

DAVID BRILEY
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
402-B North 17th Street
April 18, 2018

Application: New construction – infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08310047200
Applicant: Brad Sayers, Four Square Design Studio, LLC.
Project Lead: Melissa Sajid, melissa.sajid@nashville.gov

Description of Project: Application is to construct one-and-a-half story infill on a vacant lot.

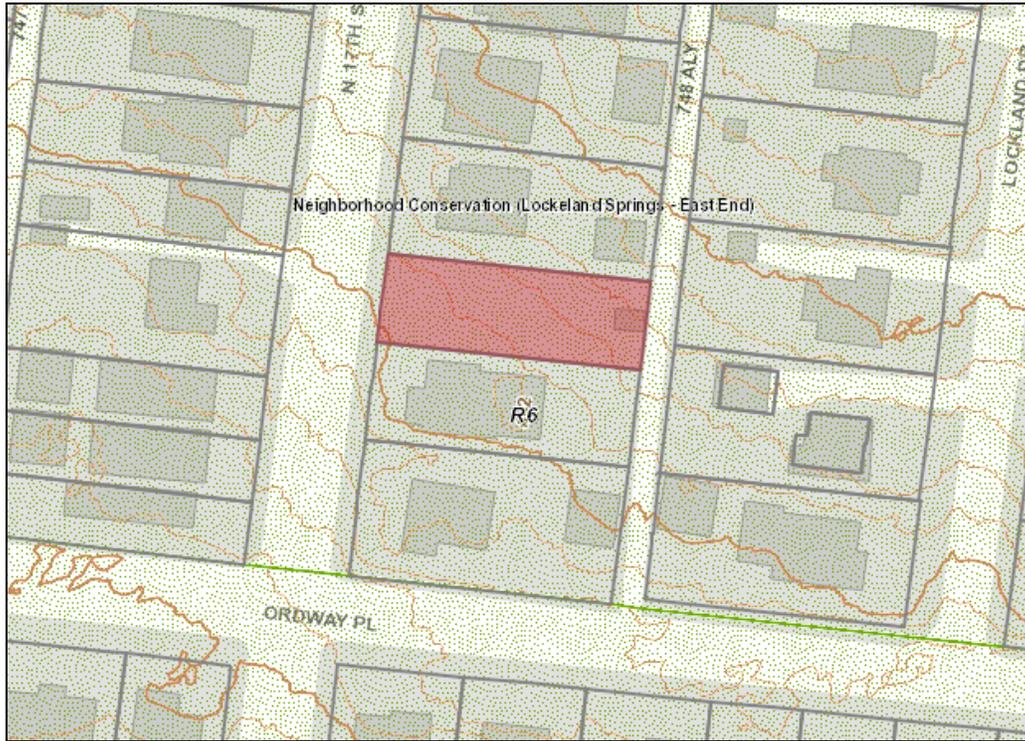
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;
2. Staff approve the roofing material and color, trim, porch floor and steps, porch posts, porch railing, windows, doors, driveway material, and walkway material prior to purchase and installation;
3. The proportion of openings on the right side façade be revised to meet Section II.B.7.; and
4. 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 infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may be up to two-stories.

For those lots located within the Five Points Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. A third story and 15' may be added provided that is for residential use only and is compatible with existing adjacent historic structures. The third story must be stepped back at least 10' from façade planes facing a residential subdistrict, an existing house (regardless of use), and public streets. All front and side building walls shall be a minimum of 20' in height. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor. Exception: buildings with first floor residential use, minimum first floor height shall be 12'.

For those lots located within the Corner Commercial Subdistrict of the Five Points Redevelopment District new buildings shall not exceed 2 stories and 30' in height. An additional story may be added to a building provided that, where it is adjacent to a detached house or a residential subdistrict, it is set back a minimum of 25' from the building wall or 50' from the property line. Three story building height shall not exceed 45'. All front and side building walls shall be a minimum of 16' in height and at the build-to line. For multi-story buildings, the minimum first floor height shall be 14' from finished floor to finished floor.

For those lots located within the Residential Subdistrict of the Five Points Redevelopment District shall not exceed 3 stories .

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*

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

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. 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. 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.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

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.

Background: The property located at 402-B North 17th Street is a vacant lot (Figure 1). At approximately forty-three feet (43') wide, the lot is somewhat narrower than most lots on this block of North 17th Street.



Figure 1: Vacant lot at 402-B North 17th Street

Analysis and Findings: Application is to construct one-and-a-half story infill on a vacant lot.

Height & Scale: The proposed infill has a one-and-a-half story form, which is appropriate since the houses in the immediate vicinity are primarily one and one-and-a-half story homes. The proposed height is approximately twenty-seven feet, eleven inches (27'-11") tall from grade. Historic houses in the immediate area are between eighteen and twenty-seven feet (18'-27') tall from grade. The building will be thirty-two feet, six inches (32'-6") wide. In comparison, other historic houses on the block range from twenty-four to thirty-two feet (24'-32') wide. While the height and width of the proposed infill are on the high end of the historic context, staff finds that height and width of the infill are relatively modest and could be appropriate for the site.

The overall depth of the building will be seventy-eight feet (78'), including a fourteen feet (14') deep screened porch on the rear. The depth of the infill is comparable to other infill projects that the Commission has approved. In this case, however, the lot is fairly shallow at one hundred and twenty-eight feet (128'). The depth of the infill could be appropriate in this case given the height and scale of the house; however, staff has advised the applicant that the depth could present a challenge for any future outbuilding, given the required rear setback and separation between the house and outbuilding.

Staff finds that the proposed infill meets Sections II.B.1. and II.B.2. of the design guidelines for height and scale.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be five feet, four inches (5'-4") from each of the side property lines, and twenty-four feet (24') from the rear property line. Its front façade will be twenty-six feet (26') back from the property line, similar to the front setback for the historic house next door at 402 North 17th Street.

The project meets section II.B.3.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Cladding	5" cement fiberboard lap siding	Smooth	Yes	
Secondary Cladding	Board-and-batten	Smooth face	Yes	
Roofing	Composite Material Roof	Color not indicated		X
Trim	Not indicated	Not indicated		X
Front Porch floor/steps	Not indicated	Not indicated		X
Front Porch Posts	Not indicated	Not indicated		X
Front Porch Railing	Not indicated	Not indicated		X
Front Porch Roof	Composite Material Roof	Not indicated		X
Rear Porch Roof	Composite Material Roof	Color not indicated		X
Windows	Not indicated	Not indicated		X
Principle Entrance	Full light	Not indicated		X
Side/rear doors	Not indicated	Not indicated		X
Driveway	Not indicated	Not indicated	Unknown	X
Walkway	Not indicated	Not indicated	Unknown	X

With the condition that staff review the roofing material and color, trim, porch floor and steps, porch posts, porch railing, windows, doors, driveway material, and walkway material prior to purchase and installation, staff finds that the project can meet Section II.B.4.

Roof form: The primary roof form is cross gable with pitches of 7/12 and 7.5/12. Shed dormers are proposed at the front and rear of the house and have pitches of 4/12 and 3/12, respectively. The porch roof ties into the front gable and has a pitch of 3/12. Staff finds that the proposed roof forms are similar to roof forms found on other historic houses in the conservation overlay. Staff therefore finds that the infill's roof forms meet Section II.B.5. of the design guidelines.

Orientation: The infill is oriented towards North 17th Street with parking off the alley at the rear. The site plan indicated a carport pad at the rear of the property; however, plans for a carport (outbuilding) are not part of this application. The applicant has been advised that the depth of the infill may pose issues for an outbuilding in the future since the separation shown is approximately only six feet (6') and the Commission typically requires twenty feet (20') or ten feet (10') for shallow lots. In addition, the plans show a zero foot (0') rear setback for the carport; since the carport would be accessed from the alley the minimum rear setback would be ten feet (10') although the Commission has approved five feet (5') for shallow lots. The infill includes a partial width front porch that is approximately nine feet (9') deep, which meets the design guidelines. The project meets section II.B.6.

Proportion and Rhythm of Openings: Not all of the windows on the infill are generally twice as tall as they are wide, which is typical of the historic proportions of openings. While some smaller, square window openings may be appropriate on the sides near the rear or on the rear of the infill, staff finds that the infill incorporates too many smaller, square windows where they are likely to be visible. The right side façade incorporates a number of smaller, square windows including those proposed near the gable field. Staff recommends that the window openings on the right side façade be revised to meet Section II.B.7. of the design guidelines. There are no large expanses of wall space without a window or door opening. With the condition that the proportion of openings on the right side façade be revised to meet Section II.B.7, staff finds the project's proportion and rhythm of openings can meet Section II.B.7.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition, staff finds that the project meets section II.B.9.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;
2. Staff approve the roofing material and color, trim, porch floor and steps, porch posts, porch railing, windows, doors, driveway material, and walkway material prior to purchase and installation;

3. The proportion of openings on the right side façade be revised to meet Section II.B.7.;
and
4. 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 infill meets Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

Context Photos:



407 and 409 North 17th Street (both contributing) – across the street, mid-block



411 North 17th Street (contributing) – across the street, mid-block



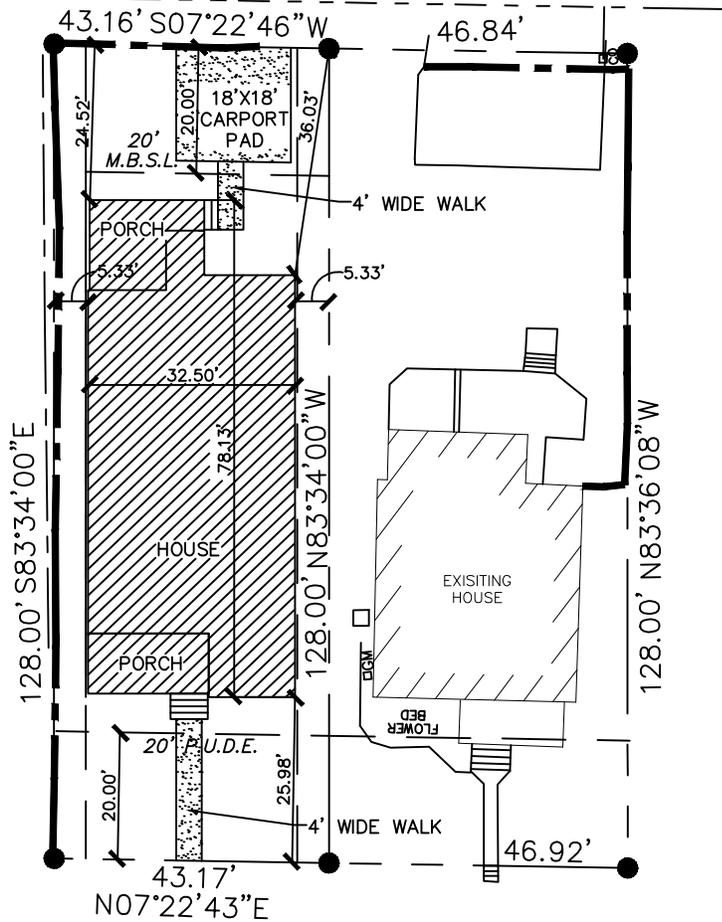
402 North 17th Street (contributing) – next door, to the right



406 N. 17th Street (contributing) – two houses down on the left

PRELIMINARY PLOT PLAN

DATE: 3/29/18



NORTH 17TH STREET

SQUARE FOOTAGE SUMMARY
 FIRST LEVEL 1978 SQFT
 SECOND LEVEL 1448 SQFT
 FRONT PORCH 174 SQFT
 REAR PORCH 171 SQFT

LOT COVERAGE RATIO
 5,525 SQFT LOT/2,323 SQFT FOOTPRINT = 42%

PARCEL REFERENCE
 PARCEL ID FOR SUBJECT PROPERTY IS
 08310005900 ON DAVIDSON COUNTY
 PROPERTY MAP.

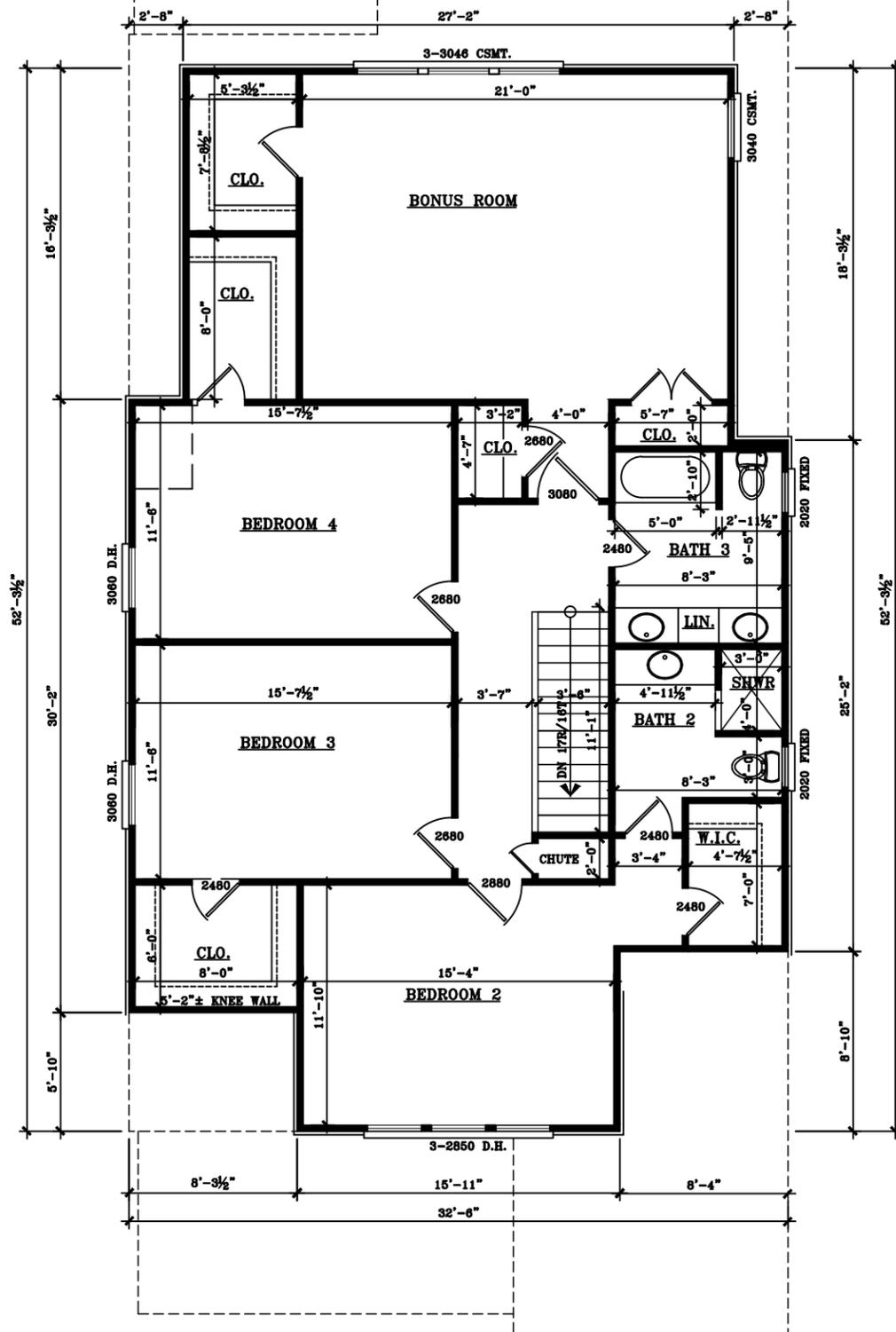
PLAT REFERENCE
 Being Lot #193, 194 & 195 on McEwen
 addition of record in book 332, page
 133, R.O.D.C.

PROPERTY ADDRESS
 402 NORTH 17TH STREET
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE, 37206

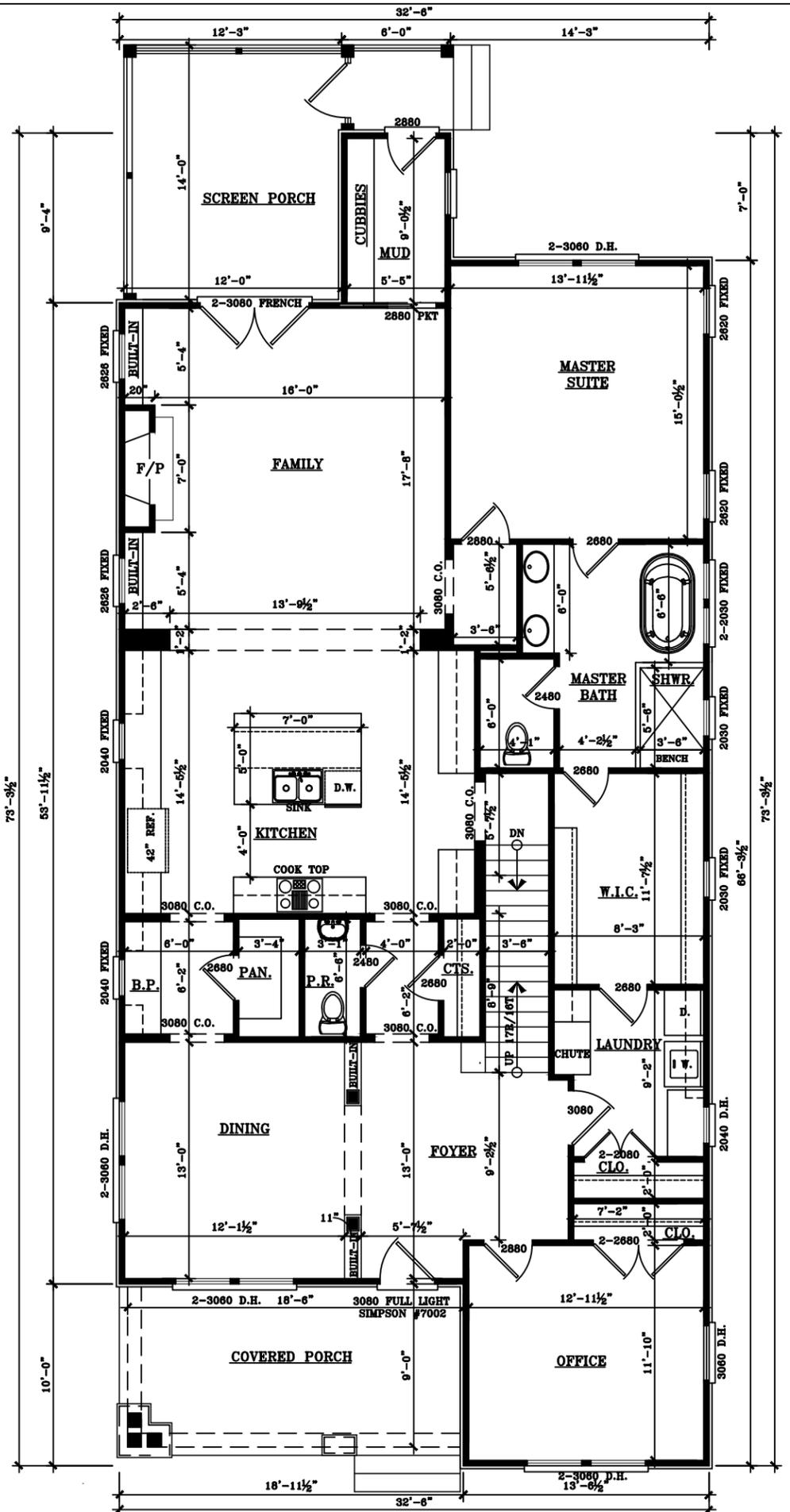
OWNER INFORMATION
 SAMUEL AND EMILY TUCKER
 402 NORTH 17TH STREET
 NASHVILLE, DAVIDSON COUNTY
 TENNESSEE, 37209

NOTE!!
 DIMENSIONS FOR FOOTPRINT ARE
 TO OUTSIDE FACE OF BLOCK.

SCALE: 1" = 30'

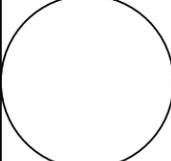


SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 9'-1" CLG. HGT. UNLESS NOTED OTHERWISE



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 9'-1" CLG. HGT. UNLESS NOTED OTHERWISE

THE TUCKER FAMILY	
SQUARE FOOTAGE CALCULATION:	
(OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD)	
FIRST FLOOR HEATED:	1978 SQFT.
SECOND FLOOR HEATED:	1448 SQFT.
TOTAL HEATED AREA:	3426 SQFT.
SCREEN PORCH:	171 SQFT.
COVERED PORCH:	174 SQFT.
TOTAL UNDER ROOF:	3771 SQFT.



FOUR SQUARE
 design studio
 620 8th Avenue South
 Nashville, TN 37203
 (615) 431-3664
 www.4Square.Design

CUSTOM HOME FOR
THE TUCKER FAMILY
402 NORTH 17TH
 NASHVILLE, TENNESSEE

NOTICE: DUE TO MANY FACTORS, INCLUDING BUILDER/COWNER REQUESTING LIMITED DETAILS, THE POSSIBILITY OF CONSTANT ON-SITE CONSULTATIONS/SUPERVISION, CONTROL OVER ACTUAL CONSTRUCTION, VARIANCES IN LOCAL BUILDING CODES, AND WEATHER CONDITIONS, NEITHER FOUR SQUARE DESIGN STUDIO, LLC NOR ANY OF ITS ASSOCIATES ARE RESPONSIBLE FOR DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN DESIGN OR PLANS OF THE BUILDING. IT IS RECOMMENDED THAT YOU ALWAYS CONSULT A PROFESSIONAL ENGINEER (P.E.) OF YOUR CHOICE BEFORE STARTING AND DURING CONSTRUCTION. IT IS ALSO RECOMMENDED THAT THE PLANS BE REVIEWED BY LOCAL BUILDING DEPARTMENT OFFICIALS, REVIEW BOARDS, AND/OR ANY OTHER GOVERNING BODY PRIOR TO THE START OF ACTUAL CONSTRUCTION.

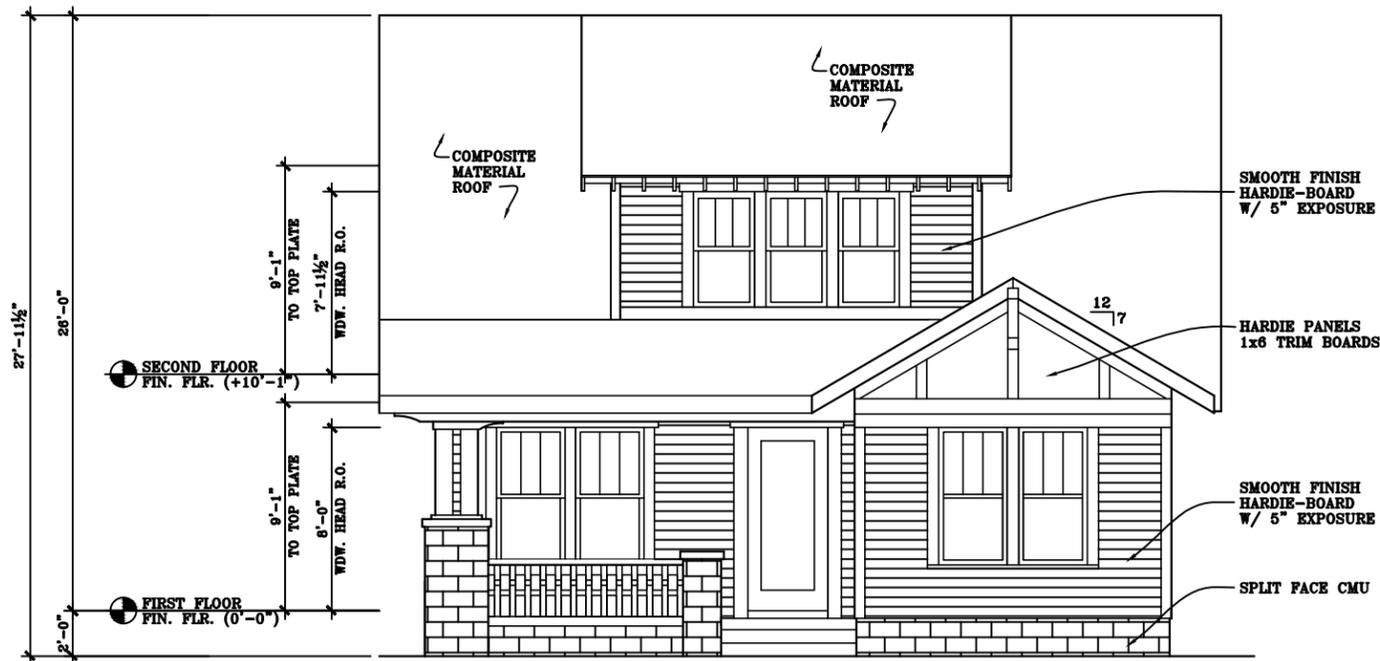
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
▲	03/09/18	PRELIM DD.
▲	03/20/18	PRELIM DD.
▲	03/29/18	PRELIM DD.
▲	04/02/18	PRELIM DD.
▲	04/09/18	PRELIM DD.

JOB NUMBER: 2017-46

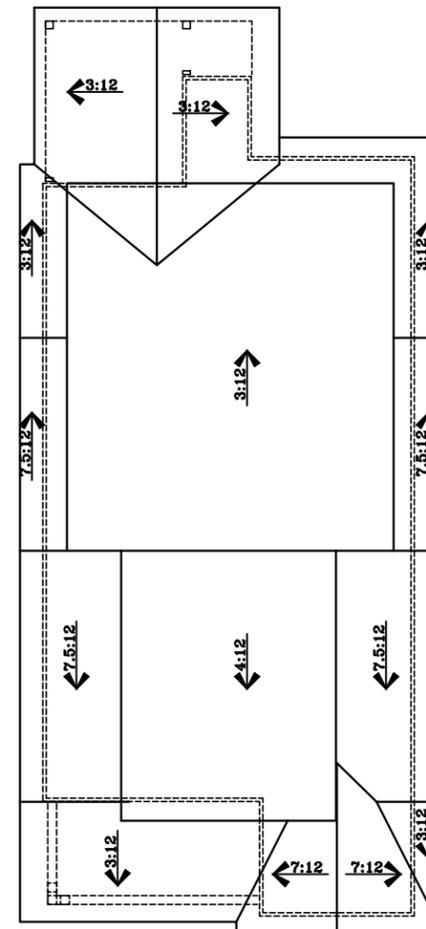
FLOOR PLANS

SHEET NUMBER

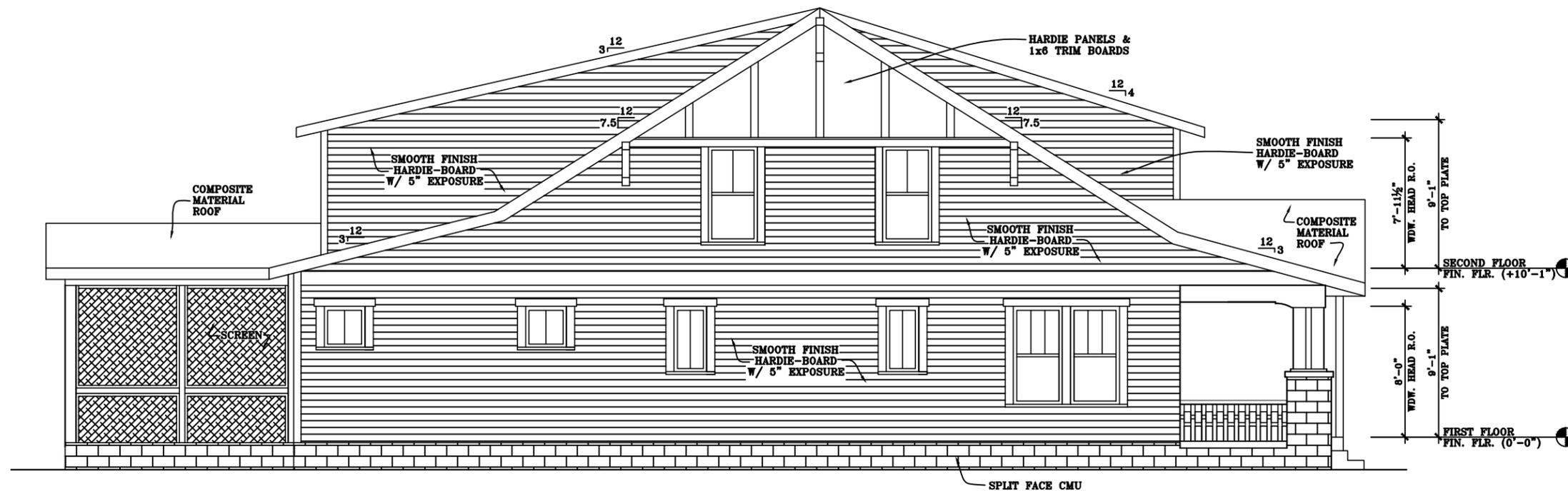
A101



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF SCHEMATIC
SCALE: 1/16" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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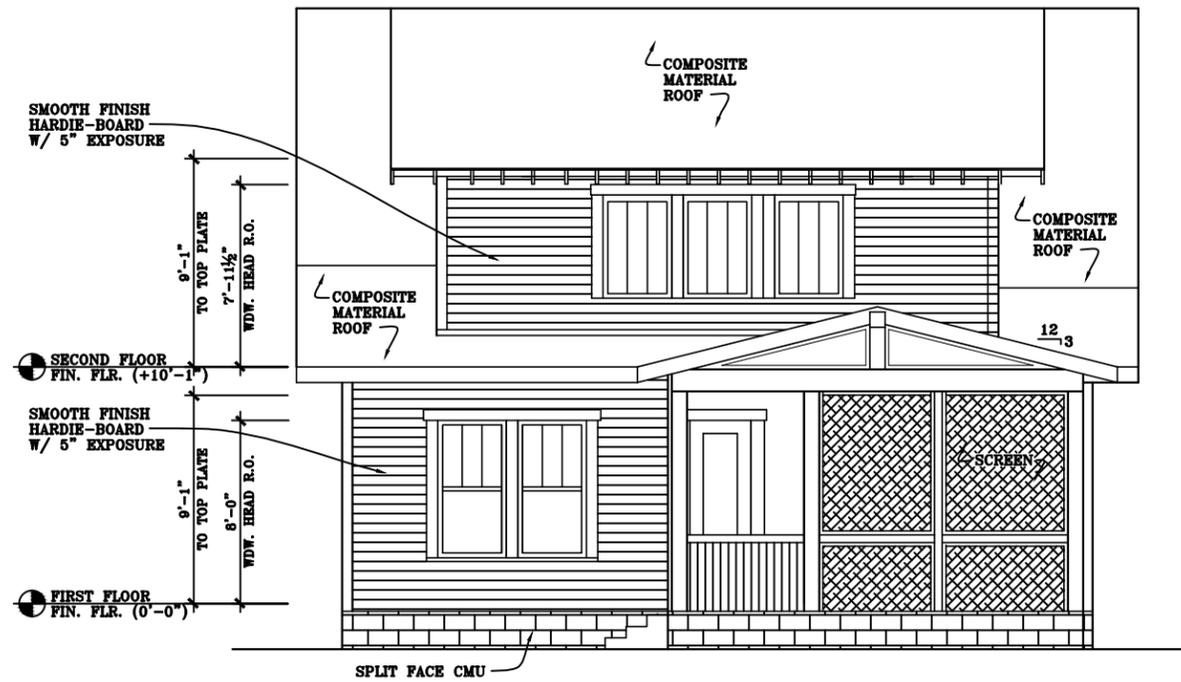
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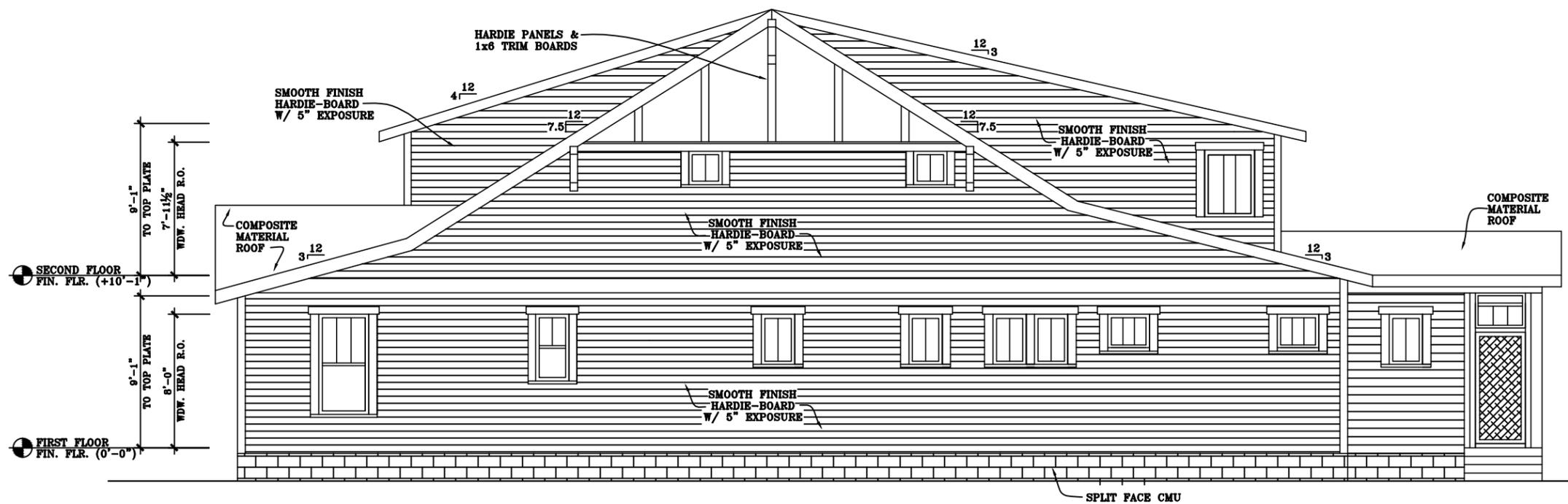
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ELEVATIONS
ROOF PLAN

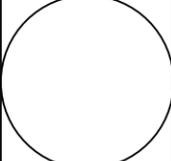
SHEET NUMBER
A201



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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JOB NUMBER: 2017-46

ELEVATIONS

SHEET NUMBER

A202