



# 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 1910 Linden Avenue (aka 1908 Linden Avenue) November 20, 2013

**Application:** 1910 Linden Avenue (aka 1908 Linden Avenue)  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416013200  
**Applicant:** Brent Craig, Rigid Development  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.gov

**Description of Project:** The applicant is proposing to construct a new two-story primary structure and a detached garage on a vacant lot.

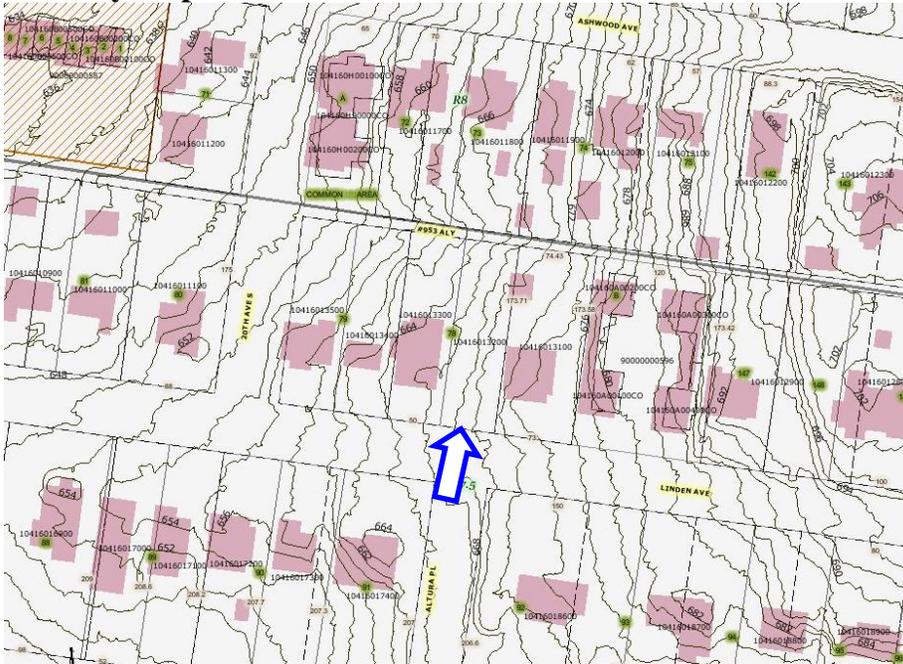
**Recommendation Summary:** Staff recommends approval of the project with the following conditions:

1. The foundation height be reduced at the front so that it is a maximum of two feet (2') at its lowest point;
2. The porch have a typical foundation matching the foundation of the house, and the stone column bases end at the level of the porch floor;
3. The right elevation's second story bay be reduced in width or eliminated entirely;
4. Staff review the window and door specifications and a stone sample;
5. The shutters on the front façade's, second story central window be removed, or be designed that they are fully functional shutters.
6. The HVAC and other utilities be place on the rear façade, or on the side, beyond the midpoint of the house;
7. Staff approve all new appurtenances, including fencing and walkways.

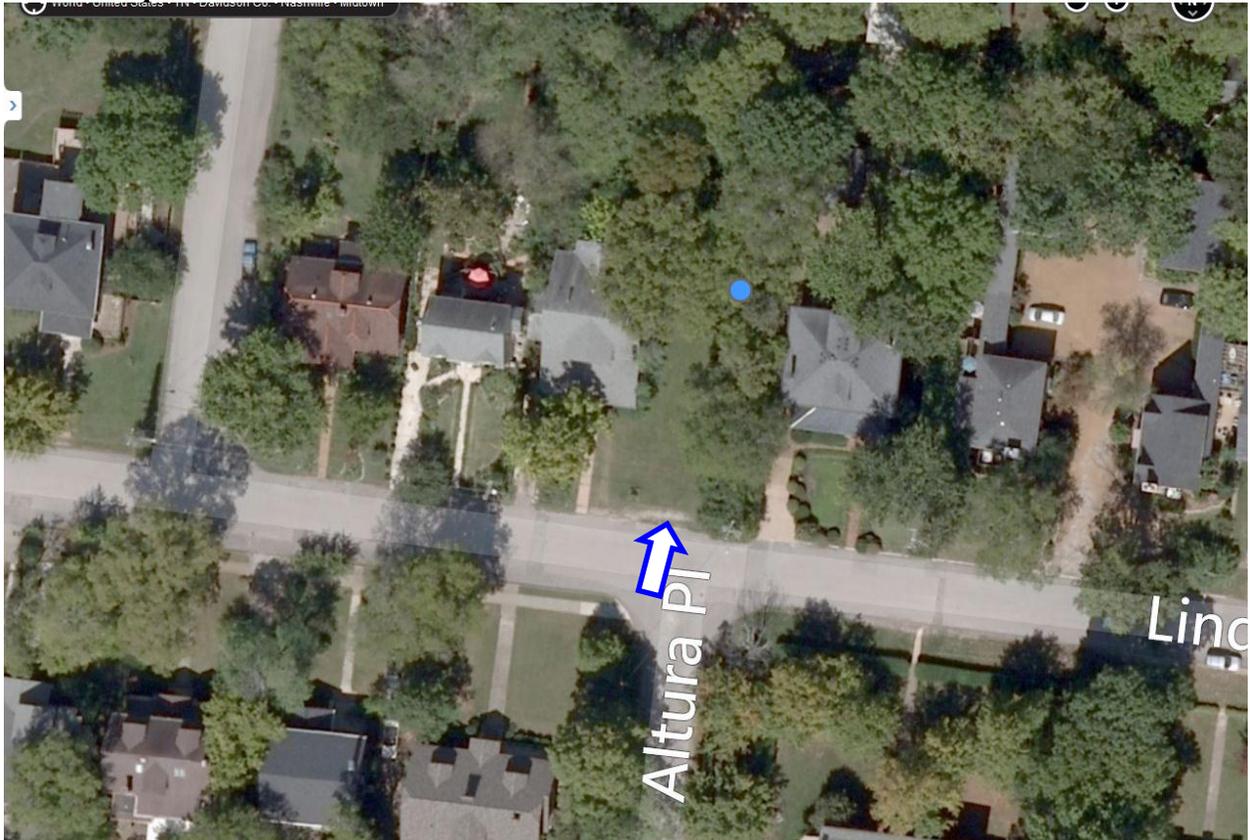
With these conditions, staff finds that the project meets II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**D:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. 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.

#### **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.*

#### **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.

*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.*

*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. 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**

- 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.

*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.*

#### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

*Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

#### *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.*

*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.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

#### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*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.*

#### **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.*

**Background:** 1910 Linden Avenue is a vacant lot that was subdivided from the property to its left, which also has the address of 1910 Linden Avenue (Figure 1.). The new address for the property will be 1908 Linden Avenue, but all Metro information pertaining to the site currently lists the address as 1910 Linden Avenue.



Figure 1. 1910 Linden Avenue lot was subdivided from the property to the left.

**Analysis and Findings:** The applicant is proposing to construct a new two-story primary structure and a detached garage on a vacant lot.

Setbacks, Orientation: The new infill is oriented to face Linden Avenue. It has a full-width front porch that is eight feet (8') deep. The central entryway is marked with a projecting portico that is four feet (4') deep. A new central pathway leading from the street to the front door will be added.

The new infill will meet all base zoning requirements for setbacks. It will be nine feet (9') from the west side property line, seven feet (7') from the east side property line, and nearly sixty feet (60') from the rear property line. The site plan indicates that the new infill will have a front setback that is an approximate average of the front setbacks of the houses on either side. The proposed infill will have a front setback of thirty-five feet, six inches (35'6"), whereas the house to its west (No. 1910) has a front setback of thirty-six feet (36') and the front setback of the house to the east (No. 1906) is thirty-five feet (35'). Staff finds that the infill's setbacks and orientation meet Sections II.B.1.c. and I.B.1.f. of the design guidelines.

Height & Scale: The proposed new infill will be two-stories, which fits with the historic context where there are several two-story structures. The house will be thirty-four feet (34') wide, with a maximum depth of seventy-four feet (74'). By comparison, the house to the west is approximately forty feet (40') wide, and the house to the west is

approximately thirty-seven feet (37') wide. The foot print of the house will be approximately two thousand, four hundred square feet (2,400 sq. ft.).

The house will have a ridge height of approximately thirty-two feet (32') from grade. This height meets the historic context; the house to the east at No. 1906 is approximately thirty-three feet (33') tall, and other two-story houses in the neighborhood range in height from thirty to thirty-five feet (30' - 35'). However, staff notes that the tall foundation at the front needlessly increases the height of the structure. The site has a cross slope to it, so the height of the foundation will vary at the front of the house. The drawings show a foundation height of approximately three feet, six inches (3'6") at its lowest point and four feet, six inches (4'6") at its highest point. Staff asks that a condition of approval be that the foundation height be lowered to be a maximum of two feet (2') at its lowest point.

Staff notes that the front porch is open below the porch floor level. As a result, the stone bases to the porch columns are unusually tall and out of scale with typical porch column bases. Staff asks that a condition of approval be that the porch have a typical foundation matching the foundation of the house, and the stone column bases end at the level of the porch floor.

The right side elevation contains a double width projecting bay on the second story. Staff finds this bay to be out of scale with typical bays on historic houses. Staff asks that a condition of approval be that the bay's width be reduce or that the bay be eliminated.

With the lowering of the foundation height, the incorporation of a foundation for the porch, and the reduction or elimination of the right elevation's second story bay, staff finds that the structure's height and scale meet Sections II.B.1.a. and I.B.1.b. of the design guidelines.

Materials: The primary cladding material for the house will be cement fiberboard siding with a four inch (4") reveal. An eight inch (8") trim board will visually separate the first and second stories. Miratec will be used around the windows. The foundation will be split face concrete block, and the roof will be asphalt shingles in the weatherwood color. The windows will be Marvin Integrity Windows, and the front door will be wood. Staff asks to approve the final door design. The front porch columns will be Poly-Pro, which the Commission has approved in the past. The front porch column bases will be stone, and staff asks to approve a stone sample. The porch floor will be cypress wood. The rear porch will be wood. With the aforementioned final staff approvals, staff finds that the proposed materials meet Section II.B.1.d. of the design guidelines.

Roofs: The primary roof form will be a hipped roof with a slope of 6/12. The front of the roof will have an eyebrow accent with a slope of 6/12. Staff finds that this primary roof form is compatible with the roof forms of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. The front porch will have a hipped roof with a 3/12 slope, and the front pediment for the portico will have 6/12 slope. Staff finds that the infill's roof forms meet Section II.B.1.e. of the design guidelines.

Proportion & Rhythm of Openings: The primary windows are generally twice as tall as they are wide, and the windows on the ground floor are generally taller than those on the second story. Staff finds that the proposed windows meet typical historic window proportions. There are no large expanses of wall space without a window or door opening. Staff asks that the shutters flanking the second story middle window on the front façade be removed, or be designed so that they are true, operable shutters with dogs and hinges. With this condition, staff finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Utilities. The location of the HVAC unit and other utilities were not indicated on the plans, and staff asks that they be located on the rear, or on a side façade beyond the midpoint of the house.

Outbuilding: The application includes a new outbuilding. The outbuilding will be oriented so that it is accessed via the alley. It meets all base zoning setbacks. It is four feet (4') from the east property line and ten feet (10') from the rear property line. The garage will be twenty-one feet (21') wide and twenty-four feet (24') deep, or five hundred and four square feet (504 sq. ft.). It has a ridge height of thirteen feet, three inches (13'3") and an eave height of twenty feet, three inches (20'3"), which is subordinate to the primary structure.

The materials for the garage are similar to those of the infill. The cladding will be four inch (4") hardie plank lap siding, the roof will be asphalt shingle in the weatherwood color, the foundation will be split face concrete block, and the windows will be Marvin Integrity. Staff asks to approve the vehicular and pedestrian doors prior to purchase and installation. The roof will be a side gable with a 6/12 slope. The roof includes a wall dormer with an 8/12 gable roof on the front elevation and a 3/12 shed dormer on the rear elevation. The proportion and rhythm of openings are appropriate for an outbuilding. Staff finds that the proposed outbuilding meets Section II.B.1.i. of the design guidelines.

Public Spaces. A central walkway leading from the street to the front of the house is indicated on the plans. Staff asks to approve all other appurtenances, including fences, prior to their installation.

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

1. The foundation height be reduced at the front so that it is a maximum of two feet (2') at its lowest point;
2. The porch have a typical foundation matching the foundation of the house, and the stone column bases end at the level of the porch floor;
3. The right elevation's second story bay be reduced in width or eliminated entirely;
4. Staff review the window and door specifications and a stone sample;
5. The shutters on the front façade's, second story central window be removed, or be designed that they are fully functional shutters.

6. The HVAC and other utilities be place on the rear façade, or on the side, beyond the midpoint of the house;
7. Staff approve all new appurtenances, including fencing and walkways.

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

**Context Photos:**



House to the left, also 1910 Linden Avenue



House to the right at 1906 Linden Avenue



1912 Linden Avenue (to the left)



1902 Linden Avenue (to the right)



1919 Linden Avenue, across the street



2001 Linden Avenue, across the street



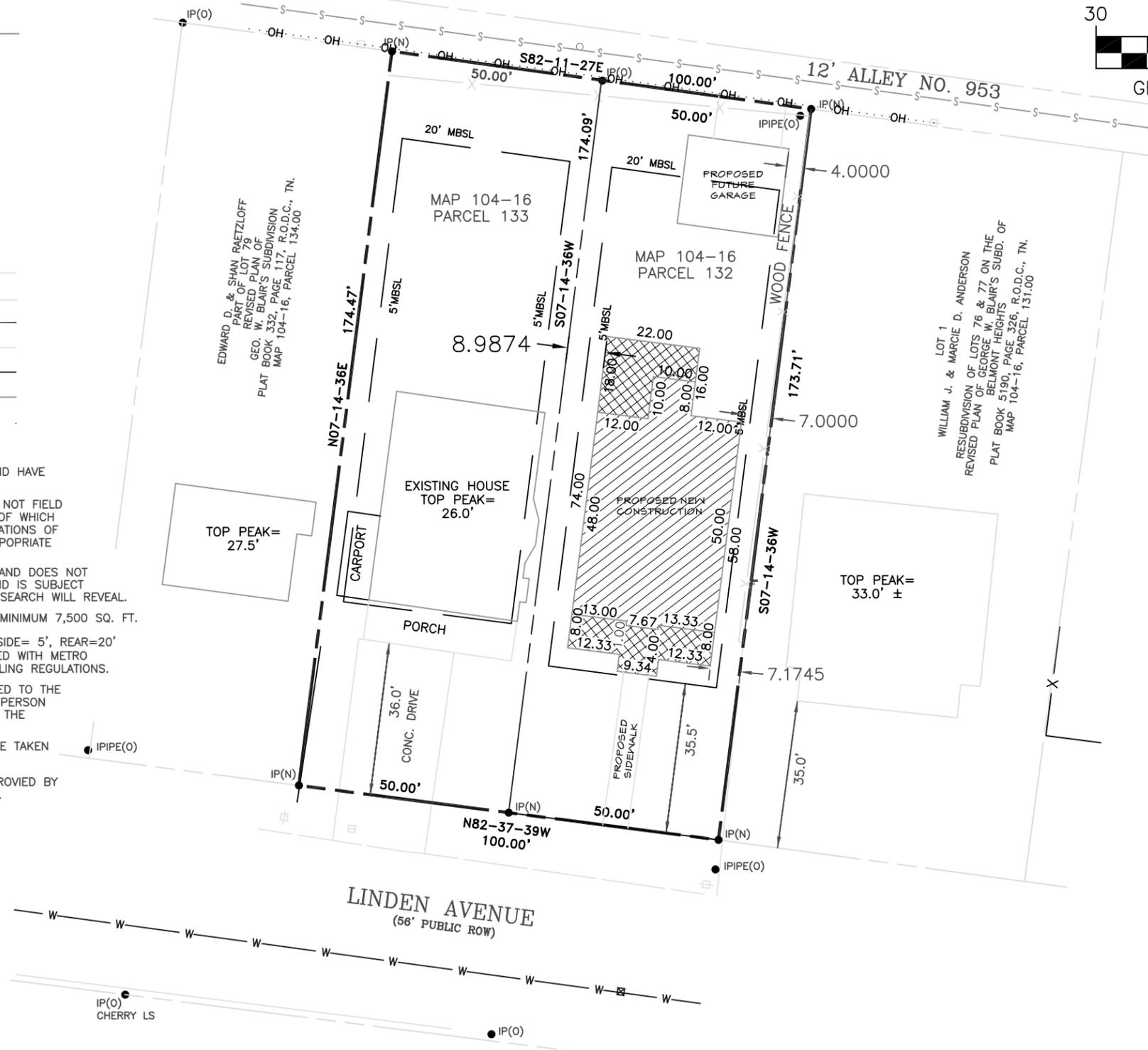
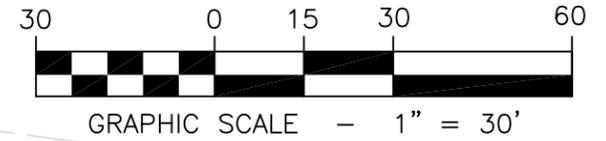
2005 and 2007 Linden Avenue, across the street

**LEGEND**

- CONCRETE MONUMENT OLD ..... CM(O)
- IRON PIN OLD/R.R. SPIKE OLD ..... IP(O)/R.R. SPIKE(O)
- 5/8" IRON PIN NEW & CAP ..... IP(N)
- WATER VALVE ..... [Symbol]
- FIRE HYDRANT ..... [Symbol]
- WATER METER ..... [Symbol]
- MANHOLE ..... [Symbol]
- UTILITY POLE ..... [Symbol]
- LIGHT POLE ..... [Symbol]
- SEWER BOX ..... SB
- EDGE OF PAVEMENT ..... [Symbol]
- CHAIN LINK FENCE LINE ..... [Symbol]
- PROPERTY/R.O.W. LINE ..... [Symbol]
- EDGE OF CONC. .... [Symbol]
- UNDERGROUND WATER ..... W — W
- SEWER LINE ..... S — S
- OVERHEAD WIRES ..... OH ..... OH

**NOTES:**

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY.
- 3) THIS SURVEY PREPARED FROM CURRENT PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 4) THE PROPERTY IS CURRENTLY ZONED "RS7.5" RESIDENTIAL MINIMUM 7,500 SQ. FT. SETBACKS PER ZONING CODE TABLE 17.12.020A ARE:  
SETBACK: STREET= 20' MINOR/LOCAL OR 40' ALL OTHER, SIDE= 5', REAR=20'  
ALL ZONING AND SETBACK INFORMATION SHOULD BE VERIFIED WITH METRO CODES DEPT. 862-6500. THERE COULD BE OTHER CONTROLLING REGULATIONS.
- 5) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
- 6) ALL BUILDING AND GARAGE DIMENSIONS SHOWN HEREON ARE TAKEN FROM PLANS PROVIDED BY RIDGID DEVELOPMENT.
- 7) CONTOURS SHOWN HEREON WERE TAKEN FROM MAPPING PROVIDED BY OTHERS AND WERE NOT FIELD VERIFIED BY THIS SURVEYOR.



**RIGID DEVELOPMENT  
PROPOSAL FOR:  
1908 LINDEN AVE.**

**PLOT PLAN  
FOR**

**LOT 78  
REVISED PLAN OF  
GEO. W. BLAIR'S SUBDIVISION  
PLAT BOOK 332, PAGE 117, R.O.D.C., TN.  
18TH COUNCIL DISTRICT  
NASHVILLE-DAVIDSON COUNTY-TENNESSEE**



Nashville, Tennessee  
Jackson, Tennessee  
Kansas City, Missouri  
Louisville, Kentucky

**ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS**

**SURVEY DIVISION**

P0 Box 1974, 7101 Executive Center Drive, Suite 300  
Brentwood, TN 37024-1974  
ph 370-8500 fax 370-8530 mwilliams@hfrdesign.com

**SITE ADDRESS:**  
1908 & 1910 LINDEN AVENUE  
NASHVILLE, TN 37212

**SITE INFORMATION:**  
LOT 78  
REVISED PLAN OF  
GEO. W. BLAIR'S SUBDIVISION  
P.B. 332, PG. 117, R.O.D.C., TN.  
MAP 104-16, PARCEL 132.00  
MAP 104-16, PARCEL 133.00  
ROBERT N. CARNAHAN, ET AL  
DEED BOOK 4674, PAGE 689, R.O.D.C., TN.

PARCEL 133 AREA: 8,714 SQ. FT. OR (0.200± ACRES)  
PARCEL 132 AREA: 8,695 SQ. FT. OR (0.199± ACRES)  
**TOTAL AREA: 17,409 SQ. FT. OR (0.399± ACRES)**

SCALE: 1"=30' DATE: 10-9-14  
HFR PROJECT NO. 2013213.52

S.P.C.S. NAD 83(1995) NAVD 88

**FLOOR PLAN NOTES:**

- IMPORTANT:** ACTUAL DESIGN AND LAYOUT INCLUDING COLORS, TEXTURES, AND UPGRADES MAY DIFFER FROM MLS LISTINGS AND CONTRACTUAL DOLLAR AMOUNT ALLOWED ON THE SELECTION SHEETS. ALL SELECTION SHEET ALLOWANCES ARE TO SUPERCEDE WHAT IS REPRESENTED ON APPROVED PLANS.
- DIMENSIONS:** EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL STUD TO OUTSIDE OF WALL STUD. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- EXTERIOR WALLS:** ALL EXTERIOR WALLS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- INTERIOR WALLS:** ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- PLUMBING WALLS:** ALL PLUMBING WALLS TO BE 2x6 @ 16" O.C. AND ARE NOTED ON PLAN.
- ANGLED WALLS:** ALL ANGLED WALLS ARE AT A 45° INCREMENT UNLESS OTHERWISE NOTED.
- FRAMING:** FRAMING PACKAGE TO BE DIMENSIONAL LUMBER UNLESS OTHERWISE NOTED, AND INCLUDES INSTALLATION OF METAL SHIMS AND HOUSE WRAP.
- EMERGENCY EGRESS:** AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE AN EMERGENCY EGRESS OF NO LESS THAN 5.7 SQ. FT. w/ THE SILL HGT BEING NO MORE THAN 44" MAX A.F.F.
- WALKWAYS:** THERE IS A 36" MIN. CLEAR WITH AT ALL HALLWAYS, STAIRS, TO KITCHEN ISLANDS, ETC.
- CEILING HGTS:** FIRST FLOOR TO HAVE 8' FLT. HGT., SECOND FLOOR TO HAVE 8' FLT. HGT. W/ 10' and 11' VAULTED CEILING HGT PER PLAN. ALL HEATED AREAS TO HAVE A FINISHED CLG HEIGHT OF 8'-0" MIN. UNLESS OTHERWISE NOTED.
- HEADER HGTS:** WINDOW HEADERS TO BE PLACED @ 6'-10" UNLESS OTHERWISE NOTED.
- ATTIC ACCESS:** ATTIC ACCESS AS NOTED ON PLAN.
- ATTIC FLOORING:** PROVIDE 4' x 8' x 3/4" FLOORING SHEETS ALL AROUND P.D.S. WHERE APPLICABLE.
- EXTERIOR STEPS:** NUMBER OF EXTERIOR STEPS SHOWN AT ANY EXIT OR PORCH ARE APPROX. AND WILL VARY PER LOT.
- UPGRADES:** CONSULT PLANS FOR ADDITIONAL UPGRADES SUCH AS APPLIANCES, PLUMBING FIXTURES, FLOORING, ETC.
- SELECTION ITEMS:** SELECTION ITEMS SHOWN ARE FOR REFERENCE ONLY. TO INCLUDE APPLIANCES, CABINET LOCATIONS, WINDOW LOCATIONS, AND BUILT-INS ON PLAN MAY NOT BE INCLUDED.
- ELEVATIONS:** ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. APPROX. GRADE, EXTERIOR STEPS, COLORS, AND MATERIAL LOCATIONS MAY VARY.



RENDERING IS ARTIST'S PERCEPTION. PRIMARY COLORS, MATERIALS, AND GRADE WILL VARY.

**1908 LINDEN AVE.**

**SQUARE FOOTAGE:**

1ST FLOOR:	1772
2ND FLOOR:	1909
TOTAL LIVING:	3681
FRONT PORCH:	293
COVERED REAR DECK:	298
TOTAL COVERED:	4272

TODAY'S DATE:  
**8 NOV 13**

ORIG. DATE:  
**11/2/13**

MOD. DATES:  
**11/8/13**

THESE PLANS ARE PROTECTED FROM FLAGIARISM ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY: **SANDI**

PREPARED FOR: **RIGID DEVELOPMENT**

SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**  
**24 X 36 PRINT: 1/4" = 1'-0"**

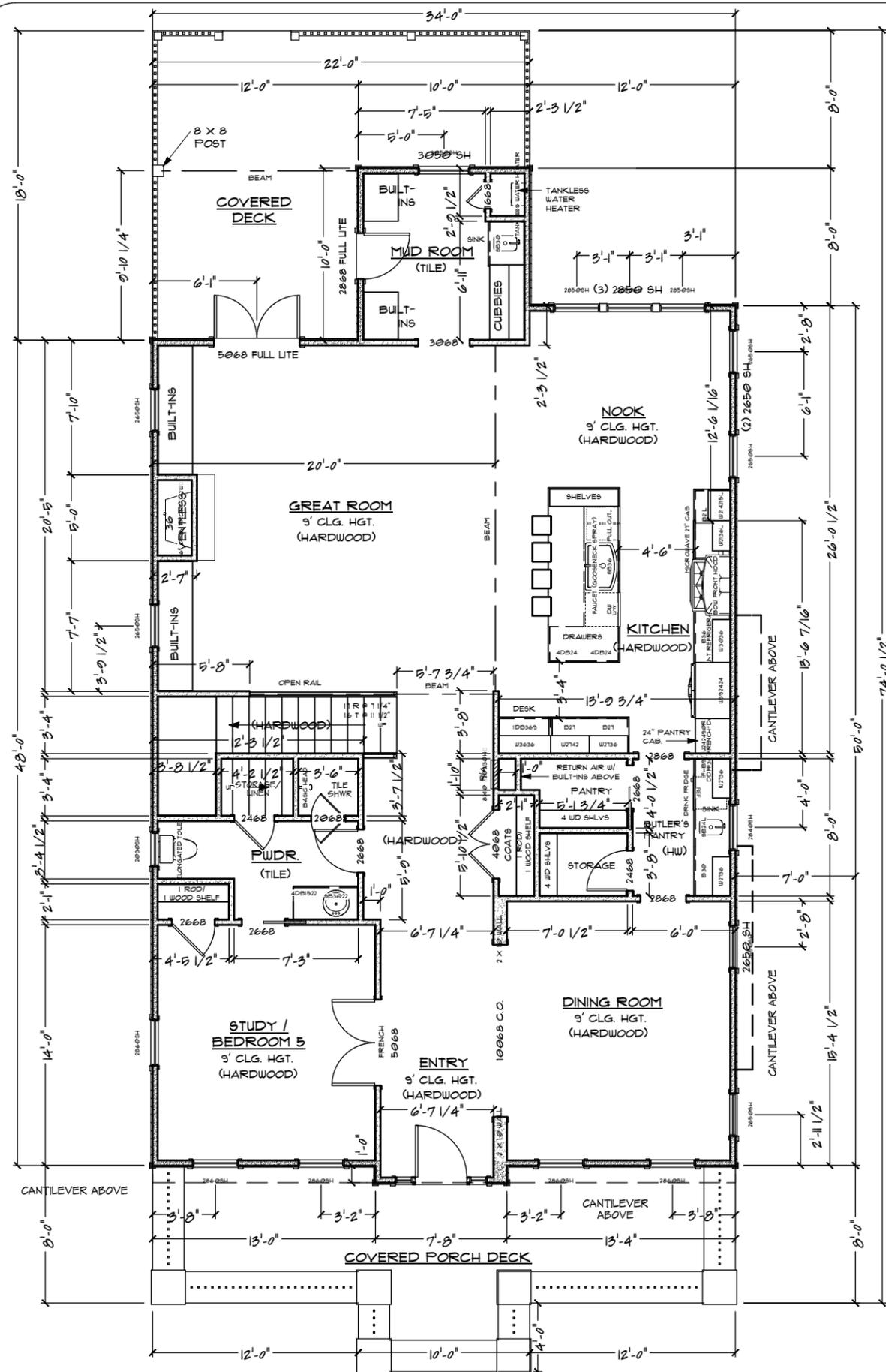
SITE ADDRESS: **1908 LINDEN AVE.**



**COVER**

SHEET NO.:

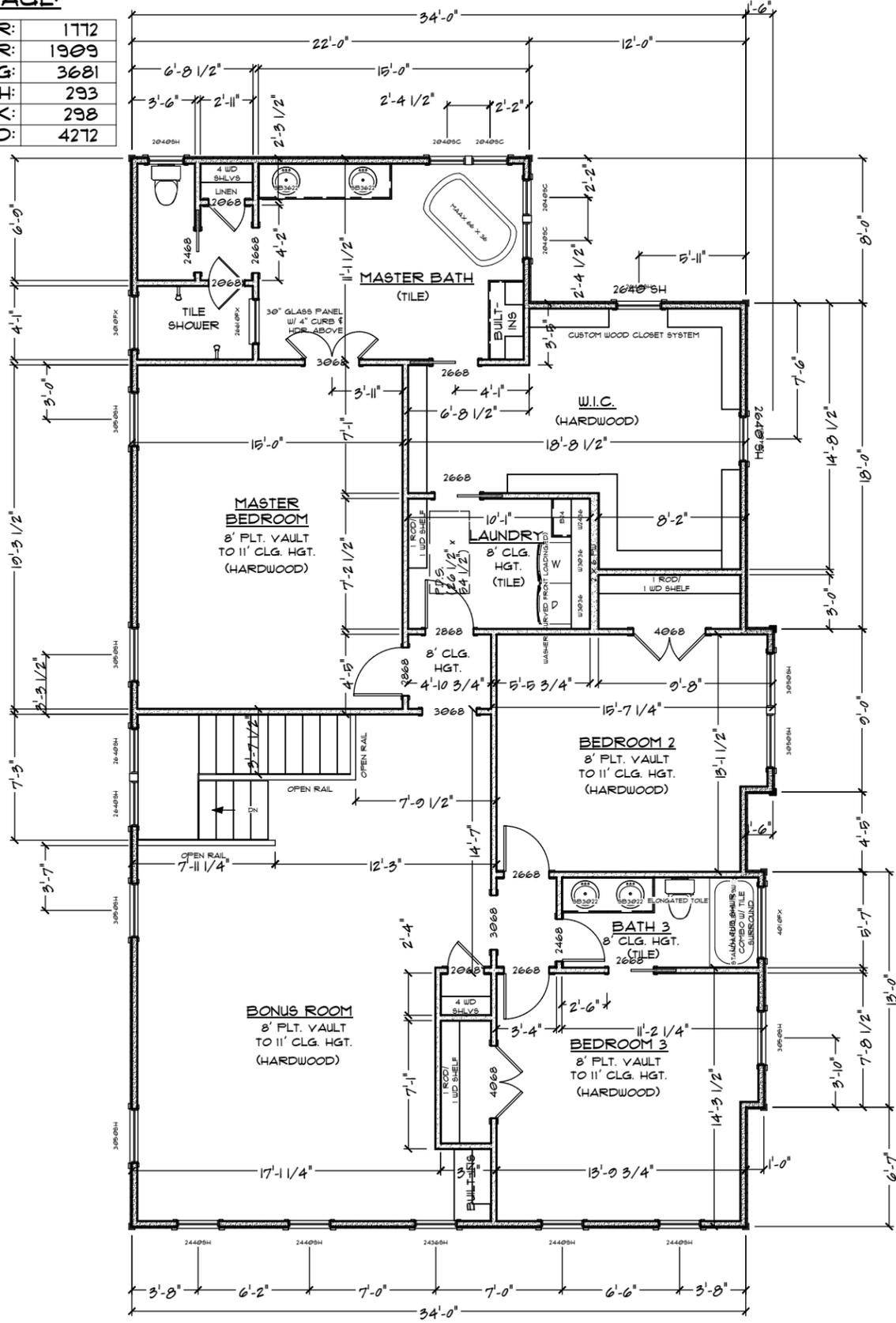
**1 OF 5**



**FIRST FLOOR PLAN**

**SQUARE FOOTAGE:**

1ST FLOOR:	1772
2ND FLOOR:	1909
TOTAL LIVING:	3681
FRONT PORCH:	293
COVERED REAR DECK:	298
TOTAL COVERED:	4272



**SECOND FLOOR PLAN**

TODAY'S DATE:  
**8 NOV 13**

ORIG. DATE:  
**11/2/13**

MOD. DATES:  
**11/8/13**

THESE PLANS ARE PROTECTED FROM FLAUIARISM ANY USE, REUSE, REPRODUCTION OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY: **SANDI**

PREPARED FOR: **RIGID DEVELOPMENT**

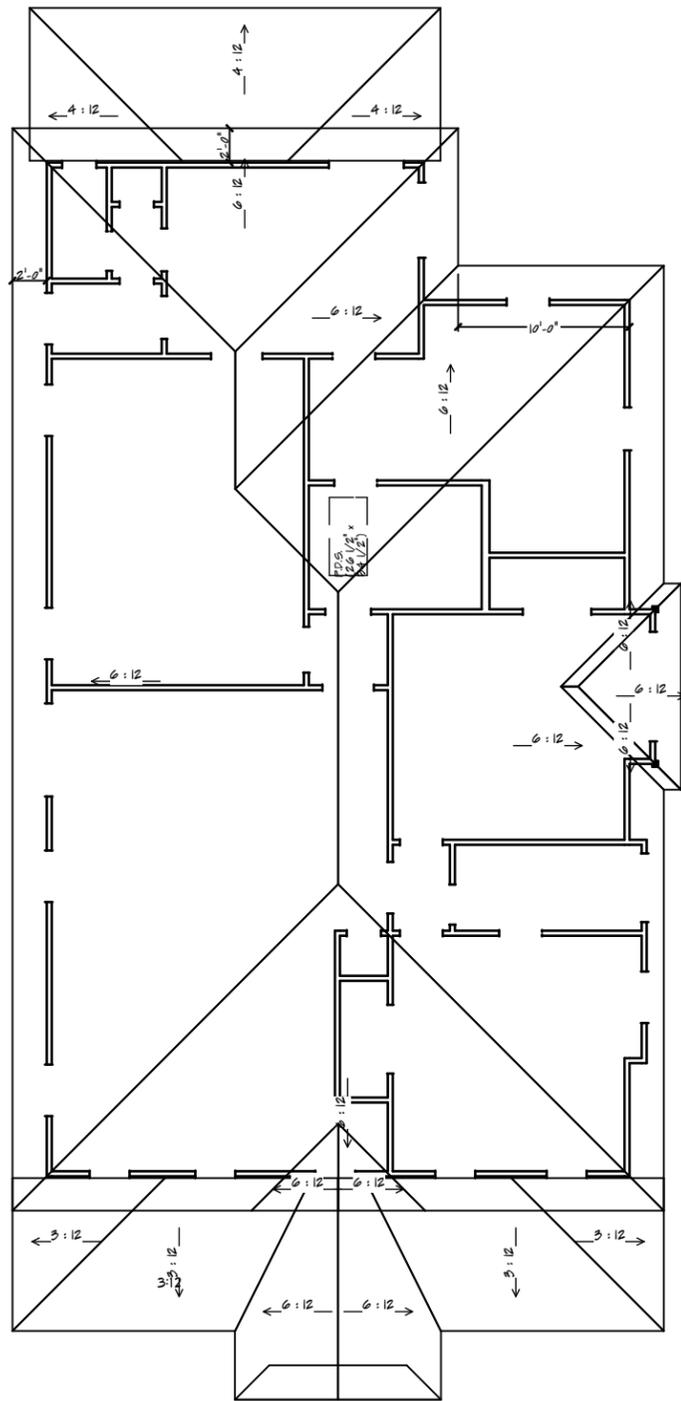
SCALE: **11 X 17 PRINT: 1/8" = 1'-0"**  
**24 X 36 PRINT: 1/4" = 1'-0"**

SITE ADDRESS: **1908 LINDEN AVE.**



**FLOOR PLAN**

SHEET NO.:  
**2 OF 5**

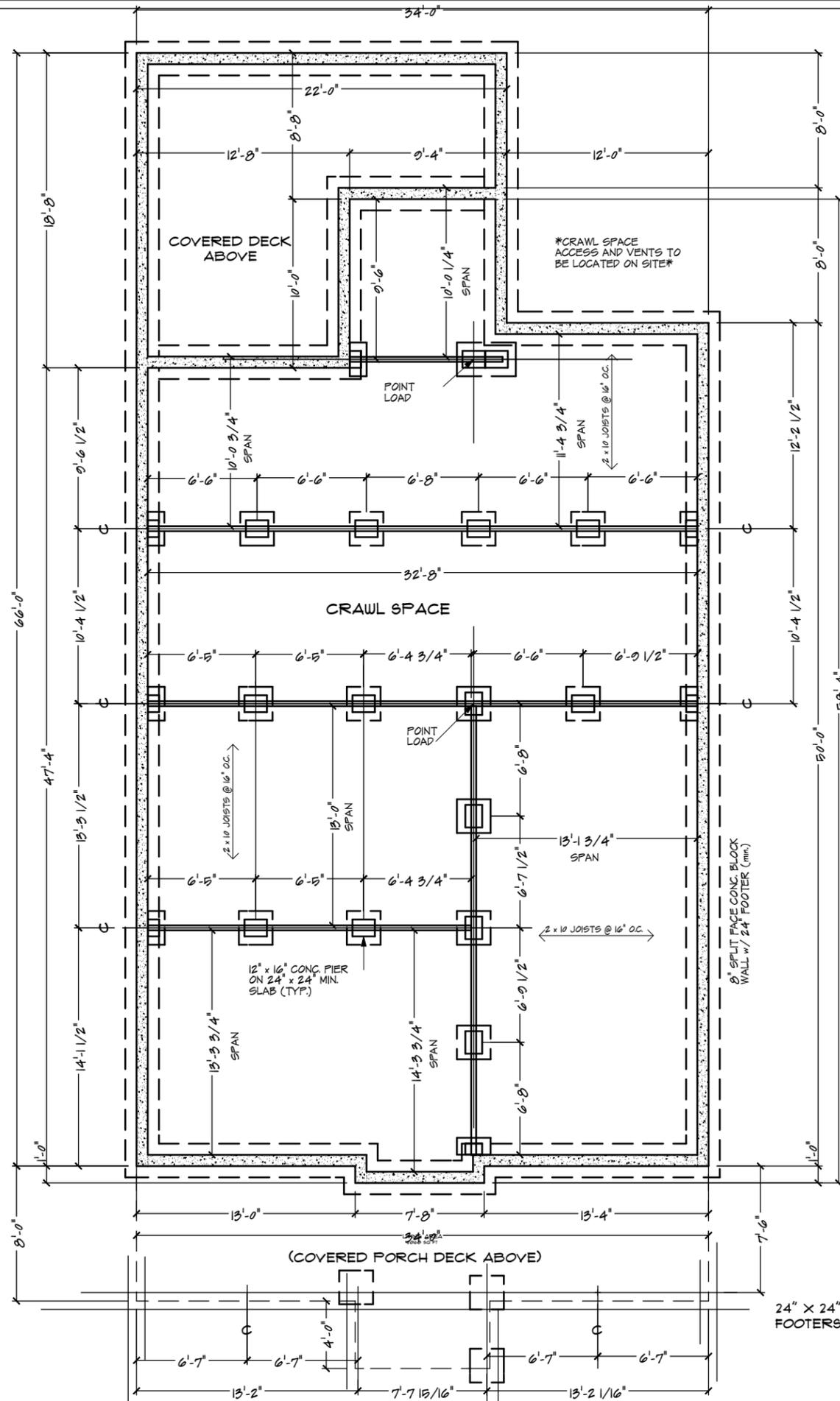


# ROOF PLAN

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

## SQUARE FOOTAGE:

1ST FLOOR:	1772
2ND FLOOR:	1909
TOTAL LIVING:	3681
FRONT PORCH:	293
COVERED REAR DECK:	298
TOTAL COVERED:	4272



# CRAWL FOUNDATION PLAN

TODAY'S DATE:  
8 NOV 13

ORIG. DATE:  
11/2/13

MOD. DATES:  
11/8/13

THESE PLANS ARE PROTECTED FROM FLAUIARISM ANY USE, REUSE, REPRODUCTION OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY: SANDI

PREPARED FOR: RIGID DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: 1908 LINDEN AVE.



FOUNDATION

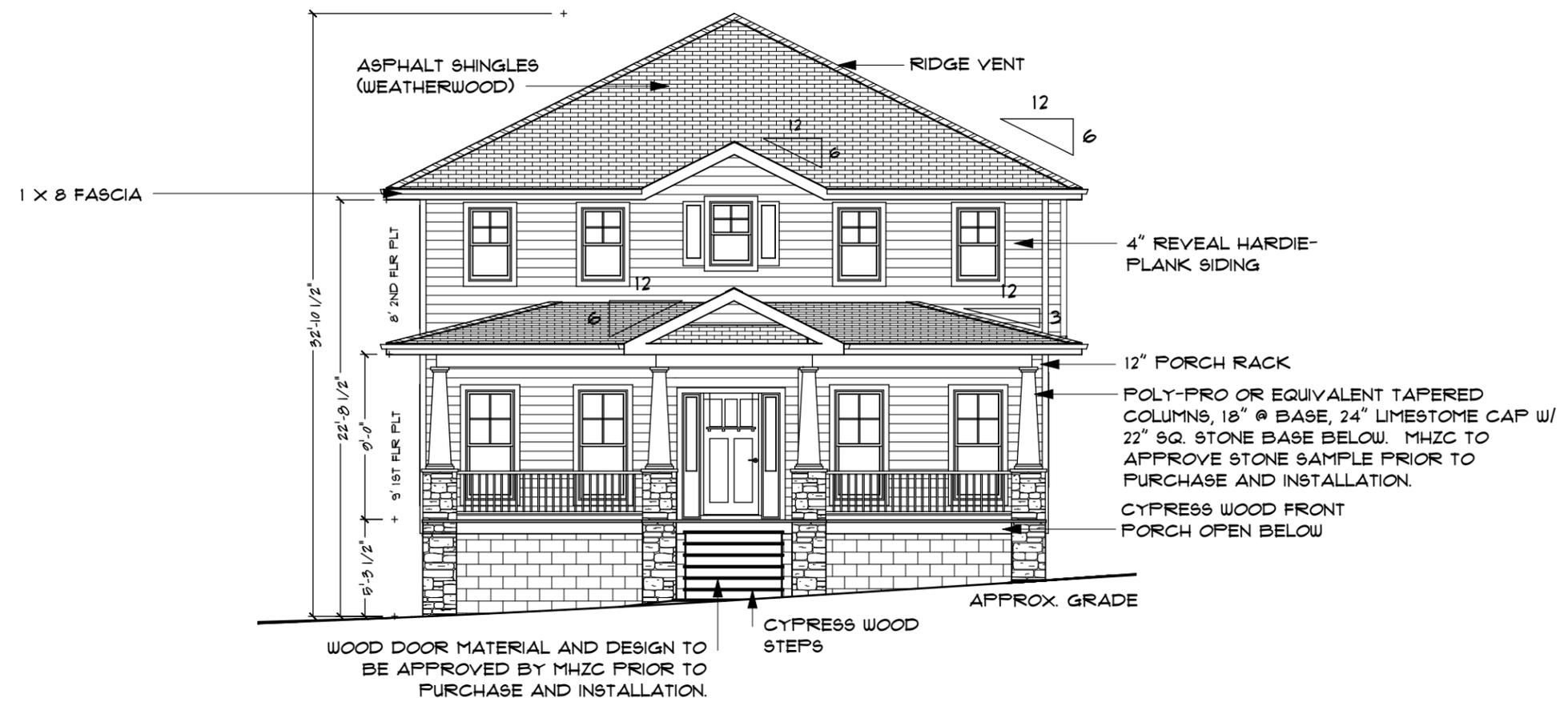
SHEET NO:  
3 OF 5

TODAY'S DATE:  
8 NOV 13

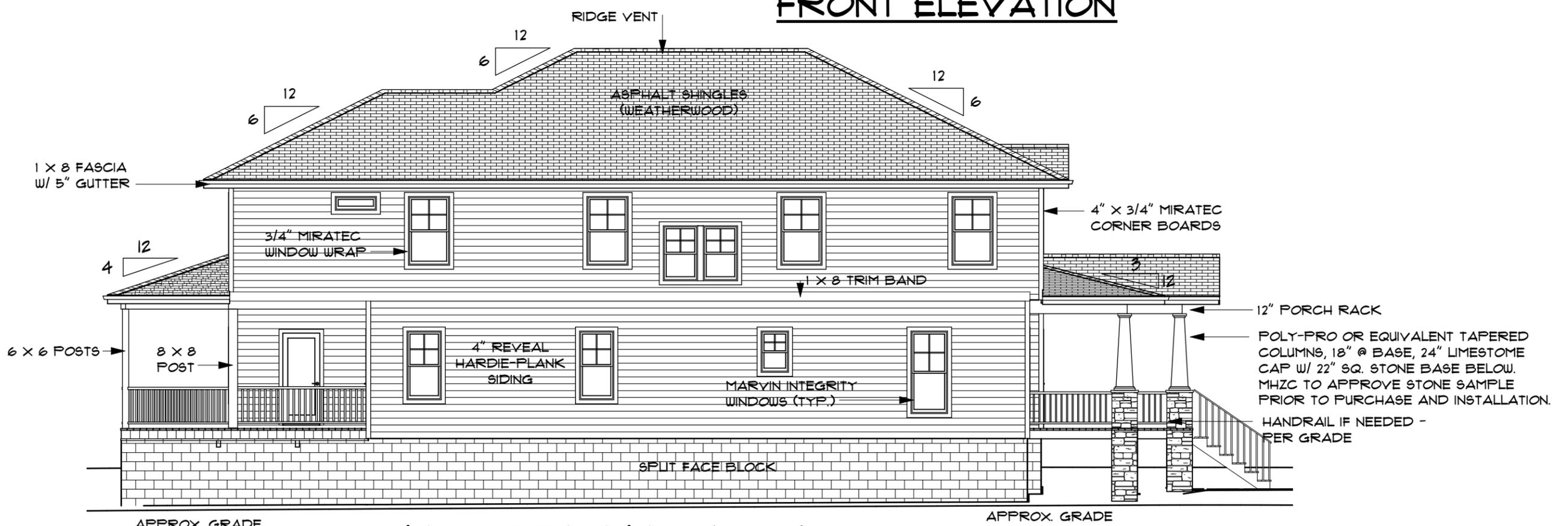
ORIG. DATE:  
11/2/13  
MOD. DATES:  
11/8/13

THESE PLANS ARE PROTECTED FROM FLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY: SANDI



### FRONT ELEVATION



### LEFT SIDE ELEVATION

PREPARED FOR: RIGID DEVELOPMENT

SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: 1908 LINDEN AVE.



ELEVATIONS 1

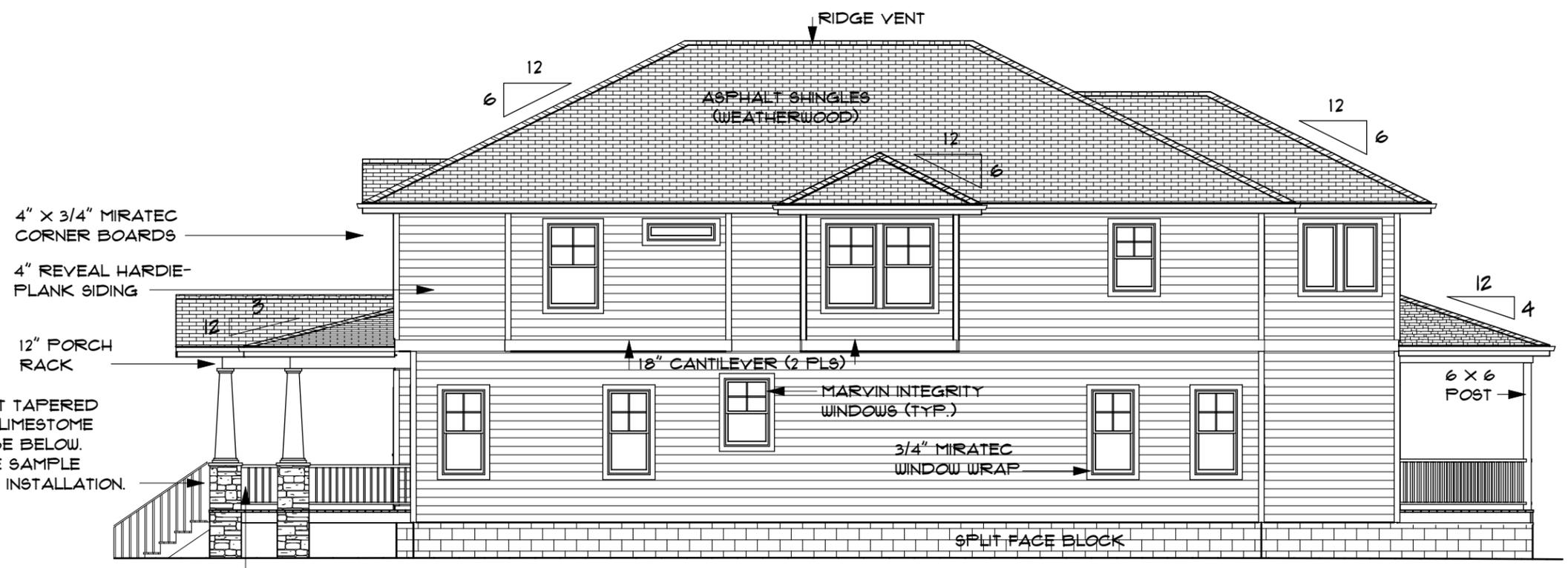
SHEET NO.:  
**4 OF 5**

TODAY'S DATE:  
8 NOV 13

ORIG. DATE:  
11/2/13  
MOD. DATES:  
11/8/13

THESE PLANS ARE PROTECTED FROM FLAGIARISM.  
ANY USE, REUSE, REPRODUCTION, OR USE FOR  
CONTRACTING OR CONSTRUCTION WITHOUT THE  
WRITTEN PERMISSION OF RIGID DEVELOPMENT OR  
SANDI ADAMS WILL BE PROSECUTED.

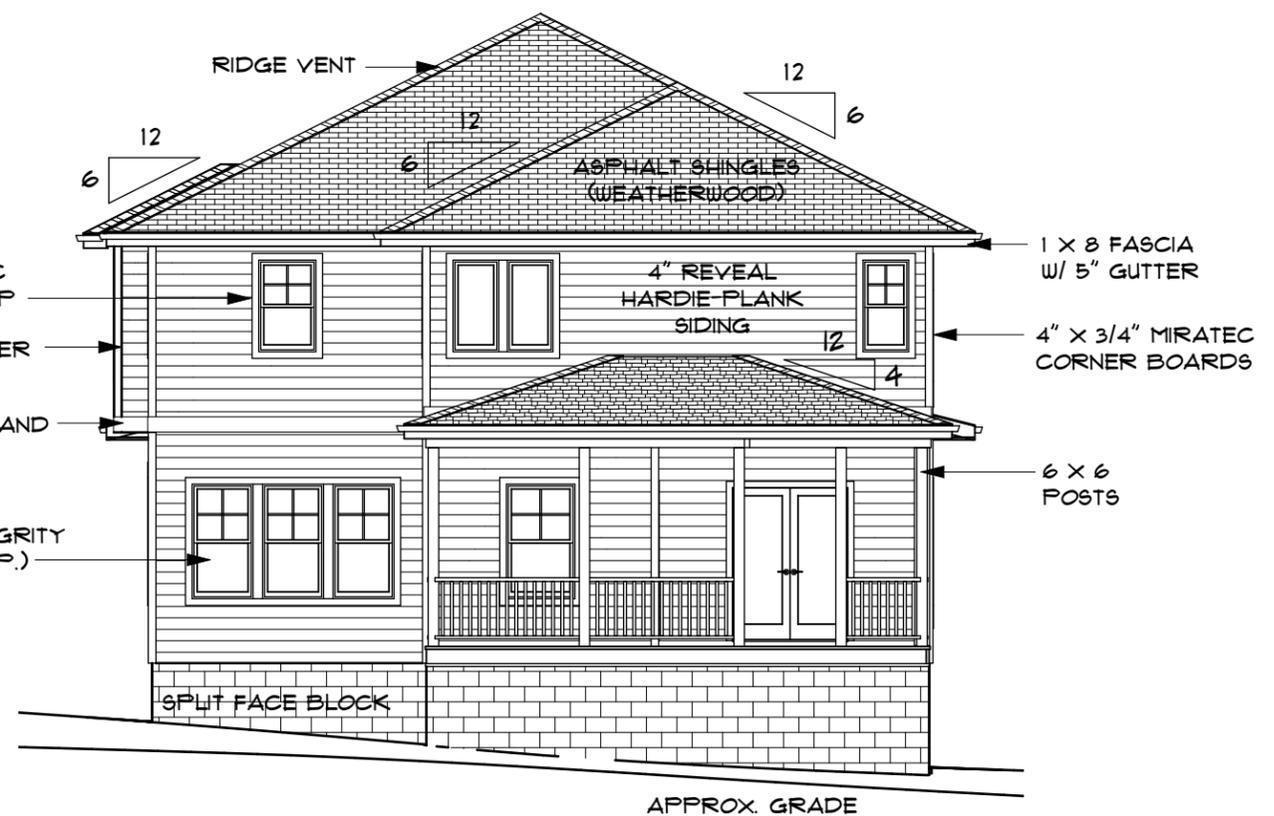
DRAWN BY: SANDI



4" X 3/4" MIRATEC  
CORNER BOARDS  
4" REVEAL HARDIE-  
PLANK SIDING  
12" PORCH  
RACK  
POLY-PRO OR EQUIVALENT TAPERED  
COLUMNS, 18" @ BASE, 24" LIMESTONE  
CAP W/ 22" SQ. STONE BASE BELOW.  
MHZC TO APPROVE STONE SAMPLE  
PRIOR TO PURCHASE AND INSTALLATION.

HANDRAIL IF NEEDED -  
PER GRADE  
APPROX. GRADE

### RIGHT SIDE ELEVATION



3/4" MIRATEC  
WINDOW WRAP  
18" CANTILEVER  
1 X 8 TRIM BAND  
MARVIN INTEGRITY  
WINDOWS (TYP.)

1 X 8 FASCIA  
W/ 5" GUTTER  
4" X 3/4" MIRATEC  
CORNER BOARDS  
6 X 6  
POSTS

APPROX. GRADE

### REAR ELEVATION

PREPARED FOR: RIGID DEVELOPMENT

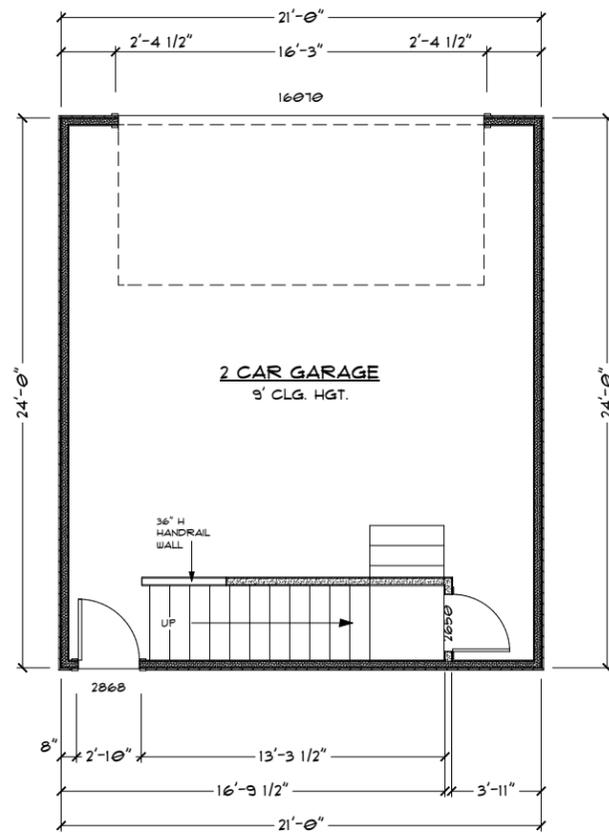
SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

SITE ADDRESS: 1908 LINDEN AVE.

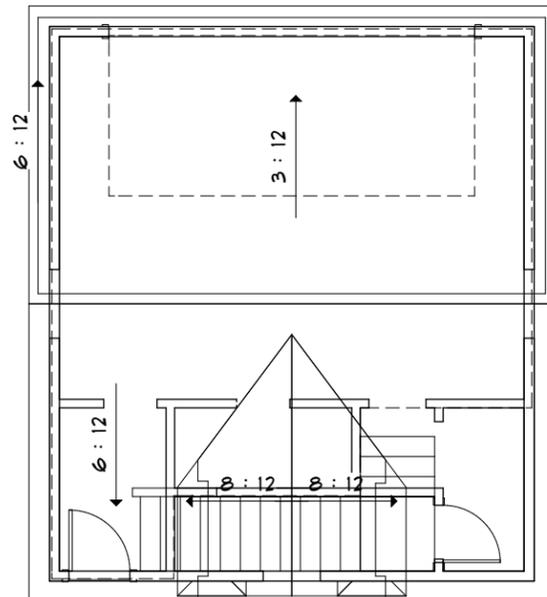


ELEVATIONS 2

SHEET NO.:  
5 OF 5

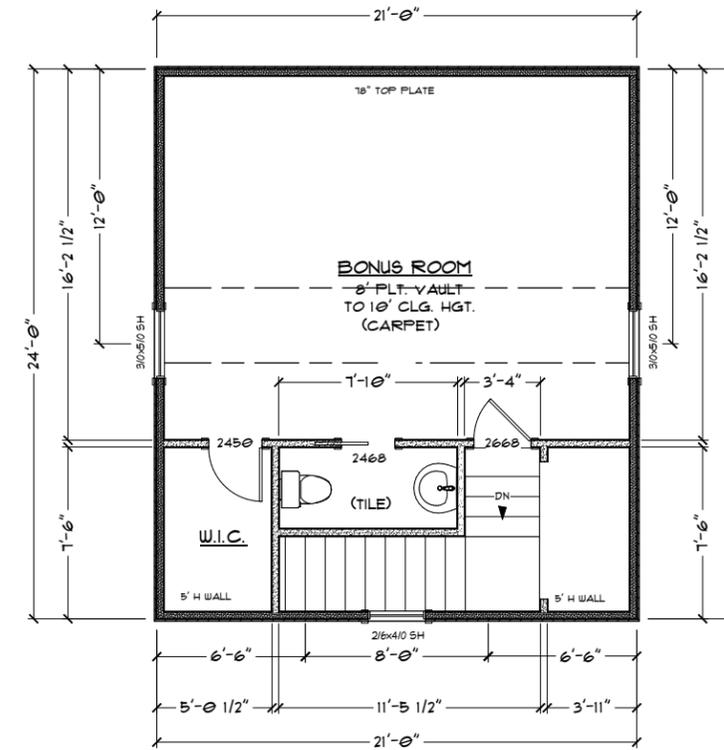


FIRST FLOOR PLAN

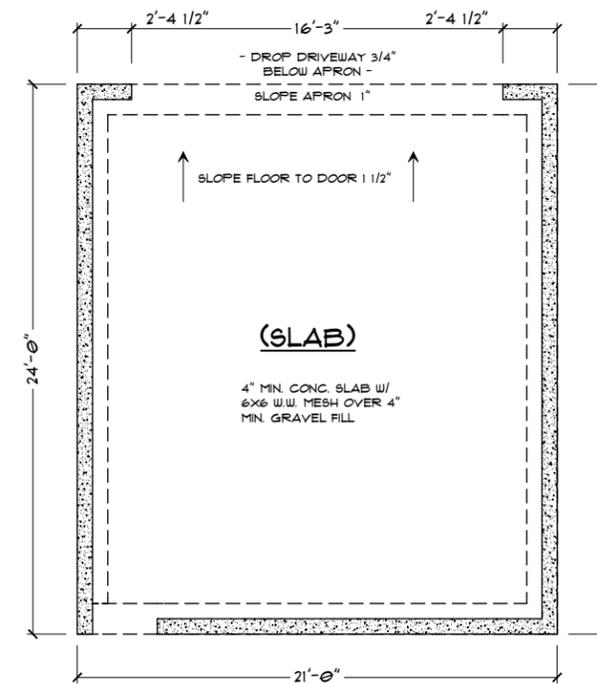


ROOF PLAN

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



SECOND FLOOR PLAN



FOUNDATION PLAN

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

TODAY'S DATE:  
11/11/2013

ORIG. DATE:  
11/5/13

MOD. DATES:  
11/11/13

THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY:  
Sandi Adams

PREPARED FOR: RIGID DEVELOPMENT

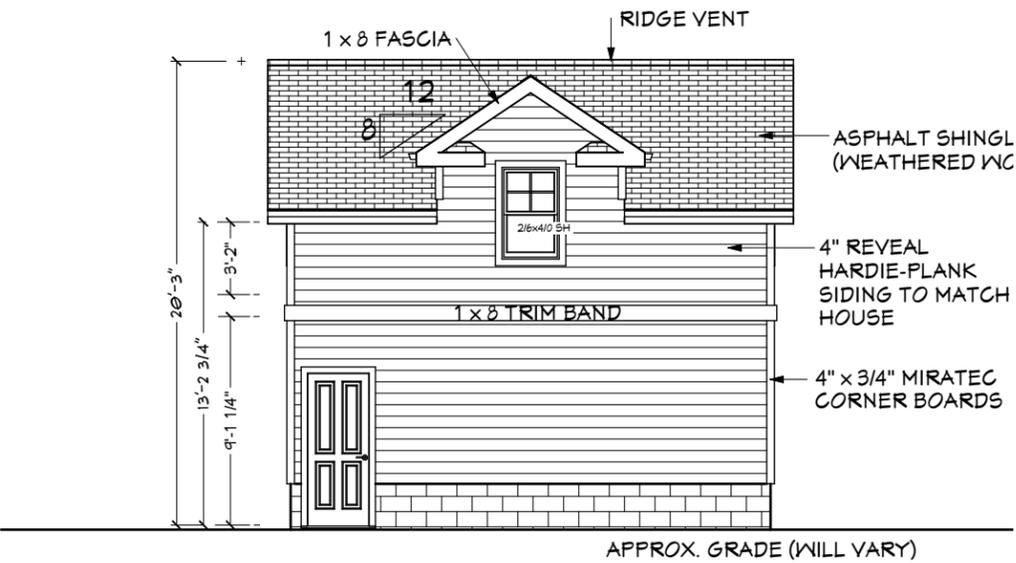
SCALE: 11 X 17 PRINT: 1/8" = 1'-0"  
24 X 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: 2 CAR GARAGE  
SITE ADDRESS: 4309 WYOMING AVE.



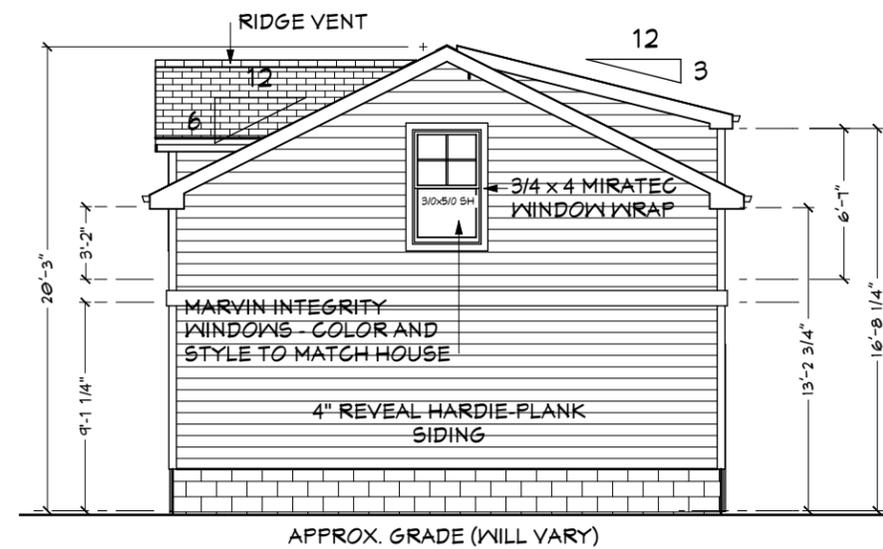
FLOOR PLAN 1

SHEET NO.:  
Page #  
2 of 3



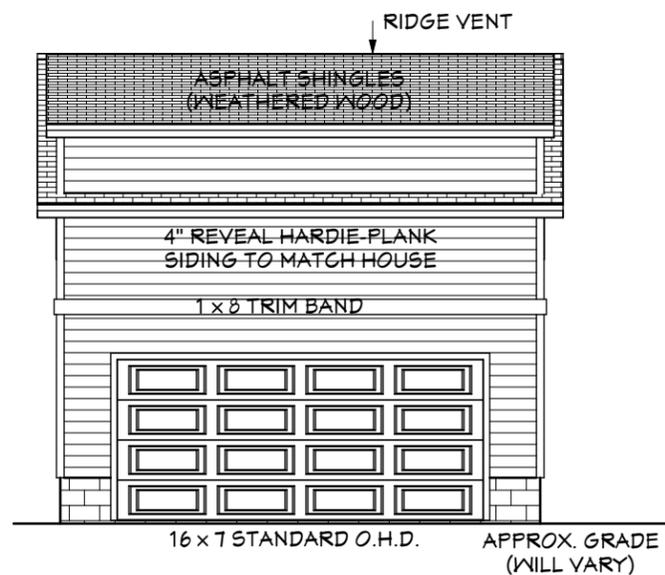
## FRONT ELEVATION

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



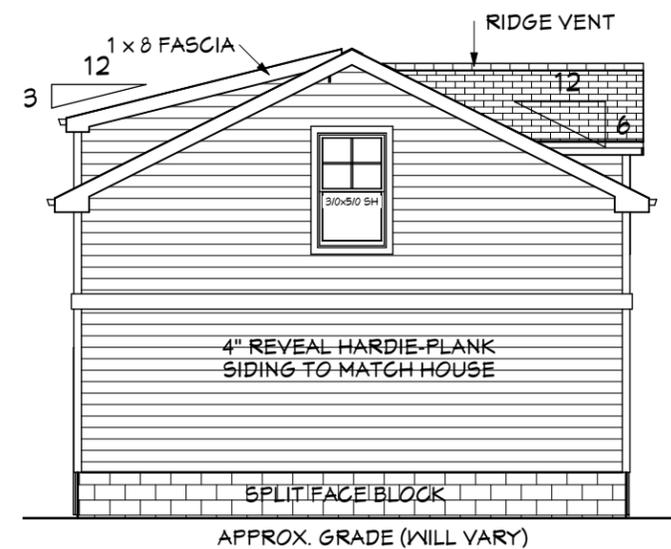
## RIGHT SIDE ELEVATION

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



## REAR ELEVATION

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



## LEFT SIDE ELEVATION

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

TODAY'S DATE:  
11/11/2013

ORIG. DATE:  
11/5/13

MOD. DATES:  
11/11/13

THESE PLANS ARE PROTECTED FROM PLAGIARISM. ANY USE, REUSE, REPRODUCTION, OR USE FOR CONTRACTING OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RIGID DEVELOPMENT OR SANDI ADAMS WILL BE PROSECUTED.

DRAWN BY:  
Sandi Adams

PREPARED FOR: RIGID DEVELOPMENT

SCALE: 11 x 17 PRINT: 1/8" = 1'-0"  
24 x 36 PRINT: 1/4" = 1'-0"

HOUSE PLAN: 2 CAR GARAGE  
SITE ADDRESS: 4309 WYOMING AVE.



ELEVATIONS 1

SHEET NO.:

Page #  
3 of 3