

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

1310 McKennie Avenue

January 20, 2021

Application: New Construction—Infill

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 083010NOO100CO & 083010NOO200CO

Applicant: Legacy South Builders

Project Lead: Melissa Sajid, Melissa.Sajid@nashville.gov

Description of Project: Application is to construct duplex infill

Recommendation Summary: Staff recommends approval 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 verified by MHZC staff in the field;
3. Staff approve the final details and dimensions of all unknown materials prior to purchase and installation;
4. Staff approve the masonry color, dimensions and texture;
5. The existing front yard parking shall be removed; and
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments

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

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

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.

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 porchpost. In most cases, street-side mailboxes are inappropriate.

Background: The site located at 1310 McKennie Avenue is currently a vacant lot (Figure 1). Staff issued an administrative permit in December 2020 to demolish the c. 1971 non-contributing house that was located on the lot (Figure 2).



Figures 1 and 2. Current vacant lot at 1310 McKennie Street and previous non-contributing house.

Analysis and Findings: The application is to construct a two-story duplex infill.

Height & Scale: The 1300 block of McKennie Avenue includes one, one and one-half, and two-story historic homes. As proposed, the infill is a two-story home that is appropriately scaled for the historic context. The overall height is thirty feet, two inches (30'-2") from grade, and the eaves at the front are approximately twenty-one feet, five inches (21'-5") from grade. The infill is thirty-six feet (36') wide at the front wall and incorporates single-story bays that bump out an additional foot on both side façades nine feet (9') beyond the front wall of the infill. Staff finds the proposed width to be appropriate as two-story historic homes on this block range from approximately thirty-six to forty feet (36' – 40') wide on this block.

Staff finds that the proposed height and scale of the infill is appropriate for the historic context and that the project meets Sections II.B.1.a and b.

Setback & Rhythm of Spacing: The front setback is approximately twenty-four feet, ten inches (24'-10"), which sits a few feet farther back than the historic houses on either side. However, historic homes on this block face of McKennie Avenue have a wider range of front setbacks that range from approximately nineteen feet, six inches to thirty feet, six inches (19'-6" – 30'-6"). Given the historic context and the proposed two-story form, staff finds that the proposed front setback can be appropriate for this lot. The infill is located approximately six feet (6') from both side property lines and eighty-three feet

(83') from the rear property line. The project meets all base zoning setbacks and the setback and rhythm of spacing are appropriate for the historic context.

The project meets Section II.B.1.c.

Materials:

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|--------------------------------|------------------------|---|---|---|
| Foundation | Concrete Block | Split Face | Yes | No |
| Cladding | 4" fiber cement siding | Smooth | Yes | No |
| Roofing | Not indicated | Needs final review | Unknown | Yes |
| Trim | Not indicated | Needs final review | Unknown | Yes |
| Chimneys | Brick | Needs final review | Yes | Yes |
| Front Porch floor/steps | Not indicated | Needs final review | Unknown | Yes |
| Front Porch Posts | Fiber cement wrap | Smooth | Yes | No |
| Front Porch Roof | Not indicated | Needs final review | Unknown | Yes |
| Rear Porch floor/steps | Not indicated | Needs final review | Unknown | Yes |
| Rear Porch Posts | Not indicated | Needs final review | Unknown | Yes |
| Rear Porch Railing | Not indicated | Needs final review | Unknown | Yes |
| Windows | Ply Gem Mira | Needs final approval for grid details | Yes | Yes |
| Principle Entrance | ¾ glass | Needs final approval | Yes | Yes |
| Rear doors | Sliding glass doors | Needs final approval | Yes | Yes |
| Rear parking pads | Concrete | Natural | Yes | No |
| Walkway | Not indicated | Needs final approval | Unknown | Yes |

All of the known materials meet the design guidelines. With the condition that staff review the details of the unknown materials prior to purchase and installation, staff finds that the project meets Section II.B.1.d

Roof form: The primary roof form is hipped with a pitch of 5/12. The infill incorporates an upper-level gabled projecting bay on the front façade, also with a 5/12 pitch. The front porch has a shed roof form with a 3.5/12 pitch. Staff finds that the proposed roof form and pitches are compatible with historic examples on this block of McKennie Avenue.

The project meets section II.B.1.e.

Orientation: The infill is oriented to McKennie Avenue with a seven foot (7') deep full-width front porch and four foot (4') wide walkways that lead from each front door to the public street.

The project meets section II.B.1.f.

Proportion and Rhythm of Openings: All of the windows on the 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.

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

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner.

The previous house on the site included front yard parking. The proposed plan shows two uncovered parking pads to be accessed from the alley at the rear. The site plan does not show front yard parking, but staff recommends a condition to emphasize that front yard parking is not appropriate. The project meets Section II.B.1.i.

Recommendation: Staff recommends approval 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 verified by MHZC staff in the field;
3. Staff approve the final details and dimensions of all unknown materials prior to purchase and installation;
4. Staff approve the masonry color, dimensions and texture;
5. The existing front yard parking shall be removed; and,
6. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

ATTACHMENT A: CONTEXT PHOTOS



1304 and 1302 McKennie Avenue – both contributing



1300 McKennie Avenue - contributing



1303 and 1305 McKennie Avenue – both contributing



1309, 1311, and 1315 McKennie Avenue – all contributing

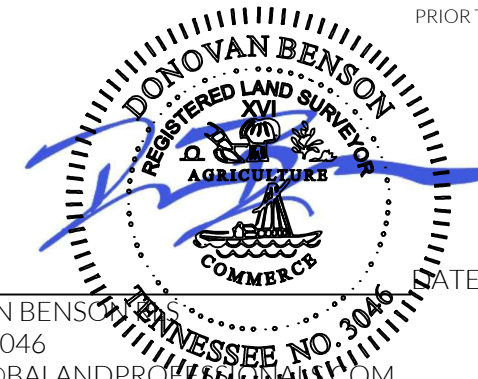
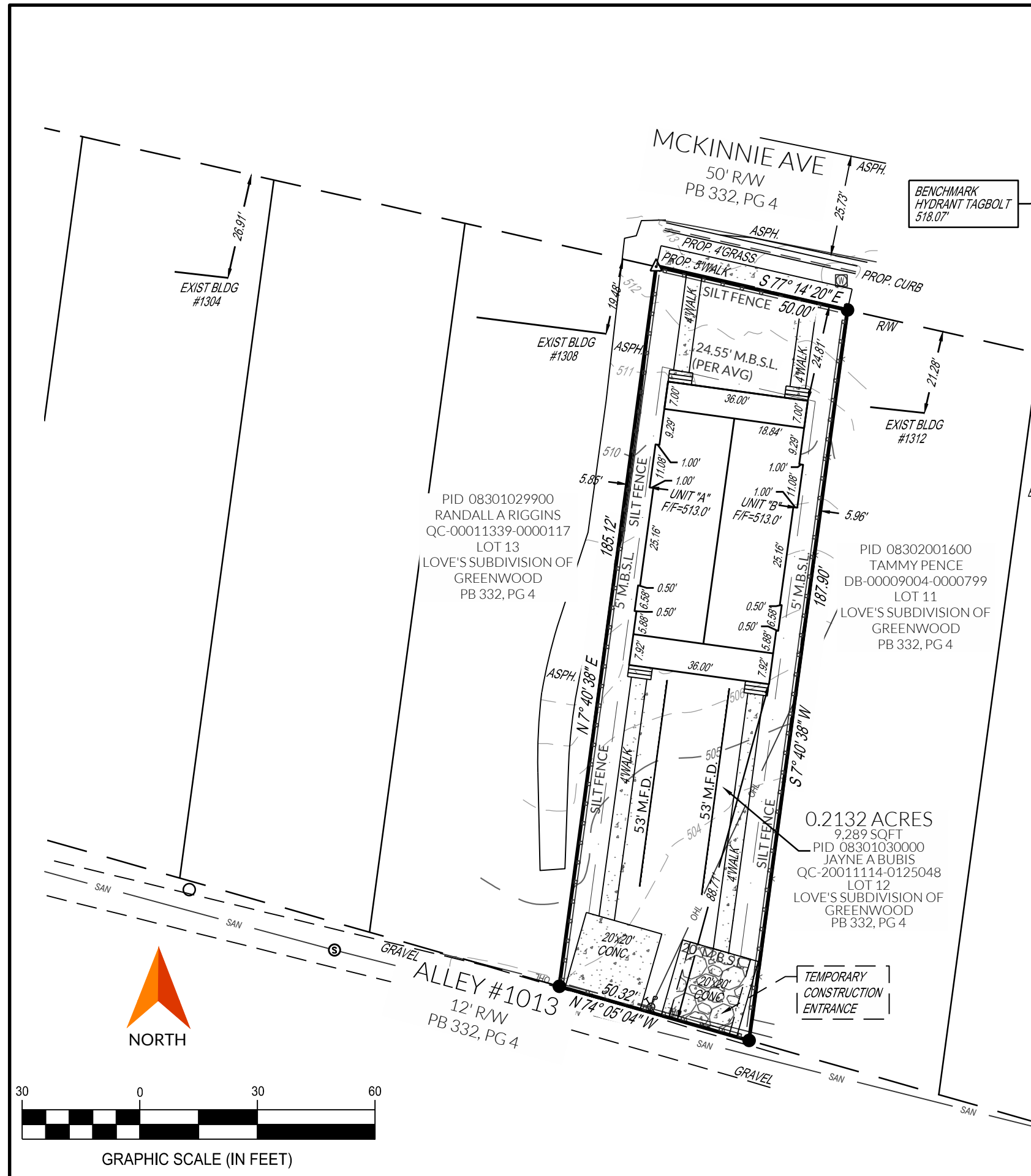
SURVEY NOTES

1. NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AND REFERENCED TO THE T.D.O.T. - C.O.R.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A SURVEY CONDUCTED BY BA LAND PROFESSIONALS, LLC. ON AUGUST 6, 2020.
2. VERTICAL DATUM IS REFERENCED TO NAVD88 AND REFERENCED TO THE T.D.O.T. - C.O.R.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A SURVEY CONDUCTED BY BA LAND PROFESSIONALS, LLC. ON AUGUST 6, 2020.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH STANDARD RESEARCH.
4. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
5. UTILITIES IN THE FORM OF STORM SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS, AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
6. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
7. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE DAVIDSON COUNTY RECORDER'S OFFICE LOCATED IN NASHVILLE, TN
8. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA MCKINNIE AVE & ALLEY # 1013, BOTH BEING OPEN, PUBLIC RIGHTS-OF-WAY.
9. SETBACKS SHOWN ARE BASED ON DISTRICT BULK TABLES IN 17.12.020 OF THE ZONING CODE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY TENNESSEE CURRENT ZONING
 - R6 PER ORDINANCE 073-650
 - OV-UZO PER ORDINANCE BL2007-1426
 - OV-NHC PER ORDINANCE BL2007-1501
11. FRONT SETBACK SHOWN (24.55') IS BASED ON THE AVERAGE OF THE 4 NEIGHBORING HOUSES.
12. THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PURSUANT TO TCA 820-03.00.
13. PROPERTY IS LABELED "ZONE X", PER FIRM MAP PANEL NUMBER 47037 C0253H (REV APRIL 5, 2017). DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
14. PER METRO SIDEWALK REQUIREMENT MAP, SIDEWALKS ARE REQUIRED FOR THIS PROPERTY. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
15. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF PROPERTY PRIOR TO CONSTRUCTION (465' SHOWN).

LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- SETBACK LINE
- RIGHT-OF-WAY LINE
- BUILDING LINE
- FENCE LINE
- SILT FENCE
- OVERHEAD UTILITY LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

- BENCHMARK
- FOUND 5/8" IRON PIN - NO CAP
- FOUND IRON PIPE (1")
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"
- POWER / LIGHT POLE
- POWER / TELEPHONE POLE
- MAIL BOX
- SANITARY SEWER
- DECIDUOUS TREE
- WATER VALVE



SIGNED _____ DATE 01/04/2021
 DONOVAN BENSON
 TN RLS #3046
 BENSON@BALANDPROFESSIONALS.COM
 937.286.5043

SITE PLAN

LEGACY SOUTH BUILDERS

1310 MCKINNIE AVE 6TH COUNCIL DISTRICT
 NASHVILLE DAVIDSON COUNTY, TENNESSEE

SCALE: 1"=30' DATE: 09/22/2020 rev 01/04/2021

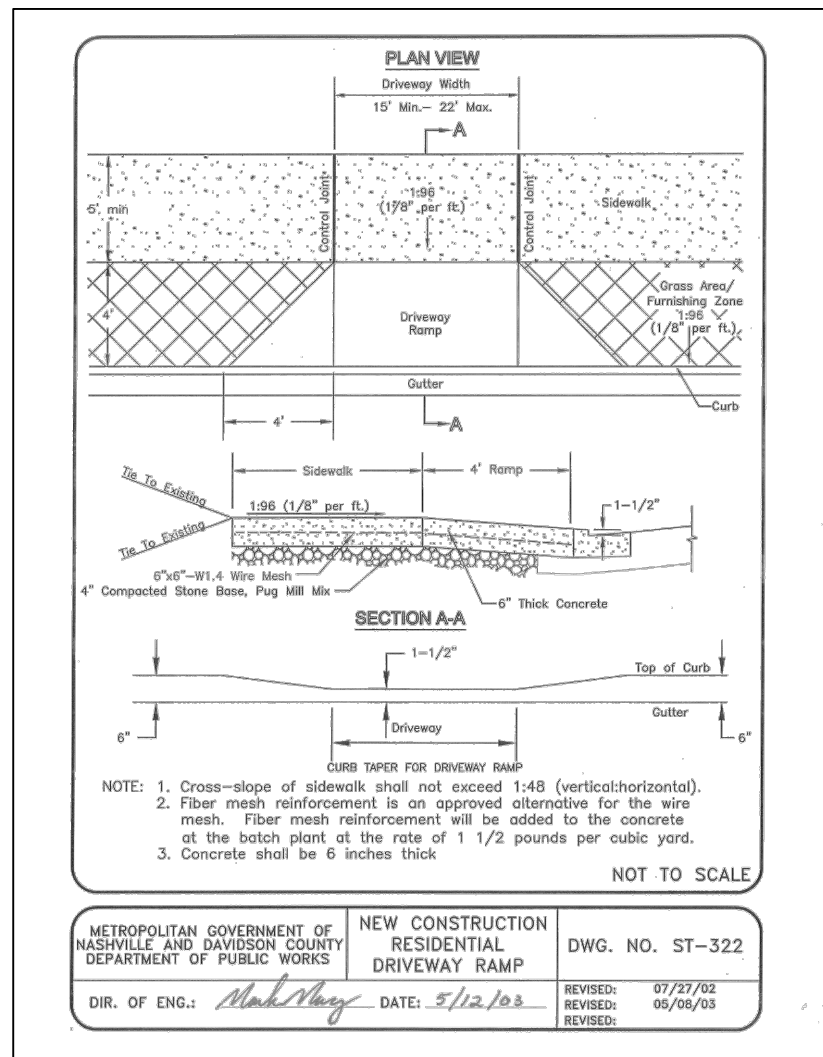
| | | |
|-----------------|--|---------------------|
| DESIGN: N/A | | JOB NO.: 20-0324 |
| DRAWN: DPB | | SHEET NO.: |
| CHECKED: JBA | | 1 OF 4 |

SURVEYOR
 BA LAND PROFESSIONALS, LLC
 8534 YANKEE STREET
 DAYTON, OH 45458
 937.535-0855
 WWW.BALANDPROFESSIONALS.COM
 info@balandprofessionals.com

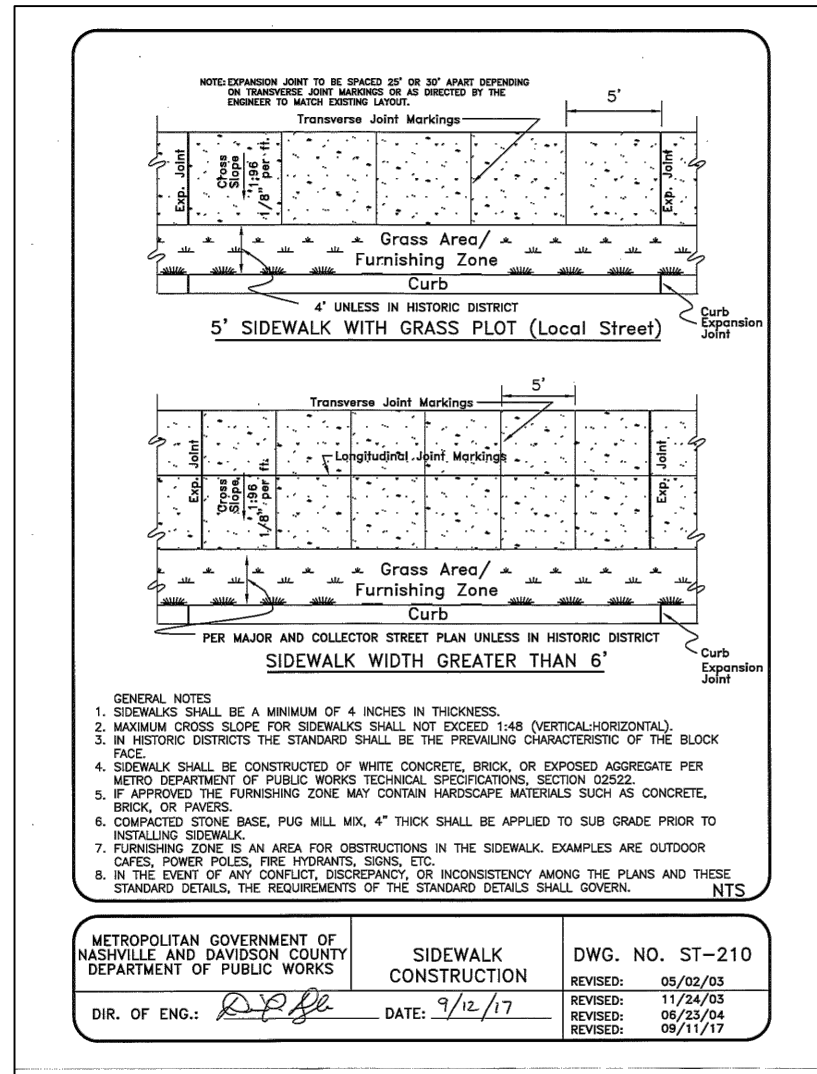


GRAPHIC SCALE (IN FEET)

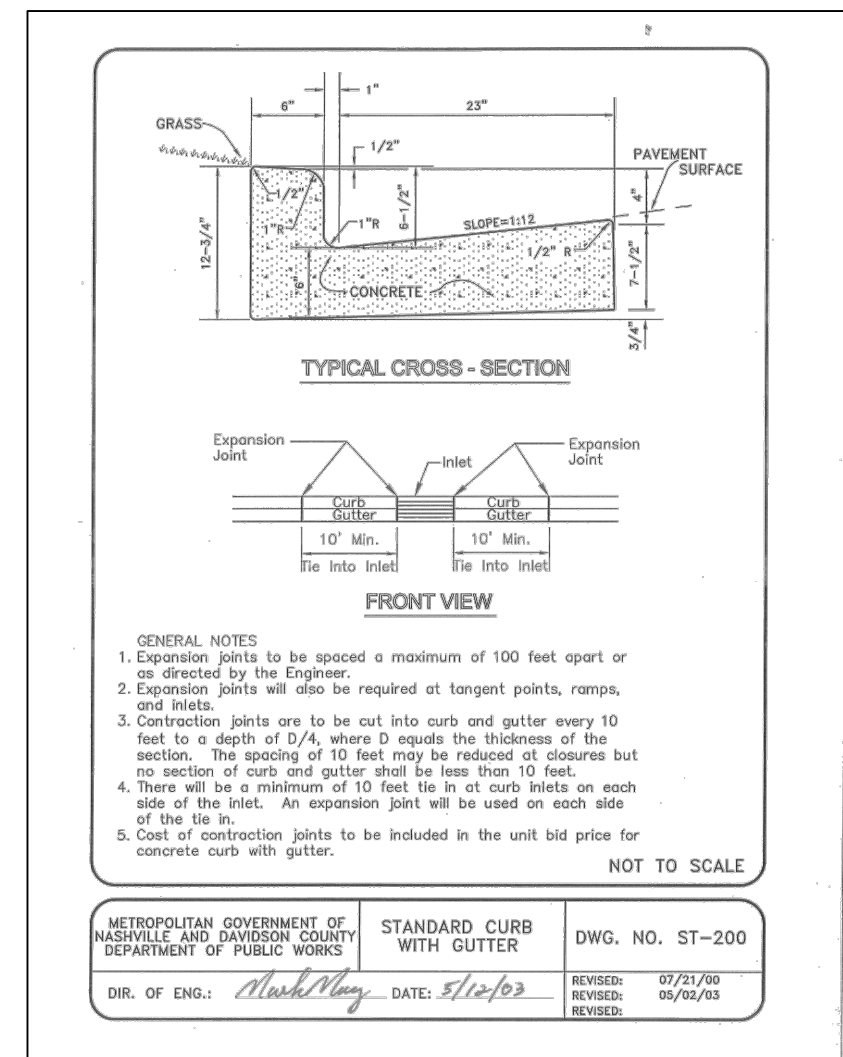
DRIVEWAY DETAIL ST322



SIDEWALK DETAIL ST210

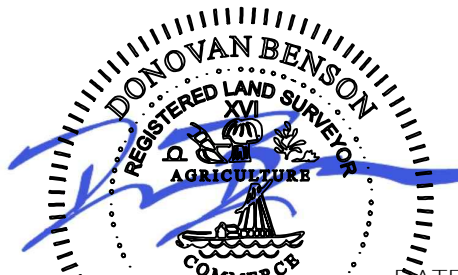


CURB DETAIL ST200



NOTES

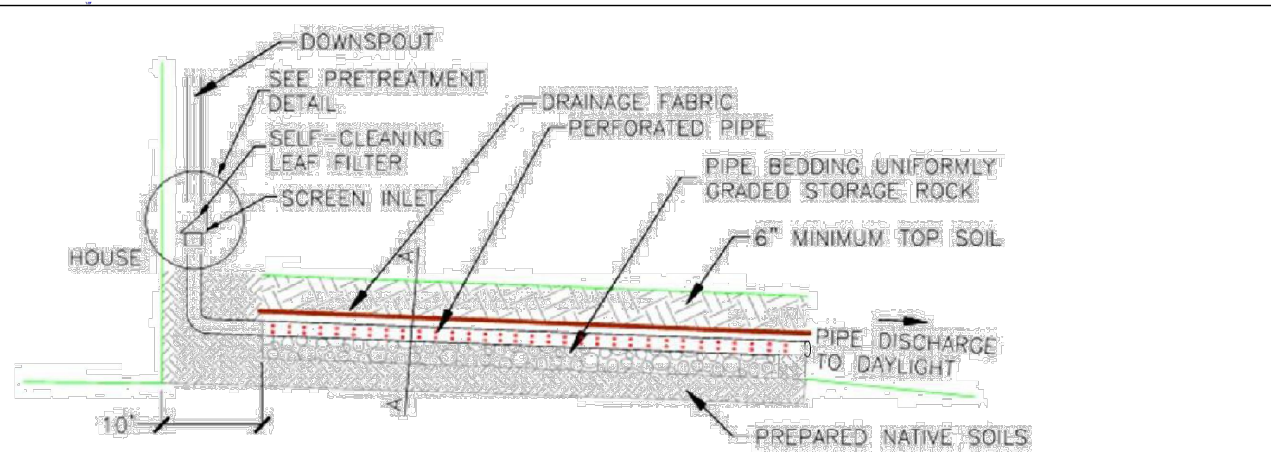
1. THERE SHALL BE NO VERTICAL OBSTRUCTIONS WITHIN THE SIDEWALK.
2. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF PUBLIC WORKS - PERMITS OFFICE, 615.862.8782, PWPERMITS@NASHVILLE.GOV, FOR FORMS INSPECTION PRIOR TO POURING SIDEWALKS OR RAMPS.
3. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
4. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) IN EFFECT AT THE TIME ACTIVITIES ARE PERFORMED.



SIGNED _____ DATE 09/22/2020
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937.286.5043

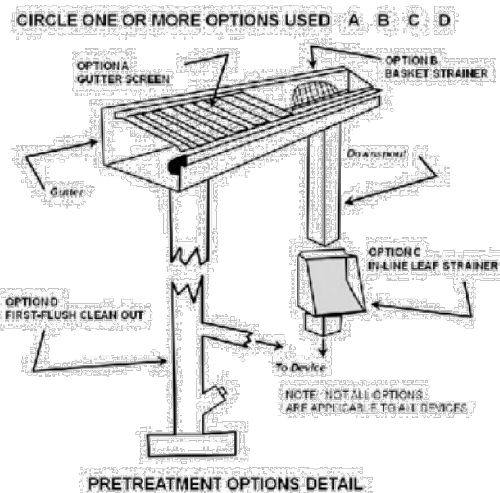
SURVEYOR
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8534 YANKEE STREET
DAYTON, OH 45458
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info@balandprofessionals.com

| SITE PLAN | |
|--------------------------------|--|
| LEGACY SOUTH BUILDERS | |
| 1310 MCKINNIE AVE NASHVILLE | 6TH COUNCIL DISTRICT DAVIDSON COUNTY, TENNESSEE |
| SCALE: 1"=30' | DATE: 09/22/2020 |
| DESIGN: N/A | JOB NO.: 20-0324 |
| DRAWN: DPB | SHEET NO.: 3 OF 4 |
| CHECKED: JBA | |



CONSTRUCTION STEPS:

1. Review potential MFD areas and layout. MFDs should slope between 0.5% and 6% away from the structure and should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylights at least ten feet from property line.
2. Measure the area draining to the MFD and determine required length from the table on the next page using assumed width and gravel depth, and plan route and excavation depth.
3. If soil is a concern, perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the length of the ditch may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and lay out the MFD to the required dimensions marking the route and required excavation depths. Often a level line (torpedo level) is used.
5. Remove sod using a sod cutter if appropriate. Excavate ditch to the depth of the gravel plus six inches for topsoil/pea gravel and three additional inches to accommodate half the pipe depth. Be careful not to compact soils in the bottom. Level the bottom laterally as much as possible to maximize infiltration area. Roughen bottom to a depth of at least three inches and trim roots.
6. Place and tamp gravel in ditch to planned depth placing the pipe three inches deep in the upper portion of the gravel. Then place and gently tamp gravel until it covers the pipe.
7. Place drainage fabric over top of pipe and stone.
8. Place topsoil and sod or pea gravel.
9. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
10. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.



| | | |
|--|---------------|--|
| METRO NASHVILLE DEPARTMENT OF WATER SERVICES | NAME/ADDRESS: | MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 1 OF 2 |
|--|---------------|--|

SIZING CALCULATION:

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

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

CONTRIBUTING DRAINAGE AREA= 3,202 SQ FT
 DEPTH OF STONE MEDIA= 36 INCHES
 WIDTH OF TRENCH= 24 INCHES
 LENGTH OF MFD= 106 FT

| | | |
|--|---|--|
| METRO NASHVILLE DEPARTMENT OF WATER SERVICES | ATTACHED THIS TWO- PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL | MODIFIED FRENCH DRAIN SPECIFICATIONS PAGE 2 OF 2 |
|--|---|--|

MAINTENANCE:

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

IMPERVIOUS AREA INFORMATION

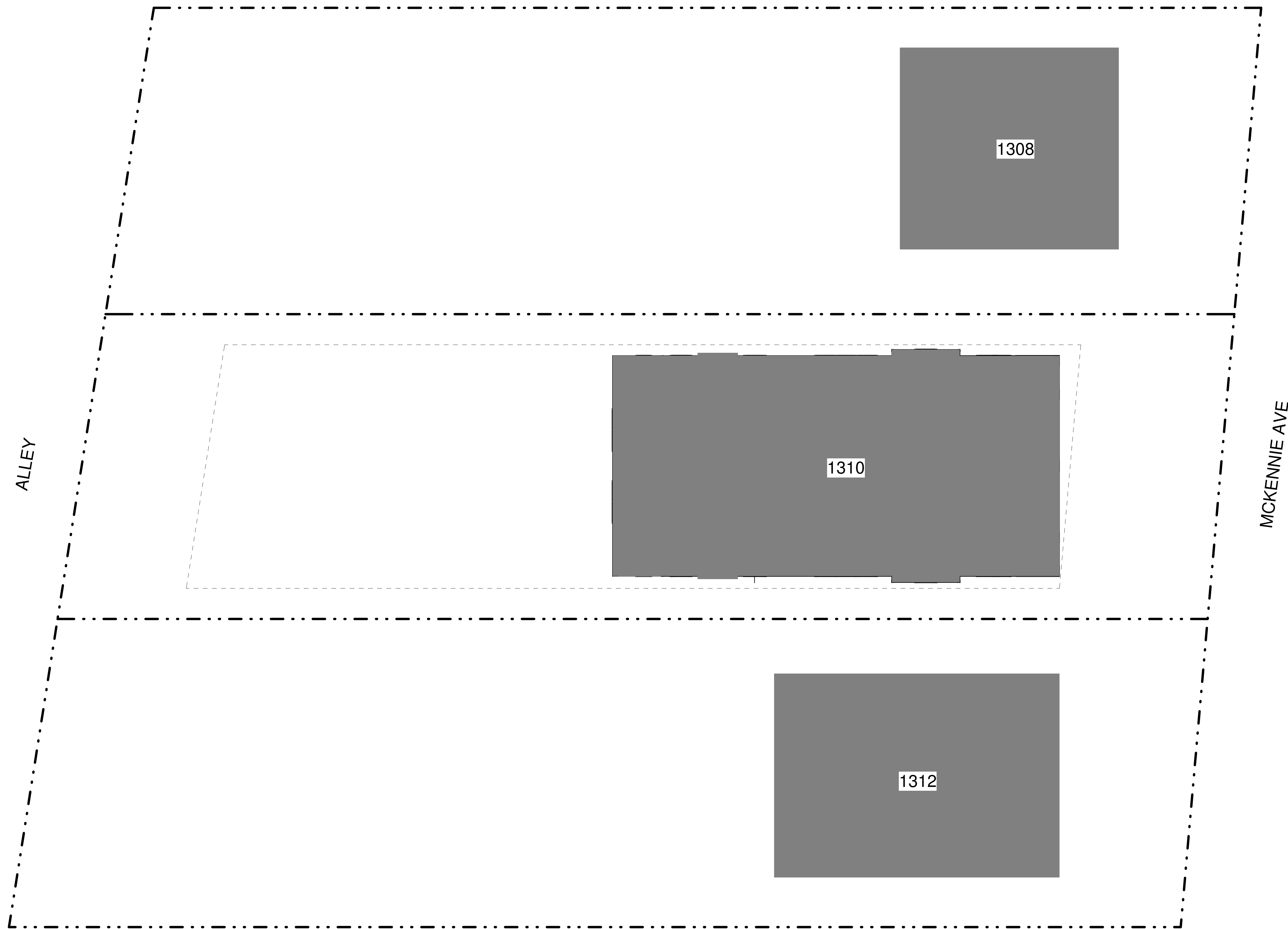
| | | |
|---------------------------|-------|------|
| EXISTING IMPERVIOUS AREA | | |
| HOUSE | 898 | SqFt |
| ASPHALT | 125 | SqFt |
| TOTAL | 1,023 | SqFt |
| PROPOSED IMPERVIOUS AREA | | |
| UNIT "A" | | |
| HOUSE | 1,327 | SqFt |
| CONCRETE PARKING | 400 | SqFt |
| CONCRETE WALK | 382 | SqFt |
| UNIT "B" | | |
| HOUSE | 1,327 | SqFt |
| CONCRETE PARKING | 400 | SqFt |
| CONCRETE WALK | 389 | SqFt |
| TOTAL | 4,225 | SqFt |
| CHANGE IN IMPERVIOUS AREA | | |
| ADDITION OF | 3,202 | SqFt |



SIGNED _____ DATE 01/04/2021
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 937.286.5043

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 WWW.BALANDPROFESSIONALS.COM
 info@balandprofessionals.com

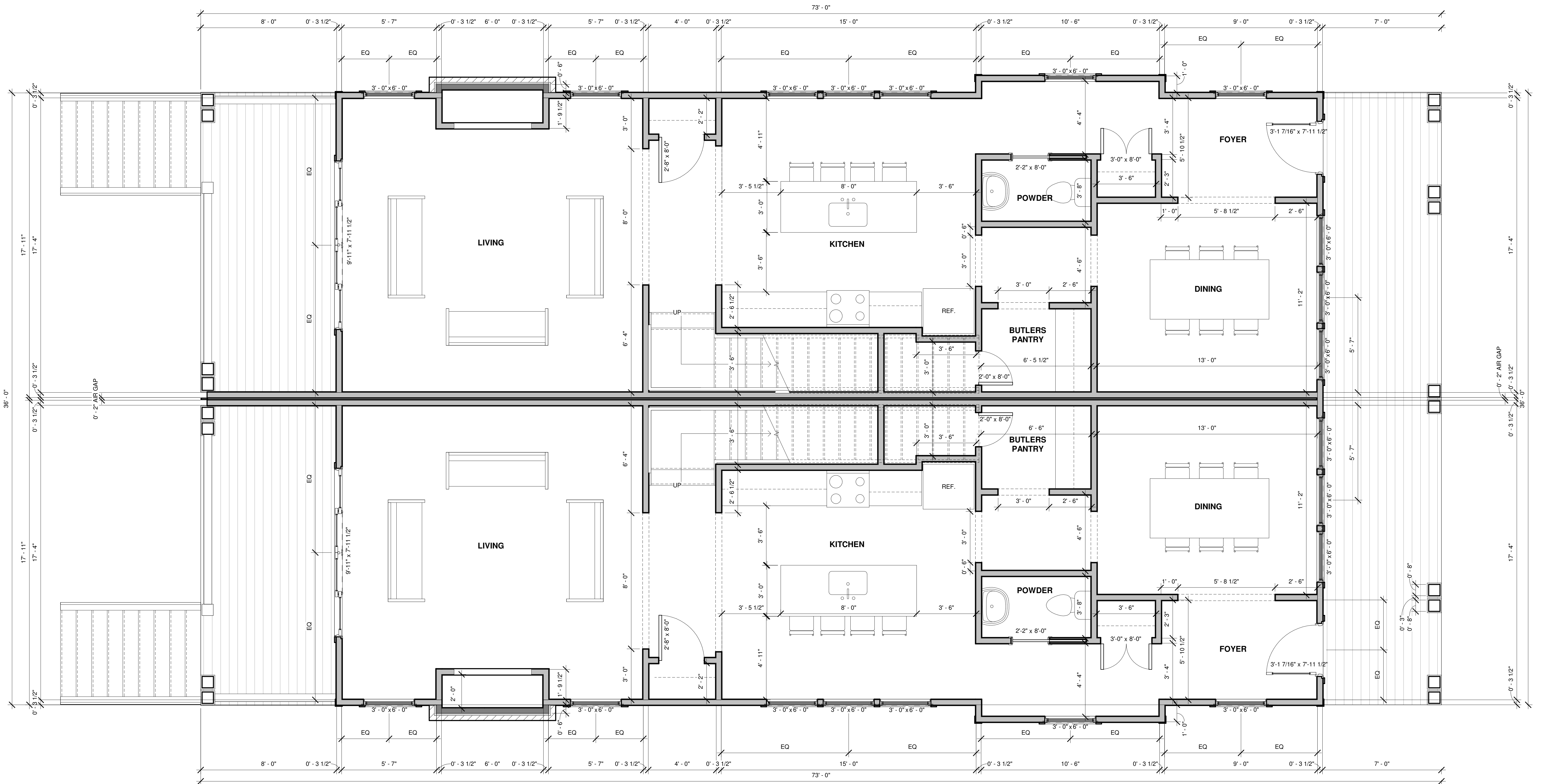
| | |
|--------------------------------|--|
| SITE PLAN | |
| LEGACY SOUTH BUILDERS | |
| 1310 MCKINNIE AVE NASHVILLE | 6TH COUNCIL DISTRICT DAVIDSON COUNTY, TENNESSEE |
| SCALE: 1"=30' | DATE: 09/22/2020 rev 01/04/2021 |
| DESIGN: N/A | JOB NO.: 20-0324 |
| DRAWN: DPB | SHEET NO.: |
| CHECKED: JBA | BA LAND PROFESSIONALS |
| | 4 OF 4 |



① Site
1/8" = 1'-0"

***GENERAL NOTE:**
THIS SET OF DRAWINGS IS INTENDED AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND FOLLOWING ALL APPLICABLE BUILDING CODES, LAWS, AND REGULATIONS WHICH ARE TO SUPERCEDE ANY INFORMATION IN THESE DRAWINGS. ALL CONSTRUCTION IS TO MEET CURRENT STANDARDS OF CRAFTSMANSHIP AND CARE. ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE DESIGNED AND INSTALLED BY OTHERS AND ARE OUTSIDE THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR MUST ALERT THE OWNER IN WRITING OF ANY DISCREPANCY FOUND HEREIN.

| | |
|-------------------|--------------|
| 1310 MCKENNIE AVE | |
| SITE PLAN | |
| Date | 01/04/21 |
| A101 | |
| Scale | 1/8" = 1'-0" |



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RIGHT UNIT:
 FIRST FLOOR: 1160 SF
 SECOND FLOOR: 1200 SF
 TOTAL: 2360 SF
 PORCH: 278 SF

LEFT UNIT:
 FIRST FLOOR: 1160 SF
 SECOND FLOOR: 1219 SF
 TOTAL: 2379 SF
 PORCH: 278 SF

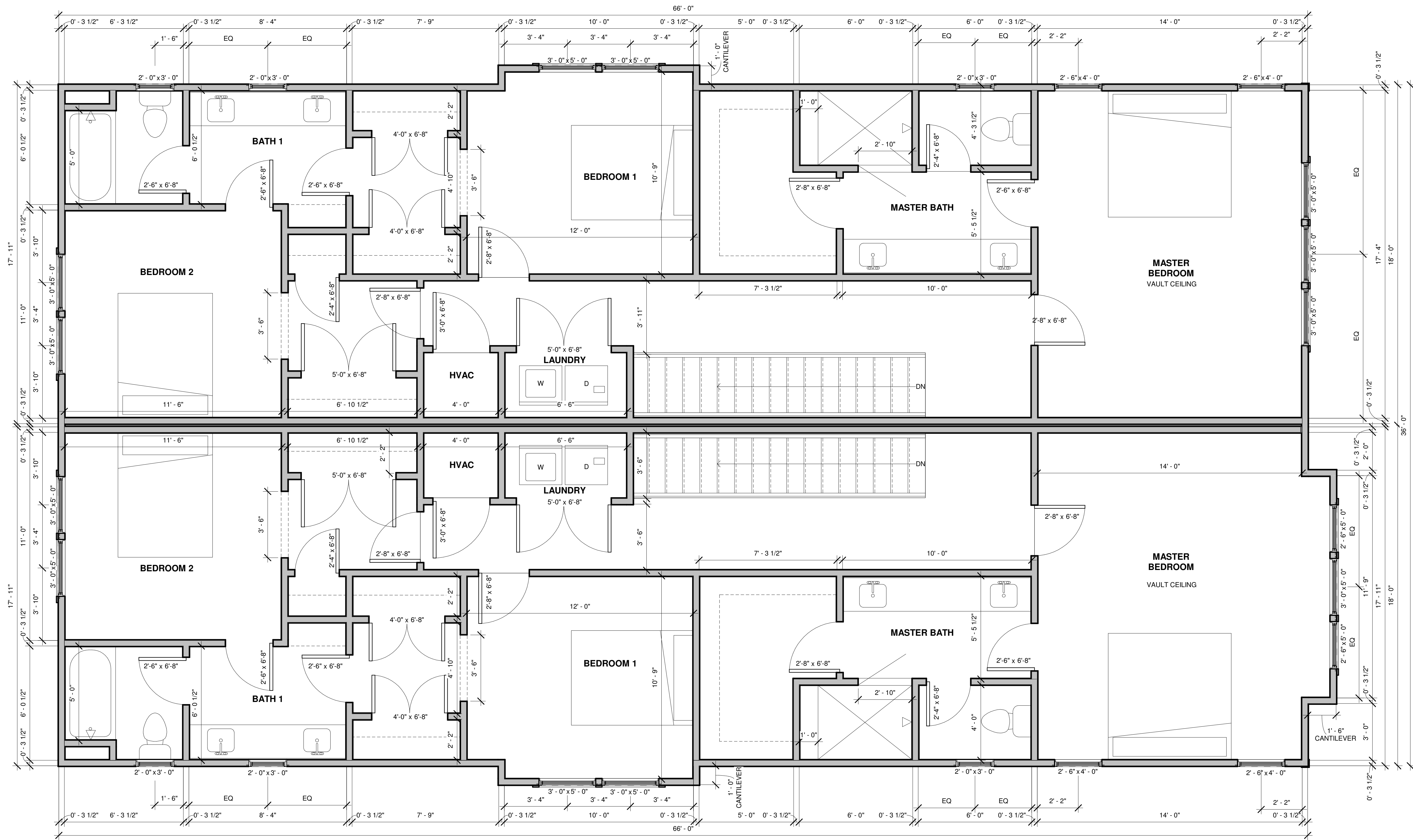
1310 MCKENNIE AVE

FLOOR PLAN

Date 01/04/21

A102.2

Scale 3/8" = 1'-0"



1 SECOND FLOOR
3/8" = 1'-0"

***GENERAL NOTE:**

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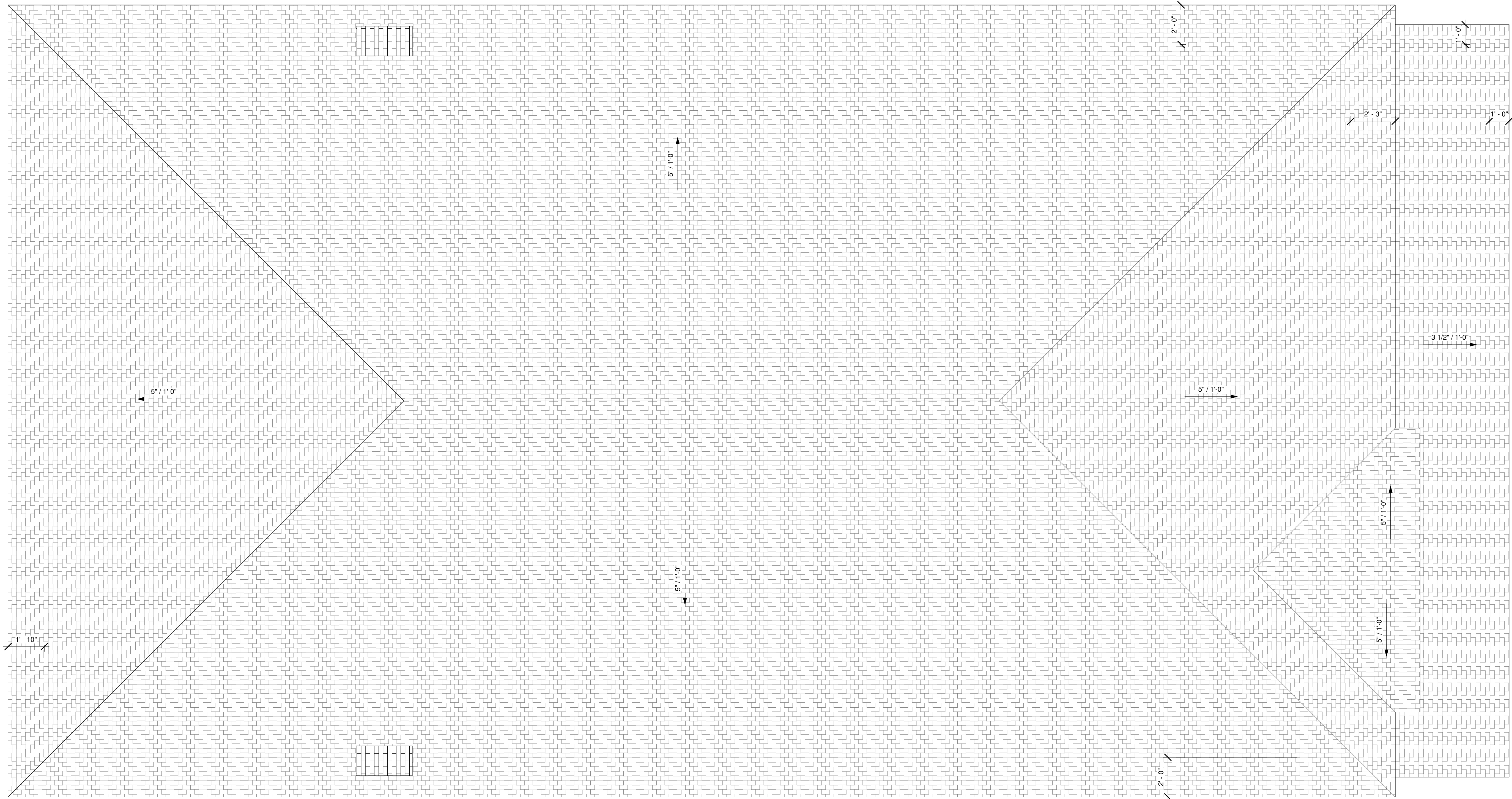
1310 MCKENNIE
AVE

FLOOR PLAN

Date 01/04/21

A102.3

Scale 3/8" = 1'-0"



1 ROOF PLAN
3/8" = 1'-0"

***GENERAL NOTE:**

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1310 MCKENNIE
AVE

ROOF PLAN

Date 01/04/21

A102.4

Scale 3/8" = 1'-0"

WINDOWS TO BE PLYGEM MIRA ALUMINUM CLAD



① FRONT ELEVATION
3/8" = 1'-0"

*GENERAL NOTE:

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1310 MCKENNIE
AVE

ELEVATIONS

Date 01/04/21

A103.1

Scale 3/8" = 1'-0"



① LEFT ELEVATION
3/8" = 1'-0"

***GENERAL NOTE:**

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1310 MCKENNIE
AVE

ELEVATIONS

Date 01/04/21

A103.2

Scale 3/8" = 1'-0"



SECOND FLOOR
CEILING
20' - 2"

SECOND FLOOR
11' - 2"

FIRST FLOOR
CEILING
10' - 0"

FIRST FLOOR
0' - 0"

3 1/2" / 1'-0"

① RIGHT ELEVATION
3/8" = 1'-0"

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| | |
|----------------------|--------------|
| 1310 MCKENNIE AVE | |
| ELEVATIONS | |
| Date | 01/04/21 |
| A103.3 | |
| Scale | 3/8" = 1'-0" |



① REAR ELEVATION
3/8" = 1'-0"

***GENERAL NOTE:**

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1310 MCKENNIE
AVE

ELEVATIONS

Date 01/04/21

A103.4

Scale 3/8" = 1'-0"



③ 3D View 3



① 3D View 1



② 3D View 2

***GENERAL NOTE:**

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1310 MCKENNIE
AVE

PERSPECTIVES

Date 01/04/21

A104.1

Scale