



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 1809 Sweetbriar Avenue June 20, 2012

Application: Infill and Accessory structure
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704006000
Applicant: Brent Craig, Rigid Development
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: The applicant is proposing to construct a new one-and-half-story house and a two-story accessory structure on a vacant lot.

Recommendation Summary: 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, the overall height of the house, and the relationship of the height of the accessory structure to the house.
2. A new rear façade drawings should submitted showing the 4/12 roof pitch of the side dormers.
3. 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.
4. The rear porch columns have a cap and a base.
5. The front wall of the front dormer be pushed back to be two feet (2') from the line of the porch rack.
6. A central walkway running from the sidewalk to the porch be added.
7. Utilities be located in the rear or on a side façade, beyond the house's midpoint.
8. Staff review and approve all appurtenances, including, but not limited to walkways, lighting fixtures, and other landscape features prior to purchase and installation.
9. The ridge height of the accessory structure be a maximum of twenty feet (20') and the eave height be lowered by a minimum of two feet (2').
10. 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.

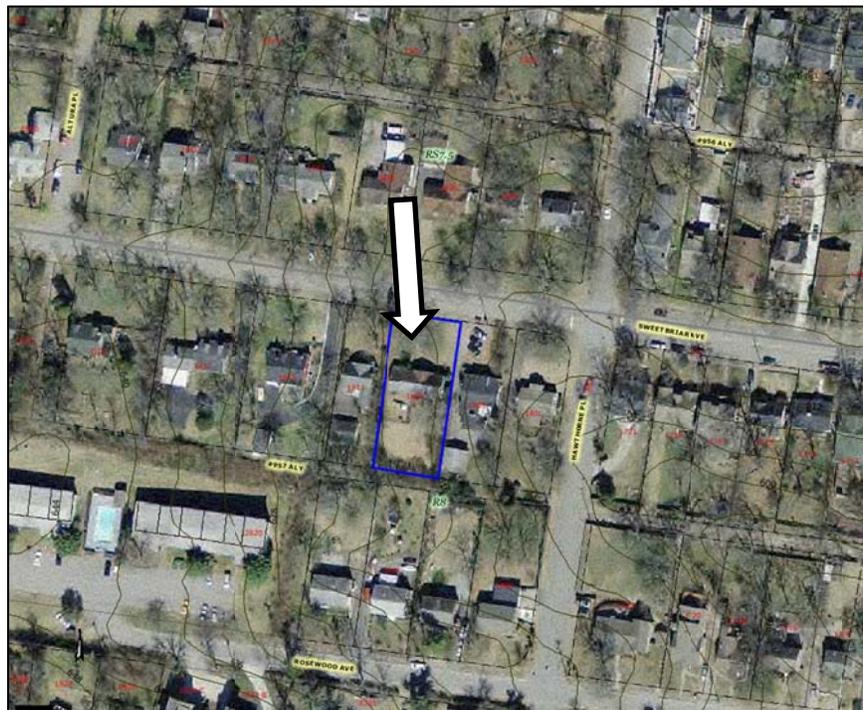
With these conditions, staff finds that the project meets Section II.B.1. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Background: MHZC approved the demolition of a non-contributing structure at 1809 Sweetbriar in April, 2012. In May 2012, MHZC voted to disapprove an application for a two-story infill structure in the form of a four-square house. The site is currently vacant, and is seventy-five feet (75') wide, which is twenty-five feet (25') wider than most lots in the vicinity.



Current conditions at 1809 Sweetbriar.

Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

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. 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, and Details, and Material Color

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. **Roofs**

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. **Orientation**

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. **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. (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:

The applicant is proposing to construct a new one-and-half-story house and a two-story accessory structure on a vacant lot.

Height & Scale: The proposed one-and-a-half story structure is drawn to show a maximum height of twenty-six feet, nine inches (26' 9") from existing grade or twenty-four feet, nine inches (24'9") above the foundation line. The infill's eave height at the front elevation is approximately twelve feet, nine inches (12'9") from grade, or ten feet, nine inches (10'9") above the foundation line. In the immediate vicinity, the historic structures are smaller than many others located further east in the heart of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Many of the houses on the 1800 and 1900 blocks of Sweetbriar represent the post-war development of the neighborhood and are unusually small compared to even modest homes of today's standards. They are primarily one to one-and-a-half stories with heights ranging from eighteen feet to twenty-four feet (18'-24') from grade. The proposed house will therefore be approximately two to three feet (2'-3') taller than some of the taller houses in the immediate vicinity. In this instance, staff finds the larger height of the proposed house to meet the design guidelines because the houses in the immediate

vicinity are unusually small when compared to the average size of the historic houses in the Belmont-Hillsboro neighborhood and because the house will only be less than three feet (3') taller than the immediate context.

The appropriateness of the height of the proposed structure should be contingent, however, on staff receiving and reviewing revised drawings that accurately portray the slope of the site and the height of the foundation along the slope. The submitted drawings assume the lot is flat, but in reality there is a considerable drop from right to left on the site. On historic houses where the lot slopes from side to side, typically the foundation at the highest corner of the site will be one course of stone or block, and the foundation will get taller as the grade drops. With the staff's approval of revised drawings that show the existing grade and the foundation height, staff finds the infill's height to be appropriate.

The proposed structure is thirty-eight feet (38') wide with a maximum depth of approximately seventy-one feet, eight inches (71'8"), including the eight-foot (8') deep front porch. By comparison, the historic houses in the immediate context have widths ranging from thirty-three feet to fifty-one feet (33' – 51'), with the average width being approximately forty feet (40'). Their depths range from twenty-nine feet to sixty-eight feet (29-68'), with the average depth being about forty-eight feet (48'). Although the proposed house is deeper than the other houses in the immediate context, the wider width of the lot as compared to the neighboring properties will help lessen the impact of the extra depth of the proposed house on the surrounding historic context. Staff therefore finds that the house's dimensions meet the historic context.

In total, the footprint of the house is approximately two thousand, six hundred, and sixty-three square feet (2,663 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 seventy-six percent (76%) open space. Properties in the immediate vicinity have open space ratios ranging between approximately seventy percent and ninety-three percent (70%-93%). 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. and II.B.1.b. 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 eighteen feet, five inches (18'5") from each of the side property lines, and more than fifty feet (50') from the rear property line. The house's front porch will be approximately forty-five feet, five inches (45'5") from the front property line. This front setback is similar to the setbacks of the houses on either side of the property, which are approximately forty-six feet, four inches (46'4") and forty-eight feet, eight inches

(48'8"). 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, and staff asks to approve the door specifications prior to purchase and installation. A steel door is proposed for the right/east façade, and will be located approximately twenty-two feet (22') from the front of the house. Steel doors are not typically approved on primary structures. However, in this instance, the steel door is proposed for the side façade in an area that is recessed two feet (2') from the sidewall of the house. It will likely not be visible from the street, and staff therefore finds the steel door appropriate in this instance. 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 hipped roof with a slope of 8/12; the edge of the roof flares with a 4/12 slope. The front dormer will also have a hipped roof with an 8/12 slope and a 4/12 flare. The front dormer is proposed to sit one foot (1') from the porch rack. Staff asks that a condition of approval be that the dormer be inset an additional foot so that it is set back two feet (2') from the porch rack.

The front and side elevations show that the side dormers will have hipped roofs with a slope of 4/12, but the rear elevation shows that the side dormers will have hipped roofs with a slope of 8/12 and a 4/12 flare. Staff asks that a condition of approval be that a new rear façade drawing be submitted showing the side dormers with a 4/12 slope, which is a more appropriate roof slope than 8/12 for side dormers of this scale. The one-story rear extension on the right side will also have hipped roofs with an 8/12 slope and a 4/12 flare. The screened porch will have a hipped roof with a 6/12 pitch and 4/12 flare.

These roof shapes and pitches are found on historic buildings throughout the district. With situating the front dormer two feet (2') from the porch rack and the submission of a corrected rear façade elevation showing the 4/12 side dormer roof pitches, 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 Sweetbriar Avenue, as do all the other buildings on this block. 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, which is typical for accessory structures in the area. 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 prior to purchase and installation.

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"). Staff finds that the height of the accessory structure is not subordinate to the proposed infill, which will have an eave height of twelve feet, nine inches (12'9") and a ridge height of twenty-six feet, nine inches (26'9"). Moreover, the accessory structure is not subordinate to the immediate historic context, where the primary structures range in height from eighteen feet to twenty-four feet (18'-24'). Staff asks that the ridge height be lowered to approximately twenty feet (20') from grade and that the eave height be lowered by a minimum of two feet (2') so as to be subordinate to the infill and to the neighborhood context. Staff notes that new drawings showing the grade of the site as it relates to accessory structure are necessary to ensure that the eave height and ridge height are truly below the ridge and

eave height of the primary structure. Lastly, staff asks that a trim board be added to the garage at the floor level to help minimize the perceived height of the structure.

With the reduction of the ridge height to a maximum of twenty feet (20'), the lowering of the eave height by a minimum of two feet (2'), the addition of the trim board, the submission of new drawings showing the slope of the site, and the staff's final approval of the windows and doors, staff finds that the proposed accessory structure meets Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay Handbook and Design Guidelines*.

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, the overall height of the house, and the relationship of the height of the accessory structure to the height of the house.
2. A new rear façade drawings should submitted showing the 4/12 roof pitch of the side dormers.
3. 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.
4. The rear porch columns have a cap and a base.
5. The front wall of the front dormer be pushed back to be two feet (2') from the line of the porch rack.
6. A central walkway running from the sidewalk to the porch be added.
7. Utilities be located in the rear or on a side façade, beyond the house's midpoint.
8. Staff review and approve all appurtenances, including, but not limited to walkways, lighting fixtures, and other landscape features prior to purchase and installation.
9. The ridge height of the accessory structure be a maximum of twenty feet (20') and the eave height be lowered by a minimum of two feet (2').
10. 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*.

Surrounding Context



1800 Sweetbriar Avenue.



1801 Sweetbriar Avenue.



1806 Sweetbriar Avenue.



1807 and 1809 Sweetbriar Avenue.



1814 Sweetbriar Avenue.



1815 Sweetbriar Avenue.



1900 Sweetbriar Avenue.



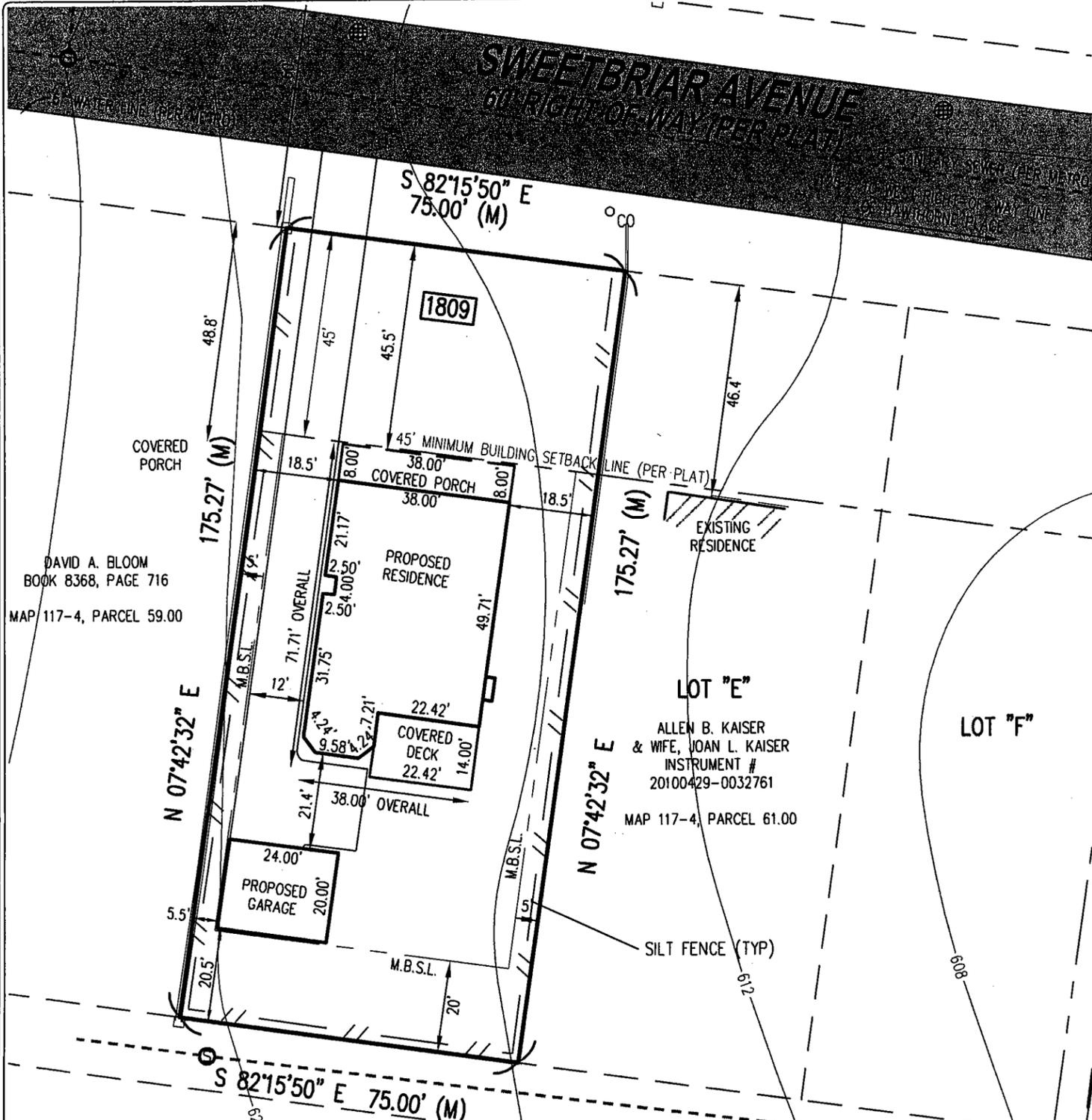
1905 Sweetbriar Avenue.



1913 and 1915 Sweetbriar Avenue.

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 117-4, PARCEL 60.00



DAVID A. BLOOM
 BOOK 8368, PAGE 716
 MAP 117-4, PARCEL 59.00

LOT "E"
 ALLEN B. KAISER
 & WIFE, JOAN L. KAISER
 INSTRUMENT #
 20100429-0032761
 MAP 117-4, PARCEL 61.00

LOT "F"

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
 Side - 5'
 Rear - 20'

OWNER-LAND AREA FOR SUBJECT TRACT

AREA
 13,145 Sq. Ft.
 0.30 Acres
 LOT "D"

NOBLE PROPERTIES, INC.
 INSTRUMENT #20120413-0031564
 MAP 117-4, PARCEL 60.00

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 herein 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

Prepared For: BRENT CRAIG CONSTRUCTION
 Subdivision: PLAN OF SWEETBRIAR
 Recording Info: PLAT BOOK 1835, PAGE 18
 County: DAVIDSON
 Street Address: 1809 SWEETBRIAR AVENUE
 Buyer/owner: NOBLE PROPERTIES, INC.
 Prepared By: JRF DATE: 02 MAY 12

Job# 0920.64

LOT# "D"

State: TN

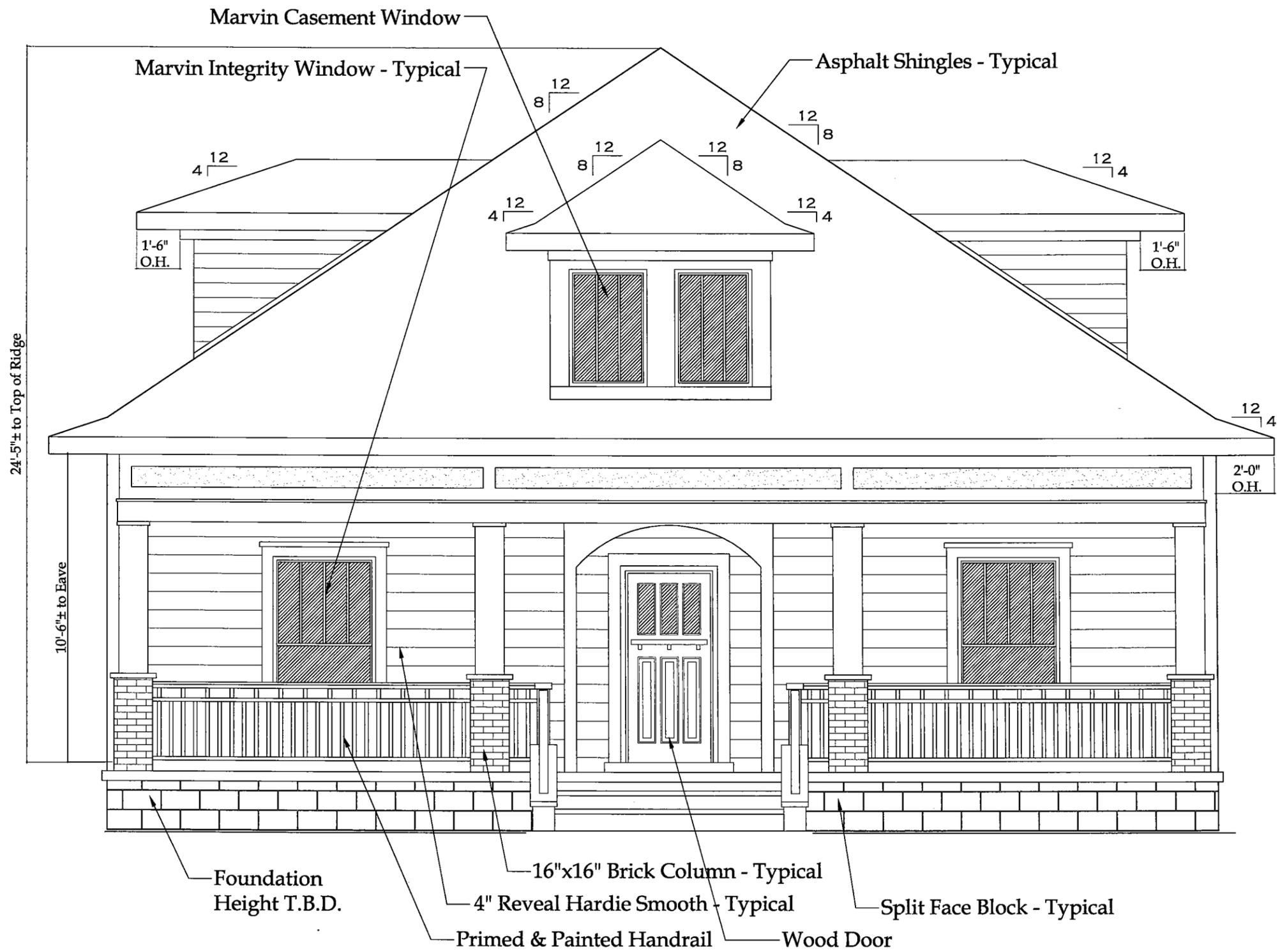
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REVISED JRF 06\05\12

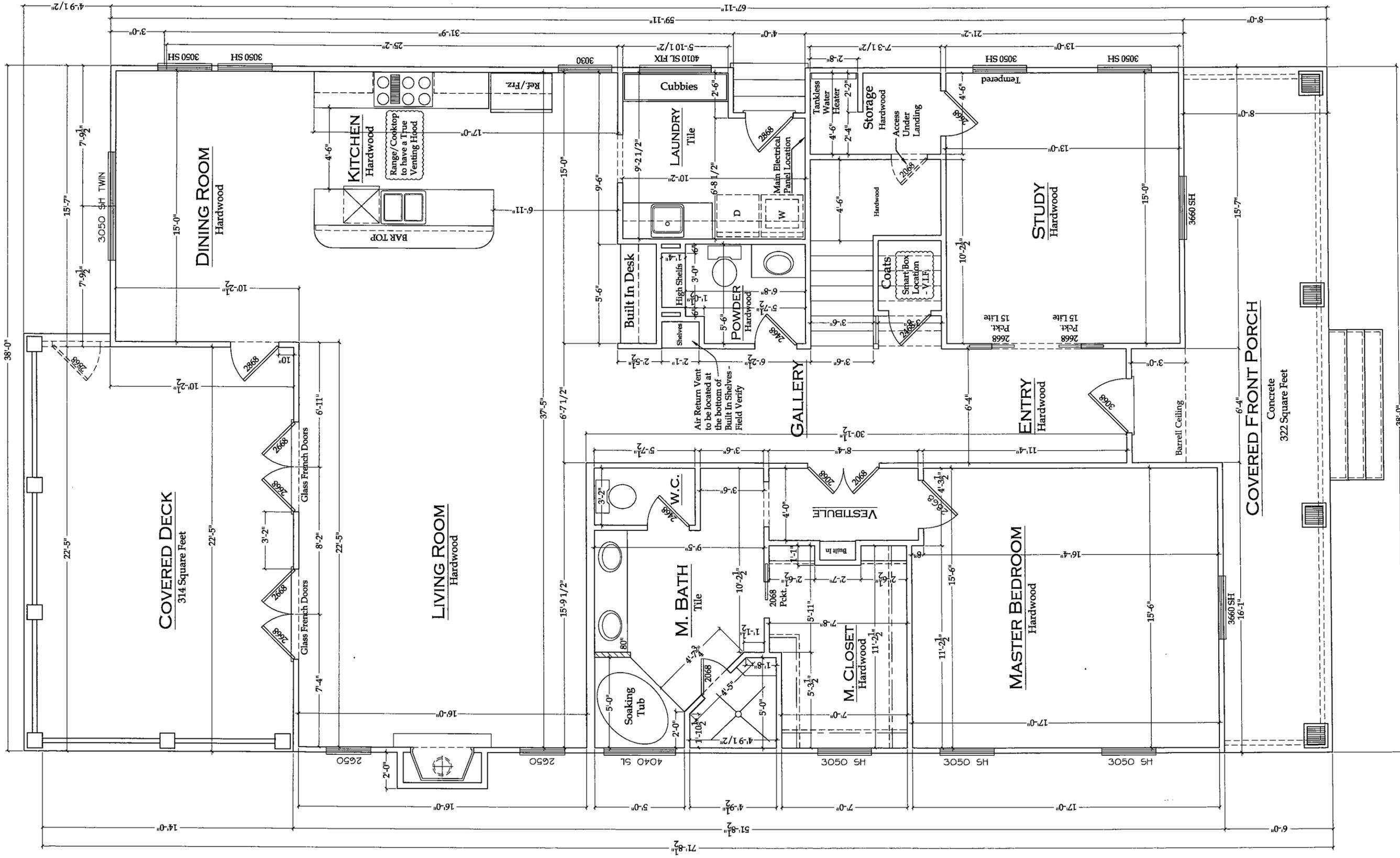


Front Elevation

Scale: 1/4" = 1'

REVISIONS	

Front Elevation
 Issued: 1 June 2012



First Floor Plan

SCALE: 3/16" = 1'

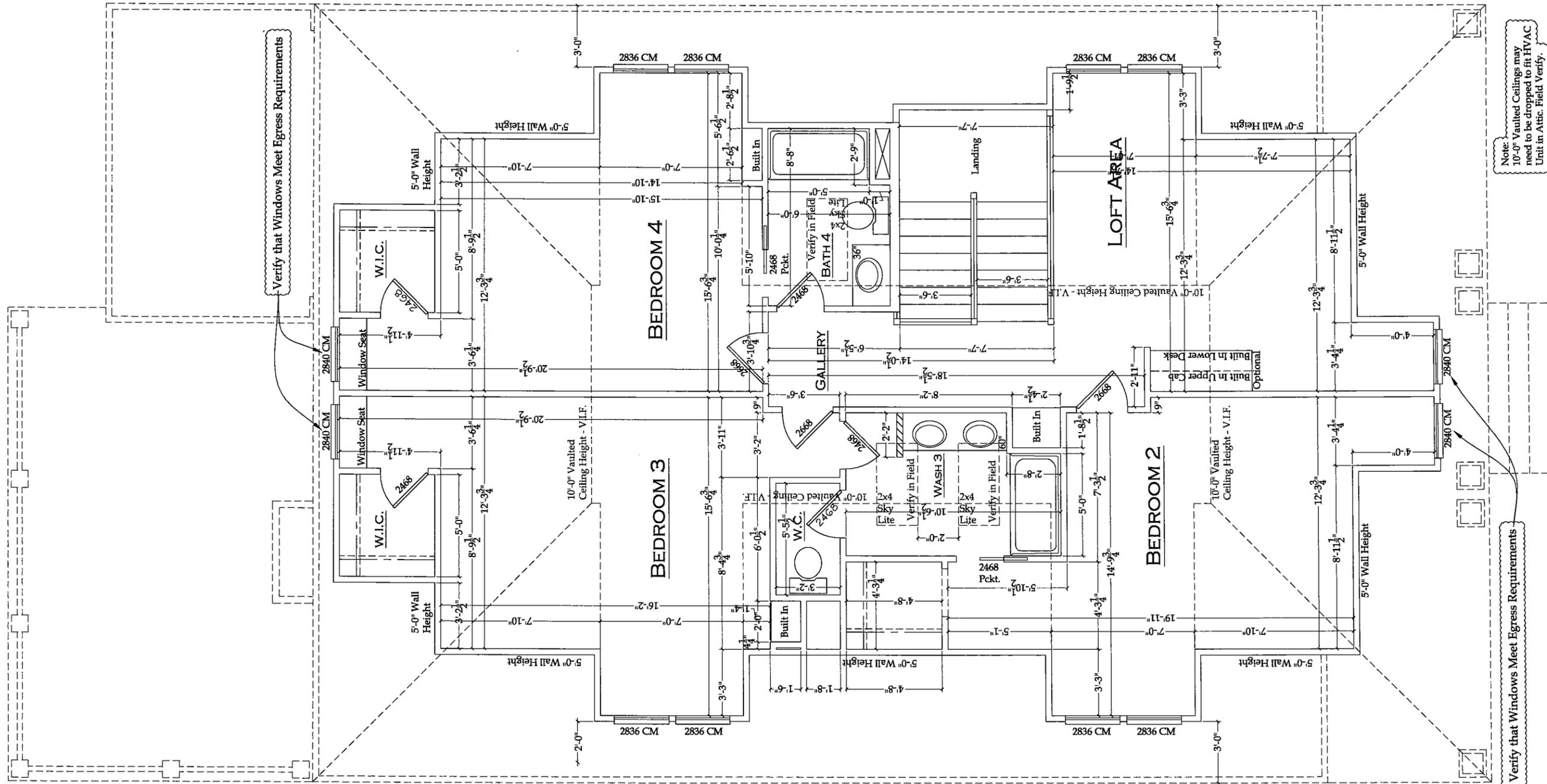
NO.	REVISIONS

First Floor Plan
Issued: 1/20/20

A2.1

A NEW RESIDENCE FOR
Rigid Development
1809 Sweetbriar
Nashville, TN

Rigid Development
905 Overlook Circle | Suite 106 | Brentwood, Tennessee 37027 | v. 615.566.0310 |



Verify that Windows Meet Egress Requirements

Note: 10'-0" Vaulted Ceilings may need to be dropped to fit HVAC Unit in Attic. Field Verify.

Verify that Windows Meet Egress Requirements

Second Floor Plan

Scale: 3/16" = 1'

NO.	DESCRIPTION	DATE

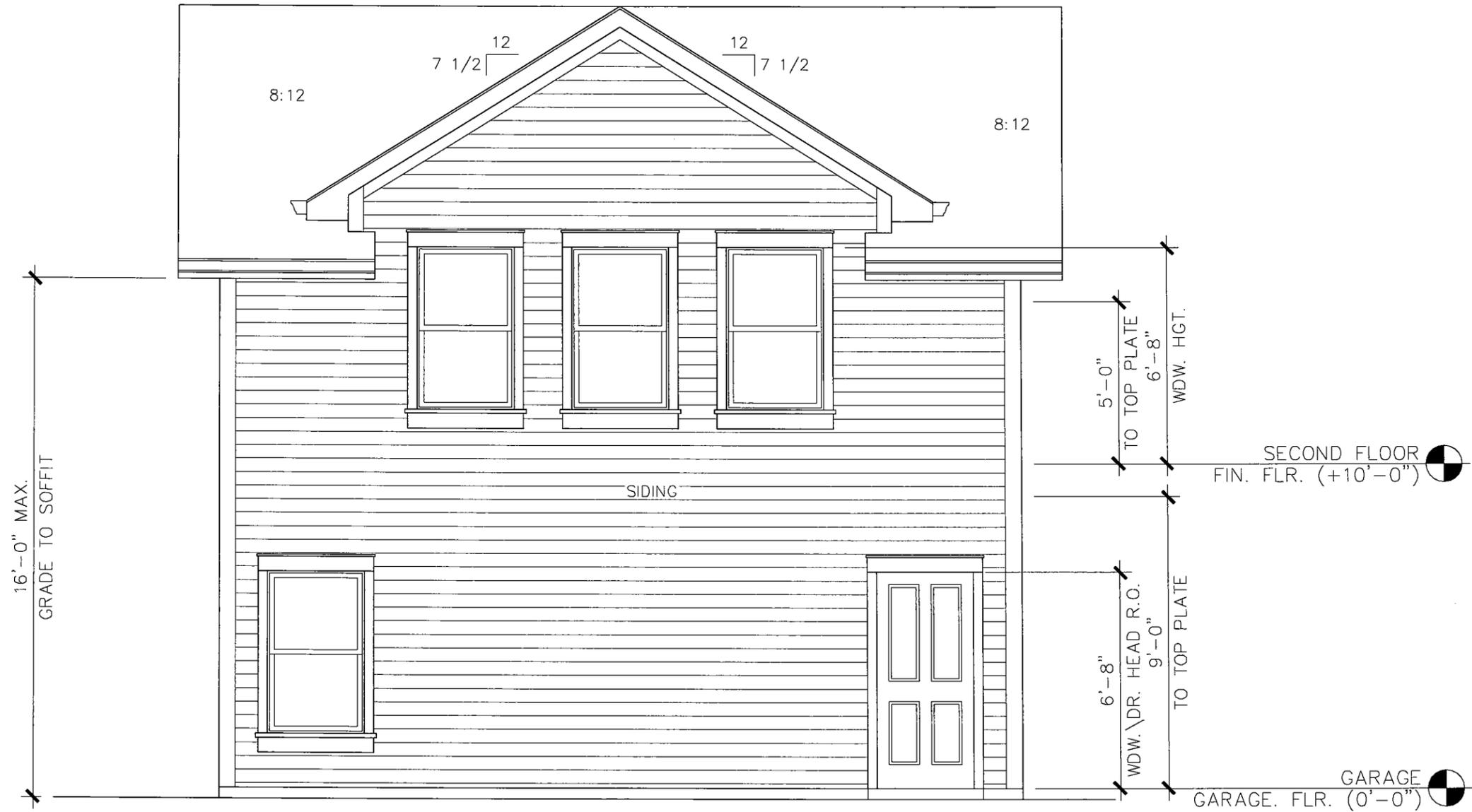
Second Floor Plan

Issued: 1 June 2012

A2.2

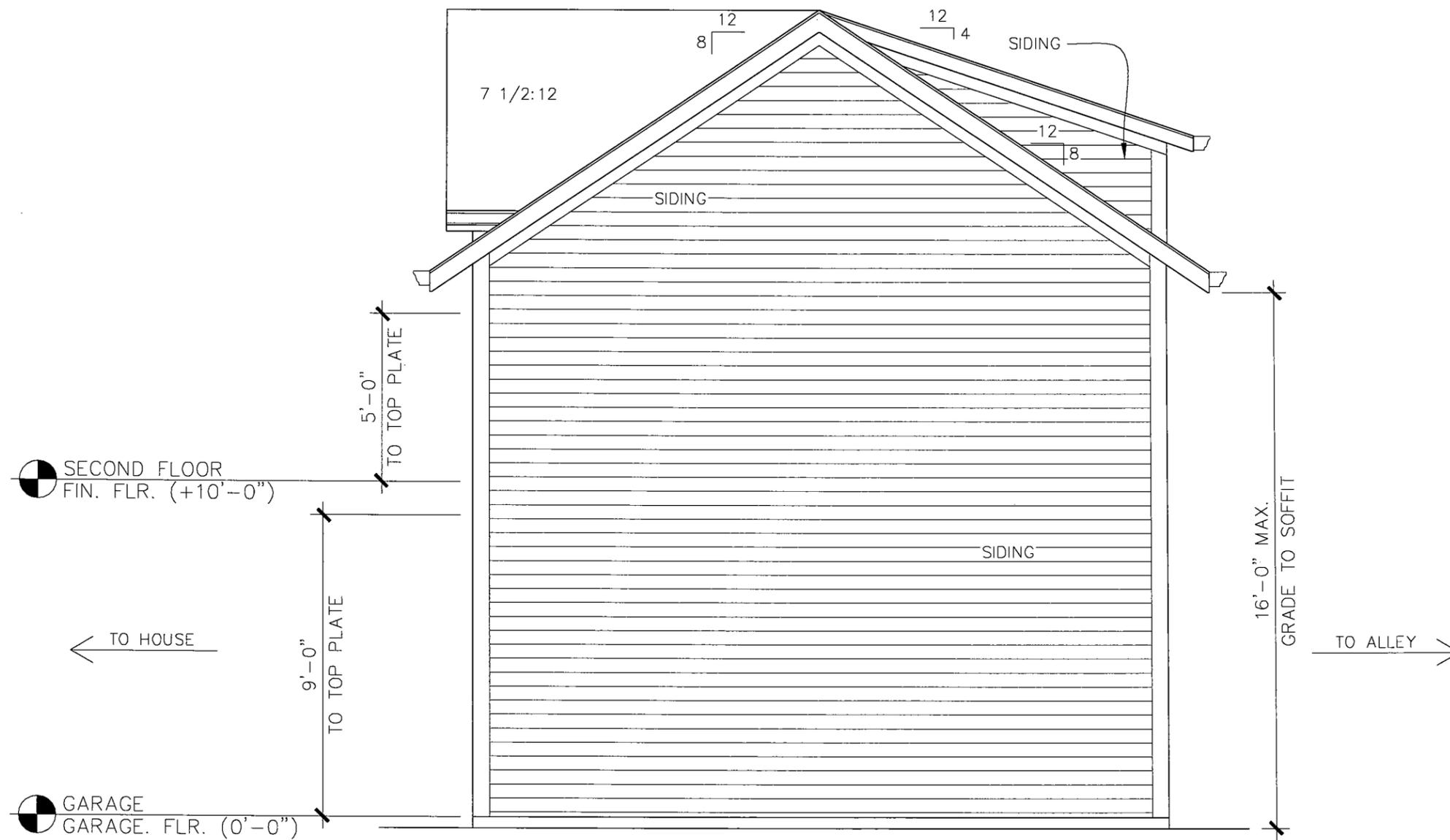
A NEW RESIDENCE FOR
Rigid Development
 1809 Sweetbriar
 Nashville, TN

Rigid Development
 9005 Overlook Circle | Suite 106 | Brentwood, Tennessee 37027 | v: 615.566.0510 |



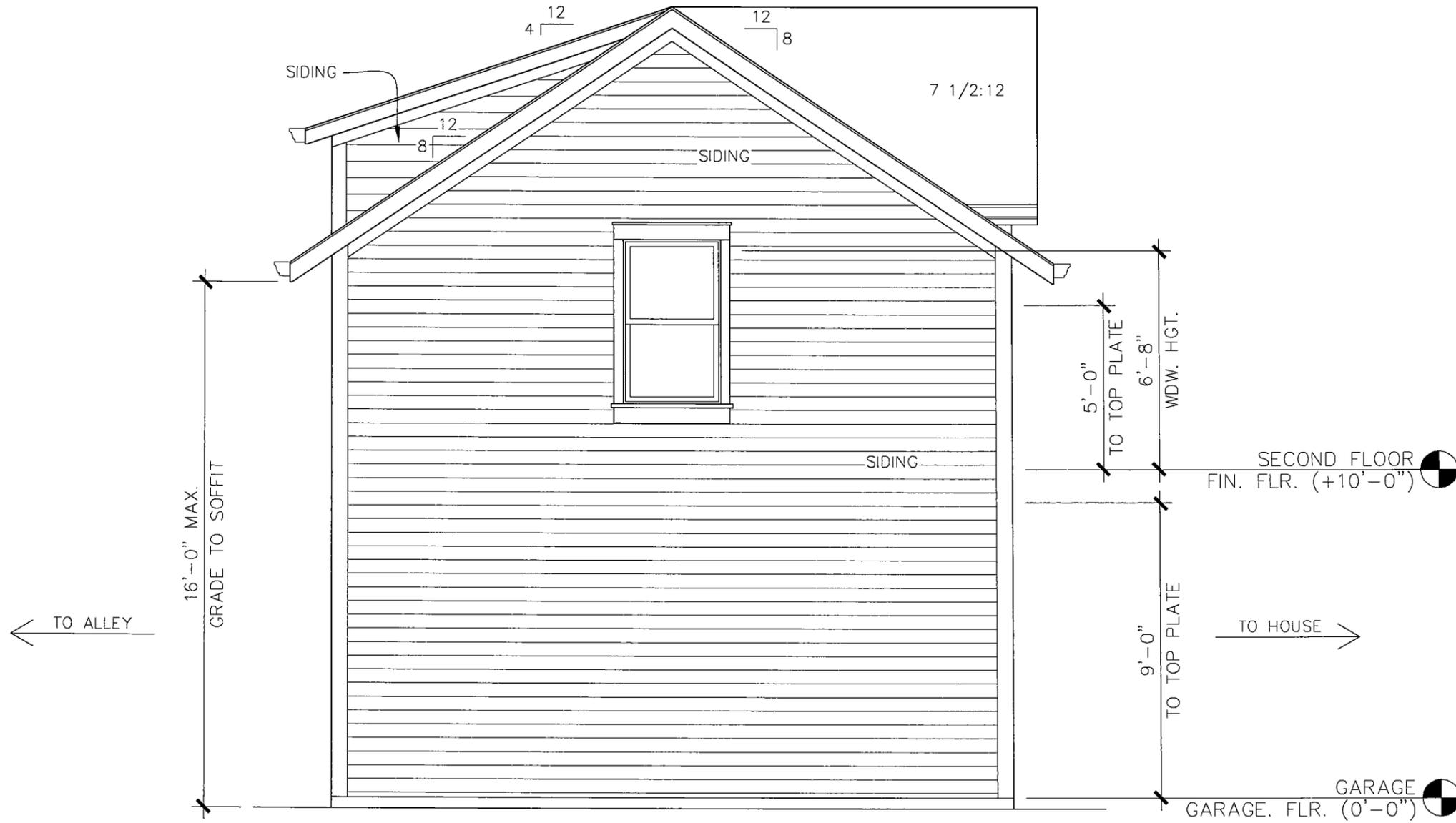
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

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



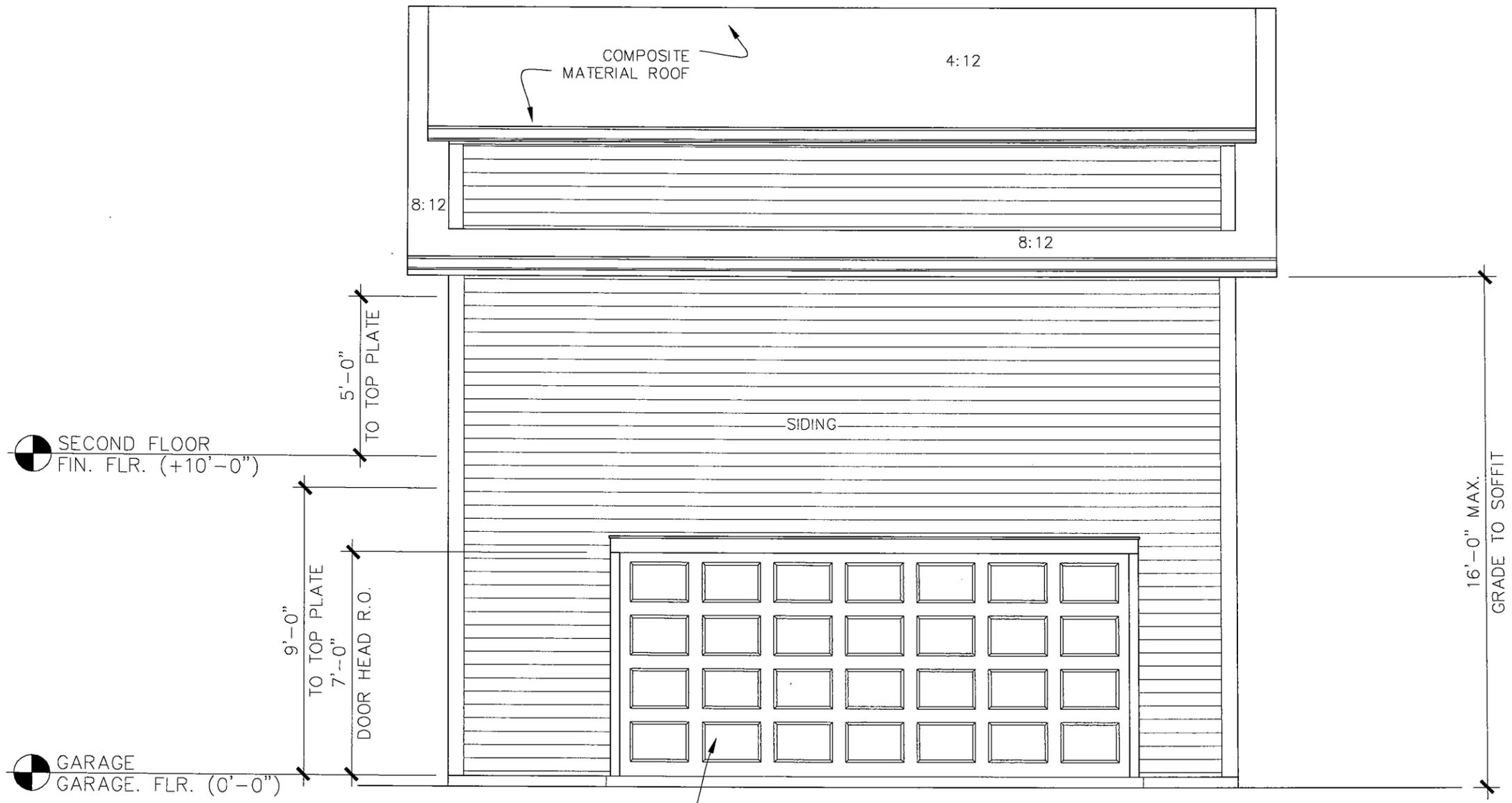
RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

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



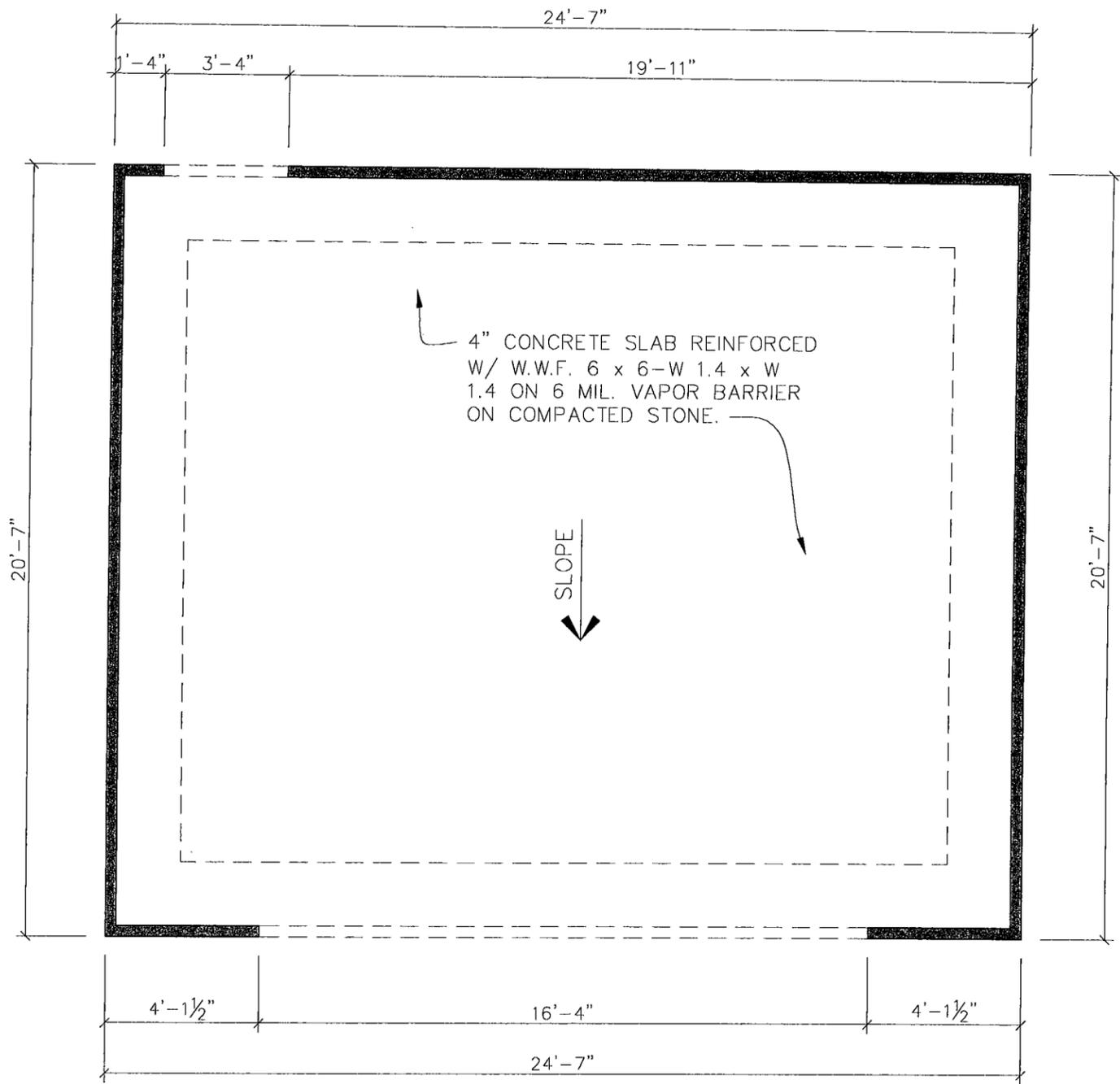

 SECOND FLOOR
 FIN. FLR. (+10'-0")


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

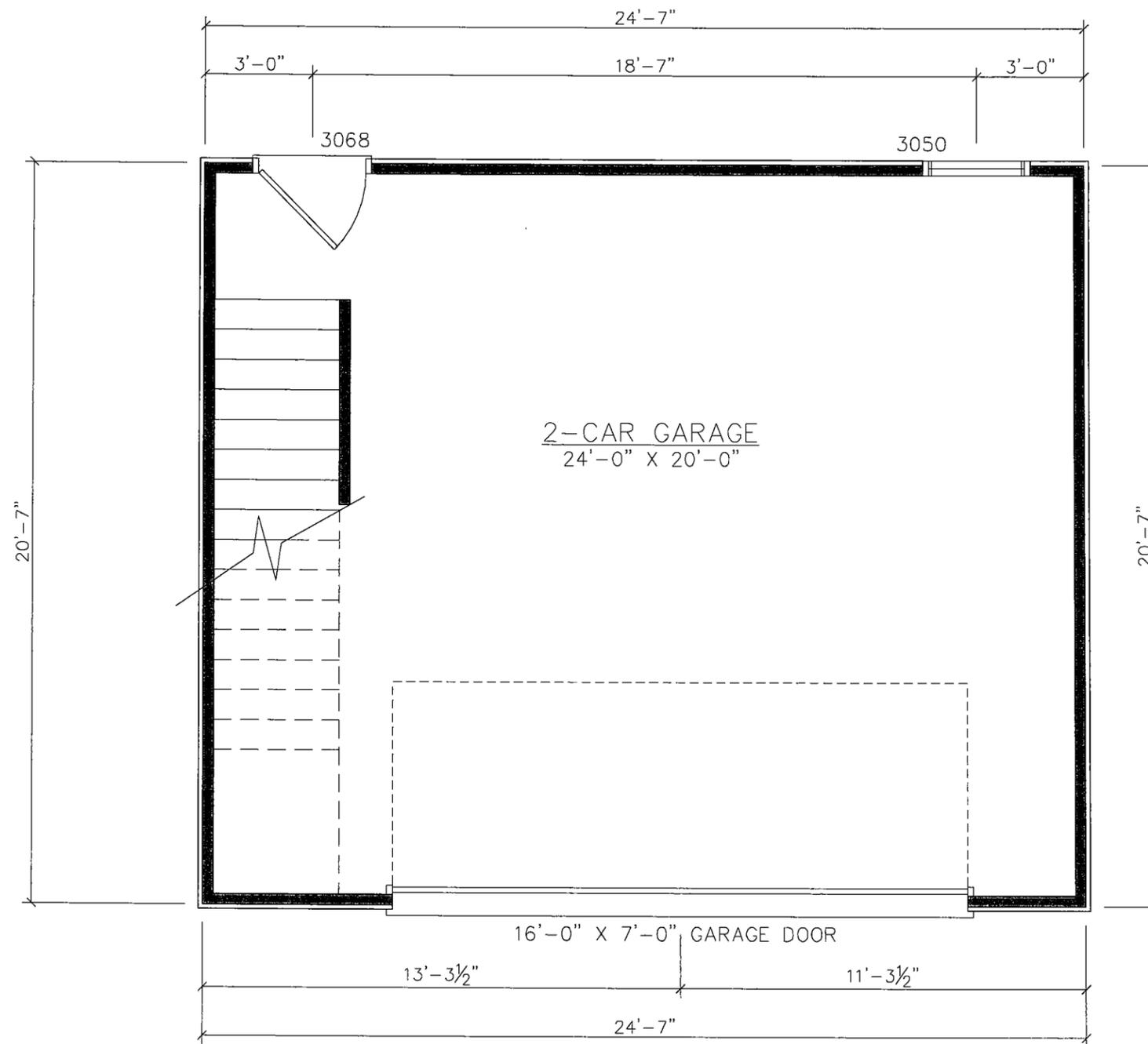
16'x7' GARAGE DOOR

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

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

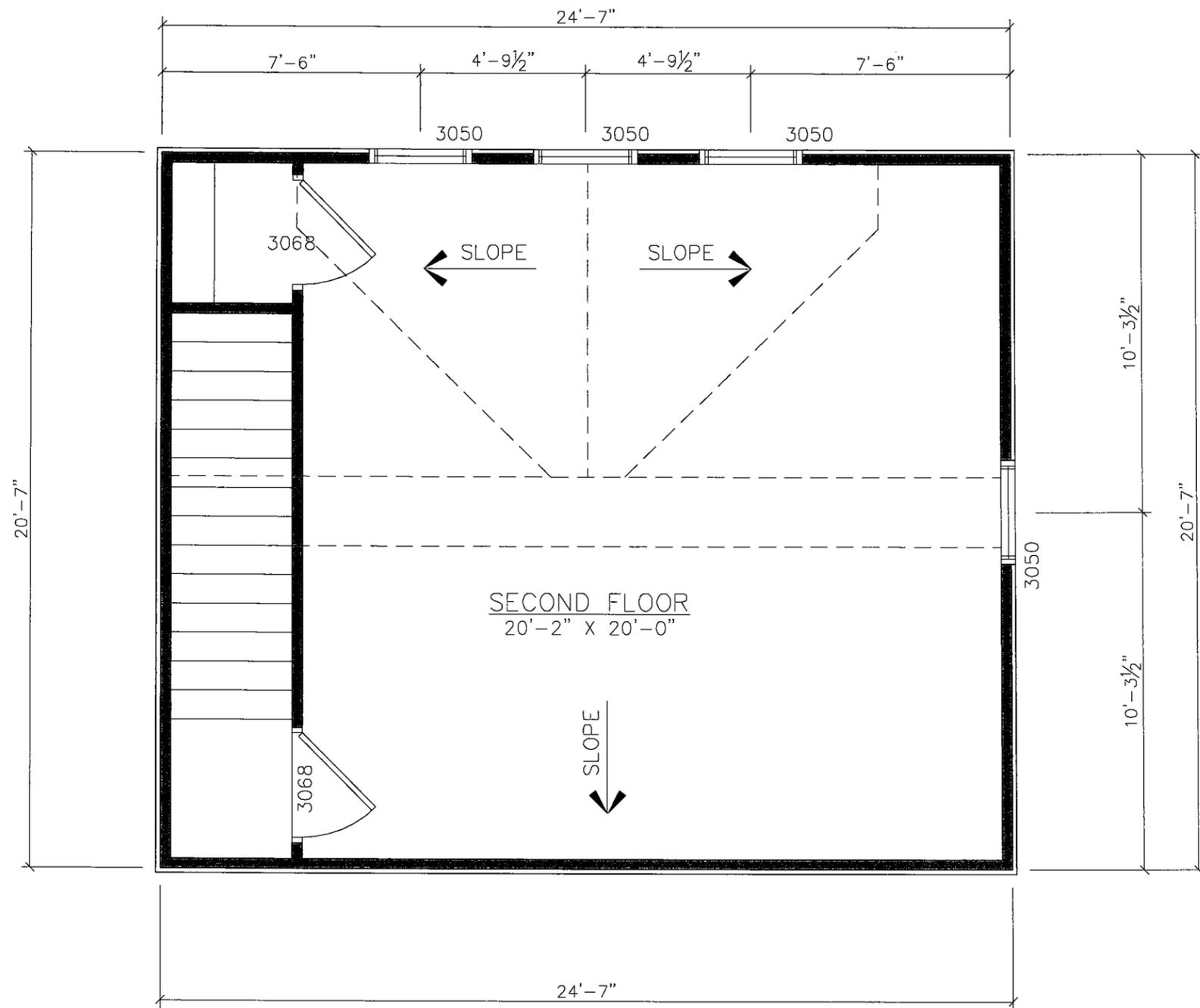


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

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

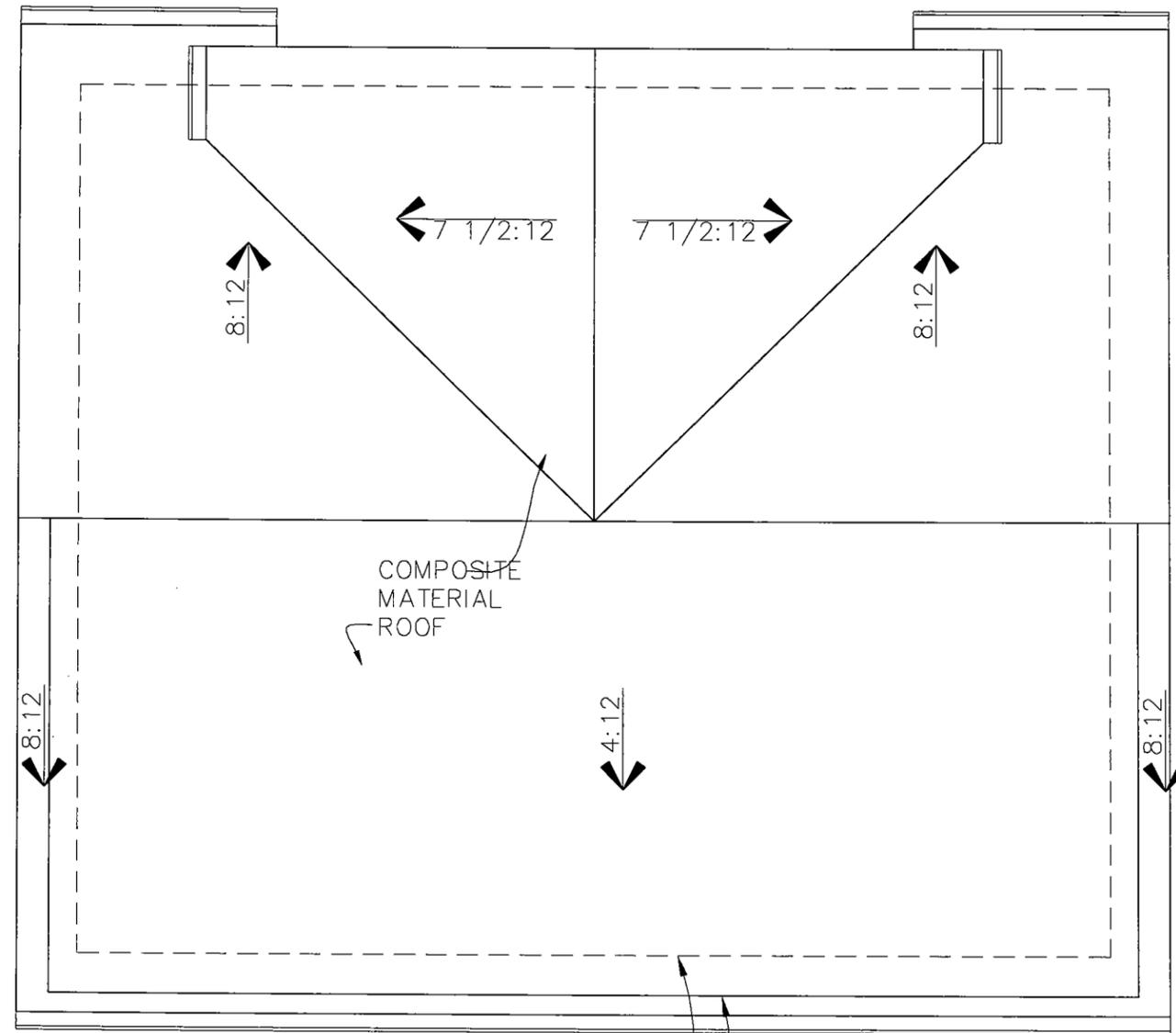


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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

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