



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
920 West Eastland Ave
June 17, 2020

Application: New Construction—Infill and Outbuilding
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: RS.5
Map and Parcel Number: 0820801300
Applicant: Paul Martin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct infill and an outbuilding on a vacant lot.

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

1. The finished floor height shall consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The drawings accurately show the foundation at the front, and the height of the house from grade at the front be no taller than 24' in elevation;
3. The front dormer be reduced so that it sits at least three feet (3') off the ridge of the house and its windows take up more of the dormer's front face;
4. The front porch columns have simple caps and bases;
5. Staff approve the windows, doors, front porch material, roof shingle color, and driveway and walkway materials;
6. The HVAC shall located behind the house or on either side, beyond the mid-point of the house; and
7. Any overhang on the garage be just over the doorway, extending no more than two feet (2') from either side of the door, and no more than three feet (3') deep.

With these conditions, staff finds that the proposed infill and outbuilding to meet Sections II.B.1. of the design guidelines.

Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

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.

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.

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

h. Outbuildings

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

- No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
- 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.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 920 West Eastland is a vacant lot (Figure 1). MHZC issued an administrative permit for the demolition of a non-contributing house on the lot in 2018.



Analysis and Findings: Applicant proposes to construct infill and an outbuilding on a vacant lot.

Height & Scale: The proposed infill is one-and-a-half stories tall, with a maximum height of 24'1" from grade at front. Staff finds that this meets the immediate context where historic houses are one and one-and-a-half stories tall with heights ranging from eighteen to twenty-four feet (18'-24') from grade. However, the infill is drawn as if it does not have an above-grade foundation at the front, and staff recommends that the drawings be revised so that the minimum foundation is shown on the elevations and the house be no taller than 24'1" above grade at the front. Houses in the immediate vicinity have minimal visible foundations as the front. The eave height is about nine feet, six

inches (9’6”), which matches historic eave heights on this block. The width of the house is thirty-four feet, which meets the historic context, which ranges from twenty-eight feet to thirty-four feet (28’-34’).

Staff finds that the infill’s height and scale meet Sections II.B.1.a.and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill meets all the base zoning setbacks. It will be five feet (5’) from the right-side property line, eleven feet (11’) from the left side property line, and over eighty-five feet (85’) from the rear property line. The front setback of about twenty-five feet (25’) is about halfway in between the front setbacks of the houses on either side, which meets the design guidelines.

Staff finds that the proposed infill meets Sections II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufact urer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5” cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Not indicated	Unknown	Unknown	Yes
Front Porch Posts	Wood *	Smooth wood	Yes	No
Rear Porch floor/steps	Wood	Smooth wood	Yes	No
Rear Porch Railing	Wood	Smooth wood	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes

Walkway	Not indicated	Needs final approval	Unknown	Yes
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*The front porch columns were drawn without caps and bases, and staff recommends that the front porch columns have caps and bases.

Staff recommend approval of the front porch floor material, all windows and doors, the roof shingle color, and the materials of the driveway and walkways prior to purchase and installation.

With the condition that the front porch columns have caps and bases and staff approve all final material choices, staff finds that the infill meets Section II.B.1.d. of the design guidelines.

Roof form: The infill’s main roof form is a side gable with an 8/12 pitch. The infill includes a front gabled dormer. Staff finds that the proportions of the dormer do not meet the proportions of historic dormers. Staff recommends that the dormer be brought off the ridge of the house by at least three feet (3’) and designed so that the windows take up more of the front face of the dormer, as was typical of historic dormers. The two gabled rear dormers meet the design guidelines.

With the condition that the front dormer be redesigned to better match the proportions of historic front dormers, staff finds that the infill’s roof form to meet Section II.B.1.e. of the design guidelines.

Orientation: The infill is oriented towards West Eastland, which meets the design guidelines. The lot extends all the way to Cleveland Street, and vehicular access will be at the rear from Cleveland Street, which meets the design guidelines. Staff recommends the inclusion of a front walkway leading from the sidewalk to the front porch.

With the inclusion of a front walkway, staff finds that the project meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: As mentioned under “Roof Form,” the dormer window proportions are not typical of historic dormer windows, and staff recommends that the dormer be brought off the roof ridge by several feet and that the windows of the dormer fill up more of the front face of the dormer.

The remaining windows on the infill are all generally twice as tall as they are wide, meeting this historic proportion of window openings. There are no long expanses of wall space without a window or door opening.

With the requested alterations to the front dormer, staff finds the project’s proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: As mentioned under “Orientation,” staff recommends the addition of walkway from the sidewalk to the front porch. 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.

Outbuildings: The applicant is proposing a one-story outbuilding with adjoining parking pad. The outbuilding is not a Detached Accessory Dwelling Unit (DADU) because the lot is zoned RS.5, which is single-family.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Side gable	Yes
Primary roof slope	10/12	yes

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.h.1 of the design guidelines.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. The garage will be visible from Cleveland Street, as is the rear accessory structures of all the houses on this side of West Eastland. The location at the rear of the lot is appropriate. The proposed overhang is five feet, ten inches (5’10”), which staff finds to be too large as it is almost providing covered parking, exceeding the seven hundred and fifty square foot (750 sq. ft.) footprint. Staff recommends that any overhang should just be over the doorway, extending no more than two feet (2’) from either side of the door, and no more than three feet (3’) deep.

The design meets Section II.B.h.1 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Cement-fiber	Smooth with 5” reveal	Yes
Roofing	Asphalt shingle	Unknown	Yes
Trim	Cement fiber	smooth	Yes
Overhang Brackets	Wood brackets	Smooth-face	Yes
Driveway	Not indicated	Unknown	Unknown
Windows	Not indicated	Unknown	Unknown
Pedestrian Door	Not indicated	Unknown	Unknown

With the staff's final approval of the windows and doors and driveway material, staff finds that the known materials meet Section II.B.h.1. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.i of the design guidelines.

General requirements for Outbuildings:

The answer to each of these questions must be "yes."

	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?	N/A	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the proposed outbuilding meets section II.B.1.h.1 of the design guidelines.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	33'7"
Rear setback	20'	20'
Left side setback	5'	20'
Right side setback	5'	5'
How is the building accessed?	-	From Cleveland Street at the rear

The lot is less than 10,000 square feet.

	50% of first floor area of principle structure	Lot less than 10,000 square feet	Proposed
Maximum Square Footage	929 sq. ft.	750 Sq. ft.	750 sq. ft.

	Potential maximums under Ordinance	Infill	Proposed Outbuilding
Ridge Height	25' unless existing building is less	24'1'	22'8"
Eave Height	10'	10'	10'

With the condition that any overhang on the garage be just over the doorway, extending no more than two (2') feet from either side of the door, and no more than three feet (3') deep, staff finds that its height, scale, setbacks, location, and overall design meet Section II.B.1.h. of the design guidelines.

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

1. The finished floor height shall consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The drawings accurately show the foundation at the front, and the height of the house from grade at the front be no taller than 24' in elevation;
3. The front dormer be reduced so that it sits at least three feet (3') off the ridge of the house and its windows take up more of the dormer's front face;
4. The front porch columns have simple caps and bases;
5. Staff approve the windows, doors, front porch material, roof shingle color, and driveway and walkway materials;
6. The HVAC shall located behind the house or on either side, beyond the mid-point of the house; and
7. Any overhang on the garage be just over the doorway, extending no more than two feet (2') from either side of the door, and no more than three feet (3') deep.

With these conditions, staff finds that the proposed infill and outbuilding to meet Sections II.B.1. of the design guidelines.

ATTACHMENT A: CONTEXT PHOTOS



920 West Eastland with the two houses on either side.



Houses to the left/east of 920 West Eastland.



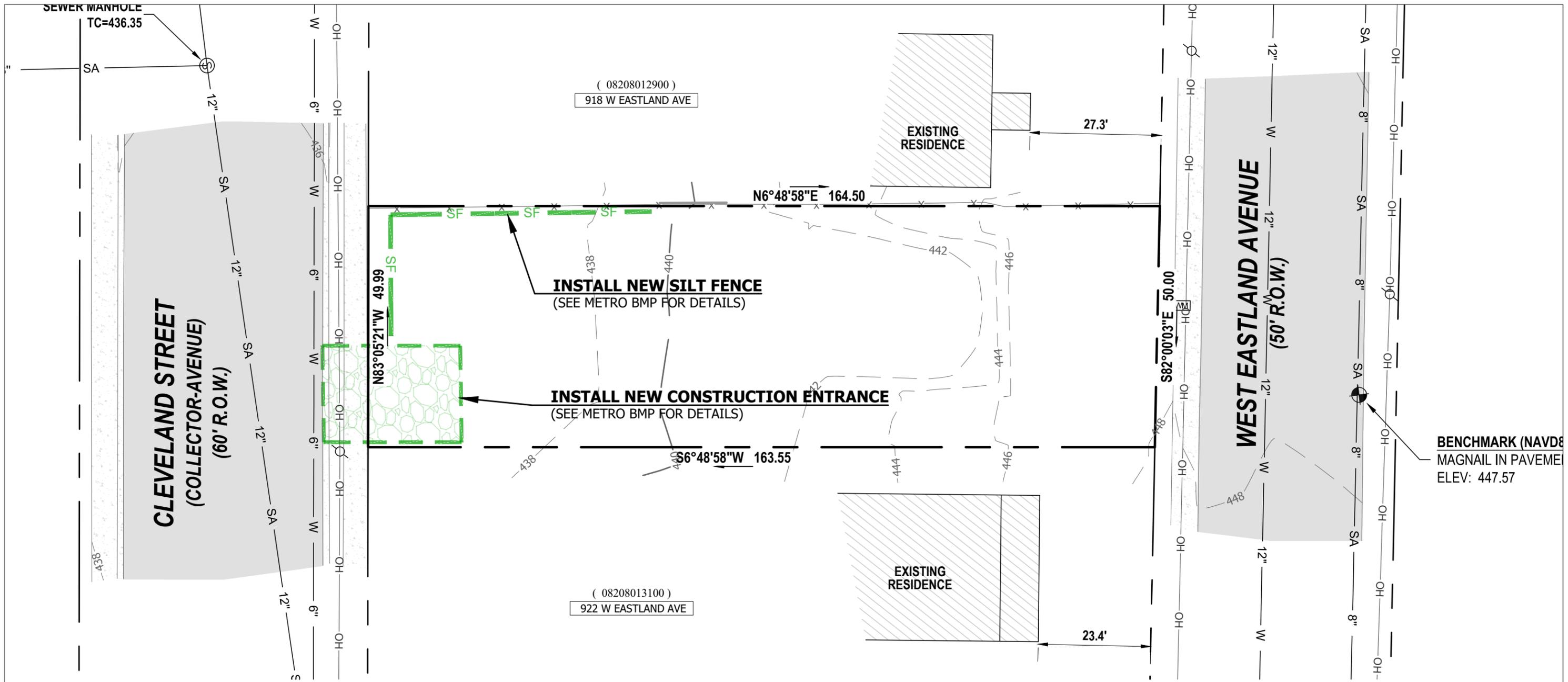
Houses to the right/west of 920 West Eastland.



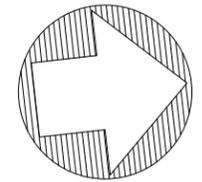
Houses across the street



920 West Eastland from Cleveland Street.



BENCHMARK (NAVD8)
MAGNAIL IN PAVEMENT
ELEV: 447.57



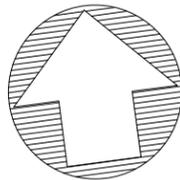
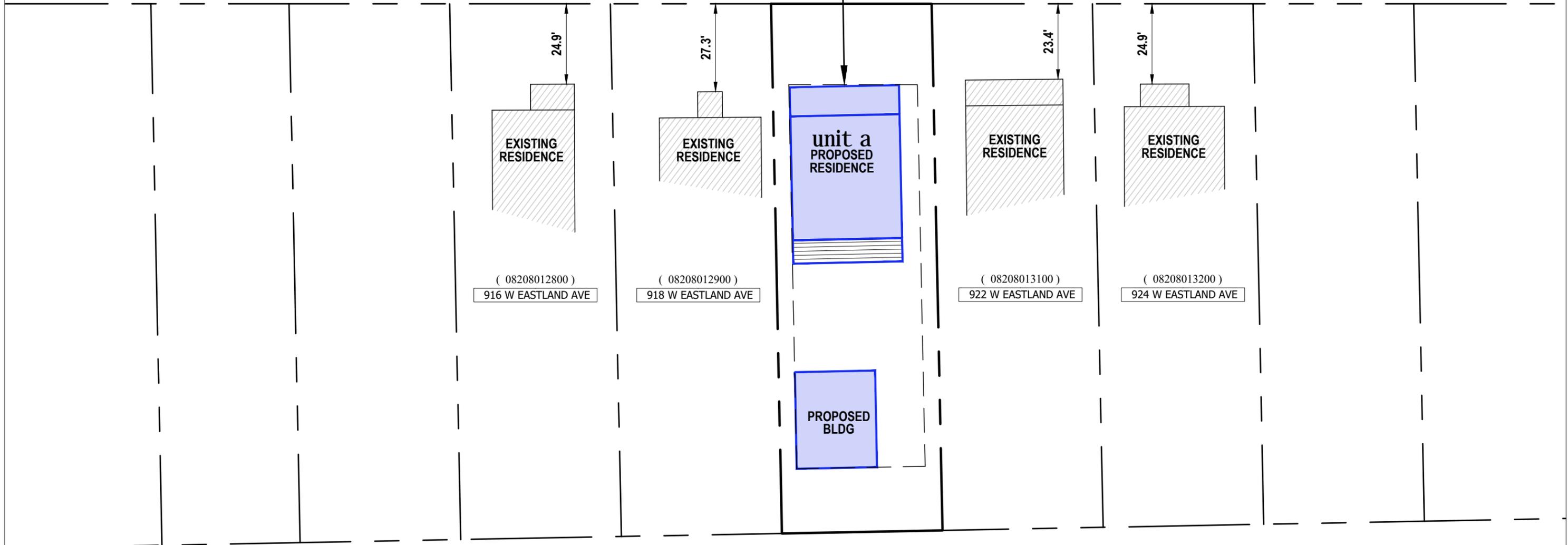
CLINT ELLIOTT SURVEY
1711 Hayes Street
Nashville, TN 37203
clintelliottsvey.com
(615) 490-3236

EPSC Plan
920 W. Eastland Avenue
Nashville, Davidson County, Tennessee

Sheet No.
V-2.2

WEST EASTLAND AVENUE
(50' R.O.W.)

25.1' FRONT SETBACK
(CONTEXTUAL AVERAGE)



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.



1711 Hayes Street
Nashville, TN 37203
clintelliotsurvey.com
(615) 490-3236

Building Setbacks
920 W. Eastland Avenue
Nashville, Davidson County, Tennessee

Sheet No.

V-2.3

SITE DATA: PRE-DEVELOPMENT

Total Site Area 8,199 SF

PRE-DEVELOPMENT IMPERVIOUS: 601 SF

Buildings 0 SF
 Parking/Drives 601 SF
 Walks/Misc Pads 0 SF

SITE DATA: POST-DEVELOPMENT

Total Site Area 8,199 SF

POST-DEVELOPMENT IMPERVIOUS: 3,938 SF (48.0%)

Buildings 2365 SF
 Parking/Drives 1326 SF
 Walks/Misc Pads 246 SF

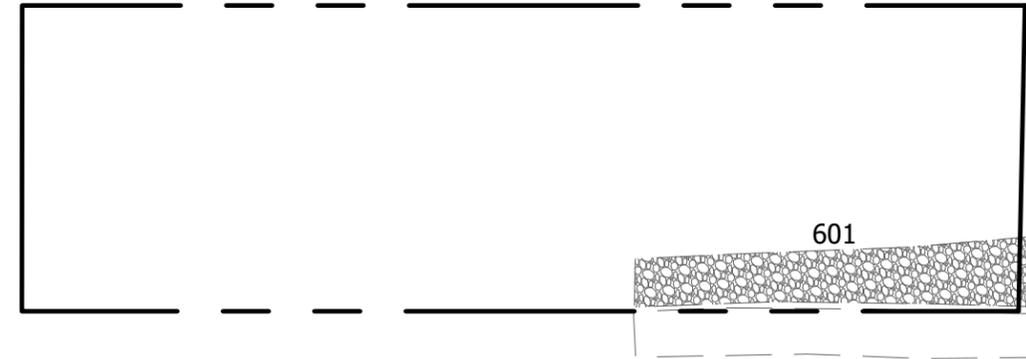
POST- IMPERVIOUS NET GAIN: 3,337 SF (TIER II)

STORMWATER NET GAIN TREATMENT

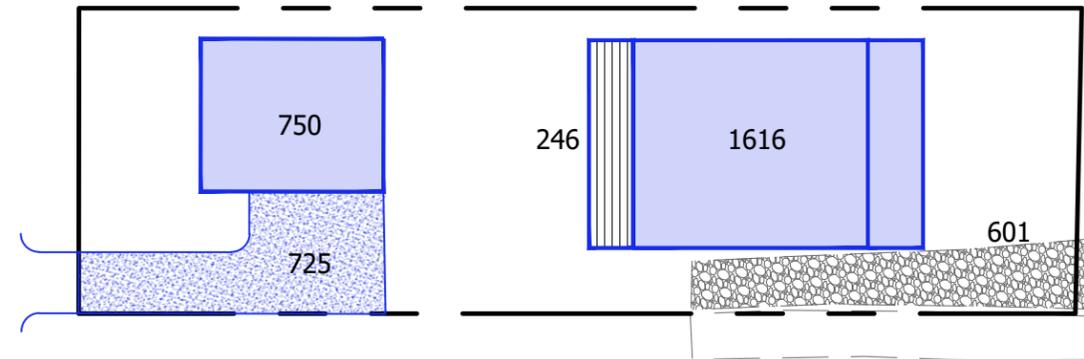
Total Site Area 8,199 SF

POST-DEVELOPMENT STORMWATER TREATMENT: 3,337 SF

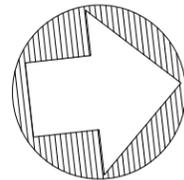
MODIFIED FRENCH DRAIN Required: 2' x 108' @ 2' Lower Stone Depth



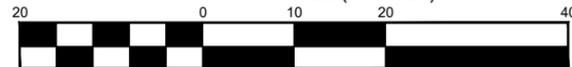
PRE-DEVELOPMENT



POST-DEVELOPMENT



GRAPHIC SCALE (IN FEET)



1 inch = 20 ft.



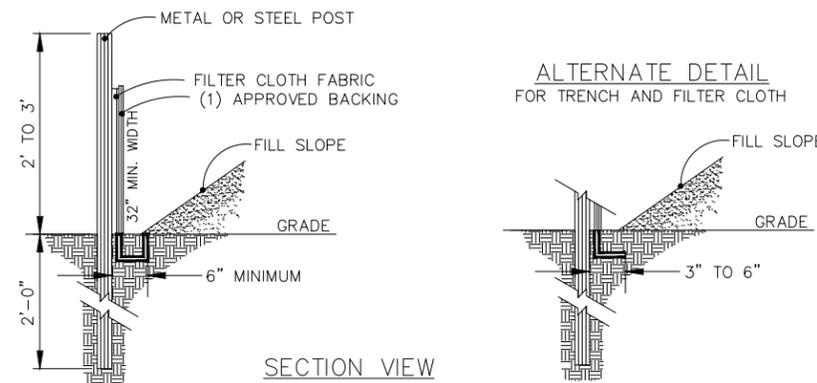
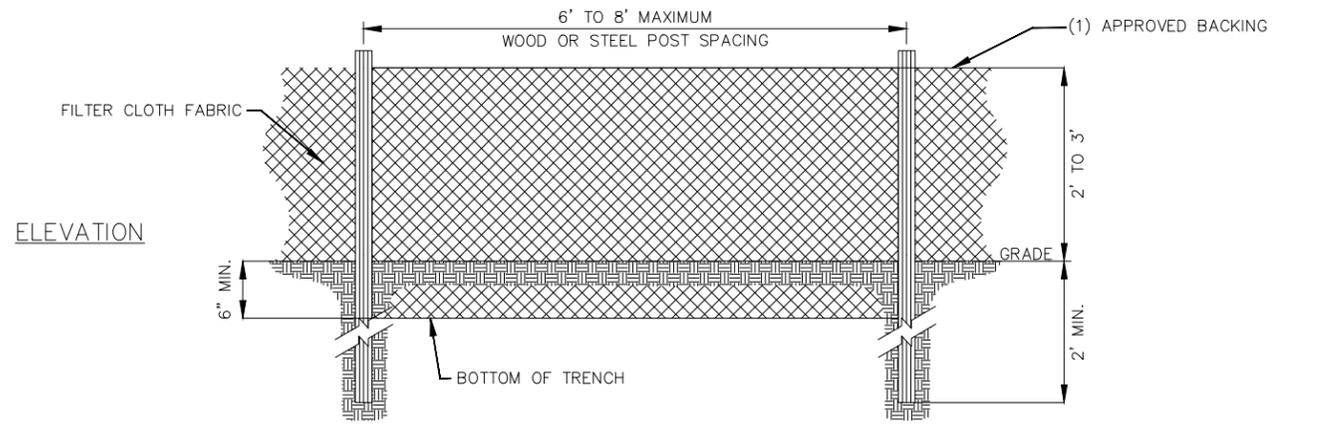
1711 Hayes Street
 Nashville, TN 37203
 clintelliottsvey.com
 (615) 490-3236



Impervious Areas
 920 W. Eastland Avenue
 Nashville, Davidson County, Tennessee

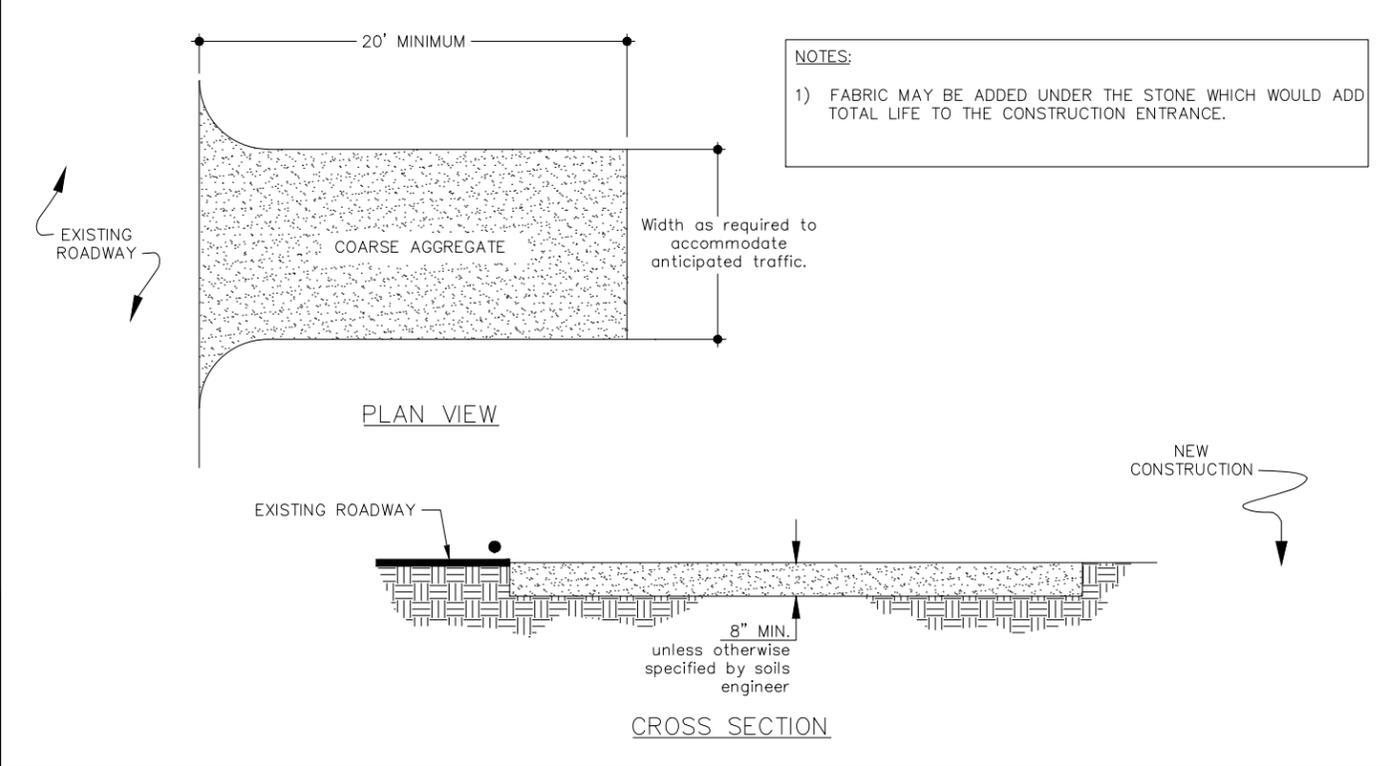
Sheet No.

V-2.4



NOTES:
 1) BUILT-IN REINFORCED STRUCTURE, AS RECOMMENDED BY THE MANUFACTURER TO SUPPORT THE FILTER CLOTH.
 2) FILTER CLOTH SHALL MEET THE REQUIREMENTS OF SECTION 209 OF STANDARD SPECIFICATIONS. (TDOT)
 3) A PRE ASSEMBLED SILT FENCE MEETING THE REQUIREMENT OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE
 4) ANY EROSION CONTROL MUST BE IN COMPLIANCE WITH MWS LATEST SPECIFICATIONS.

NOT TO SCALE	TYPICAL TEMPORARY SILT FENCE	DWG. No.
DATE: 05/05/08		SDET012 SHEET 1 OF 1



NOTES:
 1) FABRIC MAY BE ADDED UNDER THE STONE WHICH WOULD ADD TOTAL LIFE TO THE CONSTRUCTION ENTRANCE.

STANDARD RESIDENTIAL CONSTRUCTION ENTRANCE

NOT TO SCALE
SHEET 1 OF 1

SITE GRADING & EROSION CONTROL NOTES

1. NO PORTION OF THE PROPERTY SHOWN LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE CURRENNT FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP.
2. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT, SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
3. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN THEY ARE NO LONGER NEEDED.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS, AND SWALES REGARDLESS WHETHER PLANS GRAPHICALLY PORTRAY OR INDICATE SLOPE. FINAL CONSTRUCTION SHALL NOT PERMIT PONDING OF WATER IN ANY OF FOREGOING AREAS.



IF YOU DIG IN TENNESSEE...
 CALL US FIRST!
 1-800-351-1111
 1-615-366-1987
 TENNESSEE ONE CALL
 IT'S THE LAW



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 Nashville, TN 37203
 clintelliottsvey.com
 (615) 490-3236

Site Details
920 W. Eastland Avenue
Nashville, Davidson County, Tennessee

Sheet No.
V-2.5

SKETCH LAYOUT
 PROVIDE PLAN AND ELEVATION VIEWS OF MFD AND HOUSE SHOWING ROOF AREA DIRECTED TO MFD AND KEY DIMENSIONS, CONNECTIONS AND OVERFLOW RELATIVE TO PROPERTY LINE.

Modified French Drain

SIZING CALCULATION:

Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18	24	30	36
	Required Linear Feet of MFD =			
100	6	5	4	3
500	30	25	20	15
1000	60	45	40	35
2000	120	95	75	65
3000	185	140	115	100
4000	245	190	155	130
5000	305	235	195	165

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 3337 SQ FT
 DEPTH OF STONE MEDIA= 30 INCHES
 WIDTH OF TRENCH= 30 INCHES
 LENGTH OF MFD= 108 FT

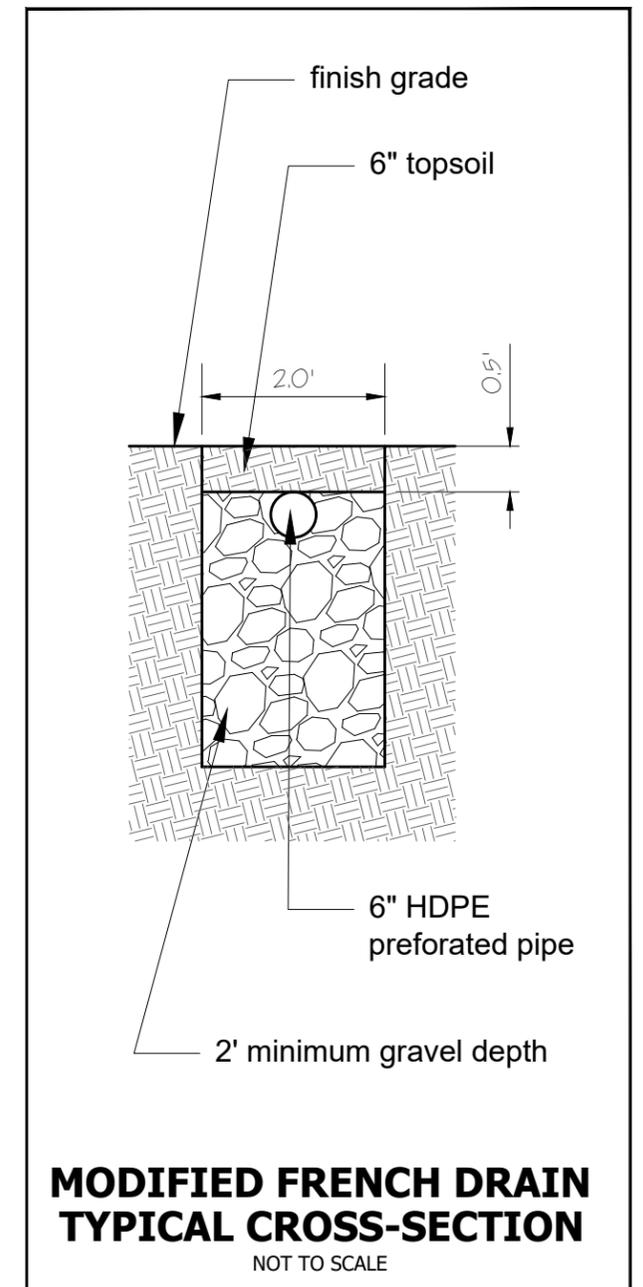
MAINTENANCE:

1. INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS.
3. INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

METRO NASHVILLE
 DEPARTMENT OF
 WATER SERVICES

ATTACHED THIS TWO-PAGE
 SPECIFICATION TO HOUSE
 PLAN SUBMITTAL

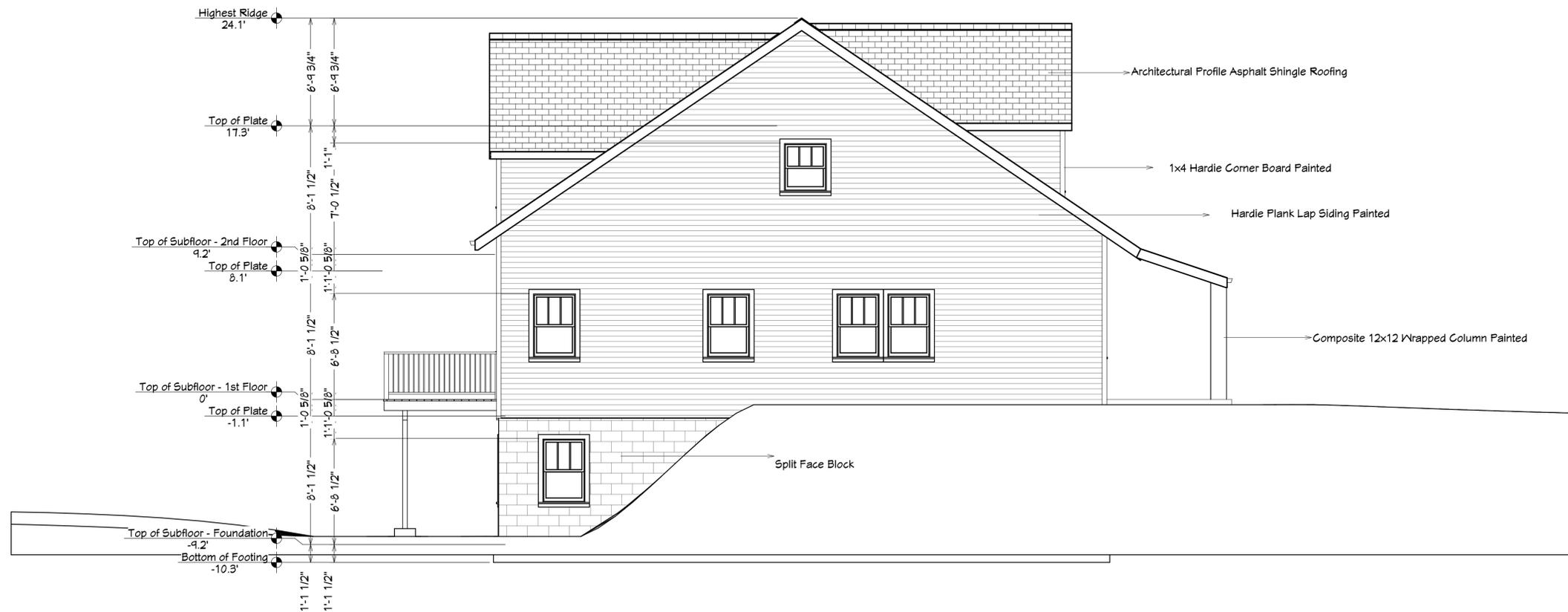
MODIFIED FRENCH DRAIN
 SPECIFICATIONS
 PAGE 2 OF 2





Exterior Elevations May Not Be Representative Of Actual Site

Exterior Elevation Front



Exterior Elevation Left

REVISION TABLE	
NUMBER	DATE

Exterior Elevations

420 West Eastland Ave
Nashville, TN 37206

DRAWINGS PROVIDED BY:

DATE:

6/1/20

SCALE:

1/4"=1'

SHEET:

P-1



Exterior Elevation Back



Exterior Elevation Right

NUMBER	DATE	REVISION BY	DESCRIPTION

Exterior Elevations

420 West Eastland Ave
Nashville, TN 37206



DRAWINGS PROVIDED BY:

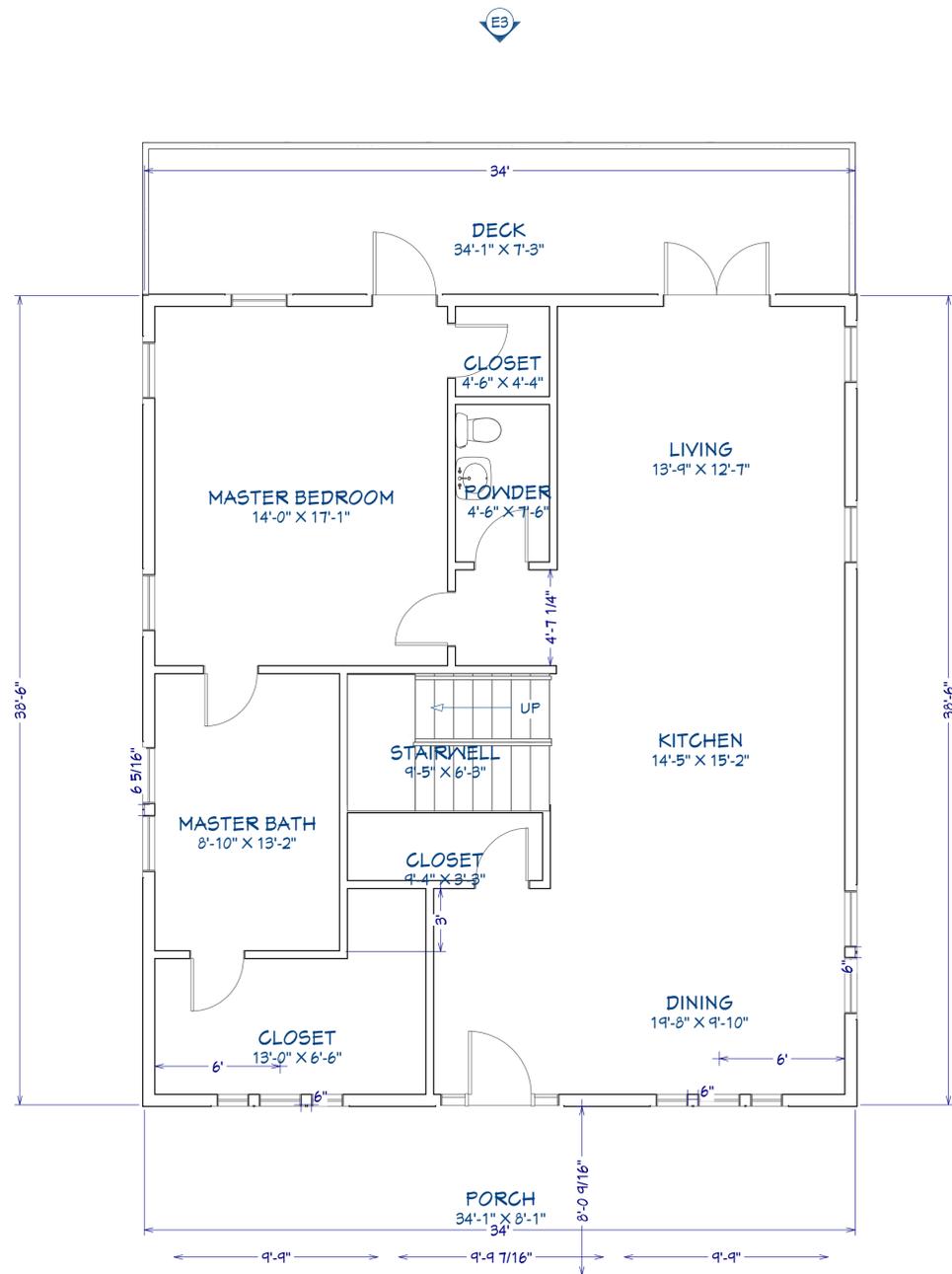
DATE:

6/1/20

SCALE:

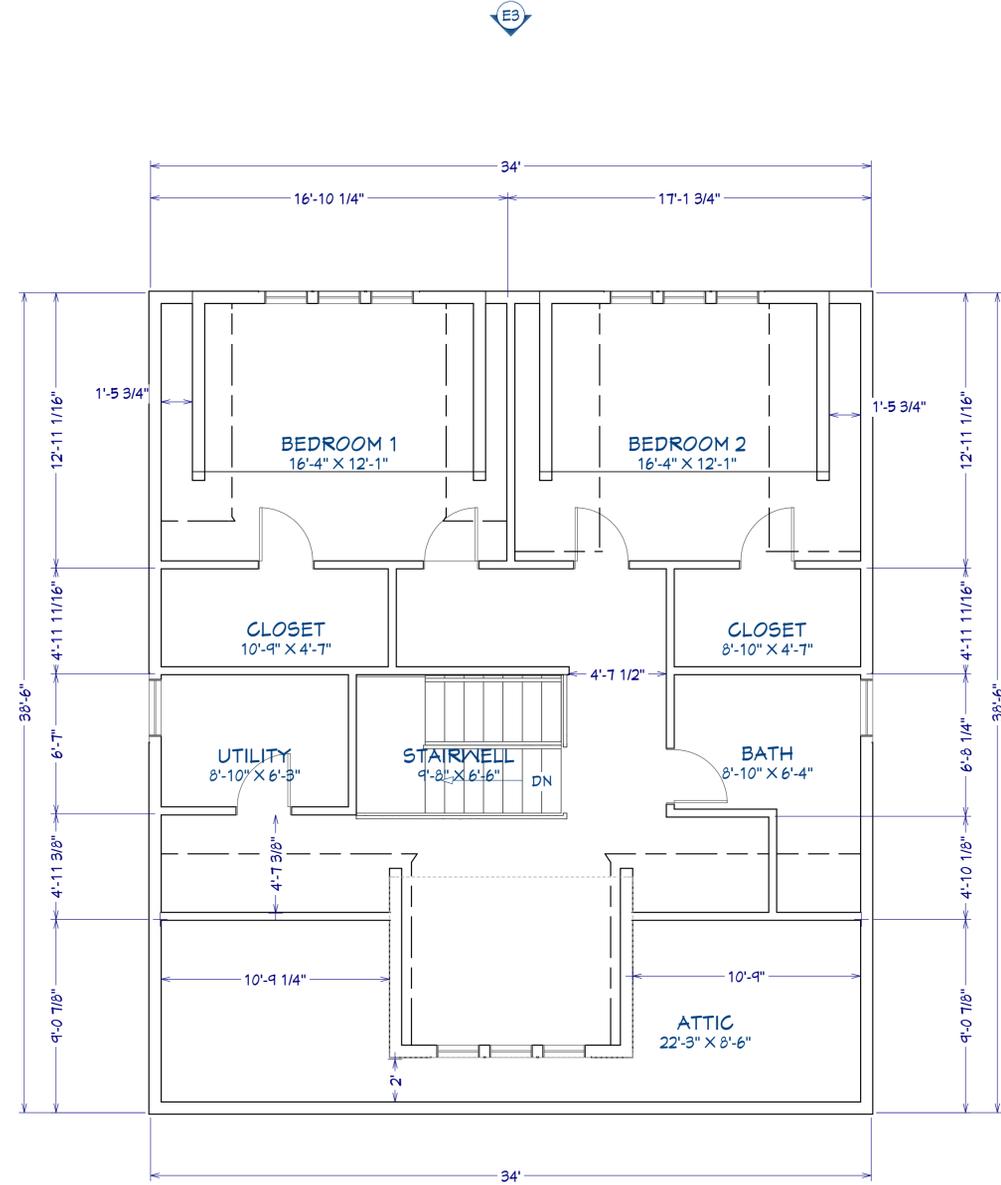
1/4"=1'

SHEET:



LIVING AREA
1249 SQ FT

Floor Plan View Dimensioned



LIVING AREA
1010 SQ FT

Floor Plan View Dimensioned

NUMBER	DATE	REVISION BY	DESCRIPTION

Main And Upstairs Floor Plans

920 West Eastland Ave
Nashville, TN 37206



DRAWINGS PROVIDED BY:

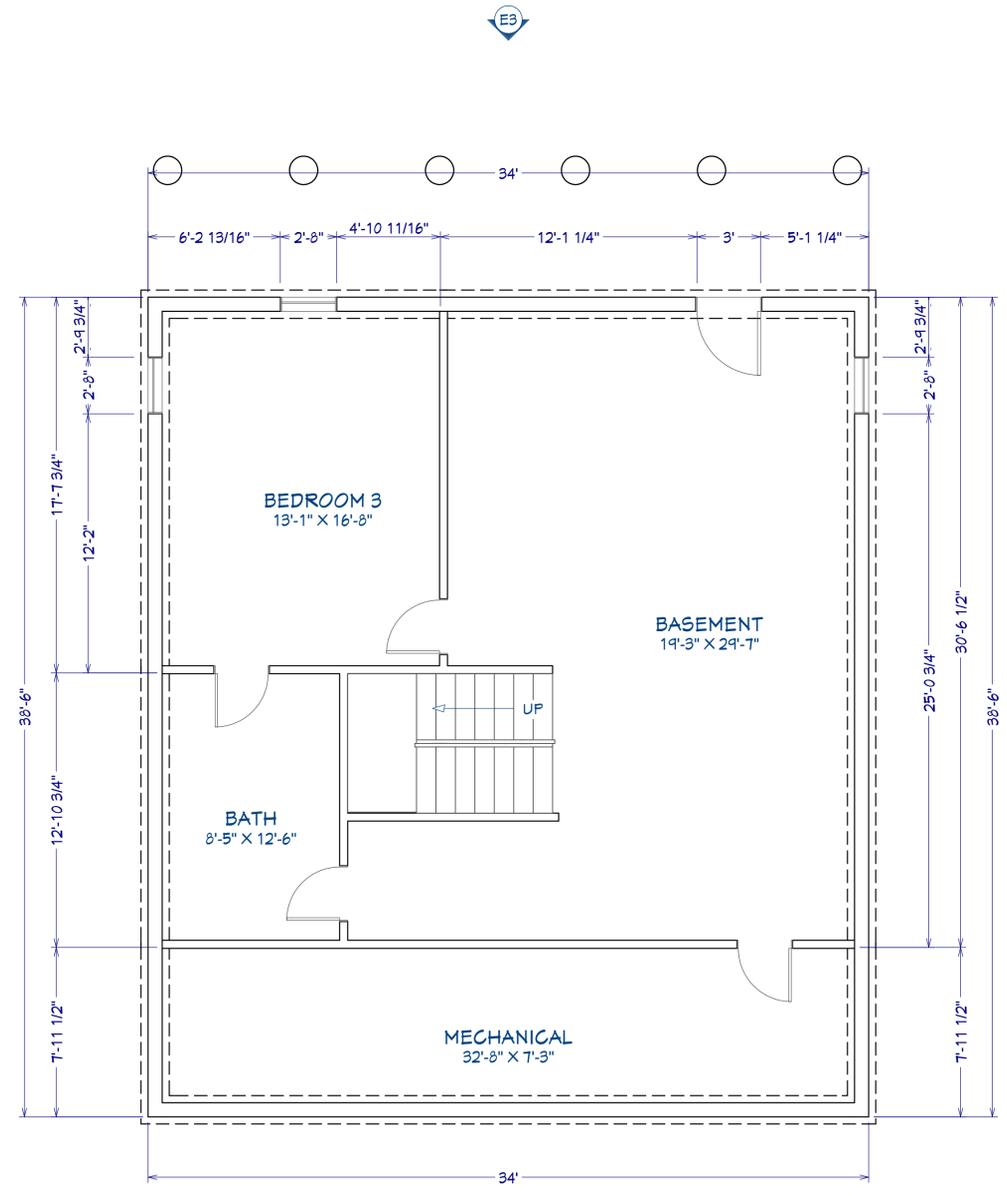
DATE:

6/1/20

SCALE:

1/4"=1'

SHEET:



LIVING AREA
1309 SQ FT

Floor Plan View Dimensioned

NUMBER	DATE	REVISION BY	DESCRIPTION

Basement Floor Plan

420 West Eastland Ave
Nashville, TN 37206

DRAWINGS PROVIDED BY:



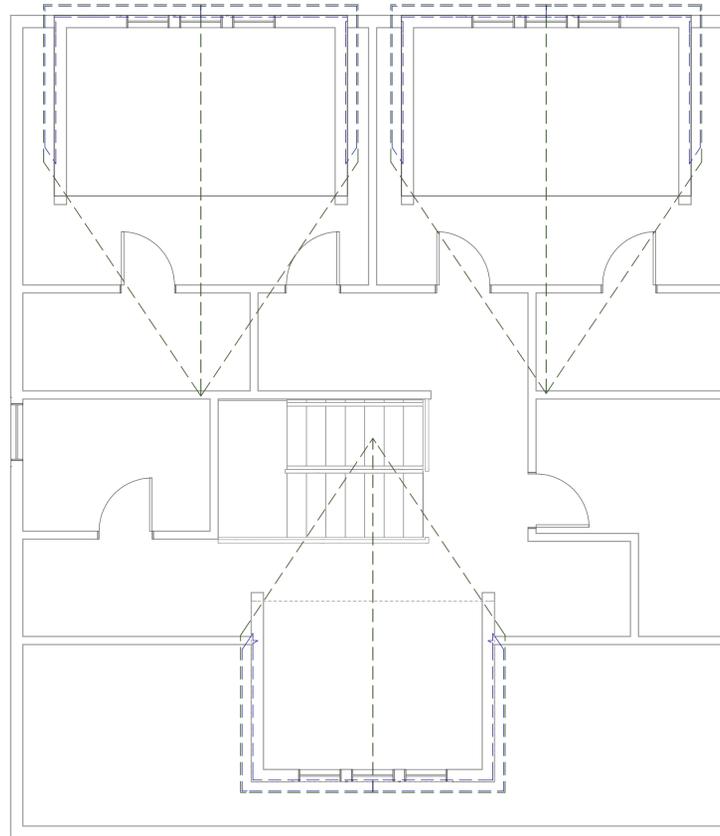
DATE:

6/1/20

SCALE:

1/4"=1'

SHEET:



Roof Plan View

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Roof Plan View

420 West Eastland Ave
Nashville, TN 37206

DRAWINGS PROVIDED BY:



DATE:

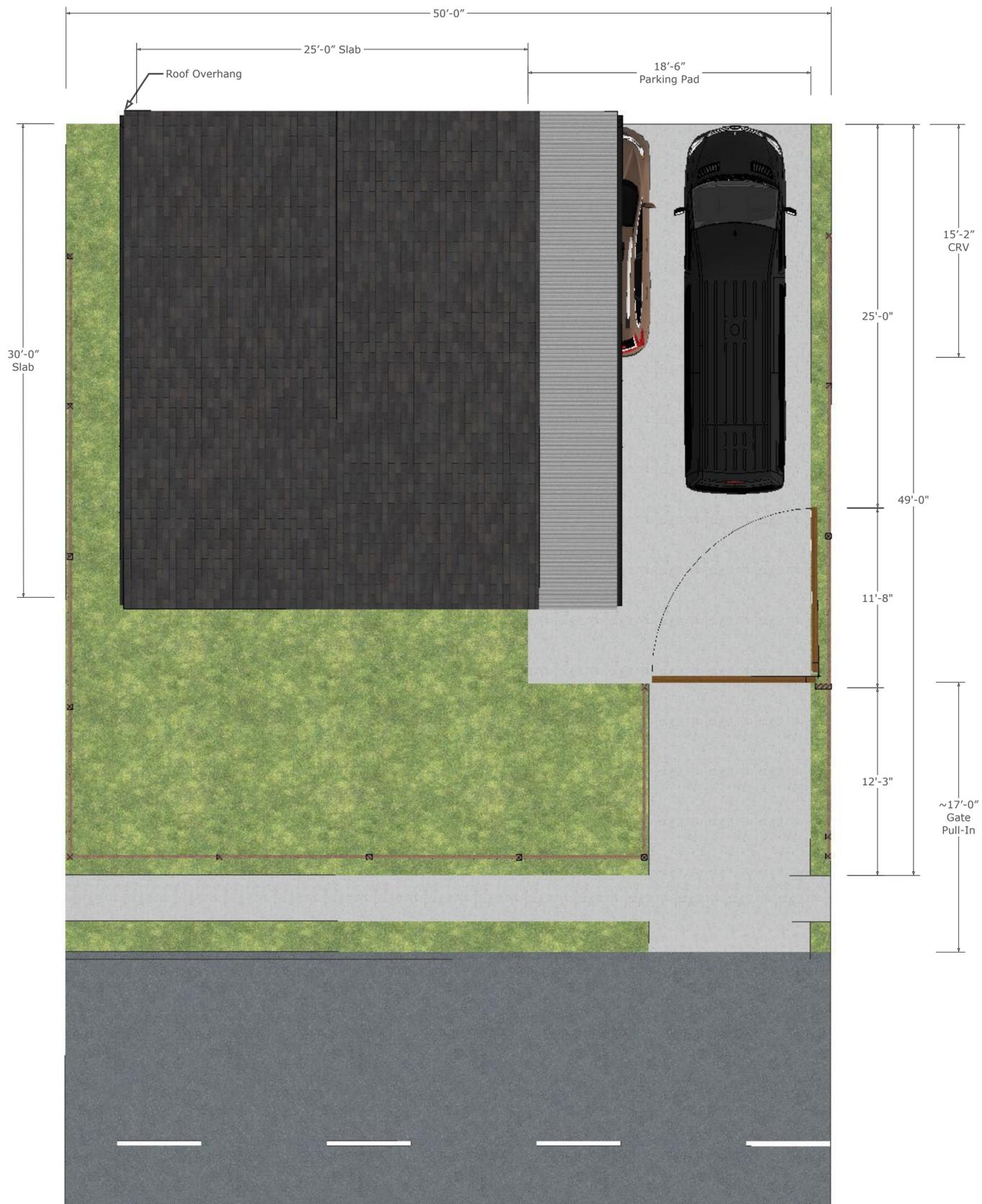
6/1/20

SCALE:

1/4"=1'

SHEET:

1 :: Plan
A1.0



2 :: Perspective #1
A1.0



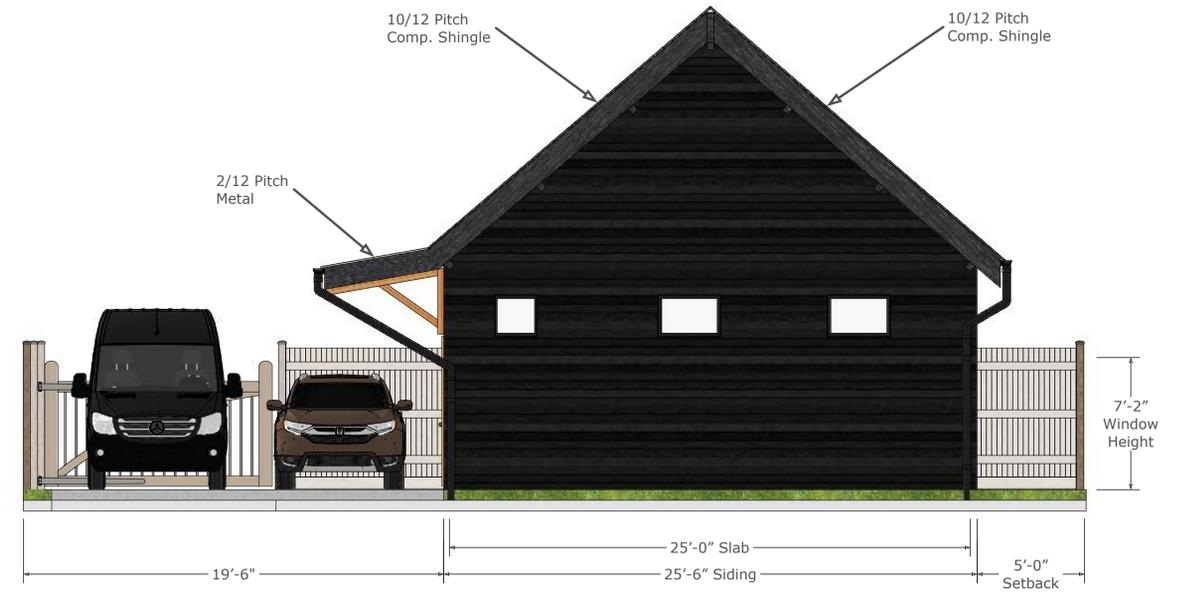
3 :: Perspective #2
A1.0



1 :: Elevation - West
A2.0



2 :: Elevation - South
A2.0



3 :: Elevation - East
A2.0



4 :: Elevation - North
A2.0

