

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**  
**1502 Shelby Avenue**  
**May 15, 2019**

**Application:** New Construction—Infill  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Base Zoning:** R6  
**Map and Parcel Number:** 08313050200  
**Applicant:** Cheyenne Smith  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

**Description of Project:** Application is to construct a single-family infill.

**Recommendation Summary:** Staff recommends approval of the infill and outbuilding with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final selections of the trim, roof color, porch posts, rear porch railing, windows, and doors prior to purchase and installation; 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 and outbuilding meet 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 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**

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:** In January 2019, the historic house at 1502 Shelby Avenue was severely damaged by a fire (Figure 1). After careful analysis, MHZC staff determined that the extent of the fire damage was so severe that the house was not salvageable (Figures 2 -4). MHZC staff issued an administrative permit for the demolition of the historic house in February 2019.



Figure 1. House fire at 1502 Shelby Ave.



Figure 2. Damage to front façade from fire.



Figure 3. Damage to left façade.



Figure 4. Damage to rear.

**Analysis and Findings:** Application is to construct a single-family infill.

**Height & Scale:** The proposed infill will be one and one-half stories with an eave height of thirteen feet, six inches (13'-6") and a ridge height of approximately twenty-nine feet (29') from average grade at the front. Staff finds that the one and one-half story form and overall height is appropriate since the historic context includes one, one and one-half and two-story home with ridge heights of up to thirty feet (30').

The proposed width is thirty-two feet (32') at the front setback and widens to thirty-six feet (36') approximately forty feet (40') back. Building widths of historic houses on the block go up to thirty-six feet (36') wide, so staff finds the proposed width to be consistent

with the historic context. The depth of the house will be approximately seventy-two feet, seven inches (72'-7"), including the front and rear porches, and the footprint of the structure will be approximately two thousand, four hundred and fifty-five square feet (2,455 sq. ft.).

Staff finds that the proposed height and scale meet Section II.B.1. and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill will meet all base zoning setbacks. It is seven feet (7') from both side property lines and more than forty-two feet (42') from the rear property line. The front setback will be approximately twenty-nine feet (29'), which is approximately halfway between the houses on either side. Staff finds that the proposed setbacks meet Section II.B.3. of the design guidelines.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	No
<b>Cladding</b>	5" fiber cement lap siding	Smooth	Yes	No
<b>Roofing</b>	Architectural Shingles	Needs final review	Yes	Yes
<b>Secondary Roofing</b>	Standing seam metal	Needs final review	Yes	Yes
<b>Trim</b>	Not indicated	Needs final review	Unknown	Yes
<b>Front Porch floor/steps</b>	Wood	Natural Color	Yes	No
<b>Front Porch Posts</b>	Not indicated	Needs final review	Unknown	Yes
<b>Rear Porch floor/steps</b>	Wood	Natural Color	Yes	No
<b>Rear Porch Posts</b>	Not indicated	Not indicated	Unknown	Yes
<b>Rear Porch Railing</b>	Not indicated	Needs final review	Unknown	Yes
<b>Windows</b>	Not indicated	Needs final review	Unknown	Yes
<b>Principle Entrance</b>	2/3 glass	Not indicated	No	Yes
<b>Rear doors</b>	2/3 glass	Not indicated	Unknown	Yes
<b>Driveway</b>	Existing	Existing	Yes	No
<b>Walkway</b>	Existing	Existing	Yes	No

With staff's approval of the final selections of the trim, roof color, porch posts, rear porch railing, windows, and doors prior to purchase and installation, staff finds that the materials meet Section II.B.4 of the design guidelines.

Roof form: The primary roof form is a cross-gable with a 12/12 pitch. The porches, side dormers, and single-story wider portion on the right side incorporate shed roofs with a 3/12 pitch. Staff finds that the infill's roof forms to meet Section II.B.5. of the design guidelines.

Orientation: The infill is oriented to Shelby Avenue, which is appropriate, and includes a full width front porch that is six feet (6') deep. The existing front walkway and driveway from the alley will remain. Staff finds that the proposed orientation meets Section II.B.6. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are some smaller square windows located on the right side façade and on the rear. Staff finds these windows to be appropriate as they are located beyond the midpoint of the house and are not likely to be visible from the street. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The existing walkway from the sidewalk and driveway off the alley will be retained. The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. With staff's approval of the HVAC location, staff finds that the project's appurtenances meet Section II.B.9. of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the infill and outbuilding with the following conditions:

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;
3. Staff approve the final selections of the trim, roof color, porch posts, rear porch railing, windows, and doors prior to purchase and installation; 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 and outbuilding meet Section II.B. of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

**Context Photos**



Houses across the street near the corner of South 15<sup>th</sup> Street and Shelby Avenue



Houses across the street at 1509 and 1511 Shelby Avenue



Two story structure at 1515 Shelby Avenue



Two-story house at 1518 Shelby Avenue



Houses to the left of the subject property



Houses to the left of the site



Houses to the left of the site



Same house plan constructed at 510 South 12<sup>th</sup> Street, which is outside of the overlay



Same house plan constructed at 510 South 12<sup>th</sup> Street, which is outside of the overlay

REV	DATE	DESCRIPTION
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2		
3		

CONSTRUCTION DRAWINGS

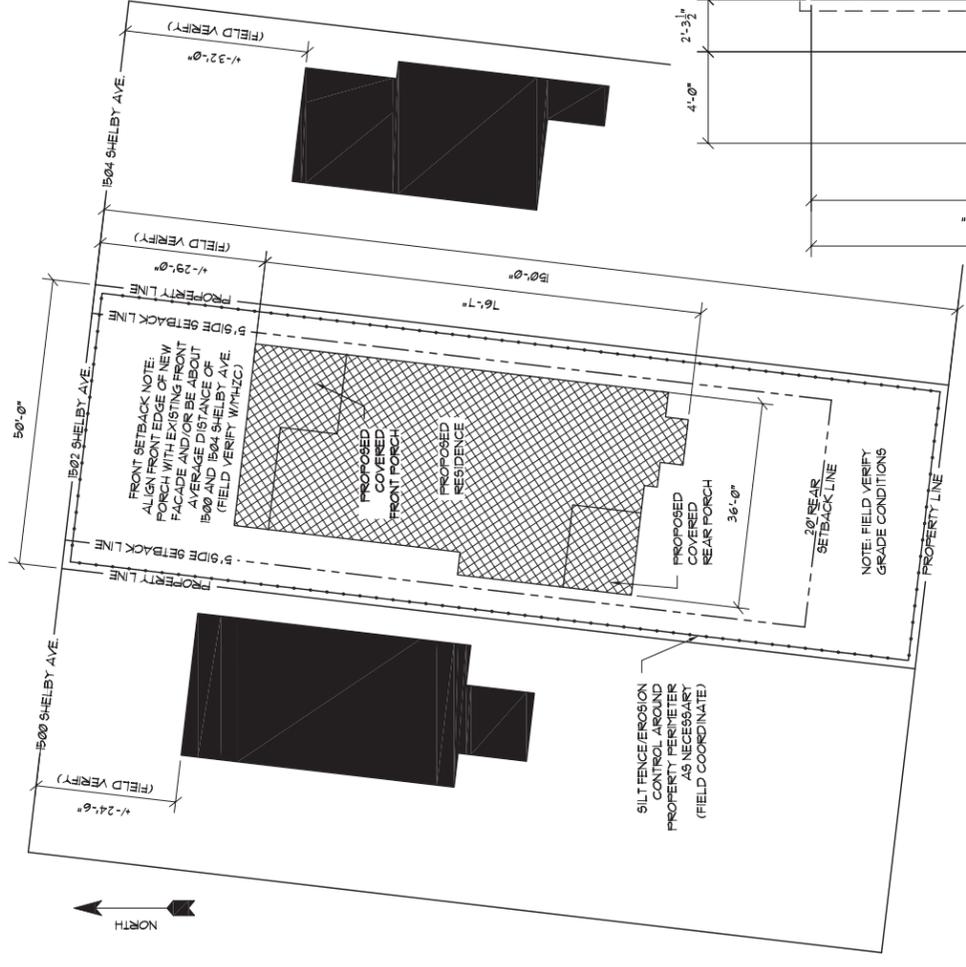
PLOT TO FULL SCALE ON 22" X 34" PAPER

PLOT TO HALF SCALE ON 11" X 17" PAPER

SCALE: AS NOTED

A100

SITE PLAN AND FOUNDATION PLAN



**SITE PLAN NOTES**

THIS SITE PLAN WAS SCALED AND CREATED FROM THE NASHVILLE PLANNING DEPARTMENT ONLINE PARCEL VIEWER. THE LINES AND DIMENSIONS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE.

THE SOLE PURPOSE OF THIS SITE PLAN IS TO SHOW THE APPROXIMATE LOCATION OF THE PROPOSED STRUCTURE AS IT RELATES TO THE BUILDING SETBACK AND PROPERTY LINES AND SHOULD NOT BE USED FOR CALCULATING INTERVIEWS AREAS.

A BOUNDARY AND TOPOGRAPHICAL SURVEY WAS NOT PERFORMED AND IF REQUIRED FOR PERMITTING PURPOSES IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO HIRE A LICENSED LAND SURVEYOR TO PERFORM THESE DUTIES.

**AREA CALCULATIONS**

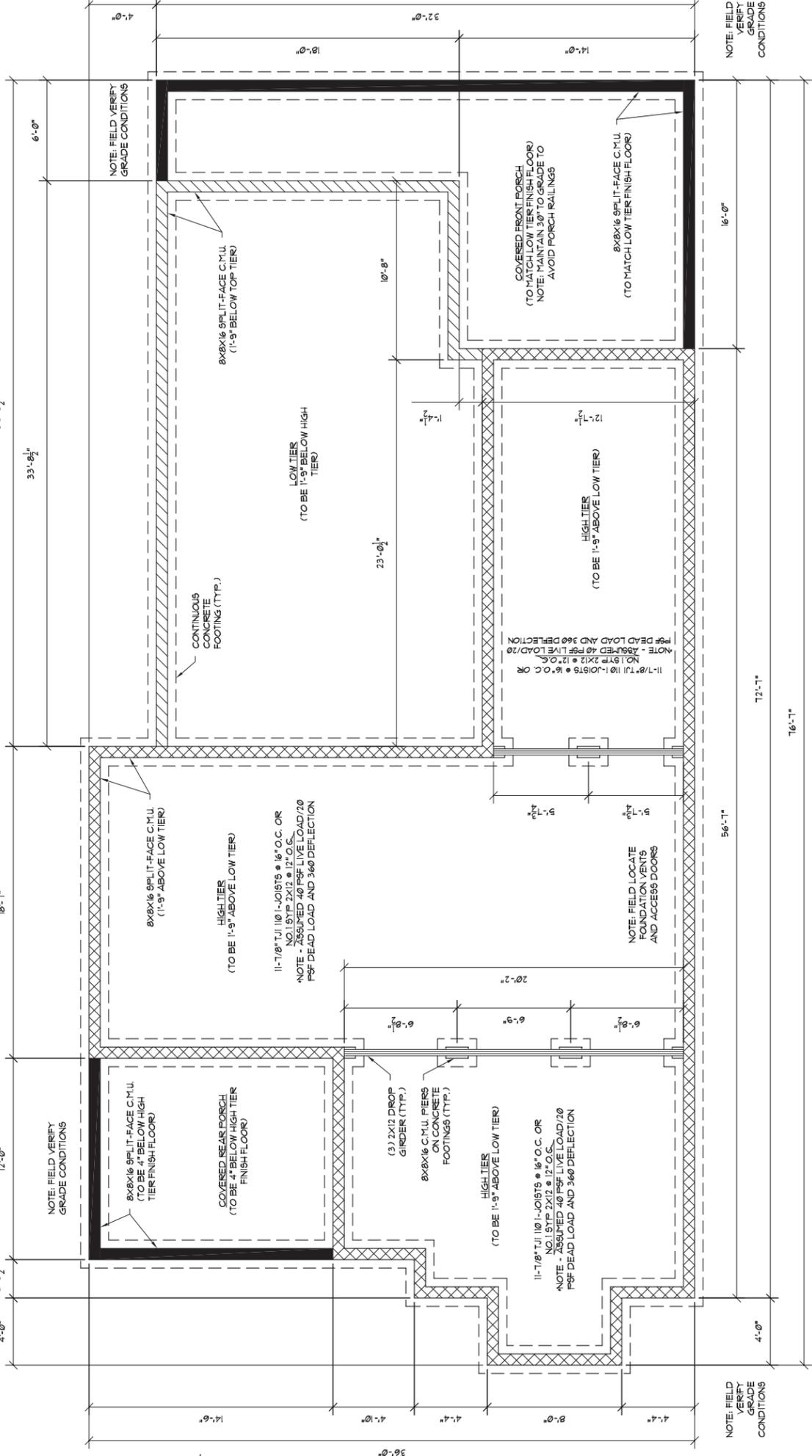
CONDITIONED AREA	47,193.6 SF
FIRST FLOOR	47,383.9 SF
SECOND FLOOR	47,289.9 SF
TOTAL CONDITIONED	47,341.9 SF
NON-CONDITIONED AREA	47,178.9 SF
FRONT COVERED PORCH	47,519.9 SF
REAR COVERED PORCH	47,340.8 SF
TOTAL NON-CONDITIONED	47,340.8 SF
TOTAL UNDER ROOF	47,340.8 SF

NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING

SILT FENCE/EROSION CONTROL AROUND PROPERTY PERIMETER AS NECESSARY (FIELD COORDINATE)

8) SITE PLAN

Scale: 1/8"=1'-0"

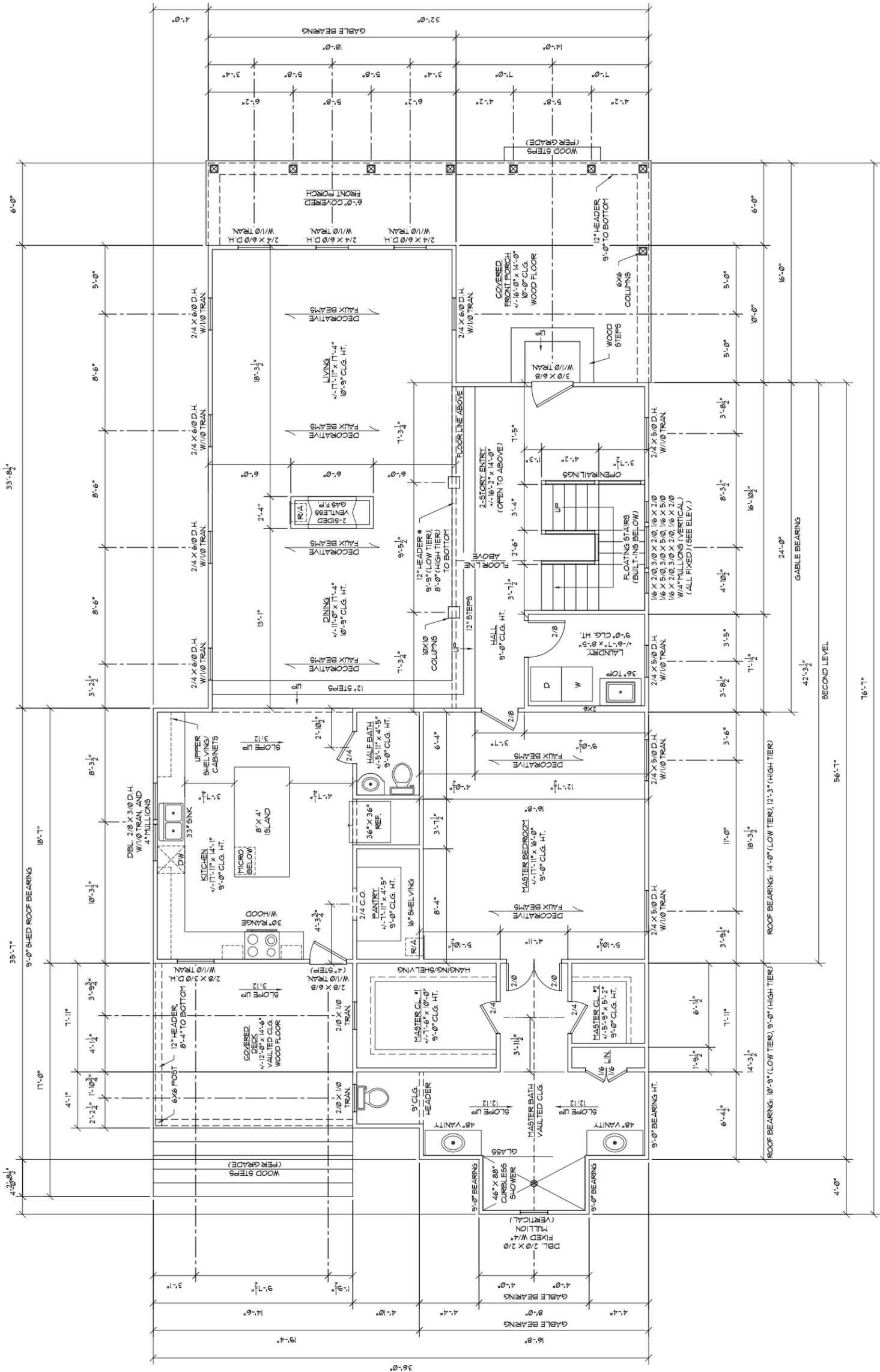


- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
  - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR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

9) FOUNDATION PLAN

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

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

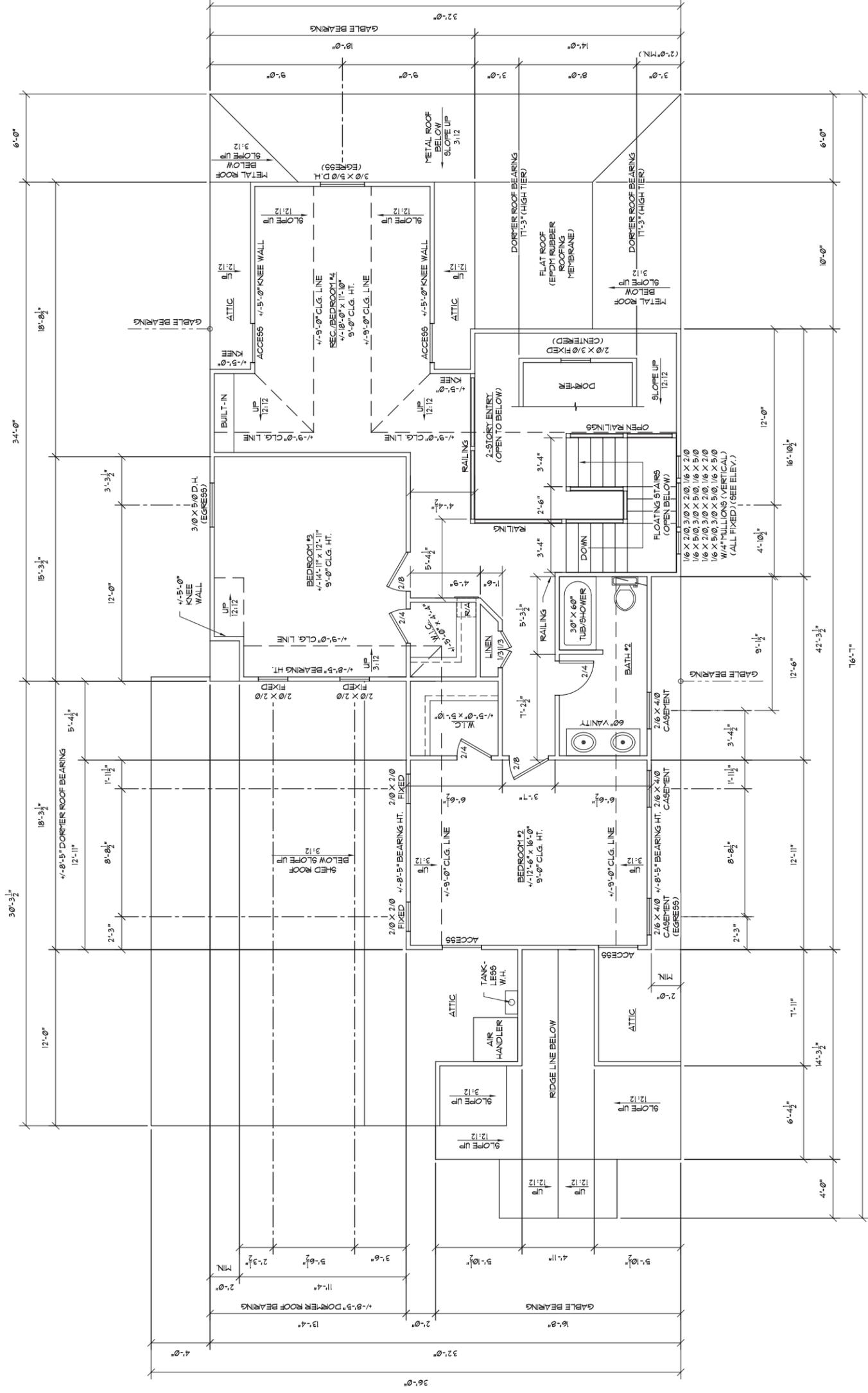
01 FIRST LEVEL FLOOR PLAN

AREA CALCULATIONS	
CONDITIONED AREA	47,936 SF
FIRST FLOOR:	47,933 SF
SECOND FLOOR:	47,289 SF
TOTAL CONDITIONED:	47,241 SF
NON-CONDITIONED AREA	47,178 SF
FRONT COVERED PORCH:	47,578 SF
REAR COVERED PORCH:	47,348 SF
TOTAL NON-CONDITIONED:	
TOTAL UNDER ROOF:	

\*NOTE - AREA CALCULATIONS TAKEN FROM OUTSIDE OF FRAMING.

- CONSTRUCTION NOTES
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PER TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
  - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
  - ALL WALLS ARE 2X4 (1/2") UNLESS OTHERWISE NOTED. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
  - ALL ANGLED WALLS ARE 93° UNLESS OTHERWISE NOTED.
  - TOP OF ALL INTERIOR DOORS AND WINDOWS FRAMED AT 6'-8" UNLESS OTHERWISE NOTED.
  - INTERIOR DOORS AND CASED WINDOWS FROM MANUFACTURER SHALL BE SET AS MANUFACTURED IN THE WALL OR LOCATED 3-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
  - CABINETS, BUILT-IN AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

REV	DATE	DESCRIPTION
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2		
3		



Scale: 1/4" = 1'-0"  
 SECOND LEVEL FLOOR PLAN

AREA CALCULATIONS	
CONDITIONED AREA	4'-8316 SF
FIRST FLOOR	4'-993 SF
SECOND FLOOR	4'-2889 SF
TOTAL CONDITIONED	4'-2889 SF
NON-CONDITIONED AREA	
FRONT COVERED PORCH	4'-341 SF
REAR COVERED PORCH	4'-178 SF
TOTAL NON-CONDITIONED	4'-519 SF
TOTAL UNDER ROOF	4'-3408 SF

NOTE: AREA CALCULATIONS TAKEN FROM OUTSIDE OF FOOTING.

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
  - DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
  - ALL WALLS ARE 2x4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
  - ALL ANGLED WALLS ARE 195° UNLESS OTHERWISE NOTED.
  - TOP OF ALL INTERIOR DOORS AND WINDOWS FINISHED AT 6'-8" UNLESS OTHERWISE NOTED.
  - INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
  - CABINETS, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

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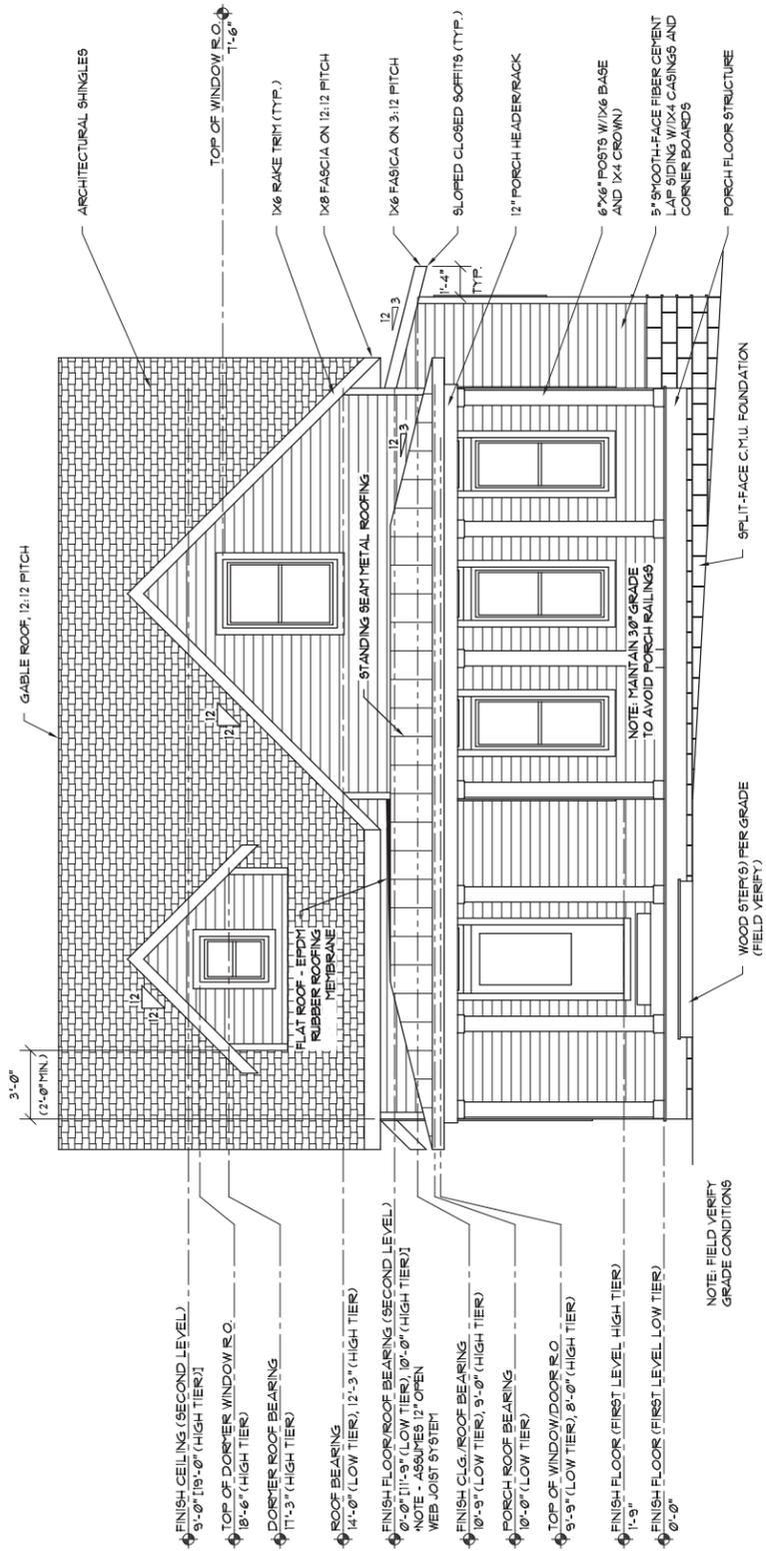
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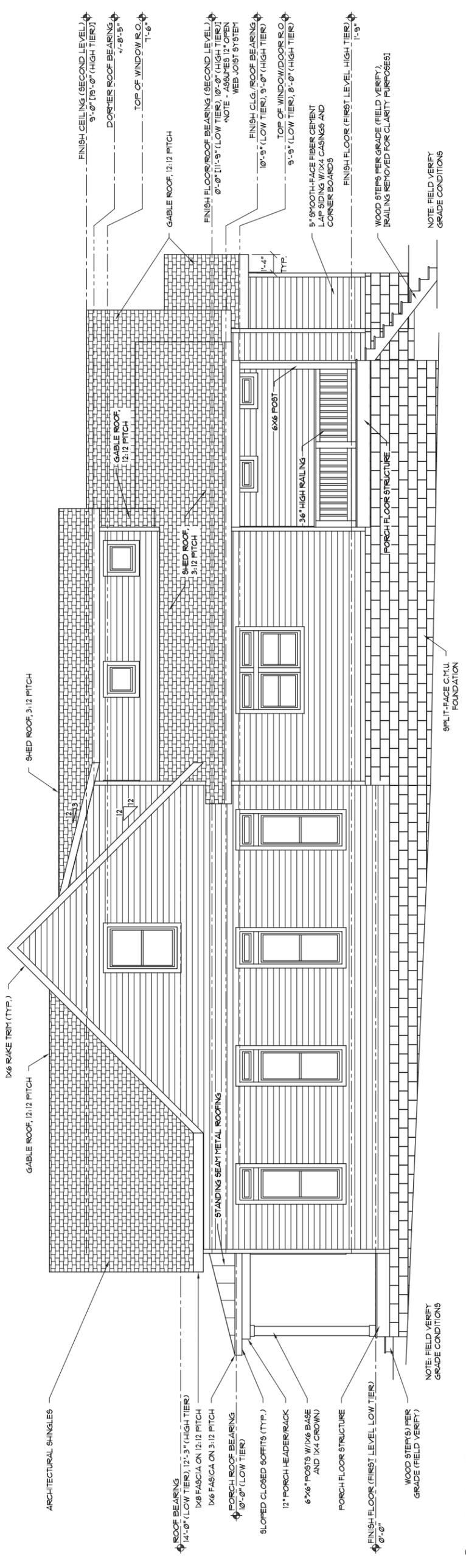
SCALE: 1/4" = 1'-0"

A103

EXTERIOR ELEVATIONS



01 FRONT ELEVATION (EAST) Scale: 1/4"=1'-0"



02 RIGHT ELEVATION (NORTH) Scale: 1/4"=1'-0"

