

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

918 Lawrence Avenue

August 19, 2020

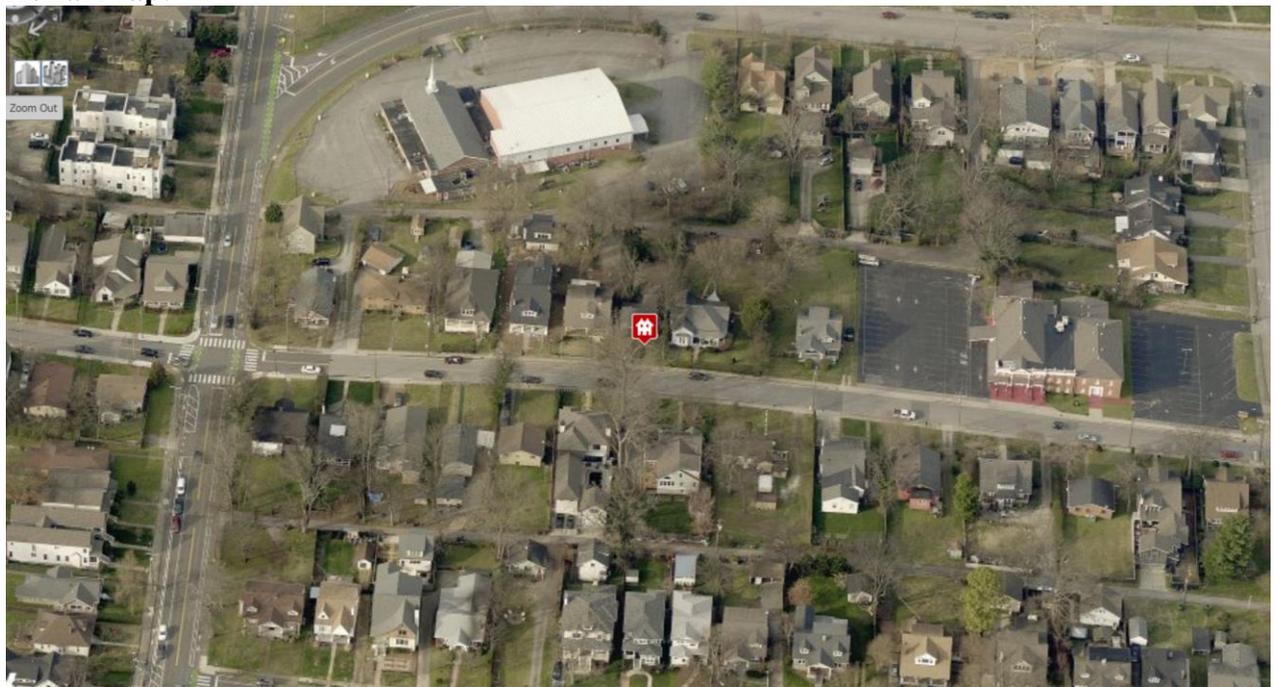
Application: New Construction—Infill and Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Base Zoning: R8
Map and Parcel Number: 10513029600
Applicant: Josh Shambaugh, Nine 12 Architects
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov.

<p>Description of Project: The applicant proposes to construct infill and an 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 shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;2. Staff approve the roof shingle color and all windows and doors prior to purchase and installation; and3. The HVAC 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 to meet Section III. of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments</p> <p>A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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

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.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. 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

1. 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.
2. 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.
3. 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.
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. The 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. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the*

rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)

- f. 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.
- g. 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.

I. Utilities

- 1. 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.
- 2. 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

- 1. 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.

2. 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: 918 Lawrence is a non-contributing house constructed c. 1955. The house is non-contributing and MHZC staff issued a preservation permit for the demolition of the house in July 2020.



Figure 1. 918 Lawrence Avenue, constructed c. 1955

Analysis and Findings: The applicant proposes to construct infill and an outbuilding.

Height & Scale: The proposed infill is one-and-a-half stories, which meets the immediate historic context. The house will have an overall height of twenty-six feet, six inches (26'6"), which is similar to the historic houses in the immediate vicinity.

The lot is narrow at forty-five feet (45'). The house will be thirty-three feet (33') wide, which matches the historic context. The main form of the house is approximately seventy-six feet (76') deep and the overall footprint will be two thousand, eight hundred square feet (2,800 sq. ft.). Although this is large, staff finds that the massing of house helps to keep the scale appropriate. Staff therefore finds that the footprint and depth meets the historic context.

Staff finds that the proposed infill's height and scale meet Sections III.A and III.B. of the design guidelines.

Setback & Rhythm of Spacing: The infill meets all base zoning setbacks. It will be centered on the lot and six feet (6') from each side property line. It will be forty-seven feet, six inches (47'6") from the rear property line, and there will be at least twenty feet (20') between the back of the house and the outbuilding.

Staff finds that the proposed infill's setback and rhythm of spacing meets Section III.C. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Board-and-batten	Smooth face	Yes	No
Tertiary Cladding	Cedar siding	Smooth	Yes	No
Roofing	Architectural Shingles	Color known	Yes	No
Trim	Paulownia Trim	Smooth faced	Yes	No
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Smooth wood	Yes	No
Rear Porch floor/steps	Wood	Smooth wood	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	Full light	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

Staff recommends approval of all windows and doors and the roof shingle color prior to purchase and installation.

With staff's approval of all final material choices, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The house has two side gable forms connected by gables. The front gable has a 12/12 slope, the connector has a 9/12 slope, and the rear gable has a 16/12 slope. The front façade has two gabled dormers that are set back two feet (2') from the wall below. The rear porch is a one-story 12/12 gable, and there is a 5/12 rear shed dormer. These roof forms meet the historic context and the design guidelines.

Staff finds that the proposed roof forms meet Section III.E. of the design guidelines.

Orientation: The infill is oriented towards Lawrence Avenue, which meets the historic context. It will have a partial-width front porch that is approximately eight feet (8') deep, with a front door facing Lawrence. There will be a walkway leading from the sidewalk to the front porch. Vehicular access will be via the alley. All of these features result in an orientation that meets the historic context and the design guidelines.

Staff finds that the infill's orientation meets Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The left side of the front porch is largely glass, similar to a sun room. Staff finds this to meet the design guidelines.

Staff finds the project's proportion and rhythm of openings to meet Section III.G. for new construction-proportion and rhythm of openings.

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 applicant is proposing an outbuilding. Because the lot is under eight thousand square feet (8,000 sq. ft.), it does not appear eligible for a detached accessory dwelling until, although that determination will be made by the Codes Department.

Massing Planning:

The lot is less than 10,000 square feet.

	50% of first floor area of principle structure	Lot less than 10,000 square feet	Proposed
Maximum Square Footage	1400 sq. ft.	750 sq. ft.	750 sq. ft.

	Potential maximums under Ordinance	Infill	Proposed Outbuilding
Ridge Height	25' unless existing building is less	26'6"	23'9"
Eave Height	10'	10'	9'6"

Staff finds that the proposed outbuilding meets Section III.H.1.c of the design guidelines for height and scale.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gable	Yes
Primary roof slope	12/12	Yes
Dormers	Shed	Yes
Dormer slope	4/12	Yes

Staff finds that the outbuilding's roof form meets Section III.H.3 of the design guidelines for roof shape.

Design Standards:

Staff finds that the outbuilding's height, scale, materials, and roof form are all appropriate to the historic neighborhood and meet the design guidelines. Staff finds the proposed design meets Section III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete block	Split face	No
Primary Cladding	Hardie lap siding, 5" reveal	Smooth	No
Secondary Cladding	Board and Batten	Smooth	No

Tertiary Cladding	Cedar Siding	Smooth	No
Roofing	Architectural asphalt shingles	Unknown	Yes
Trim	Paulownia Trim	Smooth	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

The known materials meet the design guidelines. With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section III.H.4 and 5. of the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	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	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	20'
Rear setback	5'	5'
Left side setback	5'	6'
Right side setback	5'	6'

How is the building accessed?	-	Alley
Two different doors rather than one large door (if street facing)?	-	N/A

Staff finds that the outbuilding meets Section III.H.6.d of the design guidelines for setbacks.

Overall, staff finds that the proposed outbuilding meets Section III.H. of the design guidelines for outbuildings.

Recommendation Summary: Staff recommends approval of the project 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. Staff approve the roof shingle color and all windows and doors prior to purchase and installation; and
3. The HVAC 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 to meet Section III. of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Context Photo



916 Lawrence and view to the right of the infill



910 Lawrence and view to the right of the infill



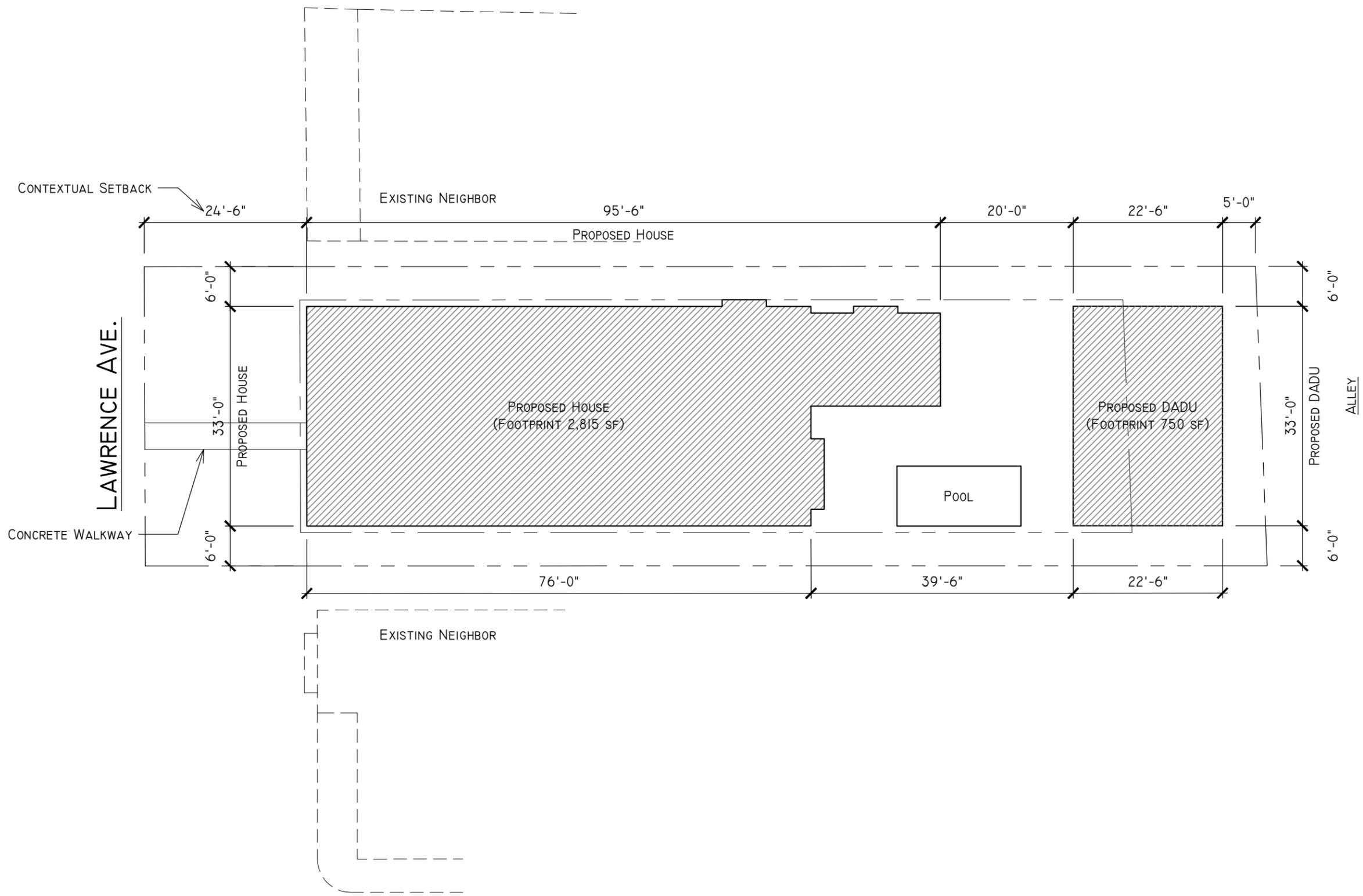
920-924 Lawrence to the left of the infill



Houses across the street from the infill



Houses across the street from the infill



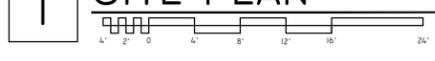
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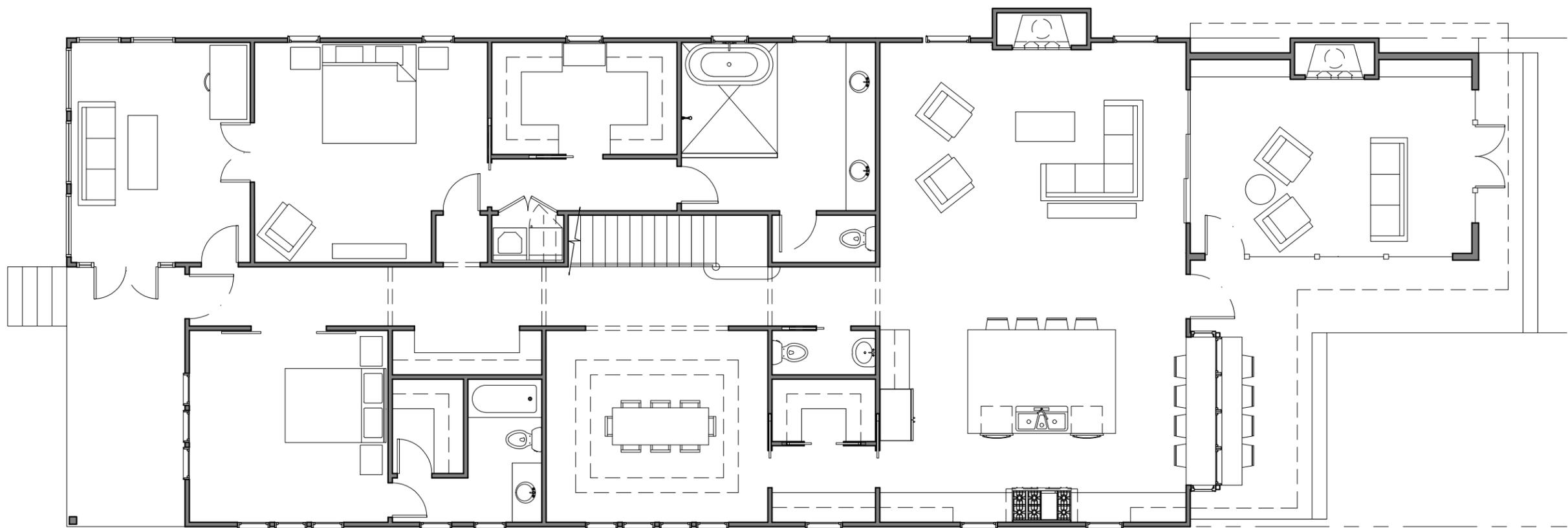
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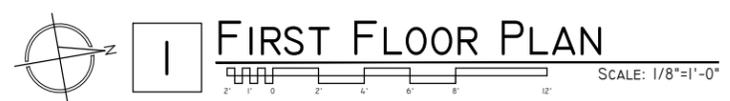


SITE PLAN
 SCALE: 1/16"=1'-0"

SITE PLAN
 01



AREA BREAKDOWN

FIRST FLOOR	2,815 SF
SECOND FLOOR	2,100 SF
DADU FIRST FLOOR	750 SF
DADU SECOND FLOOR	623 SF



1 FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

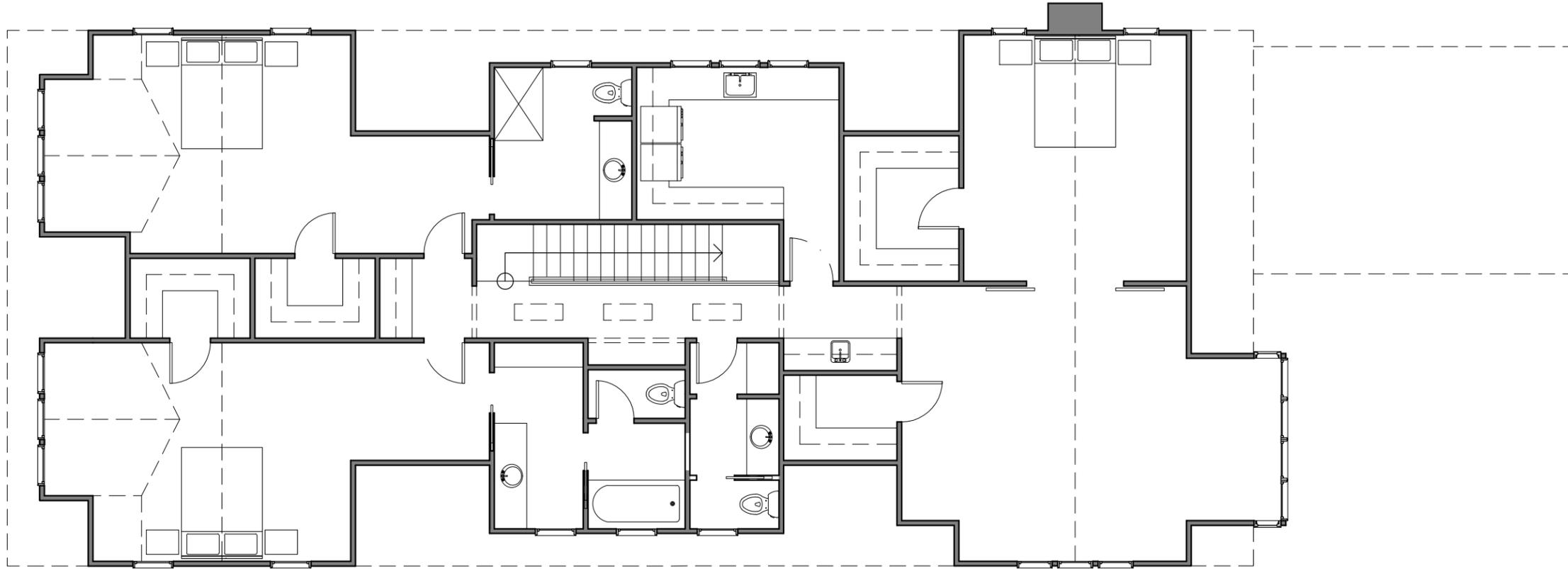
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FLOOR
 PLAN
02



1

SECOND FLOOR PLAN



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

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FLOOR
PLAN
03

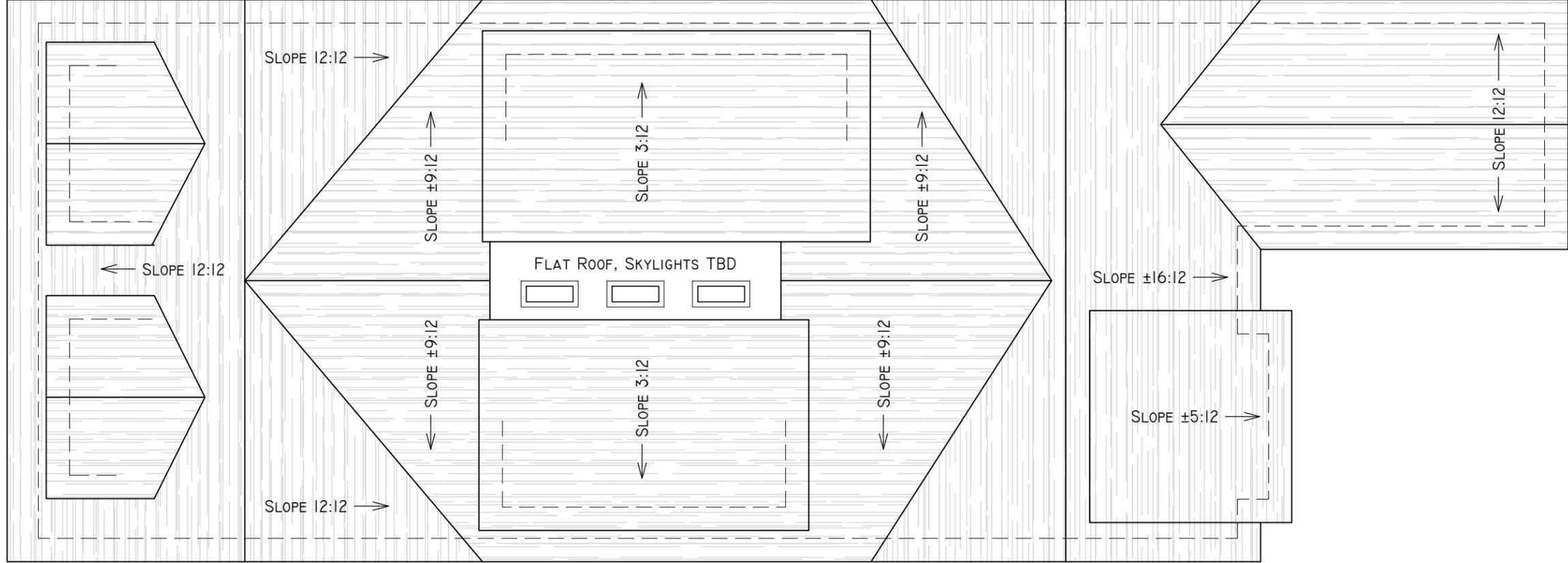
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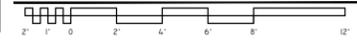
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1

ROOF PLAN



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

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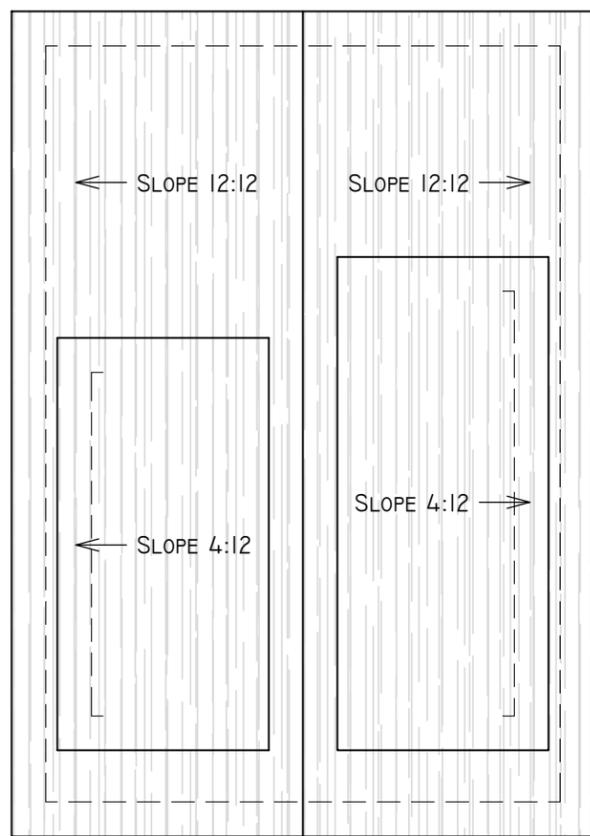
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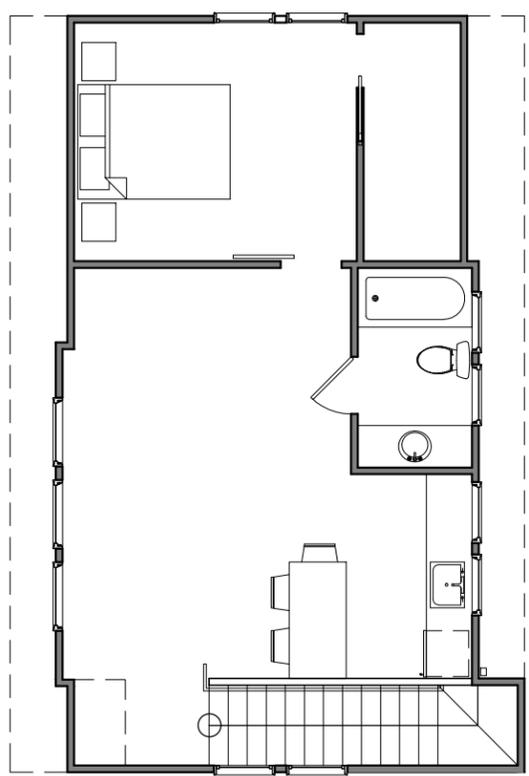
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ROOF PLAN

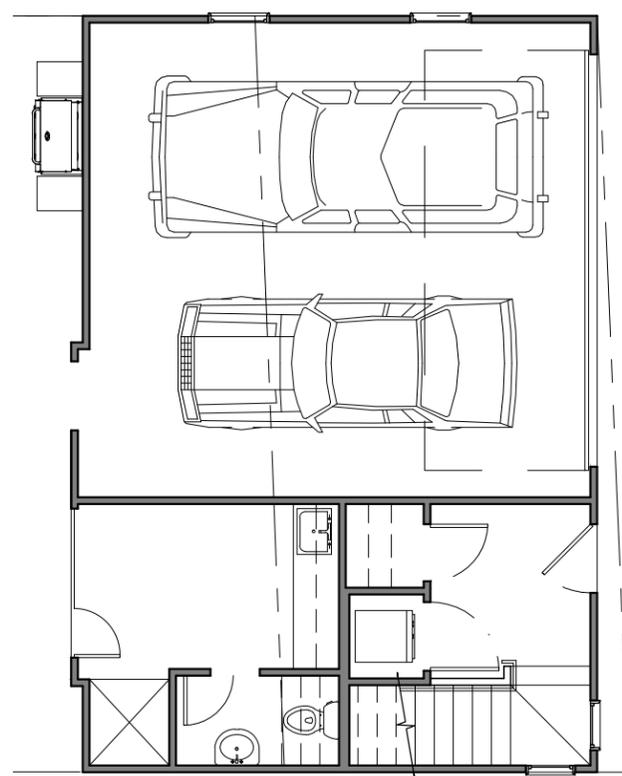
04



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



2 DADU SECOND FLOOR
 SCALE: 1/8"=1'-0"



1 DADU FIRST FLOOR
 SCALE: 1/8"=1'-0"

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FLOOR
 PLAN
05



2 EAST ELEVATION
 SCALE: 3/32"=1'-0"



1 WEST ELEVATION
 SCALE: 3/32"=1'-0"

NOT FOR CONSTRUCTION

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PROJECT TYPE:
918 LAWRENCE AVENUE
 NASHVILLE, TN 37204

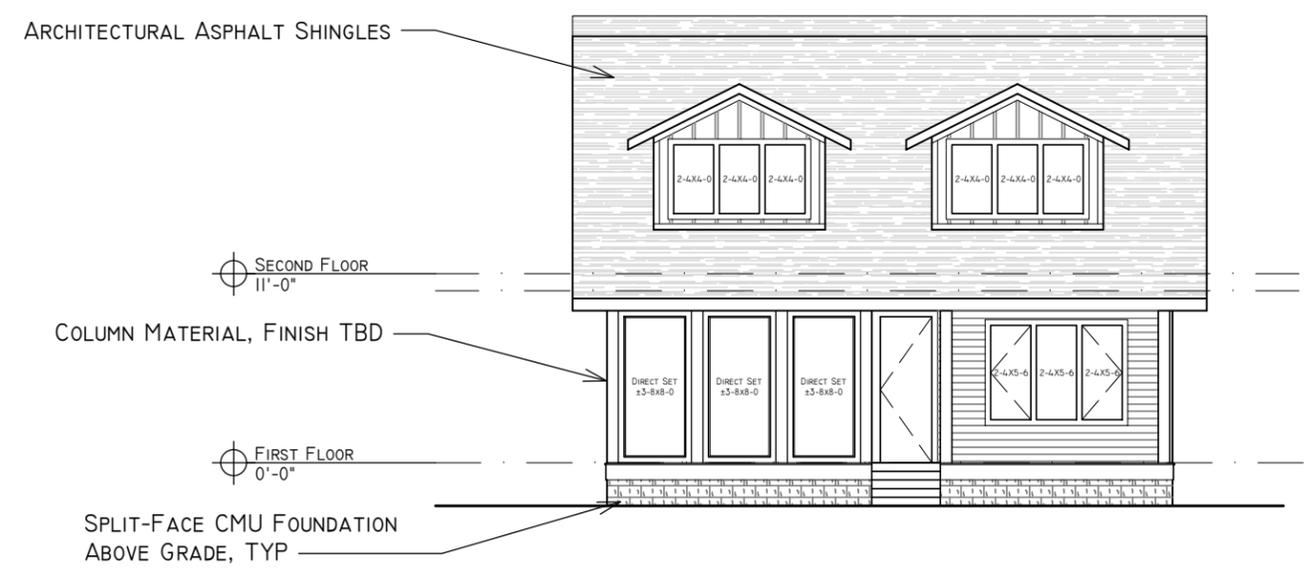


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BUILDING
 ELEVATIONS
06



2 NORTH ELEVATION
 SCALE: 3/32"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'



1 SOUTH ELEVATION
 SCALE: 3/32"=1'-0"
 2' 1' 0" 2' 4' 6' 8' 12'

NOT FOR CONSTRUCTION

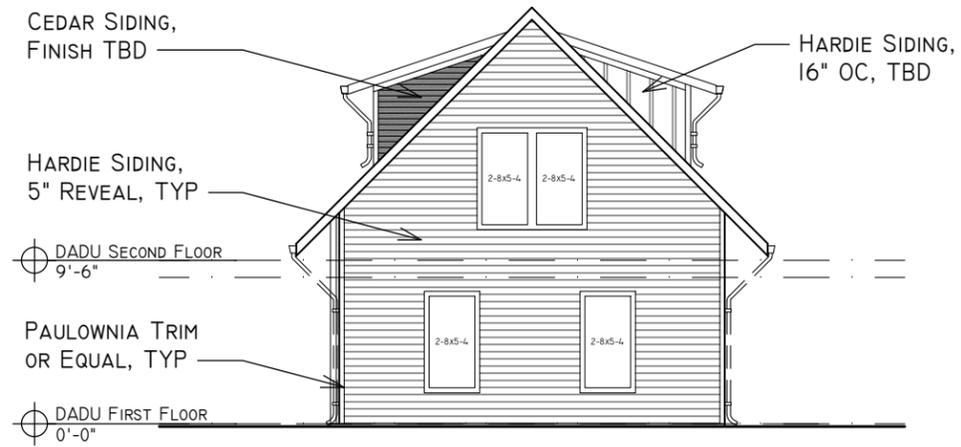
REV:	DATE:	DESC:
0	7.31.20	MHZC SUBMISSION

PROJECT TYPE:
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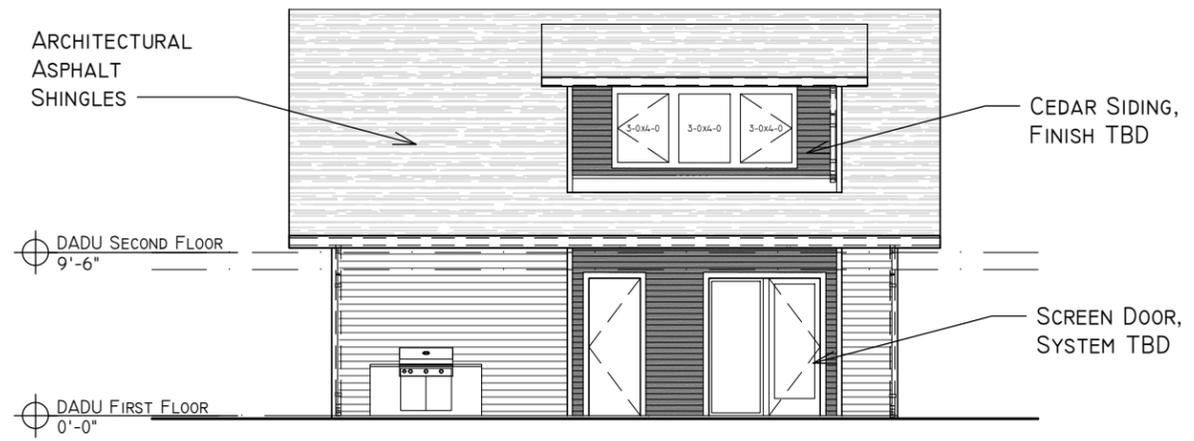


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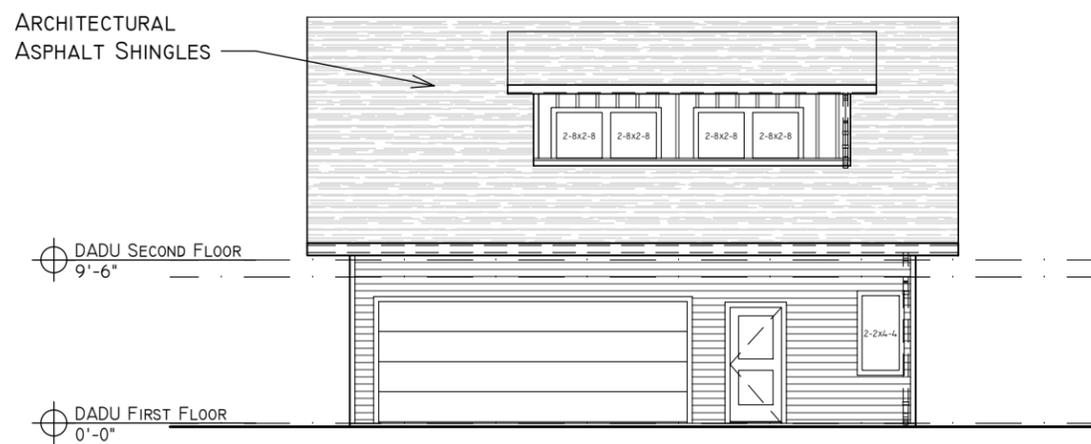
BUILDING ELEVATIONS
07



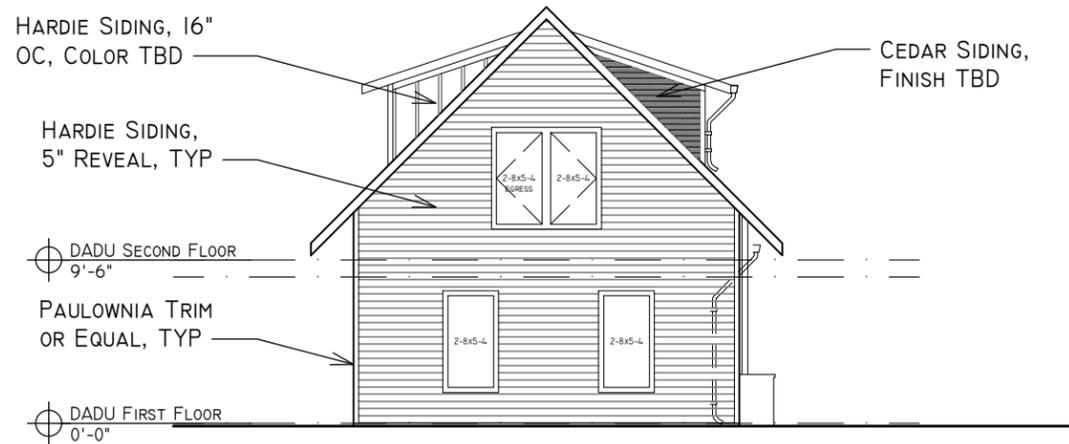
4 DADU EAST ELEVATION
SCALE: 3/32"=1'-0"



2 DADU SOUTH ELEVATION
SCALE: 3/32"=1'-0"



3 DADU NORTH ELEVATION
SCALE: 3/32"=1'-0"



1 DADU WEST ELEVATION
SCALE: 3/32"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	7.31.20	MHZC SUBMISSION

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DADU
ELEVATIONS

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