

MEGAN BARRY  
MAYOR



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
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Nashville, Tennessee 37204  
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**STAFF RECOMMENDATION**  
**910 Caruthers Avenue**  
**October 19, 2016**

**Application:** New construction – rear addition  
**District:** Waverly-Belmont Neighborhood Conservation Zoning Overlay  
**Council District:** 07  
**Map and Parcel Number:** 10513038900  
**Applicant:** William C. Johnson, Architect  
**Project Lead:** Sean Alexander, sean.alexander@gmail.com

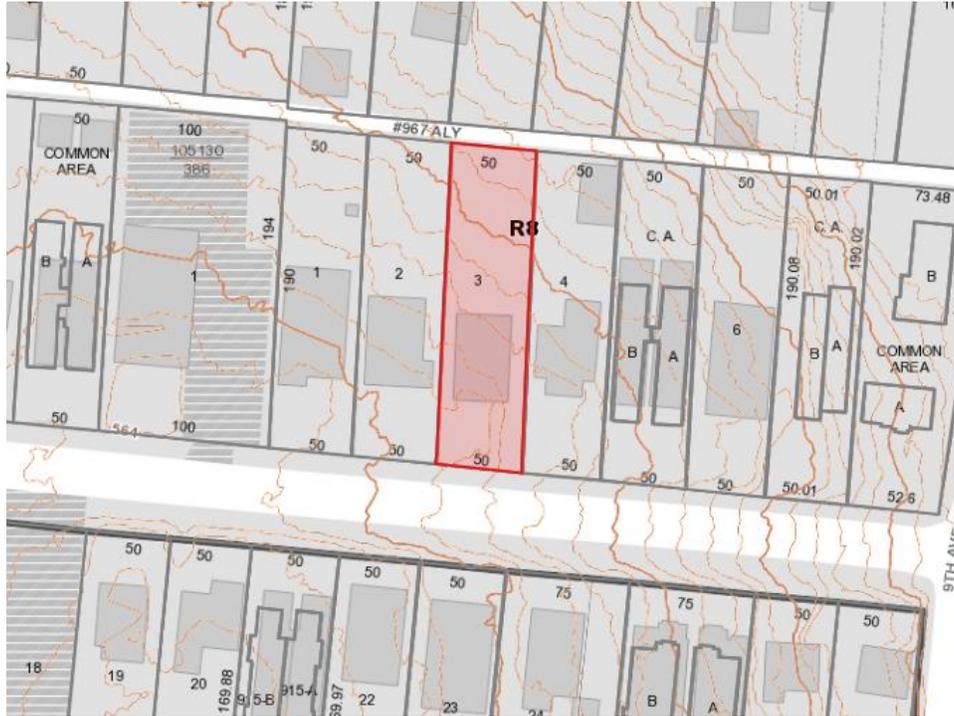
**Description of Project:** An application to construct a rear addition to an historic house.

**Recommendation Summary:** Staff recommends approval of the proposal to construct a rear addition at 910 Caruthers Avenue with the condition that windows, doors, metal roof color, and any other materials not yet specified, shall be approved by staff. With that condition met, Staff finds that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

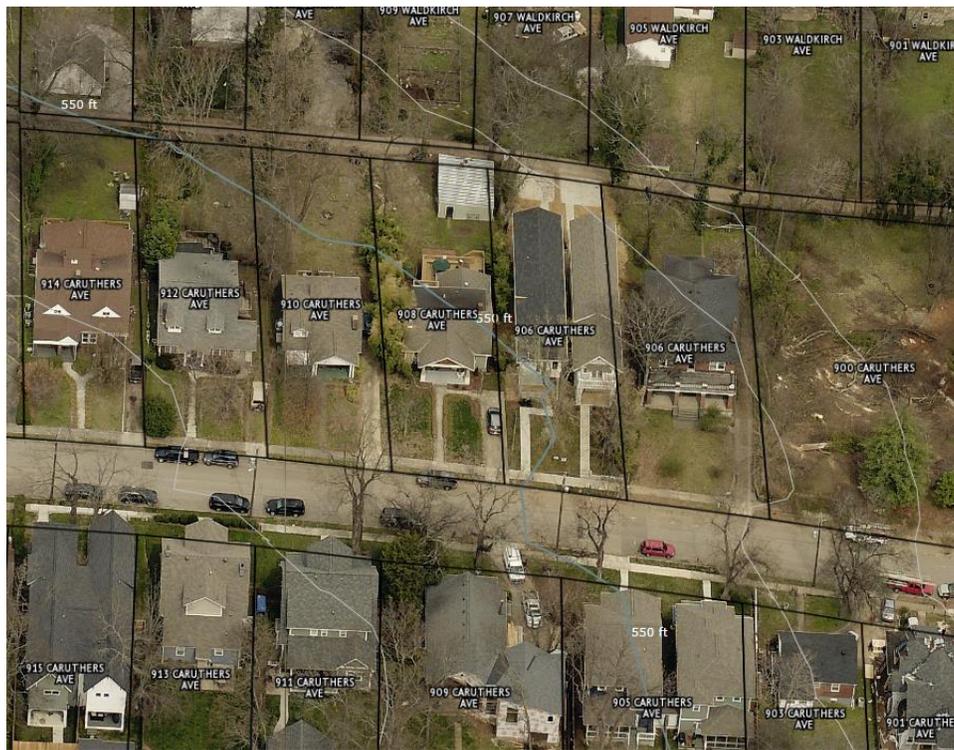
*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*

**Attachments**  
**A:** Photographs  
**B:** Site Plan  
**C:** Elevations

**Vicinity Map:**



**Aerial Map:**



## Applicable Design Guidelines:

### IV. Additions

#### A. Location

1. 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. Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.
  - a. Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.
  - b. Generally rear additions should inset one foot, for each story, from the side wall.
2. When a lot width exceeds 60 feet or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure.
  - a. The addition should sit back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.
  - b. Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.
  - c. To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

#### B. Massing

1. In order to assure that an addition has achieved proper scale, the addition 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 or an 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 higher and extend wider.
  - a. *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 ridge 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.*
  - b. *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.*  
*A rear addition that is wider should not wrap the rear corner. It should only extend from the addition itself and not the historic building.*
2. 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.
3. 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.

4. When an addition ties into the existing roof, it should be at least 6" below the existing ridge.
5. Ridge raises are most appropriate for one-story; side-gable buildings, (without clipped gables) and that require more finished height in the attic. The purpose of a ridge raise is to allow for conditioned space in the attic and to discourage large rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.
6. 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.
7. The height of the addition's roof and eaves must be less than or equal to the existing structure.
8. Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

### **C. Roof Additions: Dormers, Skylights & Solar Panels**

1. 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.
  - a. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.
  - b. 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.
    - If there are no existing dormers, 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 the width of roof dormers 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.
2. 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).
3. Solar panels should be located at the rear of the building, unless this location does not provide enough sunlight. Solar panels should generally not be located towards the front of a historic building unless this is the only workable location.

- D. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.
- E. 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.
- F. 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.
- G. Additions should follow the guidelines for new construction.

**Background:** The house at 910 Caruthers Avenue is a one and one-half story Craftsman bungalow, constructed circa 1920. Because of the building’s age and architectural character, it is considered to be contributing to the historic character of the neighborhood.



**Analysis and Findings:** The applicant proposes to construct a rear addition to the building. The addition will be one and one-half story, with an additional level in the basement gained by a drop in grade to the rear.

**Location & Removability:** The addition will be located at the rear of the house, and will not impact the front or sides of the existing building. The sides of the addition will be stepped in from the sides of the house by five feet (5’) on the left and eight feet (8’) on the right, and then extend back thirteen feet (13’) before stepping back to match the width of the house. By stepping in from the sides, the addition will be constructed in such a way that the form of the original building will remain intact, even if the addition were to be removed later.

The addition will also match the height of the existing house. Matching the height and width, the addition will sit entirely within the “silhouette” of the house. Staff finds that the project will meet sections IV.A and IV.F of the design guidelines for additions.

**Design:** The design of the addition will complement the existing house, matching the character of the existing house with compatible scale and a side-gabled roof form, and

similar window rhythm and proportion. The materials, described further below, are compatible with those of the existing building and are appropriate for additions. The addition will be stepped in from the sides of the house in a way that if it were to be removed, the integrity of the house on the front and sides would be left intact. Staff finds the proposed addition will meet sec section IV.E of the design guidelines for design of additions.

Height & Scale: The addition will match the width and height of the historic house, and because the sides are sufficiently stepped in so as to screen it behind the original roof, it will not have an impact on the original form. The eaves of the addition will also match the eave height on the house, and the foundation will step down following grade to the rear, which helps to minimize the perceived scale of the addition. The addition will be forty-eight feet (48') deep, which is equal to the depth of the existing house. Although it doubles the depth of the house, the scale will be subordinate because the addition is stepped in from the house and contained entirely behind the existing silhouette. Staff finds that the project meets section IV.B of the design guidelines for massing of additions.

Materials:

	<b>Proposed</b>	<b>Color/Texture/ Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Block	Split Face	Yes	
<b>Cladding</b>	Cement fiberboard lap siding	Smooth, match existing	Yes	
<b>Secondary Cladding</b>	Cement fiberboard vertical siding	Smooth face	Yes (as secondary cladding)	
<b>Trim</b>	Wood	Color not reviewed	Yes	
<b>Roofing</b>	Architectural Shingles	Match existing	Yes	
<b>Side Porch Floor/steps</b>	Not indicated	Unknown		X
<b>Side Porch Posts</b>	None		Yes	
<b>Side Porch Railing</b>	Not indicated	Unknown		X
<b>Rear Porch Posts</b>	Not indicated	Needs final approval		X
<b>Rear Porch Railing</b>	Not indicated	Needs final approval		X

<b>Rear Porch Roof</b>	Metal	Needs final approval		X
<b>Windows</b>	Not indicated	Needs final approval		X
<b>Driveway</b>	Not indicated	Needs final approval	Unknown	X
<b>Walkway</b>	Not indicated	Needs final approval	Unknown	X

With the staff’s final approval of the windows, doors, metal roof color, and any other materials not yet specified, staff finds that the known materials meet section III.D of the design guidelines for new construction-materials.

Roof form: The primary roof on the addition will be a side-oriented gable with a pitch of 9:12. Although steeper than the existing roof, staff finds that it will not contrast greatly because the addition is sufficiently set back from the original roof form so as to be clearly differentiated. Dormer sections on the roof on the addition will have a 2:12 pitch sections. Staff finds that these roofs are also compatible with the primary roof and that the project meets section IV.C of the design guidelines for additions.

Proportion and Rhythm of Openings: No changes to the window and door openings on the front or sides of the existing house were indicated on the plans. The windows on the proposed addition are generally twice as tall as they are wide, compatible with the proportions of openings on buildings historically. There are no large expanses of wall space without a window or door opening. The addition will have a pair of garage doors in the basement-level, facing an alley. Attached garages are typically not appropriate, but in this location the openings will not be visible from the right-of-way. In addition, attached garages fully at the basement level have been approved in the past. Staff finds the proportion and rhythm of openings on the addition to meet III.G of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. The project meets section III.I for utilities.

**Recommendation:** Staff recommends approval of the proposal to construct a rear addition at 910 Caruthers Avenue with the condition that windows, doors, metal roof color, and any other materials not yet specified, shall be approved by staff. With that condition met, Staff finds that the proposal meets the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

*The Commission does not have the authority to approve the use. This recommendation is for the design of the building based on the proposed use.*



910 Caruthers Avenue, front.

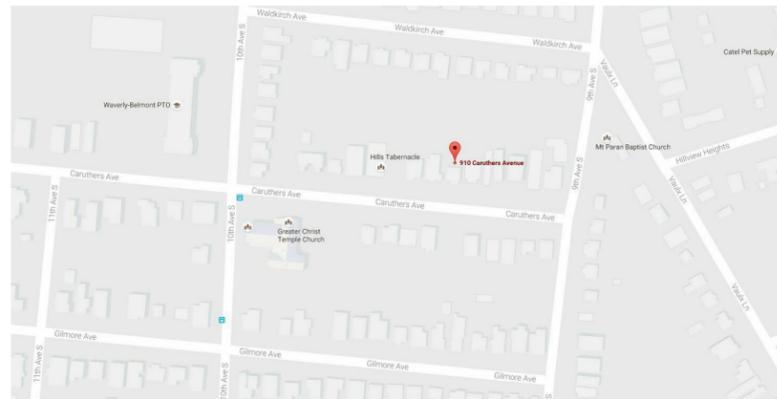


910 Caruthers Avenue, rear.

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## LOCATION MAP



## PROJECT TEAM:

### OWNERS

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### WILLIAM C. JOHNSON ARCHITECT, LLC.

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# MEAGHER RESIDENCE

910 CARUTHERS AVENUE  
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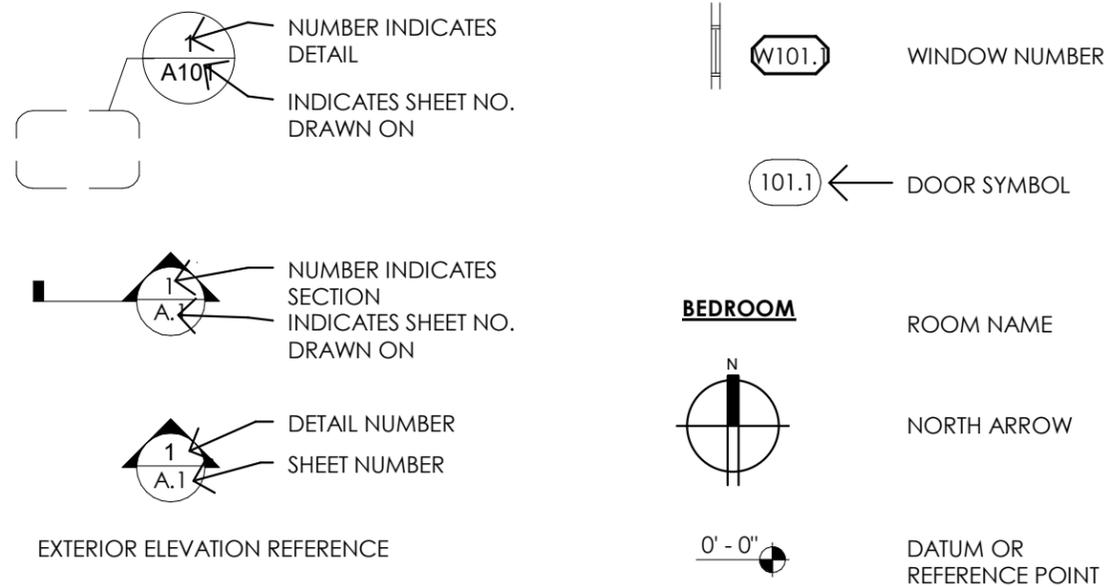
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TITLE SHEET

MEAGHER RESIDENCE  
910 CARUTHERS AVENUE - NASHVILLE, TN 37204

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# GRAPHIC SYMBOLS LEGEND



# MATERIAL LEGEND



# WALL TYPE LEGEND



DIMENSIONS ARE WITNESSED TO FACE OF STUD / CMU UNLESS OTHERWISE NOTED.

# ABBREVIATIONS

C	CENTERLINE	GYP	GYPSUM
□	DIAMETER	GWB	GYPSUM WALLBOARD
#	POUND OR NUMBER		
@	AT	HDWR	HARDWARE
AFF	ABOVE FINISH FLOOR	HDW	HARDWOOD
ALT	ALTERNATE	HGT	HEIGHT
ALUM	ALUMINUM	HM	HOLLOW METAL
		INSUL	INSULATION
BD	BOARD	INT	INTERIOR
BLDG	BUILDING		
BLKG	BLOCKING	JT	JOINT
BM	BEAM		
BRG	BEARING		
CI	CONTINUOUS INSULATION	M.O.	MASONRY OPENING
C.O.	CASED OPENING	MATL	MATERIAL
C.T.	CERAMIC TILE	MECH	MECHANICAL
CJ	CONSTRUCTION JOINT	MTL	METAL
CLG	CEILING	MIN	MINIMUM
CL	CLOSET		
CMU	CONCRETE MASONRY UNIT	N.I.C.	NOT IN CONTRACT
COL	COLUMN		
CONC	CONCRETE	O.C.	ON CENTER
CONT	CONTINUOUS	OP'NG	OPENING
CP	CARPET	OPP	OPPOSITE
		ORIG	ORIGINAL
DBL	DOUBLE	PL	PLATE
DET	DETAIL	PLYWD	PLYWOOD
D.F.	DRINKING FOUNTAIN	PNL	PANEL
D.H.	DOUBLE HUNG	PT	PAINT
DIA	DIAMETER		
DIAG	DIAGONAL		
DIM	DIMENSION	R.A.	RETURN AIR
DN	DOWN	R.O.	ROUGH OPENING
REF	REFRIGERATOR		
EJ	EXPANSION JOINT	REINF	REINFORCED
EA	EACH	RM	ROOM
ELEV	ELEVATION		
EQ	EQUAL	S.F.	SQUARE FOOT
EW	EACH WAY	S.D.	SMOKE DETECTOR
E.W.C.	ELECTRIC WATER COOLER	SIM	SIMILAR
EXST'G	EXISTING	SPEC	SPECIFICATION
EXT	EXTERIOR	STL	STEEL
S.V.	SHEET VINYL		
F.D.	FLOOR DRAIN		
F.E.	FIRE EXTINGUISHER	T&G	TONGUE AND GROOVE
F.E.C.	FIRE EXTINGUISHER CABINET	TYP'L	TYPICAL
F.O.S.	FACE OF STUD		
F.O.B.	FACE OF BLOCK	W.H.	WATER HEATER
F.O.C.	FACE OF CONCRETE	W/	WITH
F.O.S.F.	FACE OF STOREFRONT	W/O	WITHOUT
FIN	FINISH	WC	WALLCOVERING
FLR	FLOOR	WD	WOOD
FTG	FOOTING		



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**GRAPHICS & ABBREVIATIONS**

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# GENERAL NOTES

- 1) DO NOT SCALE THE DRAWINGS.
- 2) CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCY IMMEDIATELY TO THE ARCHITECT.
- 3) ALL WORK SHALL CONFORM TO ANY APPLICABLE CODES, ORDINANCES, AND/OR RESTRICTIONS.
- 4) ALL WORK SHALL CONFORM TO STANDARD ACCEPTABLE INDUSTRY STANDARDS UNLESS OTHERWISE INDICATED.
- 5) ALL WORK SHALL BE INSTALLED AS PER THE MANUFACTURER'S REQUIREMENTS FOR QUALITY AND WARRANTY PROTECTION.
- 6) CONTRACTOR IS TO PROTECT ALL FINISHES, STRUCTURE, AND MATERIALS ON SITE (NEW OR EXISTING) DURING THE EXTENT OF THE PROJECT.
- 7) CONTRACTOR IS TO LEGALLY REMOVE ALL DEBRIS FROM THE SITE AT FREQUENT INTERVALS DURING CONSTRUCTION.
- 8) THE PROJECT IS TO BE KEPT CLEAN AND FREE OF DEBRIS THROUGHOUT CONSTRUCTION. A FINAL CLEAN-UP IS TO BE PERFORMED PRIOR TO PROJECT CLOSE-OUT.

## **SITWORK / FOUNDATION NOTES:**

- 1) REFER TO ENGINEERING DOCUMENTS FOR SPECIFICATIONS IF APPLICABLE. CIVIL ENGINEERING BY OTHERS.
- 2) ALL DOWNSPOUTS SHALL DISCHARGE INTO AN APPROVED UNDERGROUND DRAINAGE SYSTEM; UNLESS OTHERWISE NOTED.
- 3) STEP FOOTINGS, WHEN REQUIRED, SHALL STEP AT 30 DEGREES MAXIMUM SLOPE.
- 4) FOOTINGS SHALL REST 1'-0" MINIMUM BELOW FINISH GRADE ON UNDISTURBED, INORGANIC SOIL WITH A MINIMUM 2,000 PSI BEARING CAPACITY.
- 5) CRAWL SPACE CLEARANCE TO BE 30" MINIMUM. PROVIDE 10 MIL POLY VAPOR BARRIER.
- 6) CONCRETE SHALL BE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
- 7) TERMITE PROTECTION, IF REQUIRED BY OWNER, SHALL BE PERFORMED BY A PROFESSIONAL, LICENSED IN THE STATE OF TENNESSEE. PROVIDE GUARANTEE TO OWNER AT THE TIME OF TREATMENT.
- 8) PROVIDE RADON MITIGATION SYSTEM.

## **FRAMING NOTES:**

- 1) ALL 'WAFFERBOARD' MATERIAL SHALL BE PROTECTED FROM THE ELEMENTS. ANY DAMAGED MATERIAL SHALL BE IMMEDIATELY REPLACED.
- 2) STRUCTURAL FRAMING LUMBER SHALL BE S.Y.P. #2, K.D. (1,400 PSI). FRAMING ENGINEERING TO BE PERFORMED BY LUMBER SUBCONTRACTOR.
- 3) ALL SECOND FLOOR INTERIOR WALLS SHALL BE 16" O.C. 'LODGEPOLE' GRADE S.Y.P. #2 K.D. OR BETTER.
- 4) ANY FRAMING EXPOSED TO MOISTURE OR IN CONCRETE SHALL BE PRESSURE TREATED S.Y.P.
- 5) DO NOT CUT THE FRAMING. IF DRILLING IS REQUIRED FOR ELECTRICAL, PLUMBING, MECHANICAL, ETC. WORK, REINFORCE TO RESTORE INTEGRITY OF THE FRAMING MEMBER.
- 6) PROVIDE SOLID BEARING CONTINUOUS TO THE FOUNDATION BENEATH ANY POINT BEARING LOAD.
- 7) PROVIDE DOUBLE TRIMMERS AND HEADERS AT ANY ROOF OPENING.
- 8) PROVIDE DOUBLE FLOOR JOISTS BENEATH ANY WALL WHICH RUNS PARALLEL TO THE FLOOR FRAMING. DOUBLE BLOCKING BENEATH PERPENDICULAR FRAMING.
- 9) PROVIDE SPREAD JOISTS AND/OR GIRDERS BENEATH PLUMBING WALLS.
- 10) PROVIDE CROSS BRIDGING @ 8'-0" O.C. MAXIMUM AT ANY FLOOR / CEILING CONSTRUCTION.
- 11) PROVIDE BLOCKING @ 8'-0" O.C. MAXIMUM AT ANY WALL CONSTRUCTION.
- 12) HEADER SCHEDULE (UNLESS OTHERWISE NOTED ON THE DRAWINGS):

<u>SPAN</u>	<u>HEADER</u>
UNDER 5'-0"	(2) 2x8
UNDER 7'-0"	(2) 2x10
UNDER 9'-0"	(2) 2x12
OTHER	VERIFY WITH ENGINEER

- 13) PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL.
- 14) PRE-DRILL STEEL PLATES AS REQUIRED BY MANUFACTURER FOR ATTACHMENT TO WOOD.
- 15) BACK KERF AND PRIME (INCLUDING BACKS AND ENDS) ALL EXTERIOR WOOD TRIM.
- 16) PROVIDE 3/8" MINIMUM SHIM SPACE AT ALL DOORS AND WINDOWS.
- 17) HOLD ANY WOOD 8" MINIMUM ABOVE FINISH GRADE.
- 18) ALL SHEATHING SHALL BE APA RATED, USED AS PER MANUFACTURER'S INSTRUCTIONS.

## **HERMAL AND MOISTURE PROTECTION NOTES:**

- 1) CAULK AND PROVIDE HEAD FLASHING AT ALL WINDOWS AND EXTERIOR DOORS.
- 2) PROVIDE MINIMUM INSULATION VALUES AS FOLLOWS:
  - EXTERIOR WALLS:
    - CMU (**ABOVE** GRADE) - 9.5 CI
    - CMU (**BELOW** GRADE) - 7.5 CI
    - WOOD FRAMED - R-13 + R3.8 CI **OR** R-20
  - FLOORS (FRAMED): R-30
  - ROOF / ATTIC: R-38
  - CONCRETE SLAB: 2" (R-10) x 2'-0" RIGID INSULATION AT EXTERIOR PERIMETER
- 3) INSULATE ALL PLUMBING SUPPLY IN ATTIC, CRAWL SPACE, BASEMENT, AND NEAR EXTERIOR WALLS.
- 4) INSULATE BEHIND OUTLETS AND SWITCHES AT EXTERIOR WALLS.
- 5) IF INSULATION OTHER THAN CLOSED-CELL FOAM IS USED AT THE ROOF, PROVIDE 2" CONTINUOUS SCREEN VENT AND/OR RIDGE VENT AS REQUIRED TO PROVIDE PROPER LOOP VENTILATION.

## **MPE SCHEMATIC NOTES:**

- 1) MECHANICAL AND ELECTRICAL SCHEMATIC DRAWINGS SHALL BE USED AS A GUIDE TO ACHIEVE DESIGN INTENT ONLY. SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND INSTALLATION. NOTIFY ARCHITECT IF ACTUAL INSTALLATION REQUIREMENTS VARY FROM SCHEMATICS INDICATED WITHIN.

## **ELECTRICAL NOTES:**

- 1) COORDINATE SITE, HOUSE, AND EMERGENCY LIGHTING WITH OWNER PRIOR TO CONSTRUCTION.
- 2) CLOSET LIGHTING TO BE 18" MINIMUM TO SHELVING.
- 3) GANG SWITCHES WHENEVER POSSIBLE.
- 4) PROVIDE ALLOWANCE FOR OWNER APPROVAL AND SELECTION OF FIXTURE TYPE.
- 5) VERIFY WITH OWNER LOCATIONS OF ALL NEW OUTLETS AND LIGHTING FIXTURES.

## **PLUMBING NOTES:**

- 1) PROVIDE ALLOWANCE FOR OWNER APPROVAL AND SELECTION OF FIXTURE TYPE.



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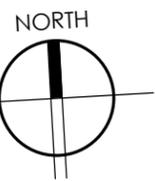
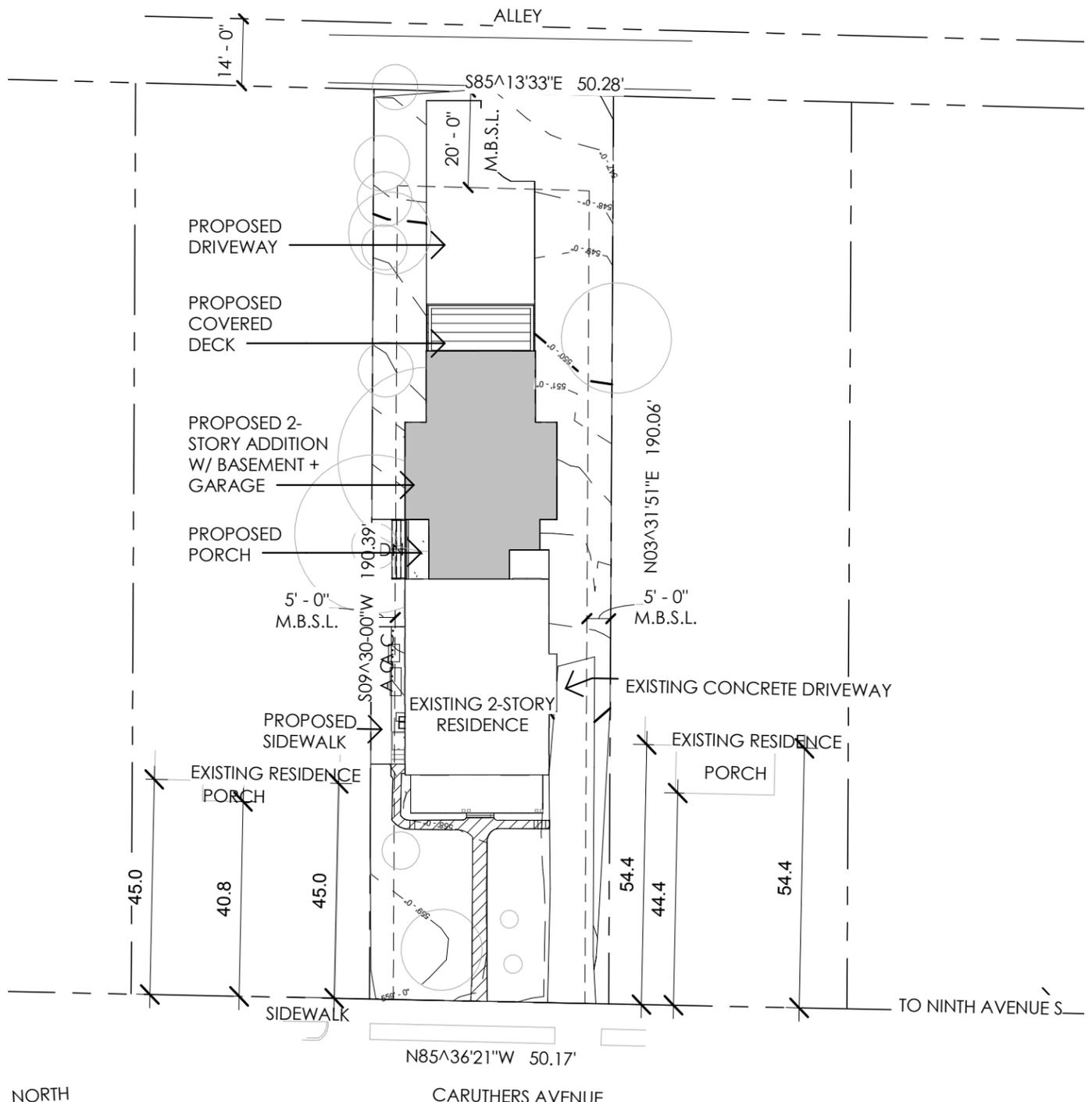
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**GENERAL NOTES**

**MEAGHER RESIDENCE**

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**1 SITE PLAN - ARCHITECTURAL**  
 MHC1.0 SCALE: 1" = 30'-0"

# SITE CALCULATIONS

TOTAL LOT AREA	9,553 S.F. (0.219 ACRES)
CURRENT FOOT PRINT	1,202 SF
PROPOSED FOOTPRINT	2,424 SF
CURRENT BUILDING COVER RATIO	0.13
PROPOSED BUILDING COVER RATIO	0.25
MAXIMUM BUILDING COVERAGE ALLOWED	0.45
CURRENT IMPERVIOUS SURFACE	SEE BELOW
PROPOSED IMPERVIOUS SURFACE	SEE BELOW
CURRENT ISR	0.26
PROPOSED ISR	0.52
ZONING DISTRICT	R-8

## (IS) SQUARE FOOTAGE CALCULATIONS

	EXISTING	PROPOSED	PROJECT TOTAL
FOOT PRINT	1,202 SF	1,222 SF	2,424 SF
DRIVEWAY/ PARKING PADS	650 SF	1,036 SF	1,686 SF
DECKS, TERRACES & WALKS	600	240 SF	840 SF
TOTALS	2,452 SF	2,498 SF	4,950 SF

## SITE NOTES:

**GENERAL:**  
 DRIVES, WALKS & LANDSCAPE FEATURES ARE SCHEMATIC ONLY. VERIFY FINAL LOCATION SIZE & TYPES WITH OWNER PRIOR TO CONSTRUCTION.

SF - PROPOSED COVERED AREA		
ADDITION BASEMENT	ADDITION	976 SF
ADDITION BASEMENT	ADDITION	1036 SF
ADDITION 1ST FLOOR	ADDITION	1222 SF
ADDITION 1ST FLOOR	ADDITION	62 SF
ADDITION 1ST FLOOR	ADDITION	178 SF
ADDITION 2ND FLOOR	ADDITION	491 SF
TOTAL		3964 SF

SF - DECKS, TERRACES, & WALKS	
ADDITION	240 SF
TOTAL (EXISTING + ADDITION)	240 SF

SF - DRIVEWAYS	
ADDITION	1036 SF

SF - HEATED & COOLED PER FLOOR		
ADDITION 1ST FLOOR	ADDITION	1222 SF
ADDITION 2ND FLOOR	ADDITION	491 SF
TOTAL		1712 SF

SF - GARAGE/ UN-FINISHED BASEMENT	
ADDITION	976 SF

**SQUARE FOOTAGES ARE NOT INTENDED TO BE USED AS MATERIAL TAKEOFFS.**



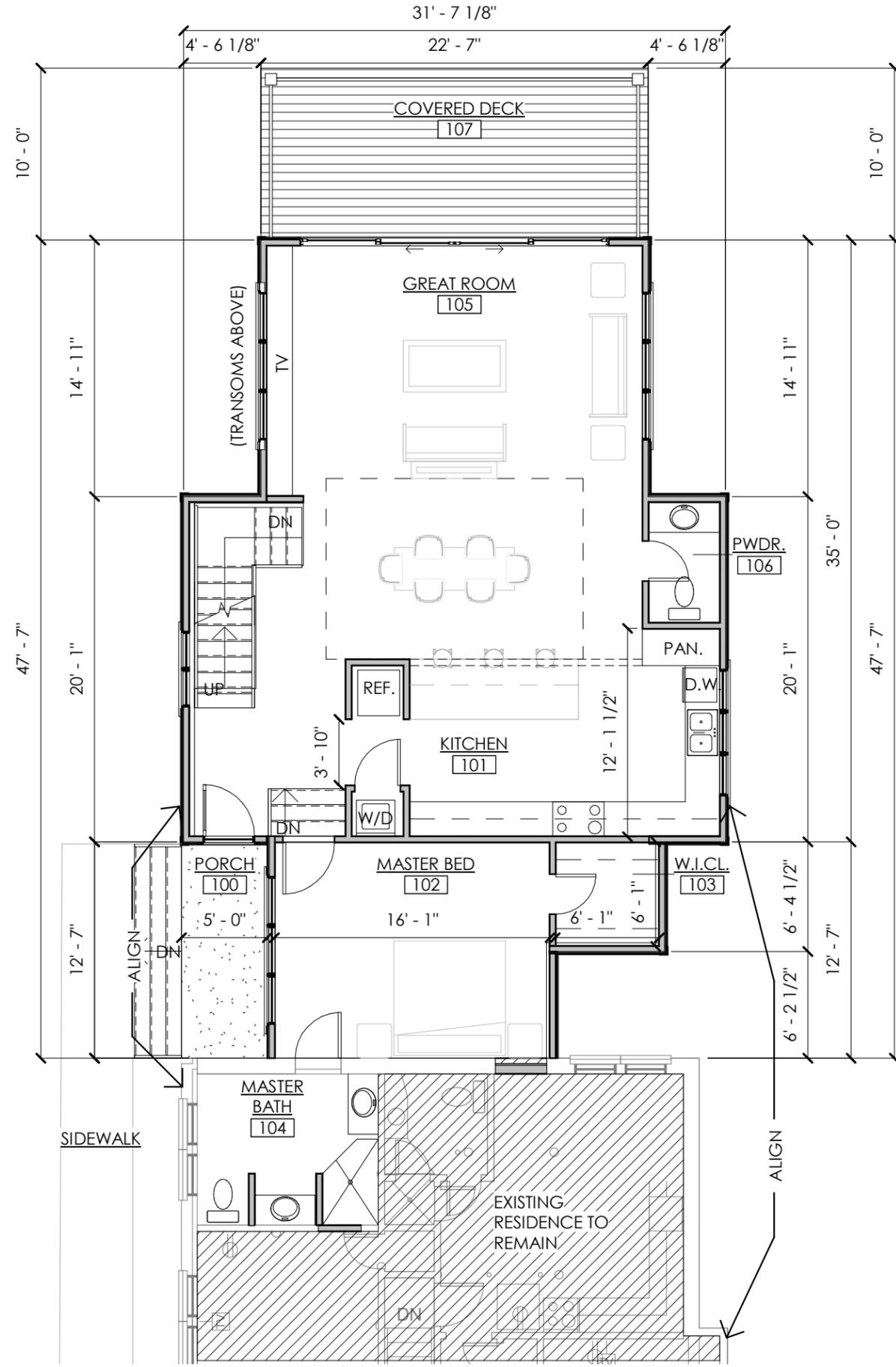
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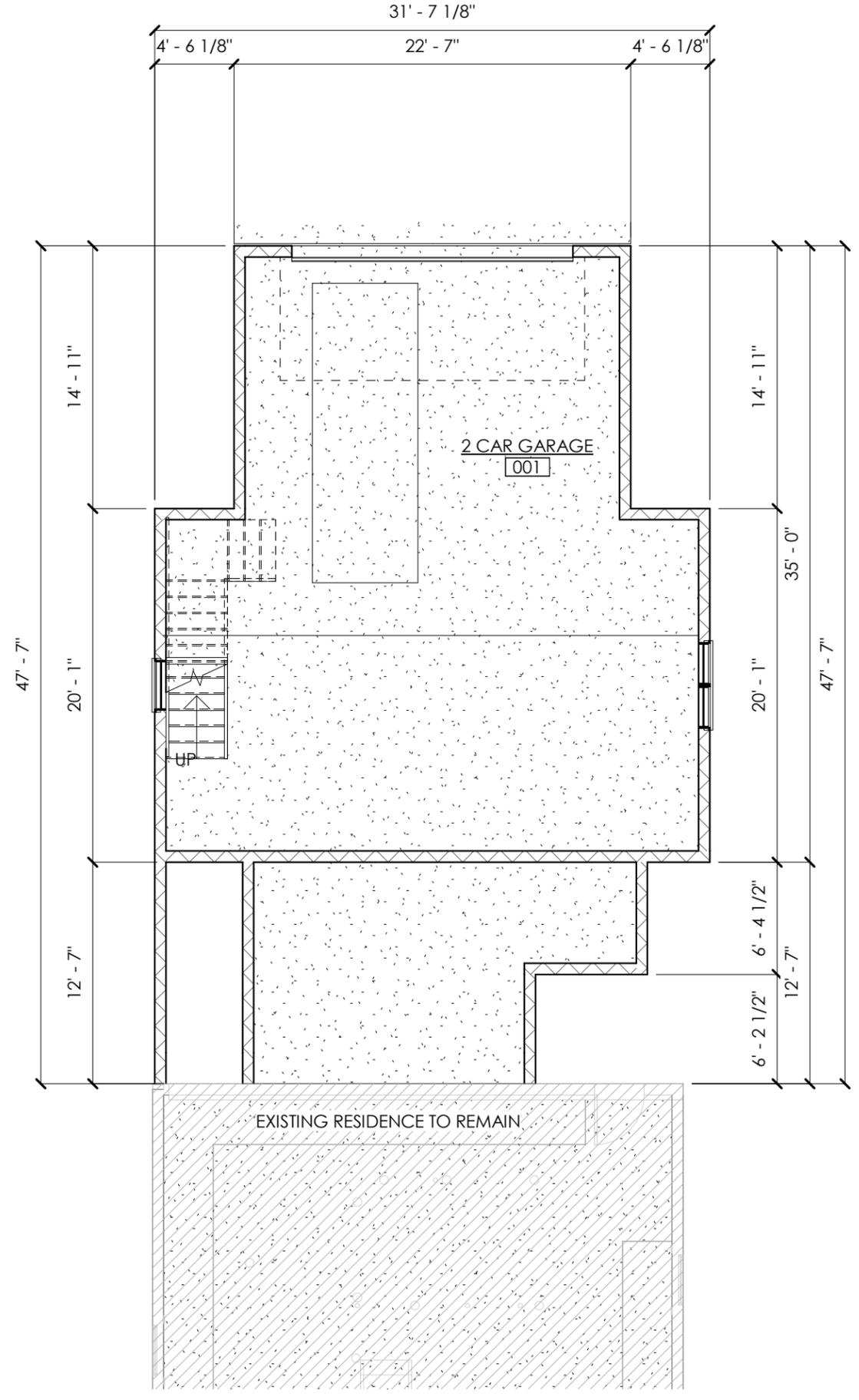
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**ARCHITECTURAL SITE PLAN**

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**2 ADDITION 1ST FLOOR**  
 MHC1.2 SCALE: 1/8" = 1'-0"



**1 ADDITION BASEMENT**  
 MHC1.2 SCALE: 1/8" = 1'-0"

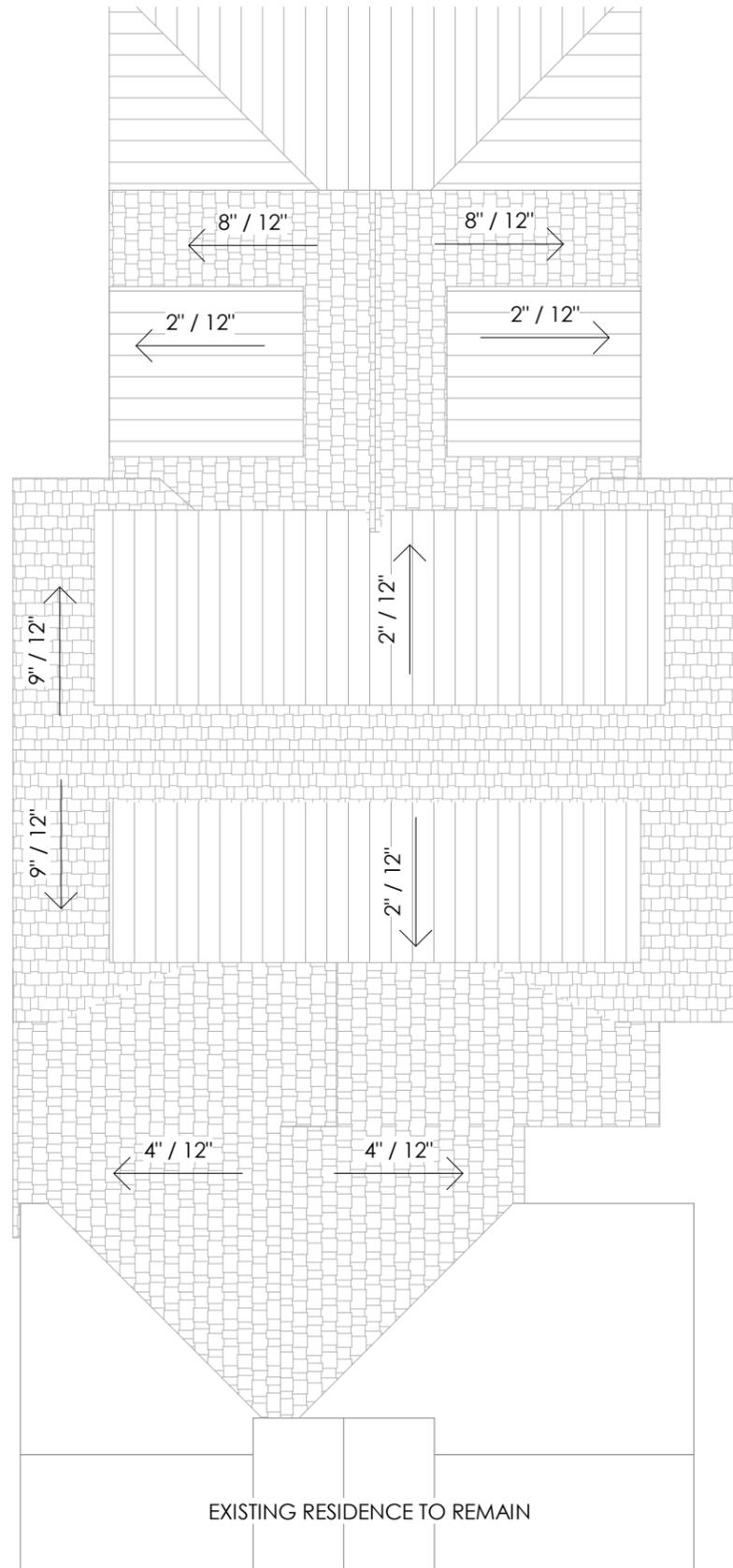


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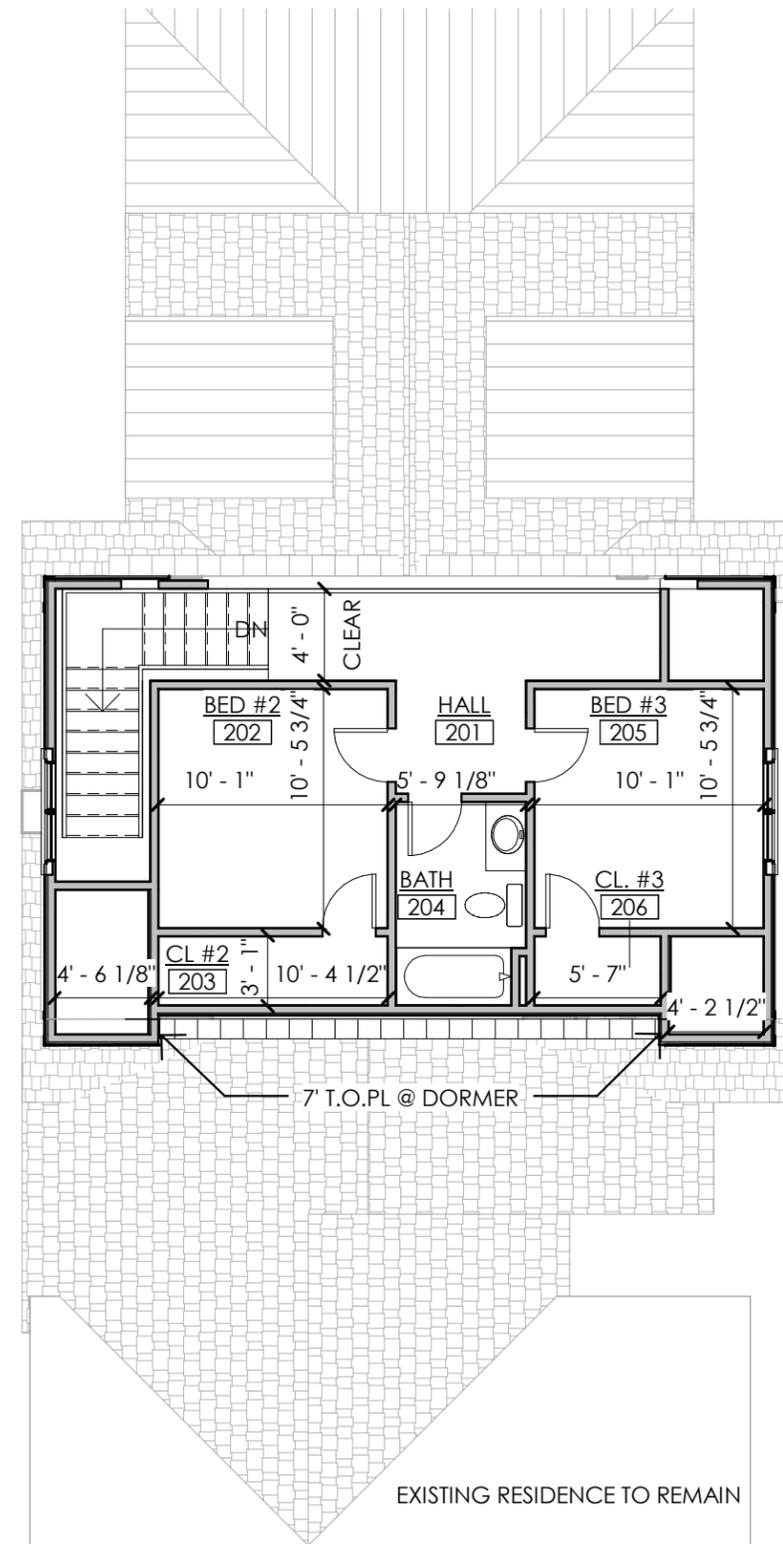
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**FLOOR PLANS**

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**2 ROOF PLAN**  
MHC1.3 SCALE: 1/8" = 1'-0"



**1 ADDITION 2ND FLOOR**  
MHC1.3 SCALE: 1/8" = 1'-0"



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**FLOOR PLANS**

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STANDING SEAM  
METAL ROOF

ASPHALT SHINGLE  
ROOF TO MATCH  
EXISTING (TYP.)

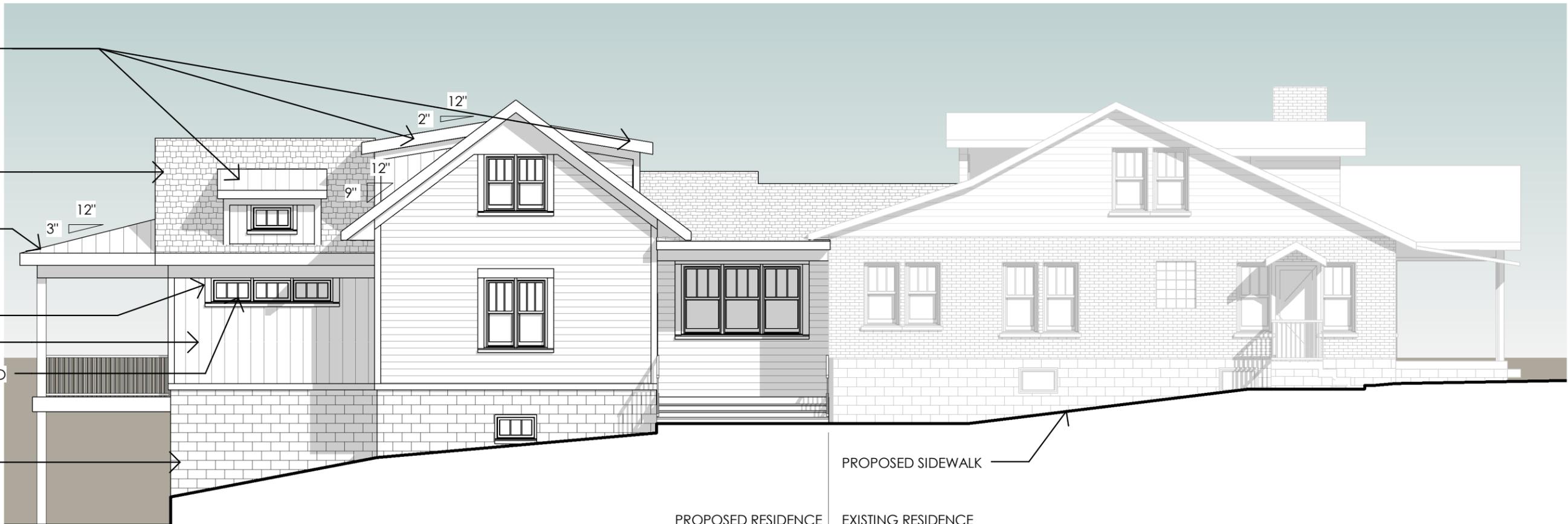
STANDING SEAM  
METAL ROOF

WOOD TRIM &  
CORNERBOARDS  
(TYP.)

HARDIE SIDING

NEW WINDOWS TO  
MATCH EXISTING  
(TYP.)

CMU SPLIT-FACE  
BLOCK



PROPOSED RESIDENCE

EXISTING RESIDENCE

PROPOSED SIDEWALK

**2** LEFT ELEVATION  
MHC2.1 SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

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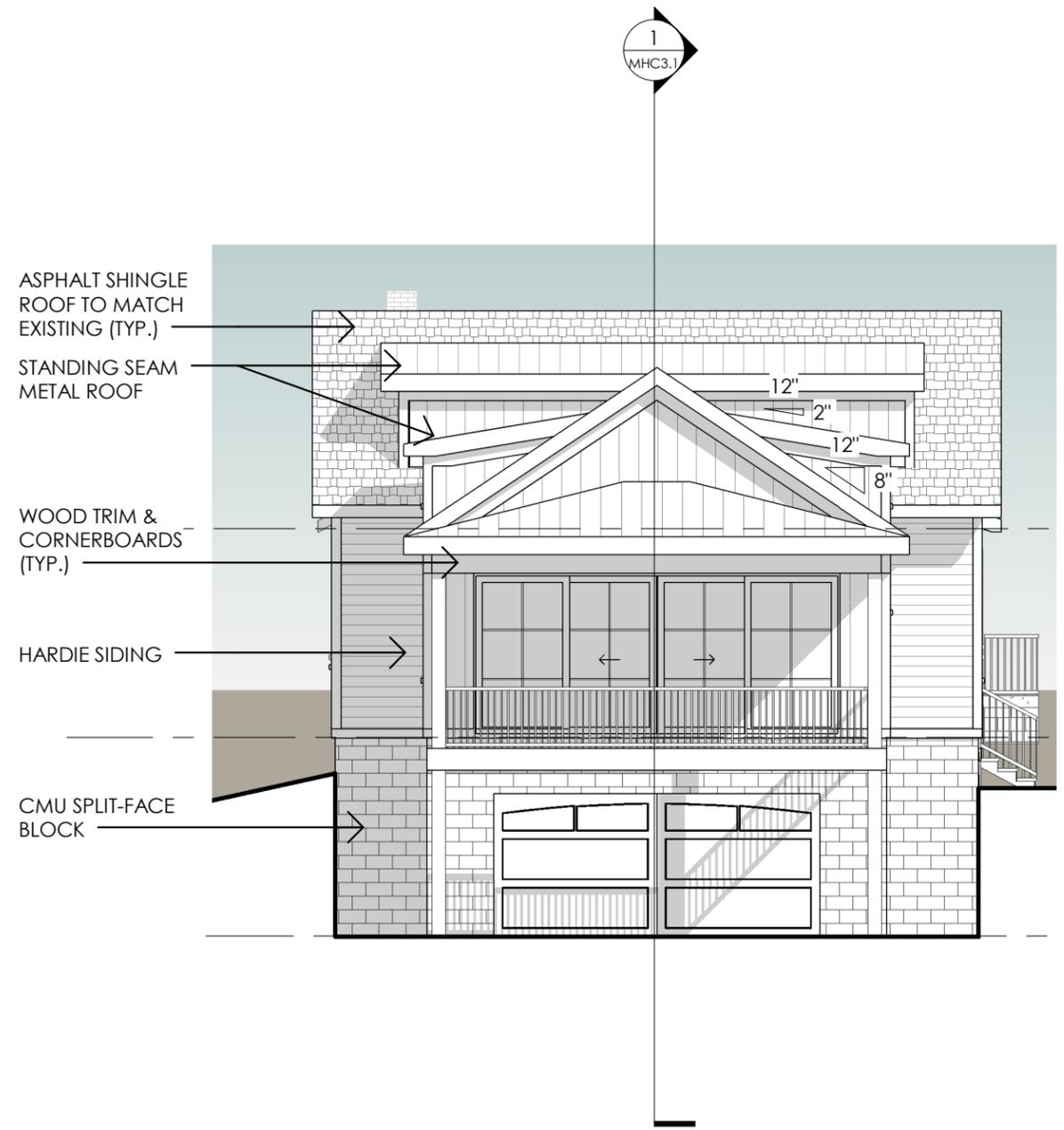
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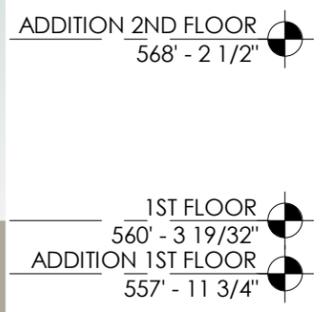
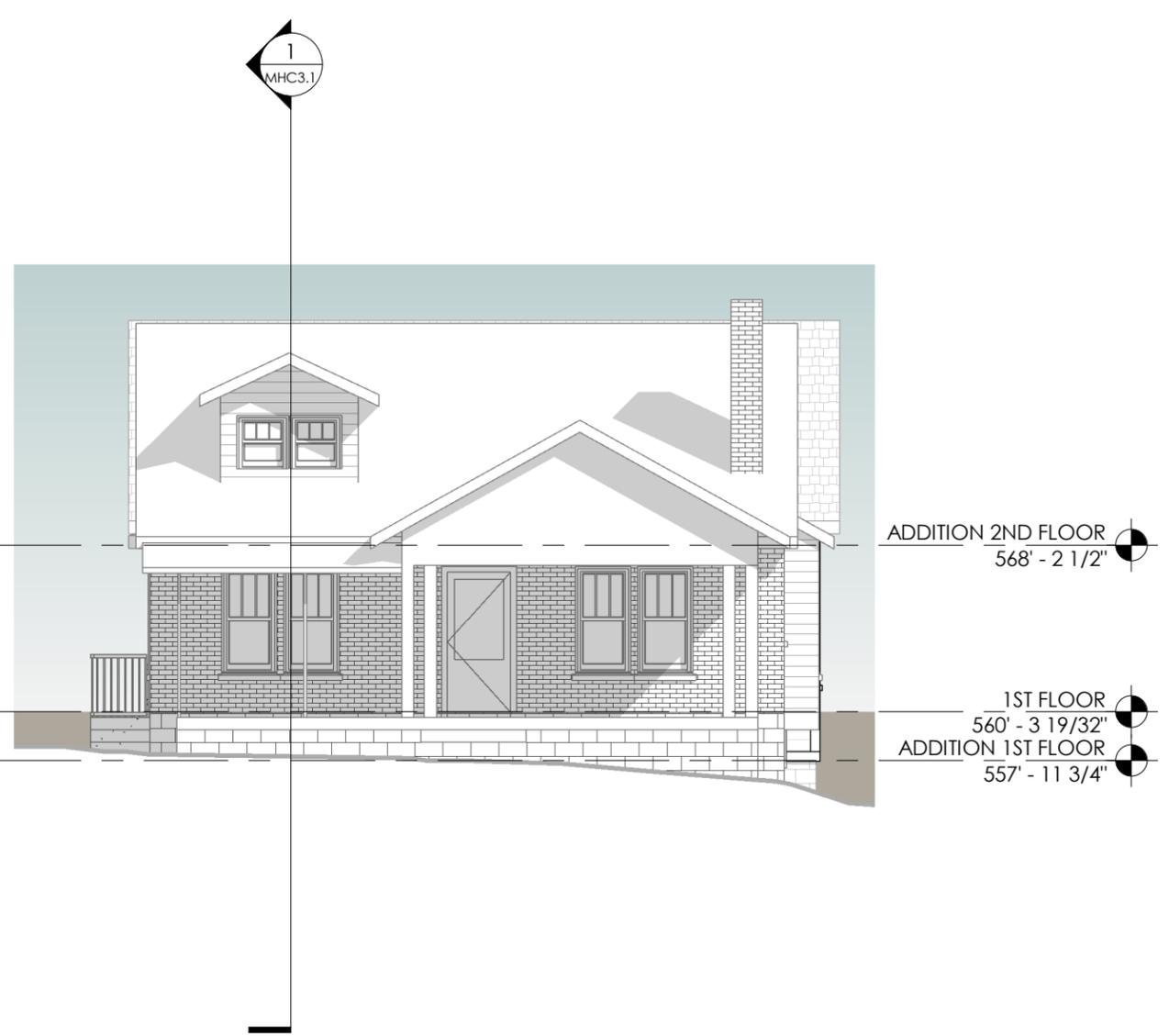
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**EXTERIOR ELEVATIONS**

**MEAGHER RESIDENCE**  
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**2 REAR ELEVATION**  
MHC2.2 SCALE: 1/8" = 1'-0"



**1 FRONT ELEVATION**  
MHC2.2 SCALE: 1/8" = 1'-0"

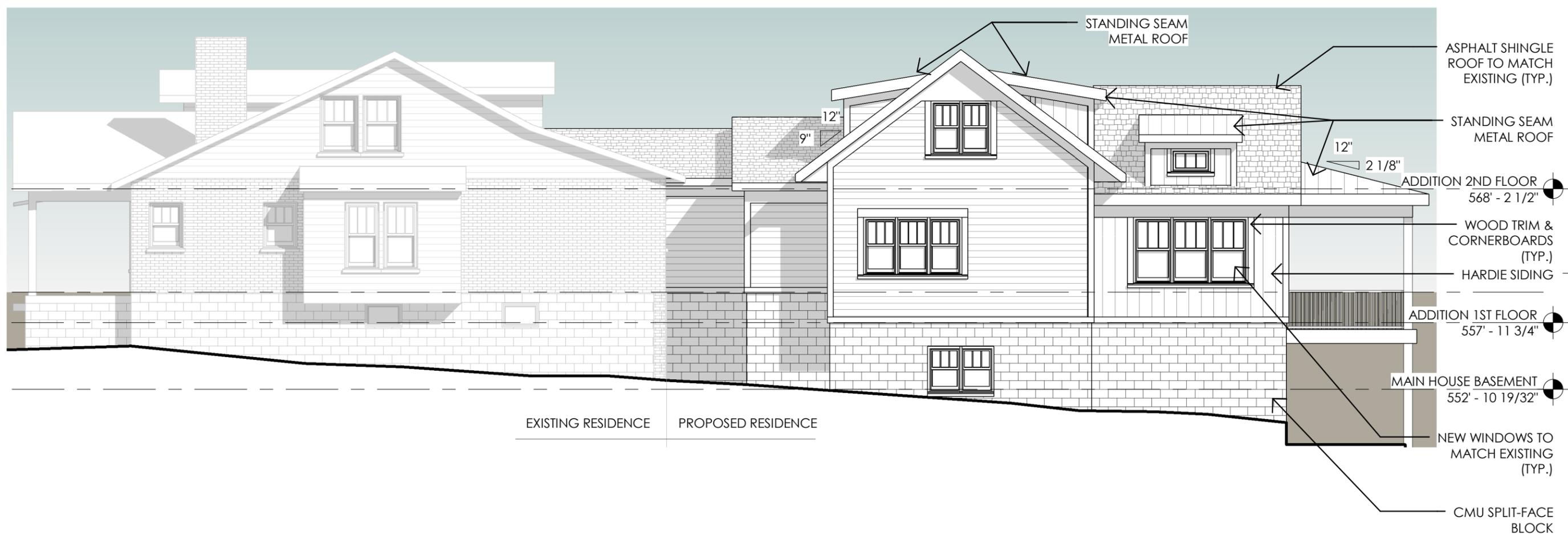


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**EXTERIOR ELEVATIONS**

**1 RIGHT ELEVATION**  
MHC2.3 SCALE: 1/8" = 1'-0"

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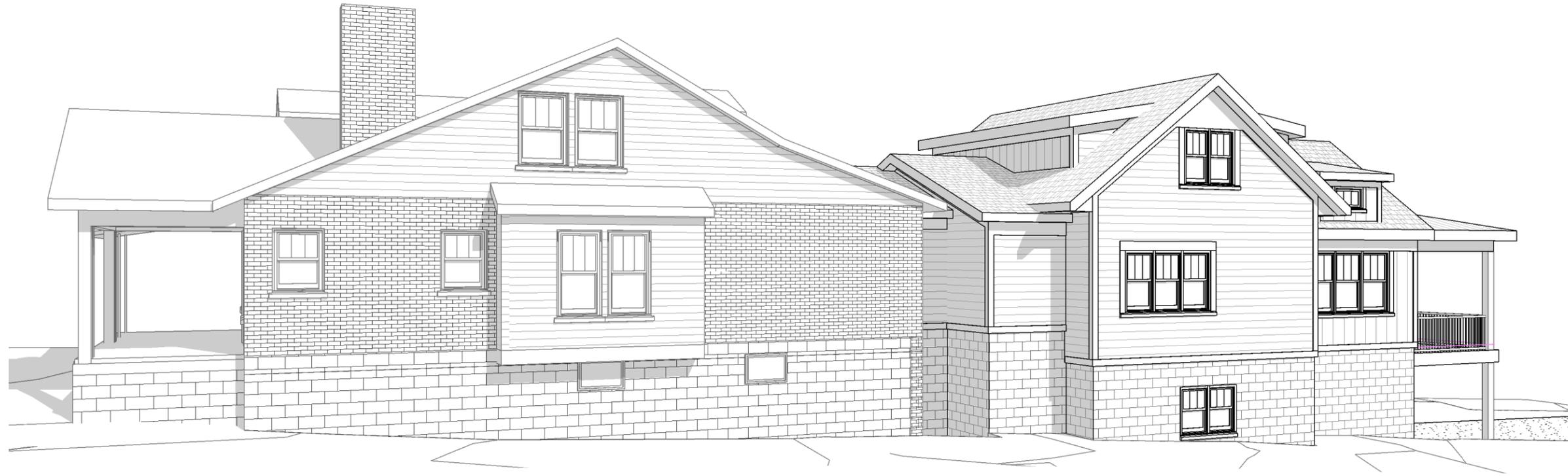


**1 BUILDING SECTION**  
MHC3.1 SCALE: 3/32" = 1'-0"

**BUILDING SECTION**

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**3D PERSPECTIVES**

**MEAGHER RESIDENCE**

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