

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
3542 Richland Avenue
Lot 19, Richland Hall Development
February 20, 2019

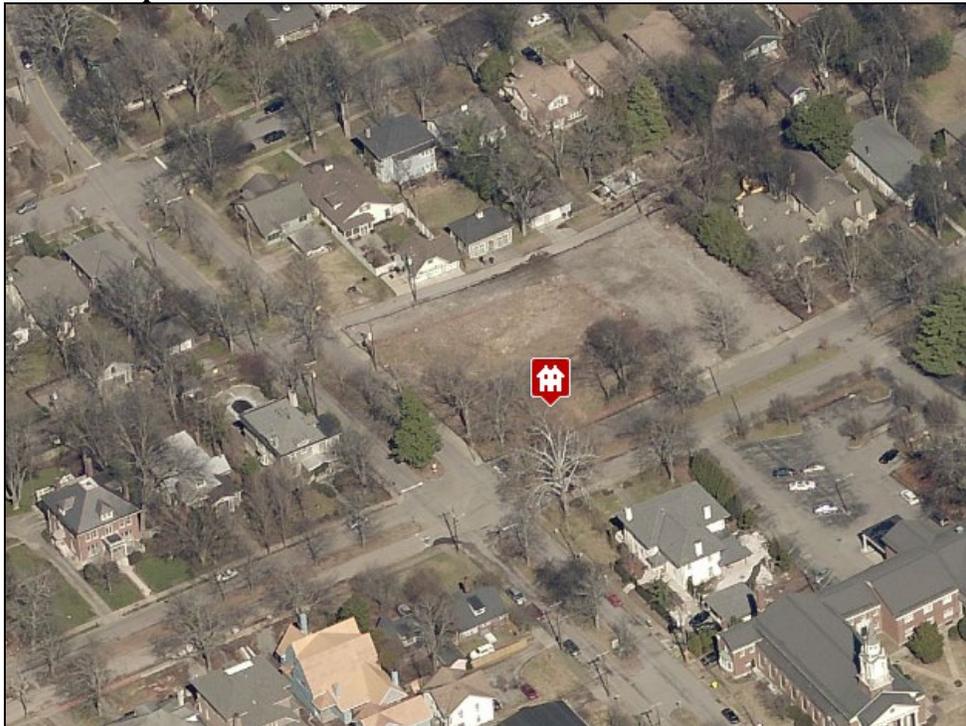
Application: New Construction—Infill
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 104 09 0 304.00
Applicant: Chad Gore, Mike Ford Builders
Project Lead: Jenny Warren, jenny.warren@nashville.gov

<p>Description of Project: Application to construct a new single-family infill with an attached garage at basement level.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;2. Staff inspect the front setback during staking to ensure the setback's compatibility with the historic house at 3526 Richland Avenue and the new infill at both 3530 and 3534 Richland Avenue; and3. Staff approval of stone and brick samples, all windows and doors, the garage doors, the roof shingle color, the materials of the porch floor and steps, and the material of the driveway and walkway <p>With these conditions, staff finds that the project meets Section II.B. of the <i>Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design</i></p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Development Site PlanC: Site Plan For Lots 18-22D: Lot 20 Site PlanE: Elevations
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.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. 17.40.410).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

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

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

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

d. Materials, Texture, Details, and Material Color

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

are not appropriate.

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

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. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that 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) casings are required around doors, windows, and vents within clapboard walls. 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'.

Analysis and Findings: Application is to construct a new single family infill with an attached garage at basement level.

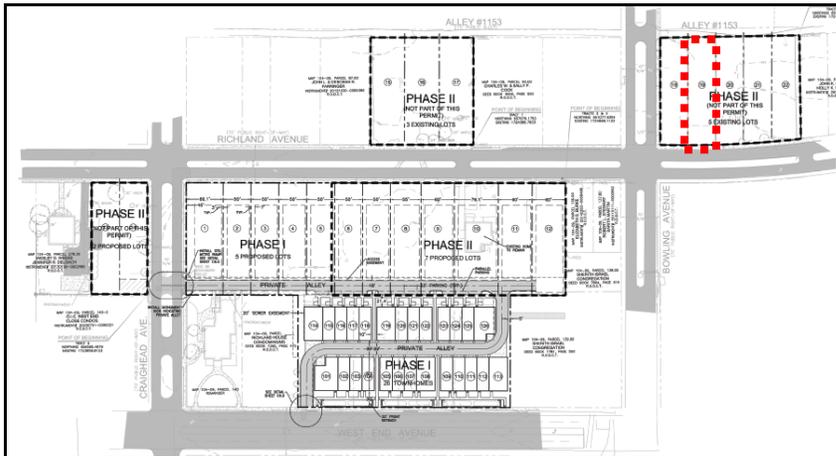


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.

Height & Scale: The proposed infill will be two-stories and will have a maximum height of about thirty-four feet, ten inches (34'10") above the foundation height, with an eave height of approximately twenty-one feet, six inches (21'6"), above the foundation at the front. Staff finds that the proposed height is similar to the heights of historic houses in the immediate vicinity, which range from twenty to thirty-seven feet (20'-37') tall. It is also in keeping with what has been approved in the past for the infill houses in this development.

Because of the steep slope of the lot, the foundation height will vary from about two feet (2') on the front, to about ten feet (10') tall near the back of the infill. At the rear, a full height walk-out basement level will be clad in brick, rather than foundation material. Staff recommends inspection of the foundation and the finished floor height to ensure that the height of the foundation at the front is appropriate for the historic context.

The lot is approximately fifty feet (50') wide. The house will be approximately thirty-seven feet, six inches (37'6") wide at the front. This width is similar to the widths of the historic houses in the immediate vicinity, which range from thirty to fifty-three feet (30'-53'). This width is also similar to the widths approved for the other houses in this development on lots fifty feet (50') wide.

Staff recommends verification of the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context. With this condition, staff finds that the height and scale meet Section II.B.1.a and II.B.1.b of the design guidelines.

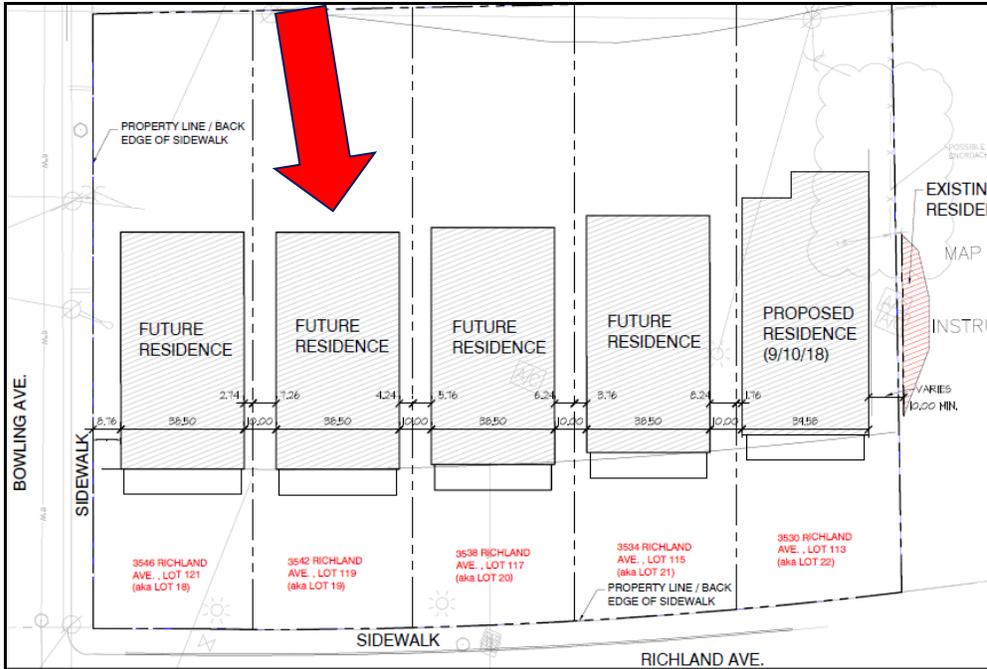


Figure 3. The proposed footprints and setbacks for Lots 18-22 of the Richland Hall development.

Setback & Rhythm of Spacing: This infill for Lot 20 of the Richland Hall development is the third house developed for this block. As such, it is helpful to look at the proposed setbacks of five infills proposed for this section of Richland Avenue.

The front setbacks for the five infills will gradually step back, matching the curve of Richland Avenue and transitioning the front setbacks to the historic house at 3526 Richland Avenue. The first infill, at 3530 Richland Avenue, lot 22, was approved to have a front setback of approximately fifty-eight feet, six inches (58'6"). This setback is similar to the front setback of the historic houses at 3526 Richland Avenue, when the curve is taken into account. The house two doors down at 3534 Richland Avenue (lot 21), was approved with a front setback of approximately fifty-eight feet, seven inches (58'7"), which again is consistent, considering the curve. The proposed infill at 3542 Richland (lot 19), is shown with a setback of approximately fifty-seven feet, eleven inches (57'11"). Given the curve, this appears to maintain the consistent setback. Staff recommends that the field staking be checked by MHZC staff in the field, to ensure that the proposed setback maintains the appropriate consistent setback shown in Figure 3.

The applicant is requesting a side setback determination for the right side. The existing house at 3526 Richland Avenue is shifted on the lot and sits less than two feet (2') from the shared side property line with the recently approved infill at 3530 Richland Avenue. Because of this and because the same developer owns all five of these lots, the applicant is proposing to shift all the infills in this section of the development. Four of the five infills will require an alteration to the base zoning setbacks, but all of the houses will have a minimum of ten feet (10') apart. The Commission approved a similar set of setbacks for Lots 1, 2, 3, 4, 5, 6, and 7 of this development.

The proposed infill at 3542 Richland, the infill being considered under this application, will be approximately seven feet (7') from the left side property line and approximately four feet, six inches (4'6") from the right side property line. The infill will be a minimum of ten feet (10') from the future infill houses on both sides, at 3538 Richland Avenue and 3546 Richland Avenue.

This property needs to be shifted on the lot to maintain the ten foot distance between it and the property to the immediate right, at 3546 Richland Avenue. The proposed house at 3546 sits at the corner of Bowling Avenue and Richland Avenue, and will be about eight feet, nine inches (8'9") from the Bowling Avenue property line and two feet, nine inches (2'9") from the right side property line. Because base zoning requires a ten foot (10') side setback along Bowling Avenue, this infill, when it is submitted, will need side setback determinations for both sides. The Commission has reduced a side street setback to less than ten feet (10') where there are nearby corner houses with side setbacks of less than ten feet (10') along the side street. In this case, other houses at this corner sit as close as seven feet, six inches (7'6") to the Bowling Avenue property line, so an eight foot, nine inch (8'9") side setback could be appropriate.

Because this lot is part of a larger development and because the reduced side setback will not affect an existing house, but rather a future house in this development, staff finds that the reduced left side setback meets the historic context and the design guidelines.

Staff finds that the proposed setbacks to be similar to the immediate historic context and to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/ Texture	Approved Previously or Typical of Neighborhood	Requires Final Review
Foundation	Cast Stone	Arriscraft	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Lintels and Sills	Brick	Unknown	Yes	Yes
Secondary Cladding	Fiber Cement Board and Batten	Unknown	Yes	No
Primary Roofing	Asphalt shingle	Unknown	Yes	Yes
Chimney	Brick	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Porch Roofs	Asphalt shingle	Unknown	Yes	Yes
Porch floors	Unknown	Unknown	Unknown	Yes
Front Porch Columns	Wood posts on stone piers	Typical	Yes	No
Front Porch Steps	Unknown	Unknown	Unknown	Yes
Rear Porch Columns & Railing	Wood	Typical	Yes	No
Rear Porch Steps	Unknown	Unknown	Unknown	Yes
Garage Doors	Unknown	Unknown	Unknown	Yes
Driveway	Not indicated	N/A	Yes	Yes
Walkways	Not indicated	N/A	Yes	Yes

Staff recommends approval of stone and brick samples, all windows and doors, the garage doors, the roof shingle color, the materials of the porch floor and steps, and the material of the driveway and walkway. With these approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

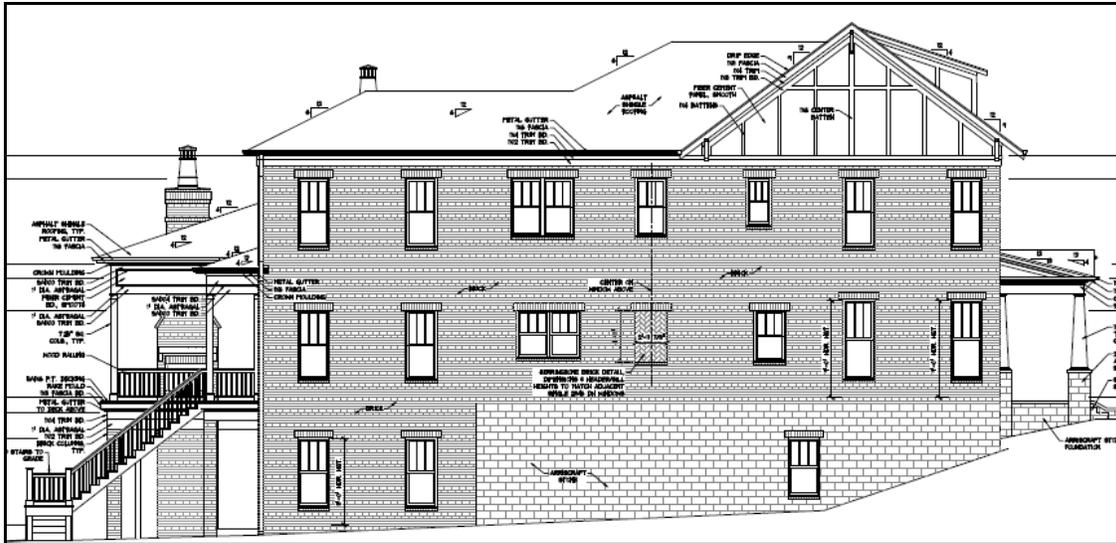


Figure 4. Left Elevation

Roof form: The primary roof has a side-gabled roof form (9/12 slope) with a shed dormer (4/12 slope). The front porch has a projecting shed roof (3/12 slope) with a front gable over the entry. The roof hips in the back with 6/12 and 4/12 slopes. Staff finds that the roof forms are appropriate for an infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented towards Richland Avenue, which is appropriate. There is a full-width front porch that is about eight feet (8') deep. Most historic houses in Richland-West End have partial or full-width porches. A front walkway will be added from the sidewalk to the front porch. Vehicular access to the site will be via the existing rear alley. Because of the slope of the lot, a basement level garage is proposed, which is appropriate. Staff finds that the proposed orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. All window groupings have a four to six inch (4"-6") mullion in between the individual window openings. There are no large expanses of wall space without a window or door opening. Staff finds that the infill's proportion and rhythm of openings has not changed and meets Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC unit has not been indicated. Staff should review and approve the location of the HVAC units. With this review and approval, staff finds that the infill meets Section II.B.1.i. of the design guidelines.

Outbuilding: Because the garage is attached it was reviewed as an addition rather than an outbuilding.

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 neighboring historic houses, to be verified by MHZC staff in the field;
2. Staff inspect the front setback during staking to ensure the setback's compatibility with the historic house at 3526 Richland Avenue and the new infill at both 3530 and 3534 Richland Avenue; and
3. Staff approval of stone and brick samples, all windows and doors, the garage doors, the roof shingle color, the materials of the porch floor and steps, and the material of the driveway and walkway

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design*

ATTACHMENT A: Richland Hall Lots Constructed to Date:



Lot 1, 3657 Richland Avenue, approved December 16, 2015



Lot 2, 3653 Richland Avenue, approved December 16, 2015



Lot 3, 3649 Richland Avenue, approved May 18, 2016



Lot 4, 3641 Richland Avenue, approved December 21, 2016



Lot 5, 3637 Richland Avenue, approved April 19, 2017



Lot 6, 3633 Richland Avenue, approved May 17, 2017



Lot 7, 3629 Richland Avenue, approved June 21, 2018



Lot 11, 3613 Richland Avenue, approved June 21, 2017



Lot 12, 3609 Richland Avenue, approved September 20, 2018



Lot 13, 3703 Richland Avenue, approved April 19, 2018



Lot 14, 3701 Richland Avenue, approved August 16, 2017



Lot 15, 3614 Richland Avenue, approved March 12, 2018



Lot 16, 3612 Richland Avenue, approved January 25, 2018



Lot 17, 3610 Richland Avenue, Approved September 20, 2017

Historic Context Photos:



Lots 18, 19, 20, 21



Across the street to the left is the parking lot for the West End Church of Christ, which faces West End Ave.



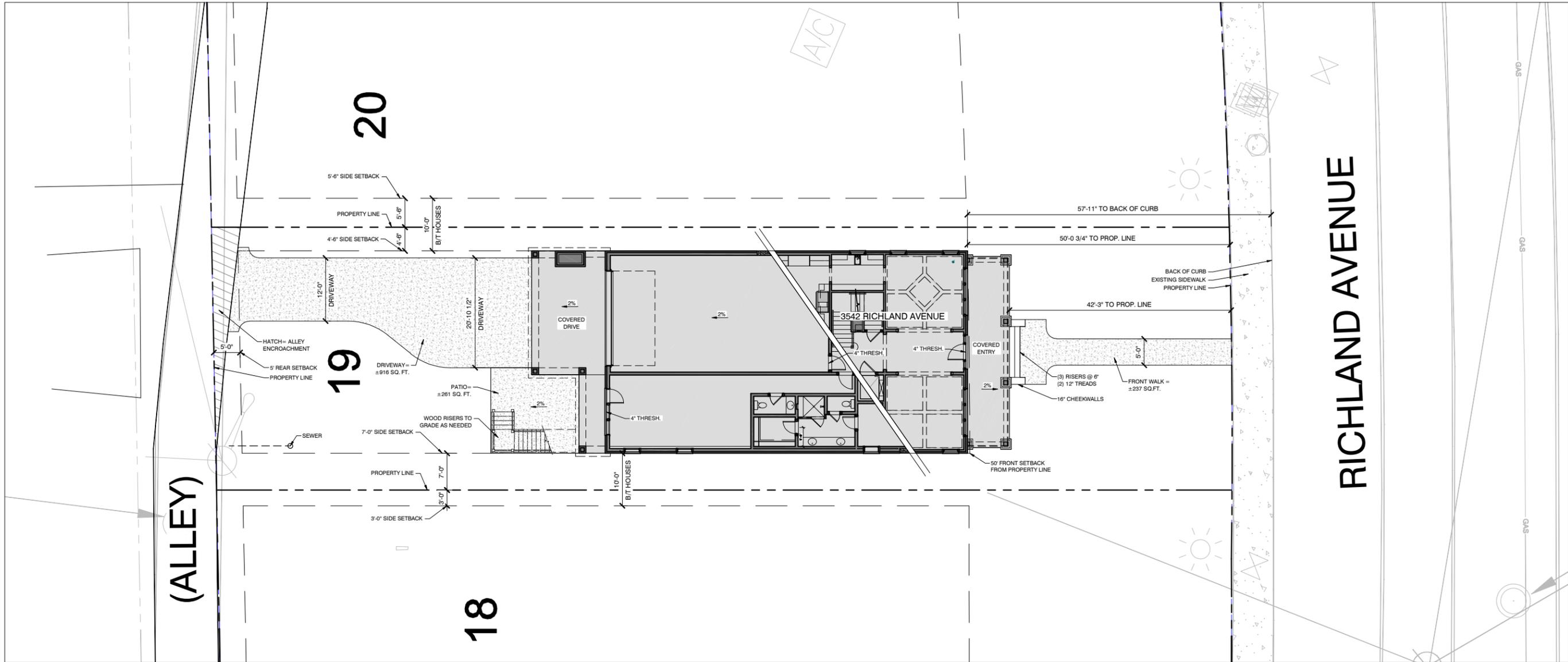
3526 Richland Avenue, historic house directly to the right/east of Lot 22.



3523 Richland Avenue, across the street and to the east of Lot 22



3533 Richland Avenue, a two-story house directly across from lot 19.

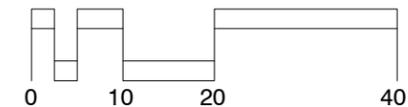


NOTES:

- * Contractors are responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.
- DO NOT SCALE FROM THIS PLAN.**
- * Confirm all spot elevations prior to construction
- * Builder is responsible for compliance with all applicable codes and ordinances.
- * Provide proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
- * Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
- * This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations
- * No runoff calculations have been developed or used to size swales and/or inlets and pipes.

ADDRESS: 3542 Richland Ave.
PARCEL: 10409030400
INFILL HEATED AREA: 4941 s.f.

NOTE: COORDINATE FLOOR ELEVATIONS IN FIELD AND VERIFY SUITABILITY



RICHLAND HALL
 3542 RICHLAND AVE

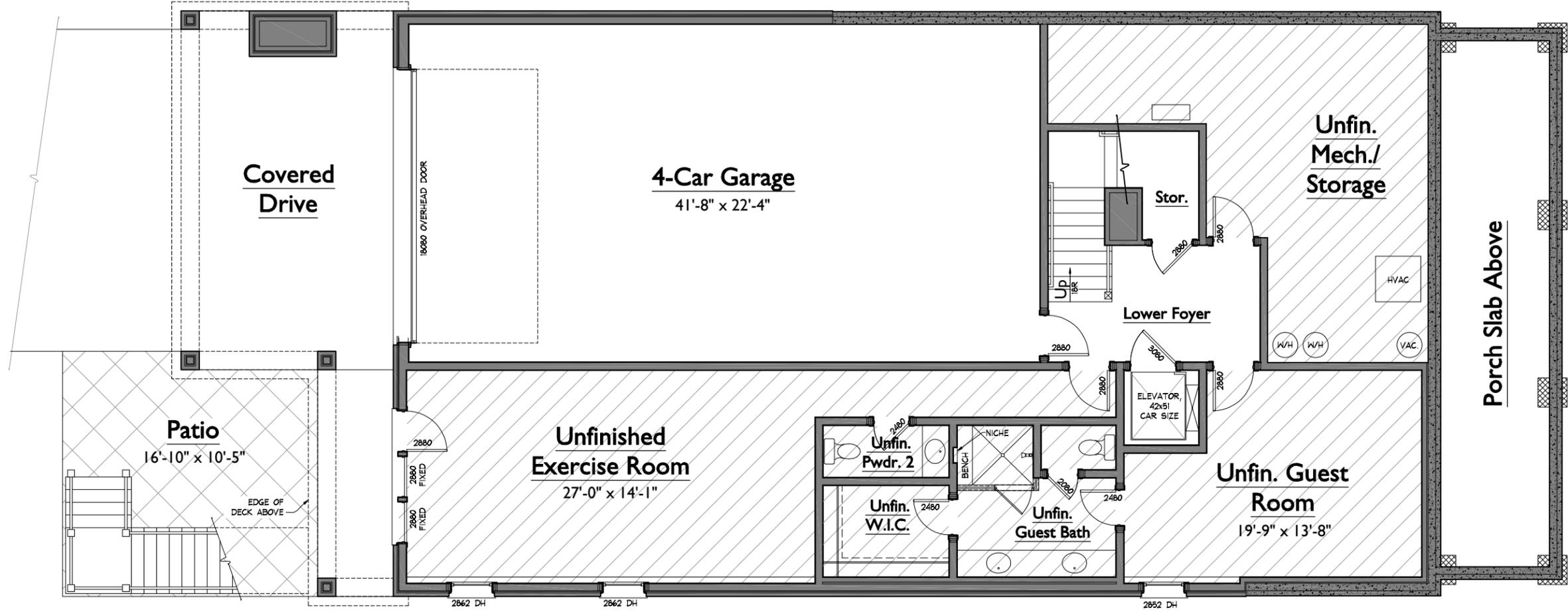
SITE PLAN

LAST CHECKED:
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ISSUE DATE: 11 FEB 2019
REVISIONS:

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 SITE PLAN



1 BASEMENT PLAN
 1/8" = 1'-0"

3542 RICHLAND AVENUE

LAST CHECKED: 02.11.2019 -JRP

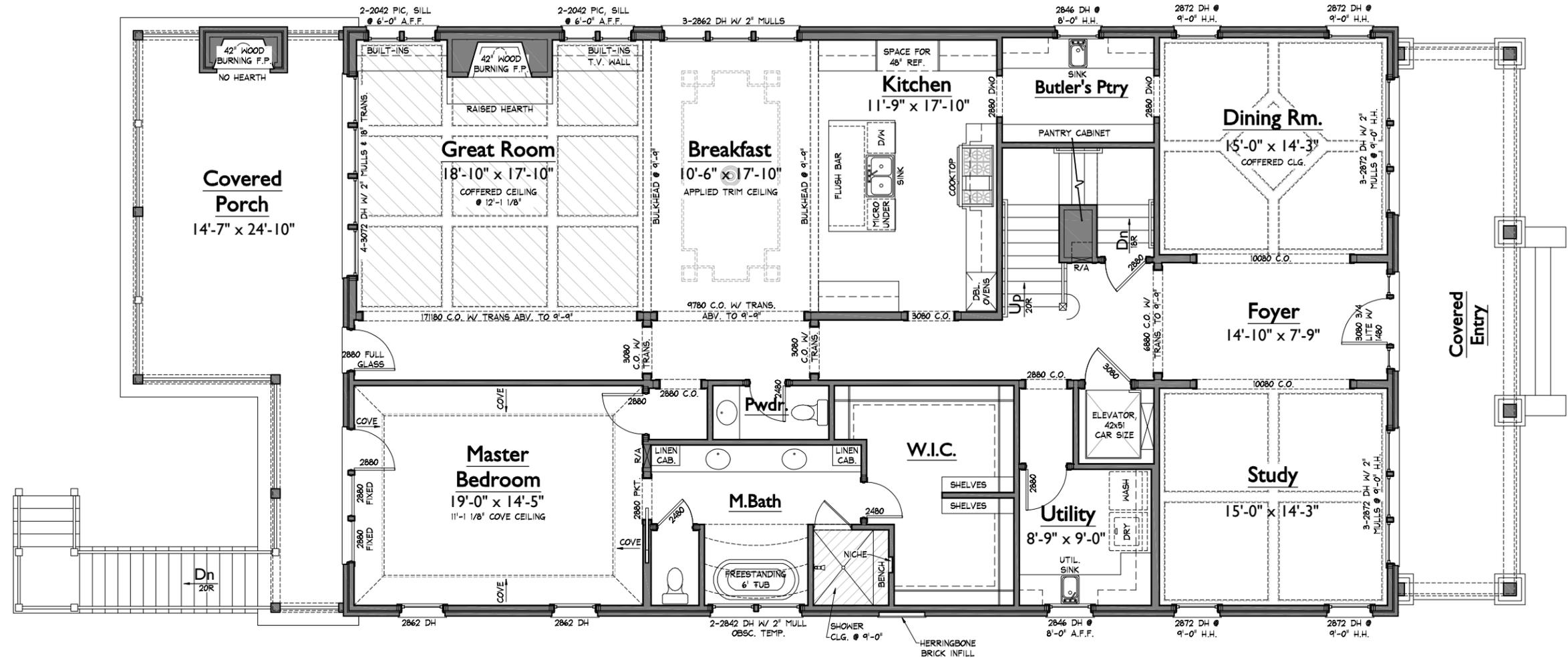
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04 FEB 2019: MHZC
05 FEB 2019: I.R.#1
11 FEB 2019: MHZC2

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 BASEMENT PLAN

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NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.



1 LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"

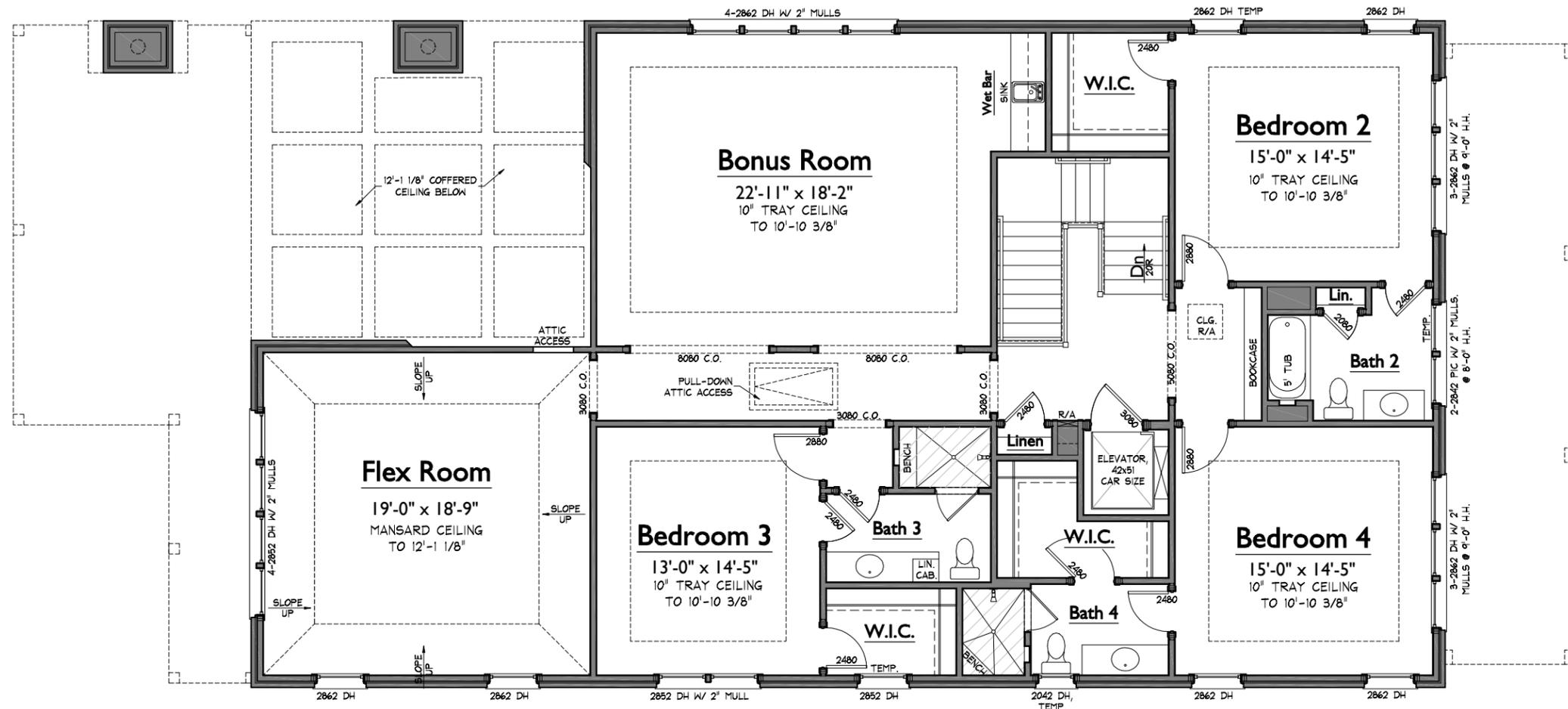
AREAS			
HEATED LIVING	BASEMENT	212	4941
	FIRST FLOOR	2580	
	SECOND FLOOR	2149	
	TOTAL HEATED LIVING	4941	
UNFIN. LIVING	UNFIN. BASEMENT	1027	5968
	UNFIN. FIRST FLOOR	0	
	UNFIN. SECOND FLOOR	0	
	TOTAL UNFIN. LIVING	1027	
MECH./STOR/OTHER	UNFIN. STORAGE	405	8486
	GARAGE	967	
	COVERED ENTRY	295	
	COVERED PORCHES	851	
	TOTAL OTHER	2518	
F	LAST CHECKED: 02.04.2019		

REVISIONS:	
04 FEB 2019:	MHZC
05 FEB 2019:	I.R.#1
11 FEB 2019:	MHZC2

A1
 LOWER LEVEL FLOOR PLAN

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NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.



1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

REVISIONS:
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11 FEB 2019: MHZC2

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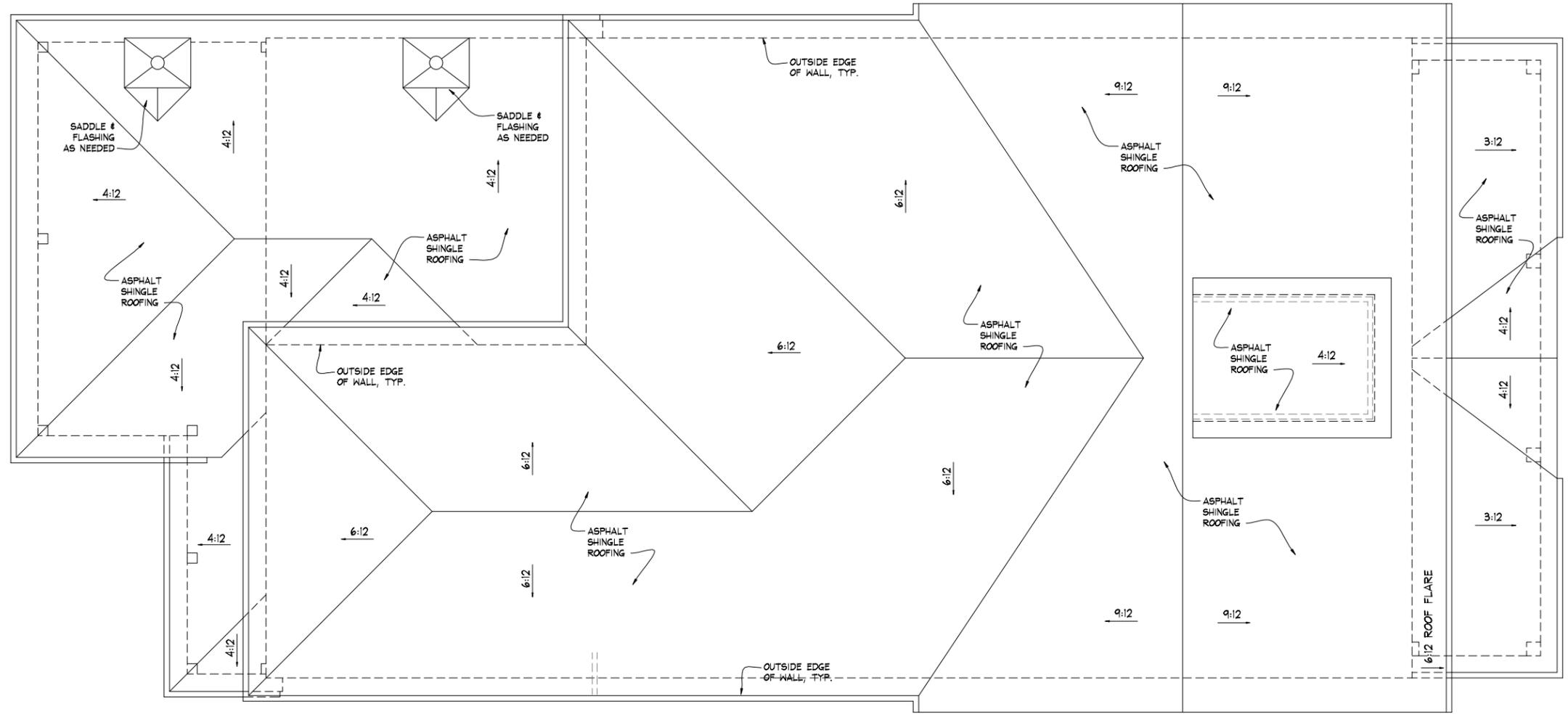
NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.

REVISIONS:	
04 FEB 2019:	MHZC
05 FEB 2019:	I.R.#1
11 FEB 2019:	MHZC2

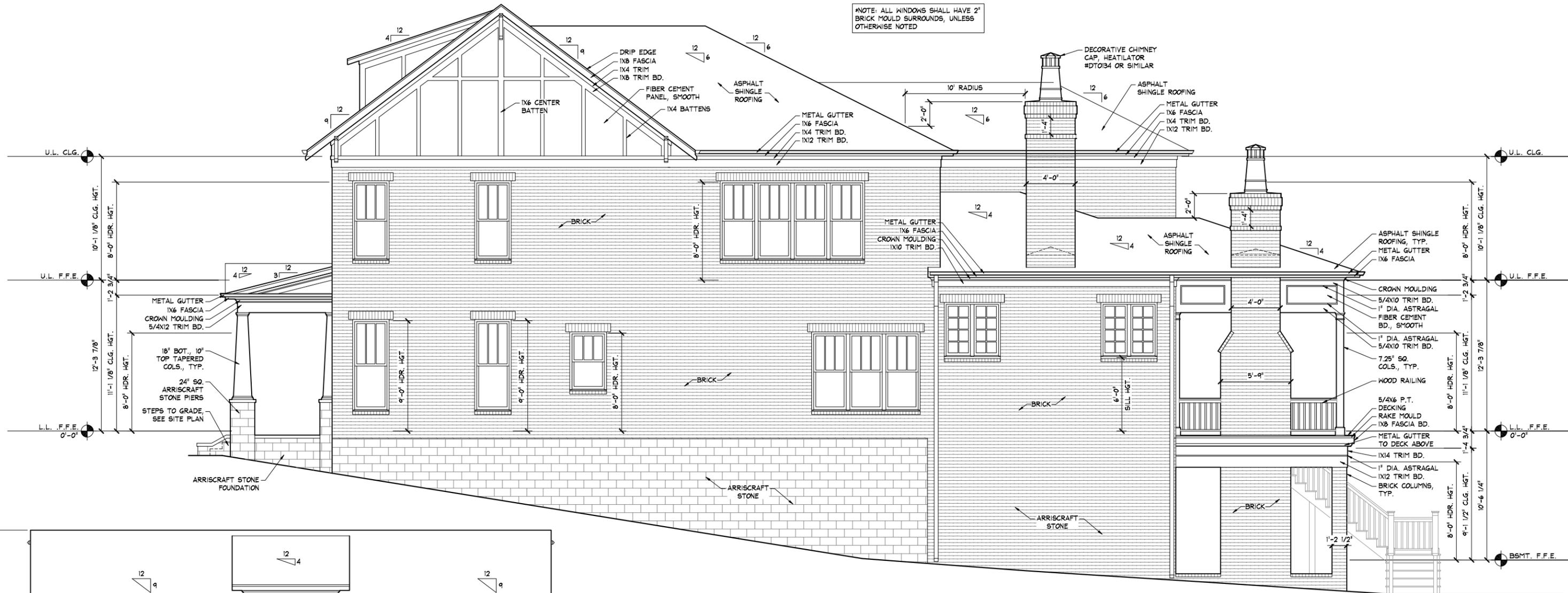
A3

ROOF PLAN

GENERAL NOTES:
 1. ASPHALT ROOF SLOPES LESS THAN 4:12 SHALL RECEIVE DOUBLE UNDERLAYMENT PER CODE.
 2. MINIMUM SLOPE FOR ASPHALT ROOFING = 2:12.



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2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

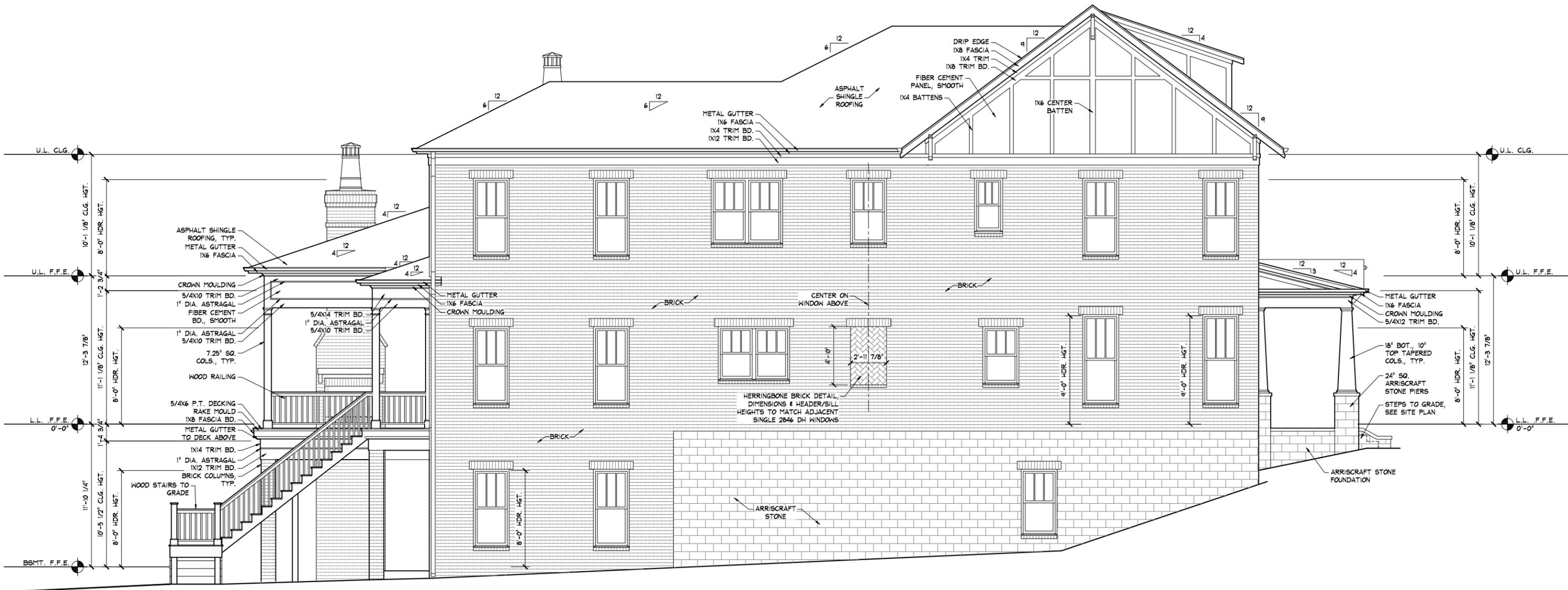
3542 RICHLAND AVE.
RH3542

ELEVATIONS

LAST CHECKED:
02.11.2019
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FRANKLIN, TN 37067
p. 615.503.9727 f. 615.503.9798

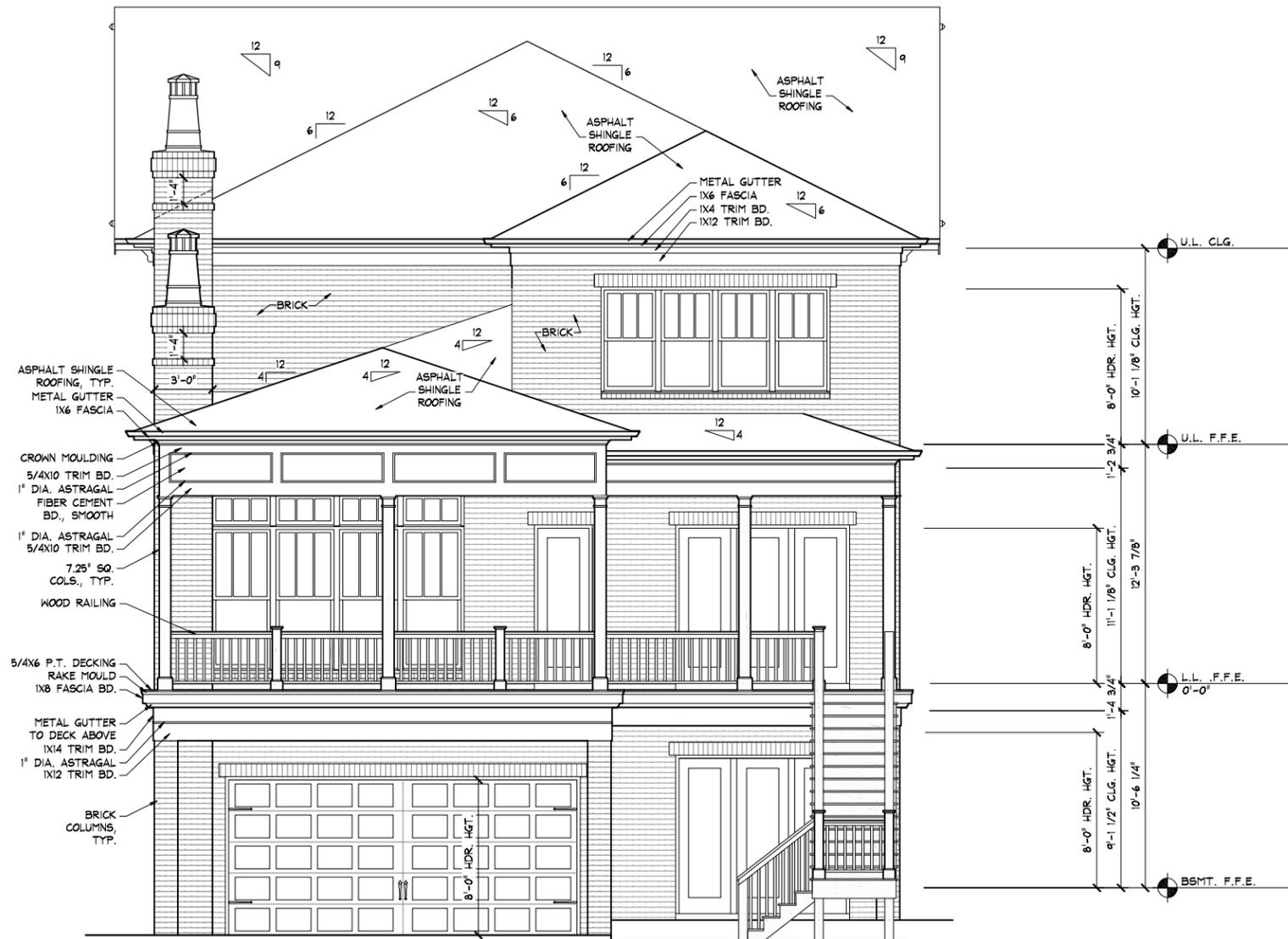


1 LEFT ELEVATION
1/8" = 1'-0"

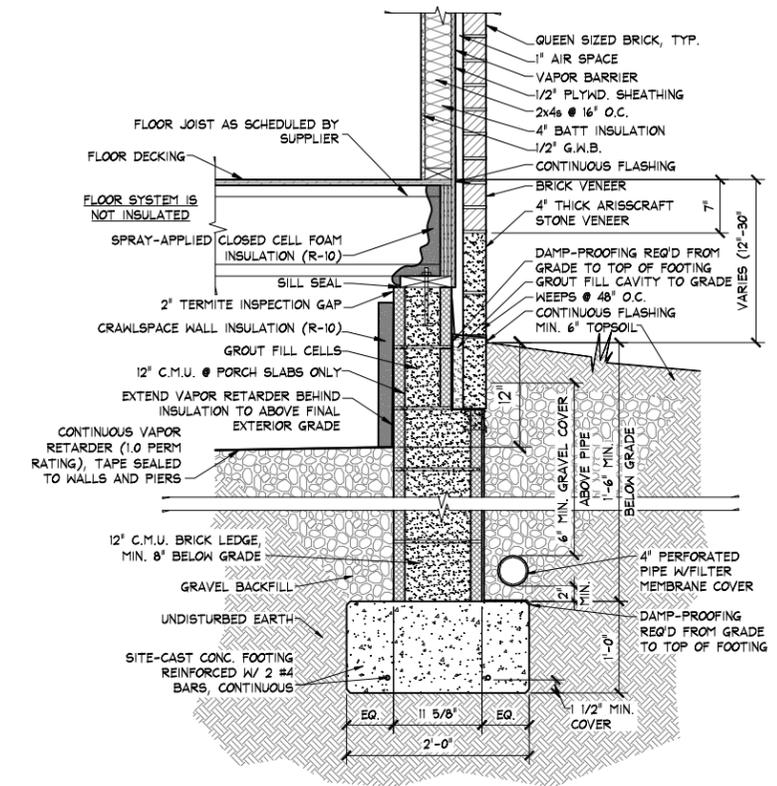
3542 RICHLAND AVE.
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ELEVATIONS
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1 REAR ELEVATION
1/8" = 1'-0"



2 TYPICAL FOUNDATION DETAIL

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