MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
519 Acklen Park Drive
August 16, 2017

Application: New construction – infill and outbuilding
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 104050S90000CO
Applicant: Aspen Construction, Emily Johns
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant seeks to construct a new duplex with a detached outbuilding.

Recommendation Summary: Staff recommends approval of the proposed infill houses with the following conditions:

1. The porch floors shall be concrete, and the brick selection for the bases of the porch columns shall be approved administratively; and
2. Windows, doors, and roofing selections shall be administratively approved; and
3. The materials of the walkways and driveways shall be administratively approved; and
4. The front stairs shall not flare at the bottom and there shall be a single walkway from the street to the porch; and
5. The outbuilding shall be reduced to be no greater than seven hundred, fifty square feet (750 sq. ft.) in footprint size.

With those conditions met, Staff finds that the project would be compatible with surrounding historic houses, and that the project will meet the Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:

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.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Appropriate height limitations will be based on:

- *Heights of historic buildings in the immediate vicinity*
- *Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- *There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*

- *The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*

- *An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new

construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

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

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

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.

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, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

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.

Background: The lot at 519 Acklen Park Drive is currently vacant. A non-contributing house on the lot was recently demolished with administrative approval from MHZC Staff

Recently demolished building at 519 Acklen Park Drive

Analysis and Findings: The applicant proposes to construct a new duplex on the lot with a detached accessory building at the rear.

Addition

Height & Scale: The new building will be one and one-half stories tall, measuring twenty-nine feet (29') at the front from finished grade which includes a two feet (2') foundation. The height of the building is compatible with surrounding historic houses which are typically one and one-half stories with heights between twenty-two feet (22') and thirty feet (30) tall.

The building will be thirty-six feet (36') wide with a massing similar to that of a side-gabled bungalow with a rear-projecting wing. The rear wing will have an upperstory with walls stepped in from the primary mass by one foot (1') on each side. Historic houses nearby are in the range of thirty feet (30') to thirty-eight feet (38') wide, The width of the building is compatible with surrounding historic houses and recently approved infill.

Staff finds the scale of the houses to be appropriate, and to meet sections II.B.1.a and II.B.1.b of the design guidelines.

Setback & Rhythm of Spacing: The front of the property is angled to the street, and the lot widens toward the rear. The new building will be located with the left-front corner approximately thirty feet (30') to the street, which is consistent with the front setbacks of existing houses on the street. The side setbacks will be approximately five feet (5') on the left and right. These setbacks meet the requirements of the zoning code and are compatible with the surrounding context. The proposed setbacks and rhythm of spacing will be compatible with the surrounding context and will meet section II.B.1.c of the design guidelines.

Materials:

	Proposed	**Color/Texture /Make/Manufacturer**	**Approved or Typical of Neighborhood**	**Requires Additional Review**
Foundation	Split-faced Concrete block	Typical	Yes	
Front Porch floor	Brick	Need information		X
Front stairs	Wood		X	
Primary roofing	Asphalt Shingles	Color unknown	Yes	X
Cladding	Clapboard siding, Shingle siding	5" exposure, smooth	Yes	
Trim	Wood or cement fiberboard		Yes	
Front Porch Roofs	Standing seam metal	Color unknown	Yes	X
Front Porch Posts	Brick pier, wood column	Need information		X
Front Porch Railings	Wood		Yes	
Windows	Not indicated	Needs final approval	Unknown	X
Front Doors	Panel doors with 1/4 light	Needs final approval	Yes	X
Rear Doors	Panel doors with 1/2 light; French doors	Needs final approval	Unknown	X
Driveway material	Not indicated	Needs final approval	Unknown	
Walkways material	Not indicated	Needs final approval	Unknown	X
Fences/walls	n/a	n/a	n/a	

The primary exterior materials of the infill houses will include split-faced block foundations, cement-fiber siding, and asphalt shingle roofs. These primary materials are compatible with those of historic buildings nearby. The porch floor and columns are to be brick. Brick is typical for columns but not flooring. Staff recommends that the porch floors shall be concrete, and that the column brick is approved administratively. Additionally, Staff recommends that the window, doors, and roofing selections as well as the materials of the walkways and driveways be administratively approved prior to permitting to ensure that the project meets section II.B.1.d of the design guidelines.

Roof forms: The roofs of the new building will be a side-oriented gable with a pitch of 8:12. There will be a pair of gabled dormers on the front slope of the roof with the same pitch. The rear upperstory wing of the addition will be a gable with a pitch of approximately 11:12, with a 5:12 pitched shed dormer on each side. The porch roof will have a 3:12 pitch. The roof forms and pitches are commonly found on historic houses throughout the neighborhood, and therefore meet section II.B.1.e of the design guidelines.

Orientation: The new house will be oriented at an angle from the street, matching the orientation of the lot and existing houses on the street. The front of the building will have a six foot, eight inch (6'-8") deep full-width porch addressing the street in a manner consistent with historic houses, with a walkway leading from it to the street in front. The plans are not clear if there is to be one walkway or two, and the stairs are shown flaring out to the bottom which is not typical. With a condition that the stairs not flare at the bottom and there is a single walkway, Staff finds this would be consistent with the historic context and that the proposed infill will meet section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings**:** Historic houses nearby typically have windows that are twice as tall as they are wide, with the first story windows larger than the upperstory windows. The proportions of windows on the proposed infill will be generally compatible with those of historic houses. The side elevations will have similar window proportions with some smaller windows toward the rear, however Staff does finds the window proportions there to be acceptable because they are located where they would not be prominently located. Staff finds the project's proportion and rhythm of openings will meet section II.B.1.g of the design guidelines.

Appurtenances & Utilities: The material of the driveways is not known. The location of the HVAC and other utilities was not noted. Staff asks that the materials of all paving shall be approved by Staff and that the HVAC would be located on the rear façades, or on side façades beyond the midpoints of the houses, to ensure that the project meets section II.B.1.i of the design guidelines.

Outbuilding

Site Planning & Setbacks:

	MINIMUM	**PROPOSED**
Building located towards rear of lot	-	Yes
Space between principal building and	20'	25'

Garage		
Rear setback	5’	20’
L side setback	5’	5’
R side setback	5’	6’
How is the building accessed?	-	From the alley or existing curb cut
Two different doors rather than one large door (if street facing)?	-	n/a

The applicant proposes to locate the building at the rear of the lot, with a rear setback of three feet (3’). This setback is typical of the locations of outbuilding historically and meets the design guidelines. Staff finds the proposed location to be appropriate and to meet section III.B.1.i.2 of the design guidelines. The side setbacks also meet the design guidelines and zoning requirements.

Massing Planning: The following charts refer to the scale of the proposed outbuilding.

	Existing conditions (height of historic portion of the home)	**Potential maximums (heights to be measured from grade)**	**Proposed (should be the same or less than the lesser number to the left)**
Ridge Height	29’	25’	15’
Eave Height	12’	1 story - 10’	9’

For a one-story building on a lot less than 10,000 square feet:

	Lot is less than 10,000 square feet	**50% of first floor area of principle structure**	**Proposed footprint (maximum cannot exceed lesser number to left)**
Maximum Square Footage	750 sq. ft.	1332	777

The guidelines would allow an outbuilding to be up to seven hundred, fifty square feet (750 sq. ft.) in footprint size, but the proposed outbuilding exceeds that by twenty-seven square feet (27 sq. ft.). The outbuilding otherwise meets the guidelines for scale and massing of outbuildings. With a condition that the outbuilding is reduced to be no greater than seven hundred, fifty square feet (750 sq. ft.) in footprint size, Staff finds the height and scale of the proposed outbuilding would meet section III.B.1.i.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structure will be compatible with the historic house. Its roof form and pitch will match

that of the house, and the materials will not contrast greatly with the primary structure. The window proportions and locations are compatible with those of outbuildings historically. Staff finds the design of the proposed outbuilding to meet section III.B.1.i.1 of the design guidelines.

Roof Shape & Elements:

Shape

Proposed Element	Proposed Form	Typical of district?
Primary form	Hipped	X
Primary roof pitch	4:12	X
Dormer form	n/a	X
Dormer pitch	n/a	X

Elements

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	n/a	
If dormers are used, do they sit back from the wall below by at least 2'?	n/a	
Is the roof pitch at least 4/12?	Yes	

The roofs of the building meet section III.B.1.i.1 of the design guidelines.

Material:

	Proposed	Color/Texture	Approved or Typical of Neighborhood	Requires final Review
Foundation	Concrete slab	Typical	Yes	
Cladding	Cement fiberboard	Smooth with 5" reveal	Yes	
Roofing	Asphalt shingle	Match house	Yes	X
Trim	Wood	Smooth	Yes	
Windows	None		Yes	
Pedestrian Door	Divided light		Yes	X
Vehicular Door	Not indicated		Yes	X

With the condition that the roof and door selections are approved by MHZC Staff prior to purchase and installation, the project will meet section II.B.1.i of the design guidelines.

Recommendation: Staff recommends approval of the proposed infill duplex and outbuilding with the following conditions:

1. The porch floors shall be concrete, and that the brick selection for the bases of the porch columns shall be approved administratively; and
2. Windows, doors, and roofing selections shall be administratively approved; and
3. The materials of the walkways and driveways shall be administratively approved; and
4. The front stairs shall not flare at the bottom and there is a single walkway from the street to the porch; and
5. The outbuilding shall be reduced to be no greater than seven hundred, fifty square feet (750 sq. ft.) in footprint size.

With those conditions met, Staff finds that the project would be compatible with surrounding historic houses, and that the project will meet the Richland-West End Addition Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.

The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.

PHOTOGRAPHS

Vacant property at 0 Murphy Road, viewed from south. Lots 7 and 8, closest to the intersection of Acklen Park Drive and Murphy Road, are not included in this application.

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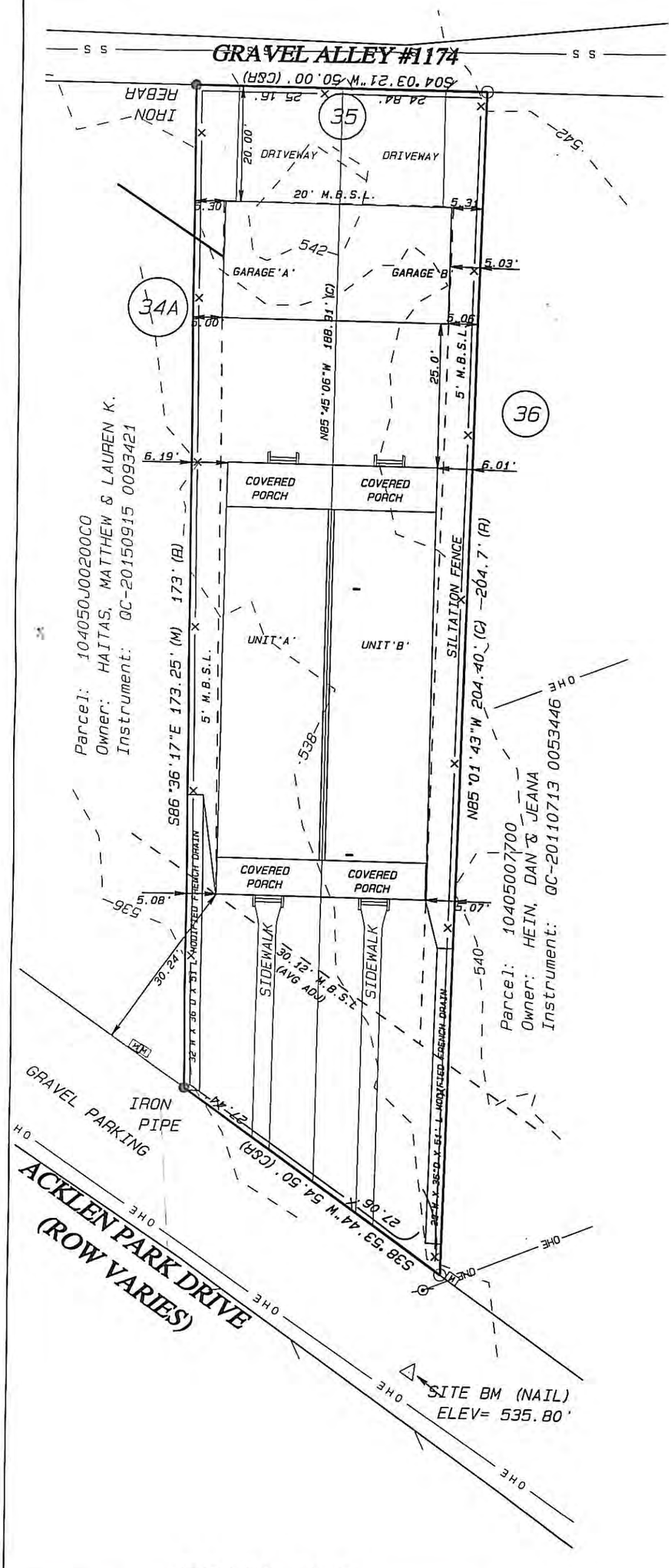
522 Acklen Park Drive, approved by the MHZC in 2012.

515 and 517 Acklen Park Drive, approved by the MHZC in 2013.



GRAPHIC SCALE 1"=20'

0 20 40 60 80

LEGEND:

●	FOUND IRON ROD (FDIRC)
⊙	SET IRON ROD AND CAP
△	SET PK NAIL
◆	FOUND CONC. MONUMENT
(PUDE)	PUBLIC UTILITY EASEMENT
(R)	PLAT/RECORD
(C)	CALCULATED
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
—OE—	OVERHEAD ELECTRIC
	WATER METER
	LIGHT POLE
—×—	FENCE LINE
	WOOD POLE
—SS—	SEWER LINE
	CATCH BASIN
	SEWER MANHOLE

PARCEL:

ADDRESS:
519 ACKLEN PARK DRIVE

ZONING:
R6 URBAN ZONING OVERLAY

PARCEL ID:
10405007600

SETBACKS:
FRONT SETBACK= 30.12 FEET (AVG ADJ)

REAR SETBACK= 20 FEET.

SIDE SETBACKS = 5 FEET.

ROGER HARRAH REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2039

ROGER HARRAH LS 2039

NOTES:

1. BEARINGS SHOWN HEREON ARE SPC-83 FIELD FUN AND ARE GPS DERIVED.
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. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. MINIMUM BUILDING SETBACKS AS SHOWN PER DAVIDSON COUNTY ZONING.
5. THIS PROPERTY DOES NOT LIES FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47037C0214F.
6. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

Harrah & ASSOCIATES
SURVEYORS • PLANNERS
504 AUTUMN SPRINGS CT
SUITE B15
FRANKLIN, TN 37027
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: rogerh@harrahgroup.com

I hereby certify that is a category 1 survey with the ratio of precision of the unadjusted survey being greater than 1 in 10000, This survey was prepared in compliance with the current standards of practice adopted by the Tennessee State Board of Examiners for Land Surveyors.

Roger H. Harrah RLS #2039

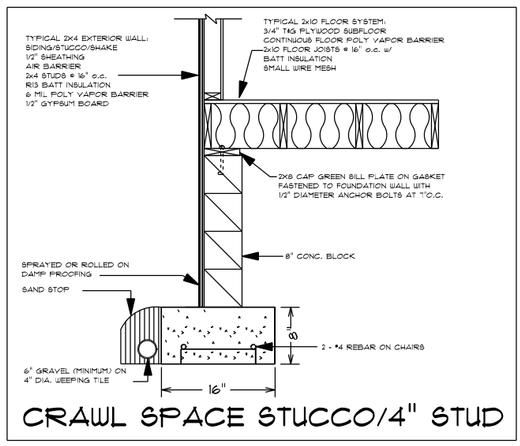
SITE PLAN
OF
519 ACKLEN PARK DRIVE, NASHVILLE, TENNESSEE

BEING PART OF LOT 35 ON THE MAP OF HARDISON AND YOUNG'S LOTS IN WEST END PARK, AS OF RECORD IN BOOK 421, PAGE 190, R.O.D.C., TN.,
DAVIDSON COUNTY

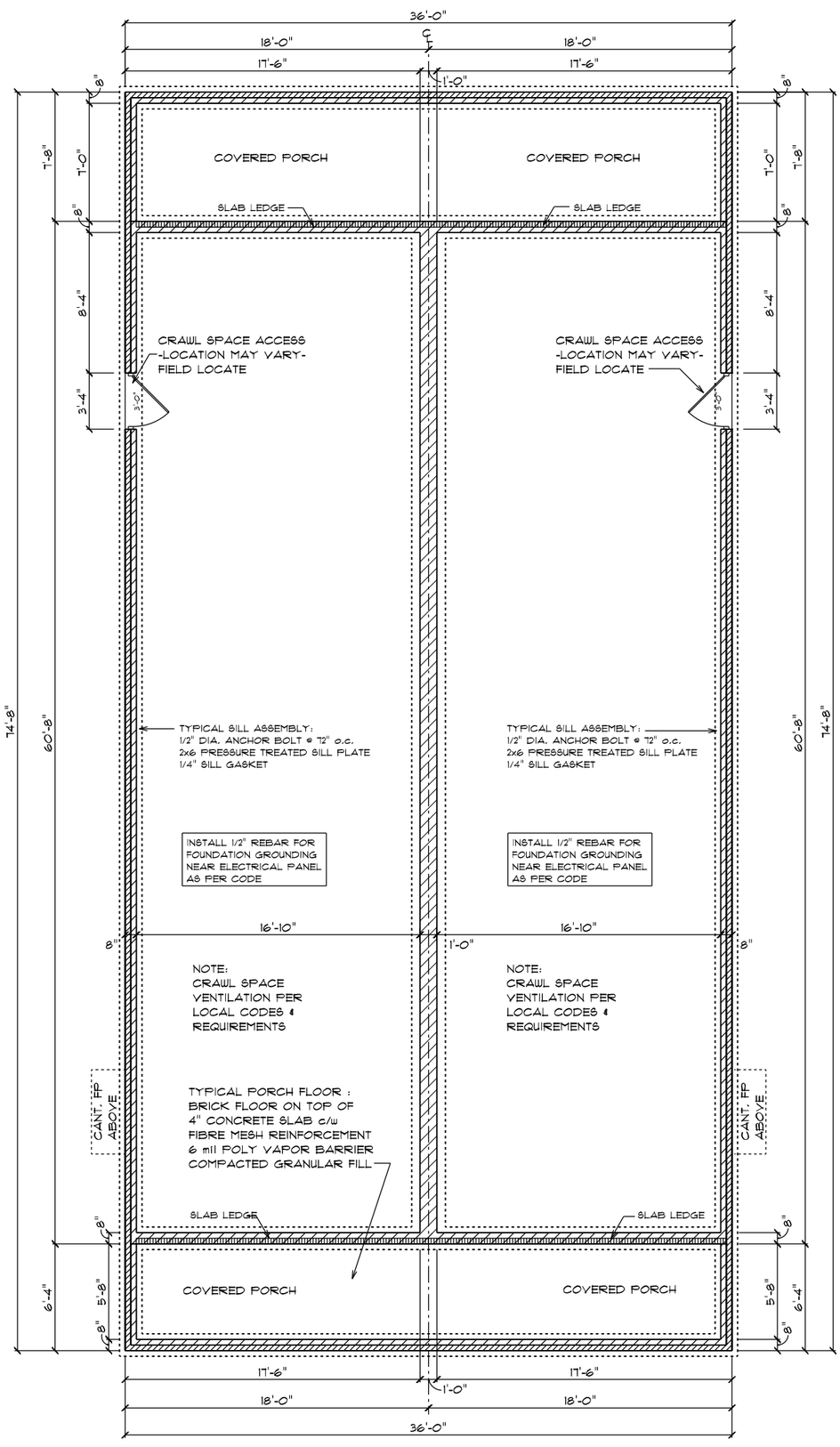
FOR
ASPEN CONSTRUCTION

DATE OF DRAWING:	07-27-17
MANAGER: RHH	CADD: JH
PROJECT NUMBER:	T208-17-160
FIELD BOOK NUMBER:	
LAST FIELD WORK:	03-22-17
CREW CHIEF (S):	ITH
COMPUTER FILE:	T208160_SP
SCALE: 1"= 20'	SHEET 1 OF 1

SEE SHEET 6 FOR
GARAGE LAYOUT
SEE SITE PLAN
FOR PLACEMENT



CRAWL SPACE STUCCO/4" STUD



UNIT A **FRONT** UNIT B

CRAWL SPACE PLAN

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

PLOTTED: Wednesday, July 26, 2017

DRAWN: CD Plans

SHEET NUMBER: 1 OF 7

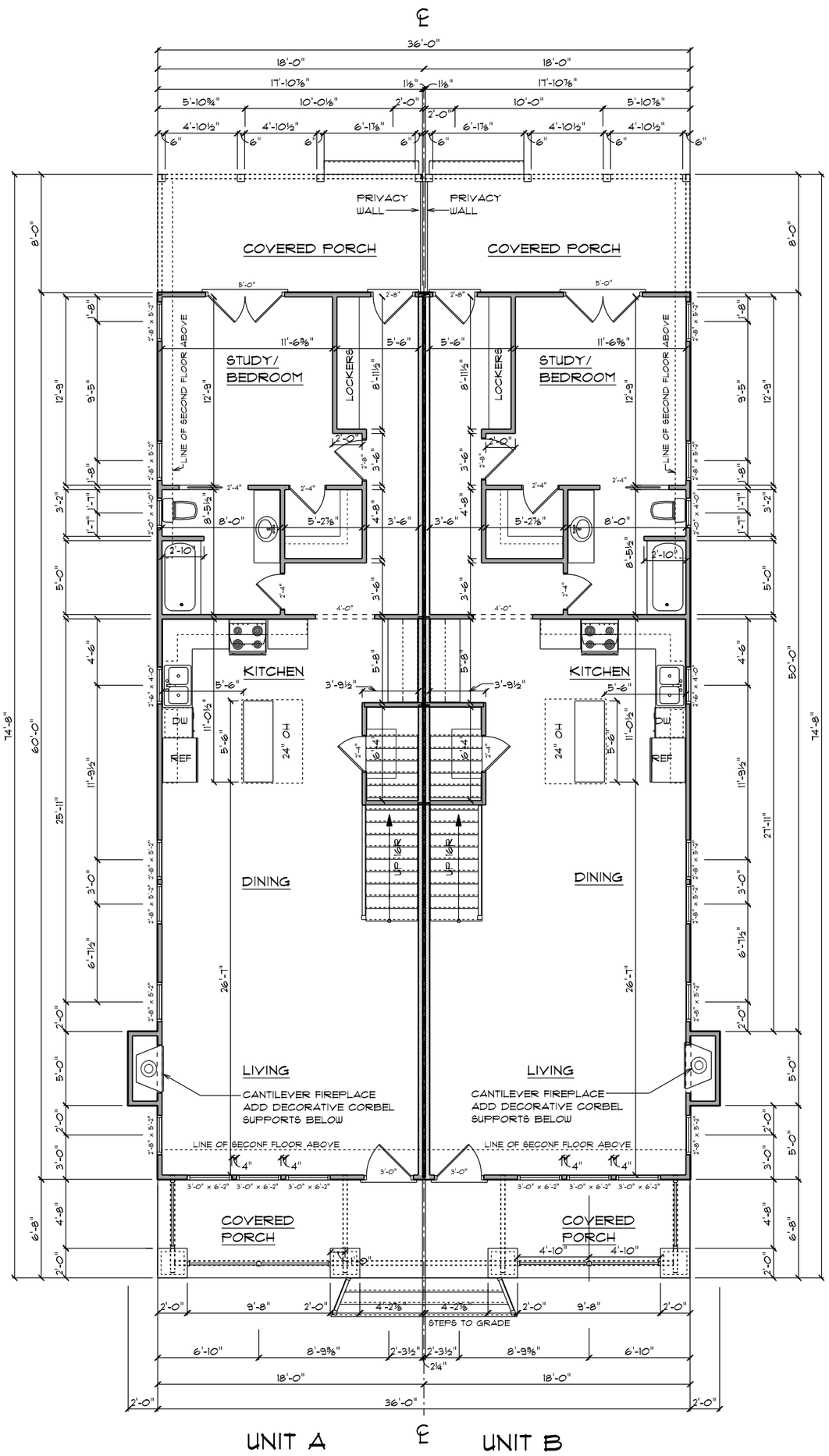
JOB NAME:

519 A&B ACKLEN PARK DRIVE

ASPEN
CONSTRUCTION
INC.

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37027

PHONE: 615-715-1782
FAX: 615-807-3274



--- Exterior Area Calc. Stnd. ---	
MAIN FLOOR	- 1092 SQ. FT.
SECOND FLOOR	- 1143 SQ. FT.
TOTAL	- 2235 SQ. FT.
FRONT PORCH	- 125 SQ. FT.
REAR PORCH	- 149 SQ. FT.
GARAGE	- 390 SQ. FT.

1ST FLOOR 9' CEILINGS. 8'0" (100" RO'S) TALL DOORS

MAIN FLOOR PLAN

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

PLOTTED: Friday, July 28, 2017

DRAWN: CD Plans

SHEET NUMBER: 2 OF 7

JOB NAME:

519 A&B ACKLEN PARK DRIVE

ASPEN CONSTRUCTION INC.

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37027

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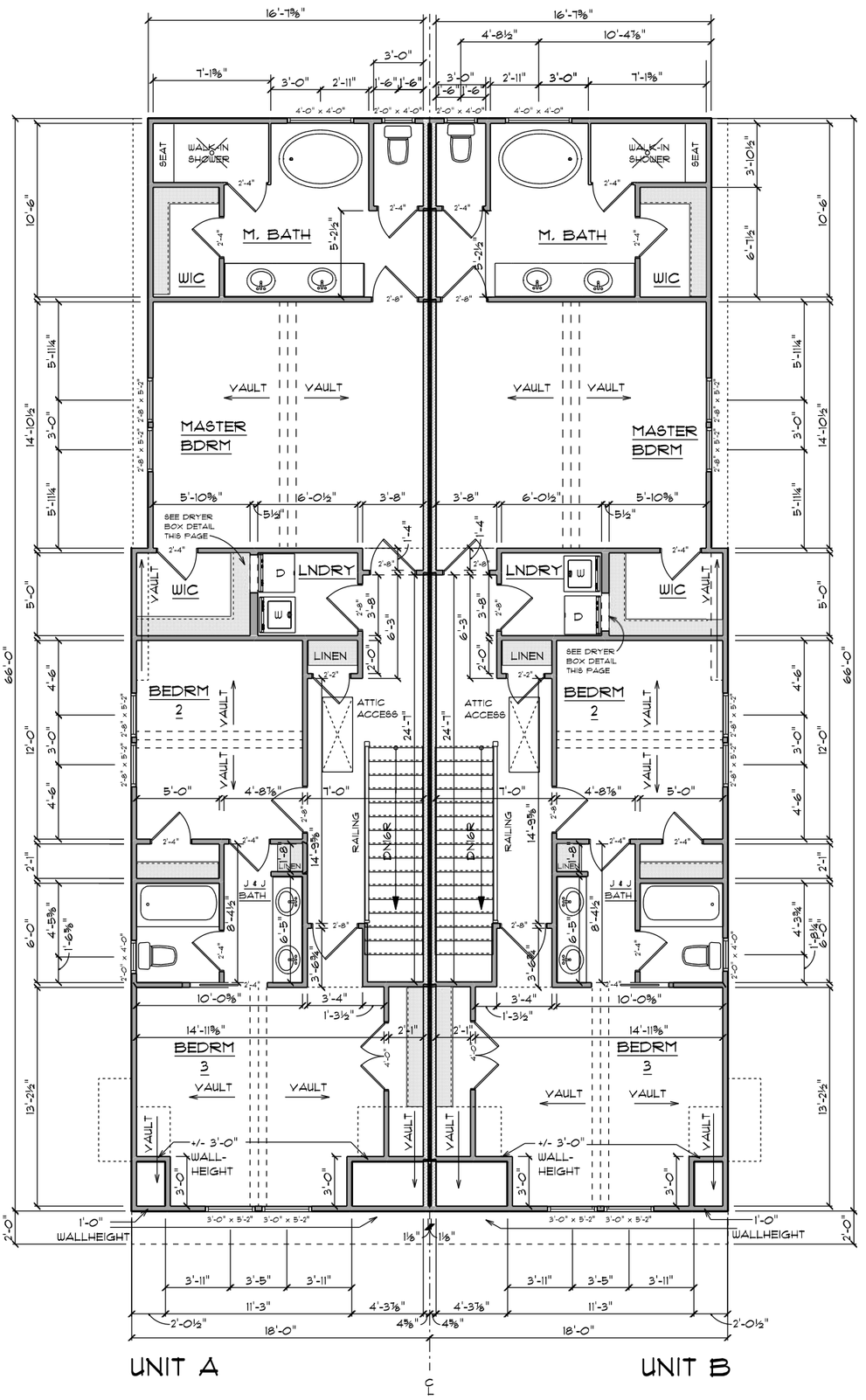

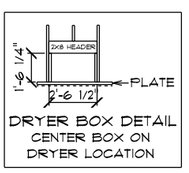

DRYER BOX DETAIL
CENTER BOX ON DRYER LOCATION

2ND FLOOR 8' CEILINGS. 6'8" (83" RO'S) TALL DOORS

SECOND FLOOR PLANS

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

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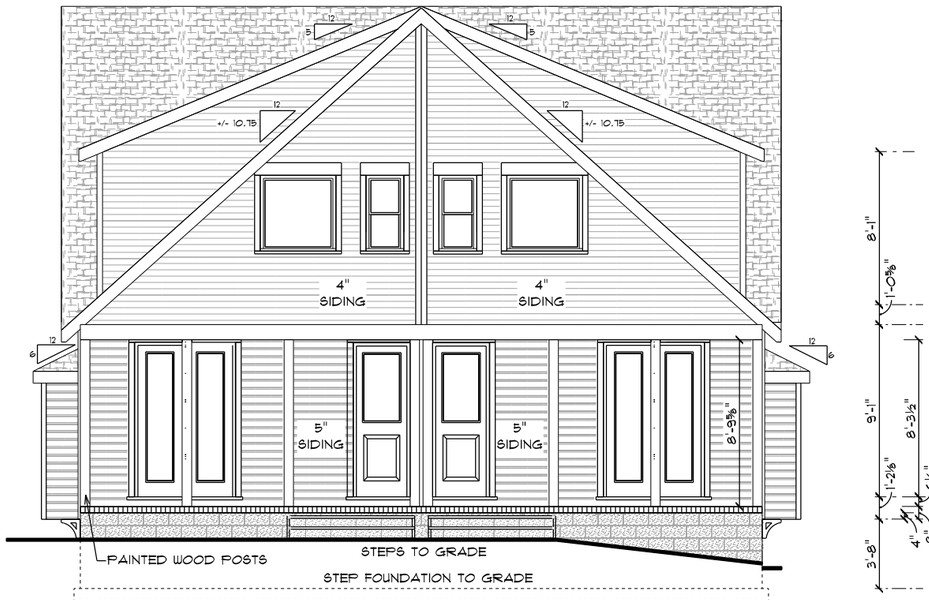

UNIT B **REAR ELEVATION** UNIT A

UNIT A **FRONT ELEVATION** UNIT B

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

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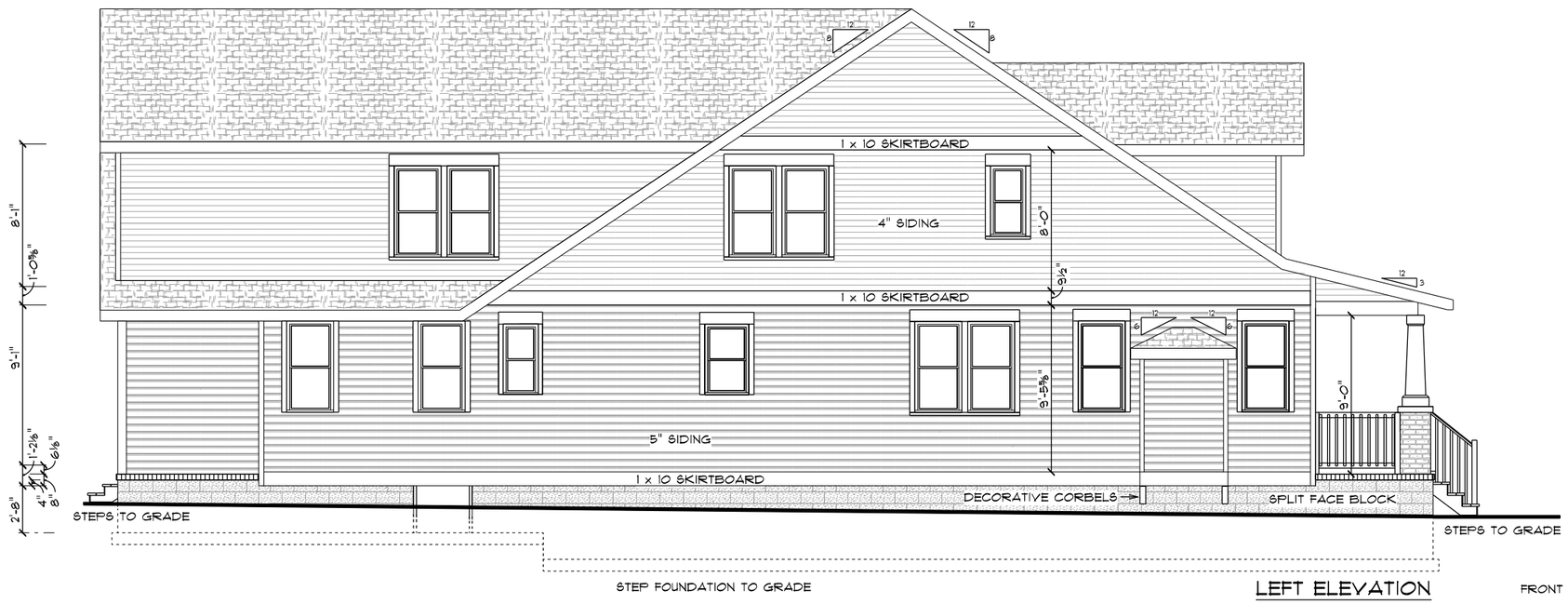
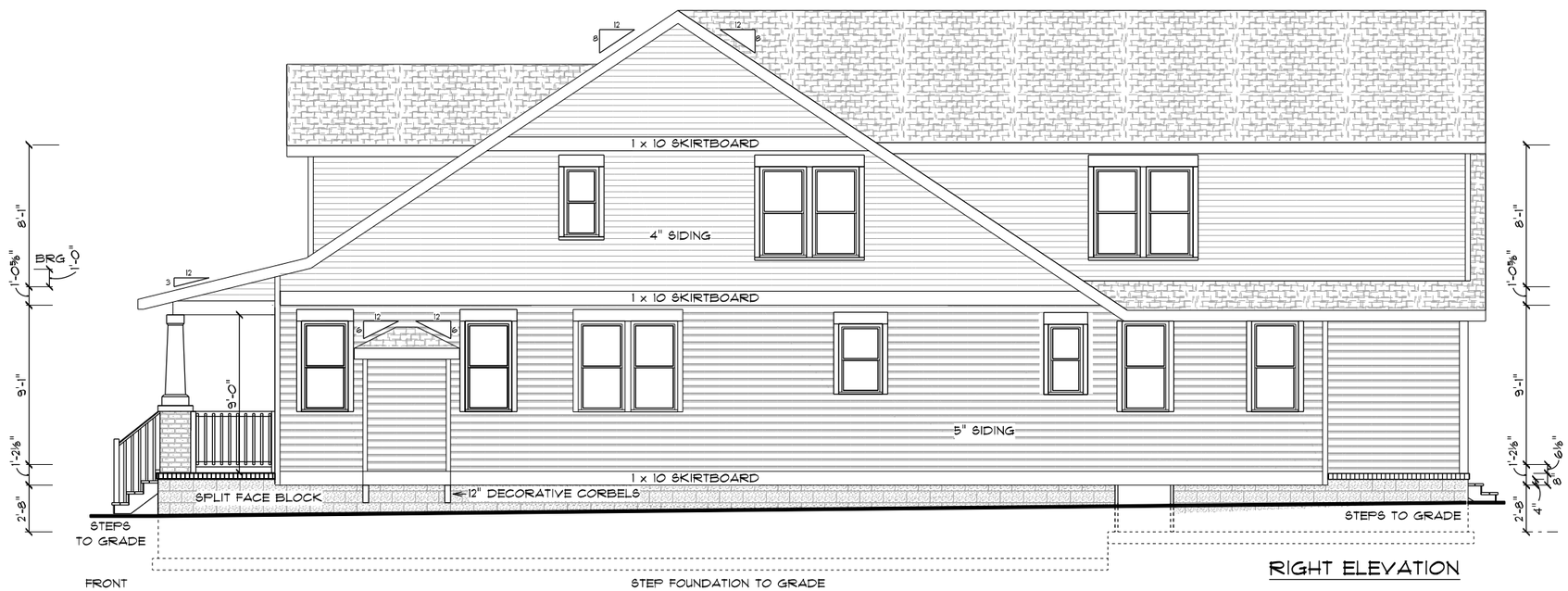


LEFT ELEVATION



RIGHT ELEVATION

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

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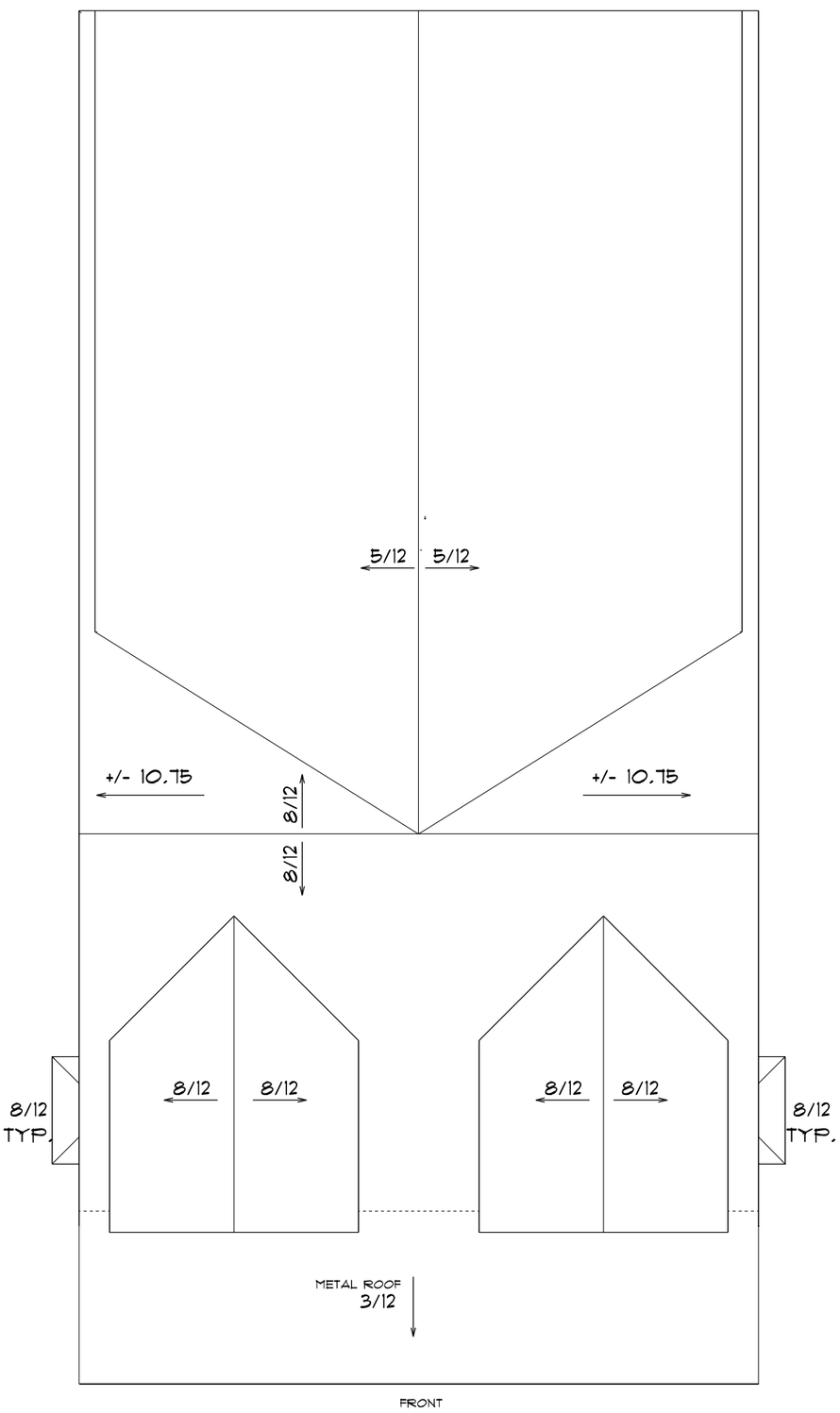

ROOF PLAN

DRAWN: CD Plans

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JOB NAME:

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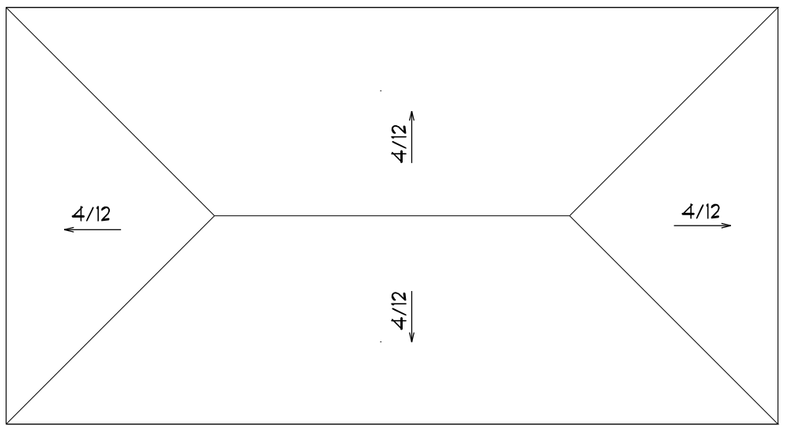
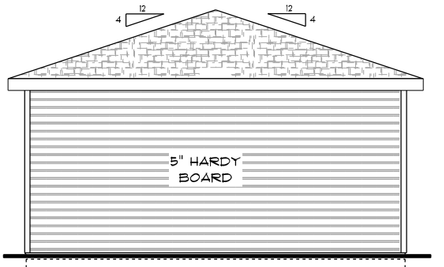
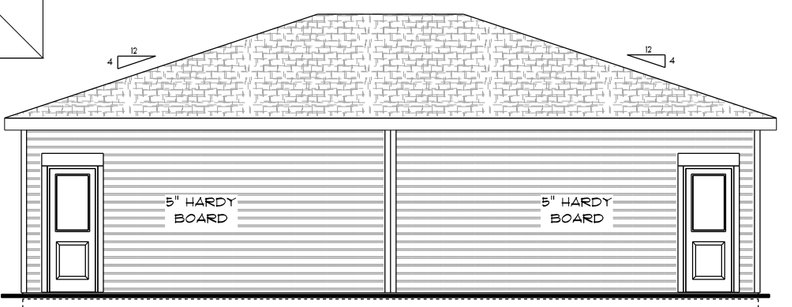


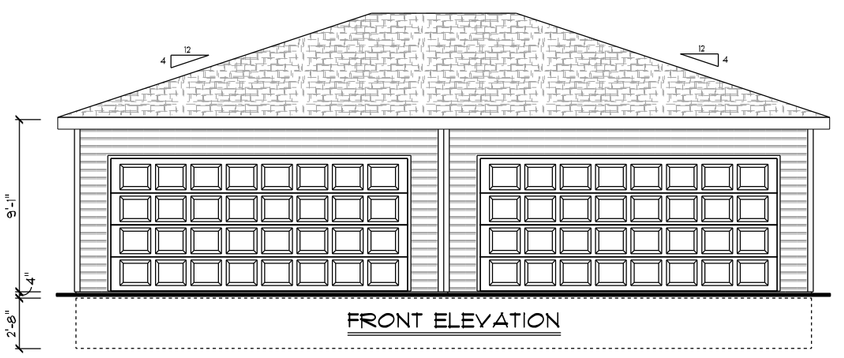
GARAGE ROOF



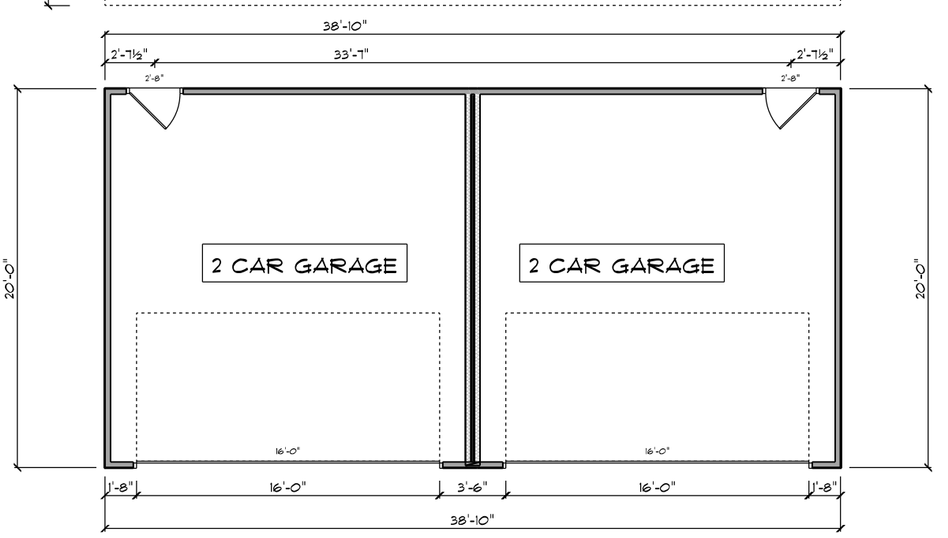
SIDE ELEVATIONS

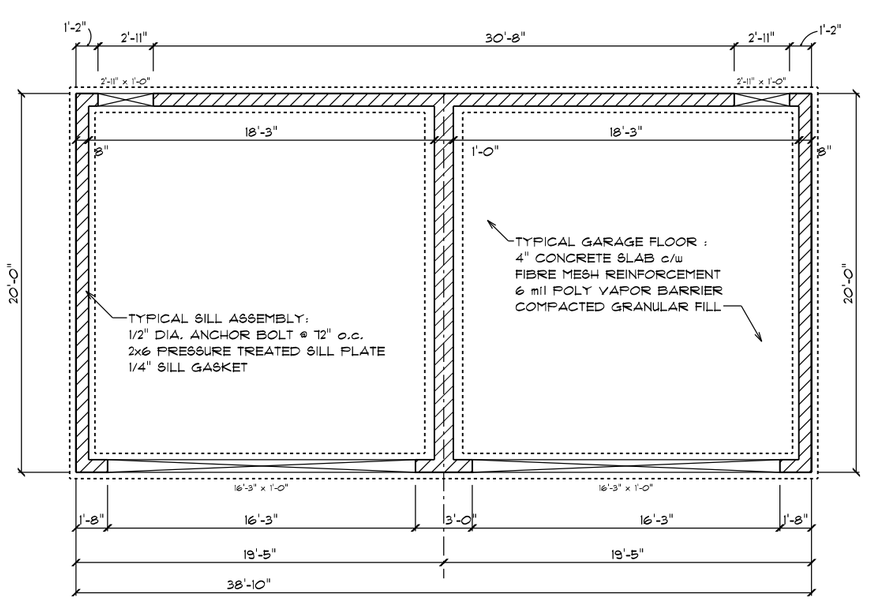


REAR ELEVATION



FRONT ELEVATION





for Unit A and B

GARAGE PLAN

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

PLOTTED:
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DRAWN: CD Plans

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7 OF 7

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