

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

418 Bushnell Street
January 20, 2021

Application: Demolition; New Construction—Outbuilding (Detached Accessory Dwelling Unit)
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08310011800
Applicant: John Cox
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to demolish an existing outbuilding and to construct a new outbuilding that includes a dwelling unit.

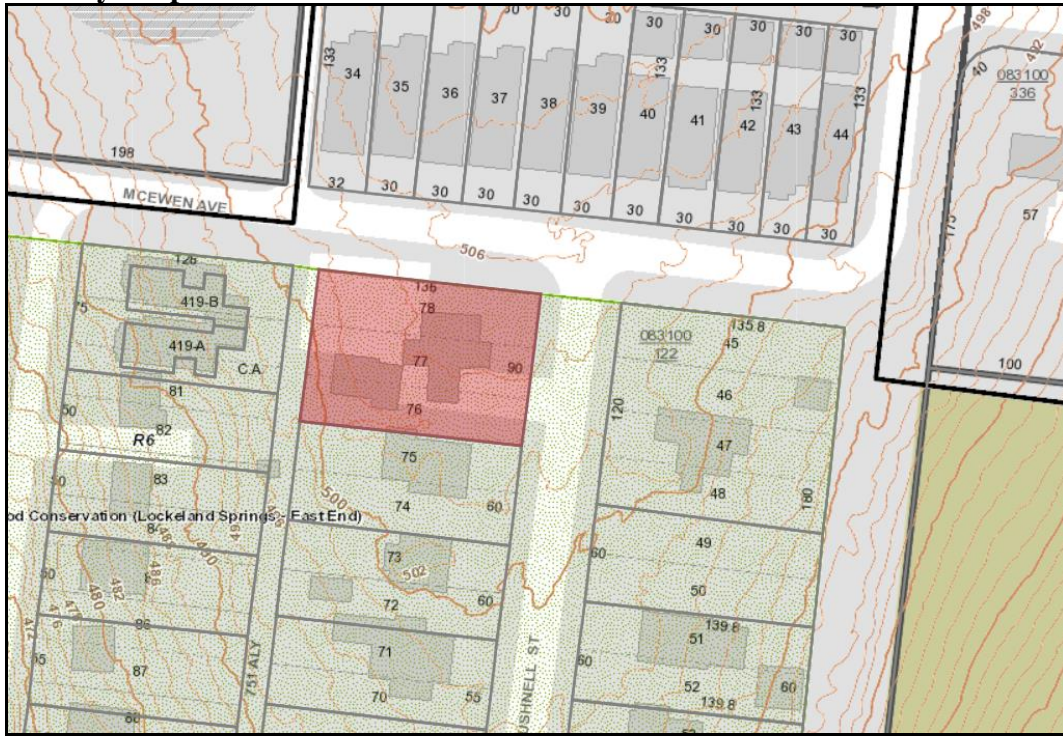
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The height of the upper-level shall not exceed the height of the ground-level;
2. The ridge height of the DADU shall not exceed the ridge height of the historic house;
3. Staff approve the final details, dimensions, and materials of roof color, windows and doors prior to purchase and installation; and,
4. Staff approve the masonry color, dimensions and texture.

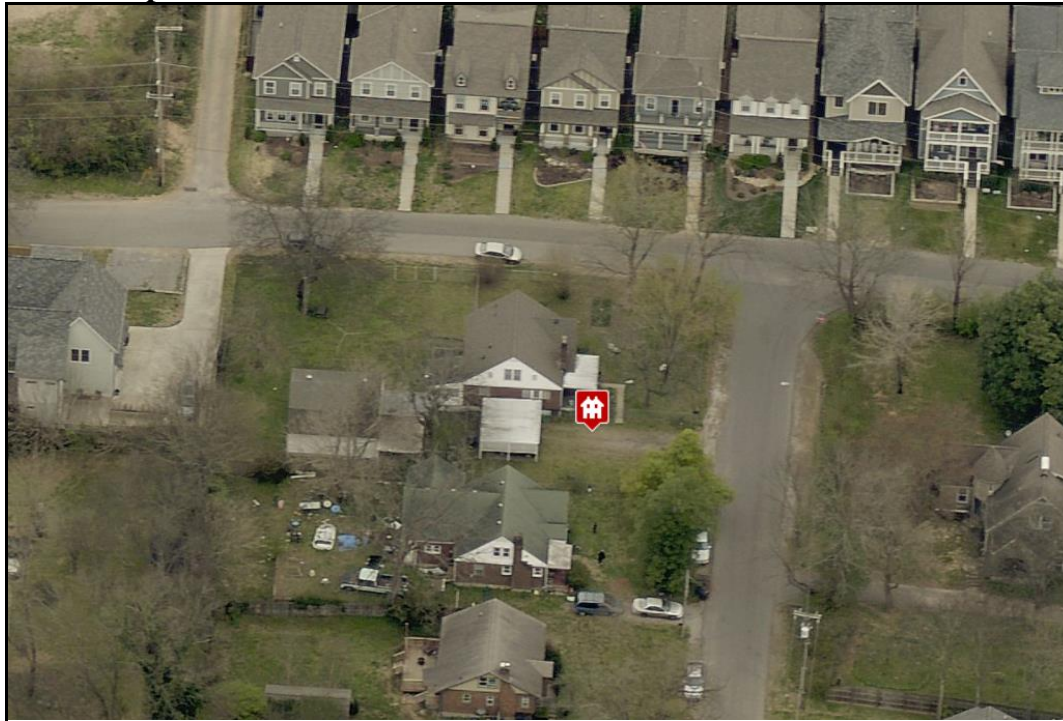
With these conditions, staff finds that the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
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.

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

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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

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

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

T-1-11-type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

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

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

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

5. Roof Shape

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

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. Generally, two-story residential buildings have hipped roofs. Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

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

6. Orientation

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

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer

between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.
Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

8. 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.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or outbuildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.*
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than*

one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials.*
- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*
- *Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

b. *Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.*

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

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

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

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

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principal dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a*

DADU on the lot.

Density.

· A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

· a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.

· The DADU cannot be divided from the property ownership of the principal dwelling.

· The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

· 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.

· The living space of a DADU shall not exceed seven hundred square feet.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

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

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

III.B. Demolition

1. Demolition is not appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or

b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The house located at 418 Bushnell Street was constructed c. 1940 and contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figures 1 and 2). The lot is located at the corner of Bushnell Street and McEwan Avenue, and an unconstructed alley is located at the rear of the property.



Figure 1. 418 Bushnell Street.



Figure 2. View from McEwan Avenue.

Analysis and Findings: The project is to demolish an existing gambrel roof outbuilding and to construct a new outbuilding that includes a dwelling unit.

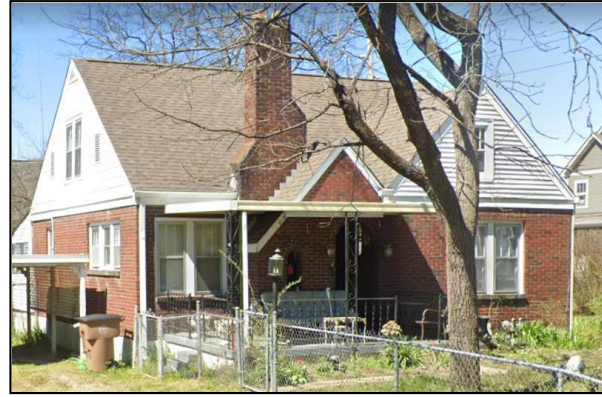
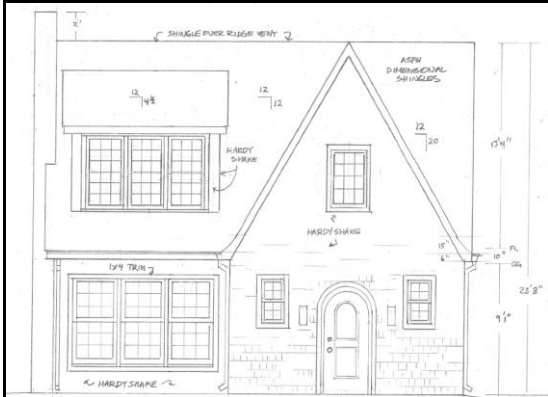
Demolition:

The outbuilding to be demolished was permitted by the Codes Dept in 1988 (permit # 198808916) (Figure 2). Given the date of construction, staff finds that the structure does not contribute to the historical character of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet Section III.B.1 for inappropriate demolition.

Outbuilding:

Design Standards:

The proposed outbuilding has a Tudor design that the applicant indicates was inspired by a house in Colonial Williamsburg (see plans submitted by applicant). While style is not reviewed, staff finds that the proportions of the design may not be appropriate for an outbuilding in the Lockeland Springs-East End neighborhood and for this lot in particular. As proposed, the second-level floor height is taller than the ground level. While this proportion may not be atypical for this style, these proportions are neither typical of outbuildings nor are they characteristic of the house at 418 Bushnell Street (Figures 3 and 4). The design is not utilitarian, making this proposed building appear as a second primary dwelling rather than an outbuilding. In addition, the height of the DADU exceeds the height of the historic house. Therefore, staff recommends that the height of the second level not exceed the height of the first level and that the overall height of the DADU be reduced so that it is no taller than the historic house. With this condition, staff finds that the design meets Section II.B.8.a of the design guidelines and Section 17.16.030.G.8 of the ordinance.



Figures 3 and 4. Proposed front elevation for DADU and historic house at 418 Bushnell Street.

Massing Planning:

The lot is greater than ten thousand square feet (10,000 sq. ft.) at approximately twelve thousand six hundred thirty square feet (12,630 sq. ft.). Therefore, the maximum footprint allowed is one thousand square feet (1,000 sq. ft.).

Proposed	Lot is greater than 10,000 square feet	Proposed
Maximum Square Footage	1000 sq. ft.	728 sq. ft.

	Potential maximums (heights to be measured from grade)	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Ridge Height	25' unless existing building is less	23'-1/2"	23'-3" *
Eave Height	10'	11'-7"	9'-1"

*As proposed, the ridge height of the DADU exceeds that of the historic house by two and one-half inches (2 1/2"). While the additional height is not a lot, the scale of the outbuilding should not overwhelm the historic house. Staff finds that the combination of the overall height as well as the proportion created by the second floor being taller than the first floor create a scale that overwhelms the historic house and ultimately makes the DADU appear to be a second primary dwelling rather than an accessory to the historic house. Therefore, staff recommends that the height of the second level not exceed the height of the first level and that the overall height of the DADU be reduced so that it is no taller than the historic house.

With the condition that the ridge height of the DADU not exceed that of the historic house, staff finds that the project can meet Section II.B.8 of the design guidelines and 17.16.30.G. 7 of the ordinance for height and scale.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and Garage	20'	16'*
Rear setback	5'	8'
L side setback	5'	10'
R side setback	10'	52'-6"
How is the building accessed?	From the alley or existing curb cut	Driveway from McEwan Avenue

The outbuilding will be located in the same location as the previous garage on the lot. As proposed, the DADU is located sixteen feet (16') behind the house. Staff finds that this could be appropriate in this case given that the lot is relatively shallow at one hundred thirty-six feet (136') deep and the house has a deep front setback at fifty feet (50'). In addition, the DADU is offset from the rear of the house, so the full width of the DADU is not located directly behind the house. Vehicular access to the DADU is from a proposed curb cut on McEwan Street, which is appropriate as the alley is unbuilt. Staff finds that the proposed outbuilding meets Section II.B.8 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross gable	Yes
Primary roof slope	12/12 and 20/12	Yes
Dormer form	Shed	Yes
Dormer roof slope	4.5/12	Yes

Staff finds that the roof forms and slopes are compatible with the historic house, which includes Tudor elements. Staff finds that the project meets Section II.B.8.a of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires Additional Review?
Foundation	Concrete slab	Natural	Yes	No
Cladding	Hardie shake siding	Smooth	Yes	No

Secondary cladding	Hardie plank siding, 5” reveal	Smooth	Yes	No
Roofing	Asphalt shingle	Needs final review	Yes	Yes
Trim	Hardie trim	Smooth	Yes	No
Windows	YKK vinyl windows	Needs final approval	No	Yes
Doors	Fiberglass	Needs final approval	Yes	Yes
Chimney	Brick	Needs final approval	Yes	Yes

The DADU is to be clad in Hardie shake and Hardie plank siding. As proposed, the windows are to be YKK vinyl windows. Most vinyl windows do not meet the design guidelines, not necessarily because of the material itself but rather due to the construction details. Staff would need to review a sample of the proposed window to determine if it can be approved. With the staff’s final approval of the roof color, windows, doors, and masonry, staff finds that the known materials meet Section II.B.8.a.

General requirements for DADUs:

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	YES	
If a corner lot, are the design and materials similar to the principal building?		NO*
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	YES	
If dormers are used, do they sit back from the wall below by at least 2’?	YES	
Is the roof pitch at least 4/12?	YES	
Is the building located towards the rear of the lot?	YES	

*As discussed previously, the proportions of the proposed DADU are not similar to the historic house and the scale is not typical for outbuildings. Staff recommends that the height of the upper-level not exceed that of the ground floor. With this condition, staff finds that the project meets Section II.B.8.a of the design guidelines and sections 17.16.30.G.5, 8 and 9 of the ordinance.

General Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		NO
Are there other accessory buildings on the lot that exceed 200 square feet?		NO
Is the property zoned single-family?		NO
Are there already two units on the property?		NO
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		NO
Is the planned conditioned living space more than 700 square feet?		NO

Staff finds that the project meets Section II.B.8.a of the design guidelines and Sections 17.16.30.G.1,2,3, and 7 of the ordinance.

Recommendation: Staff recommends approval of the project with the following conditions:

1. The height of the upper-level shall not exceed the height of the ground-level;
2. The ridge height of the DADU shall not exceed the ridge height of the historic house;
3. Staff approve the final details, dimensions, and materials of roof color, windows and doors prior to purchase and installation; and,
4. Staff approve the masonry color, dimensions and texture.

With these conditions, staff finds that the project meets II.B of the *Lockeland Springs-East End Neighborhood Conservation District: Handbook and Design Guidelines*.



MCEWEN STREET

136

← EXIST GRAVEL DRIVE TO BE ABANDONED

R6

NEW DRIVE

FLAESTONE

GRASS

30'

78

52'6"

30

50'

418 BUSHNELL STREET

7'

16' CONC. FRONT PORCH

28

77

ADDITION
16' 12'

3'6"

16'

34

EXIST. 2 STORY ACCESSORY BLDG

24'

100'

76

76

8'

28'

10'

32'

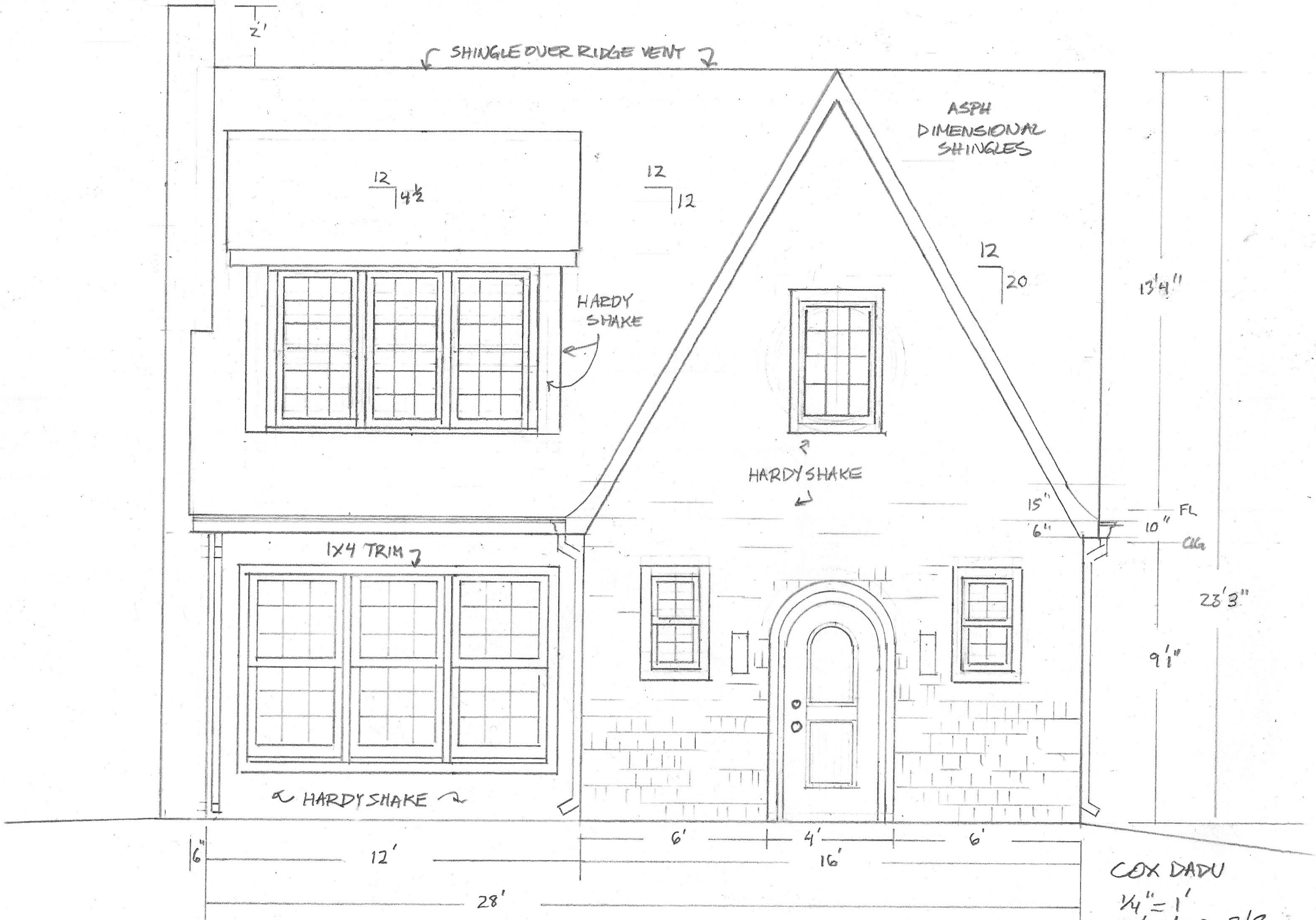
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ALLEY 15'

SCALE 20:1

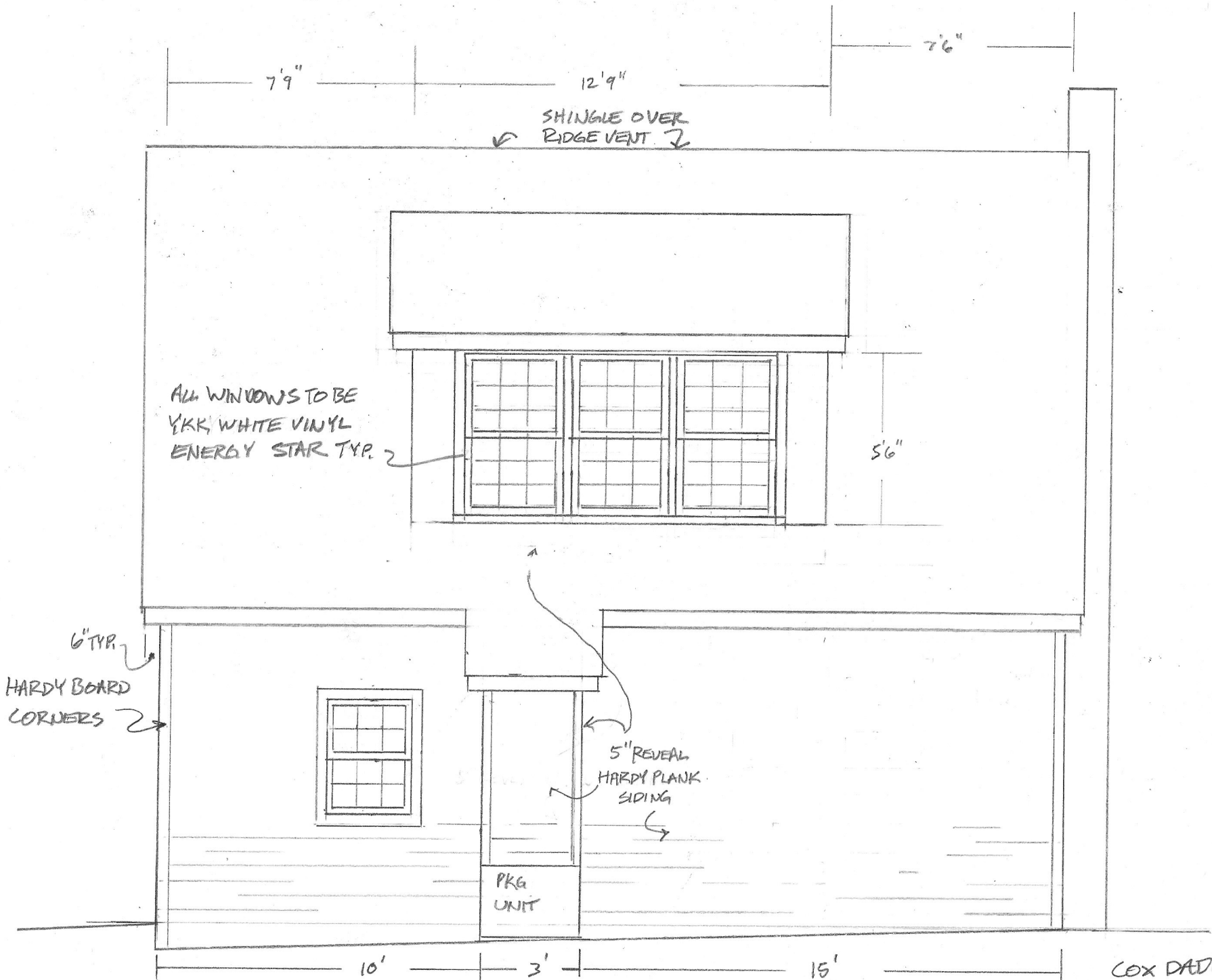
SITE
COX DADU
10/30/20
REVISED 12/24/20

1/8



NORTH

COX DADU
 1/4" = 1'
 10/30/20 2/8
 REVISED 12/24/20 (1/7/21)



7'9"

12'9"

7'6"

SHINGLE OVER
RIDGE VENT

ALL WINDOWS TO BE
YKK WHITE VINYL
ENERGY STAR TYR

5'6"

6" TYR
HARDY BOARD
CORNERS

5" REVEAL
HARDY PLANK
SIDING

PKG
UNIT

10'

3'

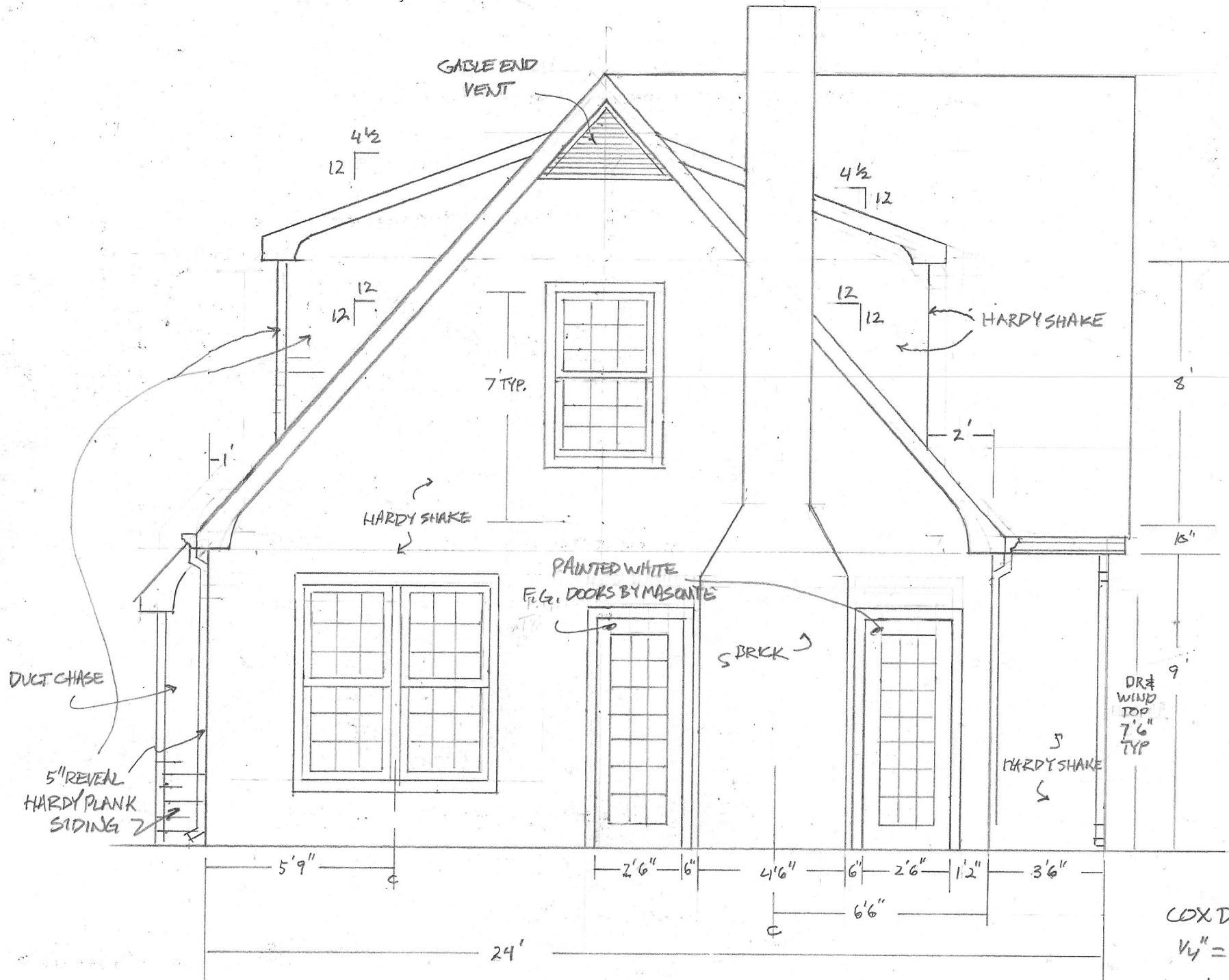
15'

COX DADU

1/4" = 1'

10/30/20

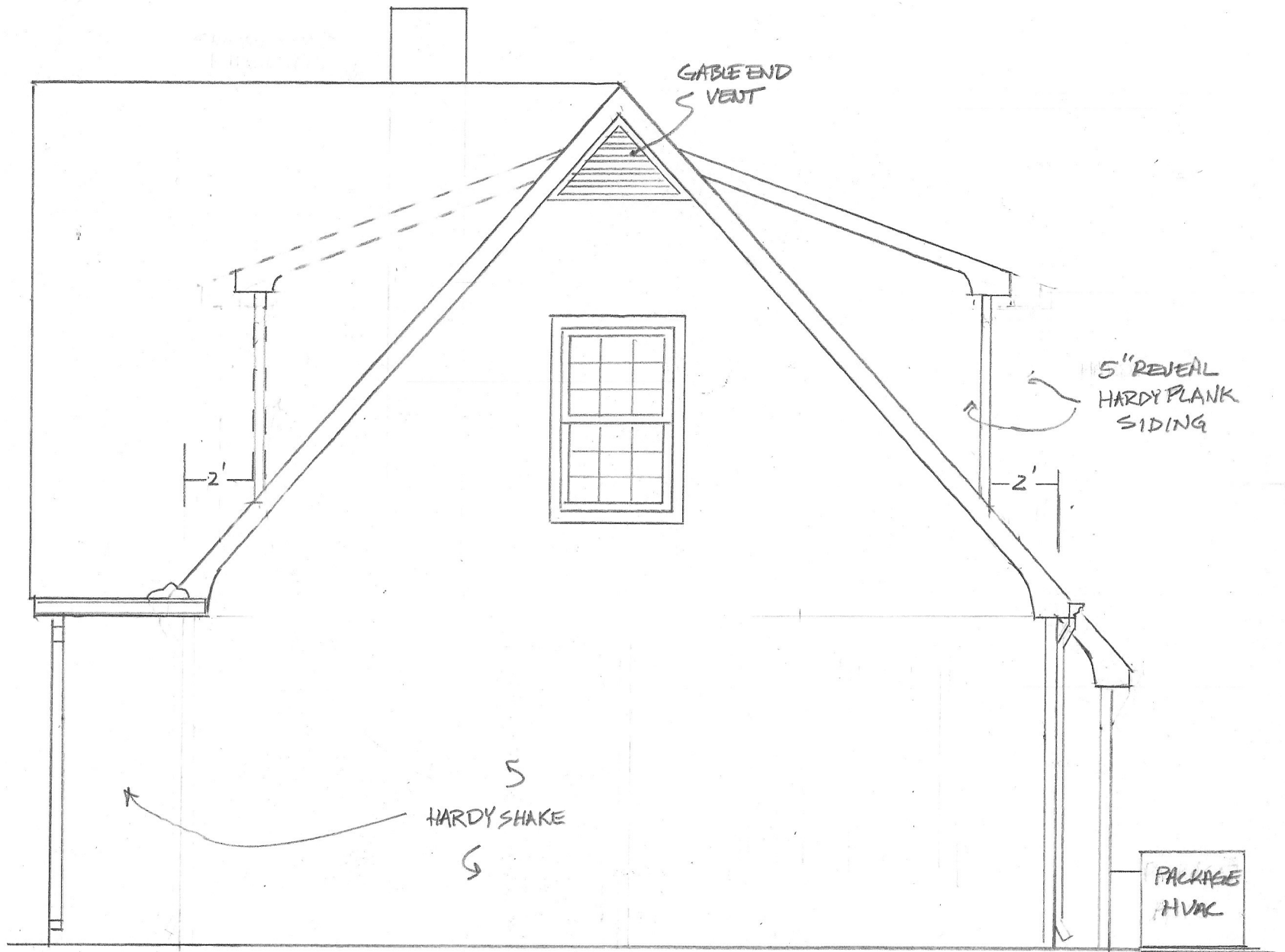
REVISED 12/24/20 3/8



EAST

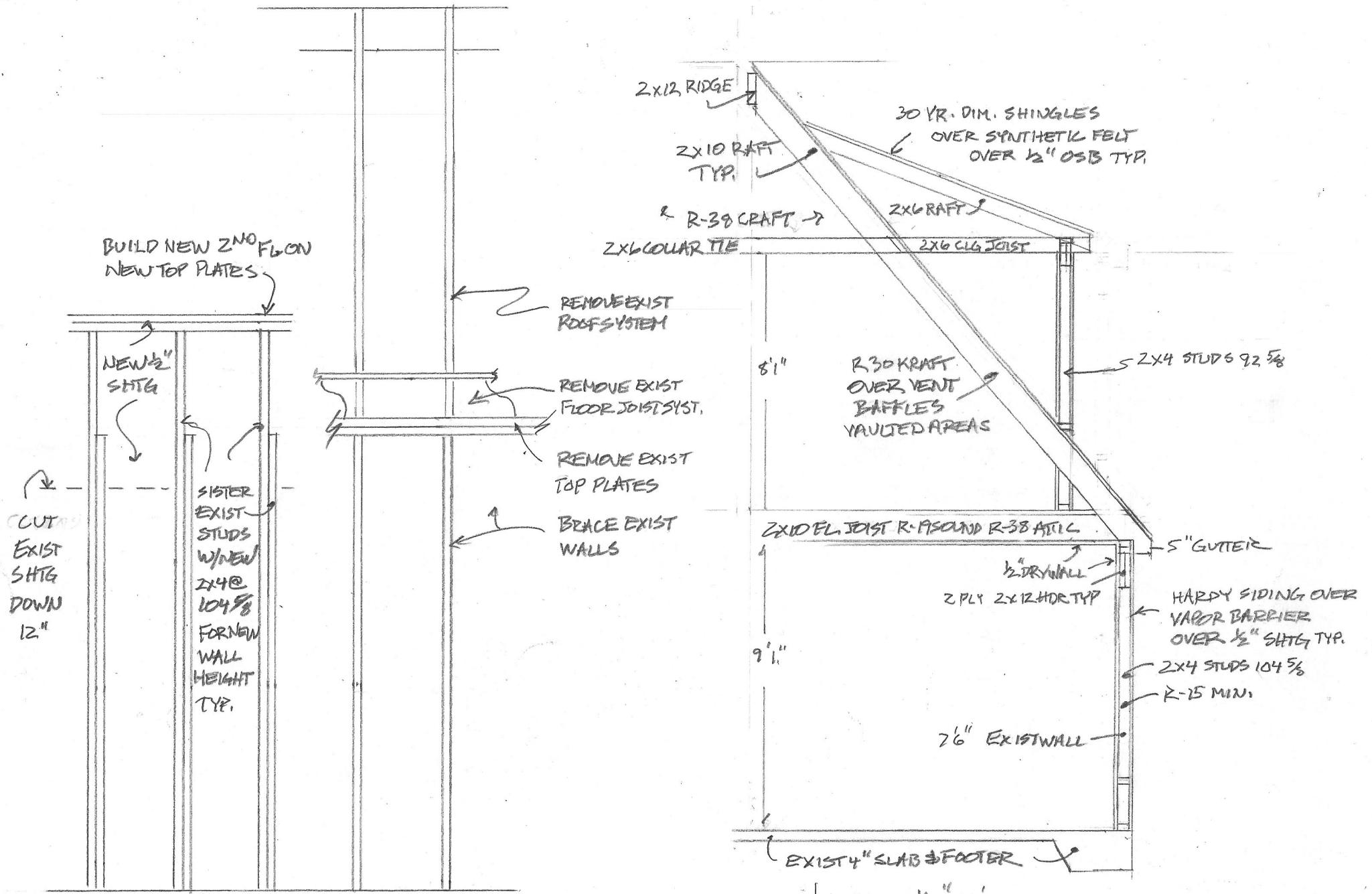
COX DADU
 1/4" = 1'
 10/30/20

REVISED 12/24/20 4/8



WEST

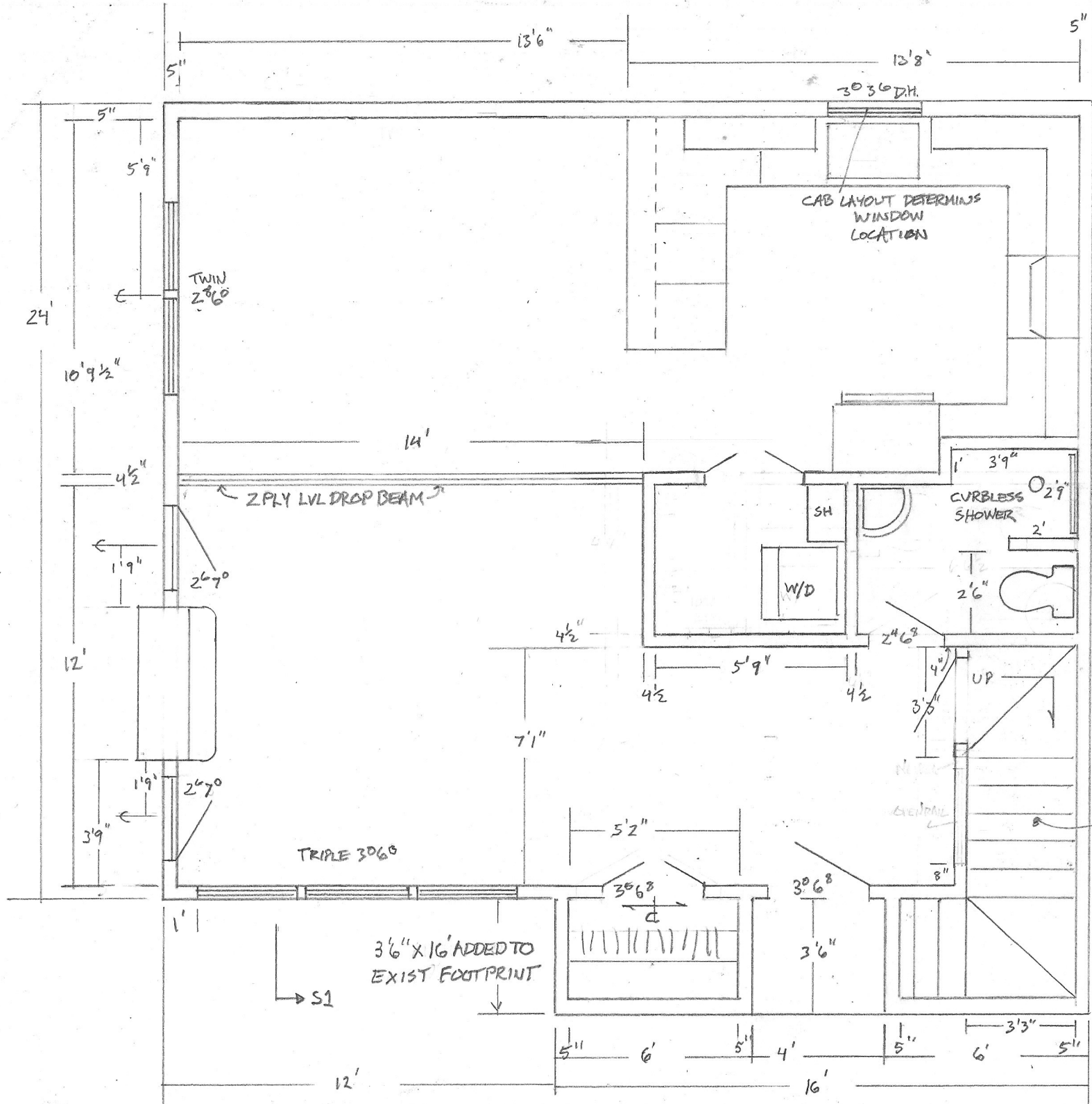
COX DADU
 1/4" = 1'
 10/30/20
 REVISED 12/24/20 S/8



RAISING HEIGHT OF EXIST WALLS
 $\frac{1}{2}'' = 1'$

$\frac{1}{2}'' = 1'$

COX DADU 10/30/20
 REVISED 12/24/20
 8/8



5"

13'6"

12'8"

5"

5"

5'9"

TWIN 2x6s

10'9 1/2"

14'

4 1/2"

2 PLY LVL DROP BEAM

1'9"

2x6

12'

1'9"

2x6

3'9"

TRIPLE 3x6s

7'1"

5'2"

3x6

3x6

3'6"

5'9"

4 1/2"

4 1/2"

4 1/2"

5'9"

4 1/2"

4 1/2"

3'5"

4"

UP

DOWN

8"

7'5 1/2"

STAIRWAY TOTAL
- 55 SF INCL. IN
TOTAL

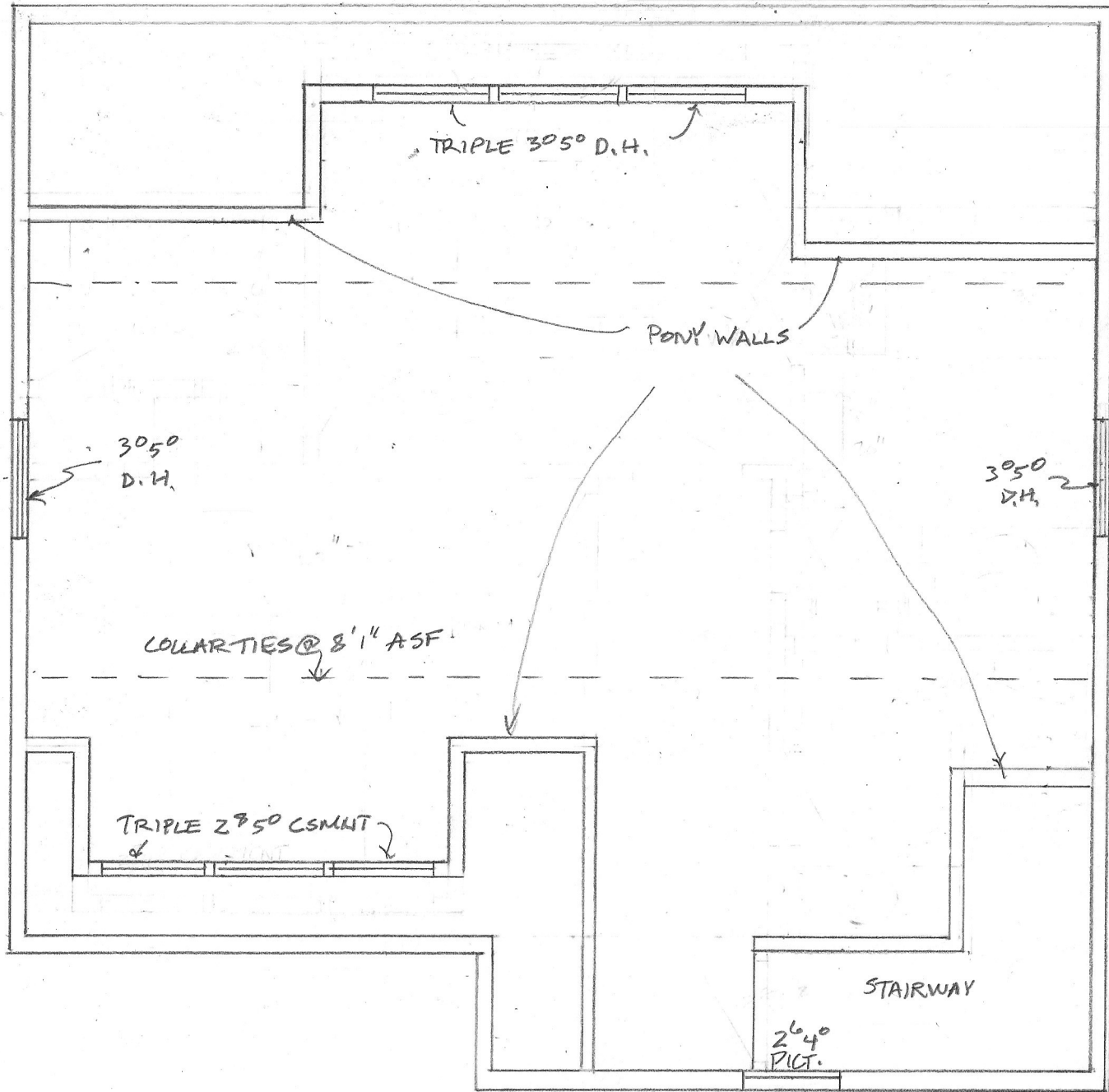
REVISED 12/24/20

3'1"


5"

(1/7/21)

1ST FL. 10/30/20
COX DADU
1/4" = 1' 6785F 6/8



COX DADU
 2ND FL FLOORED ATTIC
 REVISED 12/24/20 7/8
 (1/7/21) 1/4" = 1'

From: **coxrox072162** coxrox072162@gmail.com 
Subject:
Date: January 8, 2021 at 8:52 AM
To: coxrox@comcast.net



Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

