

DAVID BRILEY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

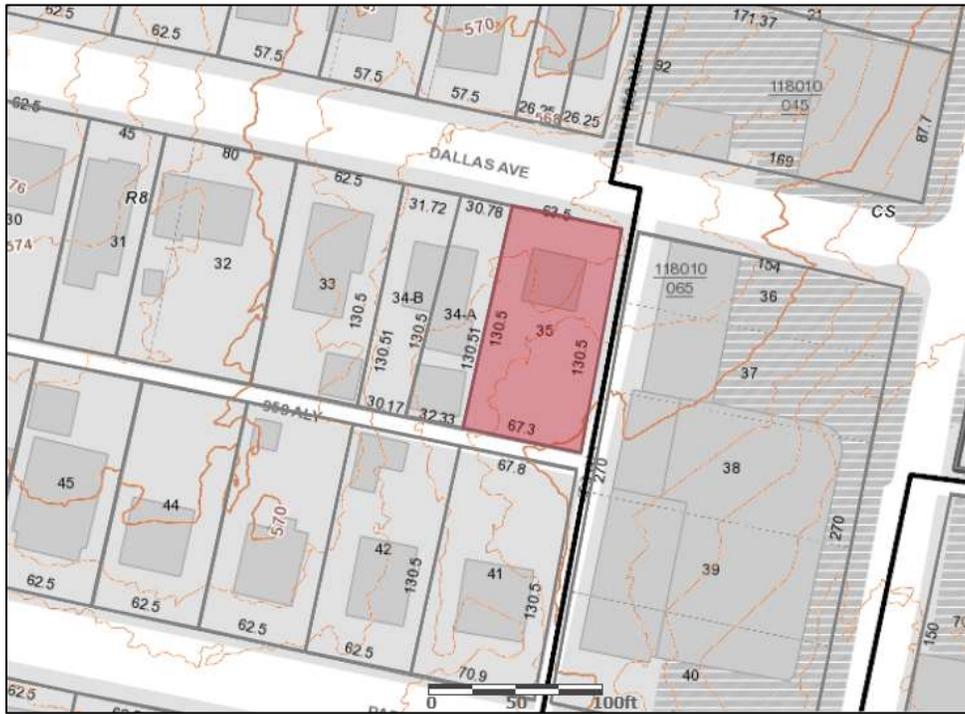
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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**STAFF RECOMMENDATION**  
**1207 Dallas Avenue**  
**December 19, 2018**

**Application:** Partial Demolition; New Construction—Addition and Outbuilding  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 11801006200  
**Applicant:** Jason Peveler, Peveler Construction  
**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to enlarge an historic one-story house with a rear addition that will be wider than the historic house. A one and one-half story outbuilding is also proposed. The outbuilding is not depicted as being a DADU.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed addition and outbuilding with the following conditions:</p> <ol style="list-style-type: none"><li>1. Staff shall approve all exterior materials; and</li><li>2. Staff shall approve the window and door selections.</li><li>3. HVAC units and mechanicals shall be located behind the midpoint of the building.</li></ol> <p>With these conditions, staff finds that the addition meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b></p> <ul style="list-style-type: none"><li><b>A:</b> Photographs</li><li><b>B:</b> Site Plan</li><li><b>C:</b> Floorplans</li><li><b>D:</b> Elevations</li></ul>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B GUIDELINES**

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

##### **a. Height**

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

##### **b. Scale**

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

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

##### **c. Setback and Rhythm of Spacing**

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

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

## 2. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

### *Placement*

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

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

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

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

*Additions should be a minimum of 6" below the existing ridge.*

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

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

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

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

*· An extreme grade change*

*· Atypical lot parcel shape or size*

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

*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.*

### *Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.*

### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

### *Foundation*

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

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

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

### *Roof*

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

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

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

### *Rear & Side Dormers*

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

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

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

*Side 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*

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

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

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

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

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

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

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

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

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

f. Additions should follow the guidelines for new construction.

**Background:** The structure at 1207 Dallas Avenue is a one-story house, constructed circa 1910. The building has a gabled-L form with front and right facing gables and a partial-width front porch. The house is an example of a Folk Victorian house, and it is contributing to the historic character of the district.



A small rear porch on the house has been enclosed, but the integrity of the front and sides of the house is otherwise intact.

**Analysis and Findings:** The applicant proposes to enlarge the house with a rear addition that will be wider than the historic house and to construct an outbuilding. The outbuilding was not proposed for use as a detached accessory dwelling unit at this time.

Demolition: The project involves demolishing the enclosed rear porch and portions of the existing rear wall, as well as portions of the rear roof slope to accommodate the new addition. These areas are not significant to the historic character of the house. Staff finds that this partial demolition at the rear meets Section V.B.2 of the design guidelines for appropriate demolition.

Location & Removability: The addition will be located on the rear of the building, stepped in two feet (2') from the historic house on the left side and one foot (1') on the right side. After extending back two feet (2'), the left side will step out approximately fourteen feet (14') to the left, roughly half the width of the historic house. The one foot (1') inset on the right side matches the inset of the existing rear addition. By stepping in the walls of the addition from the sides of the historic house, the addition would not impact the front or side facades of the historic house and would leave its form intact. Staff finds that the location and attachment of the addition meets Section II.B.2.e of the design guidelines.

Design: The design of the addition is minimal in its detailing, and will not contrast with the Victorian-era character of the historic house. The form of the addition will be distinguished from the original building by stepping in from both side walls before continuing back. Staff finds that the character of the addition does not contrast with the historic house, therefore it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The right side of the addition will be stepped in one foot (1') from the side of the house and extend back thirty-two feet (32') to the rear, equal to the depth of the historic house. The left side will originate from the back wall of the historic house two feet (2') in from the side, then go back two feet (2') before stepping out sixteen feet, six inches (16'-6") to the left, or fourteen feet, six inches (14'-6") beyond the side of the original structure. Additions should generally be behind an historic house; however, rear

additions that are wider than the house may be appropriate for houses that are narrower than thirty feet (30') or shifted to one side of the lot. 1207 Dallas is thirty-one feet (31') wide. The amount of width that is greater than the standard of thirty feet (30') is minimal and the small house is located on a wide lot; therefore staff finds an addition that extends wider than half the width of the historic house to be appropriate.

The addition's roof will sit six inches (6") below the ridge of the historic house, and the eaves of the addition and the house will align.

By stepping in from the sides of the historic house before extending to the rear and with the height lower than the historic house, the addition will be subordinate to the historic house and will meet sections II.B.1a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The historic context in this section of the Belmont-Hillsboro neighborhood is composed of mostly one-story houses and one-half story houses with side yards and driveways between most buildings. Staff finds that although the addition is wider than the historic house, the additional width will not disrupt the pattern of setbacks because of the width of the lot. In addition, on the left side of the property is an alley that marks the edge of the overlay, and across the alley there is a large metal commercial building. Staff finds that the addition will meet section II.B.1.c of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Appropriate or Typical</b>	<b>Needs final approval?</b>
Foundation	Not Indicated	Unknown	Unknown	Yes
Cladding	Not Indicated	Unknown	Unknown	Yes
Trim	Not Indicated	Unknown	Unknown	Yes
Roofing	Not Indicated	Unknown	Unknown	Yes
Windows	Not Indicated	Unknown	Unknown	Yes
Doors	Not Indicated	Unknown	Unknown	Yes

No materials are labeled on the submitted plans. For the materials to meet Section II.B.1.d, staff recommends final approval of all proposed materials prior to receiving a permit.

Roof form: The primary roof of the addition will be a cross-gable, with roof pitches between 5:12 and 6:12, lower than the pitch of the original 12:12 gabled roof. It is not uncommon for houses to have more than one roof pitch, particularly when the roofs are the same form. Staff finds that the roof forms of the addition are compatible with the historic house and the project would meet Section II.B.1.e of the design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed addition are generally twice as tall as they are wide, which is typical of the historic proportions of openings. The front portion of the addition that extends wider has small windows that are almost square. Due to the drop in grade this portion reads as one-story but is actually

two-stories so a more proportionate window is not possible without the new windows crossing the floor line. 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.

Outbuilding:

This application includes a new outbuilding at the rear of the lot. The building has not been presented for use as a detached accessory dwelling unit (DADU).

*Massing Planning:*

	50% of first floor area of principle structure	Lot less than 10,000 square feet	Proposed
Maximum Square Footage	1025 sq. ft.	750 sq.ft.	748 sq. ft.

	Potential maximums under Ordinance	Existing House	Proposed DADU
Ridge Height	25’ unless existing building is less	Original House = 20’, Addition = 23’-7”	22’-7”
Eave Height	10’	13’-8”	10’

The footprint of the new DADU is seven hundred, forty-eight square feet (748 sq. ft.), which is less than the maximum for outbuildings for a lot of this size. The twenty-two foot, seven inch (22’-7) roof height will be than the roof of the historic house, however, because the grade drops toward the rear of the lot the height will be less than the average roof height. The eave height of the outbuilding will be ten feet (10’). Staff finds that the height and scale of the proposed outbuilding meets the design guidelines Section III.B.2.h.1 of the design guidelines for height and scale.

*Roof Form:*

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Side Gable	Yes
Primary Roof Pitch	12:12	Yes
Dormer Form	Gable	Yes
Dormer Roof Pitch	10:12	Yes
Dormers setback	2’	No

The proposed roof form has a side-gabled roof which is a common roof form for outbuildings, and is compatible with the roof of the historic house. The dormers meet the guidelines for width at fifty percent (50%) of the roof width and they sit back two feet

(2') from the wall below. Staff finds that the application will meet Section III.B.2.h.1 of the design guidelines for roof shape.

*Design Standards*

The proposed structure has a simple design that is appropriate for outbuildings. The form and detailing do not contrast greatly with the historic home. Staff finds the proposed design meets Section III.B.h.1 of the design guidelines.

*Materials:*

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Needs final approval?</b>
Foundation	Not indicated	n/a	Yes
Cladding	Not indicated	n/a	Yes
Roofing	Not indicated	n/a	Yes
Trim	Not indicated	n/a	Yes
Windows	Not indicated	n/a	Yes
Doors	Not indicated	n/a	Yes
Garage door	Not indicated	n/a	Yes

No materials are indicated on the submittal. For the materials to meet Section II.B.1.d, staff recommends final approval of all proposed materials prior to purchase and construction.

*General requirements for Outbuildings/DADUs:*

	<b>YES</b>	<b>NO</b>
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?		Yes
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

*Site Planning & Setbacks:*

	<b>MINIMUM</b>	<b>PROPOSED</b>
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	20'

Rear setback	3'	5'-4"
Left side setback	3'	5'-9"
Right side setback	3'	21'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

Staff finds that the project meets the general requirements and the base zoning setback requirements for a detached accessory dwelling unit.

**Recommendation:** Staff recommends approval of the proposed addition and outbuilding with the following conditions:

1. Staff shall approve all exterior materials; and
2. Staff shall approve the window and door selections.
3. HVAC units and mechanicals shall be located behind the midpoint of the building.

With these conditions, staff finds that the addition meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**ATTACHMENT A: PHOTOGRAPHS**



1208 Paris Avenue, front.



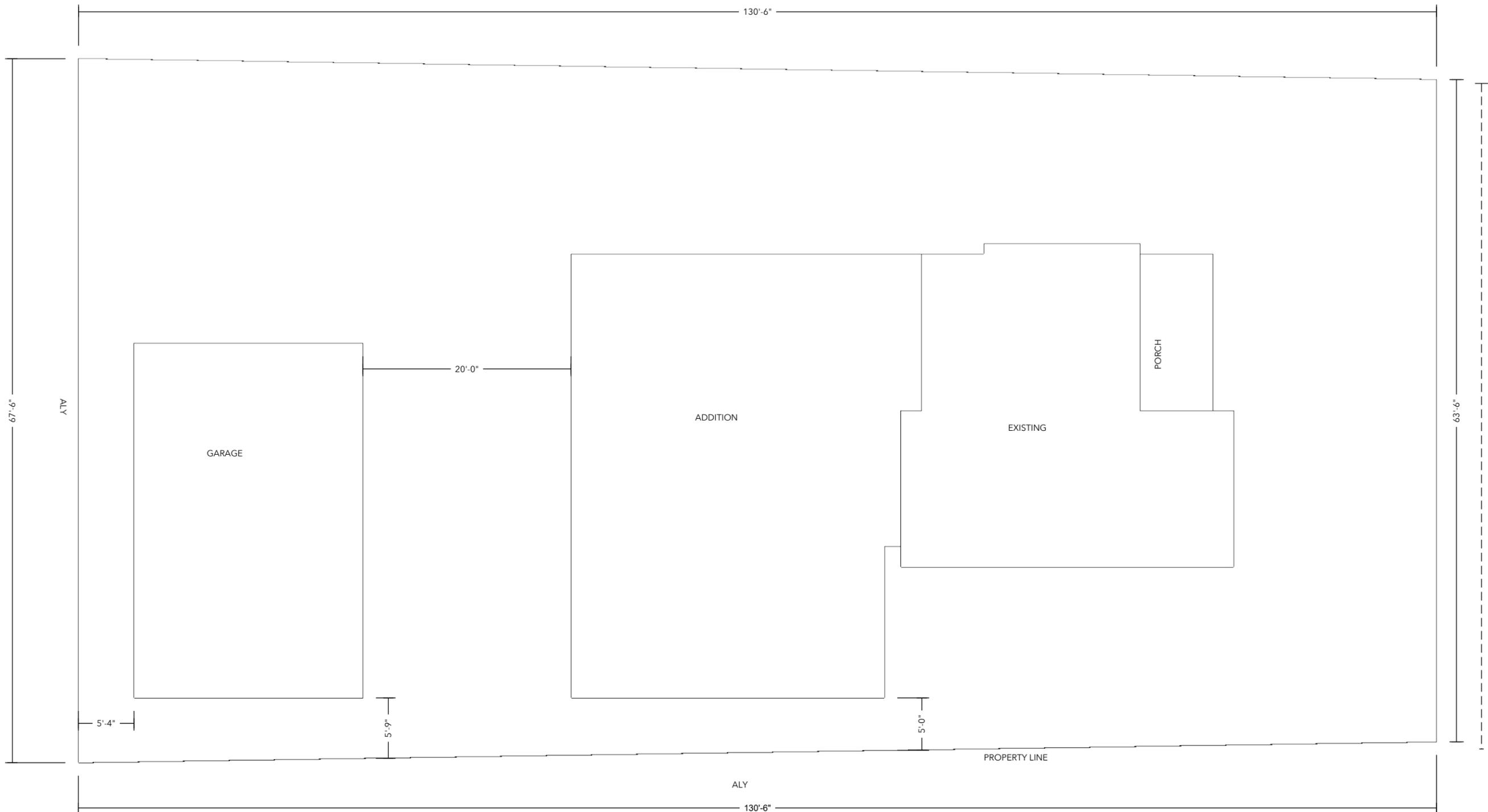
1208 Paris Avenue, left.



1208 Paris Avenue, rear.



1208 Paris Avenue, rear-left.



**SITE PLAN**

SCALE 1" = 10'

A

09



CLIENT  
DALLON HUDSON

ISSUE  
08.07.18  
REVISED  
11.30.2018

PROJECT NO.  
N/A  
PROJECT  
1207 DALLAS AVE  
NASHVILLE, TN 37212

PREPARED BY  
WHITNEY LANE

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09

APPROX. AREA	
MAIN FLOOR LIVING	2014
TOP FLOOR LIVING	1275
TOTAL	3289
GARAGE BONUS	505



NOTES:  
 - ALL INTERIOR AND EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED  
 - EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR EDGE TO EXTERIOR EDGE  
 - INTERIOR WALLS ARE DIMENSIONED TO INSIDE EDGE TO INSIDE EDGE UNLESS OTHERWISE NOTED OR DIMENSIONED

- IF NOT NOTED, HVAC RETURN AND THERMOSTAT TO BE COORDINATED BETWEEN DESIGNER, CONTRACTOR, AND HOME OWNER  
 - WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING  
 - IF NOT DIMENSIONED, DOORS TO BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE.  
 - CONTRACTOR WILL PROVIDE ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISC. ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, CEILING/ ROOF SUPPORT, ETC.

CEILINGS:  
 - EXISTING HOME 10'  
 - ADDITION 1ST FLOOR 10'  
 - ADDITION 2ND FLOOR 8'  
 \*TO BE FIELD CORRECTED AS NEEDED

WINDOWS:  
 - 1ST FLOOR ADDITION WINDOWS FRAMED AT 8"  
 - 2ND FLOOR ADDITION WINDOWS FRAMED AT 6"  
 \*TO BE FIELD CORRECTED AS NEEDED

ALL ILLUSTRATIONS AND DIMENSIONS USED ARE FOR ILLUSTRATIVE PURPOSES AND ARE INTENDED TO CONVEY THE CONCEPT AND VISION. THEY ARE FOR GUIDANCE, AND MAY ALTER AS WORK PROGRESSES AND DO NOT NECESSARILY REPRESENT A TRUE AND ACCURATE DEPICTION OF THE FINISHED PRODUCT. FLOOR PLANS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED LAYOUT. LANE DESIGN ASSUMES NO LIABILITY. BUILDER OR CONTRACTOR MUST VERIFY PLANS PRIOR TO CONSTRUCTION, INCLUDING COMPLIANCE WITH BUILDING CODES.

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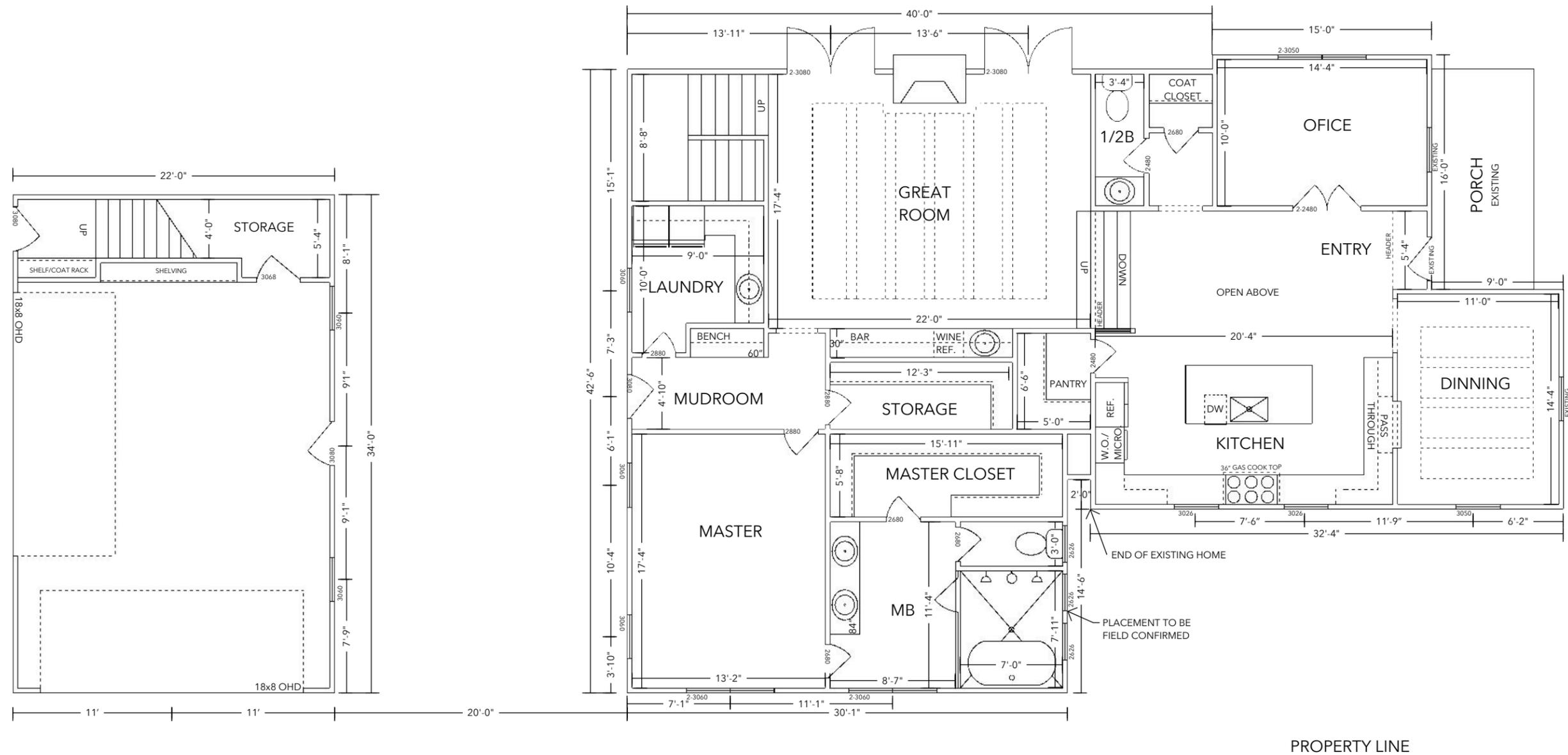
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08.07.18  
REVISED  
11.30.2018

PROJECT NO.  
N/A  
PROJECT  
1207 DALLAS AVE  
NASHVILLE, TN 37212

PREPARED BY  
WHITNEY LANE

A

01

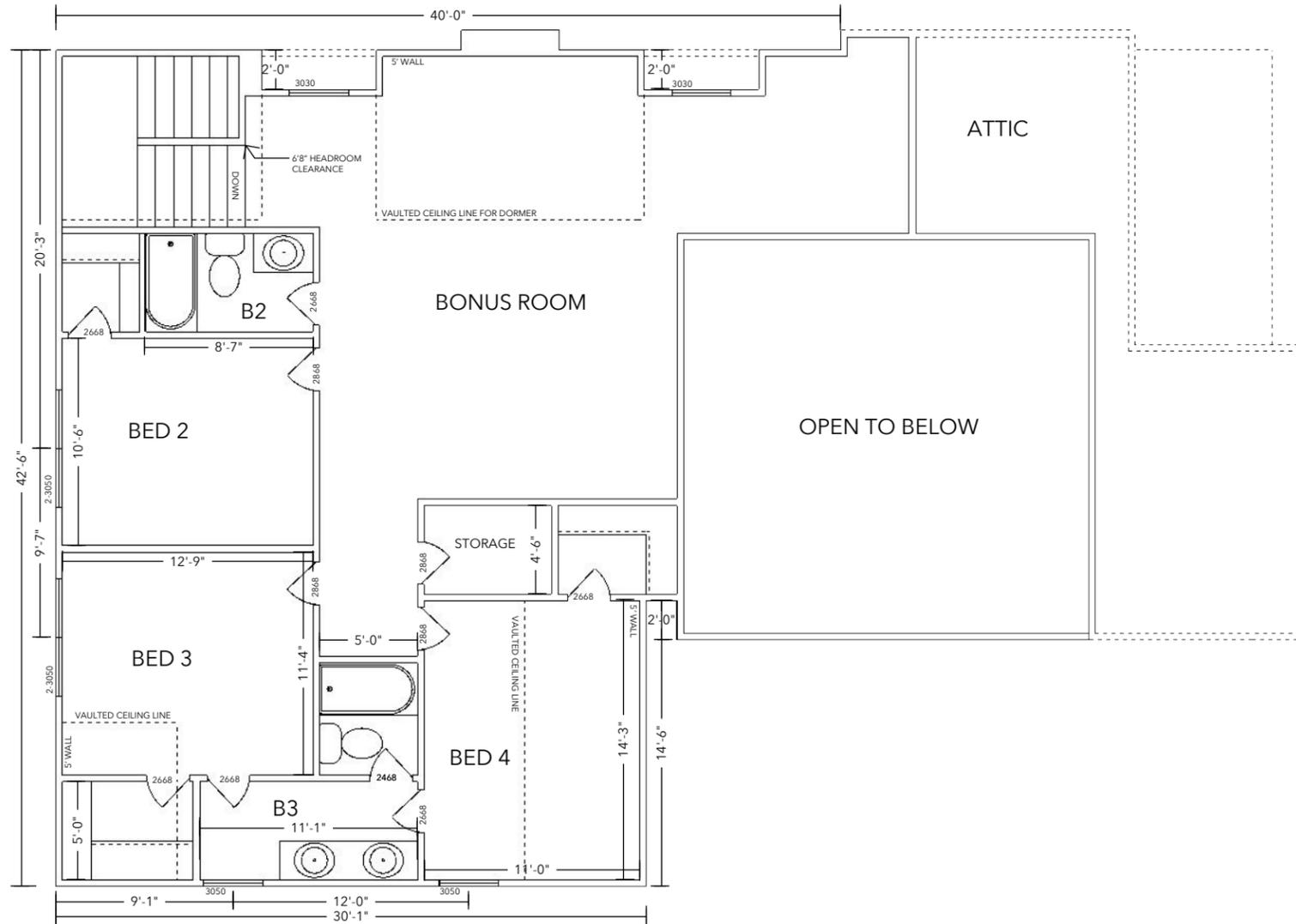
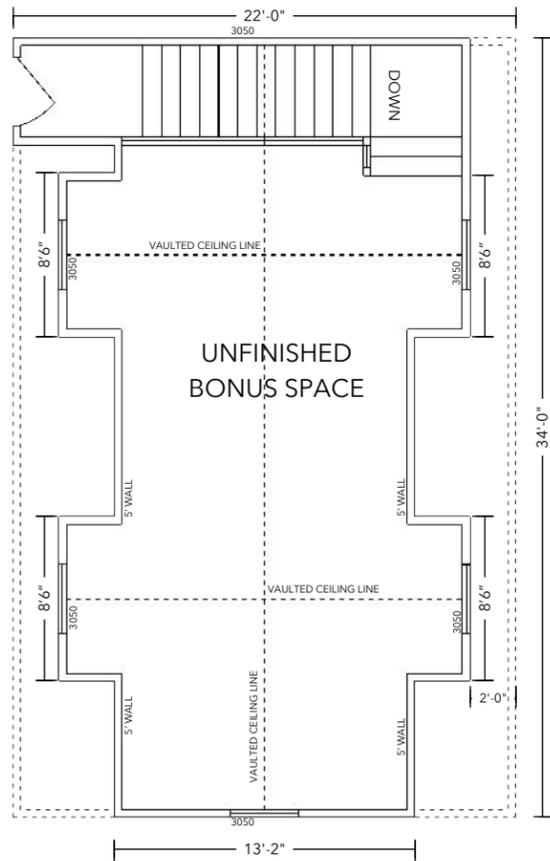


MAIN FLOOR

SCALE 1/8" = 1'0"

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01

APPROX. AREA	
MAIN FLOOR LIVING	2014
TOP FLOOR LIVING	1275
TOTAL	3289
GARAGE BONUS	505



NOTES:

- ALL INTERIOR AND EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED
- EXTERIOR WALLS ARE DIMENSIONED EXTERIOR EDGE TO EXTERIOR EDGE
- INTERIOR WALLS ARE DIMENSIONED INSIDE EDGE TO INSIDE EDGE UNLESS OTHERWISE NOTED OR DIMENSIONED
- IF NOT NOTED, HVAC RETURN AND THERMOSTAT TO BE COORDINATED BETWEEN DESIGNER, CONTRACTOR, AND HOME OWNER
- WINDOW LOCATIONS ARE DIMENSIONED TO CENTERLINE OF OPENING
- IF NOT DIMENSIONED, DOORS TO BE 5" FROM ADJACENT WALL, OR CENTERED AS APPROPRIATE.
- CONTRACTOR WILL PROVIDE ADDITIONAL STRUCTURE AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISC. ITEMS INCLUDING, BUT NOT LIMITED TO CASEWORK, CABINETS, TUBS, CEILING/ ROOF SUPPORT, ETC.

CEILINGS:

- EXISTING HOME 10'
- ADDITION 1ST FLOOR 10'
- ADDITION 2ND FLOOR 8'
- \*TO BE FIELD CORRECTED AS NEEDED

WINDOWS:

- 1ST FLOOR ADDITION WINDOWS FRAMED AT 8'
- 2ND FLOOR ADDITION WINDOWS FRAMED AT 6'8"
- \*TO BE FIELD CORRECTED AS NEEDED

ALL ILLUSTRATIONS AND DIMENSIONS USED ARE FOR ILLUSTRATIVE PURPOSES AND ARE INTENDED TO CONVEY THE CONCEPT AND VISION. THEY ARE FOR GUIDANCE, AND MAY ALTER AS WORK PROGRESSES AND DO NOT NECESSARILY REPRESENT A TRUE AND ACCURATE DEPICTION OF THE FINISHED PRODUCT.

FLOOR PLANS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED LAYOUT. LANE DESIGN ASSUMES NO LIABILITY. BUILDER OR CONTRACTOR MUST VERIFY PLANS PRIOR TO CONSTRUCTION, INCLUDING COMPLIANCE WITH BUILDING CODES.



Lane Design

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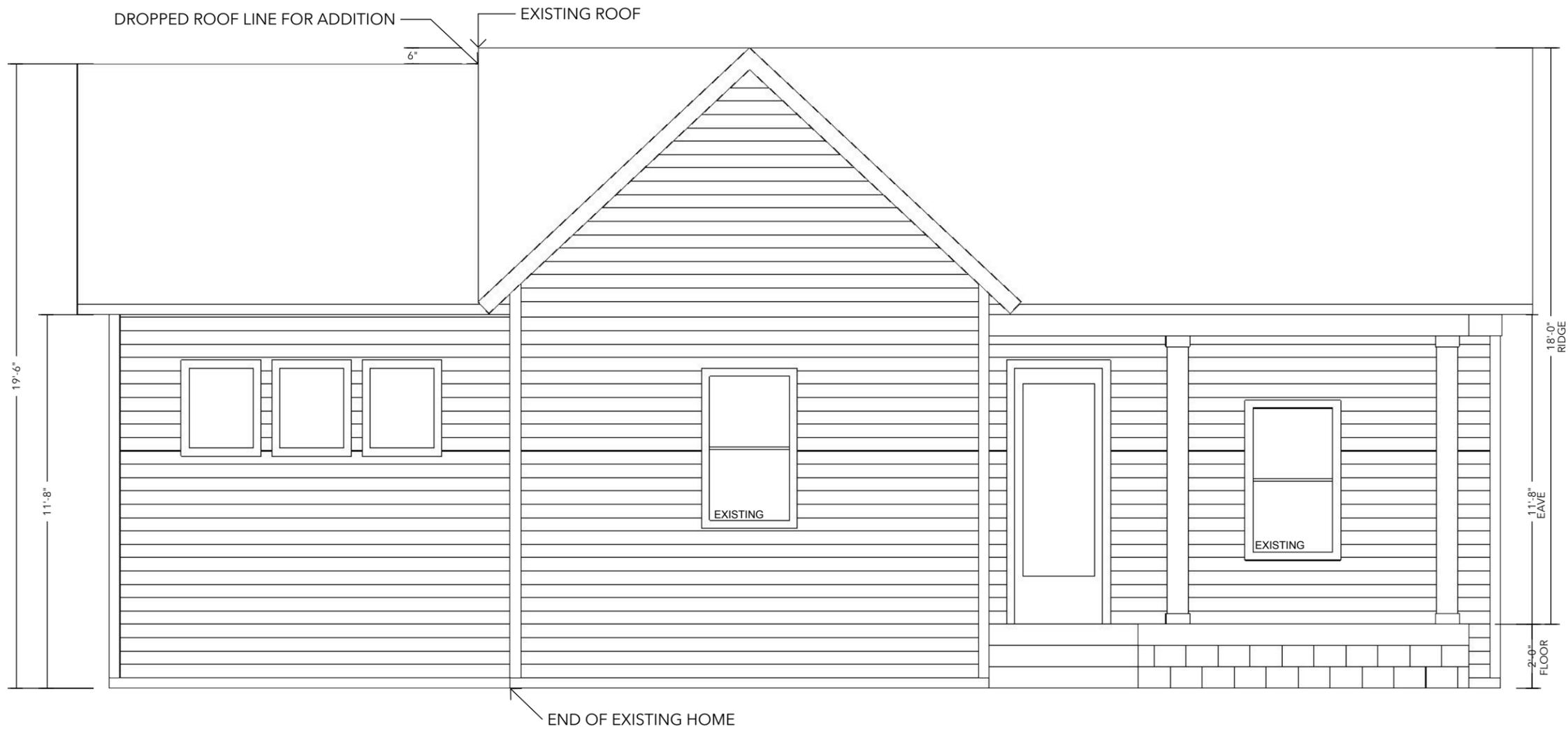
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02

**SECOND FLOOR**

SCALE 1/8" = 1'0"



**FRONT ELEVATION**

SCALE 1/4" = 1'0"

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03



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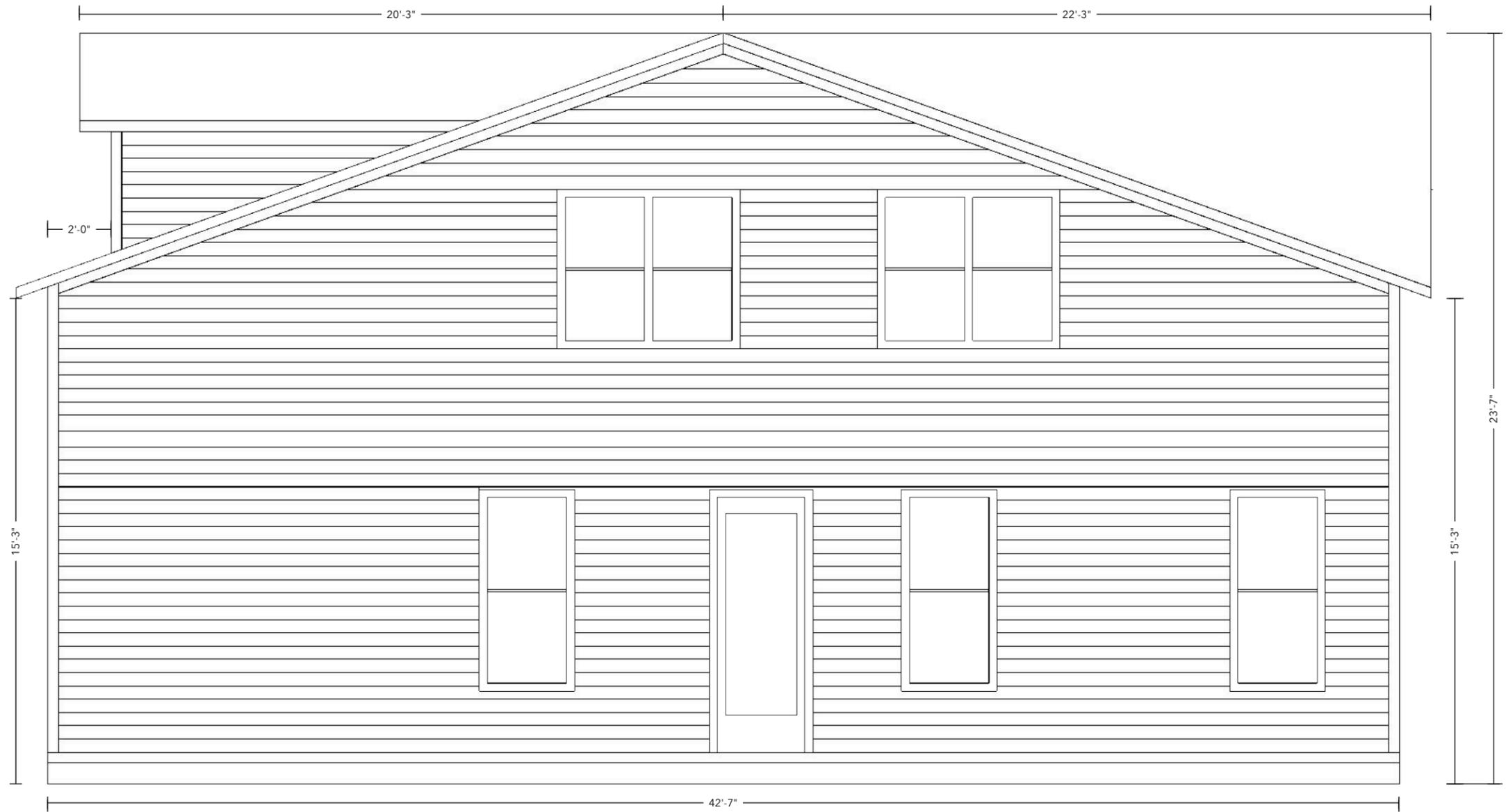
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**BACK ELEVATION**

SCALE 1/4" = 1'0"

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04

**BACK SECTION**

SCALE 1/8" = 1'0"

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04

DOTTED LINE INDICATES  
BACK OF EXISTING HOME

OFFSET

SOLID LINE INDICATES  
BACK OF ADDITION

CHANGE IN ROOF LINE



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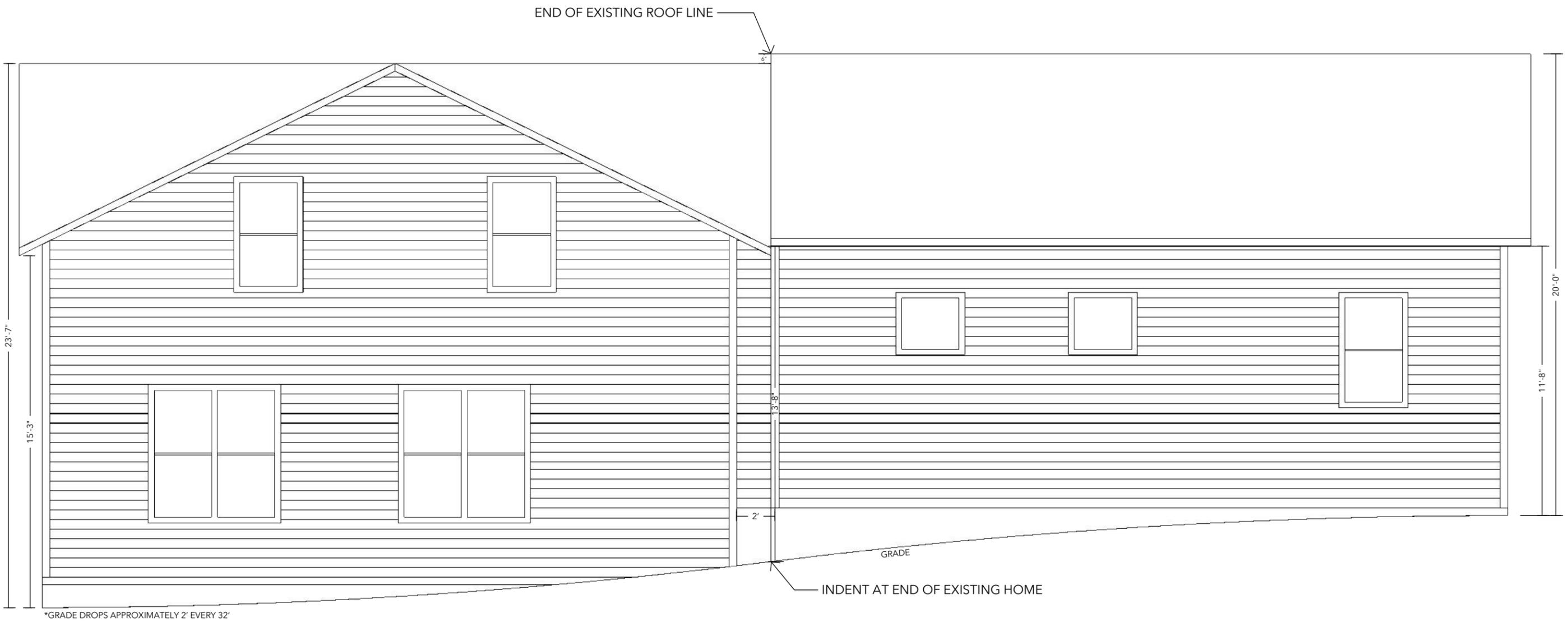
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\*GRADE DROPS APPROXIMATELY 2' EVERY 32'

**WEST ELEVATION**

NOT TO SCALE



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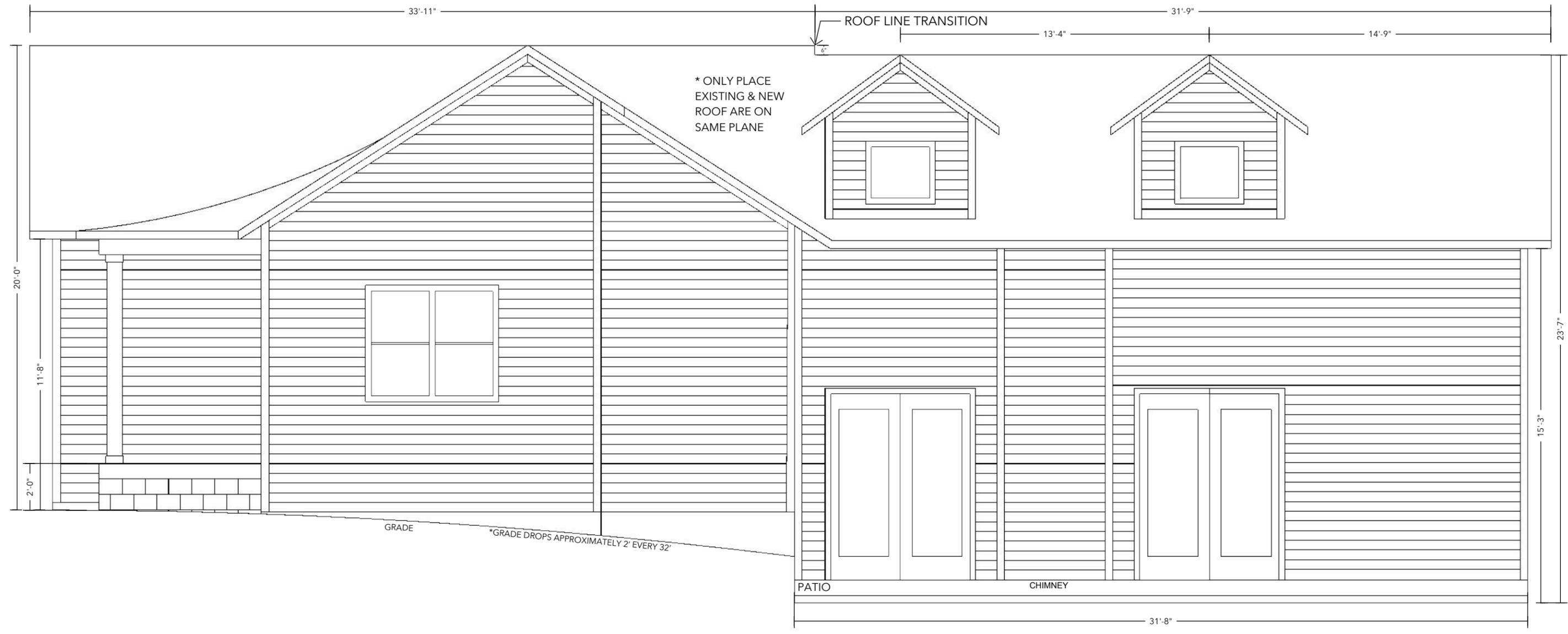
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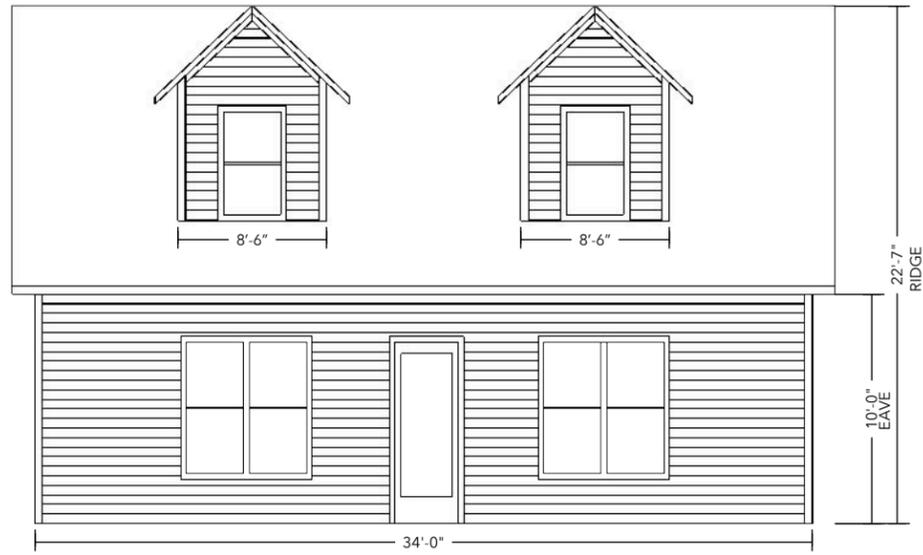


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**EAST ELEVATION**  
NOT TO SCALE

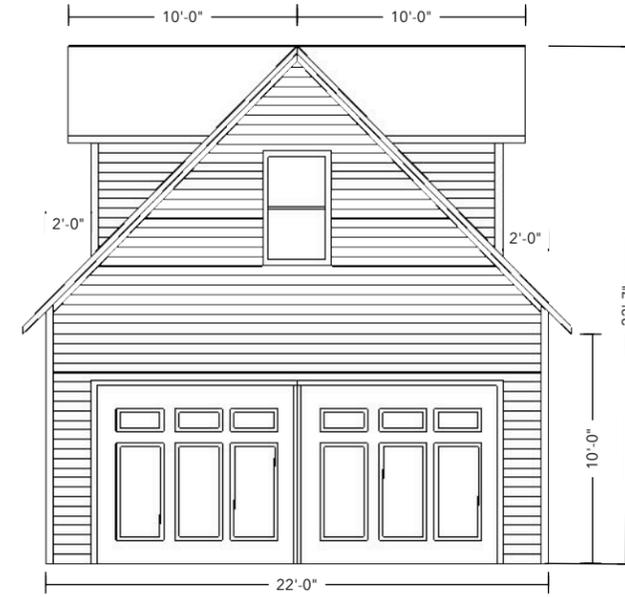




**GARAGE FRONT ELEVATION**

SCALE 1/8" = 1'0"

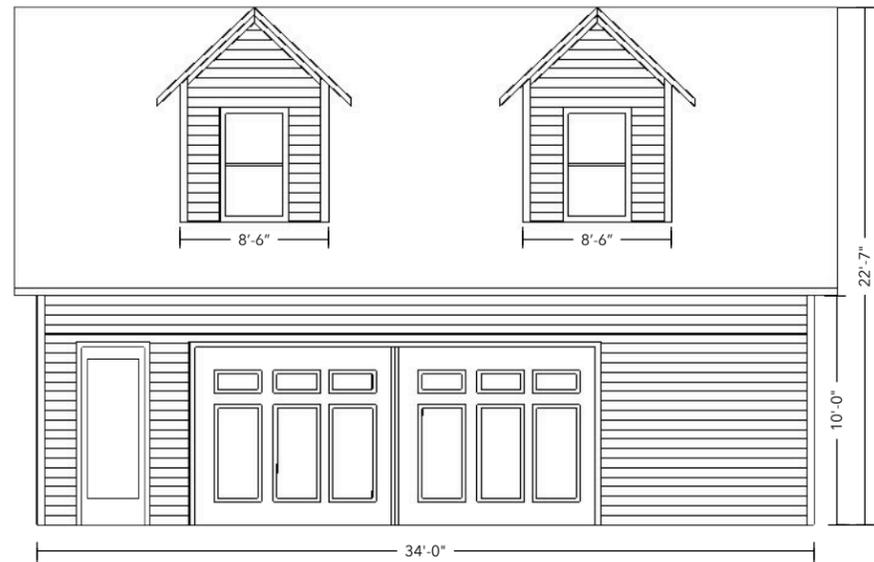
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**GARAGE WEST ELEVATION**

SCALE 1/8" = 1'0"

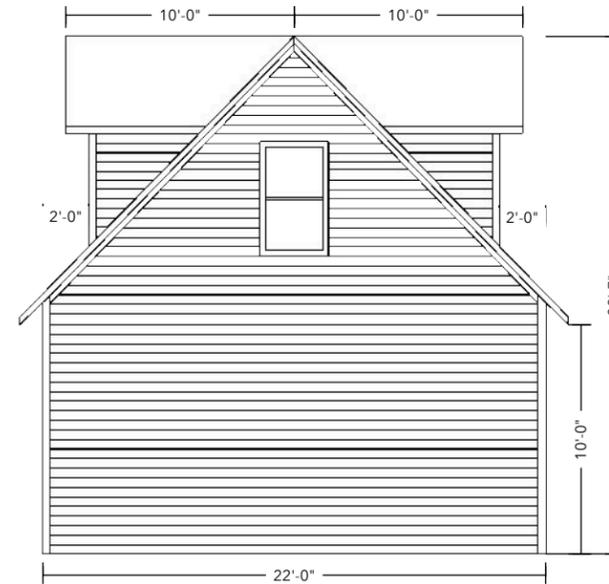
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**GARAGE BACK ELEVATION**

SCALE 1/8" = 1'0"

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07



**GARAGE EAST ELEVATION**

SCALE 1/8" = 1'0"

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07



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DALLON HUDSON

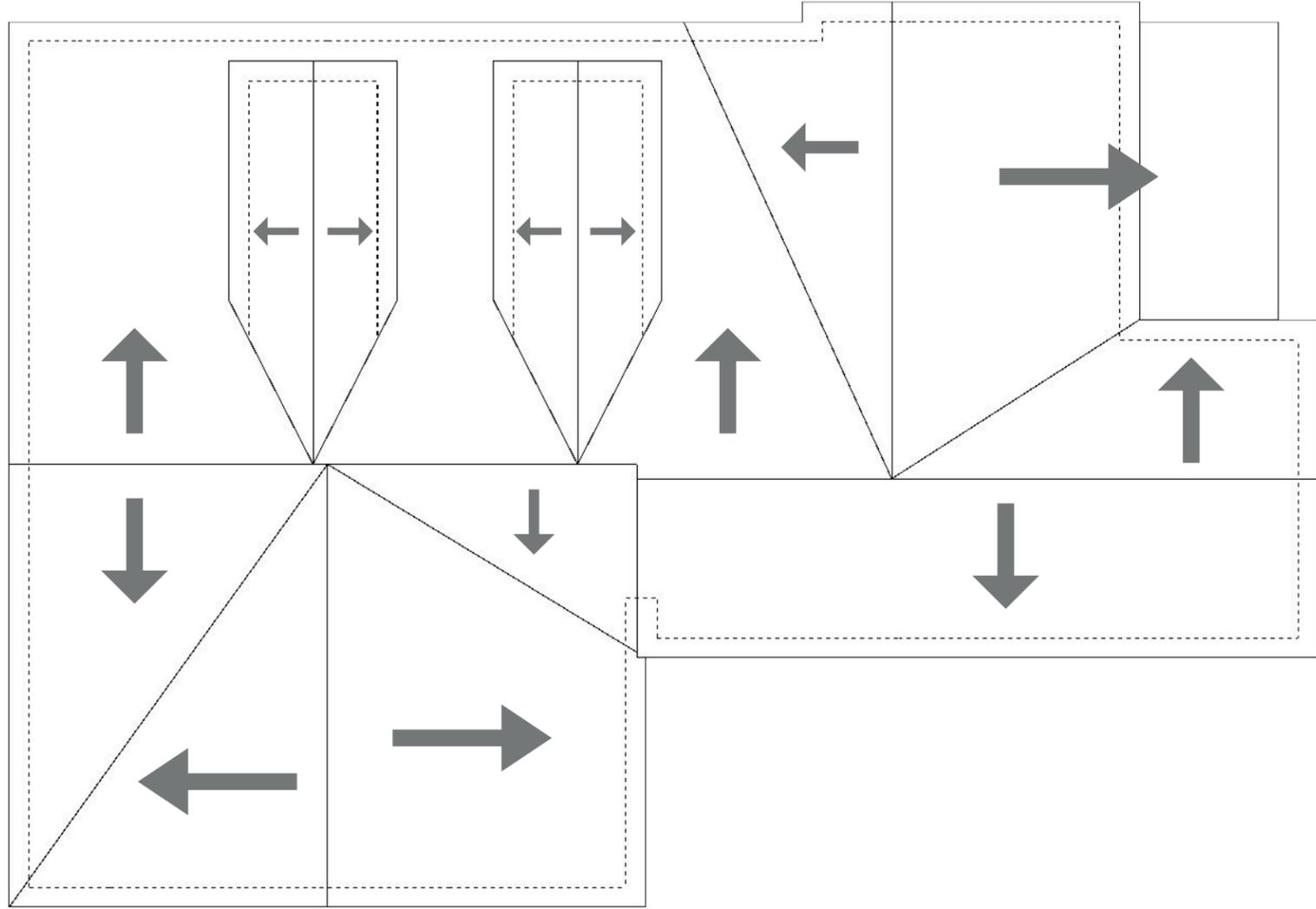
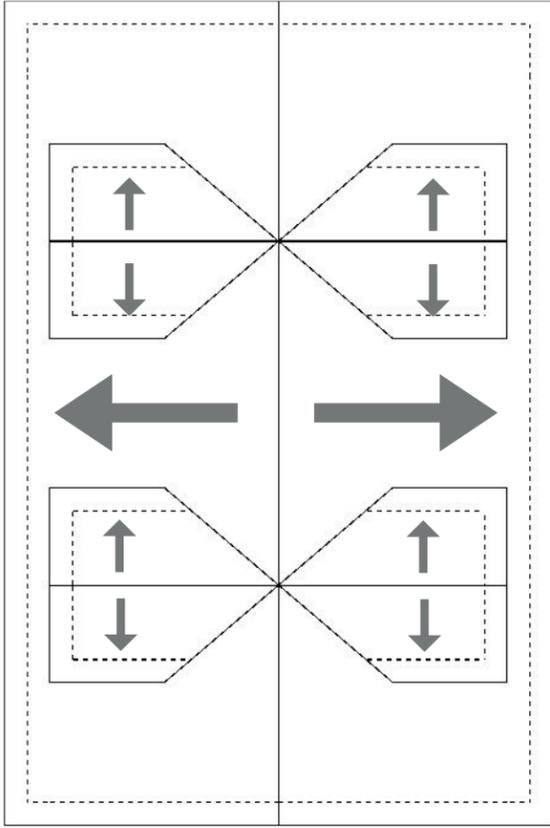
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ROOF PLAN  
SCALE 1/8" = 1'0"

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08



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