



REVISIONS

Preparation Date: 3/26/14

515 S 13th Street St
 BEING PARCEL 30 ON TAX MAP 94.01
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE



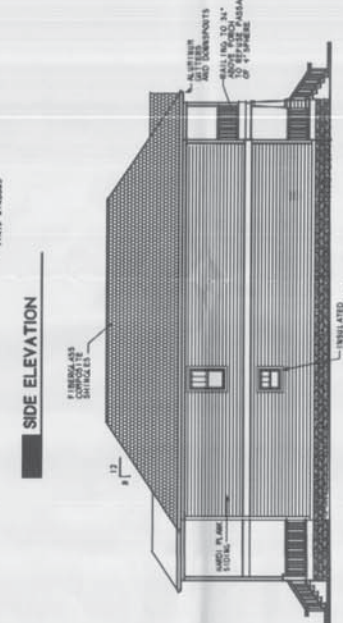
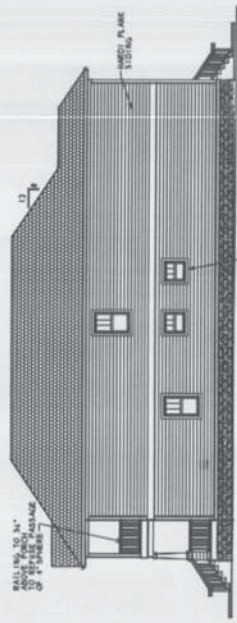
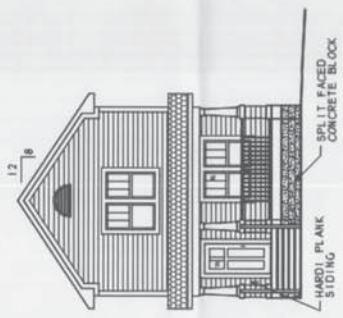
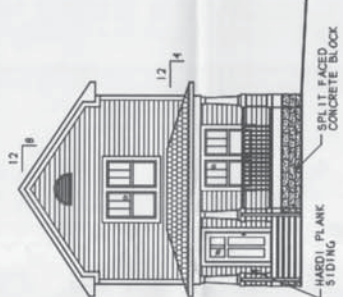
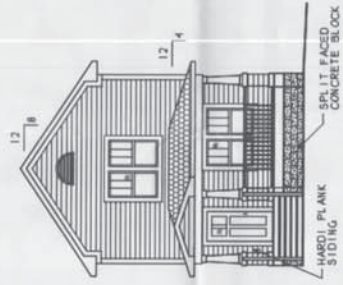
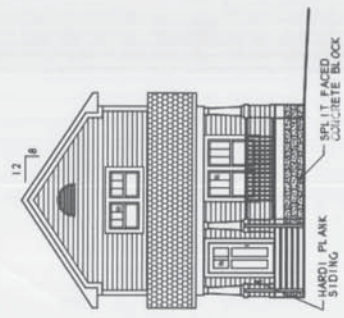
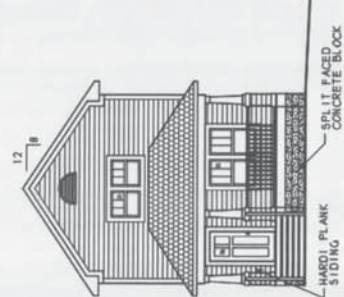
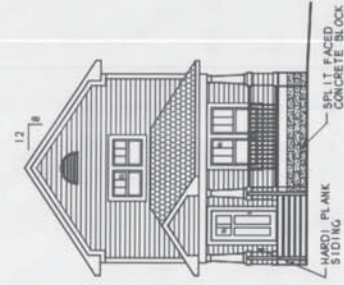
03/22/14

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C2.0
 Sheet 2 of 2

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Architectural Elevations are Conceptual

- SPECIFIC NOTES**
1. Permitted uses include single or two-family residential (detached).
 2. Any two-family units shall be detached.
 3. A minimum two-foot separation is required between units and is subject to all Building and Fire Code requirements.
 4. The minimum side setback shall be three feet.
 5. The minimum rear setback shall be 20 feet.
 6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
 7. No structure shall be more than two stories and shall be limited to a maximum height of 29 feet at the front setback and 35 feet total. Building elevations for all street facades shall be provided with the final site plan. Each of the proposed street facades shall have a distinct design and composition. The following standards shall be met:
 - a. Building facades adjoining a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% of windows.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 24 inches and a maximum of 48 inches from the abutting ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
 - f. Vehicular access shall be from the alley and no driveways and parking shall be permitted onto South 13th Street.
 8. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the requirements of the R33.73 zoning district as of the date of the applicable request for application.
 9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Architectural Elevations and Requirements