

JOHN COOPER
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

STAFF RECOMMENDATION

1101 Holly Street

January 20, 2021

Application: New Construction—Addition

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Base Zoning: MUL-A

Map and Parcel Number: 08309023600

Applicant: Preston Quirk, Architect

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

Description of Project: The applicant proposes to construct a new rear addition to an historic one-story Transitional Victorian house. The addition will be shorter than the historic building with a matching eave height, but due to a drop in grade it will appear to have a second-story. The sides of the addition will step in from the sides of the historic building, stepping back out to match the original width but not go wider.

Recommendation Summary: Staff recommends approval of the proposed rear addition, with conditions that:

1. The projecting bays on the left side are reduced to match the scale of the existing projecting bay on the historic house;
2. The scale of the upperstory window proportions are revised so that the upperstory is subordinate to the ground level; and
3. The window and door selections shall be approved by MHZC Staff prior to construction.

With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.

Attachments

- A: Site Plan
- B: Floorplans
- C: 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

- a. 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.

- b. 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.
- c. 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.
- d. 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. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.

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.

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.

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.

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.*

10. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

*Additions should be located at the rear of an existing structure.
Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
Generally, one-story rear additions should inset one foot, for each story, from the side wall.
Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
Additions that tie-into the existing roof must be at least 6" below the existing ridge line.*

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

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

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

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

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

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are

mostly glass or use appropriate cladding material for the district, are located at the rear in a minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

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

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

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

Roof

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

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

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

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side dormers should be compatible with the scale and design of the building. Generally, this can be accomplished with the following:

- New dormers should be similar in design and scale to an existing dormer on the building.*
- New dormers should be similar in design and scale to an existing dormer on another historic building that is similar in style and massing.*
- The number of dormers and their location and size should be appropriate to the style and design of the building. Sometimes dormer locations relate to the openings below. The symmetry or lack of symmetry within a building design should be used as a guide when placing dormers.*
- Dormers should not be added to secondary roof planes.*
- Eave depth on a dormer should not exceed the eave depth on the main roof.*
- The roof form of the dormer should match the roof form of the building or be appropriate for the style.*
- The roof pitch of the dormer should generally match the roof pitch of the building.*
- The ridge of a side dormer should be at least 2' below the ridge of the existing building; the cheeks should be inset at least 2' from the wall below or adjacent valley; and the front wall of the gable should setback a minimum of 2' from the wall below. (These minimum insets will likely be greater than 2' when following the guidelines for appropriate scale.)*
- Dormers should generally be fully glazed and aprons below the window should be minimal.*
- The exterior material cladding of side dormers should match the primary or secondary material of the main building.*

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

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

c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or

environment.

d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

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

e. Additions should follow the guidelines for new construction.

Background: The structure at 1101 Holly Street is a one and-one-half story Transitional Victorian house, constructed circa 1910. Because of the age and character of the house, it is a contributing structure.



Figure 1: 1101 Holly Street

Although this block was originally developed as a residential neighborhood, this building and many others in the surrounding area have housed commercial tenants for several decades.

The multiple instances of adaptive reuse over many years in this area adds a layer to its historical context, which differentiates it from other areas of the neighborhood that have remained purely residential in building-type and use.

Analysis and Findings: The applicant is proposing to construct a new rear addition to the historic building.

Demolition: The project involves demolishing portions of the existing rear wall and rear roof slope of the building to accommodate the new addition. These portions of the building are visible because of its corner location but would not be visible on a mid-block lot. The portions affected do not contribute to the historic character of the house.

Staff finds that this partial demolition also meets section III.B.2 of the design guidelines.

Location & Removability: The addition will be located at the rear of the historic building, stepped in from side walls and below the roof. The inset walls and distinct roof form help to distinguish the addition from the historic building, making it read clearly as an addition. At the same time, its roof shape and pitch are compatible with the historic character of the existing building. The addition is designed so that if the addition were to be removed in the future, the historic character of the house would still be intact.

By not impacting the front or sides of the historic building, staff finds that the location and attachment of the addition is appropriate and meets sections II.B.2.a and II.B.2.d of the design guidelines.

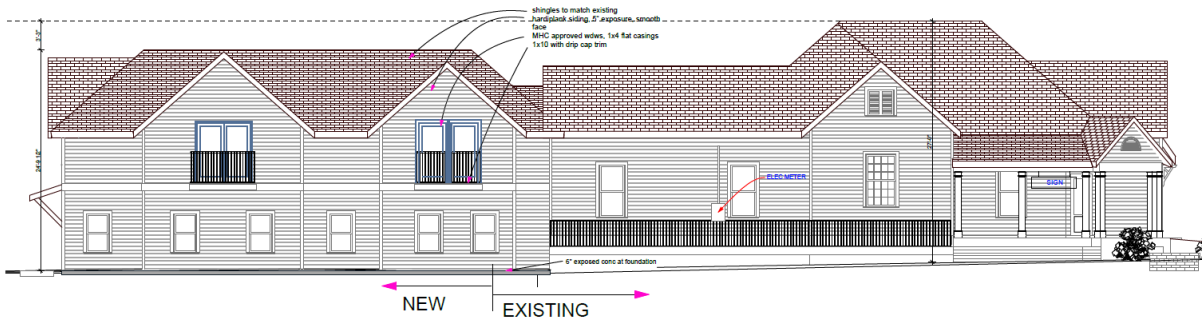


Figure 2: Left Elevation for Proposed Addition at 1101 Holly Street.

Design: The roof of the addition will be hipped with projecting gables, with the same pitch as the original hip and gabled roof. Although the addition will be shorter with a matching eave height, it will read as having an additional story due to a drop in grade from the front to the rear. In most instances historically, the first level of a building was taller than or the same height as the upper levels. The upperstory is proposed having doors and a balcony on the left elevation facing South 11th Street, taller than the windows on the ground level below. Staff find that this exaggerates the scale of the upperstory and recommends that the window proportions are revised so that the upperstory is subordinate to the ground level.

With a condition that the window proportions on the left elevation are revised, Staff finds that the character of the design is generally compatible with the historic house and meets sections II.B.2.a and II.B.2.f of the design guidelines.

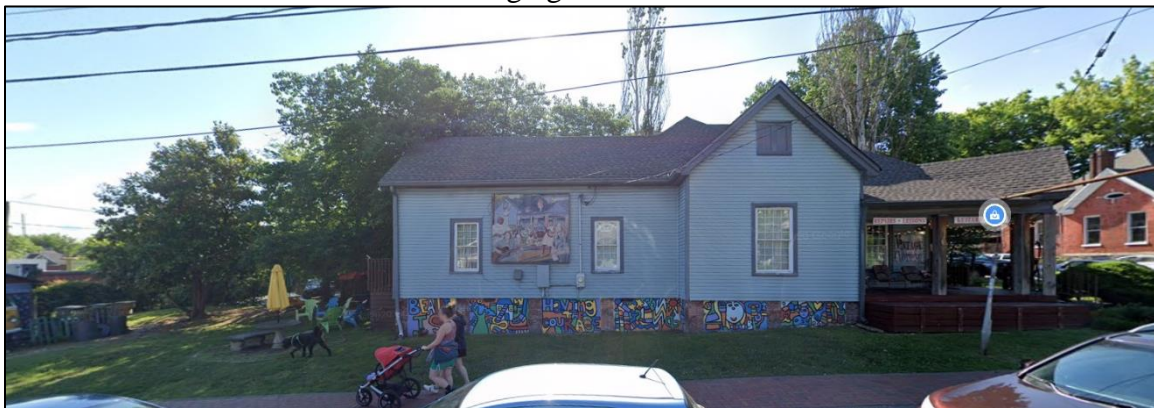


Figure 3. 1101 Holly Street, viewed from South 11th Street.

Height & Scale: The addition will have a hipped roof with a ridge that is three feet, three inches (3'-3") lower than the ridge height of the historic building, with its eaves matching the height of the original roof's eaves.

The left side wall of addition will be stepped in one foot, eight inches (1'-8") from the side of the historic building, extending back four feet (4') before stepping back out to match the original building's width. On the right side, the addition will attach directly at the rear-right corner of the original form, on a wall that is stepped in nine feet (9') from the primary right side wall of the building corner. The addition then steps out to align with the primary right-side wall after the nine foot (9') by fourteen foot (14') alcove.

The left elevation of the addition features two projecting gabled bays, similar to a bay on the historic house but taller and wider. Staff recommends that the bays on the addition should match the scale of the bay on the historic house.

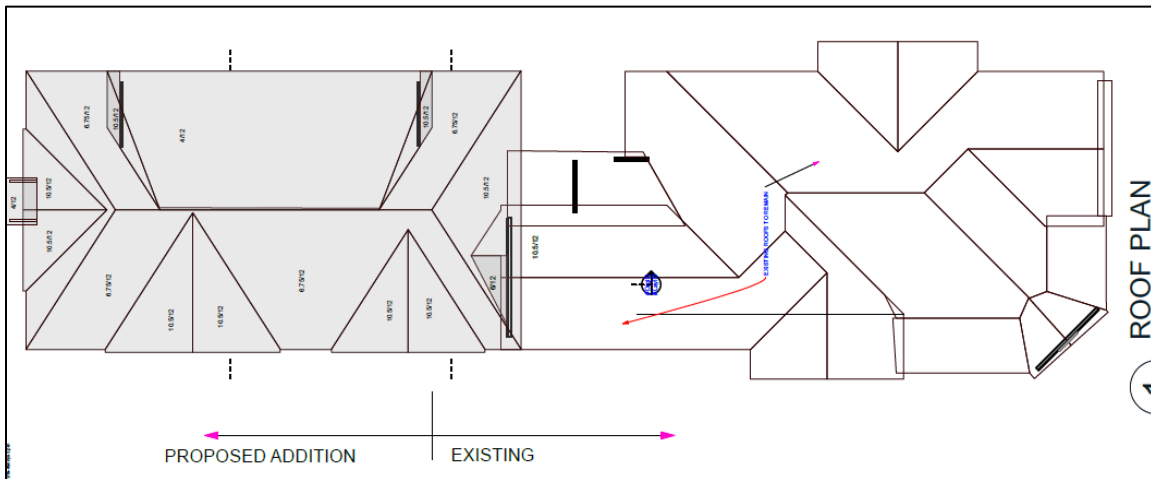


Figure 4: Roof Plan for Proposed Addition at 1101 Holly Street.

The depth of the addition is fifty-five feet (55'), which is less than the original building's seventy foot (70') depth. The footprint of the addition is one thousand, six hundred, forty square feet (1640 sq. ft.) which is less than the two thousand, eighty square foot (2080 sq. ft.) footprint of the historic building.

With a massing that is shorter than the existing building, having less depth and a smaller footprint, and considering the adaptive reuse of the building and historic integrity of the surrounding context, staff finds the height and scale of the addition to be appropriate.

As previously described, Staff find that the scale of the upperstory as proposed is exaggerated because its window proportions are greater than those of the ground level. Staff recommends that the scale of the upperstory window proportions are revised so that the upperstory is subordinate to the ground level.

With a condition that the projecting bays on the left side are reduced to match the scale of the original projecting bay and that the window proportions on the left side are revised, Staff finds the scale of the proposed addition to meet sections II.B.1 and II.B.2 of the design guidelines.

Setback & Rhythm of Spacing: The addition will match the width of the primary mass of the historic building, which is two feet (2') narrower than the maximum width of projecting gabled bays on both sides of the historic building. The rear setback of the addition will be twenty feet (20') from the rear property line.

These setbacks meet the requirements for the MUL-A base zoning, which is a twenty foot (20') rear setback with no side setback requirement.

Because the addition matches the width of the existing house, the addition will not impact the perceived rhythm of spacing between the building and the adjacent building to the west along Holly Street.

Viewed from South 11th Street, the scale of the addition will be considerable, but Staff finds that it is appropriate for several reasons. One, the addition is not taller or wider than the historic building, and its footprint does not more than double the depth or area of the original building. Second, the form and historic character of the historic building are intact and the addition is designed in such a way that it could be removed without impairing the historic building. Third, while the use of a building does not factor into the appropriateness of design for new construction or an addition, the history of this block does include decades of mixed-use intrusions and adaptive reuse of historic houses. Fourth, the adjacent lot to the rear of this one, which faces South 11th Street, is vacant and will likely have infill with a commercial form on it in the future.

For these reasons, Staff finds that the setbacks for the proposed addition will meet section II.B.3 of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical	Requires Additional Review
Foundation	Concrete Slab	Typical	Yes	
Primary Cladding	Cement-Fiber Clapboard	Smooth, 5" Exposure	Yes	
Trim	Cement-Fiber Clapboard	Smooth	Yes	
Roofing	Asphalt Shingle	Match Existing	Yes	
Windows	1/1 Double-Hung	Selections Need Approval	Unknown	X
Doors	French Doors, Glass w/o Divided Light	Selections Need Approval	Unknown	X

Staff recommends that the window and door selections are approved administratively to ensure that they are compatible with historic houses and meet section II.B.4 of the design guidelines.

Roof form: The gabled roof of the addition includes a hipped with gable and cross-gabled projections on the left side, and a shed-dormer on the right side. The shed dormer does not step back from the wall below as is typically required, but Staff finds that this dormer will not be greatly visible because of its proximity to the adjacent house to the right, which is a significantly larger two-story house and is zoned OR-20-A. The pitch of the hip and gabled components will match the pitch of the original roof's hip and gabled components.

Staff finds that these roofs are compatible with the historic house and meet section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The left elevation of the addition, facing South 11th Street, will have seven evenly-spaced windows on the lower level and two pairs of French Doors on the upper level. While the number and spacing of windows is such that there are no large expanses of walls without an opening, the proportions of the upperstory windows are larger than those of the story below. Staff find that this exaggerates the scale of the upperstory relative to the ground level. Staff recommends that the scale of the upperstory openings are revised so that the upperstory is subordinate to the ground level.

On the right side, both stories have appropriately sized and spaced windows.

With a condition that the window proportions on the left elevation are revised, Staff finds that the window proportion and rhythm of openings are generally compatible with the historic house and that the project will meet section II.B.7 of the design guidelines.

Appurtenances & Utilities: The HVAC unit is shown as being located on the right side of the building beyond the midpoint of the building.

Staff finds that the project meets section II.B.9 of the design guidelines.

Recommendation: Staff recommends approval of the proposed rear addition with with conditions that:

1. The projecting bays on the left side are reduced to match the scale of the existing projecting bay on the historic house.
2. The scale of the upperstory window proportions are revised so that the upperstory is subordinate to the ground level; and
3. The window and door selections shall be approved by MHZC Staff prior to construction.

With those conditions met, Staff finds that the project will meet the design guidelines for additions in the Lockeland Springs East-End Neighborhood Conservation Zoning Overlay.



2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-6248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net



New Addition
Fanny's Music
1101 HOLLY ST
NASHVILLE, TN 37206

date: 1/3/21
REVISION

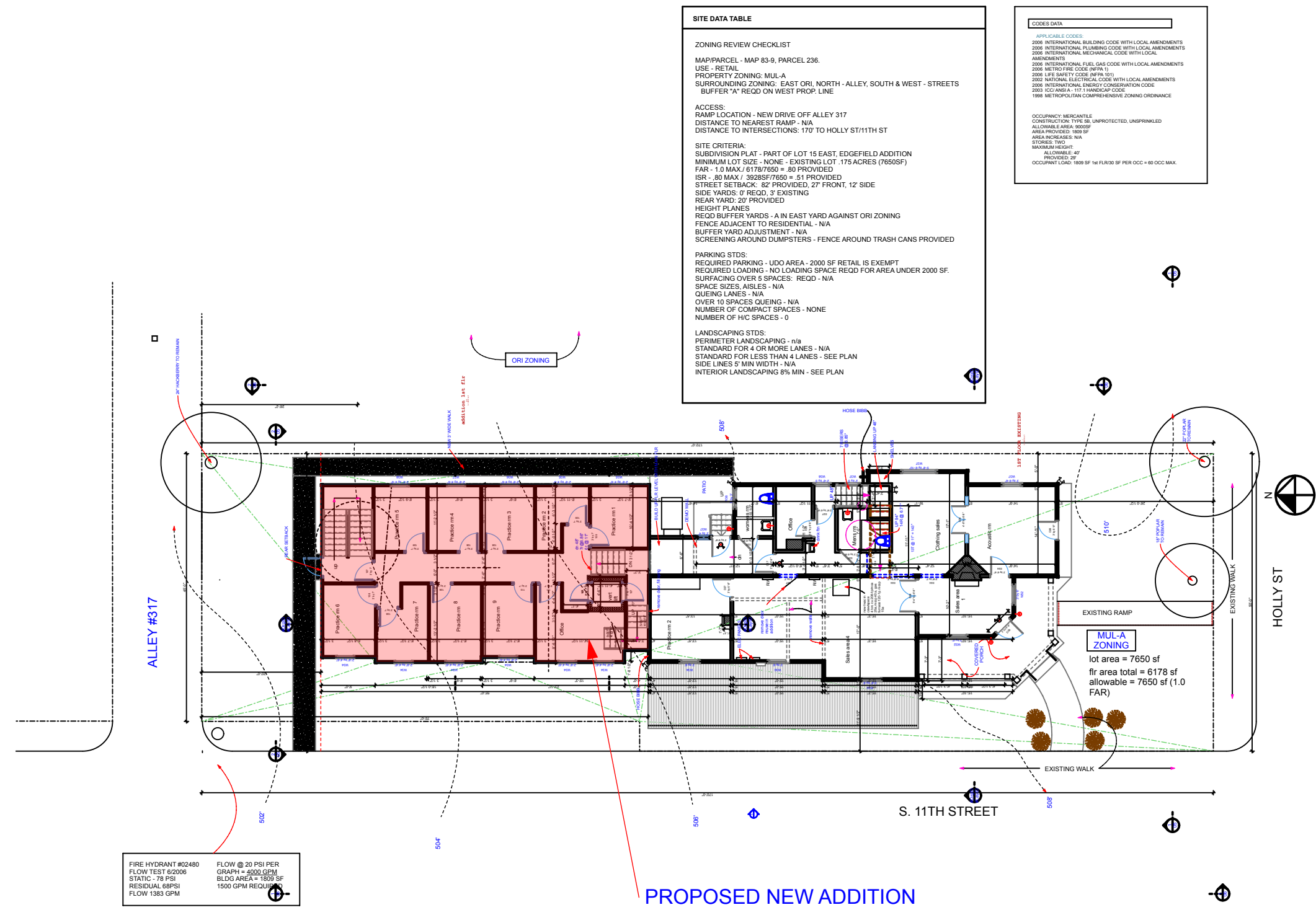
PROJECT NO: 15-085
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QUIRK DESIGNS

SITE PLAN

C1
SHEET 9

1 SITE PLAN

SCALE: 1" = 20'



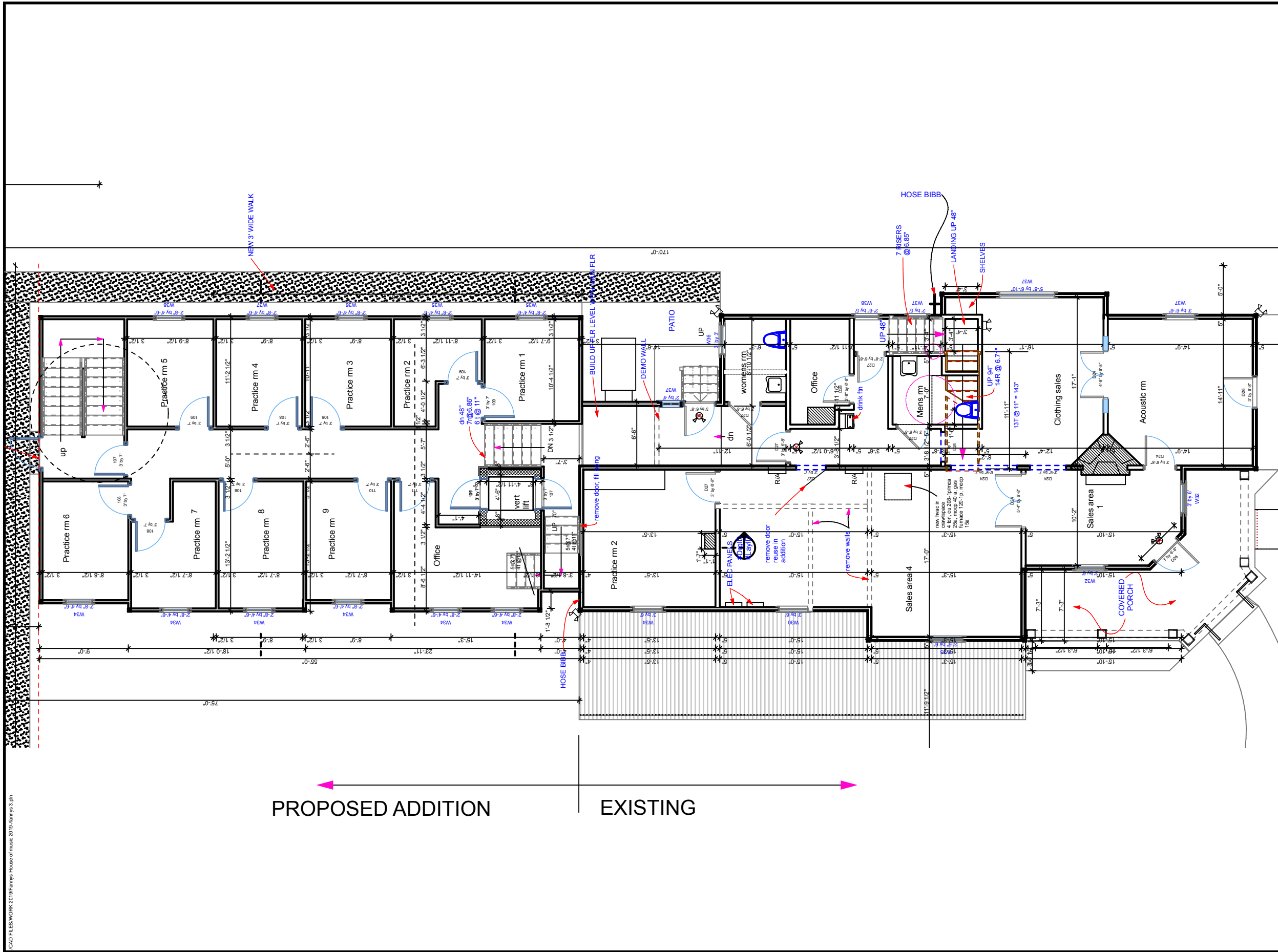
SITE DATA TABLE	
ZONING REVIEW CHECKLIST	
MAP/PARCEL - MAP 83-9, PARCEL 236.	
USE - RETAIL	
PROPERTY ZONING: MUL-A	
SURROUNDING ZONING: EAST ORI, NORTH - ALLEY, SOUTH & WEST - STREETS	
BUFFER "A" REQD ON WEST PROP. LINE	
ACCESS:	
RAMP LOCATION - NEW DRIVE OFF ALLEY 317	
DISTANCE TO NEAREST RAMP - N/A	
DISTANCE TO INTERSECTIONS: 170' TO HOLLY ST/11TH ST	
SITE CRITERIA:	
SUBDIVISION PLAT - PART OF LOT 15 EAST, EDGEFIELD ADDITION	
MINIMUM LOT SIZE - NONE - EXISTING LOT .175 ACRES (7650SF)	
FAR - 1.0 MAX / 6178/7650 = .80 PROVIDED	
ISR - .80 MAX / 3928SF/7650 = .51 PROVIDED	
STREET SETBACK: 82' PROVIDED, 27' FRONT, 12' SIDE	
SIDE YARDS: 0' REQD, 3' EXISTING	
REAR YARD: 20' PROVIDED	
HEIGHT PLANES	
REQD BUFFER YARDS - A IN EAST YARD AGAINST ORI ZONING	
FENCE ADJACENT TO RESIDENTIAL - N/A	
BUFFER YARD ADJUSTMENT - N/A	
SCREENING AROUND DUMPSTERS - FENCE AROUND TRASH CANS PROVIDED	
PARKING STDS:	
REQUIRED PARKING - UDO AREA - 2000 SF RETAIL IS EXEMPT	
REQUIRED LOADING - NO LOADING SPACE REQD FOR AREA UNDER 2000 SF.	
SURFACING OVER 5 SPACES: REQD - N/A	
SPACE SIZES, AISLES - N/A	
QUEING LANES - N/A	
OVER 10 SPACES QUEING - N/A	
NUMBER OF COMPACT SPACES - NONE	
NUMBER OF H/C SPACES - 0	
LANDSCAPING STDS:	
PERIMETER LANDSCAPING - n/a	
STANDARD FOR 4 OR MORE LANES - N/A	
STANDARD FOR LESS THAN 4 LANES - SEE PLAN	
SIDE LINES 5' MIN WIDTH - N/A	
INTERIOR LANDSCAPING 8% MIN - SEE PLAN	

CODES DATA	
APPLICABLE CODES:	
2006 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS	
2006 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS	
2006 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS	
2006 METRO FIRE CODE (NFPA 1)	
2006 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS	
2006 LIFE SAFETY CODE (NFPA 101)	
2006 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS	
2006 INTERNATIONAL ENERGY CONSERVATION CODE	
2003 ICC ANA - 111 HANDBOOK CODE	
1998 METROPOLITAN COMPREHENSIVE ZONING ORDINANCE	
OCCUPANCY: MERCANTILE	
CONSTRUCTION: TYPE III UNPROTECTED, UNSPRINKLED	
ALLOWABLE AREA: 8000SF	
AREA PROVIDED: 1809 SF	
AREA INCREASES: N/A	
STORIES: TWO	
MAXIMUM HEIGHT: 40'	
PROVIDED: 24' 6" (24' 0" MIN)	
OCCUPANT LOAD: 1809 SF @ 18 FLOOR SF PER OCC = 60 OCC MAX.	

FIRE HYDRANT #02480
FLOW TEST 6/20/06
STATIC - 79 PSI
RESIDUAL 68PSI
FLOW 1383 GPM

FLOW @ 20 PSI PER
GRAPH = 4000 GPM
BLDG AREA = 1809 SF
1500 GPM REQUIRED

CAD FILES WORK 2019 Fanny's House of Music 2619 Fanny's 3.jn



1
1ST FLOOR
SCALE: 1" = 10'

PROPOSED ADDITION

EXISTING



2301 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net



New Addition
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NASHVILLE, TN 37206

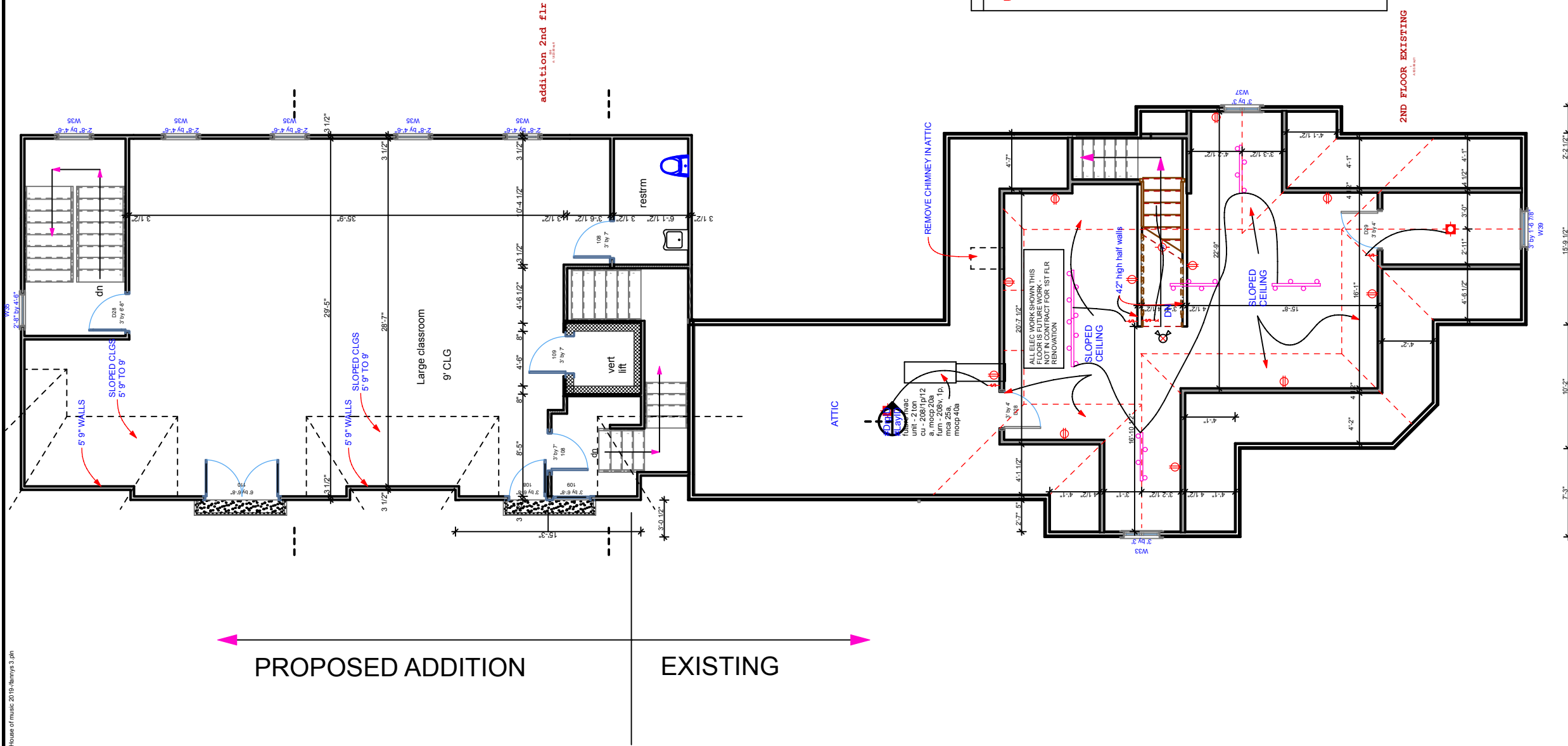
date: 1/3/21
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QUIRK DESIGNS

1ST FLR PLAN

11
SHEET 10

CAD FILES WORK 2019 Fanny's Music House of Music 2019 Fanny's 3.jm



ELECTRICAL LEGEND	
	CEILING FAN W/ILT
	WALL SCONCE
	FLUORESCENT LTS
	EXT LIGHT W/ EMERG LTS & BATT. BACKUP
	CEILING MT LIGHT
	STEP LIGHTS
	TILT EXHAUST FAN
	JUNCTION BOX
	TELEPHONE JACK - CAT 5
	CABLE TV JACK
	6" RECESSED LIGHT
	SMALL 4" RECESSED LIGHT
	DUPLEX 110V RECEPTACLE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	VANITY LIGHT
	220V OUTLET
	SMOKE DETECTOR
	HVAC DISCONNECT
	ELEC PANEL
	EXT. PANEL

2ND FLOOR PLAN

SCALE: 1" = 10'

1

date: 1/3/21
REVISION
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2ND FLR PLAN

12
SHEET 11

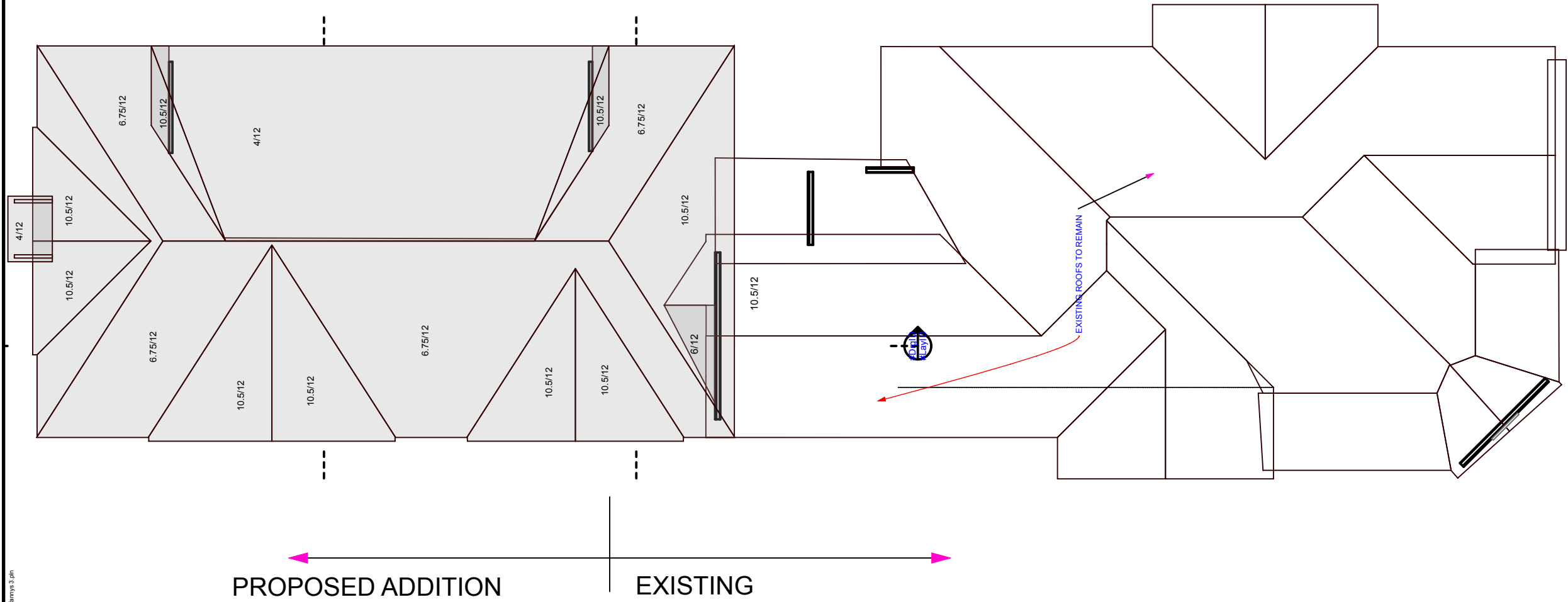


2831 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net



New Addition
Fanny's Music
1101 HOLLY ST
NASHVILLE, TN 37206

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1 ROOF PLAN

SCALE: 1" = 10'



2031 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 Phone: (615) 269-9248 Fax: (615) 627-1298
 email: quirkdesigns@quirkdesigns.net



New Addition
 Fanny's Music
 1101 HOLLY ST
 NASHVILLE, TN 37206

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ROOF PLAN

13
SHEET 12



2301 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-6248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net



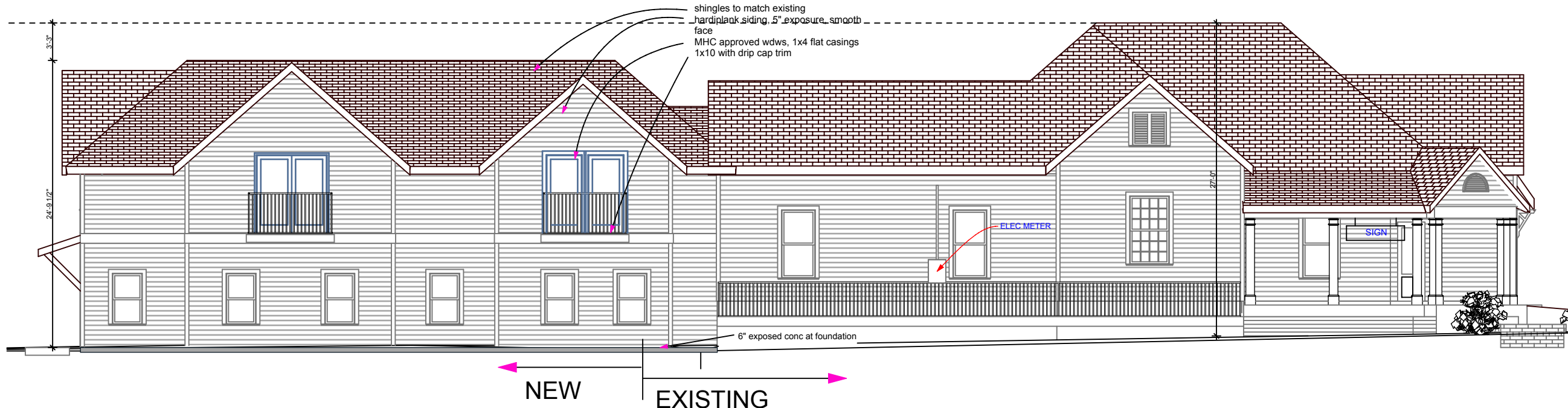
New Addition
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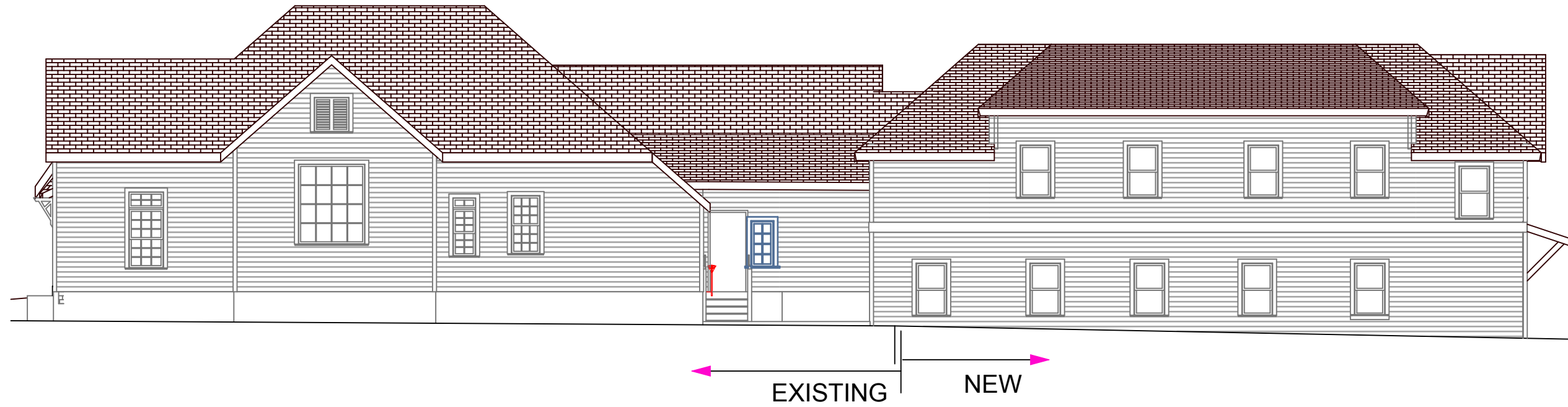
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ELEV - SIDES

14
SHEET 13



1 LEFT ELEVATION
SCALE: 1" = 10'



2 RIGHT ELEVATION
SCALE: 1" = 10'

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Phone: (615) 269-8248 Fax: (615) 627-1298
email: quirkdesigns@quirkdesigns.net



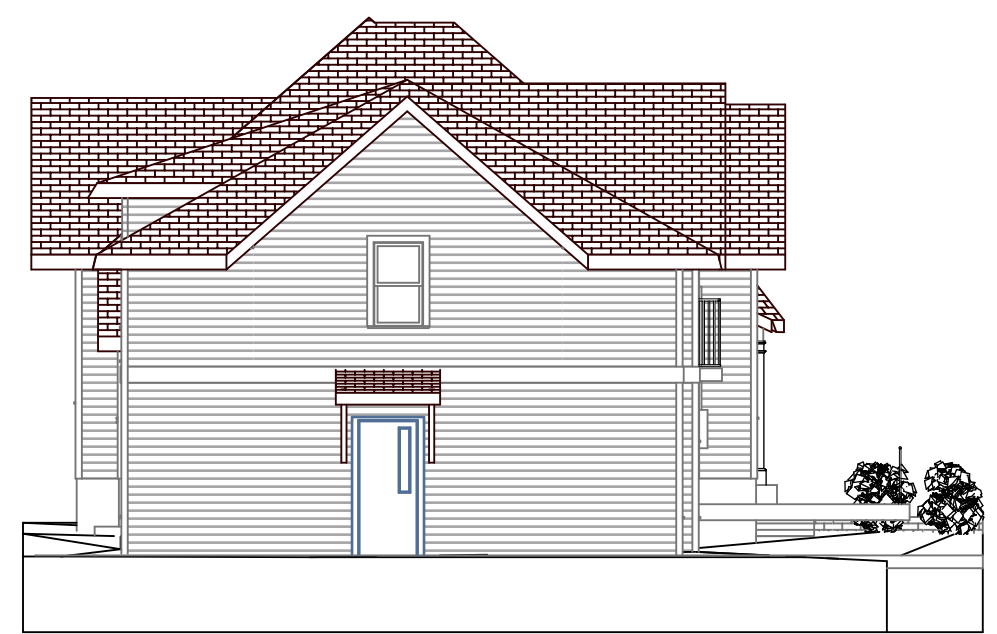
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ELEV - FRONT, REAR

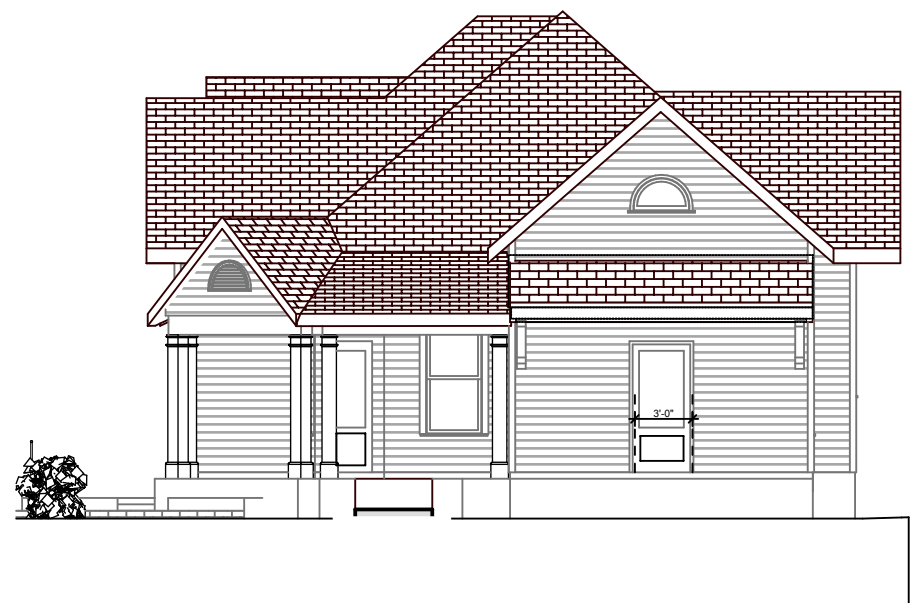
15
SHEET 14



2

REAR ELEVATION

SCALE: 1" = 10'



1

FRONT ELEVATION/SOUTH/HOLLY ST.

SCALE: 1" = 10'