

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
Fax: (615) 862-7974

STAFF RECOMMENDATION

903 Caruthers Avenue

April 22, 2020

Application: Demolition; New Construction—Infill and Detached Accessory Dwelling Unit

District: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Council District: 07

Base Zoning: R8

Map and Parcel Number: 11801026600

Applicant: Brian Layton

Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: The applicant proposes to demolish a non-contributing house and construct two-story infill and a DADU on the lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;2. The front porch steps be concrete, stone, or wood;3. Staff recommends approval of a masonry sample, the roof shingle color, the metal roof design and color, the front porch steps, walkway, and all windows and doors prior to purchase and installation;4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house. <p>With these conditions, staff finds that the project meets Sections III. and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay and 17.16.030.G., the DADU ordinance.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. New Construction

A. Height

1. The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings. Where there is little historic context, existing construction may be used for context. Generally, a building should not exceed one and one-half stories.

B. Scale

1. The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

C. Setback and Rhythm of Spacing

1. The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.
2. The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. *17.40.410*).

Appropriate setbacks will be determined based on:

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

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity
- Existing or planned slope and grade

3. In most cases, an infill duplex for property that is zoned for duplexes 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 depth to the lot to accommodate two single-family dwellings in a manner that meets the design guidelines;
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.

D. Materials, Texture, Details, and Material Color

1. The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings.
 - a. Inappropriate materials include vinyl and aluminum, T-1-11- type building panels, "permastone", and E.F.I.S. Stud wall lumber and embossed wood grain are prohibited.
 - b. Appropriate materials include: pre-cast stone for foundations, composite materials for trim and decking, cement fiberboard shingle, lap or panel siding.
 - Lap siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.
 - Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
 - Four inch (4") nominal corner boards are required at the face of each exposed corner.
 - Stone or brick foundations should be of a compatible color and texture to historic foundations.
 - When different materials are used, it is most appropriate to have the change happen at floor lines.
 - Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.
 - Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate for chimneys.
 - Texture and tooling of mortar on new construction should be similar to historic examples.
 - Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.
2. Asphalt shingle and metal are appropriate roof materials for most buildings.

Generally, roofing should NOT have: strong simulated shadows in the granule colors which results in a rough, pitted appearance; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; or uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof or a dominant historic example.

E. Roof Shape

1. The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings. Common roof forms in the neighborhood include side, front and cross gabled, hipped and pyramidal. Typically roof pitches are between 6/12 and 12/12. Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.
2. Small roof dormers are typical throughout the district. Wall dormers are only appropriate on the rear, as no examples are found historically in the neighborhood.

F. Orientation

1. The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
2. Primary entrances are an important component of most of the historic buildings in the neighborhood and include partial- or full-width porches attached to the main body of the house. Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.
3. Porches should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals. Front, side, wrap-around and cutaway porches are appropriate. Porches are not always necessary and entrances may also be defined by simple hoods or recessed entrances.

4. Generally, curb cuts should not be added. Where a new driveway is appropriate it should be two concrete strips with a central grassy median. Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot. In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.
5. For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

G. Proportion and Rhythm of Openings

1. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.
2. Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
3. Double-hung windows should exhibit a height to width ratio of at least 2:1. Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
4. Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
5. Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

H. Outbuildings

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

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

Outbuildings: Height & Scale

- a. *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven 750 feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- b. *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed 1000*

square feet.

- c. *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.*
2. Historically, outbuildings were utilitarian in character. High-style accessory structures are generally not appropriate for Waverly-Belmont.
 3. Roof
 - a. Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing primary building. In Waverly-Belmont, historic accessory buildings were between 8' and 14' tall.
 - b. Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.
 - c. The front face of any street-facing dormer should sit back at least 2' from the wall of the floor below.
 - d. *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'. (The width of the dormer shall be measured side-wall to side-wall and the roof plane from eave to eave.)*
 4. Windows and Doors
 - a. Publicly visible windows should be appropriate to the style of the house.
 - b. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
 - c. Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.
 - d. For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.
 - e. Decorative raised panels on publicly visible garage doors are generally not appropriate.
 5. Siding and Trim
 - a. Weatherboard, and board-and-batten are typical siding materials.
 - b. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
 - c. Four inch (4" nominal) corner-boards are required at the face of each exposed corner for non-masonry structures.
 - d. Stud wall lumber and embossed wood grain are prohibited.
 - e. Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between. Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.
 6. Outbuildings should be situated on a lot as is historically typical for surrounding historic outbuildings.
 - a. Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
 - b. Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
 - c. Generally, attached garages are not appropriate.

Setbacks & Site Requirements.

- d. *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- e. *Outbuilding may be as close as 3' to the rear property line if there are no garage doors facing the*

rear property line or they may be as close as 5' if there are garage doors facing the rear property line. (Appropriate setbacks approved by Commission on 6/21/17 and notes in Rules of Order and Procedure.)

- f. 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.
- g. 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.

- h. 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.
- i. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- J. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

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

- a. The lot area on which a DADU is placed shall comply with Table 17.12.020A.
- b. The DADU may not exceed the maximums outlined previously for outbuildings.
- c. No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
- d. A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met or the lot has been subdivided since August 15, 1984.

Ownership.

- e. No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
- f. The DADU cannot be divided from the property ownership of the principal dwelling.
- g. The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- h. 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.

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

I. Utilities

1. Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
2. Generally, utility connections should be placed no closer to the street than the mid-point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

J. Public Spaces

1. 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.

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

V. Demolition

B. GUIDELINES

1. Demolition is not appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 903 Caruthers is a c. 1950 single family house that does not contribute to the historic character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay (Figure 1). The site has a significant cross slope so that the foundation on the left side is much lower in height than the foundation on the right.



Figure 1. 903 Caruthers

Analysis and Findings: The applicant proposes to demolish a non-contributing house and to construct infill and a DADU on the lot.

Demolition: The existing house on the lot was constructed c. 1950. Its date of construction, materials, and lack of defining architectural features mean that the house does not contribute to the historic and architectural character of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

Staff finds that the proposed demolition of 903 Caruthers meets Section V.B.2 for appropriate demolition and does not meet section V.B.1 for inappropriate demolition.

Height & Scale: The applicant proposes a two-story house with a maximum height of thirty-three feet, ten inches (33'10") from the lowest portion of the grade. Staff finds this to meet the historic context, as across the street there is an historic two-story house that is approximately thirty-four feet (34') tall. Surrounding 903 Caruthers are several, tall, two-story non-contributing houses constructed prior to the overlay, some as tall as forty feet (40'). With so many two-story houses in the immediate context, staff finds the height and scale of the proposed infill to meet the design guidelines.

Staff notes that the site has a significant cross slope. Staff will inspect the foundation and finished floor heights in the field to ensure that the foundation height on the right side is as low as possible so that the foundation height on the left side is not overly tall.

The house will be thirty-six feet, ten inches (36'10") wide. Staff finds this to be appropriate because the width of the two-story historic house across the street is thirty-seven feet (37'). The infill will be a little less than eighty-three feet (83') deep, including the eight foot (8') deep front porch. Staff finds this to be appropriate because the back twenty-six feet (26') of depth is just one story in height, keeping the scale in check.

Staff finds that the infill's height and scale to meet Sections III.A and B. of the design guidelines.

Setback & Rhythm of Spacing: The proposed infill meets all base zoning setbacks. It will be approximately six feet, six inches (6'6") from each of the side property lines. The infill will be over sixty feet (60') from the rear property line. The site plan indicates that the front setback will approximate the front setbacks of the two non-contributing, recently constructed houses on either side of it. Staff finds this to meet the design guidelines.

Staff finds that the proposed setbacks and rhythm of spacing to meet Section III.C. of the design guidelines.

Materials:

	Proposed	Color/Texture/Make/Manufacturer	Approved Previously or Typical of Neighborhood	Requires Additional Review
Foundation	Concrete Block	Split Face	Yes	
Primary Cladding	Brick	Unknown	Yes	Yes
Secondary Cladding	5" cement fiberboard lap siding	Smooth	Yes	No

Tertiary Cladding	Cedar or Hardie Shake	Typical	Yes	No
Roofing	Architectural Shingles	Unknown	Yes	Yes
Trim	Cement Fiberboard	Smooth faced	Yes	No
Front Porch floor/steps	Brick	Unknown	No*	Yes
Front Porch Posts	Wood With brick pedestals	Typical wood; brick selection unknown	Yes	Yes
Front Porch Railing	Wood with a simple design	Typical	Yes	No
Front Porch Roof	Metal	Unknown	Yes	Yes
Rear Porch floor/steps	Wood	Typical	Yes	No
Rear Porch Posts	Wood	Typical	Yes	No
Windows	Not indicated	Needs final approval	Unknown	Yes
Principle Entrance	¾ light, wood	Needs final approval	Yes	Yes
Side/rear doors	Not indicated	Needs final approval	Unknown	Yes

*The porch steps are shown as brick. Brick is not an appropriate material for front porch steps, as historically, steps were wood, concrete, or stone. Staff recommends that the front porch material be concrete, wood, or stone.

Staff recommends approval of a masonry sample, the roof shingle color, the metal roof design and color, the front porch steps, and all windows and doors prior to purchase and installation.

With staff's approval of all final materials, staff finds that the known materials meet Section III.D. of the design guidelines.

Roof form: The primary roof form will a 7/12 hip. The front dormer will have a 5/12 hipped roof; this dormer will be set back two feet (2') from the wall below, meeting the design guidelines. The front porch will also have a hipped form with a 2/12 slope. The back one-story portion of the infill will have a 8/12 gable. Staff finds that these roof forms are similar to nearby historic roof forms.

Staff finds that the proposed roof forms meet Section III.E. of the design guidelines.

Orientation: The infill is oriented towards Caruthers, with one primary entrance behind a full width, eight foot (8') deep front porch, which meets the design guidelines. The site plan does not indicate a walkway connecting the porch to the sidewalk, and staff recommends the inclusion of such a walkway. Vehicular access to the site will be via the rear alley.

Staff finds that the infill's orientation to meet Section III.F. of the design guidelines.

Proportion and Rhythm of Openings: The windows on the proposed infill are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. There are no large expanses of wall space without a window or door opening.

Staff finds the infill's proportion and rhythm of openings to meet Section III.G. of the design guidelines.

Appurtenances & Utilities: The location of the HVAC and other utilities was not noted. Staff recommends that the HVAC unit be located on the rear façade, or on a side façade beyond the midpoint of the house.

Outbuildings: The application includes drawings for a detached accessory dwelling unit (DADU).

Massing Planning:

The lot is less than 10,000 square feet, at approximately 8,478 square feet.

	50% of first floor area of principle structure	Lot larger than 10,000 square feet	Proposed
Maximum Square Footage	1,1575 sq. ft.	750 sq. ft.	558 sq. ft.

	Potential maximums under Ordinance	Infill	Proposed DADU
Ridge Height	25' unless existing building is less	34'	24'
Eave Height	17'	20'6"	15'

Staff finds that the footprint, ridge height, and eave height of the proposed DADU meets Section III.H.1.c of the design guidelines and Section 17.16.030.G.7 of the DADU Ordinance.

Roof Form:

Proposed Element	Proposed Form	Typical of district?
Primary form	Cross Gable	Yes
Primary roof slope	9/12	Yes

The roof form does not include any dormers. Staff finds that the outbuilding/DADU meets Section III.H.3 of the design guidelines for roof shape and Section 17.16.030.G.8 for design standards of the DADU Ordinance.

Design Standards: Staff finds that the DADU’s height, scale, materials, and roof form are all appropriate to the primary house and meet the design guidelines. Staff finds the proposed design meets Section III.H.2 of the design guidelines and Section 17.16.030.G.8 of the Ordinance.

Materials:

	Proposed	Color/Texture	Needs final approval?
Foundation	Brick	Unknown	Yes
Cladding	Hardie lap siding, 5” reveal	Smooth	No
Roofing	Architectural asphalt shingles	Unknown	Yes
Trim	Cement Fiberboard	Smooth	No
Windows	Not indicated	Needs final approval	Yes
Doors	Not indicated	Needs final approval	Yes
Garage doors	Not indicated	Needs final approval	Yes

The known materials meet the design guidelines. With staff approval of the final selections of the roof color and details, windows, and doors, staff finds the materials to meet Section III.H.4 and 5. of the design guidelines.

General requirements for Outbuildings/DADUs:

	YES	NO
If there are stairs, are they enclosed?	Yes	

If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	-	Yes
Space between principal building and garage	20'	29'7"
Rear setback	5'	10'
Left side setback	5'	20'
Right side setback	5'	5'
How is the building accessed?	-	From alley
Two different doors rather than one large door (if street facing)?	-	N/A

The outbuilding is located at the rear of the lot and will be accessed via the alley. As proposed the outbuilding meets all base zoning setbacks.

Staff finds that the DADU meets Section III.H.6.d of the design guidelines and Section 17.16.030.G.4 of the DADU Ordinance for setbacks.

Overall, staff finds that the design of the outbuilding meets both Section III.H. of the design guidelines for outbuildings and 17.16.030.G., the DADU ordinance.

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

1. The finished floor height shall be consistent with the finished floor heights of the adjacent historic houses, to be verified by MHZC staff in the field;

2. The front porch steps be concrete, stone, or wood;
3. Staff recommends approval of a masonry sample, the roof shingle color, the metal roof design and color, the front porch steps, walkway, and all windows and doors prior to purchase and installation;
4. The HVAC shall be located behind the house or on either side, beyond the mid-point of the house.

With these conditions, staff finds that the project meets Sections III. and V. of the Waverly-Belmont Neighborhood Conservation Zoning Overlay and 17.16.030.G., the DADU ordinance.

Context Photos



906 Caruthers, across the street from the site



Across the street from the site



Across the street from the site

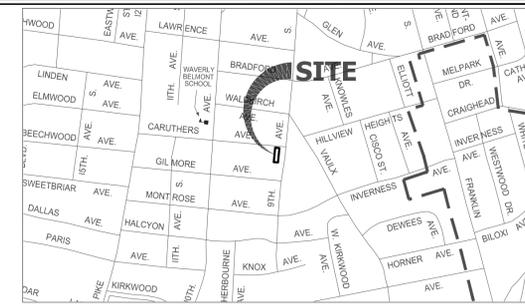
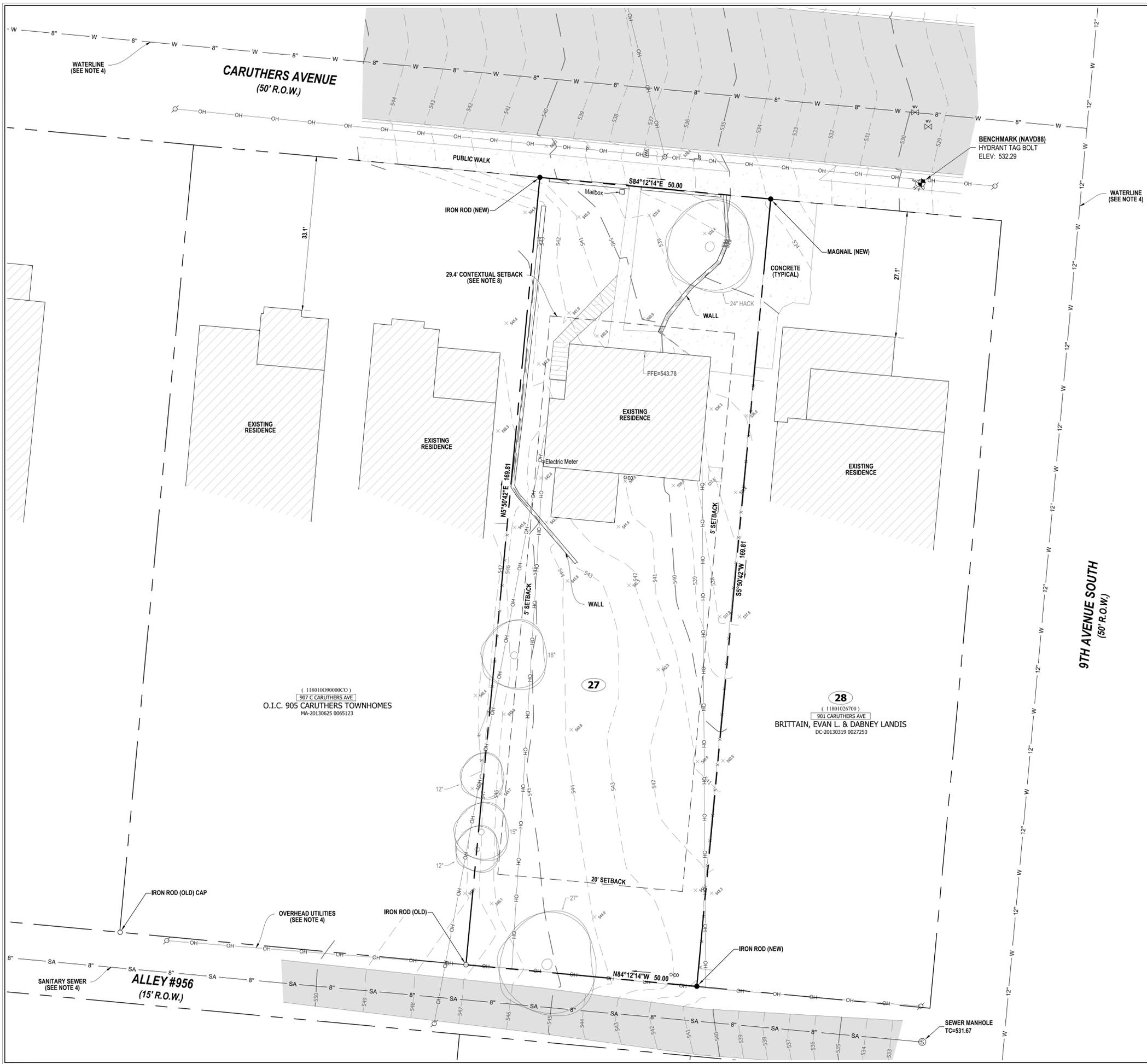


903 Caruthers in context with the new construction around it. These houses were constructed prior to the establishment of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.



903 Caruthers in context with the new construction around it. These houses were constructed prior to the establishment of the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

PLOT DATE: 3/11/2020 1:44:51 PM
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VICINITY MAP
1" = 1000'

TOTAL LOT AREA
8,490 SF OR 0.195 ACRES±

MAP REFERENCE
Parcel ID for subject property is (11801026600) on Davidson County Property Map.

DEED REFERENCE
Owner : OWENS, MARY ELIZABETH MRS, as of record in DB-00003703 0000437 Registers Office, Davidson County, Tennessee.

PLAT REFERENCE
Being Lot # 27 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tn.

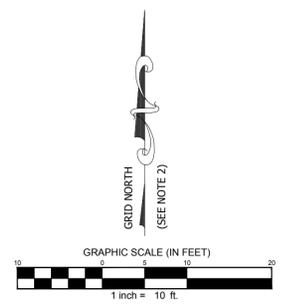
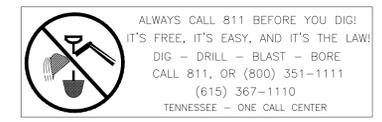
- SURVEYOR'S NOTES**
- This Property is located in the 17th Council District of Davidson County Tennessee.
 - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83 (NAVD88)
 - The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0243H, effective on 4-5-2017.
 - Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
 - A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
 - No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
 - This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
 - Property is currently Zoned R8. Setbacks per current zoning, verify with Metro Codes Administration.
Front Building Setback = Contextual Average = 29.4' Minimum
Rear Building Setback = 20' Minimum
Side Building Setback = 5' Minimum
 - This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.

- GPS NOTES**
- The (TDOT) Tennessee Geodetic Reference Network was used for this survey
 - GPS locations used for this survey were established using a VRS network consisting of multiple reference stations
 - GPS data was collected with a Spectra Precision 80 receiver.
 - This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
 - The date of this survey is: 3/5/2020.

SURVEYOR'S CERTIFICATE
To: Layton Homes

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information, that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861



- Symbol Legend**
- Symbol Denotes
 - IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE
 - CONCRETE
 - ASPHALT
 - GRAVEL

1711 Hayes Street
Nashville, TN 37203
clintelliotts@survey.com
(615) 490-3236

CLINT ELLIOTT SURVEY

Boundary & Topographic Survey

903 Caruthers Avenue
Nashville, Davidson County, Tennessee 37204

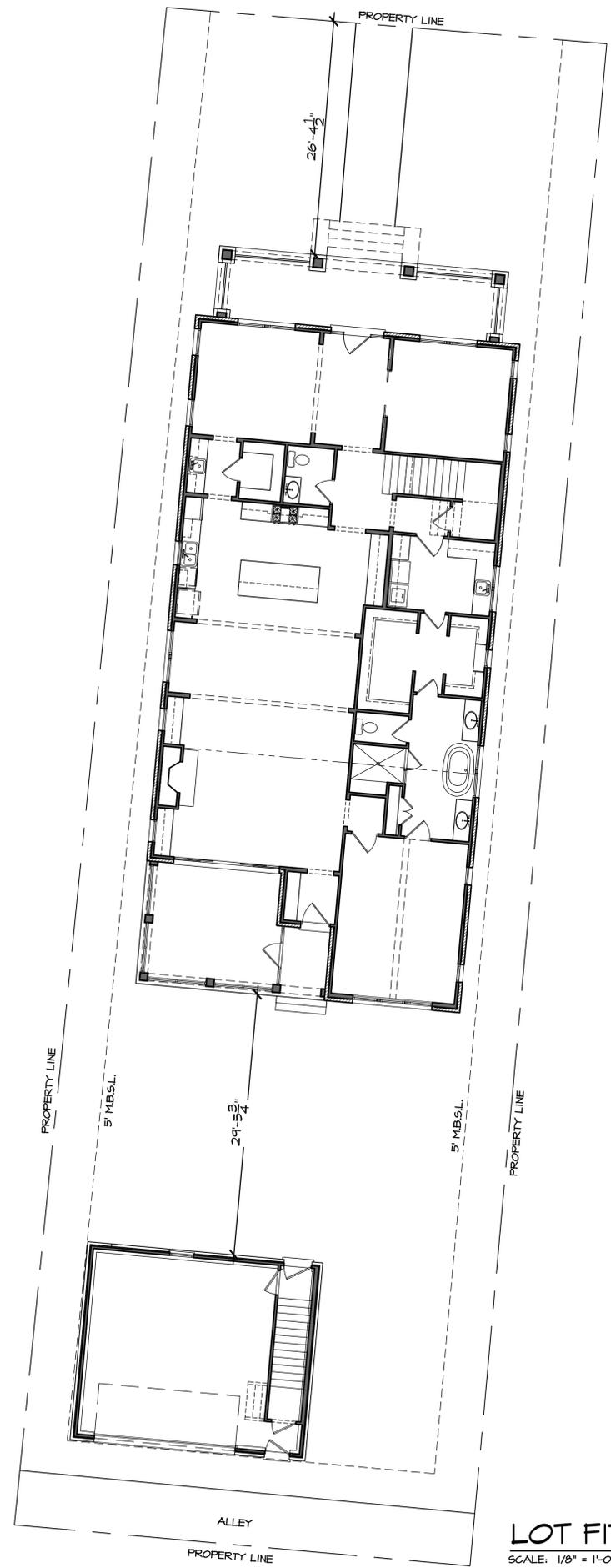
Rev.	Date	Revision Description



Issue Date: 3-11-2020
Project ID: CARUTHERS AVE 903
Drafted By: JG/SS
Field Crew: AK
Checked By: JG

Sheet Title:
Boundary & Topographic Survey

Sheet No.
V-1.00



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

LAYTON HOMES
903 CARUTHERS AVENUE
NASHVILLE, TENNESSEE

Seal:

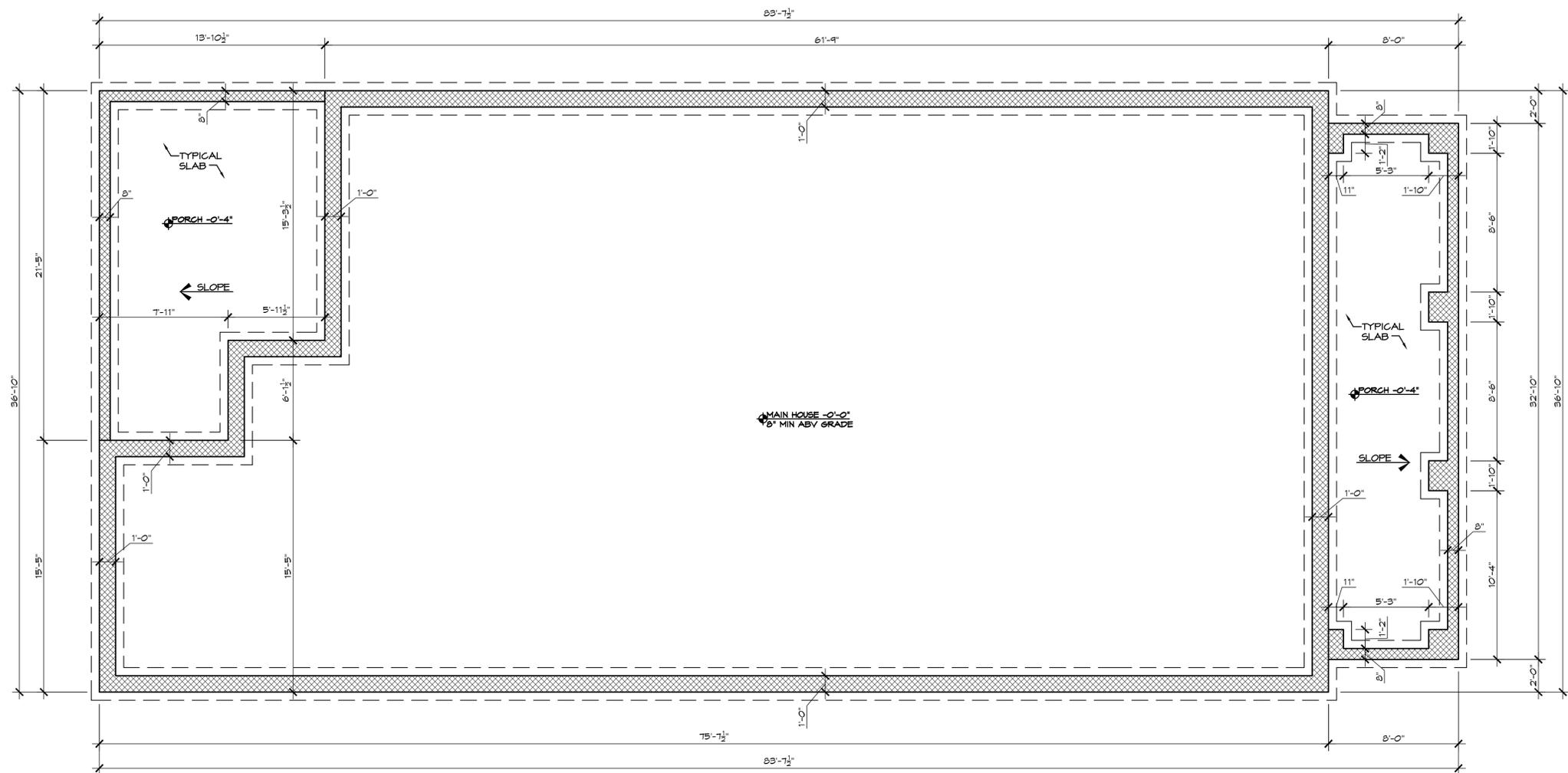
Drawn By: MC

Date: 3.22.2020

Notes:

Drawing Title:
LOT FIT

Sheet No:
S100



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL FOUNDATION NOTES

1. BUILDER TO SIZE ALL BEAMS AND FRAMING MEMBERS OF UPPER LEVEL PRIOR TO CONSTRUCTION.
2. DIMENSIONS ARE TO OUTSIDE FACE OF 12" BLOCK. (TYPICAL 5" OFFSET FROM 12" BLOCK TO OUTSIDE FACE OF STUD ABOVE).
3. BUILDER TO PROVIDE TERMITE TREATMENT UNDER SLABS THAT COMPLY WITH LOCAL BUILDING CODES, STATE AND FEDERAL REQUIREMENTS.
4. ALL FINISH FLOORS SHALL BE FLUSH TO ADJACENT FLOORS UNLESS NOTED OTHERWISE.
5. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. BUILDER SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW ACTUAL SITE CONDITIONS TO DESIGN ALL STRUCTURAL ELEMENTS.
6. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEET OR EXCEED APPLICABLE CODES.
7. IF BLOCK COURSES EXCEED 6 BLOCKS IN HEIGHT, BUILDER TO VERIFY WITH LICENSED STRUCTURAL ENGINEER FOR ADDED REINFORCING.
8. BUILDER SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION.
9. BUILDER SHALL NOTIFY THE DESIGNER OR LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.

LAYTON HOMES
903 CARUTHERS AVENUE
NASHVILLE, TENNESSEE

Seal:

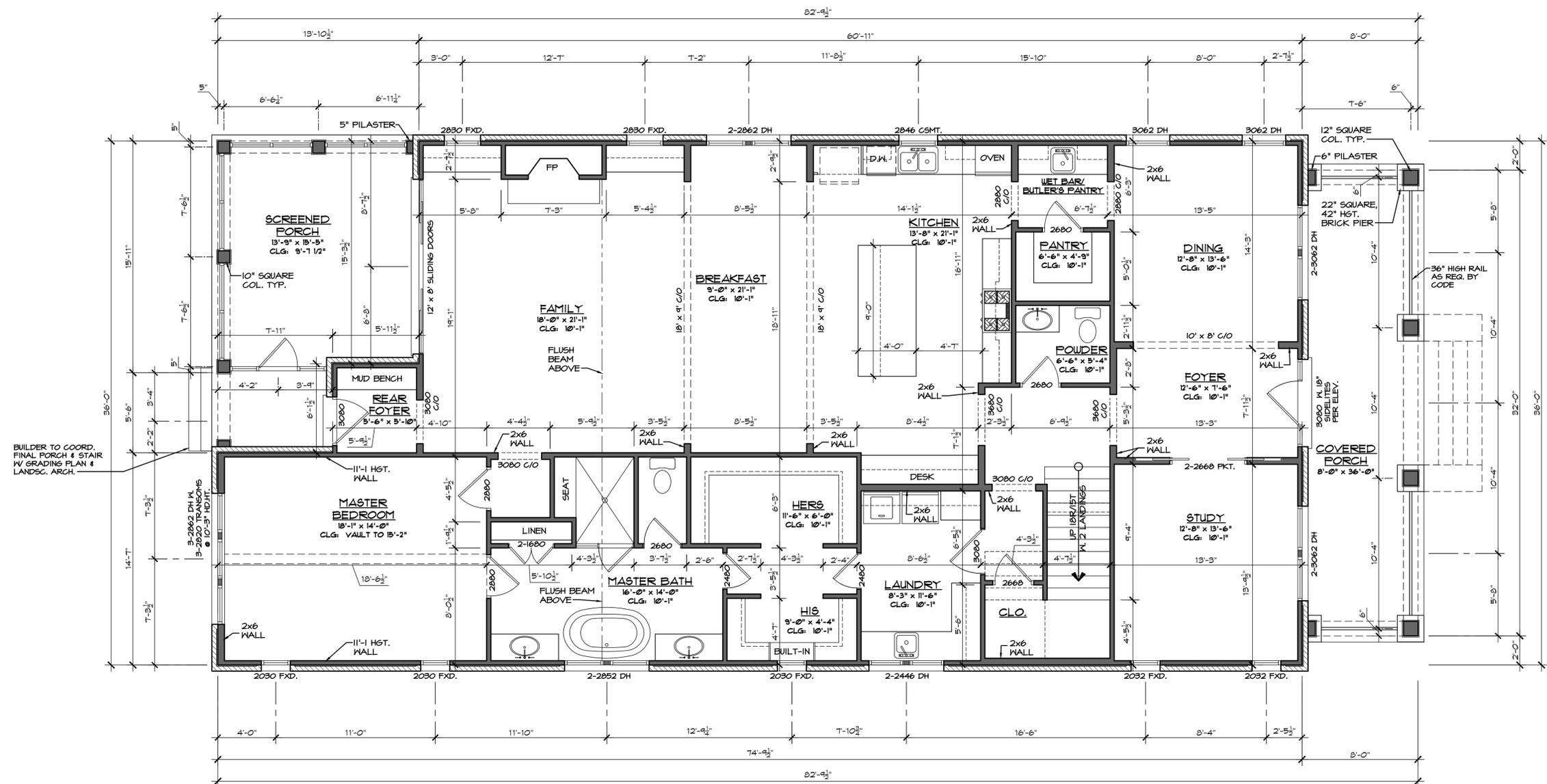
Drawn By: MC

Date: 3.22.2020

Notes:

Drawing Title:
FOUNDATION PLAN

Sheet No:
A100



- NOTES:
1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 2. ALL FRAMING WALLS ARE 2X4 STUDS (3 1/2" WIDE) UNLESS NOTED OTHERWISE.
 3. ALL ANGLES ARE 45° UNLESS NOTED OTHERWISE.
 4. FRAME ALL DOOR & CASED OPENING HEADER HEIGHTS AT 8'-0" UNLESS NOTED OTHERWISE. (VERIFY EXACT HEIGHT)
 5. 2X4 AT 16" O.C. IN ONE STORY EXT WALLS. 2X6 AT 16" O.C. IN TWO STORY EXT WALLS. THREE STORY EXT WALLS MUST BE 2X6 AT 16" O.C. IT IS THE RESPONSIBILITY OF THE BUILDER TO COORDINATE ALL SPECIFIC REQUIREMENTS (SPACING, NAILING PATTERNS, ETC.) FOR THIS CONDITION WITH THE LOCAL CODES OFFICIALS PRIOR TO BEGINNING FRAMING ACTIVITIES.
 6. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.

SQUARE FOOTAGE CALCULATION: TO OUTSIDE FACE OF SIDING/BRICK	
FIRST LEVEL HEATED:	2524 SQFT.
SECOND LEVEL HEATED:	1616 SQFT.
TOTAL HEATED AREA:	4140 SQFT.
COVERED PORCHES:	512 SQFT.
TOTAL UNDER ROOF:	4652 SQFT.

FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 10'-1" CEILING HEIGHT UNLESS NOTED OTHERWISE
 8'-1" MAIN LEVEL WINDOW HEAD HEIGHT UNLESS NOTED OTHERWISE

LAYTON HOMES
 903 CARUTHERS AVENUE
 NASHVILLE, TENNESSEE

Seal:

Drawn By: MC

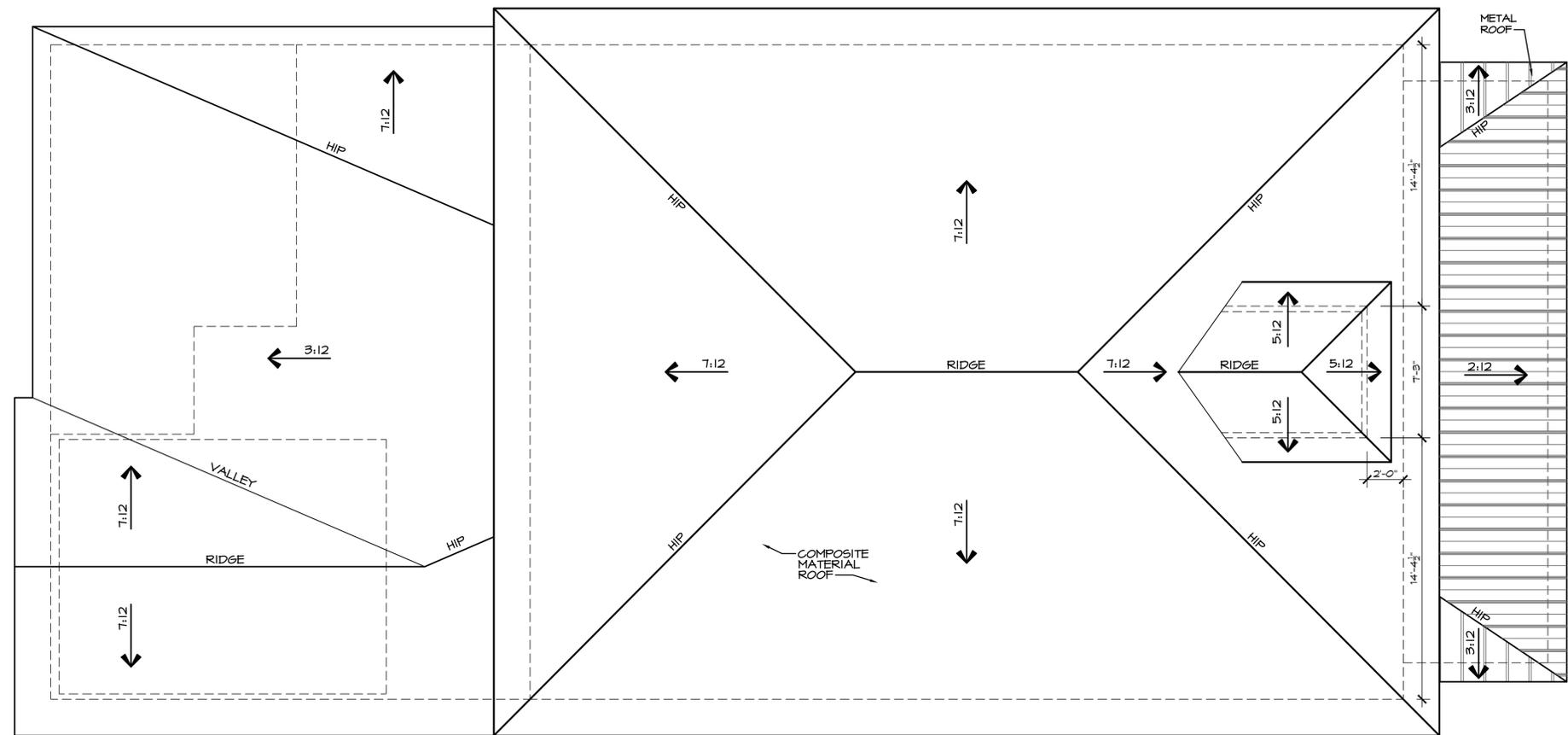
Date: 3.22.2020

Notes:

Drawing Title:
 FIRST LEVEL FLOOR PLAN

Sheet No:

A101



ROOF PLAN
SCALE: 1/4" = 1'-0"

LAYTON HOMES
903 CARUTHERS AVENUE
NASHVILLE, TENNESSEE

Seal:

Drawn By: MC

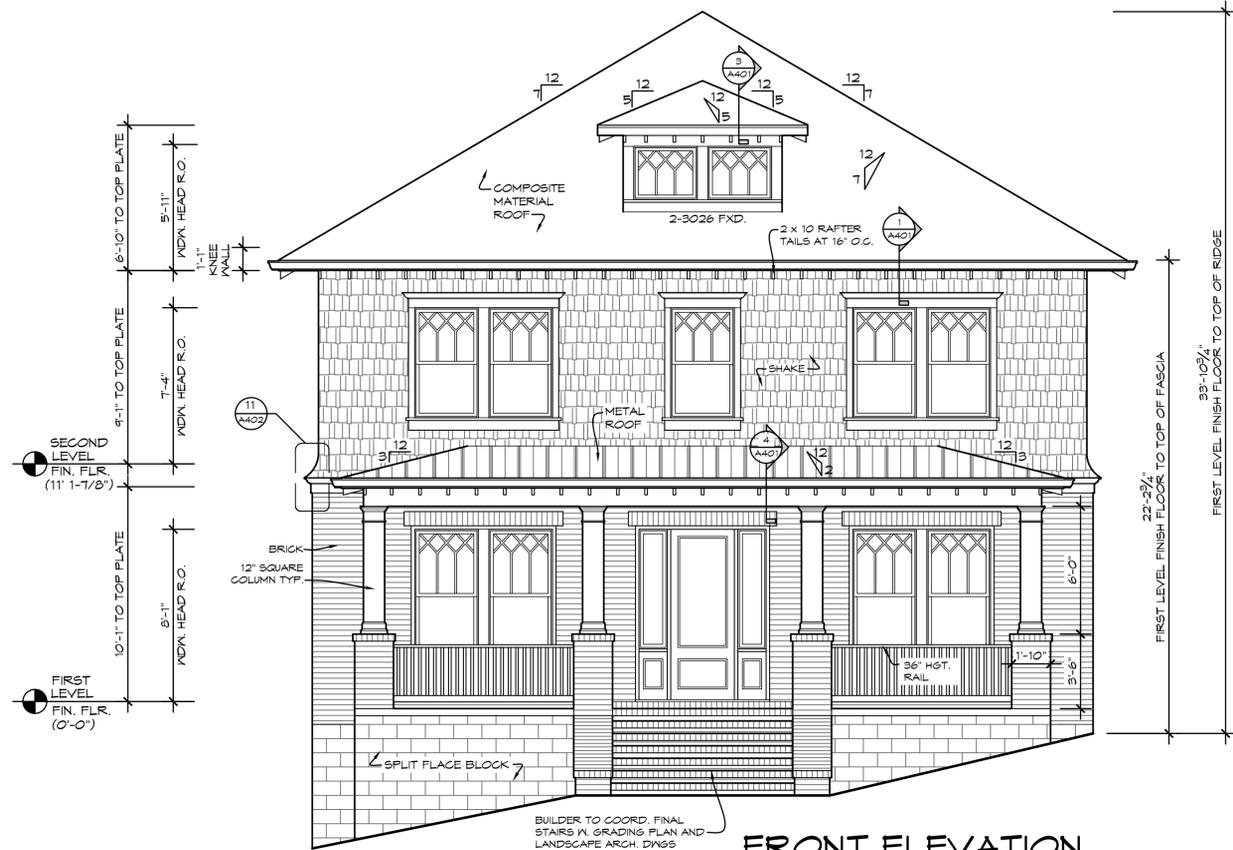
Date: 3.22.2020

Notes:

Drawing Title:
ROOF PLAN

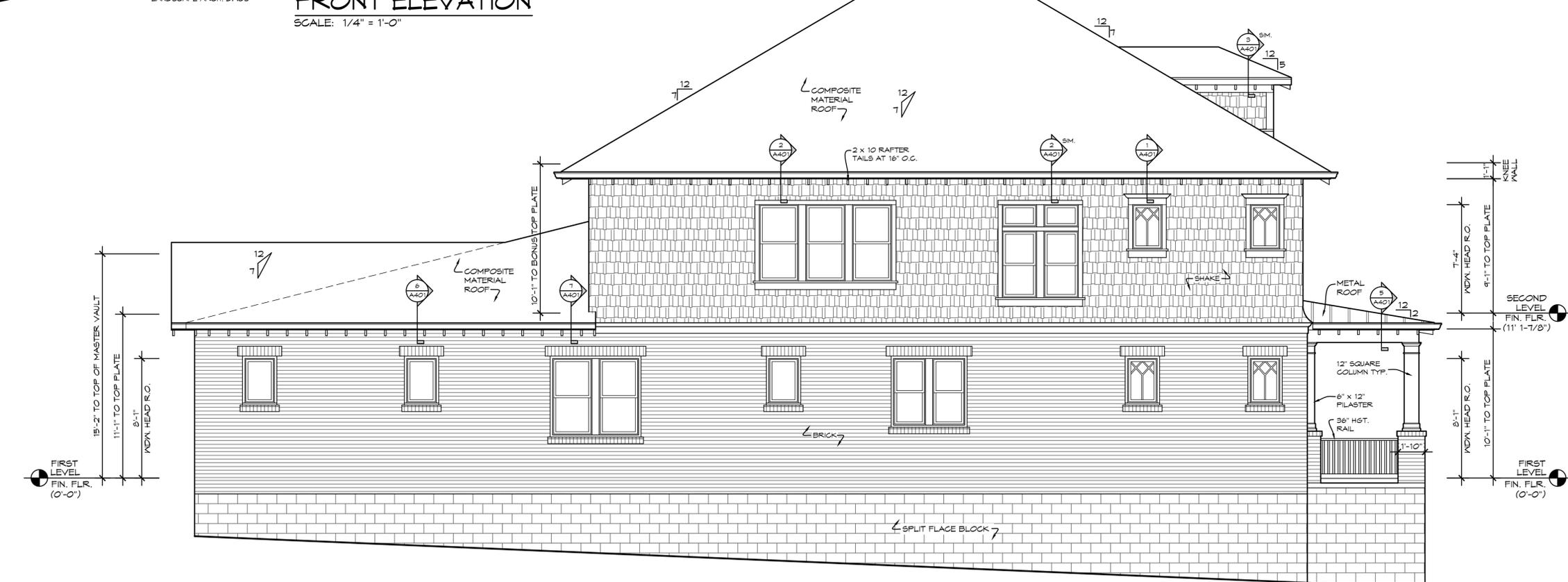
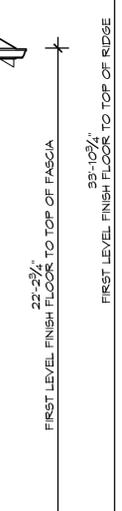
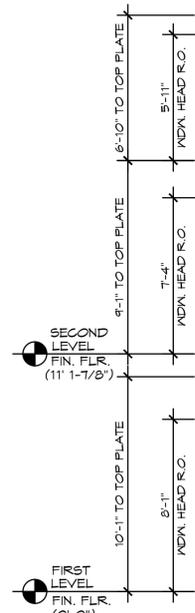
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A103



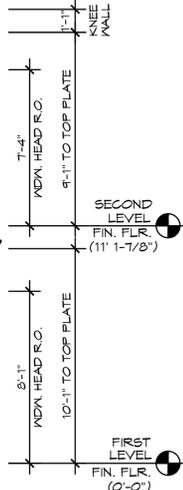
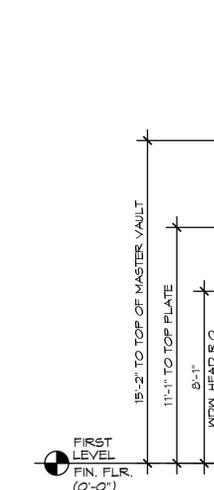
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

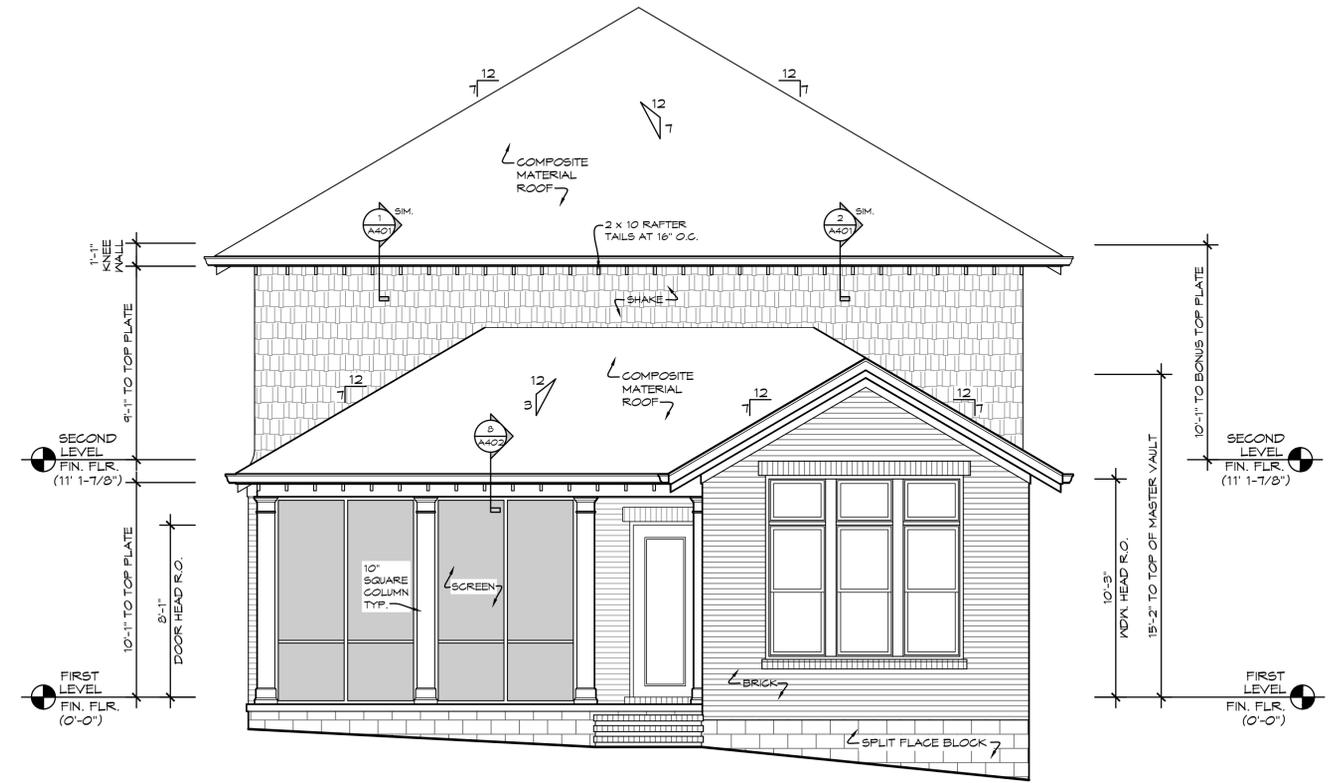


LAYTON HOMES
 903 CARUTHERS AVENUE
 NASHVILLE, TENNESSEE

Seal:
 Drawn By: MC
 Date: 3.22.2020
 Notes:

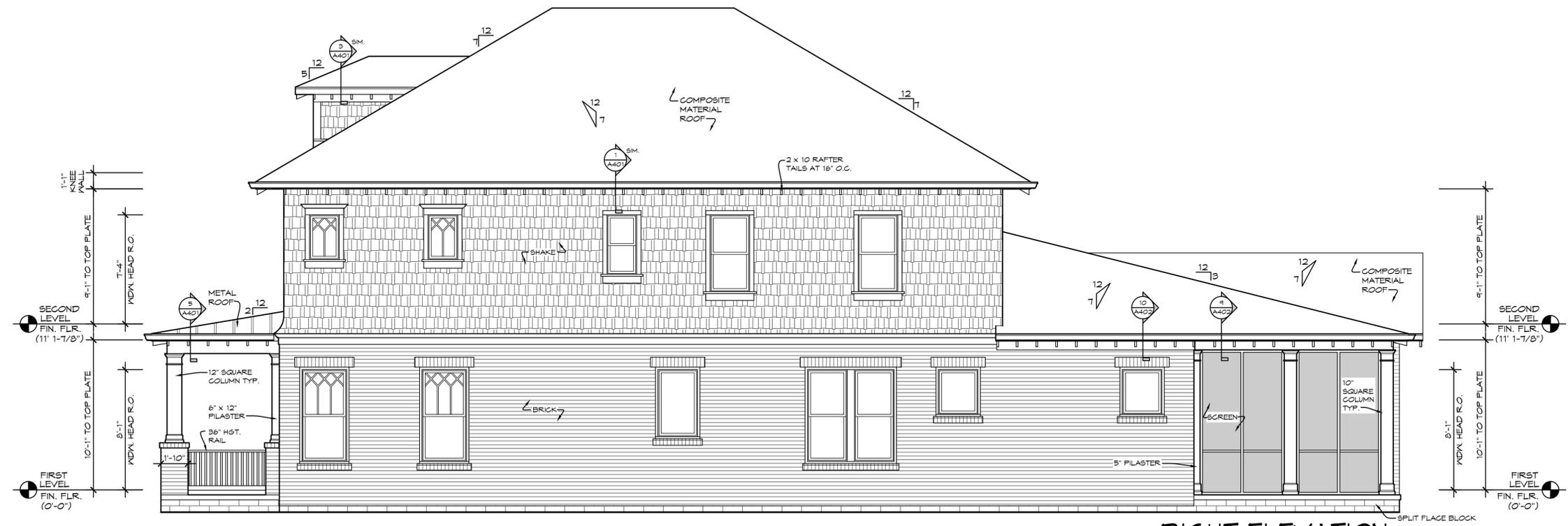
Drawing Title:
 FRONT & LEFT
 ELEVATIONS

Sheet No:
A301



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LAYTON HOMES
 903 CARUTHERS AVENUE
 NASHVILLE, TENNESSEE

Seal:

Drawn By: MC

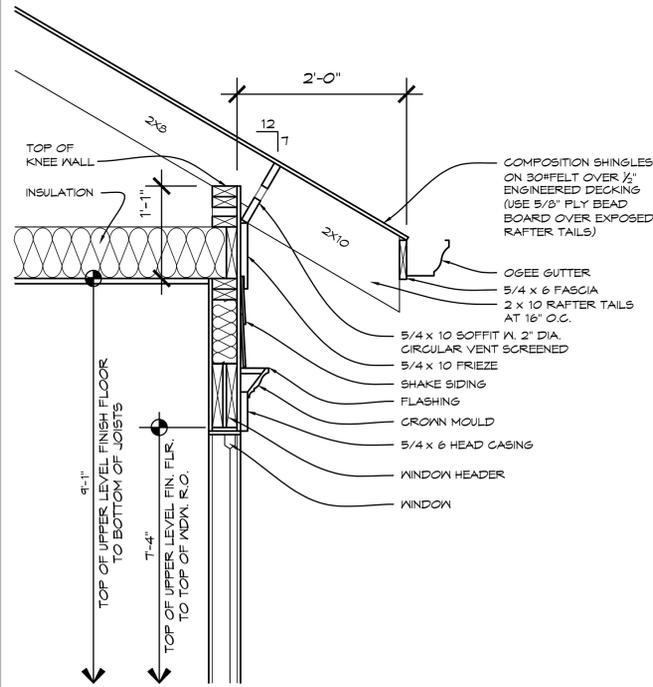
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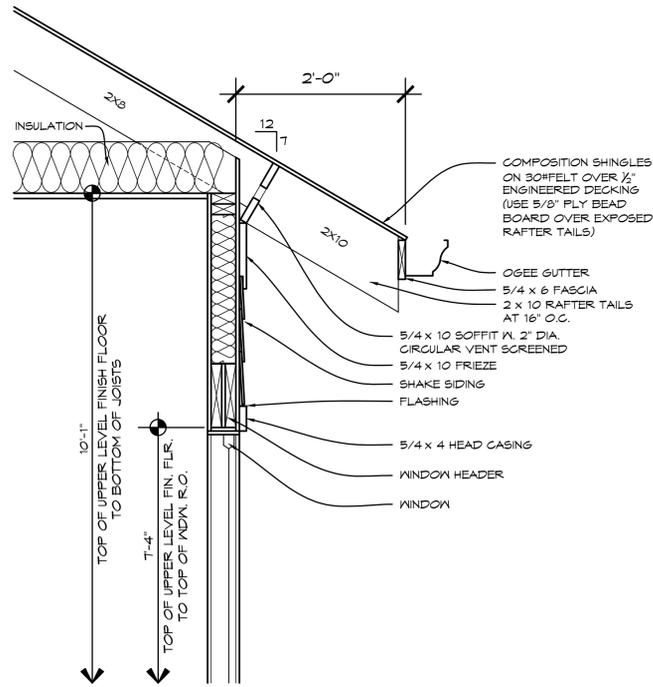
Drawing Title:
 REAR & RIGHT
 ELEVATIONS

Sheet No:

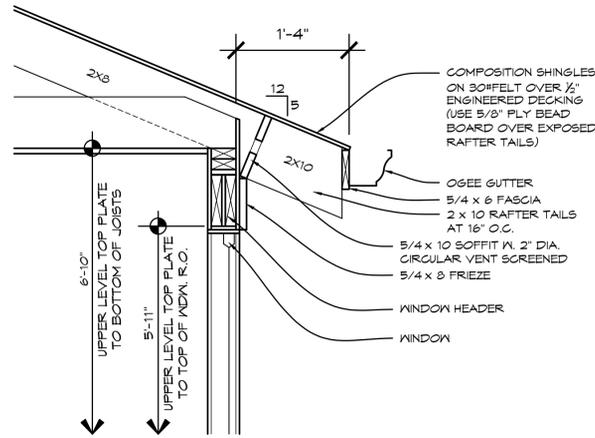
A302



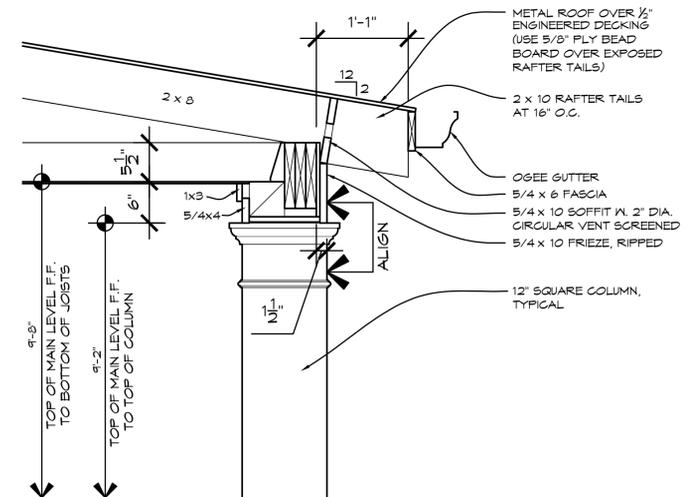
1 CORNICE DETAIL
 SCALE: 1" = 1'-0" AT UPPER LEVEL



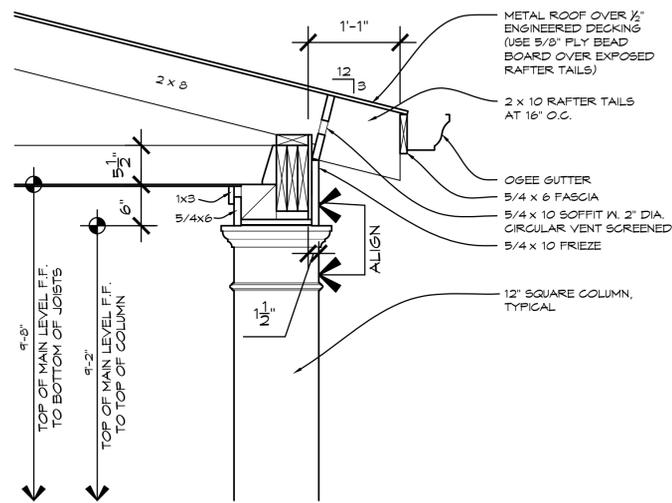
2 CORNICE DETAIL
 SCALE: 1" = 1'-0" AT BONUS/STAIR



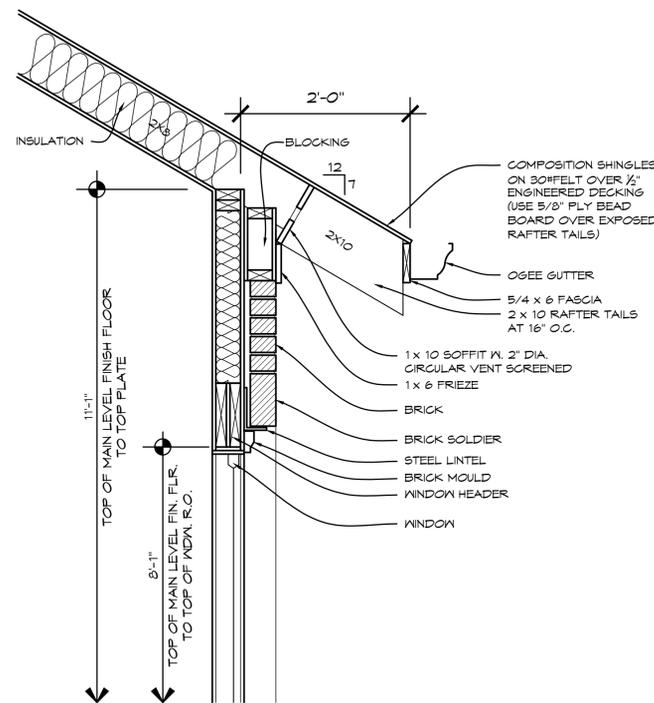
3 CORNICE DETAIL
 SCALE: 1" = 1'-0" AT DORMER



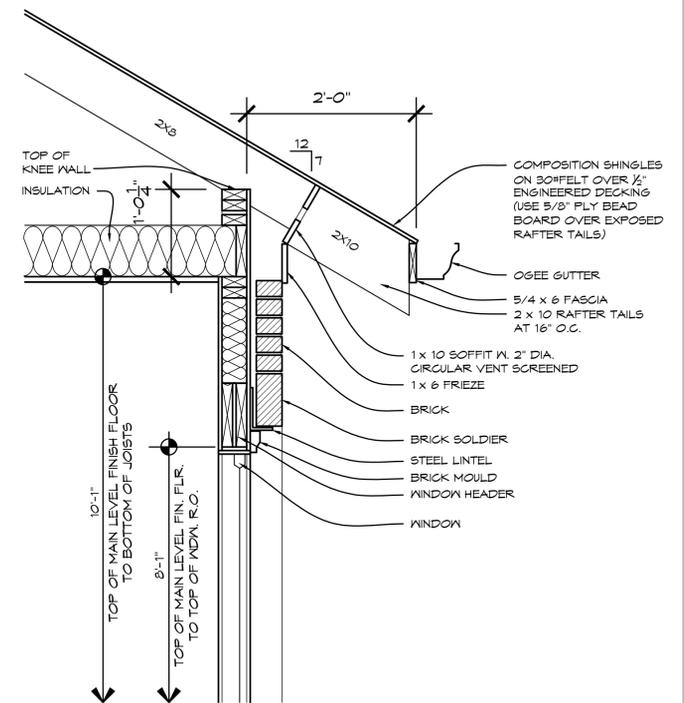
4 PORCH DETAIL
 SCALE: 1" = 1'-0" AT FRONT PORCH



5 PORCH DETAIL
 SCALE: 1" = 1'-0" AT FRONT PORCH



6 CORNICE DETAIL
 SCALE: 1" = 1'-0" AT MASTER BEDROOM



7 CORNICE DETAIL
 SCALE: 1" = 1'-0" AT MASTER BATH

Seal:

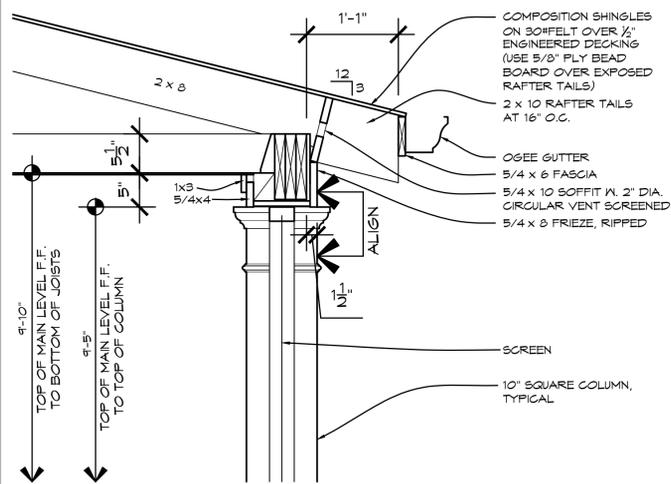
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Date: 3.22.2020

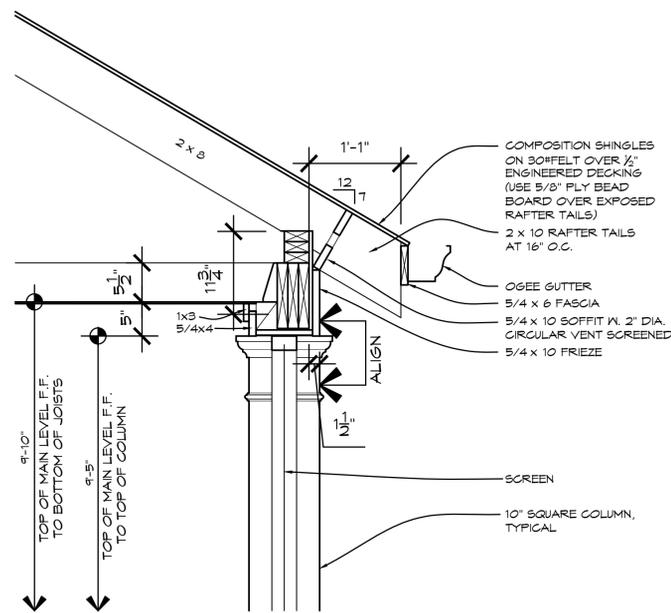
Notes:

Drawing Title:
 SECTION DETAILS

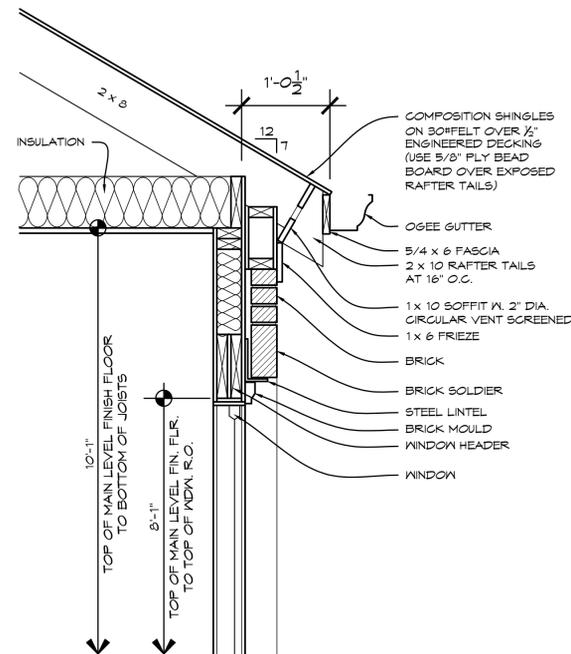
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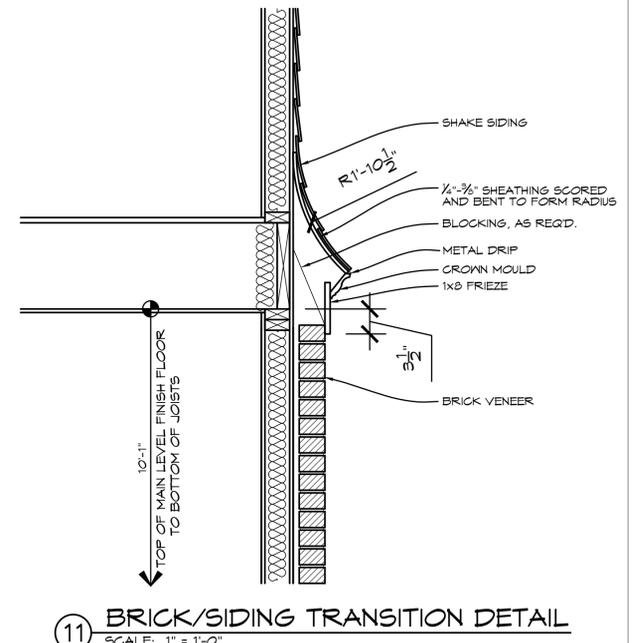
8 PORCH DETAIL
SCALE: 1" = 1'-0" AT REAR PORCH



9 PORCH DETAIL
SCALE: 1" = 1'-0" AT REAR PORCH



10 CORNICE DETAIL
SCALE: 1" = 1'-0" AT FAMILY



11 BRICK/SIDING TRANSITION DETAIL
SCALE: 1" = 1'-0"

LAYTON HOMES
903 CARUTHERS AVENUE
NASHVILLE, TENNESSEE

Seal:

Drawn By: MC

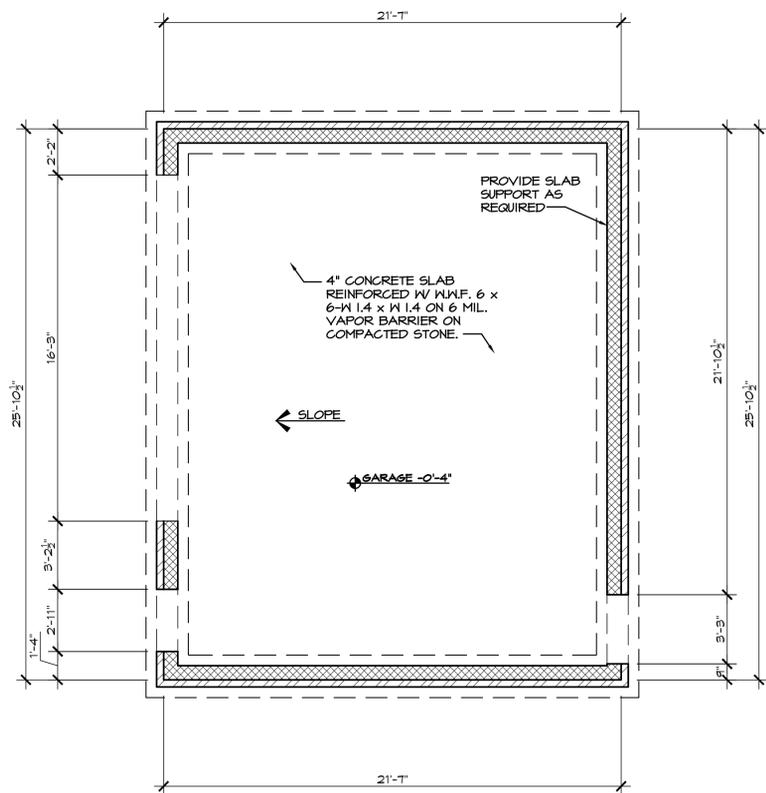
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Notes:

Drawing Title:
SECTION DETAILS

Sheet No:

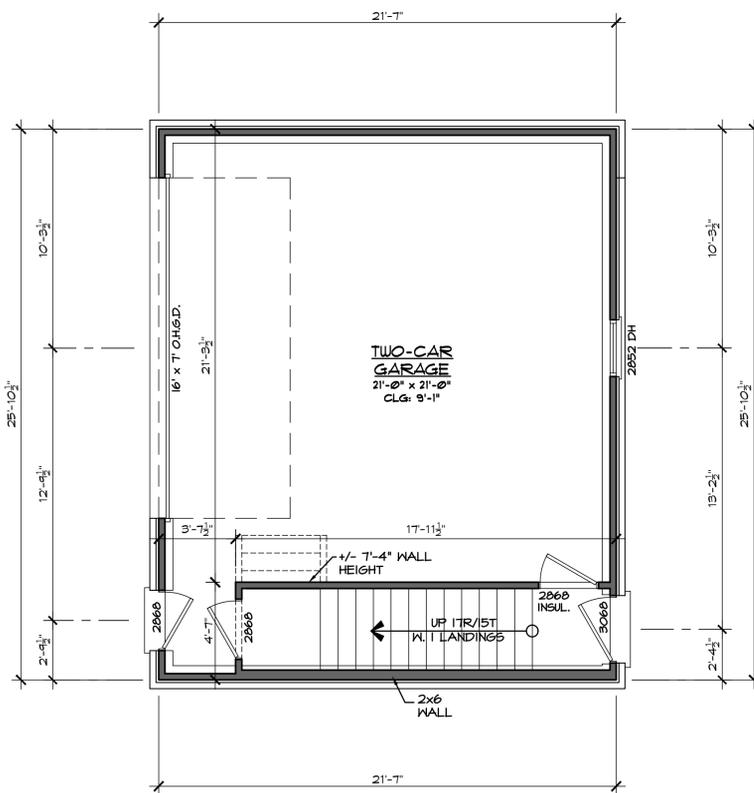
A402



GARAGE FOUNDATION PLAN

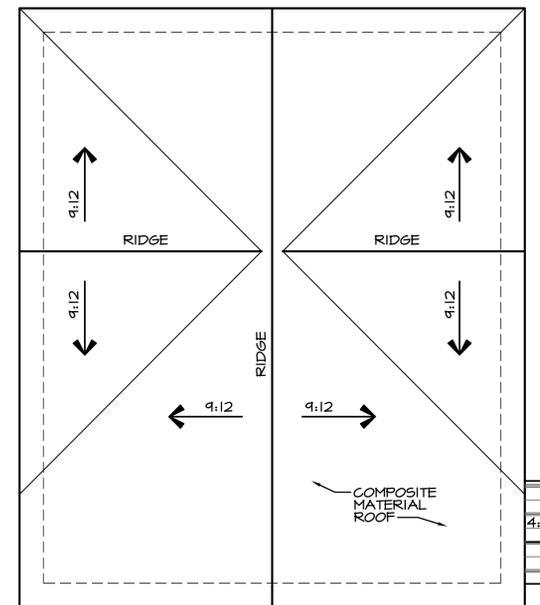
SCALE: 1/4" = 1'-0"
10'-1" CEILING HEIGHT UNLESS NOTED OTHERWISE

SQUARE FOOTAGE CALCULATION:	
TO OUTSIDE FACE OF SIDING/BRICK	
STUDIO HEATED:	600 SQFT.
GARAGE:	406 SQFT.
TOTAL UNDER ROOF:	1006 SQFT.



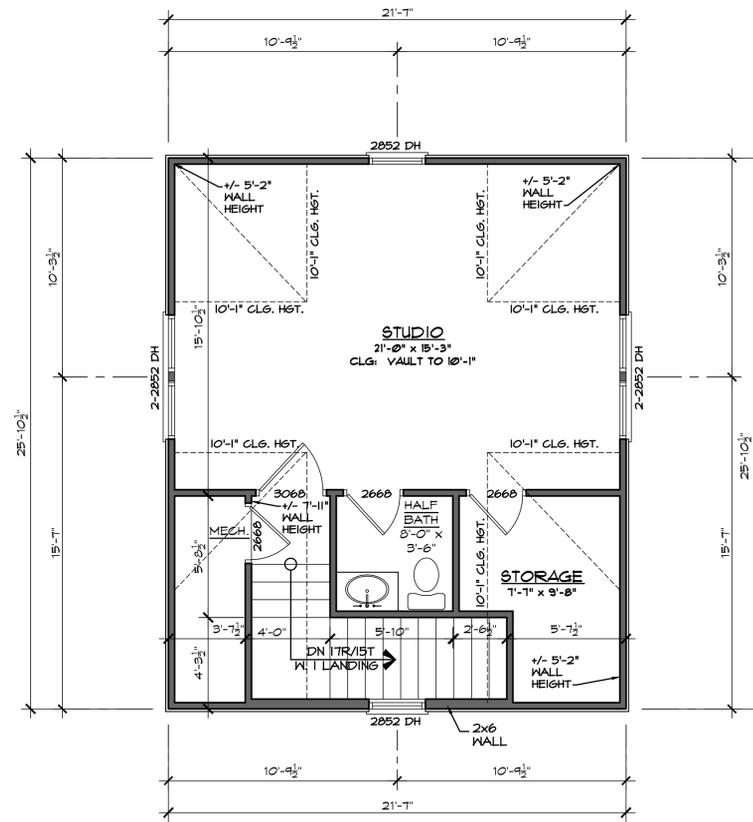
GARAGE MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-1" CEILING HEIGHT UNLESS NOTED OTHERWISE



GARAGE ROOF PLAN

SCALE: 1/4" = 1'-0"



GARAGE UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-1" CEILING HEIGHT UNLESS NOTED OTHERWISE

LAYTON HOMES
903 CARUTHERS AVENUE
NASHVILLE, TENNESSEE

Seal:

Drawn By: MC

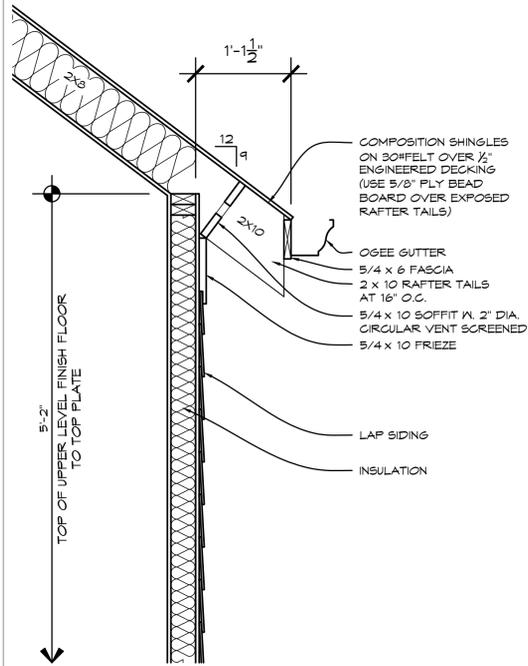
Date: 3.22.2020

Notes:

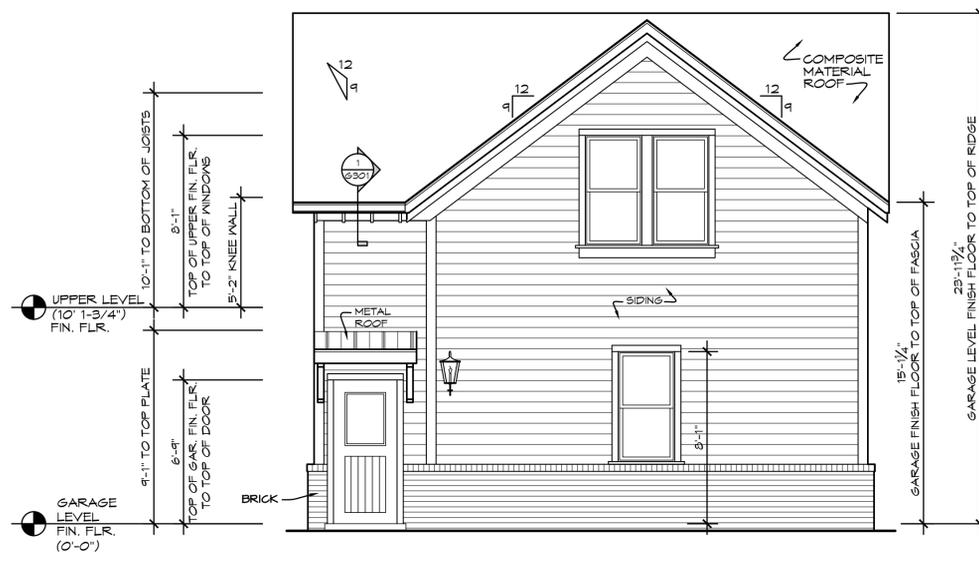
Drawing Title:
GARAGE PLANS

Sheet No:

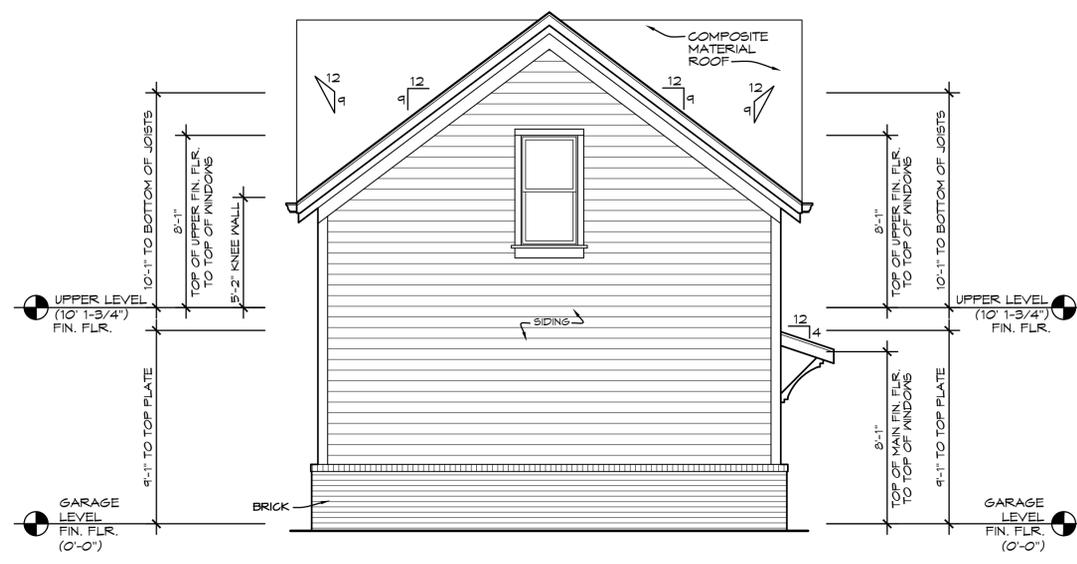
G101



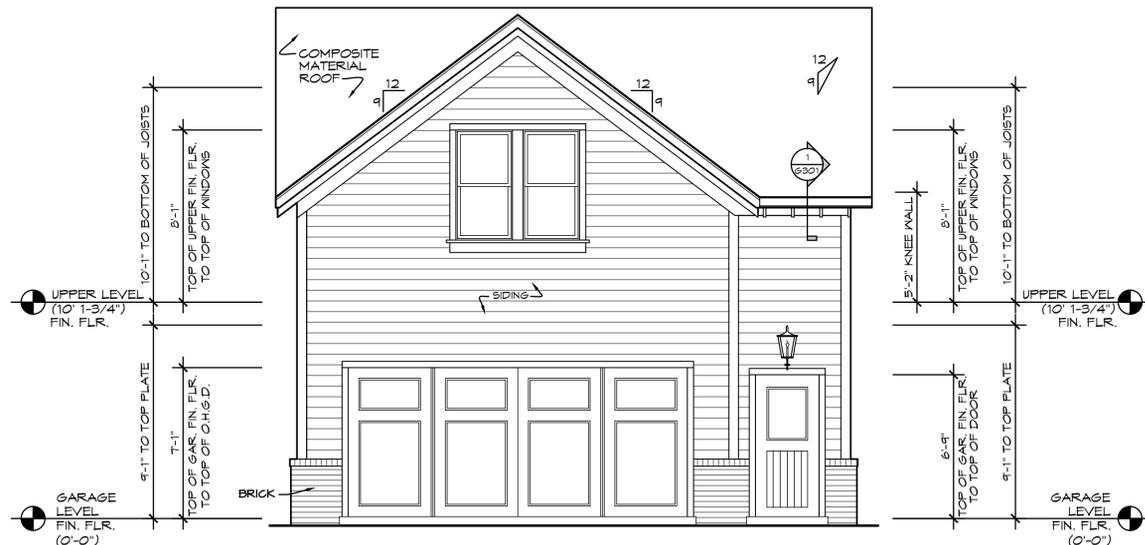
1 CORNICE DETAIL
SCALE: 1" = 1'-0"
AT GARAGE STUDIO



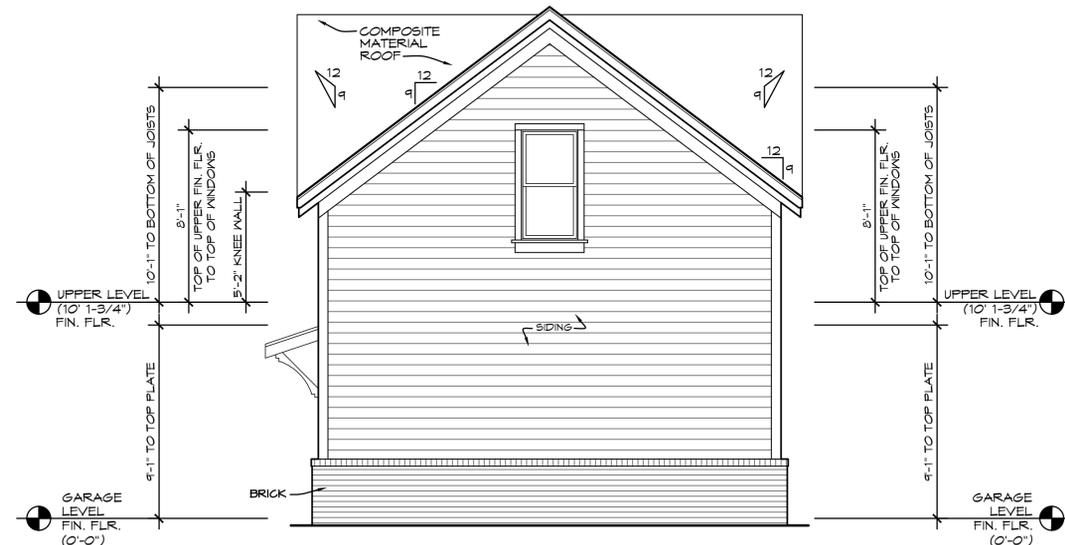
FRONT/COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR/ALLEY ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LAYTON HOMES
903 CARUTHERS AVENUE
NASHVILLE, TENNESSEE

Seal:

Drawn By: MC

Date: 3.22.2020

Notes:

Drawing Title:
GARAGE ELEVATIONS

Sheet No:
G301