

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
910 Waldkirch Avenue
August 16, 2017

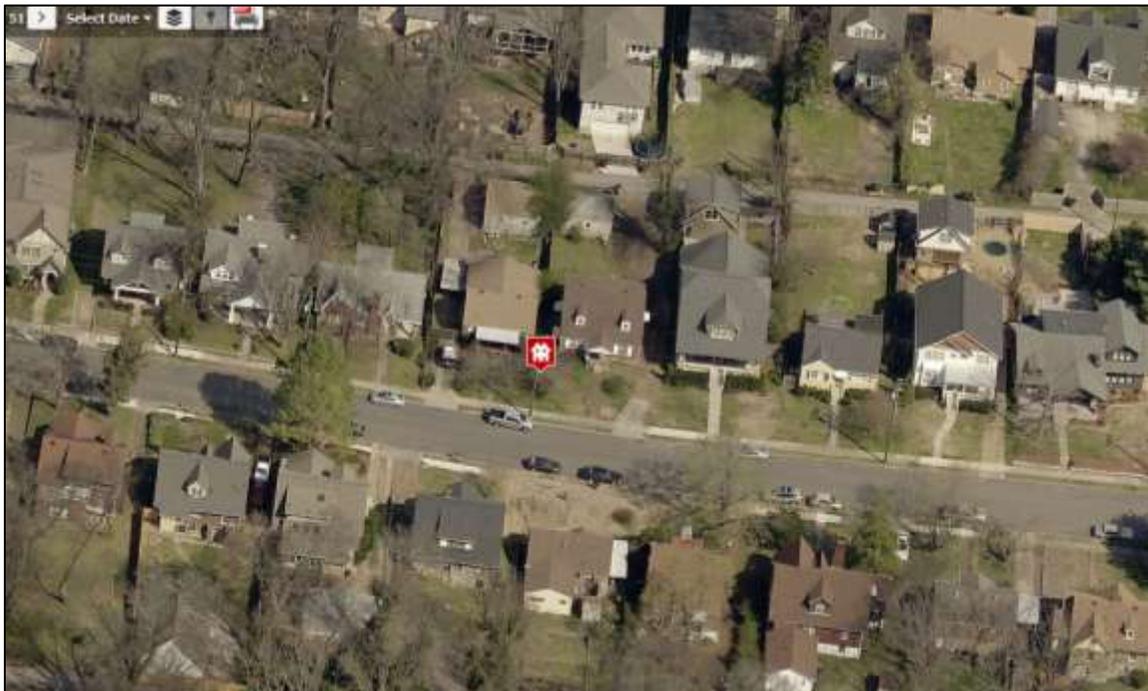
Application: New construction – infill and outbuilding
District: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Council District: 07
Map and Parcel Number: 10513035600
Applicant: Emily Johns
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Construction of a one-and-a-half story residence and outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the application with the conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;2. Staff has final approval of the masonry, windows and doors, rear porch posts and railing, and roof color;3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>Staff finds that the application meets Section III for New Construction in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
---	--

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. 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. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. 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.

C. Setback and Rhythm of Spacing

1. 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.
2. The Commission has the ability to determine appropriate building setbacks 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

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth 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

1. 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.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap 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.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; 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; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. 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. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. 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.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. 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. 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. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

1. A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000*

square feet.

- c. *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.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.
3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
 - b. 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.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
 - d. *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*
 4. Windows and Doors
 - a. Publicly visible windows should be appropriate to the style of the house.
 - b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
 - c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
 - d. 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.
 - e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
 5. Siding and Trim
 - a. Weatherboard, and board-and-batten are typical siding materials.
 - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. 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.
 6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
 - a. 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.
 - b. 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.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *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.

- e. *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.*
- f. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- g. *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.

- h. *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.*
- i. *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*
- J. *Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.*

I. Utilities

1. 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.
2. 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.

J. Public Spaces

1. Landscaping, sidewalks, 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.
2. 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: The existing building on the site is a non-contributing building that was administratively permitted for demolition on June 15, 2017.

Analysis and Findings: The applicant proposes a new residence and detached outbuilding on the site. The outbuilding is not proposed as a detached accessory dwelling unit (DADU).

Height & Scale: The proposed house is one-and-a-half stories, with a ridge height of twenty-seven feet, ten inches (27' 10") from grade. Staff finds that this meets the historic context, where the houses are largely one and one-and-a-half stories with maximum heights ranging from nineteen feet to thirty feet (19'-30'). The foundation height will be approximately eighteen inches (18") at the front; the lot dips from front to back, so the foundation height will increase to between four and five feet (4'-5') in the middle of the structure. The foundation height is within the height of the contributing buildings nearby,

which are from one foot (1') to five feet (5'). The eave height will be approximately eleven feet (11') from grade, which is also within the range of historic buildings nearby, which are from nine feet (9') to twelve feet (12') in height.

The house will be twenty-nine feet, six inches (29' 6") wide, which is less than the historic context where the historic houses range in width from thirty-two feet to thirty-nine feet (32'-39'). The water easement at the front of the lot restricts the buildable area, so Staff finds the narrower design to be appropriate in this case. The house will be sixty-eight feet (68') deep, including the front porch.

Staff finds that the proposed infill meets Sections III.A and III.B of the design guidelines.

Setback & Rhythm of Spacing: The proposed new building meets all base zoning setbacks. It will be five feet, four inches (5' 4") from the right side property line, approximately fifteen feet (15') from the left side property line, and fifty feet (50') from the rear property line. These dimensions meet the required five feet (5') on the sides and twenty feet (20') setbacks at the rear. The house is not centered on the wide lot. Staff finds this to be appropriate because the two easements necessitate that the proposed front and side setbacks. Staff therefore finds that the house's placement on the lot will not adversely affect the rhythm of spacing along the street.

The house's front porch will be approximately thirty-five feet (35') from the front property line. The neighboring contributing building is twenty-six feet (26') from its front property line. However, the easement running across the front of the subject lot restricts the ability to build any closer to the front property line. The off-center porch design brings the building forward, to the extent possible, with the angled easement. Therefore Staff finds the front setback to be appropriate, and the infill's setback and rhythm of spacing to meet Section III.C of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Split-face block	Not indicated	Yes	No
Cladding	Fiber-cement siding, 4" reveal	Smooth-face	Yes	No
Secondary Cladding	Cedar Shake Shingles	Typical	Yes	No
Roofing	Architectural Composite Shingles	Not indicated	Yes	Yes
Trim	Wood or Fiber-	Not indicated	Yes	No

	cement			
Chimney	Stone veneer	Not indicated	Yes	Yes
Front Porch floor/steps	Concrete	Typical	Yes	No
Front Porch Posts	Wood	Typical	Yes	No
Front Porch Post Base	Stone	Not indicated	Yes	Yes
Windows	Not indicated	Not indicated	Yes	Yes
Main Entrance	Full-light, material not indicated	Not indicated	Yes	Yes
Rear doors	Not indicated	Not indicated	Yes	Yes
Rear porch floor	Concrete	Natural	Yes	No
Rear porch steps	Wood	Natural	Yes	No
Rear porch columns	Not indicated	Not indicated	n/a	Yes
Rear porch railing	Not indicated	Not indicated	n/a	Yes
Driveway	Concrete	Typical	Yes	No
Walkway	Concrete	Typical	Yes	No

Staff recommends having final approval of the masonry, windows and doors, rear porch posts and railing, and roof color. With staff approval of materials, staff finds that the known materials meet Section III.D of the design guidelines.

Roof form: The primary roof form is a side gable with a shed dormer on the front façade. The primary gable will have a slope of 8/12. The rear section of the house will have shed dormers with 4/12 pitch and are set back from the wall below by two feet (2'). Staff finds that the proposed roof form meets Section III.E for roof form and pitch.

Orientation: The house is appropriately oriented towards Waldkirch Avenue. The entrance faces the street and is located behind a front porch with a depth of six feet, four inches (6' 4"). A front walkway will lead from the sidewalk to the front porch. Vehicular access to the garage will be via the rear alley, which is appropriate. There is also an existing driveway on the left side of the lot. The applicant informed staff that there would be no change to the existing driveway on the left side of the lot. Staff finds that the infill's orientation meets Section III.F of the design guidelines.

Proportion and Rhythm of Openings: The windows on the new structure are generally twice as tall as they are wide, meeting the historic proportion of openings. There are no

large expanses of wall space without a window or door opening. A horizontal transom style window on the right elevation is at the rear end of that side, so Staff finds it appropriate in that location. Staff finds the project’s proportion and rhythm of openings to meet Section III.G. of the design guidelines.

Appurtenances & Utilities: A concrete driveway and walkway will be added, which are appropriate site features. The location of HVAC and other utilities was not indicated. Staff recommends that the HVAC be located on the rear façade, or beyond the midpoint of the house on a side façade. With this condition, Staff finds that the known appurtenances and utilities meet Section III.I. and III.J of the design guidelines.

Outbuilding: The applicant is proposing an outbuilding at the rear of the lot. It will be one-and-a-half stories with a footprint of five hundred and seventy-six square feet (576 sq. ft.).

Massing Planning:

	Potential maximums	Existing conditions (height of historic portion of the home to be measured from finished floor)	Proposed
Outbuilding Ridge Height	25’	27’ 10”	21’
Outbuilding Eave Height	10’	11’	8’

Roof Shape:

Proposed Element	Proposed Form	Typical of district?
Outbuilding primary form	Side Gable	Yes
Primary roof pitch	12/12	Yes
Dormer Form	Shed	Yes
Dormer pitch	4/12	Yes

Staff finds that the proposed roof forms for the outbuilding meet Sections III.H.1 and III.H.3 of the design guidelines.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	Yes
Cladding	Fiber-cement, 4” reveal	Smooth	Yes
Secondary cladding	Cedar shakes	Not indicated	Yes
Roofing	Architectural composite shingle	Not indicated	Yes

Trim	Cement fiber	smooth	Yes
Windows	Aluminum Clad Wood	Not indicated	Yes
Pedestrian Door	Half light	Not indicated	Yes
Vehicular Door	Not indicated	Not indicated	Yes

With the staff's final approval of the windows, doors, garage doors and the color of roofing, staff finds that the known materials meet Section III.H of the design guidelines.

Staff finds that the outbuilding meets Sections III.H.6 of the design guidelines.

Site Planning & Setbacks:

	Minimum	Proposed
Outbuilding rear setback	5'	10'
Outbuilding left side setback	3'	5'
Outbuilding right side setback	3'	20'
Distance between outbuilding and primary structure*	20'	18'

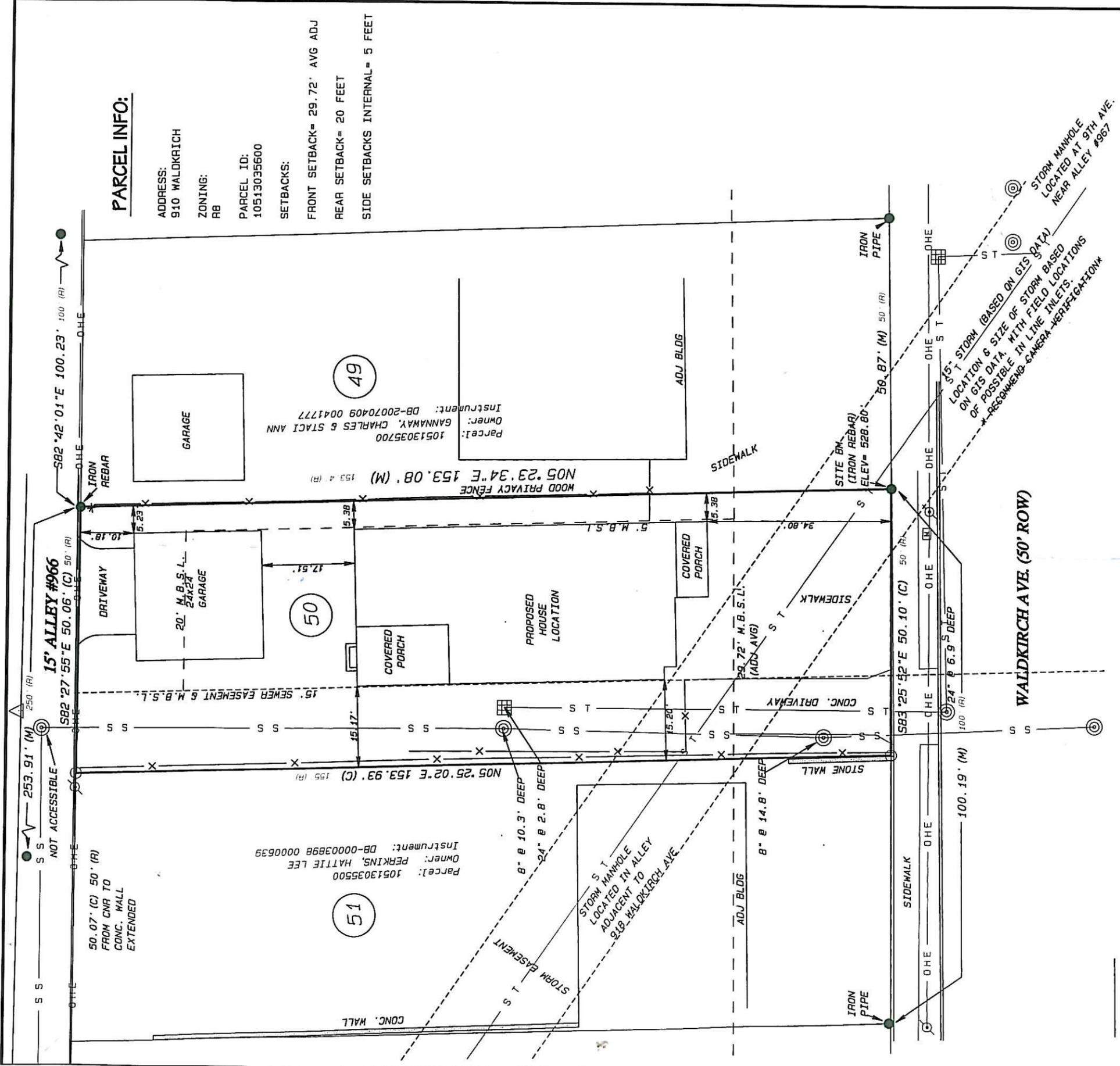
*The design guidelines state that there should be a minimum of twenty feet (20') in between a primary structure and an outbuilding. As the infill is required to be located farther back on the lot, Staff finds that eighteen feet (18') between the structures is appropriate, due to the reduced buildable area on the lot.

	MINIMUM	PROPOSED
How is the outbuilding accessed?	From the alley or existing curb cut	Alley

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

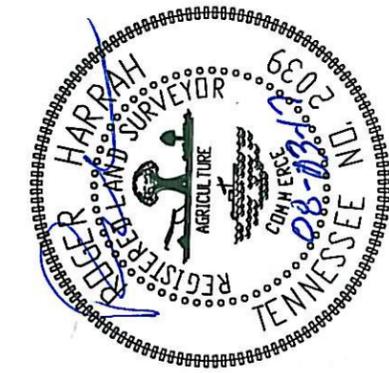
1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff has final approval of the masonry, windows and doors, rear porch posts and railing, and roof color;
3. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

Staff finds that the application meets Section III for New Construction in the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON SPC-83 COORDINATES AND ARE GPS DERIVED.
- 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.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
- MINIMUM BUILDING SETBACKS AS SHOWN PER DAVIDSON COUNTY ZONING.
- THIS PROPERTY DOES NOT LIES FLOOD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47037C0218F.

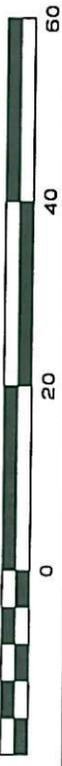


LEGEND:

- FOUND IRON ROD
- SET IRON ROD AND CAP
- (M) MEASURED/FIELD
- (R) PLAT/RECORD
- (C) CALCULATED
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

ROGER HARRAH LS 2039

GRAPHIC SCALE 1"=20'

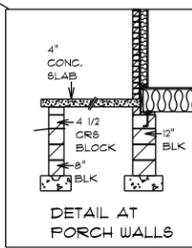
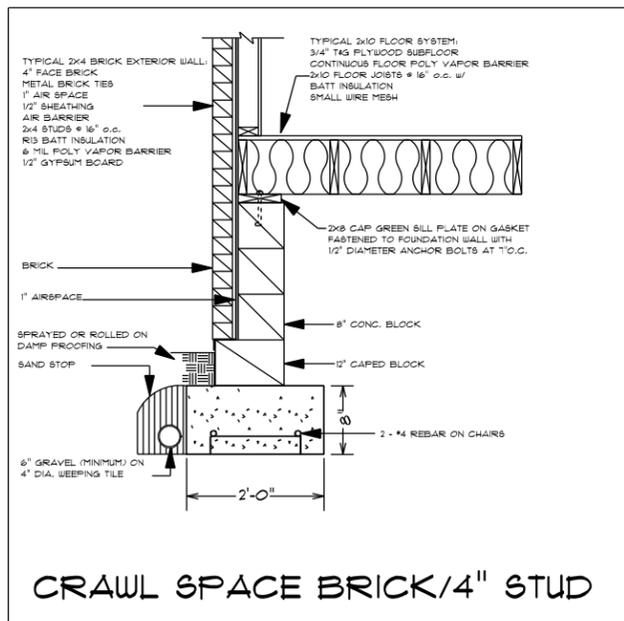
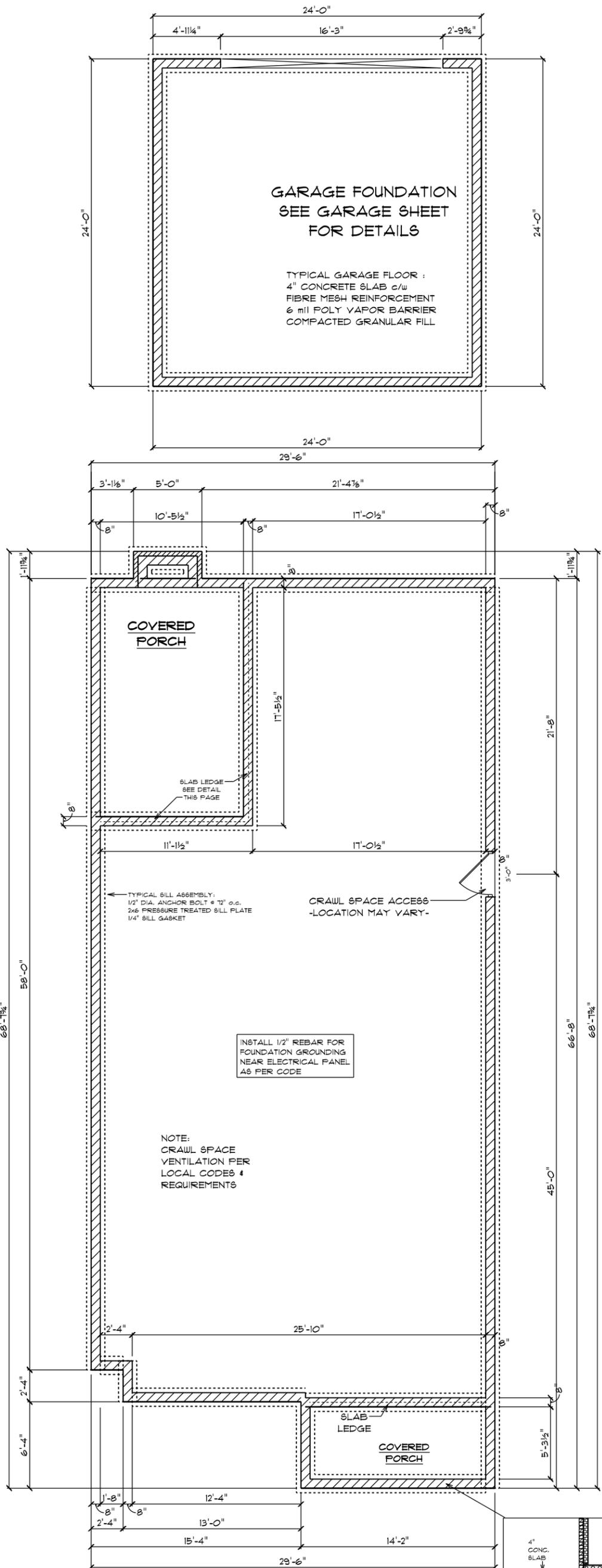


Harrah ASSOCIATES
 SURVEYORS & PLANNERS
 504 AUTUMN SPRINGS COURT
 SUITE B-15
 FRANKLIN, TN 37067
 PHONE: (615) 778-0863
 FAX: (615) 778-0865
 E-MAIL: roger@harrahgroup.com

DATE OF DRAWING: 08-03-17
 MANAGER: RHH CADD: ITH
 PROJECT NUMBER: T208-17-157
 FIELD BOOK NUMBER:
 LAST FIELD WORK: 3-08-17
 CREW CHIEF (S): ITH
 COMPUTER FILE: T208157_SP
 SCALE: 1"= 20' SHEET 1 OF 1

SITE PLAN
 OF
910 WALDKIRCH AVE., NASHVILLE, TENNESSEE
LOT 50, OF WALDKIRCH'S SUBDIVISION
 PLAT BOOK 421, PAGE 90, R.O.D.C., TN.
 SEVENTENTH CIVIL DISTRICT, DAVIDSON COUNTY

FOR
ASPEN HOMES



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

PLOTTED:
Thursday, August 3, 2017

DRAWN: CD Plans

SHEET NUMBER:
1 OF 6

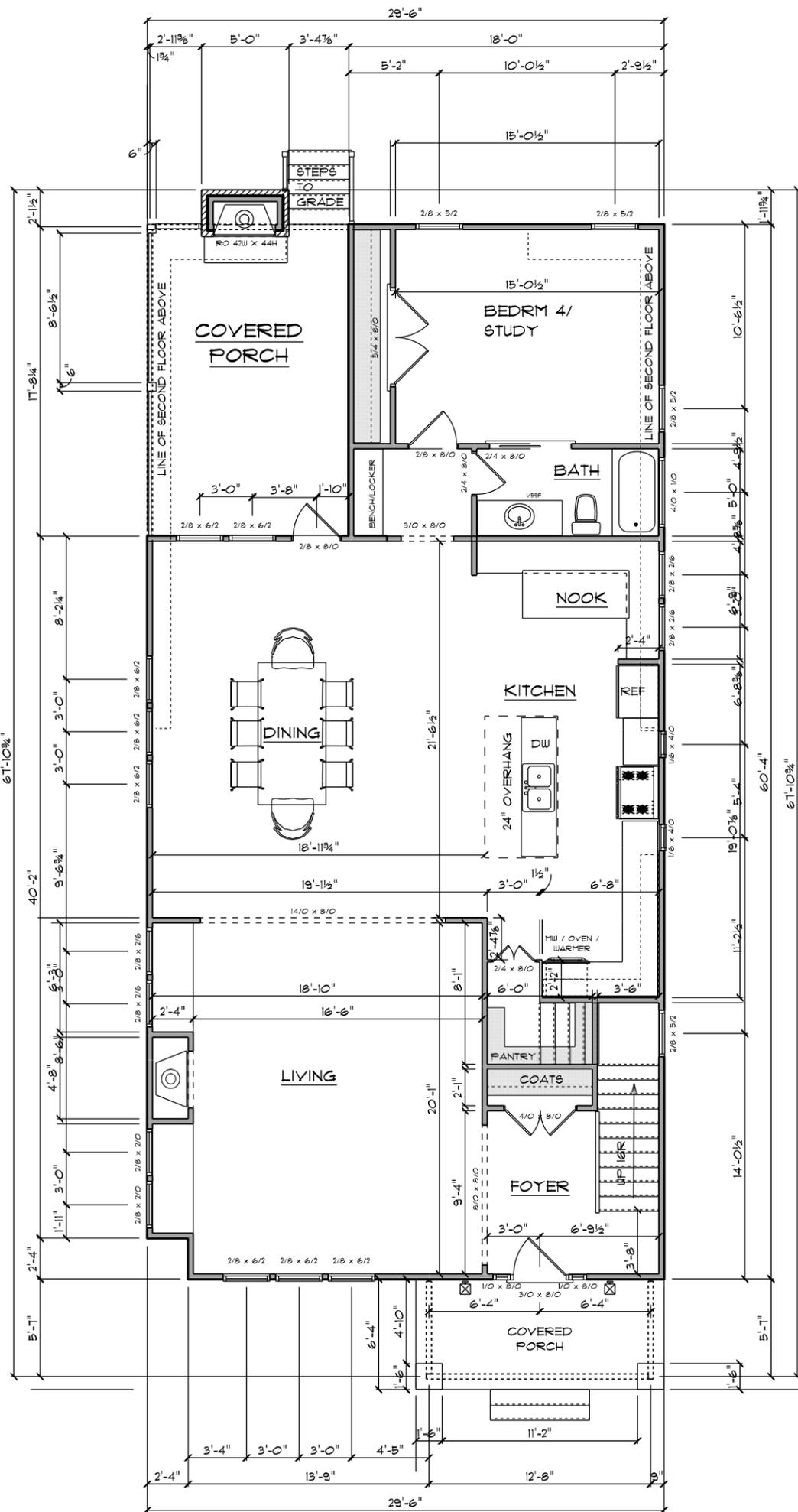
JOB NAME:
910 WALDKIRCH AVE

COPYRIGHT ASPEN CONSTRUCTION INC. 2016.
THESE PLANS AND THE STRUCTURES CONSTRUCTED
THEREFROM ARE PROTECTED BY U.S. COPYRIGHT
LAWS. ANY COPYING OR REPRODUCTION OF SUCH
PLANS OR STRUCTURES IS PROHIBITED.
ALL DIMENSIONS MUST BE JOB SITE CHECKED AND
VERIFIED. DISCREPANCIES MUST BE REPORTED
BEFORE COMMENCING WORK.

**ASPEN
CONSTRUCTION
INC.**

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

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



--- EXTERIOR AREA ---	
1ST FLOOR	1577 SQ. FT.
2ND FLOOR	1460 SQ. FT.
TOTAL	3037 SQ. FT.
FRONT PORCH	89 SQ. FT.
REAR PORCH	204 SQ. FT.
GARAGE	576 SQ. FT.
GARAGE (2ND FL)	446 SQ. FT.

MAIN FLOOR PLANS

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

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

PLOTTED:
Friday, August 4, 2017

JOB NAME:

910 WALDKIRCH AVE

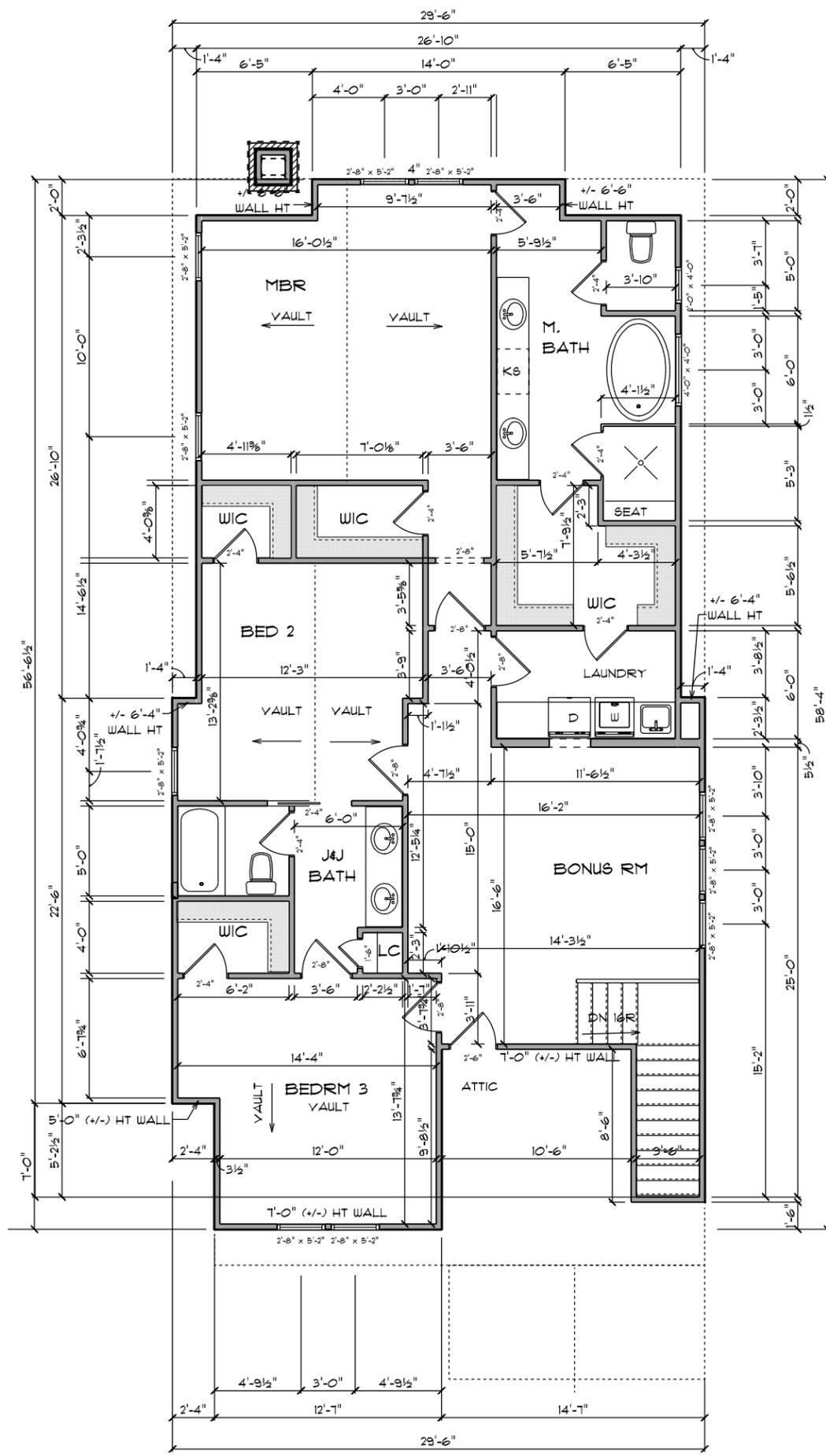
COPYRIGHT ASPEN CONSTRUCTION INC. 2016.
THESE PLANS AND THE STRUCTURES CONSTRUCTED
THEREFROM ARE PROTECTED BY U.S. COPYRIGHT
LAWS. ANY COPYING OR REPRODUCTION OF SUCH
PLANS OR STRUCTURES IS PROHIBITED.
ALL DIMENSIONS MUST BE JOB SITE CHECKED AND
VERIFIED, DISCREPANCIES MUST BE REPORTED
BEFORE COMMENCING WORK.

**ASPEN
CONSTRUCTION
INC.**

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

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

SHEET NUMBER:
2 OF 6



SECOND FLOOR PLANS

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

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

PLOTTED:
Thursday, August 3, 2017

JOB NAME:

DRAWN: CD Plans

910 WALDKIRCH AVE

SHEET NUMBER:

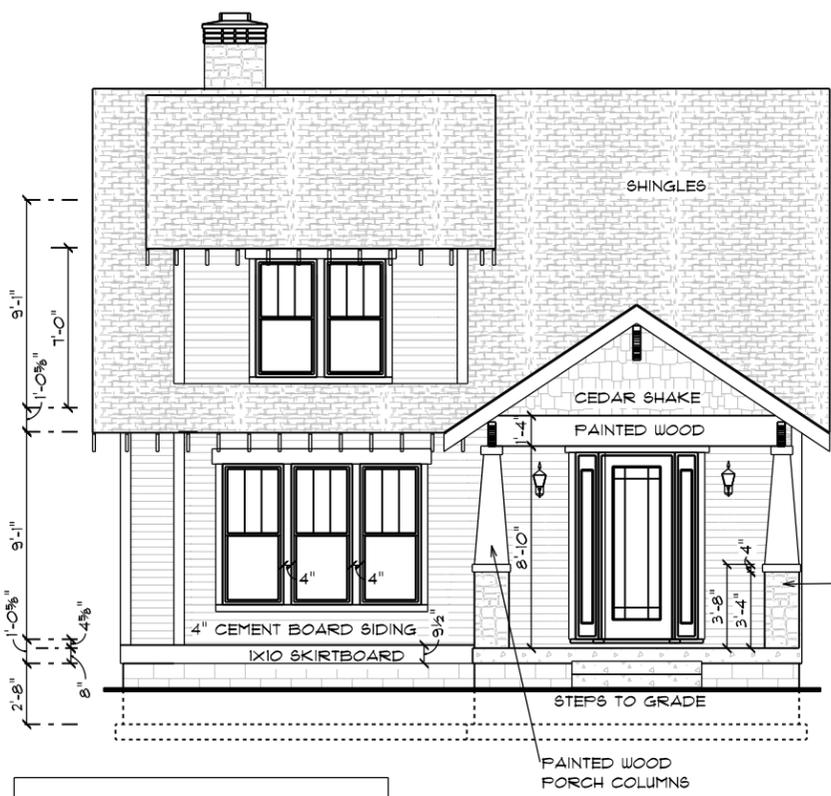
3 OF 6

COPYRIGHT ASPEN CONSTRUCTION INC. 2016. THESE PLANS AND THE STRUCTURES CONSTRUCTED THEREFROM ARE PROTECTED BY U.S. COPYRIGHT LAWS. ANY COPYING OR REPRODUCTION OF SUCH PLANS OR STRUCTURES IS PROHIBITED. ALL DIMENSIONS MUST BE JOB SITE CHECKED AND VERIFIED. DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK.

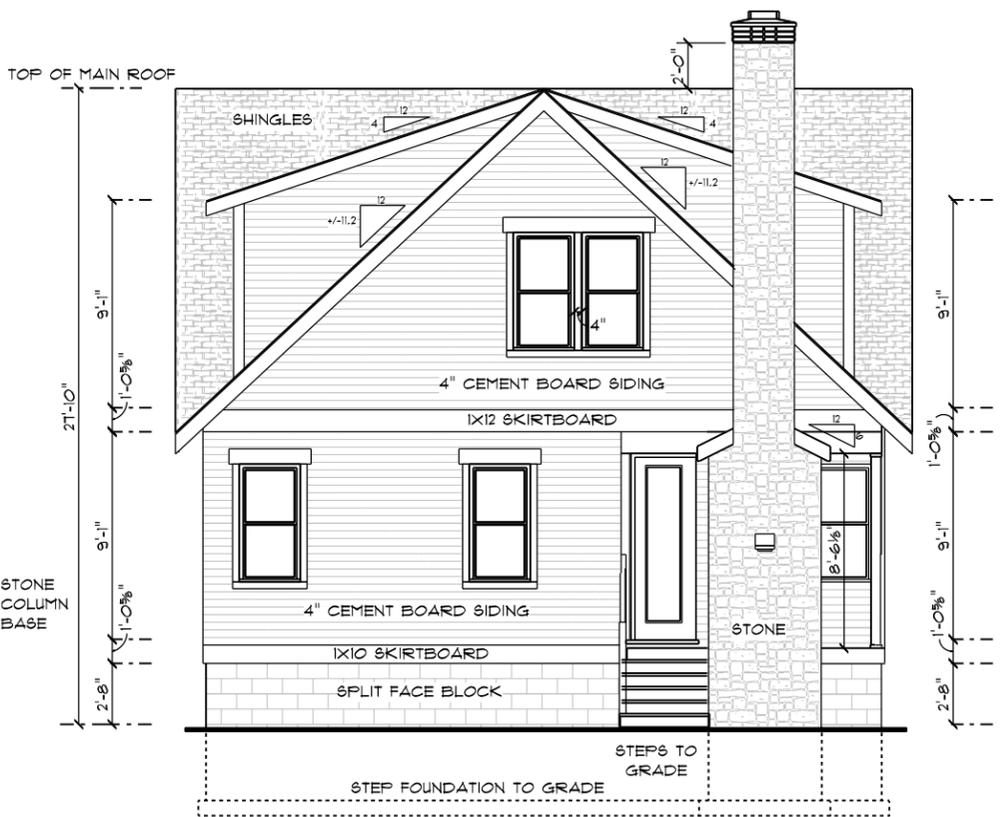
ASPEN
CONSTRUCTION
INC.

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

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



FRONT ELEVATION

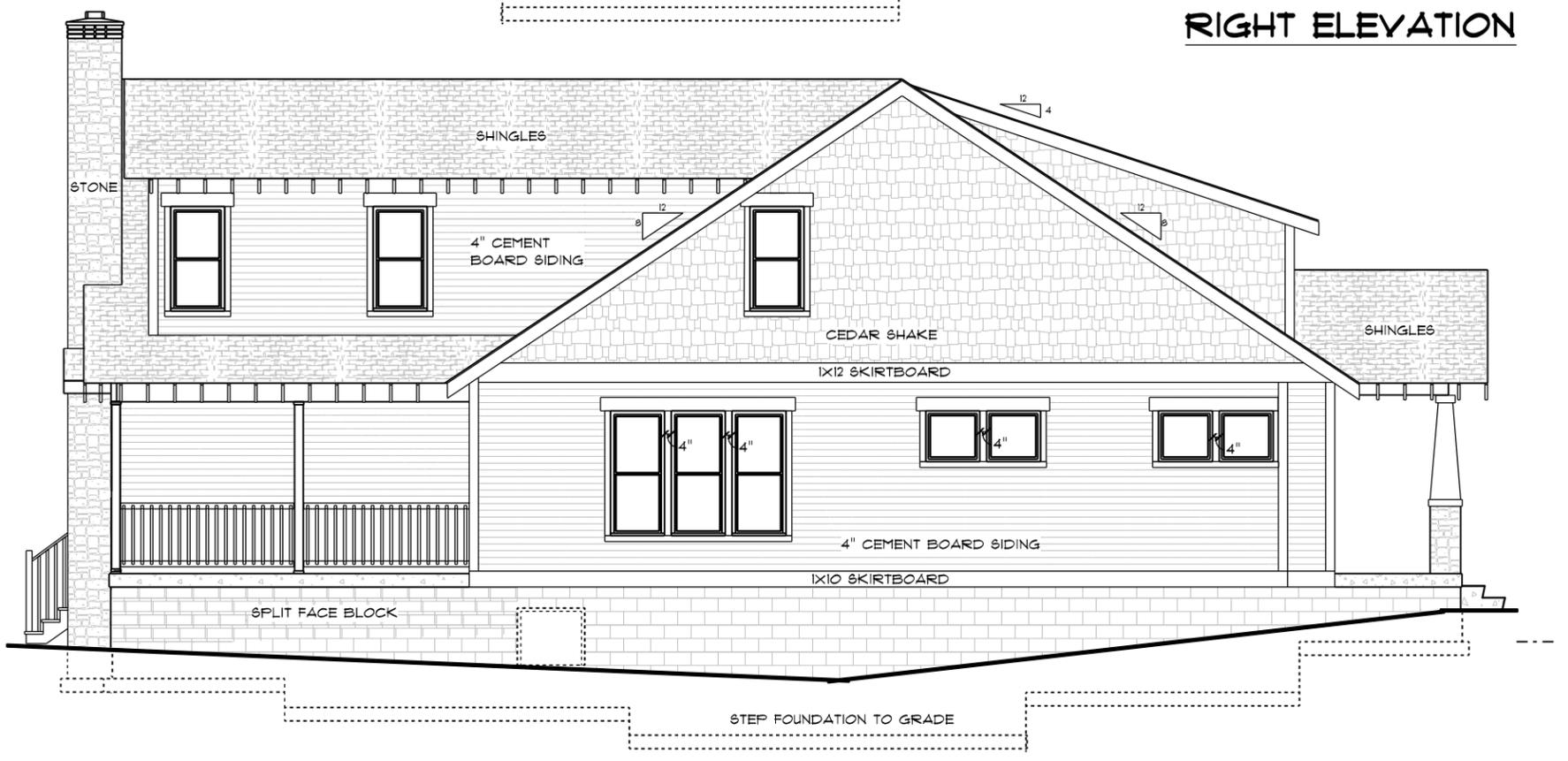


REAR ELEVATION

NOTE: EXTERIOR TRIM MATERIALS TO BE PAINTED WOOD UNLESS OTHERWISE NOTED



RIGHT ELEVATION



LEFT ELEVATION

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

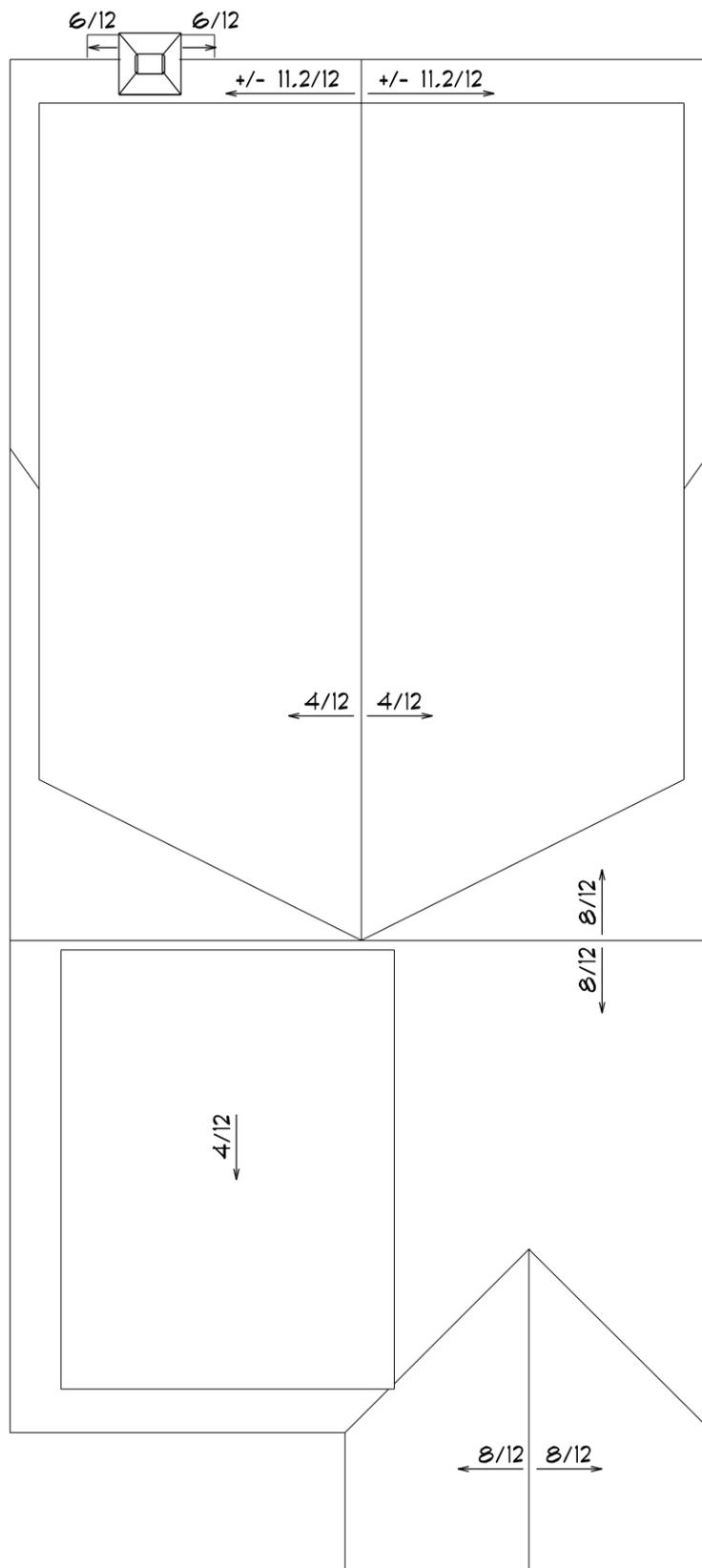
PLOTTED:
Thursday, August 3, 2011
DRAWN: CD Plans
SHEET NUMBER:
4 OF 6

JOB NAME:
910 WALDKIRCH AVE

COPYRIGHT ASPEN CONSTRUCTION INC. 2011. THESE PLANS AND THE STRUCTURES CONSTRUCTED THEREFROM ARE PROTECTED BY U.S. COPYRIGHT LAWS. ANY COPYING OR REPRODUCTION OF SUCH PLANS OR STRUCTURES IS PROHIBITED. ALL DIMENSIONS MUST BE JOB SITE CHECKED AND VERIFIED. DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK.

**ASPEN
CONSTRUCTION
INC.**

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021
PHONE: 615-715-1782
FAX: 615-807-3274



ROOF PLAN

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

PLOTTED:
Thursday, July 27, 2017

DRAWN: CD Plans

SHEET NUMBER:

5 OF 6

JOB NAME:

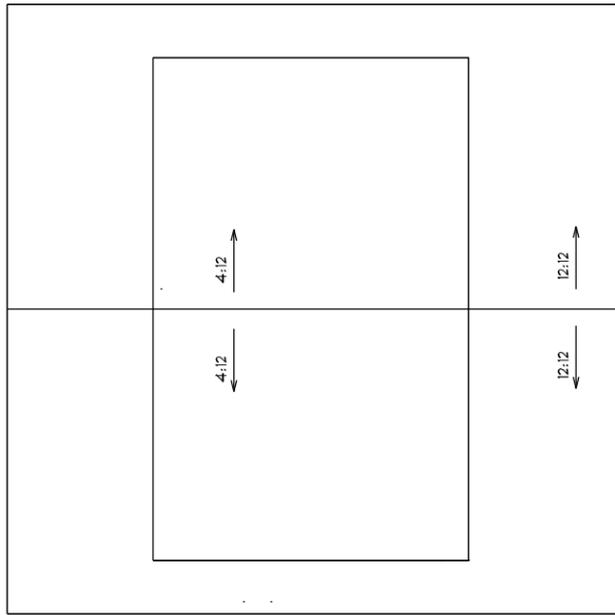
910 WALDKIRCH AVE

COPYRIGHT ASPEN CONSTRUCTION INC. 2017.
THESE PLANS AND THE STRUCTURES CONSTRUCTED
THEREFROM ARE PROTECTED BY U.S. COPYRIGHT
LAWS. ANY COPYING OR REPRODUCTION OF SUCH
PLANS OR STRUCTURES IS PROHIBITED.
ALL DIMENSIONS MUST BE JOB SITE CHECKED AND
VERIFIED. DISCREPANCIES MUST BE REPORTED
BEFORE COMMENCING WORK.

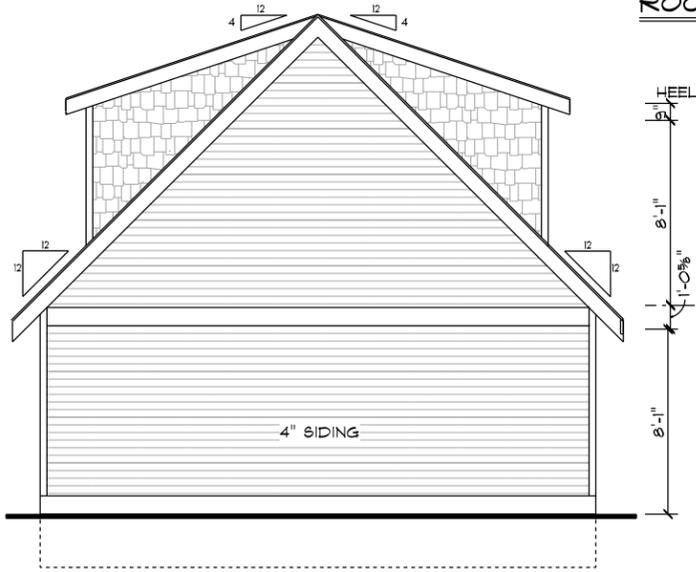
**ASPEN
CONSTRUCTION
INC.**

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

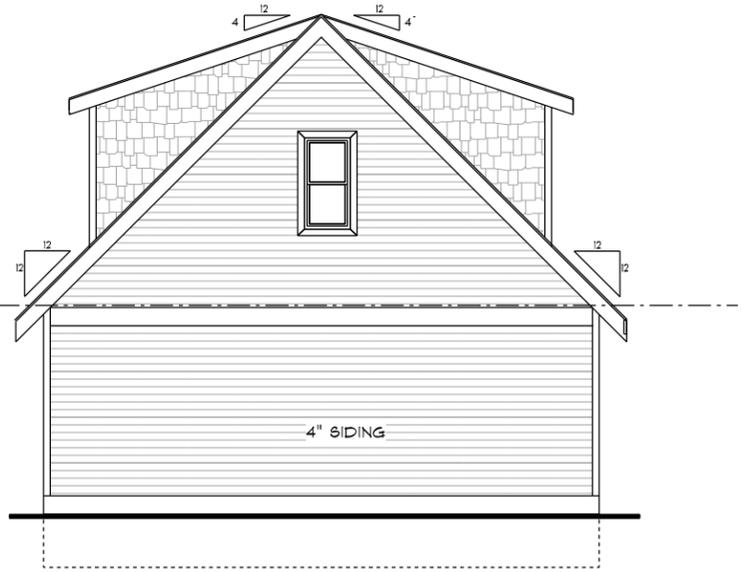
PHONE: 615-715-1782
FAX: 615-807-3274



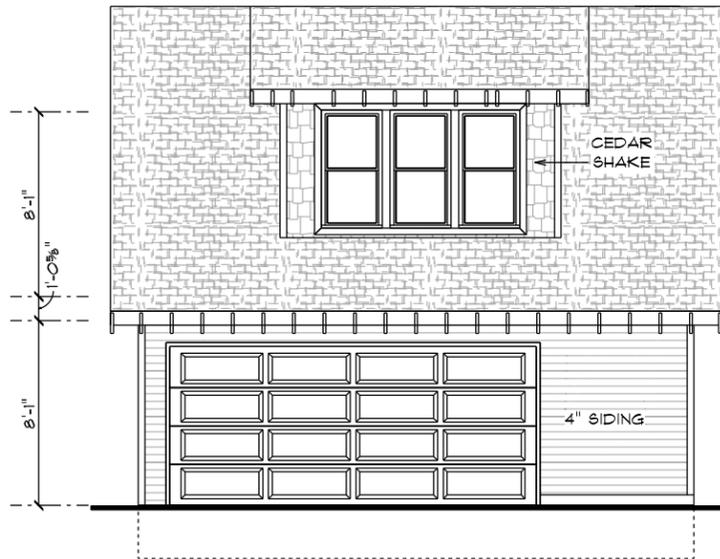
ROOF PLAN



RIGHT ELEVATION



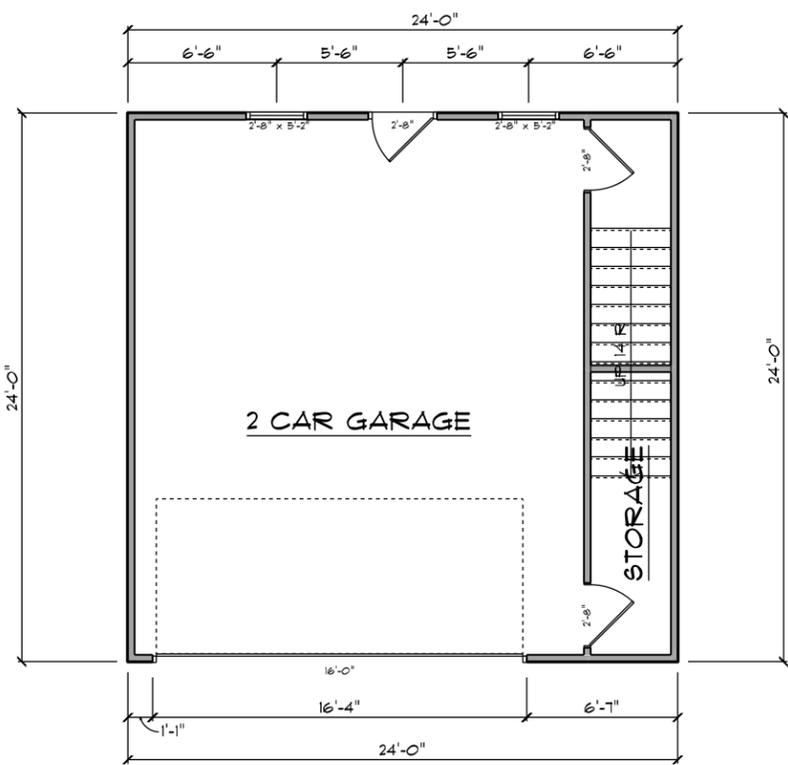
LEFT ELEVATION



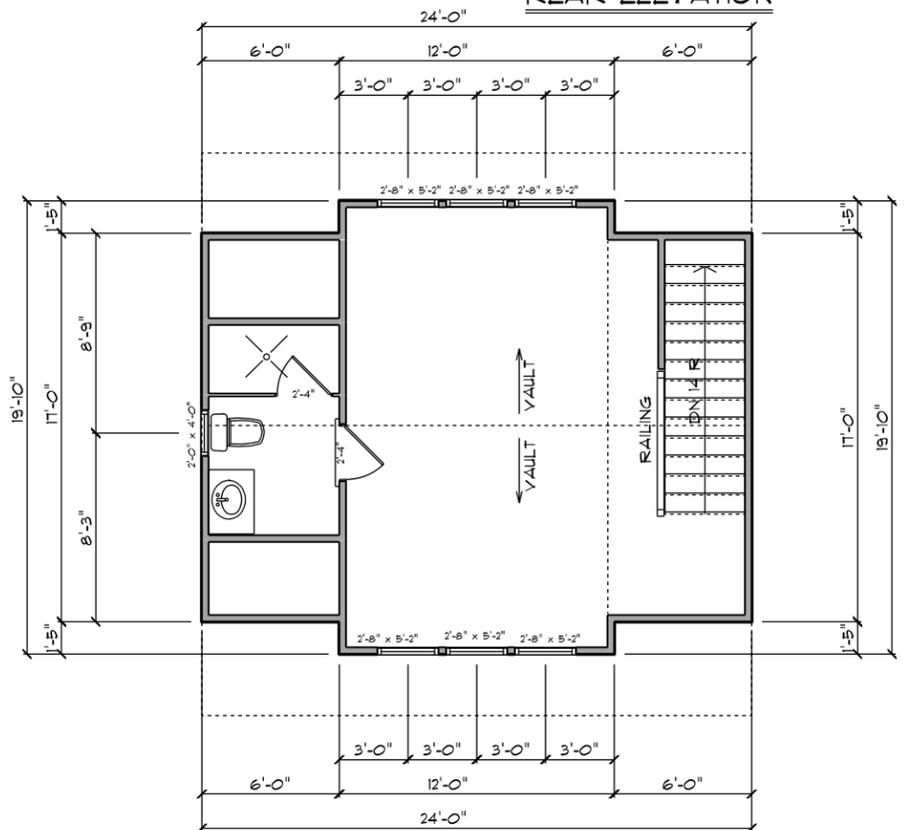
FRONT ELEVATION



REAR ELEVATION



GARAGE MAIN FLOOR



GARAGE SECOND FLOOR

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

FLOTTED:
Friday, August 4, 2011

DRAWN: CD Plans

SHEET NUMBER:
OF

JOB NAME:

910 WALDKIRCH AVE

COPYRIGHT ASPEN CONSTRUCTION INC. 2011. THESE PLANS AND THE STRUCTURES CONSTRUCTED THEREFROM ARE PROTECTED BY U.S. COPYRIGHT LAWS. ANY COPYING OR REPRODUCTION OF SUCH PLANS OR STRUCTURES IS PROHIBITED. ALL DIMENSIONS MUST BE JOB SITE CHECKED AND VERIFIED, DISCREPANCIES MUST BE REPORTED BEFORE COMMENCING WORK.

**ASPEN
CONSTRUCTION
INC.**

8005 CHURCH STREET EAST
SUITE 201
BRENTWOOD, TN 37021

PHONE: 615-715-1782
FAX: 615-801-3274