

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
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STAFF RECOMMENDATION

1504 Ordway Place

July 20, 2016

Application: New construction--addition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08309030900

Applicant: Cheyenne Smith

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a new rear addition with ridge raise. The addition will be a maximum of four feet (4') taller than the historic house.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof shingle color and texture; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Sections II.B. and IV.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

Attachments

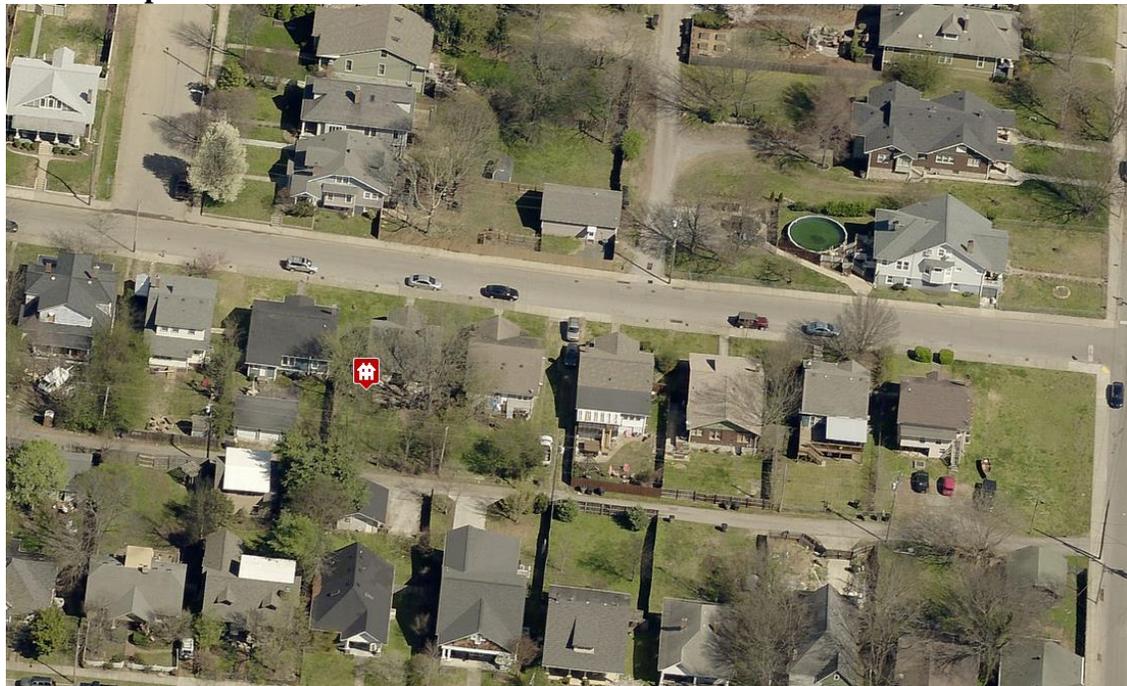
A: Site Plan

B: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.
6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the*

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

Appropriate height limitations will be based on:

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

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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.

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

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

7. 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.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of 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 that tie-into the existing roof must be at least 6" below the existing ridge line.

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

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

When an addition needs to be taller:

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

In this instance, the side walls and roof of the addition must set in as is typical for all additions.

The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

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).

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 dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

e. Additions should follow the guidelines for new construction.

IV. B. Demolition

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.

2. Demolition is appropriate

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

Background: 1504 Ordway Place was constructed c. 1930. It contributes to the historic character of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay (Figure 1).



Figure 1. 1504 Ordway Place

Analysis and Findings: Application is to construct a new rear addition with ridge raise. The addition will be a maximum of four feet (4') taller than the historic house.

Partial Demolition: The applicant is to proposing to install a new window on the right elevation (Figure 2). The applicant also wants to relocate two windows on the rear portions of the side facades (Figures 2 &3).



Figures 2 & 3. The red arrow shows approximately where a new window will be installed and the yellow areas show the windows to be relocated.

Staff finds the insertion of a new window opening on the right façade to be appropriate in this instance because it is uncommon for an historic house to have such a long expanse of wall space without a window or door opening. The new window opening will be in keeping with common window patterns for historic houses of this date and form. In addition, the new window opening is necessary in order for this portion of the house to be used as a bedroom. Staff also finds the relocation of the window openings on the rear portions of the side facades to be appropriate because these windows are located over thirty feet (30') from the front wall of the house. Although they are visible from the street, their alteration and relocation will not significantly impact the historic character of the house.

Staff therefore finds that the partial demolition of the side walls for the new window openings meet Section IV.B.2 for appropriate demolition and does not meet Section IV.B.1 for inappropriate demolition.

Height & Scale:

	Existing House	Proposed Addition
Number of stories	1.5	2
Foundation Height	8"-12"	8"-12"
Eave Height	9'	9'
Ridge Height	18'	22'
Ridge Raise Height		2'
Ridge Raise Inset		2' on both sides
Distance from front of taller portion		40'
Width	29'	27'
Depth	41' (including porch)	22'
Total square footage	1,087 sq. ft.	654 sq. ft.
Insets		1' on both sides 1 st fl. 2' on both sides 2 nd fl.

The proposed addition involves a two-foot (2') ridge raise that is properly inset two feet (2') from the side walls. After the addition is more than forty feet (40') from the front of the house, the addition steps up another two feet (2') so that it is four feet (4') taller than the historic house, which is just two feet (2') taller than the historic home with ridge raise. The taller portion of the addition is located entirely behind the historic house, is inset two feet (2') from the side walls, and has a side gable form in order to minimize its visibility. Staff finds that the addition's height and scale meets Sections II.B.1, II.B.2, and II.B.10 of the design guidelines.

Location & Removability: The proposed addition is situated at the rear of the historic house, entirely behind the historic house. It is inset appropriately, thereby preserving the back corners of the historic house. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact. Staff finds that the proposed addition meets Sections II.B.2.a and II.B.2.e. of the design guidelines.

Staff finds that the addition's location and removability meet Section II.B.10. a. and d. of the design guidelines.

Design: The addition's inset, modern materials and separate roof form help to distinguish it from the historic house and read as an addition to the house. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. Staff finds that the proposed addition meets Sections II.B.10. of the design guidelines.

Setback & Rhythm of Spacing:

	Bulk Zoning Standards	Existing House	Proposed Addition
Left Setback	5'	5'	6'
Right Setback	5'	16'	17'
Rear Setback	20'	56'	35'

The addition meets all base zoning setbacks, and staff finds that it meets Sections II.B.3. and II.B.10. of the design guidelines.

Materials: No major changes to the historic house’s materials were indicated on the drawings.

	Existing House	Proposed Addition	Requires Final Staff Approval prior to purchase and installation
Foundation	CMU Block	CMU Block	No
Cladding	Wood siding	5” smooth fiber cement lap siding	No
Roofing	Asphalt Shingles	Asphalt Shingles	Yes, if color/texture does not match existing
Trim	Wood	Cement Fiberboard	No
Windows & Doors	Wood	Unknown	Yes

With the staff’s final approval of the asphalt shingle color and windows and doors, staff finds that the addition’s known materials meets Sections II.B.4. and II.B.10. of the design guidelines.

Roof form:

	Existing House	Proposed Addition
Primary Roof Form	Side gable, 7/12	Gable, 9/12
Dormers	N/A	3/12 Shed and 9/12 gabled; inset 2’ from wall of historic house
Ridge Raise		Inset 2’ from side walls; max height of 2’.

Staff finds that the proposed roof, which includes a ridge raise and side dormers, meets Sections II.B.5. and II.B.10. of the design guidelines.

Orientation: The addition will not affect or alter the orientation of the historic house towards Ordway Place. Staff finds that the proposed addition meets Sections II.B.6. and II.B.10. of the design guidelines.

Proportion and Rhythm of Openings:

	Proposed Project	Appropriate?
Alterations to windows on existing house	Yes – described under “Partial Demolition”	Yes
Windows twice as tall as they are wide?	Yes	Yes
Largest Section of Wall Without a Window/Door Opening	13’	Yes – At rear of left elevation

Staff finds that the proposed addition meets Sections II.B.7. and II.B.10. of the design guidelines.

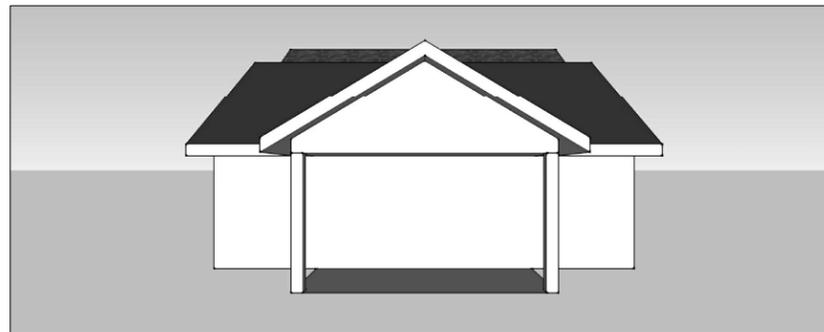
Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

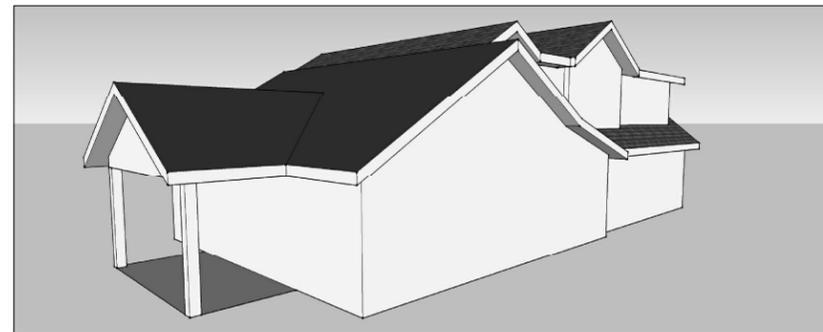
1. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
2. Staff approve the roof shingle color and texture; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Sections II.B. and IV.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay design guidelines.

RENOVATION AND ADDITION
 1504 ORDWAY PL.
 NASHVILLE, TN 37206



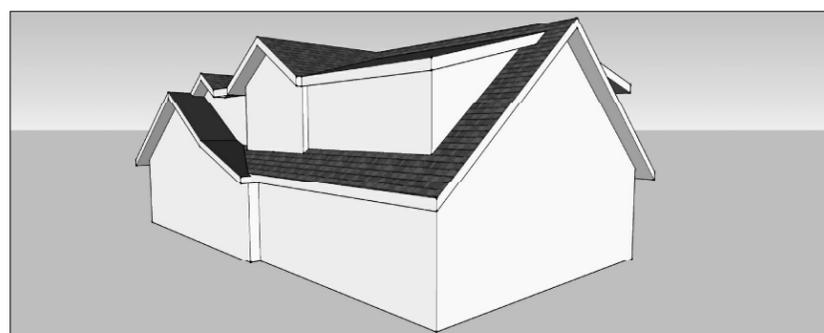
01 FRONT PERSPECTIVE Scale: N.T.S.



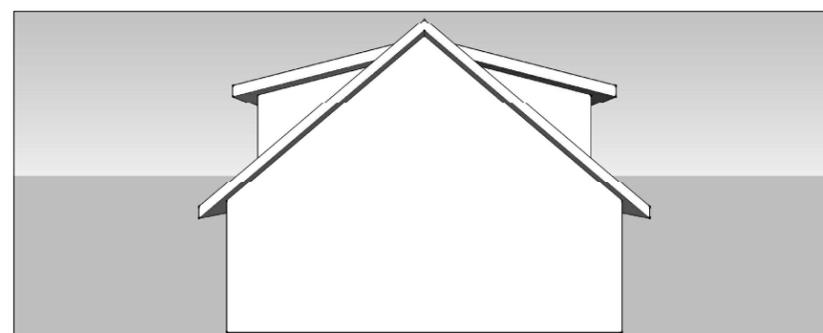
02 RIGHT FRONT PERSPECTIVE Scale: N.T.S.



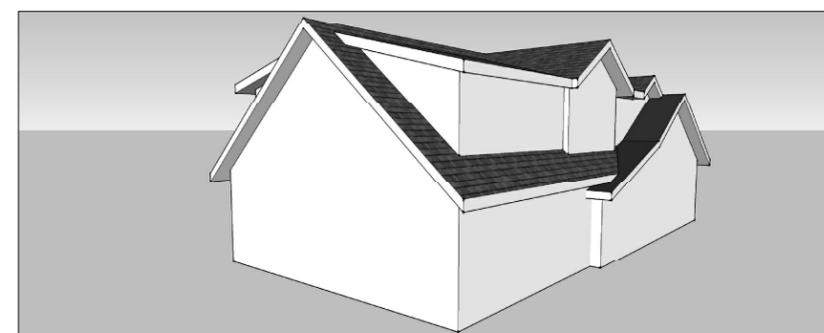
03 RIGHT PERSPECTIVE Scale: N.T.S.



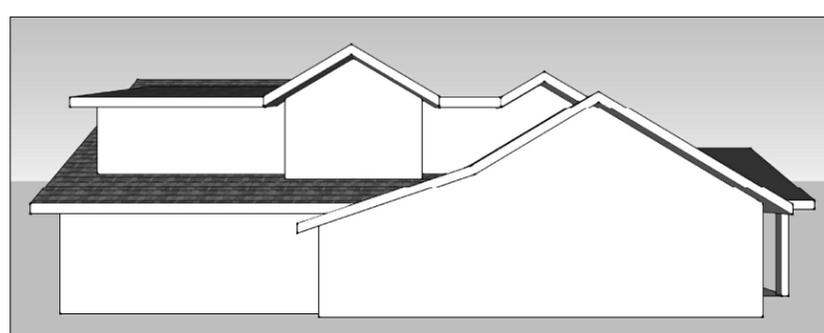
04 RIGHT REAR PERSPECTIVE Scale: N.T.S.



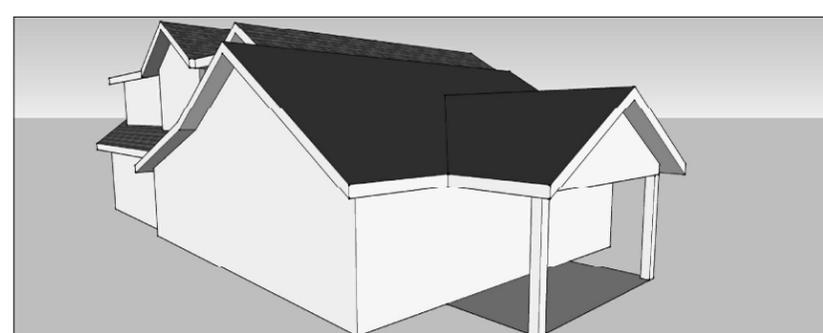
05 REAR PERSPECTIVE Scale: N.T.S.



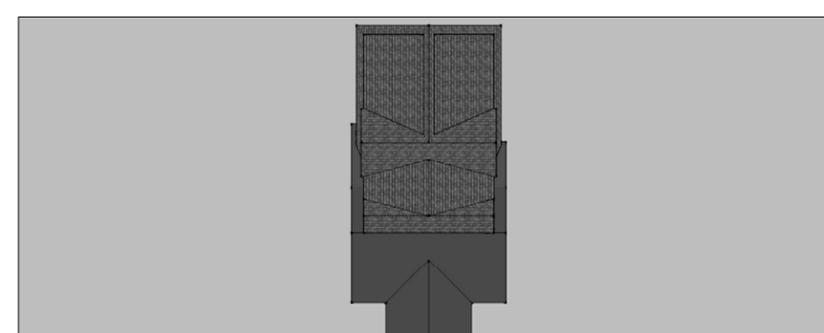
06 LEFT REAR PERSPECTIVE Scale: N.T.S.



07 LEFT PERSPECTIVE Scale: N.T.S.



08 LEFT FRONT PERSPECTIVE Scale: N.T.S.



09 ROOF PERSPECTIVE Scale: N.T.S.

ISSUE DATE: 07/01/16

REV	DATE	DESCRIPTION
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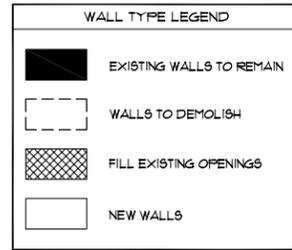
CONSTRUCTION DRAWINGS
 PLOT TO FULL SCALE ON 22" X 34" PAPER
 PLOT TO HALF SCALE ON 11" X 17" PAPER

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

A100

EXTERIOR PERSPECTIVES

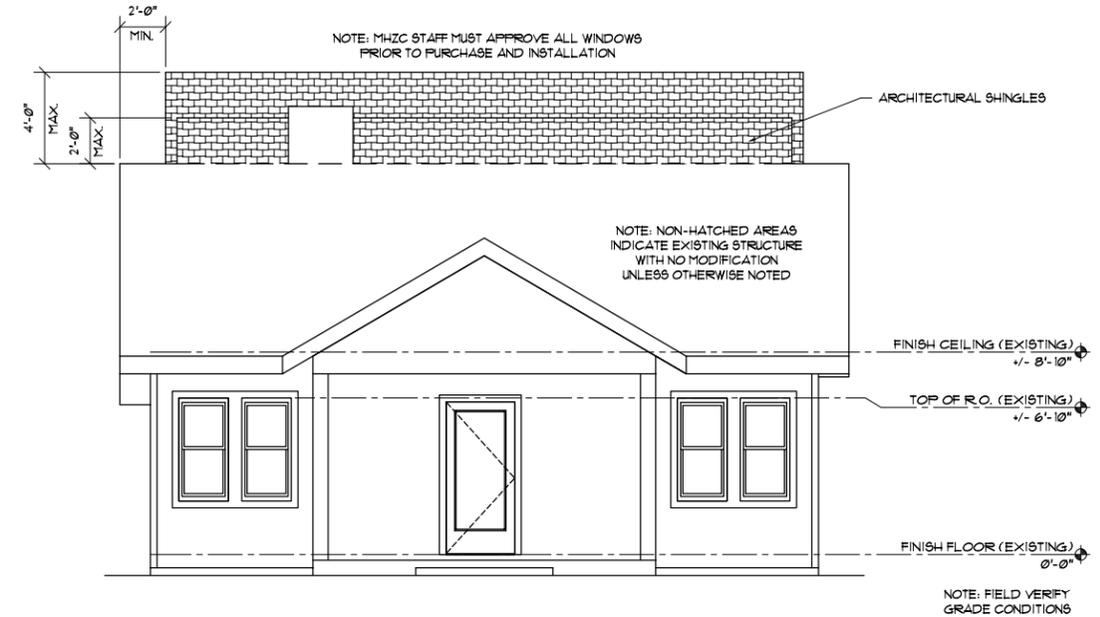
- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
 - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
 - ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
 - ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
 - TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
 - INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
 - CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.



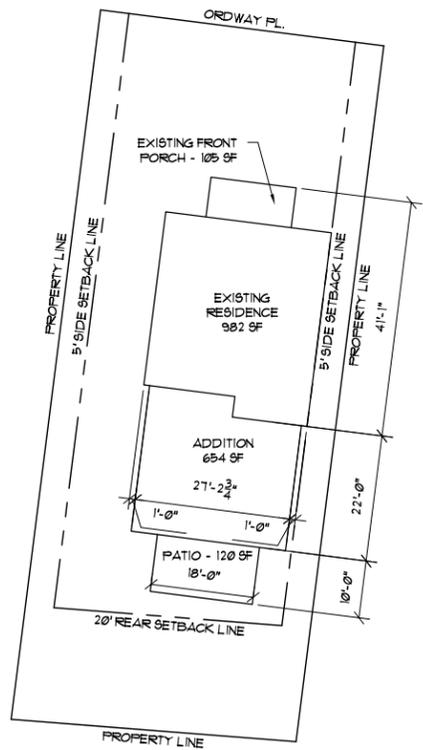
AREA CALCULATIONS

HEATED AREA	
FIRST FLOOR EXISTING:	+/- 982 SF
FIRST FLOOR ADDITION:	+/- 654 SF
SECOND FLOOR ADDITION:	+/- 1061 SF
TOTAL HEATED:	+/- 2703 SF
UNHEATED AREA	
EXISTING FRONT PORCH:	+/- 105 SF
TOTAL UNHEATED:	+/- 105 SF
TOTAL UNDER ROOF:	+/- 2808 SF

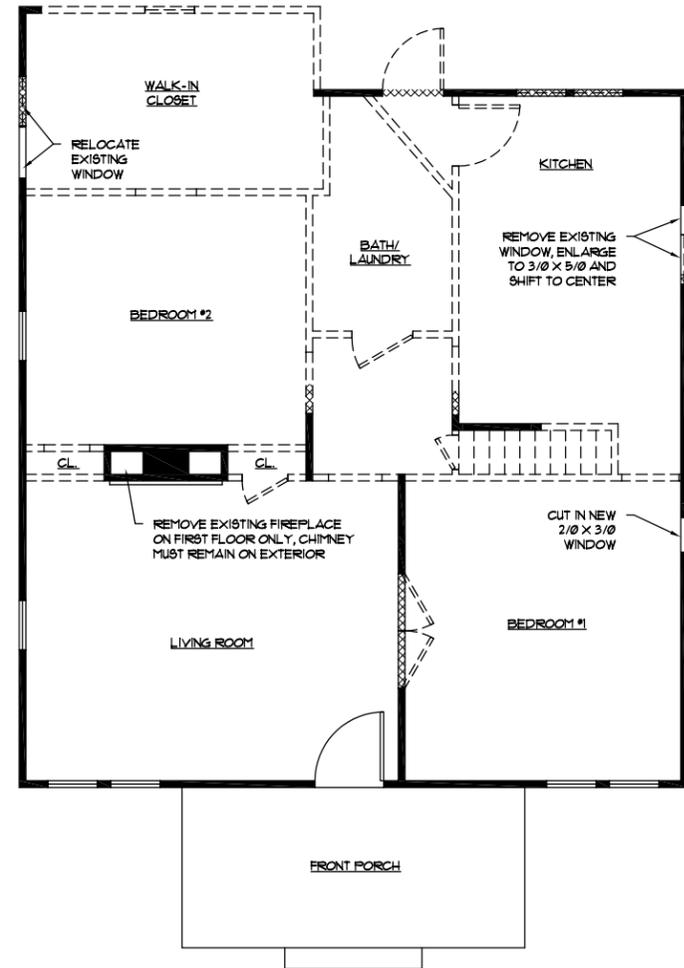
NOTE - NEW CONSTRUCTION AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING. EXISTING CALCULATIONS TAKEN FROM TAX ASSESSMENT RECORDS.



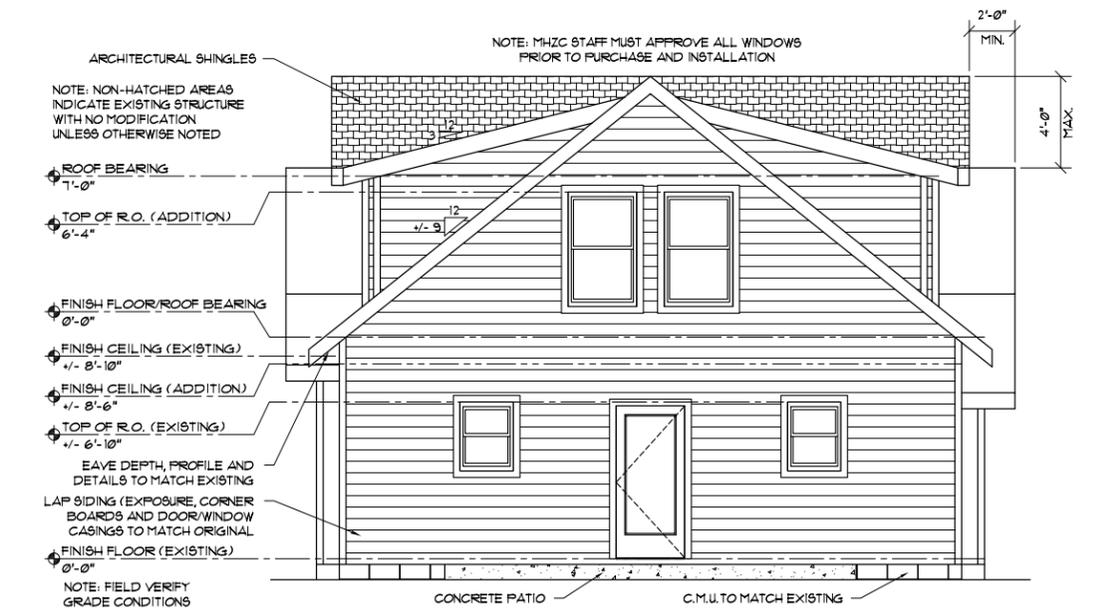
03 FRONT ELEVATION (NORTH) Scale: 1/4"=1'-0"



01 SITE PLAN Scale: 1/16"=1'-0"



02 DEMOLITION PLAN Scale: 1/4"=1'-0"



04 REAR ELEVATION (SOUTH) Scale: 1/4"=1'-0"

RENOVATION AND ADDITION
1504 ORDWAY PL.
NASHVILLE, TN 37206

ISSUE DATE: 07/01/16

REV	DATE	DESCRIPTION
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CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22" X 34" PAPER

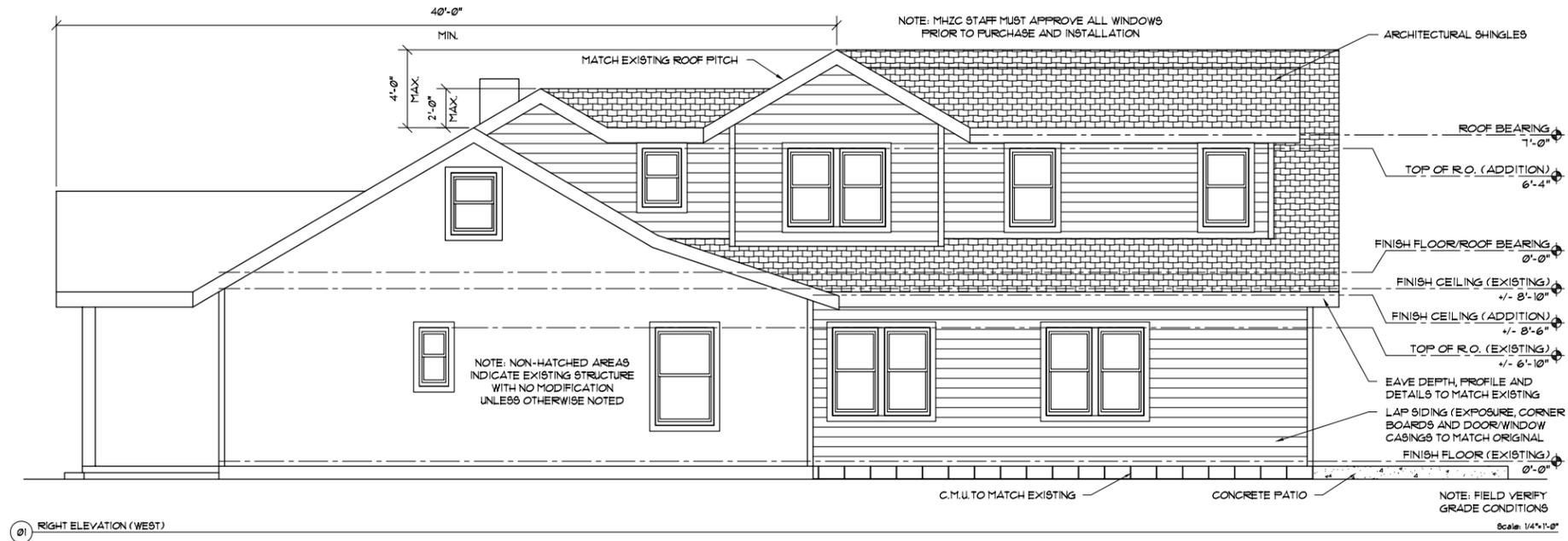
PLOT TO HALF SCALE ON 11" X 17" PAPER

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

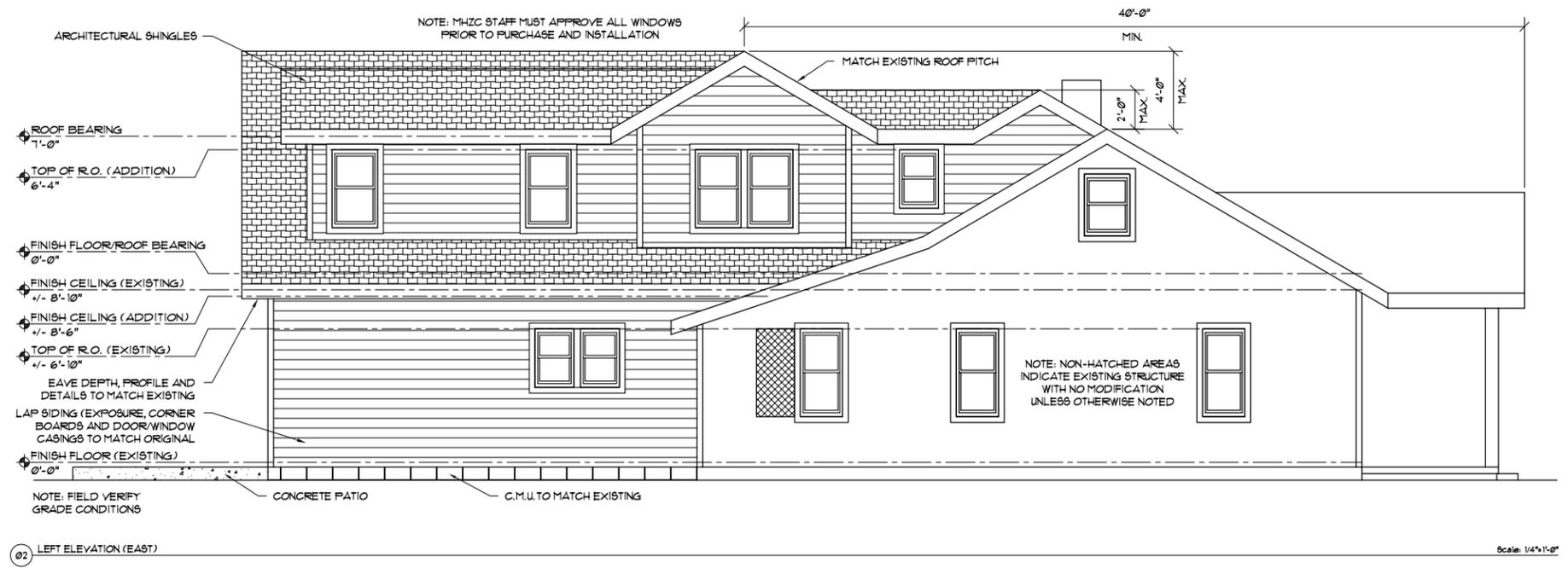
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SITE PLAN, DEMO PLAN AND ELEVATIONS

RENOVATION AND ADDITION
 1504 ORDWAY PL.
 NASHVILLE, TN 37206



01 RIGHT ELEVATION (WEST)



02 LEFT ELEVATION (EAST)

ISSUE DATE: 07/01/16

REV	DATE	DESCRIPTION
△		
△		

CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

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

A103

EXTERIOR ELEVATIONS