



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
1516 Elmwood Avenue
December 17, 2014

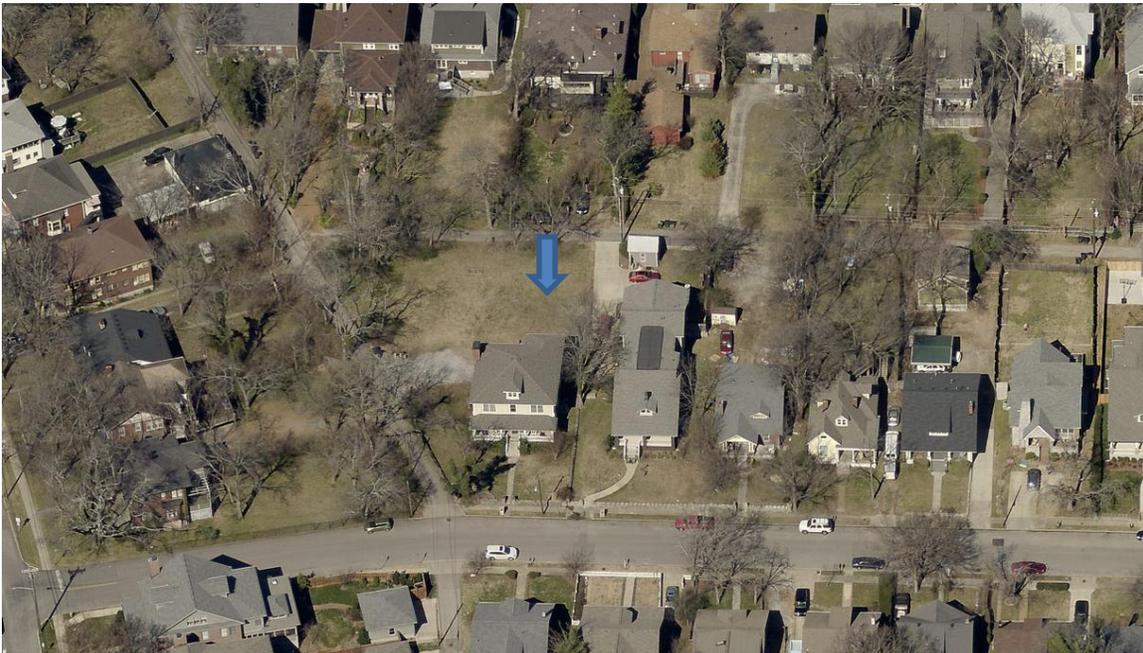
Application: New construction—addition and detached accessory dwelling unit
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416037900
Applicant: Brian Haun, Allard Ward Architects
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: This application is for construction of a rear addition to this non-contributing home, and a detached accessory dwelling unit (DADU).</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation;2. Staff approve a sample of masonry for color, dimensions and texture; and,3. The owners file a restrictive covenant in accordance with Metro Ordinance 17.16.030. <p>With these conditions, the project meets the design guidelines for outbuildings and additions and the ordinance standards for DADUs.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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.

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

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.

f. Orientation

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

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

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 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.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly

fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

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. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- 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.*

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.*
 - 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 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:

- 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.*

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the*

principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
- On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- The DADU may not exceed the maximums outlined previously for outbuildings.
- No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.

Density.

- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.

Ownership.

- a. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
- b. The DADU cannot be divided from the property ownership of the principal dwelling.
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

Bulk and Massing.

- The living space of a DADU shall not exceed seven hundred square feet.

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.

Additions should be a minimum of 6" below the existing ridge.

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).

Side Additions

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.

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.

Background: 1516 Elmwood is a four-square style residence built in 2006, and is not a contributing building to the Belmont-Hillsboro Neighborhood Conservation Overlay due to its date of construction.



Analysis and Findings:

Height & Scale: The addition will measure twenty-two feet (22') by sixteen feet, two inches (16'2") wide, for a total footprint of three hundred and sixty-nine square feet (369 sq. ft.), compared to the footprint of the house, approximately two thousand square feet (2,000 sq. ft.). The foundation height and eave height of the addition will match the foundation height and eave height of the house. The addition's total height will be

thirteen feet and four inches (13'4"), compared to the house's existing ridge height of twenty-eight feet, ten inches (28'10"). Staff finds the addition will be subordinate to and compatible with the house, and the project meets sections II.B.1.a. and b.

Location & Removability: The addition's location at the rear is in accordance with the design guidelines. It will extend straight back from the side wall of the house, and the chimney will project approximately one foot, six inches (1'6") to the side. As the house is not an historic or contributing building, differentiating the addition from the house with an inset is not necessary. The project meets sections II.B.2.a and e.

Design: The addition is appropriately subordinate to the house and does not contrast greatly with the size, scale, material or character of the neighborhood. The project meets sections II.B.2.a and f.

Setback & Rhythm of Spacing: The addition will be eight feet (8') and seventy feet (70') from the side property lines and sixty-six feet (66') from the rear. It meets setback requirements of five feet (5') and twenty feet (20'). The project meets section II.B.1.c.

Materials: The addition's materials consist of aluminum screen, wood columns and trim. The roofing shingles will match the existing roof. The brick foundation will match the brick on the house. Staff requests approval of a brick sample. New window locations and dimensions are proposed for the right and rear sides of the house itself (see section on Proportion and Rhythm of Openings below), and staff recommends approval of this alteration. With this condition, the project meets section II.B.1.d.

Roof form: The roof form of the addition will be a hipped roof with 5.5/12 pitch to match the house. A brick chimney will be in the middle of the right side. The project's roof form meets section II.B.1.e.

Orientation: The addition will not change the orientation of the primary structure. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: There are minor changes proposed to the window openings of the house itself. On the right side of the house, this includes filling in a window opening, resizing two windows, and adding one window to the second story. At the rear of the house, a set of French doors will be replaced with three windows. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g and the alterations to be appropriate since the house is not historic.

Outbuilding:

Height & Scale: A lot more than ten thousand square feet (10,000 sq. ft.) is permitted an outbuilding up to one thousand square feet (1,000 sq. ft.). The lot at 1516 Elmwood Avenue is nineteen thousand, two hundred and nineteen square feet (19,219 sq. ft.), so the proposed outbuilding of nine hundred and ninety-seven square feet (997 sq. ft.) meets the design guidelines.

The proposed outbuilding is a two-story structure with a ridge height of twenty-four feet, six inches (24'6") from grade. The ridge height of the house is twenty-eight feet, ten inches (28'10") from the finished floor height. The eave height of sixteen feet, eleven inches (16'11") is less than the maximum of seventeen feet (17'), and less than the eave height of the house, which is approximately nineteen feet (19'). Staff finds that the height and scale of the outbuilding are appropriately subordinate to the house, and the project meets section II.B.i.1 of the design guidelines.

Character, Details, Roof: The outbuilding's design is compatible with the house. The cladding material changes from the first to second story. Like the house it has a hipped roof, and adds a cross gable. The primary roof pitch is 10/12. Both north and south side have a shed dormer. The dormers are eight feet (8') across, which is less than fifty percent (50%) of the twenty-two foot (22') roof plane on either side. Staff finds that the character, details and roof of the proposed outbuilding meet the design guidelines.

Windows & Doors: The windows are generally twice as tall as they are wide, meeting the historic proportion of openings. The horizontal windows on the north and south elevations read as transoms, which is an appropriate treatment historically. Windows will be Marvin Integrity, which have been approved for recent new construction projects. Staff requests final approval of windows, doors and garage doors.

Materials, Siding & Trim: The outbuilding will be clad in fiber cement siding with five inch (5") reveal, and fiber cement shingles on the second story. Trim and fascia will be wood. Roofing shingles will be in a color to match the roofing on the house. The foundation will be a concrete slab on grade.

Location, Setbacks & Site Requirements: The proposed location is at the rear of the property, behind the principal structure and accessible via the alley. There will be approximately thirty feet (30') between the outbuilding and the house. The location is typical for outbuildings historically.

The outbuilding will be ten feet (10') from the alley. It will be nine feet, eight inches (9'8") and approximately eighty feet (80') from the side property lines. It meets base setback requirements, and meets sections II.B.i.2 and II.B.1.c of the design guidelines.

Driveway Access: The outbuilding will be accessed from the alley, meeting section II.B.1.2 of the design guidelines.

Detached Accessory Dwelling Unit (DADU) Standards: Metro Ordinance 17.16.030 has additional requirements for detached accessory dwelling. The lot complies with Table 17.12.020A. The proposed outbuilding will not exceed the maximum number of units for the lot, which is zoned R8. The living space is six hundred and ninety-four square feet (694 sq. ft.), which is less than the required seven hundred square feet (700 sq. ft.). The owners have not yet filed a restrictive covenant stating that they live in the primary structure, and acknowledging they will not separate ownership of the primary structure

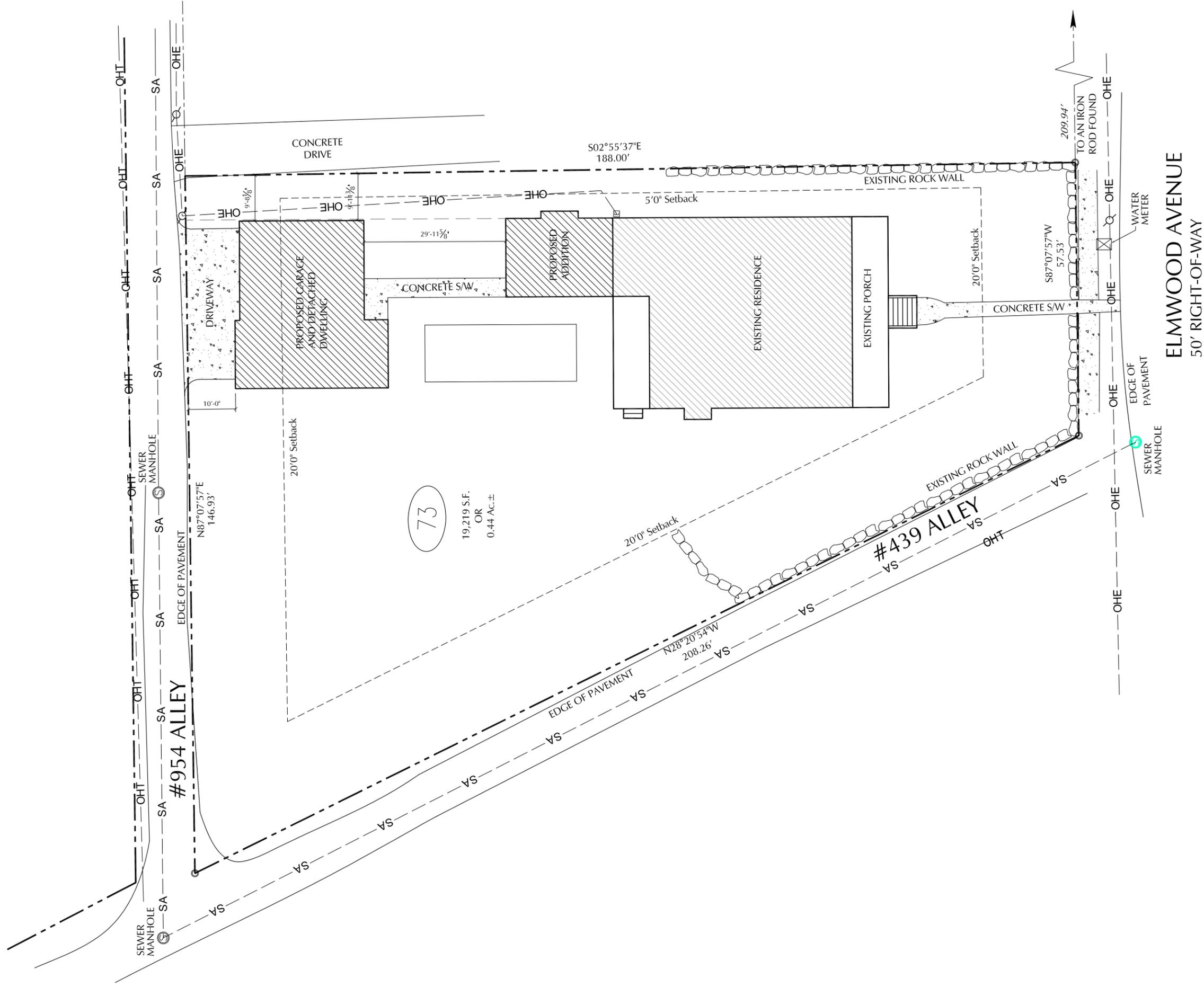
and the outbuilding. Staff requests the owners file the restrictive covenant, as a condition of approval.

Recommendation:

Staff recommends approval with the conditions:

1. Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation;
2. Staff approve a sample of masonry for color, dimensions and texture; and,
3. The owners file a restrictive covenant in accordance with Metro Ordinance 17.16.030.

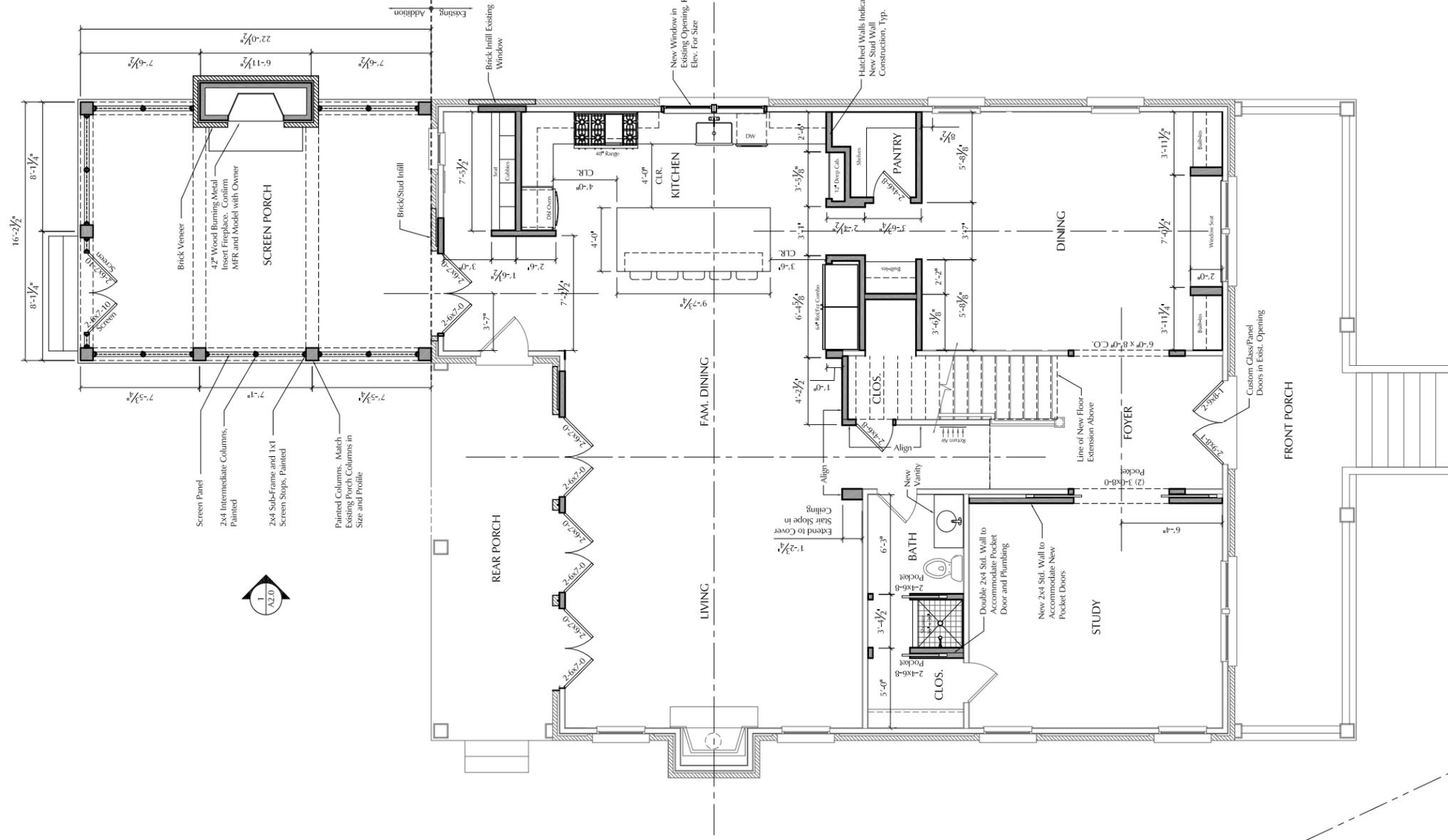
With these conditions, the project meets the design guidelines for outbuildings and additions and the ordinance standards for DADUs.



1 Site Plan

Scale: 1" = 20'-0"

0 2' 6" 10" 20'



First Floor Plan





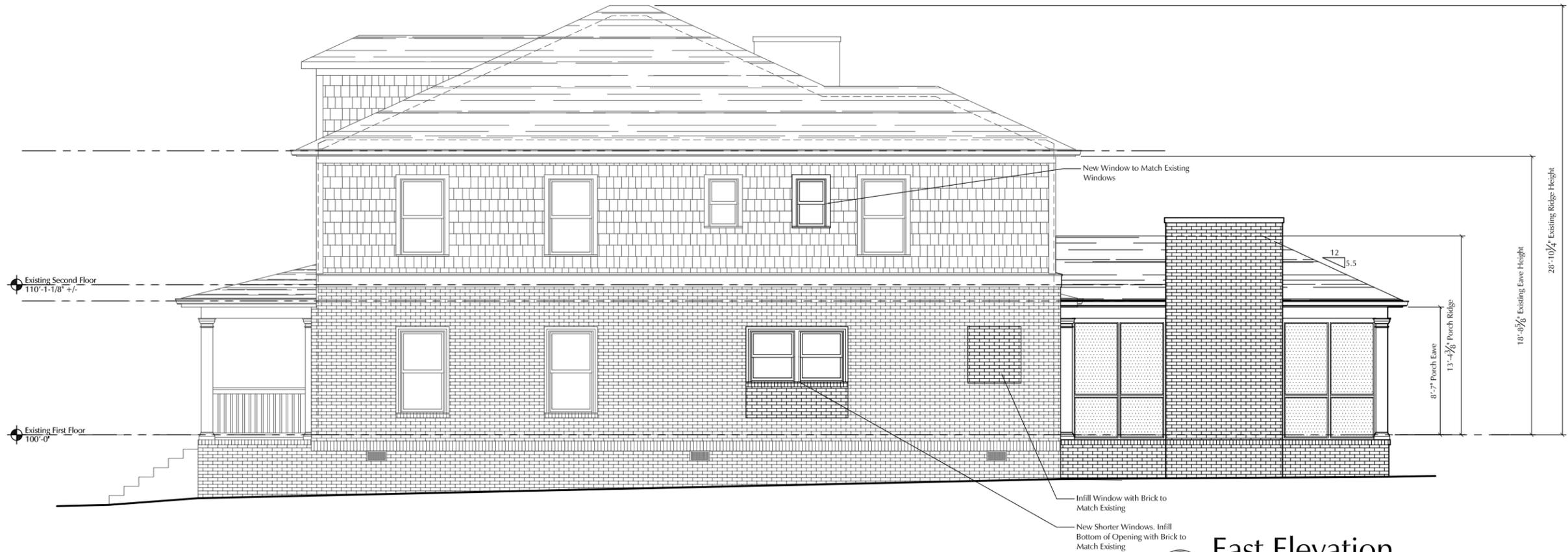
1 South Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"



1 North Elevation



2 East Elevation



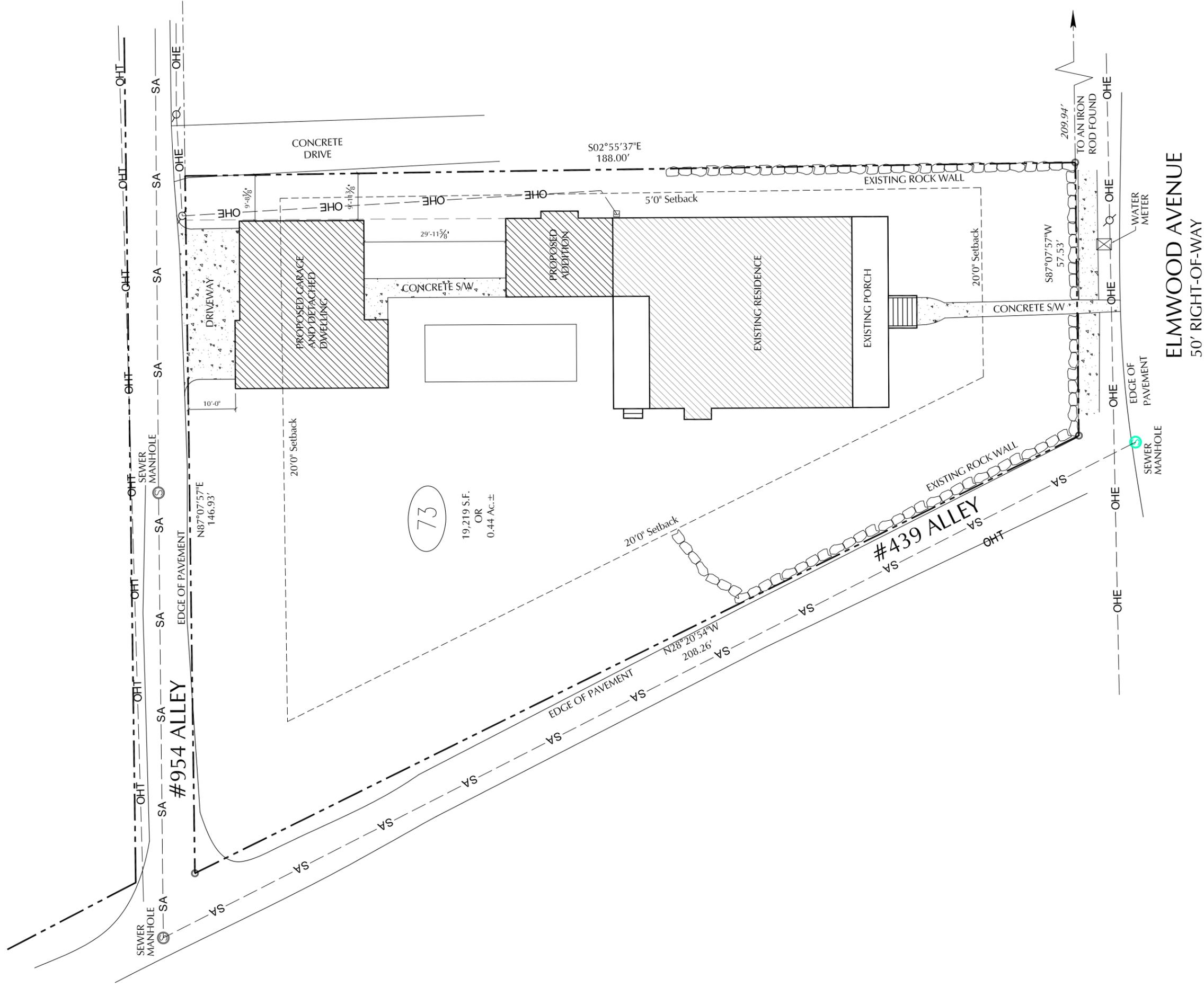
The New Garage for:
The Kikkawa Residence
 1516 Elmwood Ave.
 Nashville, Tennessee 37212

ALLARD WARD ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
 allardward.com
 Tel: 615.345.1010
 Fax: 615.345.1011

Drawings:
 North Elevation
 East Elevation
 Date:
 12.01.14

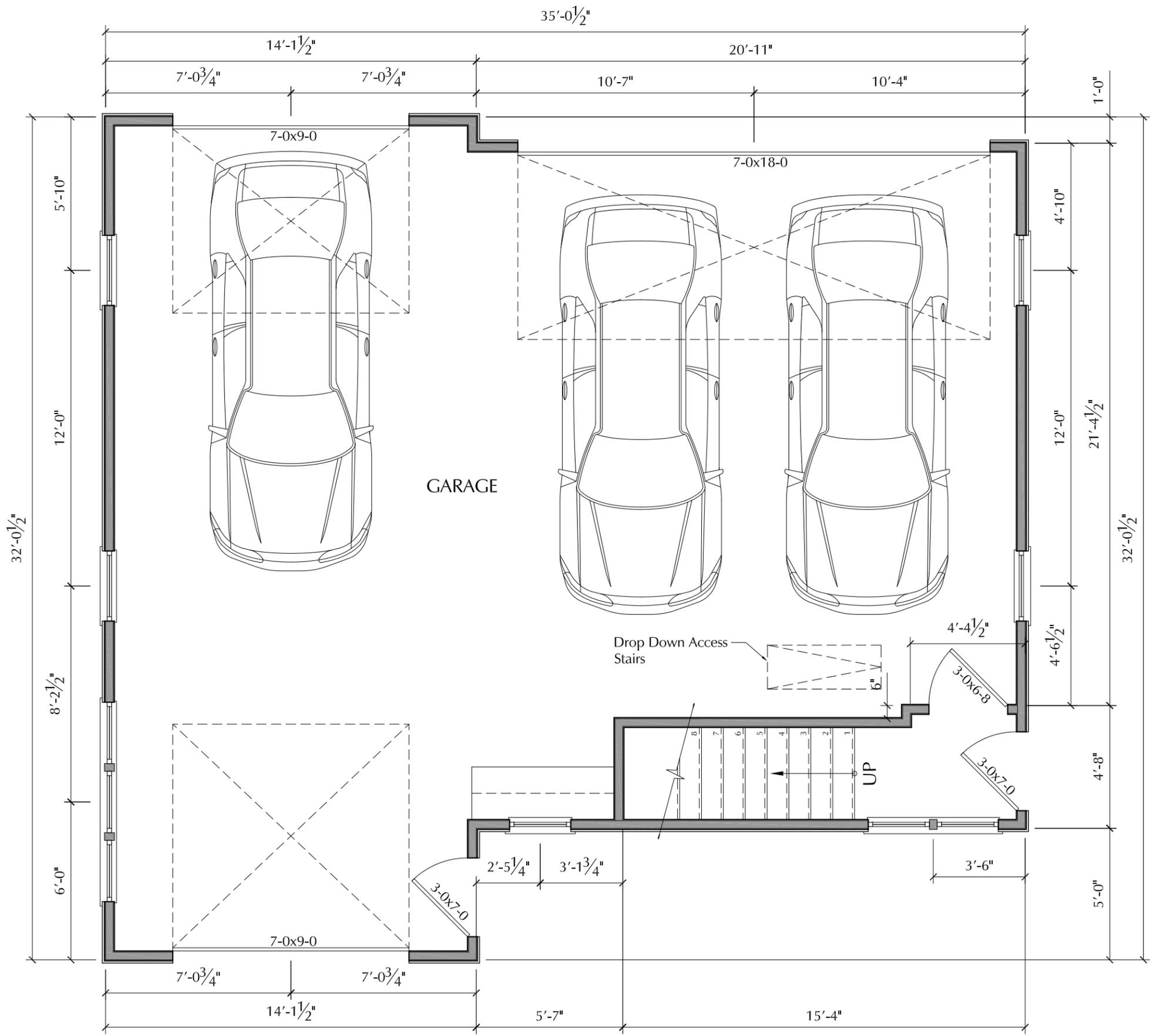
A2.1

MHZC PRESERVATION PERMIT APPLICATION



Site Plan

ELMWOOD AVENUE
50' RIGHT-OF-WAY




1
First Floor Plan
997 SF
Scale: 1/4"=1'-0"

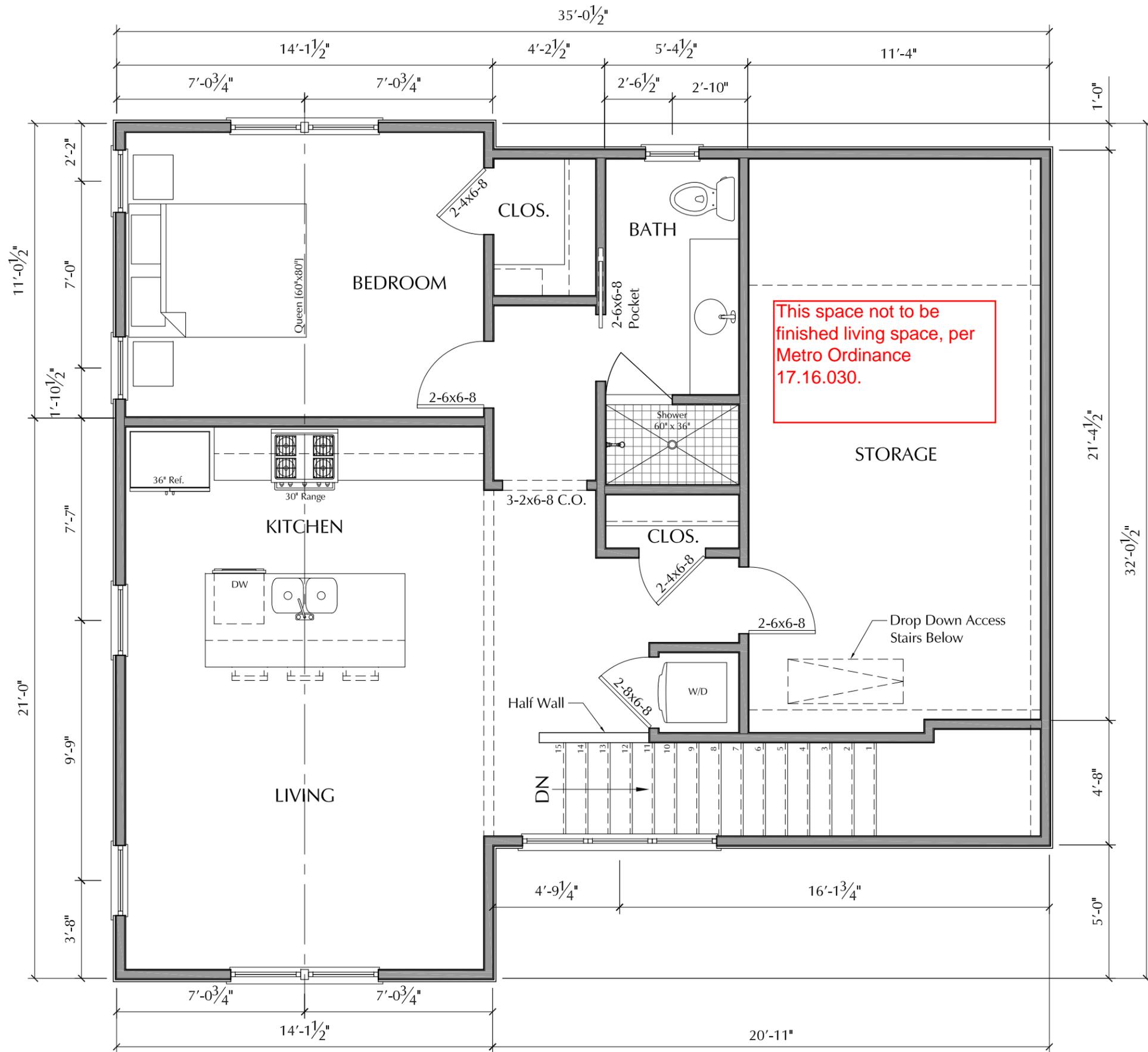

ALLARD WARD
 ARCHITECTS
 1618 Sixteenth Avenue South
 Nashville, Tennessee 37212
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 Fax: 615.345.1011

Drawings:
 First Floor Plan
 Date:
 12.01.14



The New Garage for:
The Kikkawa Residence
 1516 Elmwood Ave.
 Nashville, Tennessee 37212

MHZC PRESERVATION PERMIT APPLICATION



This space not to be finished living space, per Metro Ordinance 17.16.030.



Second Floor Plan

694 SF(LIVING)
Scale: 1/4"=1'-0"



ALLARD WARD ARCHITECTS
1618 Sixteenth Avenue South
Nashville, Tennessee 37212
Tel: 615.345.1010
Fax: 615.345.1011

Drawings:
Second Floor Plan
Date:
12.01.14

GA1.2

The New Garage for:
The Kikkawa Residence
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Nashville, Tennessee 37212

MHQC PRESERVATION PERMIT APPLICATION



24'-6 1/2" Ridge Height

16'-11" Eave Height

9'-0"

8'-0"

23'-6 5/8" Ridge Height

10'-11 1/2" Eave Height

Second Floor Ceiling

Second Floor

First Floor Ceiling

HardieShingle Straight Edge Panel Siding to Match Existing House

HardiePlank Fiber Cement Siding with 5" Reveal

9'-0"x7'-0" Glass Overhead Door

Top of Slab

Architectural Fiberglass Shingles. Color to Match Existing House.

Paulownia Wood Fascia and Trim, Typical

Prefinished Metal Gutters and Downspouts

HardiePlank Fiber Cement Siding with 5" Reveal

Marvin Integrity Windows, Typical

Slab on Grade

1 South Elevation



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Drawings:
 South Elevation
 Date:
 12.01.14

GA2.0



1 East Elevation
 Scale: 1/4" = 1'-0"

- Architectural Fiberglass Shingles. Color to Match Existing House.
- Paulownia Wood Fascia and Trim, Typical
- Prefinished Metal Gutters and Downspouts
- Hardie Plank Fiber Cement Siding with 5" Reveal
- Marvin Integrity Windows, Typical
- Slab on Grade

24'-6 1/2" Ridge Height

16'-11" Eave Height

Second Floor Ceiling

9'-0"

Second Floor

First Floor Ceiling

8'-0"

Top of Slab

23'-6 5/8" Ridge Height

10'-11 1/2" Eave Height



23'-6⁵/₈" Ridge Height

10'-11¹/₂" Eave Height

24'-6¹/₂" Ridge Height

16'-11" Eave Height

Second Floor Ceiling

Architectural Fiberglass Shingles.
Color to Match Existing House.

Paulownia Wood Fascia and
Trim, Typical

Prefinished Metal Gutters and
Downspouts

Second Floor

First Floor Ceiling

HardiePlank Fiber Cement
Siding with 5" Reveal

18'-0" x 7'-0" Overhead Door

Slab on Grade

Top of Slab

9'-0"

8'-0"

12
10

12
10

HardieShingle Straight
Edge Panel Siding to Match
Existing House

Marvin Integrity Windows,
Typica

9'-0"x7'-0" Overhead Door

HardiePlank Fiber Cement
Siding with 5" Reveal

1

North Elevation



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

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Drawings:
North Elevation
Date:
12.01.14

GA2.2



- Architectural Fiberglass Shingles. Color to Match Existing House.
- Prefinished Metal Gutters and Downspouts
- Hardie Shingle Straight Edge Panel Siding to Match Existing House
- Paulownia Wood Fascia and Trim, Typical
- Hardie Plank Fiber Cement Siding with 5" Reveal
- Marvin Integrity Windows, Typical
- Slab on Grade

1 West Elevation
 Scale: 1/4" = 1'-0"

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Drawings:
 West Elevation
 Date:
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GA2.3