



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
106 Rosebank Avenue
June 17, 2020

Application: New Construction—Infill and Outbuilding; Setback Determination
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08303036600
Applicant: Justin Crandall
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new single-family home with an outbuilding.

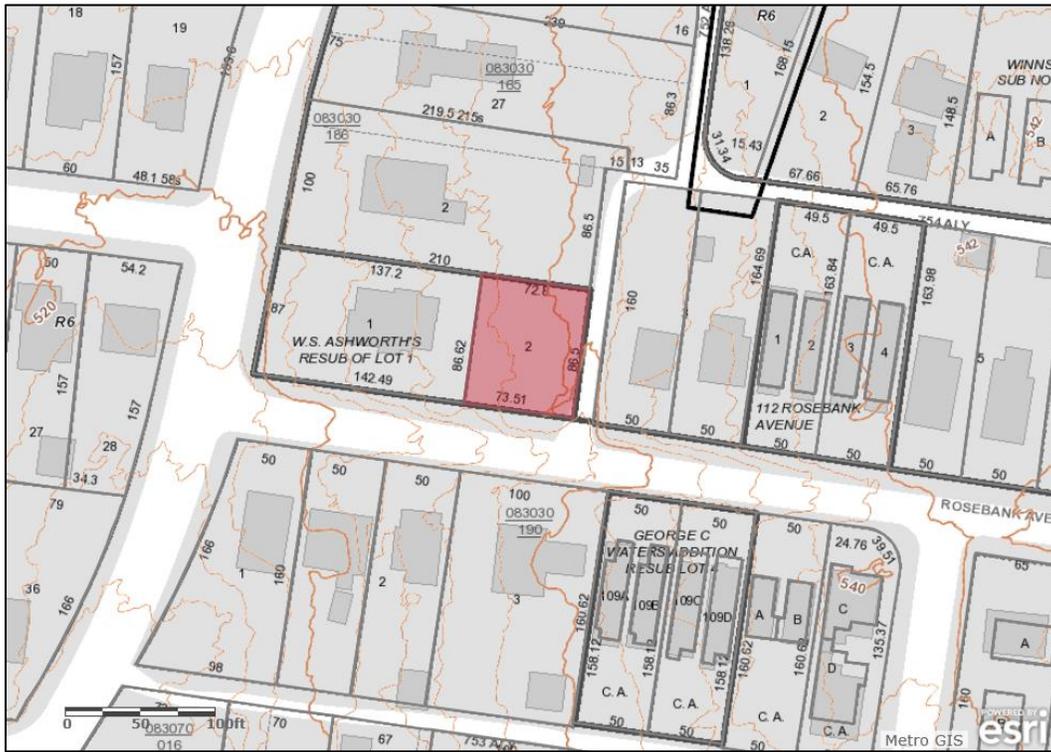
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The roof height of the house shall not exceed twenty-five feet (25’);
2. The house shall meet the left and right side setbacks;
3. A walkway shall be constructed to connect the porch to the right-of-way in front of the house;
4. The front dormer on the house shall be stepped back at least two feet (2’) from the wall below; and
5. The eave height on the outbuilding shall be not taller than ten feet (10’) tall; and
6. The dormers on the outbuilding shall be stepped back at least two feet (2’) from the wall below and shall not exceed fifty percent (50%) of the width of the roof.

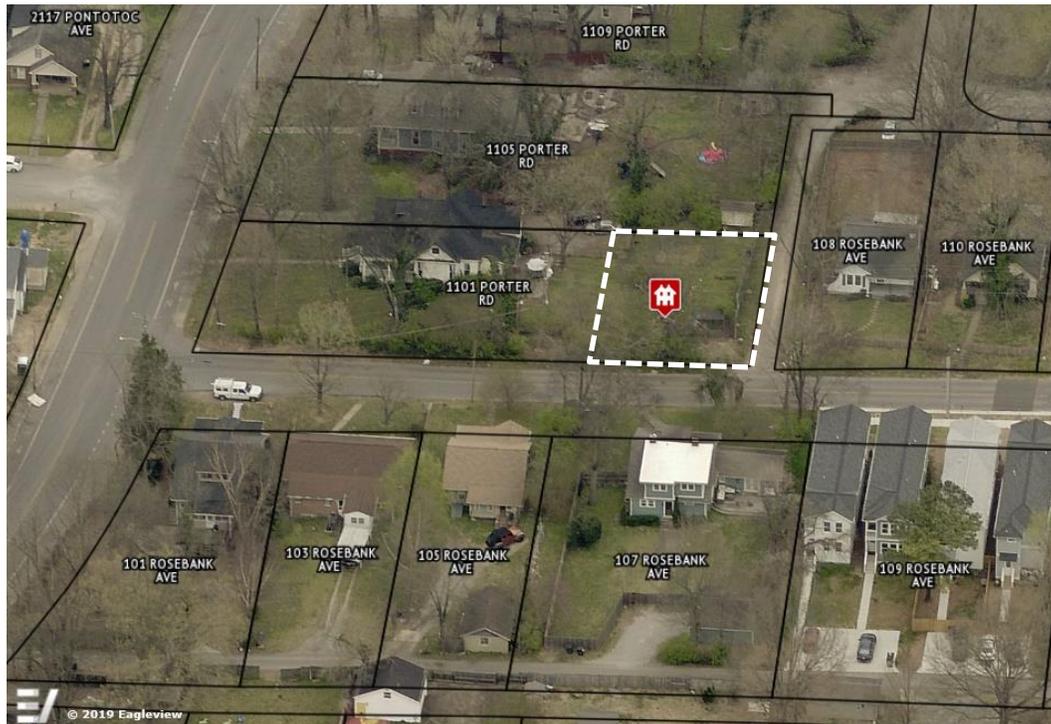
With these conditions, staff finds that the proposed infill meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate. *T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.* Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7"). Four inch (4") nominal corner boards are required at the face of each exposed corner. Stud wall lumber and embossed wood grain are prohibited. Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing. When different materials are used, it is most appropriate to have the change happen at floor lines. Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate. Texture and tooling of mortar on new construction should be similar to historic examples. Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street. Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings 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 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.

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. 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: The lot at 106 Rosebank Avenue is currently vacant. The lot was created by subdividing off the rear of the lot at 1101 Porter Road in 2014, prior to the expansion of the Eastwood Neighborhood Conservation Zoning Overlay on this block.



Figure 1: 106 Rosebank Avenue

Analysis and Findings: The applicant proposes to construct a new single-family dwelling on the lot with an outbuilding. The outbuilding could be permitted as Detached Accessory Dwelling Unit.

Infill

Height & Scale: The proposed infill will be one and one-half stories, with a ridge height at twenty-nine feet (29') above grade, an eave height of thirteen feet (13') from grade and a foundation height of three feet (3'). Although there are recent infill houses on the street as tall as twenty-seven feet (27') there are no historic houses on the block taller than twenty-five feet (25'). Staff recommends that the height of the building be decreased to be no taller than twenty-five feet (25') tall from grade.

The building will have a primary massing with a width of thirty-six feet (36'), which is compatible with nearby historic houses on comparable lots.

With the condition that the height does not exceed twenty-five feet (25') staff finds that the proposal's height and scale meet Sections II.B.a and II.B.b. of the design guidelines.

Setback & Rhythm of Spacing: The building is proposed to be located with the front wall set twenty-nine feet (29') from the front property line. This is compatible with the front setback of the adjacent historic house to the right.

On the left side of the house, the plans indicate that there will be a two foot (2') wide cantilevered bay. While a small bay would not necessarily be incompatible with the context in scale and design, as proposed, the bay would encroach two feet (2') into the left side setback. Staff recommends eliminating the bay, or shifting the location of the house to the right in order to meet the setback.

With a condition that the building is shifted at least two feet (2') to the right to meet the required setbacks, staff finds that the infill's setbacks and rhythm of spacing meet section II.B.c of the design guidelines.

The house will be set twenty feet (20') in from the rear property line, which meets the base setback requirement.

Orientation: The proposed structure is oriented toward Rosebank Avenue, with a six foot (6') deep, partial-width, recessed, front porch. The proposal does not show a walkway connecting the porch to the right-of-way in front, as is typical of the surrounding context.

With a condition that a walkway is constructed to connect the porch to the right-of-way in front of the house, staff finds the orientation to be consistent with the historic context and that the proposed infill will meet section II.B.f of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick	Needs Approval	Yes	X
Primary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 4.5" Reveal	Yes	
Secondary Cladding	Cement-Fiber Shingle	Typical	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Front Porch floor/steps	Poured Concrete	Typical	Yes	
Front Porch Columns	Brick Bases, Wood Posts	Brick Needs Approval	Yes	X
Front Porch Bases	Brick		X	X
Windows	Double-hung, 3/1 Sash	Selections Need Approval	Yes	X
Front Door	Glass Top, Panel Bottom	Selection Needs Approval	Yes	X
Side/rear doors	Not indicated, full light	Needs final approval		X
Walkway	Not indicated	Needs final approval		X

With the condition that staff review the roof color, masonry, windows, doors, and walkway material prior to purchase and installation, staff finds that the project meets section II.B.d of the design guidelines.

Roof form: The roof will be side-gabled with a 9/12 pitch and includes a gabled dormer on the front slope. The front dormer is shown with its front wall in line with the front wall of the first story below, whereas dormers typically are stepped back at least two feet (2') from walls below.

The pitch of the front dormer is 8/12, which is compatible with the pitch of the primary roof. There will also be a shed-roofed dormer on the rear slope of the roof. This dormer will be stepped in two feet (2') from the sides, but will not be stepped in from the rear wall below. Staff finds that the rear dormer is appropriate without having to be stepped in because the rear elevation is not visible from the right-of-way.

With a condition that the front dormer is stepped back at least two feet (2') from the wall below, staff finds that the roof form and pitches are compatible with the historic context and meet section II.B.e of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are generally twice as tall as they are wide, as is typical of window openings historically.

Staff finds the project's proportion and rhythm of openings will meet section II.B.g of the design guidelines.

Appurtenances & Utilities: The location of the HVAC will be at the rear of the building. The proposal does not indicate paving locations. Typically, houses in this neighborhood have a walkway leading from the street to the front porch.

With a condition that a walkway is constructed to connect the porch to the right-of-way in front of the house, staff finds the orientation to be consistent with the historic context and that the proposed infill will meet section II.B.i of the design guidelines.

Outbuilding

Massing/Planning:

	Maximum footprint for an outbuilding on a lot smaller than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	750 sq. ft.	520 sq. ft.

	Potential maximums, per Metro Ordinance for a 1.5 Story Outbuilding	Proposed DADU
Ridge Height	25' (not to exceed principal building height)	22'
Eave Height	10'	11'

The footprint of the new DADU and the overall height meet the guidelines for a DADU, but the eave height is one foot (1') taller than is permitted.

Roof Form:

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Side-gable	Yes
Primary Roof Slope	9/12	Yes
Dormer Roof Slope	3.5/12	Yes

The proposed roof form has a side-gabled form with a 9/12 pitch, and shed dormers with a pitch of 3.5/12. These roof forms are compatible with the gable roofs on the house.

Staff finds that the application will meet Section II.B.2.h.1 for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards

The proposed structure has a simple design that is appropriate for outbuildings. The form and character do not contrast greatly with the historic home. Staff finds the proposed design meets Section II.B.2.h.1 of the design guidelines or Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Appropriate or Meets Guidelines?	Needs Final Approval?
Foundation	Concrete Slab	Needs Approval	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth-Faced, 4.5" Reveal	Yes	
Secondary Cladding	Cement-Fiber Shingle	Typical	Yes	
Trim	Cement-Fiber, Wood	Smooth-Faced	Yes	
Roofing	Asphalt Shingles	Color Needs Approval	Yes	X
Windows	Double-hung, 3/1 Sash	Selections Need Approval	Yes	X
Pedestrian Door	Glass Top, Panel Bottom	Selection Needs Approval	Yes	X
Garage Doors	Panel, Overhead	Needs final approval		X
Parking Pad	Not Indicated	Needs final approval		X

The known materials are appropriate. As a condition of approval, staff recommends the requirement that window and door selections, roof color, and paving shall be approved prior to construction to be certain that they meet Section II.B.1.d. of the design guidelines.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	
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?		No
If dormers are used, do they sit back from the wall below by at least 2'?		No
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	

The code for a Detached Accessory Dwelling Unit requires dormers to be stepped back at least two feet (2') from the wall below and that they not exceed fifty percent (50%) of the roof. The proposed dormers are not stepped back and exceed fifty percent (50%) of the width of the roof.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	8'
Rear setback	5'	5'
Left side setback	5'	42'
Right side setback	5'	10'
How is the building accessed?	-	From Alley
Two different doors rather than one large door (if street facing)?	-	N/A

The proposed outbuilding will be located eight feet (8) from the house, whereas the guidelines require the distance between a house and an outbuilding to be twenty feet (20'). Staff finds that in this instance, the shorter separation and lesser rear setback are appropriate because the lot size is atypically shallow at only eighty-six feet.

The proposed outbuilding will include a residential use; therefore, in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit. Staff finds that the proposal does meet all the standards and design guidelines with the exception of the dormer width and lack of two foot (2') setback.

With a condition that the eave height and dormers on the outbuilding shall be revised to meet the DADU standards, staff finds that the project meets section II.B.2.h of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

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

1. The roof height of the house shall not exceed twenty-five feet (25');
2. The house shall meet the left and right side setbacks;
3. A walkway shall be constructed to connect the porch to the right-of-way in front of the house;
4. The front dormer on the house shall stepped back at least two feet (2') from the wall below; and
5. The eave height on the outbuilding shall be not taller than ten feet (10') tall; and
6. The dormers on the outbuilding shall be stepped back at least two feet (2') from the wall below and shall not exceed fifty percent (50%) of the width of the roof.

With these conditions, staff finds that the proposed infill meets Section II.B. of the Eastwood Neighborhood Conservation Zoning Overlay design guidelines.

ATTACHMENT A: PHOTOGRAPHS



Historic houses at 108 and 110 Rosebank Avenue.



Historic house at 120 Rosebank Avenue, with altered windows.



Historic house at 107 Rosebank Avenue, with non-historic side addition.



Historic house at 105 Rosebank Avenue, with altered front porch.



Contractor to coord. wall location w/ framing plan and hd. ht. clearance of stairs below

hatched area represents ceiling clip

Progress Set
5/1/20
Not For Construction

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
MAIN RESIDENCE SQFT: 930 | APARTMENT SQFT: 411

DISCLAIMER:
1. CONTRACTOR RESPONSIBLE THAT ALL WORK SHALL COMPLY W/ LATEST ADOPTED FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO CONSTRUCT AND CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION AND COORDINATING ALL TRADES AND BUILDING METHODS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR PROCURING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND SETBACKS.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ERRORS OR OMISSIONS.
4. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS OR OMISSIONS NOT REPORTED TO ARCHITECT.



LAWS NELSON
ARCHITECTURE + DESIGN

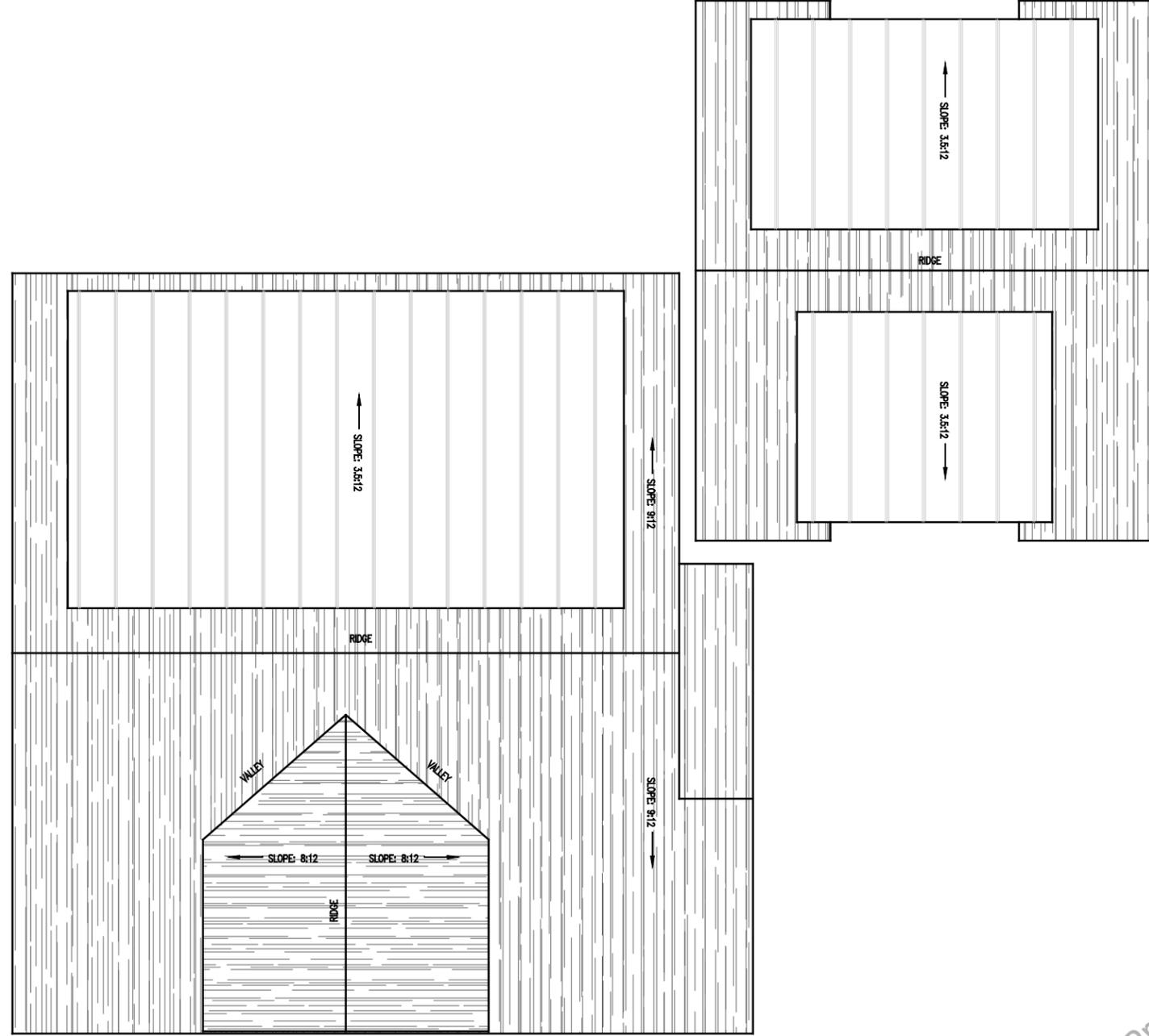
DATE:	5-1-20
DRAWN BY:	SLN
REVISION:	

SHEET TITLE: SECOND FLOOR PLAN

SHEET **A-1.2**

Mission Real Estate
106 Rosebank Ave.
106 Rosebank Ave.
Nashville, TN 37206

SECOND FLOOR PLAN



ROOF PLAN

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

Progress Set
5/1/20
Not For Construction

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 4. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ERRORS OR OMISSIONS.
 5. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS OR OMISSIONS NOT REPORTED TO ARCHITECT.

LAWS NELSON
ARCHITECTURE + DESIGN

ROOF PLAN

DATE:	4-18-20
DRAWN BY:	SLN
REVISION:	

SHEET TITLE: ROOF PLAN

SHEET

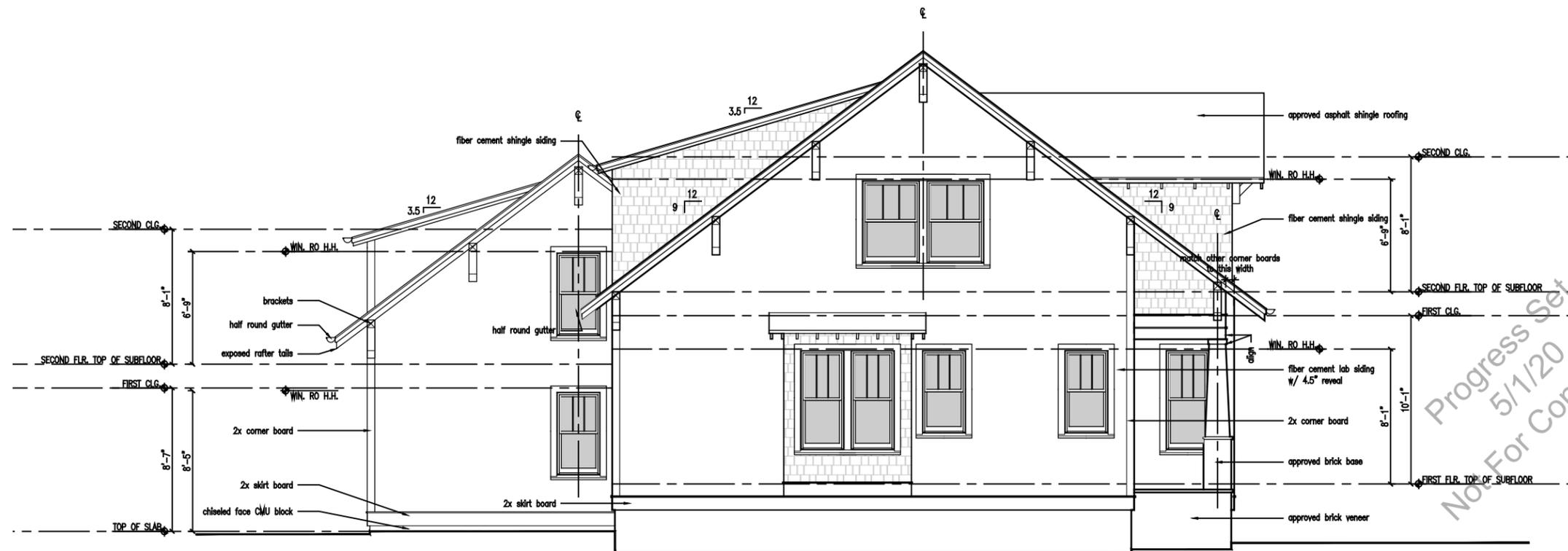
A-1.3

Mission Real Estate
106 Rosebank Ave.
106 Rosebank Ave.
Nashville, TN 37206



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

EXTERIOR ELEVATIONS

DISCLAIMER: CONTRACTOR RESPONSIBLE THAT ALL WORK SHALL COMPLY W/ LATEST ADOPTED FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S SPECIFICATIONS TAKES PRECEDENCE OVER WHAT IS SHOWN OR DESCRIBED ON THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE SPECIFICALLY NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, MATERIALS, TRADES AND BUILDING METHODS TO MATCH SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND SETBACKS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ERRORS OR OMISSIONS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS OR OMISSIONS NOT REPORTED TO ARCHITECT.



DATE: 5/1/2020
 DRAWN BY: SLN
 REVISION:

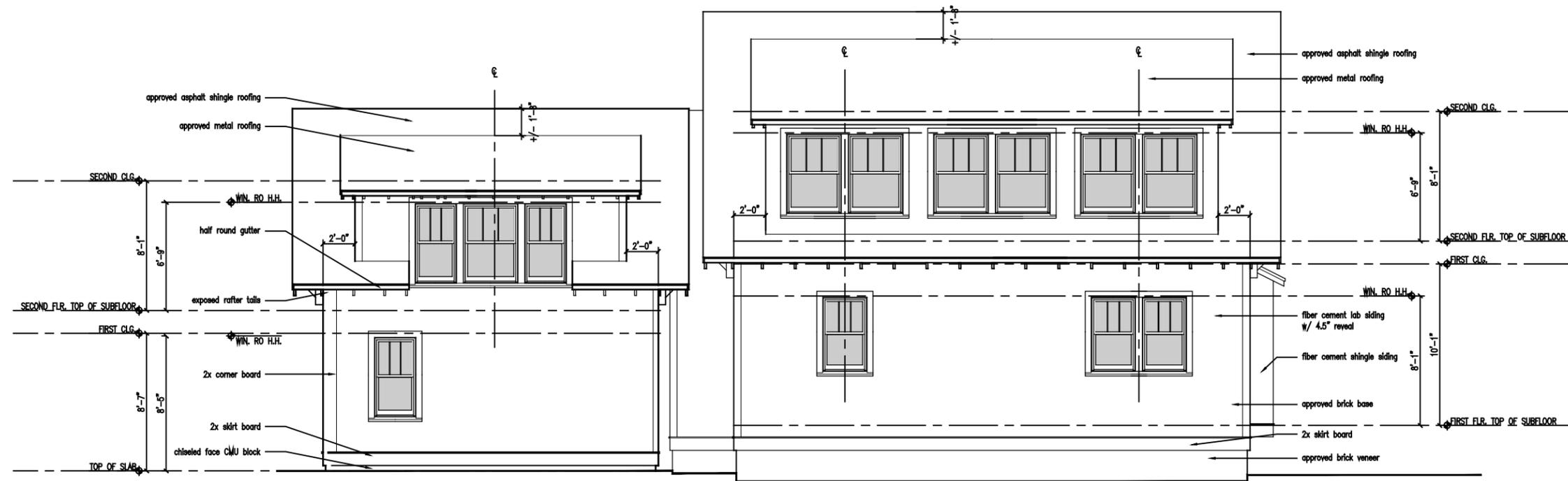
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET

Mission Real Estate
106 Rosebank Ave.
 106 Rosebank Ave.
 Nashville, TN 37206

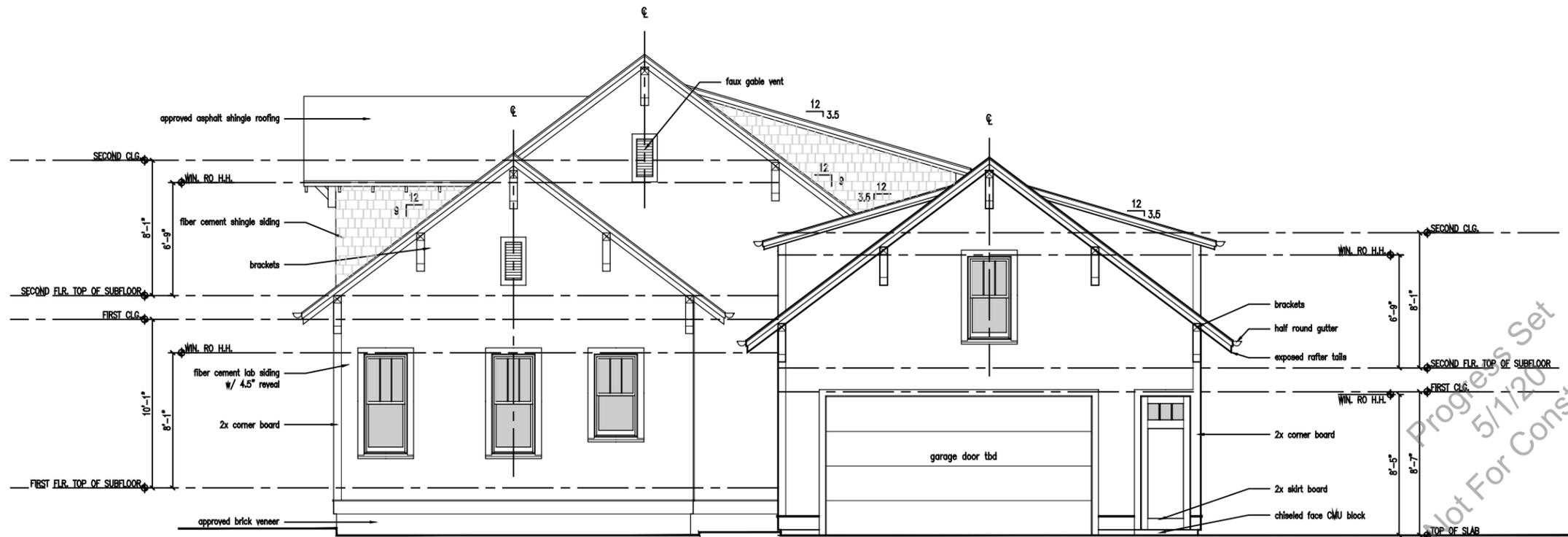
EXTERIOR ELEVATIONS

A-2.1



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATIONS

Mission Real Estate
106 Rosebank Ave.
 106 Rosebank Ave.
 Nashville, TN 37206

DISCLAIMER:
 1. CONTRACTOR RESPONSIBLE THAT ALL WORK SHALL COMPLY W/ LATEST ADOPTED FEDERAL, STATE, COUNTY, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S SPECIFICATIONS.
 2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO CONSTRUCT AND CONSIDERING ALL TRADES AND BUILDING METHODS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
 3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PROPERTY LINES AND SETBACKS.
 4. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ERRORS OR OMISSIONS.
 5. ARCHITECT SHALL ASSUME FULL RESPONSIBILITY FOR ERRORS OR OMISSIONS NOT REPORTED TO ARCHITECT.

LN
 LAWS NELSON
 ARCHITECTURE + DESIGN

EXTERIOR ELEVATIONS

DATE: 5-1-20
 DRAWN BY: SLN
 REVISION:

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET **A-2.2**