



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
1714 Fourth Avenue North
March 18, 2015

Application: New construction—infill and outbuilding
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205007600
Applicant: Preston Quirk
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to construct new infill and an outbuilding.

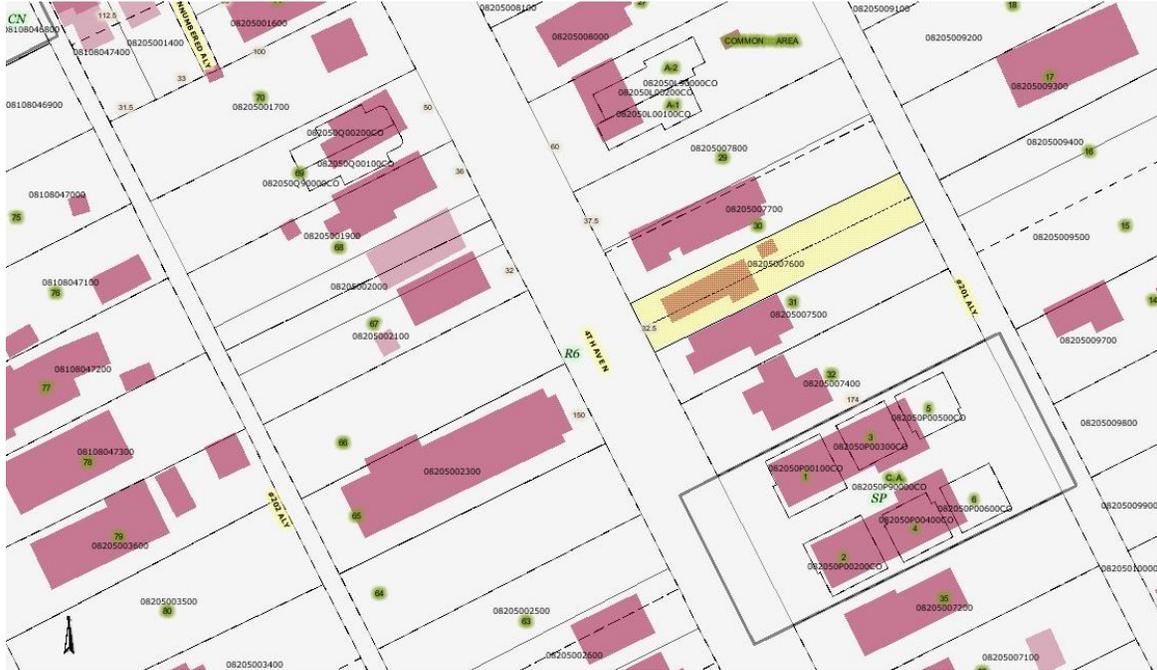
Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The applicant submit an updated foundation plan;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final window and door specifications, the metal roof color, the porch floor material, and a brick sample prior to purchase and installation of these materials; and
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

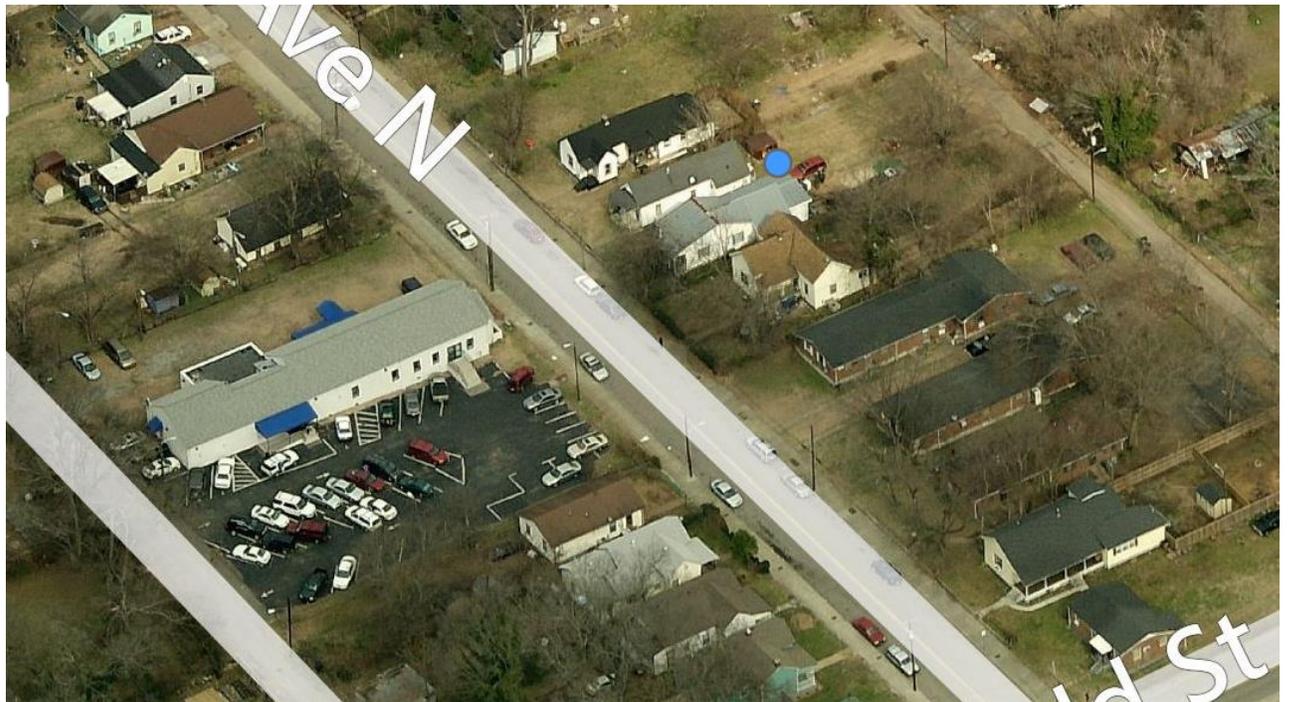
With these conditions, staff finds that the project meets Section II.B.1. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Attachments
A: Photographs
B: Outbuilding checklist
C: Site Plan
D: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Primary buildings should not be more than 35' tall.

B. Scale

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

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. The majority of historic buildings are frame with a lap siding with a maximum of a 5" reveal. Only a few historic examples are masonry.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding . (Few buildings were historically brick and there are no stone examples.)
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - *Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*
3. Asphalt shingle and metal are appropriate roof materials for most buildings. Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless

matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range. See page 9 for examples of common roof forms.
2. Small roof dormers are typical throughout the district and are appropriate on one-story buildings only, unless located on the rear. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house or cut-away porches. Recessed entrances are not found in the overlay but in the greater Salemtown neighborhood and may be appropriate in some instances. Simple hoods over the entrance are also appropriate.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.
4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

Parking areas and Driveways

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

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

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

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

2. Historically, outbuildings were utilitarian in character. High-style accessory structures are not appropriate for Salemtown.
3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Salemtown, historic accessory buildings were between 8' and 14' tall.
 - b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

4. Windows and Doors

- a. Publicly visible windows should be appropriate to the style of the house.
- b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
- c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.

- d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
- e. Decorative raised panels on publicly visible garage doors are generally not appropriate.

5. Siding and Trim

- a. Weatherboard, and board-and-batten are typical siding materials. There are no known examples of historic masonry accessory buildings; however, a concrete block building with a parge or stucco coating is appropriate.
- b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
- c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
- d. Stud wall lumber and embossed wood grain are prohibited.
- e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.

- a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
- b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
- c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

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

Driveway Access.

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

I. Utilities

- 1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
- 2. Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an

alley.

J. Public Spaces

1. Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.
2. *Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

Background: In February 2015, the Metro Historic Zoning Commission voted to allow the demolition of the c. 1915 shotgun house at 1714 Fourth Avenue North based on economic hardship (Figure 1). The site is unusually narrow, with a width of just thirty-two feet, six inches (32'6").



Figure 1. 1714 Fourth Avenue North

Analysis and Findings:

Application is to construct new infill and an outbuilding.

Height & Scale: The proposed infill will be one-and-a-half stories in height. It will have an eave height of approximately seventeen feet (17') above grade, and a ridge height of approximately twenty-eight feet, six inches (28'6") above grade. Staff finds that this height meets the neighborhood context, where structures range in height from seventeen to thirty-four feet (17'-34'). The foundation height is shown as approximately one foot, three inches (1'3") tall, and staff asks to verify in the field that the foundation height is compatible with the foundation heights of neighboring historic structures.

Because the lot is unusually narrow at thirty-two feet, six inches (32'6") wide, the house is also narrow at twenty-two feet, six inches (22'6") wide. Staff finds this width to match surrounding context, where houses range in width from fifteen to thirty-six feet (15'-36'). The house will be seventy-three feet (73') deep. Staff notes that the foundation

plan reflects an earlier design with a rear bump out on the right elevation, and asks for an updated foundation plan.

Staff finds that the infill's height and scale meet Sections III.A. and III.B. of the design guidelines.

Setback & Rhythm of Spacing: The infill meets all base zoning setbacks. It will be set back approximately eighteen feet (18') from the front property line. By comparison, the historic one-story house at 1712 Fourth Avenue North is fifteen feet (15') from the front property line, and the historic house at 1716 Fourth Avenue North is approximately sixteen feet (16') from the front property line. Staff finds the slightly increased front setback to be appropriate since this structure will be several feet taller than the two adjacent historic properties.

The house will be centered on the lot so that it is five feet (5') from each of the side property lines. It will be over eighty feet (80') from the rear property line. Staff finds that the infill's setback and rhythm of spacing meets Section III.C. of the design guidelines.

Materials: The addition's primary cladding material will be smooth cement fiberboard panel with battens. The trim and the porch columns will be wood. The foundation will be split face concrete block. The roof will be standing seam metal, and staff asks to approve the color prior to purchase and installation. The chimney will have a brick veneer, and staff asks to approve a brick sample. The windows will be wood, and staff asks to approve the final window and door selections prior to purchase and installation. The material of the porch floor was not indicated, and staff asks to approve the material. With the staff's final approval of the windows and doors, roof color, a brick samples, and the porch floor material, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The primary roof form is a front facing gable with an 11/12 pitch. The porch roof will be a shed with a 2/12 pitch. There will be shed-roofed wall dormers on each side facades with pitches of 4/12. The Commission does not typically approve wall dormers, as they are not common features on historic houses nearby. However, in this instance, the narrowness of the house makes setting the dormers back two feet (2'), as is typically required, problematic. In addition, the wall dormers are located on the back half of the side facades, reducing their visibility from the street. Staff finds that the infill's roof forms meet Section III.E. of the design guidelines.

Orientation: The infill is oriented to face Fourth Avenue North, which is appropriate. It has a full width front porch that is a minimum of six feet (6') deep, and it has a recessed entryway. A front walkway will be added from the sidewalk to the front porch. Vehicular access to the site will be via the alley, which is appropriate. Staff finds that the infill's orientation meets Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The primary windows on the proposed infill are 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 that the project's proportion and rhythm of openings meet Section III.G. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The proposed outbuilding cannot be used as a detached accessory dwelling unit because the lot size does not comply with Table 17.12.020A of the zoning code. See attached "Outbuilding/DADU Worksheet" for the analysis of the appropriateness of the proposed outbuilding. Staff finds that the outbuilding meets Section III.H. of the design guidelines for an outbuilding without a dwelling unit.

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

1. The applicant submit an updated foundation plan;
2. The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
3. Staff approve the final window and door specifications, the metal roof color, the porch floor material, and a brick sample prior to purchase and installation of these materials; and
4. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house.

With these conditions, staff finds that the project meets Section II.B.1. of the *Salemtown Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines*.

Context Photos:



1712, 1714, and 1716 Fourth Avenue North.



1718 (vacant) and 1720 Fourth Avenue North



1720 Fourth Avenue North and views to the north



1716 Fourth Avenue North and view to the south.



View to the south.



View across the street and to the north.



View across the street



View across the street and to the south.

OUTBUILDING/DADU WORK SHEET

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

Section I: General requirements for DADUs and Outbuildings

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

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	Yes	
If dormers are used, do they sit back from the wall below by at least 2’?	Yes	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

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

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

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

Section III: Site Planning

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

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	37'
Rear setback	3'	20'
L side setback**	3'	3'3"
R side setback**	3'	3'3"
How is the building accessed?	From the alley or existing curb cut	Rear/Alley

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

Section IV: Massing Planning

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

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height	28'6"	25'	24'3"
Eave Height	17'	1 story 10' or 2 story 17'	10'

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

One-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1,000 sq. ft.	732 sq. ft.	688 sq. ft.

Or

Two-story building:

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

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

Please see design guidelines for information about materials and detailing.

New Residence

JANIE WALKER
1714 4th Ave. N.
Nashville, TN 37208



CADD FILES\Wak 2015\Crow 1714 4th.dwg 15:008\WALKER - 4.rvt

2621 BERRY HILL DRIVE
NASHVILLE, TN 37204
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QUIRK DESIGNS

New Residence
JANIE WALKER
1714 4th Ave. N.
Nashville, TN 37208

DATE: 3/11/15
REVISION

PROJECT NO: 15-008
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TITLE SHEET

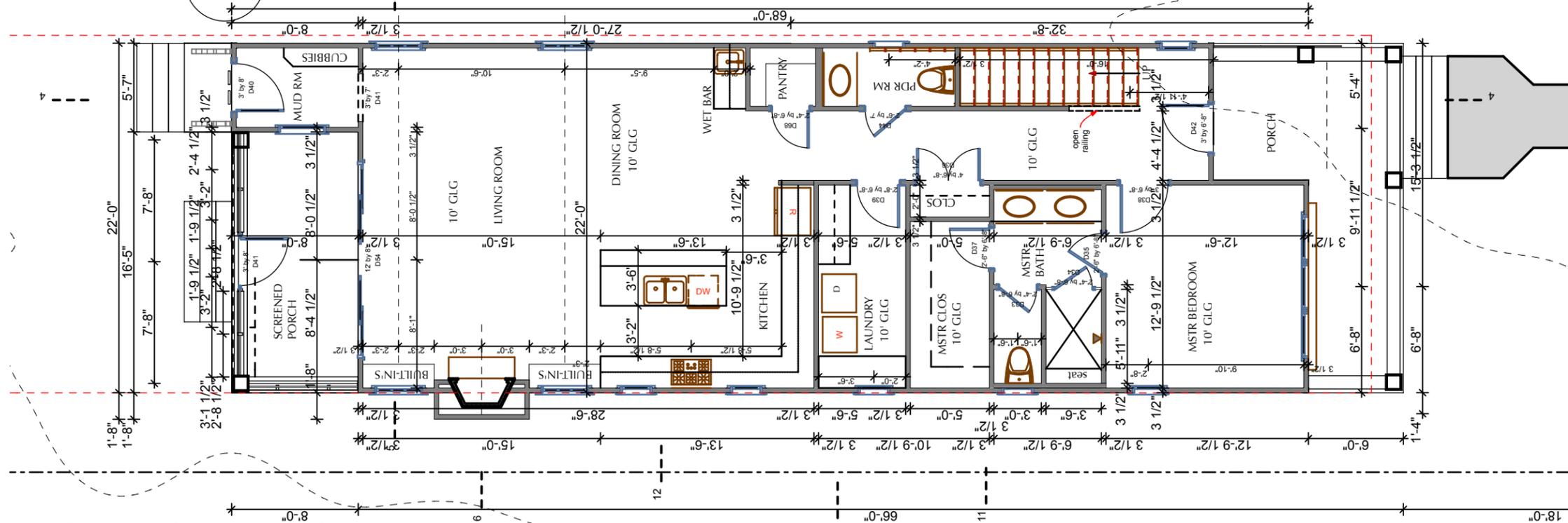
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1ST FLOOR PLAN

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

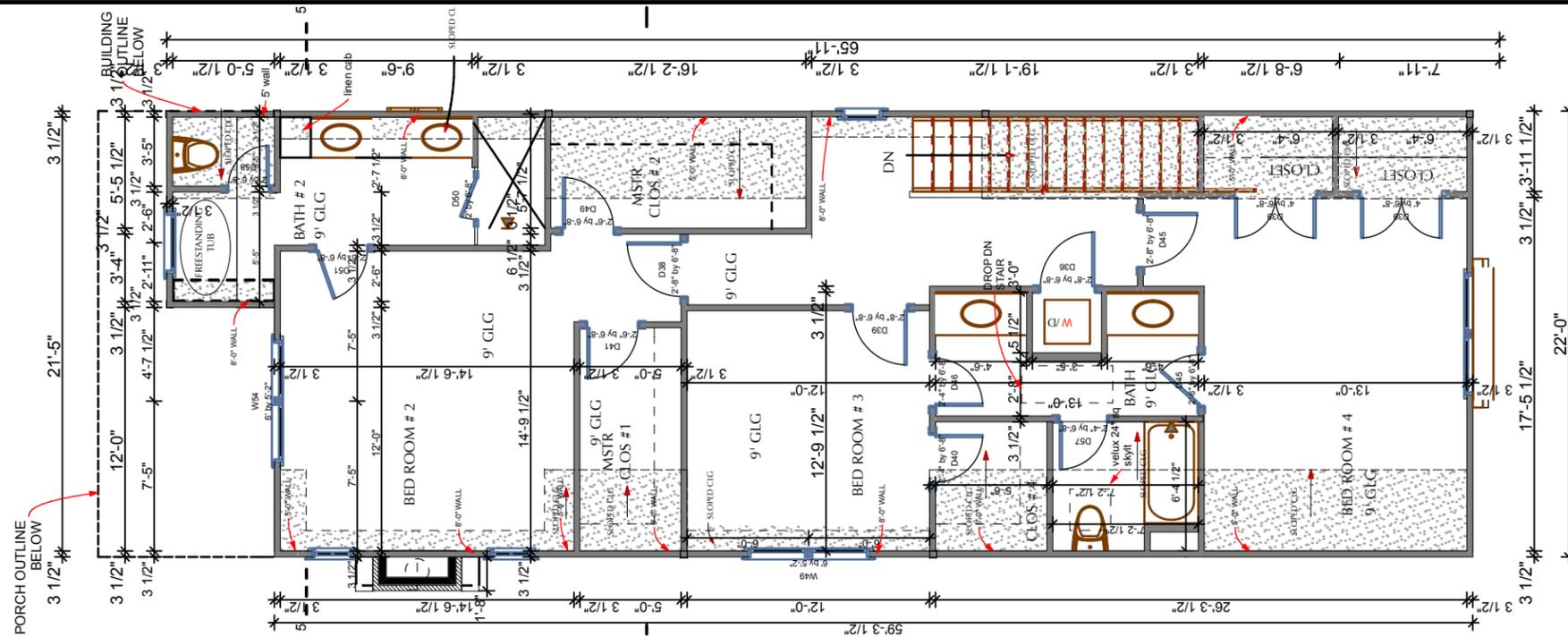


FLOOR AREA	
Zone Name	Area
1st FLOOR	1,310
2ND FLOOR	1,354
GARAGE 2ND FLOOR	425
	3,089 sq ft

2

2ND FLR PLAN

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



New Residence
JANIE WALKER
 1714 4th Ave. N.
 Nashville, TN 37208

DATE: 3/11/15
 REVISION

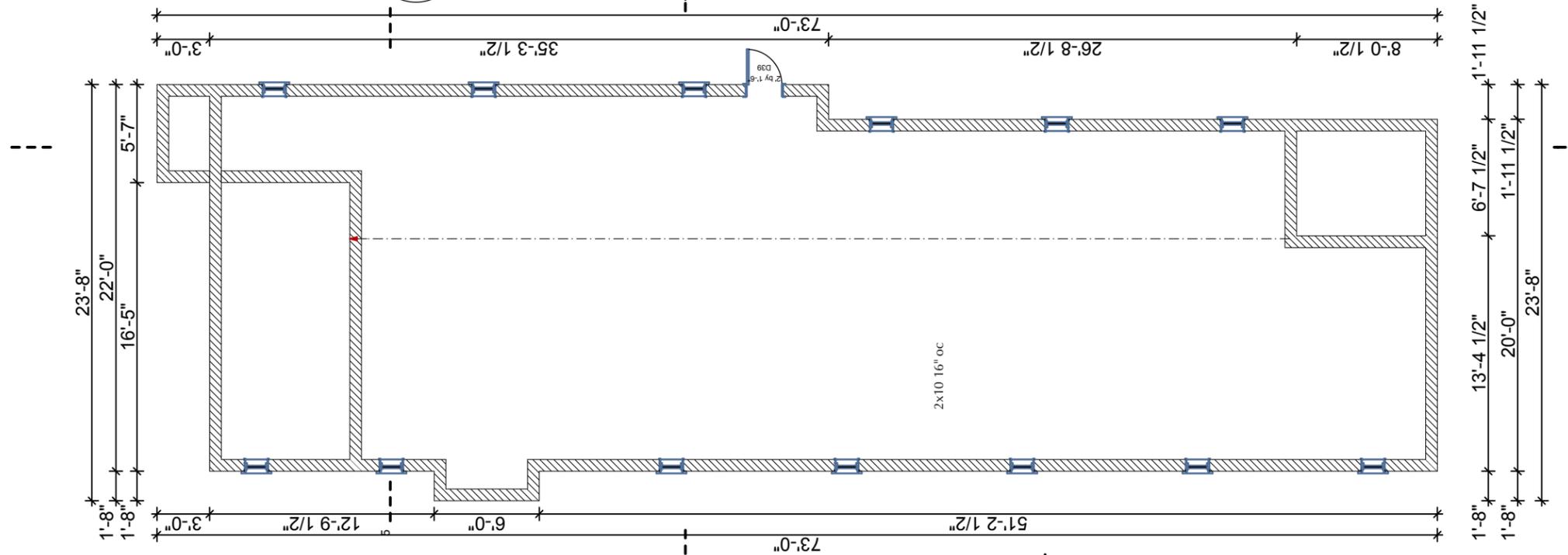
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FLOOR PLANS

A1
 SHEET 13

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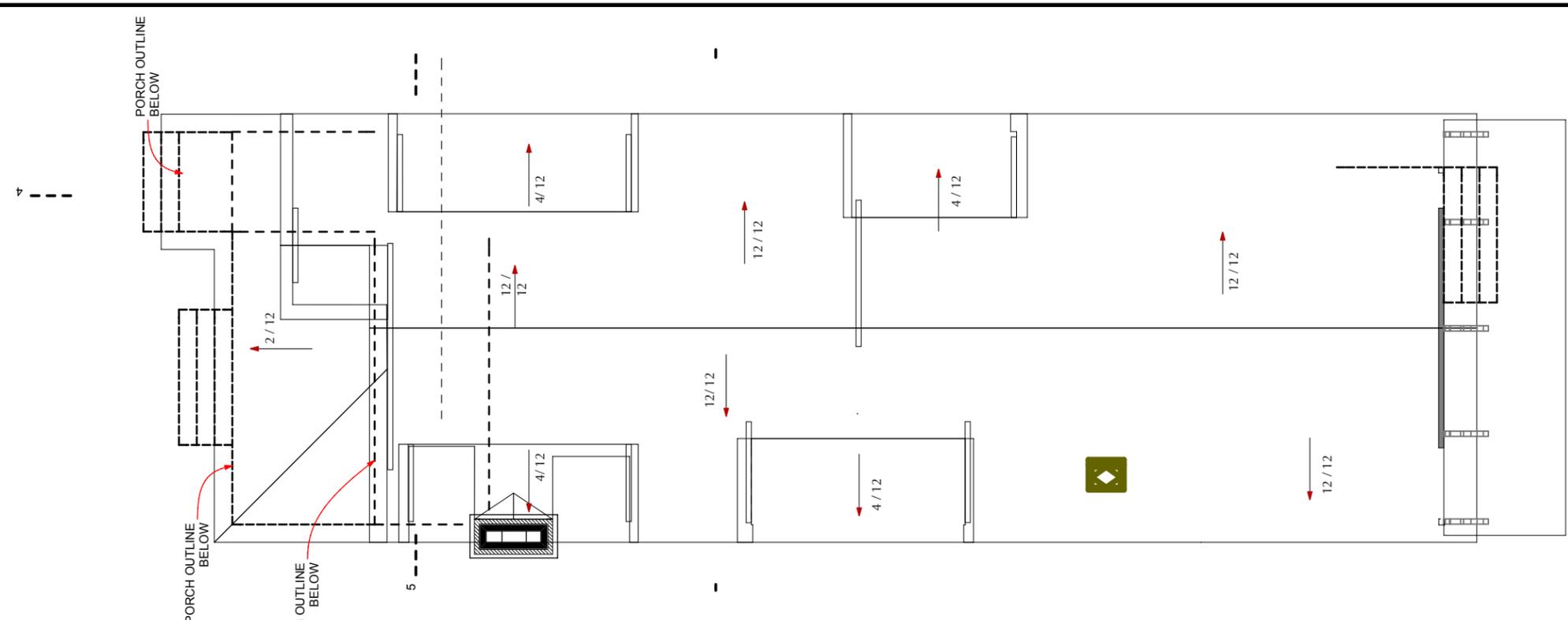
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1

FOUNDATION PLAN

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



2

ROOF PLAN

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

FND & ROOF PLNS

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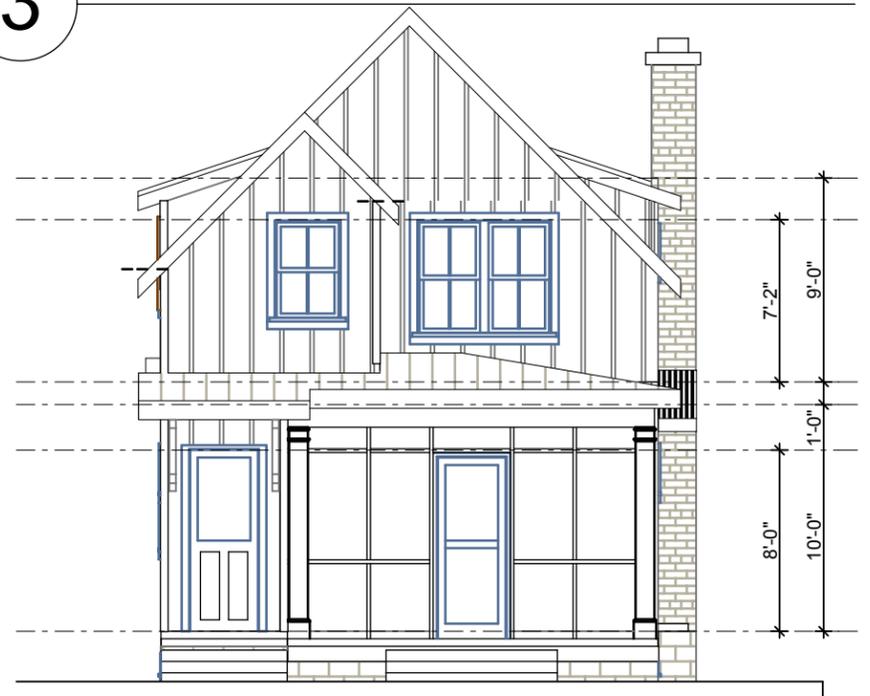
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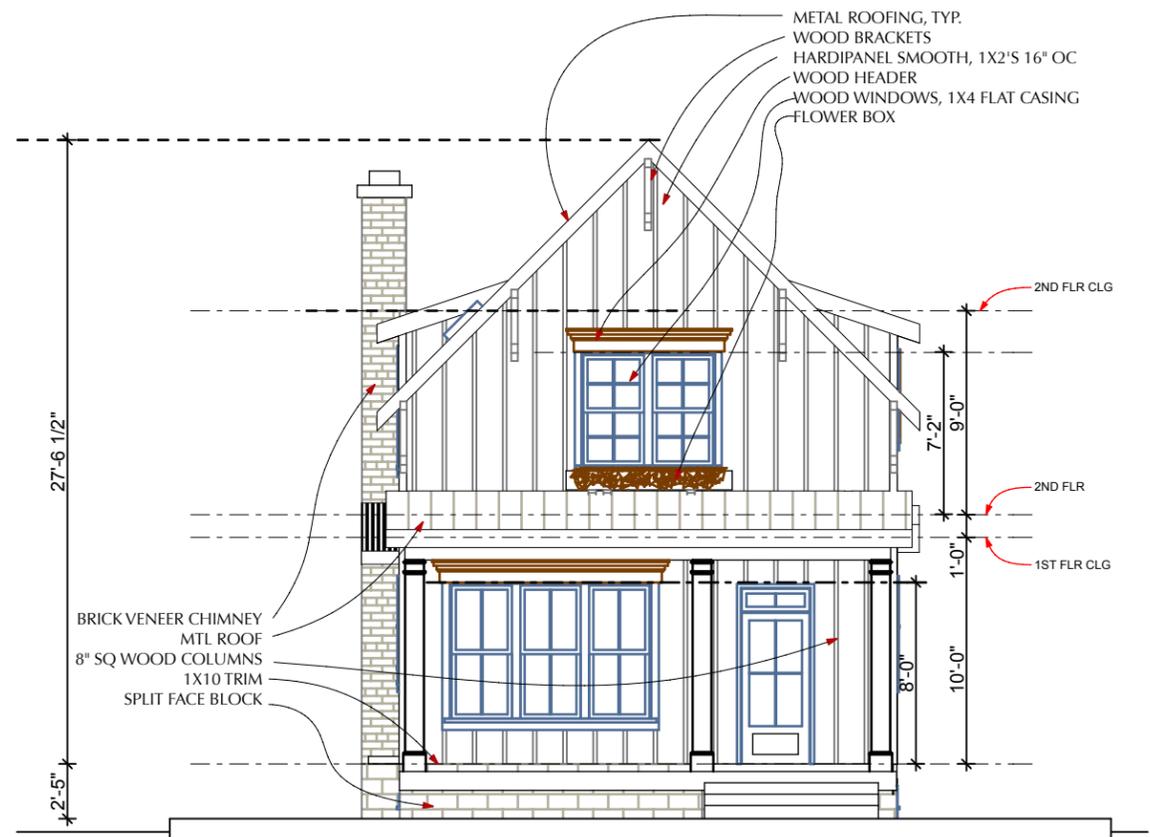
SHEET 14



3 STREET VIEW PERSPECTIVE



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



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

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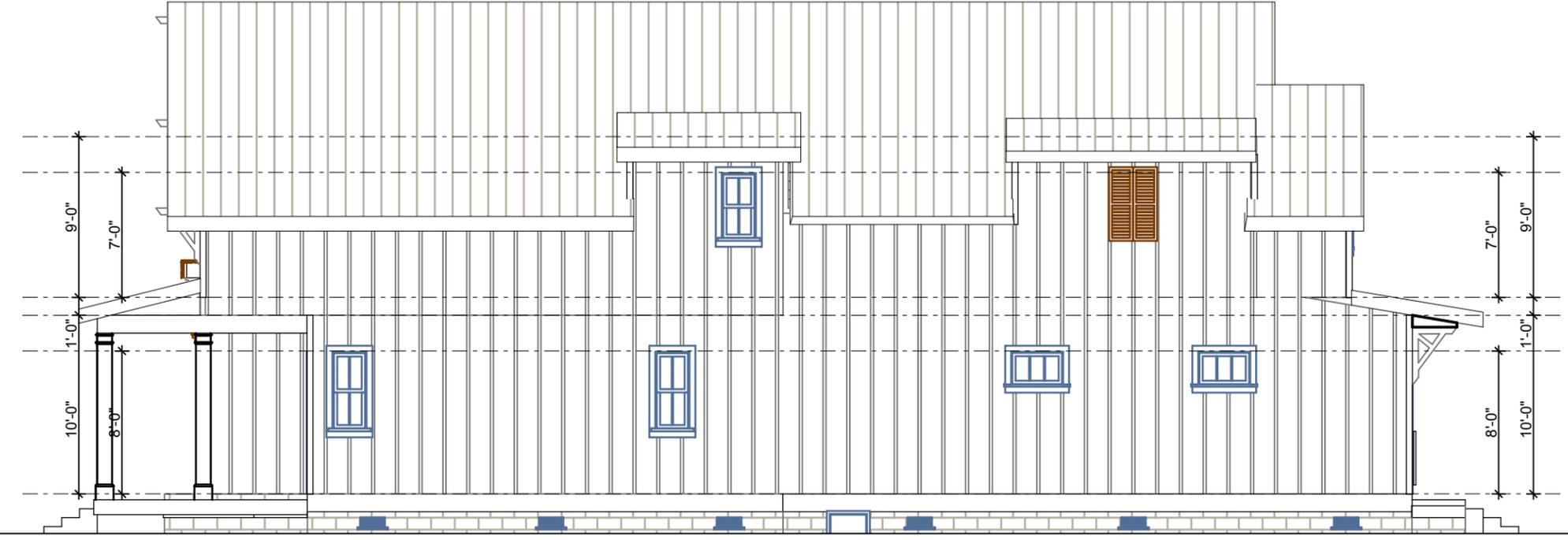
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QUIRK DESIGNS

ELEVATIONS

A3
SHEET 15



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



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

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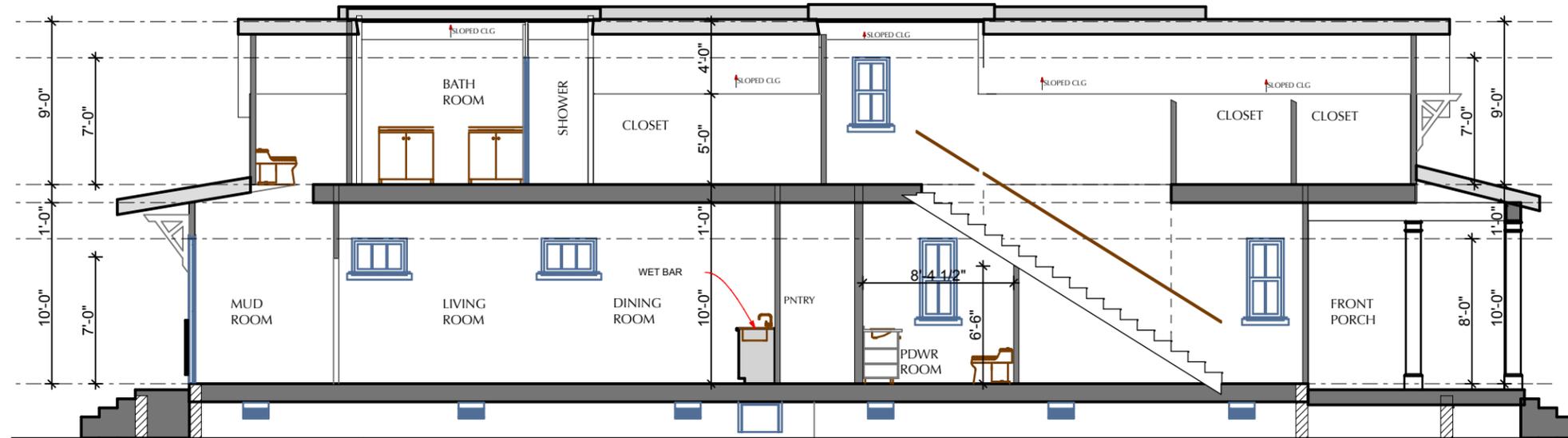
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DATE: 3/11/15
REVISION

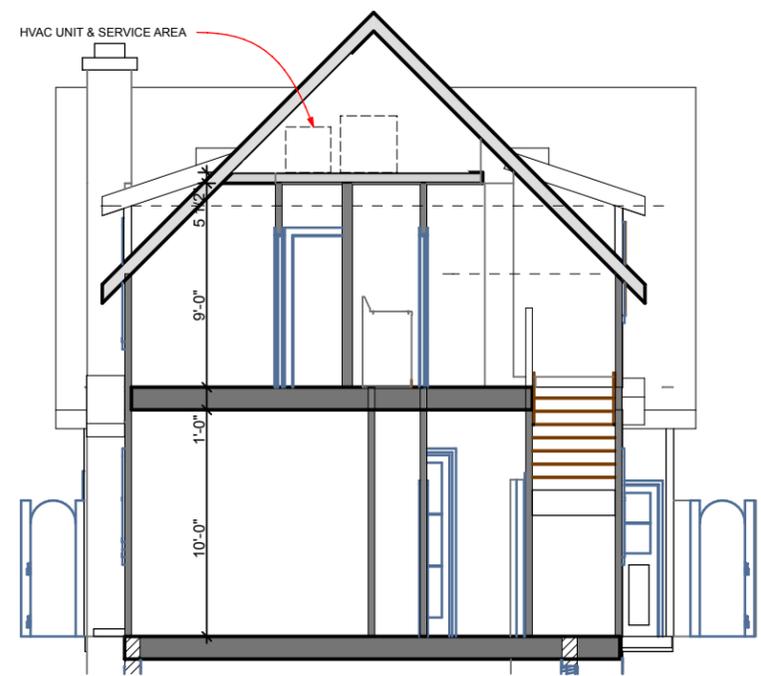
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ELEVATIONS

A6
SHEET 16



1 BUILDING SECTION @ STAIRS
SCALE: 1/8" = 1'-0"



2621 BERRY HILL DRIVE
NASHVILLE, TN 37204
Phone: (615) 269-6248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

QUIRK DESIGNS

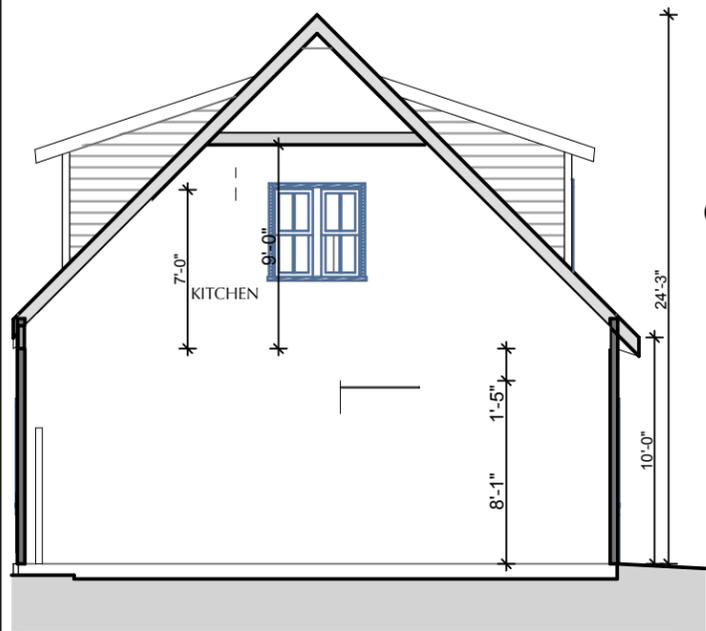
New Residence
JANIE WALKER
1714 4th Ave. N.
Nashville, TN 37208

DATE: 3/11/15
REVISION

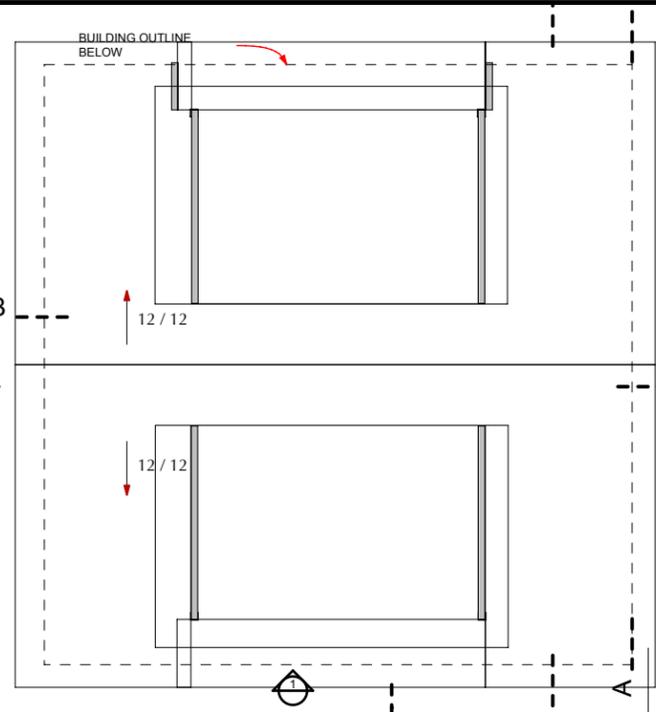
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SECTION

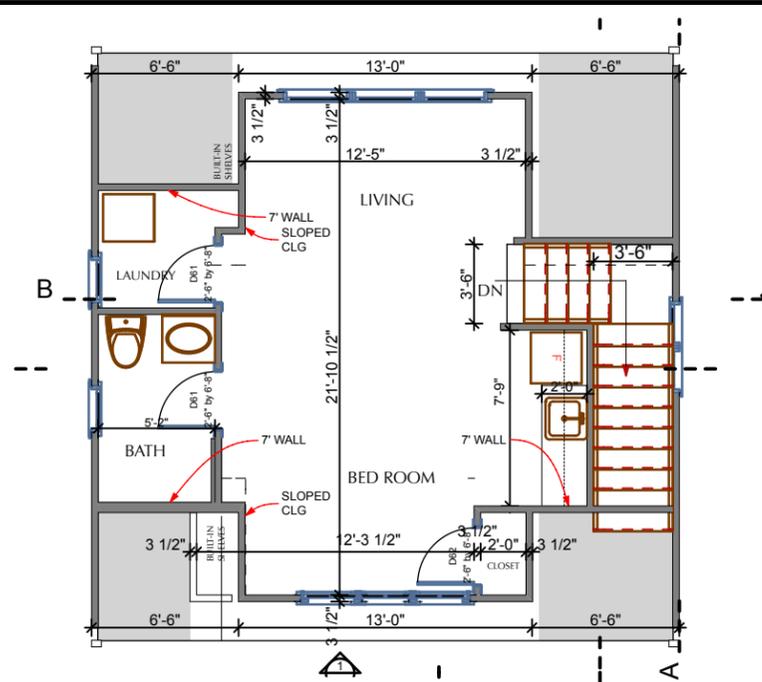
A4
SHEET 17



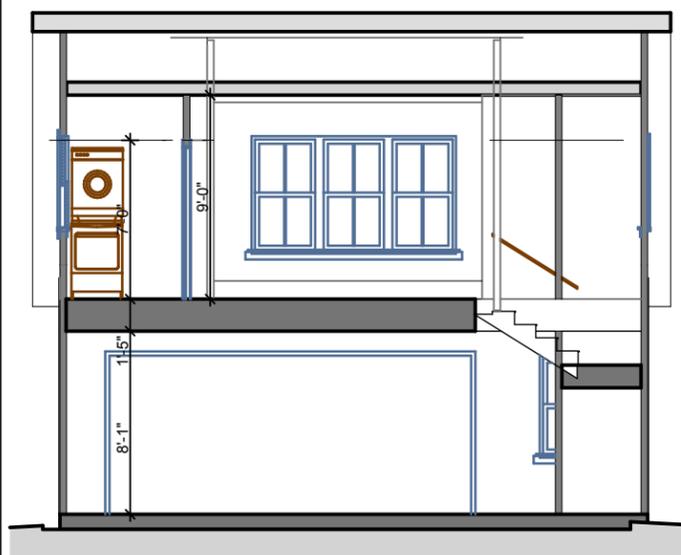
5 SECTION A-A
SCALE: 1/8" = 1'-0"



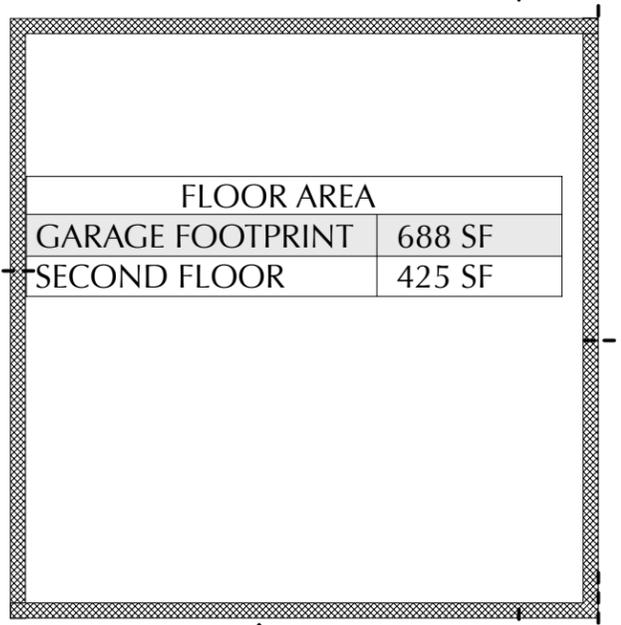
3 GARAGE - ROOF PLAN
SCALE: 1/8" = 1'-0"



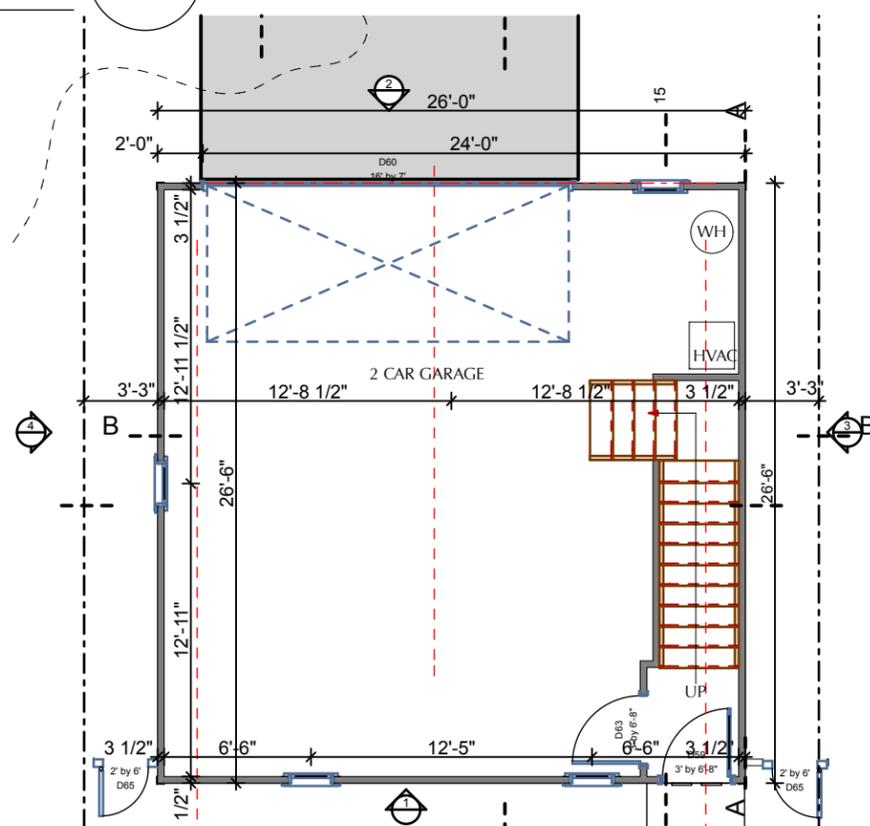
2 GARAGE - 2ND FLR PLAN
SCALE: 1/8" = 1'-0"



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



4 GARAGE - FDN PLAN
SCALE: 1/8" = 1'-0"



1 GARAGE - 1ST FLR PLAN
SCALE: 1/8" = 1'-0"

CADD FILES: Wak 2015/Crow 17144n.dwg 15008/WALKER - 4.rvt

2601 BERRY HILL DRIVE
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QUIRK DESIGNS

New Residence
JANIE WALKER
1714 4th Ave. N.
Nashville, TN 37208

DATE: 3/11/15
REVISION

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GARAGE PLANS

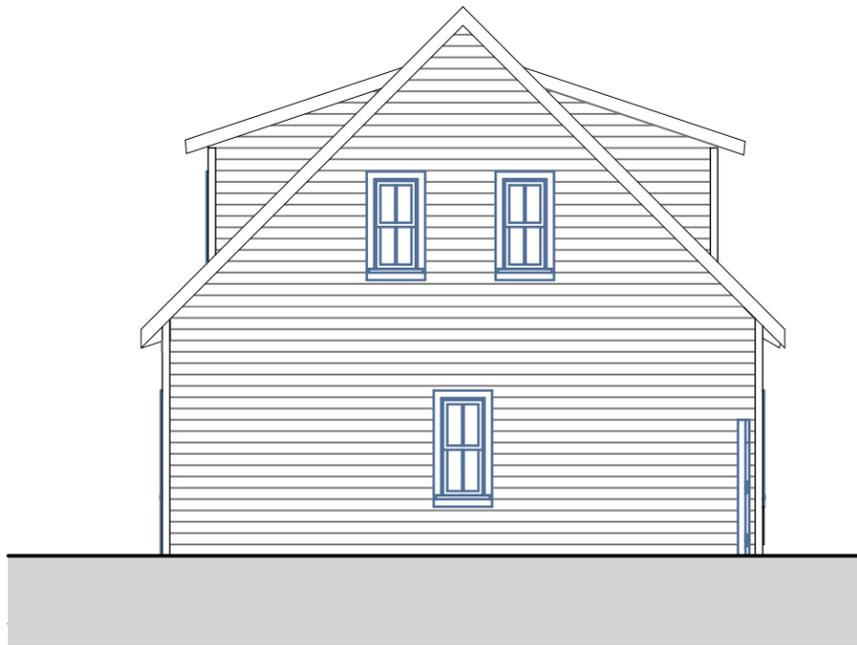
A5
SHEET 18



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



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



4 GARAGE LEFT
SCALE: 1/8" = 1'-0"



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

CADD FILES/Walk 2015/Crow 1714.dwg and 15008/WALKER - 4.rvt

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QUIRK DESIGNS

New Residence
JANIE WALKER
 1714 4th Ave. N.
 Nashville, TN 37208

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GARAGE ELEVATIONS

A9
 SHEET 19