

Permit #: 147

Permit Date: 03/19/24

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-20

PC Meeting Date:

BZA Meeting Date: d. 3rd Tuesday of April

Assigned Meeting Date: 04/16/2024

Special Meeting Date:

Applicant Is: Contractor

Applicant Name: Daniel Alley

Applicant Address: 942A Strouse Ave.

Applicant City, State, ZIP: Nashville, TN 37206

Applicant Phone Number: 6156426635

Applicant Email: daneddevelopmentllc@gmail.com

Description: 1. Requesting height variance of 1'-6" for house addition. Current nonconforming house height is 37'-6". 2. Requesting variance to construct five garage spaces, with 41 ft. of aggregate door opening width.

Project Cost: 0

Square Feet: 2031

Lot Area: 51556

Lot Coverage: 10989

Heat/cooled area: 8137

Proposed Height(ft.): 38

#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
13214005000	875 ROBERTSON ACADEMY RD	LOT 48 OAK HILL VALLEY	BAIRD GRAHAM COMPANY, LLC., THE		

Fees

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

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/19/2024	Daniel Alley	BZA Application Fee	1024	Stephen Snow	\$250.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
03/19/2024	18984225-875 Robertson Academy Tree Survey.pdf
03/19/2024	18984226-Lipman Plans 2023-11-26 (1).pdf
03/19/2024	18984227-Oak Hill Zoning Board Letter PDF.pdf
03/19/2024	18984222-ROBERTSON ACADEMY ROAD 875 SITE 121523A (2).pdf
03/19/2024	18984224-875 Robertson Academy Rd.SP 03-08-24.pdf

Daniel Alley

875 Robertson Academy Rd

Nashville, TN 37220

Oak Hill Board of Zoning Appeals

5548 Franklin Pike, Suite 101

Nashville, TN 37220

Dear Members of the Zoning Appeals Board,

I am writing to provide a detailed description of the proposed construction project and to elucidate the reasons why it necessitates a variance from the city ordinances.

The proposed construction entails the addition of a garage to the existing home with a request to increase the height above current limitations. The lot, unfortunately, presents several challenges that limit our options for expansion. Firstly, the lot is excessively narrow, rendering it impractical to extend the structure outward. Furthermore, the addition of the garage is essential not only for the owners' personal needs but also for maintaining the uniformity and aesthetic coherence of the home. It is paramount for us to ensure that any modifications are in harmony with the existing architectural design.

Additionally, the constraints imposed by setbacks from the waterway further restrict our ability to build outward. Responsibly, we must adhere to the mandated setbacks to preserve the integrity of the waterway/stream and to comply with local regulations regarding property development near waterways/streams. This limitation significantly influences our ability to expand horizontally, making the height of the garage the most viable and logical solution.

It is worth noting that the approval of previous home modifications was granted, considering the unique shape of the lot and the setbacks from the waterway. The precedent set by these approvals underscores the validity of our current proposal and further emphasizes the necessity of accommodating the specific circumstances of the property.

In conclusion, the proposed construction height of the garage is not a matter of preference but rather a practical necessity dictated by the inherent constraints of the lot and the regulatory framework governing setbacks from waterway/streams. We respectfully request your favorable consideration of our variance request, as it is essential for the improvement and functionality of the home.

Thank you for your time and attention to this matter.

Sincerely,

Daniel Alley

Front Desk

Subject: FW: Variance request at 875 Robertson Academy Road

From: david@demarcfamily.org <david@demarcfamily.org>

Sent: Monday, April 15, 2024 7:29 AM

To: Code Officer <code.officer@oakhilltn.us>; katherynwardbooth@gmail.com

Cc: City Manager <citymanager@oakhilltn.us>

Subject: Variance request at 875 Robertson Academy Road

Kat and Stephen,

We are sending this to you since you are the only email addresses we have for the BZA. We received a notice about an upcoming variance request for 875 Robertson Academy Road. We live at 860 Robertson Academy Road. Our objection is to the proposed five car garage in zone C. As you know, Zone C does not allow 5 car garages. That is not a hardship, that is simply something that is not allowed. We don't see how that part of the request could be a hardship that meets all of the 9 requirements below. Specifically, we believe it would fail each of the required items 1, 2, 5, 6 and 7. But certainly item 6.

As an additional matter, only indirectly related, the current resident has multiple high performance cars that do not appear to have mufflers and backfire repeatedly. We have heard complaints from multiple residents regarding this noise. Anyone attempting to take a nap when they drive by will be rudely awakened. The noise is so loud, when outdoors, we can hear the cars travel down Robertson Academy Road, can tell whether they turn left or right on Franklin Pike, whether or not they have to stop at the light at Franklin Road and Harding/Battery and whether or not they to straight on Franklin Pike or turn right on Harding. We live .3 miles as the crow files from the Harding/Franklin Pike intersection.

Sincerely,

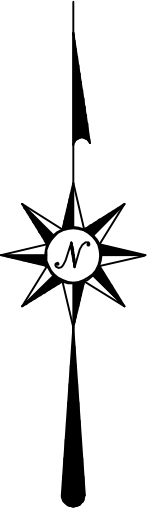
David and Jerri DeMarco
860 Robertson Academy Road

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 hardship standards, and that it is incumbent upon the applicant to present the manner in which each of these hardships compel the applicant to request this variance.

These hardships do not apply to Conditional Use Permits.

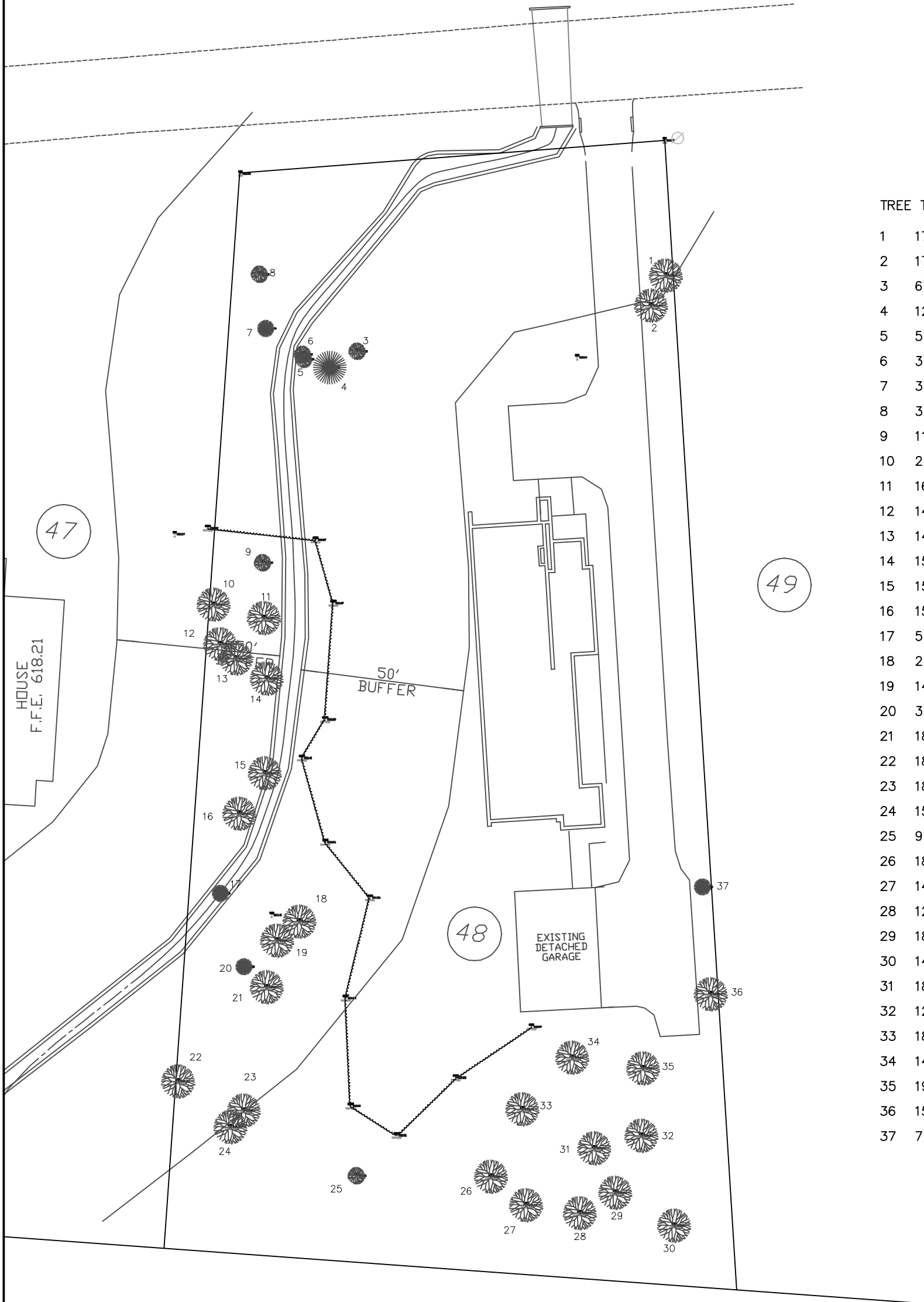
1. The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
3. The variance will not authorize activities in a zone district other than those permitted by this chapter.
4. Financial returns only shall not be considered as a basis for granting a variance.

5. 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)
6. 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.
7. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
8. 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.
9. 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.



TREE TABULATION:

- 1 17" Hackberry
- 2 17" Hackberry
- 3 6" Oak
- 4 12" Spruce
- 5 5" Hackberry
- 6 3" Hackberry
- 7 3" Spruce
- 8 3" Oak
- 9 11" Magnolia
- 10 24" Hackberry
- 11 16" Magnolia
- 12 14" Birch
- 13 14" Birch
- 14 15" Magnolia
- 15 15" Dead
- 16 15" Magnolia
- 17 5" Spruce
- 18 24" Hackberry
- 19 14" Hackberry
- 20 3" Spruce
- 21 18" Birch
- 22 18" Hackberry
- 23 18" Hackberry
- 24 15" Hackberry
- 25 9" Gernanium
- 26 18" Hackberry
- 27 14" Hackberry
- 28 12" Cedar
- 29 18" Hackberry
- 30 14" Hackberry
- 31 18" Hackberry
- 32 12" Hackberry
- 33 18" Hackberry
- 34 14" Hackberry
- 35 19" Hackberry
- 36 15" Hackberry
- 37 7" Spruce



GENERAL NOTES:

1. PROPERTY BOUNDARY LINES AS SHOWN HEREON ARE REFERENCED FROM A SITE PLAN CAD FILE PROVIDED BY CLIENT. THIS IS NOT A BOUNDARY SURVEY AS DEFINED BY TENNESSEE CODE ANNOTATED.

2. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

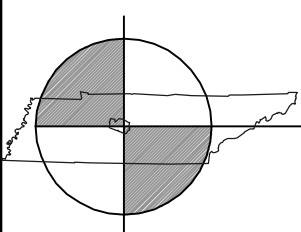
3. UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY.

LEGEND:

- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.W.C., TN. REGISTERS OFFICE WILLIAMSON COUNTY, TN

TREE SURVEY
OF
875 ROBERTSON ACADEMY RD.
NASHVILLE, TN 37220

LOT NO. 48, PLAN OF OAK HILL VALLEY
PLAT BOOK 1835 PAGE 15, R.O.D.C., TN.
DAVIDSON COUNTY, TN.
TAX PARCEL: 132.140 - 050.00



**HOMELAND SURVEYING
& MAPPING, LLC**

PROFESSIONAL LAND SURVEYING
(615) 268-9658
Jake@HomelandTN.com
www.HomelandTN.com

MARCH 05, 2024

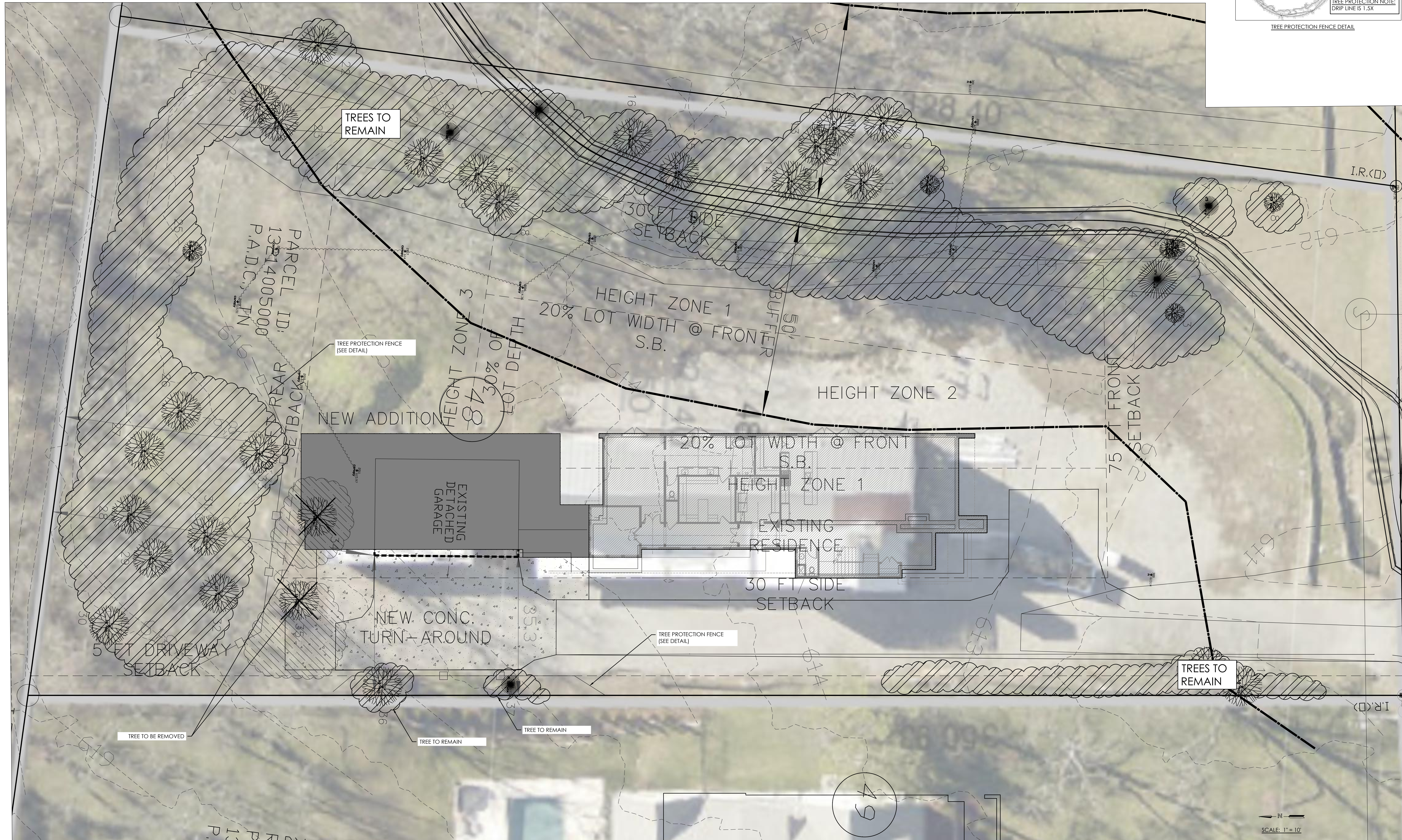
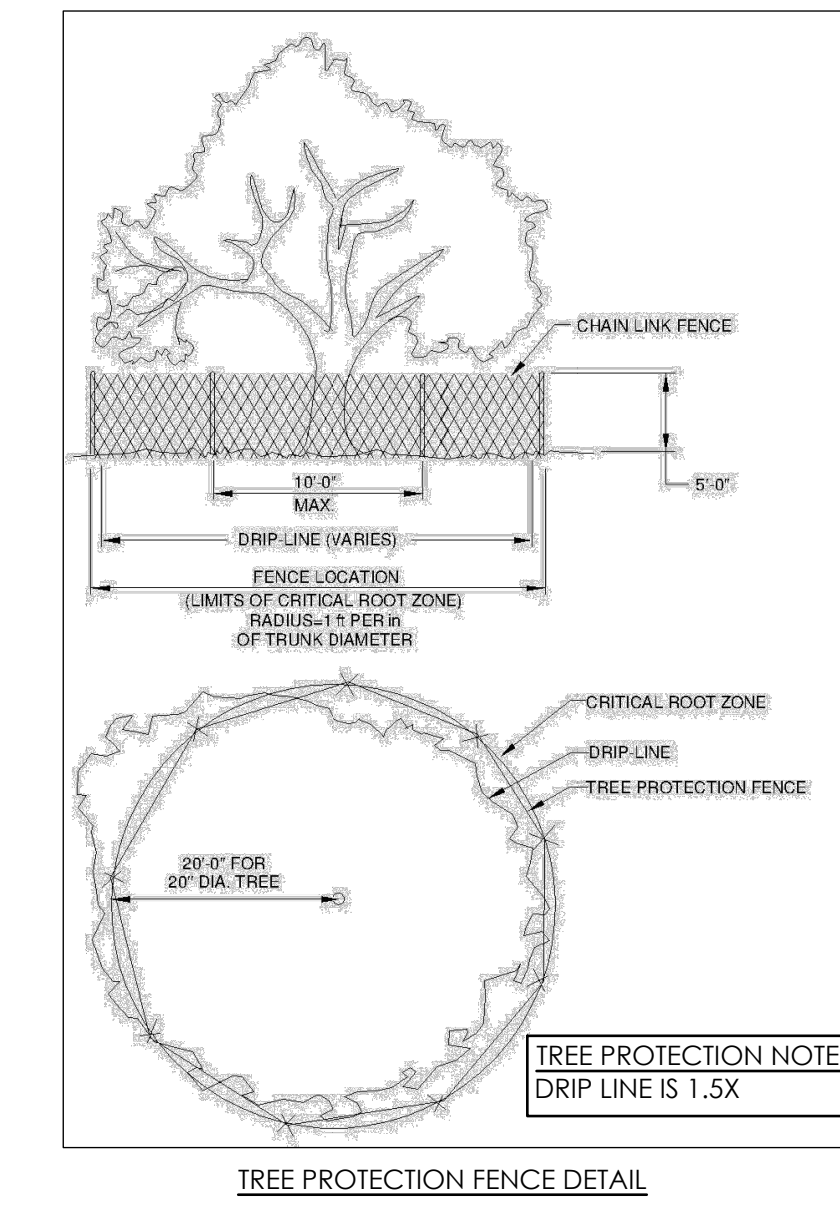
GRAPHIC SCALE 1"=40'



0 40'

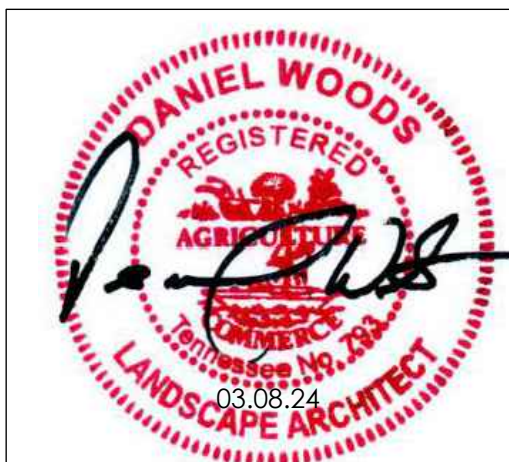
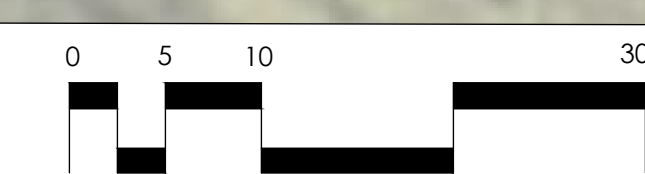
TREE REMOVAL											
PROPOSED PLAN											
TOTAL LOT SIZE	EXISTING APPROXIMATE CANOPY COVERAGE	PROPOSED CHANGE	TREE RETENTION STANDARDS				APPROXIMATE RETAINED CANOPY	FINAL APPROXIMATE COVERAGE RATIO (AFTER TREE REMOVAL)			
51570.1 SF	15382.88 SF	-859.18 SF	10614.187	REQUIRED RETENTION OF PRE DEVELOPMENT EXISTING TREES				14523.7 SF	14523.7 SF /	15382.88 SF =	94%
	29.83 %	-1.67 %	69%	YES				94.41%			

TREE RETENTION STANDARDS	
EXISTING TREES (TREE CANOPY COVER AS A PERCENT OF THE LOT SIZE)	MINIMUM PERCENTAGE OF EXISTING TREES THAT SHALL BE RETAINED AND PROTECTED (AS A PERCENT OF THE TOTAL PREDEVELOPMENT TREE CANOPY COVER)
91-100%	48%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% OR LESS	75%



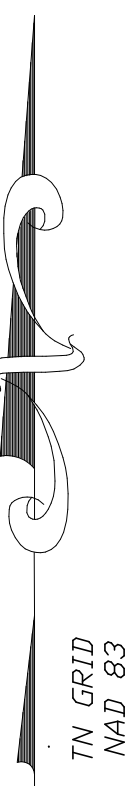
TREE PROTECTION PLAN

NOTE: BUILDER TO VERIFY SIDEWALK LOCATIONS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION
 NOTE: BUILDER TO VERIFY SPOT ELEVATIONS IN THE FIELD BEFORE PROCEEDING WITH SITE WORK.



2023 The Addison Group, LLC Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of The Addison Group, LLC.

DATE: 03.08.24
 REVISIONS:



BUFFER ZONE 1 SHALL BE CONSIDERED "NO DISTURB ZONE", WHERE THE VEGETATION CANNOT BE DISTURBED, REMOVED OR REPLANTED UNLESS A BUFFER RESTORATION PLAN HAS BEEN APPROVED BY MWS.

BUFFER ZONE 2 CAN CONSIST OF MANAGED VEGETATION, MEANING THE BUFFER ZONE CAN BE DISTURBED AND PLANTED WITH GRASS OR OTHER VEGETATION. HOWEVER, NO STRUCTURES OR IMPERVIOUS SURFACES SHALL BE PLACED IN ZONE 2.

- LEGEND**
- I.P.(D) = IRON PIPE (OLD)
 - I.R.(D) = IRON ROD (OLD)
 - I.R.(N) = IRON ROD (NEW)
 - C.M.(D) = CONC. MONUMENT (OLD)
 - W = WATER LINE (RECORD)
 - S = SEWER LINE (RECORD)
 - C.B. = COLLECTION BASIN
 - DHL = OVERHEAD LINES
 - E/P = EDGE PAVEMENT
 - U/P = UTILITY POLE
 - F.H. = FIRE HYDRANT
 - G.W. = GUY WIRE
 - R.G. = RAIN GARDEN
 - R.C.P. = REINFORCED CONC. PIPE
 - M.F.D. = MODIFIED FRENCH DRAIN
 - M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 - P.U.D.E. = PUBLIC UTILITY DRAINAGE EASEMENT

CONTOURS FROM TNLIDAR FLOWN IN 2022 NAVD 88

ACCORDING TO THE OFFICIAL ZONING MAP FOR THE CITY OF OAK HILL, TN, THIS PROPERTY IS ZONED RESIDENTIAL "C". SETBACKS FOR RESIDENTIAL "C" ZONING TAKEN FROM CITY OF OAK HILL ZONING ORDINANCE NO. 87-3 CHAPTER 4-1026 TABLE 2, LOT, YARD, BULK & DENSITY REQUIREMENTS.

LOT, YARD, BULK AND DENSITY REQUIREMENTS
 MINIMUM LOT AREA = 1 ACRE
 MAXIMUM LOT COVERAGE = 40%
 MAXIMUM HEIGHT = 2-1/2 STORIES/40'
 MINIMUM LOT AREA PER DWELLING UNIT = 1 ACRE

MINIMUM YARD REQUIREMENTS
 FRONT = 75' OR STREET AVERAGE
 SIDES = 30'
 REAR = 60'

MINIMUM LOT WIDTH AT BLDG. LINE = 100'

VERIFY REQUIREMENTS WITH CITY OF OAK HILL BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN ZONE "X" UNSHADED MAP 47037C PANEL 0359 H. EFFECTIVE DATE = 4-5-17

THIS SURVEY WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS FURNISHED PRIOR TO THE SURVEY.

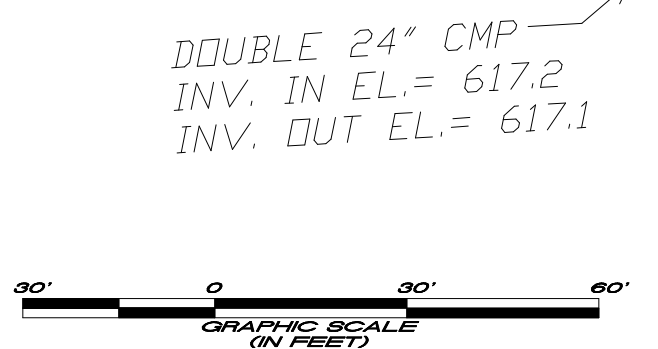
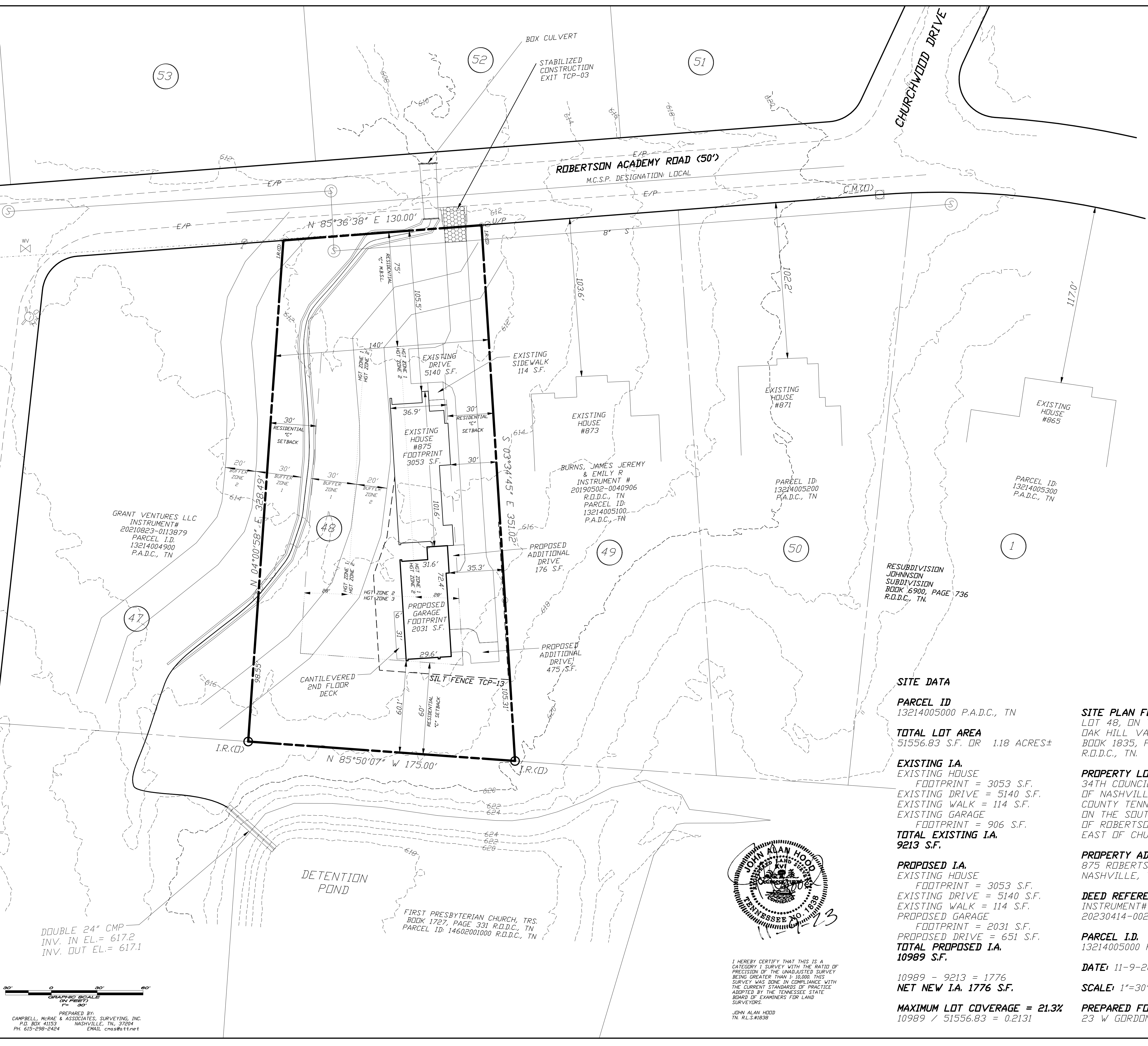
UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS SURVEY. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

PARCEL ID: 13214004900 P.A.D.C., TN

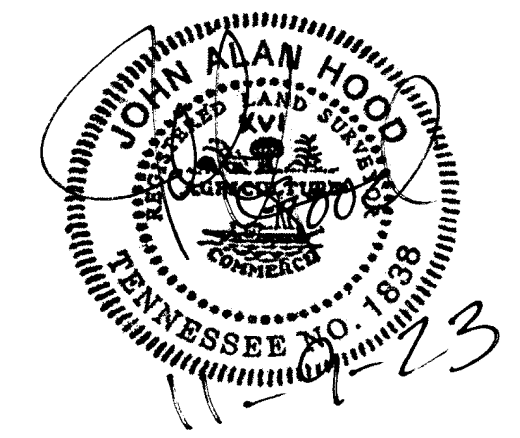
GRANT VENTURES LLC
 INSTRUMENT# 20210823-013879
 PARCEL ID: 13214004900 P.A.D.C., TN

ROBERTSON ACADEMY ROAD (50')
 M.C.S.P. DESIGNATION: LOCAL

CHURCHWOOD DRIVE (50' R.I.W.)
 M.C.S.P. DESIGNATION: LOCAL



PREPARED BY:
 CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC.
 P.O. BOX 41153 NASHVILLE, TN, 37204
 PH. 615-298-2464 EMAIL: cmc@mtt.net



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
 JOHN ALAN HOOD
 TN. R.L.S.#1898

SITE DATA

PARCEL ID: 13214005000 P.A.D.C., TN

TOTAL LOT AREA: 51556.83 S.F. OR 1.18 ACRES±

EXISTING I.A.
 EXISTING HOUSE FOOTPRINT = 3053 S.F.
 EXISTING DRIVE = 5140 S.F.
 EXISTING WALK = 114 S.F.
 EXISTING GARAGE FOOTPRINT = 906 S.F.
TOTAL EXISTING I.A. 9213 S.F.

PROPOSED I.A.
 EXISTING HOUSE FOOTPRINT = 3053 S.F.
 EXISTING DRIVE = 5140 S.F.
 EXISTING WALK = 114 S.F.
 PROPOSED GARAGE FOOTPRINT = 2031 S.F.
 PROPOSED DRIVE = 651 S.F.
TOTAL PROPOSED I.A. 10989 S.F.

10989 - 9213 = 1776
NET NEW I.A. 1776 S.F.

MAXIMUM LOT COVERAGE = 21.3%
 10989 / 51556.83 = 0.2131

SITE PLAN FOR GARAGE
 LOT 48, ON THE PLAN OF OAK HILL VALLEY SUBDIVISION BOOK 1835, PAGE'S 15 & 16 R.O.D.C., TN.

PROPERTY LOCATED IN THE
 34TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE ON THE SOUTHERLY MARGIN OF ROBERTSON ACADEMY ROAD EAST OF CHURCHWOOD DRIVE

PROPERTY ADDRESS:
 875 ROBERTSON ACADEMEY ROAD NASHVILLE, TENNESSEE 37220

DEED REFERENCE:
 INSTRUMENT# 20230414-0027453 R.O.D.C., TN

PARCEL I.D.
 13214005000 P.A.D.C., TN

DATE: 11-9-2023

SCALE: 1"=30'

PREPARED FOR:
 23 W GORDON PRESERVATION

DRAWING LIST

#	SHEET TITLE	DATE	REVISION
A0.00	COVER	11/26/2023	
A1.00	SITE PLAN DIAGRAM	11/26/2023	
A1.01	FOUNDATION PLAN	11/26/2023	
A1.02	GROUND LEVEL FLOOR PLAN	11/26/2023	
A1.03	SECOND LEVEL FLOOR PLAN	11/26/2023	
A1.04	ROOF PLAN	11/26/2023	
A2.00	EAST ELEVATION	11/26/2023	
A2.01	WEST ELEVATION	11/26/2023	
A2.02	NORTH & SOUTH ELEVATIONS	11/26/2023	

REVISION LIST

#	DESCRIPTION	DATE
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GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND REPRESENT ONLY THE DESIGN INTENT. ALL FOUNDATIONS, FRAMING, LUMBER, STRUCTURAL, AND NON-STRUCTURAL ELEMENTS ARE TO BE DESIGNED/SIZED BY A LICENSED ENGINEER AND/OR A QUALIFIED PROFESSIONAL.
- THE CONTRACTOR/BUILDER SHALL COMPLY WITH ALL RELEVANT BUILDING CODES, ENERGY CODES, AND ZONING ORDINANCES.
- THE CONTRACTOR/BUILDER SHALL LAY OUT THE ENTIRE BUILDING AND VERIFY SITE AND OVERALL DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION.
- ALL RELEVANT ELEMENTS OF THE PROJECT SHALL BE REVIEWED AND APPROVED BY THE PROPER AUTHORITIES.
- FOUNDATION DIMENSIONS ARE SHOWN TO THE FACE OF MASONRY AND THE CENTERLINES OF PIERS, GIRDERS, AND WALLS ABOVE.
- ALL EXTERIOR STUDS TO BE 2X6 @ 16" O.C., ALL INTERIOR STUDS TO BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED.
- ALL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE FACES OF STUDS AND CENTERLINES OF OPENINGS UNLESS NOTED OTHERWISE. PROVIDE CLEAR DIMENSIONS AS SHOWN ON PLANS.
- THE DESIGNER WILL NOT OVERSEE CONSTRUCTION AND SHALL TAKE NO PART THEREIN. THEREFORE THE DESIGNER ASSUMES NO LIABILITY FOR THE BUILDING METHODS USED TO CONSTRUCT THE DESIGN CONTAINED HEREIN.
- IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DESIGN DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR AND OWNER TAKE RESPONSIBILITY OF COSTS AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
- BY UTILIZING THESE DRAWINGS, THE OWNER AND CONTRACTOR WAIVE ANY AND ALL CURRENT AND FUTURE CLAIMS AND/OR DAMAGES AGAINST THE DESIGNER.

PERMIT DRAWINGS

LIPMAN RESIDENCE

875 ROBERTSON ACADEMY RD . NASHVILLE . TENNESSEE . 37220

LIPMAN RESIDENCE

PROJECT ADDRESS

875 ROBERTSON ACADEMY RD NASHVILLE TENNESSEE 37220

DATE

NOV. 26, 2023

SHEET NUMBER

A0.00

SITE NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENT, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR RESOLUTION.
2. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES.
3. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THAT THE SITE IS SUITABLE FOR DEVELOPMENT. THE DESIGNER MAKES NO GUARANTEES TO THE SITE, ITS SUBSURFACE, OR ENVIRONMENTAL CONDITION.

BUILDING DATA

EXISTING HEATED AND COOLED GROSS SF
3,009 SF LOWER + 2,448 SF UPPER = 5,457 SF

PROPOSED HEATED AND COOLED GROSS SF
2,068 SF LOWER + 1,466 SF UPPER = 3,534 SF

COMBINED HEATED AND COOLED GROSS SF
5,457 SF EXISTING + 3,534 SF NEW = 8,991 SF

NEW TOTAL BUILDING FOOTPRINT
3,009 SF + 2,068 SF = 5,077 SF

51,557 SF EXISTING LOT SIZE @ 18% = 9,281 SF MAX ALLOW. FLOOR AREA

51,557 SF EXISTING LOT SIZE @ 30% = 15,467 SF MAX ALLOW. LOT COVERAGE

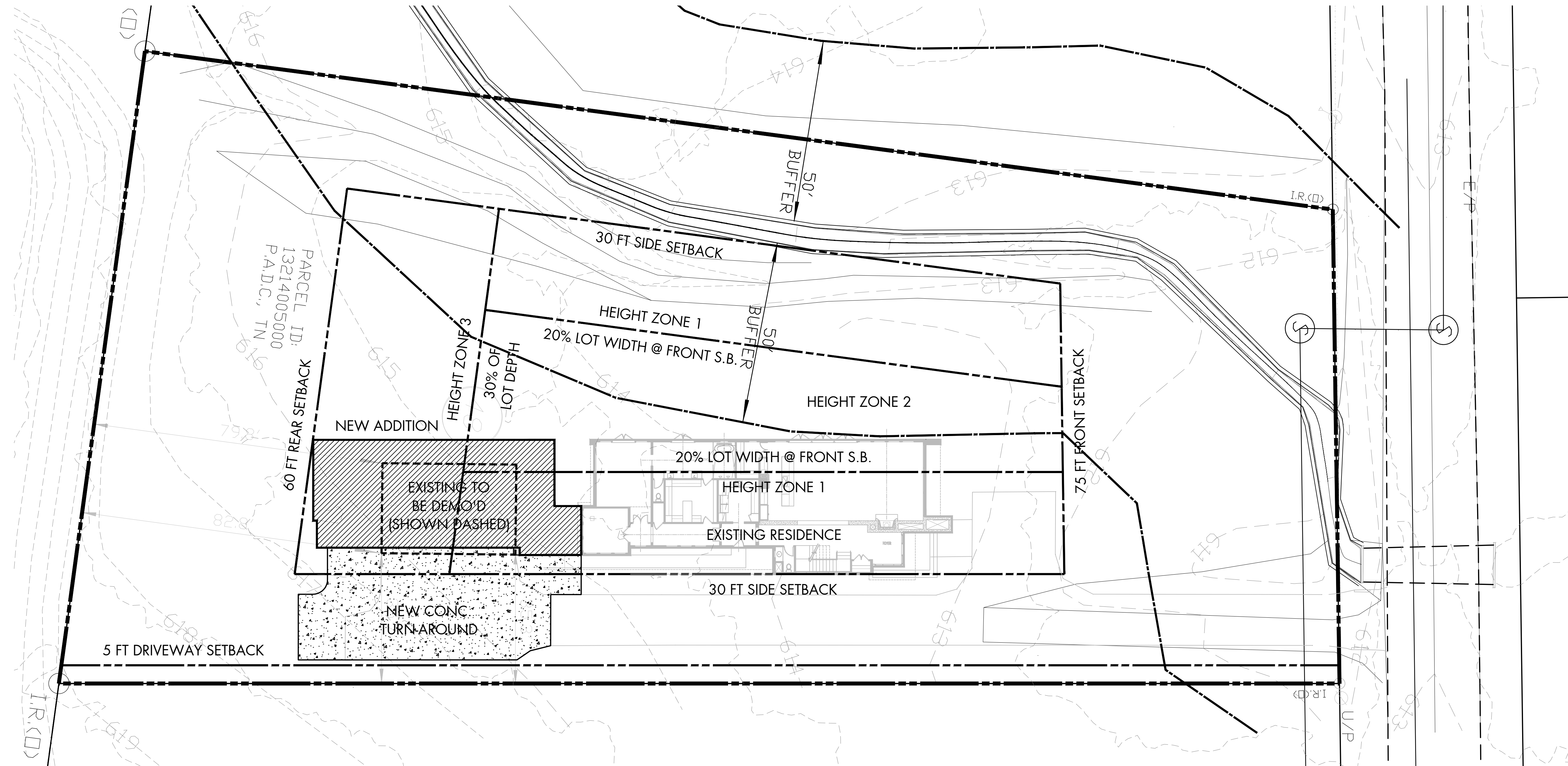
140 FT PROPERTY WIDTH AT FRONT SETBACK LINE

140 FT @ 20% = 28 FT WIDTH OF HEIGHT ZONE 1 EACH SIDE

GENERAL NOTES

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2. THE CONTRACTOR/BUILDER SHALL COMPLY WITH ALL RELEVANT BUILDING CODES, ENERGY CODES, AND ZONING ORDINANCES.
3. THE CONTRACTOR/BUILDER SHALL LAY OUT THE ENTIRE BUILDING AND VERIFY SITE AND OVERALL DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ALL RELEVANT ELEMENTS OF THE PROJECT SHALL BE REVIEWED AND APPROVED BY THE PROPER AUTHORITIES.
5. FOUNDATION DIMENSIONS ARE SHOWN TO THE FACE OF MASONRY AND THE CENTERLINES OF PIERS, GIRDERS, AND WALLS ABOVE.
6. ALL EXTERIOR STUDS TO BE 2X6 @ 16" O.C., ALL INTERIOR STUDS TO BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED.
7. ALL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE FACES OF STUDS AND CENTERLINES OF OPENINGS UNLESS NOTED OTHERWISE. PROVIDE CLEAR DIMENSIONS AS SHOWN ON PLANS.
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9. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DESIGN DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR AND OWNER TAKE RESPONSIBILITY OF COSTS AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
10. BY UTILIZING THESE DRAWINGS, THE OWNER AND CONTRACTOR WAIVE ANY AND ALL CURRENT AND FUTURE CLAIMS AND/OR DAMAGES AGAINST THE DESIGNER.

PERMIT DRAWINGS



LIPMAN RESIDENCE

PROJECT ADDRESS

875 ROBERTSON ACADEMY RD NASHVILLE TENNESSEE 37220

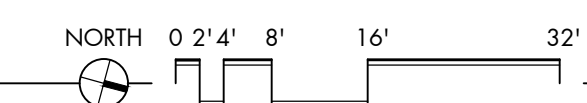
DATE

NOV. 26, 2023

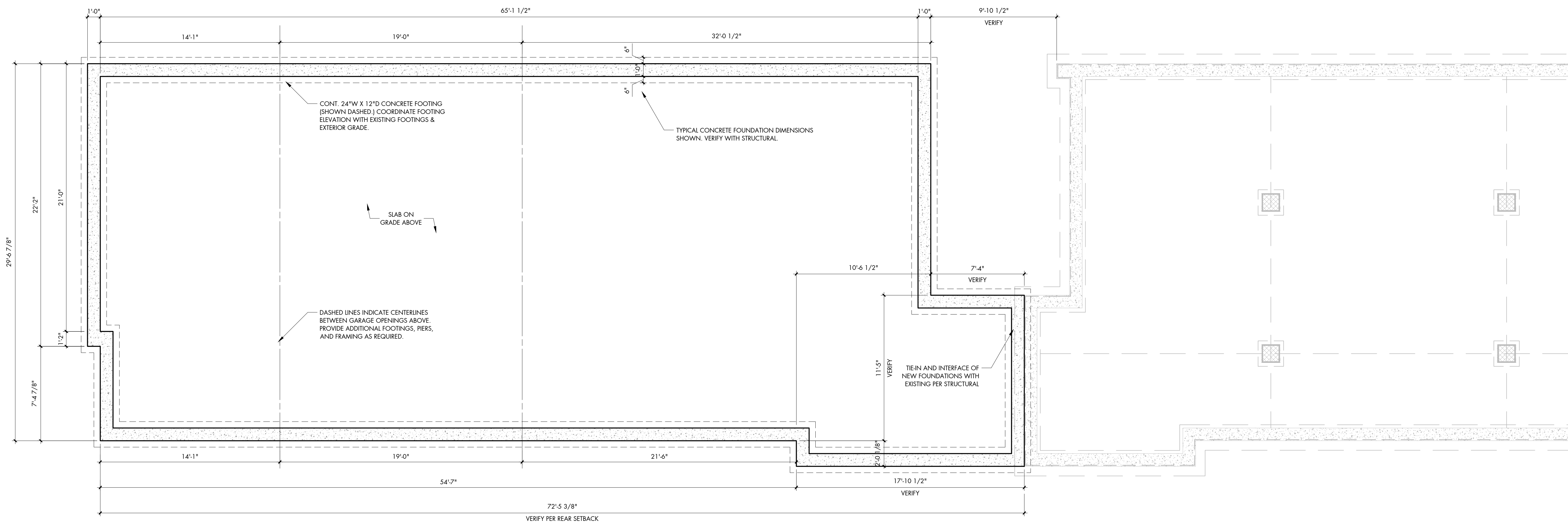
SHEET NUMBER

A1.00

SITE PLAN DIAGRAM
EXISTING RESIDENCE & PROPOSED ADDITION



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FOUNDATION PLAN

LIPMAN RESIDENCE

PROJECT ADDRESS

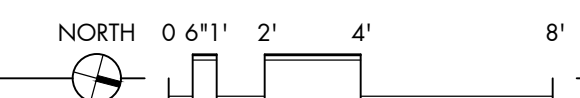
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TENNESSEE
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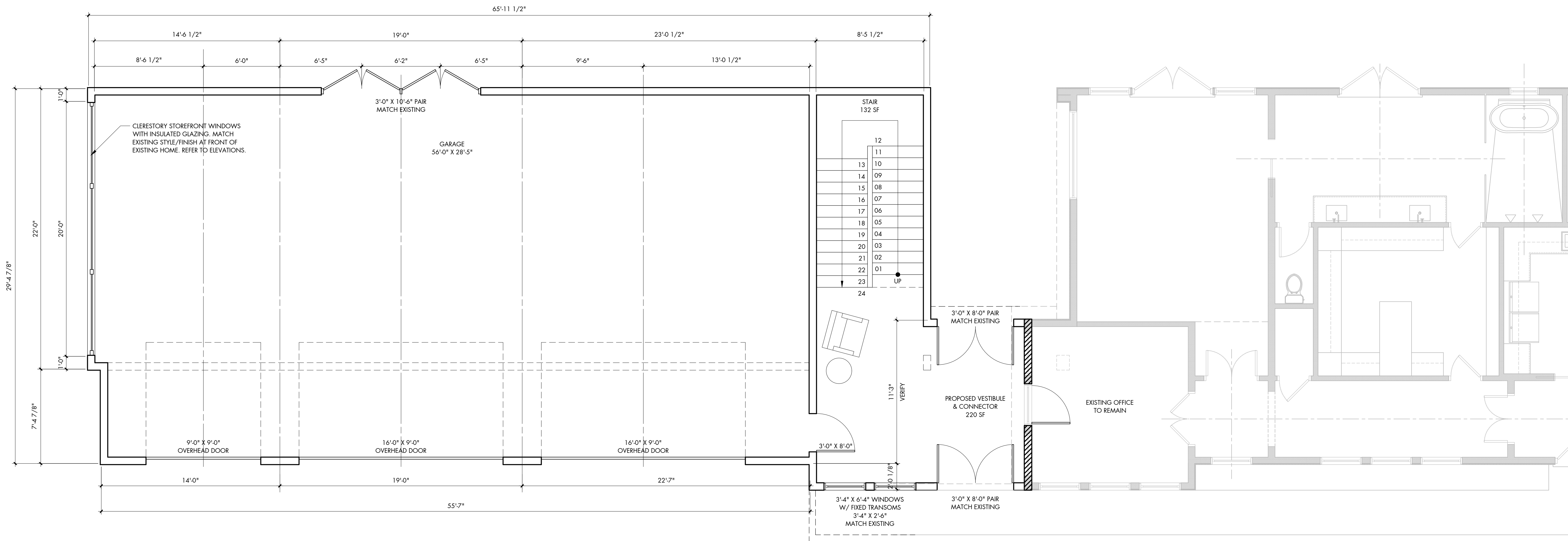
NOV. 26, 2023

SHEET NUMBER

A1.01



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LIPMAN
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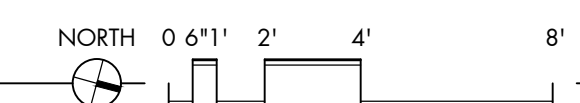
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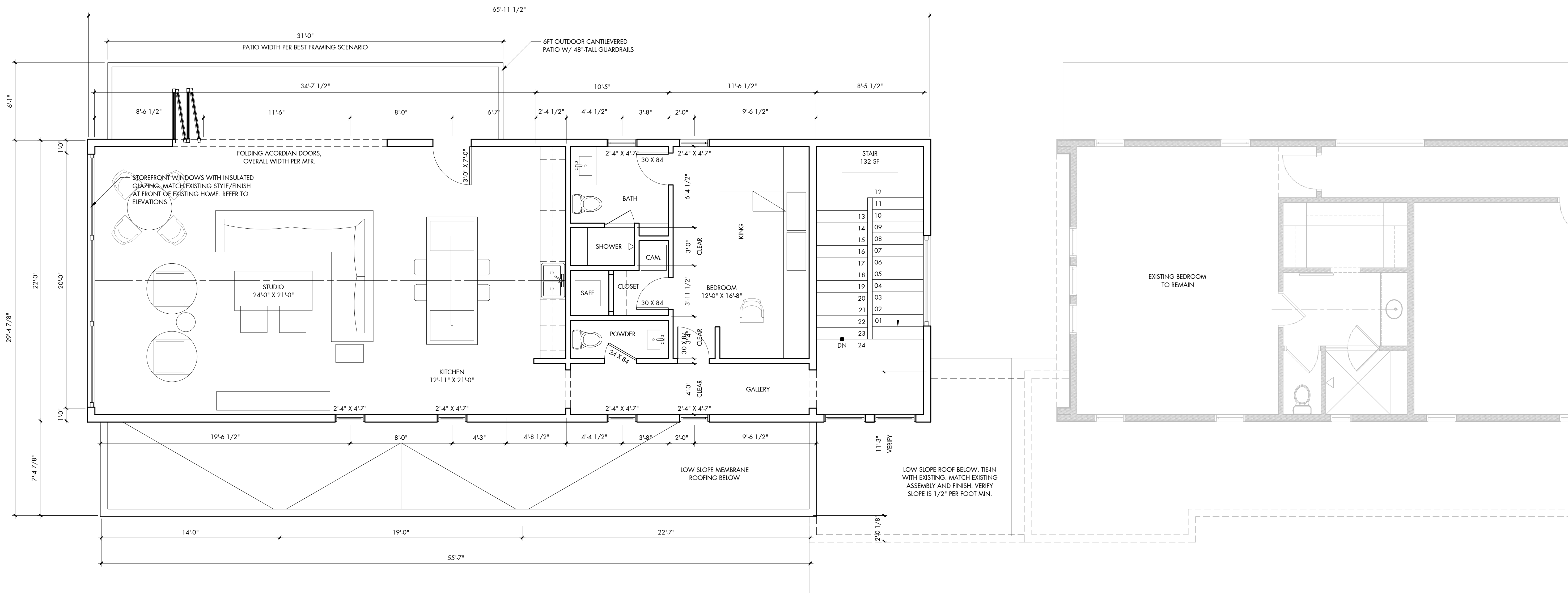
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A1.02

GROUND LEVEL FLOOR PLAN



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SECOND LEVEL FLOOR PLAN

LIPMAN RESIDENCE

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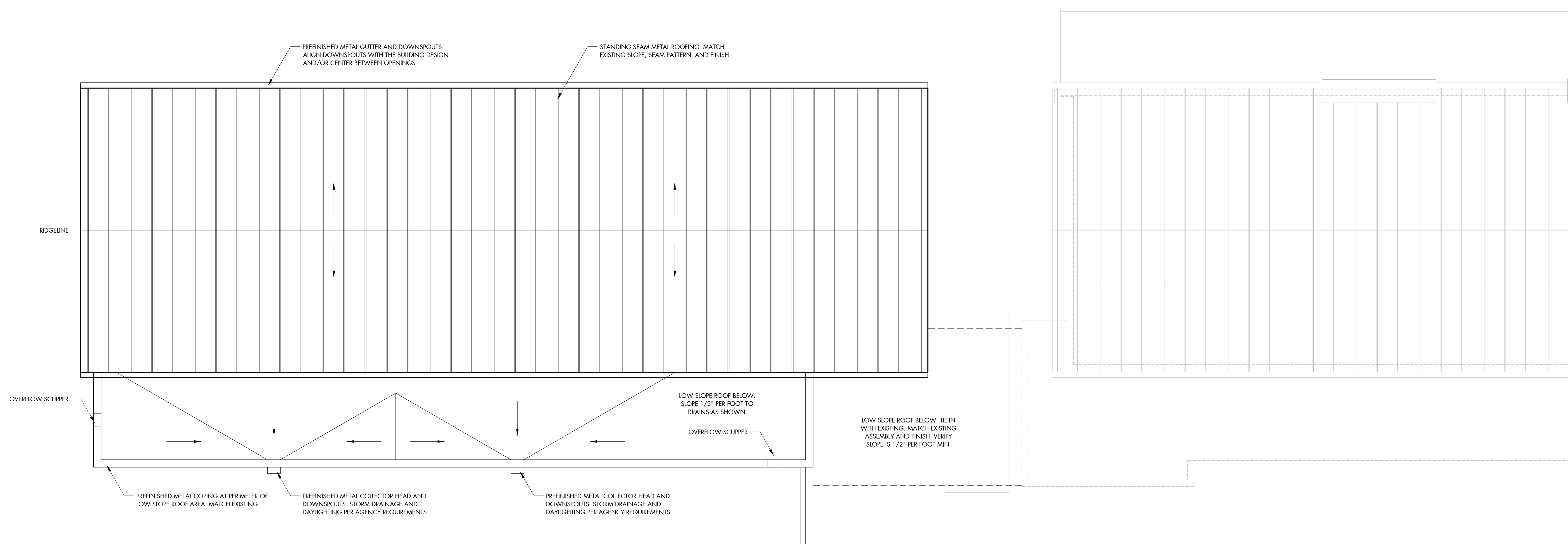
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A1.03

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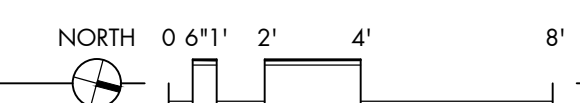
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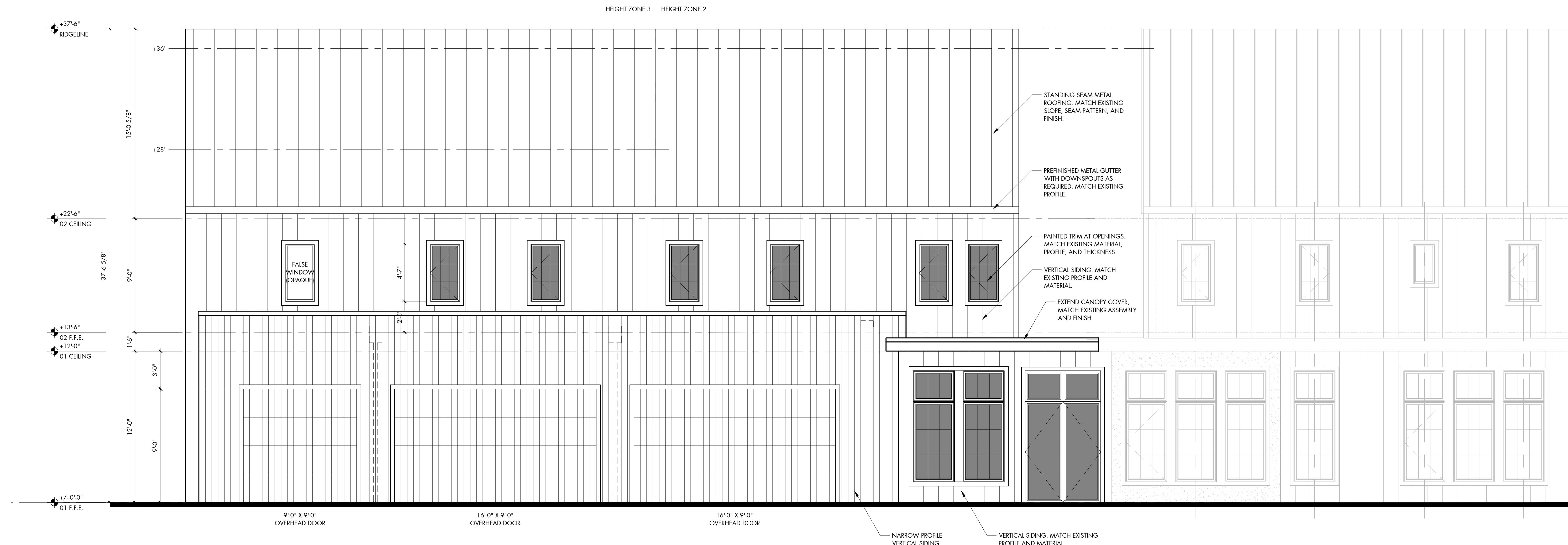
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A1.04

ROOF PLAN



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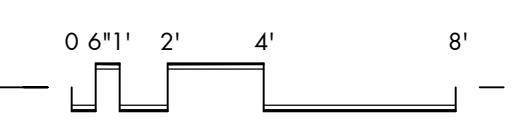
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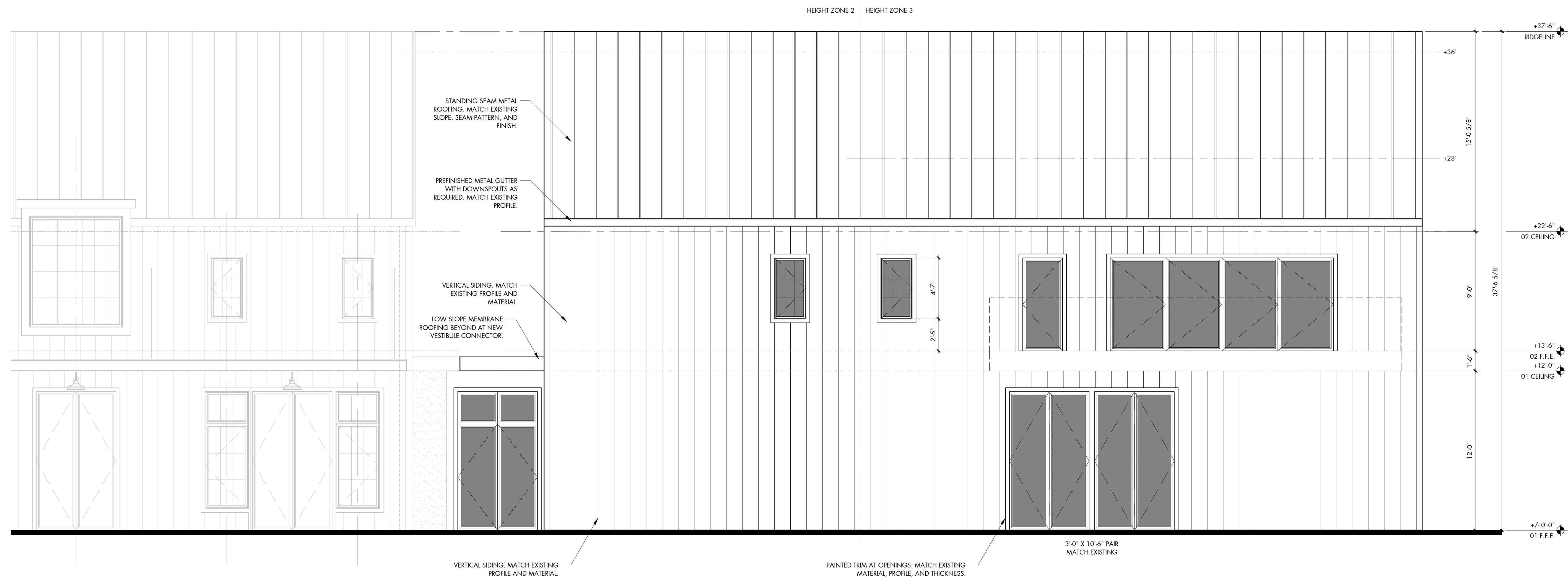
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EAST ELEVATION



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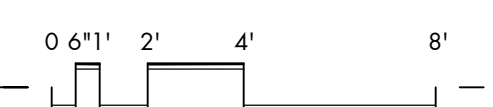
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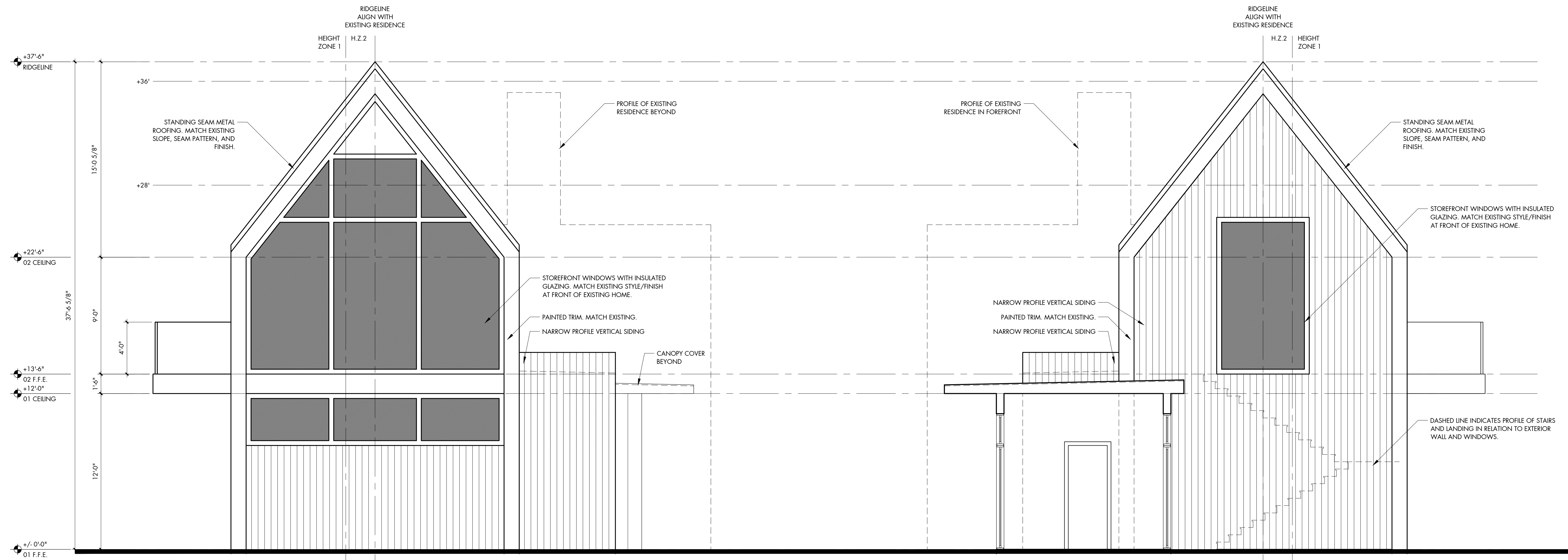
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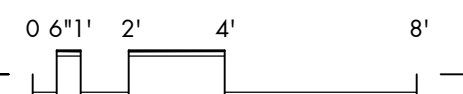
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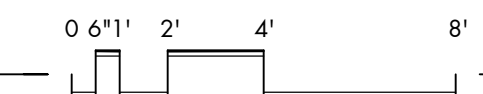
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SOUTH ELEVATION



NORTH ELEVATION



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