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
503 and 505 Buchanan Street
June 19, 2019

Application: New construction—Infill and Outbuilding;
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108046600 and 08108046500
Base Zoning: R6
Applicant: Kent Basile
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Infill construction of new residences and detached carports on two vacant lots.

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

1. The finished floor heights be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setbacks be verified by MHZC staff in the field;
3. The front porches be a minimum of six feet (6') deep;
4. All changes in materials happen at the floor level;
5. The front porch wood posts be milled smooth and painted;
6. Staff approve brick and stone samples;
7. Staff approve the roofing color, windows and doors;
8. The horizontal window openings be square or vertically oriented and at least four square feet (4 sq. ft.) in size;
9. A site plan be submitted that shows the adjacent houses and their front setbacks; and
10. The HVACs be located behind the houses or on either sides, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infills meet Section III for New Construction in the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

Attachments
A: Photographs
B: Site Plan
C: Floor plans
D: Elevations

Vicinity Map:

Aerial Map:

Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.

2. The Commission has the ability to determine appropriate building setbacks 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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)

· Lap 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.
· Stone or brick foundations should be of a compatible color and texture to historic foundations.
· When different materials are used, it is most appropriate to have the change happen at floor lines.
· Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
· Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
· Texture and tooling of mortar on new construction should be similar to historic examples.
· *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.

2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

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

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.

3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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.

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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.

3. Roof
   a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
   b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
   c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

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'.

4. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. 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.
   e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim
   a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
   b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
   c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
   d. Stud wall lumber and embossed wood grain are prohibited.
   e. 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.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
   a. 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.
   b. 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.
   c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.
· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate

configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
· There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.
· On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
· On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
· Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

I. Utilities

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

2. 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.

Background: 503 and 505 Buchanan are two vacant lots (Figures 1 & 2). To the right of 505 Buchanan is a two-story building that was built prior to the designation of the overlay. In 2018, MHZC approved infill houses for both of these lots, but those houses were not constructed. These applications represent a new submission by a different applicant.

Figure 1. 503 Buchanan


Figure 2. 505 Buchanan

Description of Project: Infill construction of new residences and detached carports on two vacant lots.

Height & Scale: The new buildings will be two stories tall with a maximum height of thirty-three feet, ten inches (33'10") from grade to the peak of the roof, with an eave height of twenty-one feet, six inches (21'6") above grade and a floor height of two feet (2'). The design guidelines for the Salemtown NCZO allow new construction to be two stories and up to thirty-five feet (35') tall. Staff recommends as a condition of approval that the compatibility of the floor height be verified by an inspection at the start of construction.

The houses are thirty-four feet, one inch (34'1") wide at the front, which is in keeping with other infills approved by MHZC in Salemtown. The depth of the buildings will be approximately forty-nine feet (49') including a five foot (5') deep front porch and a ten foot (10') deep rear porch. The design guidelines state that front porches should be a minimum of six feet (6') deep. Staff therefore recommends that the front porches be at least six feet (6') deep.

With the condition that the front porches be at least six feet (6') deep, staff finds that the height and scale of the proposed infill will be compatible with the surrounding context and meet sections III.A and III.B of the design guidelines.

Setback & Rhythm of Spacing: The new buildings will be five feet (5') from the side property lines and over thirty feet (30') from the rear property line. The front setbacks are seventeen feet, six inches (17'-6"). This is slightly forward of the non-contributing building to the right but matches the front setback of the nearest contributing building on this block.

Staff finds that the proposed infills meet Section III.C of the design guidelines, with a recommended condition that the appropriate front setback shall be verified on site before construction begins.

Roof form: The roofs of the infill houses have various roof forms. On the right-hand side is a 12/12 hipped form. The main form of the left-hand side is a side gable with an 8/12 pitch. Also on the right side is a long, 3/12 shed roof. The shed roof conceals the rear rooftop deck, as MHZC has required that rear rooftop decks be surrounded by roof on at least three sides. Staff finds that while the roof form does meet the design guidelines, it could use some simplification, particularly on the left side. Staff is willing to work with the applicant on simplifying the roof design while still meeting the design guidelines.

Staff finds that the project meets section III.E of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Stone veneer	Not Indicated	Yes	Yes
Primary Cladding	Brick*	Not Indicated	Yes	Yes
Secondary Cladding	Cement Fiberboard Lap Siding*	5”	Yes	No
Primary Roofing	Architectural Shingles	Not Indicated	Yes	Yes
Trim	Wood	Typical	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood, square	Not indicated**	Yes	Yes
Principal Entrance	2/3 Glass Doors	Not Indicated	Unknown	Yes
Windows	Double Hung Sash	Not Indicated	Unknown	Yes
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

* Although brick and siding are appropriate cladding materials, staff notes that the change in materials typically happen at the floor line. However, the drawings show that on the front façade, left side, the second story is lap siding, but at the corner, the material transitions to brick on the second story. This type of material transition is not something you see historically and can create an awkward material change. Staff recommends that any material change happen at the floor level rather than from one façade to the next.

** The front porch posts are drawn as if they are rough wood. Staff recommends that the wood posts be milled smooth and painted.

With the conditions that material changes happen at the floor level; the front porch posts are milled smooth and painted; and that staff approve a brick sample, stone sample, roof color, and all windows and doors, staff finds that the project meets Section III.D of the design guidelines.

Orientation: The new buildings will be oriented with the primary façades facing Buchanan Street directly, as is typical of historic houses nearby. The site plans indicate that there will be walkways added in the front yard connecting the front porches to the sidewalk. Vehicular access will be via the rear alley, which is appropriate. As noted under "Height and Scale," the front porches should be a minimum of six feet (6') deep.

With the condition that the front porches be at least six feet (6') deep, staff finds that the project will meet section III.F of the design guidelines.

Proportion and Rhythm of Openings**:** The windows are generally twice as tall as they are wide, as is typical of the proportions of openings on historic buildings nearby. There are two horizontal window openings on the left elevation and staff recommends that they be square or vertically-oriented and at least four square feet (4 sq. ft.) in size. Other than that, the pattern of window placement is also compatible with nearby historic buildings, and there are no large expansions of wall space without a window or door opening.

With the condition that the horizontal window openings be square or vertically oriented and at least four square feet (4 sq. ft.) in size, staff finds that the proposed infill will meet section III.G of the design guidelines.

Appurtenances & Utilities: The proposal includes front walkways and rear driveways, which is appropriate. The location of the HVACs was not indicated. Therefore staff recommends that it be located on the rear façade, or on a side façade beyond the midpoint of the house.

With that condition, Staff finds that the project meets section III.I of the design guidelines.

Outbuilding: The applicant plans to construct a one-story outbuilding/carport on each lot.

Site Planning & Setbacks: The proposed outbuildings will be larger than seven hundred square feet (700 sq. ft) in footprint. For outbuilding with a footprint of larger than seven hundred square feet (700sqft), the setback requirements are as follows:

	Minimum	**Proposed Outbuilding**
Rear Setback	5’	6’9”
Right Side Setback	3’	5’6”
Left Side Setback	3’	16’3”
Distance between principal building & outbuilding	20’	8’8”*

Typically, MHZC requires a minimum of twenty feet (20’) of space between the back of the house and any outbuilding. However, in this case, the applicant is proposing just eight feet, eight inches (8’8”). Staff finds this reduced distance to be appropriate, in this instance, because the lot is particularly shallow at less than one hundred feet (100’). That is fifty to one hundred feet (50’-100’) less than the standard lot depth within the Salemtown Neighborhood Conservation Zoning Overlay. In fact, MHZC previously approved for this site an infill design that contained an attached garage, due to the shallowness of the lot. Staff there finds that the DADU’s location and setbacks meet the design guidelines and the DADU ordinance.

Massing Planning:

	Potential maximums	Existing conditions	Proposed Outbuilding
Ridge Height	25’ unless existing building is less	32’	14’
Eave Height	1 story, 10’, unless existing building is less	20’	7’

	Lot is less than 10,000 square feet	Proposed Outbuilding
Maximum Square Footage	750 sq. ft.	412 Sq. ft.

Staff finds that the proposed massing for the outbuilding meets Section III.H. of the design guidelines.

Roof Shape:

Proposed Element	**Proposed Form**	**Typical of district?**
Primary form	Gable	Yes
Primary roof slope	6/12	Yes

The roof form and pitches are similar to historic outbuildings and are compatible with the historic house's roof form. Staff finds that the proposed roof form meets Section III.H. of the design guidelines.

Materials:

	Proposed	**Color/Texture**	**Approved Previously or Typical of Neighborhood**	**Requires Final Review?**
Foundations	Concrete Slab	Typical	Yes	No
Cladding	Fiber cement siding	smooth, 5" reveal	Yes	No
Roofing	Asphalt shingle	Unknown	Unknown	Yes
Trim	Wood or Fiber cement board	smooth	Yes	No
Vehicular Door	Not indicated	Needs final approval	Unknown	Yes

With staff's final approval of all windows and doors and the roof shingle color and texture, staff finds that the known materials meet Section III.D. and III.H. of the design guidelines.

General requirements for Outbuildings

The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

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

Staff finds that the project meets Section III.H. of the design guidelines.

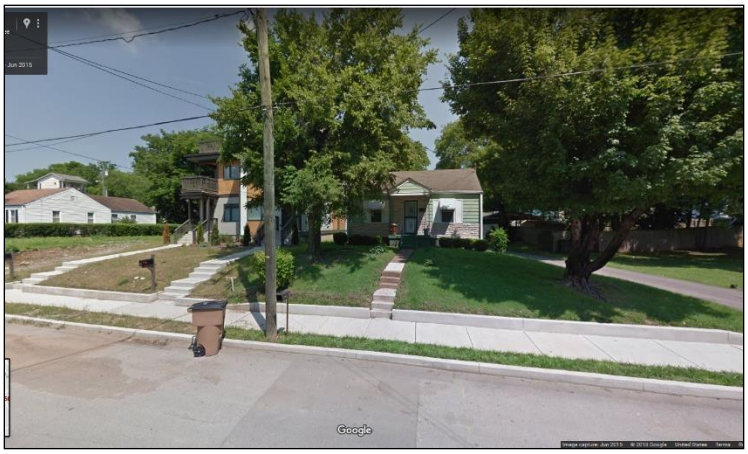
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor heights be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setbacks be verified by MHZC staff in the field;
3. The front porches be a minimum of six feet (6') deep;
4. All changes in materials happen at the floor level;
5. The front porch wood posts be milled smooth and painted;
6. Staff approve brick and stone samples;
7. Staff approve the roofing color, windows and doors;
8. The horizontal window openings be square or vertically oriented and at least four square feet (4 sq. ft.) in size;
9. A site plan be submitted that shows the adjacent houses and their front setbacks; and
10. The HVACs be located behind the houses or on either sides, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infills meet Section III for New Construction in the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

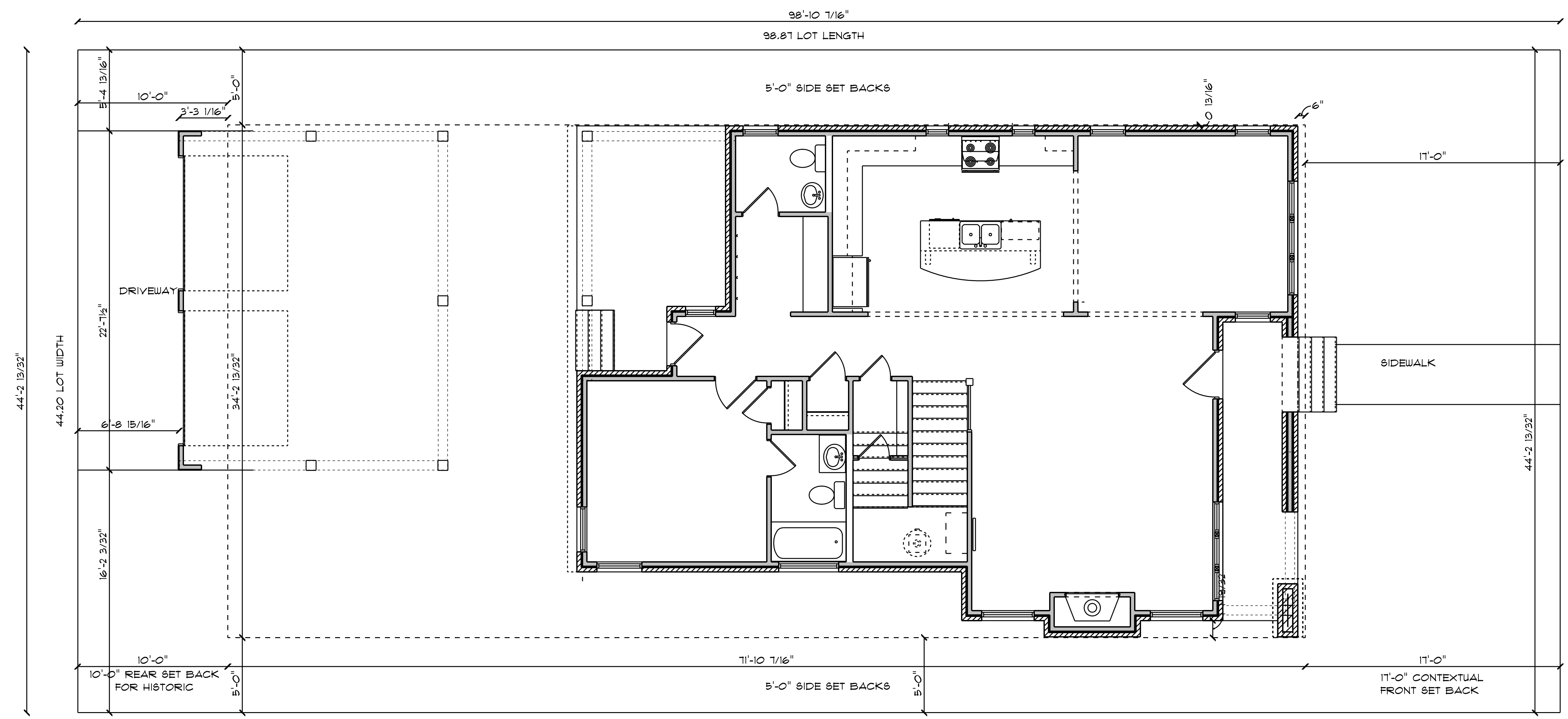
PHOTOS

507 and 509 Buchanan St



506 and 504 Buchanan St

Commercial building at 1725 5th Ave N, adjacent to subject property



SITE LAYOUT

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE
CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPOSIBILTY TO COORDINATE
ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS
WITH THE FRAMEWORDK AND AESTHETICS OF THIS HOME

MAIN FLR.......1281 sf. RF DECK..243 sf.
2nd FLR.........1234 sf.
TOTAL............2515 sf.
GARAGE...........413 sf.
FR. PORCH.....103 sf.
2nd FLR. PO.....48 sf.
COV'D PAT......143 sf.

503 Buchanan St.
Nashville, TN 37208

Superior Development, LLC
Jason Leonard - President
615-578-3412 (Cell) 615-420-6160 (Office)
http://www.Superior.Build
http://www.facebook.com/superiordevelopmentllc
@BuiltbySuperior

Scale 1/8" = 1'
ON 11"x17" PAPER
Scale 1/4" = 1'
ON 24"x36" PAPER

Date:
6.11.19

A-8

GENERAL NOTES

1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS, AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-INS, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTINGS, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF AN ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONS COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRATOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATIONOF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. AND IS RESPONSIBLE FOR THE PROVISIONS OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE MINIMUM OF 3'-6" CLEAR HEIGHT TO SRUCTURE.
11. ELECTRICAL: THE GENERAL CONTRATOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLANCES, EQUIPMENT, COUNTERTOPS, AND CASE WORK.
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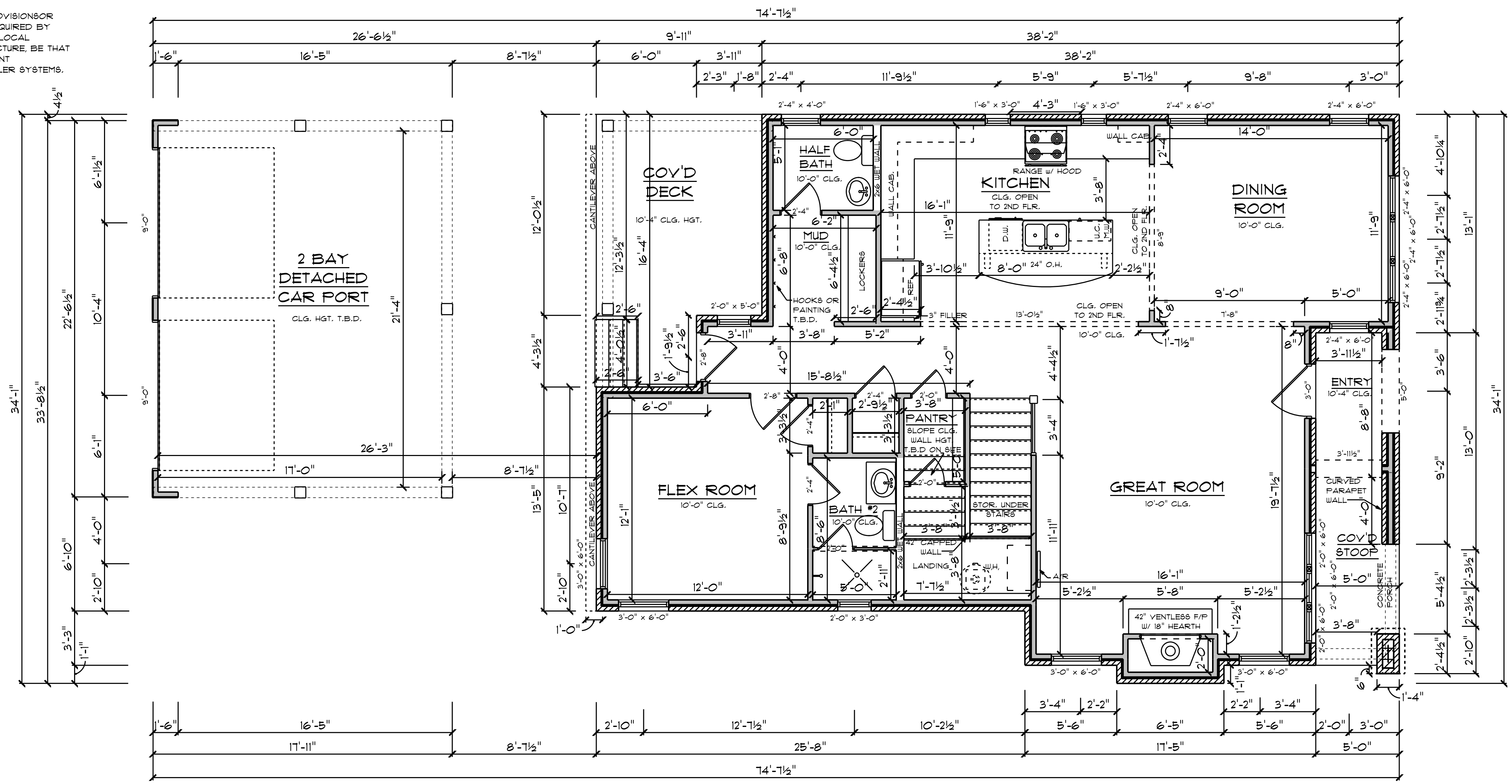

MAIN FLOOR PLAN

2' 4' 8' 16'

Graphic Scale

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GARAGE.........413 sf.
FR. PORCH....103 sf.
2nd FLR. PO....48 sf.
COV'D PAT.....143 sf.

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Scale 1/4" = 1' ON 24"x36" PAPER

Date: 6.11.19

A-1

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7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SILTRATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE
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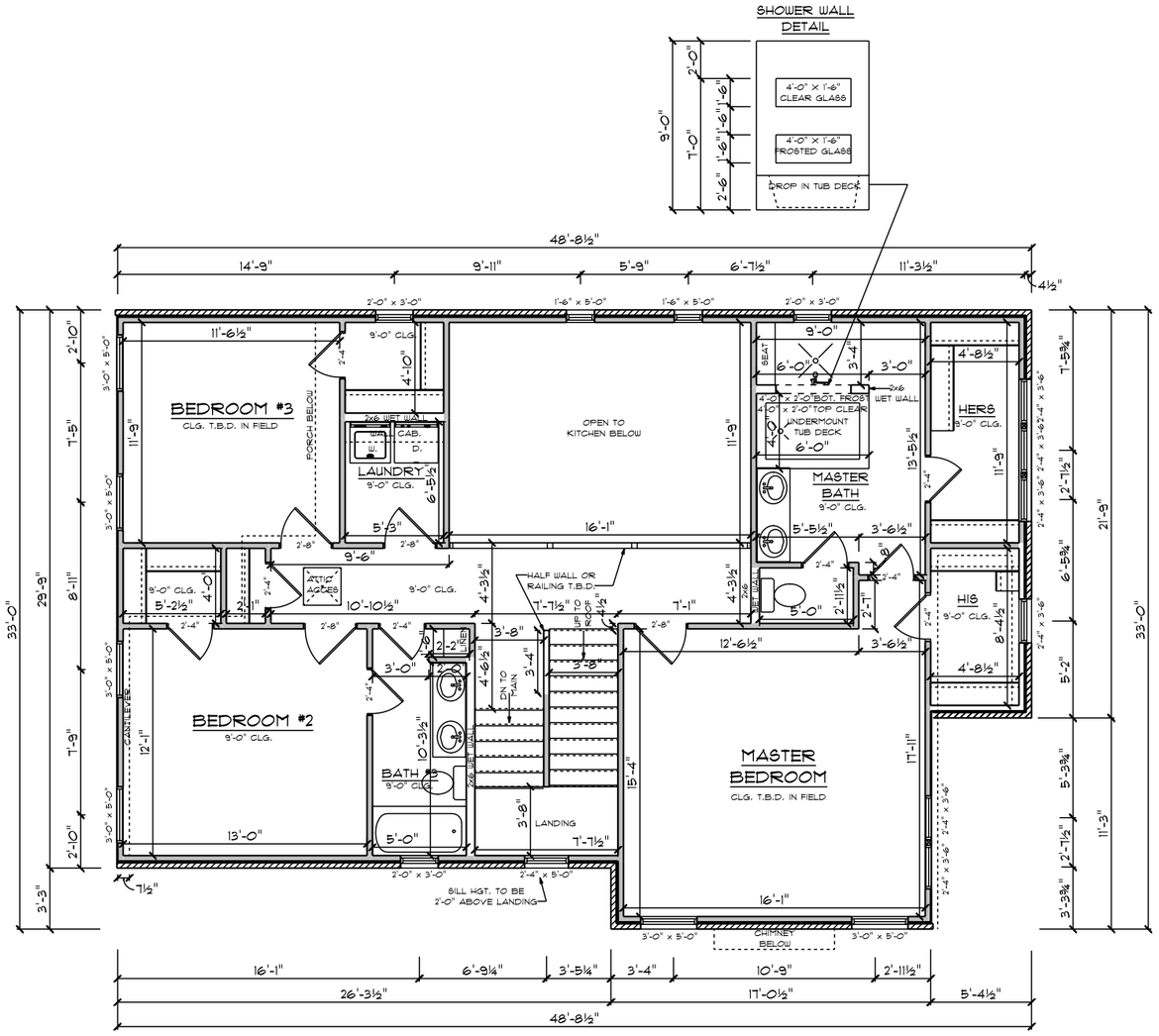

SECOND FLOOR PLAN

2' 4' 8' 16'
Graphic Scale

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Date: 6.11.19

A-2

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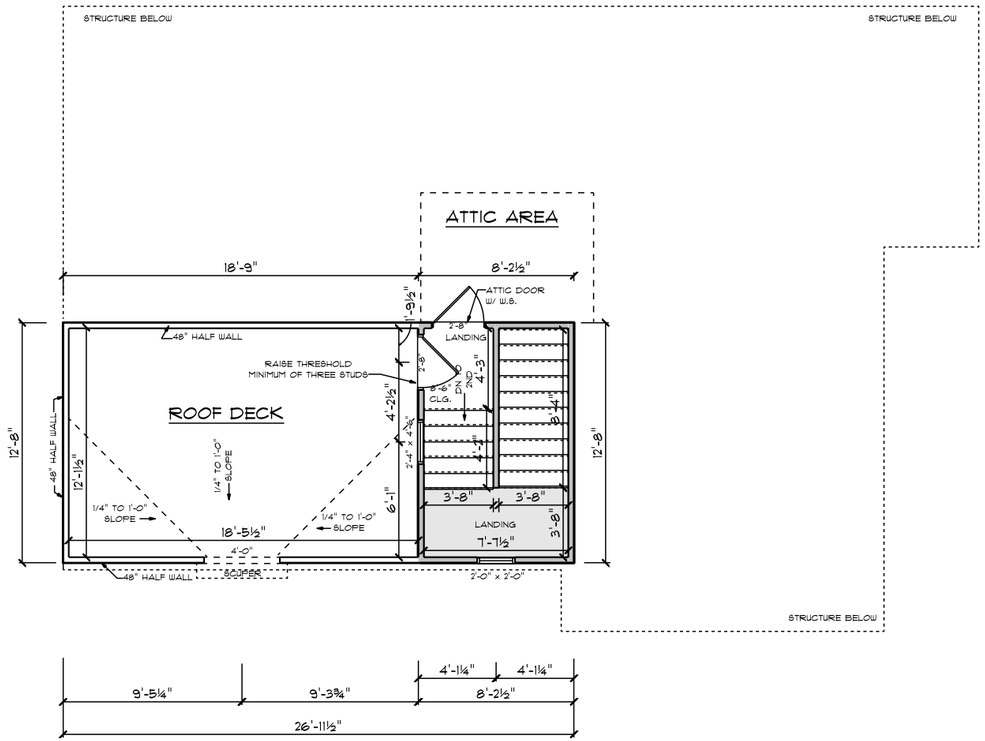

ROOF DECK LAYOUT

2' 4' 8' 16'

Graphic Scale

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Date: 6.11.19

A-3

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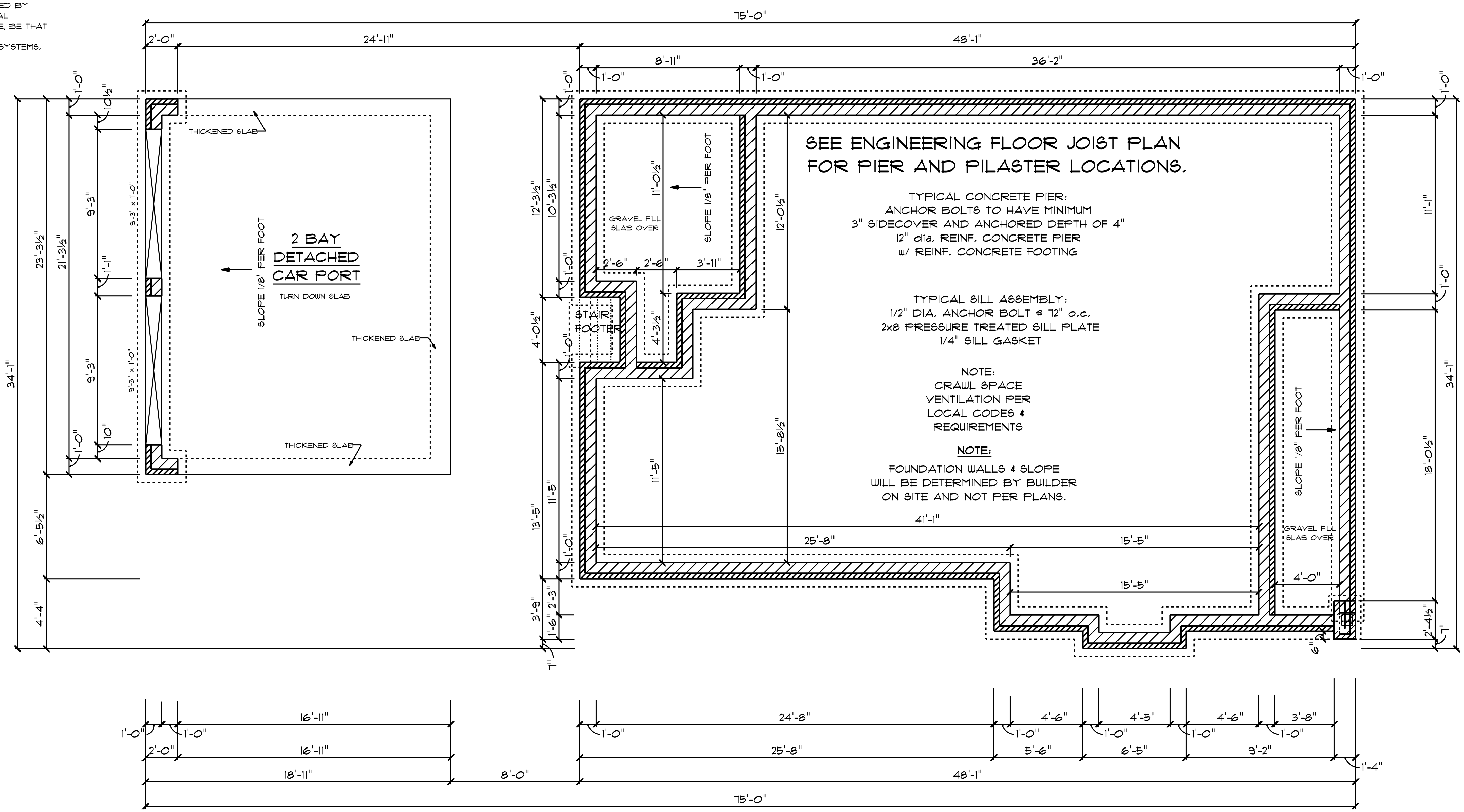

FOUNDATION LAYOUT

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Graphic Scale

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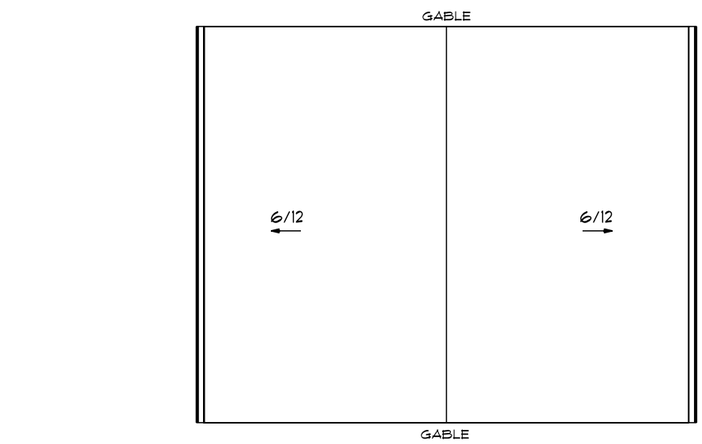
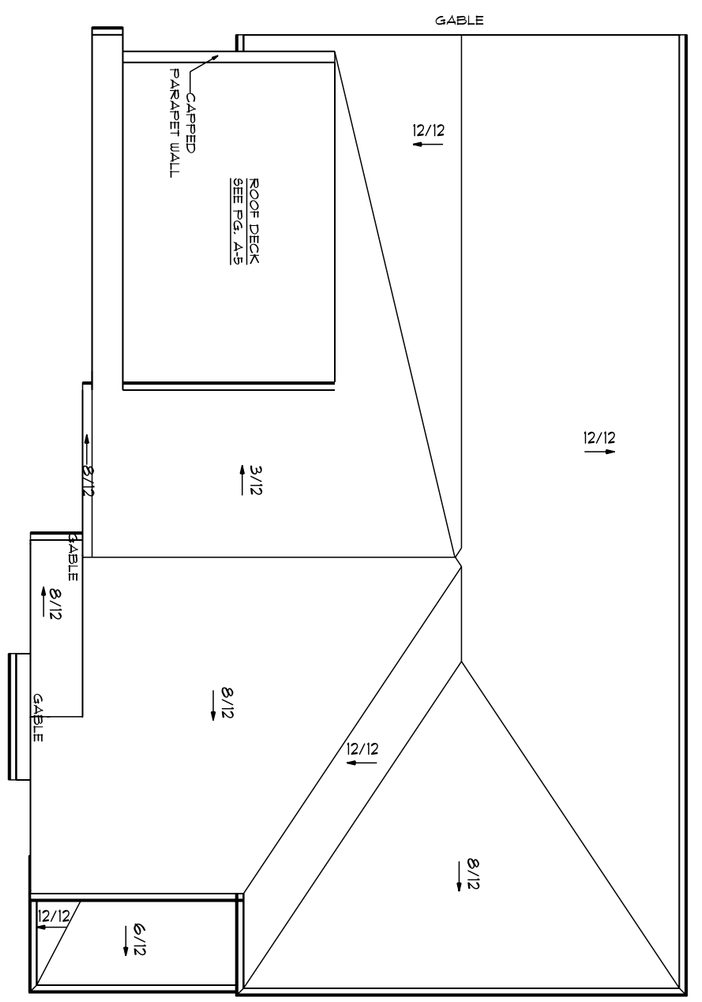
A-4

ROOF LAYOUT





A-5

Date: 6.11.19

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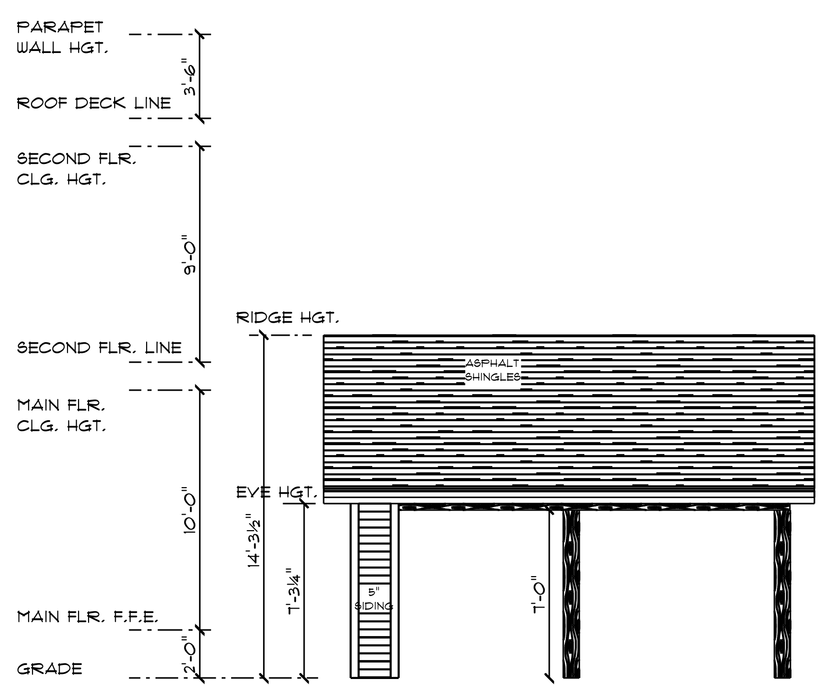
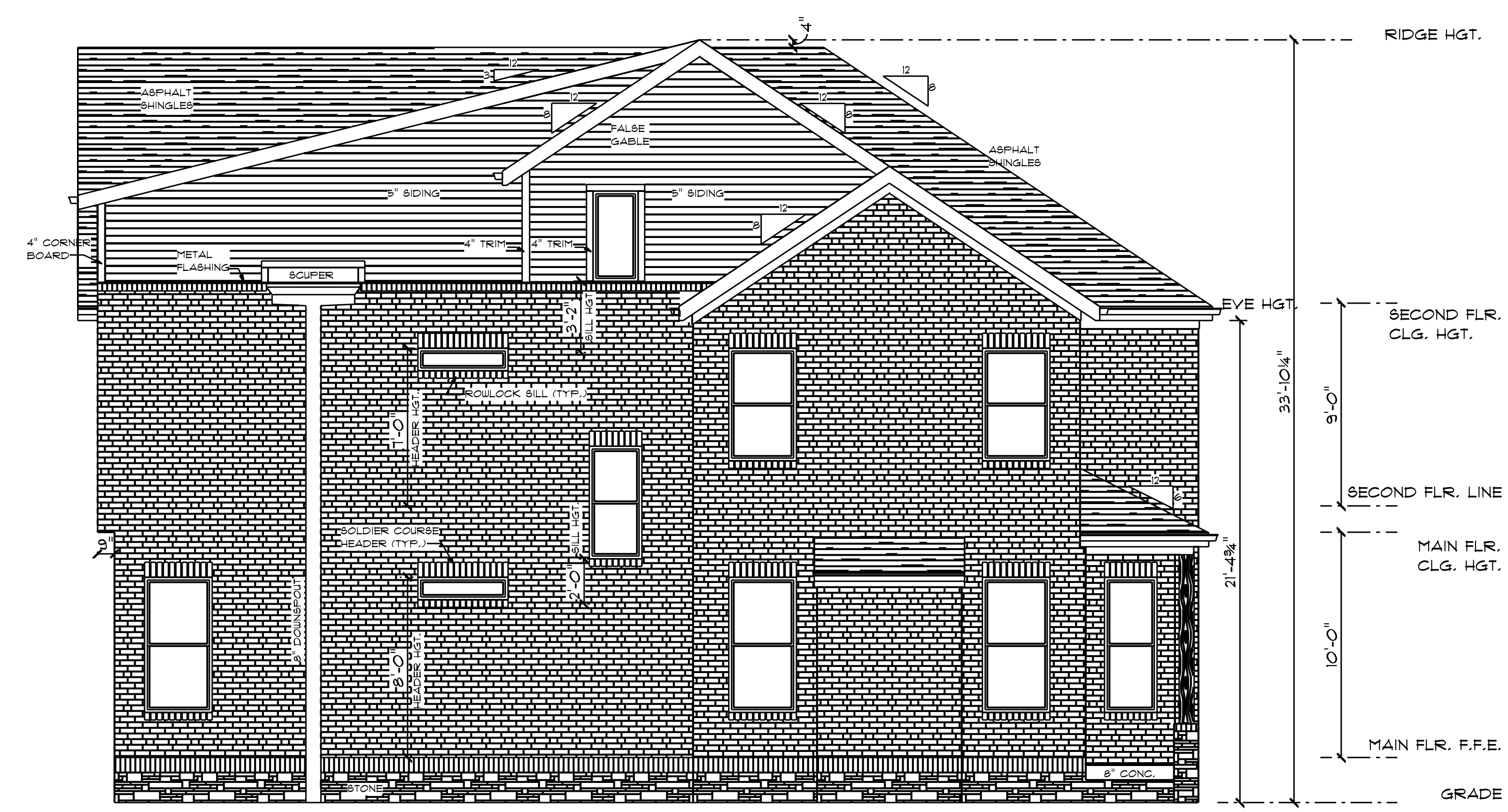
FRONT ELEVATION





LEFT ELEVATION

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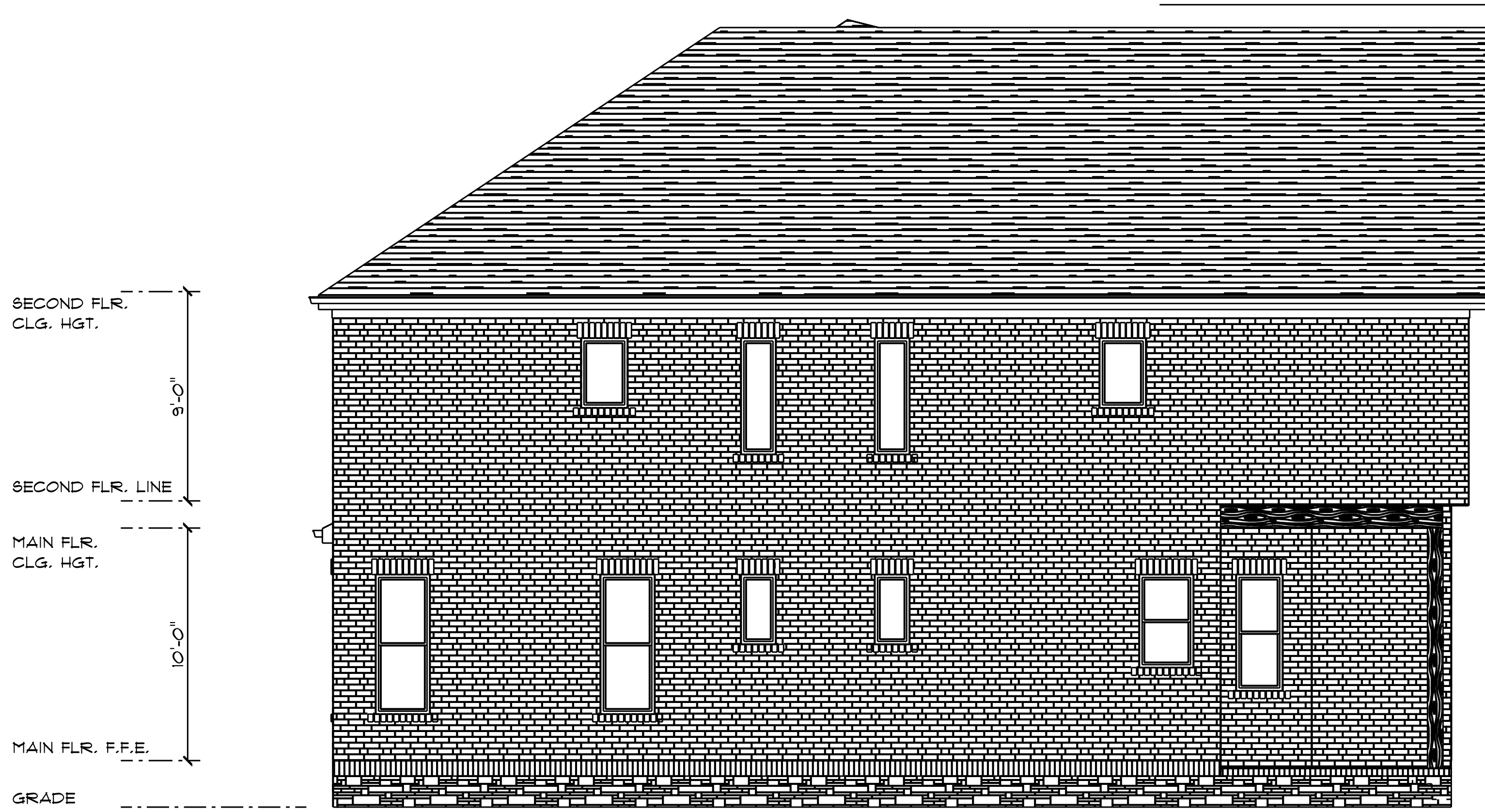
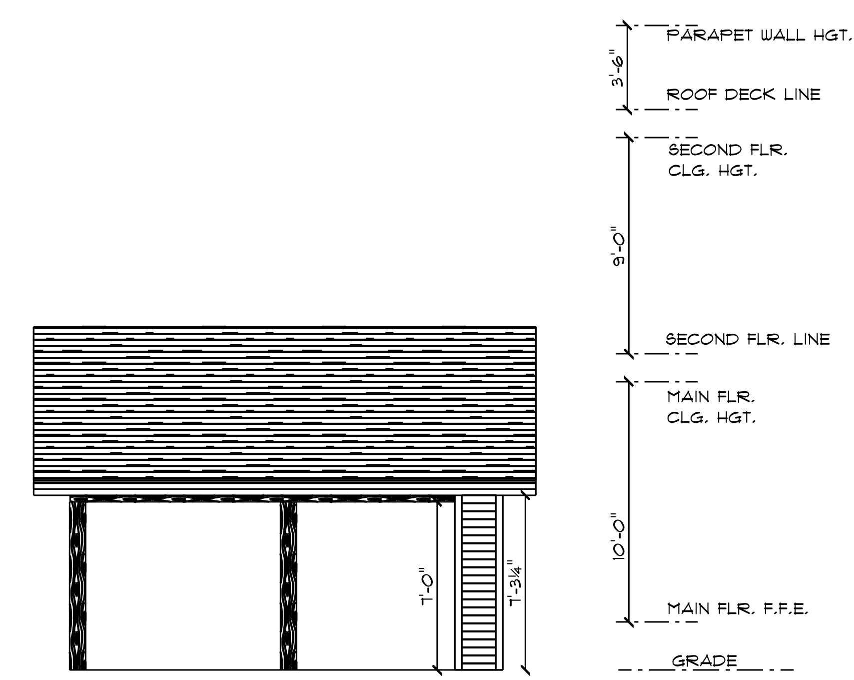
A-6

REAR ELEVATION





RIGHT ELEVATION

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A-7