

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
1620 Russell Street
August 15, 2018

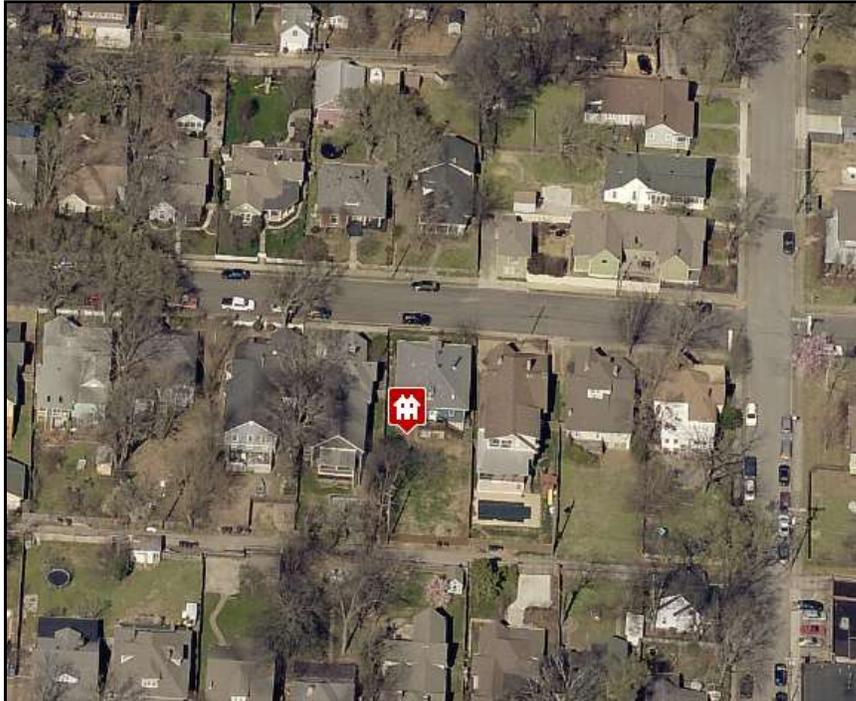
Application: New Construction—Addition; Partial Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314010900
Applicant: Yancy Lovelace, Hybrid Phoenix
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application is to construct a rear addition.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The siding shall be smooth in texture; and2. Staff shall approve the roofing color, the deck materials and all windows and doors; and3. The HVAC shall be located behind the house or on either side, beyond the midpoint. <p>With these conditions, staff finds that the proposed project meets Sections II.B. and III.B.2. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Site Plan B: Elevations C: Photographs</p>
--	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

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

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

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

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

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

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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

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

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

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. 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. Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

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

6. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

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

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

7. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

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

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

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

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

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

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

9. Appurtenances

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

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. 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.

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.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

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.*

· Additions should generally 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 be taller and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

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).

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 dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

When a lot width exceeds 60' 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 (at or beyond the midpoint of the building) 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.

b. The creation of an addition through enclosure of a front porch is not appropriate.

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

c. 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.

d. 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.

e. Additions should follow the guidelines for new construction.

III.B. 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: 1620 Russell Street is a c. 1920 cottage that contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).

Figure 1. 1620 Russell Street

Analysis and Findings: The application is to construct a rear addition that is shorter and narrower than the existing house. The lot slopes down away from the street.

Partial Demolition: The applicant plans to demolish a portion of the rear wall of the house to accommodate the new addition (Figures 2 & 4). The existing roof and dormer will remain. This area is not visible from the public right of way, is not architecturally significant and does not contribute to the character of the neighborhood. Staff therefore finds that the demolition of this rear wall meets Section III.B.2. of the guidelines for appropriate demolition and does not meet Section III.B.1. for inappropriate demolition.



Figure 2. The existing rear addition.

Height & Scale: The proposed infill is two stories tall, however, due to the grade, the first floor is located almost entirely below the foundation height of the historic house

Figure 3). There is currently a walk-out basement-level crawl space on this level (Figure 2). The existing house has a hipped roof and is about twenty-two feet (22') tall, measured from the foundation line. The proposed addition is about four feet (4') shorter, and will be approximately eighteen feet (18') tall, measured from the same place. The original eave heights are about twelve feet (12') from the foundation line and the eaves of the addition are lower, at about ten feet (10'). Staff finds the height of the proposed addition to be appropriate, as it is shorter than the existing house.

The addition is connected to the historic house via a narrow hyphen. The connector is eight feet (8') deep and is inset eight feet (8') from the west wall and eleven feet, six inches (11'6") from the east wall. Beyond the connector, the west elevation steps back out flush with the west wall of the historic house, while the east wall steps out three feet (3'), remaining more than eight feet (8') inset from the original side wall of the house. A five foot, seven inch (5'7") wide second level deck is proposed along the recessed east wall. Staff finds the width of the proposed addition to be appropriate, as it is narrower than the existing house.

The existing house has a depth of forty-eight feet (48'), inclusive of the front porch. The proposed work will add forty-three feet, nine inches (43'9") of depth (inclusive of the rear covered deck) for a total depth of ninety-one feet, nine inches (91'9"). The addition is somewhat deep, but as the design and the grade keep the height and width subordinate to the existing house, Staff finds the depth of the proposed addition to be appropriate and not out of scale.

Staff finds that the height and scale of the proposed addition meet Sections II.B.1., II.B.2., and II.B.10. of the design guidelines.

Location & Removability: The addition is located behind the historic house, which is appropriate. The addition's insets and the design of the connection preserve the form of the historic house. The addition is designed so that if it were to be removed in the future, the main form and historic character of the historic house would remain intact. Staff finds that the addition meets Sections II.B.10.a. and II.B.10.d. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's inset, separate roof form and lower height help to distinguish it from the historic house and read as an addition to the house (Figures 3 & 4). At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the project meets Sections II.B.10.a. and II.B.10.e. of the design guidelines.



Figure 3. West elevation

Setback & Rhythm of Spacing: The proposed addition meets all base zoning setbacks. It will be over seven feet (7') from the right side property line and the deck will be about six feet (6') from the left side property line (the side wall of the house will be about nine feet (9') from the left side property line). The covered deck at the rear will be more than forty-five feet (45') from the rear property line and the back wall will be about sixty feet (60') from the property line. Staff finds that the proposed addition meets Sections II.B.3. and II.B.10. 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	5" cement fiberboard lap siding	Textured	No	Yes
Secondary Cladding	7" cement fiberboard lap siding	Textured	No	Yes
Roofing	Asphalt Shingles	Not indicated	Yes	Yes
Trim	Cement Fiberboard	Textured	No	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Deck posts	Not indicated	Needs final approval	Unknown	Yes
Deck railing	Not indicated	Needs final	Unknown	Yes

		approval		
--	--	----------	--	--

The siding on this house was replaced around 2012 with a textured fiber cement siding. Staff did not review this material at the time, because siding replacement alone is not reviewed in a conservation overlay district, like Lockeland Springs. When subject to review, the design guidelines specifically require smooth lap siding. The owners would like to match this textured siding on the new addition. Staff recommends that the Commission require smooth siding as the textured siding could be replaced at some time with a material more appropriate for the district.

Beyond the texture, the applicant is proposing siding with a five inch (5”) reveal on the second floor (level with the main floor of the historic home), and a seven inch (7”) reveal below a trim band, on the lower floor to help differentiate the floor levels (Figure 3). Staff finds this use of accent material to be appropriate.

With the change to smooth siding and with staff’s final approval of the roofing color, the deck materials and all windows and doors, staff finds that the addition meets Sections II.B.4. and II.B.10. of the design guidelines for materials.

Roof form: The existing house has a hipped roof with a 6/12 pitch. The main roof of the proposed addition will match this form and slope. The two roofs will be connected via a small gabled connector (see Figures 3 & 4). A projecting rear gable will cover the deck and will maintain the 6/12 slope. Staff finds that the proposed roof forms do not contrast greatly with the historic house and meet Sections II.B.5. and II.B.10. of the design guidelines.



Figure 4. Model of the addition (model is for massing, fenestration details are as shown in elevation)

Orientation: The proposed addition will not affect the house’s orientation towards Russell Street. Staff finds that the addition’s orientation meets Sections II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings: No changes to doors or windows are proposed for the front or sides of the historic house. Most of the windows on the proposed addition are twice as tall as they are wide, thereby meeting the historic proportions of openings. There are two horizontal window openings on each side elevation. Staff finds these to be appropriate because: they are located on the lower level, below the foundation height of the original house; they are on the rear where they will not be highly visible; and the house has two similar horizontal windows on the west elevation, close to the street. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

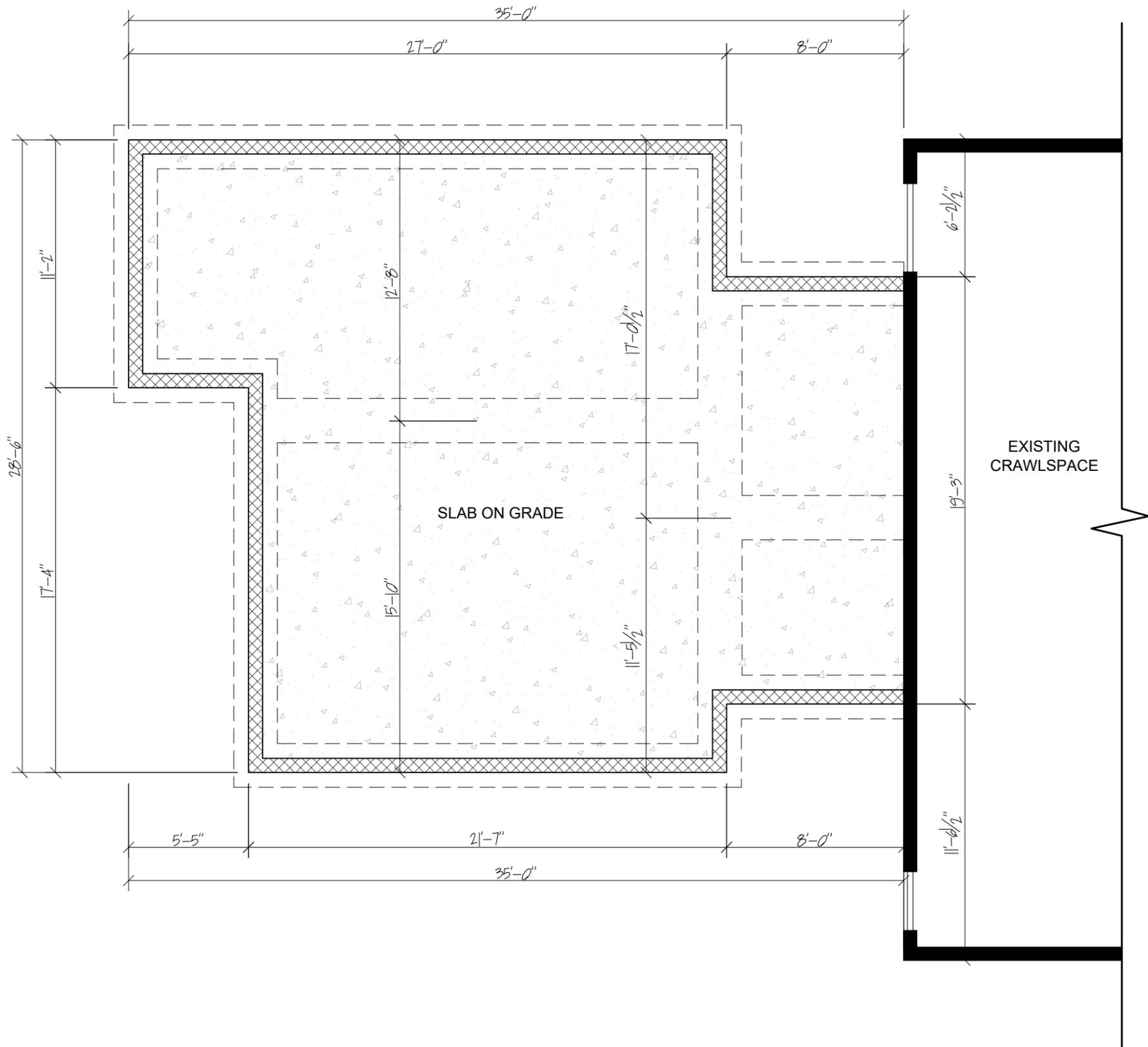
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC is not indicated. Staff requests that it be located behind the house, or on either side, beyond the midpoint.

Outbuildings: There are no outbuildings on site.

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

1. The siding shall be smooth in texture; and
2. Staff shall approve the roofing color, the deck materials and all windows and doors; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint.

With these conditions, staff finds that the proposed project meets Sections II.B. and III.B.2. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



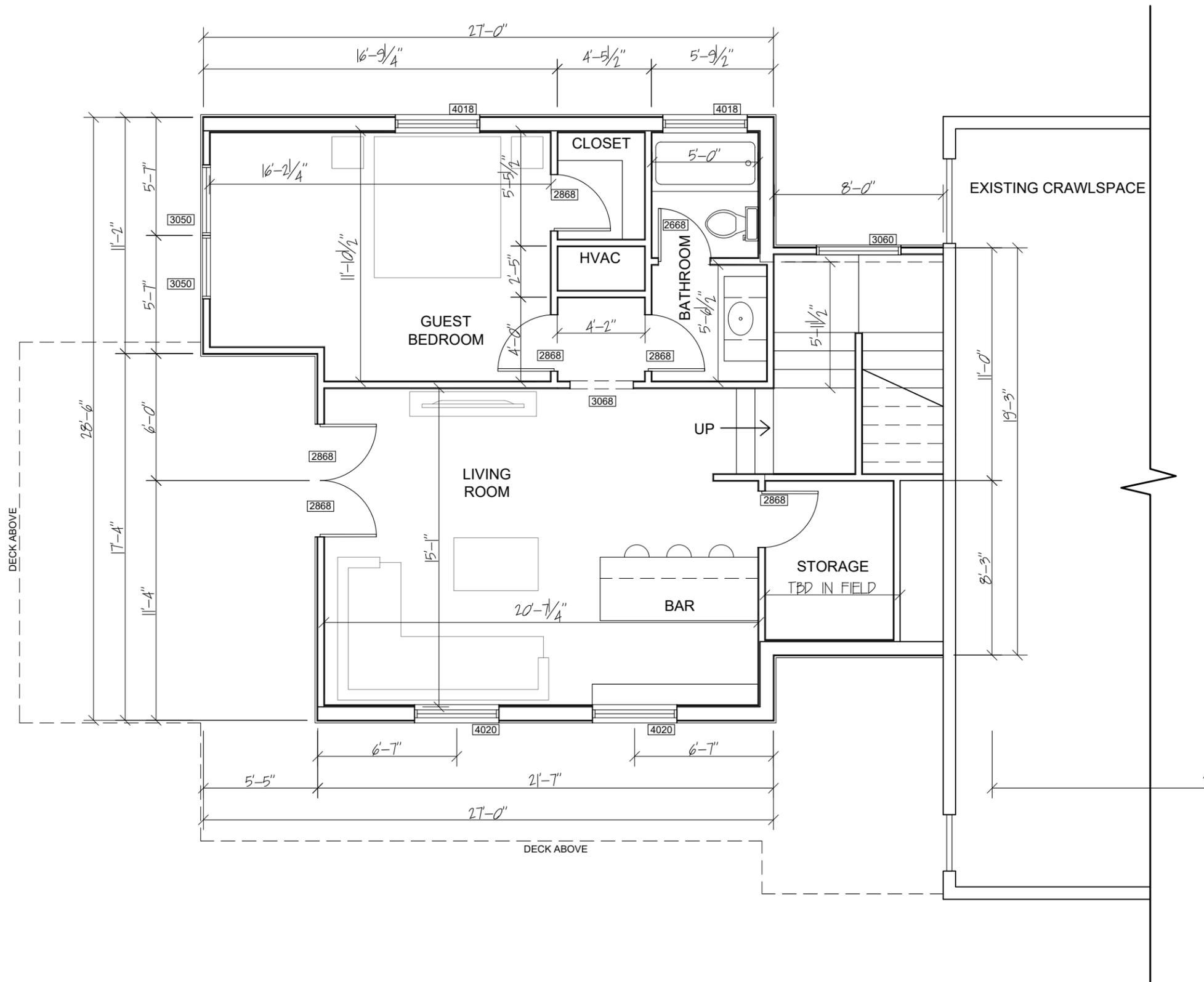
1 FOUNDATION PLAN
 A100 SCALE: $\frac{3}{16}" = 1'-0"$

1620 RUSSELL STREET
 NASHVILLE, TN 37206

MARSHALL RESIDENCE ADDITION

NO.	DESCRIPTION	DATE
	PROJECT #: 0000-00	
	DATE: 07-12-18	
	SCALE: $\frac{3}{16}" = 1'-0"$	
	FOUNDATION PLAN	

A100

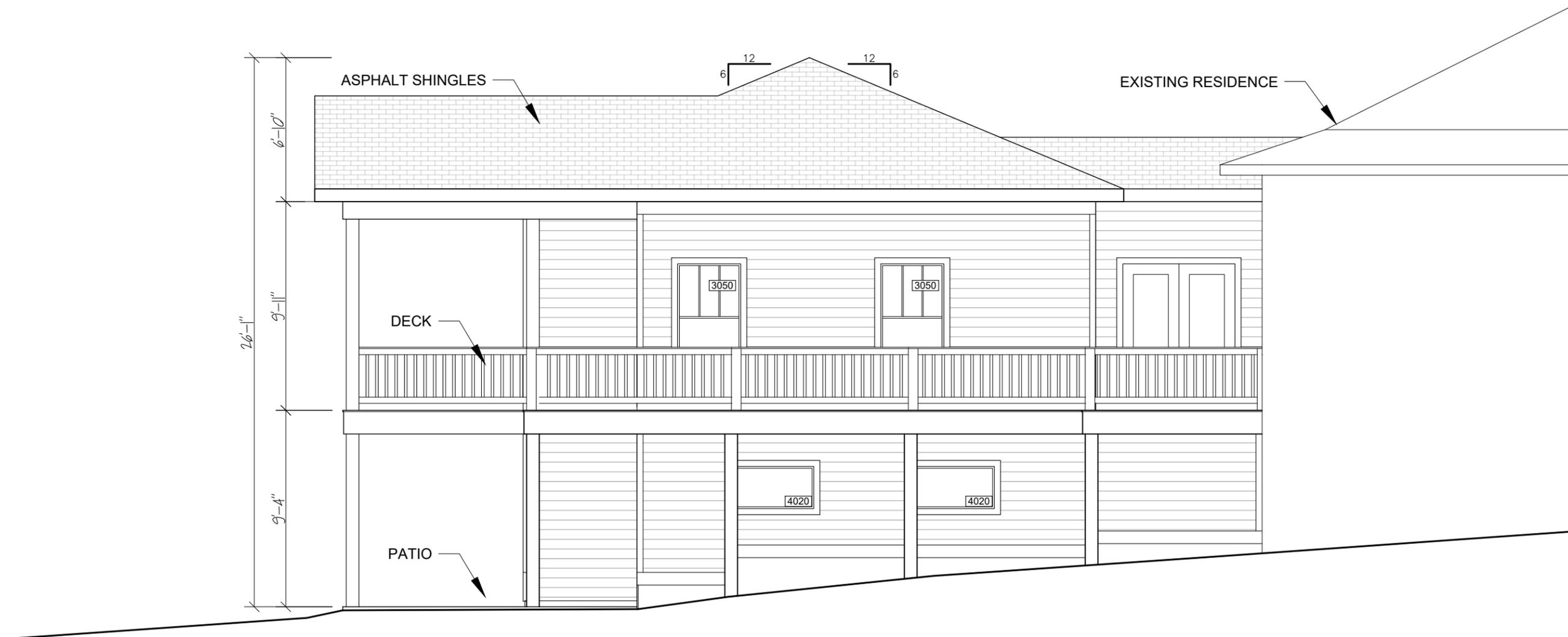


1
A101 1ST FLOOR PLAN
SCALE: $\frac{3}{16}'' = 1'-0''$

1620 RUSSELL STREET
NASHVILLE, TN 37206
MARSHALL RESIDENCE ADDITION

NO.	DESCRIPTION	DATE
	PROJECT #: 0000-00	
	DATE: 07-12-18	
	SCALE: $\frac{3}{16}'' = 1'-0''$	
	1ST FLOOR PLAN	

A101



1 RIGHT ELEVATION
 A200 SCALE: $\frac{3}{16}$ " = 1'-0"

1620 RUSSELL STREET
 NASHVILLE, TN 37206

MARSHALL RESIDENCE ADDITION

NO.	DESCRIPTION	DATE

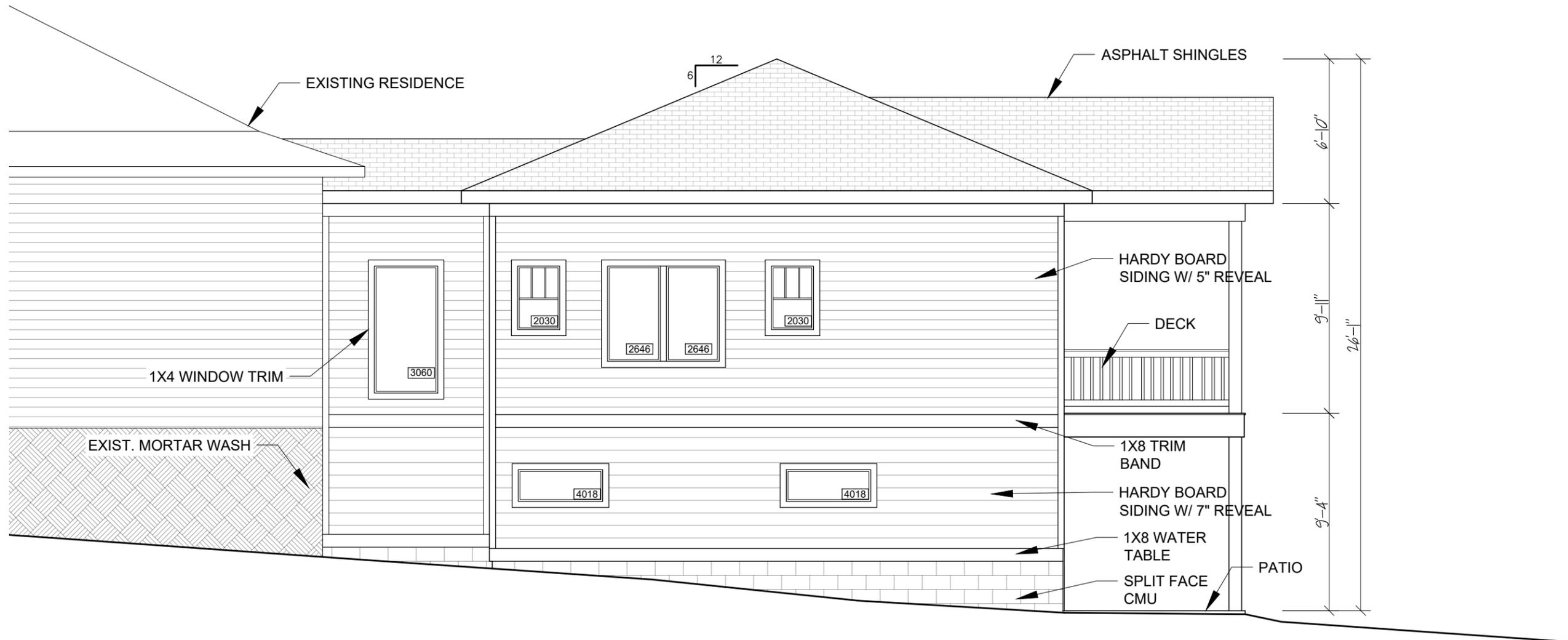
PROJECT #: 0000-00

DATE: 07-12-18

SCALE: $\frac{3}{16}$ " = 1'-0"

RIGHT ELEVATION

A200



1 LEFT ELEVATION
 A201 SCALE: $\frac{3}{16}$ " = 1'-0"

1620 RUSSELL STREET
 NASHVILLE, TN 37206
 MARSHALL RESIDENCE ADDITION

NO.	DESCRIPTION	DATE
PROJECT #: 0000-00		
DATE: 07-31-18		
SCALE: $\frac{3}{16}$ " = 1'-0"		
LEFT ELEVATION		

A201



1620 RUSSELL STREET
 NASHVILLE, TN 37206

MARSHALL RESIDENCE ADDITION

NO.	DESCRIPTION	DATE
PROJECT #: 0000-00		
DATE: 07-12-18		
SCALE: $\frac{3}{16}$ " = 1'-0"		
REAR ELEVATION		

1 REAR ELEVATION
 A202 SCALE: $\frac{3}{16}$ " = 1'-0"

A202