



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

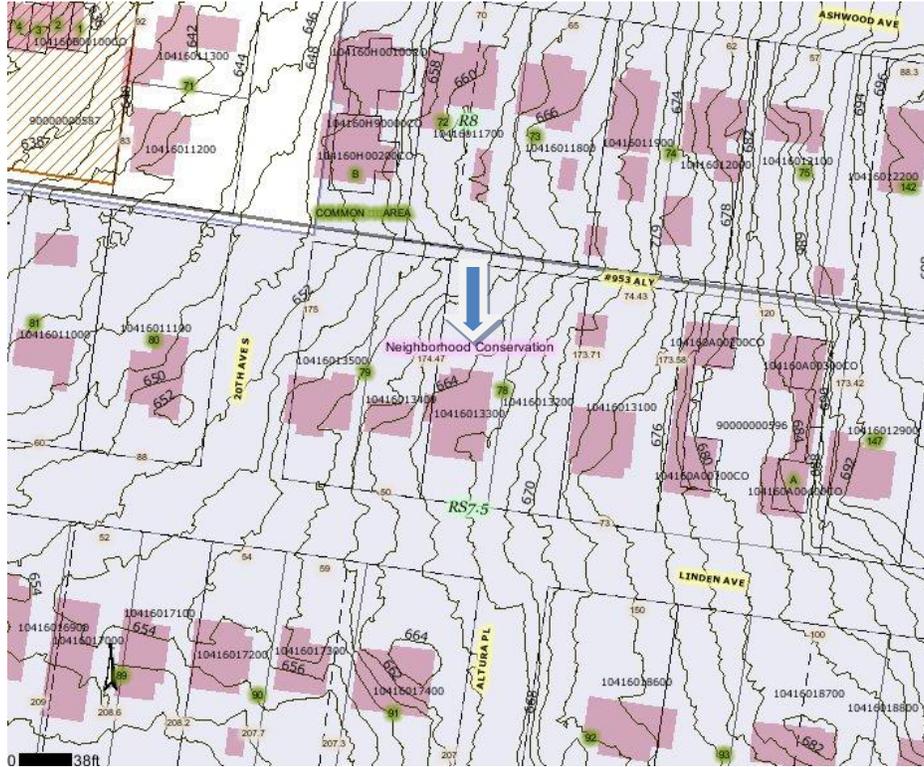
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

**STAFF RECOMMENDATION**  
**1910 Linden Avenue**  
**April 16, 2014**

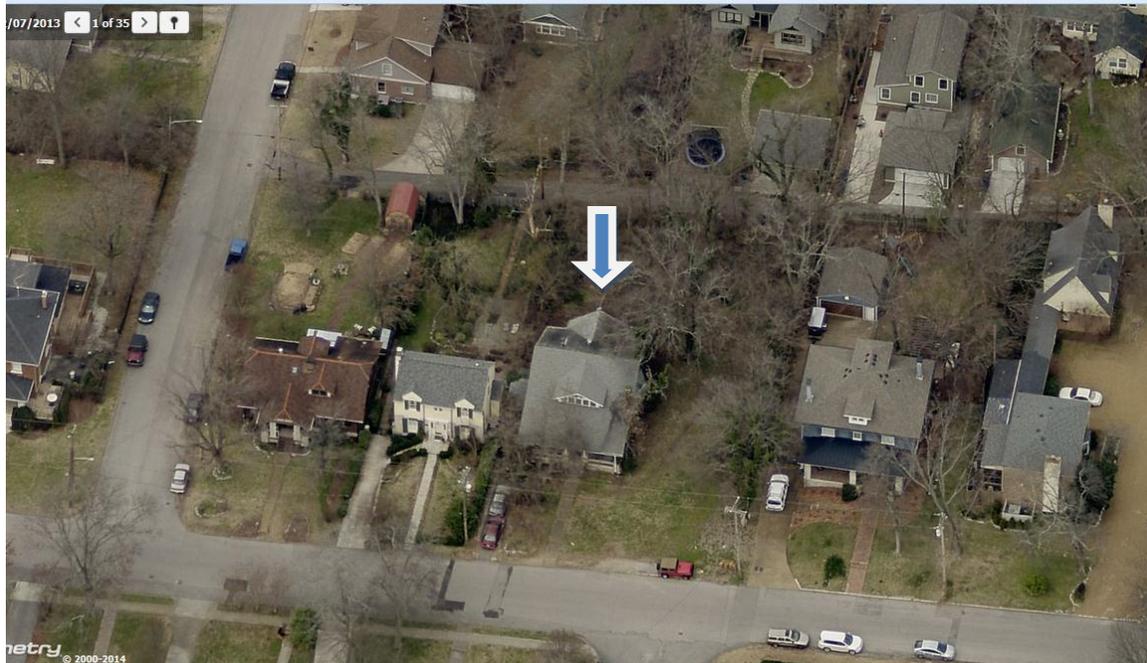
**Application:** New construction-addition and outbuilding; Setback determination  
**District:** Belmont-Hillsboro Neighborhood Conservation Zoning Overlay  
**Council District:** 18  
**Map and Parcel Number:** 10416013300  
**Applicant:** Preston Quirk, architect  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

|   |   |
|---|---|
| <p><b>Description of Project:</b> This application is for a rear addition and detached garage. A setback determination is requested for the addition, as its width is proposed to match the existing house which is three feet (3') off the right side property line.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the addition and outbuilding with the conditions that staff provide final approval of windows, doors, and a brick sample; and with the understanding that the building is not a Detached Accessory Dwelling Unit, as the current floor plans imply.</p> <p>Meeting these conditions, Staff finds that the project meets sections II.B.1 and II.B.2 of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p> | <p><b>Attachments</b><br/> <b>A:</b> Photographs<br/> <b>B:</b> Site Plan<br/> <b>D:</b> Elevations</p> |
|---|---|

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II. B. GUIDELINES**

#### **a. Height**

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

#### **b. Scale**

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

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

#### **c. Setback and Rhythm of Spacing**

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

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).*

*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*

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

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

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

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

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

*Stud wall lumber and embossed wood grain are prohibited.*

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

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

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

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. 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.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

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

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

*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.*

#### **g. Proportion and Rhythm of Openings**

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

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

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

*Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

## **h. 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.

## **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.

*Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings.*

### *Outbuildings: Roof*

*Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*

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

*The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.*

### *Outbuildings: Windows and Doors*

*Publicly visible windows should be appropriate to the style of the house.*

*Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*

*For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

*Decorative raised panels on publicly visible garage doors are generally not appropriate.*

### *Outbuildings: Siding and Trim*

*Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).*

*Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

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

*Stud wall lumber and embossed wood grain are prohibited.*

*Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

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

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

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

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

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

#### ***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.*

#### ***k: Multi-unit Detached Developments/ Cottage Developments***

*Multi-unit detached developments or “cottage” developments are only appropriate where the Planning Commission has agreed that the community plan allows for the density requested and the design guidelines for “new construction” can be met.*

*The buildings facing the street must follow all the design guidelines for new construction. The interior units need not meet the design guidelines for setbacks and rhythm of spacing on the street.*

*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 face the street.*

*Interior dwellings should be “tucked-in” behind the buildings facing the street.*

*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.*

*Attached garages are only appropriate for rear units along the alley.*

## **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 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.*

*When an addition needs to be wider:*

*Rear additions that are wider than 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.*

*In addition, a rear addition that is wider should not wrap the rear corner.*

*Ridge raises*

*Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that 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.*

*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). 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).*

*Rear & Side 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 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:*

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- 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.*
- 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 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*

*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 the 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.

**Background:** 1910 Linden Avenue is a brick bungalow with a stone foundation built circa 1920. The applicant proposes a rear addition and outbuilding to this contributing structure in the Belmont-Hillsboro Neighborhood Conservation Overlay.



Figure 1. 1910 Linden Avenue

**Analysis and Findings:**

Demolition: The project includes the demolition of a rear porch and bay. Although these are original to the house, they are not character-defining features of the house and will not affect its historical integrity. Staff finds this partial demolition meets section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.



Figure 2. Rear of house showing the bay and porch on the left to be removed for the addition

Height & Scale: The addition will set in two feet (2') on each side. It will expand on the right side after four feet (4'), to match the width of the existing house. The addition will be thirty-three feet, seven inches (33'7") deep. The foundation height of the addition matches the existing foundation height, approximately four to six feet (4-6') above grade, as there is considerable slope on the site. The addition's eave height matches that of the house, ten feet (10') above the floor level. The addition will tie into the house's roof six inches (6") below the ridge, and the addition will remain lower in height than the historic structure. The project meets section II.B.1.a and b and II.B.2.

Location & Removability: The proposed addition is at the rear of the house. The rear corners of the house will remain; if the addition is removed in the future, the house's original form will remain. The location is appropriate and the project meets section II.B.2.a and e.

Setback & Rhythm of Spacing: The addition will be fifty-two feet (52') from the rear property line, three feet, four inches (3'4") from the right side and nine feet eleven inches (9'11") from the left. Although the addition is no wider than the house, a setback determination is requested from five feet (5') to three feet, four inches (3'4") for the right side. Approximately fifteen feet (15') of this side of the addition will be in the setback area. Staff finds this setback to be appropriate because the historic house does not meet the base zoning setback of five feet (5') and the addition matches that width. The project meets section II.B.1.c and II.B.2.

Materials: The application includes replacing windows in the existing house. Deteriorated shakes in the gable fields will be replaced with painted cement fiber shakes. No other major changes to the materials of the historic house were indicated on the drawings. The addition will be smooth face cement fiberboard with a five inch (5") reveal. The trim will be wood. The foundation will be split-face concrete block, and the roof will be architectural fiberglass shingles in a color to match the existing roof. The proposed chimney will be brick. Staff asks to approve a brick sample. With the staff's final approval of the brick sample and windows and doors, staff finds that the known materials meet sections II.B.1.d and II.B.2.

Roof form: The addition is proposed to have a gabled roof with 2.75/12 pitch. The hipped roof over the first story has varying pitches of 2/12, 3/12 and 7/12. A brick chimney will be built on the addition's left side. The project meets section II.B.1.e and II.B.2.

Proportion and Rhythm of Openings: The existing windows on the house will be replaced as part of this project, but no changes to the window and door openings on the existing house are indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening. Staff finds the project's proportion and rhythm of openings to meet Section II.B.1.g and II.B.2.

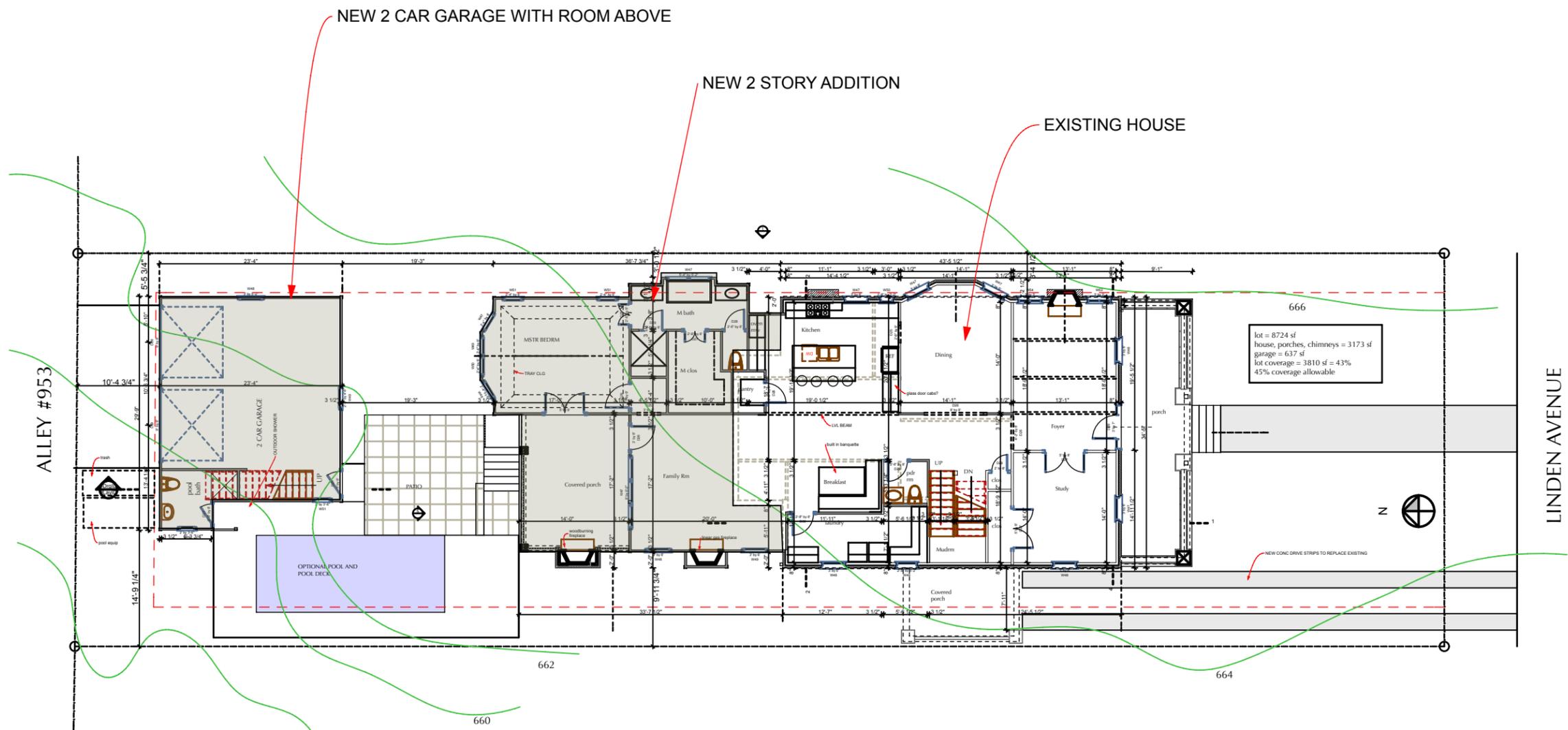
Appurtenances & Utilities: Changes to the site's appurtenances are new concrete strips to replace the existing drive from Linden, and a concrete driveway proposed to access the garage from the alley. A pool and pool deck are shown on the site plan, but details were not provided. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section II.B.1.h.

Outbuildings: The applicant proposes to build a one-and-a-half story garage at the rear of the site. This garage is twenty-nine feet nine inches (29'9") by twenty-three feet four inches (23'4") for a total area of six hundred and ninety-four square feet (694 sq.ft.) Eave height will be eight to twelve feet (8-12') from grade. Staff notes that the floor plans for the accessory structure include a full bathroom, including a tub. Metro Codes Department does not permit full bathrooms for accessory structures unless the outbuilding meets the standards for a Detached Accessory Dwelling Unit (DADU). In this case, the applicant has not requested a DADU, staff has not received a restrictive covenant, and the proposed outbuilding does not meet the standards for a DADU; therefore, Staff reviewed the structure as an "outbuilding." The project meets section II.B.1.i and II.B.2 of the design guidelines as an outbuilding.

**Recommendation:**

Staff recommends approval of the addition and outbuilding with the conditions that staff provide final approval of windows, doors, and a brick sample; and with the understanding that the building is not a Detached Accessory Dwelling Unit, as the current floor plans imply.

Meeting these conditions, Staff finds that the project meets sections II.B.1 and II.B.2 of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.



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

2831 BERRY HILL DRIVE  
SUITE 700  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1988  
email: [quirkdesigns@comcast.net](mailto:quirkdesigns@comcast.net)

**QUIRK DESIGNS**

PHONE:  
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H298-1508

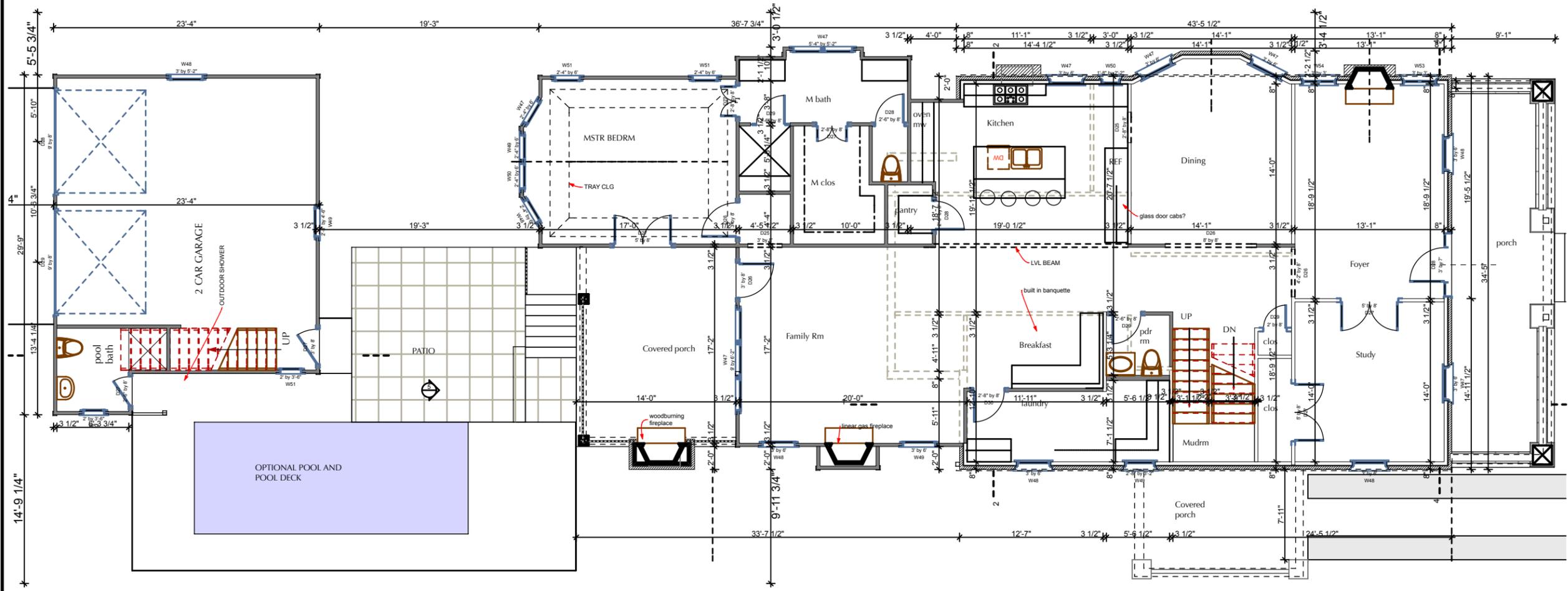
**Addition to Residence**  
Mr. Phillip Stinson  
1910 Linden Avenue  
Nashville, TN 37212

DATE: 4/1/14  
REVISION

PROJECT NO: 14-028  
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QUIRK DESIGNS

SITE PLAN

A1  
SHEET 8



662

**1** 1ST FLOOR PLAN  
SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
Phone: (615) 269-9248 Fax: (615) 627-1988  
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**QUIRK DESIGNS**

PHONE:  
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**Addition to Residence**  
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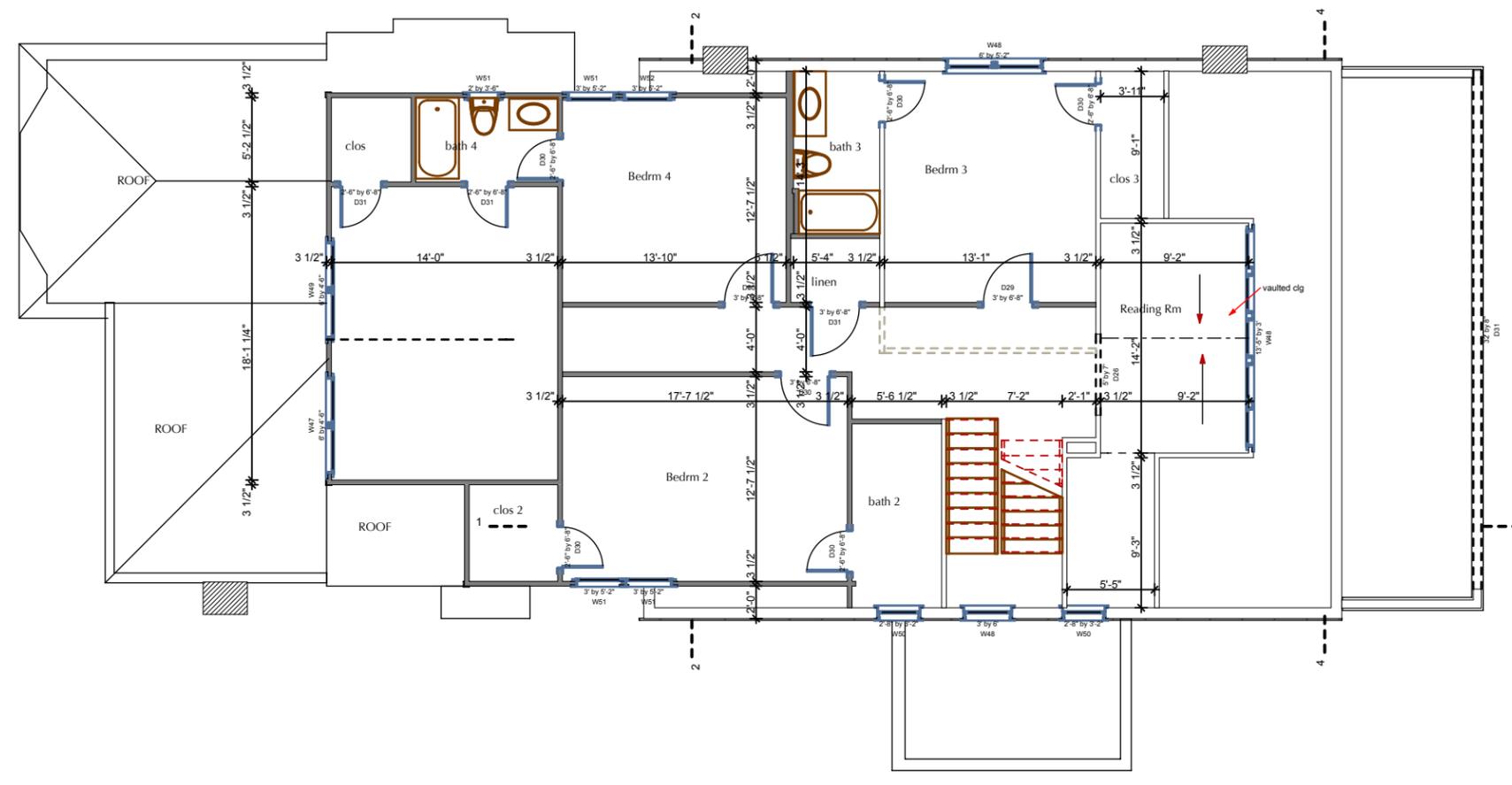
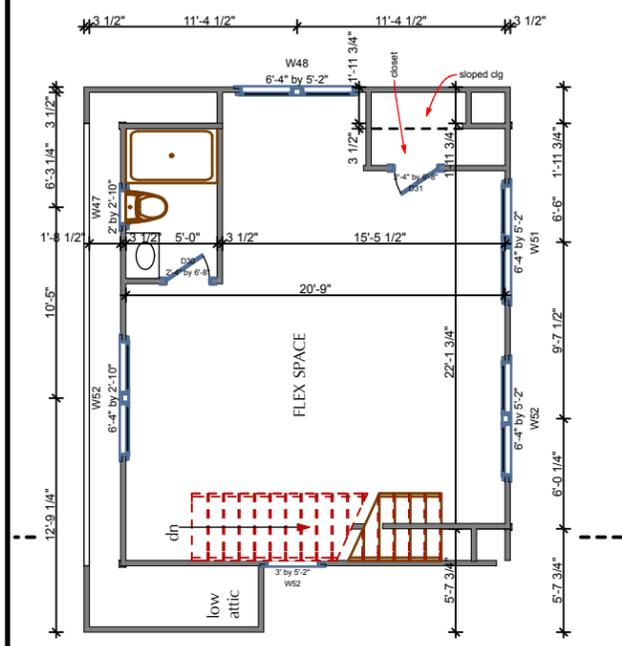
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1ST FLR PLAN

A2  
SHEET 9

# 1 2ND FLR PLAN

SCALE: 1" = 10'



2831 BERRY HILL DRIVE  
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**Addition to Residence**  
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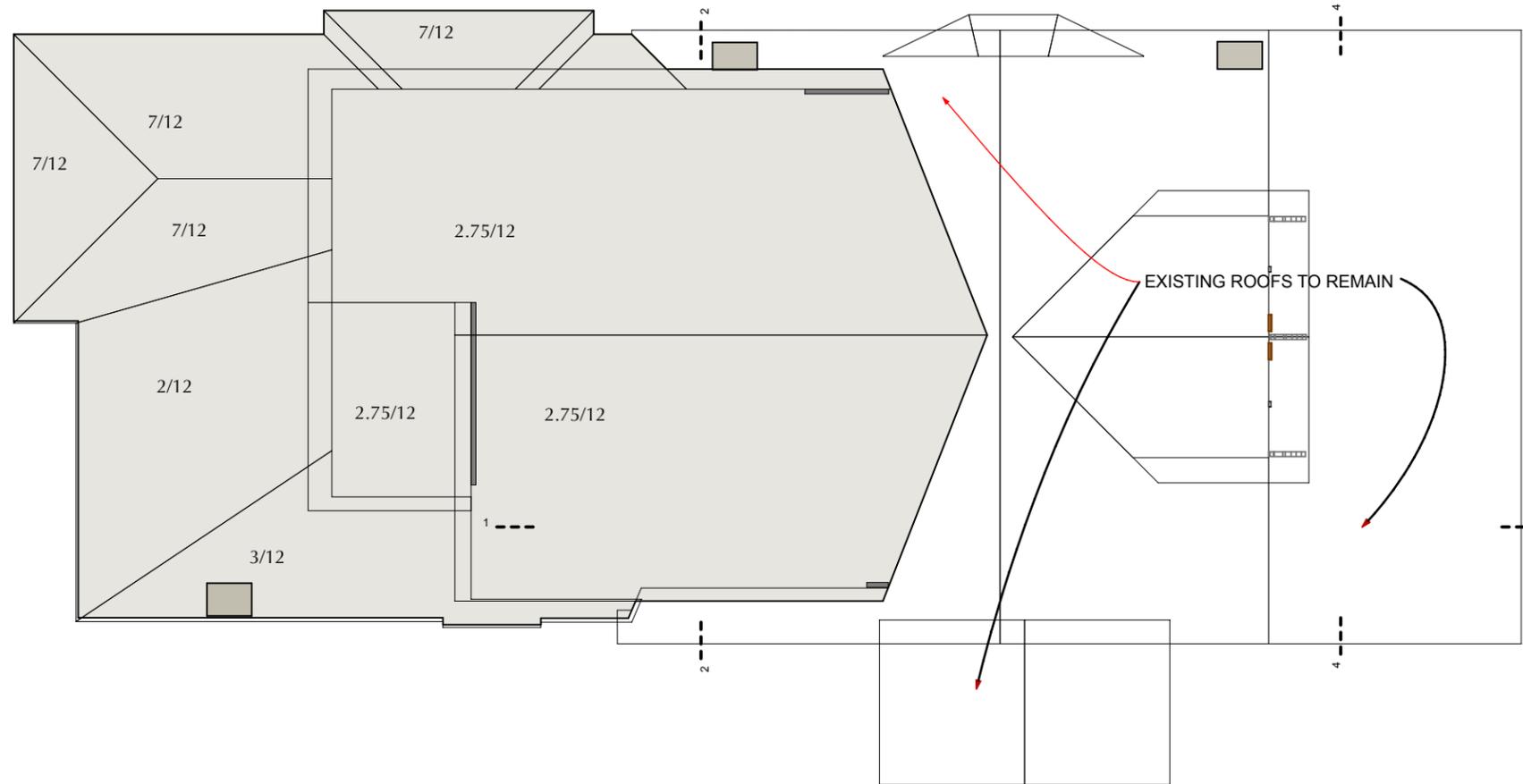
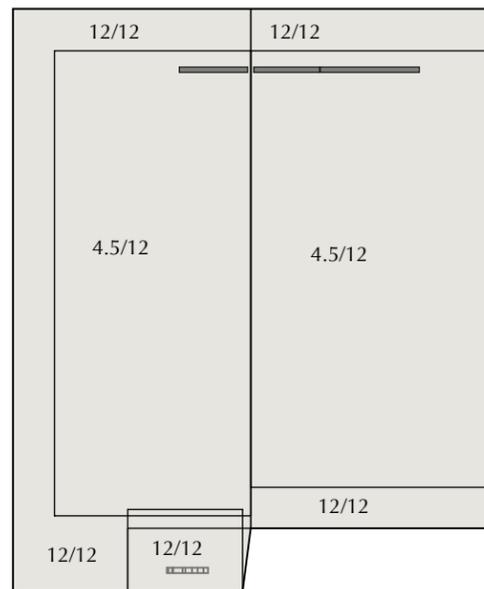
2ND FLR PLAN

A3  
SHEET 10

1

# ROOF PLAN

SCALE: 1" = 10'



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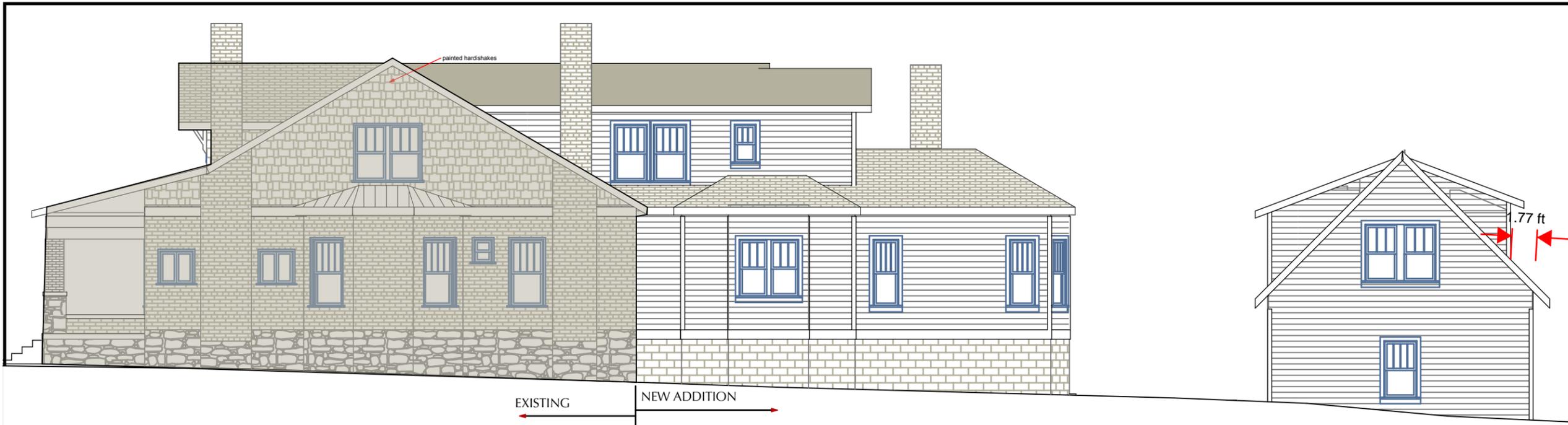
**Addition to Residence**  
 Mr. Phillip Stinson  
 1910 Linden Avenue  
 Nashville, TN 37212

DATE: 4/1/14  
 REVISION

PROJECT NO: 14-028  
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ROOF PLAN

A4  
SHEET 11



2

## RIGHT ELEVATION

SCALE: 1" = 10'



1

## LEFT ELEVATION

SCALE: 1" = 10'

2831 BERRY HILL DRIVE  
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**QUIRK DESIGNS**

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 H298-1508

Addition to Residence

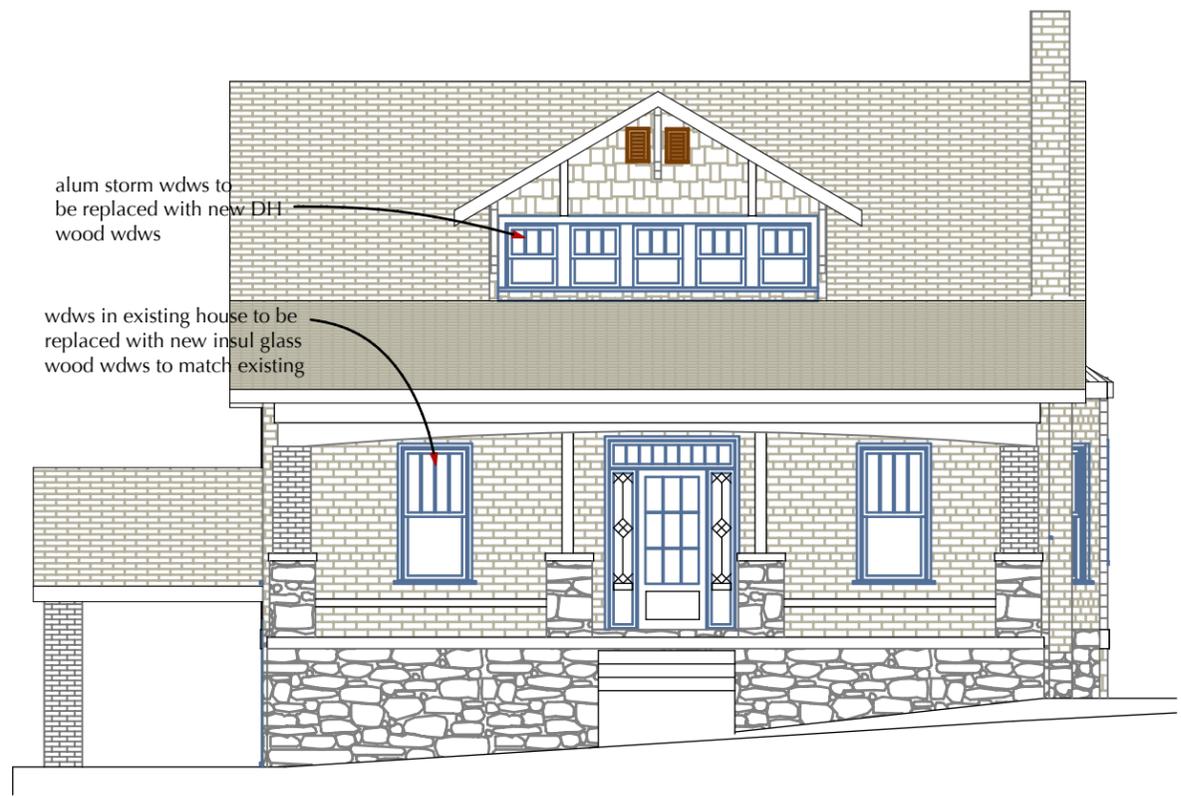
Mr. Phillip Stinson  
 1910 Linden Avenue  
 Nashville, TN 37212

DATE: 4/1/14  
 REVISION

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ELEVATIONS 1

A5  
 SHEET 12



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



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

2831 BERRY HILL DRIVE  
SUITE 700  
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DATE: 4/1/14  
REVISION

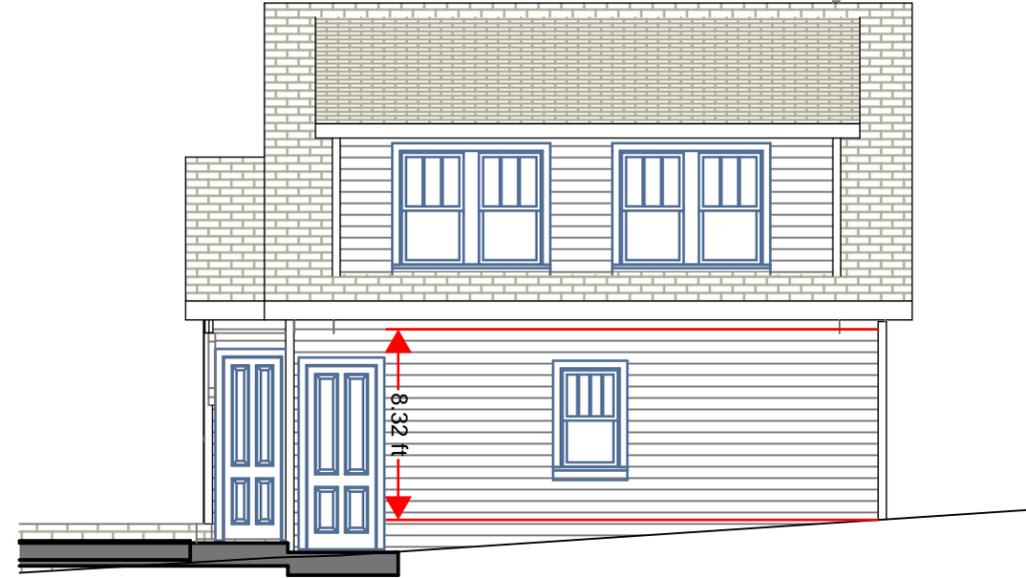
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ELEV 2

A6  
SHEET 13



**2** GAR. REAR ELEV  
SCALE: 1/8" = 1'-0"



**1** GAR. FRONT ELEV.  
SCALE: 1/8" = 1'-0"

/Users/pstinson/My Documents/CAD FILES/WORK/2014/06/19/10 A.dwg

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GARAGE ELEV.

A7  
SHEET 14