

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1111 Lillian Street June 15, 2016

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Demolition; New construction - infill
District: Lockeland Springs – East End Neighborhood Conservation Zoning Overlay
Council District: 6
Map and Parcel Number: 08313053000
Applicant: Sandi Adams, Studio S
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant is proposing to demolish a non-contributing structure and to construct a new one and one-half story house.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of masonry, trim, porch floor, windows, and doors prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the demolition and infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

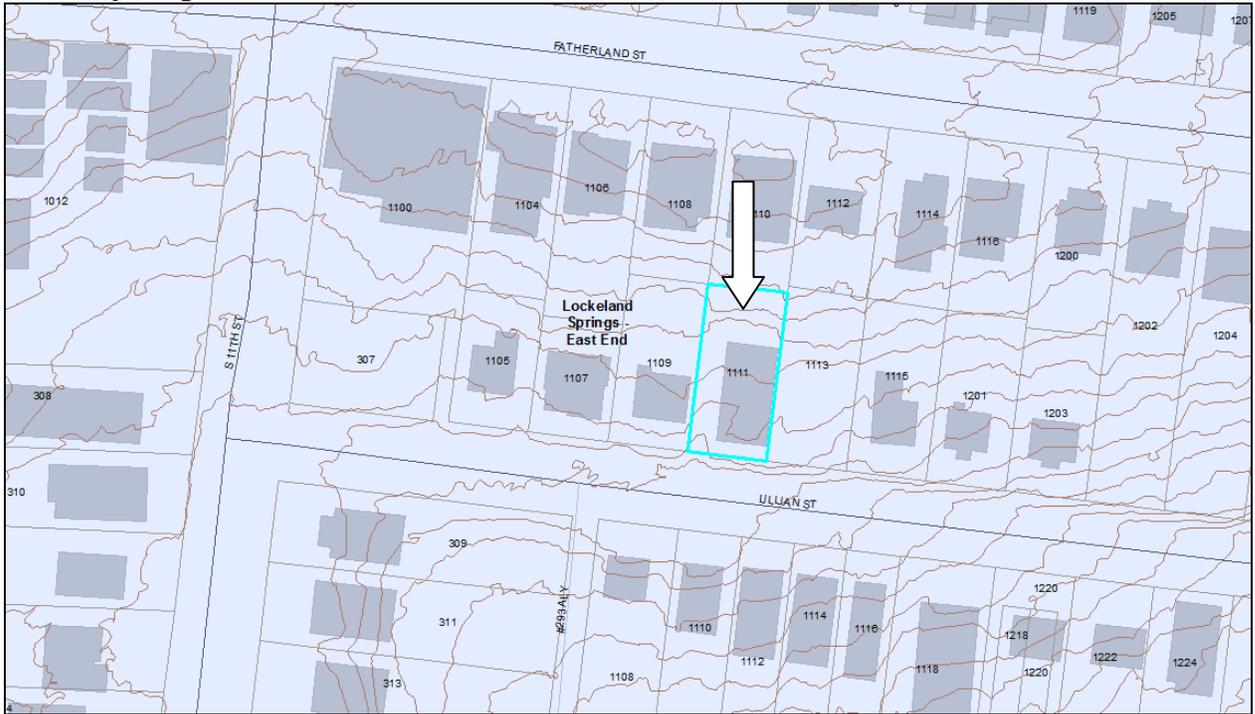
Attachments

A: Photographs

B: Site Plan

D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the

historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new 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. 17.40.410).

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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

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.

Primary entrances should be 1/2 to full-light doors. Faux leaded glass is inappropriate. Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

IV. B. Demolition

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.

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 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: The historic character of this section of Lillian Street is not as well-defined as in other parts of the overlay, with the majority of houses being non-contributing buildings, but the historic character of surrounding blocks is intact. There is one historic two-story house at 1214 Boscobel Street, but otherwise the adjacent blocks comprise only one and one-half story houses. Several recent infill projects constructed on this block of Lillian Street are also all one and one-half story.



Analysis and Findings: The applicant is proposing to demolish the existing structure and construct a new one and one-half story dwelling on the lot.

Demolition:

Date of construction	c.1940
Foundation	Concrete block
Cladding	Lap siding
Roofing	Asphalt shingle

Although this building is considered old enough to be contributing, it does not fit into the historic development of the street. This side of Lillian Street was initially rear lots for homes facing Fatherland Street. This was the first lot to be subdivided with the remaining lots being subdivided at least a decade later. In addition, the existing house is not of quality design or craftsmanship or a good example of its time period. Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district. Staff finds that its demolition meets Section IV.B.2. and does not meet Section IV.B.1. of the design guidelines.

Height & Scale:

Height:

	# of Stories	Foundation	Eave	Ridge
Proposed at front	1.5	3 blocks	11' 8"	29'
Range of historic block face	1-1.5	3 blocks	10' 6"-13'	24'-32'

Width:

	Width
Proposed	30'
Range of historic block face	28'-38'

Staff recommends including a condition that the construction height of the foundation and floor systems be verified in the field to ensure that the finished floor line of the new construction is compatible with the historic context.

The height and scale is similar to historic buildings in the neighborhood; therefore, staff finds the project meets Section II.B.1. and II.B.2.

Setback & Rhythm of Spacing:

	Front Setback	Left Setback	Right Setback	Rear Setback
Bulk Standards	~20'	5'	5'	20'
Proposed	20'	5'	14' 10"	32'
Range of historic block face	18' - 20'	5' - 11'	5' - 11'	26' - 39'

Finding the proposal to be similar to the immediate historic context, staff finds the project meets Section II.B.1.3.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Split face block	Split face	X
Cladding	Hardie plank	smooth	X
Roofing	Asphalt shingle	Color is not indicated.	X
Trim	unknown	n/a	Needs final approval
Chimney	n/a	n/a	n/a
Porch floor	unknown	n/a	Needs final approval
Porch Posts	Brick base, wood columns	Brick color, shape and texture is not indicated	Needs final approval
Porch Railing	Wood	n/a	X
Driveway	Concrete and pervious pavers	n/a	X
Walkway	Concrete	n/a	X
Fencing	n/a	n/a	n/a

With the staff’s final approval of the masonry, trim, porch floor, windows, and doors and material information that has not yet been provided, staff finds that the known materials meet Section II.B.4.

Roof form:

Proposed Element	Proposed Form	Typical of district?
Primary massing	Side-gable	X
Primary roof slope	7/12	X
Dormer	Shed	X
Skylights	n/a	n/a
Solar Panels	n/a	n/a
Chimney	n/a	n/a

Finding the proposal to be similar to the immediate historic context, staff finds the project meets Section II.B.5.

Orientation:

Orientation elements	Proposed
Principle entrance facing Street	Yes
Front porch/stoop or hood	Yes
Walkway leading to street	Yes
Parking in Rear	Yes

Finding the proposal to be similar to the immediate historic context, staff finds the project meets Section II.B.6.

Proportion and Rhythm of Openings: 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 Section II.B.7.

Appurtenances & Utilities:

	Material/design	Location	Typical of District?
Driveway	Concrete and pervious pavers	At rear	X
Walkway	Concrete	Front porch to street	X
Fencing	None proposed	n/a	n/a
HVAC	n/a	Not provided	

Staff recommends a condition that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, the project meets section II.B.9.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of masonry, trim, porch floor, windows, and doors prior to purchase and installation;
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house; and
4. Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the demolition and infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



1113 Lillian Street



1115 Lillian Street



1116 Lillian Street

PROPOSAL FOR HISTORICAL NEW CONSTRUCTION AT: 1111 LILLIAN ST.

PAGE INDEX	
PG	TITLE
1	COVER
2	PLAN NOTES, SCHEDULES, MISC.
3	PROPOSED SITE PLAN
4	FIRST FLOOR SECOND FLOOR
5	FOUNDATION PLAN, ROOF PLAN
6	FRONT, LEFT ELEVATIONS
7	REAR, RIGHT ELEVATIONS

ALL PAGES MAY NOT BE INCLUDED IN THIS PLAN SET

RENDERINGS ARE ARTIST'S PERCEPTION. PRIMARY COLORS, MATERIALS, AND GRADE WILL VARY.



STREET VIEW



ALTERNATE VIEW - FRONT



ALTERNATE VIEW - FRONT

TODAY'S DATE:
6/2/2016

ORIG. DATE:
5/27/16
PRELIMINARY:
5/27/16
HISTORICAL
PLANS: 5/27/16
HISTORICAL
REV.: 6/2/16
BANK PLANS:

REVISION:

CONSTRUCTION
DRAWINGS:

THESE PLANS ARE PROTECTED FROM
PLAGIARISM. ANY USE, REUSE, REPRODUCTION,
OR USE FOR CONTRACTING OR CONSTRUCTION
WITHOUT THE WRITTEN PERMISSION OF SANDI
ADAMS WILL BE PROSECUTED.

DRAWN BY:
SANDI ADAMS

THIS PLAN SET NOT FOR CONSTRUCTION

PREPARED FOR: ODYSSEY CONSTRUCTION

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: ATTACHED HOMES
SITE ADDRESS: 1111 LILLIAN ST.

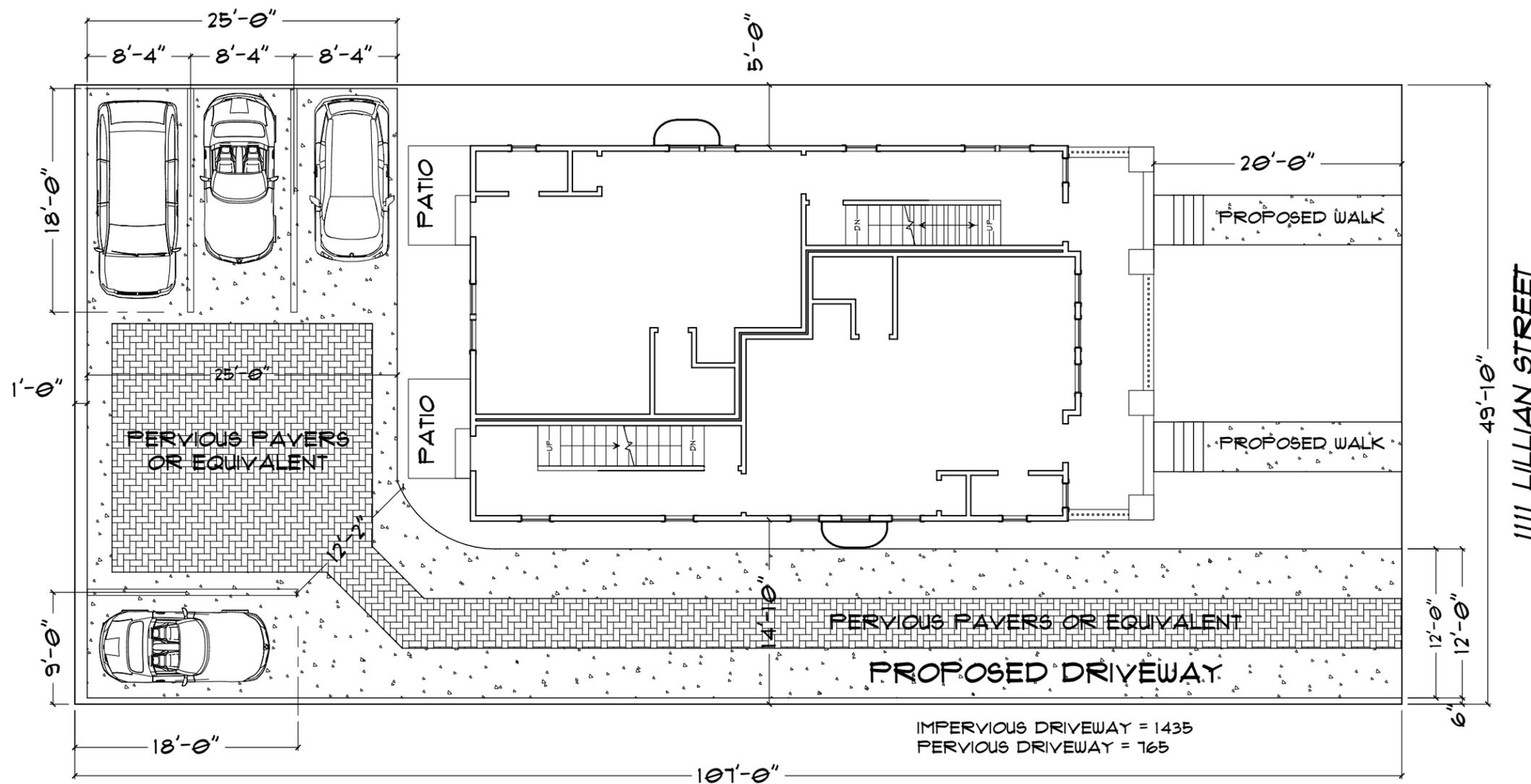
STUDIO
ARCHITECTURE • DESIGN

SHEET LABEL:

COVER

SHEET NO.:

PAGE #
1 OF 1



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

TODAY'S DATE:
6/2/2016

ORIG. DATE:
5/27/16
 PRELIMINARY:
5/27/16
 HISTORICAL
PLANS: 5/27/16
 HISTORICAL
REV.: 6/2/16
 BANK PLANS:

THESE PLANS ARE PROTECTED FROM
 FLAUIARISM. ANY USE, REUSE, REPRODUCTION,
 OR USE FOR CONTRACTING OR CONSTRUCTION
 WITHOUT THE WRITTEN PERMISSION OF SANDI
 ADAMS WILL BE PROSECUTED.

REVISION:

CONSTRUCTION
DRAWINGS:

DRAWN BY:
SANDI ADAMS

THIS PLAN SET NOT FOR CONSTRUCTION

PREPARED FOR: ODYSSEY CONSTRUCTION

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"
 24 X 36 PRINT: 1/4" = 1'-0"

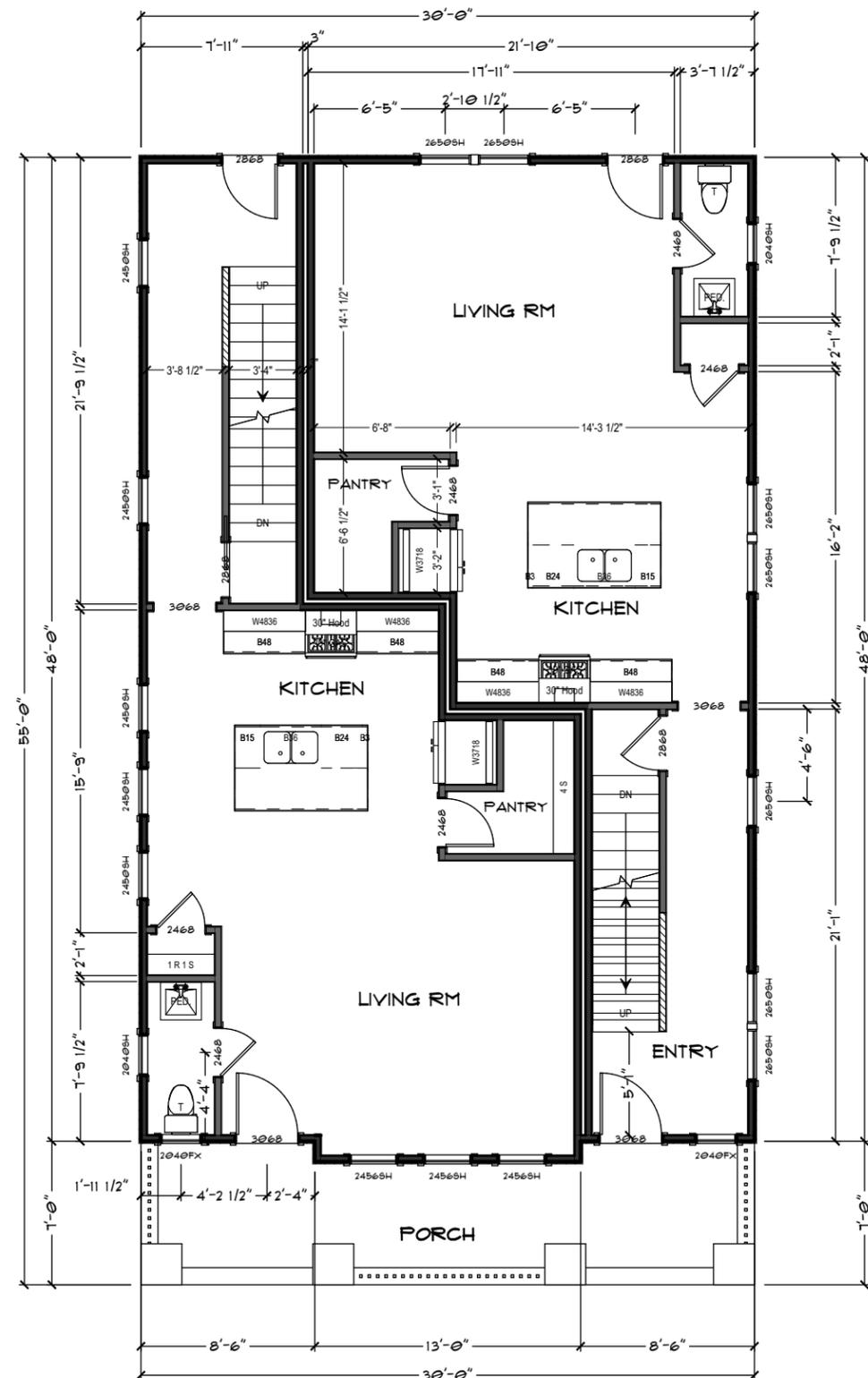
HOUSE PLAN: ATTACHED HOMES
 SITE ADDRESS: 1111 LILLIAN ST.



SHEET LABEL:
**PROPOSED
 SITE PLAN**

SHEET NO.:
**PAGE #
 3 OF 1**

THIS PLAN HAS BEEN CUSTOM DESIGNED FOR THE SPECIFIC LOT AT THE ADDRESS LISTED IN THE TITLE BLOCK. THIS PLAN MAY NOT BE REPRODUCED ON ANY OTHER LOT. FOR REPRODUCTION RIGHTS OR CHANGE OF ADDRESS, CONTACT SANDI ADAMS.



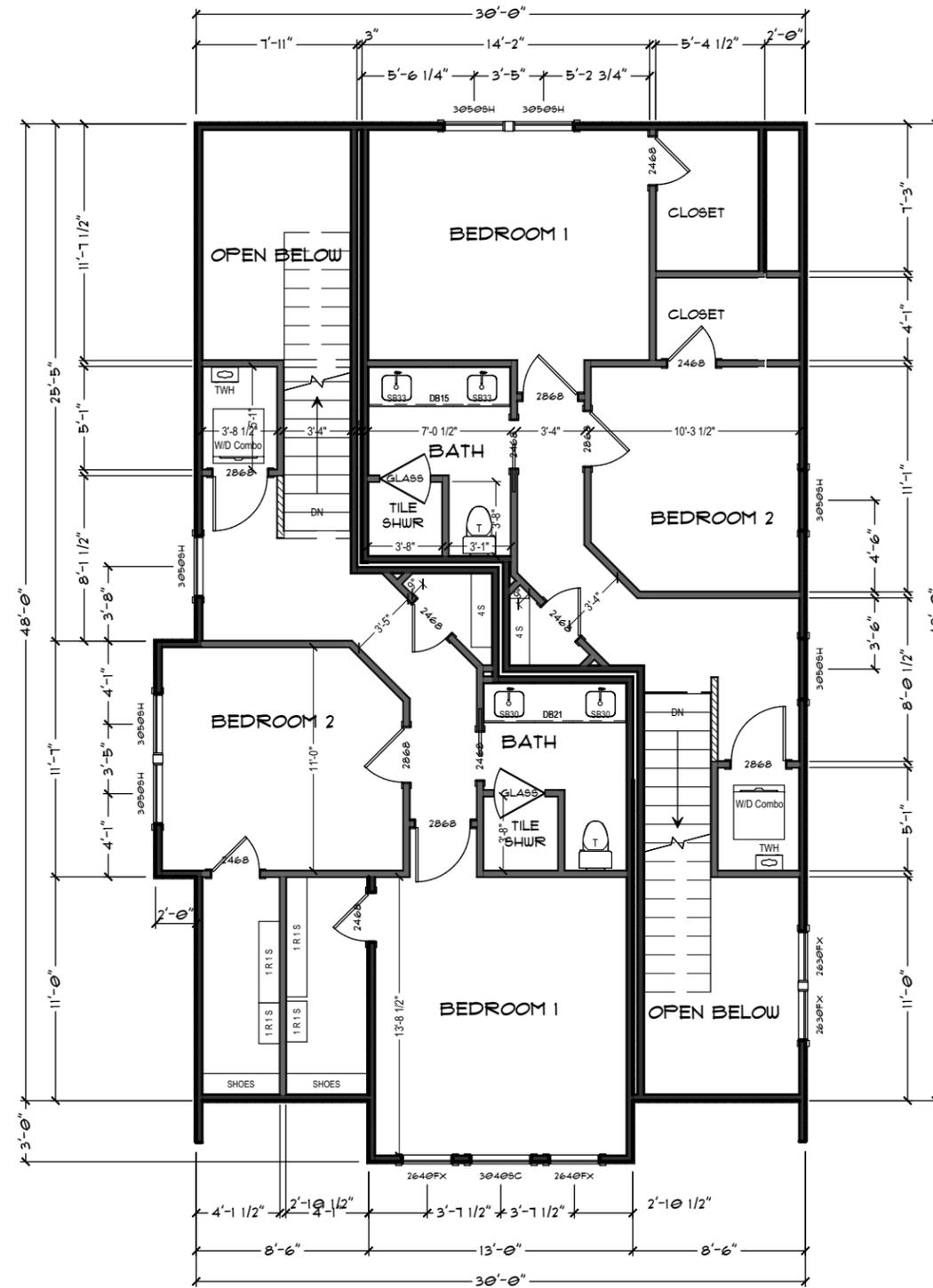
SIDE A SIDE B
FIRST FLOOR

SIDE A SQ. FOOTAGE:

1ST FLOOR:	713
2ND FLOOR:	671
BASEMENT:	693
TOTAL HEATED S.F.:	2077
FRONT PORCH:	138
TOTAL UNDER ROOF S.F.:	2215

SIDE B SQ. FOOTAGE:

1ST FLOOR:	724
2ND FLOOR:	591
BASEMENT:	711
TOTAL HEATED S.F.:	2026
FRONT PORCH:	60
TOTAL UNDER ROOF S.F.:	2086



SIDE A SIDE B
SECOND FLOOR

THIS PLAN SET NOT FOR CONSTRUCTION

TODAY'S DATE:
6/2/2016

ORIG. DATE:
5/27/16

PRELIMINARY:
5/27/16

HISTORICAL PLANS: 5/27/16

HISTORICAL REV.: 6/2/16

BANK PLANS:

REVISION:

CONSTRUCTION DRAWINGS:

THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY:
SANDI ADAMS

PREPARED FOR: **ODYSSEY CONSTRUCTION**

SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: **ATTACHED HOMES**

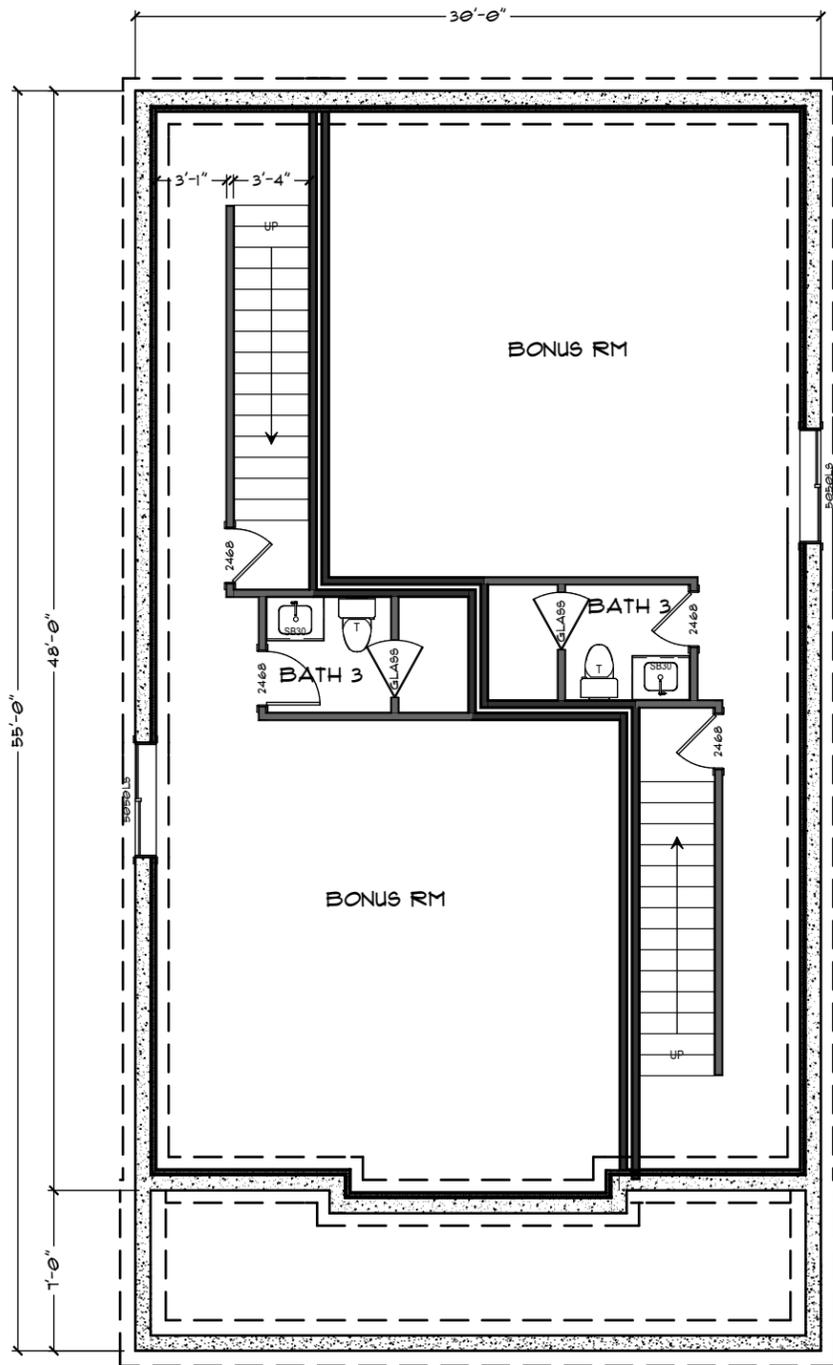
SITE ADDRESS: **1111 LILLIAN ST.**

STUDIO
ARCHITECTURE · DESIGN ·

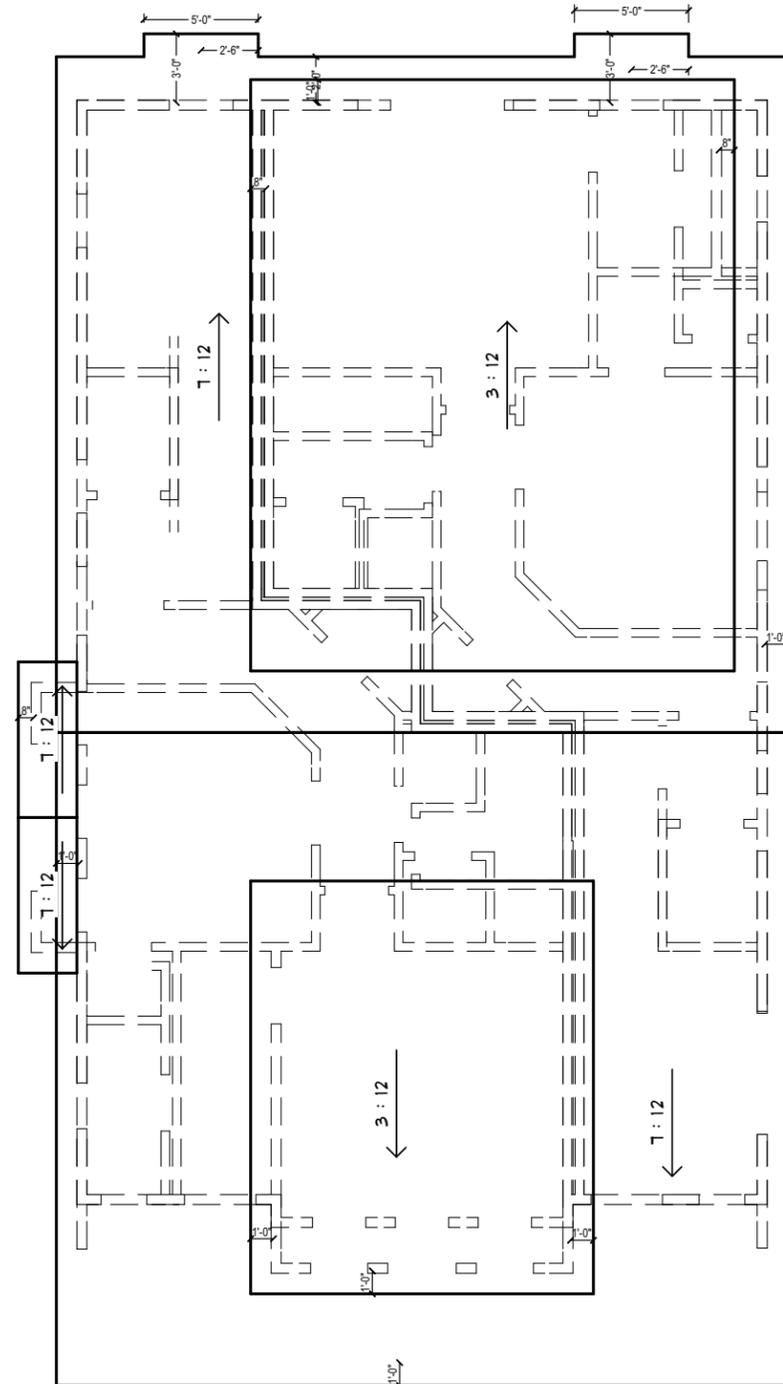
SHEET LABEL:
**FIRST FLOOR
SECOND FLOOR**

SHEET NO.:

**PAGE #
4 OF 7**



BELOW GRADE BASEMENT PLAN



ROOF PLAN

THIS PLAN SET NOT FOR CONSTRUCTION

TODAY'S DATE: 6/2/2016	
ORIG. DATE: 5/27/16	THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.
PRELIMINARY: 5/27/16	
HISTORICAL PLANS: 5/27/16	
HISTORICAL REV.: 6/2/16	
BANK PLANS:	
REVISION:	
CONSTRUCTION DRAWINGS:	
DRAWN BY: SANDI ADAMS	

PREPARED FOR: ODYSSEY CONSTRUCTION	SCALE: 11 X 17 PRINT: 1/8" = 1'-0" 24 X 36 PRINT: 1/4" = 1'-0"
HOUSE PLAN: ATTACHED HOMES	
SITE ADDRESS: 1111 LILLIAN ST.	



SHEET LABEL:
FOUNDATION PLAN, ROOF PLAN

SHEET NO.:
PAGE # 5 OF 1



FRONT ELEVATION



LEFT SIDE ELEVATION

THIS PLAN SET NOT FOR CONSTRUCTION

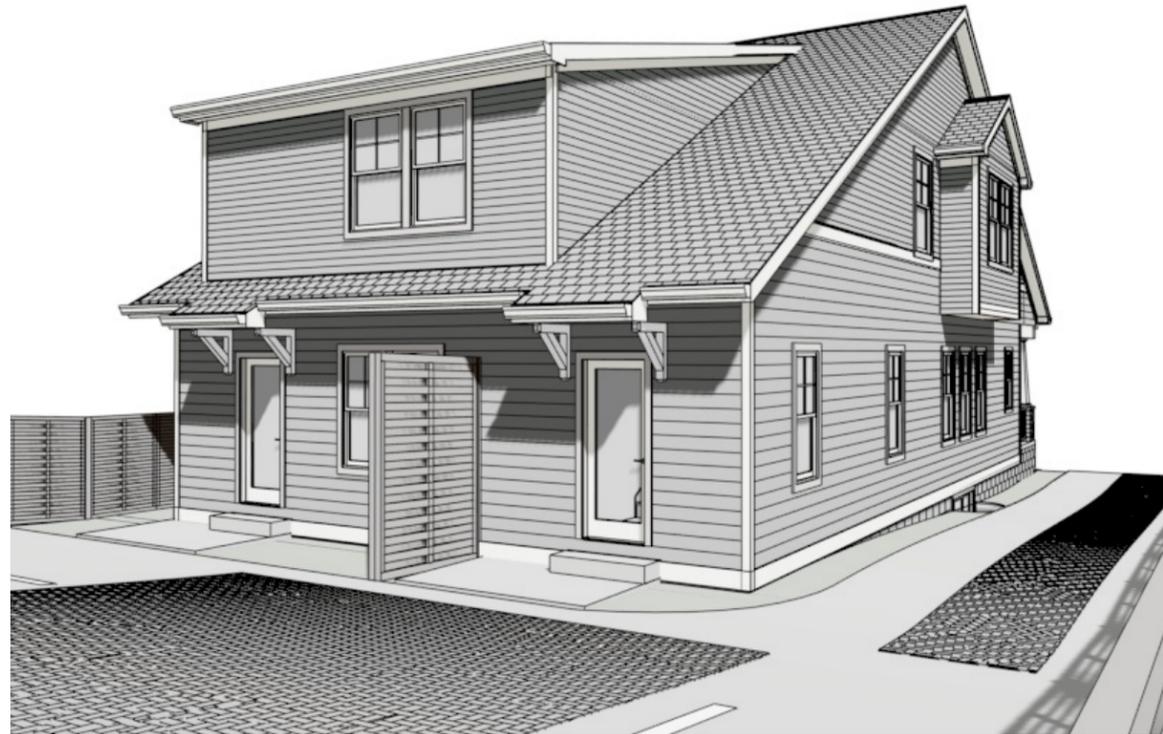
TODAY'S DATE: 6/2/2016	
ORIG. DATE: 5/27/16	<small>THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.</small>
PRELIMINARY: 5/27/16	
HISTORICAL PLANS: 5/27/16	
HISTORICAL REV.: 6/2/16	
BANK PLANS:	
REVISION:	
CONSTRUCTION DRAWINGS:	
DRAWN BY: SANDI ADAMS	

PREPARED FOR: ODYSSEY CONSTRUCTION	SCALE: 11 X 17 PRINT: 1/8" = 1'-0" 24 X 36 PRINT: 1/4" = 1'-0"
HOUSE PLAN: ATTACHED HOMES	SITE ADDRESS: 1111 LILLIAN ST.

STUDIO
ARCHITECTURE • DESIGN

SHEET LABEL:
FRONT, LEFT ELEVATIONS

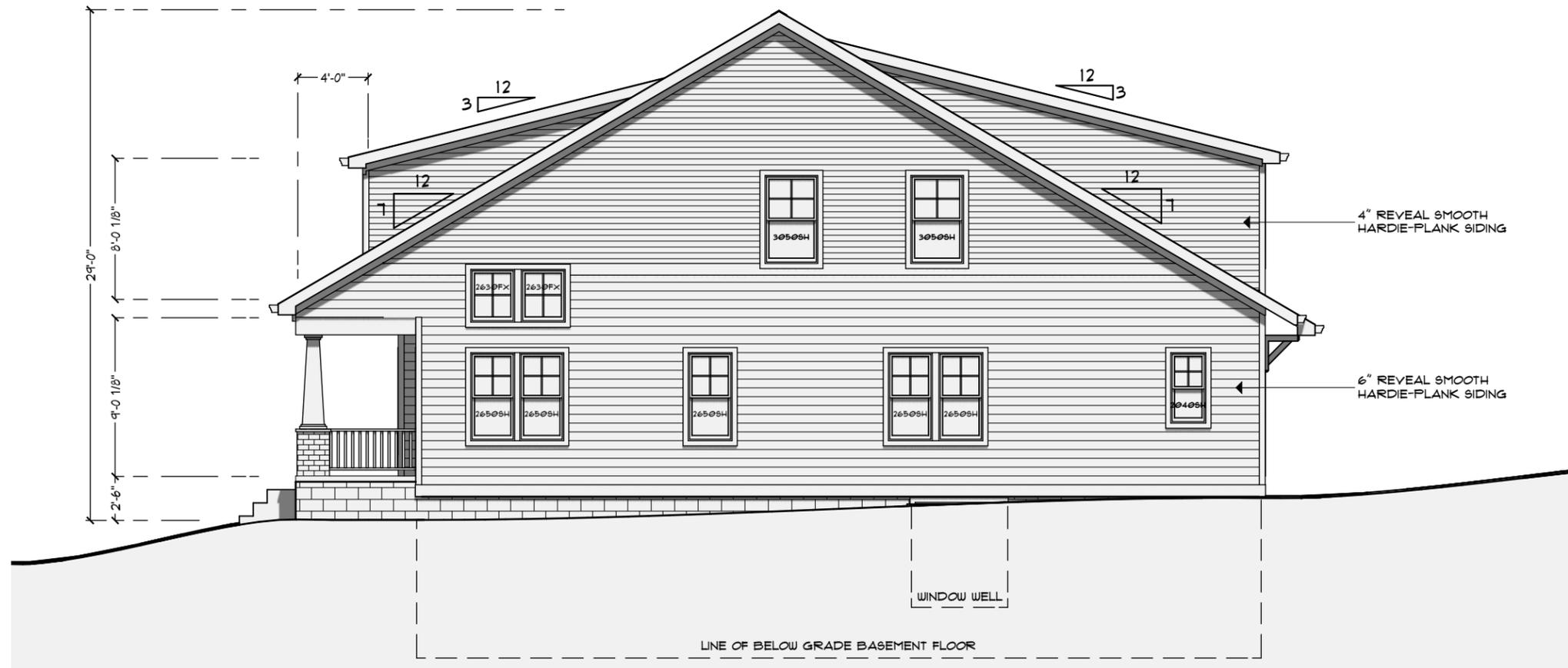
THIS PLAN HAS BEEN CUSTOM DESIGNED FOR THE SPECIFIC LOT AT THE ADDRESS LISTED IN THE TITLE BLOCK. THIS PLAN MAY NOT BE REPRODUCED ON ANY OTHER LOT. FOR REPRODUCTION RIGHTS OR CHANGE OF ADDRESS, CONTACT SANDI ADAMS.



ALTERNATE REAR VIEW



REAR ELEVATION



RIGHT SIDE ELEVATION

THIS PLAN SET NOT FOR CONSTRUCTION

TODAY'S DATE: 6/2/2016	
ORIG. DATE: 5/27/16	THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF SANDI ADAMS WILL BE PROSECUTED.
PRELIMINARY: 5/27/16	
HISTORICAL PLANS: 5/27/16	
HISTORICAL REV.: 6/2/16	
BANK PLANS:	
REVISION:	
CONSTRUCTION DRAWINGS:	
DRAWN BY: SANDI ADAMS	

PREPARED FOR: ODYSSEY CONSTRUCTION	SCALE: 11 X 17 PRINT: 1/8" = 1'-0" 24 X 36 PRINT: 1/4" = 1'-0"
HOUSE PLAN: ATTACHED HOMES	
SITE ADDRESS: 1111 LILLIAN ST.	

STUDIO ARCHITECTURE • DESIGN	
SHEET LABEL: REAR, RIGHT ELEVATIONS	
SHEET NO.: PAGE # 1 OF 1	

THIS PLAN HAS BEEN CUSTOM DESIGNED FOR THE SPECIFIC LOT AT THE ADDRESS LISTED IN THE TITLE BLOCK. THIS PLAN MAY NOT BE REPRODUCED ON ANY OTHER LOT. FOR REPRODUCTION RIGHTS OR CHANGE OF ADDRESS, CONTACT SANDI ADAMS.