

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
2116 19th Avenue South
January 16, 2019

Application: New Construction—Infill
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416002600
Applicant: Stewart Bronson, Stone Oak Builders
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

<p>Description of Project: The request is to construct a two-story infill building.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall 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 should be consistent with the buildings to either side, to be verified by MHZC staff in the field;3. The HVAC shall be located at the rear of the home or on the side, beyond the mid-point of the house; and4. Staff shall review all final material selections including a brick sample prior to purchase and installation. <p>With these conditions, staff finds that the project meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Photographs B: Site Plan D: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. NEW CONSTRUCTION

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.

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings

that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*

· Four inch (4" nominal) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.

· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.

· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· The lot area on which a DADU is placed shall comply with Table 17.12.020A.

· The DADU may not exceed the maximums outlined previously for outbuildings.

· No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot. Density.

· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.

b. The DADU cannot be divided from the property ownership of the principal dwelling.

· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

· Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be

used under the conditions listed here.

Bulk and Massing.

· The living space of a DADU shall not exceed seven hundred square feet.

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 house located at 2116 19th Avenue South is a c. 1950 single-story duplex that does not contribute to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). Its form, style, and massing are not similar to the historic context. In November 2018, MHZC staff issued an administrative permit to demolish the structure. The non-contributing house has been demolished.



Figure 1: Existing house at 2116 19th Avenue South

Analysis and Findings: The request is to construct a two-story infill. The site plan includes the footprint of a detached garage; however, that is not included with this application.

Height & Scale: The proposed dwelling is two stories with one and one-half story components and is thirty-three feet (33') from grade to ridge. The majority of homes in the immediate context are one-and one-half and two stories. The historic house at 2112 19th Avenue South, located two houses to the left of the site, is one and one-half stories

but reads as two-stories because of a tall and steep gambrel roof form that includes a front dormer that extends almost the entire width of the house. The house at 2112 19th Ave South is approximately thirty-two feet, three inches (32' 3") from grade. The Commission approved a two-story infill next door at 2114 19th Avenue South in 2012 that is thirty-three feet (33') tall from grade to ridge.

The width of the building is a maximum of thirty-six feet (36'). This is in keeping with the neighboring context, which ranges between approximately thirty four and forty feet (34'-40'). The infill has a maximum depth of eighty-eight feet (88'), including the front and rear porches, which account for approximately twenty feet (20') of the depth, and a total footprint of approximately two thousand, seven hundred and eight square feet (2,780 sq. ft.). Staff finds the depth and footprint to be appropriate as it is comparable to historic homes with approved additions as well as other infill projects approved in the immediate area.

Staff finds the height and scale of the new construction to meet Sections II.B.1.a. and II. B.1.b. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Setback & Rhythm of Spacing: The primary building is centered on the lot, similar to other historic buildings found in the district. The house is setback forty-six feet (46') from the front property line, which is approximately the average of the front setbacks of the houses to either side. Both side setbacks are approximately seven feet (7'), and the structure is thirty feet (30') from the rear property line. The proposal meets all bulk zoning setback requirements.

Staff finds that the project meets Section II.B.1.c. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	Brick	Needs final approval	Yes	X
Secondary Cladding	Siding	Needs final approval		X
Roofing	Shingles	Color unknown	Yes	X
Trim	Not indicated	Needs final approval		X
Front Porch floor/steps	Not indicated	Needs final approval		X

Front Porch Posts	Not indicated	Needs final approval		X
Front Porch Roof	Metal	Needs final approval	Yes	X
Rear Porch floor/steps	Not indicated	Needs final approval		X
Rear Porch Posts	Not indicated	Needs final approval		X
Rear Porch Roof	Shingles	Need final approval		X
Windows	Not indicated	Needs final approval		X
Principle Entrance	Not indicated	Needs final approval		X
Rear doors	Full glass	Needs final approval	Yes	X
Driveway	Not indicated	Needs final approval		X
Walkway	Not indicated	Needs final approval		X

The infill will have a split face concrete block foundation and will be clad in brick with a siding accent. The details of many of the materials are either unknown or not sufficiently detailed to review at this time. With staff review of all final material selections including a brick sample prior to purchase and installation, the project can meet Section II.B.1.d

Roof form: The roof form is a combination of a front gabled and a hipped roof form, both with a 10/12 pitch. The plan incorporates shed dormers on both side façades of the rear facing gable that ties into the rear of the hipped roof form approximately three feet, six inches (3'-6") below the peak.

The roof shapes and pitches are found on historic buildings throughout the district and so meet Section II.B.2.e. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed structure has an asymmetrical façade with a centered front entrance and a porch located on the left portion of the front façade. The house is oriented to face 19th Avenue South, as are all of the buildings on this block. A walkway is proposed that connects the entrance to the street. Vehicular access to the infill will be from the alley.

Staff finds that the orientation meets Section II.B.2.f of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The windows of the proposed structure are approximately twice as tall as they are wide, with the exception of two smaller square

windows on the right side façade. The square windows are located near the rear on the right side on a portion of wall that sets in two feet (2') from the primary side wall, and therefore it is unlikely that those windows will be visible from the street. There is no large area of any of the façades without a window or door opening.

Staff finds that the window proportions and rhythm of openings meets Section II.B.2.g of *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances & Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house, as stated in Section II.B.2. h. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Recommendation:

Staff recommends approval with the following conditions:

1. The finished floor height shall 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 should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. The HVAC shall be located at the rear of the home or on the side, beyond the mid-point of the house; and
4. Staff shall review all final material selections including a brick sample prior to purchase and installation.

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

Context Photos



2114 19th Avenue South – c. 2012 infill



2112 19th Avenue South – contributing

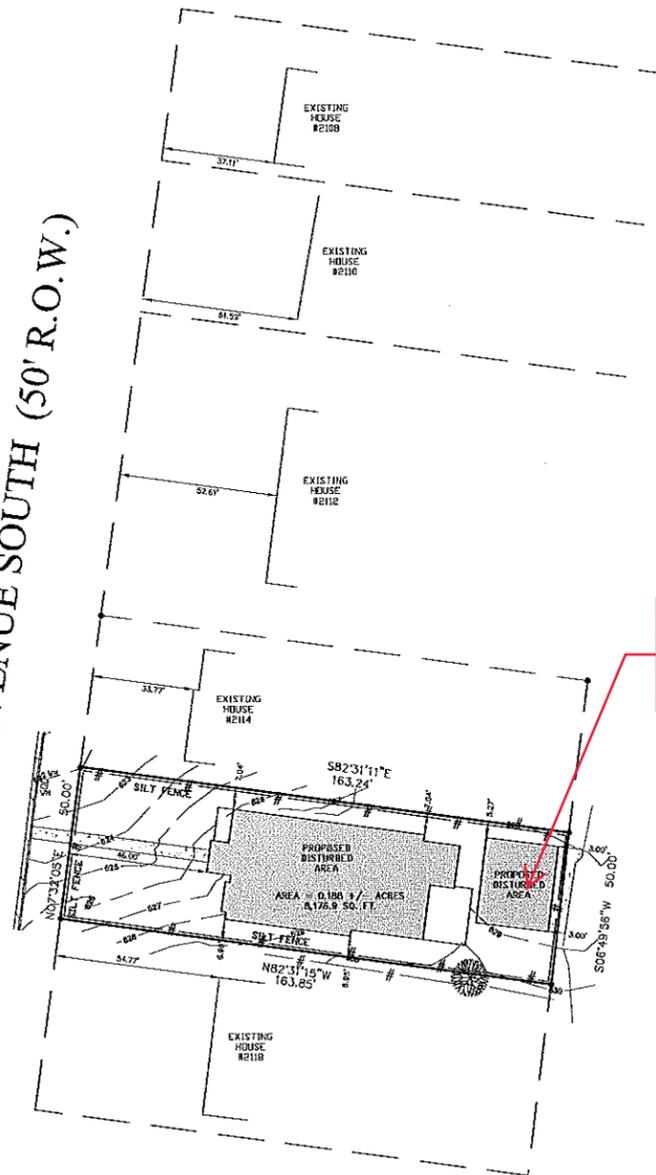


2113 19th Avenue South - contributing



2119 19th Avenue South and 2117 19th Avenue South – both contributing

19TH AVENUE SOUTH (50' R.O.W.)



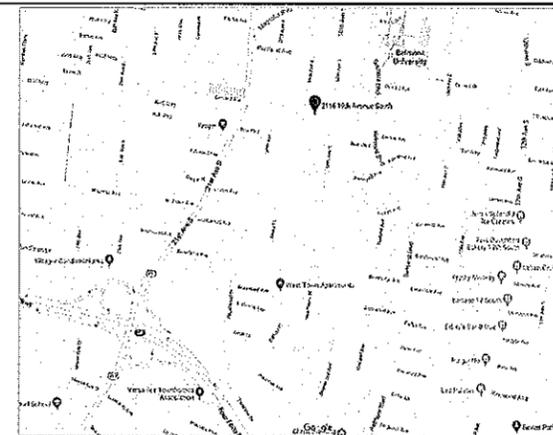
outbuilding not included with this application

IMPERVIOUS AREA CALCS:

EXISTING:	
HOUSE	1226.5 SF
PATIO/WALKS	717.0 SF
CARPORT	233.0 SF
TOTAL	2176.5 SF
PROPOSED:	
HOUSE	2808.75 SF
WALKS / DRIVE	413.8 SF
TOTAL	3222.55 SF

CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.



VICINITY MAP
NOT TO SCALE

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATES NAD83.
 2. CONTOURS AS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVDB88).
 3. SUBJECT PROPERTY PARCEL 026.00 OF MAP 104.160 AND HAS A STREET ADDRESS OF 2116 19th AVENUE S., NASHVILLE, TN., 37212.
 4. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 5. SUBJECT PROPERTY IS CURRENTLY ZONED "DV-NHC" AVERAGE FRONT SETBACK = 45.97'
- ALL ZONING AND SEBACK INFORMATION SHOULD BE VERIFIED WITH METRO PLANNING & ZONING. THERE COULD BE OTHER CONTROLLING REGULATIONS.
6. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
 7. UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY.

PROPOSED SITE PLAN
OF
2116 19th AVENUE S.
NASHVILLE, TN 37212

PARCEL ID: 104.160 - 026.00

SOUTHERLY 50' OF THE NORTHERLY 52' OF
LOT 41, REVISED PLAN OF GEORGE W. BLAIRS SUBDIVISION
OF BELMONT HEIGHTS
PLAT BOOK 332, PAGE 56 & 117, R.O.D.C., TN.
DAVIDSON COUNTY, TN

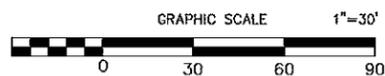
PREPARED FOR: STONEDAK BUILDERS

CURRENT OWNER:
STONE OAK BUILDERS, LLC
DEED INST. # 20181025-0105690 R.O.D.C. TN.

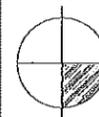
LEGEND

- FOUND 1/2" IRON ROD
 - SET NEW 1/2" IRON ROD WITH CAP
- R.O.D.C., TN. REGISTER'S OFFICE OF DAVIDSON COUNTY
R.O.W. RIGHT-OF-WAY

Half scale



BOUNDARY & TOPOGRAPHIC SURVEY	
DAVIDSON COUNTY, TENNESSEE	
DATE OF SURVEY: 11/08/2018	FIELD WORK: 11/06/2018
CADD FILE: 2116 19th AVE. S.	PROJECT NO.: 14-063-035
SCALE: 1" = 30'	SURVEYOR: JRS #2593



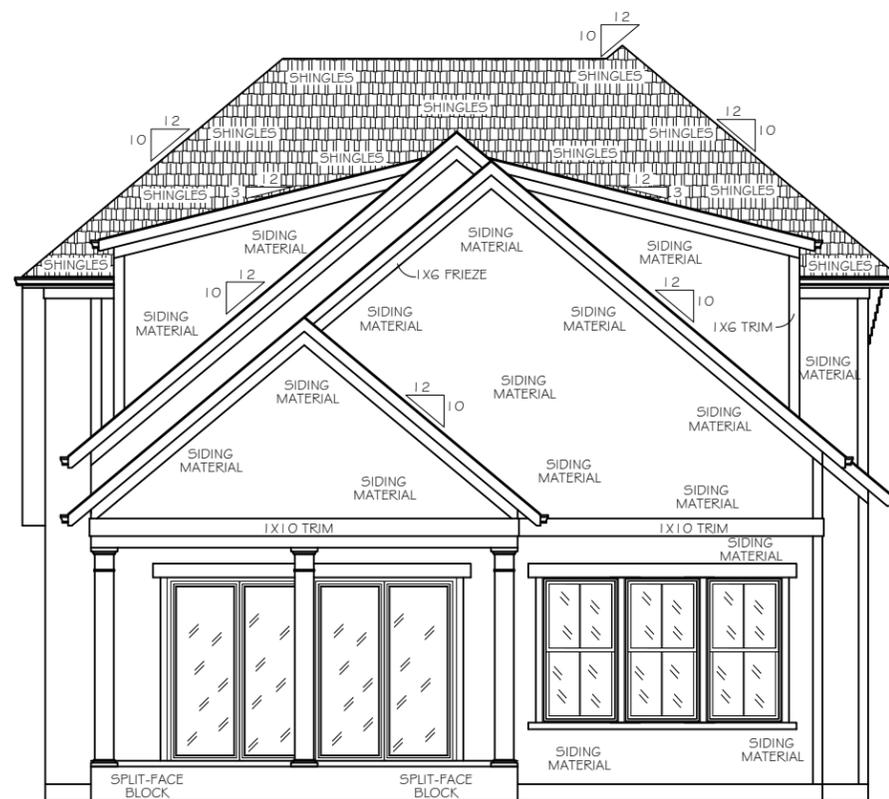
HOMELAND SURVEYING

PROFESSIONAL LAND SURVEYING
6043 SANMAR DRIVE (615) 268-9658
Spring Hill, TN 37174 Jake@HomelandTN.com
TN R.L.S. #2583 www.HomelandTN.com



FRONT ELEVATION

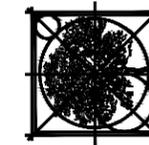
1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

2116 19th Ave.,
Nashville, TN

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
2116 19th Ave.

DATE: 1/07/19



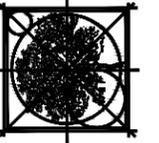
LEFT ELEVATION



RIGHT ELEVATION

1/8" = 1'-0"

Stone Oak Builders



ProMark
Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

2116 19th Ave.,
Nashville, TN

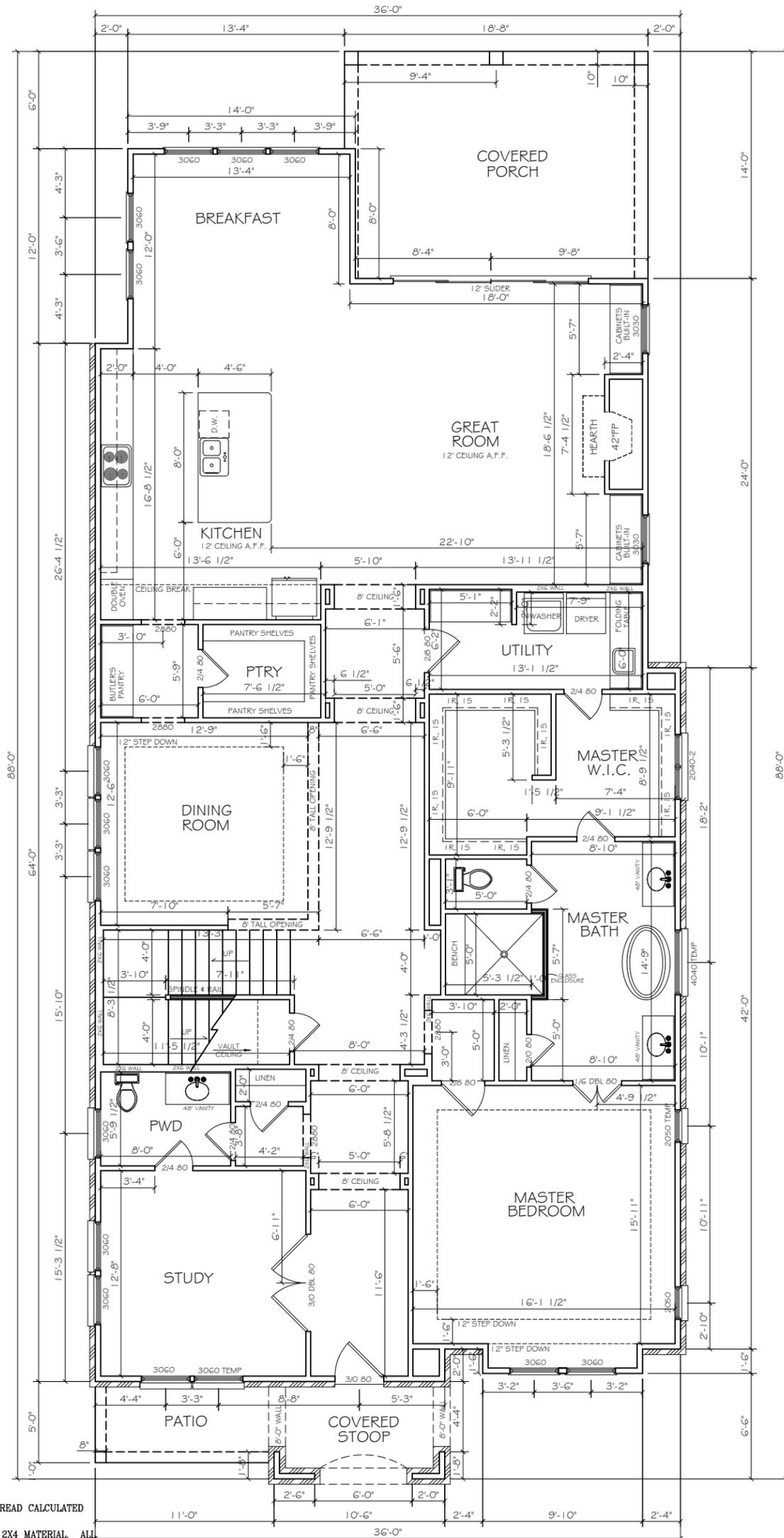
It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
J.W.

PLAN NUMBER:
2116 19th Ave.

DATE: 1/07/19

AREA CALCULATIONS	
FIRST FLOOR - HEATED	2,490
SECOND FLOOR - HEATED	2,156
TOTAL - HEATED	4,646
ADDITIONS:	
COVERED STOOP/PATIO	118
REAR COVERED PORCH	256



FIRST FLOOR PLAN
1/8" = 1'-0"

- NOTES:
- ALL FRAMED WALL DIMENSIONS SHOULD BE READ CALCULATED AND STUDS TO BE 16" ON CENTER U.N.O.
 - ALL EXT. WALLS TO BE CONSTRUCTED WITH 2X4 MATERIAL. ALL INT. WALLS TO BE 2X4 MATERIAL U.N.O.
 - ALL EXT. WALLS ARE DRAWN AS 4", INT. WALLS ARE DRAWN AS 3 1/2" U.N.O.
 - ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
 - ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
 - ALL ANGLES ARE 45° U.N.O.
 - (1) LAYER OF 5/8" TYPE "X" DRYWALL TO BE INSTALLED AT HOUSE / GARAGE COMMON WALLS WITH R-13 INSULATION.

DATE: 1/07/19

PLAN NUMBER:
2116 19th Ave.

DRAWN BY:
J.W.

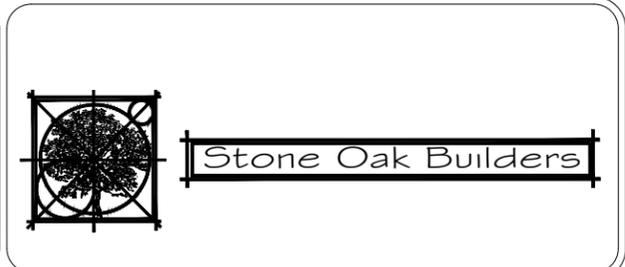
2116 19th Ave.,
Nashville, TN

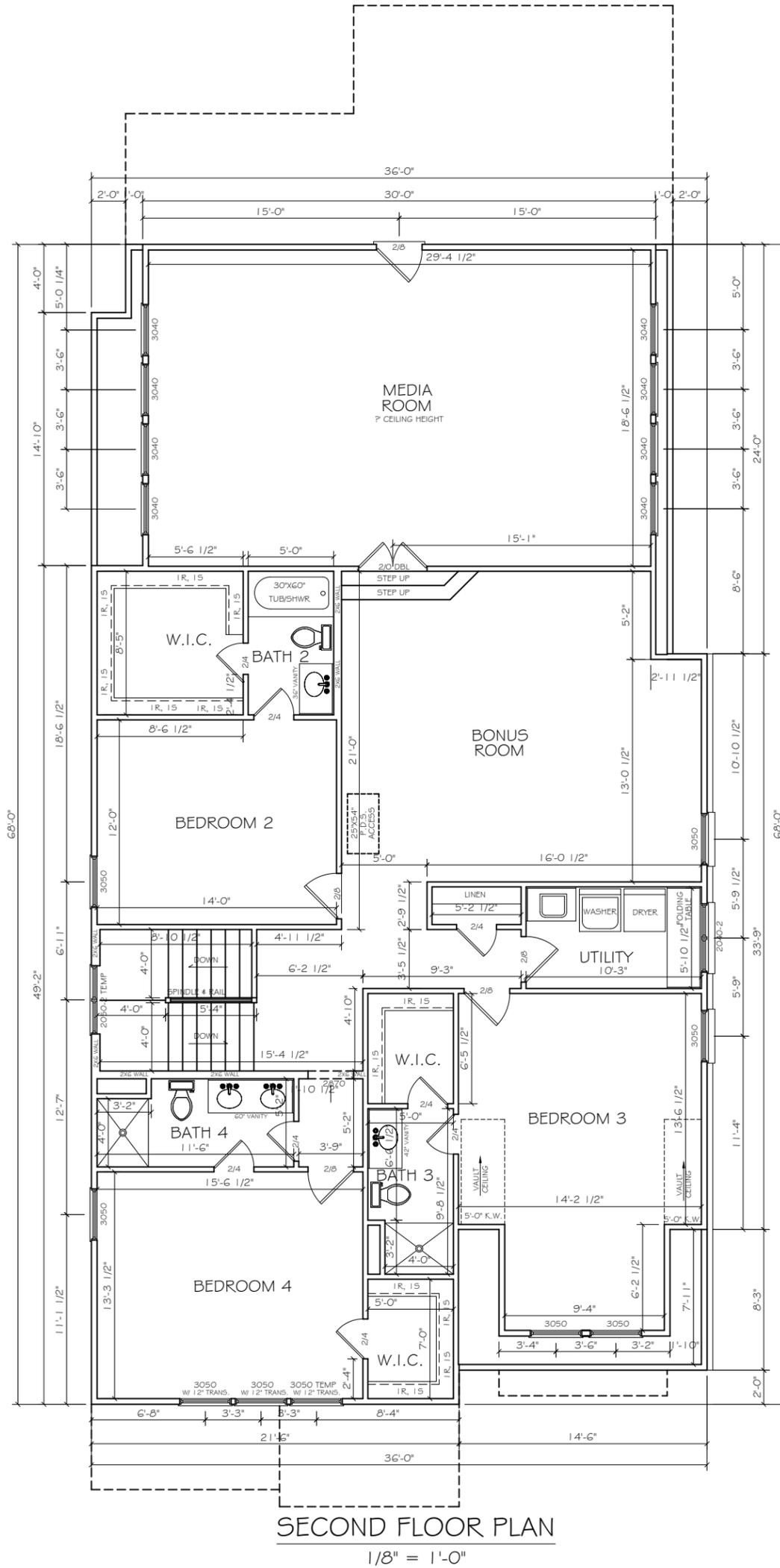
It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

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