

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION
521 Acklen Park Drive
October 21, 2019

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

Application: New Construction – Infill and Outbuilding
District: Richland-West End Addition Neighborhood Conservation Zoning Overlay
Council District: 24
Map and Parcel Number: 10405007700
Base Zoning: R6
Applicant: Ke Qin
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant seeks to construct a new duplex home with a detached outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of the proposed infill duplex and outbuilding with the following 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 house, to be verified by MHZC staff in the field; 2. Staff approve the roof color, porch floor and steps, windows, doors, driveway material, and walkway material prior to purchase and installation; and 3. The HVAC be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the infill and outbuilding meet Section II.B.1 of the design guidelines for the Richland-West End Addition Neighborhood Conservation Zoning Overlay.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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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.

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

· 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: 521 Acklen Park Drive was a c. 1950, non-contributing house (Figure 1). MHZC issued a demolition permit for the structure in September 2020. Acklen Park Drive does not contain any contributing houses, and there has been a lot of infill on the street, some approved prior to the overlay but many approved by MHZC.



Figure 1. 521 Acklen Avenue prior to demolition.

Analysis and Findings: The applicant seeks to construct a new duplex home with a detached outbuilding.

Height & Scale: Since there is little historic context on Acklen Park Drive, staff defined the nearby historic context for this site as Greenway Avenue to the east and Murphy Road to the south. The new building will be one and one-half stories tall, measuring twenty-eight feet, six inches (28’6”) at the front from finished grade which includes one foot tall (1’) foundation. The height of the building is compatible with nearby 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 approximately thirty-five feet (35’) wide. Historic houses nearby are in the range of thirty feet (30’) to thirty-eight feet (38’) wide. The proposed building width is compatible with nearby historic houses and recently approved infill.

Staff finds the scale of the infill to meet the historic context, 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 front setbacks of the neighboring houses stagger according to the slant of the street. The front setback will be compatible with the front setbacks of the infill houses at 517 and 519 Acklen Park Drive and will follow the established staggered pattern.

The side setbacks will be approximately five feet (5’) from both the left and the right side property lines. The proposed infill will have a rear setback of approximately eight-two feet (82’). The rear and side setbacks meet the requirements of the zoning code and are compatible with the surrounding context.

With the condition that the applicant submit a site plan showing the front setbacks of 519 and 517 Acklen Park Drive, staff finds that the 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/Manuf acturer	Approved or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete block	Split face	Yes	No
Front Porch floor	Not indicated	Needs final approval	Unknown	Yes
Front stairs	Not indicated	Needs final approval	Unknown	Yes
Primary roofing	Asphalt Shingles	Color unknown	Yes	Yes
Primary cladding	Cement board siding	5” exposure, smooth	Yes	No
Trim	Wood	Painted	Yes	No

Front Porch Posts	Wood*	Typical	Yes	Yes
Windows	Not indicated	Needs final approval	Unknown	Yes
Front Doors	2/3 Light Doors	Needs final approval	Yes	Yes
Rear Doors	Not indicated	Needs final approval	Unknown	Yes
Driveway material	Not indicated	Needs final approval	Unknown	Yes
Walkways material	Not indicated	Needs final approval	Unknown	Yes

Staff recommends approval of the roof color, porch floor and steps materials, windows, doors, driveway material, and walkway material prior to purchase and installation.

With staff’s final approval of all material choices, staff finds that the materials meet Section II.B.1.d of the design guidelines.

Roof form: The building will have a cross-gabled roof form with pitches of 9/12, 10/12, and 14/12. A shed dormer is proposed on the front façade with a 4/12 pitch. On the side facades are 4/12 shed roofs. All the dormers are inset two feet (2’) from the exterior walls. Staff finds that these roof slopes are similar to the roof forms and slopes on historic houses in this conservation overlay.

Staff finds that the infill’s roof forms meet Section II.B.1.e of the design guidelines.

Orientation: The duplex will have two doors facing Acklen Park Drive, which meets the historic context and the design guidelines. The left entry will be a vestibule entrance. The right entry will be behind a six foot (6’) deep, partial-width front porch. Vehicular access will be via the alley. Staff recommends that the plan incorporate a walkway or two walkways leading from the front porch and stoop to the street.

Typically, historic duplexes had symmetrical and matching entrances or one shared entrance. Using a vestibule entrance on one end and a porch on the opposite end of the front does not follow historic forms and looks like two different styles of houses combined; however, staff find it to be appropriate here because of the lack of immediate historic context.

With the condition that the plan incorporate a front walkway, staff finds that the proposed infill will meet Section II.B.1.f of the design guidelines.

Proportion and Rhythm of Openings: The proposed infill’s fenestration pattern is compatible with typical window patterns on historic houses in the conservation overlay. The windows are all vertically proportioned. 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 of the design guidelines.

Appurtenances & Utilities: As mentioned under “Orientation,” staff is recommending approval of the inclusion of one or two walkways from the street to the porch and stoop. Staff recommends the HVAC and other utilities 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 Garage	20’	46’
Rear setback	5’	5’
L side setback	5’	5’
R side setback	5’	5’
How is the building accessed?	-	From the alley
Two different doors rather than one large door (if street facing)?	-	N/A

Staff finds that the outbuilding meets Section III.B.1.i.2 of the design guidelines.

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

	Existing conditions (height of infill)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	28’6”	25’	20’
Eave Height	11’2”	10’	9’4”

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

	Lot is more 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	1,000 sq. ft.	1,435 sq. ft.	994 sq. ft.

The outbuilding meets the guidelines for scale and massing of outbuildings. Staff finds the height and scale of the proposed outbuilding meets Section III.B.1.i.1 of the design guidelines.

Design Standards: The materials, proportions, and overall character of the accessory structure simple in design and compatible with the infill and surrounding historic context. 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	Side gable	Yes
Primary roof pitch	10/12	Yes

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.

Materials:

	Proposed	Color/Texture	Approved or Typical of Neighborhood	Requires final Review
Foundation	Concrete slab	Typical	Yes	No
Primary cladding	Cement fiberboard	Smooth with 5" reveal	Yes	No

Roofing	Asphalt shingle	Color unknown	Yes	Yes
Trim	Fiber Cement	Smooth	Yes	
Windows	Not indicated	Needs final review	Yes	Yes
Pedestrian Door	Divided light	Needs final review	Yes	Yes
Vehicular Door	Not indicated	Needs final review	Yes	Yes

With the condition that the roof color, window, 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.

Staff finds that the outbuilding’s height, scale, setbacks, materials, location on the lot, and overall design meet Section II.B.1.i. of the design guidelines.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic house, to be verified by MHZC staff in the field;
2. Staff approve the roof color, porch floor and steps, windows, doors, driveway material, and walkway material prior to purchase and installation; and
3. The HVAC be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the infill and outbuilding meet Section II.B.1 of the design guidelines for the Richland-West End Addition Neighborhood Conservation Zoning Overlay.

CONTEXT PHOTOGRAPHS



521 Acklen Park Drive and the new construction to its right.



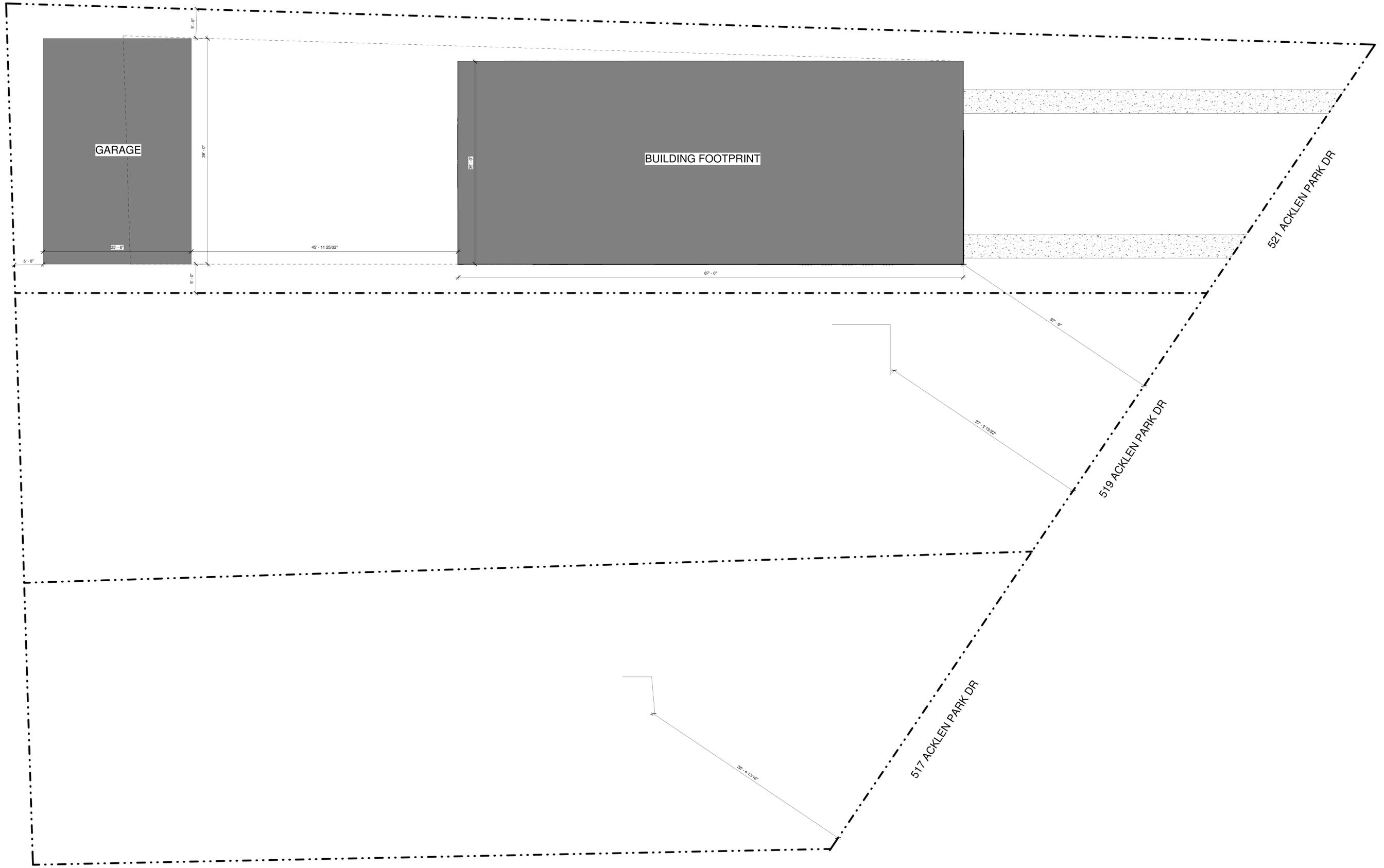
MHZC approved infill directly across the street



Historic Houses along Murphy Road



Historic houses on Greenway Avenue, behind 521 Acklen Park Drive



1 Site
3/16" = 1'-0"

*GENERAL NOTE:
THIS SET OF DRAWINGS IS INTENDED AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND FOLLOWING ALL APPLICABLE BUILDING CODES, LAWS, AND REGULATIONS WHICH ARE TO SUPERCEDE ANY INFORMATION IN THESE DRAWINGS. ALL CONSTRUCTION IS TO MEET CURRENT STANDARDS OF CRAFTSMANSHIP AND CARE. ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE DESIGNED AND INSTALLED BY OTHERS AND ARE OUTSIDE THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR MUST ALERT THE OWNER IN WRITING OF ANY DISCREPANCY FOUND HEREIN.

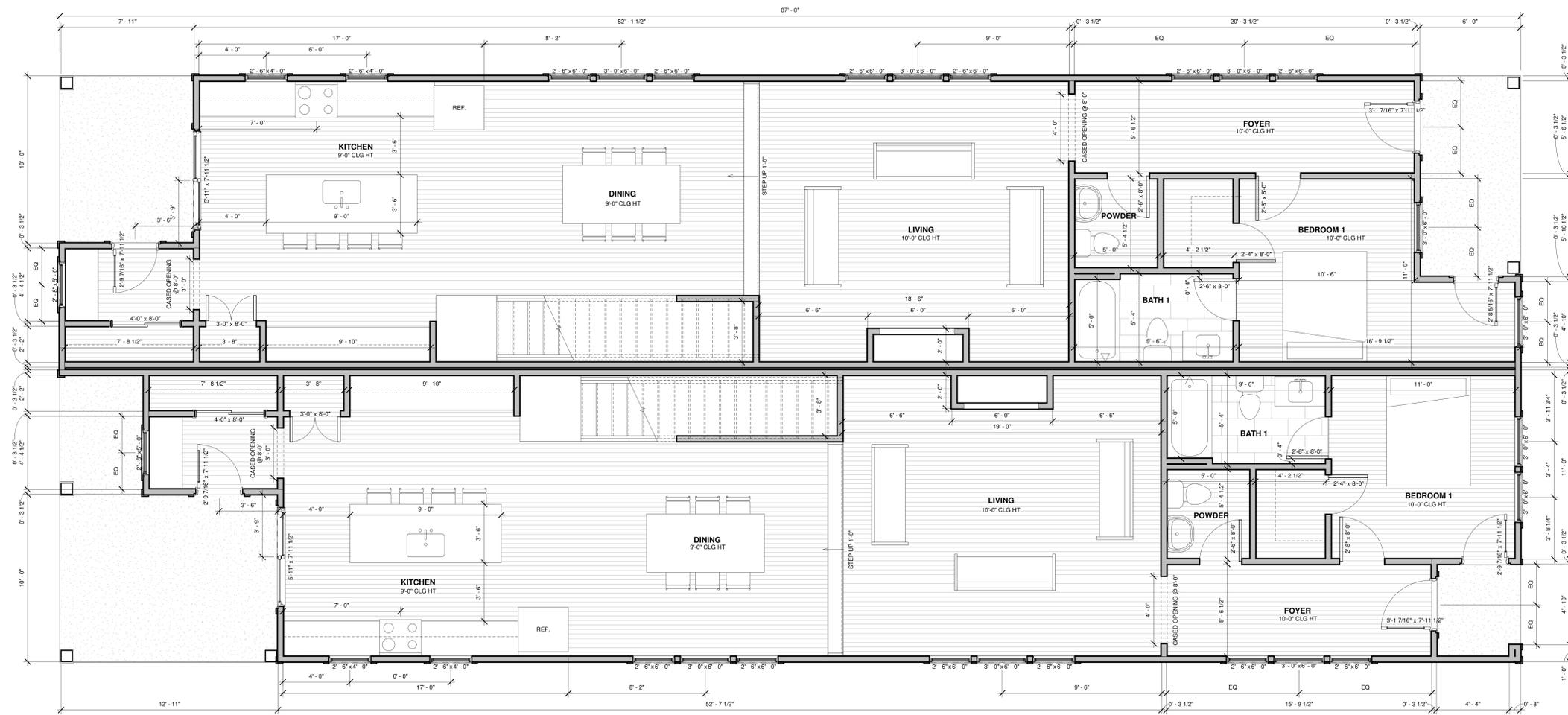
521 ACKLEN
PARK DR
SITE PLAN

Date 10/02/20

A101

Scale 3/16" = 1'-0"

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1 FIRST FLOOR
3/8" = 1'-0"

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LEFT UNIT
FIRST FLOOR: 1327 SF
SECOND FLOOR: 1297 SF
TOTAL: 2624 SF

RIGHT UNIT
FIRST FLOOR: 1372 SF
SECOND FLOOR: 1253 SF
TOTAL: 2625 SF

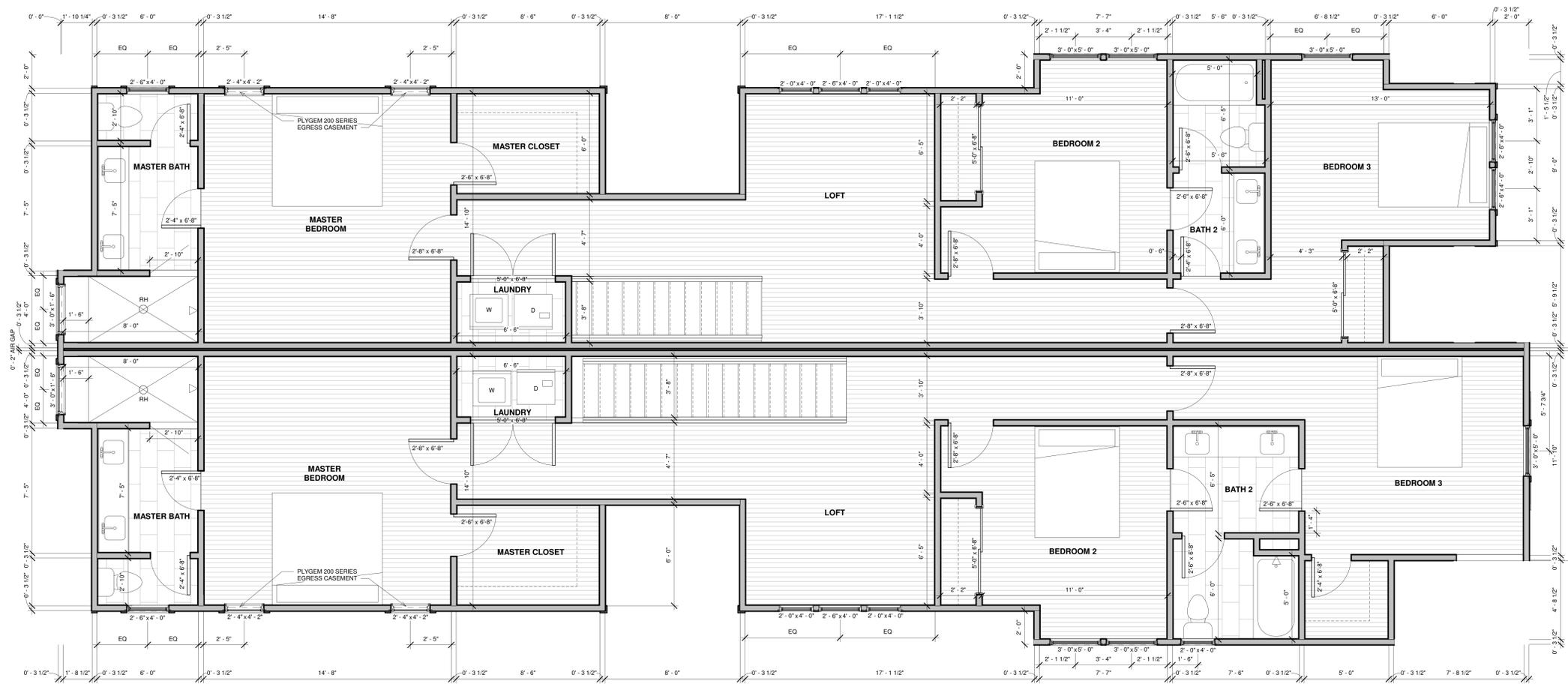
521 ACKLEN
PARK DR
FLOOR PLAN

Date 10/02/20

A102.2

Scale 3/8" = 1'-0"

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1 SECOND FLOOR
3/8" = 1'-0"

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521 ACKLEN PARK DR FLOOR PLAN	
Date	10/02/20
A102.3	
Scale	3/8" = 1'-0"

WINDOWS TO BE PLYGEM 350 SERIES



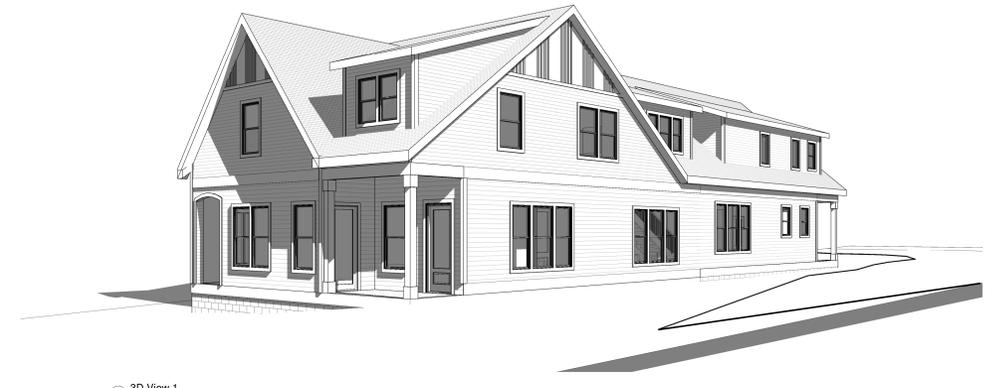
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521 ACKLEN PARK DR ELEVATIONS	
Date	10/02/20
A103.1	
Scale	3/8" = 1'-0"

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3D View 2



3D View 1



3D View 3



RIGHT ELEVATION
3/8" = 1'-0"

***GENERAL NOTE:**
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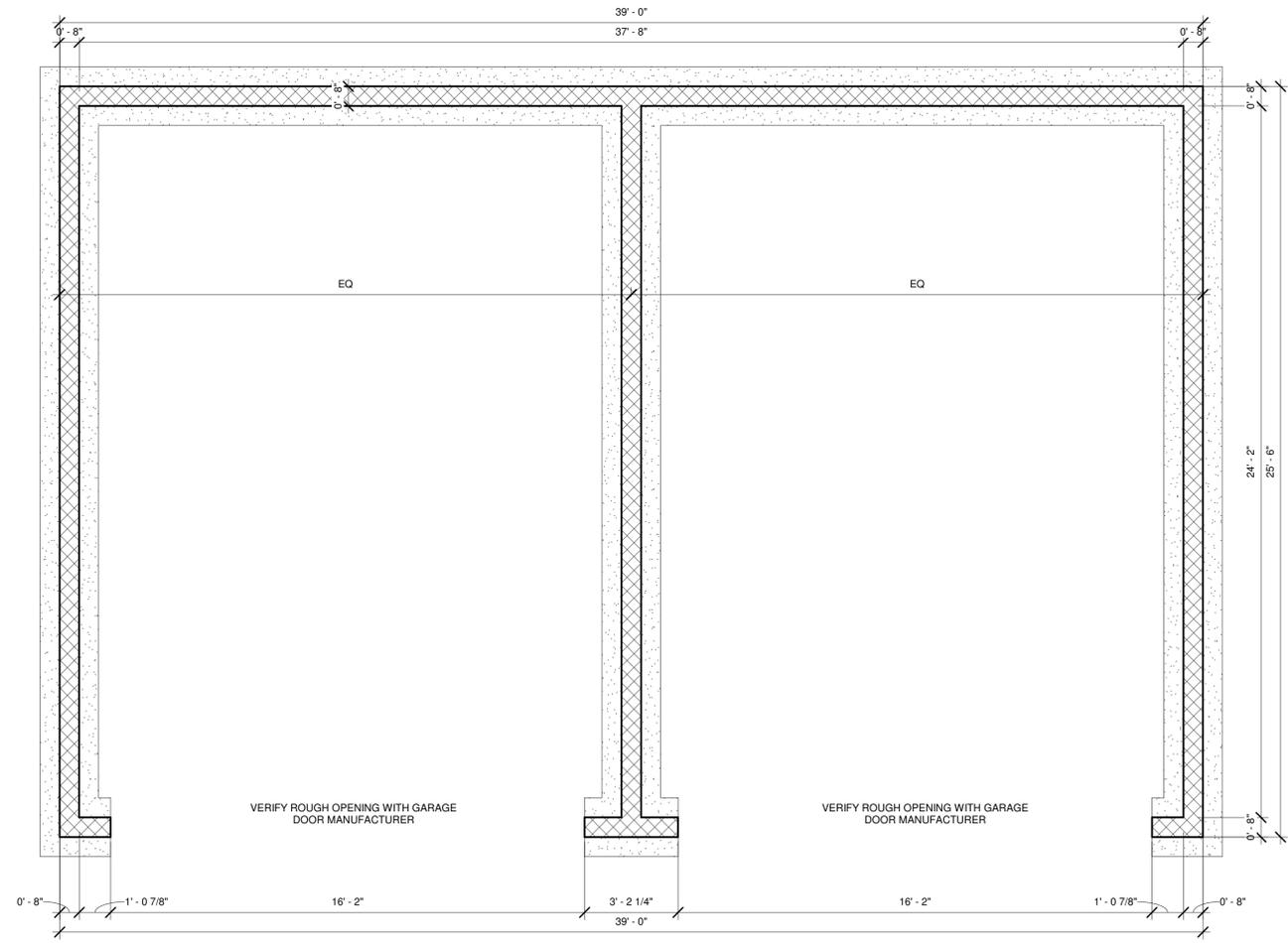
521 ACKLEN
PARK DR
ELEVATIONS

Date 10/02/20

A103.2

Scale 3/8" = 1'-0"

10/20/2020 2:38:02 PM



① GARAGE FOUNDATION
3/8" = 1'-0"

*GENERAL NOTE:
THIS SET OF DRAWINGS IS INTENDED AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND FOLLOWING ALL APPLICABLE BUILDING CODES, LAWS, AND REGULATIONS WHICH ARE TO SUPERCEDE ANY INFORMATION IN THESE DRAWINGS. ALL CONSTRUCTION IS TO MEET CURRENT STANDARDS OF CRAFTSMANSHIP AND CARE. ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE DESIGNED AND INSTALLED BY OTHERS AND ARE OUTSIDE THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR MUST ALERT THE OWNER IN WRITING OF ANY DISCREPANCY FOUND HEREIN.

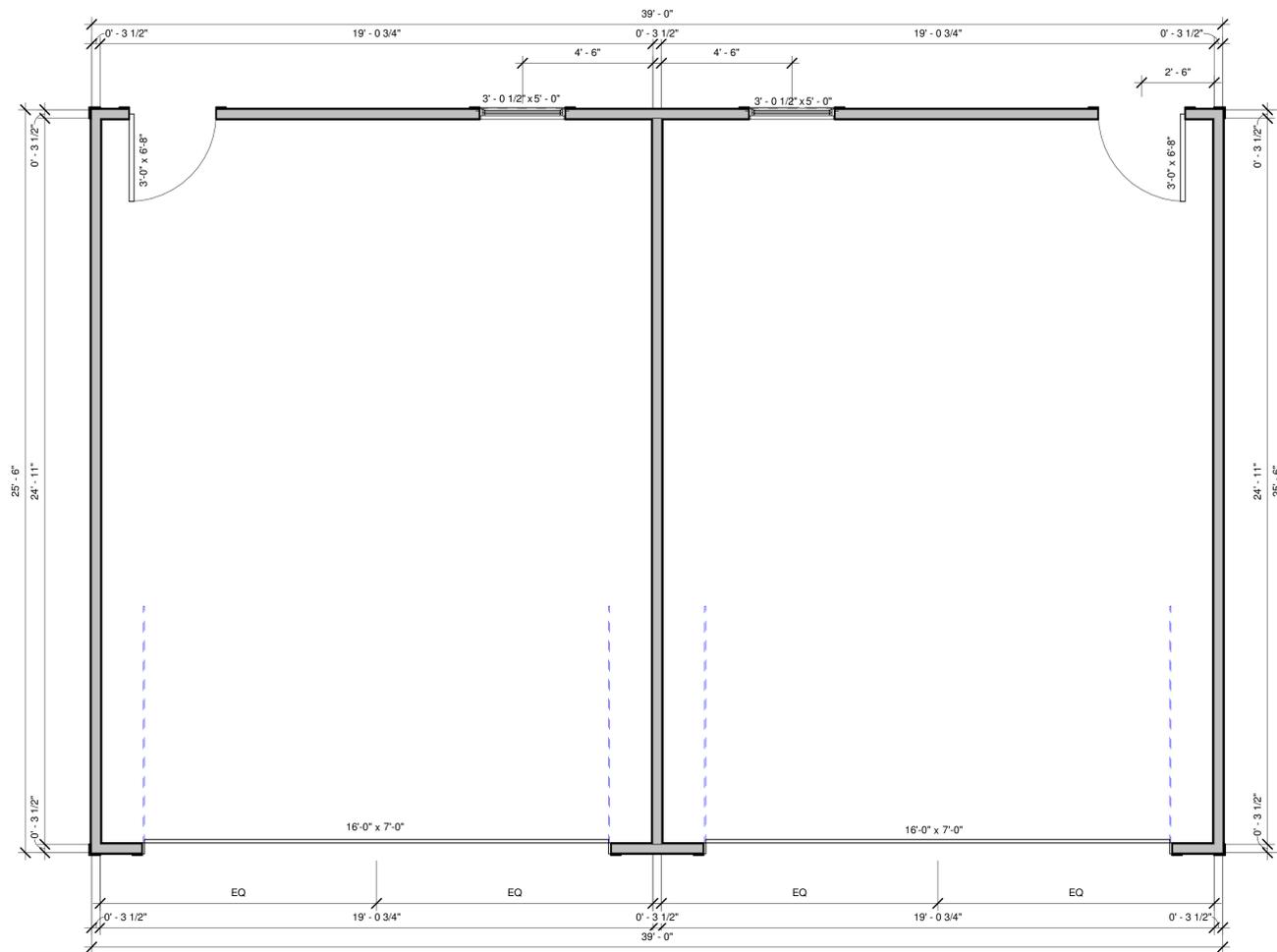
521 ACKLEN PARK
DR GARAGE
FOUNDATION

Date 10/02/20

A102.1

Scale 3/8" = 1'-0"

10/2/2020 2:52:16 PM



1 GARAGE FLOOR
3/8" = 1'-0"

999 SQUARE FEET

*GENERAL NOTE:

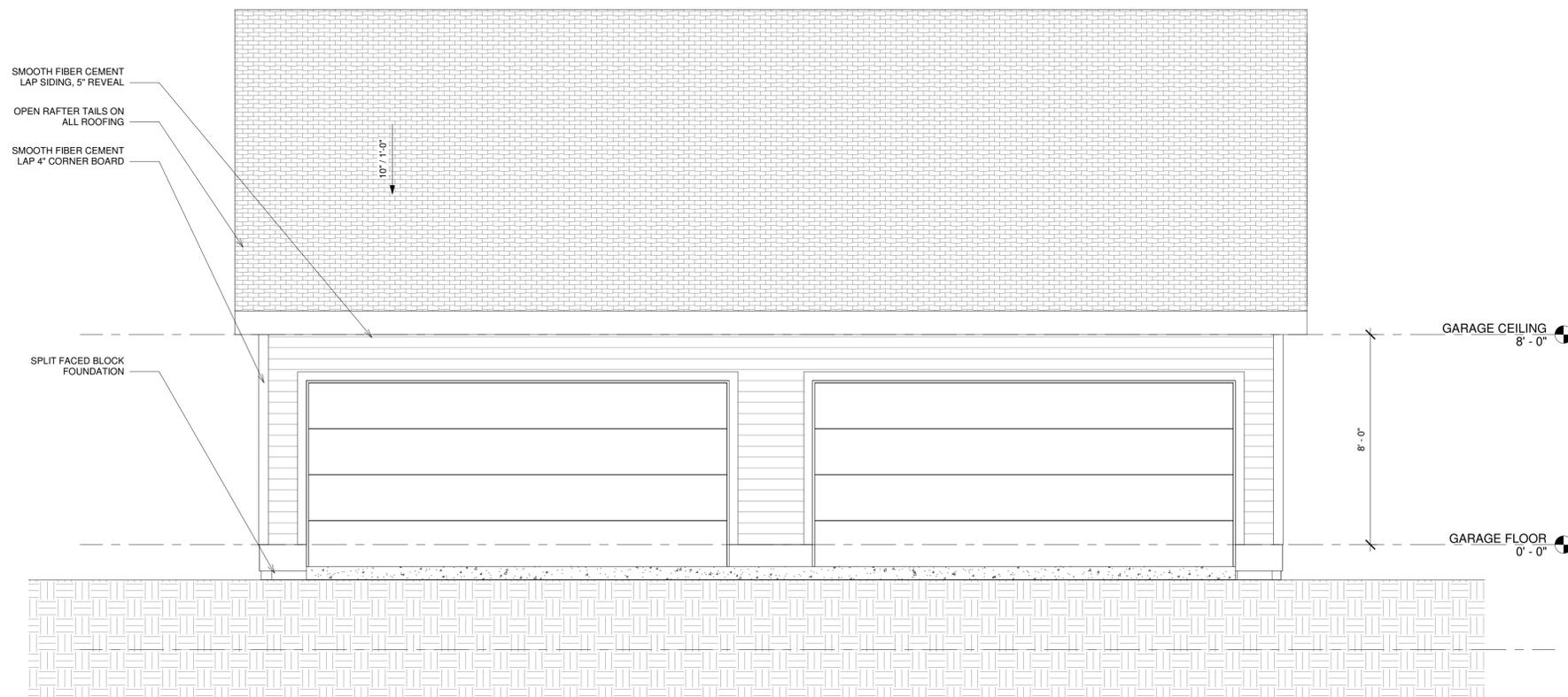
THIS SET OF DRAWINGS IS INTENDED AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND FOLLOWING ALL APPLICABLE BUILDING CODES, LAWS, AND REGULATIONS WHICH ARE TO SUPERCEDE ANY INFORMATION IN THESE DRAWINGS. ALL CONSTRUCTION IS TO MEET CURRENT STANDARDS OF CRAFTSMANSHIP AND CARE. ALL PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE DESIGNED AND INSTALLED BY OTHERS AND ARE OUTSIDE THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR MUST ALERT THE OWNER IN WRITING OF ANY DISCREPANCY FOUND HEREIN.

521 ACKLEN PARK
DR GARAGE
FLOOR PLAN

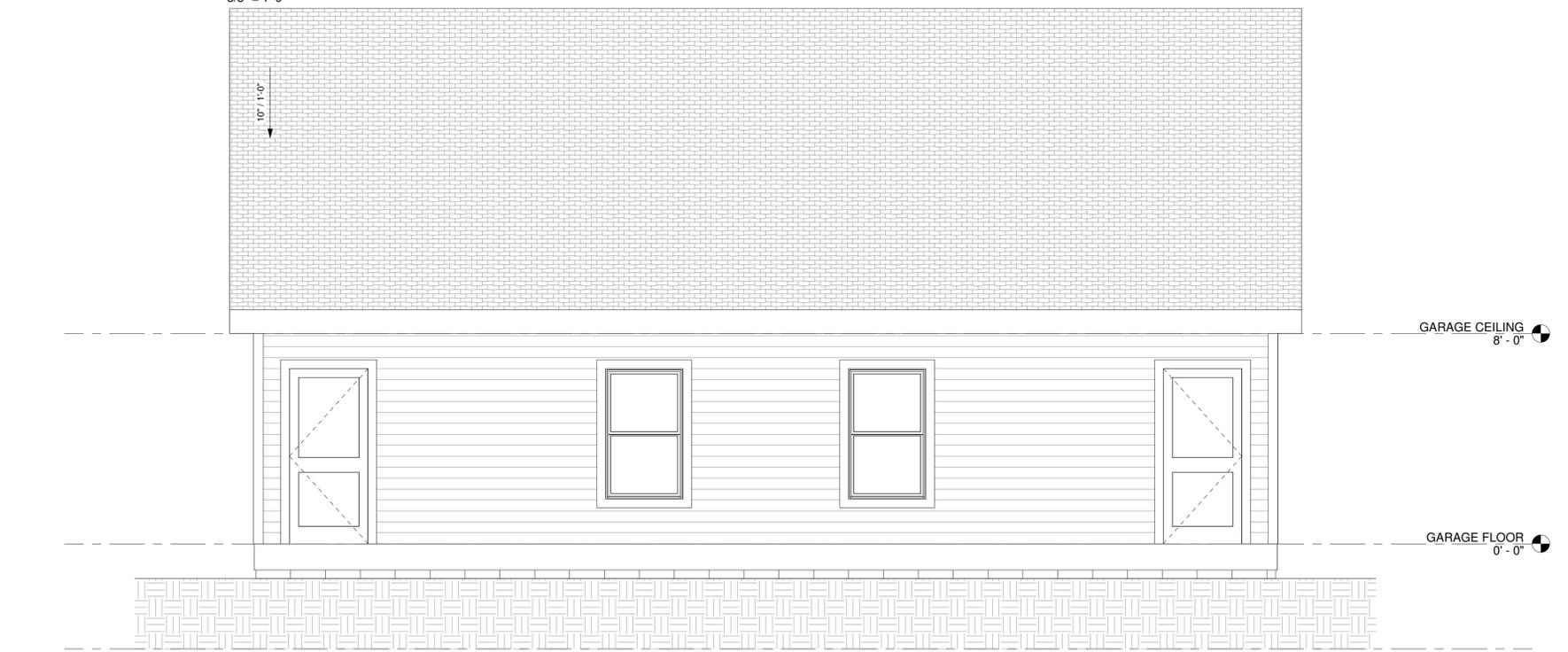
Date 10/02/20

A102.2

Scale 3/8" = 1'-0"



① FRONT ELEVATION
3/8" = 1'-0"



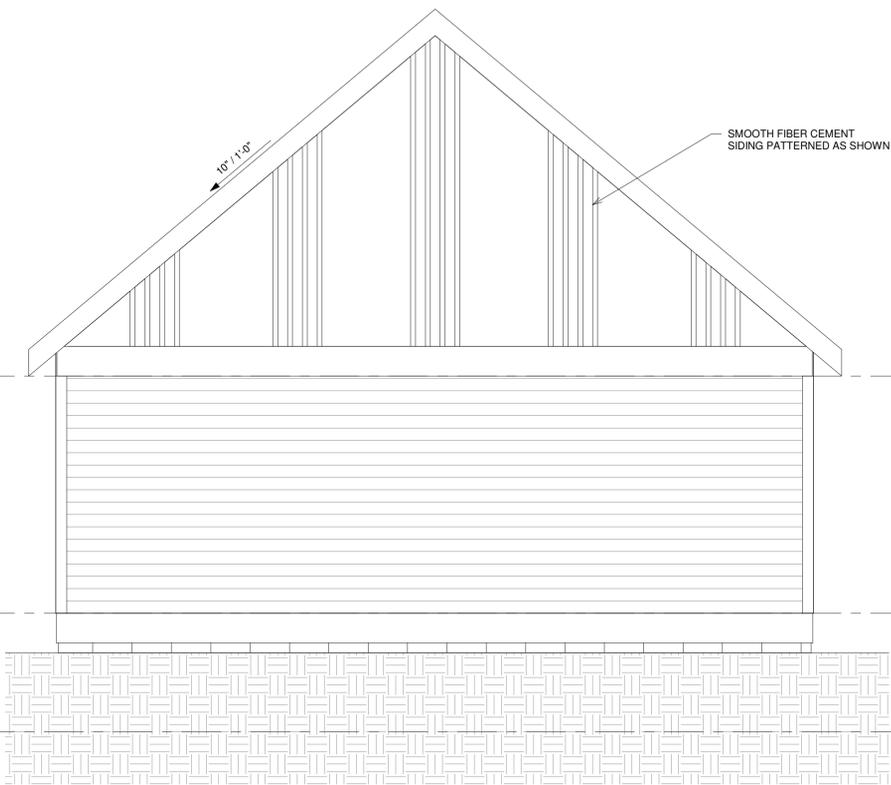
② REAR ELEVATION
3/8" = 1'-0"

*GENERAL NOTE:
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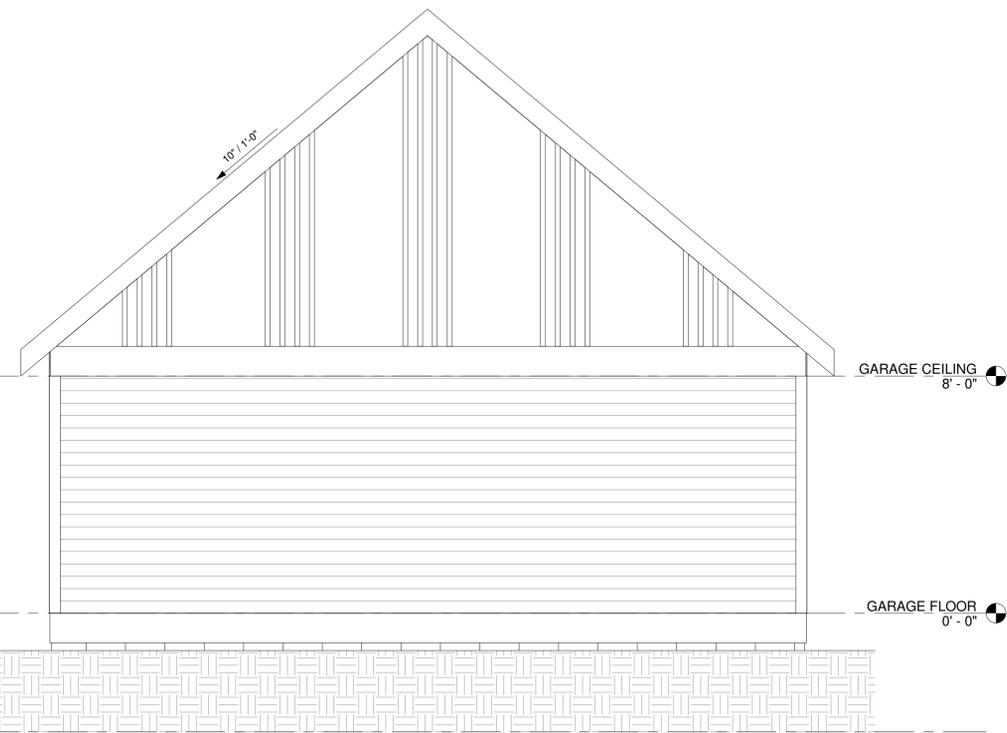
521 ACKLEN PARK
DR GARAGE
ELEVATIONS

Date	10/02/20
A103.1	
Scale	3/8" = 1'-0"

10/2/2020 2:52:16 PM



① LEFT ELEVATION
3/8" = 1'-0"



② RIGHT ELEVATION
3/8" = 1'-0"

*GENERAL NOTE:
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521 ACKLEN PARK
DR GARAGE
ELEVATIONS

Date 10/02/20

A103.2

Scale 3/8" = 1'-0"