



**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**  
**118 Pembroke Avenue**  
**March 21, 2012**

**Application:** New Construction—Side and rear addition; Accessory Structure; Setback reduction

**District:** Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay

**Council District:** 23

**Map and Parcel Number:** 13002007400

**Applicant:** Jeff Steele

**Project Lead:** Melissa Baldock, [melissa.baldock@nashville.gov](mailto:melissa.baldock@nashville.gov)

**Description of Project:** Construct rear and side additions and new accessory structure. The project requires a reduction to the rear setback for the accessory structure.

**Recommendation Summary:** Staff recommends approval of the addition, the accessory structure, and the reduction of the rear setback with the conditions that:

- Staff review and approve the materials and specifications for the windows, doors, and lighting fixtures and approve the roof color prior to purchase and installation;
- A four to six inch (4 -6") mullion be included between the double windows in the gabled dormers on the accessory structure.

With these conditions, staff finds that the project meets II.B.1. and II.B.2. of the *Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

**Attachments**

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

**Vicinity Map:**



**Aerial Map:**



**Background:** 118 Pembroke is a Colonial Revival style house built c. 1958. In 2005, the Commission approved a rear addition to the structure.

**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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*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.*

#### e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

#### g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls. Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (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.

#### *Siding and 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.*

### **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.

#### *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.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

#### *Rear additions wider than existing building*

- *Rear additions that are wider than or equal in width to 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.*

#### *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.)*

#### *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:*

*It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.*

*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 or be less.*

*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 front and side dormers should match the primary or secondary material of the main building.*

#### *Side Additions*

- *When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
  - *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
  - *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*
- c. 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.
- 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.

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

- e. Additions should follow the guidelines for new construction.

### **Analysis and Findings:**

Applicant proposes to construct a one-story rear and side addition, a shed dormer, and an accessory structure. The project requires a reduction to the rear setback for the accessory structure.

**Location & Setback:** The proposed addition meets all base zoning requirements for setbacks. It expands an existing addition approved by the Commission in 2005 and does not connect directly to the historic house. Part of the proposed addition is a side addition that will connect to the north side of the existing addition and will extend a maximum of fourteen feet (14') beyond the side wall of the historic house. Staff finds this side addition appropriate for several reasons. Because the property's lot is irregularly shaped

and unusually wide, with a maximum width of approximately one hundred and nineteen feet (119') and a minimum width of approximately seventy-three feet (73'), staff finds that the side addition meets the design guidelines. Staff further finds the side addition appropriate because it will be located on an existing addition and will be five feet, eight inches (5'8") behind the back wall of the historic house.

A shed dormer is proposed for the roof of the existing addition's north side. Staff finds the location of this shed dormer appropriate since it will be located on an existing addition, not the historic house, and will be located behind the new side addition. The portion of the new addition that is located behind the existing house also meets the design guidelines in terms of location.

The proposed accessory structure is located in the rear of the property behind the historic house. Its garage doors face Windsor Drive, which is appropriate since the site does not have alley access. The accessory structure meets the required front and side setbacks. However, because the structure is more than seven hundred square feet (700 sq. ft.), Codes requires that it be placed a minimum of twenty feet (20') from the rear property line. The garage is proposed to be six feet, eight inches (6'8") from the rear property line, and it therefore requires a reduction to the rear setback. Staff finds that the location of the garage matches where accessory structures were historically located and finds that the rear setback reduction meets the design guidelines.

Staff finds that the location and setbacks for the proposed addition and accessory structure meet sections II.B.1.c., II.B.1.h., and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The historic house is one-and-a-half stories and twenty-four feet, three inches (24'3") high. It is forty-eight feet (48') wide and twenty-nine feet (29') deep, giving it a footprint of approximately one thousand, three hundred, and ninety-two square feet (1392 sq. ft.). The existing addition is also one-and-a-half stories and is twenty-two feet, three inches (22'3") high. It is twenty-four feet, six inches (24'6") wide and thirty-two feet (32') deep, giving it a footprint of approximately seven hundred and eighty-four square feet (784 sq. ft.). In total, the existing house has a footprint of approximately two thousand, one hundred and seventy-six square feet (2176 sq. ft.)

The side portion of the proposed addition will be just one story and will be eleven feet, eight inches (11'8") tall. It will have a maximum width of seventeen feet, five inches (17'5") and a depth of twenty-nine feet, ten inches (29'10"). The rear portion of the addition will match the height of the existing addition and will be twenty-two feet, three inches (22'3") high. It will match the width of the existing addition at twenty-four feet, six inches (24'6") wide, and will be twenty feet (20') deep. The shed dormer will also match the ridge of the existing addition, and it will extend approximately thirty-eight feet (38') along the existing addition. In total, the addition will add approximately nine hundred and fifty-five square feet (955 sq. ft.) to the footprint of the existing house. Staff finds the height and scale of the addition to be subordinate to the historic house and to meet the guidelines.

The proposed accessory structure is thirty feet (30') wide, twenty-six feet (26') deep, and a total of seven hundred and eighty square feet (780 sq. ft.). The garage will have an eave height of nine feet, six inches (9'6") and a total ridge height of twenty feet (20'). Staff finds the height and scale of the accessory structure to be subordinate to the historic house and to meet the design guidelines.

The design guidelines require that the neighborhood's context of "mass in relation to open spaces" be preserved. With the new addition and accessory structure, the lot's percentage of open space will be approximately eighty-two percent (82%). This matches the open area of lots in the immediate context, which range between seventy-four percent and eighty-five percent (74%-85%) open space.

Staff finds that the height and scale of the addition and the accessory structure meet sections II.B.1.a., II.B.1.b. , II.B.1.h. , and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: Both the addition and the accessory structure will be clad primarily in fiber cement siding with a five-and-a-half inch (5½") reveal. Staff normally asks for a maximum reveal of five inches (5") but will accept a five-and-a-half inch (5½") reveal if the existing house's reveal is also this size. The structures' roofs will be asphalt shingles to match the existing house's roof. Staff asks to approve the color of the asphalt shingle prior to purchase and installation. The material for the windows and doors was not specified, and staff asks to approve the material and specifications for all windows and doors prior to purchase and installation. Neither the addition nor the accessory structure will have a defined foundation line or a foundation material separate from the siding. Staff finds this appropriate since the historic house has no foundation line and has siding to grade. Above the one-story side addition will be a wood balustrade. The addition's rear portion will be a screened porch and will be framed in wood. Staff asks to approve all light fixtures on the addition and accessory structure prior to purchase and installation.

With the staff's final approvals of the roof color, windows, doors, and light fixtures, staff finds the proposed materials to meet II.B.1.d., II.B.1.h., and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roofs: The historic house's primary roof form is a clipped side gable with a ten-twelve (10/12) pitch. The c. 2005 addition has a clipped front-gable roof form with a pitch of ten-twelve (10/12). The rear portion of the proposed addition will continue the existing addition's ten-twelve (10/12) front gable form. The side portion of the addition will have a flat roof, and the shed dormer will have a slope of one-and-a-half to twelve (1.5/12), which matches an existing shed roof form on the existing addition. The accessory structure's primary roof form will be a clipped side gable with a roof slope of eight-twelve (8/12). The two dormers on the front of the accessory structure will have gabled

ten-twelve (10/12) roofs, while the shed dormer on the rear of the structure will have a four-twelve (4/12) slope.

Staff finds the proposed roof forms to meet sections II.B.1.e., II.B.1.h., and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The dimension and design of windows and doors are similar to those on the existing house. The primary windows on the addition and on the accessory structure 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 either the addition or the accessory structure. Staff asks that a condition of approval be that a four to six inch (4 -6") mullion be included between the double windows in the gabled dormers on the accessory structure.

With the addition of the mullions on the accessory structure's dormer windows, staff finds that the addition's proportion and rhythm of openings for the addition and the accessory structure to meet section II.B.1.g., II.B.1.h., and II.B.2.a. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Outbuilding: Staff finds the proposed accessory structure to be subordinate to the historic house, and believes it to meet the design guidelines in terms of its location, height, scale, materials, roof form and proportion and rhythm of openings. Staff therefore finds that the accessory structure meets section II.B.1.h. of the *Belle Meade Triangle Links Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Staff recommends approval of the addition, the accessory structure, and the reduction of the rear setback with the conditions that:

- Staff review and approve the materials and specifications for the windows, doors, and lighting fixtures and approve the roof color prior to purchase and installation;
- A four to six inch (4 -6") mullion be included between the double windows in the gabled dormers on the accessory structure.

With these conditions, staff finds that the project meets II.B.1. and II.B.2. of the *Belle Meade Links Triangle Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



118 Pembroke – front façade and side yard.



118 Pembroke –side yard.

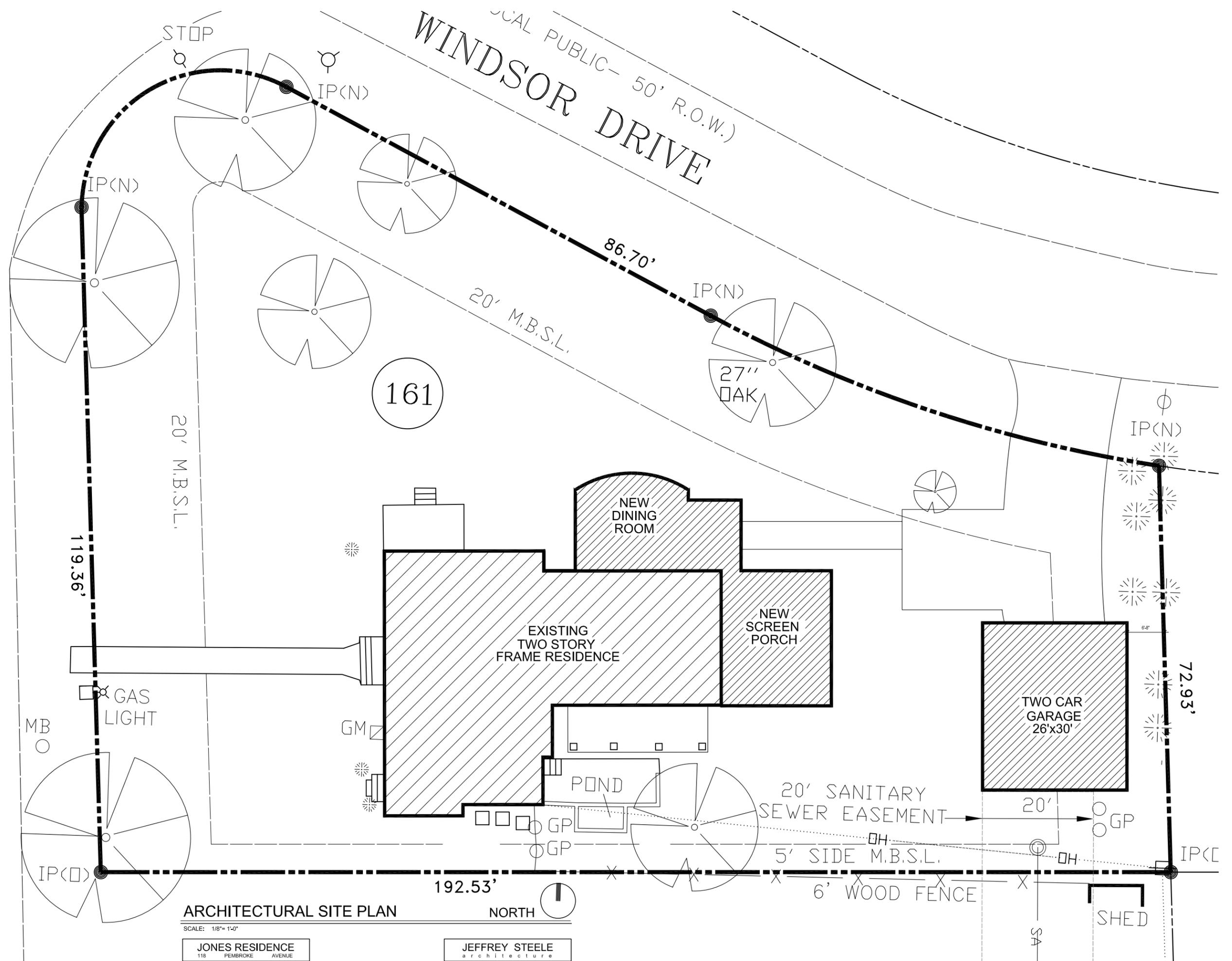


118 Pembroke – side yard and side façade. The historic house and the existing addition are marked.



118 Pembroke – rear façade.

PEMBROKE AVENUE  
(LOCAL PUBLIC - 50' R.O.W.)



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ARCHITECTURAL SITE PLAN

NORTH

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

JONES RESIDENCE  
118 PEMBROKE AVENUE

JEFFREY STEELE  
architecture

192.53'

119.36'

86.70'

72.93'

20' SANITARY SEWER EASEMENT

5' SIDE M.B.S.L.

6' WOOD FENCE

SHED

20'

SA

20' M.B.S.L.

20' M.B.S.L.

27" OAK

GAS LIGHT

POND

EXISTING TWO STORY FRAME RESIDENCE

NEW DINING ROOM

NEW SCREEN PORCH

TWO CAR GARAGE  
26'x30'

STOP

WINDSOR DRIVE  
(LOCAL PUBLIC - 50' R.O.W.)

MB

GM

IP(N)

IP(N)

IP(N)

IP(N)

IP(N)

IP(C)

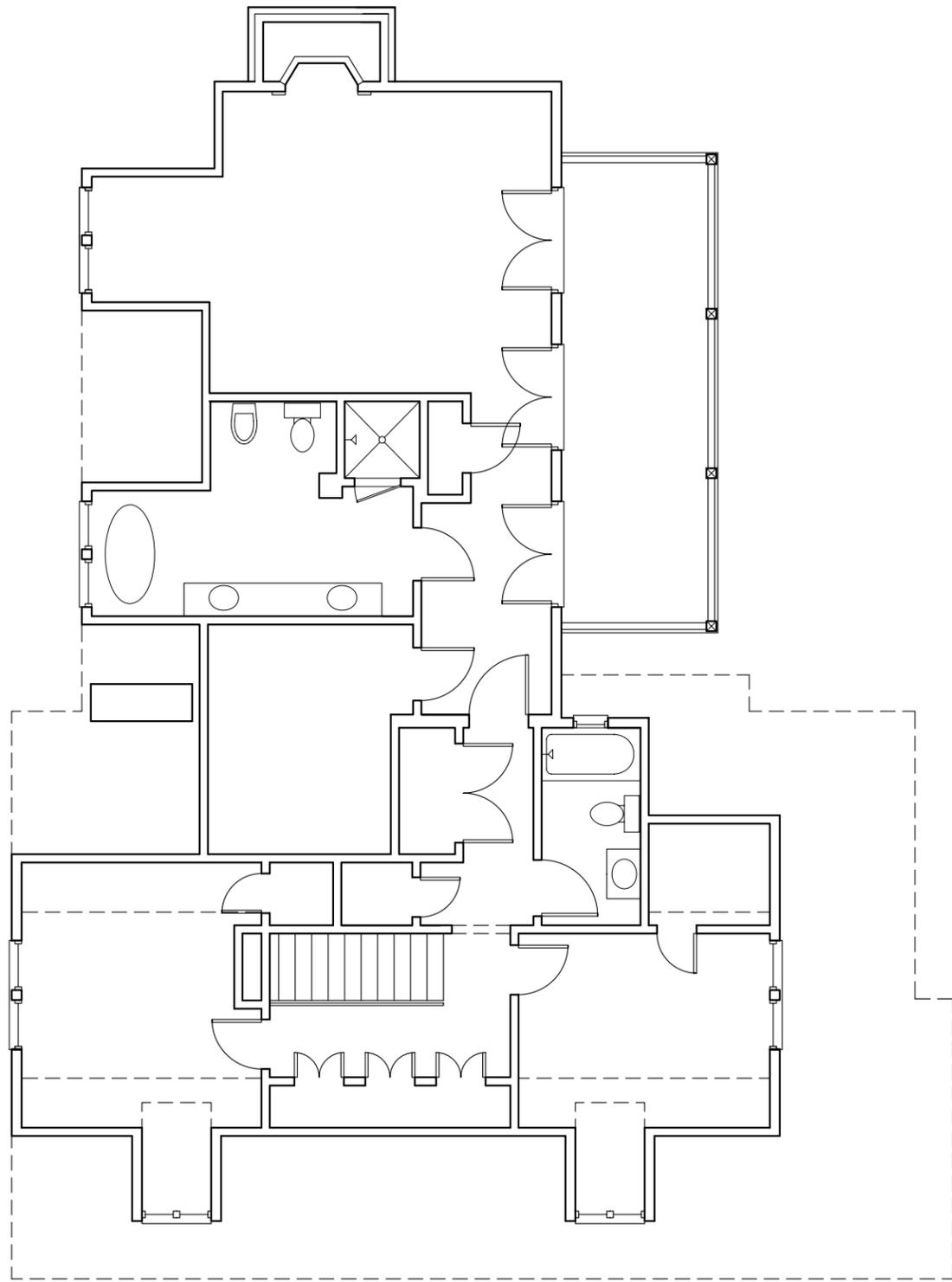
IP(N)

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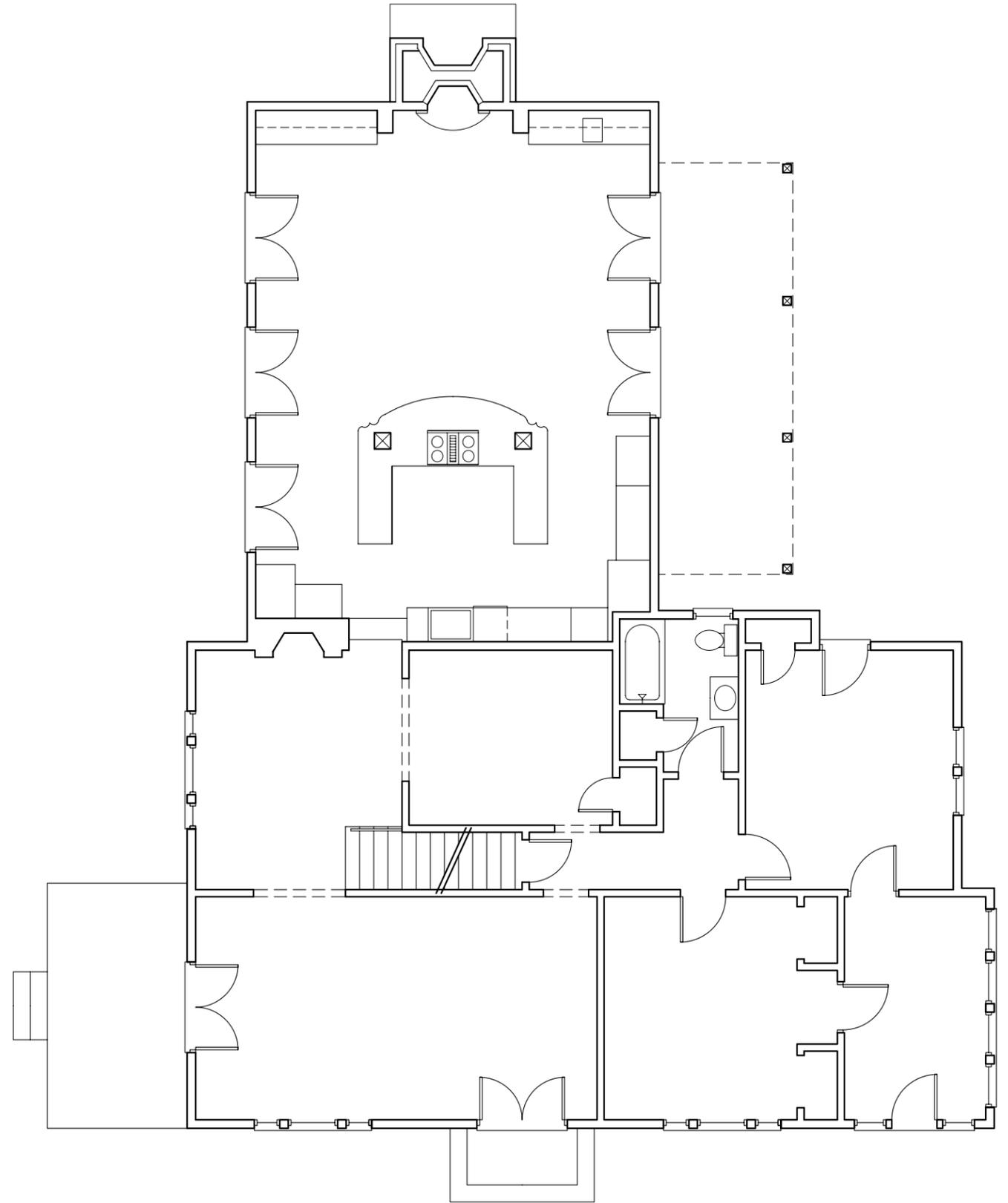
IP(N)



**EXISTING SECOND FLOOR PLAN**

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

JONES RESIDENCE  
118 PEMBROKE AVENUE



**EXISTING FIRST FLOOR PLAN**

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

JEFFREY STEELE  
architecture



EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

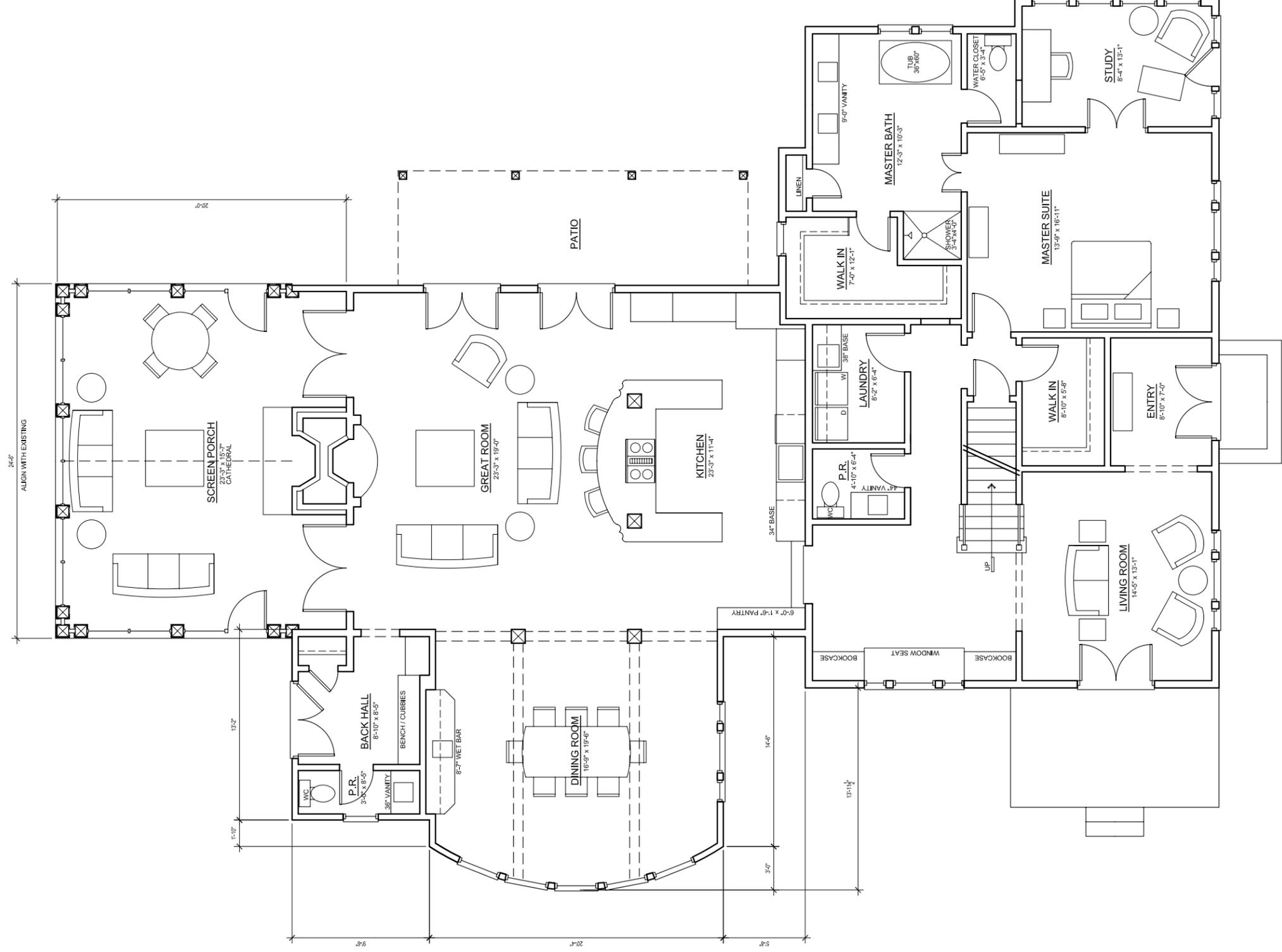
JONES RESIDENCE  
118 PEMBROKE AVENUE



EXISTING WEST ELEVATION

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

JEFFREY STEELE  
architecture



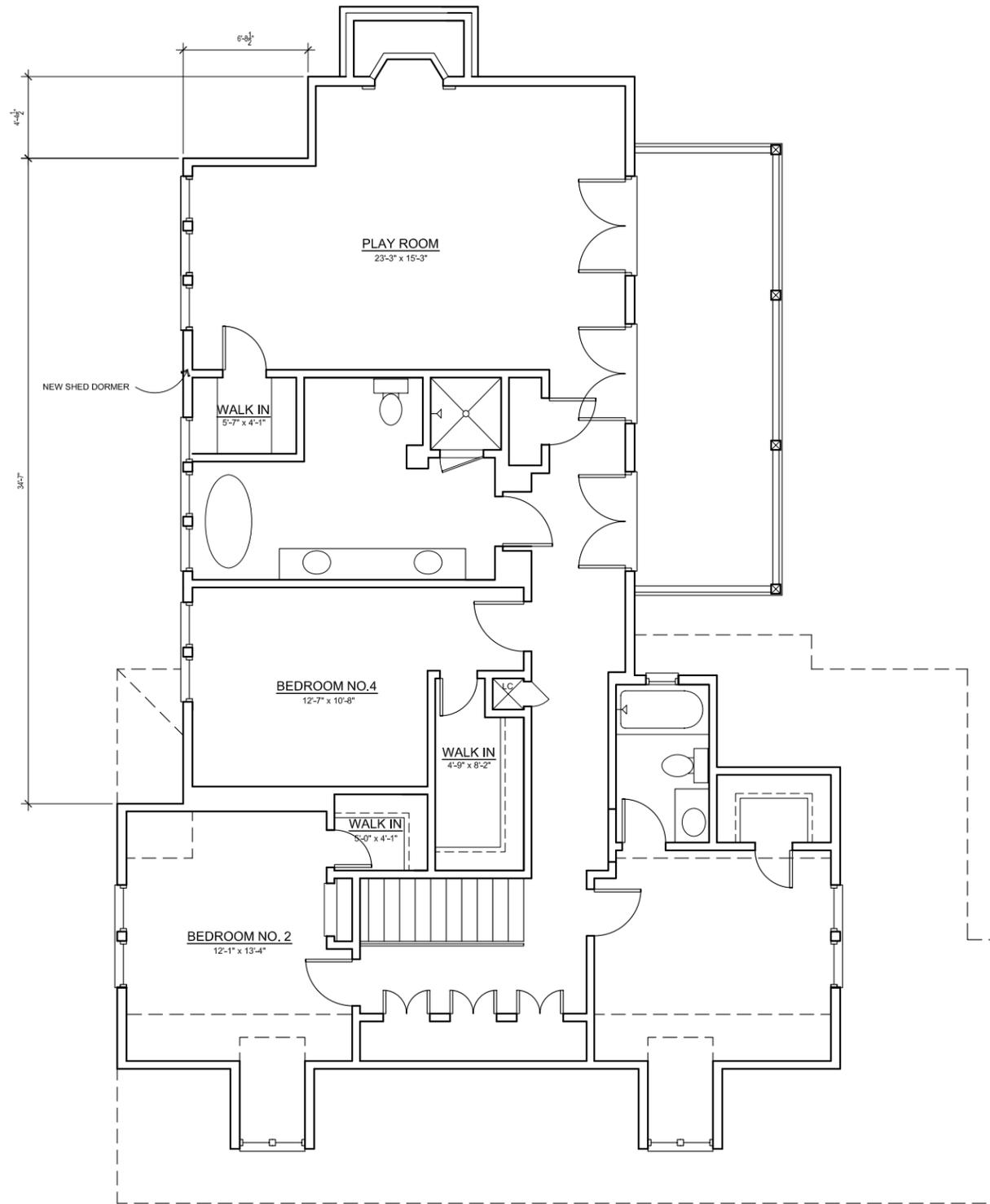
**REMODELED FIRST FLOOR PLAN**

2,122 S.F. EXISTING  
 2,580 S.F. NEW  
 4,702 S.F. TOTAL  
 400 S.F. NEW PORCH

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

**JONES RESIDENCE**  
 118 PEMBROKE AVENUE

**JEFFREY STEELE**  
 ARCHITECTURE



**REMODELED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1,428 S.F. EXISTING

121 S.F. NEW

1,549 S.F. TOTAL

**JONES RESIDENCE**  
118 PEMBROKE AVENUE

**JEFFREY STEELE**  
architecture

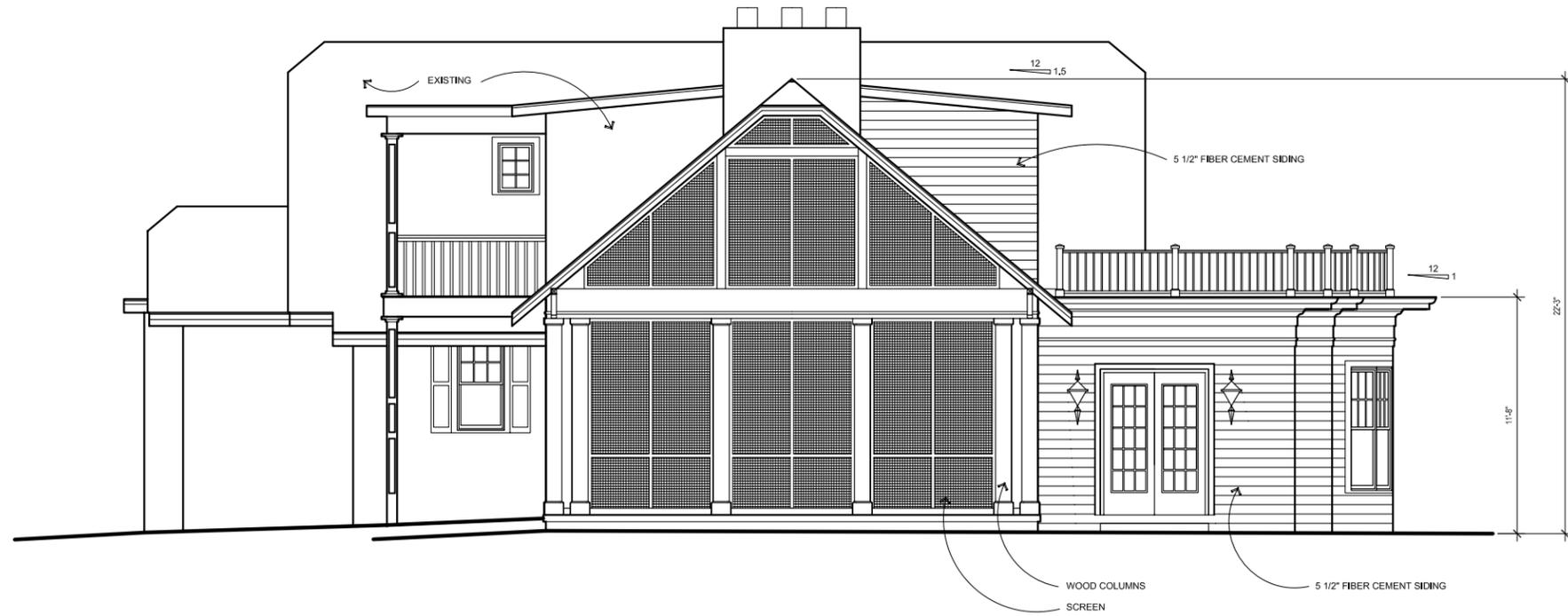


REMODELED WEST ELEVATION

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

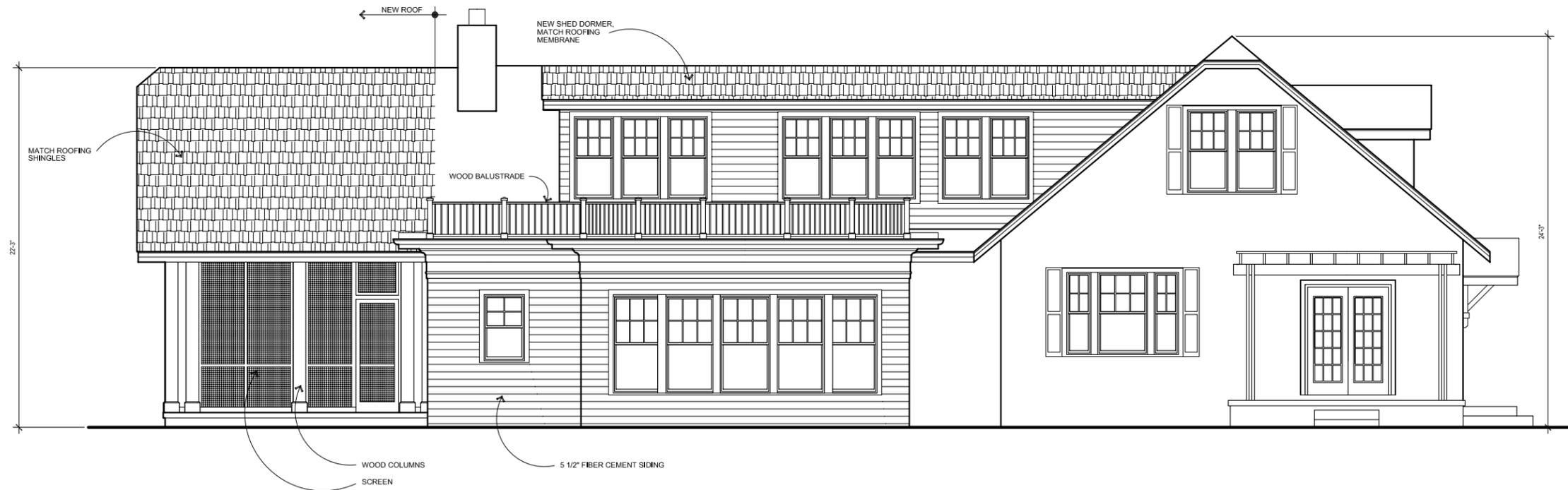
JONES RESIDENCE  
118 PEMBROKE AVENUE

JEFFREY STEELE  
architecture



**REMODELED EAST ELEVATION**

SCALE: 1/4" = 1'-0"

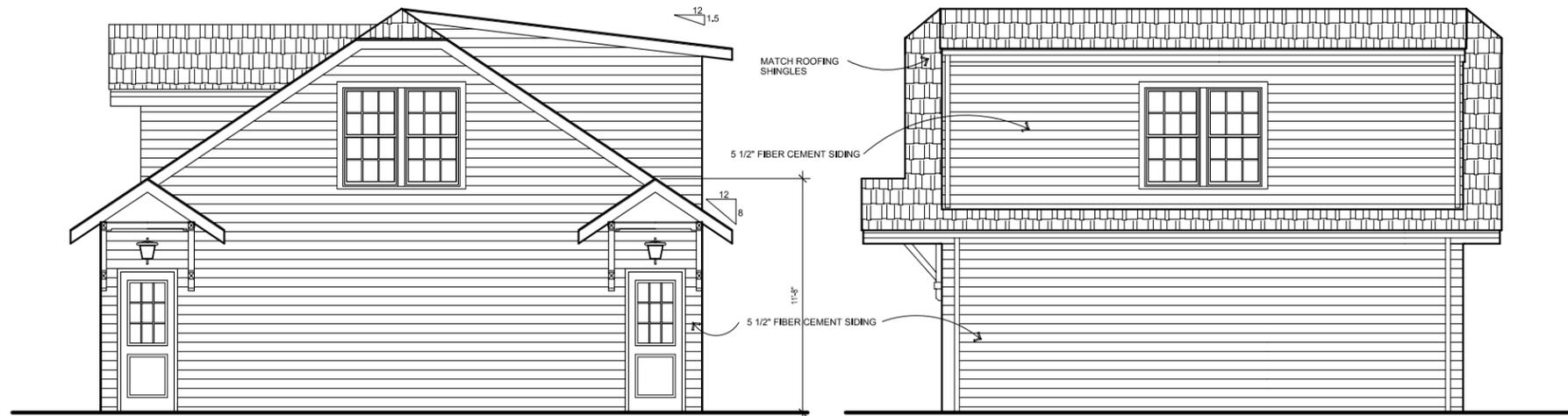


**REMODELED NORTH ELEVATION**

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

JONES RESIDENCE  
118 PEMBROKE AVENUE

JEFFREY STEELE  
architecture

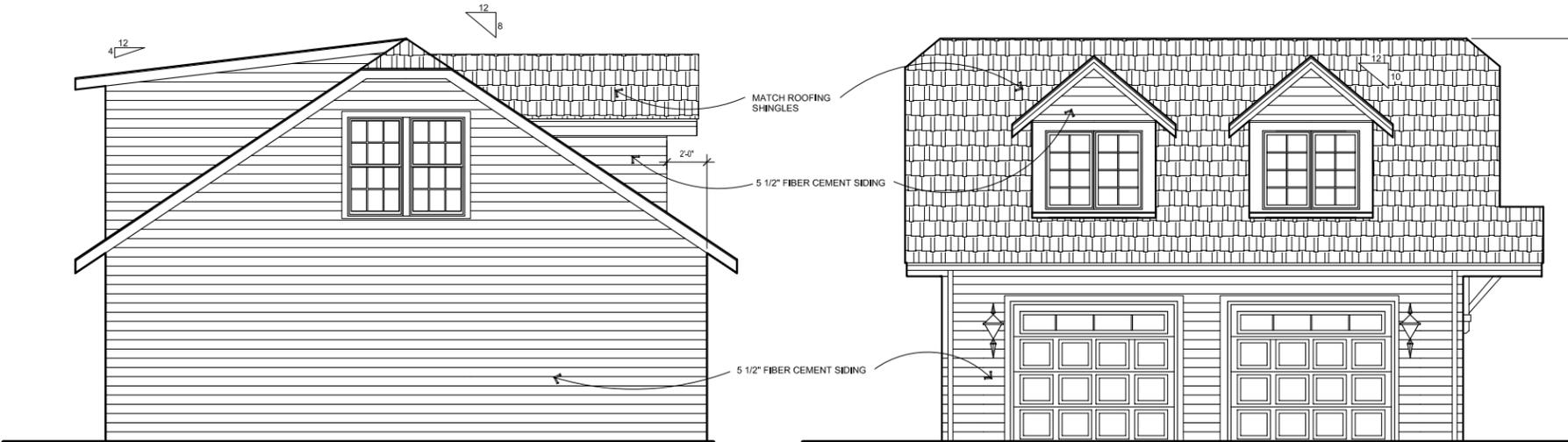


**WEST ELEVATION**

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

**SOUTH ELEVATION**

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



**EAST ELEVATION**

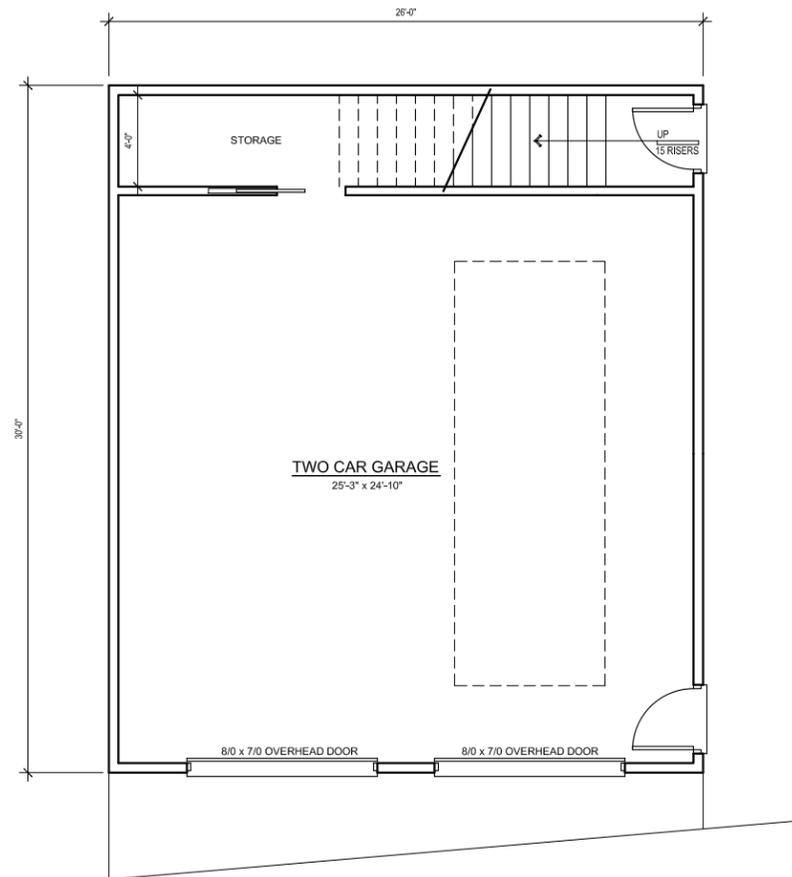
SCALE: 1/8"=1'-0"

**NORTH ELEVATION**

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

JONES RESIDENCE  
118 PEMBROKE AVENUE

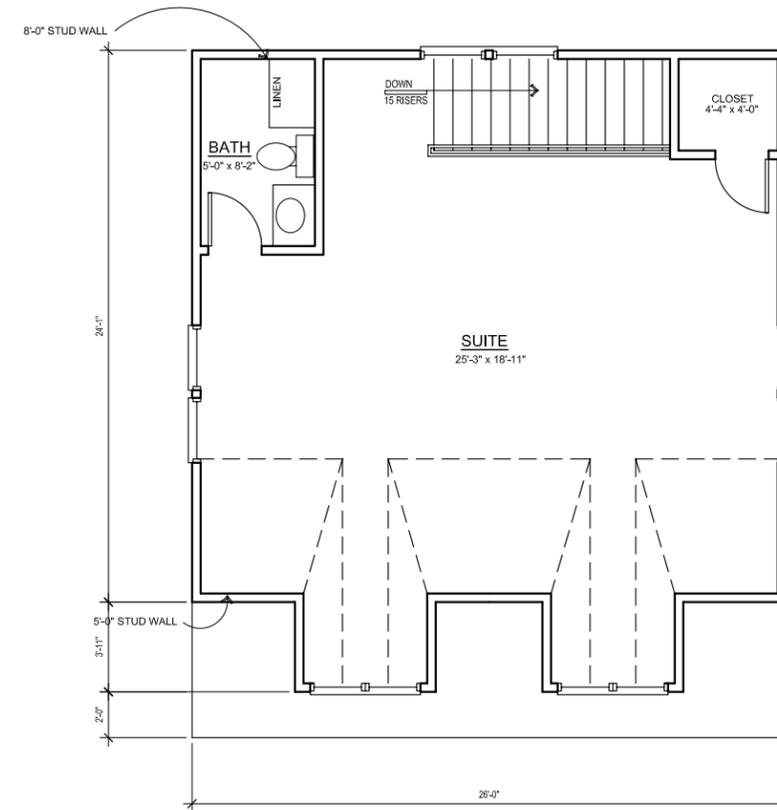
JEFFREY STEELE  
architecture



**GROUND FLOOR PLAN**

SCALE: 1/8"=1'-0" 780 S.F.

**JONES RESIDENCE**  
118 PEMBROKE AVENUE



**UPPER FLOOR PLAN**

SCALE: 1/8"=1'-0" 682 S.F.

**JEFFREY STEELE**  
architecture