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

1903 Fatherland St
January 20, 2021

Application: New Construction—Addition; Setback Determination
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08314017200
Applicant: Arlie Dulaney, Contractor
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new rear addition to an historic house, encompassing an existing rear addition and side additions on both the left and right side. A setback determination is requested on the right side, where the addition will match the width of the existing building.

Recommendation Summary: Staff recommends approval of the proposed addition with a reduced right-side setback with the following conditions:

1. Additional information about the foundation material, wall cladding, and roofing is approved prior to construction;
2. The front-facing windows are rectangular; and
3. The window and door selections are approved prior to purchase and construction.

With those conditions met, Staff finds that the project will meet the design guidelines for additions and outbuildings in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments
A: Site Plan
B: Floorplans
C: Elevations

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.

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

a. 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.

b. 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.

c. 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.

d. 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.

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.

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.

10. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

· No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.

· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change

· Atypical lot parcel shape or size

In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*
- *The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- *Dormers should generally be fully glazed and aprons below the window should be minimal.*
- *The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

e. Additions should follow the guidelines for new construction.

Background: The structure at 1903 Fatherland Street is a one-story Craftsman bungalow, constructed circa 1930. The house has a side-gabled roof and partial-width front-gabled porch, which are common elements of this house type. Because of the age and character of the house, it is a contributing structure.

Figure 1: 1903 Fatherland Street

The house has been enlarged with a rear addition previously, and with side additions on both the left and right.

The house is shifted toward the right side of the lot and is closer to the adjacent property boundary than the minimum current bulk zoning setback requirement.

Analysis and Findings: The applicant is proposing to construct a new addition, encompassing the previous additions and expanding to the left and to the rear. The addition will match the width of the existing building on the right side, but because the house is shifted to the right side of the lot, the addition requires a setback determination on that side. The addition will expand the width of the house to the left.

Demolition: The project involves demolishing portions of the existing additions and a portion of the rear slope of the side-gabled roof. The previous additions do not contribute to the historic character and significance of the building because they are not original, and the rear slope of the roof does not because it is not visible from the right-of-way.

Staff finds that this partial demolition also meets section III.B.2 of the design guidelines.

Location & Removability: The addition will attach to the left and right sides and extend back, connecting at the rear. Side additions and rear additions are not typically approved "wrapping the corner" in this way, let alone wrapping both corners. However, this house has already been enlarged with additions wrapping both corners so the integrity at the rear of the original form has already been altered. Staff finds the location of the addition to be appropriate because the walls that the new addition are impacting are not original.

Figure 2: Left side, showing earlier addition.

The proposal will expand further to the left side, attaching to the side wall of the existing addition. Staff finds the additional width to be appropriate because the historic house is very narrow at only twenty feet (20') wide, and because the house is shifted to the right side of the lot.

By not impacting the front of the historic house or the intact portions of the sides, staff finds that the location and attachment of the addition is appropriate and meets sections II.B.2.a and II.B.2.d of the design guidelines.

Design: The existing addition on the right side has a shed-roof pitched to the right, which will not be changed but will be extended for the depth of the new footprint. The left addition currently also has a shed-roof, which will be converted to a gable nested within the original side-gabled roof. The design of the addition is similar to the historic house in its form, with a compatible roof forms with a matching roof pitch and appropriate exterior materials. The historic house is clad with typical clapboard siding, which will be matched on the addition.

Staff finds that the character of the addition will be generally compatible with the historic house; therefore, it will meet sections II.B.2.a and II.B.2.f of the design guidelines.

Height & Scale: The addition will attach to the existing side additions; on the right side the existing addition will be extended to the rear matching the existing width, on the left the addition will expand the existing addition three feet (3') wider, then after stepping back six feet (6') will expand another six feet (6') to the left. The roof of the wider addition will be four feet (4') lower than the ridge of the historic house, stepping down an additional one foot (1') on the widest portion. Additions should generally be behind the mass of an historic house; however, side additions are appropriate on houses that are very narrow or shifted to the side of the lot. Staff finds the proposed side addition to be appropriate because the historic house is shifted to the right side of the lot and is very narrow at only twenty feet (20') wide.

The addition will be only one-story, tying into the rear slope of the side-gabled roof three feet (3') below the ridge. The roof will rise at the rear to match the original ridge height and will include a side-facing clerestory sitting within the silhouette of the house. The eave height of the addition will match the eaves on the historic house.

With a massing that is no taller than the existing house, diminishing in height as it widens to the left, and not impacting the width or height on the right side, Staff finds the scale of the proposed addition to be subordinate to the historic house and to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: Although the addition matches the width of the historic house, the right side of the addition will not meet the current setback requirement because the house is shifted to the right side of the lot. The left side setback of the addition will be three feet, six inches (3'-6"), matching that of the historic house. The left side setback will be thirteen feet, six inches (13'-6"), and while the width of the house is increased by nine feet (9') the resulting setback is typical of the historic context because the existing house is so narrow.

Staff finds that the setbacks for the proposed addition will meet section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Material Not Indicated	Selection Needs Approval		X
Wall Cladding	Material Not Indicated	Selection Needs Approval		X
Trim	Material Not Indicated	Selection Needs Approval		X
Roof	Asphalt Shingle	Match Existing		X
Rear Porch Posts	Material Not Indicated	Selection Needs Approval		X
Windows	1/1 Double Hung, Fixed	Selection Needs Approval		X
Doors	Not Indicated	Selection Needs Approval		X

Staff recommends that the foundation material, exterior cladding, roofing, and window and door selections are approved administratively to ensure that they are compatible with historic houses and meet section II.B.4 of the design guidelines.

Roof form: The existing addition on the right side has a shed-roof pitched to the side, the form of which will not be changed but will be extended for the depth of the new footprint. The left addition currently also has a shed-roof, which will be converted to a gable nested within the original side-gabled roof. The roof forms will match the form and pitch of the original roof.

These roofs are compatible with the historic house and meet section II.B.5 of the design guidelines.

Figure 3: Right side, the shed roof of the existing addition is visible beyond the wooden fence.

Proportion and Rhythm of Openings**:** The addition will have windows with proportions and rhythm compatible with the existing building, with the exception of two round windows on the front wall of the left side addition. The windows on the historic house, and on Craftsman houses typically, are rectangular. The rear portion of the addition will have a clerestory component with a row of square windows just below the roof ridge. While these windows are not typical of historic houses, this component is behind the original roof and will not be visible from the right of way.

With a condition that the front-facing windows are rectangular, Staff finds that the window proportion and rhythm of openings are generally compatible with the historic house and that the project will meet section II.B.7 of the design guidelines.

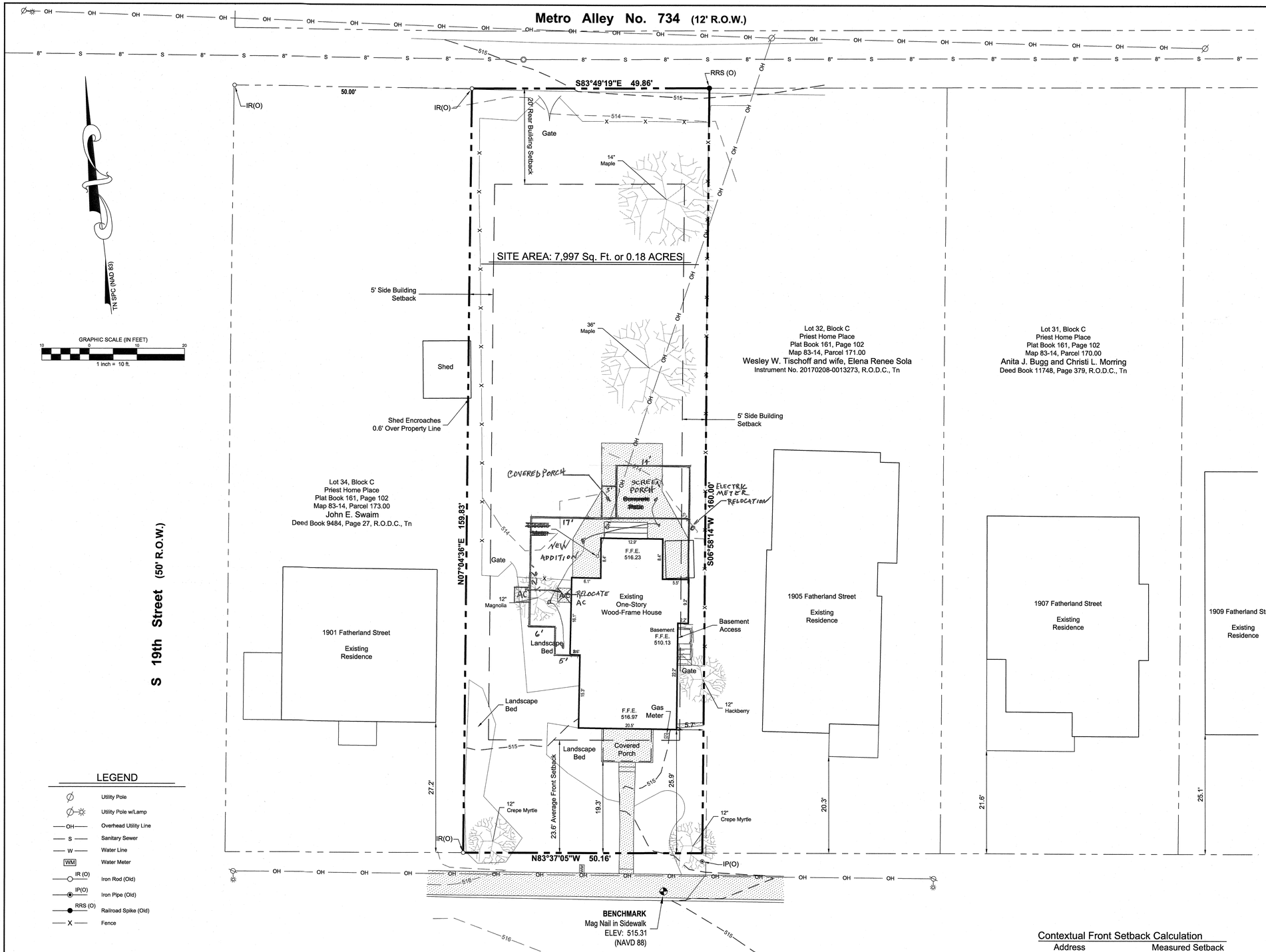
Appurtenances & Utilities: The plans indicate that the HVAC condenser will be located on the left side of the addition, at the approximate mid-point of the house.

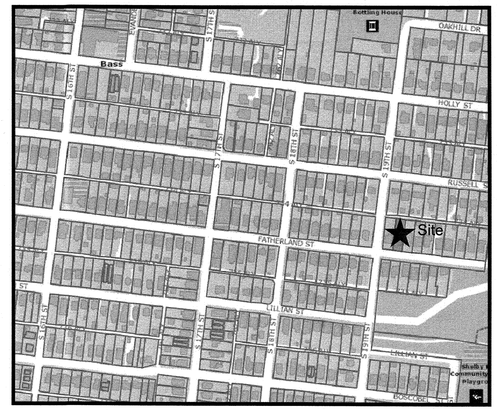
Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed addition with the reduced right-side setback with the following conditions:

1. Additional information about the foundation material, wall cladding, and roofing is approved prior to construction;
2. The front-facing windows on the addition are rectangular; and
3. The window and door selections are approved prior to purchase and construction.

With those conditions met, Staff finds that the project will meet the design guidelines for additions and outbuildings in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.





PLAT REFERENCE

Being Lot 33, Block C on the Plan of Map of Block "A" of Priest Home Place of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.

MAP REFERENCE

Being Parcel 172.00 as shown on Davidson County Property Map 83-14.

DEED REFERENCE

Jacqueline M. Rinck of record in Instrument No. 20190530-0051079, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

1. Property is located at 1903 Fatherland Street, Nashville, Tennessee 37206 and is Zoned R6, located within Neighborhood Conservation Overlay District (Lockeland Springs-East End).
2. The entire property is located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0261H, effective date April 5, 2017.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
4. Bearings shown hereon based on Tennessee State Plane (NAD83).
5. Topography shown hereon based on North American Vertical Datum 1988 using Global Navigation Satellite Systems (GNSS) dual frequency receiver Leica ATX1230GG, GPS/Glonass SmartAntenna and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network.
6. This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
   - Leica TCRP1205 Robotic Total Station
   - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values
   - Ratio of Precision - 1:169,668
7. Building setbacks shown hereon taken from current Metro Zoning Code. All building setbacks should be verified with the Metro Codes Department prior to any new construction.
8. A title report was not furnished to this surveyor, therefore, this survey is subject to the findings of a current title search.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on October 25, 2020.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: Jack Whitson

TN R.L.S. No.: 1732 Date: November 5, 2020

J. L. WHITSON 2032 LICENSED LAND SURVEYOR REGISTERED TENNESSEE NO. 11-5-20

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- OH — Overhead Utility Line
- S — Sanitary Sewer
- W — Water Line
- WM — Water Meter
- IR (O) — Iron Rod (Old)
- IP(O) — Iron Pipe (Old)
- RRS (O) — Railroad Spike (Old)
- X — Fence

Contextual Front Setback Calculation

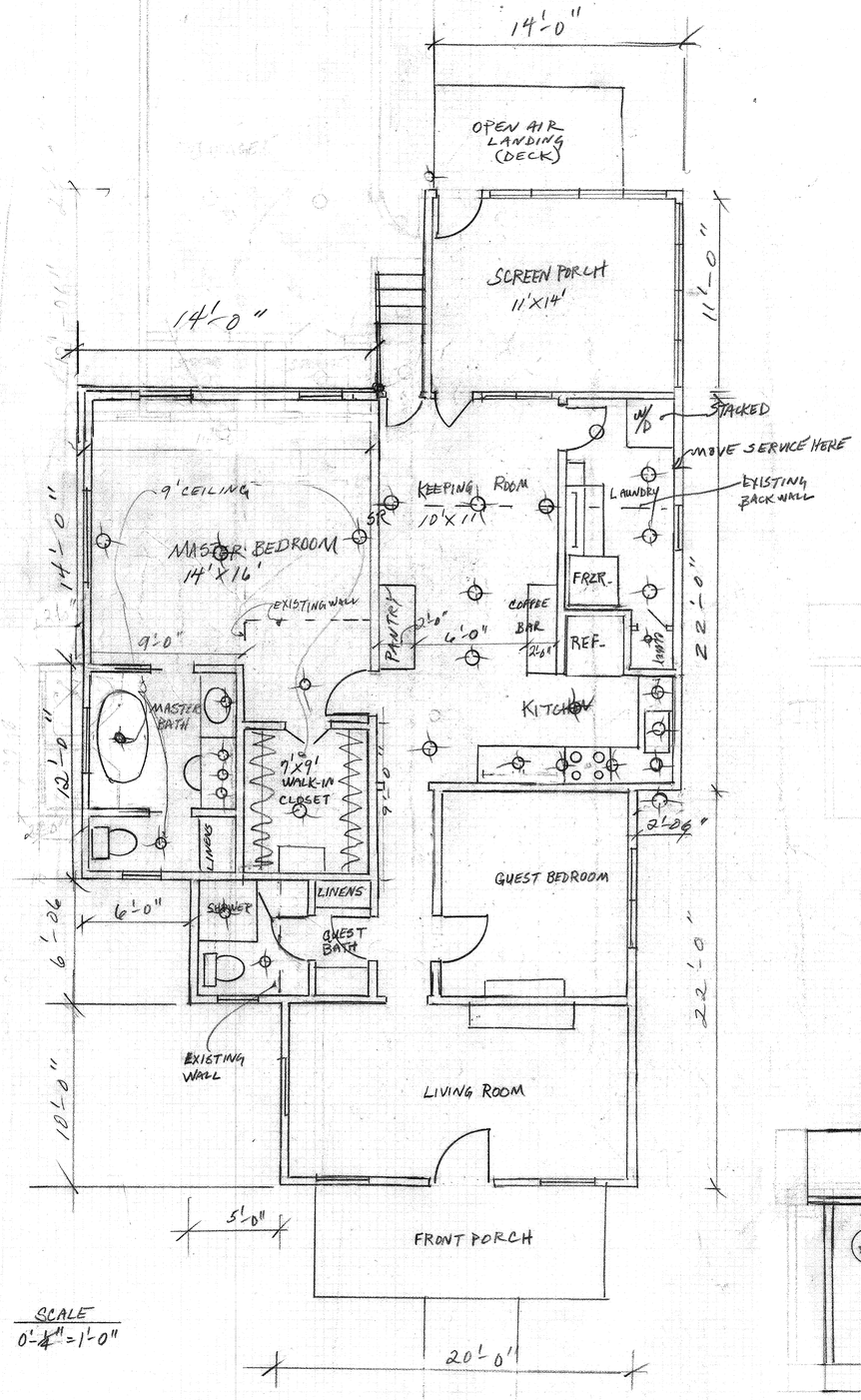
Address	Measured Setback
1901 Fatherland Street	27.2'
1905 Fatherland Street	20.3'
1907 Fatherland Street	21.6'
1909 Fatherland Street	25.1'
Average Setback	23.6'

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

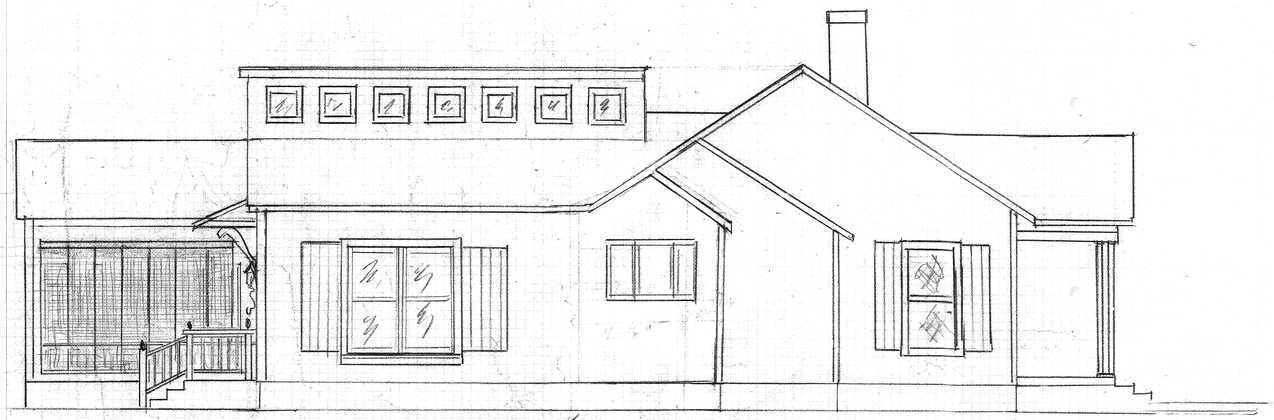
BOUNDARY and TOPO SURVEY
OF
1903 FATHERLAND STREET
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
FOR
JACQUELINE RINCK

SURVEYOR
JACK WHITSON, RLS
1211 DEERFOOT DRIVE
PEGRAM, TN 37143
(615) 533-8151



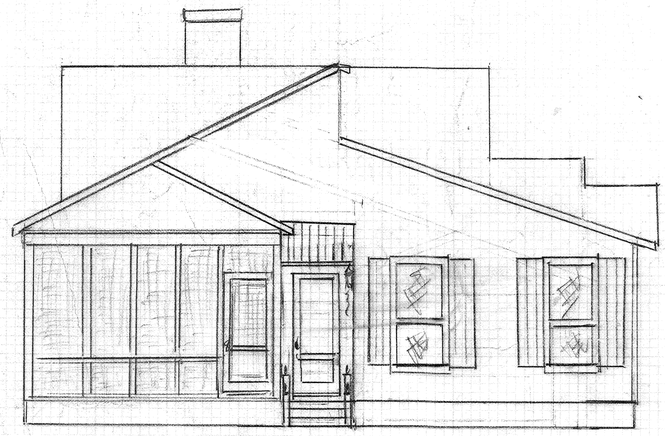
SCALE
0'-4" = 1'-0"

SPECIAL NOTE: IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS.



WEST ELEVATION

SOUTH ELEVATION
STREET VIEW
1903 FATHERLAND
NASHVILLE, TN

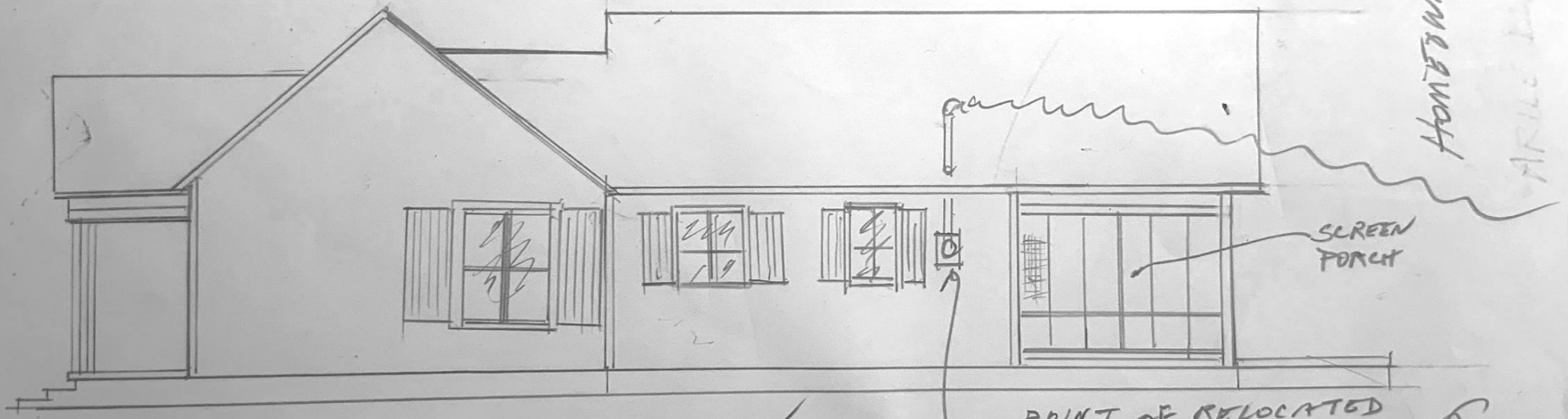


NORTH ELEVATION

DESIGNER: DULANY DESIGN
FAYETTEVILLE, MS 38606
662-934-6611
662-934-0084

A REMODEL & ADDITION FOR: JACKIE RINCK — OWNER
DEXTER, MO

HOMEOWNER: JACKIE RINCK
1903 FATHERLAND
NASHVILLE, TN



EAST ELEVATION
1903 FATHERLAND

POINT OF RELOCATED
NEW SERVICE

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

ARLIE DULANY
DULANY DESIGN
133 PANOLA AVENUE
BATESVILLE, MS
662-934-6611