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

STAFF RECOMMENDATION
322 Harvard Ave
July 21, 2021

Application: New Construction - Addition
District: Richland-West End Neighborhood Conservation Zoning Overlay
Council District: 24
Base Zoning: RS7.5
Map and Parcel Number: 104050184.00
Applicant: Van Pond
Project Lead: Jenny Warren, jenny.warren@nashville.gov

Description of Project: New construction of an addition.

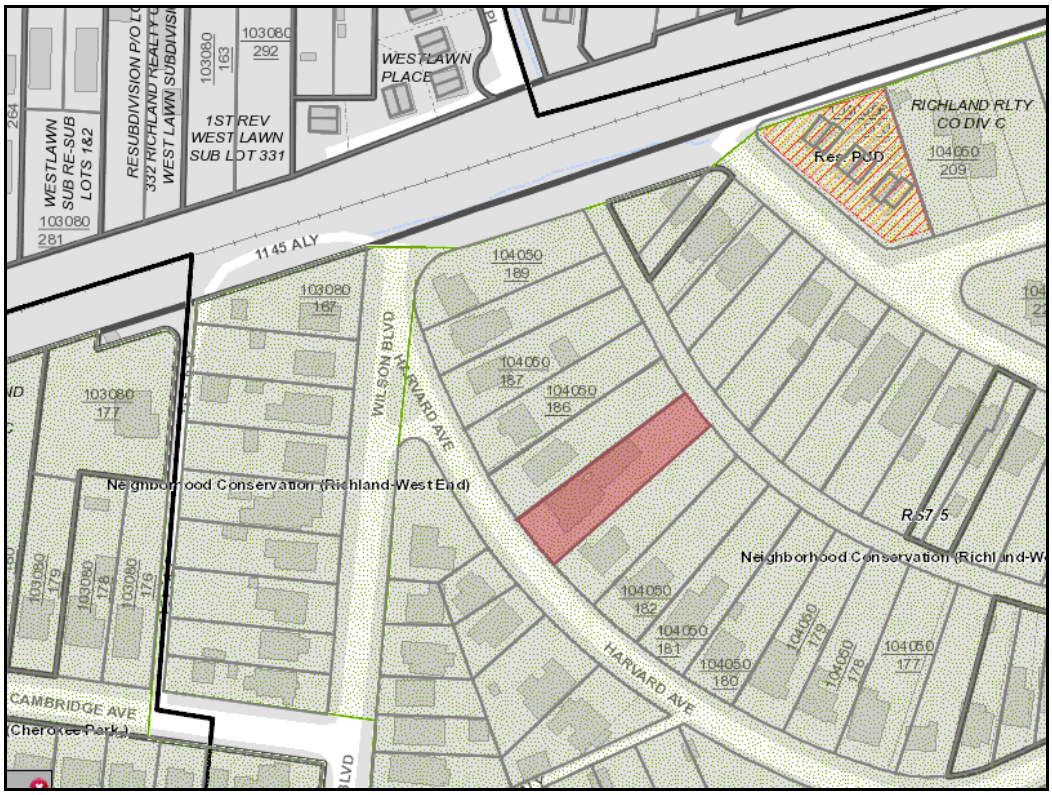
Recommendation Summary Staff recommends approval with the following conditions

1. The footprint shall not be extended further to the rear;
2. Staff review and approve the final windows, doors and roofing color prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);

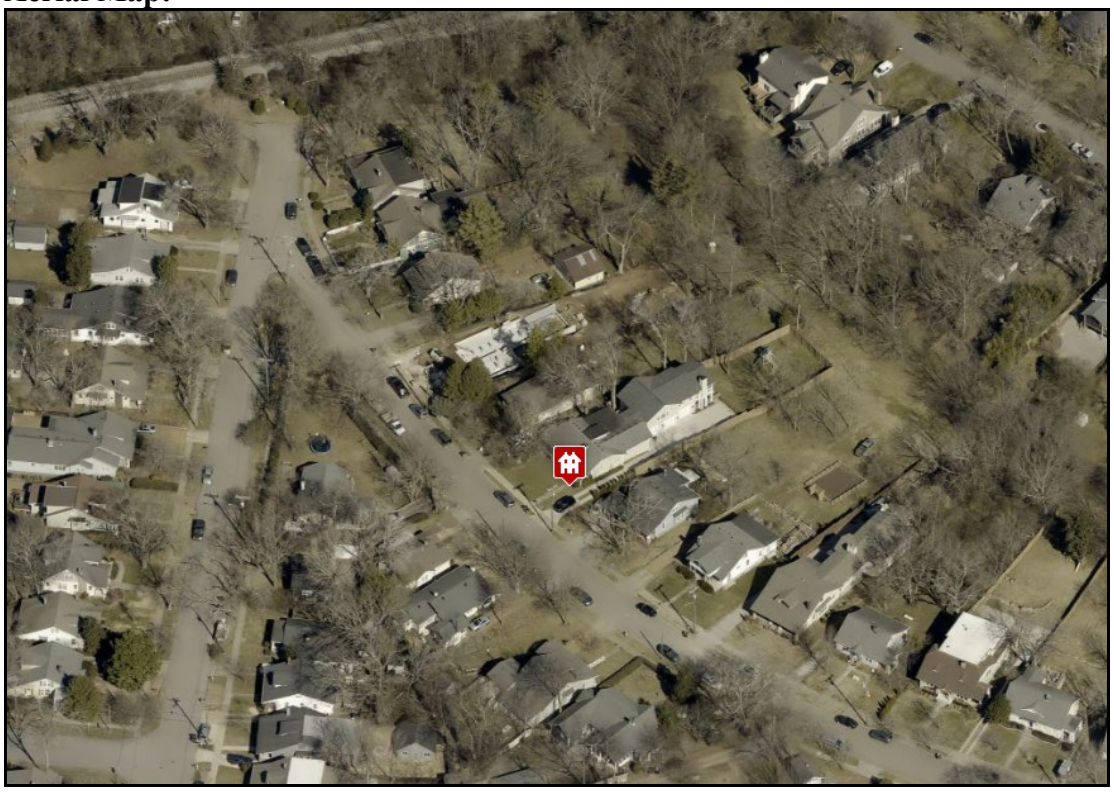
finding that the project meets II.B of the *Richland-West End Neighborhood Conservation Zoning District: Handbook and Design Guidelines*.

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. 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.

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.

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.

2. 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.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.

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 or extend wider than the existing building; however, generally the addition should not higher and 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.

Ridge raises

Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

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).

Rear & Side Dormers

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.

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

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.

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.

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

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.

e. Additions should follow the guidelines for new construction.

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

Figure 1: 322 Harvard Avenue

Background: 322 Harvard Avenue is a circa 1925 bungalow that contributes to the Richland West-End Neighborhood Conservation Zoning Overlay. The one-story house has a clipped side gabled roof with a front facing gabled entry porch. There have been several additions to the historic house over the last two decades.

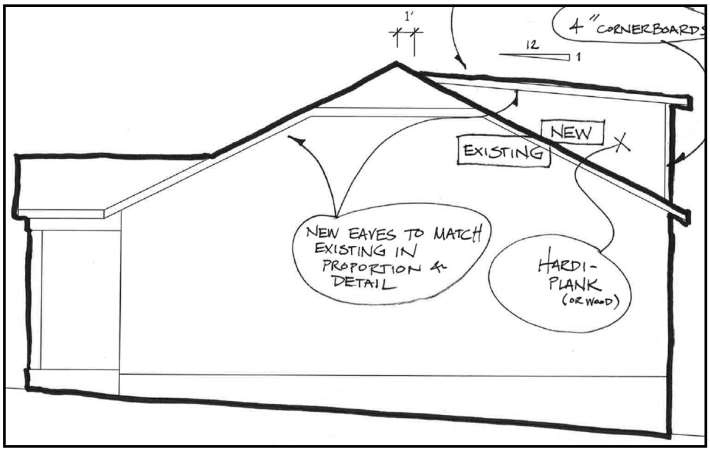


Figure 2: 2005 dormer addition plans

Originally, the house was about one-thousand-four-hundred square feet (1,400sqft), including the front porch.

In 2005, staff approved the construction of a modest rear dormer which met the design guidelines and was not visible from the street.

In 2009, a rear addition was permitted. This addition included the appropriate insets on both sides and had a rear-facing gable on the right and a shed roofed form on the left.

Figures 3 & 4: 2009 addition plans and aerial after work was complete

Then in 2016, the Commission approved an addition which included a basement level garage, increase in main level living space and a rear screened porch. The resulting foot print is about four thousand-seventy-five square feet (4,075sqft).

Figure 5: Current right-side elevation, after 2005, 2009 and 2016 additions

Figure 6: Current aerial, after 2005, 2009 and 2016 additions

At the June 2021 Metro Historic Zoning Commission hearing, the Commission approved an application for a new addition with the condition that the proposed ridge raise and any portion that went taller than the original house be removed.

Analysis and Findings: This is an application for the construction of a new addition that does not step any taller than the historic house, but does further increase the depth and add approximately one-thousand five hundred (1,500) square feet to the footprint.

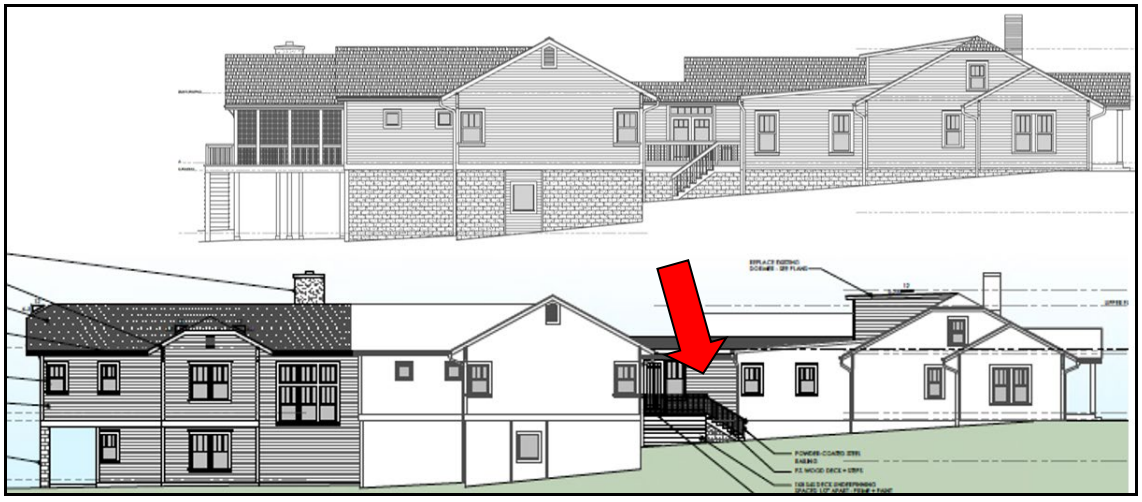
Height & Scale: The addition includes several components.

Figure 7: Location of the new Breakfast Room, in blue

On the left side, a recessed deck area within an existing addition will be enclosed to create a breakfast room. (Figure 7) This work will not increase the height or width of the addition. The side wall will be flush with the existing addition, but as this work occurs beyond the appropriate inset from the original back corner, staff finds this to be appropriate.

The dormer on the rear slope of the original roof will be removed and reconstructed to be wider, with a lower slope – the reconstructed dormer will be inset at least two feet (2') from the historic side walls below and will sit below the historic ridge. Staff finds this work to be appropriate as well.

On the rear the existing screen porch will be removed and a new forty foot (48') deep rear addition will be constructed. The addition will continue the main living level, and due to the slope, will add a full-height basement level. See Figures 8 & 9. A screened porch will be added on the right side elevation; it will not step wider than the historic house.



Figures 8 & 9: Top image is the existing house, note the screened porch at the rear and open porch beneath. Both will be removed for the construction of the addition. Arrow indicates new Breakfast Room. Note also the changes to the dormer.

The proposed additional massing - added to a modest historic house that has already nearly tripled in footprint due to prior additions - is not compatible with the scale of the historic house. The design guidelines are intended to allow appropriately scaled additions that are compatible with the original historic houses. The guidelines state that "*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."* This addition is approximately one thousand-five-hundred-forty-six square feet (1,546sqft) - and the original footprint of the house was again about one-thousand-four-hundred square feet (1,400sqft). The Commission has on occasion approved additions that are slightly larger than the historic house – particularly if the house is very small. This additional square footage on its own might be appropriate if there were no other earlier additions. However, adding additional massing onto a modest historic house that has already been enlarged to a nearly four thousand square foot (4,000sqft) footprint exceeds compatibility in scale. This small-to-medium sized historic house has already been converted into a large home and a subsequent addition will further skew the scale. The majority of this house has now been constructed post-2005.

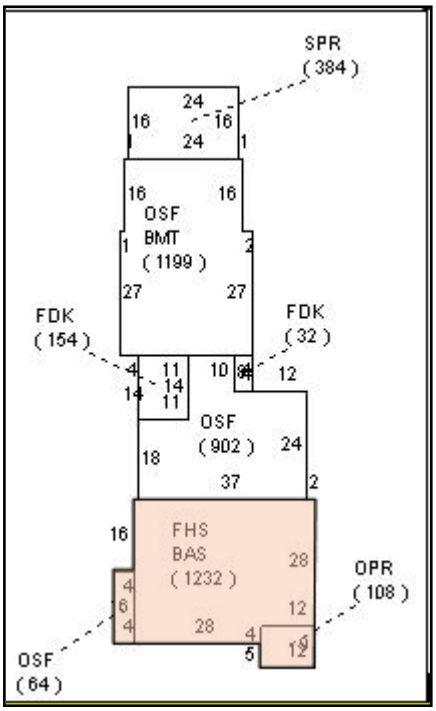


Figure 10. Property assessor footprint.
Shaded area is original footprint.

Staff finds the dormer addition and the breakfast room addition are appropriate, but that the rear addition is not. Some of the existing screened porch could be converted into conditioned space, but extending the footprint further does not meet section II.B.1.a.and b. for scale.

Location & Removability: The location of the breakfast room and rear addition are in accordance with the design guidelines. The locations, situated within existing additions, read as part of these addition to the original house. The location of the dormer addition is also appropriate as it is on the rear of the side gabled house and stays below the ridge. The materials, roof form, and fenestration pattern are all compatible with the historic character of the existing house. These additions are designed so that if they were to be removed in the future, the historic character of the house would still be intact.

Staff finds that the project meets section II.B.2.a and d.

Design: The design of the breakfast room and dormer are compatible with the historic structure. The materials, fenestration, height and overall design of the rear addition is compatible as well, but when combined with the existing additions, the design is too large for the modest historic house.

Staff finds that the project does not meet section II.B.2.a and e.

Setback & Rhythm of Spacing: The project will not impact the front or side setbacks. The rear will be well within the twenty foot (20') rear setback.

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

Materials:

	Proposed	**Color/Texture/ Make/Manufacturer**	**Approved Previously or Typical of Neighborhood**	**Requires Additional Review**
Foundation	CMU	Split-faced	Yes	
Cladding	Cement fiberboard lap siding	Smooth to match existing	Yes	
Roofing	Architectural shingles	Color unknown	Yes	
Trim/ Brackets	Wood	To match existing	Yes	
Chimney	Stucco		Yes	
Side & Rear Deck Floor/steps	Wood	-	Yes	
Side & Rear Deck	Steel	Powder-Coated	Yes	

Railing				
Windows	Clad wood	Needs final approval	Unknown	X
Side/rear doors	Clad wood	Needs final approval	Unknown	X

With final staff review and approval of the roofing color and the doors and windows, the project meets section II.B.1.d.

Roof form: The addition uses a rear-facing gable with a 6.5/12 slope and two side-gables with the same slope. This roof form and slope are both appropriate to the neighborhood.

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

Orientation: The project will not impact the orientation of the house.

The project meets section II.B.1.f.

Proportion and Rhythm of Openings**:** No changes to the historic window and door openings on the historic portion of the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. 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.1.g.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner or on the rear or rear-side within five feet (5') of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s). The project meets section II.B.1. i.

Recommendation: Staff recommends approval with the following conditions

1. The footprint shall not be extended further to the rear;
2. Staff review and approve the final windows, doors and roofing color prior to purchase and installation; and,
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house, and utility meters shall be located on the side of the building, within five feet (5') of the front corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s);

finding that the project meets II.B of the *Richland-West End Neighborhood Conservation Zoning District: Handbook and Design Guidelines*.

North

1 PROPOSED SITE PLAN

0 8' 16' 32'

AREA CALCULATIONS

EXISTING HEATED AREAS:

EXISTING MAIN FLOOR HEATED AREA (GSF):	3,439 S.F.
PROPOSED MAIN FLOOR ADDITION HEATED AREA (GSF):	1,250 S.F.
EXISTING UPPER FLOOR HEATED AREA (GSF):	680 S.F
PROPOSED LOWER FLOOR ADDITION HEATED AREA (BOURBON ROOM) (GSF):	1,121 S.F.
TOTAL HEATED AREA (GSF):	6,490 S.F.

322 HARVARD AVENUE

EXTENSIONS + RENOVATIONS TO THE JACOBS RESIDENCE
NASHVILLE, TENNESSEE 37205

REVISED MHZC PRESERVATION PERMIT APPLICATION SUBMITTAL
NOT FOR CONSTRUCTION

VAN POND ARCHITECT PLLC
2929 Sidco Drive
Suite 105
Nashville, Tennessee 37204
615.499.4387
vanpondarchitect.com

PROPOSED SITE PLAN

ISSUE DATE:
27 APRIL 2021
MHZC COMMENTS REVISED DATE:
2 JULY 2021

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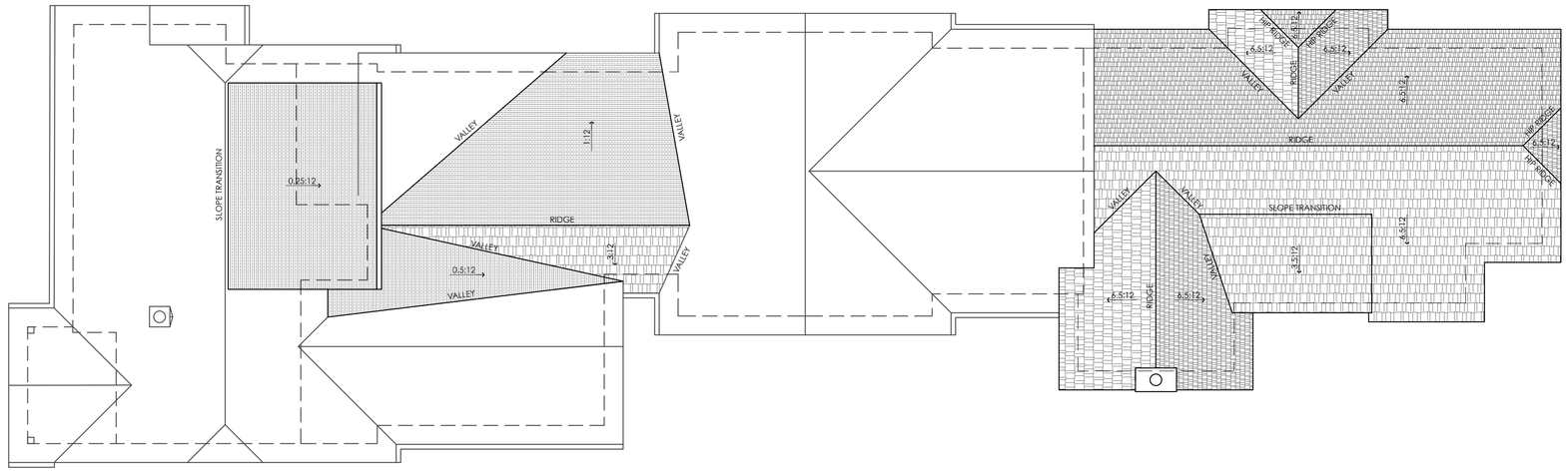

North

1 PROPOSED ROOF PLAN

12" 0 1' 2' 4' 8' 16'

322 HARVARD AVENUE

EXTENSIONS + RENOVATIONS TO THE JACOBS RESIDENCE
NASHVILLE, TENNESSEE 37205

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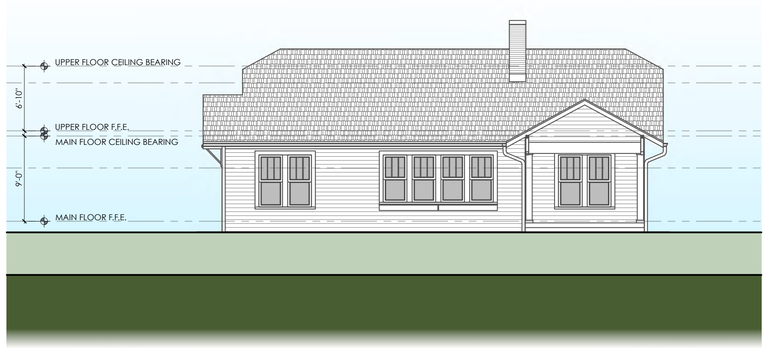
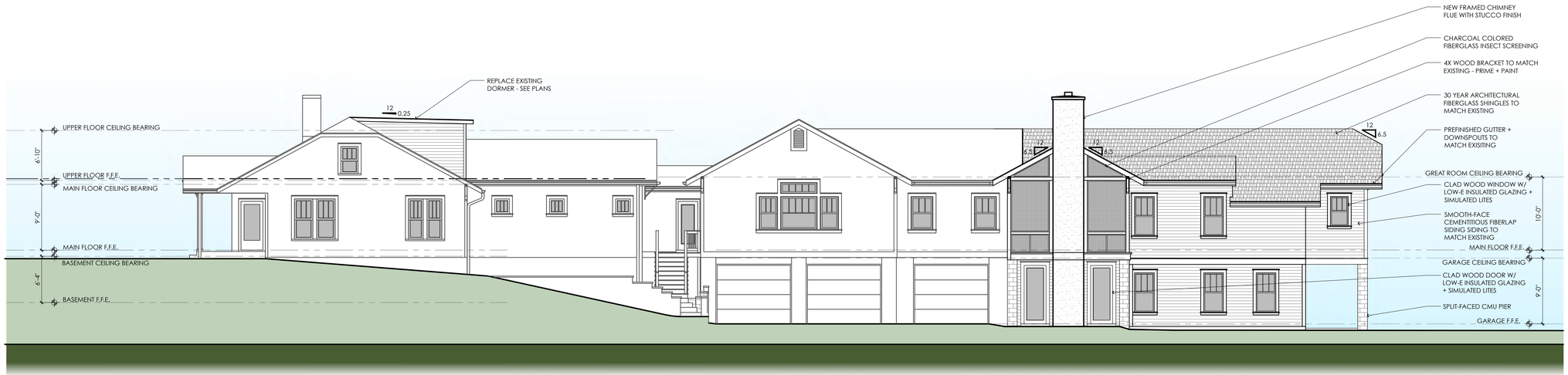


1 EXISTING FRONT (SOUTH-WEST) ELEVATION



2 PROPOSED SIDE (SOUTH-EAST) ELEVATION

322 HARVARD AVENUE

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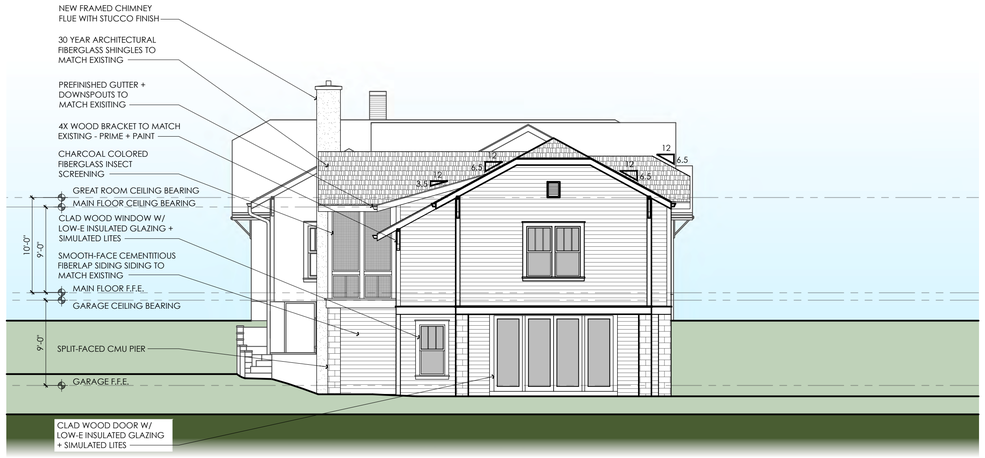
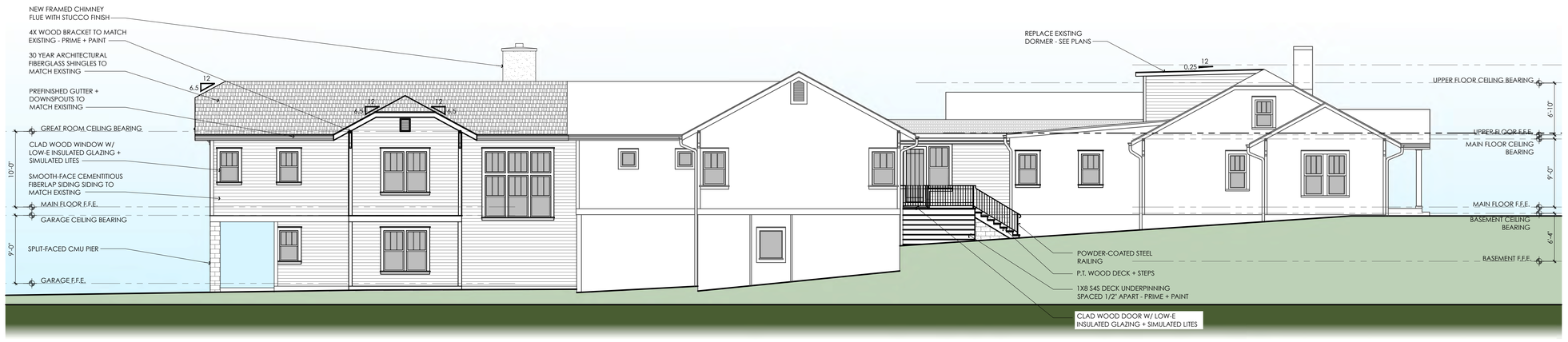
PROPOSED SOUTH-WEST + SOUTH-EAST ELEVATIONS

ISSUE DATE:
27 APRIL 2021
MHZC COMMENTS REVISED DATE:
2 JULY 2021

A4



1 PROPOSED REAR (NORTH-EAST) ELEVATION



2 PROPOSED SIDE (NORTH-WEST) ELEVATION

322 HARVARD AVENUE

EXTENSIONS + RENOVATIONS TO THE JACOBS RESIDENCE
NASHVILLE, TENNESSEE 37205

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Nashville, Tennessee 37204
615.499.4387
vanpondarchitect.com

PROPOSED NORTH-EAST + NORTH-WEST ELEVATIONS

ISSUE DATE:
27 APRIL 2021
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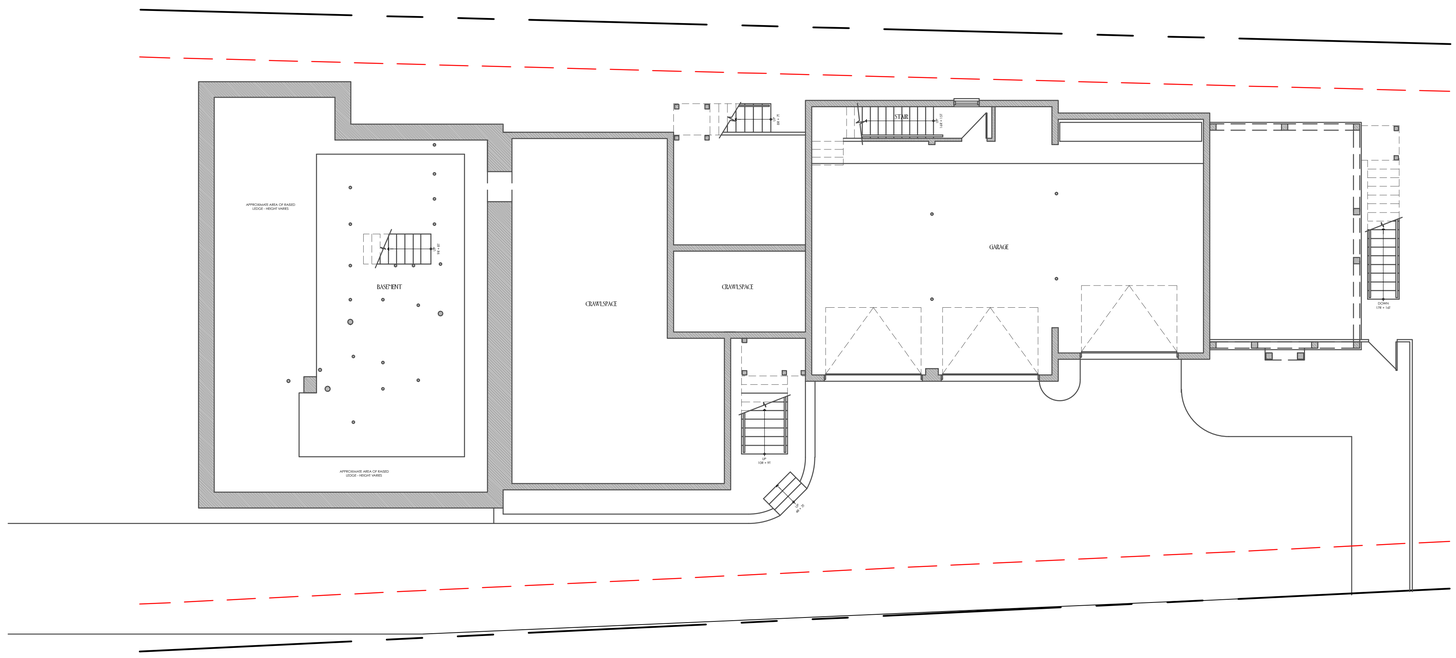
2 JULY 2021

A5



1 EXISTING FOUNDATION / BASEMENT FLOOR PLAN

322 HARVARD AVENUE

EXTENSIONS + RENOVATIONS TO THE JACOBS RESIDENCE
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EXISTING FOUNDATION / BASEMENT FLOOR PLAN

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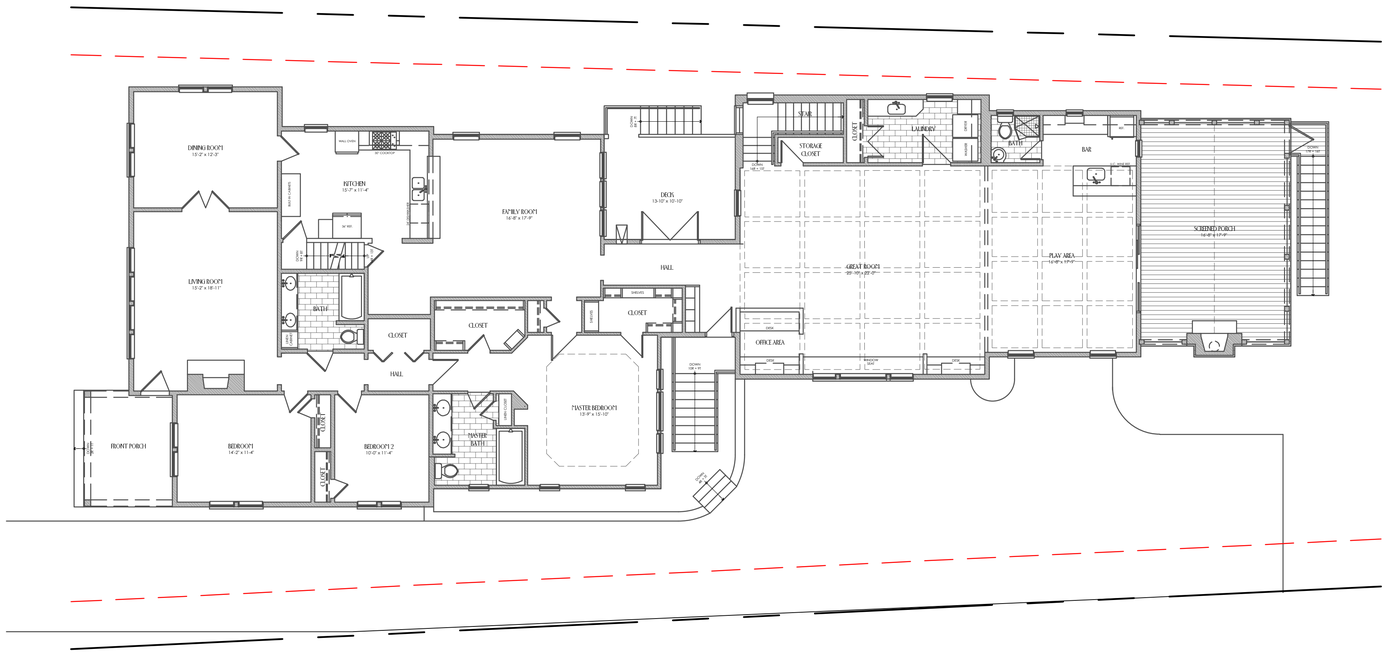
X0



1 EXISTING MAIN FLOOR PLAN

1/4" 0 1' 2' 4' 8' 16'

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EXISTING MAIN FLOOR PLAN

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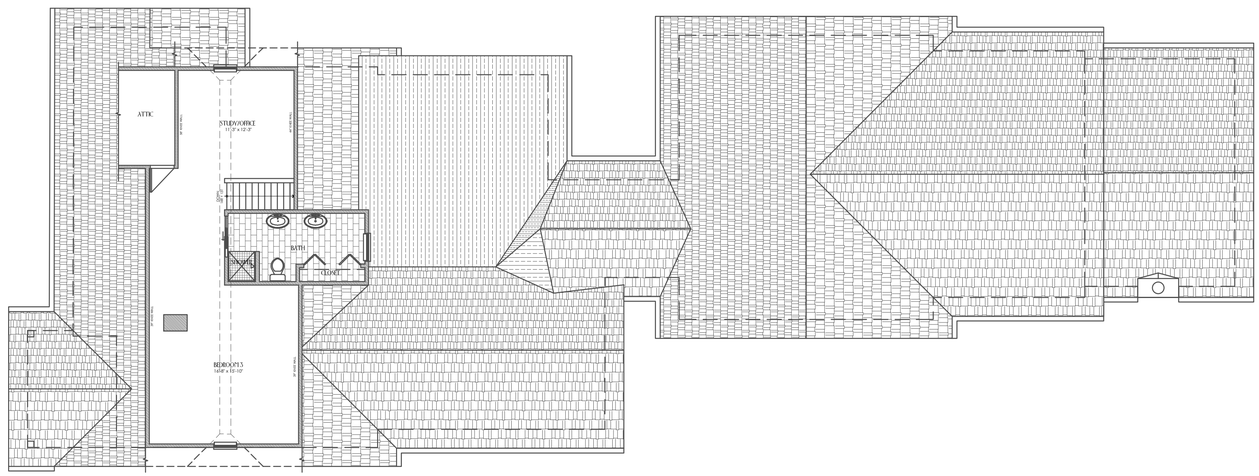
XI



1 EXISTING UPPER FLOOR PLAN

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EXISTING UPPER FLOOR PLAN

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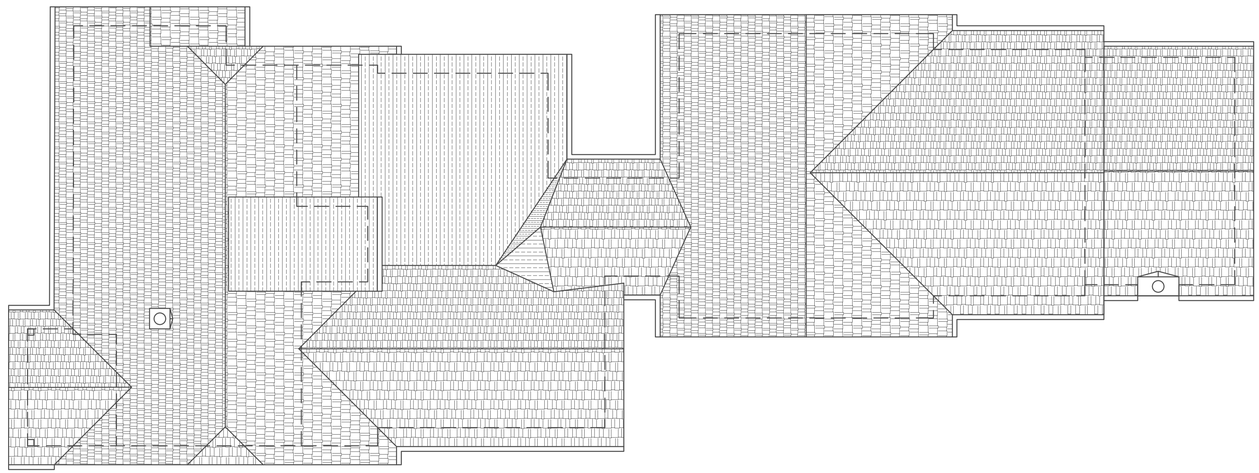
X2



1 EXISTING ROOF PLAN

12" 0 1' 2' 3' 4' 8' 16'

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VPA
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EXISTING ROOF PLAN

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X3

1 EXISTING SOUTH-WEST (FRONT) ELEVATION

2 EXISTING SOUTH-EAST (SIDE) ELEVATION

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EXISTING FRONT + SIDE ELEVATIONS

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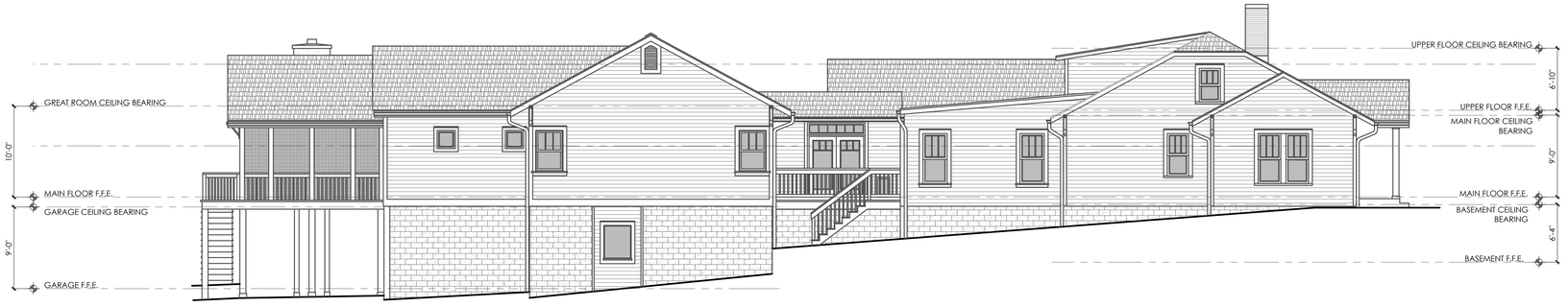
X4

1 EXISTING NORTH-EAST (REAR) ELEVATION



2 EXISTING NORTH-WEST (SIDE) ELEVATION

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EXISTING REAR + SIDE ELEVATIONS

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X5