



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
318 51st Avenue North
November 19, 2014

Application: New construction-infill and outbuilding
District: Park and Elkins Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 09115021000
Applicant: John Zelenak, Aspen Construction
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a one and one half-story house on a vacant lot, with a detached outbuilding at the rear.

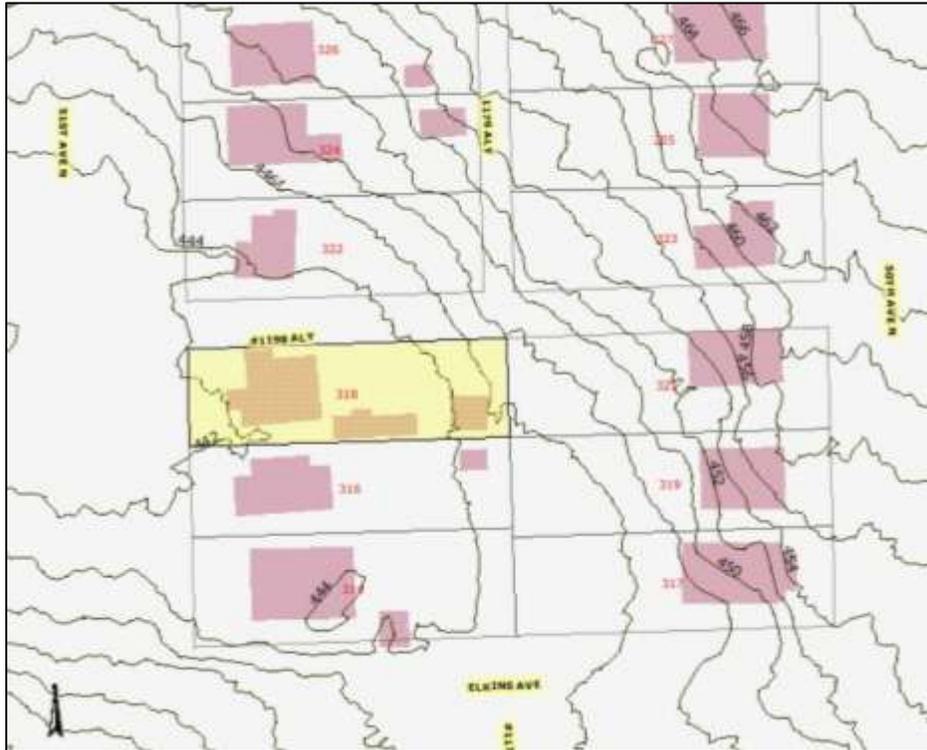
Recommendation Summary: Staff recommends approval of the proposed infill and outbuilding at 318 51st Avenue North, with conditions that:

- The width of the house be reduced three feet (3'); and
- Staff approves the final selection of windows and doors, and the roof color; and
- Staff approves appurtenances; and
- The HVAC is located on the rear or side of the building behind the midpoint.

Meeting those conditions, Staff finds that the proposal would meet the applicable guidelines for the Park and Elkins Neighborhood Conservation Zoning Overlay.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. NEW CONSTRUCTION AND ADDITIONS

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.

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. MHZC does not review the painting of structures.

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 front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

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.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

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

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

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

(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 as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.*

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.

Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Decorative raised panels on publicly visible garage doors are generally not appropriate. 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.

Roof

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

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

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

Windows and Doors

Publicly visible windows should be appropriate to the style of the house.

Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.

Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.

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

Siding and Trim

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

Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.

Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
Stud wall lumber and embossed wood grain are prohibited.

Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

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

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

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 for 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 be 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.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

· *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*

· *The DADU may not exceed the maximums outlined previously for outbuildings.*

· *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

· *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

Ownership.

· *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*

· *The DADU cannot be divided from the property ownership of the principal dwelling.*

· *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*

· *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*

Bulk and Massing.

· *The living space of a DADU shall not exceed seven hundred square feet.*

j. Appurtenances

Appurtenances related to new building, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and site to which they relate.

k. Public Spaces

New construction of buildings, structures or additions, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.

Background: 318 51st Avenue North is currently a vacant lot. A non-contributing house on the lot was recently demolished.

Analysis and Findings: The applicant proposes to construct a new one and one-half story house with a detached outbuilding at the rear.

Height & Scale: The new house will be one and one-half stories tall. This is compatible with the surrounding historic context, consisting of one and one-half story Craftsman and Transitional Victorian houses. The peak of the roof will be twenty-eight feet (28') above the finished floor level. With a two-foot (2') tall exposed foundation, the overall height of the building will be thirty feet (30'). The leading eave of the house will be twelve feet (12') above the finished floor level. By comparison, surrounding houses are between nineteen and thirty feet (19' to 30') tall. Staff finds the height of the proposed building to be compatible with surrounding houses.

The house will be thirty-six feet (36') wide and fifty feet (50') deep, with an eight foot (8') deep front porch and a twelve foot (12') deep rear porch bringing the total depth to seventy feet (70'). The approximate widths of surrounding homes on similar fifty-foot (50') wide lots range between twenty-seven and thirty-three feet (27' to 33'). There is one house nearby that is thirty-six feet (36') wide, but the house is on a fifty-six foot (56') wide lot. Staff finds that the width of the proposed house would be greater than the surrounding houses on similarly sized lots, and would therefore not be compatible. With a condition that the width of the house be reduced three feet (3'), Staff finds that the project would meet section II.B.1.a. and b.

Setback & Rhythm of Spacing: The building will sit thirty-four feet (34') back from the front edge of the property, in line with adjacent historic houses. The house will be centered on the lot with a seven foot (7') setback on both sides. Staff finds that these

setbacks are consistent with those of surrounding historic houses. The project meets section II.B.1.c.

Materials: The house will have a split-faced block foundation, smooth-faced cement-fiber siding with a five inch (5") exposure, composite shingle siding in the dormers, and a composite shingle roof. The roof color is not known. The trim will be cement-fiberboard and the porch columns will be wood with cast-stone pedestals on the porch columns and concrete porch floor and steps. The windows will be wood with fully-simulated divided light sashes, and the front door will be wood. Staff recommends as a condition of approval that the, window and door selections, and the color of the roof, are reviewed and approved by Staff. The project meets section II.B.1.d.

Roof form: The roof will be a side-oriented gable with a pitch of 6:12. The front slope of the roof will have a pair of gabled dormers with an 8:12 pitch. The shed-roof porch has a pitch of 4:12. These front dormers will sit two feet (2') back from the front wall of the first-story and two feet (2') in from the side walls, with eight feet (8') of separation between them. These roofs are compatible with those of historic houses in the area. The project meets section II.B.1.e.

Orientation: The new house will match the orientation of historic houses on the street, with a full-width front porch facing the street. A walkway will connect from the front porch to the street. This is similar to the condition of several historic houses nearby. The project meets section II.B.1.f.

Proportion and Rhythm of Openings: The windows on the proposed infill are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g.

Appurtenances & Utilities: Information about the appurtenances and utilities is needed to determine if the proposal meets section II.B.1.i. Staff recommends as a condition of approval that these items are reviewed and approved by Staff.

Outbuildings: Under the design guidelines for outbuildings, when a lot has less than ten thousand square feet (10,000 sf) in area, an outbuilding up to seven hundred, fifty square feet (750 sf) is permitted. The lot at 318 51st Avenue North is seven thousand, eight hundred, forty square feet (7,840) in area. The proposed outbuilding would have a footprint area of four hundred, eighty square feet (480 sf). The area of the proposed outbuilding is permitted.

The design guidelines require that outbuildings be no taller than a principal building as measured from the finished floor level, up to as tall as twenty-five feet (25') measured from grade. The principal building at 318 51st Avenue North will be twenty-eight feet (28') tall from the finished floor level. The proposed outbuilding will be twenty-two feet (22') tall, with the finished floor level at grade. The overall height of the proposed outbuilding meets this guideline.

The design guidelines require that the eave heights of outbuildings not exceed the eave height of the principal structure as measured from the finished floor, up to ten feet (10') for a single story building or seventeen feet (17') for a two-story building. The principal building would have an eave height of twelve feet (12') from the finished floor level. The proposed outbuilding would have an eave height of eight feet, six inches (8'-6") from grade. Again, the finished floor level will be at grade. The proposed outbuilding meets this guideline.

The design of the outbuilding will be simple and utilitarian, and will complement the character of the principal building. The roof will be hipped, a form compatible with that of the house, and the exterior materials will match those of the house. With a condition that staff approves the specific window and door selections, Staff finds that the proposed building would meet guideline II.B.8.a.

The building will be thirteen feet (13') tall with an eave height of eight feet (8'). The building will be four hundred, eighty square feet (480 sf) in area. The outbuilding will be a one-story, two-car, garage. It will be behind the house, accessed from the alley at the rear of the property, five feet (5') from the rear and side property lines. This location is appropriate for an outbuilding. The exterior materials of the outbuilding are not known.

The design guidelines require that outbuildings be located in the established rear yard behind the principal building, and be at least twenty feet (20') from the principal building. The proposed outbuilding would be behind the house and would meet this guideline, and would meet the required setbacks.

The outbuilding will be accessed by a driveway off of the alley at the rear of the property. This is an appropriate location for a driveway.

With the materials approved by Staff, the project meets section II.B.1.h of the design guidelines.

Recommendation:

Staff recommends approval of the proposed infill and outbuilding at 318 51st Avenue North, with conditions that:

- The width of the house be reduced three feet (3'); and
- Staff approves the final selection of windows and doors, and the roof color; and
- Staff approves appurtenances; and
- The HVAC is located on the rear or side of the building behind the midpoint.

Meeting those conditions, Staff finds that the proposal would meet the applicable guidelines for the Park and Elkins Neighborhood Conservation Zoning Overlay.



318 51st Avenue North, vacant, and existing structure at 316 51st Avenue North.



322 and 324 51st Avenue North.

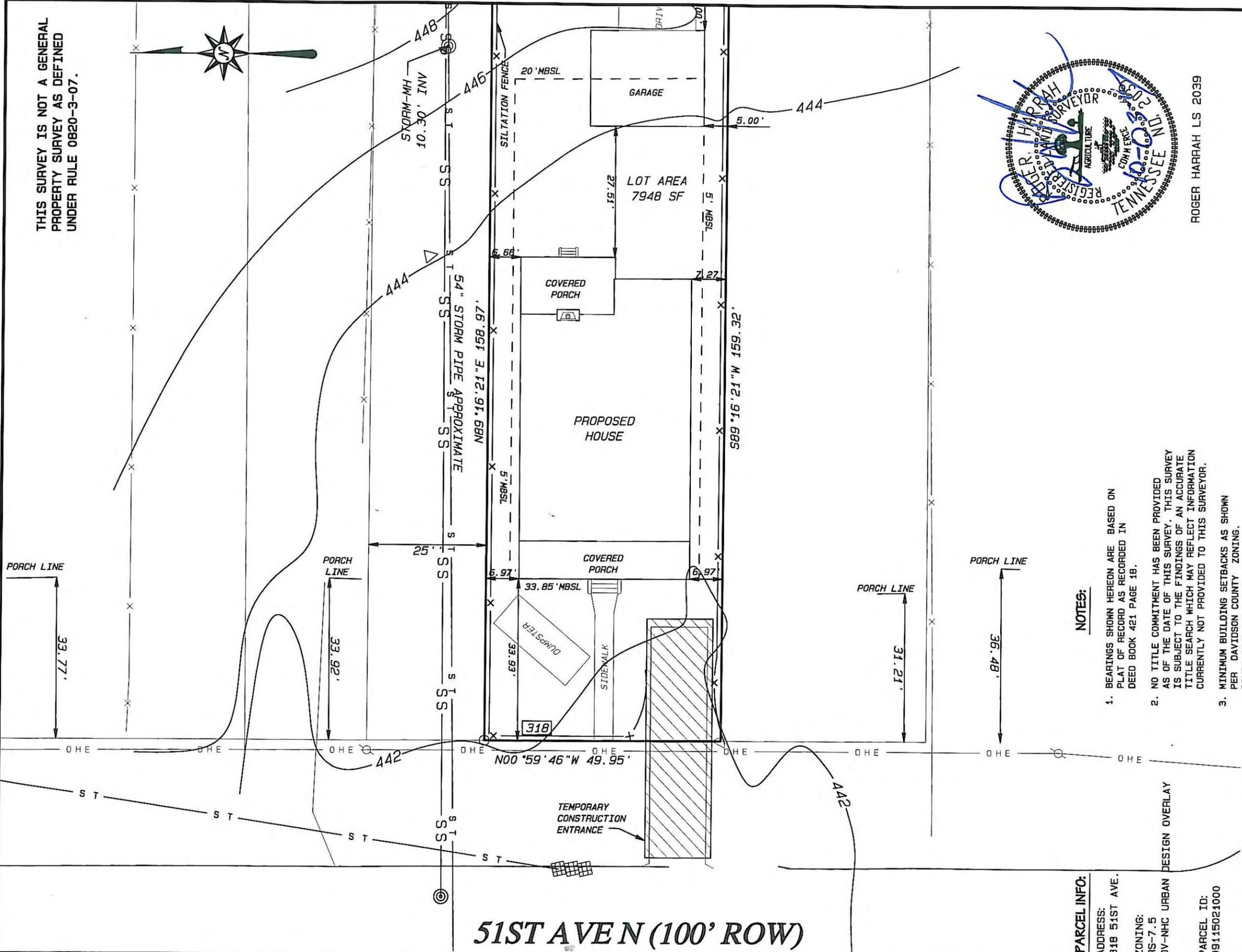
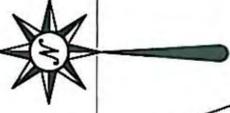


317 51st Avenue North, not historic.



318 51st Avenue North at center.

THIS SURVEY IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED
UNDER RULE 0820-3-07.



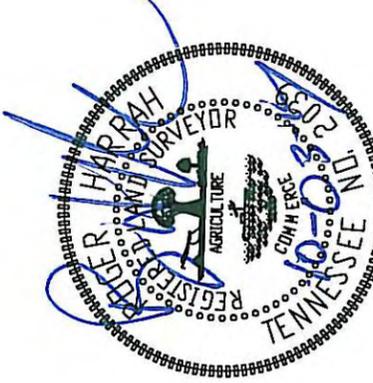
51ST AVENUE N (100' ROW)

PARCEL INFO:
ADDRESS:
318 51ST AVE.
ZONING:
RS-7.5
OV-NHC URBAN
DESIGN OVERLAY
PARCEL ID:
09115021000

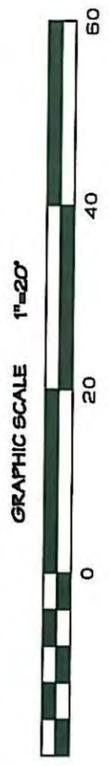
SETBACKS:
FRONT SETBACK= 33.85' FEET AVG. ADJ.
REAR SETBACK= 20 FEET.
SIDE SETBACKS INT = 5 FEET.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON PLAT OF RECORD AS RECORDED IN DEED BOOK 421 PAGE 18.
2. NO TITLE COMMITMENT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
3. MINIMUM BUILDING SETBACKS AS SHOWN PER DAVIDSON COUNTY ZONING. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
4. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47037C0218F.



ROGER HARRAH LS 2039



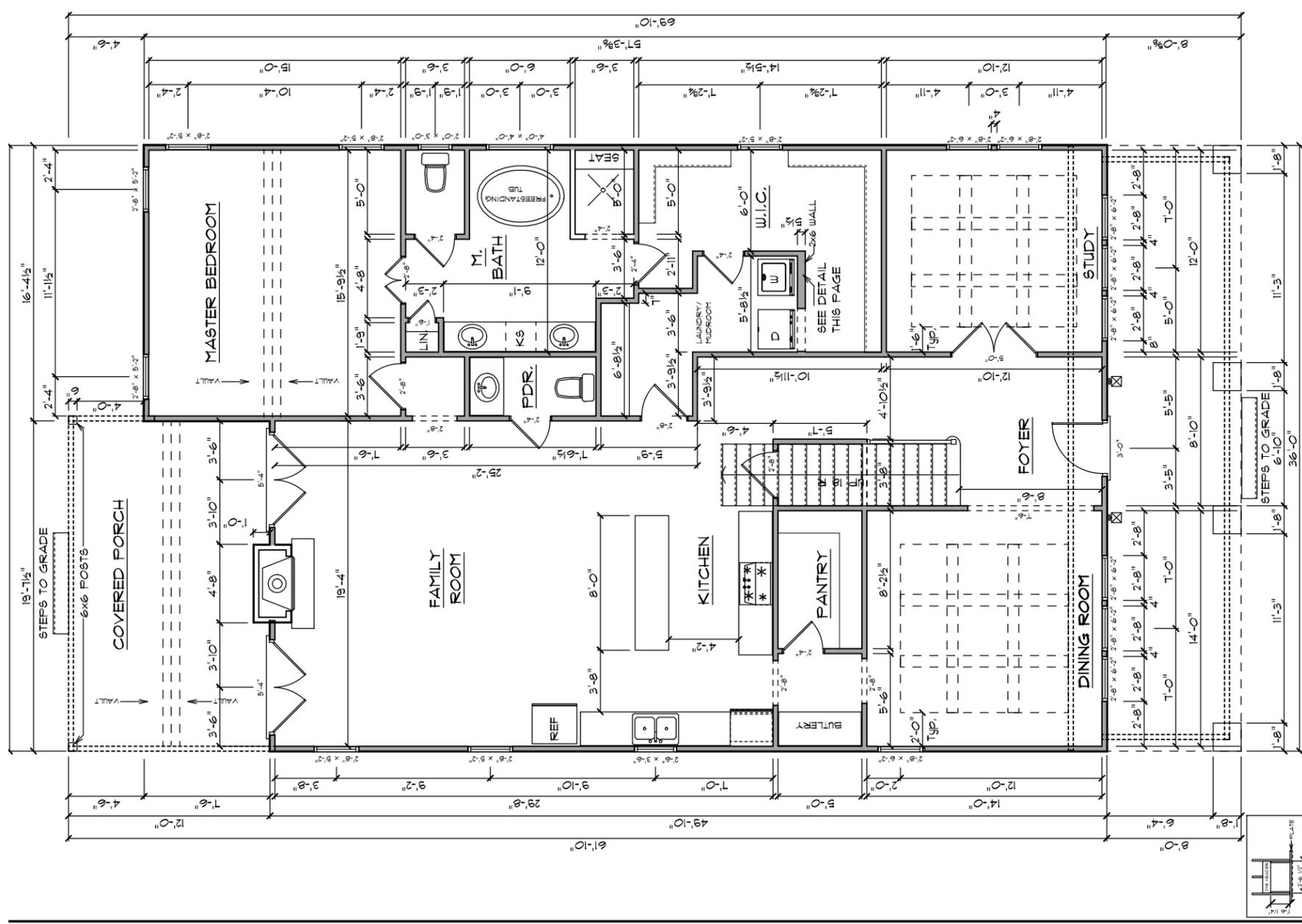
Harrah & ASSOCIATES
SURVEYORS • PLANNERS
504 AUTUMN SPRINGS CT.
SUITE B15
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: roger@harrahgroup.com

SITE SETBACK PLAN
OF
318 51ST AVE. N., NASHVILLE, TENNESSEE

BEING THE NORTHERLY 60 FEET OF THE SOUTHERLY 160 FEET OF THE WESTERLY HALF OF BLOCK NO. 9 ON THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARKS COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR
ASPEN CONSTRUCTION

DATE OF DRAWING: 09-19-14
MANAGER: RHH CADD: JH
PROJECT NUMBER: T208-14-063
FIELD BOOK NUMBER:
LAST FIELD WORK: 08-01-14
CREW CHIEF (S): IH
COMPUTER FILE: T208063.SP
SCALE: 1"=20' SHEET 2 OF 2



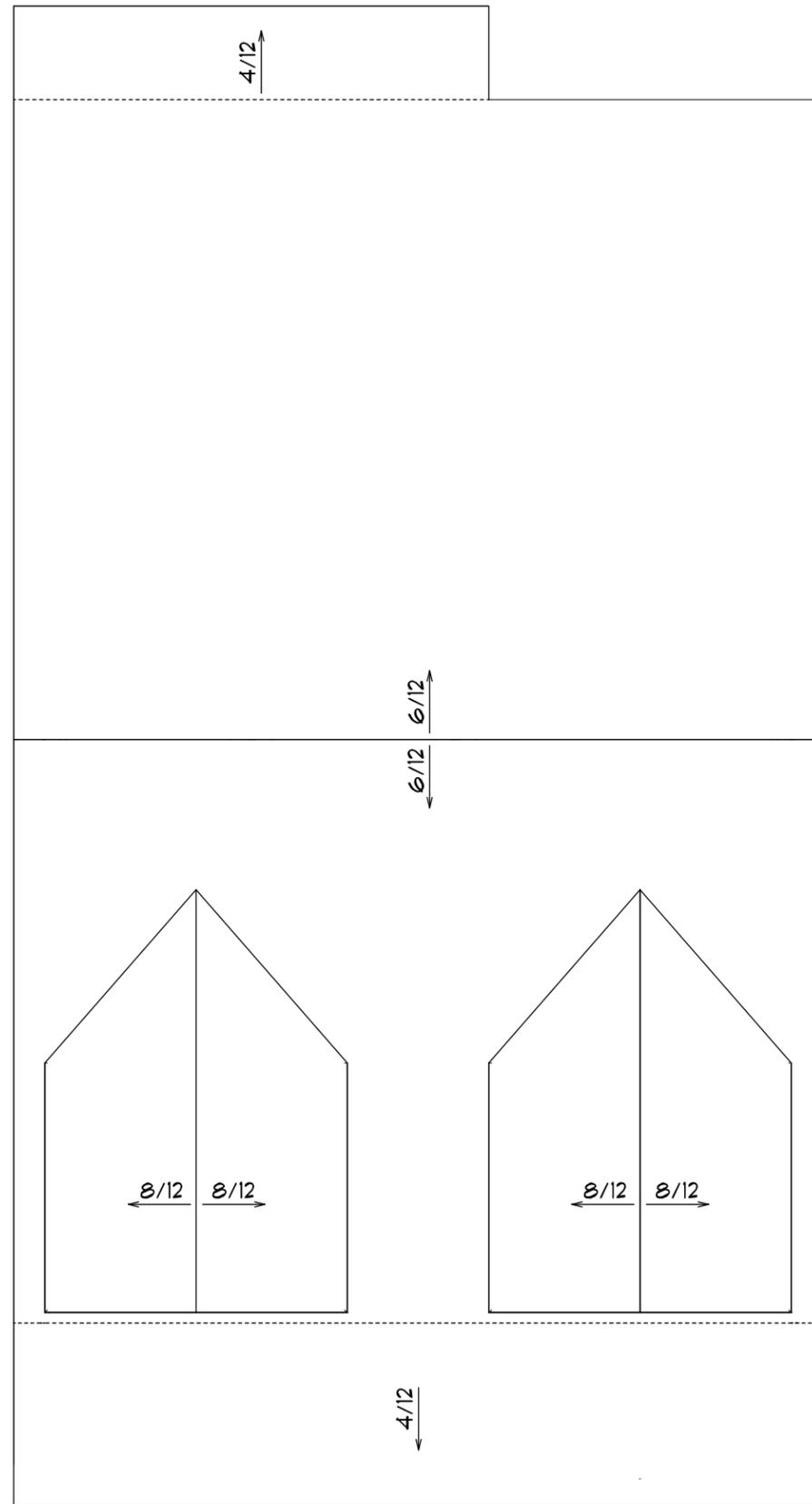
AREA CALCULATION
 FIRST FLOOR PLAN: 1930 SQ. FT.
 SECOND FLOOR PLAN: 1428 SQ. FT.
 TOTAL LIVING AREA: 3358 SQ. FT.
 PORCHES: 525 SQ. FT.

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

ALL 1ST FLOOR CEILINGS ARE 10' TALL
 AND ALL DOORS ARE 8'0" TALL
 R.O.'S ARE 100' HIGH
 UNLESS NOTED OTHERWISE

ENGINEER: C.E.P. DATE: October 28, 2014 SHEET NUMBER: 1	JOB NAME: 318 51ST AVE.	COPYRIGHT ASPEN CONSTRUCTION INC. 2014. THESE RIGHTS ARE PROTECTED BY U.S. COPYRIGHT LAWS. ANY COPYING OR REPRODUCTION OF SUCH PLANS OR STRUCTURES IS PROHIBITED. (UNLESS INDICATED OTHERWISE)	ASPEN CONSTRUCTION INC.	8005 CHURCH STREET EAST SUITE 201 BRENTWOOD, TN 37021 PHONE: 615-715-1782
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ROOF PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION



REAR ELEVATION

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021
PHONE: 615-715-1182
FAX: 615-801-3214

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CONSTRUCTION
INC.**

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PLANS OR STRUCTURES IS PROHIBITED.
ALL DIMENSIONS MUST BE JOB SITE CHECKED AND
VERIFIED. DISCREPANCIES MUST BE REPORTED
BEFORE COMMENCING WORK.

JOB NAME:
318 51ST AVE.

DRAWN: CD Plans

PLOTTED:
November 07, 2014

SHEET NUMBER:

4 OF 6



LEFT ELEVATION



RIGHT ELEVATION

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

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021
PHONE: 615-115-1182
FAX: 615-601-3274

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CONSTRUCTION
INC.**

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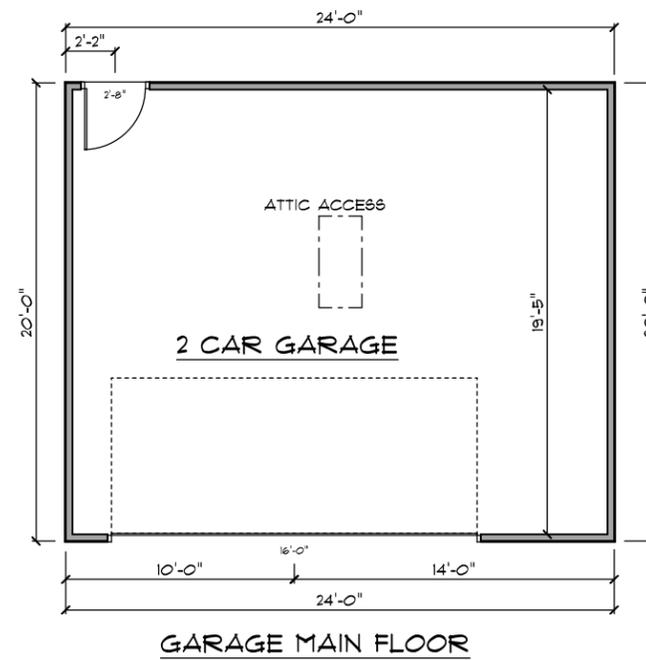
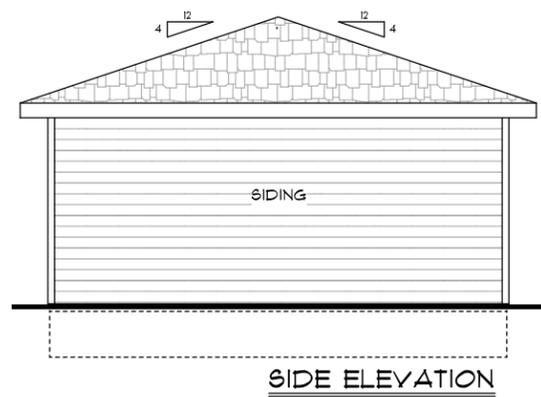
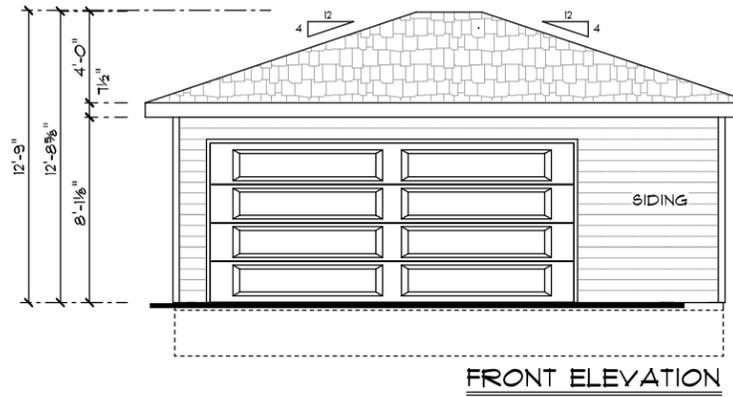
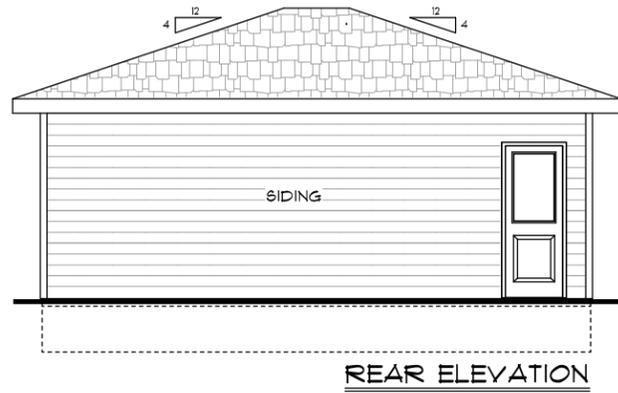
JOB NAME:
318 51ST AVE.

DRAWN: CD Plans

PLOTTED:
November 07, 2014

SHEET NUMBER:

5 OF 6



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

P.O. BOX 2092
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JOB NAME:

318 51ST AVE.

DRAWN: CDP

PLOTTED:
October 24, 2014

SHEET NUMBER:

6 OF 6