JOHN COOPER
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

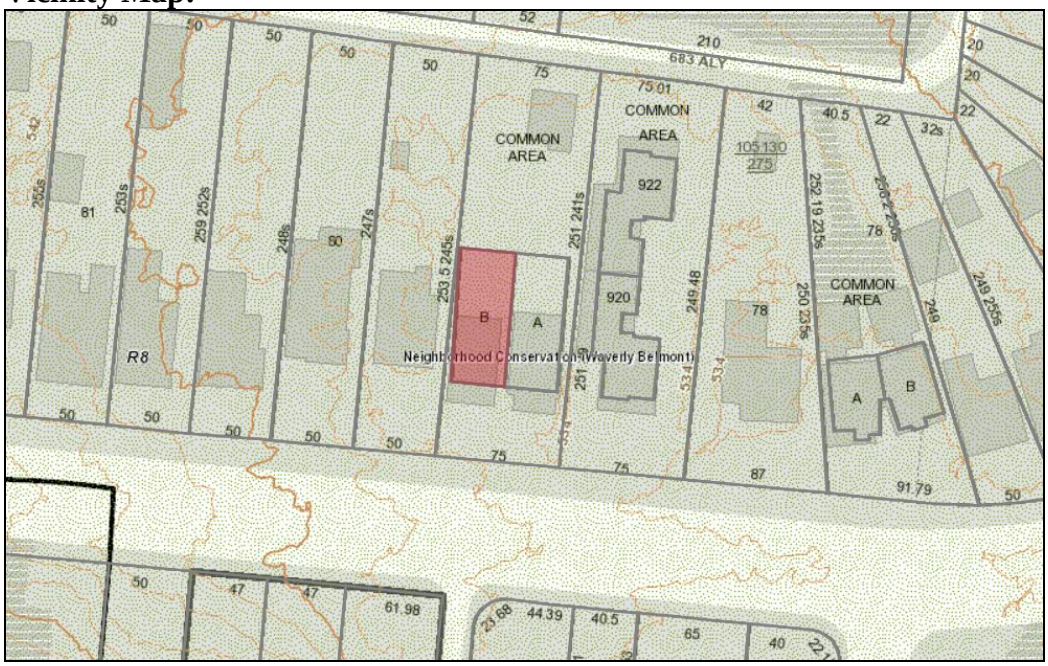
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
924B South Douglas Avenue
September 16, 2020

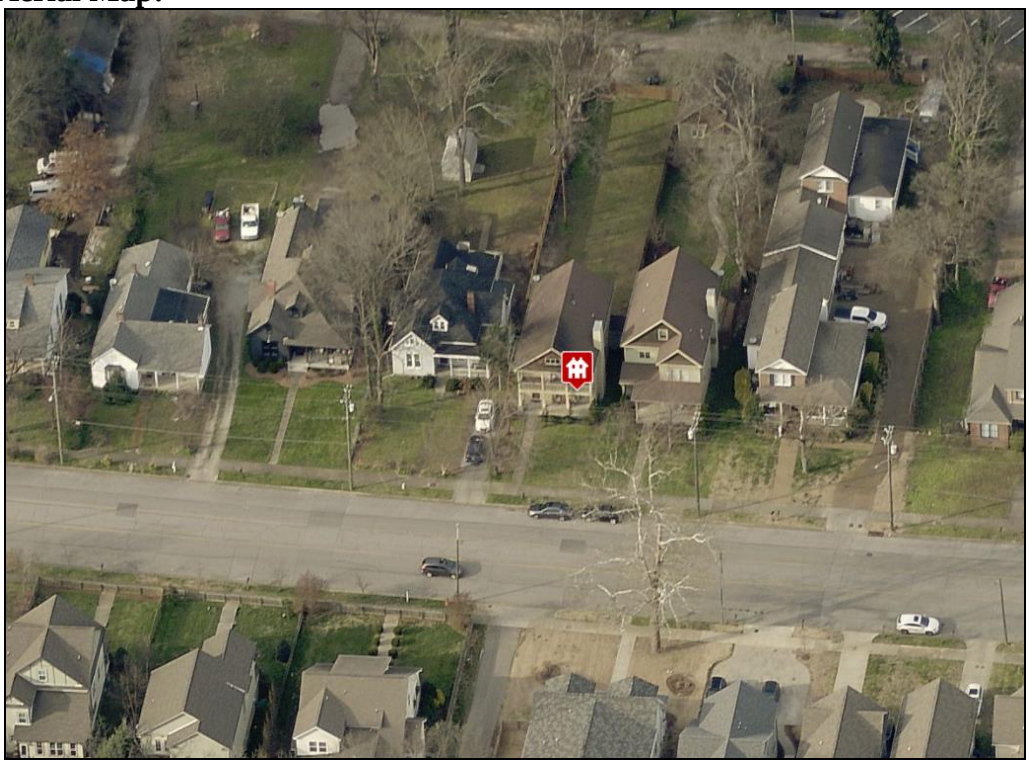
Application: New Construction—Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 105130F00200CO
Applicant: Bram Kane
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct an outbuilding. The outbuilding will not include a dwelling unit. **Recommendation Summary:** Staff recommends disapproval of the project, finding that the proposed outbuilding does not meet Sections III.H.1.b (footprint) and III.H.1.c (ridge and eave heights) of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.

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

   b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
   - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
   - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
   - Four inch (4") nominal corner boards are required at the face of each exposed corner.
   - Stone or brick foundations should be of a compatible color and texture to historic foundations.
   - When different materials are used, it is most appropriate to have the change happen at floor lines.
   - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
   - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
   - Texture and tooling of mortar on new construction should be similar to historic examples.
   - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

2. Asphalt shingle and metal are appropriate roof materials for most buildings.

   Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

G. Proportion and Rhythm of Openings

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

5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

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

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

Outbuildings: Height & Scale

a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*

b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings.* T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

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

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

4. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
   e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim
   a. Weatherboard, and board-and-batten are typical siding materials.

b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
d. Stud wall lumber and embossed wood grain are prohibited.
e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

d. 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.

e. *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.*

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

g. 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.

h. 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.

i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

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

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

a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.
b. The DADU may not exceed the maximums outlined previously for outbuildings.
c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*
d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.

Ownership.

e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
f. The DADU cannot be divided from the property ownership of the principal dwelling.
g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

h. 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.

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

Background: The house located at 924B South Douglas Avenue was constructed in 2007 prior to the Waverly Belmont Neighborhood Conservation Zoning Overlay (Figure 1). Given the recent date of construction, the house does not contribute to the historic character of the neighborhood.

Figure 1. 924B South Douglas Avenue

The lot is subject to a Horizontal Property Regime (HPR) and includes a detached duplex (924A and 924B South Douglas Avenue). An outbuilding associated with Unit A was permitted by the Codes department in 2014 (building permit # 201419290), which was also prior to the application of the Waverly Belmont Neighborhood Conservation Zoning Overlay (Figure 2). According to the building permit, the footprint of the existing outbuilding on the lot is twenty-four feet by twenty-eight feet (24' x 28'), which is six hundred seventy-two square feet (672 sq. ft.).

Figure 2. Existing outbuilding located on the lot.

Analysis and Findings: Application is to construct an outbuilding. Since there are already two dwelling units on the lot, the outbuilding cannot include a dwelling unit under the base zoning.

Massing Planning:

	Lot is greater than 10,000 square feet	**50% of first floor area of principle structures**	**Proposed footprint**	**Total Proposed footprint**
Maximum Square Footage	1000 sq. ft.	~ 1650 sq. ft.	700 sq. ft.	1372 sq. ft.

Since the lot is greater than ten thousand square feet (10,000 sq. ft.), the maximum footprint for outbuildings for the entire lot is one thousand square feet (1000 sq. ft.). Unit A already has an outbuilding with a footprint of six hundred seventy-two square feet (672 sq. ft.). The current proposal would add an outbuilding with a footprint of seven hundred square feet (700 sq. ft.), which would make the cumulative footprint one thousand three hundred seventy-two square feet (1372 sq. ft.). This exceeds the maximum permitted by the design guidelines by three hundred seventy-two square feet (372 sq. ft.). As proposed, the addition of the proposed outbuilding does not meet Section III.H.1.b of the design guidelines.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	30’	25’	27’-5 ½”
Eave Height	Unknown	17’	18’-4”

The existing house is two stories with a ridge height of approximately thirty feet (30’), so a two-story outbuilding would meet the design guidelines. While it is unlikely that the outbuilding exceeds the ridge and eave heights of the existing house, the project exceeds the maximum ridge and eave heights established by the Waverly Belmont design guidelines.

Staff finds that the proposed ridge and eave heights do not meet Section III.H.1.c. of the design guidelines.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	8/12	Yes

The proposed roof form and pitch are typical of the district and meet Section III.H.3.b. of the design guidelines.

Design Standards: Staff finds that the tall ridge and eave heights create a design that does not meet Section III.H. of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Unknown	Unknown	Unknown
Cladding	Hardie siding	Reveal and finish unknown	Unknown
Roofing	Unknown	Unknown	Unknown
Trim	Hardie trim	Smooth	Yes
Driveway	Existing		Yes
Windows	Unknown	Unknown	Unknown
Pedestrian Door	Wood	Unknown	Unknown
Vehicular Door	Wood	Unknown	Unknown

Most of the details of the materials are unknown. While material selections can meet the design guidelines with conditional approvals, staff finds that the overall project as proposed does not meet the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	X	
If a corner lot, are the design and materials similar to the principle building?	N/A	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	N/A
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	N/A
Is the roof pitch at least 4/12?	X	
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	N/A
Is the building located towards the rear of the lot?	X	

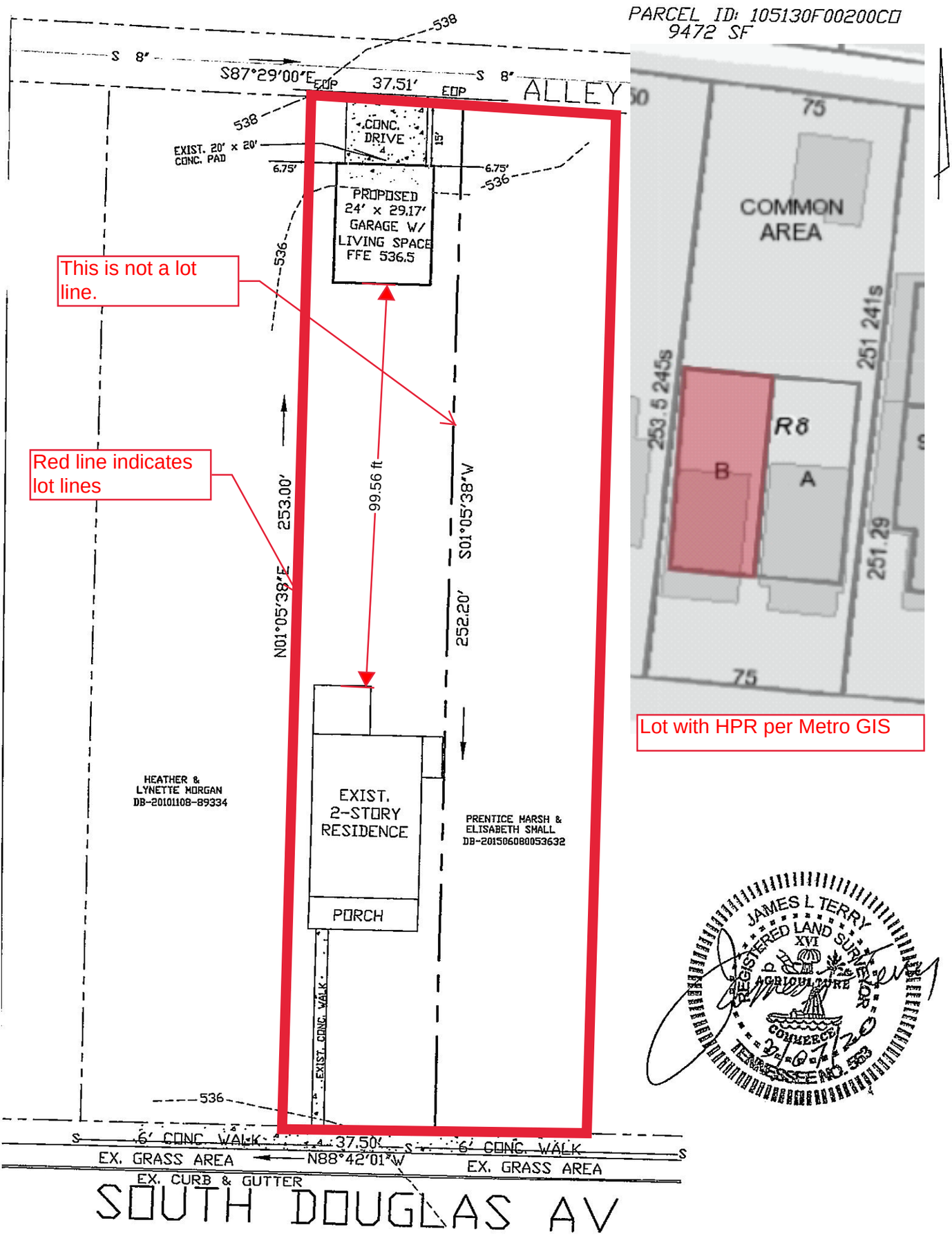
While the outbuilding meets Sections III.H.6 of the design guidelines, it does not meet Section III.H.3. of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	~100'
Rear setback	5'	15'
L side setback	5'	6'-9"
R side setback	5'	6'-9"
How is the building accessed?	From the alley or existing curb cut	Alley

The proposed setbacks meets Sections III.H.6 of the design guidelines.

Recommendation Summary: Staff recommends disapproval of the project, finding that the proposed outbuilding does not meet Sections III.H.1.b (footprint) and III.H.1.c (ridge and eave heights) of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



JAMES L TERRY
REGISTERED LAND SURVEYOR
XVI
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 563
3-2-20

924B SOUTH DOUGLAS AVE.

GARAGE WITH LIVING SPACE

NOTES:
1) BOUNDARY INFORMATION FROM SURVEY BY OTHERS.
2) TOPO INFO. FROM METRO MAPS AND FIELD OBSERVATIONS.
3) UTILITIES INFO. FROM METRO WATER AND SEWER DEPT.
4) OWNER: WILLIAM SCHILDKNECHT & KATYA HALL-FRANK
924B SOUTH DOUGLAS AVENUE
NASHVILLE, TENN.
5) PROPERTY RECORDED IN INST. NO. SA-201911190119418
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.
6) PROPERTY ZONED R-8
7) IMPERVIOUS AREA CALCULATIONS

PRE IMPERVIOUS AREA	1664 SF
POST IMPERVIOUS AREA	2264 SF
NET IMPERVIOUS AREA	600 SF

8) EXEMPT FROM STORMWATER REGULATIONS, LESS THAN 800 SF NEW IMPERVIOUS AREA

DATE:3/02/20 SCALE: 1"=30'

30' 0 30' 60'

PREPARED BY: JAMES L. TERRY
2812 BRANWOOD DRIVE
NASHVILLE, TN 37214
615-415-7525
TENN. REG. LAND SURVEYOR 563

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULESS, REGULATIONS AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.

2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.

3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK. IF DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.

4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS (INCLUDING BUT NOT LIMITED TO, ELEVATIONS, GRADES AND DIMENSIONS) ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THESE CONSTRUCTION PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY THE DESIGNER AND OWNER BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.

5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL DIMENSIONS, WIDTHS, HEIGHTS, SQUARE FOOTAGES AND ANY OTHER CALCULATIONS DEPICTED ON THESE CONSTRUCTION PLANS.

6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.

7. TROY HARPER DESIGNS DOES NOT GUARANTEE THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUITABILITY OF SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

8. TROY HARPER DESIGNS DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR , SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO AUTHORITY TO DIRECT WORK, SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITIONAND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.

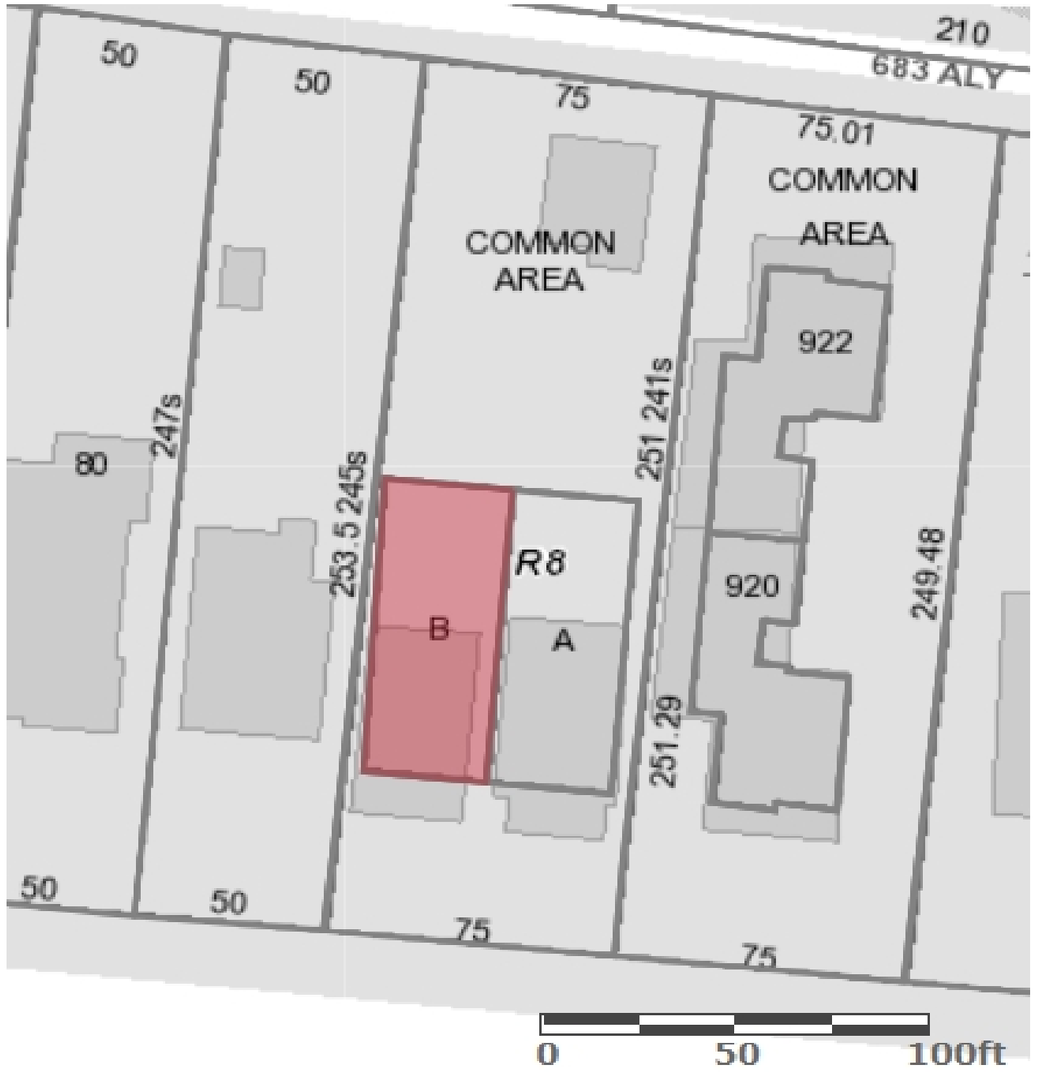
10. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.

11. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CORDINATE CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN. TO THE EXTENT ANY EXISTING UTLITIES ARE DAMAGED, CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTORS EXPENSE. TROY HARPER DESIGNS IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTORS FAILURE TO COORDINATE UTILITY WORK.

12. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

13. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS AND CODES WITH RESPECT TO STORM WATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES.

14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTRUBING ACTIVITIES. TROY HARPER DESIGNS IN NOT RESPONSIBLE FOR ANY EROSION OR SEDIMENT PROBLEMS ENCOUNTED DURING CONSTRUCTION.



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- FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PROJECT WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE.

TROY ALAN HARPER

924B S DOUGLAS AVE.

NASHVILLE, TN 37204

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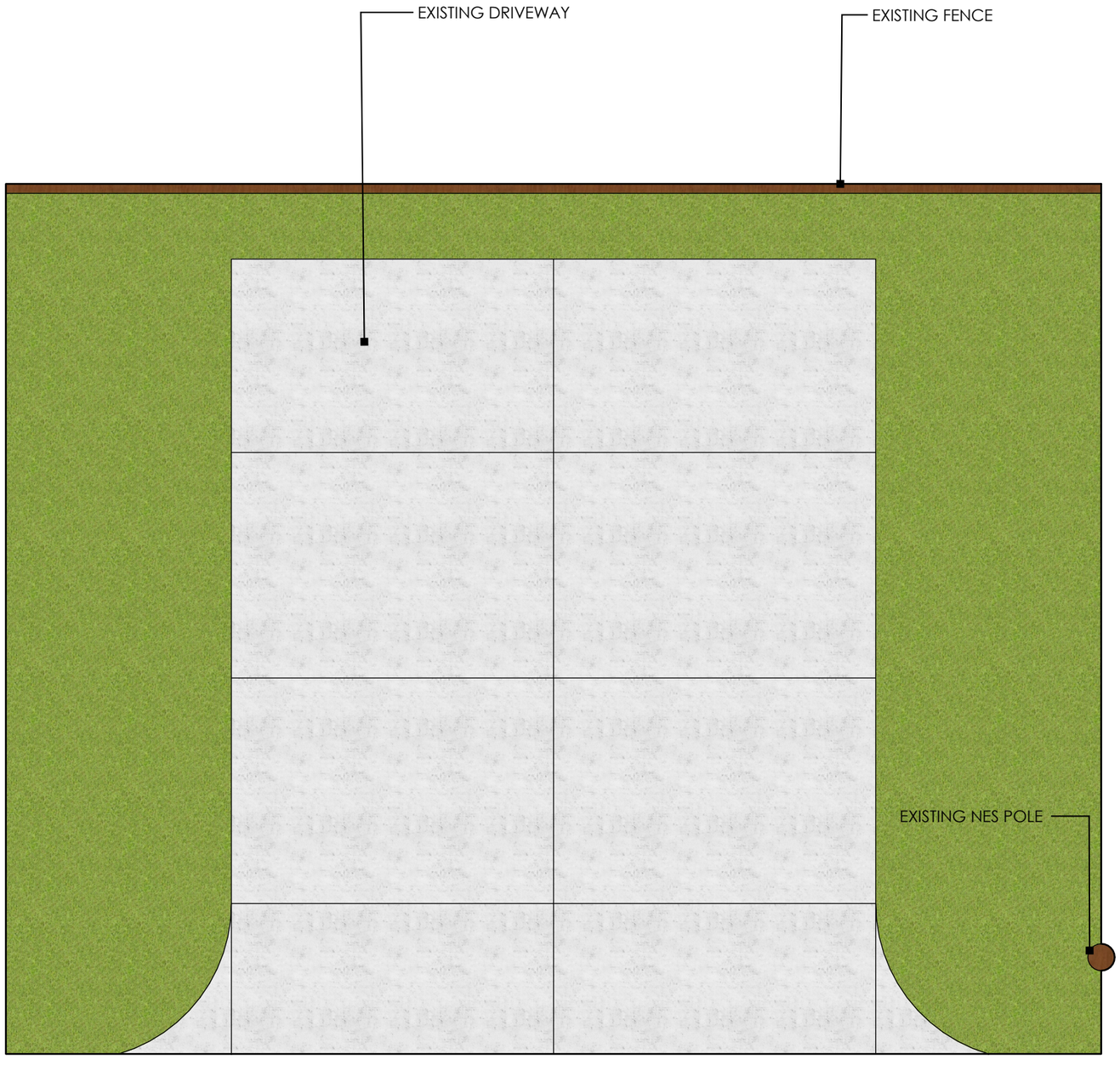

A	924B S DOUGLAS AVE. - existing
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TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

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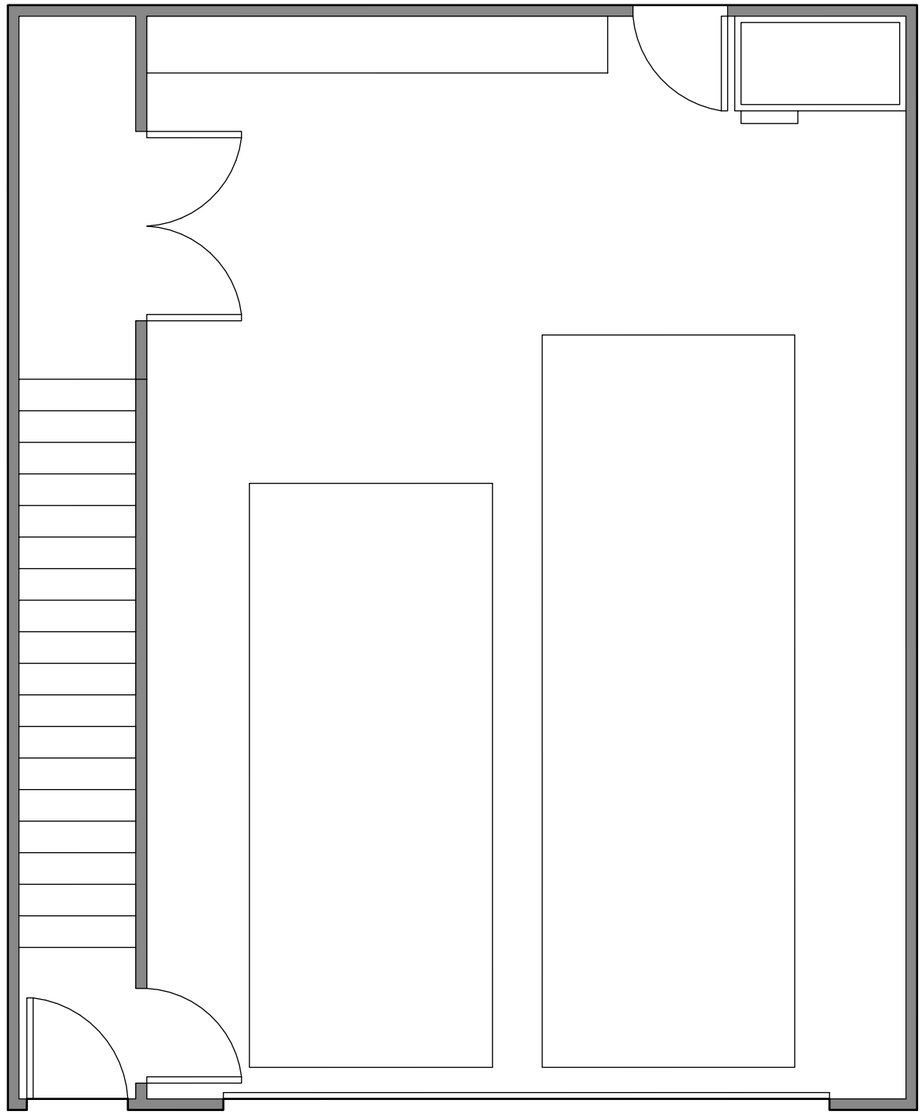
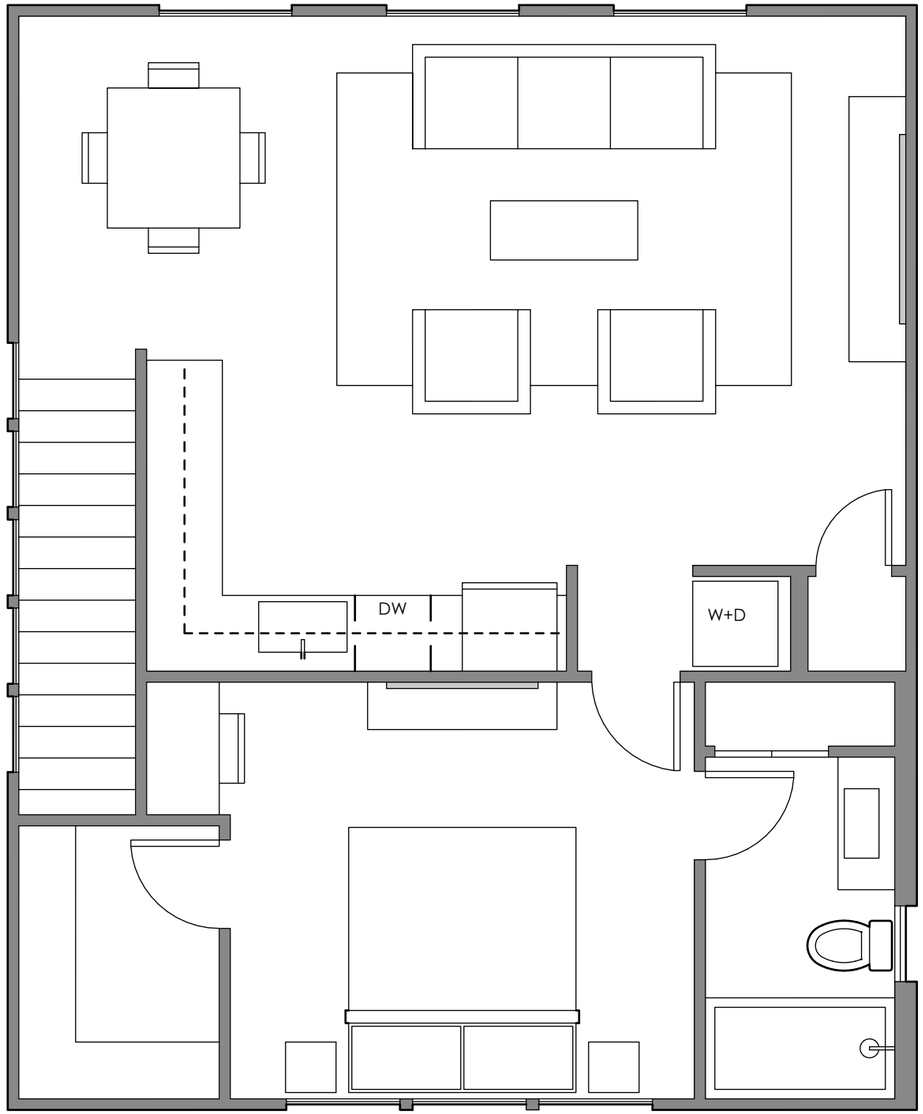
001	





A	924B S DOUGLAS AVE. - floor plan
001	scale: 1/4" = 1'-0"

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924B S DOUGLAS AVE. - accessory structure

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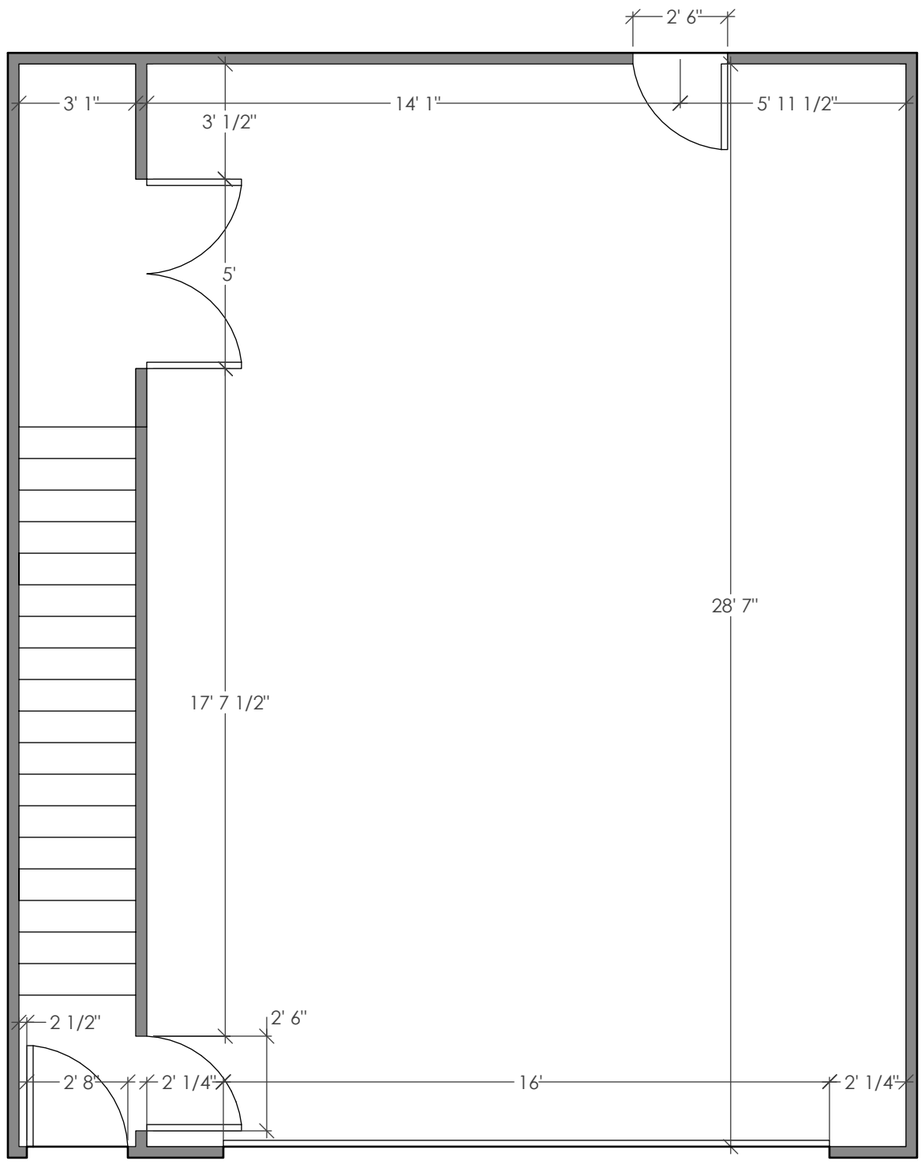
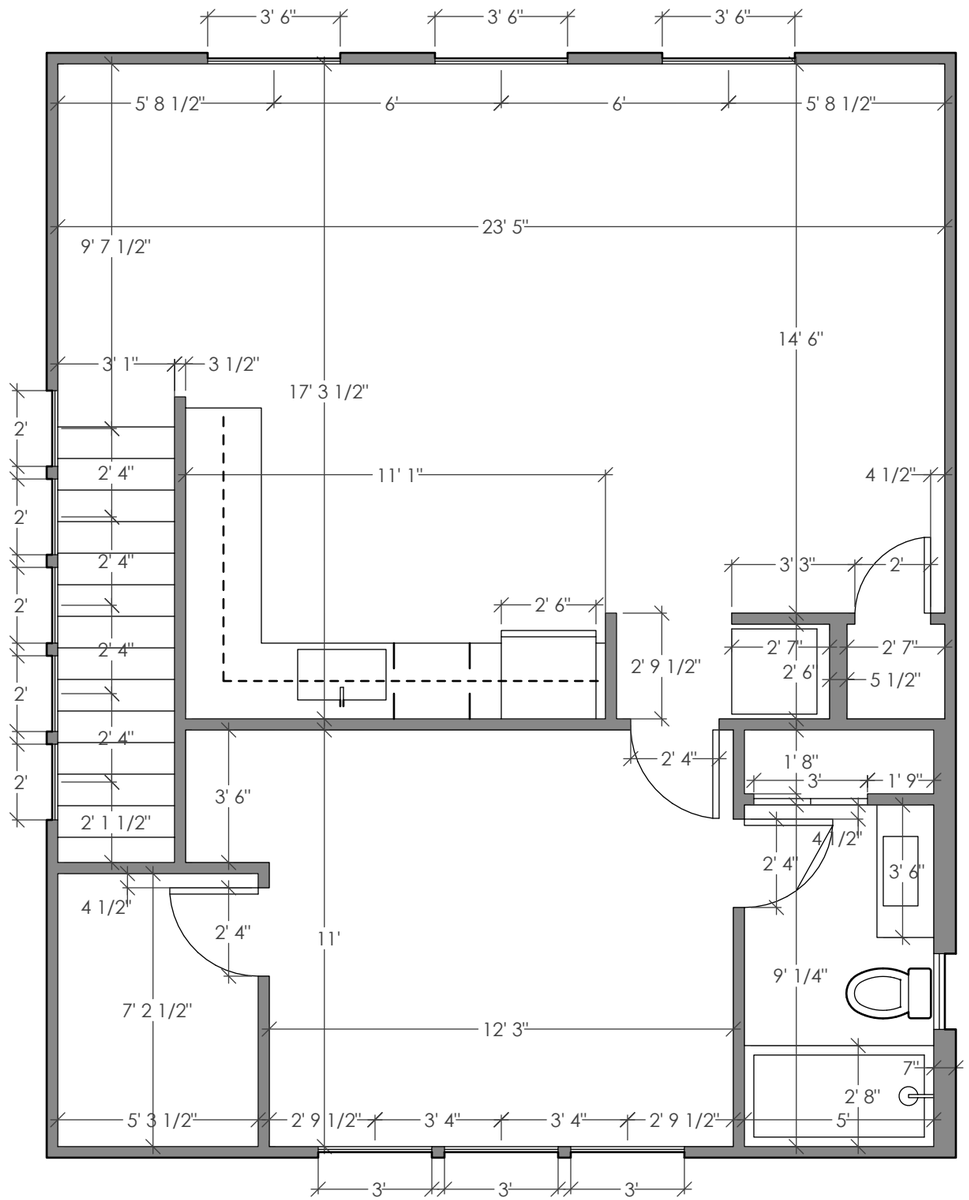




A	924B S DOUGLAS AVE. - floor plan w/ dimensions
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

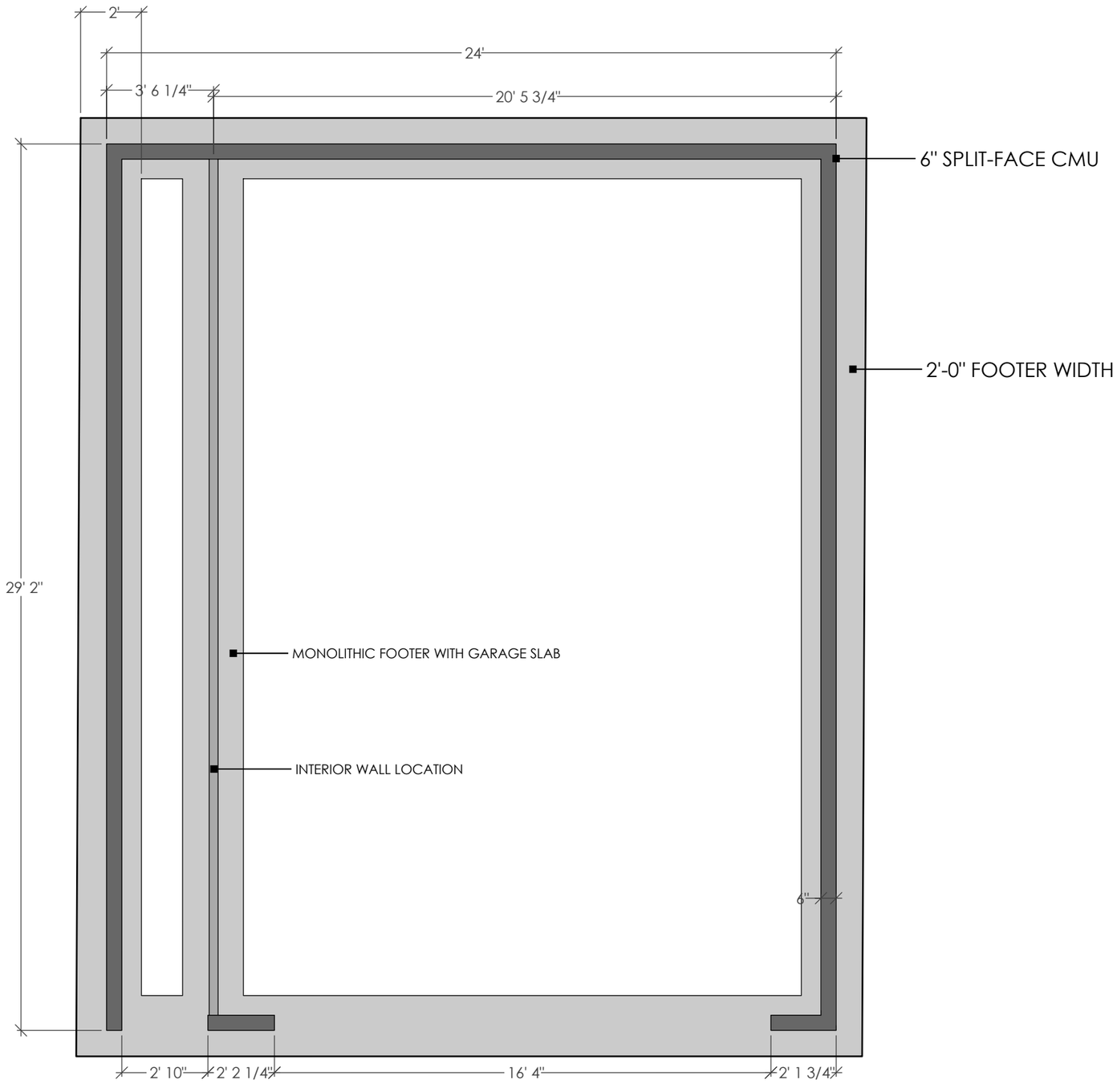
A	scale: 1/4" = 1'-0"
	001

A	04

* ALL EXPOSED BLOCK IS TO BE SPLIT-FACED CMU

NOTE:
- ALL STRUCTURAL MEMBERS (INCLUDING PIERS & FOOTINGS) TO BE SIZED AND POSITIONED BY ENGINEERS

- ENGINEERS TO CALCULATE ALL SPANS FOR DIMENSIONAL LUMBER, I-JOISTS, TRUSSES, ETC.



A	924B S DOUGLAS AVE. - foundation plan
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TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A | 001 | scale: 1/4" = 1'-0"

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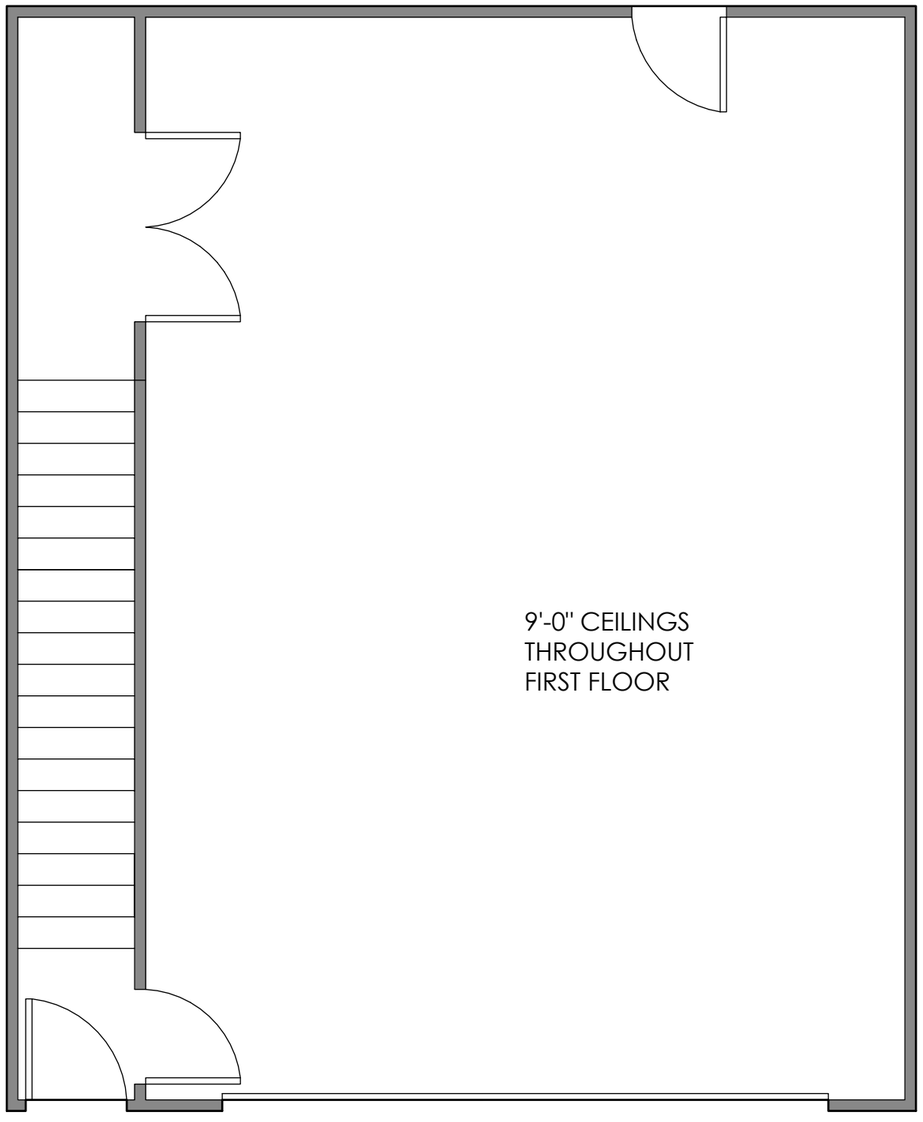
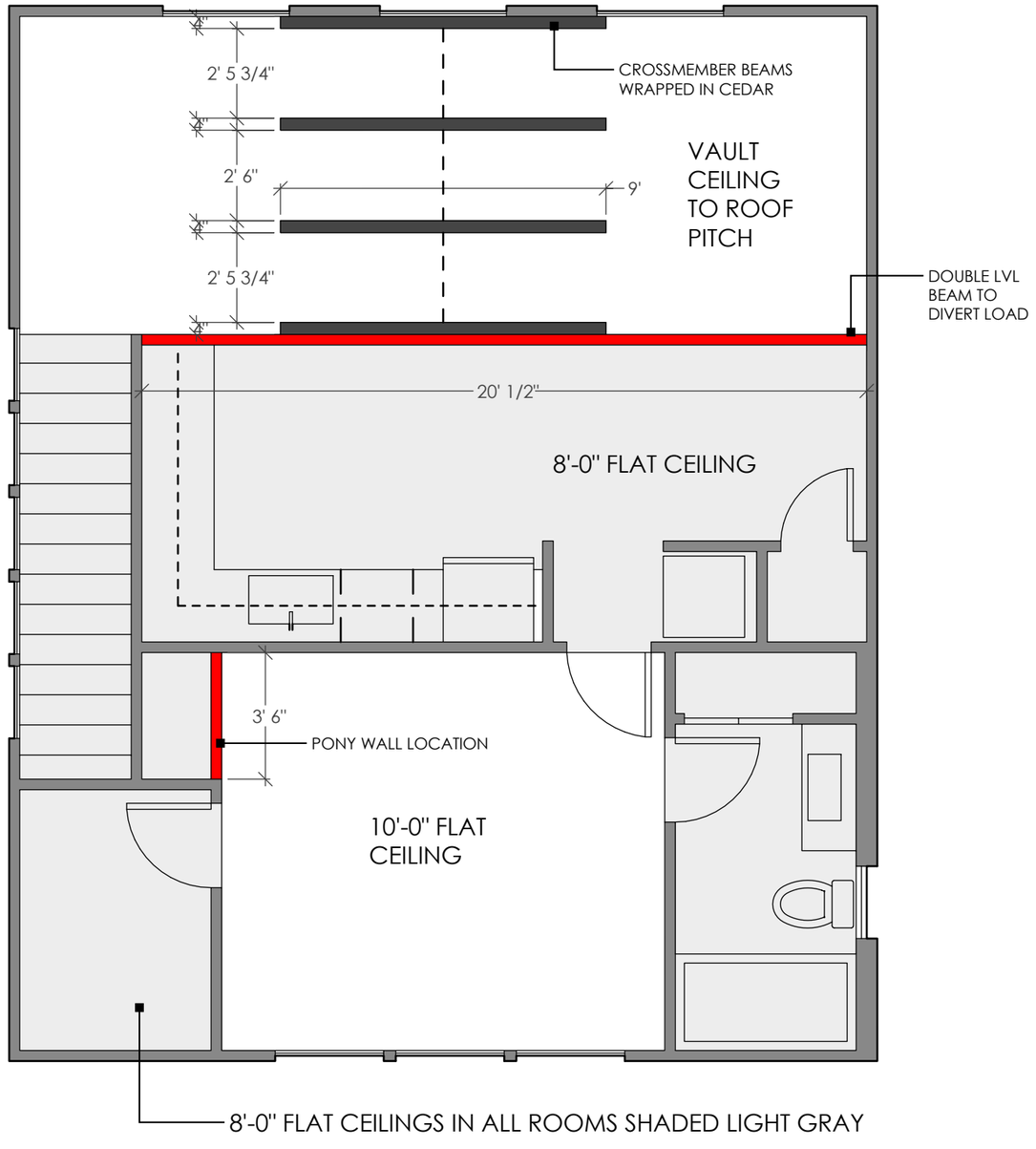




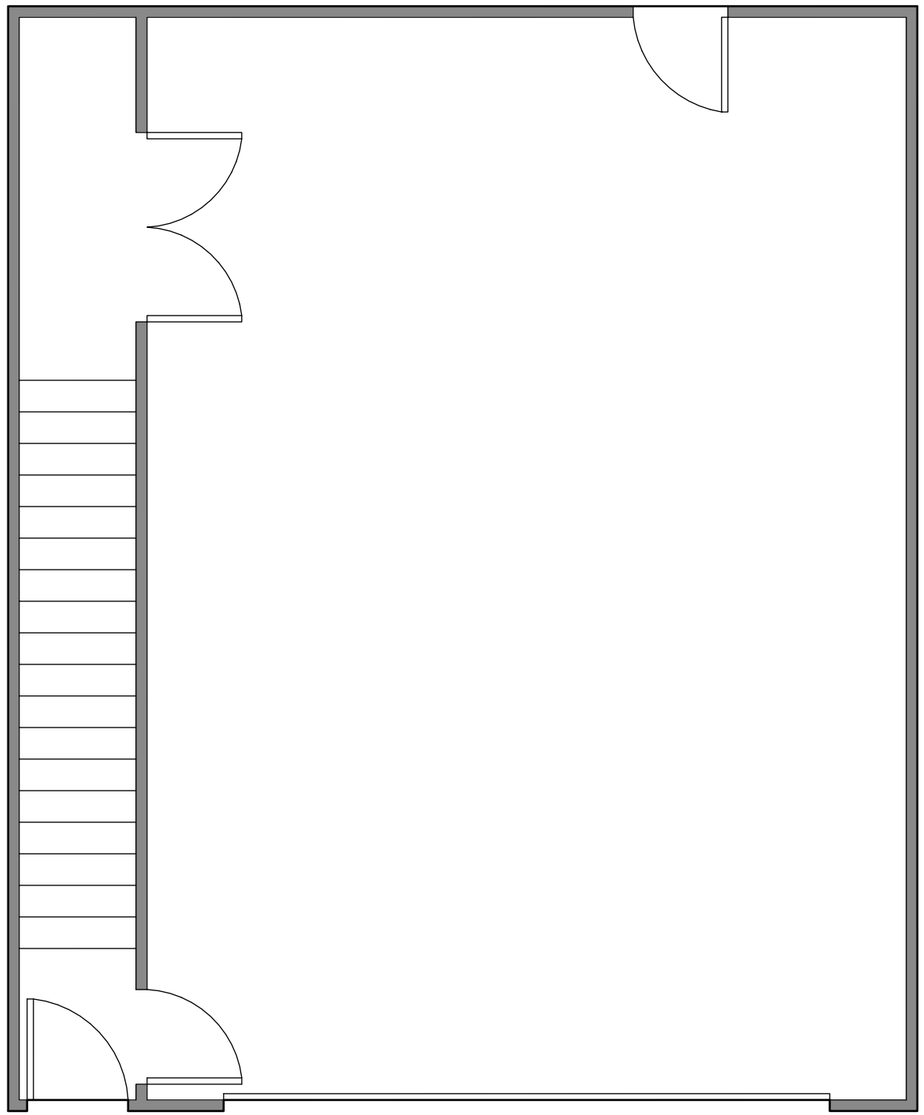
A	924B S DOUGLAS AVE. - ceiling details
001	scale: 1/4" = 1'-0"

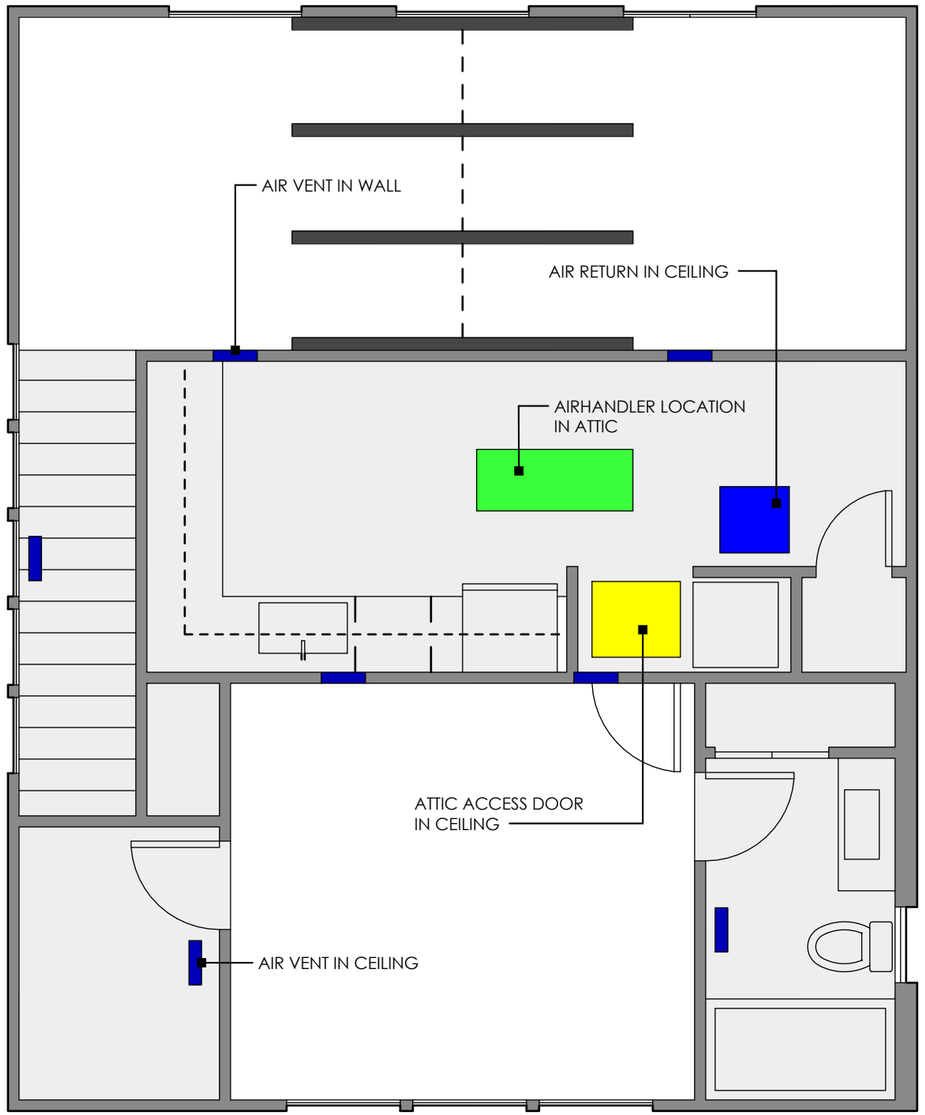
TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A | 001 | scale: 1/4" = 1'-0"

A 06





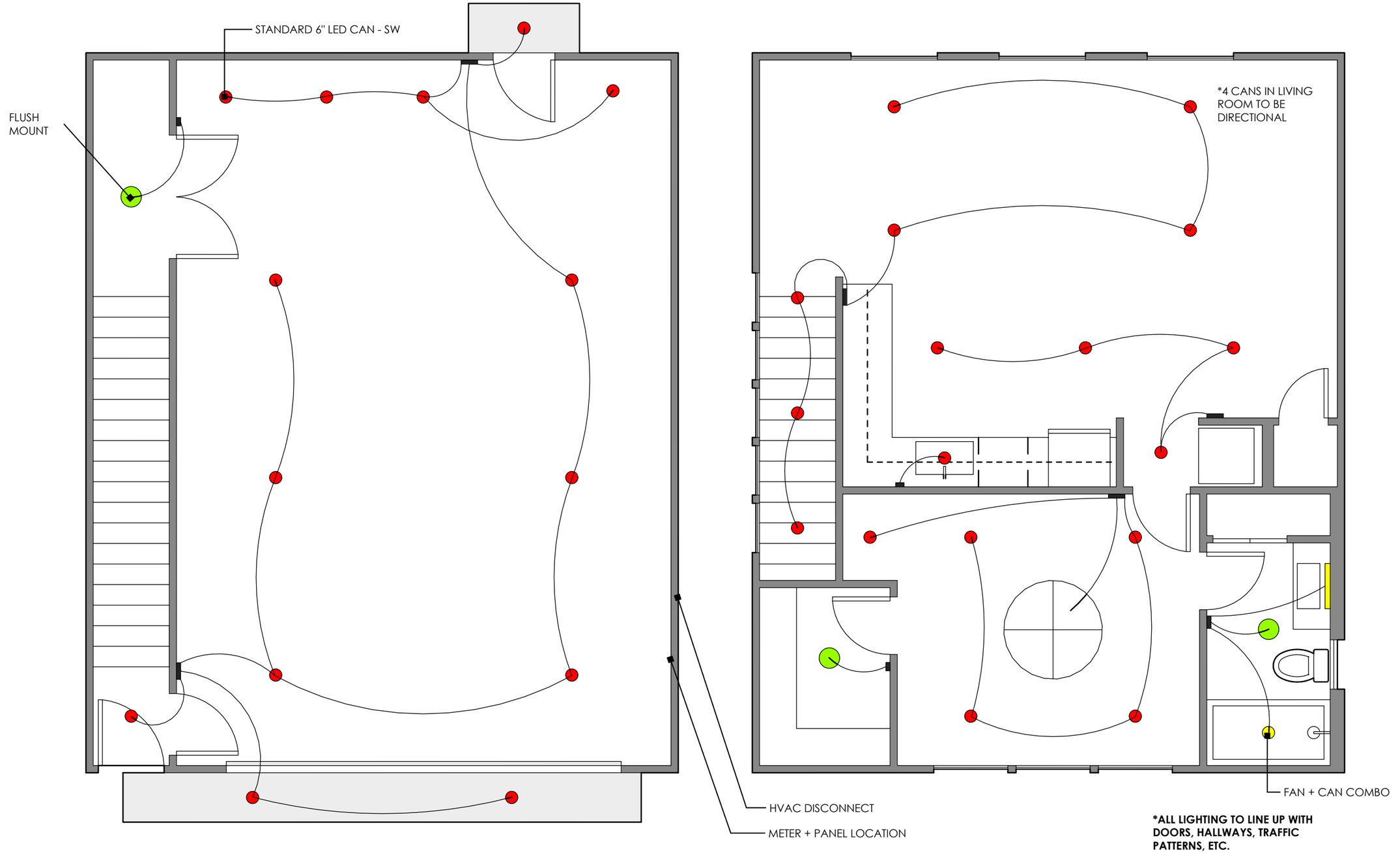
A	924B S DOUGLAS AVE. - hvac details + attic access
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: 1/4" = 1'-0"
	001

A	07



***ALL LIGHTING TO LINE UP WITH DOORS, HALLWAYS, TRAFFIC PATTERNS, ETC.**

***SPACING OFF WALLS WITH STANDARD CANS 24" - 36" DEPENDING ON BEST LAYOUT SO THAT ALL CANS ARE SYMMETRICAL WITHIN THE ROOM**

A	924B S DOUGLAS AVE. - electrical plan
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: 1/4" = 1'-0"
001	

A	08

A	924B S DOUGLAS AVE. - front elevation
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: 1/4" = 1'-0"
001	

A	924B S DOUGLAS AVE. - rear elevation
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: 1/4" = 1'-0"
001	

A	924B S DOUGLAS AVE. - left elevation
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	001
	scale: 1/4" = 1'-0"

A	924B S DOUGLAS AVE. - right elevation
001	scale: 1/4" = 1'-0"

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: 1/4" = 1'-0"
	001

EXTERIOR DOOR SCHEDULE			
DOOR NUMBER	DOOR SIZE	FINISH	QTY
101	2'-6" X 6'-8"	CRAFTSMAN W/ THREE LITE	1
102	2'-8" X 6'-8"	CRAFTSMAN W/ THREE LITE	1
GARAGE DOOR	16'-0" X 7'-0"	GLASS IN TOP PANEL	1

INTERIOR DOOR SCHEDULE		
DOOR LOCATION	DOOR SIZE	FINISH
GARAGE ENTRY	2'-6" X 6'-8" RH	WOOD SOLID CORE W/ KERF + THRESHOLD
GARAGE STORAGE	5'-0" X 6'-8" FR	WOOD SOLID CORE
PANTRY / KITCHEN STORAGE	2'-0" X 6'-8" RH	WOOD SOLID CORE
BEDROOM	2'-4" X 6'-8" LH	WOOD SOLID CORE
BATH	2'-4" X 6'-8" LH	WOOD SOLID CORE
LINEN CLOSET / BATH STORAGE	3'-0" X 6'-8" FR	WOOD SOLID CORE
BEDROOM CLOSET	2'-4" X 6'-8" RH	WOOD SOLID CORE

WINDOW SCHEDULE	QTY
3654C - BEDROOM	3
2424F - STAIRWELL	5
4272DH - LIVING ROOM	3
2436F - BATHROOM	1

EXTERIOR SPECIFICATIONS:

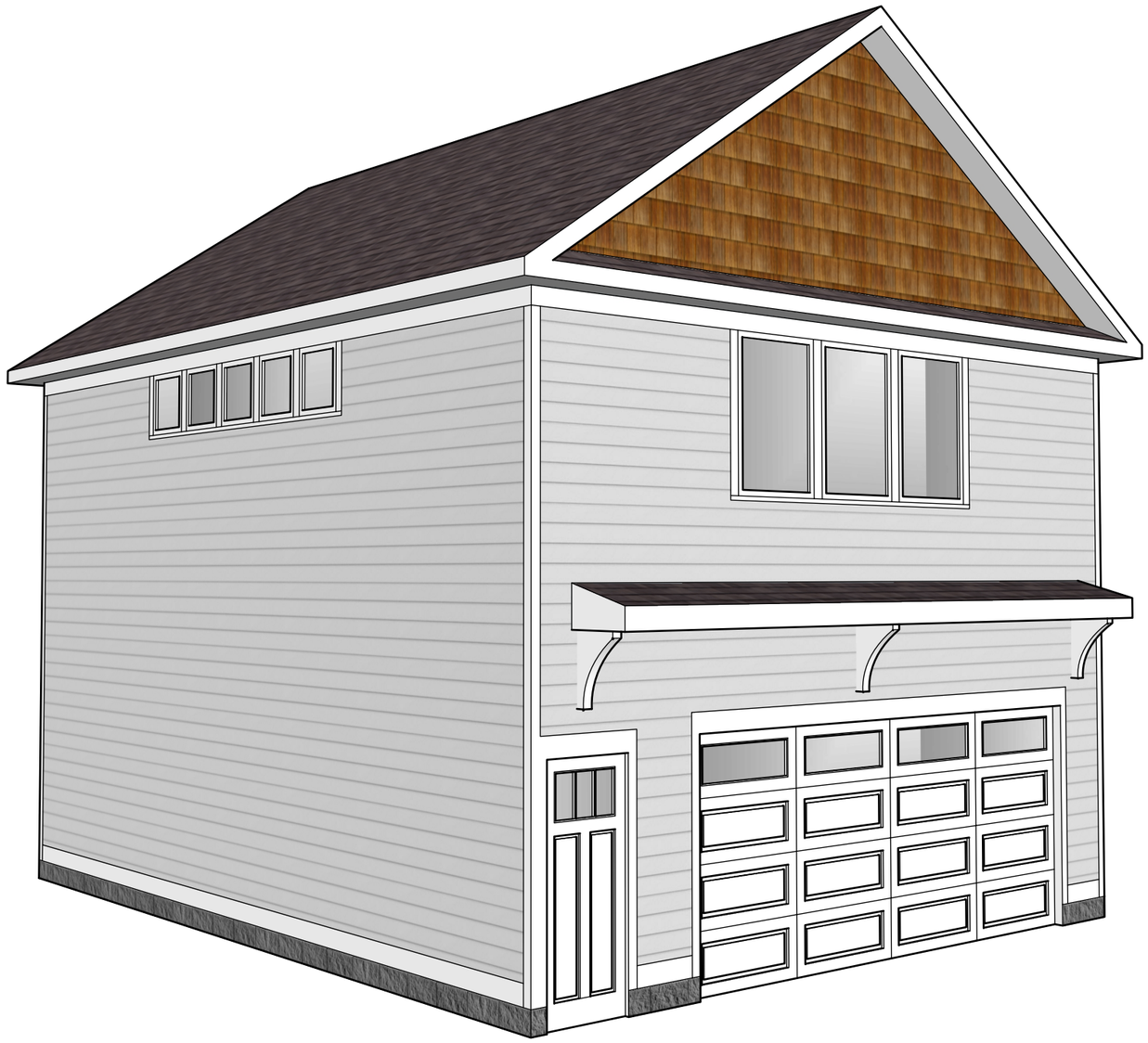
BODY - JAMES HARDIE LAP SIDING - PRE-PRIMED - match existing
TRIM - 5/4" JAMES HARDIE - PRE-PRIMED - VERTICALS 4"W - HORIZONTALS 8" W - BAND 8"W
AWNING CEILINGS - T&G PINE (NO BEAD SIDE) - STAINED TO INT. MATCH HARDWOOD
EXTERIOR PAINT - 2 COATS OF PREMIUM 100% ACRYLIC EXTERIOR PAINT

A	924B S DOUGLAS AVE. - door + window schedule
001	scale: NA

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: NA
	001



A	924B S DOUGLAS AVE. - right elevation
001	scale: NA

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: NA
	001

A	924B S DOUGLAS AVE. - right elevation
001	scale: NA

TROY ALAN HARPER

924B S DOUGLAS AVE. - accessory structure

A	scale: NA
	001