

MEGAN BARRY
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
Fax: (615) 862-7974

STAFF RECOMMENDATION
1825 4th Avenue North
July 20, 2016

Application: New construction—addition
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08108029400
Applicant: Kyle Keaffaber & Raj Gummi
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing addition and construct a rear addition. The one-and-a-half story rear addition will more than double the footprint of the one-story historic house.

Recommendation Summary: Staff recommends disapproval of the proposed addition, finding that its scale is too large for the historic house and that the cladding material, lack of corner boards, and fenestration patter do not meet the design guidelines. Staff finds that the proposed addition does not meet the following sections of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines: Sections III.B. (for massing), III.D. (for materials), III.G. (for proportion and rhythm of openings), IV.B. (for addition massing), and IV.G. (for an addition following the design guidelines for new construction).

Attachments

- A:** Site Plan
- B:** Elevations

Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

1. 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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. 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.

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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

I. Utilities

1. 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.

2. 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

1. 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.
2. *Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

IV. ADDITIONS

A. Location

1. 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 should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
 - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
 - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. 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.
 - a. 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.
 - b. 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.
 - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

B. Massing

1. In order to assure that 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 or an 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 be higher and extend wider.

When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

- a. 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 ridge 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.

- b. 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.

A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.

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.

2. 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.
3. 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.
4. The height of the addition's roof and eaves must be less than or equal to the existing structure.
5. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

C. Roof Additions: Dormers, Skylights & Solar Panels

1. 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.
 - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
 - b. Front and 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.
 - If there are no existing dormers, 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 the width of roof dormers 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.
2. 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).
 3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.
- D. 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.
- E. 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.
- F. 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.
- G. Additions should follow the guidelines for new construction.

V. B. GUIDELINES

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: 1825 4th Avenue North is a contributing structure constructed c. 1925 (Figure 1). In April 2015, the Historic Zoning Commission approved an addition to this structure that was eight hundred and sixty square feet (860 sq. ft.) and three feet, three inches (3'3") taller than the historic house. That addition was never constructed.



Figure 1. 1825 4th Avenue North

Analysis and Findings: Application is to demolish an existing addition and construct a rear addition. The one-and-a-half story rear addition will more than double the footprint of the one-story historic house.

Partial Demolition: The applicant is proposing to remove a covered porch at the rear of the house (Figure 2). Although the covered porch seems to be shown on the 1951 Sanborn map (Figure 3), staff finds that it does not contribute to the overall historic character of the house and that its removal will not affect the house's historic integrity.

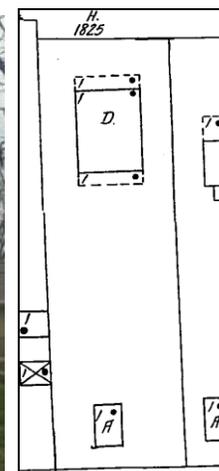


Figure 2 (left) is the existing rear porch and Figure 3 (right) is the 1951 Sanborn Map showing a similar porch in location and scale.

The applicant is also proposing to install a new door on the right façade, which is considered partial demolition (Figure 4). The door will be installed at approximately the midpoint of the side façade. The door is necessary in order to provide a second means of egress for the front unit of this duplex. Because it is located at the midpoint, on a side façade, it will be less visible from the street. Staff finds it to be appropriate because of its location and because a second means of egress is required by fire code.



Figure 3. A new door will be installed in approximately this location.

The Staff therefore finds that the project meets Section IV.B.2. for appropriate partial demolition and does not meet Section IV.B.1. for inappropriate demolition.

Location & Removability: The addition is located entirely behind the historic house, and is appropriately inset. The addition’s roof will connect to the back slope of the historic roof about one foot (1’) below the ridge, preserving a significant portion of the roof. This lower roof connector and the insets ensure that if the addition were to be removed in the future, the primary form and character of the historic house could still be discerned. Staff therefore finds that the project meets Sections IV.A. and IV.F. of the design guidelines.

Design: The design of the addition is contemporary, distinguishing it from the historic structure and reflecting the addition’s 21st century date of construction. While the addition’s roof form, insets, and orientation are compatible with the historic house, staff finds that its scale, materials, and fenestration pattern do not meet Sections IV.B. and IV.G. of the design guidelines.

Height & Scale:

	Existing House	Proposed Addition
Number of stories	1	1.5
Foundation Height	2’	6”
Eave Height	11’6”	11’6”
Ridge Height	20’ (above foundation)	20’4” (above foundation)
Width	27’	27”
Depth	43’8” (incl. porch, house, and addition to be removed)	54’ (inc. only the depth beyond the existing addition to be removed)
Total square footage	1,179 sq. ft. (includes porch and addition to be demo’d)	1,442 sq. ft. (excludes the 135 sq. ft. of ex. addition)
Insets		2’ X 4’ on both sides

The design guidelines state, “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.” In past decisions, the Metro Historic Zoning Commission has interpreted this by requiring that additions no more than double the footprint of the historic house.

Staff finds that the addition’s proposed scale overwhelms the historic house. Although it is just a few inches taller than the historic house, its depth and volume result in an addition that is not sufficiently subordinate to the historic house. The addition more than doubles the footprint of historic house. The addition will have a footprint that is approximately two hundred and sixty-three square feet (263 sq. ft.) larger than the existing historic house (including the existing addition that will be removed). With this proposed project, the house’s total footprint would be increased from approximately one thousand, one hundred and seventy-nine square feet (1,170 sq. ft.) to two thousand, six hundred and twenty-one square feet (2,621 sq. ft.).

The addition’s out-of-scale footprint is compounded by the fact that the addition is slightly taller than the historic house, and has a one-and-a-half story form attached to a one-story historic house. The footprint, height, and one-and-a-half story form together create an addition that is too large for the historic house.

Staff finds that the proposed addition’s scale does not meet Sections III.B. and IV. B. of the design guidelines.

Setback & Rhythm of Spacing: The addition meets all base zoning setbacks. Staff finds that the addition meets Sections III.C. and IV.G. of the design guidelines.

	Bulk Zoning Standards	Existing House	Proposed Addition
Left Setback	5’	11’	11’
Right Setback	5’	11’	11’
Rear Setback	20’	94’	39’

Materials:

	Existing House	Proposed Addition	Requires Final Staff Approval prior to purchase and installation
Foundation	Smooth-face concrete block	Concrete block or slab (not visible)	No
Cladding	Non-historic asbestos shingle	Smooth fiber cement lap siding, a mixture of 5" reveal and larger reveal to match non-historic siding on house.	Yes
Roofing	Asphalt Shingles	Standing Seam Metal	Yes
Trim	Wood	Wood or Cement Fiberboard	No
Windows & Doors	Wood	Unknown	Yes
Porch floor	Concrete	Concrete	No
Porch Posts	Wood and brick (to be re-built)	Wood	Yes – brick sample
Porch Railing	Wood (new)	N/A	No

The existing house has non-historic wide siding. It is likely that the historic siding is located underneath this siding, as the existing siding extends beyond the depth of the window trim (Figure 5). MHZC does not have the ability to require the applicant to remove the non-historic siding and reveal what is underneath. However, MHZC does regulate the materials on the new addition. The applicant is proposing to match the wide reveal of the non-historic siding. Staff does not find this to be appropriate, as the existing siding is not historic. The siding on the addition should have a maximum reveal of five inches (5").



Figure 5. The non-historic siding extends over the window trim.

The applicant intends to replace the existing roof with a new metal roof and to replace the existing wood windows with new windows. Although MHZC encourages the retention of historic windows, in a conservation district like Salemtown, the replacement of windows is not reviewed. The non-historic front porch columns will be rebuilt in a manner more in keeping with the historic character of the house. The column base will be brick, and staff will require approval of a brick sample.

Staff notes that the drawings do not show corner boards. MHZC has consistently required four inch (4”) (nominal) wood corner-boards at the face of each exposed corner.

Because of the wide reveal of the siding and the lack of corner boards, staff finds that the proposed materials do not meet Sections III.D. and IV.G. of the design guidelines.

Roof form:

	Existing House	Proposed Addition
Primary Roof Form	Side gable, 7/12	Gable, 8/12
Dormer Roof Form		Shed, 1.5/12
Dormer Setback From Wall Below		2’

Staff finds that the project’s roof forms meet Sections III.E., IV.C., and IV.G. of the design guidelines.

Orientation: The new addition will create a duplex out of what is currently a single family house. The addition will not alter the house’s primary orientation towards 4th Avenue North. The primary entry on the front façade will remain unchanged. The entry to the rear, second duplex unit will be on the left façade, recessed approximately a foot (1’) from the main wall of the addition. The new entry is designed so that it reads as a secondary, side entrance, which is appropriate. Another side entry will be added on the right side façade of the historic house in order to meet fire code requirements. This side entry will not affect the house’s orientation towards 4th Avenue North and will also read like a secondary, side entry. Vehicular access to the site will be via the alley. Parking for the site will be accommodated through uncovered parking pads at the rear.

Staff finds that the project meets Sections III.F. and IV.G. of the design guidelines.

Proportion and Rhythm of Openings:

	Proposed Project	Appropriate?
Alterations to windows on existing house	Yes – creating door entry on right side elevation	Yes
Windows twice as tall as they are wide?	Yes	Yes
Largest Section of Wall Without a Window/Door Opening	30’6”	No

On the west/right elevation, there is an expanse of thirty feet, six inches (30’6”) without a wall and door opening. In the past, the MHZC has required a window opening approximately every eight to thirteen feet (8’-13’), although more leniency has been granted on side facades, towards the rear. In this case, the proposed expanse without a window or door opening is more than double the recommended amount. Staff finds that

the thirty-foot (30') expanse without a window or door opening is not appropriate because it is so large. Staff therefore finds that the addition's fenestration pattern does not meet Sections III.G. and IV. G. 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.

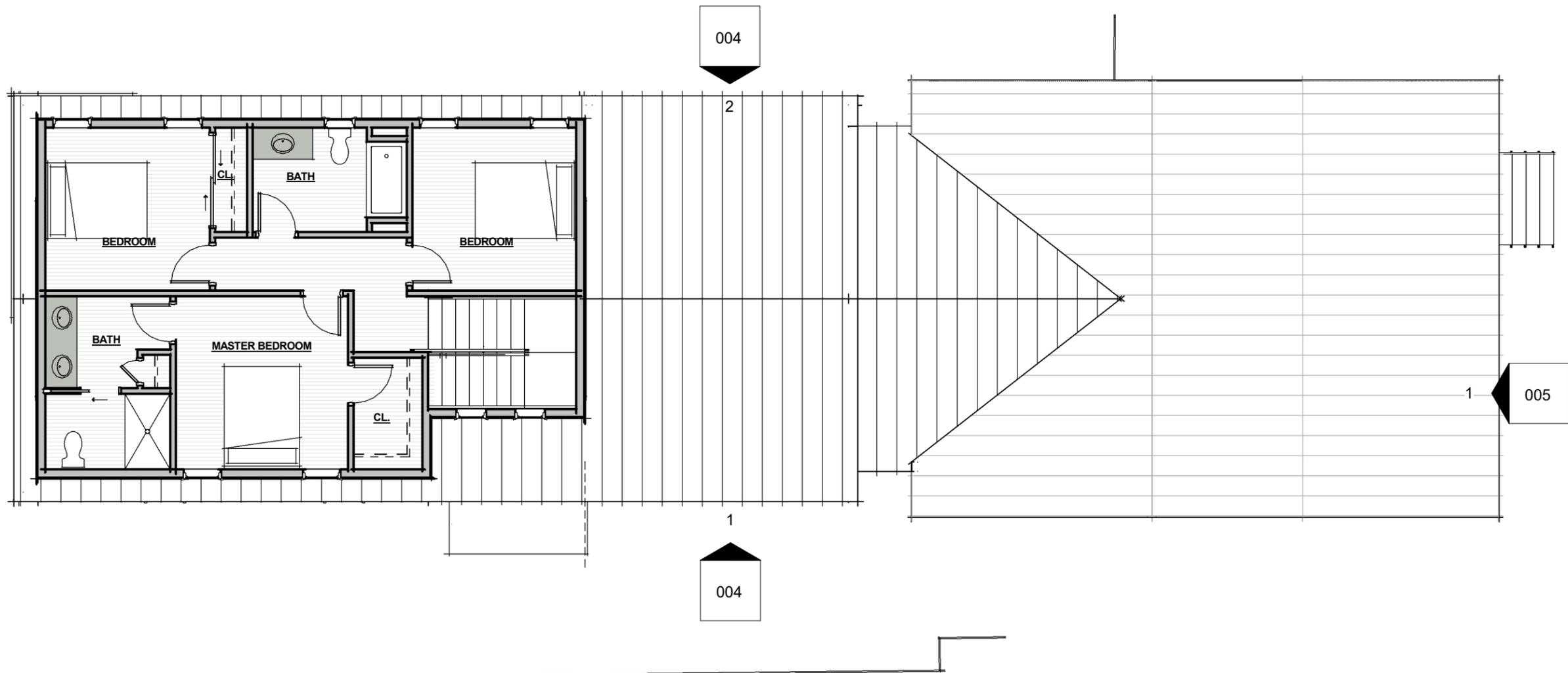
Recommendation Summary: Staff recommends disapproval of the proposed addition, finding that its scale is too large for the historic house and that the cladding material, lack of corner boards, and fenestration pattern do not meet the design guidelines. Staff finds that the proposed addition does not meet the following sections of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines: Sections III.B. (for massing), III.D. (for materials), III.G. (for proportion and rhythm of openings), IV.B. (for addition massing), and IV.G. (for an addition following the design guidelines for new construction).



1

SITE PLAN

SCALE: 1" = 20'-0"



SECOND FLOOR DESIGN Copy 1

SCALE: 1/8" = 1'-0"

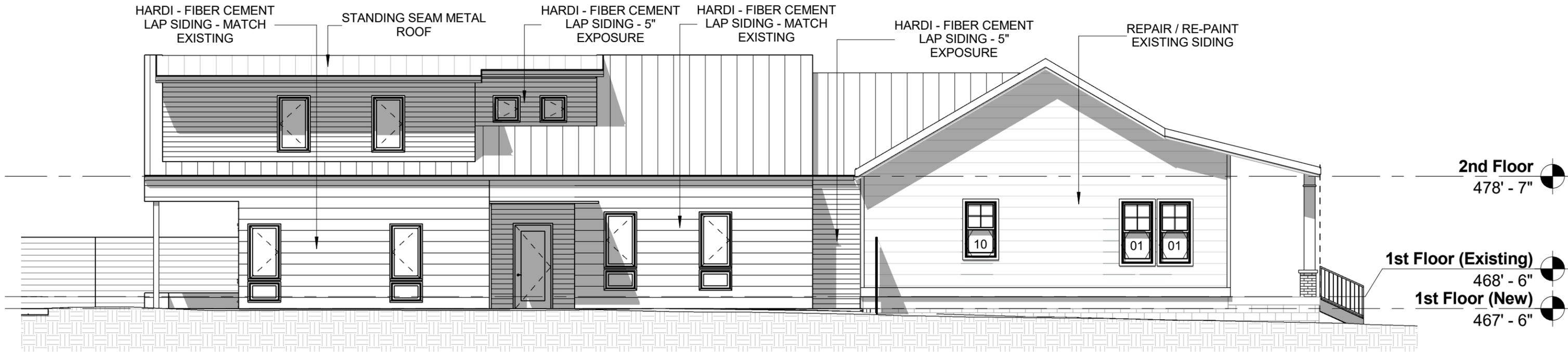
GUMMI

2016.07.05



003

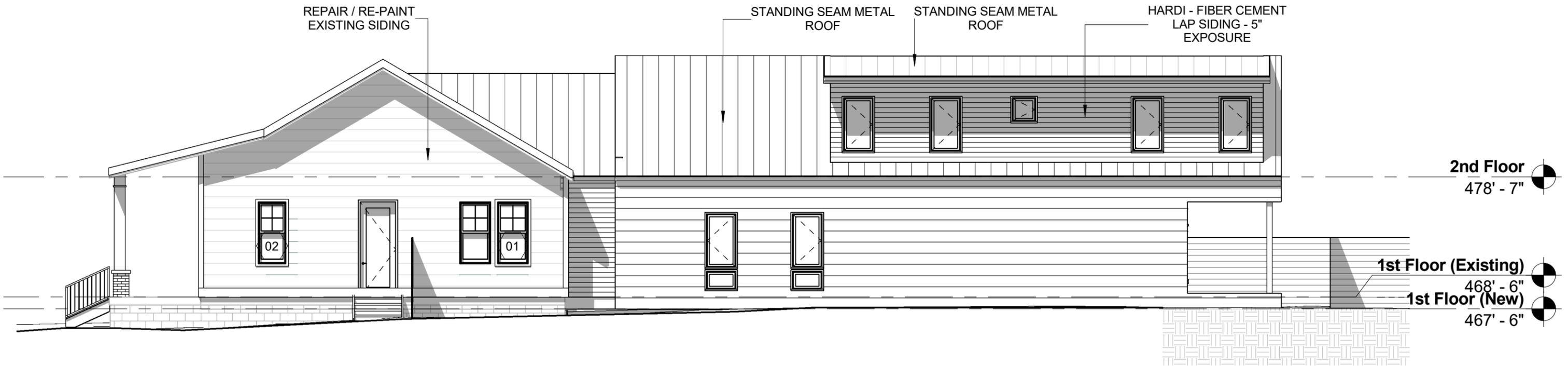
COPYRIGHT 2016, EDWARD MASON STUDIO, LLC



1

EAST ELEVATION - PRES

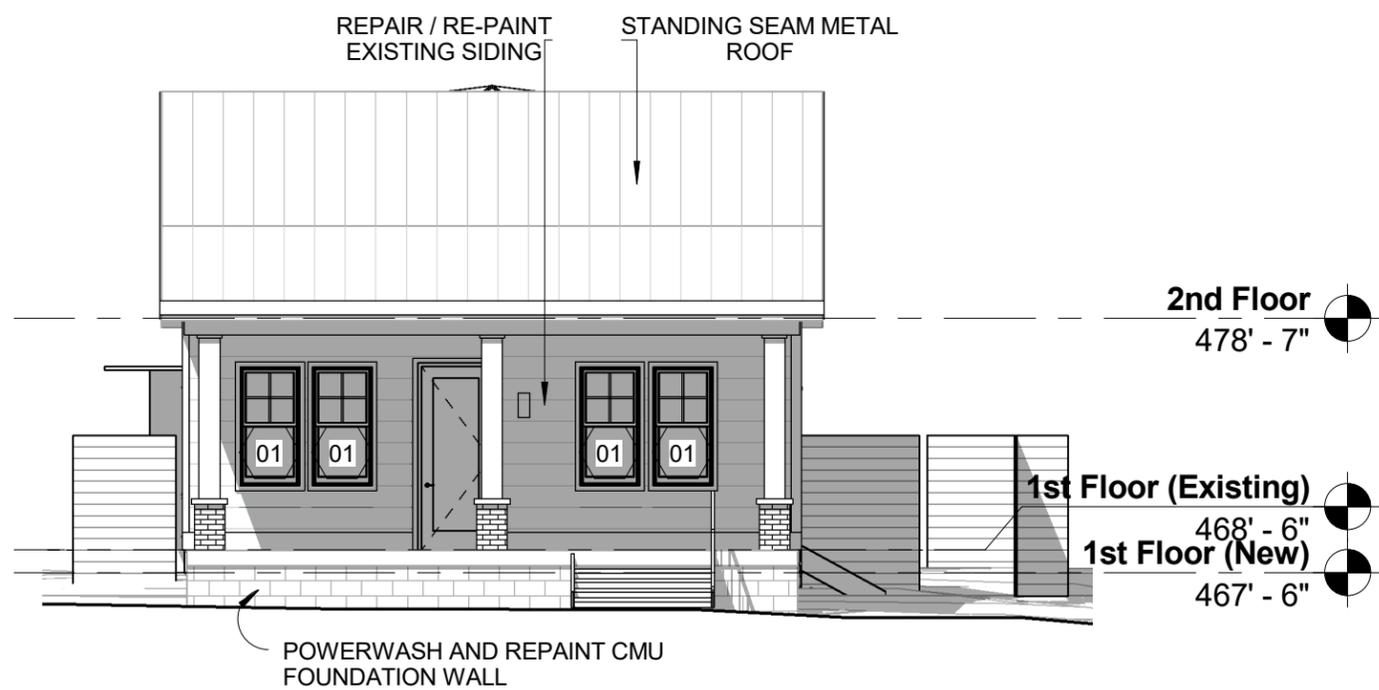
SCALE: 1/8" = 1'-0"



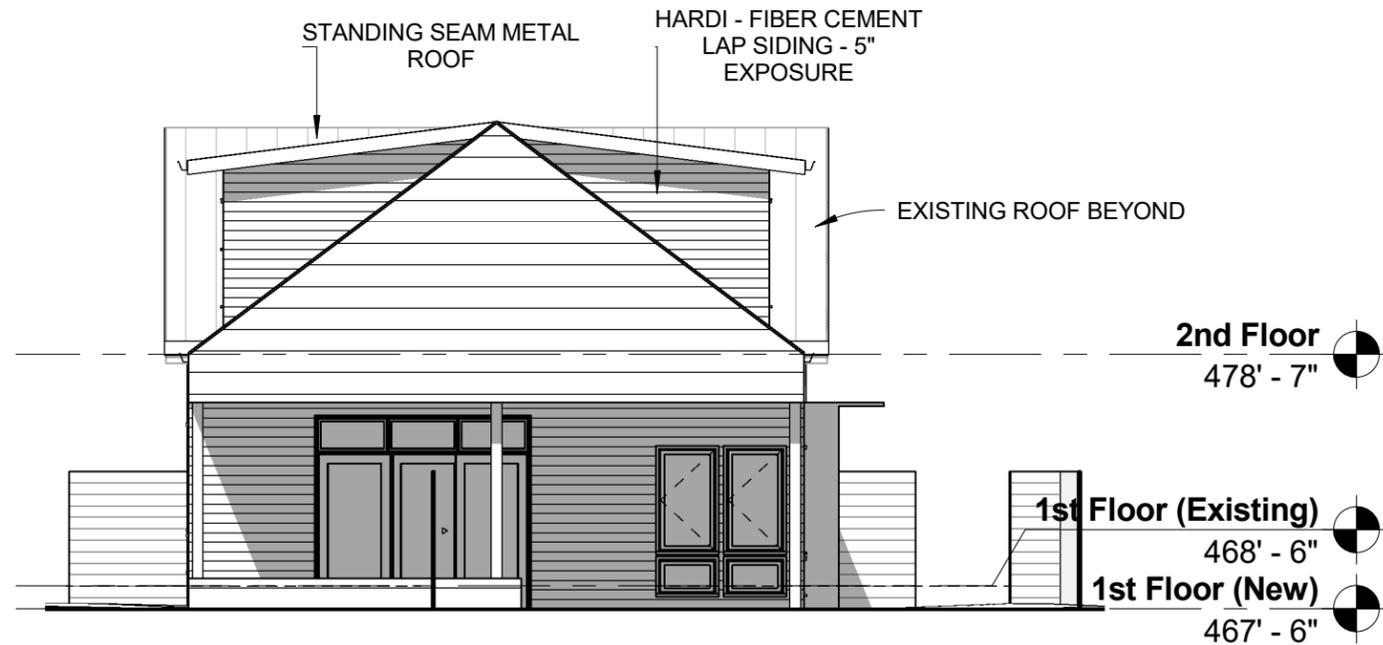
2

WEST ELEVATION - PRES

SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - PRES
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - PRES
SCALE: 1/8" = 1'-0"

