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
Fax: (615) 862-7974

STAFF RECOMMENDATION
407 South 10th Street
February 17, 2021

Application: New Construction—Infill and Outbuildings
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083130528.00
Base Zoning: R6
Applicant: Douglas Schenkel
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application is to construct duplex infill and two outbuildings.

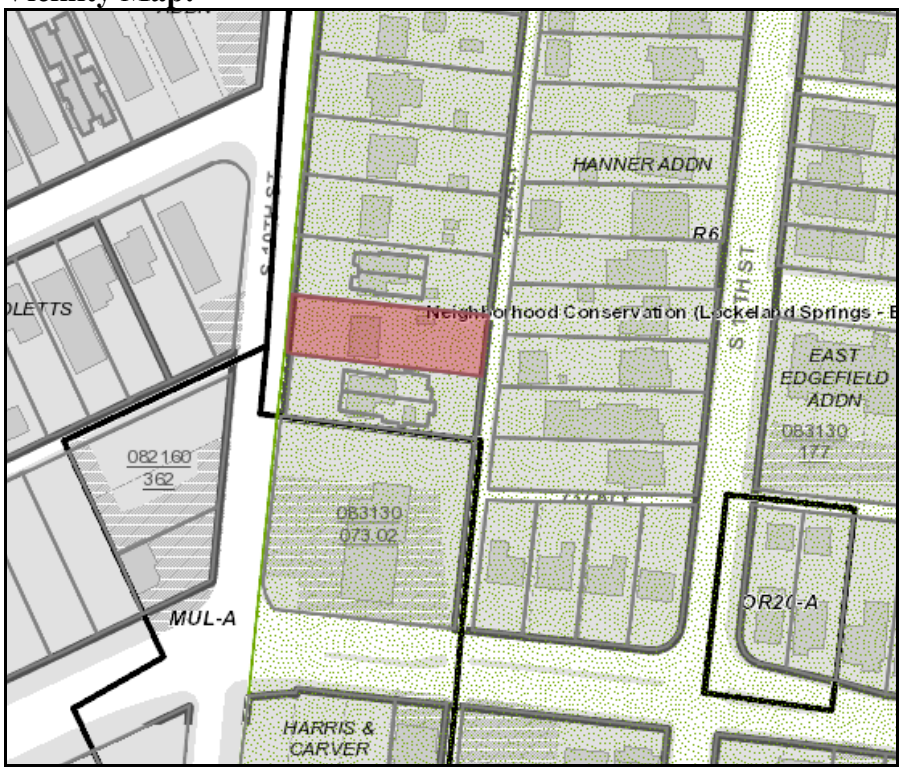
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be kept low, consistent with a typical historic finished floor height, to be verified by MHZC staff in the field;
2. Staff shall approve the final materials for both the house and garage including roofing color, brick sample, doors, garage doors, windows and porch floor and post materials prior to purchase and installation;
3. The applicant shall work with staff to differentiate the design from the house at #405 S 10th Street – the secondary cladding material and porch post material and design shall be revised; and
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner,

With these conditions, staff finds that the proposed infill and garages meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

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.
For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be12'.
For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side buildings walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.
For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

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

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

3. Setback and Rhythm of Spacing

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

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

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

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

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

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

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

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

Appropriate height limitations will be based on:
- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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

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

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

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

When different materials are used, it is most appropriate to have the change happen at floor lines.
Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.
Texture and tooling of mortar on new construction should be similar to historic examples.
Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.
Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate.
Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

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

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.
Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
Generally, two-story residential buildings have hipped roofs.
Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

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

6. Orientation

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

Porches
New buildings should incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways
Generally, curb cuts should not be added.

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

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

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

7. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

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. T*he 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 out buildings 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 principle 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.

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.


Figure 1: Non-contributing house at 407 S 10th Street, to be demolished

Background: 407 South 10th Street is a one-story brick ranch house that does not contribute to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). Staff issued a demolition permit for this property administratively in February 2021.

Analysis and Findings: This application is to construct a duplex infill and two outbuildings. The property is within the boundaries of the Lockeland Springs East End Neighborhood Conservation Zoning Overlay; however, there is no historic context on South 10th Street. South 10th is a wide, busy street that marks the western boundary of the overlay. The entire east side of the street, from Fatherland Street to Shelby Avenue, consists of non-contributing houses (Figures 2 & 3). These are primarily one-story brick ranch houses, but recently redevelopment has started on this block. In 2019 the Commission approved two-story duplex infill at 307 South 10th Street, and in 2020 two-story infill duplexes were approved on both sides of this lot, at #405 and #409 S 10th Street. In wider context, the two corners of this block feature commercial buildings – at Fatherland is the two-story mixed-use Shops at Fatherland, and there is a gas station two lots down, at the corner of Shelby. The properties across South 10th Street are in the Edgefield Historic Preservation Zoning Overlay and are primarily non-contributing two-story apartment buildings. The next block contains a 1980s church, a school, several two-story 1960s apartment buildings and two recent condominium developments, which are two and three stories and date to 2015-2017. See context photographs at the end of the report.

The proposed infill is the same design that was reviewed and approved, with conditions, next door at 405 S 10th Street. While the Commission determined that the design meets the design guidelines and is appropriate for this street where there is very little historic context, staff recommends minor modifications to the plan, in order to differentiate this house from the one next door.

Figure 2: East side of South 10th Street, looking south toward property

Figure 3: East side of South 10th Street, looking north from property

Height & Scale: The proposed height of the infill is approximately thirty feet (30') from grade at the front. The eaves are approximately twenty feet (20') from grade. The foundation height should be consistent with the recent approvals on either side of it and should be confirmed by staff in the field. Staff finds these ridge, eave and foundation heights to be appropriate for this area and consistent with what has been approved previously.

The width of the proposed house is about thirty-six feet (36') at the street front, stepping out to forty feet (40') about eighteen feet (18') back from the main wall of the house. Staff finds that this width may be appropriate in this situation, given the overall lack of historic context on this street.

Figure 4: Proposed front elevation

Because there is no historic context on this block, because the proposed massing is similar to what the Commission approved next door at 405 and 409 S 10th Street last year, and because nearby properties are comparable in height and massing, staff finds that, the project meets section II.B.1.and 2.

Setback & Rhythm of Spacing: The front setback is proposed to be about fifty-five feet (55') from the front property line, which is compatible with the houses on either side.

At its widest point, the house will be setback approximately nine feet (9') on both sides.

The rear of the duplex will be about fifty-four feet (54') from the rear property line, and the garages will be about twenty-six feet (26') from the back of the house.

As there is no historic context, there is no historic rhythm of spacing to preserve and the proposal is consistent with more recent development. Its street-front width does not max out the buildable area, at thirty-six feet (36') wide, stepping back to a maximum of forty feet (40') further back on the lot. Staff finds that the project meets section II.B.3.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Unknown	Unknown	Unknown	X
Cladding	Hardi-panels	Unknown	Yes	
Secondary Cladding	Brick	Unknown	Yes	
Tertiary Cladding	Hardi siding	5" exposure	Yes	
Roofing	Architectural Shingles	Unknown	Yes	X
Trim	Hardi-board	Smooth faced	Yes	
Front/Rear Porch floors	Unknown	Unknown	Yes	X
Front/Rear Porch Posts	Miratec posts on brick piers	Unknown	Yes	X
Windows	Unknown	Unknown	Unknown	X
Doors	Unknown	Unknown	Yes	X

This design was approved by the Commission in 2020 for a different lot, determining that it meets the design guidelines and is appropriate for this area. Because this exact plan has been approved right next door, staff suggests that the applicant differentiate the design of this second structure by changing some of the materials. The applicant has indicated a willingness to work with staff by changing the secondary cladding material and by altering the design/materials of the front porches. With final staff approval of the materials, prior to purchase and installation, staff finds that the project meets section II.B.4.

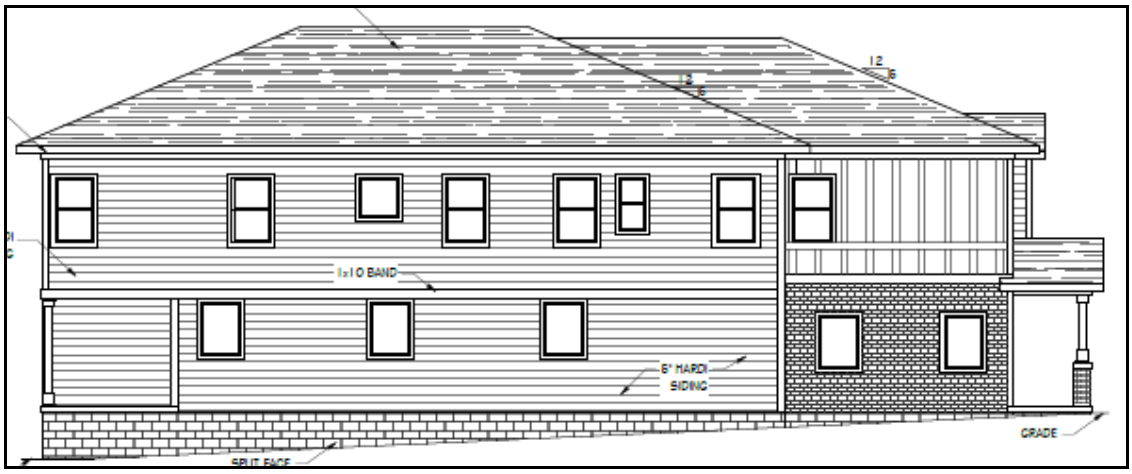


Figure 4: Left side elevation

Roof form: The primary roof form is hipped with a 6/12 slope. There is a projecting front bay and front porches with gabled roofs, which also have a 6/12 slope. All of these roof forms are typical of the district. Staff finds that the infill is appropriate in terms of roof form and meets section II.B.5.

Orientation: The infill is oriented toward South 10th Street, with vehicular access at the rear, off the alley. These conditions are typical of the district and are appropriate. The twin front porches are about eleven feet, eight inches (11'8") wide and six feet (6') deep. Most historic houses in the district have front porches that are at least six feet (6') deep. The site plan shows two walkways – one from each front door to the sidewalk, which is appropriate. Staff finds that the project meets section II.B.6.

Proportion and Rhythm of Openings**:** Historically, windows tend to be vertically oriented. While each side elevation has one square window, staff finds that these are appropriate as accents and that generally, the windows are vertically oriented. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7.

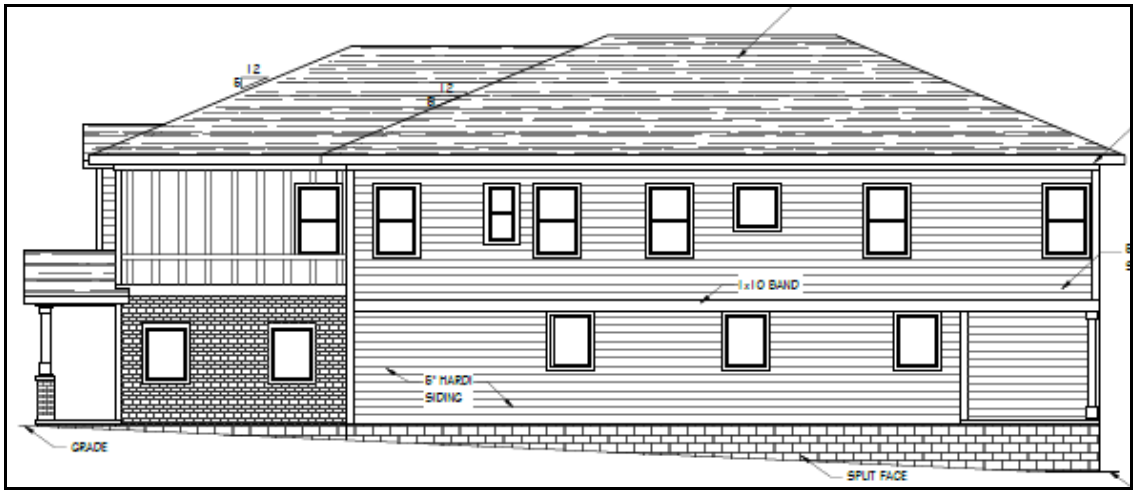


Figure 6: Right side elevation

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house, and that utility meters be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). With this condition, the project meets section II.B.9.

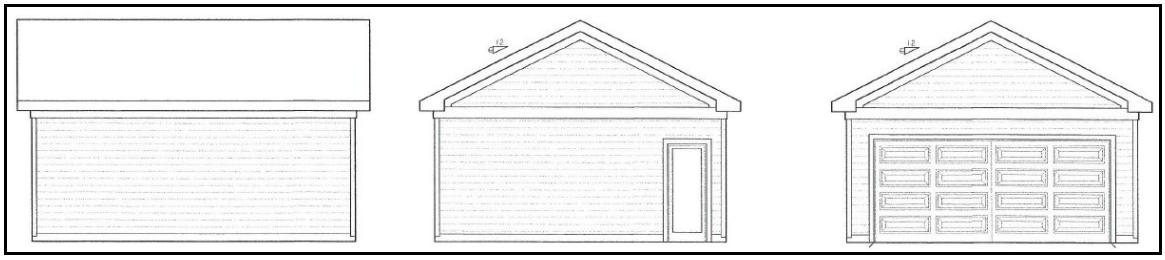


Figure 7: Elevations of proposed outbuildings. Two identical outbuildings are proposed

Outbuildings: The applicant is planning two modest one-story outbuildings to serve the two units.

Massing Planning:

	Height of proposed infill house, to be measured from finished floor	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the right)**
Ridge Height	~30'	25'	15'
Eave Height	~20'	17'	~9'

	Lot is greater than 10,000 square feet	Proposed footprint
Maximum Square Footage	1,000 sqft	~880sqft total

At eleven-thousand, three-hundred square feet (11,300 sq ft), the lot is large enough for a one thousand square foot (1,000 sq ft) outbuilding. Each of the two proposed garages measure four-hundred-forty (440) square feet, for a total of eight-hundred-eighty (880) square feet of outbuilding foot print.

Staff finds that the outbuildings' massings meet Section II.B.8 of the design guidelines.

General requirements for Outbuildings:

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Staff finds that the outbuilding meets section II.B.8 of the design guidelines.

Site Planning:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	~26'
Rear setback	5'	5'
L side setback**	3'	~5'
R side setback**	3'	~7'
How is the building accessed?	From the alley or existing curb cut	Alley

The two garages meet the setback requirements. There is about eight feet (8') of space between the garages.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	gabled	Yes
Primary roof slope	6/12	Yes

Since the form and slopes are similar to historic outbuildings, staff finds that the outbuilding meets Section II.B.8 of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete slab	Unknown		
Cladding	Lap siding	Unknown	Yes	Yes
Roofing	Unknown	Unknown	Yes	Yes
Trim	Unknown	Unknown	Yes	Yes
Pedestrian doors	Unknown	Unknown	Yes	Yes
Garage doors	Unknown	Unknown	Yes	Yes

Lap siding is indicated. It should be smooth with a maximum five inch (5") reveal. With the staff's final approval of the roof shingle color, the trim material and the pedestrian and garage doors, staff finds that the known materials meet Section II.B.8. of the design guidelines.

Design Standards: The outbuildings have a simple design. The roof form, detailing, and building form do not contrast greatly with the primary structure. The outbuildings will be located at the rear of the lot in a minimally visible location. Staff finds that the design of the outbuildings meets Sections II.B.8 of the design guidelines.

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

1. The finished floor height be kept low, consistent with a typical historic finished floor height, to be verified by MHZC staff in the field;
2. Staff shall approve the final materials for both the house and garage including roofing color, brick sample, doors, garage doors, windows and porch floor and post materials prior to purchase and installation;
3. The applicant shall work with staff to differentiate the design from the house at #405 S 10th Street – the secondary cladding material and porch post material and design shall be revised and
4. The HVAC shall be located on the rear façade, or on a side façade beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner,

With these conditions, staff finds that the proposed infill and garages meet Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

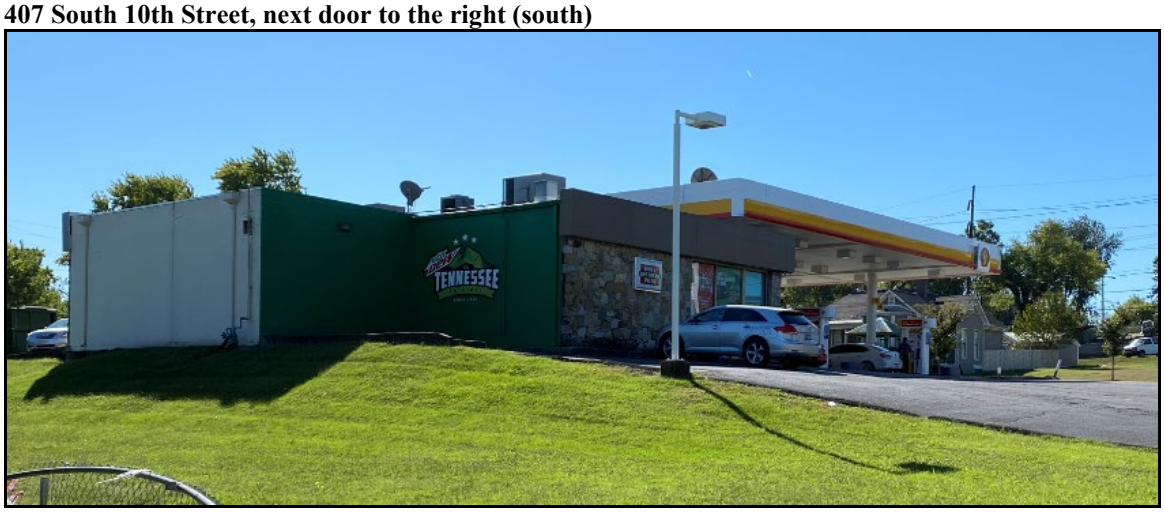
CONTEXT PHOTOGRAPHS

934 Boscobel, directly across S 10th Street

929 Boscobel, across S 10th street, to the north

Looking north across South 10th Street from property

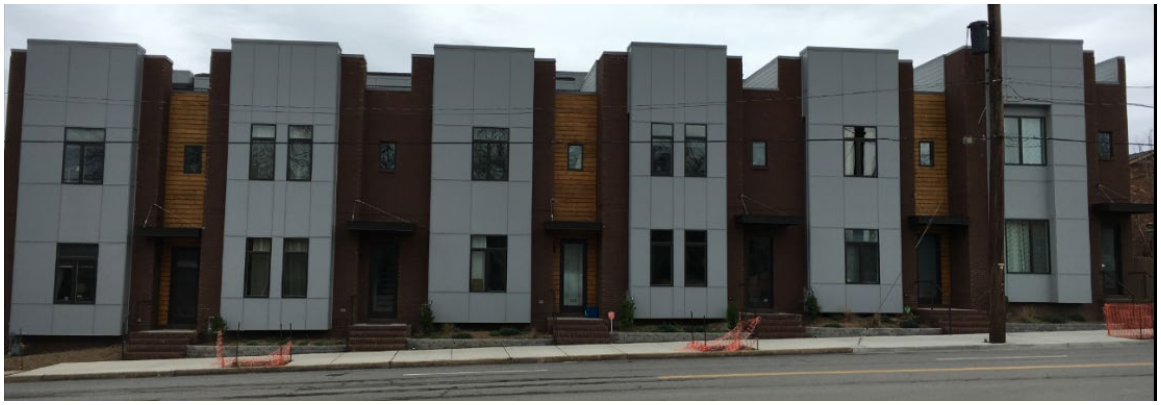
407 South 10th Street, next door to the right (south)



1001 Shelby Avenue, two doors down – southern corner of this blockface

Northern corner of blockface at Fatherland and South 10th Street

301 South 10th Street, at the corner of Fatherland Street



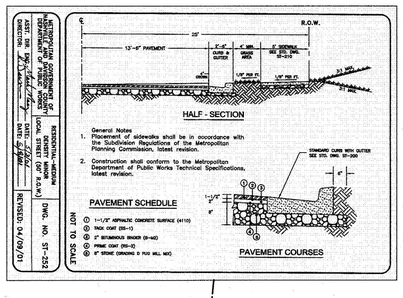
205 South 10th street, one block north

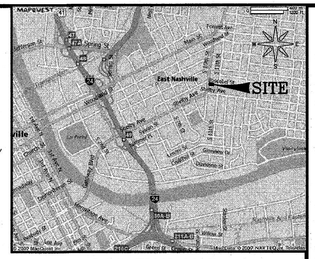
200-208 South 10th Street

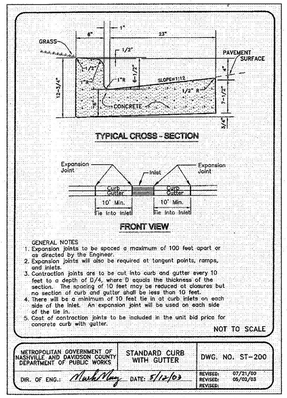
307 South 10th Street – infill approved by the Commission in February 2019

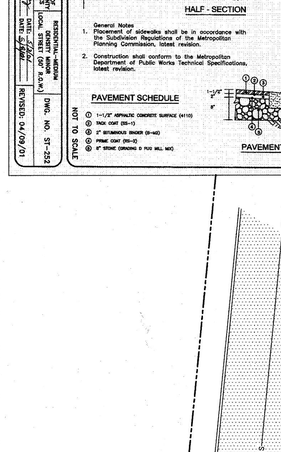
GENERAL NOTES

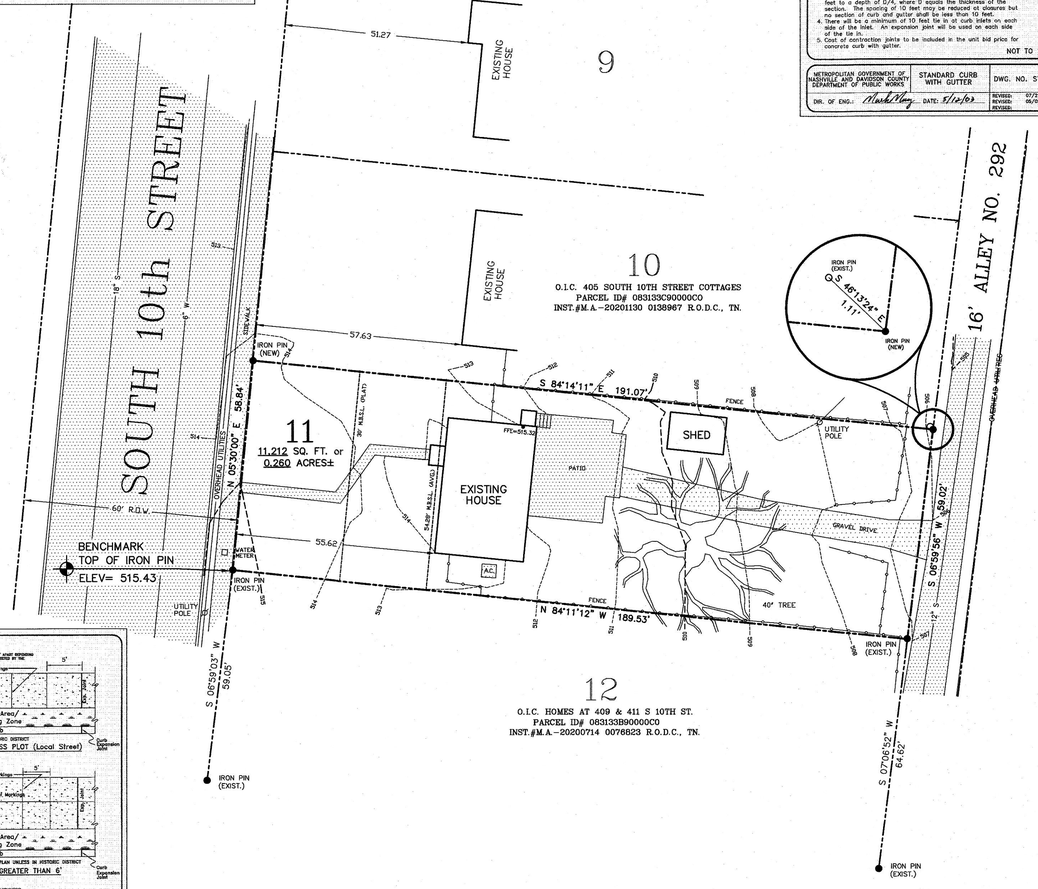
1. BUILDER: TOUCHSTONE BUILDERS INC.
2. SITE AS SHOWN WAS TAKEN FROM BOUNDARY SURVEY BY DELTA ASSOCIATES INC. OF LOT NO.11, W.R. SHELBY HILLS, DATED 1/15/21.
3. EXISTING TOPO SHOWN HEREON IS DERIVED FROM FIELD RUN RANDOM SHOTS.
4. PROPOSED HOUSE FOOTPRINT TAKEN FROM FOUNDATION PLAN PROVIDED BY BUILDER.
5. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE. DO NOT CALL FOR FINAL INSPECTION UNTIL ALL GRADING AND DRAINAGE IS 100% COMPLETE AS PER APPROVED SITE PLAN.
6. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES. GIVEN IN THE CURRENT EDITION OF THE "SEDIMENT AND EROSION CONTROL HANDBOOK".
7. LOT AREA: 11,212 SQ. FT. OR 0.26 ACRES
8. NO TITLE REPORT FURNISHED TO THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
9. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FUTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
10. THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED 100 YEAR FLOOD AREA, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT MAPS AVAILABLE TO ME AT THIS TIME, PANEL NO. 47037C0242H, DATED APRIL 5, 2017.
11. SETBACKS PER CITY OF NASHVILLE, TO BE VERIFIED WITH THE CITY CODES DEPT. PRIOR TO ANY CONSTRUCTION.











FRONT SETBACK AVERAGE

LOT 7	50.66
LOT 8	57.57
LOT 9	51.27
LOT 10	57.63
	217.13/4=54.28

SITE INFORMATION
TOTAL SITE AREA=11,212 SQ.FT.or 0.26 ACRES±

EXISTING IMPERVIOUS DATA

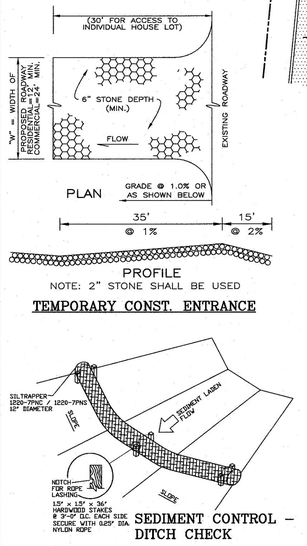
HOUSE, PORCHES, SHED	1,153 S.F.
PATIO, WALKS, A.C. PAD	859 S.F.
GRAVEL DRIVE	664 S.F.
TOTAL IMPERVIOUS	2,676 S.F. or 23.9%

EXISTING CONDITIONS
FOR
LOT NO. 11
SHELBY HILLS
(SECTION THREE)
407 SOUTH 10th STREET
6th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

PROPERTY TITLE REFERENCE
PROPERTY BEING PARCEL ID: 083133B2800, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING PROPERTY CONVEYED TO LEONARD OLICE KEELER BY INST. # WI-20201208 0142497, R.O.D.C. TENNESSEE, AND BEING LOT NO. 11 OF SHELBY HILLS, SECTION THREE, AS RECORDED IN BOOK 3500 PAGE 116 R.O.D.C. TN.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE SUBJECT TO AND TO FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
4. DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE I COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
    A. CONCRETE WASTE:
       PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
    B. PAINT AND PAINTING SUPPLIES:
       PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
    C. HAZARDOUS WASTE MANAGEMENT:
       PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEMS THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
12. STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION AND OTHER APPROPRIATE MEASURES.
13. STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED, SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
14. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVIDE INADEQUATE FOR A PARTICULAR LOCATION), BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE,BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.



POST CONSTRUCTION AND SLOPE STABILIZATION NOTES

3:1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION
2:1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STAPLE PATTERN "D".

NOTICE EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
–IS WITHIN 300 FEET OF A STREAM OR WETLAND
–IS WITHIN 1,000 FEET OF A LAKE
–IS STEEP (SLOPE OF 12% OR MORE)
–RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND.
–HAS MORE THAN AN ACRE OF DISTURBED GROUND.

PRESERVING EXISTING VEGETATION NOTES

1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION
2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION

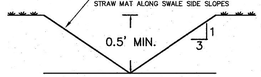
REVEGETATION NOTES

DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2–3 BALES OF STRAW PER 1,000 SQ. FT.

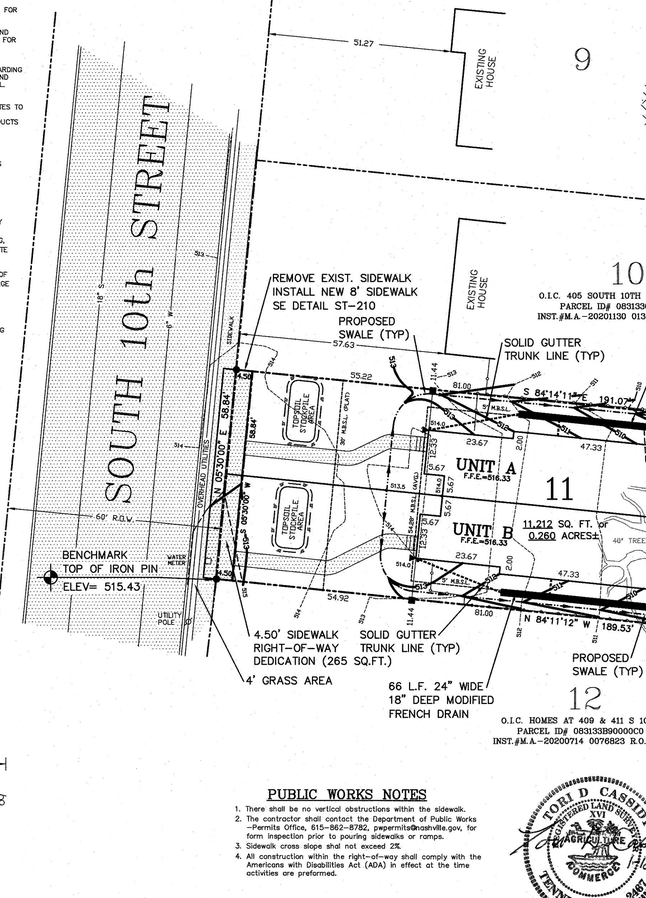
- NOT REQUIRED, BUT HIGHLY RECOMMENDED
- INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
- ROUTE WATER TO A GRASSED AREA
- MAINTAIN UNTIL A LAWN IS ESTABLISHED

DURING
EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN

POST
ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOD APPLIED.



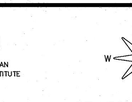
TYPICAL SWALE SECTION
N.T.S



PUBLIC WORKS NOTES

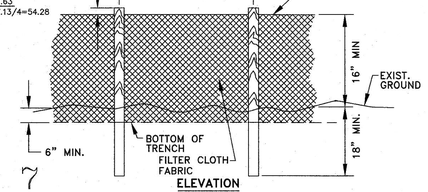
1. There shall be no vertical obstructions within the sidewalk.
2. The contractor shall contact the Department of Public Works –Permits Office, 615–862–8782, papermills@nashville.gov, for form inspection prior to pouring sidewalks or ramps.
3. Sidewalk cross slope shal not exceed 2%.
4. All construction within the right-of-way shall comply with the Americans with Disabilities Act (ADA) in effect at the time activities are preformed.

PROPOSED LAYOUT
FOR
LOT NO. 11
SHELBY HILLS
(SECTION THREE)
407 SOUTH 10th STREET
6th COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

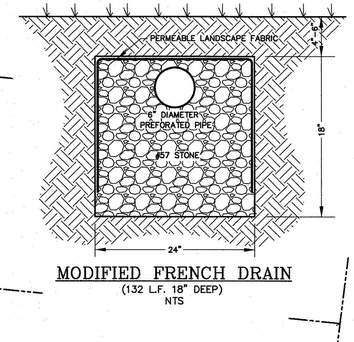


FRONT SETBACK AVERAGE

LOT 7	50.66
LOT 8	57.57
LOT 9	51.27
LOT 10	57.63
	217.13/4=54.28



TYPE–B
TEMPORARY SILT FENCE



MODIFIED FRENCH DRAIN
(132 L.F. 18" DEEP)
NTS

SITE INFORMATION
TOTAL SITE AREA=11,212 SQ.FT.or 0.26 ACRES±

PROPOSED IMPERVIOUS DATA

HOUSES & CARPORTS	3,962 S.F.
DRIVES & WALKS	874 S.F.
	4,836 S.F. or 43.1%

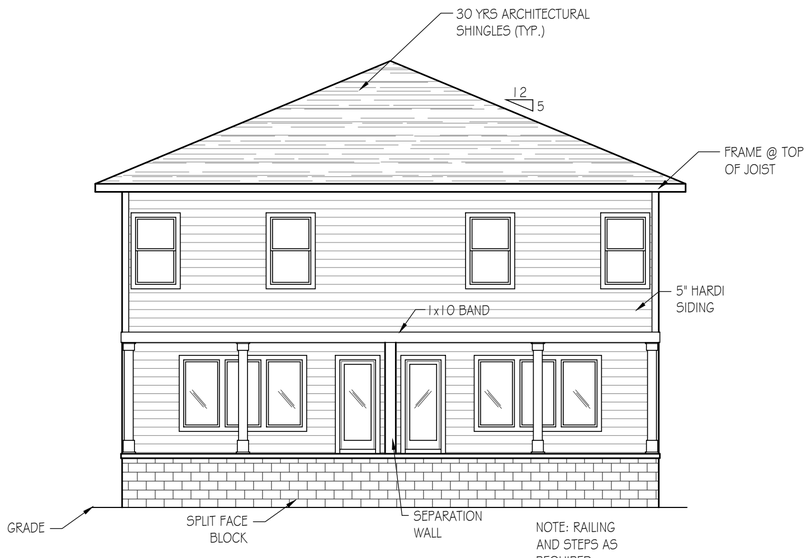
EXISTING IMPERVIOUS DATA

TOTAL IMPERVIOUS	2,676 S.F. or 23.9%

NET IMPERVIOUS AREA
2,160 S.F.

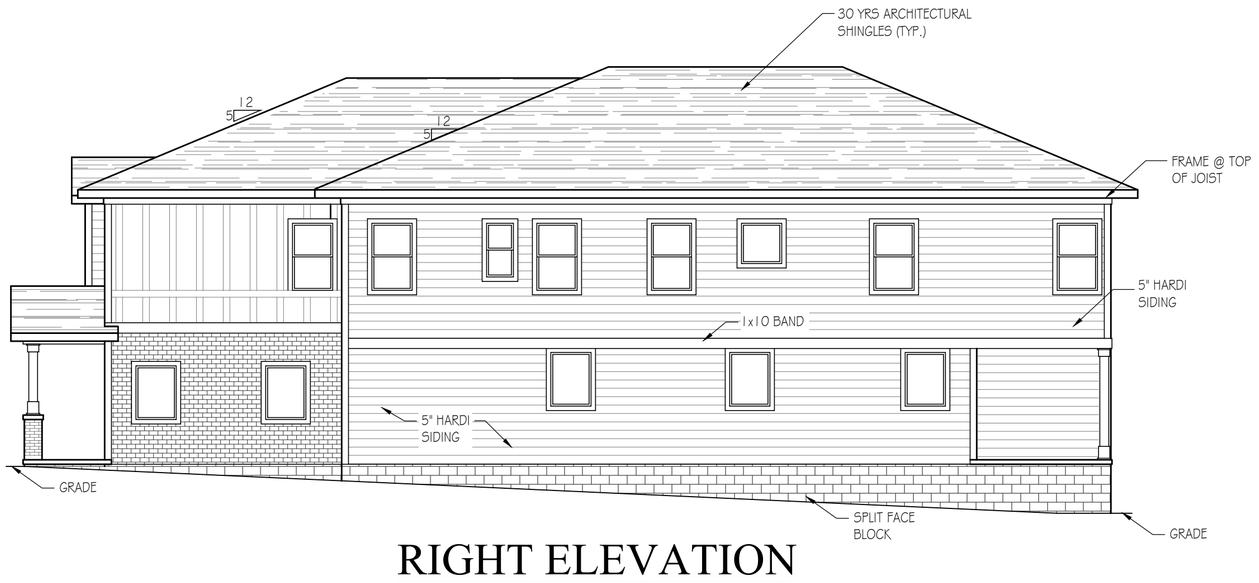
Delta Associates
INCORPORATED
Design – Surveying
7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE : 1" = 20'	DRAWN BY TDC	DATE 1-18-21	DRAWING NO.
	CHECKED BY TDC	JOB NO. 20-007ST5-407	1 OF 1



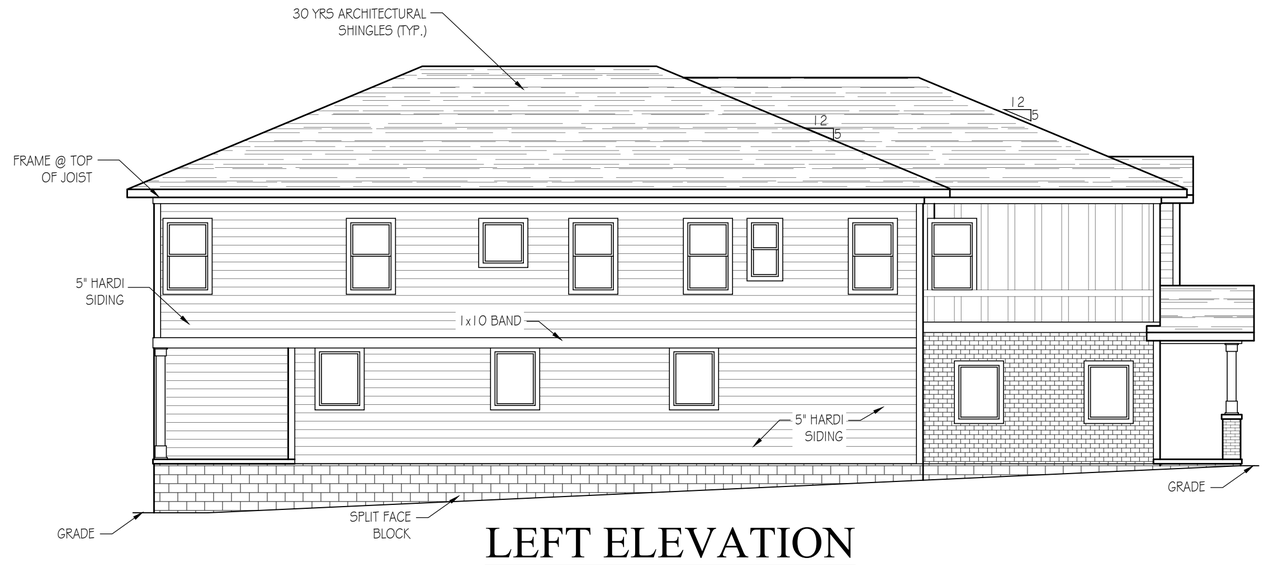
REAR ELEVATION

SCALE: $\frac{1}{8}$"-1'-0"



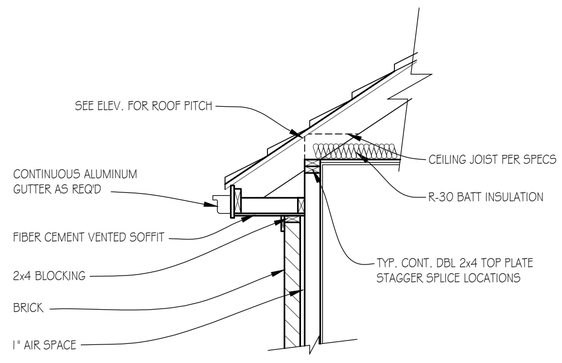
RIGHT ELEVATION

SCALE: $\frac{1}{8}$"-1'-0"



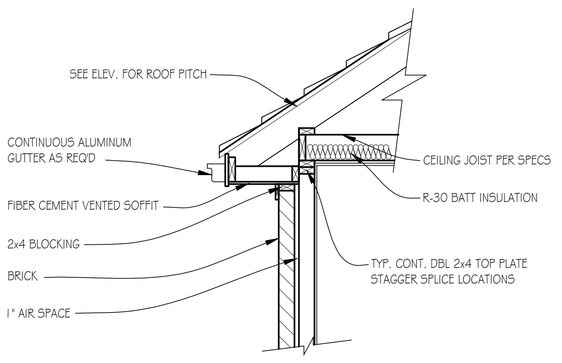
LEFT ELEVATION

SCALE: $\frac{1}{8}$"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE



DETAIL: ROOF FRAMED ON TOP OF JOIST

NOT TO SCALE

FRONT ELEVATION

SCALE: $\frac{1}{8}$"-1'-0"

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

ELEVATION & ROOF NOTES

1. DO NOT SCALE ELEVATIONS
2. ROOF HAS 24" OVERHANGS UNLESS NOTED OTHERWISE
3. VENTS & RIDGE VENTS PER BUILDER
4. GUTTERS & DOWNSPOUTS PER BUILDER
5. FLASHING AS REQ'D PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQ'D

Mark Lynn & ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

407 South 10th Street

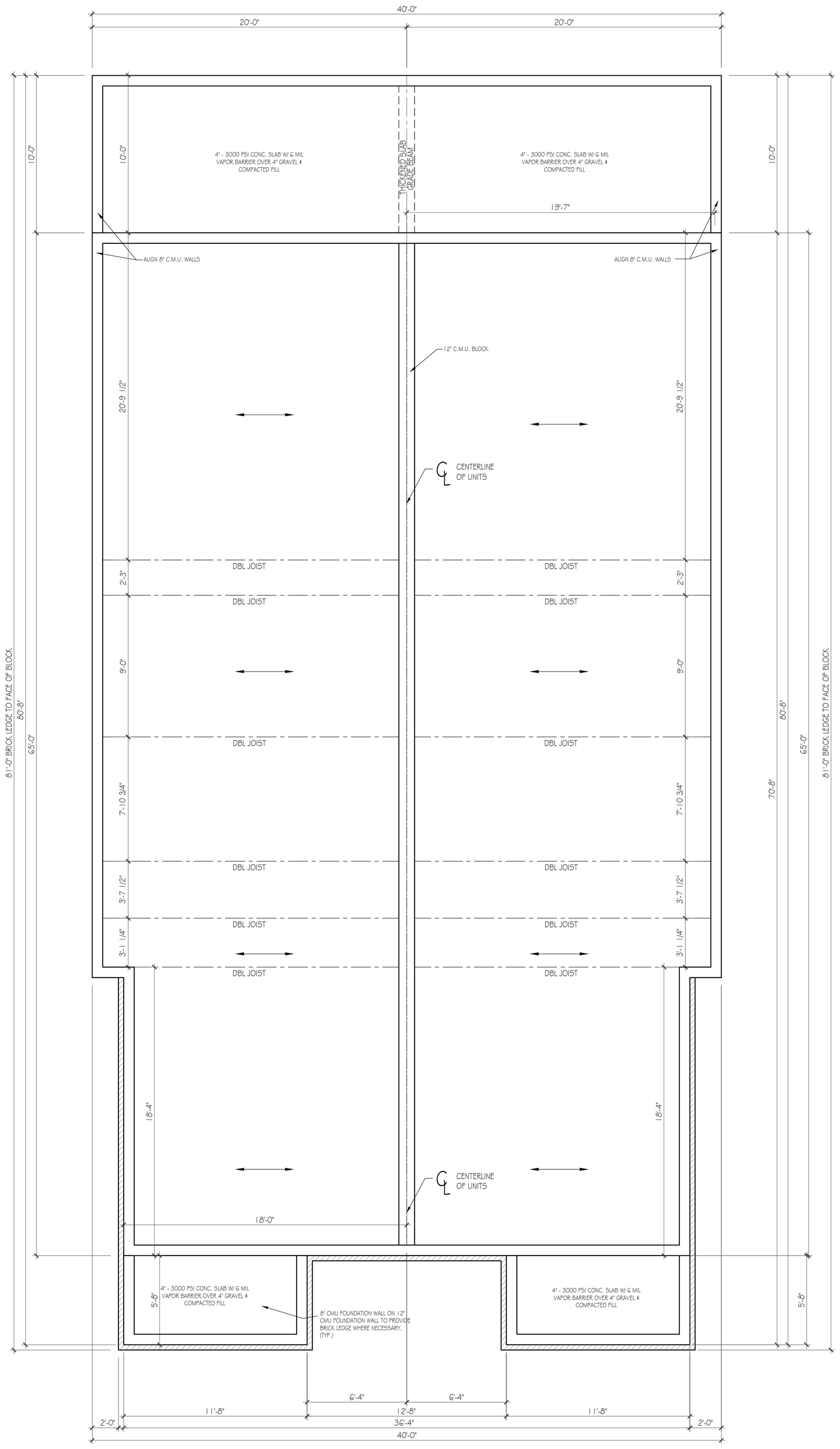
PAPER: ARCH D 36x24

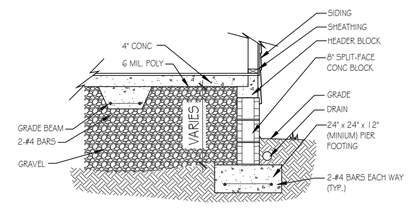
DATE ISSUED: 11.07.20
REVSIONS:
1. 11.16.20
2. 12.09.2020

A.1

EXTERIOR ELEVATIONS

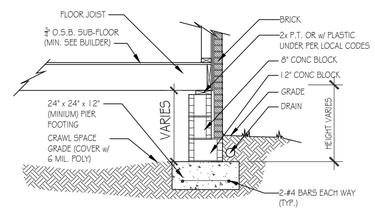
SCALE: AS NOTED





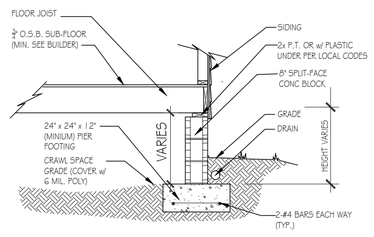
BLOCK SLAB- SIDING SPLIT-FACE BLOCK

NOT TO SCALE, TYPICAL



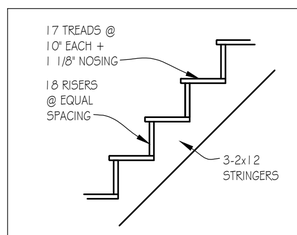
CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL



CRAWL SPACE- SIDING SPLIT-FACE BLOCK

NOT TO SCALE, TYPICAL



STAIR DETAIL

NOT TO SCALE

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 3 ½" UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3 ½" UNLESS OTHERWISE NOTED
3. GARAGE WALLS ARE DIMENSIONED TO BLOCK.
4. ALLOW 4" BRICK POCKET IF APPLICABLE
5. CEILINGS: 1ST FLR: 9'-0"
   2ND FLR: 9'-0"
6. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS OTHERWISE NOTED
7. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED
8. CONTRACTOR TO INSTALL ELECTRICAL OUTLETS PER LOCAL BUILDING CODES UNLESS NOTED OTHERWISE

PLEASE NOTE:

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1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

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MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

407 South 10th Street

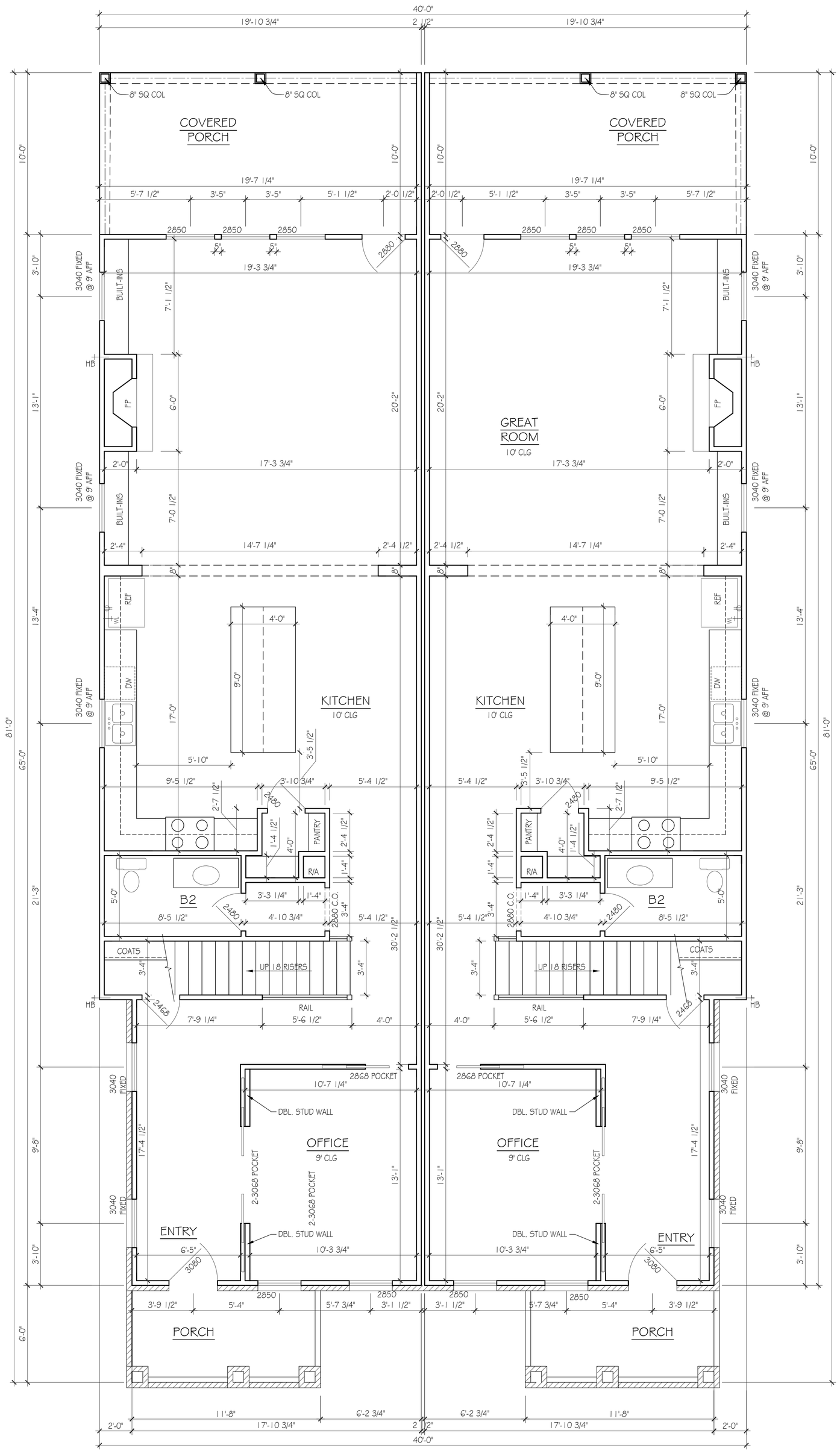
PAPER: ARCH D 36x24

DATE ISSUED: 11.07.20
REVSIONS:
1. 11.16.20
2. 12.09.2020

A.2

FOUNDATION PLAN

SCALE: ¼"-1'-0"

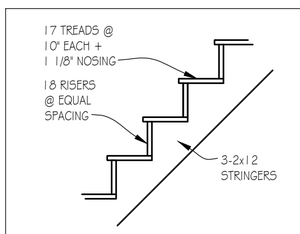


UNIT A

UNIT B

FIRST FLOOR PLAN

SCALE: ¼"-1'-0"



STAIR DETAIL

NOT TO SCALE

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 3 ½" UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3 ½" UNLESS OTHERWISE NOTED
3. GARAGE WALLS ARE DIMENSIONED TO BLOCK.
4. ALLOW 4" BRICK POCKET IF APPLICABLE
5. CEILINGS: 1ST FLR: 9'-0"
   2ND FLR: 9'-0"
6. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS OTHERWISE NOTED
7. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED
8. CONTRACTOR TO INSTALL ELECTRICAL OUTLETS PER LOCAL BUILDING CODES UNLESS NOTED OTHERWISE

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

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2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

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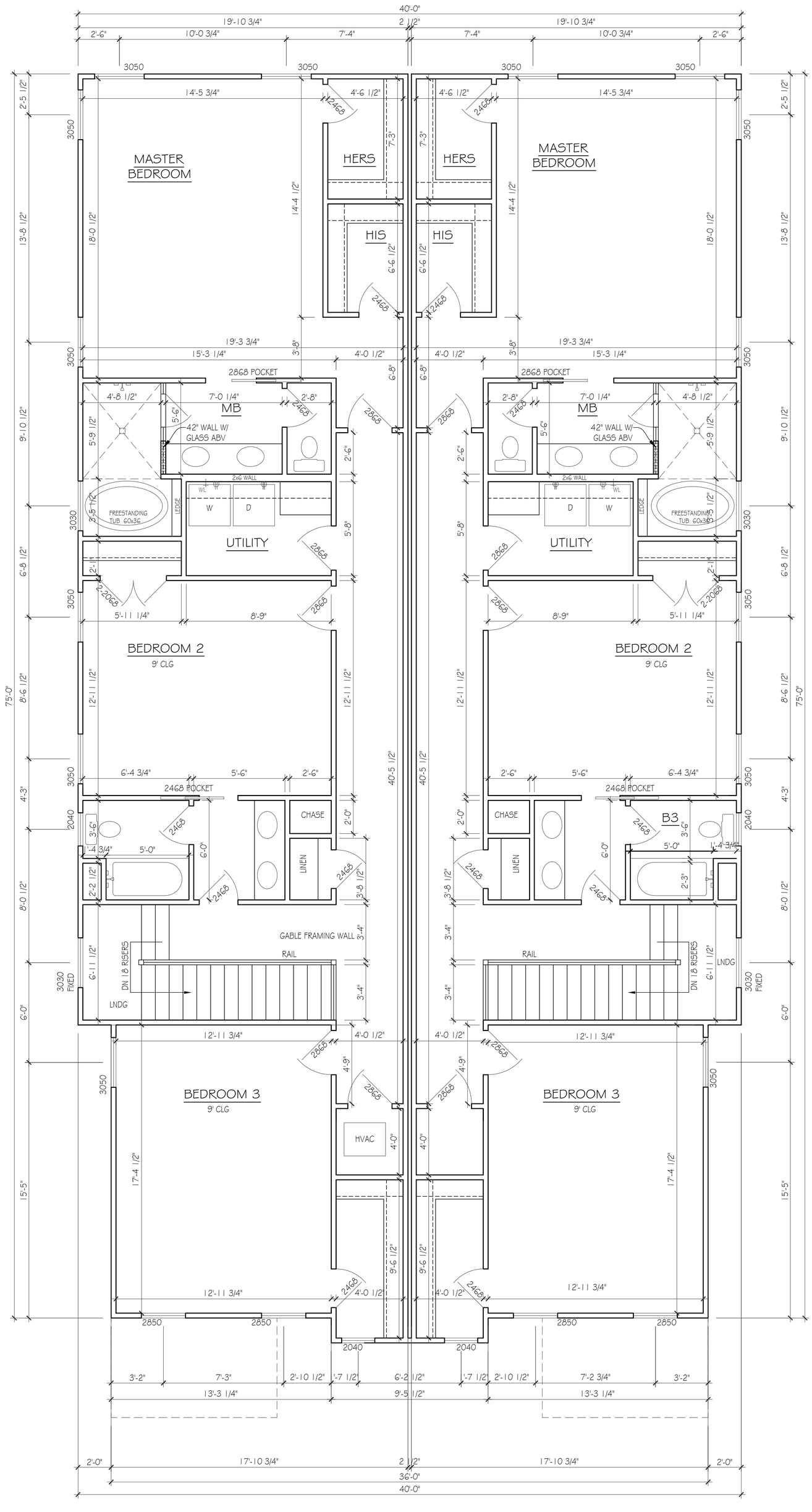
A.3

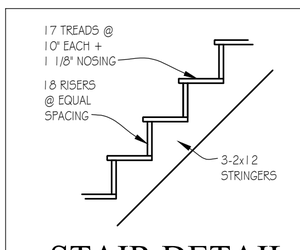
FIRST FLOOR PLAN

SCALE: ¼"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



STAIR DETAIL

NOT TO SCALE

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 3 $\frac{1}{2}$" UNLESS OTHERWISE NOTED
2. ALL INTERIOR WALLS ARE 3 $\frac{1}{2}$" UNLESS OTHERWISE NOTED
3. GARAGE WALLS ARE DIMENSIONED TO BLOCK.
4. ALLOW 4" BRICK POCKET IF APPLICABLE
5. CEILINGS: 1ST FLR: 9'-0"
   2ND FLR: 9'-0"
6. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS OTHERWISE NOTED
7. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-2" AFF UNLESS OTHERWISE NOTED
8. CONTRACTOR TO INSTALL ELECTRICAL OUTLETS PER LOCAL BUILDING CODES UNLESS NOTED OTHERWISE

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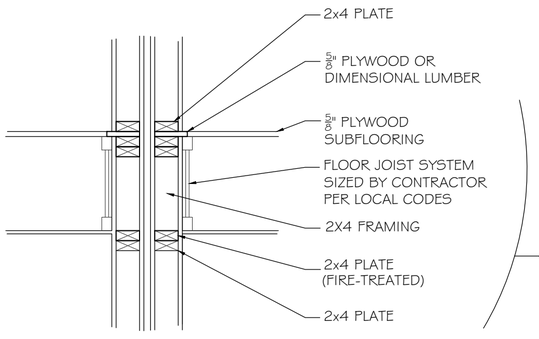
A.4

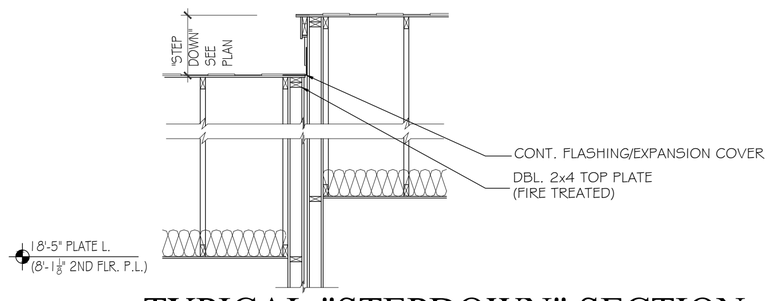
SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



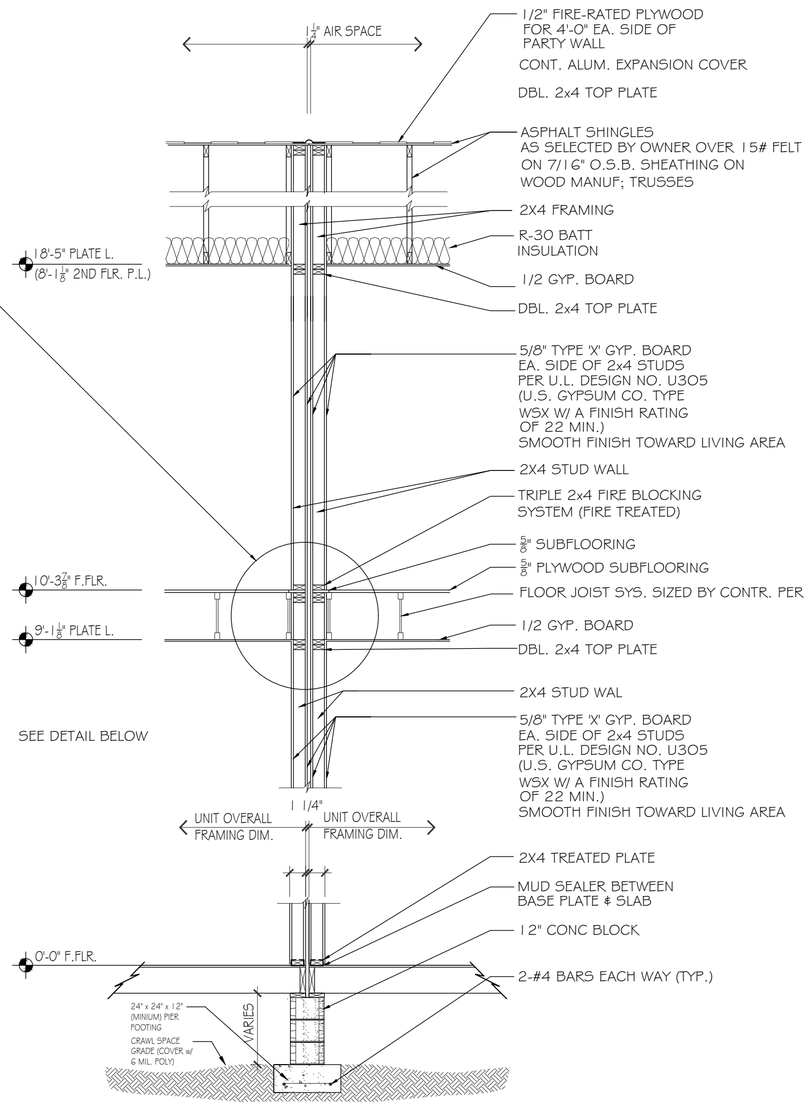
TYP. FIREWALL SECTION @ FLOOR JOIST FRAMING SYS.

NOT TO SCALE



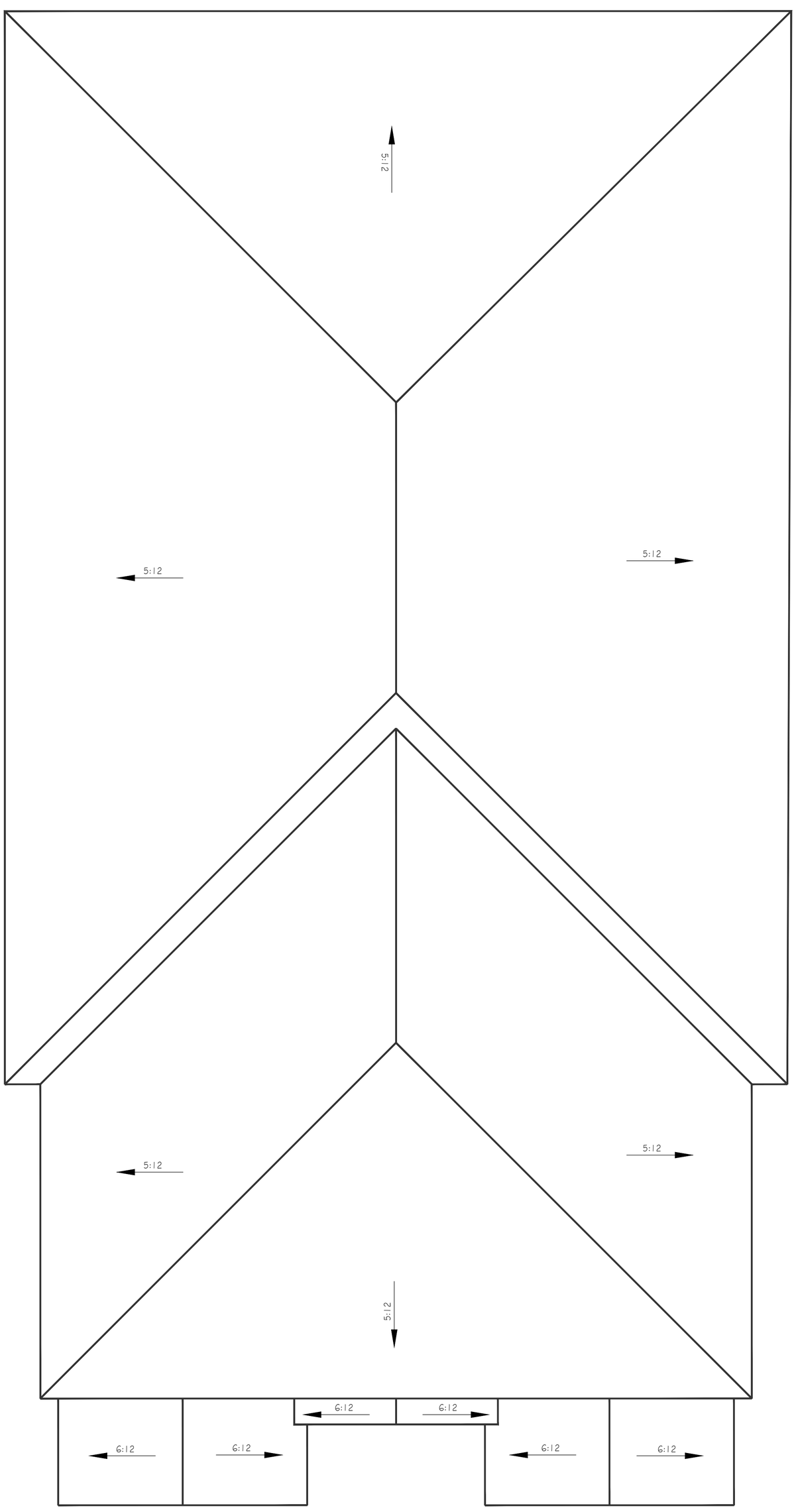
TYPICAL "STEPDOWN" SECTION

NOT TO SCALE



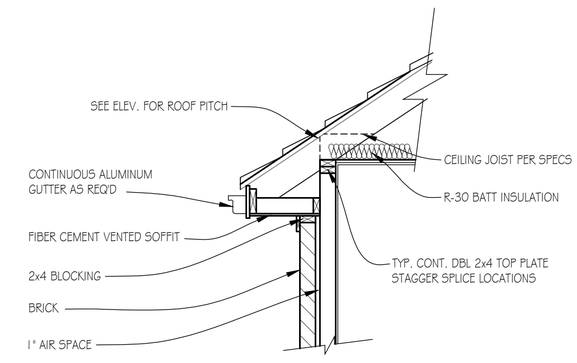
TYPICAL FIREWALL SECTION

NOT TO SCALE



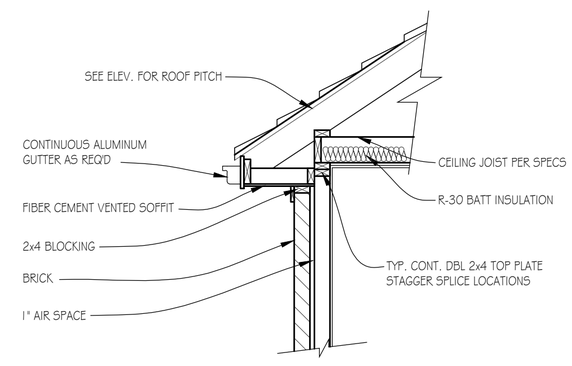
ROOF PLAN

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



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE



DETAIL: ROOF FRAMED ON TOP OF JOIST

NOT TO SCALE

ELEVATION & ROOF NOTES

1. DO NOT SCALE ELEVATIONS
2. ROOF HAS 24" OVERHANGS UNLESS NOTED OTHERWISE
3. VENTS & RIDGE VENTS PER BUILDER
4. GUTTERS & DOWNSPOUTS PER BUILDER
5. FLASHING AS REQ'D PER BUILDER
6. ICE & WATER SHIELD ON 3:12 & 4:12 ROOFS AS REQ'D

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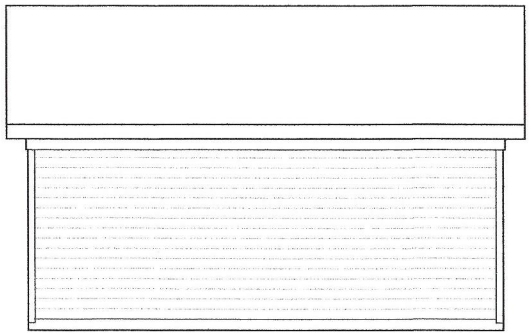
A.5

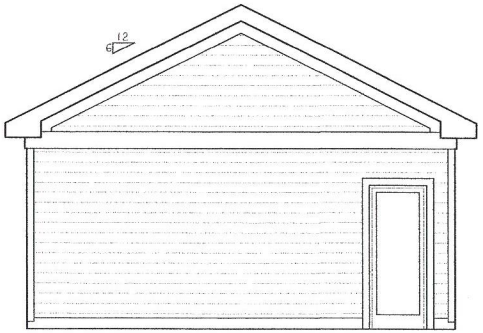
ROOF PLAN & DETAILS

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



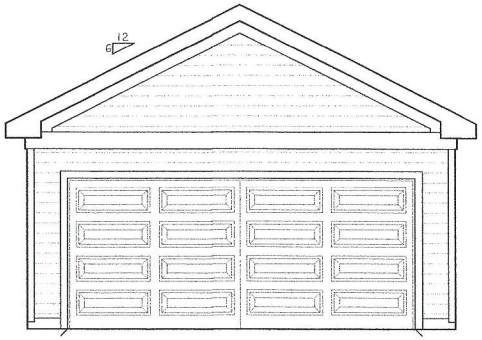
LEFT / RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



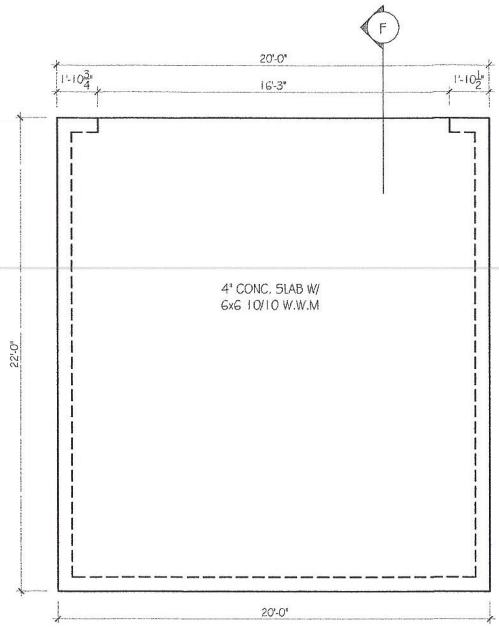
FRONT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



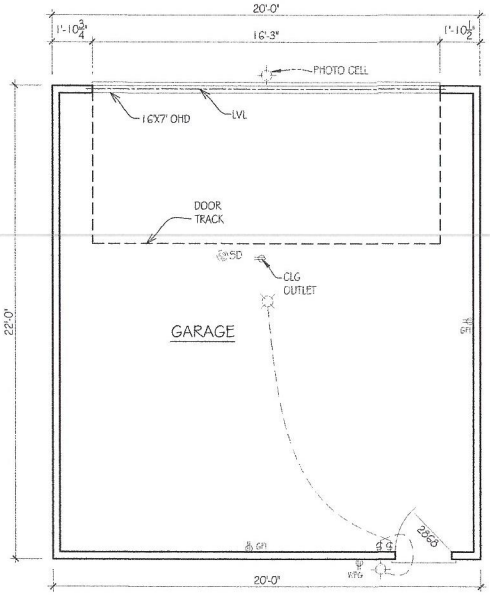
REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

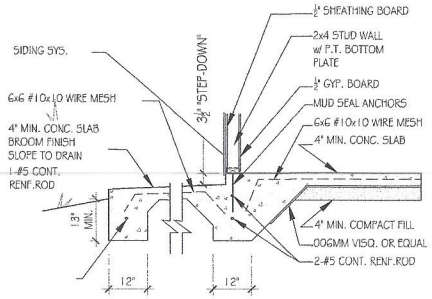
SCALE: $\frac{1}{4}$"-1'-0"



FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

ALIGN DOOR TO BREEZEWAY & MAIN HOUSE DOOR OR LOT CONDITION



(F) SECTION

SCALE: NONE

OPTIONAL DETACHED GARAGE UNIT A

440 COVERED SQ. FT.

LOCKELAND SPRINGS - EAST END
NEIGHBORHOODCONSERVATION OVERLAY
407 SOUTH 10TH STREET
NASHVILLE TN

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& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
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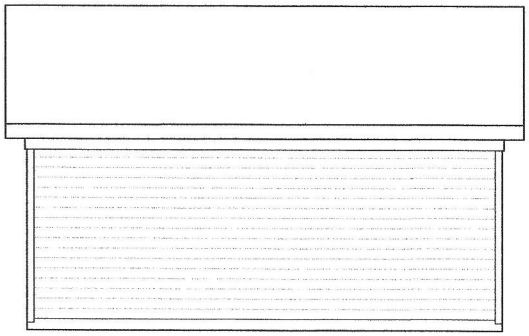
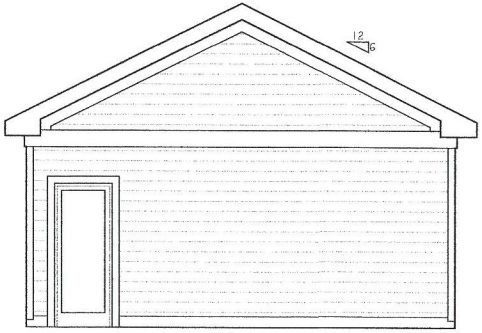


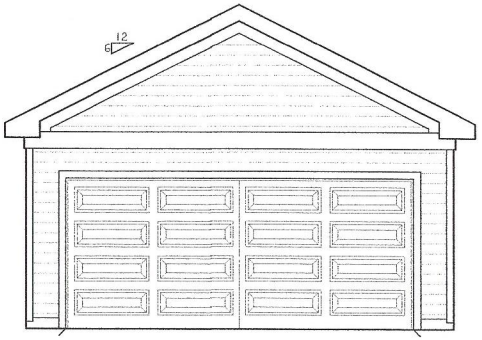
LEFT / RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



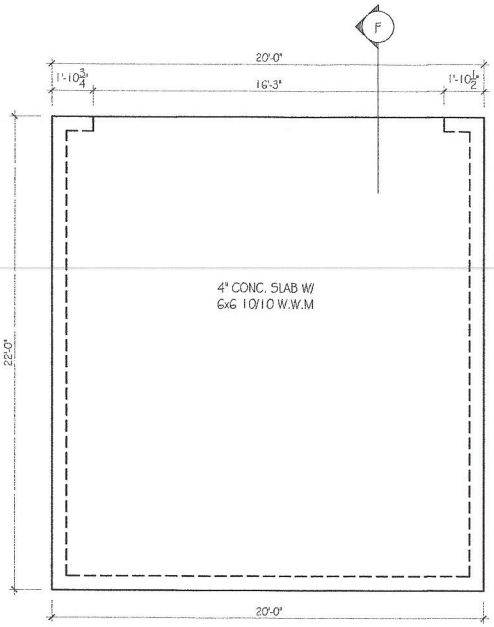
FRONT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



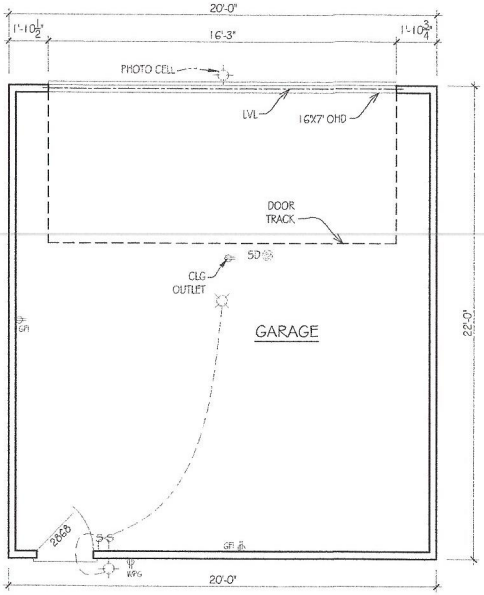
REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

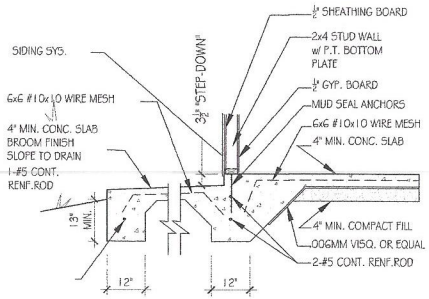
SCALE: $\frac{1}{4}$"-1'-0"



FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

ALIGN DOOR TO BREEZEWAY & MAIN HOUSE DOOR OR LOT CONDITION



(F) SECTION

SCALE: NONE

OPTIONAL DETACHED GARAGE UNIT B

440 COVERED SQ. FT.

LOCKELAND SPRINGS - EAST END
NEIGHBORHOODCONSERVATION OVERLAY
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NASHVILLE TN

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