

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
403 Scott Avenue
August 15, 2018

Application: New Construction—Infill
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08302037200
Applicant: Lynn Taylor
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct duplex infill on a vacant lot.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback be checked in the field at the staking check to ensure it is compatible with the front setback of the house next door at 405 Scott Avenue;
3. Staff approve the window and door selections, the roof shingle selection, a stone sample, and the materials of the driveway and walkways prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

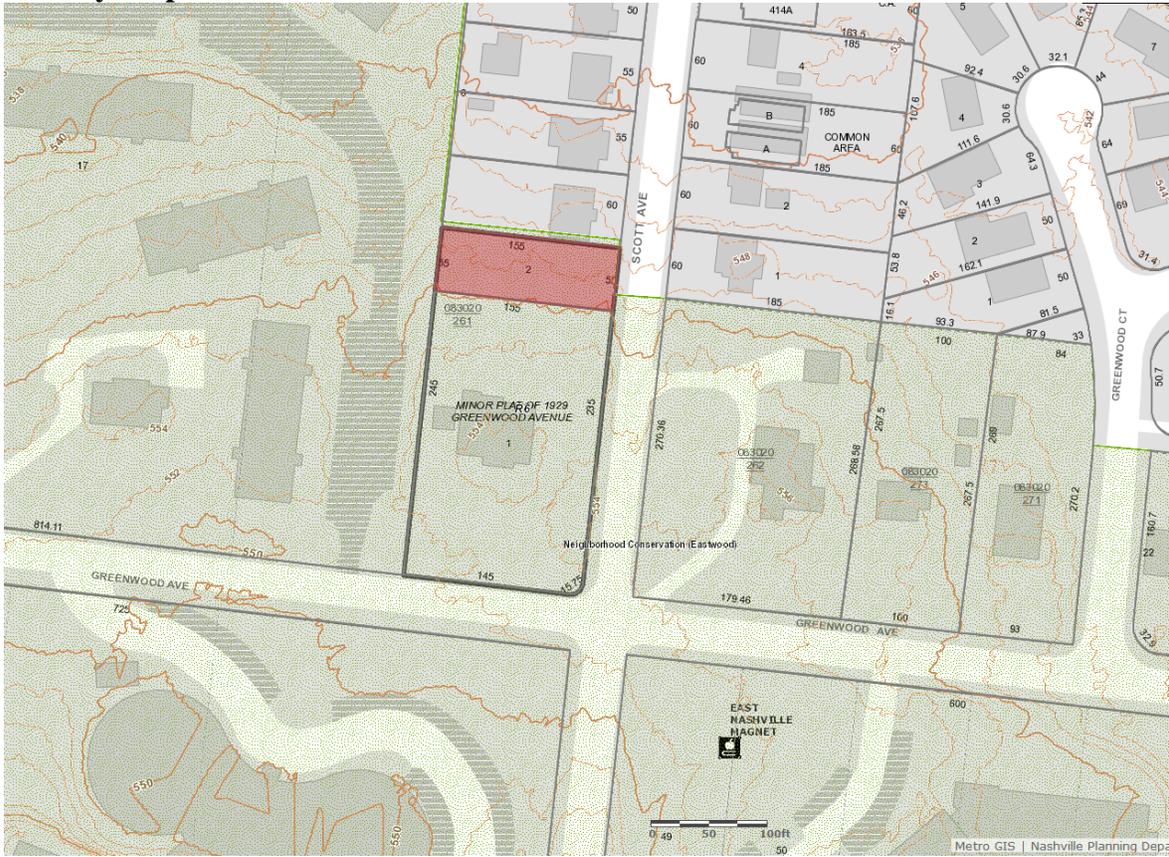
With these conditions, staff finds that the proposed infill meets Section II.B.1. of the design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments

- A:** Photographs
- B:** Lot Plot Plan
- C:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

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

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

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

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually

compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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.

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.

i. Utilities

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

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

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

j. 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.

Background: 403 Scott Avenue is currently a vacant lot (Figure 1). In November 2017, this lot was created by subdividing off a rear portion of the lot at 1929 Greenwood Avenue, which is located at the corner of Scott Avenue (Figure 2). This lot marks the northern boundary of the Eastwood Neighborhood Conservation Zoning Overlay; the other houses that face this block of Scott Avenue are outside of the overlay (see Vicinity Map).



Figure 1. Vacant lot at 403 Scott Avenue

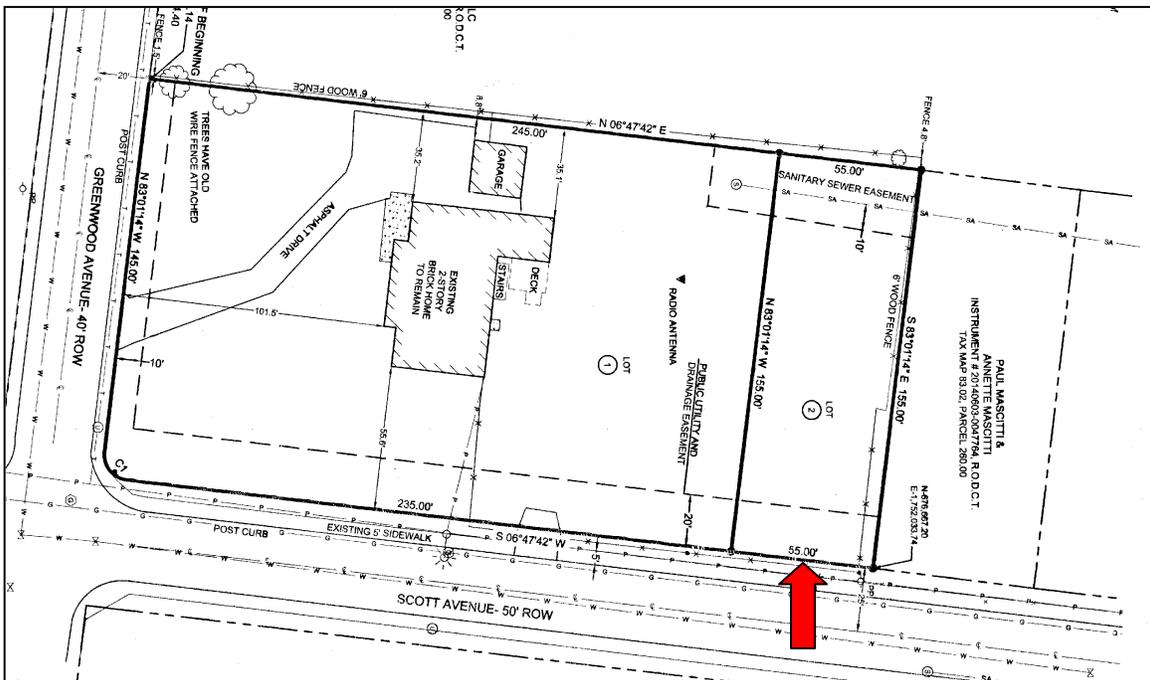


Figure 2. The plot plan for 403 Scott, showing how it was subdivided from 1929 Greenwood Avenue

Analysis and Findings: Application is to construct duplex infill on a vacant lot.

Height & Scale: The proposed infill is one-and-half-stories, with a height of approximately twenty-seven feet (27'6") from the foundation line. Because of the site's cross slope, the foundation height varies from approximately one foot to three feet (1'-3'). The eave height is approximately ten feet, six inches (10'6") from the foundation line. Staff finds the proposed height to meet the historic context, where historic houses range in height from twenty-two to thirty-one feet (22'-31'). The house will be thirty-five feet (35') wide at the front; one story bays on the side elevations extend the house to a maximum width of thirty-nine feet (39'). Staff finds this width to be appropriate, as the lot is fifty-five feet (55') wide and there are no other houses on this block of Scott that fall under the neighborhood conservation zoning overlay. The house will have a maximum depth of seventy-four feet (74'), including the front and rear porches, and a footprint of approximately two thousand, five hundred, and eighty-eight square feet (2,588 sq. ft.). Staff finds that the proposed height and scale of the infill meets the historic context and meets Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. The house is shifted towards the left/south side of the lot to allow for driveway access on the right/north side of the lot. This is appropriate, as the site lacks alley access. The infill will be five feet from the left/south property line and approximately eleven feet (11') from the right/north side property line. It will be approximately sixty feet (60') from the rear property line.

The front setback is shown as twenty feet (20') to the front porch, twenty-seven feet (27') to the front wall of the house. The house to the left/south of 403 Scott Avenue faces Greenwood Avenue and therefore its front setback is not considered for context. The house to the right/north of 403 Scott has a front setback of approximately twenty-one feet (21') to the front wall (it does not have a porch). Staff finds that the front setback is appropriate given the placement of the house at 405 Scott Avenue; the infill's front porch will be approximately one foot (1') forward of 405 Scott's front wall, but its front wall will be a few feet back from the front wall of No. 405.

Staff finds that the proposed setback and rhythm of spacing meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Primary Cladding	5" cement fiberboard lap siding	Smooth	Yes	No

Accent Cladding	6" cement fiberboard lap siding	Smooth	Yes	No
Additional Cladding	Hardie Shingle	Typical	Yes	No
Roofing	Architectural Dimensional Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Pedestals	Cultured Stone	Unknown	Yes	Yes
Front Porch Railing	Wood	Smooth wood	Yes	No
Rear Porch floor/steps	Wood	Smooth wood	Yes	No
Rear Porch Posts	Wood	Smooth wood	Yes	No
Rear Porch Railing	Wood	Smooth wood	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Principle Entrance	Craftsman style, approx.. ¼ glass	Unknown	Unknown	Yes
Driveway	Not indicated	Unknown	Unknown	Yes
Walkway	Unknown	Unknown	Yes	Unknown

With staff's final approval of all windows and doors, a stone sample, the roof shingle selection, and the materials of the driveway and walkways, staff finds that the materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form is a side gable with a slope of 7/12. The front dormers have shed roofs and 3/12 slopes; they are inset from the wall below by two feet (2'), as is typically required. The front porch will have a 4/12 shed, and the side bays will also have shed roofs. The rear dormer is a shed with a 2.25/12 slope. Staff finds that the proposed roof forms are compatible with the roof forms of neighboring historic houses and meet Section II.B.1.e. of the design guidelines.

Orientation: The proposed infill is a duplex with two identical entrances on the front wall, facing Scott Avenue. Staff finds this to be appropriate. The infill has a full width front porch that is seven feet (7') deep. Two walkways will be added leading from the street to the two sets of front porch stairs. Vehicular access to the site will be via a new

curb cut and driveway on the right/north side of the property. Staff finds this to be appropriate, as the site lacks alley access. Staff finds that the infill's orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The primary windows on the proposed infill are 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. All paired window openings have four to six inch (4'-6") mullion in between them, as is typically required. Staff finds the infill's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: As mentioned under "Orientation," a new ten foot (10') wide driveway will be added on the right/north side of the property since the site lacks alley access. Two walkways will be added from the street to the front porch stairs. The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, staff finds that the infill meets section II.B.1.i. of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback be checked in the field at the staking check to ensure it is compatible with the front setback of the house next door at 405 Scott Avenue;
3. Staff approve the window and door selections, the roof shingle selection, a stone sample, and the materials of the driveway and walkways prior to purchase and installation; and
4. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill meets Section II.B.1. of the design guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Context Photos:



1929 Greenwood Avenue, to the left of the site



View to the right of the site



405 Scott Avenue, to the right of the site. This house is not protected by the Eastwood NCZO.



New construction at 407 Scott Avenue, to the right of the site. This lot is not within the Eastwood NCZO.



409 Scott Avenue, to the right of the site. This house is not protected by the Eastwood NCZO.



411 Scott Avenue, to the right of the site. This house is not protected by the Eastwood NCZO.



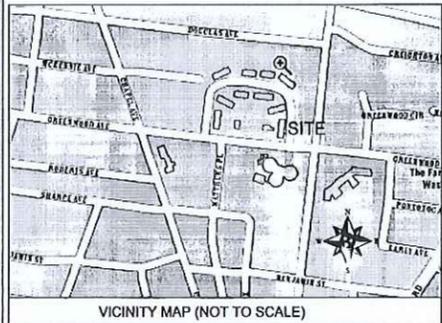
413 and 415 Scott Avenue, to the right of the site. These houses are not in the Eastwood NCZO.



413, 415, and 419 Scott Avenue, to the right of the site. These houses are not in the Eastwood NCZO.



2001 Greenwood Avenue, across the street from the site.



- NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
 2. THIS PROPERTY LIES IN ZONE X PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP 47037C0253 H, REVISION DATE APRIL 5, 2017.
 3. BUILDING SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS.
 4. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
 5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO IS 15" CMP).
 6. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 7. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 8. NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
 10. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE PLANNING COMMISSION.
 11. NO PARKING IS PERMITTED BETWEEN THE PRIMARY STRUCTURE AND STREET. HARD SURFACES FOR VEHICULAR ACCESS SHALL BE LIMITED TO DRIVEWAY A MAXIMUM OF 12 FEET WIDE DRIVEWAY BETWEEN THE PRIMARY STRUCTURE AND THE STREET.
 12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
 13. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
 14. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND PRV IS REQUIRED IN THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Instrument No. 20030310-0031298, County Registrar's Office of Davidson County, Tennessee and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown herein as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

David Rogers 11-13-17
 David Rogers Date
 Linda Rogers 11/13/2017
 Linda Rogers Date

SURVEYORS CERTIFICATE

I hereby certify that this is a Category 1 survey and that the ratio of precision of the unadjusted survey is 1:20,084 as shown hereon.

Date 10/31/2017 Jason Moseley, TN RLS 2044
 Jason Moseley, TN RLS 2044
 OHM Advisors
 209 10th Avenue South, Suite 116
 Nashville, TN 37203
 615-649-5264

COMMISSION APPROVAL

Approval by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

By: *Robert Jean*
 Date: 11-16-17

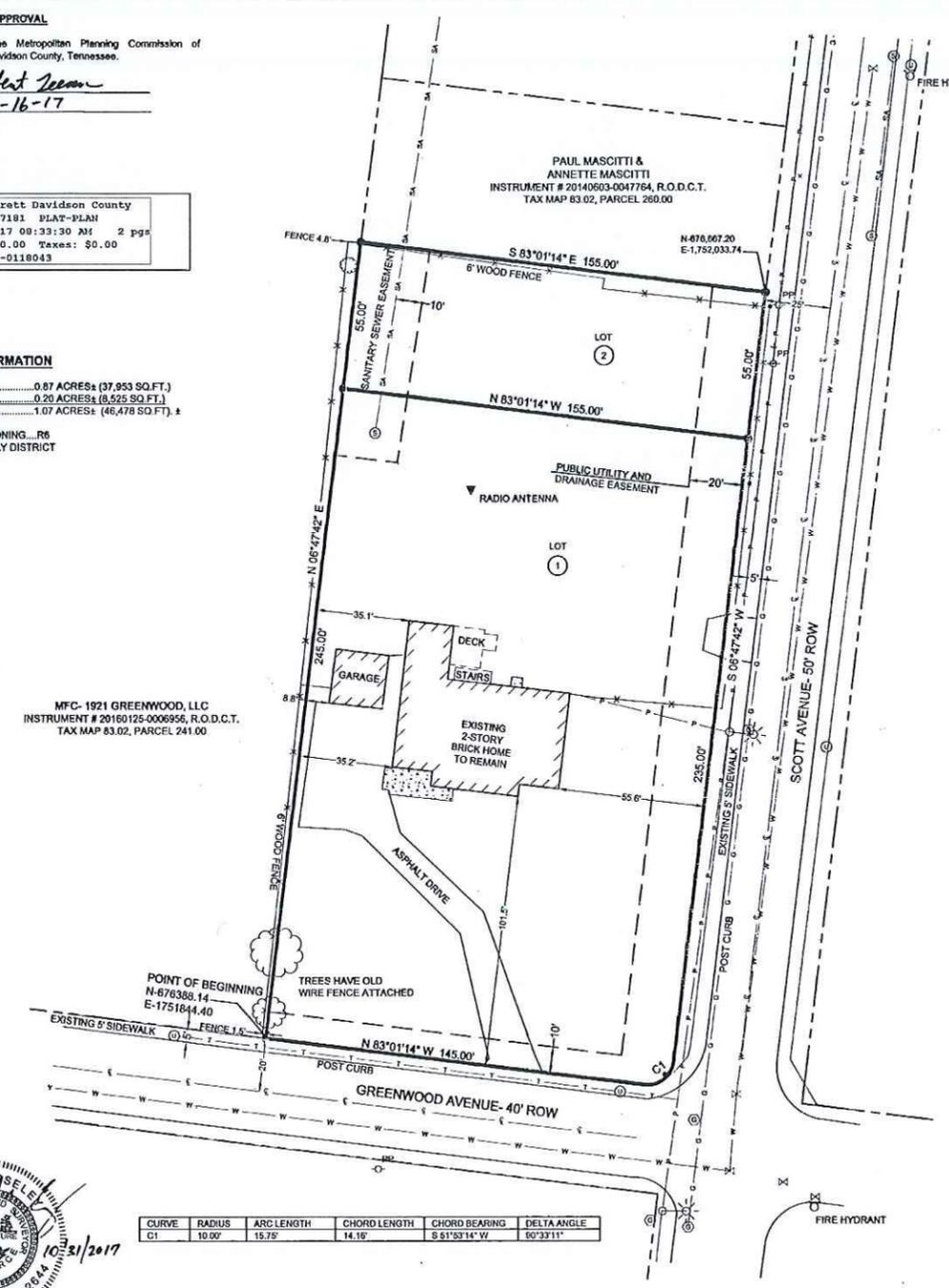
RECORD

Bill Garrett Davidson County
 Hatch# 27181 PLAT-PLAN
 11/17/2017 08:33:30 AM 2 pgs
 Fees: \$20.00 Taxes: \$0.00
 20171117-0118043

SITE INFORMATION

LOT 1 AREA 0.87 ACRES (37,953 SQ.FT.)
 LOT 2 AREA 0.20 ACRES (8,525 SQ.FT.)
 TOTAL AREA 1.07 ACRES (46,478 SQ.FT.)

CURRENT ZONING...R6
 MHC OVERLAY DISTRICT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	15.75'	14.16'	S 51°53'14" W	90°33'11"



OHM ADVISORS
 209 10th AVENUE SOUTH
 SUITE 116
 NASHVILLE, TN 37203
 615-649-5264



- LEGEND**
- FROM PIN (SET) BY REAR BEAR (IF IN LENGTH WITH YELLOW CAP) LINES TO BE ADVISORY
 - WATER VALVE
 - LIGHT POLE
 - POWER/UTILITY POLE
 - GUY WIRE ANCHOR
 - GAS VALVE
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
- SUBDIVISION NO. 2017S-204-001

MINOR PLAT OF
1929 GREENWOOD AVENUE
 8th Council District
 Nashville, Davidson County Tennessee
 Council Member- Brett Withers

REVISION TABLE

NO.	DATE	DESCRIPTION
1.	8/31/2017	PLANNING COMMENTS
2.	10/13/2017	FINAL PLANNING COMMENTS
2.	10/31/2017	HISTORIC COMMENTS

SURVEY ORDERED BY: DAVID & LINDA ROGERS
 PROPERTY ADDRESS: 1929 GREENWOOD AVE.
 NASHVILLE, TN 37206

PROPERTY OWNER: DAVID & LINDA ROGERS
 1929 GREENWOOD AVE.
 NASHVILLE, TN 37206

DEED REFERENCE: INSTRUMENT # 20030310-0031298 R.O.D.C.T.
 PLAT REFERENCE: BROWNVILLE PLAN BOOK 21, PAGE 9, R.O.D.C.T.
 TAX MAP: 83.02 PARCEL: 291.00
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OHM PROJECT#: 0122-17-0010

DRAWN BY: JM DATE: MAY 17, 2017
 FIELD WORK: SSARH DATE: MAY 10, 2017

SOUTHERN LEGACY HOMES, LLC
INSTRUMENT #20171027-0110386
R.O.D.C., TN.
PARCEL ID: 08302025900
P.A.D.C., TN

7/30/2017

403 Scott Avenue,
Nashville, TN 37206
resent:
8/2/2017

EXISTING DWELLING 21.4'

THIS SITE PLAN IS FOR LOCATING THE NEW ADDITION, HOUSE AND / OR GARAGE ON THE PROPERTY. SEE ORIGINAL SURVEY FOR ALL OTHER INFORMATION.

MASCITTI, PAUL & ANNETTE
INSTRUMENT #20140603-0047764
R.O.D.C., TN.
PARCEL ID: 08302026000
P.A.D.C., TN

EXISTING DWELLING 21.0'

SEWER

EXISTING 5' SIDEWALK

OHL

74'-0" 20'-0" S 83°01'14" E 155.00'

N 06°47'42" E 55.00'

S 06°47'42" W 55.00'

N 83°01'14" W 155.00'

PROPOSED HOUSE
FFE = 551.66'

SEWER EASEMENT

2

1

ROGERS, DAVID E. & LINDA P.
INSTRUMENT #20030310-0031298
R.O.D.C., TN.
PARCEL ID: 08302026100
P.A.D.C., TN

20'

SITE PLAN

SCALE: 1/16" = 1'-0"



20' PUBLIC UTILITY & DRAINAGE EASEMENT

OHL

resent:
8/2/2017

7/30/2018

403 Scott Ave.
Nashville, TN 37206

ARCHITECTURAL
DIMENSIONAL SHINGLES
(30 year min. warranty)

RIDGE VENTS

Stock Plan C1012-Elev#2
© COPYRIGHT
Taylor Made Plans

PRESSURE TREATED
4x4 BRACKETS -
SEE DETAIL 3 / A3.1

EXPOSED RAFTER
TAILS - TYPICAL

TOP OF
SHED BEARING

TOP OF
WINDOWS

FLOOR SYSTEM
ATTIC SUBFLOOR

CEILING

HARDITRIM (1"x3½")
TRIM BOARD

HARDITRIM (1"x3½")
TRIM BOARD

6¼" SMOOTH
HARDIPLANK SIDING -
5" EXPOSED LAP

PRESSURE TREATED
8x8 POST

FIRST SUBFLOOR

FFE = 551.66'

FIRST SUBFLOOR

7¼" SMOOTH
HARDIPLANK SIDING -
6" EXPOSED LAP

EXPOSED RAFTER
TAILS - TYPICAL

HARDITRIM (1"x3½")
TRIM BOARD

HardieShingle
STAGGERED-EDGE PANEL
48" x 15.88" PANEL
(6" EXPOSURE)
(CEDAR SHAKE LOOK)

26'-10"±±

1'-8"

1'-8"

6¼" SMOOTH
HARDIPLANK SIDING -
5" EXPOSED LAP

HARDITRIM (1"x3½")
TRIM BOARD

7¼" SMOOTH
HARDIPLANK SIDING -
6" EXPOSED LAP

FIRST SUBFLOOR

Grade = 550'

CULTURED STONE
STONE VENEER -
STYLE TO BE SELECTED

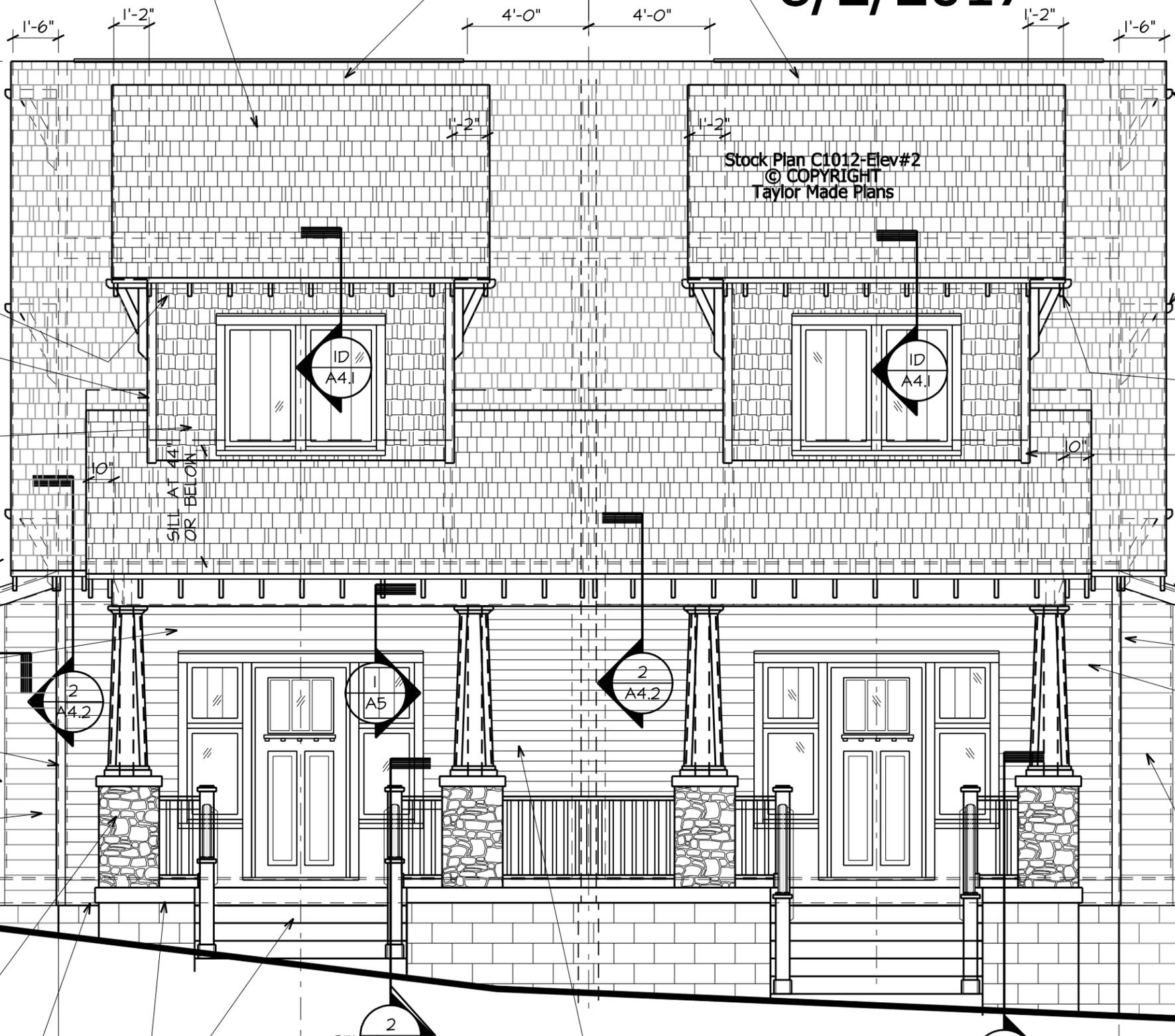
8" SPLIT FACE CMU
ABOVE GRADE

CONCRETE SLAB
AND STEPS

6¼" SMOOTH
HARDIPLANK SIDING -
5" EXPOSED LAP

1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



7/30/2018

403 Scott Ave.
Nashville, TN 37206

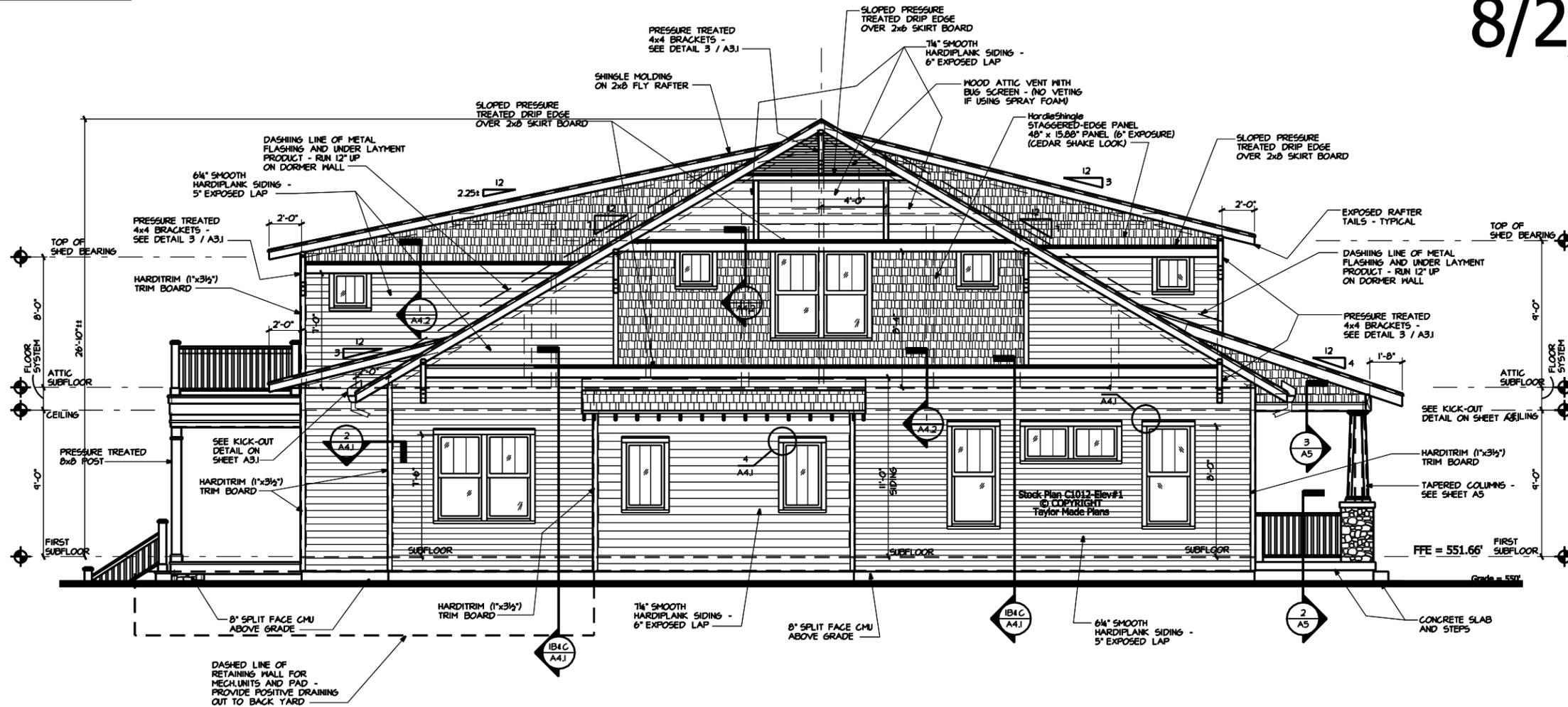
resent:
8/2/2017

TOP TRIM OF DOORS AND WINDOWS:

SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

SIDE TRIM OF DOORS AND WINDOWS:

2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS



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

TOP TRIM OF DOORS AND WINDOWS:
 SLOPED PRESSURE TREATED WOOD DRIP EDGE OVER 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDERED WITH WINDOWS

SIDE TRIM OF DOORS AND WINDOWS:
 2x4 WOOD TRIM OR 5/4" TRIM BOARD - ORDER WITH WINDOWS

ARCHITECTURAL DIMENSIONAL SHINGLES (30 year min. warranty)

RIDGE VENTS

7/30/2018

403 Scott Ave.
 Nashville, TN 37206

resent:
 8/1/2017

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PRESSURE TREATED 4x4 BRACKETS - SEE DETAIL 3 / A3.1

6 1/4" SMOOTH HARDIPLANK SIDING - 5" EXPOSED LAP

HARDITRIM (1"x3 1/2") TRIM BOARD

PRESSURE TREATED 8x8 POST

6 1/4" SMOOTH HARDIPLANK SIDING - 5" EXPOSED LAP

HARDITRIM (1"x3 1/2") TRIM BOARD

PRESSURE TREATED 8x8 POST

7 1/4" SMOOTH HARDIPLANK SIDING - 6" EXPOSED LAP

6 1/4" SMOOTH HARDIPLANK SIDING - 5" EXPOSED LAP

6 1/4" SMOOTH HARDIPLANK SIDING - 5" EXPOSED LAP

7 1/4" SMOOTH HARDIPLANK SIDING - 6" EXPOSED LAP

CULTURED STONE STONE VENEER - STYLE TO BE SELECTED

6 1/4" SMOOTH HARDIPLANK SIDING - 5" EXPOSED LAP

CULTURED STONE STONE VENEER - STYLE TO BE SELECTED

4

REAR ELEVATION

SCALE: 1/4" = 1'-0"



