

JOHN COOPER  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

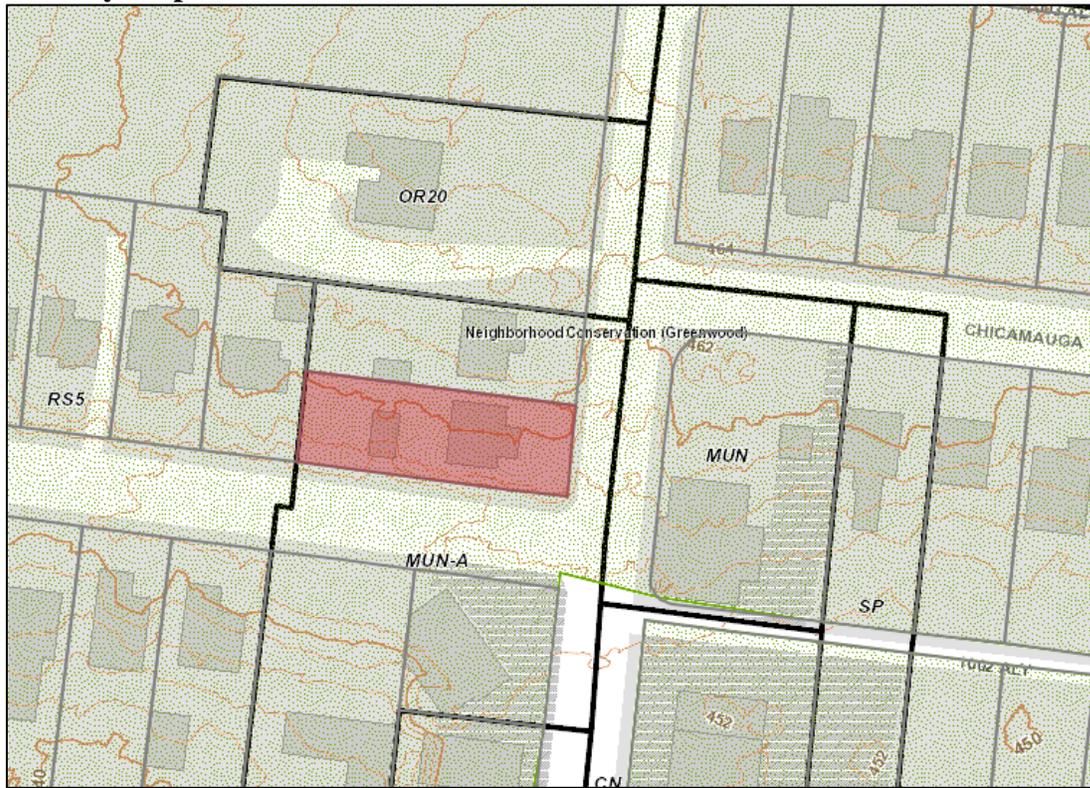
Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
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## STAFF RECOMMENDATION 924 McFerrin Avenue December 18, 2019

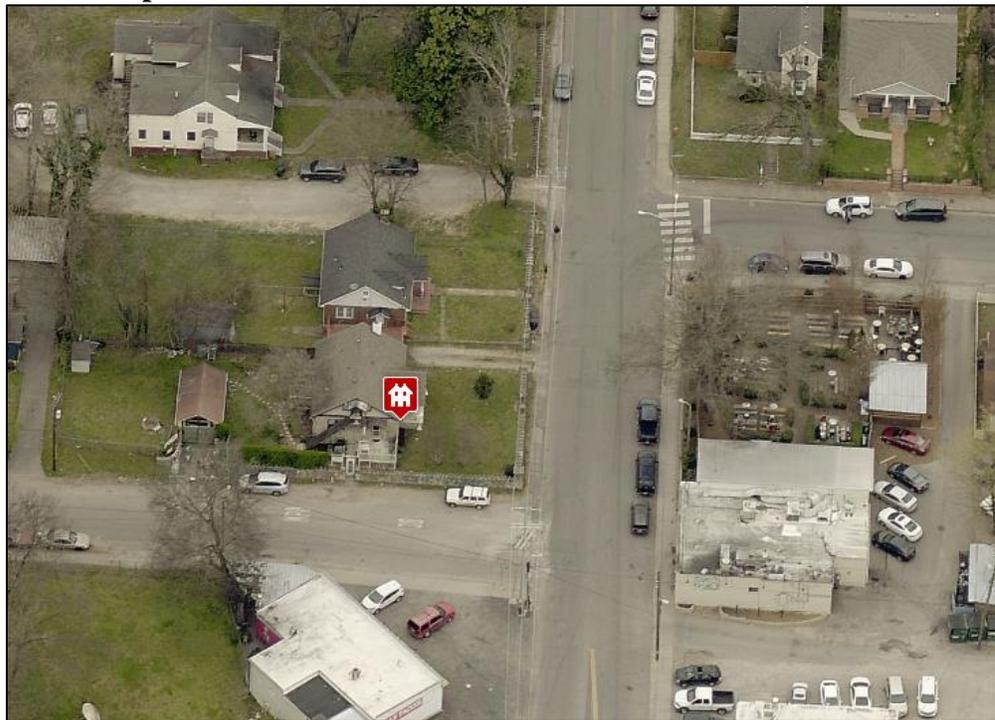
**Application:** New Construction—Addition  
**District:** Greenwood Neighborhood Conservation Zoning Overlay  
**Council District:** 05  
**Base Zoning:** MUN-A  
**Map and Parcel Number:** 08208010600  
**Applicant:** Wendy Cheney  
**Project Lead:** Melissa Sajid, [melissa.sajid@nashville.gov](mailto:melissa.sajid@nashville.gov)

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|--|---|
| <p><b>Description of Project:</b> This application is to construct a rear addition to a contributing building.</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the application with the conditions:</p> <ol style="list-style-type: none"><li>1. All railings shall have a simple design;</li><li>2. Staff approve the final selections of the roof material and color, windows, door, folding wall system, pergola posts, ramp, driveway and parking pad, and fencing prior to purchase and installation; and</li><li>3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).</li></ol> <p>Meeting these conditions, staff finds that the application meets Section II.B of the Greenwood Neighborhood Conservation Zoning Overlay.</p> | <p><b>Attachments</b></p> <p><b>A:</b> Photographs<br/><b>B:</b> Site Plan<br/><b>C:</b> Elevations</p> |
|--|---|

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B.1 New Construction**

#### **B. GUIDELINES**

##### **a. Height**

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.

##### **b. Scale**

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.

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

##### **c. Setback and Rhythm of Spacing**

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.

*The Commission has the ability to determine appropriate 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 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**

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. Vinyl and aluminum siding are not appropriate.

*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.*

#### **e. Roof Shape**

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.

*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.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *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.*

### **g. 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.*

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

### **h. Outbuildings**

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

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

#### *Outbuildings: Height & Scale*

*· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*

*· On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*

*· The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

#### *Outbuildings: Character, Materials and Details*

*· Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related.*

*Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*

*· DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

#### *Outbuildings: Roof*

*· Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*

*· The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

#### *Outbuildings: Windows and Doors*

*· Publicly visible windows should be appropriate to the style of the house.*

*· Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

*· Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*

*· Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*

*· For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

#### *Outbuildings: Siding and Trim*

*· Brick, weatherboard, and board-and-batten are typical siding materials.*

*· Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*

*· Four inch (4" nominal) corner-boards are required at the face of each exposed corner.*

*· Stud wall lumber and embossed wood grain are prohibited.*

*· Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls.*

*Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.*

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

*Generally, attached garages are not appropriate; however, instances where they may be are:*

*· Where they are a typical feature of the neighborhood; or*

*· When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

#### *Setbacks & Site Requirements.*

*· To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*

*· A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*

- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

*Driveway Access.*

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

***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
  - The DADU may not exceed the maximums outlined previously for outbuildings.
  - No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
  - Density.
  - A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- Ownership.*
- No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
  - The DADU cannot be divided from the property ownership of the principal dwelling.
  - The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
  - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

*Bulk and Massing.*

- The living space of a DADU shall not exceed seven hundred square feet.

**i. 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.

**j. Public Spaces**

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**2. ADDITIONS**

- 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 should be at least 6" off the existing ridge.*

*In order to assure that 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.*

### *Ridge raises*

*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.*

### *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).*

### *Rear & Side Dormers*

*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.*

### *Side Additions*

- b. 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. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*

*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.*

*To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form. Commercial buildings that desire a covered open-air side additions generally should not enclose the area with plastic sides. Such applications may be appropriate if: the addition is located on the ground level off a secondary facade, is not located on a street facing side of a building, has a permanent glass wall on the portion of the addition which faces the street, and the front sits back a minimum of three (3') from the front or side wall, depending on placement of the addition.*

c. 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.

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

d. 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.

e. 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.*

f. Additions should follow the guidelines for new construction.

**Background:** The primary structure at 924 McFerrin Avenue was constructed c. 1938 and contributes to the historic character of the Greenwood Neighborhood Conservation Zoning Overlay (Figure 1). In April 2019, an administrative permit was issued to demolish the existing outbuilding on the site. The outbuilding has not been demolished and will be retained with this plan (Figure 2). In September 2019, an application to construct an addition was on the MHZC agenda, but it was withdrawn by the applicant to continue to work with staff on the plan.



Figure 1. 924 McFerrin Avenue.



Figure 2. 924 McFerrin Avenue viewed from West Eastland Avenue.

**Analysis and Findings:** The application is to construct a rear addition to a contributing structure. As part of the project, the existing outbuilding will be demolished as previously permitted, but the foundation will remain and become part of the new addition.

Height & Scale: The addition is located at the rear of the historic structure and ties in four feet (4') below the existing ridge. The addition will match the existing foundation and eave heights of the historic structure.

As proposed, the addition is neither taller nor wider than the historic building and does not more than double the footprint or depth. The addition adds approximately five hundred twelve square feet (512 sq. ft.) and twenty-three feet, eight inches (23'-8") in depth to an historic structure with an existing footprint of nine hundred seventy square feet (970 sq. ft.) and thirty-three feet (33') of depth. Staff finds that the addition's height and scale meet the design guidelines.

Staff finds that the height and scale of the addition are compatible, and the proposed addition meets Sections II.B.1.a. and b.

Design, Location & Removability: The plan proposes a rear addition and deck that will be covered with a pergola. As proposed the addition is situated at the rear of the historic building and is inset one foot (1') from the right rear corner and fourteen feet (14') from the left rear corner. An existing detached outbuilding that sits lower than the historic house is to be demolished as previously permitted (HCP 2019025093). The foundation of the new addition will extend to this area, creating a basement level with a foundation line that will match that of the historic building. A pergola will be located above this part of the addition. The pergola will have a side-gabled roof form and will sit two feet (2') below the primary part of the addition and a total of six feet (6') lower than the peak of the historic building.

The location of the addition is to the rear of the existing building, in accordance with the design guidelines. The addition's change in materials, inset, separate roof form, and lower height help to distinguish it from the historic building and read as an addition. Its scale, materials, and roof form are all compatible with the historic character of the existing structure. 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. The project meets Sections II.B.2.a, d., e., and f.

Setback & Rhythm of Spacing: The addition meets all setbacks. It will be approximately eleven feet (11') from the left side property line along West Eastland Avenue, and six feet (6') from the right side, and thirty-eight feet (38') from the rear property line. Staff finds that the project meets Section II.B.1.c.

Materials:

|                   | <b>Proposed</b> | <b>Color/Texture/<br/>Make/Manufact<br/>urer</b> | <b>Approved<br/>Previously or<br/>Typical of<br/>Neighborhood</b> | <b>Requires<br/>Additional<br/>Review</b> |
|-------------------|-----------------|--|---|---|
| <b>Foundation</b> | CMU             | Split face                                       | Yes   | No  |
| <b>Cladding</b>   | Stucco          | Match existing                                   | Yes   | No  |

|                              |                                      |                      |         |     |
|------------------------------|--------------------------------------|----------------------|---------|-----|
| <b>Roofing</b>               | Not indicated                        | Needs final review   | Unknown | Yes |
| <b>Pergola and Decking</b>   | Wood and Hardie trim                 | Smooth               | Yes     | No  |
| <b>Pergola posts</b>         | Not indicated                        | Needs final review   | Unknown | Yes |
| <b>Railing</b>               | Metal                                | Ornamental           | No      | Yes |
| <b>Doors</b>                 | Not indicated                        | Needs final review   | Unknown | Yes |
| <b>Windows</b>               | Double hung and nanawall type system | Needs final approval | Unknown | Yes |
| <b>Ramp</b>                  | Not indicated                        | Needs final review   | Unknown | Yes |
| <b>Ramp railing</b>          | Wood                                 | Smooth               | Yes     | No  |
| <b>Driveway/ Parking pad</b> | Not indicated                        | Needs final review   | Unknown | Yes |
| <b>Fencing</b>               | Not indicated                        | Needs final review   | Unknown | Yes |

The addition will be primarily clad in stucco to match the existing stucco in the gable fields of the historic house. The railings will be metal. Staff recommends that the railings, including the replacement railings for the exterior stair, be of a more simple design rather than the ornamental design proposed, which is not typical for a bungalow and could create a false sense of history.

The left-side and rear walls of the addition incorporate a folding wall system similar to a nanawall. Staff finds that this type of wall system could be appropriate since it has an open appearance is similar to a screened porch.

The specifics of the roof material and color, windows, door, folding wall system, pergola posts, ramp, driveway and parking pad, and fencing are unknown. With the condition that the final selections of these materials be reviewed prior to purchase and installation, the project can meet Section II.B.1.d for materials.

**Roof form:** The part of the addition that ties into the historic house will be rear gabled with a 6/12 pitch. The pergola will be side gabled and also have a 6/12 pitch. Staff finds that the proposed roof forms are compatible with that of the historic house and meet Section II.B.1.e.

**Appurtenances & Utilities:** The plan includes the addition of on-site handicapped parking area at the rear of the site and a handicapped ramp along the interior side property line. The site plan shows sidewalks along both street frontages and also retains the historic stone wall.

The location of the HVAC and other utilities was also not noted. Staff recommends that the HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the sides or rear of the building. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

The project meets Section II.B.1.i.

**Recommendation:** Staff recommends approval of the application with the conditions:

1. All railings shall have a simple design;
2. Staff approve the final selections of the roof material and color, windows, door, folding wall system, pergola posts, ramp, driveway and parking pad, and fencing prior to purchase and installation; and
3. The HVAC shall be located behind the house or on either side, beyond the midpoint of the house, and utility meters shall be located on the side of the building, within 5' of the front corner or on the rear or rear-side within 5' of the rear corner. Alternative mechanical and utility locations must be approved prior to an administrative sign-off on building permit(s).

With these conditions, staff finds that the application can meet Section II.B for the Greenwood Neighborhood Conservation Zoning Overlay.

consultant

project title

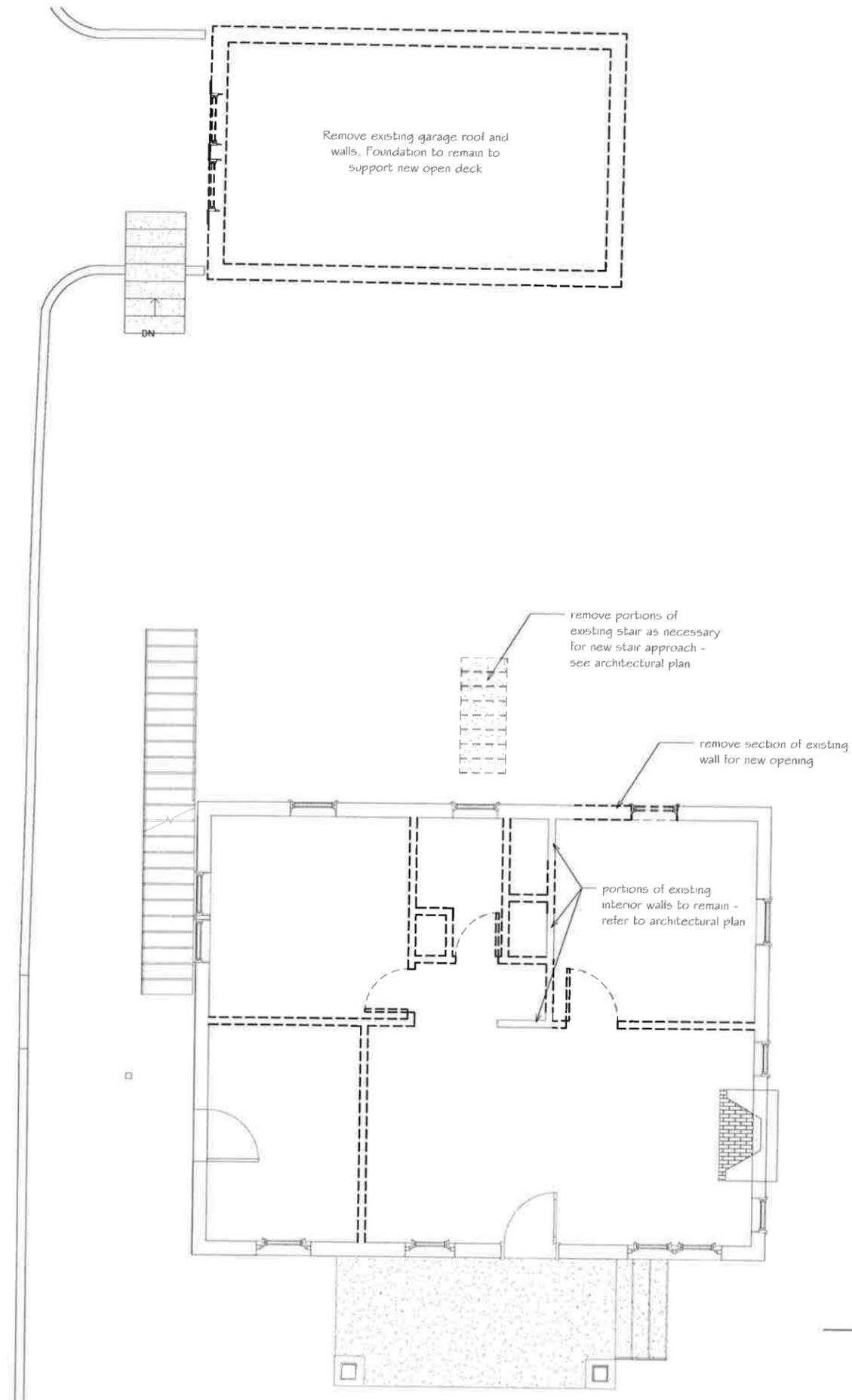
SPICY BOYS RESTAURANT  
924 McFERRIN AVE  
NASHVILLE, TN 37206

project no. 19013  
Issued for MHZC Review  
November 11, 2019  
revisions

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DEMOLITION  
PLAN

A100



① demolition plan  
 1/4" = 1'-0" (24x12)  
 1/8" = 1'-0" (12x12)  
 0' 2' 4' 8' 12'

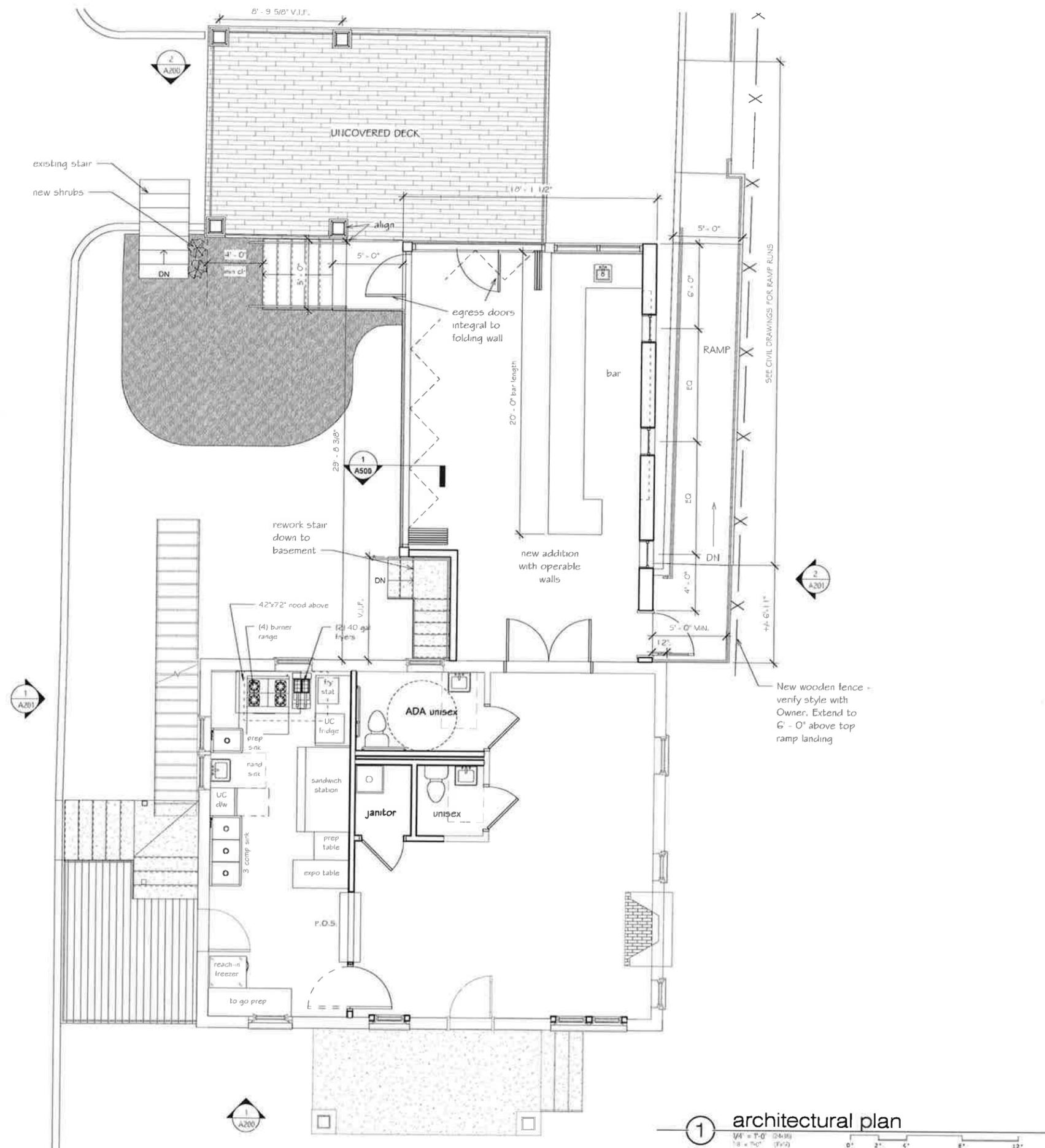
**SPICY BOYS RESTAURANT**  
924 McFERRIN AVE  
NASHVILLE, TN 37206

project no. 19013  
Issued for MHZC Review  
November 11, 2019

| revisions |                     |
|-----------|---------------------|
| 1         | Revision 1 11/22/19 |
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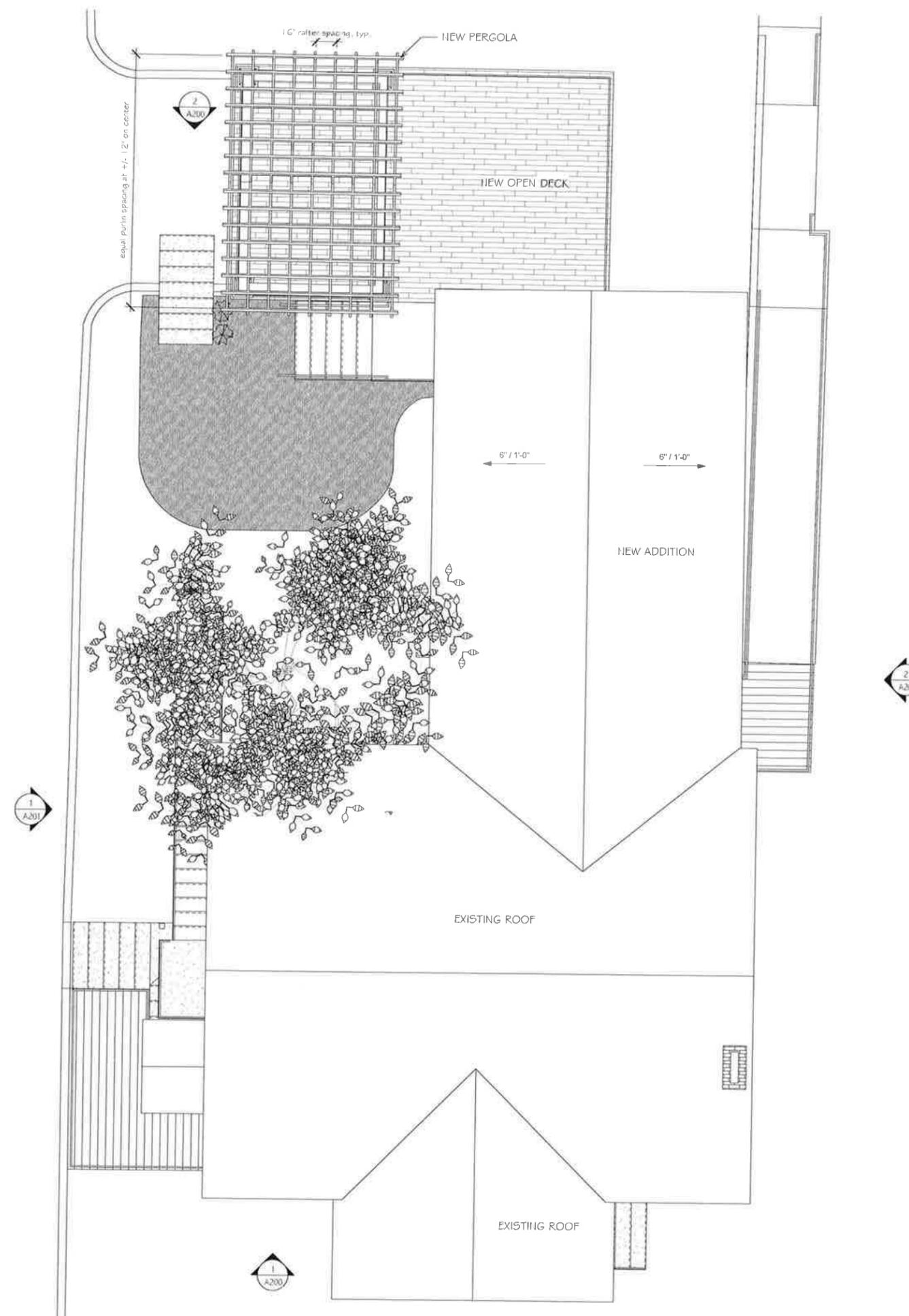
ARCHITECTURAL  
PLAN

**A101**



1 architectural plan  
1/4" = 1'-0" (24.9)  
1/8" = 5/8" (15.2)  
0' 2' 4' 6' 8' 12'





consultant

project title

**SPICY BOYS RESTAURANT**  
 924 McFERRIN AVE  
 NASHVILLE, TN 37206

project no. **19013**  
 Issued for MHZC Review  
 November 11, 2019

| revisions |                     |
|-----------|---------------------|
| 1         | Revision 1 11/22/19 |
|           |                     |
|           |                     |
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|           |                     |

ROOF PLAN

**A102**

**SPICY BOYS RESTAURANT**  
 924 McFERRIN AVE  
 NASHVILLE, TN 37206

project no. 19013  
 Issued for MHZC Review  
 November 11, 2019  
 revisions  
 1 Revision 1 11/22/19

EXTERIOR  
 ELEVATIONS

**A200**



**1 FRONT ELEVATION**



**2 REAR ELEVATION**

Know what's below.  
Call before you dig.

SOURCE OF VERTICAL DATUM:

TBM  
PK NAIL SET  
ELEVATION 454.13 (NAVD 88)



VICINITY MAP

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C02421 WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

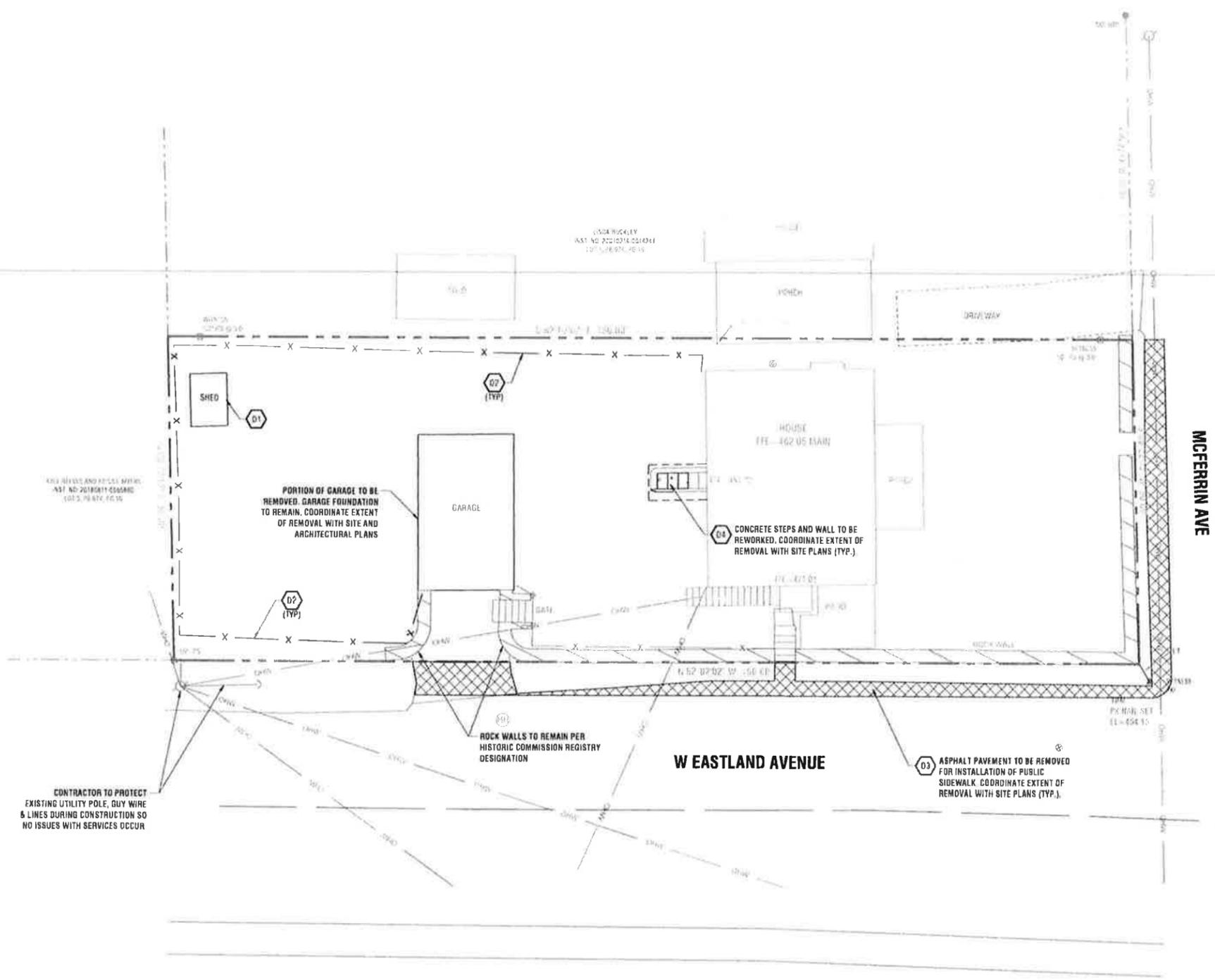
**SURVEY NOTE:**  
BASE INFORMATION WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY YOUNG - HOBBS AND ASSOCIATES DATED MAY 21, 2019. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

**DISTURBED AREA:**  
TOTAL DISTURBED AREA = 0.10 ACRES ±

**SITE DEMOLITION NOTES**

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.
4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.
5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
6. CURBS LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE MEASURES AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.
10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.
11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
12. EXISTING STRUCTURES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.
13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.
14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

| NOTES BY SYMBOL |  |        |
|-----------------|--|--------|
| CODE            | DESCRIPTION                                    | DETAIL |
| D1              | EXISTING SHED TO BE REMOVED                    |        |
| D2              | EXISTING FENCE TO BE REMOVED                   |        |
| D3              | EXISTING ASPHALT PAVEMENT TO BE REMOVED        |        |
| D4              | EXISTING CONCRETE STEPS AND WALL TO BE REMOVED |        |



CONTRACTOR TO PROTECT EXISTING UTILITY POLE, GUY WIRE & LINES DURING CONSTRUCTION SO NO ISSUES WITH SERVICES OCCUR

PORTION OF GARAGE TO BE REMOVED. GARAGE FOUNDATION TO REMAIN. COORDINATE EXTENT OF REMOVAL WITH SITE AND ARCHITECTURAL PLANS

CONCRETE STEPS AND WALL TO BE REMOVED. COORDINATE EXTENT OF REMOVAL WITH SITE PLANS (TYP.)

ROCK WALLS TO REMAIN PER HISTORIC COMMISSION REGISTRY DESIGNATION

ASPHALT PAVEMENT TO BE REMOVED FOR INSTALLATION OF PUBLIC SIDEWALK. COORDINATE EXTENT OF REMOVAL WITH SITE PLANS (TYP.)

PLANS PREPARED FOR:  
GUY & RENITA CHENEY  
4709 MEDALIST CIRCLE  
HERMITAGE, TENNESSEE 37076

PLANS PREPARED BY:  
4209 GALATIN PIKE  
NASHVILLE, TN 37216  
TEL: (615) 227-5863



COMMERCIAL RESTAURANT  
REHAB  
924 McFERRIN AVENUE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

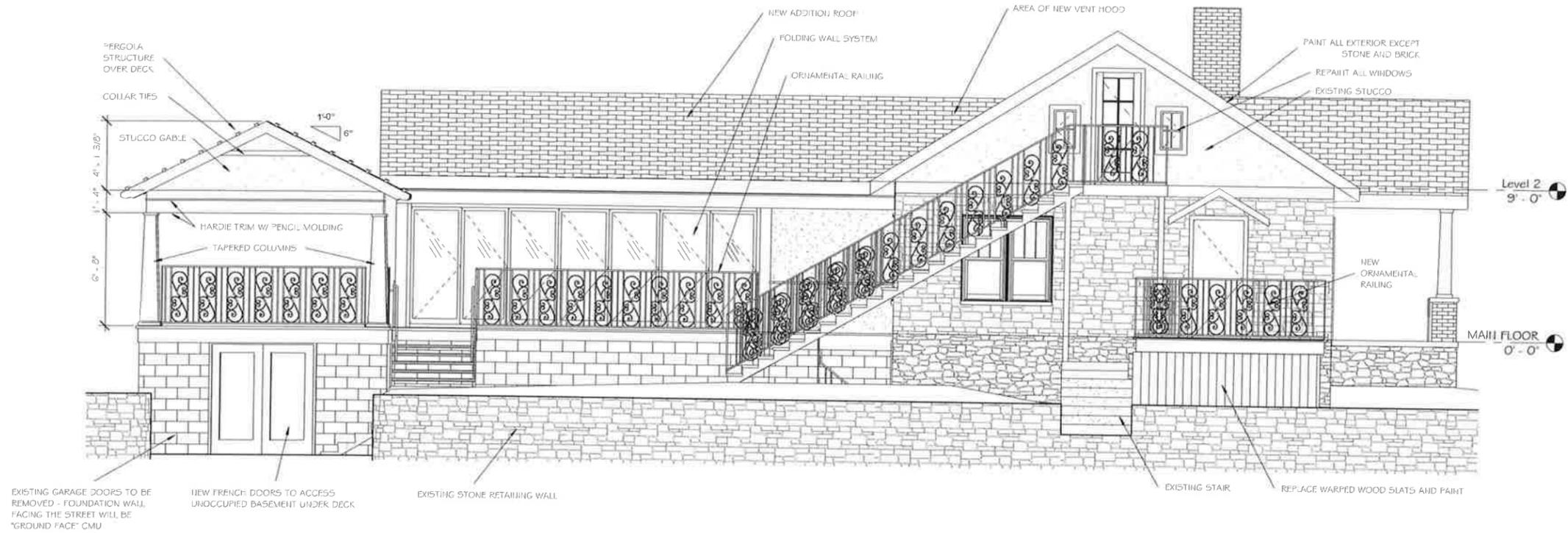
DATE: 11  
DMG Project No: 11



PARCEL ID: 09208010600  
ZONE: M1N.A

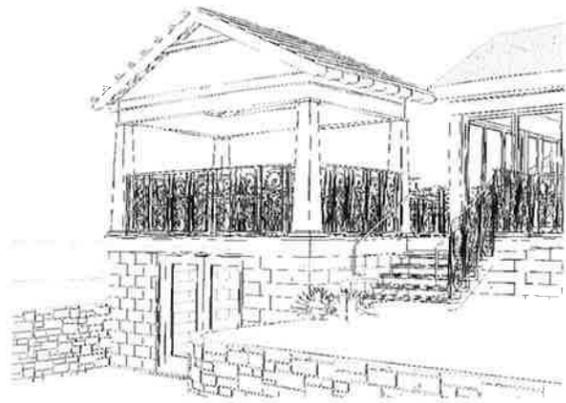
SITE DEMOLITION P





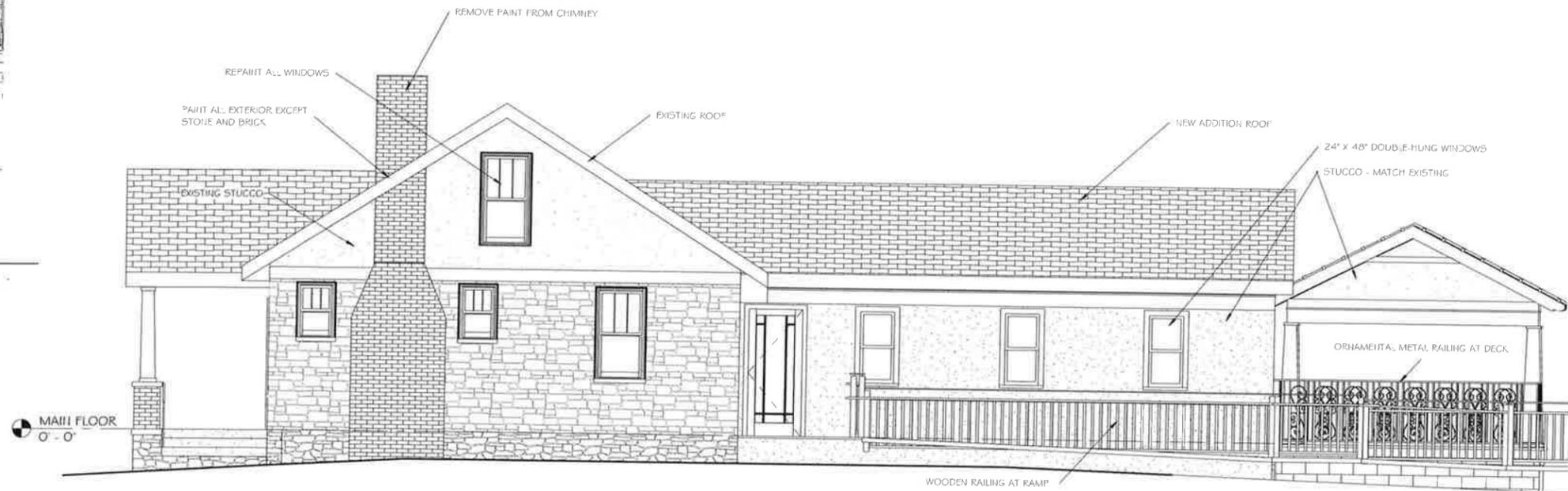
1 SOUTH SIDE ELEVATION

1/4" = 1'-0" (24x36)  
1/8" = 1'-0" (14x17)  
0' 2' 4' 8' 12'



3 pergola:  
conceptual perspective

not to scale

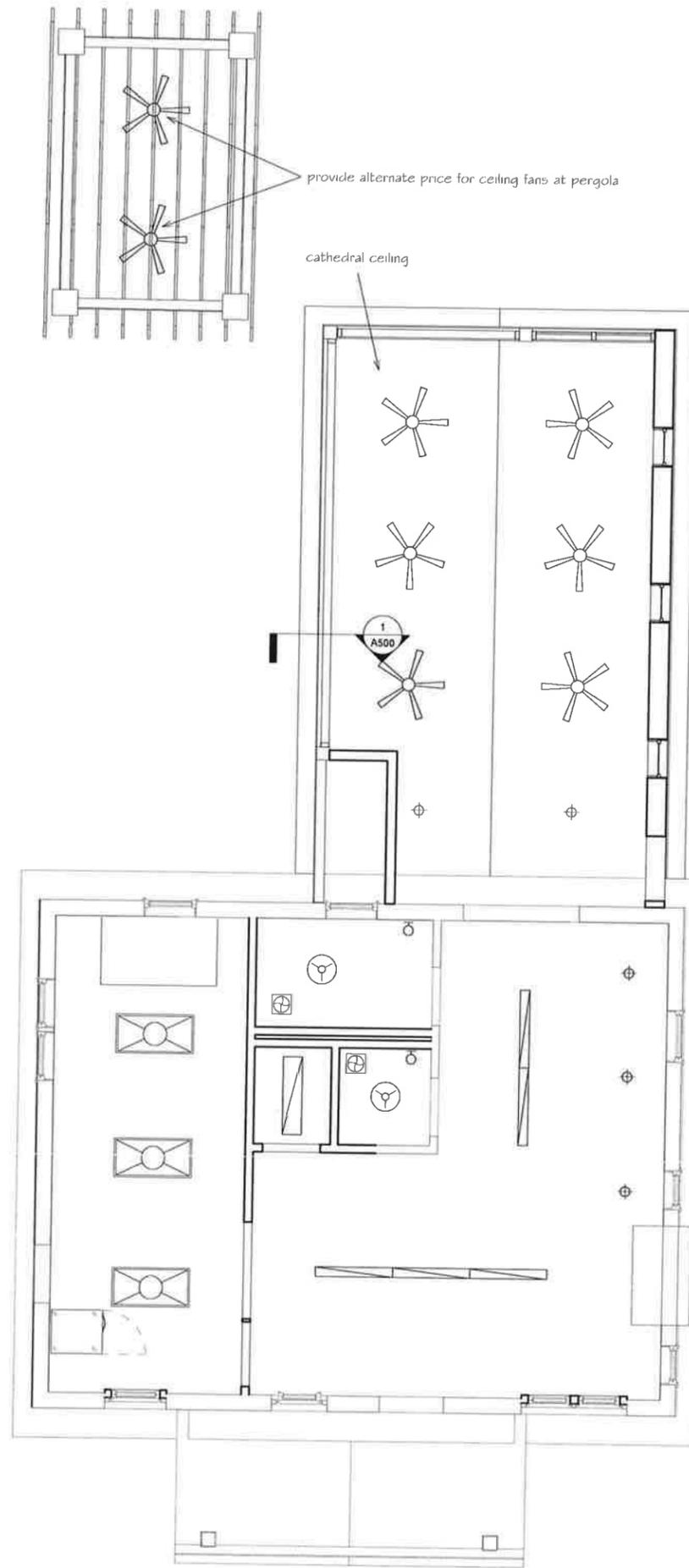


2 NORTH SIDE ELEVATION

1/4" = 1'-0" (24x36)  
1/8" = 1'-0" (14x17)  
0' 2' 4' 8' 12'

**SPICY BOYS RESTAURANT**  
924 McFERRIN AVE  
NASHVILLE, TN 37206

|                        |                   |
|------------------------|-------------------|
| project no.            | 19013             |
| issued for MHZC Review | November 11, 2019 |
| revisions              |                   |
| 1 Revision 1           | 11/22/19          |



Conceptual Only - refer to design-build electrical drawings

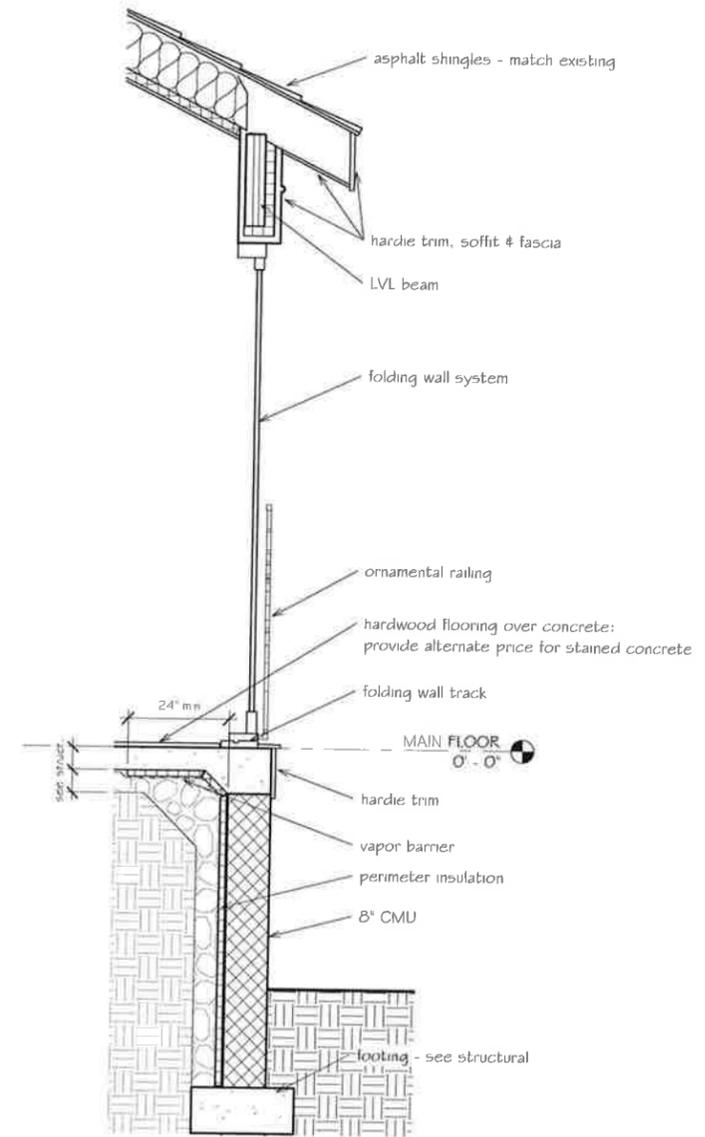
**1** reflected ceiling plan  
 1/8" = 1'-0" (24:16)  
 1/8" = 1'-0" (16:12)  
 0' 2' 4' 8' 12'

REFLECTED CEILING PLAN

**A300**

**SPICY BOYS RESTAURANT**  
924 McFERRIN AVE  
NASHVILLE, TN 37206

project no. 19013  
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November 11, 2019  
revisions  
1 Revision 1 11/22/19



1 wall section  
3/8" = 1'-0" (24x19)  
3/8" = 1'-0" (1/4")  
0' 6" 12" 24" 48"

Know what's below.  
Call before you dig.

SOURCE OF VERTICAL DATUM:

TBM  
PK NAIL SET  
ELEVATION 454.13 (NAVD 88)



VICINITY MAP

**FLOOD NOTE:**  
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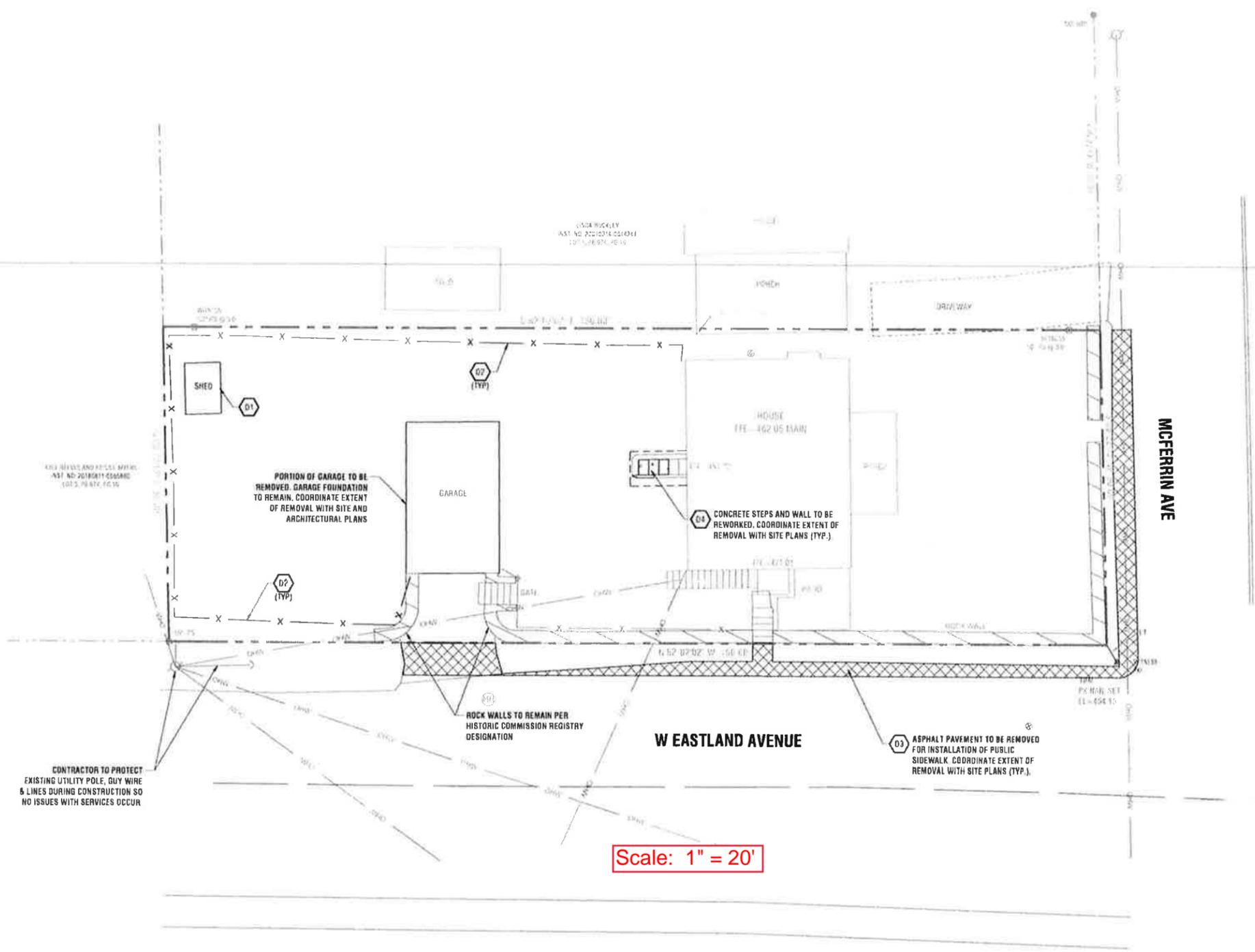
**SURVEY NOTE:**  
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**DISTURBED AREA:**  
TOTAL DISTURBED AREA = 0.10 ACRES ±

**SITE DEMOLITION NOTES**

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- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.
- SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.
- THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.
- CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE MEASURES AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.
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- EXISTING STRUCTURES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.
- NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.
- THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

| NOTES BY SYMBOL |  |        |
|-----------------|--|--------|
| CODE            | DESCRIPTION                                    | DETAIL |
| D1              | EXISTING SHED TO BE REMOVED                    |        |
| D2              | EXISTING FENCE TO BE REMOVED                   |        |
| D3              | EXISTING ASPHALT PAVEMENT TO BE REMOVED        |        |
| D4              | EXISTING CONCRETE STEPS AND WALL TO BE REMOVED |        |



Scale: 1" = 20'

PLANS PREPARED FOR:  
GUY & RENITA CHENEY  
4709 MEDALIST CIRCLE  
HERMITAGE, TENNESSEE 37076

PLANS PREPARED BY:  
DMG  
4209 GALATIN PIKE  
NASHVILLE, TN 37216  
TEL: (615) 227-5863

COMMERCIAL RESTAURANT  
REHAB  
924 McFERRIN AVENUE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

DATE: 11  
DMG Project No: 11



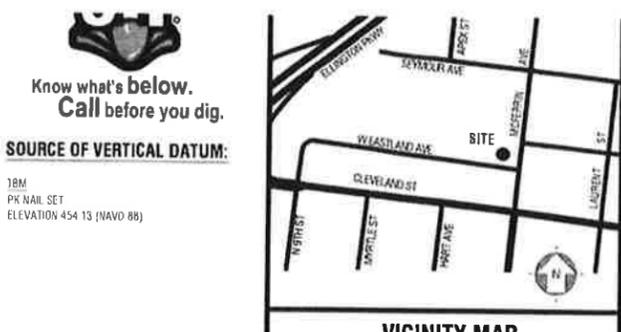
PARCEL ID: 08208010600  
ZONE: M1N.A

SITE DEMOLITION P

PROPOSED CONTOUR  
PROPOSED SPOT ELEVATION



- NO UNDERLYING PLUMBING SHALL BE REQUIRED FOR AN ELEVATION OFFSET THAT SATISFIES ALL OF THE FOLLOWING CRITERIA:
1. FILL MATERIAL CONTAINS ONLY IN-FILL SOIL, ROCK, CONCRETE WITHOUT REBAR AND NO MORE THAN 24 INCHES IN LENGTH, AND/OR BRICK RUBBLE. CLEAN ENGINEERED FILL MATERIAL WILL BE AVAILABLE AS NEEDED.
  2. FILL IS NOT IN THE 100 YR FLOODPLAIN AND IS LESS THAN FIVE (5) FEET IN VERTICAL DEPTH AT ITS GREATEST POINT MEASURED FROM THE NATURAL GROUND. THIS SITE IS NOT LOCATED WITHIN 100 YR FLOODPLAIN & VERY MINOR FILL IS REQUIRED ON SITE WITH MOST OF THE AREA REQUIRING MATERIAL TO BE CUT AND REMOVED.
  3. DOES NOT RESULT IN A TOTAL QUANTITY OF MORE THAN 100 CUBIC YARDS OF MATERIAL BEING REMOVED FROM, DEPOSITED ON, OR DISTURBED ON ANY LOT, PARCEL, OR SUBDIVISION THEREOF. APPROXIMATELY 100± CY OF MATERIAL WILL BE DISTURBED ACROSS THE SITE.
  4. DOES NOT IMPAIR EXISTING SURFACE STORMWATER MANAGEMENT SYSTEMS, CONSTITUTE A POTENTIAL EROSION HAZARD, OR ACT AS A SOURCE OF SEDIMENTATION TO AN ADJACENT LAND OR WATER COURSE. PROPER EROSION CONTROL MEASURES WILL BE IN PLACE DURING CONSTRUCTION.
  5. HAS NO FILL PLACED ON A SURFACE HAVING A SLOPE STEEPER THAN FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL (STEEPER SLOPES CAN BE ALLOWED IF JUSTIFIED BY CALCULATIONS FOR APPROPRIATE STABILIZATION MEASURES). NO SLOPES WHERE CONSTRUCTION OCCURS IS STEEPER THAN 3:1.
  6. HAS NO FINAL SLOPES STEEPER THAN ONE (1) FOOT VERTICAL TO THIRTY (30) FEET HORIZONTAL (STEEPER SLOPES CAN BE ALLOWED IF JUSTIFIED BY CALCULATIONS FOR APPROPRIATE STABILIZATION MEASURES). THERE ARE NO PROPOSED GRADES STEEPER THAN 3:1 ON-SITE.
  7. HAS TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES APPLIED TO DISTURBED AREAS WITHIN 15 DAYS OF DISTURBANCE. THERE IS MINIMAL DISTURBANCE TO PROJECT SITE & MOST OF DISTURBED AREA WILL BECOME IMPERVIOUS SO MINIMAL SOIL STABILIZATION IS REQUIRED. TEMPORARY SEED WILL BE USED AS NEEDED.
  8. DOES NOT CONTAIN HAZARDOUS SUBSTANCES. THERE ARE NO HAZARDOUS SUBSTANCES ALLOWED ON-SITE.
  9. IS NOT PARTIALLY OR TOTALLY IN A WATERSHED WITH OUTLET TO A SINKHOLE OR DRAINAGE WELL. SITE DOES NOT DRAIN TO SINKHOLE OR DRAINAGE WELL.
  10. DOES NOT RESULT IN THE EXPOSURE OR DISTURBANCE OF MORE THAN 10,000 SQUARE FEET OF LAND. SITE DISTURBANCE IS APPROXIMATE 4,623 SF.



**Know what's below. Call before you dig.**

**SOURCE OF VERTICAL DATUM:**  
BM  
PK NAIL SET  
ELEVATION 454.13 (NAVD 88)

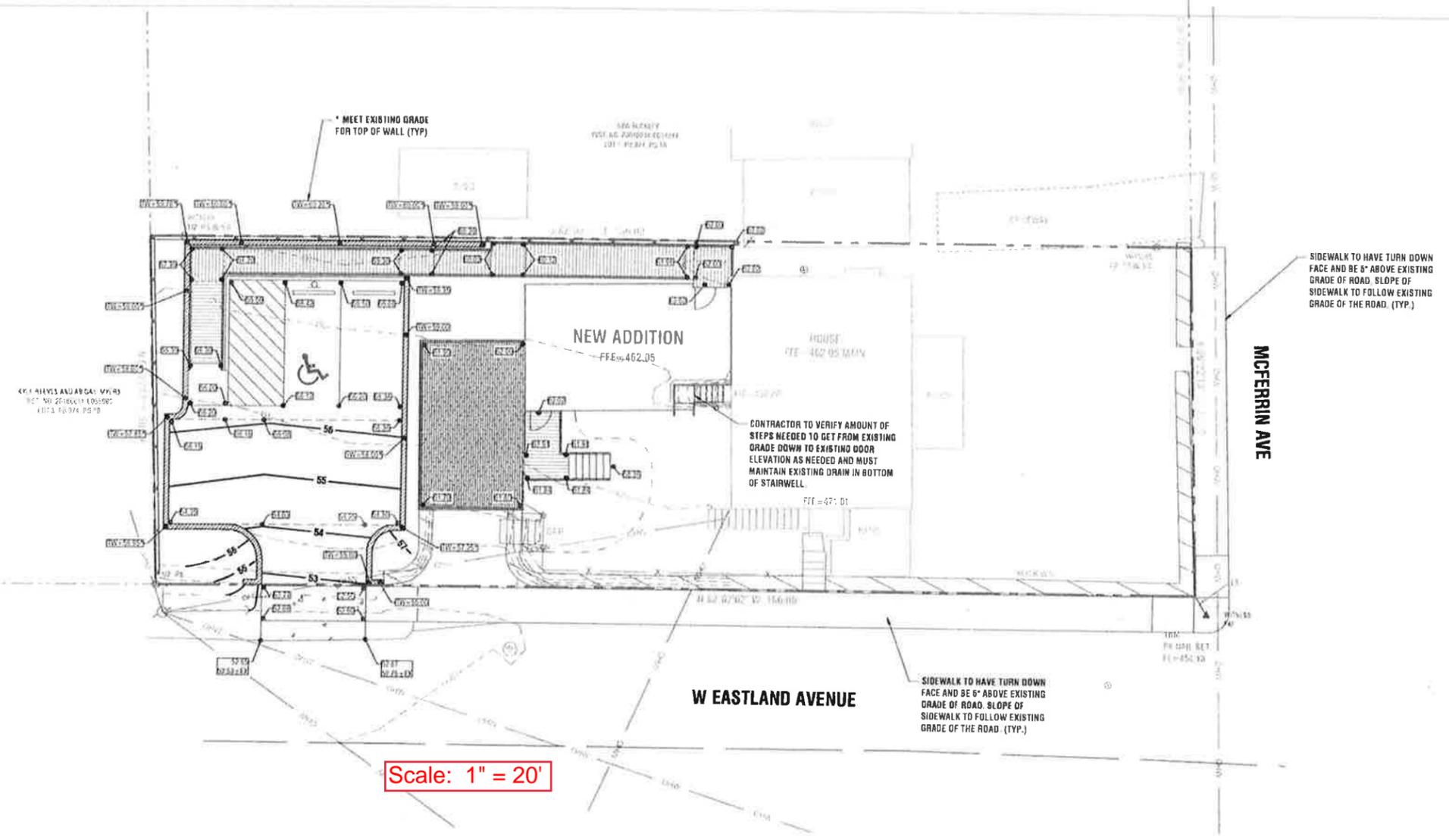
**FLOOD NOTE:**  
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**DISTURBED AREA:**  
TOTAL DISTURBED AREA = 0.10 ACRES±

**SURVEY NOTE:**  
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**SITE GRADING & EROSION CONTROL NOTES:**

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
3. REMOVE EXISTING FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(S) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED DEBRIS.
7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO REBEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
9. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADE, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
10. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.
11. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO REVIEW THE SUITABILITY AS NEEDED. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALEYS, STEMS, ETC. INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE REFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. IN NO CASE SHALL EXPOSE HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA MANUAL AND SAFETY STANDARDS FOR EXCAVATIONS (29 CFR PART 1926) SHALL BE FOLLOWED.
14. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PARKING AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. IF GROUNDWATER INFILTRATION IS ENCOUNTERED, THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
15. ALL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY A GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.
16. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.
17. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
18. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOP SOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 6" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.
19. STRIP TOPSOIL FROM ALL CUT & FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 8". CONTRACTOR SHALL FURNISH & INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ON-SITE.
20. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL BUILDING AGENCY.
21. MULCH & SOIL ON ALL DISTURBED AREAS NO LATER THAN 14 DAYS AFTER FINAL GRADING IS COMPLETED UNLESS OTHERWISE NOTED HEREON. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
22. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
23. ALL CUT/FILL SLOPES SHALL BE 3 HORIZONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.
24. ALL EARTHWORK INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.
25. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO REQUIRE APPROVAL FROM THE ENGINEER.
26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
28. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.
29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASH EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST) TO THE OWNER FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ON-SITE.



Scale: 1" = 20'

**CONSTRUCTION GENERAL PERMIT  
NOTICE OF COVERAGE (NOC) CERTIFICATION**

I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE GOVERNMENT UNDERGROUND UTILITY CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.10 ACRES.

DATE: 08/19/2024

PROJECT DEVELOPER: PROJECTS BY OTHER DAVIDS ARBEY, P.C.

PLANS PREPARED FOR:

**GUY & HENTIA CHENEY**  
4709 MEDALIST CIRCLE  
HERMITAGE, TENNESSEE 37076

PLANS PREPARED BY:

**DDI**

**COMMERCIAL RESTAURANT REHAB**

4208 GALLATIN PIKE  
NASHVILLE, TN 37216  
TELE: (615) 227-5863

924 McFERRIN AVENUE

NO. DATE

REVISIONS DESCRIPTION

DATE: 11/19/2024

DMG Project No: 11

SITE GRADING & DRAINAGE PLAN

PARCEL ID: 08208010600  
ZONE: MU-1-A