

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

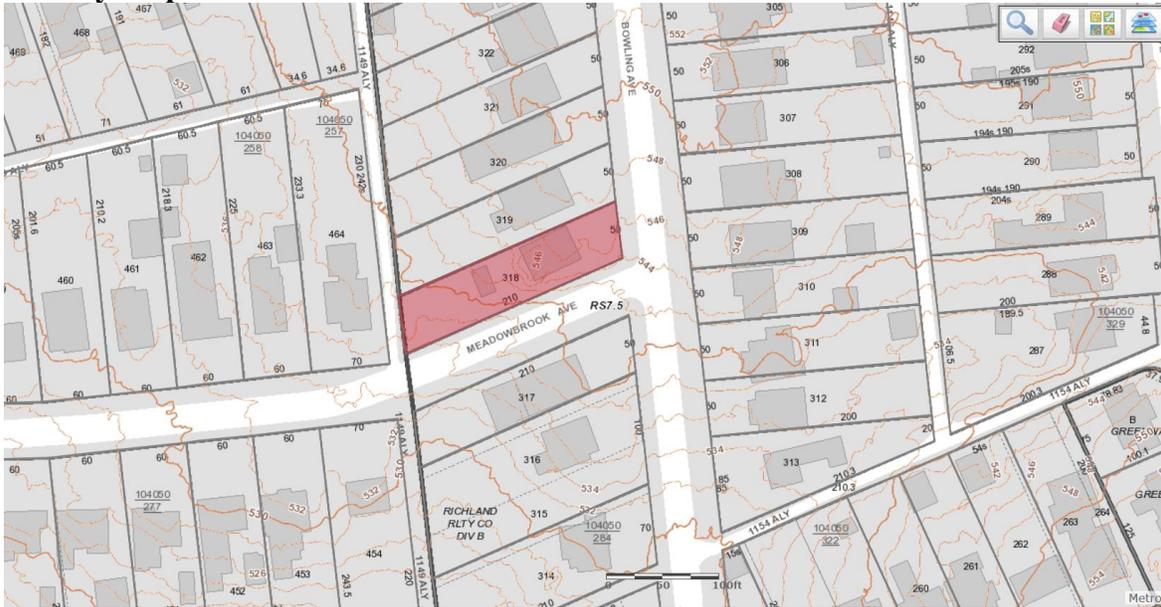
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970

STAFF RECOMMENDATION
117 Bowling Avenue
October 21, 2020

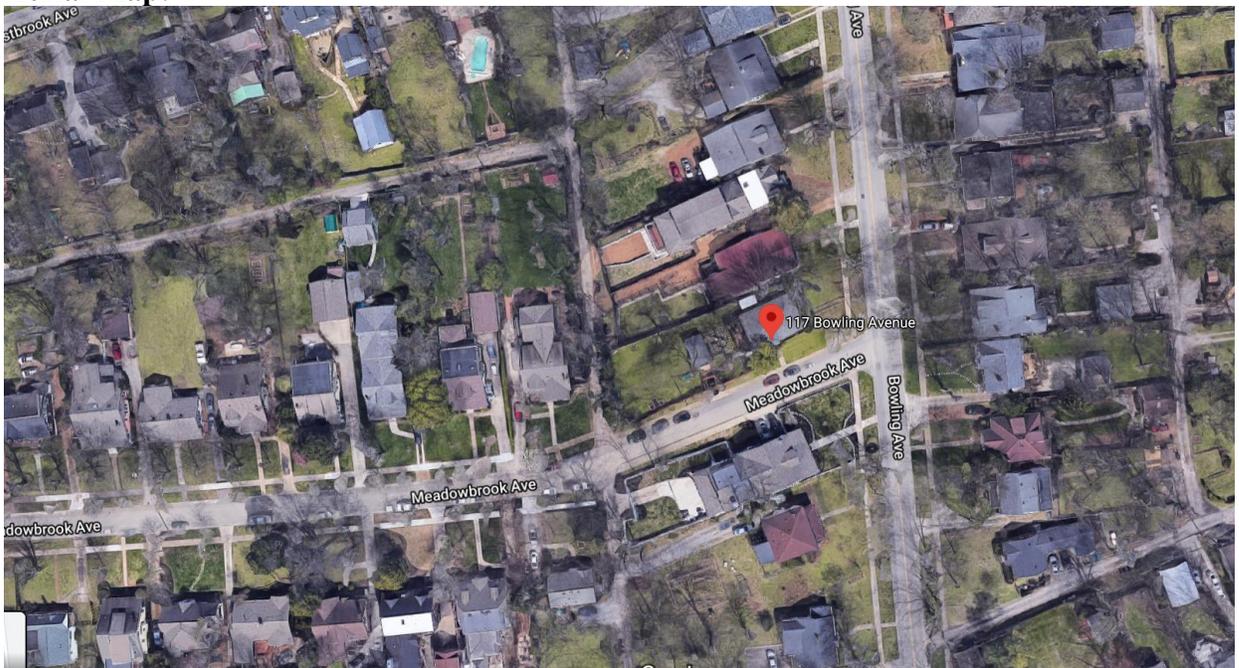
Application: New Construction—Infill and Outbuilding
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: RS7.5
Map and Parcel Number: 10405025600
Applicant: Chris Goldbeck
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to construct infill and outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> 1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field; 2. Staff approve a masonry sample, the roof shingle color, all windows and doors, and the driveway material prior to purchase and installation; 3. The project include a front walkway from the sidewalk to the front porch, and staff approve the material of the walkway; and 4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.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 that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven

hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

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

Outbuildings: Character, Materials and Details

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.

· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

· Publicly visible windows should be appropriate to the style of the house.

· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.

· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

· Brick, weatherboard, and board-and-batten are typical siding materials.

· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.

· Stud wall lumber and embossed wood grain are prohibited.

· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

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

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

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

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

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

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

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

Setbacks & Site Requirements.

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

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

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

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

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: 117 Bowling is a 1950s ranch house that does not contribute to the historic character of the Richland-West End Neighborhood Conservation Overlay (Figure 1). MHZC staff issued an administrative permit for its demolition in September 2020.



Figure 1. 117 Bowling Avenue

Analysis and Findings: Applicant proposes to construct infill and an outbuilding.

Height & Scale: The proposed infill will be one-and-a-half stories in scale, which matches the historic context. The house has some cross slope and front-to-back slope. It will be approximately twenty-six feet, ten inches (26'10") above the foundation. The foundation will sit as low to the ground as possible on the right side, but will rise some with the slope. Staff finds that the proposed foundation and ridge heights matches the immediate historic context, where historic houses range from nineteen feet to twenty-seven feet (27') in height from grade.

The main width of the house is approximately thirty-two feet, six inches (32'6"), however, the front porch extends wider than the house by approximately seven feet (7'). In addition, a porch at the rear of the house extends about five feet, six inches (5'6") wider than the house. Staff finds that these wider portions do not detrimentally affect how the infill's width fits with the scale of the historic houses in the immediate vicinity. Both of the wider porches are shorter in height than the main form of the house and both are open in nature, helping to keep the overall scale of the house appropriate to the immediate historic context.

The house will have a maximum depth of eighty-five feet (85') and a total footprint of approximately three thousand, one hundred square feet (3,100 sq. ft.).

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: Bowling Avenue angles creating staggered front setbacks. The infill’s front setback of approximately forty feet, one inch (40’1”) matches the front setback of the house next door at 115 Bowling Avenue. Staff therefore finds that the front setback meets the historic context.

The side and rear setbacks meet the base zoning standards. The infill will be approximately five feet (5’) from the right side property line. Base zoning requires a ten foot (10’) side setback from the Meadowbrook side street property line, but does allow for porches to encroach into this setback. The main form of the house meets the ten foot (10’) side setback. The front porch, which is just three feet (3’) from the Meadowbrook property line, and the rear porch, which is approximately four feet, eight inches (4’8”) from the side street property line, are allowable encroachments into the side setback.

Staff finds that the infill’s setback and rhythm of spacing to meet Section 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	Brick Veneer	Unknown	Yes	Yes
Cladding	5” cement fiberboard lap siding	Hardie Artisan, Smooth	Yes	No
Secondary Cladding	Hardie Board- and-batten	Smooth face	Yes	No
Roofing	Architectural Shingles	Color known	Yes	Yes
Trim	Wood or Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Topcast Concrete	Natural Color	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Front Porch Wall and Post Bases	Brick Veneer	Unknown	Yes	Yes
Rear/Side Porch Floor/steps	Wood	Smooth	Yes	No

Rear/Side Porch Posts	Wood	Smooth	Yes	No
Rear/Side Porch Railing	Wood	Smooth	Yes	No
Windows	Aluminum Clad	Pella Lifestyle	Yes	No
Principle Entrance	½ Light	Wood	Yes	No
Side/rear doors	Wood	Wood	Yes	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of a masonry sample, all windows and doors, the roof shingle color, the driveway material, and the front walkway material prior to purchase and installation.

With staff’s final approval of all material choices, staff finds that the known materials meet Section II.B.1.d. of the design guidelines.

Roof form: The infill’s primary roof form is a side gable with a 7/12 slope. The wrap-around front porch will have a lower gable, also with a 7/12 slope. The front dormer will be gabled with a 5/12 slope; it is inset two feet (2’) from the wall below to meet the design guidelines. The rear portion of the house will be a 10/12 gable with 3.5/12 shed roof dormers. These dormers are inset 2’ from the wall below, as required by the design guidelines. The infill’s roof forms are typical roof forms found in the immediate historic context, and meet the design guidelines.

Staff finds that the infill’s roof meets Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented to face Bowling, Avenue, which is appropriate. Its wrap-around front porch is at least six feet (6’) deep. The site plan does not show a walkway from the sidewalk to the front porch, and staff recommends that one be included. Vehicular access to the site will be via the rear alley, which meets the historic context.

With the inclusion of a front walkway, staff finds that the infill’s orientation to meet Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There is one

expanse of approximately twenty-two feet (22') without a window or door opening on the right façade. Staff finds this expanse to be acceptable because it is in the back half of the house and is not on the side street elevation. This expanse will not be highly visible from the street.

Staff finds the infill's proportion and rhythm of openings to meet Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also 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 outbuilding will not contain a dwelling unit. This site is zoned for single family, and DADUs are not permitted under the current zoning.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot		Yes
Space between principal building and DADU/Garage	20'	35'11"
Rear setback	5'	5'
L side setback**	10'	10'
R side setback**	5'	5'
How is the building accessed?		From alley
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

Massing Planning:

	Infill	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	26'10"	25'	23'3"
Eave Height	10'	10'	10'

The proposed is a two-story building on a lot greater than 10,000 square feet.

	Lot is more than 10,000 square feet	50% of first floor area of principle	Proposed footprint

		structure	
Maximum Square Footage	1,000 sq. ft.	≈1550 sq. ft.	930 sq. ft.

Roof Shape & Elements:
Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gable	Yes
Primary roof slope	10/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	3/12	Yes

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2'?	Yes	
Is the roof pitch at least 4/12?	Yes	

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Painted Stucco Veneer	Typical	Yes	No
Cladding	Cement Fiberboard Lap Siding	5" reveal, smooth	Yes	No
Roofing	Asphalt shingle	Unknown	Yes	Yes
Trim	Cement fiber or wood	smooth	Yes	No
Driveway	Not indicated	Unknown	Unknown	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Pedestrian Door	Not indicated	Unknown	Unknown	Yes
Vehicular Door	Not indicated	Unknown	Unknown	Yes

With the final approval the driveway materials, roof shingle color, and all windows and doors, staff finds that the proposed outbuilding meets 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 be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve a masonry sample, the roof shingle color, all windows and doors, and the driveway material prior to purchase and installation;
3. The project include a front walkway from the sidewalk to the front porch, and staff approve the material of the walkway; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed infill and outbuilding meet Section II.B. of the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.

Context Photos:



115 Bowling, to the right of the site



113 Bowling, to the right of the site



111 Bowling, to the right of the site



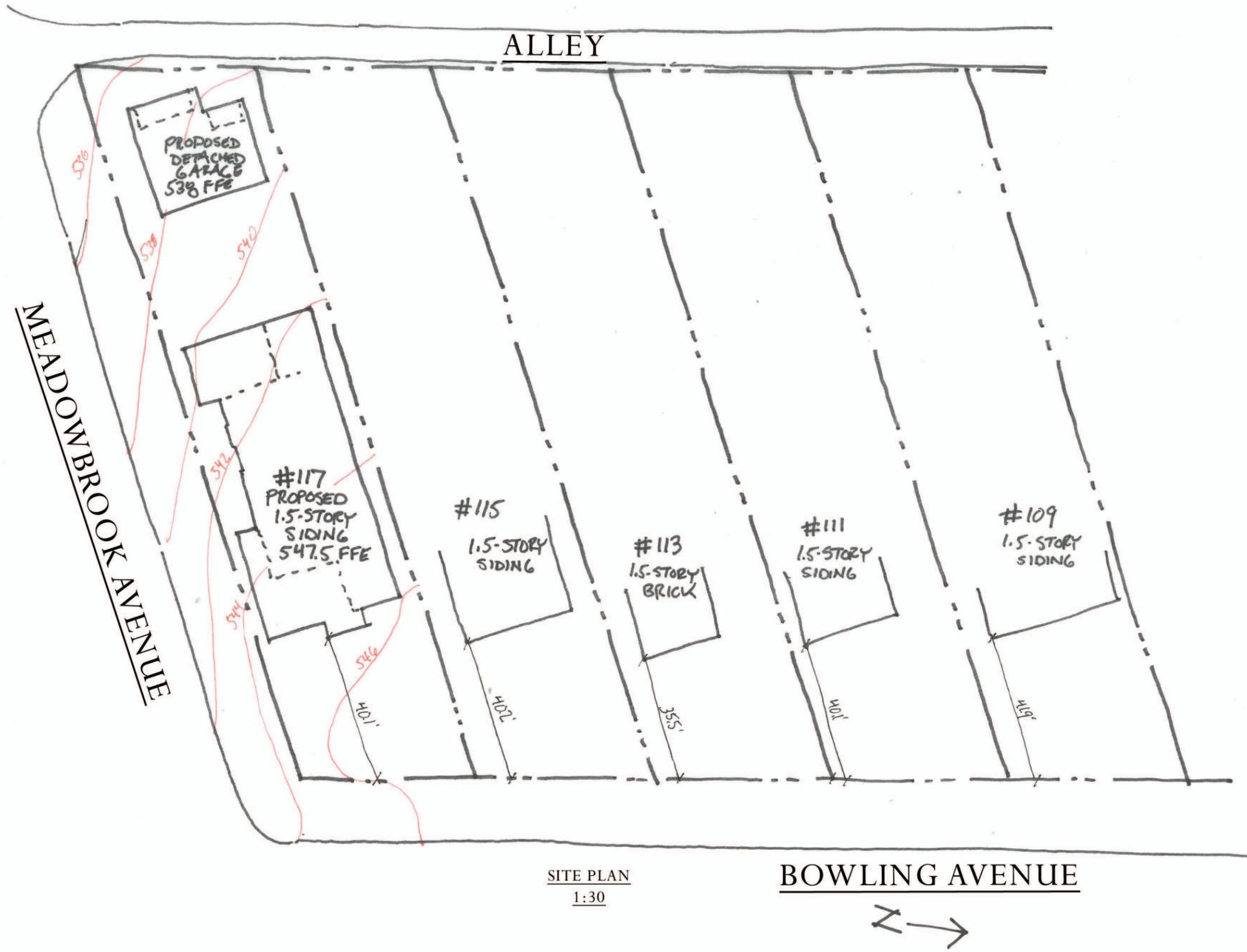
119 Bowling, across Meadowbrook from the site



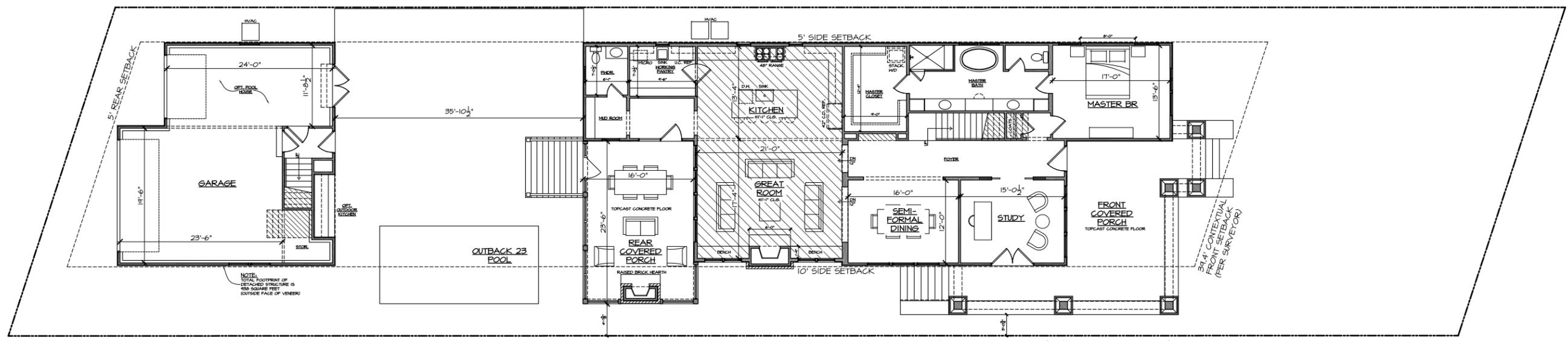
CONTEXT PHOTOS



SITE PHOTOS



SPECULATIVE RESIDENCE
 117 BOWLING AVENUE
 NASHVILLE, TN



LOT COVERAGE CALCULATION

LOT AREA	4392 SF
BUILDING FOOTPRINT	439 SF
ACTUAL LOT COVERAGE PERCENTAGE	10.00%
ALLOWABLE LOT COVERAGE PERCENTAGE	45.00%

UPDATED - 04/20

SQUARE FOOTAGE CALCULATIONS

OUTSIDE FACE OF VENEER	
FIRST FLOOR HEATED	248 SF
SECOND FLOOR HEATED	174 SF
TOTAL HEATED	422 SF
HEATING SYSTEM HEATED (BOTH LEVELS)	704 SF
TOTAL HEATED INCLUDING GARAGE BOND	492 SF
COVERED PORCHES	89 SF
GARAGE AND STORAGE	439 SF
TOTAL COVERED	1020 SF
TOTAL USABLE ROOF	4392 SF

UPDATED - 04/20

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

NOTE:
 TOTAL FOOTPRINT OF
 DETACHED STRUCTURE IS
 439 SQUARE FEET
 (OUTSIDE FACE OF VENEER)

Notice:

THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF P. SHEA | DESIGN. THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT EXPRESSED WRITTEN CONSENT.

DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

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

Issues:

No.	Date	Description
01	08.21.20	Schematics
02	08.26.20	Revised Schematics
03	08.27.20	Revised Schematics
04	09.10.20	Revised Schematics
05	09.17.20	Design Development
06	09.23.20	Revised DD's

20053



STREETSCAPE
1:20

SPECULATIVE RESIDENCE
117 BOWLING AVENUE
NASHVILLE, TN

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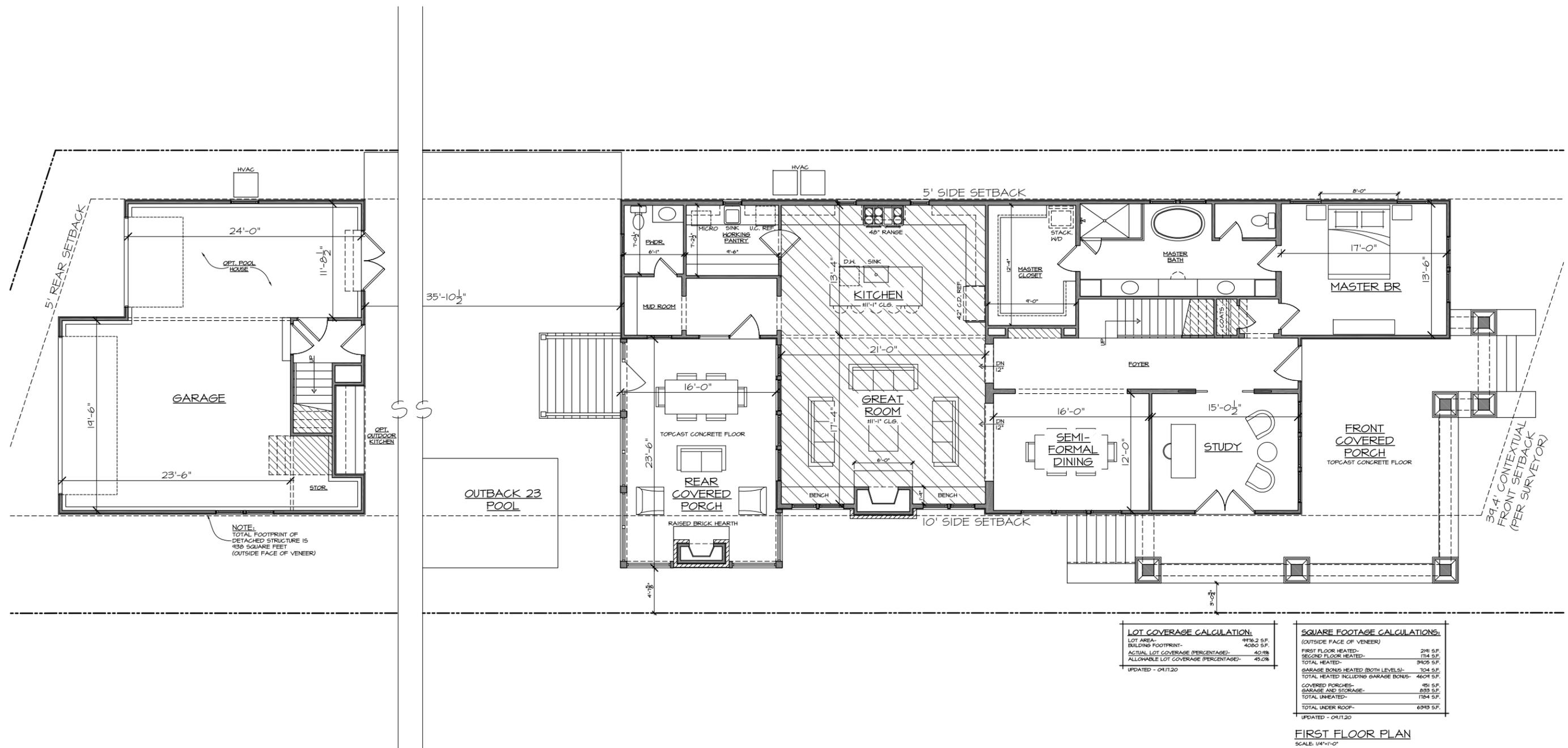
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04	09.10.20	Revised Schematics
05	09.17.20	Design Development
06	09.23.20	Revised DD's

20053

A-101



NOTE:
TOTAL FOOTPRINT OF DETACHED STRUCTURE IS 436 SQUARE FEET (OUTSIDE FACE OF VENEER)

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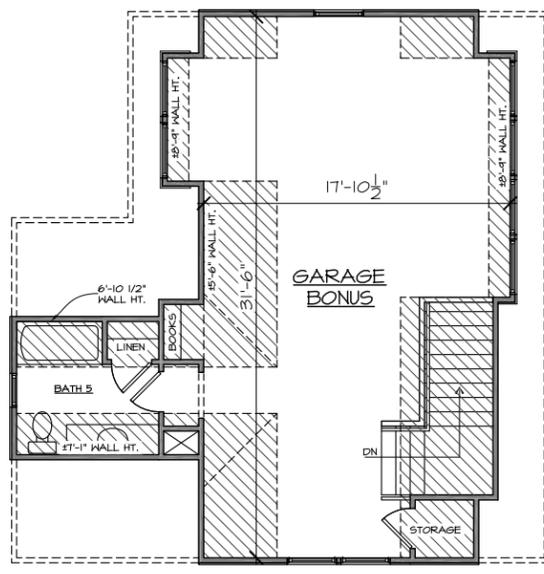
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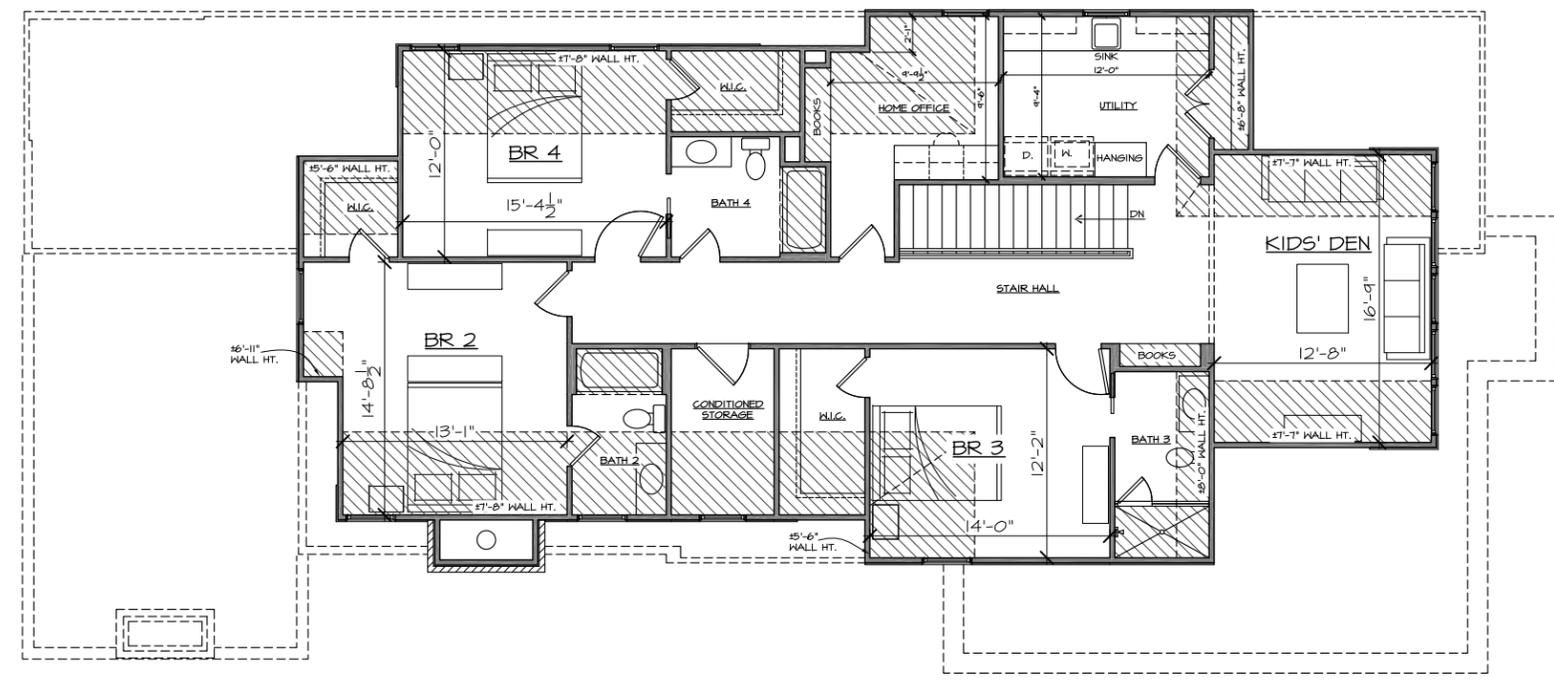
Issues:

No.	Date	Description
01	08.21.20	Schematics
02	08.26.20	Revised Schematics
03	08.27.20	Revised Schematics
04	09.10.20	Revised Schematics
05	09.17.20	Design Development
06	09.23.20	Revised DD's

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SS



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

Notice:

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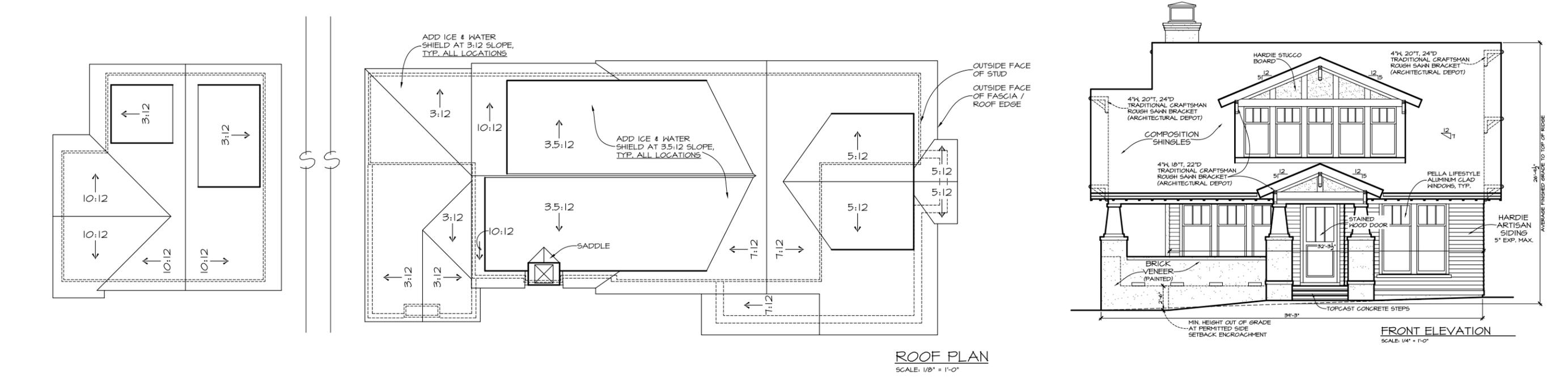
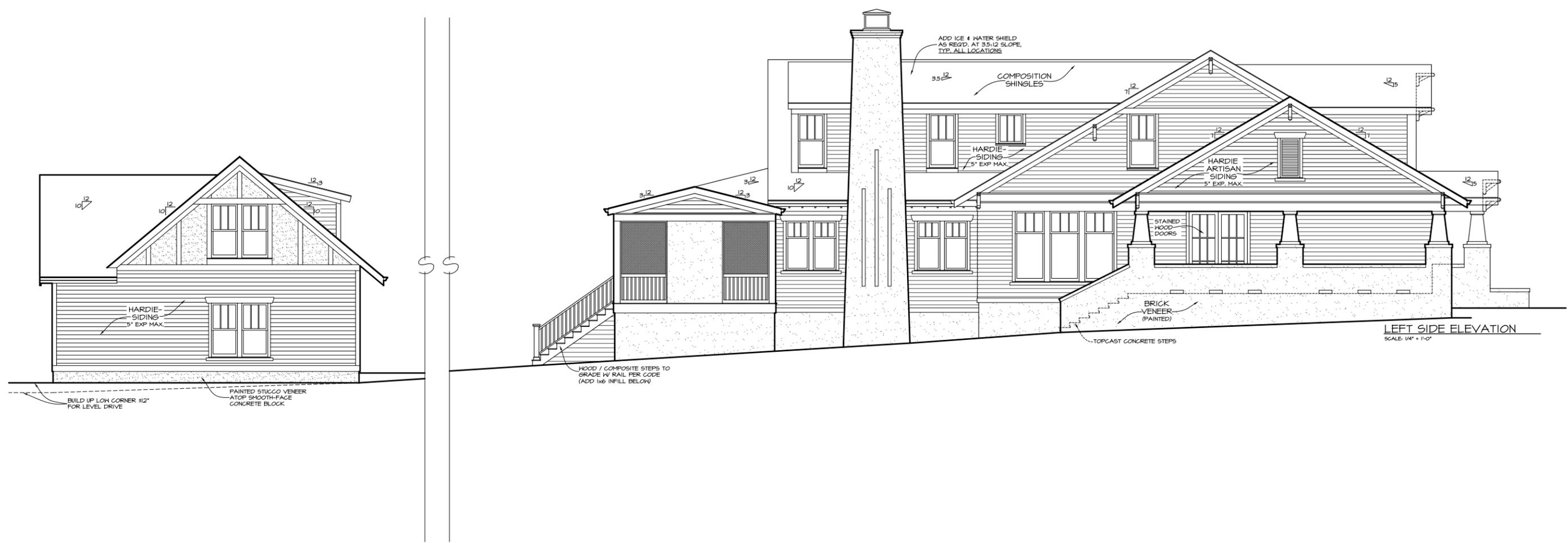
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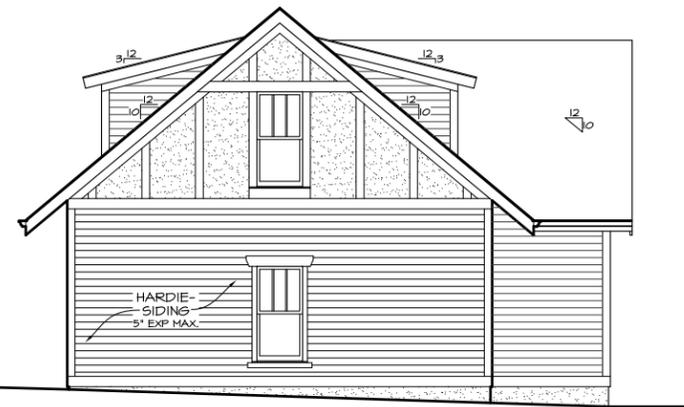
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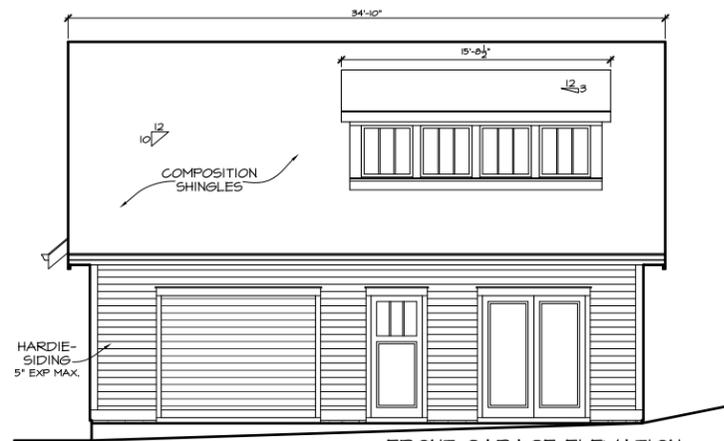


ROOF PLAN
SCALE: 1/8" = 1'-0"

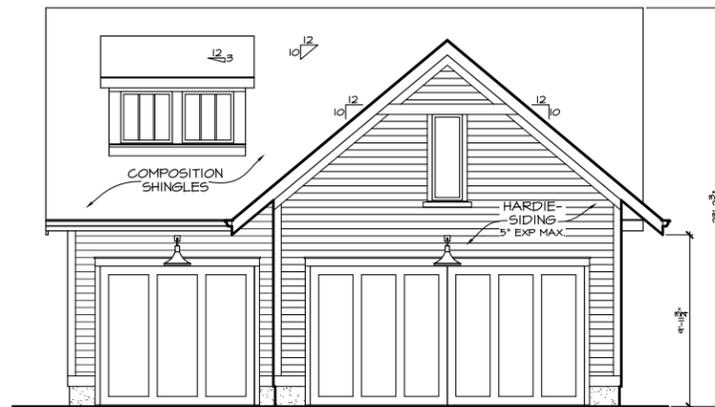
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



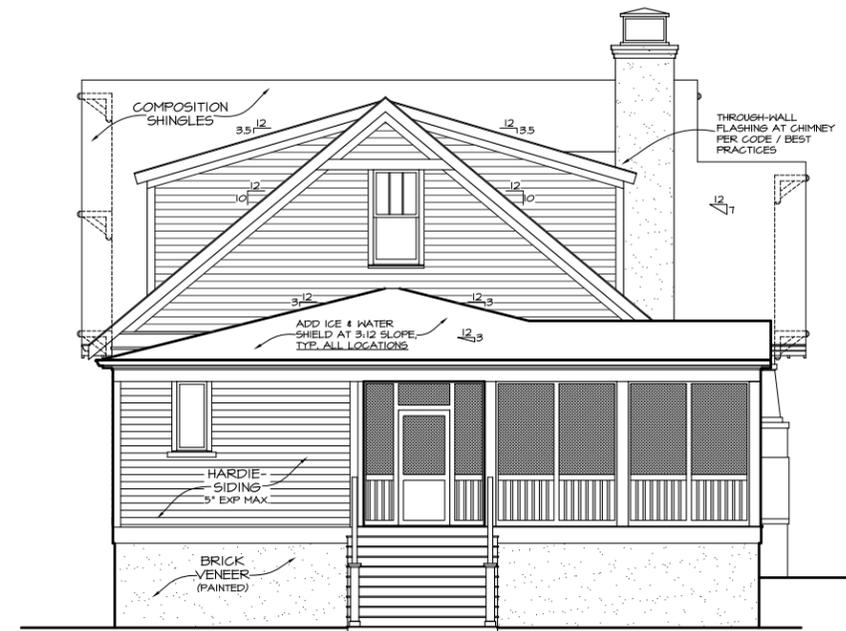
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



AUXILIARY ELEVATION / SECTION
SCALE: 1/4" = 1'-0"

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