



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
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STAFF RECOMMENDATION
3533 Central Avenue
November 19, 2014

Application: New construction-additions and outbuilding, Setback determination

District: Richland-West End Neighborhood Conservation Zoning Overlay

Council District: 24

Map and Parcel Number: 10405039100

Applicant: Preston Quirk, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a rear addition to the structure and to enlarge the existing outbuilding. The addition will match the width of the historic house and will be fourteen inches (14") taller. The footprint of the existing garage will not change, but the roof will be altered to create a useable upperstory.

Recommendation Summary: Staff recommends approval of the proposed additions to the house and outbuilding, with the conditions that:

- The eave height of the outbuilding be lowered to match the eave height of the principal building as measured from the finished floor level; and
- Staff review and approve the final selections of the windows and doors, and the color of the roof.

Meeting those conditions, finds that the project would meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.

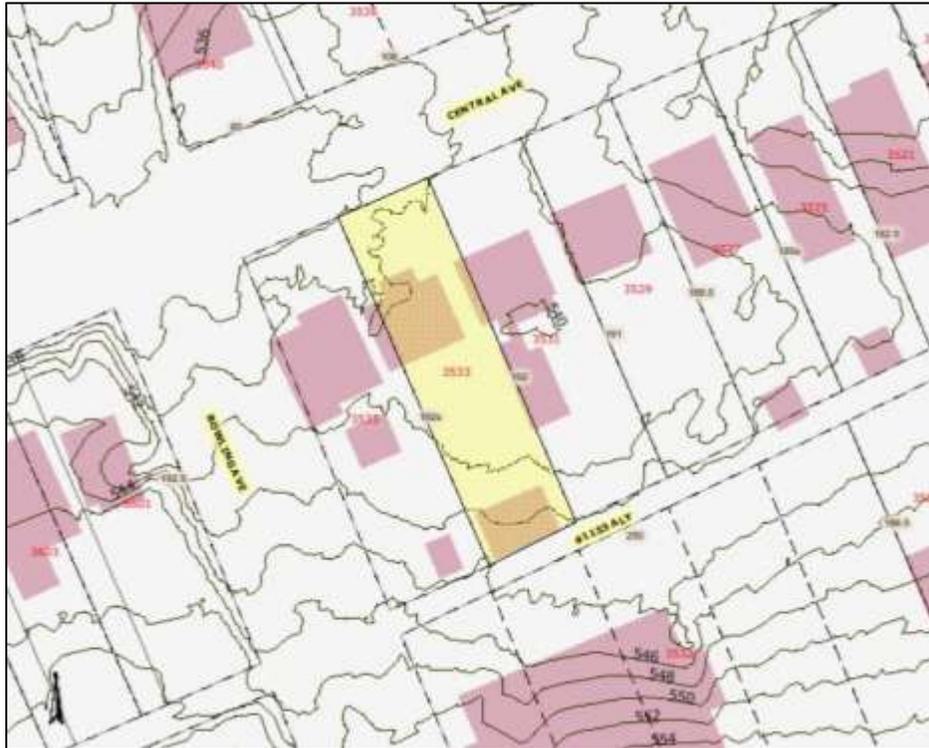
Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Applicable Design Guidelines:

II.B.1 New Construction

a. Height

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

b. Scale

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

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

c. Setback and Rhythm of Spacing

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

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setbacks will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:

- There is not enough square footage to legally subdivide the lot but there is enough frontage and width to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

d. Materials, Texture, Details, and Material Color

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

are not appropriate.

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

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

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

Stud wall lumber and embossed wood grain are prohibited.

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

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

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

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

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

Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.

e. Roof Shape

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

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

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

Generally, two-story residential buildings have hipped roofs.

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

f. Orientation

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

Porches

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

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

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

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

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

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

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

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

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

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

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

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

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

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

Outbuildings: Height & Scale

· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.

· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.

· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure as measured from the finished floor to the eave, with a maximum eave height of 10' from finished grade for single-story and 17' from finished grade for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building, as measured from the finished floors to the ridges and shall not exceed 25' feet from finished grade in height.

Outbuildings: Character, Materials 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. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.

· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

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'.

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

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

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

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

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

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

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

Setbacks & Site Requirements.

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

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

i. Utilities

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

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

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.*

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.

When an addition ties into the existing roof, the addition should be at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

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

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

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building.

In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

Foundation

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

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

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

Roof

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

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

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

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.

- b. The creation of an addition through enclosure of a front porch is not appropriate.

The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) 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. F

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

- c. 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.

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

- d. 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.

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

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

Background: 3533 Central Avenue is a one and on-half story historic house. The house has a hipped roof with a pair of front-projecting gables and a pair of gabled dormers on the front. Behind the house there is a two-car, one-story garage of concrete block construction.



Figure 1: 3533 Central Avenue

Analysis and Findings: The applicant proposes to construct a rear addition to the structure and to enlarge the existing outbuilding.

Height & Scale: The addition to the house will be at the rear, connecting to the existing house with a hyphen sitting in one foot (1') from each side of the house and six inches (6") below the existing roof. From the rear of the house, the hyphen will extend four feet (4') before stepping back flush with the sides of the house, and continuing back an additional twenty-six feet (26'). The existing house, by comparison, is thirty-two feet (32') deep.

Behind the roof of the hyphen, the addition will rise twenty inches (20"), or fourteen inches (14") taller than the existing roof. Although taller, the addition is set forty-two feet (42') back and set in from the house sufficiently so that the taller roof will not be visible. Staff finds the height and scale of the addition to be compatible with the historic house. The project meets section II.B.1.a. and b.

Location & Removability: The addition will be at the rear of the structure, sitting in from the sides and below the roof of the house and not impacting the front or sides. This would allow the addition to be removed and the historic form restored in the future. The project meets section II.B.2.a and d.

Design: The addition will relate to the historic house with similar window sizes, proportions, and window rhythm, and the eave height of the addition will align with the eaves on the existing house. The materials of the addition, including cement-fiber siding and asphalt roof shingles, are typical for additions to stone houses. The project meets section II.B.2.a and e.

Setback & Rhythm of Spacing: The proposed addition would match the width of the historic house at thirty-nine feet (39'), and would have the same setbacks as the historic house. This would give the addition an eight foot (8') left side setback and a three foot (3') right side setback. Although, the standard setback for this construction would be five feet (5'), staff finds the shorter setback to be in keeping with the historic character, as it matches the setback of the historic house. The project meets section II.B.1.c.

Materials: No changes to the historic house's materials were indicated on the drawings. The addition will primarily be clad in smooth face cement fiberboard with a reveal of five inches (5"). The rear porch beam and columns will be wood, and the trim will be

cement-fiber composite. The foundation will be split-faced concrete, and the roof will be composite asphalt shingles in a color to match the existing roof. The windows and doors will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. With the staff's final approval of the windows and doors, staff finds that the known materials meet Sections. The project meets section II.B.1.d

Roof form: The roof of the addition will be a front-rear gable with a pitch of 6:12. Although the pitch is lower than the 8:12 of the existing roof, the addition's roof will be taller by fourteen inches (14"). The taller portion will be set entirely behind the historic house so that it will not be visible from in front of the house. There will be a hipped-roof dormer on the right side of the addition's roof. The face of the dormer will sit six feet (6') in from the side of the historic house, and will therefore not be greatly visible. There will be four flat skylights on the roof of the addition, not greatly visible from the front of the house. No changes to the roof of the historic house are proposed. Staff finds the roofs of the addition to be compatible with those of the historic house.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were 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.

Appurtenances & Utilities: No changes to the site's appurtenances were indicated on the drawings. 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.i.

Outbuildings:

An addition to the existing outbuilding is also proposed.

Height, Scale: Under the design guidelines for outbuildings, when a lot has less than ten thousand square feet (10,000 sf) in area, a new outbuilding may have a footprint area of up to seven hundred, fifty square feet (750 sf). The lot at 3533 Central Avenue is nine thousand, one hundred, forty-seven square feet (9147 sf) in area. The area of the proposed outbuilding is greater in footprint than would be permitted at nine hundred, forty square feet (840 sf), but the existing footprint will remain unchanged. Because the outbuilding exists in non-conforming size, it may remain but not be enlarged.



Figure 2: Existing garage at 3533 Central Avenue

Although the footprint of the building will not change, the roof pitch will be increased in order to create useable space above the garage. The design guidelines require that outbuildings be no taller than a principal building as measured from the finished floor

level and no more than twenty-five feet (25') measured from grade, and that the eave heights of outbuildings not exceed the eave height of the principal structure as measured from the finished floor, up to ten feet (10') for a single story building

The eave height will remain at ten feet (10') above grade as it is now, and the roof height will be increased from approximately fifteen feet (15') to twenty feet, eight inches (20'-8"). The total height of the outbuilding will match the ridge height of the historic house as measured from grade, but the eave height will be two feet (2') greater than the height of the eave of the house from the finished floor level. With a condition that the eave height of the outbuilding be lowered to match the eave height of the principal building as measured from the finished floor level, Staff finds that these heights meet the design guidelines.

Character, Materials, and Details: The design of the outbuilding will be simple and utilitarian, and will complement the character of the principal building. The first story walls of the outbuilding will be stucco, and the upperstory will be clad with cement-fiber siding with a five inch (5") reveal, and a fiberglass composite roof. These materials are compatible with those of the principal building. Staff finds the character of the outbuilding to be compatible with the historic house, and that the project meets section II.B.1.h of the design guidelines.

Roof: The roof of the proposed outbuilding would be a clipped cross-gable with a pitch of 10:12. These roofs are compatible with those of historic outbuildings and meets guideline II.B.1.h.1.

Siding and Trim: The building will have a stuccoed exterior on the first story with cement-fiber siding with a five inch (5") reveal on the second, and an asphalt shingle roof matching the roof of the house, and a concrete slab foundation. The windows and door material are not known. Staff asks to approve the final selection of windows and doors prior to purchase.

Location: The existing outbuilding is located at the rear of the lot, with setbacks of seven feet (7') from the rear property line, ten feet (10') on the left, and five feet (5') on the right. These setbacks are appropriate for outbuildings and meet II.B.1.h.2.

Recommendation:

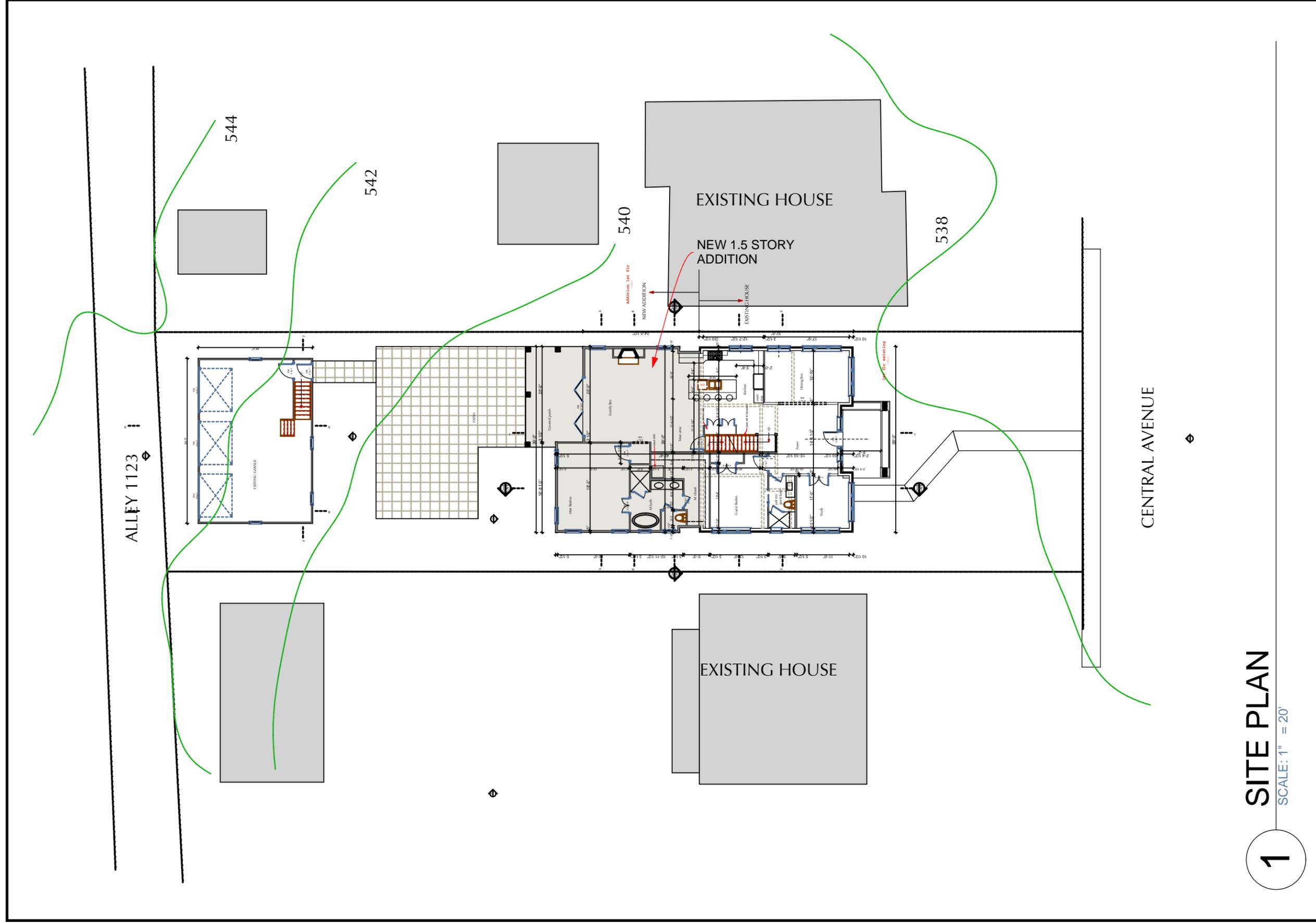
Staff recommends approval of the proposed additions to the house and outbuilding, with the conditions that:

- The eave height of the outbuilding be lowered to match the eave height of the principal building as measured from the finished floor level; and
- Staff review and approve the final selections of the windows and doors, and the color of the roof.

Meeting those conditions, finds that the project would meet the design guidelines for the Richland-West End Neighborhood Conservation Zoning Overlay.



Figure 3: 3533 Central Avenue, circa 1996.



1 SITE PLAN
SCALE: 1" = 20'

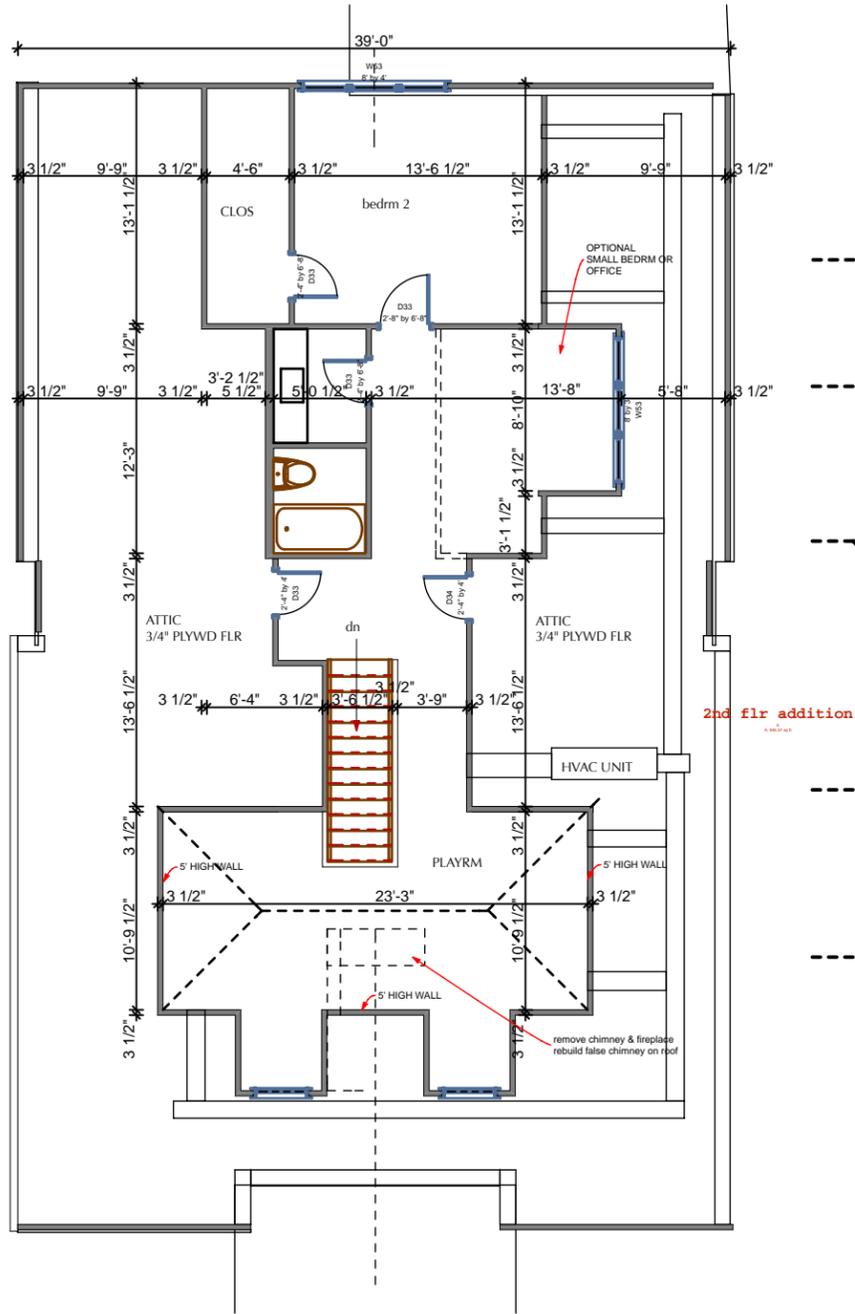
<p>2931 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 289-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net</p> <p>QUIRK DESIGNS</p>	
<p>PHONE: W335-0732 H296-1508</p>	
<p>Addition to Residence Bonnie Mitchell 3533 Central Ave Nashville, TN 37205</p>	
<p>DATE: 10/29/14 REVISION</p>	
<p>PROJECT NO: 14-0 COPYRIGHT 2007 QUIRK DESIGNS</p>	
<p>SITE PLAN</p>	
<p>C1 SHEET 1</p>	

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2ND FLR PLAN

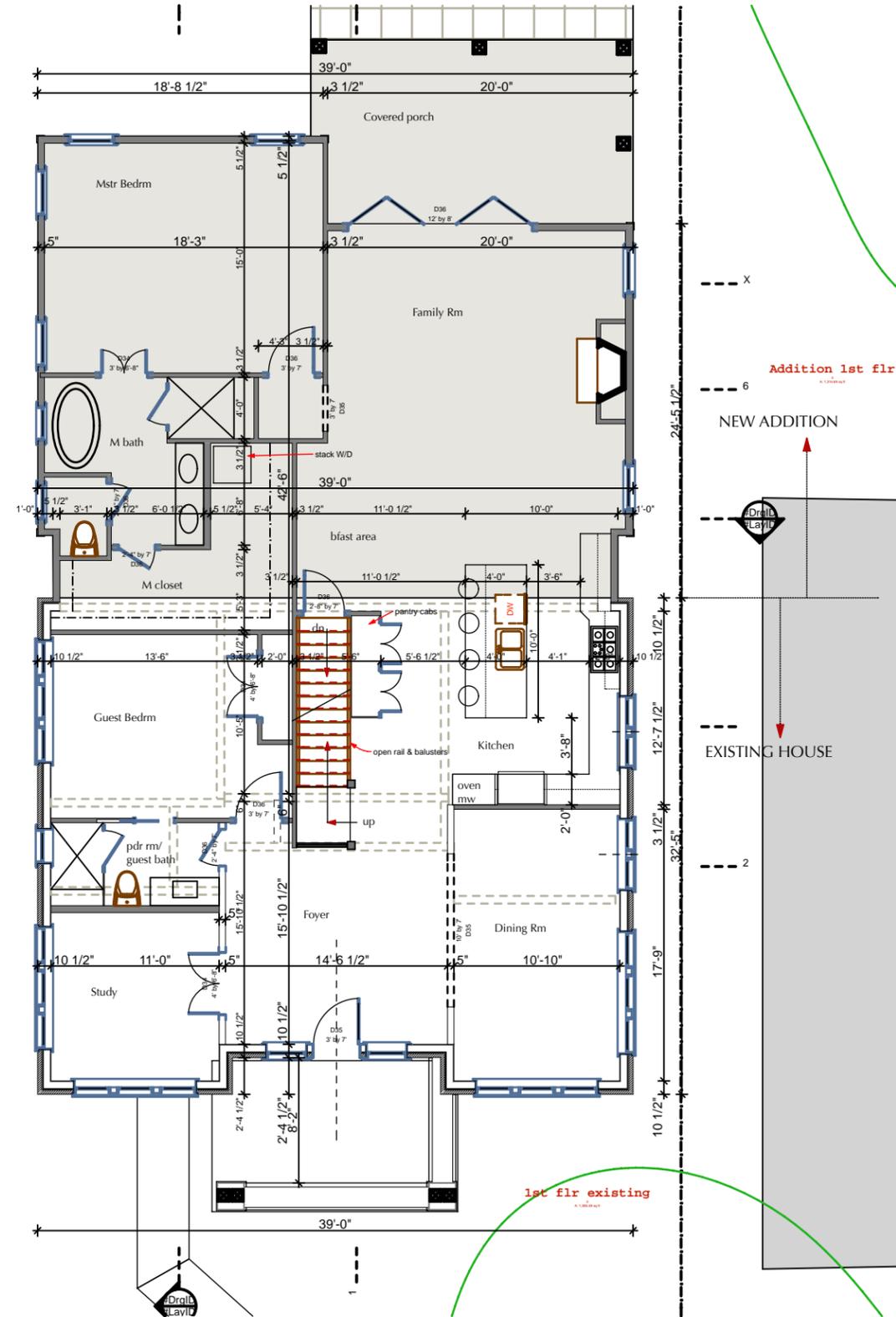
SCALE: 1" = 10'



1

1ST FLOOR PLAN

SCALE: 1" = 10'



2934 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



PHONE: W335-0732 H296-1508

Addition to Residence

Bonnie Mitchell
3533 Central Ave
Nashville, TN 37205

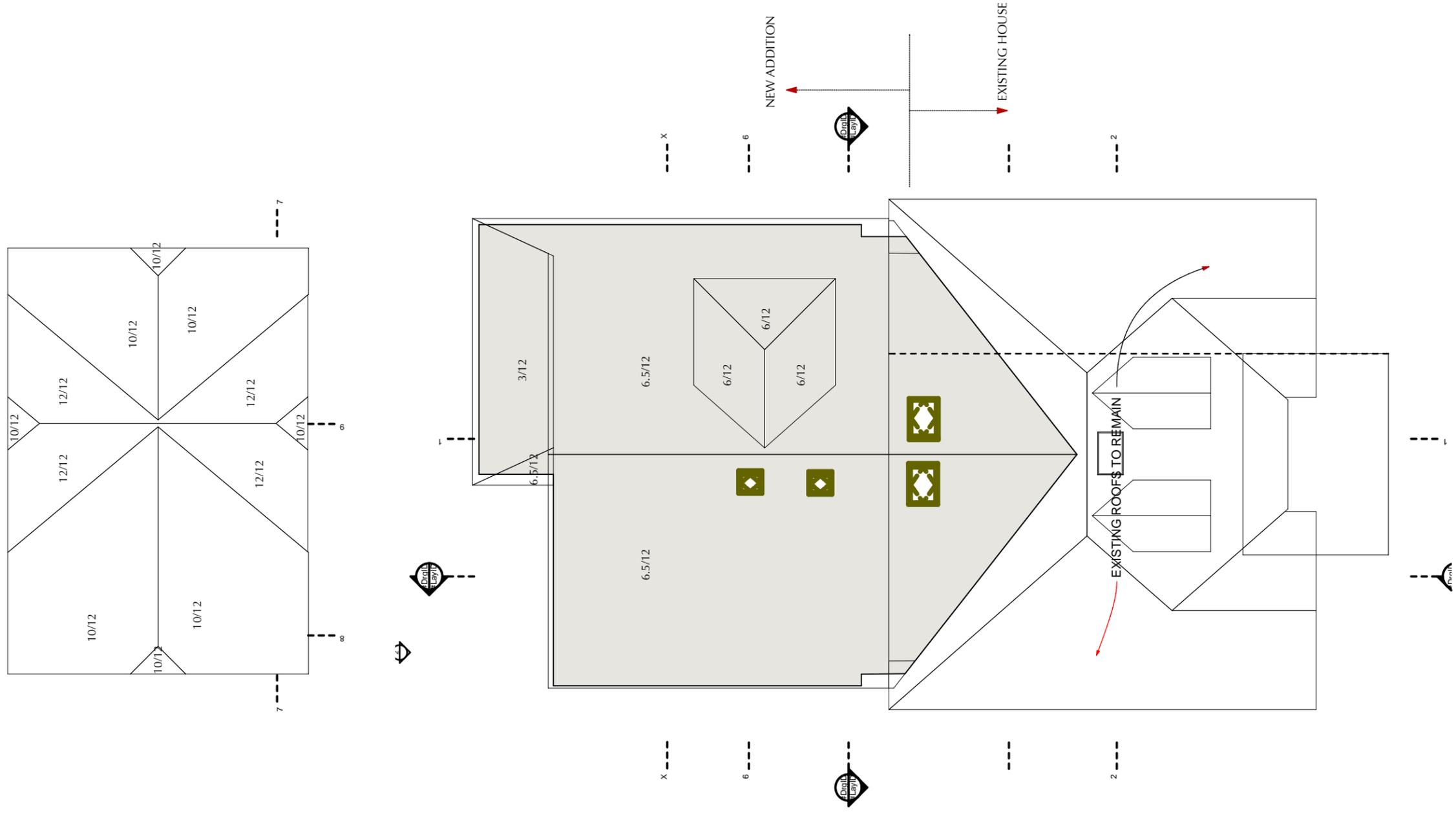
DATE: 10/29/14
REVISION

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1ST, 2ND FLOOR PLANS

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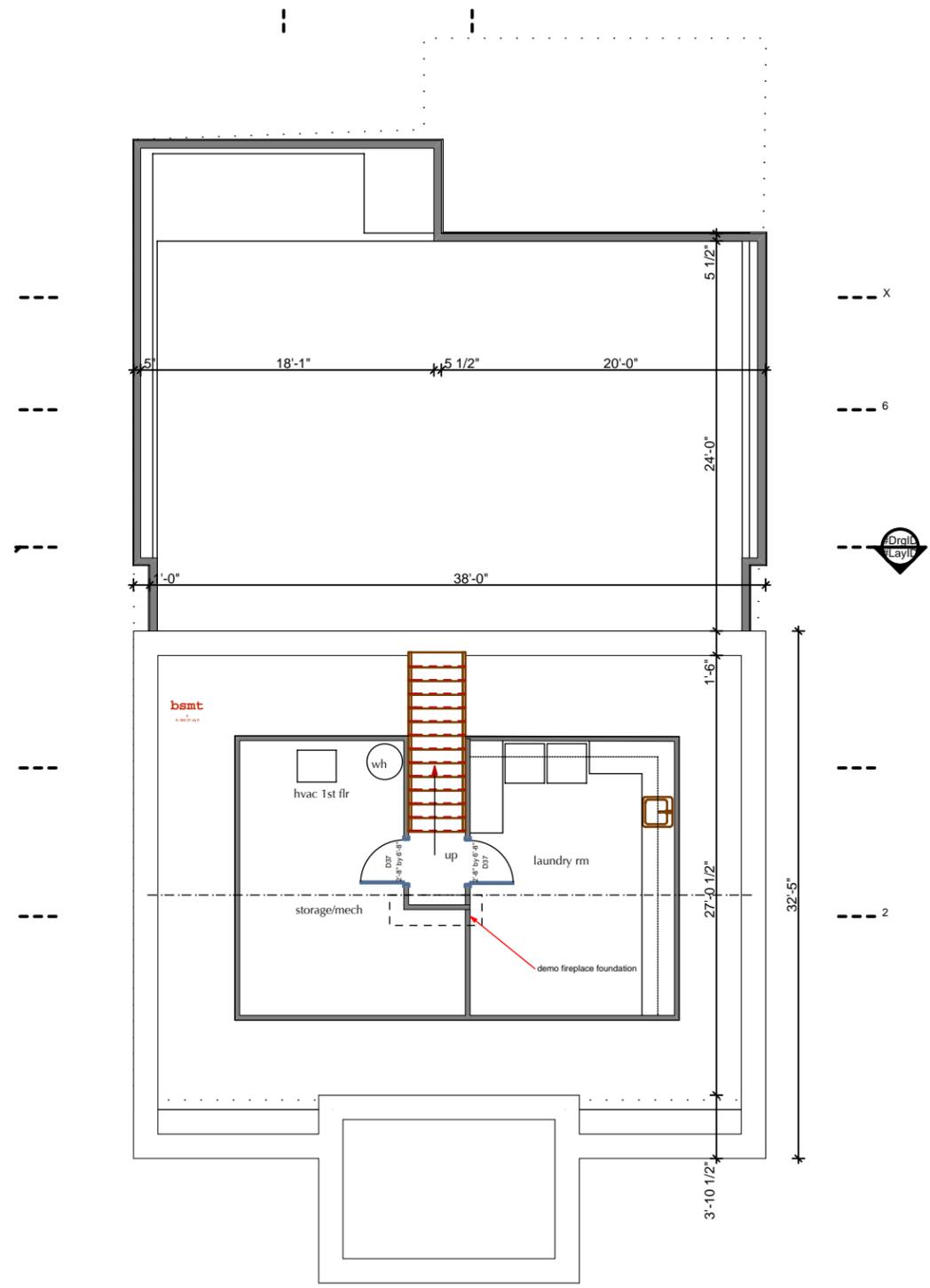
SHEET 2



1 ROOF PLAN

SCALE: 1" = 10'

 QUIRK DESIGNS 2934 BERRY HILL DRIVE SUITE 200 NASHVILLE, TN 37204 Phone: (615) 289-9248 Fax: (615) 627-1298 email: quirkdesigns@comcast.net	
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ROOF PLAN	
A2 SHEET 3	



1

BSMT/FDN PLAN

SCALE: 1" = 10'

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 SUITE 200
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 Phone: (615) 289-9248 Fax: (615) 627-1298
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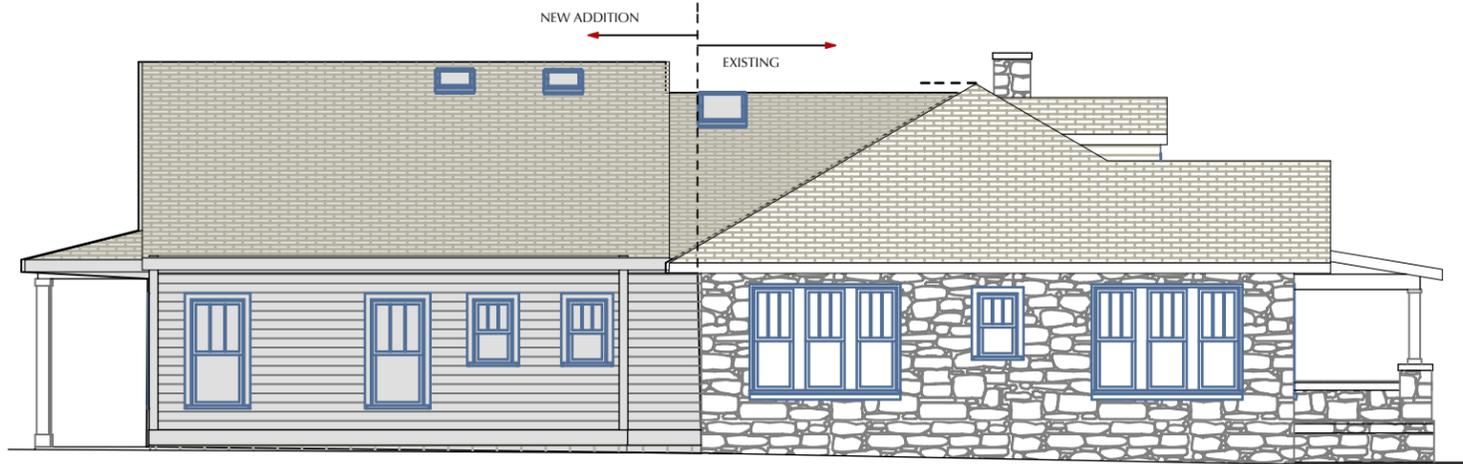
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DATE: 10/29/14
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BASEMENT PLAN

A3
 SHEET 4



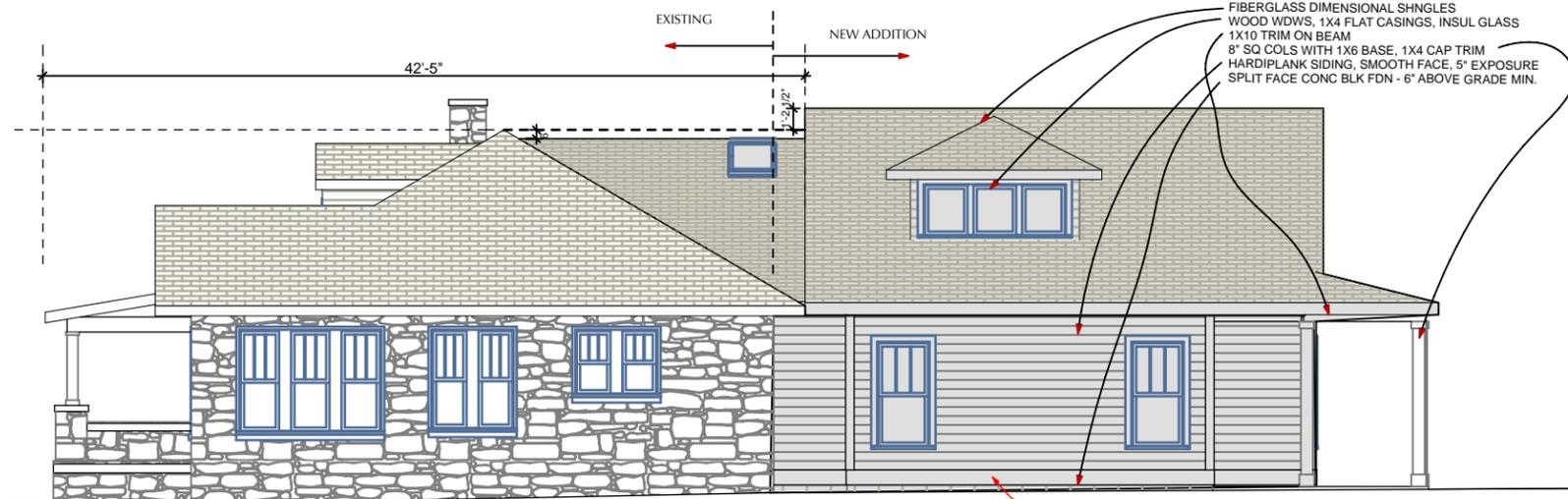
2 LEFT ELEVATION
SCALE: 1" = 10'



1 FRONT ELEVATION
SCALE: 1" = 10'



4 REAR ELEVATION
SCALE: 1" = 10'



3 RIGHT ELEVATION
SCALE: 1" = 10'

CADD FILES/WORK/2014/MITCHELL/3533 CENTRAL_14029/2533.cpl

2818 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

PHONE:
W335-0732
H296-1508

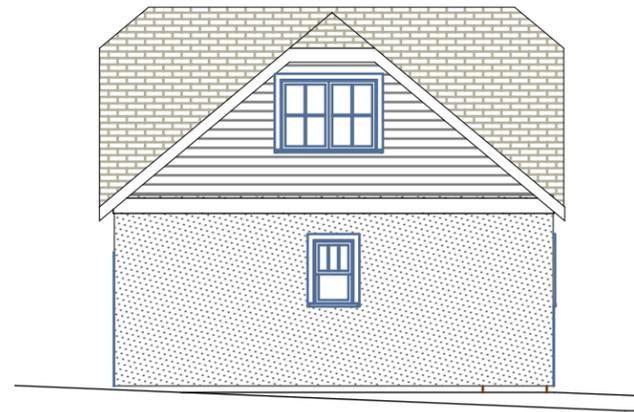
Addition to Residence
Bonnie Mitchell
3533 Central Ave
Nashville, TN 37205

DATE: 10/29/14
REVISION

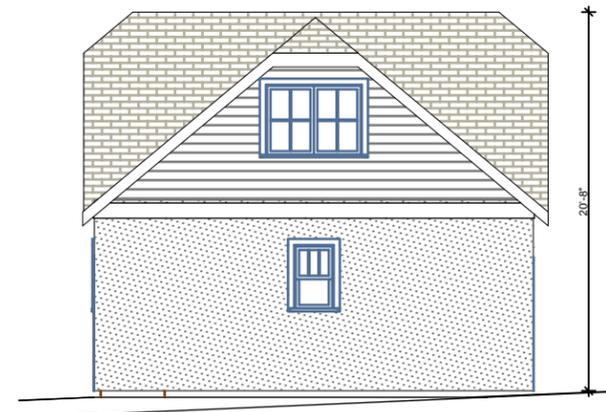
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ELEVATIONS

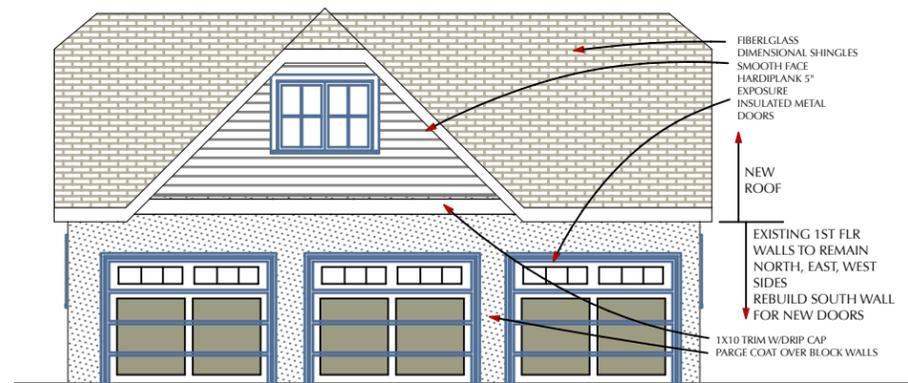
A4
SHEET 5



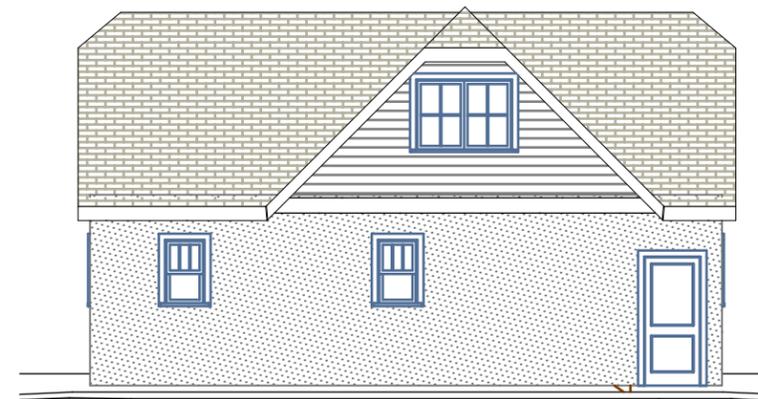
3 LEFT ELEVATION
SCALE: 1" = 10'



4 RIGHT ELEVATION
SCALE: 1" = 10'



2 CARR. HSE ALLEY SIDE
SCALE: 1" = 10'



1 CARR. HSE FACING HOUSE
SCALE: 1" = 10'

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2934 BERRY HILL DRIVE
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DATE: 10/29/14
REVISION

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CARRIAGE HOUSE

A5
SHEET 6