

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
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STAFF RECOMMENDATION

1817 Sweetbriar Avenue
November 19, 2018

Application: New Construction—Infill

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 11704005700

Applicant: Kaitlyn Smous, Nine12 Architects

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

Description of Project: Application is to construct detached duplex infill on a one hundred foot (100') wide 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. MHZC staff confirm the front setback's compatibility with the historic context during construction;
3. The infills' heights be no taller than twenty-six feet (26') tall from grade at the front;
4. "House A" have a change in material from the foundation to the wall above;
5. The porch floor and steps for "House A" be wood or concrete;
6. The concrete block for "House B" be split faced;
7. Staff approve a brick sample, all windows and doors, and all roof materials prior to purchase and installation; and
8. 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. of the design guidelines.

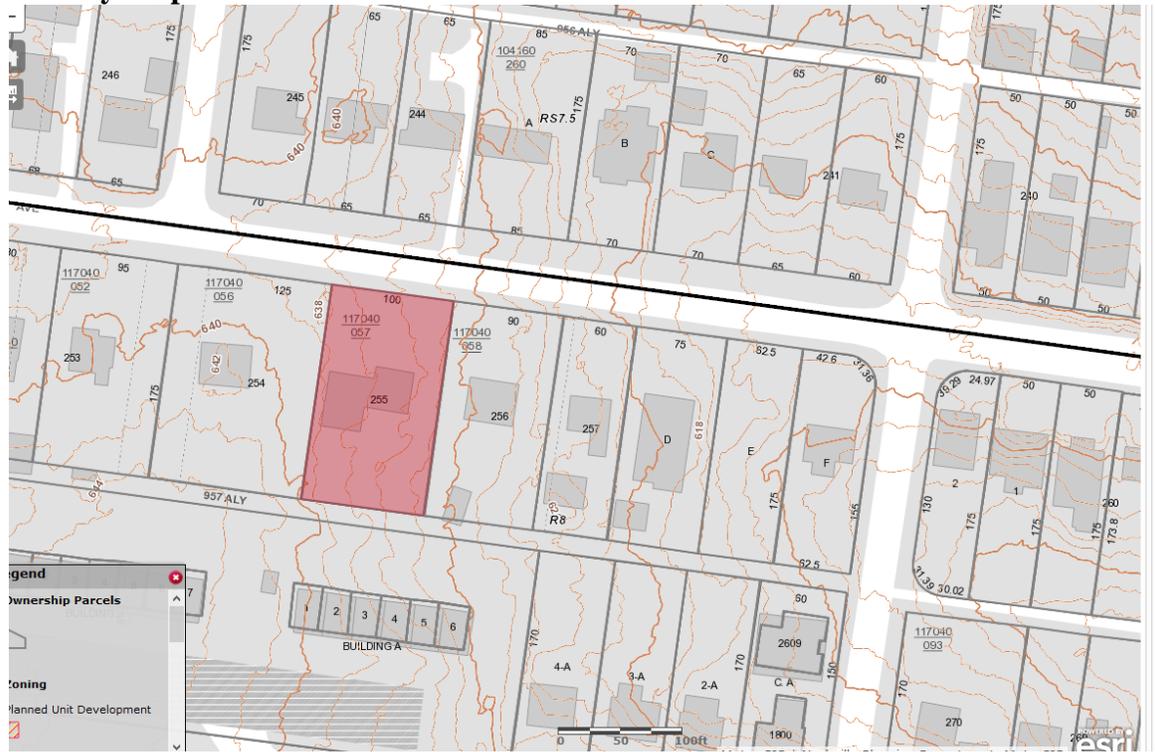
Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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. BL2007-45).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

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

Duplexes

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

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

Multi-unit Developments

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

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

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

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

h. Utilities

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

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: The existing house at 1817 Sweetbriar Avenue was constructed c. 1952, outside the period of significance for development of this part of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). In August 2018, MHZC staff issued an administrative permit for the demolition of the structure. The lot is one hundred feet wide and one hundred and seventy-five feet deep (100' X 175'), or seventeen thousand, five hundred square feet (17,500 sq. ft.).



Figure 1. 1817 Sweetbriar Avenue

Analysis and Findings: Application is to construct detached duplex infill on a one hundred foot (100') wide lot.

Setback & Rhythm of Spacing: The Historic Zoning Commission typically requires that new duplex infill development be fully attached, as typically two detached houses do not meet the rhythm of spacing of houses along the street. However, in this case of 1817 Sweetbriar, staff finds that two separate detached houses, which are modestly scaled, meet the rhythm of spacing of houses along this block of Sweetbriar. With the lot being one hundred feet (100') wide, the two detached houses will each visually appear to be on fifty-foot (50') wide lots.

In the immediate vicinity, the lot sizes vary greatly. There are some wide lots that are eighty-five to one hundred and twenty-five feet wide (85'-125'), while others are more average, in the range of sixty to seventy feet wide (60'-70'). Fifty foot (50') wide lots can be found at 1905 Sweetbriar, four houses to the left, and also on the 1700 block of Sweetbriar, one block to the east. Given that there are several sixty-foot to seventy-foot

(60'-70') wide lots in the immediate vicinity, staff found that two modestly-scaled detached houses would meet the historic context.

Moreover, staff found that two modestly-scaled detached houses would be more in keeping with the historic context than a larger, wider attached duplex infill. Approval is not likely to set a negative precedent for the immediate area. Staff recommends that two, detached, side-by-side, homes would only be appropriate on a lot with a width of one-hundred feet (100') or more so that the resulting perception is of two 50' wide lots that meet the greater context of the neighborhood. On Sweetbriar, there are just two additional lots that meet this condition: 1821 Sweetbriar (125' wide, c.1940) and 1907 Sweetbriar (100' wide, c.1940). Both buildings are contributing and so would not be candidates for demolition and neither building appears to be far enough to one side of the lot to accommodate a second house next to it, in a manner that meets the rhythm of the street.

Planning has found that the lot does not meet subdivision regulations, providing the following information:

1817 Sweetbriar is under a Neighborhood Maintenance land use policy. Metro's infill subdivision regulations apply to properties under this policy, and require that any lots platted have 70% of the average, or the minimum, of the lot square footage and lot frontage of surrounding lots on the same blockface. To meet these regulations, each of the two lots created from the current address of 1817 Sweetbriar would need 55 feet of frontage and 9,805 square feet of area. Our records indicate that the property falls short on both counts.

Staff finds that although the property does not meet the specific calculations of the subdivision regulations, the possibility of what appears as two different lots does meet the historic context. The single property, without subdivision, is still allowed two units which could have been proposed in one, presumably, large home in order to provide enough square footage for two units.

The two houses will be spaced a minimum of sixteen feet (16') apart, although the bulk of the houses will be about twenty feet (20') apart. The houses will meet all base zoning setbacks. They will be a minimum of five feet (5') from the side property lines, and over fifty feet (50') from the rear property line. The front setbacks will approximate the front setbacks of the houses at 1815 and 1821 Sweetbriar. Staff recommends inspection of the front setback to ensure the appropriateness of the front setback.

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

Orientation: Both houses are oriented to face Sweetbriar Avenue, which is appropriate. "House A" has a partial-width front porch that is six feet (6') deep. "House B" has a full width front porch that is eight feet (8') deep. The site does not have alley access. Vehicular access to the site will be via a shared driveway between the two houses. The

driveway is twelve feet (12') wide, which is similar to what has been approved and the past. Beyond the sidewalk, the driveway will be a strip design which is also appropriate for the neighborhood. The applicant will return to MHZC in the future for approval of detached garages; they are not part of this application. Walkways will be added to each house, leading from the front porches to the street. Staff finds that the infills' orientation meet Section II.B.1.f. of the design guidelines.

Height & Scale: The two houses will both be one-and-a-half stories in height with ridge heights of about twenty-seven feet, six inches (27'6") from grade. The immediate context is a mix of one and one-and-a-half story historic houses with heights ranging from eighteen to twenty-eight feet (18'-28'). The taller houses on the block, those that are between twenty-seven and twenty-eight feet (27'-28') tall, are generally infill houses approved by MHZC between 2013 and 2018. Given that the lots in the immediate vicinity are generally wider than what will seem like the fifty-foot (50') wide lots for these two infill houses, staff finds that the new infill houses should have heights closer to the mid and lower-range of heights in the immediate vicinity. Staff recommends that their heights be reduced so that they are no taller than twenty-six feet (26') tall from grade at the front.

The two houses will both have primary widths of thirty-five feet (35'), although one-story bay bump outs bring the total widths to thirty-seven feet (37'). By comparison, the historic houses in the immediate vicinity have widths ranging from thirty-three feet to fifty-one feet (33' - 51'), with the average width being approximately forty feet (40'). Given that the infill houses will appear to be on fifty-foot (50') wide lots and the surrounding lots are largely sixty-foot (60') wide or wider, staff finds that the proposed widths are appropriate. The proposed widths allow for appropriate setbacks and spacing between the two new houses.

The proposed infills will have depths of approximately seventy feet (70'). "House A" will have a footprint of two thousand, four hundred and sixty-one square feet (2,461 sq. ft.) and "House B" will have a footprint of approximately two thousand, three hundred and eleven square feet (2,311 sq. ft.). With the reduction of the infills' heights to no taller than twenty-six feet (26') from grade at the front, staff finds that the proposed project meets Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Materials:

"House A"

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation at Front	Brick	Unknown	No*	Yes
Foundation at Rear	Concrete Block	Split Face	Yes	No

Primary Cladding at Front	Brick	Unknown	Yes	Yes
Secondary Cladding	Stucco and batten	Typical	Yes	No
Cladding at Rear	Hardieplank siding	Smooth, max. reveal of 5”	Yes	No
Roofing	Architectural Asphalt Shingles	Unknown	Yes	Yes
Trim	Wood	Typical	Yes	No
Front Porch floor/steps	Brick	Unknown	No*	Yes
Front Porch Posts	Brick	Unknown	Yes	No
Rear Porch floor/steps & Posts	Wood	Typical	Yes	No
Windows	PlyGem Pro Series 200	PlyGem Pro Series 200	Yes	No
Principle Entrance	1/3 glass	Unknown	Unknown	Yes
Side/rear doors	Unknown	Unknown	Unknown	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

“House B”

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Block	Unknown	Yes	Yes**
Primary Cladding	Hardieplank siding	Smooth, max. reveal of 5”	Yes	No
Secondary Cladding	Cedar or Hardie Shake	Cedar or Hardie Shakes	Yes	No
Roofing	Architectural Asphalt Shingles	Unknown	Yes	Yes
Trim	Wood	Typical	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No

Front Porch roof	Metal	Unknown	Yes	Yes
Front Porch Posts	Wood	Typical	Yes	No
Rear Porch floor/steps & Posts	Wood	Typical	Yes	No
Windows	PlyGem Pro Series 200	PlyGem Pro Series 200	Yes	No
Principle Entrance	2/3 glass	Unknown	Unknown	Yes
Side/rear doors	Unknown	Unknown	Unknown	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

*On “House A,” the applicant is proposing a brick foundation at the front, with a brick porch floor and possibly brick steps. Historically, there was a change in material from the foundation to the wall above; MHZC has typically required a stone, stucco, or split-faced concrete block foundation with a brick wall. Also, a brick porch floor is not typical for historic houses, as porch floors were typically concrete or wood. Staff recommends that there be a change in material at the foundation level, and that the front porch be wood or concrete.

** Staff recommends that the block for the foundation on “House B” be split faced.

Staff recommends approval of a brick sample, all windows and doors, and the shingle and metal roofs color and texture. With the conditions that “House A” have a change in material at the foundation line and that its porch floor be wood or concrete; that the foundation on “House B” be split faced; and that staff approve all final material choices, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: “House A” has a steeply-pitched cross gable roof form with a 14/12 slope. There is a flat-roofed bay on the left façade with, which will provide a small balcony at the second level. Staff finds this proposed flat-roof portion to be appropriate, as it is a secondary roof form, on the side façade about twenty-two feet (22’) back from the front. The left façade contains a shed dormer. The right façade has a two-story shed roofed bay. Staff finds that “House A’s” roof form meet the design guidelines.

“House B” will have a cross-gabled roof form with a 9/12 slope. The side elevations will have 8/12 gabled dormers that are inset two feet (2’) from the wall below. The porch roof is hipped with a 4/12 slope. Staff finds that “House B’s” roof form meets the design guidelines.

Staff finds that the roof forms of both houses meet Section II.B.1.e. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill houses 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. of the design guidelines.

Appurtenances & Utilities: A new shared driveway will be created between the two houses, which is appropriate as the site lacks an alley. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC units and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house.

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. MHZC staff confirm the front setback's compatibility with the historic context during construction;
3. The infills' heights be no taller than twenty-six feet (26') tall from grade at the front;
4. "House A" have a change in material from the foundation to the wall above;
5. The porch floor and steps for "House A" be wood or concrete;
6. The concrete block for "House B" be split faced;
7. Staff approve a brick sample, all windows and doors, and all roof materials prior to purchase and installation; and
8. 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. of the design guidelines.

ATTACHMENT A: Context Photos



1815 Sweetbriar Avenue, to the left of the site



1821 Sweetbriar Avenue, to the right of the site



1901, 1903, and 1905 Sweetbriar Avenue, to the right of the site



1811 Sweetbriar Avenue, to the left of the site



1809 Sweetbriar Avenue, constructed c. 2013, to the left of the site



1805 Sweetbriar Avenue, under construction, to the left of the site



1820 Sweetbriar Avenue, across the street from the site.



1816 Sweetbriar Avenue, across the street from the site



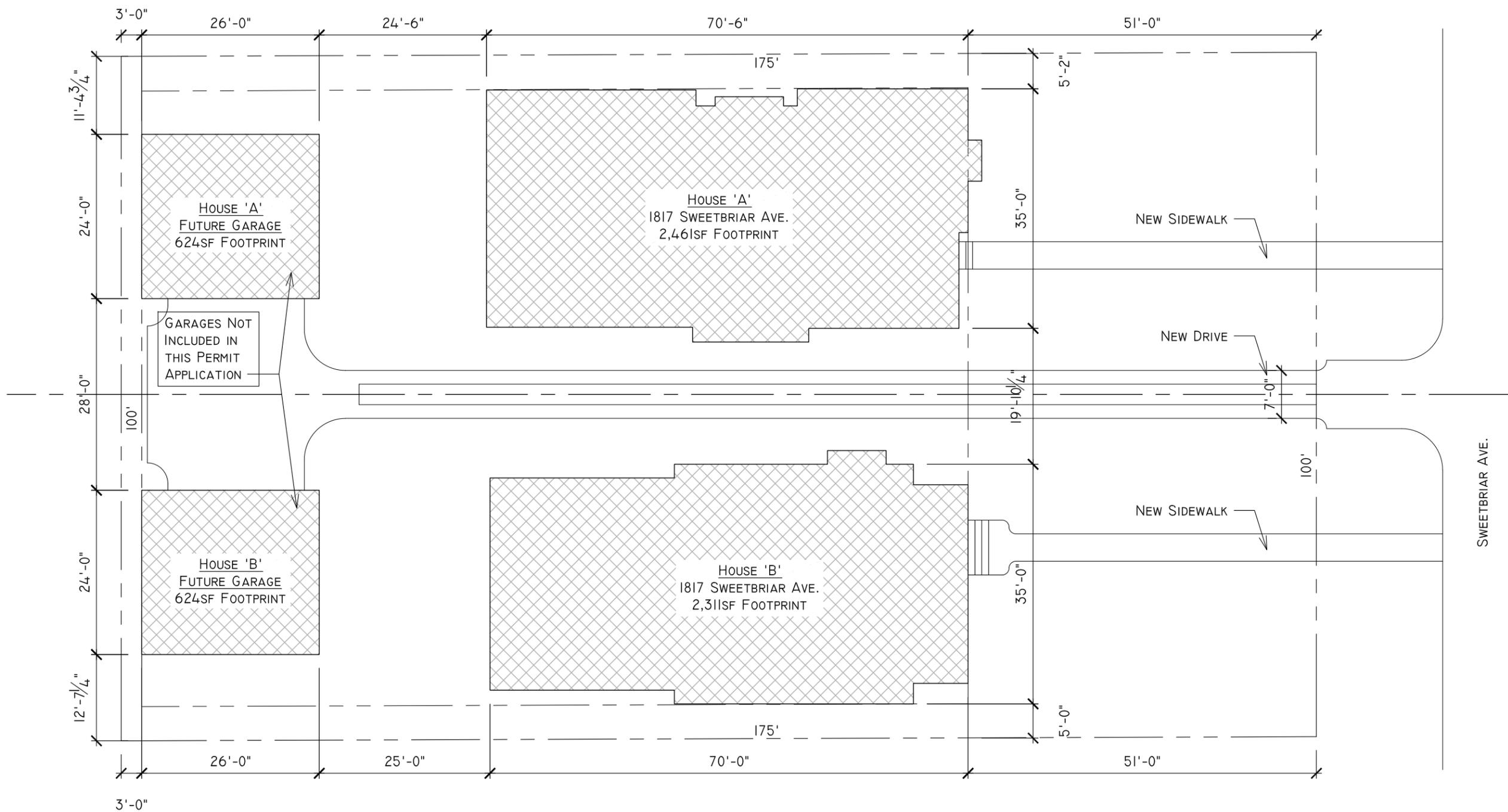
1814 and 1812 Sweetbriar Avenue, across the street from the site



1808 Sweetbriar Avenue, constructed c. 2013, across the street from the site



1806 Sweetbriar Avenue, across the street from the site



GARAGES NOT INCLUDED IN THIS PERMIT APPLICATION



1 SITE PLAN



NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.02.18	MHZC SET

NEW HOMES AT:
1817 SWEETBRIAR AVE.
 NASHVILLE, TN 37212

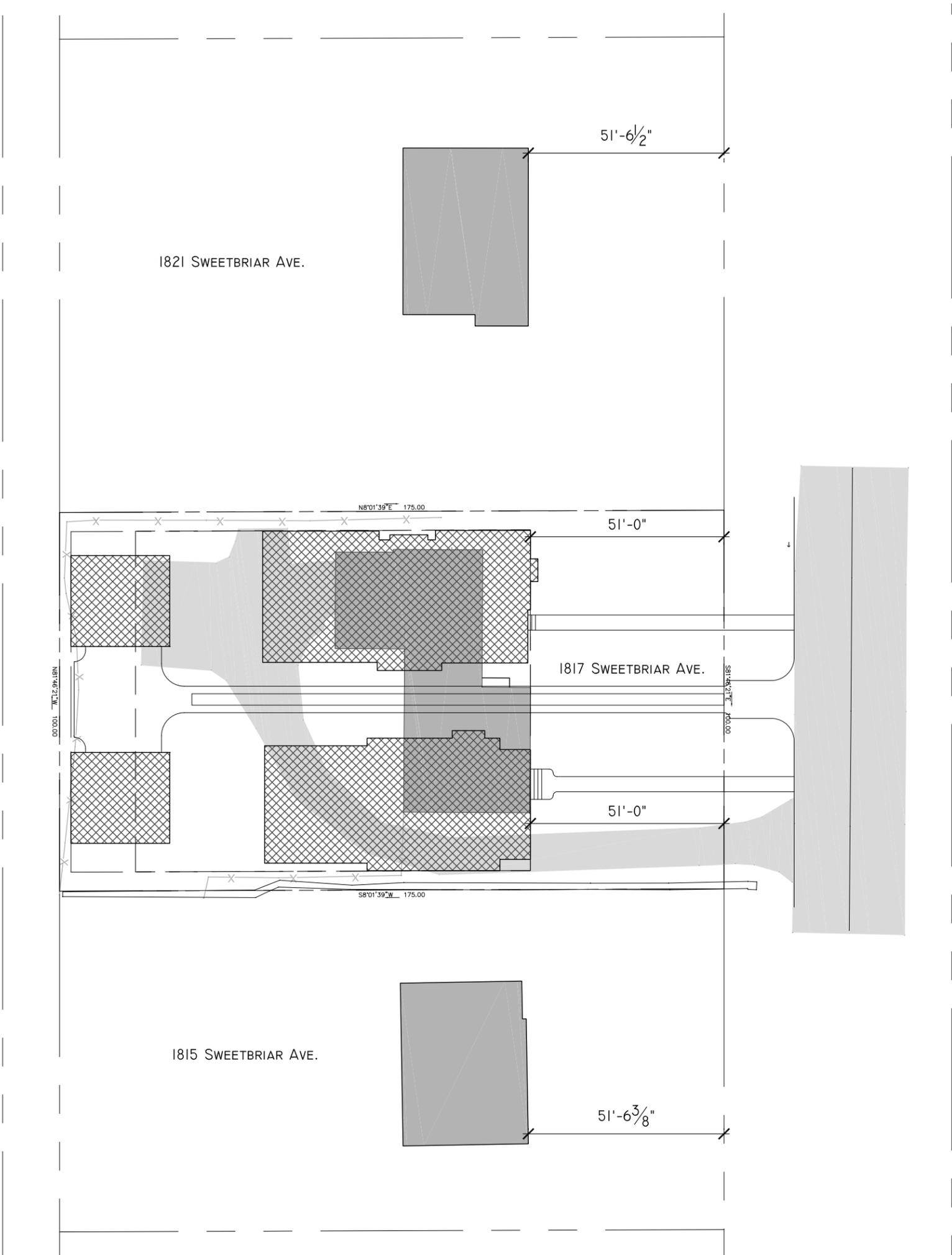


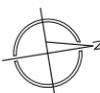
INFO@NINE12ARCHITECTS.COM
 615.761.9902
 WWW.NINE12ARCHITECTS.COM

SITE PLAN

1.0

THESE DRAWINGS SHALL NOT BE REPRODUCED OR REUSED W/O THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ALL DESIGNS & INTELLECTUAL PROPERTY SHALL REMAIN EXCLUSIVELY OWNED BY THE ARCHITECT.



 **X** **CONTEXTUAL SITE PLAN**
SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

CONTEXTUAL
SITE PLAN

1.1

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NEW HOMES AT:
1817 SWEETBRIAR AVE.
NASHVILLE, TN 37212

REV:	DATE:	DESC:
0	11.07.18	REVISED MHZC SET



SQUARE FOOTAGE	
1ST FLOOR:	2,098SF
2ND FLOOR:	1,945SF
TOTAL CONDITIONED:	4,043SF
FRONT PORCH:	84SF
REAR PORCH:	224SF
2ND FLOOR BALCONY:	41SF
TOTAL USEABLE:	4,392SF


1 'A' FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.07.18	REVISED MHZC SET

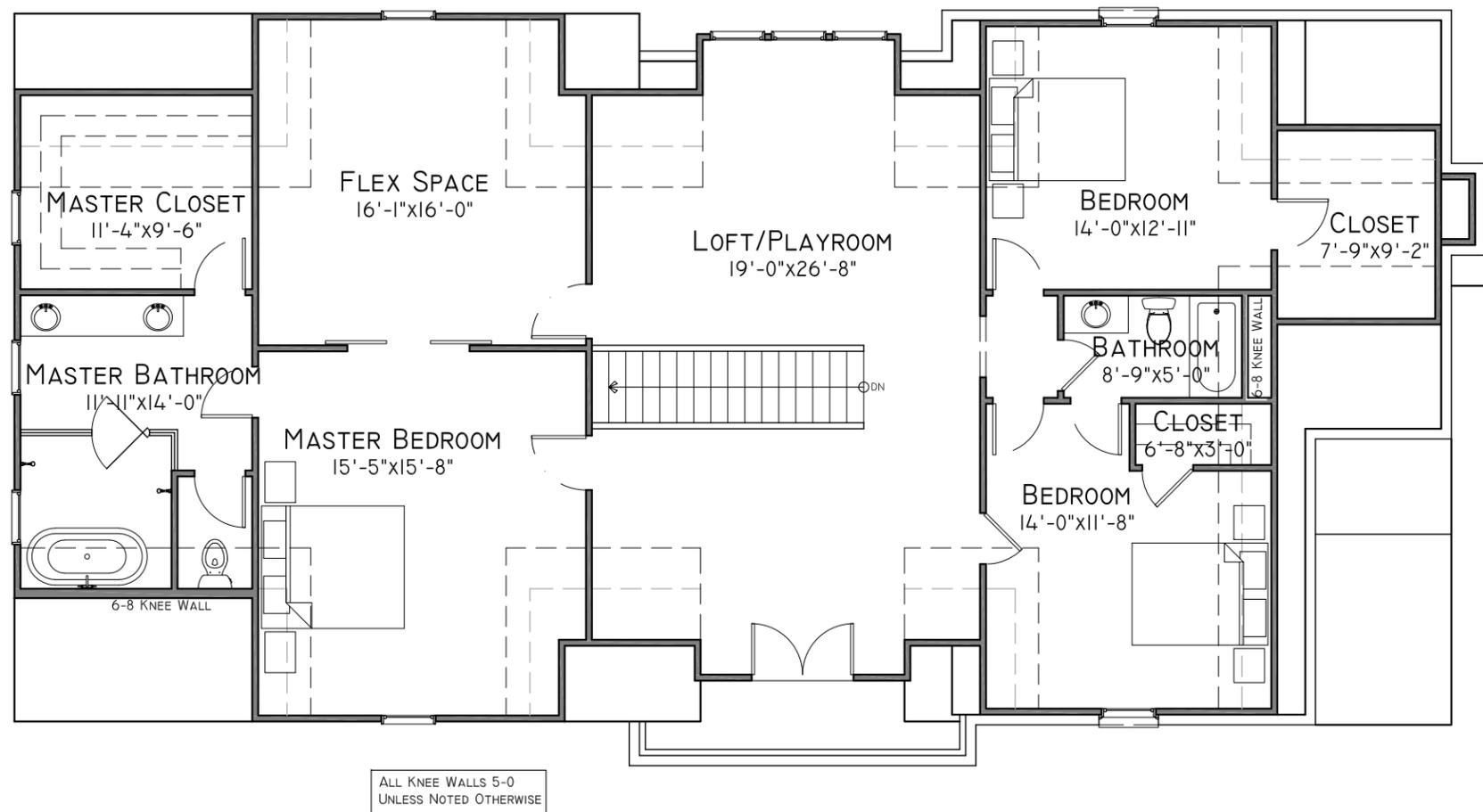
NEW HOMES AT:
1817 SWEETBRIAR AVE.
 NASHVILLE, TN 37212



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'A' FIRST FLOOR

A1.1



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NEW HOMES AT:
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 NASHVILLE, TN 37212

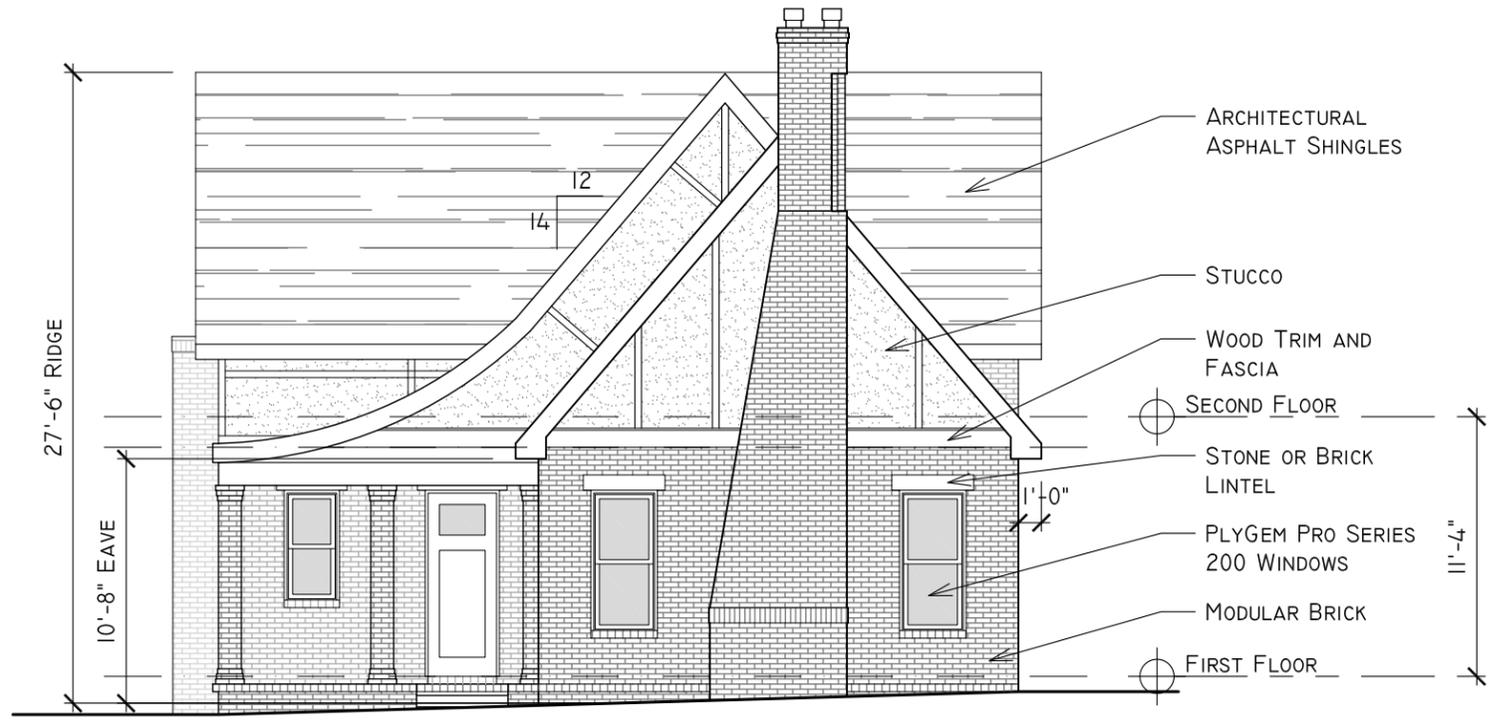


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'A' SECOND FLOOR

A1.2

1 'A' SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



2 'A' NORTH ELEVATION
 SCALE: 1/8"=1'-0"



1 'A' EAST ELEVATION
 SCALE: 1/8"=1'-0"

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 NASHVILLE, TN 37212



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'A' ELEVATIONS

A2.0



2 'A' SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 'A' WEST ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

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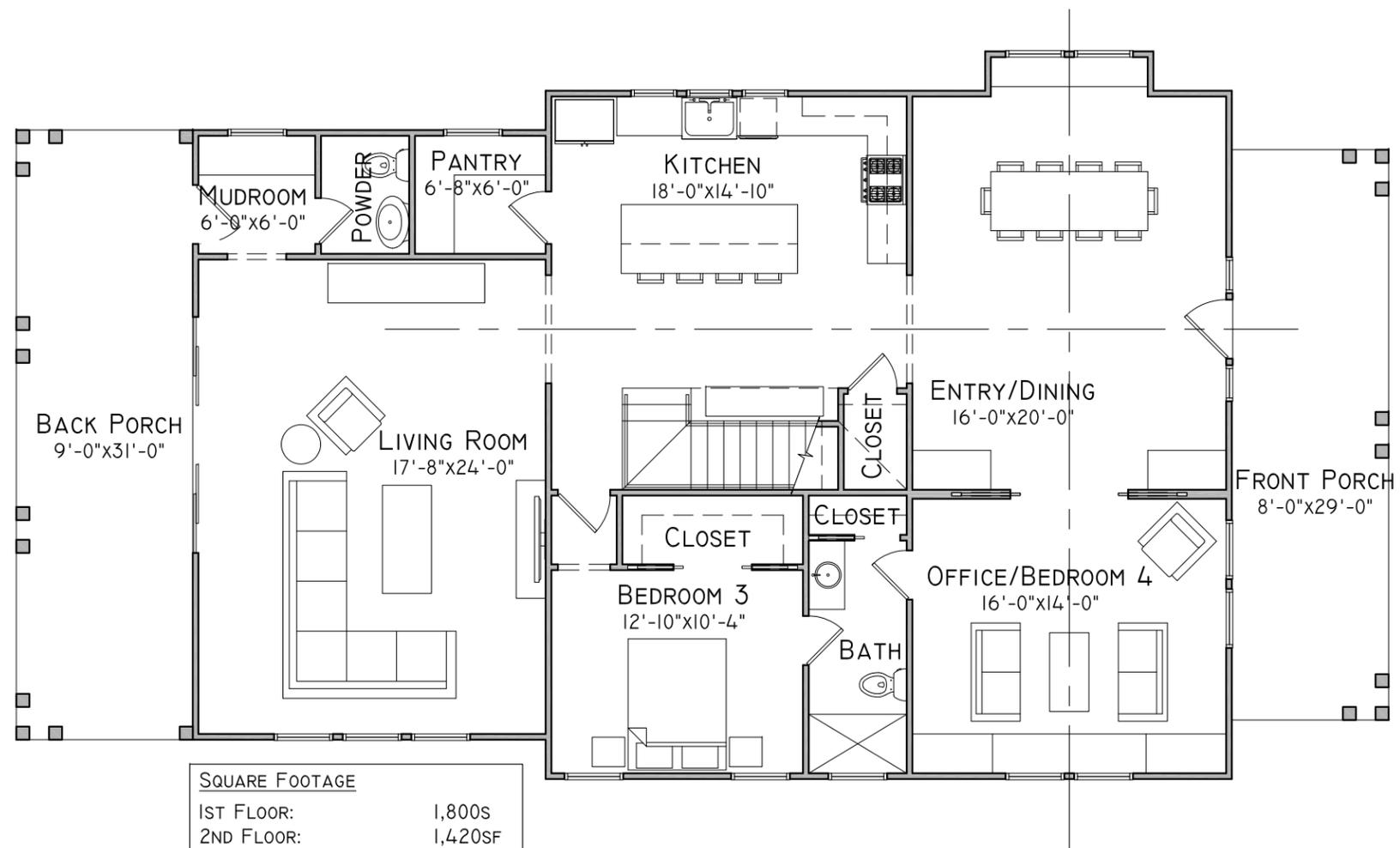
NEW HOMES AT:
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NASHVILLE, TN 37212



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'A' ELEVATIONS

A2.1



SQUARE FOOTAGE	
1ST FLOOR:	1,800S
2ND FLOOR:	1,420SF
TOTAL CONDITIONED:	3,200SF
FRONT PORCH:	232SF
REAR PORCH:	280SF
UPSTAIRS BALCONY:	88SF
TOTAL USABLE:	3,820SF

1 'B' FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.02.18	MH2C SET

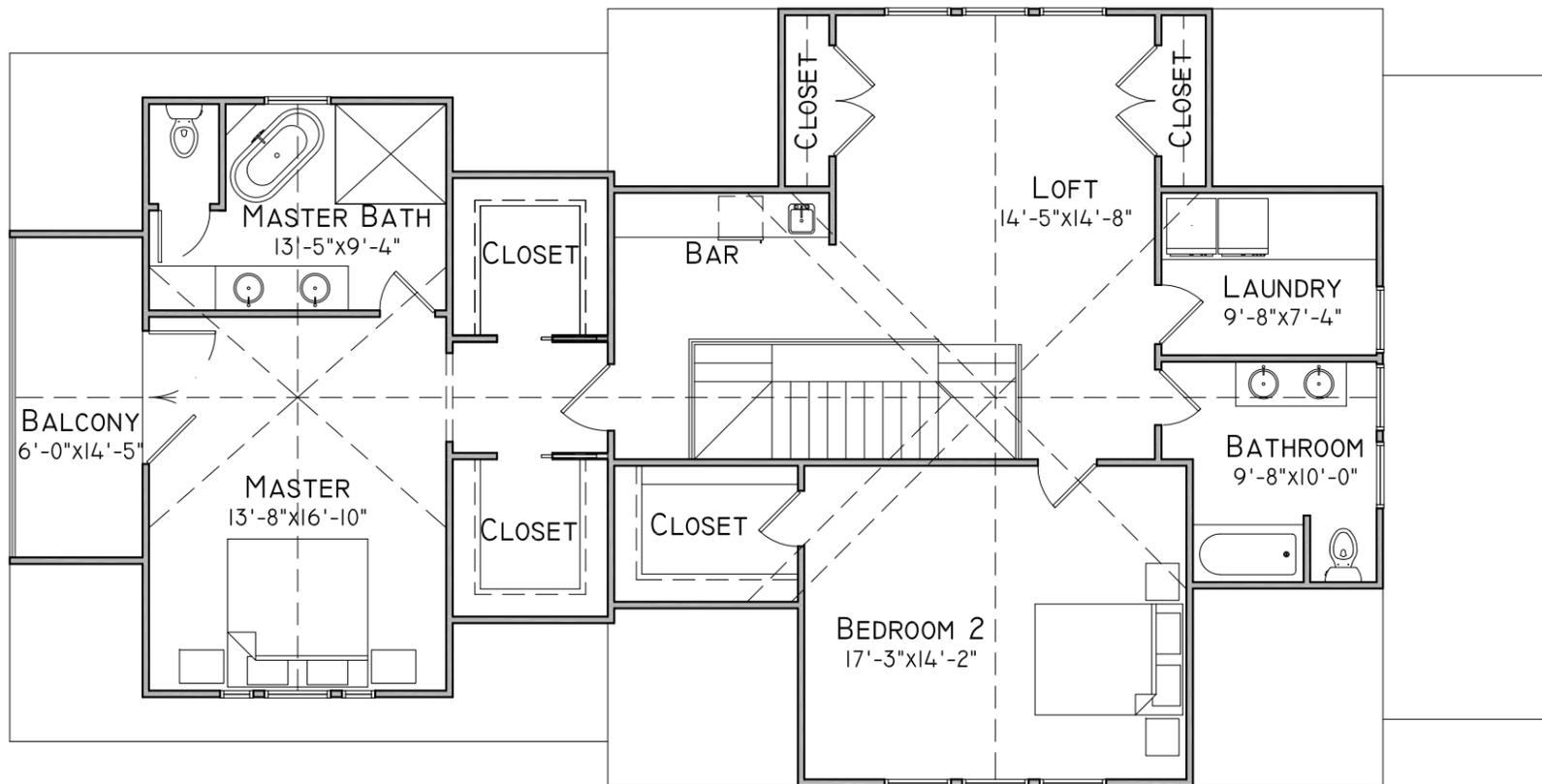
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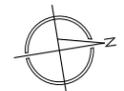


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'B' FIRST FLOOR

B1.1




1 'B' SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

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'B' SECOND FLOOR

BI.2



2 'B' NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 'B' EAST ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.02.18	MHZC SET

NEW HOMES AT:
1817 SWEETBRIAR AVE.
NASHVILLE, TN 37212

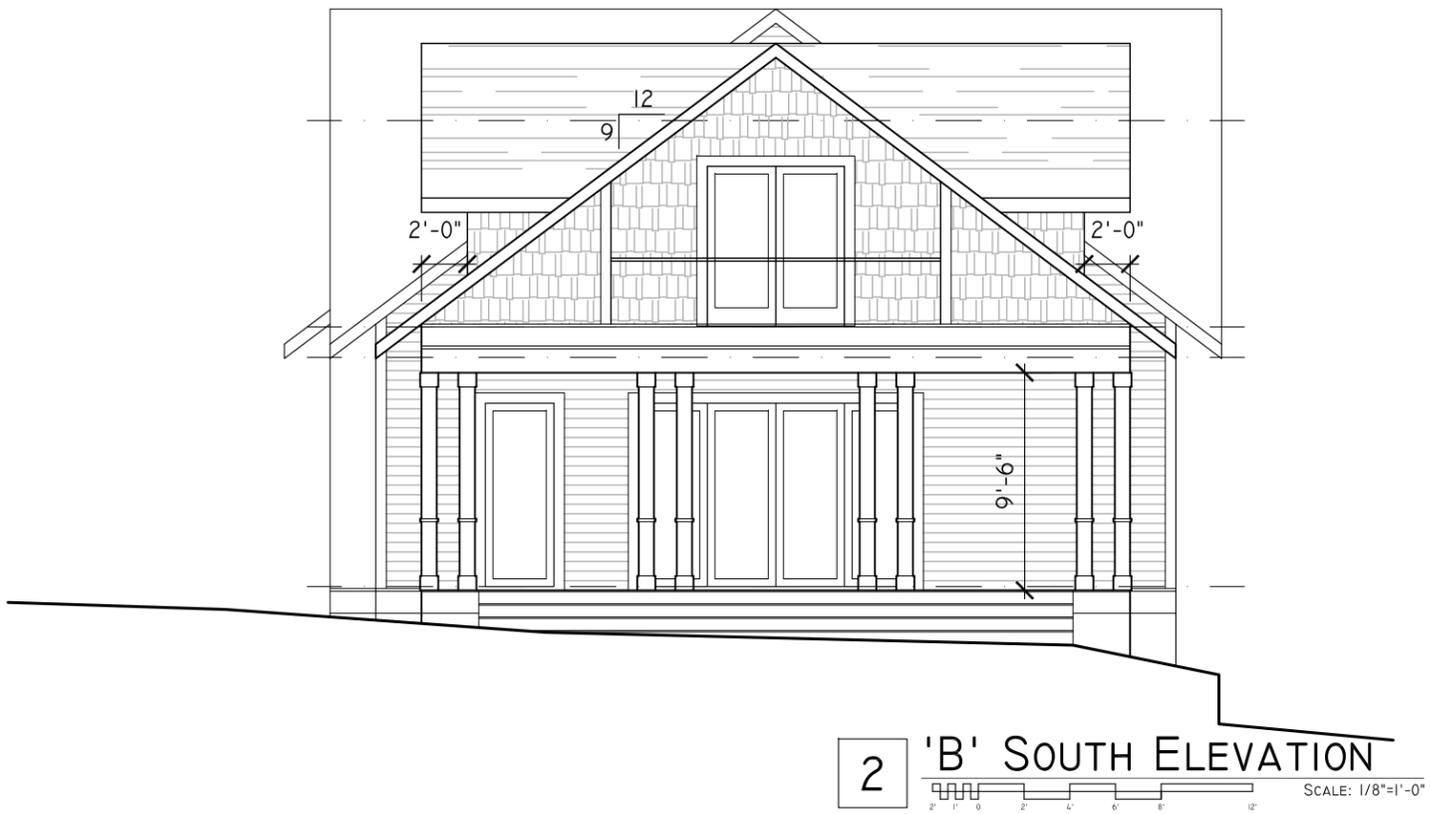


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'B' ELEVATIONS
B2.0



1 'B' WEST ELEVATION
SCALE: 1/8"=1'-0"



2 'B' SOUTH ELEVATION
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	11.02.18	MHZC SET

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'B' ELEVATIONS

B2.1