



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION 2402 Belmont Boulevard April 15, 2015

Application: New construction-addition and outbuilding; Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416039000
Applicant: Kaitlyn Smous, Allard Ward Architects, LLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: An application for a ridge raise, rear dormer, and a rear addition to the house, and a detached outbuilding, that is not to be used as a dwelling unit. The house itself is only four feet (4') from the property line; as the addition will match the width of the house, a setback determination from five feet (5') to four feet (4') is requested.

Recommendation Summary: Staff recommends approval with the condition that Staff approve the final details, dimensions and materials of windows, doors and garage doors prior to purchase and installation.

With this condition, Staff finds that the project meets the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Outbuilding Worksheet
C: Site Plan
D: Elevations

Applicable Design Guidelines:

II. B. GUIDELINES

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 determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

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.

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.

Porches

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.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

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, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.*

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.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

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).

Rear & Side Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side 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.

V. DEMOLITION

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.

Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.



Figure 1. 2402 Belmont Blvd

Background: 2402 Belmont Boulevard is a one and a half-story bungalow built circa 1915. It is a contributing building to the district due to its date of construction, design and architectural integrity.

Analysis and Findings: This application is for a ridge raise, dormer and addition to the rear of the house, and a detached outbuilding, that does not include a dwelling unit. A setback determination is requested for the addition.

Demolition: Construction of the ridge raise, dormer and addition call for removing the rear-facing roof plane and most of the rear wall of the house. The rear of the house is not visible from Belmont Boulevard. Staff's review is that the requested partial demolition will not be detrimental to the historical or architectural integrity of the house. The application meets section II.B.2 for appropriate demolition, and does not meet section II.B.1 for inappropriate demolition.

Height & Scale: The project includes a ridge raise, adding two feet (2') to the existing ridge of the house, with a shed dormer continuing into the addition. The addition is one story and approximately fourteen feet (14') from the finished floor height, but has a basement level below grade. It will add six hundred and sixty-five square feet (665 sq. ft.) to the footprint of the house, which has a footprint of one thousand, six hundred and sixty-five square feet (1,665 sq. ft.) in an asymmetrical ell shape. The foundation and eave heights will match those of the house. The project meets section II.B.1.a. and b.

Design, Location & Removability: The ridge raise will sit in on each side by two feet (2'). The location of the new dormer and addition at the rear of the house is in accordance with the design guidelines. The addition will be distinguished from the existing house by a change of materials and with an inset of one foot (1') on the left side. On the right side, the new construction is building on an existing addition that is not original to the house; therefore Staff has not requested an inset on that side. The project meets section II.B.2.a and e.

Setback: The side setbacks of the addition will be four feet (4') on the left and twenty-two feet (22') on the right. On the left side, the house currently encroaches into the setback area by one foot (1'). The addition will match the width of the house on that side. As this is an existing condition, and the addition is not going to be wider than the house, Staff finds the requested setback appropriate. The rear setback will be fifty-three feet (53'), which meets the required twenty feet (20'). The project meets section II.B.1.c.

Materials: The addition will be clad in smooth face cement fiberboard with a four inch (4") reveal. The trim will be wood, and the roofing will be architectural fiberglass shingles in a color to match the existing roof. The windows will be Marvin Integrity or similar; staff asks for final review of the window and door selections prior to purchase and installation. Staff finds that the known materials meet sections II.B.1.d and II.B.2.f.

Roof form: The addition's two sections each have a gabled roof with 6/12 pitch. The dormer has a low-pitched shed roof. These are compatible with historic roof forms. The project meets section II.B.1.e.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the addition are generally twice as tall as they are wide, meeting the historic proportion of openings. The largest expanse of wall space without a window or door opening is twelve feet (12')

between windows on the north elevation. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The project meets section II.B.1.h.

Outbuildings: The proposed outbuilding will be twenty-seven feet by twenty-four feet (27' x 24') for a footprint of six hundred and forty-eight square feet (648 sq. ft.) and approximately twenty-five feet (25') tall. It will have a garage on the ground floor and studio space on the second floor. The materials include fiber cement siding, wood trim, and similar windows to the addition. See outbuilding worksheet for complete evaluation. It meets the design guidelines with three exceptions:

1. Dormers: Wall dormers are atypical historically, but the outbuilding is not a detached accessory dwelling unit (DADU), and this location will have minimal visibility from the street.
2. Eave height: although the design guidelines ask for an eave height no taller than ten feet (10'), as the outbuilding has a smaller footprint than is required, and will not be highly visible in its location on the alley, Staff finds the proposed design acceptable.
3. Location: At eighteen feet, five inches (18'5") the outbuilding will be less than twenty feet (20') from the new addition to the house. However, moving the outbuilding more to the rear would further encroach on the rear setback.

Staff finds the project meets section II.B.1.i of the design guidelines for outbuildings. Please see attachment B for analysis.

Recommendation:

Staff recommends approval of the project with the condition that Staff has final review of the windows, doors and garage doors.

PHOTOS



OUTBUILDING/DADU WORK SHEET

2402 Belmont Blvd

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	YES	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	YES	
If dormers are used, do they sit back from the wall below by at least 2’?		NO
Is the roof pitch at least 4/12?	YES	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	YES	

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	18’5”	20’
Rear setback	53’	3’
L side setback**	3’	3’
R side setback**	42’	3’
How is the building accessed?	alley	From the alley or existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10’.

Section IV: Massing Planning

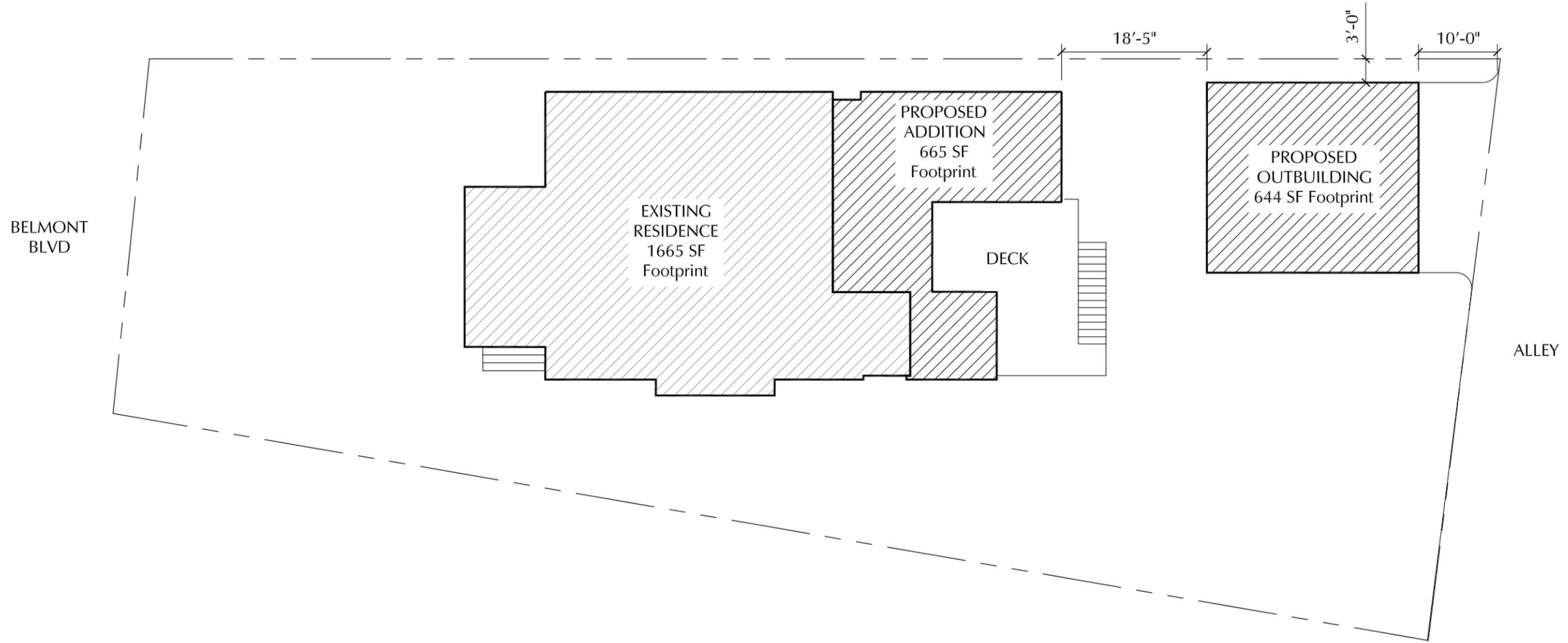
To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Proposed (should be the same or less than the lesser number to the right)	Existing conditions (height shall be the average of all four corners measured from grade)	Potential maximums (height shall be the average of all four corners measured from grade)
Ridge Height	24'10"	25'	25'
Eave Height	12'10"	13'6"	1 story 10' or 2 story 17'

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Proposed footprint	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	648 sq ft	735 sq ft	750 sq. ft.	1,000 sq. ft.



1

Site Plan



Scale: 1/16"=1'-0"

Drawings:

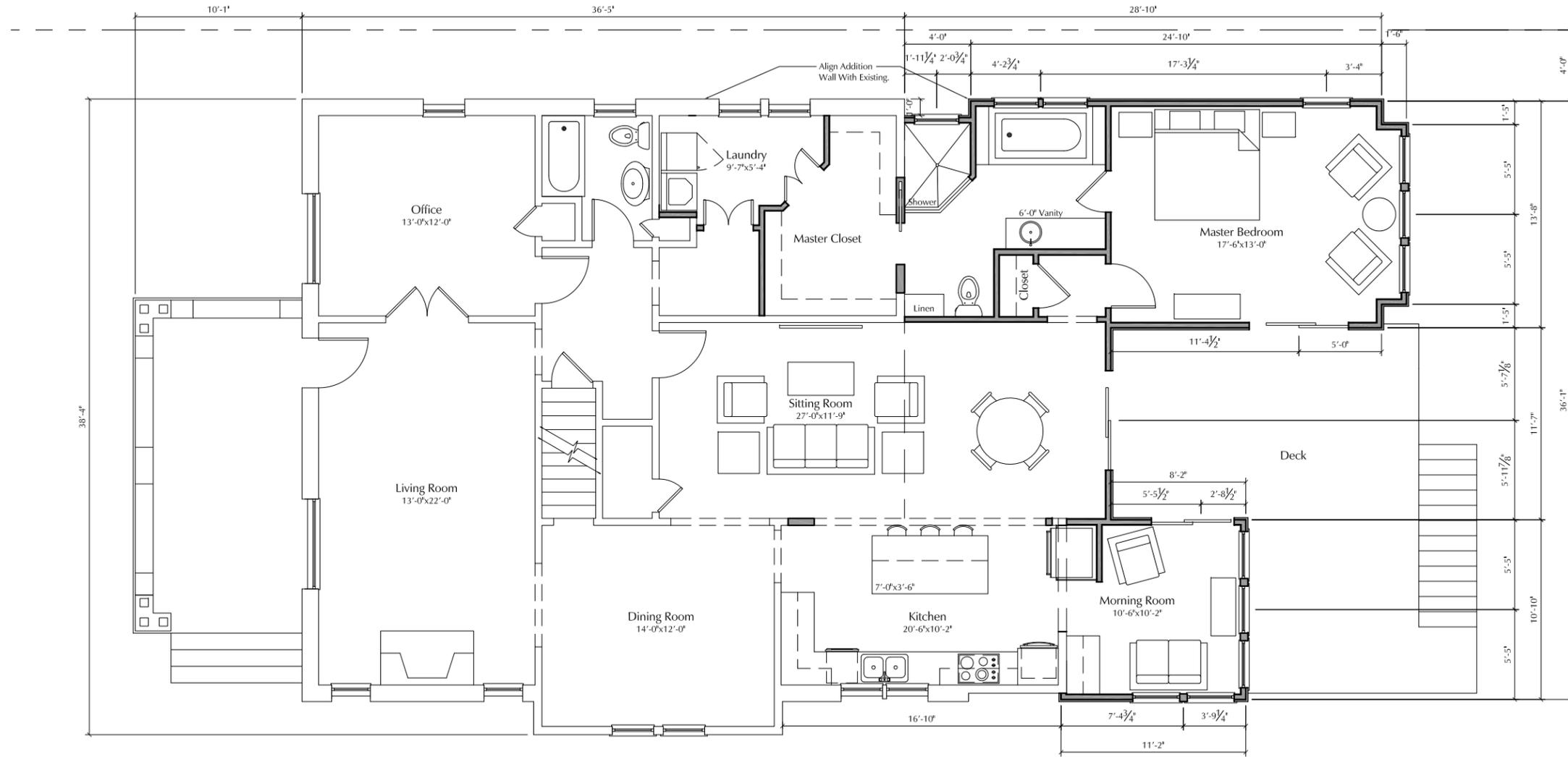
Site Plan

Date:

03.30.15

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Addition and Renovations for:
2402 Belmont Blvd
 Nashville, TN 37212



1

First Floor Plan



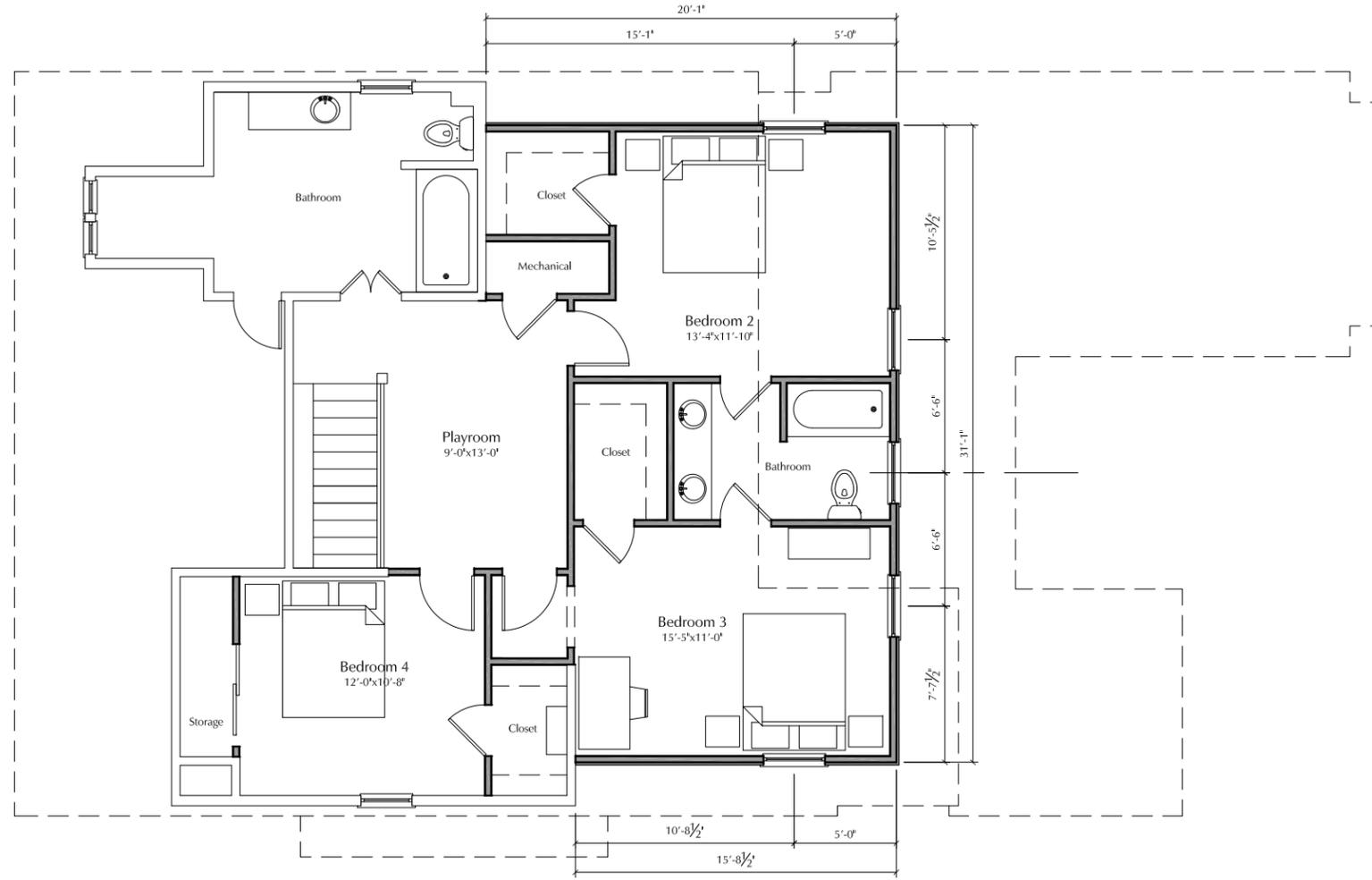
Scale: 1/8" = 1'-0"

Drawings:
First Floor Plan
Date:
03.30.15

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A1.1



1

Second Floor Plan



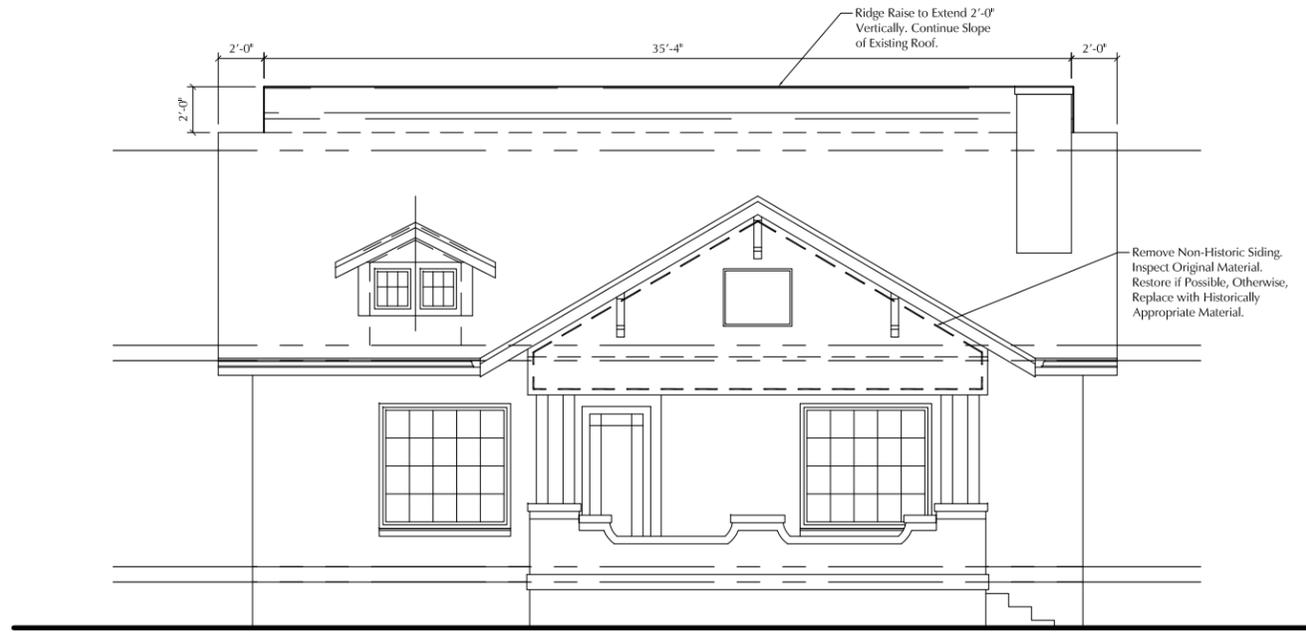
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Drawings:
Second Floor Plan
Date:
03.30.15

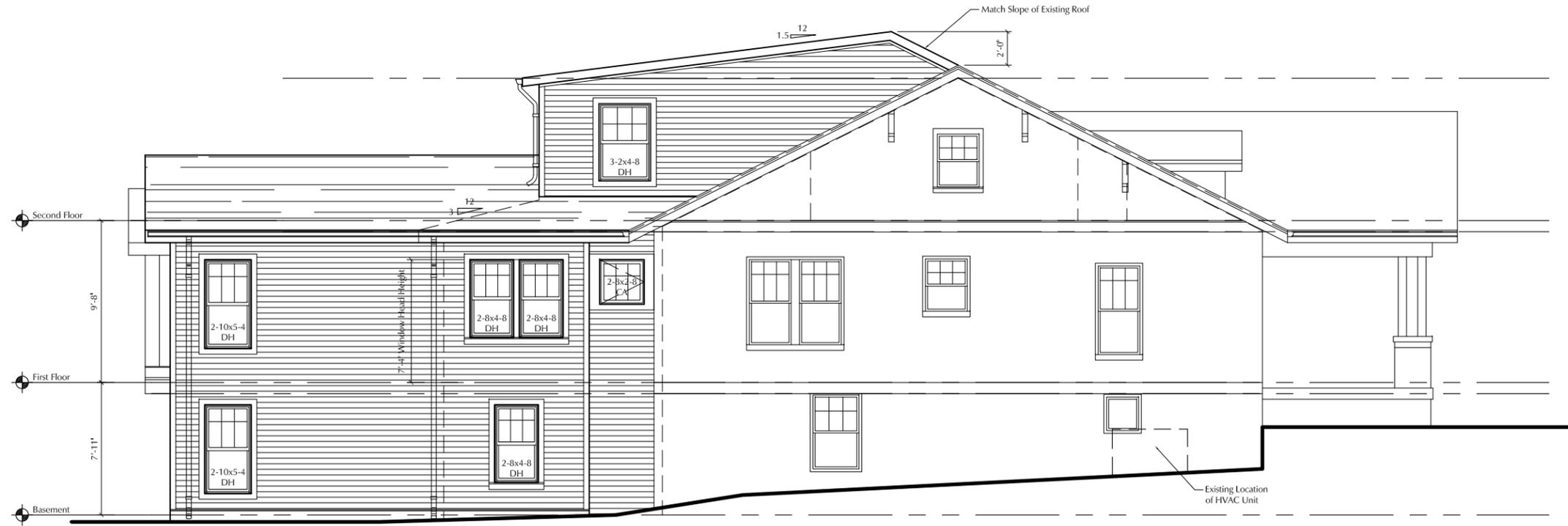
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Addition and Renovations for:
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A1.2



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



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

Addition and Renovations for:
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Drawings:
 West Elevation
 North Elevation
 Date:
 03.30.15

A2.0



- Architectural Shingles. Match Color of Existing Roof.
- 4" Paulownia Wood Trim. Typ.
- Cementitious Siding with 4" Reveal
- Prefinished Metal Gutters and Downspouts
- Wood Brackets. Similar to Restored Brackets on West Facade.
- Paulownia Trim
- Integrity Windows or Similar

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



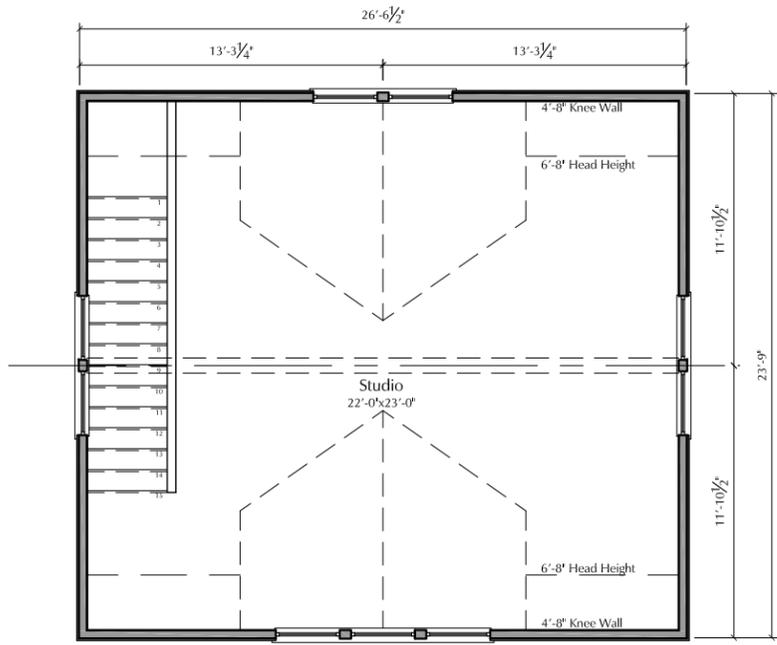
2 South Elevation
 Scale: 1/8"=1'-0"

Addition and Renovations for:
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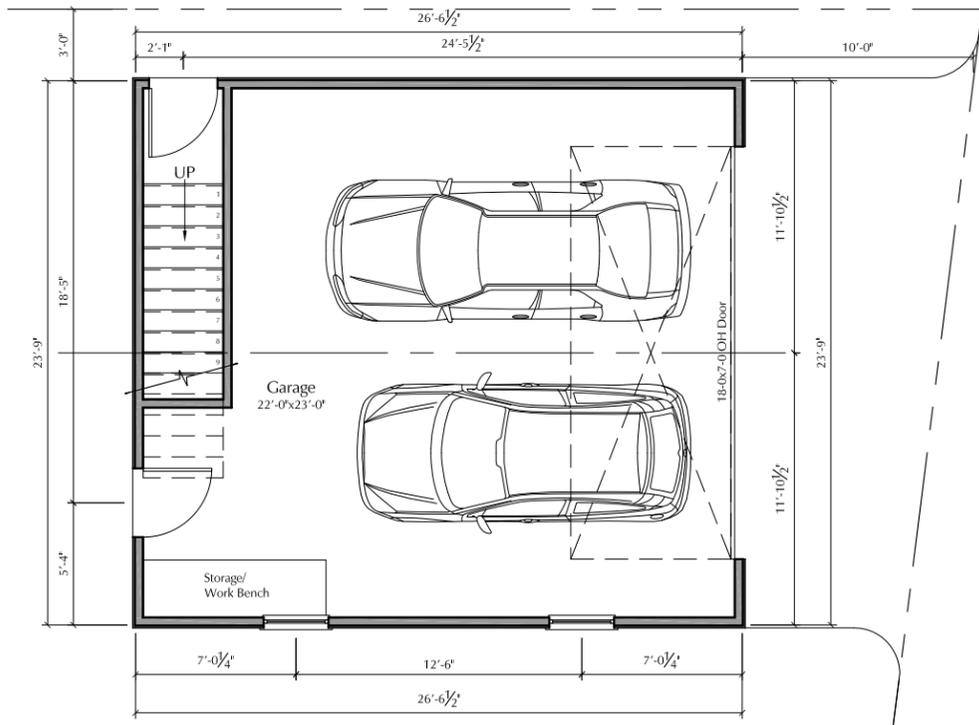
Drawings:
 East Elevation
 South Elevation
 Date:
 03.30.15

A2.1



① Garage Second Floor

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



② Garage First Floor

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



Drawings:	Garage First Floor
	Garage Second Floor
Date:	03.30.15



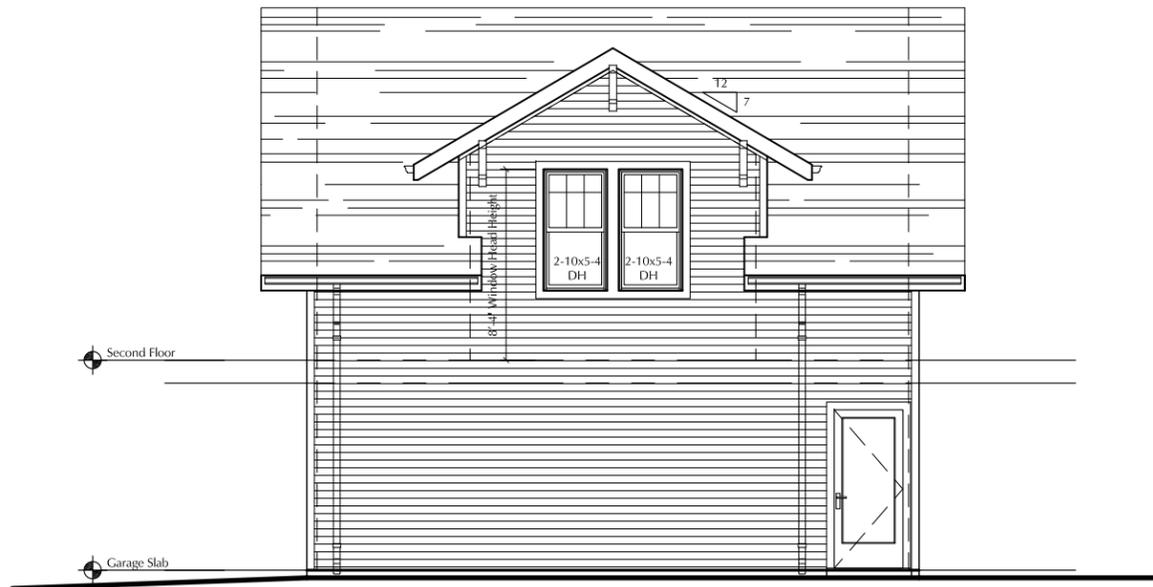
Addition and Renovations for:
2402 Belmont Blvd
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1 Garage South Elevation
 Scale: 1/8"=1'-0"



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



3 Garage North Elevation
 Scale: 1/8"=1'-0"



4 Garage East Elevation
 Scale: 1/8"=1'-0"

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2402 Belmont Blvd
 Nashville, TN 37212

ALLARD WARD
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Drawings:
 Garage Elevations
 Date:
 03.30.15

G2.0