

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
2416 West Linden Avenue
December 16, 2020

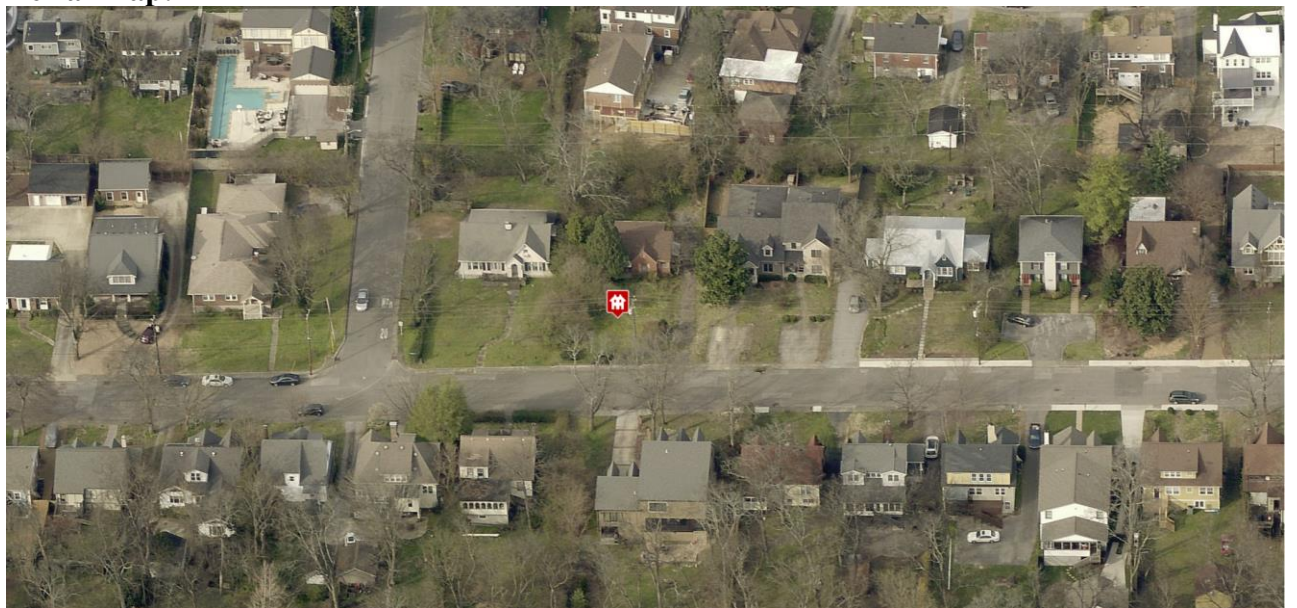
Application: New Construction—Addition and Outbuilding
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Base Zoning: RS7.5
Map and Parcel Number: 10415025800
Applicant: Phil Hyde
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a rear addition that extends wider than the historic house, enclose a side porch, and construct an outbuilding.</p> <p>Recommendation Summary: Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none">1. The concrete block be split face and that staff approve the windows, doors, roof shingle color, and driveway material prior to purchase and installation; and2. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the proposed addition and outbuilding to meet Sections II.B.1., II.B.2., and III.B.2. of the design guidelines.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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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.

2. ADDITIONS

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable

to set the addition in from the building side wall or for the addition to have a different exterior cladding. Additions normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions that tie into the existing roof should be at least 6" off the existing ridge.

In order to assure than an addition has achieved proper scale, the addition should:

- No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- An extreme grade change*

- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

Side Additions

- b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

f. Additions should follow the guidelines for new construction.

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 D of the historic zoning ordinance.

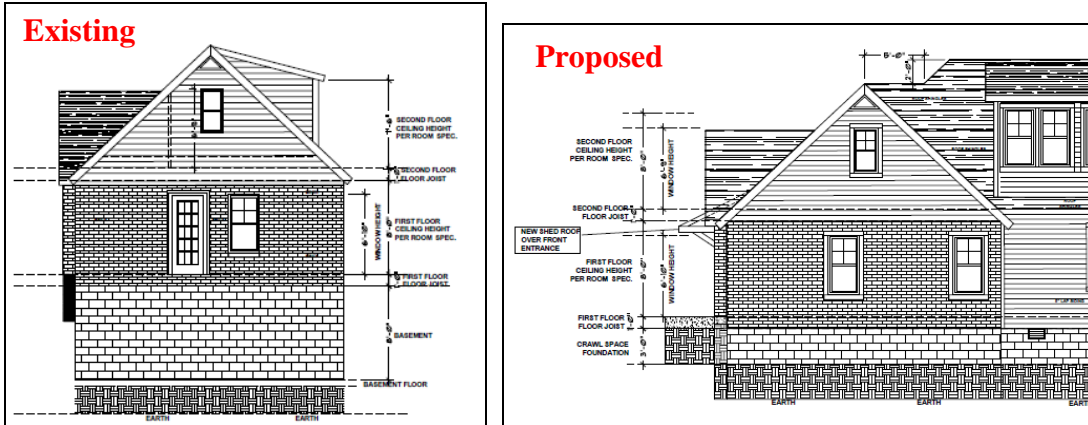
Background: 2416 West Linden is a c. 1940 Minimal Traditional brick house that contributes to the historic character of the Hillsboro-West End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 2416 West Linden Avenue

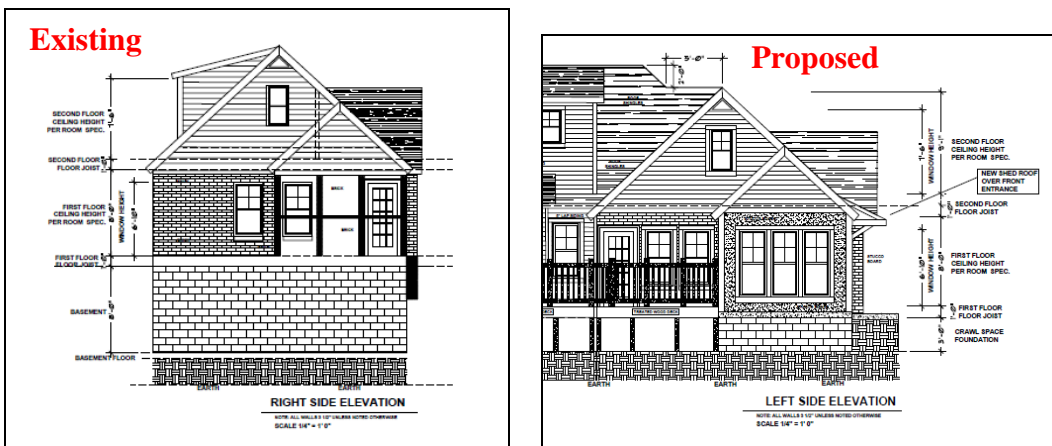
Analysis and Findings: Application is to construct a rear addition that extends wider than the historic house, enclose a side porch, and construct an outbuilding.

Demolition: The applicant intends to alter window and door openings, which is considered partial demolition. No changes to the window and door openings on the front façade are proposed. On the right-side façade, an existing door will be altered into a window opening, and the window openings on the back half of the house will be shifted (Figures 2 & 3). Staff finds that because the door-to-window opening is minor and the other changes happen in the back half of the house, the partial demolition meets the design guidelines.



Figures 2 & 3 are the existing and proposed right facades.

On the left façade, the existing side porch will be enclosed so the window changes behind it will no longer be visible. One window and a door opening will be added behind the enclosed side porch (Figures 4 & 5). Staff finds that the changes to the window openings on this façade to meet the design guidelines because they occur in the back half of the house and will be obscured by the side porch.



Figures 4 & 5 are the existing and proposed left facades

Staff finds the alteration of the window and door openings to meet Section III.B.2. of the design guidelines.

Height & Scale: The addition will be two feet (2') taller than the historic house, which meets the design guidelines. The addition is inset two feet (2') on the right side for its entire depth. On the left side, the addition is inset two feet (2') for a depth of four feet (4') after which it steps back out to be wider than the main form of the house but not wider than the side porch. This portion of the addition that extends wider than the historic house is one story in height and is no taller than the side porch, staff therefore finds that it meets the design guidelines. The addition will add approximately nine hundred and thirty-three square feet (933 sq. ft.) to the historic house, which is

approximately nine hundred and sixty square feet (960 sq. ft.)

The portion of the rear addition that is inset two feet (2') will be one-and-a-half stories in form. Its eave and foundation heights will match those on the historic house, while the ridge height will be two feet (2') taller. Staff finds that this overall height and scale to meet the design guidelines.

Staff finds that proposed height and scale to meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the design guidelines.

Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. The enclosure of the side porch meets the design guidelines because it is designed with posts and large windows to provide the look of an enclosed porch or sunroom.

Staff finds that the proposed location and removability to meet Sections II.B.2.a. and II.B.2.e. of the design guidelines.

Design: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition's change in materials, inset, and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. The enclosure of the side porch meets the design guidelines because it is designed with posts and large windows to provide the look of an enclosed porch or sunroom.

Staff finds that the proposed addition meet Sections II.B.2.a and II.B.2.f. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. It will be approximately eighteen feet (18') from the right-side property line, fifteen feet (15') from the left side property line, and over thirty-one feet (31') from the rear property line. The project includes a garage, and the distance between the garage and the addition will be ten feet (10') rather than twenty feet (20') that is typically required under the design guidelines. Staff finds this to be appropriate for this lot because the lot is unusually shallow at approximately one hundred and forty-five feet (145'). In addition, the house has a deep front setback of approximately sixty-five feet (65'), leaving a shallower yard than what is typical in the Hillsboro-West End Neighborhood Conservation Zoning

Overlay. For these reasons, staff finds that the proposed distance of ten feet (10') to meet the design guidelines.

Staff finds that the proposed addition's setback and rhythm of spacing to meet Sections II.B.1.c. and II.B.2. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Not Indicated	Yes	Yes
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Secondary Cladding	Stucco Board	Unknown	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Side Porch Post	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes
Driveway	Not indicated	Needs final approval	Unknown	Yes

Staff recommends that the concrete block be split face and that staff approve the windows, doors, roof shingle color, and driveway material prior to purchase and installation.

With staff's final approval of all material choices, staff finds that the known materials meet Sections II.B.1.d. and II.B.2. of the design guidelines.

Roof form: As mentioned under "Height and Scale," the addition's roof form will be two feet (2') taller than the ridge of the house. The taller portion will be clipped and the main roof form will be a gable with a slope of 10/12. The addition includes hipped dormers with a 4/12 slope; the dormers are inset two feet (2') from the main side wall of the historic house. The part of the addition that extends wider than the main wall of the house has a hipped roof form in order to keep the height lower than the height of the existing side porch. Staff finds that these roof forms are compatible with the historic house's roof.

Staff finds that the proposed roof forms to meet Sections II.B.1.e. and II.B.2. of the design guidelines.

Proportion and Rhythm of Openings: The changes to the window and door openings on the historic house were discussed under “Partial Demolition” The windows on the proposed addition 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 Sections II.B.1.g. and II.B.2. of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The applicant is proposing a one-story story outbuilding that does not contain a dwelling unit.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20’	10’*
Rear setback	5’	5’
L side setback**	5’	22’
R side setback**	5’	25
How is the building accessed?	From the alley or existing curb cut	Existing curb cut, as there is no alley

* The project includes a garage, and the distance between the garage and the addition will be ten feet (10’) rather than twenty feet (20’) that is typically required under the design guidelines. Staff finds that to be appropriate for this lot because the lot is unusually shallow at approximately one hundred and forty-five feet (145’). In addition, the house has a deep front setback of approximately sixty-five feet (65’), leaving a shallower yard than what is typical in the Hillsboro-West End Neighborhood Conservation Zoning Overlay. For these reasons, staff finds that the proposed distance of ten feet (10’) to meet the design guidelines.

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	23'	25'	18'
Eave Height	10'	10'	9

	Lot is larger than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	946 sq. ft.	352 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.

General requirements for outbuildings and DADUs:

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

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross Gable	Yes
Primary roof slope	10/12	Yes
Secondary Cross Gable	12/12	Yes

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 slab	Typical	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	Composite Windows	Needs final approval	Yes	Yes
Pedestrian Door	Not indicated	Needs final approval	TBD	Yes
Vehicular Doors	Not indicated	Needs final approval	TBD	Yes

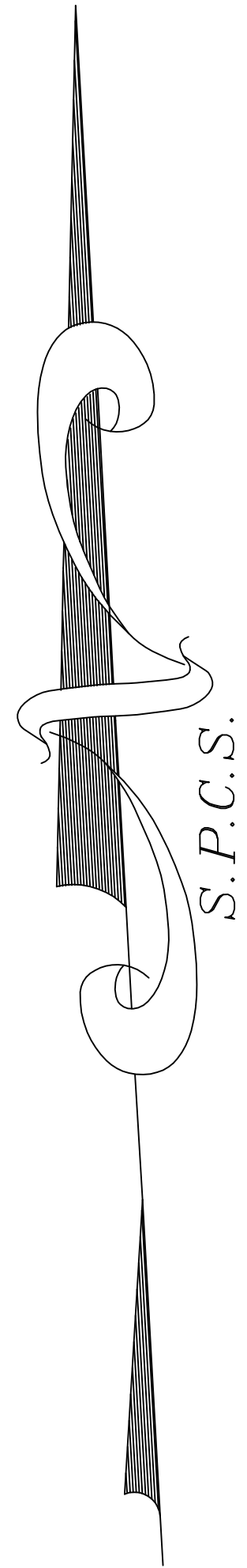
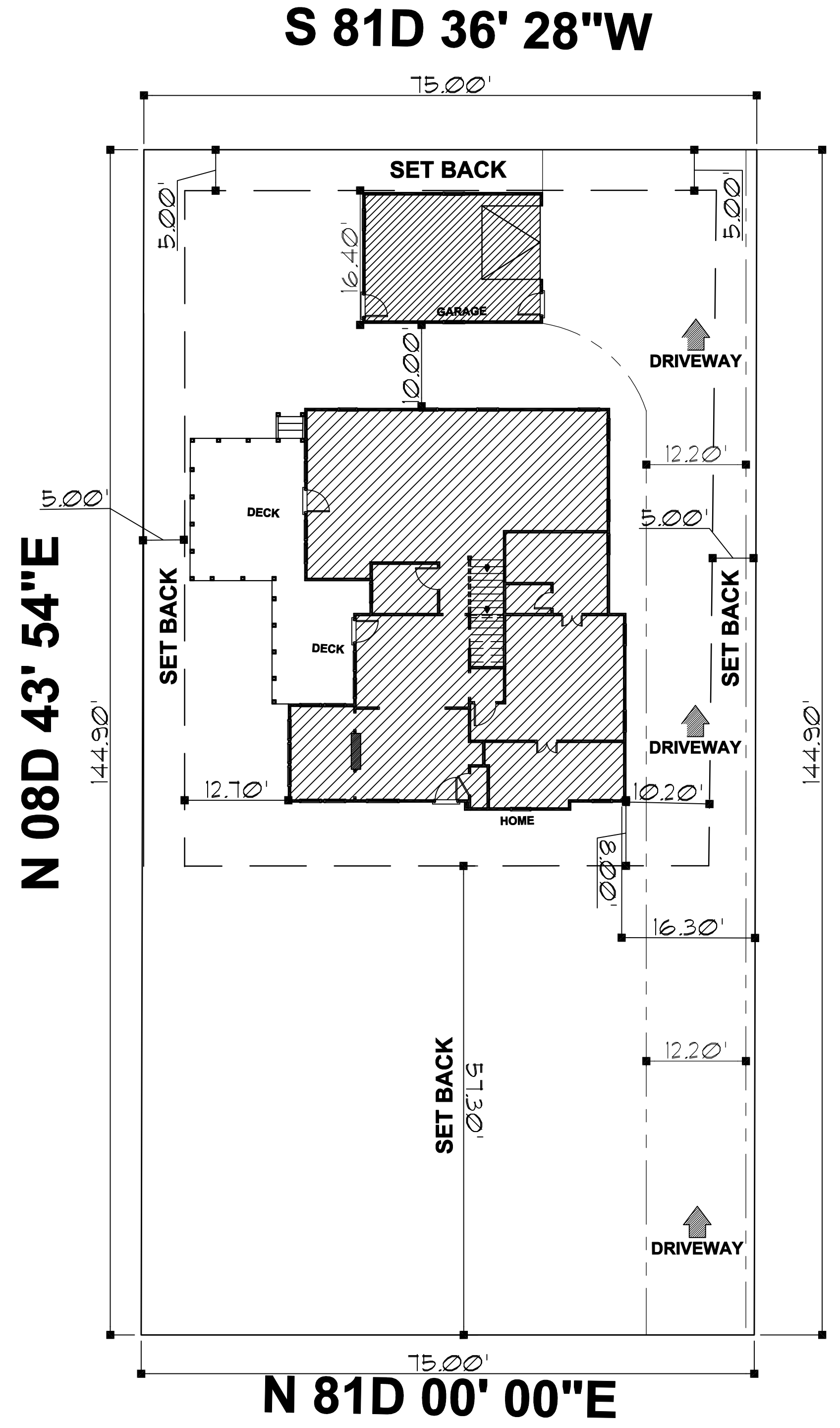
With the staff’s final approval of all windows and doors, staff finds that the known materials meet Section II.B.h.1 of the design guidelines.

Recommendation Summary: Staff recommends approval with the following conditions:

1. The concrete block be split face and that staff approve the windows, doors, roof shingle color, and driveway material prior to purchase and installation; and
2. 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 proposed addition and outbuilding to meet Sections II.B.1., II.B.2., and III.B.2. of the design guidelines.

PLOT PLAN



2416 WEST LINDEN

**FOR PHIL HYDE
PROPERTY ADDRESS:
2416 WEST LINDEN
NASHVILLE - DAVIDSON
COUNTY, TENNESSEE**

**P L O T P L A N
B O U N D A R Y S U R V E Y:
L O T 1 4
P L A N O F:
W E S T L I N D E N**

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START DATE

START DATE

2416 WEST LINDEN - GREEN HILLS, NASHVILLE, TENNESSEE
HYDE CONSTRUCTION GROUP LLC
PLAN # 3444

A10

COVER SHEET

FOR

2416 WEST LINDEN

NASHVILLE, TENNESSEE

LOT # 14
PLAN # 3444

HYDE CONSTRUCTION GROUP LLC

11/29/2020

HOME AS BUILT
CONTRACT SQUARE FOOTAGE:

FIRST FLOOR LIVING AREA: 744 SQ FT
SECOND FLOOR LIVING AREA: 388 SQ FT
TOTAL HEATED LIVING AREA: 1,032 SQ FT

GARAGE:
BASEMENT:

FRONT PORCH:

AS BUILT AND NEW ADDITION
CONTRACT SQUARE FOOTAGE:

FIRST FLOOR EXISTING AND NEW LIVING AREA: 1,723 SQ FT
SECOND FLOOR EXISTING AND NEW LIVING AREA: 1,048 SQ FT

TOTAL HEATED LIVING AREA: 2,771 SQ FT

ONE CAR GARAGE: 330 SQ FT
SIDE SUN DECK: 402 SQ FT

DRAWING INDEX:
(AS BUILT)

A1 FIRST FLOOR PLAN
A1 SECOND FLOOR PLAN
A2 FRONT ELEVATION PLANS
A2 RIGHT ELEVATION PLAN
A2 REAR ELEVATION PLAN
A2 LEFT ELEVATION PLANS

(NEW ADDITION)

A3 FIRST FLOOR PLAN
A3 SECOND FLOOR PLAN
A4 FRONT ELEVATION
A4 RIGHT SIDE ELEVATION
A5 REAR SIDE ELEVATION
A5 LEFT SIDE ELEVATION
A6 FOUNDATION PLAN
A6 ROOF PLAN
A7 FIRST FLOOR I-JOIST LAYOUT PLAN
A7 SECOND FLOOR I-JOIST LAYOUT PLAN
A8 FIRST FLOOR ELECTRICAL PLAN
A8 SECOND FLOOR ELECTRICAL PLAN
A9 GARAGE PLAN
A10 PLOT PLAN (NEW ADDITION)

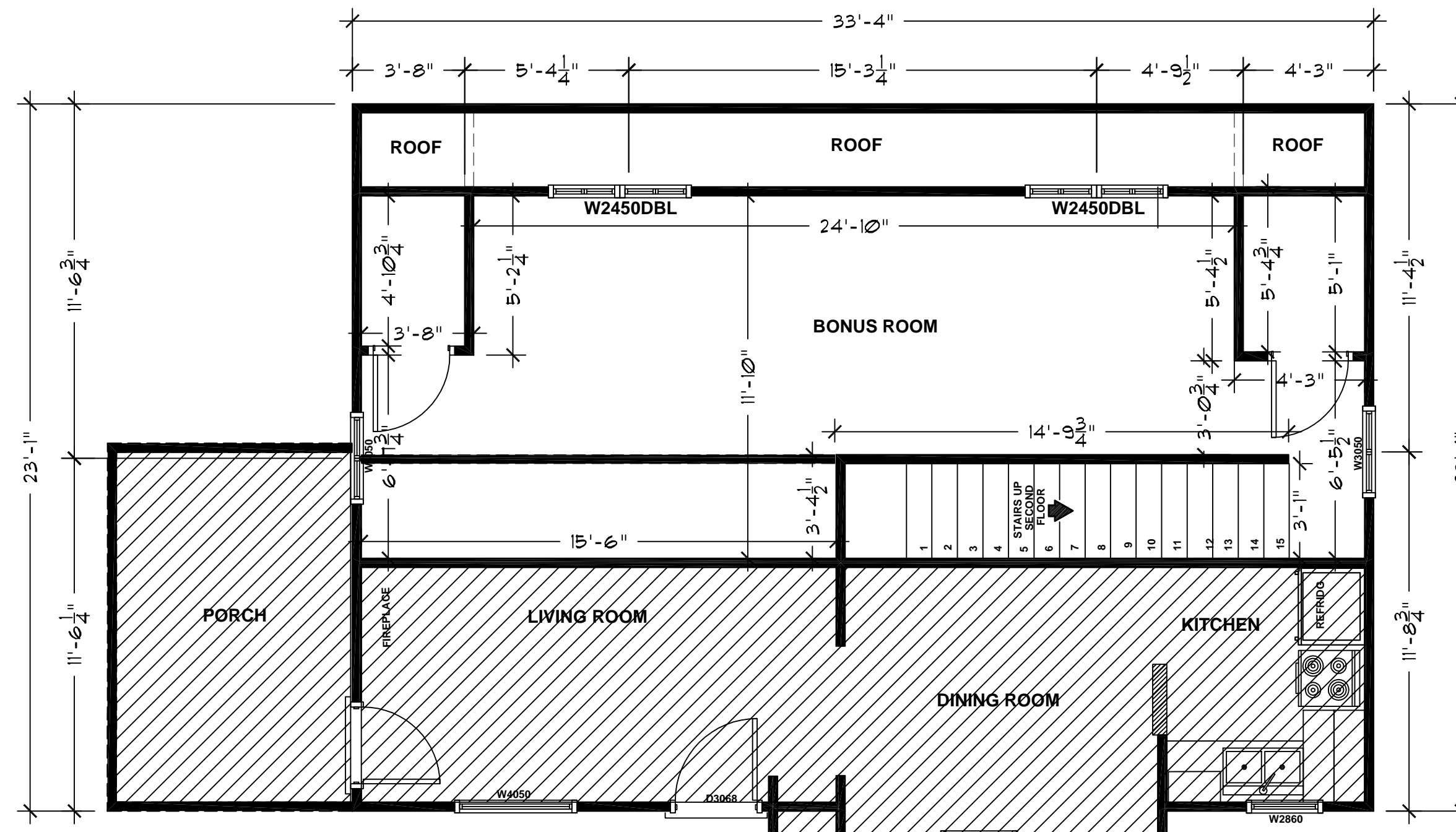
CONSTRUCTION SCHEDULE:

- | | | | | | |
|--------------------------|--------------------------|-------------------------------|--------------------------|--------------------------|-----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | SURVEY LOT | <input type="checkbox"/> | <input type="checkbox"/> | PAINT COLOR SELECTIONS |
| <input type="checkbox"/> | <input type="checkbox"/> | PLOT PLAN | <input type="checkbox"/> | <input type="checkbox"/> | PAINT FIRST COAT |
| <input type="checkbox"/> | <input type="checkbox"/> | COUNTY PRIVILEGE LICENSE | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | BUILDING PERMIT | <input type="checkbox"/> | <input type="checkbox"/> | SEWER CONNECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | TEMPORARY POWER | <input type="checkbox"/> | <input type="checkbox"/> | ELECTRIC CONNECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | WATER METER | <input type="checkbox"/> | <input type="checkbox"/> | HVAC CONNECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | TEMPORARY ELECTRIC METER | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | TERMITE TREATMENT | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | STAKEOUT | <input type="checkbox"/> | <input type="checkbox"/> | KITCHEN CABINETS SELECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | FOOTER POUR | <input type="checkbox"/> | <input type="checkbox"/> | BATHROOM CABINETS SELECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | FOOTER PIN | <input type="checkbox"/> | <input type="checkbox"/> | COUNTERTOP SELECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | FOUNDATION BLOCK MATERIALS | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | FOUNDATION BLOCK SUB | <input type="checkbox"/> | <input type="checkbox"/> | LIGHT FIXTURE SELECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | FOUNDATION WATER PROOF | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | FOUNDATION STONE | <input type="checkbox"/> | <input type="checkbox"/> | APPLIANCE PACKAGE SELECTION |
| <input type="checkbox"/> | <input type="checkbox"/> | FOUNDATION INSPECTION | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | CARPET SELECTIONS |
| <input type="checkbox"/> | <input type="checkbox"/> | FRAMING (LUMBER) MATERIALS | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | FRAMING LABOR FIRST DRAW 30% | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | FRAMING LABOR SECOND DRAW 30% | <input type="checkbox"/> | <input type="checkbox"/> | PAINT FINAL COAT |
| <input type="checkbox"/> | <input type="checkbox"/> | WINDOWS / EXTERIOR DOORS | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | EXTERIOR TRIM | <input type="checkbox"/> | <input type="checkbox"/> | DRIVEWAY AND SIDEWALK POUR |
| <input type="checkbox"/> | <input type="checkbox"/> | FRAMING LABOR THIRD DRAW 30% | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | FRAMING LABOR FINAL 10% | <input type="checkbox"/> | <input type="checkbox"/> | CARPET INSTALL |
| <input type="checkbox"/> | <input type="checkbox"/> | ROOF MATERIALS | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | ROOF SUB | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | KITCHEN CABINETS INSTALL |
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| <input type="checkbox"/> | <input type="checkbox"/> | EXTERIOR SIDING | <input type="checkbox"/> | <input type="checkbox"/> | APPLIANCE PACKAGE INSTALL |
| <input type="checkbox"/> | <input type="checkbox"/> | PLUMBING ROUGHIN | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | H.V.A.C. ROUGHIN | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | ELECTRICAL ROUGHIN | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | FRAMING INSPECTION | <input type="checkbox"/> | <input type="checkbox"/> | LIGHTS INSTALLED |
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| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | WALL INSULATION MATERIALS | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | WALL INSULATION SUB | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | DRYWALL SUPPLY | <input type="checkbox"/> | <input type="checkbox"/> | LANDSCAPING |
| <input type="checkbox"/> | <input type="checkbox"/> | DRYWALL SUB | <input type="checkbox"/> | <input type="checkbox"/> | SOD/SEED INSTALLER |
| <input type="checkbox"/> | <input type="checkbox"/> | SCREW DOWN SUBFLOOR | <input type="checkbox"/> | <input type="checkbox"/> | MAILBOX |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | HARDWOOD ROUGHIN | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | CERAMIC TILE | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | VINYL FLOORING | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | INTERIOR TRIM MATERIALS | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | INTERIOR TRIM SUB | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | GARAGE DOORS | <input type="checkbox"/> | <input type="checkbox"/> | |



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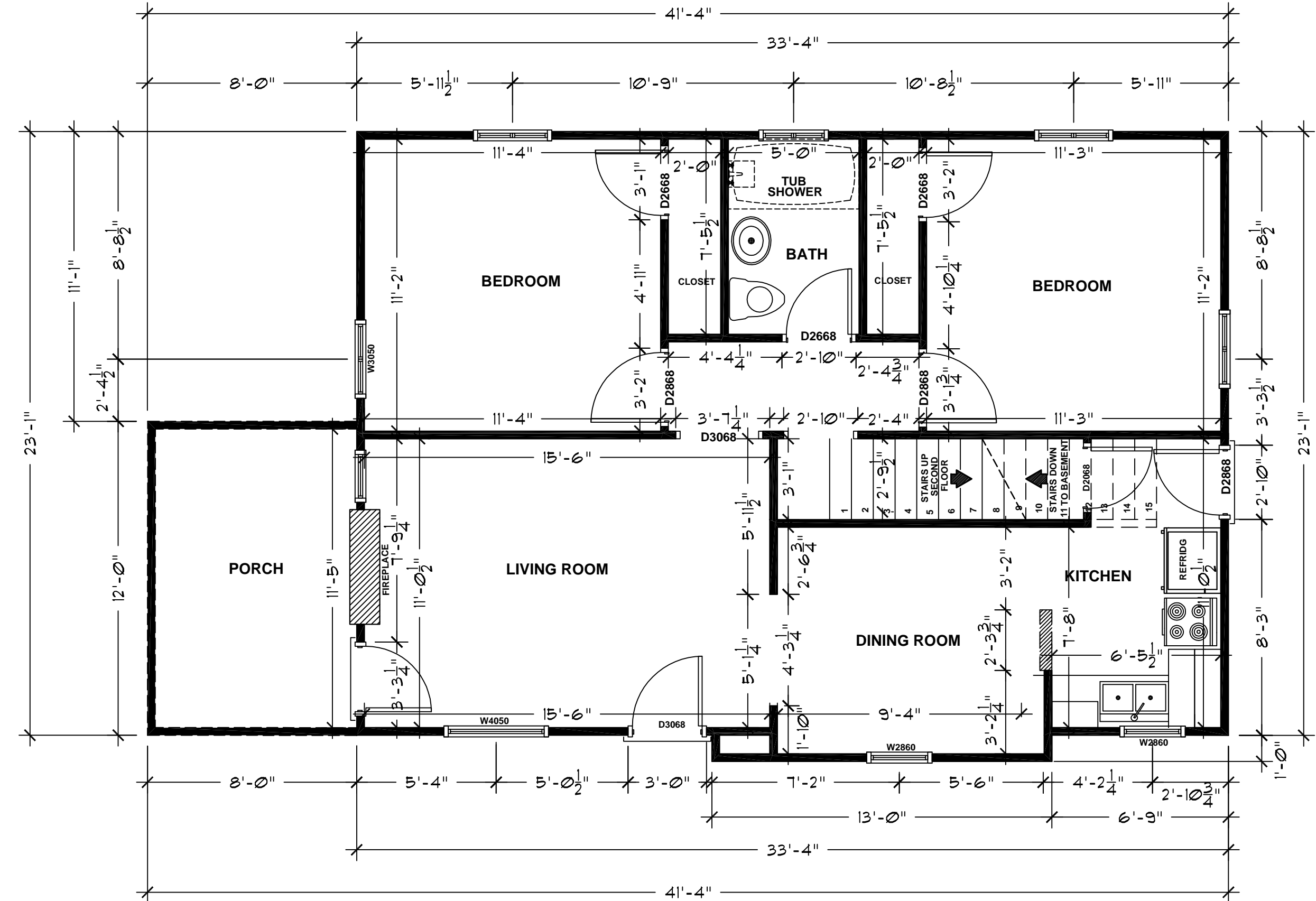
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FRONT PORCH

SECOND FLOOR AS BUILT

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"



FIRST FLOOR AS BUILT

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"

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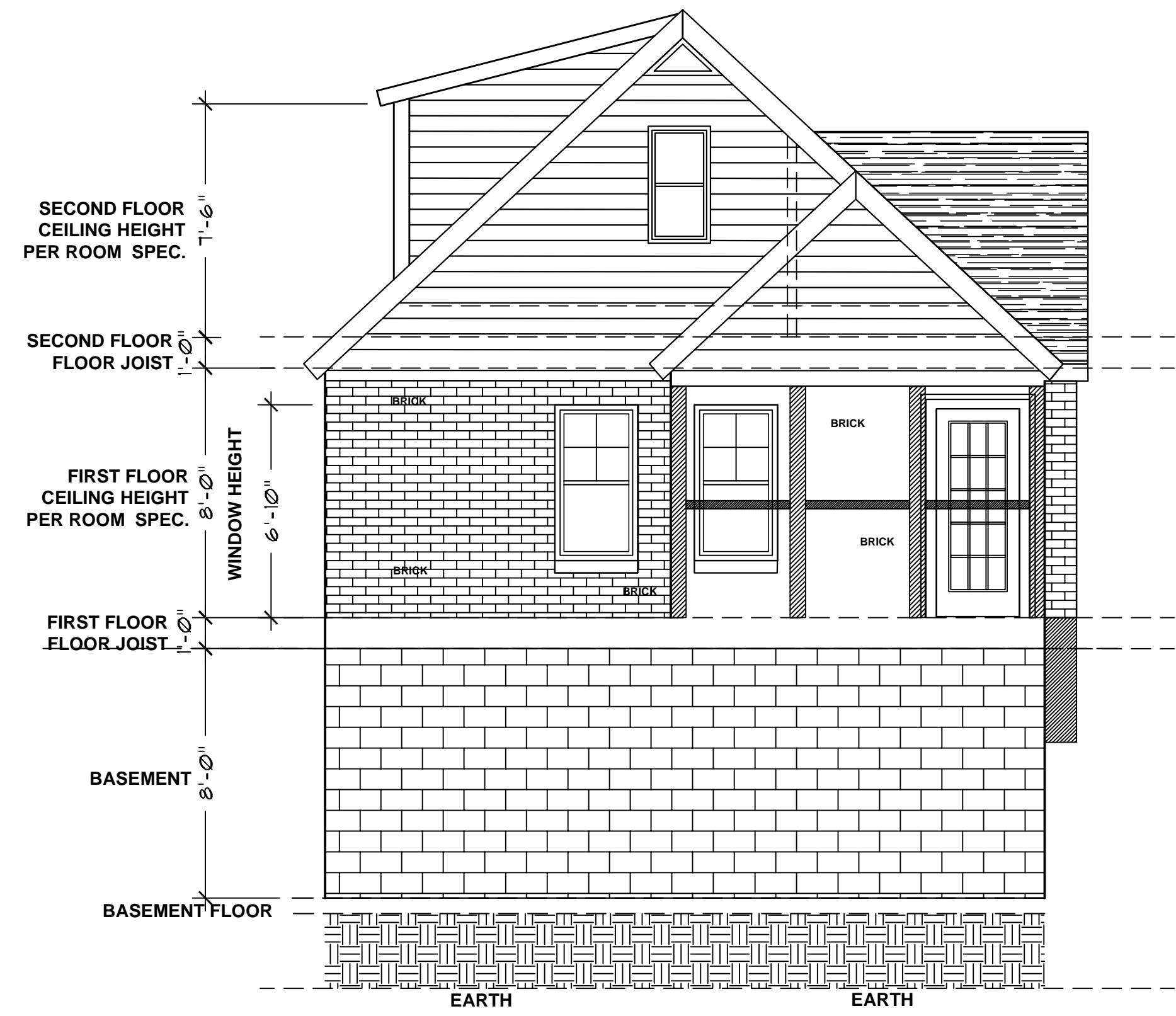
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START DATE

START DATE

2416 WEST LINDEN - GREEN HILLS, NASHVILLE, TENNESSEE
HYDE CONSTRUCTION GROUP LLC
PLAN # 3444



SECOND FLOOR CEILING HEIGHT PER ROOM SPEC. 11'-6"

SECOND FLOOR FLOOR JOIST 11'-0"

WINDOW HEIGHT 6'-10"

FIRST FLOOR CEILING HEIGHT PER ROOM SPEC. 8'-0"

FIRST FLOOR FLOOR JOIST 7'-0"

BASEMENT 8'-0"

BASEMENT FLOOR

RIGHT SIDE ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"



CEILING JOIST 11'-0"

SECOND FLOOR CEILING HEIGHT PER ROOM SPEC. 11'-0"

SECOND FLOOR FLOOR JOIST 11'-0"

WINDOW HEIGHT 6'-10"

FIRST FLOOR CEILING HEIGHT PER ROOM SPEC. 8'-0"

FIRST FLOOR FLOOR JOIST 7'-0"

3'-0"

FRONT ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"



CEILING JOIST 11'-0"

SECOND FLOOR CEILING HEIGHT PER ROOM SPEC. 11'-6"

SECOND FLOOR FLOOR JOIST 11'-0"

WINDOW HEIGHT 6'-10"

FIRST FLOOR CEILING HEIGHT PER ROOM SPEC. 8'-0"

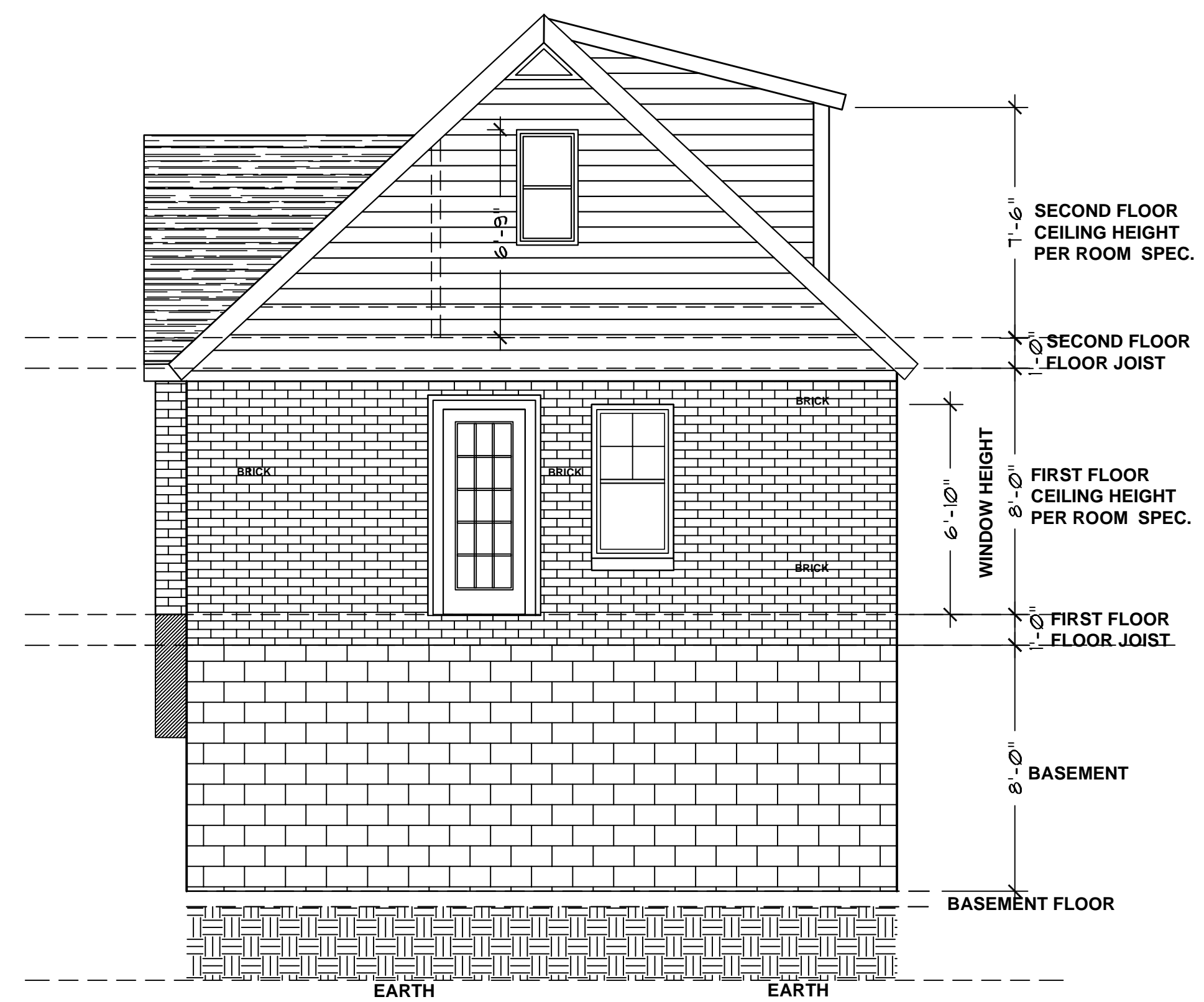
FIRST FLOOR FLOOR JOIST 7'-0"

BASEMENT 8'-0"

BASEMENT FLOOR

REAR ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"



SECOND FLOOR CEILING HEIGHT PER ROOM SPEC. 11'-6"

SECOND FLOOR FLOOR JOIST 11'-0"

WINDOW HEIGHT 6'-10"

FIRST FLOOR CEILING HEIGHT PER ROOM SPEC. 8'-0"

FIRST FLOOR FLOOR JOIST 7'-0"

BASEMENT 8'-0"

BASEMENT FLOOR

LEFT SIDE ELEVATION

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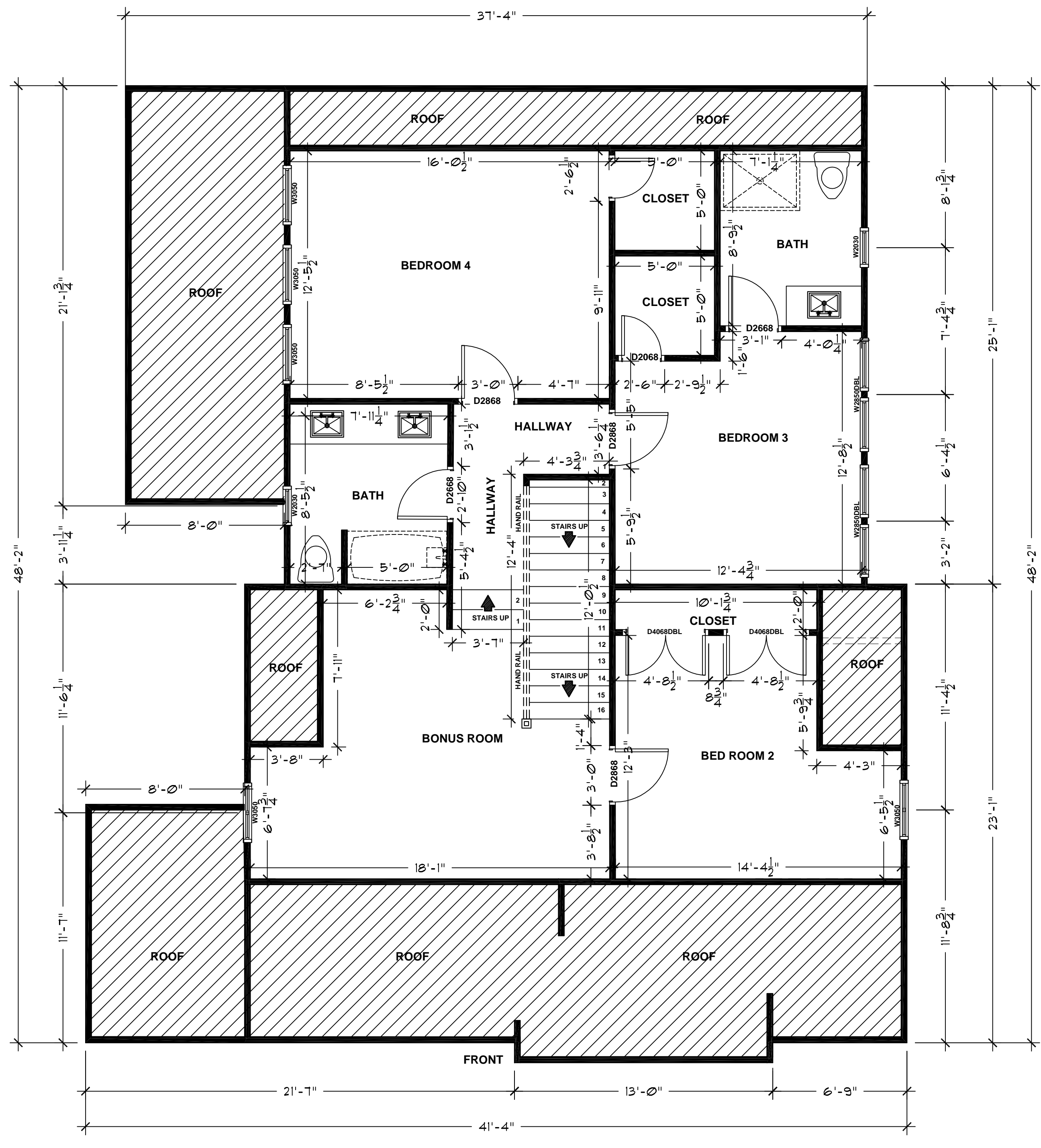
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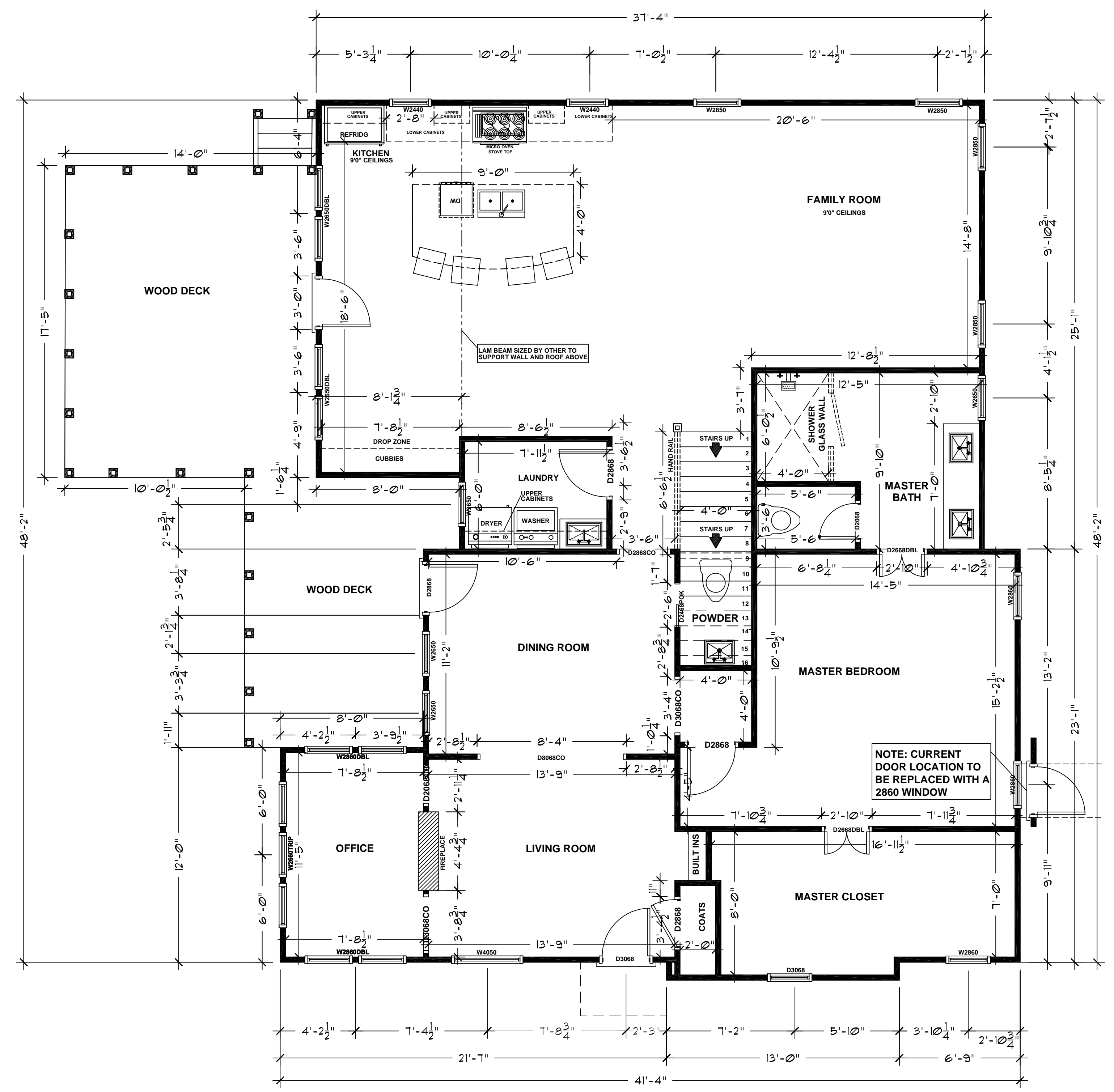
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HYDE CONSTRUCTION GROUP LLC
PLAN # 3444



SECOND FLOOR PLAN

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"



FIRST FLOOR PLAN

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
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PLAN # 3444

A3

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START DATE

START DATE

2416 WEST LINDEN - GREEN HILLS, NASHVILLE, TENNESSEE
 HYDE CONSTRUCTION GROUP LLC
 PLAN # 3444

A4



FRONT ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
 SCALE 1/4" = 1' 0"



RIGHT SIDE ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
 SCALE 1/4" = 1' 0"

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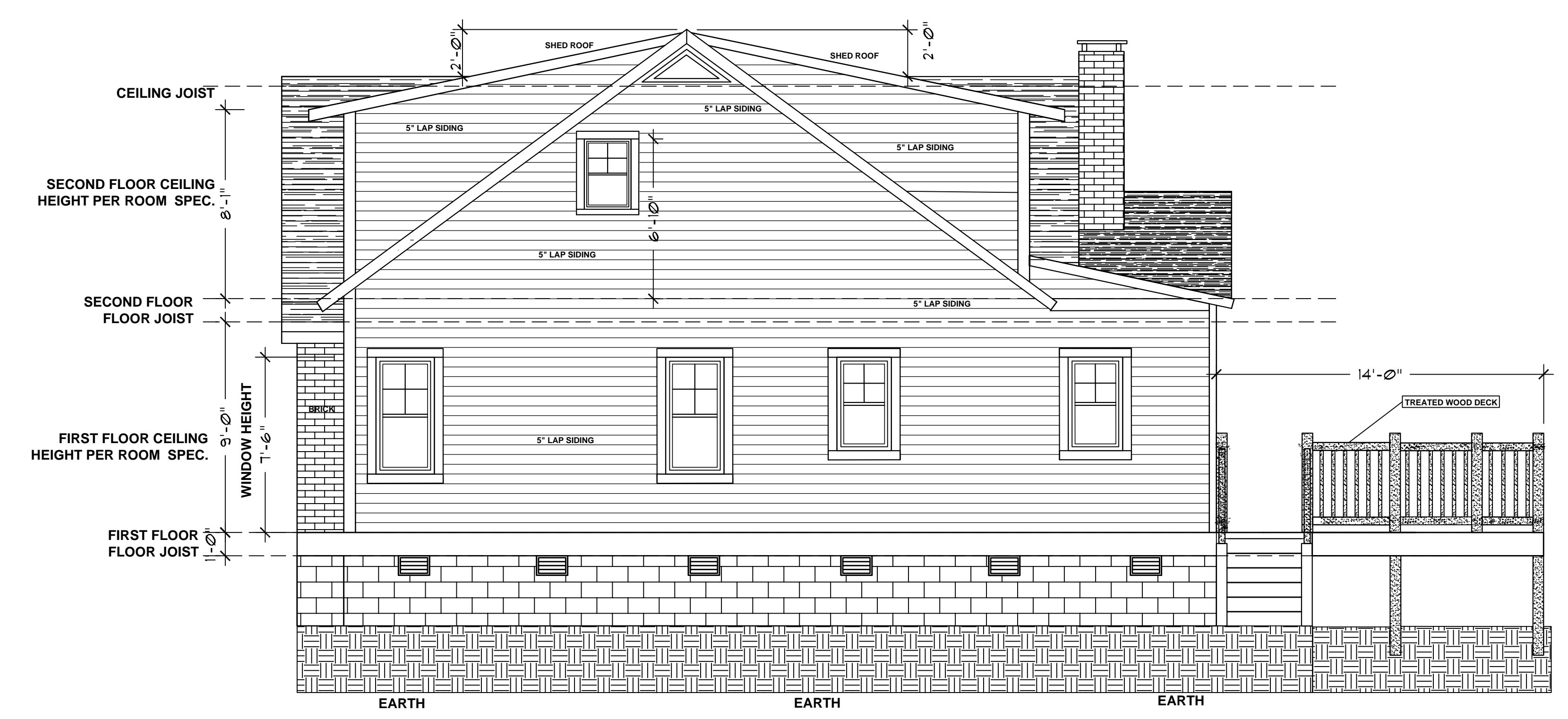
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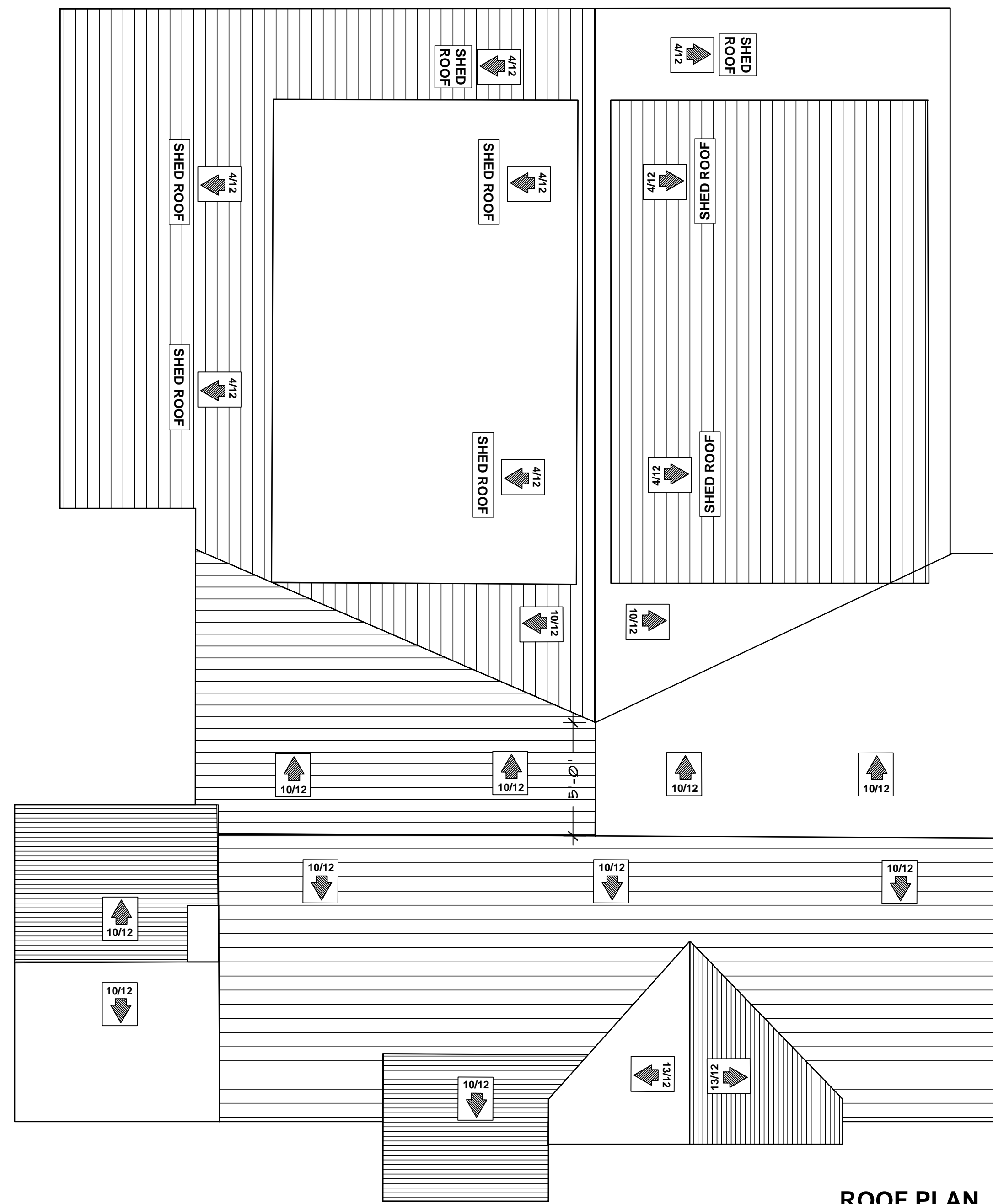
LEFT SIDE ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
 SCALE 1/4" = 1' 0"



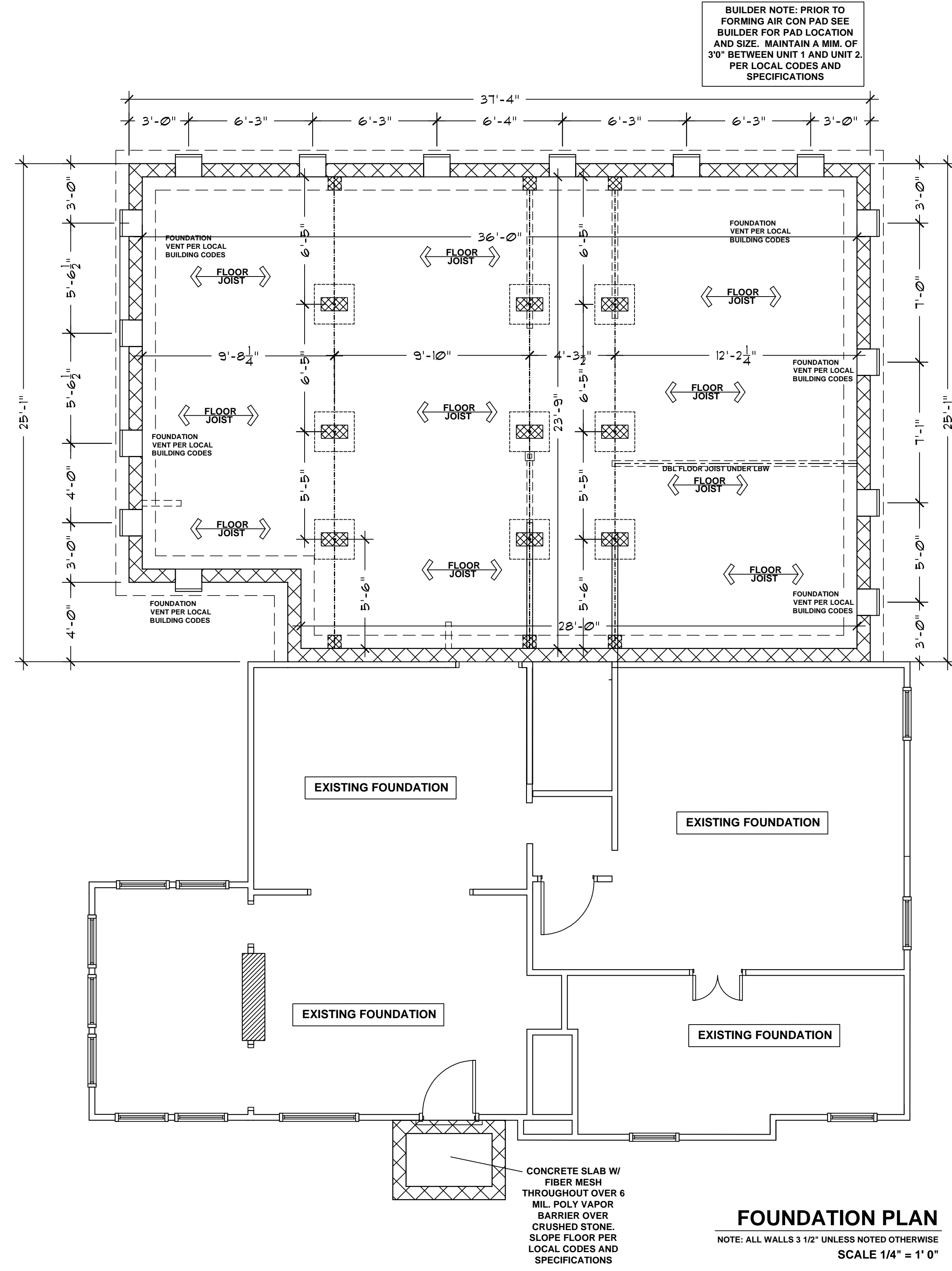
REAR ELEVATION

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
 SCALE 1/4" = 1' 0"



ROOF PLAN

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"



FOUNDATION PLAN

NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0"

BUILDER NOTE: PRIOR TO FORMING AIR CON PAD SEE BUILDER FOR PAD LOCATION AND SIZE. MAINTAIN A MIN. OF 3'0" BETWEEN UNIT 1 AND UNIT 2. PER LOCAL CODES AND SPECIFICATIONS

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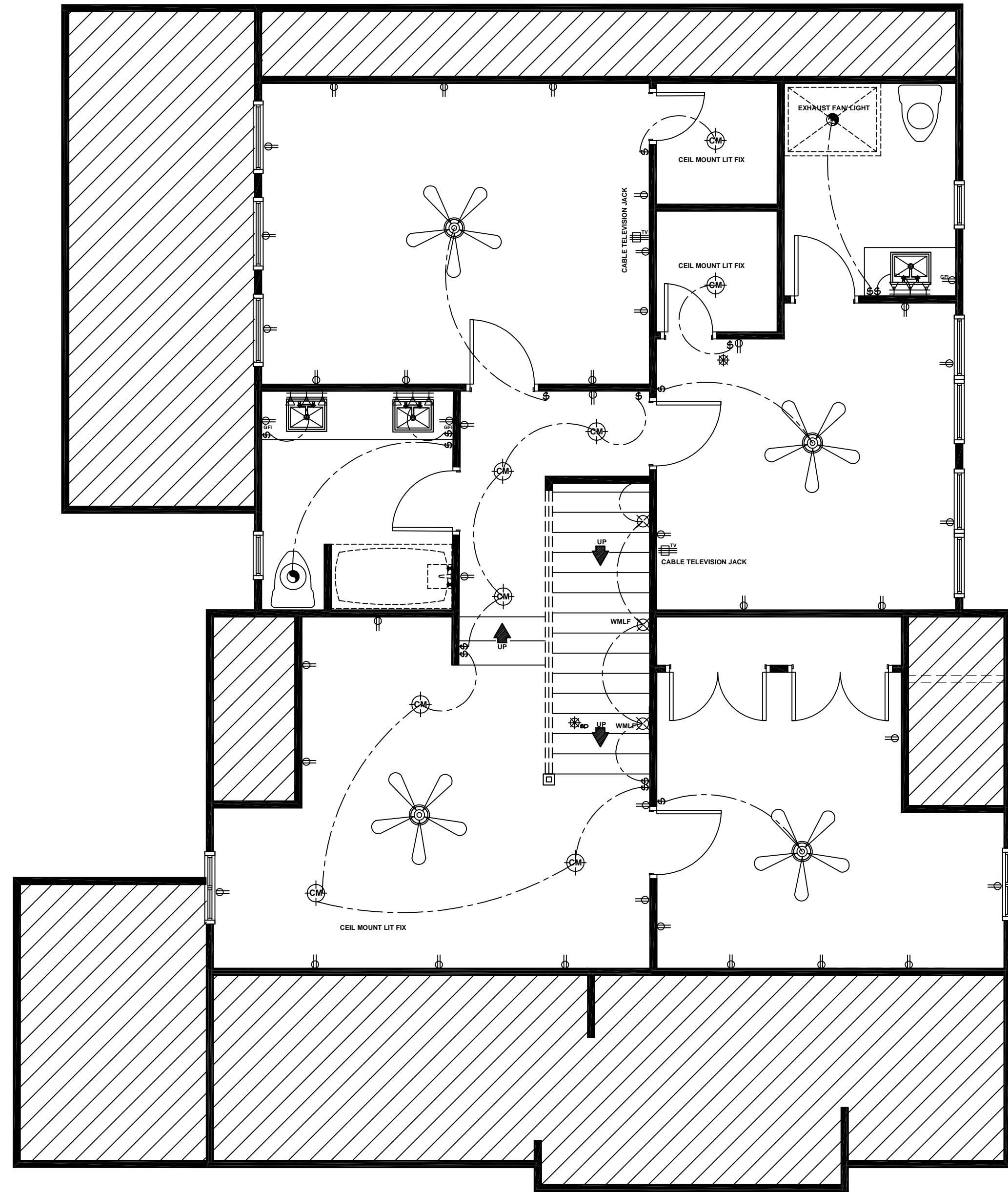
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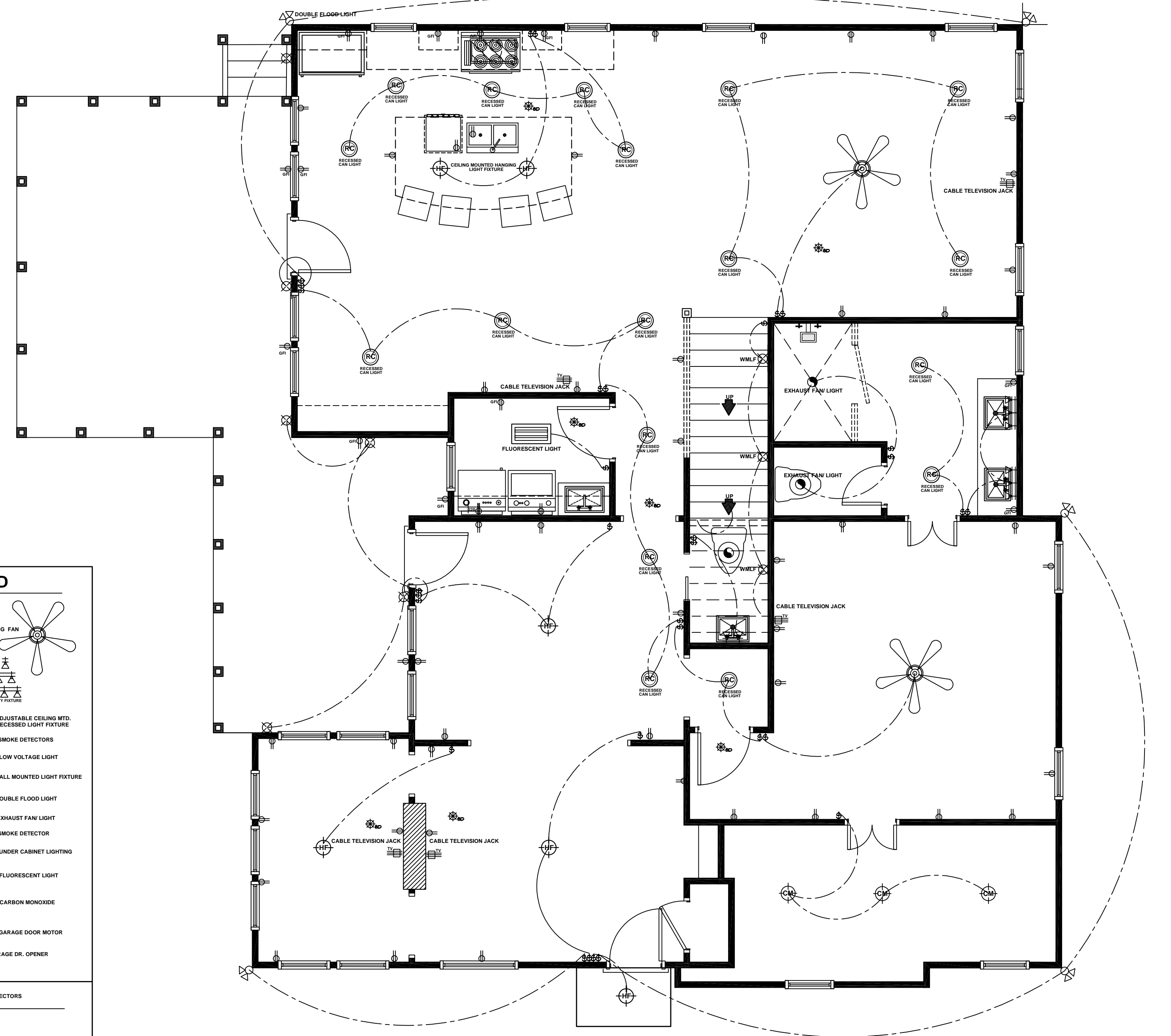
START DATE

START DATE

2416 WEST LINDEN - GREEN HILLS, NASHVILLE, TENNESSEE
HYDE CONSTRUCTION GROUP LLC
PLAN # 3444



SECOND FLOOR ELECTRICAL PLAN
 NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
 SCALE 1/4" = 1' 0"



FIRST FLOOR ELECTRICAL PLAN
 NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
 SCALE 1/4" = 1' 0"

ELECTRICAL LEGEND

<ul style="list-style-type: none"> Ⓜ 110 VOLT DUPLEX RECEPTACLE Ⓜ 110 VOLT DUPLEX RECFP Ⓜ 110 V DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPT CIRCUIT Ⓜ WATERPROOF 110 VOLT DUPLEX RECEPTACLE ON GFI CIRCUIT Ⓜ 240 VOLT RECEPTACLE Ⓜ CEILING OR FLOOR RECEPTACLE (SEE PLAN) Ⓜ CABLE TELEVISION JACK Ⓜ CEILING OR FLOOR RECFP Ⓜ TELEPHONE JACK Ⓜ SINGLE POLE SWITCH Ⓜ THREE-WAY SWITCH Ⓜ FOUR-WAY SWITCH Ⓜ DOORBELL PUSH BUTTON Ⓜ CHIMES Ⓜ GARBAGE DISPOSAL MOTOR Ⓜ CEILING MOUNTED LIGHT FIXTURE Ⓜ RECESSED LIGHT FIXTURE Ⓜ CEILING MOUNTED HANGING LIGHT FIXTURE 	<ul style="list-style-type: none"> Ⓜ CEILING FAN Ⓜ ADJUSTABLE CEILING MTD. RECESSED LIGHT FIXTURE Ⓜ SMOKE DETECTORS Ⓜ LOW VOLTAGE LIGHT Ⓜ WALL MOUNTED LIGHT FIXTURE Ⓜ DOUBLE FLOOD LIGHT Ⓜ EXHAUST FAN LIGHT Ⓜ SMOKE DETECTOR Ⓜ UNDER CABINET LIGHTING Ⓜ FLUORESCENT LIGHT Ⓜ CARBON MONOXIDE Ⓜ GARAGE DOOR MOTOR Ⓜ GARAGE DR. OPENER
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SMOKE DETECTOR Ⓜ SMOKE DETECTORS

NEED 110 VOLT FOR SOURCE POWER.
 NEED BATTERY BACKUP SYSTEM.
 NEED INTER-CONNECTED SYSTEM FOR ALL SMOKE DETECTOR.
 DETECTOR. SO ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
 HAS TO BE INSTALLED TO MEET NFPA 72
 RE: IRC, R317.1 FOR DETAIL
 LOCATION OF ALL SMOKE DETECTORS PER STATE AND LOCAL BUILDING CODES.

ELECTRICAL NOTES

PROVIDE A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED ATTIC ACCESS OPENING AT OR NEAR THE FURNACE (I.M.C. SECTION 708).

APPROVED PLANS SHALL BE IN STRICT COMPLIANCE TO ALL APPLICABLE CITY CODES AND THE NATIONAL ELECTRICAL CODE.

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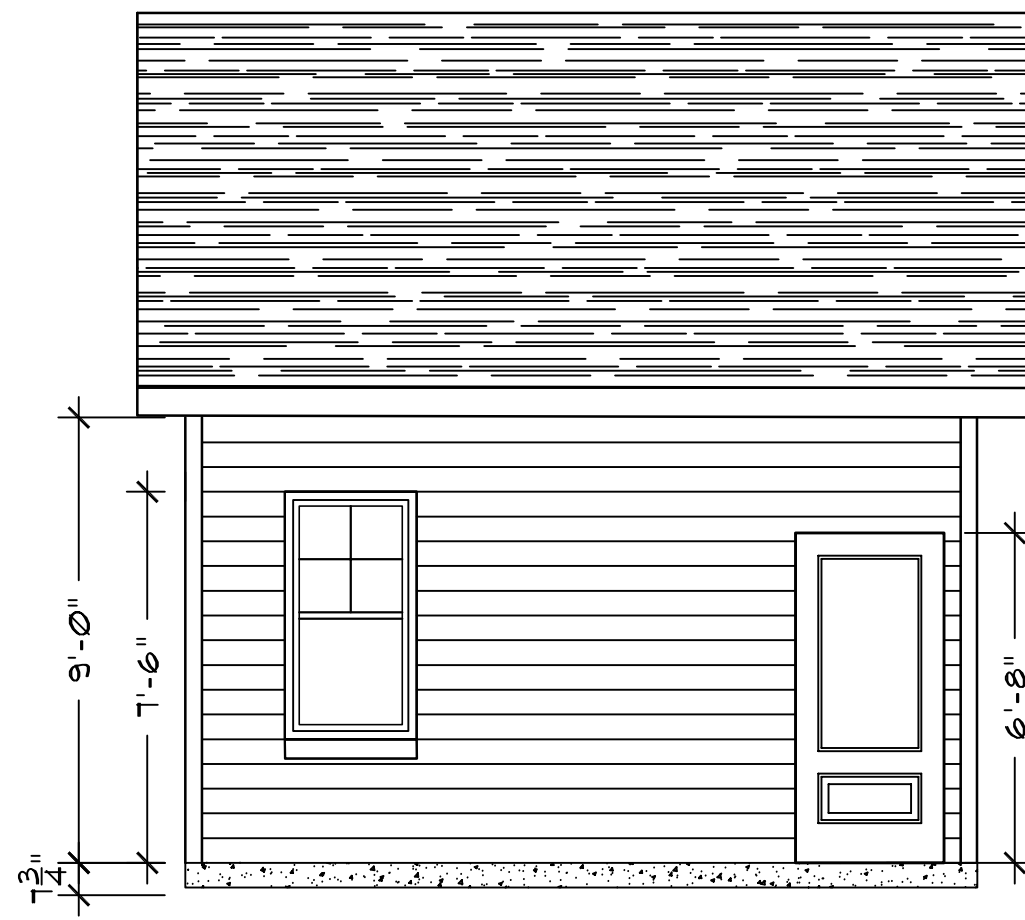
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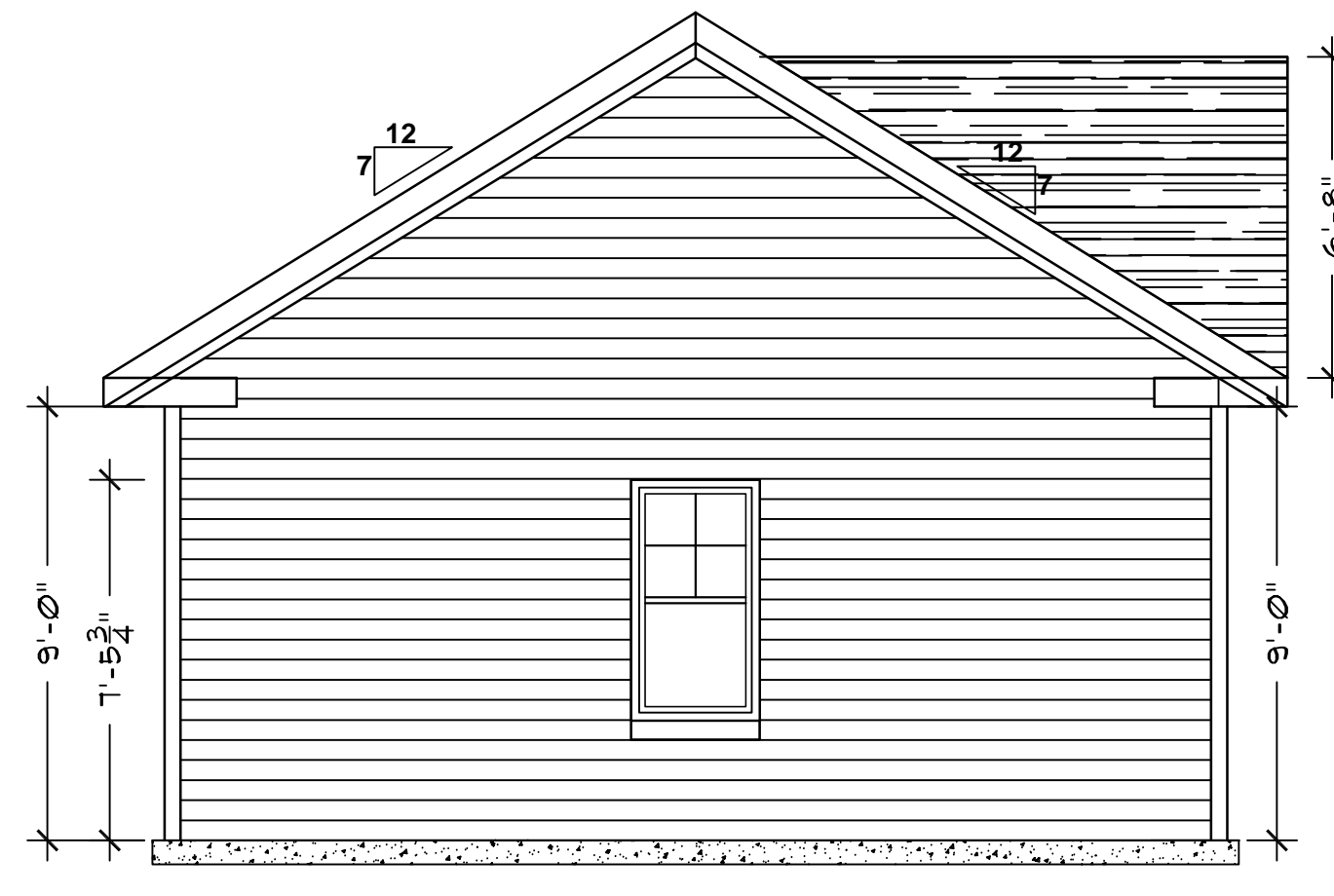
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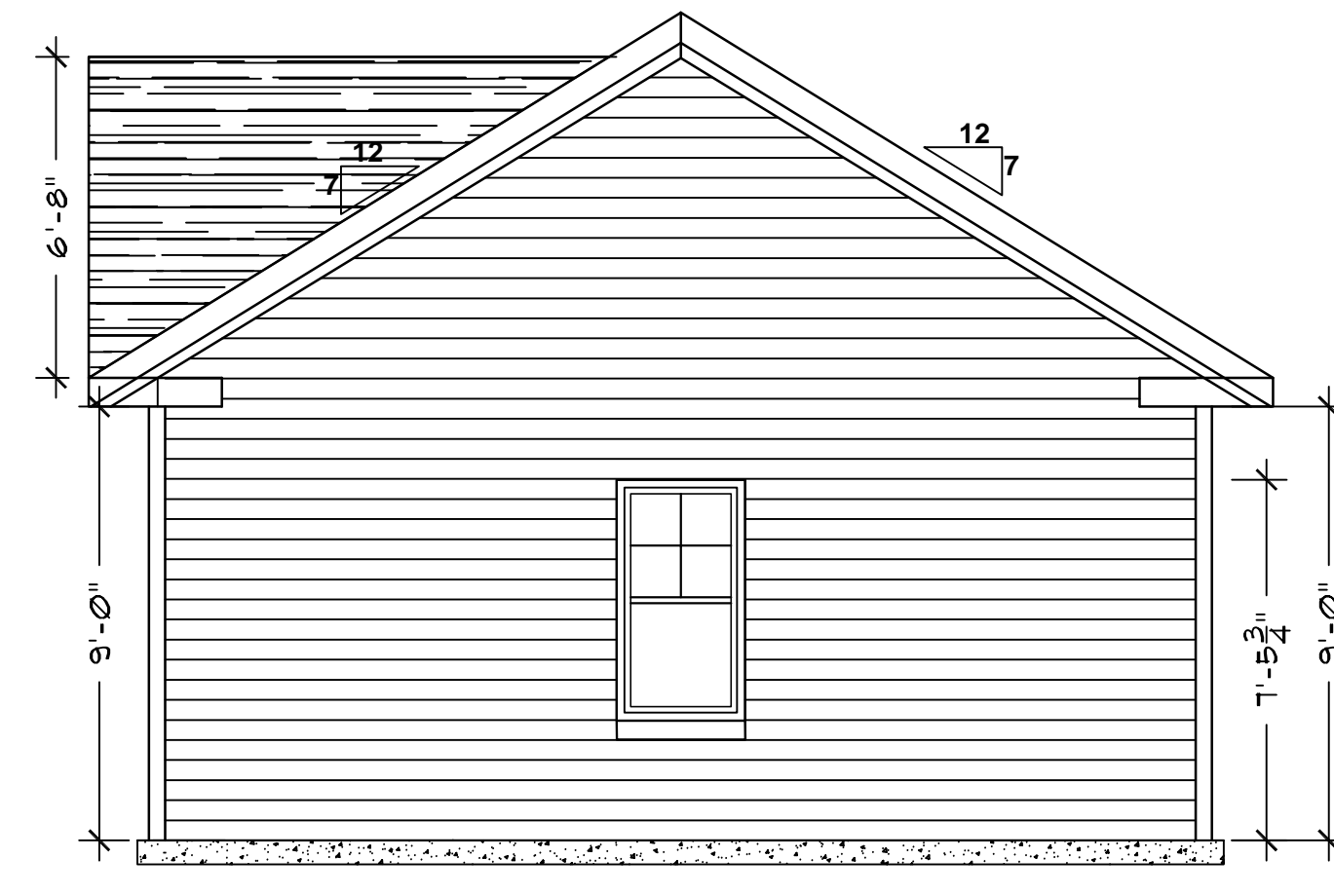
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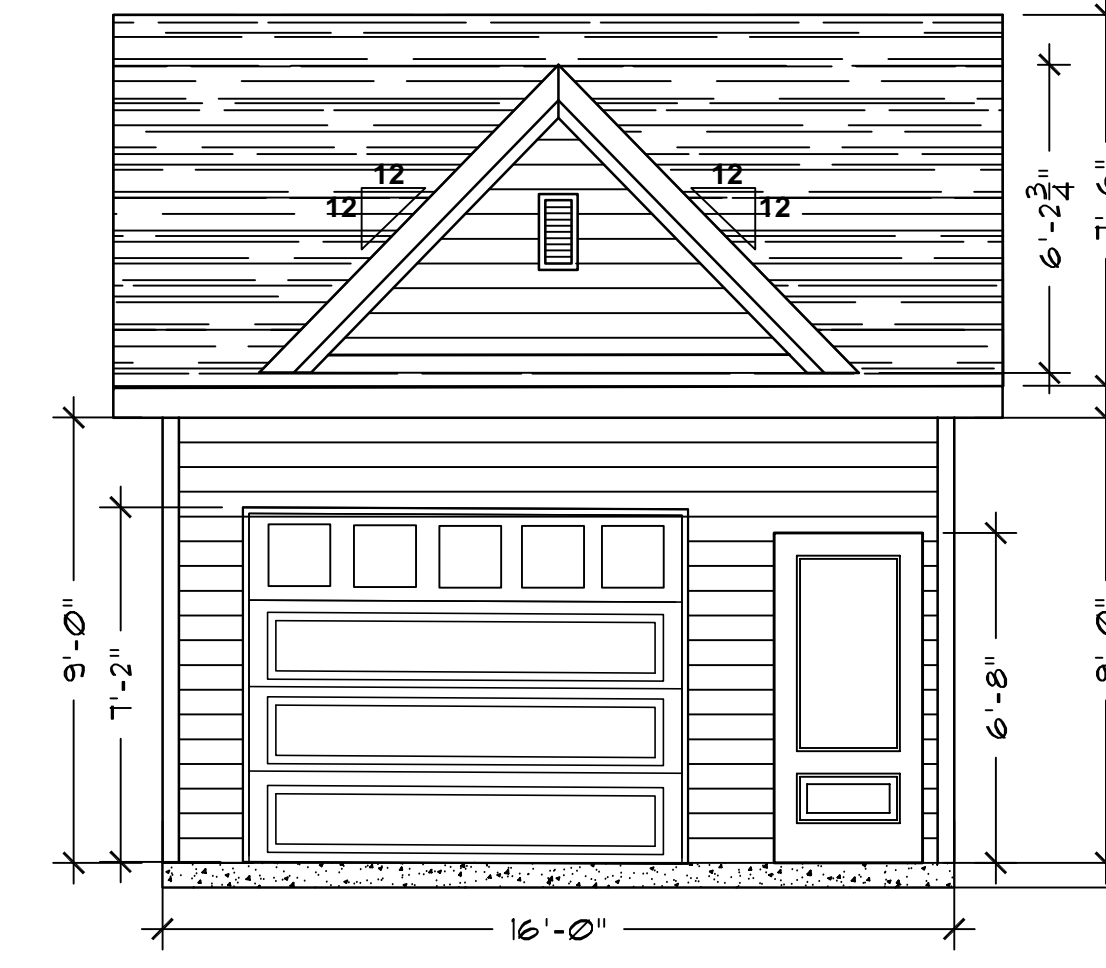
REAR ELEVATION PLAN
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0" (D)



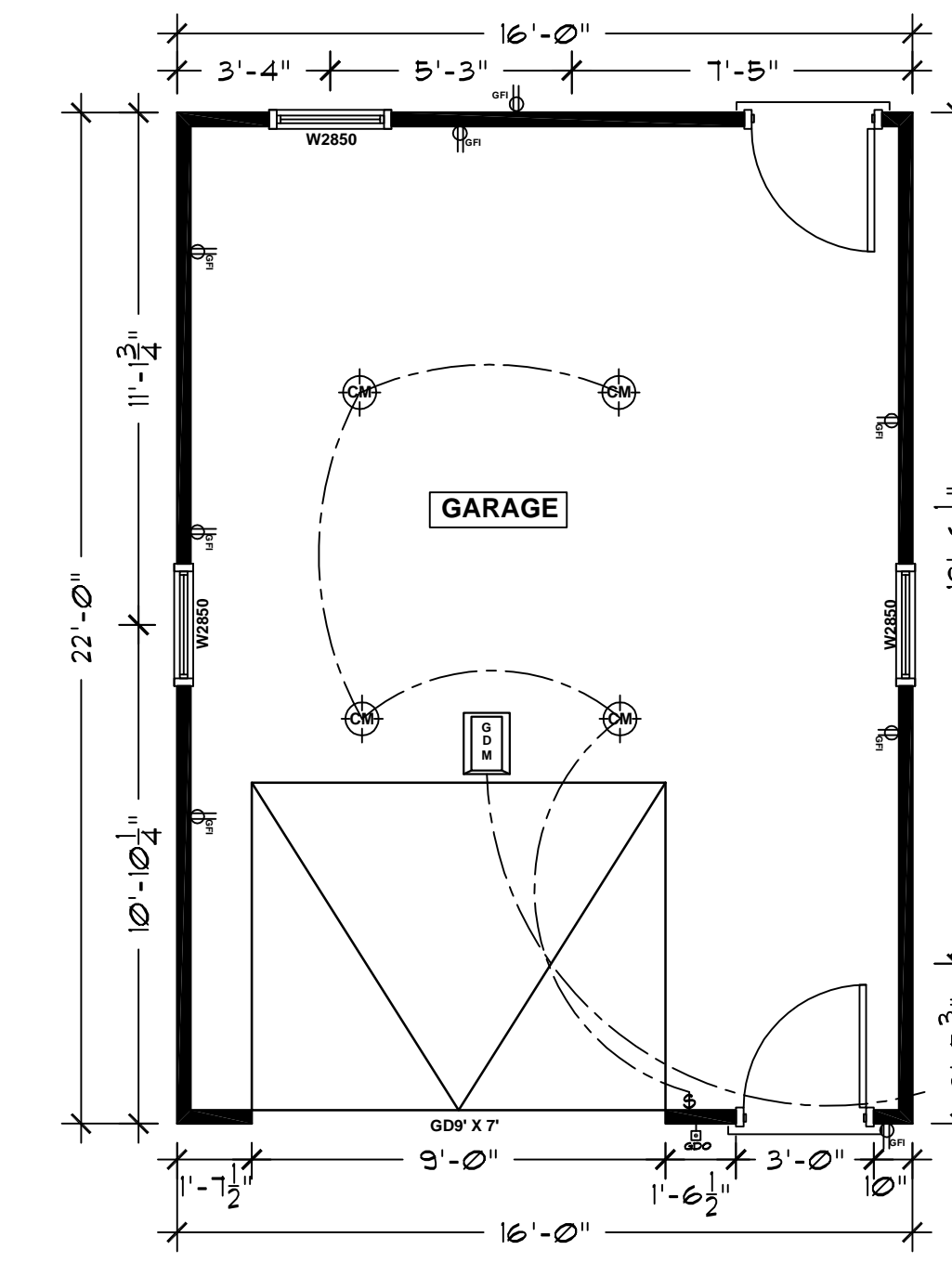
LEFT SIDE ELEVATION PLAN
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0" (C)



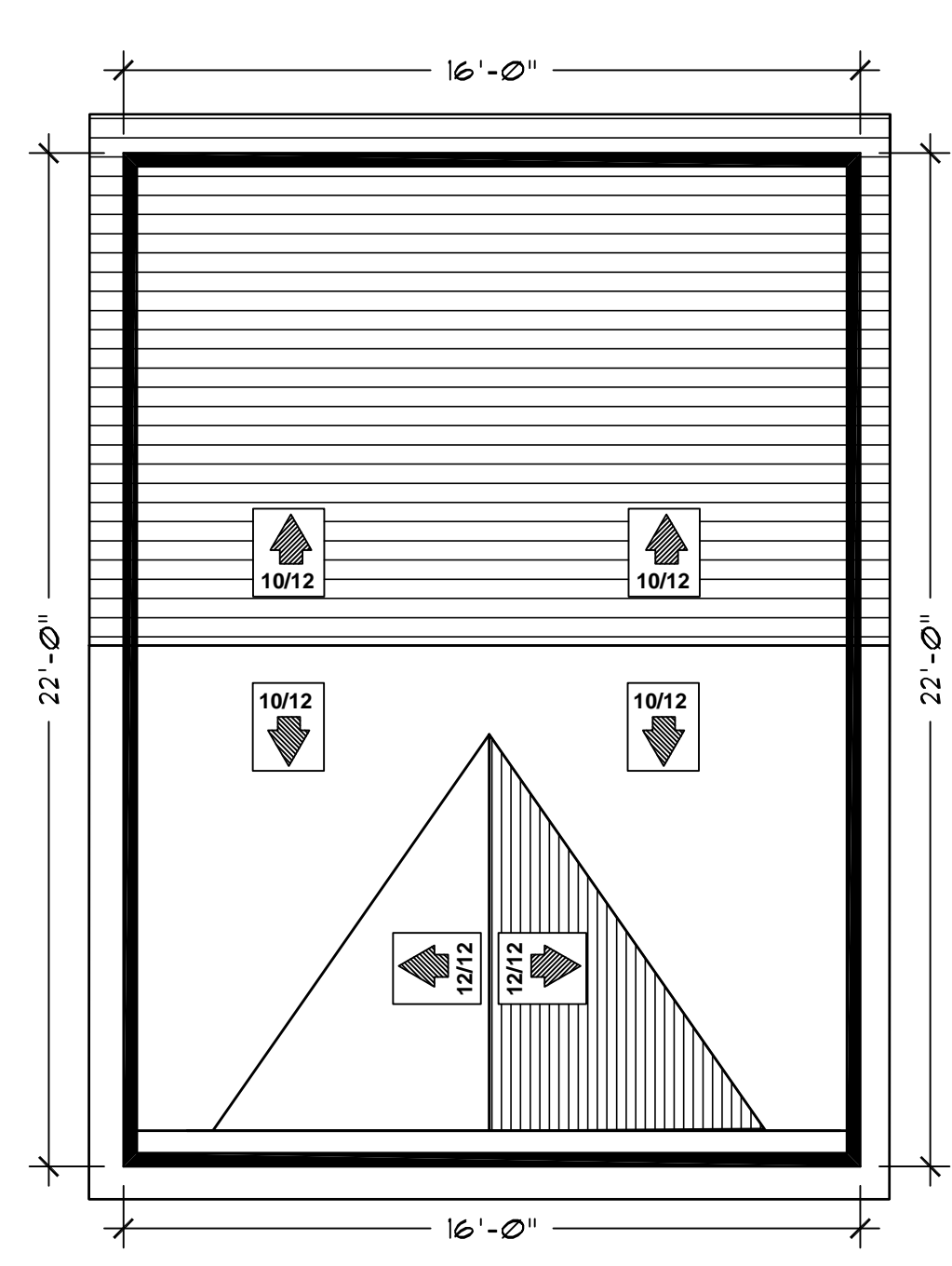
RIGHT SIDE ELEVATION PLAN
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0" (B)



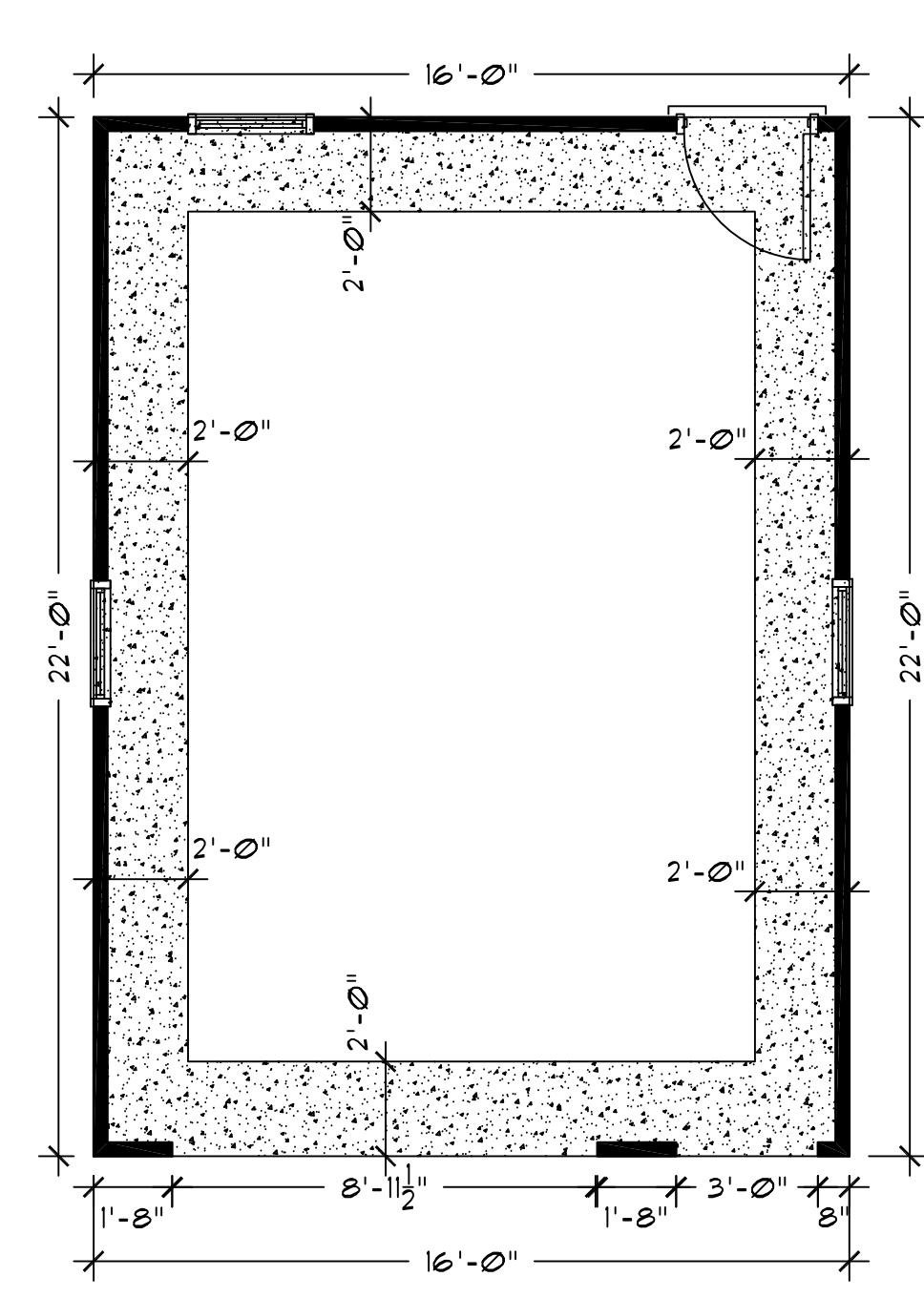
FRONT ELEVATION
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0" (A)



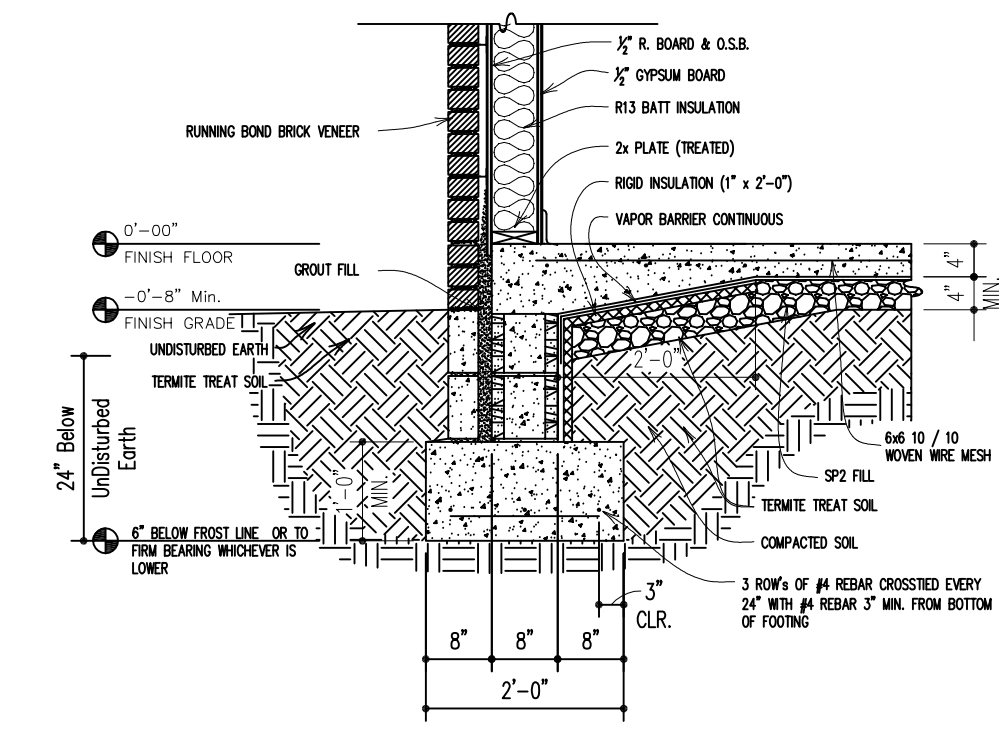
FIRST FLOOR AND ELECTRICAL PLAN
SCALE 1/4" = 1' 0"
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE (G)



ROOF PLAN
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE
SCALE 1/4" = 1' 0" (F)



FOUNDATION PLAN
SCALE 1/4" = 1' 0"
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE (E)



FOOTING SECTION - 24"
NOT TO SCALE

GARAGE PLAN
SCALE 1/4" = 1' 0"
NOTE: ALL WALLS 3 1/2" UNLESS NOTED OTHERWISE

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