



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
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STAFF RECOMMENDATION
3618 Westbrook Avenue
May 15, 2013

Application: New Construction—Addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405021900
Applicant: James Lowen
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Applicant proposes to construct a rear addition that is taller than the historic house and that has an attached garage at the basement level.</p> <p>Recommendation Summary: Staff recommends approval of the addition with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant submit revised elevations that indicate how the window openings on the existing house will be altered. 2. The concrete foundation wall on the house have a parge coat and the foundation on the addition either be split-face concrete block or smooth face block with a parge coat. 3. Staff review and approve the shingle and metal roof color, brick samples, and all window and door specifications. <p>With these conditions, staff finds that the project meets Section II.B.1. and II.B.2. the <i>Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Applicable Design Guidelines:

II.B.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. Examples are a change in material, coursing or color.

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

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.I.F.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 minimum of a 5" reveal.

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.

e. **R o o f S h a p e**

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. **O r i e n t a t i o n**

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

New buildings shall 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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

g. **P r o p o r t i o n a n d R h y t h m o f O p e n i n g s**

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. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

h . Outbuildings

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.

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. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*
- *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.*
- *Decorative raised panels on publicly visible garage doors are generally not appropriate.*

Siding and Trim

- *Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*
- *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. (Brick molding is not appropriate on non-masonry clad buildings.)*
 - *Brick molding is required around doors, windows, and vents within masonry walls.*
- 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:

1. *where they are a typical feature of the neighborhood*
2. *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.*

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.

II.B.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.

Additions normally not recommended on historic structures may be appropriate for non-historic structures. 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 the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *Generally rear additions should inset one foot, for each story, from the side wall.*

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

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.

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 and 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 a 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.*

c. 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.

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

d. 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.

e. Additions should follow the guidelines for new construction.

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

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 91.65 of the historic zoning ordinance.

Background: 3618 Westbrook Avenue is a c. 1915 frame bungalow that is considered to be contributing to the Richland-West End National Register Historic District (Figure 1).



Figure 1. 3618 Westbrook Avenue.

Analysis and Findings:

Applicant proposes to construct a rear addition that is taller than the historic house and that has an attached garage at the basement level.

Partial Demolition: The application involves removing some non-significant features of the house, including the rear dormer and exterior stair on the right elevation (see Figures 2 & 3 below). In addition, much of the back wall of the house will be removed to accommodate the addition. However the two back corners of the house will remain so that the house’s original form will be retained. Staff finds that these elements do not contribute to the historic character of the house or the district, and finds that their removal meets Section III.B.2. of the design guidelines.

An analysis of the drawings indicates that the applicant may be altering the window openings on the historic house, which can be considered to be partial demolition. Staff asks that a condition of approval be that the applicant submit revised elevations that show which window openings will be altered as part of the project.



Figures 2 & 3 showing the rear dormer and side exterior stair to be removed.

Location & Setback: The addition meets all base zoning requirements for setbacks and will be located entirely behind the historic house. Staff finds that the location and setbacks for the proposed addition meet Sections II.B.1.c. and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Height & Scale: The majority of the existing house is approximately thirty-feet (33’) wide, but this does not include an open carport that is at the front of the house and is eleven feet (11’) wide. The house is approximately forty-seven feet (47’) deep, and has a footprint of approximately two thousand square feet (2000 sq. ft.), including the carport.

The two-story addition steps in from the historic house appropriately. On the right side, the addition steps in two feet (2’) for a depth of approximately eight feet (8’). After that inset, the addition comes back out to line up with the left side wall of the house. On the left side, the enclosed addition space is inset six feet (6’) from the sidewall of the house.

The basement level of the house, where a garage will be located, continues for the remaining depth with the six foot (6') inset, while the first and second stories come back out to match the side wall of the house. The addition has a maximum width of approximately twenty-six feet, six inches (26'6") and a maximum depth of approximately fifty feet (50'). The addition has a foot print of approximately one thousand, one hundred and seventy-five square feet (1,175 sq. ft.). Staff finds that the addition's scale is appropriate to the house and to the district, particularly since the structure sits on a lot that is over twelve thousand square feet (12,000 sq. ft.).

The addition ties into the ridge of the house and continues at this height for a distance of approximately thirty-five feet, six inches (35'6"). After this point, the addition increases in height to be two feet, seven inches (2'7") taller than the existing house. Staff finds the increased height of the addition to be appropriate because it does not occur until more than sixty feet (60') behind the front of the porch, because it has a side gabled roof form that minimizes the visual perception of the height, and because it is only two feet, seven inches (2'7") taller.

Staff finds that the addition's height and scale meet sections II.B.1.a., II.B.1.b., and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The drawings indicate that several materials will be changed on the historic house. A new architectural shingle roof will be installed, and the windows will be changed within the existing openings. Staff asks to approve the asphalt shingle color and all windows and doors. New brick porch steps and a new poured concrete porch will be installed, and a new poured concrete foundation wall will be constructed along the house's perimeter. Staff asks to approve a brick sample and asks that a parge coat be added to the concrete foundation wall.

The addition's known materials have all been approved by the Commission in the past. The primary cladding materials will be wood or cement fiberboard siding and painted Hardie smooth panel board with battens. The primary roof will be architectural shingles, while metal roofing will be used for a dormer, the rear porch, and side entry overhang. Staff asks to approve the roofing color. The foundation is specified as CMU block, and staff asks that the concrete block be split-face or that the smooth face block be parged. The rear porch will be screened. The supports for the rear porch will be a brick base with a wood column. Staff asks to approve a brick sample. The materials for the windows and doors were not specified, and staff asks to approve the window and door specifications.

With the staff's final approval of the above-mentioned materials, staff finds the proposed materials to meet II.B.1.d. and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Roofs: The historic house has a side gable roof form with a slope of 5/12. The addition's roof form will also be gabled with a 5/12 roof form. The rear porch will have a shed roof with a slope of 3/12. The left façade of the addition has a shed dormer, and a gabled

dormer with a 5/12 roof slope is proposed for the rear façade. Staff finds the proposed roof forms for the addition to meet sections II.B.1.e. and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of the addition's windows and doors are similar to those on the existing house. Most of the primary windows on the addition are taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of wall space without a window or door opening on the addition. Staff finds that the addition's proportion and rhythm of openings meet section II.B.1.g. and II.B.2.a. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

Outbuilding: An attached garage is proposed for the left side of the addition. The design guidelines state that attached garages can be appropriate 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.*” In this instance, the garage is located at the basement level and is located towards the rear of the house, where an accessory structure would have typically been located. However, the vehicular access is on the side façade, not the rear. Staff finds this to be appropriate because the garage doors will be inset six feet (6') from the back wall of the house. The upper floors which cantilever over the garage and the historic carport at the front of the house will both further obscure the visual impact of the attached garage on the historic house (see Figure 4). Staff finds that the attached garage meets section II.B.1.h. of the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

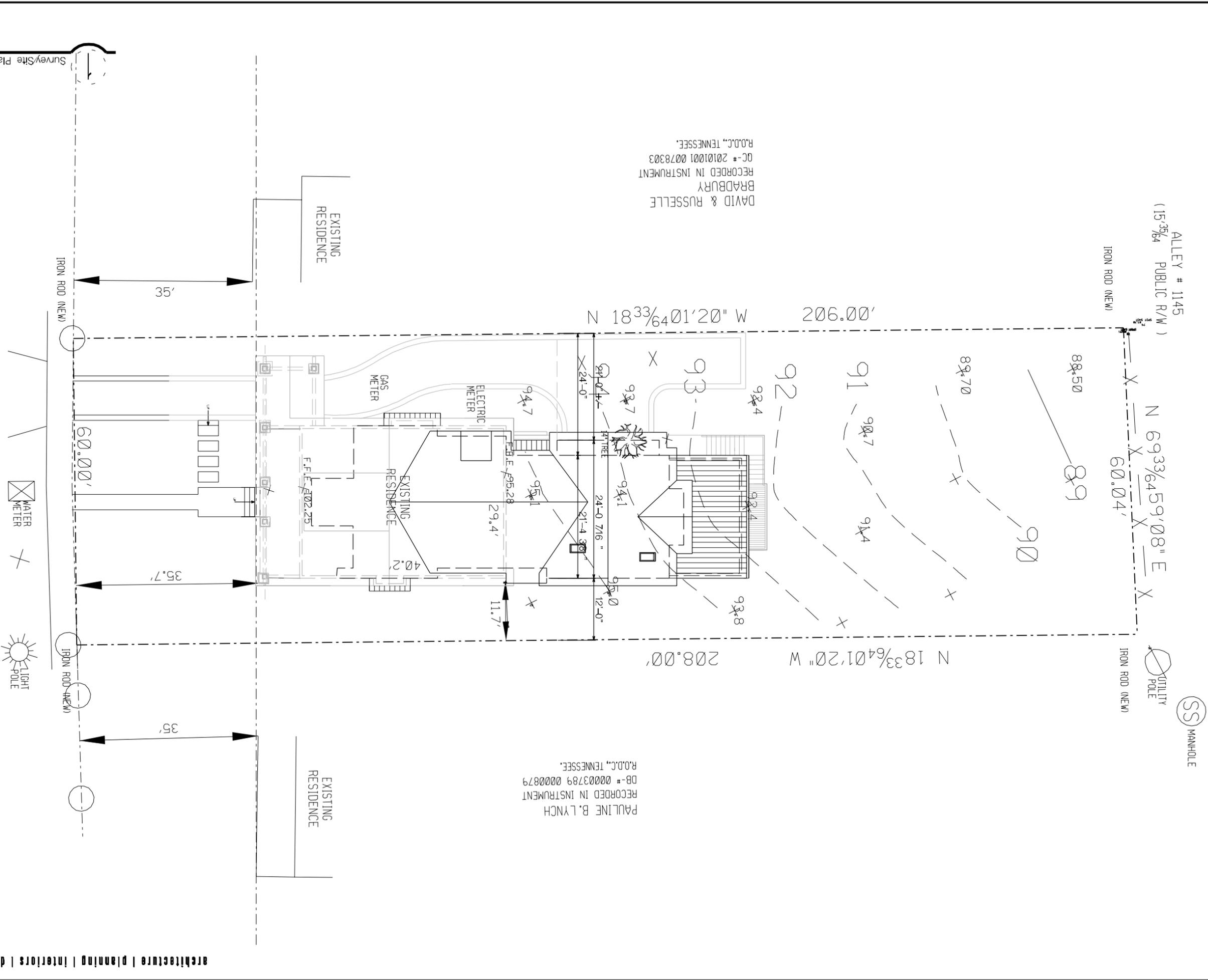


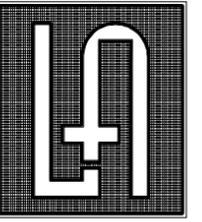
Figure 4. The carport will help to reduce the visual impact of the attached garage.

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

1. The applicant submit revised elevations that indicate how the window openings on the existing house will be altered.
2. The concrete foundation wall on the house have a parge coat and the foundation on the addition either be split-face concrete block or smooth face block with a parge coat.
3. Staff review and approve the shingle and metal roof color, brick samples, and all window and door specifications.

With these conditions, staff finds that the project meets Section II.B.1. and II.B.2. the *Richland-West End Neighborhood Conservation District: Handbook and Design Guidelines*.

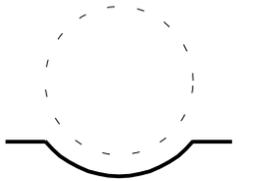




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PROFESSIONAL SEAL:
Design Documents



RENOVATIONS AND ADDITIONS TO:
3618 WESTBROOK AVE
NASHVILLE, TENNESSEE 37205
CONTACT: LANDSOUTH TENNESSEE, LLC

PHASE:
Design Documents

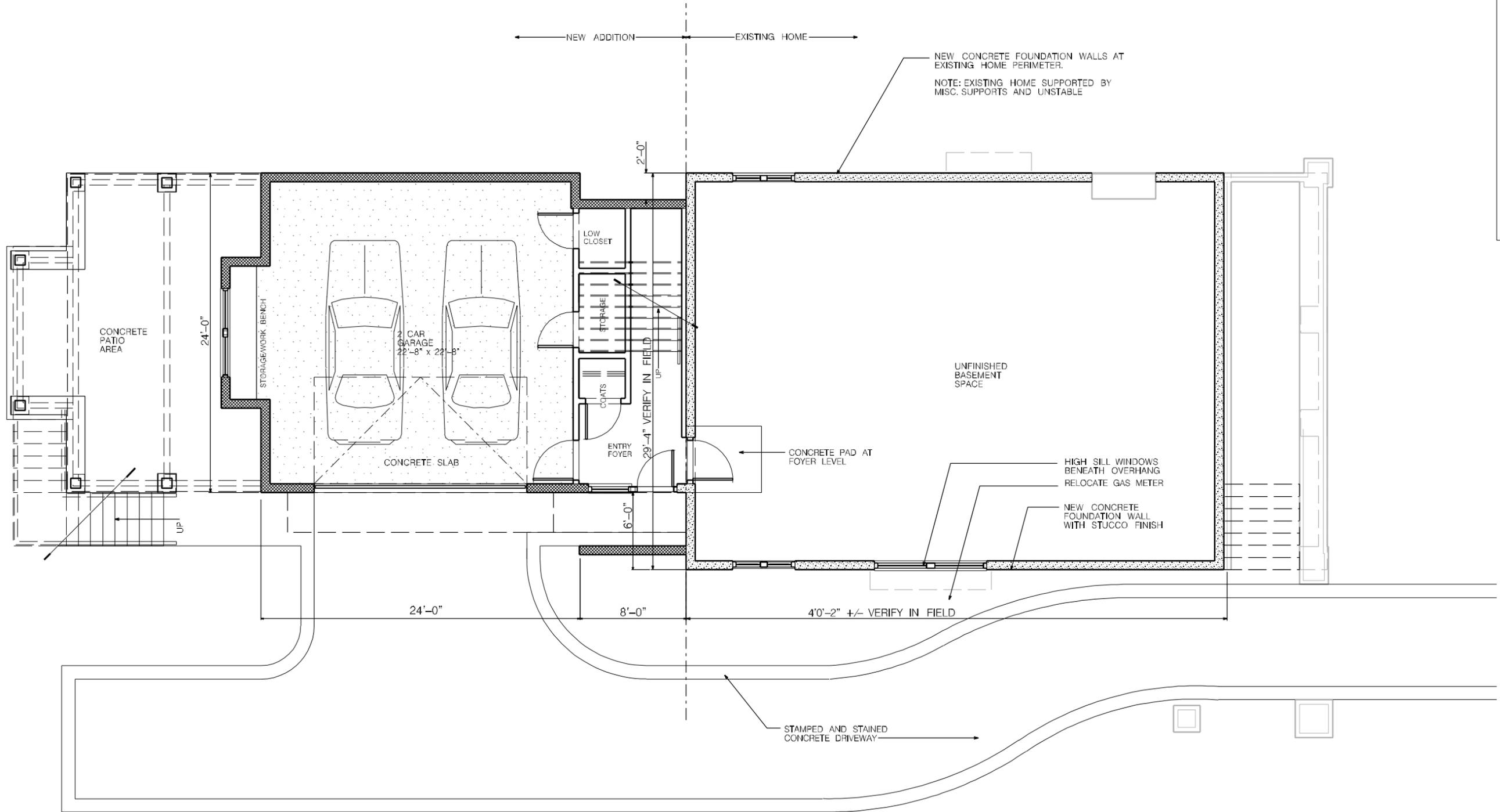
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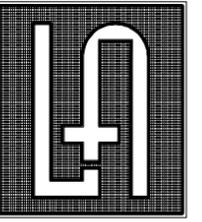
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Basement Level Floor
Plan

A1.1



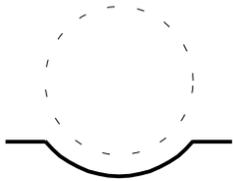
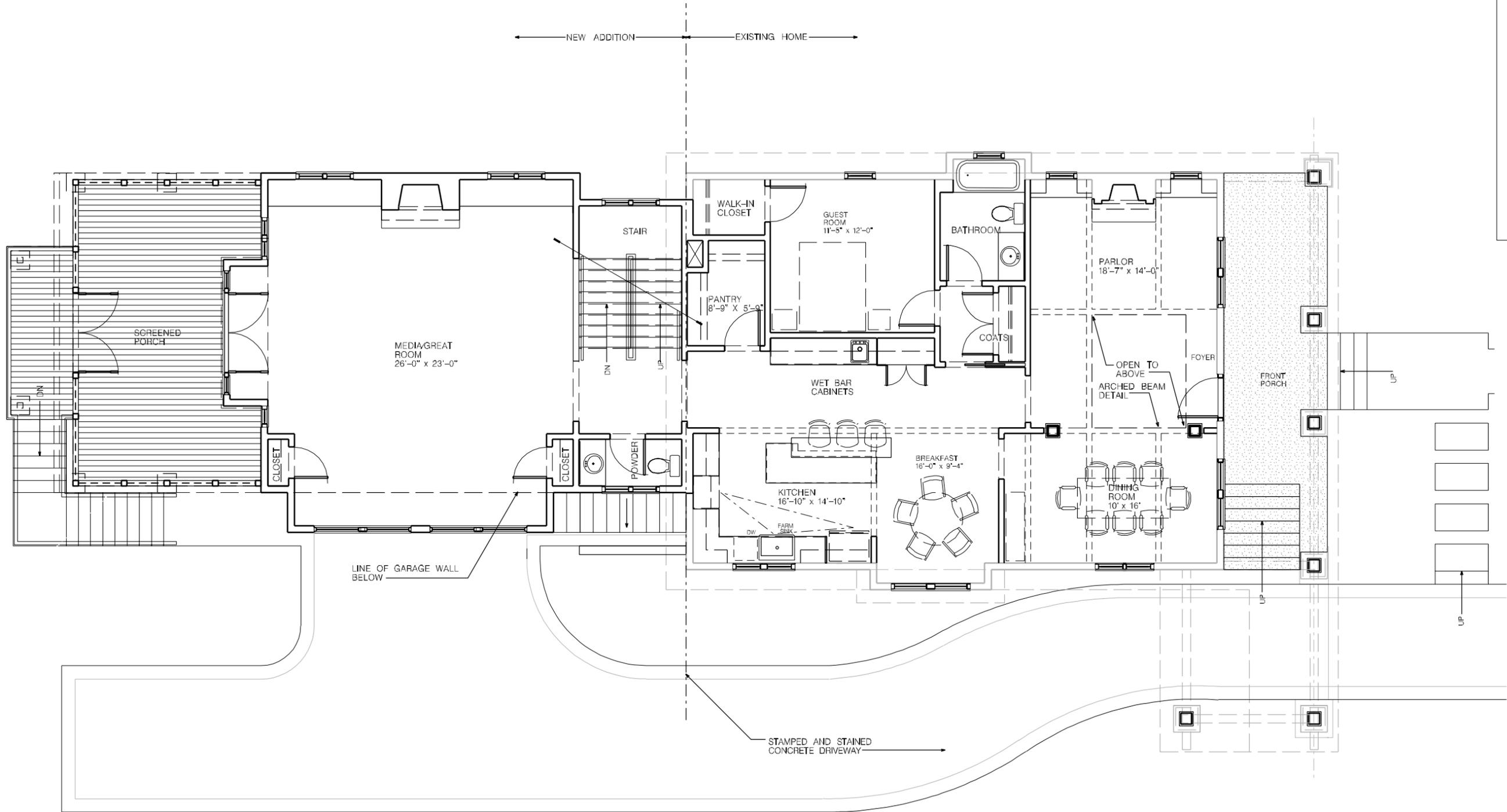
1 Basement Level Floor Plan
Scale: 1/8" = 1'-0"



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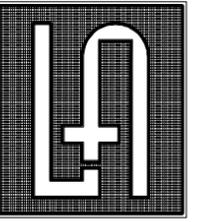
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Main Level Floor Plan

A1.2

	EXISTING	NEW ADDITION	TOTAL
BASEMENT			(787 G.S.F.)
MAIN LEVEL	755 G.S.F.	1,229 G.S.F.	1,984 G.S.F.
UPPER LEVEL	759 G.S.F.	839 G.S.F.	1,598 G.S.F.
TOTAL	1,514 G.S.F.	2,068 G.S.F.	3,282 G.S.F.

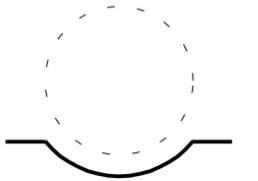
1 Main Level Floor Plan
 Scale: 1/8" = 1'-0"



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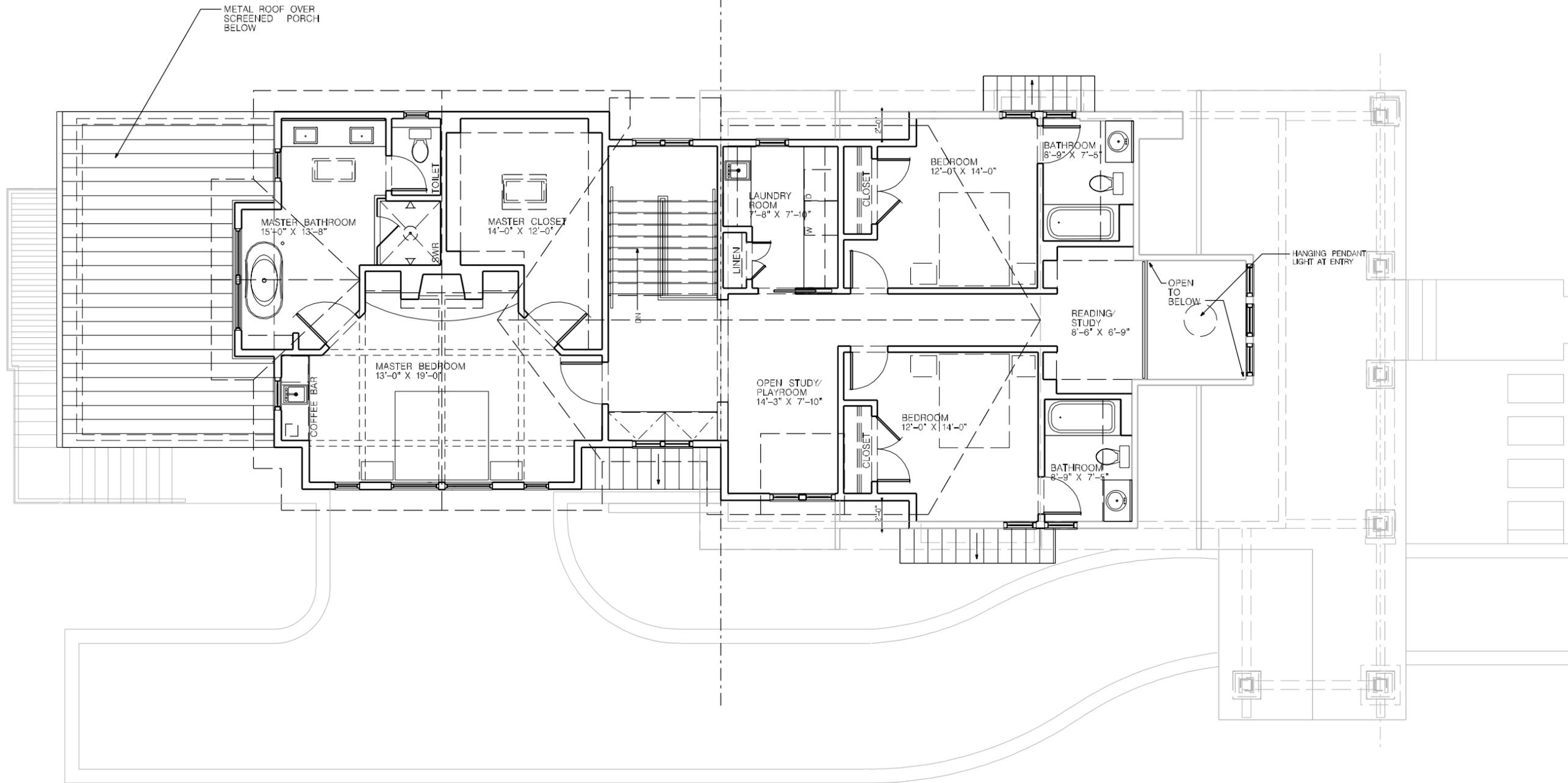
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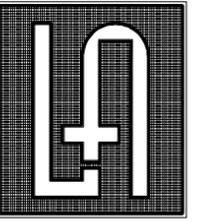
Second Level Floor
Plan

A1.3

← NEW ADDITION | EXISTING HOME →



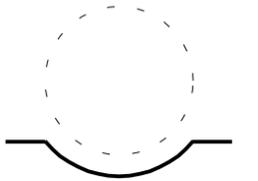
1 Second Level Floor Plan
Scale: 1/8" = 1'-0"



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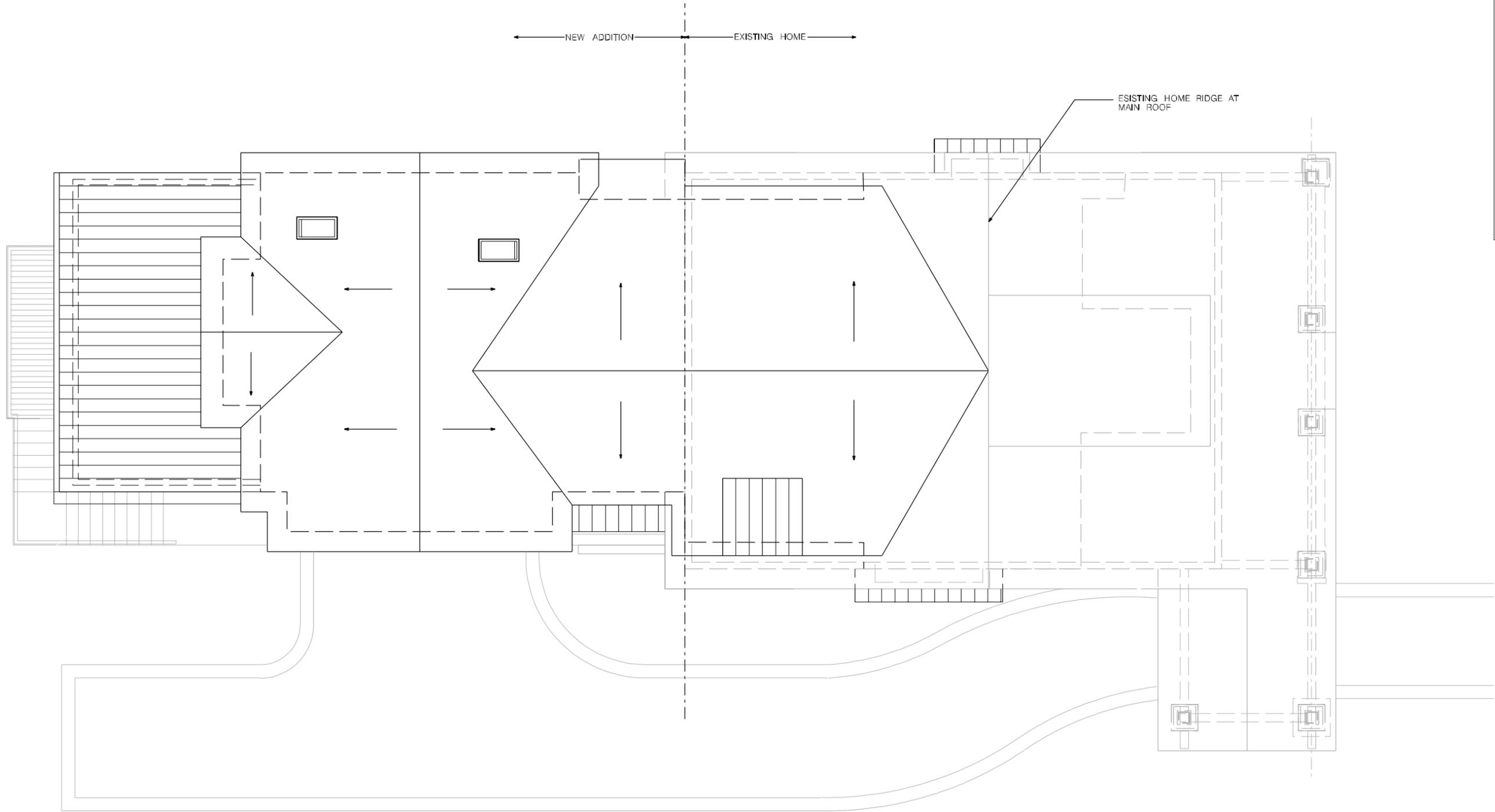
PROJECT NUMBER:
13-17

ISSUE DATE:
April 29, 2013

REVISIONS:
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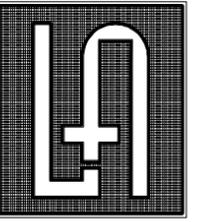
Roof Plan

A1.4



1 Roof Plan

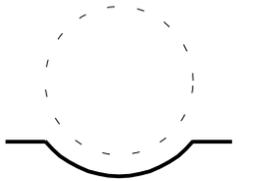
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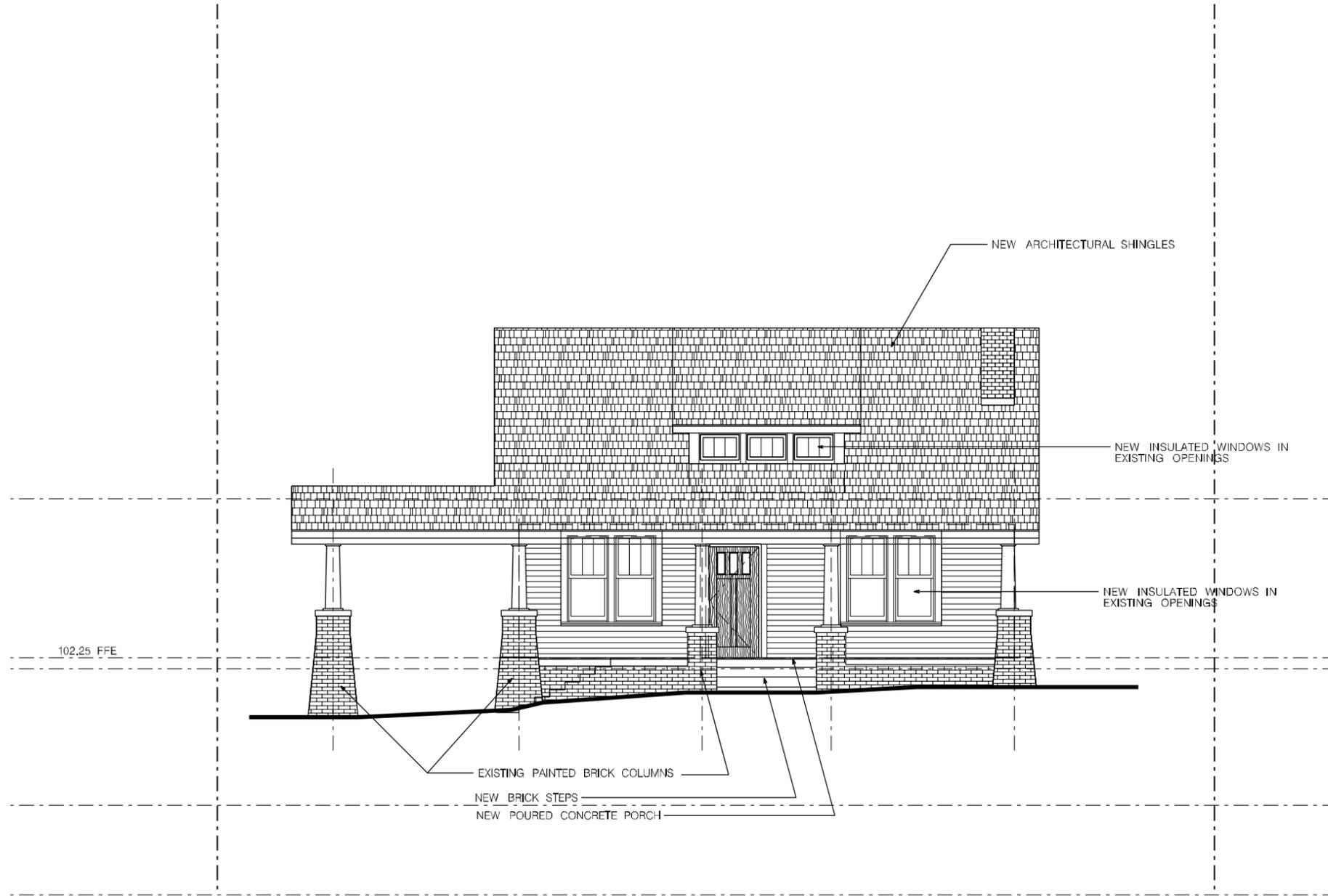
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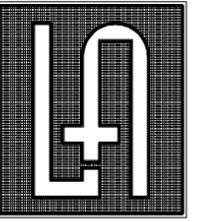
Front Elevation

A3.1



1 Front Elevation

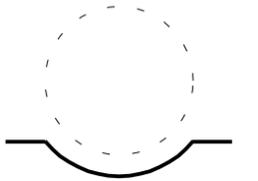
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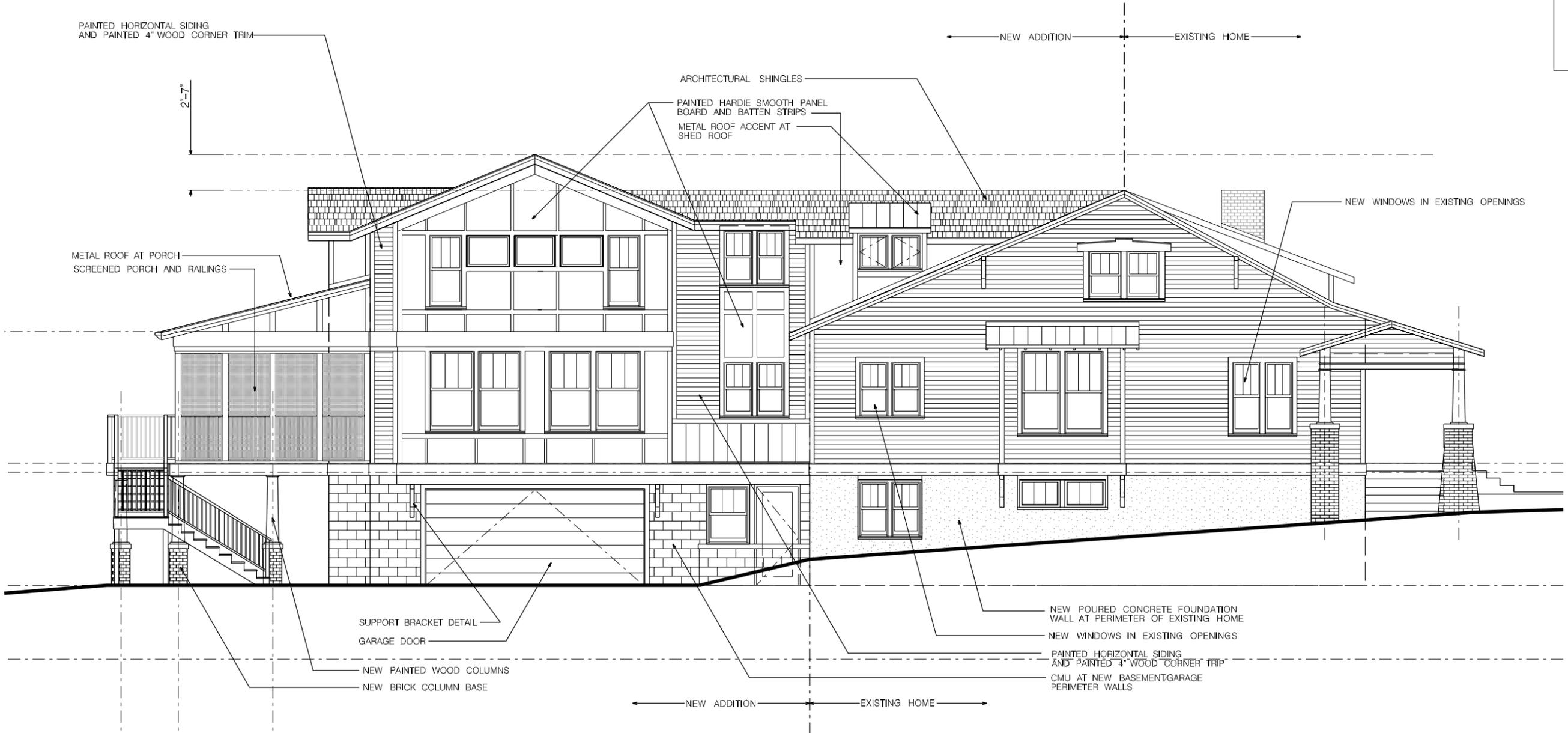
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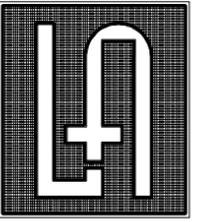
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Side Elevation

A3.2



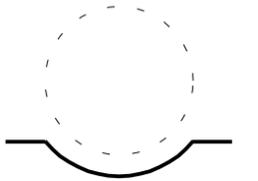
1 Side Elevation
 Scale: 1/8" = 1'-0"



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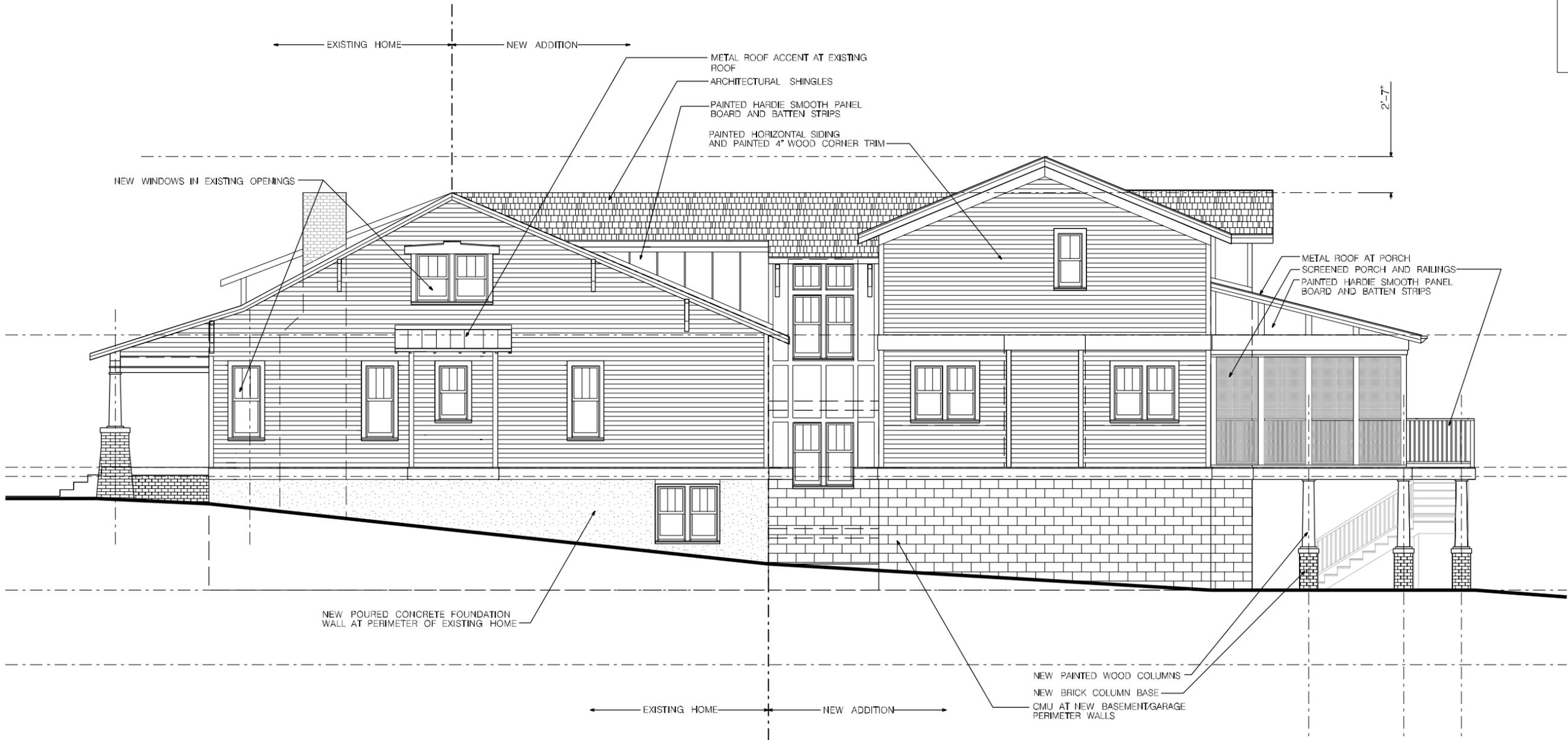


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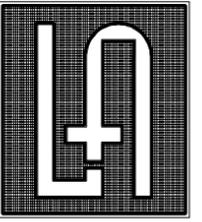
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Side Elevation

A3.3



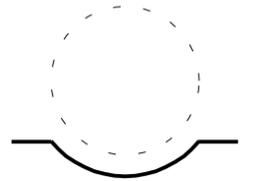
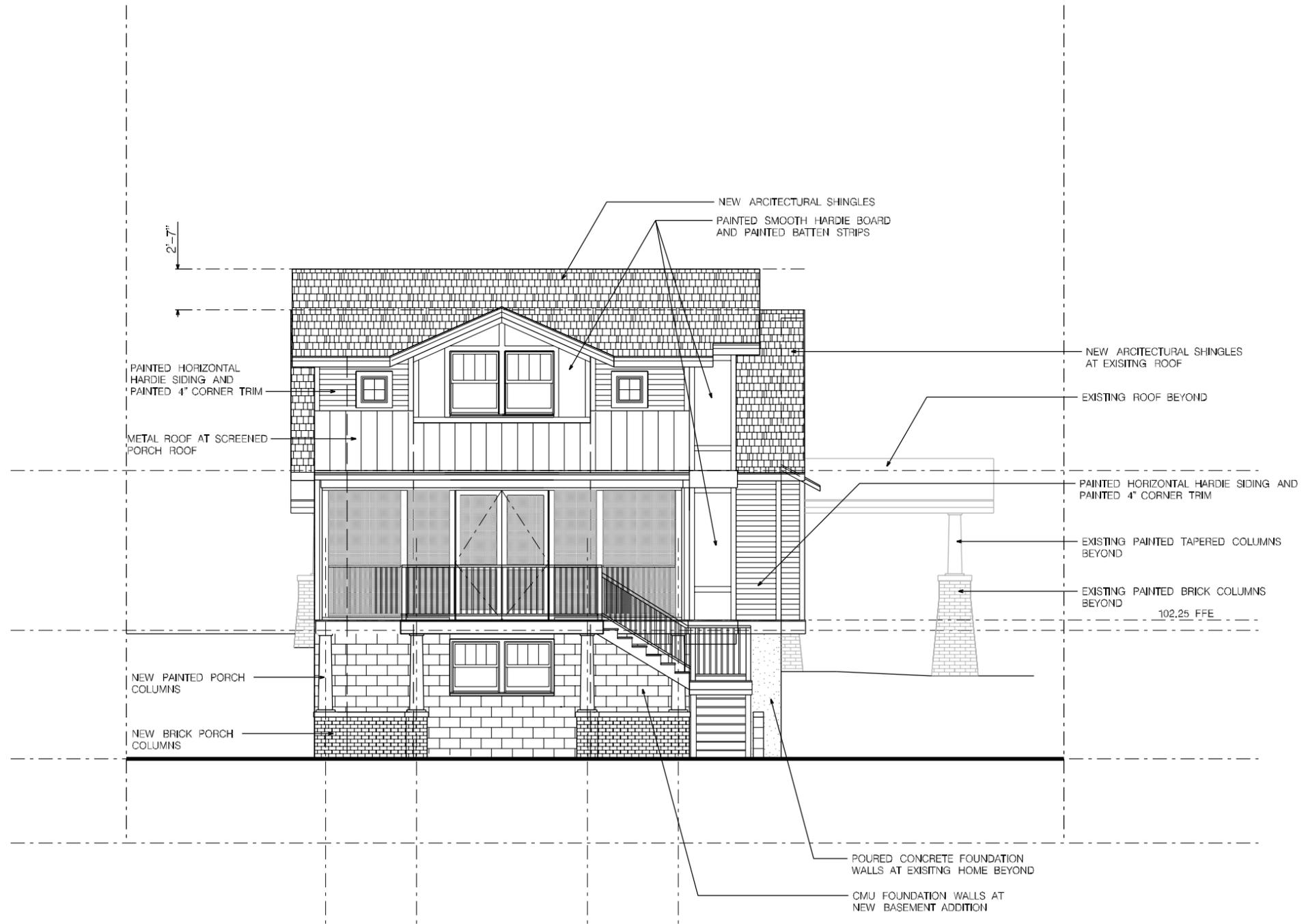
1 Side Elevation
 Scale: 1/8" = 1'-0"



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Rear Elevation

A3.4

1 Rear Elevation
 Scale: 1/8" = 1'-0"