



**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**  
**1504 Elmwood Avenue**  
**June 20, 2012**

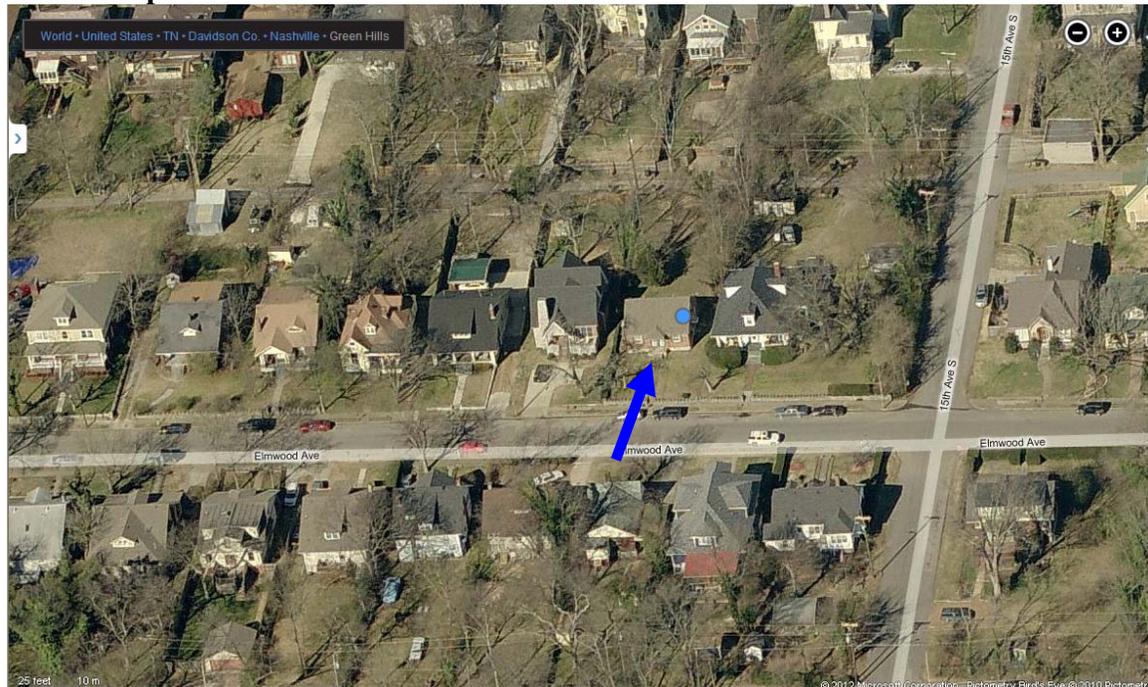
**Application:** Infill and New construction—accessory structure  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10513011200  
**Applicant:** Rigid Development (Brent Craig)  
**Project Lead:** Melissa Baldock, melissa.baldock@nashville.com

<p><b>Description of Project:</b> Applicant proposes to construct a new one-and-a-half story house and a two-story accessory structure on a vacant lot.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the construction of the infill building and accessory structure with the conditions that:</p> <ol style="list-style-type: none"> <li>1. The applicant submit new drawings indicating how the grade will be addressed in the new construction, particularly as it relates to the infill’s foundation line and the overall height of the house. (The foundation should have a maximum height of about two feet (2’)).</li> <li>2. Staff approve the house’s asphalt shingle color, final door design, a brick sample, porch floor and stair material, porch railing material, and the porch column shaft material.</li> <li>3. The rear porch columns have a cap and a base.</li> <li>4. A central walkway running from the sidewalk to the porch be added.</li> <li>5. Utilities be located in the rear or on a side façade, beyond the house’s midpoint.</li> <li>6. Staff review and approve all appurtenances, including, but not limited to walkways, lighting fixtures, and other landscape features prior to purchase and installation</li> <li>7. Staff review the height of the accessory structure relative to the slope of the site prior permitting to ensure that it is subordinate to the infill.</li> <li>8. A trim board be added to the accessory structure’s floor level, and staff approve all of the structure’s windows, doors, and roof color.</li> </ol> <p>With these conditions, staff finds that the project meets Section II.B.1. of the <i>Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines</i>.</p>	<p><b>Attachments</b> <b>A:</b> Photos <b>B:</b> Site Plan <b>C:</b> Elevations</p>
--	---

**Vicinity Map:**



**Aerial Map:**



**Background:** In May 2012, the Commission reviewed and approved the demolition of a non-contributing structure on the site and the construction of new infill. This application represents a new design for the infill. The site is now vacant.



Vacant site at 1504 Elmwood Avenue.

## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **a . H e i g h t**

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 . S c a l e**

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.

*Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.*

*Foundation lines should be visually distinct from the predominant exterior wall material.*

*Examples are a change in material, coursing or color.*

#### **c . S e t b a c k a n d R h y t h m o f S p a c i n g**

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. MHZC does not review the painting of structures.

*The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

#### **d . M a t e r i a l s , T e x t u r e , a n d D e t a i l s , a n d M a t e r i a l C o l o r**

The materials, texture, and 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. MHZC does not review the painting of structures.

*T-1-11- type building panels, "permastone", E.I.F.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 minimum 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.*

e.        R o o f s

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.*

f.        O r i e n t a t i o n

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

*New buildings shall 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.*

*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 those that front 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.*

*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.*

*Generally, curb cuts should not be added.*

g.        P r o p o r t i o n   a n d   R h y t h m   o f   O p e n i n g s

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. (Brick molding is only appropriate on masonry buildings.)*

*Brick molding is required around doors, windows and vents within masonry walls.*

#### 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.

*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.*

#### 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.

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.*

##### *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 dormer must be set back at least 2' from the wall of the floor below.*

##### *Windows and Doors*

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *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.*

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

- 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:*

1. *where they are a typical feature of the neighborhood*
2. *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.*

**Analysis and Findings:**

Applicant proposes to construct a new one-and-a-half story house and a two-story accessory structure on a vacant lot.

Height & Scale: The proposed structure is drawn to show a maximum height of thirty-one feet (31') from existing grade or twenty-eight feet, nine inches (28'9") above the foundation line. In the immediate vicinity, the heights of historic structures range from eighteen to thirty-five feet (18' – 35'), with the majority of them being in the range of twenty-four to thirty feet (24'-30') tall. The porch eave height is approximately nine feet, three inches (9'3") above the foundation line and the eave height of the main roof is approximately ten feet, nine inches (10'69") above the foundation line.

The drawings do not account for the slope of the lot (see photos below), which likely will not allow for an even foundation line as shown on the drawings. Staff asks that a condition of approval be that the applicant submit new drawings indicating how the grade

will be addressed in the new construction, particularly as it relates to the foundation line. Staff will want to see that foundation height at the front of the house be approximately two feet (2') and that it diminish in height towards the back of the house so that the overall height of the structure is not increased with a taller foundation. With the staff's approval of revised drawings that show the existing grade and the foundation height, staff finds the infill's height, as currently proposed, to be appropriate.



Right photo:  
Right façade of the house formerly on lot, showing the shorter foundation in the rear.

Left photo:  
Left façade of house formerly on lot, showing the taller foundation at the front of the house.

The proposed structure is thirty-eight feet (38') wide with a maximum depth of approximately seventy-two feet, eight inches (72'8"), including the eight-foot (8') deep front porch. By comparison, the historic houses in the immediate context have widths ranging from thirty-one to forty-five feet (31' – 45'), with the average width being approximately thirty-five feet (35'). Their depths range from thirty-eight to eighty-two feet (38' -82'), with the average depth being about sixty-five feet (65'). Although the proposed house is slightly wider and deeper than the average house in the immediate context, it does fit within the range of widths and depths. In addition, the structure's rhythm of spacing meets the context, as there are several other structures with widths ranging from thirty-seven feet to forty-one feet (37' -41') on lots that are also fifty-feet (50') wide. Staff therefore finds that the house's dimensions meet the historic context.

In total, the footprint of the house is approximately two thousand, seven hundred square feet (2,700 sq. ft.). The project includes a detached accessory structure that is twenty feet, seven inches by twenty-four feet, seven inches (20'7" x 24'7"), or five hundred and six square feet (506 sq. ft.). (The accessory structure will be reviewed under the "Outbuilding" section below). With the construction of the house and the accessory structure, the property will have approximately sixty-six percent (66%) open space. Although most of the properties in the immediate vicinity have open space ratios between seventy-five and eighty percent (75-80%), there are properties nearby that have open space ratios of approximately sixty-four percent (64%) or less. Staff therefore finds that the site's ratio of open space will meet the historic context.

Staff finds that the proposed infill meets Sections II.B.1. a., II.B.1.b., II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Location and Setback: The proposal meets all bulk zoning setback requirements. The primary building is centered on the lot, similar to other historic buildings found in the district. It will be five feet (5') from the right/east property line, six feet (6') from the left/west property line, and more than seventy-feet (70') from the rear property line. The house's front porch will be approximately thirty-eight feet, nine inches (38'9") from the front property line. Staff finds this front setback to be appropriate because the house to the right (1502 Elmwood) is thirty-four feet, eight inches (34'8") from the front property line, and the house to the left (1506 Elmwood) is forty-one feet, nine inches (41'9") from the front property line.

Staff finds that the infill meets Section II.B.1. c. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Materials: The primary cladding material will be cement fiberboard with a four inch (4") reveal, which is appropriate. The foundation will be split face concrete block. The roof will be asphalt shingle, and staff asks to approve the roof color prior to purchase and installation of the shingles. The front porch columns will have a brick base, and staff asks to approve a brick sample. The material for the column shaft was not specified and will need to be approved by staff. The materials for the porch floor, steps, and hand rail were also not specified and will need to be approved by staff. The front door is proposed to be wood, which is appropriate, and staff asks to approve the design of the door prior to purchase and installation. The windows will be Marvin Integrity windows, which have been approved in the past for new construction. The rear porch will be screened. The rear porch columns lack a cap and a base, and staff asks that these be added.

With the above-mentioned staff reviews, staff finds that the materials for the infill meets Section II.B.1. d. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Roof: The infill's primary roof form will be a side gable with a slope of 8/12. The house's front dormer has a shed roof with a slope of 4/12. On the left elevation is a bay with a shed roof, also with a 4/12 slope. On the rear is a one-story extension with a 10/12 hipped roof and a one-story enclosed porch with an 8/12 hipped roof. These roof shapes and pitches are found on historic buildings throughout the district. Staff finds that the roof forms meet Section II.B.1.e. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Orientation: The proposed infill has a full width front porch and centered primary entrance. The infill faces Elmwood Avenue, as do all the other buildings on this block between 15<sup>th</sup> Avenue South and the alley to the west. No walkway was indicated, and staff recommends that a central walkway leading from the sidewalk to the front porch be added to the site. With the addition of a central sidewalk, staff finds the orientation to

meet Section II.B.1.f of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The primary windows on the infill are approximately twice as tall as they are wide and so meet the historic ratio of windows in the neighborhood. The largest expanse of wall space without a door or window opening occurs on the rear portion of the right elevation and is approximately fifteen feet (15') in length. Staff finds this expanse to meet the guidelines because it occurs approximately forty-four feet (44') behind the line of the front porch. Staff therefore finds that the window proportions and rhythm of openings meets Section II.B.1.g. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Utilities: The location of the HVAC system is unknown at this time. Staff recommends that it be located at the rear of the home or on the side, beyond the mid-point of the house, as stated in Section II.B.1. h. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Appurtenances: No appurtenances were indicated on the drawings. Staff asks to review and approve all appurtenances, including, but not limited to walkways, lighting fixtures, and other landscape features prior to purchase and installation.

Outbuilding: The project includes a detached accessory structure that is twenty feet, seven inches by twenty-four feet, seven inches (20'7" x 24'7"). This footprint is subordinate to the primary house. The structure meets all base zoning requirements for setbacks, and will be accessed via the alley with garage doors facing the alley. The materials for the structure will be cement fiberboard siding and composite shingle roof. Staff asks to review and approve the window and door materials and specifications and the roof color prior to purchase and installation of these materials.

The accessory structure is proposed to have an eave height of sixteen feet (16') and a ridge height of twenty-four feet, six inches (24'6"). Since the site slopes up towards the rear of the lot, staff finds that more information is needed regarding the slope of the site before determining whether or not the height of the accessory structure is subordinate to the proposed infill. Staff also asks that a trim board be added to the garage at the floor level to help minimize the perceived height of the structure.



The accessory structure will be located in the rear yard, which slopes from the front towards the back of the lot.

Staff recommends approval of the construction of the infill building and accessory structure with the conditions that:

1. The applicant submit new drawings indicating how the grade will be addressed in the new construction, particularly as it relates to the infill's foundation line and the overall height of the house. (The foundation should have a maximum height of approximately two feet (2')).
2. Staff approve the house's asphalt shingle color, final door design, a brick sample, porch floor and stair material, porch railing material, and the porch column shaft material.
3. A central walkway running from the sidewalk to the porch be added.
4. Utilities be located in the rear or on a side façade, beyond the house's midpoint.
5. Staff review and approve all appurtenances, including, but not limited to walkways, lighting fixtures, and other landscape features prior to purchase and installation
6. Staff review the height of the accessory structure relative to the slope of the site prior to permitting to ensure that it is subordinate to the infill.
7. A trim board be added to the accessory structure's floor level, and staff approve all of the structure's windows, doors, and roof color.

With these conditions, staff finds that the project meets Section II.B.1. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

**Context Photos:**



1502 Elmwood Avenue, house next door to the east/right.



1506 Elmwood Avenue, house next door to the west/left (constructed c. 2003, prior to overlay)



1508 and 1510 Elmwood Avenue, to the west/left of site.



1501 and 1503 Elmwood Avenue, houses across the street.



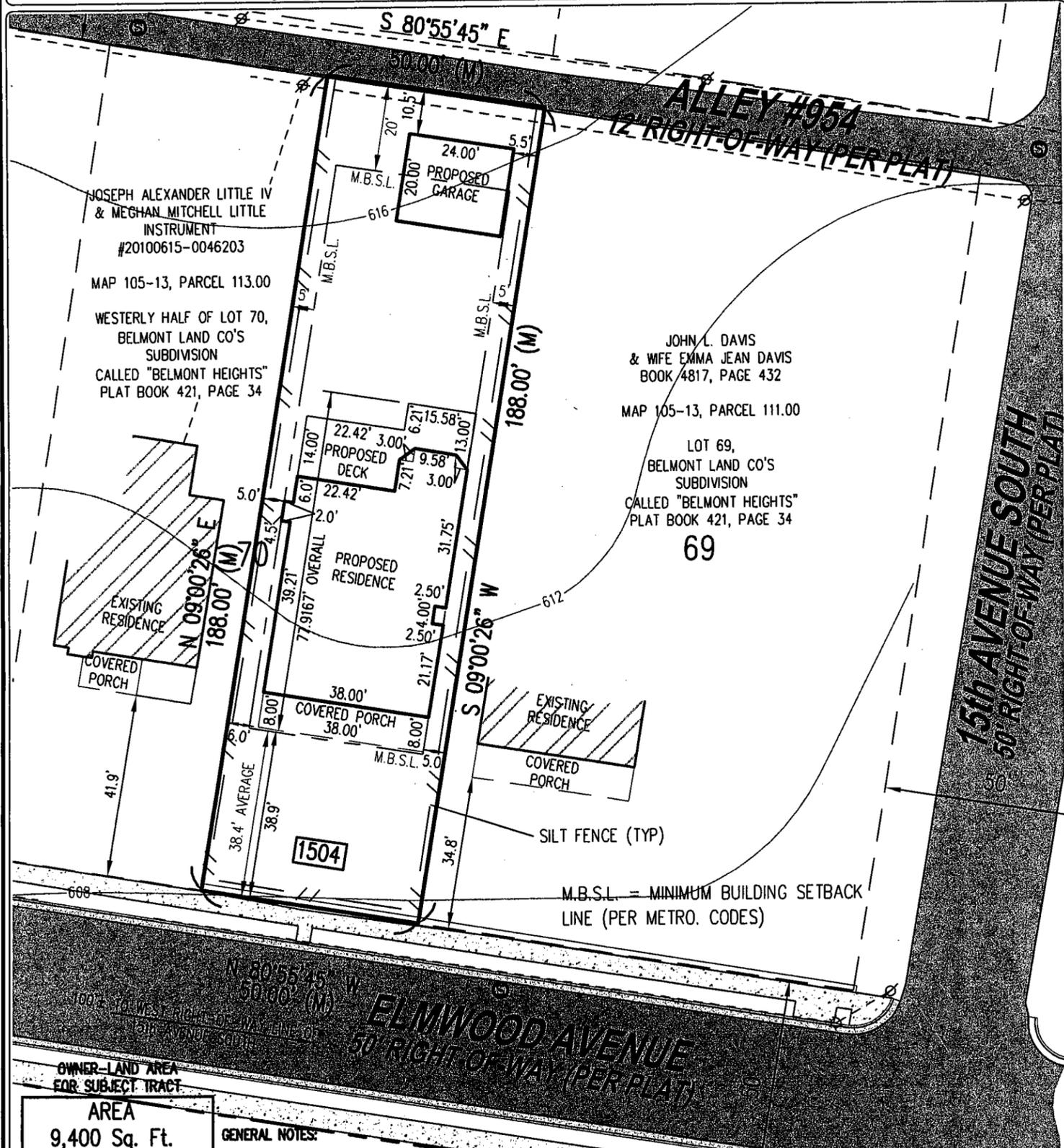
1504 and 1507 Elmwood Avenue, houses across the street.



1509 through 1513 Elmwood, houses across the street.

Elite Surveying Services, LLC  
 4036 Elizabeth Drive  
 Hermitage, TN 37076  
 Cell: (615) 636-7738  
 Fax: (615) 444-9229  
 Email: jfisher@elitesurveying.com  
 Website: www.elitesurveying.com

"SUBJECT PROPERTY"  
 MAP 105-13, PARCEL 112.00

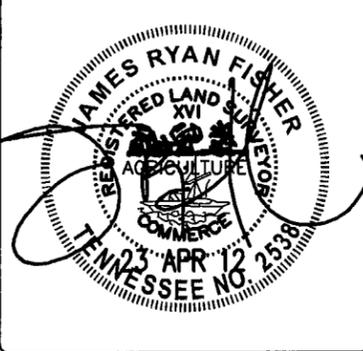


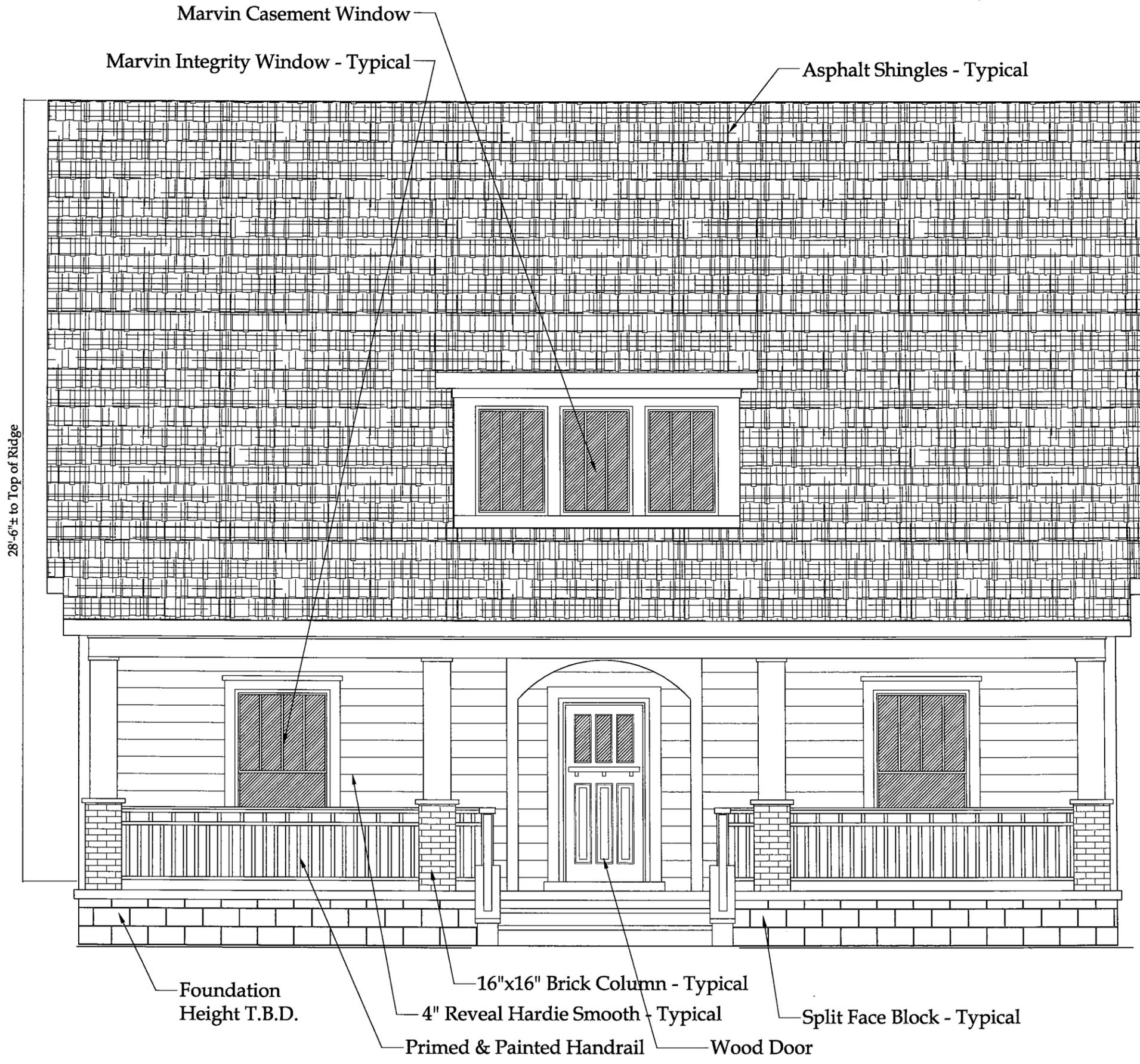
**OWNER-LAND AREA FOR SUBJECT TRACT:**  
**AREA**  
 9,400 Sq. Ft.  
 0.22 Acres  
**CORNERSTONE INVESTMENTS, INC.**  
 INSTRUMENT #20120209-0011580  
 MAP 105-13, PARCEL 112.00  
 EASTERLY HALF OF LOT 70,  
 BELMONT LAND CO'S SUBDIVISION  
 CALLED "BELMONT HEIGHTS"  
 PLAT BOOK 421, PAGE 34

- GENERAL NOTES:**
- The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.
  - In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111.
  - The surveyor's liability for this document shall be limited to those parties identified in the certification and does not extend to any unnamed party.
  - Contours shown are taken from Metro GIS website, no field work was performed.
  - All setbacks are shown per Metro Codes Department.  
 Front - 20' Min. - 40' Max. - Average Adjoiners  
 Side - 5'  
 Rear - 20'

This PLOT PLAN is not a general property survey as defined under Rule 0820-3-07. This document represents a limited accuracy non-monumented survey of the property described hereon performed under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or other improvements or for establishing the location of property lines. No boundary corners were set with this work.

**PLOT PLAN** Job# 0920.57 SCALE: 1" = 30'  
 Prepared For: BRENT CRAIG CONSTRUCTION  
 Subdivision: EASTERLY HALF OF LOT NO. 70 BELMONT LAND CO'S PLAN OF LOTS CALLED "BELMONT HEIGHTS"  
 Recording Info: PLAT BOOK 421, PAGE 34  
 County: DAVIDSON State: TN  
 Street Address: 1504 ELMWOOD AVENUE, NASHVILLE, TN 37212  
 Buyer/owner: RIGID DEVELOPMENT, INC  
 Prepared By: JRF DATE: 23 APR 12 M:\2009\20\57\DWCS\092057BDRY.DWG JRF 04\23\12





28'-6"± to Top of Ridge

Marvin Casement Window  
 Marvin Integrity Window - Typical  
 Asphalt Shingles - Typical  
 Foundation Height T.B.D.  
 16"x16" Brick Column - Typical  
 4" Reveal Hardie Smooth - Typical  
 Split Face Block - Typical  
 Primed & Painted Handrail  
 Wood Door

Front Elevation

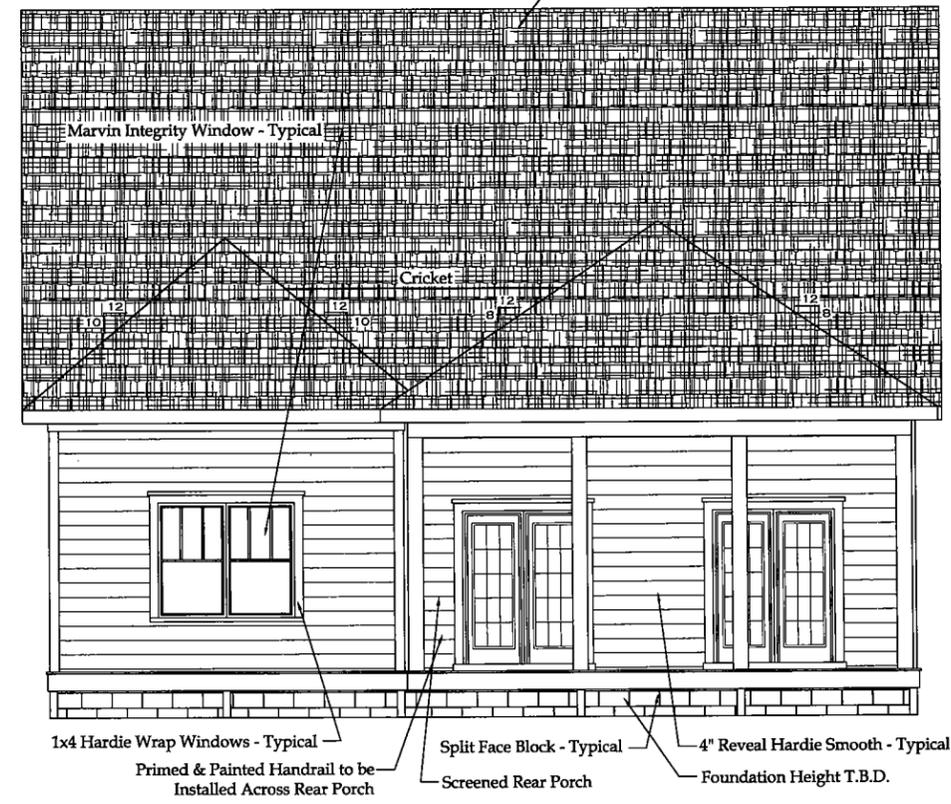
Scale: 1/4" = 1'

REVISIONS



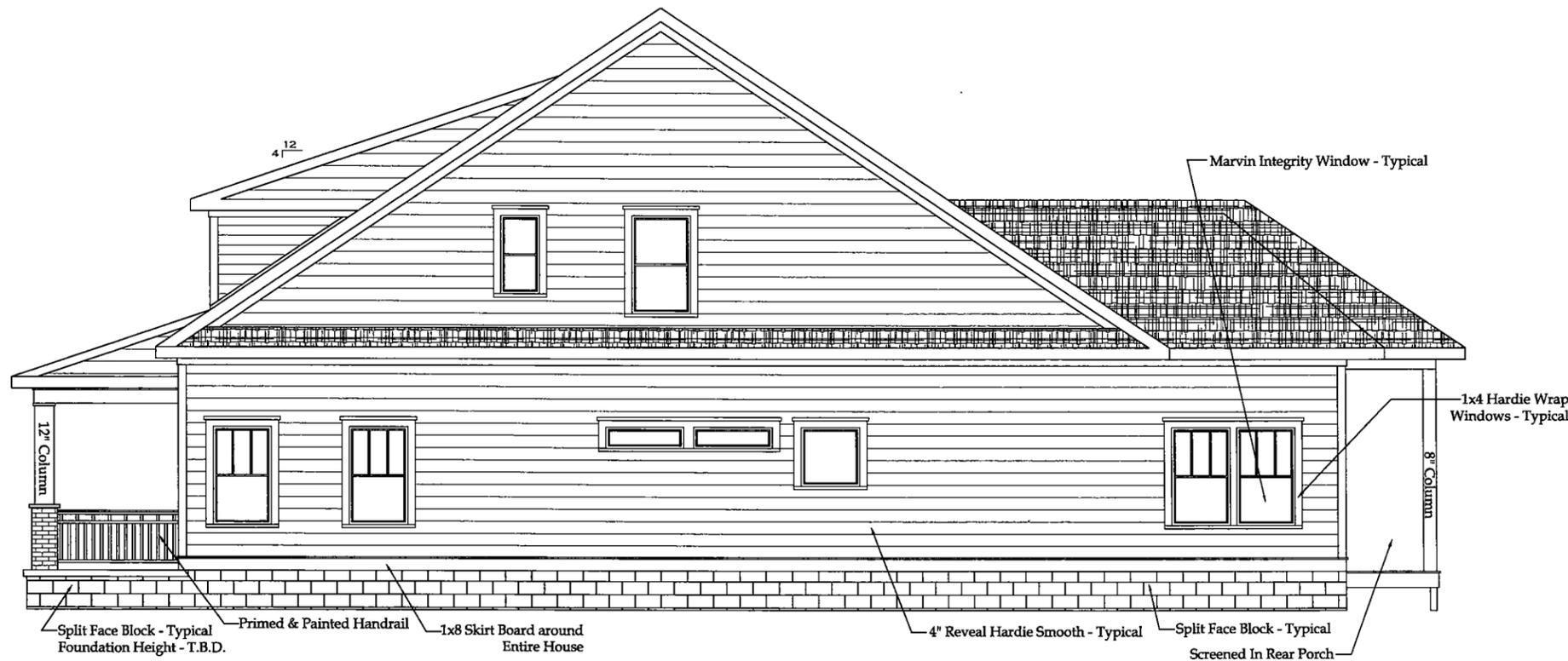
Left Side Elevation

Scale: 1/8" = 1'



Rear Elevation

Scale: 1/8" = 1'



Right Side Elevation

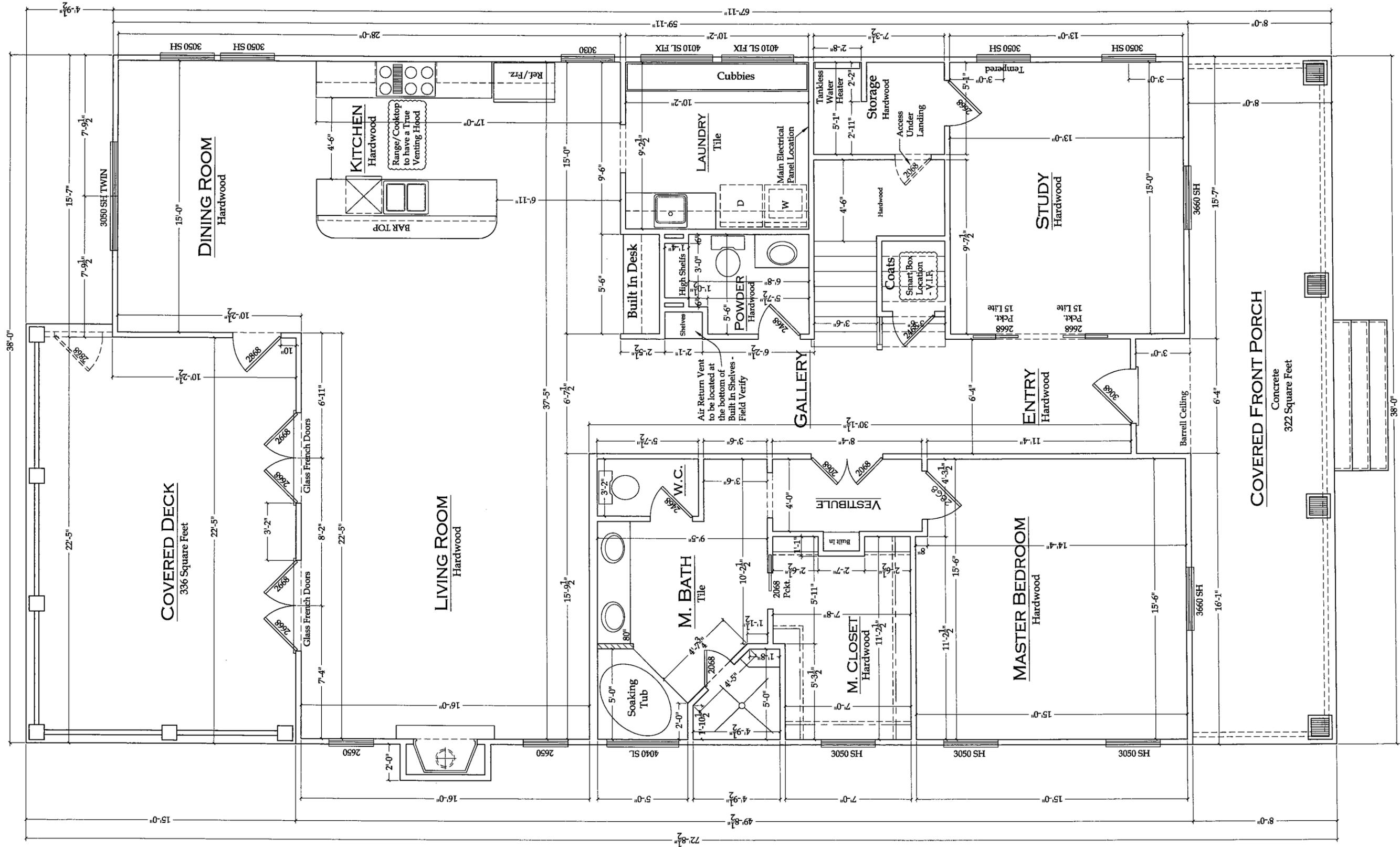
Scale: 1/8" = 1'

## Color Selections

Lot # \_\_\_\_\_  
 Date \_\_\_\_\_  
 Brick \_\_\_\_\_  
 Mortar \_\_\_\_\_  
 Siding \_\_\_\_\_  
 Shake \_\_\_\_\_  
 TNM \_\_\_\_\_  
 Shutters \_\_\_\_\_  
 Notes: \_\_\_\_\_

REVISIONS	

Elevations  
 Issued: 1 June 2012



First Floor Plan

SCALE: 3/16" = 1'

NO.	DATE	REVISIONS

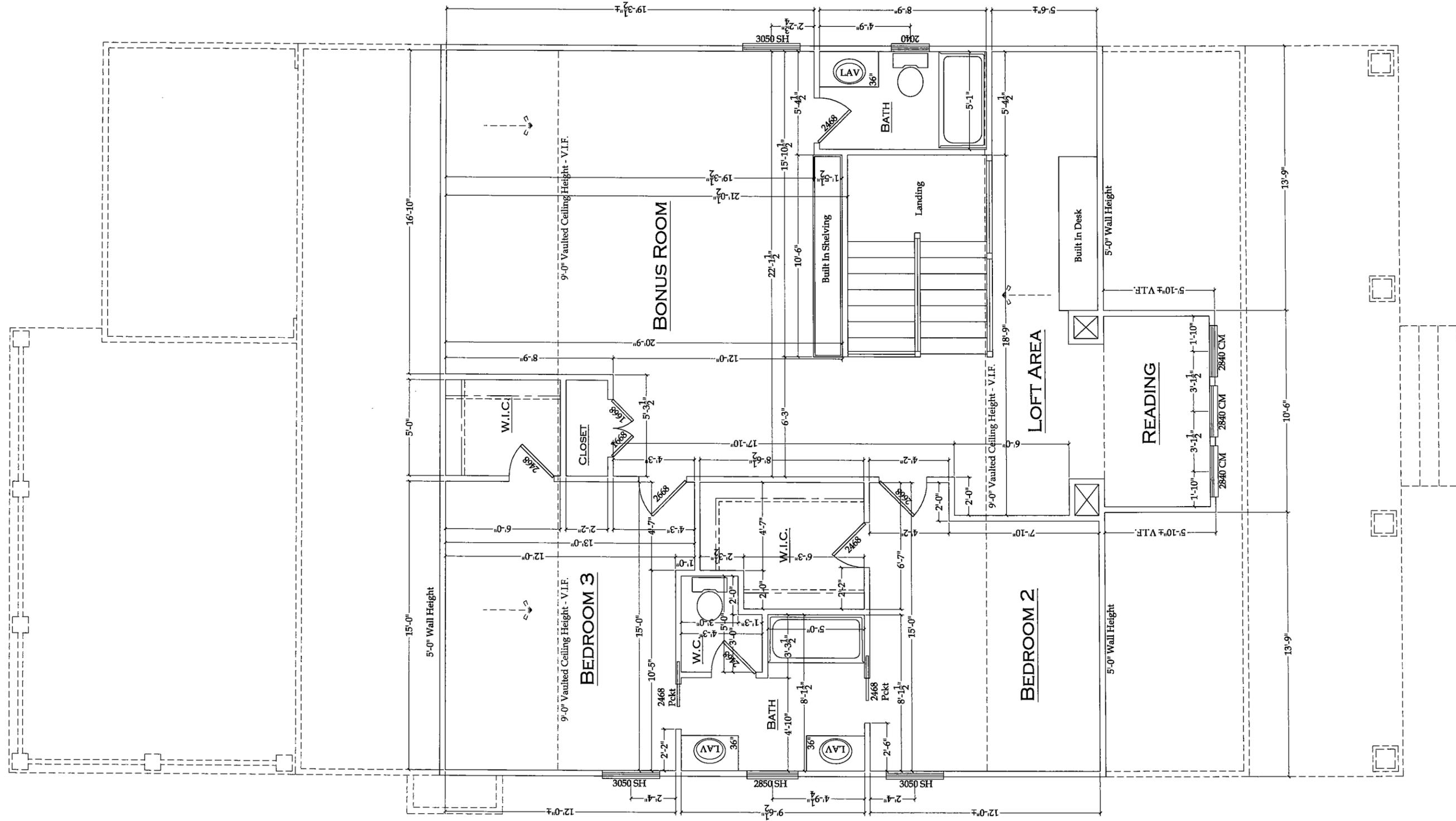
First Floor Plan

Issued:

A2.1

A NEW RESIDENCE FOR  
**Rigid Development**  
 1504 Elmwood Avenue  
 Nashville, TN

**Rigid Development**  
 905 Overlook Circle | Suite 106 | Brentwood, Tennessee 37027 | v. 615.566.0510 |



Second Floor Plan

Scale: 3/16" = 1'

NO.	REVISIONS

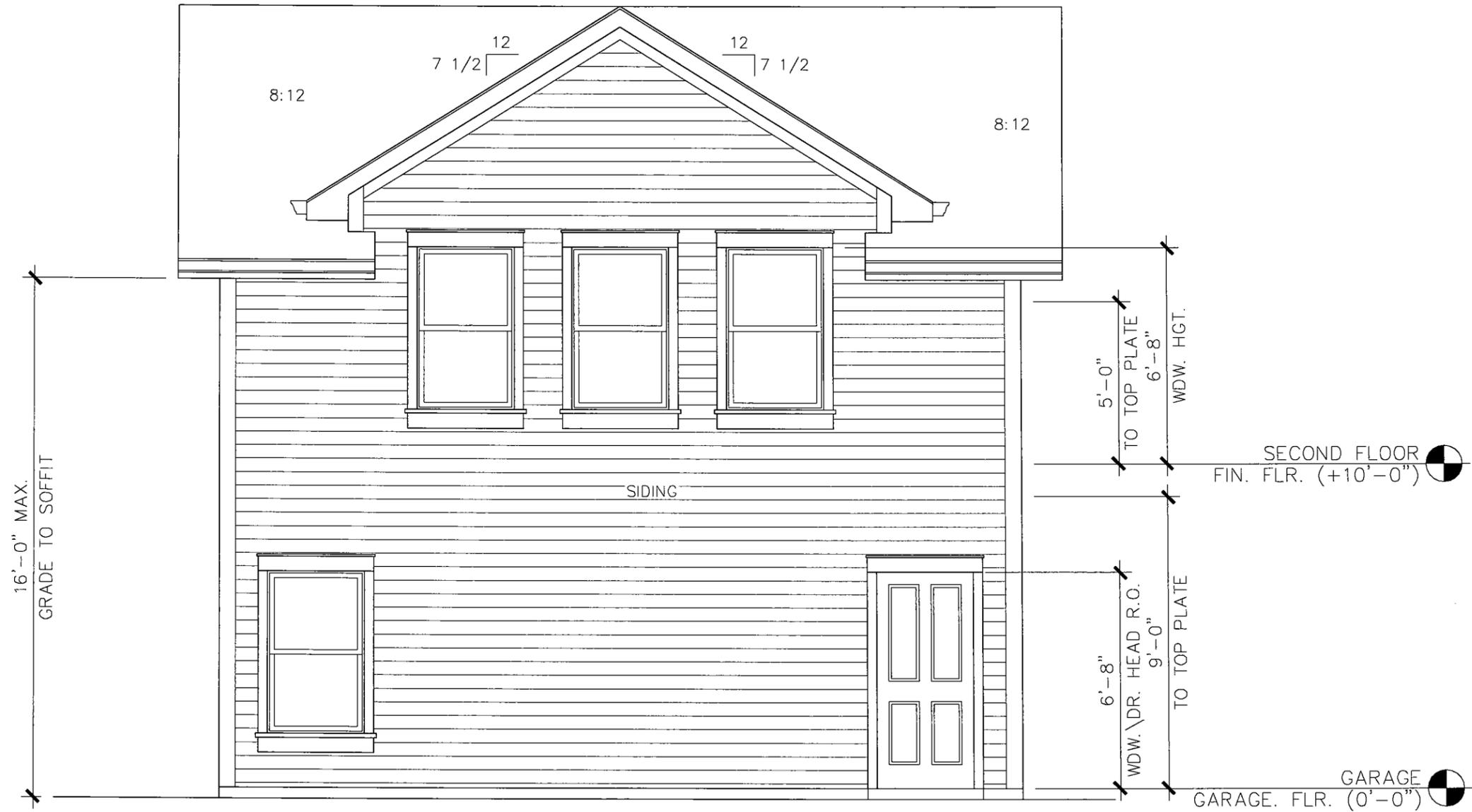
Second Floor Plan

Issued: 1 June 2012

A2.2

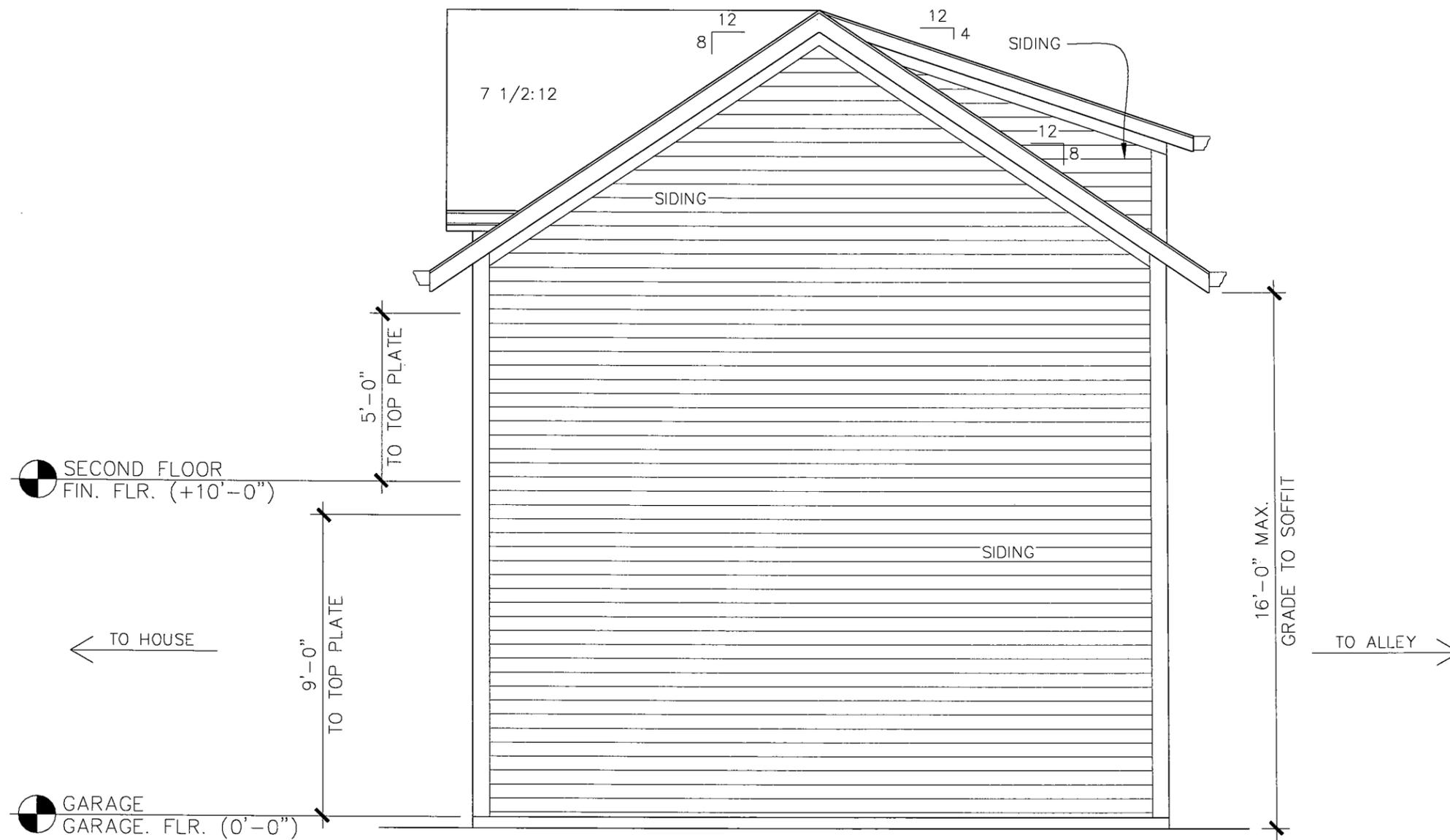
A NEW RESIDENCE FOR  
**Rigid Development**  
 1504 Elarwood Avenue  
 Nashville, TN

**Rigid Development**  
 905 Overlook Circle | Suite 106 | Brentwood, Tennessee 37027 | v: 615.566.0510 |



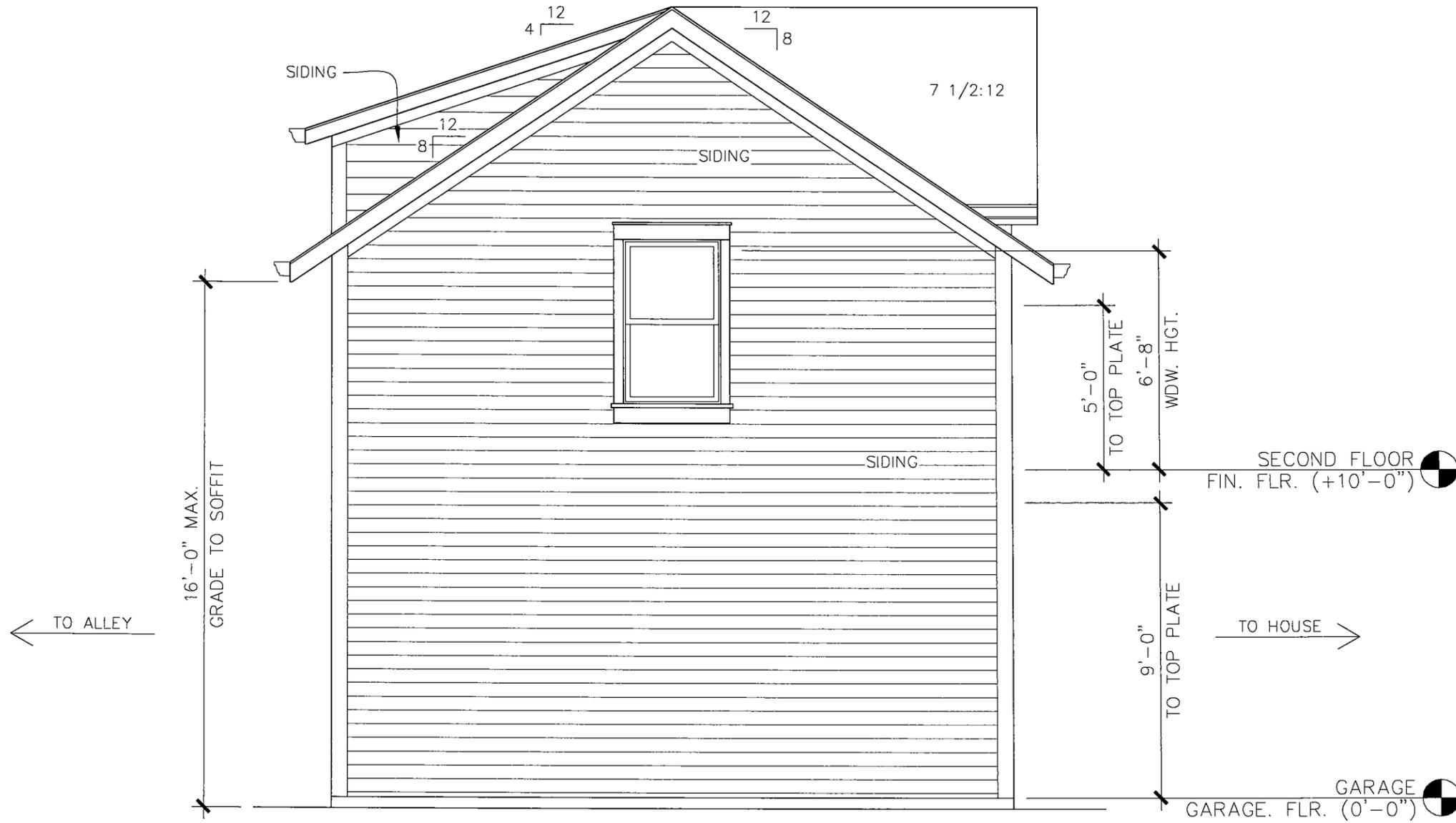
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC  
 DETACHED GARAGE  
 20x24 SQ FT.: 434  
 DATE: 06/05/11



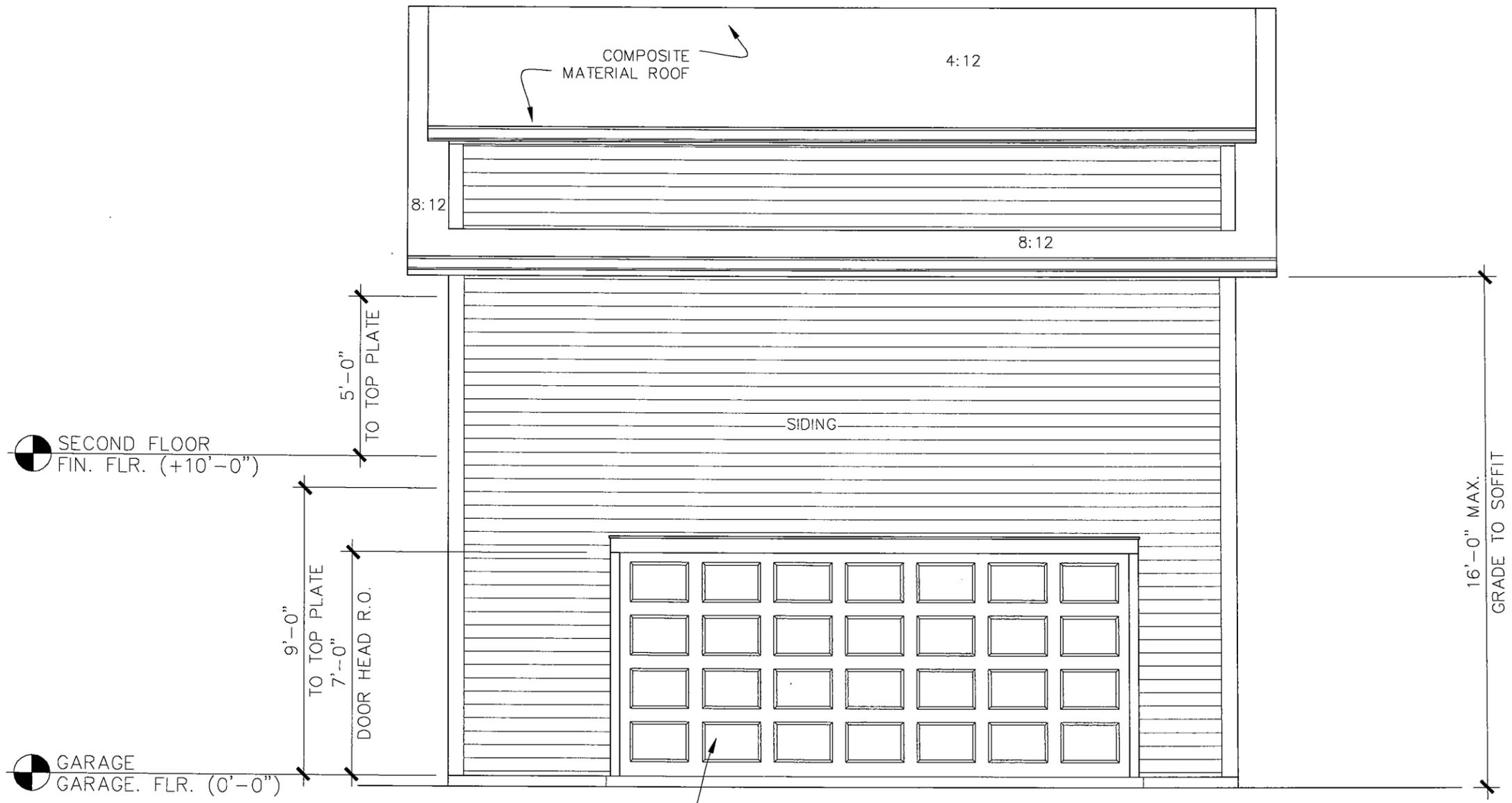
RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC  
 DETACHED GARAGE  
 20x24 SQ FT.: 434  
 DATE: 06/05/11



LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC  
 DETACHED GARAGE  
 20x24 SQ FT.: 434  
 DATE: 06/05/11



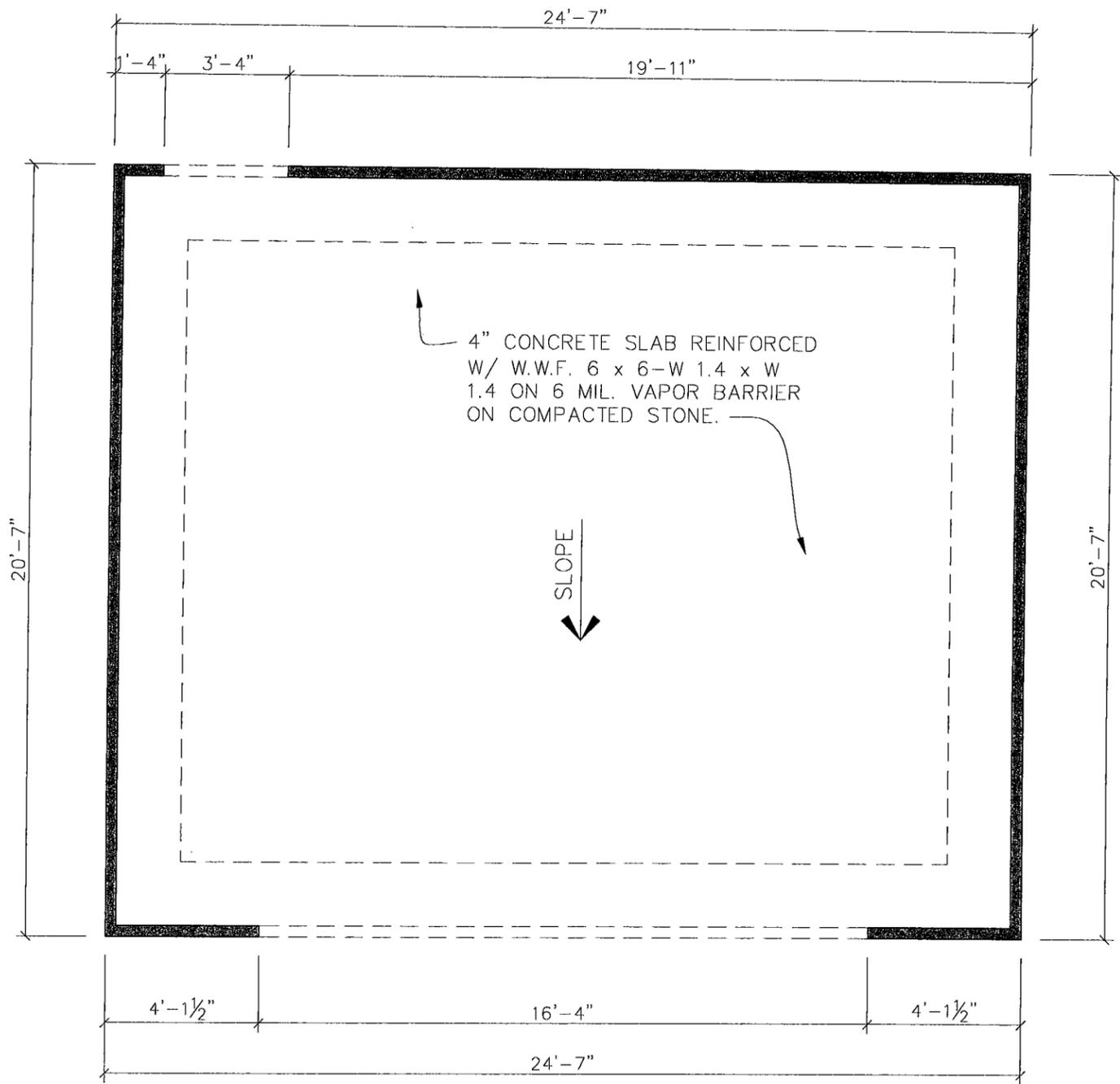

 SECOND FLOOR  
 FIN. FLR. (+10'-0")


 GARAGE  
 GARAGE. FLR. (0'-0")

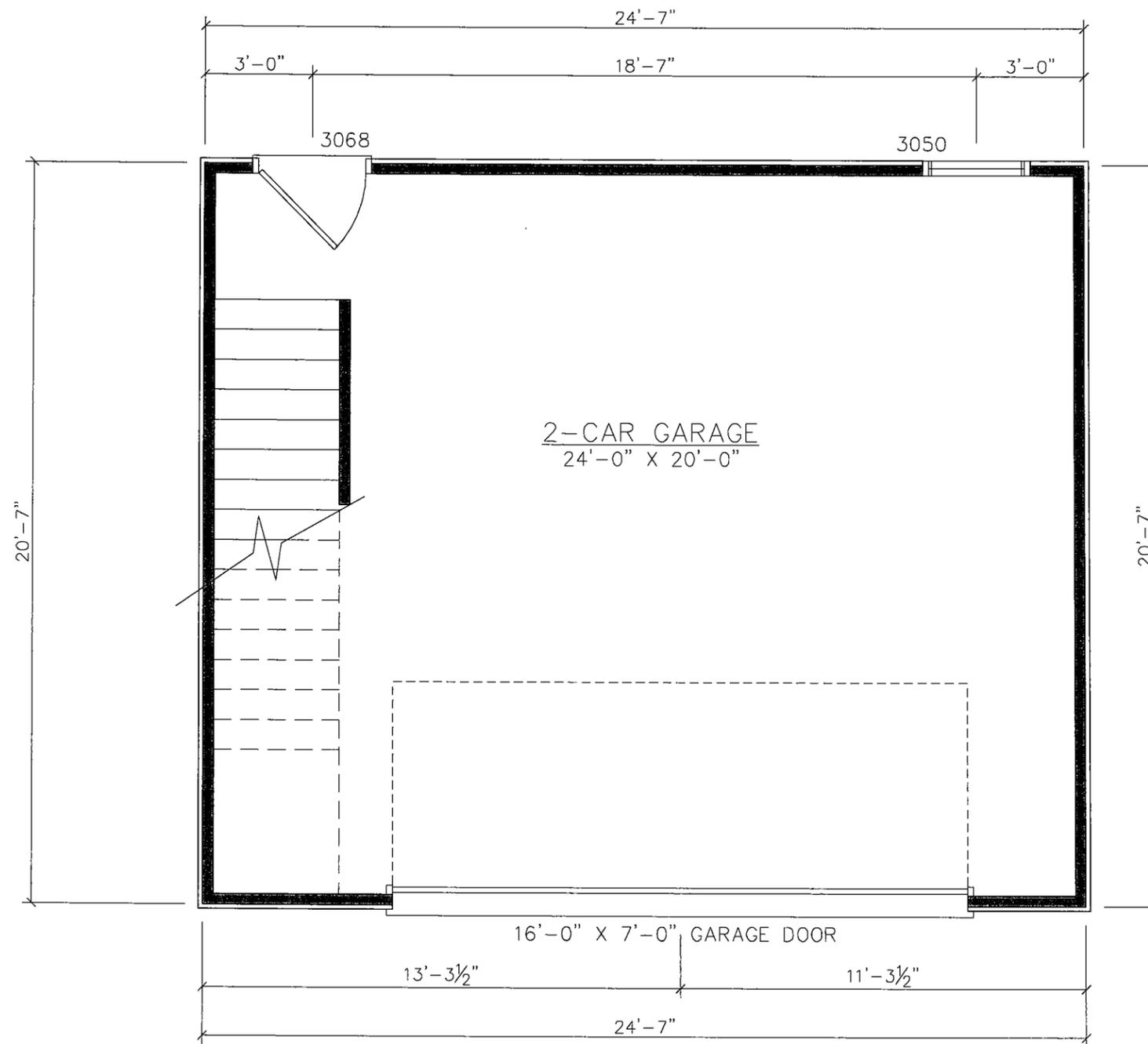
16'x7' GARAGE DOOR

**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC  
 DETACHED GARAGE  
 20x24 SQ FT.: 434  
 DATE: 06/05/11

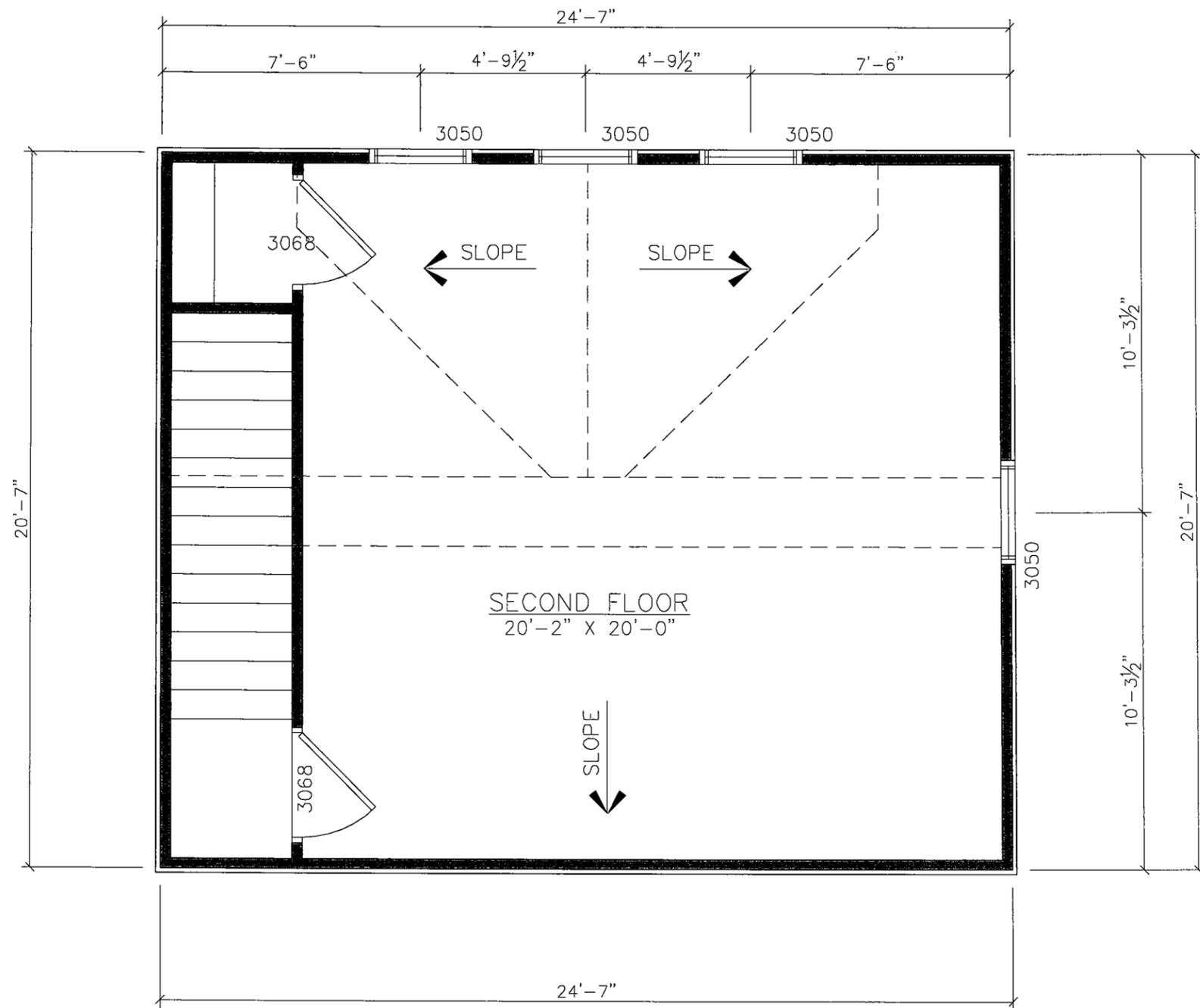


FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC  
DETACHED GARAGE  
20x24 SQ FT.: 434  
DATE: 06/05/11

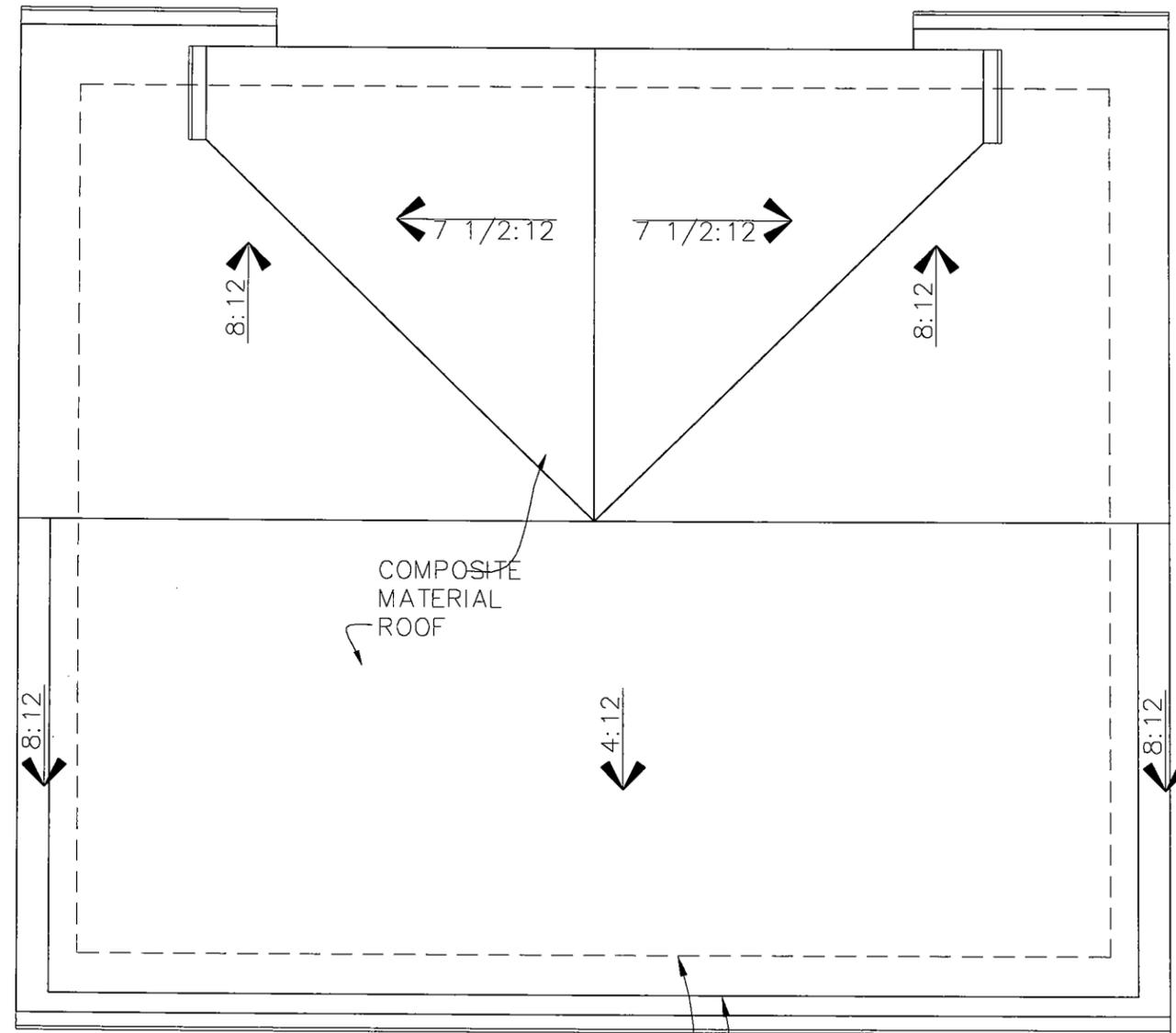


SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

RIGID DEVELOPMENTS, LLC  
 DETACHED GARAGE  
 20x24 SQ FT.: 434  
 DATE: 06/05/11

# ROOF NOTES:

1. COMPOSITE MATERIAL ROOF  
UNLESS NOTED OTHERWISE
2. BUILDER TO PROVIDE ROOF  
VENTILATION SYSTEM AS REQUIRED  
BY CODE AND IN COMPLIANCE WITH  
NEIGHBORHOOD REGULATIONS



**ROOF SCHEMATIC**  
SCALE: 1/4" = 1'-0"

- 6" GUTTER
- OUTSIDE FACE OF FASCIA AT CORNICE
- OUTSIDE FACE OF STUD WALL BELOW

RIGID DEVELOPMENTS, LLC  
DETACHED GARAGE  
20x24 SQ FT.: 434  
DATE: 06/05/11