

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION 2217 29th Avenue South March 16, 2016

Application: New construction – infill and outbuilding; Setback determination
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10414009300
Applicant: Emily Johns, Aspen Construction
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct a new residence and outbuilding, which is not to be used as a detached accessory dwelling unit. This request also includes a left-side setback determination of four feet and three inches (4' 3").

Recommendation Summary: Staff recommends approval of the application with the following conditions:

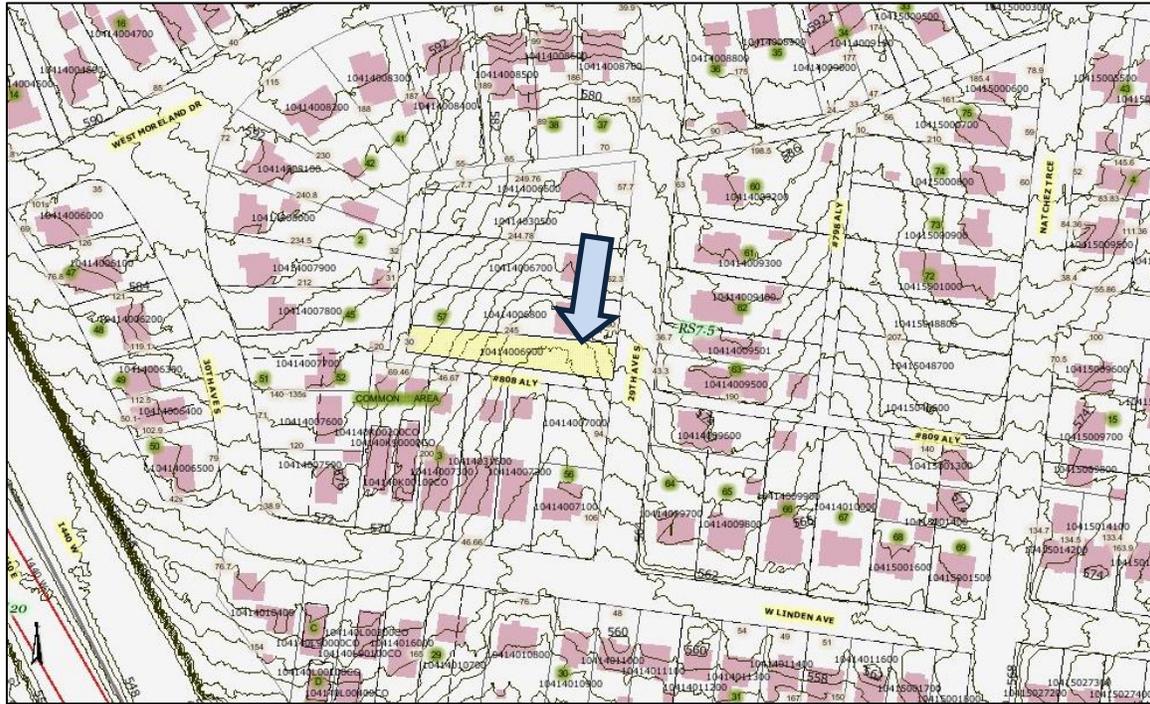
- The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- Staff approve the final details, dimensions and materials of the exterior trim, including cornerboards, window casings, and porch posts as well as masonry prior to purchase and installation;
- The HVAC be located behind the house or on either side, beyond the mid-point of the house;
- A walkway from the front stoop to the existing public sidewalk be incorporated;
- Staff approve the roof color, dimensions and texture;
- Staff approve the final selection of door, windows, garage door, and foundation material for the outbuilding prior to purchase and installation;
- The front dormer be set off the ridge by at least one foot (1') and that it be approximately two feet (2') wider with either a wider window or two narrow windows;
- The windows on the side façades be generally twice as tall

Attachments

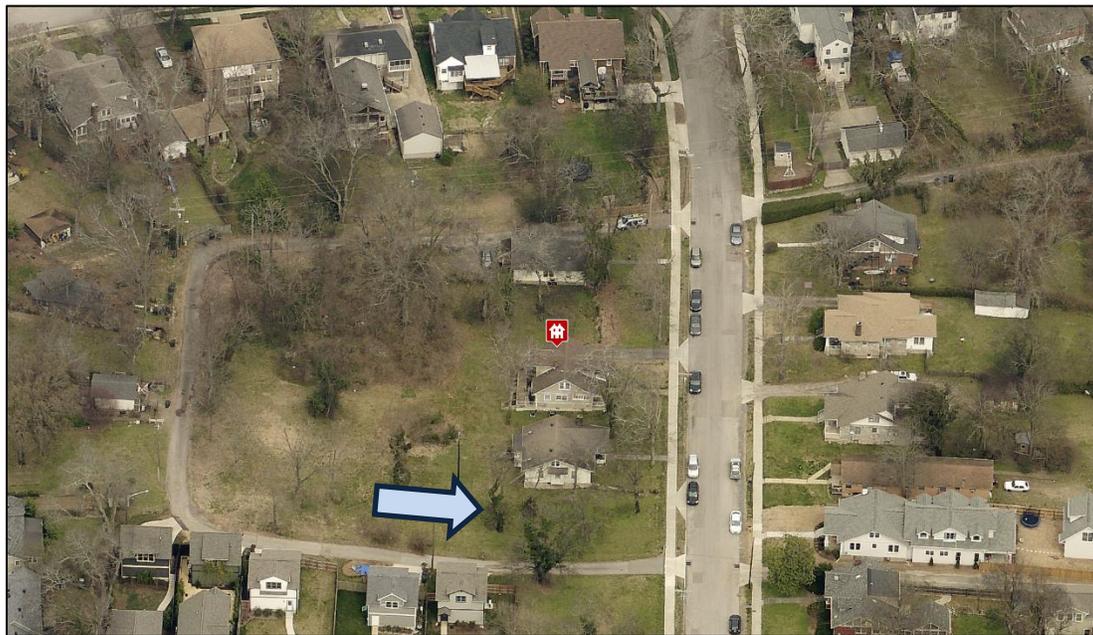
- A:** Photographs
- B:** DADU and Outbuilding Worksheet
- C:** Site Plan
- D:** Elevations

<p>as they are wide;</p> <ul style="list-style-type: none">• The horizontal windows be twice as tall as they are wide;• Only one square window be located in the stairwell; and• Paired windows incorporate four to six inch (4”-6”) mullions between them. <p>With these conditions, Staff finds that the infill will meet Section II.B. of the <i>Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	
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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.

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 primary entrances should have full to half-lite doors. 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 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 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.

Background: The application is to construct a new single-family residence and detached garage, which is not to be used as a detached accessory dwelling unit at 2217 29th Avenue South. The request includes a setback determination. The lot is currently vacant.



Analysis and Findings: The applicant proposes to construct a new residence and detached outbuilding on the lot. The proposed house has a footprint of approximately one thousand, seven hundred, and seventy-three square feet (1773 sq. ft.), and the outbuilding has a footprint of five hundred and seventy-six (576 sq. ft.) square feet. Vehicular access to the site is from the rear alley.

Height, Scale.

The new house will be two (2) stories with a maximum ridge height of thirty-two feet (32') above grade, including a foundation height of three feet (3') at the front, but increases as the lot slopes from the front to the back of the site. The proposed foundation height at the front is similar to existing historic homes on this block of 29th Avenue South. The eave height will be nineteen feet, two inches (19' 2") at the front. The height of historic houses in the immediate vicinity range from nineteen feet (19') to thirty-four feet (34') tall and includes one and one-half story and two-story houses. As the proposed infill is within this range, staff finds the proposed height to be appropriate given the context.

The new structure will have a maximum width of twenty-eight feet, four inches (28' 4"). The proposed width is less than that of nearby houses, which range from thirty-four to

thirty-eight feet (34' - 38') wide; however, at forty feet (40') wide, this lot is narrower than other lots in the area. Staff is requesting a setback determination to allow for this proposed width but to request an even greater reduction to the setback for a more appropriate width is not feasible since the property narrows even further toward the middle of the lot. Since this lot is not as wide as other lots and narrows even more towards the middle, staff finds that the proposed width of the infill is appropriate.

Staff finds that the height and scale of the proposed infill is compatible with surrounding buildings and meets Sections II.B.1 and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The infill will be located approximately thirty-four feet (34') from the front property line and will include the front stoop, which has a depth of four feet, four inches (4' 4"). The design guidelines recommend a depth of at least six feet (6') minimum for a porch, but staff finds that the proposed depth is appropriate for a stoop, which is seen on historic homes in the vicinity. The site is adjacent to an alley on the left side, and the contributing house to the right has a front setback of approximately thirty-one feet, four inches (31' 4"), which includes the front porch. Staff finds that the proposed front setback is appropriate since there is no porch on the proposed infill and the lot is bound by an alley to the left.

The side setbacks will be approximately four feet, three inches (4' 3") on the left side and five feet (5') on the right. The request includes a side setback determination for the left side as the minimum setback required by the zoning is five feet (5'). Staff finds that the proposed side setbacks are appropriate as the lot is narrower than other lots in the vicinity, and the reduced left side setback allows for the building to be wider at the front, which helps maintain the rhythm of the street. The lot is forty feet (40') wide at the street and narrows to thirty feet (30') at the rear property line. In addition, the left side is adjacent to an existing alley, and there is no building just beyond the alley that is oriented to 29th Avenue South, so the setback reduction should not have a significant impact on adjacent property.

Staff finds that, with the recommended condition, the project can meet Section II.B. 3. of the design guidelines.

Materials: The exterior materials will include a brick foundation and first level, stucco and brick cladding on the second level, and a composite shingle roof. Staff recommends final approval of the roof color. The plan includes a water table to help delineate the foundation. The windows will be Plygem 200, which has been previously approved by the Commission. The porch floor is concrete, and the base of the porch columns on the front is cultured stone. The materials for the exterior trim, including window casings, porch floor and porch posts as well as doors were not indicated on the drawings. Staff recommends a condition of approval that the unknown materials are reviewed and approved prior to purchase and installation. Staff finds that the known materials of the proposal meet Section II.B.4. of the design guidelines.

Roof Shape: The roof will be side-gabled with pitches of 16:12, 14:12, and 6:12 and includes a dormer on the front façade that will be set off the ridge and inset at least two feet (2') from the wall below. The front dormer is out of scale, and staff recommends one that sits off the ridge by at least one foot (1') and that is approximately two feet (2') wider with either a wider window or two narrow windows. Staff finds that, with the conditions recommended, the proposed roof forms can be compatible with those of surrounding historic homes and that the infill meets Section II.B.5. of the design guidelines.

Orientation: The proposed structure, including the front stoop and primary entrance, is oriented to 29th Avenue South which is consistent with the historic context. Staff recommends a walkway to connect the building with the street. Vehicular access is from the rear alley. Staff finds that the orientation of the building meets Section II.B.6. of the design guidelines.

Rhythm and Proportion of Openings: The windows on the front and rear of the house will be generally twice as tall as they are wide, as seen historically. However, the side façades incorporate three square windows that create a stair-step rhythm on the right side and three horizontal windows on each side that do not meet the design guidelines in terms of rhythm and proportion. It is unclear as to whether the paired windows incorporate four to six inch (4"-6") mullions, as seen historically. Staff recommends conditions that the windows on the side façades be generally twice as tall as they are wide; that the paired windows incorporate four to six inch (4"-6") mullions between them; the horizontal windows be twice as tall as they are wide and that there be just one square window in the stairwell. Staff finds that, with the proposed conditions, the proposal can meet Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC unit is unknown. Staff recommends a condition that the HVAC and other utilities be located either at the rear of the house or on the side of the house beyond the midpoint which is consistent with the design guidelines. The plans did not note any appurtenances such as fencing. Staff also recommends that the plan incorporate a walkway from the front stoop to the existing public sidewalk. Staff finds that, with the conditions proposed, the project can meet section II.B.1.i of the design guidelines.

Outbuildings: See attached "Outbuilding and DADU Worksheet" for complete analysis of how the proposed outbuilding meets the design guidelines.

The plan proposes a two-bay detached garage, and the outbuilding meets the design guidelines for outbuildings. The outbuilding be accessed via the alley and will have a footprint of five hundred and seventy-six square feet (576 sq. ft.). The overall height of the outbuilding is approximately twenty feet, nine inches (20' 9") and includes an eave height of eight feet, one inch (8' 1").

The materials proposed for the outbuilding reflect the materials that are to be used on the primary house and include fiber cement siding with a reveal of five inches (5"). The roof

shingles will be dimensional composite shingles. The materials for the foundation and garage door are unknown. Staff asks to approve the final selection of door, windows, garage door, and foundation material prior to purchase and installation.

Staff finds that, with the conditions proposed, the proposed outbuilding meets Section II.B.j of the design guidelines.

Recommendation Summary:

Staff recommends approval of the application with the following conditions:

- The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- Staff approve the final details, dimensions and materials of the exterior trim, including cornerboards, window casings, and porch posts as well as masonry prior to purchase and installation;
- The HVAC be located behind the house or on either side, beyond the mid-point of the house;
- A walkway from the front stoop to the existing public sidewalk be incorporated;
- Staff approve the roof color, dimensions and texture;
- Staff approve the final selection of door, windows, garage door, and foundation material for the outbuilding prior to purchase and installation;
- The front dormer be set off the ridge by at least one foot (1') and that it be approximately two feet (2') wider with either a wider window or two narrow windows;
- The windows on the side façades be generally twice as tall as they are wide;
- The horizontal windows be twice as tall as they are wide;
- Only one square window be located in the stairwell; and
- Paired windows incorporate four to six inch (4"-6") mullions between them.

With these conditions, Staff finds that the infill will meet Section II.B. of the *Hillsboro – West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context photos:



2216 29th Avenue South



2208 29th Avenue South



2903 Westmoreland Drive



2907 Westmoreland Drive

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES or N/A	NO
If there are stairs, are they enclosed?	X	
If a corner lot, are the design and materials similar to the principle building?	X	
If dormers are used, do they cover less than 50% of the roof plane? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	X	
If dormers are used, do they sit back from the wall below by at least 2’?	X	
Is the roof pitch at least 4/12?	X	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	X	
Is the building located towards the rear of the lot?	X	

Section II: General Requirements for DADU only

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		
Are there other accessory buildings on the lot that exceed 200 square feet?		
Is the property zoned single-family?		
Are there already two units on the property?		
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning for Outbuildings or DADUs

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	97'	20'
Rear setback	20'	10'
L side setback**	3'	3'
R side setback**	3' 10"	3'
How is the building accessed?	Alley	From the alley or existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning for Outbuildings or DADUs

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	32'	25'
Eave Height	19' 2"	1 story 10' or 2 story 17'
Width of house	28' 4"	

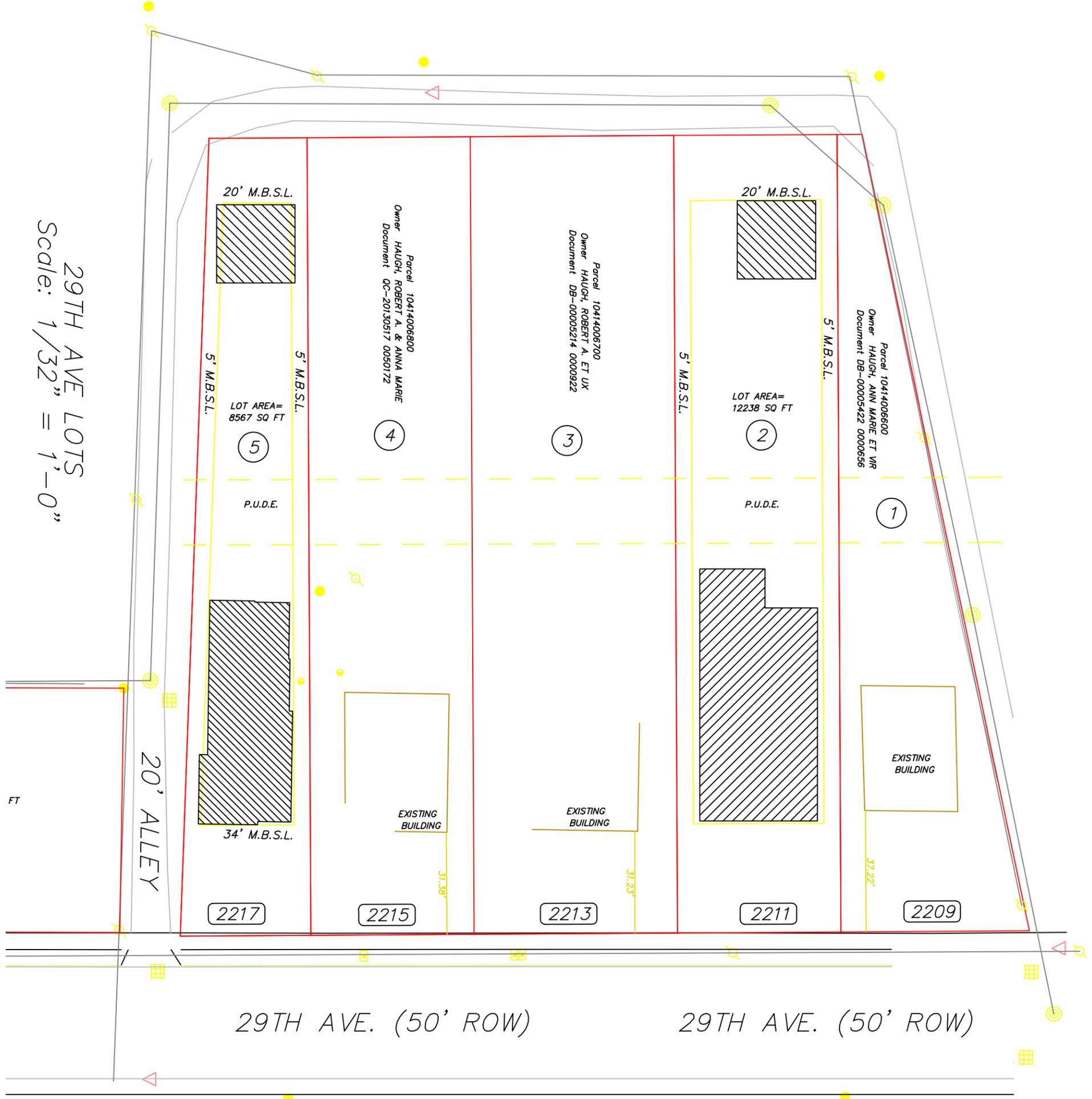
To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number in the blue boxes.

Proposed	Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	576 SF		750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

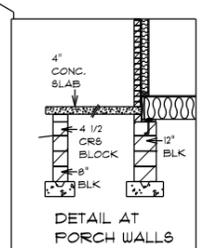
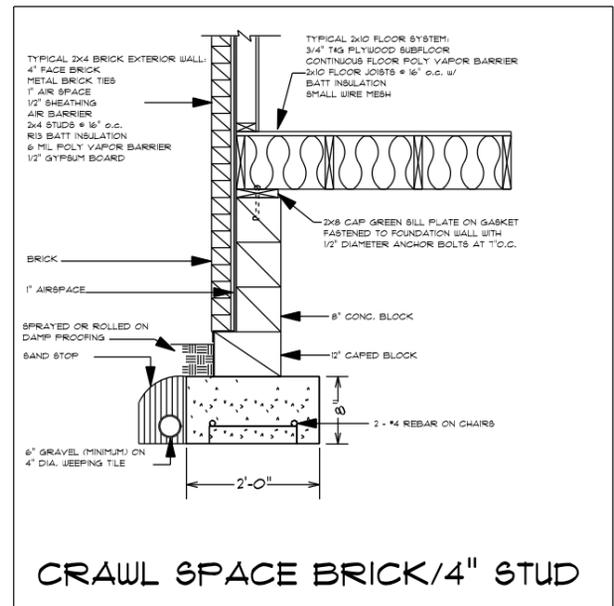
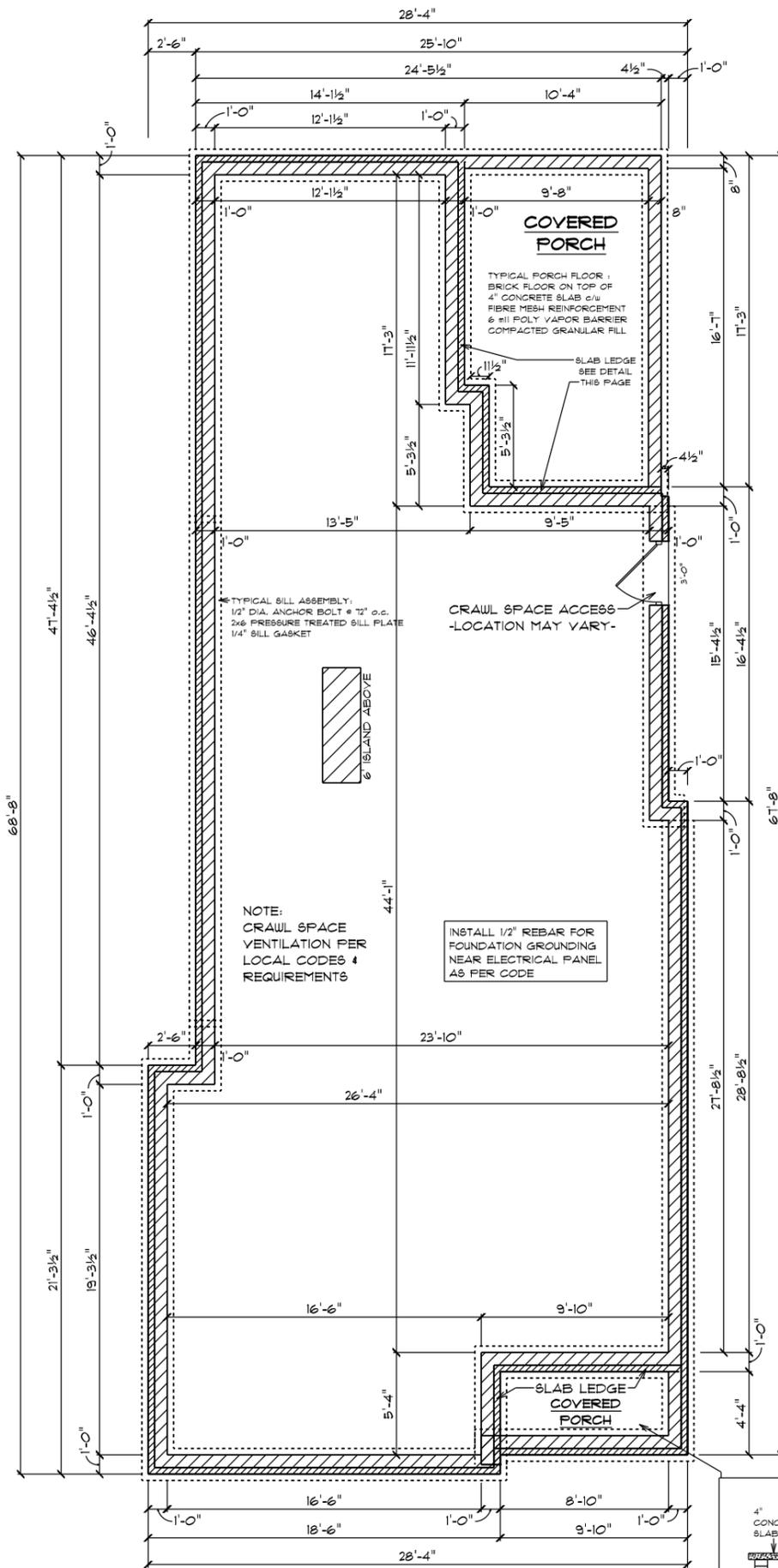
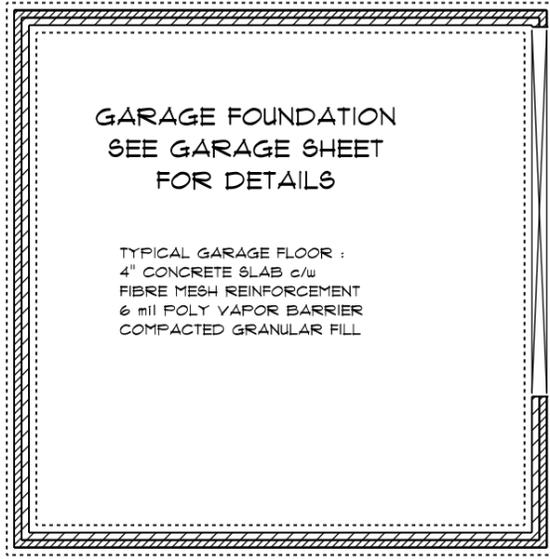
Please see design guidelines for information about materials and detailing.

29TH AVE LOTS
Scale: 1/32" = 1'-0"



29TH AVE. (50' ROW)

29TH AVE. (50' ROW)



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

PLOTTED:
Friday, March 4, 2016

DRAWN: CD Plans

SHEET NUMBER:
1 OF 6

JOB NAME:
2217 - 29th AVENUE SOUTH

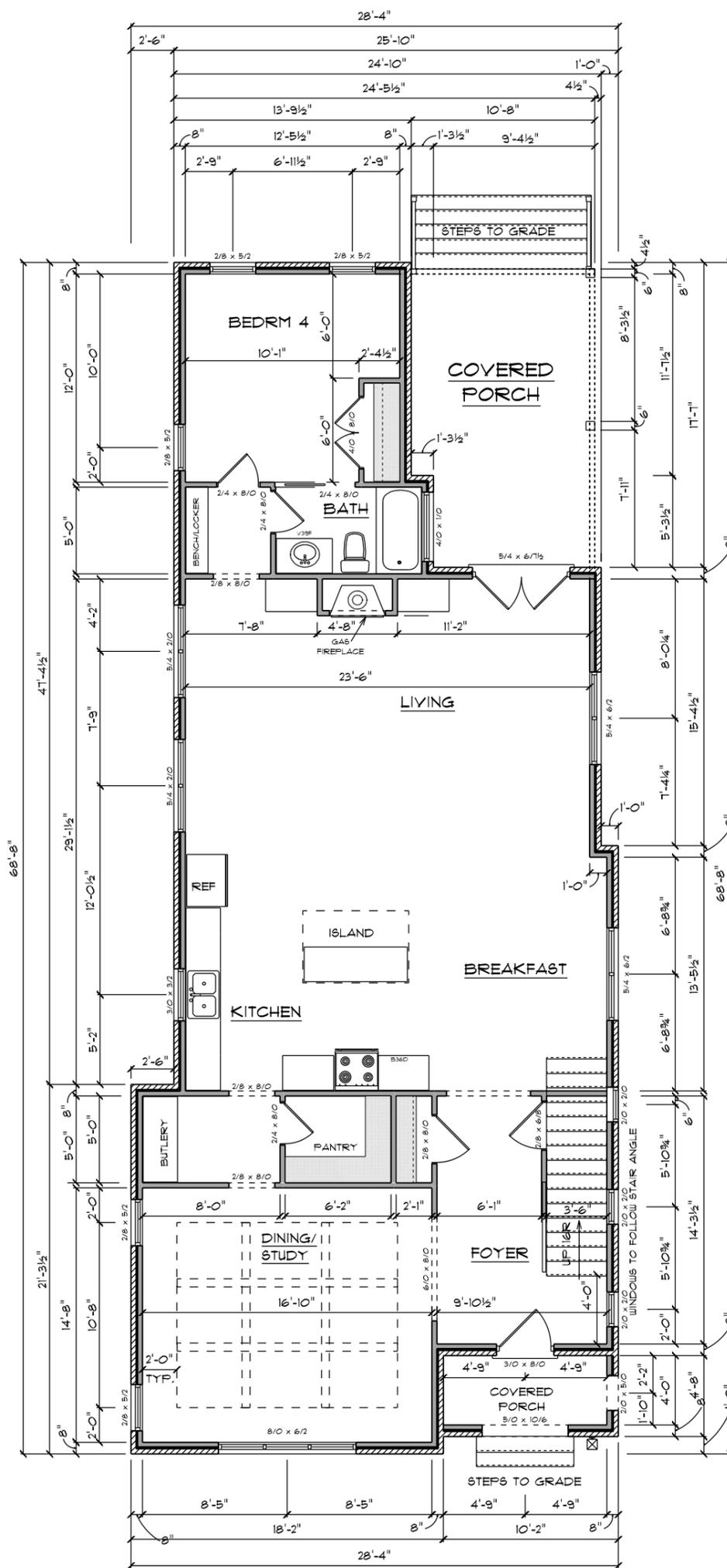
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BEFORE COMMENCING WORK.

**ASPEN
CONSTRUCTION
INC.**

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

PHONE: 615-715-1182
FAX: 615-801-3214

GARAGE LOCATION
SEE GARAGE SHEET FOR DETAILS



MAIN FLOOR PLANS

CEILING HEIGHTS ARE
9 FEET.
DOORS ARE 8'0"
RO'S 100" TALL

--- EXTERIOR AREA ---	
1ST FLOOR	1549 SQ. FT.
2ND FLOOR	1686 SQ. FT.
TOTAL	3235 SQ. FT.
FRONT PORCH	47 SQ. FT.
REAR PORCH	171 SQ. FT.

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

PLOTTED:
Friday, March 4, 2016

JOB NAME:
2217 - 29th AVENUE SOUTH

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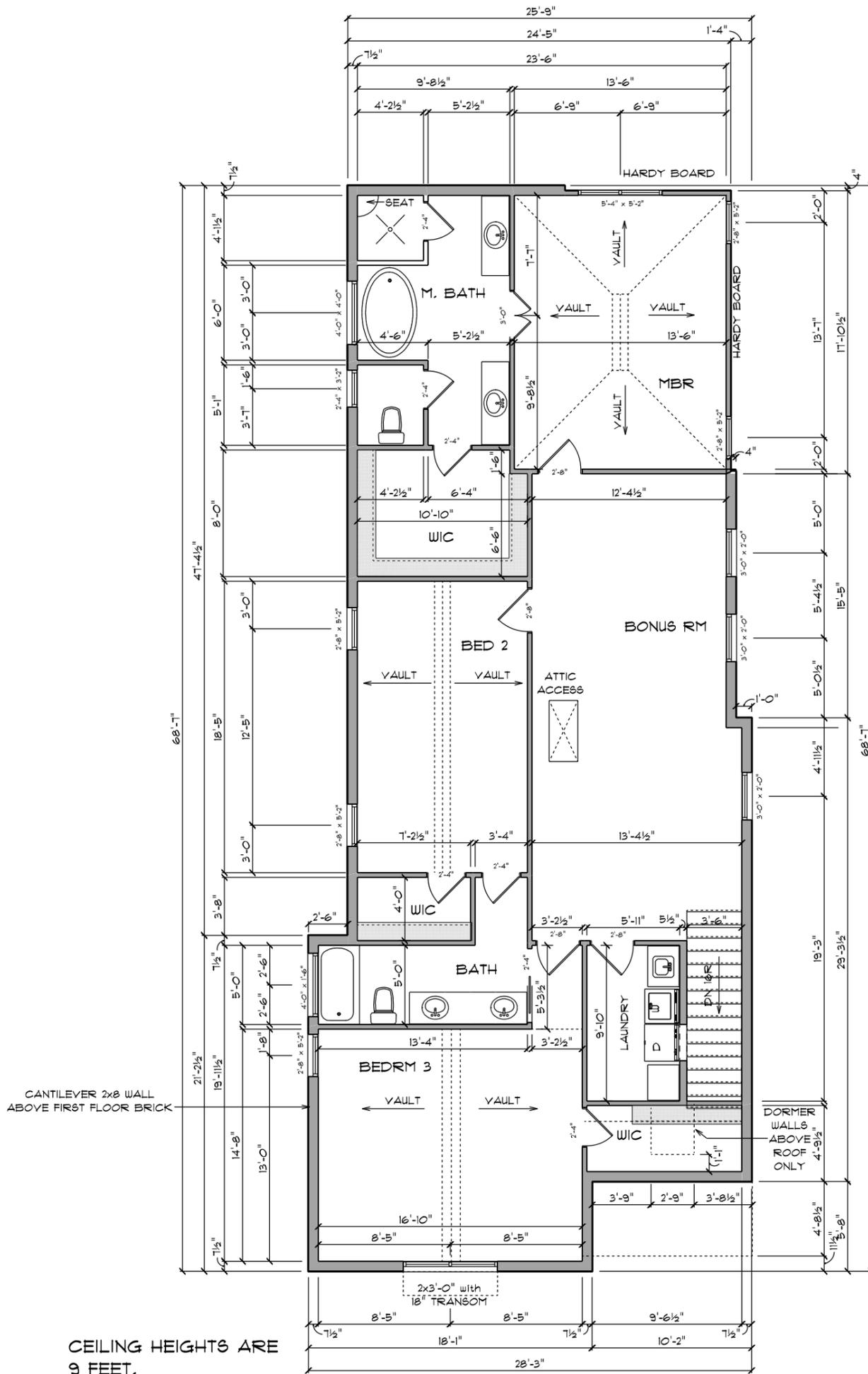
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8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

PHONE: 615-115-1782
FAX: 615-807-3274

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CEILING HEIGHTS ARE
9 FEET.
DOORS ARE 6'8"
RO'S 83" TALL

SECOND FLOOR PLANS

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

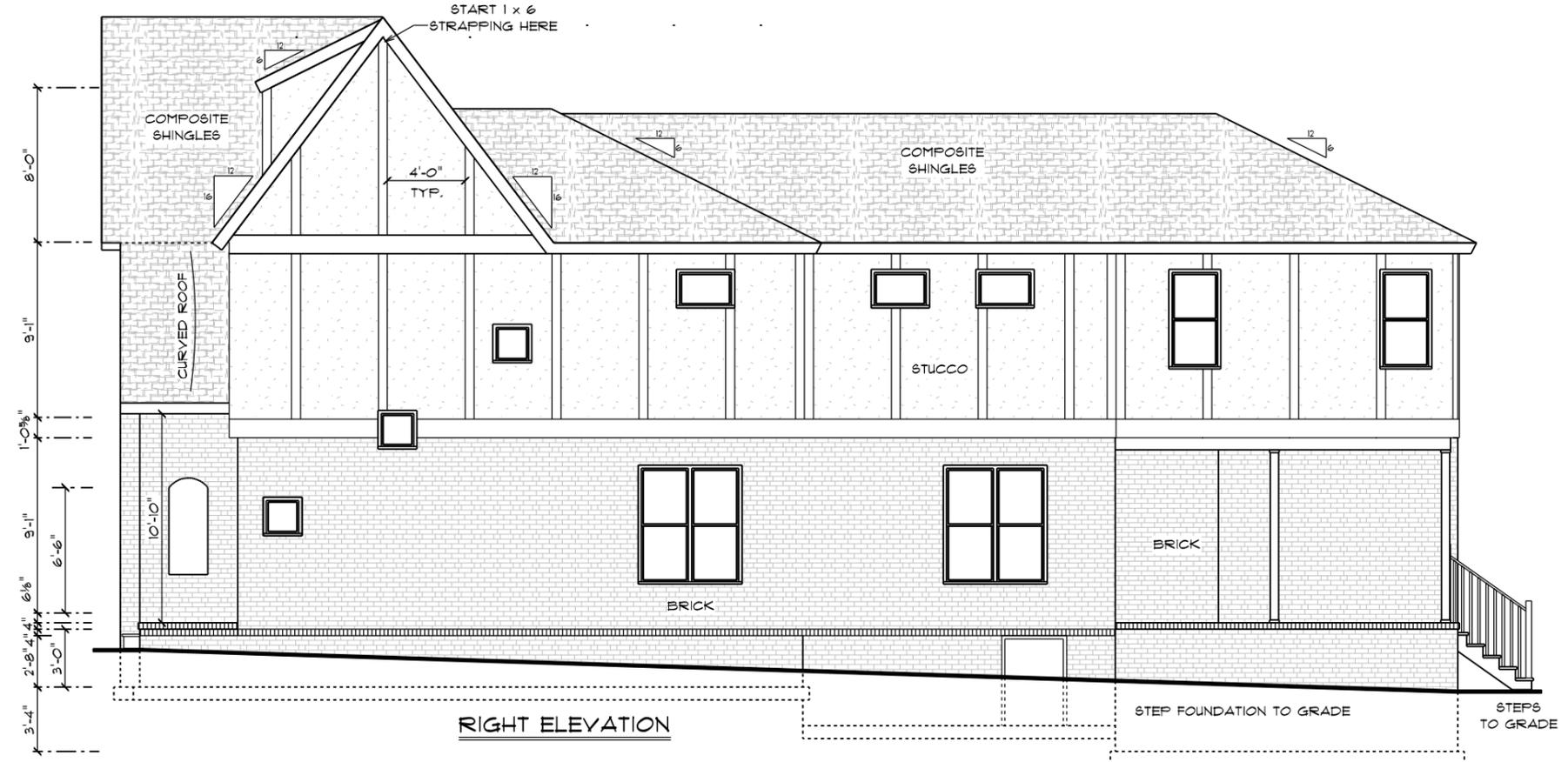
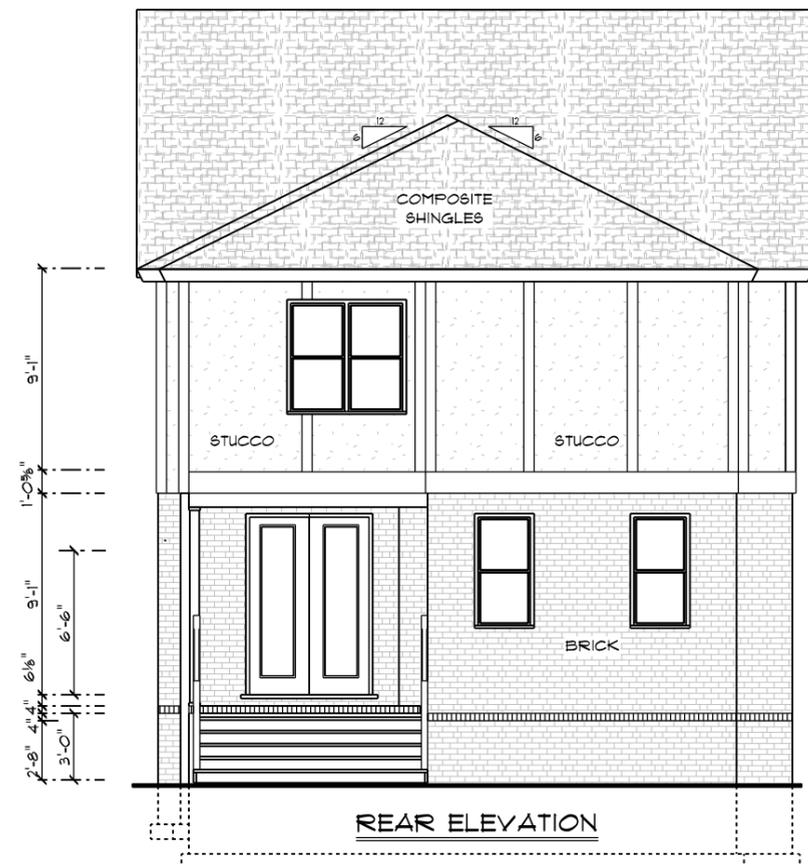
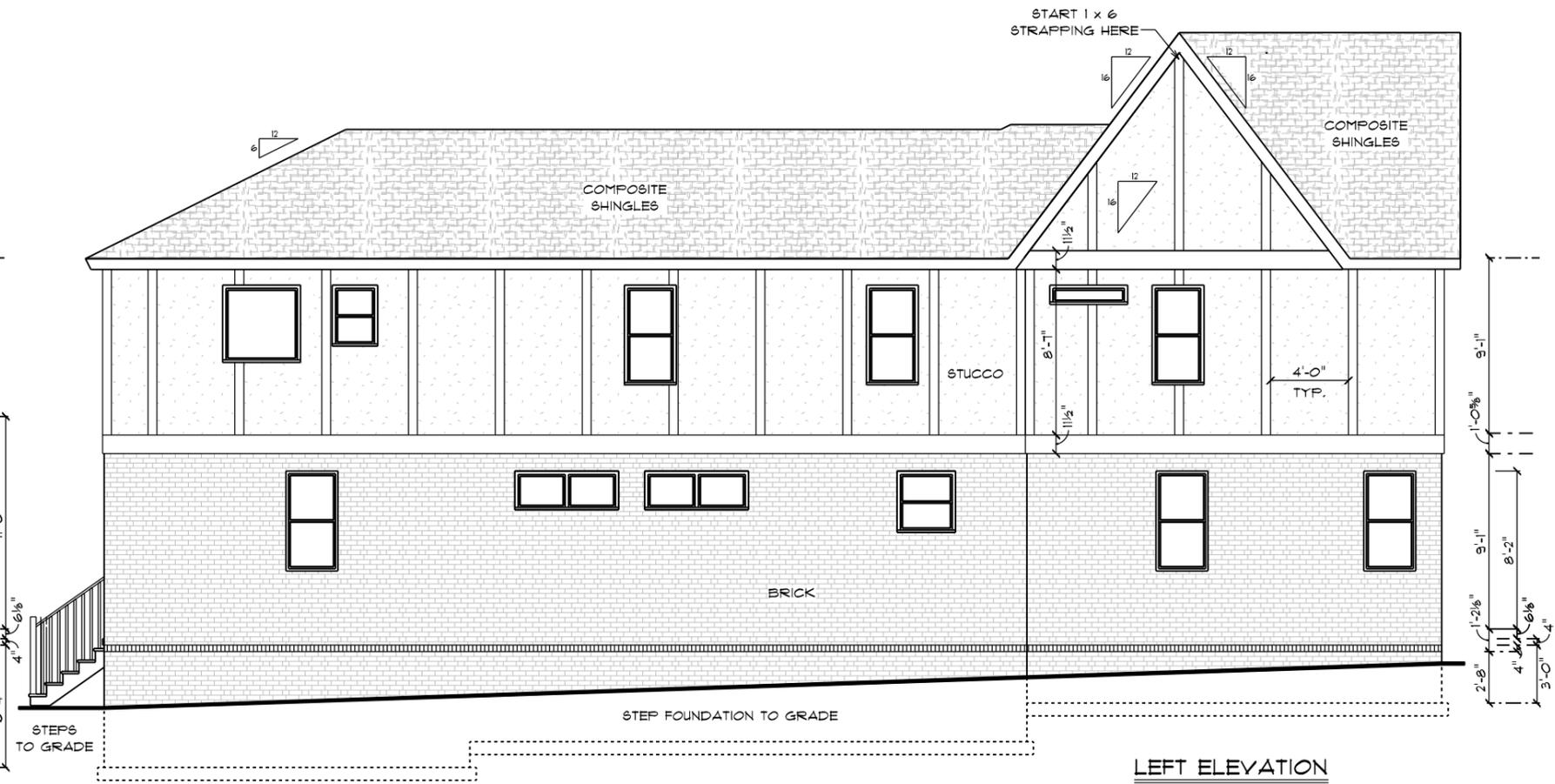
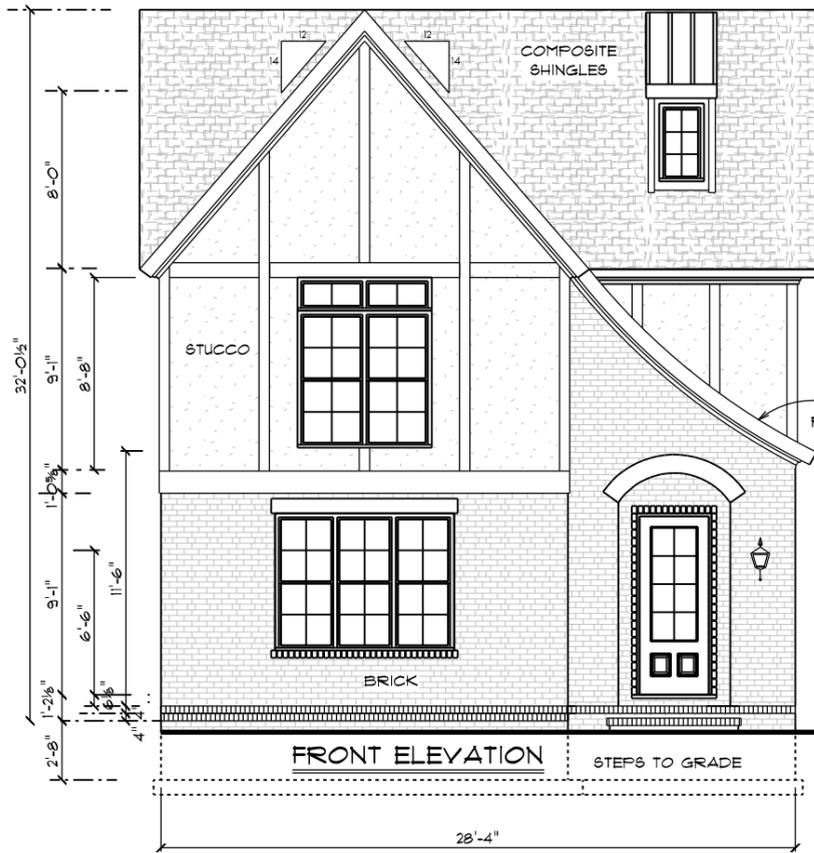
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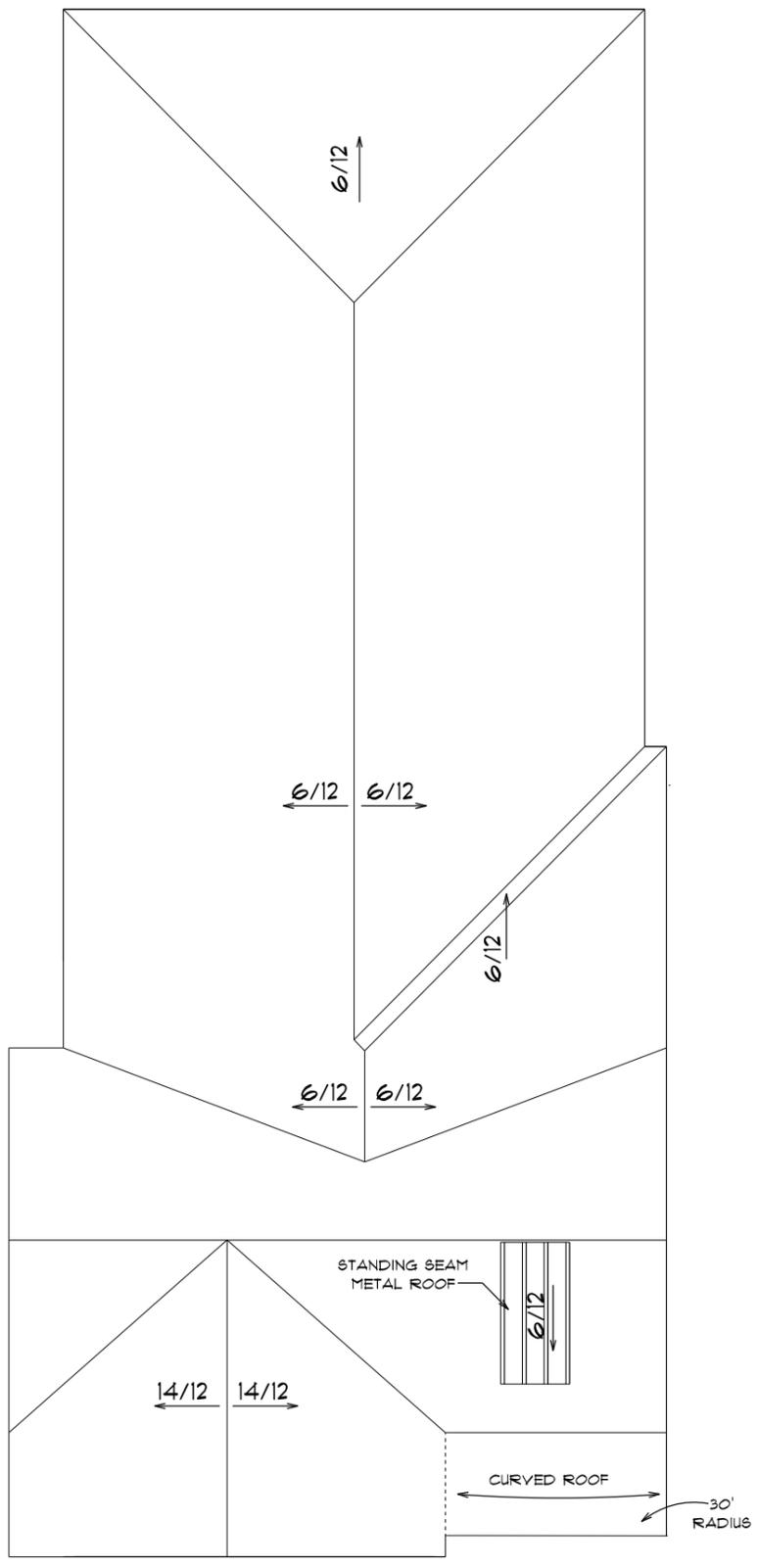
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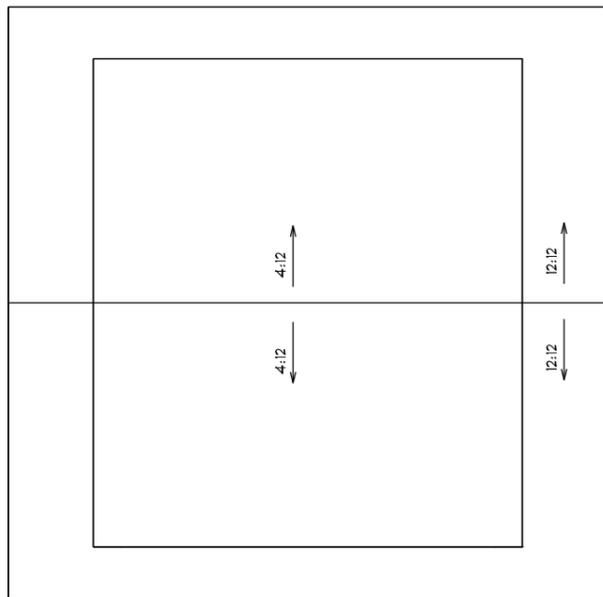
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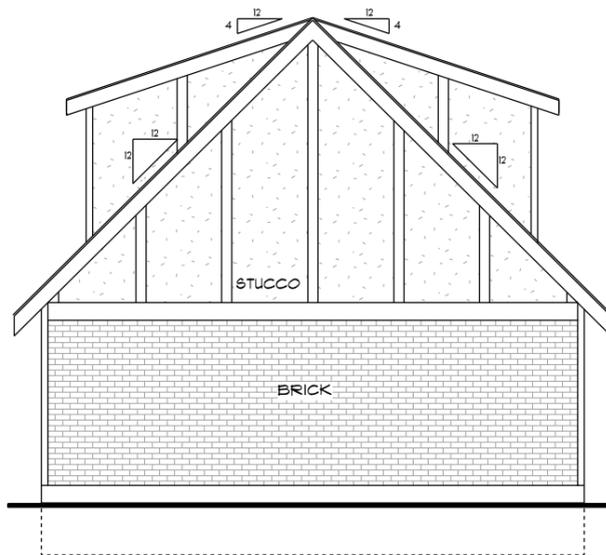
MAIN ROOF PLAN

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

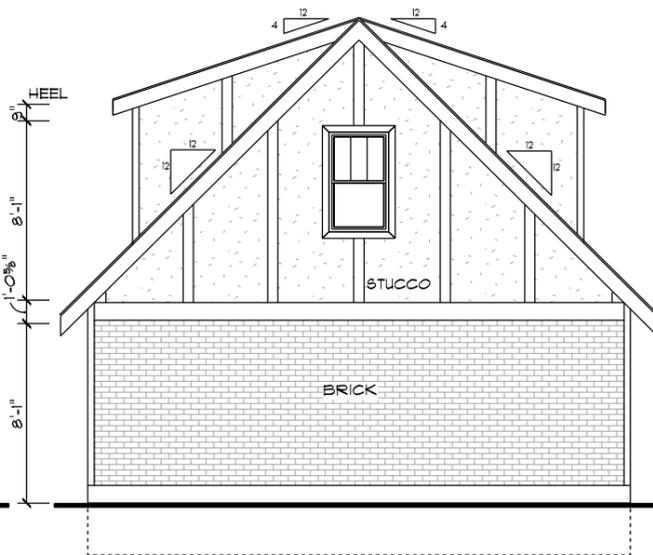
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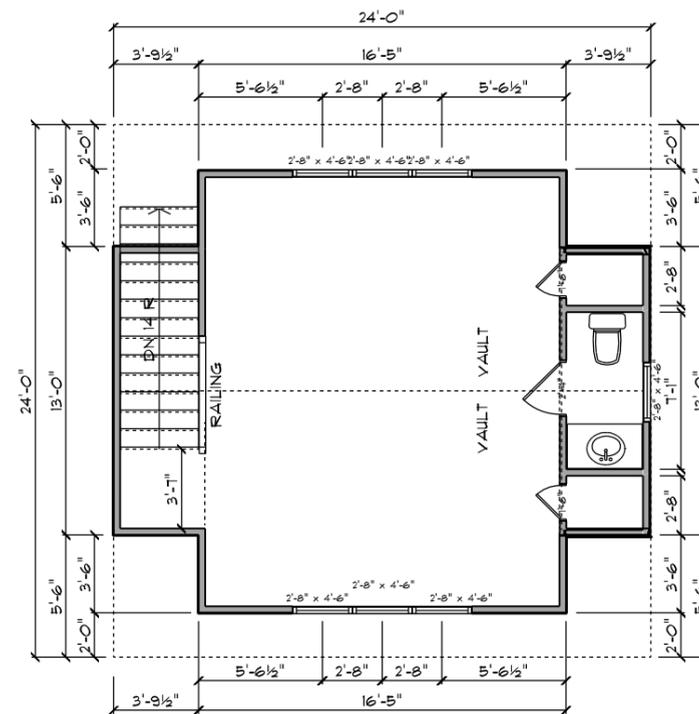
ROOF PLAN



LEFT ELEVATION



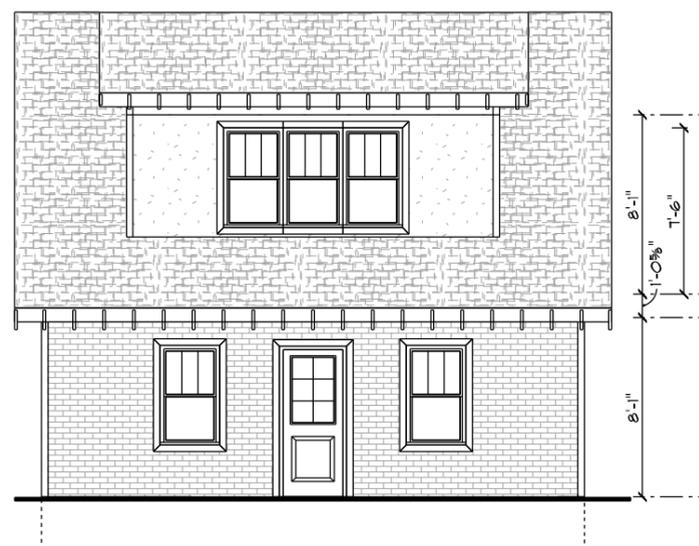
RIGHT ELEVATION



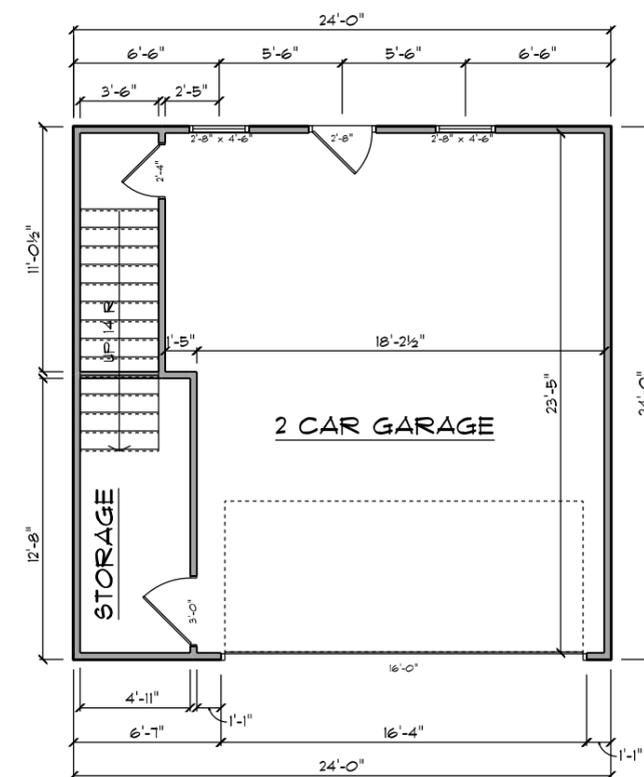
GARAGE SECOND FLOOR



FRONT ELEVATION



REAR ELEVATION



GARAGE MAIN FLOOR

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

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