



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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

STAFF RECOMMENDATION
1724 4th Avenue North
December 20, 2017

Application: New construction-infill and outbuildings
District: Salemtown Neighborhood Conservation Zoning Overlay
Council District: 19
Map and Parcel Number: 08205008200
Applicant: Quirk Designs
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: Application for infill construction of new duplex and carports.

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

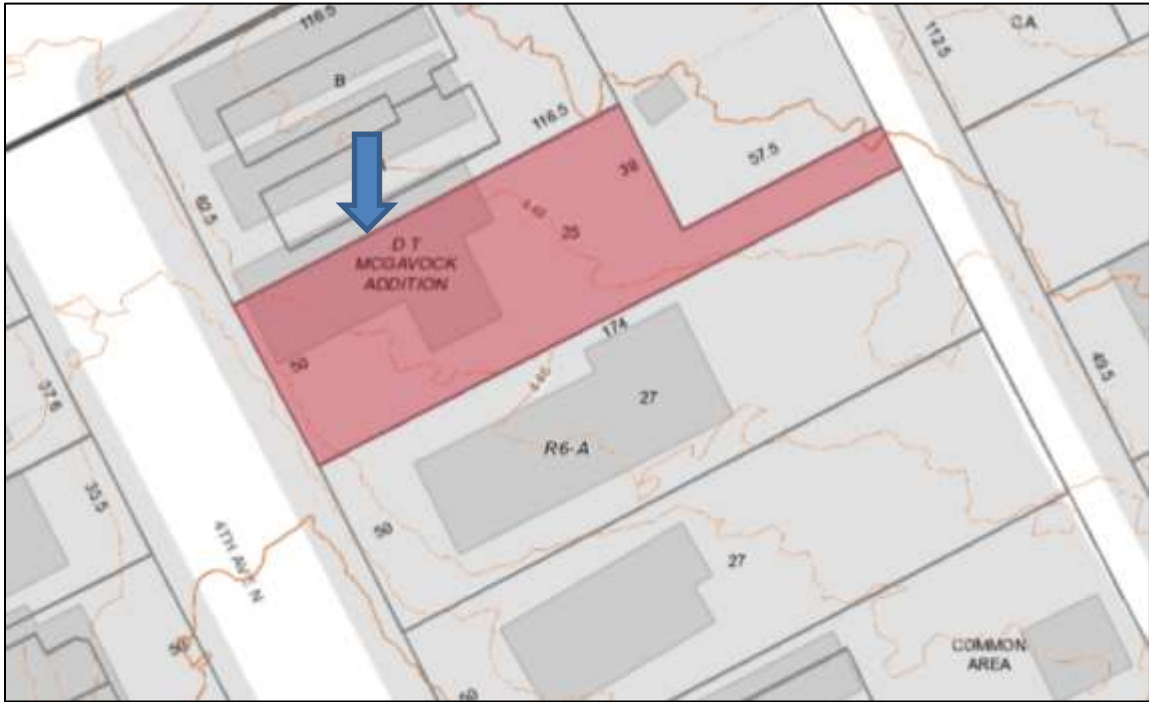
1. The ridge height is reduced to thirty-five feet (35');
2. The total footprint of carports does not exceed seven hundred and fifty square feet (750 sq. ft.);
3. The projecting porch bay is moved to the right side of the structure;
4. The finished floor height is consistent with the finished floor heights of adjacent historic houses, to be verified by MHZC staff in the field;
5. Staff approval of the color of the shingle and metal roof colors, trim, porch materials, railings, windows and doors prior to purchase and installation; and
6. The HVAC is located behind the house or on a side facade, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Section III of the Salemtown Neighborhood Conservation Zoning Overlay design guidelines.

Attachments

- A:** Photographs
- B:** Site Plan
- C:** Floor Plans
- D:** Elevations

Vicinity Map:



Aerial Map:



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).

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

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.

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.

Multi-unit Developments

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

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 DADUs 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.

Background: MHZC staff administratively approved demolition of the non-contributing building at 1724 4th Avenue North in December 2017.



Figure 1. Non-contributing building at 1724 4th Avenue North

Analysis and Findings: This application is for construction of duplex infill, including attached carports.

Height & Scale: The main ridge of the proposed new building has a height of thirty-four feet, ten inches (34' 10") from grade. The front-facing gable is one foot (1') higher reaching a height of thirty-five feet, ten inches (35' 10"). Section III.A of the design guidelines allows for two-story forms but states that infill should not exceed thirty-five feet (35'). Staff recommends that the height be reduced not to exceed thirty-five feet (35') at its tallest point. The eave height of the house is twenty feet (20') from the finished floor height, which is similar to that of recently-approved infill in Salemtown which has ranged from twenty to twenty-one feet (20'-21') for two-story structures. The foundation height is three feet, six inches (3'6") which is similar to the context of foundations from two to four feet (2'-4') tall and is necessary because of the rise in grade from front to back.

The new structure will be thirty-nine feet, eight inches (39' 8") wide. Contributing homes on the block are as wide as thirty-six feet (36'). Recently-approved new construction has been permitted as wide as forty feet (40'). The bay on the left side of the porch reads as an enclosed portion of the porch. As this is a feature not typically seen historically, staff recommends moving the bay to the right side, for that portion to read as a gabled-ell form under the projecting gable above it.



Figure 2. Staff recommends moving this bay to the right side to read as part of the projecting gable above

With the condition that the height of the front-facing gable is reduced to thirty-five feet (35') or less from grade, and the projecting porch bay is moved to the right side of the structure, Staff finds that the project meets Sections III. A and B for height and scale.

Setback & Rhythm of Spacing: The infill meets all base zoning setbacks. It will be five feet, two inches (5' 2") from each side property line, meeting the base zoning requirement of five feet (5'). The form is staggered, so the rear wall of the units will be forty-two feet, five inches (42' 5") and fifty feet (50') from the rear property line, which meets the required twenty feet (20') rear setback. The front setback will be nineteen feet, eight inches (19' 8") from the front property line, matching the setback of the neighboring building to its left. The nearest contributing building is two doors away and is set back from the street approximately twenty-five feet (25'). The lot is an unusual size and shape because of the subdivision of the adjacent lot behind it. Due to the truncated lot, Staff finds the front setback matching the neighboring structure to be appropriate. Staff finds that the project meets Section III.C for setback and rhythm of spacing.

Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	No
Cladding	5" cement fiberboard lap siding	Smooth	Yes	No
Roofing	Architectural Shingles	Color unknown	Yes	Yes
Trim	Not specified	Not indicated	n/a	Yes
Front Porch floor/steps	Not specified	Color unknown	Yes	Yes

Front Porch Posts	Wood	Color unknown	Yes	No
Front Porch Roof	Metal	Color unknown	Yes	Yes
Windows	Wood double-hung	Unknown	Yes	Yes
Main Entrance	¾-light	Needs final approval	n/a	Yes
Driveway	Not indicated	Needs final approval	Unknown	No
Walkway	Not indicated	Needs final approval	Unknown	No
Carpports railings and posts	Not indicated			Yes

With Staff approval of the roofing color, windows, doors, trim and porch materials, the project meets section III.D of the guidelines.

Roof form: The building has a cross-gable roof form with primary roof pitch of 12/12. The porch roofs, front dormer, and rear section of the left side have 3/12 pitch. The lower pitches would not likely be appropriate on the primary roof, but for porches and the less visible rear roof, Staff finds that the proposed roof form is compatible with the roofs of nearby buildings. Recent infill in Salemtown has been approved with roof pitches between 6/12 and 12/12. The proposed roof form meets Section III.E.

Orientation: The duplex has two entrances that face 4th Avenue North. The units share a front porch with a front depth of six feet (6'). Walkways will lead from the 4th Avenue sidewalk to the front porch steps. Vehicular access will be from the alley. Staff finds that the orientation meets Section III.F.

Proportion and Rhythm of Openings: The windows are generally twice as tall as they are wide, meeting the historic proportion of openings. There are four to six inch (4"-6") mullions between paired windows. There are no large expanses without an opening. Staff finds the project's proportion and rhythm of openings to meet Section III.G.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC and other utilities be located on the rear façade, or on a side façade beyond the midpoint of the house. With this condition the project meets section III.I.

Outbuilding: The application includes an attached carport for each unit. Attached outbuildings would not normally be appropriate. However, the lot is oddly-shaped and sized, and detached outbuildings would be impracticable. In this case Staff finds the attached carport to be appropriate due to the constraints of this lot. Each outbuilding is four hundred square feet (400 sq. ft.), for a total of eight hundred square feet (800 sq. ft.)

for both. Section III.H.1 of the design guidelines limits the total size of an outbuilding to seven hundred fifty square feet (750 sq. ft.). Staff recommends as a condition of approval that the outbuildings not exceed this amount. With this condition, Staff finds that the project meets Section III.H of the design guidelines for outbuildings.

Carport Materials:

	Proposed	Color/Texture/ Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Slab	Natural	Yes	No
Columns	Wood	Not indicated	Yes	No
Railing	Not indicated	Not indicated	n/a	Yes

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

1. The ridge height is reduced to thirty-five feet (35’);
2. The total footprint of outbuildings reduced not to exceed seven hundred and fifty square feet (750 sq. ft.);
3. The projecting porch bay is moved to the right side of the structure;
4. The finished floor height is consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;
5. Staff approve the colors of the shingle and metal roof color, trim, porch materials, railings, windows and doors prior to purchase and installation; and
6. HVAC and other utilities are located behind the house or on a side facade, beyond the mid-point of the house.

With these conditions, staff finds that the proposed addition meets Section III of the Salemton Neighborhood Conservation Zoning Overlay design guidelines.

PHOTOGRAPHS



Figure 3. 1726-1728 4th Avenue. Subject property at right.



Figure 4. Non-contributing building at 1722 4th Ave N



Figure 5. Nearest contributing building at 1716 4th Avenue North



Figure 6. New construction at 1727 4th Avenue North

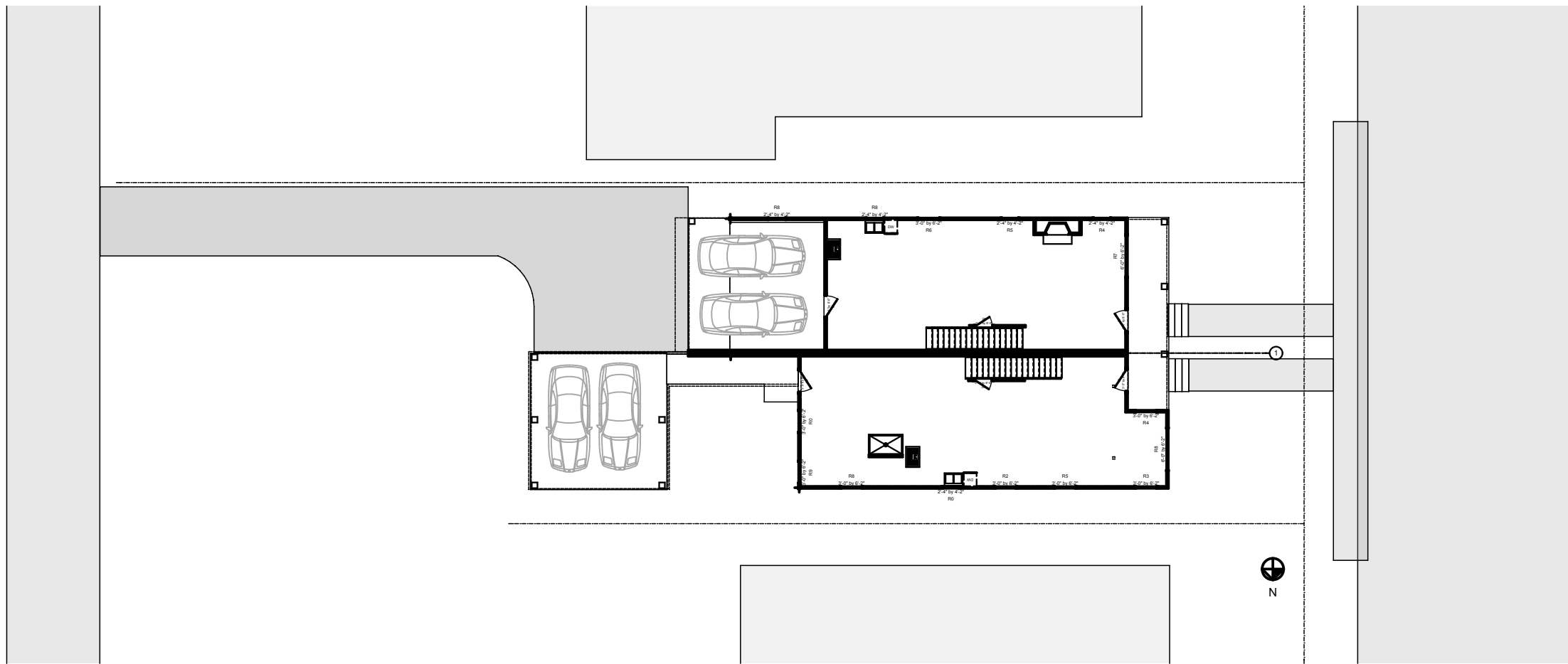


Figure 7. Recent new construction at 1729 and 1731 4th Avenue North



Figure 8. Contributing building at 1733 4th Avenue North, non-contributing building at 1735 4th Avenue North

Todd Paine
1724 4th Ave North
Nashville, TN 37208



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2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 627-1288
email: quirkdesigns@comcast.net

QUIRK DESIGNS

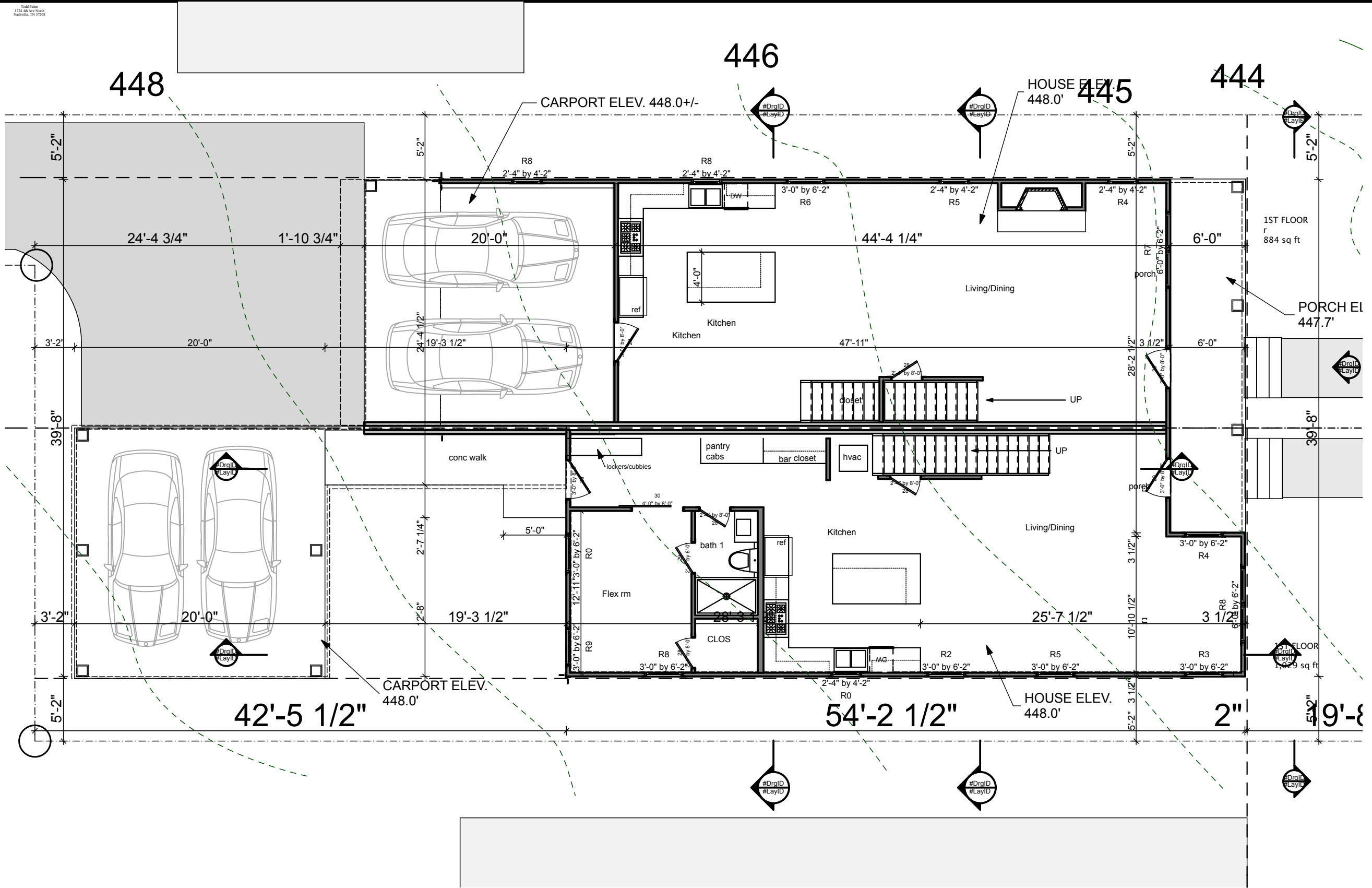
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SITE PLAN

A1



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NASHVILLE, TN 37204
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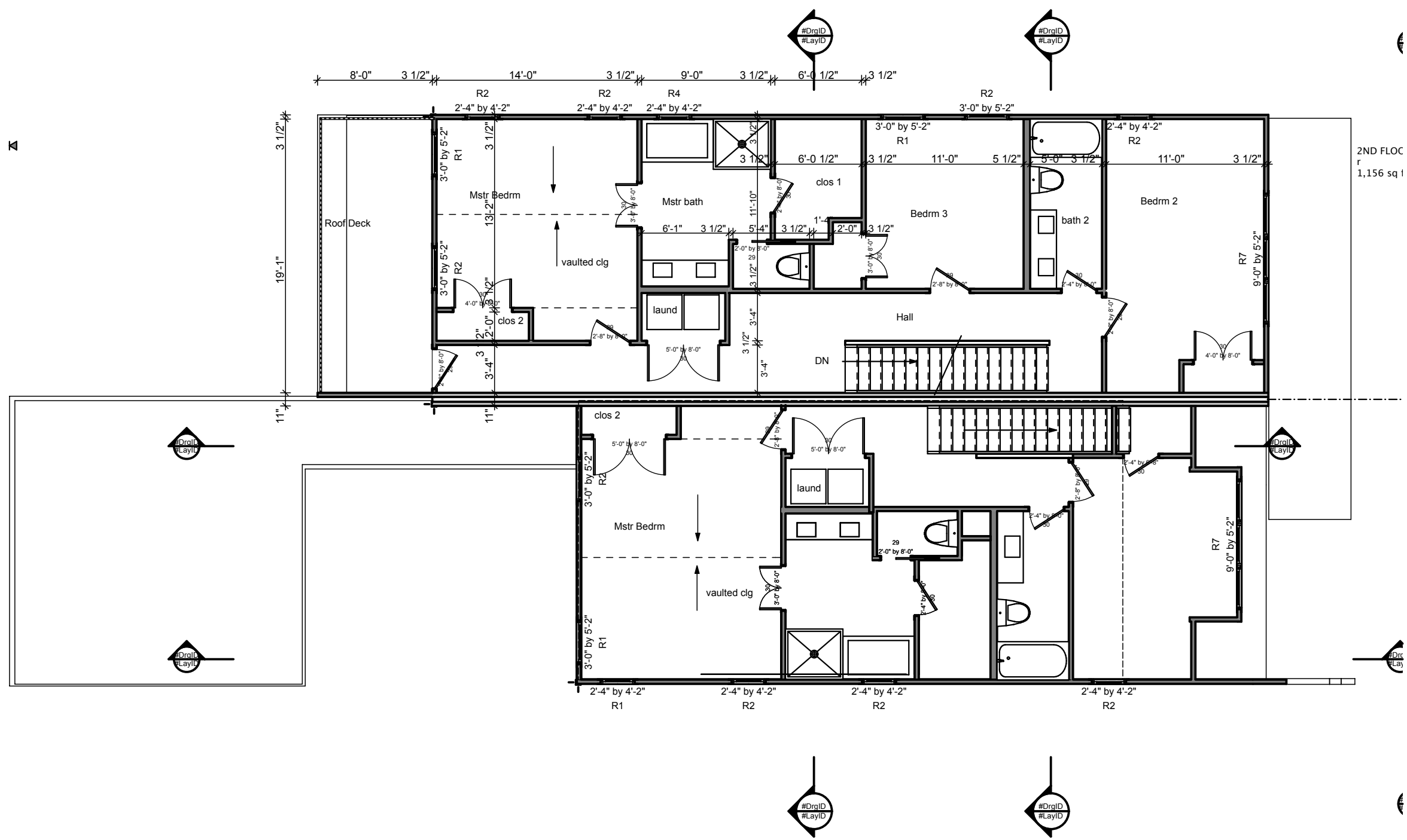
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1ST FLR PLANS

A2

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



2ND FLOOR
1,156 sq ft

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SUITE 200
NASHVILLE, TN 37204
Phone: (615) 289-9248 Fax: (615) 827-1288
email: quirkdesigns@comcast.net

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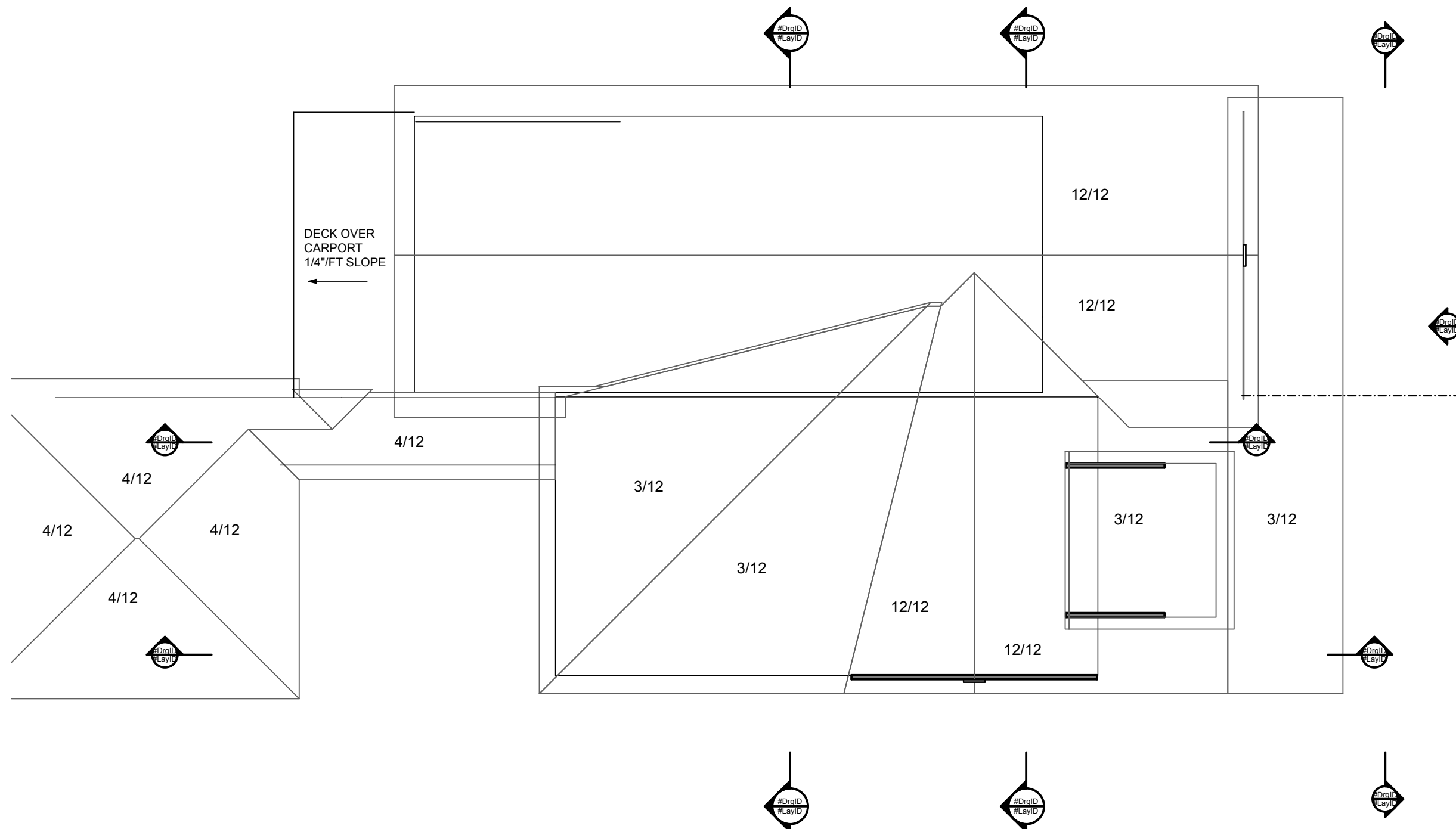
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2ND FLR PLANS

A3

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

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

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email: quirkdesigns@comcast.net

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ROOF PLAN

A4



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



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

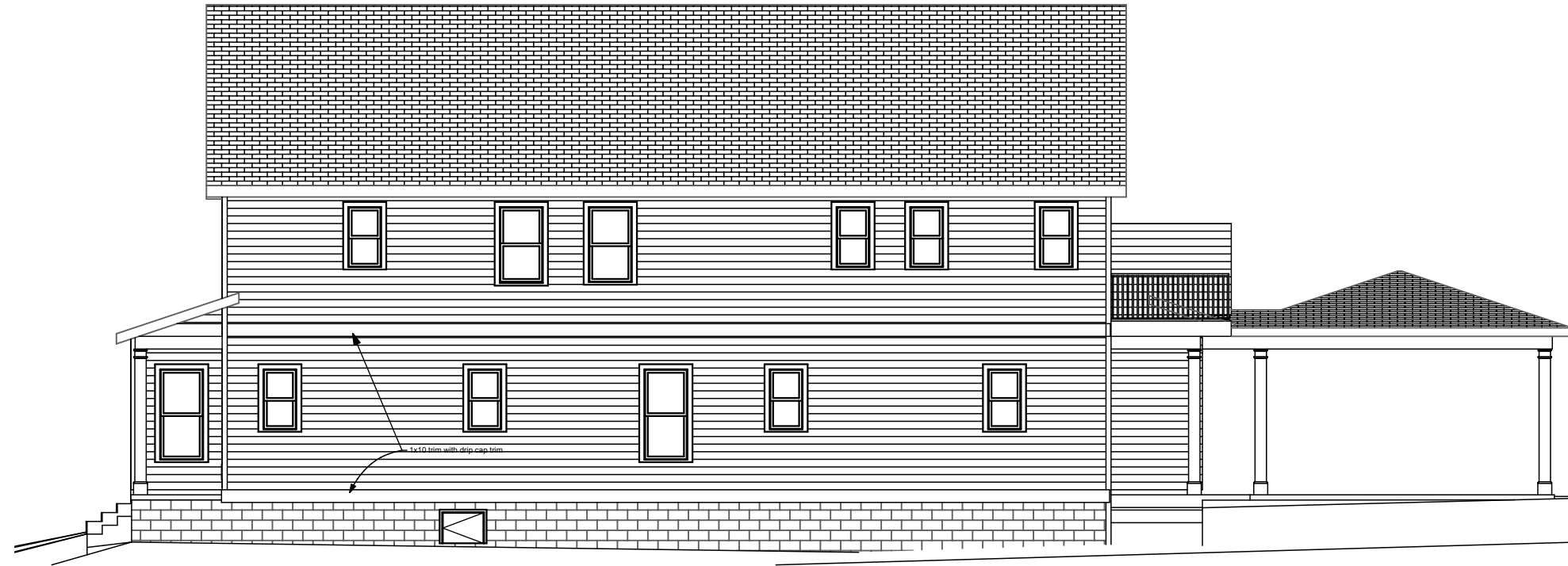
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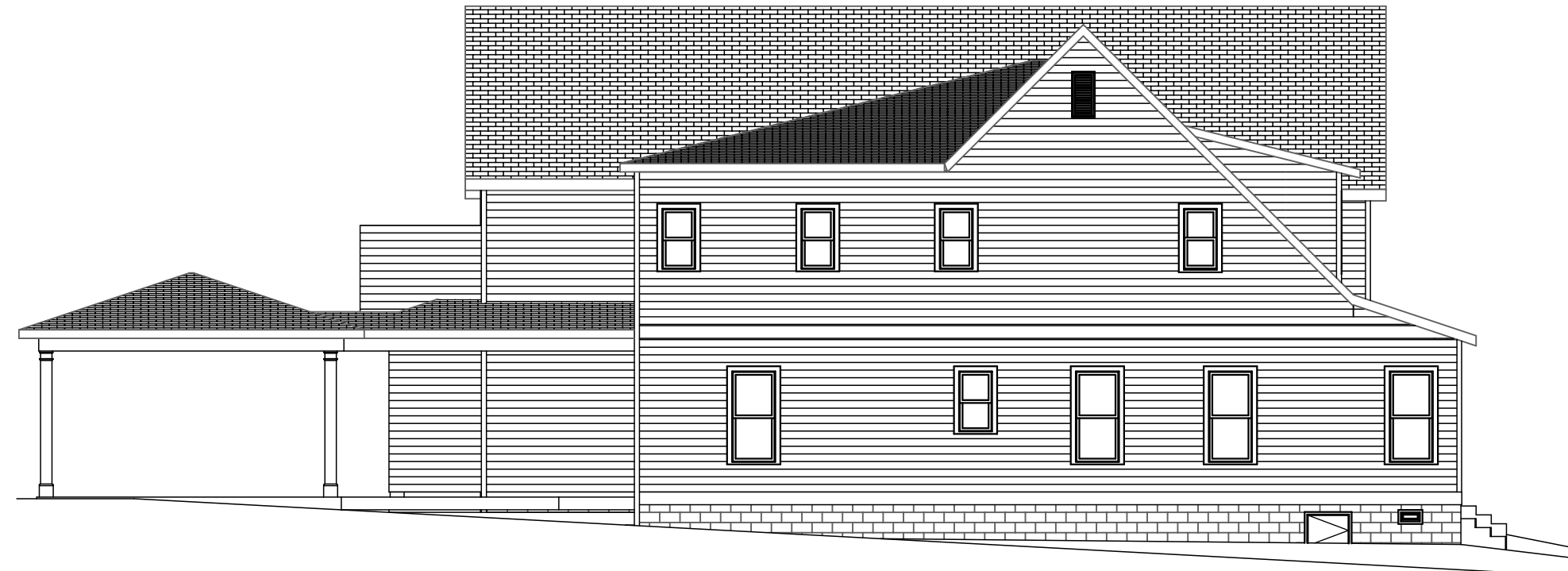
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FRONT, REAR ELEV

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1 RIGHT ELEVATION
SCALE: 1" = 10'



2 LEFT ELEVATION
SCALE: 1" = 10'

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SIDE ELEV