

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

1124 Sharpe Avenue

December 16, 2020

Application: Demolition; New Construction—Infill

District: Eastwood Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: R6

Map and Parcel Number: 083010M00100CO and 083010M00200CO

Applicant: Waleed Seder

Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: Application is to demolish a non-contributing house and to construct a duplex infill.

Recommendation Summary: Staff recommends approval of the proposed infill 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 should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff shall approve all materials prior to purchase and installation;
4. Siding shall be smooth face and have a maximum reveal of five inches (5"); and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

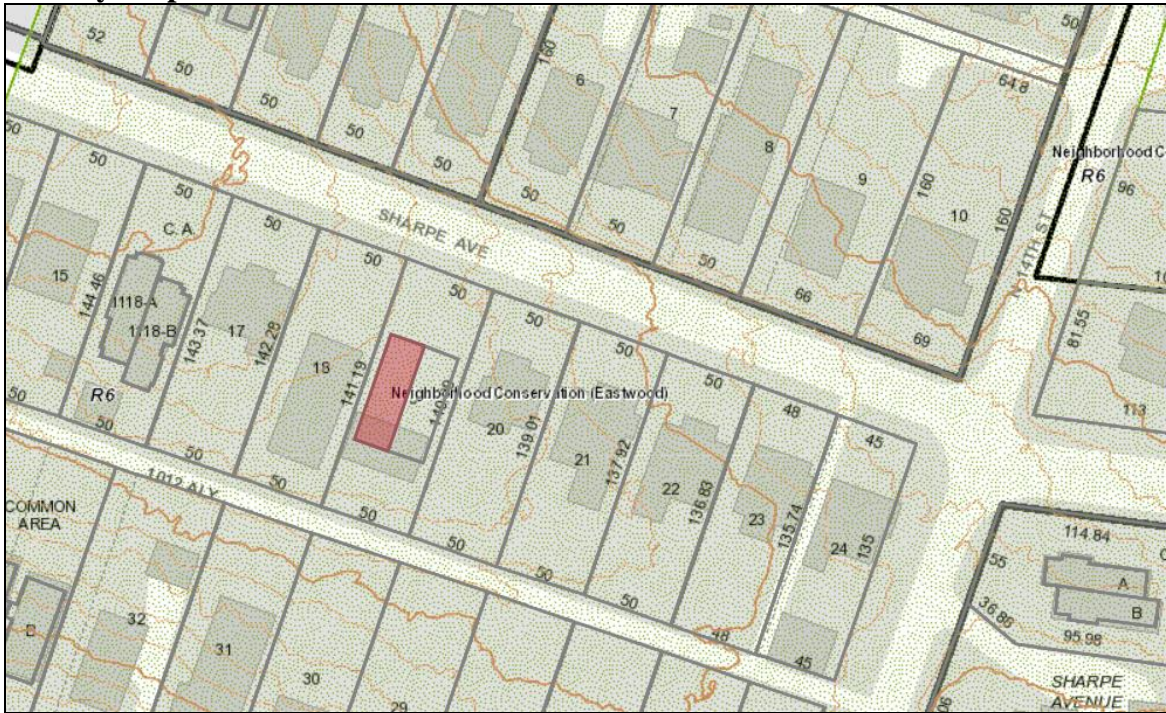
Attachments

A: Photographs

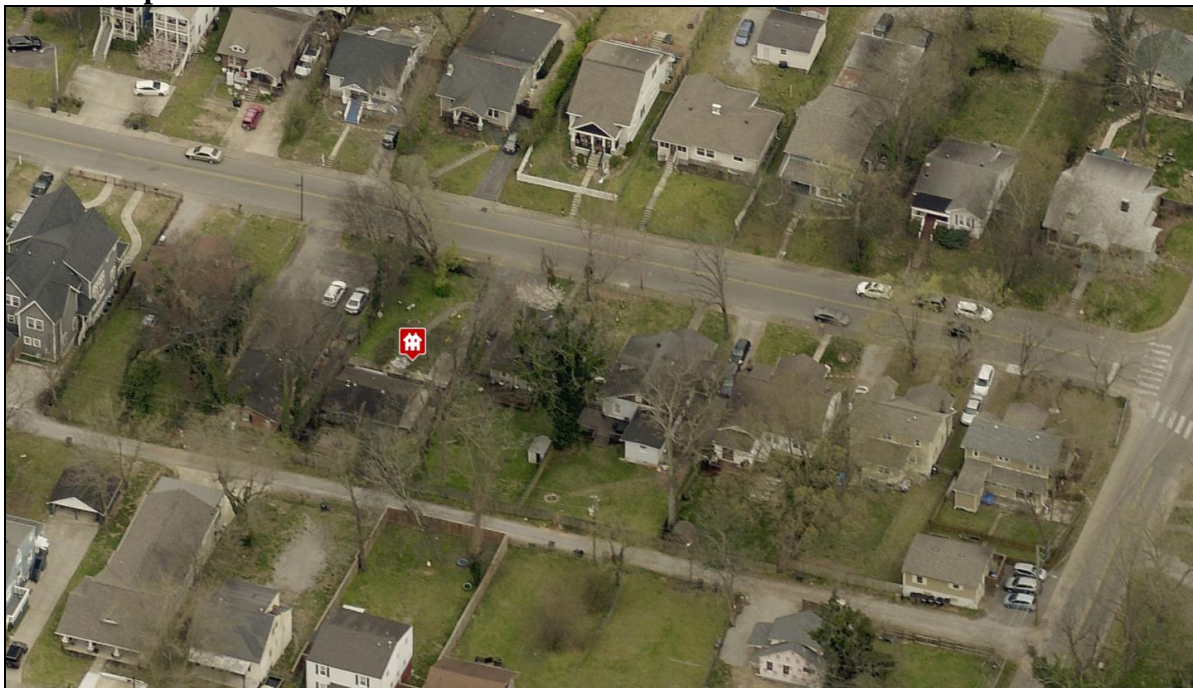
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

1. NEW CONSTRUCTION

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 front doors should be 1/2 to full-light. 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.

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

Background: The house located at Sharpe Avenue was constructed c. 1996 and does not contribute to the historic character of the Eastwood Neighborhood Conservation Zoning Overlay (Figure 1). Most of this block of Sharpe Avenue was included in the 2014 expansion of the overlay.

The Commission disapproved a plan for infill at the September 2020 meeting, and the applicant continued to work with staff on a plan that would be appropriate for the historic context.



Figure 1. 1124 Sharpe Ave.

Analysis and Findings:

Demolition: The house at 1124 Sharpe Avenue was constructed c. 1996. In addition to its later date of construction, its form, detailing, and deep front setback do not match the historic context of neighborhood (Figure 1). Staff, therefore, finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The 1100 block of Sharpe Avenue has a strong historic context of one-story and modest one and one-half story historic homes. As proposed, the infill is a modest one and one-half story home that is appropriately scaled for the historic context. The overall height is approximately twenty-four feet, eleven inches (24'-11") from grade, and the eaves at the front are ten feet (10') from grade. The infill is thirty-two feet (32') wide, which is also appropriate for the context as historic homes range from approximately twenty-five to thirty-three feet (25' – 33') wide on this block.

Staff finds that the proposed height and scale of the infill is appropriate for the historic context and that the project meets Sections II.B.1.a. and b.

Setback & Rhythm of Spacing: The front setback is approximately thirty feet, four inches (30'- 4") which is appropriate as it is similar to the historic house at 1126 Sharpe Avenue. The infill is located approximately nine feet (9') from the right-side property line, ten feet (10') from the left, and forty-nine feet (49') from the rear property line. The project meets all base zoning setbacks and the setback and rhythm of spacing are appropriate for the historic context.

The project meets Section II.B.1.c.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Split face block	Natural	Yes	No
Cladding	Hardie Siding	Smooth; 5" reveal	Yes	No
Secondary Cladding	Board-and-batten	Needs final approval	Yes	Yes
Roofing	Dimensional shingles	Needs final approval	Yes	Yes
Trim	Hardie trim	Smooth	Yes	No
Front Porch floor/steps	Not indicated	Needs final approval	Unknown	Yes
Front Porch Brackets	Not indicated	Needs final approval	Unknown	Yes
Front Porch Roof	Not indicated	Needs final approval	Unknown	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrances	Not indicated	Needs final approval	Unknown	Yes
Rear doors	Not indicated	Needs final	Unknown	Yes

		approval		
Rear Porch floor/steps	Not indicated	Needs final approval	Unknown	Yes
Rear Porch Posts	Not indicated	Needs final approval	Unknown	Yes
Driveway/parking pads	Not indicated	Needs final approval	Unknown	Yes
Walkway	Not indicated	Needs final approval	Unknown	Yes

The applicant has indicated that the infill will be clad in smooth Hardie siding with a five inch (5") reveal with smooth Hardie trim and a split-face CMU foundation. The details of the other materials are not indicated. Staff recommends review of all materials. With these conditions, the project can meet Section II.B.1.d of the design guidelines.

Roof form: The infill is side gabled with a primary pitch of 6/12. The plan incorporates two shed dormers with 4/12 pitches on the front and gabled hoods with 6/12 pitch that cover each front stoop. The rear includes rear gabled elements that read as a dormer and single-story rear addition.

The project does not meet Section II.B.1.e.

Orientation: The infill is oriented to Sharpe Avenue with two covered stoops and two walkways connecting the infill to the public sidewalk.

The project meets Section II.B.1.f.

Proportion and Rhythm of Openings: Most of the windows on the infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. Each side façade includes two smaller horizontally oriented windows located on the lower level near the rear of the house. Given the location and minimal visibility, staff finds that this could be appropriate. 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.

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. The project meets Section II.B.1.i.

Recommendation: Staff recommends approval of the proposed infill 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 should be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff shall approve all materials prior to purchase and installation;
4. Siding shall be smooth face and have a maximum reveal of five inches (5"); and
5. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Section II.B of the *Eastwood Neighborhood Conservation District: Handbook and Design Guidelines*.

Attachment A: Context Photos



From right to left: 1126 Sharpe Ave, 1128 Sharpe Ave, 1130 Sharpe Ave, and 1132 Sharpe Ave; all contributing houses, located to the left of subject property



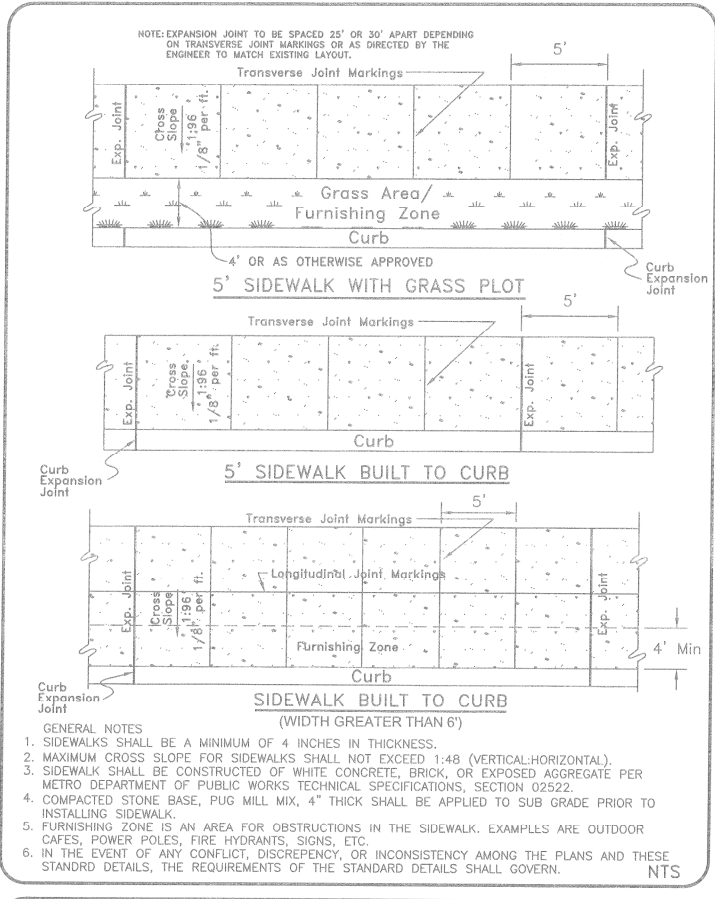
From left to right: 1122 Sharpe Ave (non-contributing), 1120 Sharpe Ave (contributing), 1118 A&B Sharpe Ave (non-contributing; built prior to overlay), 1116 Sharpe Ave (contributing), and 1114 Sharpe Ave (contributing); located to the right of subject property



From left to right: 1121 and 1123 Sharpe Ave; both contributing, located across the street



From left to right: 1125 Sharpe Ave (contributing) and 1127 Sharpe Ave (non-contributing); located across the street



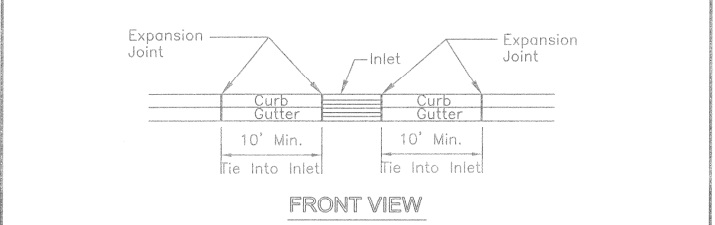
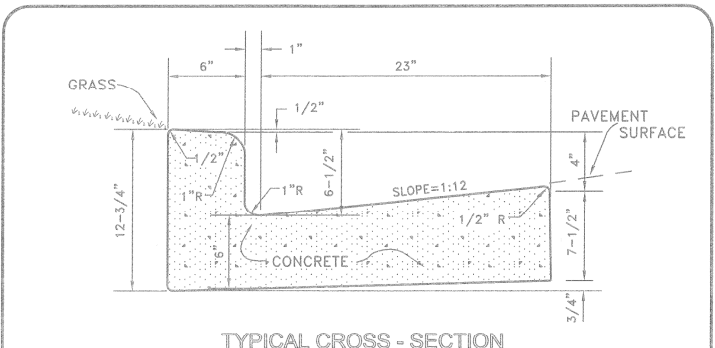
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

SIDEWALK CONSTRUCTION

DWG. NO. ST-210

DIR. OF ENG.: *Mark May* DATE: 7/15/04

REVISED: 05/02/03
REVISED: 11/24/03
REVISED: 06/23/04



GENERAL NOTES:

1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

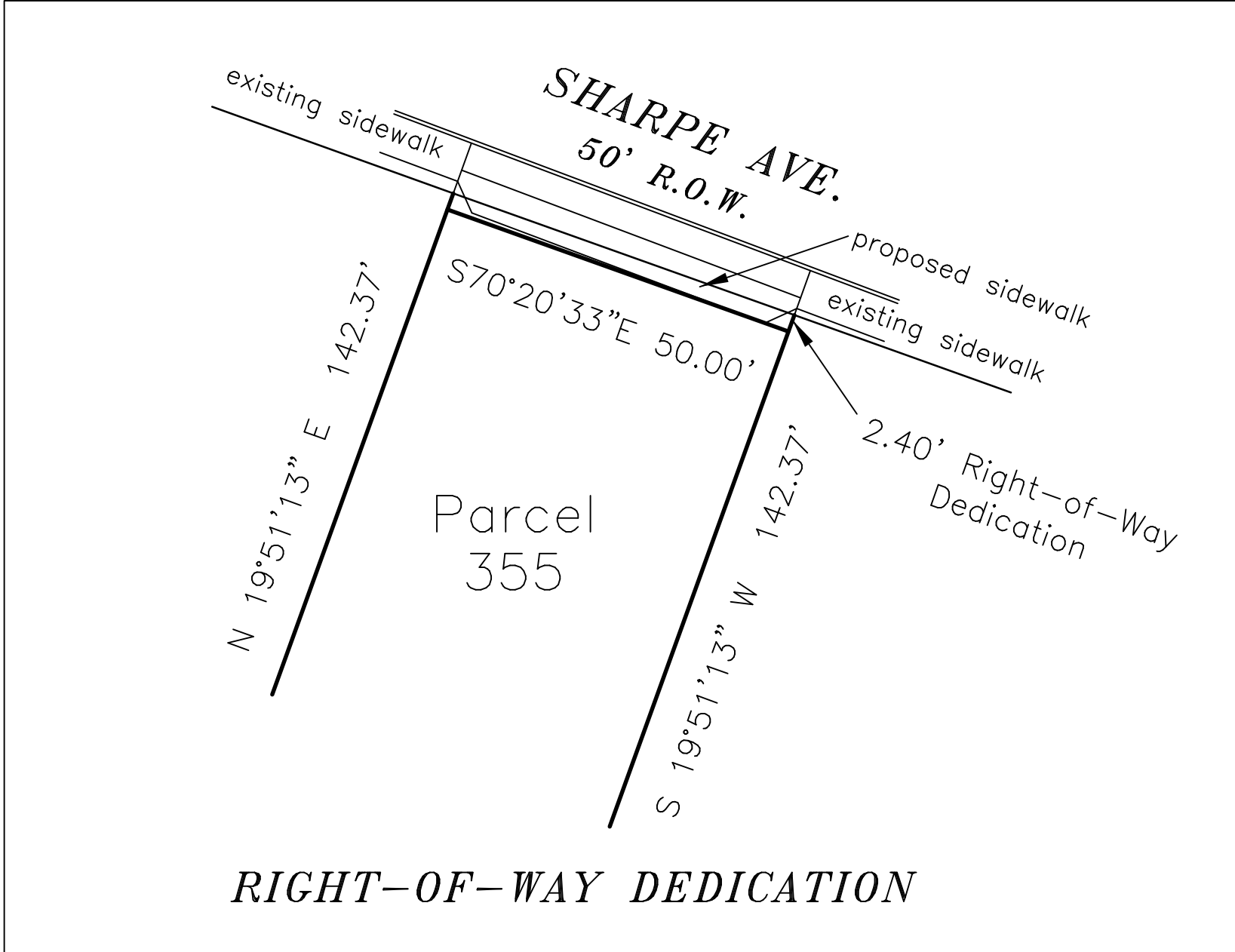
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD CURB WITH GUTTER

DWG. NO. ST-200

DIR. OF ENG.: *Mark May* DATE: 5/12/03

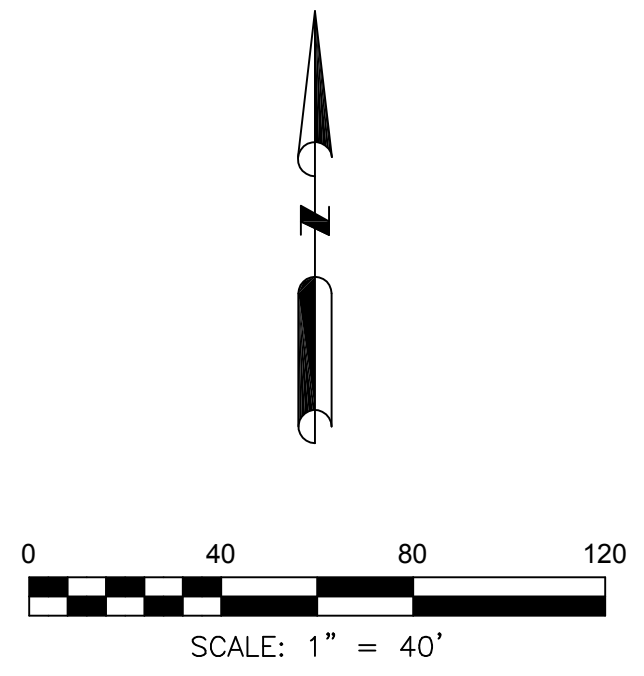
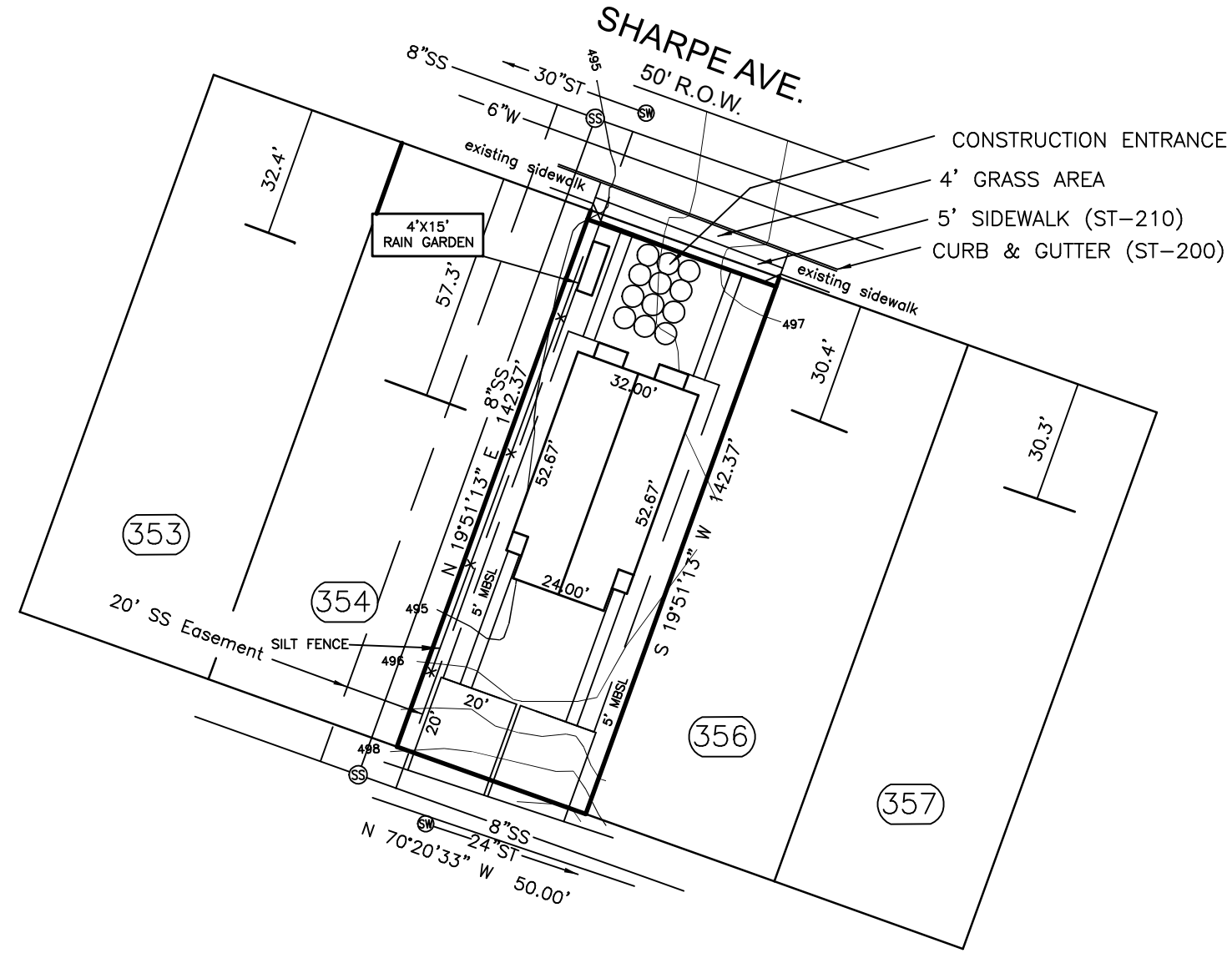
REVISED: 07/21/00
REVISED: 05/02/03



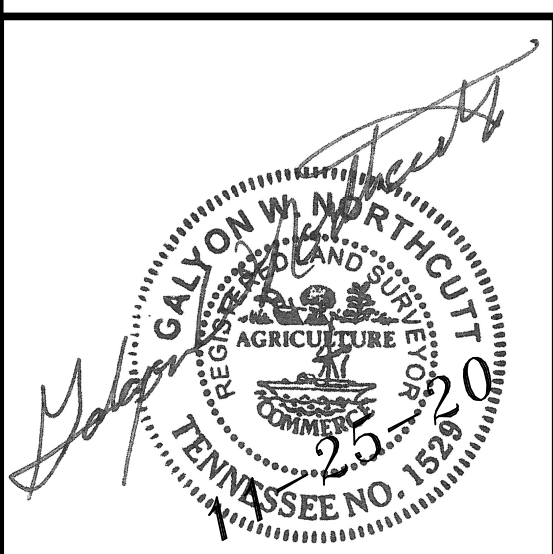
- Surveyor's Notes:
1. All bearings were assumed and do not necessarily match a previously recorded plat.
 2. This property may be subject to easements either recorded or unrecorded not available to this surveyor at the time of this survey but which may be revealed by a thorough title search.
 3. Before construction or excavation is done, the contractor or owner must call Tennessee One Call to locate any underground utilities.
 4. (XX) Denotes parcel number from Tax Map 83-01.

FRONT SETBACK = 30.33'

IMPERVIOUS AREAS	
PRE-IMPERVIOUS AREA	= 2132 sf
POST-IMPERVIOUS AREA	= 3556 sf
INCREASED IA	= 1424 sf
60 sf rain garden required @ 30" deep	



PLOT PLAN FOR:
AMERICAN HOMES, LLC
1124 SHARPE AVENUE
NASHVILLE, TN 37206
MAP 83-01, PARCEL 355
INST # 20200619-0065634
DATE: NOVEMBER 25, 2020



Galyon W. Northcutt
2807 Forest View Drive
Antioch, TN 37013
TN RLS #1529
615-406-9761

PLEASE NOTE:

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

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

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

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

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

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



FRONT ELEVATION



LEFT SIDE ELEVATION

Smooth Hardie siding with 5 inch reveal



RIGHT SIDE ELEVATION



REAR ELEVATION

1124 SHARPE AVE
NASHVILLE, TN

Mark Lynn

& ASSOCIATES

615.308.5330

marklynn1@hotmail.com

6965 Sunnywood Dr.

Nashville, TN 37211

© Mark Lynn & Associates

FOUNDATION PLANS

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

PAPER: ARCH D 36x24

DATE ISSUED: 07/28/2020
 REVISIONS:
 1. 09.02.20
 2. 11.25.20

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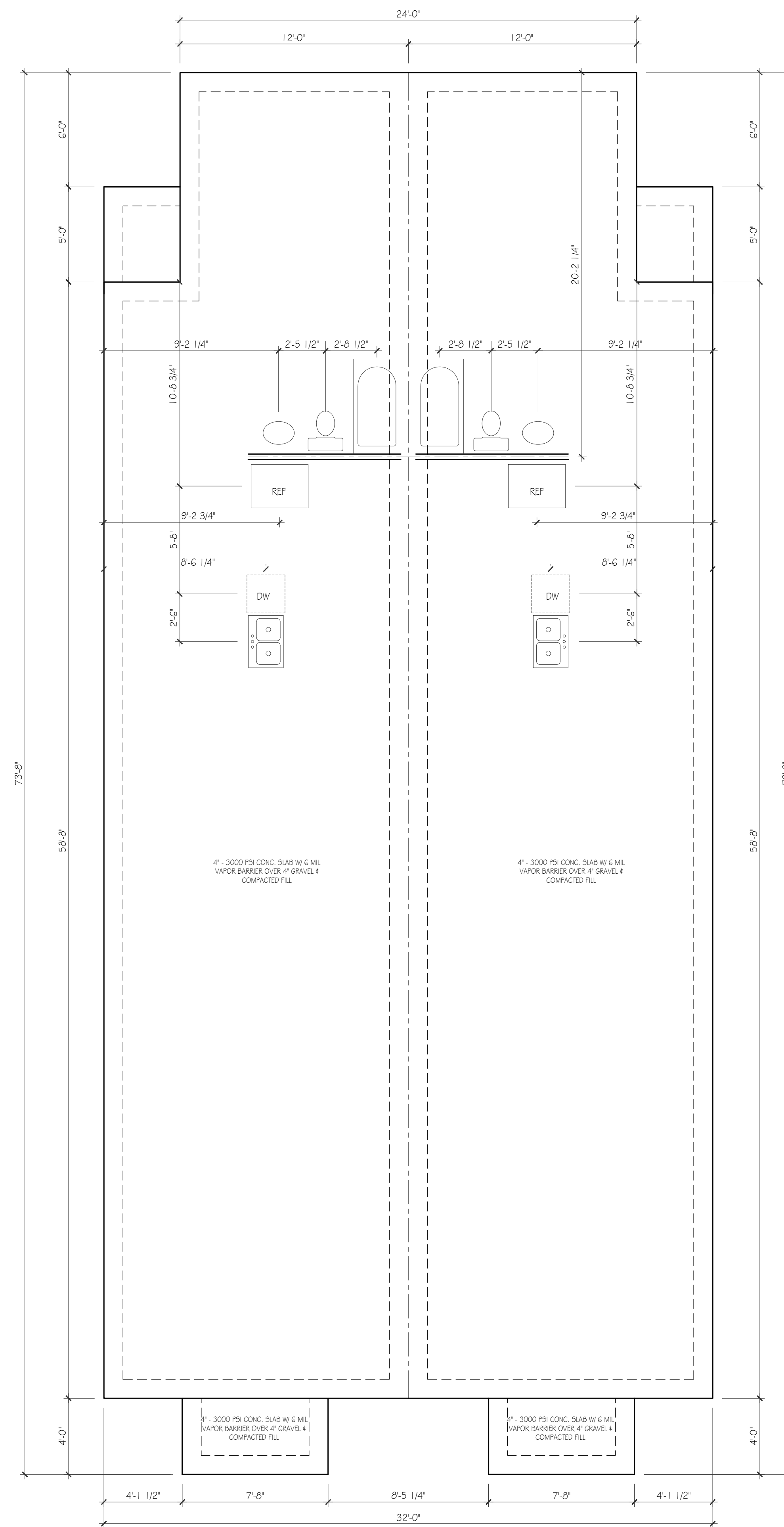
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SLAB FOUNDATION PLAN

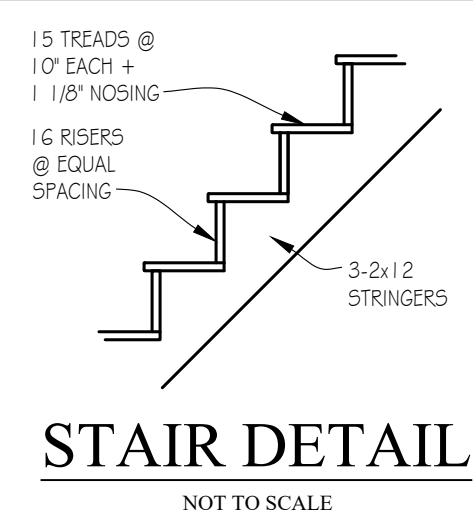
SCALE: 1/4"=1'-0"

1124 SHARPE AVE
 NASHVILLE, TN

Mark Lynn

& ASSOCIATES

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



FRAMING NOTES

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

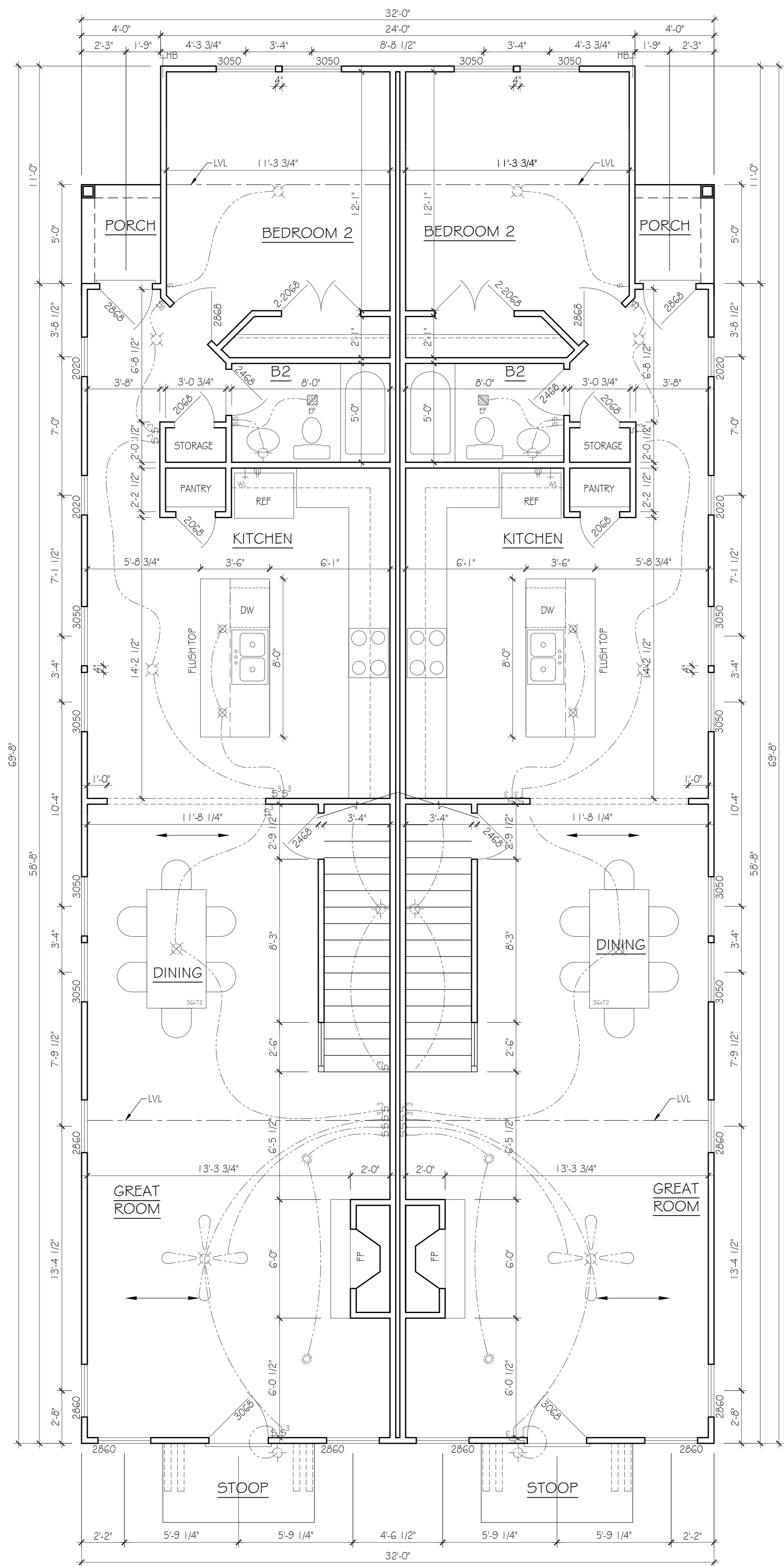
PAPER: ARCH D 36x24
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1. 09.02.20
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PLEASE NOTE:

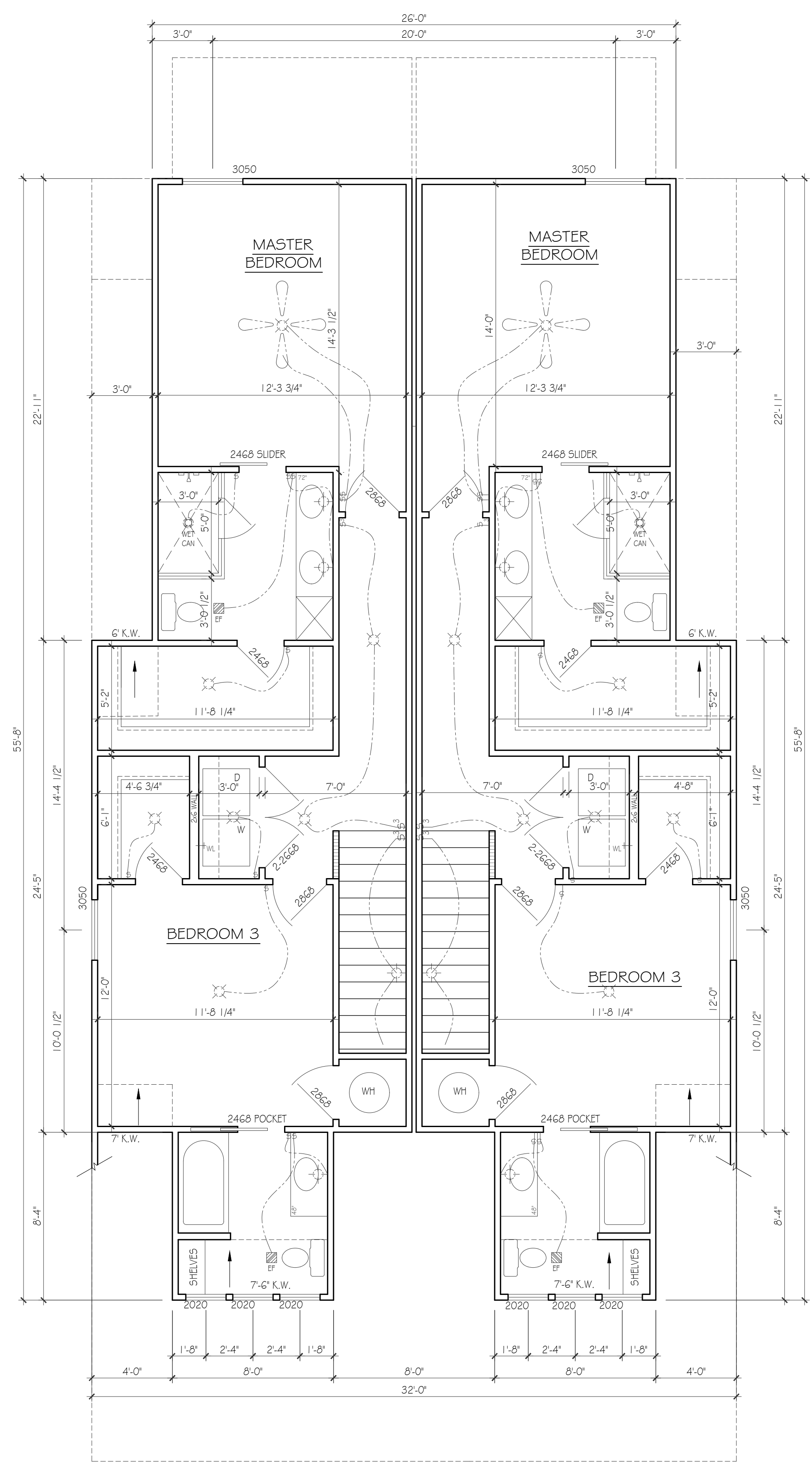
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- MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

	CEILING FAN W / LIGHT
	CEILING MTD LIGHT
	PENDANT LIGHT
	MINI-PENDANT LIGHT
	SCONCE- WALL MTD LIGHT
	RECESSED CAN LIGHT
	RECESSED ACCENT LT
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	FLOOD LIGHT
	SINGLE SWITCH
	3 OR 4-WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	220v OUTLET
	GROUND FAULT OUTLET
	WATERPROOF GFI OUTLET
	SMOKE DETECTOR
	ELECTRICAL PANEL
	THERMOSTAT
	CABLE T.V. JACK

APPROX. AREA UNIT A	
FIRST FLOOR LIVING	1071
SECOND FLOOR LIVING	706
TOTAL HEATED	1777
APPROX. AREA UNIT B	
FIRST FLOOR LIVING	1071
SECOND FLOOR LIVING	706
TOTAL HEATED	1777



FIRST FLOOR PLAN



SECOND FLOOR PLAN

1124 SHARPE AVE
NASHVILLE, TN

Mark Lynn

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

ROOF PLAN & DETAILS

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

PAPER: ARCH D 36x24
DATE ISSUED: 07/28/2020
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1. 09.02.20

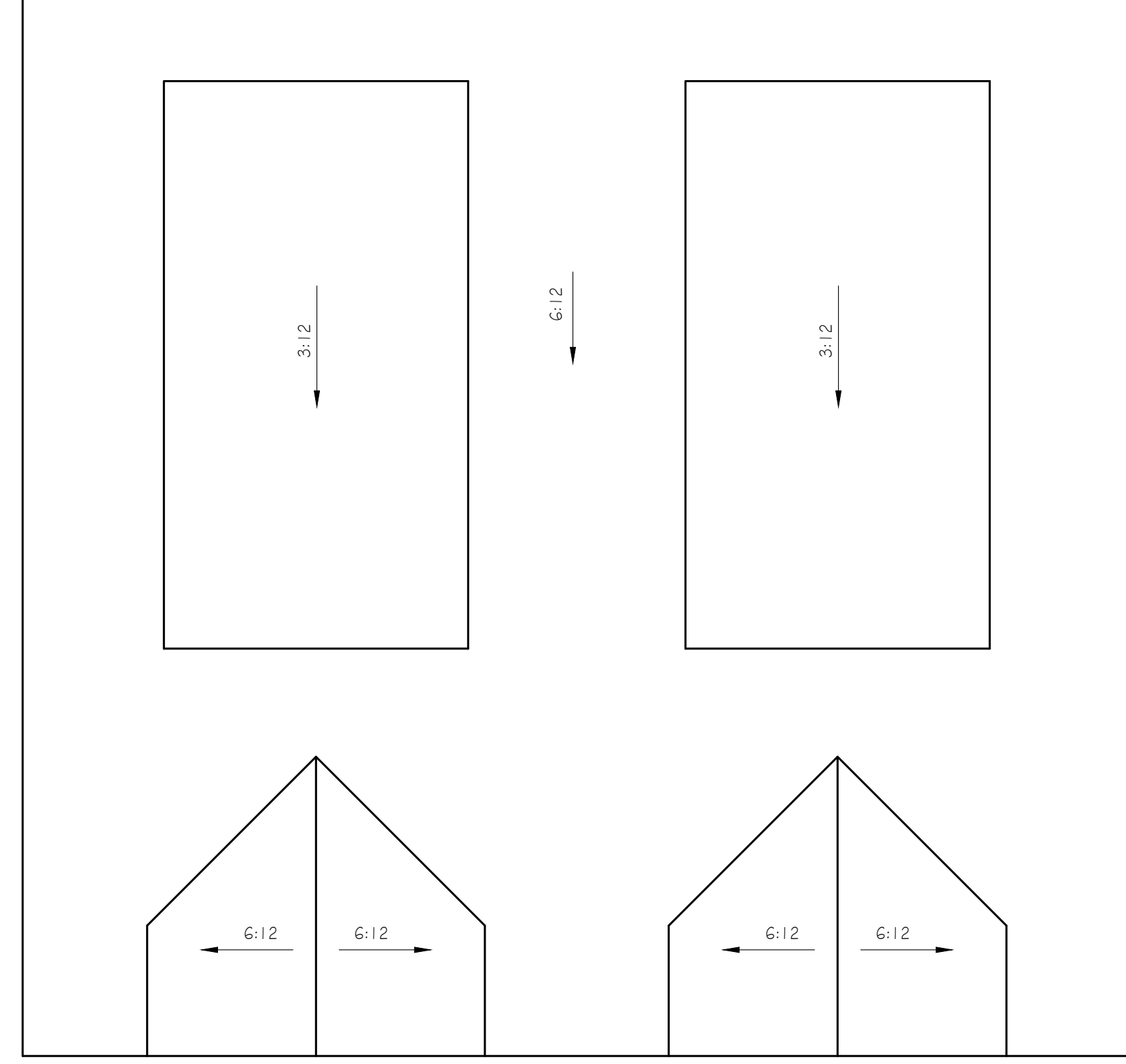
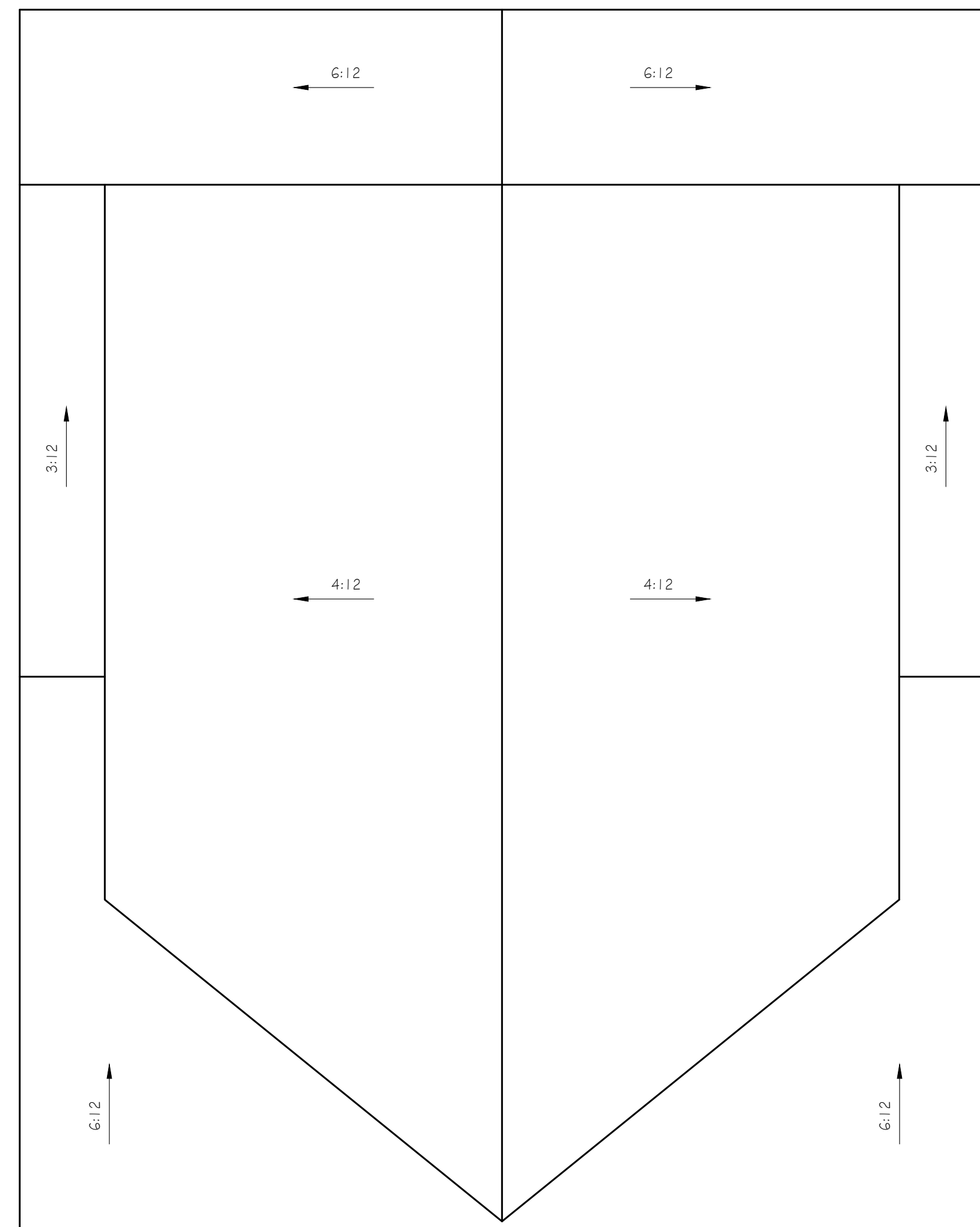
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- BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

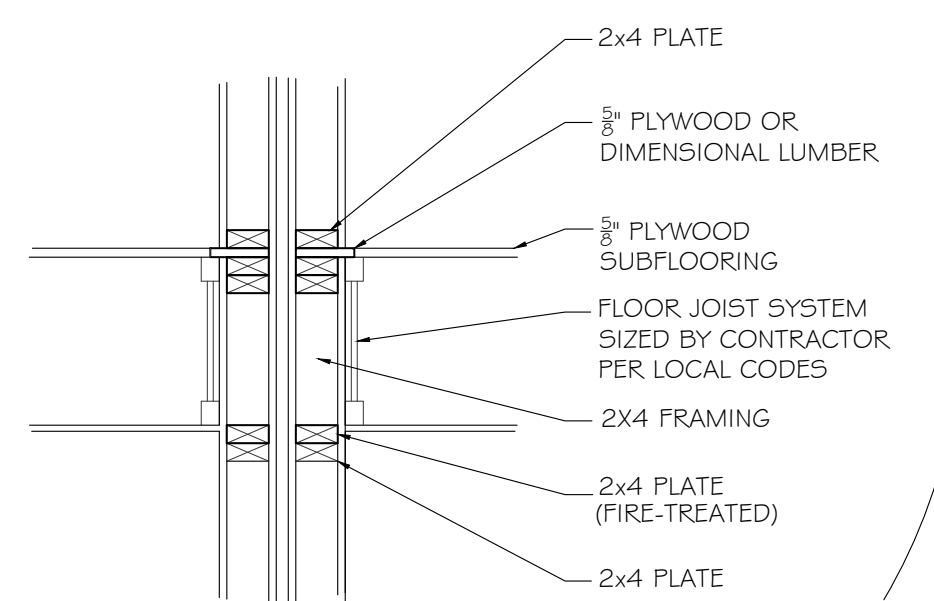
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



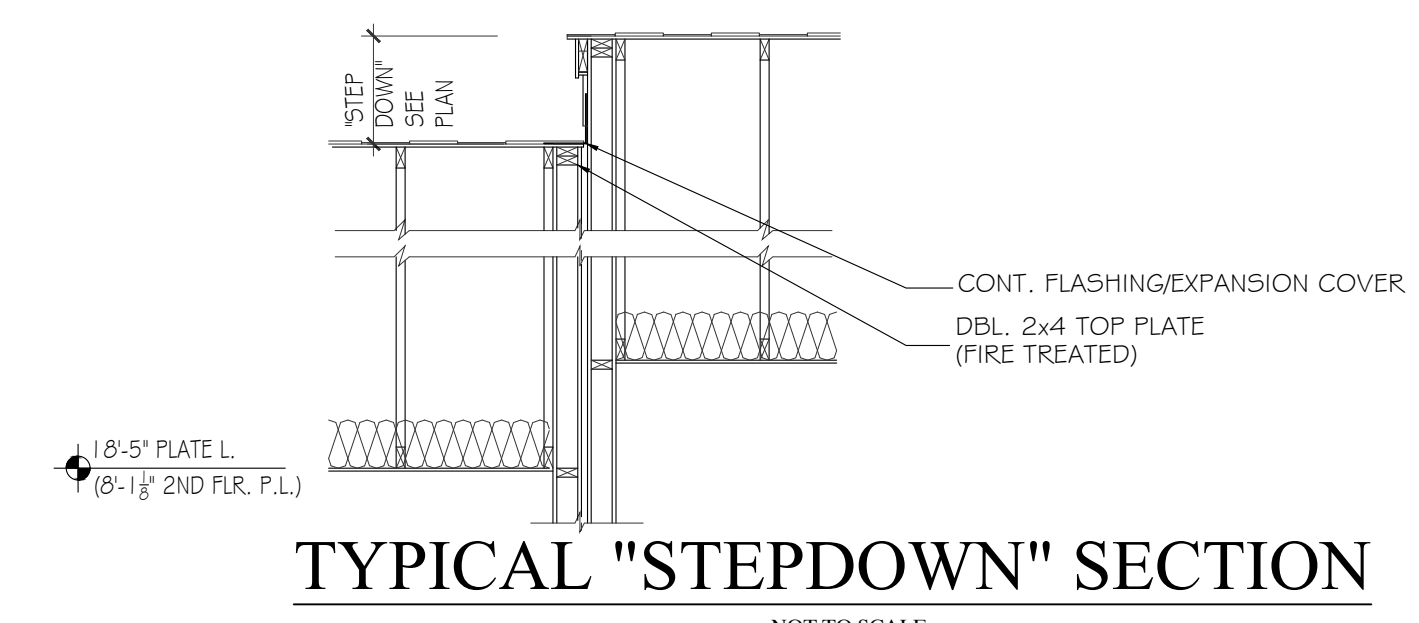
ROOF PLAN

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



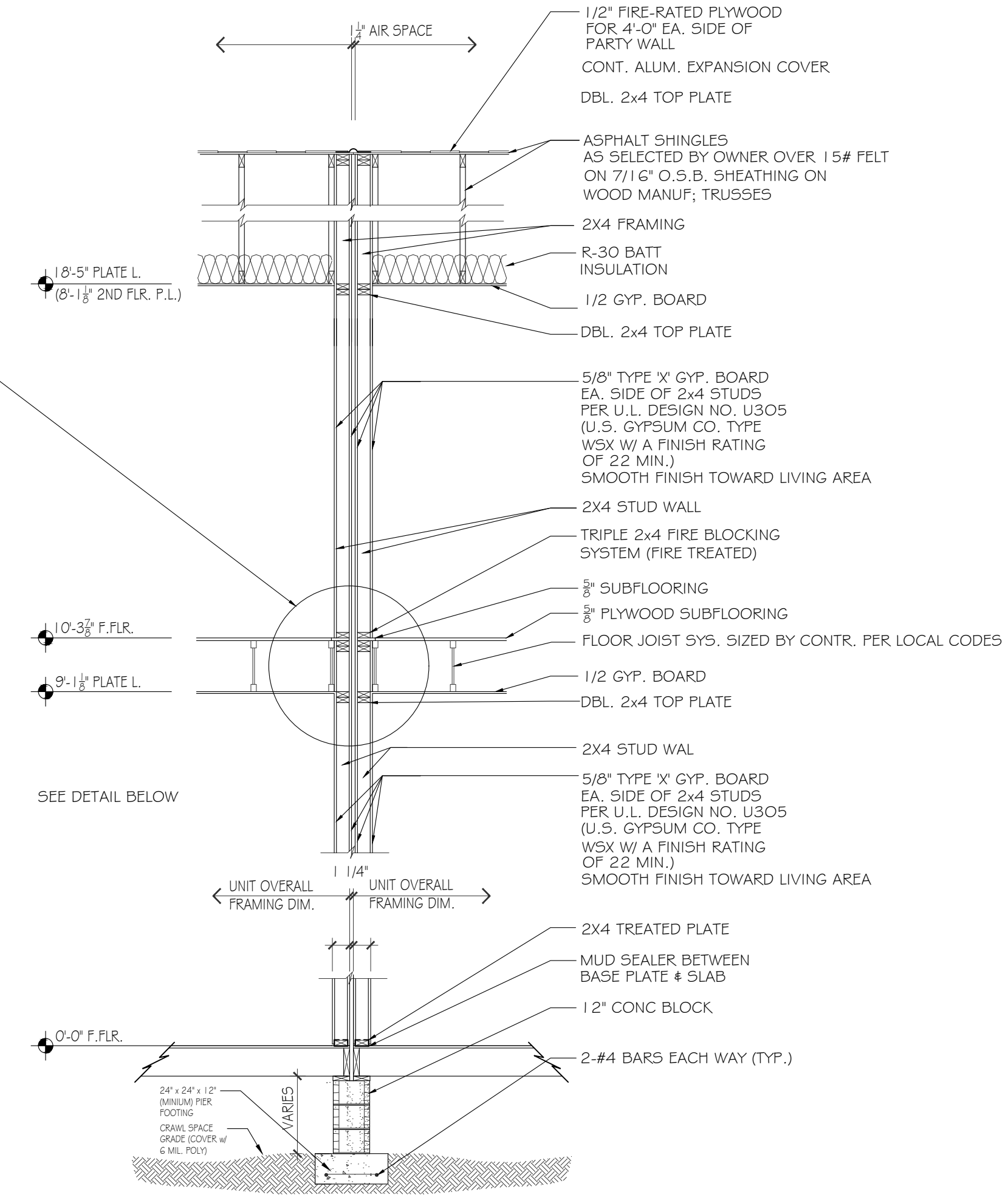
TYP. FIREWALL SECTION @ FLOOR JOIST FRAMING SYS.

NOT TO SCALE



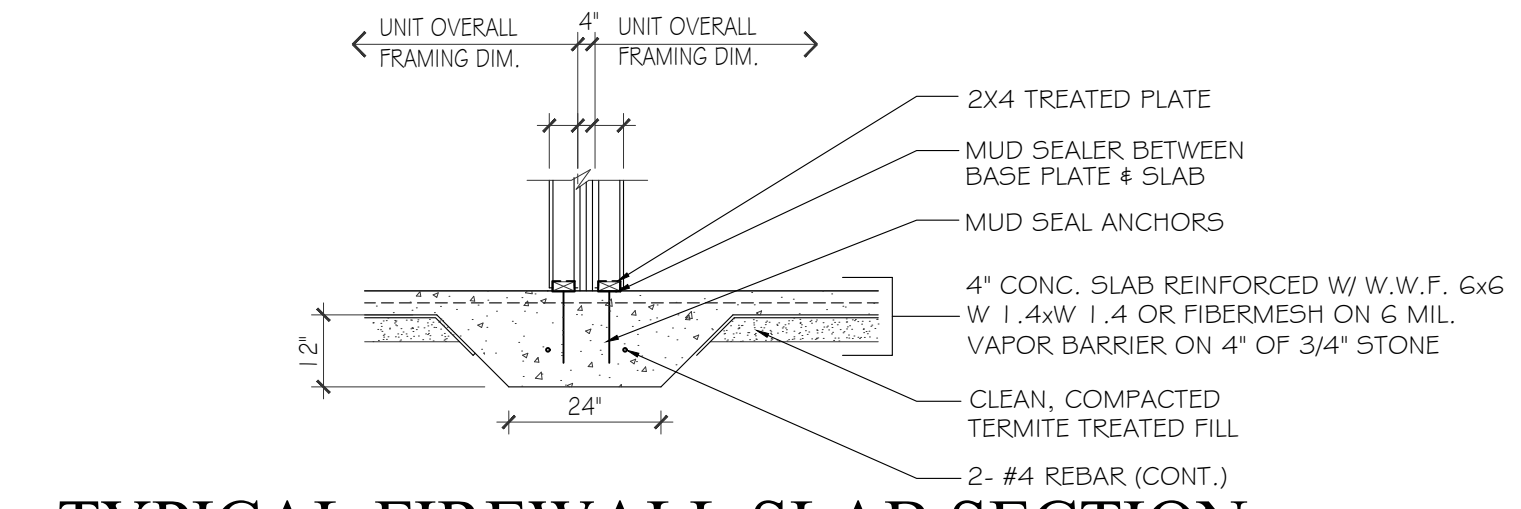
TYPICAL "STEPDOWN" SECTION

NOT TO SCALE



TYPICAL FIREWALL CRAWLSPACE SECTION

NOT TO SCALE



TYPICAL FIREWALL SLAB SECTION

SCALE: 1/2"=1'-0"

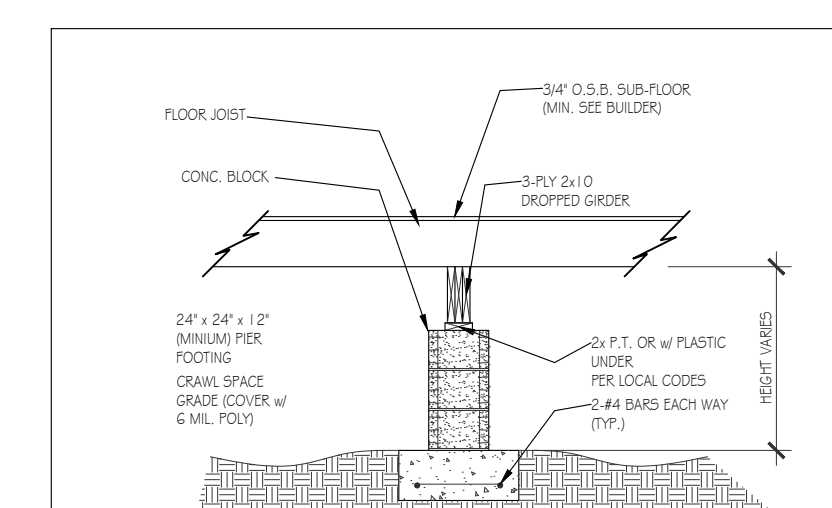
CODE REVIEW DATA

CODES USED:

- 2006 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS*
- 2006 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS*
- 2006 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS*
- 2006 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS*
- 2006 INTERNATIONAL FIRE CODE
- 2006 LIFE SAFETY CODE (NFPA 101)
- 2002 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE
- 2003 ICC / ANSI A 117.1 ACCESSIBLE & USABLE BUILDINGS & FACILITIES
- 1998 METROPOLITAN COMPREHENSIVE ZONING ORDINANCE**

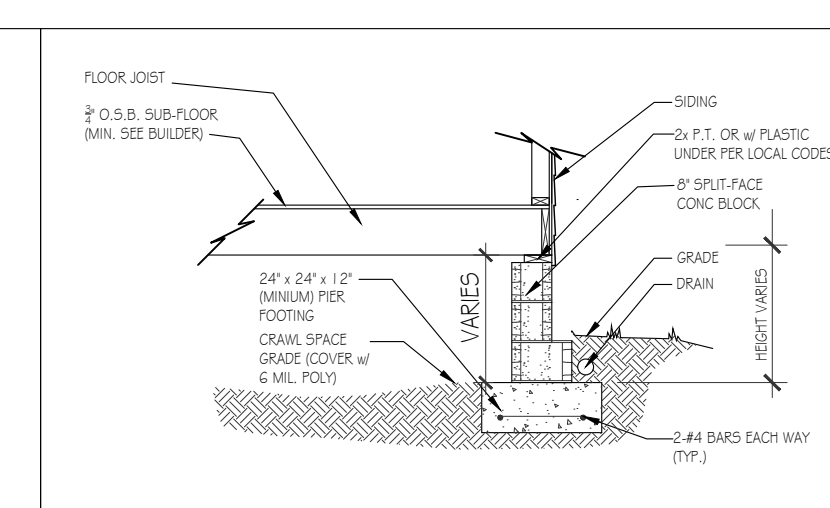
BUILDING CONSTRUCTION: STORIES: 2

OCCUPANCY CLASSIFICATION & OCCUPANT LOAD: RESIDENTIAL



DETAIL: DROPPED GIRDER

NOT TO SCALE, TYPICAL



DETAIL: SIDING CRAWL SPACE

NOT TO SCALE, TYPICAL

1124 SHARPE AVE
NASHVILLE, TN

Mark Lynn

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