

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**

**210 Leonard Avenue**

**February 21, 2018**

**Application:** New construction – addition; Partial demolition  
**District:** Whitland Neighborhood Conservation Zoning Overlay  
**Council District:** 24  
**Map and Parcel Number:** 10413008300  
**Applicant:** Stephen Wells, Wells Design Associates  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

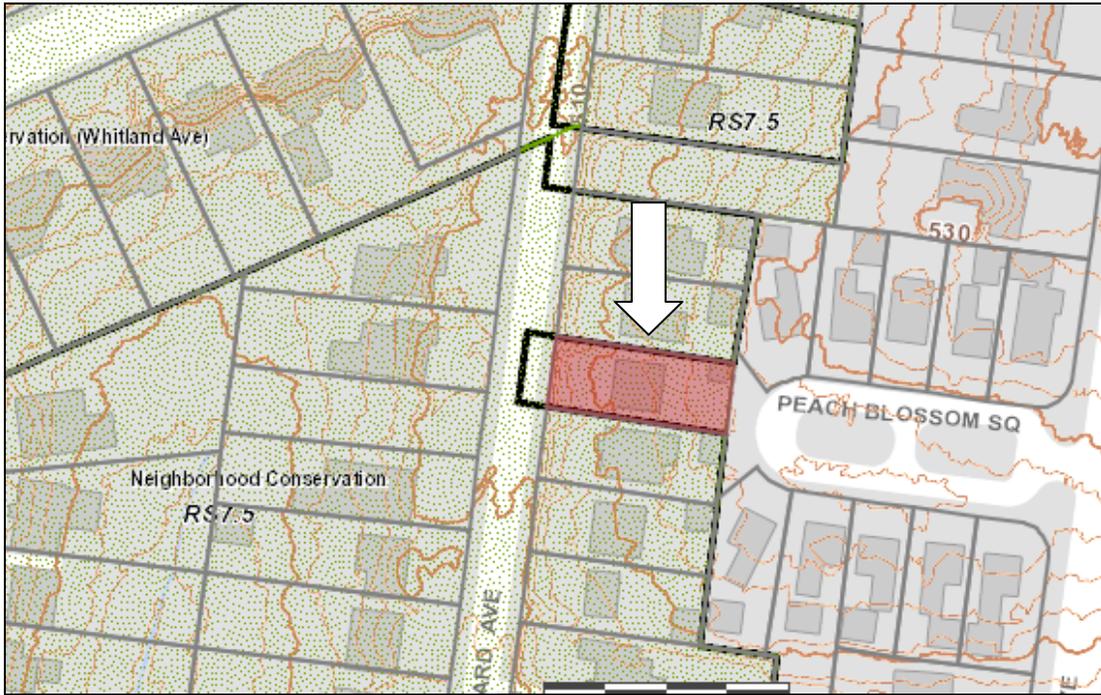
**Description of Project:** The application is to construct front dormers and a rear addition that incorporates a ridge raise and extends wider than the historic house on the right side. The request includes demolishing two non-contributing rear additions and replacing the front porch posts.

**Recommendation Summary:** Staff recommends approval of the proposed addition and setback determination with the condition that staff approve the masonry, roof color, siding, trim, windows, and doors prior to purchase and installation.

With these conditions, staff finds that the proposal meets the design guidelines for addition 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.

*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. 17.40.410).*

*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*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

#### **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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*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.*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

*For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

### **h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

*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 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 that tie into the existing roof should be at least 6" below the existing ridge.*
- 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 higher and extend wider.*

*When an addition needs to be taller:*

*Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.*

*When an addition needs to be wider:*

*Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

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

*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.*

*Sunrooms*

*Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

*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).*

#### *Dormers*

*Front and side dormers are an original characteristic of many contributing houses in the district. It may be appropriate to add a front, side or rear dormer.*  
*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.*

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

- Front and side dormers should be similar in design and scale to an existing dormer on the building.*
- Front and side 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 front and side 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 front and side dormers 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.*

#### *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.

**Background:** The house located at 210 Leonard Avenue was built c. 1948 and is listed in the Whitland National Register district as a contributing building along with a general overview of minimal traditional forms in the district (Figure 1).



Figure 1: 210 Leonard Avenue

**Analysis and Findings:** The application is to construct front dormers and a rear addition that incorporates a ridge raise and extends wider than the historic house on the right side. The request includes demolishing two non-contributing rear additions and replacing the front porch posts.

Partial demolition: The application includes replacing the existing metal porch posts with a new porch column and base (Figure 1). Staff finds that this is appropriate as the metal porch posts may not have been original to the house. No changes to the front porch roof are proposed.

The application also proposes to demolish two existing rear additions (Figure 2). One of the existing additions is fully enclosed, and the other is a covered porch with a metal roof. The additions to be demolished are not present on the 1957 Sanborn map and, therefore, are not original to the historic house (Figure 3). For these reasons, staff finds the proposed partial demolition to be appropriate and to meet Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 2: Additions to be demolished

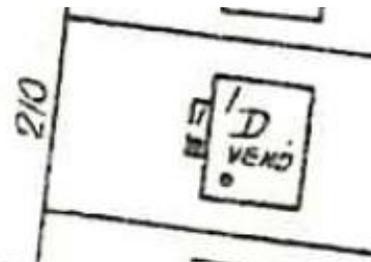


Figure 3: 1957 Sanborn map

Height & Scale: The proposed net additional footprint is approximately one thousand twenty-seven square feet (1027 sq. ft.), compared to the existing footprint which is approximately one thousand, five hundred and eighteen square feet (1518 sq. ft.). The addition adds approximately forty feet (40') to the depth of the house, which does not more than double the depth of the existing house. The new construction is located at the rear of the historic house, in accordance with design guidelines.

The addition incorporates a ridge raise, which is set in two feet (2') from the side walls and does not exceed the maximum additional height of two feet (2') per the design guidelines. Staff finds the ridge raise to be appropriate since the house has a side gabled roof form and it is designed to meet the design guidelines.

The addition also extends wider than the historic house on the right side by two feet (2'). The design guidelines allows additions to go wider, if necessary, when the house is narrow or shifted to one side of the lot. In this case, the house is shifted to the right side of the lot, and the proposed wider portion replaces an existing non-contributing covered porch addition that extends approximately one foot, six inches (1'-6") wider than the historic house. The proposed wider addition is single-story with a shed roof form that helps to deemphasize the scale of the addition. The plan also incorporates a structural alcove as required by the design guidelines. Staff finds that an addition that extends wider than the historic house is appropriate in this case since the proposed addition only extends

six inches (6”) wider than the existing addition that is to be demolished and meets the design guideline requirements for wider additions.

The proposed rear addition does not more than double the footprint or depth of the historic house. The plan includes a ridge raise that meets the design guidelines and a single-story portion that extends wider on the right side, both of which meet the design guidelines. Staff finds the height and scale of the proposed addition to be appropriate given the modest scale of the existing house in a neighborhood that is characterized by larger historic homes. Staff finds that the height and scale of the proposed addition are compatible with the historic house and that the project, therefore, meets section II.B.1.a.and b.

Location & Removability: The new addition will be located at the rear of the existing building, stepped in from the side walls of the original house by two foot (2’) on both sides. The roof of the new addition will tie into the ridge raise, so it will be differentiated from the original roof form. The plan also proposes to add two front dormers. If the additions were to be removed in the future, the essential form and integrity of the original structure would be unimpaired. The project meets section II.B.2.e.

Design: The addition will complement the historic house, with windows that are compatible with the style, rhythm, and proportion of the existing windows while incorporating similar roof pitches of the historic house on the rear gables. The scale of the addition will be distinguished from the original by stepping in from the side walls before continuing back and by a change in cladding material.

The project meets section II.B.2.d.

Setbacks: The new addition meets all setbacks as required by the base zoning. The addition is located approximately twenty feet, one inch (20’-1”) from the rear property line, thirty-one feet (31’) from the left side property line, and five feet (5’) from the right side property line.

The project meets section II.B.1.c.

Materials:

|                           | <b>Proposed</b>  | <b>Color/Texture/<br/>Make/Manufact<br/>urer</b> | <b>Approved<br/>Previously or<br/>Typical of<br/>Neighborhood</b> | <b>Requires<br/>Additional<br/>Review</b> |
|---------------------------|------------------|--|---|---|
| <b>Foundation</b>         | Brick            | Needs final review                               | Yes   | X   |
| <b>Cladding</b>           | Composite siding | Needs final review                               | Yes   | X   |
| <b>Secondary Cladding</b> | Brick veneer     | Needs final review                               | Yes   | X   |
| <b>Roofing</b>            | Shingles         | Color unknown                                    | Yes   | X   |

|                                |                        |                      |         |   |
|--------------------------------|------------------------|----------------------|---------|---|
| <b>Trim</b>                    | Composite trim         | Needs final review   | Yes     | X |
| <b>Front Porch floor/steps</b> | Brick face/stone floor | Needs final review   | Yes     |   |
| <b>Front Porch Posts</b>       | Wood                   | Smooth wood          | Yes     |   |
| <b>Windows</b>                 | Not indicated          | Needs final approval | Unknown | X |
| <b>Side/rear doors</b>         | Not indicated          | Needs final approval |         | X |
| <b>Chimney</b>                 | Brick                  | Needs final approval | Yes     | X |

With the condition that staff approve the masonry, roof color, siding, trim, windows, and doors prior to purchase and installation, staff finds that the project meets section II.B.1.d

**Roof form:** The addition will have a rear gable with a pitch of 6:12 that ties into the proposed ridge raise. Both side façade include shed dormers that at least two feet (2') off the wall below, which on both sides are single-story bump outs. The plan also proposes two gabled dormers on the front façade, which staff finds to be appropriate given their modest size and relationship to the window openings on the first floor. In addition, the dormers do not require the removal of any architectural features. For these reasons, staff finds that the front dormers meet the design guidelines.

The project meets section II.B.1.e.

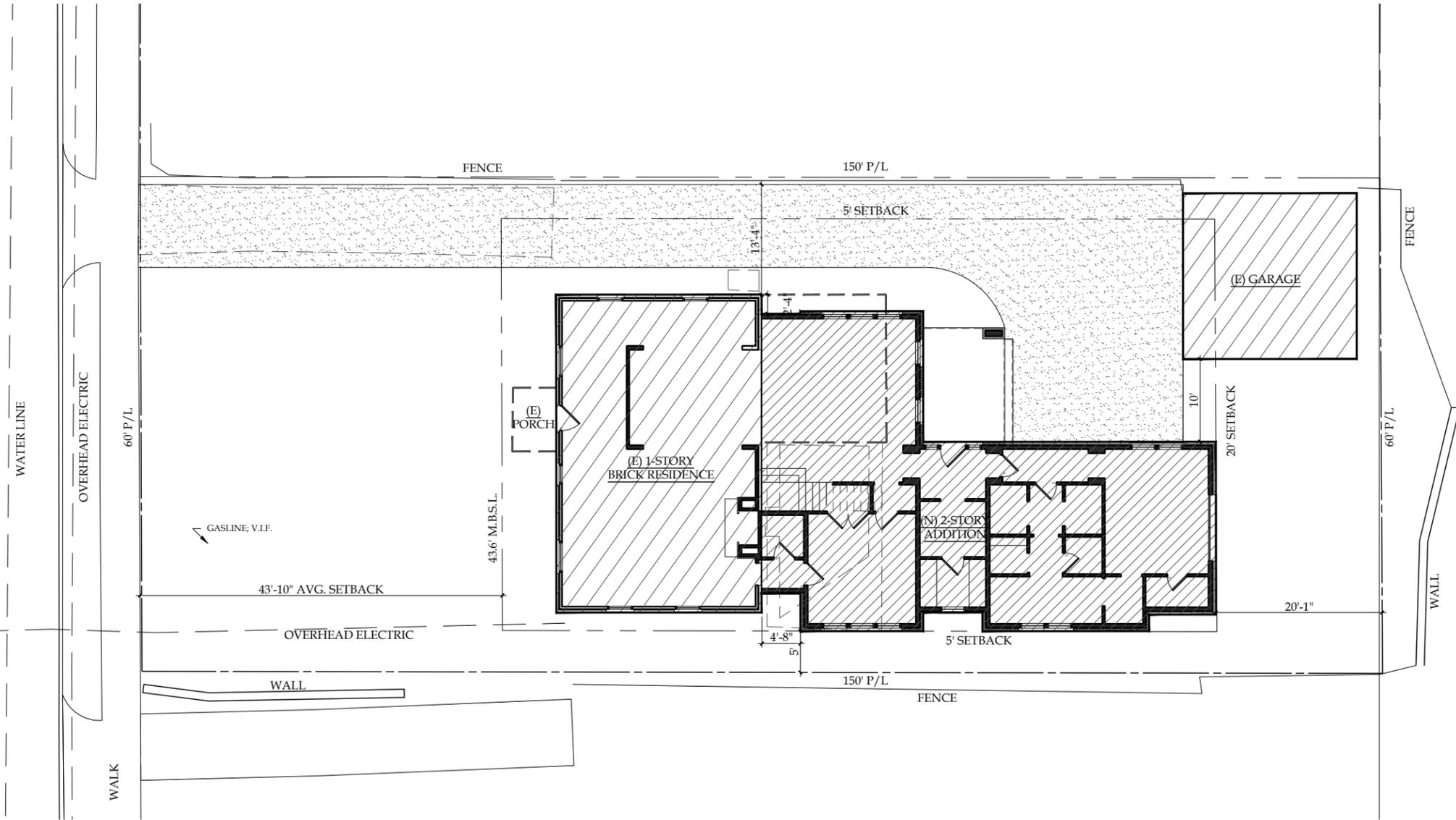
**Proportion and Rhythm of Openings:** The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. The plans indicate that the windows on the existing house are to be replaced but the existing brick openings shall remain. 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 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. The project meets section II.B.1.h.

**Recommendation:** Staff recommends approval of the proposed addition and setback determination with the condition that staff approve the masonry, roof color, siding, trim, windows, and doors prior to purchase and installation.

With these conditions, staff finds that the proposal meets the design guidelines for additions in the Whitland Neighborhood Conservation Zoning Overlay.

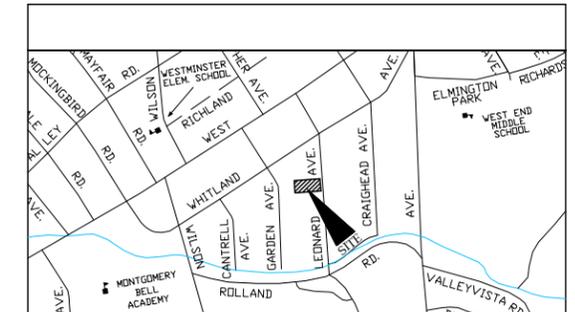
LEONARD AVE.  
(50' ROW)



**1 SITE PLAN**  
 FULL SIZE: 1/8"=1'-0"  
 HALF SIZE: 1/16"=1'-0"



| SHEET INDEX |                           |
|-------------|---------------------------|
| A0.1        | SITE PLAN & PROJECT DATA  |
| A1.0        | FOUNDATION AND ROOF PLANS |
| A1.1        | FIRST FLOOR PLAN          |
| A1.2        | SECOND FLOOR PLAN         |
| A2.0        | EXTERIOR ELEVATIONS       |
| A2.1        | EXTERIOR ELEVATIONS       |
| A3.0        | BUILDING SECTIONS         |
| A4.0        | WALL SECTIONS             |



| ZONING TABLE  |           |                    |          |
|---|-----------|--------------------|----------|
| 210 LEONARD AVENUE<br>NASHVILLE, TN 37205               |           |                    |          |
| MINIMUM BUILDING SETBACKS<br>(PER BULK TABLE 17.12.020) |           |                    |          |
| FRONT.....AVG.  |           |                    |          |
| SIDE.....5'   |           |                    |          |
| REAR.....20'  |           |                    |          |
| AREA CALCULATION  |           |                    |          |
| ZONING - R8   | ALLOWABLE | EXISTING           | PROPOSED |
| LOT   |           | 206 AC± / 8,953 SF |          |
| HOUSE FOOTPRINT   |           | 1,229 SF           | 2,458 SF |
| GARAGE  |           | 431                | 431      |
| MAX BUILDING COVERAGE(45)                               | 4,029 SF  | 1,660 SF           | 2,889 SF |

| SQUARE FOOTAGE               |                 |
|------------------------------|-----------------|
| HEATED/COOLED SPACES:        |                 |
| FIRST FLOOR:                 | 2,369 SF        |
| SECOND FLOOR:                | 1,292 SF        |
| TOTAL:                       | 3,661 SF        |
| OTHER:                       |                 |
| PORCHES:                     | 176 SF          |
| GARAGE:                      | 431 SF          |
| <b>SQUARE FOOTAGE TOTAL:</b> | <b>4,268 SF</b> |

**LEONARD AVENUE RESIDENCE**  
**210 LEONARD AVENUE**  
**NASHVILLE, TN 37205**

SITE PLAN & PROJECT DATA

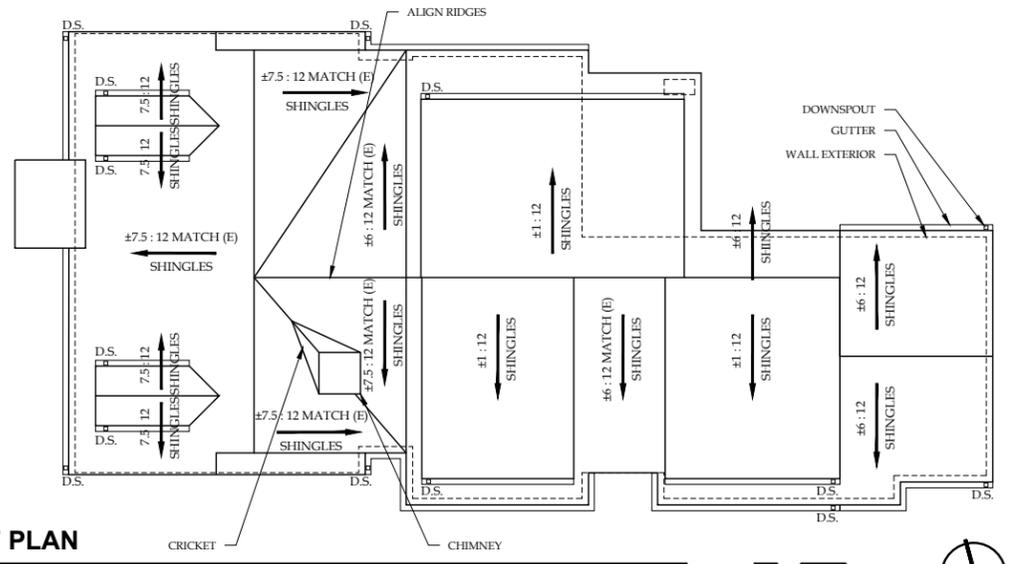
REVISIONS  
 Δ

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

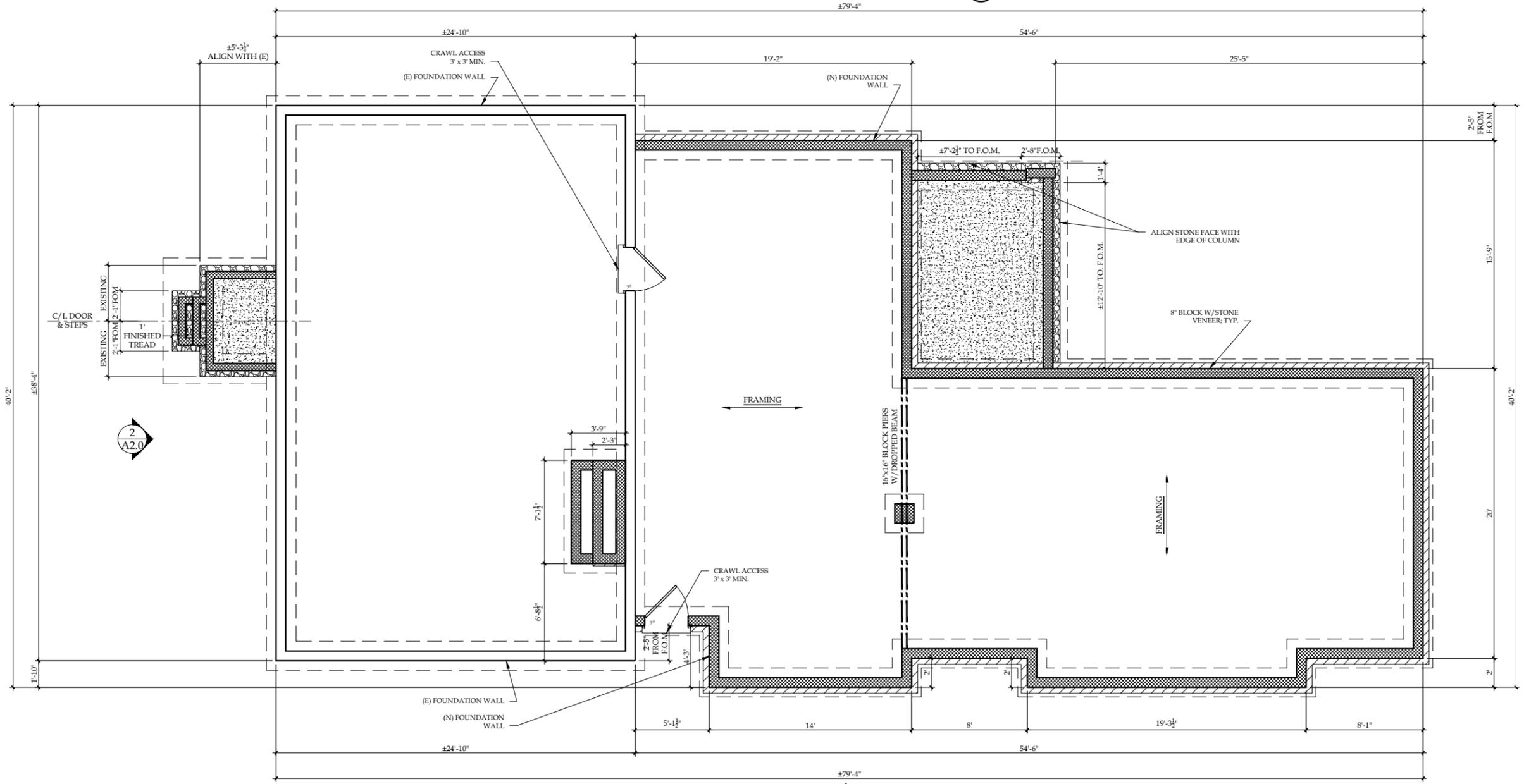
**A0.1**

ISSUED FOR PERMIT  
 DATE: 02.09.18

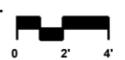
REVISIONS  
 ▲

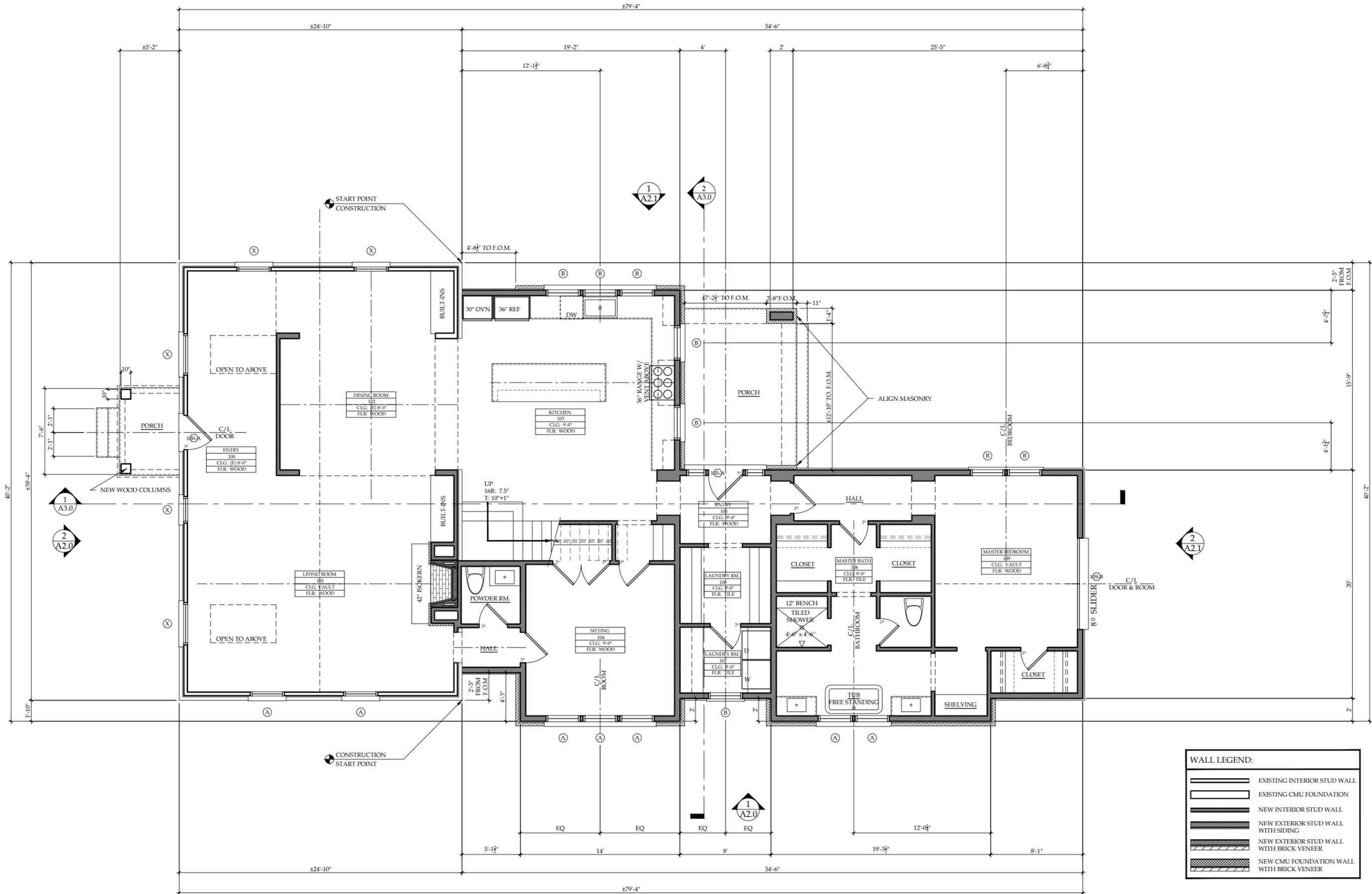


**2** ROOF PLAN  
 FULL-SIZE: 1/8"=1'-0"



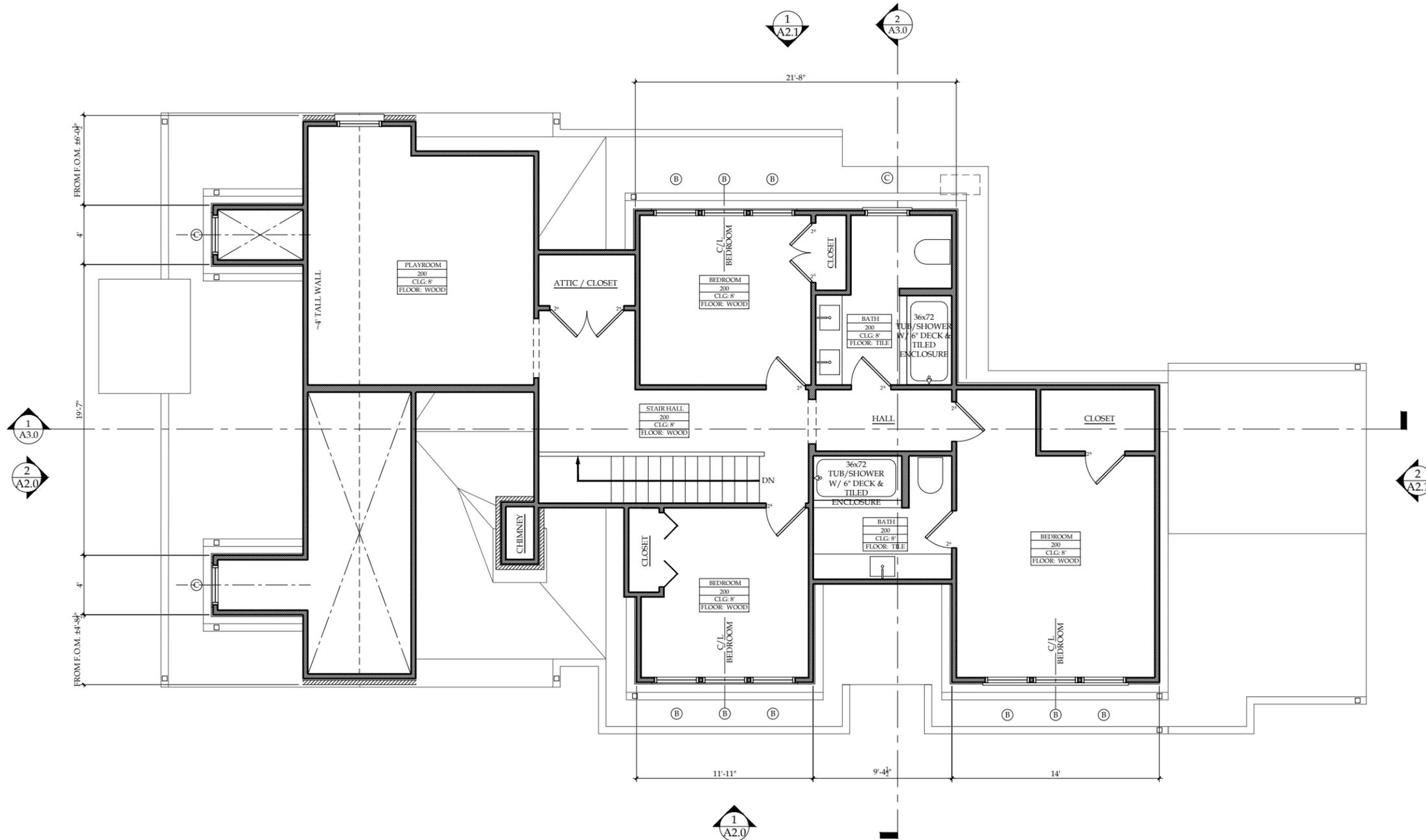
**1** FOUNDATION PLAN  
 FULL-SIZE: 1/4"=1'-0"  
 HALF-SIZE: 1/8"=1'-0"





1 FIRST FLOOR PLAN  
 FULL-SIZE: 1/4"=1'-0"  
 HALF-SIZE: 1/8"=1'-0"

REVISIONS

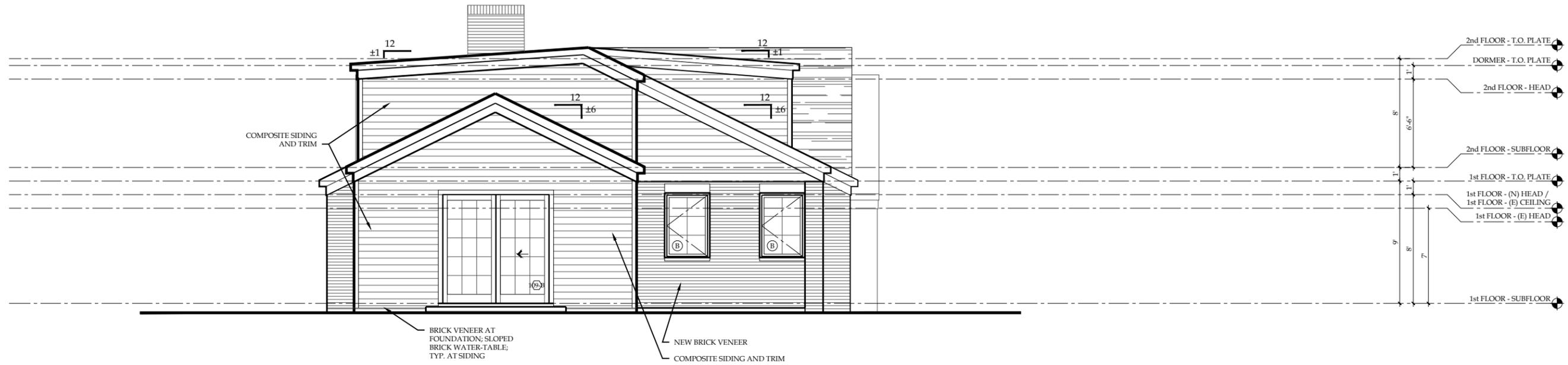


**WALL LEGEND:**

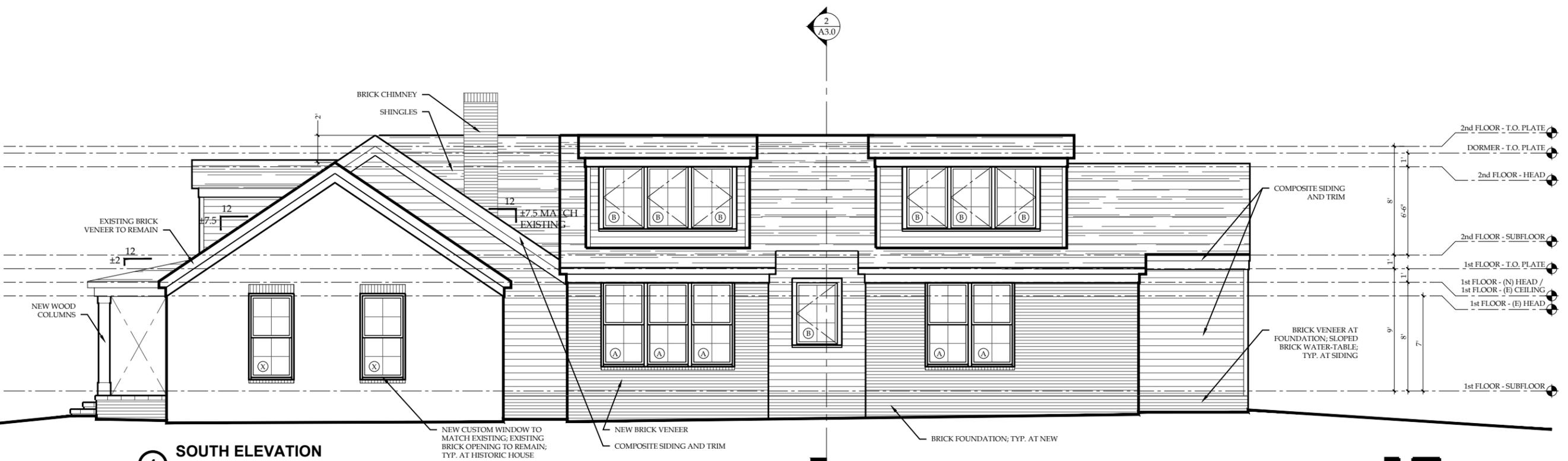
|  |   |
|--|---|
|  | EXISTING INTERIOR STUD WALL               |
|  | EXISTING CMU FOUNDATION                   |
|  | NEW INTERIOR STUD WALL                    |
|  | NEW EXTERIOR STUD WALL WITH SIDING        |
|  | NEW EXTERIOR STUD WALL WITH BRICK VENEER  |
|  | NEW CMU FOUNDATION WALL WITH BRICK VENEER |

**1 SECOND FLOOR PLAN**  
 FULL-SIZE: 1/4"=1'-0"  
 HALF-SIZE: 1/8"=1'-0"

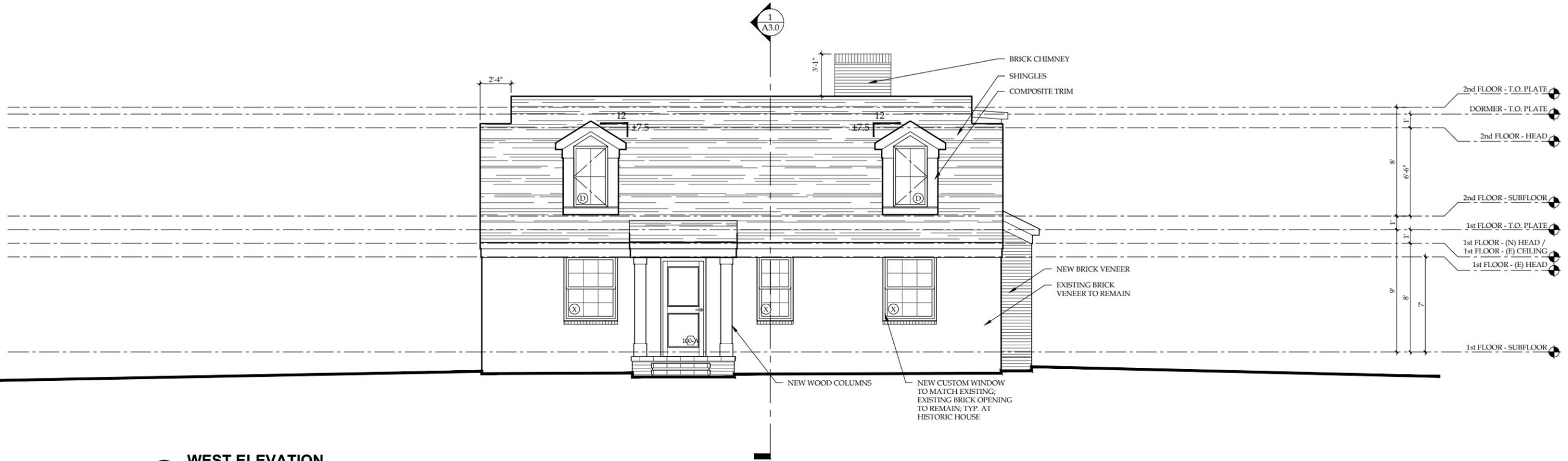




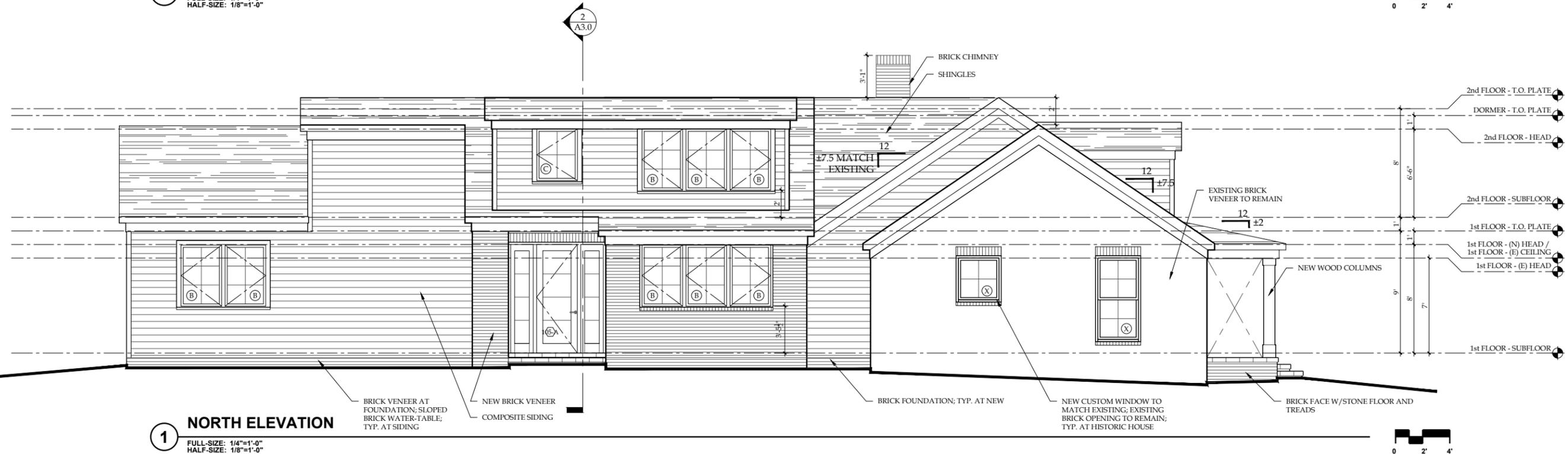
**2 EAST ELEVATION**  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"



**1 SOUTH ELEVATION**  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"



**2 WEST ELEVATION**  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"

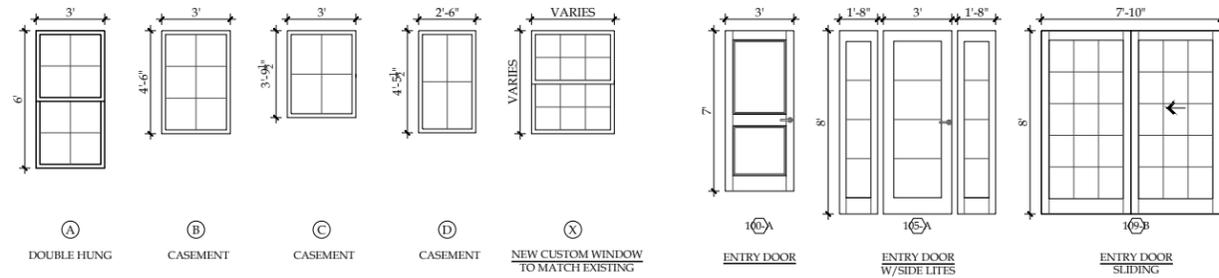


**1 NORTH ELEVATION**  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"

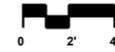


| DOOR SCHEDULE |              |   |                       |
|---------------|--------------|---|-----------------------|
| NO.           | SIZE         | STYLE   | HARDWARE              |
| 100-A         | 3'0" x 6'9"  | EXTERIOR, SOLID WOOD                          | LEVER, LOCK, DEADBOLT |
| 105-A         | 3'0" x 8'0"  | EXTERIOR, SOLID WOOD, W/ (2) 1'-8" SIDELIGHTS | LEVER, LOCK, DEADBOLT |
| 109-A         | 7'10" x 8'0" | EXTERIOR, SLIDING, FULL GLASS                 | LEVER, LOCK, DEADBOLT |

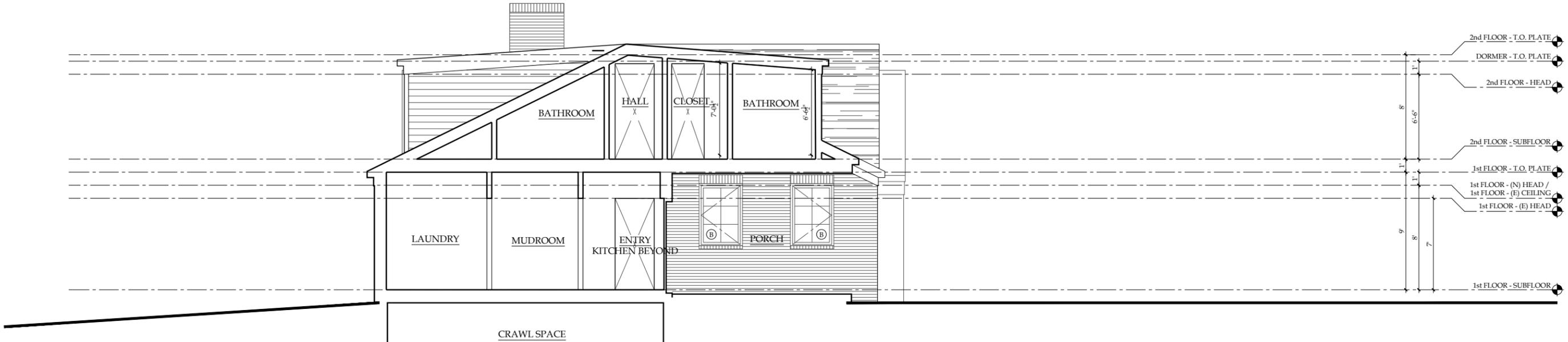
\*MANUFACTURER: MARVIN INTEGRITY SDL WITH 7/8" MUNTINS



3 DOOR AND WINDOW SCHEDULE  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"



2 BUILDING SECTION  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"



1 BUILDING SECTION: WEST-EAST  
FULL-SIZE: 1/4"=1'-0"  
HALF-SIZE: 1/8"=1'-0"

