

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

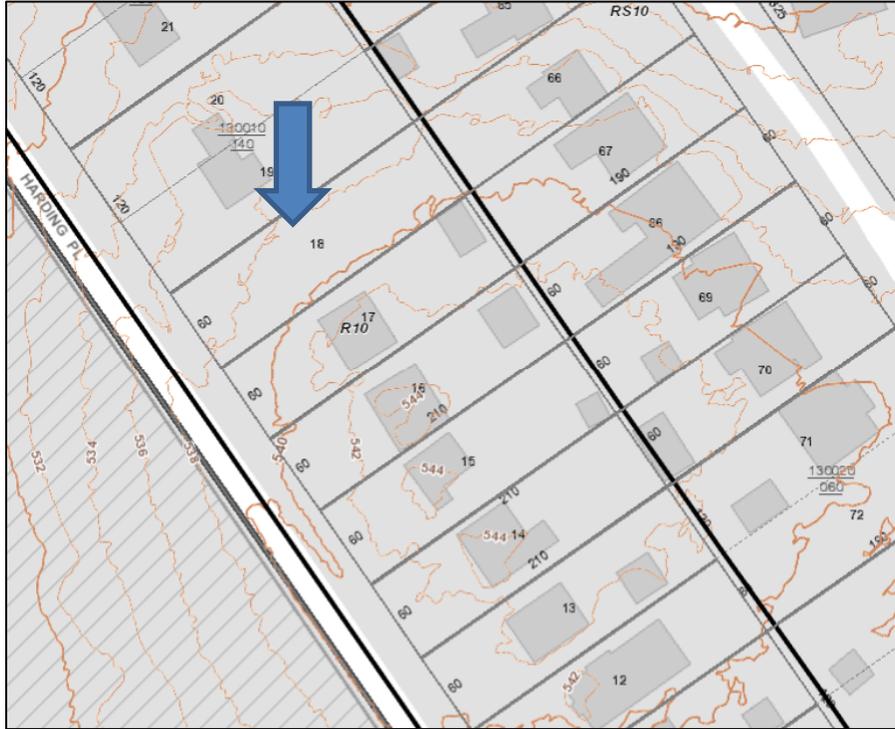
**STAFF RECOMMENDATION
250 Harding Place (0 Harding Place)
November 20, 2019**

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

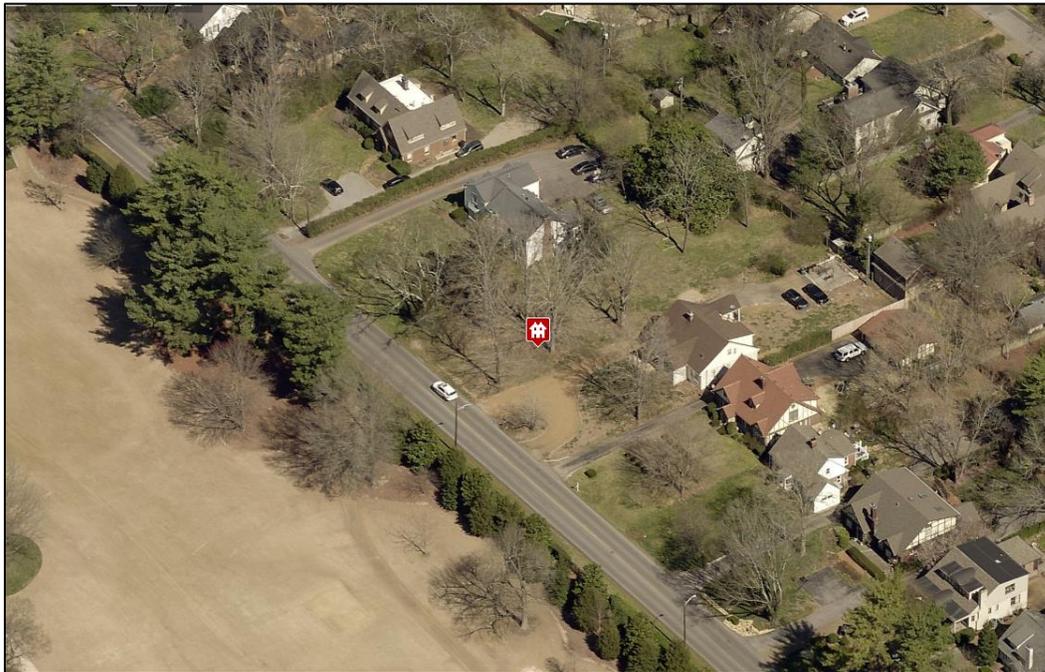
Application: New Construction—Infill and Outbuilding
District: Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay
Council District: 23
Base Zoning: R10
Map and Parcel Number: 13001014100
Applicant: Chris Goldbeck, P. Shea Design
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

<p>Description of Project: This application is for construction of a new residence and detached outbuilding.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none"> 1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 2. Staff approve a brick sample, color of roofing, windows, doors and garage doors, walkways and driveway; and, 3. HVAC and utilities shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, Staff finds that the proposed infill and outbuilding meet Section II.B for New Construction of the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings and Detached Accessory Dwelling Units (DADU)

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

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

Outbuildings: Height & Scale

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

Outbuildings: Character, Materials and Details

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

Outbuildings: Roof

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

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
 - *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

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

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

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

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

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

Setbacks & Site Requirements.

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

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

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

· At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be 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

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.

Background: 250 Harding Place (0 Harding Place) is a vacant lot in the Belle Meade Links Neighborhood Conservation Zoning Overlay.



Figure 1: Vacant lot at subject property.

Analysis and Findings:

Height & Scale: The proposed infill is one-and-a-half stories with a ridge height of twenty-seven feet, six inches (27’ 6”) from grade. The eave height will be twelve feet (12’) from grade. This is compatible with the heights of houses in the surrounding area, comprising mainly of one-and-a-half story houses with the tallest being twenty-eight feet (28’) tall. The foundation is two feet (2’) tall which is in keeping with the context, where foundation heights are from zero to three feet (0-3’). The infill will be forty-one feet (41’) wide, which staff finds to be appropriate and to meet the historic context, as historic houses in the area typically range between thirty-six feet (36’) and forty-six feet (46’) wide.

Staff finds that the height and scale of the proposed infill meets Sections II.B.a and II.B.b of the Belle Meade Links Triangle design guidelines. Staff recommends a condition of approval to verify the construction height of the foundation and floor systems in the field to ensure that the finished floor line of the new construction is compatible with the historic context. The project meets section II.B.1.a and b for Height and Scale.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. It is set fourteen feet (14’) from the left property line and five feet (5’) from the right property line, meeting the requirements of five feet (5’) for each side. Homes offset on the lot are typical in this district to accommodate driveways. The rear of the house will be approximately fifty-five feet (55’) from the rear property line, meeting the minimum requirement of twenty feet (20’).

The front setback is proposed to split the setback of the neighboring homes at seventy-five feet, five inches (75’ 5”). Staff finds the front setback to be appropriate. Staff finds that the project’s setback and rhythm of spacing meet Section II.B.c of the Belle Meade Links design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Stone veneer	Natural	Yes	No
Cladding	Brick	Not indicated	Yes	Yes
Secondary	Cedar siding	Not indicated	Yes	No

Cladding				
Roofing	Asphalt Shingles	Not indicated	Yes	Yes
Porch roof	Membrane roofing	Not indicated	Yes	No
Trim	Wood/fiber cement	Not indicated	Yes	No
Front Porch floor/steps	Concrete	Not indicated	Unknown	No
Rear Porch floor/steps	Not indicated	Not indicated	Unknown	No
Windows	Not indicated	Not indicated	Yes	Yes
Door	Full glass	Not indicated	Yes	Yes
Driveway	Not indicated	Not indicated	Yes	Yes
Walkway	Not indicated	Not indicated	Unknown	Yes

Some materials are not indicated. Staff recommends having final approval of the color of roof shingles, a brick sample, driveway, walkway and all windows and doors. With staff’s approval of the final material choices, staff finds that the materials meet Section II.B.d.

Roof form: The house’s primary roof form is a cross gable with primary pitches of 18/12. The front and rear porch roofs have lower pitches, which is normal for porches historically. The front dormer has a curved roof and is inset two feet (2’) from the wall below, as is typically required. The side dormers have 3/12 pitch. The roof forms and pitches proposed are compatible with those of surrounding historic buildings. Staff finds that the project’s roof forms meet Section II.B.e.

Orientation: The proposed infill is appropriately oriented to face Harding Place. The front entry has a covered front porch that is ten feet (10’) deep. Vehicular access to the site is via a new curb cut and driveway to the left of the house. The driveway will extend all the way to the new outbuilding to the rear of the infill. An L-shaped walkway connects the front porch to the driveway, which is typical of homes nearby. Staff finds that the project’s orientation meets Section II.B.f.

Proportion and Rhythm of Openings: The proposed windows are generally twice as tall as they are wide, thereby meeting the historic proportion of openings. The left side has an expanse of wall space of approximately twenty feet (20’) without a window or door opening. The design guidelines allow for leniency for a minimally-visible side or rear wall. As this is toward the rear of this side of the house, staff finds the fenestration appropriate. The double, triple and quadruple windows include four to six inch (4”-6”) mullions between windows. Staff finds the project’s proportion and rhythm of openings meet Section II.B.g.

Outbuilding:

Massing Planning:

The lot is greater than 10,000 square feet, at twelve thousand, three-hundred and sixty-eight square feet (12,368 sq. ft.). The outbuilding footprint is six hundred and fifteen (615 sq. ft.), less than the one thousand (1,000) square feet which could be allowed.

	Lot is more than 10,000 square feet	Proposed
Maximum Square Footage	1,000 sqft maximum	615 sq. ft.

The proposed square footage meets the guidelines for a lot of this size.

	Potential maximums under Ordinance	House	Proposed Outbuilding, as measured from grade
Ridge Height	25' unless existing building is less	27.5'	20'
Eave Height	17' unless existing house is less	12'	9'

The proposed ridge height will be approximately twenty feet (20') tall, which is less than the twenty-seven feet, six inches (27' 6") height of the house and less than the twenty-five foot (25') maximum. The eave height will be about nine feet (9'), which is subordinate to the house.

Staff finds that the proposal will meets Section II.B.1.h of the design guidelines.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	10/12	Yes

Materials:

	Proposed	Color/Texture	Needs final approval?
Cladding	Cement fiberboard lap siding, 5" exposure	Unknown	No
Roofing:	Architectural shingle	Unknown	Yes (color)
Windows	Not indicated	Unknown	Yes
Doors	Not indicated	Unknown	Yes
Garage door	Not indicated	Unknown	Yes

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle 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?	Yes	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	21'
Rear setback	3'	5'
Left side setback	3'	3'
Right side setback	3'	32' 7"
How is the building accessed?	-	Driveway
Two different doors rather than one large door (if street facing)?	-	Yes

Appurtenances & Utilities: A new twelve foot (12') curb cut and ten foot (10') driveway will be added to the left side of the lot, which staff finds to be appropriate in this neighborhood. 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. With staff's approval of the HVAC and utilities locations, staff finds that the known appurtenances meet Section II.B.i.

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

1. The finished floor height be consistent with the finished floor heights of the nearby historic houses, to be verified by MHZC staff in the field;
2. Staff approve a sample of masonry, roof color, windows, doors and garage doors, driveway and walkway prior to purchase and installation; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

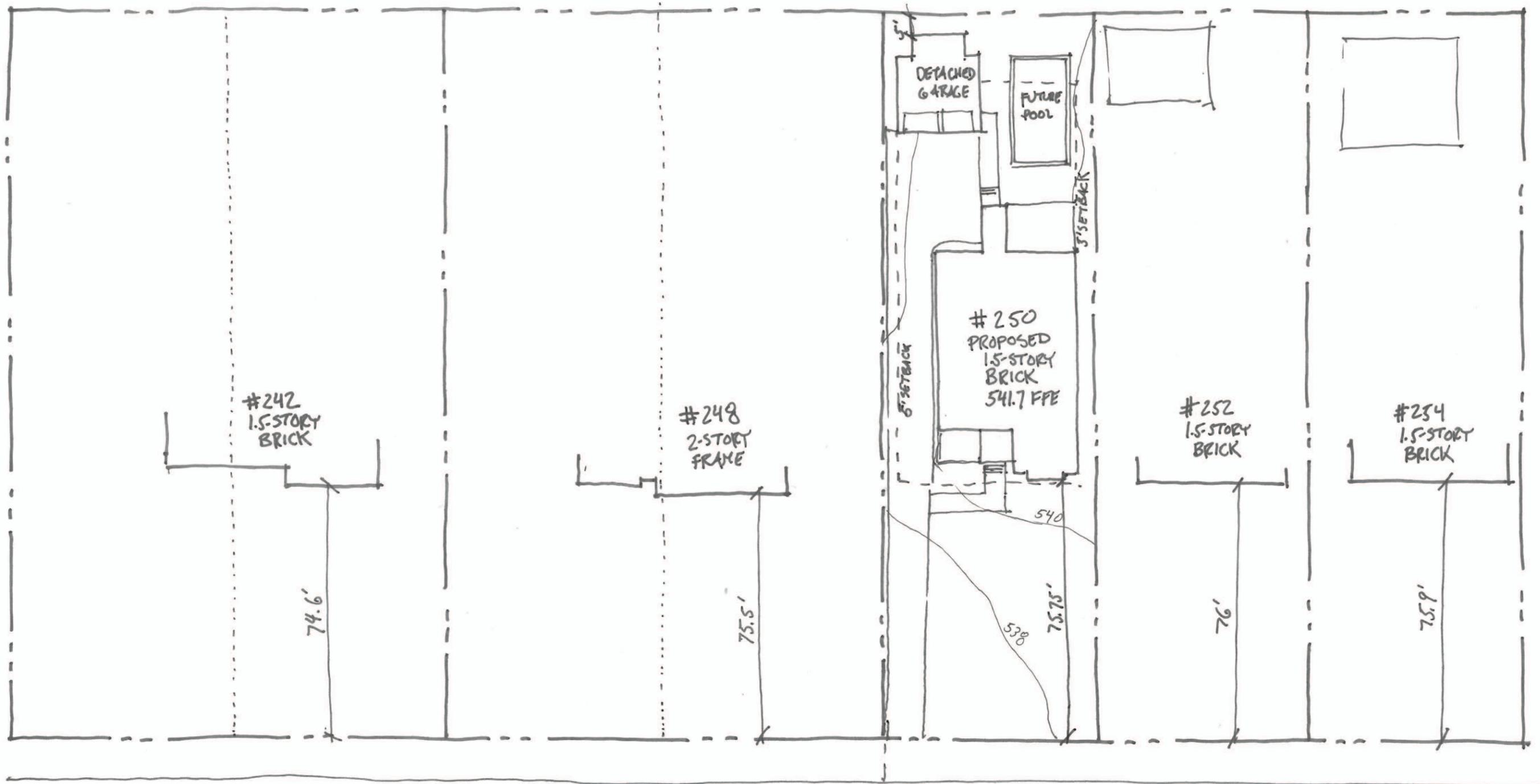
With these conditions, staff finds that the project meets Section II.B for New Construction of the Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay.



CONTEXT PHOTOS



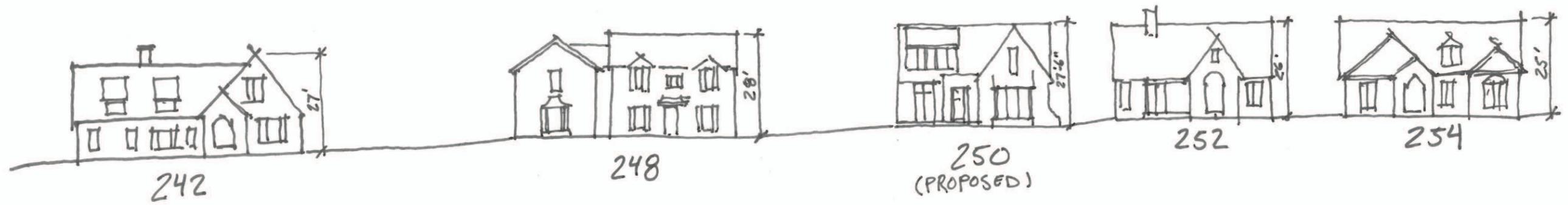
SITE PHOTOS



HARDING PLACE



SITE PLAN
1:30



STREETSCAPE

1:30

SPECULATIVE RESIDENCE
250 HARDING PLACE
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.

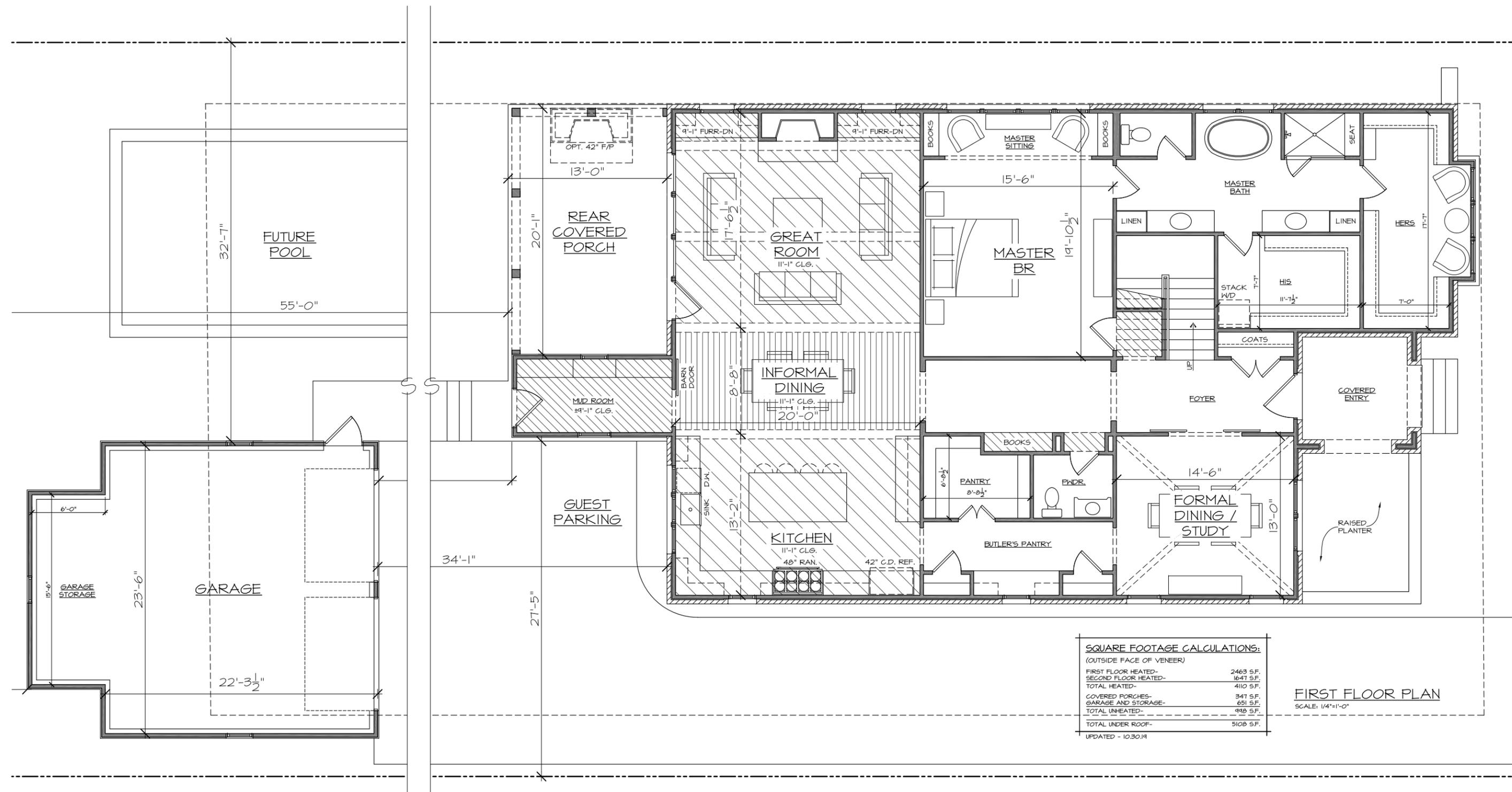
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	09.11.19	Schematics
02	10.16.19	Design Development
03	10.30.19	Revised DD's
04	11.01.19	Revised DD's

19057

A-101



SQUARE FOOTAGE CALCULATIONS:
(OUTSIDE FACE OF VENEER)

FIRST FLOOR HEATED-	2463 S.F.
SECOND FLOOR HEATED-	1647 S.F.
TOTAL HEATED-	4110 S.F.
COVERED PORCHES-	347 S.F.
GARAGE AND STORAGE-	651 S.F.
TOTAL UNHEATED-	998 S.F.
TOTAL UNDER ROOF-	5108 S.F.

UPDATED - 10.30.19

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

SPECULATIVE RESIDENCE
250 HARDING PLACE
NASHVILLE, TN

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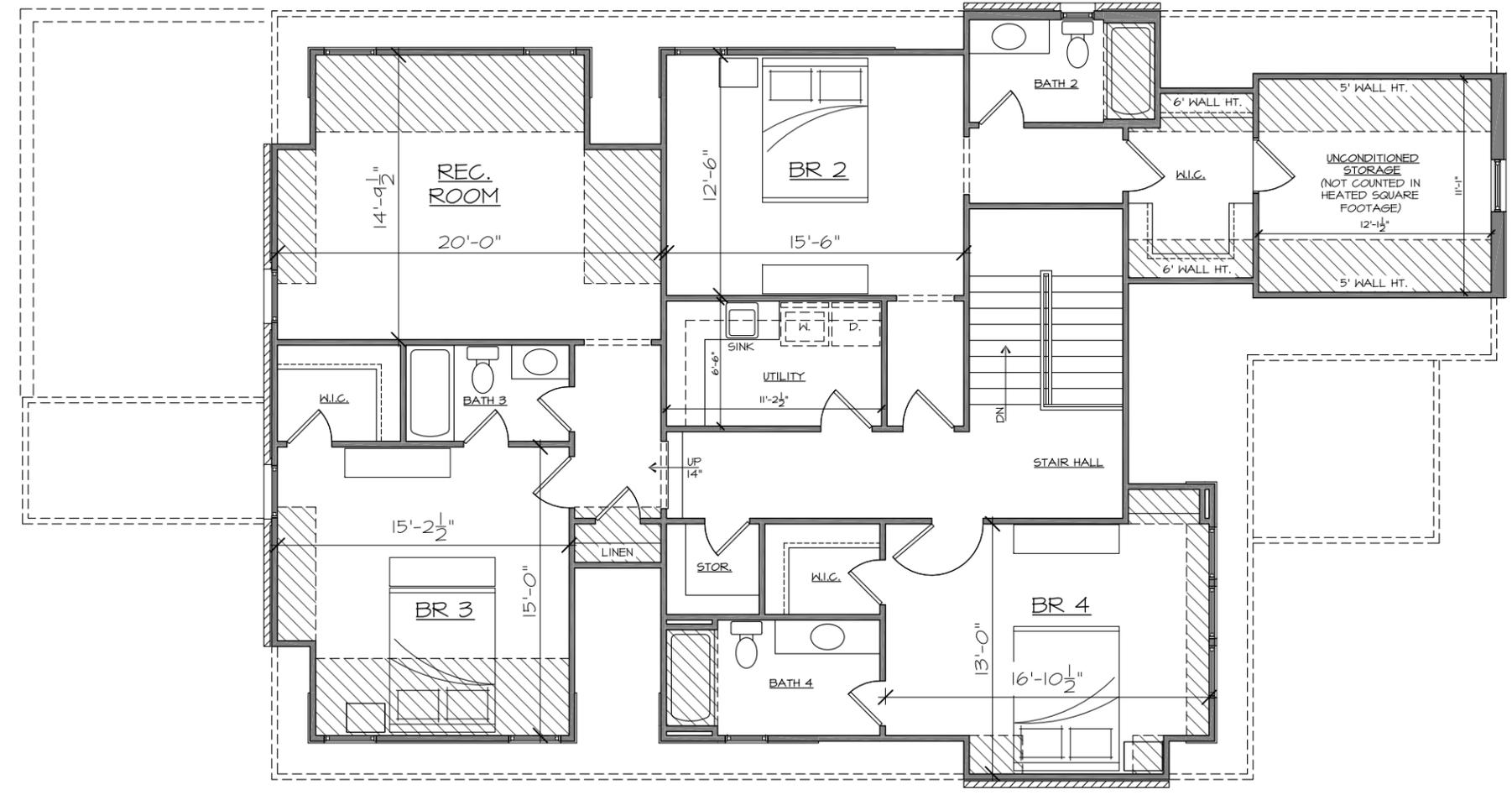
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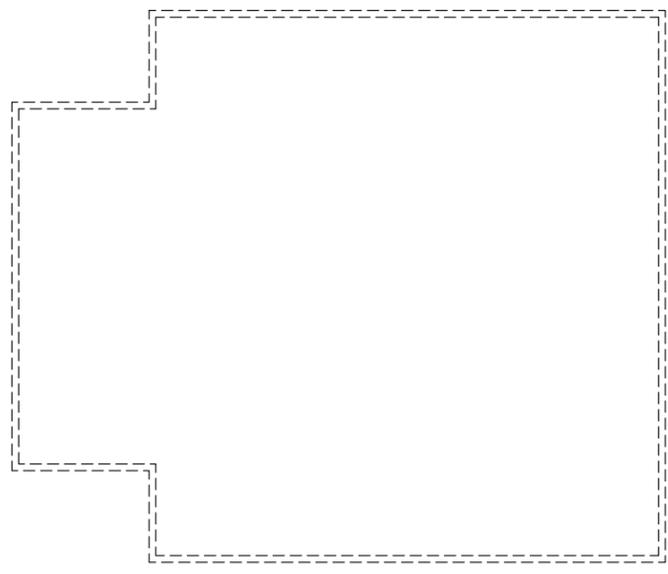
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A-102



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

S S



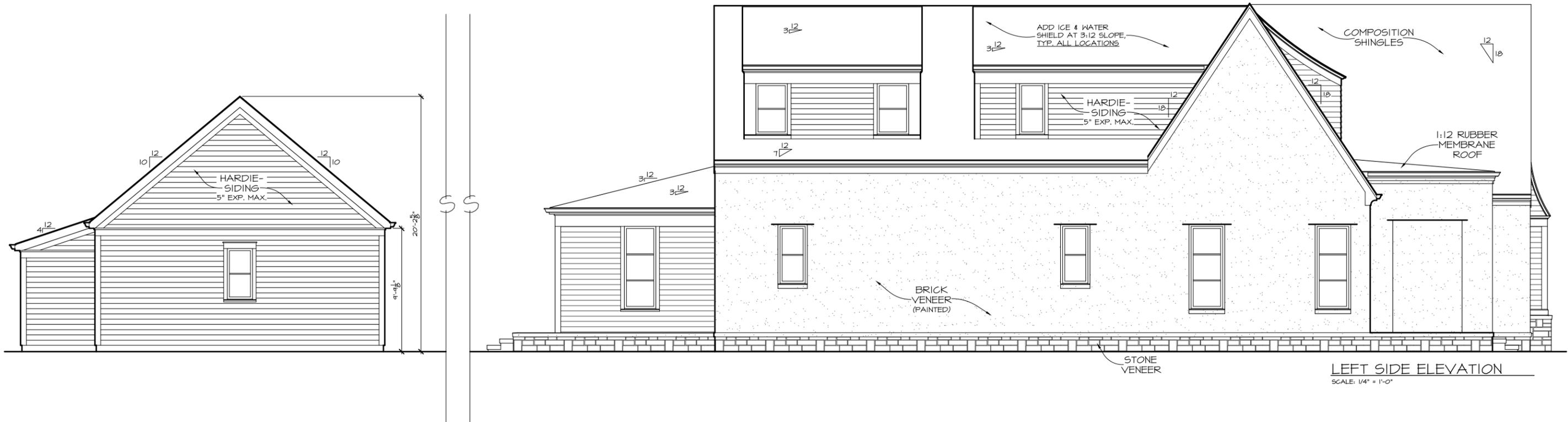
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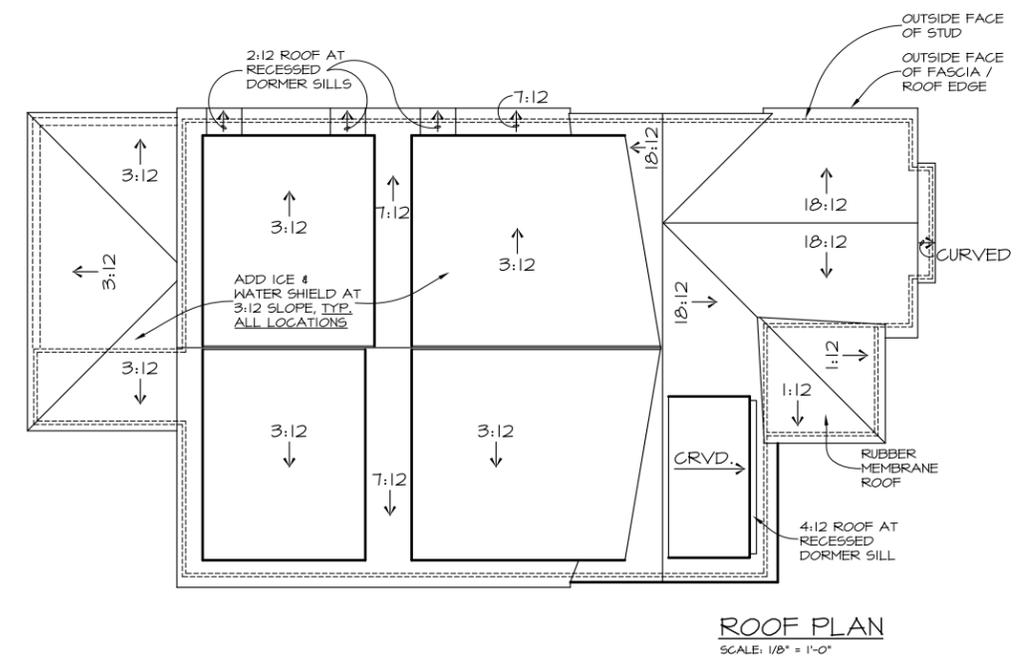
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A-201



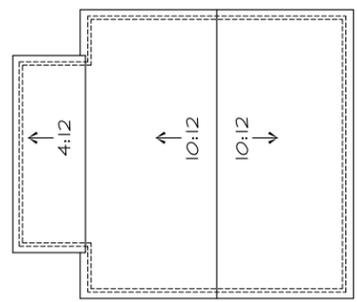
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



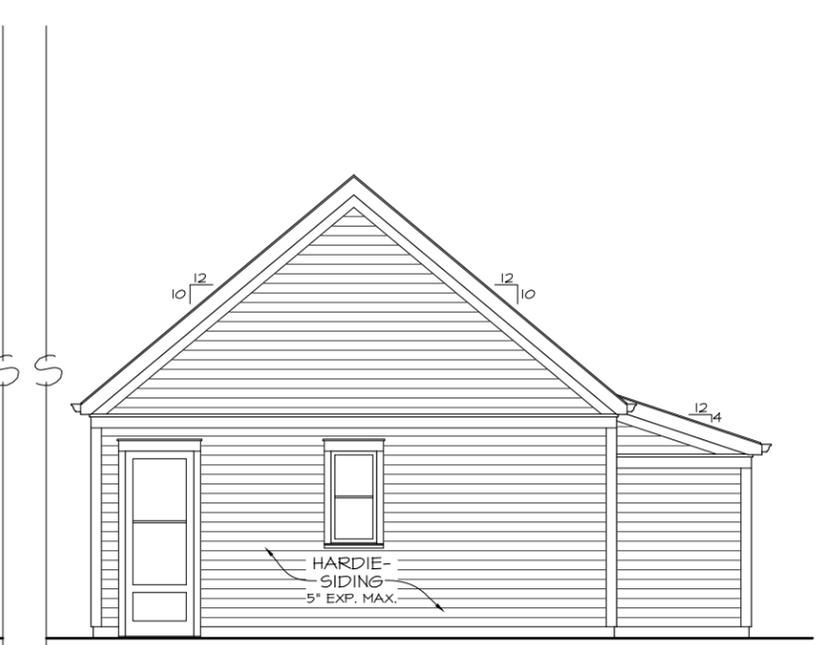
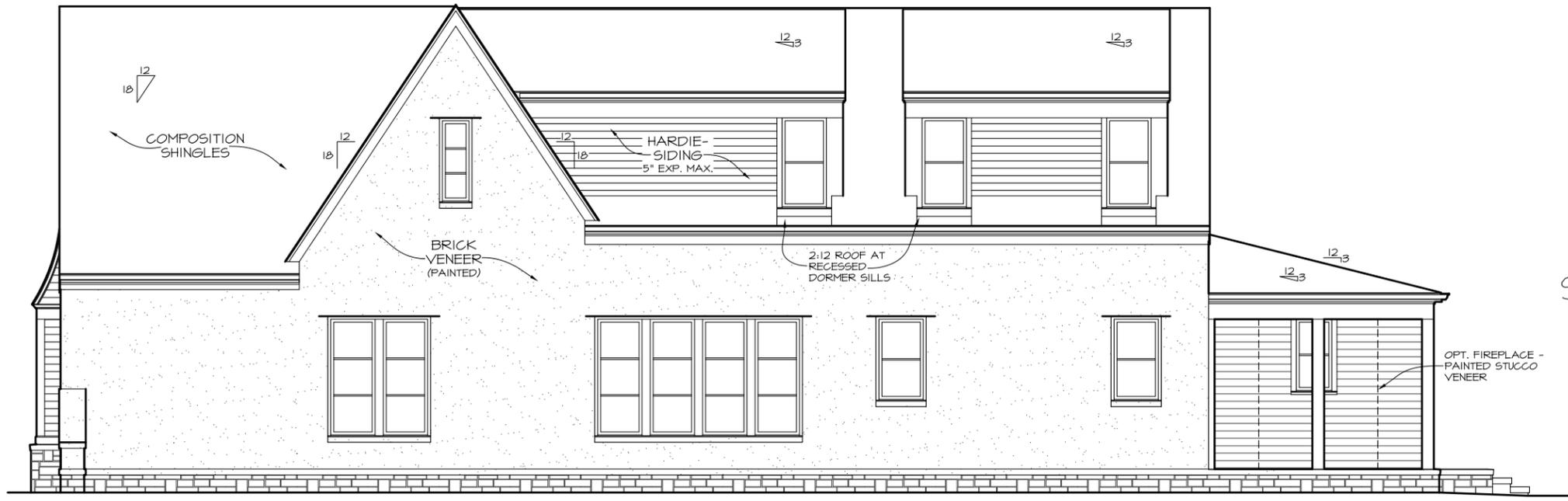
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



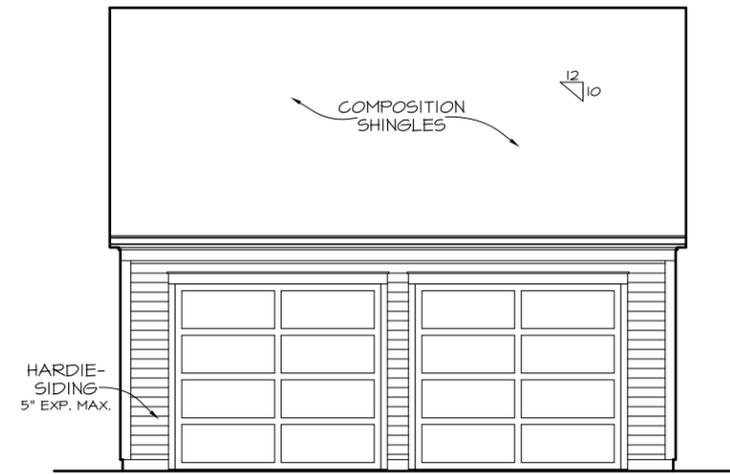
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 DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
 These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.
 It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

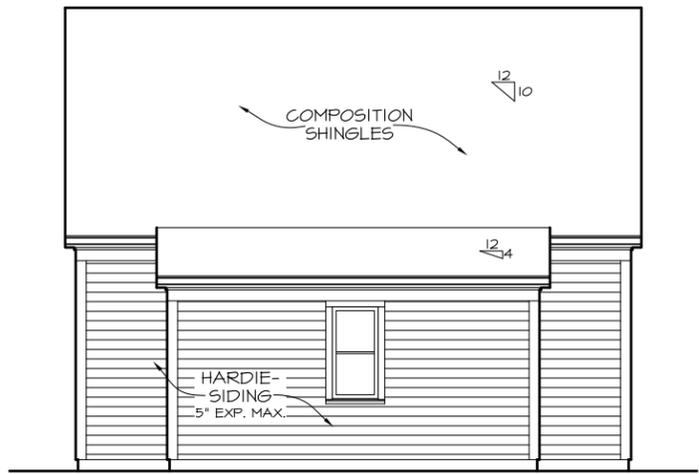
No.	Date	Description
01	09.11.19	Schematics
02	10.16.19	Design Development
03	10.30.19	Revised DD's
04	11.01.19	Revised DD's



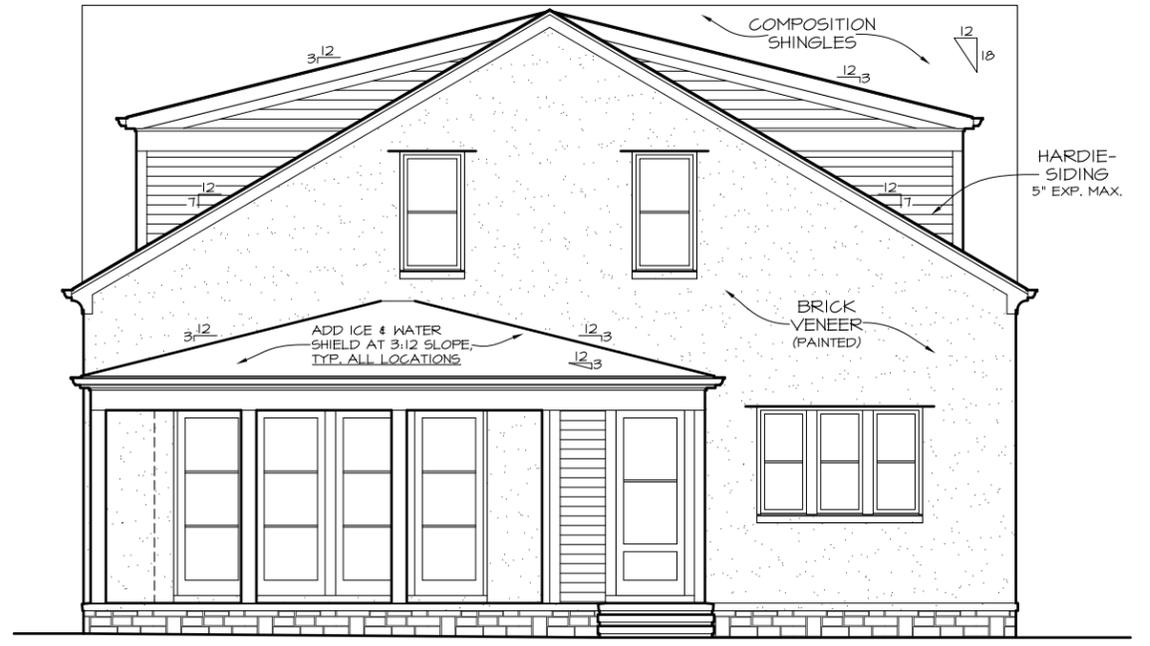
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT GARAGE ELEVATION
 SCALE: 1/4" = 1'-0"

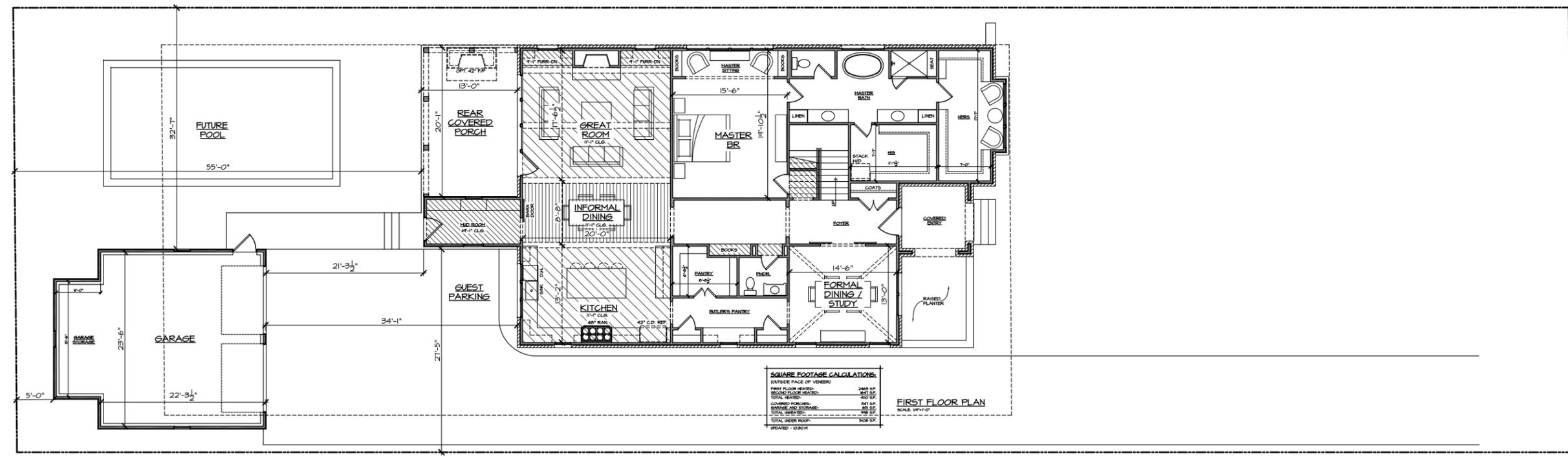


REAR GARAGE ELEVATION
 SCALE: 1/4" = 1'-0"



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

SPECULATIVE RESIDENCE
250 HARDING PLACE
NASHVILLE, TN



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01	09.11.19	Schematics
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19057

Lot Fit