KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

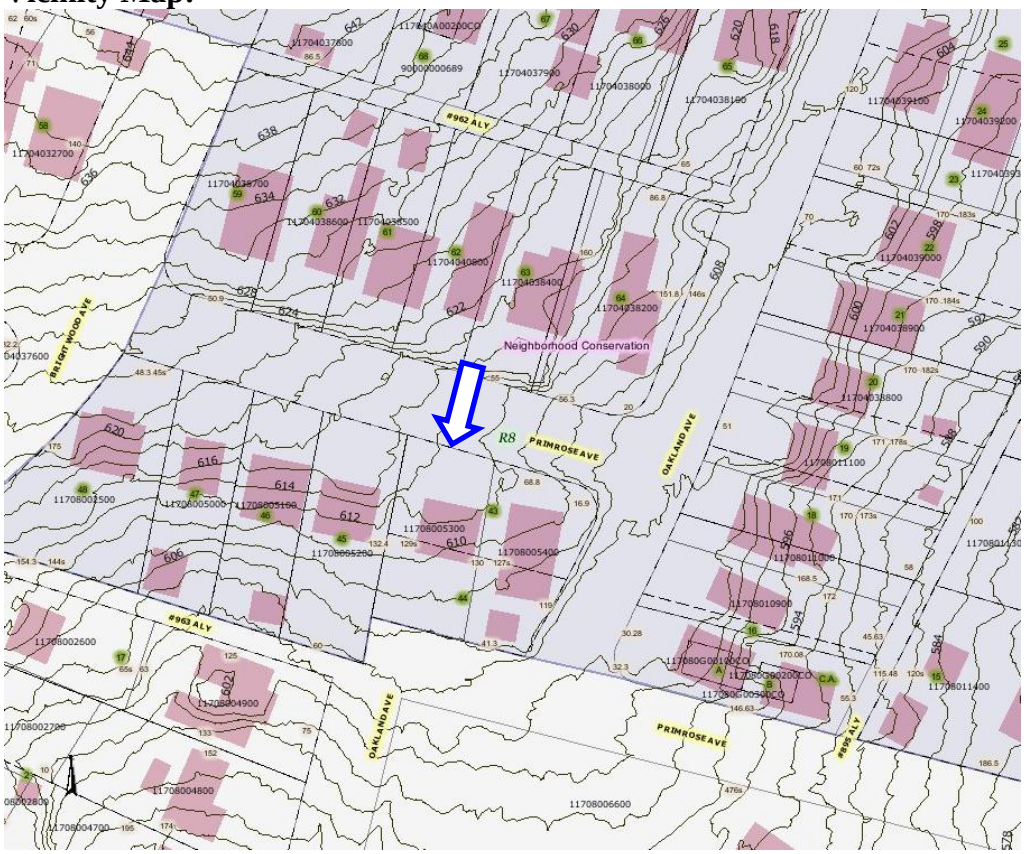
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1703 Primrose Avenue
May 15, 2013

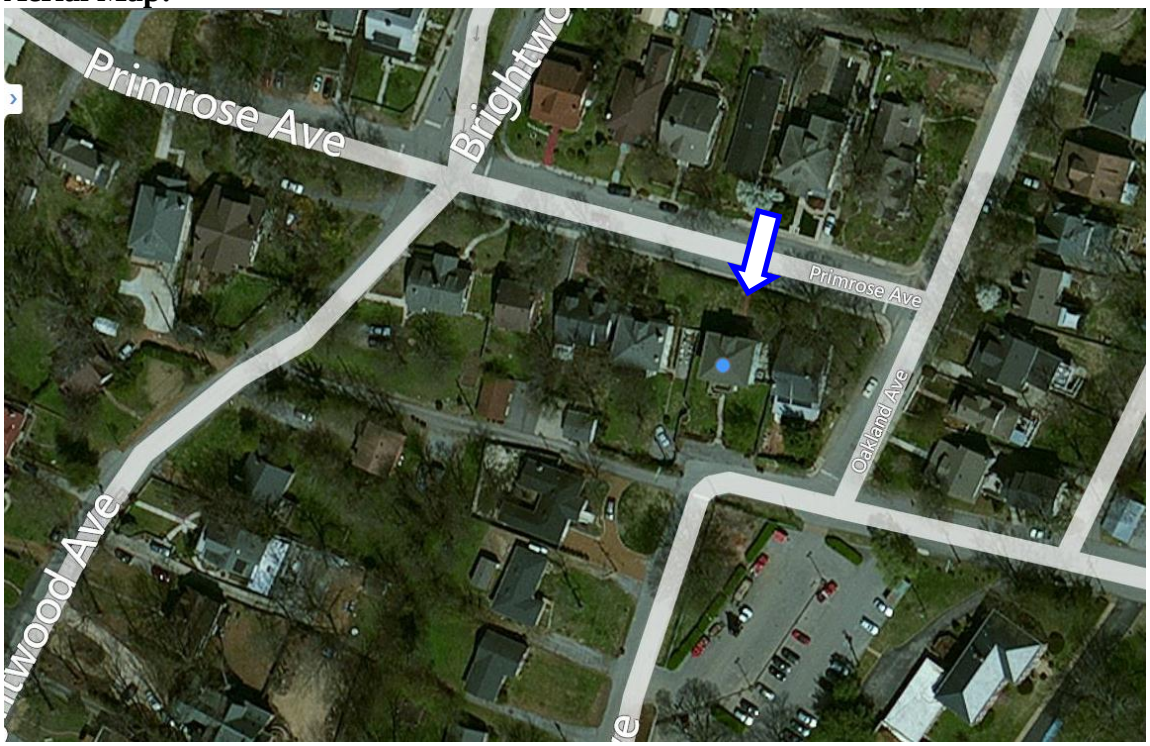
Application: Partial Demolition; New Construction—Addition and Outbuilding
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11708005300
Applicant: Van Pond Architect, PLLC
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish an existing rear addition and construct a new side porch, rear addition, and outbuilding. **Recommendation Summary:** Staff recommends approval of the project with the condition that staff review the asphalt shingle color and the specifications for all windows and doors prior to purchase and installation. With this condition, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.	**Attachments** **A:** Photographs **B:** Site Plan **D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

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 outbuildings (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and outbuildings 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.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.

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. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.
Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
Generally, two-story residential buildings have hipped roofs.
Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

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

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.

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.

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.

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. 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.

h. 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.

I. 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.

Outbuildings: Roof
Generally, the eaves and roof ridge of any new outbuilding 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 street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Windows and Doors
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.
Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
Decorative raised panels on publicly visible garage doors are generally not appropriate.

Outbuildings: Siding and Trim
Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
Exterior siding may match the existing contributing building's <u>original</u> 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. 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 clad buildings.

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 outbuilding.
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:
· Where they are a typical feature of the neighborhood; or
· 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.

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. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have a different cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement
Additions should be located at the rear of an existing structure.
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
Generally, one-story rear additions should inset one foot, for each story, from the side wall.
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure than an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:
- *An extreme grade change*
- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:
Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of

the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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.
In addition, a rear addition that is wider should not wrap the rear corner.

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). 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.
Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

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).

b. When a lot exceeds 60 feet 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
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. 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 the original form and openings on the porch remain visible and undisturbed.

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

d. 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.

e. 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.

f. Additions should follow the guidelines for new construction.

III.B.2 Demolition is Appropriate

a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;

b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Background: 1703 Primrose is a c. 1915 four-square residence. It is a contributing structure to the Belmont-Hillsboro National Register Historic District (see Figure 1).

Figure 1. 1703 Primrose

Analysis and Findings:

Application is to demolish an existing rear addition and construct a new side porch, rear addition, and outbuilding.

Partial Demolition: The application involves demolishing an existing rear addition to the house (see Figure 2). Staff finds that the existing addition does not contribute to the historic character of the house or the district and that its removal meets the design guidelines. The proposed rear addition also requires removing portion of the back wall of the historic house. Enough of the back wall will remain to preserve the original form of the house and to ensure that if the addition is removed in the future, the back corners of the house will

Figure 2. Existing addition and portion of back wall will be removed.

be extant. Staff finds that the rear façade does not have any character-defining features. Therefore the removal of portions of the back wall meets the design guidelines. Staff finds that the removal of the existing addition and portions of the back wall of the house meet Section III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Location, Setback: The proposed addition and the outbuilding meet all base zoning requirements for setbacks. The addition is largely located behind the historic house, with the exception of seven foot by nine foot (7'X9') covered deck located at the back left corner of the house that extends six feet (6') beyond the sidewall of the house. Staff finds that this side addition meets the design guidelines for several reasons. The lot is over eighty-seven feet (87') wide, which is unusually wide for the area, making a side addition appropriate. In addition the side addition is modestly scaled. It only extends six feet (6') beyond the wall of the historic house and its ridge height is fifteen feet, nine inches (15'9"), which is significantly lower in height than the historic house. Also, the addition preserves the back corner of the house and is open in nature, thereby lessening its impact on the historic house.

Staff finds that the location and setback of the addition meets Sections II.B.1.c and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Height, Scale: The existing house is two-and-a-half stories and is approximately thirty-six feet (36') tall from grade. The house is thirty-six feet, six inches (36'6") wide and thirty-four feet, six inches (34'6") deep, not including the non-historic addition that will be demolished. The proposed addition will be two stories and will be two feet, six inches (2'6") lower in height than the historic structure. The addition will have a maximum width of forty-two feet, six inches (42'6") and a maximum depth of twenty-four feet, six inches (24'6").

On the right side, the addition will be inset one foot, eight inches (1'8") from the sidewall of the house for a length of seven feet (7'), at which point it bumps out to match the line of the house. On the left side, the covered porch addition will extend six feet (6') beyond the wall of the house. The enclosed portion of the addition will be inset one foot, six inches (1'6") from the side wall of the house for depth of seven feet (7'), at which point the addition bumps out to match the sidewall of the house. The design guidelines typically ask that two-story rear additions be inset at least two feet (2') from the sidewall of the house. Staff, however, finds the inset of one foot, eight inches (1'8") on the left side to be sufficient in this instance because the change in material from the historic brick house to the siding and shake addition will help to further separate the house from the addition.

Staff finds that the addition's height and scale meet Sections II.B.1.a., II.B.1.b., and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Materials: The existing house is painted brick with a stone foundation. The primary cladding material for the addition will be cement fiberboard or wood lap siding on the ground floor and Hardie shingle on the second story and in the first story bay. The rear porch will be screened with copper coated bronze screens, and the uncovered deck will be wood. The side porch will be constructed of wood. The eaves will also be wood, and the trim will be wood or cement fiberboard material. The roof will be architectural fiberglass shingles, the color of which needs to be approved by staff. The chimney will be stucco. With the condition that staff approve the asphalt shingle color and window and door specifications, staff finds that the structure's materials meet Sections II.B.1.d. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Roof Form: The existing house's primary roof form is a hipped roof with a slope of approximately 7.5/12. The addition's primary roof form will match that of the house. Both the side and the rear porches have hipped roofs with a slope to match that of the house. The rear bay will have a shed roof with a 7.5/12 slope. Staff finds that the addition's roof forms are compatible with that of the house and with surrounding historic structures, and meets Sections II.B.1.e. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Proportion and Rhythm of Openings: The addition's window openings are generally twice as tall as they are wide, and the addition does not have any large expanses without a door or window opening. Only one change to the windows on the existing house is indicated on the plans. The front dormer windows will be replaced with three double hung wood windows which will fill more of the dormer face (see Figure 3). Staff finds that the existing fenestration in the dormer is not historic and that the proposed new window pattern is appropriate for the historic house.

Figure 3. Front dormer

Staff finds that the addition's proportion and rhythm of openings meet Section II.B.1g. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Utilities. The drawings indicate that the HVAC unit will remain in the same location as they are now, which is on the left side of the house, beyond the house's midpoint (see figure 4).

Figure 4. Left façade, where the HVAC unit is located

Outbuilding: An outbuilding is proposed for the rear of the property. The structure will be three feet (3') from the left property line and at least ten feet (10') from the rear property line at its closest point, thereby meeting all base zoning requirements for

setbacks. The outbuilding will be fourteen feet (14') wide and twenty-two feet (22') deep. It has an eave height of approximately nine feet (9') above grade, and a ridge height of approximately fourteen feet (14'). Its hipped roof will have a slope of 7.25/12. Its materials are similar to the materials for the addition: cement fiberboard siding, fiberglass shingles, wood trim, wood pedestrian door, and wood windows. The garage doors will be steel. The structure's proportion and rhythm of openings are appropriate for a historic structure.

Staff finds that the outbuilding meets Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*

Recommendation Summary: Staff recommends approval of the project with the condition that staff review the asphalt shingle color and the specifications for all windows and doors prior to purchase and installation. With this condition, staff finds that the project meets Sections II.B.1., II.B.2., and III.B.2. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Project Property Information + Contacts

OWNER:
VAN ROBINS & JENNIFER GHANEM
1703 PRIMROSE AVENUE
NASHVILLE, TENNESSEE 37212

PROPERTY INFORMATION:
DAVIDSON COUNTY PARCEL ID#:117080005300
ADDRESS: 1703 PRIMROSE AVENUE
NASHVILLE, TENNESSEE 37212

DESCRIPTION: PT LOTS 43 & 44 BELMONT TERRACE

LOT AREA: 7,840 S.F / 0.18 AC +/-

ZONING: OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY
OV-UZO - URBAN ZONING OVERLAY
R8 - ONE + TWO FAMILY 8,000 SQUARE FOOT LOT

PROJECT CONTACTS:
ARCHITECT: VAN POND, JR., AIA
VAN POND ARCHITECT, PLLC.
1200 DIVISION STREET
SUITE 101
NASHVILLE, TENNESSEE 37212

PHONE: (615) 499-4387
E-MAIL: VPOND@VANPONDARCHITECT.COM

Index to Drawings

Area Calculations

BUILDING FOOTPRINT AREAS:

EXISTING BUILDING FOOTPRINT AREA (GSF):	1,200 S.F.
NEW FOOTPRINT OF ADDITION AREA (GSF):	732 S.F.
TOTAL FOOTPRINT AREA (GSF):	1,932 S.F.

HEATED AREAS:

EXISTING MAIN FLOOR HEATED AREA (GSF):	1,200 S.F.
NEW MAIN FLOOR HEATED AREA (GSF):	348 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	1,200 S.F.
NEW UPPER FLOOR HEATED AREA (GSF):	620 S.F.
NEW LOFT AREA (GSF)	350 S.F.
TOTAL HEATED AREA (GSF):	3,718 S.F.

COVERED PORCH AREAS:

EXISTING FRONT COVERED PORCH (GSF):	42 S.F.
NEW GRILL PORCH (GSF):	114 S.F.
NEW GARAGE/ CARPORT (GSF):	308 S.F.
TOTAL COVERED PORCH AREA (GSF):	464 S.F.

BUILDING COVERAGE CALCULATIONS:

ALLOWABLE BUILDING COVERAGE FOR R-8 DISTRICTS IN DAVIDSON COUNTY: 45% (7,840 S.F. X 0.45)	3,528 S.F.
TOTAL PROPOSED BUILDING COVERAGE (G.S.F.)	2,396 S.F.

RENOVATIONS + EXTERNSIONS FOR:

Van Robins & Jennifer Ghanem

1703 Primrose Ave
Nashville, Tennessee 37212

METRO HISTORIC ZONING SUBMITTAL

15 April 2013

Van Pond Architect PLLC

1200 Division Street
Suite 101
Nashville, Tennessee 37203

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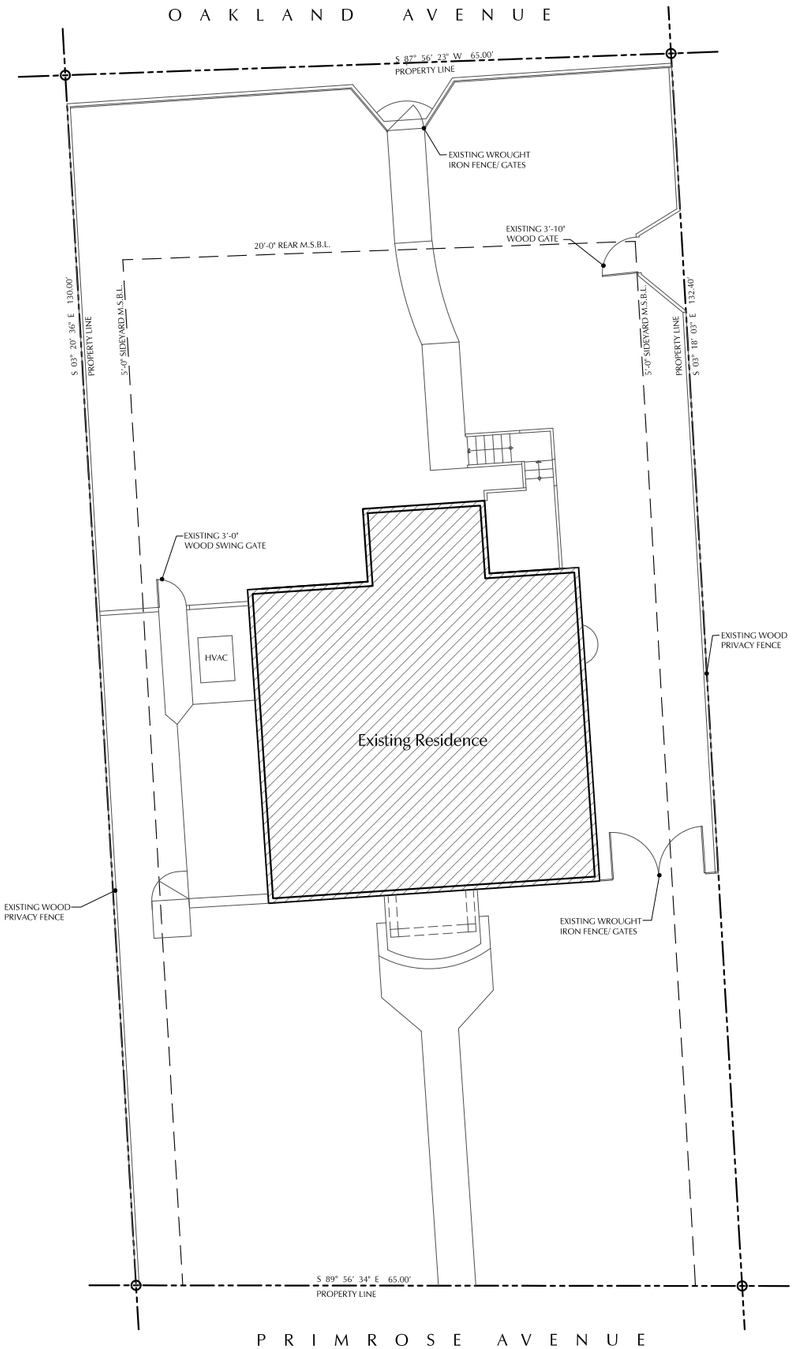

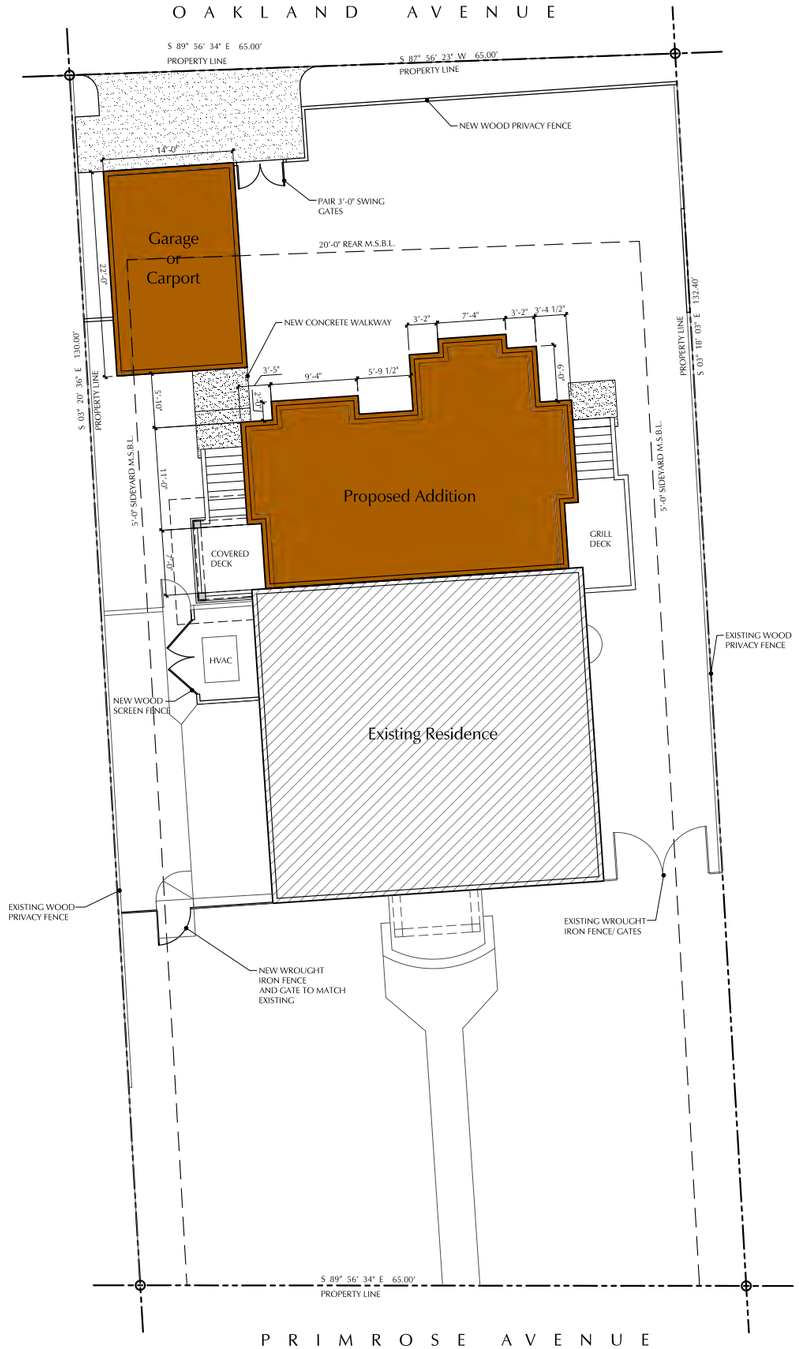

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North

1 Existing Site Plan

SCALE 1/8" = 1'-0"

North

2 Proposed Site Plan

SCALE 1/8" = 1'-0"

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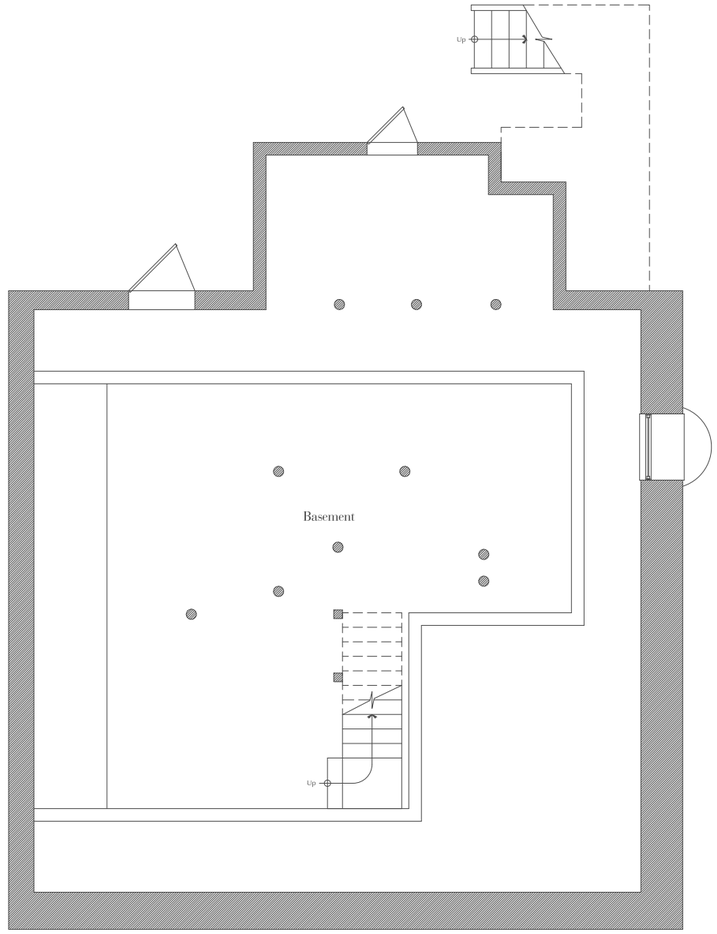
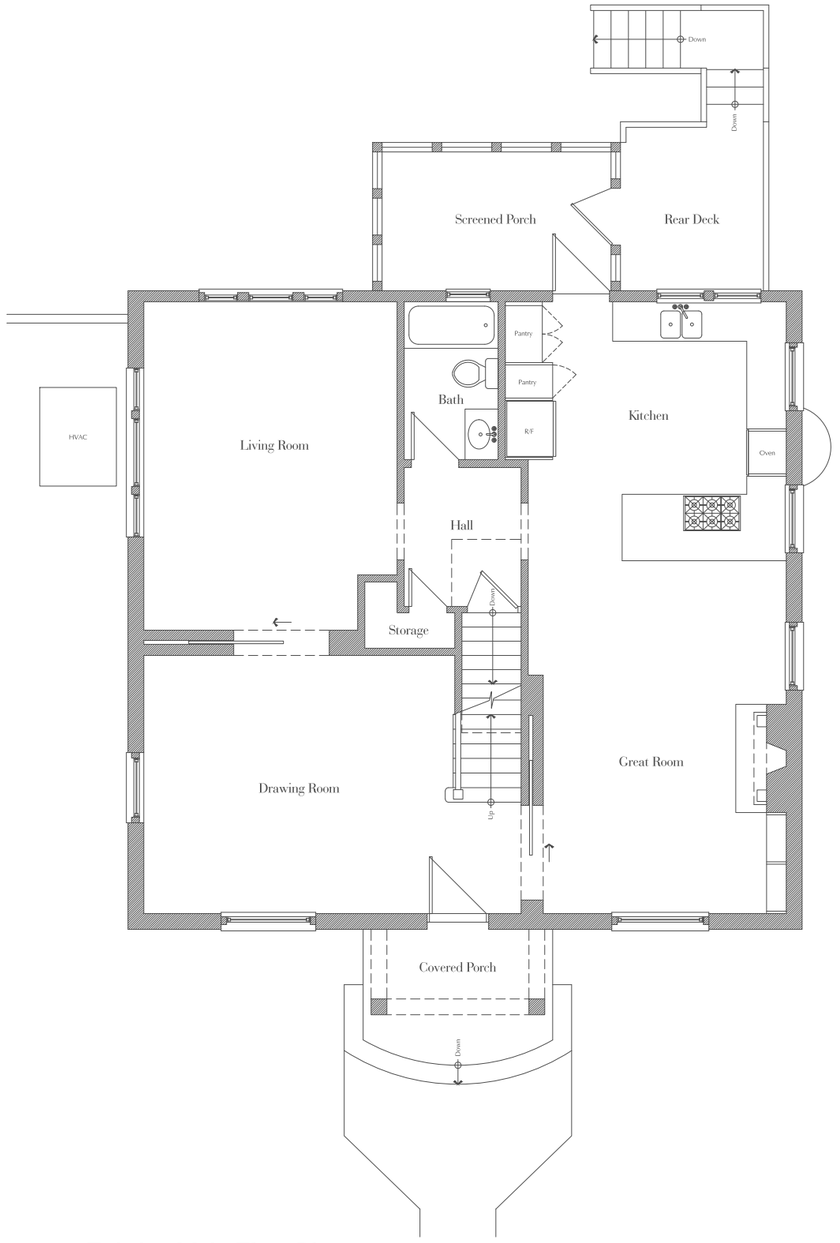


1 Existing Basement Plan

SCALE 1/4" = 1'-0"



2 Existing Main Floor Plan

SCALE 1/4" = 1'-0"

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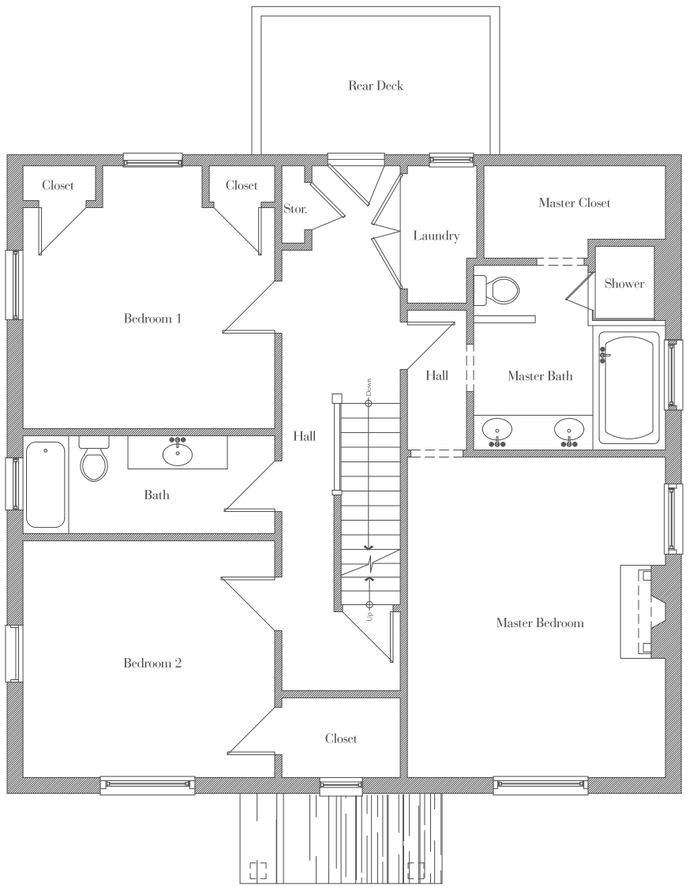
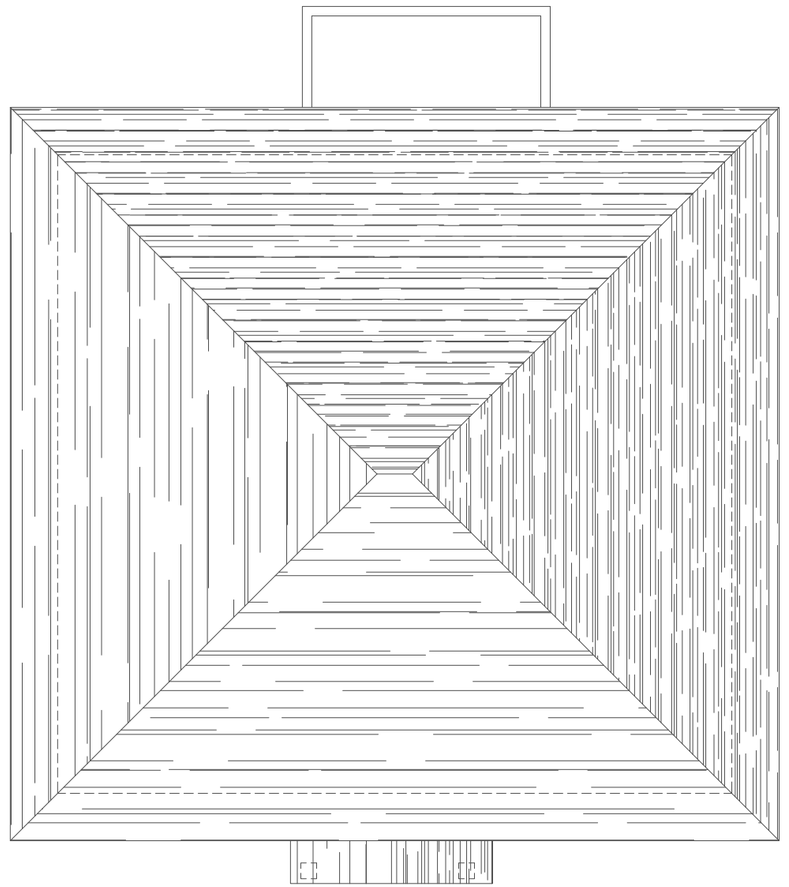


1 Existing Upper Floor Plan

SCALE 1/4" = 1'-0"



2 Existing Roof Plan

SCALE 1/4" = 1'-0"

RENOVATIONS + EXTERNSIONS FOR:

Van Robins & Jennifer Ghanem

1703 Primrose Ave
Nashville, Tennessee 37212

METRO HISTORIC ZONING SUBMITTAL

15 April 2013

Van Pond Architect PLLC

1200 Division Street
Suite 101
Nashville, Tennessee 37203

615.499.4387
vanpondarchitect.com

1 Existing Front Elevation

SCALE 1/4" = 1'-0"

2 Existing Side (East) Elevation

SCALE 1/4" = 1'-0"

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1 Existing Rear Elevation

SCALE 1/4" = 1'-0"

2 Existing Side (West) Elevation

SCALE 1/4" = 1'-0"

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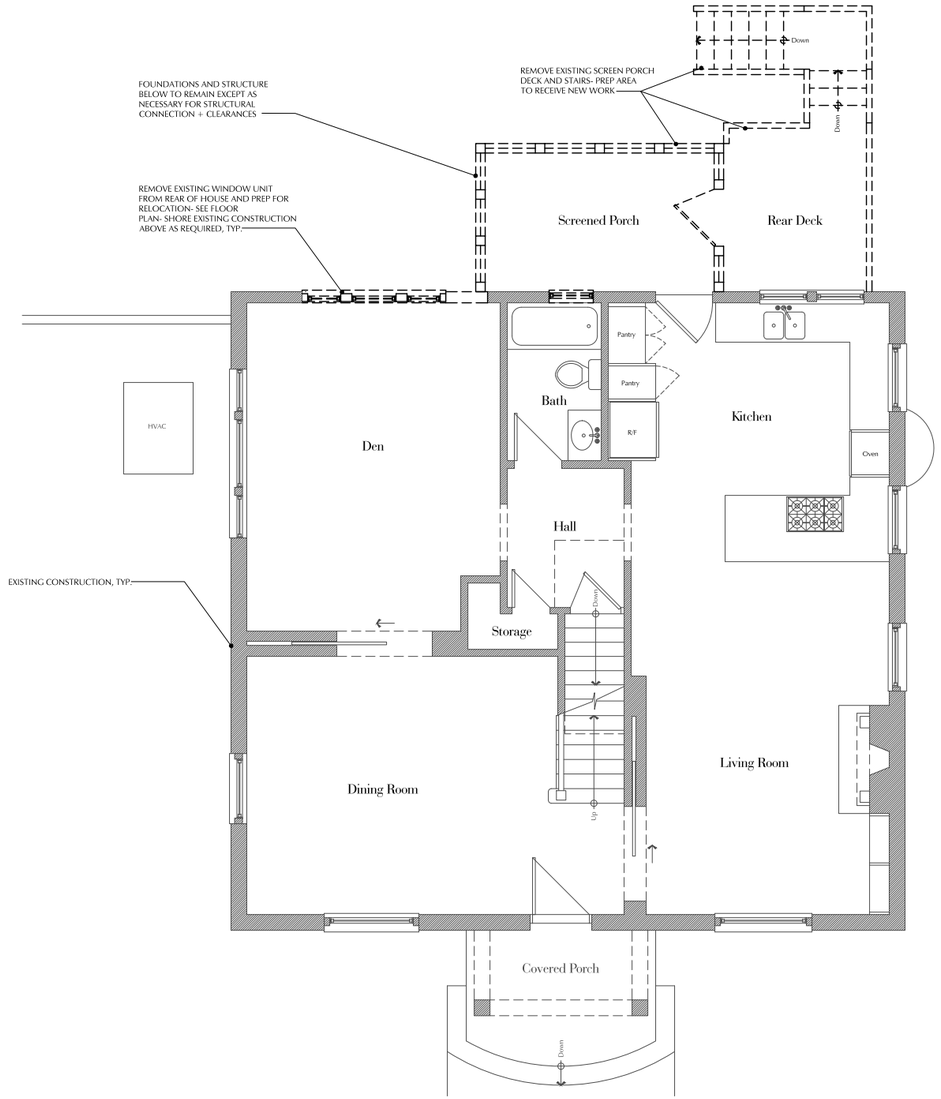

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North

1 Main Floor Demo Plan

SCALE 1/4" = 1'-0"

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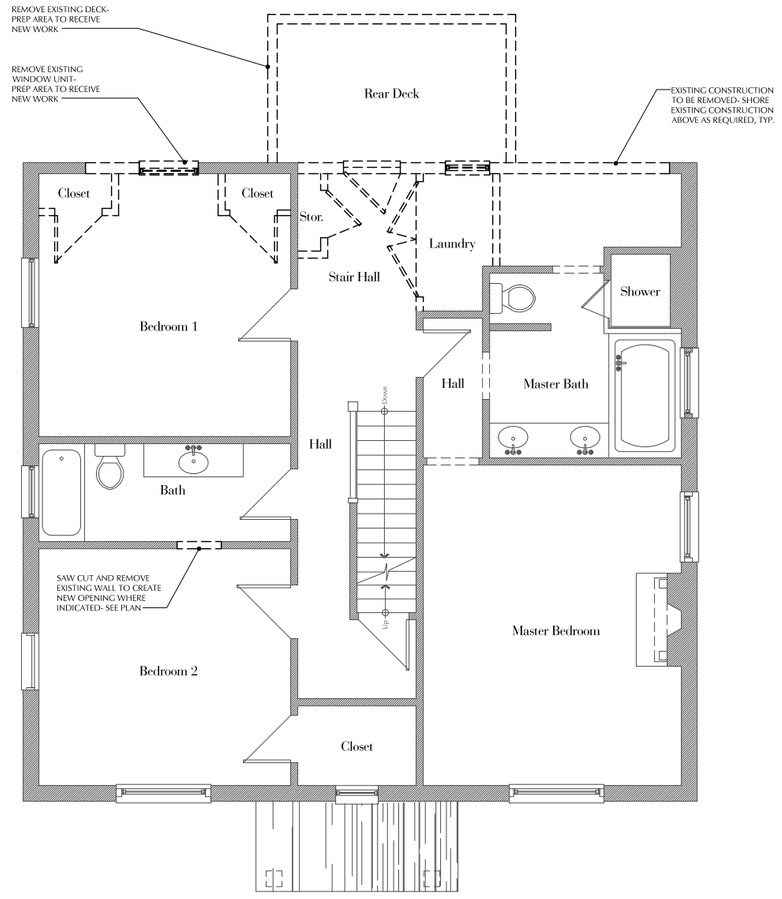

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North

1 Upper Floor Demo Plan

SCALE 1/4" = 1'-0"

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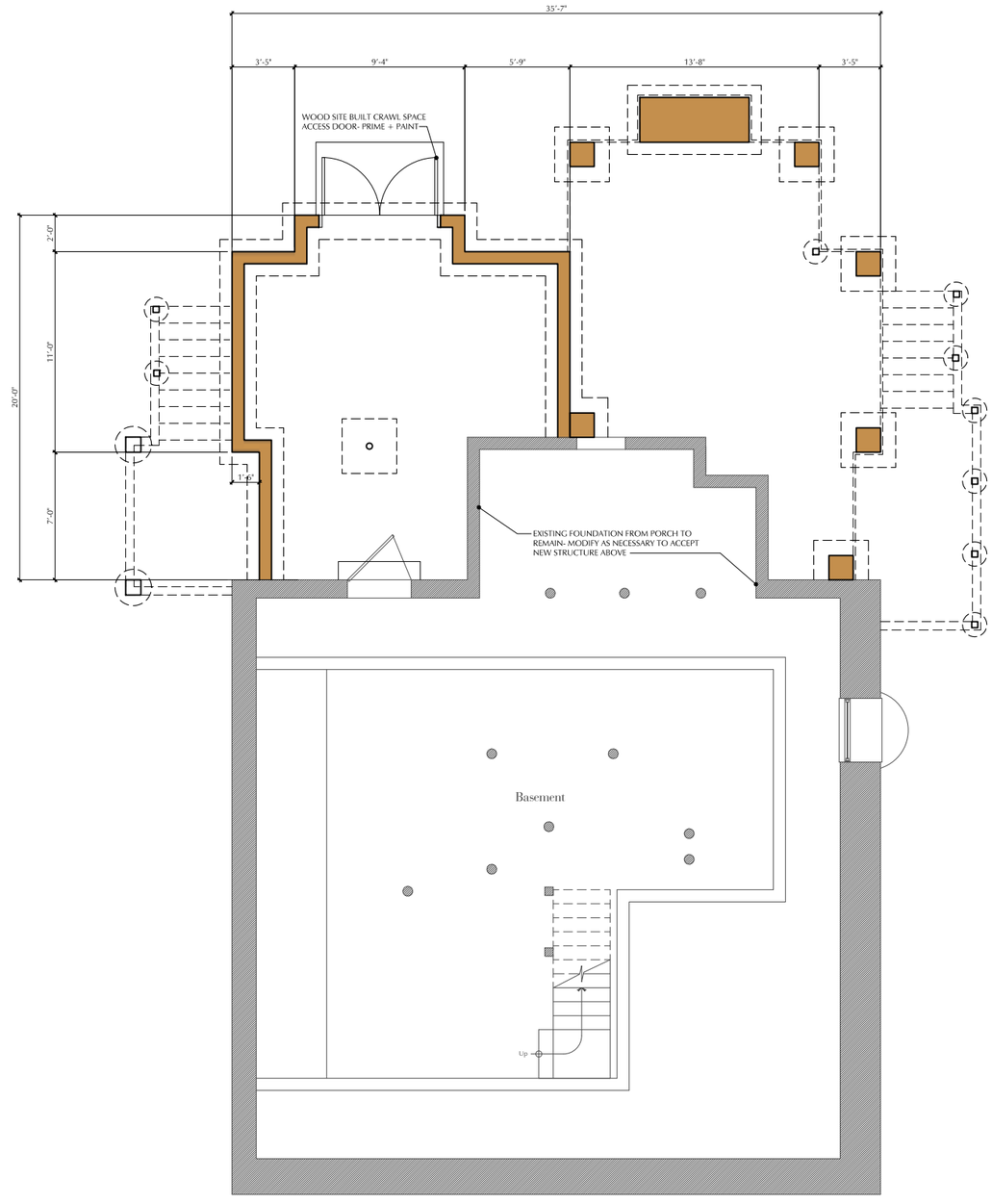

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North

1 Proposed Basement Floor Plan

SCALE 1/4" = 1'-0"

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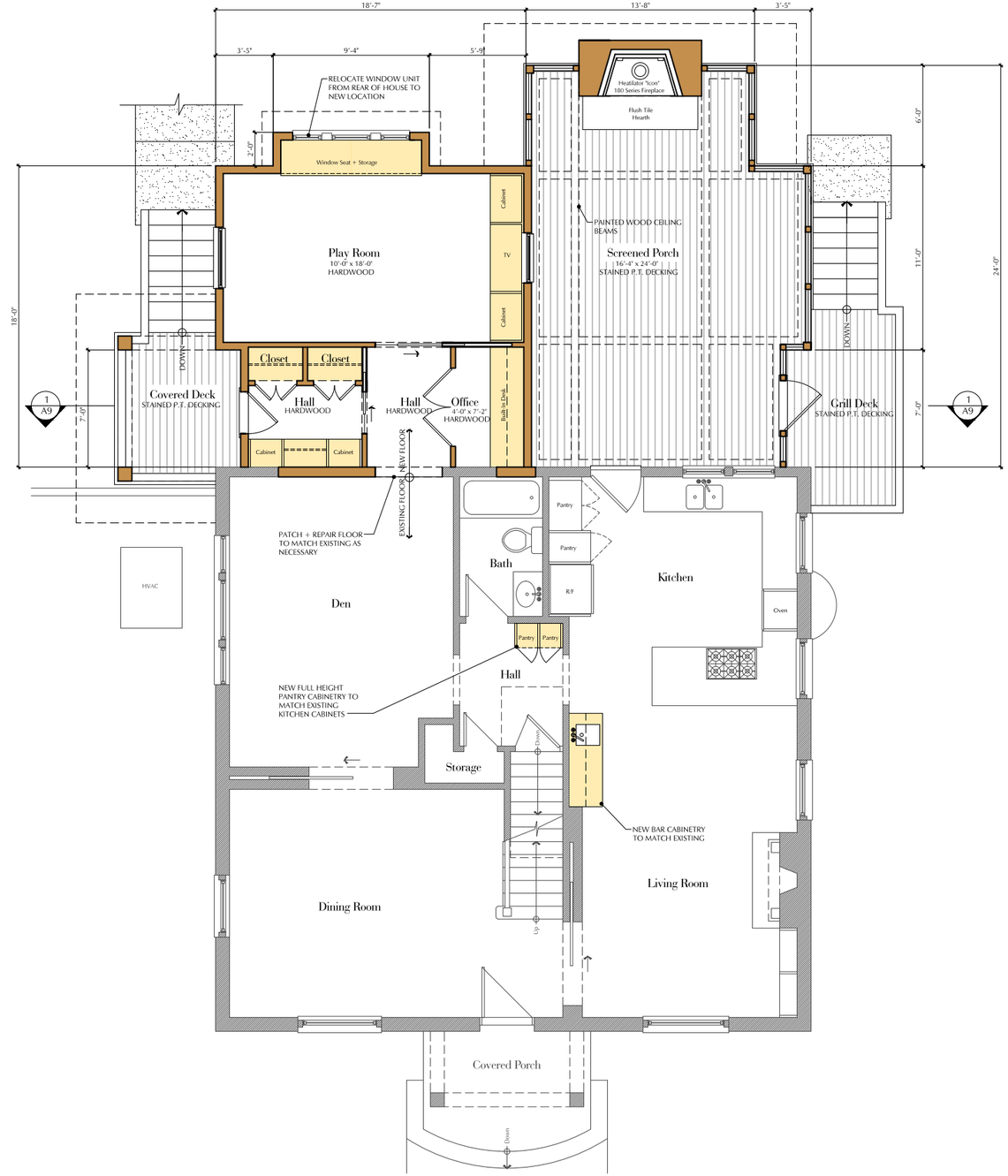

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North

1 Proposed Main Floor Plan

SCALE 1/4" = 1'-0"

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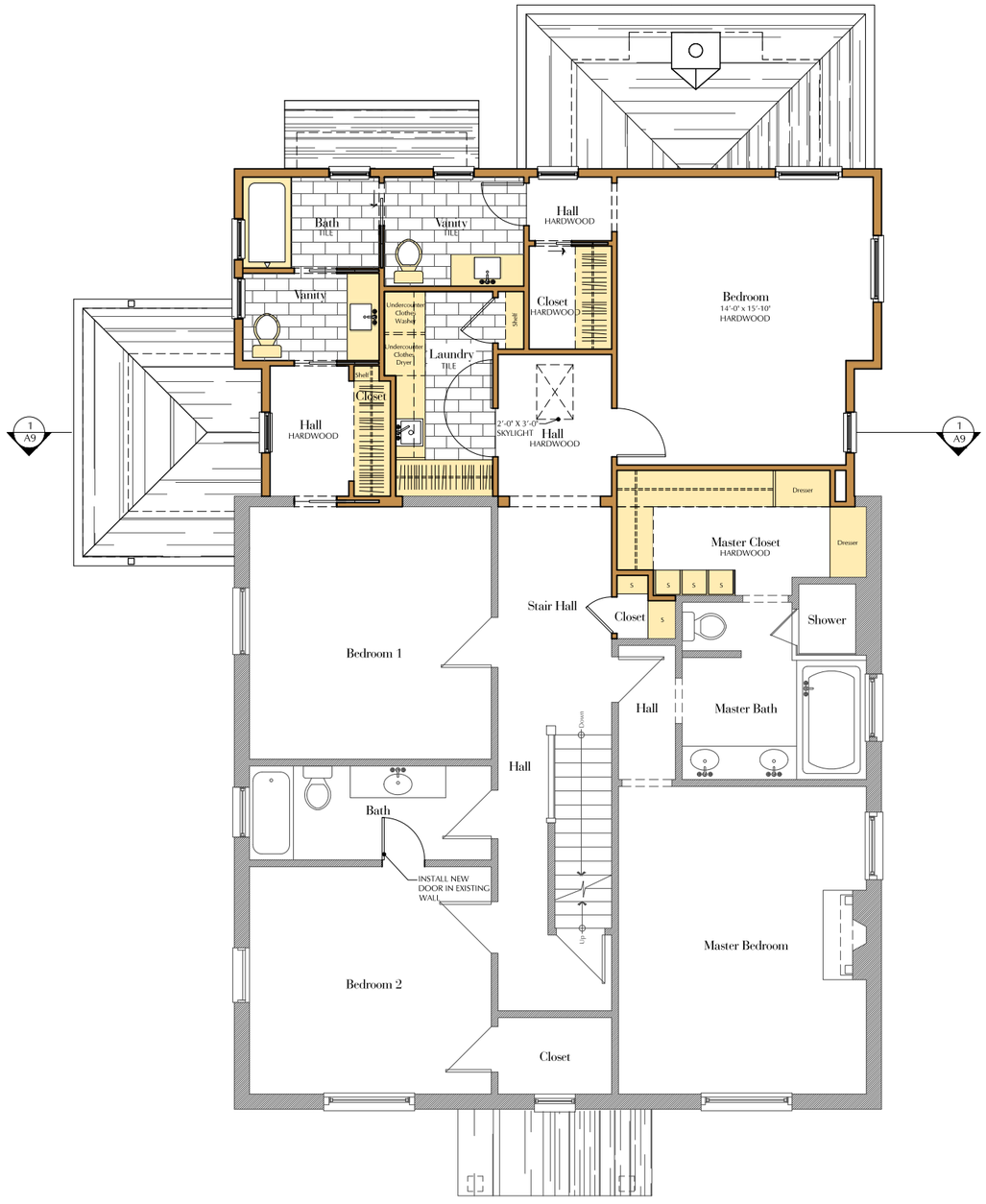

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North

1 Upper Floor Plan

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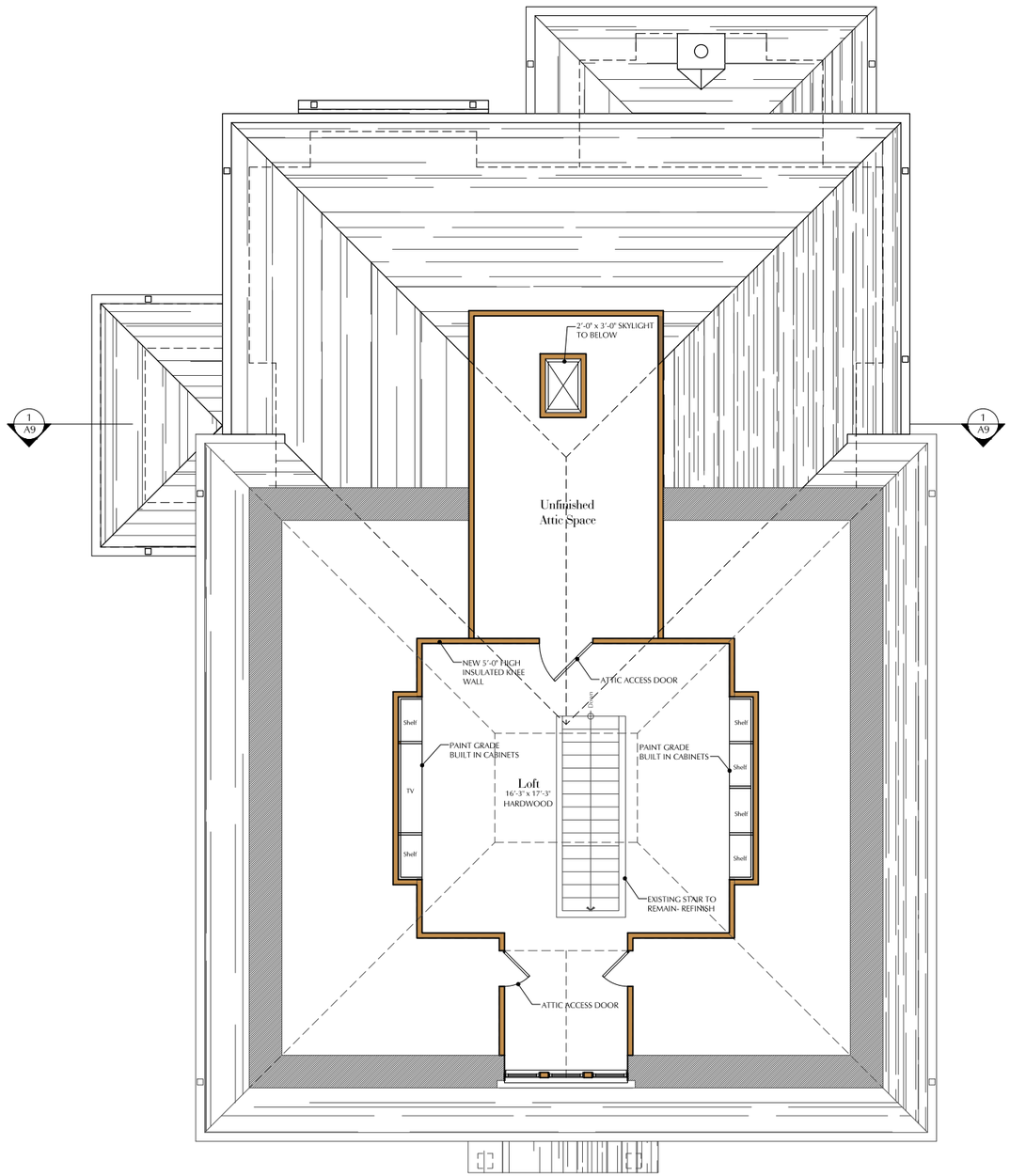
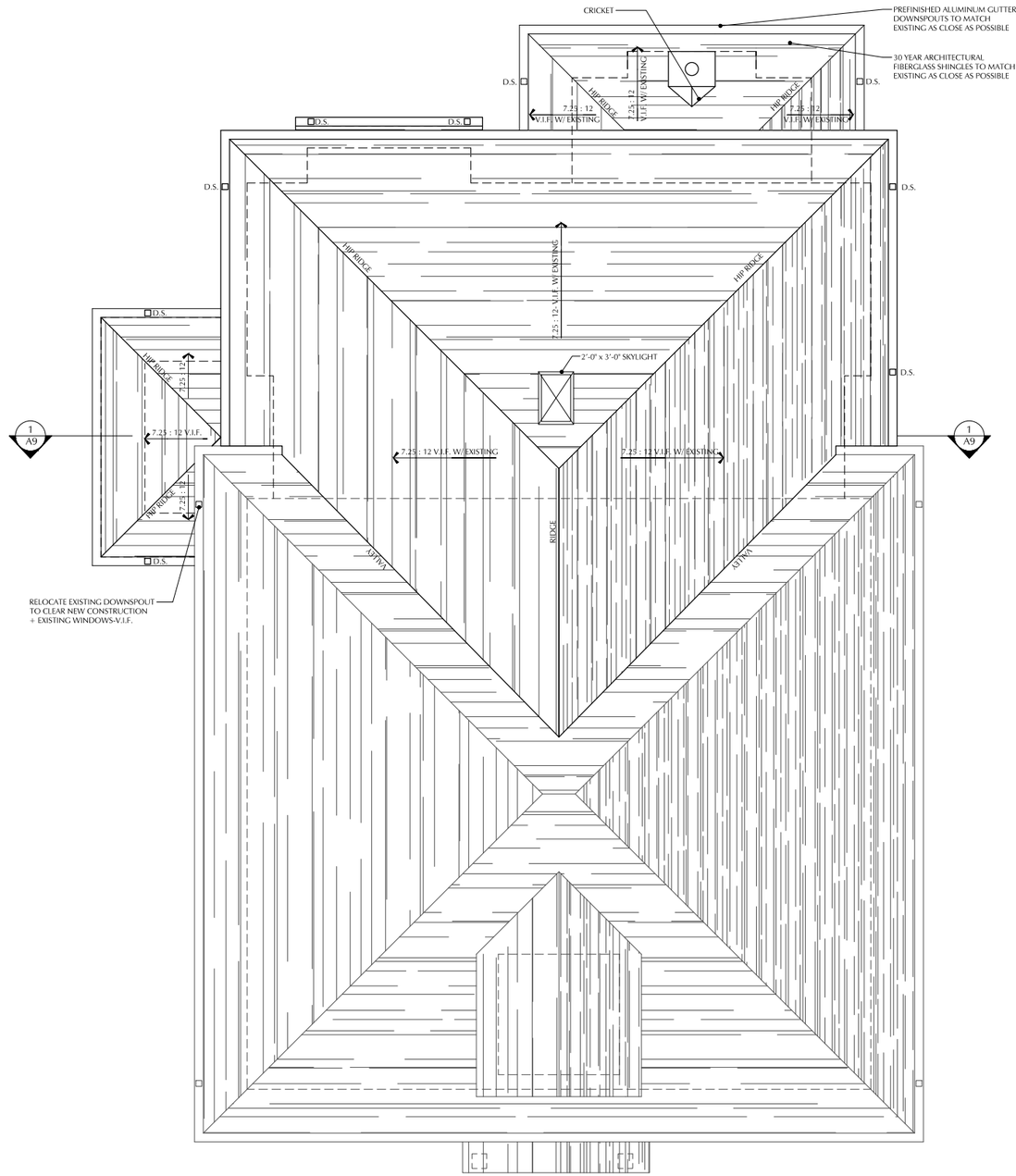


1 Loft Floor Plan

SCALE 1/4" = 1'-0"



2 Roof Plan

SCALE 1/4" = 1'-0"

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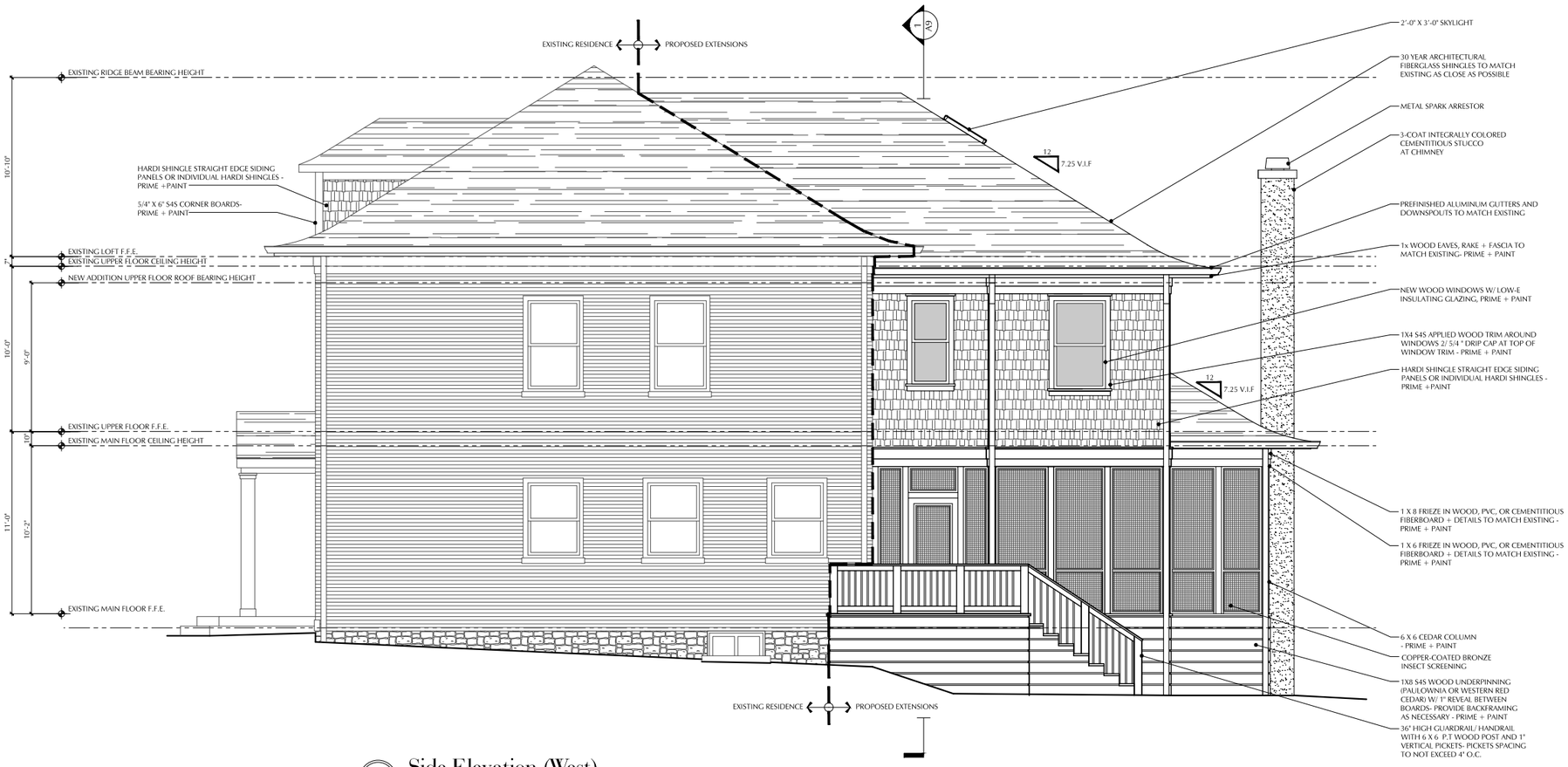

1 Side Elevation (West)

SCALE 1/4" = 1'-0"

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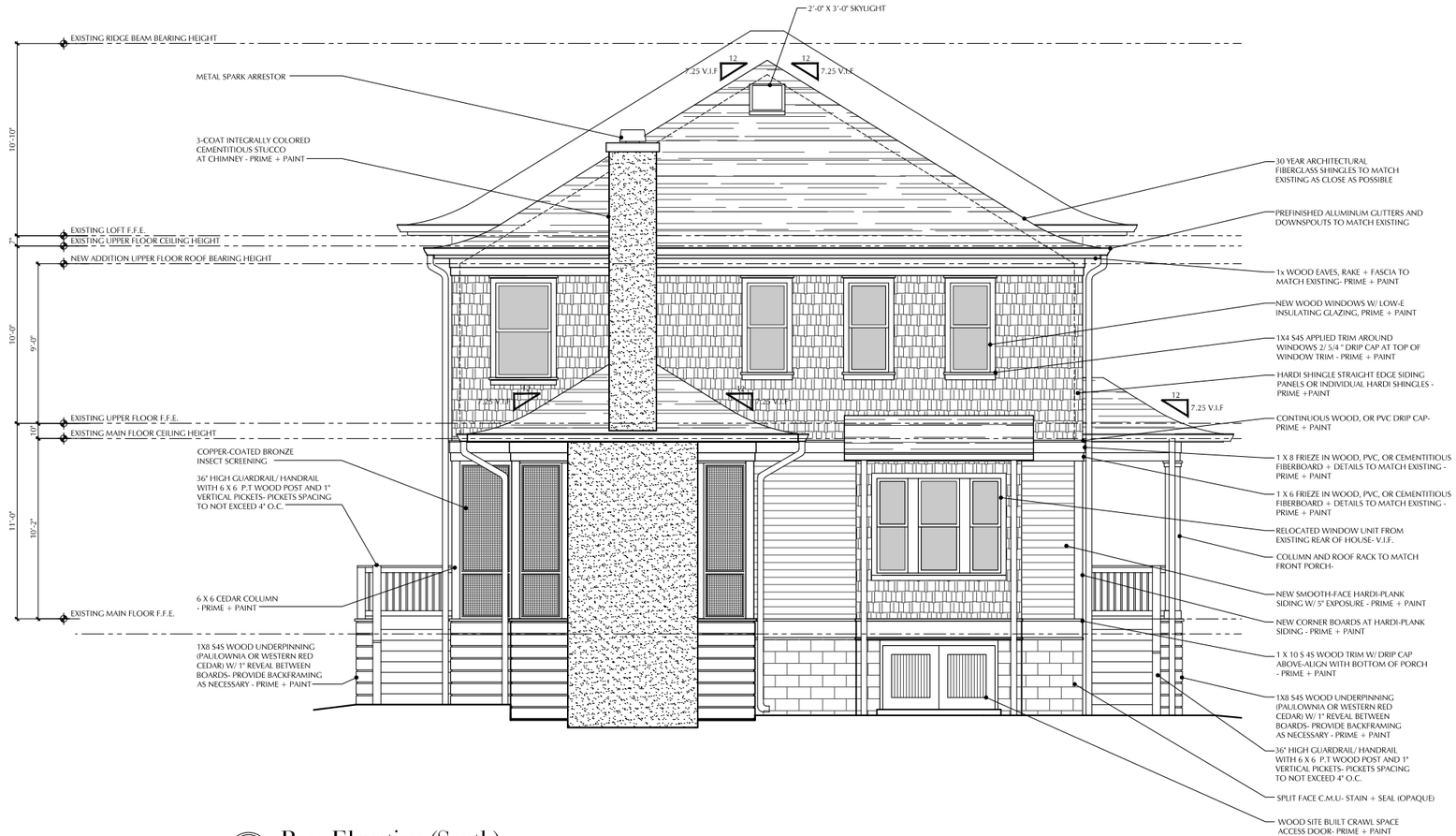

1 Rear Elevation (South)

SCALE 1/4" = 1'-0"

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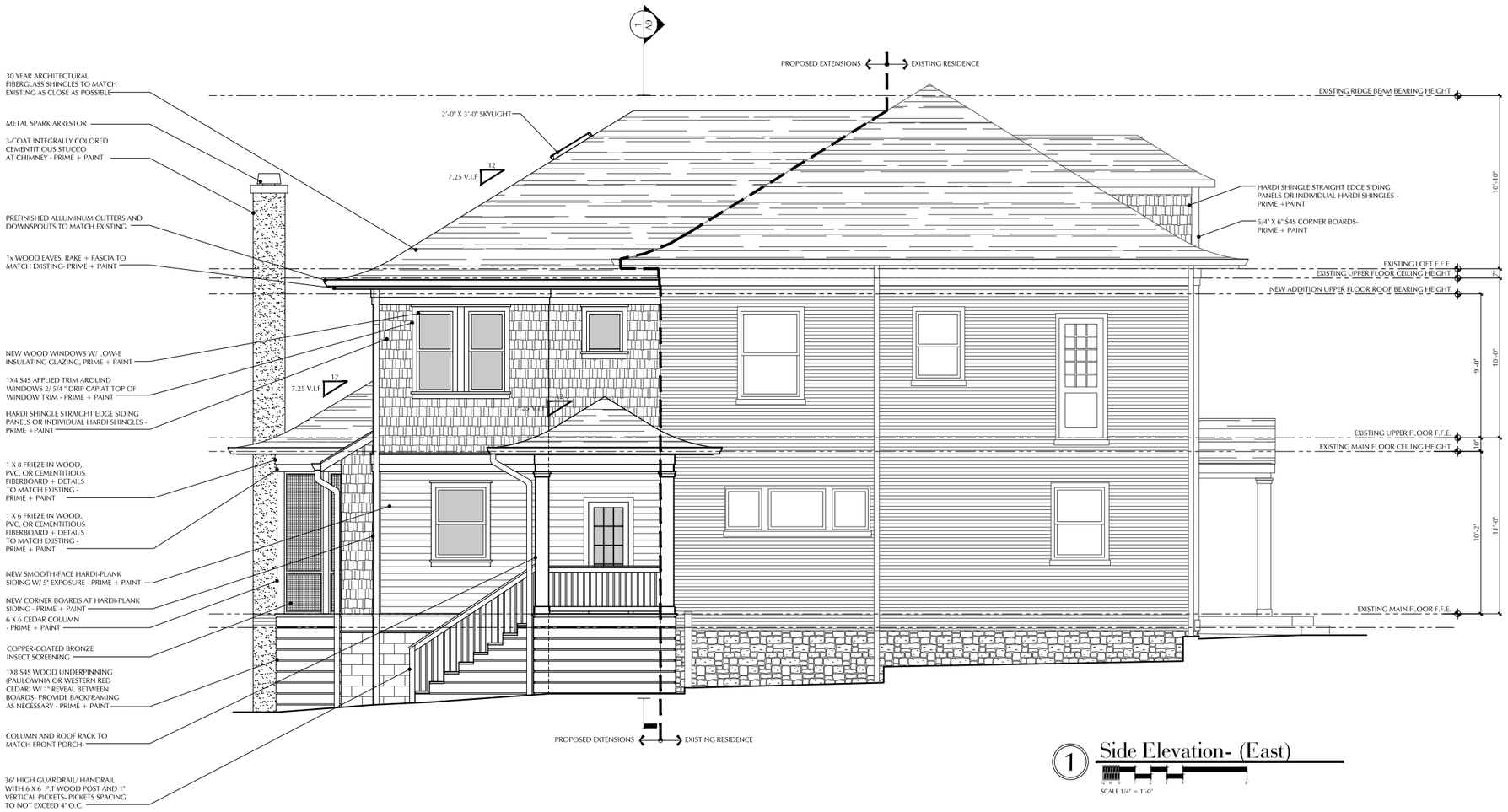

1 Side Elevation- (East)

SCALE 1/4" = 1'-0"

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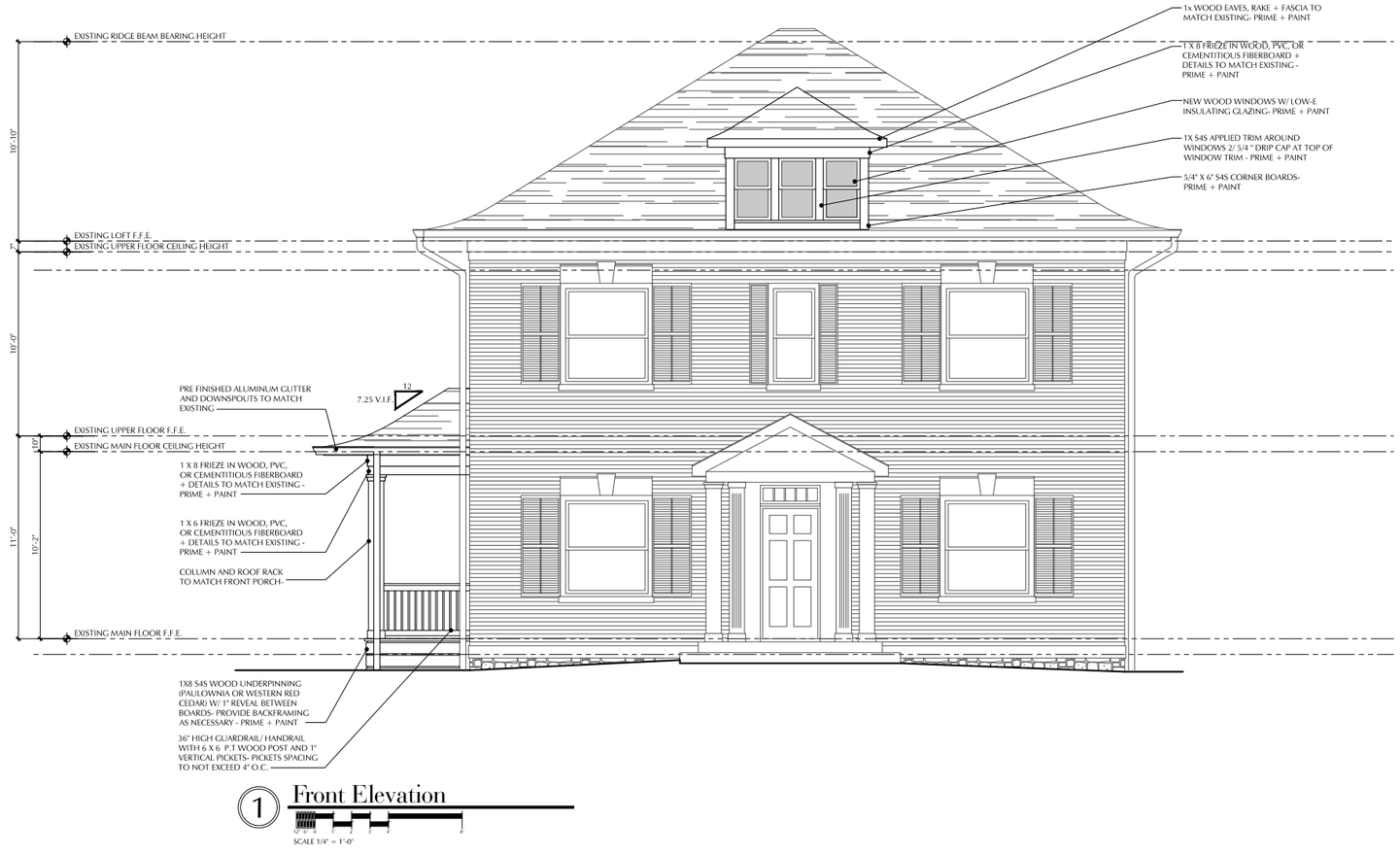

1 Front Elevation

SCALE 1/4" = 1'-0"

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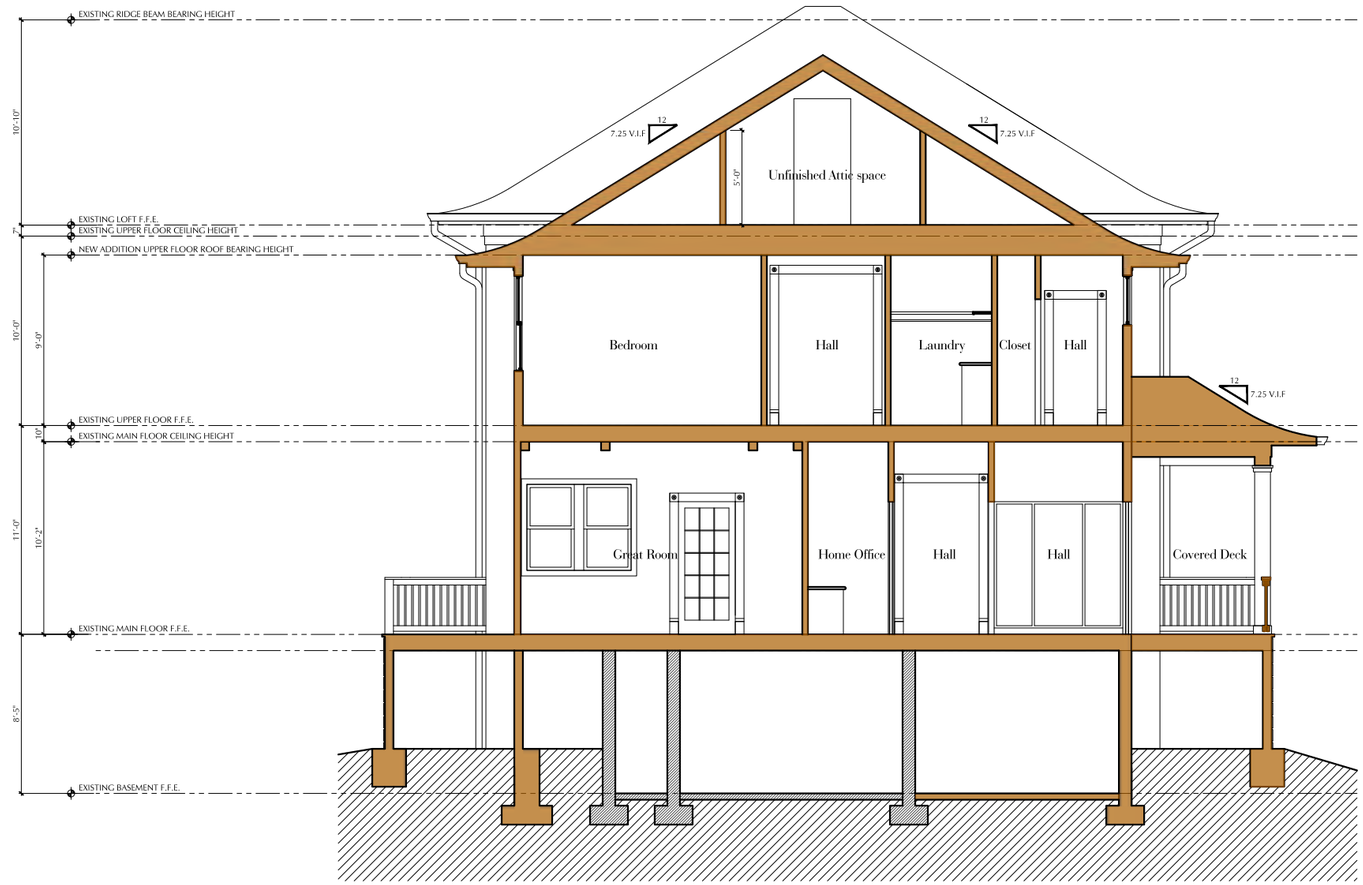

1 Building Section

SCALE 1/4" = 1'-0"

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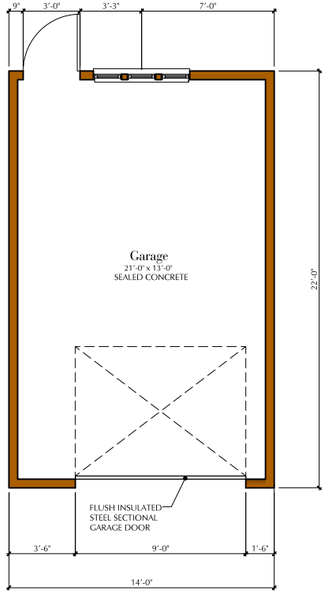
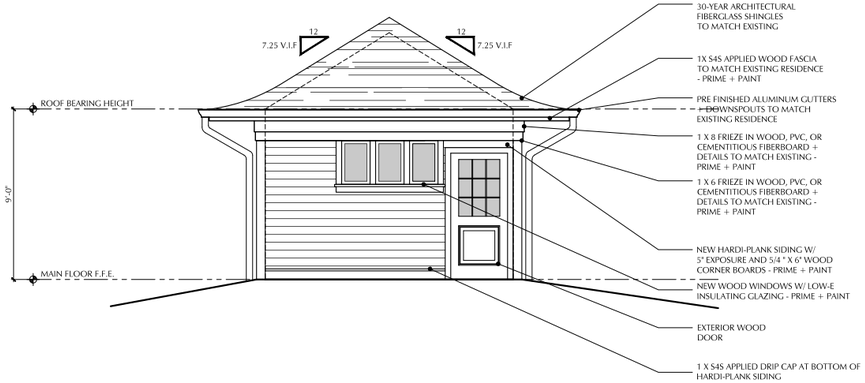


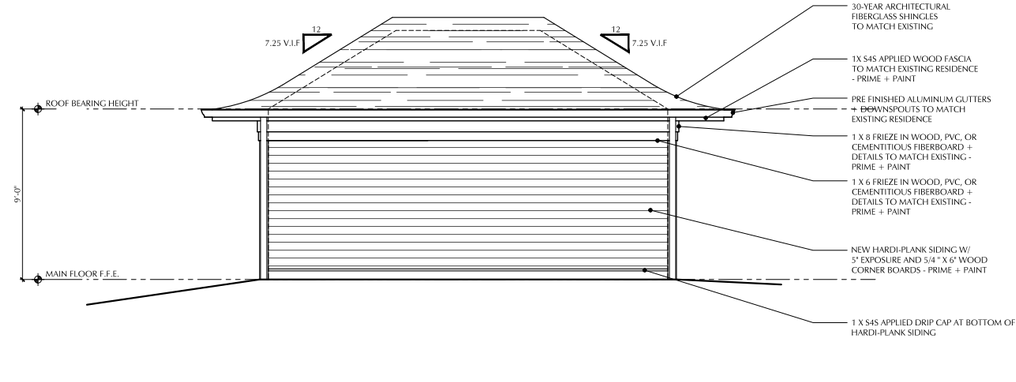
1 Garage Plan

SCALE 1/4" = 1'-0"



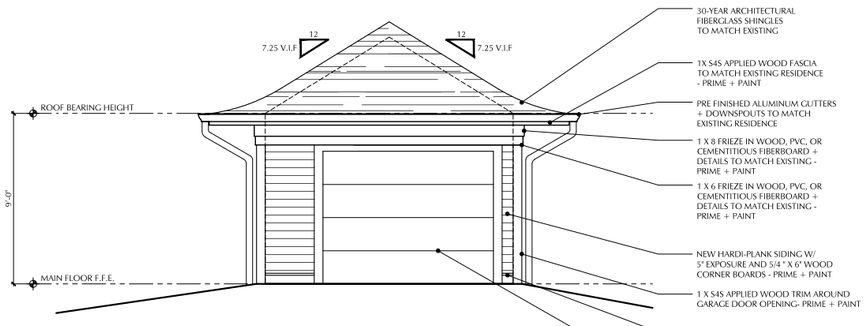
2 North Elevation

SCALE 1/4" = 1'-0"



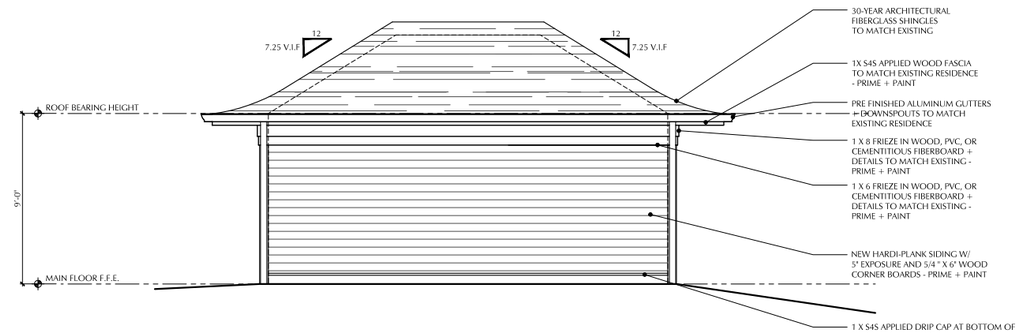
3 East Elevation

SCALE 1/4" = 1'-0"



4 South Elevation

SCALE 1/4" = 1'-0"



5 West Elevation

SCALE 1/4" = 1'-0"

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