MEGAN BARRY
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1606 Holly Street
February 17, 2016

Application: New construction - infill
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314002900
Applicant: Preston Quirk, Quirk Designs
Project Lead: Melissa Sajid, Melissa.sajid@nashville.gov

Description of Project: The applicant proposes to construct a new two-story duplex and two single-bay detached garages at 1606 Holly Street.

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

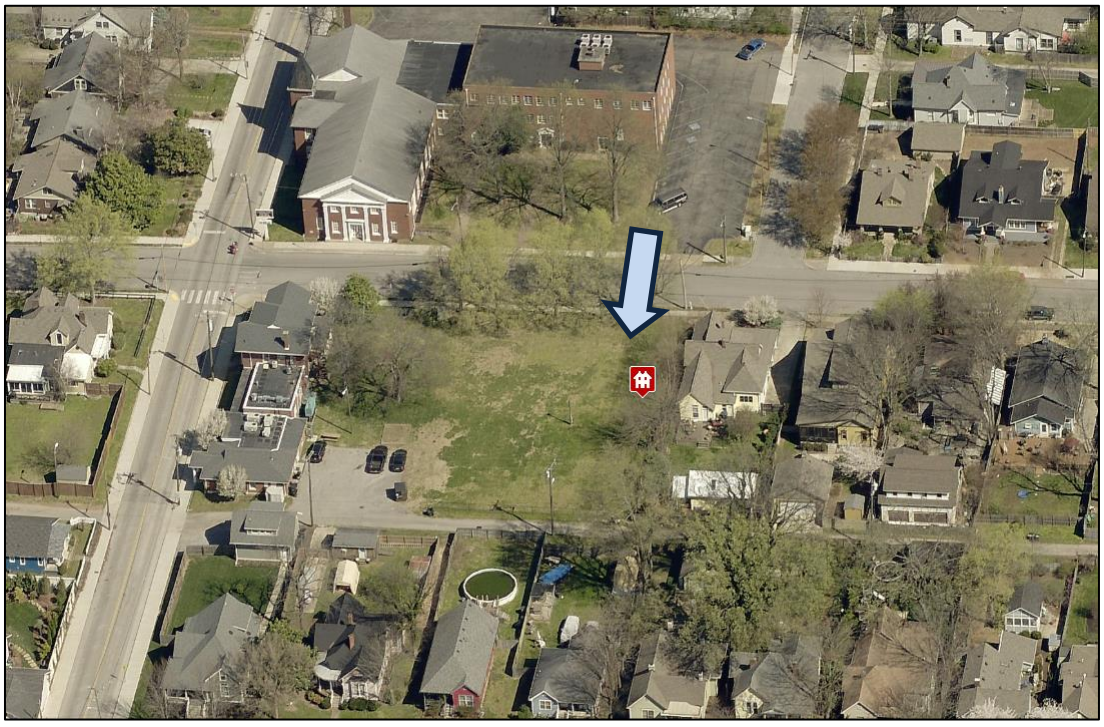
- The front setback shall be reduced so that it is consistent with the historic house located at 1608 Holly Street;
- The finished floor height be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
- Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and
- Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

Attachments
A: Photographs
B: DADU and Outbuilding Worksheet
C: Site Plan
D: Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building and its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible 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.

3. Setback and Rhythm of Spacing

4. Since construction in an historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

In Lockeland Springs-East End, historic buildings were constructed between 1880 and 1950. New buildings should be compatible with surrounding houses from this period.

5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and (3) if it is accurately based on pictorial documentation.

6. Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

7. New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

The setback from front and side yard property lines established by adjacent historic buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain that rhythm.

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

Appropriate setback reductions will be determined based on:

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

Appropriate height limitations will be based on:
· Heights of historic buildings in the immediate vicinity
· Existing or planned slope and grade

Infill construction on the 1400 - 1600 blocks of Boscobel Street may have widths up to 40'.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

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

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding 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.

Infill construction on the 1400 -1600 blocks of Boscobel Street may have flat roofs or roofs with a minimal slope.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

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.

Duplexes

Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.

In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.

7. 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.

8. 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.)

a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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. T*he roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet 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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

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.

Figure 1: 1606 Holly Street

Background: The application is to construct a new two story two-family residence and two single-bay detached garages at 1606 Holly Street. The lot is currently vacant.

Analysis and Findings: The applicant is proposing to construct a new two story duplex on the lot and two single-bay detached garages. The proposed house has a three thousand, one hundred, and eighty-two square feet (3182 sq. ft.) footprint. Each garage has a footprint of two hundred eighty (280 sq. ft.) square feet. Vehicular access to the site is from the rear alley.

Height, Scale.

The new house will be one and a half (1.5) stories with a maximum roof height of thirty-two feet, six and one-half inches (32' 6 ½") above grade, including a maximum two foot, four inches (2' 4") tall foundation at the front that varies with the slight change in grade on the site. The eave height will be twenty-one feet, three inches (21' 3") at the front. The height of historic houses in the immediate vicinity ranges from fourteen feet (14') to forty feet (40') tall. As the proposed infill is within this range, staff finds the proposed height to be appropriate given the context.

The new structure will have a maximum width of thirty-six feet (36') at the front setback and widens to forty-four feet (44') approximately twenty-eight feet (28') from the front setback. The proposed width is compatible with nearby houses, which range from thirty to forty-four feet (30'- 44') wide. In addition, most interior lots in the surrounding area are fifty feet (50') wide whereas this lot is fifty-nine feet (59') wide. As this lot is wider than other lots in the area, it is appropriate for the width of the house to be on the high end of the range of building widths.

Staff finds that the height and scale of the proposed one-and-a-half story house is compatible with surrounding buildings and meets Sections II.B.1 and II.B.2. of the design guidelines.

Setback & Rhythm of Spacing: The front wall of the infill will be located approximately twenty-nine feet, two inches (29' 2") from the front property line, and the porch for the left unit will extend out another six feet (6') into the front yard. The front setback of the existing contributing house to the left is approximately twenty-one feet, five inches (21' 5") from the front property line, and there is no house to compare to on the right as the

site is adjacent to a park. Staff recommends that the front setback of the infill be reduced so that it is consistent with the historic house to the left of the site. With this condition, staff finds that the proposed front setback is appropriate to the context. The side setbacks will be approximately seven feet (7') on both sides. This meets bulk zoning requirements and is consistent with historic homes in the immediate area.

Staff finds that, with the condition recommended, the project can meet Section II.B. 3. of the design guidelines.

Materials: The exterior materials will include a split-faced concrete block foundation, smooth-faced Hardie plank siding, and a fiberglass shingle roof. The front façade also incorporates Hardie panel siding with batten strips as an accent on the front dormer and metal for the porch roof. The color of the roof is not known. The siding will have a five inch (5") reveal which is appropriate for the context. The exterior trim, including cornerboards, window casings, and porch columns will be wood. The porch floor is concrete. The materials for the windows is not known, so staff recommends a condition of approval that these are reviewed and approved prior to purchase and installation. Staff finds that the known materials of the proposal meet Section II.B.4. of the design guidelines.

Roof Shape: The roof will be cross-gabled with pitches of 8:12, 9:12, and 12:12 and includes shed dormers on the front and side façades that will be set off the ridge and inset at least two feet (2') from the wall below. The house also includes a two-story bay on the rear façade. These roof forms are compatible with those of surrounding houses. Staff finds that the infill meets Section II.B.5. of the design guidelines.

Orientation: The proposed structure, including both front porches, is oriented to Holly Street which is consistent with the historic context. Staff finds that the orientation of the building meets Section II.B.6. of the design guidelines.

Rhythm and Proportion of Openings: The windows on the house will be generally twice as tall as they are wide, and the first story windows will be taller than those on the upper story, as seen historically. Paired windows have four to six inch (4"-6") mullions between them, also as seen historically. Staff finds that the proposal meets Section II.B.7. of the design guidelines.

Appurtenances & Utilities: The HVAC units are located on the sides of the house beyond the midpoint of the house which is consistent with the design guidelines. Staff finds that the project meets section II.B.1.i of the design guidelines.

Outbuildings: See attached "Outbuilding and DADU Worksheet" for complete analysis of how the proposed outbuilding meets the design guidelines.

The plan proposes two single-bay detached garages, and the outbuildings meet the design guidelines for outbuildings. The outbuildings will be accessed via the alley, and each have a footprint of two hundred and eighty square feet (280 sq. ft.) for a total of five

hundred and sixty square feet (560 sq. ft.).

The proposed materials are Hardie-plank siding with a reveal of five inches (5”). The roof shingles will be fiberglass shingles. The garage doors will be metal. The garage will sit on a concrete block. Staff asks to approve the final selection of door and windows.

Staff finds that, with the conditions proposed, the proposed outbuilding meets Section II.B.j of the design guidelines.

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

- The front setback shall be reduced so that it is consistent with the historic house located at 1608 Holly Street;
- 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;
- Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation; and
- Staff approve the roof color, dimensions and texture.

With these conditions, Staff finds that the infill will meet Section II.B. of the *Lockeland Springs-East End Neighborhood Conservation Zoning Overlay: Handbook and Design Guidelines.*

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

Section II: General Requirements for DADU only
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.)		
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		
Are there other accessory buildings on the lot that exceed 200 square feet?		
Is the property zoned single-family?		
Are there already two units on the property?		
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?		
Is the planned conditioned living space more than 700 square feet?		

*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 for Outbuildings or DADUs

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

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	14'	20'
Rear setback	11'	10'
L side setback**	11' 6"	3'
R side setback**	11' 6"	3'
How is the building accessed?	Alley	From the alley or existing curb cut

**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 for Outbuildings or DADUs

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)
Ridge Height	32' 6 ½ "	25'
Eave Height	21'3"	1 story 10' or 2 story 17'
Width of house	44'	

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

Proposed	Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	280 SF footprint each (total 560 SF)		750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

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.

92.5' / 4 = 23.125'
avg front setbacks
(4 adj. lots)

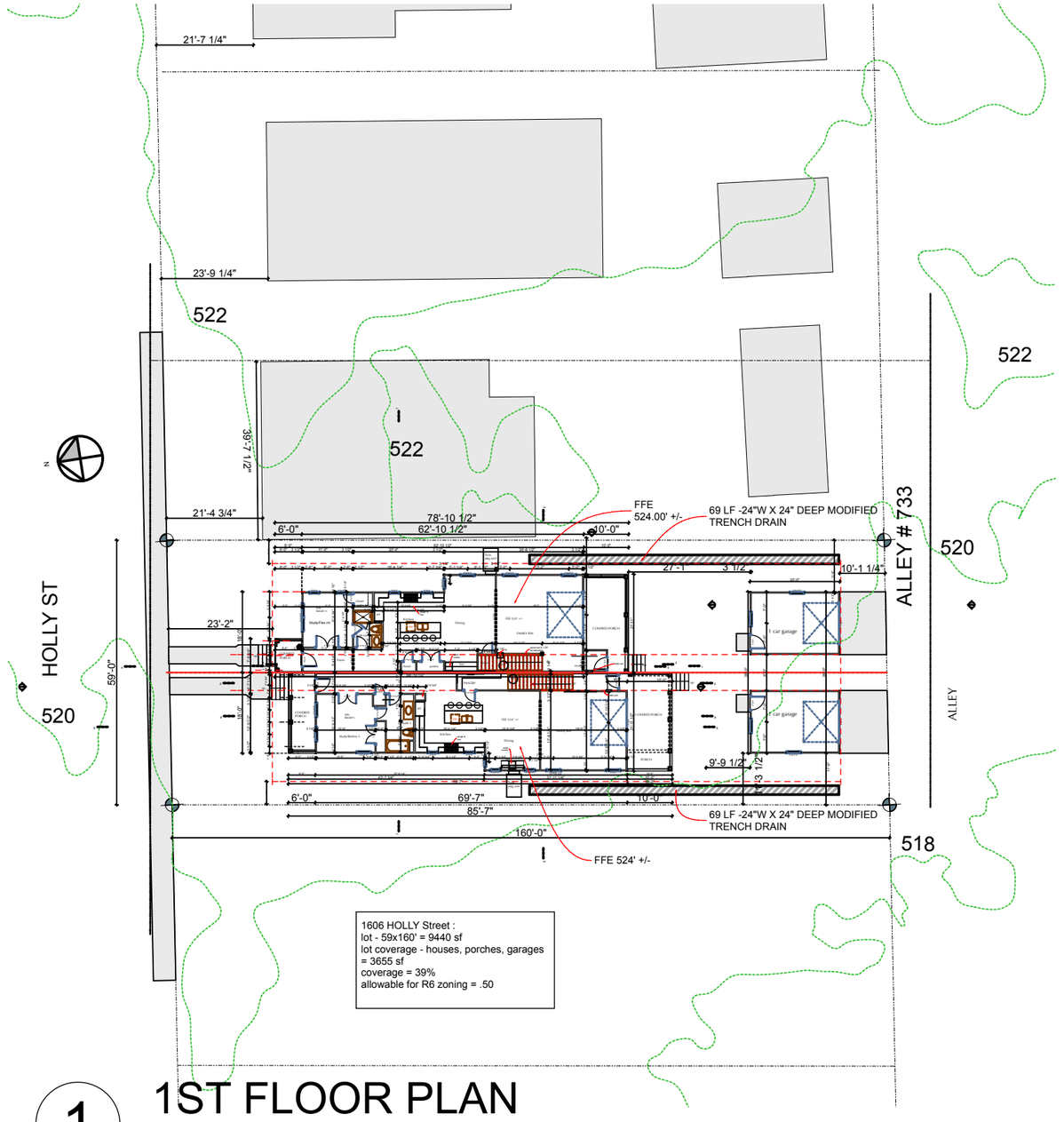
MODIFIED FRENCH DRAIN CALCULATION

EXISTING HOUSE	= 0	SQ FT
EXISTING DRIVE & WALKS	= 0	SQ FT
TOTAL EXISTING IMPERVIOUS	= 0	SQ FT
PROPOSED NEW HOUSE & GARAGE	= 3,746	SQ FT
PROPOSED NEW DRIVE & WALKS	= 512	SQ FT
TOTAL NEW PROPOSED IMPERVIOUS	= 4,258	SQ FT
TOTAL IMPERVIOUS	= 4,258	SQ FT
NET INCREASE	= 4,258	SQ FT

137.74 LN FT MODIFIED FRENCH DRAIN PROVIDED
WITH 24" WIDE X 36" DEEP TRENCH

SHEET INDEX

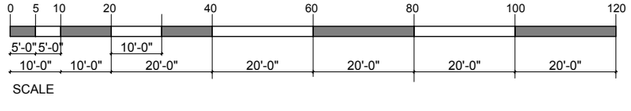
ID	Name
C1	SITE PLAN
A1	1ST FLR PLAN
A2	2ND FLR PLAN
A3	ROOF PLAN
A4	ELEVATIONS
A5	GARAGES



1606 HOLLY Street :
lot - 59x160' = 9440 sf
lot coverage - houses, porches, garages
= 3655 sf
coverage = 39%
allowable for R6 zoning = .50

1 1ST FLOOR PLAN

SCALE: 1" = 30'



QUIRK DESIGNS
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NASHVILLE, TN 37204
Phone: (615) 269-9245 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

PHONE:
W335-0732
H298-1508

New Residences
Cameron & Amy Hunt
1606 HOLLY STREET
Nashville, TN 37206

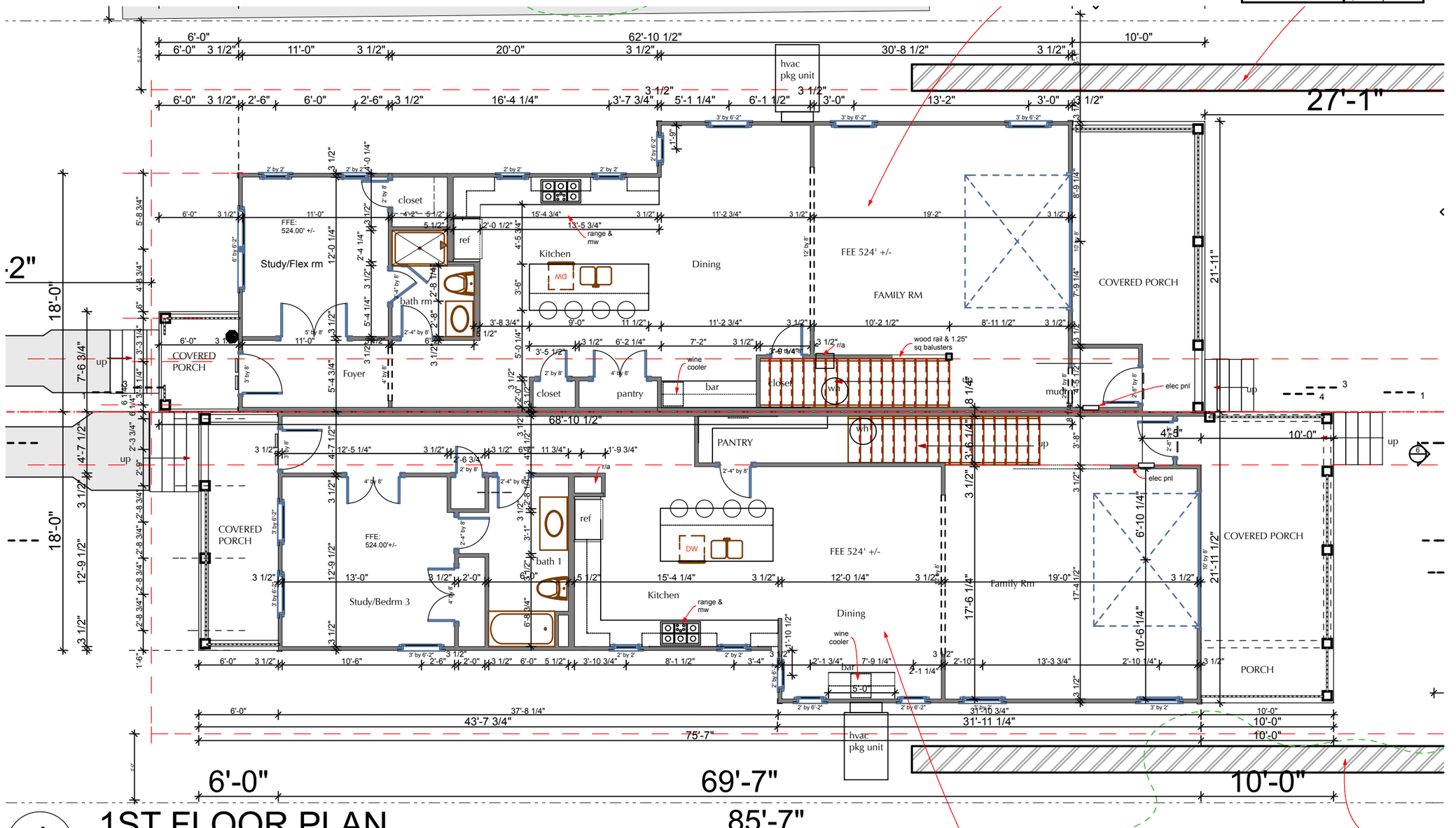
2/4/16
REVISION DATE: 2/4/16

PROJECT NO: 16-009

SITE PLAN

C1
SHEET 1

FLOOR AREA left side s	
Zone Name	Area
1st flr	1,278
2nd flr	1,476
	2,754 sq ft



1 1ST FLOOR PLAN

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

FLOOR AREA RIGHT SIDE s	
Zone Name	Area
1st flr	1,368
2nd flr	1,418
	2,786 sq ft

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

PHONE:
W335-0732
H298-1508

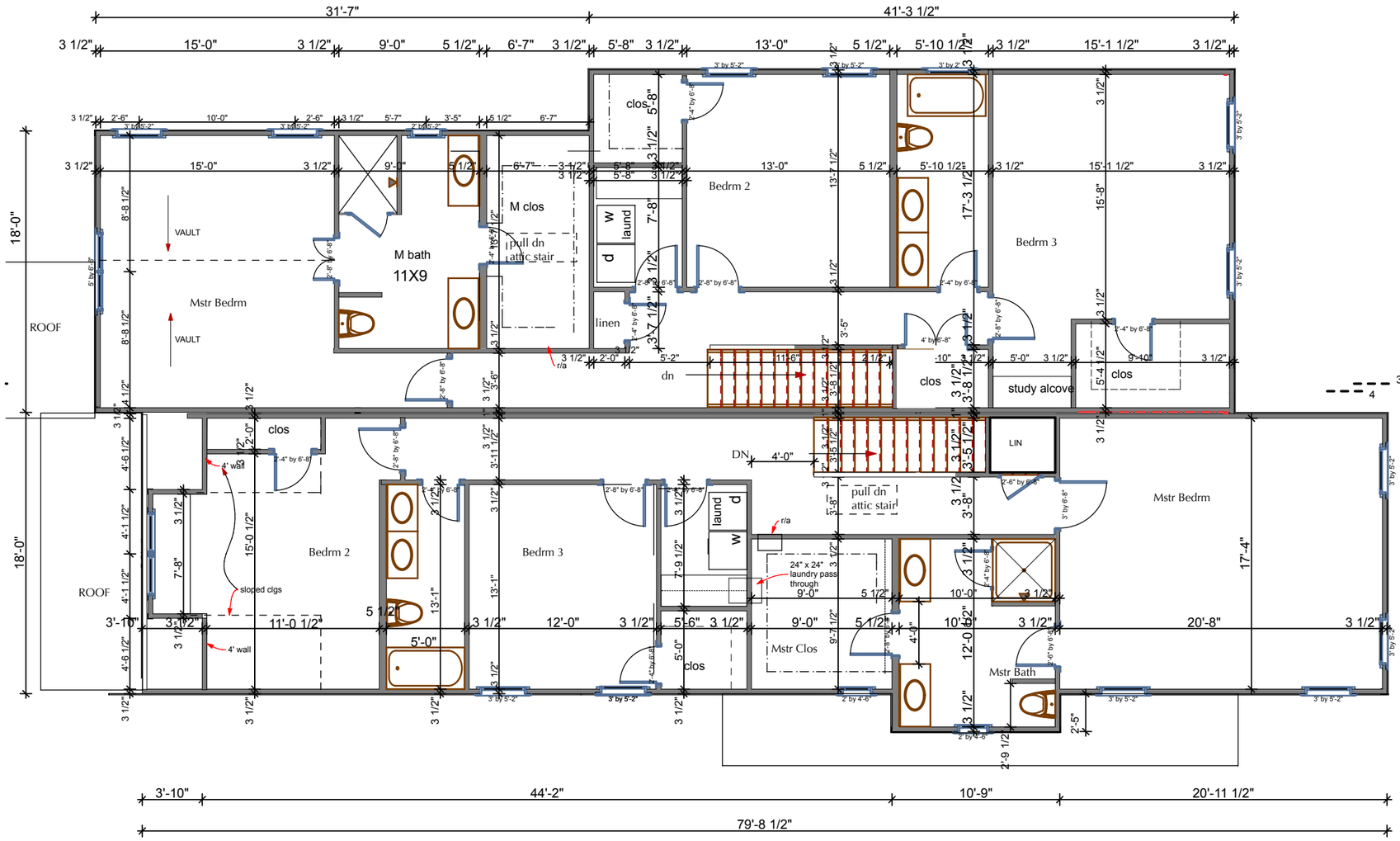
New Residences
Cameron & Amy Hunt
1606 HOLLY STREET
Nashville, TN 37206

2/4/16
REVISION DATE: 2/4/16

PROJECT NO: 16-009

1ST FLOOR PLAN

A1
SHEET 2



1 2ND FLR PLAN

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

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

PHONE:
W335-0732
H298-1508

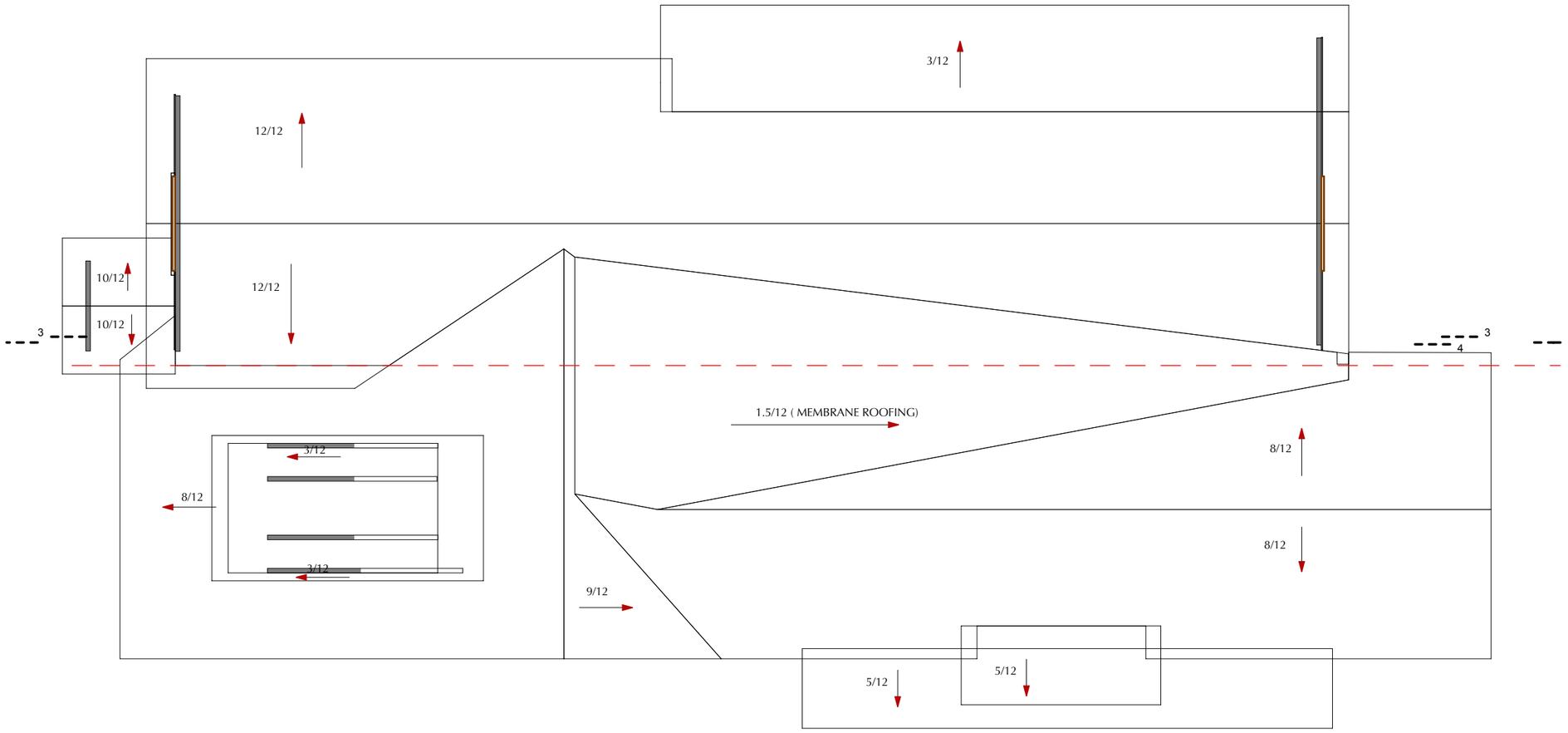
New Residences
Cameron & Amy Hunt
1606 HOLLY STREET
Nashville, TN 37206

2/4/16
REVISION DATE: 2/4/16

PROJECT NO: 16-009

2ND FLR PLAN

A2
SHEET 3



1 ROOF

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

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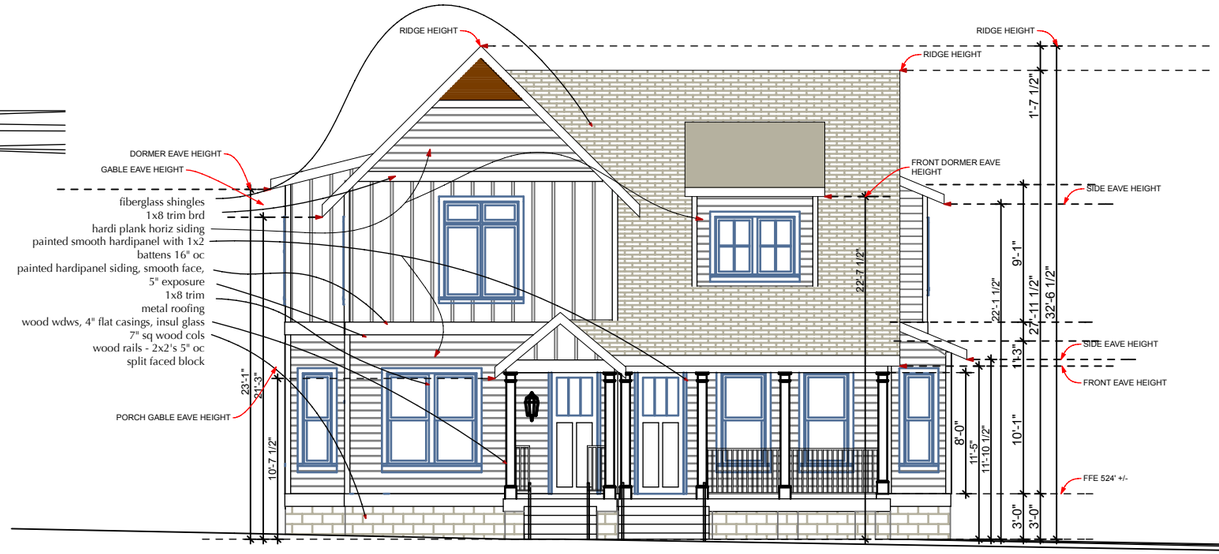
ROOF PLANS

A3
SHEET 4

2 REAR ELEVATION

SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION

SCALE: 1" = 10'

4 LEFT ELEVATION

SCALE: 1/16" = 1'-0"

3 RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

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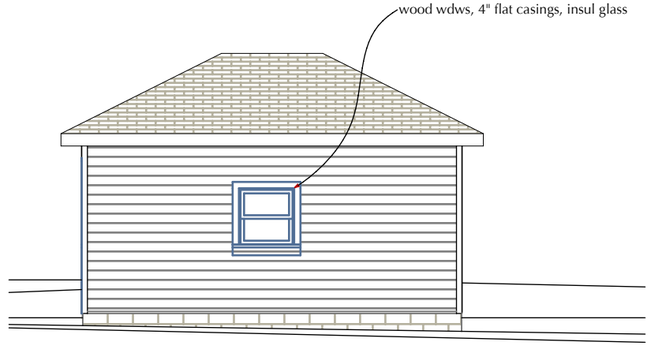
ELEVATIONS

A4

SHEET 5

/Users/rebrohquirk/Documents/WORK 2014/WORK 2015/WORK 2016/GREEN - HOLLY STREET/1606 - 3.pln

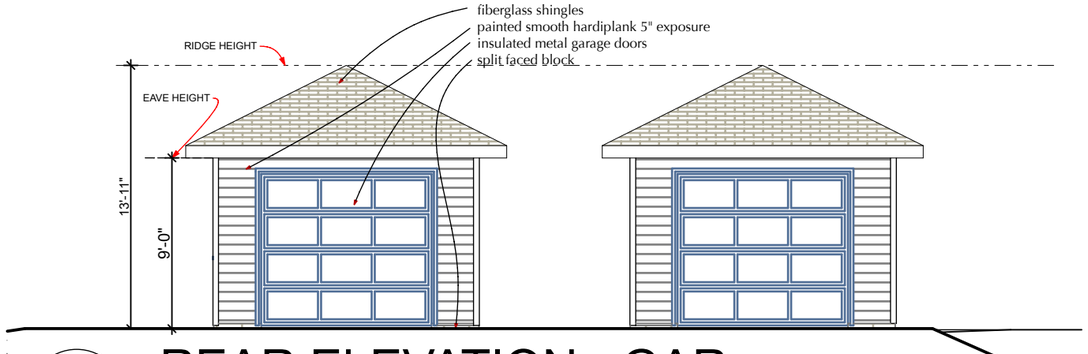


1 SIDE ELEVATIONS

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

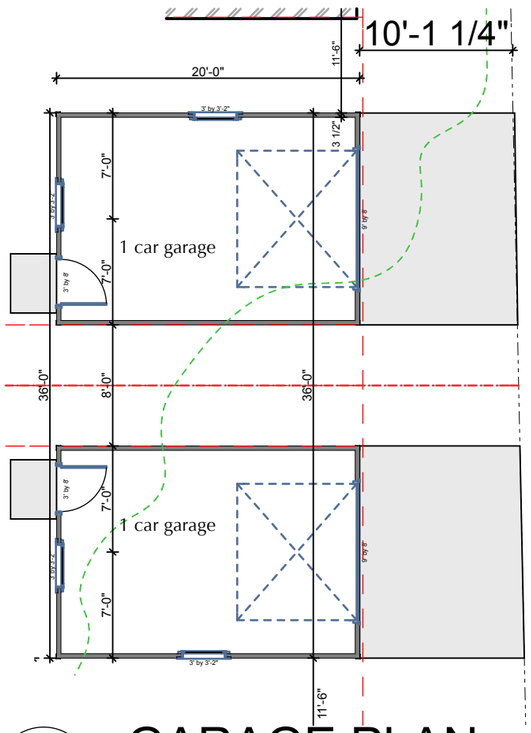
3 FRONT (facing house)

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



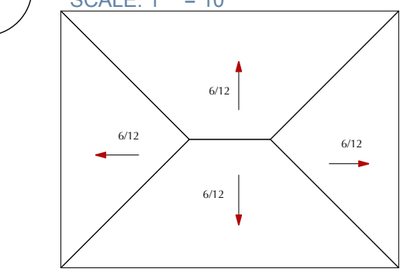
2 REAR ELEVATION - GAR.

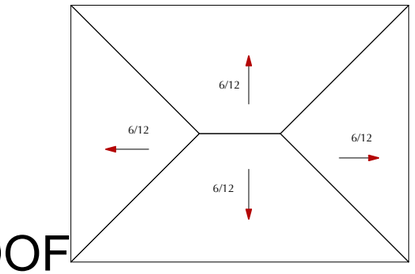
SCALE: 1/8" = 1'-0"



4 GARAGE PLAN

SCALE: 1" = 10'





5 ROOF

SCALE: 1" = 10'

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GARAGES

A5

SHEET 6