

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
1813 Fifth Avenue North
November 18, 2015

Application: Demolition; New construction—infill and outbuildings

District: Salemtown Neighborhood Conservation Zoning Overlay

Council District: 19

Map and Parcel Number: 08108025800

Applicant: Jeff Zeitlin, Martin Construction Company

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to demolish a non-contributing structure and to construct a new duplex infill and two three hundred and fifty square foot (350 sq. ft.) garages.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the shingle and the metal roof color;
4. Staff approve masonry samples; and
5. Staff approve the material for the front porch floor and steps.

With these conditions, staff finds that the project meets Sections III. and V.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

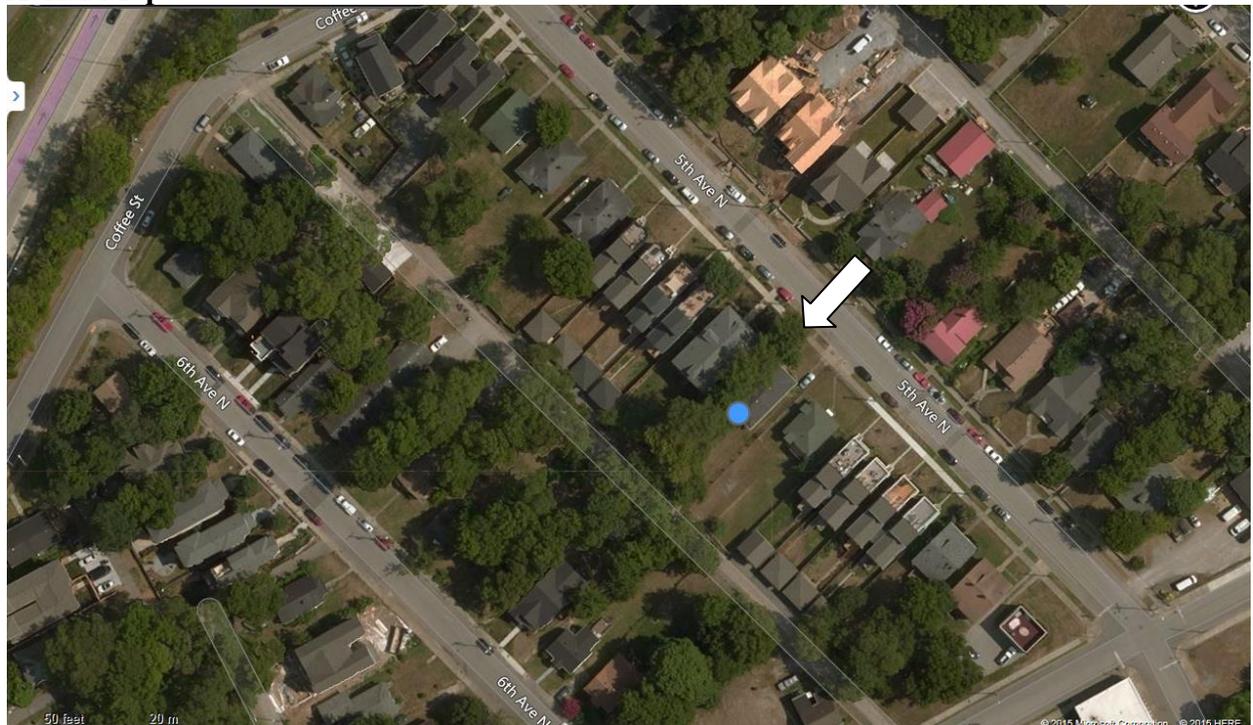
Attachments

- A:** Photographs
- B:** Outbuilding Worksheet
- C:** Site Plan
- D:** Elevations

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. Primary buildings should not be more than 35' tall.

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

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

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. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.

- 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 . (Few buildings were historically brick and there are no stone examples.)
 - 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.*
3. 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 between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. 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 or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
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.

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

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

- 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 DADUs 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 not appropriate for Salem town.

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 Salem town, 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.

Outbuildings: Roof

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

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. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- 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.

- *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.*

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.*

V. B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

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 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1813 Fifth Avenue North is a non-contributing house constructed c. 1963 (Figure 1).



Figure 1. The existing structure at 1813 Fifth Avenue North.

Analysis and Findings: Application is to demolish a non-contributing structure and to construct a new duplex infill and two three hundred and fifty square foot (350 sq. ft.) garages.

Demolition: The structure currently at 1813 Fifth Avenue North was constructed c. 1963, outside the period of significance for the Salemtown Neighborhood Conservation Zoning Overlay. Its materials, roof form, fenestration pattern, lack of a front porch, and lack of architectural details do not contribute to the historic character of the neighborhood. Staff therefore finds its demolition meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The proposed infill will be two stories with an eave height of twenty-two feet (22') and a ridge height of thirty-two feet, eleven inches (32'11"). The heights of neighboring structures range between seventeen feet (17') and thirty-four feet (34'), and the design guidelines permit new construction up to thirty-five feet (35'). The foundation height will be approximately eighteen inches (18") at the front, and because of the slope of the site, will increase in height towards the rear. Staff recommends an inspection to ensure that the finished first floor height of the structure is compatible with those of neighboring historic houses. The porch eave height will be approximately eleven feet (11'). Staff therefore finds that the proposed height meets the design guidelines.

The proposed duplex will be thirty-four feet (34') wide at the front, and it expands to be thirty-seven feet (37') wide at a distance twenty feet (20') back from the front porch. Staff finds this width to match surrounding context, where houses range in width from fifteen to thirty-six feet (15' - 36'). The duplex will have a maximum depth of fifty-eight feet (58'), which includes the six foot (6') deep front porch. The footprint of the structure will be approximately two thousand and eighty-six square feet (2,086 sq. ft.)

Staff finds that the duplex's proposed height and scale meet Section III.A. and III.B. of the design guidelines.

Setback & Rhythm of Spacing: The duplex's lot is fifty feet (50') wide, which is a typical lot width for the area. The duplex will be centered on the lot, and meets all base zoning requirements for setbacks. It is a minimum of six feet, six inches (6'6") from each of the side property lines, and over eighty feet (80') from the rear property line.

The front setback will be approximately twenty-seven feet, four inches (27'4") from the front property line. This is the average of the two adjacent setbacks; 1815 Fifth Avenue North is twenty-three feet (23') from the front property line, and 1811 Fifth Avenue North is thirty-one feet (31') from the front property line. Staff finds that the duplex's setback and rhythm of spacing meets Section III.C. of the design guidelines.

Materials: The primary cladding materials for the duplex are smooth-face cement fiberboard with a five inch (5") reveal. The trim will be wood or cement fiberboard. The foundation will be split face concrete block, and the roof will be fiberglass shingles. The porch roof will be standing seam metal. Staff recommends approval of the shingle color and the metal roof color. The porch column bases and porch wall will be brick, and staff recommends approval of a brick sample. The column shafts will be wood. The materials for the porch floor and steps were not specified, and staff recommends approval of these materials. The materials and specifications for the windows and doors also were not specified, and staff recommends approval of all windows and doors prior to purchase and installation. With the aforementioned staff approvals, staff finds that the known materials meet section III.D. of the design guidelines.

Roof form: The duplex has a hipped roof form. The front portion of the roof has a 7/12 pitch and the rear, wider portion has a 6.5/12 pitch. The porch roof will also be hipped with a 4/12 pitch. Staff finds that the proposed roof forms and pitches match the historic context and meet section III.E. of the design guidelines.

Orientation: The duplex has two entrances of equal prominence that face Fifth Avenue North. The entrances are located behind a full width front porch that is six feet (6') deep. There will be two pathways leading from the sidewalk to each of the front entries, and there will be two sets of stairs leading to the front porch. Vehicular access will be from the alley. Staff finds that the duplex's orientation meets section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed addition are generally twice as tall as they are wide, thereby meeting the historic proportions of openings. On the front façade, the windows on the ground floor are taller than those on the second story. There are no large wall expanses without a window or door opening. Staff finds that the duplex's proportion and rhythm of openings meet Section III.G. of the design guidelines.

Appurtenances & Utilities: The site plan shows that each of the two HVAC units will be placed on the side facades, almost to the rear of the house. Staff finds that these locations are appropriate and meet Section III.I. of the design guidelines.

Outbuildings: The applicant is proposing to construct two separate, one-story garages that are three hundred and fifty-square feet (350 sq. ft.) each. See attached "Outbuilding Worksheet" for a full analysis of how the proposed outbuildings meet the design guidelines. The garages meet the base zoning setbacks, and will be accessed via the alley. The materials for the garages will mimic those of the duplex, and include five inch (5") cement fiberboard siding, fiberglass shingles, and a metal garage door. Staff finds that the proposed outbuildings meet Section III.H. of the design guidelines.

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

1. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;
3. Staff approve the shingle and the metal roof color;
4. Staff approve masonry samples; and
5. Staff approve the material for the front porch floor and steps.

With these conditions, staff finds that the project meets Sections III. and V.B. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



Houses to the left of the site



House to the right of the site



House across the street from the site



MHZC-approved infill across the street from the site.



Houses across the street from the site.

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay’s design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be “yes” for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	N/A	
If a corner lot, are the design and materials similar to the principle building?	N/A	
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	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be “no.”

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn’t zoned two-family or doesn’t have adequate square footage to be a legally conforming lot.)		N/A
Are there other accessory buildings on the lot that exceed 200 square feet?		N/A
Is the property zoned single-family?		N/A
Are there already two units on the property?		N/A
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		N/A
Is the planned conditioned living space more than 700 square feet?		N/A

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	43'
Rear setback	3'	10'
L side setback**	3'	3'
R side setback**	3'	3'
How is the building accessed?	From the alley or existing curb cut	Alley

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	32'	25'	12'6"
Eave Height	22'	1 story 10' or 2 story 17'	8'9"

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	1,043 sq. ft.	700 sq. ft.

Or

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	40% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.	N/A	N/A

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.

CUSTOM RESIDENCES

JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

SHEET INDEX	
ID	Name
T1	TITLE SHEET
C1	SITE PLAN
A1	1ST FLOOR PLANS
A2	2ND FLOOR PLANS
A3	FOUNDATION PLANS
A4	ROOF PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	SECTIONS
A8	GARAGE



2014 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirksdesigns@comcast.net



PHONE:
#Custom 1
#Custom 2



CUSTOM RESIDENCES

JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

TITLE SHEET (1)

T1
SHEET 11



201 E BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES
JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

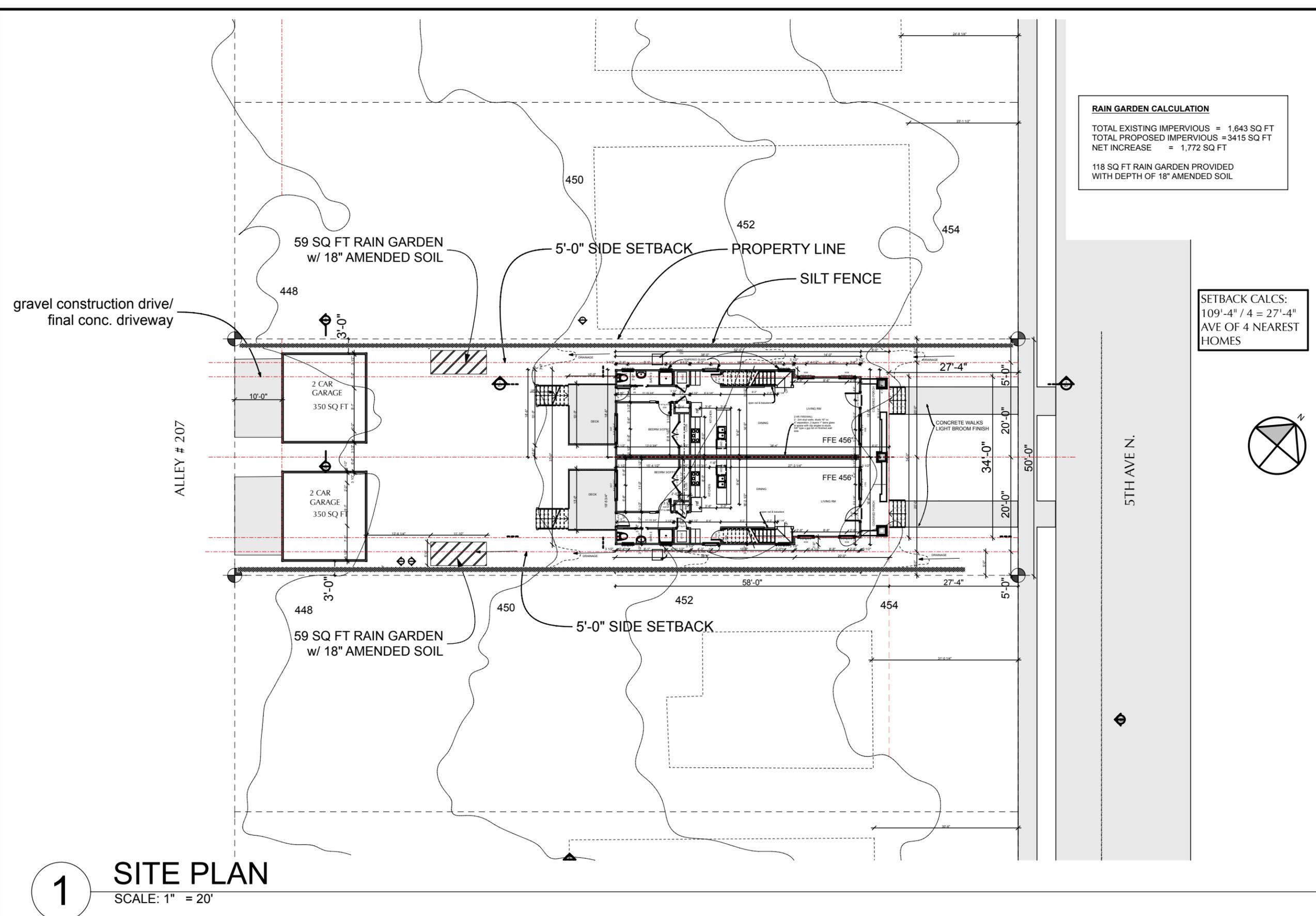
SITE PLAN (1)

C1
SHEET 12

RAIN GARDEN CALCULATION
TOTAL EXISTING IMPERVIOUS = 1,643 SQ FT
TOTAL PROPOSED IMPERVIOUS = 3415 SQ FT
NET INCREASE = 1,772 SQ FT

118 SQ FT RAIN GARDEN PROVIDED
WITH DEPTH OF 18" AMENDED SOIL

SETBACK CALCS:
109'-4" / 4 = 27'-4"
AVE OF 4 NEAREST
HOMES



1 SITE PLAN
SCALE: 1" = 20'

/Users/psb/My Documents/WORK/2014/WORK/2015/ZEITLIN - 1813 5TH AVE/1813 5TH AVE - 2.pn



2018 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdsgns@comcast.net

QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES
JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

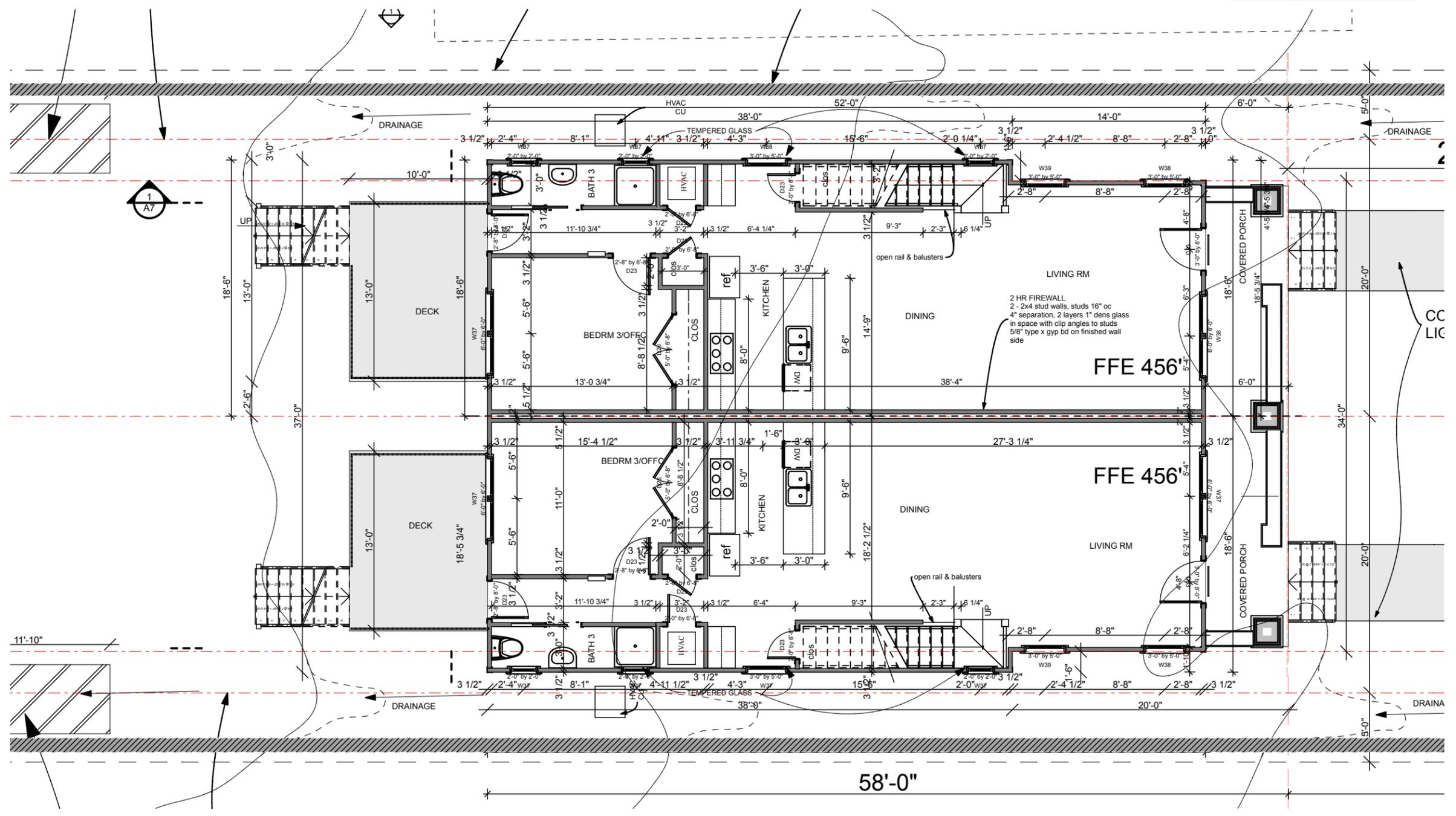
PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

1ST FLOOR PLAN

A1
SHEET 13

FLOOR AREA	
Zone Name	Measured Area
1ST FLR	941
2nd flr	940
	1,881 sq ft

FLOOR AREA	
Zone Name	Measured Area
1ST FLR	941
2nd flr	940
	1,881 sq ft



2 1st FLOOR
SCALE: 1/8" = 1'-0"

/Users/psbom/quirk/Documente/WORK/2014/WORK/2015/ZEITLIN - 1813 5TH AVE/1813 5TH AVE - 2.ppt



201 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES

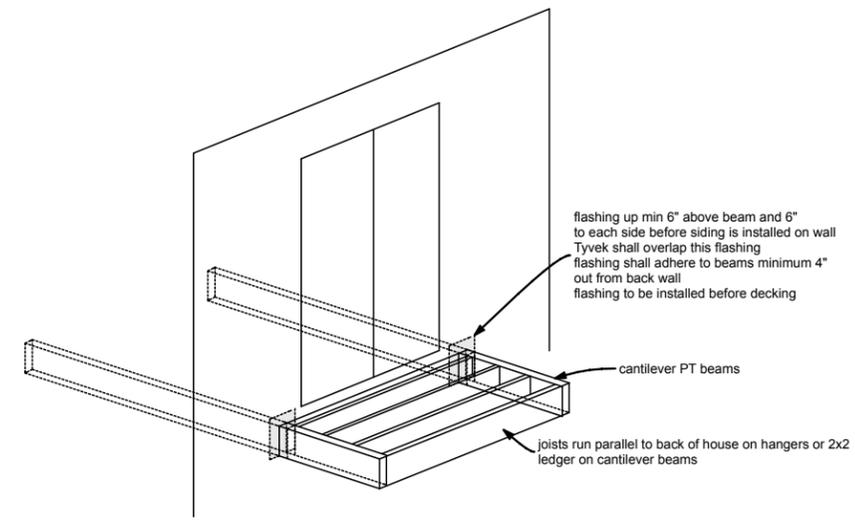
JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

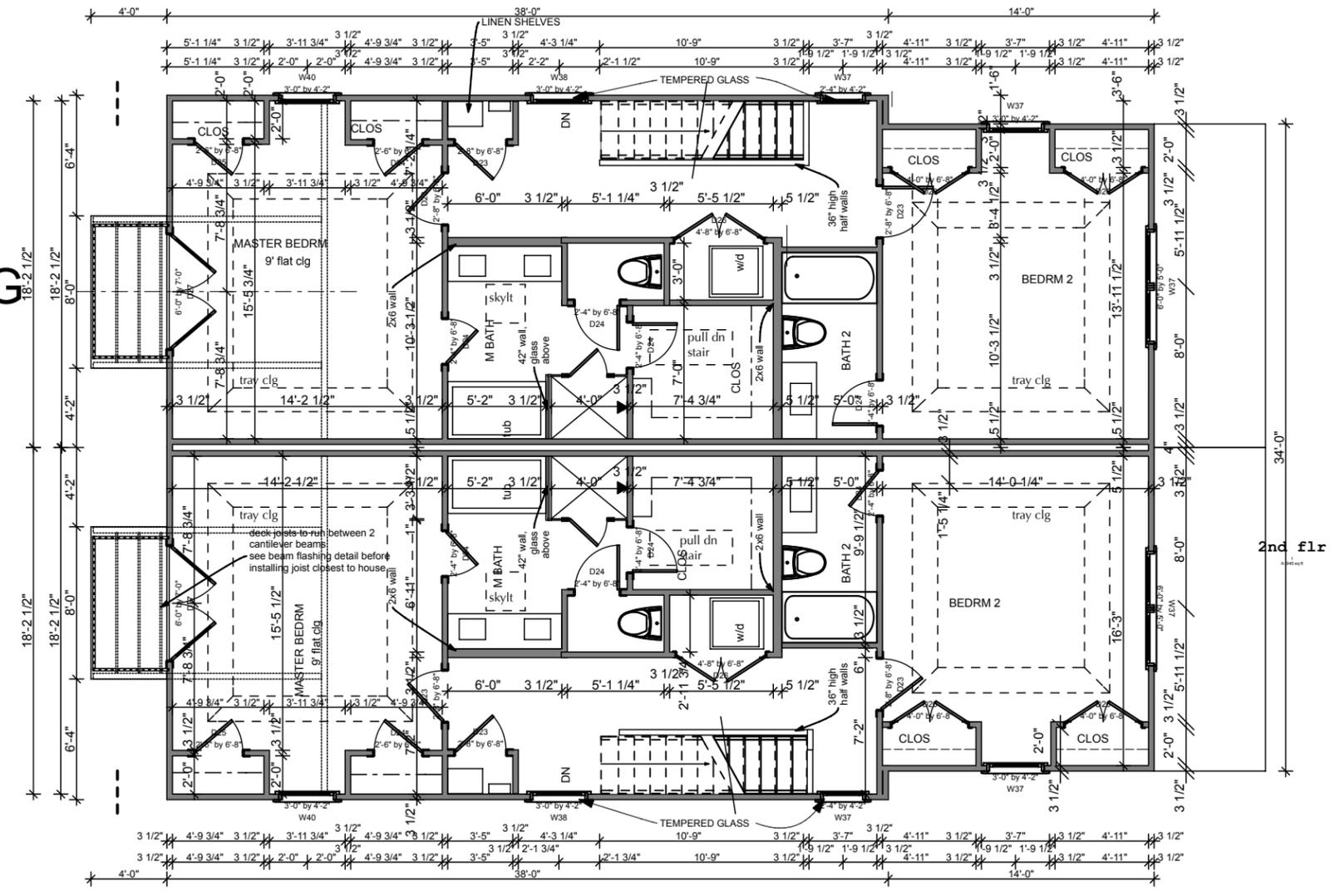
PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

2ND FLOOR PLANS (1

A2
SHEET 14

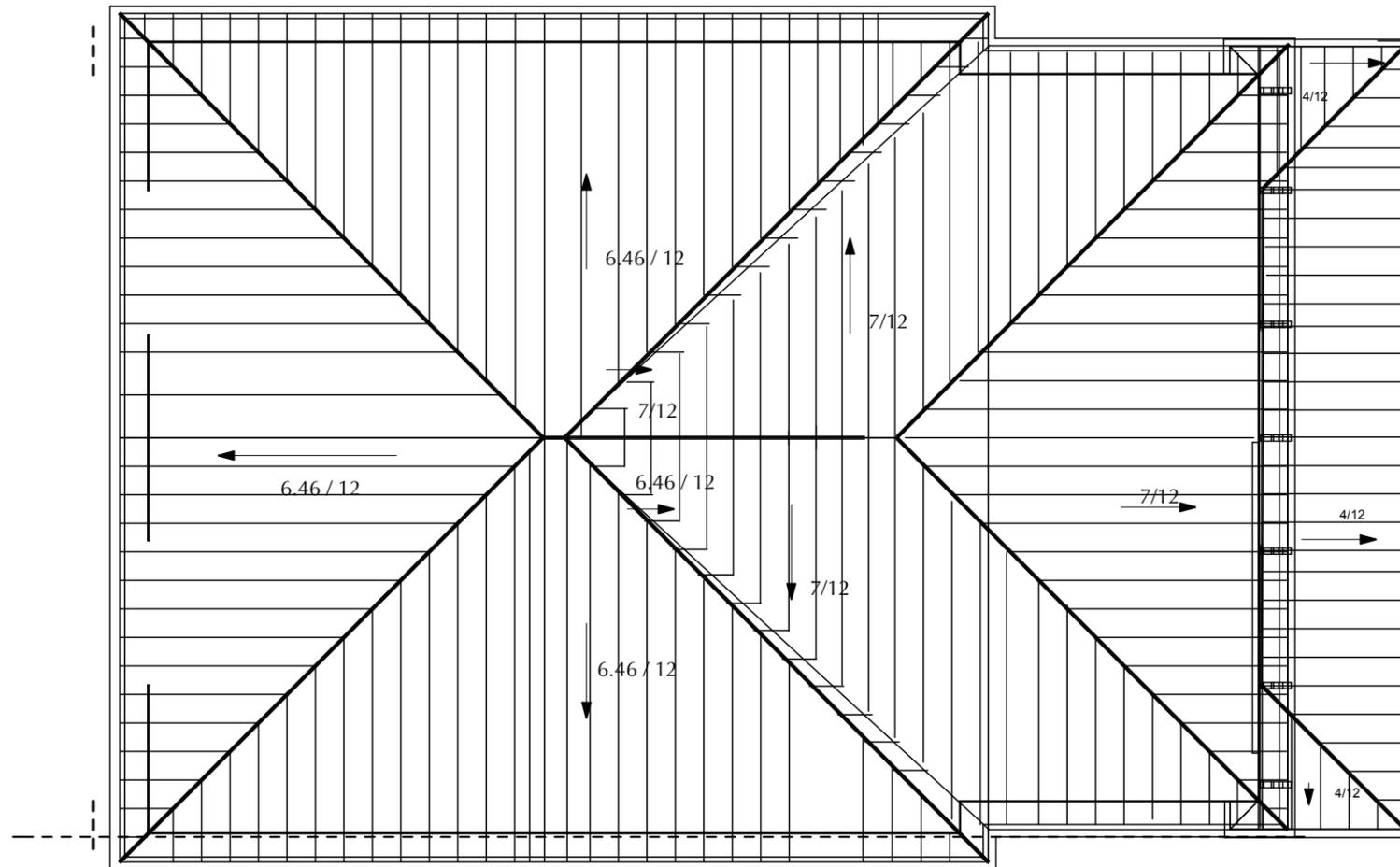


2 DECK BEAMS & FLASHING
SCALE: 1:88.08



1 2nd FLOOR
SCALE: 1/8" = 1'-0"

/Users/psb/working/Document/WORK/2014/WORK/2015/ZEITLIN - 1813 5TH AVE/1813 5TH AVE - 2.ppt



1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



2081 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirksigns@comcast.net



PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES

JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

PROJECT NO: 15-120

COPYRIGHT 2007
QUIRK DESIGNS

ROOF PLAN

A4

SHEET 16



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



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



2031 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES
JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

ELEVATIONS (1)

A5
SHEET 17



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



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



2014 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirksigns@comcast.net



PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES

JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

ELEVATIONS (1)

A6

SHEET 18



2014 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirksigns@comcast.net



PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES

JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

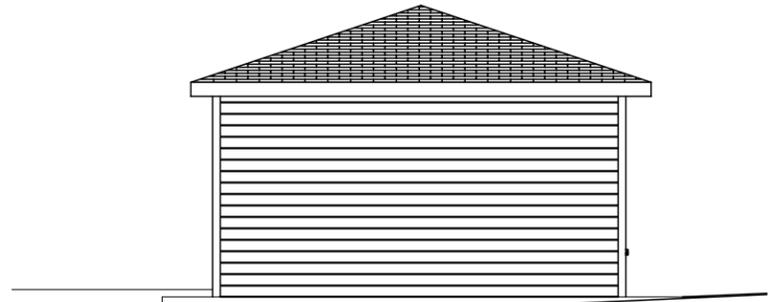
PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

SECTIONS (1)

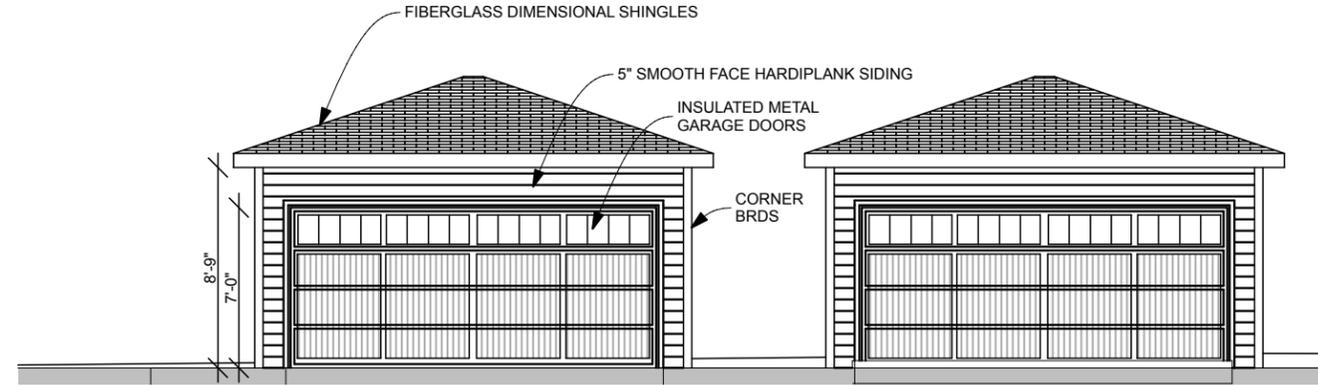
A7
SHEET 19



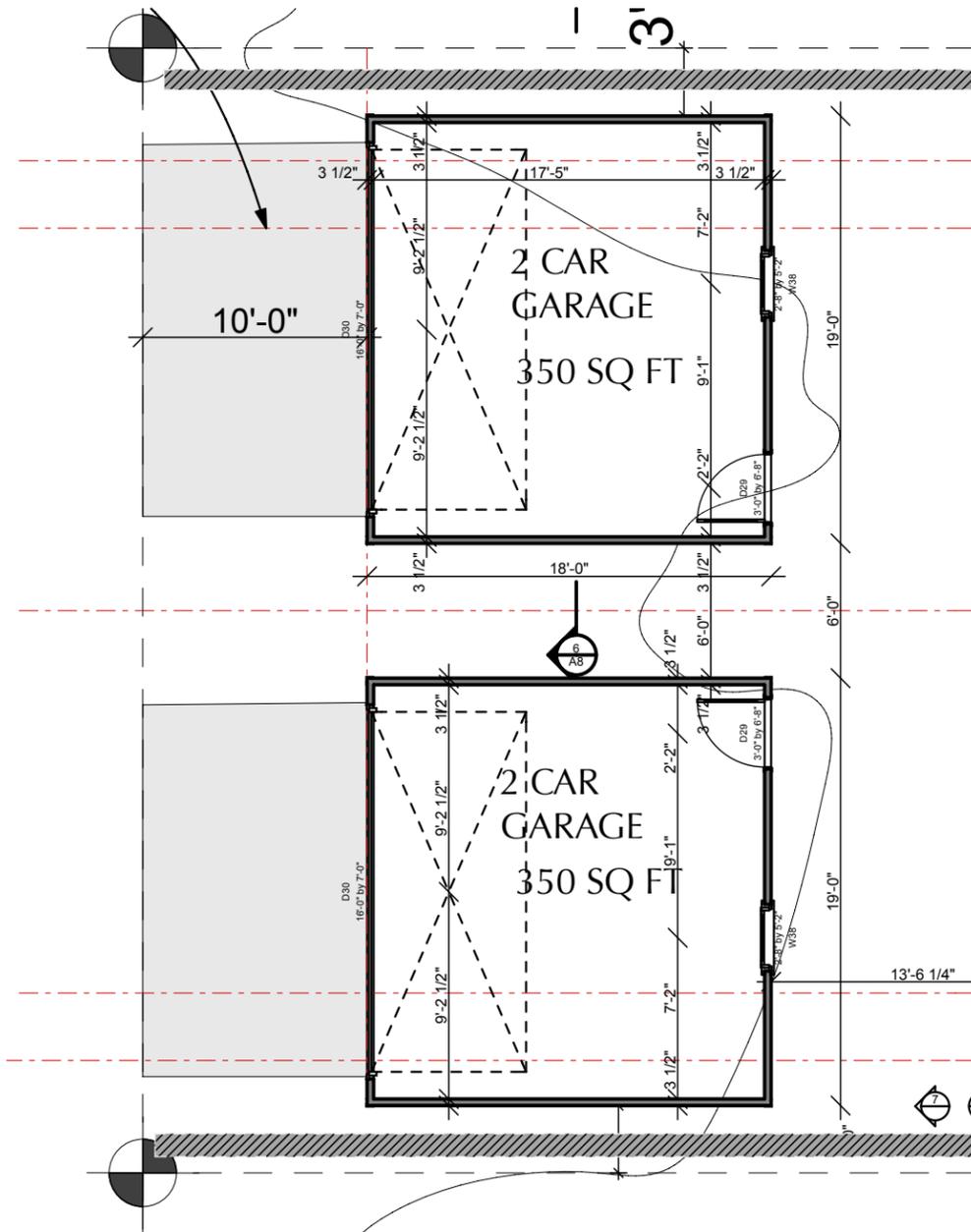
1 SECTION - STAIR
SCALE: 1/8" = 1'-0"



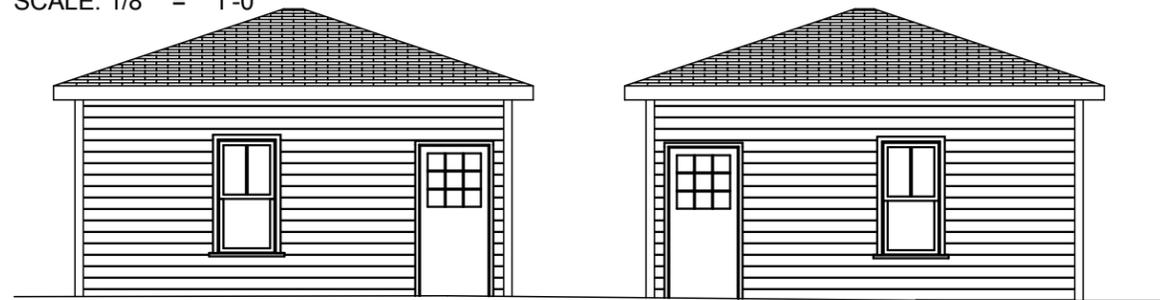
3 LEFT / RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



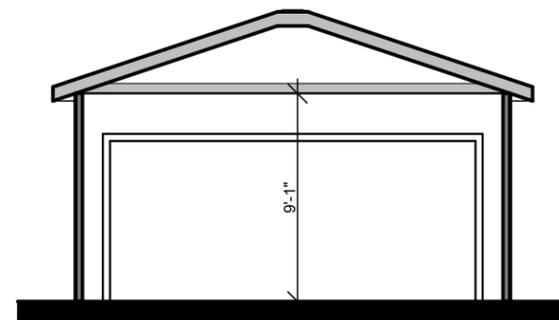
1 CARPORT - REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 GARAGE PLANS
SCALE: 1/8" = 1'-0"



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



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



2818 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
#Custom 1
#Custom 2

CUSTOM RESIDENCES

JEFF ZEITLIN
1813 5th Ave N
Nashville, TN 37208

DATE: 10/30/15
REVISION

PROJECT NO: 15-120
COPYRIGHT 2007
QUIRK DESIGNS

GARAGE (1)

A8

SHEET 20