



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

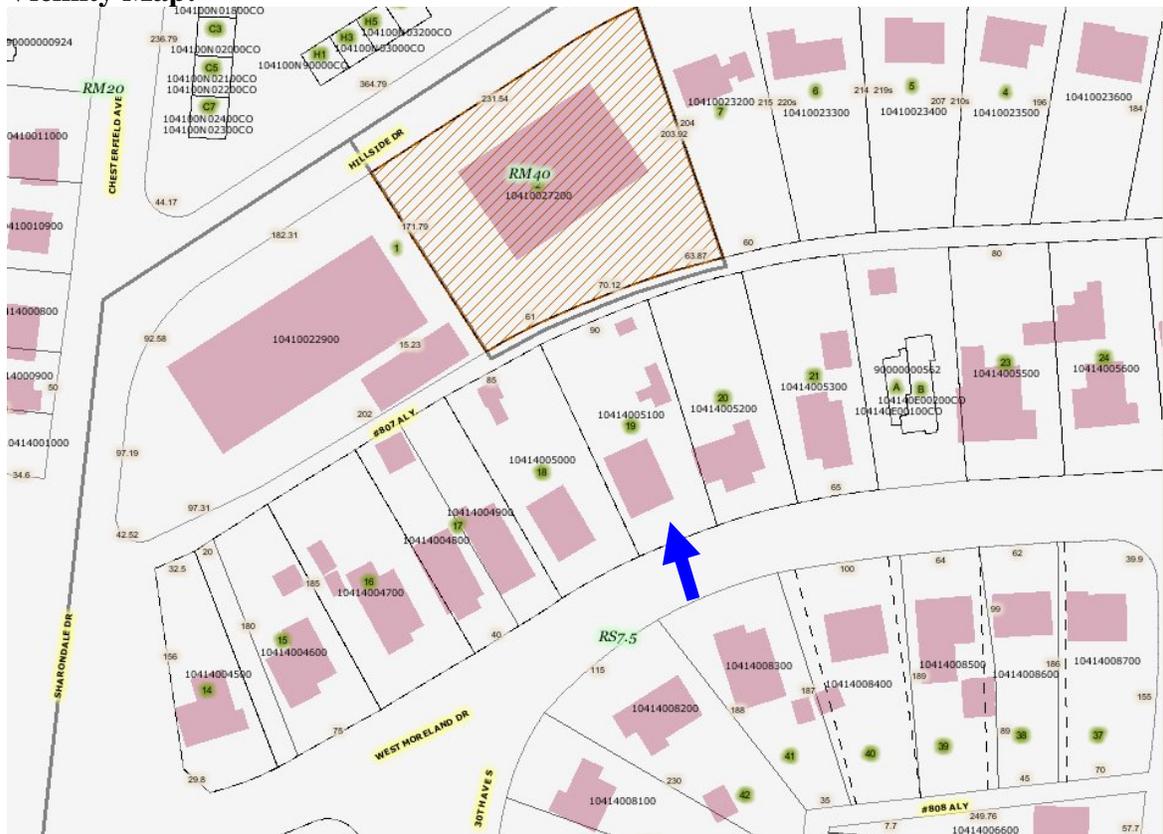
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2918 Westmoreland Dr.
June 20, 2012

Application: New construction—addition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10414005100
Applicant: Preston Quirk, architect
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct a ridge raise, a new rear addition, and a side porte cochere. The new addition will be taller than the existing house. The project involves demolishing and reconstruction the rear ten feet (10') of the existing house.</p> <p>Recommendation Summary: Staff recommends approval of the ridge raise, rear addition, and side porte cochere with the following conditions:</p> <ol style="list-style-type: none"> 1. Staff review and approve the color of the roof shingles, a brick sample, and the window and door specifications prior to purchase and installation of these materials; and 2. The reveal of the siding on the addition match the five inch (5") reveal on the house. <p>With these conditions, staff finds the project to meet Section II.B. of the <i>Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines</i>.</p>	<p>Attachments A: Site Plan B: Elevations</p>
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Vicinity Map:



Aerial Map:



Background: 2918 Westmoreland was constructed c. 1930 and is a weatherboard bungalow. It is contributing to the Hillsboro-West End National Register district.



Applicable Design Guidelines:

II.B.1 New Construction

a . H e i g h t

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 . S c a l e

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 . S e t b a c k a n d R h y t h m o f S p a c i n g

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 reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions 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*

d. **M a t e r i a l s , T e x t u r e , D e t a i l s , a n d M a t e r i a l C o l o r**

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.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. **R o o f S h a p e**

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.

f. **O r i e n t a t i o n**

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

New buildings shall 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.

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 those that front 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.

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.

Generally, curb cuts should not be added.

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, utilities 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.

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.

j. **Public Spaces**

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.

II.B.2 Additions

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 normally not recommended on historic structures may be appropriate for non-historic structures in Hillsboro-West End. Front or side alterations to non-historic buildings that increase habitable space or change exterior height should be compatible, by not contrasting greatly, with the adjacent historic buildings.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*

Additions taller than existing building

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:

1. *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 mass of the addition.*

Ridge raises

Ridge raises are appropriate for side-gable buildings (without clipped gables) that do not have side chimneys and require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

Rear additions wider than existing building

- *Rear additions that are wider than or equal in width to an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

Sunrooms

- *Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass, or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.*

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) since the change in materials will allow 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. Examples are a change in materials or a change in masonry coursing, etc.*

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.)*

Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or a decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet.

The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this

can be accomplished with the following:

It is appropriate to proportionally match the design and dimensions of a historic dormer on a building in the neighborhood that is of similar style and massing as the primary building.

The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.

Dormers should not be added to secondary roof planes.

Eave depth on a dormer should not exceed the eave depth on the main roof or be less.

The roof form of the dormer should match the roof form of the building or be appropriate for the style.

The roof pitch of the dormer should generally match the roof pitch of the building.

The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)

Dormers should generally be fully glazed and aprons below the window should be minimal.

The exterior material cladding of front and side dormers should match the primary or secondary material of the main building.

- b. When a lot exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width, and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- c. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- 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, 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.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.

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 17.40.420 D of the historic zoning ordinance.

Analysis and Findings:

Application is to construct a ridge raise, a new rear addition, and a side porte cochere. The new addition will be taller than the existing house. The project involves demolishing and reconstructing the rear ten feet (10') of the existing house.

Demolition. The applicant is proposing to demolish and reconstruct the rear ten feet (10') of the existing house. This portion of the structure is not part of the main side-gable form of the house. Staff finds that the demolition of this portion of the house meets the design guidelines because it does not contribute to the historical or architectural character of the house and because it will be reconstructed in the same form. Staff therefore finds that the removal of the back portion of the house meets Section III.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.



Images of the right and left facades, showing the portion of the rear to be demolished and reconstructed.

Location and Setback: The new rear addition and side porte cochere meet all base zoning requirements for setbacks. The new porte cochere is proposed for the side of the historic house. The house's lot is irregularly-shaped and is seventy-feet (70') wide at the front and ninety-feet (90') wide at the rear. The lot is wider than the average lot in the Hillsboro-West End conservation overlay, and therefore a side addition is appropriate for the historic structure. The porte cochere will start approximately twenty-one feet (21') behind the line of the front porch. The historic house, with its front porch, is approximately fifty feet (50') deep, and therefore the porte cochere will be located within

the back two-thirds of the house, and the majority of the structure will be in the back one-half of the house, which is appropriate and meets the design guidelines.

The rear addition will be located entirely behind the historic house. It will step in two feet (2') from the rear sidewalls of the house for its entire length. Staff therefore finds the location of the rear addition to meet the design guidelines.

Staff finds the location and setbacks of the proposed rear addition and side porte cochere to meet Sections II.B.1.c. and II.B.2 of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Height & Scale: The existing house is thirty-two feet, four inches (32'4") wide and approximately fifty feet (50') deep, including the front porch. The eave height of the front porch is approximately ten feet (10'), while the eave height of the side gable form is approximately ten feet, six inches (10'6"). The house's ridge height is approximately twenty-one feet (21').

In the past, the Commission has asked that side additions be narrower than one-half of the historic house and be at least two feet (2') shorter than the historic house. The proposed side porte cochere meets both of those standards. It is approximately thirteen feet, six inches (13'6") wide and nineteen feet, two inches (19'2") deep. Its eave height matches that of the house's gable, and its ridge height is approximately seventeen feet (17'), approximately four feet (4') lower than the ridge height of the historic house.

The proposed application involves a ridge raise to the historic house. The ridge raise is inset two feet (2') from each of the sidewalls of the historic house and extends up two feet (2') vertically, following the 7/12 slope of house's roof. Staff finds that the proposed ridge raise meets the design guidelines.

The rear addition has a width of twenty-eight feet, four inches (28'4") and a maximum depth of thirty-two feet (32'). The rear addition ties into the ridge raise and is twenty-three feet (23') in height, or two feet (2') taller than the ridge height of the historic house, for a length of approximately thirty feet (30'). After a depth of thirty feet (30'), the addition becomes a side gabled form that has a ridge height of approximately twenty-five feet (25'). In other words, the side-gabled rear addition has a ridge height that is a total of four feet (4') taller than the ridge height of the historic house. Staff finds this height to meet the design guidelines because the maximum height does not occur until approximately sixty feet (60') behind front of the house, the taller portion of the addition has a side gable form which reduces the impact of its height, and the rear addition is inset two feet (2') from both sidewalls of the historic house.

The existing footprint of the house is approximately one thousand, six hundred and seventeen square feet (1,617 sq. ft.), including the front porch. The side porte cochere and the rear addition will add approximately one thousand, one hundred and nine square feet (1,109 sq. ft.) to the house's footprint. In total, after the new construction, the house will have a footprint of approximately two thousand, seven hundred and twenty-six

square feet (2,726 sq. ft.). After the construction of the addition, the site's percentage of open space will be reduced from eighty-five percent (85%) to seventy-seven percent (77%). Staff finds this decrease in percentage of open space appropriate because the percentages of open space in the immediate vicinity vary from as little as seventy percent (70%) to as much as 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. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Roof: The historic house's primary roof form is a side-gable with a slope of 7/12. The house includes an existing shed extension in the rear with a slope of 2/12 (this portion of the rear will be reconstructed as part of the project and the roof slope will not change). The side porte cochere will have a side gable form with a slope of 7/12, matching that of the historic house. The rear addition involves a ridge raise, which meets the design guidelines and has a front slope of 7/12. The back slope of the ridge raise will have a 3/12 slope. The portion of the addition that connects the historic house to the taller portion of the addition has gable form with a slope of 2/12. The rear, tall portion of the addition has a side gable form with a slope of 9/12. The rear façade has a gabled dormer and a gabled porch roof, both with 8/12 slopes.

Staff finds the proposed roof forms to be compatible with the historic structure and to meet Sections II.B.1.e. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Proportion and Rhythm of Openings: No changes will be made to the window and door openings on the historic house's front façade. On both the left and right sides of the historic house, the gable field vents will be enlarged to have a two foot by three foot, six inch (2' X 3'6") window opening. On the right side of the historic house, on the ground floor, a horizontal two foot by three foot, six inch (2' X 3'6") window opening will be removed and a new door opening will be created in its approximate location. In addition, a doorway will be removed towards the rear of the house and a new two foot, six inch by three foot, six inch (2'6" X 3'6") window opening will be created. Staff finds these changes to the window openings to be appropriate because they are on the side facades and will not significantly affect the historic character of the house.

The addition's fenestration pattern is similar to that of the historic house. The ground floor windows are largely twice as tall as they are wide, and the second story windows are smaller. There are no large expanses of wall space without a door or window opening. Staff therefore finds the project's proportion and rhythm of openings to meet Sections II.B.1.g. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Materials, Texture, and Details and Material Color: The existing house is clad with Hardie siding with a five inch reveal. The drawings call for potentially replacing this

Hardie siding, and staff notes that if the siding is replaced, the new Hardie siding should also have a maximum reveal of five inches (5”).

The existing asphalt shingles on the historic house will be removed and will be replaced with dimensional fiberglass shingles. The addition’s roof shingles will match the house’s, and staff asks to review and approve the shingle color prior to purchase and installation. The primary cladding material for the addition will be Hardie plank. The drawings note that the Hardie plank will have a six inch (6”) exposure, “matching existing.” However, staff measured that the existing has a five inch reveal (5”), and therefore staff asks that the siding on the addition match the five inch (5”) reveal of the house. The addition’s foundation will be split face concrete block, and concrete block will also be used under the house to replace failing cedar posts. The chimney will be clad in brick veneer, and the bases of the porte cochere columns will also be brick. Staff asks to review and approve a brick sample prior to purchase and installation.

The windows on the addition will be wood with four inch (4”) flat casings; the existing house’s windows are vinyl and some of these windows will remain. The materials for the doors were not specified. Staff asks that a condition of approval be that staff review and approve the window and door specifications prior to purchase and installation. The rear porch will be enclosed with aluminum screens with metal frames. The rear porch columns will be painted Primtrim, which is an all-wood composite material.

With the staff’s final approval of the roof color, window and door specifications, and a brick sample, and the stipulations that existing siding be retained and the addition’s siding match the existing, staff finds the proposed materials to meet Sections II.B.1.d. and II.B.2. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Public Spaces. The porte cochere will be accessed used an existing curb cut. The existing driveway is partially paved with concrete and will remain (see photo below). However, the driveway will be extended and will curve towards the house in order to access the porte cochere. This new portion of the driveway will be filled with gravel. Staff finds that the proposed changes to the driveway meet the design guidelines.



Recommendation

Staff recommends approval of the ridge raise, rear addition, and side porte cochere with the following conditions:

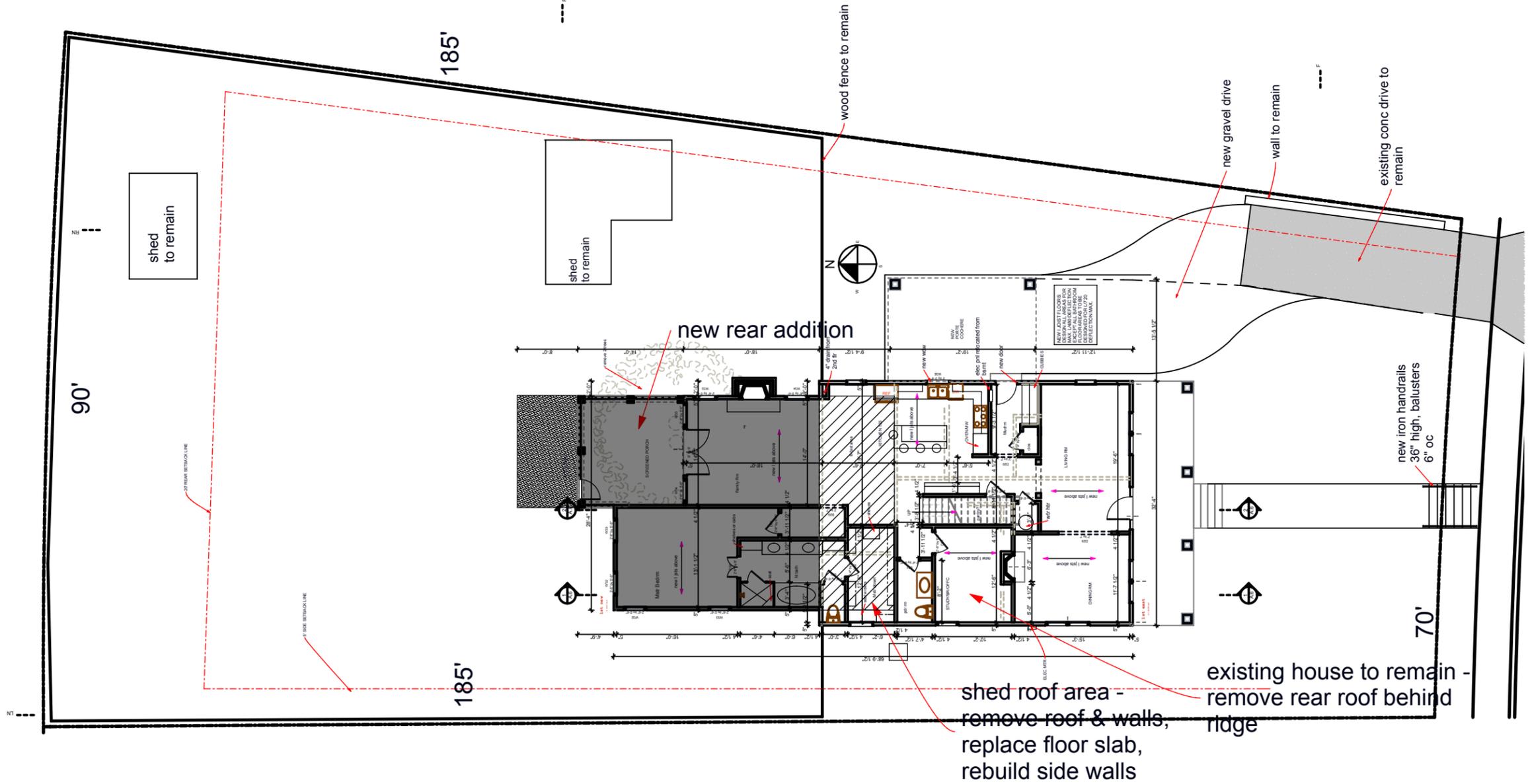
1. Staff review and approve the color of the roof shingles, a brick sample, and the window and door specifications prior to purchase and installation of these materials; and
2. The reveal of the siding on the addition match the five inch (5”) reveal on the house.

With these conditions, staff finds the project to meet Section II.B. of the *Hillsboro-West End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Addition to Residence

Jon & Anne Fruetel
2918 Westmoreland Drive
Nashville, TN 37212

SHEET INDEX	
ID	Name
A1	SITE PLAN, 3D VIEWS
A2	DEMO PLAN
A3	PLANS
A4	ELEVATIONS
A5	ELEV 2
A6	ROOF PLAN



3 SITE PLAN
SCALE: 1/16" = 1'-0"

QUIRK DESIGNS
2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 242-1288
Fax: (615) 627-1288
email: info@quirkdesigns.com

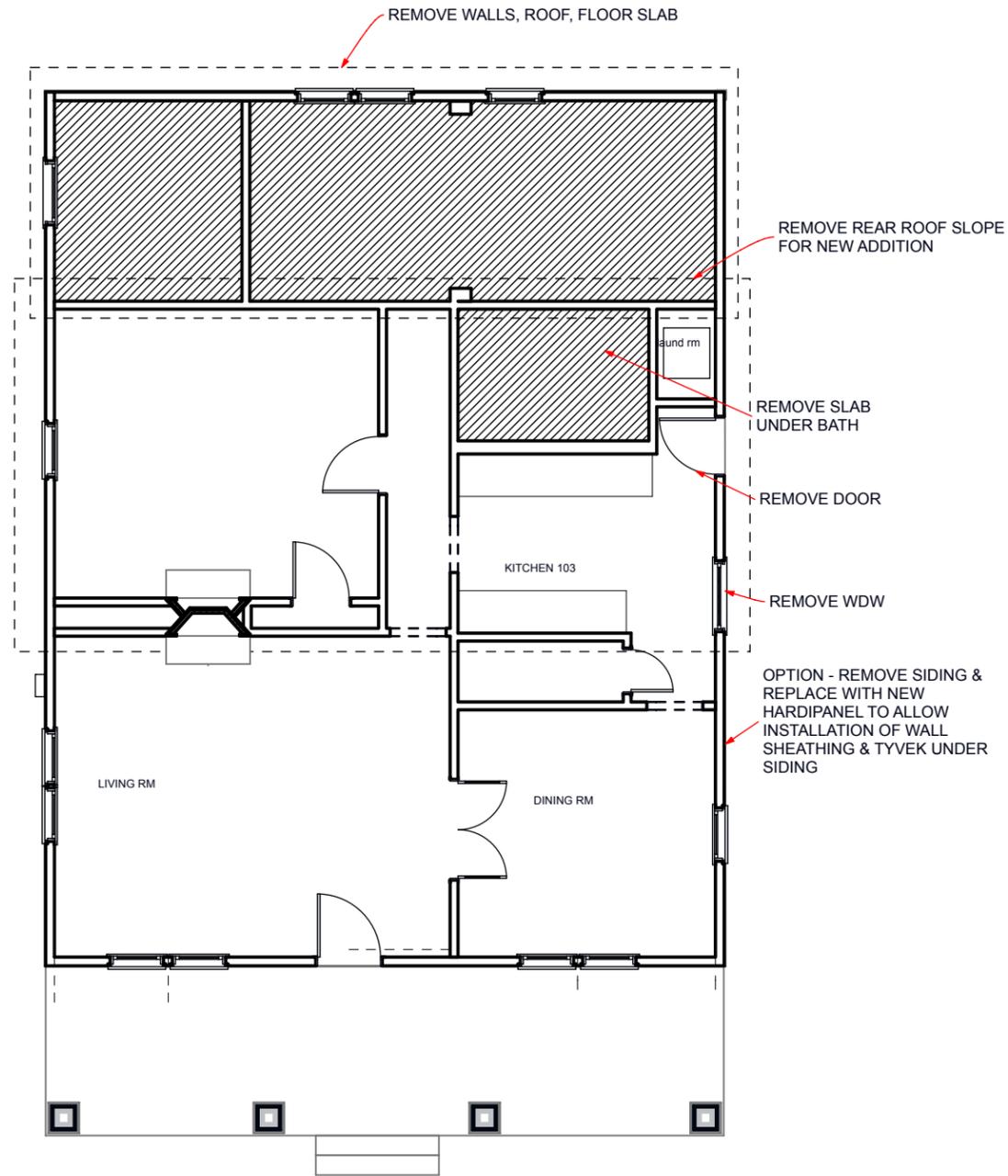
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Addition to Residence
Jon & Anne Fruetel
2918 Westmoreland Drive
Nashville, TN 37212

DATE: 6/6/12
REVISIONS

PROJECT NO:
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QUIRK DESIGNS

SITE PLAN, 3D VIEWS

A1
SHEET 1



1

DEMOLITION PLAN

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

2831 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 298-1234
 email: info@quirkdesigns.com

QUIRK DESIGNS

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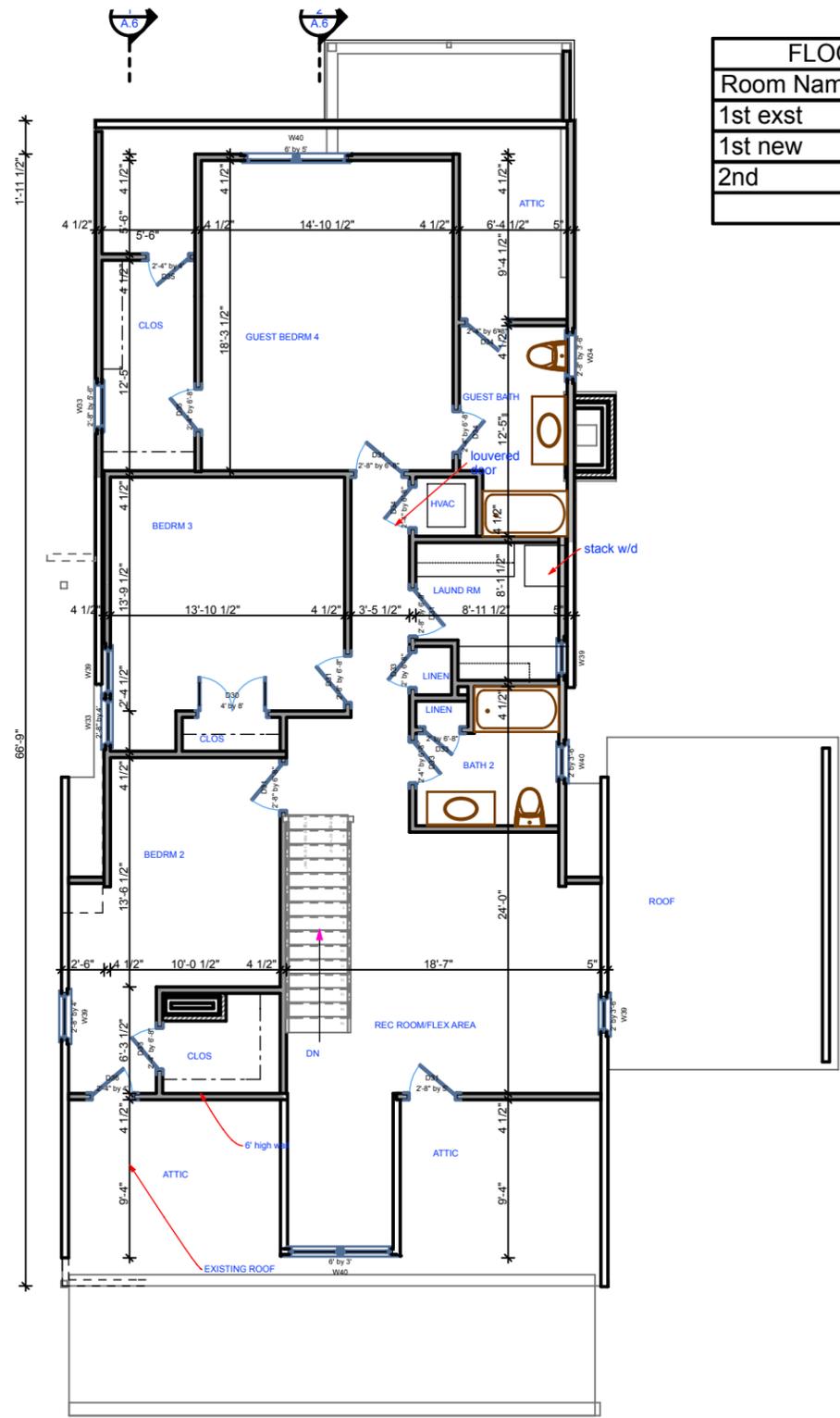
Addition to Residence
 Jon & Anne Fruetel
 2918 Westmoreland Drive
 Nashville, TN 37212

DATE: 6/6/12
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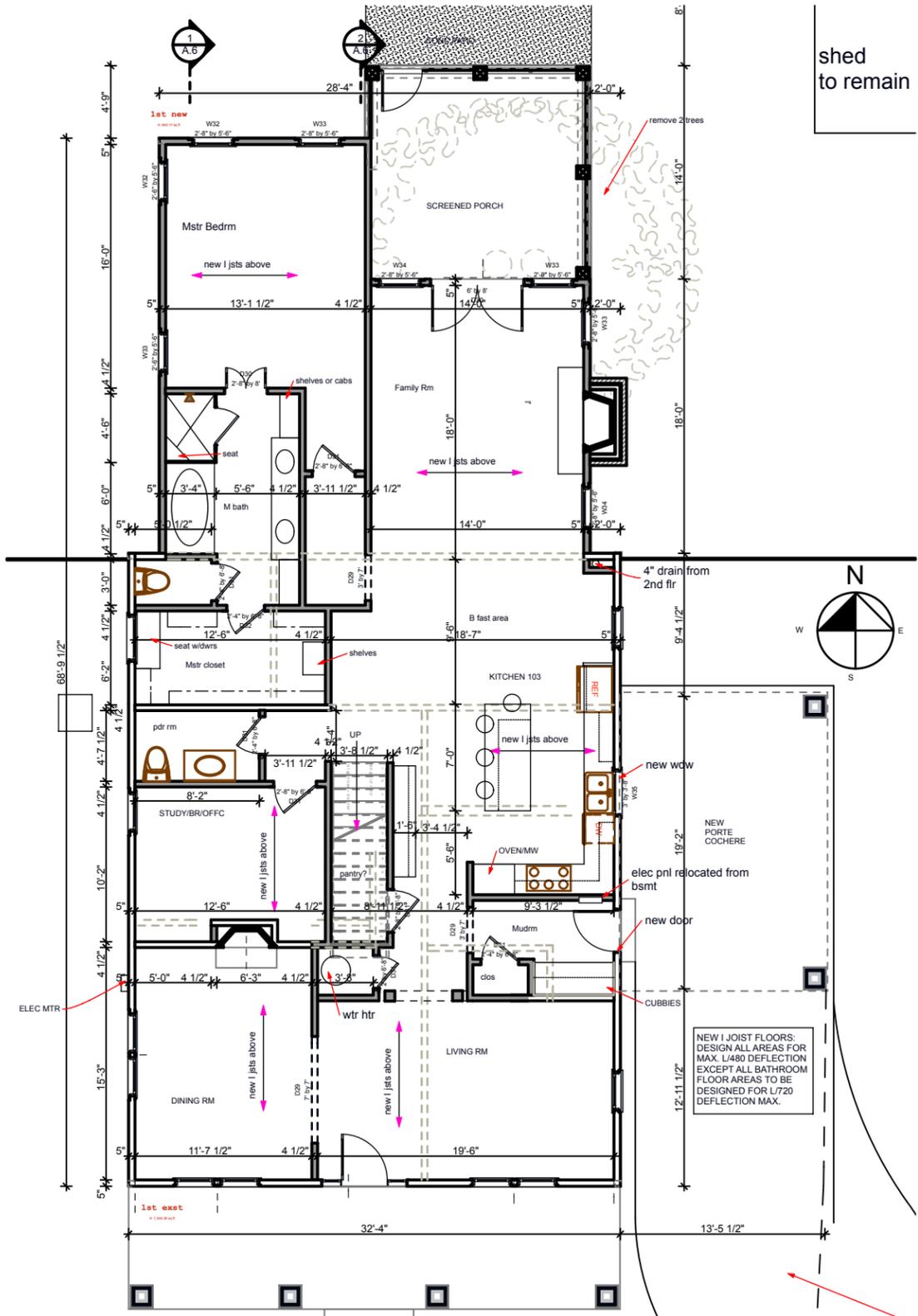
DEMO PLAN

A2
 SHEET 2



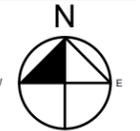
FLOOR AREA	
Room Name	Area
1st exst	1,346
1st new	640
2nd	1,617
	3,603 sq ft

2 2nd Flr Plan
SCALE: 1" = 10'



1 1ST FLR PLAN
SCALE: 1" = 10'

shed to remain



NEW I JOIST FLOORS:
DESIGN ALL AREAS FOR
MAX. L/480 DEFLECTION
EXCEPT ALL BATHROOM
FLOOR AREAS TO BE
DESIGNED FOR L/720
DEFLECTION MAX.



2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 448-8888
email: info@quirkdesigns.com

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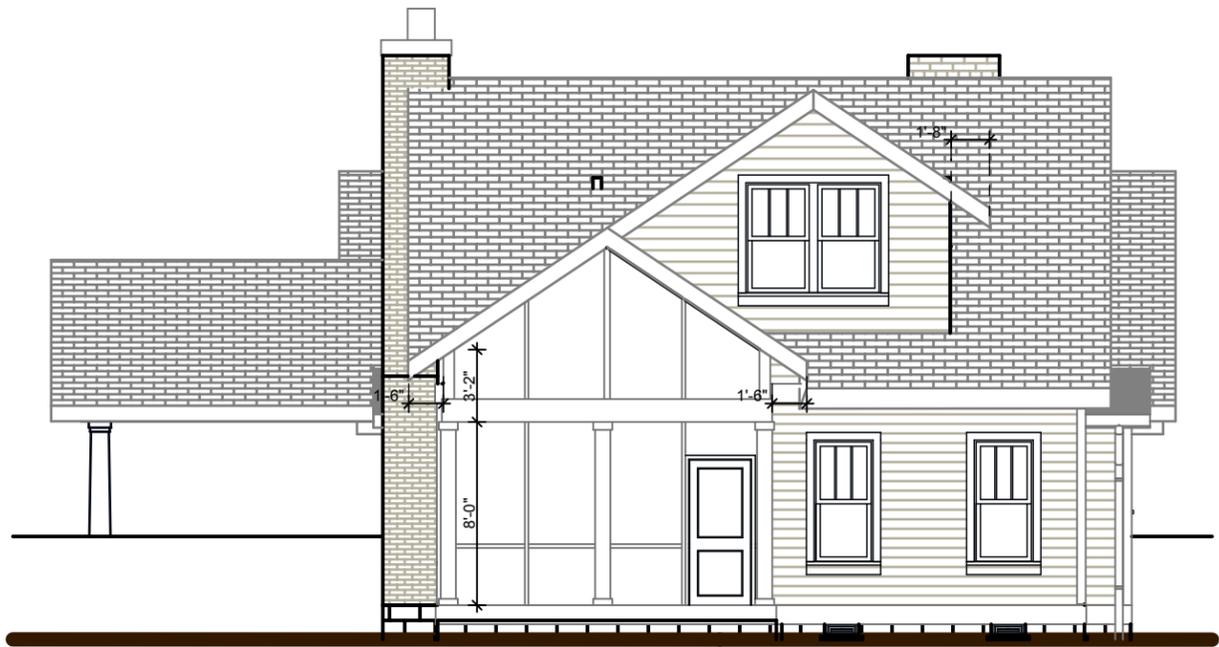
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PLANS

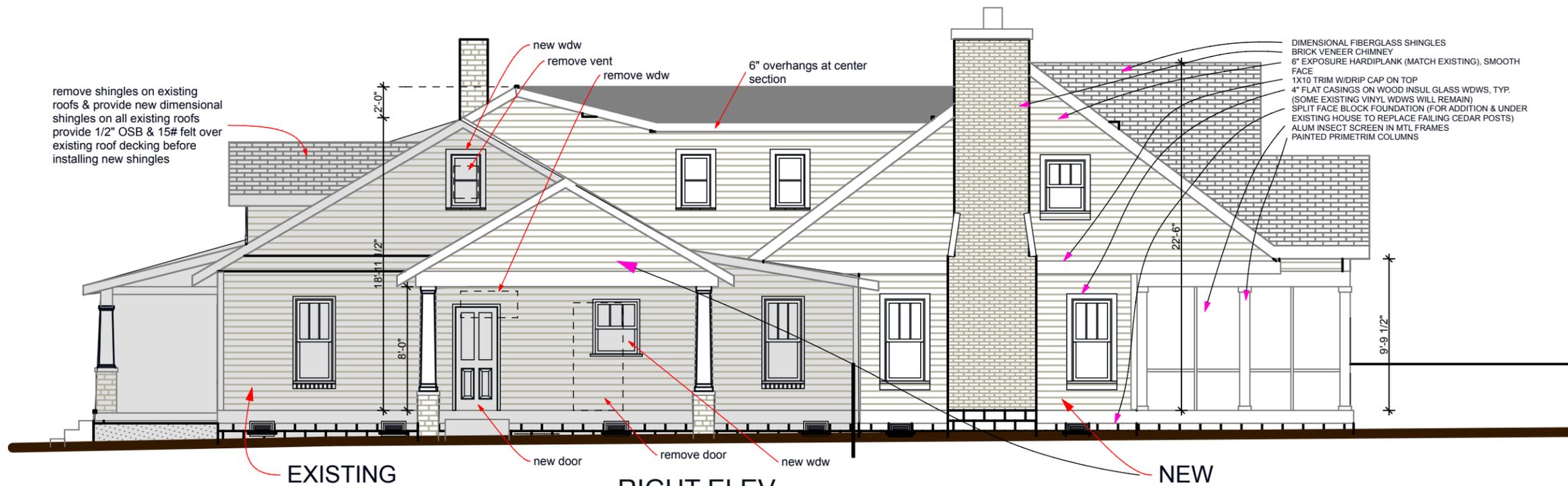
A3
SHEET 3



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



3 FRONT ELEV
SCALE: 1/8" = 1'-0"



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

#Custom 1

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QUIRK DESIGNS

ELEVATIONS

A4
SHEET 4



2831 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
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 Email: info@quirkdesigns.com

QUIRK DESIGNS

#Custom 1

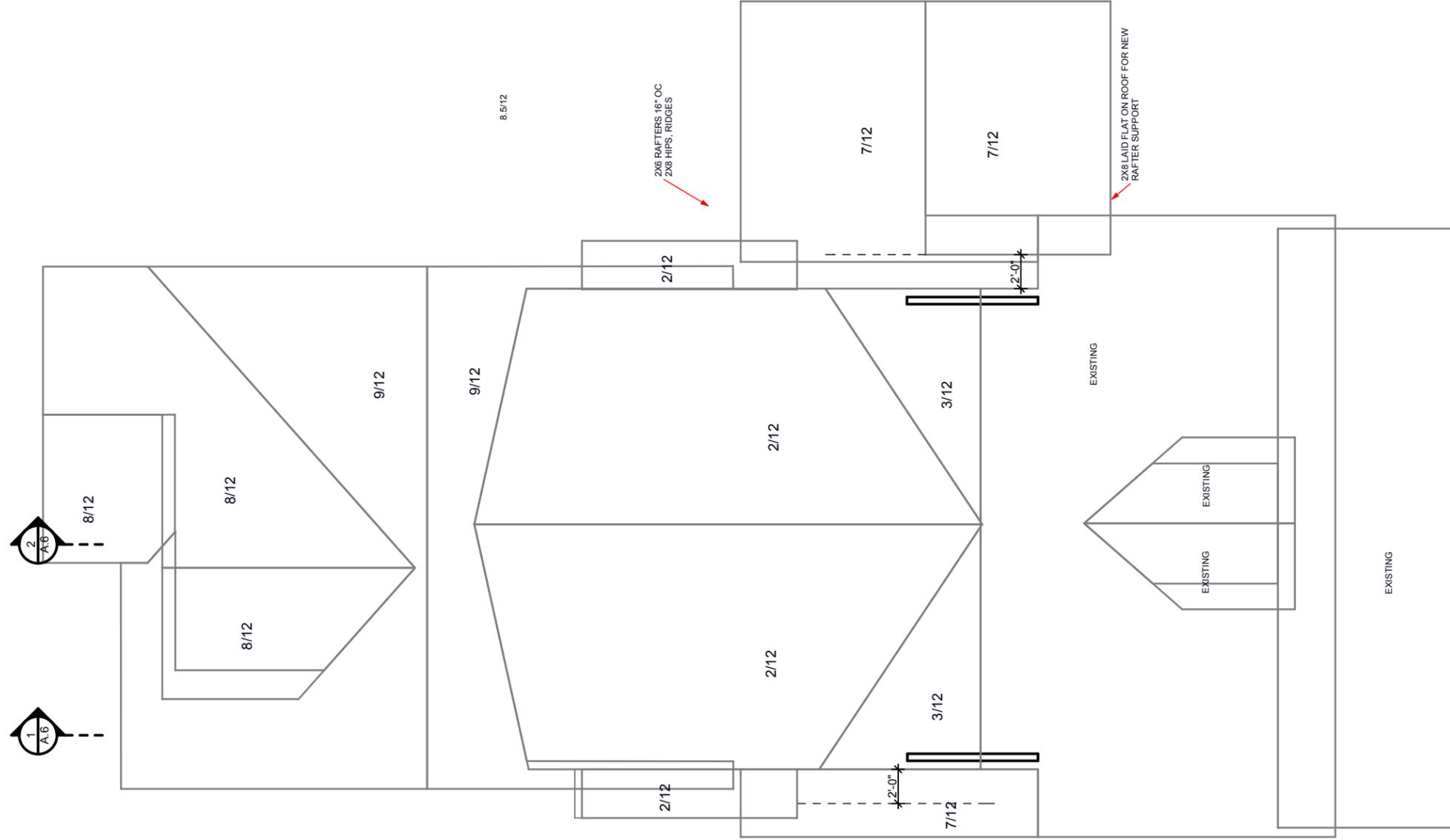
Addition to Residence
 Jon & Anne Fruetel
 2918 Westmoreland Drive
 Nashville, TN 37212

DATE: 6/6/12
 REVISIONS

PROJECT NO:
 COPYRIGHT 6/6/12
 QUIRK DESIGNS

ELEV 2

A5
 SHEET 5



1 Roof Plan

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

DATE: 6/6/12
REVISIONS
PROJECT NO: COPYRIGHT 6/6/12 QUIRK DESIGNS
ROOF PLAN
A6 SHEET 6

#Custom 1

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