

Permit #: 130

Permit Date: 01/23/24

Permit Type: Board of Zoning Appeals

Case Number:

PC Meeting Date:

BZA Meeting Date: b. 3rd Tuesday of February

Assigned Meeting Date: 02/20/2024

Special Meeting Date:

Applicant Is: Architect

Applicant Name: Jason Gabbard

Applicant Address: 231 Public Square - Ste 300

Applicant City, State, ZIP: Franklin TN 37064

Applicant Phone Number: 6155948153

Applicant Email: jason@jgla.design

Description: 1. Requesting a variance to allow approximately 400 sf of new house corner to encroach into the 25 ft. stream buffer. 2. Requesting a variance to work within the 75ft. stream buffer to demolish the existing pool house while leaving its masonry foundation wall and reincorporate the disturbed area into the existing hardscape to remain with new firepit. 3. Requesting a variance to work within the 75ft. stream buffer to plant native vegetation and remove invasive species. 4. Requesting a variance to remove one tree that is greater than 8" DBH from the allowed area of construction.

Project Cost: 0

Square Feet: 400

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 28

#of stories: 2

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone C

Radnor Lake Impact Zone: No

Steep Slope: No

Plat/Subdivison: No

Status: Open

Assigned To: Stephen Snow

Property

| Parcel # | Address | Legal Description | Owner Name | Owner Phone | Zoning |
|-------------|-----------------|---------------------------|-------------------------------------|-------------|--------|
| 13115008300 | 1159 GATEWAY LN | LOT 4 BLK A LEALAND MANOR | BURTON, WILLIAM W. III & MELISSA M. | | |

Fees

| Fee | Description | Notes | Amount |
|--------------------------------|-------------|-------|-----------------|
| Variance/Administrative Appeal | | | \$250.00 |
| Total | | | \$250.00 |

Payments

| Date | Paid By | Description | Payment Type | Accepted By | Amount |
|----------------------------|---------------|---------------------|--------------|--------------|---------------|
| 01/23/2024 | Jason Gabbard | BZA application fee | 3765 | Stephen Snow | \$250.00 |
| Outstanding Balance | | | | | \$0.00 |

Notes

| Date | Note | Created By: |
|------------|--|--------------|
| 01/23/2024 | 1. Applicant will submit electronic drawing and 10 hardsets of plans prior to BZA meeting. | Stephen Snow |

Uploaded Files

| Date | File Name |
|------------|---|
| 01/25/2024 | 18302051-24.01.23_1159 Gateway Lane_BZA Submittal.pdf |

Burton Family
1159 Gateway Lane
Nashville, Tennessee 37220
Phone: (615) 330-2186
E-mail: melissamburton@yahoo.com

January 23, 2024

To Whom It May Concern:

This letter is written as background with respect to the City of Oak Hill Board of Zoning Appeals Submission for 1159 Gateway Lane.

We have lived in Oak Hill at 1159 Gateway Lane since September 2020. We have three children, who are 14, 9, and 6 years old. Walt and I are Middle Tennessee natives and have wanted to live in Oak Hill since we moved back to Nashville in 2012. We bought our home on Gateway Lane because of the beautiful neighborhood, the wooded lot, and the creek along the side of our lot. Our entire family has loved playing in the yard and the creek. Walt and I get so much joy seeing our kids and their friends or cousins playing in the yard instead of inside watching tv or playing video games. We have a new family tradition of an Easter Egg Hunt in our front yard that the kids now look forward to every year with relatives.

We chose Oak Hill because of the convenience to many places that are important to us but also because of the stunning setting. We respect the natural beauty of the neighborhood, including the trees and the creek on our lot. We are outdoorsy people. Our sons are heavily involved in Cub and Boy Scouts. We share Oak Hill's interest in protecting its natural beauty.

Our family is involved in many activities, groups, and organizations in and around Oak Hill. Our youngest two children are in 3rd grade and kindergarten at Oak Hill School. Our oldest attended Oak Hill School from 2014 until he graduated from 6th grade in 2022. We anticipate having at least one child at Oak Hill School until 2030. We have also attended First Presbyterian Church since 2012, and Melissa serves as a deacon there. All of our kids play or have played soccer in the church's league, and we have both coached soccer teams there. Melissa is involved with both the Garden Club and the Prayer Group in our neighborhood. We are involved and interested citizens of Oak Hill. **We want to keep Oak Hill scenic, natural, and beautiful, and we want to improve our lot in a way that our friends and neighbors in Oak Hill can be proud of.**

We also want to see the most beautiful lots in the City, including ours, put to their highest and best use. We firmly believe that our proposal will improve the lot and neighborhood. We are eliminating many existing variances as outlined in our submittal that are much more substantial than the minor variances we are now requesting. It is in our best interest and the City's for us to improve the lot and the neighborhood in the ways in which we have proposed. We have assembled an extremely accomplished team of the best and brightest professionals in Nashville to help us achieve the best results possible. This is not just an investment for us. This is our family home, which we intend to live in for a very long time.

We greatly appreciate your consideration of our requested approvals. We have invested substantially in our Gateway lot because of its relatively rare beauty and unique features, even within Oak Hill. However, the creek, the narrowness of the lot, and the new floodway restrictions have created some hardships that are making it difficult to essentially replace the existing house with a new house of the same size. Even removing current secondary structures on our property is requiring approvals from additional agencies. Granting our requested approvals would allow us to overcome these hardships and improve our lot substantially. We are confident that the resulting improvements will add to the Oak Hill community now and in the future.

Sincerely,

Melissa and Walt Burton

Melissa and Walt Burton

Burton Family
1159 Gateway Lane
Nashville, Tennessee 37220
Phone: (615) 330-2186
E-mail: melissamburton@yahoo.com



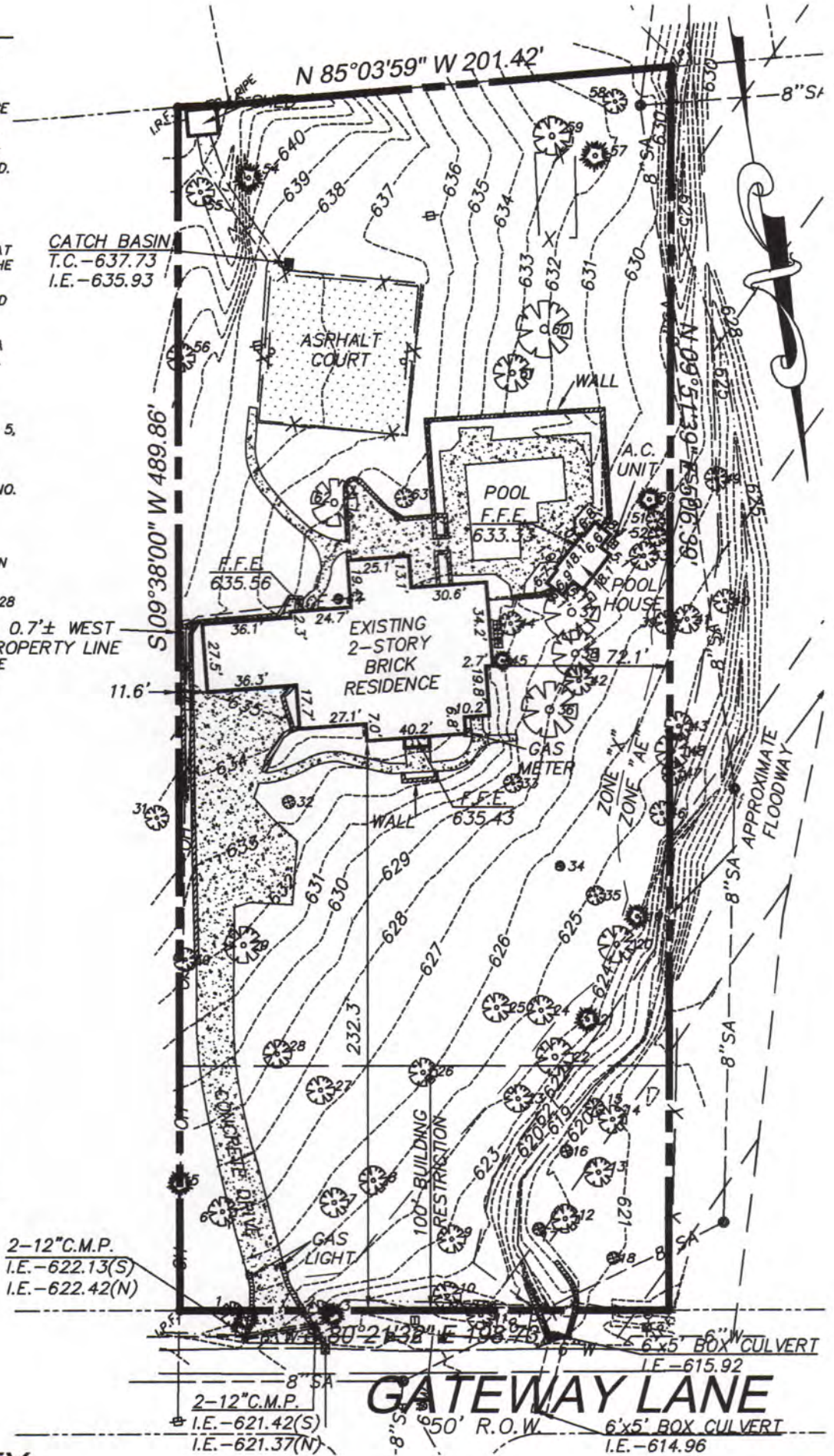
GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DESIGN.
3. THE UNDERSIGNED MAKES NO WARRANTY THAT A BUILDING PERMIT WILL BE ISSUED OR IF THE LOT IS BUILDABLE.
4. THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
5. THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN, ZONE "AE", AS PER N.F.I.P. MAP # 47037C0358H, DATED: APRIL 5, 2017. AREAS NOT AFFECTED, ZONE "X".
6. THIS PROPERTY CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP NO. 131-15 PARCEL NO. 83.
7. DEED REFERENCE: INSTRUMENT NO. 20041213-0147910, R.O.D.C., TN.
8. THIS PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF OAK HILL.
9. TOTAL AREA: 99,421.96 SQUARE FEET OR 2.28 ACRES

NOTE: CASE # 05-6 VARIANCE FOR GARAGE SIDE SETBACK.

TREE TABLE

| NO. | DIA. | TYPE | NO. | DIA. | TYPE |
|-----|------|-----------|-----|------|-----------|
| 1 | 15" | ELM | 33 | 8" | TREE |
| 2 | 15" | ELM | 34 | 6" | APPLE |
| 3 | 15" | CEDAR | 35 | 12" | HACKBERRY |
| 4 | 15" | CEDAR | 36 | 36" | HACKBERRY |
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| 11 | 18" | HACKBERRY | 43 | 18" | WALNUT |
| 12 | 18" | HACKBERRY | 44 | 15" | ELM |
| 13 | 18" | HACKBERRY | 45 | 12" | MAGNOLIA |
| 14 | 18" | HACKBERRY | 46 | 15" | HACKBERRY |
| 15 | 12" | HACKBERRY | 47 | 15" | HACKBERRY |
| 16 | 8" | REDBUD | 48 | 15" | TREE |
| 17 | 8" | REDBUD | 49 | 15" | HACKBERRY |
| 18 | 8" | WILLOW | 50 | 15" | CEDAR |
| 19 | 15" | CEDAR | 51 | 12" | HACKBERRY |
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| 24 | 18" | HACKBERRY | 56 | 18" | ELM |
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| 31 | 15" | HACKBERRY | 63 | 12" | MAPLE |
| 32 | 8" | MAPLE | 64 | 6" | DOGWOOD |



PROPERTY SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE UNDER THE AUTHORITY OF TCA 62-18-126, AND THE UNADJUSTED CLOSURE IS GREATER THAN 1:10,000.

BY: David P. Brackman
 DAVID P. BRACKMAN R.L.S.# 1684



OWNER: JACK MICHAEL & THERESA McCLOSKEY FRIDAY
PROPERTY LOCATED: 1159 GATEWAY LANE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
PROPERTY: BEING BLOCK "A" ON THE MAP OF
LEALOND MANOR
RECORDED: P.B. 974, PG. 74, R.O.D.C., TN.
SCALE: 1" = 60'
DATE: AUGUST 31, 2020

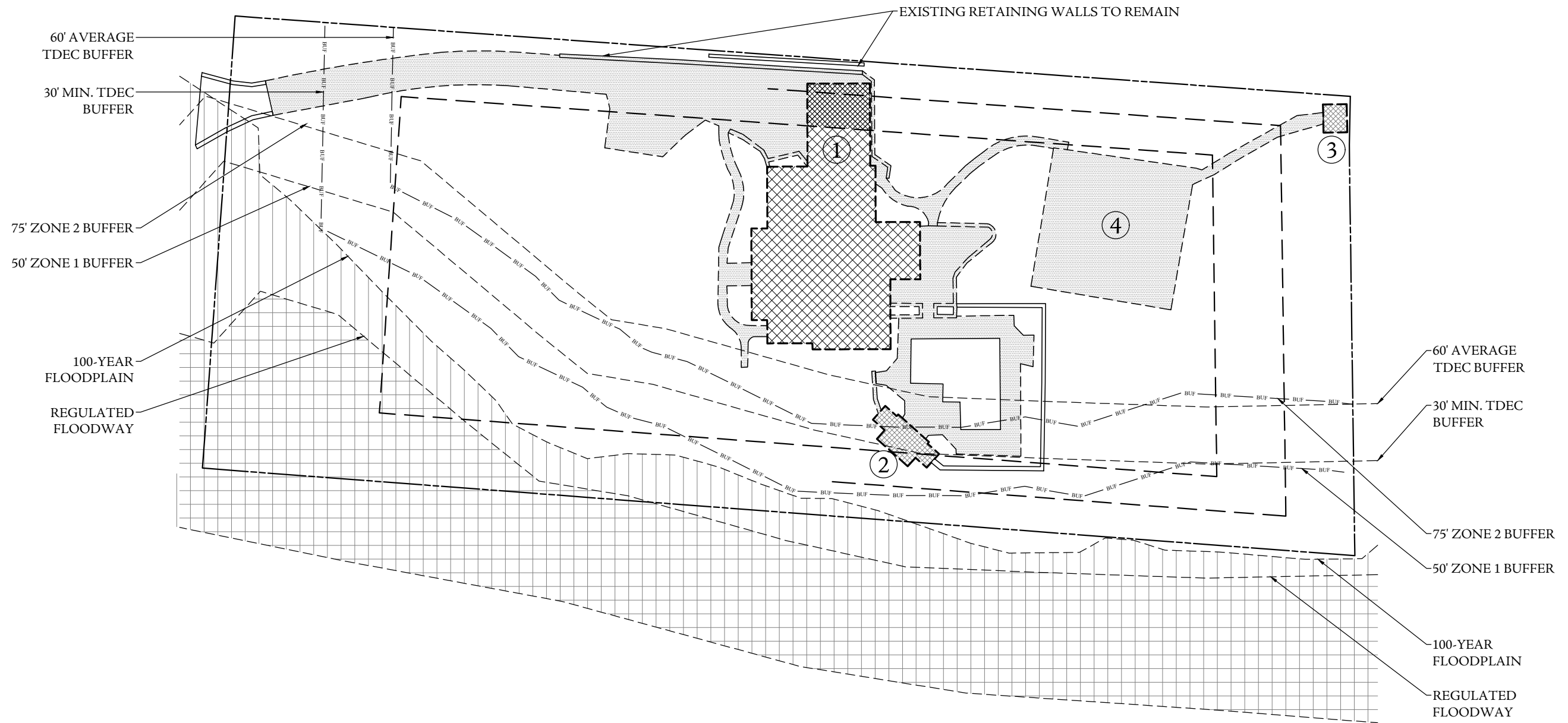
BRACKMAN
 LAND SURVEYING

1707 Gale Ln. PH (615) 476-8107
 Nashville, TN 37212 FAX (615) 298-2605
 Email: dbrack@bellsouth.net

FILE NO. 20056

EXISTING CONDITIONS

1. Remove existing non-conforming house with attached front-loading garage which encroaches into the side yard setback. The existing house sits 9'-6" from the property line.
2. Remove existing non-conforming accessory pool house that sits in the side yard and encroaches into the 30' Average TDEC Buffer and the 75' Zone 2 Stream Buffer.
3. Remove existing non-conforming shed that encroaches into the rear accessory setback. The existing shed sits 1'-0" from the rear property line.
4. Remove existing sport court, drive, and parking hardscapes. Existing impervious surface is non-conforming, exceeding the allowable coverage of 18,000 square feet. Existing impervious surface area is 22,241 square feet. New impervious surface area will be 21,741 square feet.



1. EXISTING SITE PLAN

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 13115008300
 lot 4 Blk A Lealand Manor
 owner
 William & Melissa Burton
 (615) 465-6002
 contractor
 Bryan Contractors, Inc.
 Worcester, Brian
 (615) 633-5792

SD 06.23.22
 DD 08.19.22
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.
 MFL 21107

TITLE

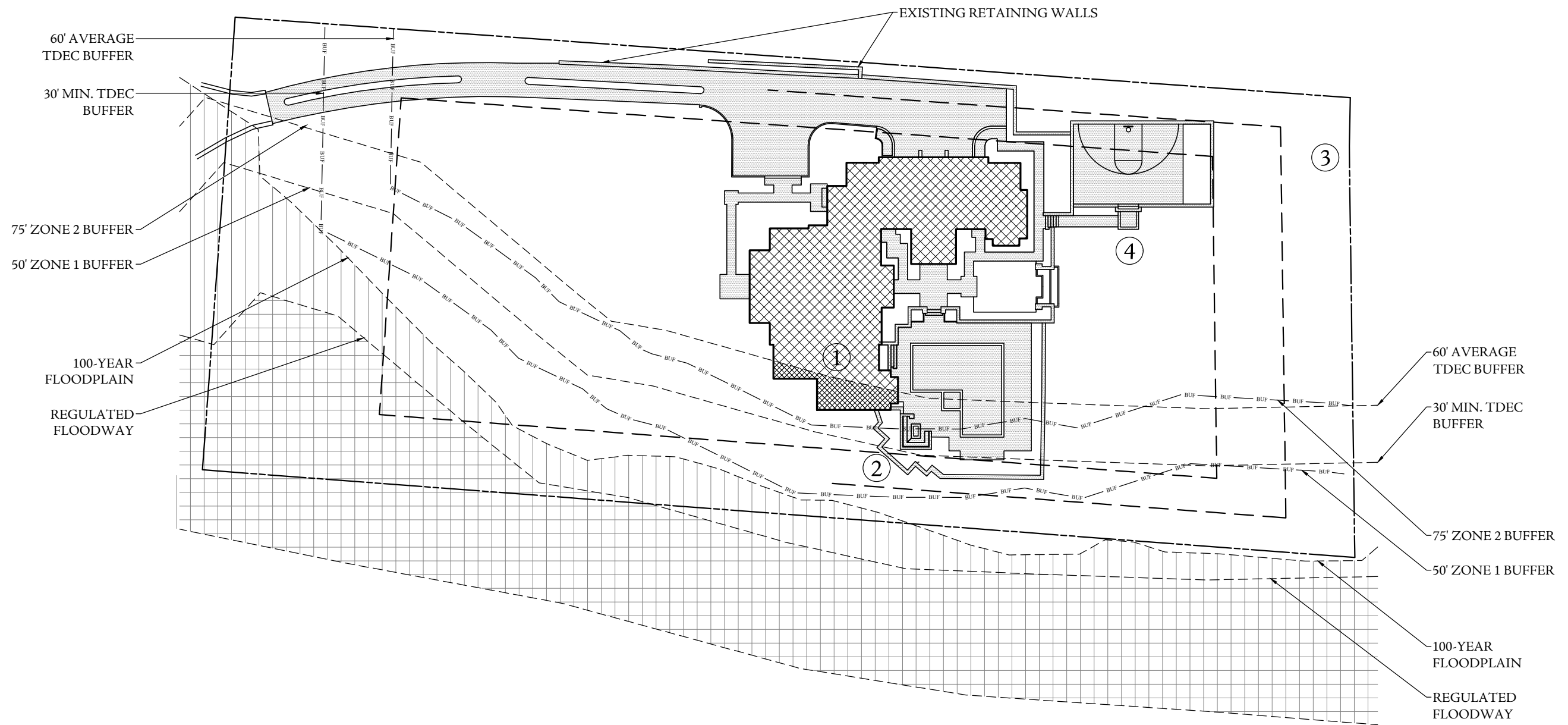
EXISTING SITE PLAN

SHEET NO.

A0.2

NEW CONDITIONS

1. The new house conforms to zoning setbacks and orients the garage to the side instead of the street. The right corner of the new house encroaches into the 60' Average TDEC Buffer. The square footage of the new encroachment is equivalent to the square footage of the existing encroachment.
2. The new house modifies the existing encroaching pool house and adjacent hardscape by removing the pool house. No new structures will be placed in the side yard.
3. No new structures will encroach into the rear yard.
4. The new design will have an impervious surface area of 21,741 square feet, down from 22,241 square feet. The allowable impervious surface area for the site is 18,000 square feet. The new design reduces the non-conforming impervious surface area by 500 square feet which is a 12% reduction of the existing coverage.



1. PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 13115008300
 lot 4 Blk A Lealand Manor
 owner
 William & Melissa Burton
 (615) 465-6002
 contractor
 Bryan Contractors, Inc.
 Worcester Bryan
 (615) 653-5792

SD 06.23.22
 DD 08.19.22
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.
 MJE 21107

TITLE
 PROPOSED SITE PLAN

SHEET NO.

MAXIMUM LOT COVERAGE

EXISTING

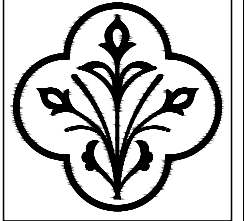
| | |
|-----------|--|
| 7799 sqft | DRIVEWAYS/WALKS |
| 891 sqft | PATIOS/UNCOVERED PORCHES/DECKS |
| 3168 sqft | POOL/SPA/POOL DECKS |
| 4132 sqft | RET WALLS/ MISC HARDSCAPE/ EQUIP PADS/ OTHER |
| 6251 sqft | ROOFED AREA OF ALL BUILDINGS |

PROPOSED

| | |
|-----------|--|
| 8337 sqft | DRIVEWAYS/WALKS |
| 552 sqft | PATIOS/UNCOVERED PORCHES/DECKS |
| 3316 sqft | POOL/SPA/POOL DECKS |
| 2982 sqft | RET WALLS/ MISC HARDSCAPE/ EQUIP PADS/ OTHER |
| 6554 sqft | ROOFED AREA OF ALL BUILDINGS |

TOTAL EXISTING: 22,241 sqft (22.37%)

| | |
|-----------------------------|--------------------------------|
| LOT SIZE: | 99,421 sqft |
| MAX LOT COV. ALLOWED: | 18,000 sqft (30% up to 18,000) |
| TOTAL PROPOSED: | 21,741 sqft |
| NET ADDITIONAL: | reduced 500 sqft |
| TOTAL PROPOSED AS % OF LOT: | 21.8% |



Jason Gabbard
landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064

FOR BZA REVIEW ONLY
NOT FOR CONSTRUCTION

Burton Residence
1159 Gateway Lane
Oak Hill, Tennessee

| | |
|--------------|------------------|
| DATE | JANUARY 23, 2024 |
| SCALE | 1"=40'-0" |
| DRAWN BY | J.G. |
| SHEET NAME | SITE PLAN |
| SHEET NUMBER | |

1.0

TREE #45
12" MAGNOLIA



TREE COVERAGE

EXISTING

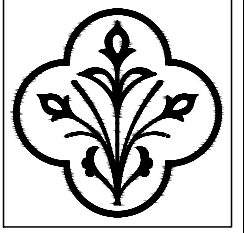
21522 sqft EXISTING CANOPY COVERAGE
21% PERCENT % OF LOT W/TREE COVERAGE
69% MIN. PERCENT % OF CANOPY TO RETAIN

PROPOSED REMOVAL

408 sqft PROPOSED REMOVAL OF TREE COVERAGE
1.8% PERCENT % OF PROPOSED TREE REMOVAL
98.2% PERCENT % OF CANOPY PROPOSED TO RETAIN

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Jason Gabbard
landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064

FOR BZA REVIEW ONLY
NOT FOR CONSTRUCTION

Burton Residence
1159 Gateway Lane
Oak Hill, Tennessee

DATE: JANUARY 24, 2024
SCALE: 1"=40'-0"
DRAWN BY: J.G.
SHEET NAME: TREE REMOVAL
SHEET NUMBER:

2.0

INVASIVE SPECIES EXAMPLE IMAGES



CHINESE PRIVET---LIGUSTRUM



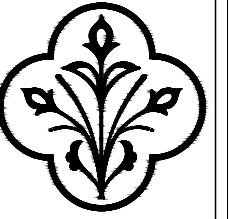
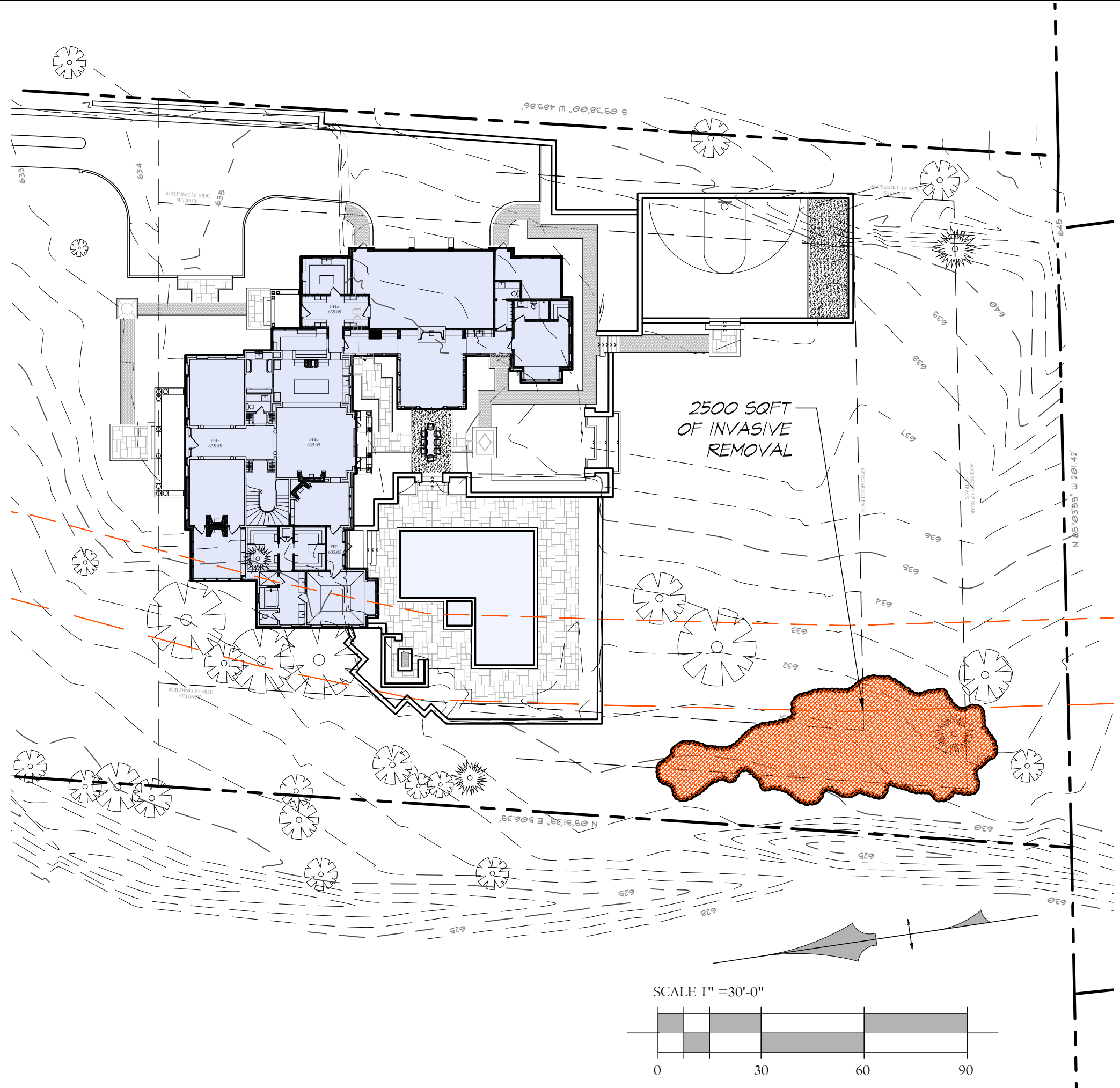
ROSA MULTIFLORA



HONEYSUCKLE---LONICERA JAPONICA



ELEAGNUS



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landscape architect
231 PUBLIC SQ.
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FRANKLIN, TN 37064

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Oak Hill, Tennessee

| | |
|--------------|-----------------------|
| DATE | 1/24/2024 |
| SCALE | 1"=30'-0" |
| DRAWN BY | J.G. |
| SHEET NAME | INVASIVE REMOVAL PLAN |
| SHEET NUMBER | |

3.0



CINNAMON FERN



ROYAL FERN



AUTUMN FERN



VIRGINIA SWEETSPIRE



LITTLE BLUESTEM



NORTHWIND PANICUM



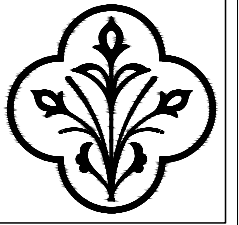
PURPLE CONEFLOWER



WINTERBERRY



RUDBECKIA



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Burton Residence
1159 Gateway Lane
Oak Hill, Tennessee

DATE 1/24/2024

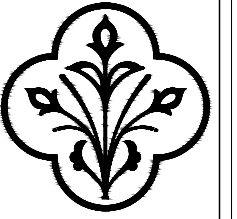
SCALE NOT TO SCALE

DRAWN BY J.G.

SHEET NAME PLANT IMAGES

SHEET NUMBER

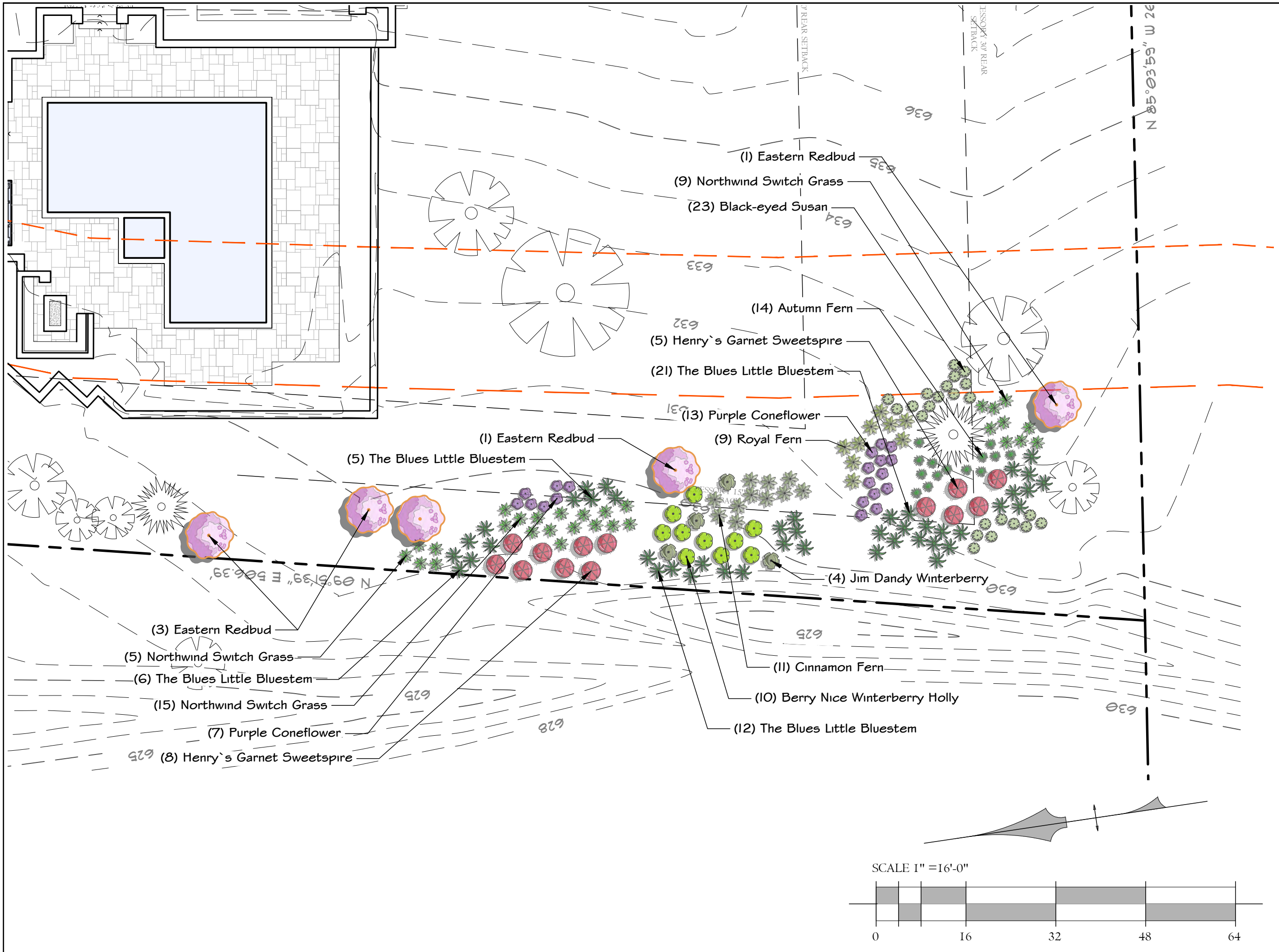
4.0



Jason Gabbard
 landscape architect
 231 PUBLIC SQ.
 SUITE 300
 FRANKLIN, TN 37064

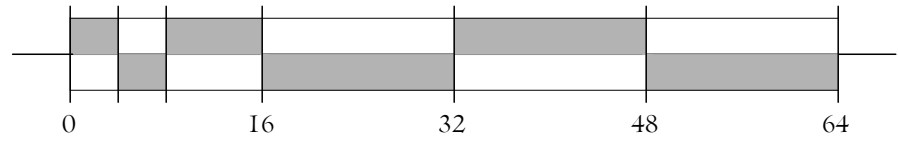
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Burton Residence
 1159 Gateway Lane
 Oak Hill, Tennessee



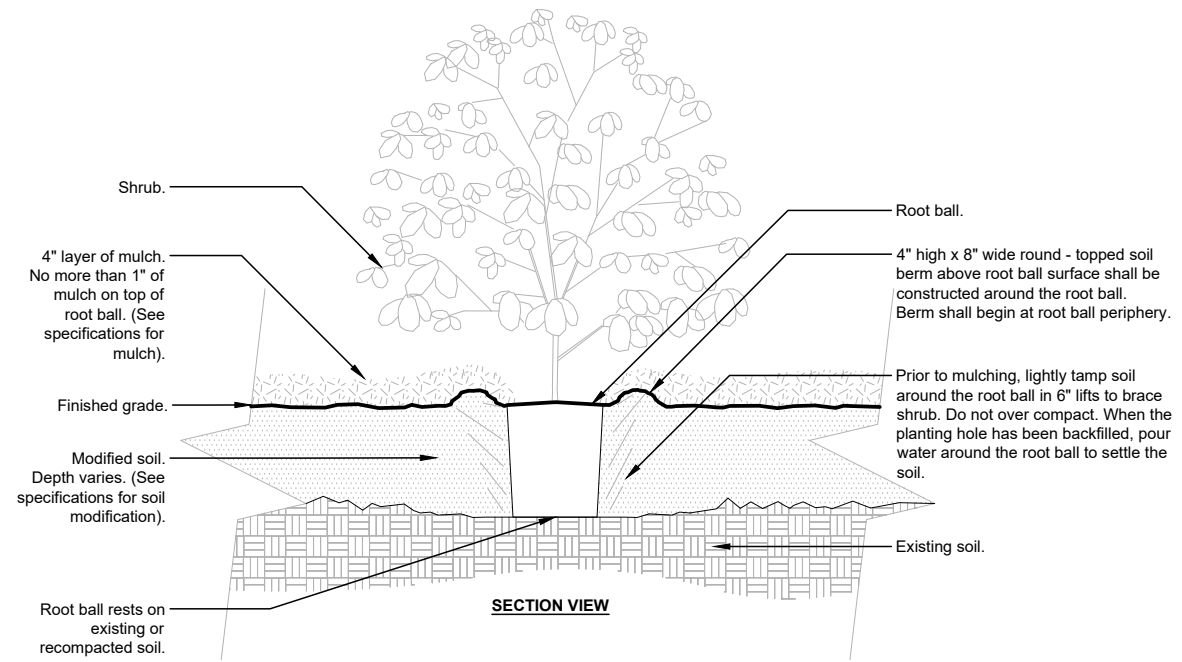
| | |
|--------------|---------------|
| DATE | 1/24/2024 |
| SCALE | 1"=16'-0" |
| DRAWN BY | J.G. |
| SHEET NAME | PLANTING PLAN |
| SHEET NUMBER | 5.0 |

SCALE 1" = 16'-0"



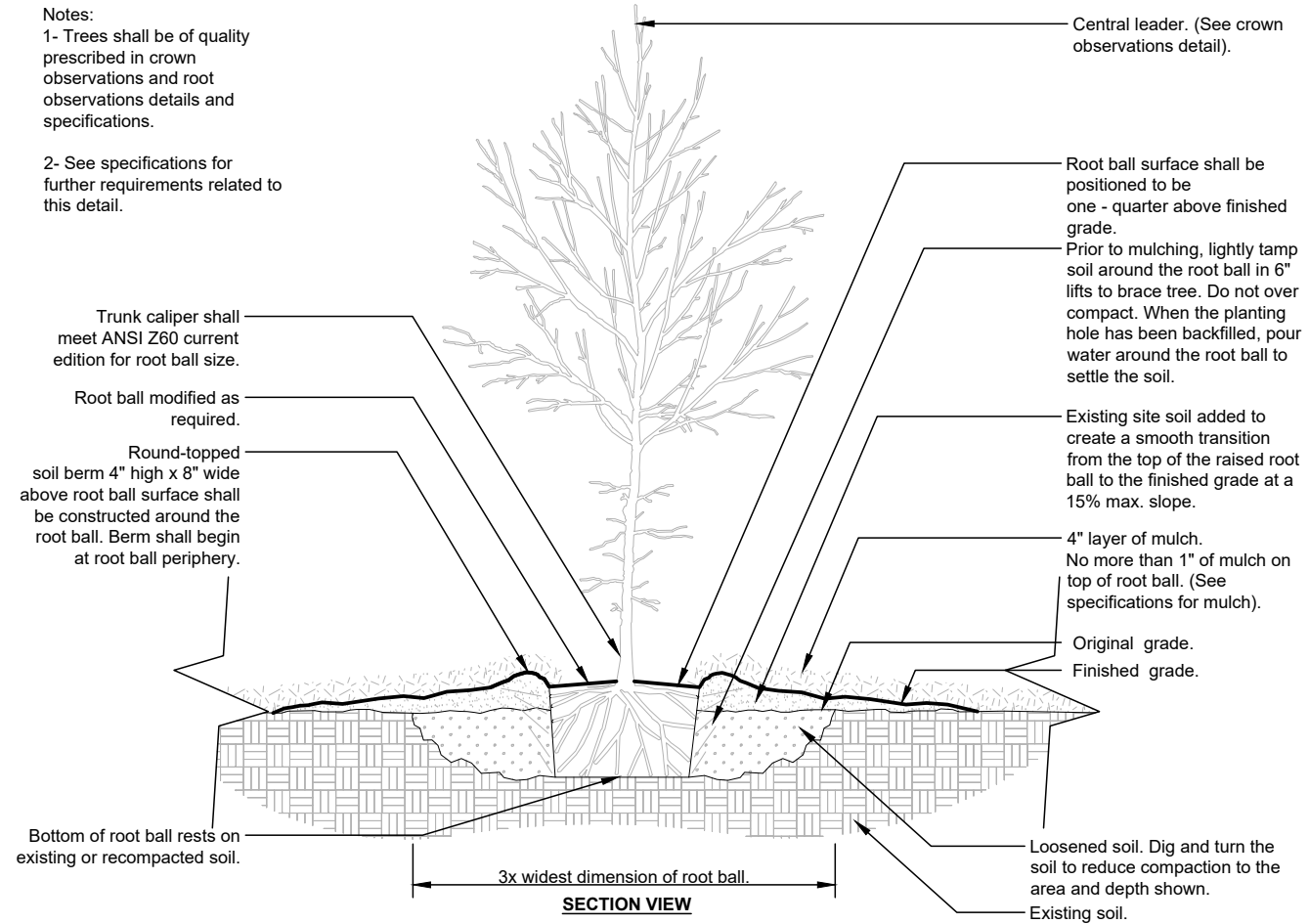
PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | QTY | REMARKS |
|---|---|------------------------------|---------|-----------|-----|-------------------------------|
| TREES | | | | | | |
|  | Cercis canadensis | Eastern Redbud | 2" Cal. | B&B | 5 | |
| SHRUBS | | | | | | |
|  | Dryopteris erythrosora 'Brilliance' | Autumn Fern | 1 gal. | Pot | 14 | |
|  | Echinacea purpurea 'Kim's Knee High' | Purple Coneflower | 1 gal. | Pot | 20 | |
|  | Ilex verticillata 'Berry Nice' | Berry Nice Winterberry Holly | 5 gal. | Pot | 10 | |
|  | Ilex verticillata 'Jim Dandy' | Jim Dandy Winterberry | 5 gal. | Pot | 4 | |
|  | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire | 5 gal. | Pot | 13 | Well-branched, dense, matched |
|  | Osmunda regalis | Royal Fern | 1 gal. | Pot | 9 | |
|  | Osmundastrum cinnamomeum | Cinnamon Fern | 1 gal. | Pot | 11 | |
|  | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1 gal. | Pot | 29 | |
|  | Rudbeckia fulgida sultivantii 'Goldsturm' | Black-eyed Susan | 1 gal. | Pot | 23 | |
|  | Schizachyrium scoparium 'The Blues' | The Blues Little Bluestem | 1 gal. | Pot | 44 | |

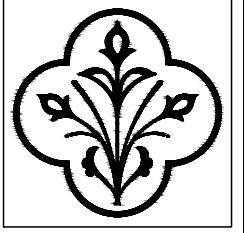


I Shrub Planting Detail
not to scale

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
2- See specifications for further requirements related to this detail.



2 Tree Planting Detail
not to scale



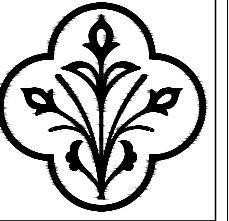
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Oak Hill, Tennessee

| | |
|--------------|--------------|
| DATE | 1/24/2024 |
| SCALE | NOT TO SCALE |
| DRAWN BY | J.G. |
| SHEET NAME | PLANT SPECS |
| SHEET NUMBER | |

6.0



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landscape architect
231 PUBLIC SQ.
SUITE 300
FRANKLIN, TN 37064

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Burton Residence

1159 Gateway Lane
Oak Hill, Tennessee



| | |
|--------------|------------------|
| DATE | JANUARY 24, 2024 |
| SCALE | 1"=40'-0" |
| DRAWN BY | J.G. |
| SHEET NAME | GRADING |
| SHEET NUMBER | |

1.0

NOT FOR CONSTRUCTION

A NEW RESIDENCE

FOR THE

BURTON FAMILY

CONTRACTOR
 BRYAN CONTRACTORS, INC.
 WORCESTER BRYAN
 NASHVILLE, TN

ARCHITECT
 PFEFFER TORODE ARCHITECTURE
 921 B WOODLAND STREET
 NASHVILLE, TN 37206

INTERIOR DESIGNER
 JULIE COUCH INTERIORS
 1205 LINDEN AVENUE
 NASHVILLE, TN 37212

INDEX OF DRAWINGS

SHEET No. DRAWING TITLE

ARCHITECTURAL

A0.2 EXISTING SITE PLAN
 A0.3 PROPOSED SITE PLAN
 A0.4 EXISTING SITE IMAGE

A1.0 FOUNDATION PLAN
 A1.1 MAIN LEVEL FLOOR PLAN
 A1.2 SECOND LEVEL FLOOR PLAN
 A1.3 ROOF PLAN
 A1.4 FOUND. AND MAIN LEVEL PLANS CONT'D
 A1.5 ROOF PLAN CONT'D

A2.0 FRONT ZONE HEIGHTS ELEVATION
 A2.1 SOUTH AND EAST ELEVATIONS
 A2.2 NORTH AND WEST ELEVATIONS

A3.1 BUILDING SECTIONS
 A3.2 BUILDING SECTIONS

A4.1 WALL SECTIONS
 A4.2 WALL SECTIONS
 A4.3 WALL SECTIONS
 A4.4 WALL SECTIONS

A4.5 WALL SECTIONS
 A4.6 WALL SECTIONS
 A4.7 WALL SECTIONS
 A4.8 WALL SECTIONS
 A4.9 WALL SECTIONS
 A4.10 WALL SECTIONS
 A4.11-A4.15 CHIMNEY SECTIONS

A5.1 SCHEDULES & TYPES
 A5.2 WINDOW & DOOR DETAILS
 A5.3 WINDOW & DOOR DETAILS

a new residence at
1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 1315008300
 lot 4 Blk A Lealand Manor

owner
 William & Melissa Burton
 (615) 465-6002

contractor
 Bryan Contractors, Inc.
 Worcester Bryan
 (615) 6533-5792

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MEH **21107**

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SHEET NO.

A0.0



NOT FOR CONSTRUCTION

a new residence at
1159 Gateway Lane
1159 Gateway Lane, Nashville, TN 37220

parcel
13115008500
lot 4 Bik A Lesland Manor
owner
William & Melissa Durton
(615) 465-6002
contractor
Bryan Contractors, Inc.
Worcester, MA
(615) 6533-5792

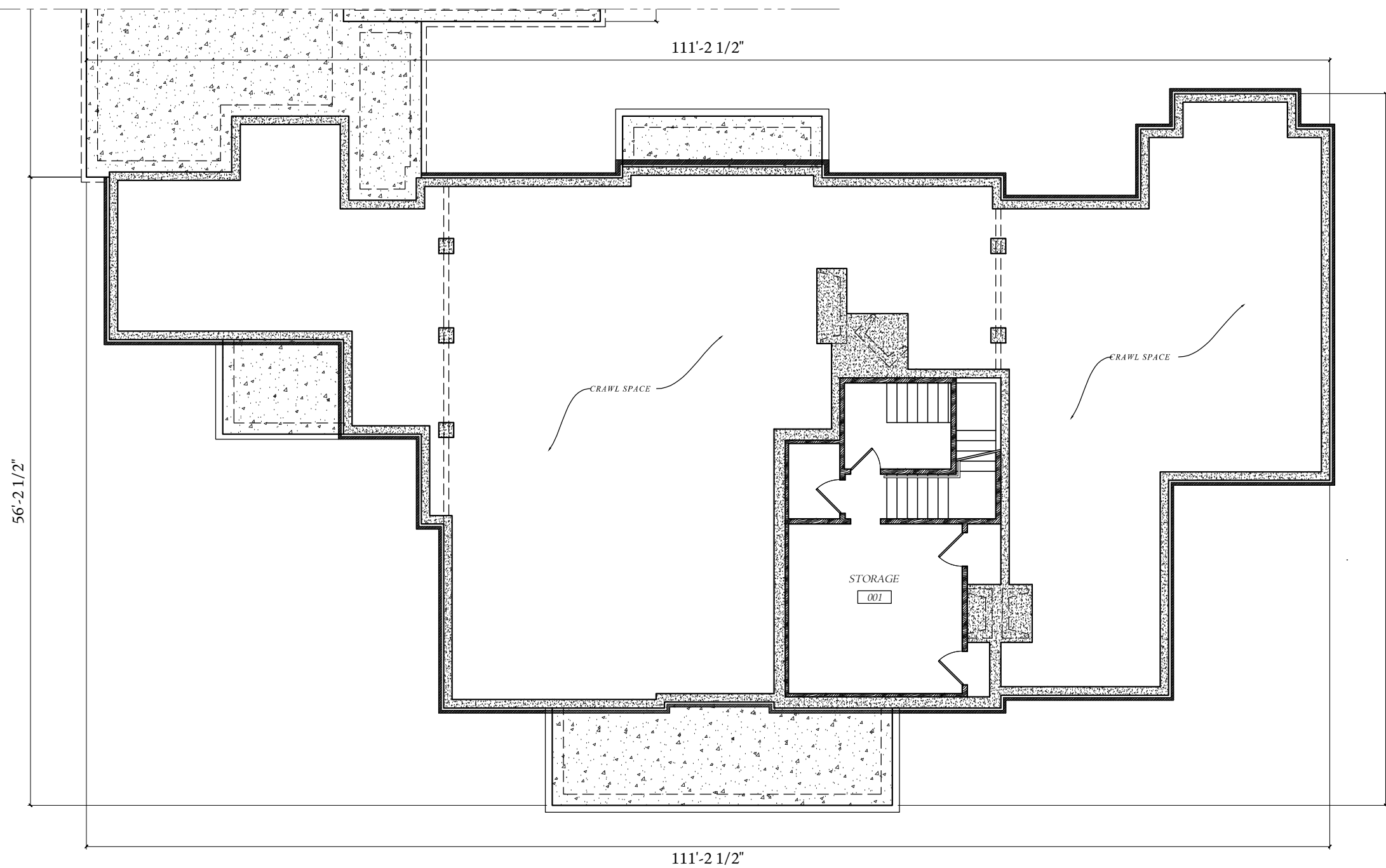
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| TITLE | |

EXISTING SITE PHOTOS

SHEET NO.

SEE 2/A1.4 FOR PART B PLAN



1. LOWER LEVEL FLOOR PLAN

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

NOT FOR CONSTRUCTION

a new residence at
1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 1315008300
 lot 4 Blk A Leland Manor
 owner
 William & Melissa Burton
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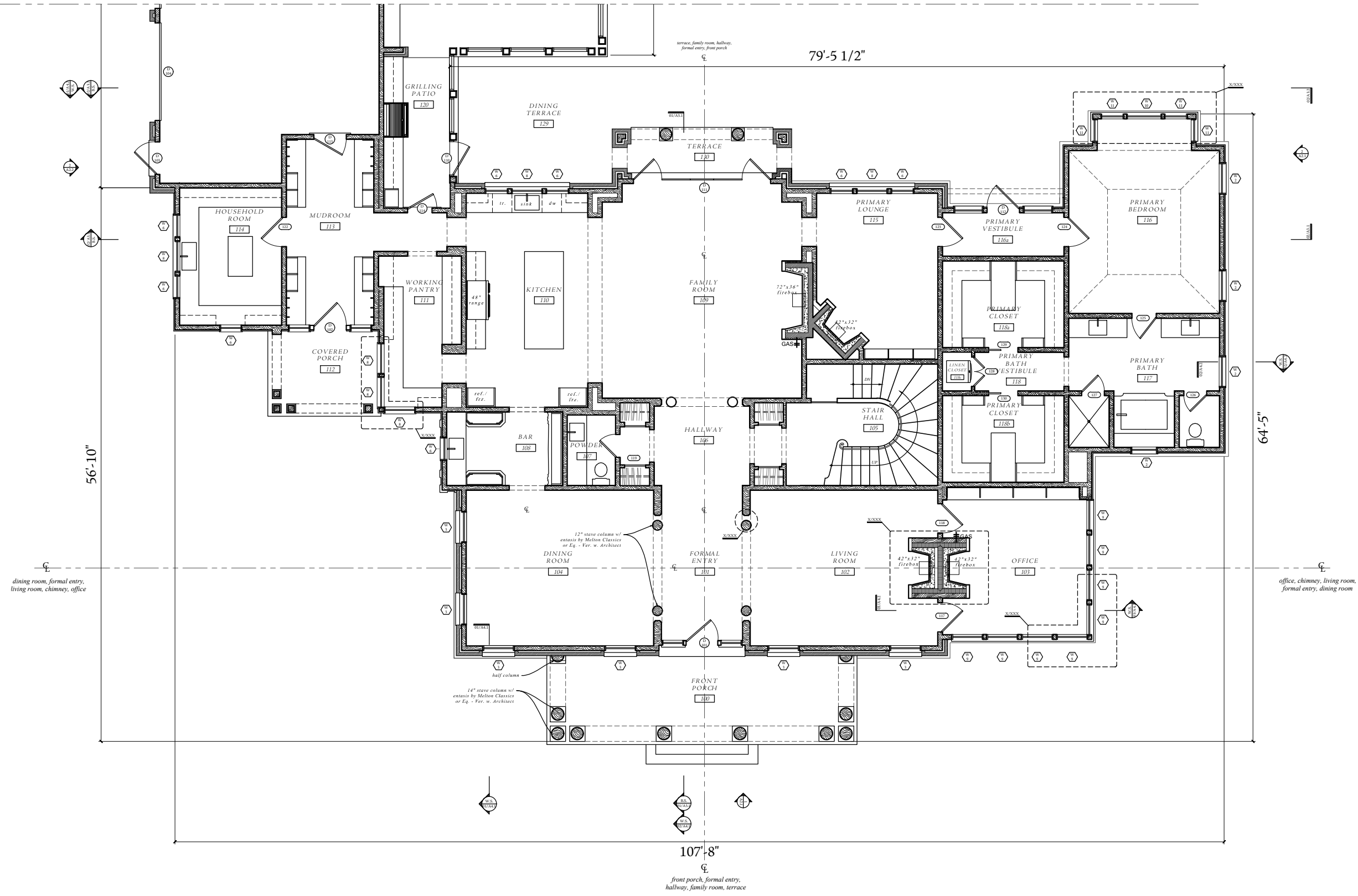
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| DRAWN BY | PROJECT NO. |
| MEH | 21107 |
| TITLE | |

LOWER LEVEL FLOOR PLAN

SHEET NO.

A1.0

SEE 1/A1.4 FOR PART B PLAN



1. MAIN LEVEL FLOOR PLAN

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

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

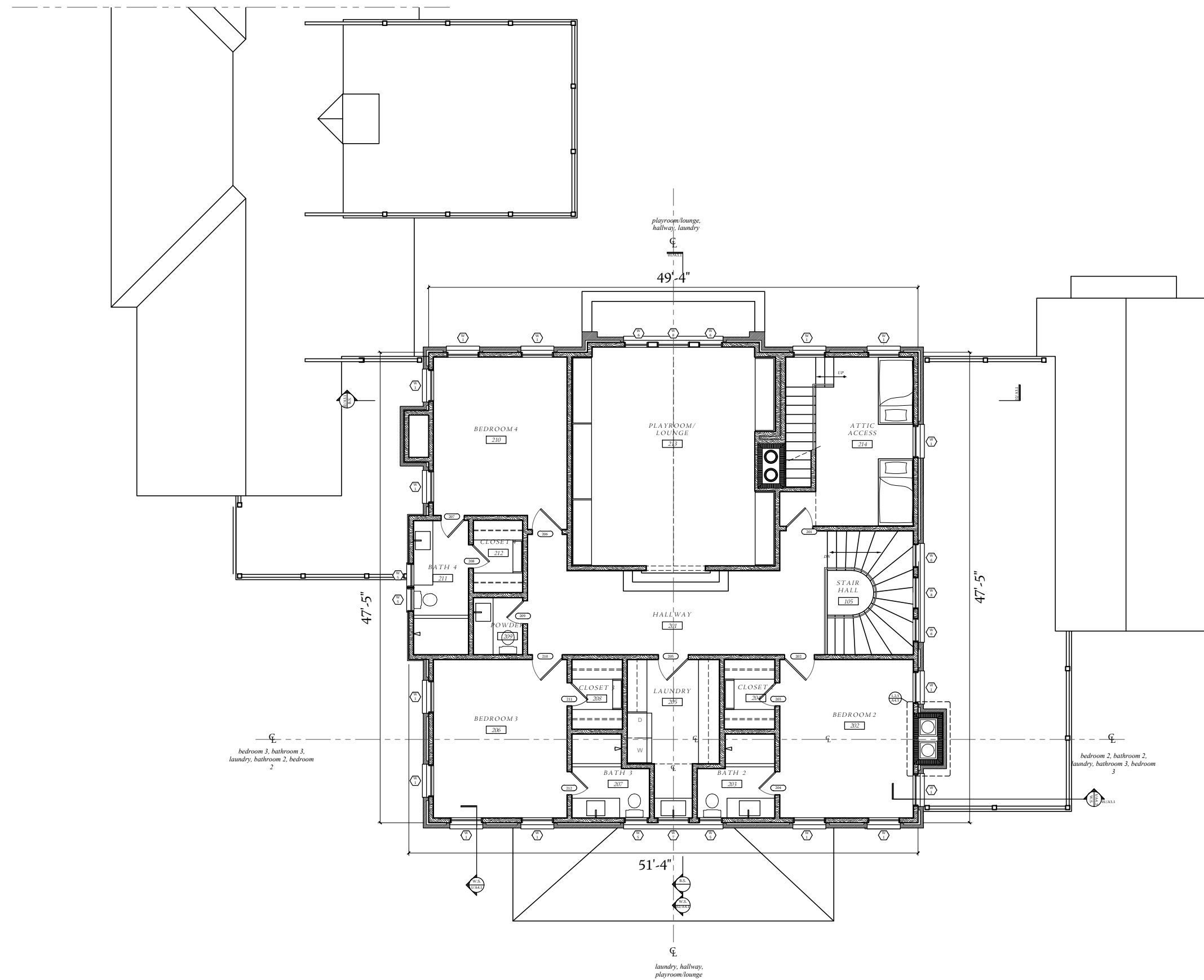
parcel
 13115008300
 lot 4 Blk A Leland Manor
 owner
 William & Melissa Burton
 (615) 465-6002
 contractor
 Bryan Contractors, Inc.
 Worcester Bryan
 (615) 6533-5792

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TITLE
 MAIN LEVEL FLOOR PLAN

SHEET NO.
 A1.1



1. UPPER LEVEL FLOOR PLAN

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

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 1315008300
 lot 4 Blk A Lealand Manor
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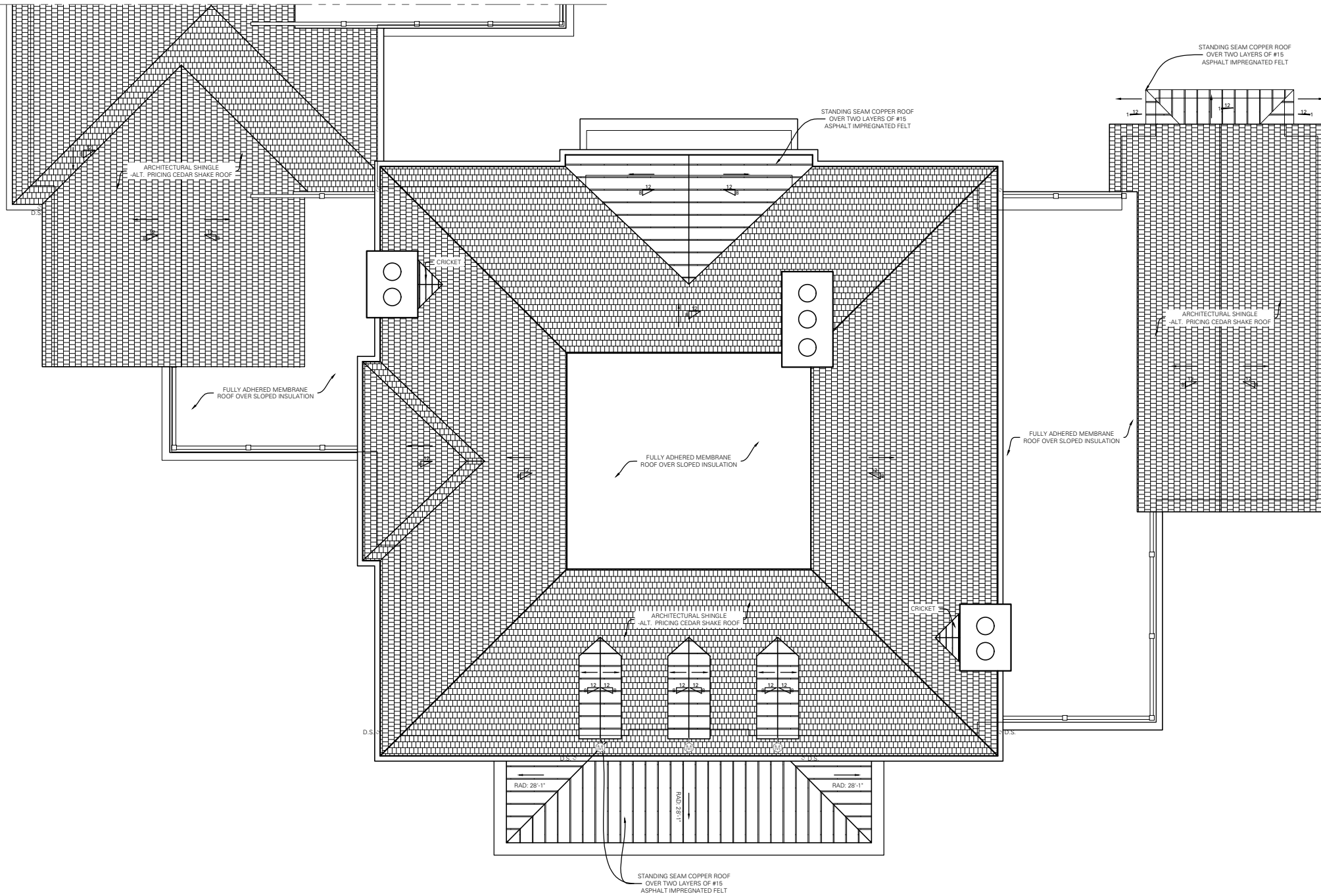
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| DRAWN BY MEH | PROJECT NO. 21107 |
| TITLE | |

UPPER LEVEL FLOOR PLAN

SHEET NO.

A1.2

SEE 1/A1.5 FOR PART B ROOF PLAN



1. ROOF PLAN

SCALE: $\frac{1}{4}'' = 1' - 0''$

NOT FOR CONSTRUCTION

a new residence at
1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 1315008300
 lot 4 Blk A Lealand Manor
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TITLE
 ROOFPLAN

SHEET NO.

A1.3

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

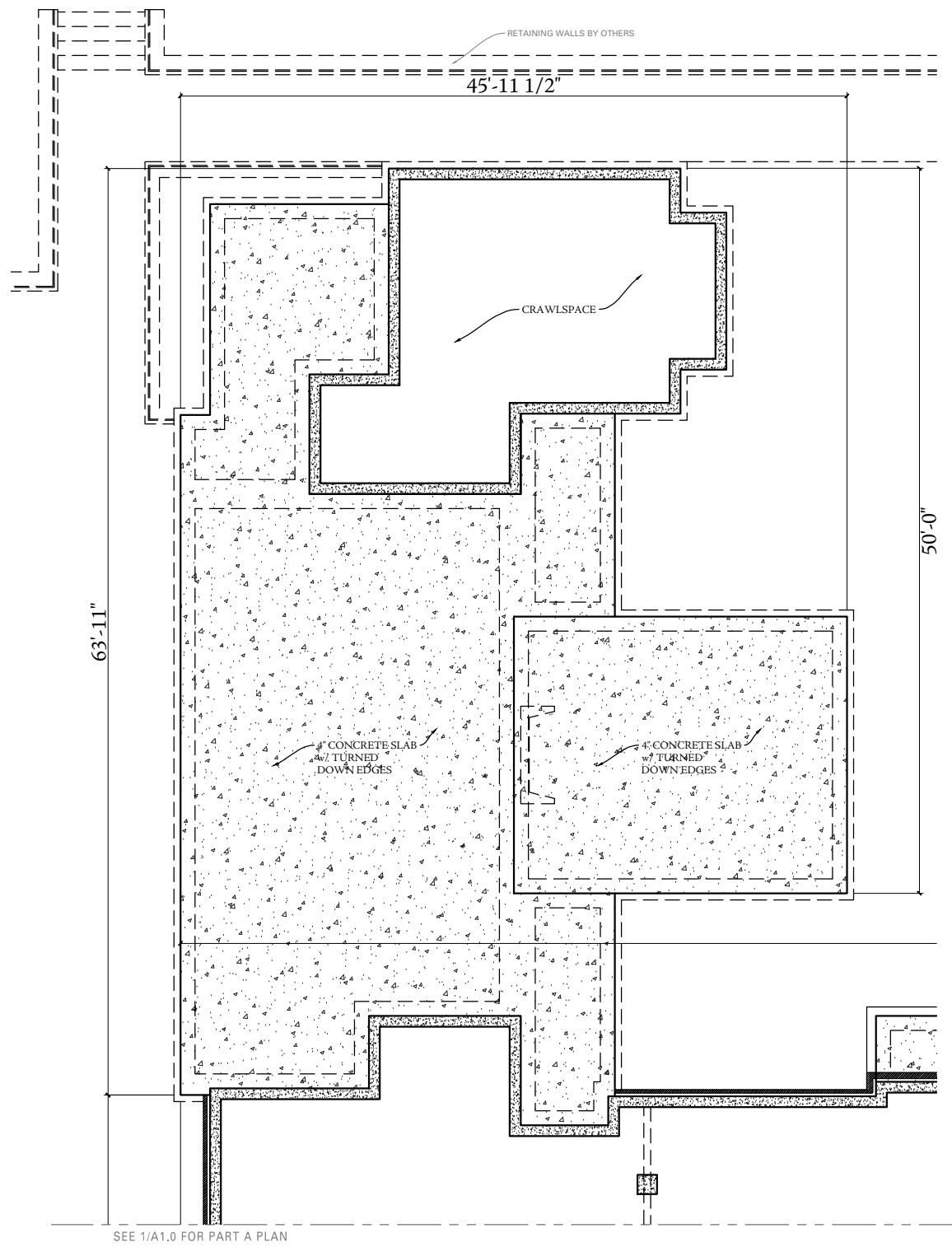
parcel
 1311508300
 lot 4 Blk A Leland Manor
 owner
 William & Melissa Burton
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 contractor
 Bryan Contractors, Inc.
 Worcester Bryan
 (615) 6533-5792

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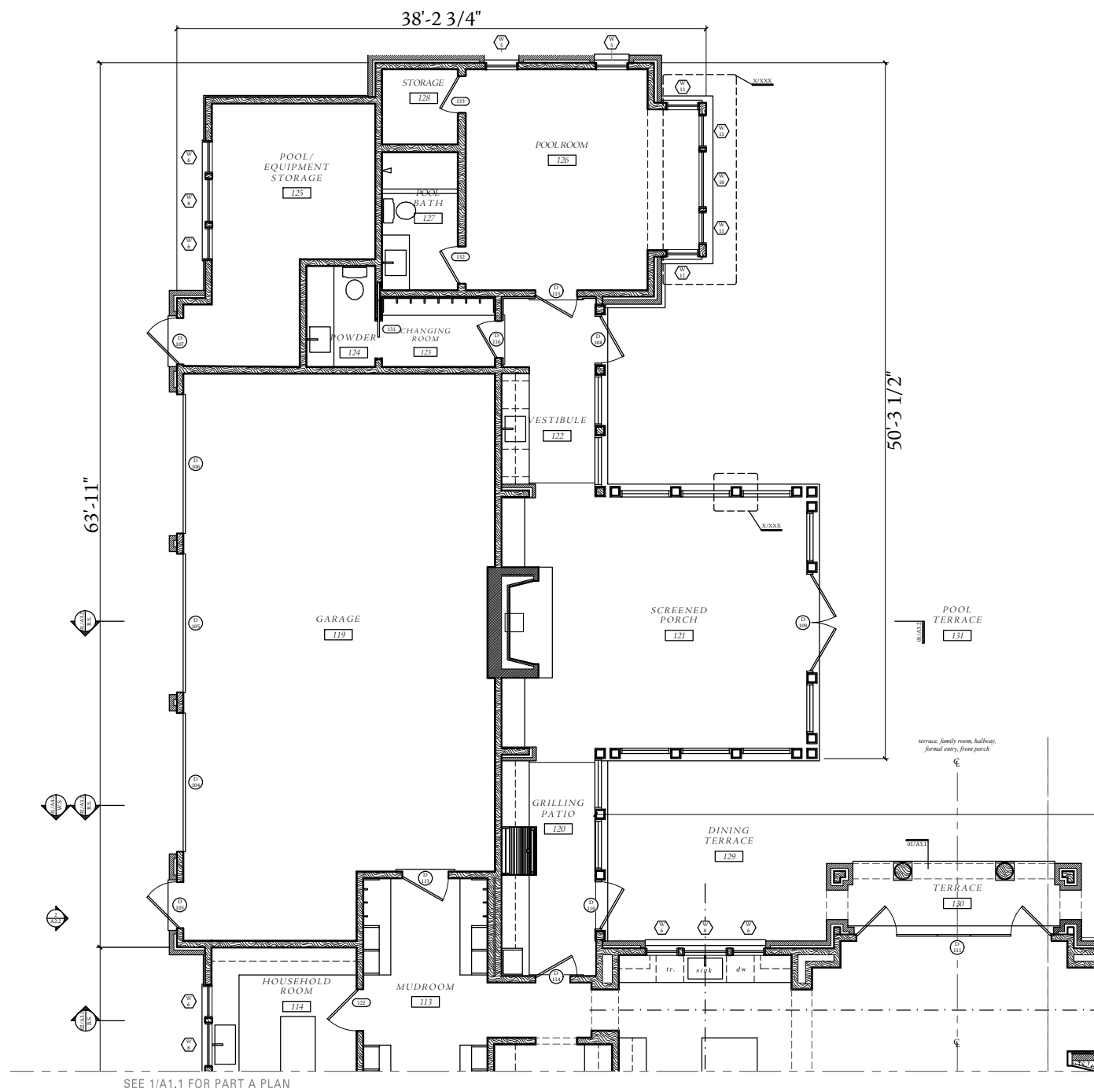
DRAWN BY PROJECT NO.
 MEH 21107

TITLE
 PART B FLOOR PLANS

SHEET NO.
 A1.4



1. LOWER LEVEL PLAN PART B
 SCALE: 1/4" = 1'-0"



1. MAIN LEVEL PLAN PART B
 SCALE: 1/4" = 1'-0"

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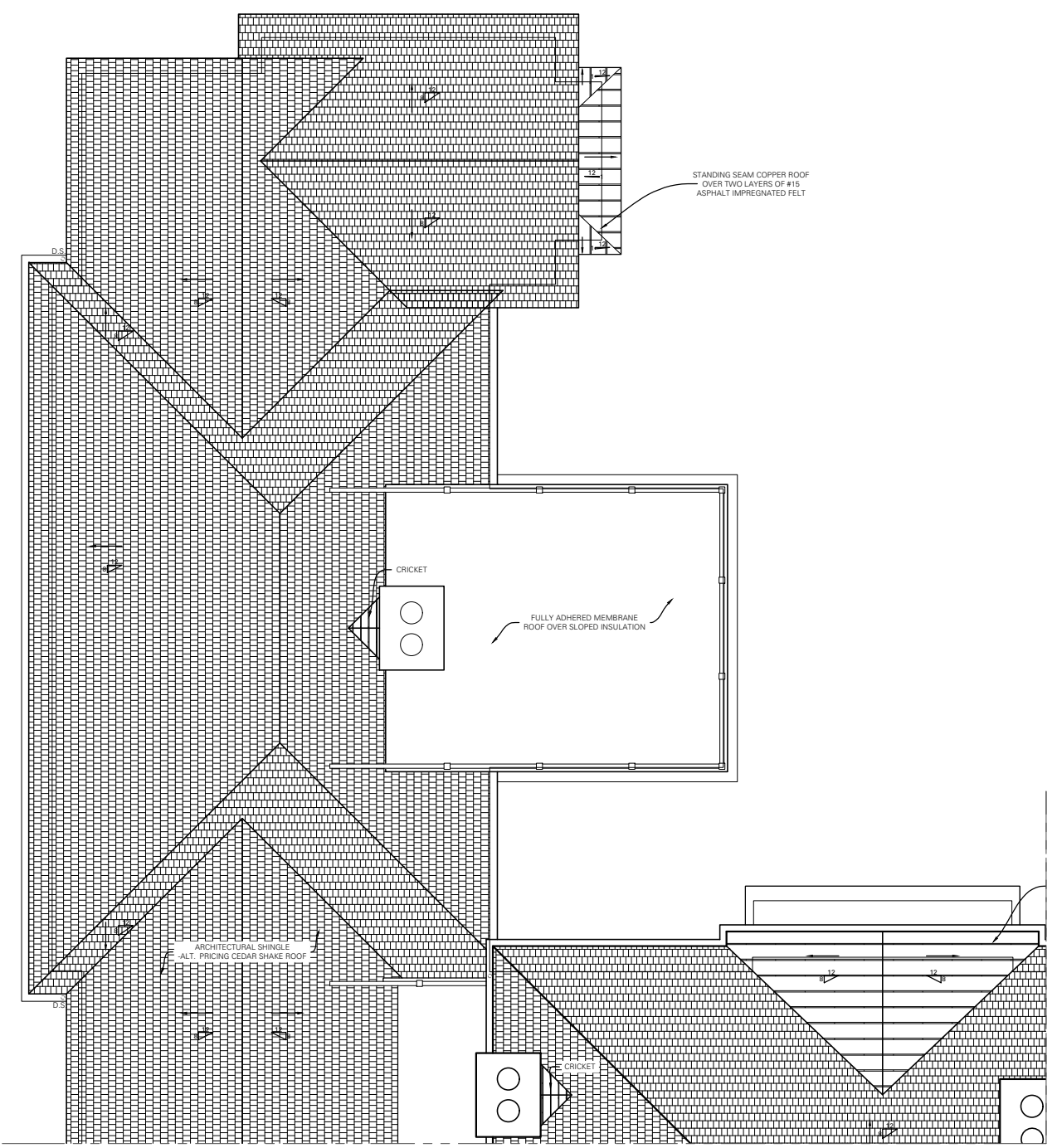
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TITLE
 PART B ROOF PLAN

SHEET NO.

A15



SEE 1/A1.3 FOR PART A ROOF PLAN

1. ROOF PLAN PART B

SCALE: $\frac{1}{4}" = 1' - 0"$

NOT FOR CONSTRUCTION

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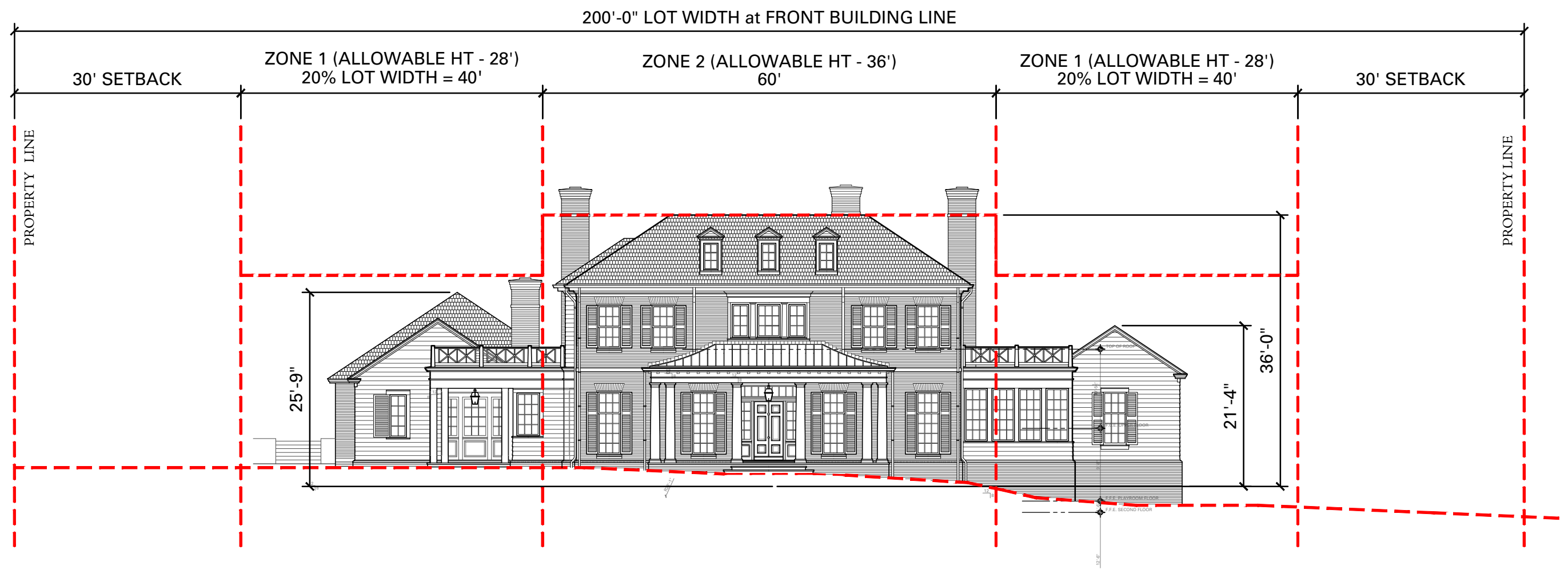
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 MEH 21107

TITLE
 FRONT ELEVATION
 ZONE HEIGHTS

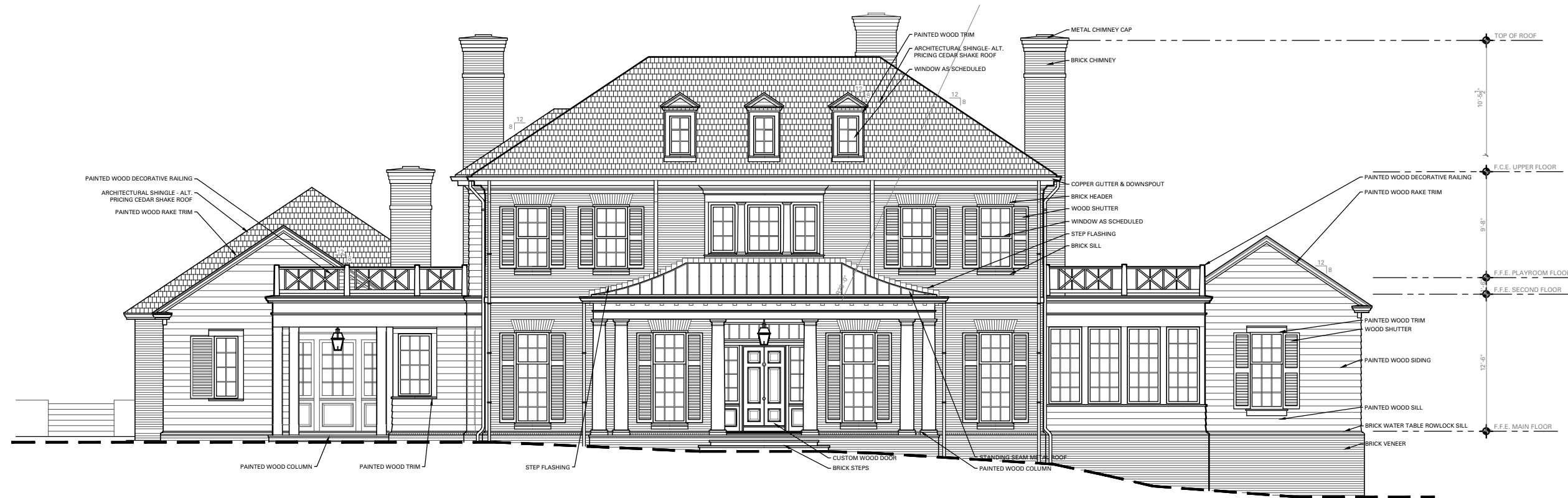
SHEET NO.

A2.0



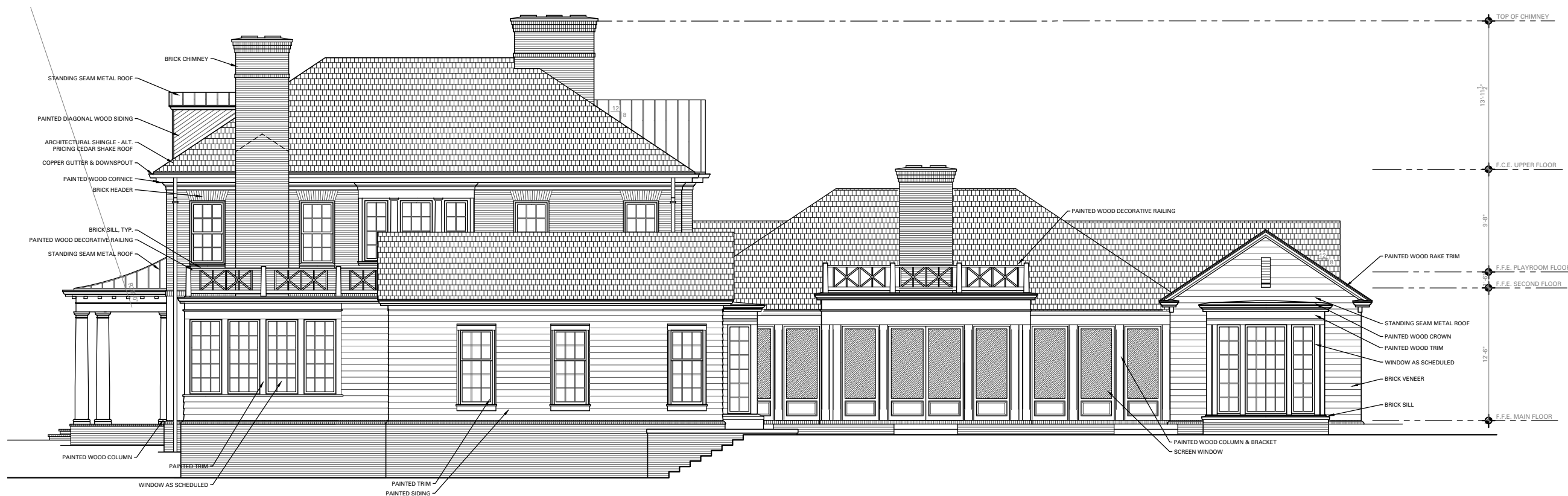
1. FRONT ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$



1. FRONT (SOUTH) ELEVATION

SCALE: $\frac{1}{16}'' = 1'-0''$



2. EAST ELEVATION

SCALE: $\frac{1}{16}'' = 1'-0''$

NOT FOR CONSTRUCTION

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SD 06.23.22
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DRAWN BY PROJECT NO.
 MEH 21107

TITLE
 NORTH & WEST ELEVATIONS

SHEET NO.
A2.2



1. NORTH ELEVATION

SCALE: $\frac{1}{4}'' = 1' - 0''$



2. WEST ELEVATION

SCALE: $\frac{1}{4}'' = 1' - 0''$

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DRAWN BY PROJECT NO.
 MEH 21107

TITLE
 BUILDING SECTIONS

SHEET NO.

A3.1



1. BUILDING SECTION

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



2. BUILDING SECTION

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



1. BUILDING SECTION

SCALE: $\frac{1}{4}'' = 1' - 0''$



2. BUILDING SECTION

SCALE: $\frac{1}{4}'' = 1' - 0''$

NOT FOR CONSTRUCTION

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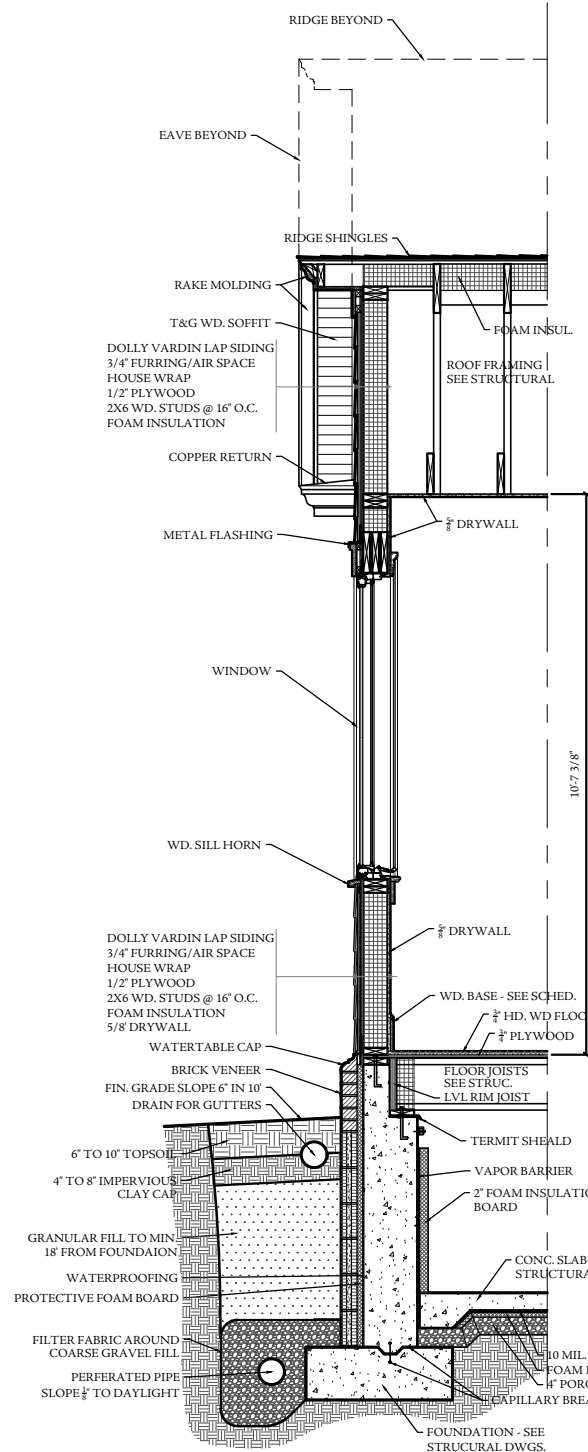
DRAWN BY PROJECT NO.
 MEH 21107

TITLE

BUILDING SECTIONS

SHEET NO.

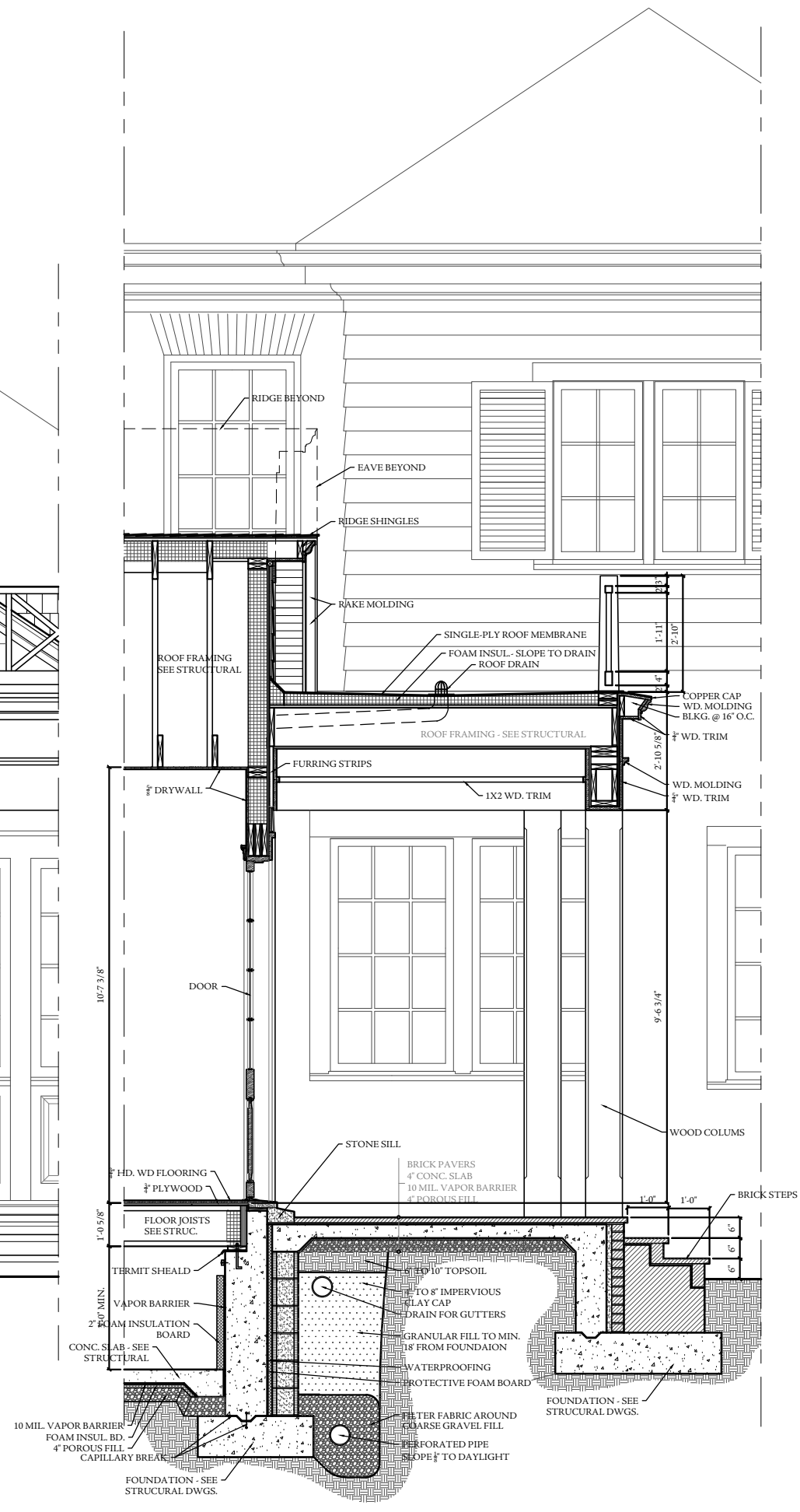
A3.2



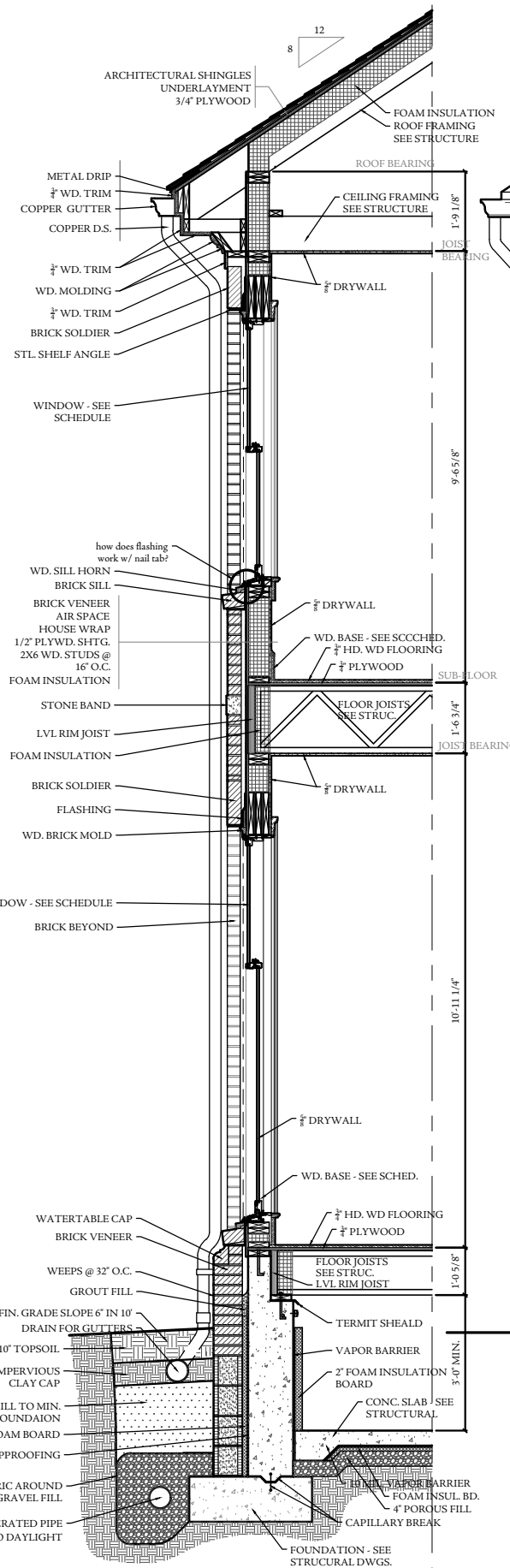
1 WALL SECTION AT HOUSEHOLD ROOM
SCALE 3/4" = 1'-0"



2 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



3 WALL SECTION AT MUDROOM ENTRY
SCALE 3/4" = 1'-0"



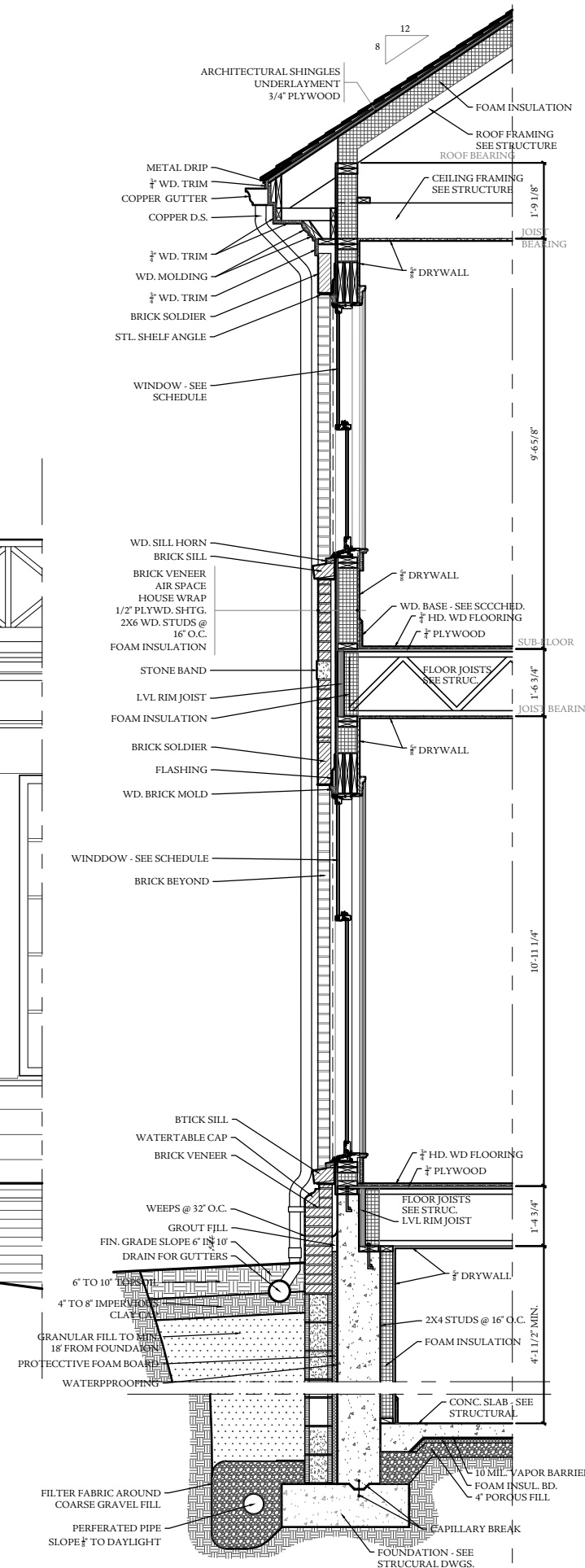
1 WALL SECTION AT DINING ROOM
SCALE 3/4" = 1'-0"



2 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



3 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



4 WALL SECTION AT LIVING ROOM
SCALE 3/4" = 1'-0"

PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

NOT FOR CONSTRUCTION

a new residence at
1159 Gateway Lane
1159 Gateway Lane, Nashville, TN 37220

parcel
13115008300
lot 4 Blk A Leland Manor

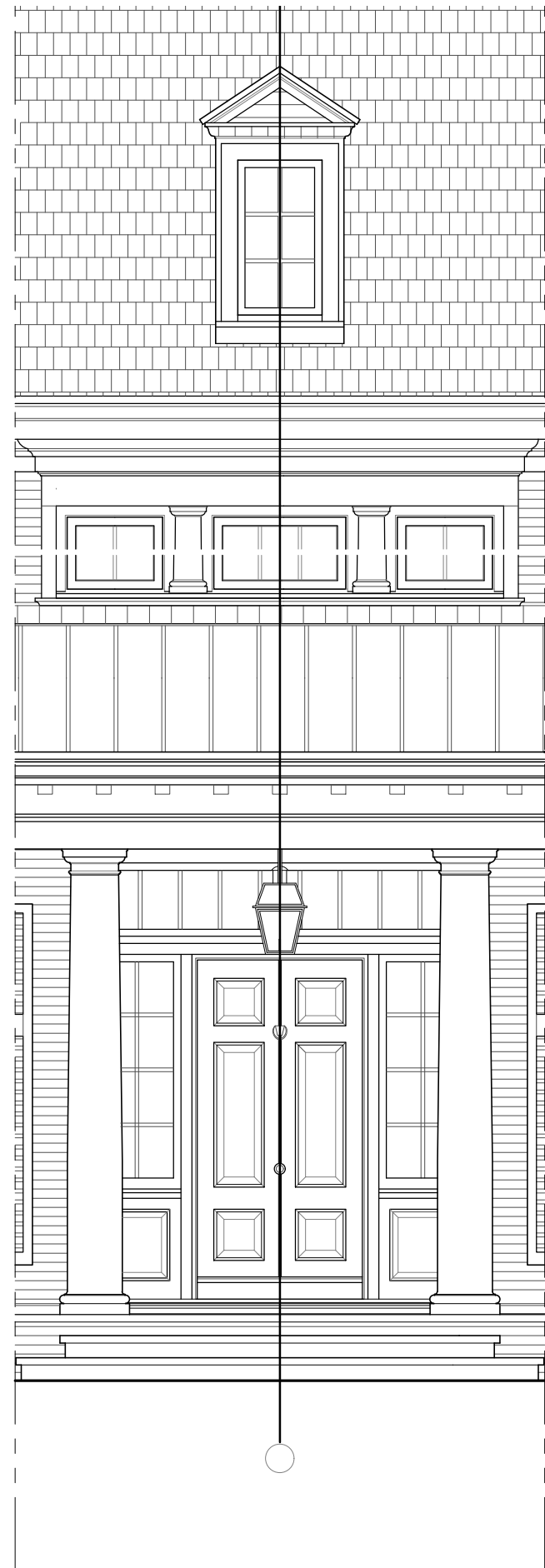
owner
William & Melissa Burton
(615) 465-6002

contractor
Bryan Contractors, Inc.
Wacoctor Bryan
(615) 6533-5792

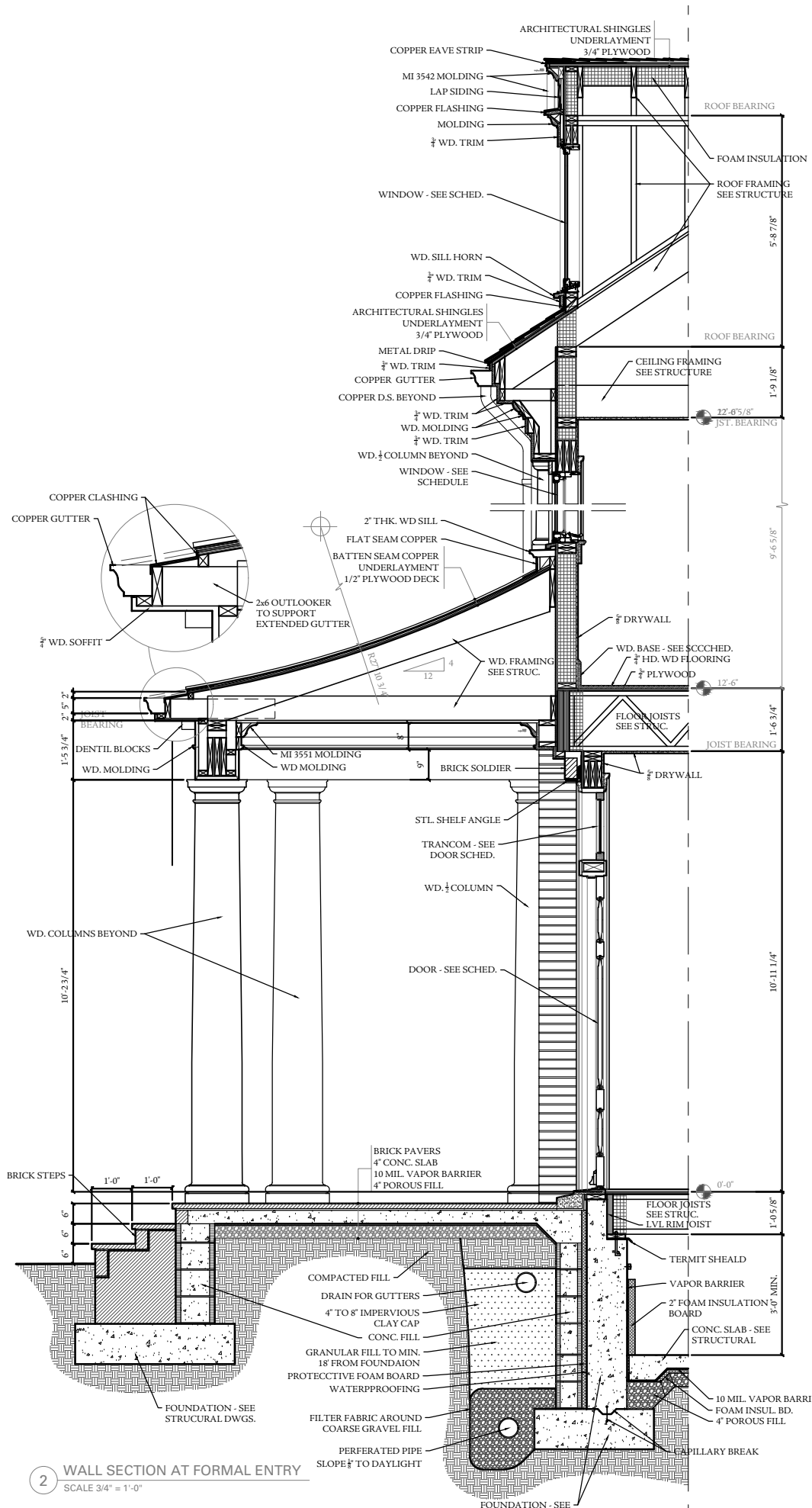
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| SD | 06.23.22 |
| DD | 08.19.22 |
| BZA Submittal | 01.23.24 |

| | |
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| DRAWN BY | PROJECT NO. |
| D.T. | 21007 |
| TITLE | |
| WALL SECTIONS | |
| SHEET NO. | |

A4.2



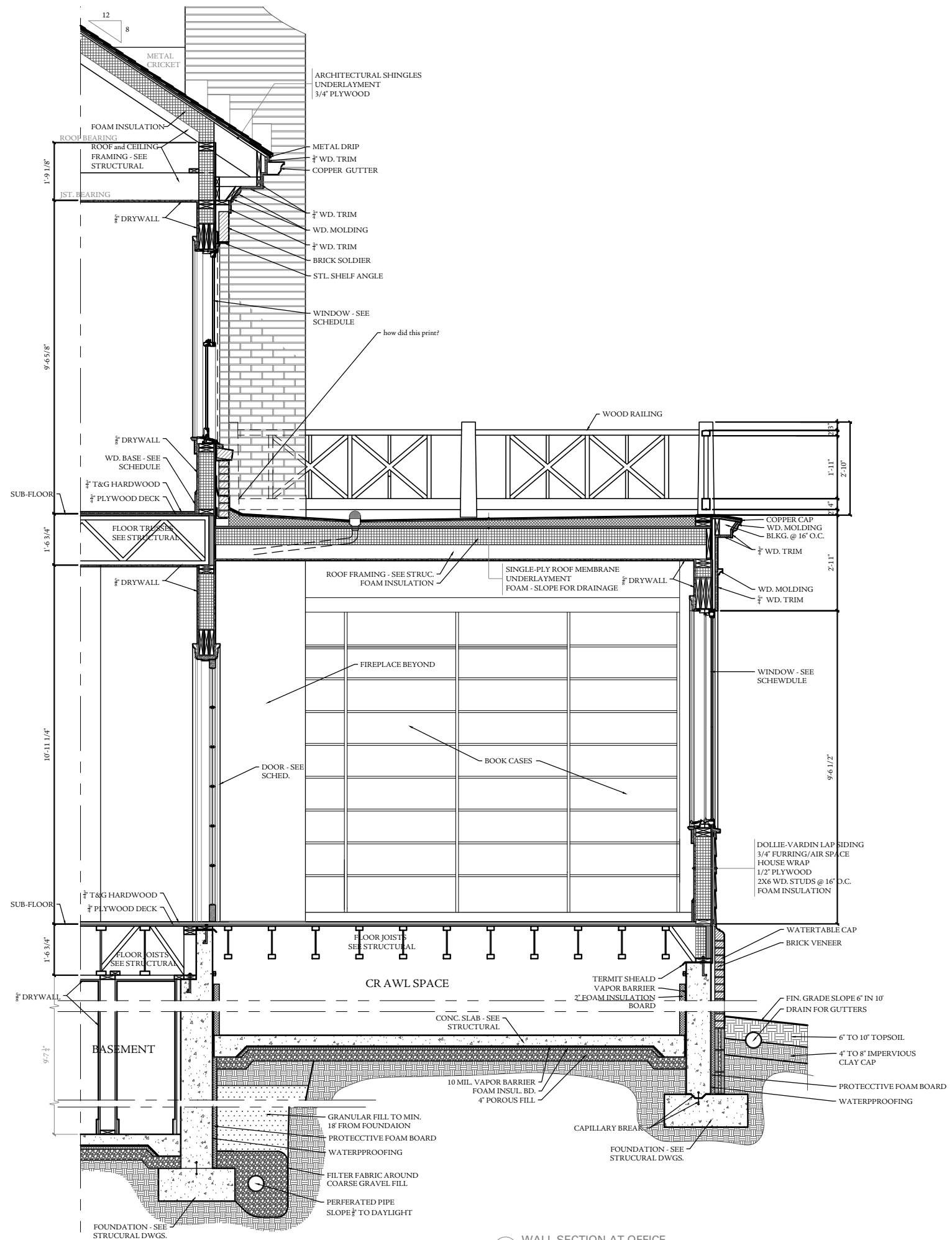
1 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



2 WALL SECTION AT FORMAL ENTRY
SCALE 3/4" = 1'-0"



1 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



2 WALL SECTION AT OFFICE
SCALE 3/4" = 1'-0"

NOT FOR CONSTRUCTION

a new residence at
1159 Gateway Lane
1159 Gateway Lane, Nashville, TN 37220

parcel
1315008300
lot 4 Blk A Lealand Manor
owner
William & Melissa Burton
(615) 465-6002
contractor
Bryan Contractors, Inc.
Wacoctor Bryan
(615) 6533-5792

SD 06.23.22
DD 08.19.22
BZA Submittal 01.23.24

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D.T. 2107

TITLE
WALL SECTIONS

SHEET NO.
A4.4

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

parcel
 13115008300
 lot 4 Blk A Leland Manor
 owner
 William & Melissa Burton
 (615) 465-6002
 contractor
 Bryan Contractors, Inc.
 Worcester Bryan
 (615) 653-5792

SD 06.23.22
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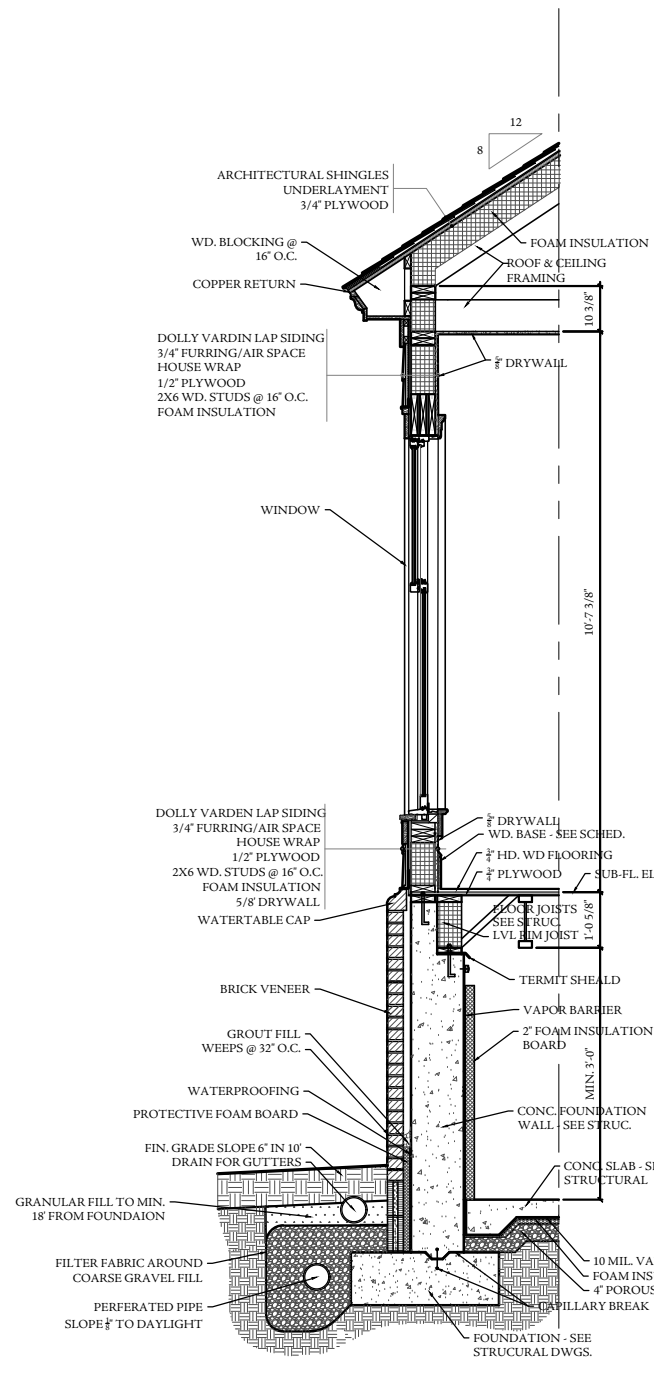
DRAWN BY PROJECT NO.
 D.T. 21007

TITLE

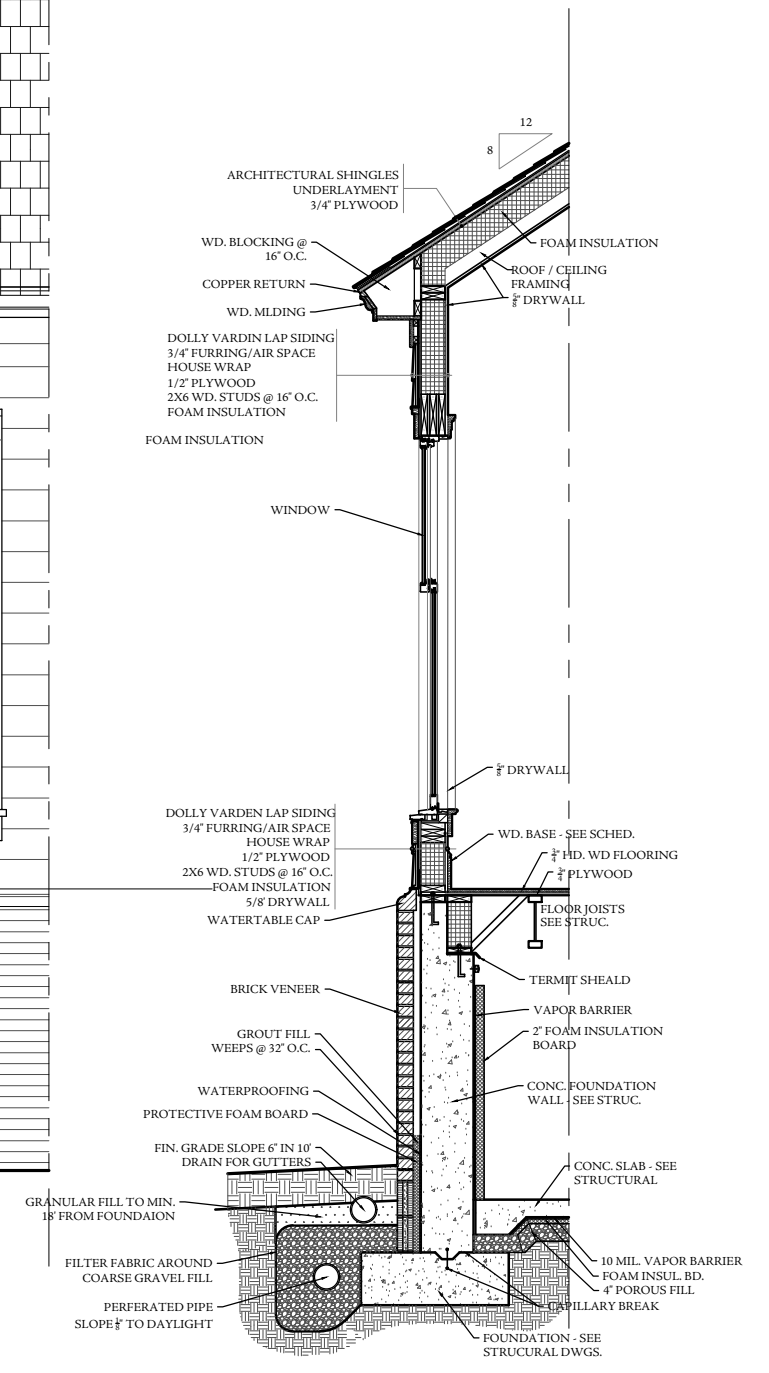
WALL SECTIONS

SHEET NO.

A4.5



1 WALL SECTION AT PRIMARY BATHROOM
 SCALE 3/4" = 1'-0"



3 WALL SECTION AT PRIMARY BEDROOM
 SCALE 3/4" = 1'-0"

2 PARTIAL ELEVATION
 SCALE 3/4" = 1'-0"

NOT FOR CONSTRUCTION

a new residence at
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parcel
 1311508300
 lot 4 Blk A Leland Manor
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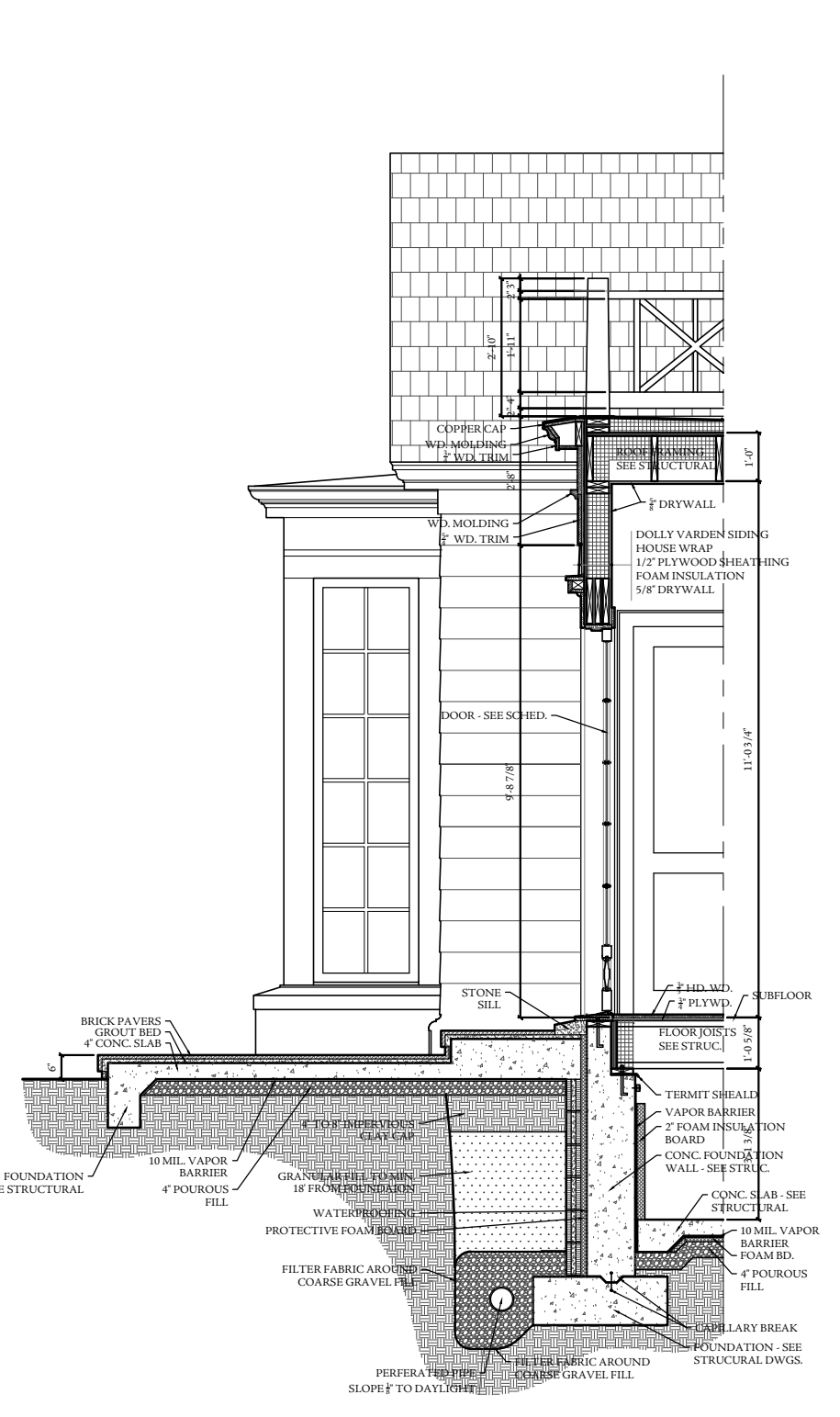
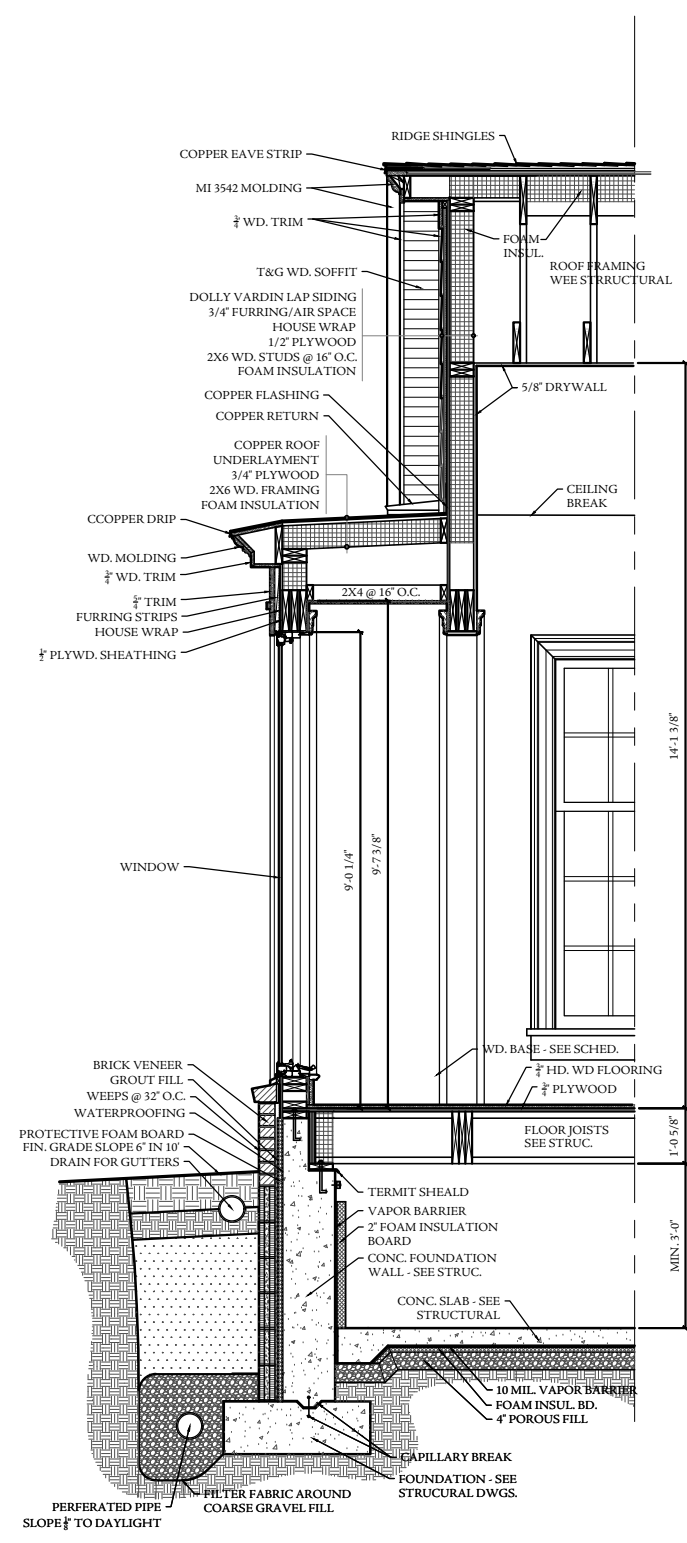
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TITLE
 WALL SECTIONS

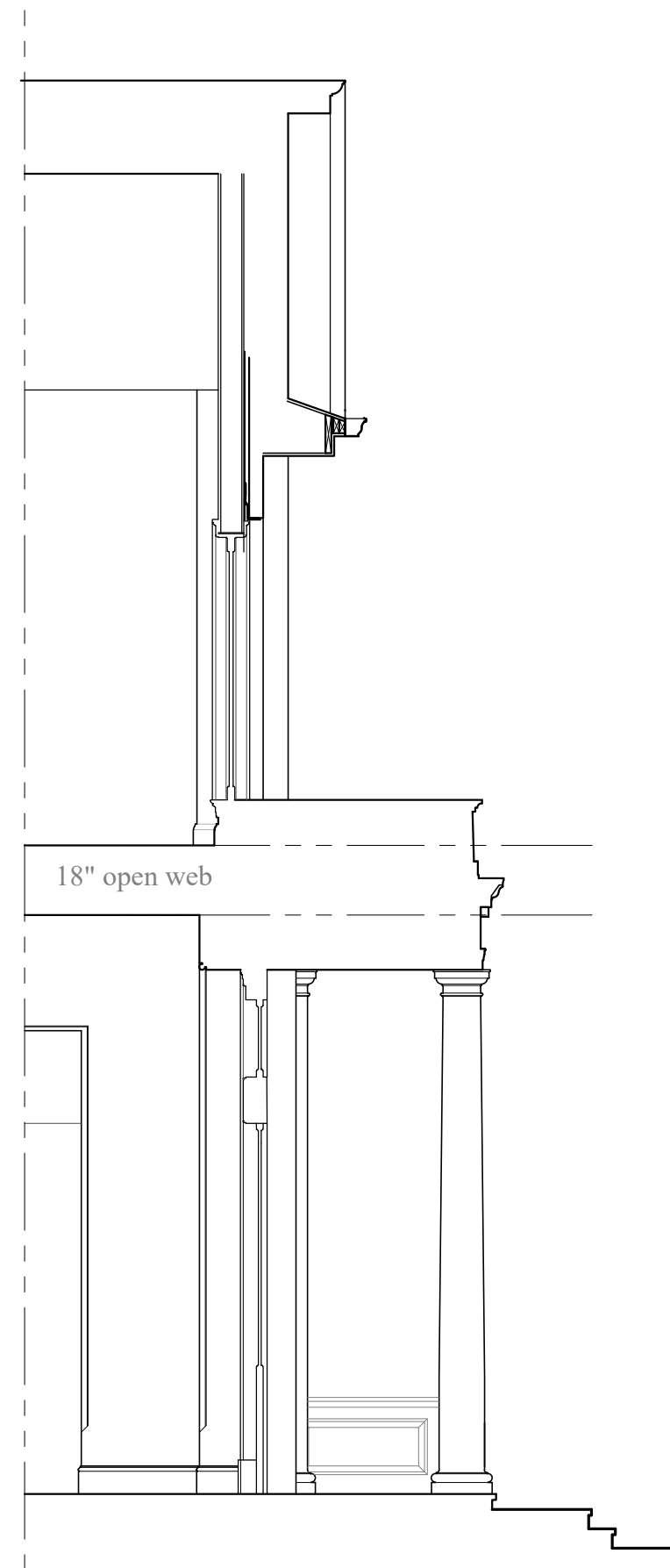
SHEET NO.

A4.6





1 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



2 WALL SECTION AT PRIMARY BEDROOM
SCALE 3/4" = 1'-0"

NOT FOR CONSTRUCTION

a new residence at
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1315008300
lot 4 Blk A Lealand Manor
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contractor
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Worcester Bryan
(615) 6533-5792

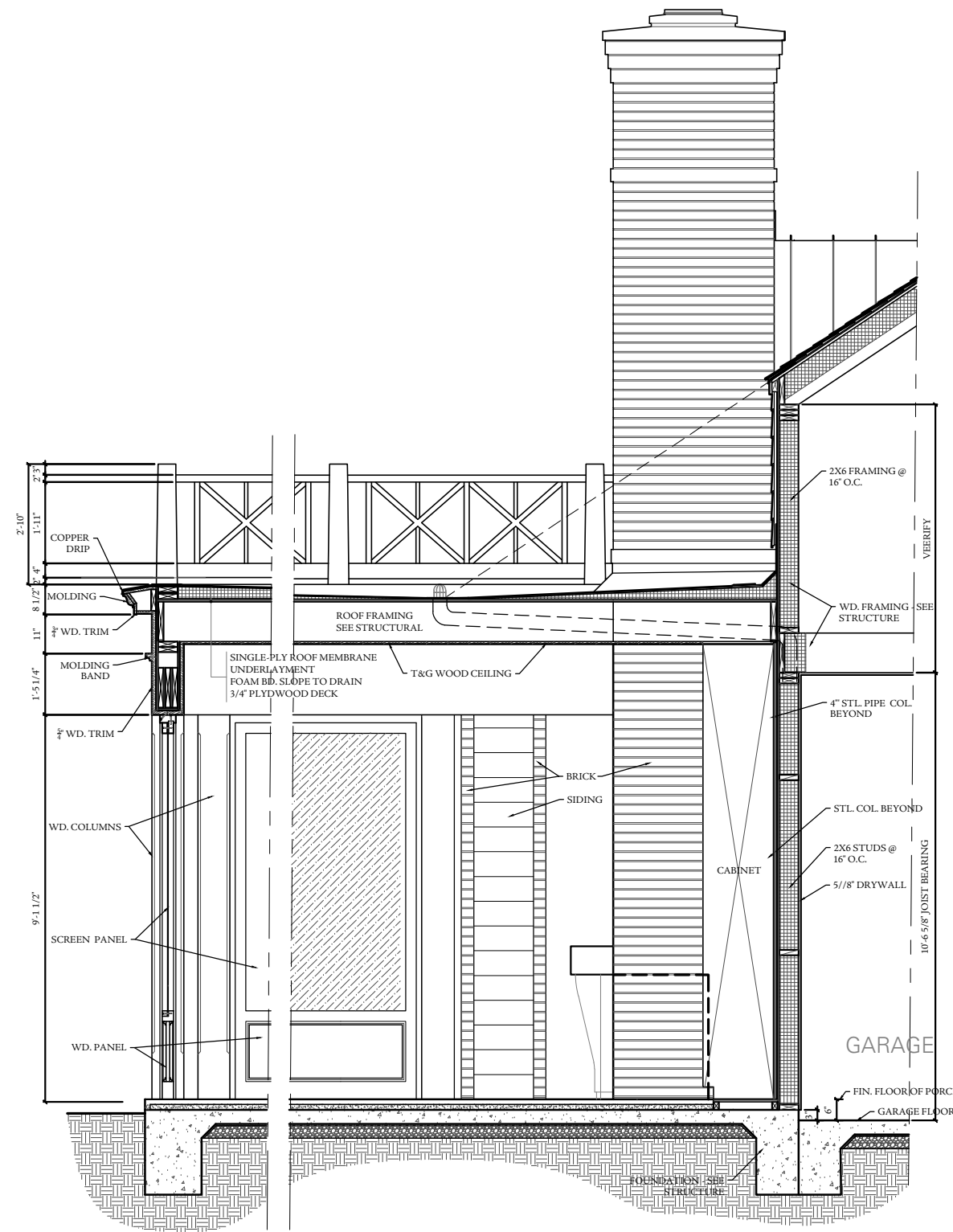
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D.T. 21007

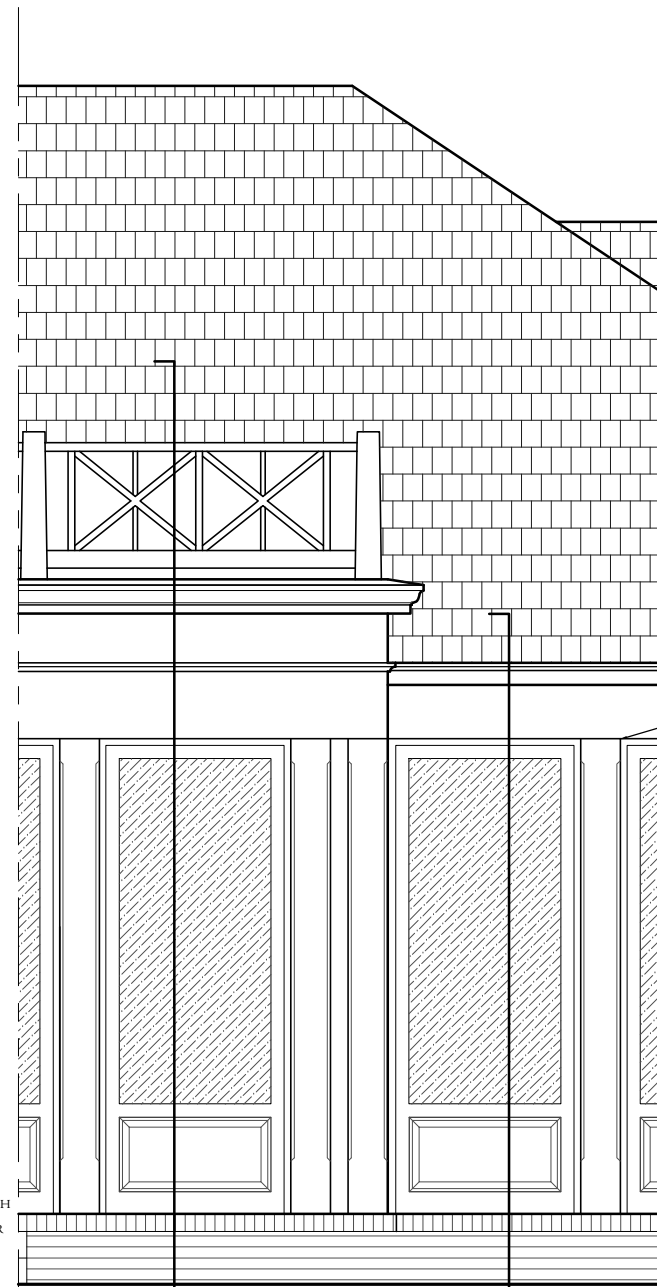
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WALL SECTIONS

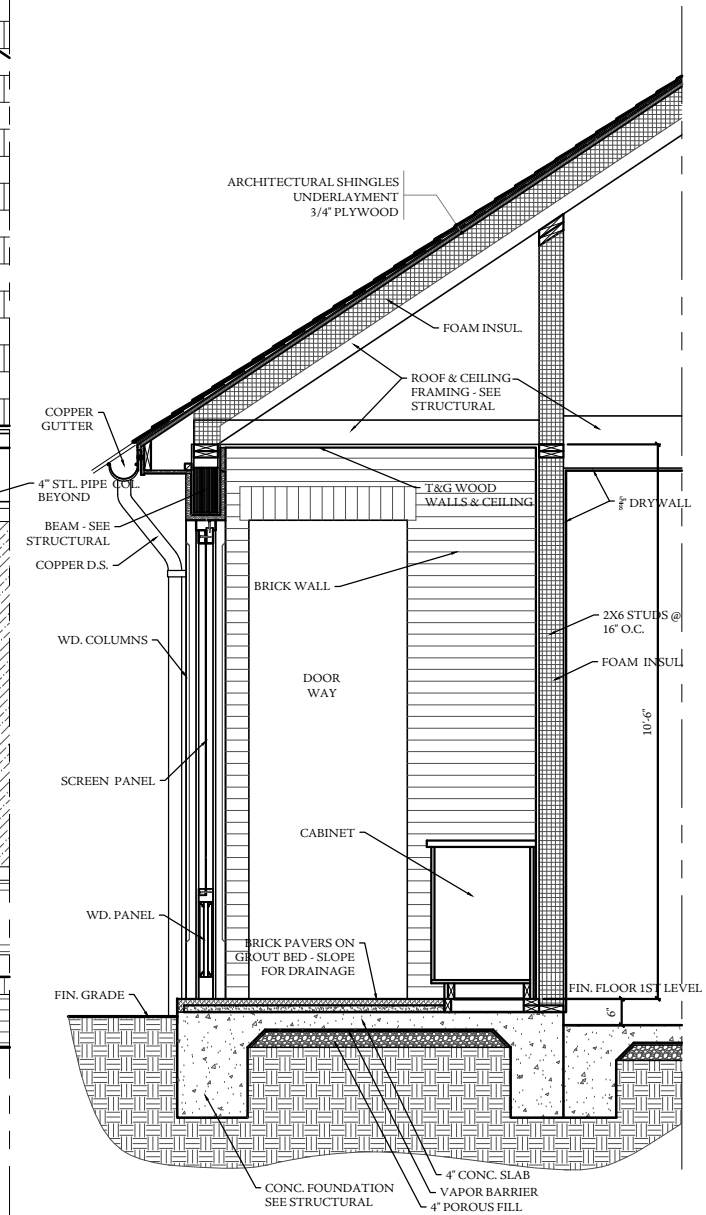
SHEET NO.



1 WALL SECTION AT SCREENED PORCH
SCALE 3/4" = 1'-0"



2 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



3 WALL SECTION AT VESTIBULE
SCALE 3/4" = 1'-0"

NOT FOR CONSTRUCTION

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parcel
 13115008300
 lot 4 Blk A Leland Manor
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 William & Melissa Burton
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 contractor
 Bryan Contractors, Inc.
 Worcester, Ryan
 (615) 6533-5792

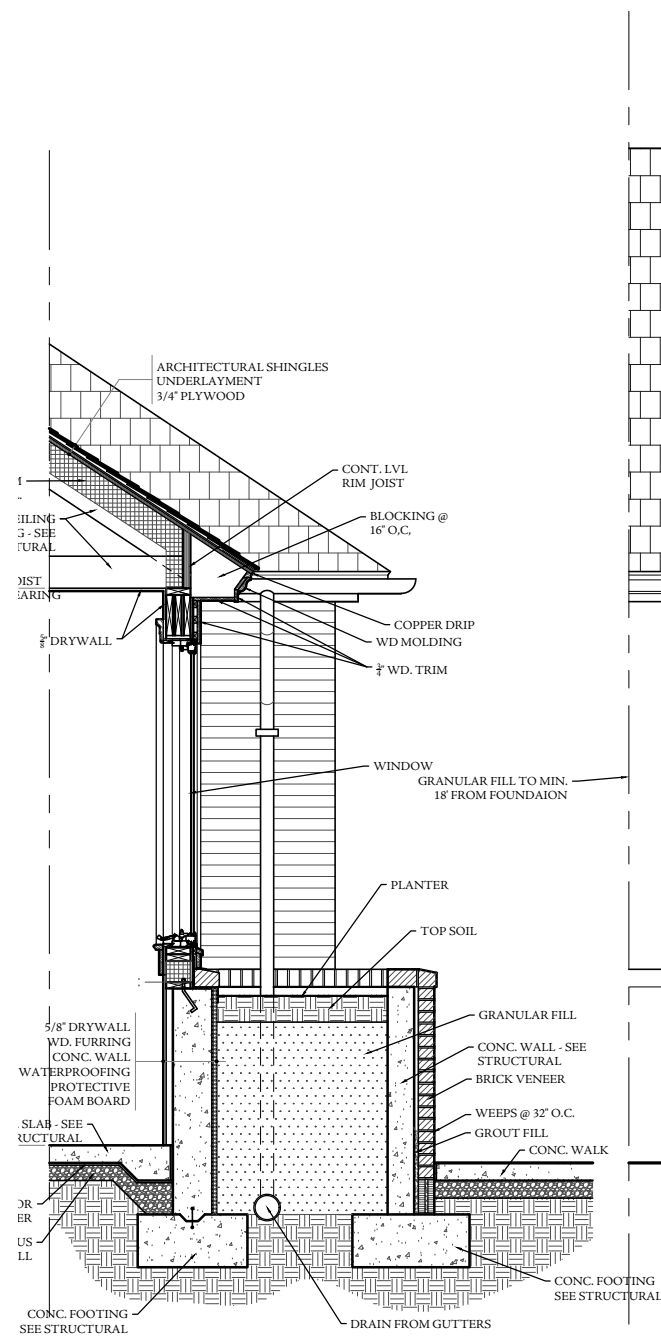
SD 06.23.22
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DRAWN BY DT PROJECT NO. 21007
 TITLE

WALL SECTIONS

SHEET NO.

A4.9



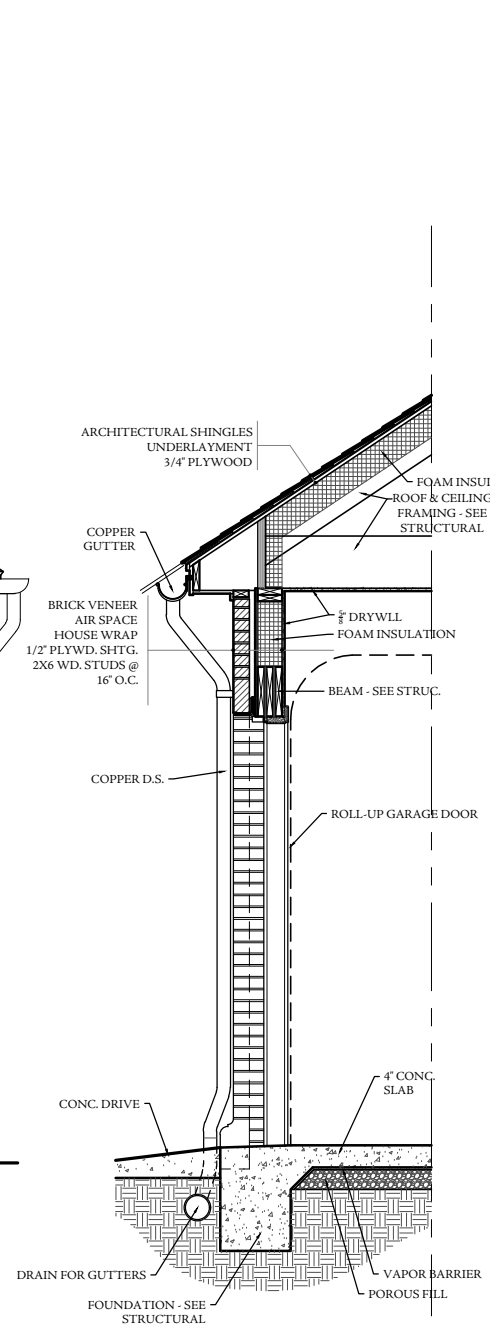
1 WALL SECTION AT POOL EQUIPMENT/ STORAGE
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2 PARTIAL ELEVATION
 SCALE 3/4" = 1'-0"



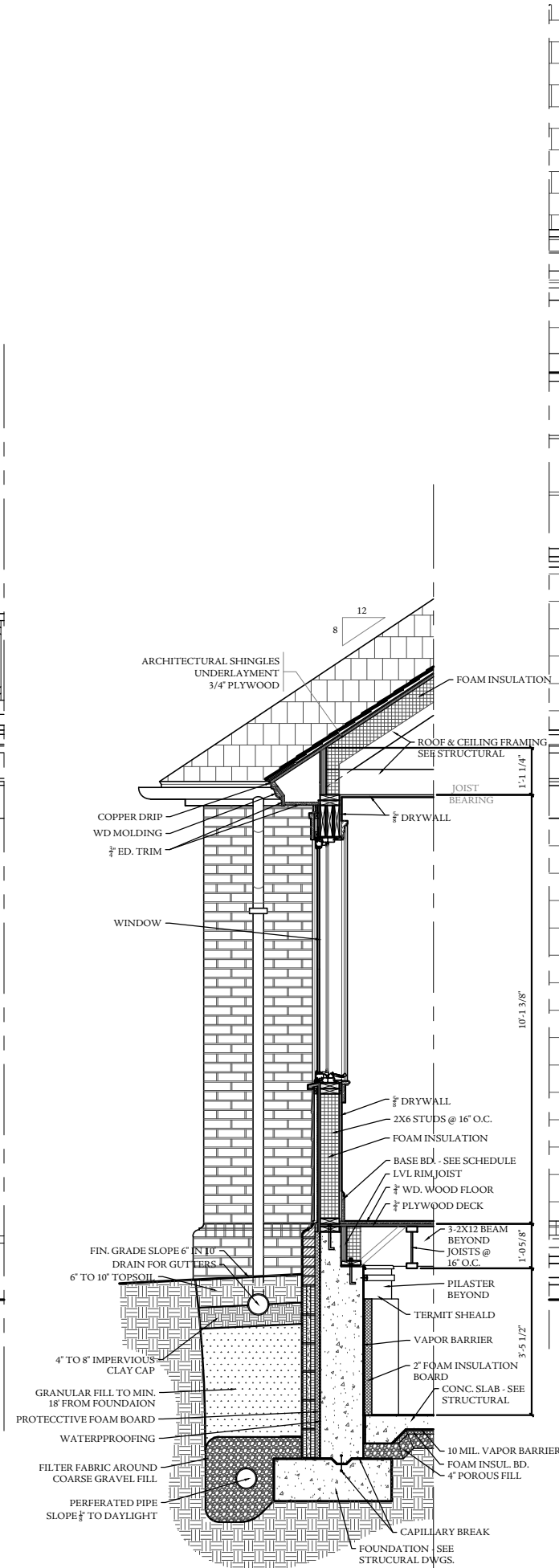
3 PARTIAL ELEVATION
 SCALE 3/4" = 1'-0"



4 WALL SECTION AT GARAGE
 SCALE 3/4" = 1'-0"



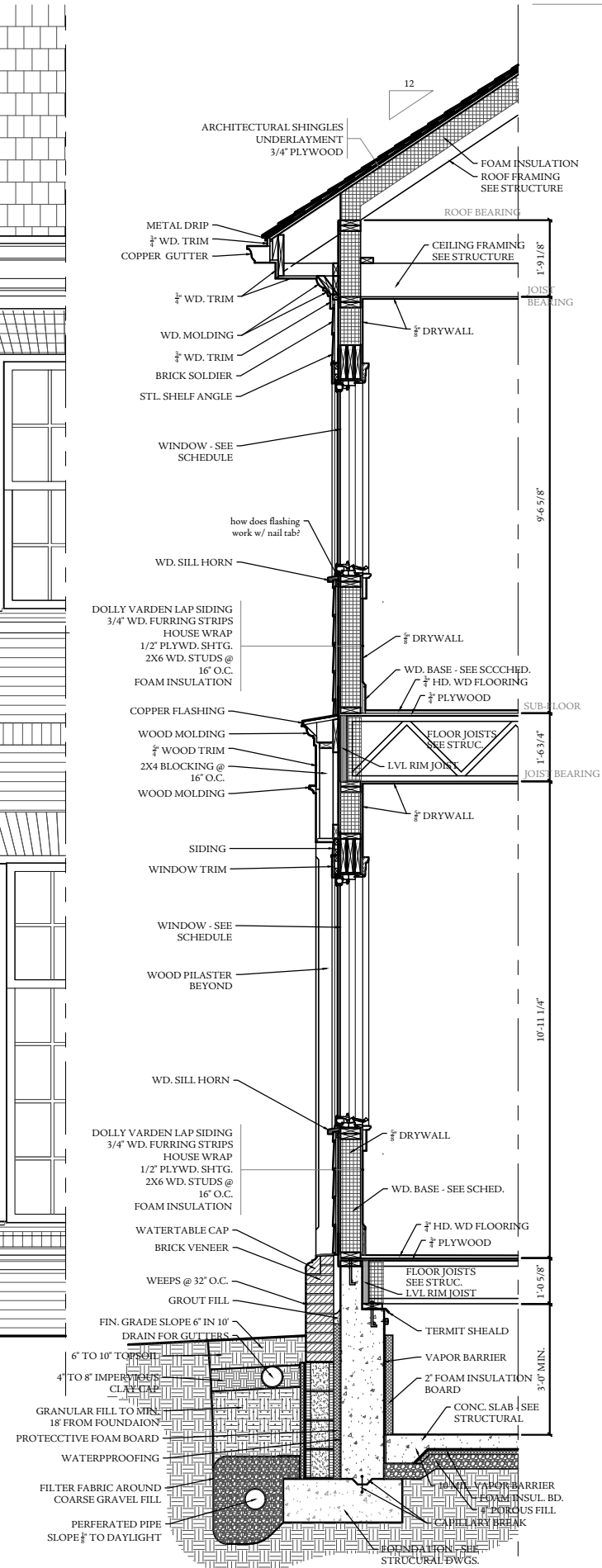
1 WALL SECTION AT POOL EQUIPMENT/ STORAGE
SCALE 3/4" = 1'-0"



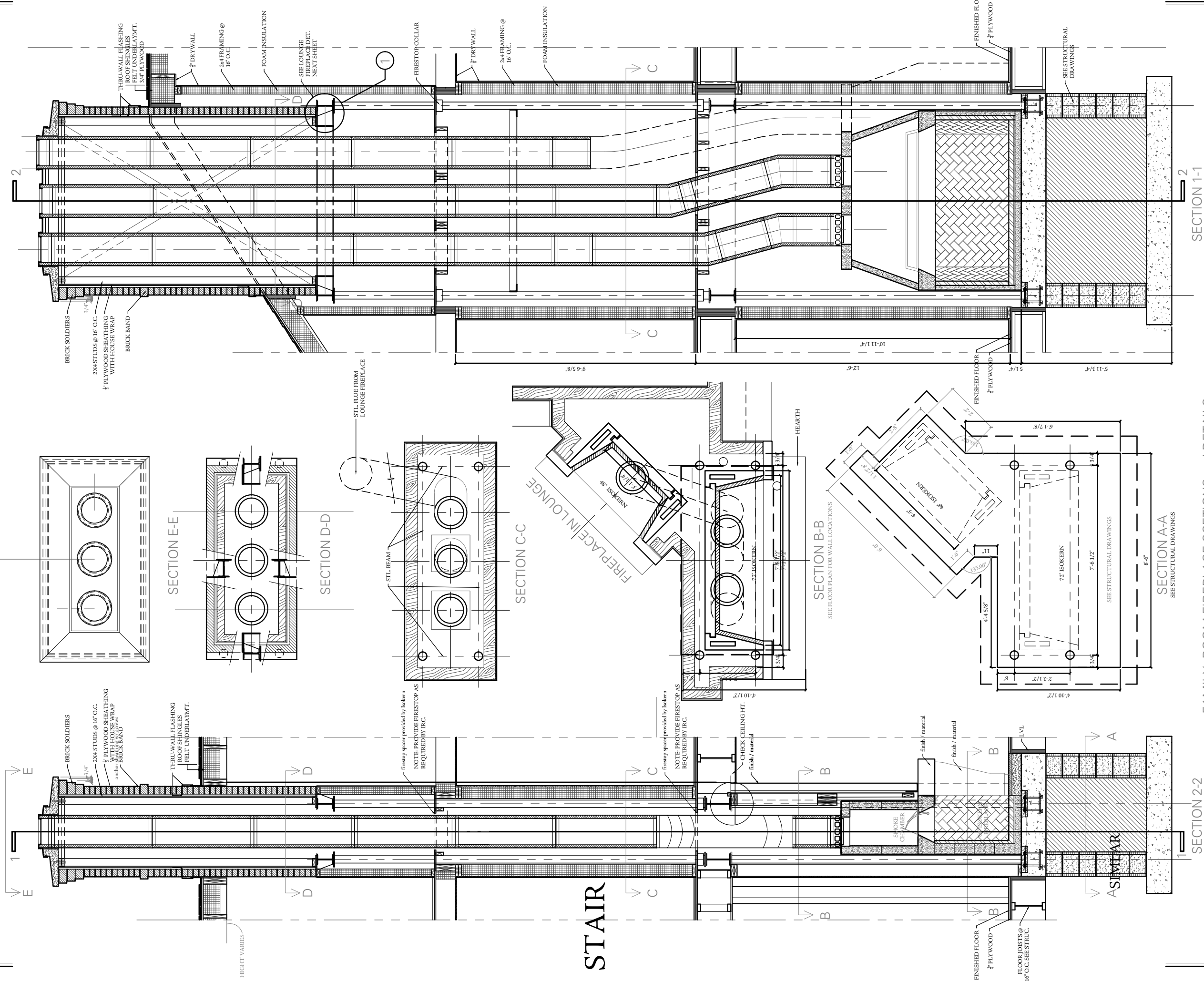
2 WALL SECTION AT HOUSEHOLD
SCALE 3/4" = 1'-0"



3 PARTIAL ELEVATION
SCALE 3/4" = 1'-0"



4 WALL SECTION AT BAR
SCALE 3/4" = 1'-0"



FAMILY ROOM FIREPLACE SECTIONS and DETAILS

PFEFFER TORODE
 NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

NOT FOR CONSTRUCTION

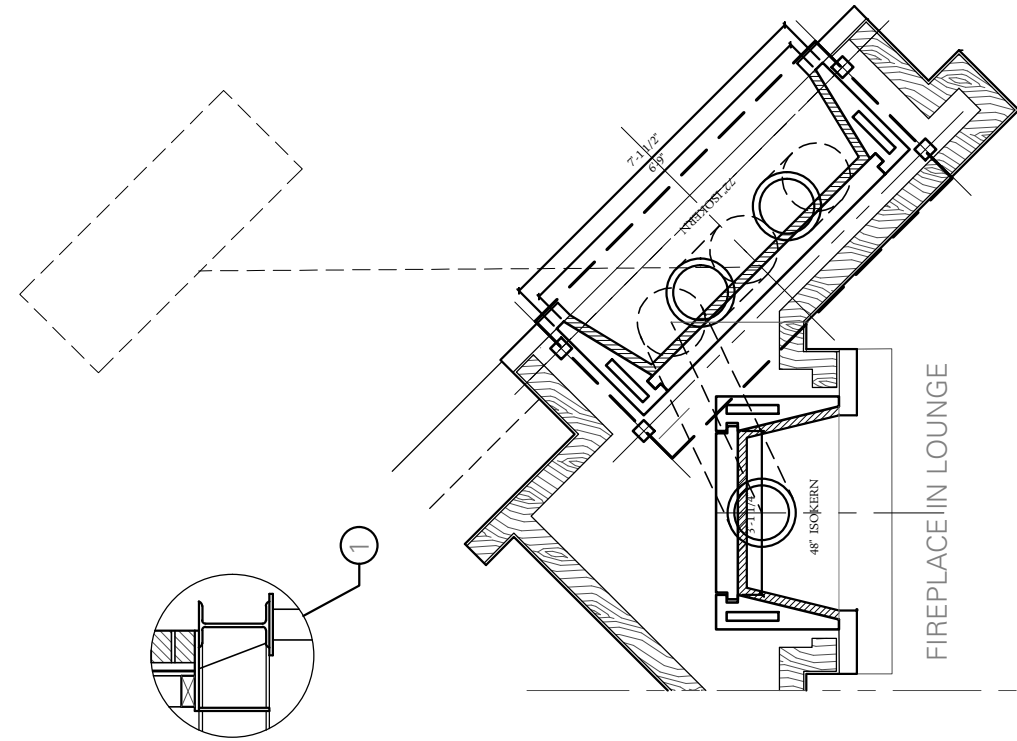
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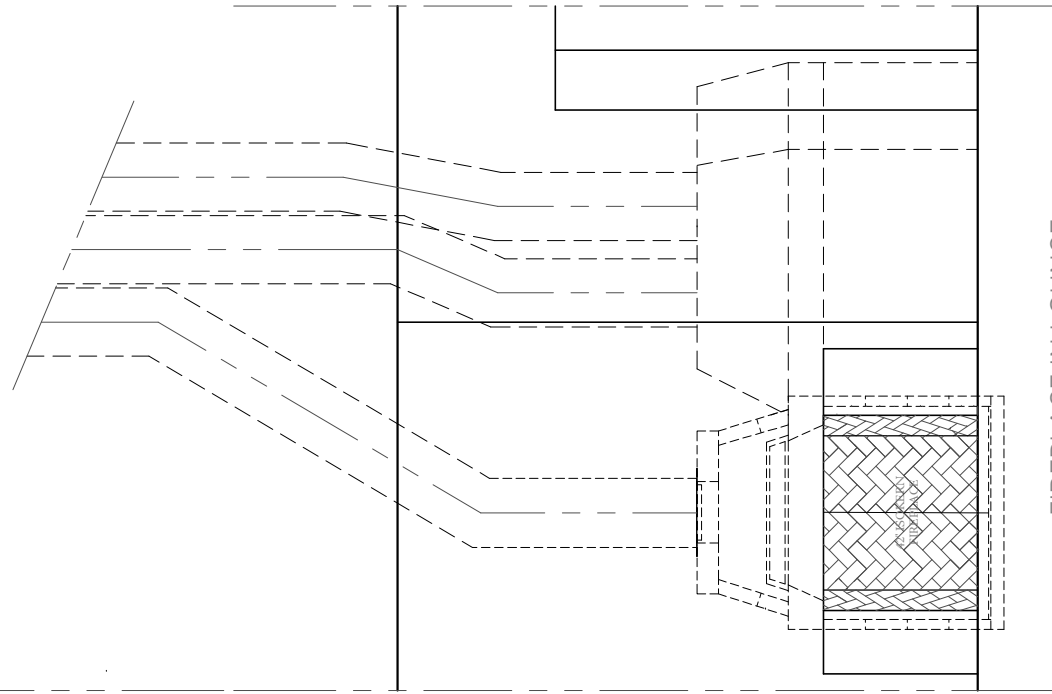
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| DRAWN BY | PROJECT NO. |
| D.T. | 21007 |
| TITLE | |
| CHIMNEY SECTIONS & DETAILS | |
| SHEET NO. | |

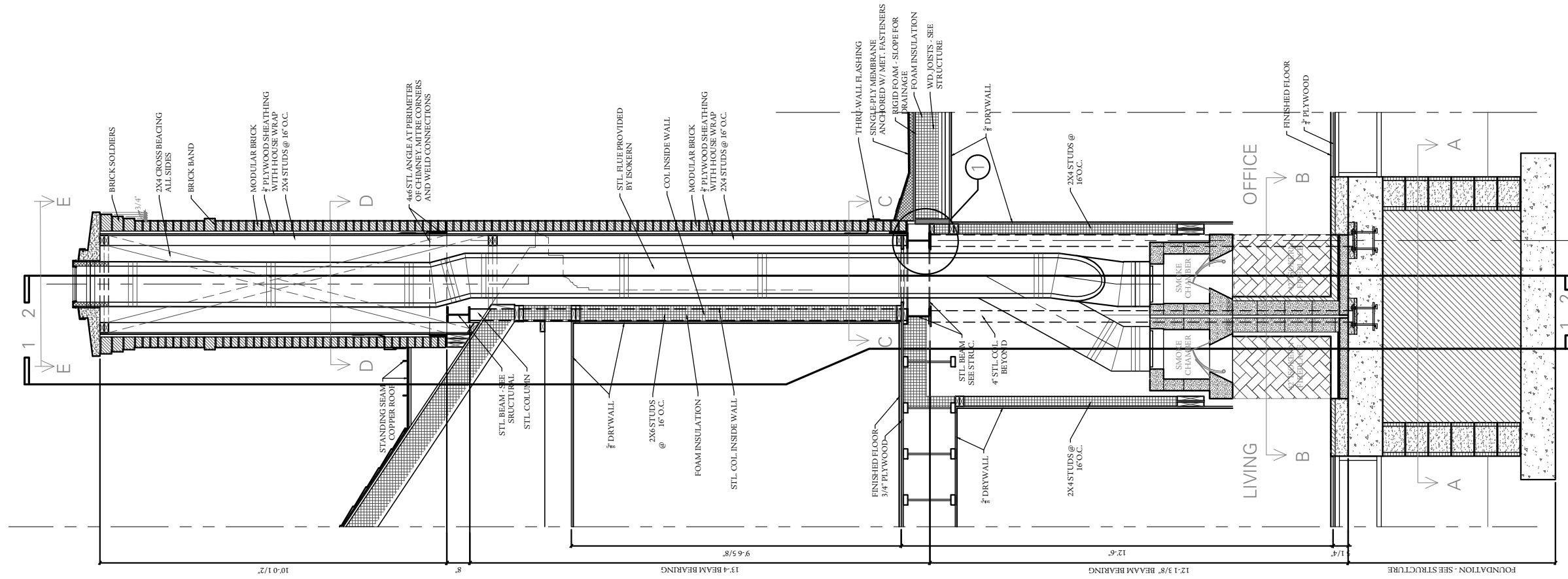
A4.11



FIREPLACE IN LOUNGE



FIREPLACE IN LOUNGE



SECTION 3-3
THROUGH LIVING and OFFICE

PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

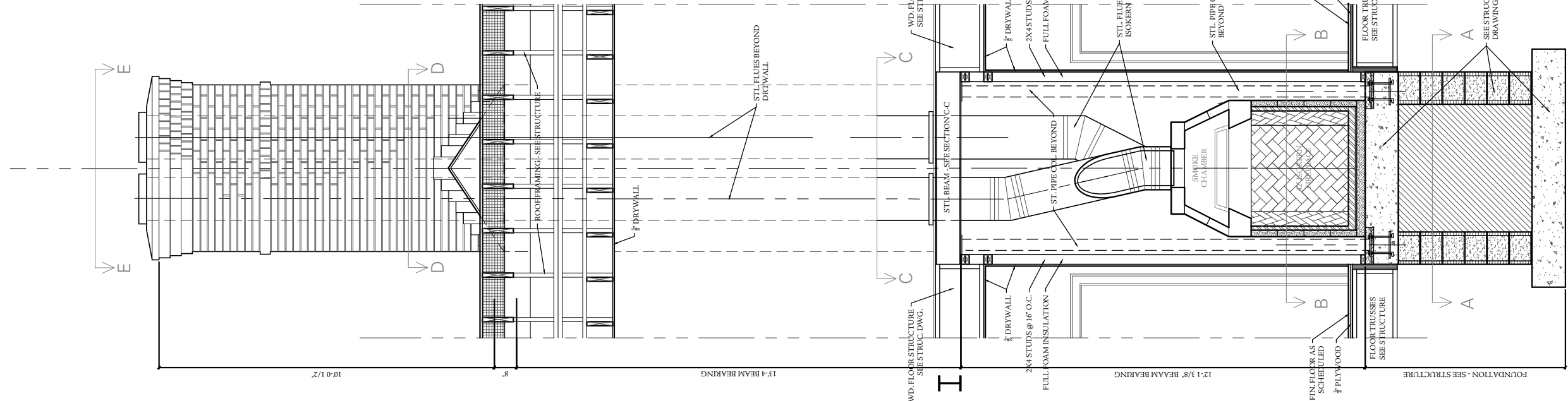
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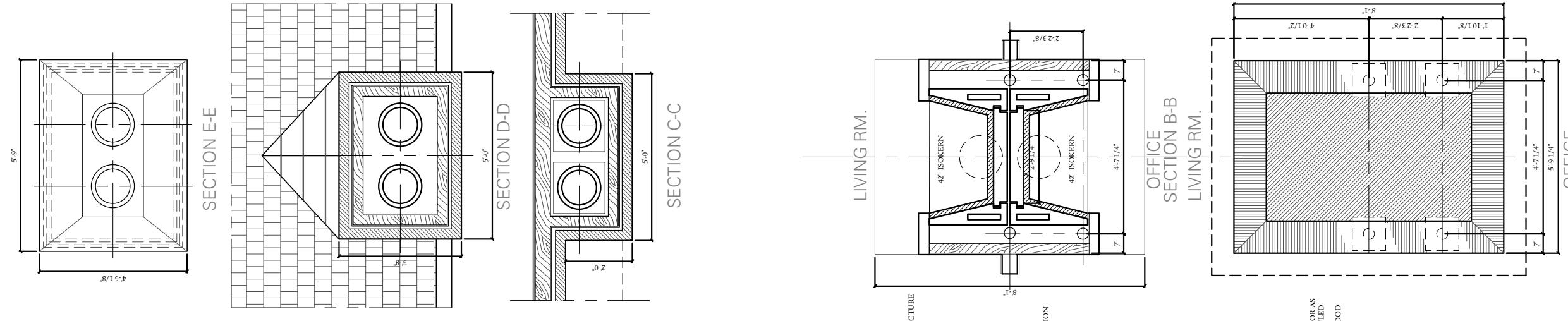
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| <small>SD</small> | <small>06.23.22</small> |
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| <small>BZA Submittal</small> | <small>01.23.24</small> |

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|---|----------------------------|
| <small>DRAWN BY</small> | <small>PROJECT NO.</small> |
| <small>DJT</small> | <small>21007</small> |
| <small>TITLE</small> | |
| <small>CHIMNEY SECTIONS & DETAILS</small> | |
| <small>SHEET NO.</small> | |

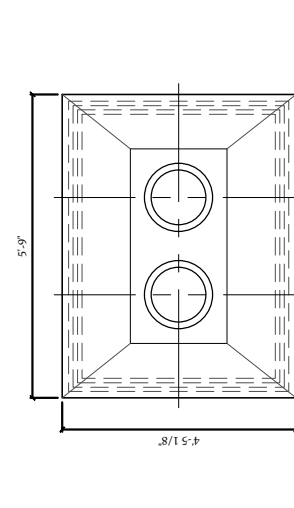
A4.12



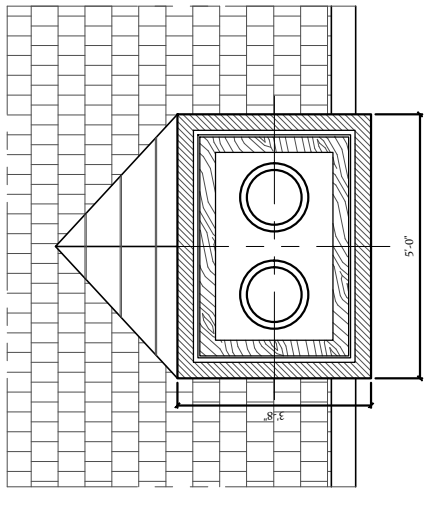
SECTION 1-1
LIVING RM. SIDE



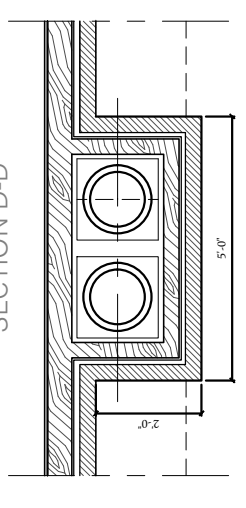
SECTION 2-2
OFFICE SIDE



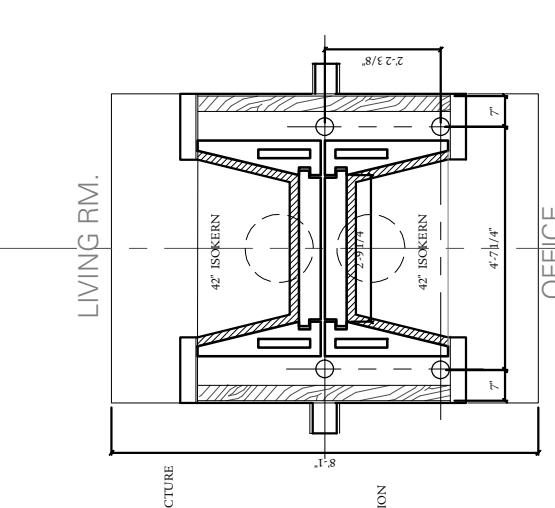
SECTION E-E



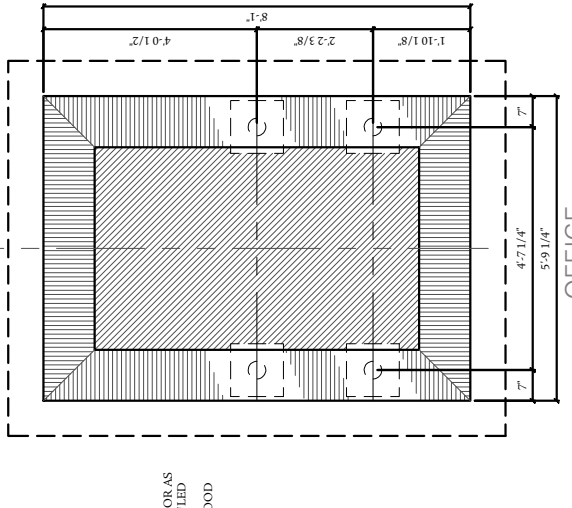
SECTION D-D



SECTION C-C

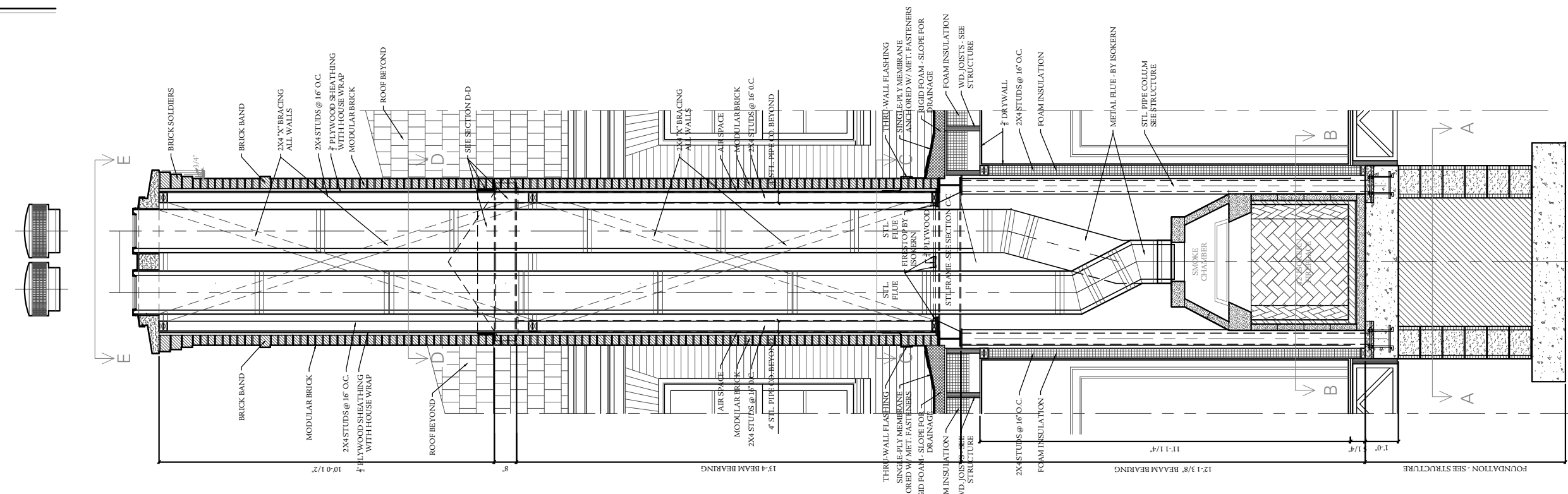


OFFICE SECTION B-B
LIVING RM.



OFFICE SECTION A-A
LIVING RM.

SCALE: 3/4" = 1'-0"

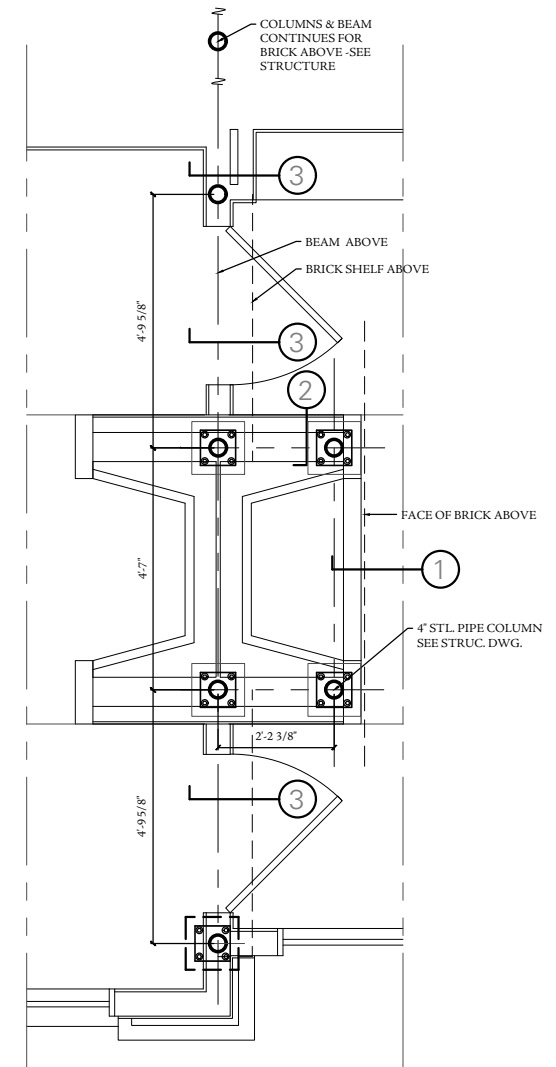
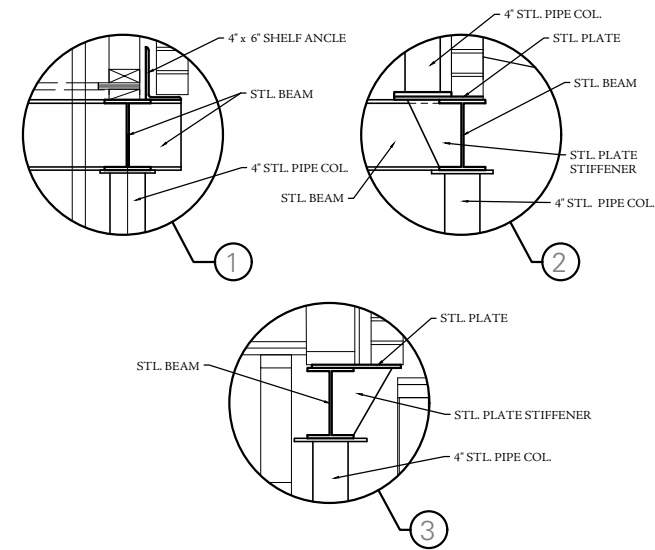
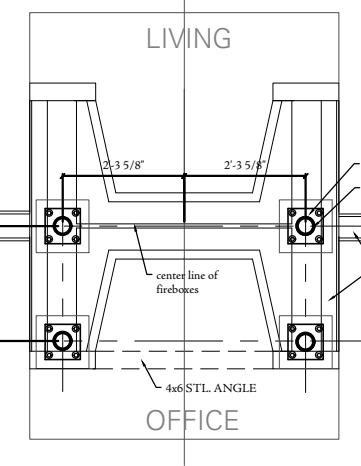
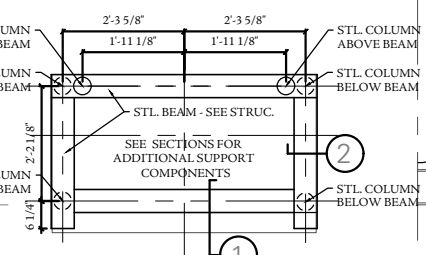
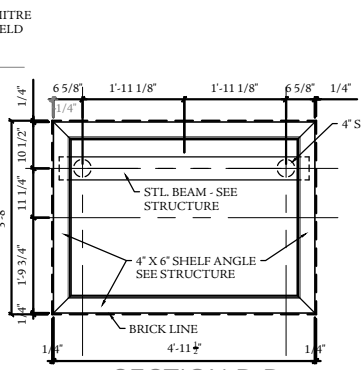
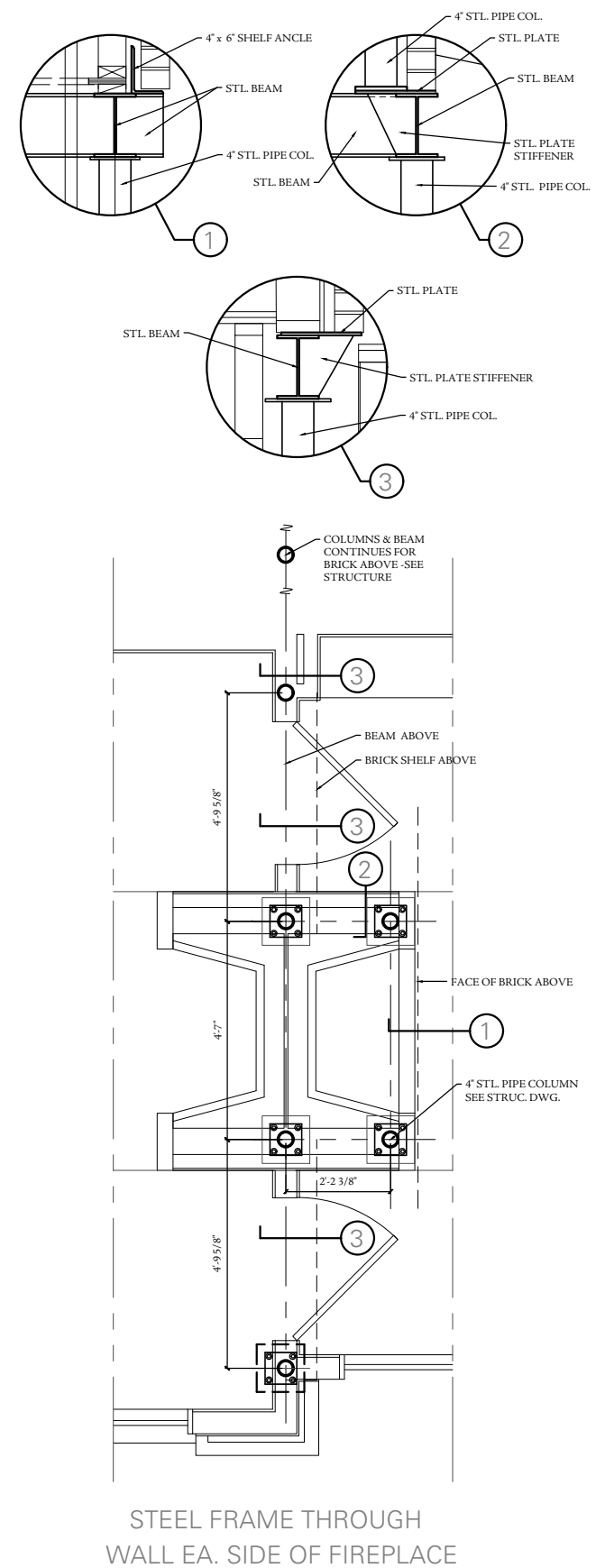
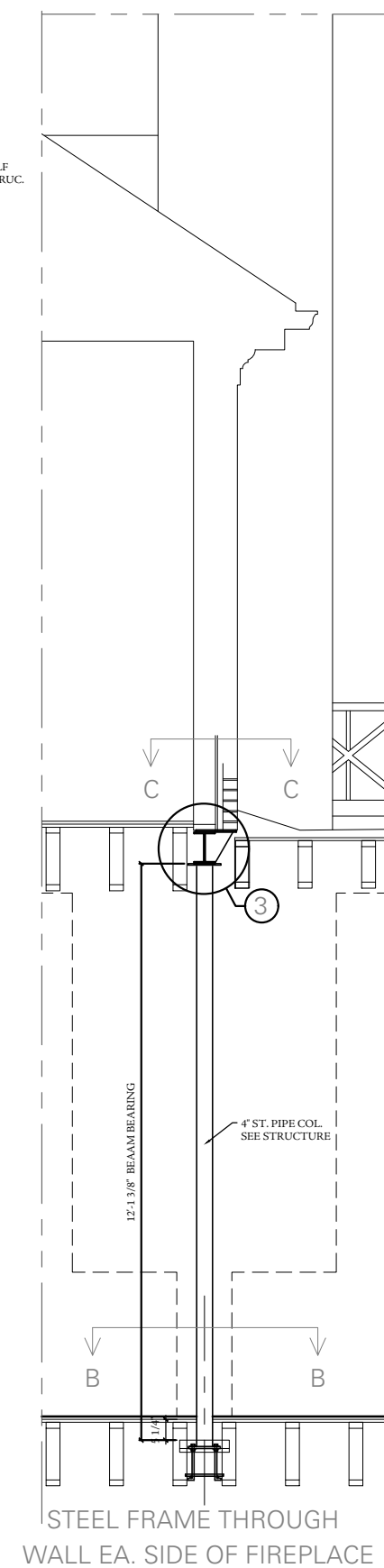
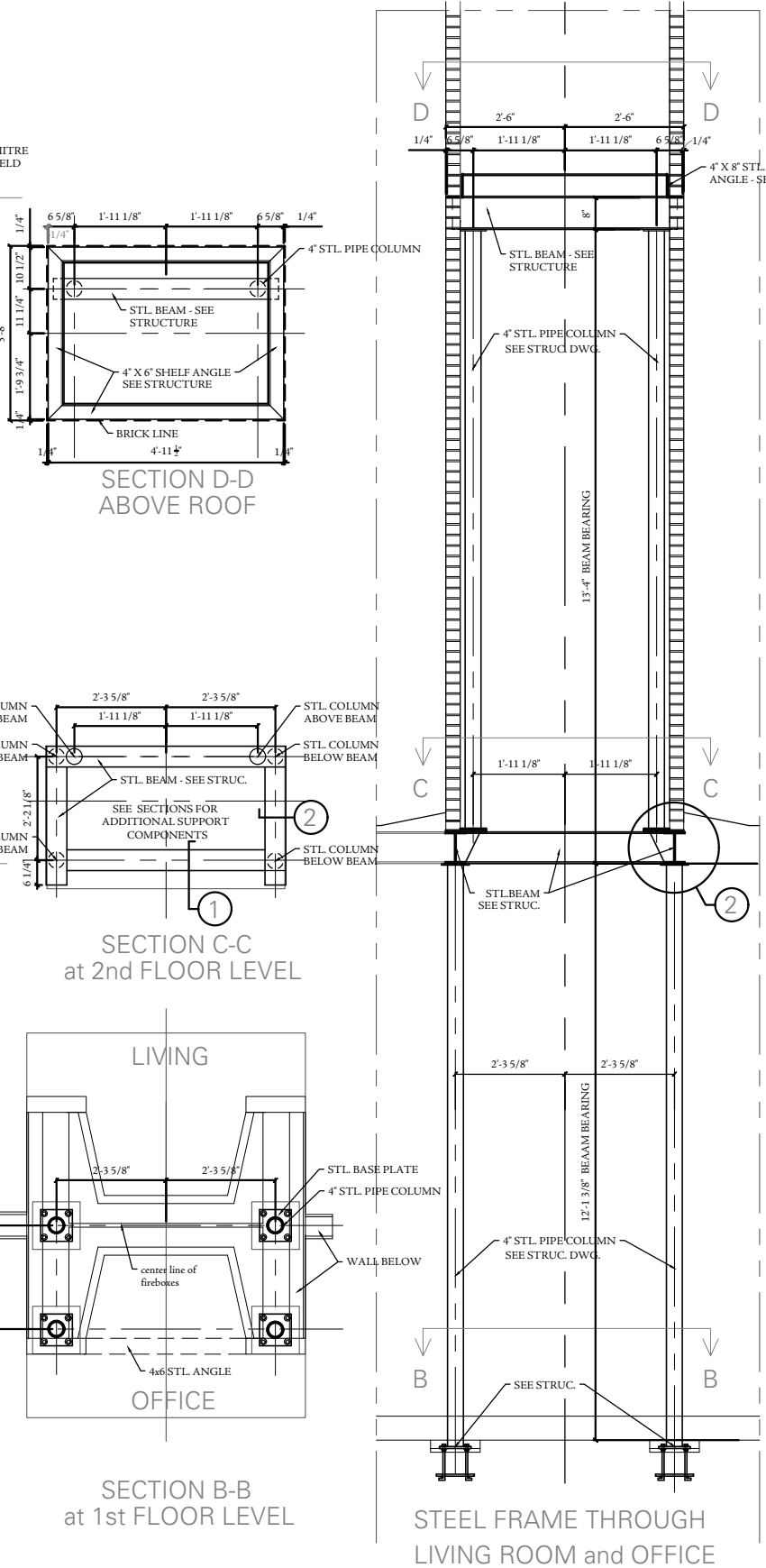
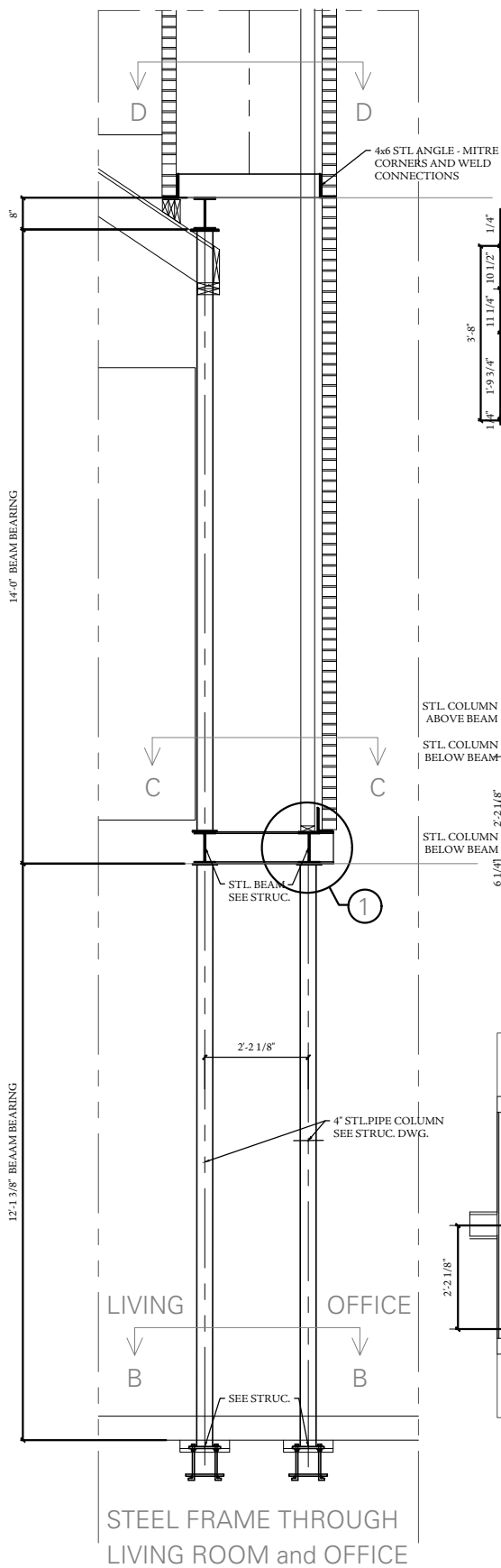


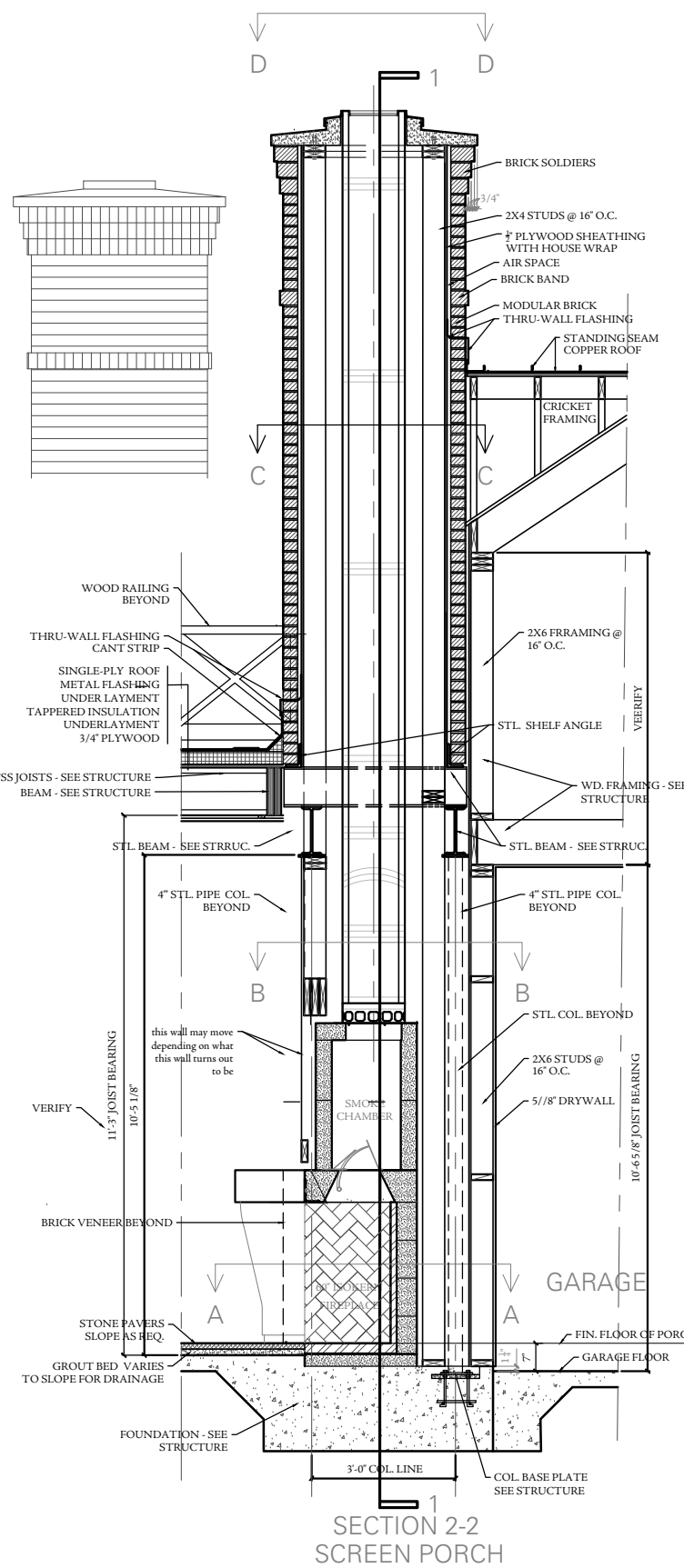
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| SD | 06.23.22 |
| DD | 08.19.22 |
| BZA Submittal | 01.23.24 |
| DRAWN BY | PROJECT NO. |
| D.T. | 2107 |
| TITLE | |
| CHIMNEY SECTIONS & DETAILS | |
| SHEET NO. | |
| A4.13 | |

a new residence at
1159 Gateway Lane
1159 Gateway Lane, Nashville, TN 37220

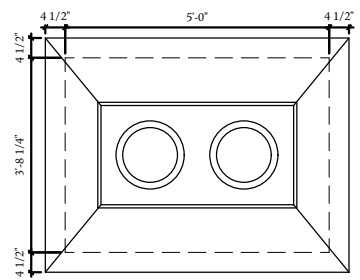
NOT FOR CONSTRUCTION

PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

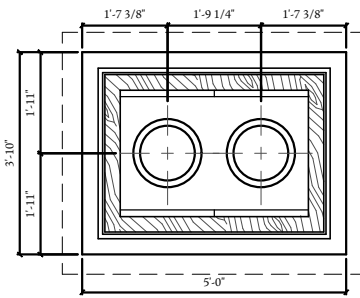




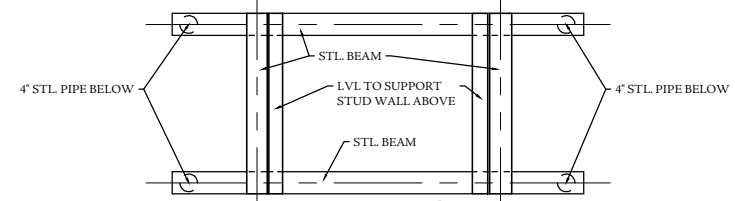
SECTION 2-2
SCREEN PORCH



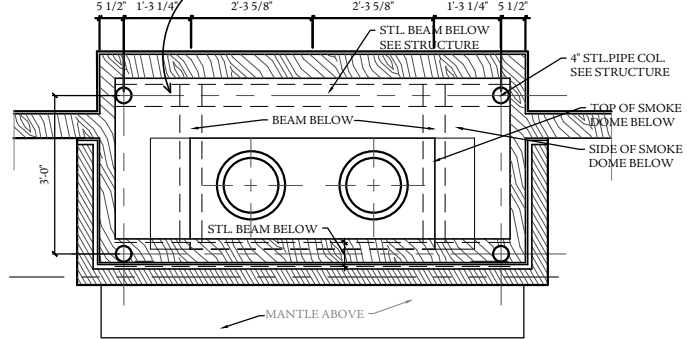
SECTION D-D



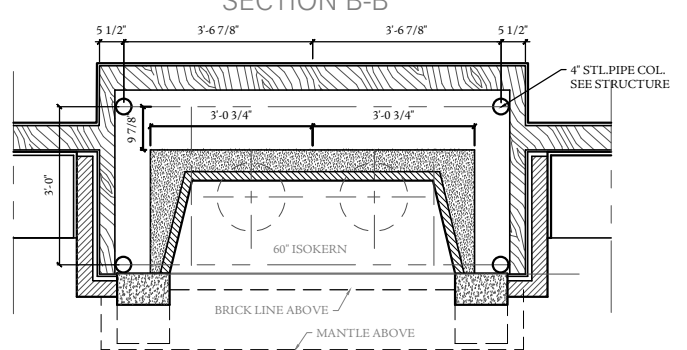
SECTION C-C



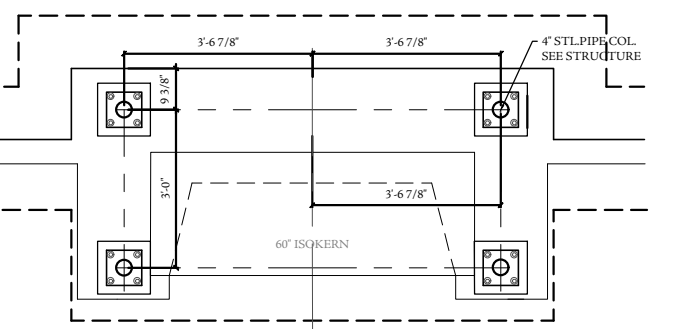
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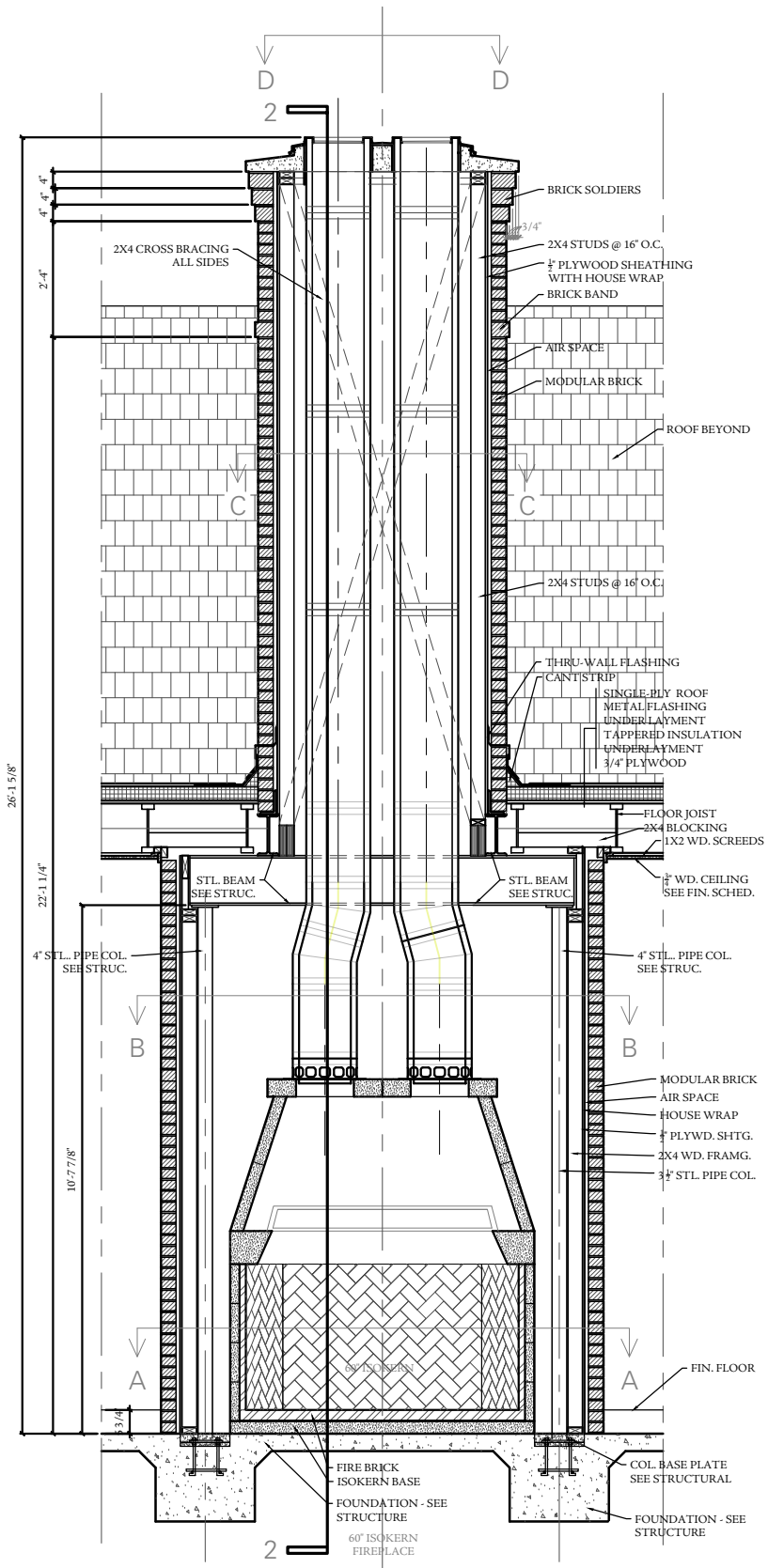
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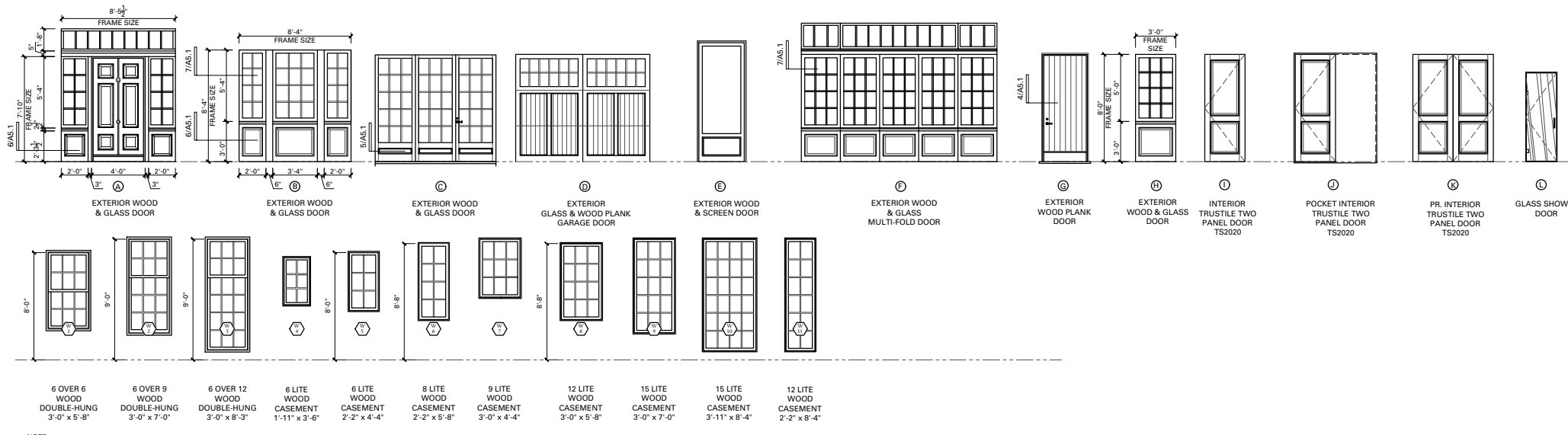
SECTION A-A



FOUNDATION

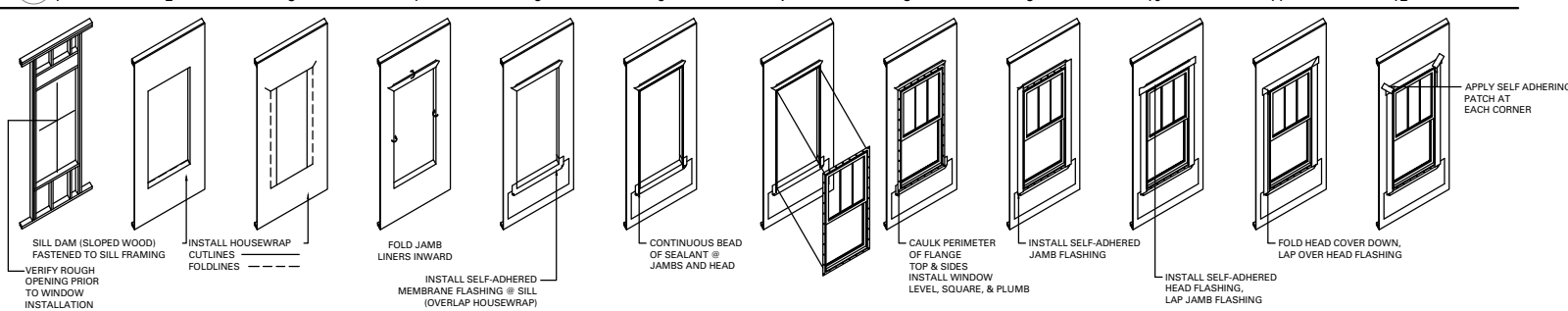


SECTION 1-1
SCREEN PORCH



NOTE:
 1. WINDOWS TO BE SIERRA PACIFIC MONUMENT DOUBLE-HUNG, ALUMINUM CLAD WOOD WINDOWS.
 2. SHIP WINDOWS W/ SILL HORNS LOOSE FOR ATTACHMENT IN FIELD.
 3. VERIFY SUBSTITUTIONS W/ ARCHITECT.
 4. HEAD DIMENSIONS SHOWN ARE TO TOP OF SASH.

WINDOW ASSEMBLIES



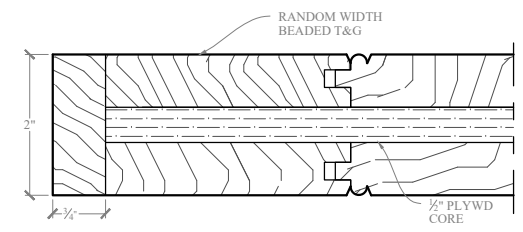
EXTERIOR DOOR SCHEDULE

| NO. | TYPE | RM. # | LOCATION | THICKNESS | WIDTH | HEIGHT | DESCRIPTION | OPERATION | SWING | JAMB | FINISH | HW | NOTES | NO. |
|-----|------|-------|------------------|-----------|--------|--------|--|-----------|-------|------|--------|----|-------|-----|
| 101 | A | 101 | FORMAL ENTRY | 1 1/2" | 4'-0" | 7'-10" | EXTERIOR WOOD & GLASS W/9 LITE WOOD TRANSOM | INSWING | LH | | | | | 1 |
| 102 | B | 113 | MUDROOM | 1 1/2" | 3'-4" | 8'-4" | EXTERIOR 12 LITE WOOD & GLASS DOOR | INSWING | LH | | | | | 2 |
| 103 | G | 119 | GARAGE | 1 1/2" | 3'-4" | 8'-0" | EXTERIOR WOOD PLANK BEADED T&G DOOR | OUTSWING | RH | | | | | 3 |
| 104 | D | 119 | GARAGE | 2" | 10'-0" | 8'-0" | EXTERIOR ROLL-UP WOOD PLANK DOOR | | | | | | | 4 |
| 105 | D | 119 | GARAGE | 2" | 10'-0" | 8'-0" | EXTERIOR ROLL-UP WOOD PLANK DOOR | | | | | | | 5 |
| 106 | D | 119 | GARAGE | 2" | 10'-0" | 8'-0" | EXTERIOR ROLL-UP WOOD PLANK DOOR | | | | | | | 6 |
| 107 | G | 125 | POOL STORAGE | 1 1/2" | 3'-4" | 8'-0" | EXTERIOR WOOD PLANK BEADED T&G DOOR | OUTSWING | RH | | | | | 7 |
| 108 | E | 122 | VESTIBULE | 1 1/2" | 3'-4" | 9'-0" | EXTERIOR WOOD & SCREEN DOOR | OUTSWING | RH | | | | | 8 |
| 109 | E | 121 | SCREENED PORCH | 1 1/2" | 3'-4" | 9'-0" | EXTERIOR WOOD & SCREEN DOOR | OUTSWING | LHR | | | | | 9 |
| 110 | E | 120 | GRILLING PATIO | 1 1/2" | 3'-4" | 9'-0" | EXTERIOR WOOD & SCREEN DOOR | OUTSWING | LH | | | | | 10 |
| 111 | F | 109 | FAMILY ROOM | 1 1/2" | 14'-7" | 8'-0" | EXTERIOR WOOD & GLASS MULTI-FOLD DOOR W/ TRANSOM | OUTSWING | LHR | | | | | 11 |
| 112 | C | 116a | MASTER VESTIBULE | 1 1/2" | 3'-0" | 8'-0" | EXTERIOR 15 LITE WOOD & GLASS DOOR | OUTSWING | LH | | | | | 12 |
| 113 | H | 113 | MUDROOM | 1 1/2" | 3'-4" | 8'-0" | 2 PANEL WOOD DOOR | | RH | | | | | 13 |
| 114 | H | 113 | MUDROOM | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | RH | | | | | 14 |
| 115 | H | 126 | POOL ROOM | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | | 15 |
| 116 | H | 123 | CHANGING ROOM | 1 1/2" | 2'-8" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | | 16 |

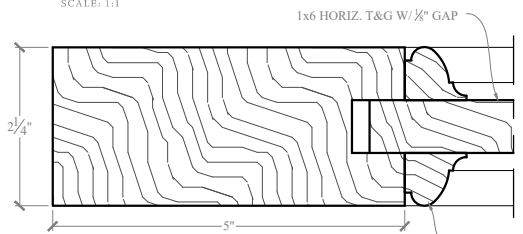
NOTES: *Based on 2x4 back in 2x6 wall, 1/2" sheathing & 1/2" gypsum board. **Based on 2x6 wall, 1/2" sheathing & 1/2" gypsum board. ***Based on 2x6 wall, 1/2" sheathing & 1/2" interior planking.

INTERIOR DOOR SCHEDULE

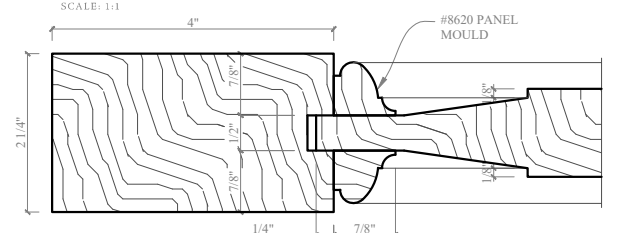
| NO. | TYPE | RM. # | LOCATION | THICKNESS | WIDTH | HEIGHT | DESCRIPTION | SWING | JAMB | FINISH | HW | NOTES | NO. |
|-------------|------|-------|--------------------|-----------|-------|--------|--------------------------|-------|------|--------|----|-------|-------|
| LOWER LEVEL | | | | | | | | | | | | | |
| 001 | I | 005 | CLOSET | 1 1/2" | 3'-0" | 7'-0" | 2 PANEL WOOD DOOR | | LH | | | | 001-1 |
| 002 | I | 002 | MECH. | 1 1/2" | 2'-8" | 7'-0" | 2 PANEL WOOD DOOR | | LH | | | | 001-2 |
| 003 | I | 003 | CLOSET | 1 1/2" | 3'-0" | 7'-0" | 2 PANEL WOOD DOOR | | LH | | | | 001-3 |
| 004 | I | 004 | CLOSET | 1 1/2" | 3'-0" | 7'-0" | 2 PANEL WOOD DOOR | | RH | | | | 001-4 |
| MAIN LEVEL | | | | | | | | | | | | | |
| 117 | I | 103 | OFFICE | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | RH | | | | 103-1 |
| 118 | I | 103 | OFFICE | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 103-2 |
| 119 | I | 107 | POWDER | 1 1/2" | 2'-8" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 105-1 |
| 122 | I | 114 | HOUSEHOLD ROOM | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | RH | | | | 108-1 |
| 123 | I | 116a | PRIMARY VESTIBULE | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 109-1 |
| 124 | I | 116 | PRIMARY BEDROOM | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 111-1 |
| 125 | I | 117 | PRIMARY BATH | 1 1/2" | 3'-0" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 110-1 |
| 126 | I | 117 | PRIMARY BATH | 1 1/2" | 2'-4" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 113-1 |
| 127 | L | 117 | PRIMARY BATH | 1 1/2" | 2'-4" | 8'-0" | GLASS SHOWER DOOR | | RH | | | | 114-1 |
| 128 | K | 118 | PRIMARY BATH VEST. | 1 1/2" | 3'-0" | 8'-0" | PR. 2 PANEL WOOD DOOR | | LHR | | | | 115-1 |
| 129 | J | 118a | PRIMARY CLOSET | 1 1/2" | 3'-0" | 8'-0" | POCKET 2 PANEL WOOD DOOR | | | | | | 116-1 |
| 130 | J | 118b | PRIMARY CLOSET | 1 1/2" | 3'-0" | 8'-0" | POCKET 2 PANEL WOOD DOOR | | | | | | 117-1 |
| 131 | J | 124 | POWDER | 1 1/2" | 2'-8" | 8'-0" | POCKET 2 PANEL WOOD DOOR | | | | | | 117-2 |
| 132 | I | 127 | POOL BATH | 1 1/2" | 2'-8" | 8'-0" | 2 PANEL WOOD DOOR | | LH | | | | 117-3 |
| 133 | I | 128 | POOL STORAGE | 1 1/2" | 2'-8" | 8'-0" | 2 PANEL WOOD DOOR | | RH | | | | 119-1 |
| UPPER LEVEL | | | | | | | | | | | | | |
| 201 | I | 214 | ATTIC | 1 1/2" | 3'-0" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 200-2 |
| 202 | I | 202 | BEDROOM 2 | 1 1/2" | 3'-0" | 7'-6" | 2 PANEL WOOD DOOR | | RH | | | | 200-3 |
| 203 | I | 204 | CLOSET 2 | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | RH | | | | 201-1 |
| 204 | I | 203 | BATHROOM 2 | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | RH | | | | 201-2 |
| 205 | I | 206 | LAUNDRY | 1 1/2" | 3'-0" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 201-3 |
| 206 | I | 210 | BEDROOM 4 | 1 1/2" | 3'-0" | 7'-6" | 2 PANEL WOOD DOOR | | RH | | | | 202-1 |
| 207 | I | 211 | BATHROOM 4 | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 202-2 |
| 208 | I | 212 | CLOSET 4 | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 203-1 |
| 209 | I | 209 | POWDER | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | RH | | | | 203-2 |
| 210 | I | 206 | BEDROOM 3 | 1 1/2" | 3'-0" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 204-1 |
| 211 | I | 208 | CLOSET 3 | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 205-1 |
| 212 | I | 207 | BATHROOM 3 | 1 1/2" | 2'-4" | 7'-6" | 2 PANEL WOOD DOOR | | LH | | | | 205-2 |



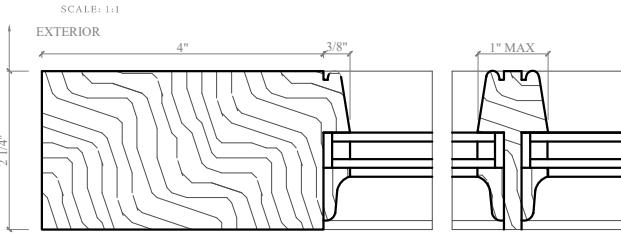
4. WOOD PLANK DOOR



5. PANEL DOOR



6. RAISED PANEL DOOR



7. WOOD & GLASS DOOR

NOT FOR CONSTRUCTION

a new residence at
 1159 Gateway Lane
 1159 Gateway Lane, Nashville, TN 37220

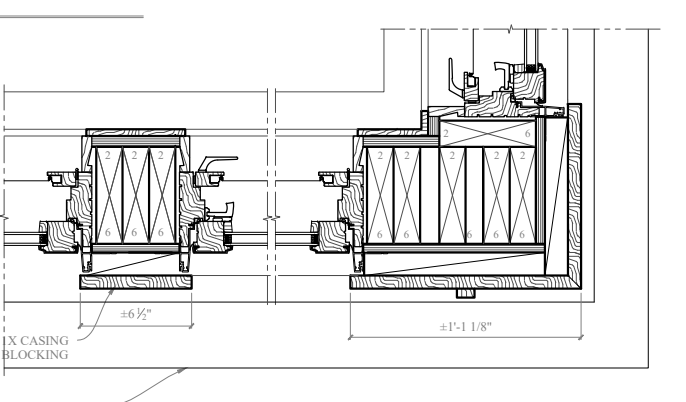
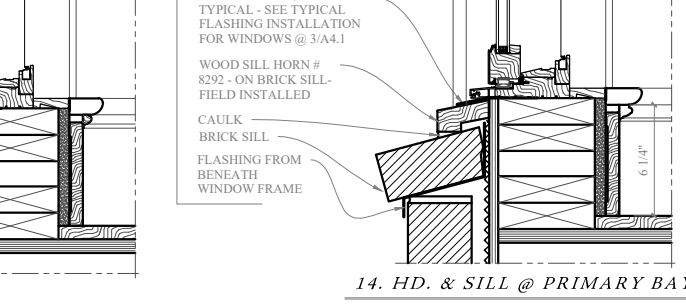
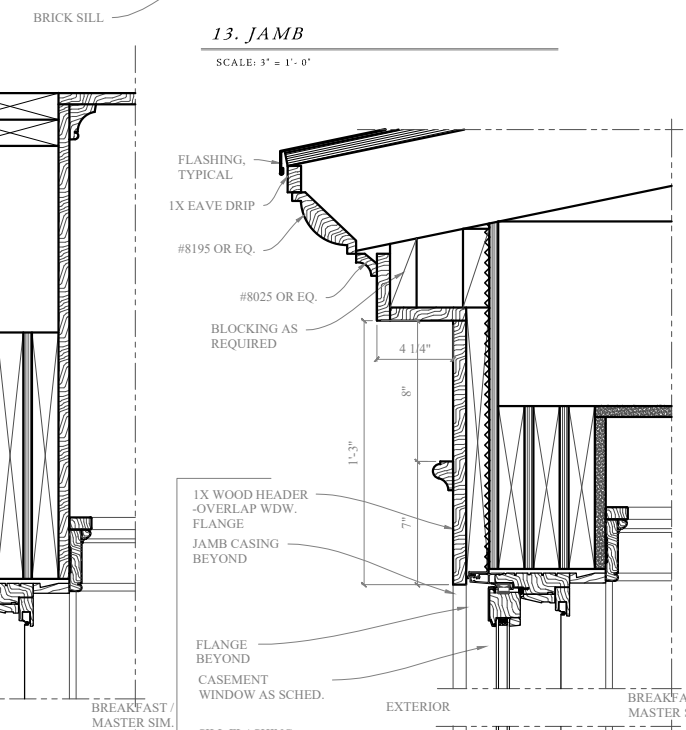
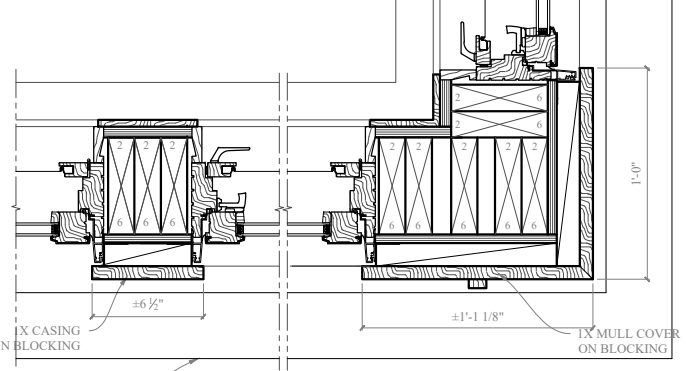
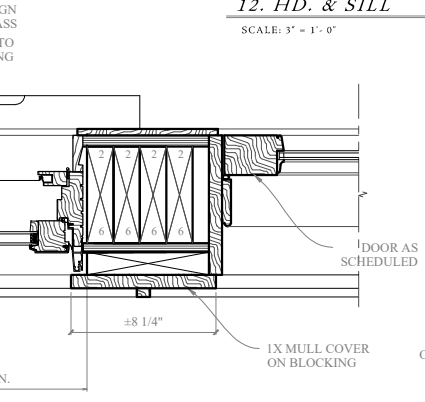
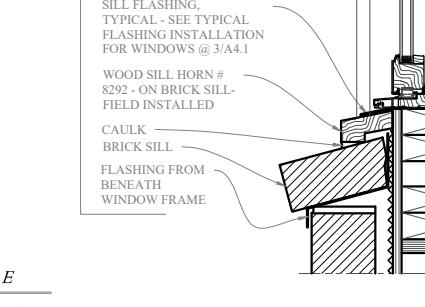
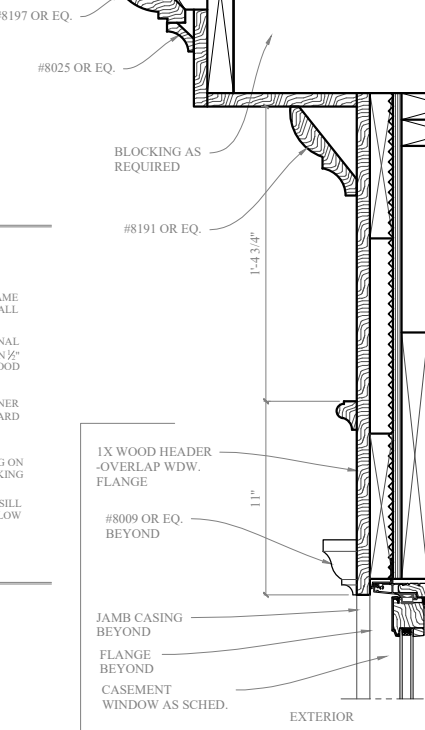
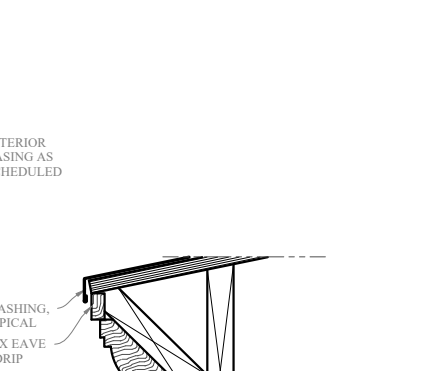
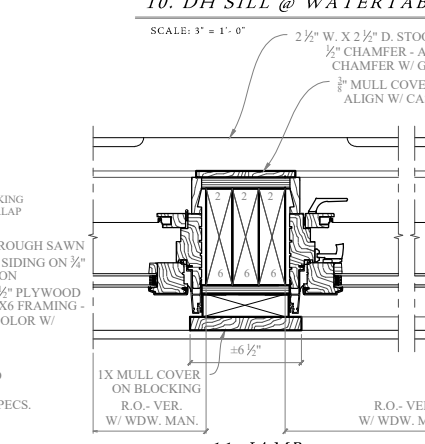
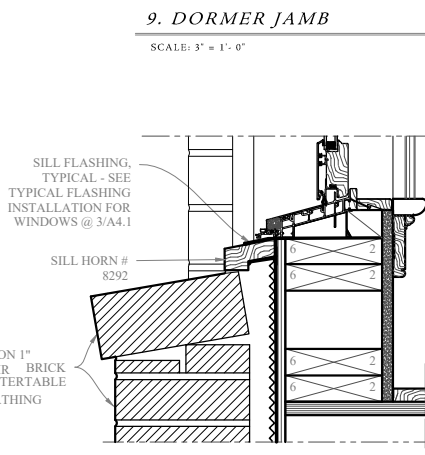
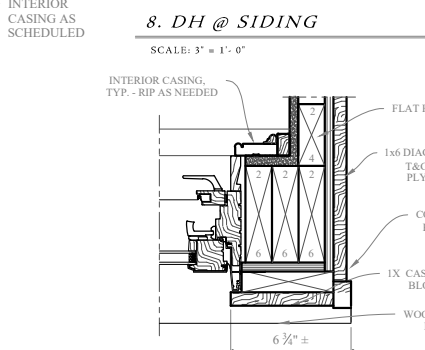
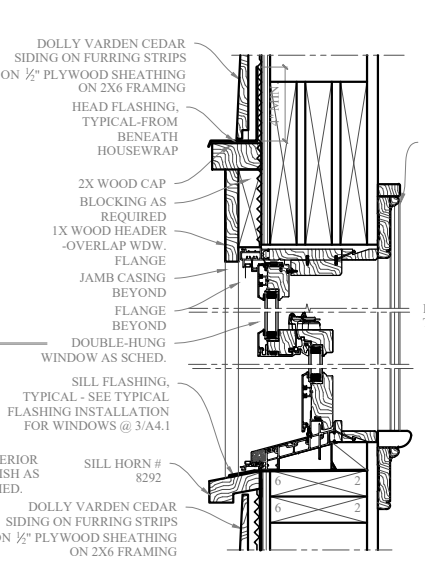
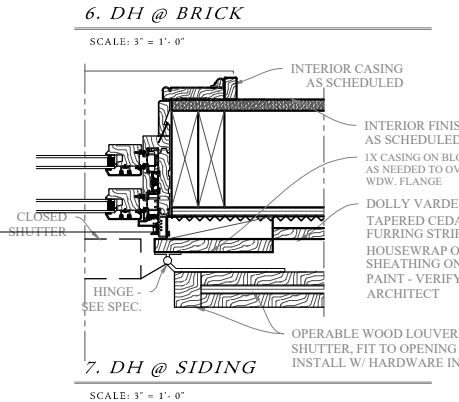
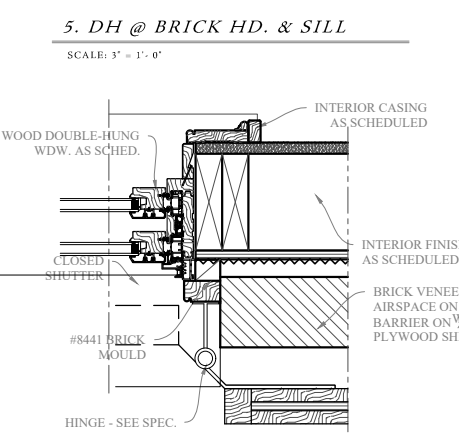
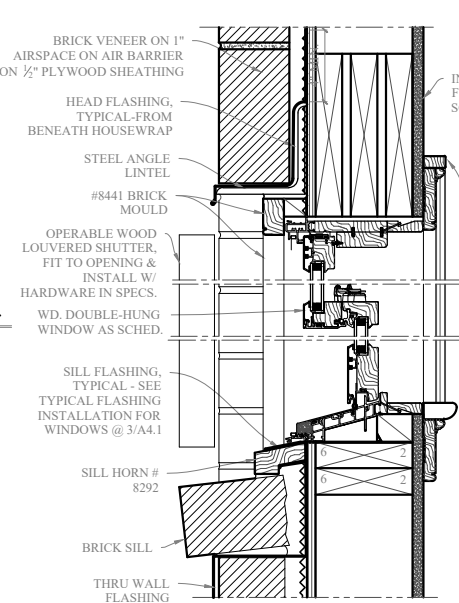
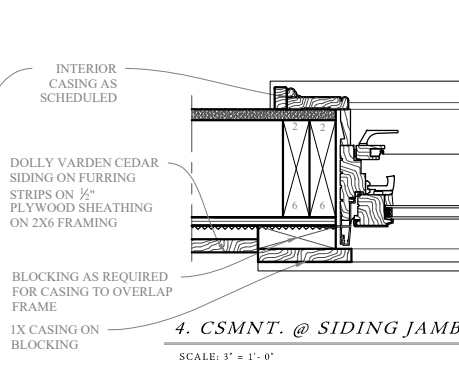
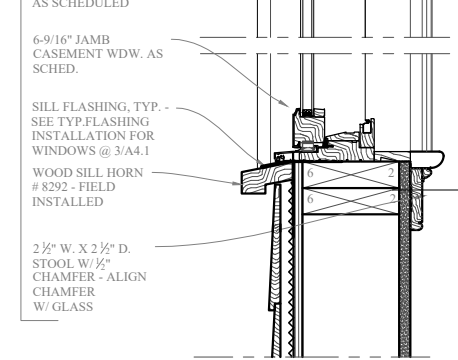
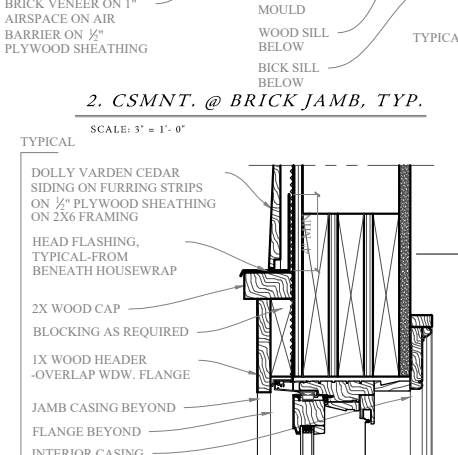
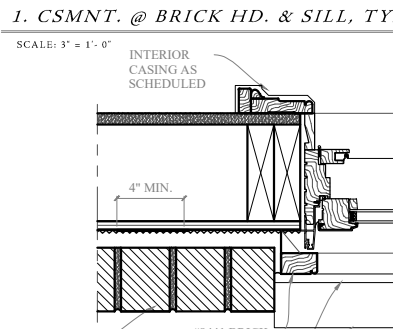
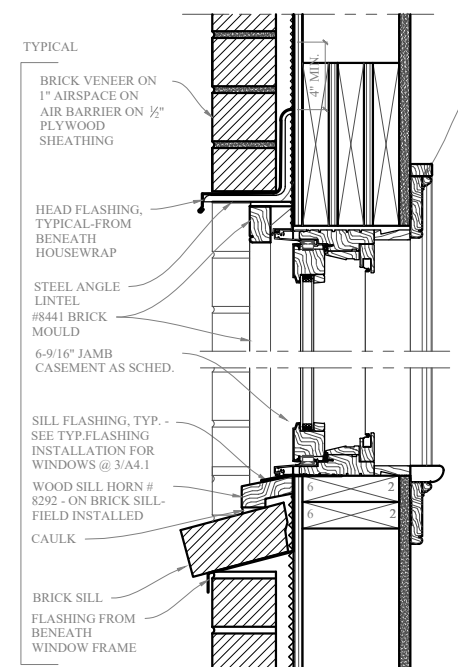
parcel
 131508300
 lot 4 Blk A Lealand Manor
 owner
 William & Melissa Burton
 (615) 465-6002
 contractor
 Bryan Contractors, Inc.
 Worcester Ryan
 (615) 6533-5792

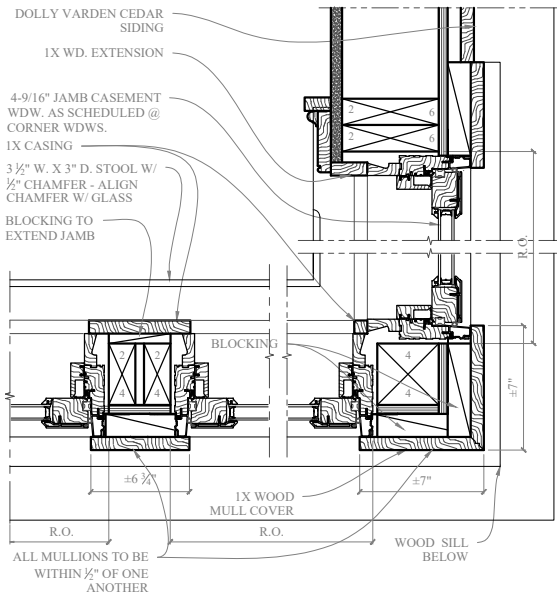
SD 06.23.22
 DD 08.19.22
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.
 MFL 21007

TITLE
 WINDOW DETAILS

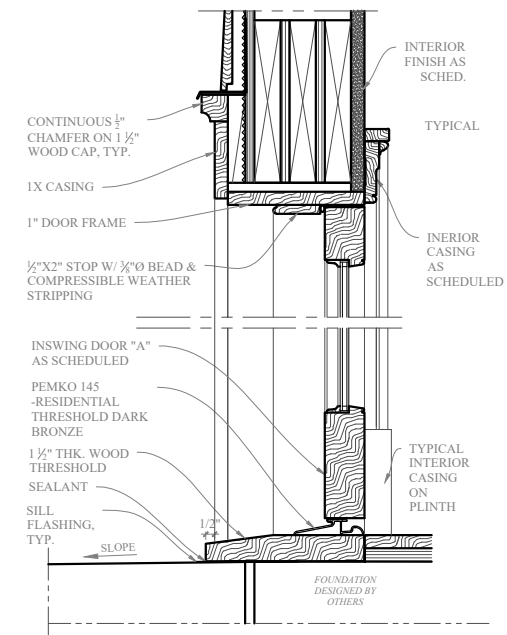
SHEET NO.
 A5.2





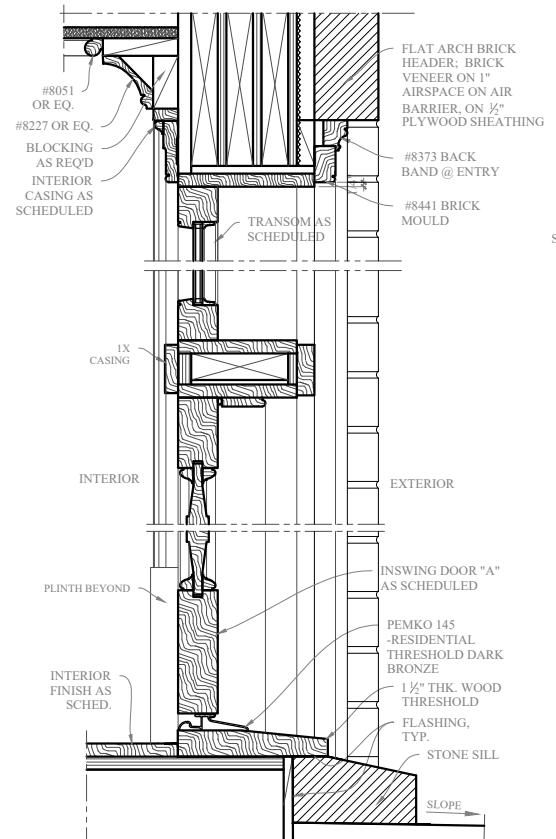
1. CSMNT. @ OFFICE

SCALE: 3" = 1'-0"



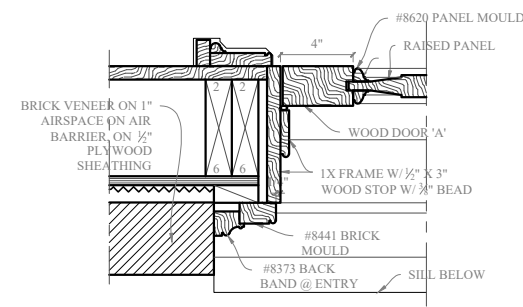
2. DOOR @ PRIMARY VEST.

SCALE: 3" = 1'-0"



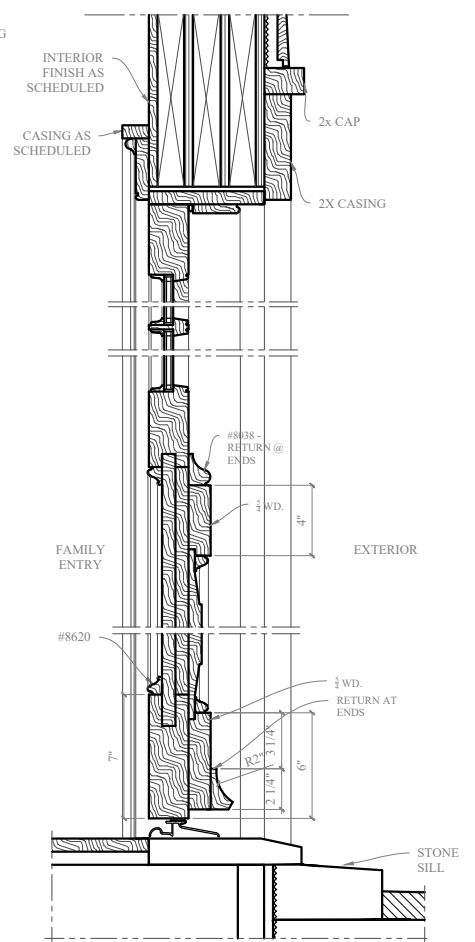
3. DOOR @ ENTRY

SCALE: 3" = 1'-0"



4. DOOR @ ENTRY

SCALE: 3" = 1'-0"



5. DOOR @ FAMILY ROOM

SCALE: 3" = 1'-0"