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
1015 Halcyon Avenue
March 17, 2021

Application: New Construction—Infill and Outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 17
Base Zoning: R8
Map and Parcel Number: 11801022200
Applicant: Tarl LaRocco
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to construct infill and an outbuilding.

Recommendation Summary: Staff recommends approval with the following conditions:

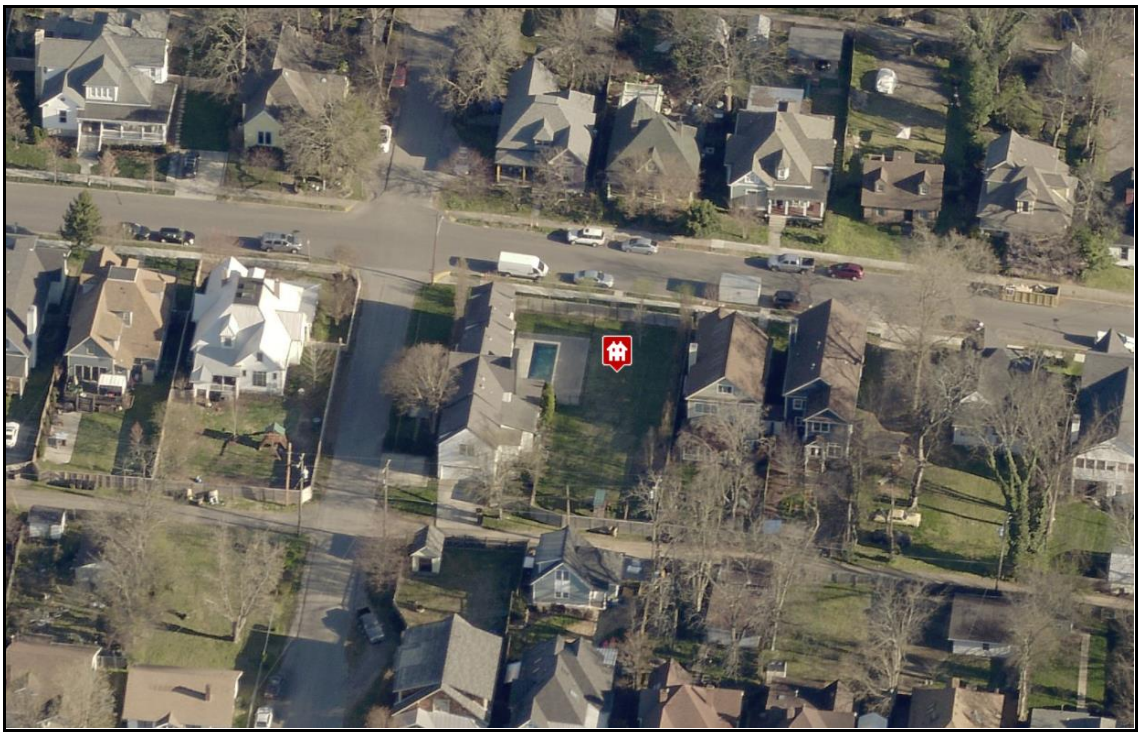
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be verified by MHZC staff in the field after staking;
3. There shall be a change in material for the foundation of the infill;
4. The site plan shall show a front walkway connecting the front door to the public sidewalk;
5. Staff approve the final details, dimensions and materials of doors, roof material and color, and a masonry sample for the infill prior to purchase and installation;
6. Staff approved the roof color, windows, doors, and garage doors for the outbuilding prior to purchase and installation; and,
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

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

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

3. In most cases, an infill duplex for property that is zoned for duplexes should be one building as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

· There is not enough square footage to legally subdivide the lot but there is enough frontage and depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;

· The second unit follows the requirements of a Detached Accessory Dwelling Unit; or

· An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.

a. Inappropriate materials include vinyl and aluminum, T-1-11-type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.

b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
- Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
- Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
- Four inch (4") nominal corner boards are required at the face of each exposed corner.
- Stone or brick foundations should be of a compatible color and texture to historic foundations.
- When different materials are used, it is most appropriate to have the change happen at floor lines.
- Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
- Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
- Texture and tooling of mortar on new construction should be similar to historic examples.
- Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial– or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

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

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

3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

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

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

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000 square feet.*

c. *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.

3. Roof
   a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
   b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
   c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
   d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*

4. Windows and Doors
   a. Publicly visible windows should be appropriate to the style of the house.
   b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
   c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
   d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
   e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim
   a. Weatherboard, and board-and-batten are typical siding materials.
   b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
   c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
   d. Stud wall lumber and embossed wood grain are prohibited.
   e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
   a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
   b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
   c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.
   d. There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
   e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the rear property line or they may be as close as 5' if there are garage doors facing the rear property*

line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)

f. *Generally, attached garages are not appropriate; however, instances where they may be are: Where they are a typical feature of the neighborhood; or When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

g. *For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

h. On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.

i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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

a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.

b. The DADU may not exceed the maximums outlined previously for outbuildings.

c. *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.

Ownership.

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

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

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

h. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

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

I. Utilities

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

2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
2. Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: The property located at 1015 Halcyon Avenue is a vacant lot in the Waverly-Belmont neighborhood (Figure 1). In 2016, MHZC staff issued a permit to demolish the non-contributing house that previously stood on the lot.

Figure 1. Vacant lot at 1015 Halcyon Avenue.

Analysis and Findings:

Height & Scale: The proposed infill will be one and one-half stories with an eave height of approximately fifteen feet (15') at the front from grade, a ridge height of approximately twenty-six feet, ten inches (26'-10"), and a foundation height of approximately one foot, six inches (1'-6"). The subject property is a flat lot whereas historic homes on the block include cross-slopes of varying degrees. The proposed foundation height appears to be similar to that of infill at 1011 Halcyon Avenue. Staff finds that the infill's height meets the historic context where houses range in height from approximately twenty-four feet to twenty-seven feet (24'-27') from grade and that the eave and foundations heights are compatible with the historic context.

The building is thirty-four feet, eight inches (34'-8") wide and includes a single-story projection on the right-side that extends approximately eight inches (8") wider. The projection is located approximately twenty-six feet (26') beyond the front wall. This is in keeping with the neighboring context, which ranges between approximately thirty and thirty-six feet (30'-36') wide. The infill has a depth of sixty-eight feet, four inches (68'-4"), not including the covered stoop. The proposed depth of the infill is similar to the depth of nearby historic homes with rear additions.

Staff finds the height and scale of the new construction to be compatible with the surrounding context and to meet Sections III.A and III.B of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks as the house is located six feet (6') from the left-side property line; nine feet, four inches (9'-4") from the right-side property line; and approximately fifty-three feet (53') from the rear property line. At twenty-eight feet (28'), the front setback is approximately halfway between adjacent structures.

Staff finds that the project meets Section III.C of the design guidelines.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Brick to grade	Needs final review	No*	Yes
Cladding	Brick	Needs final review	Yes	Yes
Secondary Cladding	Hardie lap siding, 5" reveal	Smooth face	Yes	No
Roofing	Standing seam metal roof	Needs final review	Yes	Yes
Secondary Roofing	Architectural asphalt shingles	Needs final review	Yes	Yes
Trim	Miratec, 8"	Smooth	Yes	No
Chimney	Brick	Needs final review	Yes	Yes
Front Porch floor/steps	Concrete	Natural	Yes	No
Front Porch Roof	Standing seam metal roof	Needs final review	Yes	Yes
Front Knee Wall	Brick	Needs final review	No*	Yes
Rear Porch floor/steps	Concrete	Natural	Yes	No
Rear Porch Posts	Brick	Needs final review	Yes	Yes
Windows	MGM "Southern Rose" 8017 Series	Vinyl clad	Yes	No
Principle Entrance	Full light	Needs final approval	Yes	Yes

Rear doors	Full light	Needs final approval	Yes	X
Driveway	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

Most of the known materials meet the design guidelines. The infill proposes brick to grade on the primary massing of the infill as well as a front knee wall surrounding the porch floor. The Commission has typically required a different foundation material to delineate the foundation line. Staff recommends that the infill incorporate a different material for the foundation. In addition, the site plan should show a front walkway connecting the front stoop to the public sidewalk. With the conditions that there be a change of material at the foundation, that the site plan show the walkway, and that staff review the final details of the doors, roof material and color, and a masonry sample prior to purchase and installation, staff finds that the project meets Section III.D.

Roof form: The infill has a side gabled roof form with a 6/12 pitch and incorporates a 14/12 front gable that is not attached at the peak to the primary roof form. The rear of the infill reads like a rear gabled addition with an 8/12 pitch that also incorporates side shed dormers that are inset appropriately and a single-story hipped portion on the rear that also has an 8/12 pitch.

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

Orientation: The infill is oriented to Halcyon Avenue as is appropriate and incorporates a covered stoop at the front entrance. Staff recommends that the site plan include a front walkway connecting the covered stoop to the public sidewalk.

The project meets Section III.F.

Proportion and Rhythm of Openings**:** Most of the windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The dormer on the left-side façade incorporates some smaller square windows; staff finds that these windows can be appropriate since they are located on the side façade beyond the midpoint on a dormer that is inset two feet (2') from the primary side wall of the house. 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 III.G. for new construction-proportion and rhythm of openings.

Appurtenances & Utilities: The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, the project meets Section III.I.

Outbuilding: The applicant is an outbuilding in the rear yard. The outbuilding is proposed to be a DADU, but the lot does not meet the minimum lot size for R8. Staff has advised the applicant to confirm DADU eligibility with Zoning. The design guidelines treat all outbuildings the same regardless of use.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20’	20’-10”
Rear setback	5’	10’
L side setback	5’	12’-8”
R side setback	5’	5’
How is the building accessed?		Alley at rear of lot

The proposed outbuilding meets all bulk zoning setbacks.

Massing/Planning:

	Maximum footprint for an outbuilding on a lot with an area of less than 10,000 sq. ft.	Total Footprint of Proposed Outbuildings
Maximum Square Footage	750 sq. ft.	749 sq. ft.

	Potential Maximums for 1-Story Outbuildings	Proposed Outbuilding
Ridge Height	25’ (not to exceed principal building height)	25’
Eave Height	10’	10’

General requirements for outbuildings and DADUs:

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

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?	Yes	
Is the building located towards the rear of the lot?	Yes	

*As proposed, the dormers are not set in from the wall below. However, the Commission has found dormers such as those proposed on this outbuilding to be appropriate when the outbuilding has a gambrel roof form.

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Gambrel	No
Primary roof slope	6/12 and 20/12	No
Dormer form	Shed	Yes
Dormer roof slope	6/12	Yes

*The proposed outbuilding has a gambrel roof form, which is not common in the neighborhood, but it is seen historically and has been approved by the Commission in the Waverly-Belmont district and the neighboring Belmont-Hillsboro district. The outbuilding incorporates dormers on the front and rear elevations. The dormers do not exceed fifty percent (50%) of the roof plane. The Commission has required dormers to sit at least two feet (2') back from the first-floor wall; however, on a gambrel form, that is not possible. The Commission has approved a couple of outbuildings that have a gambrel roof form with dormers that stack on the wall below, so staff finds that the proposed dormers stacking the wall below is appropriate in this case.

Design Standards

The proposed structure has a simple design that is appropriate for outbuildings. The form and detailing do not contrast greatly with the proposed infill.

Staff finds that the proposed design meets Section III.H.2 of the design guidelines.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Concrete block	Split face	No
Cladding	Hardie lap siding, 5" reveal	Smooth	No
Roofing	Architectural shingles	Needs final approval	Yes
Trim	Miratec	Smooth	No

Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

The known materials meet the design guidelines. With staff approval of the final selections of the roof color, windows, and doors, staff finds the materials to meet Section II.B.1.d.

Staff finds that the propose outbuilding's height, scale, placement, setbacks, materials, and design meet Section III.H of the design guidelines

Recommendation: Staff recommends approval with the following conditions:

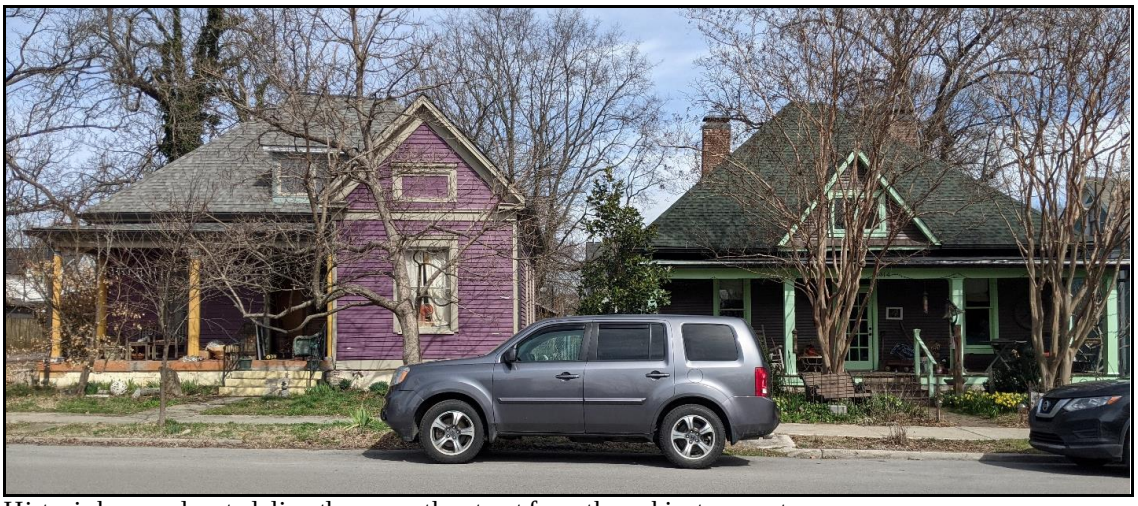
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be verified by MHZC staff in the field after staking;
3. There shall be a change in material for the foundation of the infill;
4. The site plan shall show a front walkway connecting the front door to the public sidewalk;
5. Staff approve the final details, dimensions and materials of doors, roof material and color, and a masonry sample for the infill prior to purchase and installation;
6. Staff approved the roof color, windows, doors, and garage doors for the outbuilding prior to purchase and installation; and,
7. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within 5' of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the project meets Section III of the *Waverly-Belmont Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachment A: Context Photos

Non-contributing duplex located directly to the left of the subject property

Non-contributing house located directly to the right of the subject property.

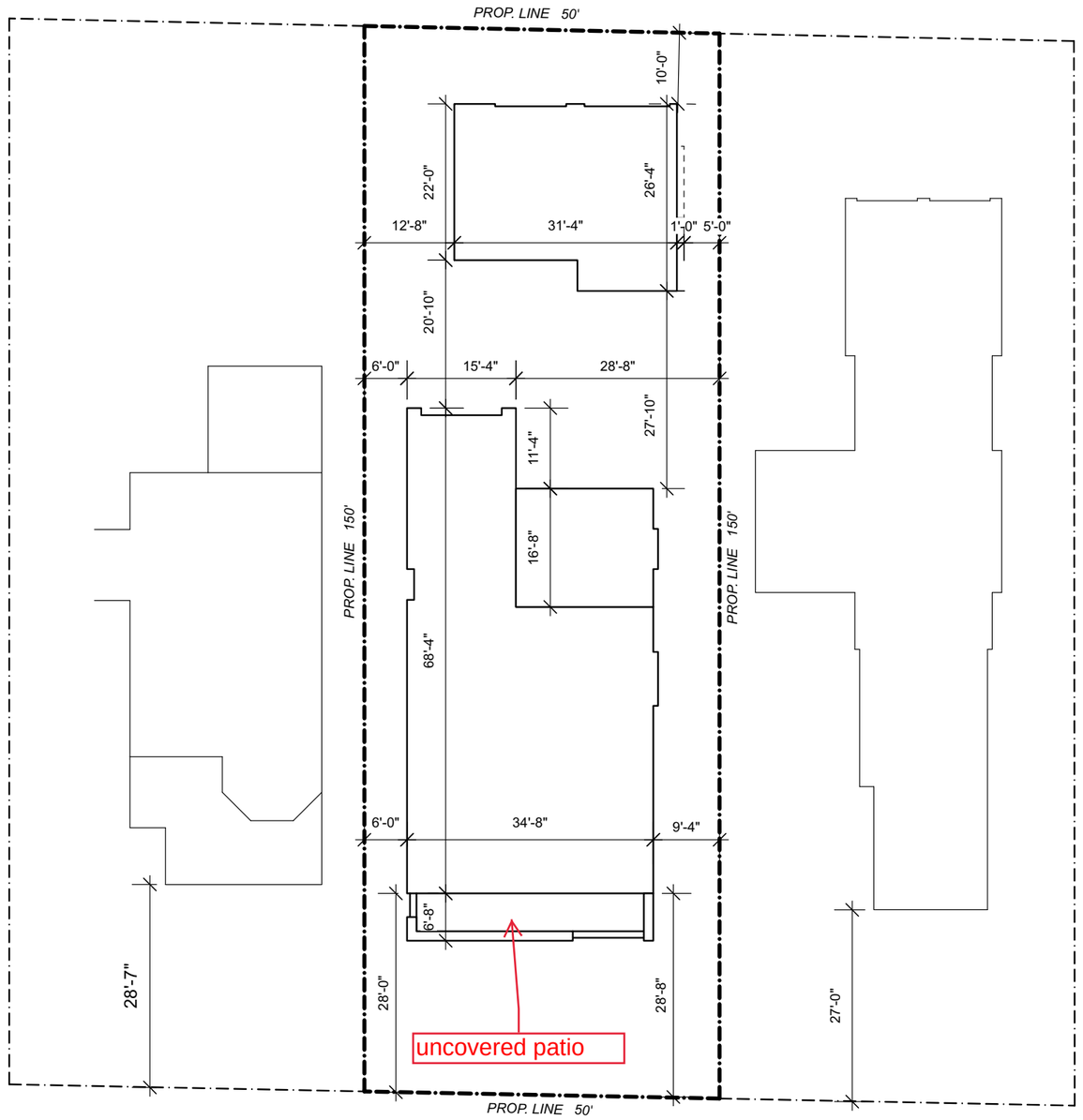


Historic houses located directly across the street from the subject property.

Left to right. Non-contributing house at 1007 Halcyon and historic house at 1009 Halcyon.

Left to right. Historic house at 1012 Halcyon, non-contributing house at 1010 Halcyon, and historic house at 1008 Halcyon.

(ALLEY)



11TH AVENUE S

HALCYON AVENUE

N

1015 HALCYON AVE

SITE PLAN

SCALE: 1"=20'

1015 HALCYON AVENUE

FRONT ELEVATION. •. SCALE: 1/4″=1′

TARL LARC

1015 HALCYON AVENUE

REAR ELEVATION. •. SCALE: 1/4”=1’

TARL LARC DESIGNS

STANDING SEAM METAL ROOF AT FRONT, MAIN ROOF LINE

8” MIRATEC FASCIA TRIM
MIRATEC CORNICE TRIM TYP.

4” BRICK VENEER WHERE SHOWN (COLOR TBD)

MGM 8017 WINDOWS TYP.

4x6 CEDAR CORBELS @ ENTRY ROOF

CONC. FRONT PORCH WITH 24”H BRICK WALL AS SHOWN

30-YR ARCHITECTURAL ASPHALT SHINGLE ROOF @ REAR PORTION

8” MIRATEC FASCIA TRIM
MIRATEC CORNICE TRIM TYP.

5” REVEAL HARDIE LAP SIDING WITH MIRATEC TRIM WHERE SHOWN

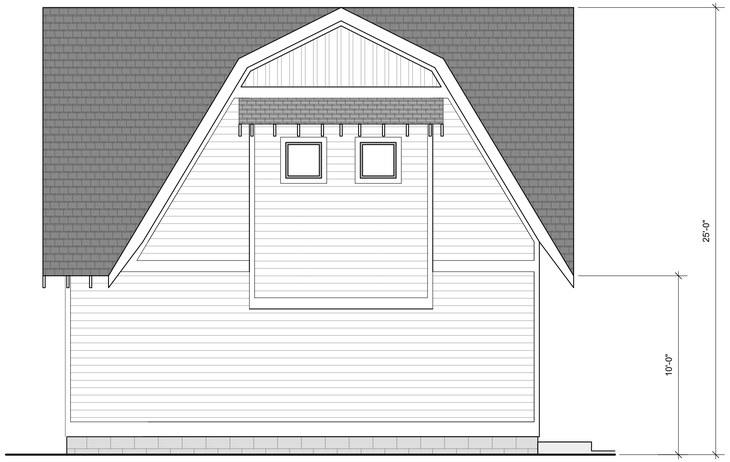
MGM 8017 WINDOWS TYP.

CONC. REAR PATIO

1015 HALCYON AVENUE

SIDE ELEVATIONS •. SCALE: 1/8”=1’

TARL LARCO DESIGNS

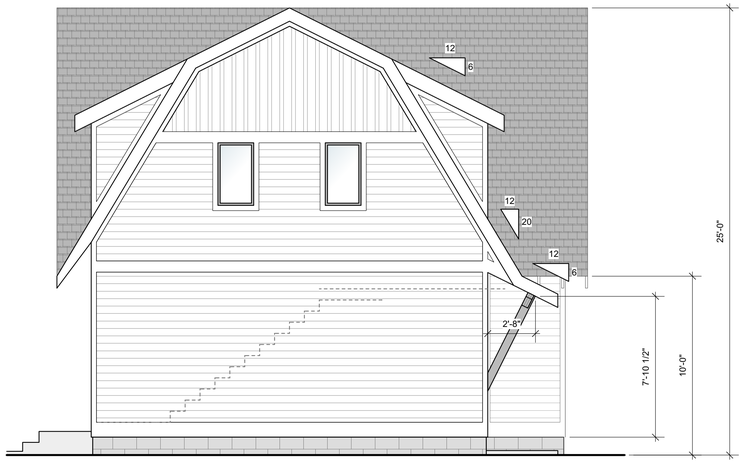


RIGHT SIDE ELEVATION

SCALE: 1/4"= 1'

REAR (ALLEY) ELEVATION

SCALE: 1/4"= 1'



LEFT SIDE ELEVATION

SCALE: 1/4"= 1'

FRONT (STREET) ELEVATION

SCALE: 1/4"= 1'

NOTES

TARL LAROCCO DESIGNS DOES NOT IMPLY ITSELF TO BE A LICENSED ENGINEER OR ARCHITECT, AND THEREFORE ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THESE PLANS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY THE STRUCTURAL INTEGRITY OF THESE PLANS, AND TO EMPLYOY THE SERVICES OF A LICENSED ENGINEER IF REQUIRED.

EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT, AND THAT ALL APPLICABLE STATE AND LOCAL CODES HAVE BEEN MET. IF AN ERROR OR OMMISION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO CORRECT THE ERROR AND/OR OMISSION AT THEIR OWN EXPENSE, AND NOT THE RESPONSIBILITY OF TARL LAROCCO DESIGNS.

GARAGE FOOTPRINT	703 SF 749 SF
DADU/ 2ND FLR	698 SF

TARL LAROCCO DESIGNS

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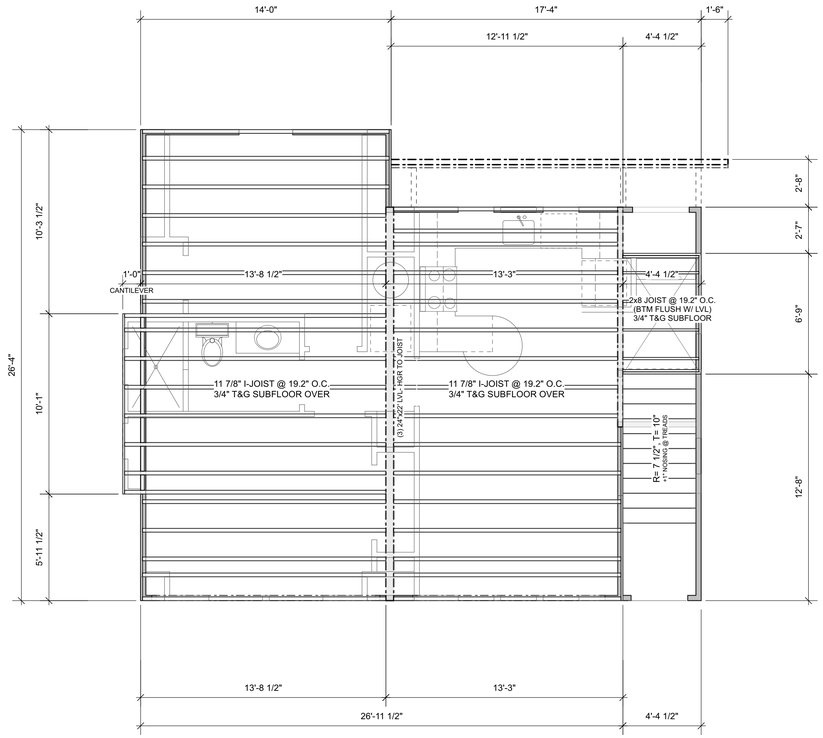
DESIGN BY	TARL L.
DRAWN BY	TARL L.
PLAN	HALCYON
DATE	3/05/21

G1 of

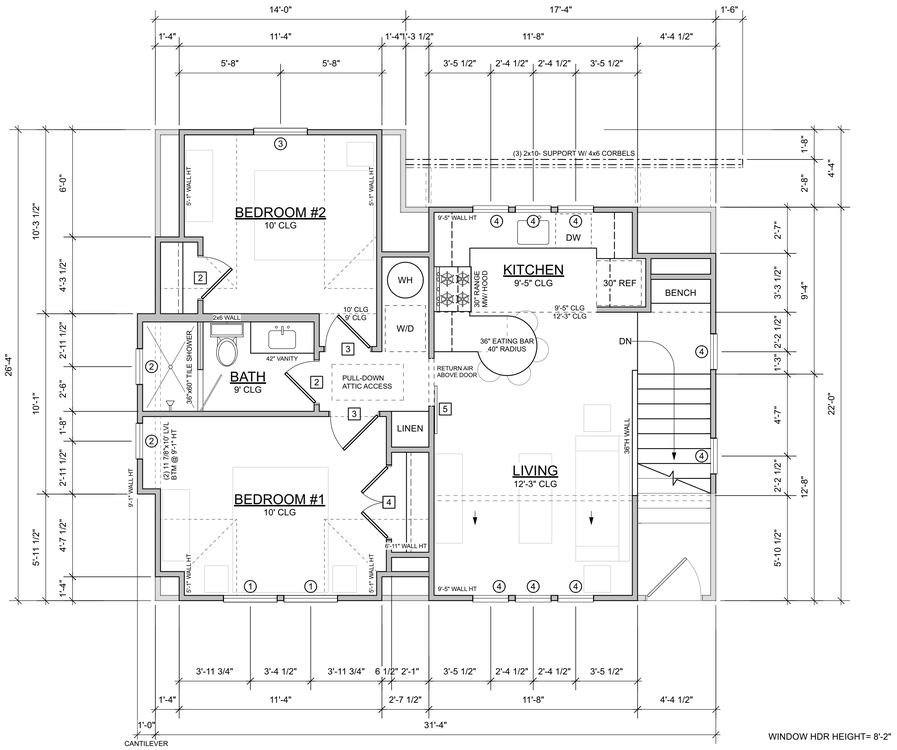
SCALE: 1/4"=1'

1015 Halcyon Ave
Detached Garage/ DADU
Nashville, TN



2ND FLOOR FRAMING

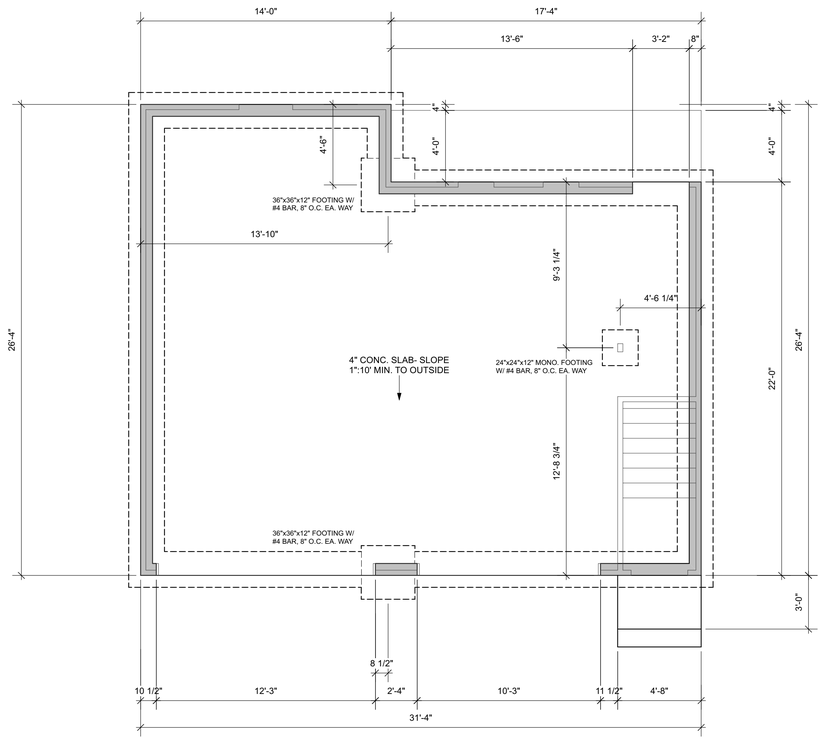
SCALE: 1/4"= 1'



WINDOW HDR HEIGHT= 8'-2"

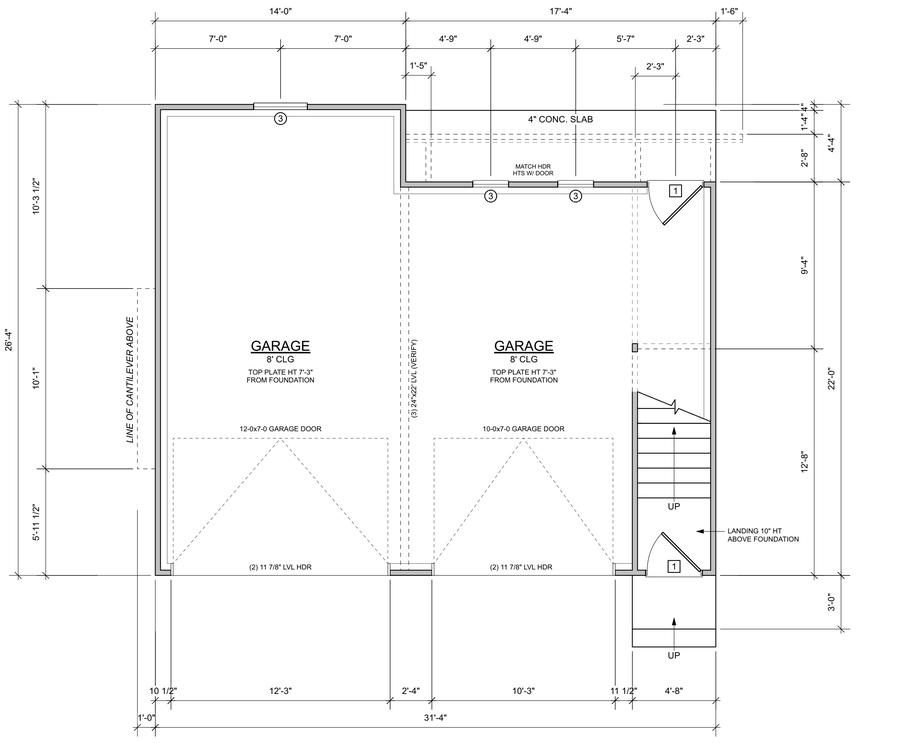
2ND FLOOR PLAN

SCALE: 1/4"= 1'



FOUNDATION PLAN

SCALE: 1/4"= 1'



1ST FLOOR PLAN

SCALE: 1/4"= 1'

NOTES

WINDOW SCHEDULE
MGM SERIES 8017

KEY	DESCRIPTION	QTY
1	3-0x5-0 CSMT (36"Wx60"H)	2
2	2-0x2-0 PICT (30"Wx54"H)	2
3	3-0x5-6 DH (36"Wx66"H)	2
4	2-0x3-6 PICT (24"Wx42"H)	10

NOTE: VERIFY ROUGH OPENINGS, EGRESS REQUIREMENTS, AND LOCATIONS OF TEMERED GLASS

DOOR SCHEDULE

KEY	DESCRIPTION	QTY
1	3-0x6-8 ENTRY (38"x82.5")	2
2	2-4x6-8 (30"x82.5" R.O.)	2
3	2-8x6-8 (34"x82.5" R.O.)	2
4	4-0x6-8 DUMMY FR (50"x82.5")	1
5	2-8x8-0 BARN (32"x98")	1
6	2-8x6-8 DBL SWING (34"x82.5")	1
7	16-0x8-0 4-PANEL EXT. PATIO (192"x96" R.O.)	1

NOTE: VERIFY ROUGH OPG. MEASUREMENTS

GARAGE	703 SF
FOOTPRINT	749 SF
DADU/ 2ND FLR	698 SF

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DATE	3/05/21

G2 of

SCALE: 1/4"=1'

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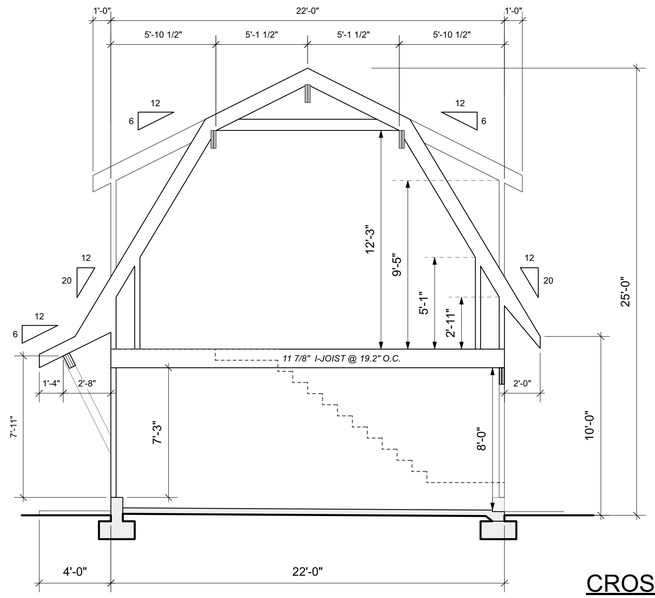
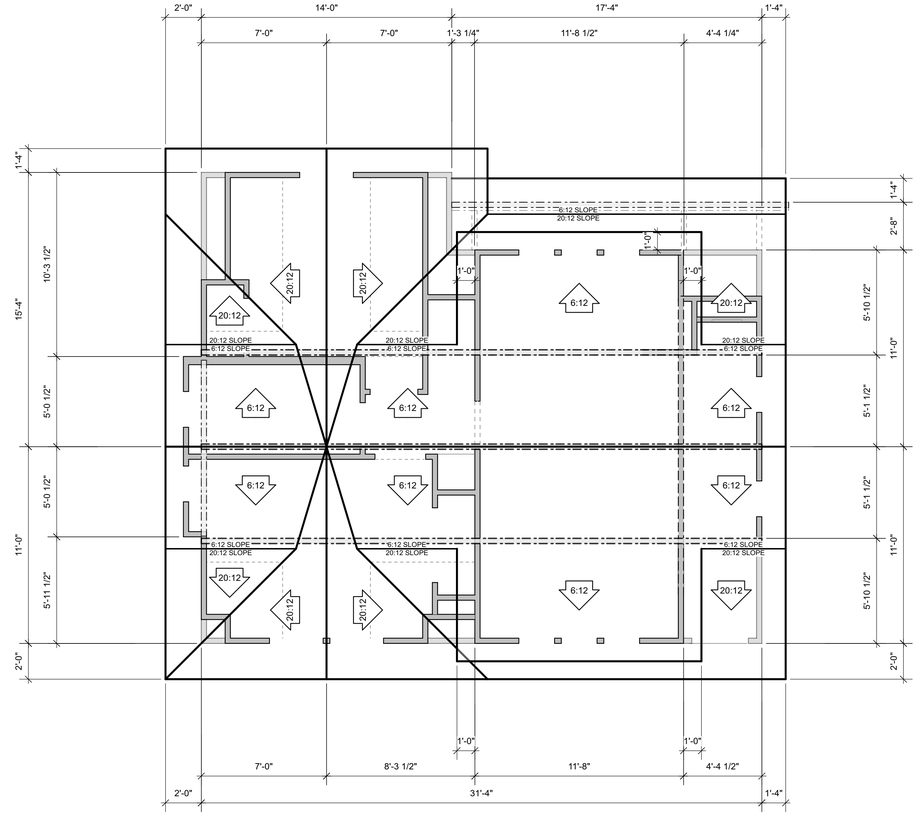


CROSS SECTION

SCALE: 1/4"= 1'



ROOF PLAN

SCALE: 1/4"= 1'

NOTES

GARAGE	703 SF
FOOTPRINT	749 SF
DADU/ 2ND FLR	698 SF

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G3

SCALE: 1/4"=1'

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