MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
3614 Whitland Avenue
October 21, 2015

Application: New construction-addition; Partial demolition
District: Whitland Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409020700
Applicant: Stephen Wells, Wells Design Associates
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: This application is for two rear additions to this contributing building and partial demolition of the rear of the building.

Recommendation Summary: Staff recommends approval with the conditions:

1. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
2. Staff approve the final details, dimensions and materials of windows, doors, garage doors and porch screening prior to purchase and installation; and,
3. Staff approve new stone for color, dimensions and texture.
4. Extend the grass area proposed for the driveway closer to the street.

Staff finds the proposed addition meets the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:

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.

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, and 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. MHZC does not review the painting of structures.

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.

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.

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.

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.

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 exterior 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:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions that tie into the existing roof should be at least 6" below the existing ridge.*

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).

Side Additions

b. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. 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.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
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, material 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.1 Demolition is Not Appropriate

a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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

Generally, non-historic (non-contributing) structures may be demolished for new construction that will have a more historically appropriate effect on the district.

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 3614 Whitland Avenue is a contributing building to the district. It is a two-story building that was constructed c. 1928.

Figure 1: 3614 Whitland

Analysis and Findings:
The applicant proposes two rear additions to the existing house, both of which are proposed to be wider than the existing house. The lot is characterized by some topographic change from the front to the rear of the site as well as from one side property line to the other. The proposed additions work with the slopes on site in a manner similar to the existing house. The plan includes an attached basement-level garage on the side façade facing Craighead Avenue; this is in addition to the existing attached garage on that façade. Some additional pavement is included to facilitate the functionality of the new garage. The plan incorporates a grass area in the driveway. The intent of the grass area is to help reduce the visual impact of the wide area of pavement. Currently the two driveways are separated by a tall hedgerow that extends to the back of the sidewalk. (See figure 2.) Staff recommends that the proposed grass area should be extended closer to the street in order to break up the wide expanse of uninterrupted pavement behind the sidewalk. The applicant has also indicated that the large tree located in the right-of-way between the existing curb cuts shall be maintained. The plan does not propose to widen the existing curb cuts onto Craighead Avenue.

Figure 2: This tree, to the left side of the building, will be retained.

Demolition: Demolition is proposed for a portion of the rear wall of the house. However, the plan proposes to keep the rear corners intact. The project also includes replacing the existing garage door on the west elevation, which is considered partial demolition. Staff finds this to be appropriate since the doors on the existing attached garage are not original to the house. Window replacement is proposed for the enclosed porch which is located at the front left corner of the house. The existing windows for the enclosed porch appear to be barred which is not typically seen on a residential structure; the plan proposes to replace those with double-hung windows on both the front and left facades. The plan also proposes to repair and reuse the existing casements on the bay window of the left side façade and the windows on the front façade located to the left of the front door. No changes to the dimension and design of the existing openings are proposed. Staff finds the proposed demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Height & Scale: The addition has a maximum ridge height that is about three feet (3') lower than the ridge of the house, and the foundation height changes with the grade

which is compatible with the foundation on the historic house. Eave height on the additions is similar to that on the existing house.

The additions are wider than the existing house by approximately ten feet (10') on the west side (left) and by about three feet (3') on the east (right) side. The parts of the additions that extend beyond the side walls of the existing house are one and a half story and are located behind the front corners of the existing house by a significant distance (64' on the west side and 39' on the east side). Staff finds that the widths of the additions are appropriate and it is unlikely that they will be visible from Whitland Avenue given that they are below the ridgeline of the main house and setback significantly from the from the front of the house. Also, the design guidelines allow for additional width when the lot is wider than sixty feet; this lot meets that criteria as it is approximately eighty-six feet (86') wide at Whitland Avenue.

The proposed additional footprint is approximately one thousand, three hundred and fifty square feet (1350 sq. ft.), compared to the existing footprint which is about two thousand, one hundred and fifty-five square feet (2155 sq. ft.). The addition adds forty-five feet (45') to the depth of the house, in an irregular shape.

Staff finds that project is appropriate with regard to height and scale and meets section II.B.1.a.and b. of the guidelines.

Design, Location & Removability: The addition increases the footprint of the house by about fifty percent (50%), and the new construction is at the rear of the historic house, in accordance with design guidelines. Both additions are inset one and one-half feet (1.5') from the respective rear corners. Typically a minimum of a two-foot inset is required for two-story addition. Staff finds the proposed insets to be appropriate as the additions are one and a half story. If the addition were to be removed in the future, the historic and architectural character of the house would remain. The project is consistent with section II.B.2.a and d. of the guidelines.

Setback: The setbacks will be twenty-one feet (21') on the west side, and eighteen feet, eleven inches (18'11") on the east. The rear wall of the addition will be fifty-two feet, five inches (52'5") from the rear property line. The project meets bulk zoning requirements and section II.B.i.c for setbacks.

Materials: The addition is primarily stone veneer and stucco with a stone foundation to match the historic house. Trim will be wood. The roof will be asphalt shingles in a color to match the existing roof. Information on materials for windows, doors and the screening for the porch has not been provided. Staff recommends including a condition that staff approve the final window, door and screening selections prior to purchase and installation. The new chimney that is incorporated into the screened porch will be finished with stone veneer. With the condition that staff approve the final selection of the windows, doors and screening, staff finds that the project meets section II.B.1.d.

Roof form: The roof form of the addition is cross-gabled, with a pitch of 9/12 on the side façades to match existing and pitches of 3/12, 4/12 and 12/12 on the rear façade. The plan includes dormers on both side elevations that sit two feet (2') in from the side walls of the house. The roof form and pitches do not contrast with those of neighboring historic buildings, and are compatible with those of the house. The project meets section II.B.1.e.

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

Proportion and Rhythm of Openings**:** The windows on the proposed addition meet the historic proportion of openings, being generally twice as tall as they are wide. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings is consistent with Section II.B.1.g.

Utilities: The drawings do not indicate the location of HVAC or other utilities. If a new location is needed, Staff requests the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Recommendation:

Staff recommends approval with the conditions:

1. HVAC and other utilities be located at the rear of the house, or on a side façade beyond the midpoint of the house;
2. Staff approve the final details, dimensions and materials of windows, doors, garage doors and porch screening prior to purchase and installation; and,
3. Staff approve new stone for color, dimensions and texture.
4. Extend the grass area proposed for the driveway closer to the street.

Staff finds the proposed addition meets the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.

PRESERVATION PERMIT APPLICATION

METROPOLITAN HISTORIC ZONING COMMISSION

3000 Granny White Pike, Nashville, TN 37204
615-862-7970, 615-862-7974 fax, histlap1@nashville.gov, http://nashville.gov/Historical-Commission.aspx

DEADLINE: Complete applications must be received a minimum of 16 days prior to the next MHZC hearing which takes place on the third Wednesday of the month. Please visit www.nashville.gov for the schedule. Incomplete applications will not be scheduled until all information has been received.

PROPERTY ADDRESS: 3614 Whitland Ave 37205

APPLICANT (All communication by phone, fax, email or mail will be with the applicant.)
Name Stephen Wells
Mailing Address 1440 15th Ave S.
City Nashville Zip Code 37212
Contact Phone 615-300-6766 Fax Number — Email stephen@wellsdesignassociates.com

☐Owner ☐ Contractor ☒Architect/Designer ☐Other

PROPERTY OWNER (If different from applicant.)
Name Thomas and Kristen McDaniel
Mailing Address 3817 Central Ave
City Nashville Zip code 37205
Contact Phone 615-496-8710 Fax Number — Email tmcdaniel@boyle.com

TYPE OF WORK ☒New Construction (Addition) ☐Demolition ☐Renovation ☐Other
(Only exterior projects are reviewed.)

DESCRIPTION OF WORK (Please use a separate sheet of paper for longer descriptions.)
Additions across the back of the house include a master br, family room, kitchen, screened porch. Old garage to be restored and one added garage under the house.

Any substitution or deviation from the approved work items listed on the Preservation Permit requires further review and approval by the Historic Zoning Commission prior to being undertaken. Accurate scale elevations, drawings, and site plans are needed for project review. The MHZC retains copies of all materials submitted.

Does the project require an alteration to base zoning? Please see bottom of page 2 for more information.
☐Yes ☒NO

Estimated Cost of Work $500,000

Code Administration's Temporary Bldg Permit #
(This number starts with a "T" followed by the year. It may also be obtained later.)
Covenant Instrument #
(Required for Detached Accessory Dwelling Units)

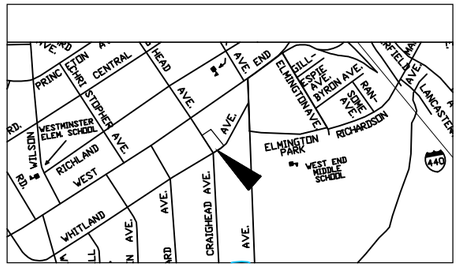
SIGNATURE Stephen Wells **DATE** 9-30-15
I/We the above signed do hereby make application for a Preservation Permit following plans and proposals to be undertaken within the boundaries of an historic preservation overlay pursuant to Article IX of the Metropolitan Code.

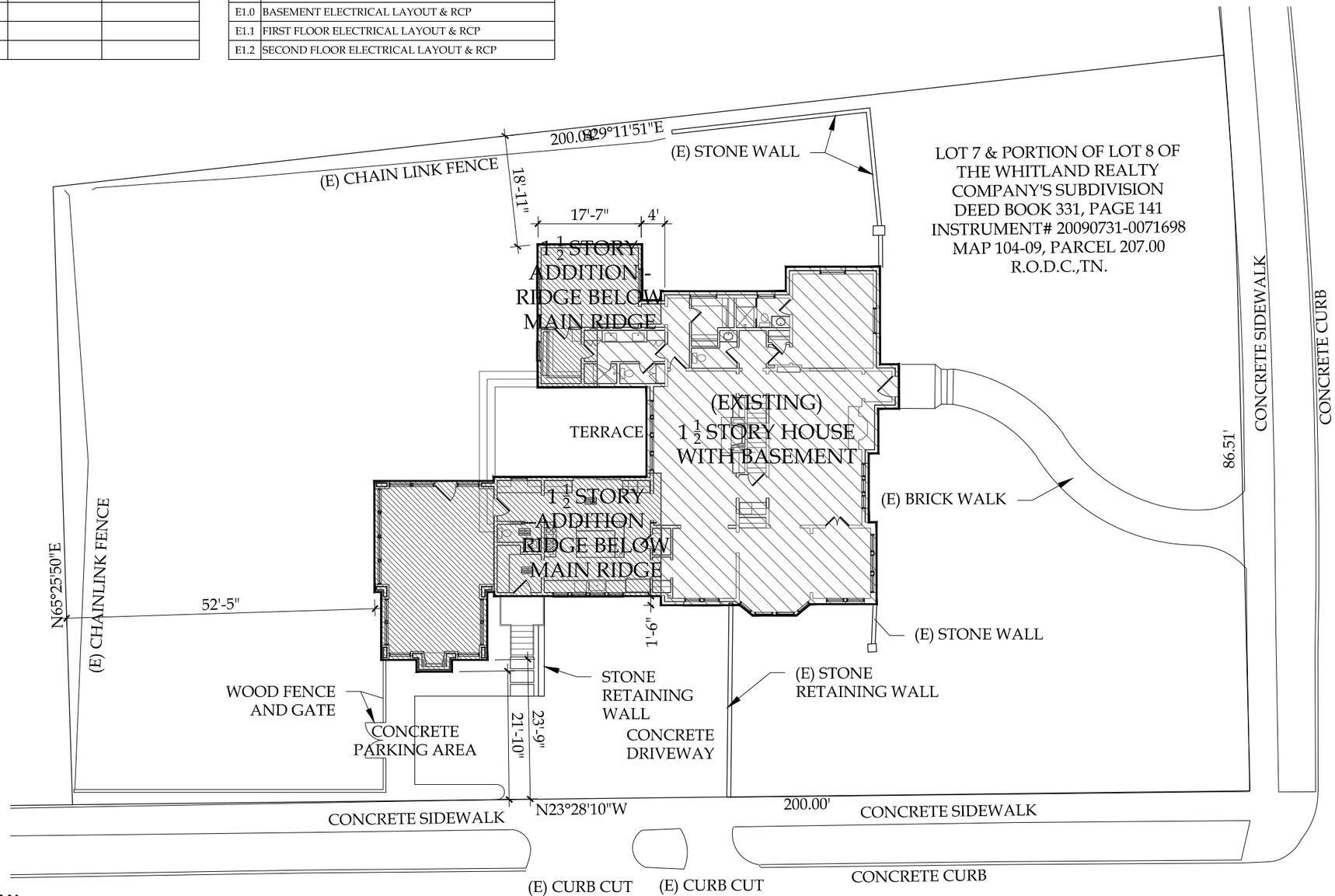
ZONING TABLE
3614 WHITLAND AVENUE, NASHVILLE, TN 37205
MINIMUM BUILDING SETBACKS
(PER METRO GIS MAPS)
FRONT.....'
SIDE.....'
REAR.....'

AREA CALCULATION		
ZONING - R--	ALLOWABLE	ACTUAL / PROPOSED
LOT		.529 AC / 23,031 SF
HOUSE FOOTPRINT		
DRIVEWAY		
TERRACES & SIDEWALKS		
TOTAL IMPERVIOUS SURFACE		

SHEET INDEX	
A0.1	SITE PLAN & PROJECT DATA
D1.0	DEMOLITION PLANS
A1.0	BASEMENT & FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A2.1	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A2.2	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A3.0	WALL SECTIONS & DETAILS
A5.0	INTERIOR ELEVATIONS & ENLARGED PLANS
A5.1	INTERIOR ELEVATIONS & ENLARGED PLANS
E1.0	BASEMENT ELECTRICAL LAYOUT & RCP
E1.1	FIRST FLOOR ELECTRICAL LAYOUT & RCP
E1.2	SECOND FLOOR ELECTRICAL LAYOUT & RCP

SQUARE FOOTAGE	
HEATED/COOLED SPACES:	
NEW BASEMENT:	664 SF
FIRST FLOOR:	3,149 SF
SECOND FLOOR:	2,284 SF
TOTAL:	6,097 SF
OTHER:	
SCREENED PORCH:	602 SF
SQUARE FOOTAGE TOTAL:	6,699 SF





1 **SITE PLAN**

1"=20'

0 10' 20'

McDANIEL RESIDENCE
3614 WHITLAND AVENUE
NASHVILLE, TN 37205

SITE PLAN

REVISIONS
△

WELLS DESIGN ASSOCIATES
1440 15TH AVENUE SOUTH + NASHVILLE, TN + 37212 + 615.300.6766

A0.1

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION
09.08.15

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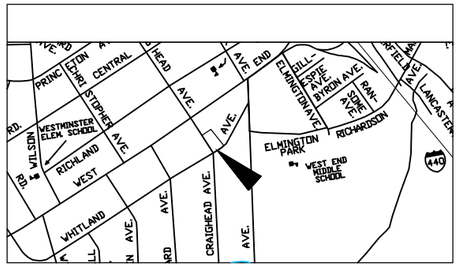

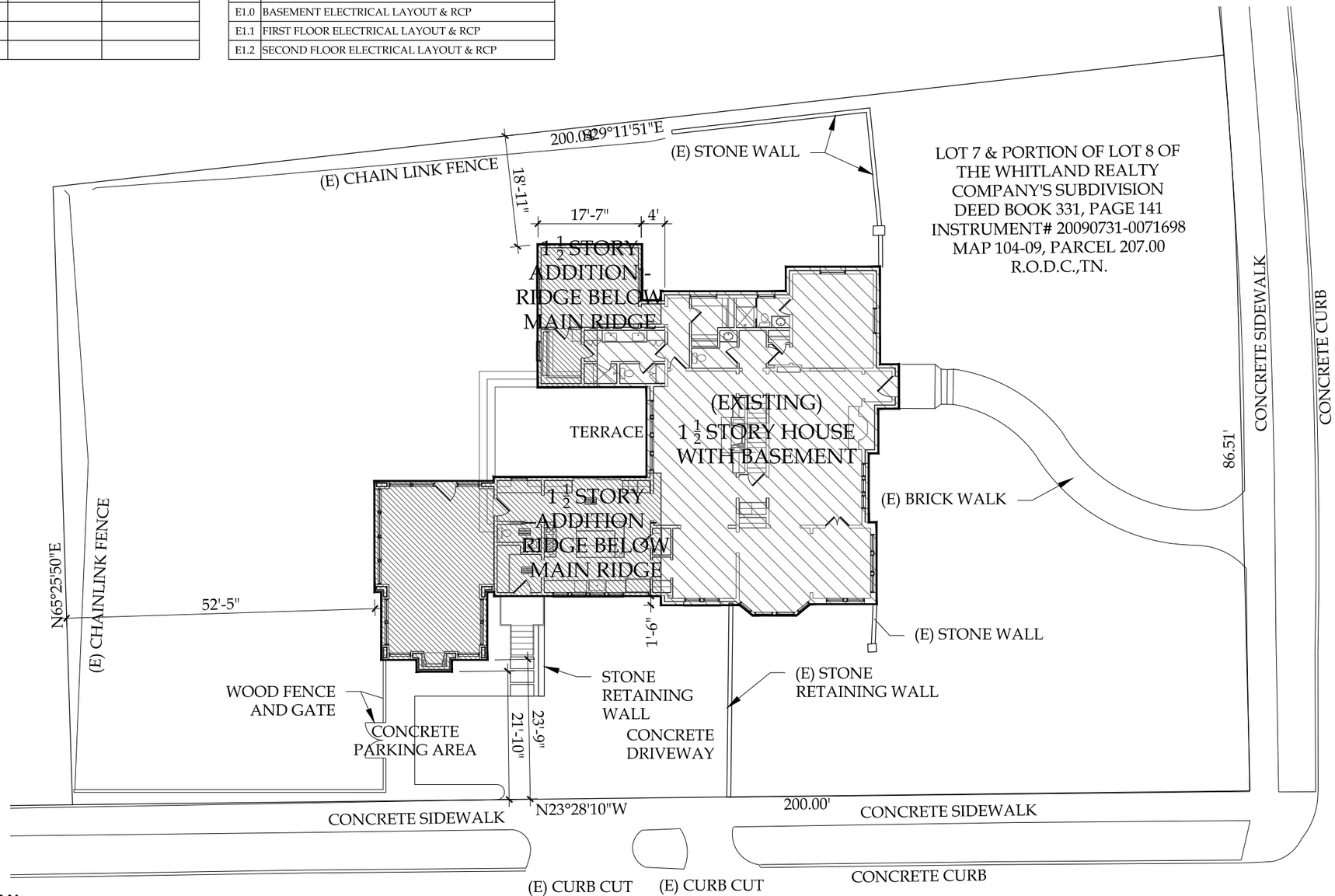

1 **SITE PLAN**

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McDANIEL RESIDENCE
3614 WHITLAND AVENUE
NASHVILLE, TN 37205

SITE PLAN

REVISIONS
△

WELLS DESIGN ASSOCIATES
1440 15TH AVENUE SOUTH + NASHVILLE, TN + 37212 + 615.300.6766

A0.1

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MASTER BED
112
CLG: MATCH EX.
FLOOR: WOOD

STORAGE

STORAGE

HALL

HIS CLOSET

MASTER BATH
110
CLG: MATCH EX.
FLOOR: TILE

BENCH 12"x18"

LINEN

HER CLOSET

BENCH 12"x18" TILED SHOWER 42"x60"

GUEST BATH
111
CLG: EXIST.
FLOOR: TILE

GUEST BEDROOM
108
CLG: EXIST.
FLOOR: WOOD

SHELVES

HALL

1/2 BATH
109
CLG: EXIST.
FLR: WOOD

SIDEBOARD

DN

TERRACE
STONE,
RANDOM
ASHLAR

DN

LINE OF BASEMENT BELOW

UP

30"
ISOKERN

(EX) LIVING RM.
106
CLG: EXIST.
FLOOR: EXIST.

DN

SCREENED PORCH
105
CLG: VAULTED
FLOOR: STONE

36"
DESK

DN

KITCHEN
103
CLG: MATCH EX.
FLOOR: WOOD

ICE

U-C REF

FAMILY ROOM
107
CLG: MATCH EX.
FLOOR: WOOD

BUTLERS PANTRY

WINE

SIDEBOARD

1/2 BATH
105
CLG: MATCH EX.
FLR: WOOD

ISLAND
8'x6'

PANTRY

BREAKFAST
102
CLG: EXISTING
FLOOR: WOOD
10' 8" x 11' 10"

OFFICE
101
CLG: EXISTING
FLOOR: WOOD
12'x22'-4"

U/C

MUDROOM
104
CLG: MATCH EX.
FLOOR: WOOD

DW

REF

PORCH

WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

0 4' 8'

1 FLOOR PLAN

1/8"=1'-0"

McDANIEL RESIDENCE
3614 WHITLAND AVENUE
NASHVILLE, TN 37205

FIRST FLOOR PLAN

REVISIONS
△

WELLS DESIGN ASSOCIATES
1440 15TH AVENUE SOUTH + NASHVILLE, TN + 37212 + 615.300.6766

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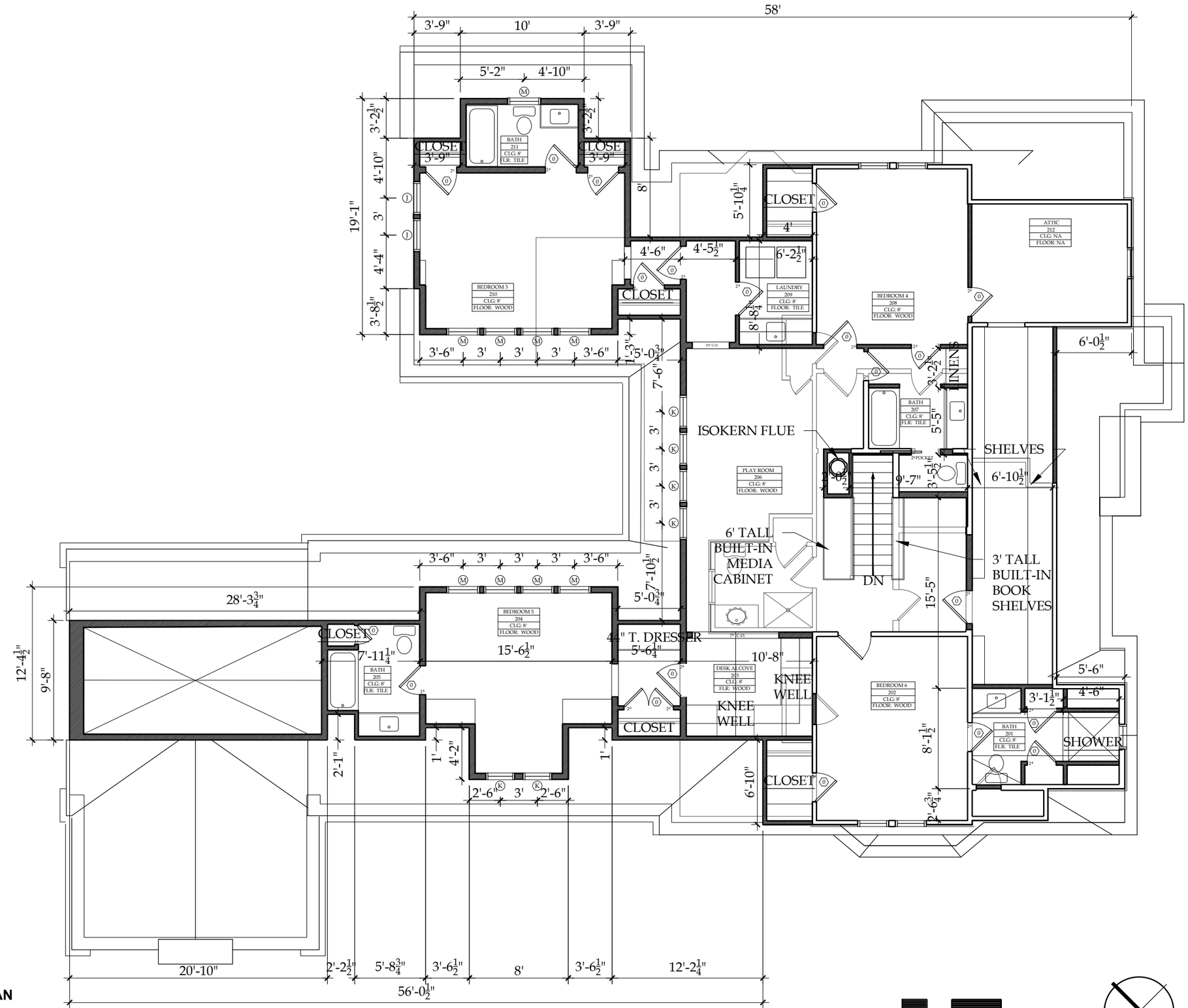

1 **FLOOR PLAN**

1/8"=1'-0"

0 4' 8'

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NASHVILLE, TN 37205

SECOND FLOOR PLAN

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A1.2

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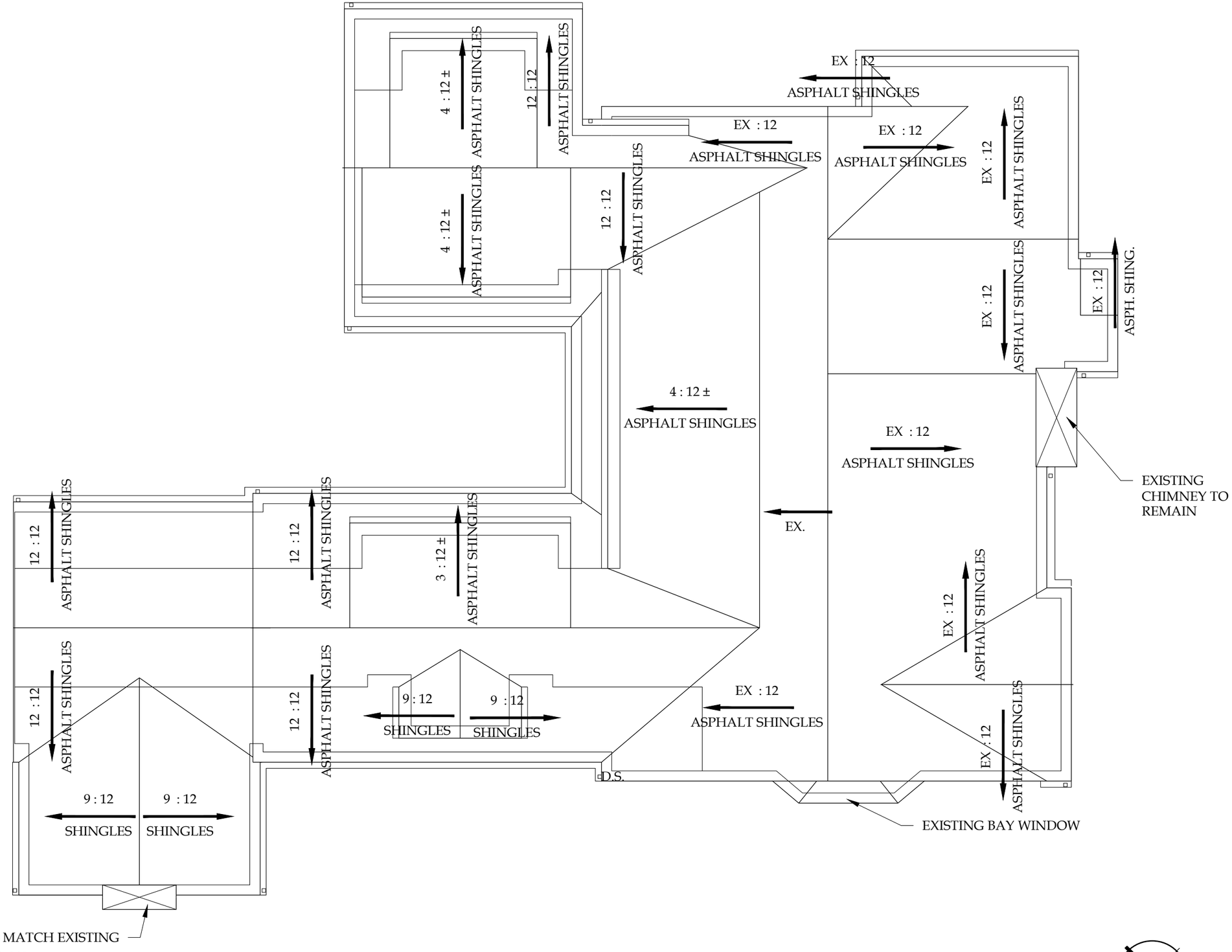

ROOF PLAN

1/8"=1'-0"

0 4' 8'

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ROOF PLAN

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1 **FRONT ELEVATION**

1/8" = 1'-0"

0 4' 8'

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EXTERIOR ELEVATIONS

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1 **SIDE ELEVATION**

1/8" = 1'-0"

0 4' 8'

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EXTERIOR ELEVATIONS

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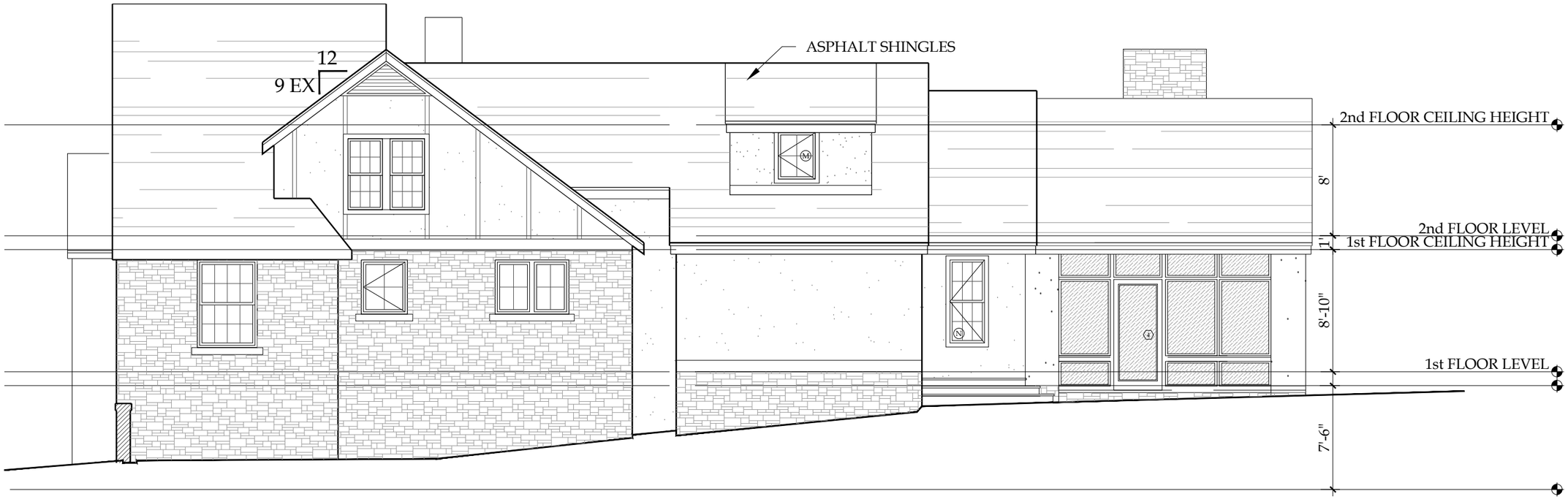

1 **SIDE ELEVATION**

1/8" = 1'-0"

0 4' 8'

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EXTERIOR ELEVATIONS

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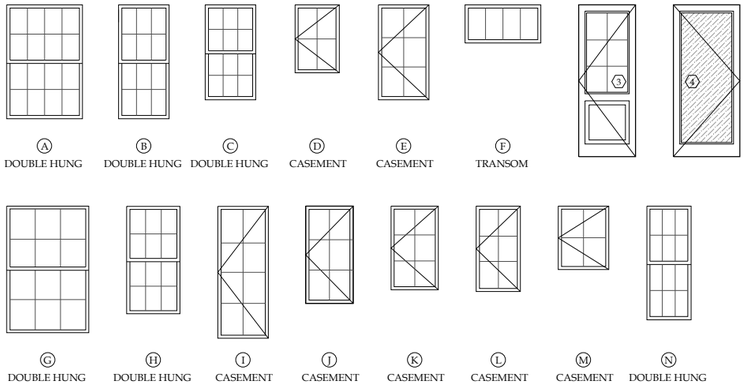

DOOR SCHEDULE:

NO.	SIZE	TYPE	HARDWARE
1	9'0 x 8'0	GARAGE DOOR W/ OPENER	OPENER
2	9'0 x 7'0	GARAGE DOOR W/ OPENER	OPENER
3	3'6 x 8'0 x 2-1/4"	SOLID WOOD, ¼ GLASS, 6 LITES	LEVER, LOCK, DEADBOLT
4	3'6 x 2'10 x 1-1/2"	SOLID WOOD, SCREENED	LEVER, LOCK
5	(2) 3'0 x 8'0 x 1-3/4"	SLIDING PATIO, SOLID WOOD, FULL GLASS, 18 LITES	LEVER, LOCK, DEADBOLT

2 DOOR AND WINDOW SCHEDULE

1/8" = 1'-0"

0 4' 8'

1 REAR ELEVATION

1/8" = 1'-0"

0 4' 8'

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EXTERIOR ELEVATIONS

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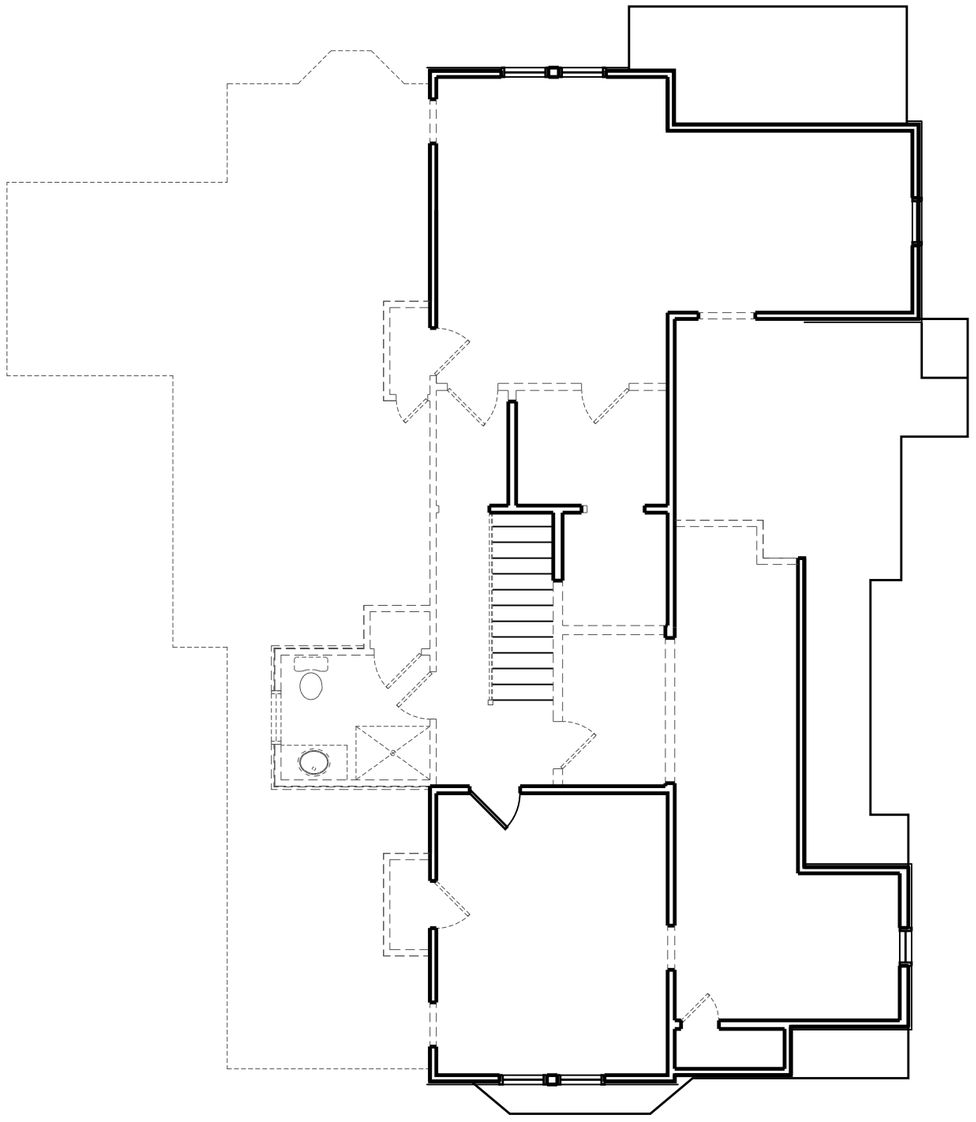

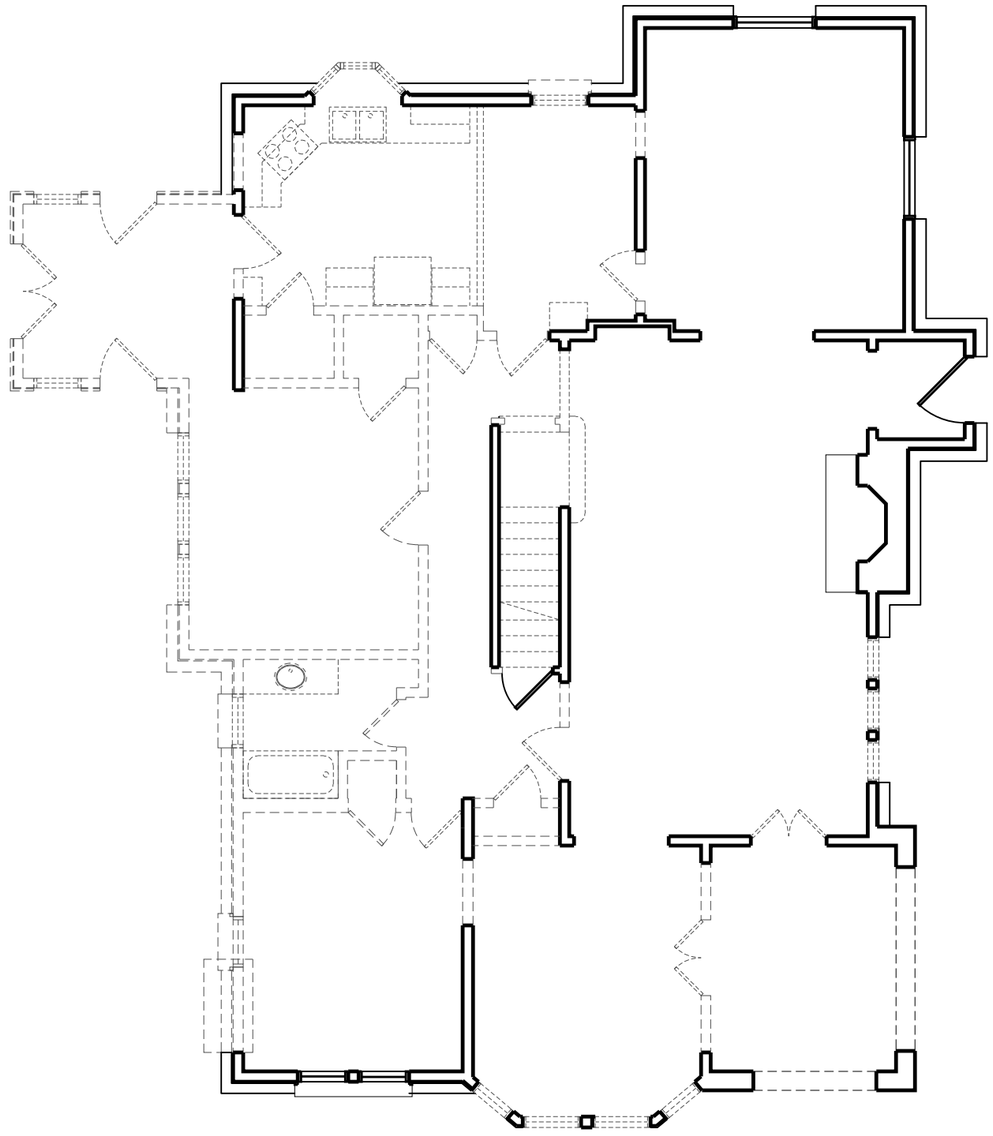

WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

2 **SECOND FLOOR DEMO PLAN**

1/8"=1'-0"

0 4' 8'

1 **FIRST FLOOR DEMO PLAN**

1/8"=1'-0"

0 4' 8'

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DEMOLITION PLAN

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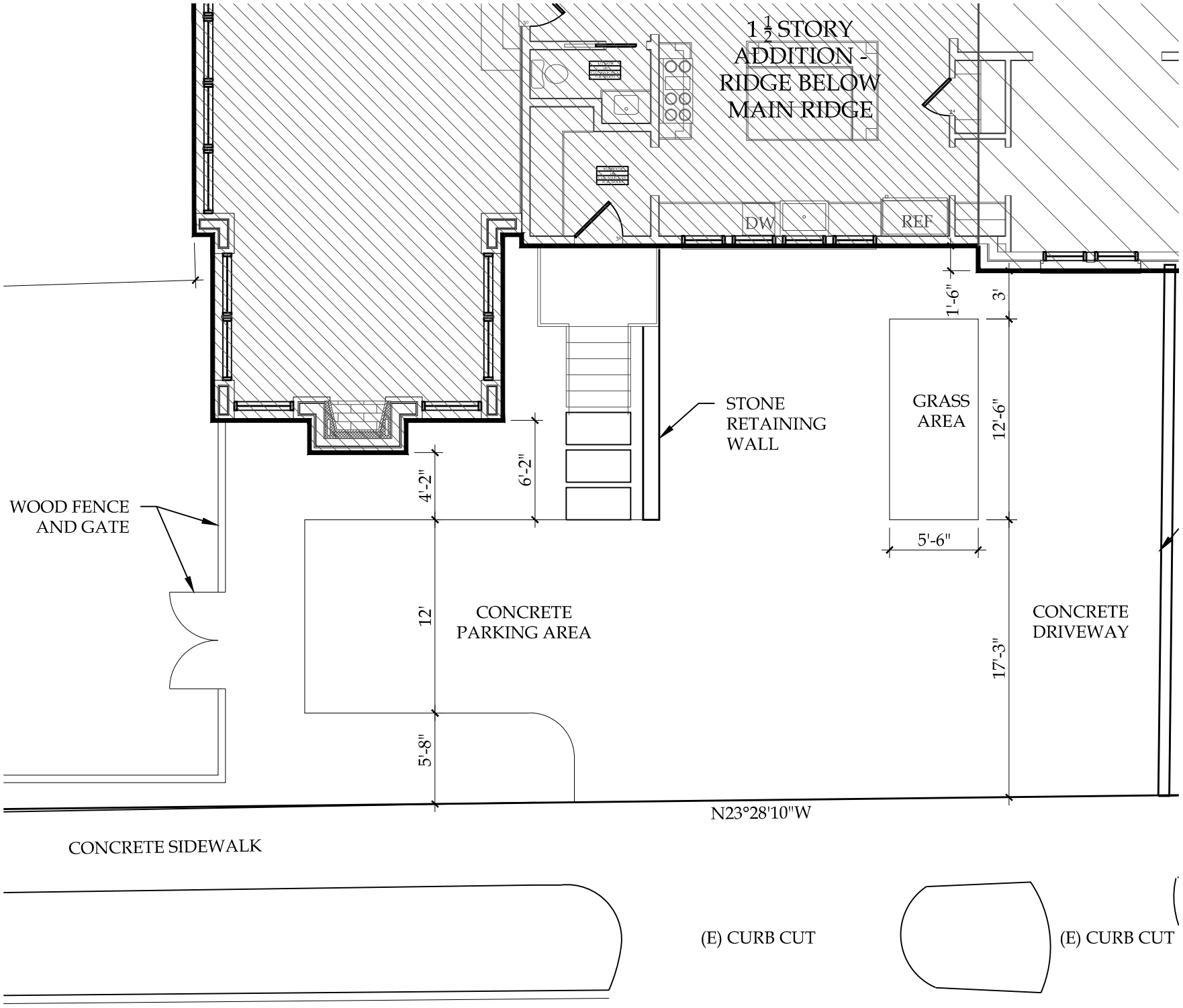

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PLAN DETAIL
1/8" = 1'-0"

SK-1

CONSTRUCTION DOCUMENTS
DATE: 10.05.15