



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 2605 Oakland Avenue August 15, 2012

Application: New construction—addition and Detached accessory dwelling unit.
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704008200
Applicant: Preston Quirk, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct a two-story rear addition that is taller than the one-and-a-half story historic structure. The project also involves constructing a new detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the project with the condition that staff review and approve the asphalt shingle color and the specifications for all windows and doors.

With this condition, staff finds that the application meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and meets the stipulations in Ordinance No. BL2011-900 (for a detached accessory dwelling unit).

Attachments
A: Photographs
B: Site Plan
C: Elevations

Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

c. Setback and Rhythm of Spacing

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

d. Materials, Texture, and Details, and Material Color

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

T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

e. Roofs

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. With the exception of chimneys, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

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

g. Proportion and Rhythm of Openings

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

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

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

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

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

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

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

Brick molding is required around doors, windows and vents within masonry walls.

h. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

i. Outbuildings

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

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

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

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

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

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

II.B.2 Addition

a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades. To distinguish between the historic structure and an addition, it is desirable to set the addition in from the building side wall or for the addition to have

a different exterior cladding. Additions not normally recommended on historic structures may be appropriate for non-historic structures. Front or side alterations to non-historic structures that increase space or change exterior height should be compatible by not contrasting greatly with adjacent historic buildings.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

In order to assure that an addition has achieved proper scale, the addition should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:

- An extreme grade change*
- Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

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

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

d. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, material color, material, and character of the property, neighborhood, or environment.

- e. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- f. Additions should follow the guidelines for new construction.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Detached Accessory Dwelling Unit Regulations:

1. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
2. Density. A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.
3. Ownership.

No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.
5. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

6. Driveway Access.

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

7. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

8. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

These Standards are provided for informational purposes and do not take the place of the requirements of Ordinance No. BL2011-900.

Background: 2605 Oakland Avenue is a c. 1920 stone bungalow. It is listed as contributing to the Belmont-Hillsboro National Register Historic District.



Analysis and Findings:

Application is to construct a two-story rear addition that is taller than the one-and-a-half story historic structure. The project also involves constructing a new detached accessory dwelling unit.

Location and Setback: The proposed addition is located entirely behind the historic house and it meets all base zoning requirements for setbacks. It is inset two feet (2') from the left side wall of the historic house and two feet, five inches (2'5") from the right sidewall. Staff finds the location and setbacks of the proposed addition to meet Section II.B.1.c. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The existing house is approximately twenty feet, seven and one-fourth inches (20' 7.25") tall. It has a maximum width of forty-six feet (46') and a maximum depth of forty-nine feet (49'), which includes an eight-foot (8') deep front porch. The footprint of the existing house is approximately one thousand, nine hundred, and thirty-eight square feet (1938 sq. ft.).

The addition's maximum width is approximately forty-three feet, six inches (43'6"), and its maximum depth is twenty-eight feet (28'). On the left side, the addition is inset two feet (2') from side wall of the historic house for the entire depth of the addition. On the right side, the addition is inset two feet, five inches (2'5") for a depth of five feet (5'). After that point, the addition steps out to match the side wall of the historic house for a depth of nine feet (9'). Beyond that point, the addition steps in again to be six feet (6') inset from the side wall of the house.

The addition will be taller than the historic house. The addition ties into the back of the house at the house's ridge, and it continues at this height for a depth of approximately eighteen feet (18'). At this point, which is forty-feet (40') behind the front of the house's porch, the addition grows to be taller than the existing house. The addition's maximum height will be approximately twenty-four feet (24'), which is approximately three feet, three inches (3'3") taller than the historic house.

The design guidelines note that:

“when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.”

The addition meets all of these criteria. The taller portion of the addition is inset a minimum of two feet (2') from the sidewalls of the house, is less than four feet (4') taller than the historic house, and does not gain in height until forty feet (40') behind the front of the house. The addition also has a hipped roof form, which helps to minimize its

perceived height. Therefore, staff finds the addition's height to meet the design guidelines.

After the construction of the proposed addition and the proposed detached accessory dwelling unit (discussed below), the lot will have approximately sixty-four percent (64%) open space, which is eighteen percent (18%) less than the existing percentage of open space. Staff finds this reduction in percentage of open space to be appropriate because it still meets the immediate context, where percentages of open space range from approximately sixty-four percent (64%) to eighty-five percent (85%).

Staff finds the height and scale of the proposed addition to meet Sections II.B.1.a., II.B.1.b., and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The existing house's main roof form is hipped with a roof slope of approximately 8/12. The front and sides of the house also have front gabled bays with an 8/12 slope. The addition's primary roof form will be a clipped gable, which will help minimize the impact of its taller height. The right and left elevations include wall dormers. Although wall dormers are generally discouraged, staff finds these wall dormers appropriate because they are located towards the back of the house and are inset from the historic house. Therefore, they will be at most minimally visible. The rear façade includes a pair of dormers with gabled roofs with a slope of 5/12.

Staff finds the addition's roof pitches and forms to meet Section II.B.1.e. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: The applicant has not indicated any changes to the window pattern on the historic house. The dimension and design of windows and doors on the addition are similar to those on the existing house. The primary windows on the addition and on the accessory structure are generally taller than they are wide and therefore fit the proportions for historic window openings. There are no large expanses of open space without a window or door opening. Staff therefore finds that the addition's proportion and rhythm of openings meet Section II.B.1.g. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The existing house is clad primarily in stone veneer. The addition will primarily be clad in smooth Hardie plank siding with a reveal of five inches (5"). Painted Hardie shake shingles will be used as an accent material in the dormers. The foundation will be split face concrete block and the roof will be fiberglass dimensional shingles. Staff asks to review and approve the asphalt shingle color. The windows will be wood, and staff asks to approve all window and door specifications prior to purchase and installation.

With the staff's final approval of the windows, doors, and asphalt shingle color, staff finds the materials for the proposed addition to meet Section II.B.1.d. and II.B.2.a. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Partial Demolition: The addition will require the removal of the majority of the historic house's rear wall and a portion of the rear roof form. However, the house's rear corners and the majority of the house's original roof form will remain, which will allow the addition to be removed without negatively affecting the form and integrity of the original building. The house's windows are to be evaluated for repair or replacement, with the intent being to repair where feasible. If repairs are not feasible, then the sashes will be replaced and original casings retained. A small metal non-historic shed will be removed. All other existing materials on the historic house will be retained.

Appurtenances: Additional alterations planned that are typically not reviewed in a neighborhood conservation overlay is changing the existing driveway to pea gravel and the existing concrete walkway to brick. A thirty-six 36" tall metal fence will be added to the front and a six foot (6') wood privacy fence will be added to the back.

Detached Accessory Dwelling Unit.

Density: A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met. This lot is currently a single-family dwelling so the addition of a detached accessory dwelling unit is appropriate.

Setbacks: As required code, The proposed detached accessory dwelling unit meets all base zoning setback requirements for accessory structures. It will be located thirteen feet, nine inches (13'9") from the alley and three feet, three inches (3'3") from the right side property line.

Location: The structure is located in the rear yard, as required and more than meets the ten foot (10') separation from the primary building requirement by being more than thirty feet (30') from the new rear wall of the house.

Driveway Access: The ground floor will be a garage with doors facing the alley. There is an existing driveway that runs from the street to the midpoint of the house.

Bulk and Massing: No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot. In this case, the small existing metal accessory building will be removed.

The proposed living space does not exceed 700 square feet, as required by code.

The square footage of five hundred and fifty square feet (550 sq. ft.), meets the footprint regulations for detached accessory dwelling units. The proposed accessory dwelling unit will have a primary eave height of approximately twelve feet (12'), well below the maximum seventeen feet (17') allowed, and on its house-facing façade, will have a lower eave height of approximately nine feet, six

inches (9'6") to form an overhang to cover the entrances to the ground and upper levels.

The structure has a ridge height of approximately twenty feet, six and one-half inches (20' 6.5"). Code requires that the accessory dwelling be less in height than the primary building. The accessory structure is only nominally shorter than the historic portion of the house, which is approximately twenty feet, seven and one-fourth inches (20' 7.25"). Staff finds the height of the accessory structure, in comparison to the height of the historic house, to be appropriate because a twenty-foot accessory structure is relatively modest in height, and because the accessory structure will be several feet lower than the addition portion of the primary structure.

Design Standards: The accessory structure includes three exterior steps leading to the entrance to the dwelling unit. Although the detached accessory dwelling regulations state that stairs must be interior, staff finds that one to three stairs on the outside is equivalent to a stoop and so it appropriate to have this minimal amount on the outside of the building.

The proposed accessory dwelling unit will have a clipped-side-gabled roof form with a pitch of 8/12. Shed dormers are proposed for the alley and the house-facing façade. The front walls of the dormers are set back two feet (2') from the walls of the structure. Wall to wall, the dormers are twelve feet, six inches (12'6") in width, which means that they cover no more than fifty percent (50%) of the roof slope.

Code requires that the accessory dwelling be similar in style, design and material color, as is proposed with this project. The addition will be primarily clad in smooth-face Hardie plank with five inch (5") exposure. Painted Hardi shake shingles will be used as an accent material in the gable fields and in the dormers. The foundation will be split face concrete block or a concrete slab, and the roof will be fiberglass dimensional shingles. Staff asks to approve the shingle color and the specifications for all windows and doors prior the purchase and installation of these materials.

Staff finds the detached accessory dwelling unit to meet Section II.B.1.i. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and to meet the regulations stipulated in Ordinance No. BL2011-900.

Recommendation Summary:

Staff recommends approval of the project with the condition that staff review and approve the asphalt shingle color and the specifications for all windows and doors.

With this condition, staff finds that the application meets Sections II.B.1. and II.B.2. of the *Belmont-Hillsboro Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines* and meets the stipulations in Ordinance No. BL2011-900 (for a detached accessory dwelling unit).



2605 Oakland Avenue, left façade.



2605 Oakland, left façade detail.



2605 Oakland, right façade.

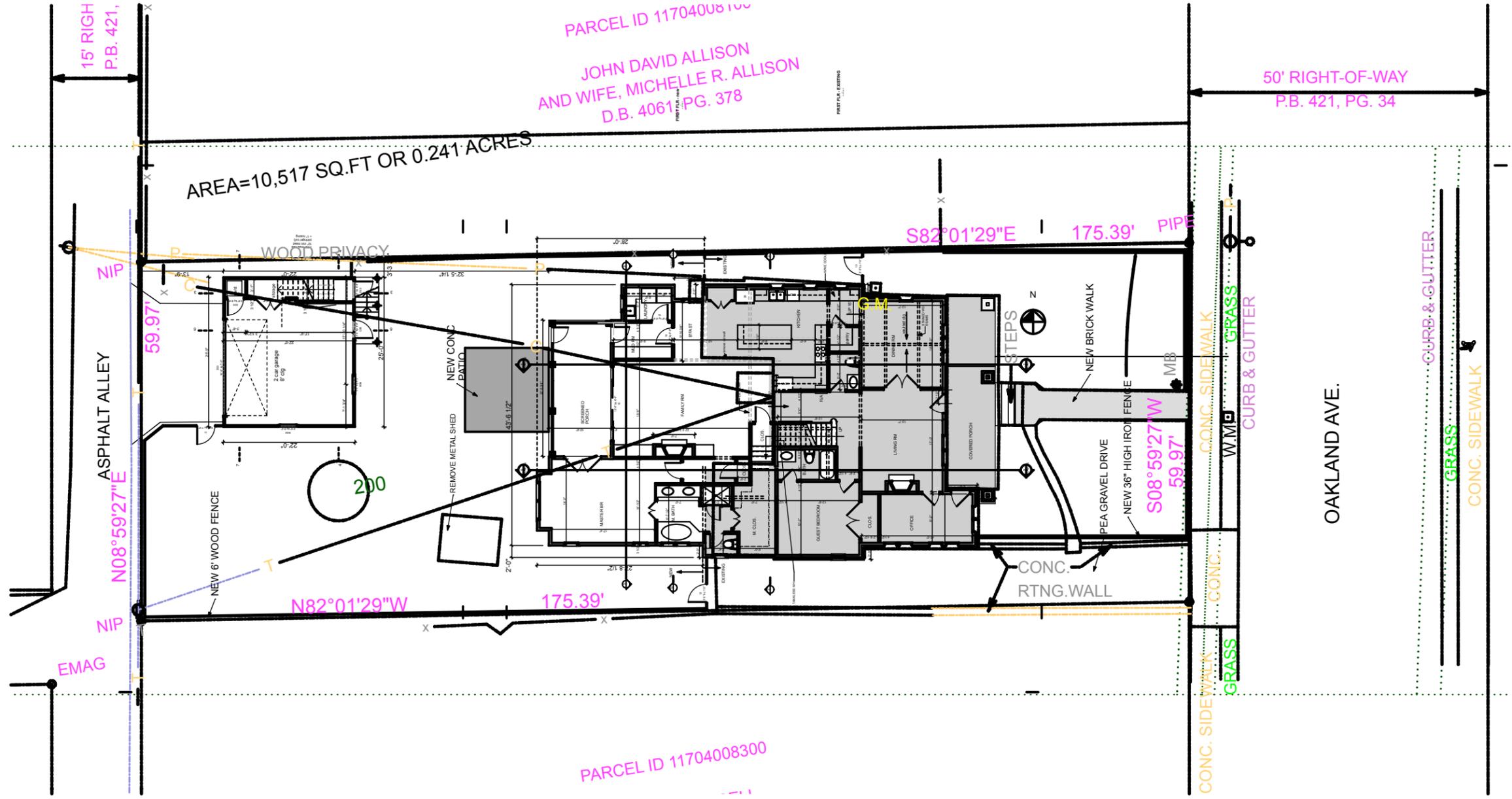


2605 Oakland, left façade detail.



2605 Oakland Avenue, rear yard.

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AREA=10,517 SQ.FT OR 0.241 ACRES

PARCEL ID 1170408100
JOHN DAVID ALLISON
AND WIFE, MICHELLE R. ALLISON
D.B. 4061 PG. 378

PARCEL ID 11704008300

50' RIGHT-OF-WAY
P.B. 421, PG. 34

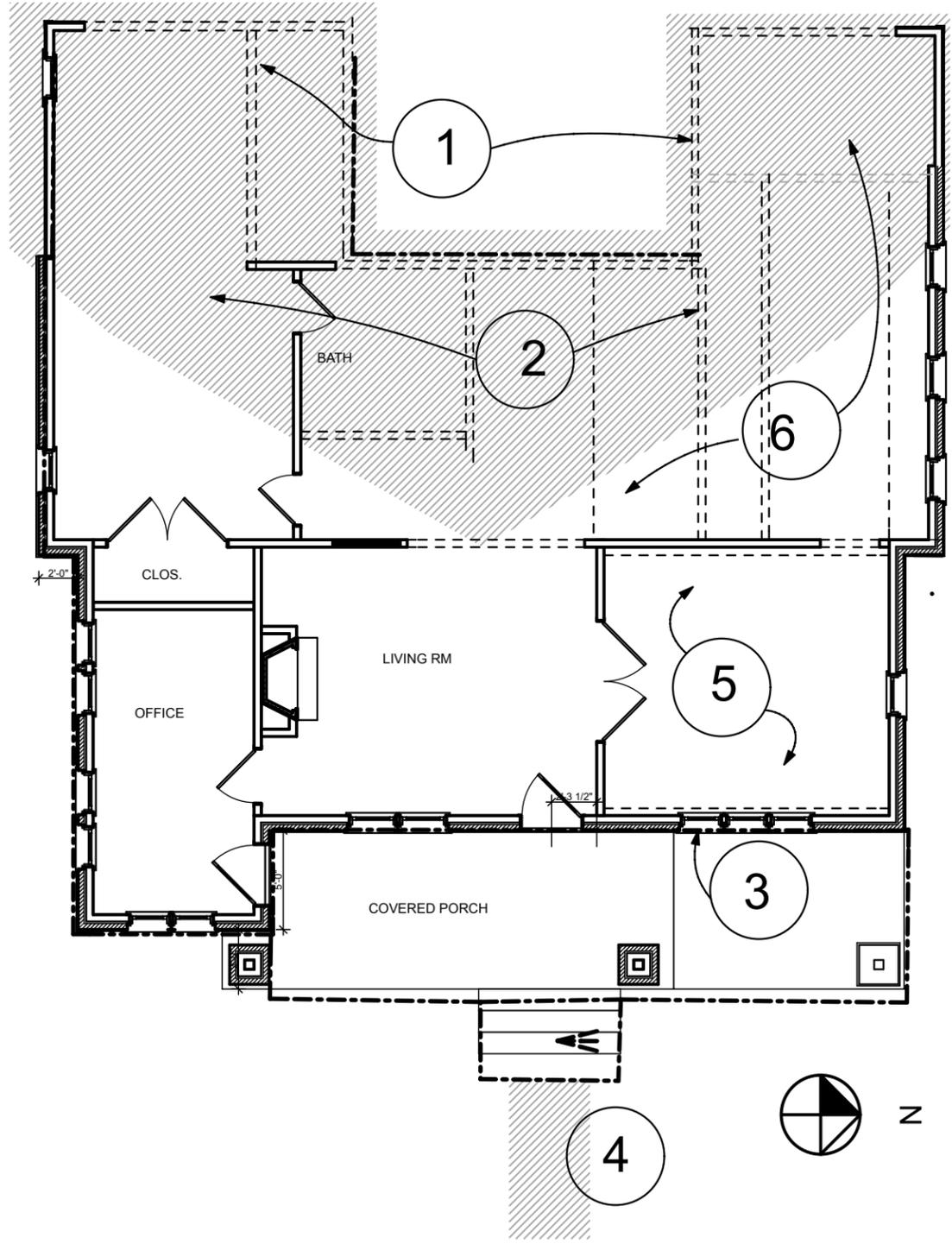
OAKLAND AVE.

SITE PLAN

SCALE: 1" = 20'

1

 QUIRK DESIGNS		PHONE: #Custom 1 #Custom 2		2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-5248 Fax: (615) 627-1298 email: info@quirkdesigns.com	
Addition to Residence Brianna Morant 2605 Oakland Nashville, TN 37212					
date: 8/1/12					
REVISION					
PROJECT NO: 12-060					
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Site Plan					
A.1					
SHEET 6					



DEMOLITION NOTES

1. REMOVE WALLS SHOWN DOTTED
2. REMOVE SHADED ROOF SECTION FOR NEW ADDITION
3. ALL WDWS TO BE EVALUATED FOR REPAIR OR REPLACEMENT INTENT IS TO REPAIR FRONT & SIDE WDWS WHERE REPAIR IS FEASIBLE. IF NOT, SASHES WILL BE REPLACED.
4. REMOVE FRONT WALK FOR NEW WALK
5. REMOVE CLG JSTs FOR NEW VAULTED CLG
6. REMOVE FLOOR THIS AREA TO INSTALL NEW LOWER FLOOR.

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

2011 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net



PHONE:
#Custom 1
#Custom 2

Addition to Residence
Brianna Morant
2605 Oakland
Nashville, TN 37212

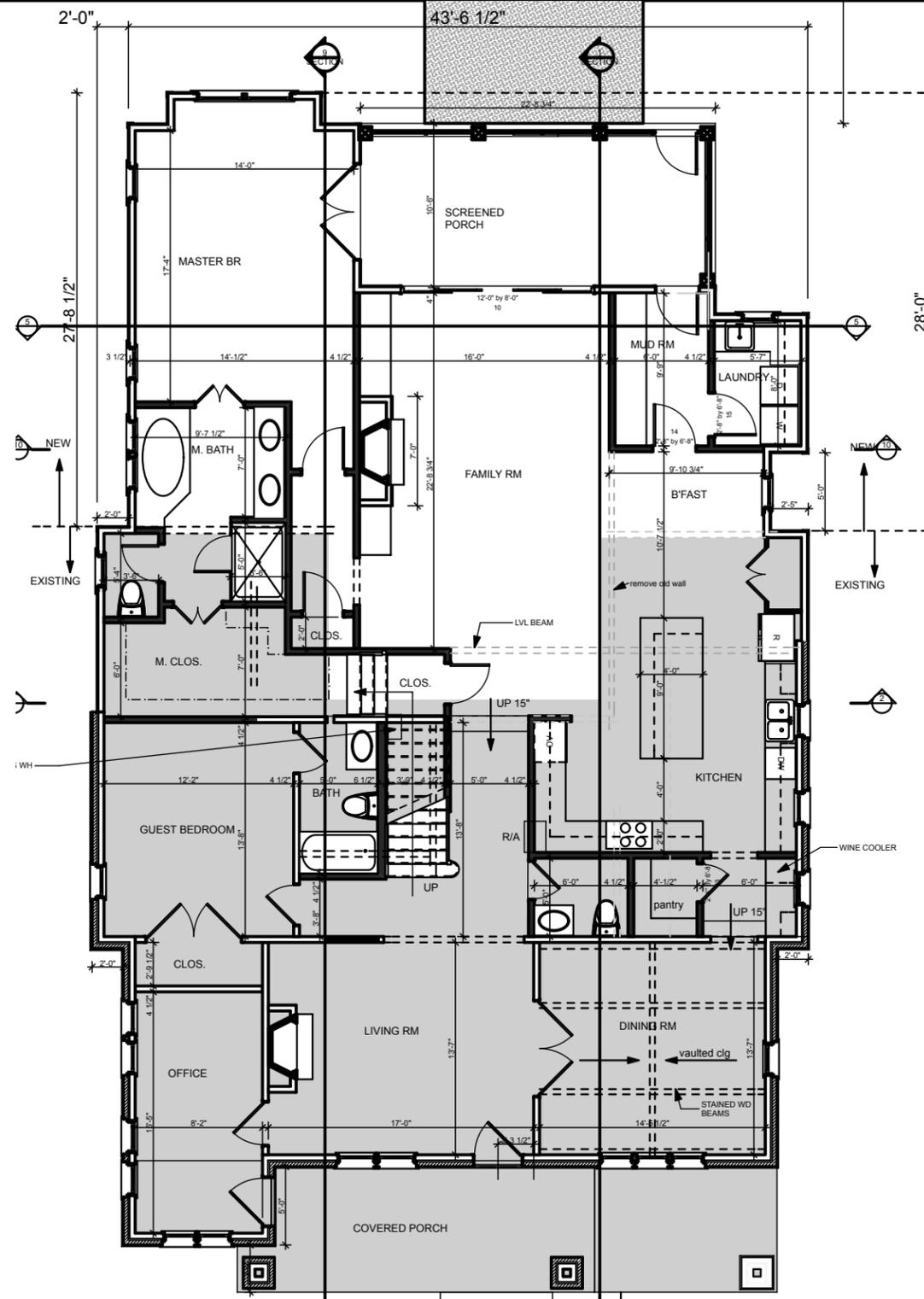
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Demolition Plan

D1
SHEET 7

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1

FIRST FLR PLAN

SCALE: 1" = 10'

2011 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-5248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net



PHONE:
#Custom 1
#Custom 2

Addition to Residence
Brianna Morant
2605 Oakland
Nashville, TN 37212

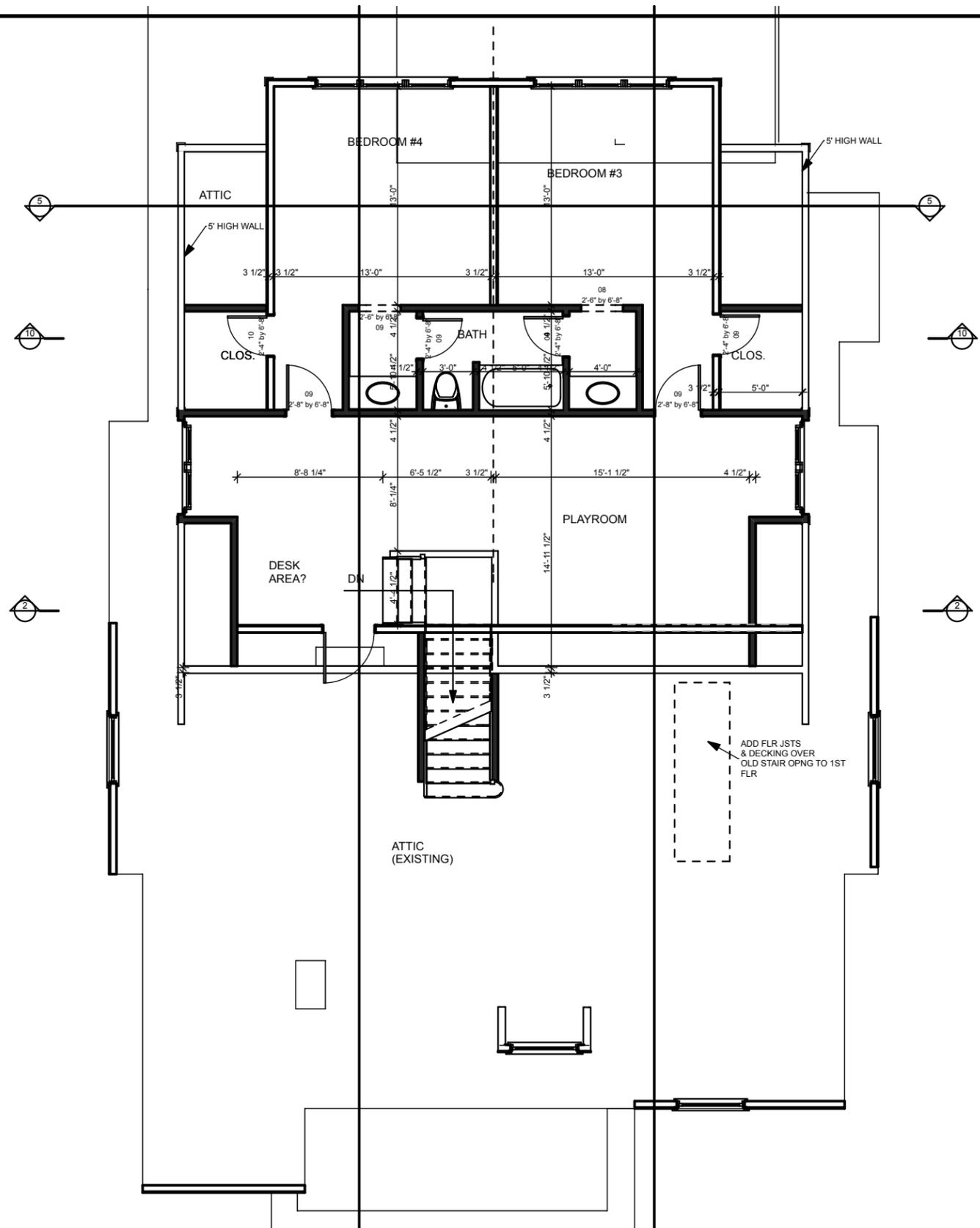
date: 8/1/12
REVISION

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1st Floor Plan

A.2
SHEET 8

2. 2ND FLR PLAN
SCALE: 1/8" = 1'-0"



2031 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-6248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net

QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

Addition to Residence
Brianna Morant
2605 Oakland
Nashville, TN 37212

date: 8/1/12
REVISION

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2nd Floor Plan

A.3
SHEET 9

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VIEW FROM OAKLAND AVE, SIDEWALK ON EAST SIDE

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



VIEW FROM NORTHEAST



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

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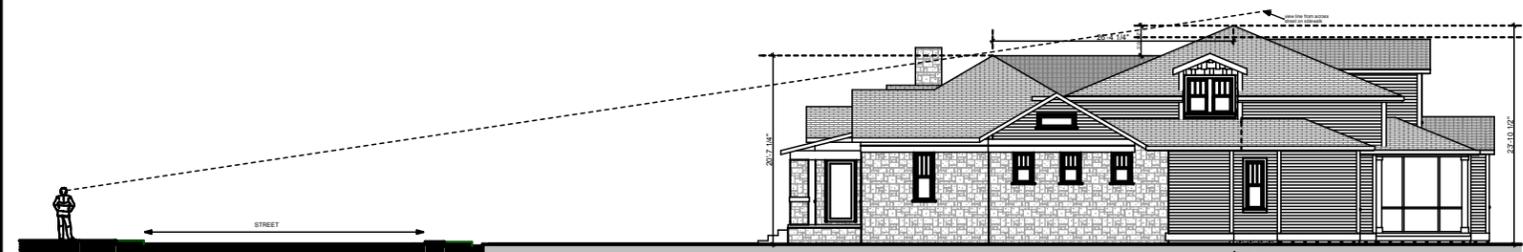
Elevations 1

A.4
SHEET 10

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1 LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEV.
SCALE: 1" = 20'



2 RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"

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email: info@quirkdesigns.com

QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

Addition to Residence
Brianna Morant
2605 Oakland
Nashville, TN 37212

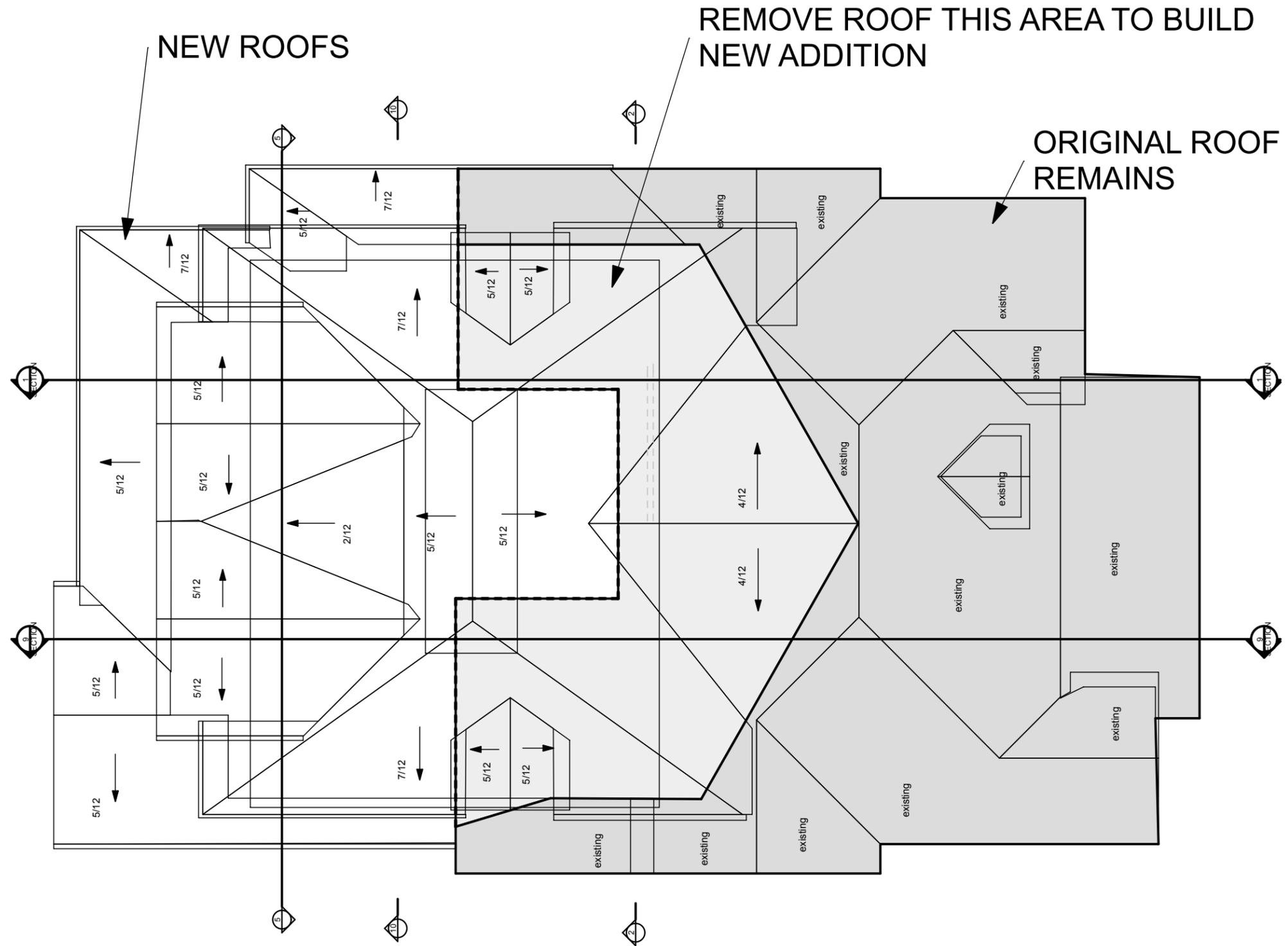
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QUIRK DESIGNS

Elevations 2

A.5
SHEET 11

I:\Users\pbrun\My Documents\CAD FILES\WORK 2012\Morant 12-Morant2.dwg

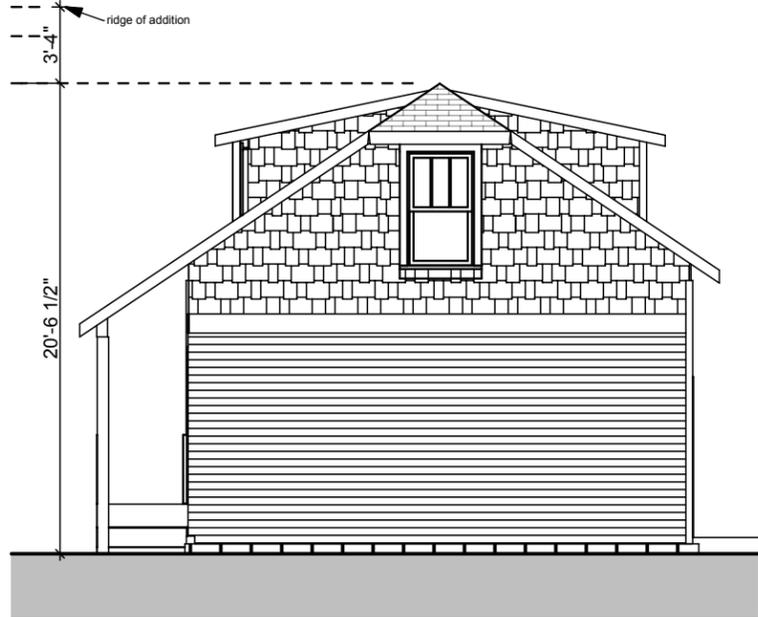


1 ROOF PLAN

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

A.6 SHEET 12	Roof Plan	PROJECT NO: 12-060 COPYRIGHT 2007 QUIRK DESIGNS	date: 8/1/12 REVISION	Addition to Residence Brianna Morant 2605 Oakland Nashville, TN 37212	PHONE: #Custom 1 #Custom 2	 <p>QUIRK DESIGNS</p> <p>2031 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 269-5248 Fax: (615) 627-1298 email: info@quirkdesigns.com</p>
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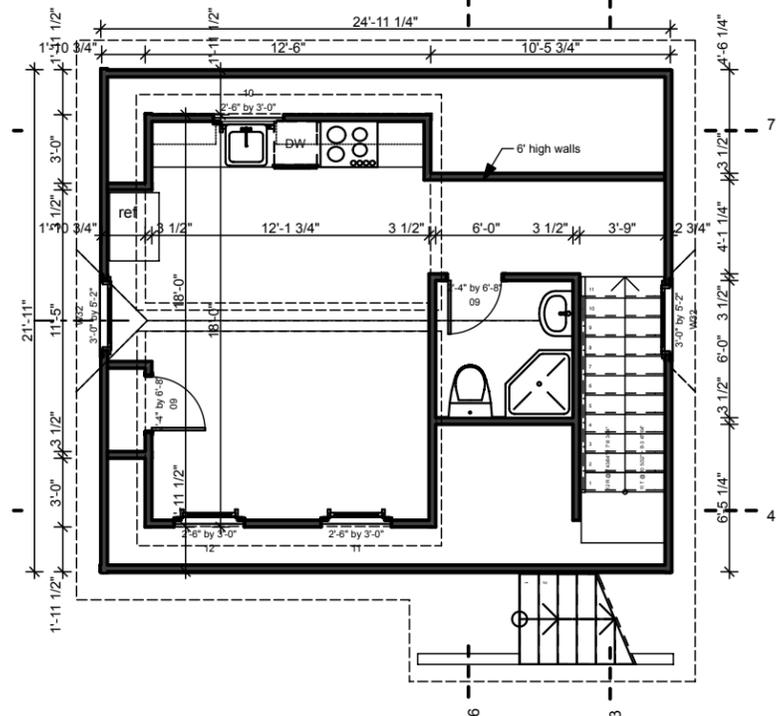
J:\Users\pbrambm\Documents\CAD FILES\WORK 2012\Morant 12\Morant12.rvt



5

RIGHT SIDE ELEV.

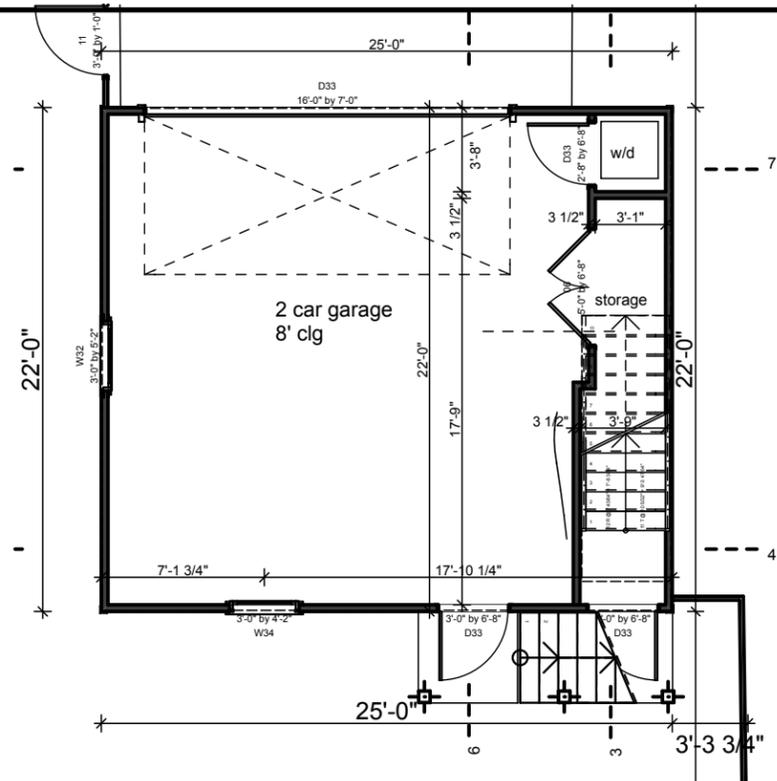
SCALE: 1/8" = 1'-0"



2

2ND FLR PLAN

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



1

FIRST FLR PLAN

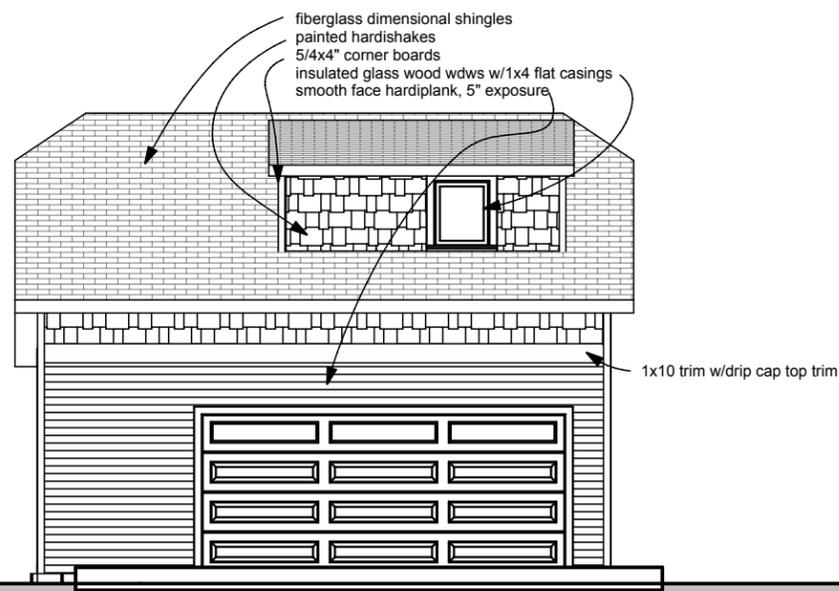
SCALE: 1/8" = 1'-0"



6

LEFT SIDE ELEV.

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



4

GARAGE REAR

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



3

GARAGE FRONT

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



PHONE:
#Custom 1
#Custom 2

Addition to Residence

Brianna Morant
2605 Oakland
Nashville, TN 37212

date: 8/1/12
REVISION

PROJECT NO: 12-060
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Garage

A.7
SHEET 13