

JOHN COOPER  
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

**STAFF RECOMMENDATION**

**2220 Grantland Avenue**

**May 20, 2020**

**Application:** New Construction—Additions and Outbuilding

**District:** Woodland in Waverly Historic Preservation Zoning Overlay

**Council District:** 17

**Map and Parcel Number:** 10514011300

**Applicant:** Susan Hager, Architect

**Project Lead:** Sean Alexander, sean.alexander@nashville.gov

**Description of Project:** The applicant proposes to enlarge a one and one-half story historic house with a rear addition and a side addition, and to enlarge an existing outbuilding containing a detached accessory dwelling unit.

**Recommendation Summary:** Staff recommends approval of the proposed rear and side additions to the house, and the addition to the existing outbuilding, with the condition that the roof window and door selections and the deck and railing materials are approved by MHZC Staff prior to construction.

**Attachments**

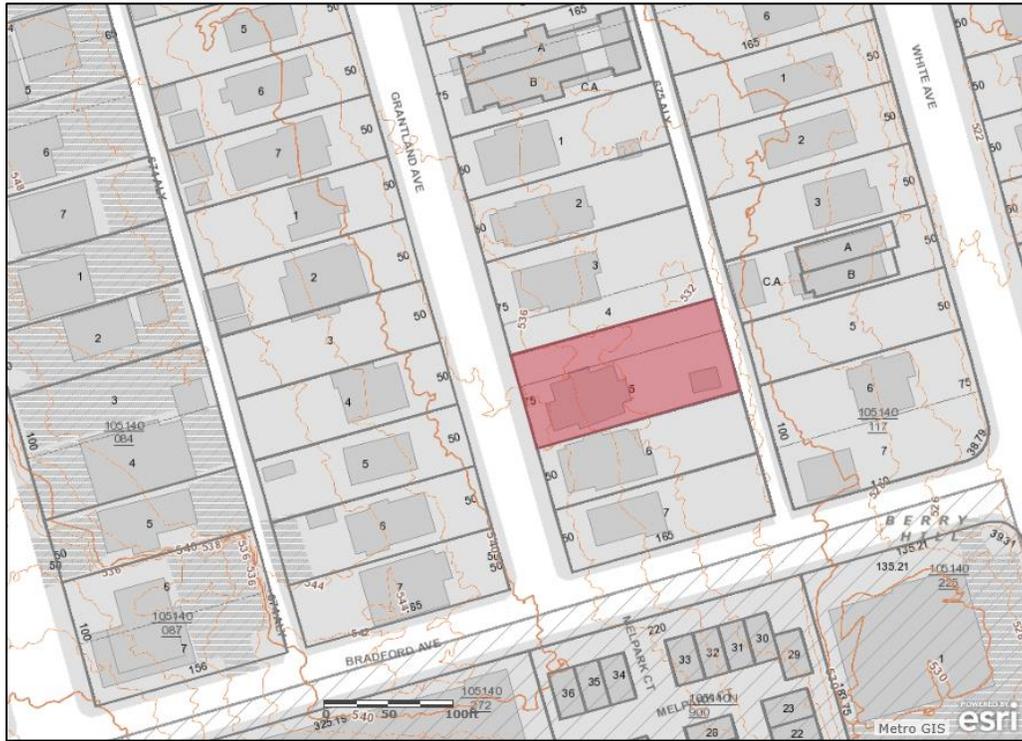
**A:** Photographs

**B:** Site Plan

**C:** Floor Plans

**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS**

#### **1. ADDITIONS**

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

##### *Placement*

*Additions should be located at the rear of an existing structure.*

*Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

*Generally, one-story rear additions should inset one foot, for each story, from the side wall.*

*Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*

*Additions should tie-in at least 6" below the existing ridge.*

*In order to assure that an addition has achieved proper scale, the addition should:*

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*

- *Atypical lot parcel shape or size*

*In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

##### *Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a*

*minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

#### *Foundation*

*Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.*

*Foundation height should match or be lower than the existing structure.*

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

#### *Roof*

*The height of the addition's roof and eaves must be less than or equal to the existing structure.*

*Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

*Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).*

#### *Rear Dormers*

*Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.*

*The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.*

*Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.*

#### *Side Additions*

*When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.*

*Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

- b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

*Side porch additions may be appropriate for corner building lots or lots more than 60' wide.*

- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

*Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*

- e. Additions should follow the guidelines for new construction.

## **2. NEW CONSTRUCTION**

### **h. Outbuildings**

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

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

#### *Outbuildings: Height & Scale*

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

#### *Outbuildings: Character, Materials and Details*

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

#### *Outbuildings: Roof*

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

#### *Outbuildings: Windows and Doors*

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

#### *Outbuildings: Siding and Trim*

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

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

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

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

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

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

*Setbacks & Site Requirements.*

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be 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.*

***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

*Density.*

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

- *Ownership.*
  - a. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
  - b. *The DADU cannot be divided from the property ownership of the principal dwelling.*
- *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

*Bulk and Massing.*

- *The living space of a DADU shall not exceed seven hundred square feet.*

**i. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

**IV.B.1 Permanent Landscape Features**

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrasting greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

**METRO CODE, § 17.16.030. G. Standards for Accessory Dwelling Units:**

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

- 2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
- 3. Density. A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- 4. Ownership.

No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

- 5. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.
- 6. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

7. Driveway Access.

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

8. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

*One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.*

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

9. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

**Background:** The building at 2220 Grantland Avenue is a one and one-half story Transitional Victorian house, with a hipped roof and gabled projections on the front and sides. On the front of the house there is a one-story wrap-around porch on the first story, and a dormer in the upperstory. The house, which is a contributing structure to the character of the district, was constructed circa 1910.



Fig. 1: 2220 Grantland Avenue

The lot at 2220 Grantland is seventy-five feet (75') wide, approximately fifty percent (50%) wider than most other lots on the street.

There is a three hundred, thirty square foot (330 sq. ft.) outbuilding at the rear of the lot that is currently used as an accessory dwelling.

**Analysis and Findings:** The applicant proposes to enlarge the house with a side addition and a rear addition, and to enlarge the existing outbuilding with a side addition.

Demolition: Portions of the rear wall and left side wall of the historic house, along with corresponding portions of the roof, will be removed to accommodate the proposed new rear and side additions. The elements on the rear of the building are not visible and therefore do not contribute to the historic character of the house. The portion of the left side, because it is more visible, does contribute. However, the Commission has found in the past that for houses that are shifted to the side of a wide lot, side additions may be appropriate. Because the house at 2220 Grantland Avenue is shifted to the right side of a seventy-five foot (75') wide lot, and because the portion to be removed is near the rear, staff finds the proposal to meet these criteria.

Staff finds that the proposal meets demolition meets Section V.B.2 for appropriate partial demolition.

Location, Design (Rear Addition): The rear addition will be one story tall, stepped in fourteen inches (14") from the rear corner of the house on the left side and eighteen inches (18") on the right. As the addition extends back it will step out to align with the primary wall of the house on the right side, and will step further in on the left, with projecting bays on both sides matching the width of bays on the historic house.

Staff finds the location of the proposed rear addition and the general character of the design to be compatible with the historic house, and that it will meet sections III.B.1.a and III.B.1.d of the design guidelines for additions.

Location, Design (Side Addition): The side addition on the left side of the house will be in the rear-most third of the building, originating behind an original projecting side bay.

Section III.B.1.a of the design guidelines states that “generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.” In some instances, the Commission has concluded that side additions may be appropriate for corner lots or lots more than 60’ wide. The lot at 2220 Grantland Avenue is seventy-five feet (75’) wide, and the house is shifted toward the right side of the lot.

Staff finds the location of the proposed rear and side additions meet sections III.B.1.a, III.1.B.b, and III.B.1.d of the design guidelines.

Height, Scale (Rear Addition): As the rear addition extends back, after stepping in for a span of six feet (6’), it will step out to align with the primary wall of the house on the right side, and after eighteen feet (18’) it will step in twelve feet (12’) further on the left. There will also be projecting bays on both sides matching the width of bays on the historic house. The eave height of the rear addition will match the original building, and the roof will have a peak height more than two feet (2’) lower than the original hipped roof, with the majority of the roof at or below the height of the smaller projecting gables on the historic house.

Staff finds the height and scale of the proposed rear addition meet sections III.B.2.a and III.B.2.b of the design guidelines.

Height, Scale (Side Addition): The side addition will originate approximately thirty-one feet (31’) back from the front wall of the house, extending thirteen feet, four inches (13’-4”) to the left side. This is less than half of the width of the house, which is thirty-five feet (35’) for the primary building mass. The eave height on the side addition will be eighteen inches (18”) lower than the eaves on the historic house, and the roof ridge will be one foot (1’) lower. The lower heights help the side addition read as subordinate to the historic house.

Staff finds the height and scale of the proposed side addition are compatible with the historic house and meet sections III.B.2.a and III.B.2.b of the design guidelines.

Materials, Texture, and Details and Material Color: The rear addition will have an asphalt-shingle roof and concrete block foundation to match the existing building. The walls will be clad with cement-fiber clapboard siding with wood or cement-fiber trim. The wood and door materials are not known at this time, nor is the material of a deck and handrail indicated on the plans.

With a condition that staff approves the window and door selections and the deck and railing material, staff finds that the proposal will meet sections III.1.B.c and III.B.1.e of the design guidelines for materials.

The proposal does not indicate that the existing roofing, windows, or asbestos shingle siding on the house will be replaced. Because Woodland-in-Waverly is an Historic Preservation Zoning Overlay, any repair or replacement of exterior materials on the

existing building must also be approved by MHZC. This work can be reviewed administratively at any time if needed.

**Proportion and Rhythm of Openings:** No changes to the window and door openings on the existing house were indicated on the plans, other than on the portion of the left side and the rear walls as described in the “Demolition” section above. The windows on the proposed addition are generally twice as tall as they are wide, consistent with the proportions of windows on the historic house. A pair of horizontal windows on the left elevation will be in a wall stepped in and obscured by the wider side addition, and there are no large expanses of wall space without a window or door opening.

Staff finds the project’s proportion and rhythm of openings meet section III.B.1.e of the design guidelines.

**Outbuilding, Detached Accessory Dwelling Unit:** The applicant proposes to construct a one and one-half story addition to the existing one-story outbuilding. The existing structure has a footprint of six hundred, sixty-one square feet (661 sq. ft.), and it has been used as an accessory dwelling since before the current DADU standards were adopted in 2011. The existing portion will remain and continue to be used as an apartment; the addition will be garage and storage.

Outbuilding Materials, New:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Needs Review and Approval</b>
<b>Foundation</b>	Concrete slab	Natural color	X	
<b>Cladding</b>	Cement-fiber Clapboard	Smooth with 5” reveal	X	
<b>Roofing</b>	Asphalt shingle	Match Existing	X	
<b>Trim</b>	Cement-fiber, Wood	Smooth	X	
<b>Windows</b>	Marvin wood	Needs final approval	X	
<b>Pedestrian Door</b>	Not indicated	Needs final approval		X
<b>Vehicular Door</b>	Not indicated	Needs final approval		X

Outbuilding Roof Shape, New:

<b>Proposed Element</b>	<b>Proposed</b>	<b>Typical of district?</b>
Primary form	Side-gable	X
Primary roof slope	14/12	X
Dormer form	Shed	X
Porch Slope	5:12	X

Staff finds that scale, massing, and roof form of the outbuilding would meet section III.2.h of the design guidelines and the standards for detached accessory dwelling units.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. Staff would request that the material and color of any new driveway, walkways, or other paving be approved by MHZC Staff prior to construction. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. No new fences, walls, or other permanent landscape features are proposed.

**Recommendation:** Staff recommends approval of the proposed rear and side additions to the house, and addition to the existing outbuilding, with the condition that the roof window and door selections and the deck and railing materials are approved by MHZC Staff prior to construction.

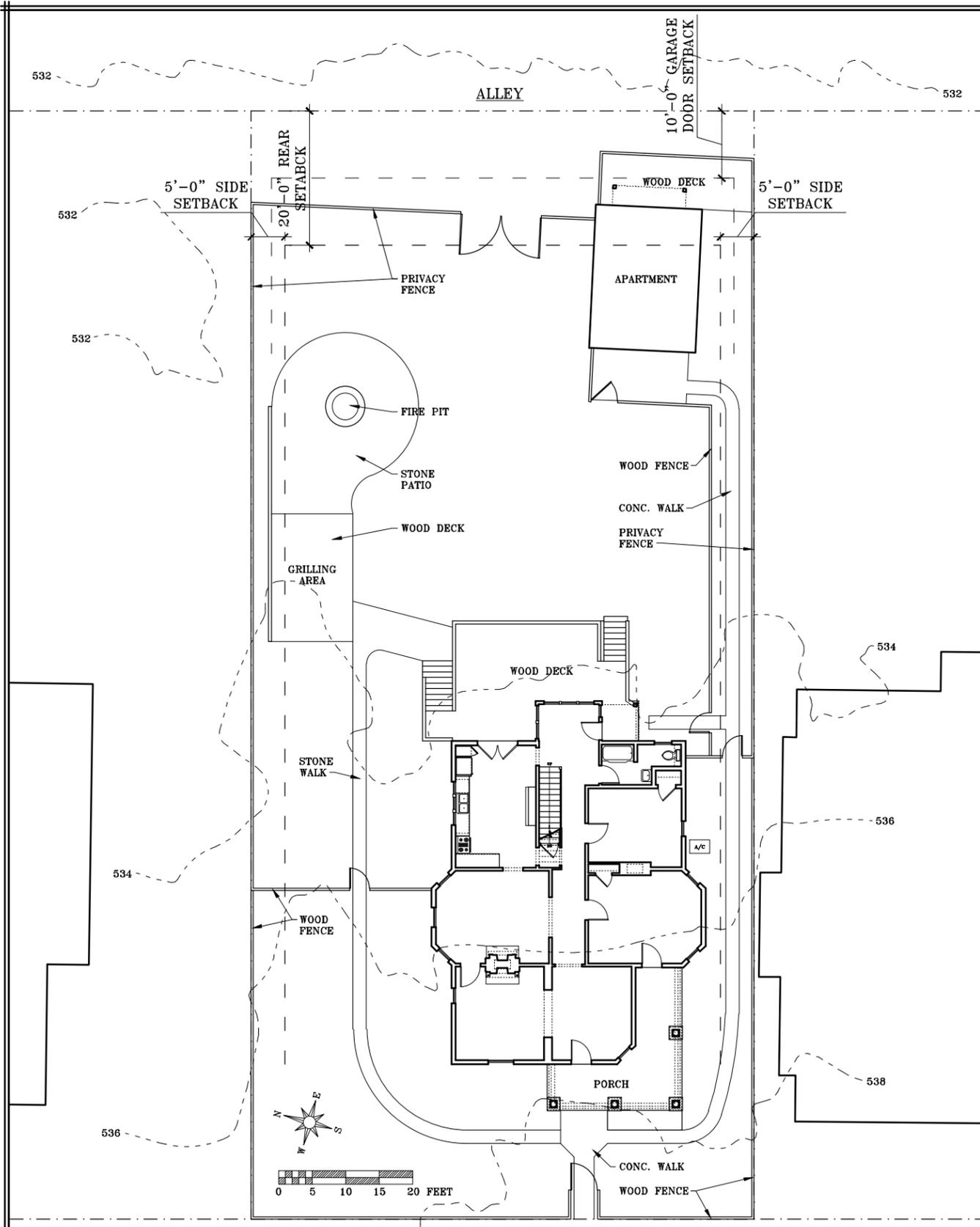
**ATTACHMENT A: PHOTOGRAPHS**



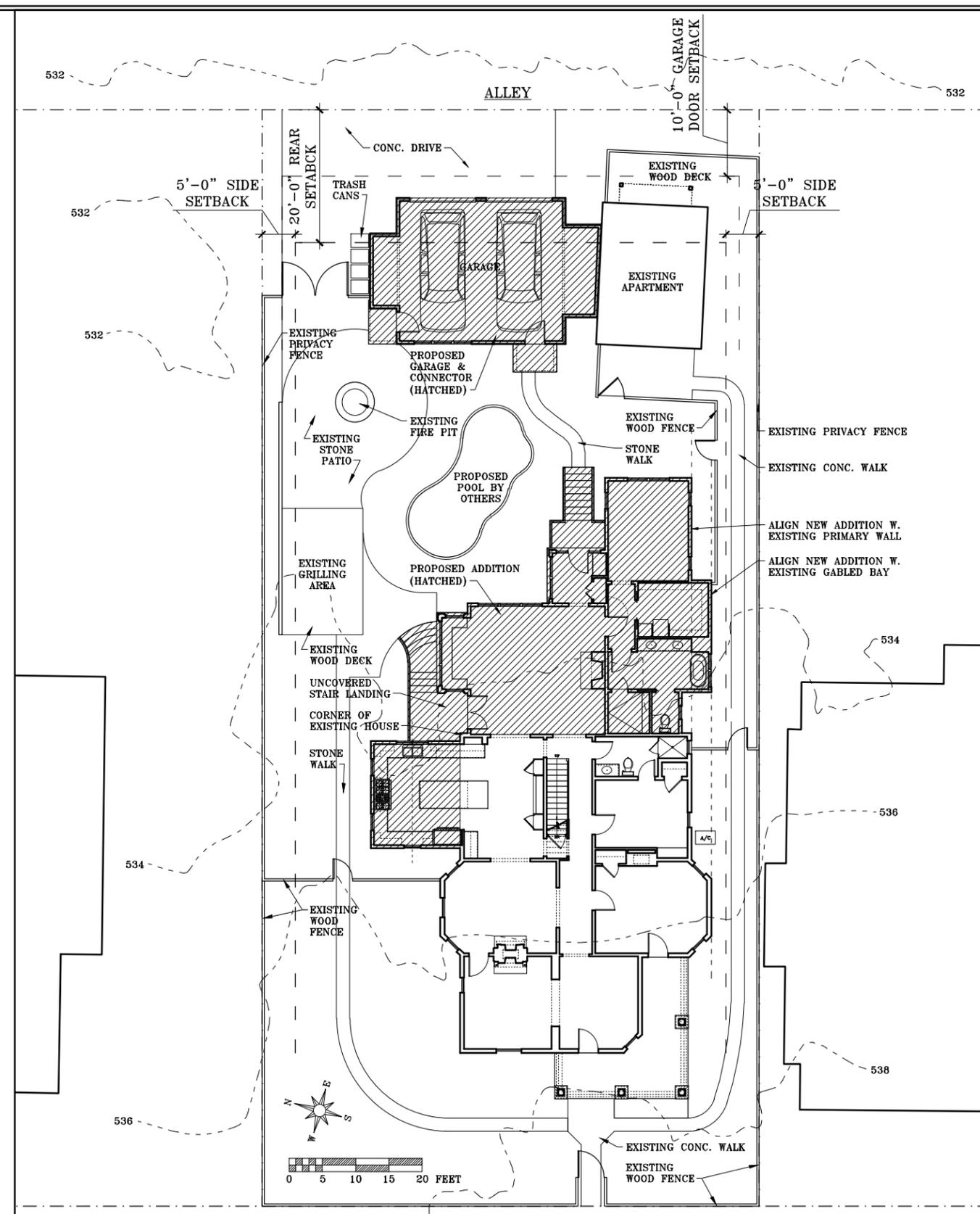
2220 Grantland Avenue, front-right oblique.



2220 Grantland Avenue, front-left oblique.

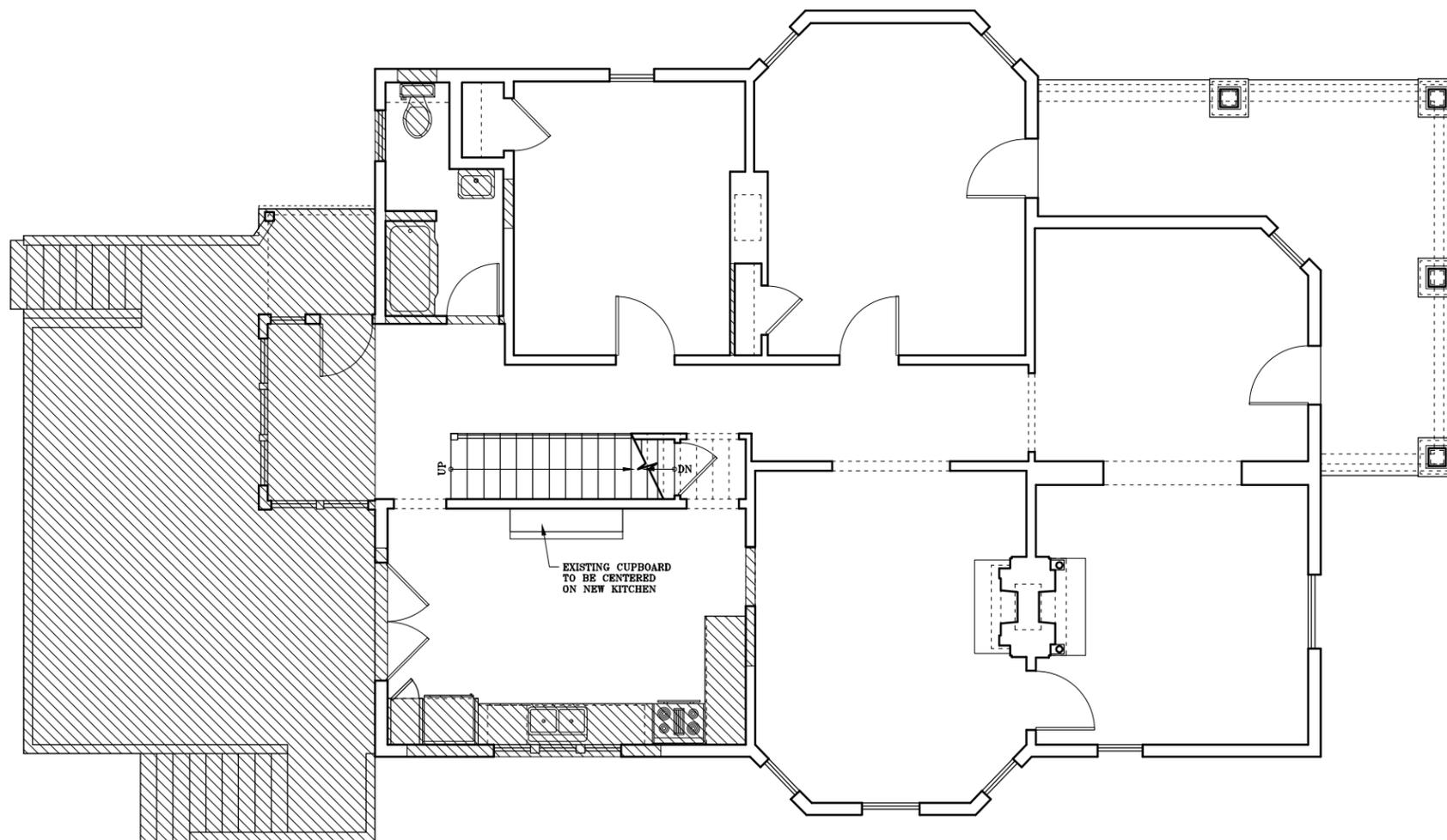


**2-EXISTING SITE DIAGRAM**  
SCALE: 1"=20'



**1-PROPOSED SITE DIAGRAM**  
SCALE: 1"=20'

**NOTE:**  
THIS IS NOT A SURVEY.  
ALL EXISTING CONDITIONS  
TO BE VERIFIED IN FIELD.



1-EXISTING FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

NOTE:  
 HATCH INDICATES ELEMENTS TO BE REMOVED  
 ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD



1-EXISTING FRONT ELEVATION  
SCALE: 1/8"=1'-0"



2-EXISTING SIDE ELEVATION  
SCALE: 1/8"=1'-0"

NOTE:  
ALL EXISTING CONDITIONS  
TO BE VERIFIED IN FIELD



1-EXISTING REAR ELEVATION

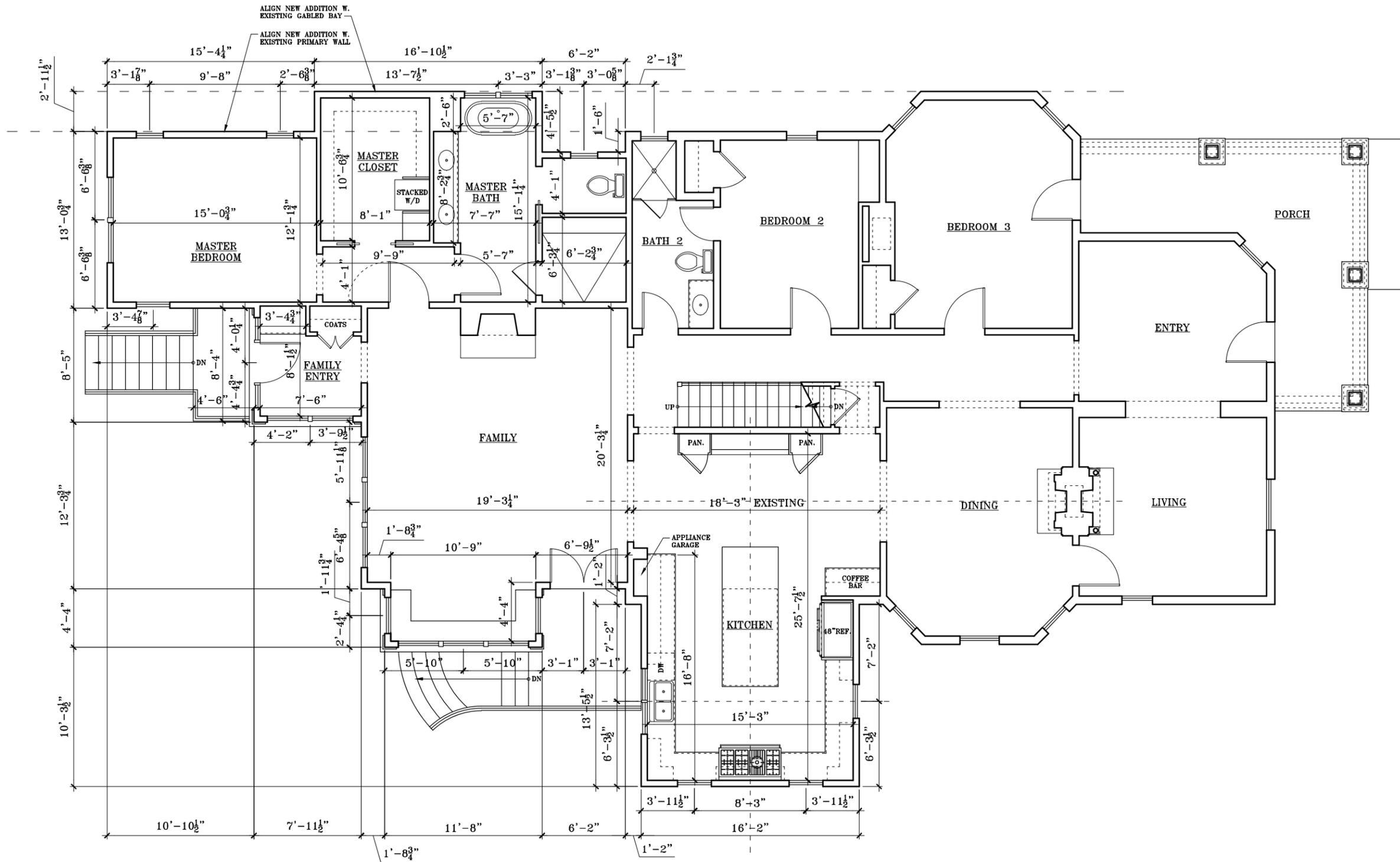
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2-EXISTING KITCHEN-SIDE ELEVATION

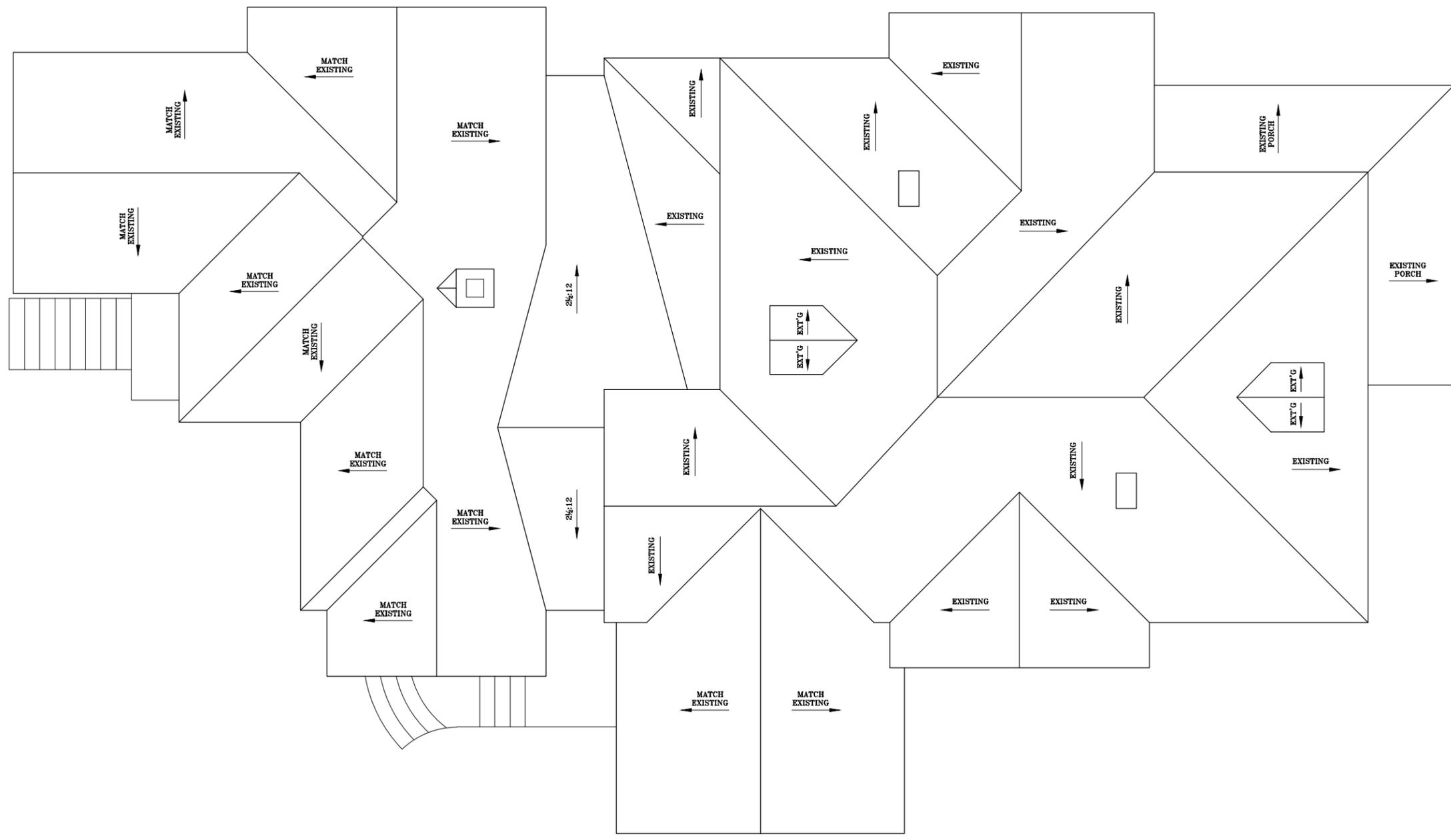
SCALE: 1/8"=1'-0"

NOTE:  
ALL EXISTING CONDITIONS  
TO BE VERIFIED IN FIELD



1-FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0"

NOTE:  
 ALL EXISTING CONDITIONS  
 TO BE VERIFIED IN FIELD



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

NOTE:  
 ALL EXISTING CONDITIONS  
 TO BE VERIFIED IN FIELD

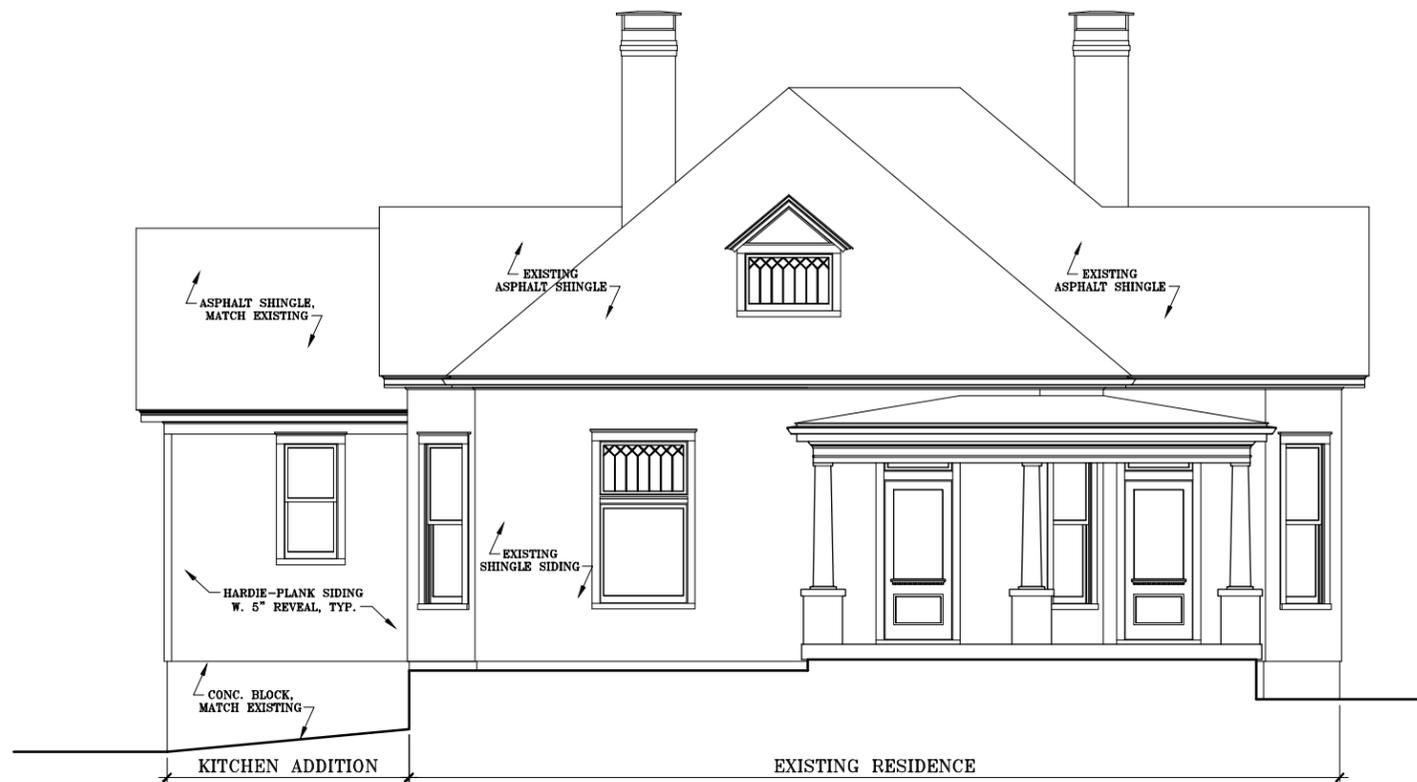
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ROOF DIAGRAM

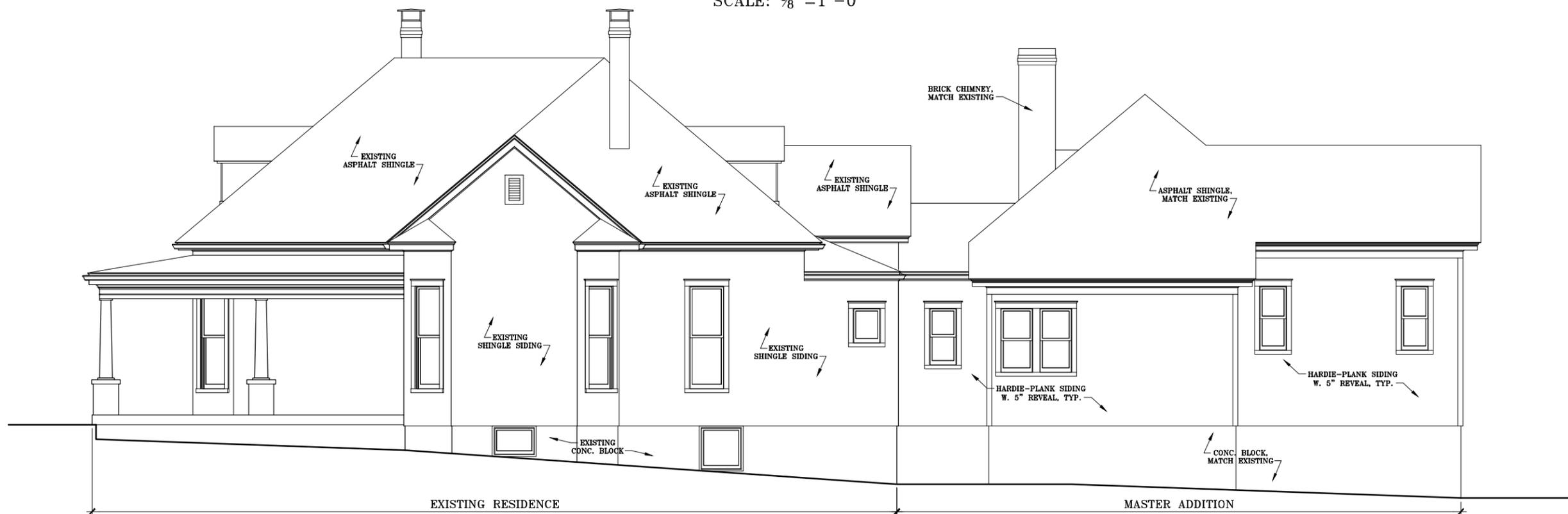
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4 MAY, 2020

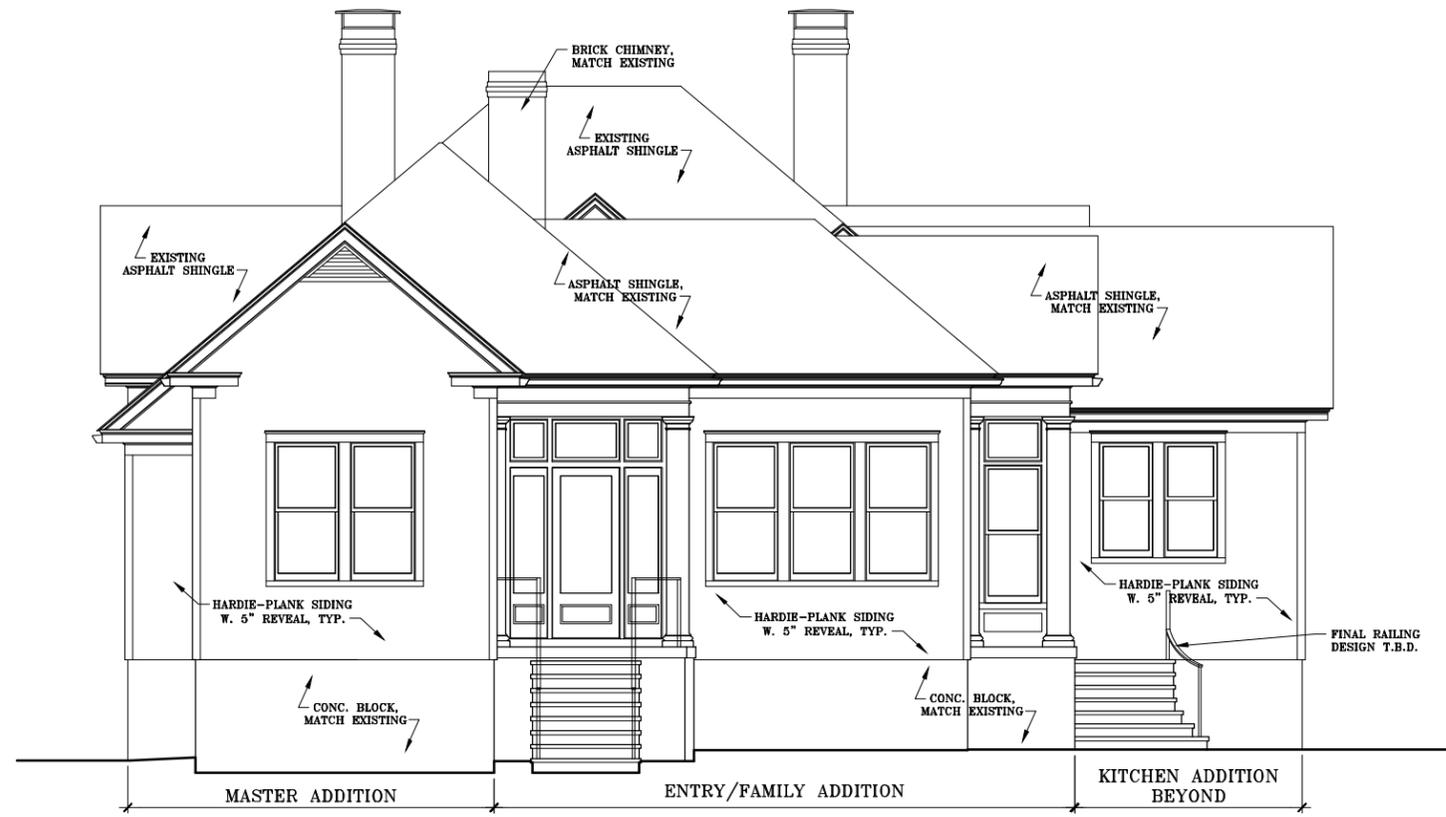
AVILA RESIDENCE  
 2220 GRANTLAND AVENUE  
 NASHVILLE, TENNESSEE



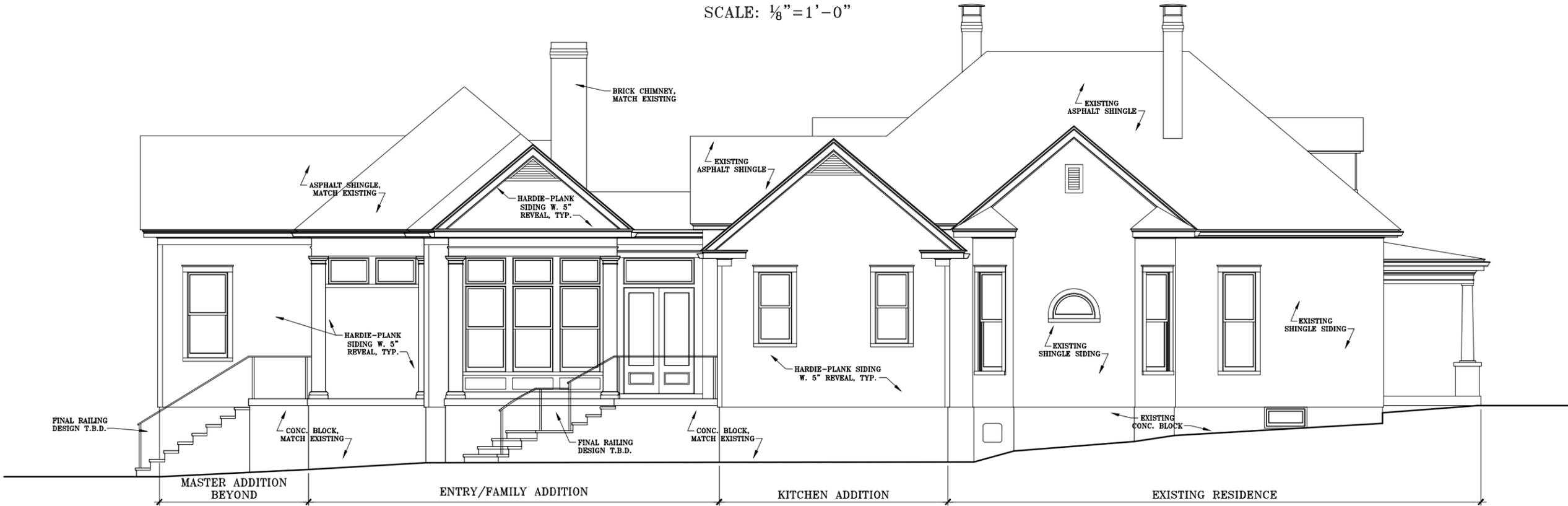
1-FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



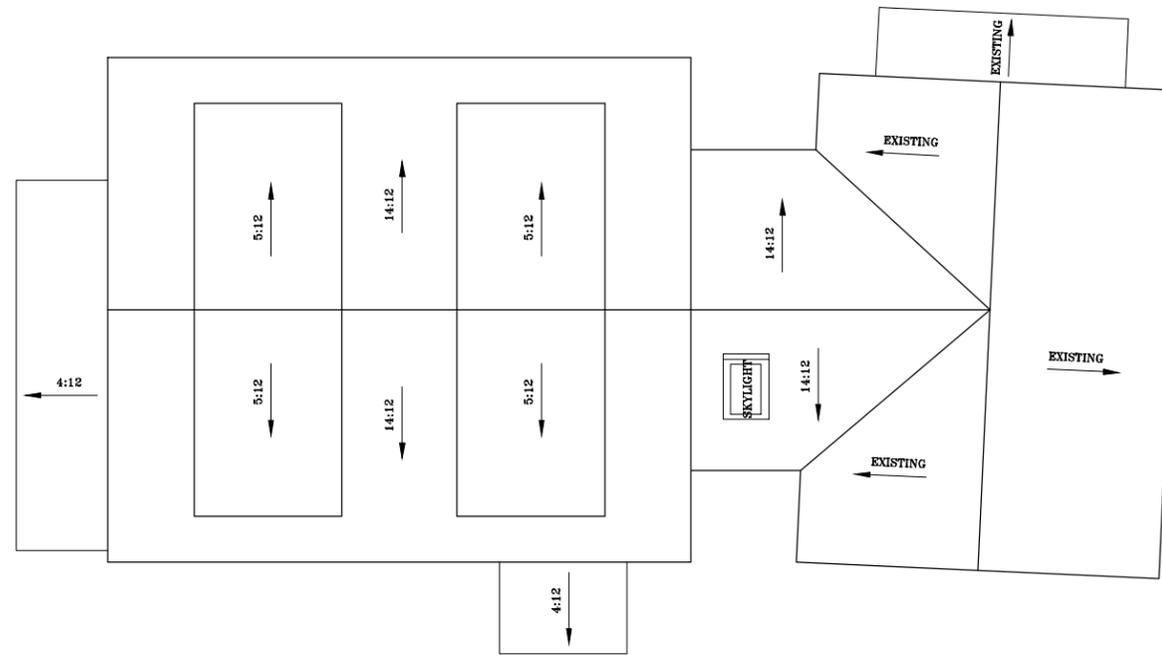
2-SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



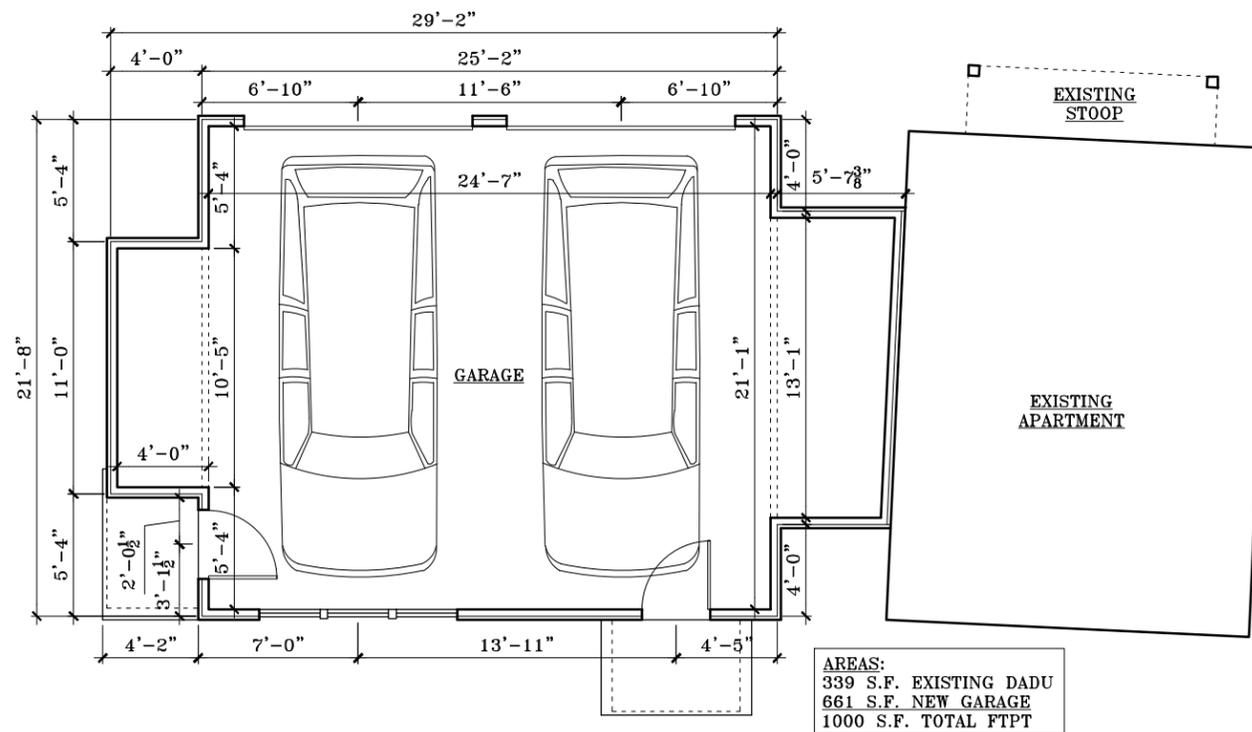
1-REAR ELEVATION  
SCALE: 1/8" = 1'-0"



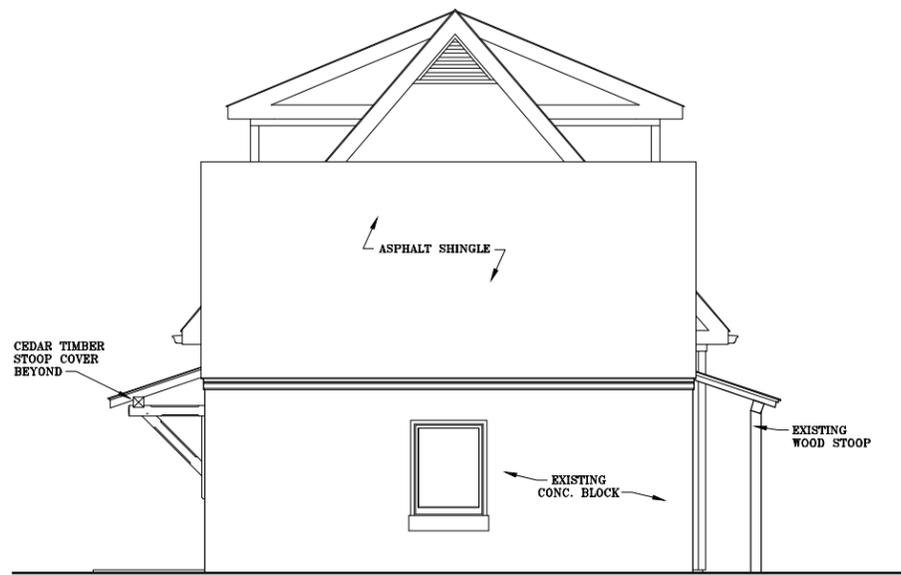
2-KITCHEN-SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



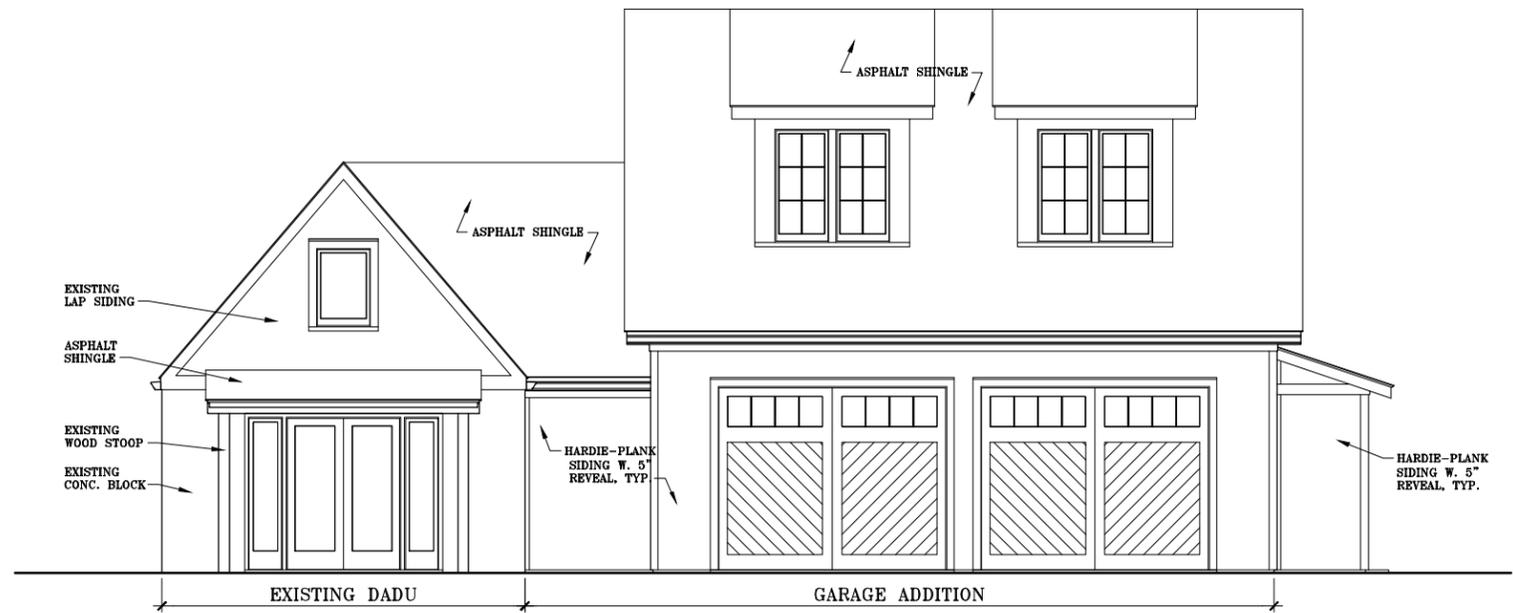
**2-GARAGE ROOF DIAGRAM**  
 SCALE: 1/8" = 1'-0"



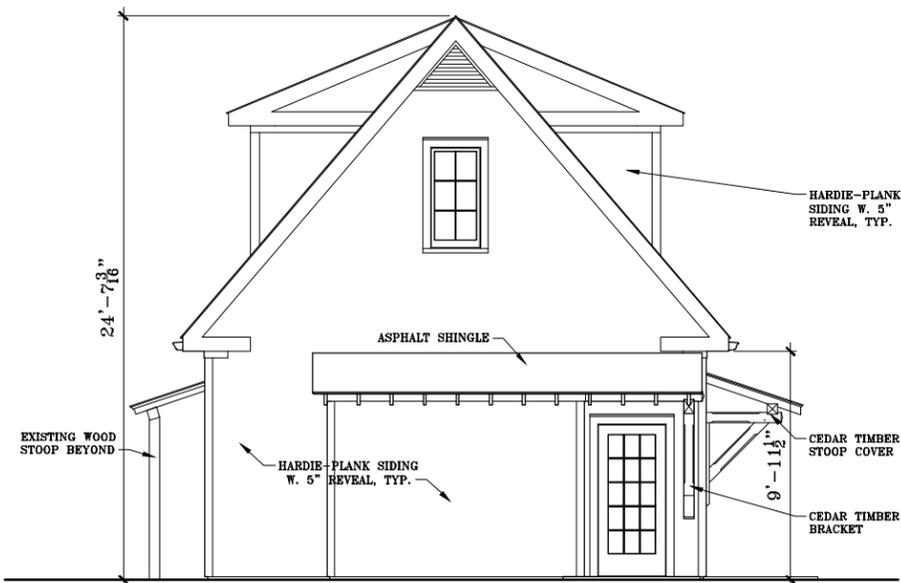
**1-GARAGE PLAN**  
 SCALE: 1/8" = 1'-0"



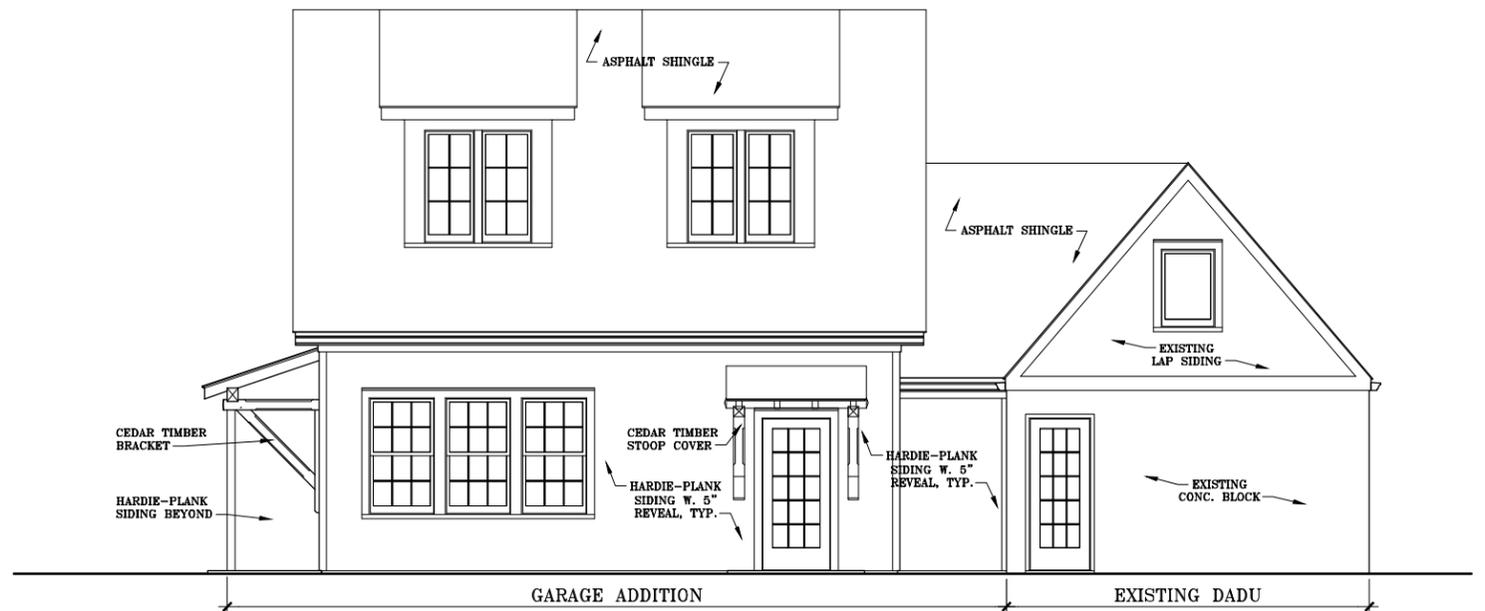
**2-GARAGE APARTMENT-SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**1-GARAGE ALLEY-SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**4-GARAGE SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**3-GARAGE POOL-SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"