

DAVID BRILEY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 3534 Richland Avenue Lot 21, Richland Hall Development January 16, 2019

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

Application: New Construction—Infill
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10409030200
Applicant: Chad Gore, Mike Ford Builders
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Revision to a previously approved application to construct a new single family infill with an attached garage at basement level.

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

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. Staff inspect the front setback during staking to ensure the setback's compatibility with the historic house at 3526 Richland Avenue and the new infill at 3530 Richland Avenue; and
3. Staff approval of stone and brick samples, all windows and doors, garage doors, the roof shingle color, the secondary roofing material, the materials of the porch floor and steps, and the material of the driveway and walkway

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design*

Attachments

- A: Photographs
- B: Development Site Plan
- C: Site Plan For Lots 18-22
- D: Lot 21 Site Plan
- E: 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, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding

are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

Porches

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

Outbuildings: Character, Materials and Details

· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.

Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

Outbuildings: Roof

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

Outbuildings: Windows and Doors

- Publicly visible windows should be appropriate to the style of the house.
- Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
- Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

i. 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.

j. 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: 3534 Richland Avenue is a currently a vacant lot. Formerly the site was a parking lot for a building on the Welch College (formerly the Free Will Baptist Bible College) campus. The College has moved to a new location and the building has been demolished. The new owner of the college's property plans 22 new infill houses within the Richland-West Neighborhood Conservation Zoning Overlay (Figure 2). To date, MHZC has approved infill and outbuildings for Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 17 and 22 (3657, 3653, 3649, 3641, 3637, 3633, 3629, 3613, 3609, 3701, 3703, 3614, 3612, 3610, and 3530 Richland Avenue, respectively). Several of these houses have been constructed (See photos at end of document). The Commission approved a side setback determination and an infill design for this site at the December 19, 2018 hearing, this application is for revisions to that design, including increased height.



Figure 1. Proposed infill at 3534 Richland Avenue: on the right is the previously approved plan, on the left is the new revised design.

Analysis and Findings: Application is to construct a new single family infill with an attached garage at basement level. This is a revision to a previously approved design.

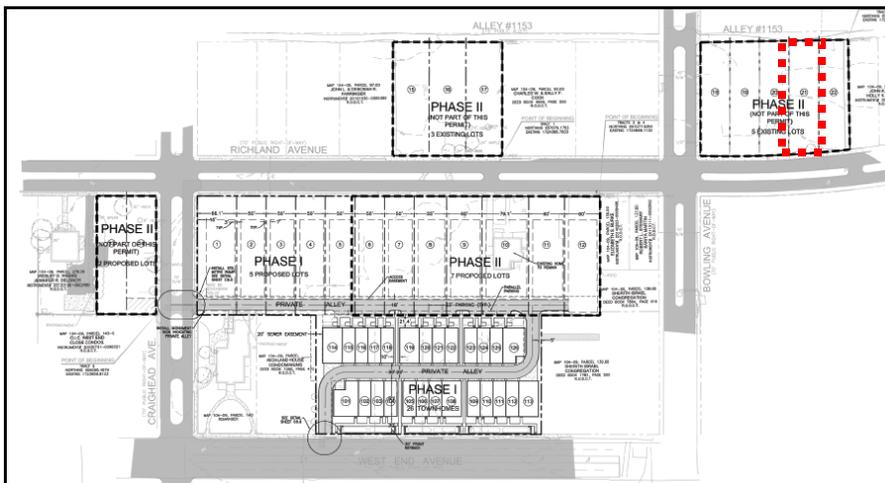


Figure 2. Overall site plan for the 22 infill houses planned for the Richland-West End Neighborhood Conservation Zoning Overlay. The red box indicates the site currently under consideration.

Height & Scale: The proposed infill will be two stories and will have a maximum height of about thirty-seven feet (37') from grade (about thirty-five feet (35') above the foundation height). The previously approved application proposed a lower height of about thirty-three feet (33') from grade (or thirty feet, ten inches (30' 10") above the foundation height). Staff finds that the increased height is still appropriate, as it is similar to the heights of historic houses in the immediate vicinity, which range from twenty to thirty-seven feet (20' – 37') tall. It is also in keeping with what has been approved in the past for the infill houses in this development. In addition, the additional height is only planned for a portion of the building and does not include the entire form.

Setback & Rhythm of Spacing: This revision does not propose any changes to the setbacks or rhythm of spacing that were approved in December 2018 by the Commission.

Materials: The proposed materials were approved by the Commission in December 2018. The only new materials as a part of the revision are fiber-cement shake shingles in the front gable field and a secondary roofing material on the front porch entry and window bay. Staff should review and approve the secondary roofing material prior to purchase and installation.



Figure 3. Right elevation.

Roof form: The roof form has not changed since the December 2018 approval. The primary difference is that the front-gabled form maintains a 16/12 pitch along the right elevation, but transitions to a much shallower 4/12 pitch along the left elevation. Staff finds that the revised roof forms are appropriate for an infill house in the overlay, and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: Staff finds that the proposed orientation has not changed and meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: Staff finds that the infill's proportion and rhythm of openings has not changed and meets Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The HVAC unit is proposed to be about twenty-six feet (26') behind the front of the house and about seventy-eight feet (78') back from the property line at the sidewalk. The Commission has approved HVAC units in this location for this development in the past. Staff therefore finds that the infill meets Section II.B.1.i. of the design guidelines.

Outbuilding: The applicant is proposing an attached garage, at the rear basement level. The design guidelines allow for such basement-level attached garages at the rear. Staff therefore finds that the proposed outbuilding meets Section II.B.1.h of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of neighboring historic houses, to be verified by MHZC staff in the field;
2. Staff inspect the front setback during staking to ensure the setback's compatibility with the historic house at 3526 Richland Avenue and the new infill at 3530 Richland Avenue; and
3. Staff approval of stone and brick samples, all windows and doors, garage doors, the roof shingle color, the secondary roofing material, the materials of the porch floor and steps, and the material of the driveway and walkway

With these conditions, staff finds that the project meets Section II.B. of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design*

Richland Hall Lots Constructed to Date:



Lot 1, 3657 Richland Avenue, approved December 16, 2015



Lot 2, 3653 Richland Avenue, approved December 16, 2015



Lot 3, 3649 Richland Avenue, approved May 18, 2016



Lot 4, 3641 Richland Avenue, approved December 21, 2016



Lot 5, 3637 Richland Avenue, approved April 19, 2017



Lot 6, 3633 Richland Avenue, approved May 17, 2017



Lot 7, 3629 Richland Avenue, approved June 21, 2018



Lot 11, 3613 Richland Avenue, approved June 21, 2017



Lot 12, 3609 Richland Avenue, approved September 20, 2018



Lot 13, 3703 Richland Avenue, approved April 19, 2018



Lot 14, 3701 Richland Avenue, approved August 16, 2017



Lot 15, 3614 Richland Avenue, approved March 12, 2018



Lot 16, 3612 Richland Avenue, approved January 25, 2018



Lot 17, 3610 Richland Avenue, Approved September 20, 2017

Historic Context Photos:



Lots 18, 19, 20 and 21.



Directly across the street is the parking lot for the West End Church of Christ, which faces West End Ave.



3526 Richland Avenue, historic house directly to the right/east of Lot 21.



3518 Richland Avenue, to the right/east of lot 21



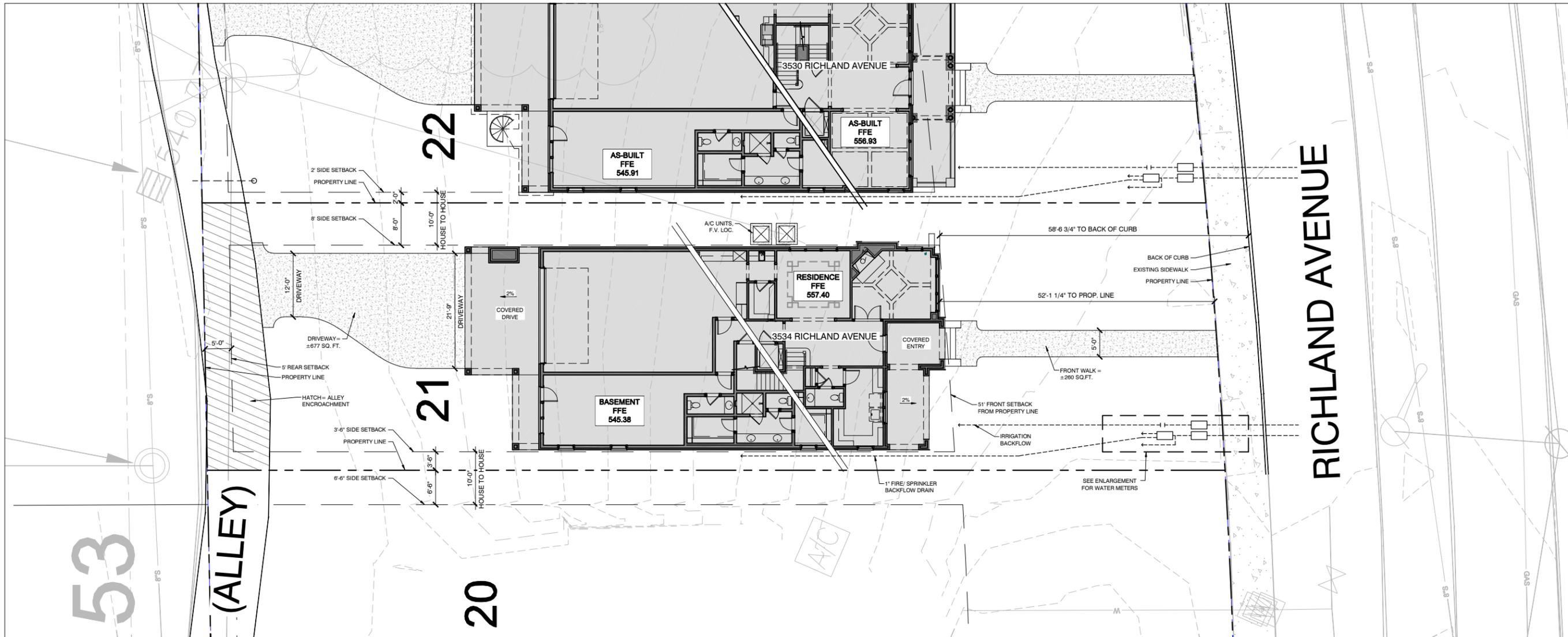
3523 Richland Avenue, across the street and to the east of Lot 21



3519 Richland Avenue, a two-story house across the street and to the east of Lot 21



3533 Richland Avenue, a two-story house across the street and to the west of Lot 21

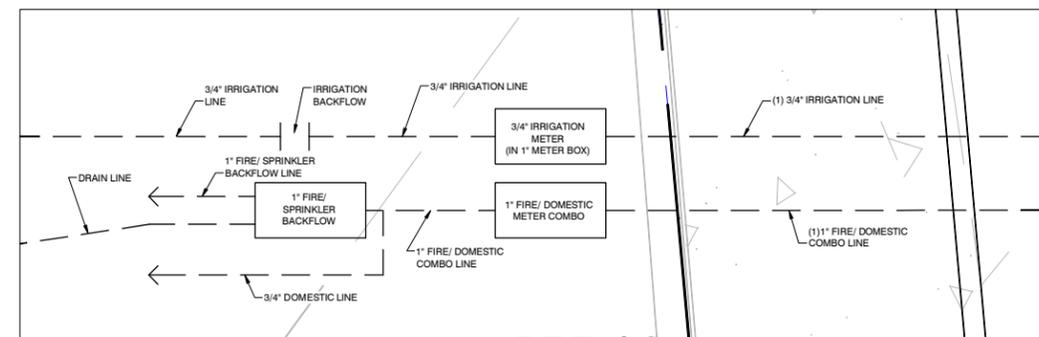


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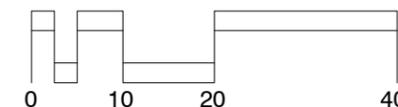
- * Contractors are responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.
- DO NOT SCALE FROM THIS PLAN.**
- * Confirm all spot elevations prior to construction
- * Builder is responsible for compliance with all applicable codes and ordinances.
- * Provide proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
- * Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
- * This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations
- * No runoff calculations have been developed or used to size swales and/or inlets and pipes.

ADDRESS: 3534 Richland Ave.
PARCEL: 10409030200
INFILL HEATED AREA: 4703 s.f.

NOTE: COORDINATE FLOOR ELEVATIONS IN FIELD AND VERIFY SUITABILITY



2 ENLARGED WATER METER PLAN
NOT TO SCALE



RICHLAND HALL
 3534 RICHLAND AVE

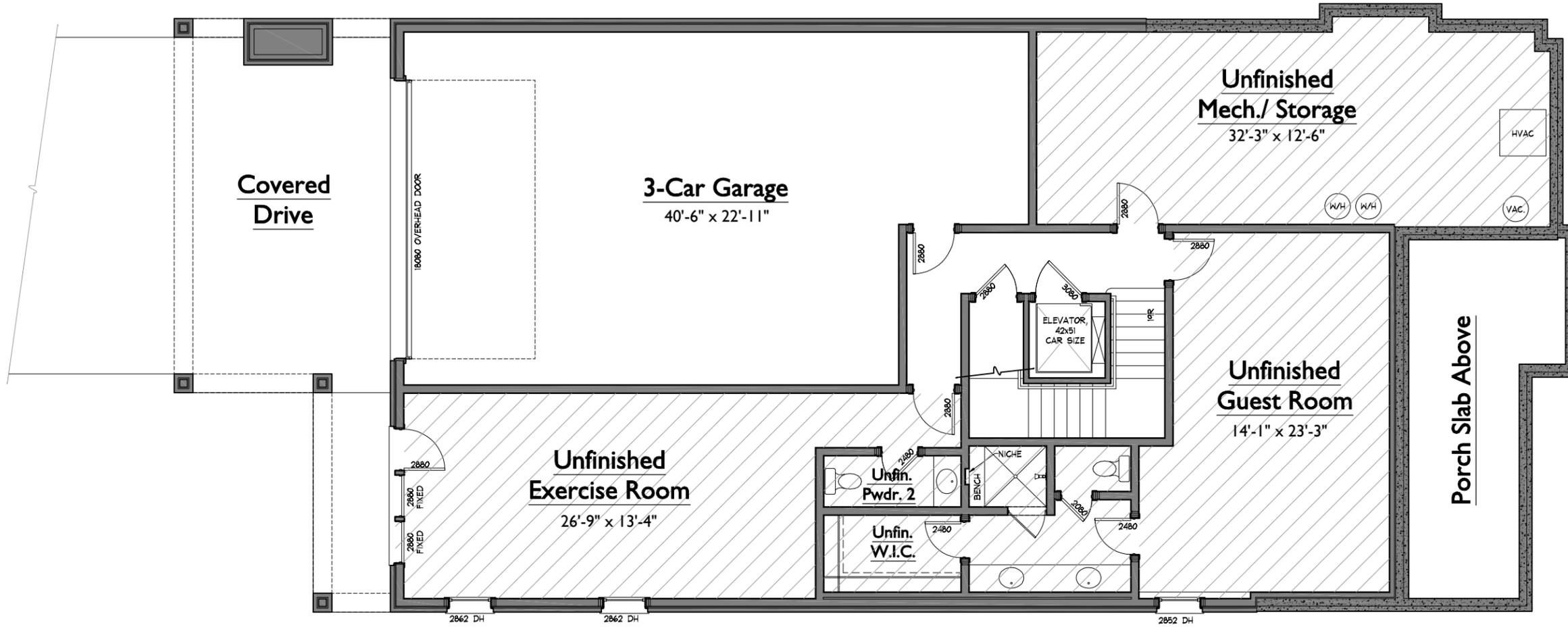
SITE PLAN

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ISSUE DATE: 02 JAN 2019
REVISIONS:

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 SITE PLAN



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

3534 RICHLAND AVENUE

LAST CHECKED: 01.02.2019 -JRP

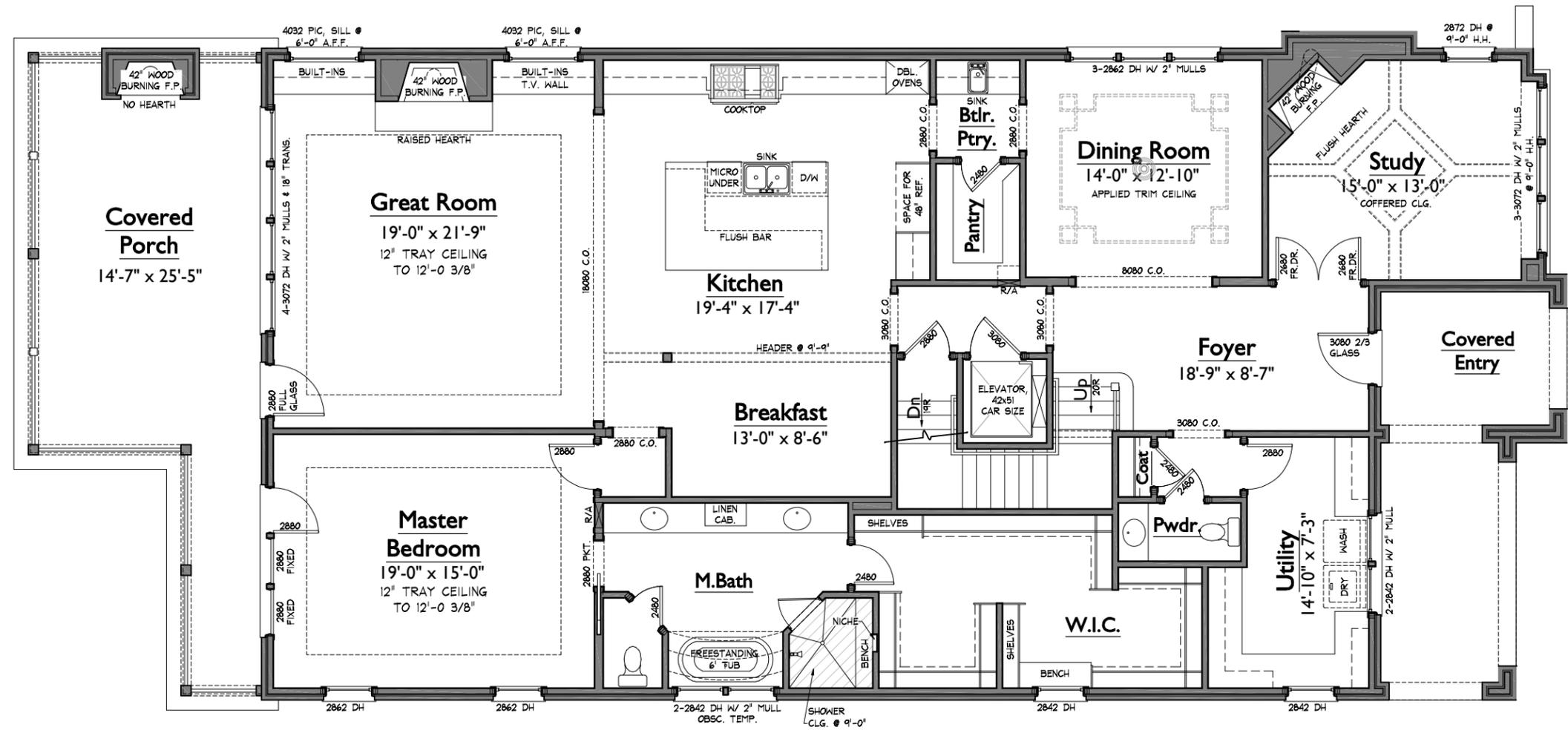
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 BASEMENT
 PLAN

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NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

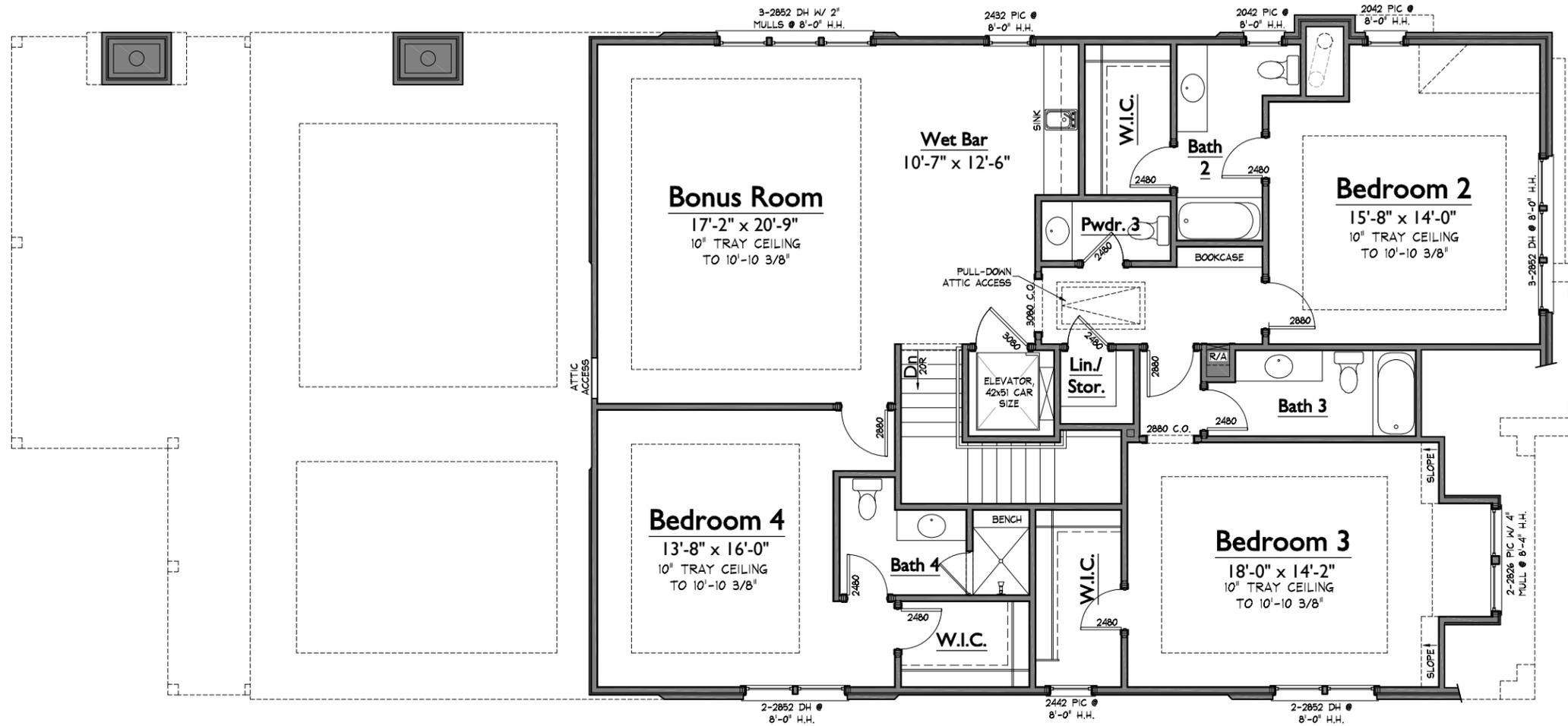
AREAS			
HEATED LIVING	BASEMENT	239	4703
	FIRST FLOOR	2594	
	SECOND FLOOR	1870	
	TOTAL HEATED LIVING	4703	
UNFIN. LIVING	UNFIN. BASEMENT	1090	5793
	UNFIN. FIRST FLOOR	0	
	UNFIN. SECOND FLOOR	0	
	TOTAL UNFIN. LIVING	1090	
MECH./STOR/OTHER	UNFIN. STORAGE	404	8280
	GARAGE	991	
	COVERED ENTRY	220	
	COVERED PORCHES	872	
	TOTAL OTHER	2487	
F	LAST CHECKED: 12.28.2018		

NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.

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LOWER LEVEL FLOOR PLAN

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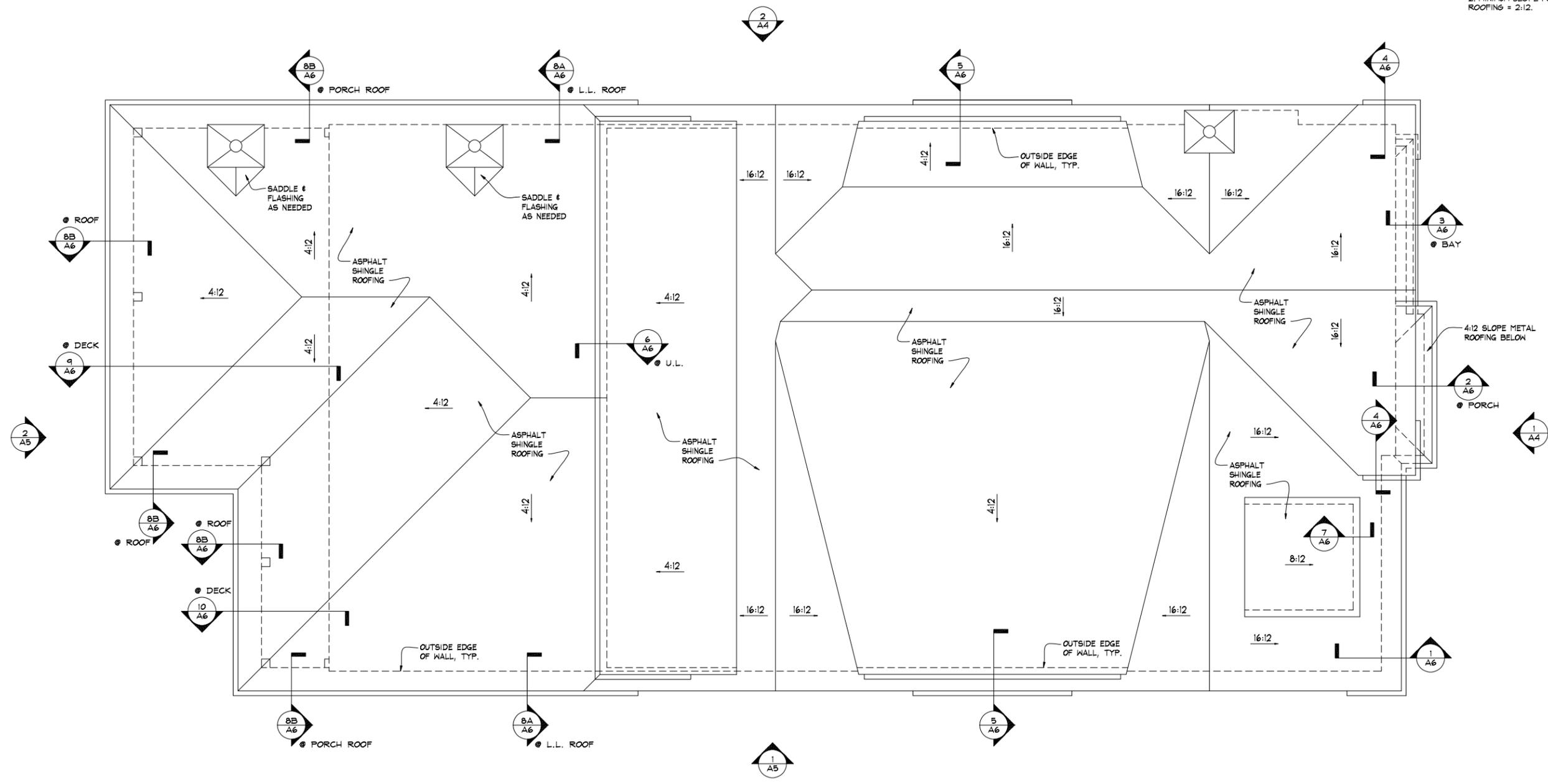
1 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

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GENERAL NOTES:
 1. ASPHALT ROOF SLOPES LESS THAN 4:12 SHALL RECEIVE DOUBLE UNDERLAYMENT PER CODE.
 2. MINIMUM SLOPE FOR ASPHALT ROOFING = 2:12.



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

NOTE: ROOMS ON THIS PLAN ARE ANNOTATED WITH SIZES FOR DEPICTIVE PURPOSES ONLY AND MAY VARY DUE TO A NUMBER OF CONDITIONS. ROOM SIZES ARE MEASURED TO FRAMING WHERE WALLS ARE PRESENT. WHERE NO WALLS ARE PRESENT BETWEEN SPACES, ROOMS AS SIZED MAY OVERLAP SLIGHTLY OR NOT TOUCH.

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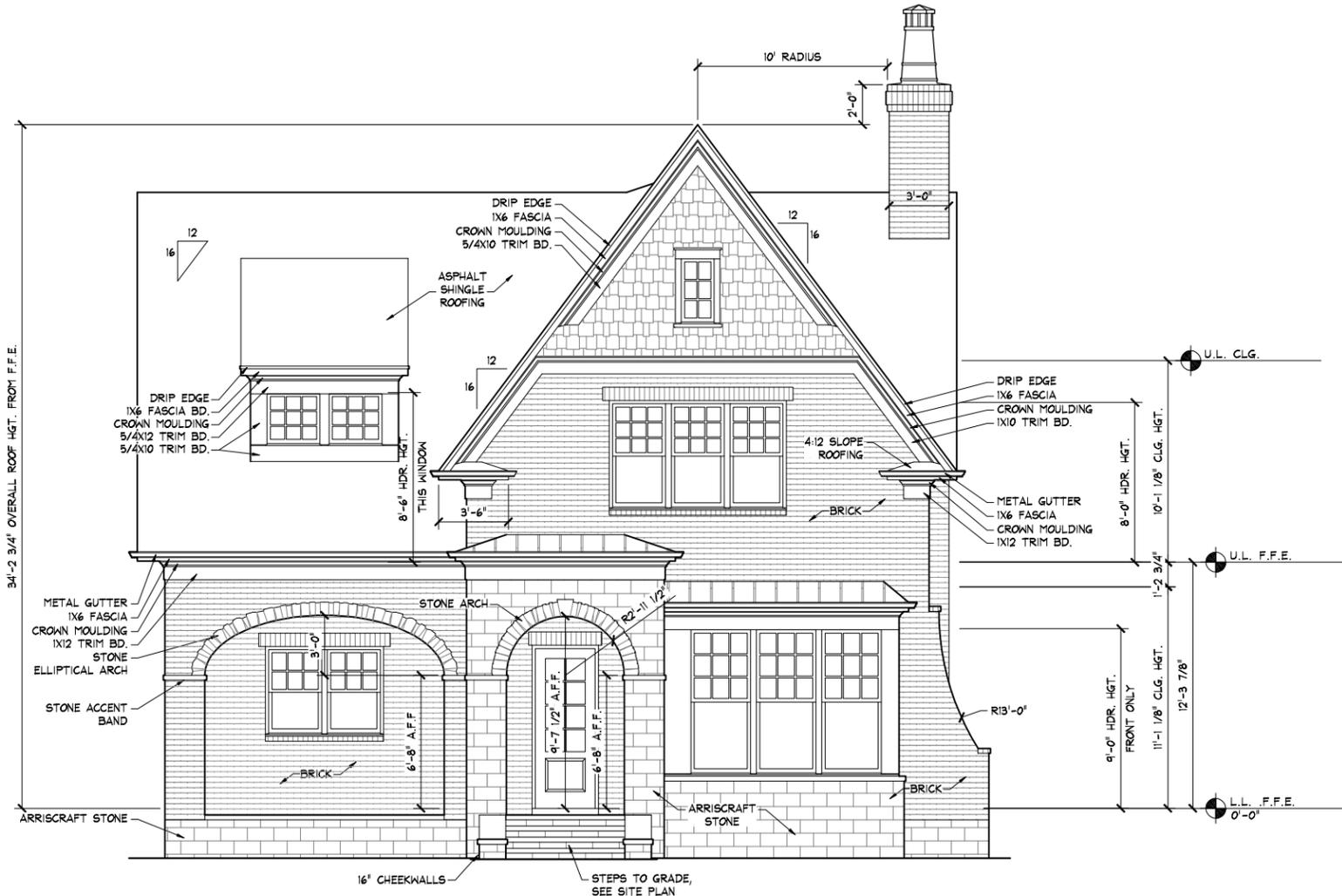
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 ROOF PLAN

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3534 RICHLAND AVENUE

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1 FRONT ELEVATION
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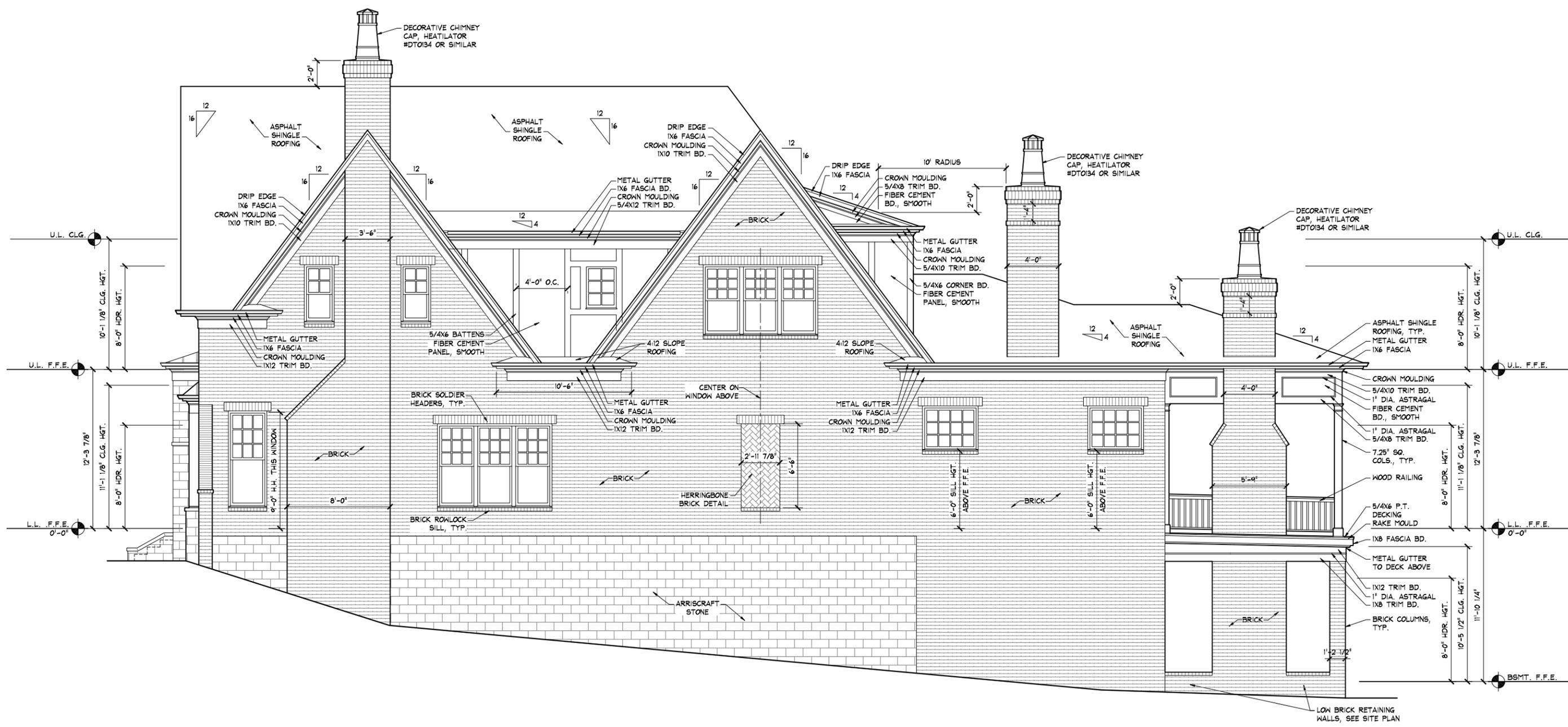
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ELEVATIONS

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 ELEVATIONS



2 RIGHT ELEVATION
 1/8" = 1'-0"

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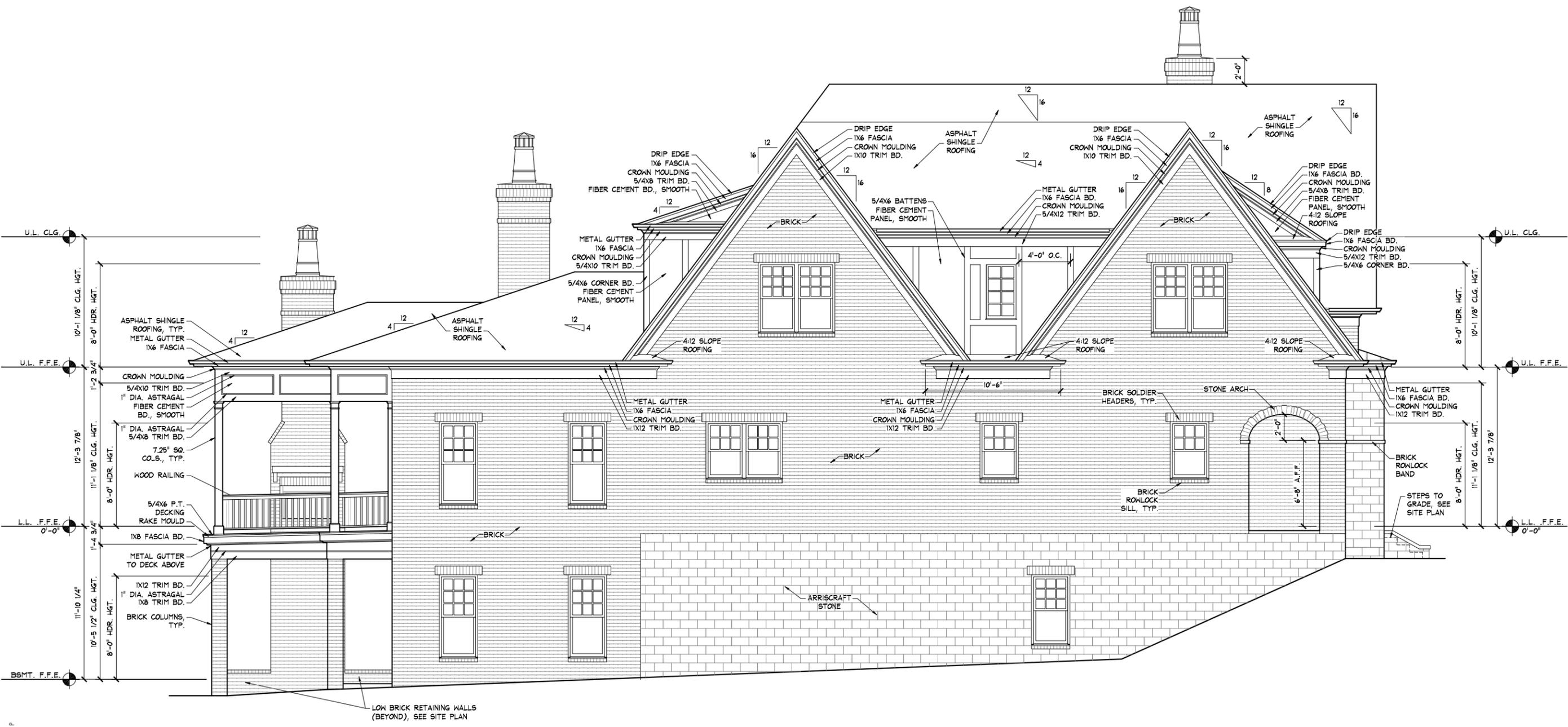
3534 RICHLAND AVENUE

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 ELEVATIONS



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

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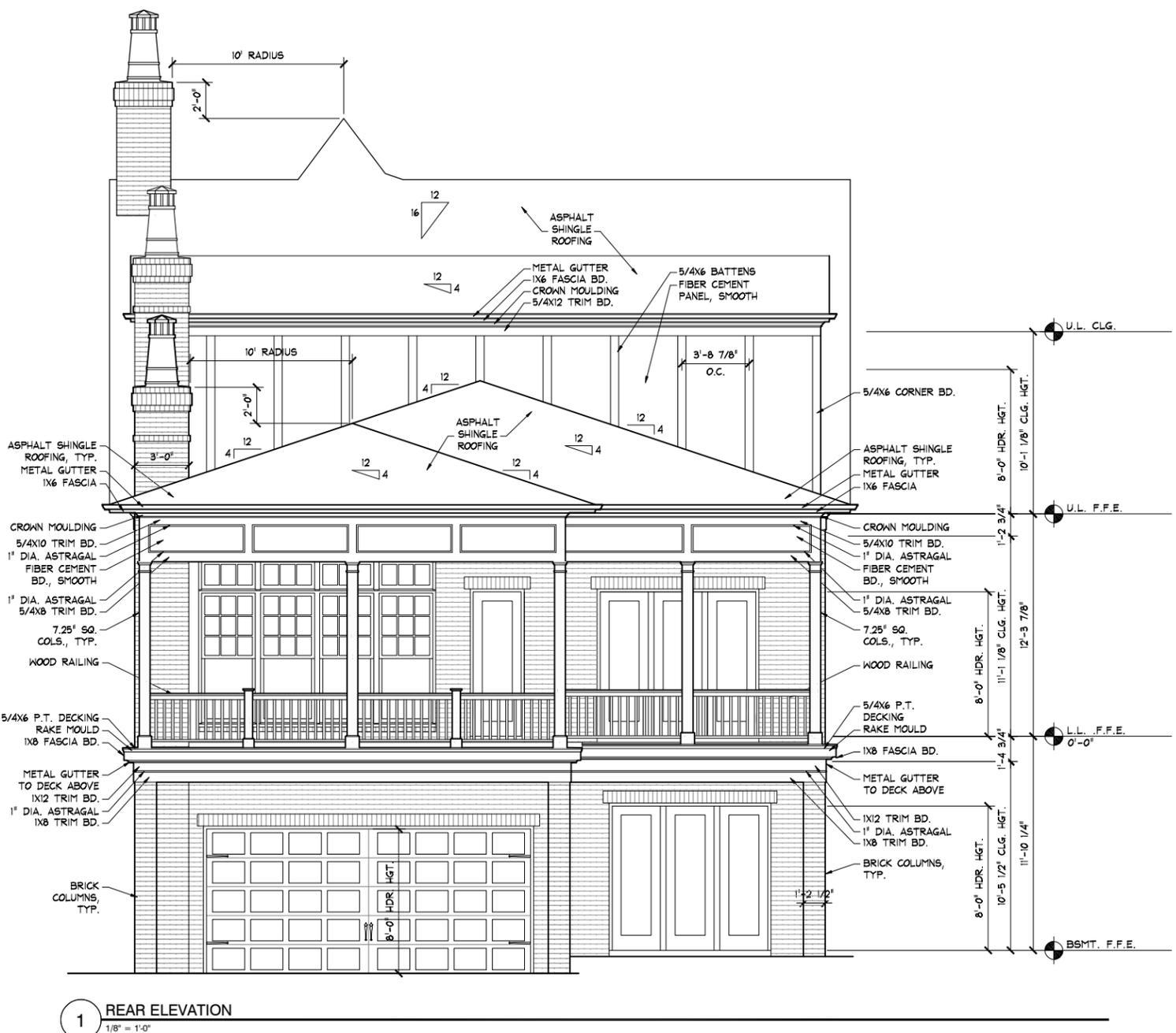
3534 RICHLAND AVENUE

LAST CHECKED: 01.02.2019 - JRP

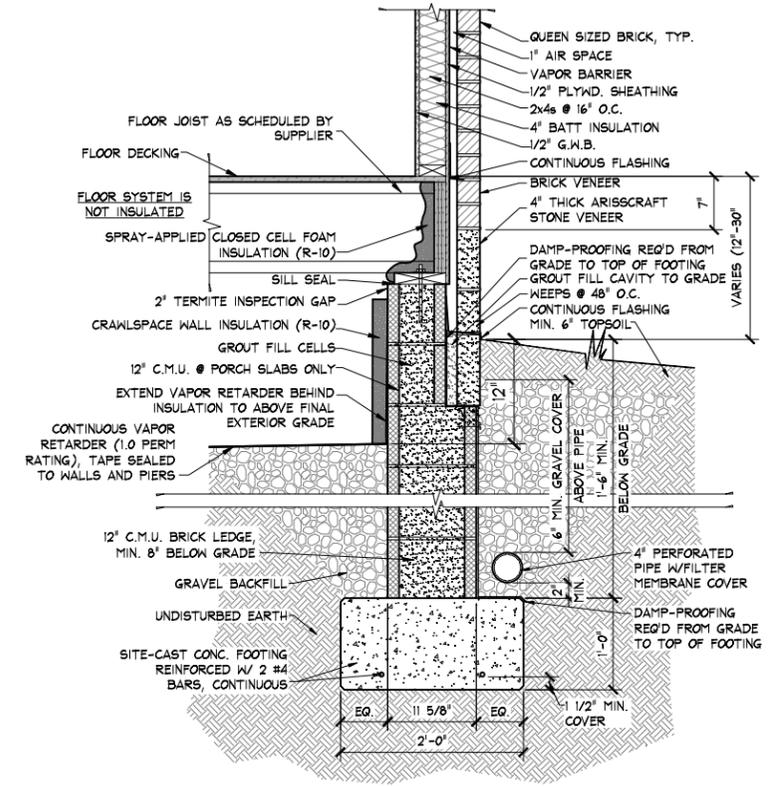
RH3534

REVISIONS:	
11 DEC 2018:	MHZC
02 JAN 2019:	MHZC

A5.1
 ELEVATIONS



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



2 TYPICAL FOUNDATION DETAIL