

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 3616A Westbrook Avenue August 19, 2020

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

Application: New Construction—Infill
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 104050436.00
Applicant: Julia Grissett
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: Application to construct a new single-family infill with an attached garage at basement level.

Recommendation Summary: Staff recommends disapproval of the project finding that it does not meet the following design guidelines:

- Section II.B.1.b for scale
- Section II.B.1.h for outbuilding.

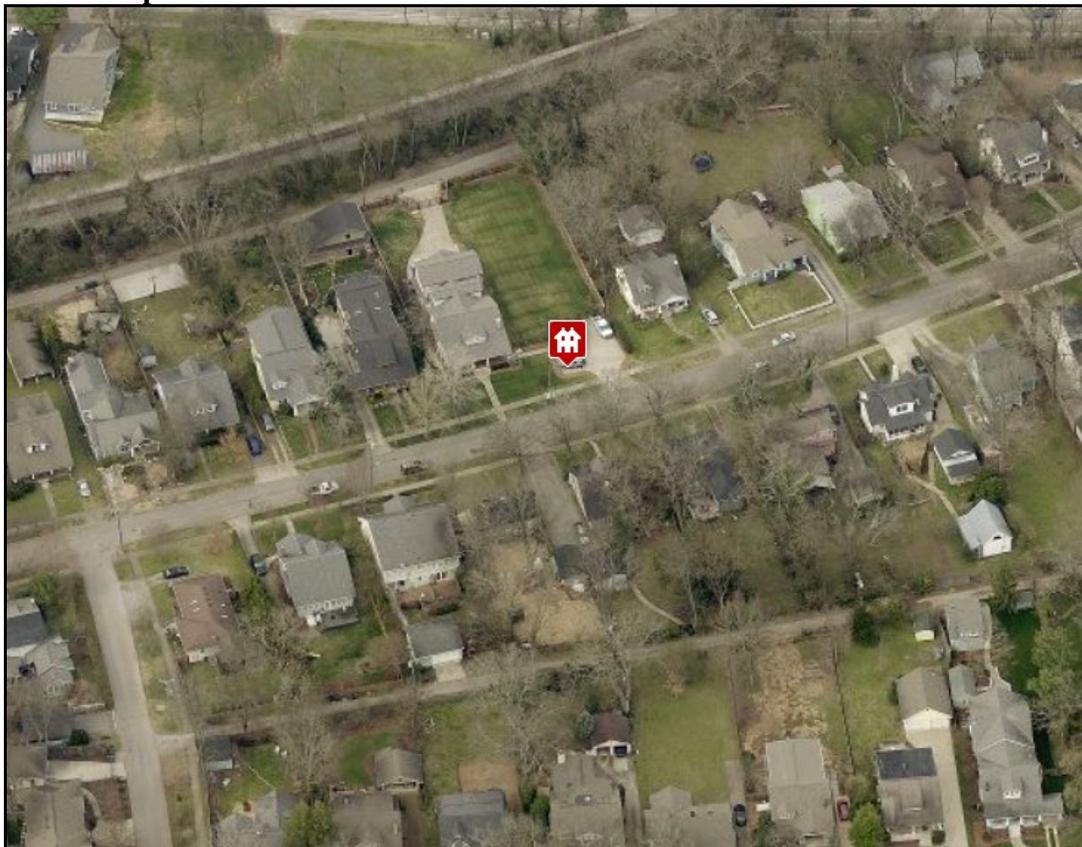
of the *Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding

are not appropriate.

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

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

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

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

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

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

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

h. Outbuildings

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

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

Outbuildings: Height & Scale

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

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

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

Outbuildings: Character, Materials and Details

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

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

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

Outbuildings: Roof

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

Outbuildings: Windows and Doors

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

Outbuildings: Siding and Trim

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

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

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

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

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

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

Setbacks & Site Requirements.

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

Driveway Access.

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

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

i. Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

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

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

Background: The lot at 3616A Westbrook was subdivided off of the neighboring lot in 2014, creating two new fifty-seven and a half foot (57’6”) wide lots. There has not been a house on this lot historically.



Figure 1. Vacant lot at 3616A Westbrook

Analysis and Findings: The application is to construct a new single-family infill including a raised pool deck and attached garage. These three features are all combined into one large building, with an interior corridor connecting the garage to the house underneath the raised pool deck.



Figure 2. Front elevation of proposed infill

Height & Scale: The proposed infill will be one and a half stories and will have a maximum height of about twenty-seven feet, two inches (27'2") from front grade, with an eave height of approximately twelve feet (12'), above grade at the front. Staff finds that the proposed height is similar to the heights of historic houses in the immediate vicinity, which range from about seventeen to about thirty-two feet (17'-32') tall.



Figure 3. Left side elevation showing grade and depth of project.

The foundation height will be about six inches (6") at the front of the house, but the grade drops approximately eleven feet, nine inches (11'9") by the rear wall of the garage. (Figure 3) Staff recommends inspection of the foundation and the finished floor height to ensure that the height of the foundation at the front is appropriate for the historic context.



Figure 4. Proposed infill in the center, existing houses on either side. Width are 36', 45', 30'.



Figure 5. 3621 Westbrook is the tallest and widest historic house on the block

The lot is approximately fifty-seven feet, six inches (57'6") wide. The proposed house is approximately forty-five feet (45') wide at the front. Most of the houses on comparably sized lots are significantly narrower. The houses on either side are thirty-six feet (36') and thirty feet (30') wide. (Figure 4)

The widest house on the block is 3621 Westbrook, across the street and three houses down. This house is a bit of an outlier at thirty-two feet (32') tall and forty-four feet (44') wide and sits on a wider sixty foot (60') lot. Several other houses on the block measure forty or forty-one feet wide (40'-41'), but three of these include a one-story open porte cochere with no massing behind it. The actual building width on these is closer to thirty feet (30'). The front elevation of the proposed structure does have an open side porch, however, there is a second story above this and massing behind it. A one-story open side porch would be appropriate here as well, but with the second story above it, creating a continuous ridge line, and the depth of the massing behind it, creating a true forty-five foot (45') width, staff finds that the width is inappropriate. The only other house with a similar form in the immediate context is 3613 Westbrook (Figure 9), which sits on a much wider seventy foot (70') lot and is significantly shorter at about twenty-two feet (22') tall.





Figures 6-9. Historic context #3608, #3611, #3618 and #3613 Westbrook

The house is also extremely deep. The one and one-half portion is about eighty-seven feet (87') deep, with the entire building stretching about one hundred and sixty feet (160'). The garage is connected to the primary house via a raised hallway underneath the pool deck. This connection creates one long footprint from front setback to rear setback.

Given the proposed depth, a height which will make it the second tallest house on the block and a width that matches that of the widest historic house, staff finds the overall massing is too great for the historic context.

In regard to the scale of new construction, Section II.B.1.b of the guidelines states: *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.* The depth of this project combined with the width and overall lot coverage contrasts greatly with the surrounding historic buildings.

Due to the drop in grade, the pool will need to be on some type of platform but it does not need to be tall enough to accommodate a walk-way beneath.

Staff finds that the infill meets Section II.B.1.a of the guidelines for height but does not meet Section II.B.1.b of the design guidelines for scale.

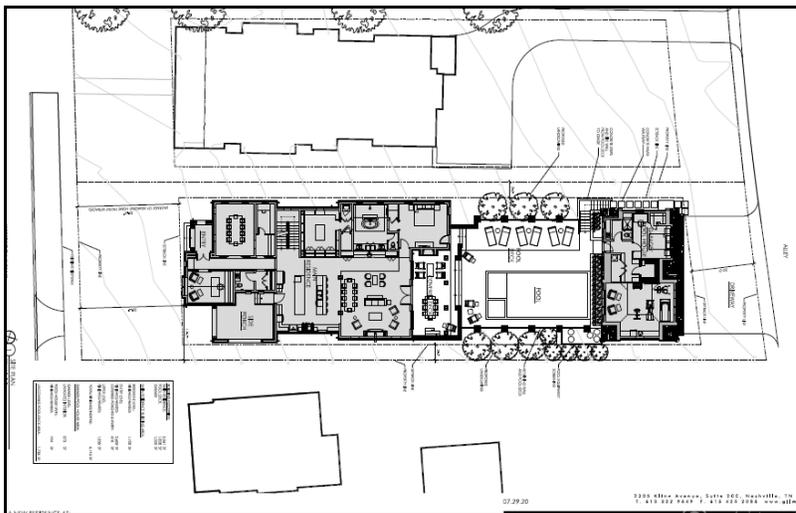


Figure 10. The proposed footprint and setback for the infill

Setback & Rhythm of Spacing: The front setback is proposed to roughly align with the houses on either side. See Figure 10. The side and rear meet the standard five foot (5') and twenty foot (20') requirements, respectively.

Staff finds that the proposed setbacks to be similar to the immediate historic context and to meet Section II.B.1.c. of the design guidelines.

Materials:

	Proposed	Color/ Texture	Approved Previously or Typical of Neighborhood	Requires Final Review
Foundation	Brick	Unknown	Yes	Yes
Primary Cladding	Brick	Unknown	Yes	Yes
Lintels and Sills	Brick	Unknown	Yes	Yes
Trim	Wood & Hardie	Smooth	Yes	No
Primary Roofing	Asphalt shingle	Unknown	Yes	Yes
Windows	Not indicated	Unknown	Unknown	Yes
Doors	Not indicated	Unknown	Unknown	Yes
Porch floors	Concrete	Unknown	Yes	No
Front Porch Steps	Stone	Unknown	Yes	No
Pool Deck Posts & Railing	Brick/Metal	Unknown	Yes	Yes
Rear Porch Steps	Concrete	Unknown	Yes	No
Garage Doors	Unknown	Unknown	Unknown	Yes
Driveway	Not indicated	N/A	Yes	Yes

The Commission has typically required a change in material at the foundation line. This project proposes to use brick to grade, with a soldier course used to differentiate the floor line. As the floor line is indicated, staff finds that this could be appropriate as a modern interpretation of the Tudor style.

Staff recommends approval of brick samples, all windows and doors, the garage doors, the roof shingle color, the materials of the porch floor and steps, and the material of the

driveway and walkway. With these approvals, staff finds that the materials meet Section II.B.1.d. of the design guidelines.

Roof form: The roof is front and side gabled with steep 16/12 slopes at the front. These are appropriate for the Tudor style of the house. Shed dormers are also used, which are common in the historic context. Staff finds that the roof forms are appropriate for an infill house in the overlay and finds that the roof forms meet Section II.B.1.e. of the design guidelines.

Orientation: The house is oriented towards Westbrook Avenue, which is appropriate. There is a small covered entry porch and a more substantial side porch. Most historic houses in Richland-West End have partial or full-width porches. Rather than facing the street, the front door is perpendicular to the street, off the entry porch. This is a condition that is sometimes seen in historic houses, including right across the street at 3613 Westbrook (Figure 9). Staff finds it to be appropriate here. No walkway shows on the site plan: a front walkway should be added from the sidewalk to the entry porch.

Vehicular access to the site will be via the existing rear alley. The applicant is proposing an attached garage that sits on the alley. (While the orientation of the garage doors to the alley is appropriate, staff has other concerns with connecting the garage. See “Outbuilding” below.) Staff finds that with the addition of a front walkway, the proposed orientation meets Section II.B.1.f. of the design guidelines.

Proportion and Rhythm of Openings: The proposed windows on the infill are generally twice as tall as they are wide, thereby meeting the historic proportion of window openings. All window groupings have four to six inch (4”-6”) mullions in between the individual window openings. There are no large expanses of wall space without a window or door opening. Staff finds that the infill’s proportion and rhythm of openings meets Section II.B.1.g. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC unit has not been indicated. Staff should review and approve the location of the HVAC units. With this review and approval, staff finds that the infill meets Section II.B.1.i. of the design guidelines.

Outbuilding: The project includes an attached garage. The design guidelines state that:

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.*

Attached garages are not a typical feature of this neighborhood. This garage is in the location of a historic garage, at the basement level and accessed on the rear, via the alley. The Commission has approved attached garages when they meet these requirements and

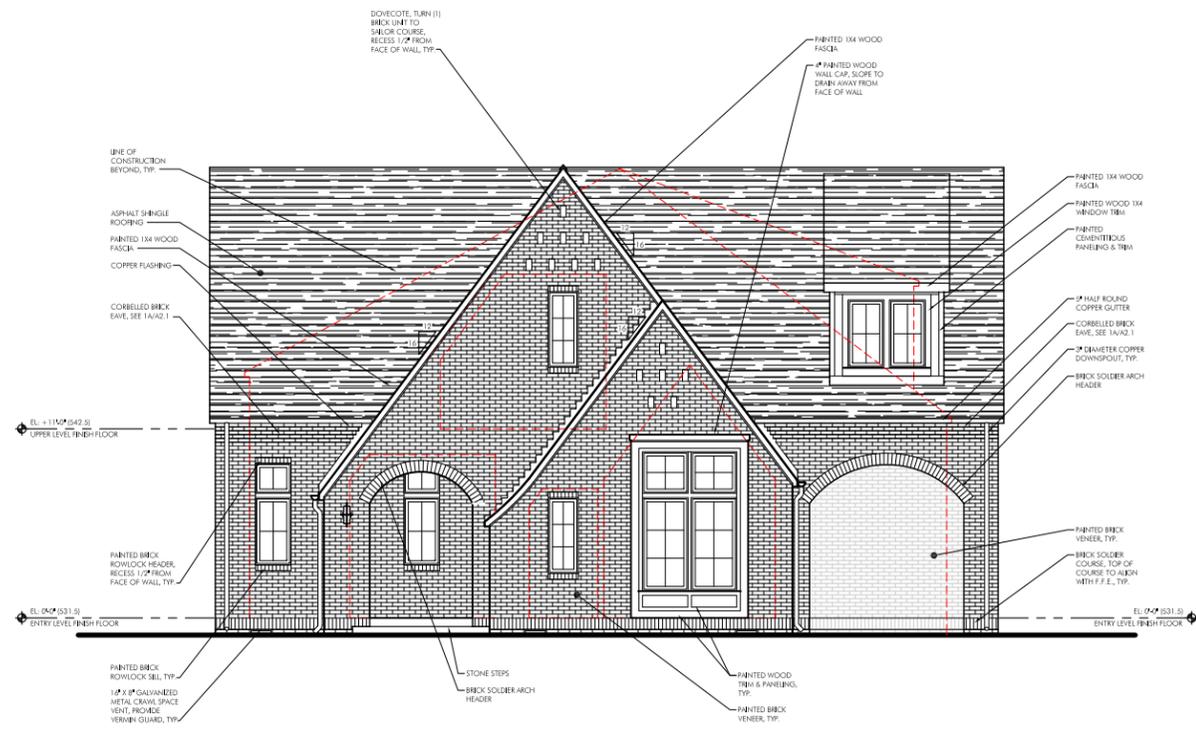
are fully connected to the rear of the house. However, in this case, the method of connection is via a fully enclosed hallway from the house. The floor plan is one long structure, creating exceptionally large massing and lot coverage. This form is not typical of an attached garage and is not appropriate to the context.

Staff recommends that the garage element be separated from the primary structure. The garage should meet all outbuilding requirements and should be separated from the primary structure by twenty feet (20') as per the design guidelines.

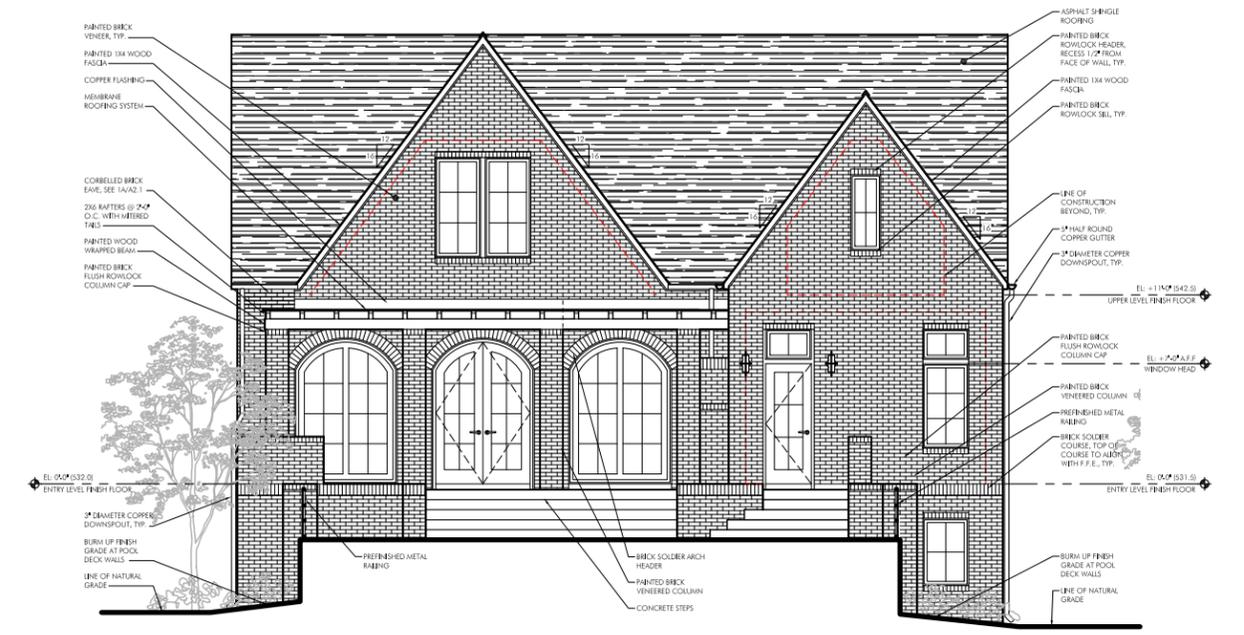
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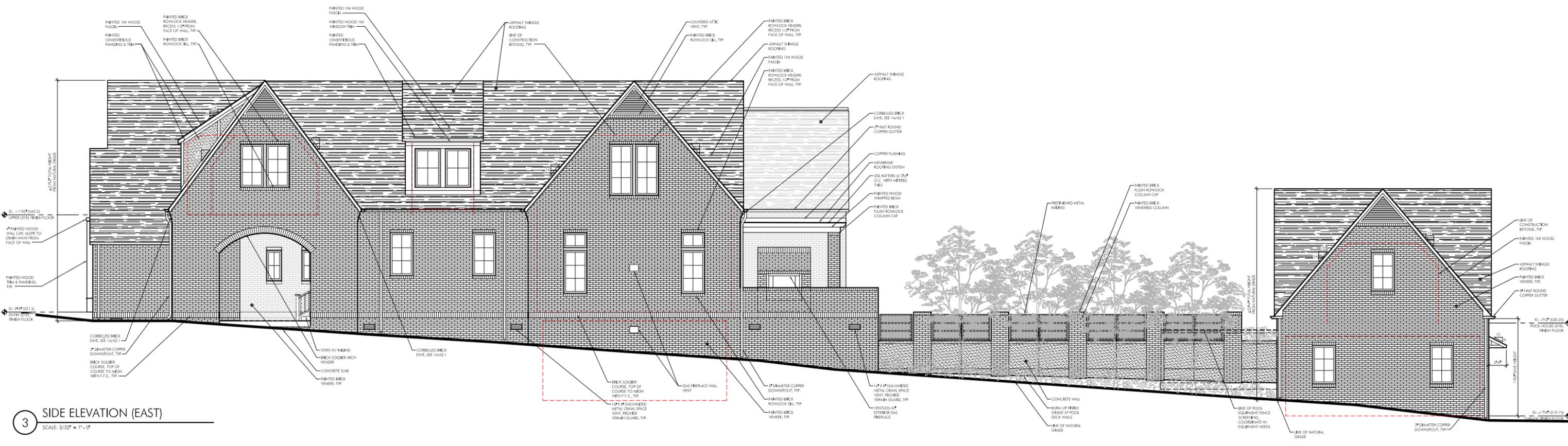
of the Richland-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.



1 FRONT ELEVATION (SOUTH)
SCALE: 3/32" = 1' - 0"



2 REAR ELEVATION (NORTH)
SCALE: 3/32" = 1' - 0"



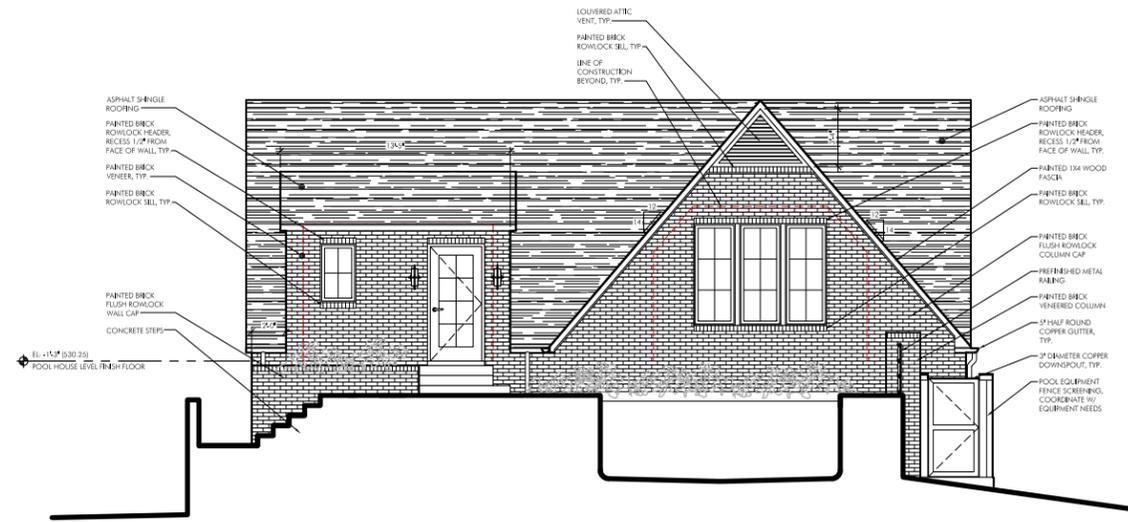
3 SIDE ELEVATION (EAST)
SCALE: 3/32" = 1' - 0"

08.06.20

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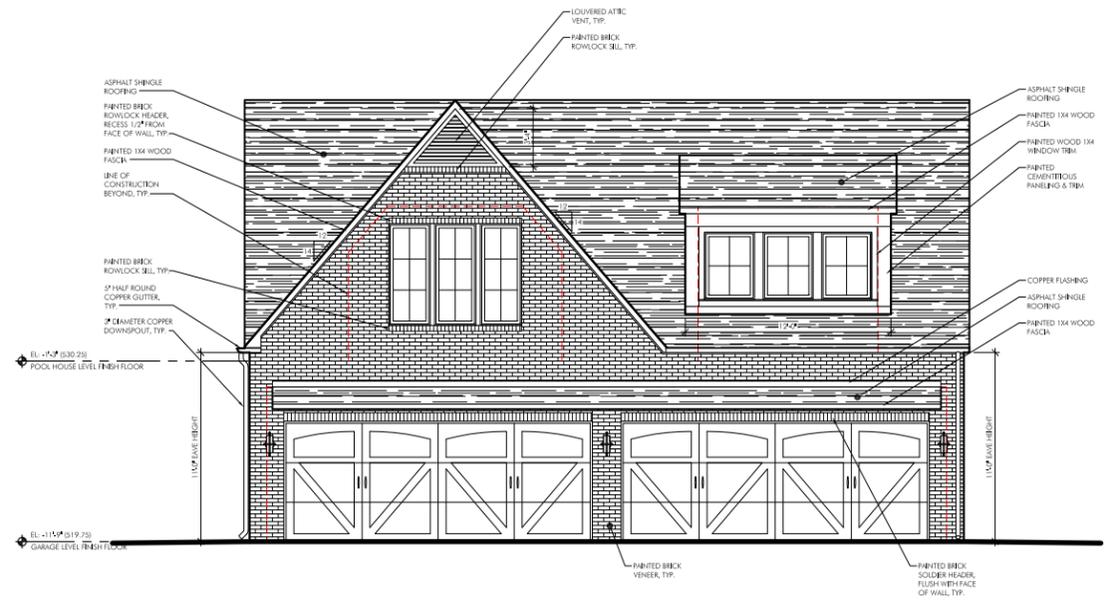
A NEW RESIDENCE AT:
3616 A WESTBROOK AVENUE
NASHVILLE, TENNESSEE 37205





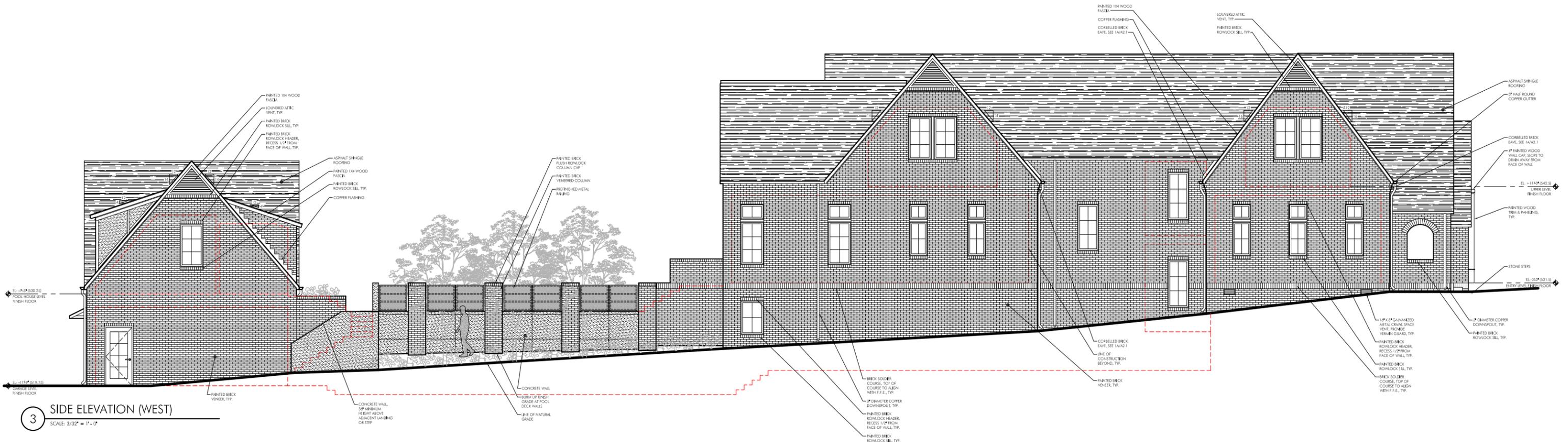
1 POOL HOUSE FRONT ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"



2 GARAGE REAR ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"



3 SIDE ELEVATION (WEST)

SCALE: 3/32" = 1'-0"

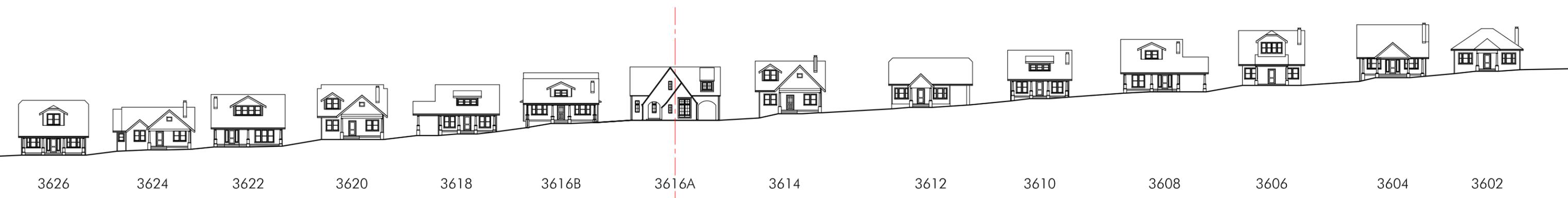
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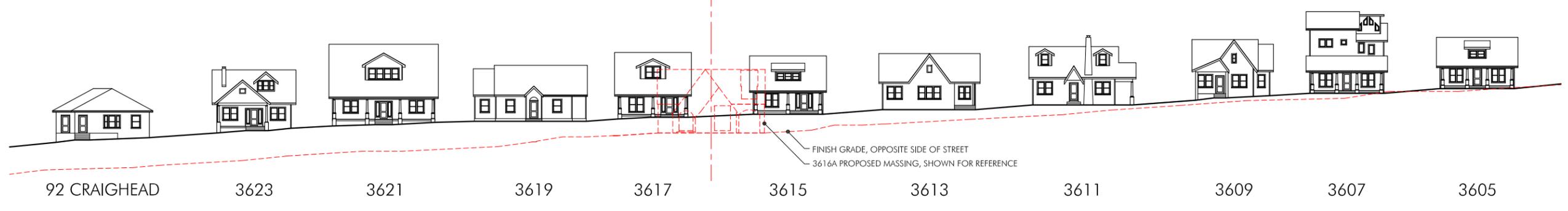
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WESTBROOK AVENUE - 3600 BLOCK
(NORTH SIDE OF STREET)



WESTBROOK AVENUE - 3600 BLOCK
(SOUTH SIDE OF STREET)



3616B



3616A



3614

3614- 3616B WESTBROOK AVENUE
BUILDING HEIGHTS

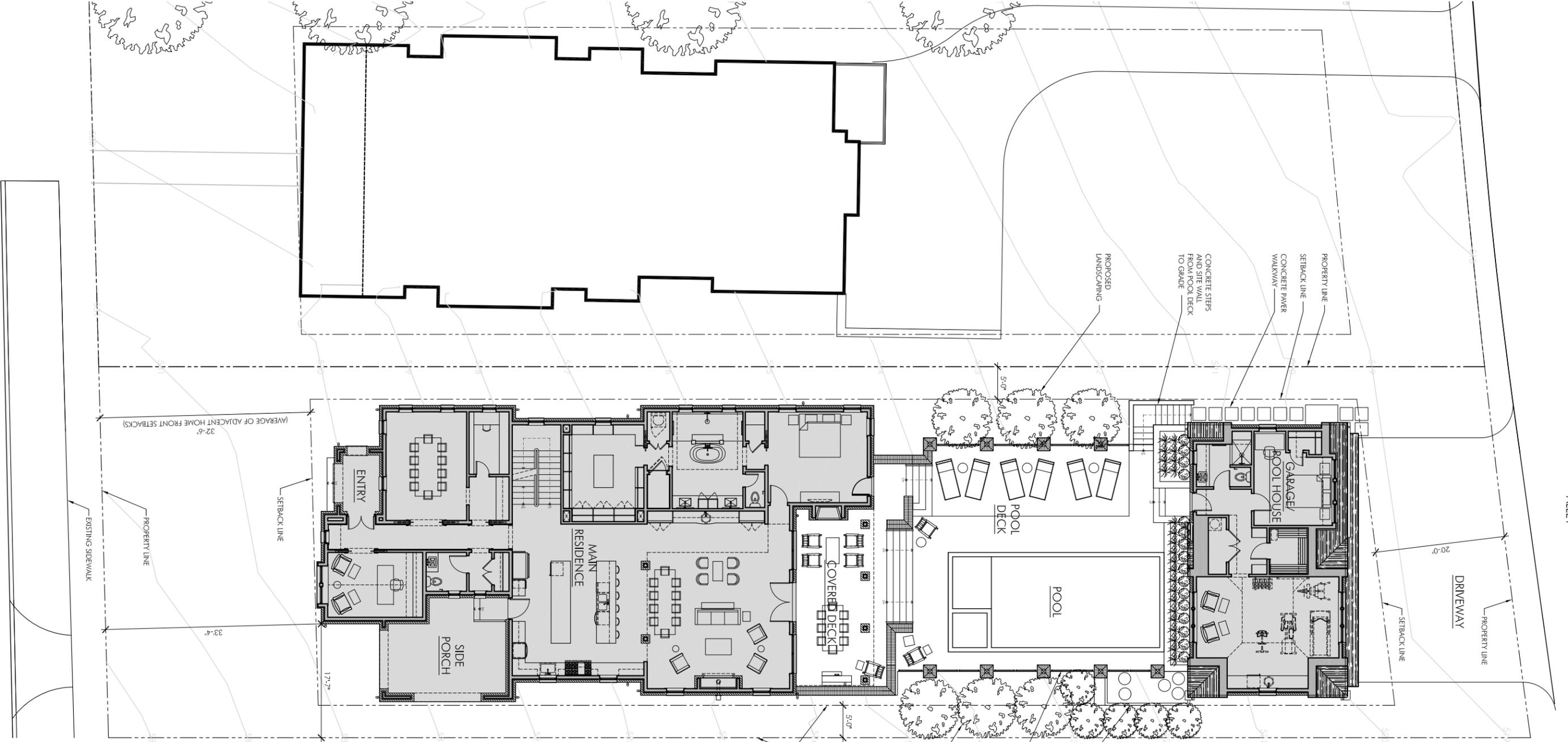
SCALE: 3/32" = 1'-0"

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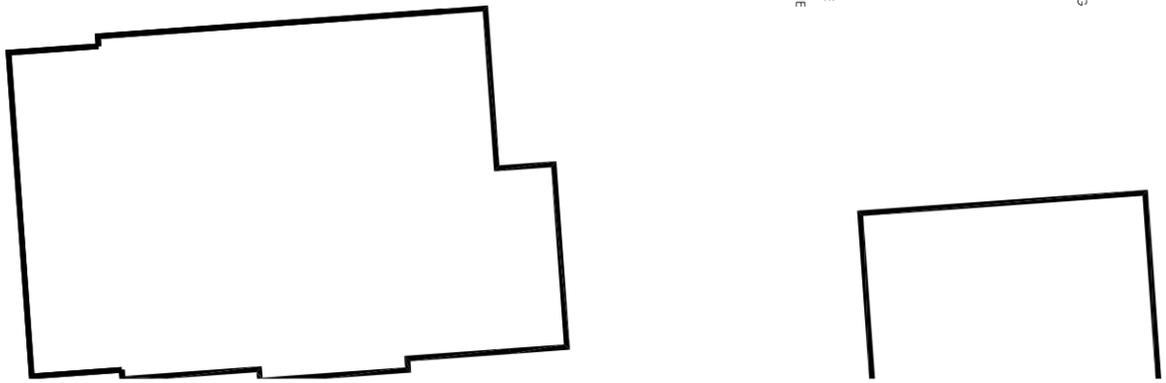


WESTBROOK AVENUE

ALLEY

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

BUILDING FOOTPRINT:	
MAIN RESIDENCE:	3,561 SF
POOL DECK:	1,808 SF
GARAGE:	1,000 SF
MAIN RESIDENCE BUILDING AREA:	
BASEMENT LEVEL:	1,700 SF
FINISHED/HEATED:	
ENTRY LEVEL:	2,608 SF
FINISHED/HEATED:	
COVERED PORCHES & ENTRY:	618 SF
UPPER LEVEL:	1,835 SF
FINISHED/HEATED:	
TOTAL FINISHED/HEATED:	6,143 SF
GARAGE/POOL HOUSE AREA:	
GARAGE LEVEL:	873 SF
UNHEATED INTERIOR:	
POOL HOUSE LEVEL:	744 SF
FINISHED/HEATED:	
UNCOVERED POOL/DECK AREA:	1,738 SF



07.29.20

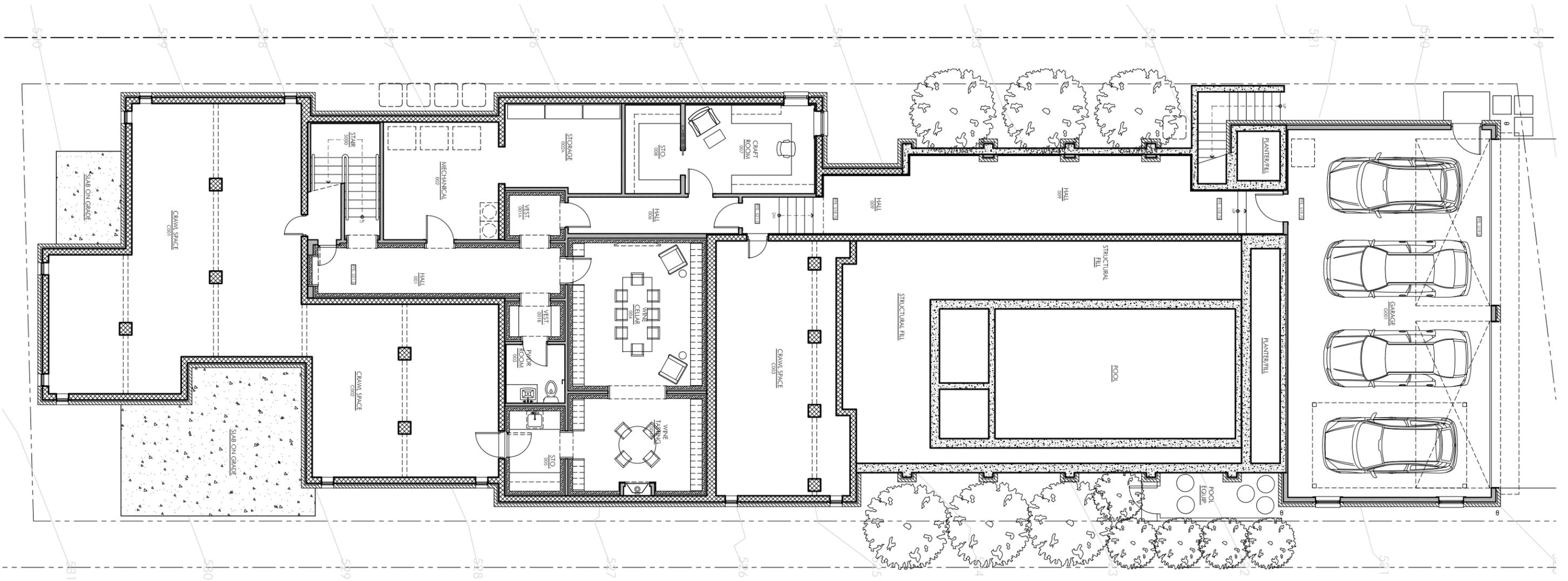
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architects
GILBERT | McLAUGHLIN | CASELLA

1 BASEMENT LEVEL FLOOR PLAN
SCALE 3/32" = 1'-0"

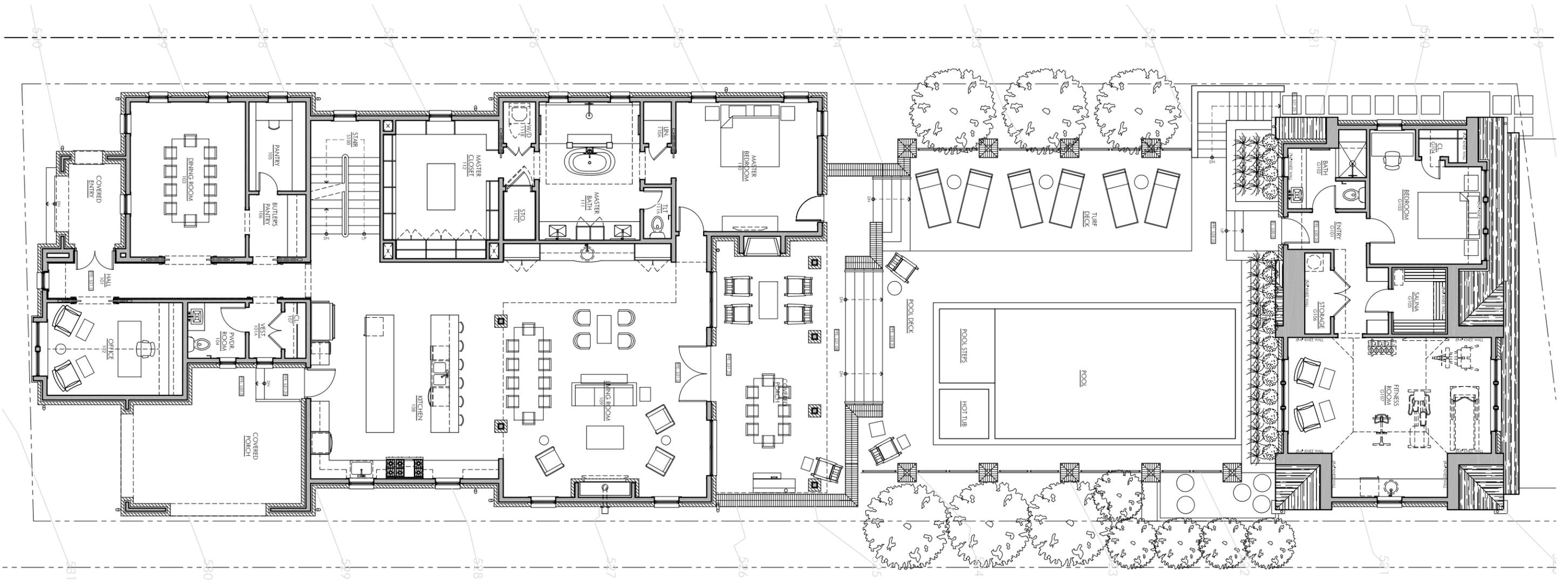


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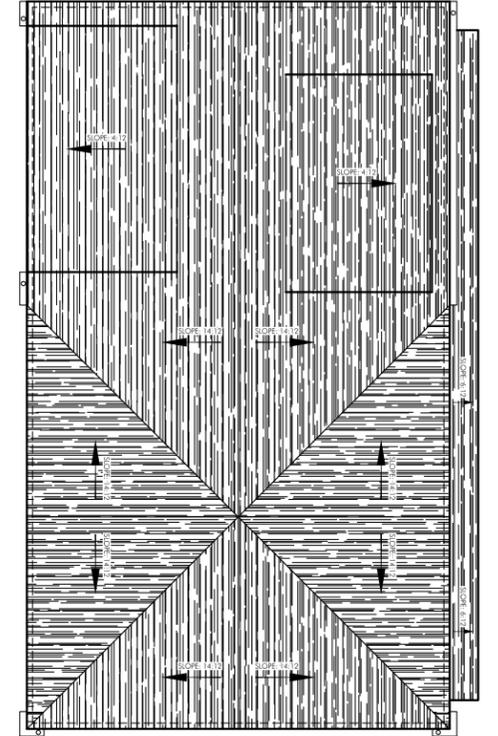
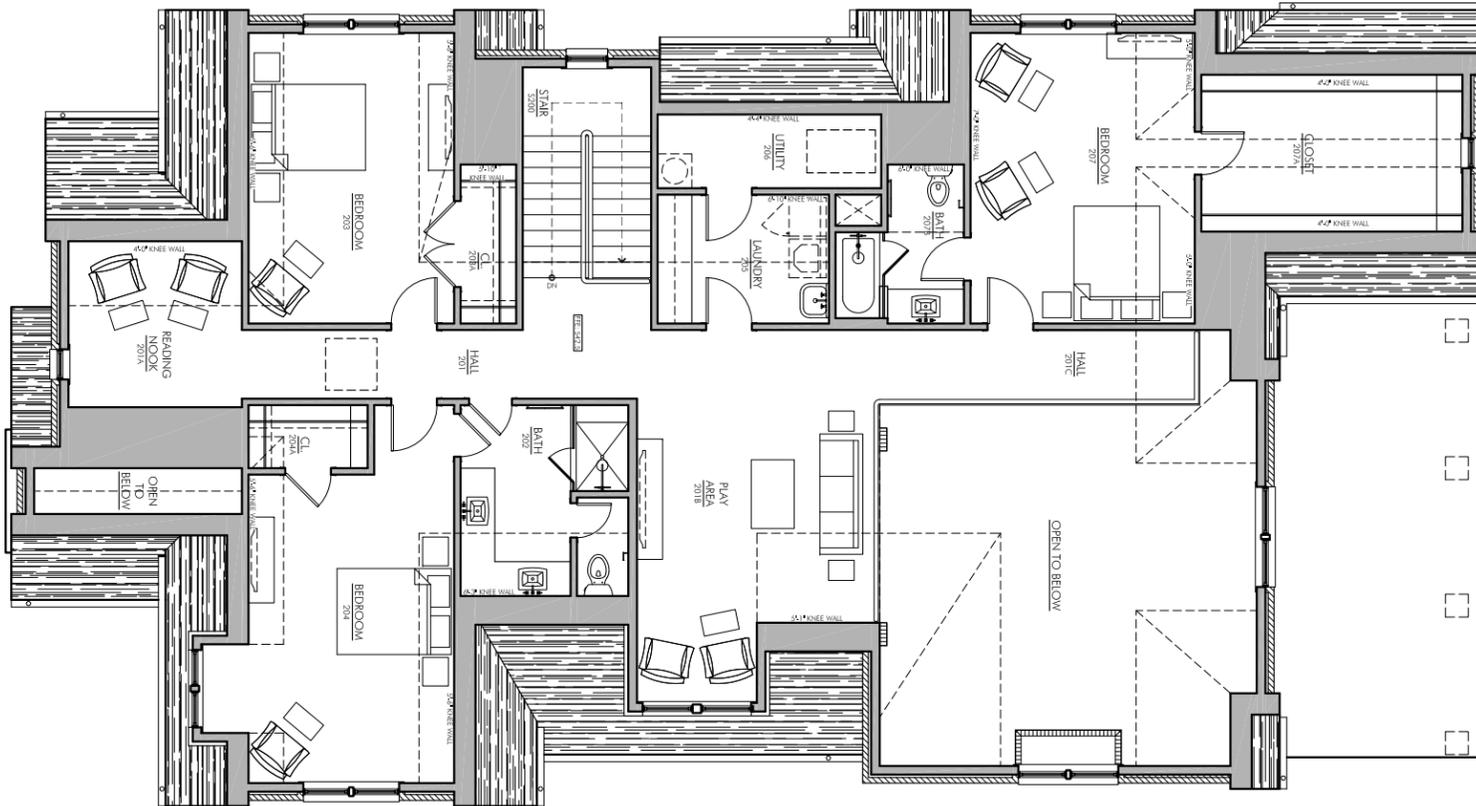
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1 UPPER LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

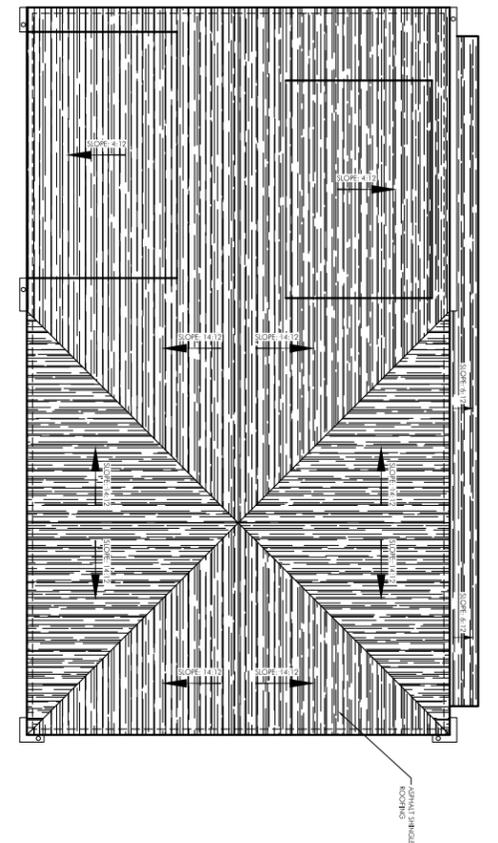
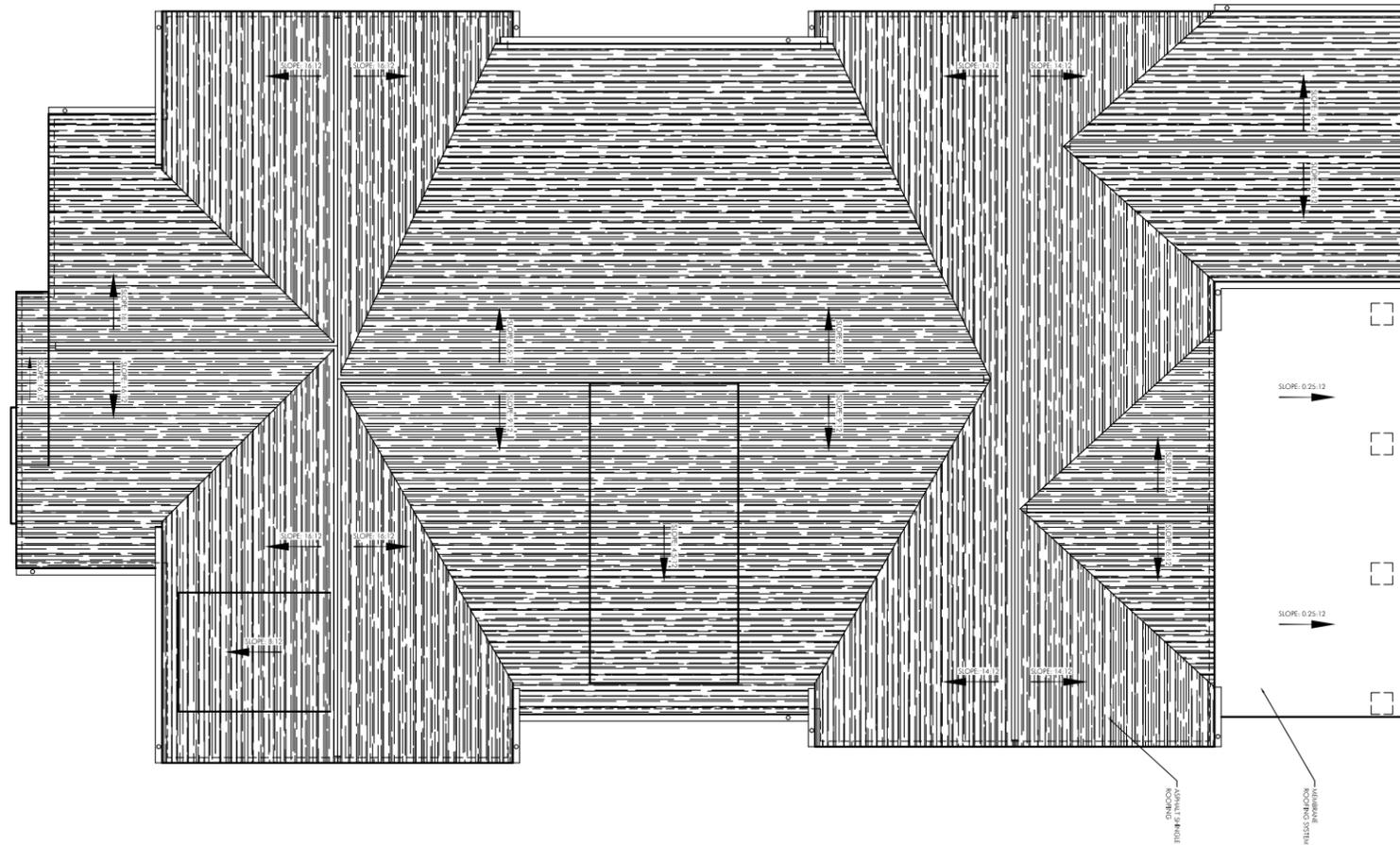
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1 ROOF PLAN
SCALE: 3/32" = 1'-0"



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