

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 200 Ensworth Avenue April 17, 2019

Application: New Construction—Infill
District: Woodlawn West Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 11604029800
Applicant: Chris Goldbeck, P. Shea Designs
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct infill and an outbuilding on vacant lot.

Recommendation Summary: Staff recommends approval of the infill and outbuilding with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field;
2. The cedar siding be smooth;
3. The stairs and floor of the front and side stoops be wood or concrete;
4. Staff approve a brick sample, the roof shingle color and texture, and all windows and doors prior to purchase and installation;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the design guidelines for the Woodlawn-West Neighborhood Conservation Zoning Overlay.

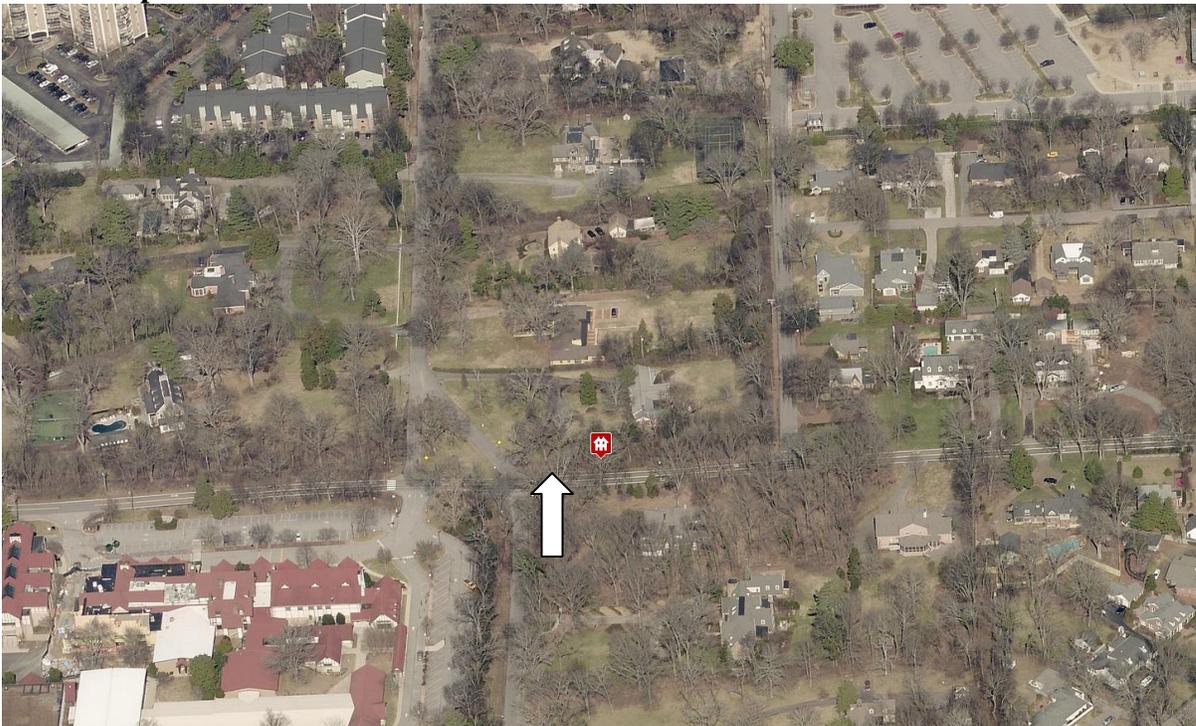
Attachments

- A:** Photographs
- B:** Outbuilding Policy for Woodland-West NCZO
- C:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

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

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.*

i. Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 200 Ensworth Avenue is a portion of what was, until recently, a larger lot. The non-contributing house on the lot was demolished in 2018 (Figure 1). The non-contributing house sat on three former lots, and the owner of the parcel has reestablished the lot lines to create three separate lots (Figure 2). In July 2018, MHZC considered the designs for infill and outbuildings on the three lots. MHZC approved the infill and outbuildings for 145 Montgomery Bell (then referred to as 3956 Woodlawn) and 3960 Woodlawn (Figures 3 & 4). These approved structures are currently under construction (Figures 5 - 7). In July 2018, the applicant deferred the application for the infill and outbuilding at 200 Ensworth (then referred to as 3964 Woodlawn).



Figure 1. The former lot at 200 Ensworth, seen from Ensworth Avenue.

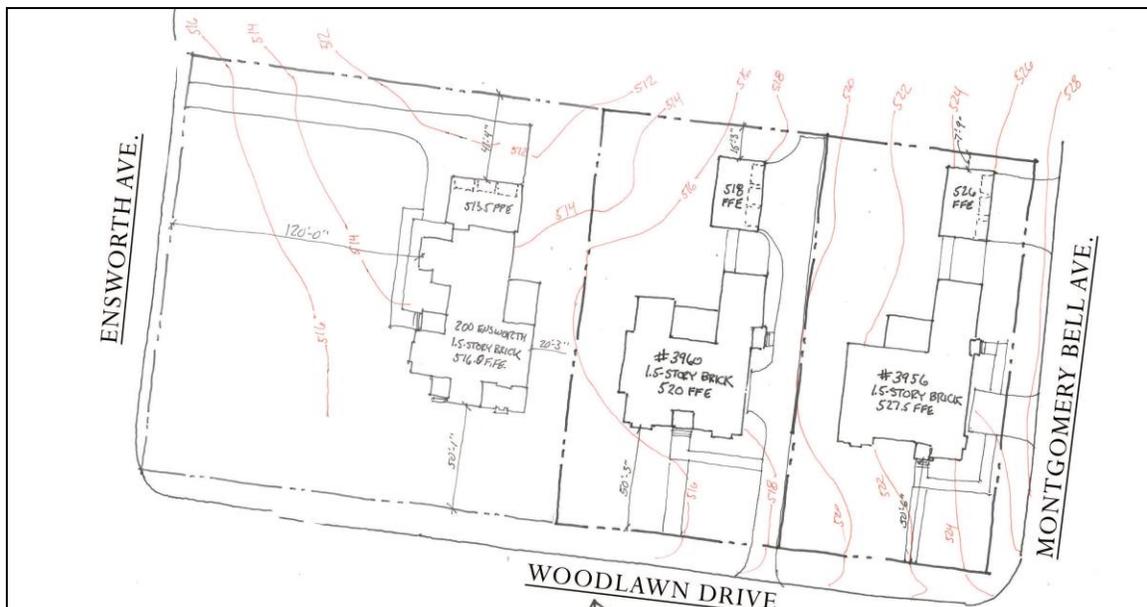


Figure 2. Overall site plan showing the three houses. MHZC approved the infill/outbuilding for the lot on the right and the lot in the middle in July 2018. This application is for the lot on the left.



Figure 3. Approved infill at 3960 Woodlawn Drive



Figure 4. Approved infill at 145 Montgomery Bell Avenue (formerly referred to as 3956 Woodlawn Drive)



Figure 5. The foundation for the middle lot, 3960 Woodlawn, under construction, on March 29, 2019.



Figures 6 & 7. 145 Montgomery Bell Avenue (formerly referred to as 3956 Woodlawn Avenue) under construction on March 29, 2019.

Ensworth Avenue has a slip lane that bisects the lot, creating a triangular piece that is still part of the lot at 200 Ensworth. This street condition was created in 1929-1930. The applicant may be working with Metro Public Works to close the slip lane portion of Ensworth to make the lot at 200 Ensworth square at two hundred feet by two hundred feet (200' X 200') (Figure 8).

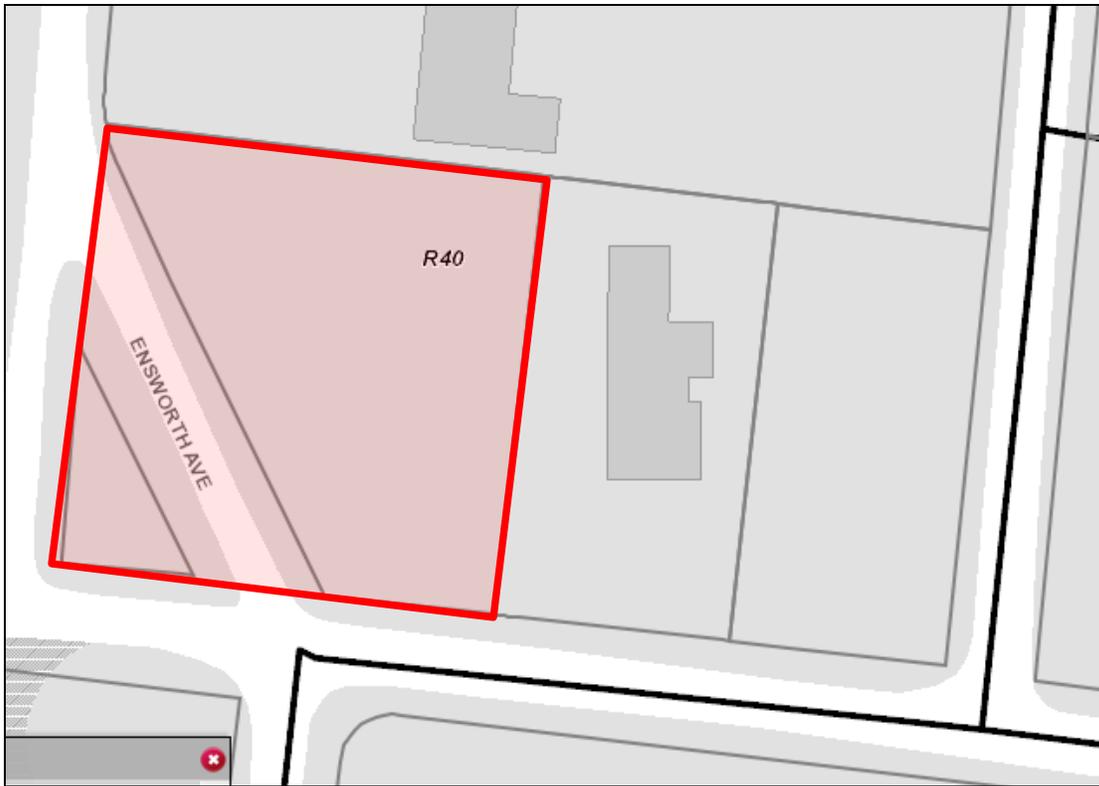


Figure 1. The triangular piece of land created by the slip lane is part of the 200 Ensworth lot. The applicant may be working with public works to close the street and create a 200' X 200' lot.

Analysis and Findings: Application is to construct infill with an attached garage.

Orientation. Typically, the MHZC requires houses to be oriented towards the narrow end of the lot. In this case, 200 Ensworth will be a square-shaped lot, and orientation towards Ensworth or Woodlawn could be appropriate. The infills approved at 3960 Woodlawn and 145 Montgomery Bell Avenue are oriented towards Woodlawn, although they are the only properties within the Woodlawn-West district to face Woodlawn.

The main entrance to the infill will be on Ensworth Avenue, relating it to the other houses that face Ensworth Avenue. However, there will also be an entrance facing Woodlawn Avenue so that the infill also relates visually to the two other infills facing Woodlawn. Staff finds that the two entrances, one facing Woodlawn and one facing Ensworth, an appropriate solution for this corner lot.

The applicant is proposing an attached garage. The design guidelines currently state that garages should be detached, unless they can be located fully at the basement level. At the request of the neighborhood, MHZC looked at the context for garages in the different parts of the Woodlawn-West Neighborhood Conservation Zoning Overlay. Staff concluded that outbuildings along Kimpalong and Wilson Boulevard were typically detached and located at the rear of the lot. Future garages should therefore be detached on these streets. Because the lots facing Ensworth Avenue are deep, historically, garages

were either attached or were detached but located at the center of the lot, closer to the house. Staff therefore concluded that garages for infills facing Ensworth Avenue and Woodlawn could either be attached or detached. The full analysis of this conclusion is included in this document as Attachment B.

If the Commission approves the attached garage for the infill at 200 Ensworth Avenue, then it will also be adopting the attached outbuilding policy for the Woodlawn-West Neighborhood Conservation Zoning Overlay.

The infill's attached garage will be accessed via a driveway on Ensworth Avenue, towards the back of the lot. The garage doors will face the rear of the lot, not the street, which is appropriate.

Staff finds that the infill's orientation to meet Section II.B.1.f. of the design guidelines.

Height & Scale: The proposed infill is one-and-a-half stories in height, which meets the historic context. The historic houses along Kimpalong Avenue are largely one and one-and-a-half stories in height and the historic houses along Ensworth Avenue are largely two-stories in height. The maximum ridge height of the infill is thirty-six feet, eight inches (36'8"). Staff finds this to be appropriate, as the historic houses along Ensworth Avenue range in height from nineteen to thirty-six feet (19'-36'). The eave height of the infill is approximately nine feet, six inches (9'6").

The infill is proposed to be fifty-eight feet (58') wide along Woodlawn Avenue and one hundred and eight feet (108') along Ensworth Avenue. The width along Woodlawn is in keeping with the widths of the infills approved at 3960 Woodlawn and 145 Montgomery Bell. The width along Ensworth Avenue is also appropriate, as the historic houses facing Ensworth are wide, with widths ranging from sixty-five feet (65') to one hundred and eight feet (108'). Since this lot is two hundred feet (200') along Ensworth, wider than most of the other lots, staff finds it to be appropriate for the width along Ensworth to match the higher end of widths along that street. The house is designed so that it is broken up into different massings and roof forms, helping to keep the scale of the house appropriate to the historic context.

The overall footprint of the house is approximately four thousand, eight hundred and eight square feet (4,808 sq. ft.). Since the lot is forty-thousand square feet (40,000 sq. ft.).

Staff therefore finds that its height and scale meet the historic context and meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill meets all base zoning setbacks. The setback along Woodlawn will be approximately fifty feet (50') and will line up with the infills previously approved at 3960 Woodlawn and 145 Montgomery Bell, which is appropriate. The setback along Ensworth Avenue will be one hundred and twenty feet (120'). This is over twenty feet (20') forward of the nearest house, 148 Ensworth Avenue. However,

because the lot at 148 Ensworth is four hundred feet (400') deep and the lot at 200 Ensworth is two hundred feet deep (200'), it is not practical for the house at 200 Ensworth to match the setback of the lot at 148 Ensworth Avenue. Staff finds the proposed Ensworth setback to be appropriate.

The infill will be forty-one feet, four inches (41'4") from the property line it shares with 148 Ensworth and twenty-feet, three inches (20'3") from the property line it shares with 3960 Woodlawn Avenue.

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

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to Grade*	Unknown	No	Yes
Cladding	Painted brick	Unknown	Yes	Yes
Secondary Cladding	Cedar Siding	5" reveal**	Yes	Yes
Roofing	Composition Shingles	Unknown	Yes	Yes
Trim	Wood or Cement Fiberboard	Smooth faced	Yes	No
Front Stoop floor/steps	Not indicated***	Unknown	Unknown	Yes
Side Porch Floor/steps	Not indicated***	Unknown	Unknown	Yes
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Rear Porch Railing	Wood	Typical	Yes	No
Windows	Not indicated	Unknown	Unknown	Yes
Principle Entrance	Two-thirds glass	Unknown	Yes	Yes
Side/rear doors	Two-thirds glass	Unknown	Yes	Yes
Chimney	Stucco	Typical	Yes	No
Driveway	Concrete	Typical	Yes	No
Walkways	Concrete	Typical	Yes	No
Fence/wall	Wood	Typical	Yes	No

*The applicant is proposing brick to grade. MHZC typically requires that there be a change in material from the foundation to the wall above. In this case, however, if the house's foundation is set as low to the ground as possible, staff finds that the brick to grade could be appropriate since there is at least one example of an historic brick to grade house at 3902 Kimpalong Avenue and there are several examples of stone houses with no change in material at the foundation level along Kimpalong Avenue. The houses at 3960 Woodlawn and 145 Montgomery Bell were also approved to have brick to grade.

**Staff recommends that the cedar siding be smooth and not rough sawn.

***Staff recommends that the stairs and floors of the front and side stoops be concrete or wood. Brick is not an appropriate material for the stairs and floors.

Staff recommends approval of the foundation material, brick sample, roof color and texture, all windows and doors, and materials of the front and side stoop steps and floor. With these approvals, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill's primary roof form is a cross gable. The gable pitches vary between 8/12 and 20/12. The front and side dormers have curved shed forms and are all inset a minimum of two feet (2'), as is required.

Staff finds that the infill's roof forms are compatible with the historic context and meet Section II.B.1.e. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all at least twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. All double and triple window openings have four to six inch (4"-6") mullions in between them.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the infill and outbuilding with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field;
2. The cedar siding be smooth;
3. The stairs and floor of the front and side stoops be wood or concrete;

4. Staff approve a brick sample, the roof shingle color and texture, and all windows and doors prior to purchase and installation;
5. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the design guidelines for the Woodlawn-West Neighborhood Conservation Zoning Overlay.

Context Photos:



148 Ensworth, to the left of the site



146 Ensworth, to the left of the site



205 Ensworth, across the street from the site



151 Ensworth, across the street from the site



View of the new infill along Woodlawn



View of site and new infill along Ensworth

MHZC PROPOSED OUTBUILDING POLICY FOR WOODLAWN-WEST NEIGHBORHOOD CONSERVATION ZONING OVERLAY

Description of Woodlawn-West

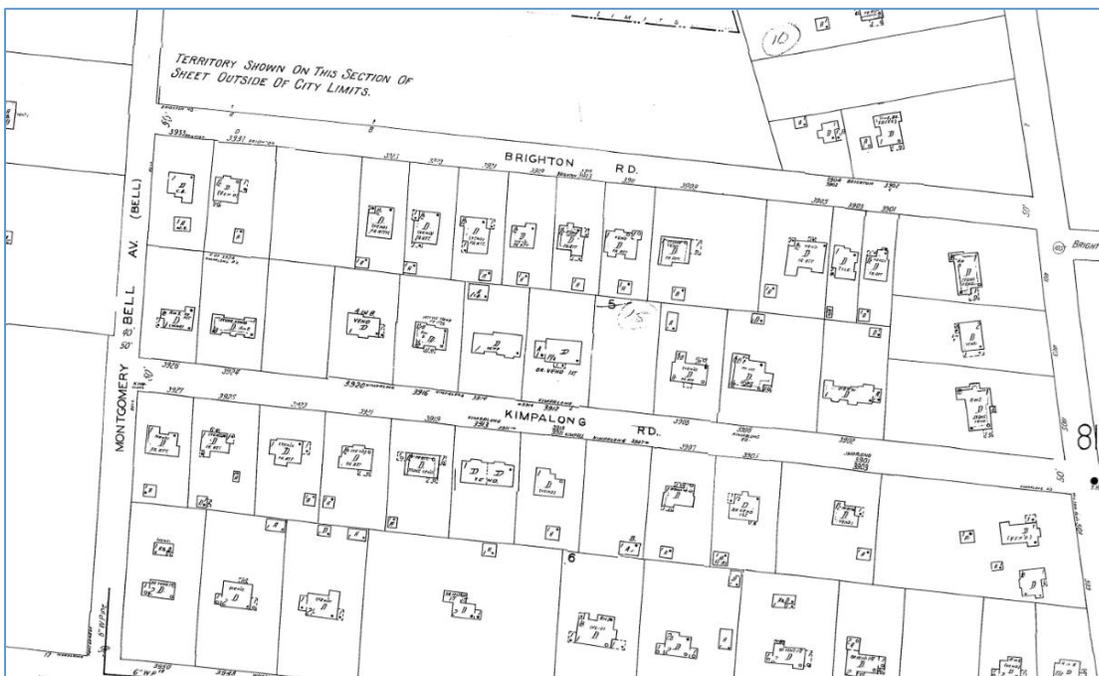
The Woodlawn-West neighborhood includes lots fronting four streets: Ensworth Avenue, Kimpalong Avenue, Wilson Boulevard, and Woodlawn Drive. The neighborhood has two distinct development patterns creating two different historic contexts. Kimpalong and Wilson follow a traditional grid pattern with rectangular lots that are approximately 100 feet wide and 175 feet deep, with houses oriented to the shorter side of the lots. This area is zoned R10.

Ensworth has a different pattern with larger lots and unusual lot shapes. The typical lot is approximately 150' wide and 400' deep, with front setbacks that are three to four times that of Kimpalong. This area is zoned R40. The two sections are also visually separated, as Kimpalong and Ensworth are perpendicular to each other but do not intersect.

Lots on Woodlawn are more in keeping with the development pattern on Kimpalong in terms of size, layout, and front setbacks; however, visually they are associated more with Ensworth than Kimpalong, especially the corner lot at Ensworth and Woodlawn.. The Kimpalong Ave and Ensworth Ave sections are similar in that they do not have rear alleys. In addition, the section of Woodlawn included in the overlay was not developed until the 1950s with just one building on what is now three lots. There were no houses facing Woodlawn in the overlay until the recent demolition of the non-contributing house at 200 Ensworth and the re-establishment of lot lines to create three lots. Woodlawn therefore has a unique context.

Historic Context for Outbuildings

Historically on Kimpalong, outbuildings were located at the rear of the lot. There are also several examples of attached garages on historic buildings, which are generally located on the rear or side of the building, at the basement level, below the front-grade. Wilson Boulevard did not historically have detached garages.



Figures 1 and 2: 1931 and 1951 Sanborn Maps of Kimpalong Ave.



Figures 3 and 4: 1931 and 1951 Sanborn maps of Ensworth Ave. (Opposite side of street is not available for these years.)

Because of the larger lots on Ensworth, outbuildings were historically situated more towards the center of the lot than the rear like on Kimpalong. According to the 1951 map, at least 124 Ensworth Avenue had an attached garage. Outbuildings also served as both dwellings and auto storage.

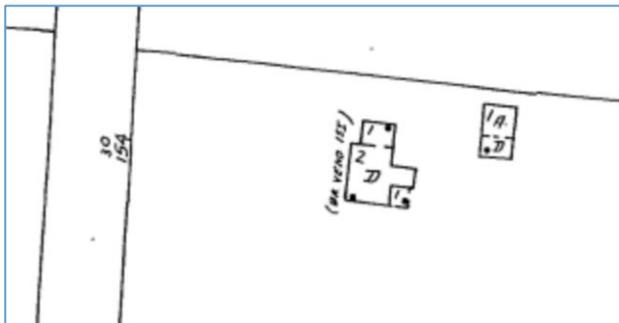


Figure 5: Example of an outbuilding that also served as a dwelling. The “1A” on the outbuilding tells us this was a one-story garage and the “D” tells us that part of the building served as a dwelling.

Outbuilding Location Analysis

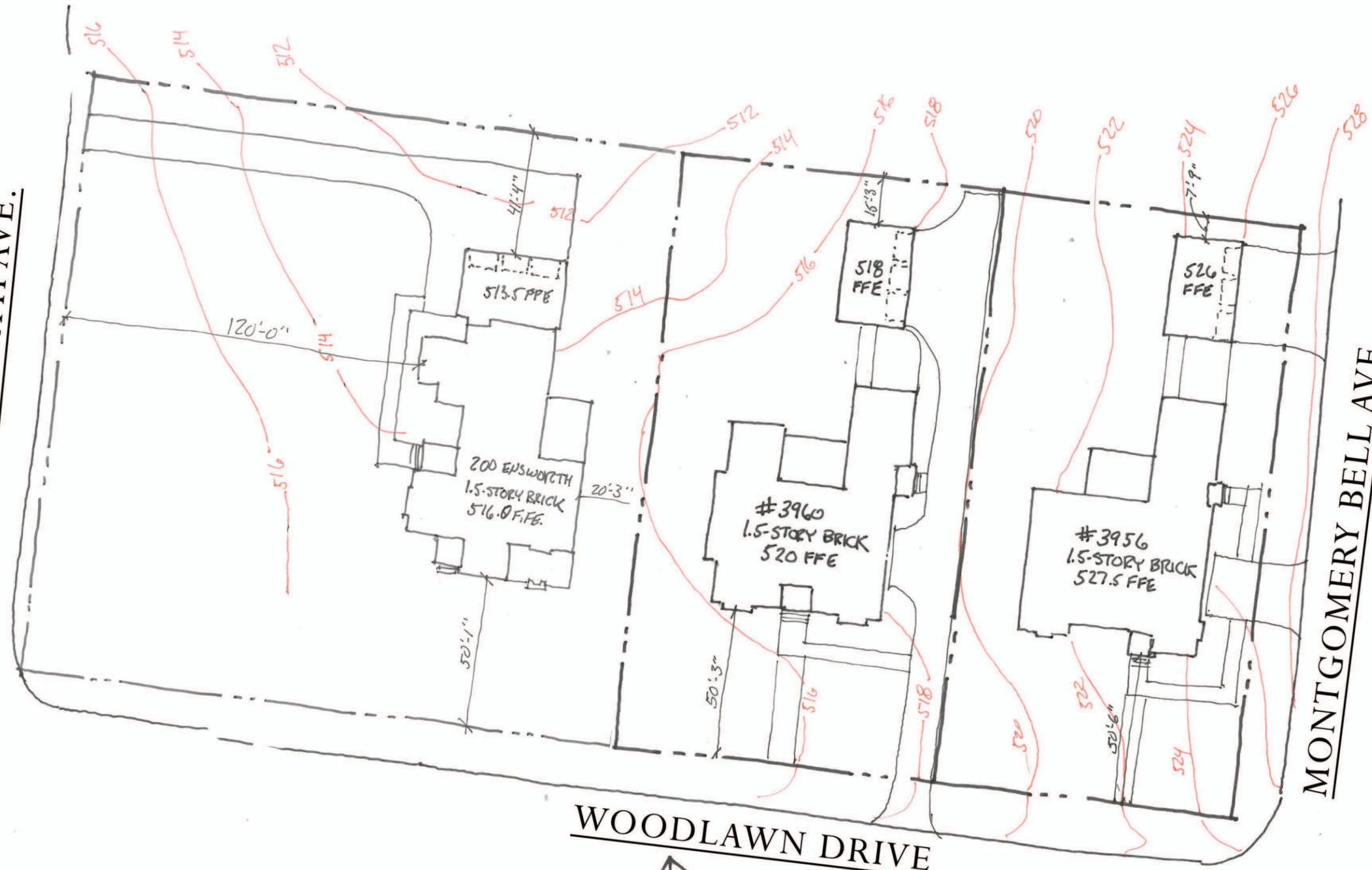
The design guidelines require that new outbuildings be located in historically appropriate locations. In general, Kimpalong Avenue garages are located at the rear of the lot or attached at basement levels; however, for Ensworth Avenue, garages were both attached and located at the center of the lot.

To meet the design guidelines, MHZC staff recommends that for historic buildings in the overlay, garages should not be attached, unless there is a historic precedent for the specific building and the garage is at the basement level.

For infill, MHZC staff recommends the different streets be addressed in different ways because of the different development pattern and lot sizes/shapes. On Kimpalong and Wilson, garages should be detached and located close to the rear of the lot; attached garages might be appropriate if the grade allows for a rear-facing garage to be fully at the basement level.

For infill on Ensworth and Woodlawn, detached outbuildings or attached garages are appropriate. Attached garages can be appropriate because of the deep front setbacks and deep lots. In addition, because historically outbuildings were often at the center of the lot, a view from the street would not necessarily reveal the manner of attachment or even if the outbuilding is attached. Although Woodlawn does not follow the same development pattern as Ensworth, its visual connection, especially the corner lot, is with Ensworth Avenue rather than Kimpalong Avenue; therefore, it is appropriate for the three lots on Woodlawn to follow the same outbuilding policy as Ensworth. If attached, non-basement level garages should not exceed one-story. Street-facing elevations should have openings similar to the rest of the house and the historic context. Rollup doors should face the rear or the side of the lot. Garage doors facing Ensworth and Woodlawn are not appropriate, but garage doors facing Montgomery Bell Avenue could be appropriate since there are no houses fronting Montgomery Bell. If facing the side of the lot, the wall with the doors should stepback from the side wall of the house by at least ten feet (10').

ENSWORTH AVE.

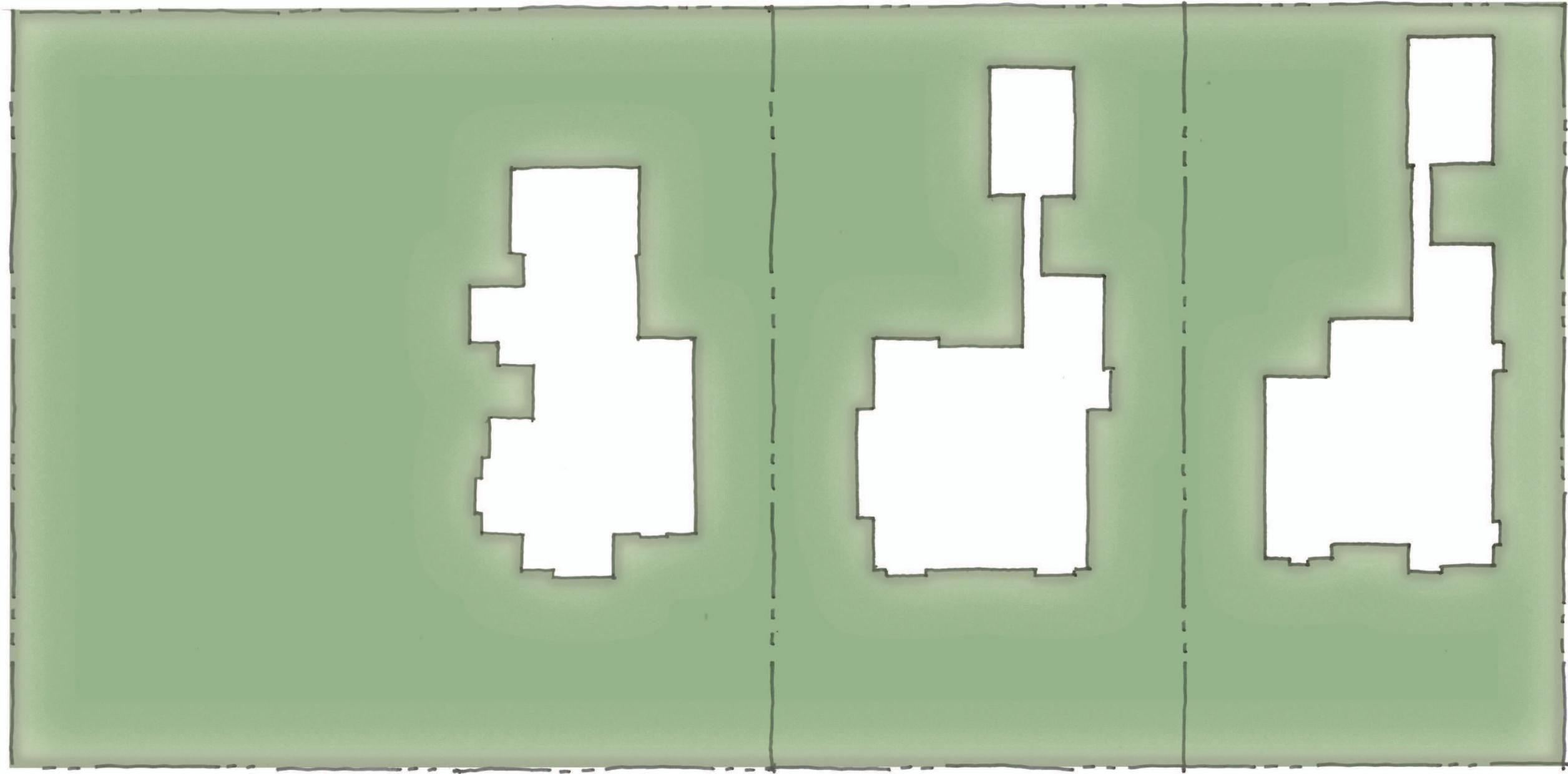


MONTGOMERY BELL AVE.

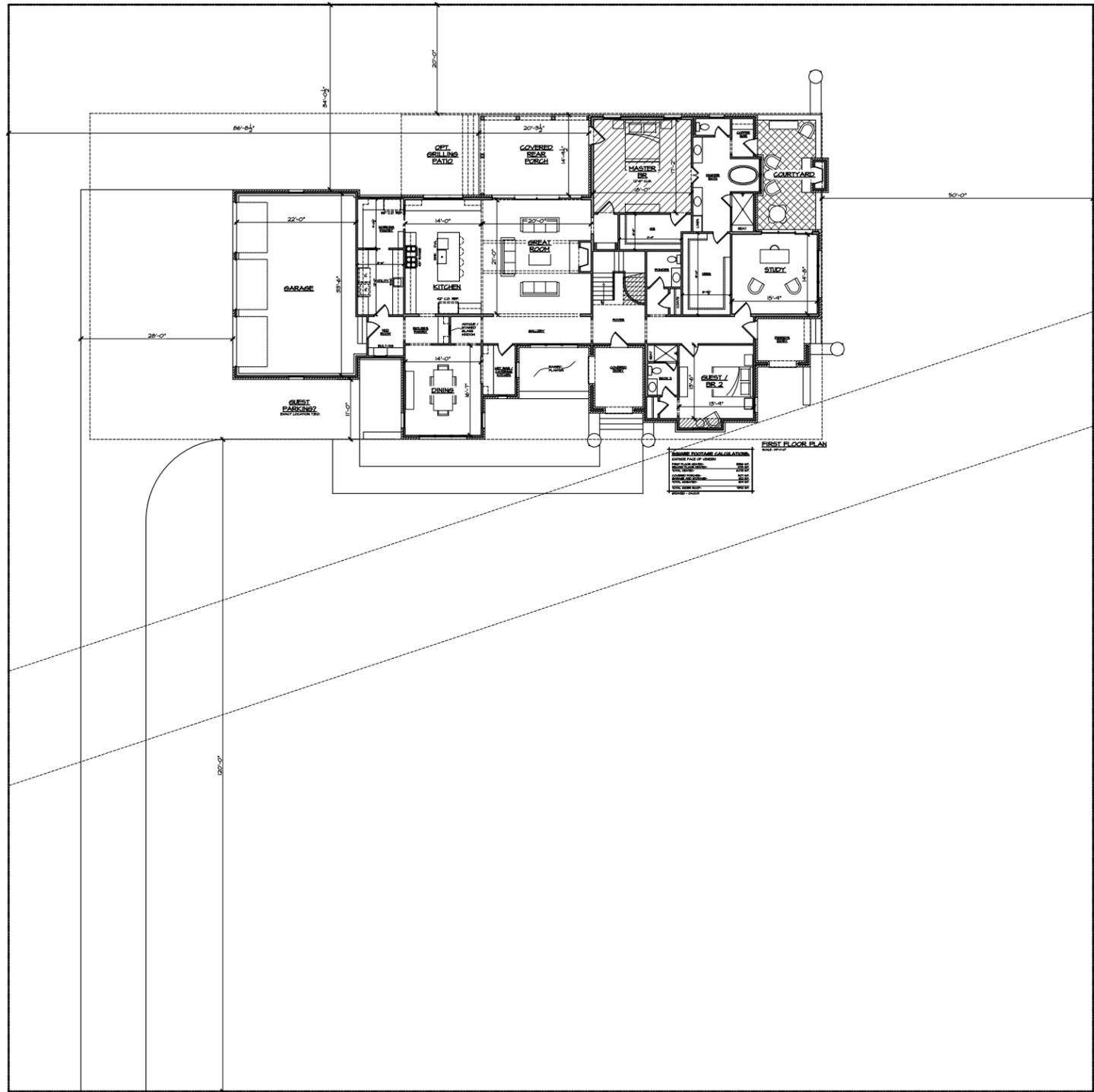
WOODLAWN DRIVE



SITE PLAN
1:40



FOOTPRINTS
1:30



SPECULATIVE RESIDENCE
 200 ENSWORTH AVENUE
 NASHVILLE, TN

Notice:
 THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P.SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	03.26.19	Schematics
02	03.28.19	Design Development
03	04.01.19	Revised DD's

19017

Lot Fit

Notice:
THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P. SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

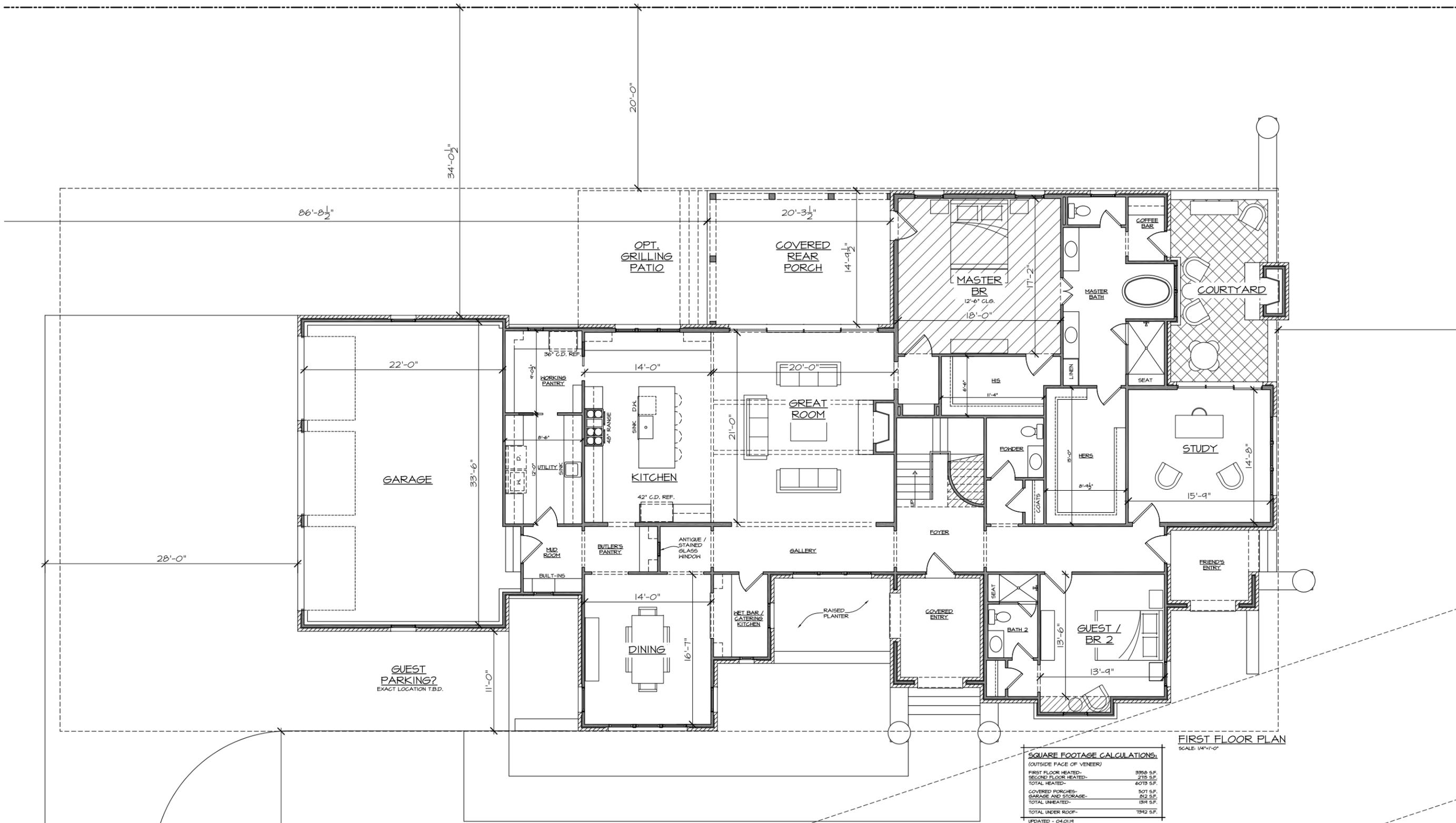
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	03.26.19	Schematics
02	03.28.19	Design Development
03	04.01.19	Revised DD's

19017

A-101

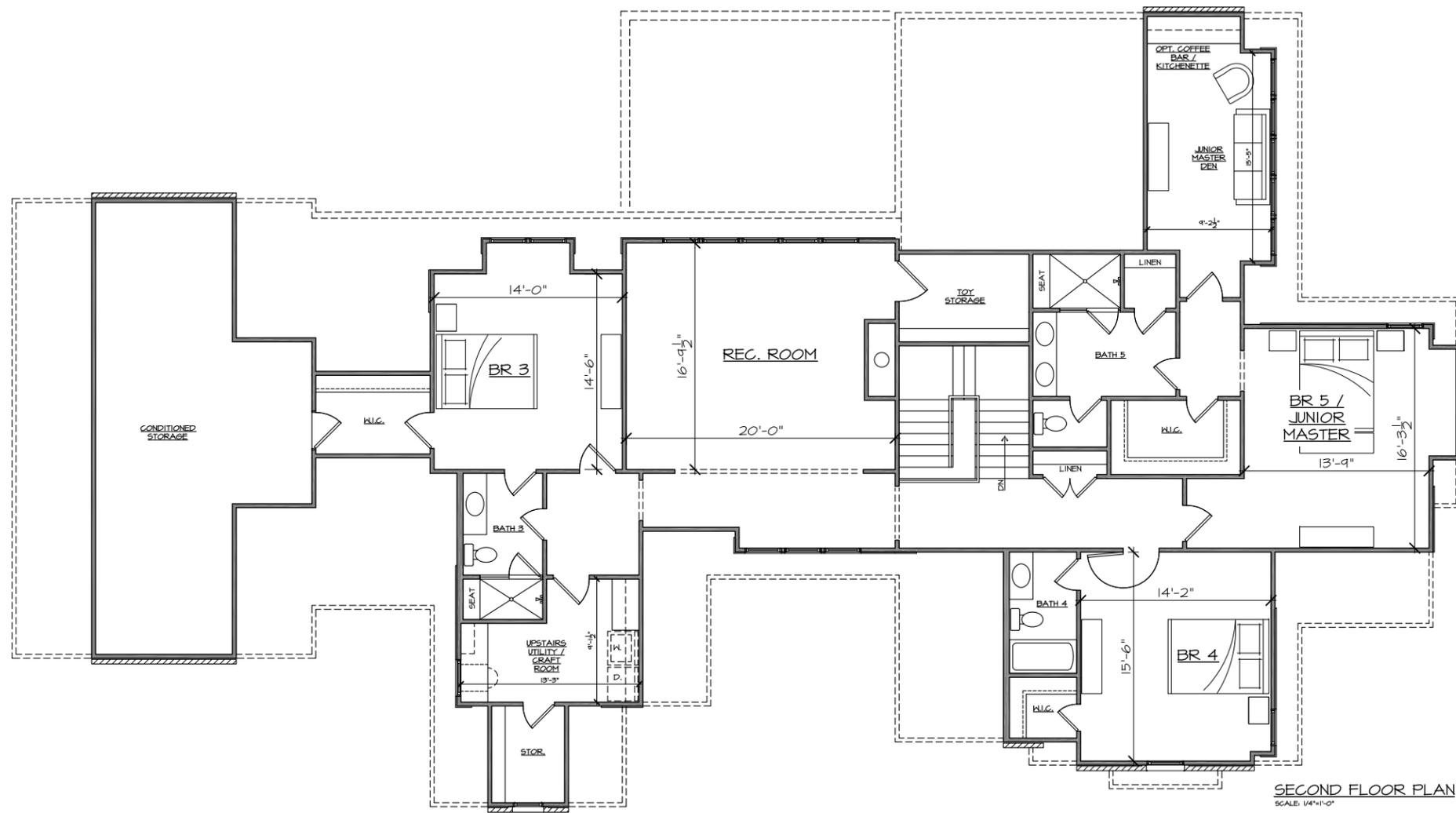


SQUARE FOOTAGE CALCULATIONS:
(OUTSIDE FACE OF VENEER)

FIRST FLOOR HEATED-	3998 S.F.
SECOND FLOOR HEATED-	2119 S.F.
TOTAL HEATED-	6073 S.F.
COVERED PORCHES-	507 S.F.
GARAGE AND STORAGE-	312 S.F.
TOTAL UNHEATED-	1819 S.F.
TOTAL UNDER ROOF-	7892 S.F.

UPDATED - 04.01.19

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Notice:

THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P.SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	03.26.19	Schematics
02	03.28.19	Design Development
03	04.01.19	Revised DD's

19017

A-102

Notice:
 THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P. SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
 These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

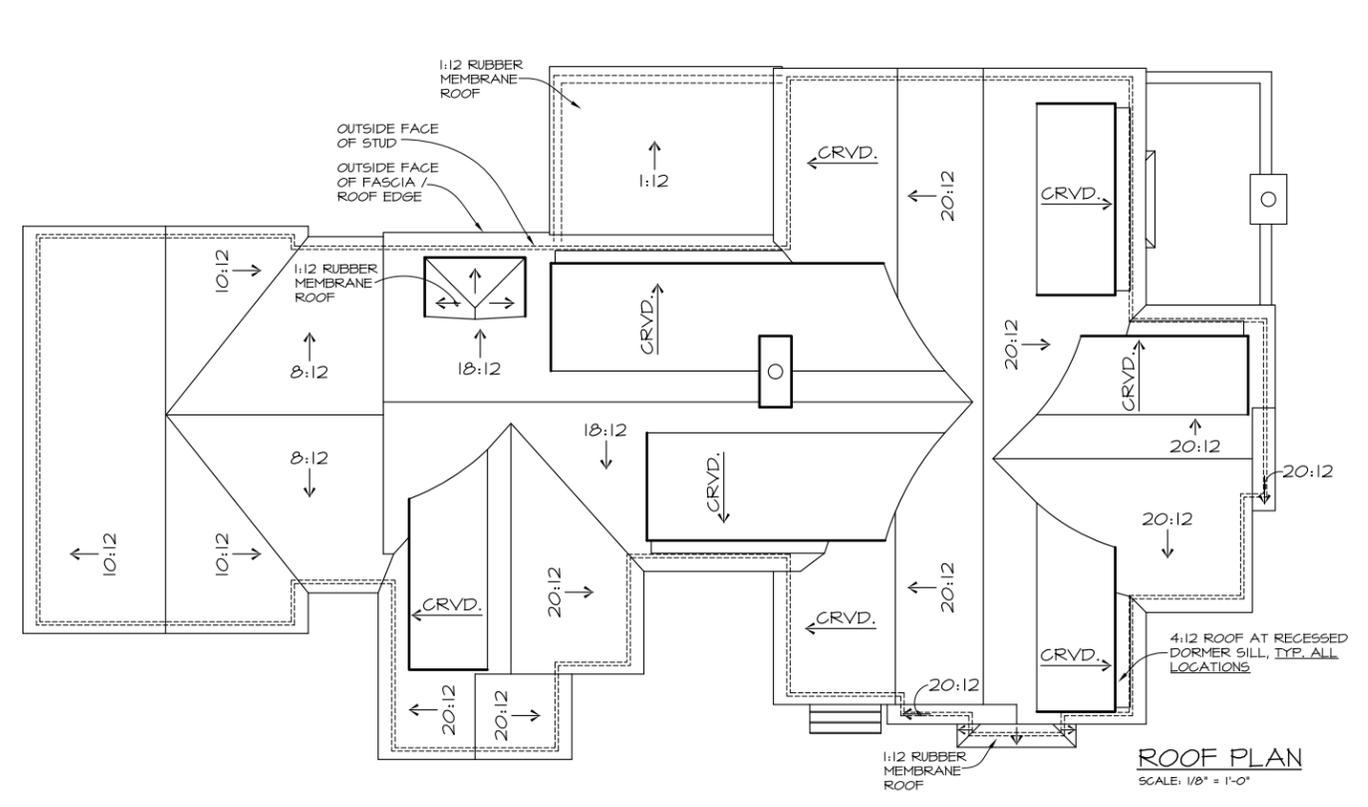
No.	Date	Description
01	03.26.19	Schematics
02	03.28.19	Design Development
03	04.01.19	Revised DD's

19017

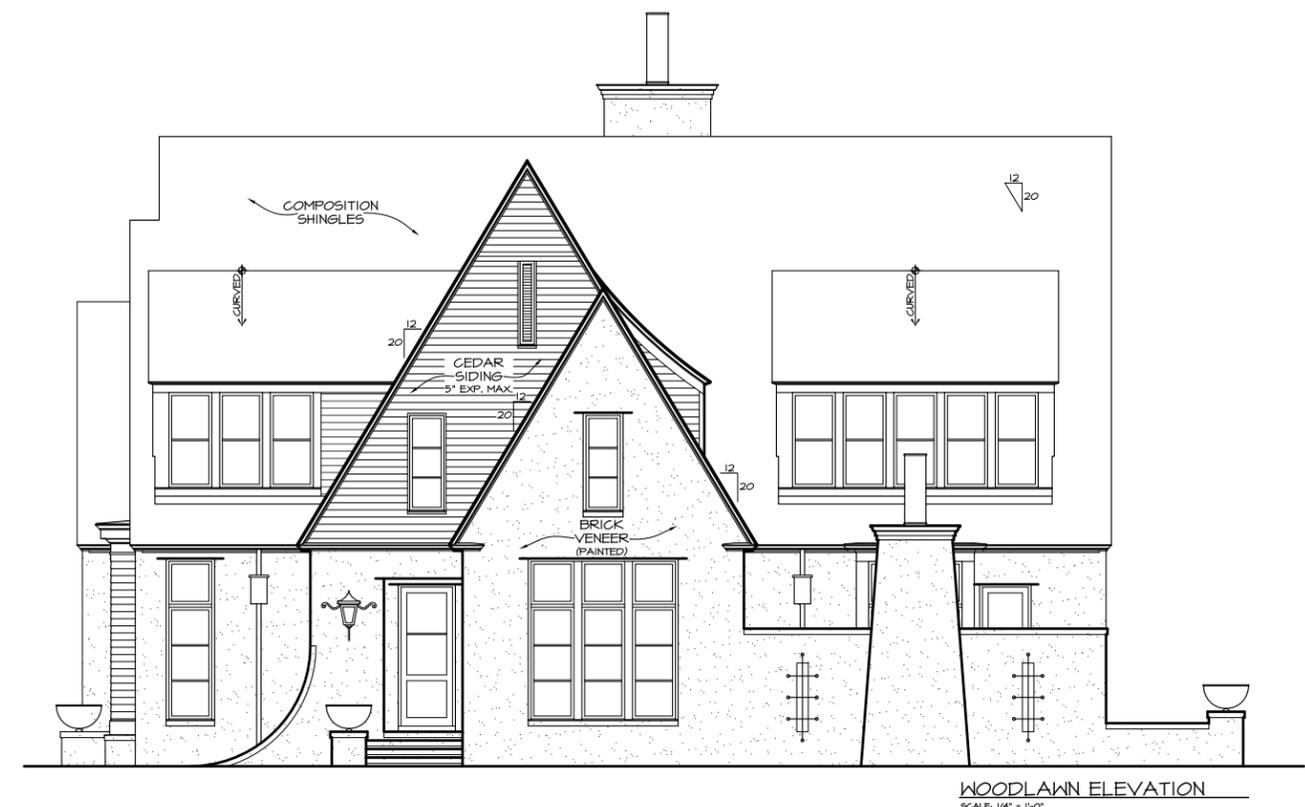
A-201



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



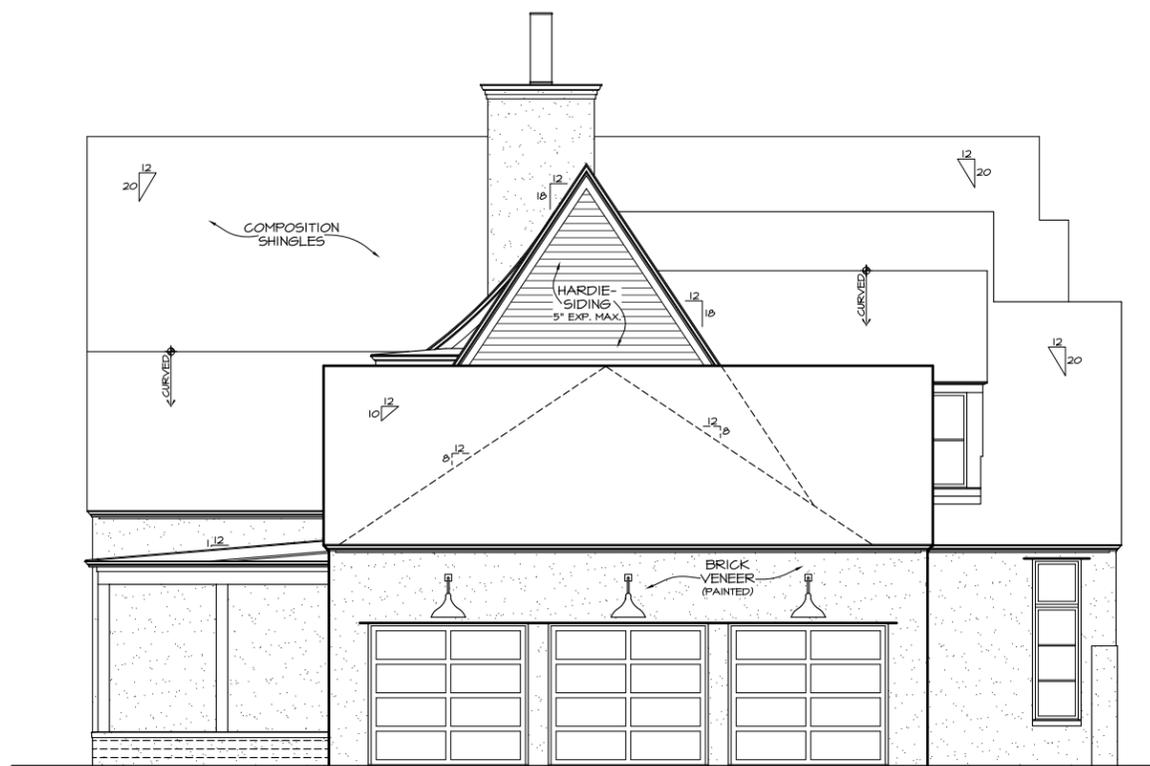
ROOF PLAN
 SCALE: 1/8" = 1'-0"



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



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



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

Notice:

THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P. SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	03.26.19	Schematics
02	03.28.19	Design Development
03	04.01.19	Revised DD's

19017

A-202



CONTEXT PHOTOS



SITE PHOTOS