

**Permit #:** 133

**Permit Date:** 01/25/24

**Permit Type:** Planning Commission

**Case Number:** PC 24-11

**PC Meeting Date:** b. 1st Tuesday of March

**BZA Meeting Date:**

**Assigned Meeting Date:** 03/05/2024

**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 removal of a pool house that is nonconforming in regard to the 75 ft. stream buffer and reincorporating the disturbed area to remain with construction of a firepit. 2. Reduce existing lot coverage (22,241 sf) that is nonconforming in regard to Max. Lot Coverage allowed (18,000 sf), to a proposed lot coverage amount (21,741 sf) that, while less than existing, will still be nonconforming.

**Project Cost:** 0

**Square Feet:** 0

**Lot Area:** 0

**Lot Coverage:** 0

**Heat/cooled area:** 0

**Proposed Height(ft.):** 0

**#of stories:** 0

**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

**From:** [Nancy Falls](#)  
**To:** [Front Desk](#); [jason@igla.design](mailto:jason@igla.design); [jamie@pfeffertorode.com](mailto:jamie@pfeffertorode.com)  
**Cc:** [melissa@thompsonburton.com](mailto:melissa@thompsonburton.com); [Neil Price](#)  
**Subject:** 1159 gateway lane build  
**Date:** Tuesday, February 20, 2024 1:31:47 PM

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Friends,

Neil and I have seen the plans Melissa & Walt Burton have for their home next door at 1159 Gateway, and are pleased with what they have come up with.

It seems as though they and their team have been creative, thoughtful and “city codes respectful” in their planning.

It will be an elegant home that we think will add value to our neighborhood and city.

As such, we are happy to support their variance requests.

Regards,  
Nancy Falls & Neil Price

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

January 29, 2024

To Whom It May Concern:

This letter is written as background with respect to the City of Oak Hill Planning Commission 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

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



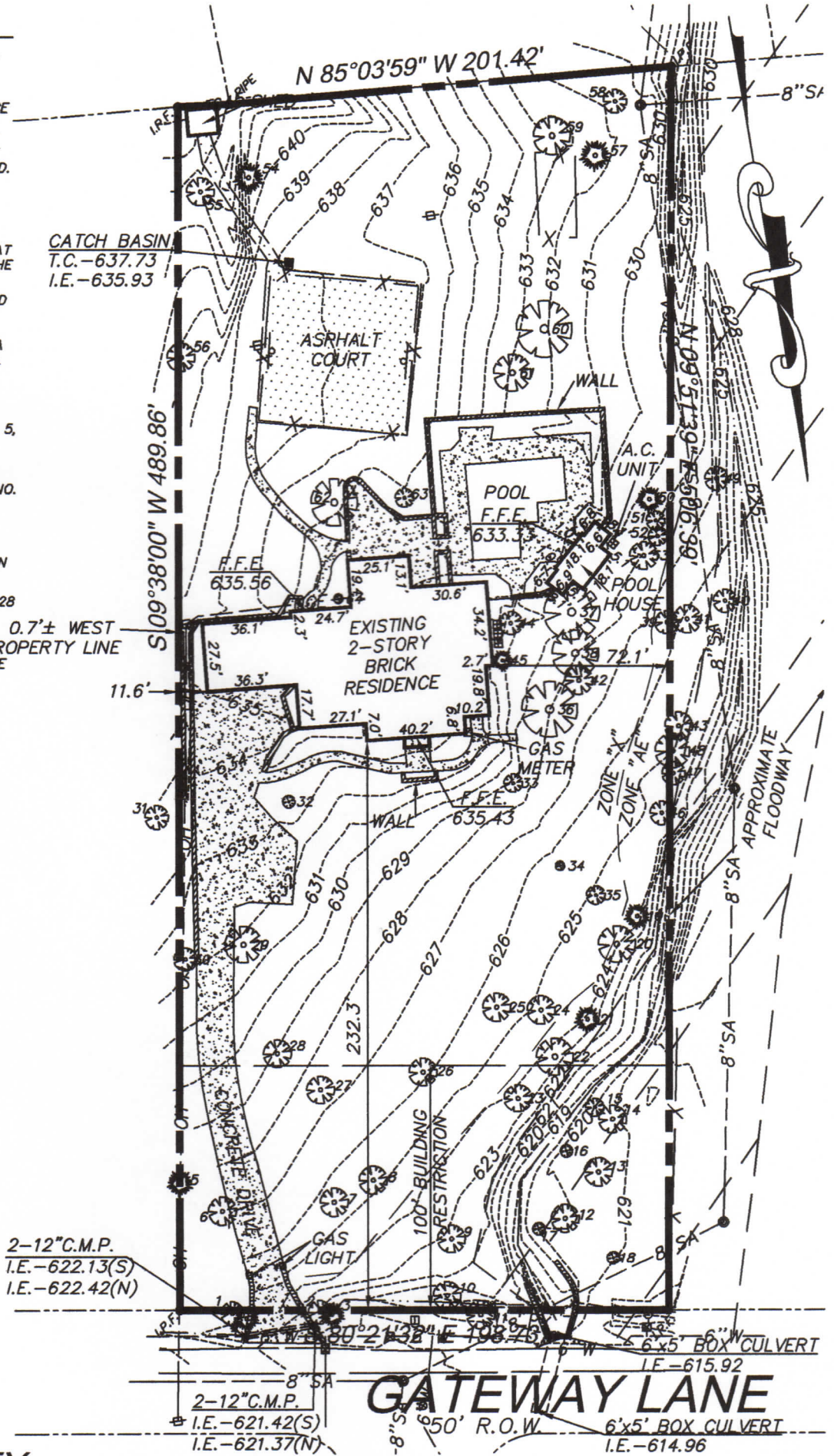
**GENERAL NOTES**

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
5	15"	CEDAR	37	36"	HACKBERRY
6	18"	HACKBERRY	38	30"	HACKBERRY
7	18"	HACKBERRY	39	15"	HACKBERRY
8	18"	HACKBERRY	40	15"	HACKBERRY
9	18"	HACKBERRY	41	18"	WALNUT
10	18"	HACKBERRY	42	18"	WALNUT
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
20	24"	HACKBERRY	52	12"	HACKBERRY
21	15"	CEDAR	53	18"	HACKBERRY
22	24"	WALNUT	54	18"	CEDAR
23	18"	HACKBERRY	55	18"	OAK
24	18"	HACKBERRY	56	18"	ELM
25	18"	HACKBERRY	57	18"	CEDAR
26	18"	HACKBERRY	58	15"	WALNUT
27	18"	HACKBERRY	59	24"	HACKBERRY
28	18"	HACKBERRY	60	36"	HACKBERRY
29	24"	HACKBERRY	61	24"	HACKBERRY
30	15"	HACKBERRY	62	30"	BIRCH
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

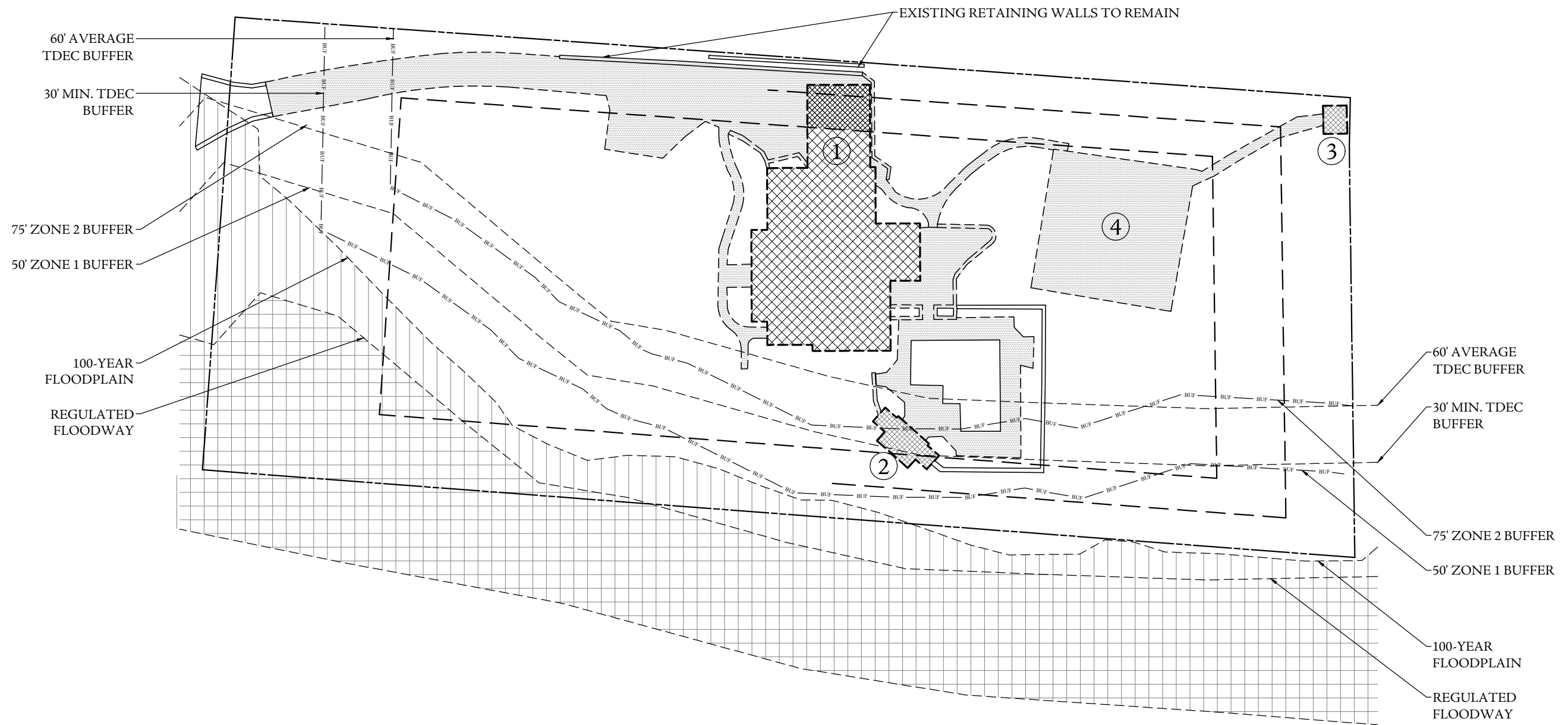
**BRACKMAN**  
 LAND SURVEYING

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.
MH	21107
TITLE	

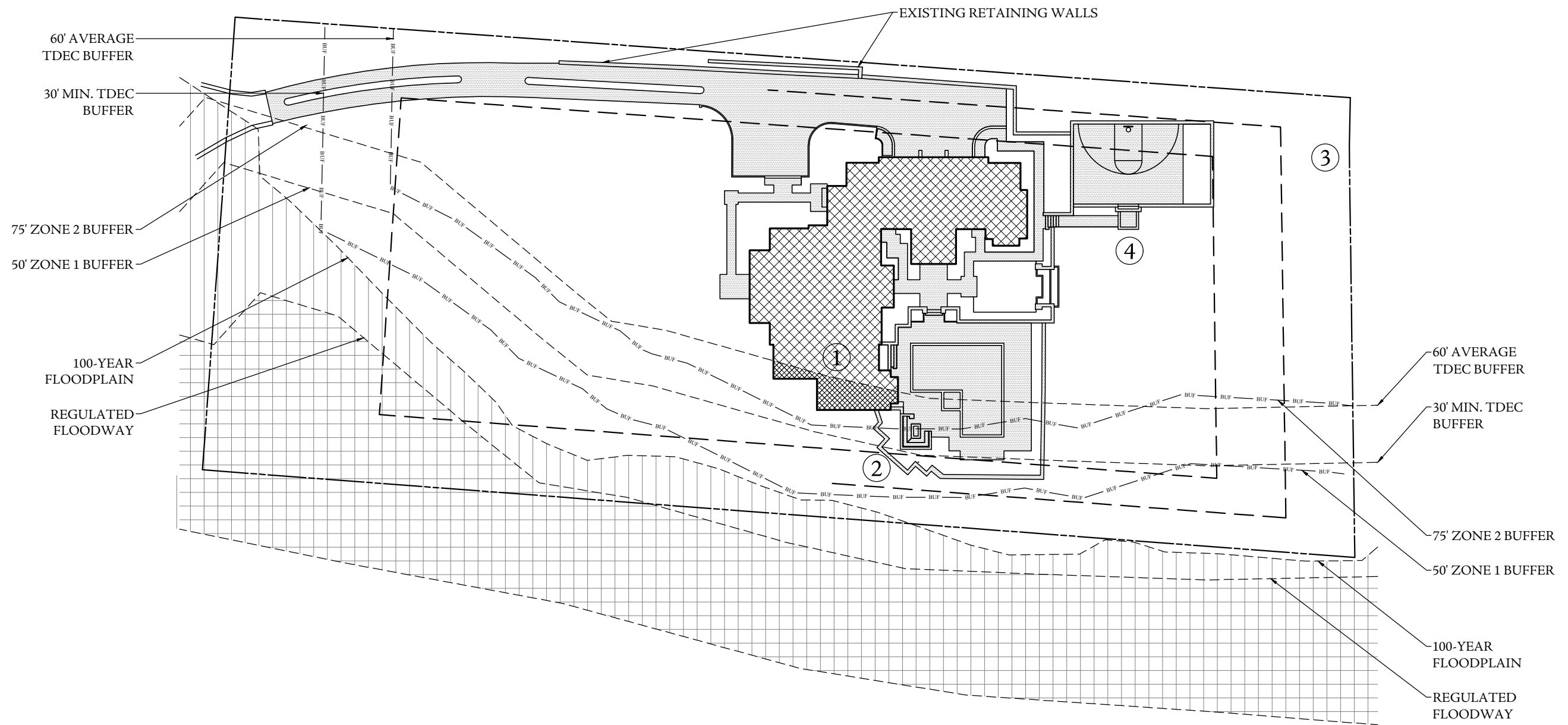
EXISTING SITE PLAN

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  
for 4 BR 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**

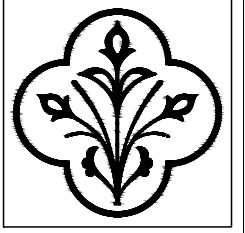
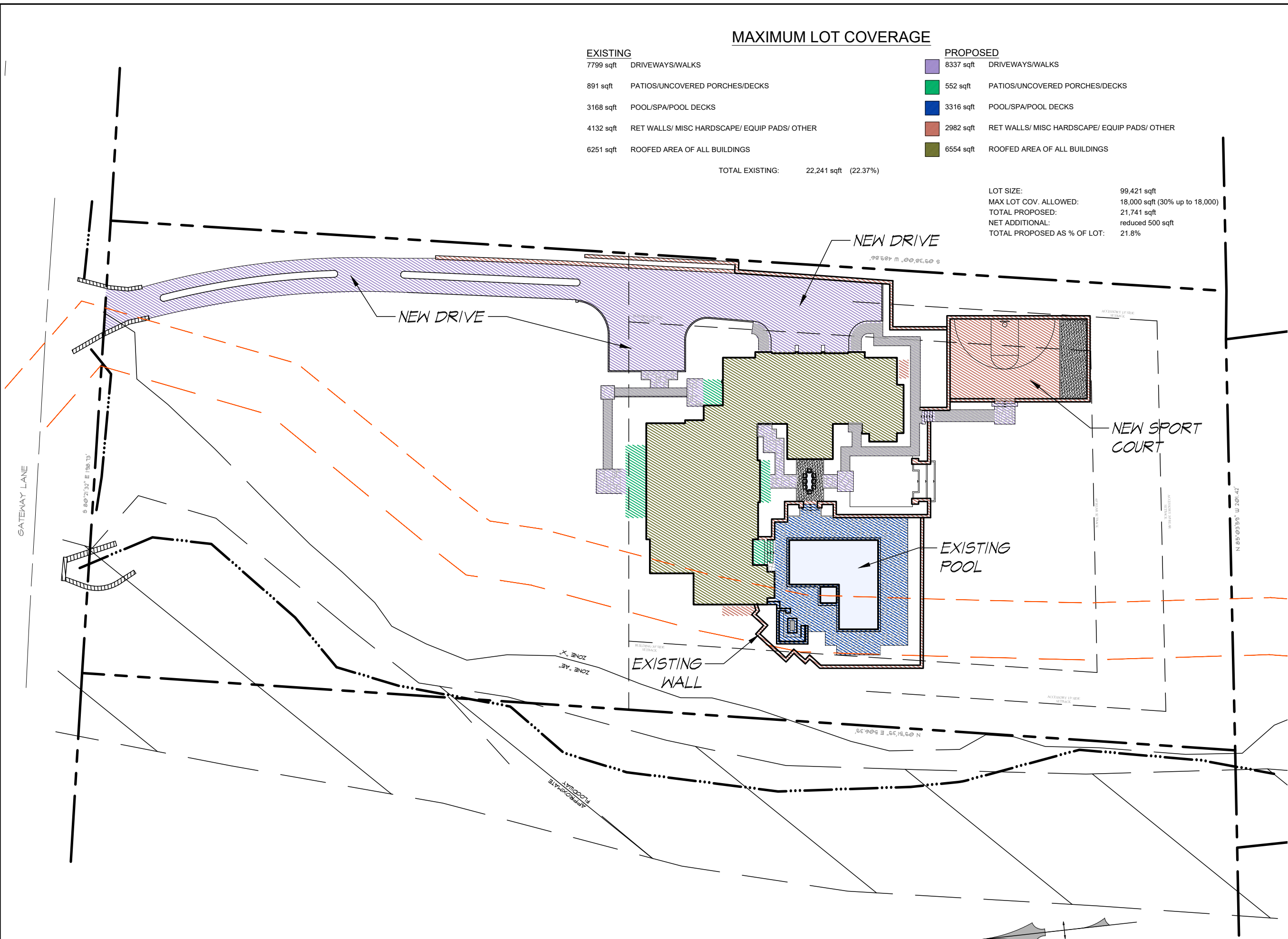
- 7799 sqft DRIVEWAYS/WALKS
- 891 sqft PATIOS/UNCOVERED PORCHES/DECKS
- 3168 sqft POOL/SPA/POOL DECKS
- 4132 sqft RET WALLS/ MISC HARDSCAPE/ EQUIP PADS/ OTHER
- 6251 sqft ROOFED AREA OF ALL BUILDINGS

**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

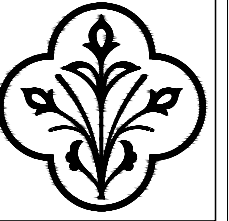
FOR PLANNING  
 COMMISSION REVIEW ONLY  
 NOT FOR CONSTRUCTION

Burton Residence  
 1159 Gateway Lane  
 Oak Hill, Tennessee

DATE	JANUARY 30, 2024
SCALE	1"=40'-0"
DRAWN BY	J.G.
SHEET NAME	SITE PLAN
SHEET NUMBER	

1.0





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

FOR PLANNING  
COMMISSION REVIEW ONLY  
NOT FOR CONSTRUCTION

# Burton Residence

1159 Gateway Lane  
Oak Hill, Tennessee



DATE	JANUARY 30, 2024
SCALE	1"=40'-0"
DRAWN BY	J.G.
SHEET NAME	GRADING
SHEET NUMBER	2.0

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

SD                      06.23.22  
 DD                      08.19.22  
 BZA Submittal      01.23.24

DRAWN BY      PROJECT NO.  
**MEH**              **21107**

TITLE

TITLE

SHEET NO.

**A0.0**



NOT FOR CONSTRUCTION

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

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

SD 06.23.22  
DD 08.19.22  
BZA Submittal 01.23.24

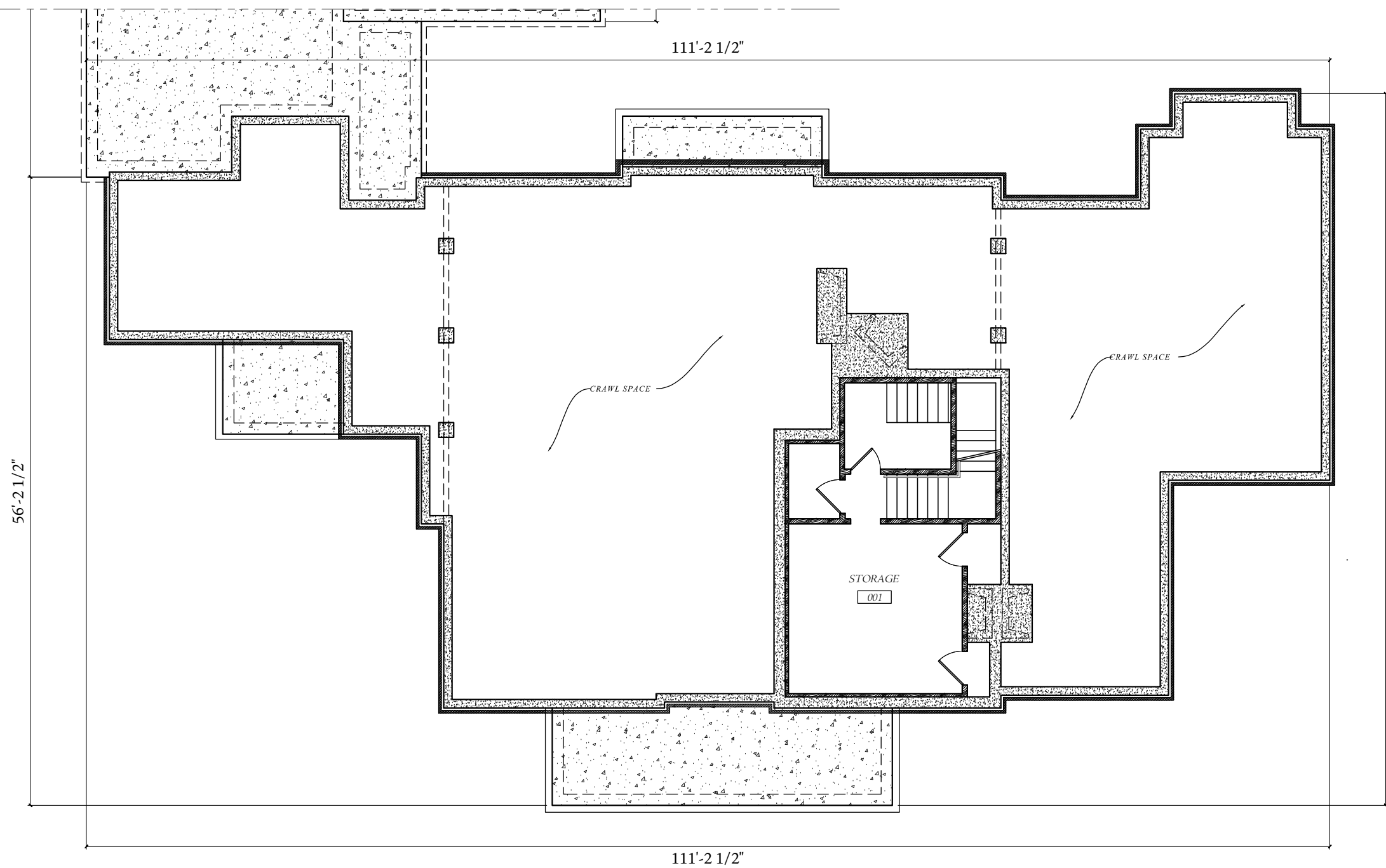
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MEH	21207

TITLE  
EXISTING SITE PHOTOS

SHEET NO.

**A0.4**

SEE 2/A1.4 FOR PART B PLAN



**1. LOWER LEVEL FLOOR 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 Leland Manor  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
 Worcester Bryan  
 (615) 6533-5792

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 DD 08.19.22  
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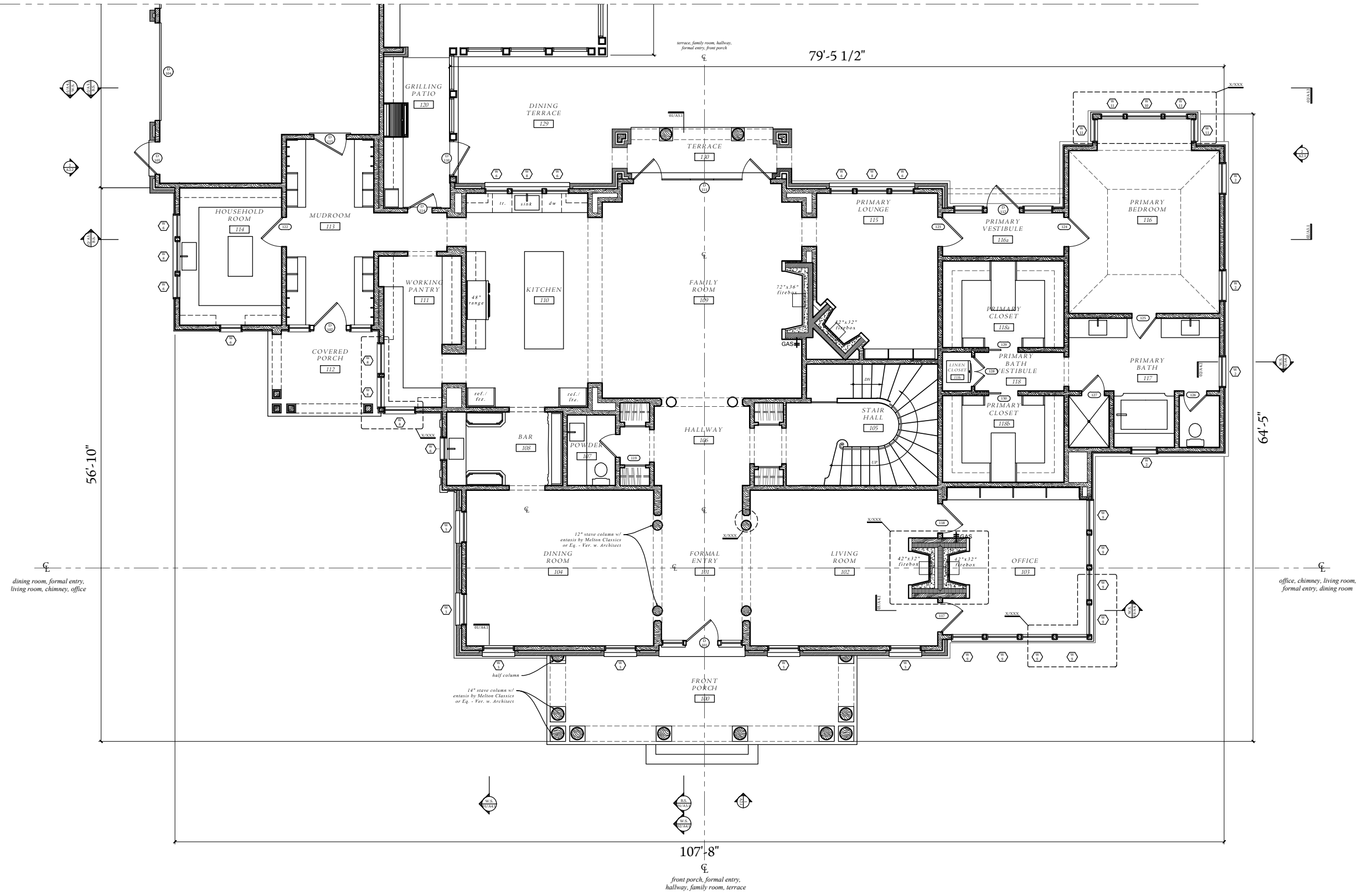
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MEH	21107
TITLE	

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

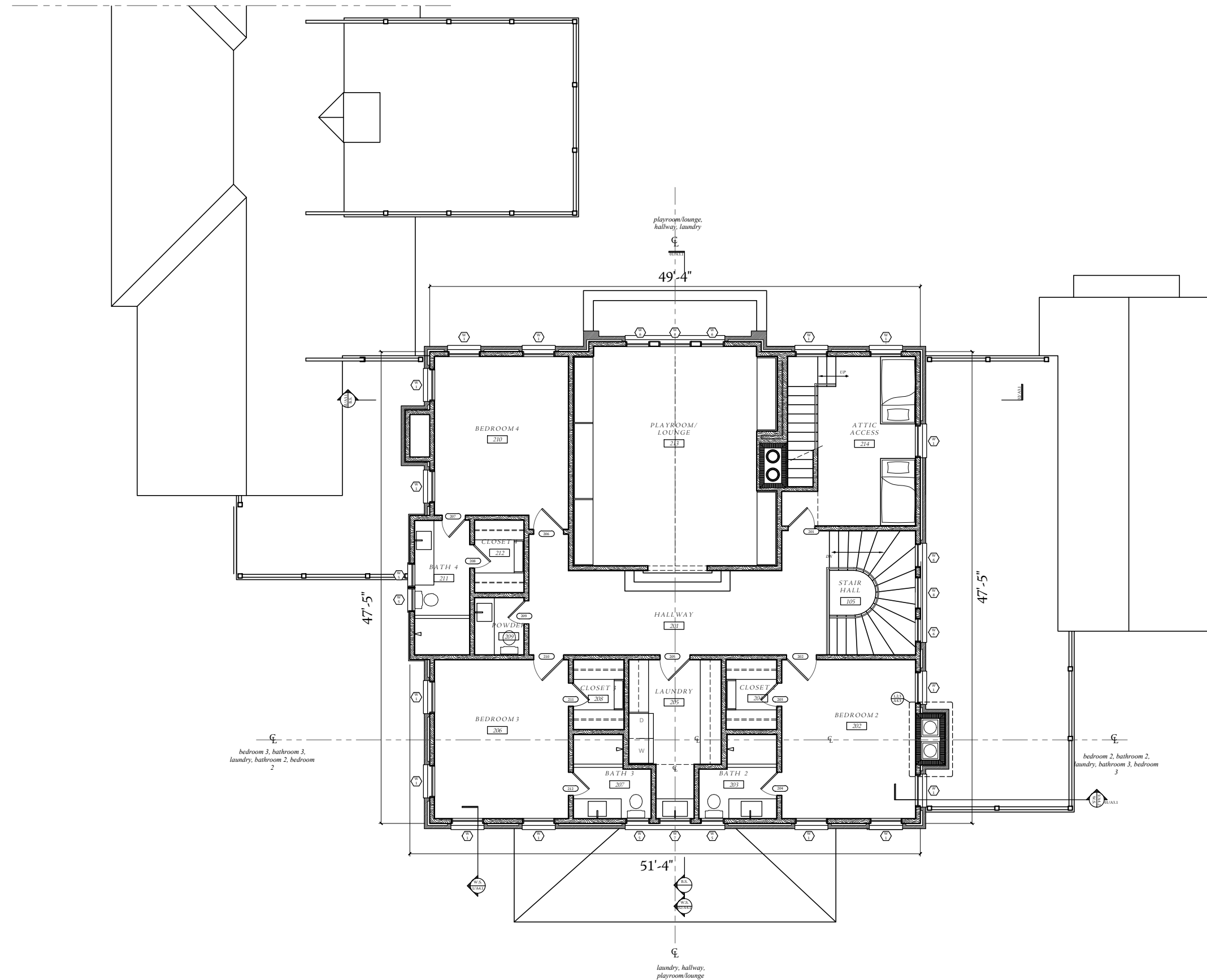
parcel  
13115008300  
lot 4 Blk A Leland Manor  
owner  
William & Melissa Burton  
(615) 465-6002  
contractor  
Bryan Contractors, Inc.  
Worcester Bryan  
(615) 6533-5792

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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  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
 Worcester Bryan  
 (615) 6533-5792

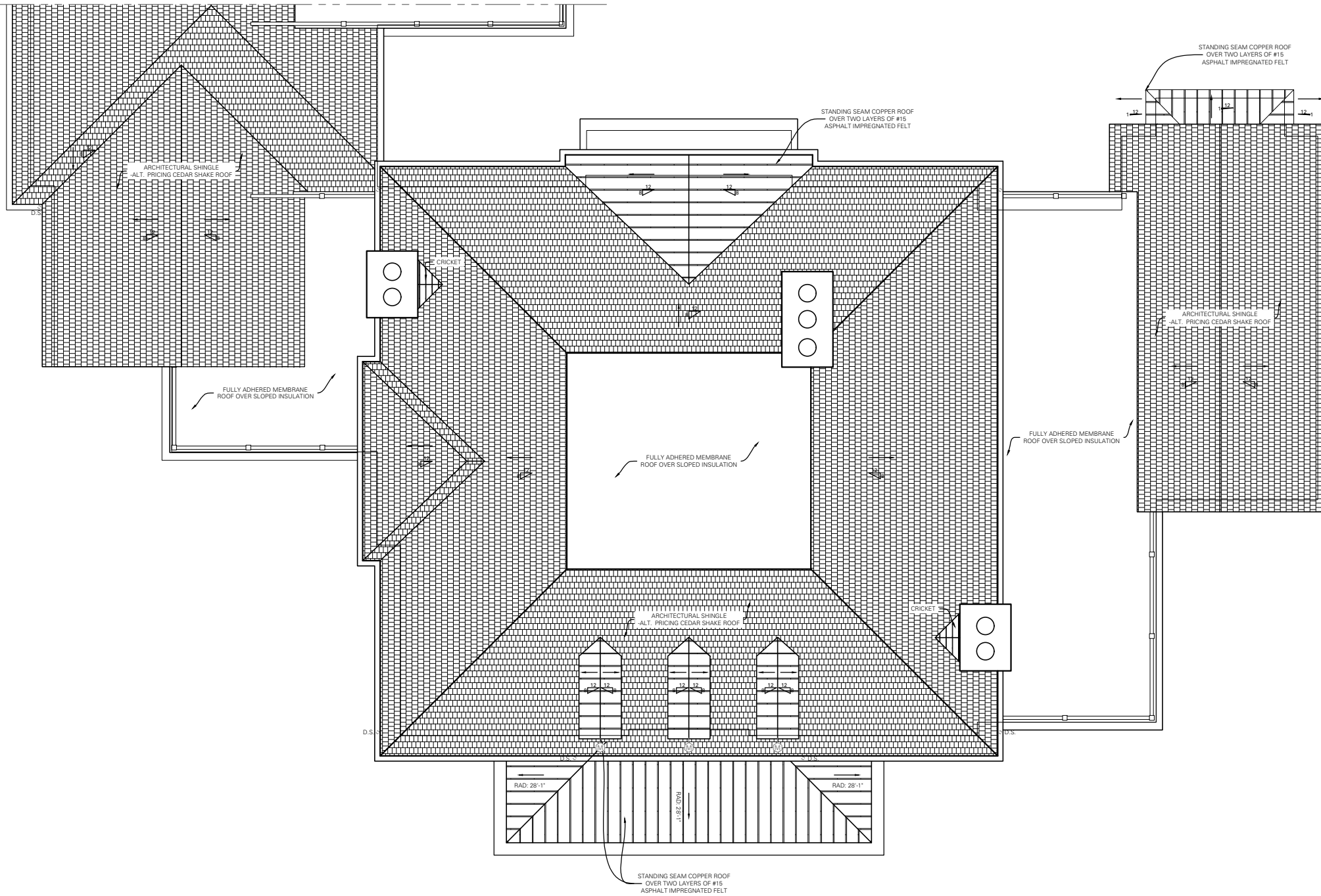
SD 06.23.22  
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DRAWN BY PROJECT NO.  
 MEH 21107

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  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
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 Worcester Bryan  
 (615) 6533-5792

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 MEH 21107

TITLE  
 ROOFPLAN

SHEET NO.

NOT FOR CONSTRUCTION

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

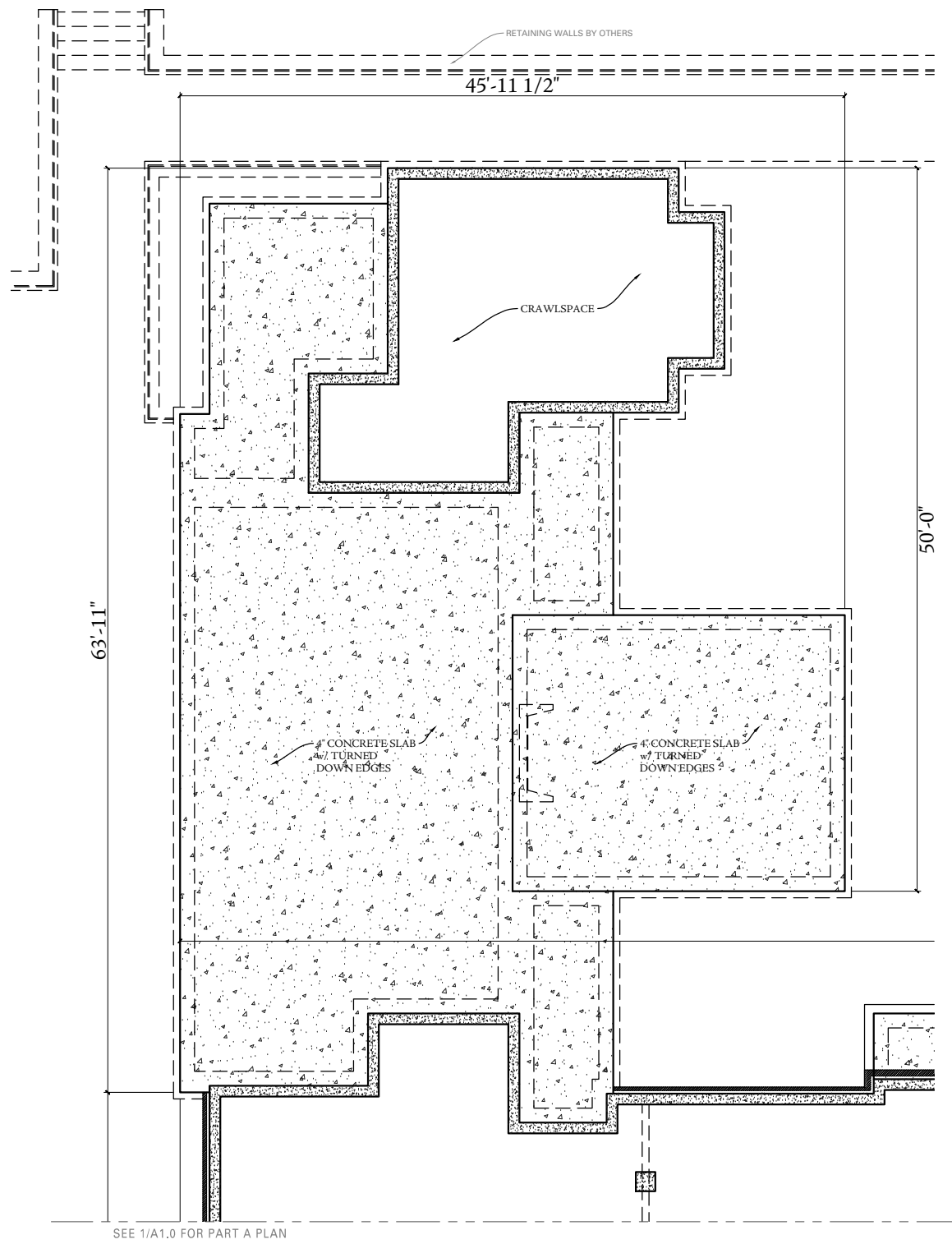
parcel  
 1311508300  
 lot 4 Blk A Leland Manor  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
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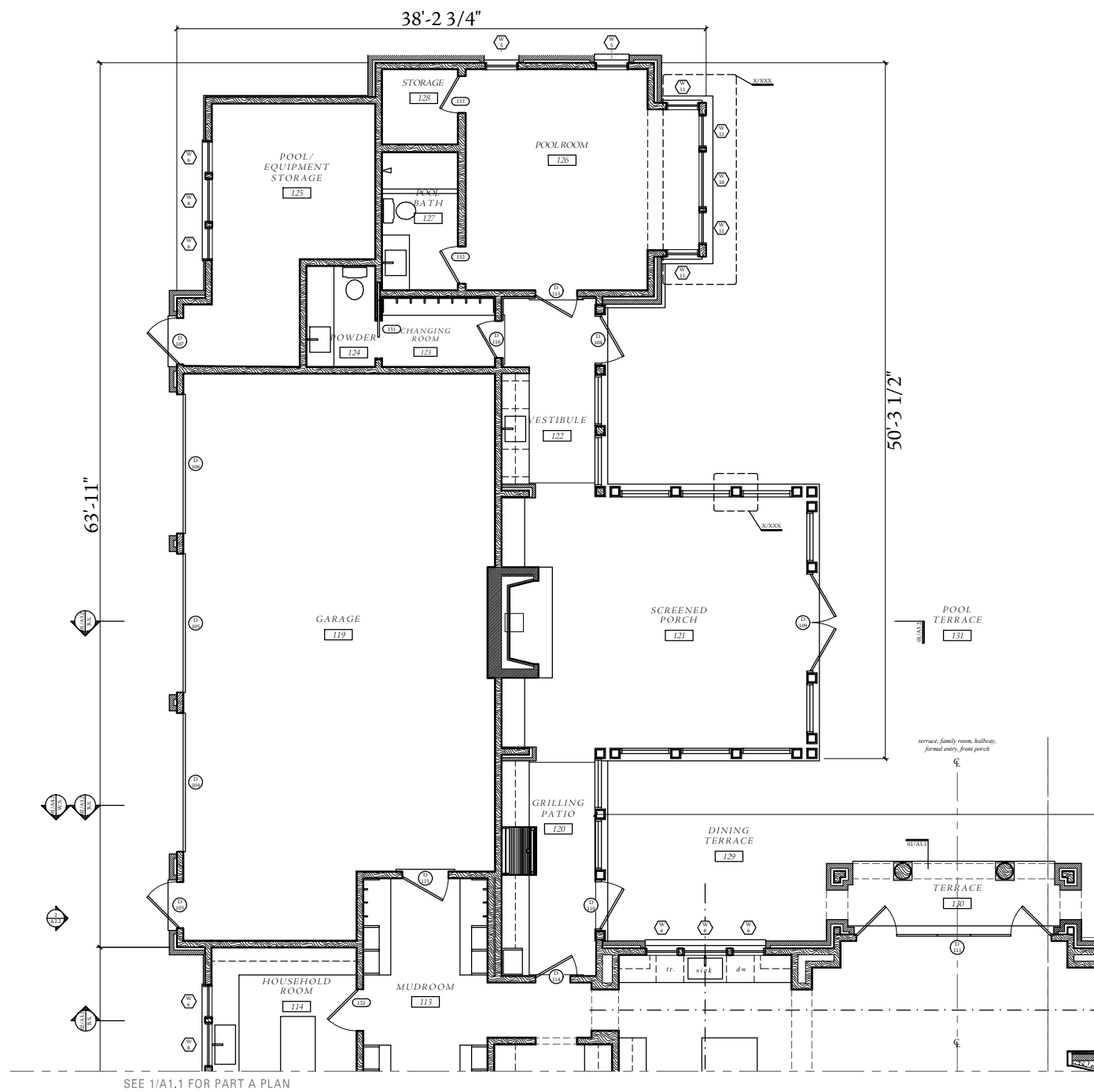
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TITLE  
 PART B FLOOR PLANS

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"



NOT FOR CONSTRUCTION

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

parcel  
 1315008300  
 lot 4 Blk A Leland Manor  
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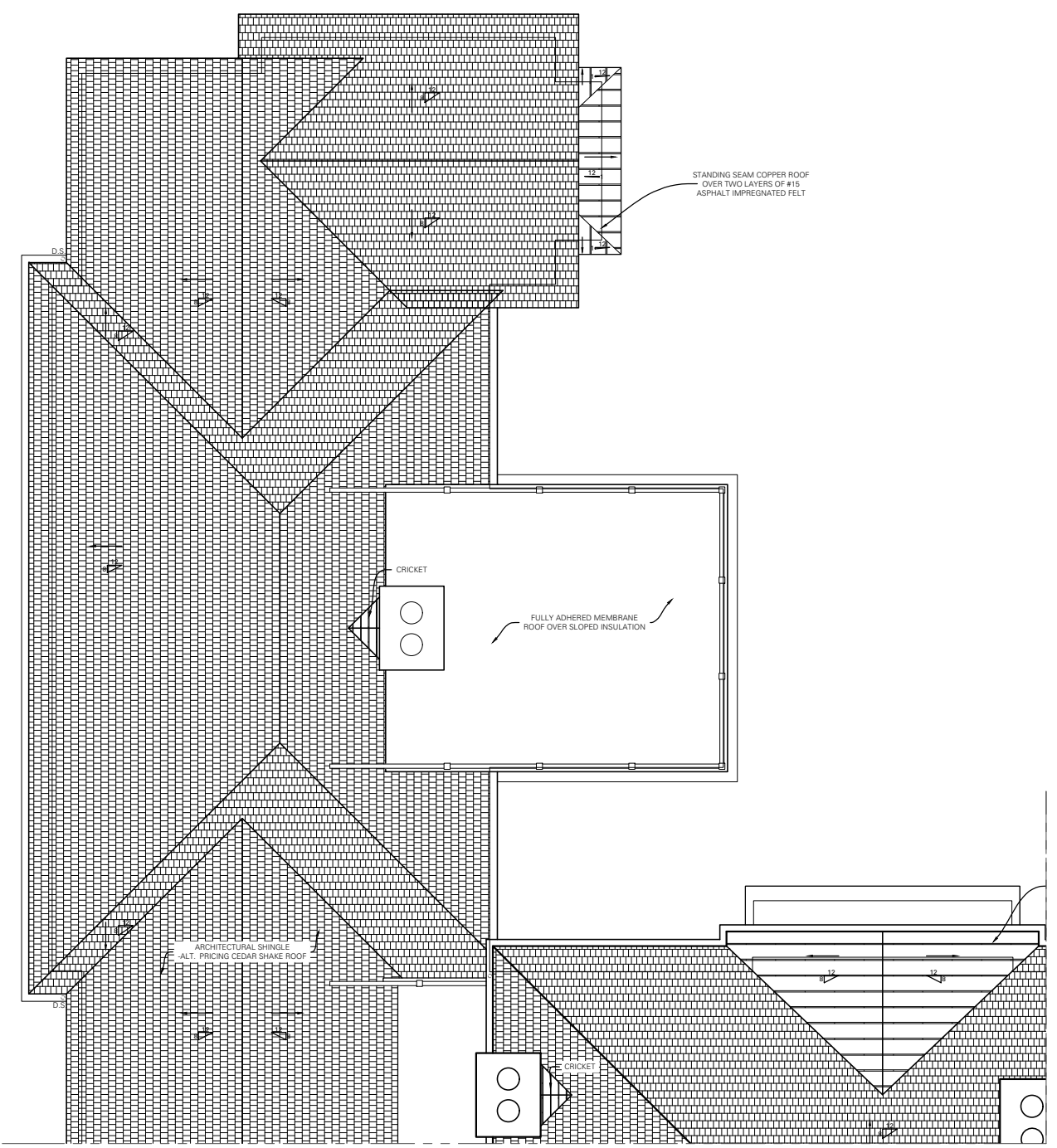
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 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.  
 MEH 21107

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

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

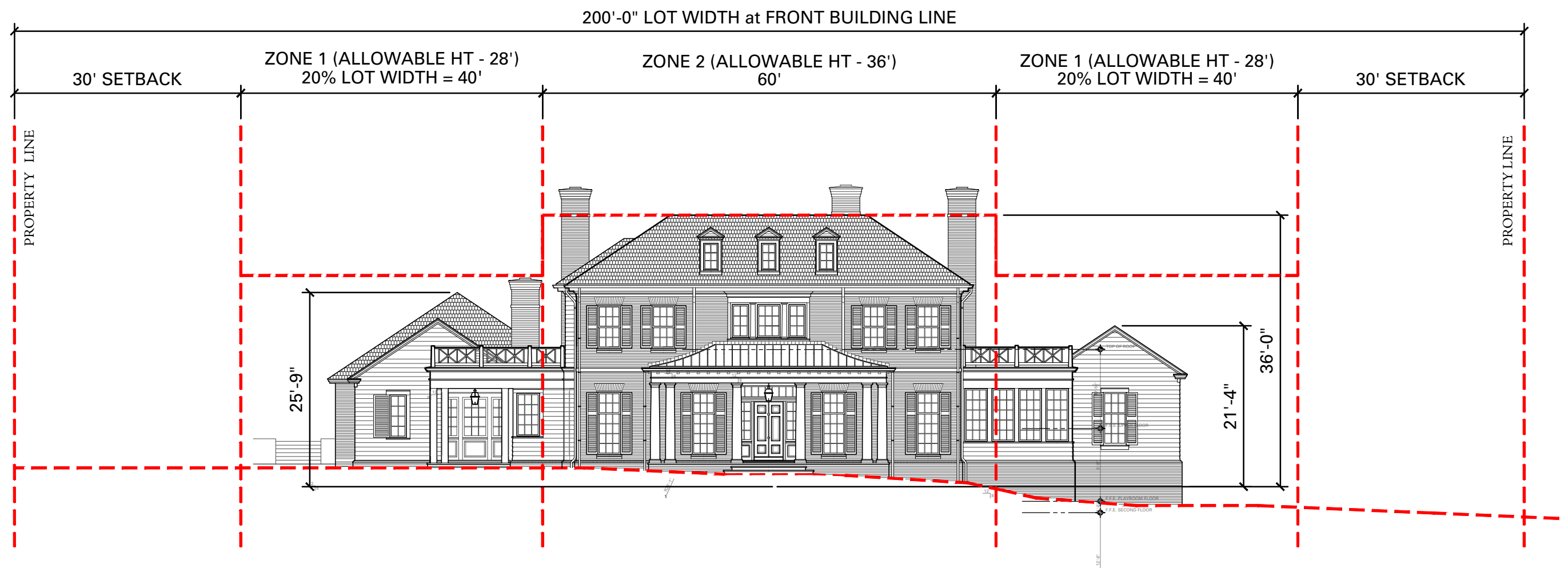
SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.  
 MEH 21107

TITLE  
 FRONT ELEVATION  
 ZONE HEIGHTS

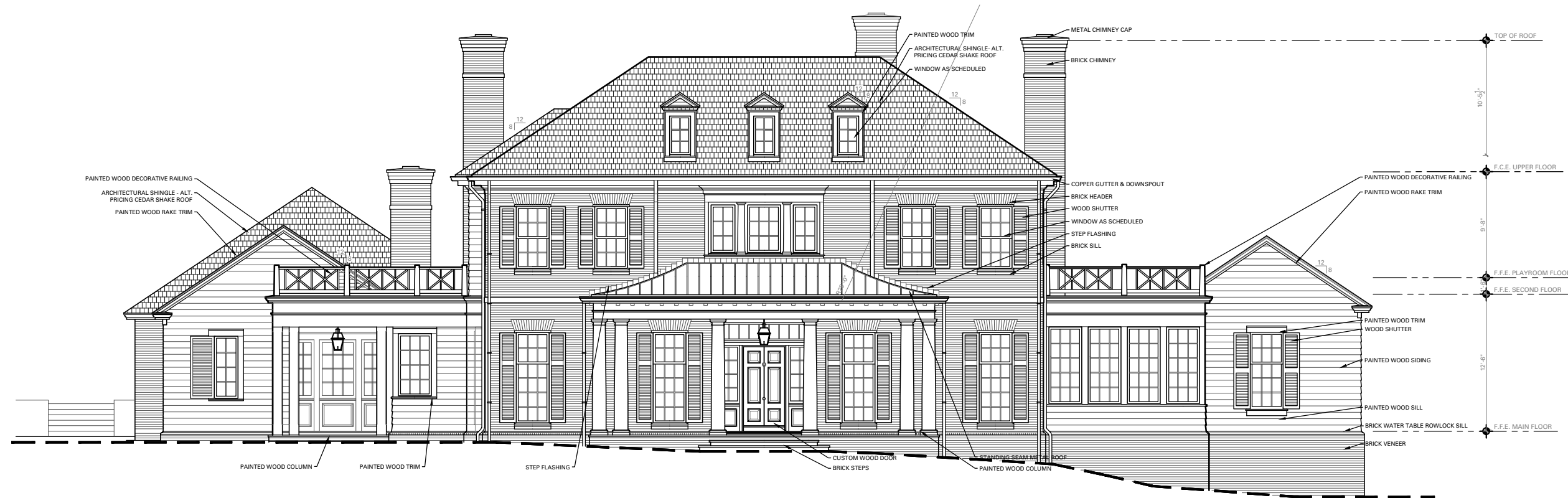
SHEET NO.

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

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

parcel  
 131500K300  
 lot 4 Blk A Lealand Manor  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
 Worcester Bryan  
 (615) 6533-5792

SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.  
 MEH 2107

TITLE

SOUTH & EAST ELEVATIONS

SHEET NO.

A2.1

NOT FOR CONSTRUCTION

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

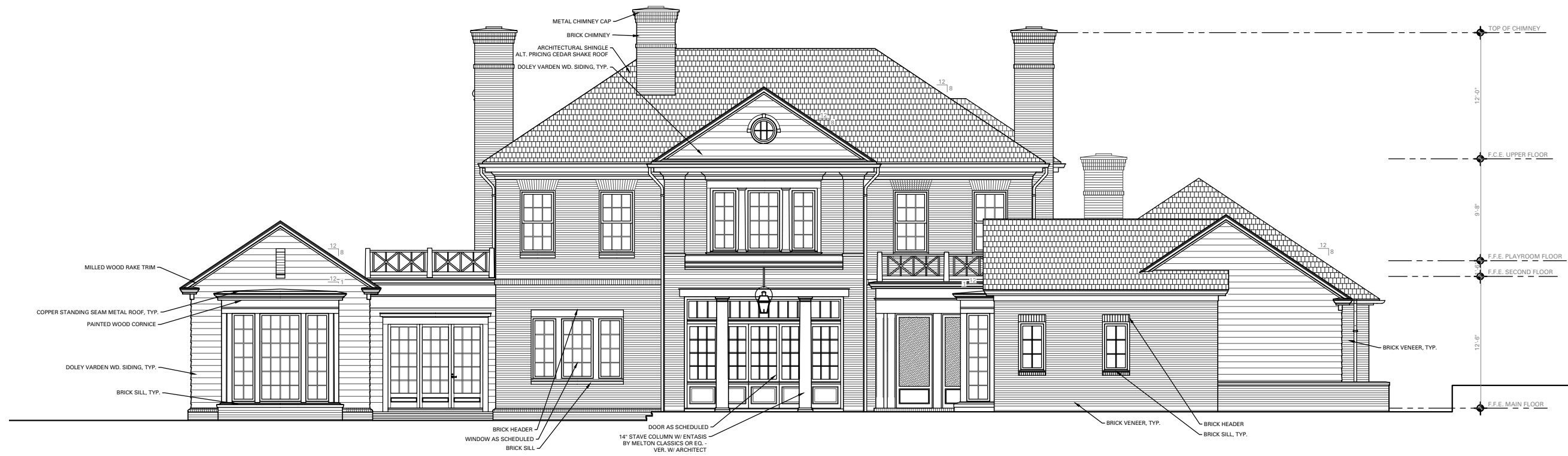
parcel  
 13115008300  
 lot 4 Blk A Leland Manor  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
 Worcester Bryan  
 (615) 6533-5792

SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

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

NOT FOR CONSTRUCTION

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

parcel  
 1315008300  
 lot 4 Blk A Leland Manor  
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 Worcester, Ryan  
 (615) 6533-5792

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 BZA Submittal 01.23.24

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

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

parcel  
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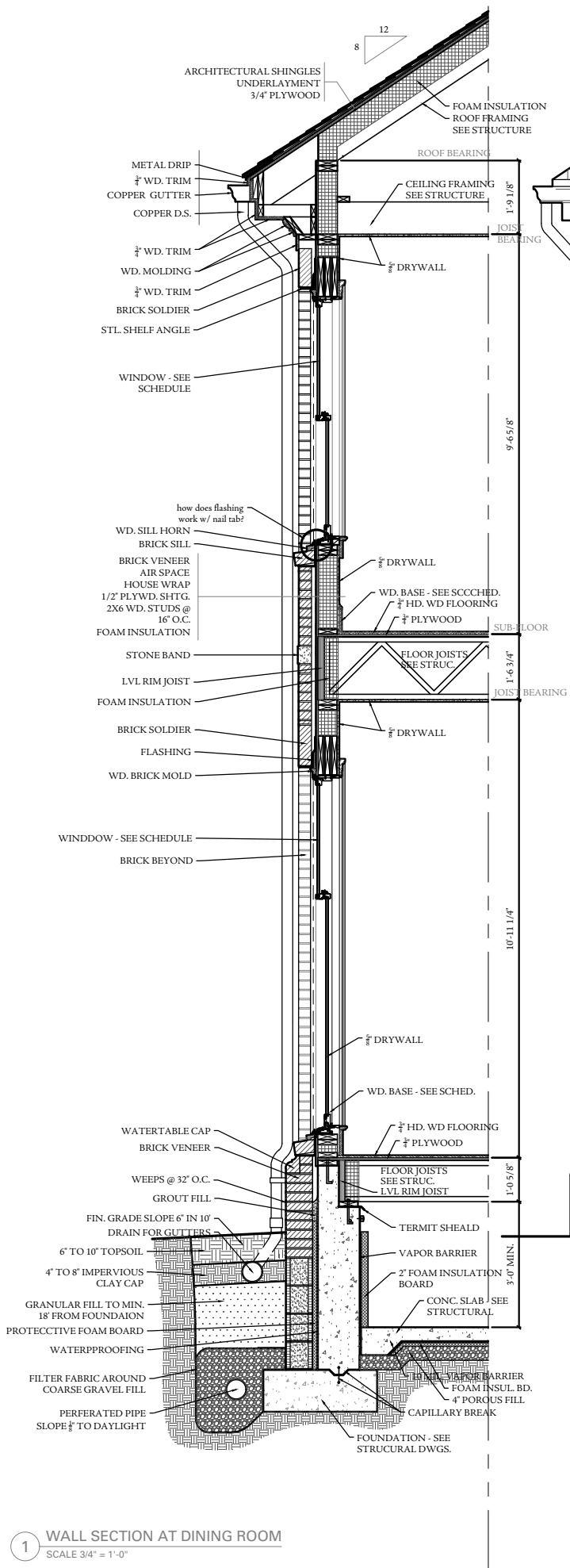
DRAWN BY	PROJECT NO.
MEH	21107

TITLE  
 BUILDING SECTIONS

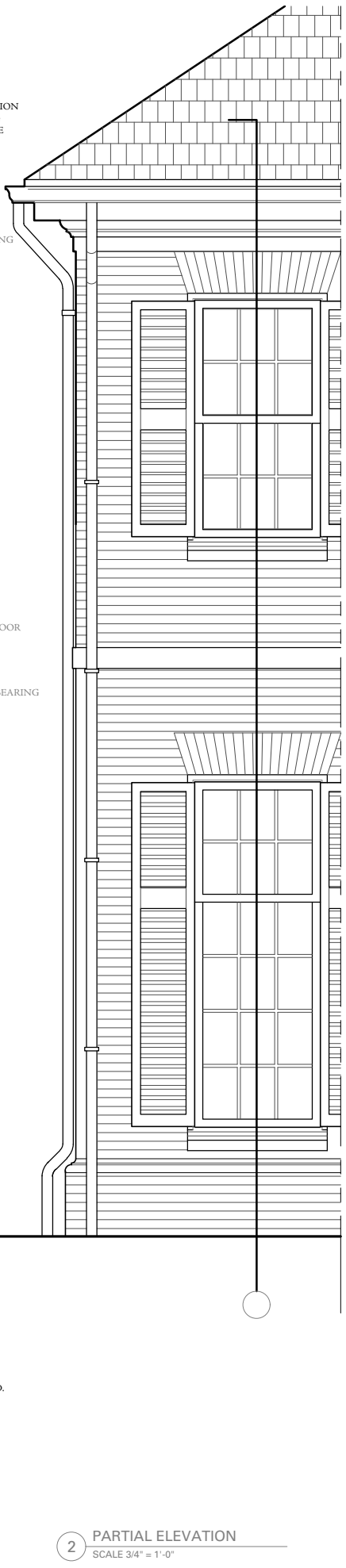
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**A3.2**





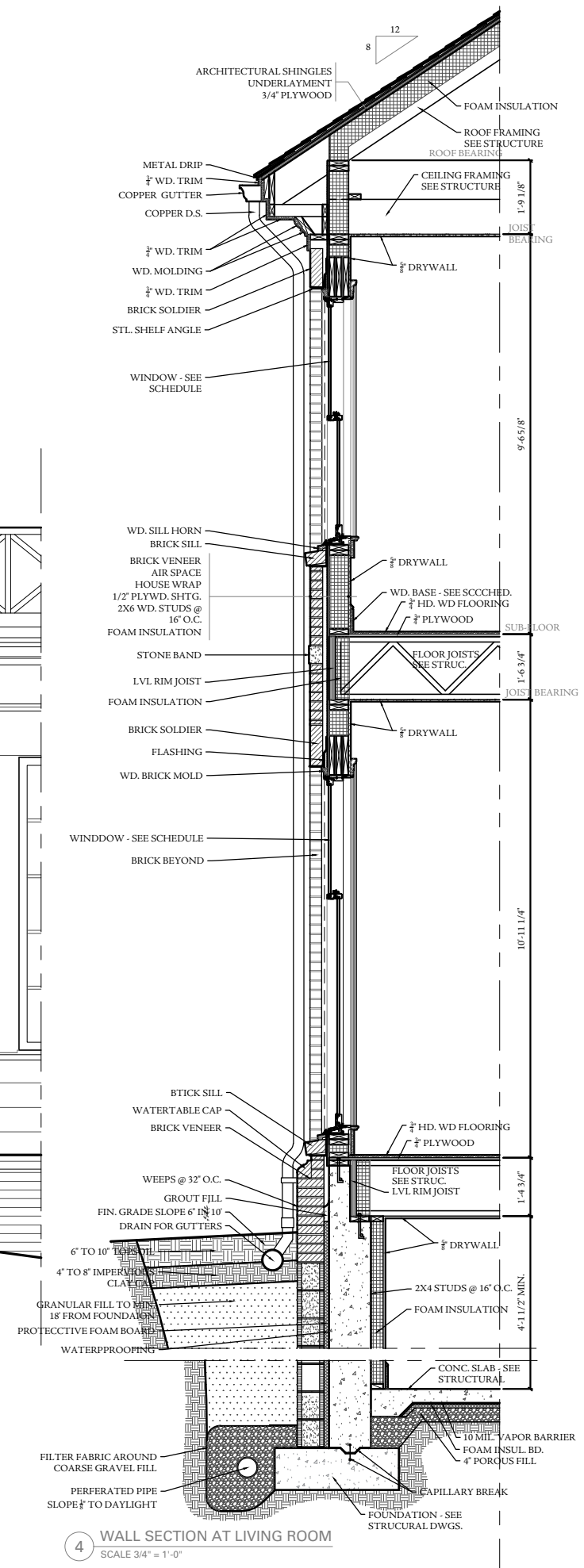
1 WALL SECTION AT DINING ROOM  
SCALE 3/4" = 1'-0"



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

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

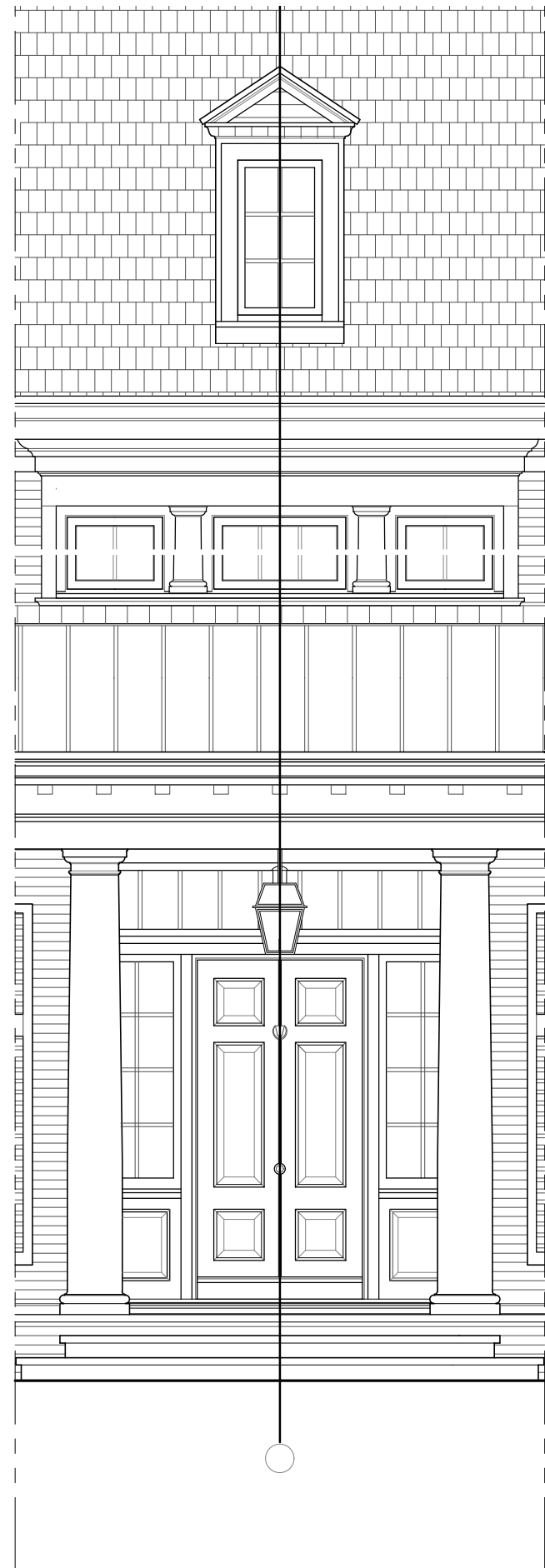
parcel  
13115008300  
lot 4 Blk A Leland Manor  
owner  
William & Melissa Burton  
(615) 465-6002  
contractor  
Bryan Contractors, Inc.  
Wacoctor Bryan  
(615) 6533-5792

SD	06.23.22
DD	08.19.22
BZA Submittal	01.23.24

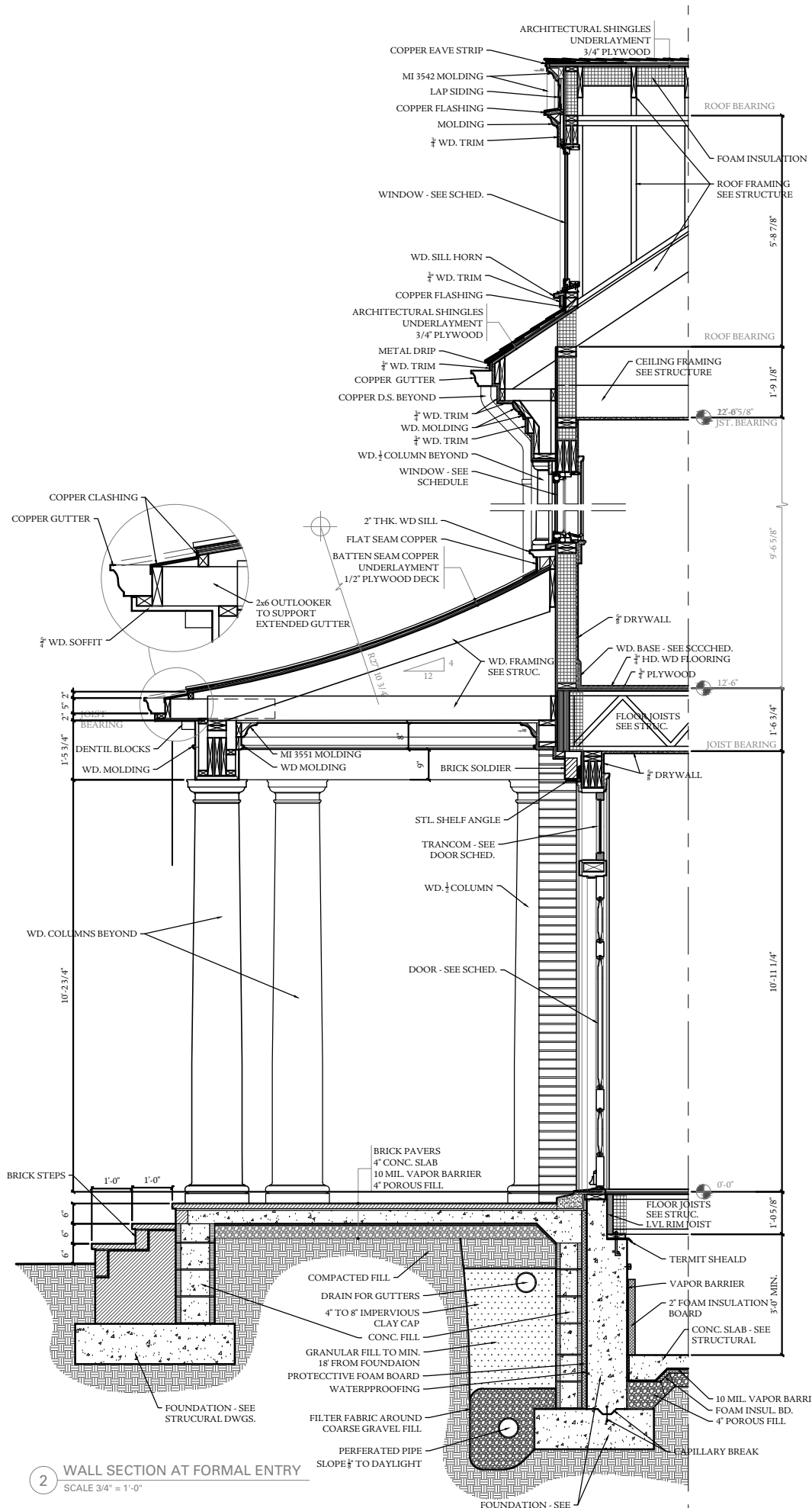
DRAWN BY	PROJECT NO.
D.T.	21007
TITLE	
WALL SECTIONS	
SHEET NO.	

**A4.2**





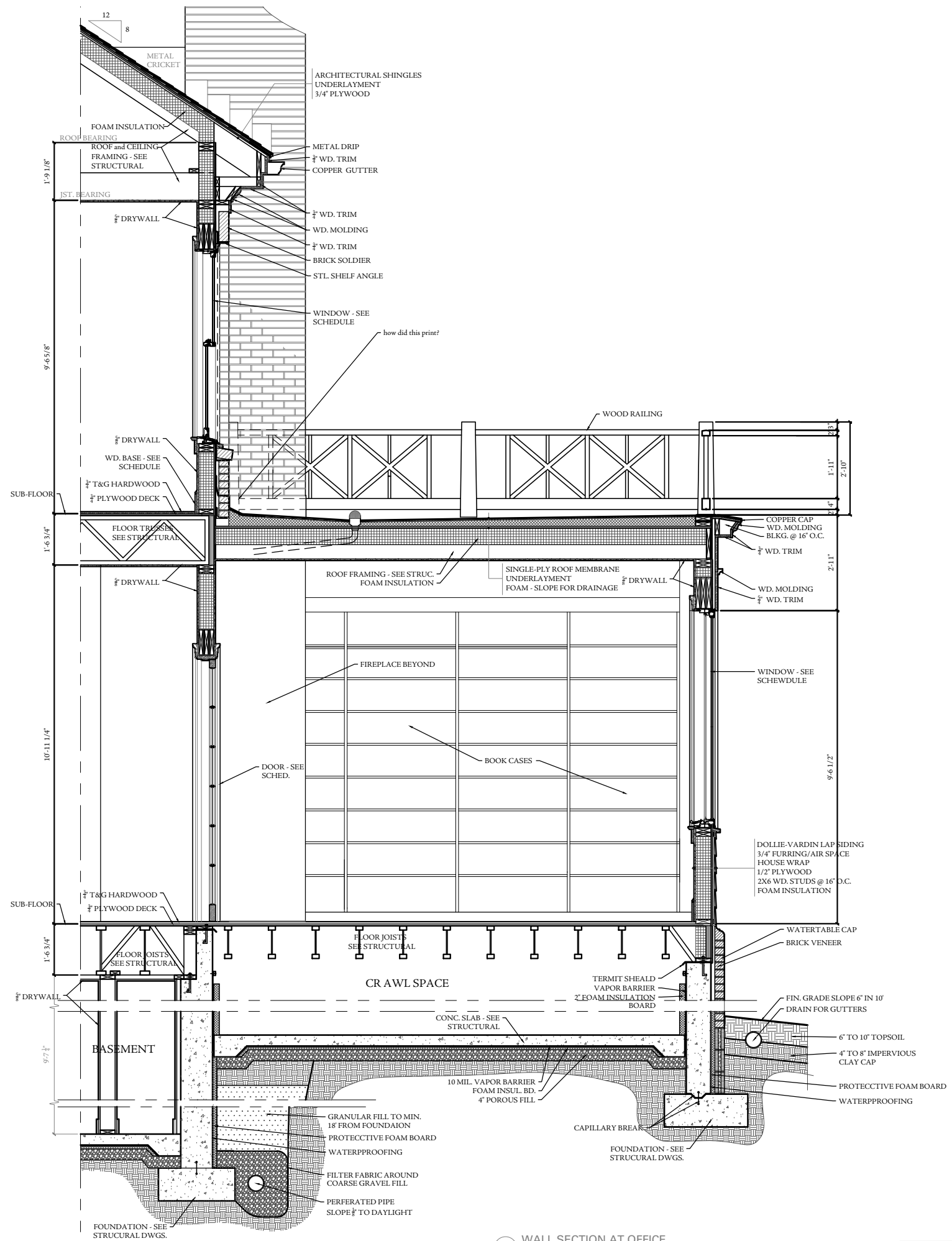
1 PARTIAL ELEVATION  
SCALE 3/4" = 1'-0"



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

SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

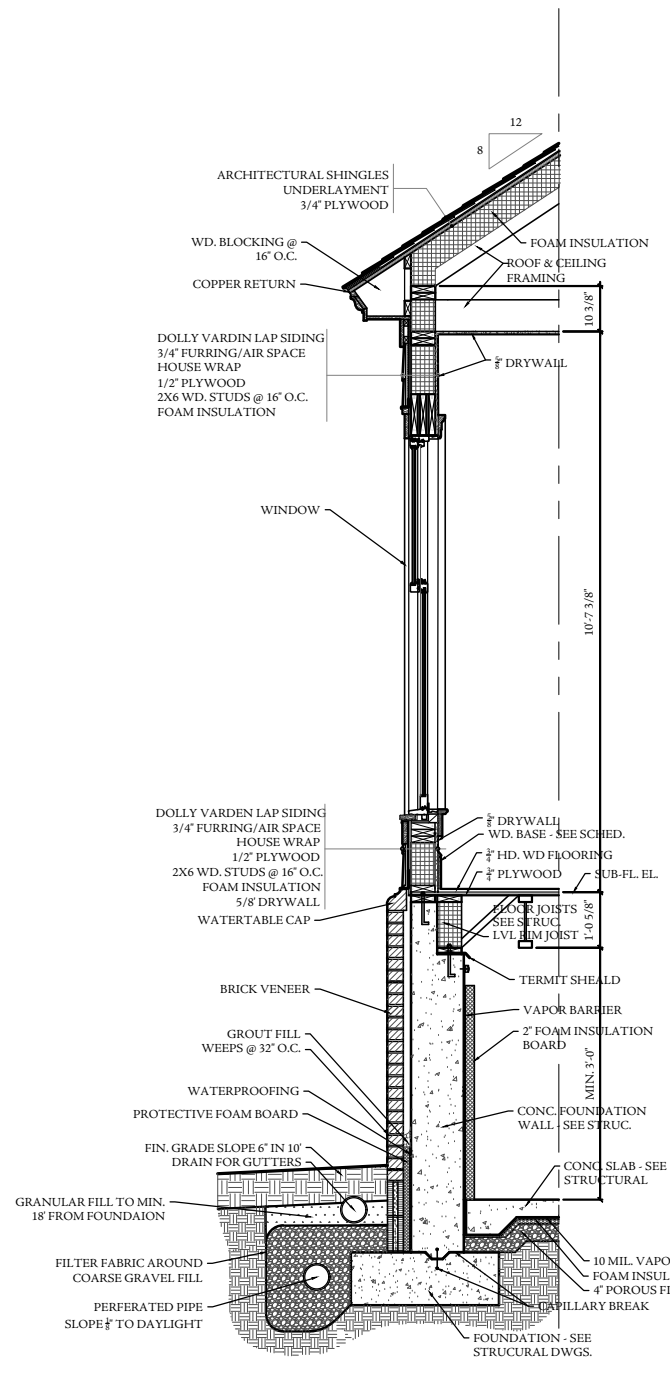
DRAWN BY PROJECT NO.  
 D.T. 21007

TITLE

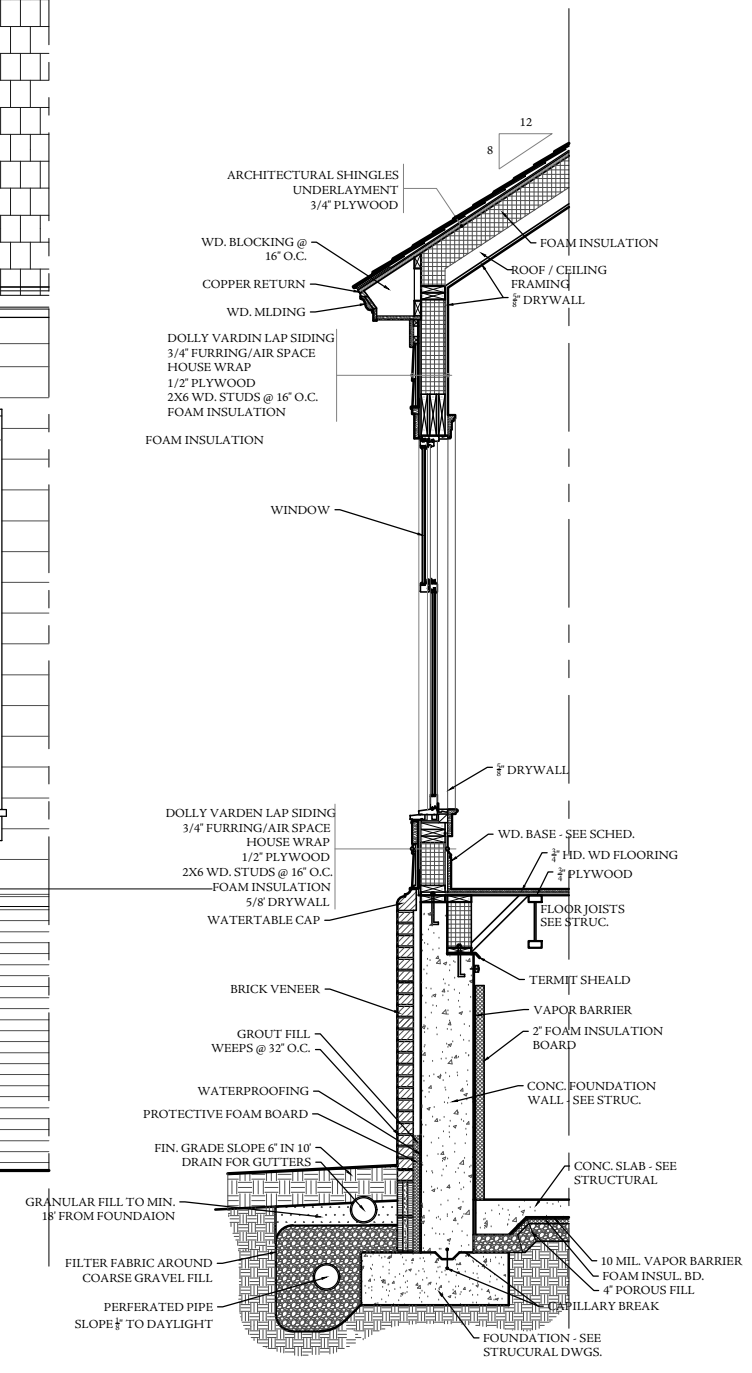
WALL SECTIONS

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  
**1159 Gateway Lane**  
 1159 Gateway Lane, Nashville, TN 37220

parcel  
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 lot 4 Blk A Leland Manor  
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 contractor  
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 (615) 6533-5792

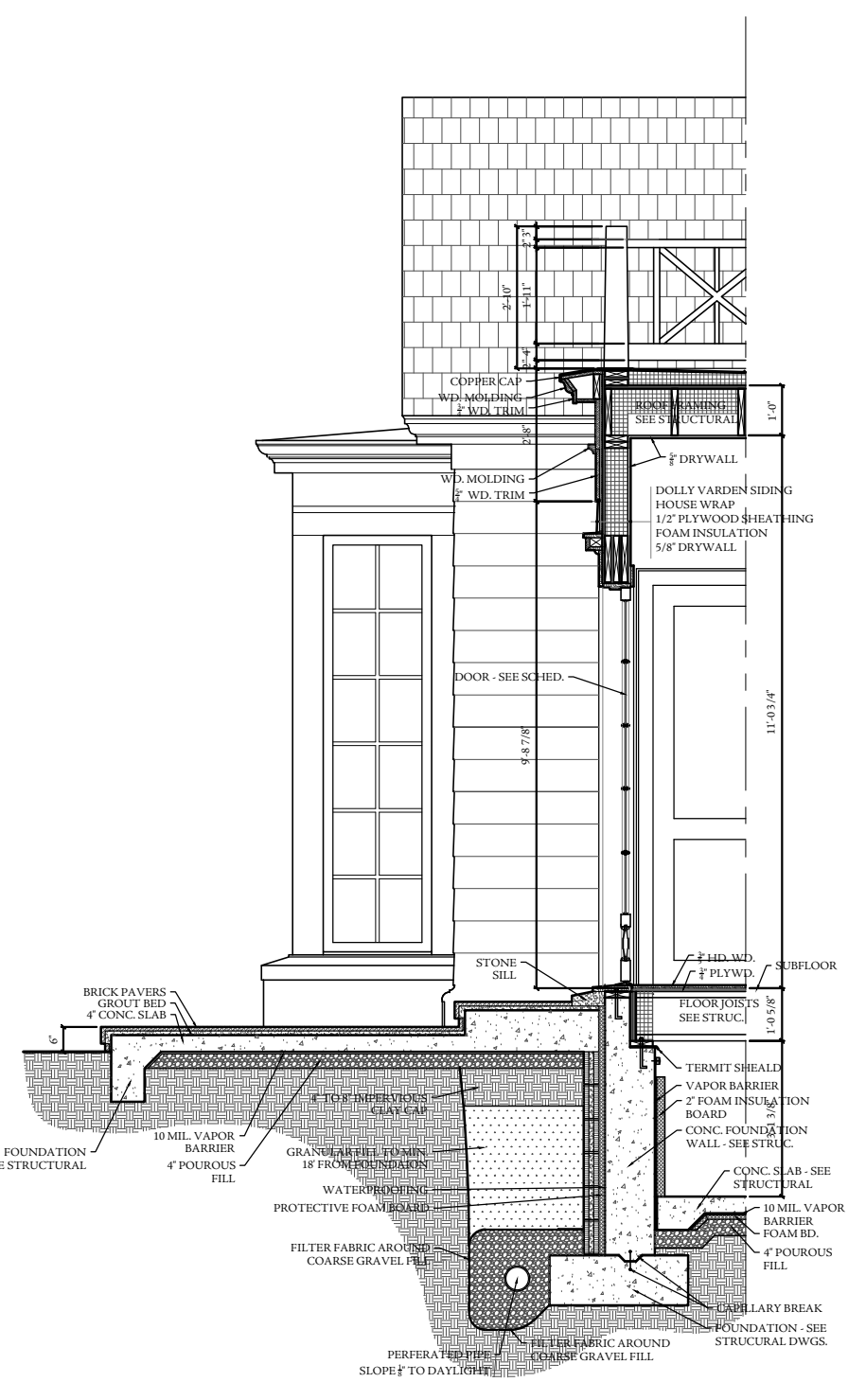
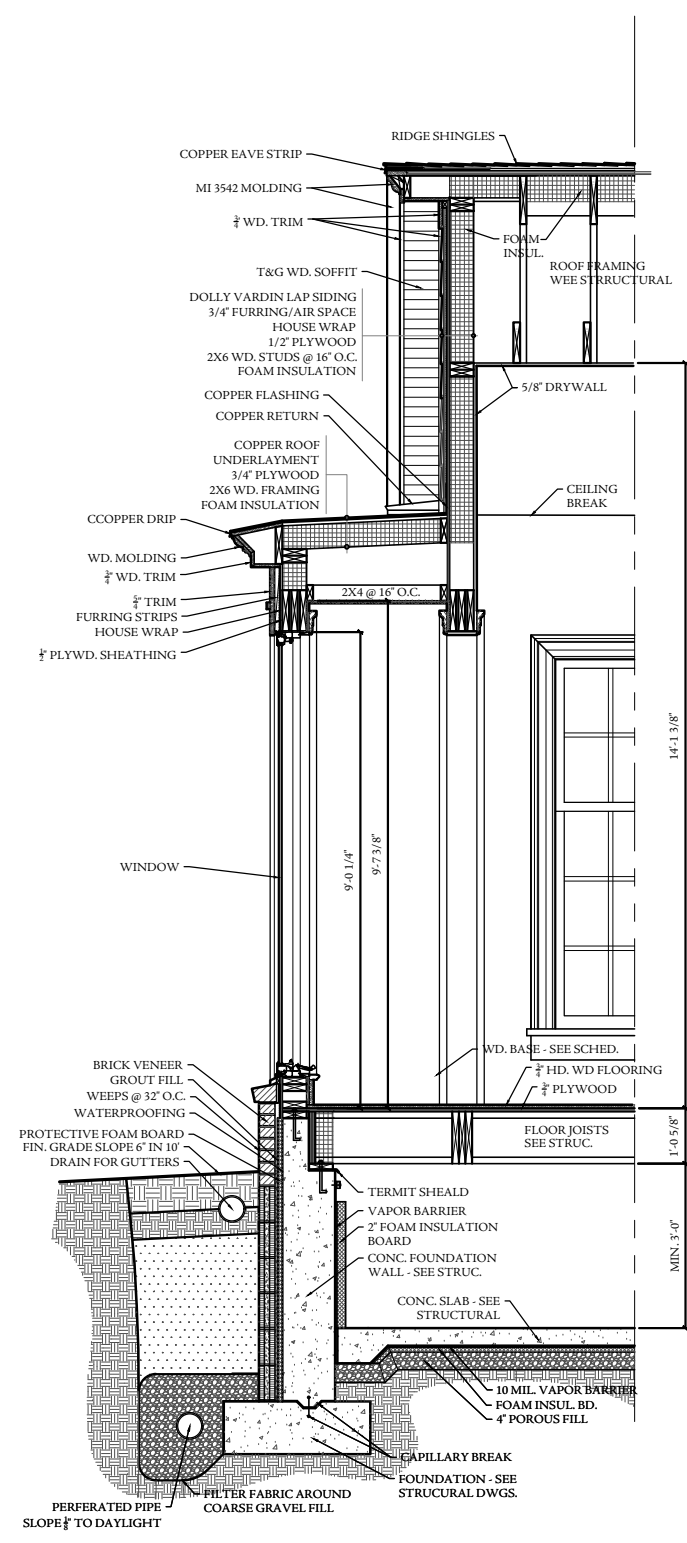
SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.  
 D.T. 21007

TITLE  
 WALL SECTIONS

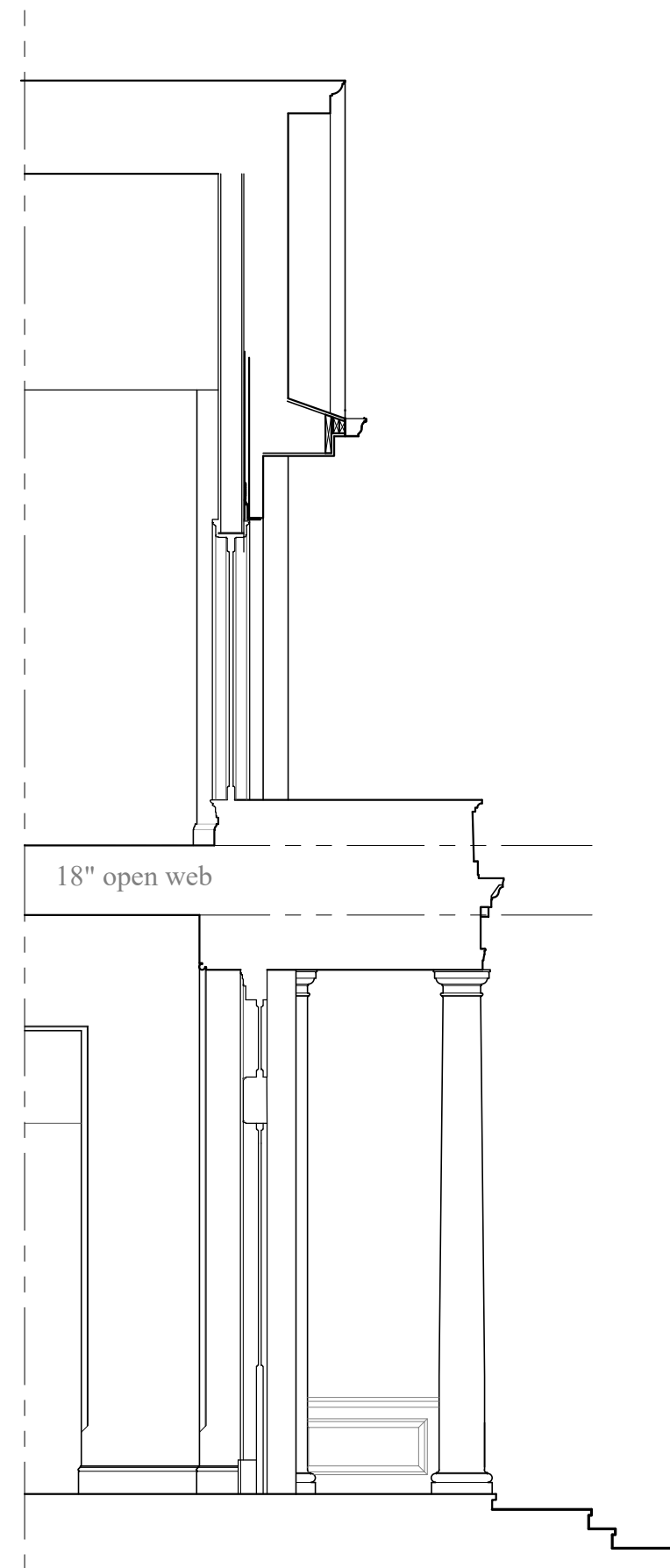
SHEET NO.

**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  
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

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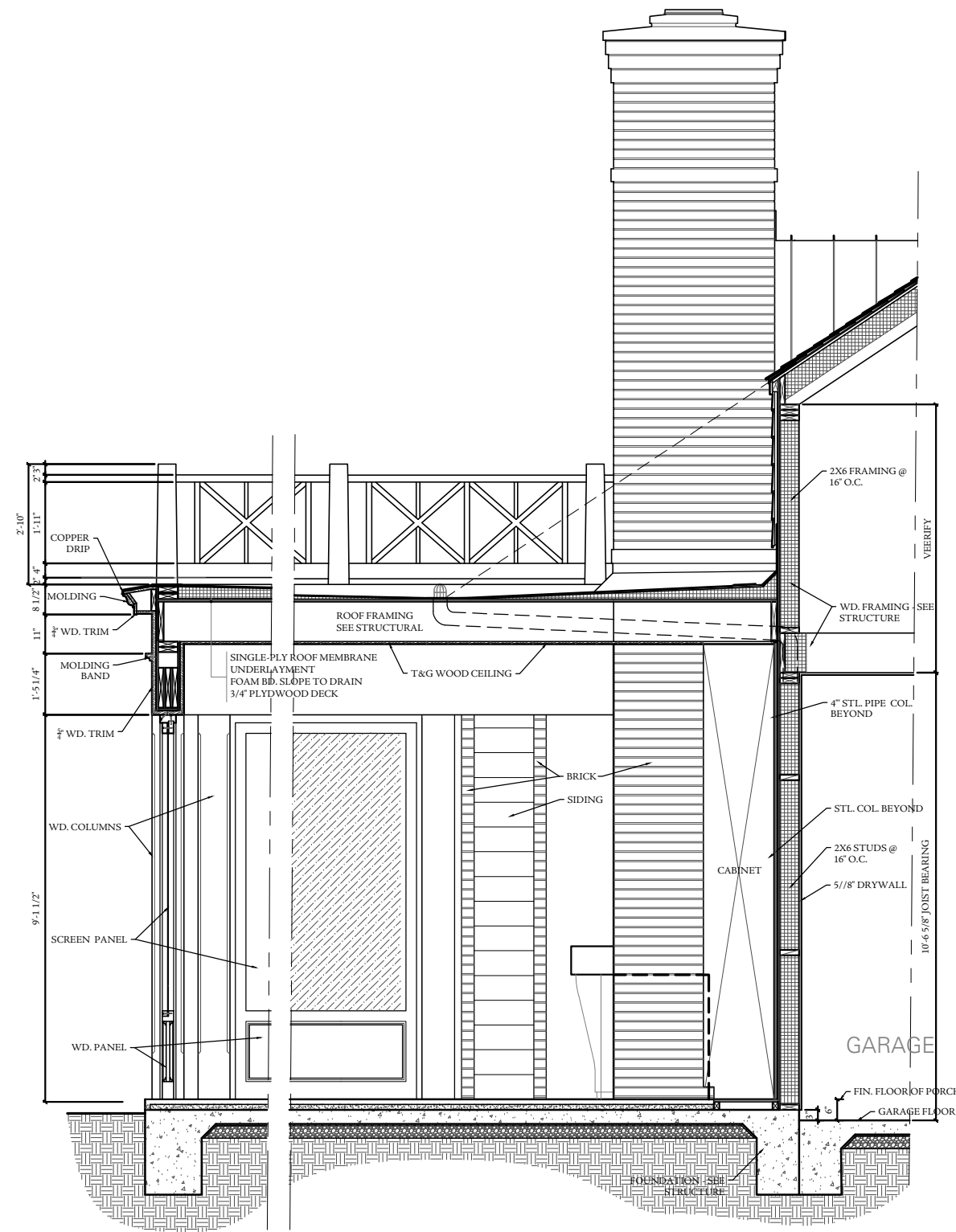
DRAWN BY PROJECT NO.  
D.T. 21007

TITLE

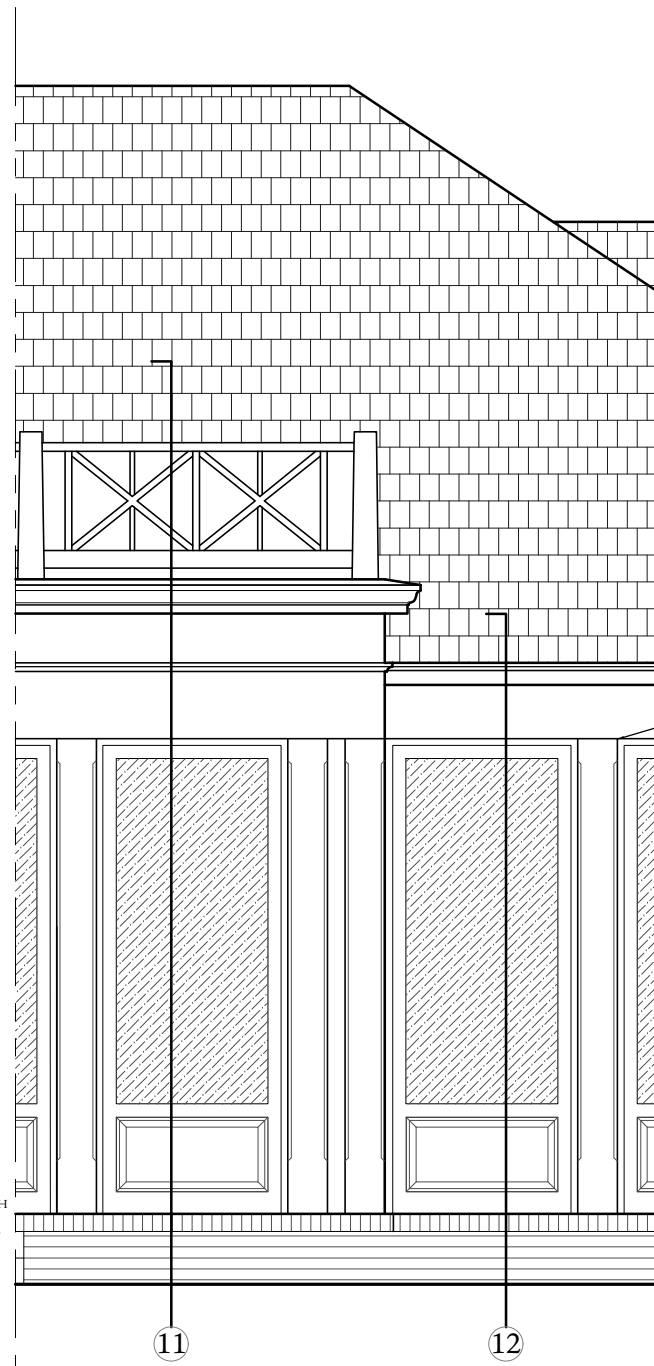
WALL SECTIONS

SHEET NO.

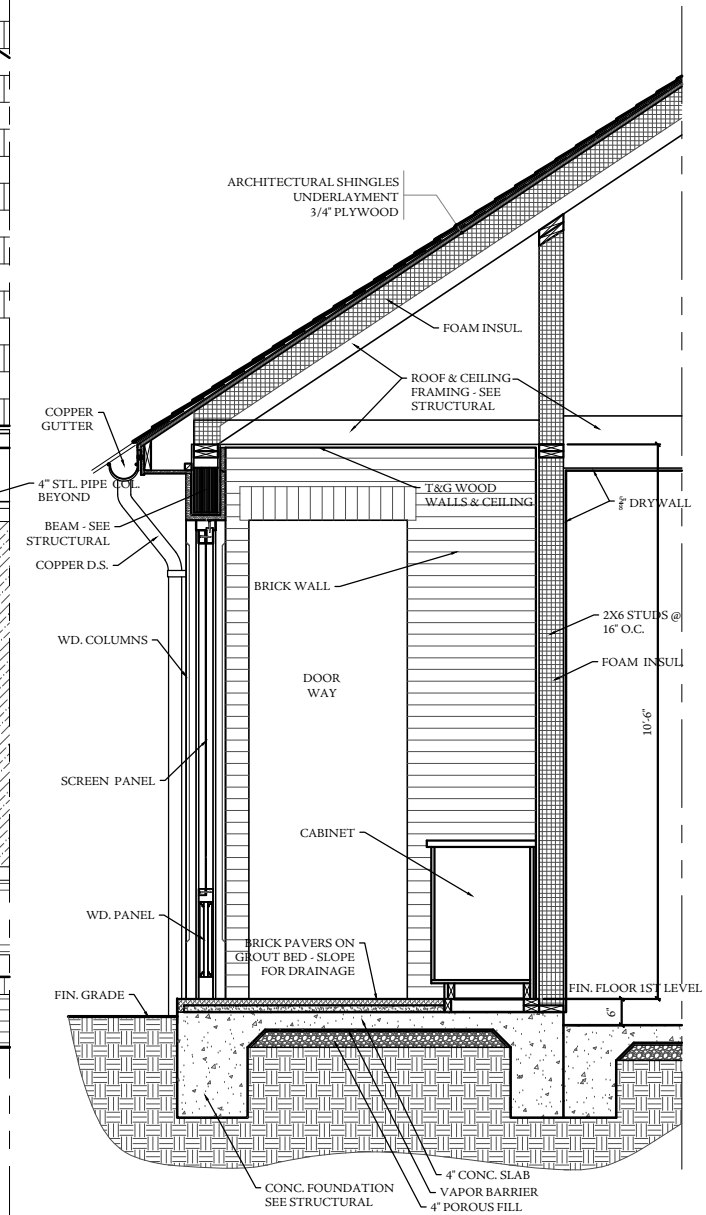
A4.7



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

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

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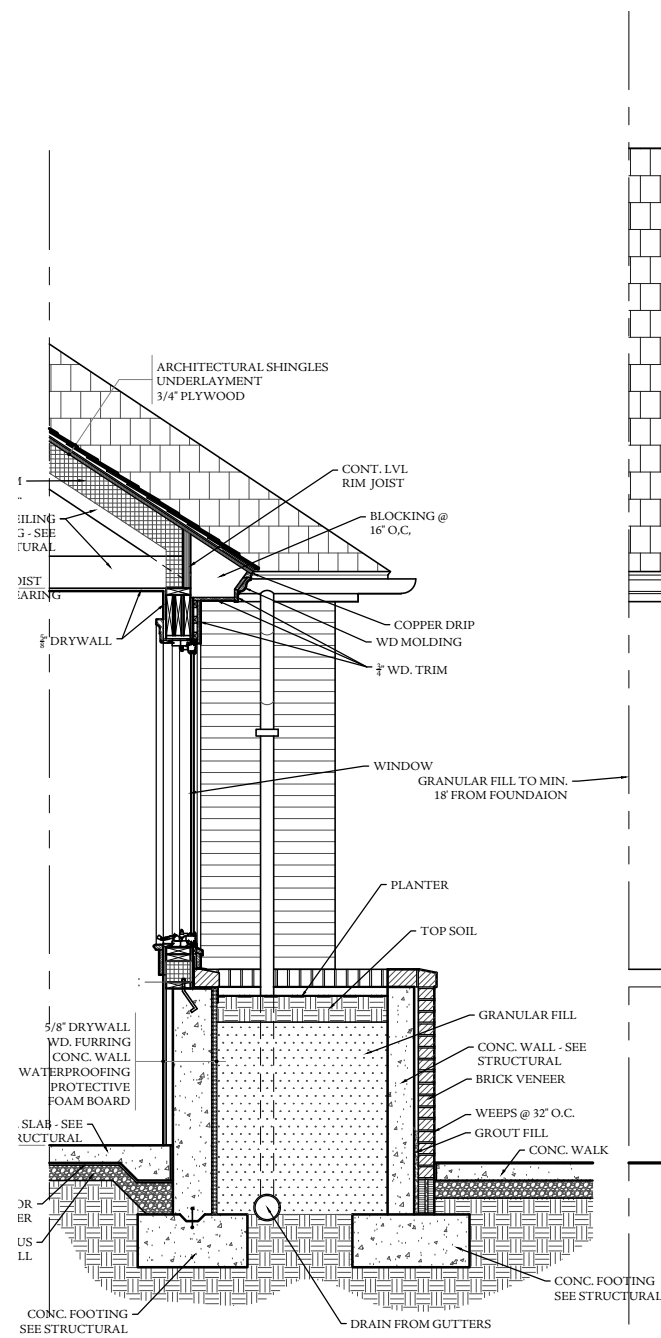
SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

DRAWN BY DT PROJECT NO. 21007  
 TITLE

WALL SECTIONS

SHEET NO.

**A4.9**



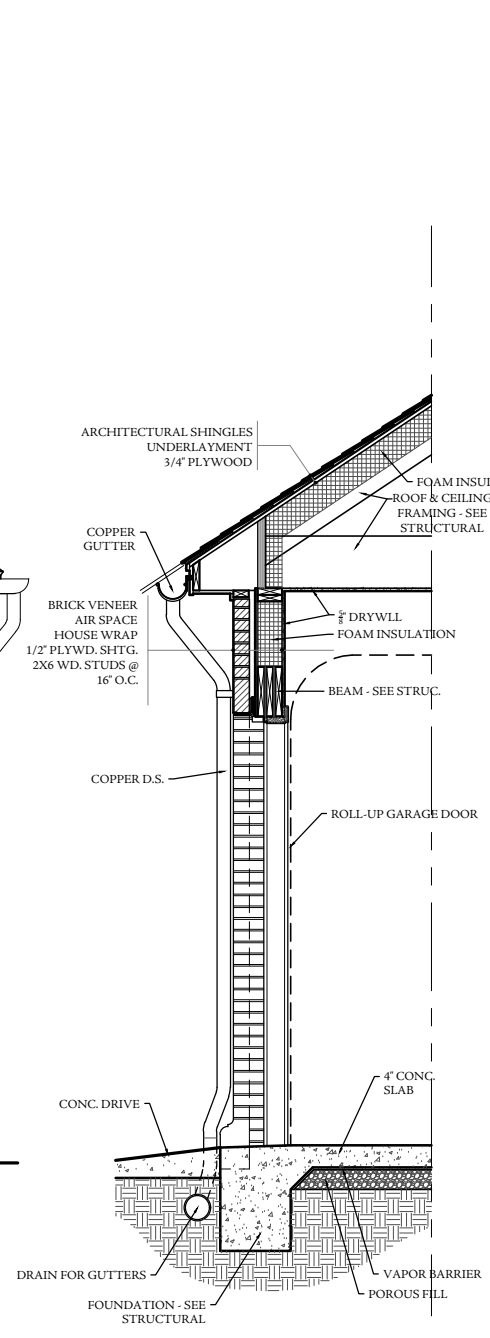
1 WALL SECTION AT POOL EQUIPMENT/ STORAGE  
 SCALE 3/4" = 1'-0"



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



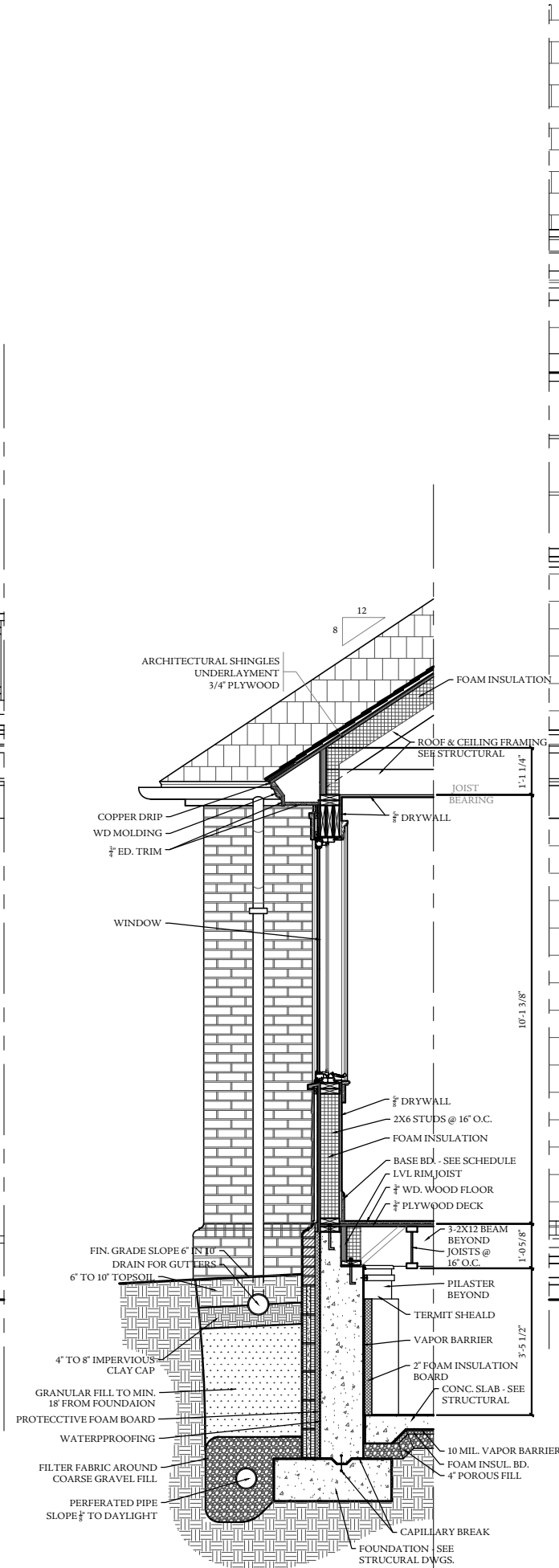
3 PARTIAL ELEVATION  
 SCALE 3/4" = 1'-0"



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



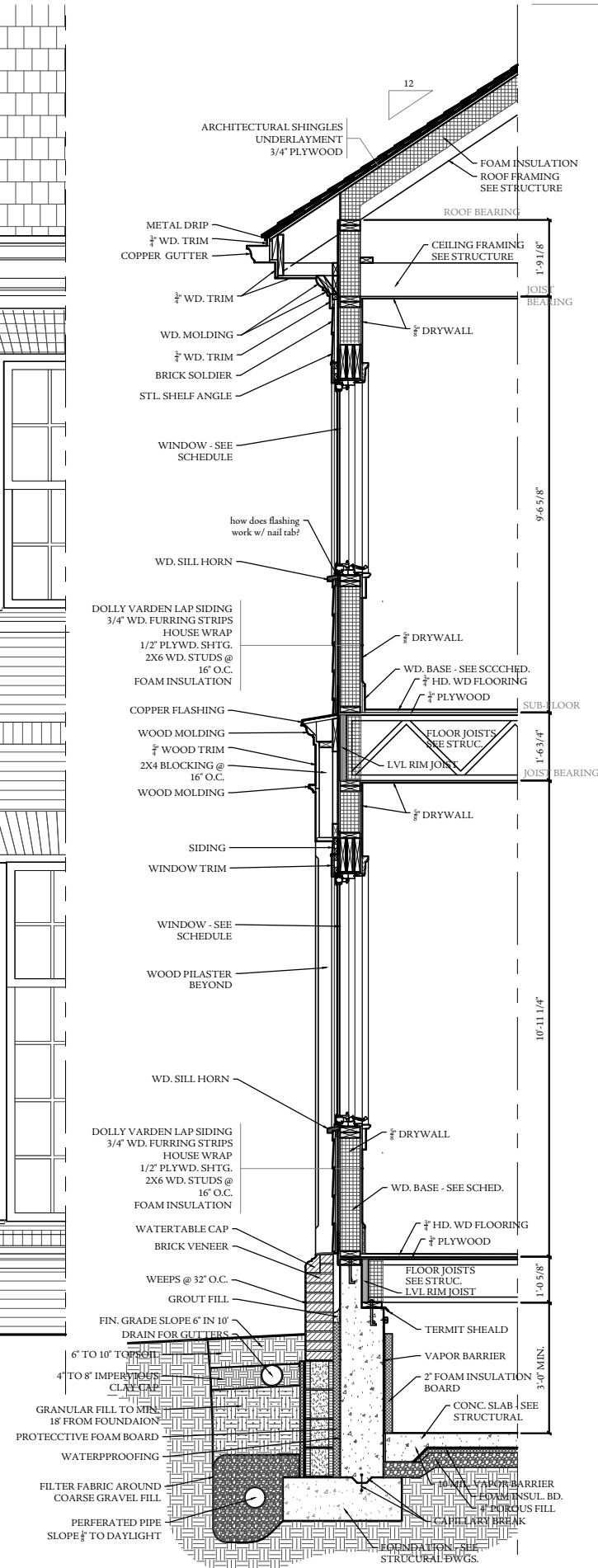
1 WALL SECTION AT POOL EQUIPMENT/ STORAGE  
SCALE 3/4" = 1'-0"



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



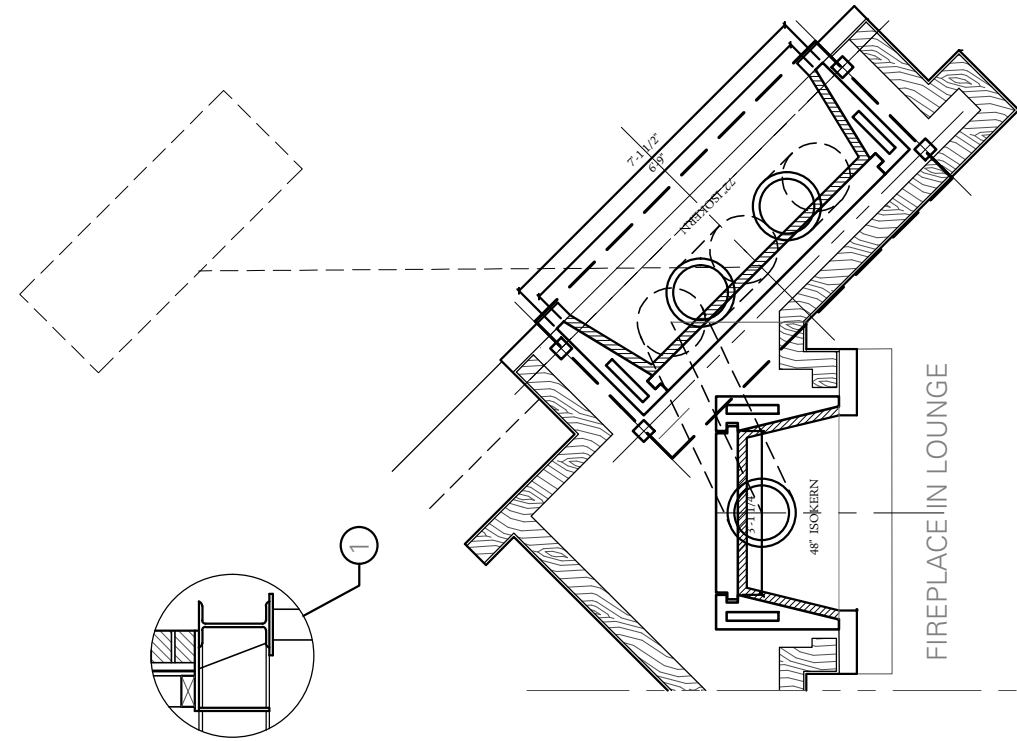
3 PARTIAL ELEVATION  
SCALE 3/4" = 1'-0"



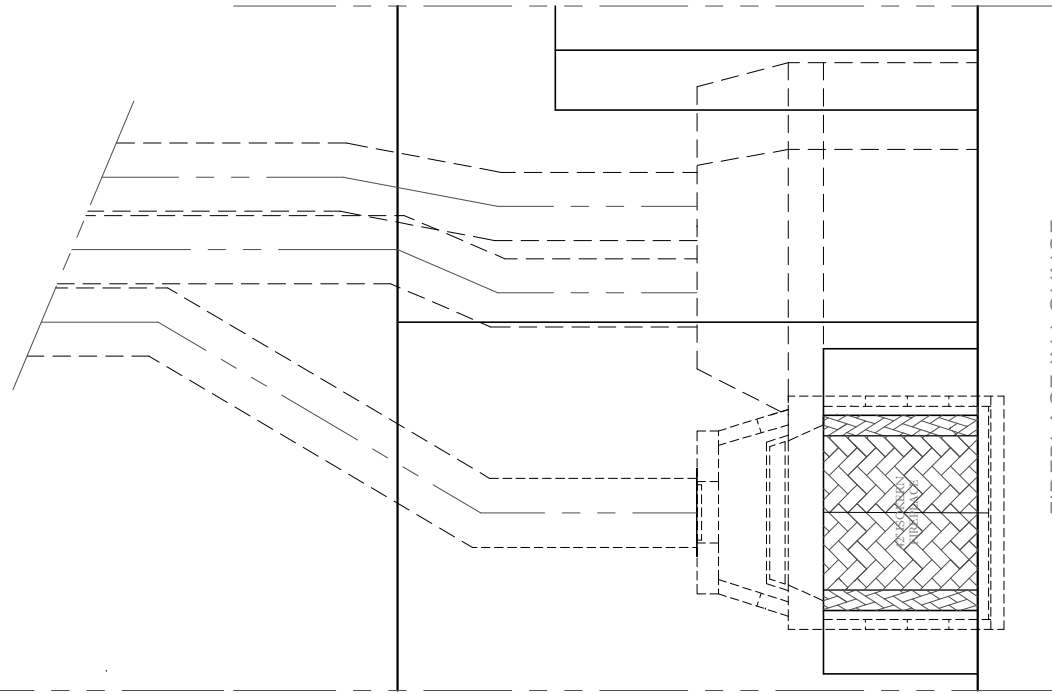
4 WALL SECTION AT BAR  
SCALE 3/4" = 1'-0"



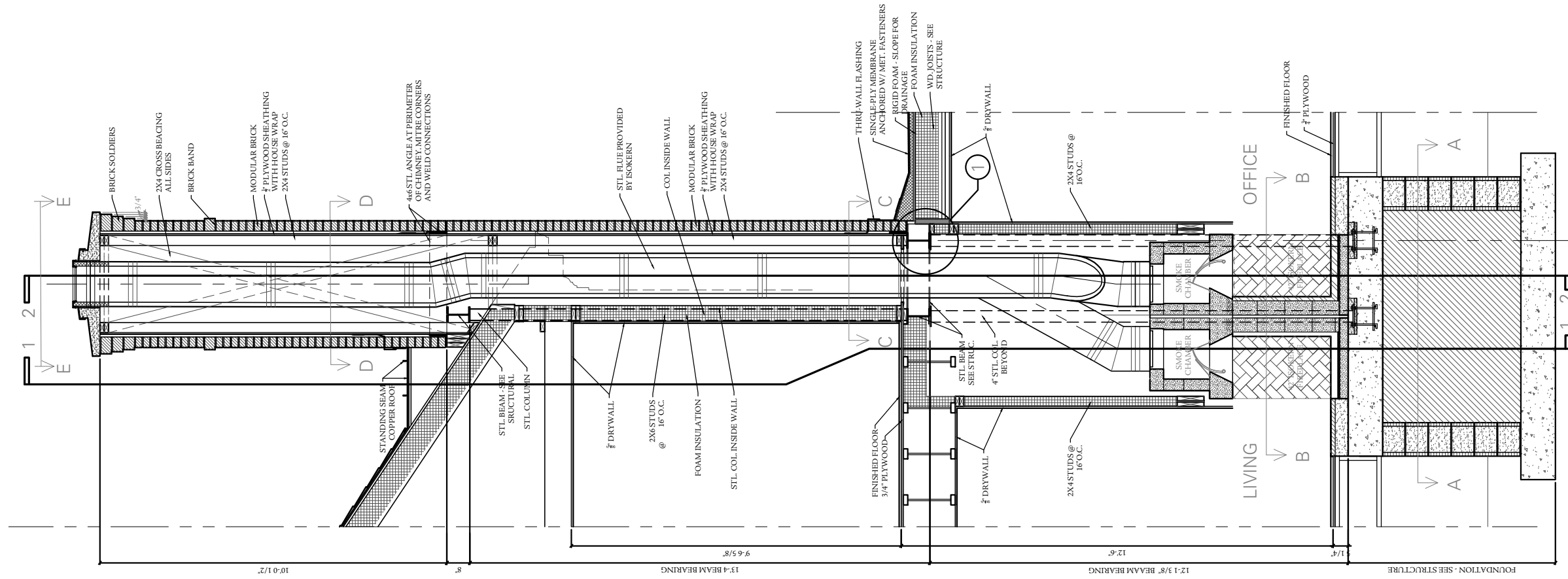




FIREPLACE IN LOUNGE



FIREPLACE IN LOUNGE



SECTION 3-3  
THROUGH LIVING and OFFICE

**PFEFFER TORODE**  
NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

---

*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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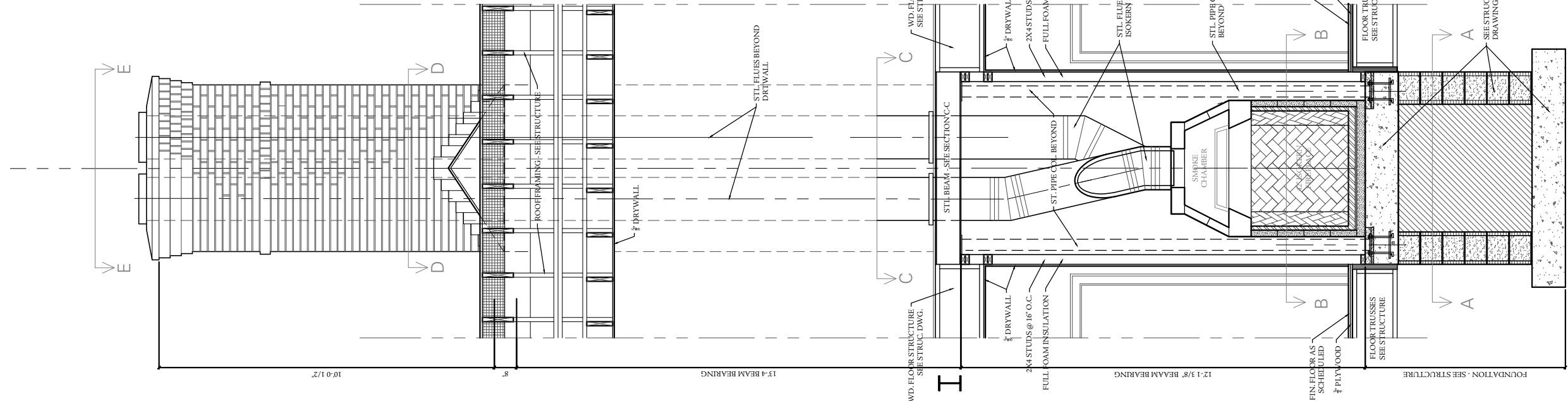
<small>SD</small>	<small>06.23.22</small>
<small>DD</small>	<small>08.19.22</small>
<small>BZA Submittal</small>	<small>01.23.24</small>

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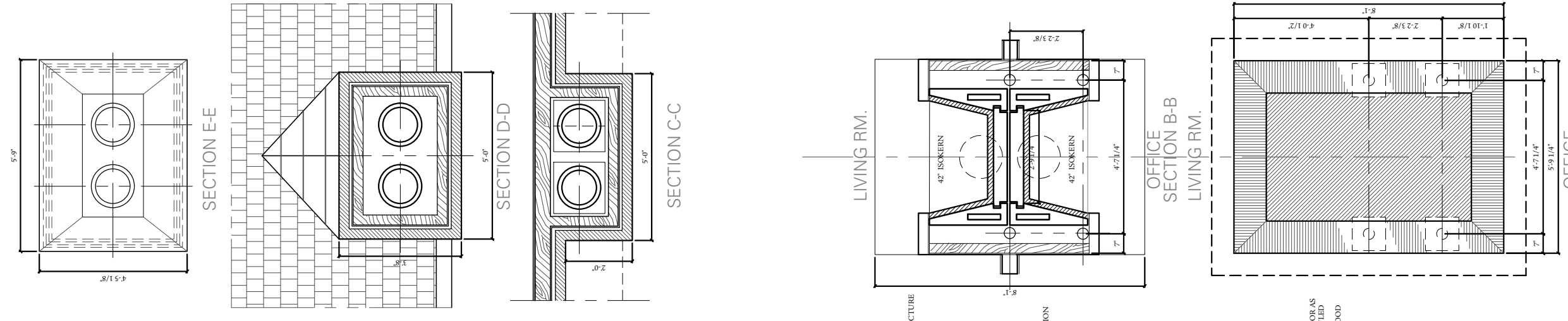
<small>DRAWN BY</small>	<small>PROJECT NO.</small>
<small>D.T.</small>	<small>21007</small>
<small>TITLE</small>	
<small>CHIMNEY SECTIONS &amp; DETAILS</small>	
<small>SHEET NO.</small>	

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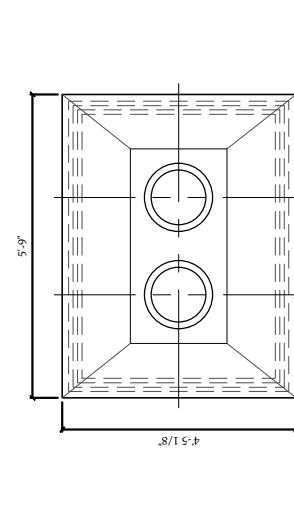
A4.12



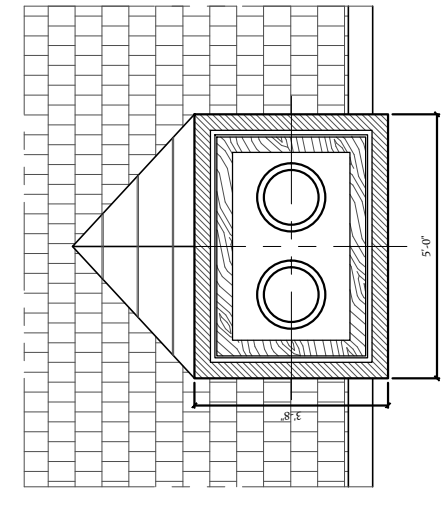
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LIVING RM. SIDE



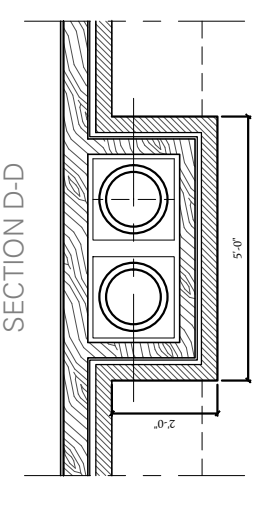
SECTION 2-2  
OFFICE SIDE



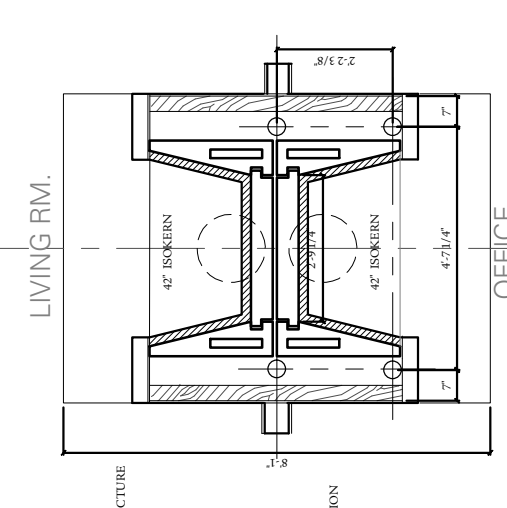
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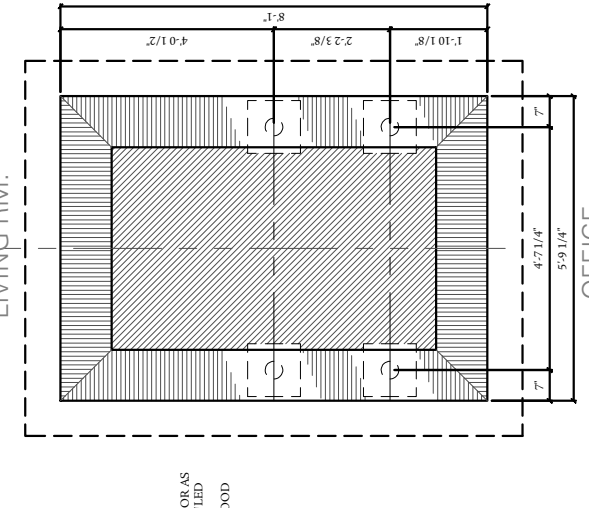
SECTION D-D



SECTION C-C

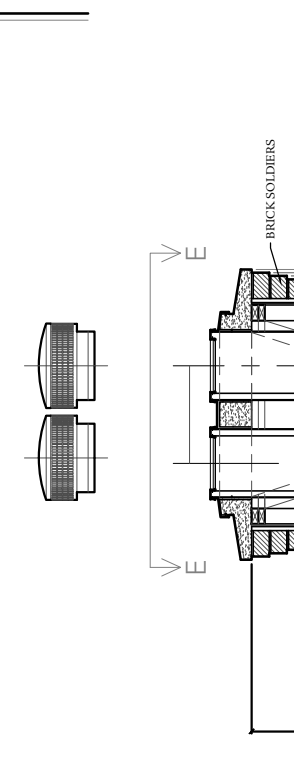
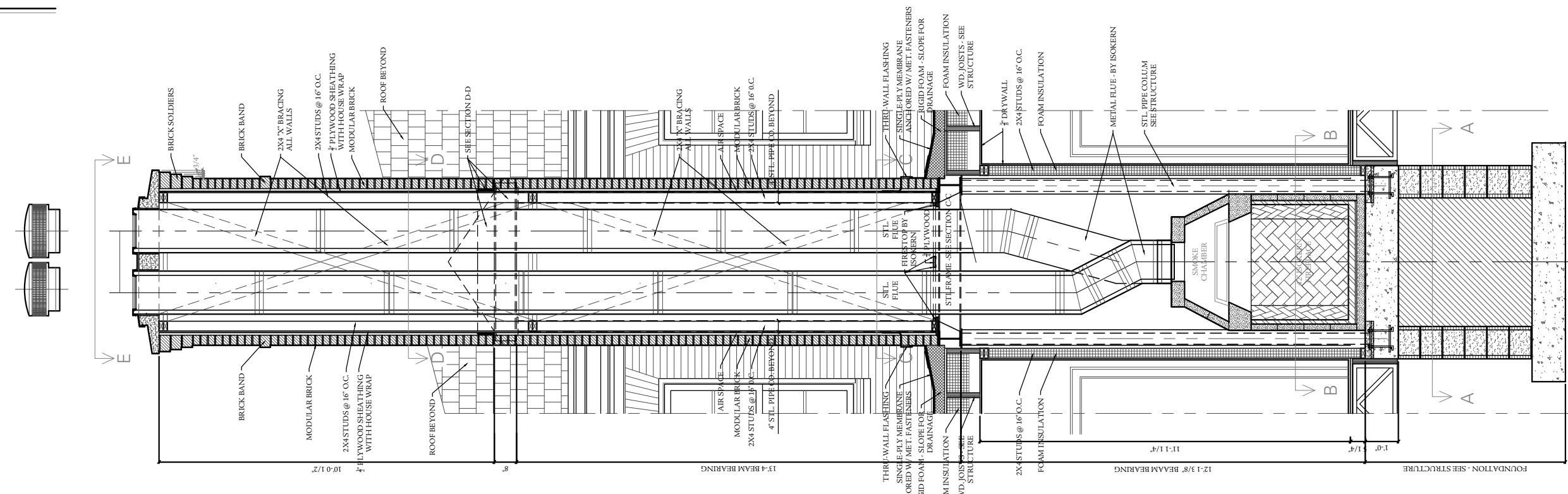


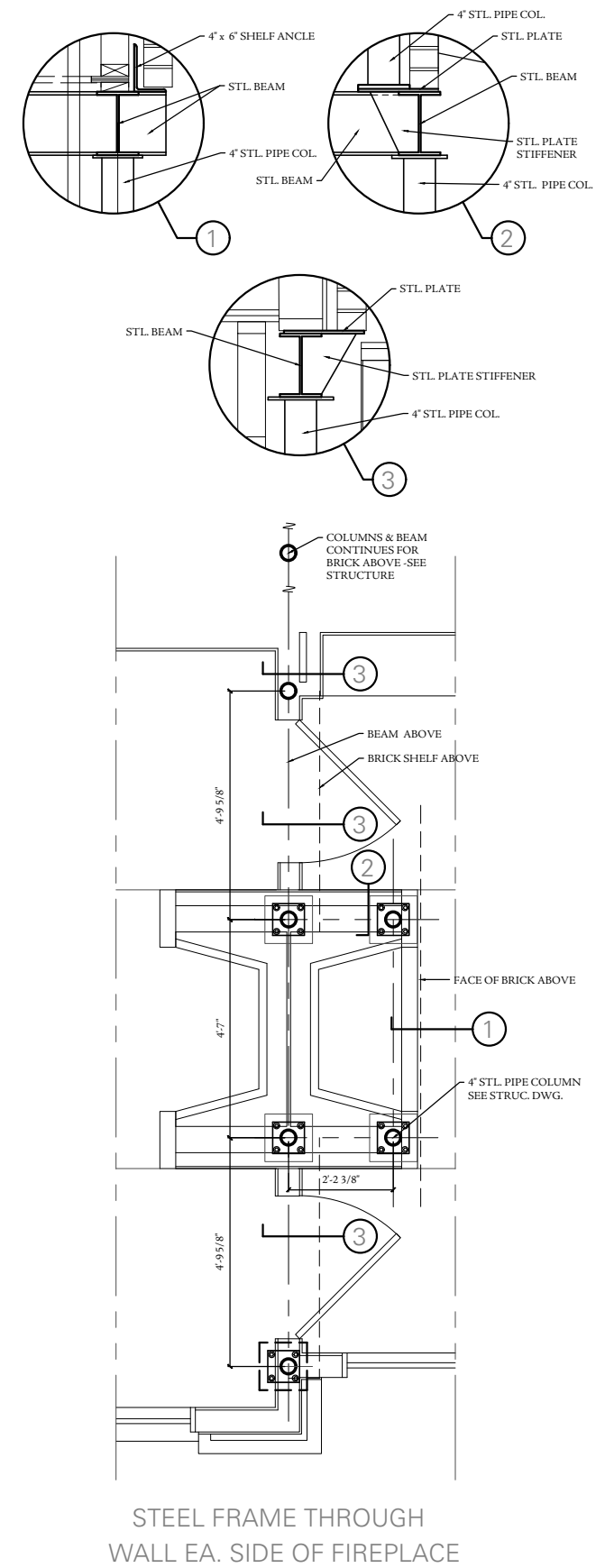
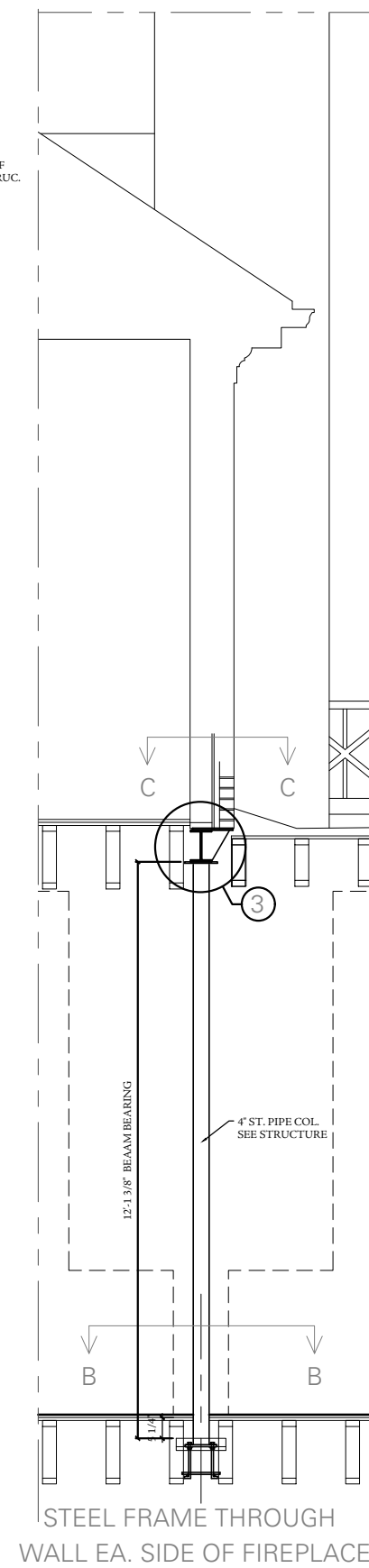
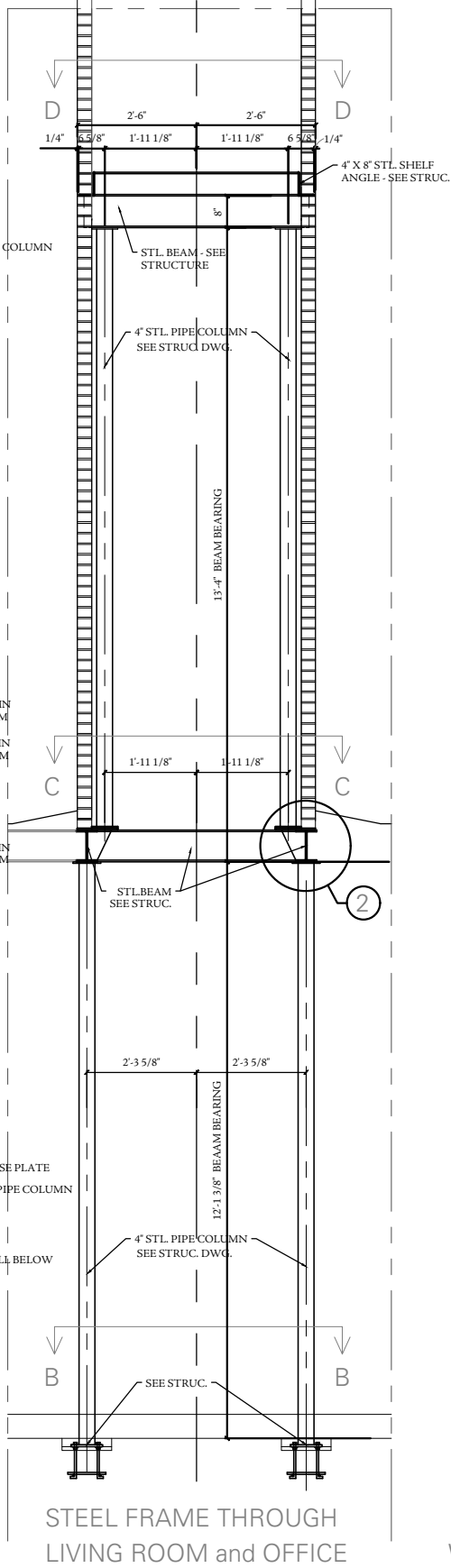
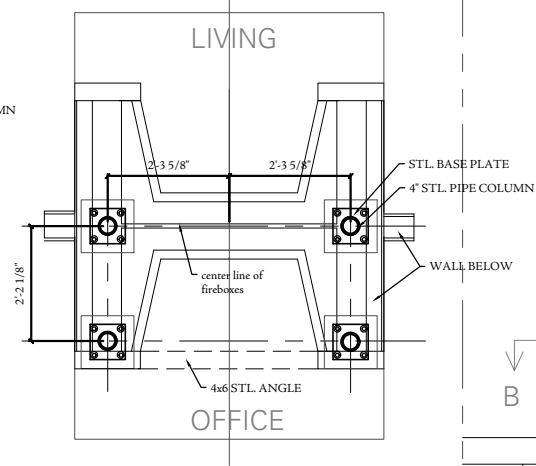
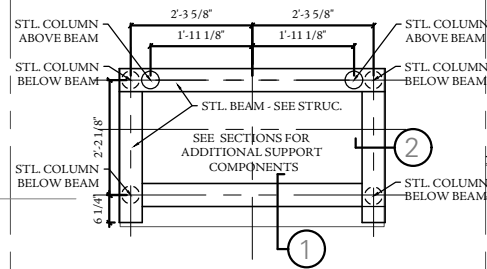
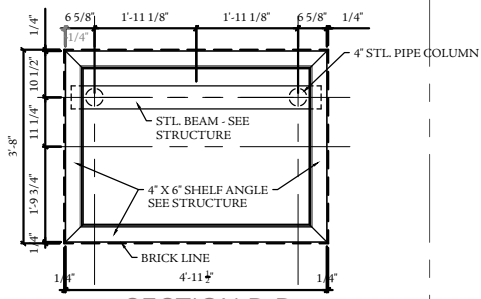
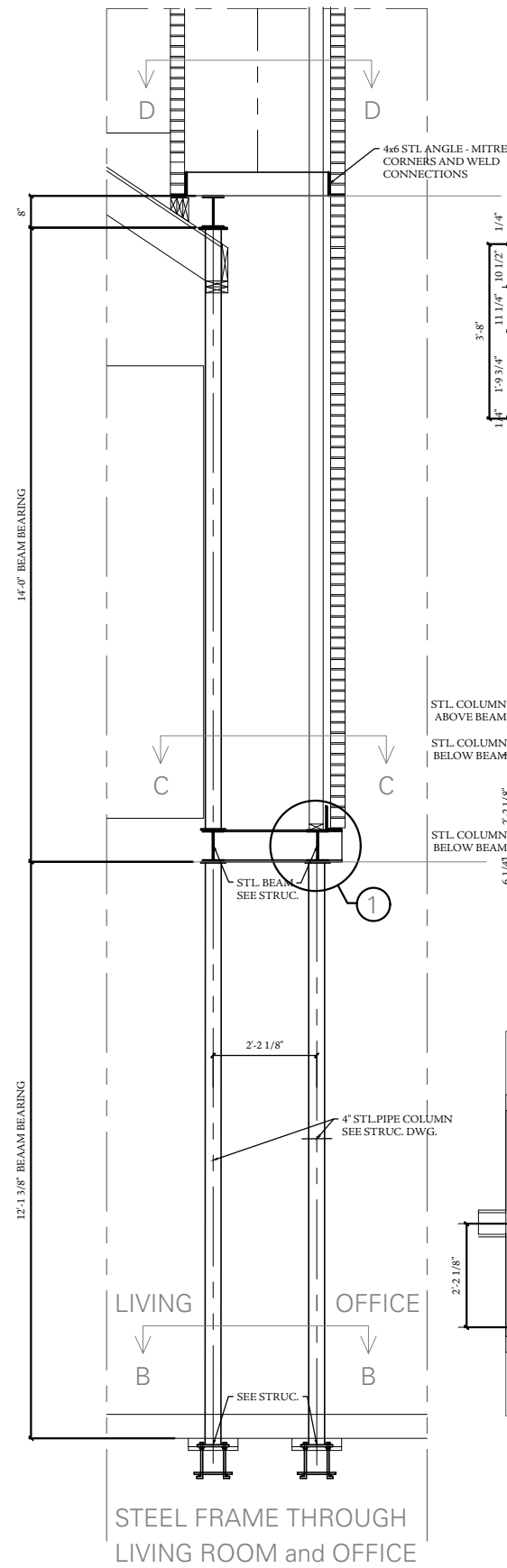
OFFICE SECTION B-B  
LIVING RM.

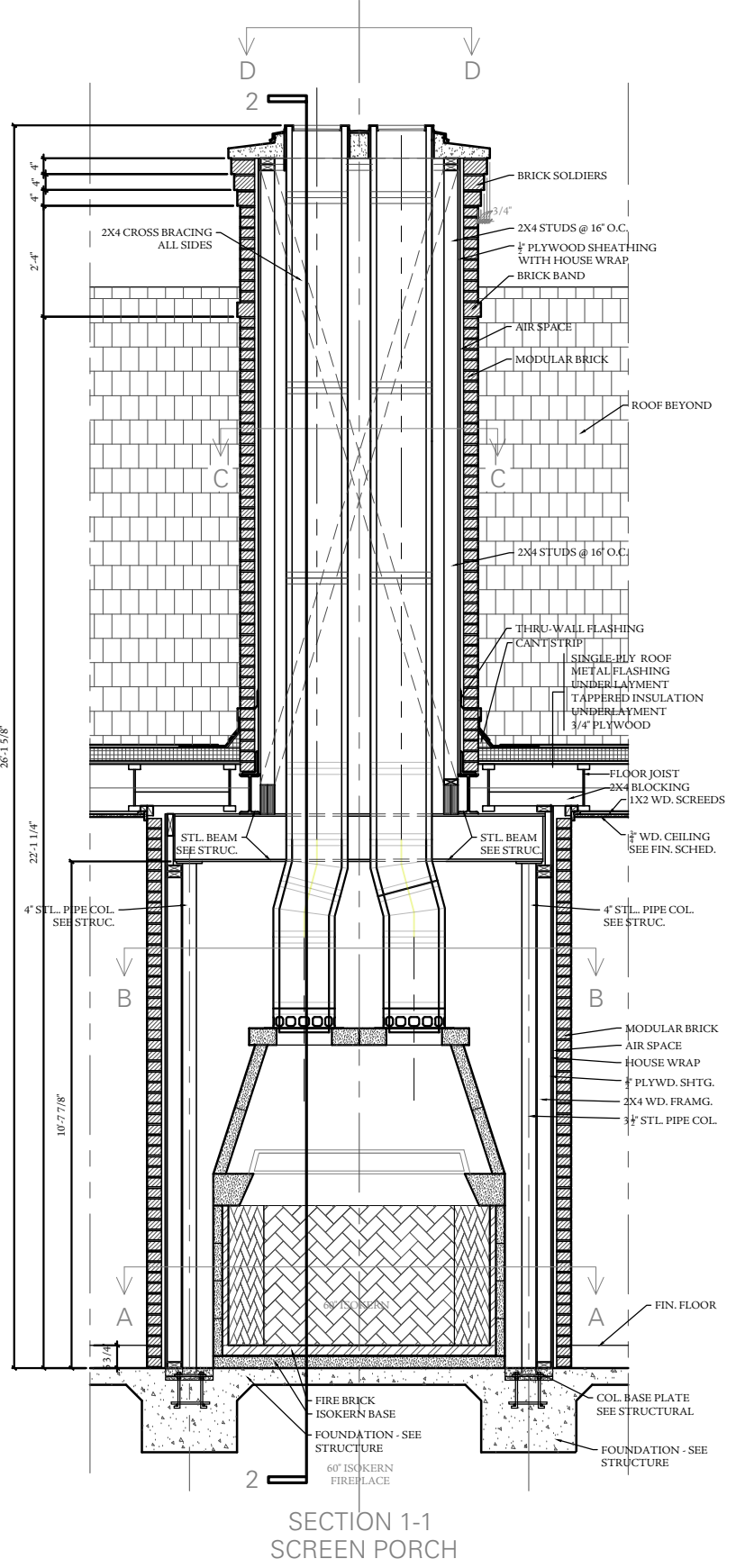
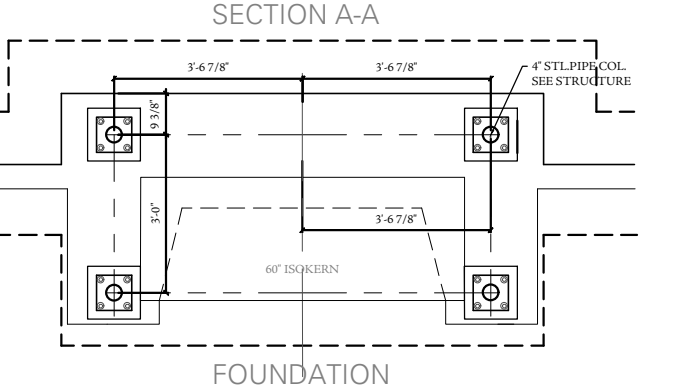
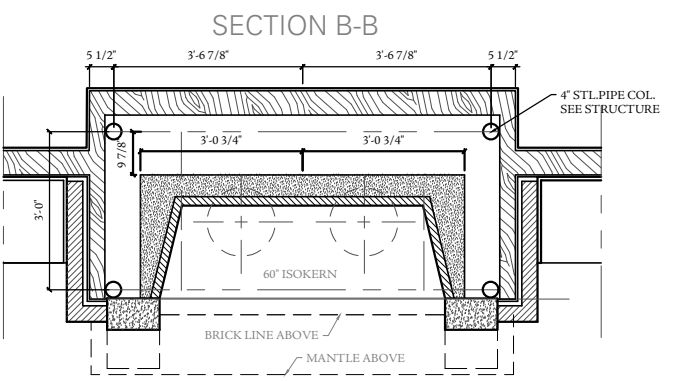
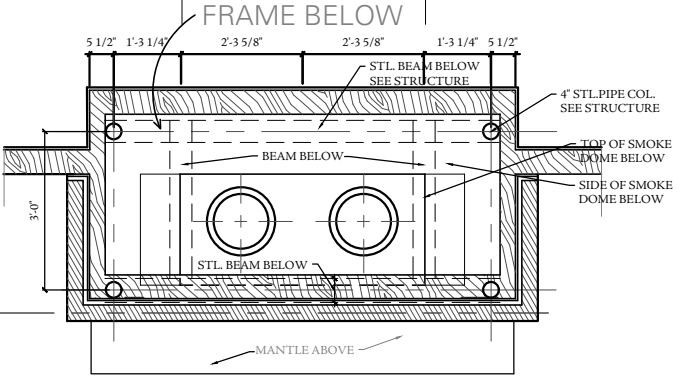
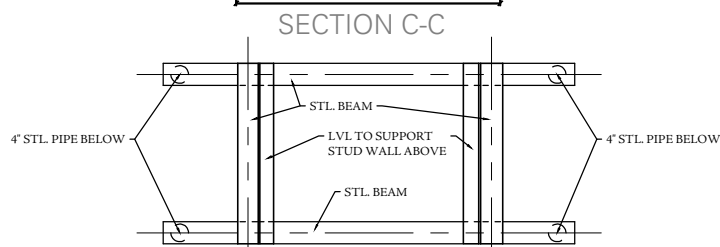
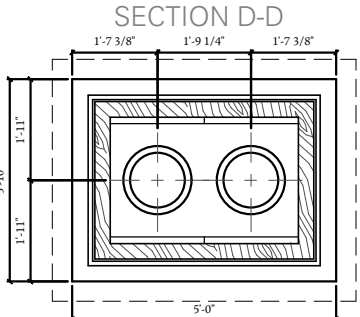
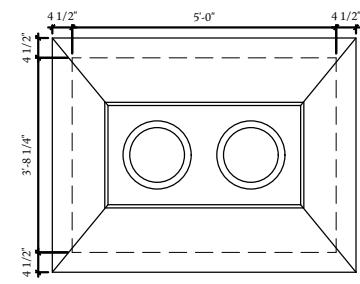
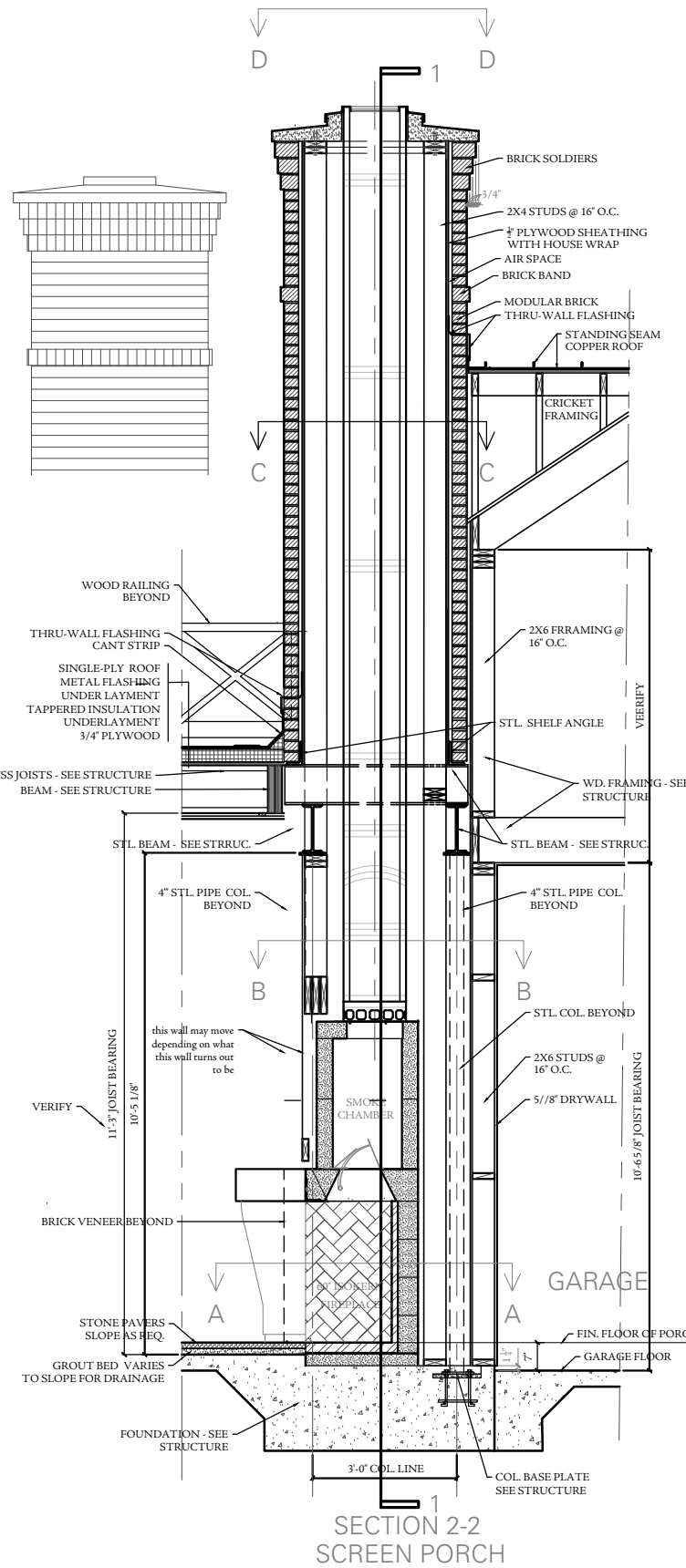


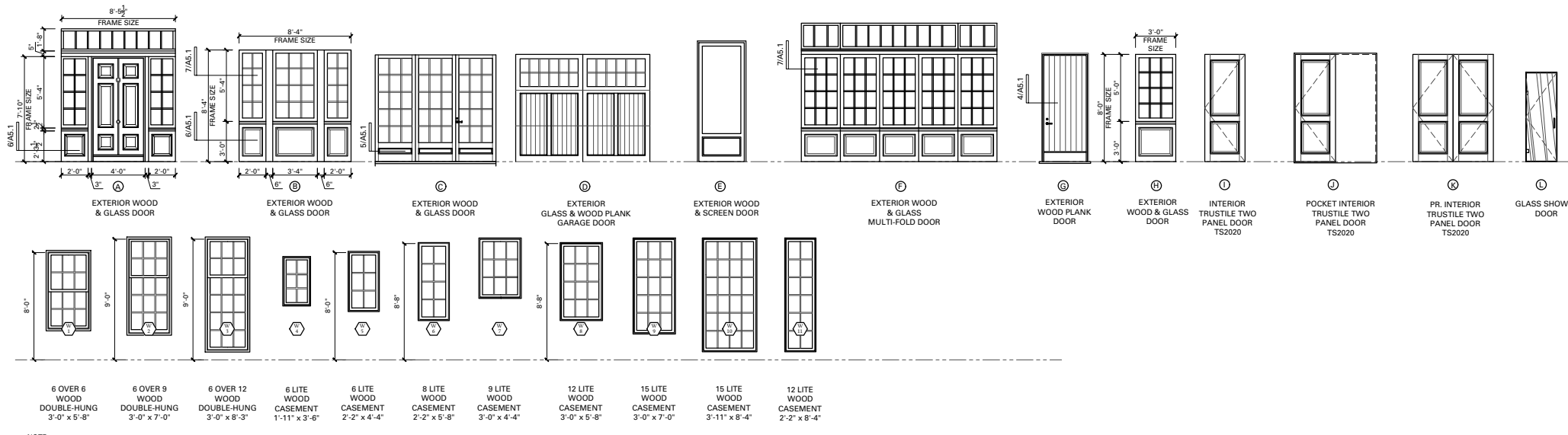
OFFICE SECTION A-A  
LIVING RM.

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



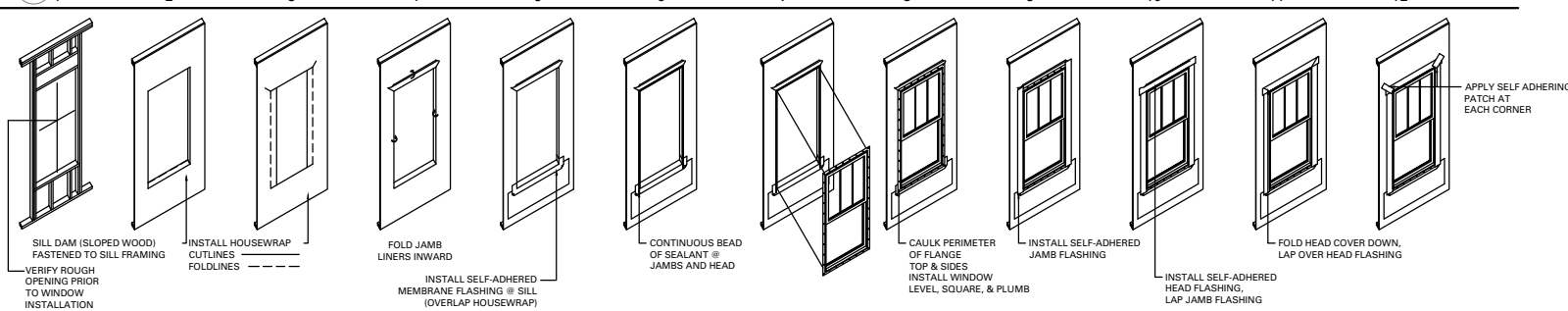






NOTE:  
 1. WINDOWS TO BE SIERRA PACIFIC MONUMENT DOUBLE-HUNG, ALUMINUM CLAD WOOD WINDOWS.  
 2. SHIP WINDOWS W/ SILL HORNS LOOSE FOR ATTACHMENT IN FIELD.  
 3. VERIFY SUBSTITUTIONS W/ ARCHITECT.  
 4. HEAD DIMENSIONS SHOWN ARE TO TOP OF SASH.

WINDOW ASSEMBLIES



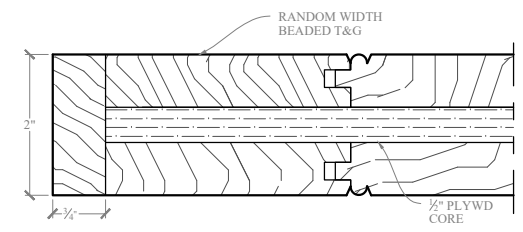
EXTERIOR DOOR SCHEDULE

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

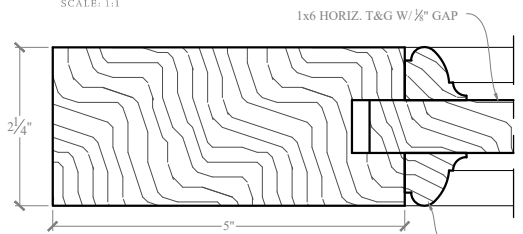
NOTES: \*Based on 2x4 back in 2x6 wall, 1/2" sheathing & 1/2" gypsum board. \*\*Based on 2x6 wall, 1/2" sheathing & 1/2" gypsum board. \*\*\*Based on 2x6 wall, 1/2" sheathing & 1/2" interior planking.

INTERIOR DOOR SCHEDULE

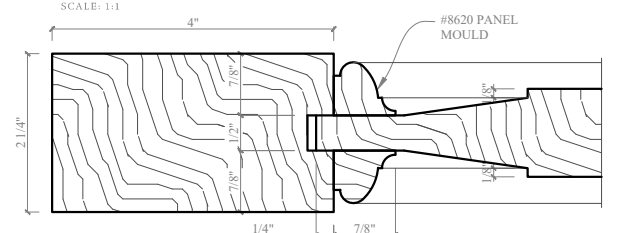
NO.	TYPE	RM. #	LOCATION	THICKNESS	WIDTH	HEIGHT	DESCRIPTION	SWING	JAMB	FINISH	HW	NOTES	NO.
LOWER LEVEL													
001	I	005	CLOSET	1 1/2"	3'-0"	7'-0"	2 PANEL WOOD DOOR	LH					001-1
002	I	002	MECH.	1 1/2"	2'-8"	7'-0"	2 PANEL WOOD DOOR	LH					001-2
003	I	003	CLOSET	1 1/2"	3'-0"	7'-0"	2 PANEL WOOD DOOR	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



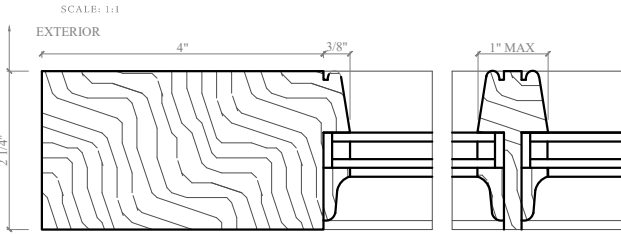
4. WOOD PLANK DOOR



5. PANEL DOOR



6. RAISED PANEL DOOR



7. WOOD & GLASS DOOR

**PFEFFER TORODE**  
 NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

NOT FOR CONSTRUCTION

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

parcel  
 1311508300  
 lot 4 Blk A Lealand Manor  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
 Worcester Bryan  
 (615) 6533-5792

SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.  
 MPH 2107

TITLE

SCHEDULES & DETAILS

SHEET NO.

A5.1

NOT FOR CONSTRUCTION

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

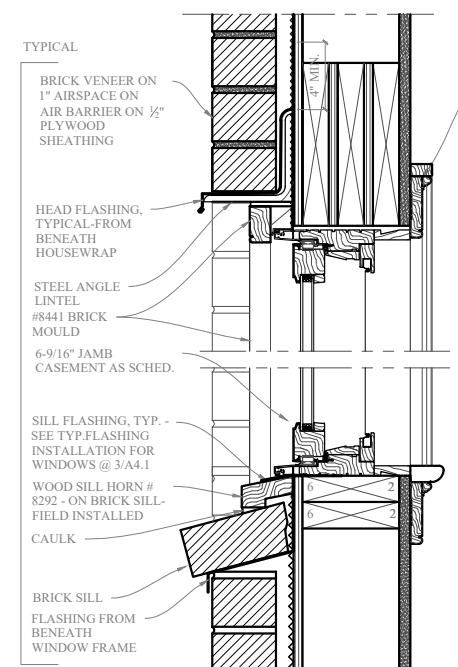
parcel  
 131508300  
 lot 4 Blk A Lealand Manor  
 owner  
 William & Melissa Burton  
 (615) 465-6002  
 contractor  
 Bryan Contractors, Inc.  
 Worcester Ryan  
 (615) 6533-5792

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 BZA Submittal 01.23.24

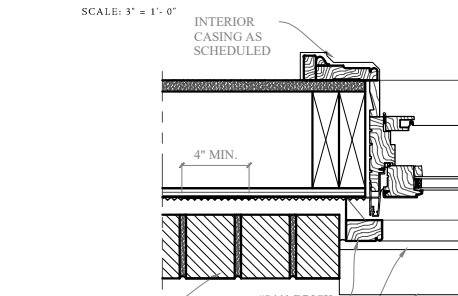
DRAWN BY PROJECT NO.  
 MFL 21007

TITLE  
 WINDOW DETAILS

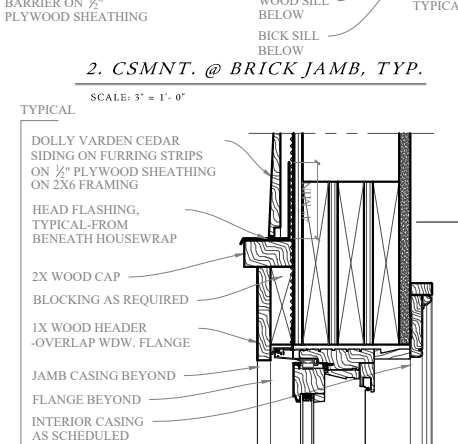
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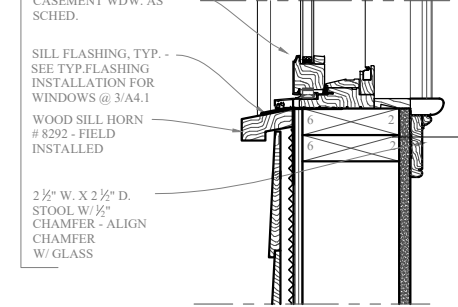
**1. CSMNT. @ BRICK HD. & SILL, TYP.**  
 SCALE: 3" = 1'-0"



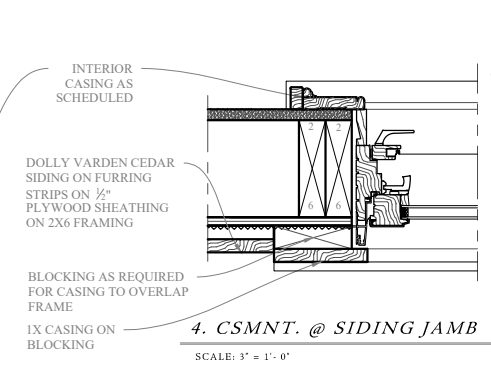
**2. CSMNT. @ BRICK JAMB, TYP.**  
 SCALE: 3" = 1'-0"



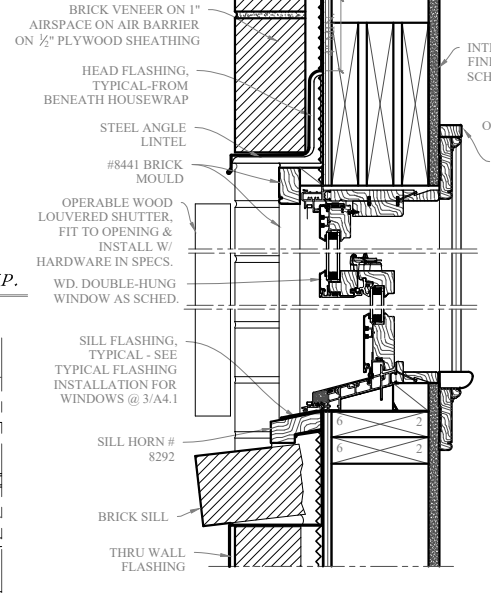
**3. CSMNT. @ SIDING HD. & SILL, TYP.**  
 SCALE: 3" = 1'-0"



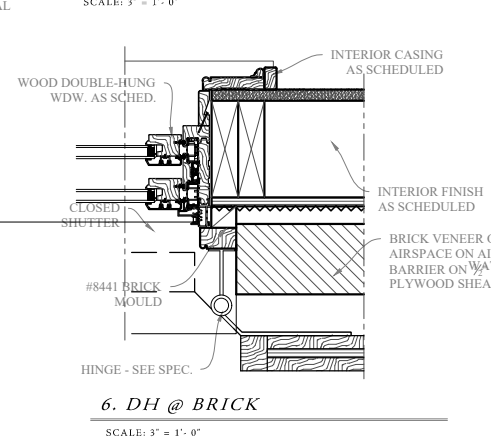
**4. CSMNT. @ SIDING JAMB**  
 SCALE: 3" = 1'-0"



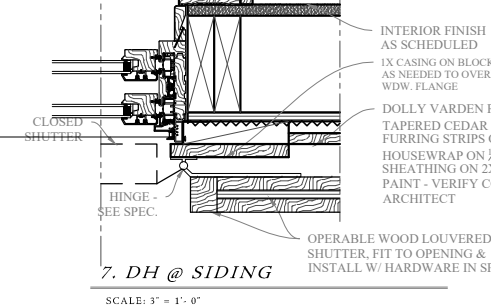
**5. DH @ BRICK HD. & SILL**  
 SCALE: 3" = 1'-0"



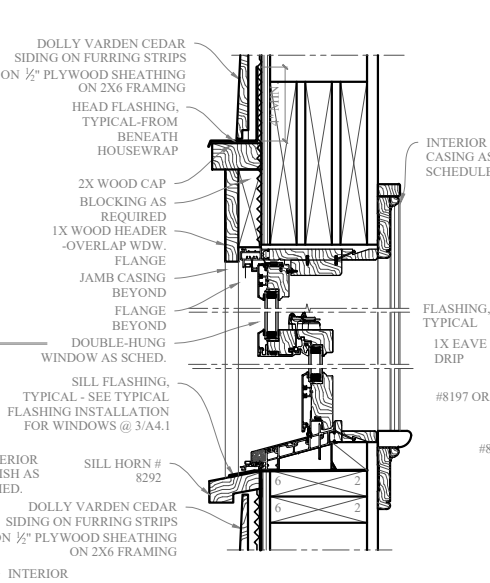
**6. DH @ BRICK**  
 SCALE: 3" = 1'-0"



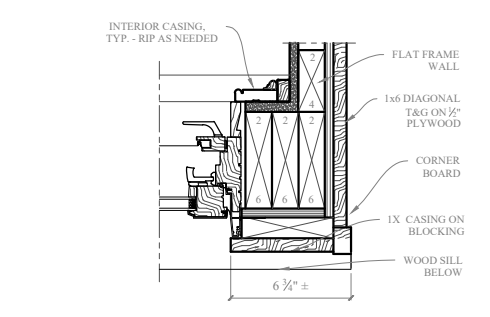
**7. DH @ SIDING**  
 SCALE: 3" = 1'-0"



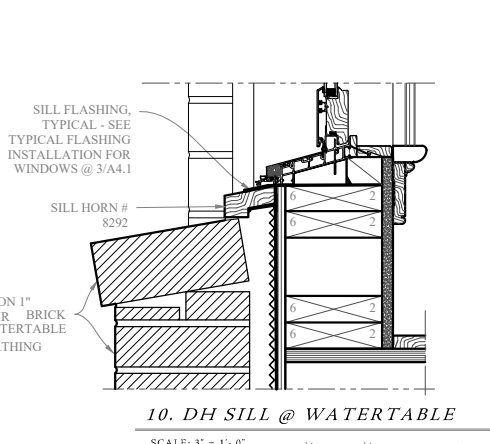
**8. DH @ SIDING**  
 SCALE: 3" = 1'-0"



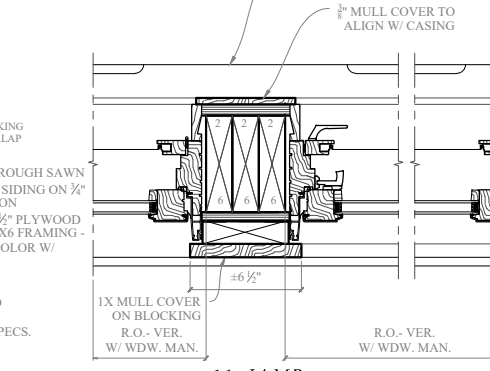
**9. DORMER JAMB**  
 SCALE: 3" = 1'-0"



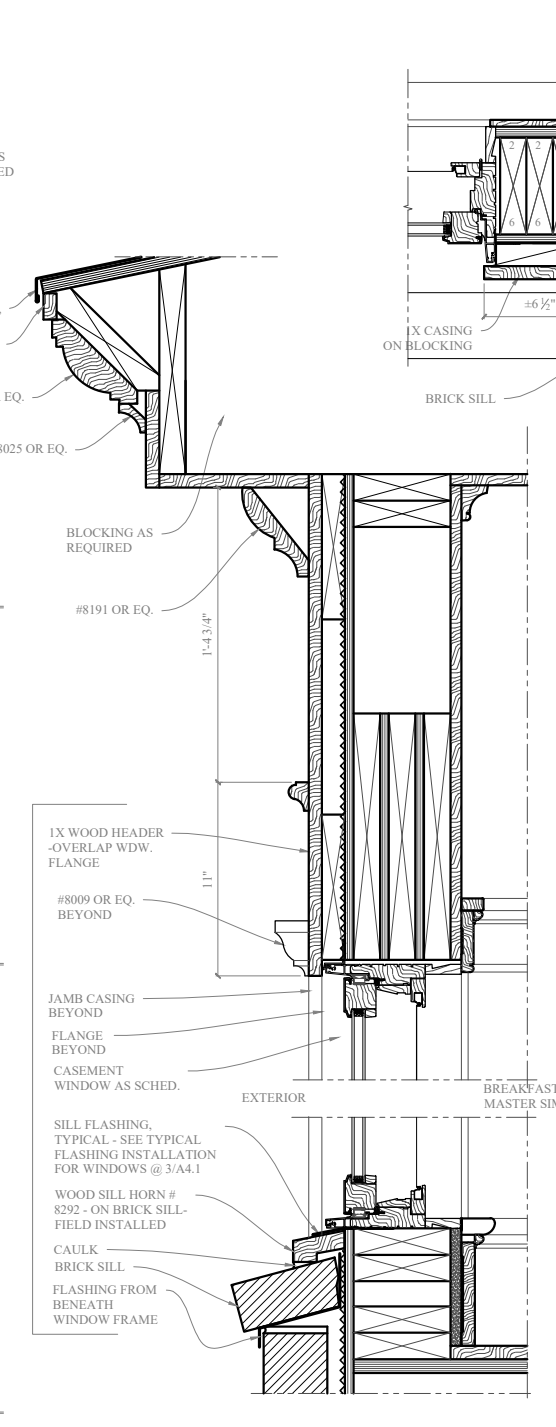
**10. DH SILL @ WATERTABLE**  
 SCALE: 3" = 1'-0"



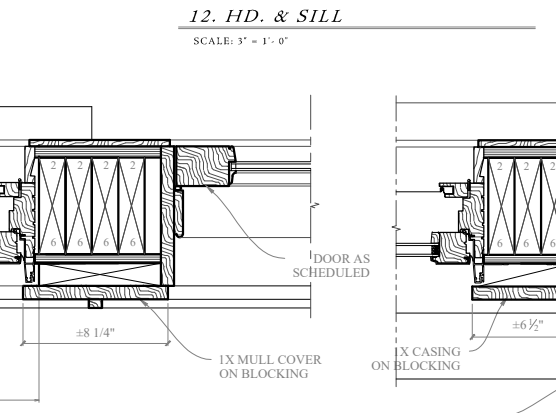
**11. JAMB**  
 SCALE: 3" = 1'-0"



**12. HD. & SILL**  
 SCALE: 3" = 1'-0"



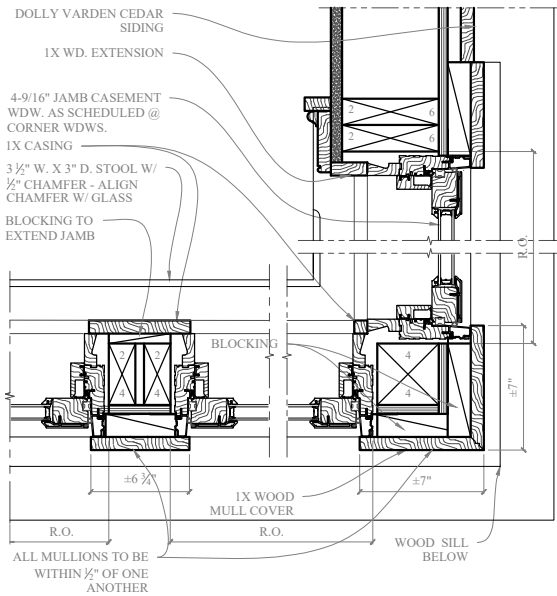
**13. JAMB**  
 SCALE: 3" = 1'-0"



**14. HD. & SILL @ PRIMARY BAY**  
 SCALE: 3" = 1'-0"

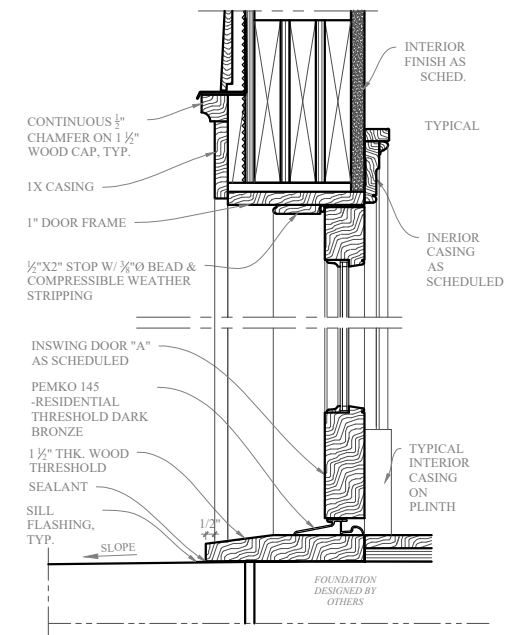


**15. JAMB @ PRIMARY BAY**  
 SCALE: 3" = 1'-0"



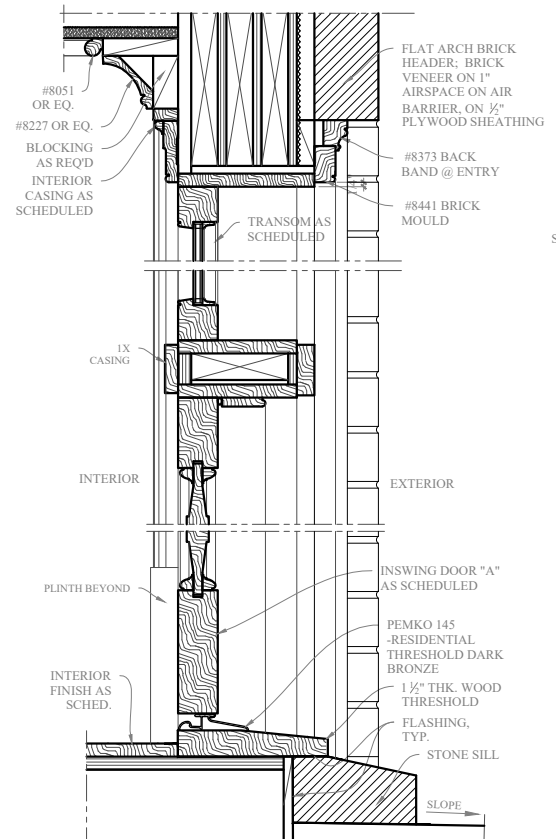
1. CSMNT. @ OFFICE

SCALE: 3" = 1'-0"



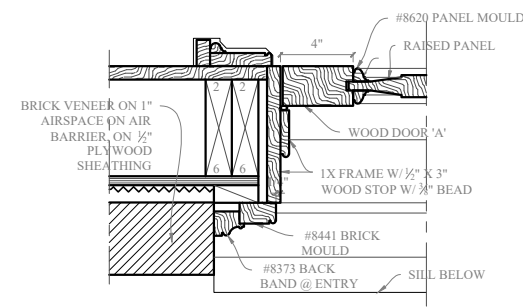
2. DOOR @ PRIMARY VEST.

SCALE: 3" = 1'-0"



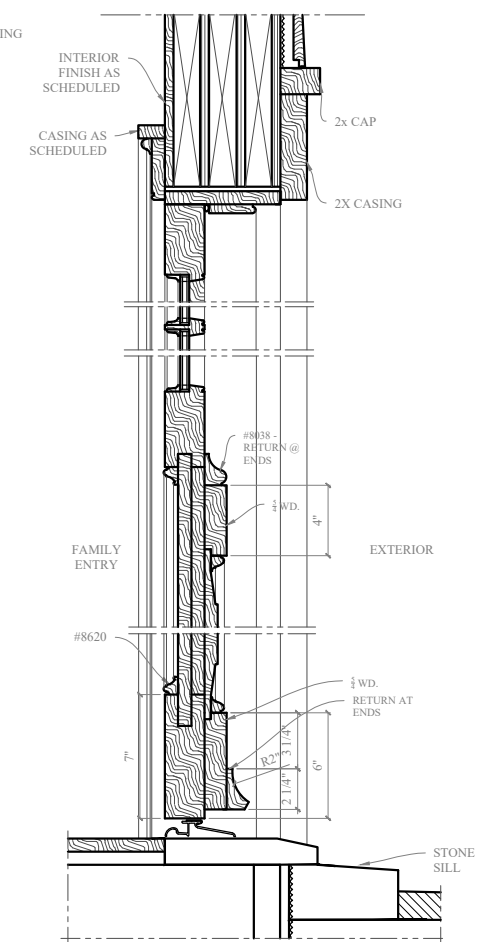
3. DOOR @ ENTRY

SCALE: 3" = 1'-0"



4. DOOR @ ENTRY

SCALE: 3" = 1'-0"



5. DOOR @ FAMILY ROOM

SCALE: 3" = 1'-0"

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SD 06.23.22  
 DD 08.19.22  
 BZA Submittal 01.23.24

DRAWN BY PROJECT NO.  
 MPH 21107  
 TITLE

WINDOW DETAILS

SHEET NO.

A5.3