

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

413 Bushnell Street

May 15, 2019

Application: New Construction—Infill

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 08310047400

Applicant: David Baird

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

Description of Project: Application is to construct a two-story infill house with a flat roof.

Recommendation Summary: Staff recommends approval of the house with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. MHZC approved the front setback in the field prior to construction;
3. The second story be set back a minimum of eight feet (8') from the wall of the first story;
4. A walkway be added from the street to the front porch;
5. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
6. Staff approve the color and texture of the vertical metal siding prior to purchase and installation; and
7. Staff approve the location of the HVAC and all utilities prior to purchase and installation.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce 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 setback reductions 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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

Background: 413 Bushnell is a sixty-foot (60') wide lot that is vacant was and formerly part of 415 Bushnell, the lot to its north/left (Figure 1). This lot is part of the Little Hollywood section of Lockeland Springs.



Figure 1. The lot at 413 Buchnell.

Analysis and Findings: Application is to construct a two-story infill house with a flat roof.

Height & Scale: The applicant proposes a two-story house. The predominant form along Bushnell Street is one to one-and-a-half stories. Staff finds a two-story form could be appropriate in this location for several reasons. The overall height of the house at twenty-four feet, six inches (24'6") from grade at the front is comparable to the heights of the two adjacent historic one-and-a-half story houses. In addition, the flat roof form helps to keep the overall height of the two-story form minimal. However, staff recommends that the two-story portion be pushed back further so that there is a one story portion beyond the front porch and the second story is behind the front wall of the house by several feet (Figures 2 & 3). Staff recommends that the second story wall be pushed back a minimum of eight additional feet (8') from the front wall of the first story (Figures 4 & 5).

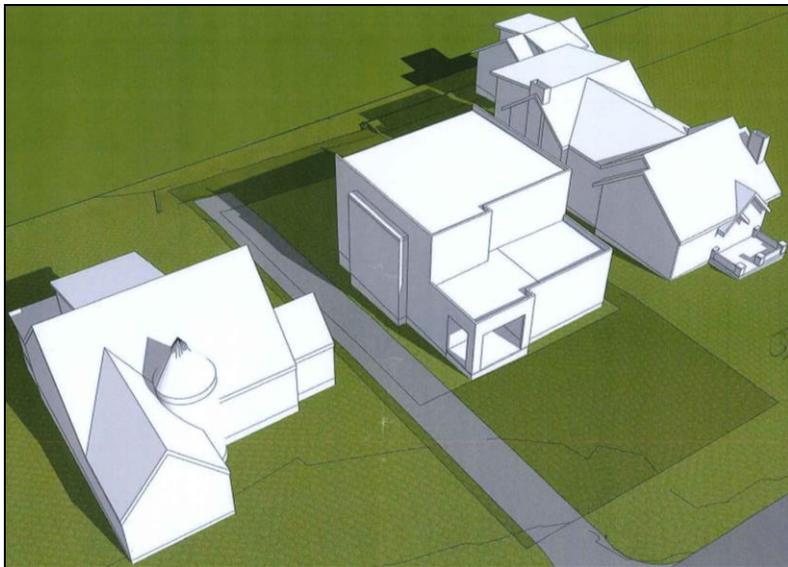
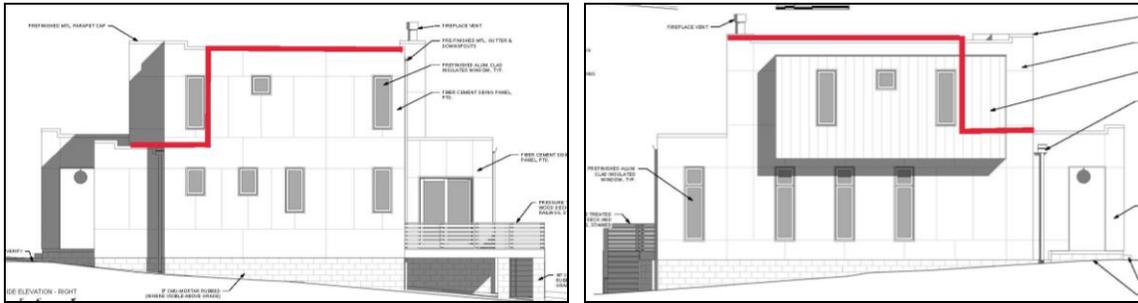


Figure 2. The massing study submitted by the architect prior to the official submission shows the second story wall stepped back from the front wall of the one-story portion of the house by several feet.



Figure 3 is the proposed massing, showing the first and the second stories stacking on top of one another.



Figures 4 & 5 show the approximate outline of an 8' setback.

With the condition that the second story wall be further pushed back, as shown in Figures 2, 4, and 5, staff finds that the height and scale meet the design guidelines.

The proposed infill is primarily thirty-six feet (36') wide, and it is on a sixty-foot wide lot. On the right side, there is a second story projecting bay that adds an additional two feet (2') to its width. By comparison, the historic house at 415 Bushnell is also thirty-eight feet (38') wide on a wide lot, and the other nearby houses on sixty-foot (60') wide lots are approximately thirty-two feet (32') wide. Although on the higher end, staff finds that the proposed width could relate to the width of the adjacent house if the two-story massing, not seen in the immediate vicinity, is pushed further back.

Staff finds that the infill's height and scale to meets Sections II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The infill's first floor level will approximate the front setback of the house at 411 Bushnell while also relating to the front setback of 415 Bushnell. The infill will meet all base zoning setbacks. It will be seven feet (7') from the right side property line and fifteen feet (15') from the left side property line. It will be fifty feet (50') from the rear property line. The house is shifted on the lot in order to accommodate a driveway on the left side, since there is no rear alley.

Staff finds that the infill's setback and rhythm of spacing to meet Section II.B.3. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Mortar Rubbed	Yes	No
Cladding	Fiber cement panels*	Smooth	Yes	No

Secondary Cladding	Prefinished standing seam metal siding**	Unknown	Yes	Yes
Roofing	Not visible	Not visible	Not visible	No
Trim	Cement Fiberboard	Smooth faced	Yes	No
Parapet Cap	Prefinished Metal	Typical	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Rear Deck floor/steps/Railings	Wood	Typical	Yes	No
Windows	Aluminum Clad	Not indicated	Unknown	Yes
Principle Entrance	Full light	Not indicated	Yes	Yes
Side/rear doors	Unknown	Not indicated	Yes	Yes
Driveway	Concrete	Typical	Yes	No

* The use of cement fiberboard panels is a contemporary take on the stucco that was used for the Spanish Colonial Revival style houses of Little Hollywood. The use of this material, as well as the parapet detailing and flat roof help the house fit the context of the neighborhood.

**Vertical metal siding is not a typical material in the historic neighborhood. However, here it is used as an accent material, in a limited area. Spanish Colonial Revival houses were known for their decorative ironwork, so this metal accent material can be seen as a contemporary interpretation of the metal work seen on historic houses of this style.

With staff's approval of the metal siding color and texture and all windows and doors, staff finds that the infill's known materials meet Section II.B.4. of the design guidelines.

Roof form: The proposed infill has a flat roof form. The design guidelines state that new construction should have a roof pitch of at least 6/12. Staff finds the flat roof portion to be appropriate, in this part of Lockeland Springs, and with the proposed materials and design detailing because the infill design is a modern interpretation of the Spanish Colonial Revival style houses found in this Little Hollywood neighborhood. The Commission has approved other flat-roofed houses with similar materials in detailing in this part of Lockeland Springs.

Staff finds that the infill's roof form meets Section II.B.5. of the design guidelines.

Orientation: The house is oriented towards Bushnell Street, which is appropriate. The entrance is behind an eight-foot (8') deep, partial-width front porch. Staff recommends a

walkway leading from the street to the front porch. There is no improved alley for this site, so vehicular access will be via a driveway to the left of the infill; the driveway will extend to the rear of the house.

Staff finds that the infill's orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the infill's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: As mentioned under "Orientation," there will be a driveway to the left of the house that extends to the rear of the infill. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house.

With staff's approval of the location of the HVAC and other utilities, staff finds that the infill meets Section II.B.9. of the design guidelines.

Recommendation Summary: Staff recommends approval of the house with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. MHZC approved the front setback in the field prior to construction;
3. The second story be set back a minimum of eight feet (8') from the wall of the first story;
4. A walkway be added from the street to the front porch;
5. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
6. Staff approve the color and texture of the vertical metal siding prior to purchase and installation; and
7. Staff approve the location of the HVAC and all utilities prior to purchase and installation.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Context Photos:



House to the left/north at 415 Bushnell Street



House to the right/south at 411 Bushnell



409 Bushnell St, to the right/south of the site



416 Bushnell, across the street from the site



412 Bushnell, across the street from the site.



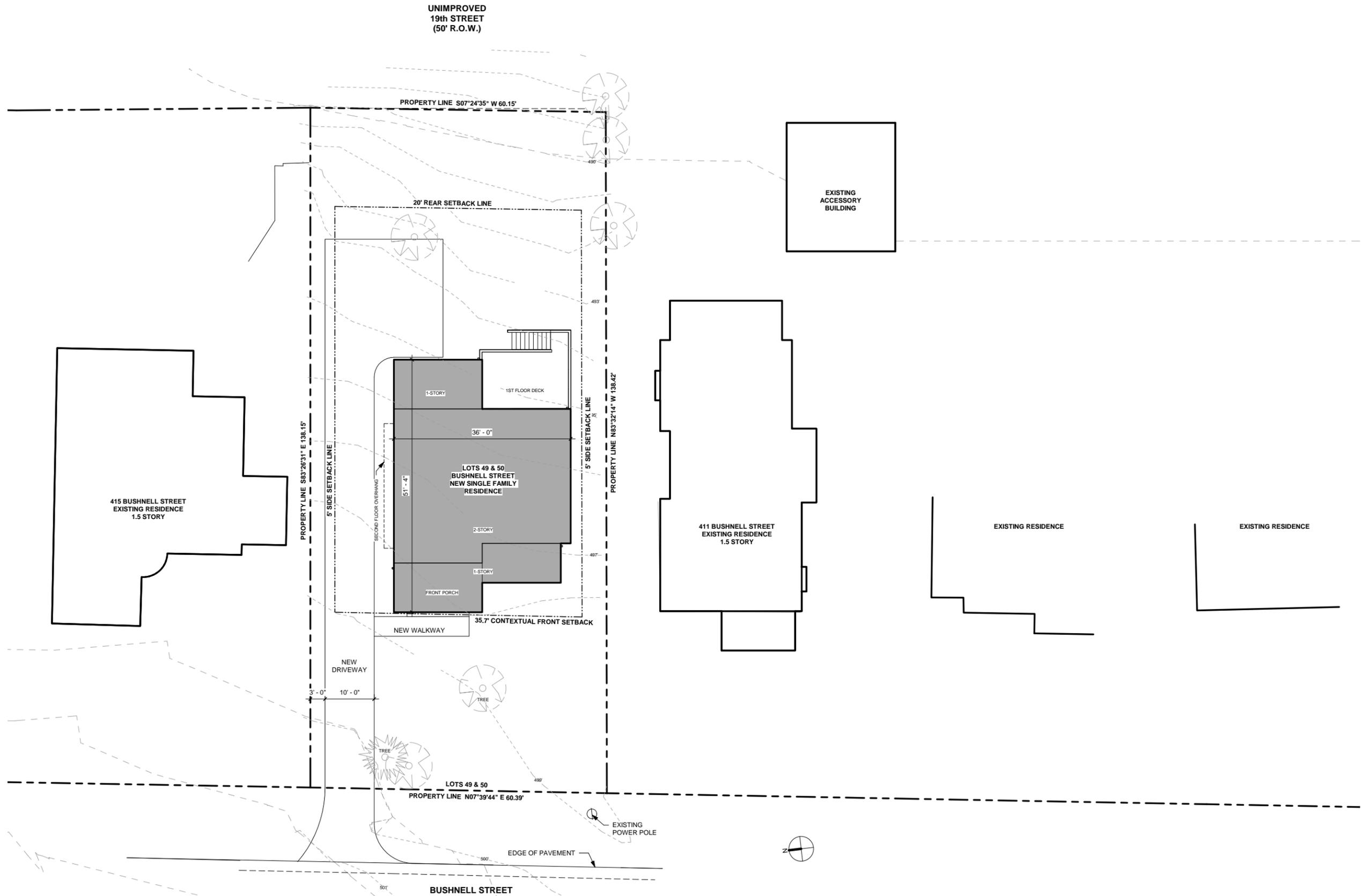
406 Bushnell, across the street from the site



1812 Ordway, Spanish Colonial revival infill approved by MHZC



1802 Lakehurst, Spanish Colonial revival infill approved by MHZC



LOTS 49 & 50 BUSHNELL ST. NASHVILLE, TN 37206

Designed For:
DREW SLOSS

NEW SINGLE FAMILY RESIDENCE

REVISIONS		
NUM.	DESCRIPTION	DATE

Project Phase:
MHZC SUBMITTAL SET

Project Number: **413**
Date: **5.7.2019**
SITE PLAN

MHZC 1.0

Building Ideas*
Architecture Interior Design Planning

David Baird, Architect
NCARB, LEED-AP

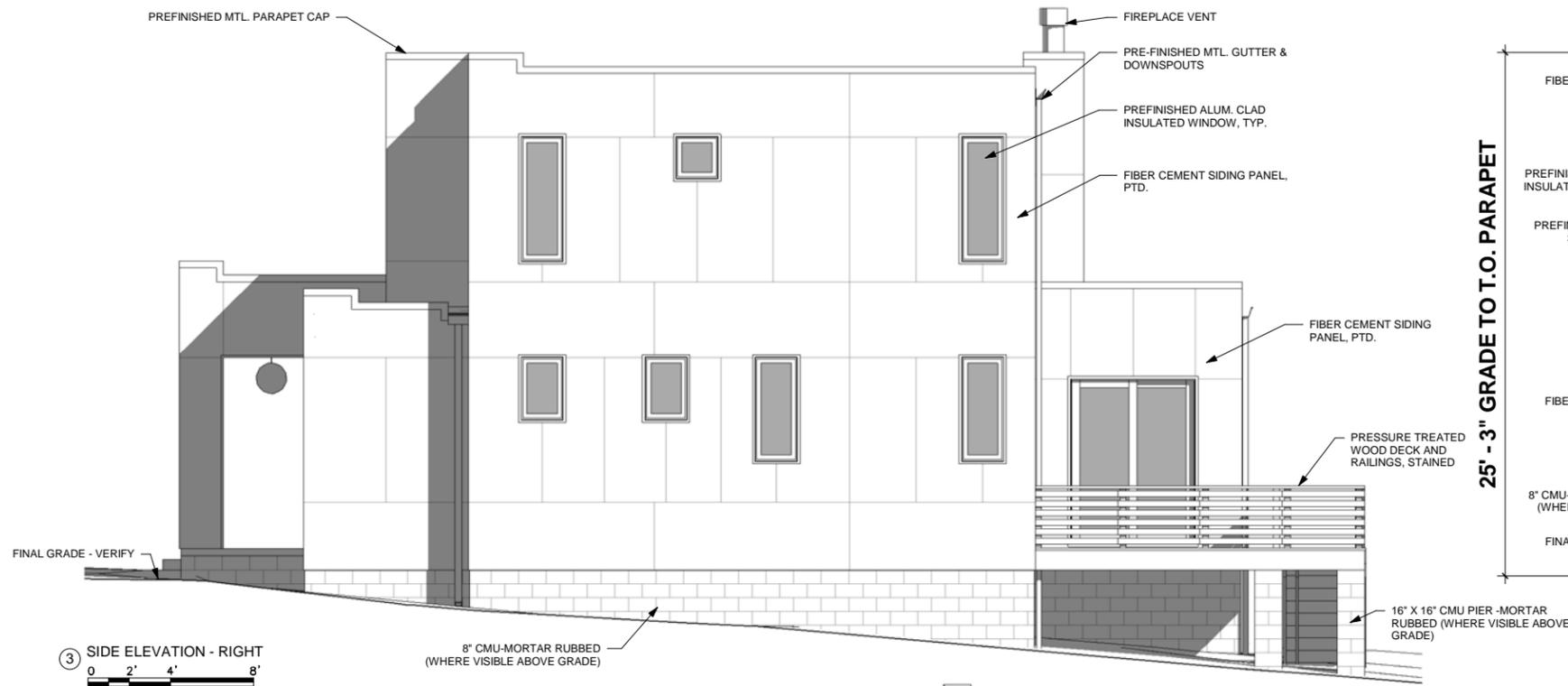
5411 Centennial Blvd.
Nashville, TN 37209

T 615-585-9410
dbaird@building-ideas.net

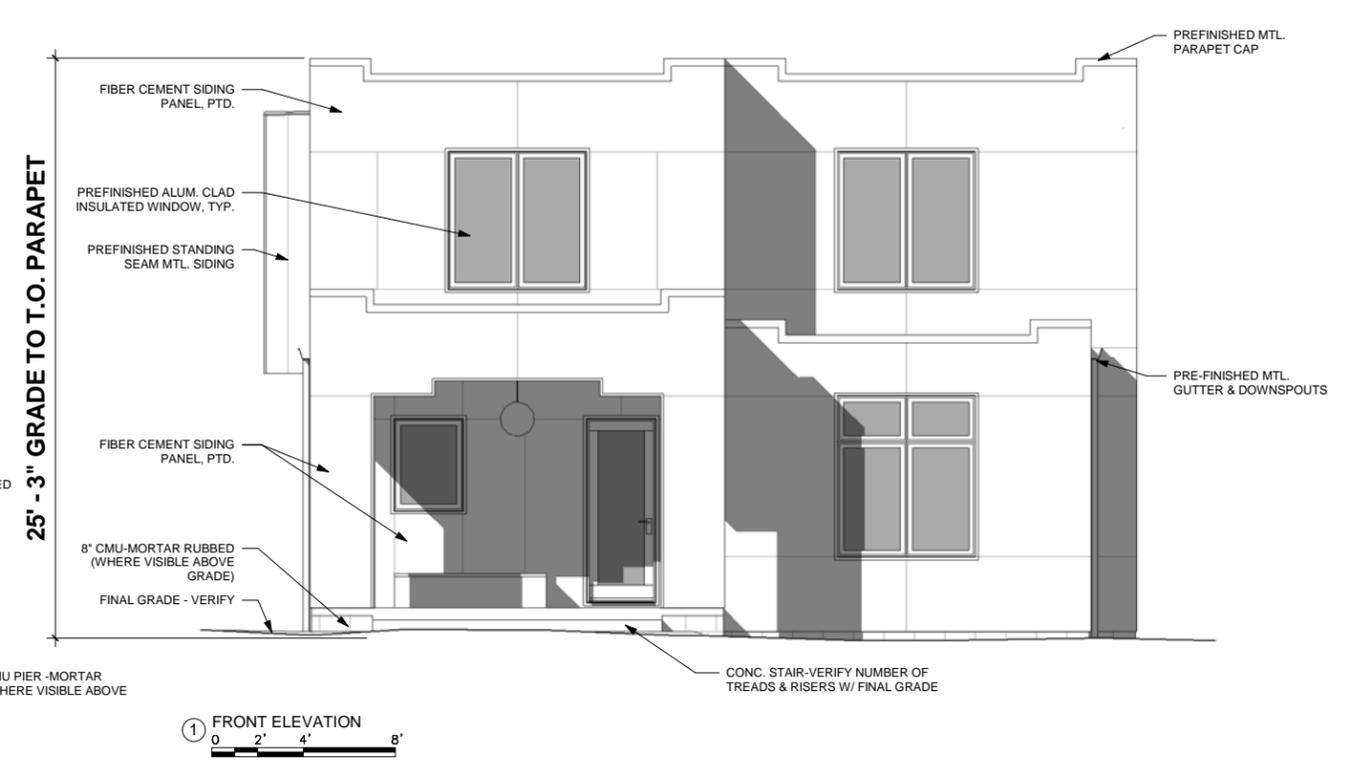
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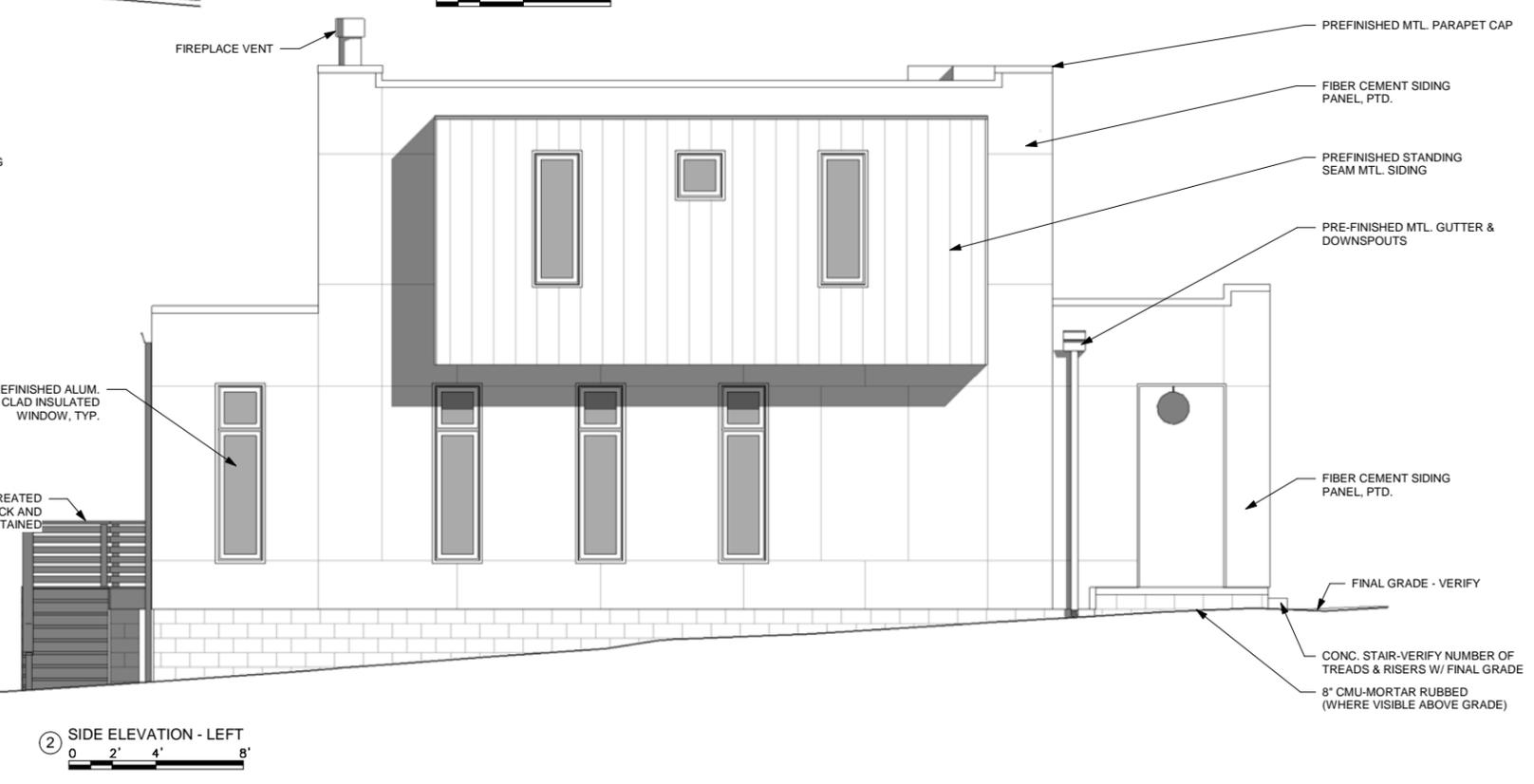
③ SIDE ELEVATION - RIGHT
0 2' 4' 8'



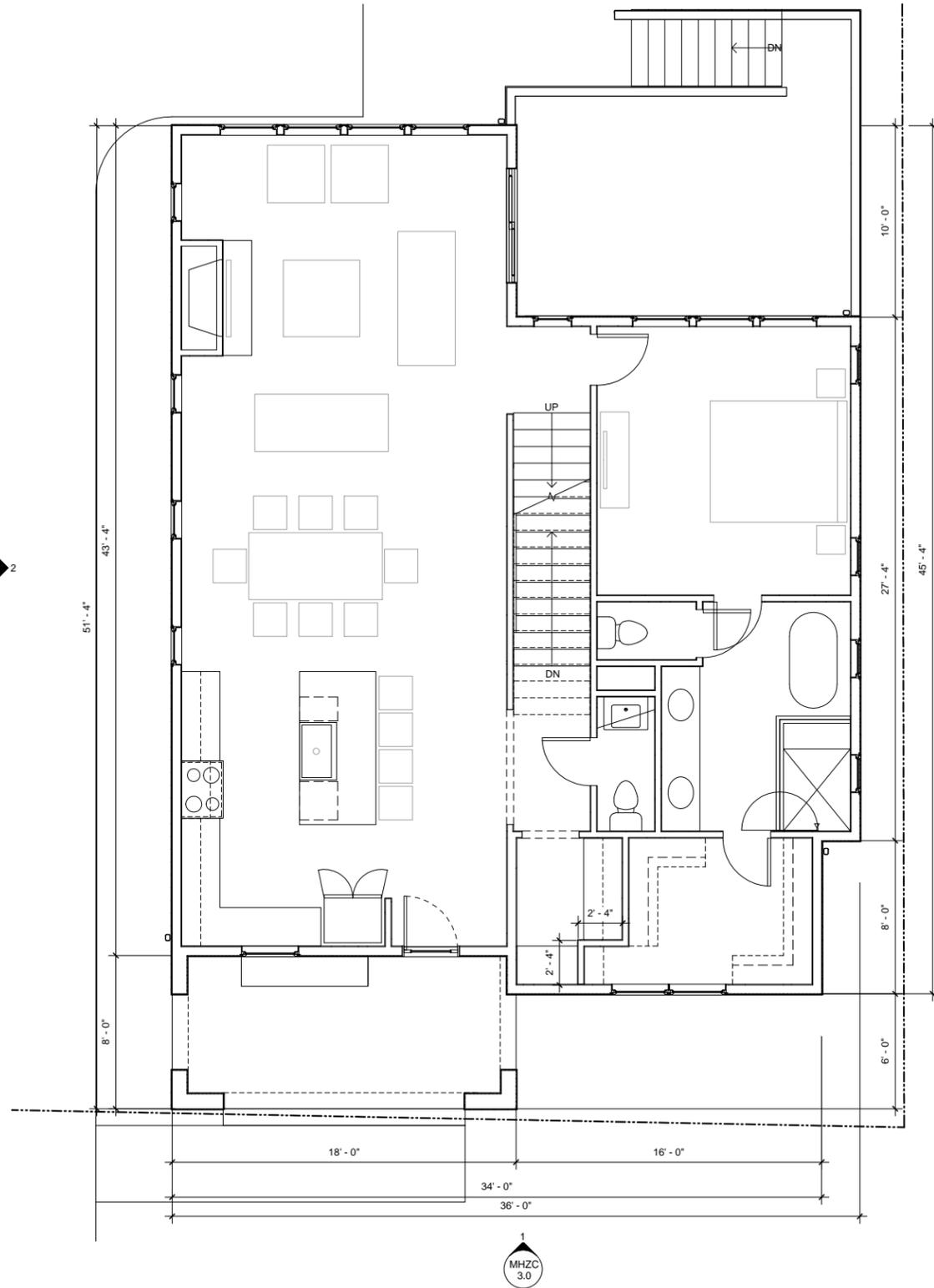
① FRONT ELEVATION
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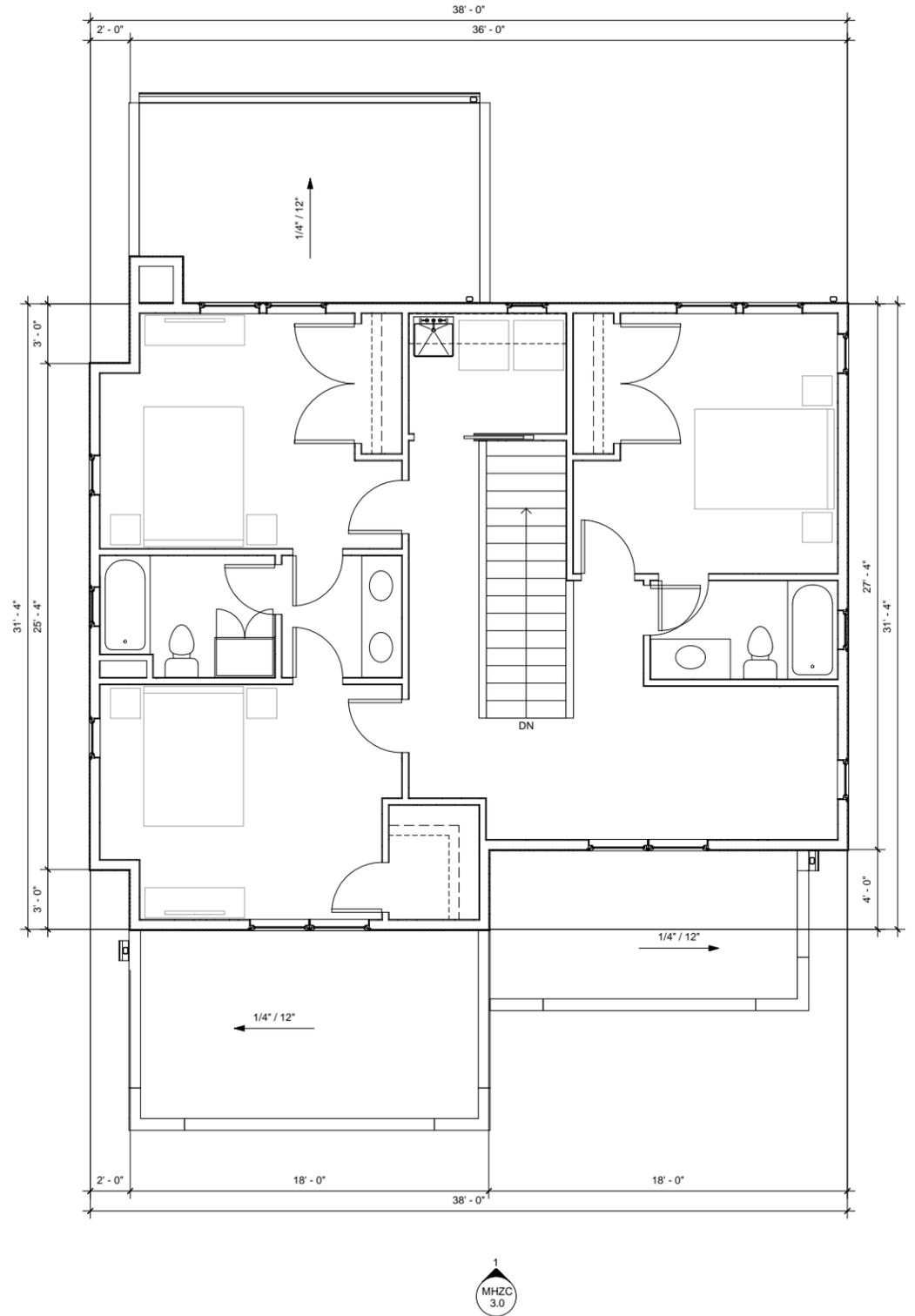
④ REAR ELEVATION
0 2' 4' 8'



② SIDE ELEVATION - LEFT
0 2' 4' 8'



① FIRST FLOOR PLAN



② SECOND FLOOR PLAN



Building Ideas*
 Architecture Interior Design Planning
 David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
 dbaird@building-ideas.net

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Designed For:
DREW SLOSS

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FLOOR PLANS

MHZC 3.1

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5/7/2019 10:12:58 AM



David Baird, Architect
NCARB, LEED-AP
5411 Centennial Blvd.
Nashville, TN 37209
T 615-585-9410
dbaird@building-ideas.net

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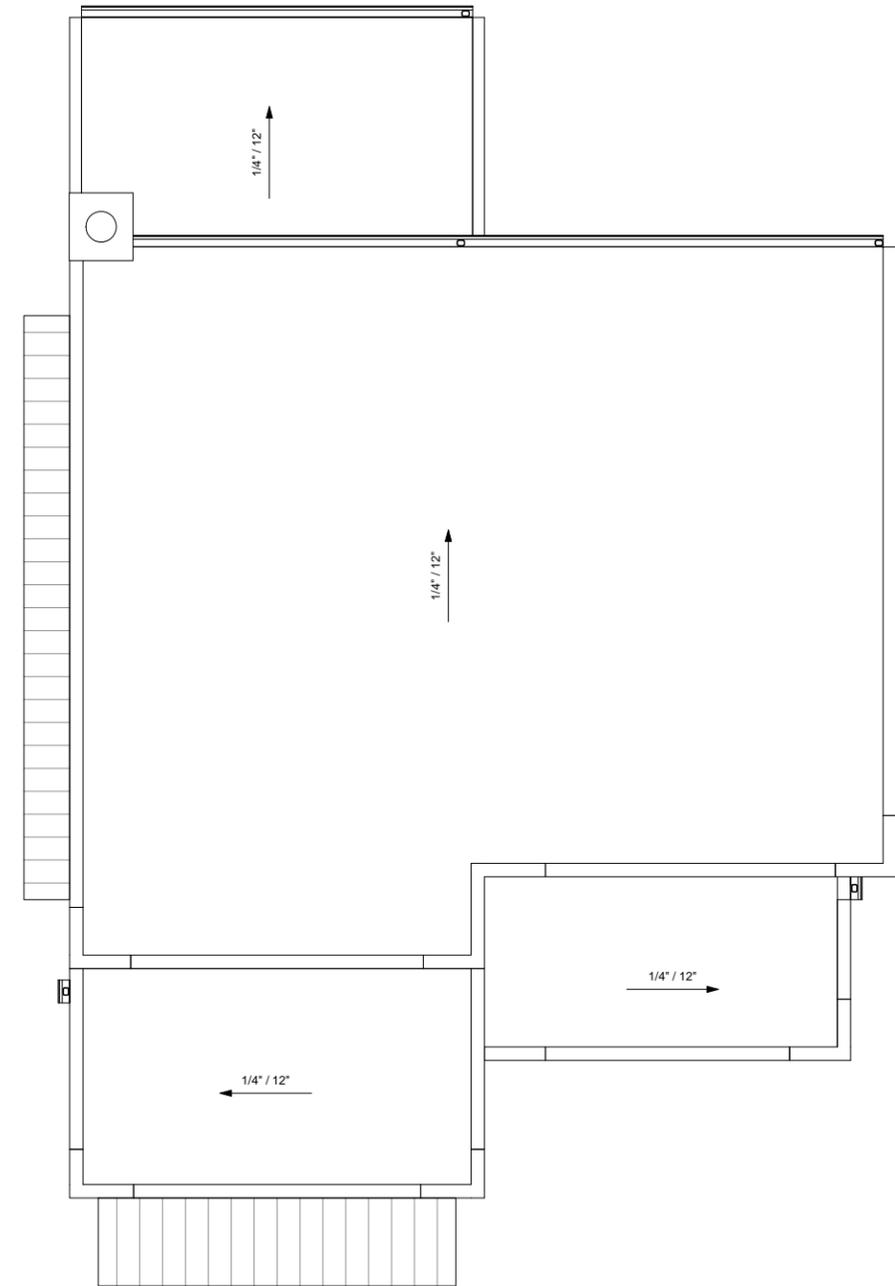
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Date: **5.7.2019**

ROOF PLAN

MHZC 3.2

1 ROOF PLAN
0 2' 4' 8'





① STREET ELEVATION

Building Ideas*
 Architecture Interior Design Planning
David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
 dbaird@building-ideas.net

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 Date: **5.7.2019**
STREET ELEVATION

MHZC 1.1

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3D VIEW 1



3D VIEW 2



Architecture Interior Design Planning
David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
 dbaird@building-ideas.net

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3D VIEWS 1 & 2

MHZC 2.0

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3D VIEW 4

Building Ideas*
 Architecture Interior Design Planning
David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
 dbaird@building-ideas.net

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3D VIEW 4

MHZC 2.1

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3D VIEW 5

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 David Baird, Architect
 NCARB, LEED-AP
 5411 Centennial Blvd.
 Nashville, TN 37209
 T 615-585-9410
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3D VIEW 5

MHZC 2.2

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