

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
2306 Sunset Place
June 16, 2021

Application: New Construction—Infill
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10415023000
Applicant: Chris Goldbeck
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Applicant proposes to construct infill and an outbuilding on a vacant lot.

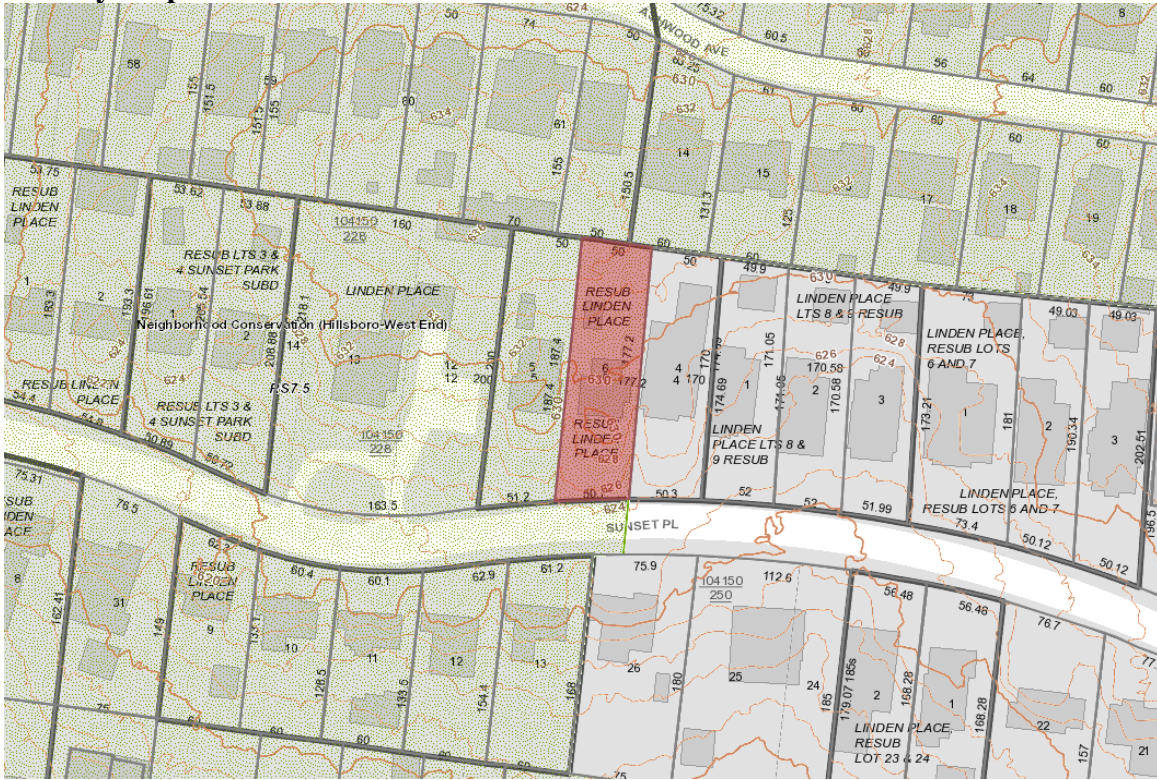
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve all windows and doors, masonry (brick) samples, the metal roof color and specification, the roof shingle color, and the driveway and walkway materials prior to purchase and installation;
3. The front walkway extend from the porch to the sidewalk along Sunset Place;
4. The outbuilding have two separate garage bays rather than one double-wide bay; and,
5. 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).

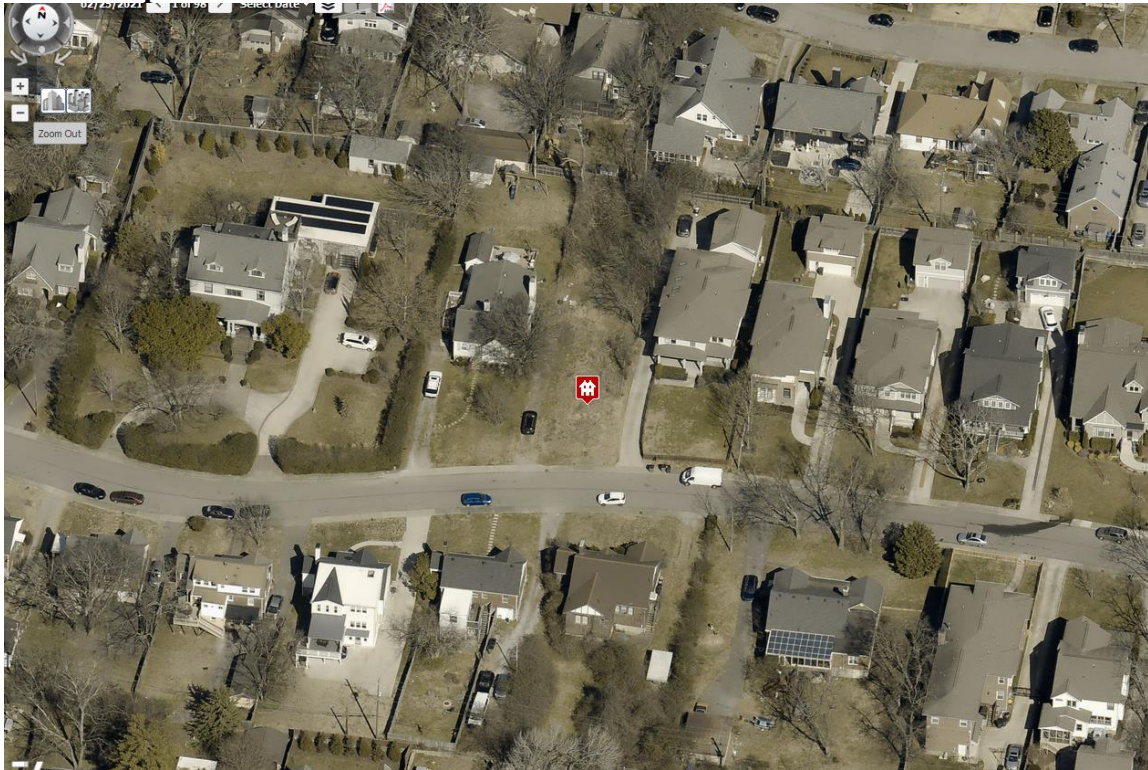
With these conditions, staff finds that the proposed infill and outbuilding to meet Section II.B. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

a. Height

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.

b. Scale

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.

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

c. Setback and Rhythm of Spacing

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.

The Commission has the ability to determine appropriate 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 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*

In most cases, an infill duplex 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 width 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

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. Vinyl and aluminum siding are not appropriate.

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.

Generally primary entrances should have full to half-lite doors. Faux leaded-glass is inappropriate.

e. Roof Shape

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.

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.

f. Orientation

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

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.

Multi-unit Developments

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

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.

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

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

Outbuildings: Character, Materials and Details

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or 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.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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 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 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.

i. 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.

j. 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: 2306 Sunset Place is a vacant lot. MHZC approved the demolition of the house in 2017 (Figure 1).



Figure 1. The vacant lot at 2306 Sunset Place.

Analysis and Findings: Applicant proposes to construct infill and an outbuilding on a vacant lot.

Height & Scale: The infill will be one-and-a-half stories in scale, with a maximum height of twenty-four (24') above the finished floor. The lot slopes up from the front to the back, so the foundation height varies. At the front, the foundation will have a height of three feet (3'), and it will decrease in height as it goes back. It will have an eave height of approximately nine feet (9') above the foundation. These heights and scales are similar to the historic context where there is a mixture of one and one-and-a-half story historic houses, one large two story house, and several two-story recent infills that are outside of the overlay. Specifically, historic houses in the immediate vicinity have heights ranging from twenty to forty-five feet (20'-45'), with most houses ranging from twenty-one to twenty-five feet (21'-25') tall and with eave heights between eight and ten feet (8'-10').

The house will have a width of thirty-two feet, four inches, and an overall footprint of two thousand, four hundred and forty square feet (2,440 sq.ft.). Staff finds this to meet the historic context where houses range in width between thirty-three feet and forty-six feet (33'-46') wide.

Overall, staff finds that the infill's height and scale to meet Sections II.B.1.a. and II.B.1.b. of the design guidelines.

Setback & Rhythm of Spacing: The infill will meet all base zoning setbacks. It will be twelve feet (12') from the left side property line to allow for a side driveway and five feet (5') from the right side property line. It will be approximately fifty feet (50') from the rear property line, and there will be twenty-five feet (25') between the rear of the infill and the outbuilding.

The front setback is appropriate for the historic context. The houses to the right are non-contributing and outside the overlay, so staff is primarily concerned with how this house relates to the historic house next door at 2308 Sunset. The front wall of the infill will be at least five feet (5') behind the main front wall of the house at 2308 Sunset and will be six feet, six inches (6'6") behind the projecting gable bay. However, the front of the porch will be slightly in front of the front walls of the house at 2308 Sunset; it will be forward four feet (4') from the main wall and just two feet (2') from the projecting gabled bay. Staff finds this front setback to be appropriate because part of the infill that is just slightly forward of the historic house next door is an open porch and not a solid wall.

Staff finds that the infill's setback and rhythm of spacing to meet Sections II.B.1.c. of the design guidelines.

Materials:

| | Proposed | Color/Texture/ Make/Manufacturer | Approved Previously or Typical of Neighborhood | Requires Additional Review |
|--------------------------------|--|---|---|---|
| Primary Foundation | Concrete Block | Split Face | Yes | No |
| Secondary Foundation | Brick Veneer | Unknown | Yes | Yes |
| Cladding | Brick Veneer | Unknown | Yes | Yes |
| Secondary Cladding | Cement Fiberboard Lap Siding, Smooth, 5" | Hardie or Similar | Yes | No |
| Primary Roofing | Standing Seam Metal | Unknown | Yes | Yes |
| Secondary Roofing | Architectural Shingles | Color known | Yes | Yes |
| Trim | Cement Fiberboard | Smooth faced | Yes | No |
| Front Porch floor/steps | Concrete | Typical | Yes | No |
| Front Porch Posts | Wood | Smooth wood | Yes | No |

| | | | | |
|---|----------------|----------------------|---------|-----|
| Front Porch Column Bases and Walls | Brick Veneer | Unknown | Yes | Yes |
| Windows | Not indicated | Needs final approval | Unknown | Yes |
| Principle Entrance | One-half glass | Needs final approval | Yes | Yes |
| Side/rear doors | Not indicated | Needs final approval | Unknown | Yes |
| Driveway | Not indicated | Needs final approval | Unknown | Yes |
| Walkway | Not indicated | Needs final approval | Unknown | Yes |
| Fence/wall | n/a | n/a | n/a | |

Staff recommends approval of all windows and doors, masonry (brick) samples, the metal roof color and specification, the roof shingle color, and the driveway and walkway materials prior to purchase and installation. With staff’s approval of all material choices, staff finds that the materials meet Section II.B.1.d. of the design guidelines.

Roof form: The primary roof form will be a side gable with a 7/12 pitch. The front porch is recessed under the main roof form. The house will have a front dormer with a 2.5/12 shed roof. It is inset appropriately. The rear portion of the addition will have a 9/12 rear facing gable with 2/12 shed dormers inset at least two feet (2’) from the walls below. Staff finds that these roof forms are compatible with the roof forms of the immediate surroundings and meet the design guidelines.

Staff finds that the proposed roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The infill is oriented to Sunset Place, with a nine foot, seven inch (9’7”) deep full width front porch. The lot does not have an alley; therefore, the applicant will have an eleven-foot (11’) wide side driveway that extends to the rear of the house. The front walkway to the porch is drawn as leading to the side driveway. Staff recommends that the walkway also lead to the sidewalk along Sunset.

With the condition that the walkway also extend to the sidewalk along Sunset Place, staff finds that the infill’s orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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.1.g. of the design guidelines.

Appurtenances & Utilities: The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5’ of the front corner or on the rear or rear-side within 5’ of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

Outbuildings: The applicant is proposing a one-and-a-half story outbuilding.

General requirements for Outbuildings:

| | 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’? | Yes | |
| 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? | | No* |
| Is the building located towards the rear of the lot? | Yes | |

* The drawings show that there is just one, double-wide garage bay facing the street. Staff recommends that there be two different garage bays since they face the street.

Site Planning & Setbacks:

| | MINIMUM | PROPOSED |
|--|-------------------------------------|---|
| Building located towards rear of lot | n/a | Yes |
| Space between principal building and Garage | 20’ | 25’ |
| Rear setback | 3’ | 3’ |
| L side setback** | 3’ | 3’3” |
| R side setback** | 3’ | 17’ |
| How is the building accessed? | From the alley or existing curb cut | Existing curb cut, as there is no alley |

Staff finds that the proposed location and setbacks meet Section II.B.1.h. of the design guidelines.

Massing Planning:

| | Existing conditions (height of historic portion of the home 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 left) |
|---------------------|--|---|---|
| Ridge Height | 24' | 25' | 21'6" |
| Eave Height | 10' | 10' | 9'6" |

| | Lot is less than 10,000 square feet | 50% of first floor area of principle structure | Proposed footprint |
|-------------------------------|--|---|---------------------------|
| Maximum Square Footage | 750 sq. ft. | 1220 sq. ft. | 640 sq. ft. |

Staff finds that the proposed ridge and eave heights and its footprint to meet Section II.B.1.h. of the design guidelines.

Roof Shape:

| Proposed Element | Proposed Form | Typical of district? |
|-------------------------|----------------------|-----------------------------|
| Primary form | Gable | Yes |
| Primary roof slope | 10/12 | Yes |
| Dormer | Shed | Yes |
| Dormer roof slope | 3/12 | Yes |

Staff finds that the proposed roof forms are compatible with the historic neighborhood and the design guidelines.

Design Standards: The proposed outbuilding has a simple design that is typical for outbuildings. Its height, scale, dormers, roof form, and materials are all compatible with the historic house and the historic neighborhood.

Staff finds that the outbuilding's design meets Section II.B.h.1 of the design guidelines.

Materials:

| | Proposed | Color/Texture | Approved Previously or Typical of Neighborhood | Requires Additional Review? |
|------------------------|--------------------------------|--------------------------|---|------------------------------------|
| Foundation | Concrete Block with stucco rub | Smooth block with stucco | Yes | No |
| Cladding | Hardie Plank Lap Siding | 5” reveal, smooth | Yes | No |
| Roofing | Asphalt shingle | color to match existing | Yes | No |
| Trim | Hardie board | Smooth | Yes | No |
| Windows | Unknown | Needs final approval | Unknown | Yes |
| Pedestrian Door | Unknown | Needs final approval | Unknown | Yes |
| Vehicular Doors | Unknown | Needs final approval | Unknown | Yes |

With the staff’s final approval of all windows and doors, staff finds that the known materials meet Section II.B.h.1 of the design guidelines.

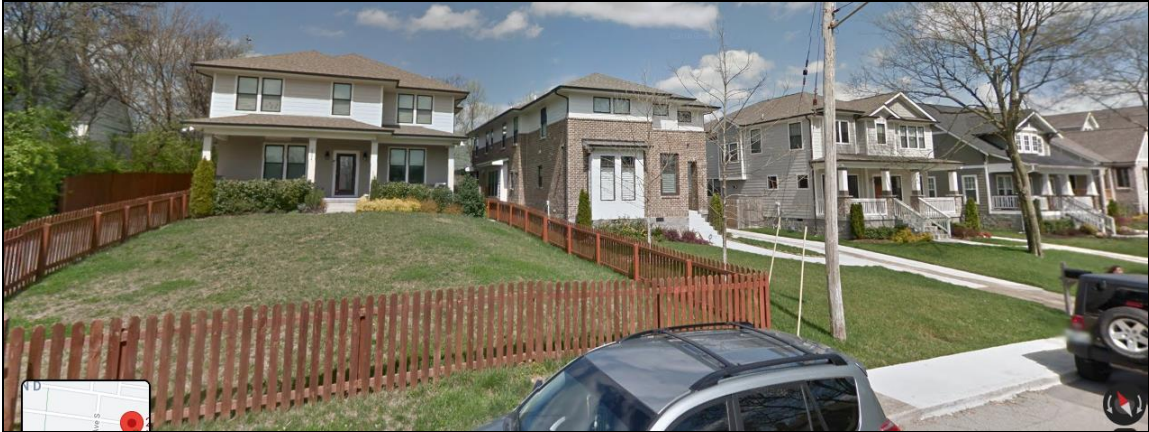
With the condition that the garage have two separate garage bays and doors, staff finds that the proposed outbuilding meets Section II.B.1.h of the design guidelines.

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 historic houses, to be verified by MHZC staff in the field;
2. Staff approve all windows and doors, masonry (brick) samples, the metal roof color and specification, the roof shingle color, and the driveway and walkway materials prior to purchase and installation;
3. The front walkway extend from the porch to the sidewalk along Sunset Place;
4. The outbuilding have two separate garage bays rather than one double-wide bay; and,
5. 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 and outbuilding to meet Section II.B. of the design guidelines for the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

Context Photos:



Houses to the right of the site, which are outside the historic overlay and are recent constructions.



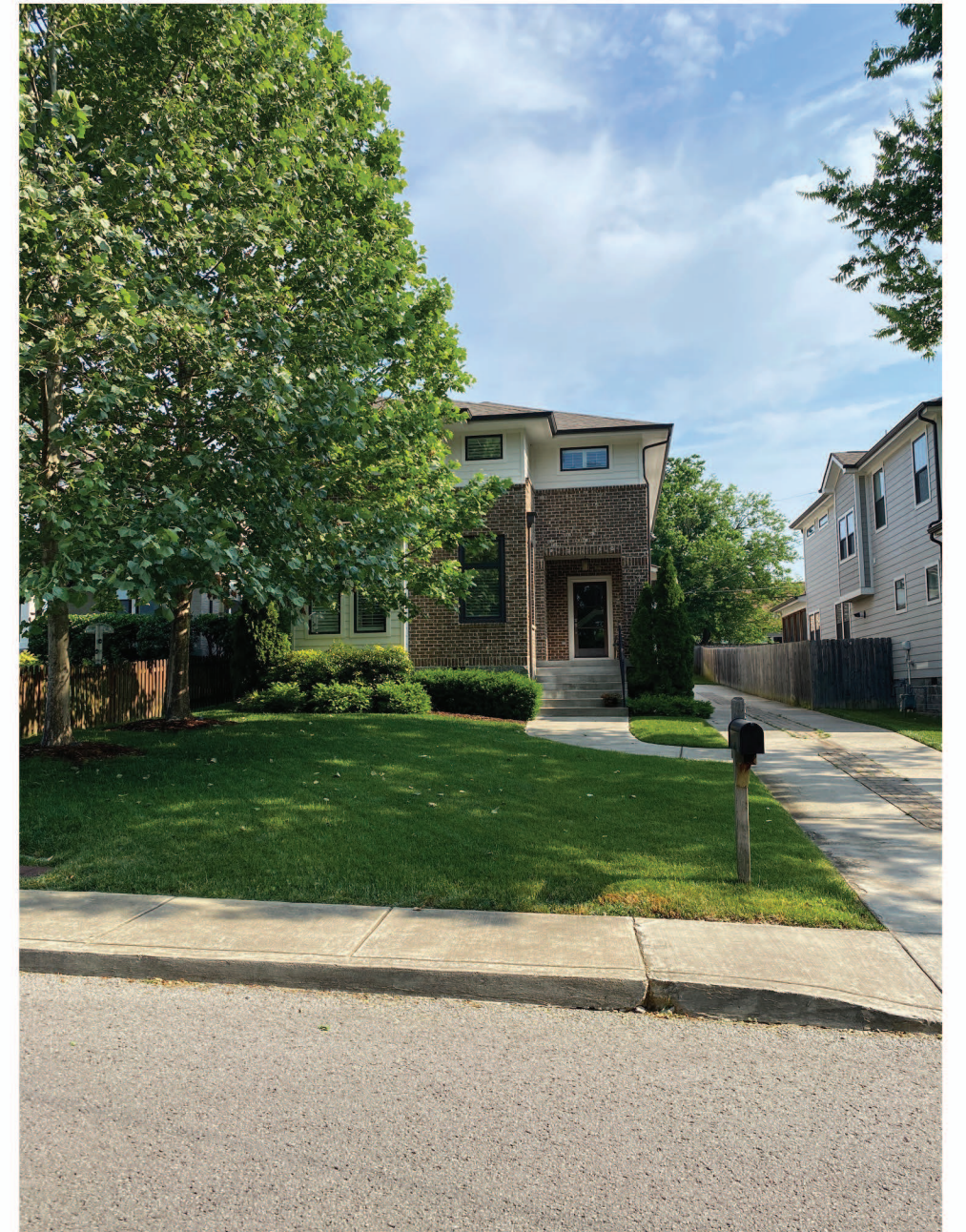
Houses to the left of the site include a one story minimal traditional house and a two-story Colonial Revival house.



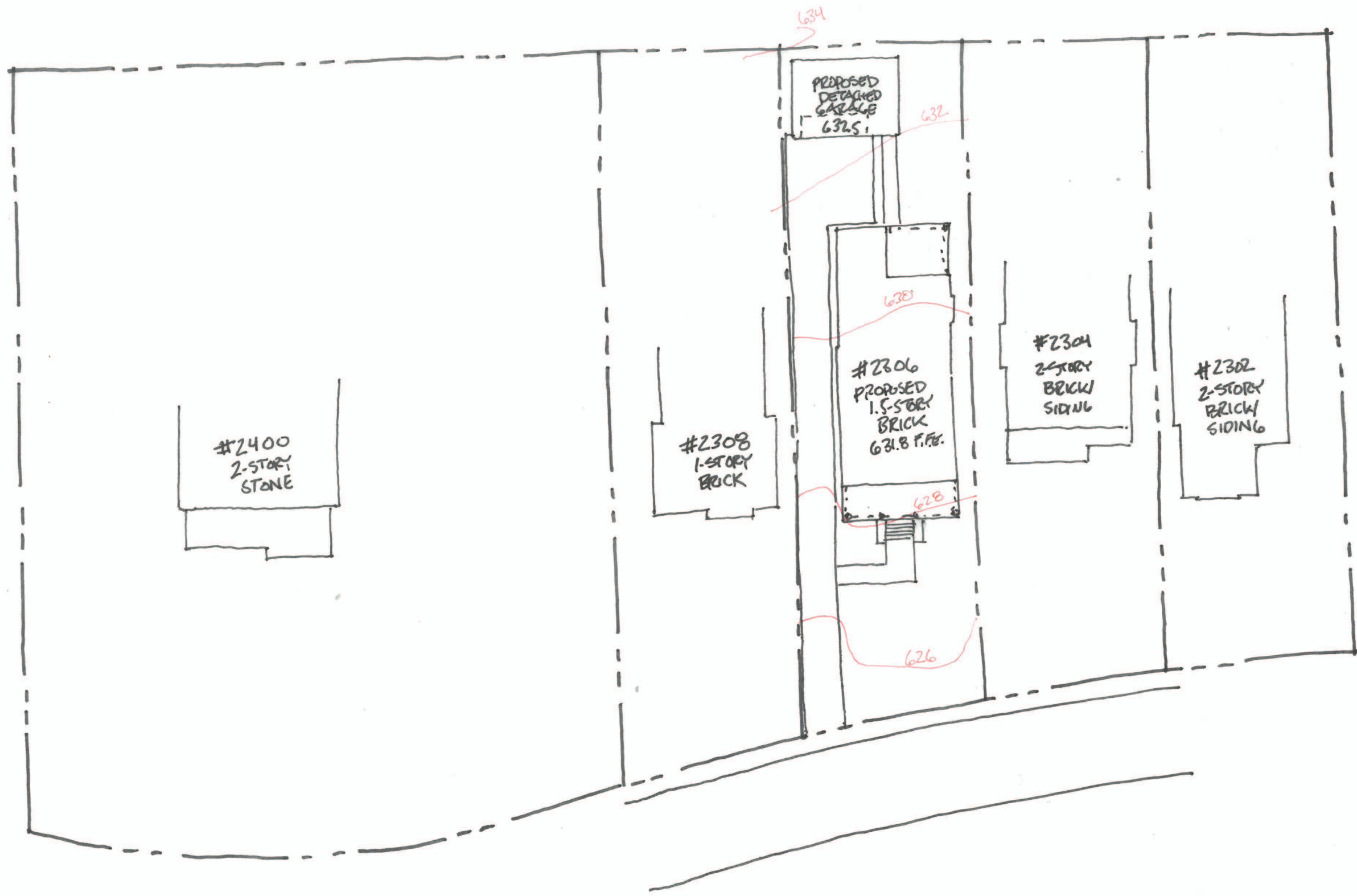
Houses across the street from the site.



SITE PHOTO



CONTEXT PHOTOS



SITE PLAN



SITE PLAN

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DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed.
 These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

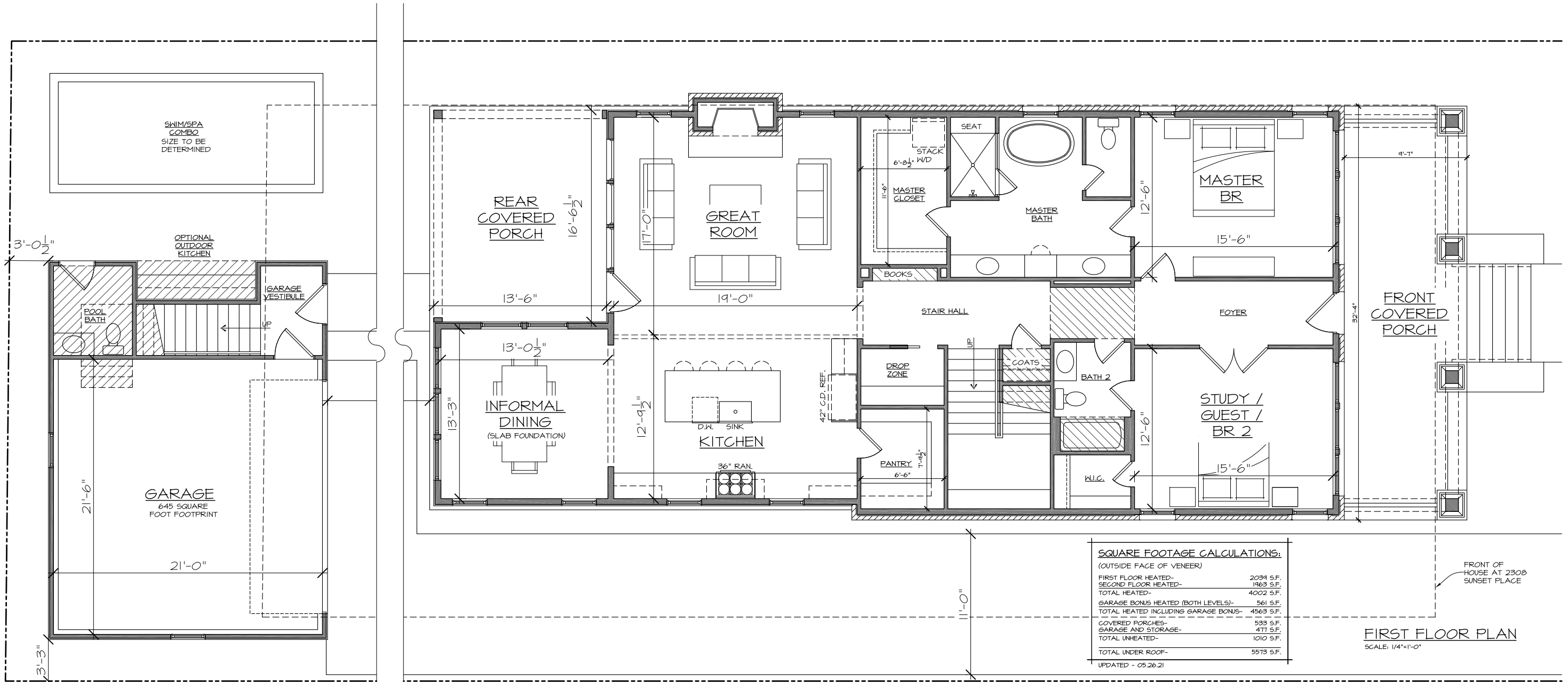
It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

| No. | Date | Description |
|-----|----------|--------------------|
| 01 | 04.12.21 | Schematics |
| 02 | 05.26.21 | Design Development |
| 03 | 06.07.21 | Revised DD's |

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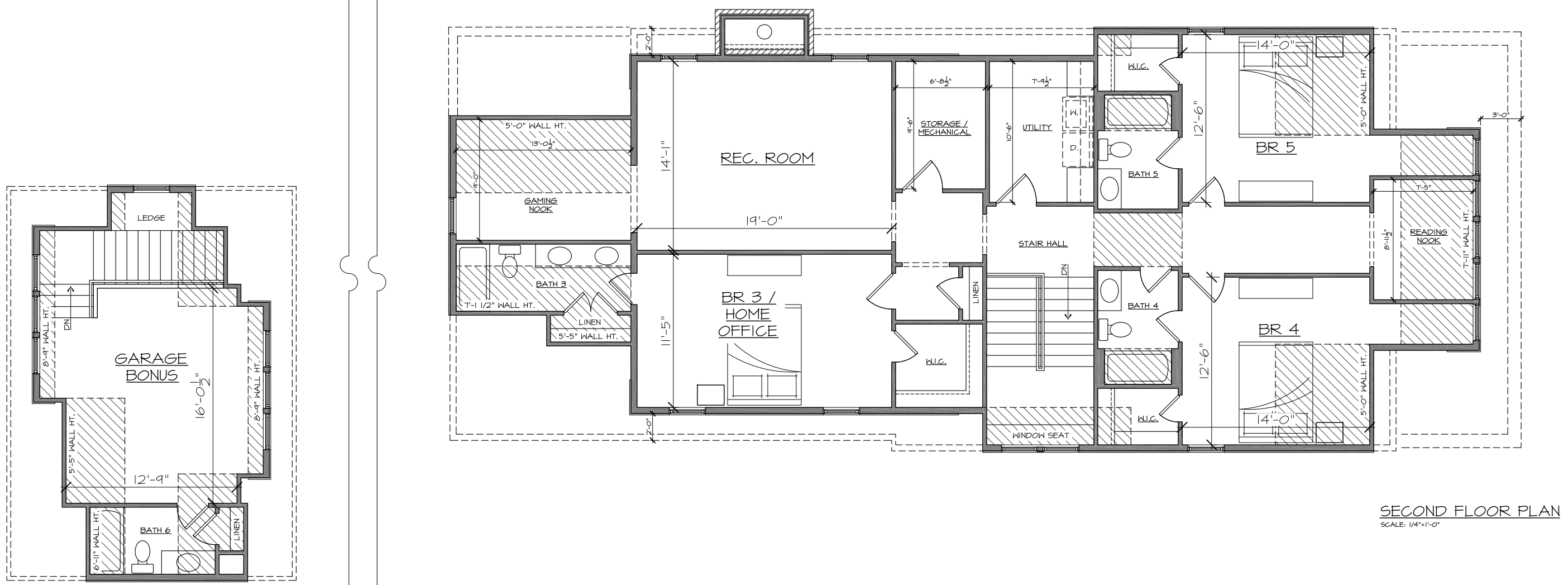
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| 01 | 04.12.21 | Schematics |
| 02 | 05.26.21 | Design Development |
| 03 | 06.07.21 | Revised DD's |

21023

A-102



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

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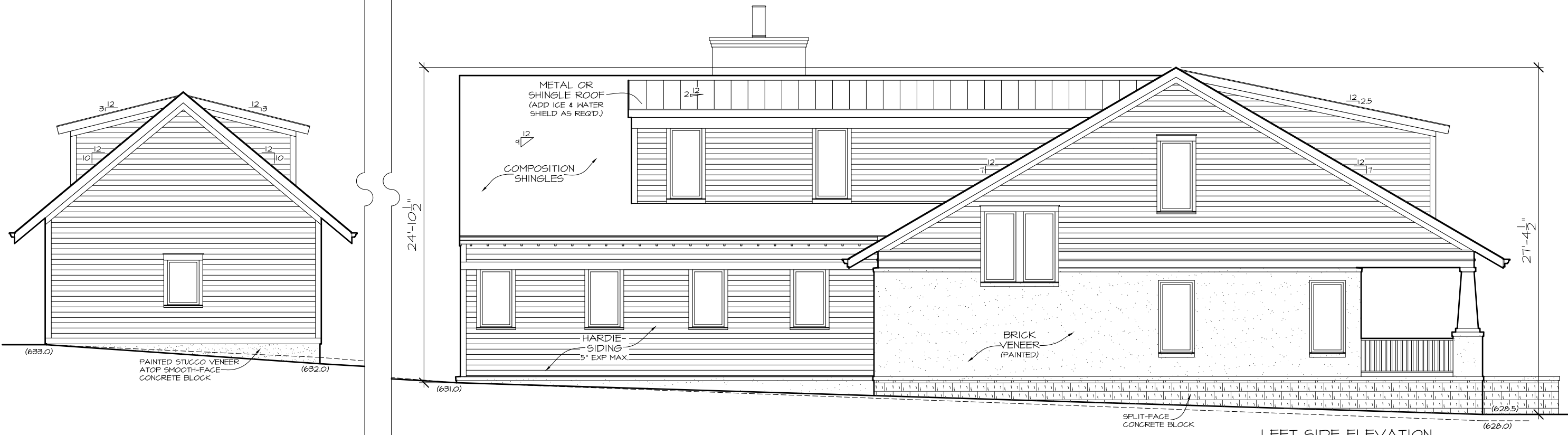
DO NOT SCALE drawings; use given dimensions. Contact designer to verify dimensions as needed. These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

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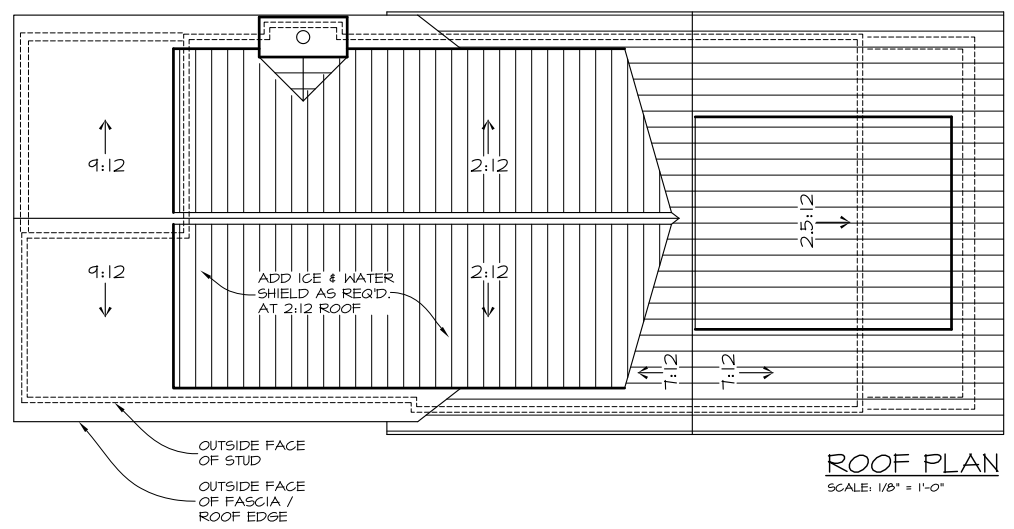
Issues:

| No. | Date | Description |
|-----|----------|--------------------|
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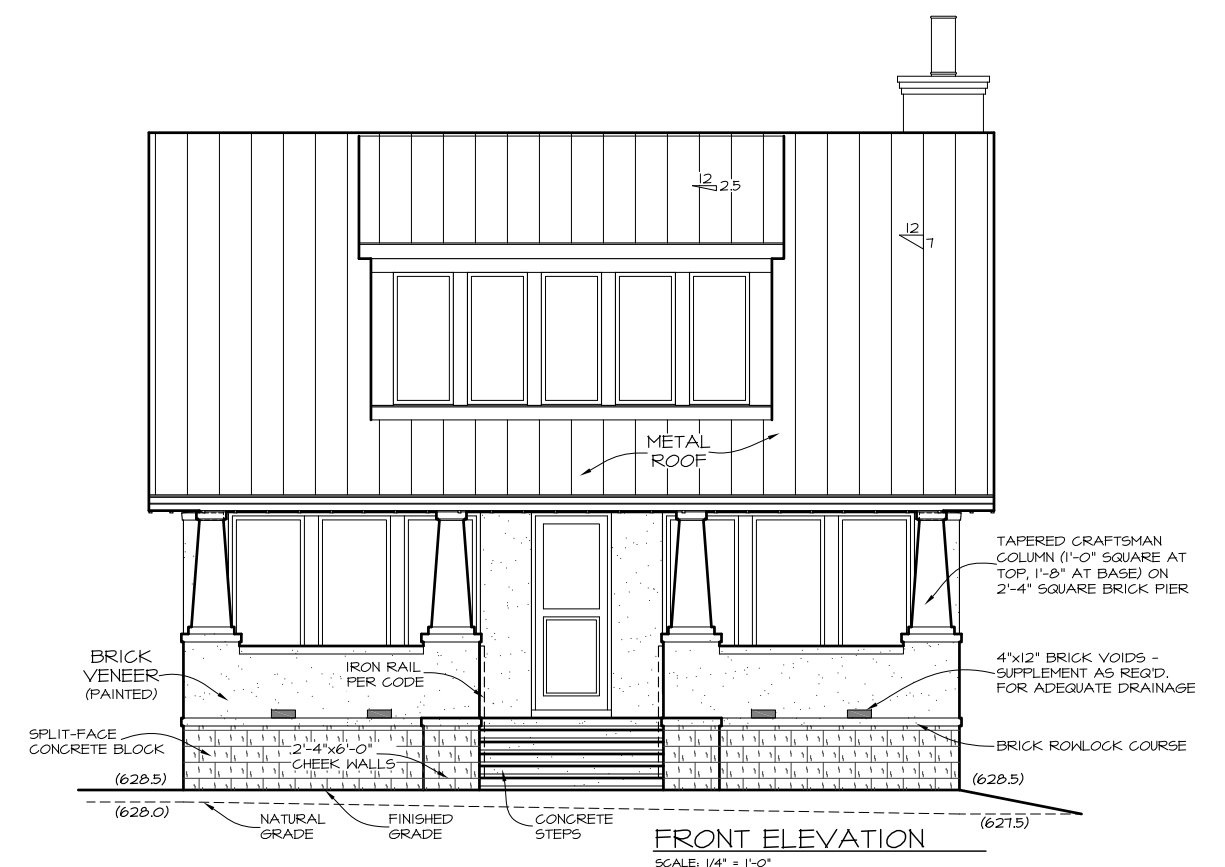
21023



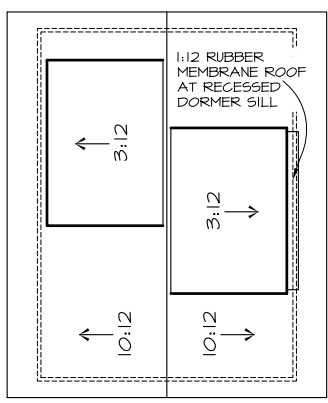
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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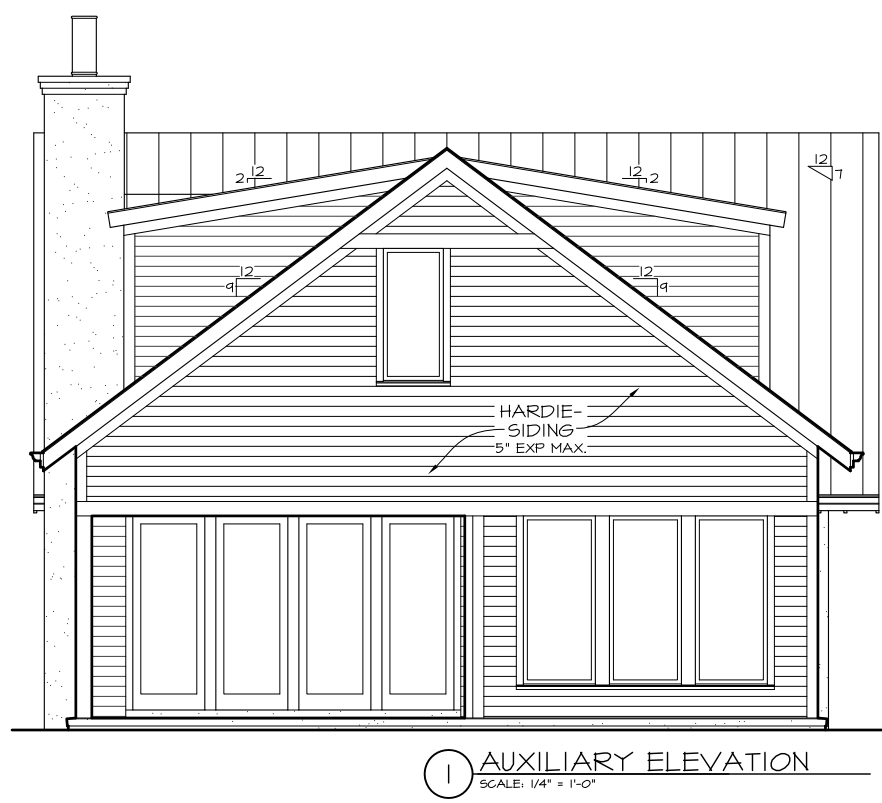
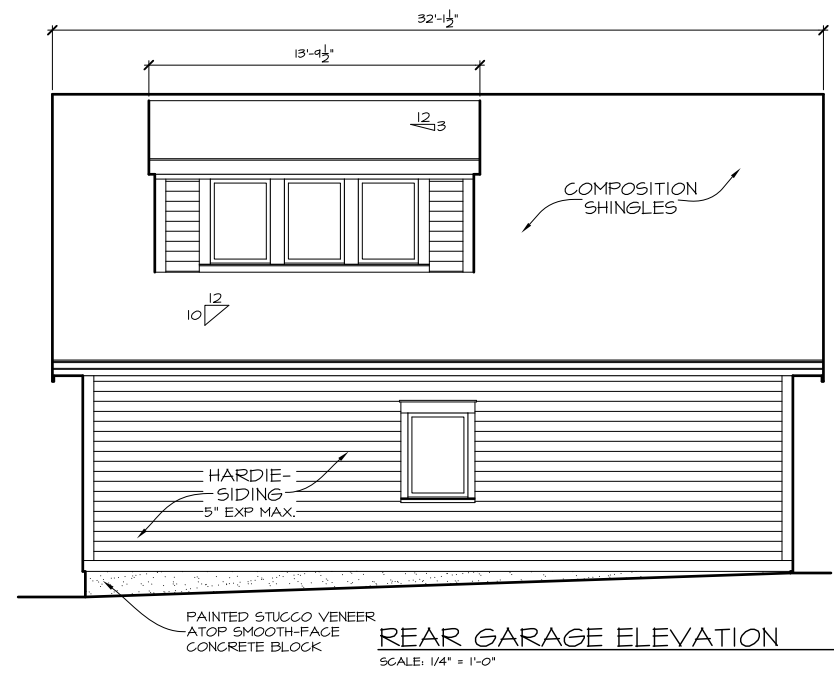
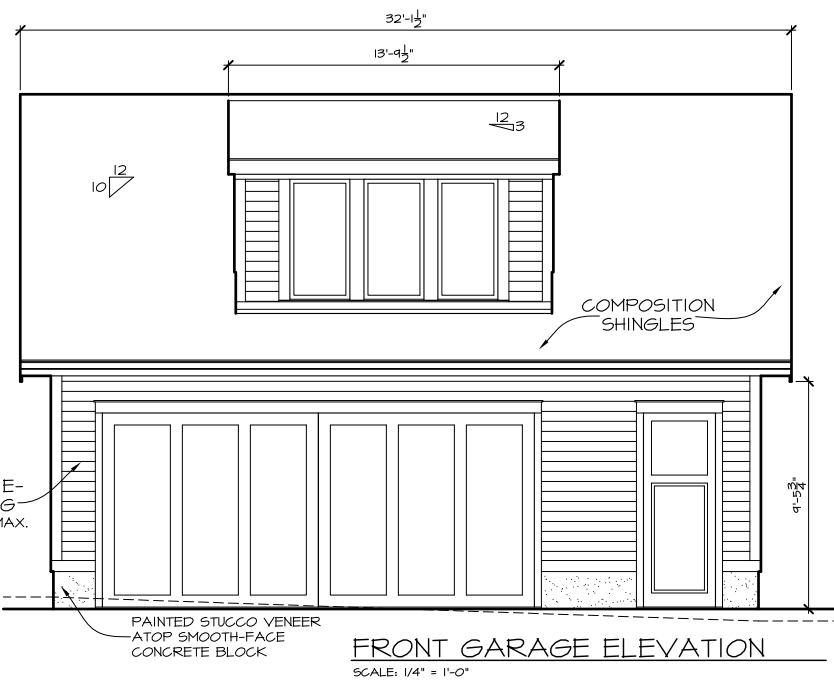
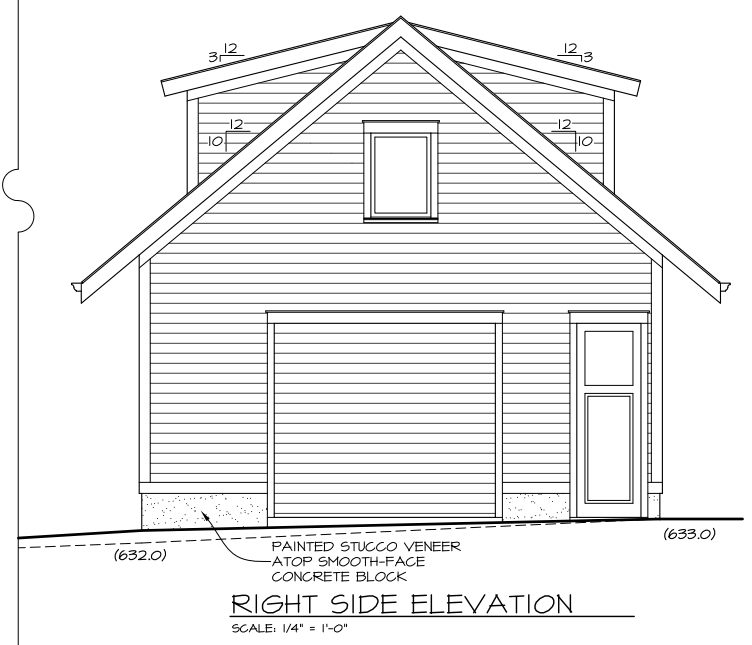
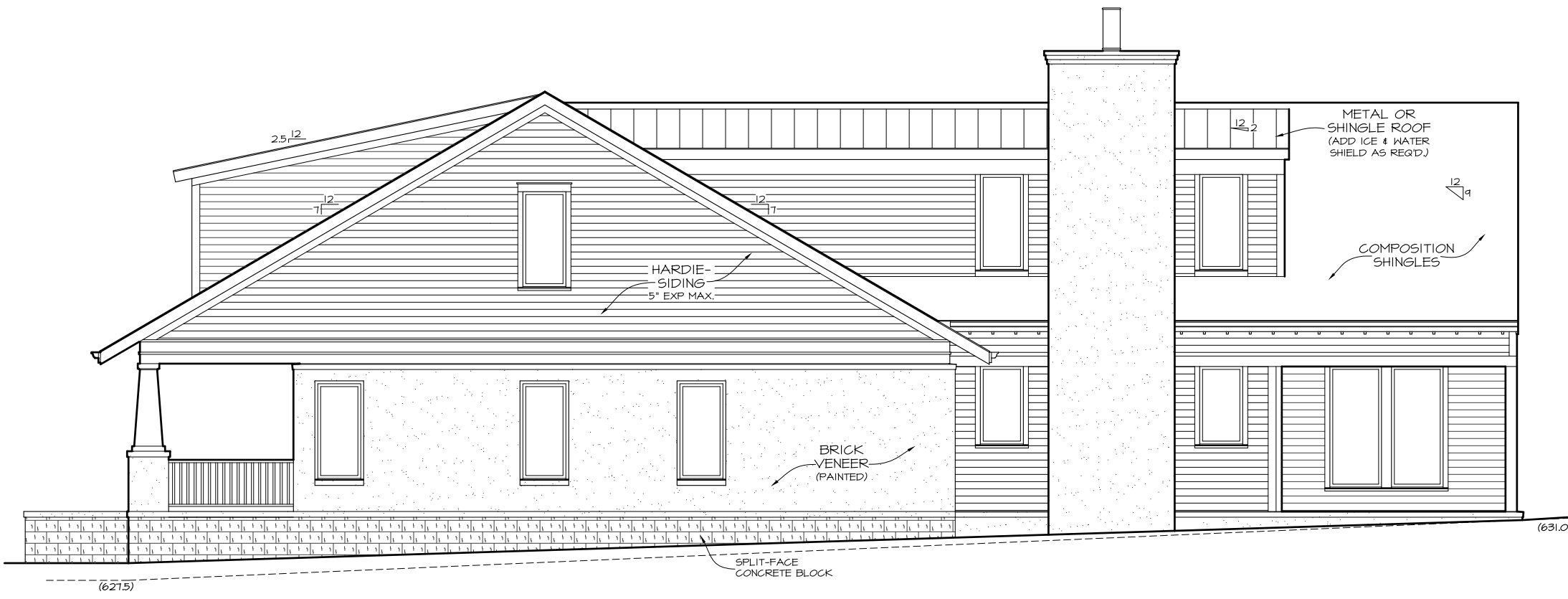
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21023



1 AUXILIARY ELEVATION
 SCALE: 1/4" = 1'-0"

SPECULATIVE RESIDENCE
2306 SUNSET PLACE
NASHVILLE, TN

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Lot Fit

