

**Permit #:** 131**Permit Date:** 01/24/24**Permit Type:** Board of Zoning Appeals**Case Number:** BZA 24-13**PC Meeting Date:****BZA Meeting Date:** b. 3rd Tuesday of February**Assigned Meeting Date:** 02/20/2024**Special Meeting Date:****Applicant Is:** Contractor**Applicant Name:** Randy Morgan**Applicant Address:** 1203 Kirkwood Ave.**Applicant City, State, ZIP:** Nashville, Tn 37212**Applicant Phone Number:** 6154241280**Applicant Email:** randy@mreddgroup.com**Description:** Requesting variance to build addition to primary structure that would encroach into the 50 ft. side setback.**Project Cost:** 0**Square Feet:** 0**Lot Area:** 0**Lot Coverage:** 0**Heat/cooled area:** 0**Proposed Height(ft.):** 0**#of stories:** 21**Lot Depth/Width Ratio:****Avg. front setback of adjacent homes:****Zoning District:** Zone F**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
14504003100	4915 LEALAND LN	LOT 5 1ST ADDN LEALAND MANOR	LEA, CLARK DOWELL JR. & ALLISON JO		

**Fees**

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
<b>Total</b>			<b>\$250.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
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December 20, 2024	January 10, 2025	January 14, 2025	<u>January 21, 2025</u> 6:00 PM at Oak Hill Meeting Room
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**APPLICATION FOR HEARING  
BOARD OF ZONING APPEALS  
OAK HILL, TENNESSEE**

Application Date: 1.23.2024

BZA Meeting Date: 2.20.2024

The undersigned hereby requests consideration for a hearing on the zoning regulations for property noted below in accordance with plans, application, fee, and all data heretofore filed, all of which are attached and made a part of this initial appeal.

Property Address: # 4915 Lealand Lane, Oak Hill, TN Zone District: \_\_\_\_\_

Is this application a request to either obtain a new Commercial Use Permit (CUP) or to change an existing CUP? Yes \_\_\_\_\_ No

Description of Request(s) (for Residential - if encroaching into setback, specify measurement of encroachment in number of feet/inches):  
Addition that fits inside existing house setback. Many additions to MBSL 50'-0" would require greater disturbance into hillside. Proposed setbacks allows use of existing retaining walls on site.

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: 85,982 s.f.

Lot Coverage: 17,196 s.f. → which equals 20 % of Lot Area (noted above)  
(total existing & proposed impervious surfaces on lot - ie: roofs, concrete driveways/patios/walks/pool decks, etc.)

Habitable Floor Area (all floors): \_\_\_\_\_ s.f. → which equals \_\_\_\_\_ % of Lot Area

Proposed Height: 21 feet / 2 stories

Lot Depth/Width Ratio: \_\_\_\_\_ (maximum ratio allowed is 4:1 for all Zones)  
(Lot width is measured at the narrowest point of the lot, and lot depth is measured at the deepest point of the lot)

Avg. front setback of 4 adjacent homes: \_\_\_\_\_ feet (if applicable)

VARIANCE REQUESTS WILL ONLY BE GRANTED IF THE RULING WOULD NOT BE DETRIMENTAL TO THE PUBLIC GOOD AND IF THE APPLICANT CAN ESTABLISH THE MANNER IN WHICH ONE OF THE FOLLOWING HARDSHIPS RELATES TO THE SUBJECT PROPERTY:

- |                            |                                      |   |
|----------------------------|--------------------------------------|---|
| 1. Exceptional narrowness  | 3. Exceptional topographic condition | 5. Exceptional situation/condition          |
| 2. Exceptional shallowness | 4. Exceptional shape                 | 6. ≥ 8 in. DBH tree preventing construction |

Based on the powers and jurisdiction of the Board of Zoning Appeals as set forth in the Zoning Ordinance, a variance is hereby requested as applied to this property. The undersigned understands that the BZA reviews all cases with respect to the following standards:

- The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.
- The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
- The variance will not authorize activities in a zone district other than those permitted by this chapter.
- Financial returns only shall not be considered as a basis for granting a variance.
- The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this chapter (Ord. #12-16, Jan. 2013)
- That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.
- The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.
- The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

Applicant Name: Randall C Morgan  
Applicant Address: 1203 Kirkwood Ave Nashville,  
Applicant Phone Number: 615-424-1280

randy@mredgroup.com  
Applicant Email Address

\_\_\_\_\_  
City of Oak Hill Code Compliance Officer

Ronald Morgan  
Applicant Signature

\_\_\_\_\_  
CASE NO. (to be completed by City of Oak Hill)

**City of Oak Hill**

**Plan Review Checklist**

PROJECT ADDRESS: 4915 Lealand Lane  
PROJECT DESCRIPTION: addition of pool house - new construction.  
CONTACT NAME: Randall C. Morgan CONTACT PHONE: 615-424-1280 CONTACT EMAIL: randy@mrreddgroup.com

Confirm the following issues have been addressed during the project design phase, check-off all fields that apply to the project, and submit this form along with the construction documents.

1. All work proposed to be included in a permit must be shown on plans associated with that permit. Any future work that is not to be included in a permit at the time plans are submitted for that permit must be noted as follows: **"FUTURE WORK – A SEPARATE PERMIT MUST BE OBTAINED FOR THIS WORK."**
2. All plans must be designed per City of Oak Hill Municipal Code and all other model codes adopted by the City. If it is determined that Board of Zonings Appeals or Planning Commission approval is required for this project or any portion of this project, please check below:

**Board of Zoning Appeals:**

- Tree Removal of 8 in. diameter-at-breast-height DBH or greater between structure and road
- Setback Variance
- Proposed Noncompliance
- Conditional Use Permit
- Other

**Planning Commission:**

- Plat
- Steep Slope
- Radnor Lake Natural Area Impact Zone
- Nonconforming
- Conditional Use Permit
- Other

3. Compliance with Tree Protection Standards
  - Create Tree Plan (see "Site Plan and Survey Requirements below)
  - Comply with Table 905
  - Comply with Table 908 (if below min. required percentage of canopy to be retained)
  - Other applicable requirements from Tree Protection Standards (see "Site Plan and Survey Requirements below)
4. For Demolition-Only projects, submit a site plan showing:
  - Tree Plan
  - All applicable site plan requirements
  - Limits of work
  - Required limit-of-work barriers
  - Required tree protection barriers
  - Required erosion prevention/sediment control (EPSC) measures
  - Final grading and completion measures
  - Means of lot stabilization (seed/straw, sod, seed mats, etc.)
5. Site plans stamped, signed, and dated by a TN licensed civil engineer will be required for the following projects with the following inclusions:
  - Projects involving area(s) of land disturbance measuring 1 acre or greater (whether single lot, or multiple lots comprising a single development)
  - Tier III projects classified by *City of Oak Hill Regulated Residential Infill Guidelines* (8,000-15,000 sf net added impervious area [IA] )
  - Work in a steep slope (15% or greater)
  - Retaining walls 4 ft. or greater in height measured from lowest adjacent grade at face of proposed wall ("structural" engineered design is required)
  - Sitework disturbance of min. 10% of lot area for lots less than 1 acre; or sitework disturbance of min. 5,000sf for lots 1 acre and greater
  - Sitework on a lot containing a stream noted on Metro Nashville maps (see City for possible exemption)
  - New Primary Residence or Accessory Structures of 300 sf or greater requiring new or structurally-enhanced footing (if roofed, measure by roofed area)
  - Primary Residence or Accessory Building additions of 300 sf or greater with new or structurally-enhanced footing (if roofed, measure by roofed area)
  - Pool of any size; pool deck of any size; or other Accessory Structures of 300 sf or greater where new or structurally-enhanced footing is not proposed
  - Special conditions and discrepancies (at the discretion of the City)
  - When required by other jurisdictions/authorities

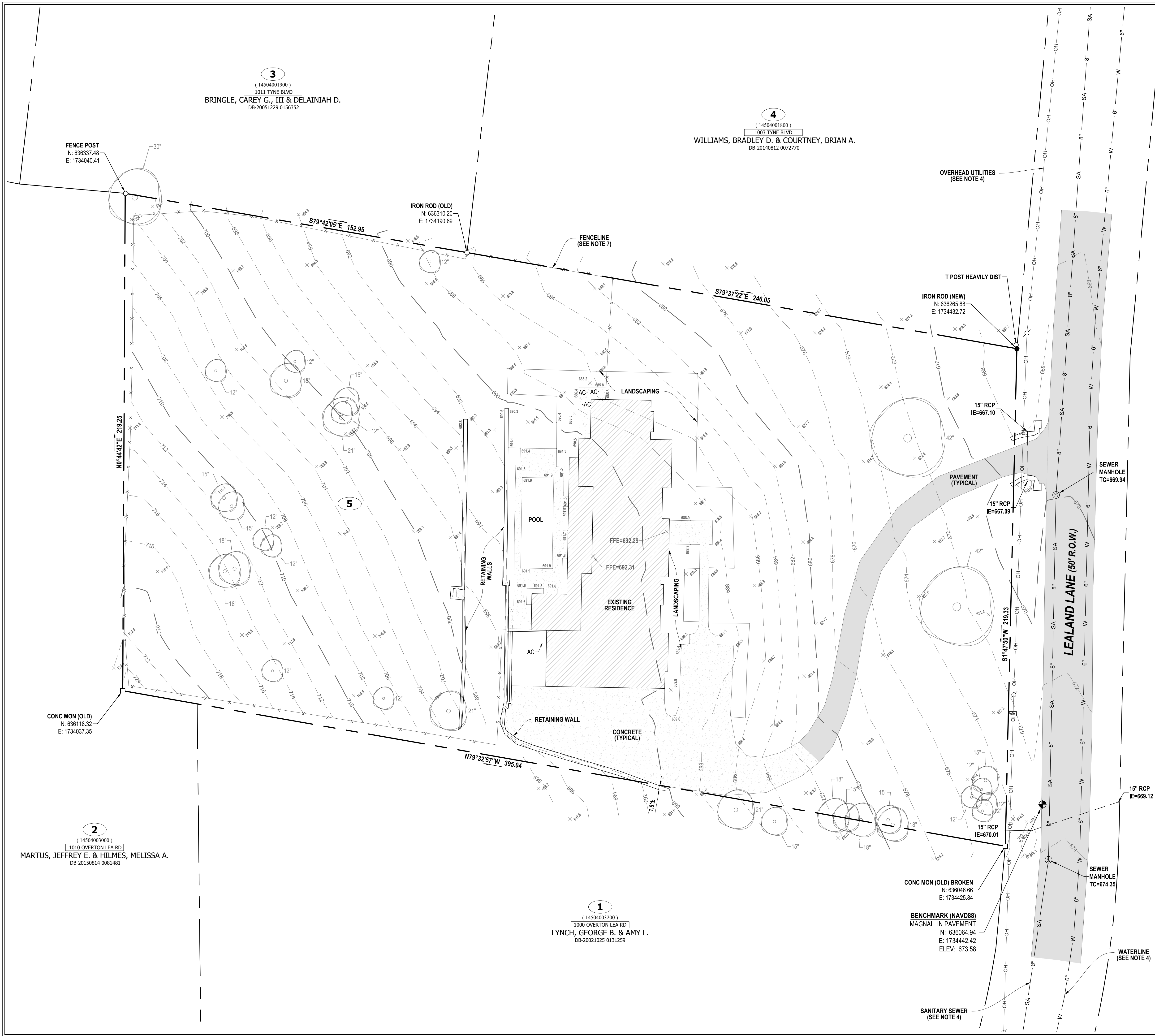
6. Survey that is stamped, signed, and dated by a TN licensed land surveyor will be required for the following projects with the following inclusions:
- All projects requiring licensed engineer
  - Building projects greater than 100 sf but less than 300 sf (roofed area) requiring new or structurally-enhanced footing
  - Special conditions and discrepancies (at the discretion of the City)
  - When required by other jurisdictions/authorities
7. The following elements are to be incorporated into required: engineered civil plans; stamped surveys; and non-engineered site plans (as applicable):
- Site layout; property lines; setbacks; easements; dimension between driveway and PL for Zones C,D,E,F; equipment pads w/in setbacks; fences/gates; automatic gates; culverts w/ diameter noted (typ.req. min. 15"); all proposed structures and proposed work
  - Erosion Control and Tree Protection plan with details
  - Grading plan. Show contours of existing/proposed grades on project-lot at 2 ft. intervals, and show existing contours on first ten feet on adjacent lots
  - If new grades suggest more postconstruction runoff to adjacent sites than preconstruction runoff, show retention/diversion measures
  - Show elevations for existing/proposed top-of-slabs-on-grade for any level of any building, first floor levels, patio/hardscape, all decks
  - Note heights of retaining walls (elevation at grade / elevation at top of wall) including fall protection guards at drop-offs over 30"
  - Stream buffers for streams noted on Metro Nashville maps – note buffers and requirements of all applicable authorities
  - Stormwater management plan per *City of Oak Hill Regulated Residential Infill Guidelines with Tiers I, II, III* noted as applicable
  - Include required stormwater treatment measure(s) from Appendix H – *Regulated Residential Infill Guidelines (detail & calculation sheet)*
  - Locate and dimension required stormwater treatment measure(s) on site plan
  - Show locations of utility services and trenching paths to connection at structures. Installations requiring trenching must not encroach into driplines.
  - Show setbacks. Front setback to be most restrictive of tabular and contextual (label front setback respectively). Show graphic of adjacent-lot front-setbacks, and note existing setback dimension of each.
  - Show and label Height Zones lines overlaid on proposed footprint, dimensioned back to setback lines, and parallel to side setback lines.
  - Provide elevation showing same Height Zone parameters as on architectural front elevation. Dimension Height Zone heights from front avg. grade line.
  - Locations of all trees and associated data listed in Section 904 (A) of Tree Protection Standards. Tree locations and canopy diameters must be accurately and precisely noted/illustrated on plans. For tree plans showing individual trees, tree locations may be confirmed by either noting x,y dimensions to property lines on the plans, or by a statement from the surveyor included on the plan stating, "All trees on this lot that are 3 in. or greater in caliper, whether existing or to be removed, are represented on this plan and are precisely located on this drawing."
- NOTE: This statement verifying accuracy of tree locations in relation to surveyed or engineered lot information can only be made by a TN licensed designer or surveyor, and the plan bearing that statement must be stamped, signed, and dated by the TN licensed designer/surveyor making the statement.*
- List required existing and proposed tree information: species, sf of individual tree canopies, DBH, retain/remove, aggregate canopy totals
  - Calculations and Totals required by Tree Retention Standards in Table 905 (where engineered plans not required)
  - Calculations and Totals required by Tree Replacement Table in Section 908 (where engineered plans not required)
  - Provide Lot Coverage plan with different shaded areas respective to groups listed in Max. Lot Coverage Table below. Each shaded area must graphically shade to the extents of lot coverage calculated for its particular group, and the total must be noted within that shaded area on the plan [Example: for a project with only a driveway, a sidewalk, and house, two areas shaded differently would be provided with the first shaded area covering extents of impervious driveway (including drive-aprons) and sidewalk, with the total sf amount for that driveway/walk area noted on both in the Table and on the plan in the middle of that shaded area. The second shaded area would cover the building to the extent of the roof edge, and both the Table and plan would be noted with the total sf amount for that roofed area].
  - Include two-column table below and account for Lot Coverage amounts/totals as specified in the following format (do not omit any prescribed language listed):

<b>Maximum Lot Coverage</b>	
<u>Existing</u>	<u>Proposed</u>
Driveways/Walks _____	Driveways/Walks _____
Patios/Uncovered Porches/Decks _____	Patios/Uncovered Porches/Decks _____
Pool/Spa/ Pool Decks _____	Pool/Spa/ Pool Decks _____
Ret.Walls/Misc.Hardscape/Equip.Pads/Other IA _____	Ret.Walls/Misc.Hardscape/Equip.Pads/Other IA _____
<u>Roofed area of all Buildings</u> _____	<u>Roofed area of all Buildings</u> _____
<b>TOTAL EXISTING:</b> _____	<b>TOTAL PROPOSED:</b> _____
	<b>NET ADDITIONAL IA:</b> _____
<b>TOTAL LOT SF (from survey, if survey required):</b> _____	<b>TOTAL EXIST/PROPOSED IA, AS % OF TOTAL LOT SF:</b> _____

**Architectural Plans (Bulk Building Standards related)**

- Show calculations/total for Maximum Gross Floor Area Ratio
- Show calculations for "Side Setback: Interior Lot Line"
- Show calculations for Height Zones 1 and 3
- Show graphic to illustrate Half Story ceiling heights & area configurations. Deduction from FAR will apply to either entire story, or no deduction at all.
- Show calculation to document Pool House is max. 25% of Primary Structure
- Show line of "average elevation of finished grade along the front (street side) of the building"
- Show Height Zone lines on elevation drawings as follows:
  - Show vertical height dimensions of Height Zones 1 and 2 from average front grade to highest point of roof on FRONT elev.
  - Show vertical height dimensions of Height Zones 1 and 2 from average front grade to highest point of roof on REAR elev.
  - Show vertical height dimensions of Height Zone 3 from average front grade to highest point of roof on SIDE elevations.
  - Show horizontal dimensions from side setbacks to Height Zone 1 lines on both sides; and from rear property line to Height Zone 3 line.
  - These Height Zone locations and dimensions must match the Height Zone lines and dimensions shown on site plan.

PLOT DATE: 12/19/2022 9:55:00 AM  
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**3**  
( 14504001900 )  
1011 TYNE BLVD  
BRINGLE, CAREY G., III & DELAINIAH D.  
DB-20051229 0156352

**4**  
( 14504001800 )  
1003 TYNE BLVD  
WILLIAMS, BRADLEY D. & COURTNEY, BRIAN A.  
DB-20140812 0072770

FENCE POST  
N: 636337.48  
E: 1734040.41

IRON ROD (OLD)  
N: 636310.20  
E: 1734190.69

OVERHEAD UTILITIES  
(SEE NOTE 4)

T POST HEAVILY DIST

IRON ROD (NEW)  
N: 636265.88  
E: 1734432.72

15" RCP  
IE=667.10

15" RCP  
IE=667.09

15" RCP  
IE=670.33

15" RCP  
IE=669.12

15" RCP  
IE=670.01

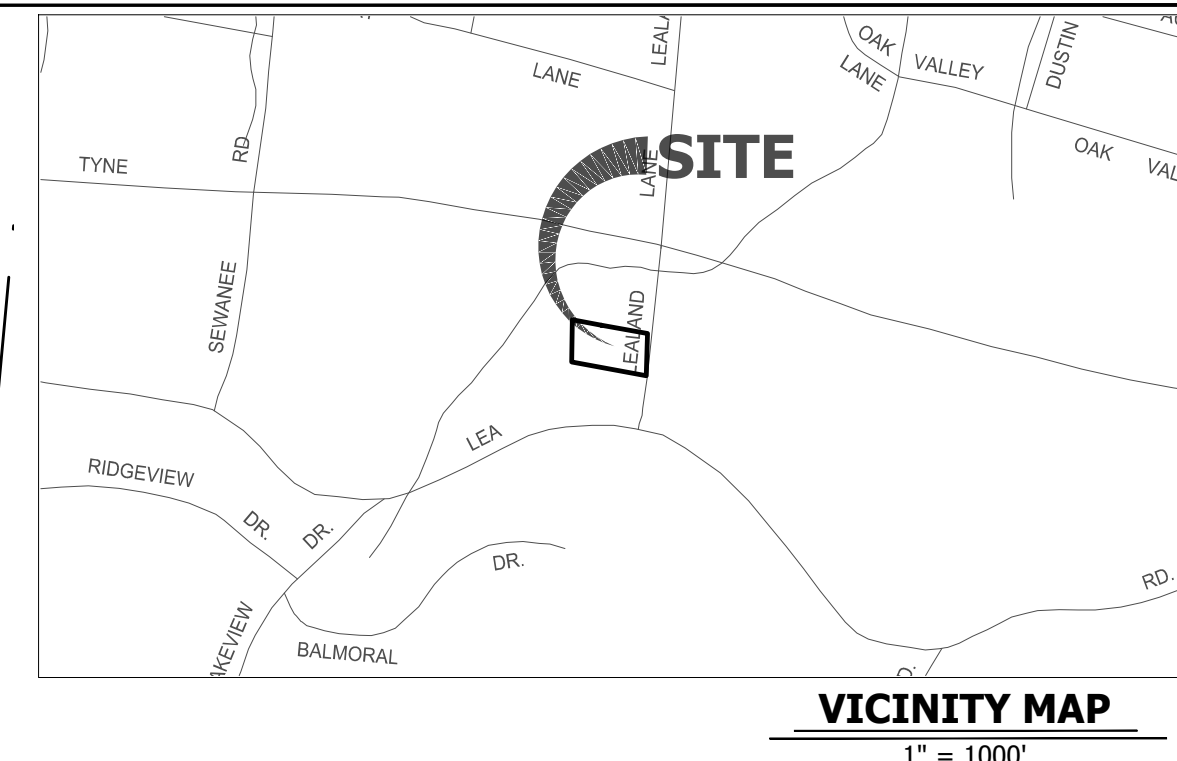
CONC MON (OLD) BROKEN  
N: 636046.86  
E: 1734425.84

BENCHMARK (NAVD88)  
MAGNAIL IN PAVEMENT  
N: 636064.94  
E: 1734442.42  
ELEV: 673.58

**1**  
( 14504003200 )  
1000 OVERTON LEA RD  
LYNCH, GEORGE B. & AMY L.  
DB-20021025 0131259

**2**  
( 14504003000 )  
1010 OVERTON LEA RD  
MARTUS, JEFFREY E. & HILMES, MELISSA A.  
DB-20150614 0081481

CONC MON (OLD)  
N: 636118.32  
E: 1734037.35



**TOTAL LOT AREA**  
85,982 SF OR 1.973 ACRES±

**MAP REFERENCE**  
Parcel ID for subject property is ( 14504003100 ) on Davidson County Property Map.

**DEED REFERENCE**  
Owner : LEA, CLARK DOWELL JR. & ALLISON JO, as of record in DB-20210721 0097818 Registers Office, Davidson County, Tennessee.

**PLAT REFERENCE**  
Being Lot # 5 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record.

- SURVEYOR'S NOTES**
- This Property is located in the 34th 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 # 47037C3358H, 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.
  - Zoning is currently unknown. Oak Hill Zoning Map unavailable at time of this survey. Setbacks per current zoning. Verify with City of Oak Hill Zoning Ordinance.
  - 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 the field work for this survey was: 12/9/2022.

**SURVEYOR'S CERTIFICATE**  
To: Randall C. Morgan  
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

ALWAYS CALL 811 BEFORE YOU DIG!  
IT'S FREE, IT'S EASY, AND IT'S THE LAW!  
DIG - DRILL - BLAST - BORE  
CALL 811, OR (800) 351-1111  
(615) 367-1110  
TENNESSEE - ONE CALL CENTER

**Symbol Legend**

- 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

**GRAPHIC SCALE (IN FEET)**  
1 inch = 20 ft.

P.O. Box 331875  
Nashville, TN 37203  
clintelliotts@survey.com  
(615) 490-3236

**CLINT ELLIOTT SURVEY**

**Boundary & Topographic Survey**  
4915 Lealand Lane  
Nashville, Davidson County, Tennessee 37220

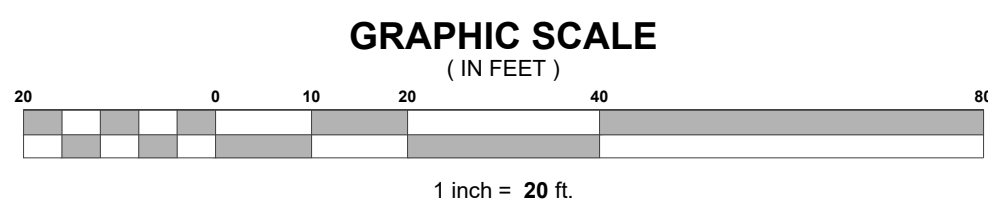
Rev.	Date	Revision Description



Issue Date: 12-19-2022  
Project ID: LEALAND LN 4915  
Drafted By: KW/SS  
Field Crew: AK  
Checked By: KW

Sheet Title:  
**Boundary & Topographic Survey**

Sheet No.  
**V-1.00**



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E: 1734040.41

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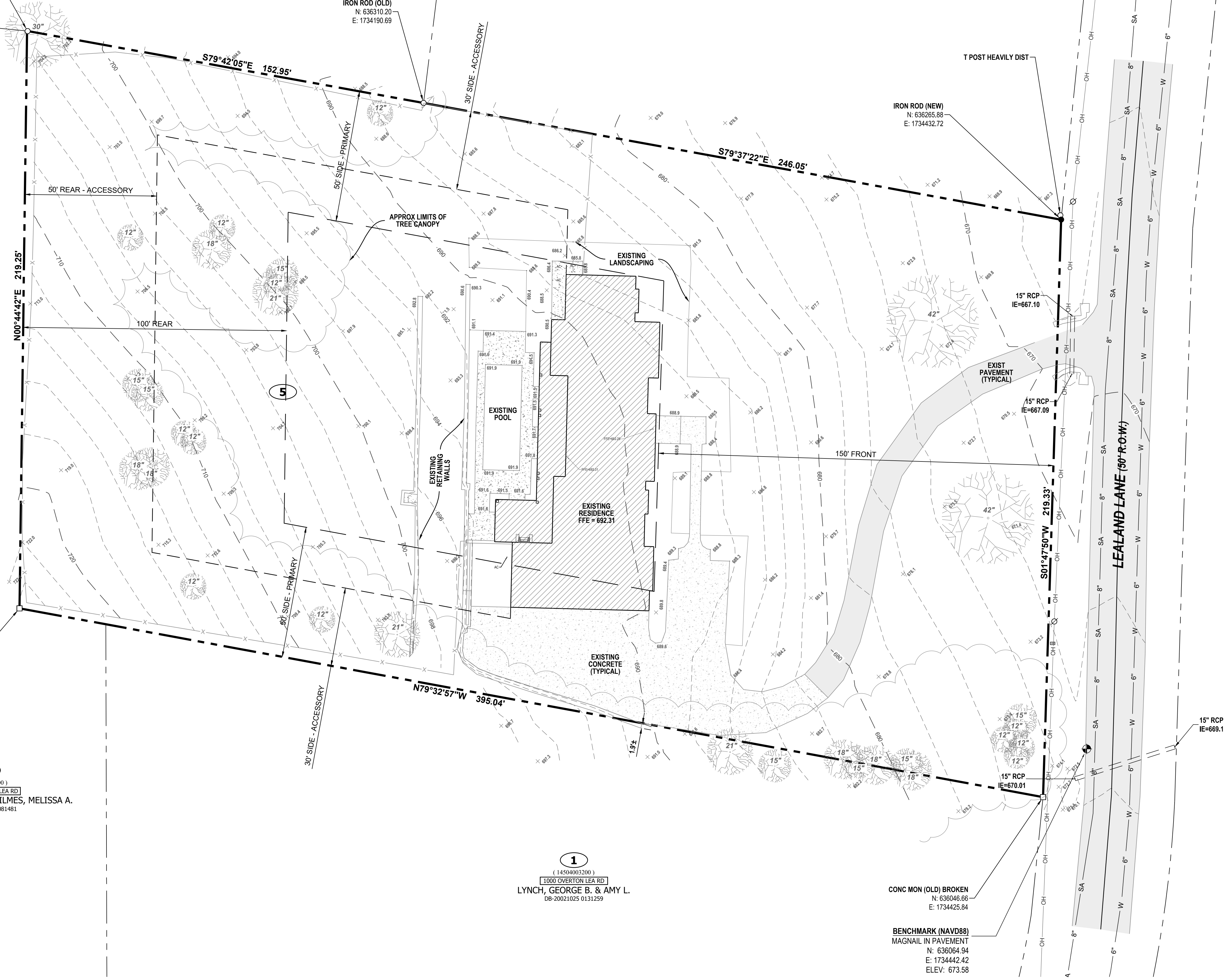
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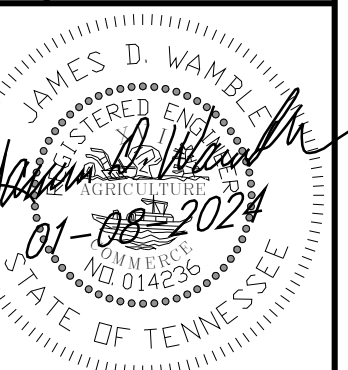
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**WAMBLE & ASSOCIATES**  
Civil Engineering  
Land Surveying  
Land Planning

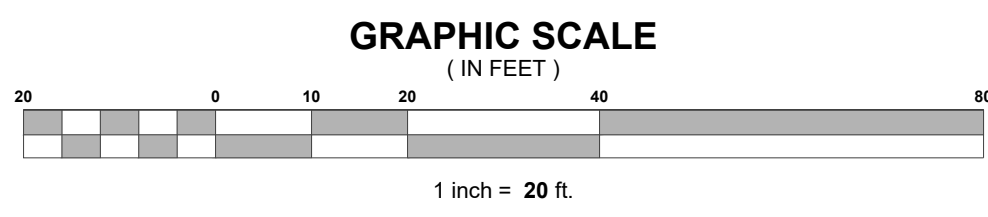
216 Centerview Dr., Ste 180  
Brentwood, TN 37027  
615.251.9555

EXISTING CONDITIONS PLAN  
**4915 LEALAND LANE**  
OAK HILL, DAVIDSON COUNTY, TENNESSEE  
Prepared For:  
**MORGAN GROUP, LLC**  
1203 KIRKWOOD AVENUE  
NASHVILLE, TENNESSEE 37212  
CONTACT: RANDY MORGAN, PH: 615-424-1280 - EMAIL: randy@mredgroup.com



REVISIONS:  
DATE: January 8, 2024  
W&A NO.: 1087-0123  
SHEET NUMBER:

**C-1.0**



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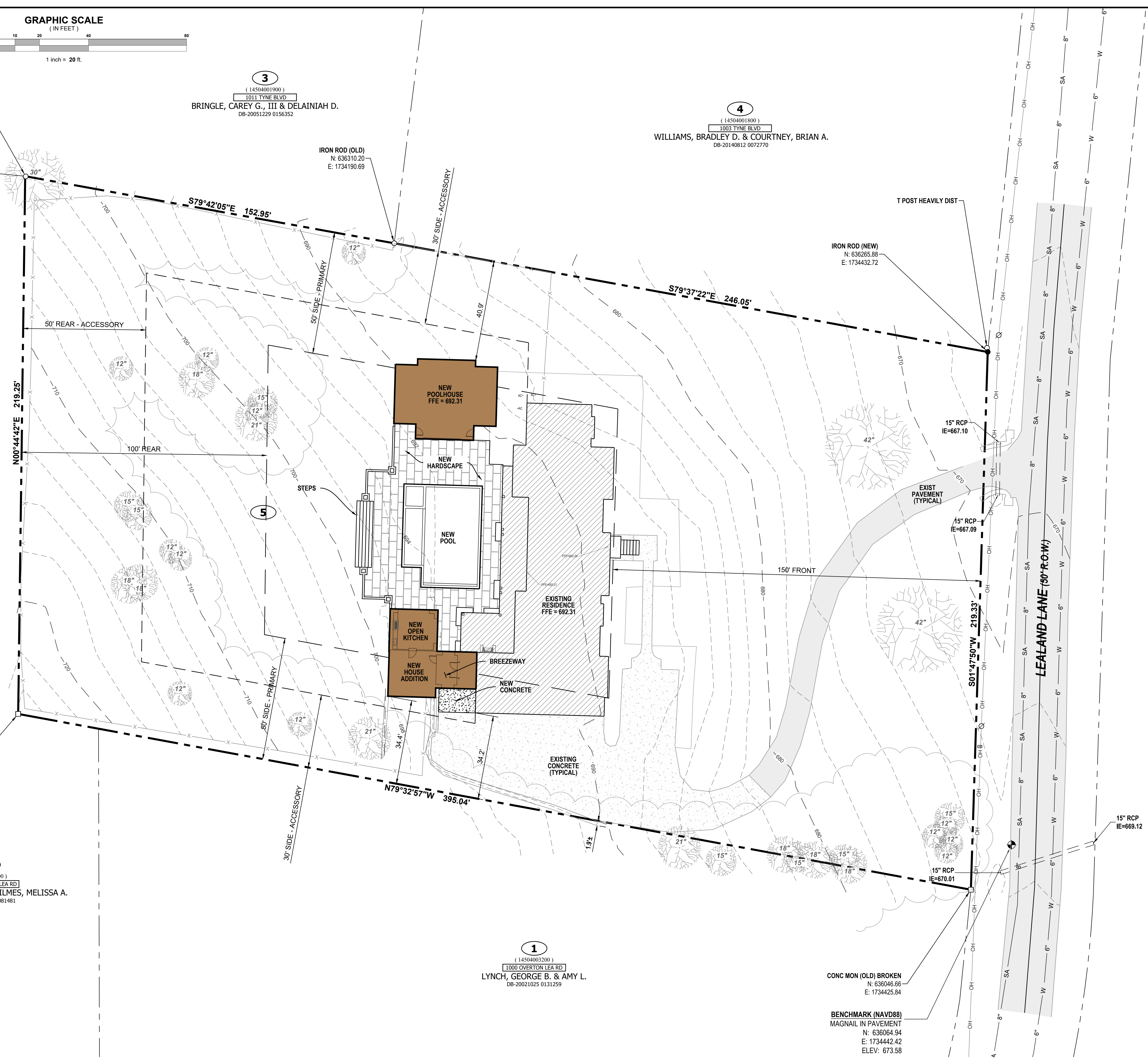
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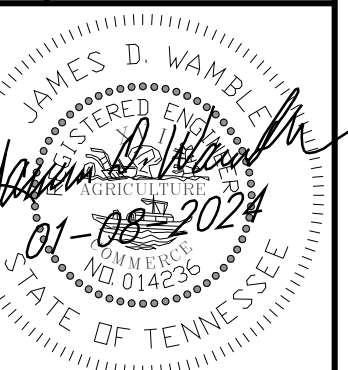


**WAMBLE & ASSOCIATES**  
Civil Engineering  
Land Surveying  
Land Planning

216 Centerview Dr., Ste 180  
Brentwood, TN 37027  
615.251.9555

**SITE PLAN**

**4915 LEALAND LANE**  
OAK HILL, DAVIDSON COUNTY, TENNESSEE  
Prepared For:  
**MORGAN GROUP, LLC**  
1203 KIRKWOOD AVENUE  
NASHVILLE, TENNESSEE 37212  
CONTACT: RANDY MORGAN, PH: 615-424-1280 - EMAIL: randy@mredgroup.com



REVISIONS:

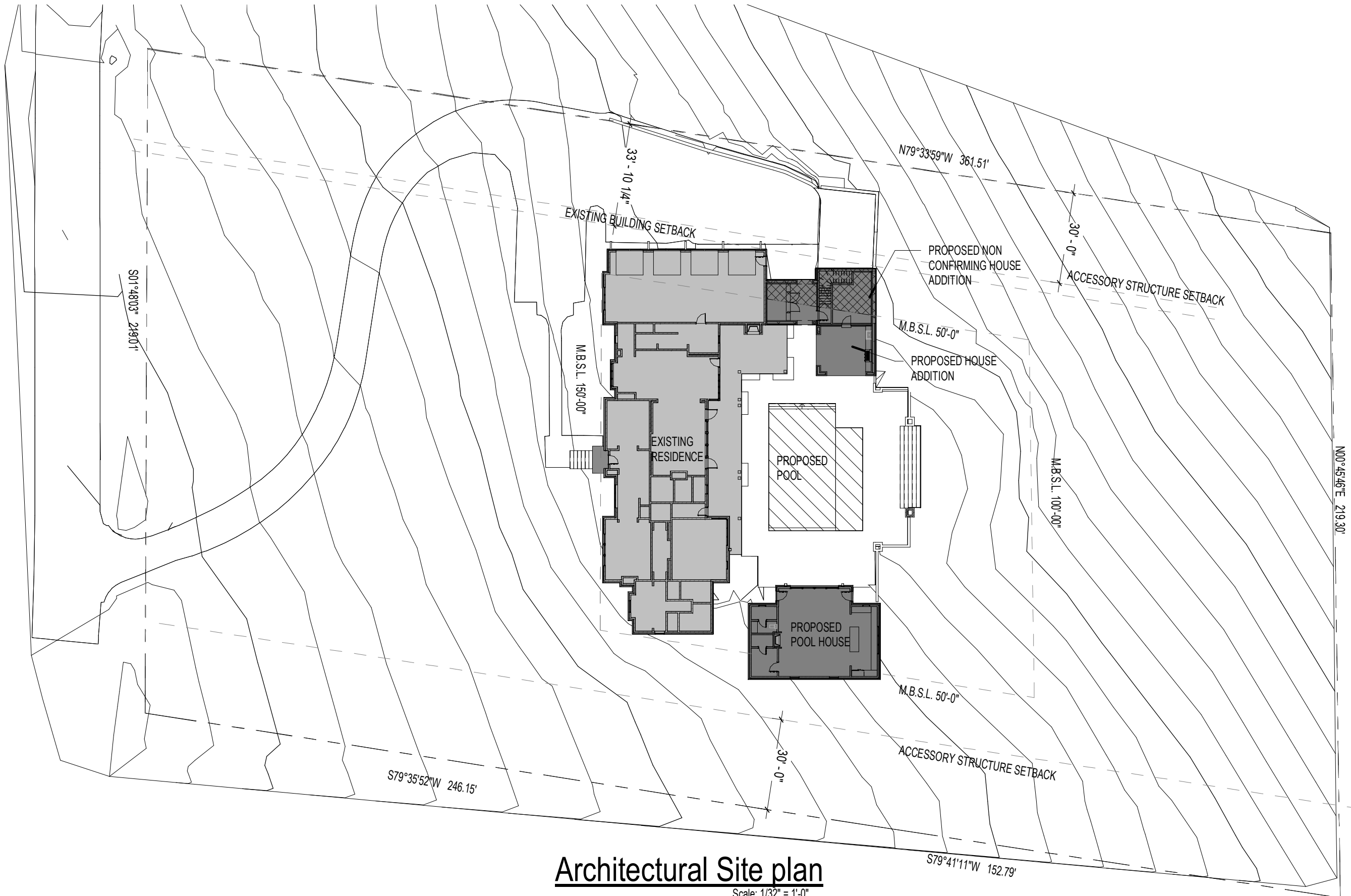
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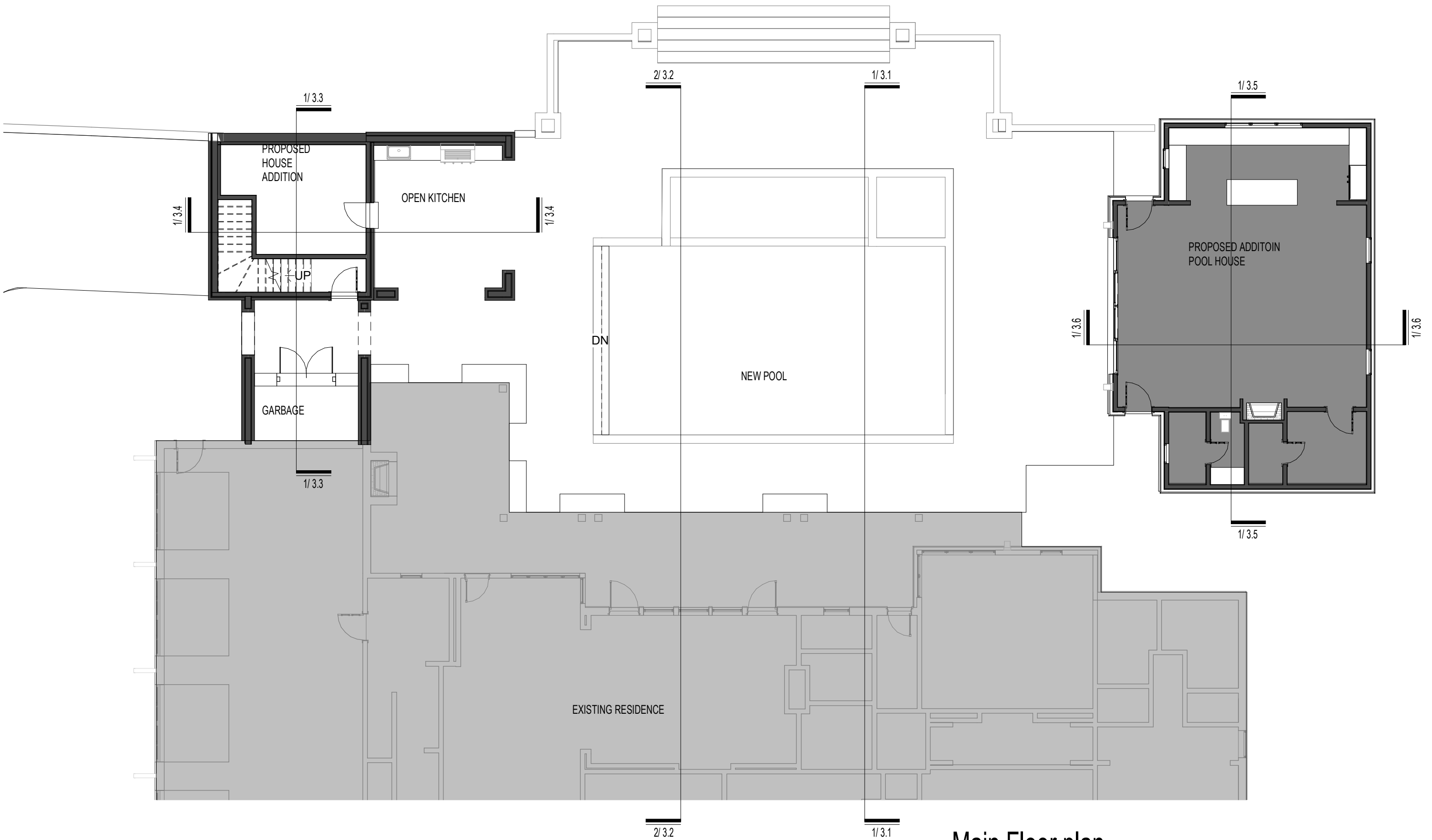
W&A NO.: 1087-0123

SHEET NUMBER:

**C-2.0**



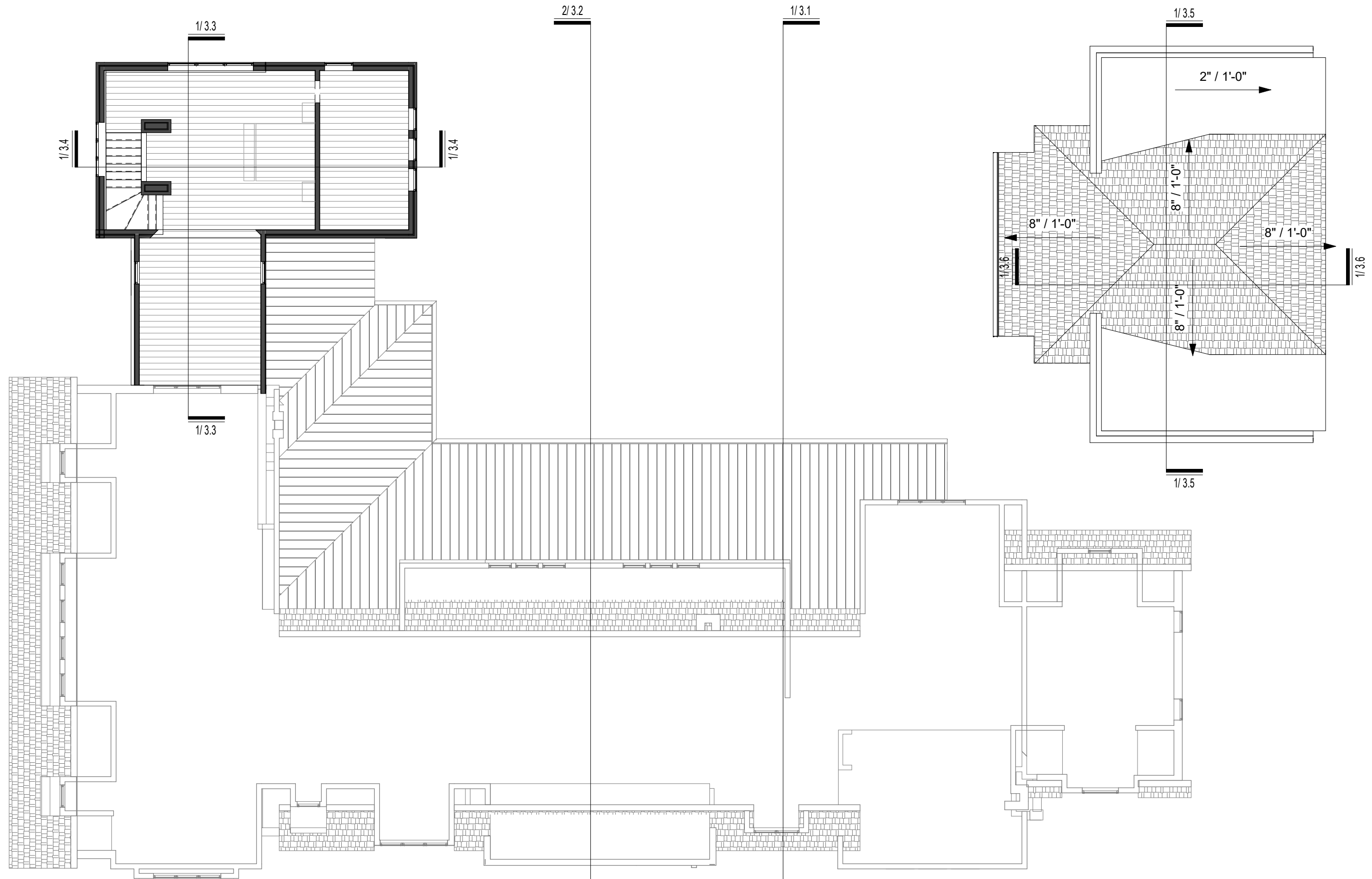




1

Main Floor plan

Scale: 3/32" = 1'-0"

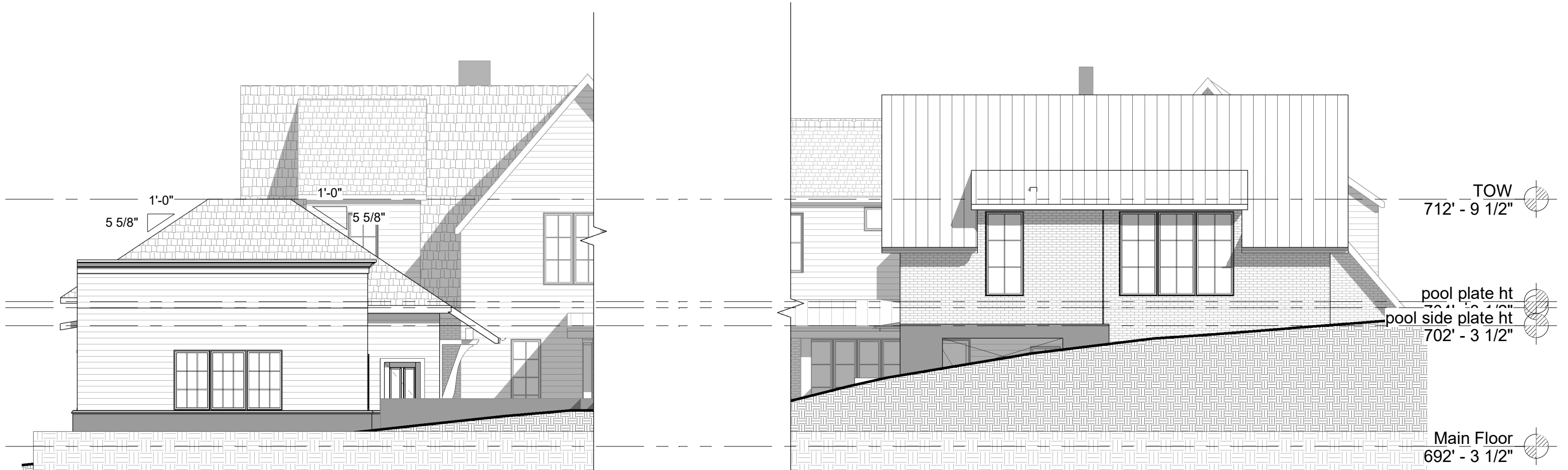


1 Upper Floor plan

Scale: 3/32" = 1'-0"

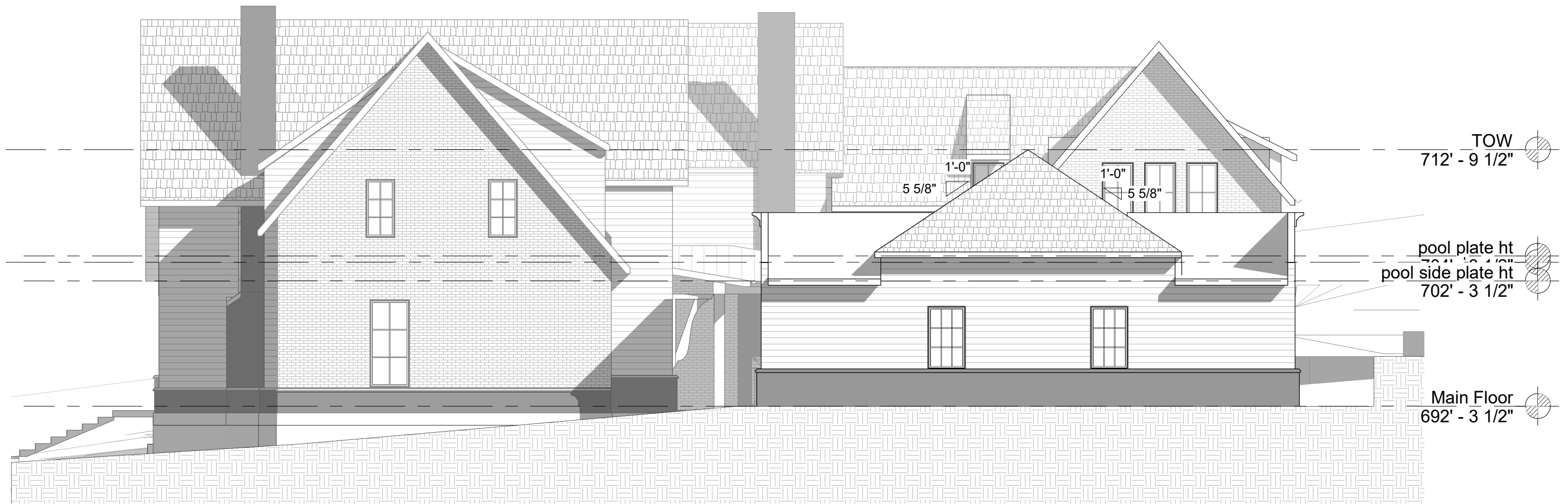


2
Building Elevation
Scale: 1/8" = 1'-0"



1 Building Elevation

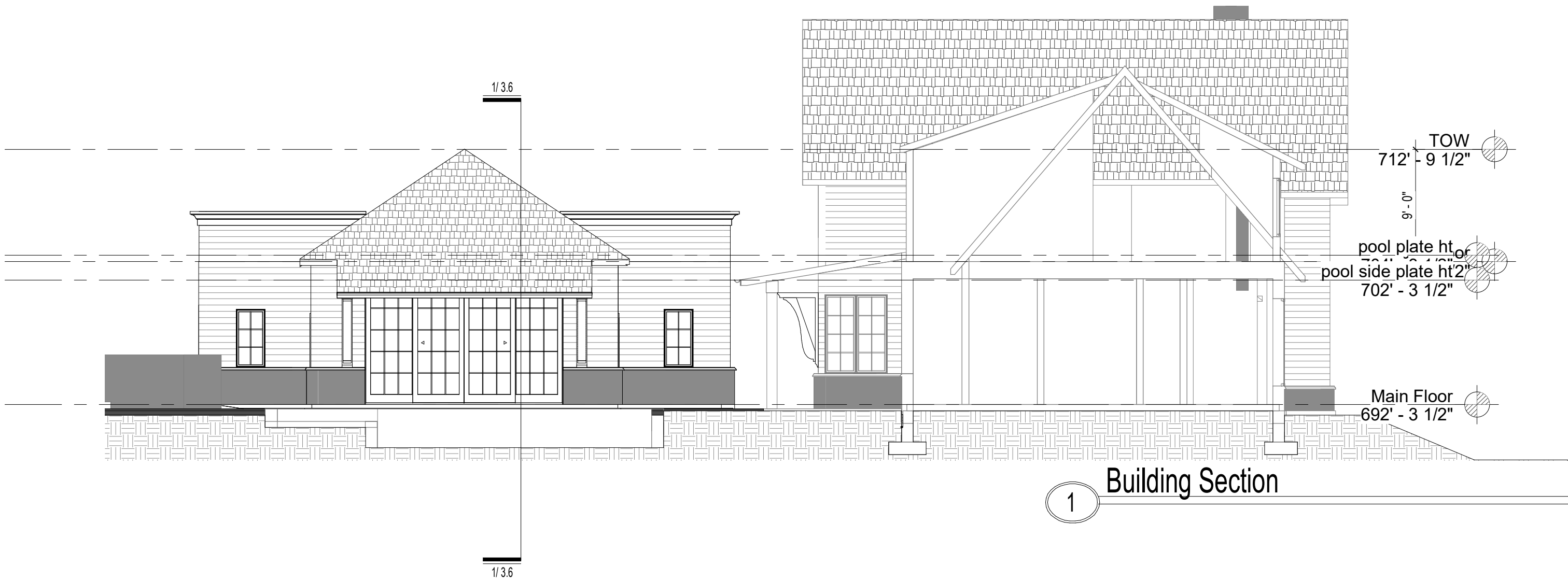
Scale: 1/8" = 1'-0"



1

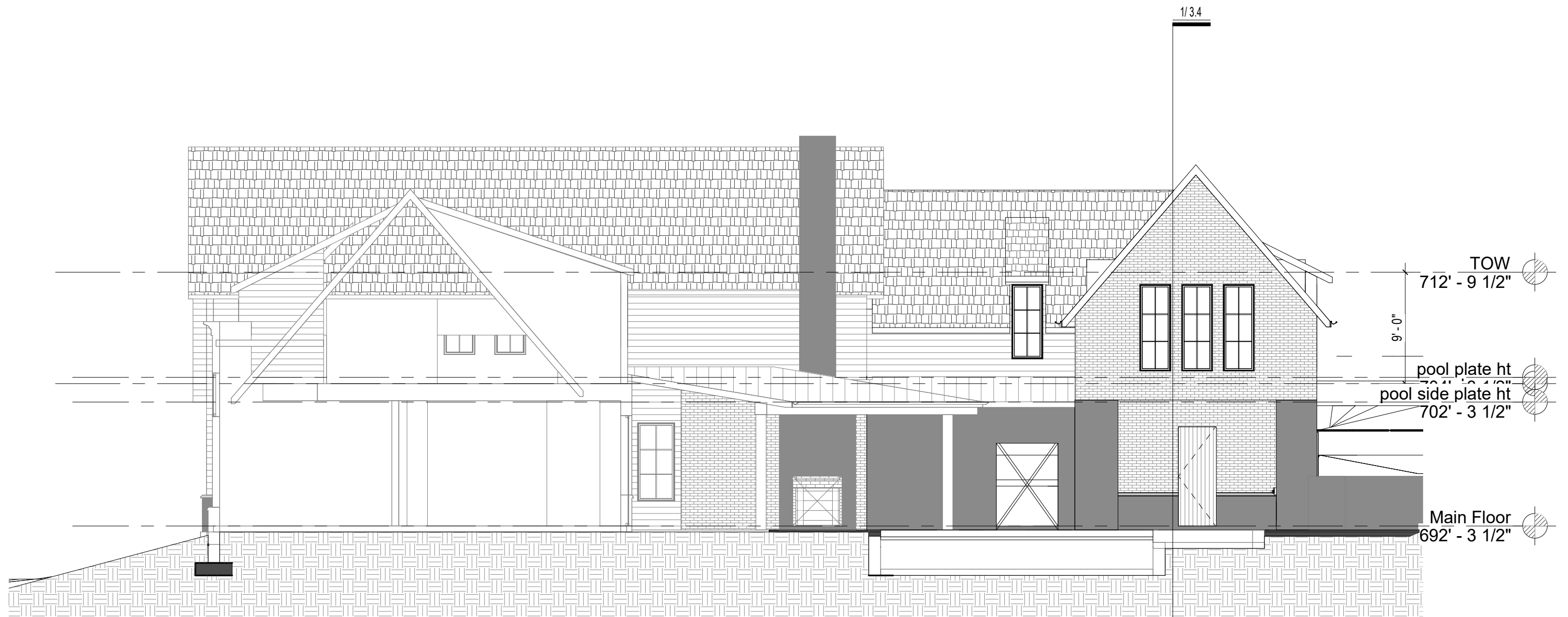
Building Elevation

Scale: 1/8" = 1'-0"



1 Building Section

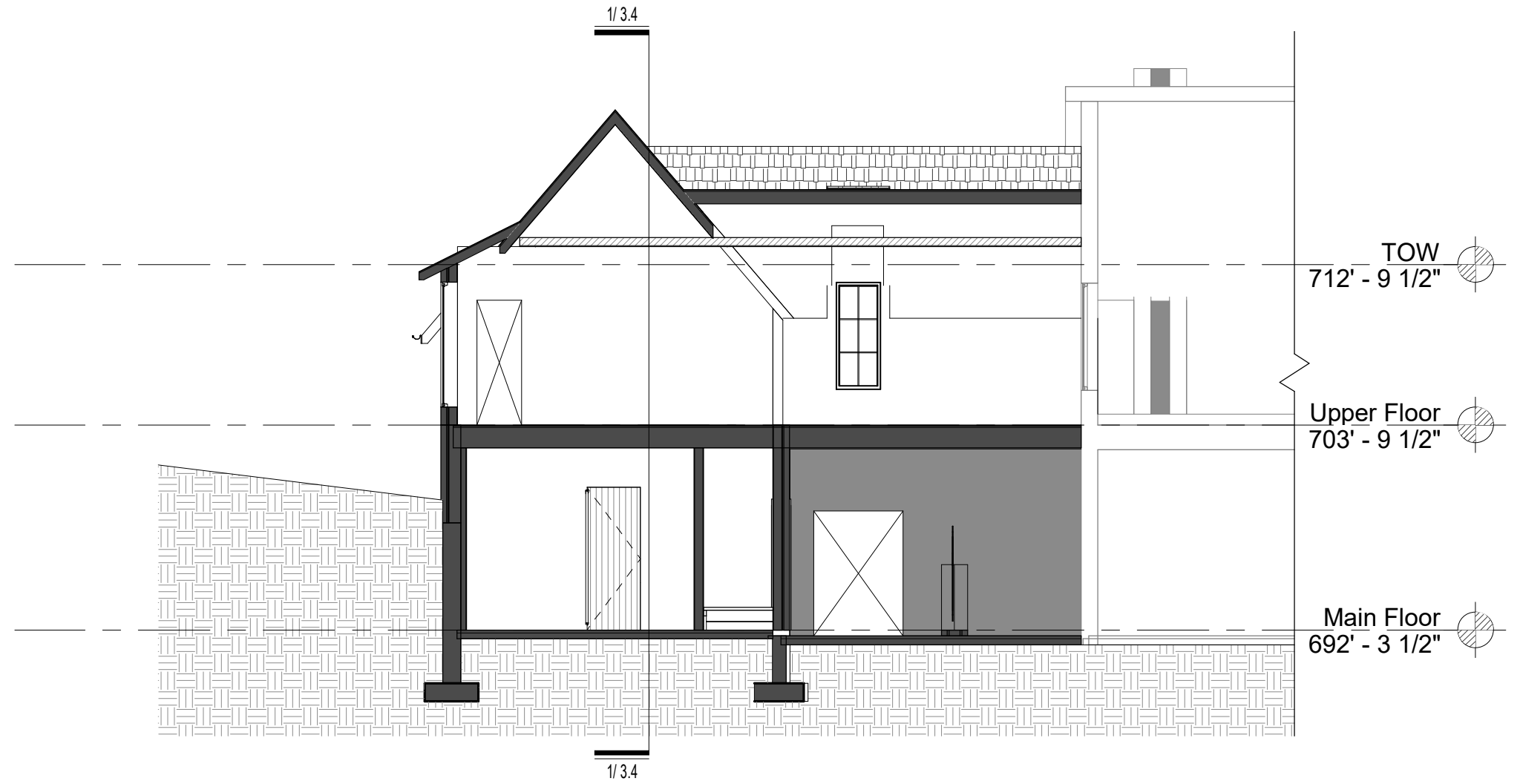
Scale: 1/8" = 1'-0"



2 Building Section

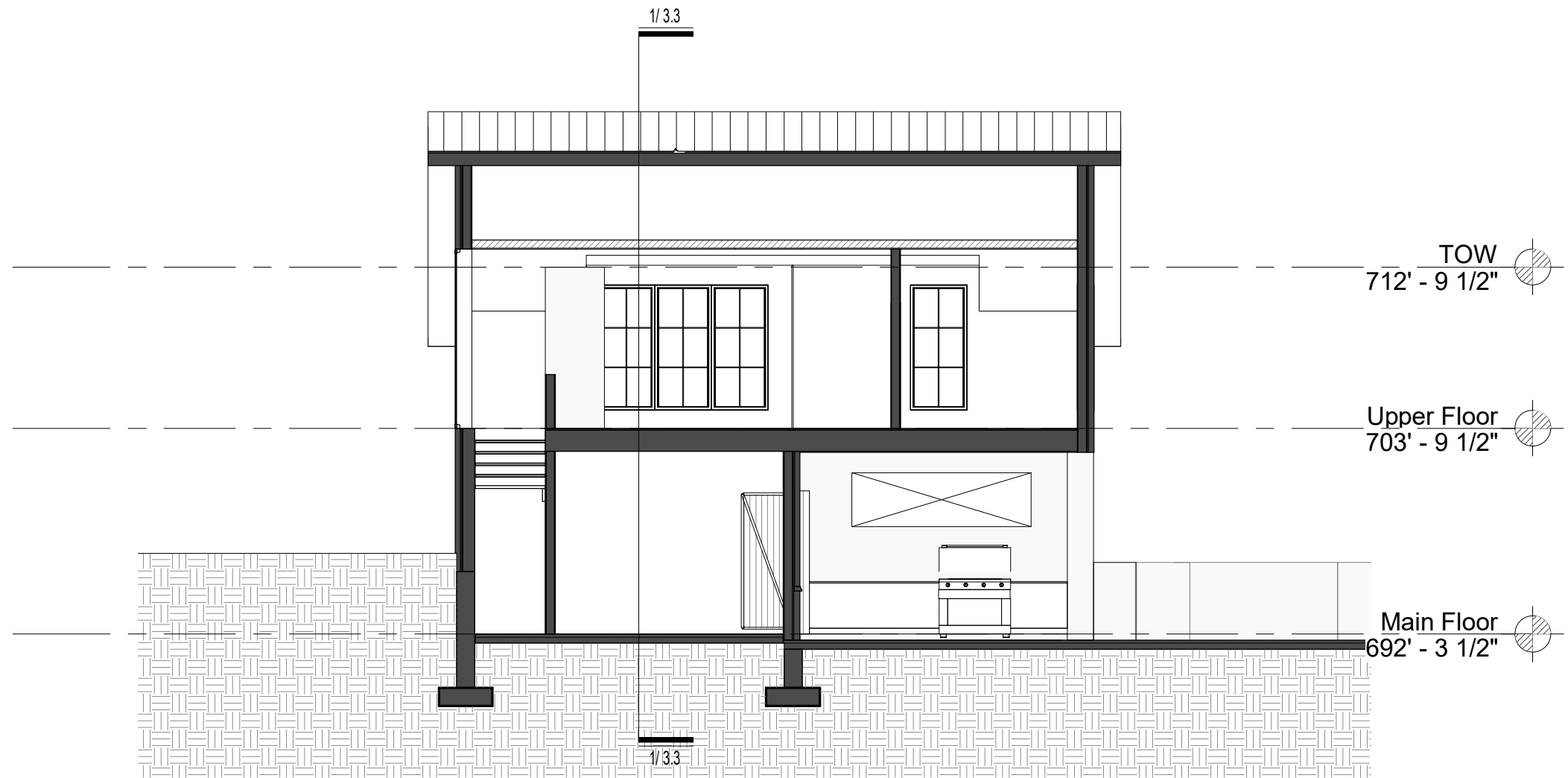
Scale: 1/8" = 1'-0"





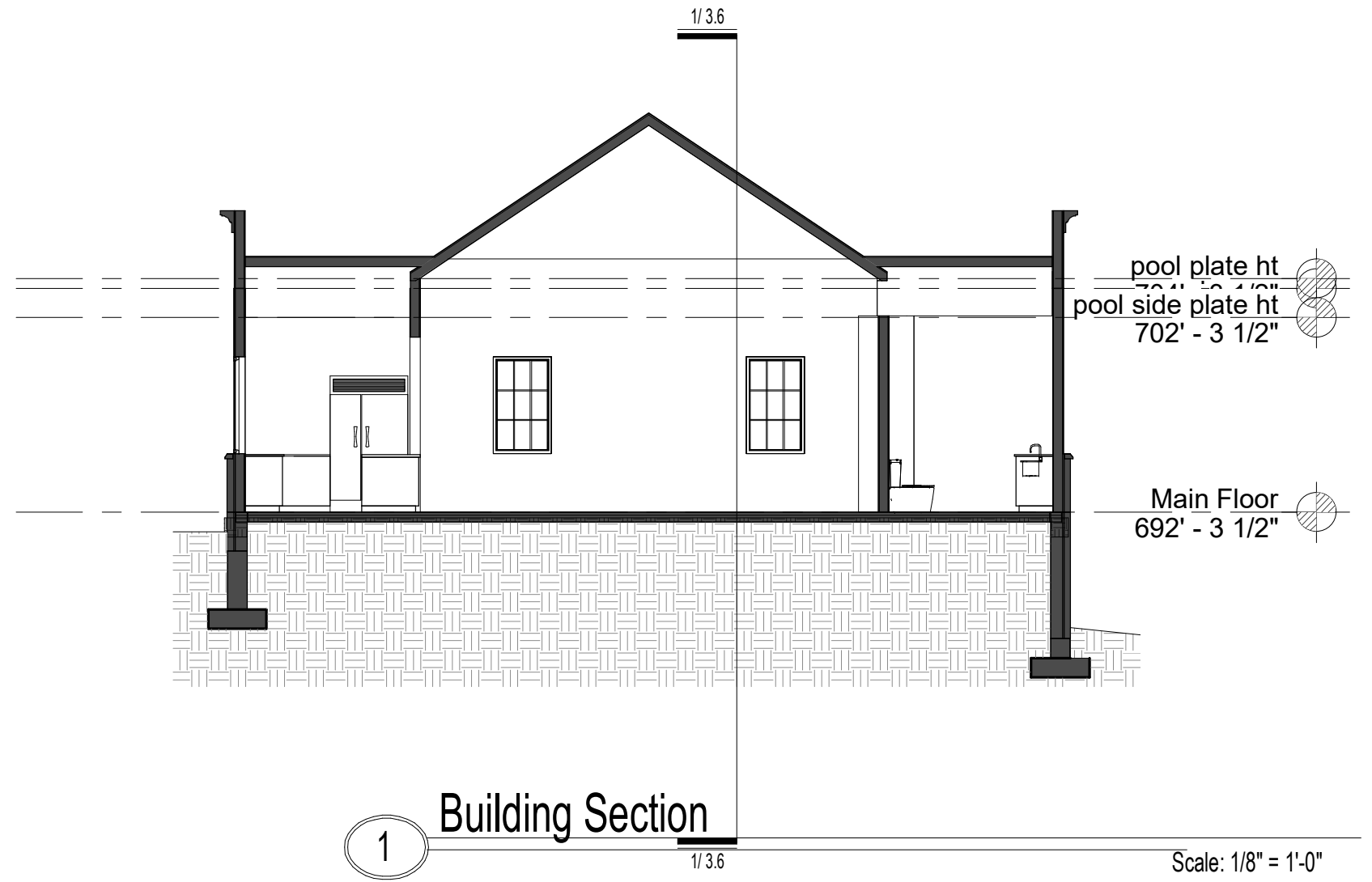
1 Building Section

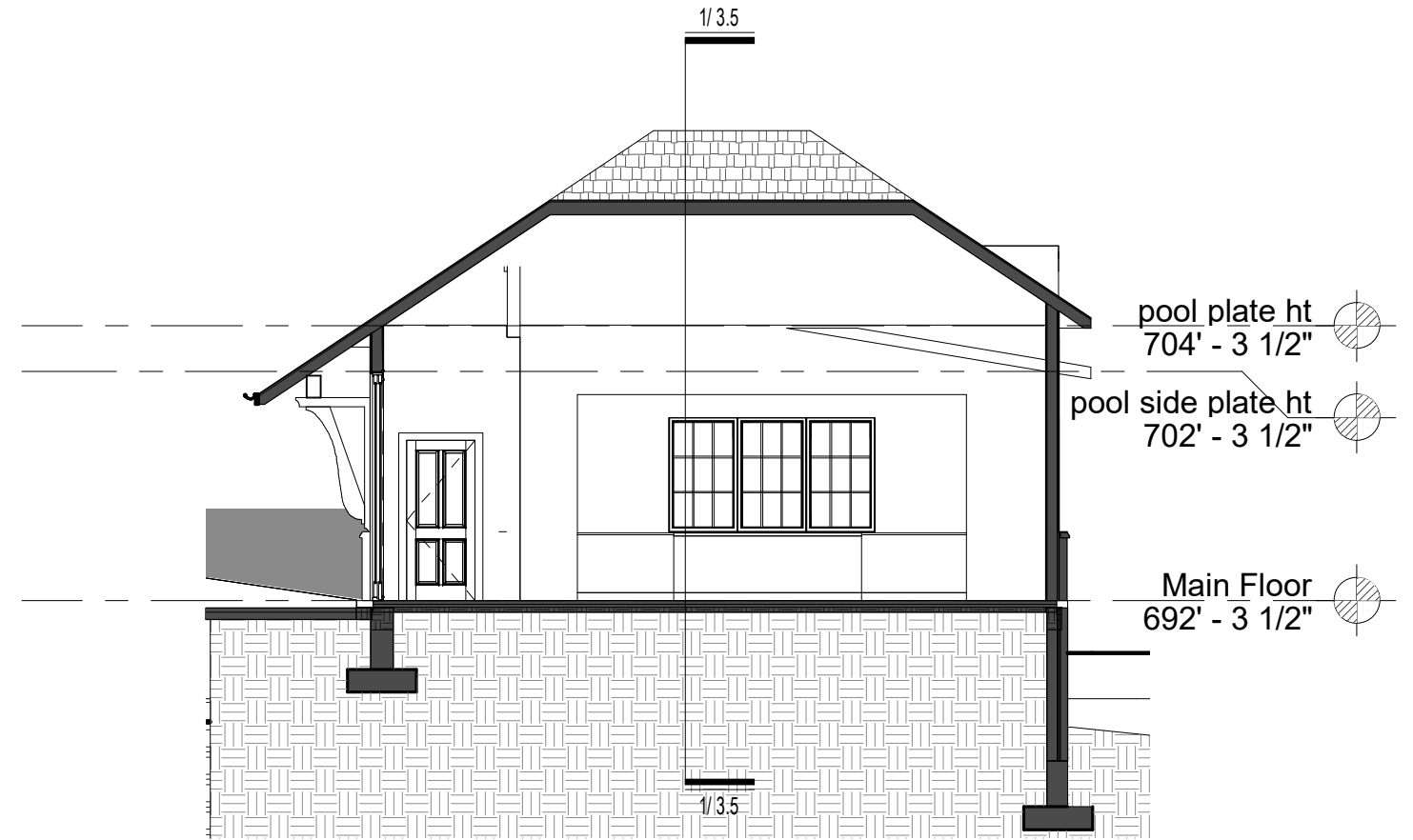
Scale: 1/8" = 1'-0"



1 Building Section

Scale: 1/8" = 1'-0"





1 Building Section

Scale: 1/8" = 1'-0"



1 View

Scale:



2 View

Scale: