

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**  
**1809 Holly Street**  
**March 17, 2021**

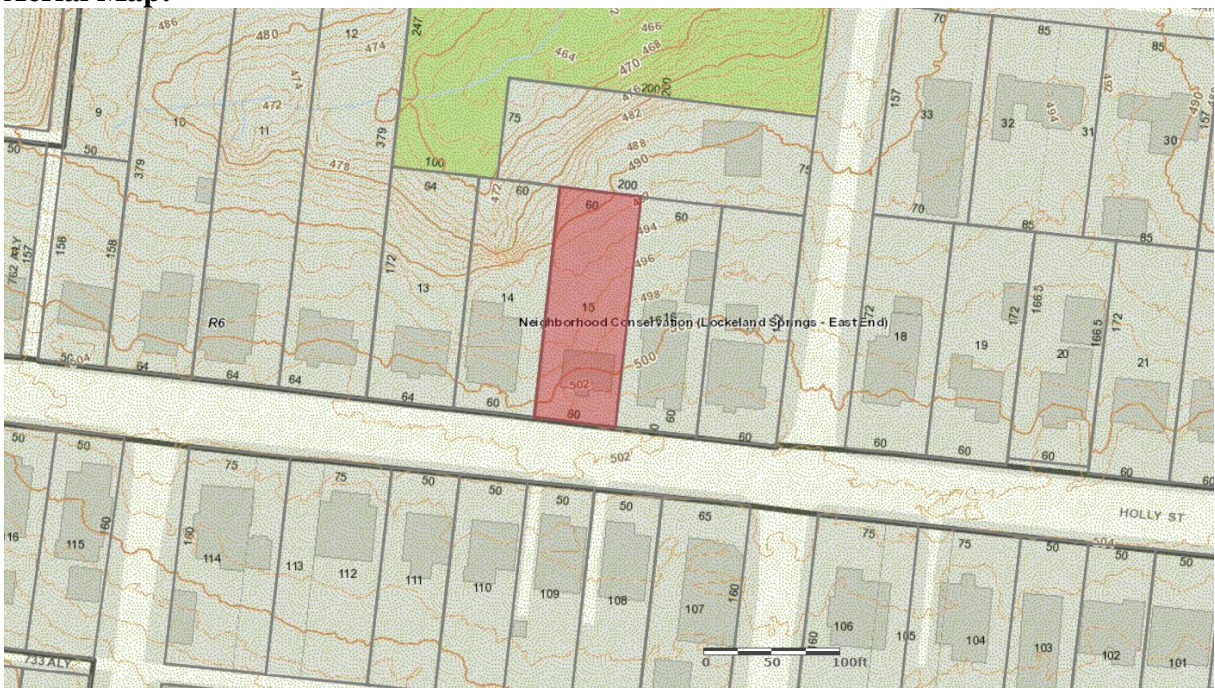
**Application:** New Construction—Infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08314001400  
**Applicant:** Agynes Chrzan, Legacy South  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

<p><b>Description of Project:</b> The applicant proposes to construct a new one and one-half story infill oriented to Holly Street. The house will be a duplex.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field;</li> <li>2. Staff approve a masonry sample, windows, doors, front porch floor and step material, roof shingle color, metal roof color and dimensions, and driveway and walkway materials prior to purchase and installation; and</li> <li>3. The HVAC 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).</li> </ol> <p>With these conditions, staff finds that the proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.</p>	<p><b>Attachments</b>  <b>A:</b> Photographs  <b>B:</b> Site Plan  <b>C:</b> Elevations</p>
---	---

**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 be 12'.*

*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.*

## **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.*

**Background:** 1809 Holly Street was constructed c. 1948, which is outside the period of significance for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1). Based on the date of construction, the materials, and the form, the building is non-contributing. The house did suffer damage from the March 3, 2021 tornado, but its demolition would have been allowed without the damage due to its non-contributory status. MHZC staff issued a demolition permit for the house in July 2020.



Figure 1. 1809 Holly Street after the March 3, 2020 tornado.

**Analysis and Findings:** The applicant proposes to construct a new one and one-half story infill oriented to Holly Street. The house will be a duplex.

**Height & Scale:** The new building will be a one and one-half-stories, which is compatible with the historic houses on the block and the surrounding area. The house will be twenty-six feet and six inches (26' 6") tall from the front grade to the peak of the roof. The immediate context ranges from an estimated nineteen feet (19') to twenty-nine feet (29') in height on similar sized lots. In 2020, MHZC approved infill next door at 1813 Holly Street to be also one-and-a-half stories and twenty-seven feet (27') tall. The foundation is approximately one foot, nine inches (1'9") tall and the eaves are less than ten feet (10') from finished floor, both of which match the historic context.

The overall width of the building will be thirty-eight feet (38'). In the immediate context, widths of homes on similar sized lots range between thirty-four and forty four feet (34'-44'). The depth of the building will be approximately eighty-nine feet. Staff finds that the infill's overall height and scale to meet the historic context and design guidelines.

Staff finds that the height, width, and massing of the proposed new infill to meet Sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The front setback of the building is proposed to be twenty-four feet (24') from the front property line. This similar to the front setback of the historic house at 1807 Holly and the front setback approved for the infill at 1813 Holly Street.

The proposed house sits off-center on the lot to accommodate a driveway, which is typical of many historic buildings in the immediate vicinity. The right-side setback is five feet (5') which meets bulk zoning standards. The left-side setback is approximately seventeen feet (17'). The infill will be approximately fifty-eight feet (58') from the rear property line. The infill's location on the lot is compatible with the rhythm of spacing along this side of Holly Street.

Staff finds that the setbacks and rhythm of spacing meet Section II.B.3 of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Stone	Unknown	Yes	Yes
<b>Primary Cladding</b>	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	No
<b>Secondary Cladding</b>	Cedar or Hardi Shake	Hardie or equivalent	Yes	No
<b>Trim</b>	Cement-Fiber	Smooth-Faced	Yes	No
<b>Primary Roofing</b>	Asphalt Shingles	Unknown	Yes	Yes
<b>Secondary Roofing</b>	Metal roof	Unknown	Yes	Yes
<b>Screen porch framing</b>	Stained wood	Typical	Yes	No
<b>Front Porch steps</b>	Unknown	Unknown	Unknown	Yes
<b>Front Porch Floor</b>	Unknown	Unknown	Unknown	Yes
<b>Front Porch Columns</b>	Wood	Typical	Yes	No



<b>Windows (majority)</b>	Double-hung, Fixed	Unknown	Unknown	Yes
<b>Front Doors</b>	Half glass	Unknown	Yes	Yes
<b>Rear Porch</b>	Wood	Typical	Yes	No
<b>Driveway/ Parking</b>	Not indicated	Unknown	Unknown	Yes
<b>Walkway</b>	Not indicated	Unknown	Unknown	Yes

Staff recommends final approval of the masonry sample, windows, doors, front porch floor and step material, roof shingle color, metal roof color and dimensions, and driveway and walkway materials.

With staff’s final approval of all material choices, staff finds the materials would meet section II.B.4 of the design guidelines.

Roof form: The primary roof of the building will be a side-gable with a 11/12 pitch. There’s a 9/12 gable connector to another 12/12 side gable. The front and rear dormers will be gabled with a 4/12 pitch on the front with a 3/12 pitch in the rear. The front dormer is inset two feet (2’) from the wall below. In the connector will be 3/12 shed dormers. The front stoops will have 12/12 gable. These roof forms are all compatible with the historic roof forms in the immediate vicinity.

Staff finds that the proposed roof forms to meet Section II.B.5 of the design guidelines.

Orientation: The new infill duplex will have two front doors behind separate stoops, oriented towards Holly Street. There will be two walkways from the sidewalk to the front stoops. The proposal includes a driveway to the left side of the house. The site lacks an alley, and there is an existing driveway in that location. Staff finds that all of this meets the design guidelines.

Staff finds the infill’s orientation to meet Section II.B.6 of the design guidelines.

Proportion and Rhythm of Openings: The window openings on the infill are all vertically oriented, meeting the historic proportion of window openings. There are no large expanses of wall space without a window or door opening.

Staff finds that the infill’s proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and utilities were not noted on the plans. Staff recommends that the HVAC 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).

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

1. The finished floor height be consistent with the finished floor heights of the adjacent houses, to be verified by MHZC staff in the field;
2. Staff approve a masonry sample, windows, doors, front porch floor and step material, roof shingle color, metal roof color and dimensions, and driveway and walkway materials prior to purchase and installation; and
3. The HVAC 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 proposed infill meets Section II.B. of the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Context Photos:**



1809 Holly in March 2021



Infill at 1813 Holly (left) and historic house to its right.



1809 Holly in context with the new infill



Houses to the left



Houses to the left

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS AND CODES, OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.
3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK. IF DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, ELEVATIONS, GRADES AND DIMENSIONS) ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THESE CONSTRUCTION PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY THE DESIGNER AND OWNER BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL DIMENSIONS, WIDTHS, HEIGHTS, SQUARE FOOTAGES, AND ANY OTHER CALCULATIONS DEPICTED ON THESE CONSTRUCTION PLANS. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO SQUARE FOOTAGES REPRESENTED ON THESE CONSTRUCTION PLANS.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.
7. THE DESIGNER DOES NOT GUARANTEE THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUITABILITY OF SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
8. THE DESIGNER DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR, SHALL HAVE NO AUTHORITY TO STOP WORK, SHALL HAVE NO AUTHORITY TO DIRECT WORK, SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.
10. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN. TO THE EXTENT ANY EXISTING UTILITIES ARE DAMAGED, CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. DESIGNER IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTOR'S FAILURE TO COORDINATE UTILITY WORK.
12. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND CODES WITH RESPECT TO STORM WATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES. THE DESIGNER IS NOT RESPONSIBLE FOR ANY EROSION OR SEDIMENT PROBLEMS ENCOUNTERED DURING CONSTRUCTION.

# A NEW DUPLEX HOME AT 1009 HOLLY ST.



**1809 Holly  
Nashville, TN**

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural components to be verified by supplier and/or engineer prior to beginning construction. Contractor shall verify site and report any conditions that may conflict with design to designer. Contractor shall assume responsibility for any discrepancies not reported.

**Project summary Legacy South Builders 615.861.1669 2012 Residential Building Code**

Bedrooms	3	width	38' - 0"
Full baths	3	depth	85' - 0"
half baths	0	height	25' - 8"

Gross Living Area		
Level	Area	Comments
1 - FIRST FL	1413 SF	
2 - 2ND FL	987 SF	
Grand total: 2	2400 SF	

Sheet List	
Sheet Name	Sheet Number
Cover Sheet	A0
Site Plan	A1.0
Roof	A1.1
Floor Plans	A1.2
Floor Plans	A1.3
Electrical	A1.4
Front/Rear Elevations	A2.0
Side Elevations	A2.1
Perspectives	A6.0

No.	Revision Description	Date
1		

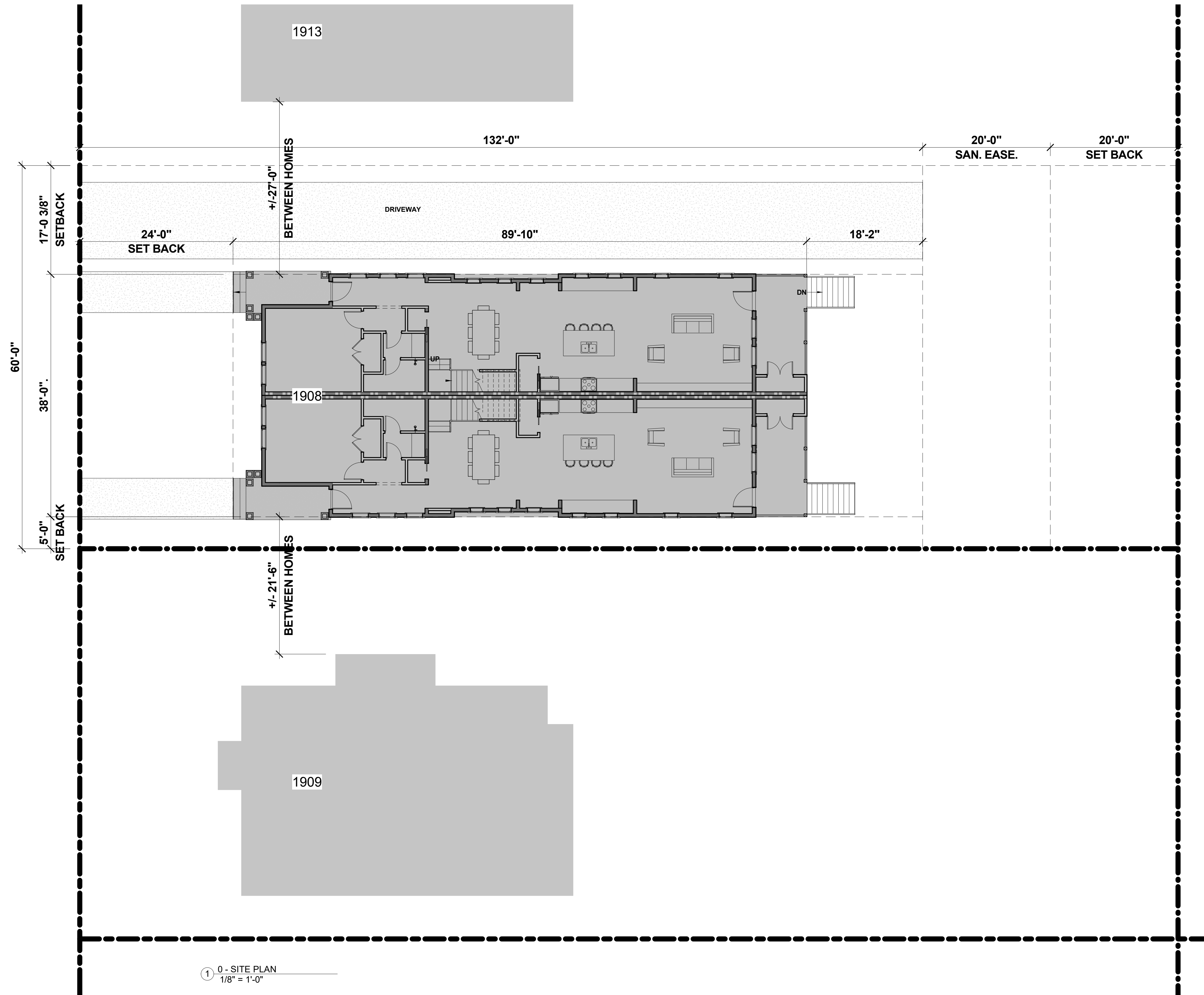
**Cover Sheet**

Drawing Status: D.D. SET  
Date: 03.05.21  
Drawn by: A. Chrzan

**A0**

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.

# HOLLY ST



① 0 - SITE PLAN  
1/8" = 1'-0"



## 1809 Holly Nashville, TN

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.  
Owner and/or contractor to verify all dimensions prior to beginning Construction.  
All structural components to be verified by supplier and/or engineer prior to beginning construction.  
Contractor shall verify site and report any conditions that may conflict with design to designer.  
Contractor shall assume responsibility for any discrepancies not reported.

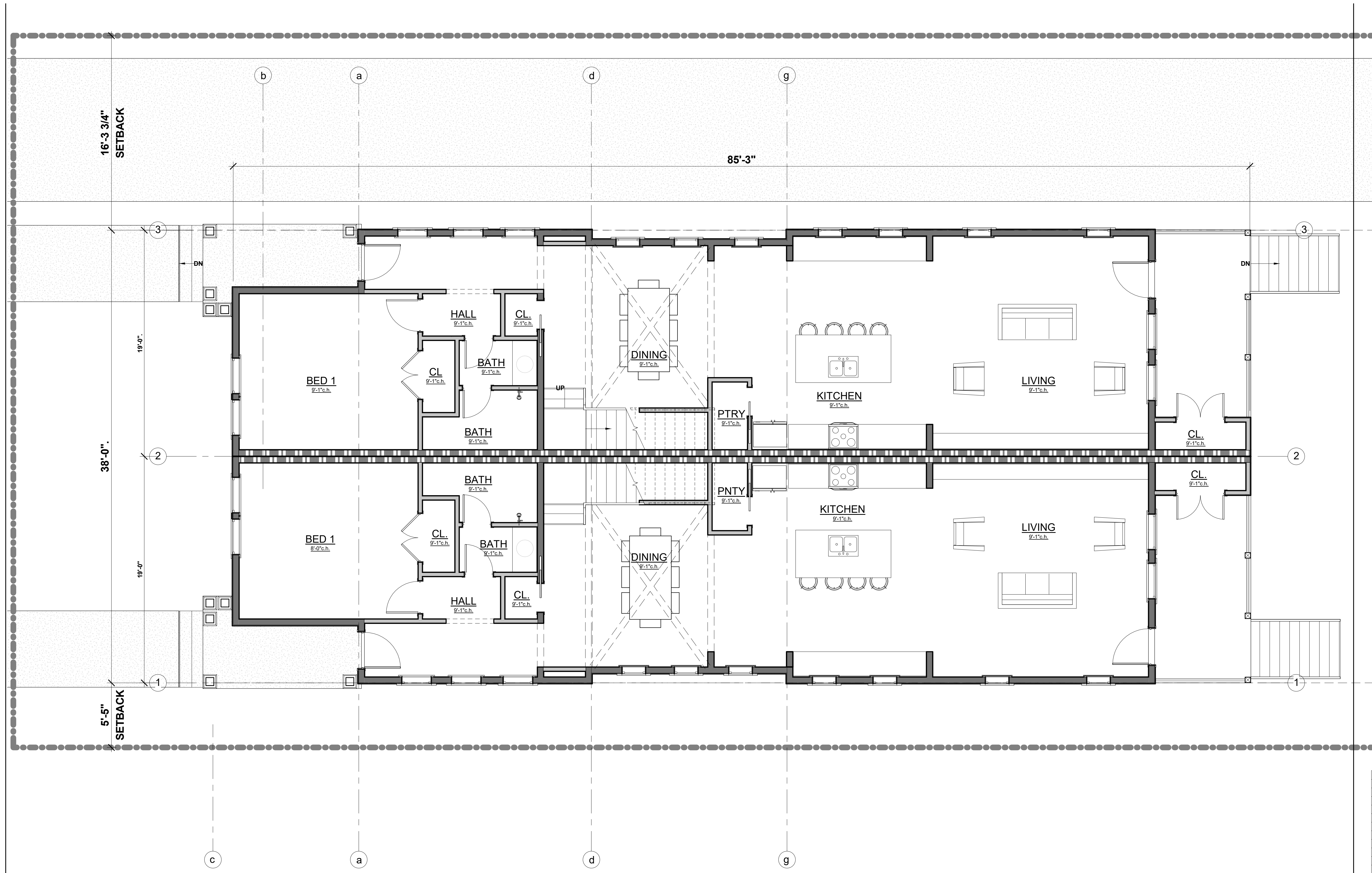
No.	Revision Description	Date
1		

Site Plan

Drawing Status: D.D. SET  
Date: 03.05.21  
Drawn by: A. Chrzan

# A1.0

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.



1 - FIRST FL  
1/4" = 1'-0"

**1809 Holly**  
**Nashville, TN**

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction. Owner and/or contractor to verify all dimensions prior to beginning Construction. All structural components to be verified by supplier and/or engineer prior to beginning construction. Contractor shall verify site and report any conditions that may conflict with design to designer. Contractor shall assume responsibility for any discrepancies not reported.

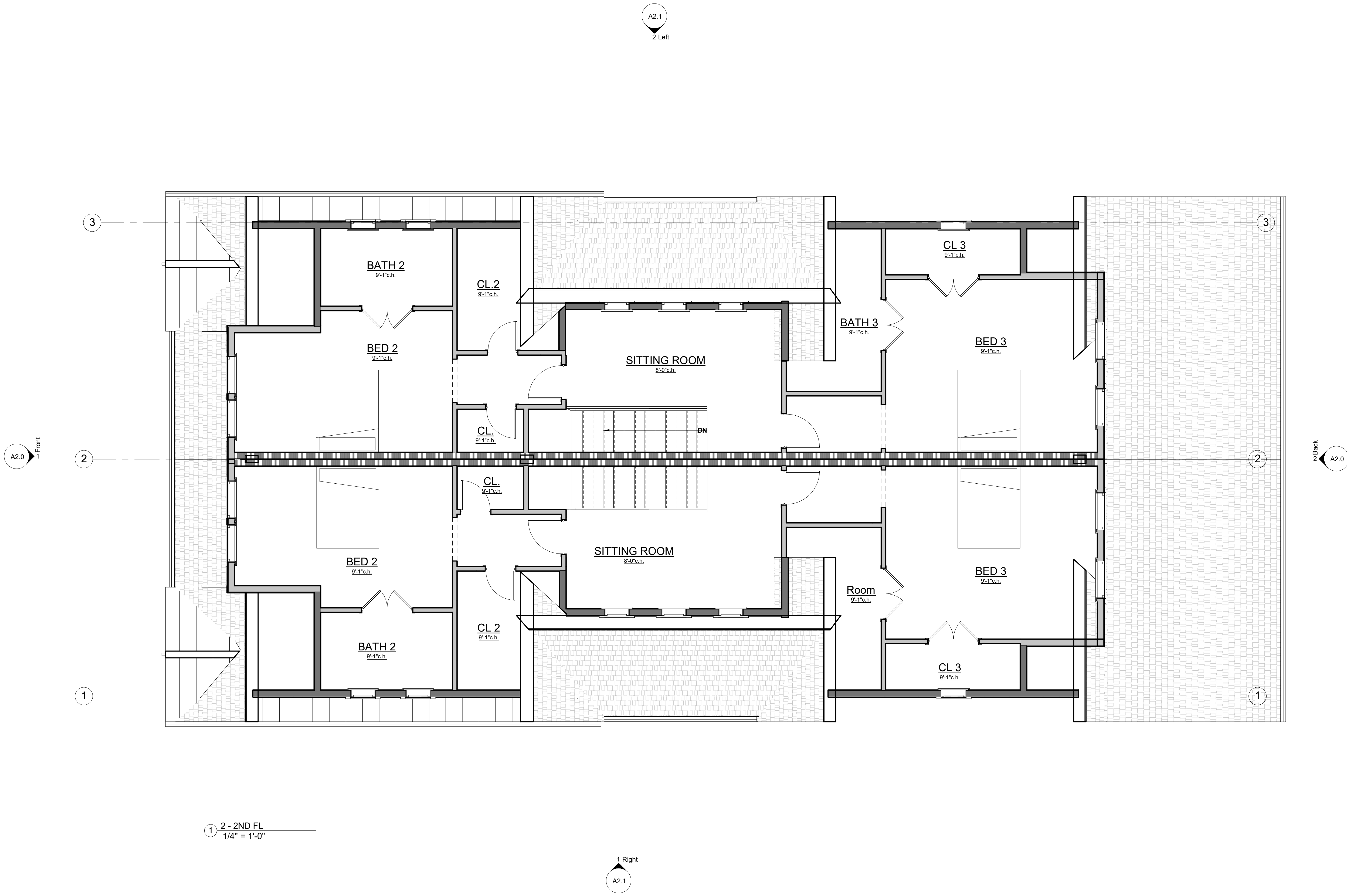
No.	Revision Description	Date

**Floor Plans**

Drawing Status: D.D. SET  
Date: 03.05.21  
Drawn by: A. Chrzan

**A1.2**

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.



# 1809 Holly Nashville, TN

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction. Owner and/or contractor to verify all dimensions prior to beginning Construction. All structural components to be verified by supplier and/or engineer prior to beginning construction. Contractor shall verify site and report any conditions that may conflict with design to designer. Contractor shall assume responsibility for any discrepancies not reported.

No.	Revision Description	Date

### Floor Plans

Drawing Status: D.D. SET  
 Date: 03.05.21  
 Drawn by: A.CHRZAN

# A1.3



These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.

① Front  
1/4" = 1'-0"



② Back  
1/4" = 1'-0"



# 1809 Holly Nashville, TN

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction. Owner and/or contractor to verify all dimensions prior to beginning Construction. All structural components to be verified by supplier and/or engineer prior to beginning construction. Contractor shall verify site and report any conditions that may conflict with design to designer. Contractor shall assume responsibility for any discrepancies not reported.

No.	Revision Description	Date

### Front/Rear Elevations

Drawing Status: D.D. SET  
 Date: 03.05.21  
 Drawn by: A.CHRZAN

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.



1 Right  
1/4" = 1'-0"



2 Left  
1/4" = 1'-0"



# 1809 Holly Nashville, TN

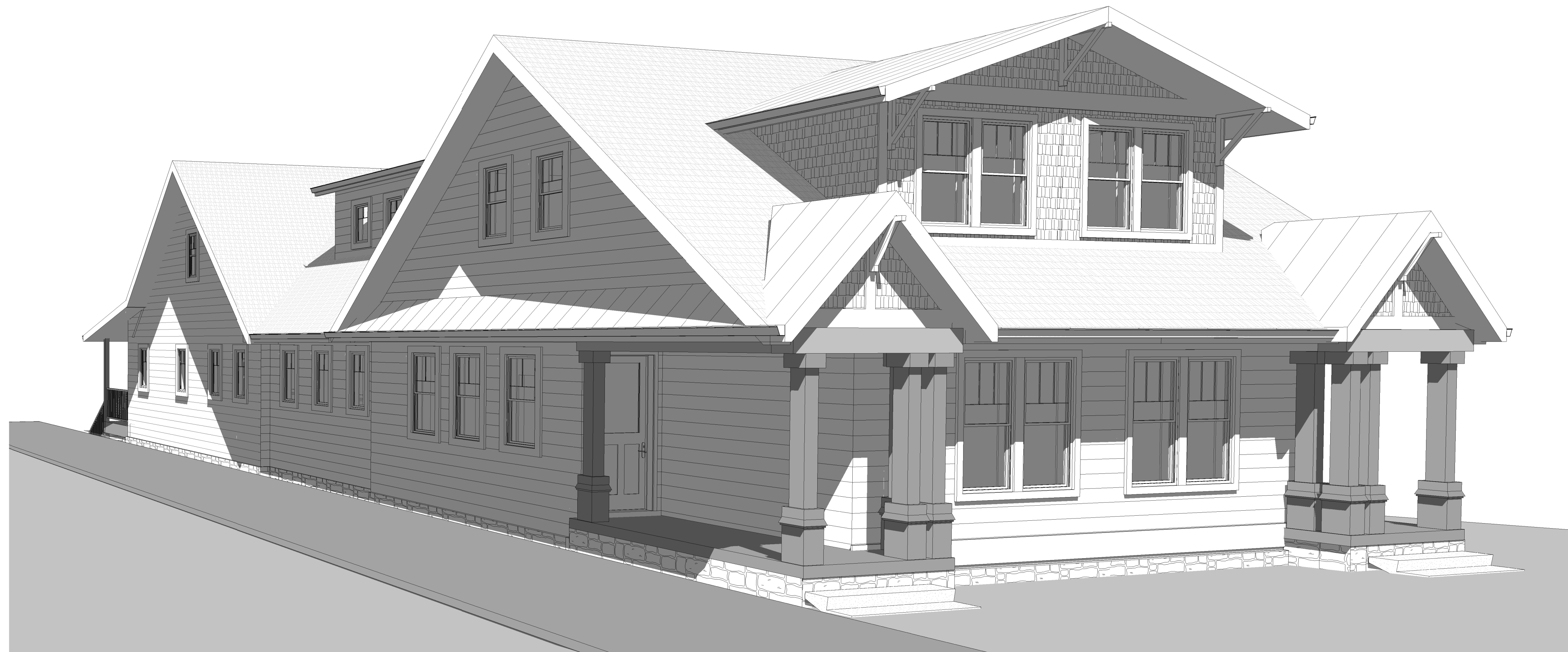
It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction. Owner and/or contractor to verify all dimensions prior to beginning construction. All structural components to be verified by supplier and/or engineer prior to beginning construction. Contractor shall verify site and report any conditions that may conflict with design to designer. Contractor shall assume responsibility for any discrepancies not reported.

No.	Revision Description	Date

Side Elevations

Drawing Status: D.D. SET  
Date: 03.05.21  
Drawn by: A.CHRZAN

These architectural plans are protected by copyright law. The reproduction or unauthorized use is strictly prohibited. Those in violation will be pursued to the fullest extent under the law including but not limited to damages and related attorney fees.



# 1809 Holly Nashville, TN

It is the responsibility of the owner and/or contractor to verify that the Plans meet any and all codes in the area in which the structure will be built prior to construction.  
Owner and/or contractor to verify all dimensions prior to beginning Construction.  
All structural components to be verified by supplier and/or engineer prior to beginning construction.  
Contractor shall verify site and report any conditions that may conflict with design to designer.  
Contractor shall assume responsibility for any discrepancies not reported.

No.	Revision Description	Date

### Perspectives

Drawing Status: D.D. SET  
Date: 03.05.21  
Drawn by: A.CHRZAN

# A6.0