

JOHN COOPER  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

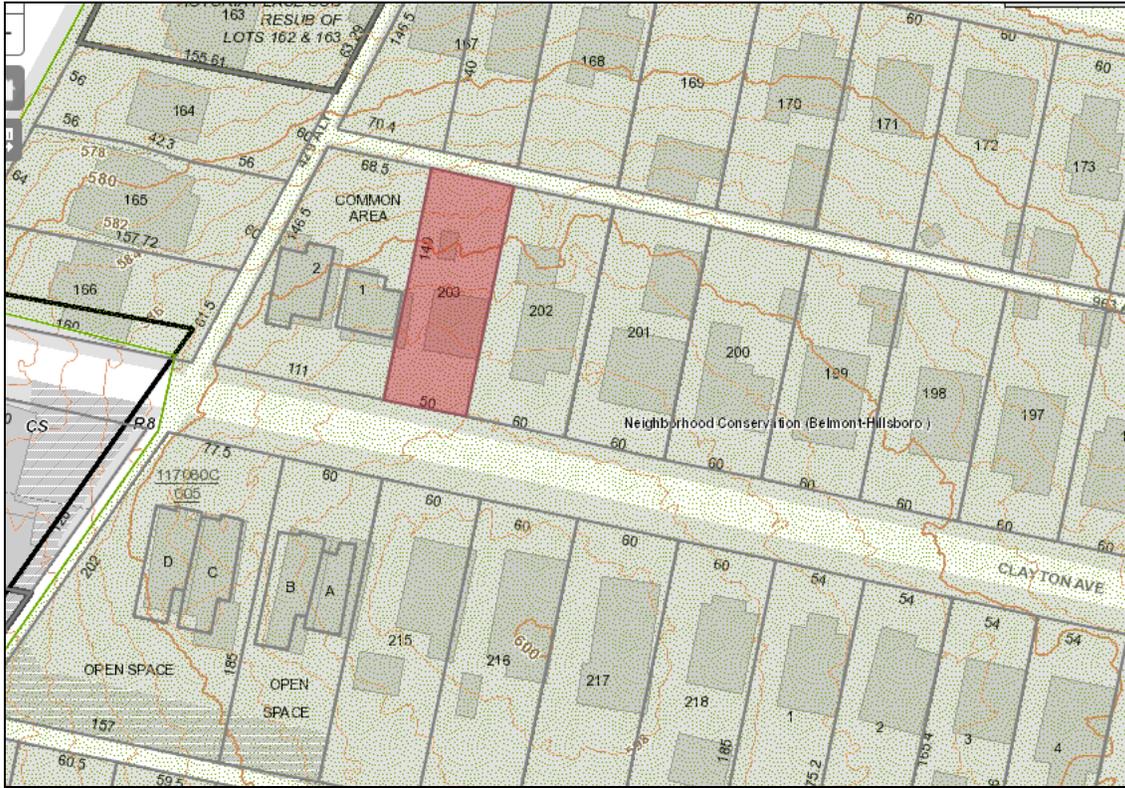
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1514 Clayton Avenue**  
**November 20, 2019**

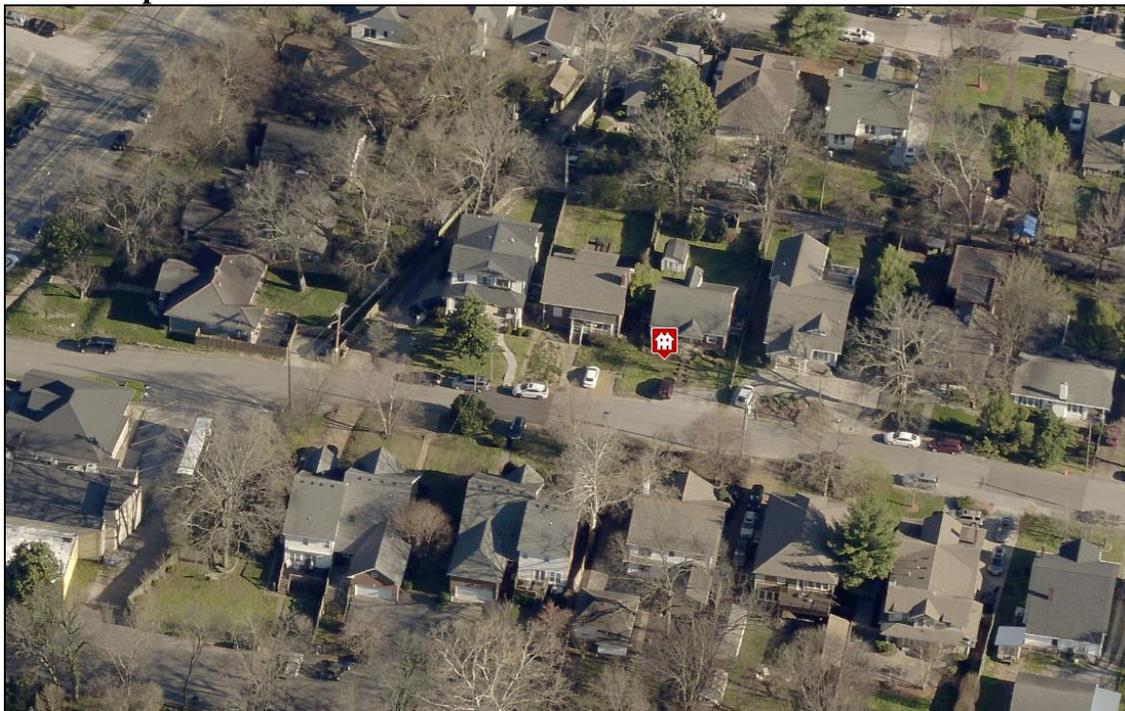
**Application:** New Construction—Infill  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Base Zoning:** R8  
**Map and Parcel Number:** 11708015600  
**Applicant:** William Smallman  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

<p><b>Description of Project:</b> The application is to construct a one and one-half story infill building with an attached garage that is located at basement-level.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none"><li>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;</li><li>2. The front setback shall be consistent with the buildings to either side, to be verified by MHZC staff in the field;</li><li>3. Staff approve the final selections of the roof color, porch floor and steps, porch posts and railings, doors, garage door, walkway, and driveway material;</li><li>4. Staff approve a brick sample;</li><li>5. The existing parking pad located within the front setback shall be removed;</li><li>6. The three windows on the left-side façade near the front shall be twice as tall as they are wide; and</li><li>7. Staff shall approve the location of the HVAC and other utilities.</li></ol> <p>With these conditions, staff finds that the project meets Section II.B of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>D:</b> Elevations</p>
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**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **B. GUIDELINES**

##### **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. BL2007-45).*

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

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

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

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

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

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

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

*Generally, two-story residential buildings have hipped roofs.*

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

#### **f. Orientation**

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

*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.*

#### *Multi-unit Developments*

*For multi-unit developments, interior dwellings should be subordinate to those that front the street.*

*Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.*

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

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

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

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

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

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

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

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

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

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

### **h. Utilities**

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

## **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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.*

***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
  - The DADU may not exceed the maximums outlined previously for outbuildings.
  - No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
- Density.*
- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- Ownership.*
- No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
  - The DADU cannot be divided from the property ownership of the principal dwelling.*
- The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

- *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

*Bulk and Massing.*

- *The living space of a DADU shall not exceed seven hundred square feet.*

**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:** The house at 1514 Clayton Avenue is a 1950s house that does not contribute to the historic context of the Belmont - Hillsboro Neighborhood Conservation Zoning Overlay (Figure 1). Staff issued an administrative permit in November 2019 to demolish the non-contributing structure.

At fifty feet (50') wide, the subject property is the narrowest lot on Clayton Avenue between Belmont Boulevard and Granny White Pike/12<sup>th</sup> Avenue South. The Commission disapproved a proposed two-story infill at this location in February 2018. The current proposal is for a one and one-half story infill that includes an attached garage at the basement-level.



Figure 1. 1514 Clayton Avenue

**Analysis and Findings:** The applicant proposes to construct a one and one-half story infill with an attached garage located at the basement-level.

Height & Scale: As proposed, the one and one-half story infill is compatible with the historic context of the block of Clayton Avenue. The house will be one-and-a-half stories with a maximum height of twenty-eight feet (28') from grade at the front. This block of Clayton Avenue has a strong historic context of one and one and one-half story historic homes that range in height from nineteen feet (19') to twenty-eight feet (28').

The width of the house is approximately thirty-eight feet, four inches (38'4") in the front and widens an additional foot on the right-side approximately twenty-five feet (25') behind the front wall. At fifty feet (50') wide, this lot is the narrowest on this block of Clayton Avenue. Most lots on this block are sixty feet (60') wide, and there are five (5) lots that are fifty-four feet (54') wide that are located across the street, mid-block. The width of houses on the fifty-four foot (54') wide lots range from thirty-six feet (36') to forty-two feet (42'). Staff finds the overall height and scale to be appropriate for the historic context.

The depth of the infill is eighty-nine feet, four inches (89'-4"), which includes a six feet, eight inches (6'-8") deep covered front porch as well as an attached garage that is located at basement-level. Staff finds that the depth of the infill to be appropriate for several reasons. At one hundred forty feet (140') deep, the lot is somewhat shallower than the lots that the Commission typically sees, and the infill incorporates a basement-level attached garage that meets the design guidelines. Also, approximately the rear third of the infill is single-story. Furthermore, there are examples of homes with rear additions that are similar in depth to the proposed infill.

The project meets Section II.B.1.a.and b.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be approximately five feet, eight inches (5'-8") from the left-side property line, five feet (5') from the right-side property line, and twenty feet, three inches (20'-3") from the rear property line. At approximately thirty feet, ten inches (30'-10"), the front setback will be similar to the front setbacks of the two adjacent historic houses.

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

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufact urer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	

<b>Cladding</b>	5" Hardie lap siding	Smooth	Yes	
<b>Secondary Cladding</b>	Board-and-batten	Smooth face	Yes	
<b>Tertiary Cladding</b>	Brick	Unknown	Yes	X
<b>Roofing</b>	Architectural Shingles	Color unknown	Yes	X
<b>Trim</b>	Miratec	Smooth faced	Yes	
<b>Front Porch floor/steps</b>	Not indicated	Needs final approval	Unknown	X
<b>Side Porch Floor/steps</b>	Not indicated	Needs final approval	Unknown	X
<b>Side Porch Posts</b>	Not indicated	Needs final approval	Unknown	X
<b>Side Porch Railing</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear Porch floor/steps</b>	Not indicated	Needs final approval	Unknown	X
<b>Rear Porch Railing</b>	Not indicated	Needs final approval	Unknown	X
<b>Windows</b>	Vinyl	MGM "Southern Rose" Series 8017	Yes	
<b>Principle Entrance</b>	Half glass	Needs final approval	Unknown	X
<b>Side/rear doors</b>	Half glass	Needs final approval	Unknown	X
<b>Garage door</b>	Not indicated	Needs final approval	Unknown	X
<b>Driveway</b>	Not indicated	Needs final approval	Unknown	X
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X

With the conditions that staff approve the final selections of the roof color, porch floor and steps, porch posts and railings, doors, garage door, walkway and driveway material, and a brick sample, staff finds that the project can meet Section II.B.1.d

Roof form: The proposed infill has a cross-gabled roof form with pitches of 12/12 and 7/12. The front façade also includes a shed dormer that is inset approximately eight feet (8') from the wall below. The single-story portion on the rear will have a hipped roof form with a 4/12 pitch. Staff finds that the proposed roof forms are found within the historic context and is appropriate for the site.

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

**Orientation:** The house is oriented towards Clayton Avenue, which is appropriate. The infill has a partial-width front porch with a depth of six feet, eight inches (6'-8"), which is appropriate. The site plan includes a walkway leading from the front porch to the street.

The infill incorporates a basement-level attached garage that will be accessed from the alley at the rear. There is an existing parking pad located within the front setback, which the site plan does not include. Staff recommends that the parking pad be removed with this project, as front-yard parking does not meet the historic context of the neighborhood and the property has an accessible rear alley.

With the condition that the front parking pad be removed, staff finds that the project meets Section II.B.1.f.

**Proportion and Rhythm of Openings:** Most of the windows on the front and right-side façades of the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. However, there are six windows on the left side façade that are squares rather than vertically oriented (Figure 2). The three square windows closest to the rear can be appropriate since they are not likely to be visible from the street given their location. The three square windows closest to the front, however, will be highly visible; therefore, staff recommends that they be twice as tall as they are wide to meet the historic proportion of openings. There are no large expanses of wall space without a window or door opening.



Figure 2. Left-side elevation

With the condition that the three windows on the left-side façade nearest to the front be twice as tall as they are wide, staff finds the project's proportion and rhythm of openings can meet Section II.B.1.g.

**Appurtenances & Utilities:** The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets Section II.B.1.h.

**Recommendation:**

Staff recommends approval of the project 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 roof color, porch floor and steps, porch posts and railings, doors, garage door, walkway, and driveway material;
4. Staff approve a brick sample;
5. The existing parking pad located in the front setback shall be removed;
6. The three windows on the left-side façade near the front shall be twice as tall as they are wide; and
7. Staff shall approve the location of the HVAC and other utilities.

With these conditions, staff finds that the project meets Section II.B of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

**ATTACHMENT A: Context Photos**



From left to right: 1516 Clayton Avenue (contributing), 1514 Clayton Avenue (subject property; non-contributing), and 1512 Clayton Avenue (contributing)



1513 Clayton Avenue – contributing (located directly across the street)



1407 Clayton Avenue – contributing (54' wide lot located mid-block on the other side of the street)



1405 Clayton Avenue – contributing (54' wide lot located mid-block on the other side of the street)

30-YR ARCHITECTURAL  
ASPHALT SHINGLE ROOF  
(COLOR TBD)

10" MIRATEC BARGE FASCIA TRIM

SMOOTH HARDIE PANEL SIDING  
W/ 6" MIRATEC BATTS @ 32" O.C.

6" MIRATEC OVER 6" MIRATEC  
CORNICE TRIM @ FRONT GABLES

EXPOSED RAFTERS W/ GUTTER,  
4" PATTERN T-1-11 @ OVERHANGS

8" MIRATEC HORIZ. TRIM

DRIP EDGE TRIM @ OPGS  
WHERE SHOWN

MGM SERIES 8017 WINDOWS

5" REVEAL HARDIE LAP SIDING

6" MIRATEC TRIM @ CORNERS

4" MIRATEC TRIM @ OPENINGS

8" MIRATEC HORIZ. TRIM  
4" BRICK WHERE SHOWN  
(COLOR TBD)

SPLIT-FACED CMU  
BLOCK FOUNDATION



FRONT ELEVATION



LEFT ELEVATION

**1514 CLAYTON AVE**

SCALE: 1/8"=1'





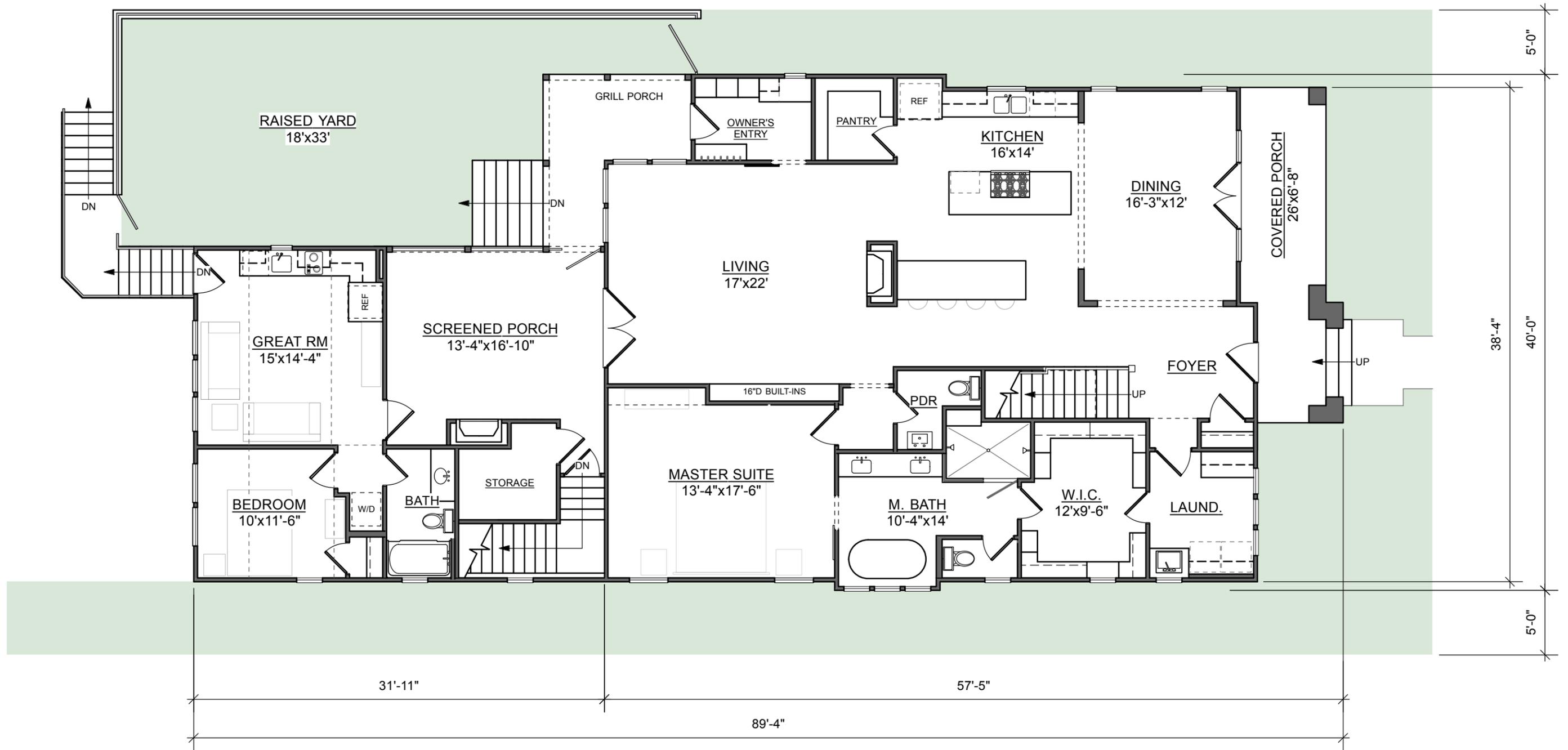
RIGHT ELEVATION



REAR ELEVATION

**1514 CLAYTON AVE**

SCALE: 1/8"=1'



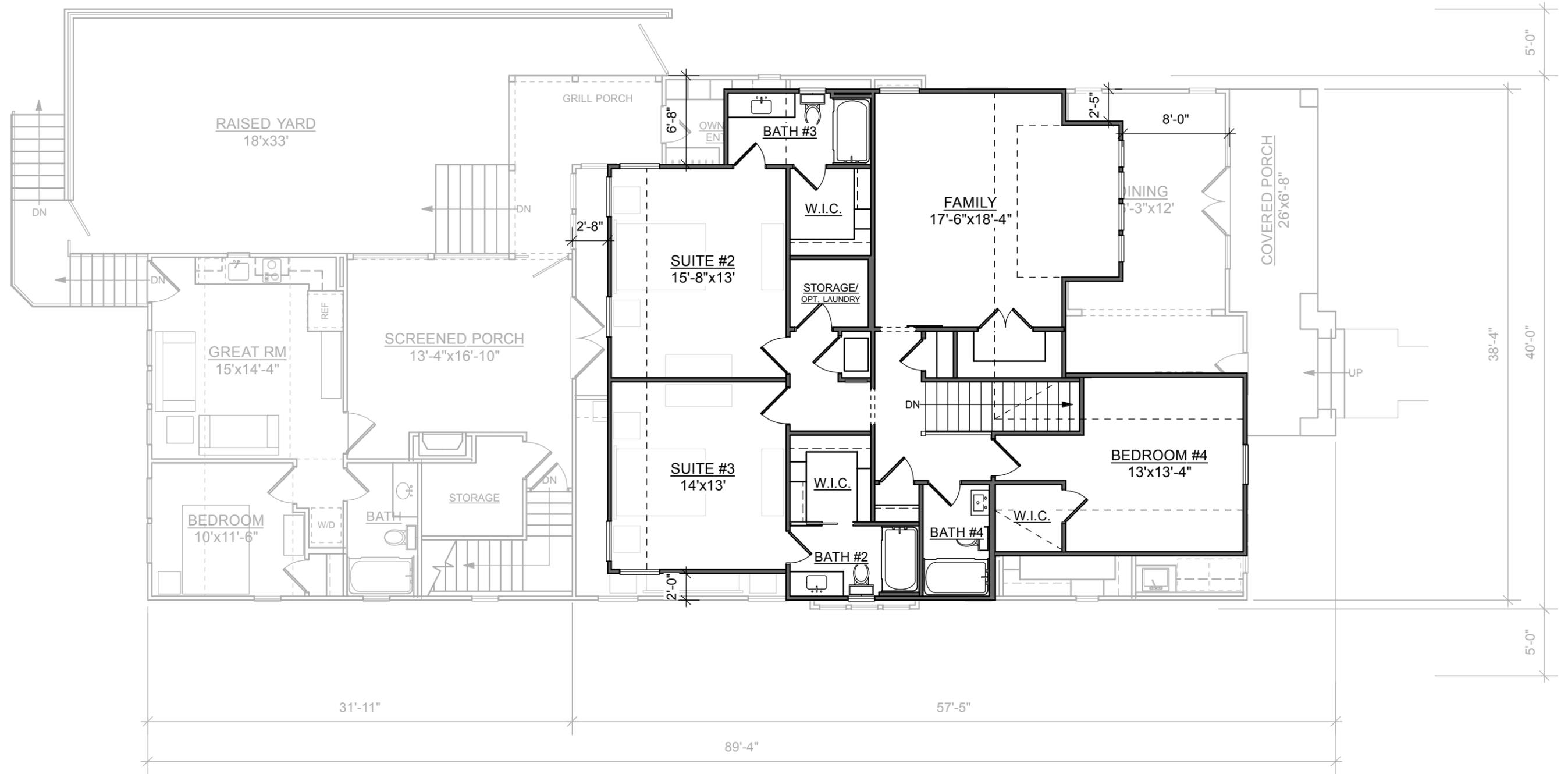
# 1514 CLAYTON AVE

1ST FLOOR • SCALE: 1/8"=1'

1ST FLOOR  
2ND FLOOR  
**LIVING AREA**  
APARTMENT

1910 SF  
1432 SF  
**3342 SF**  
476 SF





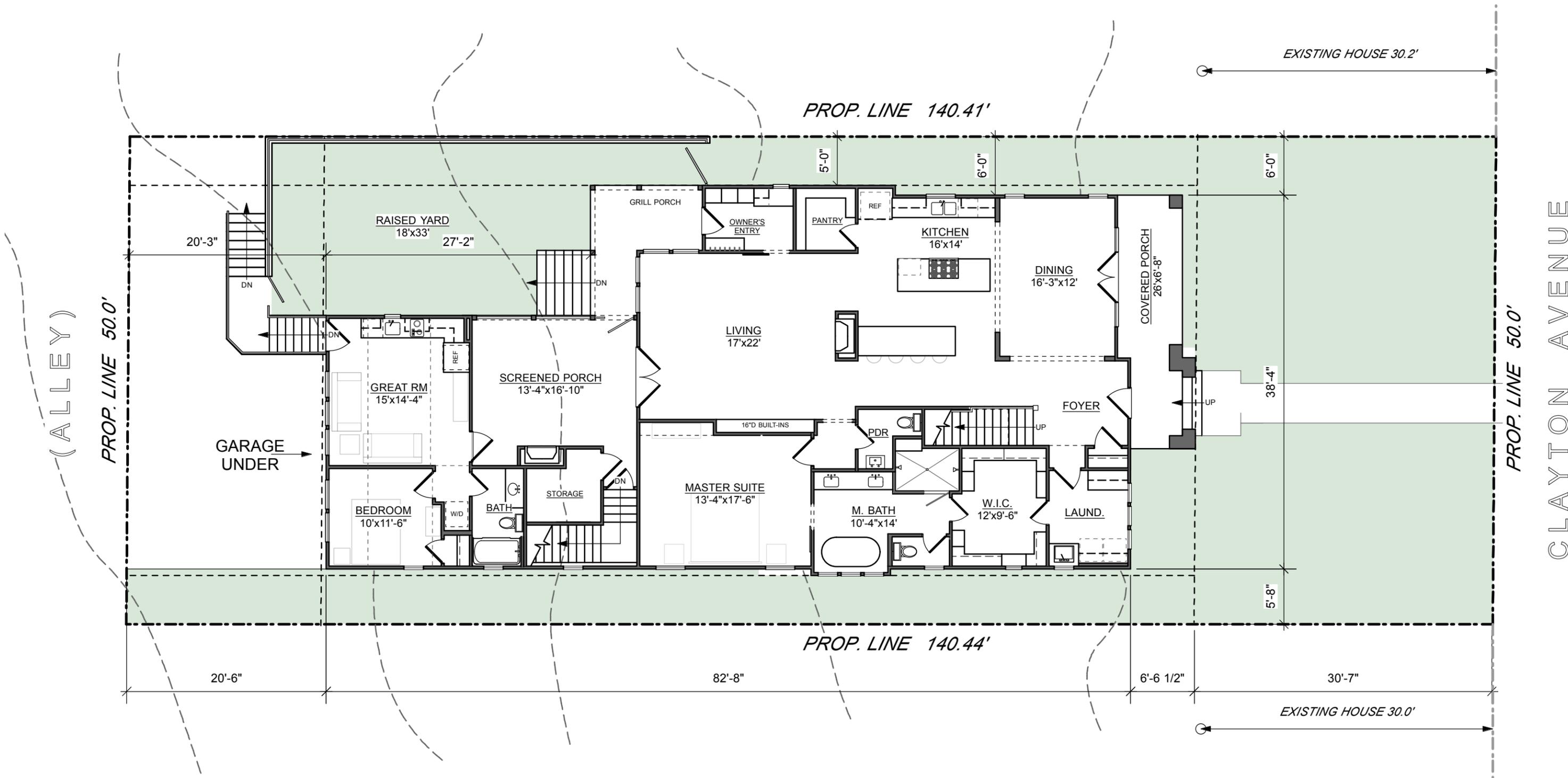
# 1514 CLAYTON AVE

2ND FLOOR • SCALE: 1/8"=1'

1ST FLOOR  
2ND FLOOR  
**LIVING AREA**  
APARTMENT

1910 SF  
1432 SF  
**3342 SF**  
476 SF





# 1514 CLAYTON AVE

SITE PLAN • SCALE: 1"=10'

