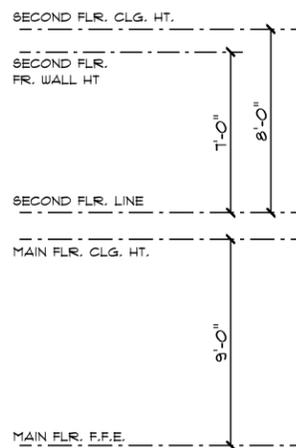
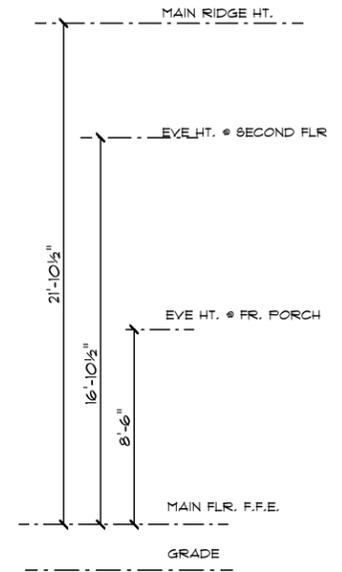
SCALE: AS NOTED ON 11 x 17



**FRONT ELEVATION**



**REAR ELEVATION W/ GARAGE**



**REAR ELEVATION**

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EXT. MAIN FLR..... 1350 sf.  
 2ND FLR..... 1062 sf.  
 TOTAL..... 2412 sf.  
 DET. GARAGE..... 580 sf.  
 FR. PO..... 195 sf

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 Nashville, TN 37206

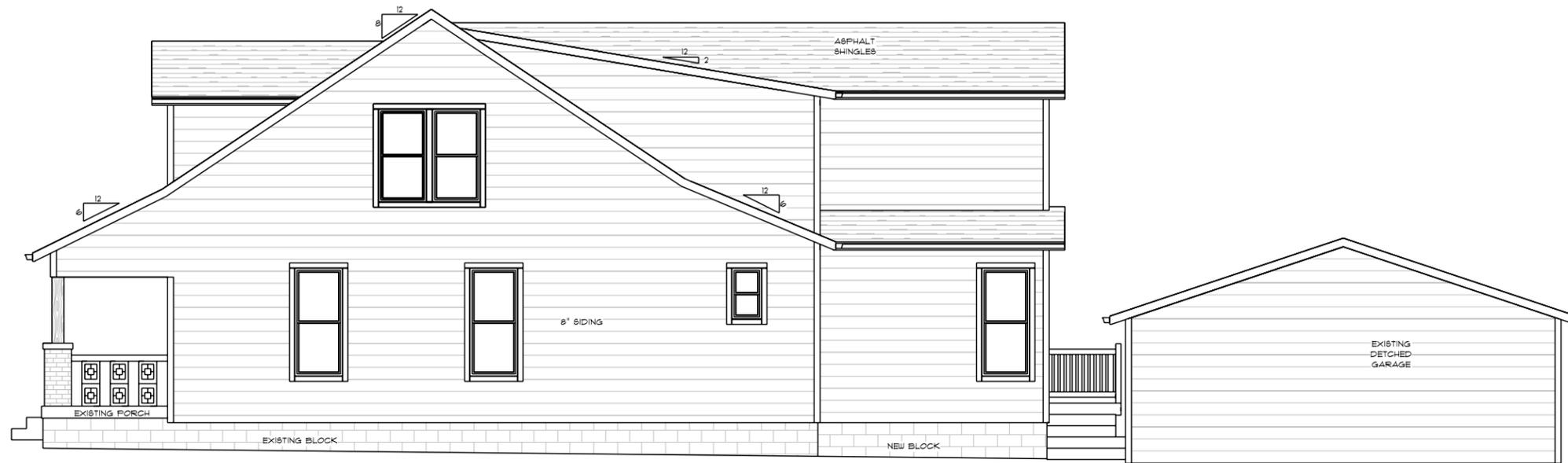
**JRG, PROPERTIES LLC.**

Date: 6.27.18

**A-04**

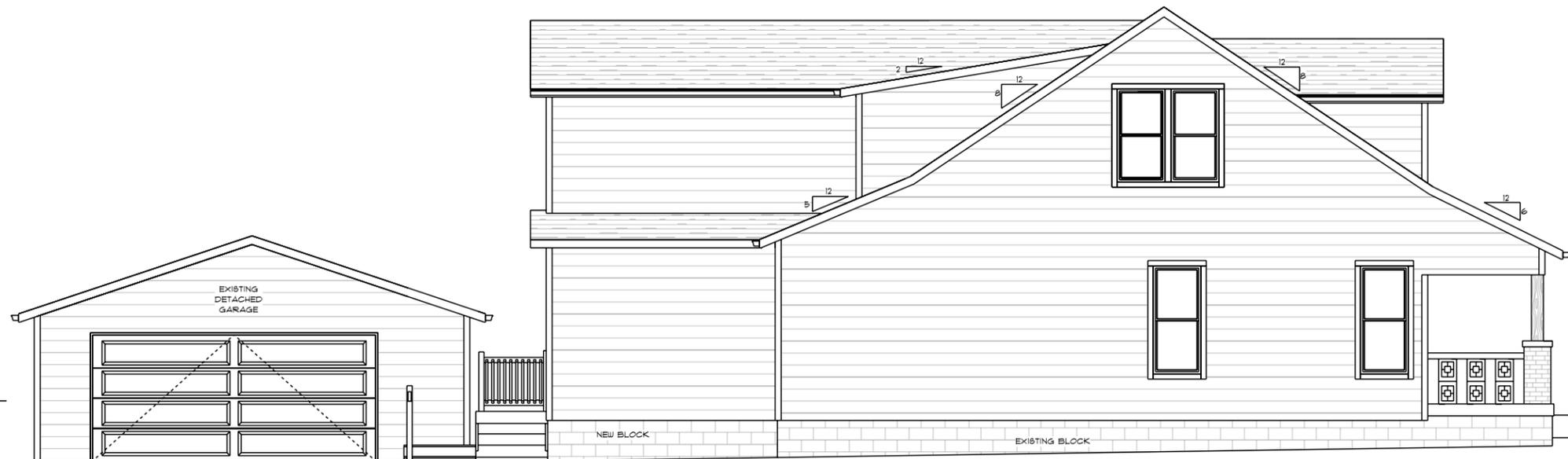
SCALE: AS NOTED ON 11 x 17

SECOND FLR. CLG. HT.  
 SECOND FLR. EXT. WALL HT  
 SECOND FLR. LINE  
 MAIN FLR. CLG. HT.  
 MAIN FLR. F.F.E.



**RIGHT ELEVATION**

SECOND FLR. CLG. HT.  
 SECOND FLR. FR. WALL HT  
 SECOND FLR. LINE  
 MAIN FLR. CLG. HT.  
 MAIN FLR. F.F.E.



**LEFT ELEVATION**

SECOND FLR. CLG. HT.  
 SECOND FLR. FR. WALL HT  
 SECOND FLR. LINE  
 MAIN FLR. CLG. HT.  
 MAIN FLR. F.F.E.

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 CONSTRUCTION MEETS OR EXCEEDS ALL CODES.  
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE  
 ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS  
 WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

EXT. MAIN FLR. .... 1350 sf.  
 2ND FLR. .... 1062 sf.  
 TOTAL ..... 2412 sf.  
 DET. GARAGE .... 580 sf.  
 FR. FO. .... 195 sf

935 Silverdene Pl,  
 Nashville, TN 37206

**JRG, PROPERTIES LLC.**

Date: 6.27.18

**A-05**

SCALE: AS NOTED ON 11 x 17