

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**  
**1905 Holly Street**  
**October 21, 2020**

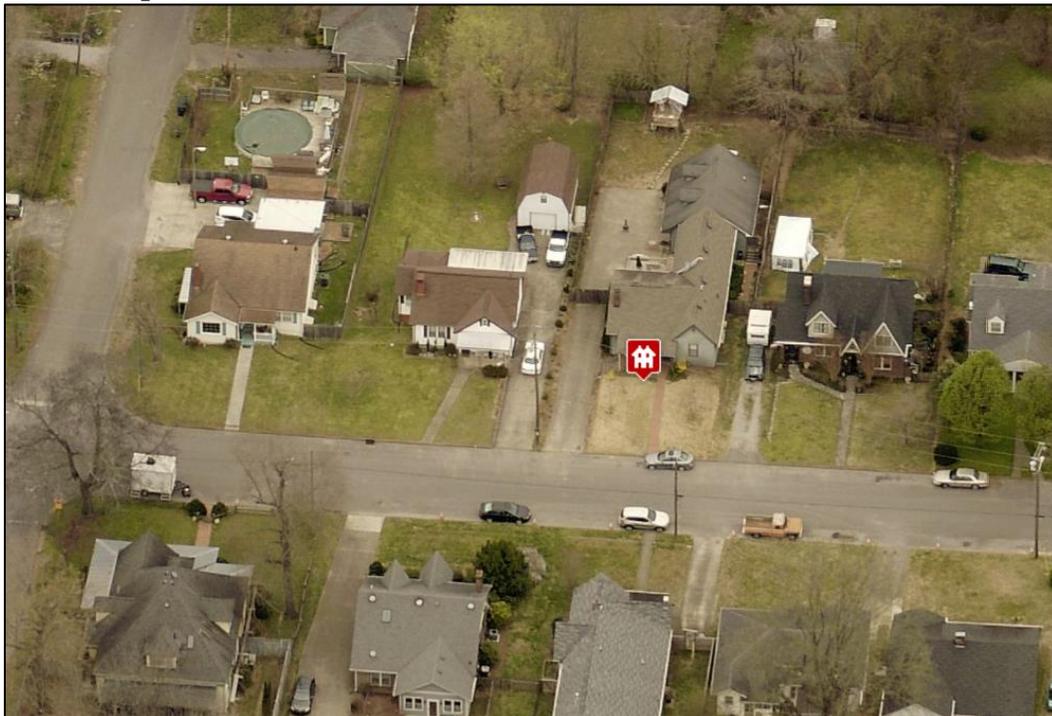
**Application:** New Construction—Infill and Outbuilding; Setback Determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08314001900  
**Applicant:** Cheyenne Smith  
**Project Lead:** Melissa Sajid, [Melissa.sajid@nashville.gov](mailto:Melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> A proposal to construct a new house, replacing a structure that was demolished by the tornado on March 3<sup>rd</sup>. The new building will be one-and-one-half-stories tall with an outbuilding at the rear of the lot. The request includes a reduction to the rear setback from three feet (3') to one foot (1') for the outbuilding due to the location of a sewer line and associated easement.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the proposed infill and outbuilding as well as the setback determination at 1905 Holly Street with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;</li> <li>2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;</li> <li>3. MHZC staff shall review the final selections for the windows, doors, garage doors, roof colors, and porch columns prior to purchase and installation; and</li> <li>4. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.</li> </ol> <p>With these conditions, staff finds that the project meets the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b>  <b>A:</b> Context Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. New Construction**

#### **1. Height**

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

*The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.*

*For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.*

*For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.*

*For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .*

#### **2. Scale**

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.*

#### **3. Setback and Rhythm of Spacing**

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

*In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.*

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

*The Commission has the ability to reduce 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 setback reductions 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*

*Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.*

#### **4. Relationship of Materials, Textures, Details, and Material Colors**

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

## **5. Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.*

*Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.*

## **6. Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

### *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.*

## **7. 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.*

## **9. Appurtenances**

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

### ***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.*

### ***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:** On March 3, 2020, a tornado hit Nashville, causing significant damage across the city. Holly and Russell Streets in the Lockeland Springs and East End neighborhoods were hit particularly hard.

The building at 1905 Holly Street was severely damaged (Figure 1). MHZC staff issued an emergency demolition permit under the Rules of Order and Procedure VI.C.2.c, which allow for administrative issuance of demo permits for any structure that has become a major life-safety hazard.

The building was a one-story Minimal Traditional house, with some elements of the Craftsman style (Figure 2).



Figures 1 and 2: Previous structure at 1905 Holly Street after and prior to the March 3<sup>rd</sup> tornado

**Analysis and Findings:** The applicant proposes to construct a new house and outbuilding on the lot.

**Height & Scale:** The new principal building will be one-and-one-half-stories, with a roof-ridge height of approximately twenty-six feet, five inches (26'-5") from grade and an eave height twelve feet, three inches (12'-3") from grade, with a foundation height of two feet, four inches (2'-4") at the front, according to the grade. The historic context on this block is composed of one-story and one and one-half story houses, ranging from twenty-four feet (24') to thirty-five feet (35') tall. Staff finds that the height of the proposed new building is compatible with the surrounding context and similar to what the Commission approved for infill at 1903 Holly Street.

The infill is twenty-three feet, four inches (23'-4") wide at the front and widens to a maximum width of thirty-four feet (34') twenty-two feet (22') behind the front porch. Historic houses on the block range from twenty-eight feet (28') to forty feet (40') wide, with similar porch depths. The infill is eighty-two feet, eight inches (82'-8") deep. Staff finds that the proposed depth is appropriate as it is similar to nearby houses with additions and the last twenty feet (20') of the infill has a single-story form.

With a condition that the finished floor level is compatible with the historic houses on the block, to be verified at the start of construction, staff finds that the height, width, and

massing of the proposed infill is appropriate and meets Sections II.B.1 and II.B.2 of the design guidelines.

**Setback & Rhythm of Spacing:** The front setback for the infill is thirty-four feet (34'), which is approximately halfway between the infill that the Commission approved for 1903 Holly Street and the existing house at 1907 Holly Street. The building is shifted to the right-side of the lot to accommodate a driveway that extends to the rear of the lot; as a result the house is setback five feet (5') from the right-side property line and twenty feet, eleven inches (20'-11") from the left. The previous home also had a driveway in the same location. The infill is located approximately fifty-five feet (55') from the rear property line. As proposed, the infill meets all bulk zoning requirements and is consistent with the rhythm of spacing in the historic context.

With a condition that staff shall verify the front setback at the start of construction, Staff finds that the front and side setbacks will meet Section II.B.3 of the design guidelines.

**Roof form:** The primary roof form is a cross-gable with a pitch of 10/12. The front and side/rear porches have shed roof forms with a 2/12 pitch that is common for porch roofs. The rear wing of the building incorporates side dormers with a 3/12 pitch; as proposed, both dormers are inset two feet (2'). The roof pitches are compatible with roofs on historic houses nearby.

Staff finds the proposed roof forms and pitches to be compatible with surrounding houses and finds that the project meets Section II.B.5 of the design guidelines.

**Materials:**

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	CMU	Split face	Yes	
<b>Primary Cladding</b>	Fiber cement lap siding	Smooth-Faced, 5" Reveal	Yes	
<b>Trim</b>	Fiber cement trim	Smooth-Faced	Yes	
<b>Front Porch floor/steps</b>	Poured Concrete	Typical	Yes	
<b>Front Porch Columns</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Rear Porch Columns</b>	Not indicated	Needs final approval	Unknown	Yes
<b>Rear Porch Railing</b>	Wood	Typical	Yes	
<b>Rear Porch Steps</b>	Wood	Typical	Yes	

<b>Windows</b>	Double-hung, Casement	Needs final approval	Unknown	Yes
<b>Front Door</b>	3/4 Glass Top, Panel Bottom	Needs final approval	Unknown	Yes
<b>Side and Rear Doors</b>	Full light	Needs final approval	Unknown	Yes
<b>Primary Roofing</b>	Architectural Shingles	Needs final approval	Unknown	Yes
<b>Secondary Roofing</b>	Metal	Needs final approval	Unknown	Yes
<b>Walkway</b>	Concrete	Typical	Yes	
<b>Driveway</b>	Concrete	Typical	Yes	

With a condition that staff shall approve the window and door selections as well as the roof colors and porch columns, staff finds that the proposal would meet Section II.B.4 of the design guidelines.

Orientation: The infill is oriented to Holly Street and includes a full-width front porch that is six feet (6') deep. The driveway is to be located on the left side of the lot in the same location as the previous driveway, and a walkway connects the porch to the driveway and to the street. This configuration is compatible with nearby houses, as there is not an alley at the rear of this block.

Staff finds that the orientation of the project meets Section II.B.6 of the design guidelines.

Proportion and Rhythm of Openings: Most of the windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the left-side façade, however, there is a large collection of windows beneath the side gable that is more of a square. Staff finds these windows to be appropriate as they are located approximately at the midpoint of the house and are not likely to be highly visible from the street. There are no large expanses of wall space without a window or door opening.

Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: A new walkway in the front yard will connect the front porch to the driveway and street, and the existing driveway location is to serve the infill. The location of the HVAC and other utilities were not noted.

With the condition that the HVAC is located on the rear façade, or on a side façade beyond the midpoint of the house, Staff finds the appurtenances will be compatible with surrounding historic properties and meets Section II.B.9 of the design guidelines.

Outbuilding: The proposal also includes a one-story detached outbuilding. The outbuilding is not proposed to include a detached accessory dwelling unit.

*Massing/Planning:*

	Maximum footprint for an outbuilding on a lot greater than 10,000 sq. ft.	Proposed footprint
Maximum Square Footage	1000 sq. ft.	564 sq. ft.

	Potential 1-Story or 1.5-Story Outbuilding	Proposed Outbuilding
Ridge Height	25' (not to exceed principal building height)	18'-11"
Eave Height	10'	9'-1"

The footprint size, roof, height, and eave heights are compatible with the corresponding heights of the house and are less than the maximums allowed by the design guidelines. Staff finds that the application meets Section III.H.1. of the design guidelines for height and scale.

*Roof Form:*

Proposed Element	Proposed Form	Typical or Appropriate?
Primary Form	Cross-gable	Yes
Primary Roof Slope	10/12	Yes

The proposed outbuilding has a cross-gable roof form with a 10/12 pitch similar to the primary roof form and pitch proposed for the infill. Staff finds that the roof form of the proposed application meets Section III.H.3 of the design guidelines for roof form.

*Materials:*

	<b>Proposed</b>	<b>Color/Texture/ Make/ Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Slab	Natural	Yes	
<b>Cladding</b>	Fiber-cement Clapboard	Smooth, 5” Exposure	Yes	
<b>Trim</b>	Cement-Fiber	Smooth-Faced	Yes	
<b>Roofing</b>	Architectural Shingles	Color Unknown	Yes	X
<b>Windows</b>	Not indicated	Needs final approval	Unknown	X
<b>Pedestrian Doors</b>	Not indicated	Needs final approval	Unknown	X
<b>Garage Door</b>	Not indicated	Needs final approval	Unknown	X

With the condition that the final selections for the windows, pedestrian and vehicular doors, and roof color are approved prior to purchase and installation, staff finds that the project meets Section III.H.5. for new construction-materials on outbuildings.

*Site Planning & Setbacks:*

	<b>MINIMUM</b>	<b>PROPOSED</b>
Building located towards rear of lot	-	Yes
Space between principal building and garage	20’	36’-6”
Rear setback	3’	1’
Left side setback	3’	4’
Right side setback	3’	22’
How is the building accessed?	-	Driveway (no alley access)
Two different doors rather than one large door (if street facing)?	-	Yes

The outbuilding meets all setbacks except for the rear. The applicant has requested a setback determination to reduce the rear setback from three feet (3’) to one foot (1’). The primary reason for the request is a sewer line and associated easement that are located on the rear third of the lot (Figure 3). The location of the easement makes it difficult to locate a detached outbuilding. Staff finds that the setback determination in this case could be appropriate not only due to the location of the sewer and easement but also because the scale of the outbuilding is modest.

At this time, there is not an outbuilding located directly behind the proposed outbuilding, that would result in the structure being closer than six feet (6') from another outbuilding. The property backs up to 1902 Oakhill, which does not have an outbuilding and 1904 Oakhill, which does have an outbuilding; the proposed outbuilding will not abut the proposed outbuilding. The owners of 1902 Oakhill may choose not to construct an outbuilding in the future because they have a front circular driveway. For the reasons stated above, staff finds that the setback determination can be appropriate in this case and that the proposal meets Section III.H.6. of the design guidelines.

Staff finds that the project meets section III.H. of the design guidelines for outbuildings.

**Recommendation:** Staff recommends approval of the proposed infill and outbuilding at 1905 Holly Street with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the setbacks of the adjacent historic houses, to be verified by MHZC staff in the field;
3. MHZC staff shall review the final selections for the windows, doors, garage doors, roof colors, and porch columns prior to purchase and installation; and
4. The utility connections and HVAC units shall be located behind the midpoint of the building on a non-street facing façade.

With these conditions met, staff finds that the project meets the design guidelines for new construction in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

**ATTACHMENT A: CONTEXT PHOTOGRAPHS**



Historic houses at 1901, 1903, and 1905 Holly Street before the March 3<sup>rd</sup> tornado.



Historic houses at 1900 and 1902 Holly Street before the March 3<sup>rd</sup> tornado.



Previous building at 1903 Holly Street, circa 1985.



1907 Holly Street, circa 1985.



REV	DATE	DESCRIPTION
△		
△		

MHC REVIEW SET  
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE  
ON 22" X 34" PAPER

PLOT TO HALF SCALE  
ON 11" X 17" PAPER

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

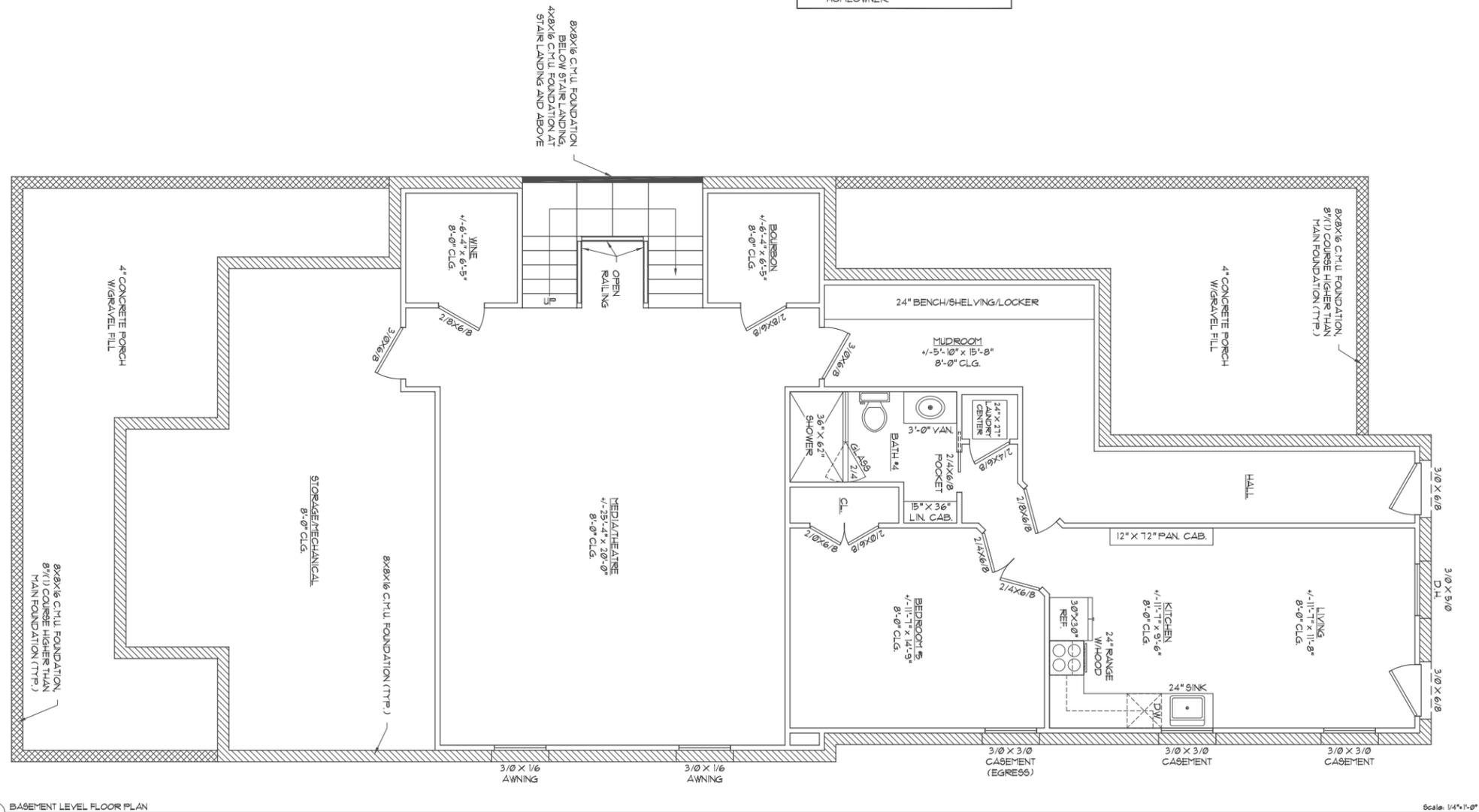
A101

BASEMENT LEVEL  
FLOOR PLAN

AREA CALCULATIONS	
CONDITIONED AREA	
BASEMENT LEVEL:	+/- 1439 SF
FIRST LEVEL:	+/- 2040 SF
SECOND LEVEL:	+/- 1019 SF
TOTAL CONDITIONED:	+/- 4508 SF
NON-CONDITIONED AREA	
FRONT COVERED PORCH:	+/- 312 SF
REAR COVERED PORCH:	+/- 310 SF
BASEMENT STORAGE:	+/- 398 SF
TOTAL NON-CONDITIONED:	+/- 1020 SF
TOTAL UNDER ROOF:	+/- 5628 SF

\*NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

- | CONSTRUCTION NOTES |   |
|--------------------|---|
| 1.                 | CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.   |
| 2.                 | DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.   |
| 3.                 | ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED, FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.   |
| 4.                 | ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.   |
| 5.                 | INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED. |
| 6.                 | CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.  |



01 BASEMENT LEVEL FLOOR PLAN

Scale: 1/4" = 1'-0"

REV	DATE	DESCRIPTION
△		
△		

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NOT FOR CONSTRUCTION

PLOT TO FULL SCALE  
ON 22" X 34" PAPER

PLOT TO HALF SCALE  
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SCALE: 1/4" = 1'-0"

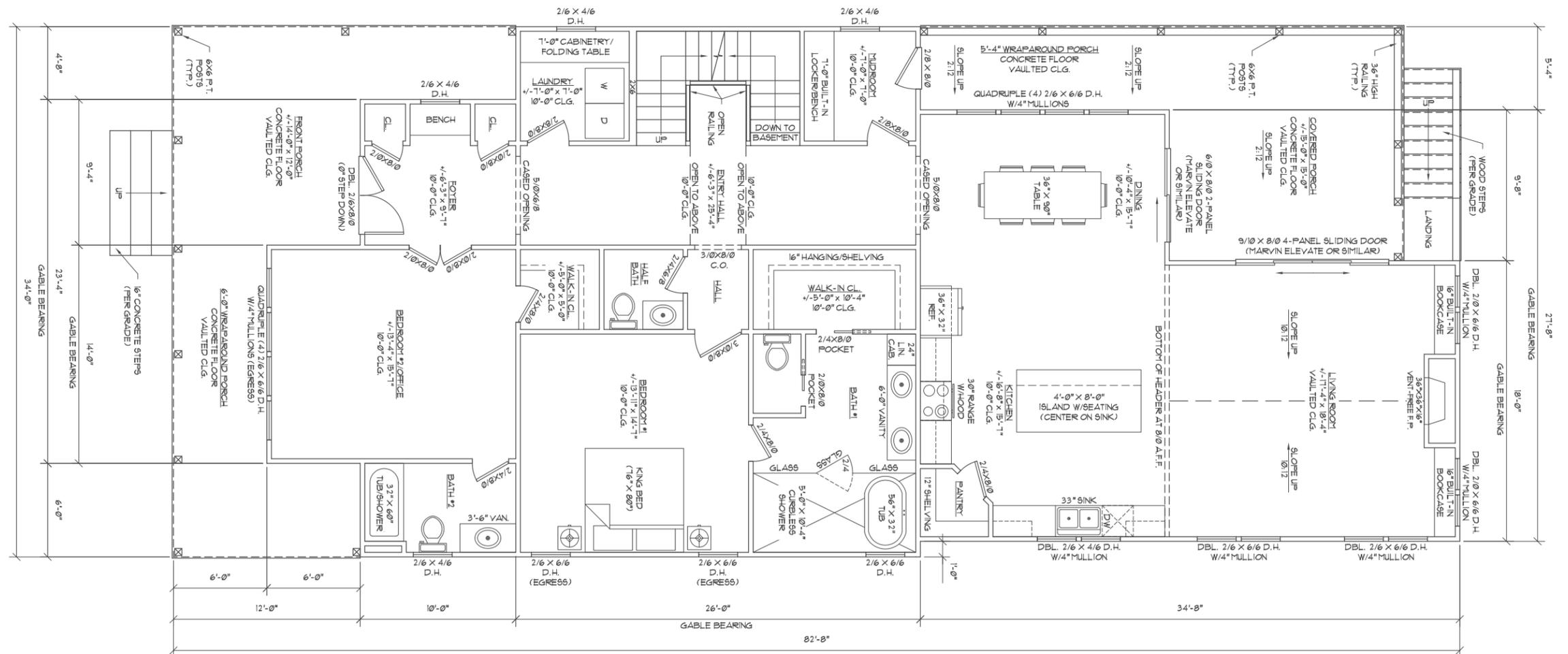
A102

FIRST LEVEL  
FLOOR PLAN

AREA CALCULATIONS	
CONDITIONED AREA	
BASEMENT LEVEL:	+/- 1439 SF
FIRST LEVEL:	+/- 2040 SF
SECOND LEVEL:	+/- 1019 SF
TOTAL CONDITIONED:	+/- 4558 SF
NON-CONDITIONED AREA	
FRONT COVERED PORCH:	+/- 312 SF
REAR COVERED PORCH:	+/- 310 SF
BASEMENT STORAGE:	+/- 398 SF
TOTAL NON-CONDITIONED:	+/- 1020 SF
TOTAL UNDER ROOF:	+/- 5638 SF

\*NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

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| 5.                 | INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED. |
| 6.                 | CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.   |



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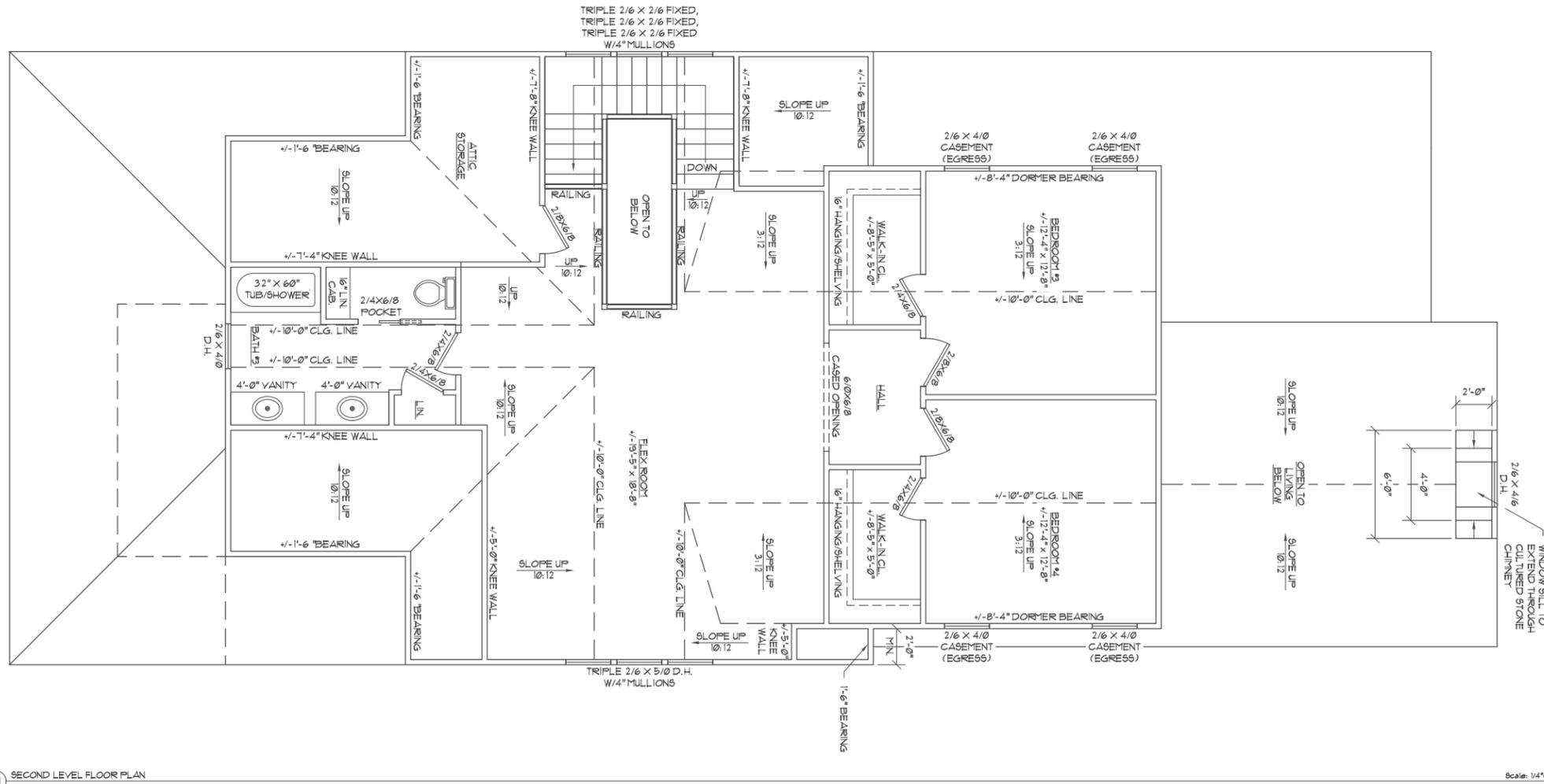
SCALE: 1/4" = 1'-0"

A103

SECOND LEVEL  
FLOOR PLAN

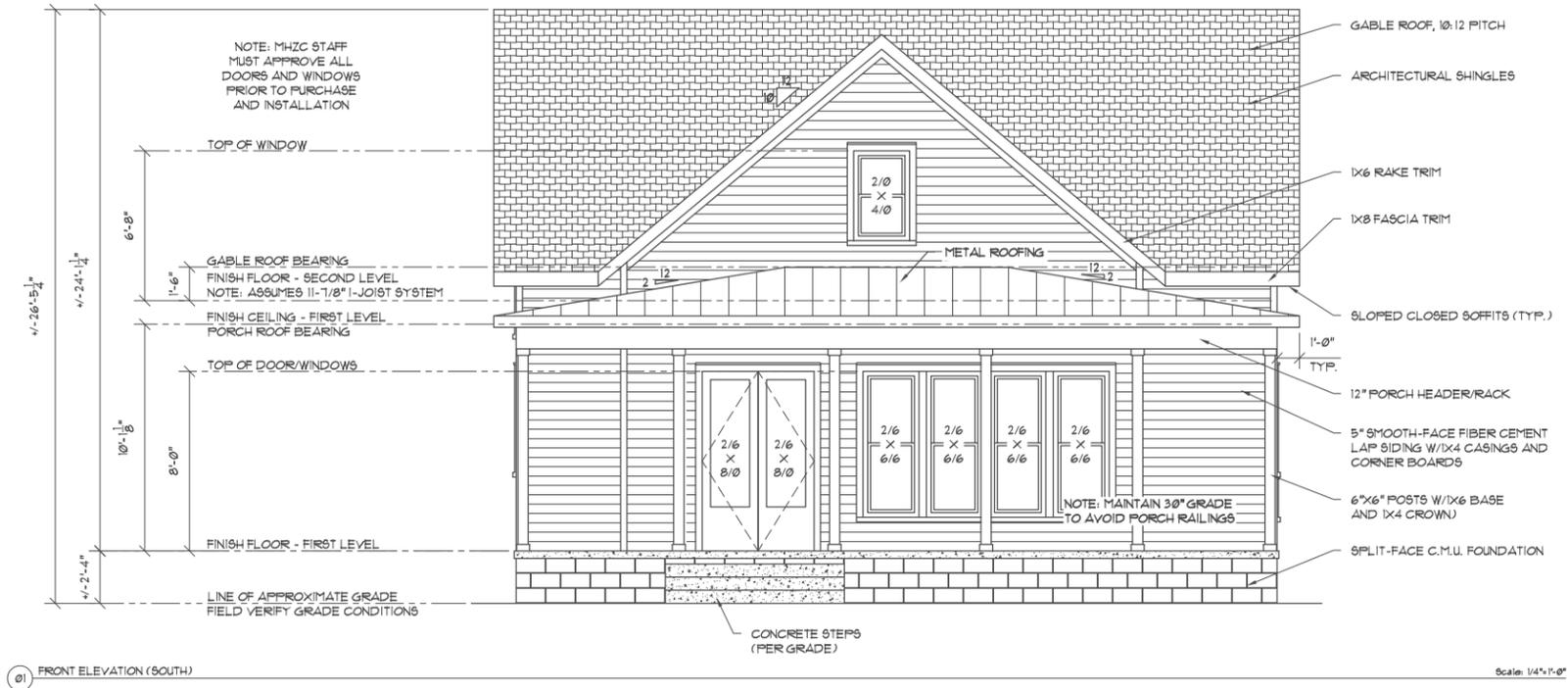
AREA CALCULATIONS	
CONDITIONED AREA	
BASEMENT LEVEL:	+/- 1439 SF
FIRST LEVEL:	+/- 2040 SF
SECOND LEVEL:	+/- 1079 SF
TOTAL CONDITIONED:	+/- 4558 SF
NON-CONDITIONED AREA	
FRONT COVERED PORCH:	+/- 372 SF
REAR COVERED PORCH:	+/- 310 SF
BASEMENT STORAGE:	+/- 398 SF
TOTAL NON-CONDITIONED:	+/- 1080 SF
TOTAL UNDER ROOF:	+/- 5638 SF
*NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.	

- | CONSTRUCTION NOTES |   |
|--------------------|---|
| 1.                 | CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.   |
| 2.                 | DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.   |
| 3.                 | ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.   |
| 4.                 | ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.   |
| 5.                 | INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED. |
| 6.                 | CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.   |



01 SECOND LEVEL FLOOR PLAN

Scale: 1/4" = 1'-0"



ISSUE DATE: 10.07.20

REV	DATE	DESCRIPTION
△		
△		

MHZC REVIEW SET  
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE  
ON 22" X 34" PAPER

PLOT TO HALF SCALE  
ON 11" X 17" PAPER

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

A104

EXTERIOR  
ELEVATIONS

REV	DATE	DESCRIPTION
△		
△		

MH2C REVIEW SET  
NOT FOR CONSTRUCTION

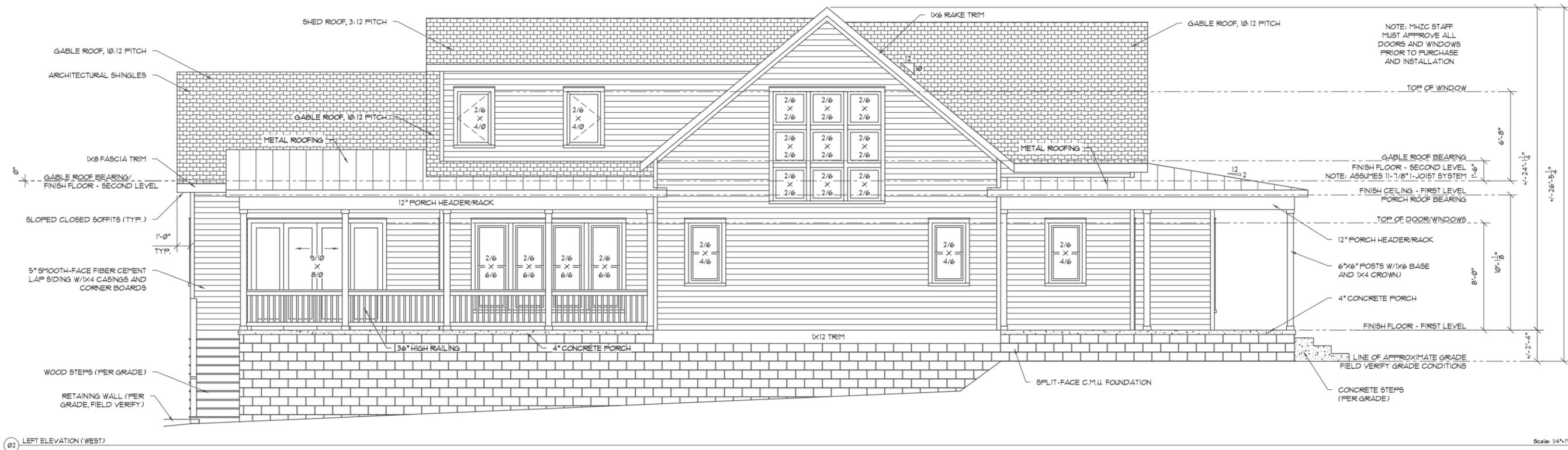
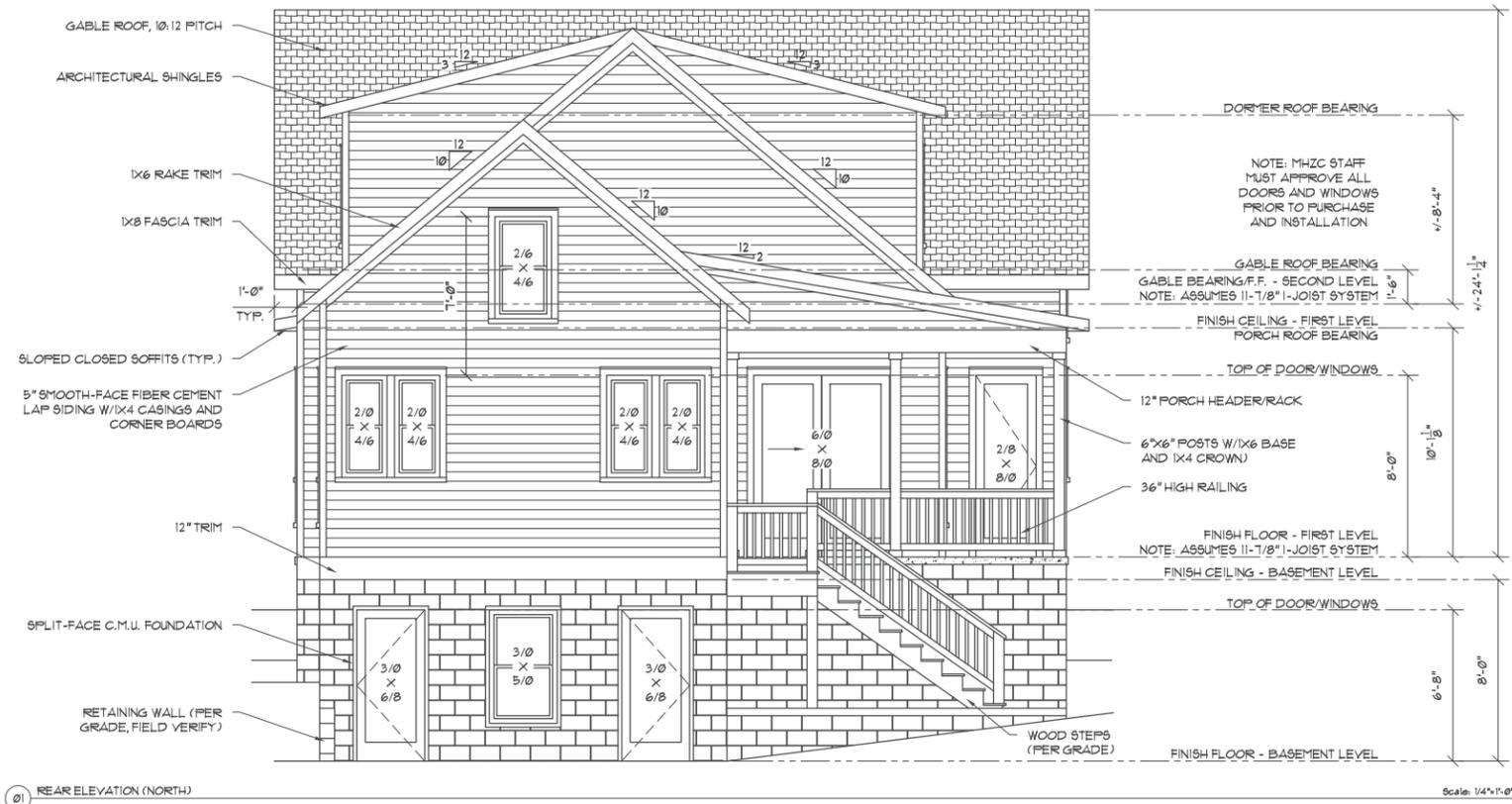
PLOT TO FULL SCALE  
ON 22" X 34" PAPER

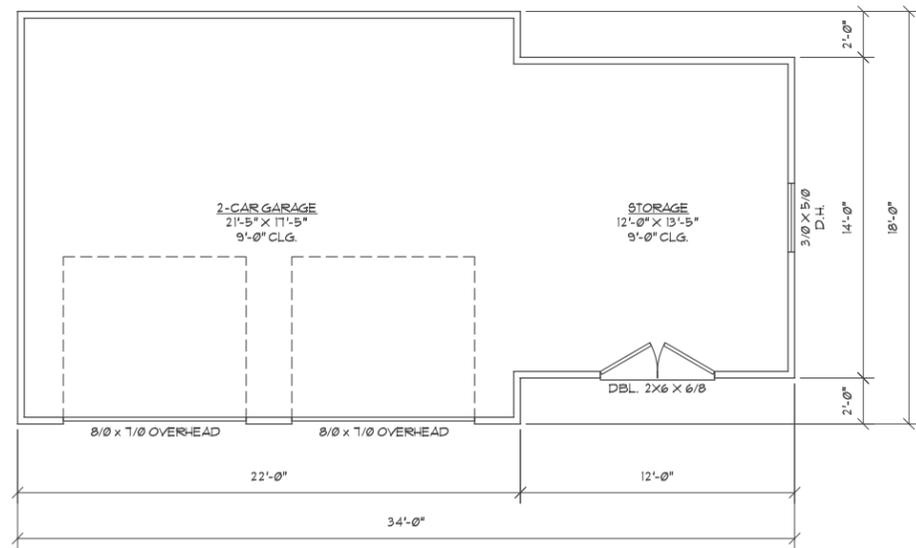
PLOT TO HALF SCALE  
ON 11" X 17" PAPER

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

A105

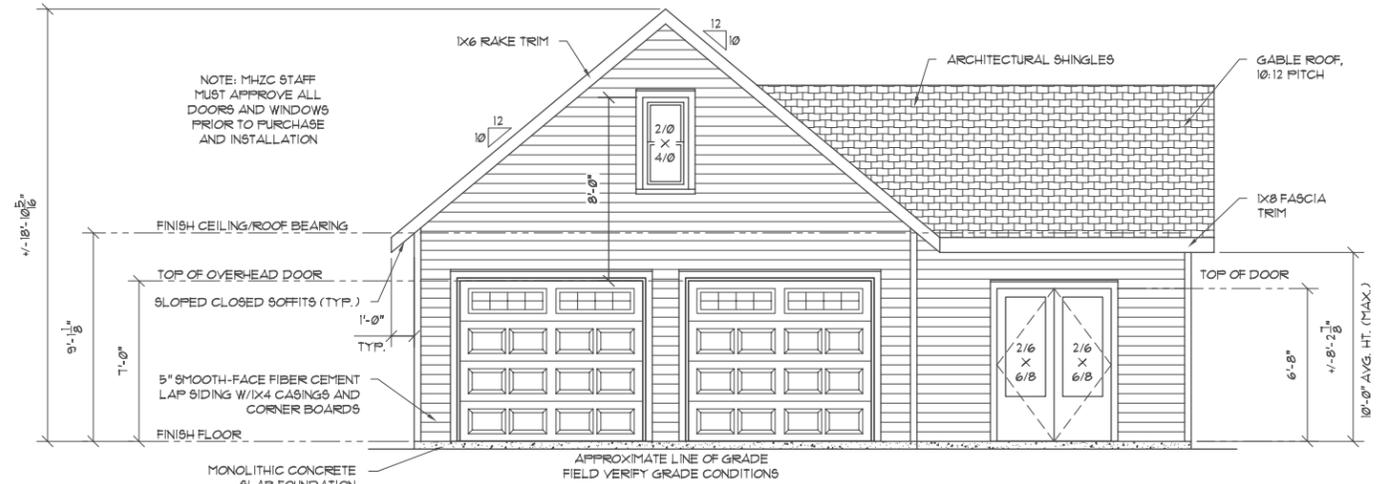
EXTERIOR  
ELEVATIONS



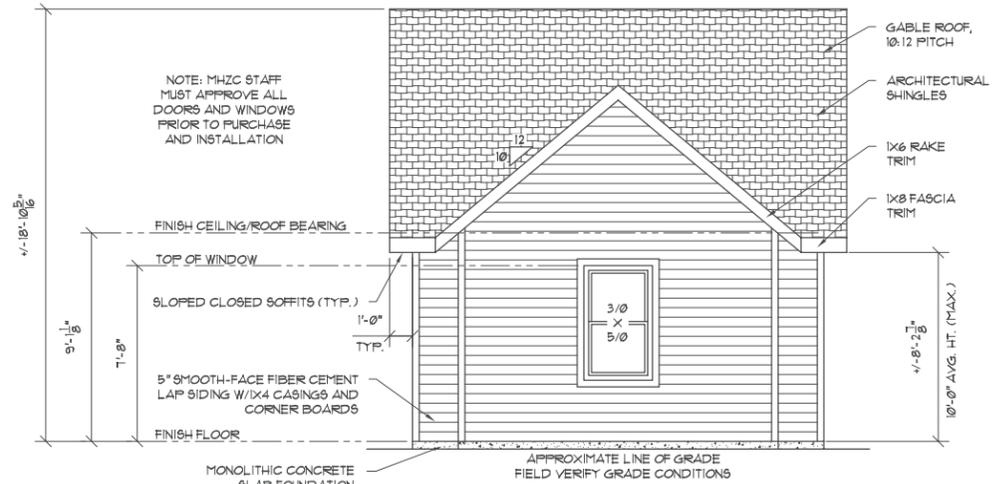


02 FLOOR PLAN - GARAGE  
564 SF  
Scale: 1/4"=1'-0"

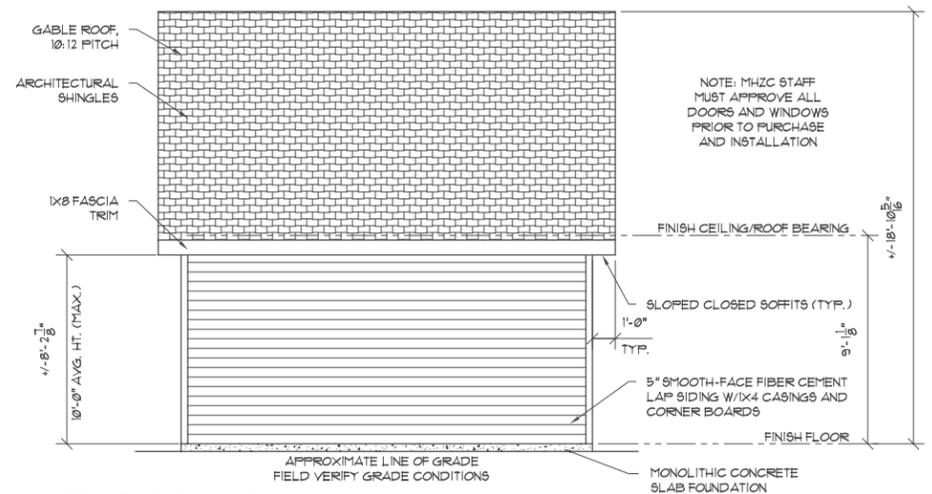
- CONSTRUCTION NOTES
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
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  6. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



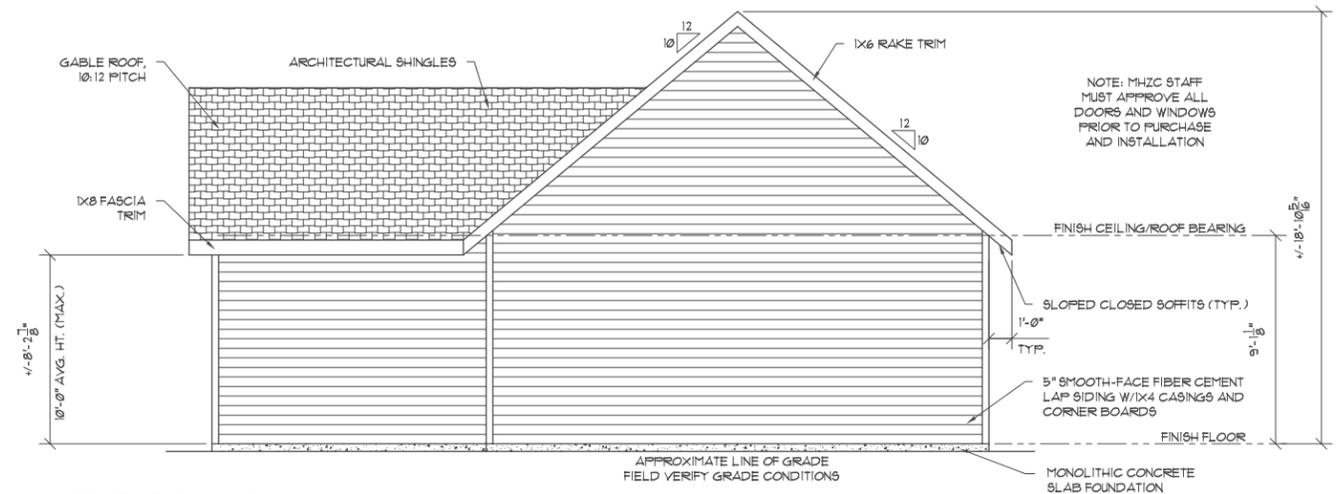
03 FRONT ELEVATION (SOUTH) - GARAGE  
Scale: 1/4"=1'-0"



03 FRONT ELEVATION (SOUTH) - GARAGE  
Scale: 1/4"=1'-0"



03 FRONT ELEVATION (SOUTH) - GARAGE  
Scale: 1/4"=1'-0"



03 FRONT ELEVATION (SOUTH) - GARAGE  
Scale: 1/4"=1'-0"

ISSUE DATE: 10.07.20

REV	DATE	DESCRIPTION
△		
△		

MHZC REVIEW SET  
NOT FOR CONSTRUCTION

PLOT TO FULL SCALE  
ON 22" X 34" PAPER

PLOT TO HALF SCALE  
ON 11" X 17" PAPER

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

A106

GARAGE FLOOR PLAN  
AND ELEVATIONS