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
1302 Calvin Avenue
February 20, 2019

Application: New Construction—Addition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 083 05 0 322.00
Applicant: Kaitlyn Smous, Nine 12 Architects
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: The application is to construct a new rear addition to a one-story historic house.

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

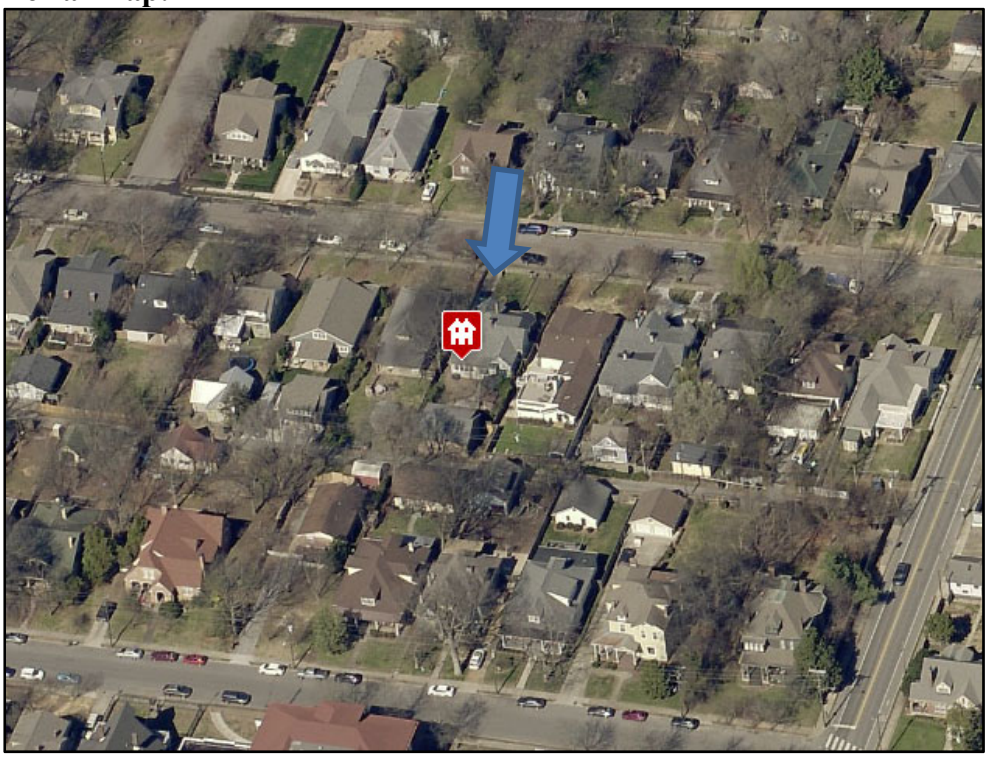
1. Staff shall staff approve the final material selections for the foundation, windows, and doors prior to purchase and installation
2. The HVAC unit, if relocated, shall be at or behind the midpoint of the building.

With these conditions, staff finds that the addition is compatible with the historic house and meets the design guidelines for 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 be12'.
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 buildings 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

a 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.

b. 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.

c. 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.

d. 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.

7. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

9. Appurtenances

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

Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

Public Spaces

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

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

10. ADDITIONS

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

Placement

Additions should be located at the rear of an existing structure.
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
Generally, one-story rear additions should inset one foot, for each story, from the side wall.
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
Additions that tie-into the existing roof must be at least 6" below the existing ridge line.

In order to assure than an addition has achieved proper scale, the addition should:

· No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.
· Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.

· Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

· An extreme grade change
· Atypical lot parcel shape or size
In these cases, an addition may rise above <u>or</u> extend wider than the existing building; however, generally the addition should not be taller <u>and</u> 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.

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).

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

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

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

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

- *New dormers should be similar in design and scale to an existing dormer on the building.*
- *New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- *The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- *Dormers should not be added to secondary roof planes.*
- *Eave depth on a dormer should not exceed the eave depth on the main roof.*
- *The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- *The roof pitch of the dormer should generally match the roof pitch of the building.*

· The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)
· Dormers should generally be fully glazed and aprons below the window should be minimal.
· The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Side Additions
When a lot width exceeds 60' 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 (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.

Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.

b. The creation of an addition through enclosure of a front porch is not appropriate.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

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

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

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

e. Additions should follow the guidelines for new construction.

Background: The house at 1302 Calvin Avenue was built c. 1910 and contributes to the character of the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay.

Figure 1: 1302 Calvin Avenue

Analysis and Findings: The application is to construct a new rear addition to the historic house.

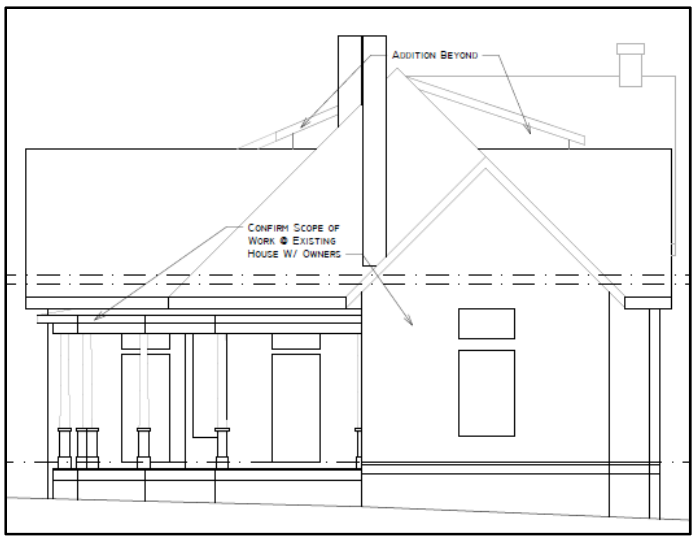
Height & Scale: The new construction is located at the rear of the structure, in accordance with design guidelines.

The footprint of the existing house, inclusive of a non-historic addition, is approximately one thousand, six-hundred-eighty-six (1,686) square feet. Its depth is about forty-nine feet, five inches (49'5"). The proposed addition will add another six-hundred, twenty-three (623) square feet and about twenty-four feet, four inches (24'4") of depth.

The foundation line remains the same as the historic home.

In terms of height, the peak of the historic ridge is about twenty-four feet, six inches above finished floor height. The ridge of the rear-gabled addition will tie into this ridge, six inches (6") below the peak, as per the guidelines. The historic roof form is a cross-gable and hipped. The rear addition will extend taller than the side-gable portions. The majority of the additional height does not take place until approximately fifty feet (50') from the front porch of the historic building. The width of the historic house is about thirty-seven feet (37') from side bay to side bay. The width of the proposed addition is about twenty-seven feet, eight inches (27'8"). The addition is both narrower and shorter than the historic house and technically meets both the height and width requirements. Also see "Location."

Since the rear addition is neither taller nor wider than the existing house and does not more than double the existing footprint, staff finds that the rear addition is compatible in scale to the building and that the project meets Section II.B.10.a of the design guidelines.



Design, Location & Removability: The location of the addition at the rear of the existing building is in accordance with the design guidelines. The addition ties into an existing non-contributing rear addition, and is differentiated from the existing structure by setting in at least one foot, six inches (1'6") from the existing rear corners. At the same time, its scale, materials, roof form, and fenestration pattern are all compatible with the existing house.

Figure 2: Proposed front elevation

As described above, the proposed addition is both shorter and narrower than the historic house, however, due to the design and location, portions of the addition will be visible from the front façade. Although the addition is shorter than the peak of the historic house, the original structure has a hipped with cross-gabled roof form. Thus, the peak of the hipped portion of the roof projects about seven feet (7') higher than the cross-gabled portions. The addition uses a rear and side gabled roof, with a shed roofed portion as well. These new roof forms are lower than the peak of the hip, but will be visible above the historic side gabled portions. Staff finds that because the additional roof forms sit below the ridge and because the highest portions are significantly setback from the front elevation, the design and location of the roof forms is appropriate.

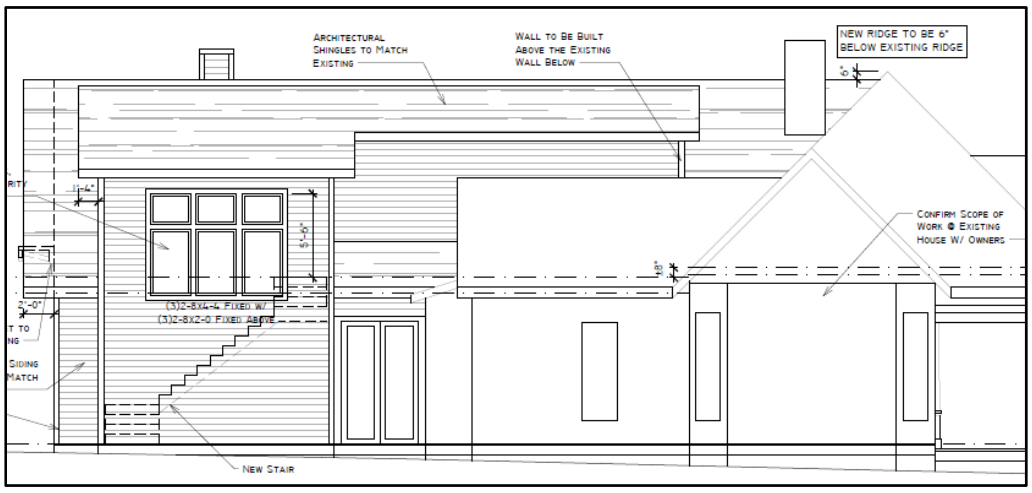


Figure 3: Proposed east elevation

On the east elevation, the addition incorporates a two-story shed roofed portion which houses the stairs. The eaves on this portion of the addition are about seventeen feet (17') tall, while the eaves on the historic house are about ten feet (10') tall. The taller eave height could be

appropriate in this location, because the ridge height is still less than the historic ridge, because the taller portion is about fifty-five feet (55') behind the front façade and because the taller portion is inset seven feet, five inches (7'5") from the historic side wall.

Figure 4: Proposed west elevation

The west elevation has a dormer that is appropriately glazed and appropriately inset from the wall below. There is also a one-and-a-half story side gabled projection. Again, the ridge height is lower than the peak of the historic hipped roof. On this elevation, due to the gabled roof form, the eave heights measure just over twelve feet (12'), as compared to the eave heights of the historic house which are about ten feet (10'). Staff finds that this higher roof form could be appropriate because it is still lower than the historic ridge, because it is the same slope as the historic roof and because the ridge is set back more than sixty feet (60') from the front of the house.

Staff is concerned because the two story portion of the addition does not inset two feet from the historic side wall of the house. The Commission has agreed to review two-story additions to one-story houses on a case-by-case basis, and to determine the appropriateness of insetting such additions by reviewing the circumstances of each case. This addition ties into the existing non-historic addition using a one foot, six inch inset for a four foot, eight inch (4'8") distance. Then it steps back out flush to the non-historic side wall – which is also flush with the historic side bay window. For the addition to inset two feet (2') from the historic side wall itself, it would need to step in about another five feet, three inches (5'3"), which would significantly impact the square footage.

Staff finds that the lack of inset could be appropriate in this instance for several reasons. Additions to hipped roofs are difficult to accomplish without some visibility. The side-gabled design of this addition is compatible with the cross-gabling of the historic house, and allows for the eaves to be pulled low, to within a couple feet of the historic eave height. The addition is set back significantly from the front wall and does not attach directly to any original portion of the house.

The addition is designed so that if it were to be removed in the future, the form and historic character of the house would be intact.

Staff finds the project could meet section II.B.10 of the design guidelines for location, design and removability.

Setbacks: The new addition meets all setback requirements. The addition is located approximately forty-six feet (46') from the rear property line and twenty feet, five inches (20'5") from an existing outbuilding. The addition will come no closer to the side setbacks than the existing house does, at eight feet, four inches on the right and fourteen feet (14') on the left. The addition will not impact the front setback. Staff finds that the project meets sections II.B.10.a and II.B.3 of the design guidelines.

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Not Indicated	Unknown	Unknown	Yes
Cladding	Hardie Siding	Reveal to match existing	Yes	No
Trim	Wood	Not indicated	Yes	No
Roofing	Architectural Shingles	Match existing	Yes	No
Windows	Not indicated	Marvin Integrity or equal	Yes	Yes
Chimney flue	Metal	Not indicated	Yes	No
Rear/Side doors	Not indicated	Not indicated	Yes	Yes

With the condition that staff approve the final material selections for the foundation, windows, and doors prior to purchase and installation, staff finds the proposed materials to be appropriate and that the project meets section II.B.10.a of the design guidelines.

Roof form: As described above, the addition uses a rear and side gabled roof, with a dormer on the east elevation. The dormer is appropriately inset. The gabled portions will have a 12/12 pitch, matching the pitch of the original gables. On the east elevation, the two-story portion will have a shed roof with a 5/12 slope. Staff finds the new roof forms are compatible with the roof of the existing house and that the project would meet section II.B.10.a of the design.

Proportion and Rhythm of Openings**:** No windows on the existing house are indicated to be altered. The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. The dormer on the west elevation is

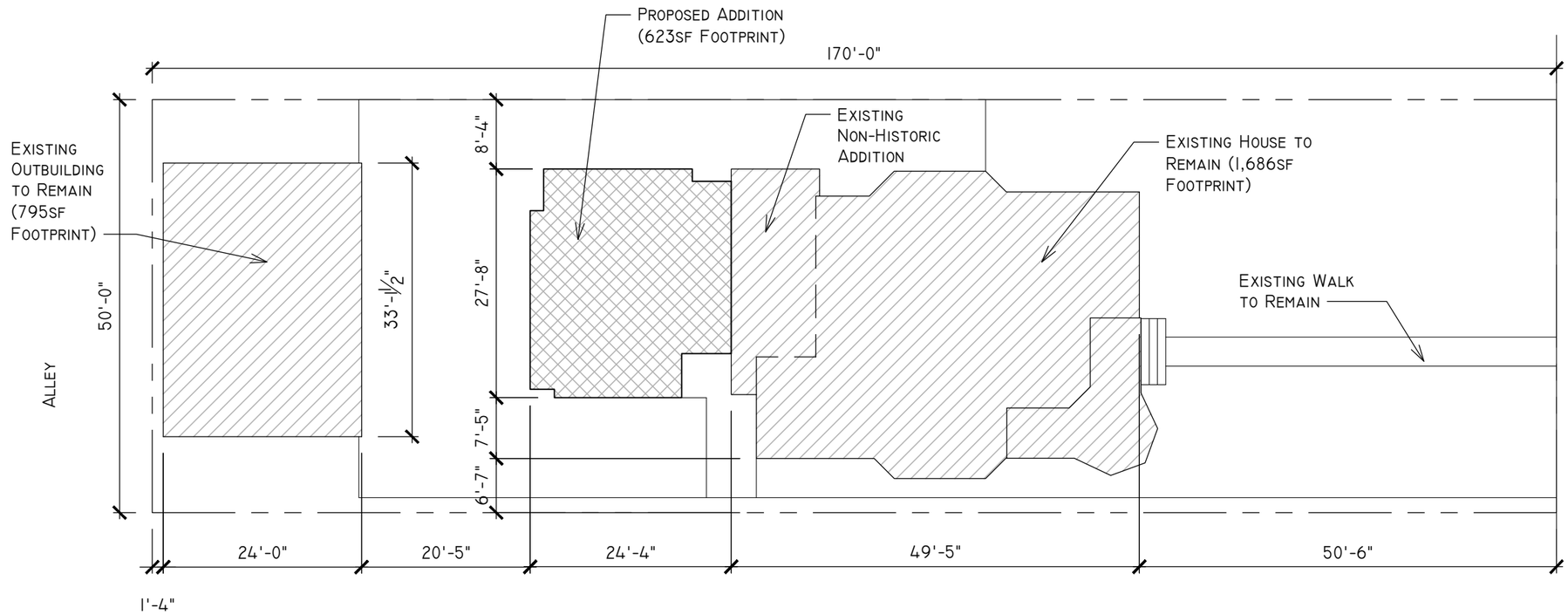
appropriately glazed. Staff finds the proportions and rhythm of openings to be appropriate and to meet section II.B.10.a and II.B.10.b of the design guidelines.

Appurtenances & Utilities: No changes to the site's appurtenances have been proposed. The location of the HVAC and other utilities has also not been indicated. With a condition that the HVAC is located on the rear façade or on a side façade beyond the midpoint of the house, Staff finds that the project meets section II.B.9 of the guidelines.

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

1. Staff shall staff approve the final material selections for the foundation, windows, and doors prior to purchase and installation
2. The HVAC unit, if relocated, shall be at or behind the midpoint of the building.

With these conditions, staff finds that the addition is compatible with the historic house and meets the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



1 SITE PLAN

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

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.04.19	MHZC SUBMISSION

AN ADDITION AND RENOVATION AT:

1302 CALVIN AVE.

NASHVILLE, TN 37206

NINE12 ARCHITECTS

INFO@NINE12ARCHITECTS.COM
615.761.9902
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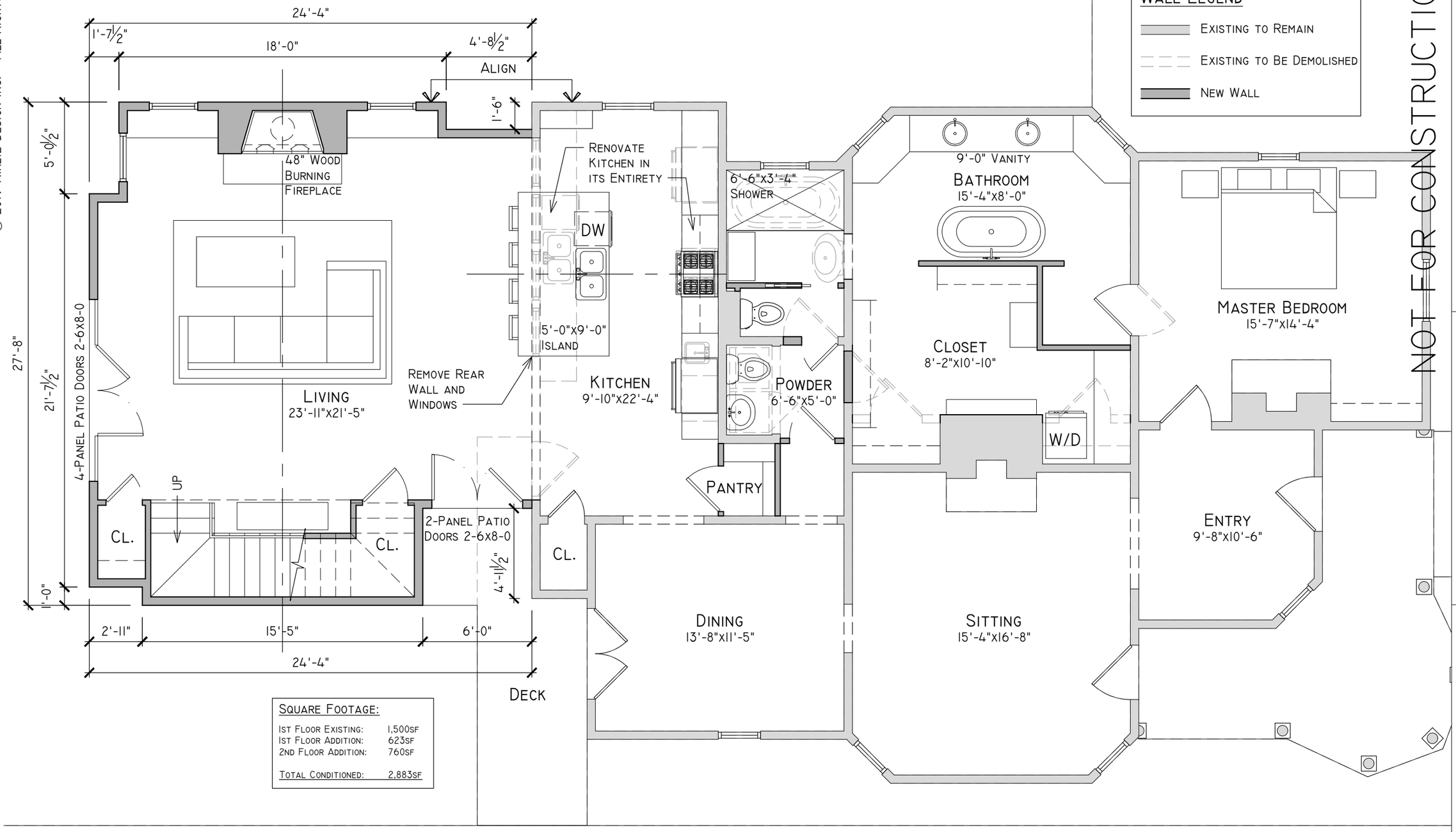
SITE PLAN

A1.0



WALL LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALL

SQUARE FOOTAGE:

1ST FLOOR EXISTING:	1,500SF
1ST FLOOR ADDITION:	623SF
2ND FLOOR ADDITION:	760SF
TOTAL CONDITIONED:	2,883SF

NOT FOR CONSTRUCTION

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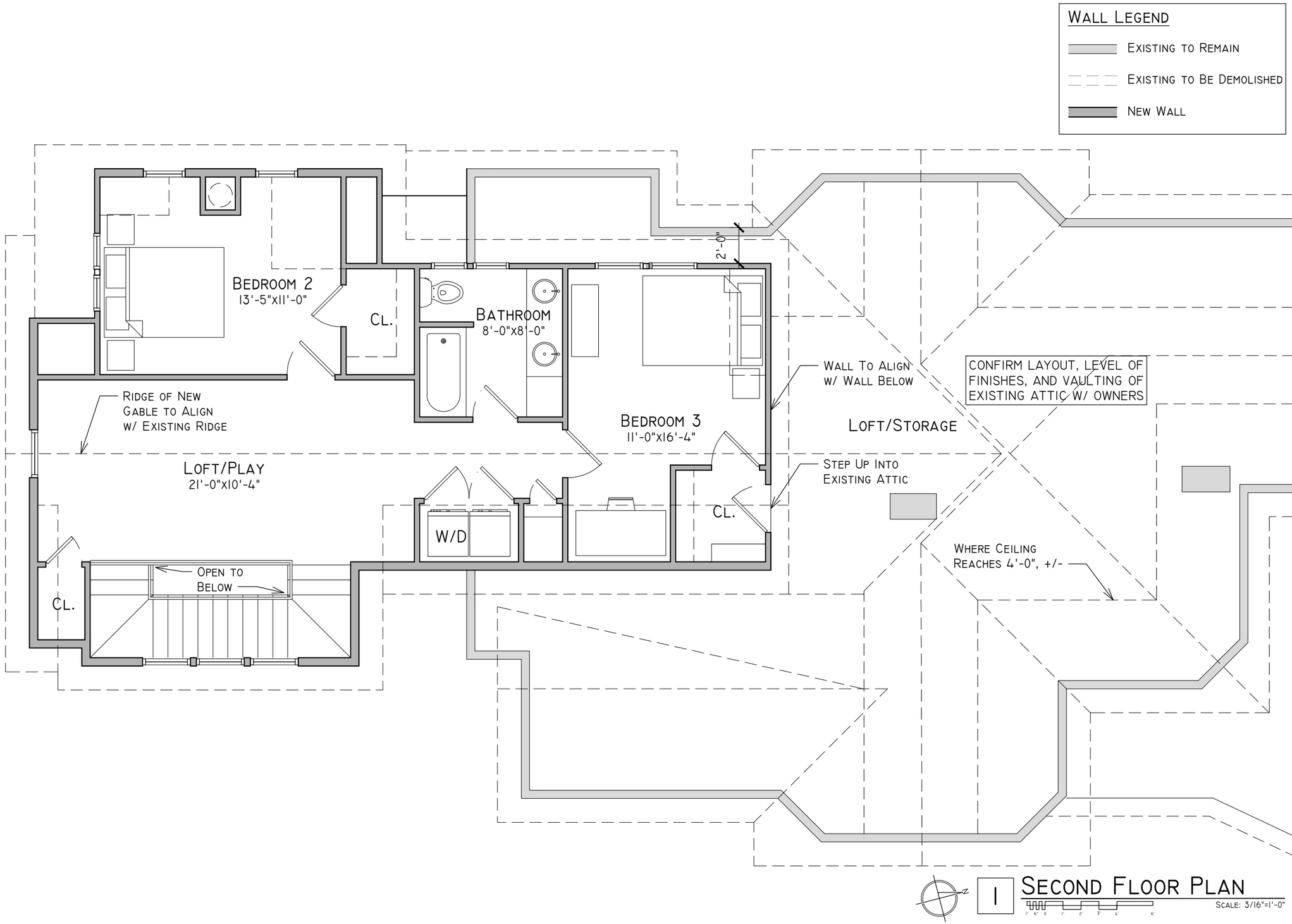
FLOOR PLANS

A1.1

1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

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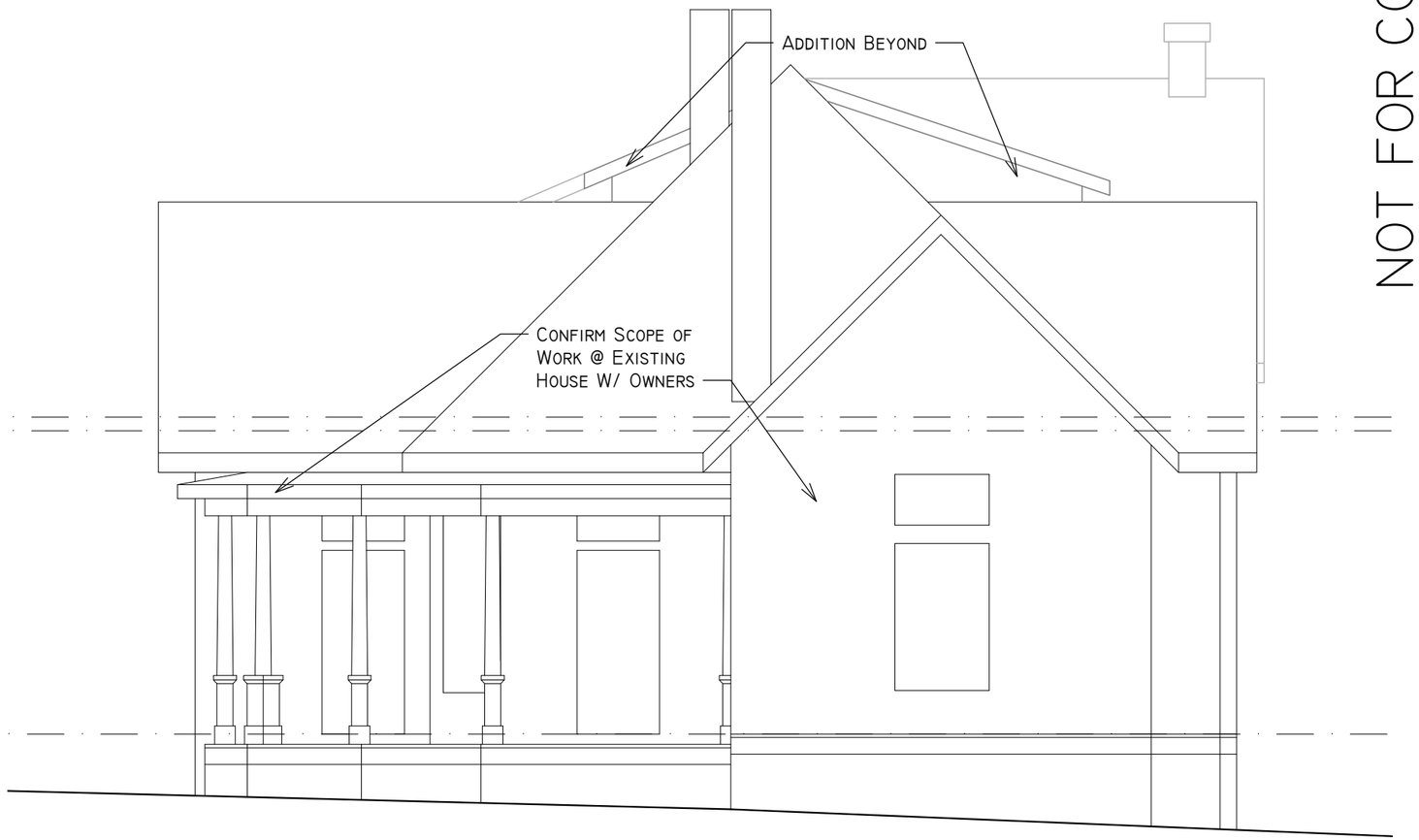
FLOOR PLANS

A1.2



1 ALT. NORTH ELEVATION
SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.08.19	MHZC SUBMISSION

AN ADDITION AND RENOVATION AT:
1302 CALVIN AVE.
NASHVILLE, TN 37206

NINE12 ARCHITECTS
INFO@NINE12ARCHITECTS.COM
615.761.9902
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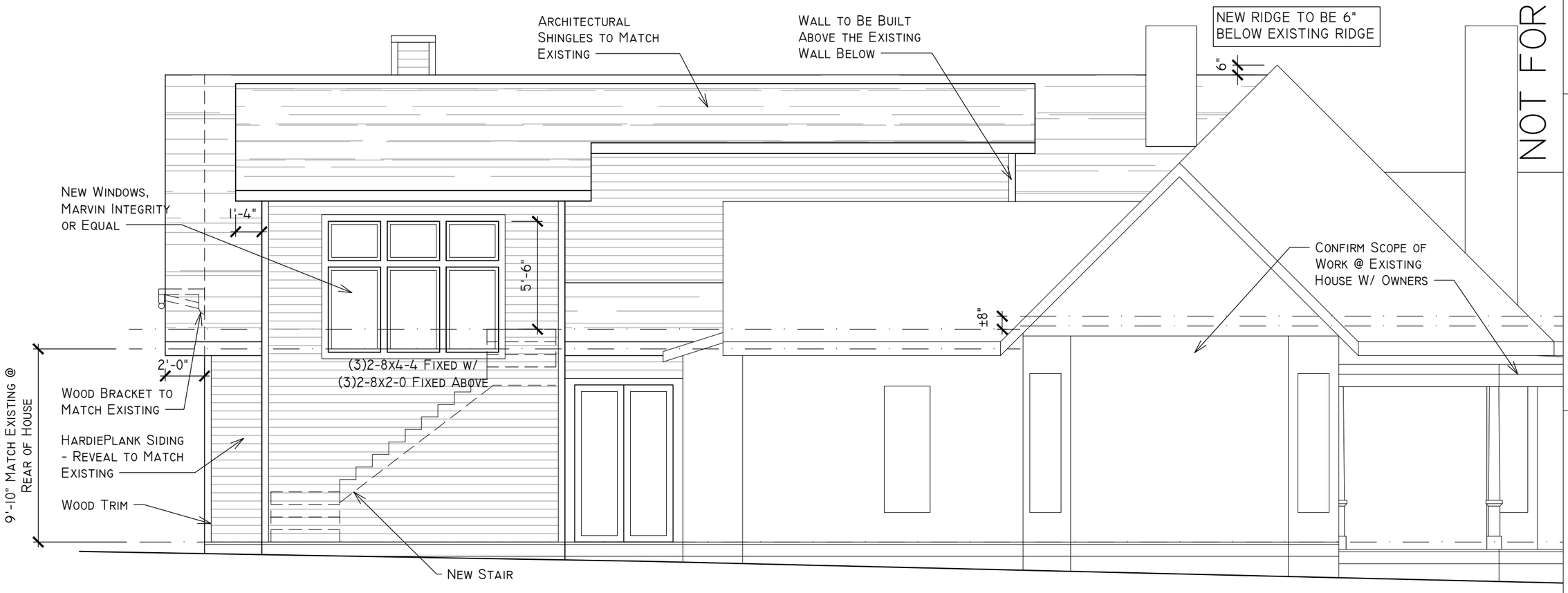
ELEVATIONS

A2.0



1 ALT. EAST ELEVATION
SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.08.19	MHZC SUBMISSION

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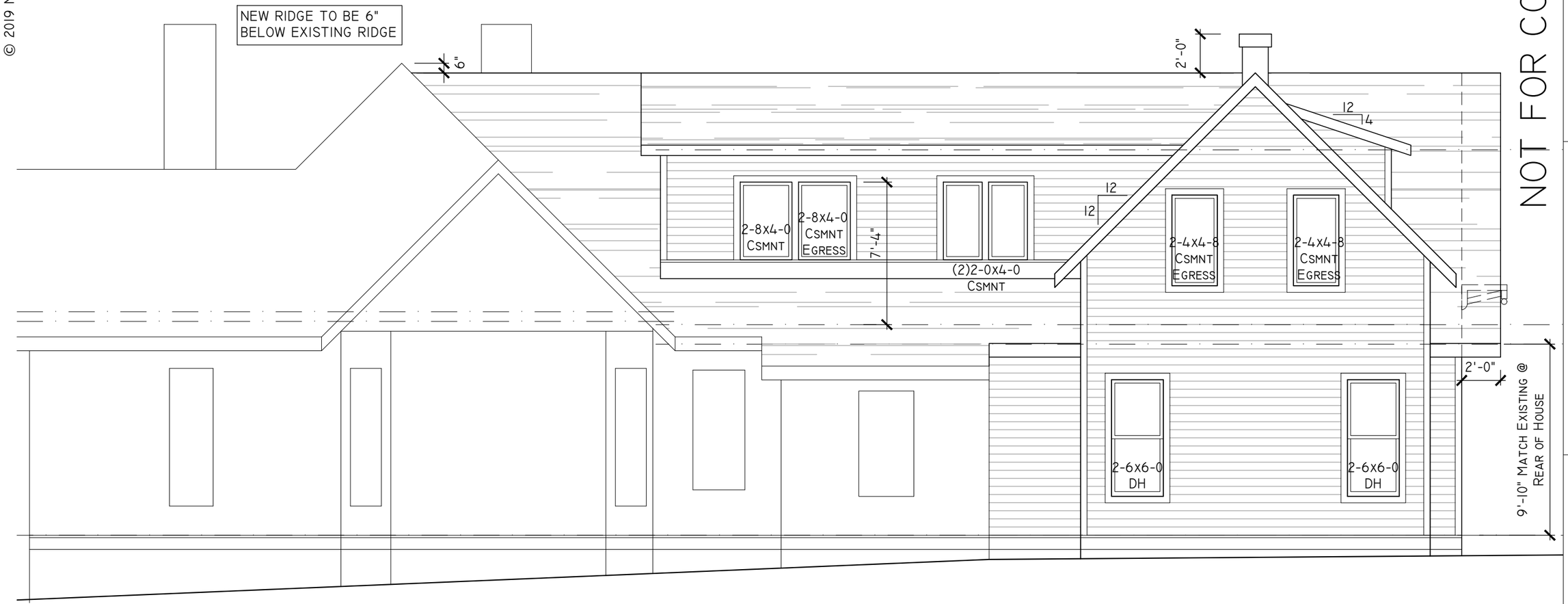
ELEVATIONS

A2.1



1 WEST ELEVATION

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.08.19	MHZC SUBMISSION

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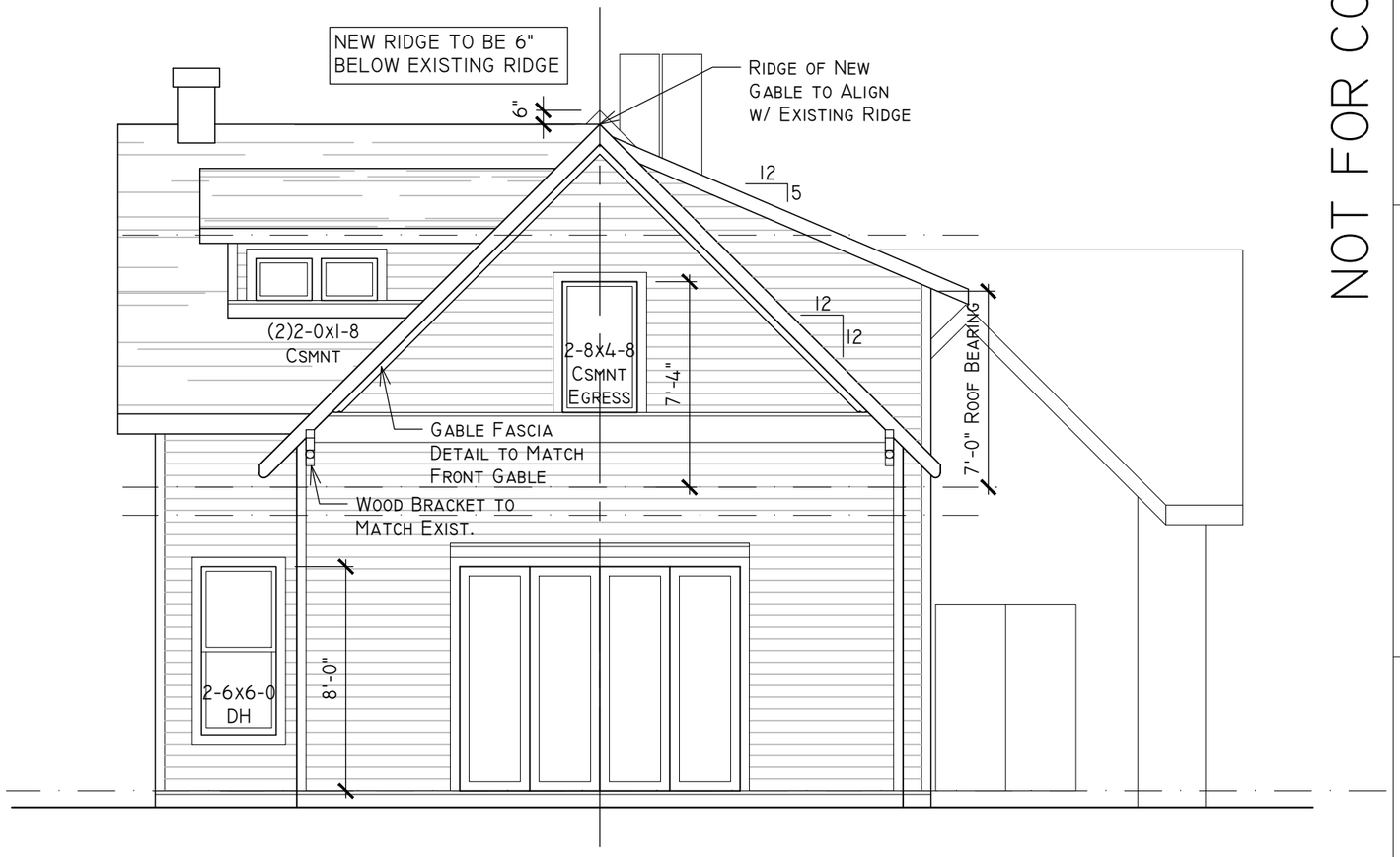
ELEVATIONS

A2.3



1 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NOT FOR CONSTRUCTION

REV:	DATE:	DESC:
0	02.08.19	MHZC SUBMISSION

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ELEVATIONS

A2.2