CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JULY 14, 2026, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JULY 14, 2026, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND INTERESTED PARTIES:
This is to notify you of a scheduled meeting of the Board of Historic Zoning Commission (HZC), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. ELECTION OF CHAIR

III. Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held June 9. 2026.

Attachment: HZC Minuites June 9 2026.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, #A26-41, of the Leri family, 4412 Chickering Lane, for a new single family residence.

Attachment: APPLICATION.pdf
Attachment: 183_2026.06.19---Leri-Residence_HZC-Presentation.pdf
Attachment: STAFF REPORT 4412 Chickering Lane.pdf

B. The application for a Certificate of Appropriateness, #A26-42, of the Kyle/Broderick family, 110 Bellevue Drive South, for an addition to a single family residence.

Attachment: APPLICATION.pdf
Attachment: 184_110-Bellevue-Dr-S_CoA-Application.pdf
Attachment: 184_110-Bellevue-Dr-S_PDF-Photos-of-Neighboring-Properties.pdf
Attachment: 184_110-Bellevue-Dr-S_PDF-Photos-of-Existing-Property.pdf
Attachment: 184_110-Bellevue-Dr-S__HZC-Presentation.pdf
Attachment: STAFF REPORT 110 Bellevue Dr S.pdf

C. The application for a Certificate of Appropriateness, #A26-44, of the Vaughan family, 506 Park Center Drive, for an addition to a single family residence.

Attachment: 186_Vaughan---Certificate-of-Appropriateness.pdf
Attachment: Vaughan - HZC Submittal - 6 19 26.pdf (link to large file)
Attachment: STAFF REPORT 506 Park Center Dr.pdf

D. The application for a Certificate of Appropriateness, #A26-45, of the Lazenby family, 1225 Chickering Road, for a new single family residence.

Attachment: 187_1225-Chickering-Certificate-of-Appropriateness---Signature.pdf
Attachment: 187_2026-06-19-Description-of-Property-Condition-and-Proposal.pdf
Attachment: 187_2026-06-18-HZC-Submission-Flattened.pdf
Attachment: 2026-06-18 1225 Chickering Plans.pdf
Attachment: 2026-07-08 HZC Updates Reduced.pdf
Attachment: STAFF REPORT 1225 Chickering Road.pdf
Attachment: Rechter Comments.pdf
Attachment: MULLOY Comments.pdf
Attachment: MORRIS COMMENTS.pdf

E. The application for a Certificate of Appropriateness, #A26-47, of the Hernandez family, 201 Sunnyside Drive, for a new single family residence.

Attachment: 189_1.-FILLED-HZC-Certificate-of-Approp...ss-2024.pdf-Belle-Meade---Copy.pdf.pdf
Attachment: 189_1.-FINAL-SET--HZC-Hernandez-Residence-Presentation-.pdf
Attachment: 1. FINAL SET- HZC Hernandez Residence Presentation 5.pdf
Attachment: STAFF REPORT 201 SUNNYSIDE DRIVE.pdf
Attachment: Ashwood Comments.pdf

F. The application for a Certificate of Appropriateness, #A26-50, of the Gulch Development Corp., LLC, 602 Lynwood Boulevard, for a new single family residence.

Attachment: 602 Lynnwood 6.19.26 - HZC Submittal signed 1.pdf
Attachment: C5.0-LAY-C5.0.pdf
Attachment: STAFF REPORT 602 Lynwood Blvd.pdf
Attachment: Letter to Belle Meade HZC 07072026 Final.pdf

V. Other Public Comment

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, August 11, 2026 at Belle Meade City Hall.

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
JUNE 9, 2026, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Chairman Bunny Blackburn called the meeting to order at 4 p.m.

Board Members Present
Chairman Bunny Blackburn
Vice-Chairman Charlie Rankin
Rene Poe
Ray Hayles
Mark Harrison

Board Members Not Present
Sarah Batholomew
Keith Meacham

City Staff Present
Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held May 12, 2026.

Motion to approve: Hayles Second: Poe Vote: All aye

Presentation to Chairman Bunny Blackburn

Mayor Rusty Moore read and presented a framed resolution to Chairman Bunny Blackburn recognizing her contribution to the establishment of and service on the Historic Zoning Commission.

Unfinished Business - None.

New Business

The application for a Certificate of Appropriateness, #A26-32, of the Phillips family, 501 Westview Avenue, for new construction of a single family residence.

Catherine Sloan, architect for the Phillips, presented the plans as provided in the packet as well as providing samples of materials for the project.

Questions from the board were answered by Sloan.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Poe Second: Hayles

A brief period of comments and questions from the board were answered by Planning Director Mary Samaniego.

Chairman Blackburn asked that it be noted for the record that Tara Armistead is the Landscape Architect for the project.

Vote: All aye

The application for a Certificate of Appropriateness, #A26-34, of the Thompson family, 4410 Warner Place, for an addition to a single family residence.

Rachel Martin, architect with Pfeffer Torode Architecture, reviewed the plans for the addition to the Thompson home.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Hayles Second: Rankin Vote: All aye

Other Public Comment - None

The meeting adjourned at 3:23 p.m.

_____

Chairman Bunny Blackburn

_____

City Recorder Rusty Terry

Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: yeenee@gmail.com

Property Owner Phone: 5017490876

Is Owner Applicant? ◯Yes ◉No

RELATIONSHIP TO OWNER:

◯Contractor

◯Architect

◯Other (explain)

PROPERTY DESCRIPTION & LOCATION

N/A AGE/YEAR OF STRUCTURE

◯Yes ◯No PROPERTY OF SIGNIFICANCE (1901-1939)

◯Yes ◯No PROPERTY OF CONSERVATION (1940-2000)

◯Yes ◯No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

◯New Construction ◯Demolition ◯Exterior Alteration or Repair ◯Addition

Define Architectural Style American Vernacular

Reason for Request:

New Construction

Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

See approved demolition application for this property.

Historical Significance

N/A

◯Yes ◯No Is the property habitable?

Give a compelling reason for demolition of property

See approved demolition application for this property.

Describe the proposed reuse of existing materials, if any?

See approved demolition application for this property.

New Construction Material List Description

Window Manufacturer: Marvin: "Ultimate" Dou

Window Material: Aluminum Clad Wood

Frame Material: Wood

Windowsills: Brick

Brick, Painted/Natural: Brick with Mortar Schme

Brick/Stone Thickness: 3 5/8" Brick Veneer

Clapboard Material: N/A

Clapboard Dimensions/Reveal: N/A

Railings, Columns, Pilasters: Architectural Bronze Alu

Chimney Material: Brick with Mortar Schme

Roofing Material: Slate

Exterior Doors: Marvin "Ultimate" Narro

Eaves/Cornice: Abbreviated Eave / Bricl

Gutters: Copper Half Round

Gutter Dimensions: 6"

Property of Significance

◯Yes ◯No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

◯Yes ◯No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

◯Yes ◯No Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;

◯Yes ◯No Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or

◯Yes ◯No Is a notable work of a master builder, designer, or architect, and/or;

◯Yes ◯No Possesses or may likely yield information important in prehistory or history, and/or

◯Yes ◯No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

- Description of Property Condition and Proposal
- Site Plan showing building envelope
- All building elevations showing finish grade
- Wall Section with siding, roofing, doors, windows, and ornamentation.
- PDF Photos of Existing Property
- PDF Photos of Neighboring Properties
- PDF Inspirational Photos

Additional submittal requirements for **Exterior Alteration or Repairs**:
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

Additional submittal requirements for **New Construction and Additions**:
A complete set of CAD plans at 1/4-inch scale.

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Justin Donovan	2026-06-18
Typed Signature of Applicant or Owner	Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

HZC PRESENTATION

4412 CHICKERING LANE

RICHARD WILLIAMS ARCHITECTS, PLLC

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

VICINITY MAP

JUNE 19, 2026



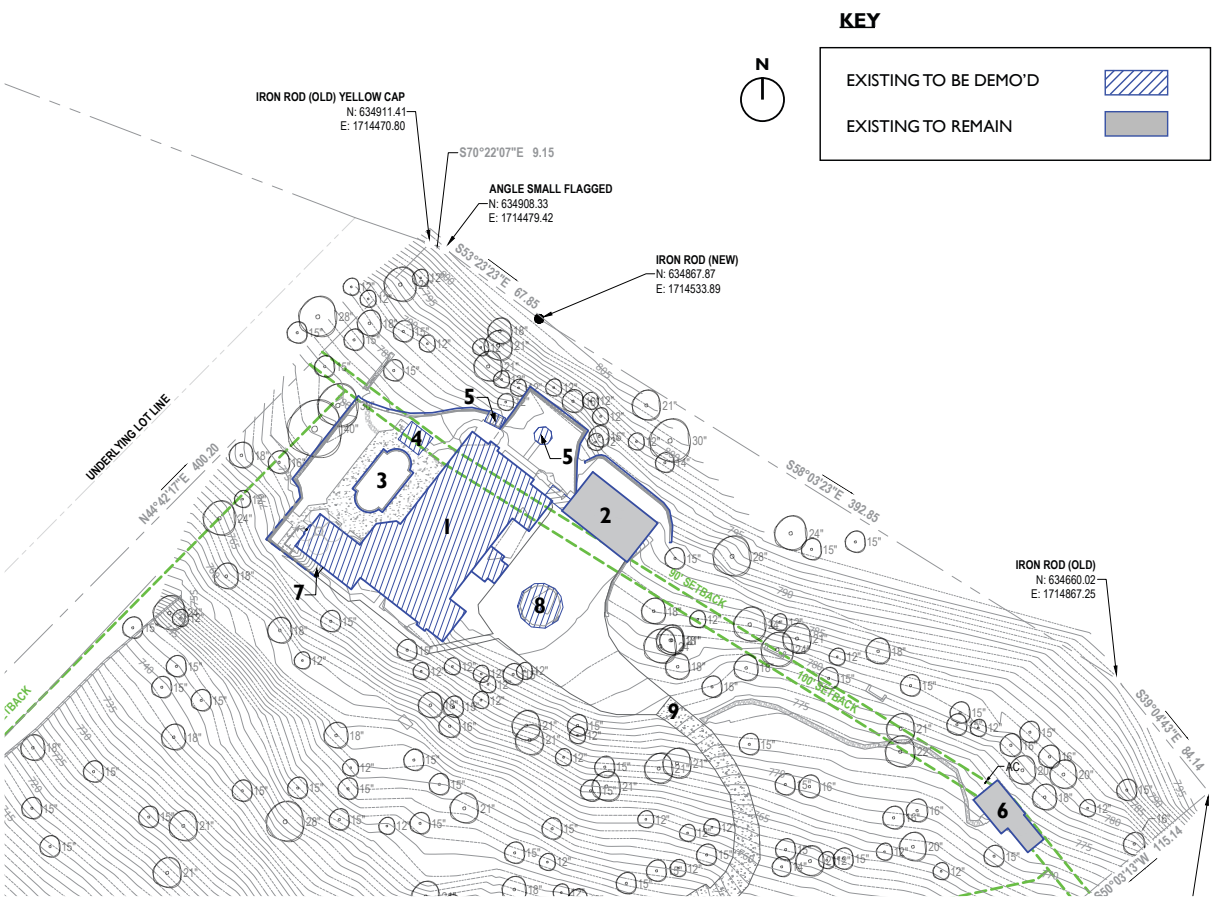
4412 CHICKERING LN - HZC PRESENTATION

STREET VIEW

JUNE 19, 2026


EXIST. MANSARD HOUSE
APPROVED FOR DEMO


EXIST. TENNESSEE
FIELDSTONE
SITE WALL
EXIST. MANSARD HOUSE
APPROVED FOR DEMO



LEGEND

1. EXISTING 2.5 STORY DWELLING TO BE DEMO'D
2. EXISTING DETACHED GARAGE TO REMAIN
3. EXISTING POOL TO REMAIN
4. EXISTING POOL HOUSE TO BE DEMO'D
5. EXISTING GARDEN STRUCTURE TO BE DEMO'D
6. EXISTING GUEST HOUSE TO REMAIN
7. EXISTING SITE WALL & STAIR TO BE DEMO'D
8. EXISTING WATER FEATURE TO BE DEMO'D
9. EXISTING DRIVE TO REMAIN



4412 CHICKERING LN - HZC PRESENTATION

DEMO PLAN

JUNE 19, 2026

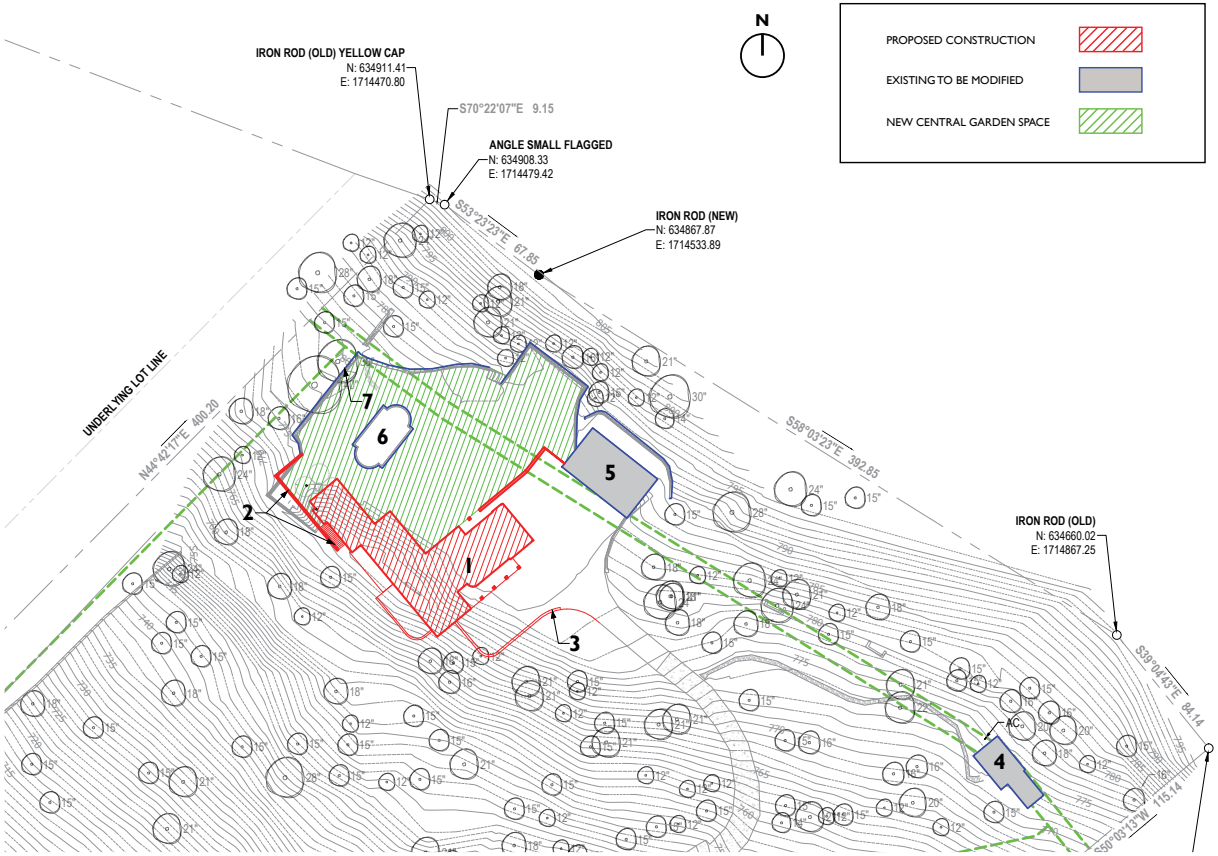
HOUSE & GARDEN

The subject property is comprised of 6.4 acres that are predominantly wooded and moderately steep. The build-able area is limited to the flat and relatively small portion of the site located at the back of the lot. This clearing is made available only by the approved demolition of an existing 12,500 SF house. On this limited hilltop site in the forest where open space and sunlight are at a premium, the newly proposed design offers a compact "L" shaped footprint that occupies the edge of the build-able site. The carefully considered house location both preserves open space and maintains many of the existing site features including the driveway, motor court, detached garage, swimming pool, and fieldstone site walls. Siting the new house on the edge instead of at center, allows for the open space within the existing site walls to take pride of place and the new lawn and renovated pool to be the heart of the project.

Designed in the "American Vernacular" tradition the new home offers the understated yet familiar aesthetic that the style is known for. The careful attention to massing, scale, proportions, and craftsmanship serve the end-goal of compatibility with neighboring structures and integration with the topography and "character defining site features". The newly conceived house & garden are uniquely tailored to this special hillside site and offer a design solution consistent with the estate character typical of the Belle Meade Historic District.



Siting the new house on the edge instead of at center, allows for the open space within the existing site walls to take pride of place and the new lawn and renovated pool to be the heart of the project.



KEY

PROPOSED CONSTRUCTION
EXISTING TO BE MODIFIED
NEW CENTRAL GARDEN SPACE

LEGEND

1. PROPOSED 2.5 STORY DWELLING
2. PROPOSED SITE WALL & STAIR TO REPLACE EXISTING
3. PROPOSED SITE WALL
4. EXISTING COTTAGE
5. EXISTING GARAGE TO BE MODIFIED
6. EXISTING POOL TO BE MODIFIED
7. EXISTING SITE WALLS



4412 CHICKERING LN - HZC PRESENTATION

PROPOSAL PLAN

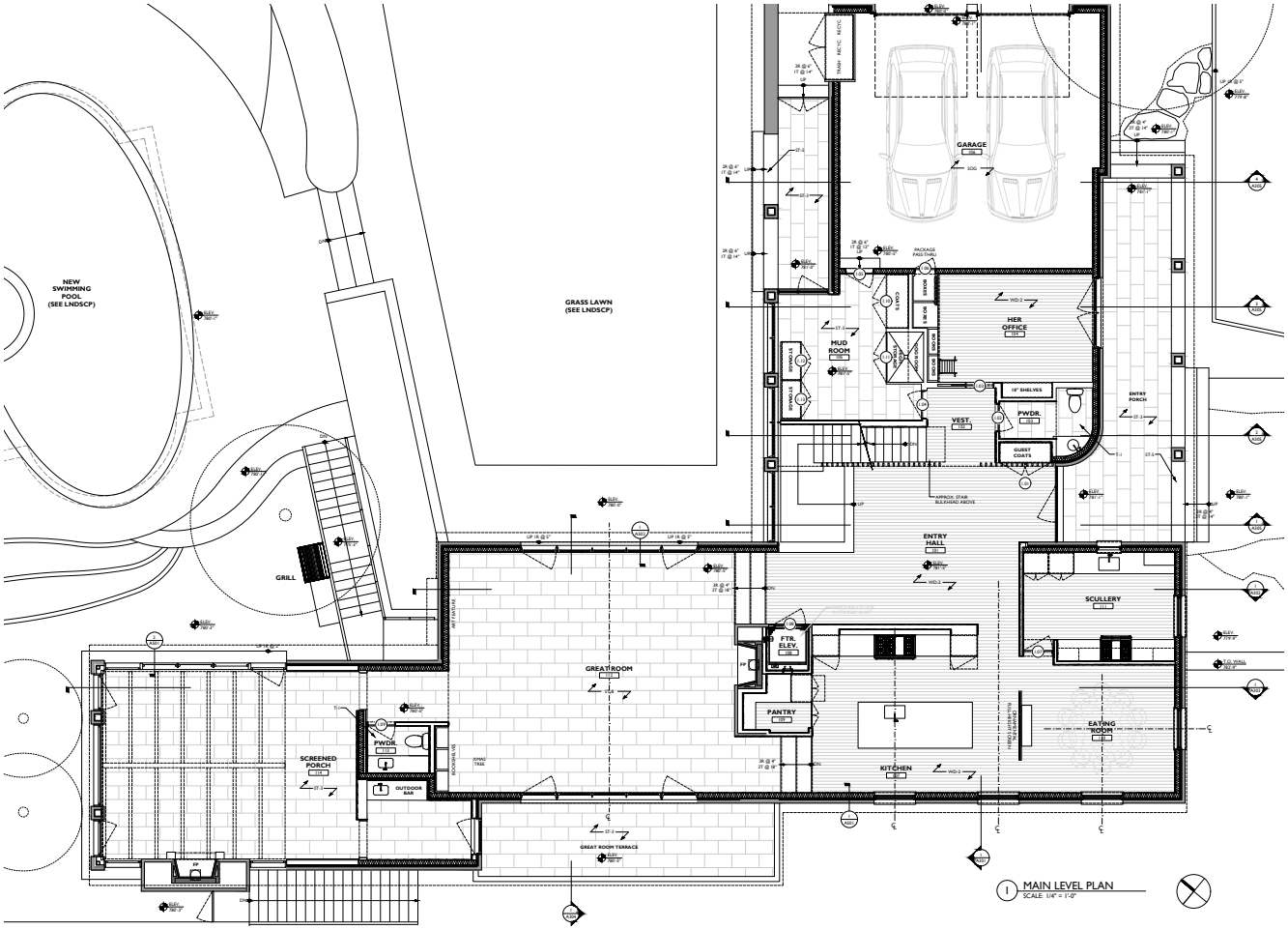
JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

SITE PLAN CONCEPT
BY DAIGH RICK LANDSCAPE ARCHITECTS

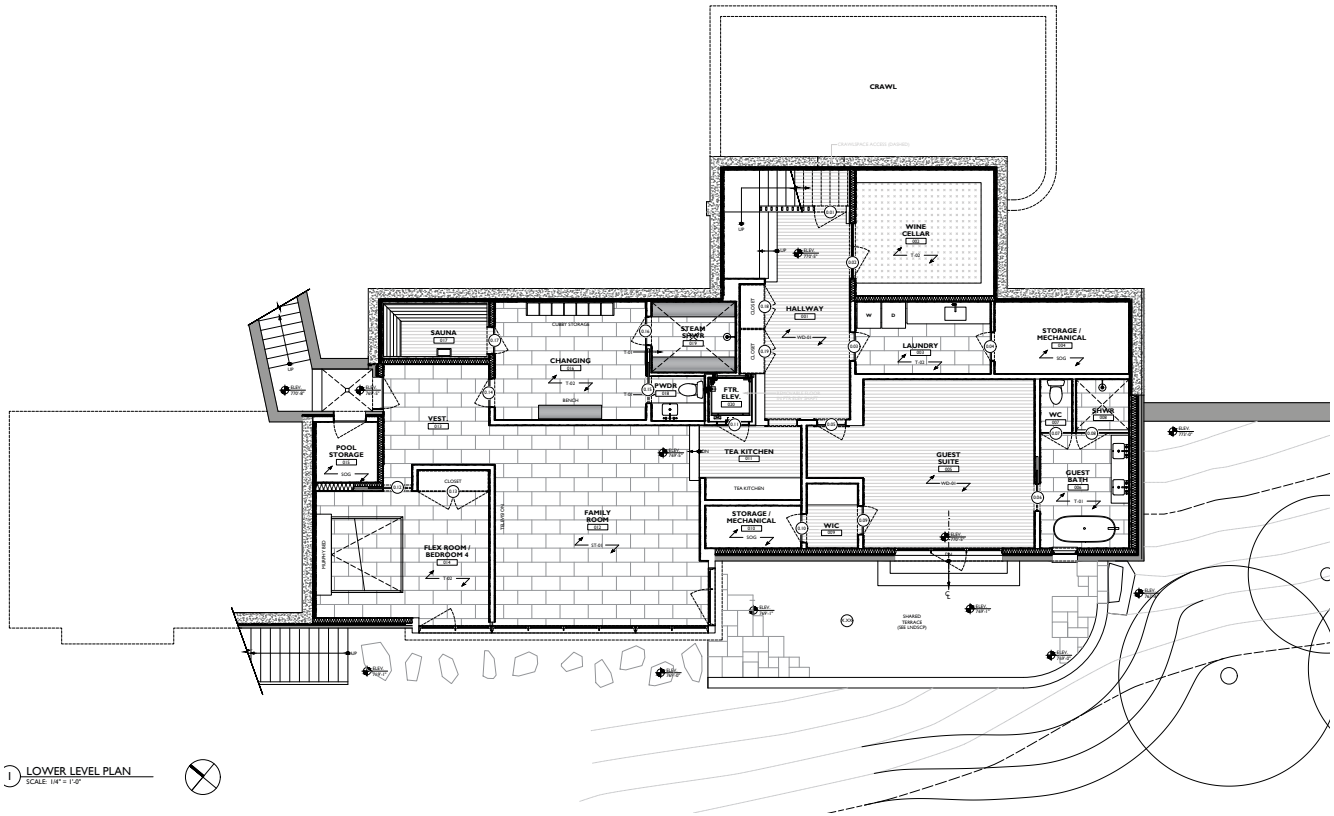
JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

FLOOR PLAN - MAIN LEVEL

JUNE 19, 2026

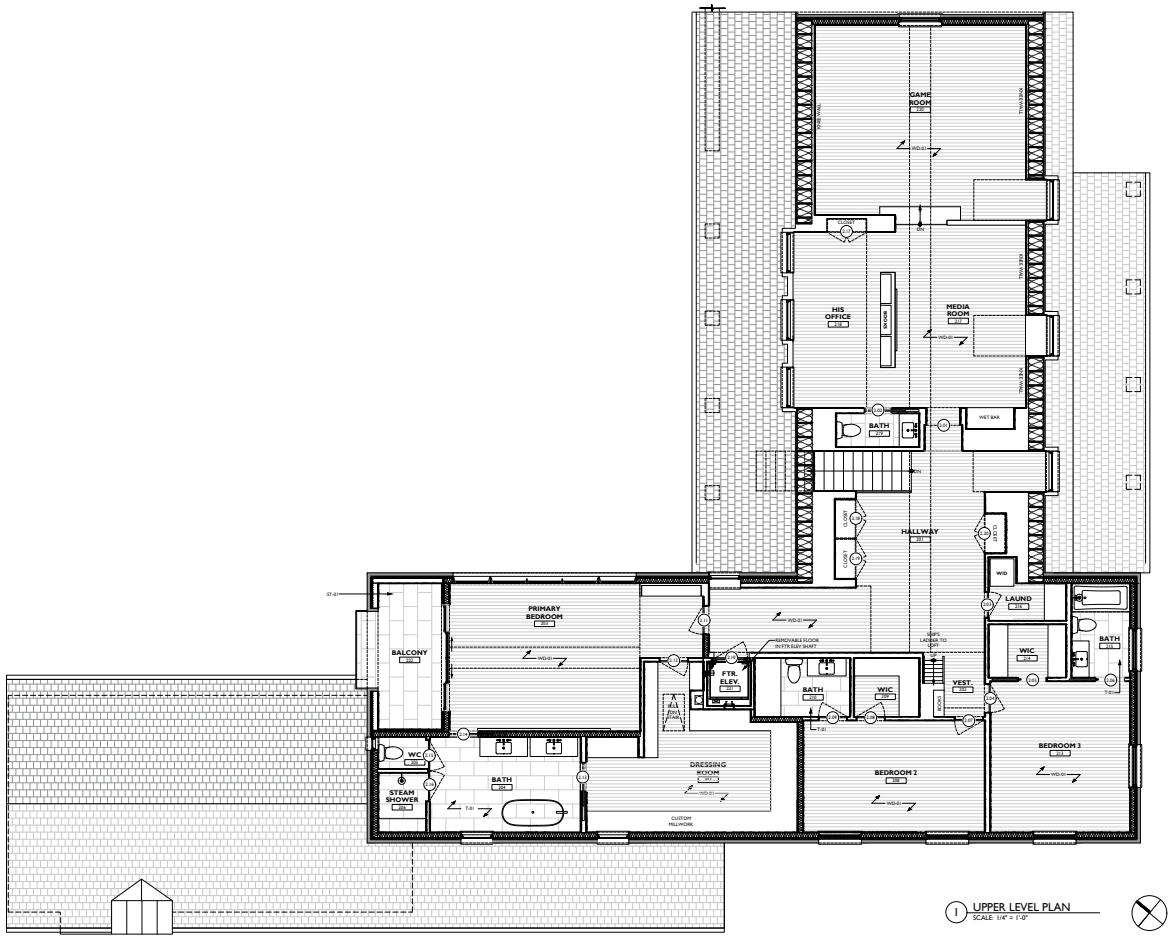


1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

4412 CHICKERING LN - HZC PRESENTATION

FLOOR PLAN - LOWER LEVEL

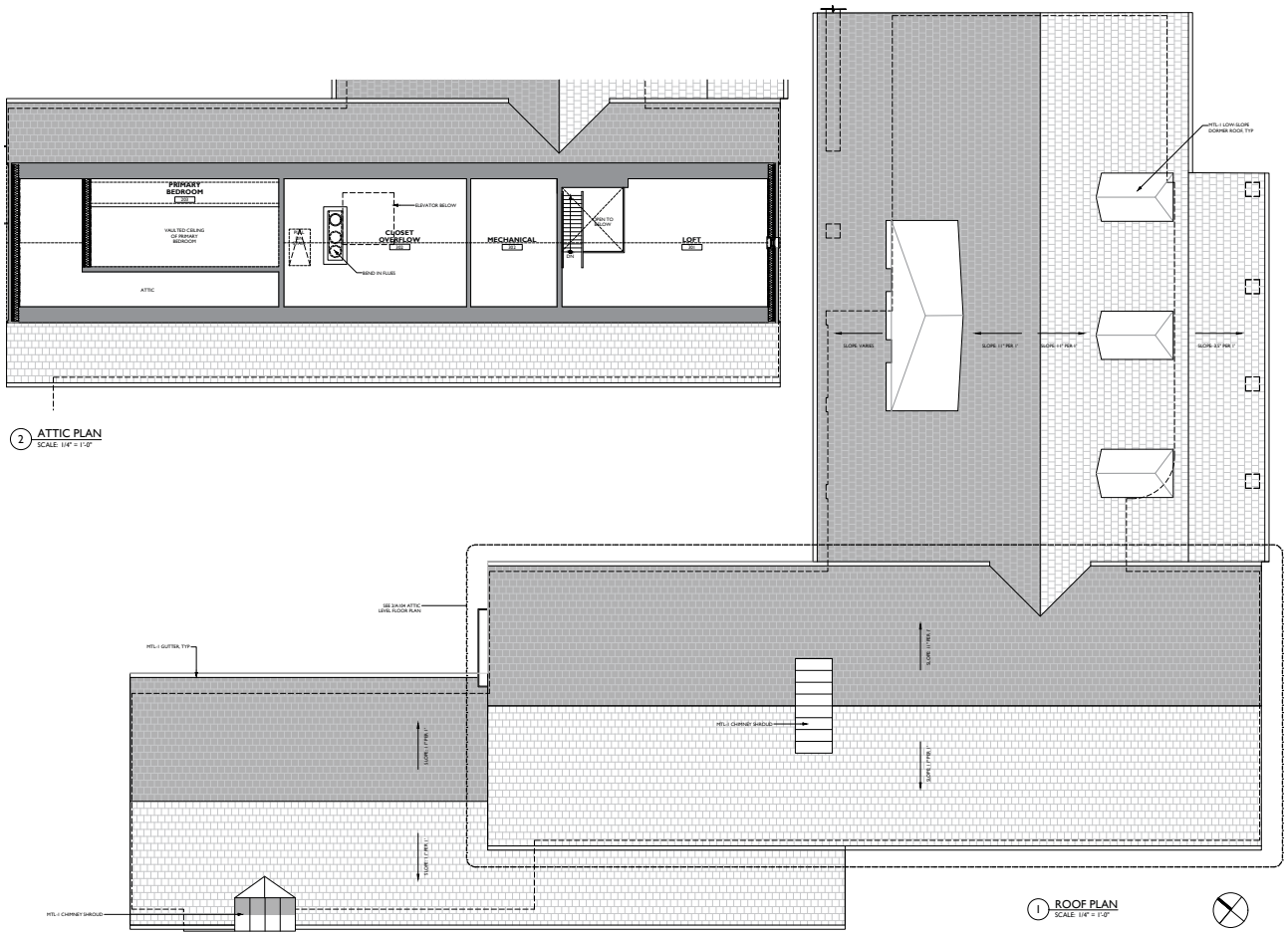
JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

FLOOR PLAN - UPPER LEVEL

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

FLOOR PLAN - ROOF LEVEL

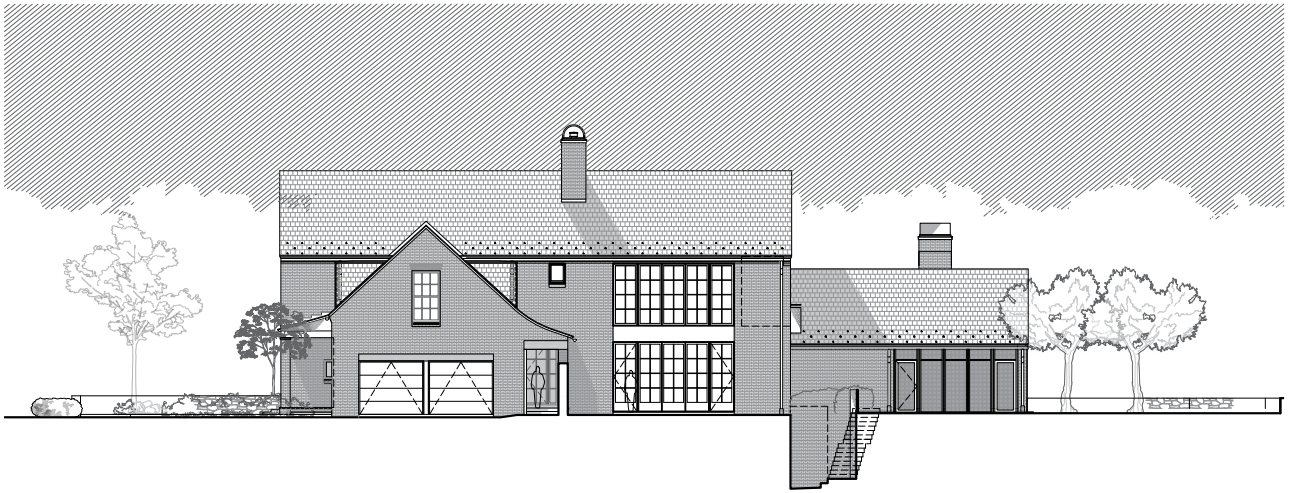
JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

EAST ELEVATION

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

NORTH ELEVATION

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

WEST ELEVATION

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

SOUTH ELEVATION

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

VIEW FROM ENTRY DRIVE

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

VIEW FROM PARKING

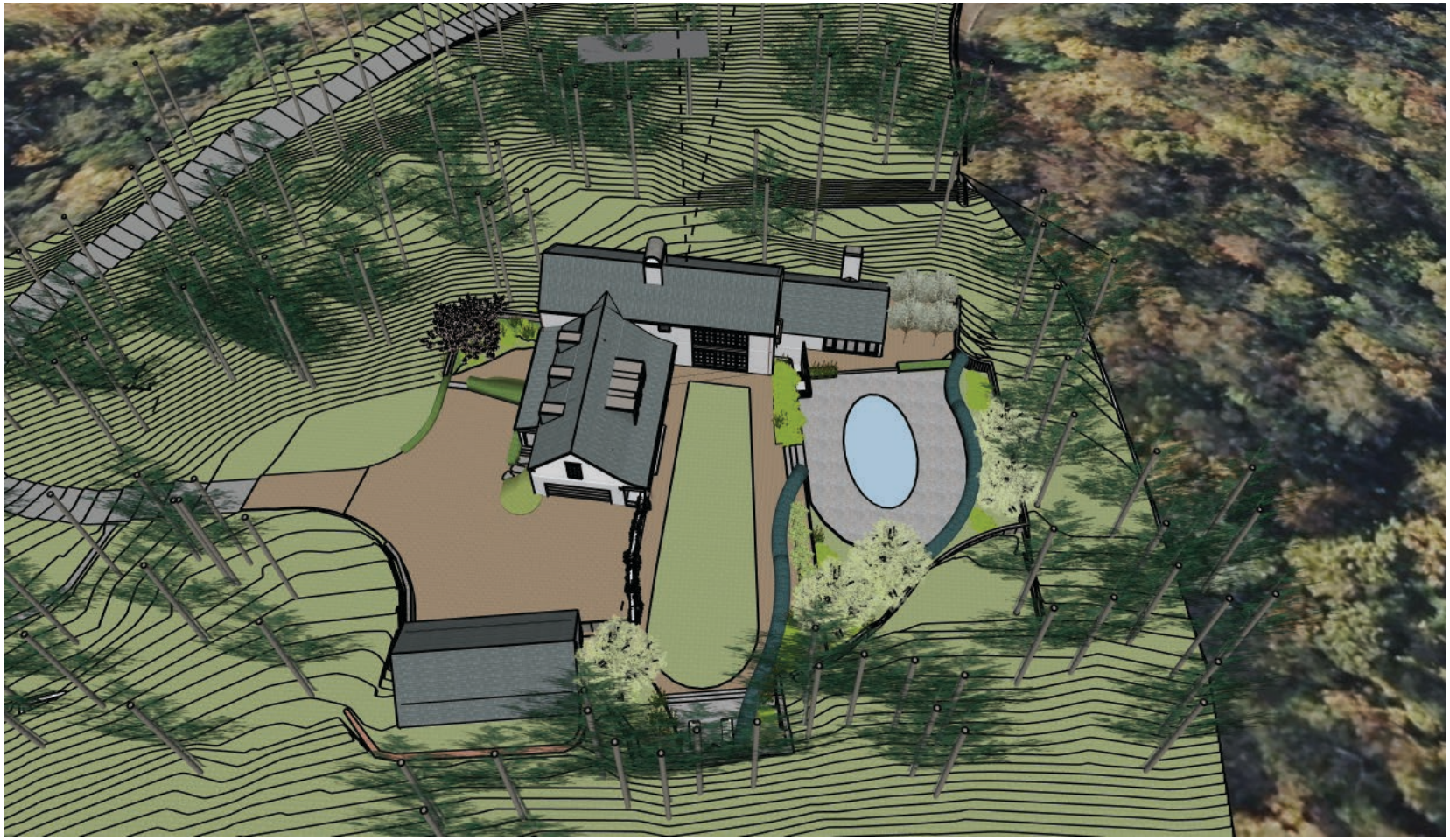
JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

VIEW FROM DRIVE

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

AERIAL TOWARDS SW

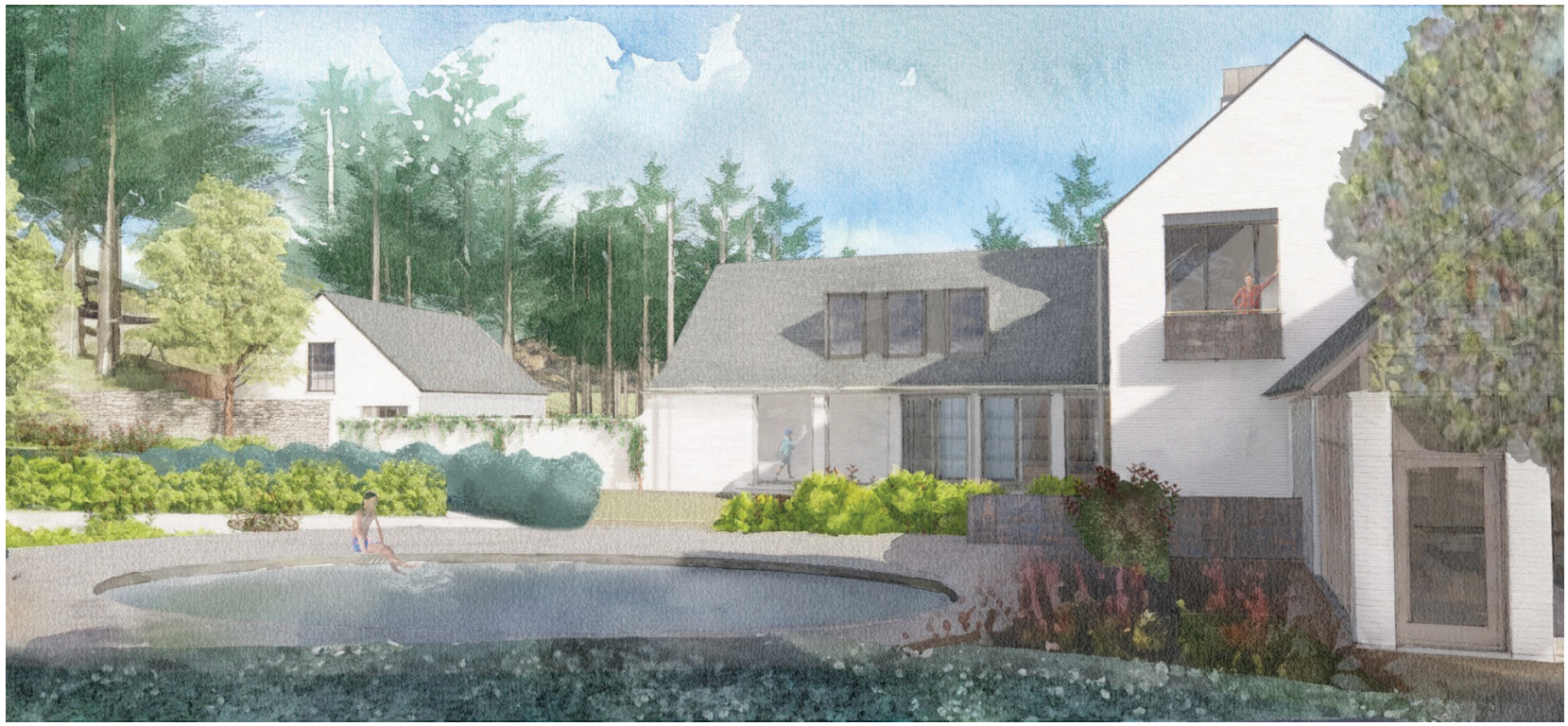
JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

VIEW FROM LAWN

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

VIEW FROM GARDEN TOWARDS GARAGE

JUNE 19, 2026

MORTAR SCHMEAR (WHITE MASON'S SAND / ARCTIC WHITE PORTLAND CEMENT)





GRAY SLATE ROOF



MARVIN BRONZE
(WINDOWS AND DOORS)



ALUMINUM CLADDING WITH
ARCHITECTURAL BRONZE FINISH
(DECO BRONZE 2 BY PURE+FREEFORM)

SEMI-TRANSPARENT STAIN ON LARCH
OR FIR AT SCREENED PORCH

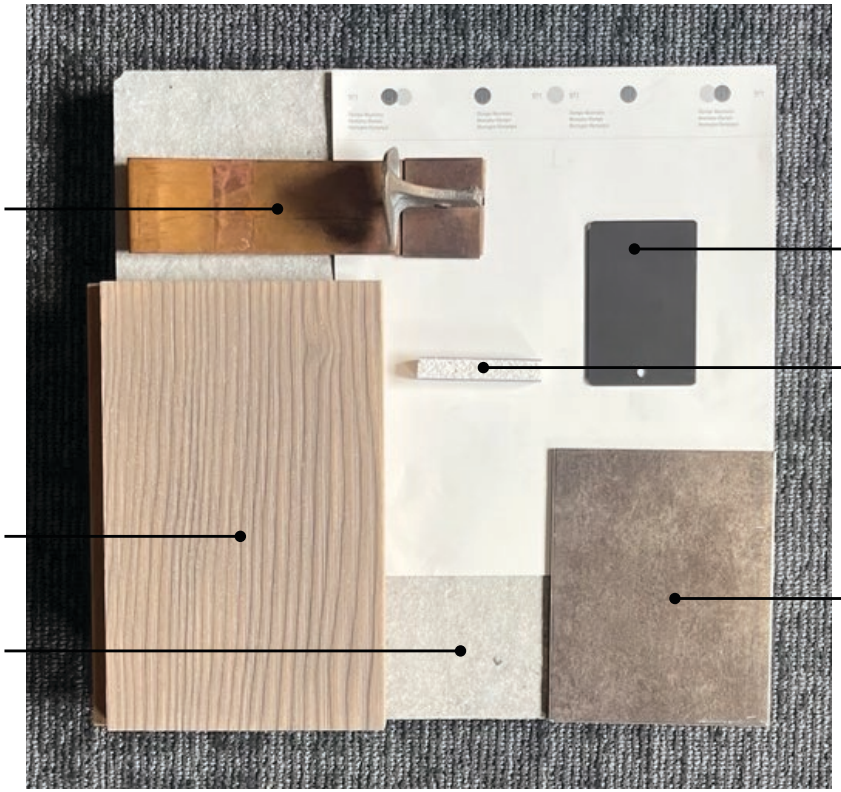


COPPER GUTTERS &
DOWNSPOUTS

4412 CHICKERING LN - HZC PRESENTATION

MATERIAL PALETTE

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

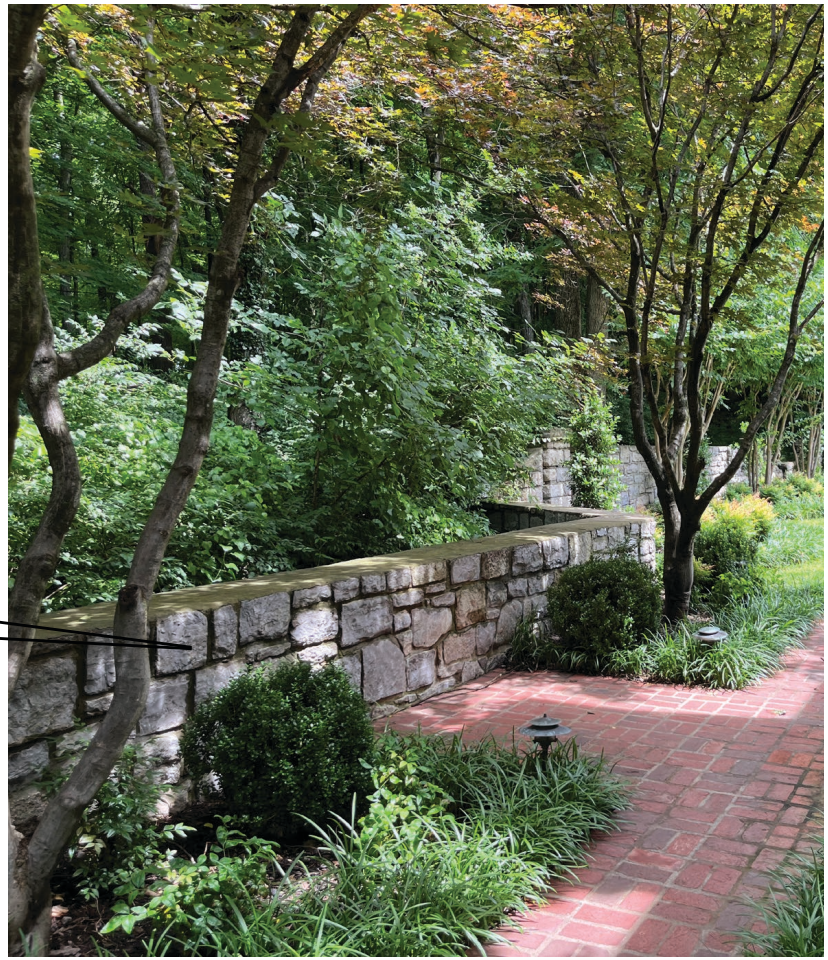
MATERIAL PALETTE

JUNE 19, 2026





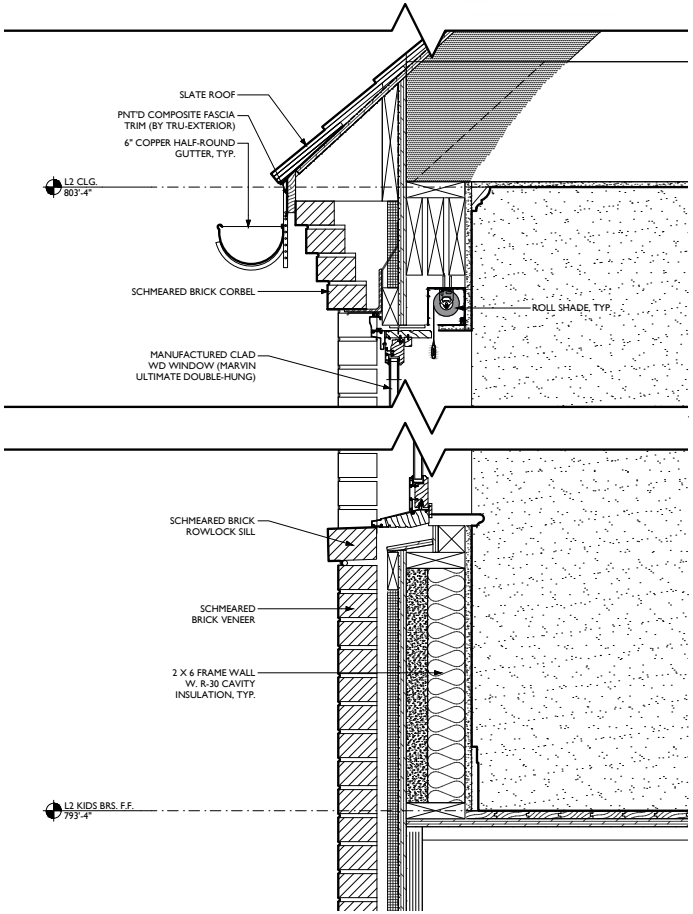




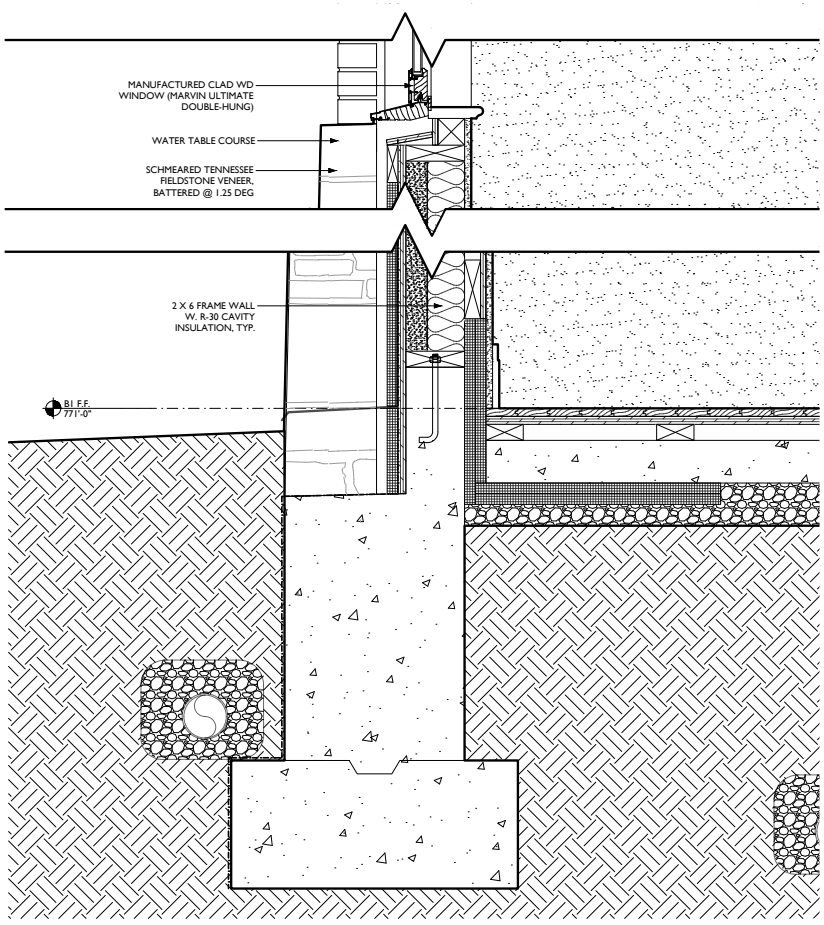
4412 CHICKERING LN - HZC PRESENTATION

TENNESSEE FIELDSTONE

JUNE 19, 2026



TOP



BOTTOM

4412 CHICKERING LN - HZC PRESENTATION

TYPICAL WALL SECTION

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

AMERICAN VERNACULAR EXAMPLE
(KNOXVILLE, TN | RICHARD WILLIAMS ARCHITECTS)

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

AMERICAN VERNACULAR EXAMPLE
(FLINT HILL, VA | RICHARD WILLIAMS ARCHITECTS)

JUNE 19, 2026





4412 CHICKERING LN - HZC PRESENTATION

AMERICAN VERNACULAR EXAMPLE
(FLINT HILL, VA | RICHARD WILLIAMS ARCHITECTS)

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

AMERICAN VERNACULAR EXAMPLE
(MCLEAN, VA | RICHARD WILLIAMS ARCHITECTS)

JUNE 19, 2026



4412 CHICKERING LN - HZC PRESENTATION

AMERICAN VERNACULAR EXAMPLE
(ORLEAN, VA | RICHARD WILLIAMS ARCHITECTS)

JUNE 19, 2026

Staff Report

Agenda No.: III.A.

Case No.: A26-41

Staff: Mary Samaniego, Planning Director

Applicant: The Leri family

Request: Certificate of Appropriateness for a new single-family residence.

Location: 4412 Chickering Lane

Summary:
The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is American Vernacular with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in February 2026.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 6.38 acres (277,913 square feet - SF) and is an irregularly shaped flag-lot with frontage on Chickering Lane.
2. The project received the following variance by the Board of Zoning Appeals in June 2026:
   a. Per Section 14-204(1)(i) of the Zoning Ordinance, multiple retaining walls which alter the average existing grade in excess of three feet (3') will be treated as a single wall and may only be constructed with the approval of the Board of Zoning Appeals. The proposed retaining wall maximum height is 11’4” at the southwest corner of the retaining wall. The top 3’ of the retaining wall will act as a railing for the pedestrians to access the front door.
3. The proposed residence has an attached two-car garage.
4. The zoning district is Residence B, and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all other applicable standards.
5. The property is not located within the regulated floodplain.
6. Materials list:

Window Manufacturer: Marvin: "Ultimate" Dou

Window Material: Aluminum Clad Wood

Frame Material: Wood

Windowsills: Brick

Brick, Painted/Natural: Brick with Mortar Schme

Brick/Stone Thickness: 3 5/8" Brick Veneer

Clapboard Material: N/A

Clapboard Dimensions/Reveal: N/A

Railings, Columns, Pilasters: Architectural Bronze Alu

Chimney Material: Brick with Mortar Schme

Roofing Material: Slate

Exterior Doors: Marvin "Ultimate" Narro

Eaves/Cornice: Abbreviated Eave / Brick

Gutters: Copper Half Round

Gutter Dimensions: 6"

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and
3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.
Front Door material not stated.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall 14 be a minimum of three by four inches (3"x4") in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

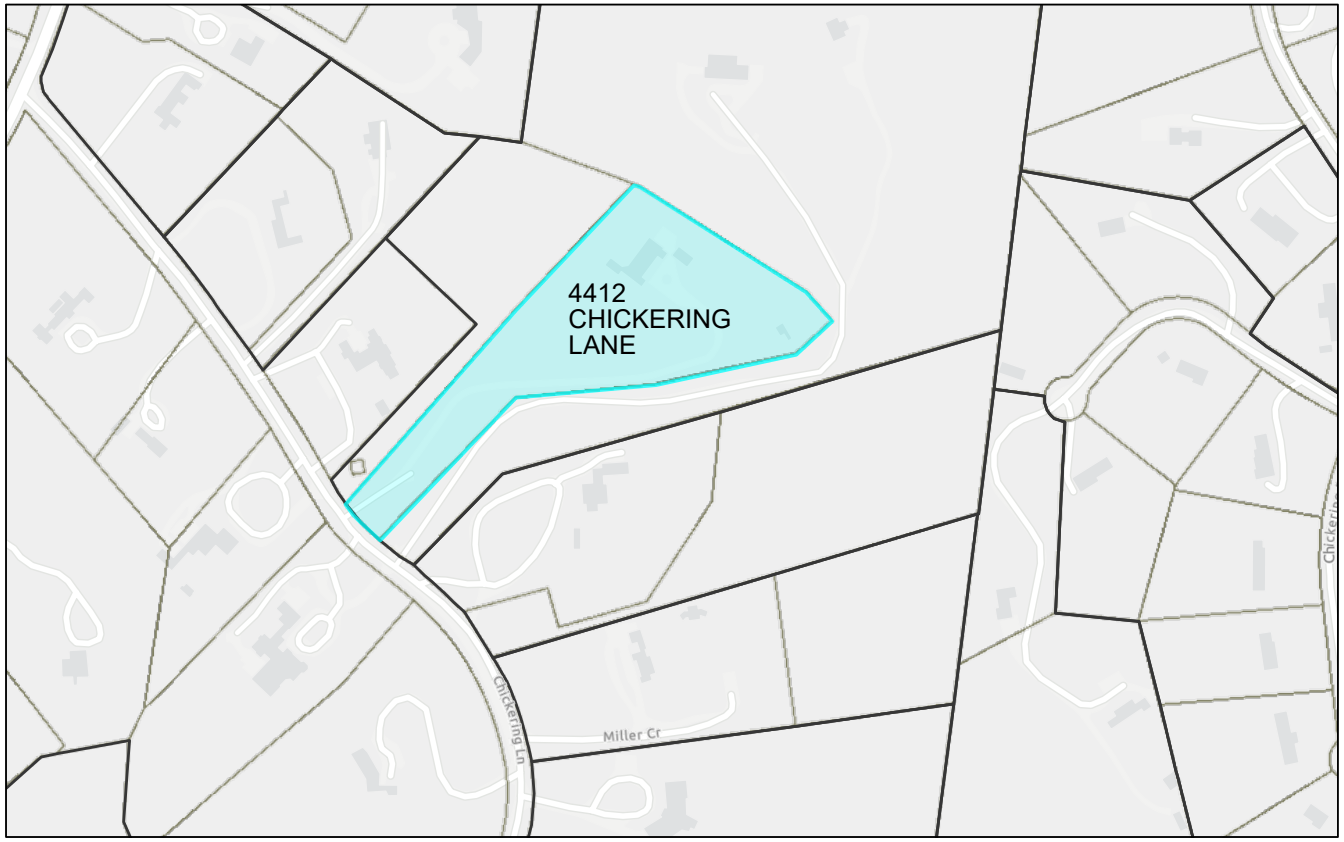
Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door. **Garage Door Material not stated.**

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:
1. Location Map

LOCATION MAP 4412 CHICKERING LANE



12/23/2025

Subdivision Boundaries

1:4,558

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MetroGIS

Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: ekyle@mcdevitt.com

Property Owner Phone:

Is Owner Applicant? ◯Yes ◉No

RELATIONSHIP TO OWNER:

◯Contractor

◯Architect

◯Other (explain)

PROPERTY DESCRIPTION & LOCATION

1937 AGE/YEAR OF STRUCTURE

◉Yes ◯No PROPERTY OF SIGNIFICANCE (1901-1939)

◯Yes ◯No PROPERTY OF CONSERVATION (1940-2000)

◯Yes ◯No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

◯New Construction ◯Demolition ◯Exterior Alteration or Repair ◯Addition

Define Architectural Style Tudor Style

Reason for Request:

We propose a modest addition of a sunroom and a breezeway to connect the existing detached garage to the main residence. The design will be compatible with the home's historic character, using matching materials and a roofline that complements the existing structure. The addition will not be visible from the street.

Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

House is in good condition

Historical Significance

1937 Tudor Style Architecture

◯Yes ◯No Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

Wood Cornice, Paint to match existing

New Construction Material List Description

Window Manufacturer: Sierra Pacific

Window Material: Aluminum Clad exterior

Frame Material: wood

Windowsills: wood

Brick, Painted/Natural: Brick, Painted to match

Brick/Stone Thickness: nominal 4"

Clapboard Material: n/a

Clapboard Dimensions/Reveal: n/a

Railings, Columns, Pilasters: n/a

Chimney Material: n/a

Roofing Material: Architectural Shingles, t

Exterior Doors: Sierra Pacific

Eaves/Cornice: Wood, painted to match

Gutters: Gutters to match existir

Gutter Dimensions: 6" to match existing

Property of Significance

◯Yes ◯No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

◯Yes ◯No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

◯Yes ◯No Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;

◯Yes ◯No Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or

◯Yes ◯No Is a notable work of a master builder, designer, or architect, and/or;

◯Yes ◯No Possesses or may likely yield information important in prehistory or history, and/or

◯Yes ◯No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

- Description of Property Condition and Proposal
- Site Plan showing building envelope
- All building elevations showing finish grade
- Wall Section with siding, roofing, doors, windows, and ornamentation.
- PDF Photos of Existing Property
- PDF Photos of Neighboring Properties
- PDF Inspirational Photos

Additional submittal requirements for **Exterior Alteration or Repairs**:
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

Additional submittal requirements for **New Construction and Additions**:
A complete set of CAD plans at 1/4-inch scale.

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Jamie Pfeffer	2026-06-18
Typed Signature of Applicant or Owner	Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: Elliott Kyle & Neill Broderick

ADDRESS: 110 Bellevue Dr S.

EMAIL: ekyle@mcdevitt.com , neillbroderick@gmail.com

PHONE NUMBER: _____

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain)_____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 110 Bellevue Dr S.

AGE/YEAR OF STRUCTURE: 1937

PROPERTY OF SIGNIFICANCE (1901-1939) X YES

PROPERTY OF CONSERVATION (1940-2000) ____ YES

PROPERTY LESS THAN 50 YEARS ____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

____ New Construction ____ Demolition ____ Exterior Alteration or Repair _X_ Addition

DEFINED ARCHITECTURAL STYLE: Tudor Style

DESCRIBE PROPOSED WORK: We propose a modest addition of a sunroom and a breezeway to connect the existing detached garage to the main residence. The design will be compatible with the home's historic character, using matching materials and a roofline that complements the existing structure. The addition will not be visible from the street.

PROJECT CALCULATIONS

LOT SQ. FT: (17,365 sqft)	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	2,083 sqft	3,041 sqft	3,473.97 sqft	+1,390.97 sqft	66.78% over
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	3,907.12 sqft	3,948 sqft	4,380.97 sqft	+473.85 sqft	12.12% over
FRONT YARD AREA	6,828.16 sqft	6,828.16 sqft	n/a	n/a	n/a
TOTAL DRIVEWAY AREA	2,083.80 sqft	2,250 sqft	n/a	n/a	n/a
DRIVEWAY IN FRONT YARD AREA	1,502.20 sqft	1,350 sqft	n/a	n/a	0%
HARDSCAPE AREA	1,389.20 sqft	1,254 sqft	1,035 sqft	-354.20 sqft	0%
POOL AREA	347.30 sqft	n/a	n/a	n/a	n/a

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal
- ☐ Site Plan showing building envelope
- ☐ All building elevations showing finish grade
- ☐ PDF Inspirational Photos
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☐ PDF Photos of Existing Property
- ☐ PDF Photos of Neighboring Properties

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**
  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)
  House is in good condition

Historical Significance

1937 Tudor Style Architecture

Is the property habitable?

yes

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any? Wood cornice, paint to match existing

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:
Sierra Pacific

Window Material:
Aluminum Clad exterior, wood interior

Frame Material:
Wood

Windowsills:
Wood

Brick, Painted/Natural:
Brick Painted to match existing

Brick/Stone Thickness:
Nominal 4"

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters:

Chimney Material:

Roofing Material:
Architectural shingles to match existing

Exterior Doors:
Sierra Pacific

Eaves/Cornice:
Wood, Painted to match existing

Gutters:
Gutters to match existing

Gutter Dimensions:
6" Gutters to match existing

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[ ]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[ ]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[ ]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[ ]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[ ]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[ ]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[ ]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: _____



106 Bellevue Dr. S



108 Bellevue Dr. S



112 Bellevue Dr. S



114 Bellevue Dr. S



115 Bellevue Dr. S



113 Bellevue Dr. S



111 Bellevue Dr. S



109 Bellevue Dr. S

106 Bellevue Dr. S



Front



Garage Side Elevation



Back Elevation



Existing Sunroom

Project Title Kyle Residence

Date July 14, 2026

Location 110 Bellevue Dr. S

Version HZC

Architect / Designer Pfeffer Torode Architecture

PFEFFER TORODE

We are submitting this application for a modest and thoughtful renovation and rear addition to the property located at 110 Bellevue Dr. S. The existing primary residence is a small Tudor-style cottage, originally constructed in 1937, , with a detached garage located to the side of the lot. The home reflects a traditional Tudor architectural vocabulary that contributes to the historic residential character of the neighborhood. This proposal is approached with careful consideration for the scale, materials, and character of the existing residence and its surroundings.

The project includes interior renovations and the conversion of an existing rear sunroom into a functional laundry and mudroom. A new, modest sunroom addition is proposed at the rear of the residence and will be accessed through this renovated space. The addition is intentionally subordinate in scale and architectural expression and will not be visible from the public right-of-way.

The design maintains a clear hierarchy between the primary street-facing façade and the rear of the home, with restrained detailing and materials compatible with the existing Tudor cottage and surrounding neighborhood. Overall, the proposal enhances the functionality and livability of the home while preserving its architectural integrity and the established character of Belle Meade.

Kyle Residence

Pfeffer Torode Architecture

Period Style: Tudor

The residence is a small Tudor-style cottage that contributes to the rich architectural diversity of Belle Meade. While neighboring homes within the area represent a range of architectural styles, the subject property reflects hallmark features of Tudor residential design as defined in A Field Guide to American Houses by Virginia McAlester. These characteristics include a compact, picturesque massing; steeply pitched primary roof forms; half-timber detailing; and the use of traditional masonry materials.

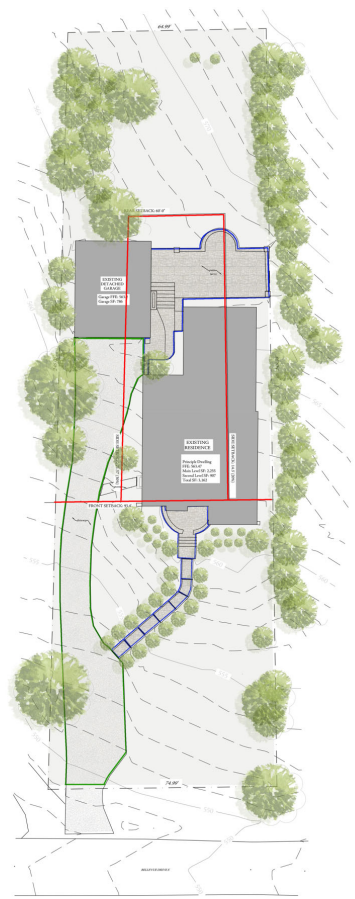
The architectural character of the home is further defined by its prominent masonry fireplace and chimney, expressive brick and stucco exterior wall construction, and carefully proportioned openings that reinforce the handcrafted quality typical of Tudor cottages. Together, these elements establish a strong architectural identity and contribute to the historic residential character of the neighborhood.

The proposed work is intentionally designed to respect these defining features by preserving the dominant roof forms, materials, and detailing of the original structure, while ensuring that new construction remains secondary in scale, massing, and architectural expression.

Inspiration

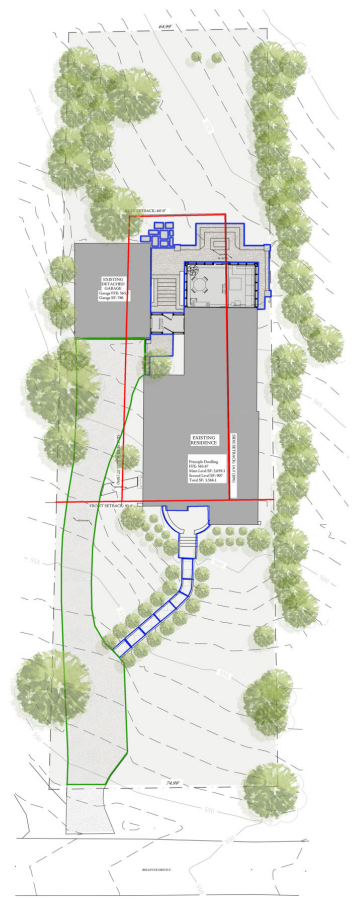
The attached inspiration images illustrate modest rear sunroom additions and transitional spaces that are designed with restraint and a clear hierarchy relative to the primary historic structure. These precedents emphasize traditional proportions, refined detailing, and material compatibility, rather than stylistic replication or overt contrast.

Key characteristics reflected in the reference images include:
- Vertically proportioned, multi-pane windows and French doors
- Brick base conditions and painted wood trim
- Simplified exterior detailing



Existing Site Plan

SCALE: 1/16" = 1'- 0"



Proposed Site Plan

SCALE: 1/16" = 1'- 0"

Proposed Structure
Existing Structure
Building Envelope
Total Driveway
Hardscape

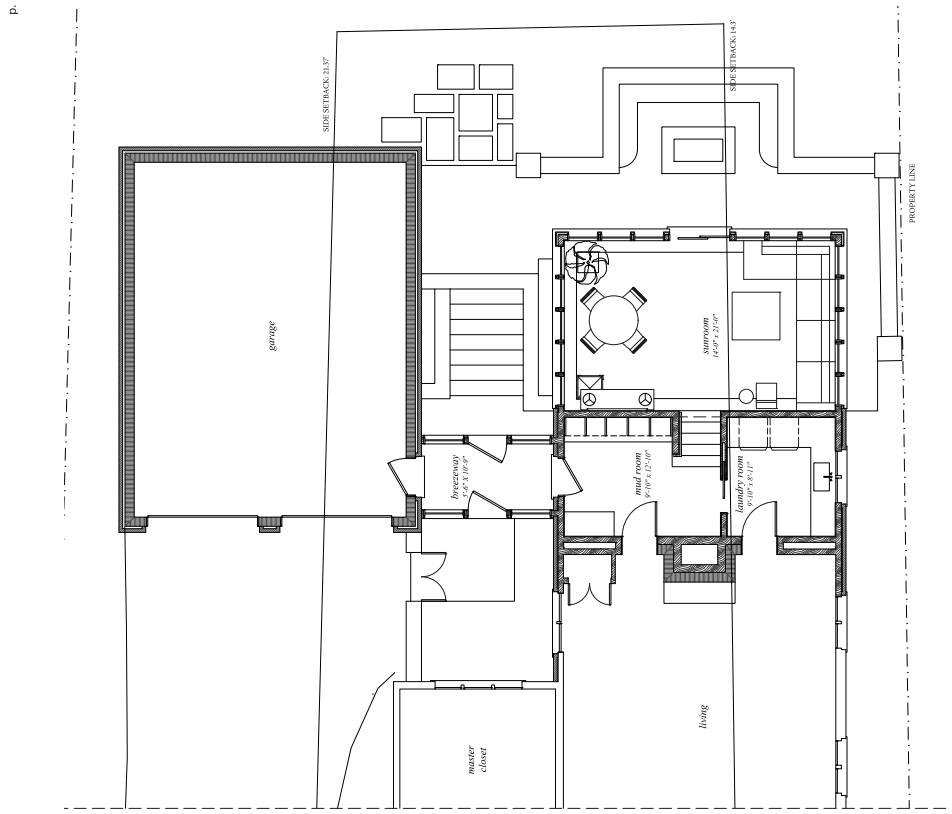
Square Footage Calculations

Lot Square Footage: 17,365 sf

	SF allowed	existing SF	proposed SF	% over allowable
Footprint:	2,083 sf	3,041 sf	3,473.97 sf	66.78% over
Gross Floor Area	3,907.12 sf	3,948 sf	4,380.97 sf	12.12% over
Front Yard Area	6,828.16 sf	6,828.16 sf	n/a	n/a
Total Driveway Area	2,083.80 sf	2,250 sf	n/a	n/a
Driveway in Front Yard Area	1,205.77 sf	1,350 sf	n/a	n/a
Hardscape	1,389.20 sf	1,254 sf	1,035 sf	0%
Pool Area	347.30 sf	n/a	n/a	n/a

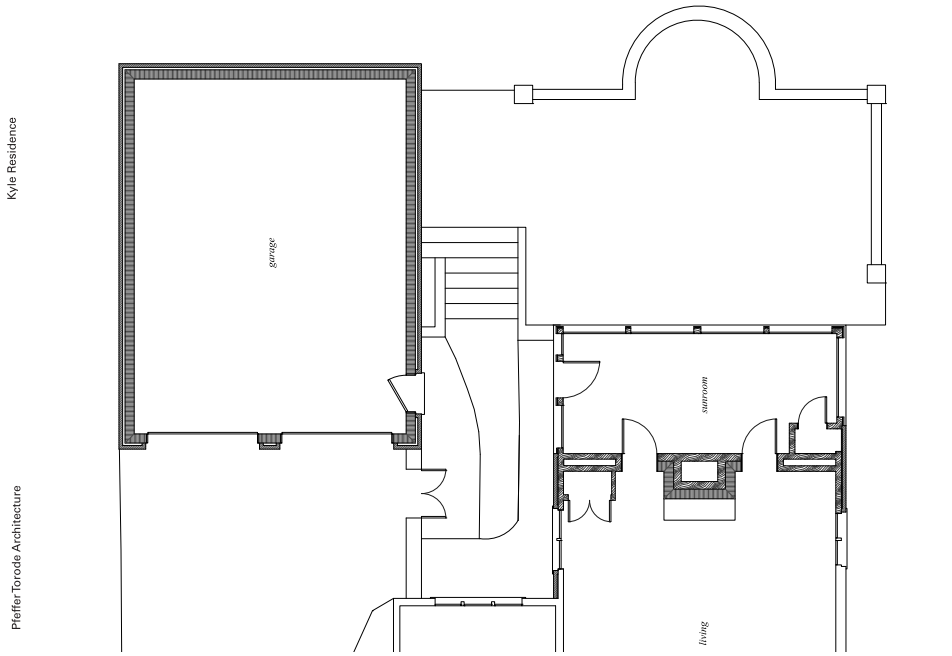
Residential 'B' Setbacks

Front Setback:	93.4'
Rear Setback:	60'-0"
Side Setback:	20% of lot width -14.3'



Proposed First Floor Plan

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

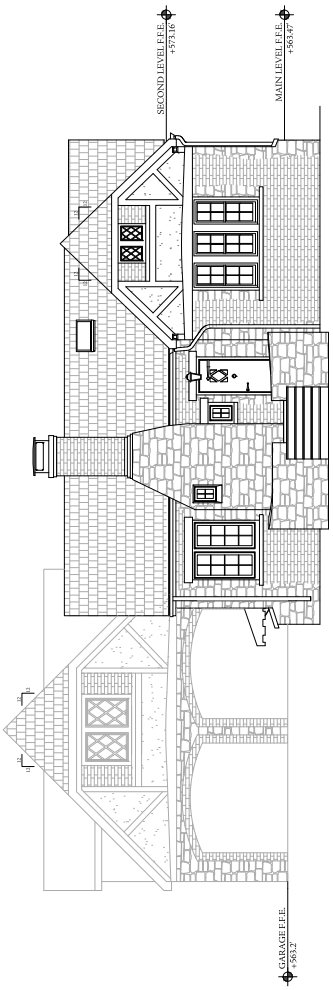


Existing First Floor Plan

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

Kyle Residence

Pfeffer Torode Architecture



Existing South Elevation

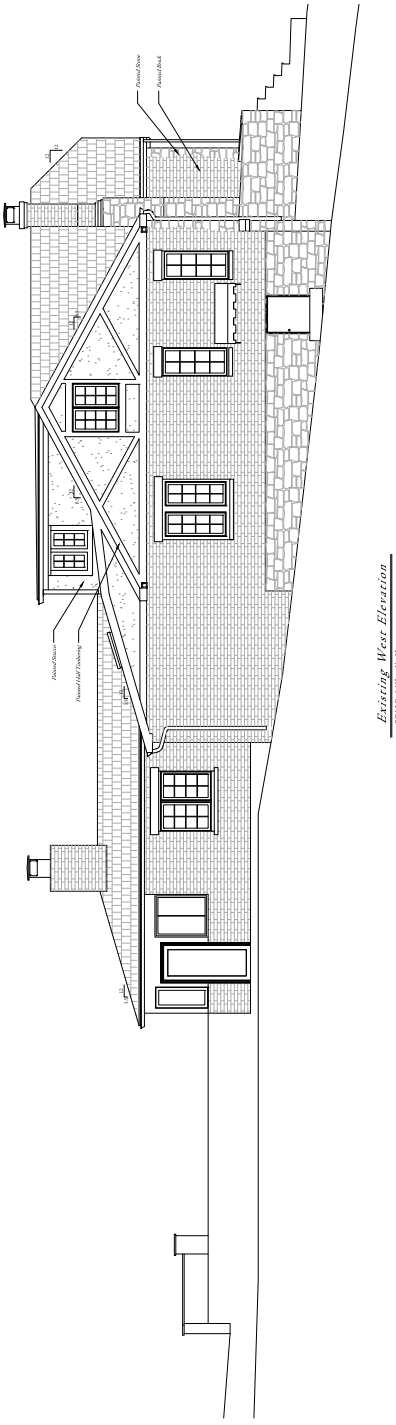
SCALE: 1/8" = 1'-0"

Kyle Residence

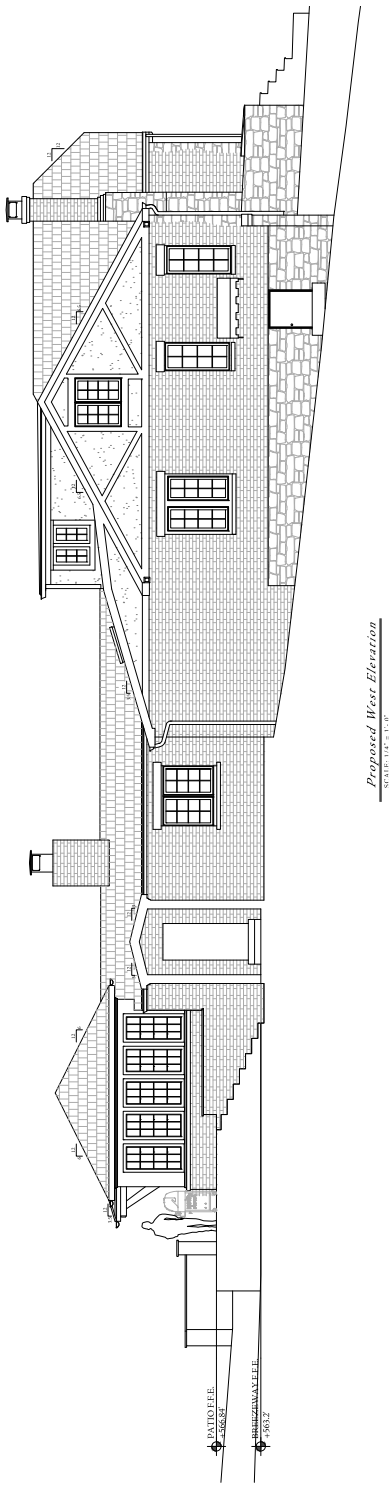
Pfeffer Torode Architecture

Kyle Residence

Pfeffer Torode Architecture



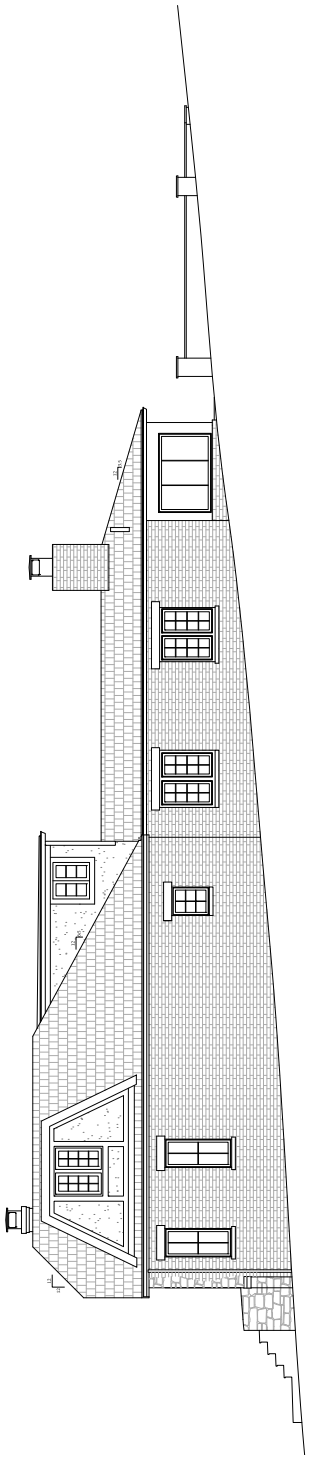
Existing West Elevation
SCALE: 1/8" = 1'- 0"



Proposed West Elevation
SCALE: 1/8" = 1'- 0"

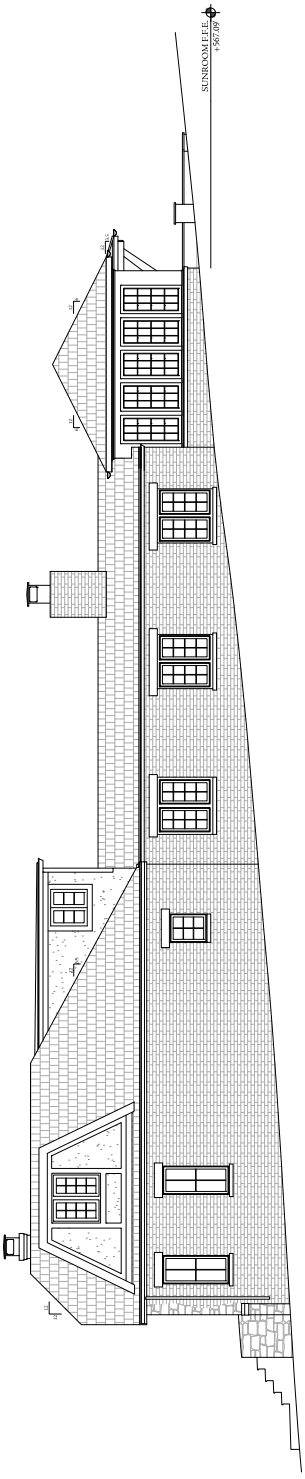
Kyle Residence

Pfeffer Torode Architecture



Existing East Elevation

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



Proposed East Elevation

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

Tudor Style Roof

The primary roof forms of the residence retain the steep pitches characteristic of Tudor cottages, while the rear portion of the house utilizes a lower roof pitch appropriate for a secondary element. The proposed design preserves a portion of the existing low-pitched rear roof and extends it to transition into the new sunroom roof.

The new sunroom is proposed with a modest 6:12 hipped roof, allowing the addition to remain visually subordinate while providing a clear and orderly connection to the existing structure. This approach maintains a legible hierarchy between the primary historic roof forms and the rear addition, avoiding unnecessary alteration to the original house while ensuring a cohesive overall roof composition.





Existing North Elevation

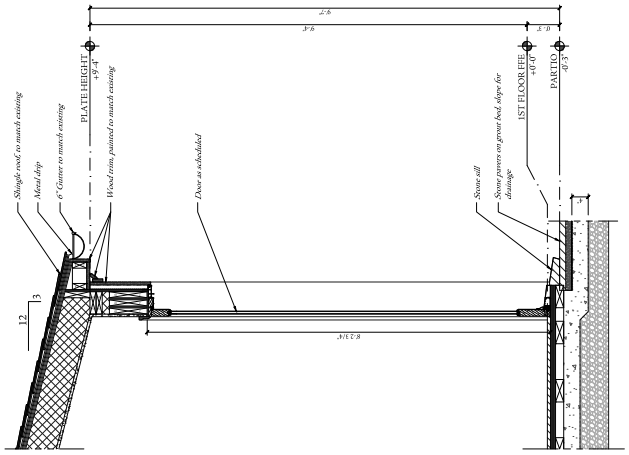
SCALE: 1/8" = 1'- 0"



Proposed North Elevation

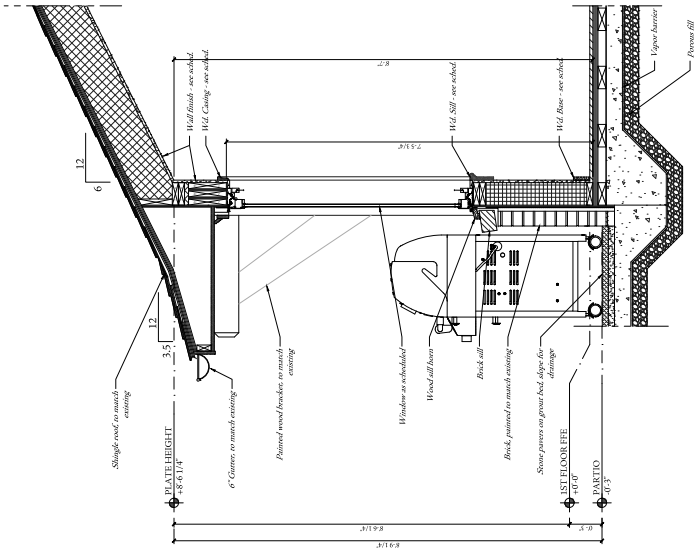
SCALE: 1/8" = 1'- 0"

Regular Meeting - PACKET - (Page 69 of 110) General Attachment 184_110-Bellevue-Dr-S__HZC-Presentation.pdf (Page 10 of 11) ... e-Dr-S__HZC-Presentation.pdf (Page 10 of 11)



Wall Section thru Breezeway

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



Wall Section thru Sunroom

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

Kyle Residence

Pfeffer Torode Architecture

Staff Report

Agenda No.: III.B.

Case No.: A26-42

Staff: Mary Samaniego, Planning Director

Applicant: The Kyle/Broderick family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 110 Bellevue Drive South

Summary:

The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. The specific request is to construct a screened porch on to the rear of the existing residence in a patio area. The architectural style is Tudor with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.40 acres (17,365 square feet).
2. The lot is very narrow at 75' width at the street and has an elevation change of 24' from the rear falling to the front.
3. The project received the following variances by the Board of Zoning Appeals in May 2026:
   a. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,083 square feet. The existing residence has a building footprint of 3,041 square feet and the proposed screened-in porch addition of 433 square feet will then provide as overall building footprint of 3,474 square feet (1,391 square feet over the maximum allowable).
   b. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 3,907 square feet. The existing residence has a building area of 3,948 square feet and the proposed screened-in porch addition of 433 square feet will then provide as overall building area of 4,381 square feet (474 square feet over the maximum allowable).
   c. Per Section 14-203(3)(Table 1), The minimum width of any side yard shall be twenty percent (20%) of the lot width at the front setback line and that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front setback line. The existing lot is

72’ wide and the required north side setback is 14’. The existing residence is 5 from the side property line and the proposed addition is 5’ from the side property line.

4. The existing dwelling was constructed in 1937 and includes a two-car garage. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
5. The dwelling has been identified in the 1993 historical survey as: DV-21447; English cottage architectural style.
6. The residence has been owned by five families over the last 50 years.
7. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
8. The zoning district is Residence B, and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all other applicable standards.
9. The property is not located within the regulated floodplain.
10. Materials list:

Window Manufacturer: Sierra Pacific	Railings, Columns, Pilasters:
Window Material: Aluminum Clad exterior, wood interior	Chimney Material:
Frame Material: Wood	Roofing Material: Architectural shingles to match existing
Windowsills: Wood	Exterior Doors: Sierra Pacific
Brick, Painted/Natural: Brick Painted to match existing	Eaves/Cornice: Wood, Painted to match existing
Brick/Stone Thickness: Nominal 4"	Gutters: Gutters to match existing
Clapboard Material:	Gutter Dimensions: 6" Gutters to match existing
Clapboard Dimensions/Reveal:	

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;

3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in other sections of these design guidelines. A property of significance is defined as follows:

- Generally, these will be properties built prior to 1939;
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places;
- Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of the City of Belle Meade;
- Are listed or determined eligible for listing in the National Register of Historic Places, and/or determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and/or
- Possesses one or more of the following criteria:
  • A broad cultural, political, economic, or social association with the historic development of the City of Belle Meade, the state, or the nation;
  • Identification with a historic person or with important events in the city, state, and/or national history;
  • Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in the city and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship;
  • Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period;
  • Is a notable work of a master builder, designer, or architect;
  • Possesses or may likely yield information important in prehistory or history; and/or
  • Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.

3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for the specific architectural elements:

1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.
5. Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.
6. Deck Material: No deck shall be constructed of vinyl clad materials.
7. Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.
8. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

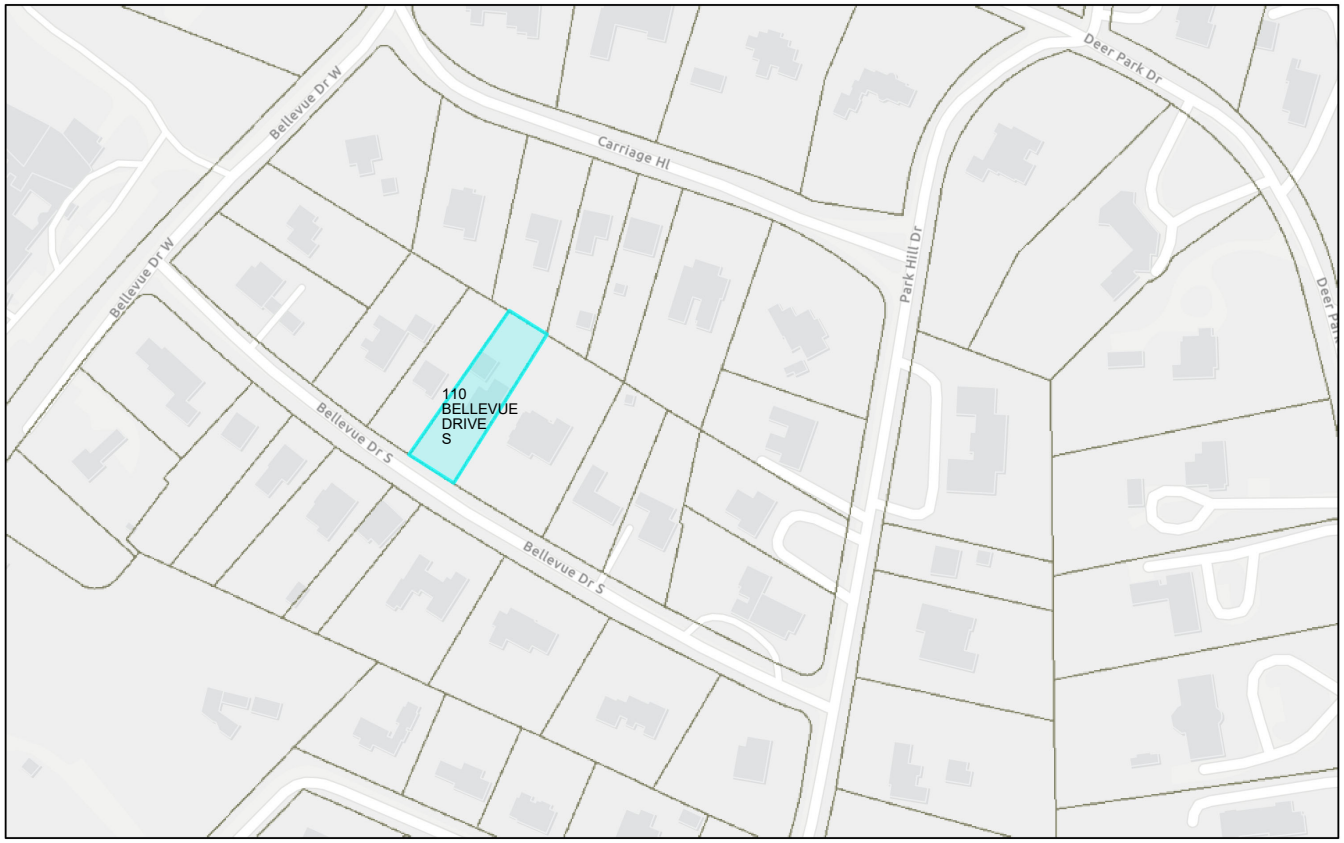
9. Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall 14 be a minimum of three by four inches (3”x4”) in circumference.
10. Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2” – 4”. Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.
11. Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the proposed plans.
12. Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.
13. Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure’s roof facing to the “front” as defined in the Zoning Code. All vents must be copper or painted to match roof color.
14. Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

LOCATION MAP 110 BELLEVUE DRIVE S



3/31/2026

1:2,864

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MetroGIS

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: Blaine Bonadies

ADDRESS: 1521 Dallas Ave Nashville, TN 37212

EMAIL: blaine@bonadiesarchitect.com

PHONE NUMBER: 615.269.4673

RELATIONSHIP TO OWNER: Contractor _____ Architect ____x____ Other (explain)____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 506 Park Center Dr Nashville, TN 37205

AGE/YEAR OF STRUCTURE: mid 1930 PROPERTY OF SIGNIFICANCE (1901-1939) _x_ YES

PROPERTY OF CONSERVATION (1940-PRESENT) ____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

____ New Construction ____ Demolition ____ Exterior Alteration or Repair _x_ Addition

DEFINED ARCHITECTURAL STYLE: Tudor

DESCRIBE PROPOSED WORK:

Adding onto the first floor and second floor. Adding a garage and Sunroom

1

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	3,659 SF	3,263 SF	4,261 SF		1.9%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	6,860 SF	4191 SF	6,844 SF		UNDER
FRONT YARD AREA	N/A	6,485 SF	6,485 SF		N/A
TOTAL DRIVEWAY AREA	3,659 SF	6,216 SF	3,592 SF		UNDER
DRIVEWAY IN FRONT YARD AREA	1,427 SF	2,779 SF	1414 SF		UNDER
HARDSCAPE AREA	2,439 SF	1,661 SF	2,431 SF		UNDER
POOL AREA	610 SF	N/A	448 SF		UNDER

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal
- ☐ Site Plan showing building envelope
- ☐ All building elevations showing finish grade
- ☐ PDF Inspirational Photos
- ☐ Floor Plans for each floor
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☐ PDF Photos of Existing Property
- ☐ PDF Photos of Neighboring Properties

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**

  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

  Demolition will be completed on the existing garage. The garage is currently in poor condition, and does not match the main house's design. The new garage will be comply with the tudor design style.

Historical Significance

The home is considered a property of significance due to its mid 1930s establishment and unique tudor style, but no other historical significance applies

Is the property habitable?

No, the garage living quarters are in poor condition.

Give a compelling reason for demolition of property

Demolition is necessary as the current garage is not in good condition and the design lacks aesthetic value.

Describe the proposed reuse of existing materials, if any?

Exisiting materials will be reused when appropriate.

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:
Marvin

Window Material:
Wood with aluminum clad exterior

Frame Material:
Wood with aluminum clad exterior

Windowsills:
Brick Sills in brick
Wood sill in stucco

Brick, Painted/Natural:
Brick, natural

Brick/Stone Thickness:
2 3/4" x 7 5/8"

Clapboard Material:
Painted cedar siding, stained cedar shake

Clapboard Dimensions/Reveal:
5" reveal on siding, 6" reveal on cedar shake

Railings, Columns, Pilasters:
Wrapped with clear douglas fir and painted

Chimney Material:
stone wall, limestone cap, clay chimney pot

Roofing Material:
dimensional architectural shingles

Exterior Doors:
Mahogany front door, Intregal color aluminum clad

Eaves/Cornice:
painted clear cedar exposed rafter tails

Gutters:
galvalume kynar 500

Gutter Dimensions:
6" diameter half round galvalume kynar

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[X]	[ ]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[X]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[X]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: 06/18/2026

Staff Report

Agenda No.: III.C.

Case No.: A26-44

Staff: Mary Samaniego, Planning Director

Applicant: The Vaughan family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 506 Park Center Drive

Summary:
The applicant/owner is requesting Certificate of Appropriateness approval for an addition to a single-family residence. The specific request for the addition is to construct 3,640 additional feet which includes three garage bays. The architectural style is Tudor with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.71 acres (30,492 square feet).
2. The lot is rectangular in shape and similar to surrounding properties and does not have steep slopes.
3. The project received the following variances by the Board of Zoning Appeals in May 2026:
   a. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 3,659 square feet. The existing residence with the addition will then provide as overall building footprint of 4,261 square feet (602 square feet over the maximum allowable).
   b. Per Section 14-203 Table 1 footnote 4, the minimum width of any side yard shall be twenty percent (20%) of the lot width at the front building line: provided, however, that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front set back line, and provided further that, in the case of a lot having an irregular front lot line, the width of the lot shall be measured at the midpoint of the front setback line. The required side yard setbacks from the north property line is 30’ and from the south property line is 20’. A small portion of the addition is 14’ from the south property line (6’ encroachment).
4. The existing dwelling was constructed in 1930 and includes an attached two-car garage. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
5. The dwelling was not been identified in the 1993 historical survey.
6. The residence has been owned by two families over the last 50 years.

7. Staff upon research did not find any significant architect, builder, nor city persons associated with this residence.
8. The zoning district is Residence B, and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all other applicable standards.
9. The property is not located within the regulated floodplain.
10. Materials list:

Window Manufacturer:	Railings, Columns, Pilasters:
Marvin	Wrapped with clear douglas fir and painted
Window Material:	Chimney Material:
Wood with aluminum clad exterior	stone wall, limestone cap, clay chimney pot
Frame Material:	Roofing Material:
Wood with aluminum clad exterior	dimensional architectural shingles
Windowsills:	Exterior Doors:
Brick Sills in brick Wood sill in stucco	Mahogany front door, Intregal color aluminum clad
Brick, Painted/Natural:	Eaves/Cornice:
Brick, natural	painted clear cedar exposed rafter tails
Brick/Stone Thickness:	Gutters:
2 3/4" x 7 5/8"	galvalume kynar 500
Clapboard Material:	Gutter Dimensions:
Painted cedar siding, stained cedar shake	6" diameter half round galvalume kynar
Clapboard Dimensions/Reveal:	
5" reveal on siding, 6" reveal on cedar shake	

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in other sections of these design guidelines. A property of significance is defined as follows:

- Generally, these will be properties built prior to 1939;
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- Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of the City of Belle Meade;
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- Possesses one or more of the following criteria:
  • A broad cultural, political, economic, or social association with the historic development of the City of Belle Meade, the state, or the nation;
  • Identification with a historic person or with important events in the city, state, and/or national history;
  • Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in the city and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship;
  • Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period;
  • Is a notable work of a master builder, designer, or architect;
  • Possesses or may likely yield information important in prehistory or history; and/or
  • Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.

4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for the specific architectural elements:

1. Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.
2. Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.
3. Front Doors: No front door shall be of aluminum or vinyl.
4. Front Porch: No front steps visible from the street shall be finished concrete.
5. Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.
6. Deck Material: No deck shall be constructed of vinyl clad materials.
7. Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.
8. Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.
9. Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall 14 be a minimum of three by four inches (3”x4”) in circumference.
10. Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. When chimneys are above the

roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

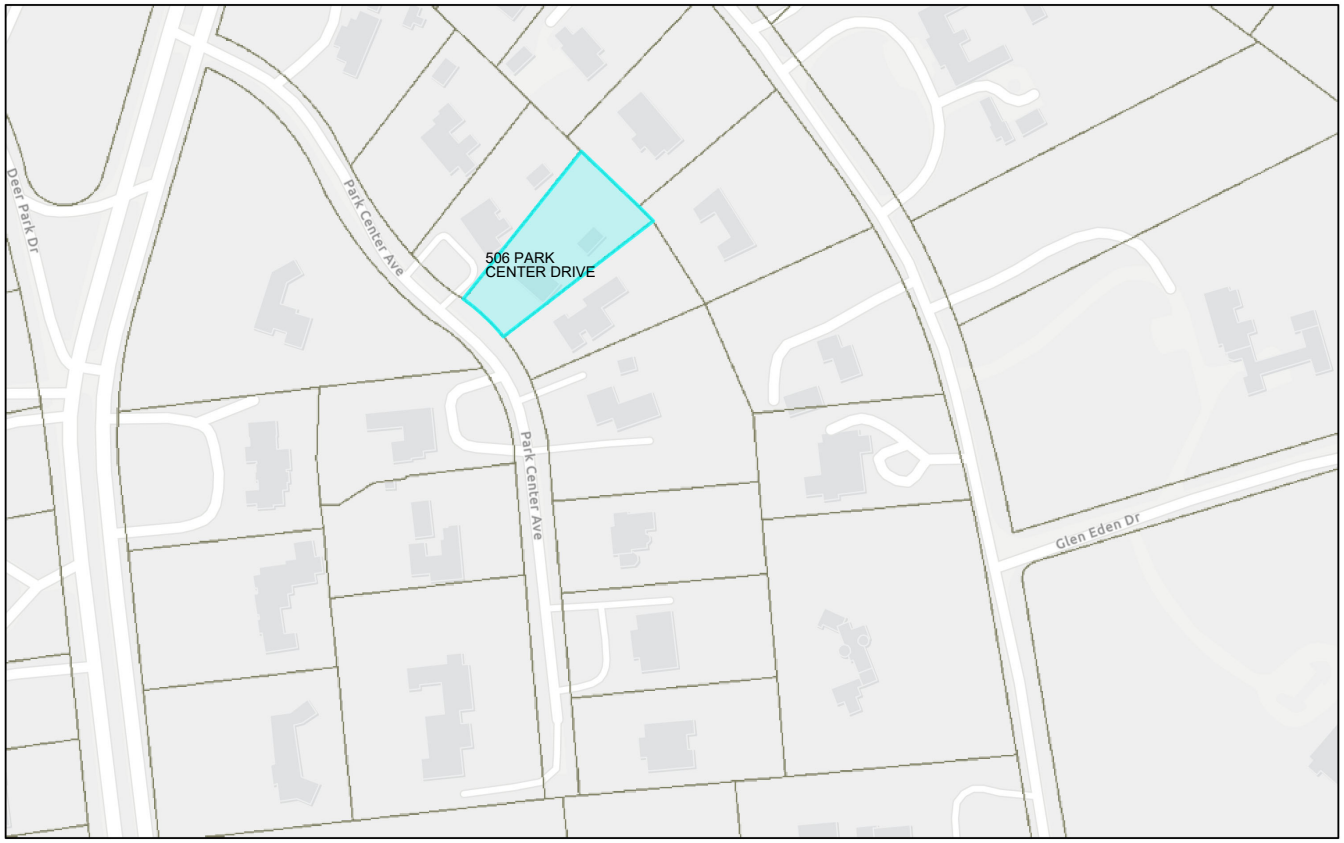
11. Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the proposed plans.
12. Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.
13. Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.
14. Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door. **Garage Door material not stated.**

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

LOCATION MAP 506 PARK CENTER DRIVE



3/31/2026

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0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MetroGIS

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: George Lazenby

ADDRESS: 1225 Chickering Rd. Nashville, TN 37215

EMAIL: glazenby@gmail.com

PHONE NUMBER: _____

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain)_____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 1225 Chickering Rd. Nashville, TN 37215

AGE/YEAR OF STRUCTURE: _____ PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES

PROPERTY OF CONSERVATION (1940-PRESENT) ____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

X New Construction ____ Demolition ____ Exterior Alteration or Repair ____ Addition

DEFINED ARCHITECTURAL STYLE: Modern

DESCRIBE PROPOSED WORK: _____

The proposed project is a new construction single family residence on an empty lot. The home is a 7,178 sf single-story design with a low profile intended to blend with the neighboring residences on Chickering Rd and E Brookfield.

1

PROJECT CALCULATIONS

LOT SQ. FT: 1.47 Acres = 64,033 s.f.	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	7,683.96 s.f.	--	7,178 sf	7,178 sf	0
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	12,860.60 s.f.	--	7,178 sf	7,178 sf	0 0
FRONT YARD AREA	31,188 s.f.	31,188 s.f.	31,188 sf	31,188 sf	0
TOTAL DRIVEWAY AREA	7,684 s.f.	6,7743 s.f.	6,690.87 sf	6,690.87 sf	0
DRIVEWAY IN FRONT YARD AREA	6,861 s.f.	--	5,028.81 sf	5,028.81 sf	0
HARDSCAPE AREA	5,123 s.f.	--	3,262.22 sf	3,262.22 sf	0
POOL AREA	1,281 s.f.	--	431 sf	431 sf	0

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 = 64,033 x 0.2 = 12,860.60

All of the items listed below are required to be submitted for all types of CoA applications.

- ☒ Description of Property Condition and Proposal
- ☒ Site Plan showing building envelope
- ☒ All building elevations showing finish grade
- ☒ PDF Inspirational Photos
- ☒ Floor Plans for each floor
- ☒ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☒ PDF Photos of Existing Property
- ☒ PDF Photos of Neighboring Properties

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**
  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)
  NA
  _____
  _____

Historical Significance
NA

Is the property habitable?
NA

Give a compelling reason for demolition of property
NA

Describe the proposed reuse of existing materials, if any? NA

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:
Weathershield Vue

Window Material:
Powder Coated Metal

Frame Material:
Powder Coated Metal

Windowsills:
Painted Composite Board

Brick, Painted/Natural:
Natural Linear Brick - Beige

Brick/Stone Thickness:
4"

Clapboard Material:
NA

Clapboard Dimensions/Reveal:
NA

Railings, Columns, Pilasters:
Powder Coated Steel

Chimney Material:
Brick with Powder Coated Steel Shroud

Roofing Material:
TPO

Exterior Doors:
To Match Window System
Front Door - Steel

Eaves/Cornice:
Painted Composite Board

Gutters:
NA

Gutter Dimensions:
NA

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[ ]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[ ]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[ ]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[ ]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[ ]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[ ]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[ ]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: June 19, 2026

ROBBINSARCHITECTURE

1225 Chickering Rd – Property Condition and Proposal

Property Condition:

1225 Chickering Rd is a vacant property without any existing structures. There is an existing driveway that remains on the site that was used by the previous home.

There are existing mature trees on the site mainly along the perimeter of the property on E Brookfield Ave. and Chickering Rd.

Proposal:

This proposal for the 1225 Chickering Rd property is a single story, modern home.

While modern in character, it's natural material and low-profile design are in harmony with the existing context of the area.

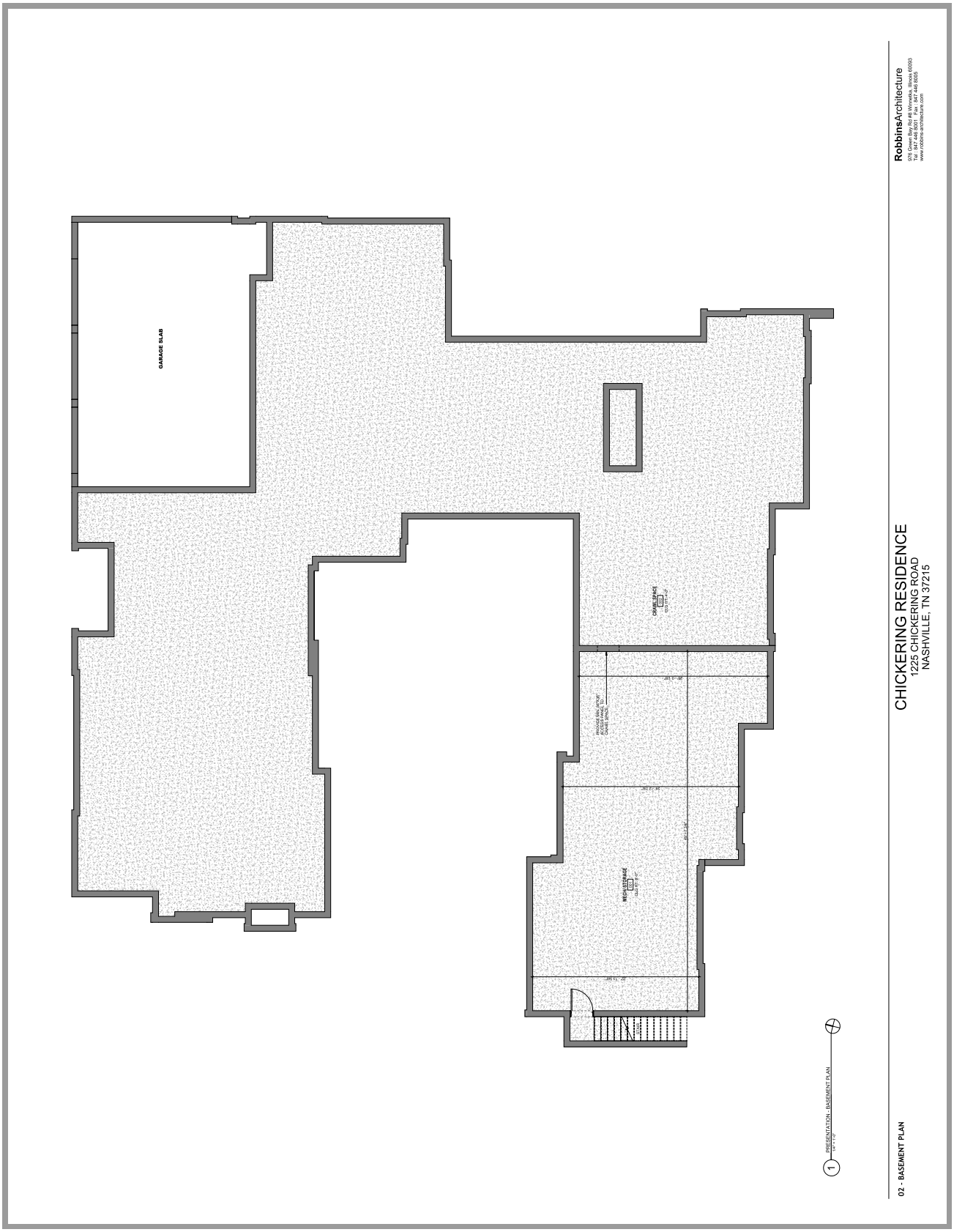
The neighborhood context has a strong language of single-story homes, categorized as Ranch. While not flat, the low-slung rooflines and strong horizontal edge where the roof meets the wall has a consistency of scale that sets a tone.

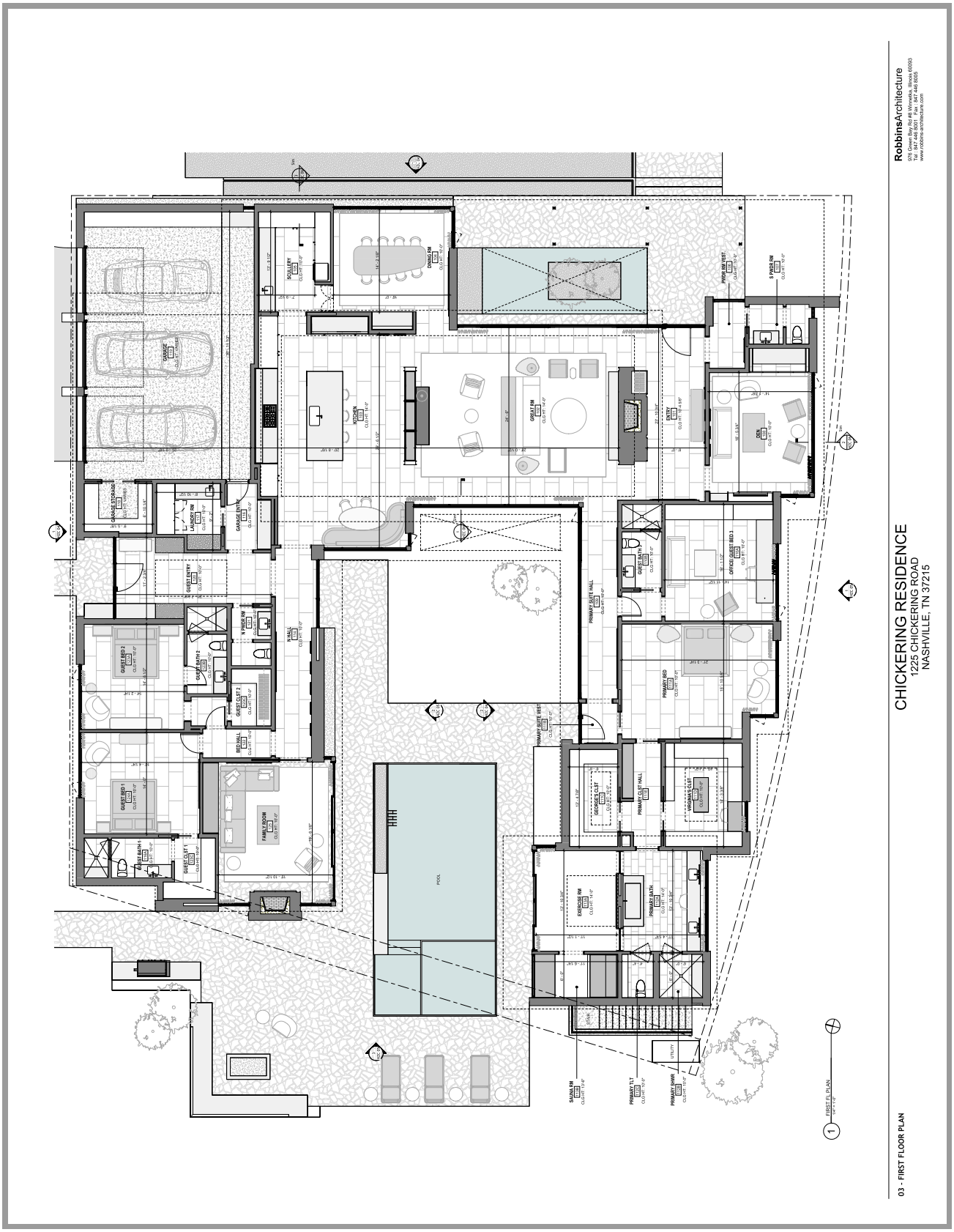
This proposal both compliments and blends in with this style, utilizing similar concepts of the Ranch, horizontal datum lines, brick, wide roof overhangs, sheltered and offset entry, front porch with colonnades, and most importantly a strong connection with the ground. This proposal is not just placed on the site but integrates with the landscape through wall and roof planes that extend into the landscape, blurring the lines of built versus natural.

The home is a modest footprint relative to lot size at 7,178 sf, and stepped facade that follows the curve of East Brookfield keeping the rhythm consistent with neighboring residences.

The proposed home shares the same characteristics as its neighbors with some departure, no different than the subtle departures between each of the homes on Chickering Rd.

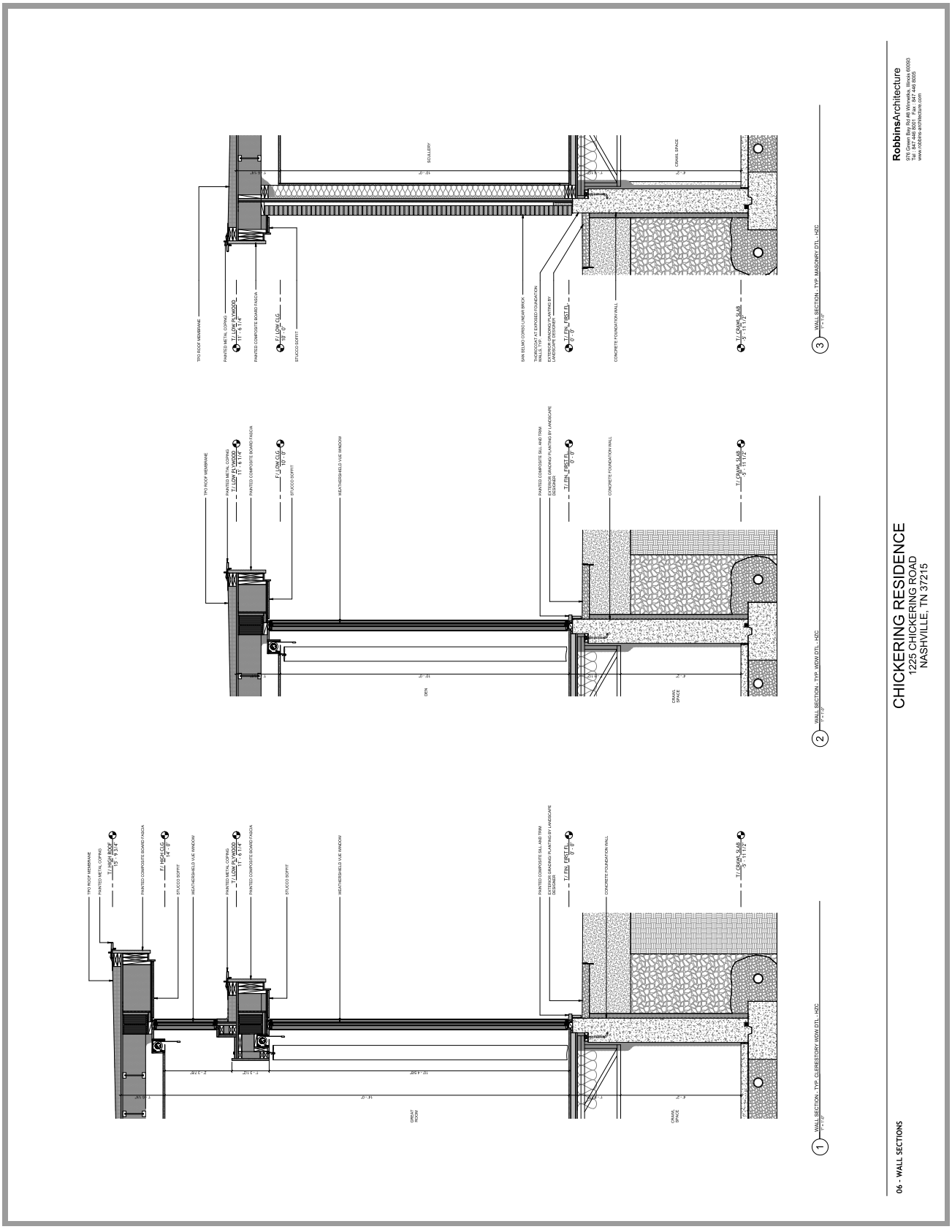

A LANDSCAPE MASTERPLAN FOR THE
LAZENBY RESIDENCE
3624 RICHMOND AVENUE
NASHVILLE, TENNESSEE
SCHEMATIC PLANTING PLAN
DUKE
design group
33 MUSIC SQUARE WEST /106A
NASHVILLE, TENNESSEE 37203
GANG@DUKEDESIGNGROUP.COM
BRITTANY@DUKEDESIGNGROUP.COM
JUNE 18, 2026
1" = 16'-0"
B. DINGLER
L2.00
SCALE: 1/16" = 1'-0"
CHICKERING ROAD
S 14°21'30" W 190.02'
ARRIVAL COURT
ENTRY WALK
TERRACING WITH PLANTING
168' FRONT SETBACK (FROM ROAD EDGE)
STONE RETAINING WALL
SERVICE COURT
GARAGE
SCULLERY
DINING ROOM
KITCHEN
GREAT ROOM
FFE: 577.80
ENTRY
COVERED PORCH
PORCH
DEN
OFFICE
PRIMARY BEDROOM
PRIMARY HALL
NORTH HALL
SIDE ENTRY
LAUNDRY
GUEST SUITE 2
GUEST SUITE 1
FAMILY ROOM
POOL ENCLOSURE
POOL
SPA
FIRE PIT
EXERCISE ROOM
HIS CLOSET
HER CLOSET
PRIMARY BATH
GENERATOR
POOL EQUIP. IN BSMT.
45' SIDE SETBACK
62' PROPOSED SIDE SETBACK
W/ 61' PROPOSED ROOFLINE SIDE SETBACK
85' REQUIRED REAR SETBACK
E. BROOKFIELD


GARAGE SLAB
CRAWL SPACE
MECH STORAGE
PRESENTATION - BASEMENT PLAN
CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215
02 - BASEMENT PLAN
RobbinsArchitecture

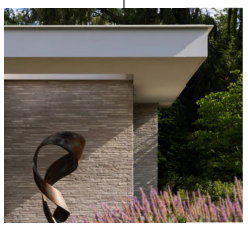

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215
RobbinsArchitecture
03 - FIRST FLOOR PLAN
FIRST FL PLAN
POOL
FAMILY ROOM
GARAGE
KITCHEN
GREAT RM
DEN
ENTRY
DINING RM
SCULLERY
PRIMARY SUITE HALL
PRIMARY BED
PRIMARY BATH
EXERCISE RM
GEORGE'S CLST
PRIMARY CLST HALL
VIRGINIA'S CLST
GUEST BED 1
GUEST BED 2
GUEST BED 3
GUEST BATH 1
GUEST BATH 2
GUEST CLST 1
GUEST CLST 2
GUEST ENTRY
GARAGE ENTRY
LAUNDRY RM
GARAGE STORAGE
N HALL
BED HALL
N PWDR RM
PWDR RM WEST
S PWDR RM
SAUNA RM
PRIMARY TLT
PRIMARY SHWR
UTILITY
STAIR


T/ CHIMNEY
20' - 5 3/4"
T/ HIGH ROOF
15' - 9 3/4"
F/ HIGH CLG
14' - 0"
F/ LOW CLG
10' - 0"
T/ FIN. FIRST FL.
0' - 0"
1 PRESENTATION EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"
2 PRESENTATION EXTERIOR ELEVATION - NORTH COURTYARD
1/4" = 1'-0"
3 PRESENTATION EXTERIOR ELEVATION - EAST
1/4" = 1'-0"
CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215
04 - EXTERIOR ELEVATIONS
RobbinsArchitecture


CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215
05 - EXTERIOR ELEVATIONS
RobbinsArchitecture
1 PRESENTATION EXTERIOR ELEVATION - SOUTH
2 PRESENTATION EXTERIOR ELEVATION - SOUTH COURTYARD
3 PRESENTATION EXTERIOR ELEVATION - WEST


CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215
RobbinsArchitecture
06 - WALL SECTIONS
WALL SECTION - TYP. CLERESTORY WDW DTL - HZC
WALL SECTION - TYP. WDW DTL - HZC
WALL SECTION - TYP. MASONRY DTL - HZC





PAINTED COMPOSITE FASCIA



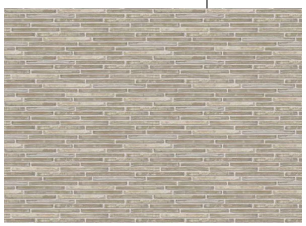
WEATHERSHIELD VUE
WINDOWS - BRONZE FINISH



STEEL COLUMNS TO MATCH
WINDOW FINISH



CHANNEL GLASS WINDOW
SYSTEM



LINEAR BEIGE BRICK

07 - MATERIAL BOARD

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
976 Green Bay Rd #8 Winnetka, Illinois 60093
Tel : 847 446 8001 Fax : 847 446 8005
www.robbins-architecture.com



1 BROOKFIELD AND CHICKERING STFREET VIEW



2 CHICKERING STREET VIEW



3 DRIVEWAY VIEW



4 ENTRY VIEW



5 FRONT COURTYARD VIEW



6 GUEST ENTRY VIEW



7 BROOKFIELD LOOKING WEST STREET VIEW



8 BROOKFIELD STREET VIEW



9 BROOKFIELD LOOKING EAST STREET VIEW

08 - EXTERIOR RENDERINGS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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1 NORTH WEST VIEW



2 WEST VIEW



3 EAST VIEW



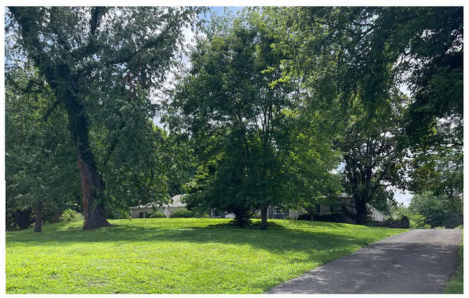
4 SOUTH EAST VIEW



5 SOUTH VIEW



6 SOUTH WEST VIEW



7 NORTH VIEW



8 EXISTING DRIVEWAY VIEW
NAME



09 - EXISTING PROPERTY PHOTOS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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www.robbins-architecture.com



1 1223 Chickering Road



2 1229 Chickering Road



3 1215 Chickering Road



4 4427 E Brookfield Ave



5 4428 E Brookfield Avenue



6 4431 E Brookfield Ave



7 4439 E Brookfield Avenue



8 4441 E Brookfield Ave



10 - NEIGHBORING PROPERTY PHOTOS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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Tel : 847 446 8001 Fax : 847 446 8005
www.robbins-architecture.com



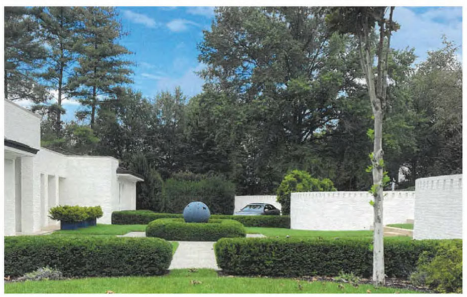
1 433 Royal Oak Drive



2 101 West Hampton
Primary Style in Tennessee Historic Commission Viewer: Colonial Revival



3 424 Sunnyside Drive



4 109 Weshampton Place
Primary Style in Tennessee Historic Commission Viewer: Contemporary



5 403 Sunnyside
Primary Style in Tennessee Historic Commission Viewer: Contemporary



6 4500 Malone Place
Primary Style in Tennessee Historic Commission Viewer: Contemporary



7 734 Jackson Blvd



8 700 Lynnwood Blvd
Primary Style in Tennessee Historic Commission Viewer: International



9 921 Lynnwood Blvd

11 - NEIGHBORING PROPERTY PHOTOS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
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1 St Paul, Minnesota
1961



2 Englewood, Colorado
1955



3 Kansas City, Missouri
1952



4 Palo Alto, California
1954



5 Palm Springs, California
1955



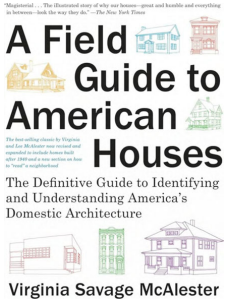
6 Bernardsville, New Jersey
1940



7 Los Angeles, California
1960



8 Highland Park, Texas
1967



Inspiration photos found in "*A Field Guide to American Homes*"

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
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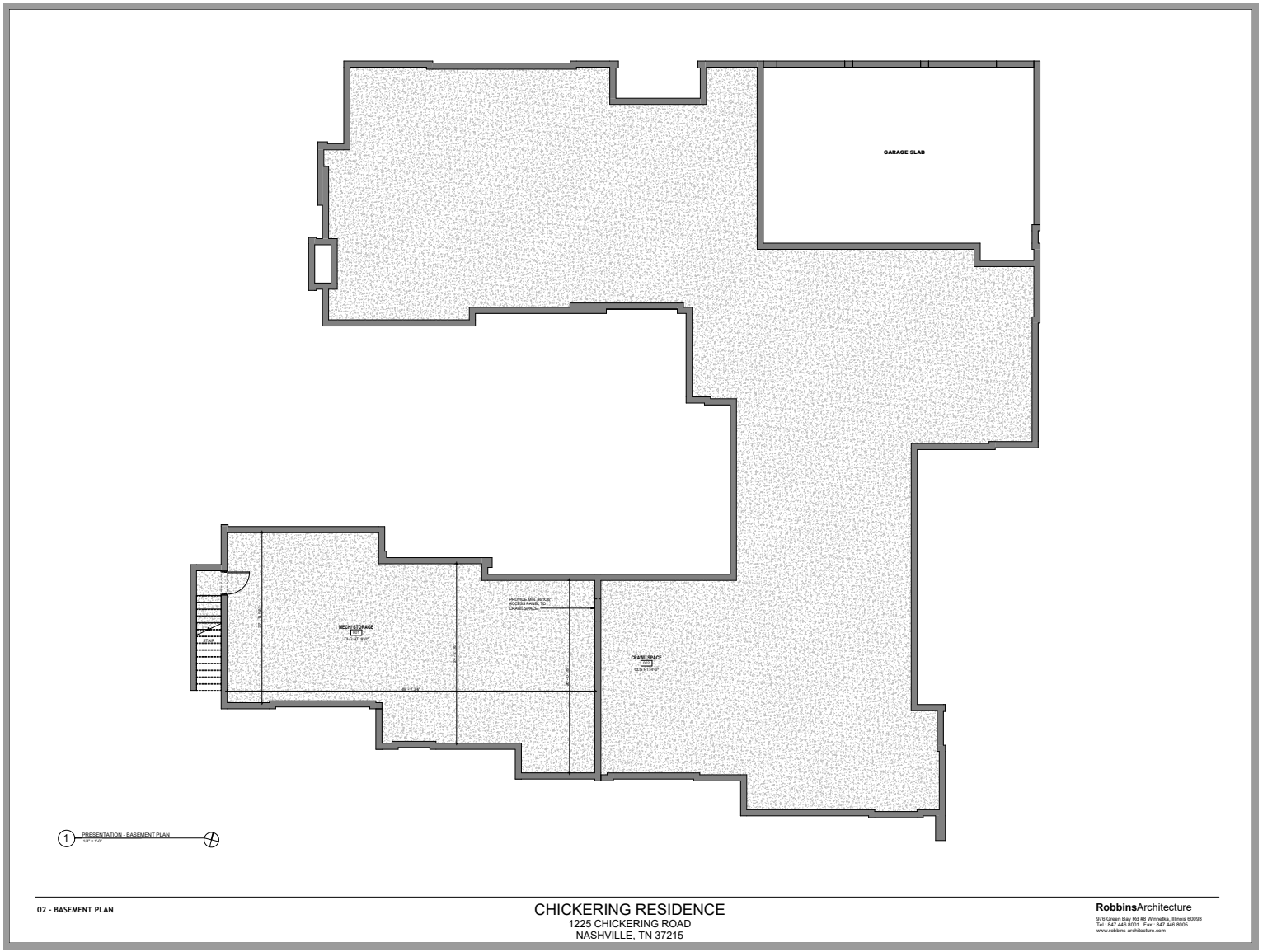
General Attachment: 187_2026-06-18-HZC-Submission-Flattened.pdf



02 - BASEMENT PLAN

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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976 Green Bay Rd #6 Winnetka, Illinois 60093
Tel.: 847 446 9301 Fax.: 847 446 9305
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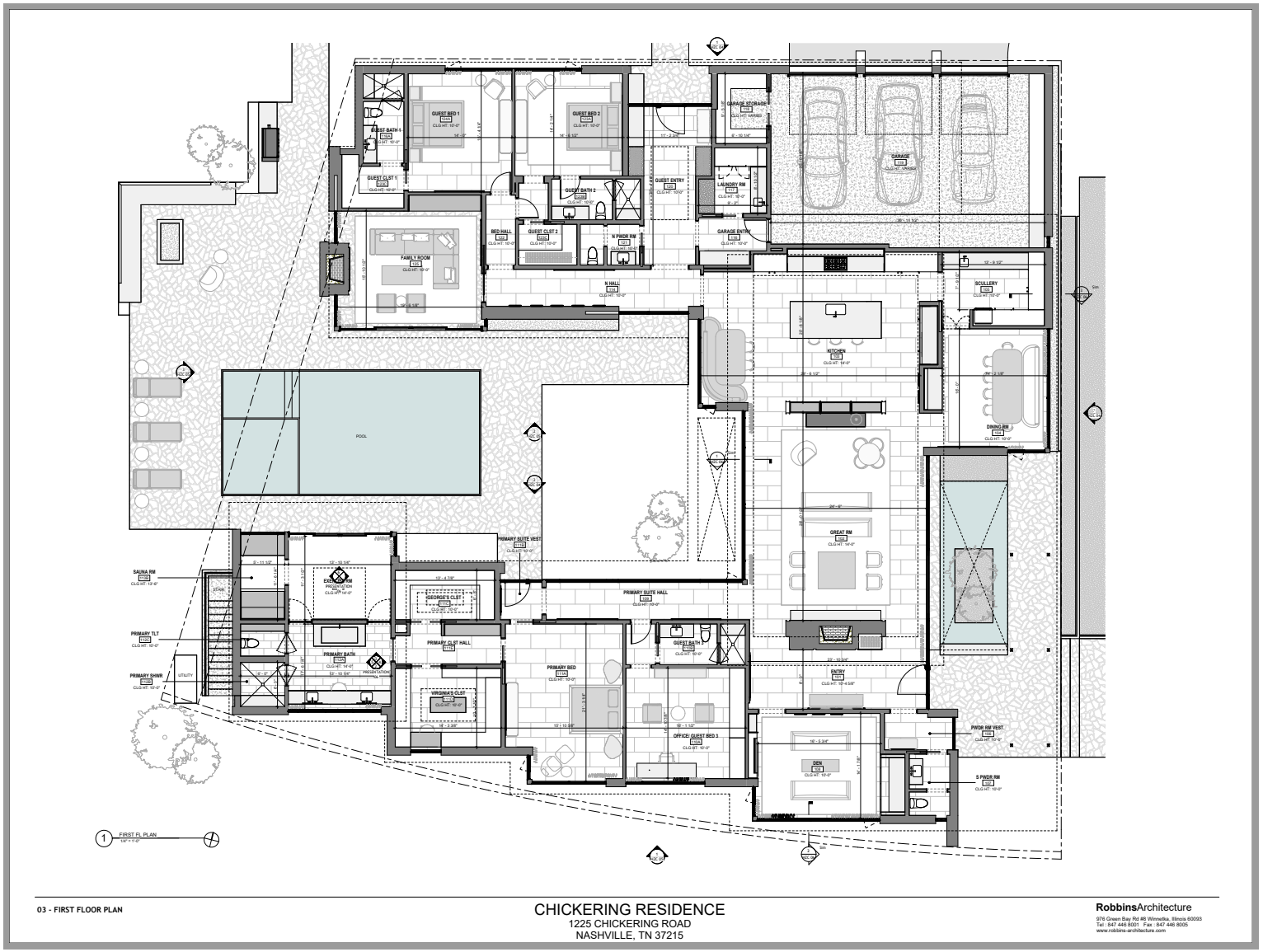

03 - FIRST FLOOR PLAN

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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01 - CHICKERING ROAD VIEW

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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www.robbins-architecture.com



1407 Chickering Road, Nashville TN

02 - 1407 CHICKERING RD

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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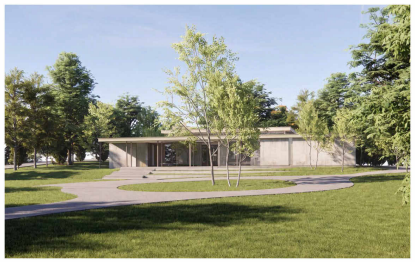
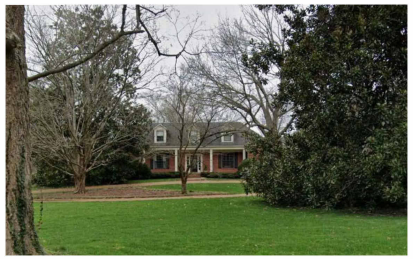
Tel . 847 446 8001 Fax : 847 446 8005
www.robbins-architecture.com



1 1229 Chickering Road



2 1225 Chickering Road



3 1223 Chickering Road
Transitional Ranch



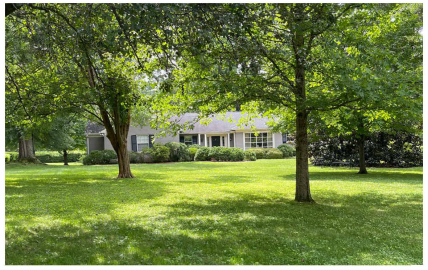
4 1215 Chickering Road



5 4427 E Brookfield Ave



6 4428 E Brookfield Avenue



7 4431 E Brookfield Ave



8 4439 E Brookfield Avenue



03 - NEIGHBORING PROPERTIES

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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1 St Paul, Minnesota
1961



2 Englewood, Colorado
1955



3 Kansas City, Missouri
1952



4 Palo Alto, California
1954



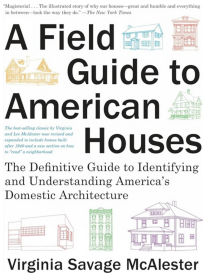
5 Palm Springs, California
1963



6 Bernardsville, New Jersey
1940

Contemporary Notes from a "Field Guide to American Houses"

- Large roof overhangs with wide eaves
- Recessed,asymmetrical entry door, sometimes with simple columns
- Broad, low-to-the-ground, one story slab



Inspiration photos found in "***A Field Guide to American Homes"***

04 - INSPIRATION PHOTOS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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976 Green Bay Rd #6 Winnetka, Illinois 60093
Tel: 847 446 9301 Fax: 847 446 9305
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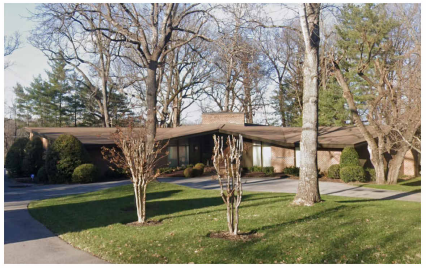
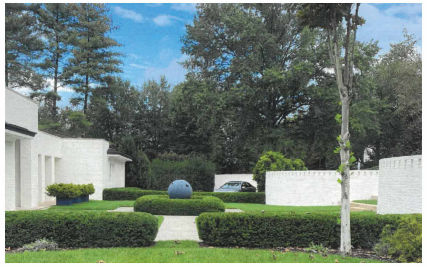
1 433 Royal Oak Drive



2 101 West Hampton
Primary Style in Tennessee Historic Commission Viewer: Colonial Revival



3 424 Sunnyside Drive



4 109 Westhampton Place
Primary Style in Tennessee Historic Commission Viewer: Contemporary



5 403 Sunnyside
Primary Style in Tennessee Historic Commission Viewer: Contemporary



6 4500 Malone Place
Primary Style in Tennessee Historic Commission Viewer: Contemporary



7 734 Jackson Blvd



8 700 Lynnwood Blvd
Primary Style in Tennessee Historic Commission Viewer: International



9 921 Lynnwood Blvd

05 - NEIGHBORING PROPERTY PHOTOS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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Tel: 847 446 9301 Fax: 847 446 9305
www.robbins-architecture.com



06 - CHICKERING AND E BROOKFIELD CORNER VIEW

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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07 - CHICKERING ROAD VIEW

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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08 - ENTRY VIEW

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

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Tel : 847 446 8001 Fax : 847 446 9005
www.robbins-architecture.com



09 - FRONT COURTYARD VIEW

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
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Tel : 847 446 8001 Fax : 847 446 9005
www.robbins-architecture.com



10 - E BROOKFIELD VIEW

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
678 Green Bay Rd #6 Winnetka, Illinois 60093
Tel . 847 446 8001 Fax : 847 446 9005
www.robbins-architecture.com



1 NORTH WEST VIEW

1



2 WEST VIEW



3 EAST VIEW



4 SOUTH EAST VIEW



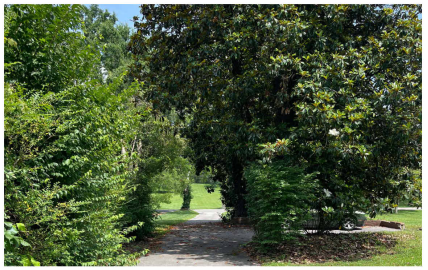
5 SOUTH VIEW



6 SOUTH WEST VIEW



7 NORTH VIEW



8 EXISTING DRIVEWAY VIEW

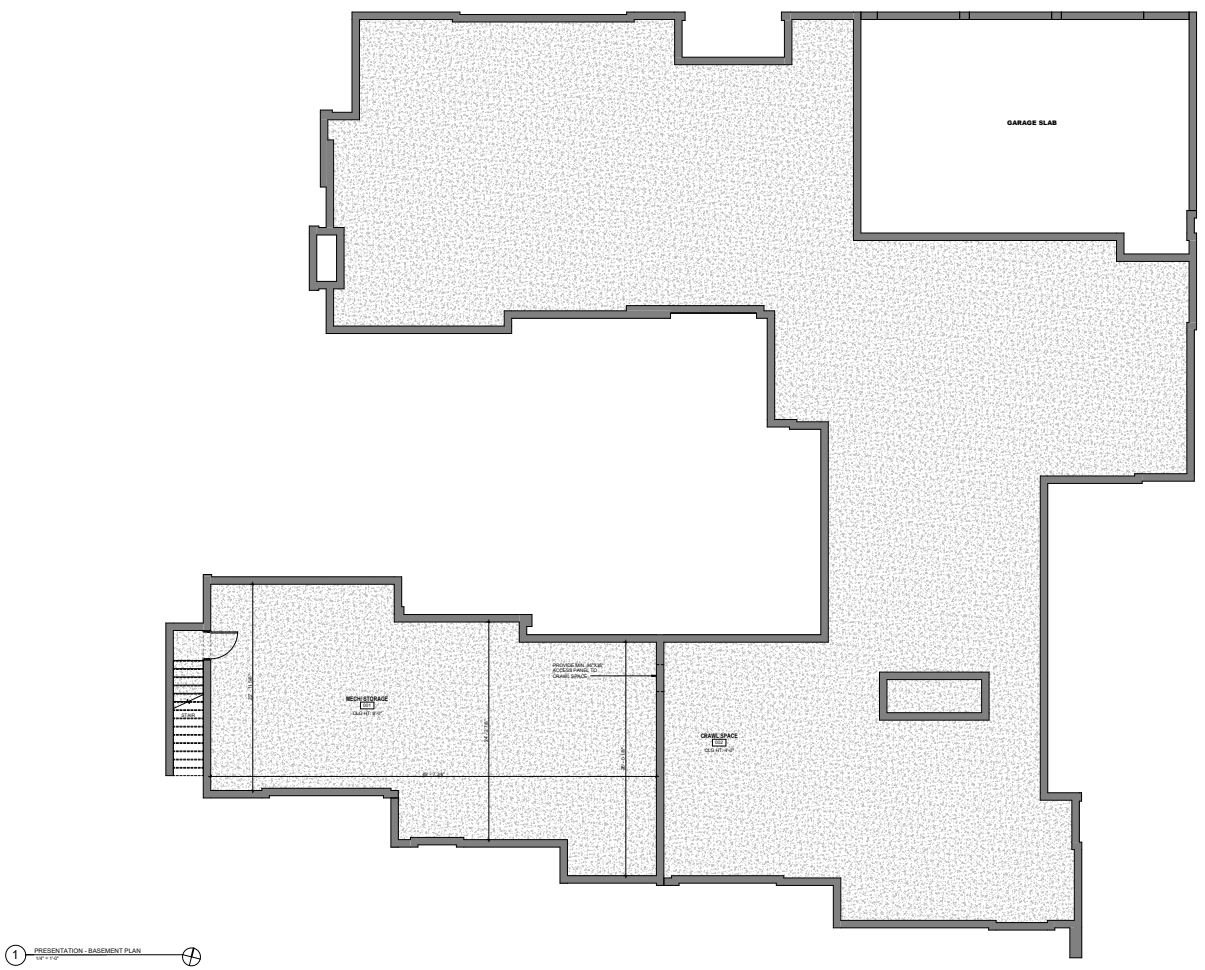


11 - EXISTING PROPERTY PHOTOS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
976 Green Bay Rd #6 Winnetka, Illinois 60093
Tel: 847 446 9301 Fax: 847 446 9305
www.robbins-architecture.com


STONE RETAINING WALL
POOL ENCLOSURE
SERVICE COURT
42' SIDE SETBACK
GUEST SUITE 1
GUEST SUITE 2
SIDE ENTRY
LNDRY
GARAGE
FAMILY ROOM
PWDR
NORTH HALL
SCULLERY
KITCHEN
DINING ROOM
FIRE PIT
POOL
SPA
GREAT ROOM
WATER FEATURE
FFE: 577.80
TERRACING WITH PLANTING
EXERCISE ROOM
HIS CLOSET
PRIMARY HALL
PRIMARY BATH
HER CLOSET
PRIMARY BEDROOM
OFFICE
ENTRY
COVERED PORCH
DEN
PWDR
POOL EQUIP IN BSMNT
GENERATOR
ENTRY WALK
ARRIVAL COURT
CHICKERING ROAD
62' PROPOSED SIDE SETBACK W/ 61' PROPOSED ROOFLINE SIDE SETBACK
E. BROOKFIELD
A LANDSCAPE MASTERPLAN FOR THE:
LAZENBY RESIDENCE
3624 RICHMOND AVENUE
NASHVILLE, TENNESSEE
SHEET TITLE:
SCHEMATIC PLANTING PLAN
DUKE
designgroup
33 MUSIC SQUARE WEST 106A
NASHVILLE, TENNESSEE 37203
615.270.5020
GAVIN@DUKEDESIGNGROUP.COM
BRITTANY@DUKEDESIGNGROUP.COM
DATE: JUNE 19, 2026
SCALE: 1" = 16'-0"
DRAWN BY: B. DINGLER
SHEET NUMBER:
L2.00



13 - BASEMENT PLAN

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
976 Green Bay Rd #6 Winnetka, Illinois 60093
Tel.: 847 446 9301 Fax.: 847 446 9305
www.robbins-architecture.com



03 - FIRST FLOOR PLAN

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
976 Green Bay Rd #6 Winnetka, Illinois 60093
Tel: 847 446 9301 Fax: 847 446 9005
www.robbins-architecture.com


T/ CHIMNEY
20' - 5 3/4"
F/ HIGH CLG
14' - 0"
F/ EXER. RM. CLG
12' - 0"
F/ LOW CLG
10' - 0"
T/ FIN. FIRST FL.
0' - 0"
1 PRESENTATION EXTERIOR ELEVATION - EAST
1/4" = 1'-0"
2 PRESENTATION EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"
3 PRESENTATION EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"
15 - EXTERIOR ELEVATIONS
CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215
RobbinsArchitecture
976 Green Bay Rd #6 Winnetka, Illinois 60093
Tel : 847 446 8001 Fax : 847 446 8005
www.robbins-architecture.com



1 PRESENTATION EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 PRESENTATION EXTERIOR ELEVATION - SOUTH COURTYARD
1/4" = 1'-0"



3 PRESENTATION EXTERIOR ELEVATION - NORTH COURTYARD
1/4" = 1'-0"

16 - EXTERIOR ELEVATIONS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
976 Green Bay Rd #6 Winnetka, Illinois 60093
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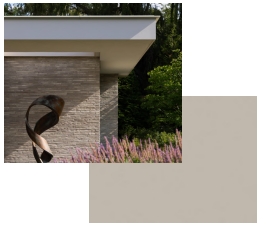

PAINTED COMPOSITE FASCIA



CHANNEL GLASS
WINDOW SYSTEM



WEATHERSHIELD
VUE WINDOWS -
METALLIC FINISH



LINEAR GREY BRICK

17 - MATERIAL BOARD

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
676 Green Bay Rd #6 Winnetka, Illinois 60093
Tel . 847 446 8001 Fax : 847 446 9005
www.robbins-architecture.com



18 - MATERIAL CLOSE UP

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
678 Green Bay Rd #6 Winnetka, Illinois 60093
Tel . 847 446 8001 Fax : 847 446 9005
www.robbins-architecture.com









19 - BRICK MATERIAL IMAGES

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
678 Green Bay Rd #6 Winnetka, Illinois 60093
Tel . 847 446 8001 Fax : 847 446 9005
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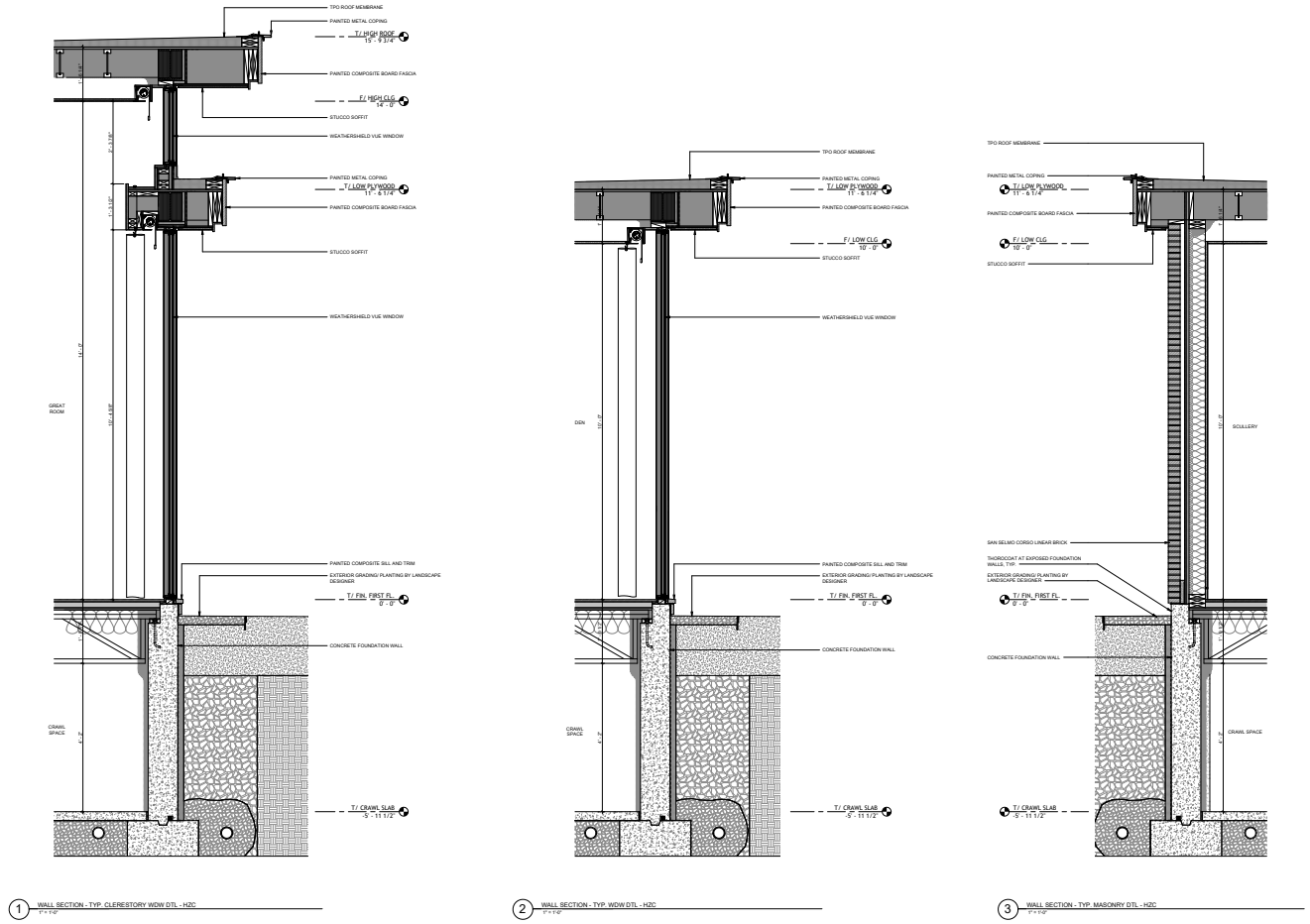


20 - WALL SECTIONS

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

RobbinsArchitecture
976 Green Bay Rd #8 Winnetka, Illinois 60093
Tel: 847 446 9301 Fax: 847 446 9305
www.robbins-architecture.com

Staff Report

Agenda No.: IV.D.

Case No.: A26-45

Staff: Mary Samaniego, Planning Director

Applicant: The Lazenby family

Request: Certificate of Appropriateness for a new single-family residence.

Location: 1225 Chickering Road

Summary:
The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Modern with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in September 2023.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.47 acres (64,033 square feet - SF) and trapezoidal in shape with frontage on Chickering Road and East Brookfield Avenue.
2. The project received two variances at the June 2026 Board of Zoning Appeals meeting:
   a. The site is located within the Residence A zoning district which has a 70’ required rear setback. The applicant is proposing a 65’ rear yard setback to accommodate small corners of the proposed residence.
   b. Per the MPC approval of the Revised Plan of B.E. Woodard’s Warner Park Subdivision (1946), the required front yard setback from East Brookfield Avenue is 100’. The applicants are requesting a variance to allow for a 61’ setback (a 39’ allowance.) All existing residences along this side of East Brookfield Avenue have a required 100’ front yard setback.
3. The residence has a proposed footprint of 7,178 square feet and a total gross floor area of 7,718 square feet. It is one story in height.
4. The proposed residence has an attached three-car garage.
5. The zoning district is Residence A and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards.
6. The property is not located within the regulated floodplain.

7. Materials list:

Window Manufacturer:
Weathershield Vue

Window Material:
Powder Coated Metal

Frame Material:
Powder Coated Metal

Windowsills:
Painted Composite Board

Brick, Painted/Natural:
Natural Linear Brick - Beige

Brick/Stone Thickness:
4"

Clapboard Material:
NA

Clapboard Dimensions/Reveal:
NA

Railings, Columns, Pilasters:
Powder Coated Steel

Chimney Material:
Brick with Powder Coated Steel Shroud

Roofing Material:
TPO

Exterior Doors:
To Match Window System
Front Door - Steel

Eaves/Cornice:
Painted Composite Board

Gutters:
NA

Gutter Dimensions:
NA

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of

the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and

3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.
Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.
Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall 14 be a minimum of three by four inches (3”x4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. When chimneys are above the

roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

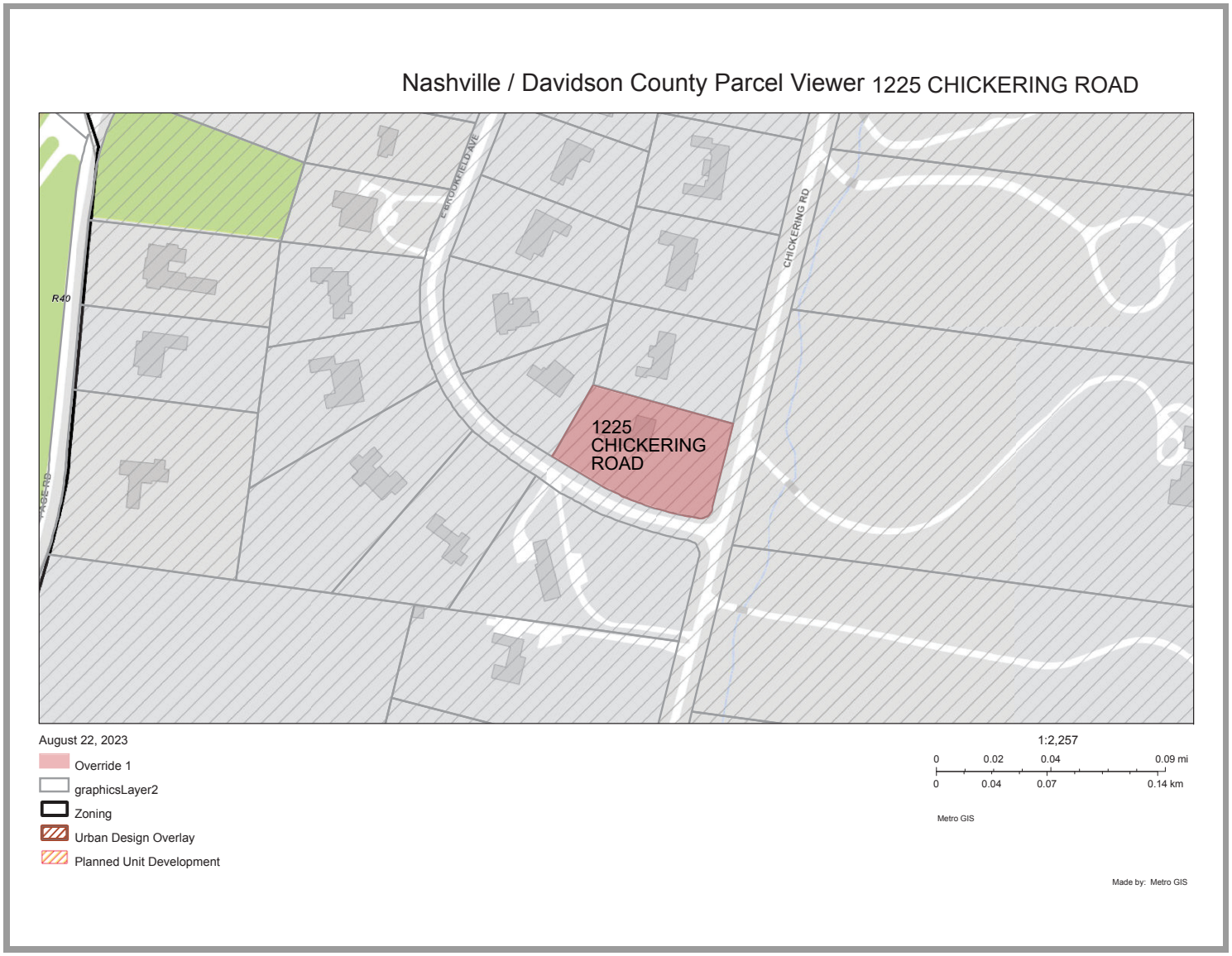
Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:
1. Location Map


Nashville / Davidson County Parcel Viewer 1225 CHICKERING ROAD
R40
PAGE RD
BROOKFIELD AVE
CHICKERING RD
1225
CHICKERING
ROAD
August 22, 2023
Override 1
graphicsLayer2
Zoning
Urban Design Overlay
Planned Unit Development
1:2,257
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km
Metro GIS
Made by: Metro GIS

From: Olivia Rechter
To: Mary Samaniego
Subject: Lasenbees Home
Date: Monday, June 29, 2026 7:22:52 PM

[You don't often get email from oliviarechter@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello, Mark and I are in support of George and Virginias home plans as they are submitting to the historical board, we feel like it is a tasteful design for Belle Meade. We feel like the style of home will be tasteful with East Brookfield Avenue. The landscaping seems to be thoughtful for our area. With the Lasenbees keeping the house scale consistent with existing homes in the area, we appreciate that. We feel like they have planned their home to properly fit the lot. Thank you, Olivia and Mark Rechter

.

From: Diane Mulloy
To: Mary Samaniego
Subject: Lazenby property
Date: Thursday, July 2, 2026 9:29:52 AM

Hello,

I wanted to let you know that my husband James and I are very in favor of approval for the Lazenby home. We have met with them and gone over the plans. It is very exciting to have such a wonderfully thought out design to our street after watching it sit empty for so many years. We wholeheartedly support the approval of their plan.

Thank you so much, Diane and James
4429 E Brookfield Ave

Diane Mulloy
615 714-7794

Russ and Pam Morris
4434 East Brookfield Ave
Nashville, TN 37205

July 4, 2026

Ms. Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Road
Nashville, TN 37205

Dear Ms. Samaniego:

My wife Pam and I recently had the opportunity to review George and Virginia Lazenby's proposed plans in person and discuss the details with them. We have known George and Virginia for over 20 years and have always been impressed with the quality and care they put into everything they do.

We believe their plans are thoughtful, well-designed, and will be a positive fit for the neighborhood. As 30-year residents of the street, we fully support their project and desire that the Historical Zoning Commission approve their application.

They are scheduled to appear before the board on Tuesday, July 14th, and we wanted to add our voice in support.

Please feel free to reach out if you need any additional information from us. Thank you for your time and consideration.

Sincerely,

Russ and Pam Morris

Russ and Pam Morris
615-498-1048 (Russ)
615-498-1049 (Pam)

cc: George and Virginia Lazenby

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: Brett Greene

ADDRESS: 2934 Sidco Drive, Suite 120, Nashville, TN 37204

EMAIL: Brett@OxfordArchitecture.com

PHONE NUMBER: (615) 256-3455

RELATIONSHIP TO OWNER: Contractor _____ Architect ✓ Other (explain)_____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 201 Sunnyside Dr, Nashville, TN, 37205

AGE/YEAR OF STRUCTURE: 1970 PROPERTY OF SIGNIFICANCE (1901-1939) X YES

PROPERTY OF CONSERVATION (1940-PRESENT) ✓ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

✓ New Construction ✓ Demolition ____ Exterior Alteration or Repair ____ Addition

DEFINED ARCHITECTURAL STYLE: Postmedieval English and English Manor

DESCRIBE PROPOSED WORK: Design of a new approximately 10,310-square-foot, five-bedroom single-family residence with a walkout basement. The project includes demolition of an existing residence on a rear-to-front sloping site. The proposal aims to work with the natural topography by incorporating a stepped entrance terrace and foyer to achieve a level main floor throughout the home, while minimizing perceived massing from the street. The design considers accessibility needs for senior occupants and seeks to maintain compatibility with the surrounding neighborhood character. Key challenges include addressing the site slope, managing necessary grading and fill, and driveway access.

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	7,765 sq.Ft.	4128 sq. Ft.	7,328 sq. Ft.		0%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	12,941.2 Sq.Ft.	8256 Sq.Ft.	10,310 Sq.Ft.		0%
FRONT YARD AREA	32,004 Sq.Ft	32,004 Sq.Ft	32,004 Sq.Ft		0%
TOTAL DRIVEWAY AREA	7,765 Sq. Ft.	5,315 Sq. Ft	7,714 Sq.Ft.		0%
DRIVEWAY IN FRONT YARD AREA	7,041 Sq. Ft.	4,350 Sq.Ft	5,684 Sq.Ft.		0%
HARDSCAPE AREA	5,176 Sq.Ft.	2,589 Sq.Ft.	3,782 Sq.Ft.		0%
POOL AREA	1,294 Sq.Ft.	-	293		0%

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal
- ☑ Site Plan showing building envelope
- ☑ All building elevations showing finish grade
- ☑ PDF Inspirational Photos
- ☑ Floor Plans for each floor
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☑ PDF Photos of Existing Property
- ☐ PDF Photos of Neighboring Properties

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**
  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)
  Existing residence to be demolished, all approvals for this have already been obtained.

Historical Significance

No.

Is the property habitable?

Yes

Give a compelling reason for demolition of property

Generally functional obsolescence and not meeting the owner's needs. The existing structure does not adequately support the mobility needs of the clients, who are senior citizens and it falls short in meeting the owners' overall functional requirements.

In addition, the existing site access is currently oriented to Sunnyside Drive, which does not align with the preferred access configuration. The City of Belle Meade requires access from Belle Meade Boulevard, which is consistent with the owners' objectives.

Describe the proposed reuse of existing materials, if any? _____

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer: Marvin	Railings, Columns, Pilasters: Iron Railings
Window Material: Aluminum Exterior/ wood Interior	Chimney Material: Stone
Frame Material: Wood	Roofing Material: Slate Tiles
Windowsills: Limestone	Exterior Doors: Thermally Broken Steel Windows or Aluminum clad/ wood
Brick, Painted/Natural: Baked White	Eaves/Cornice: Limestone
Brick/Stone Thickness: 3 5/8 Brick thickness 4-6" Stone thickness	Gutters: Copper
Clapboard Material: N/A	Gutter Dimensions: 6" x 3.75"
Clapboard Dimensions/Reveal:	

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[✓]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[✓]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[✓]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[✓]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[✓]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[✓]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[✓]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

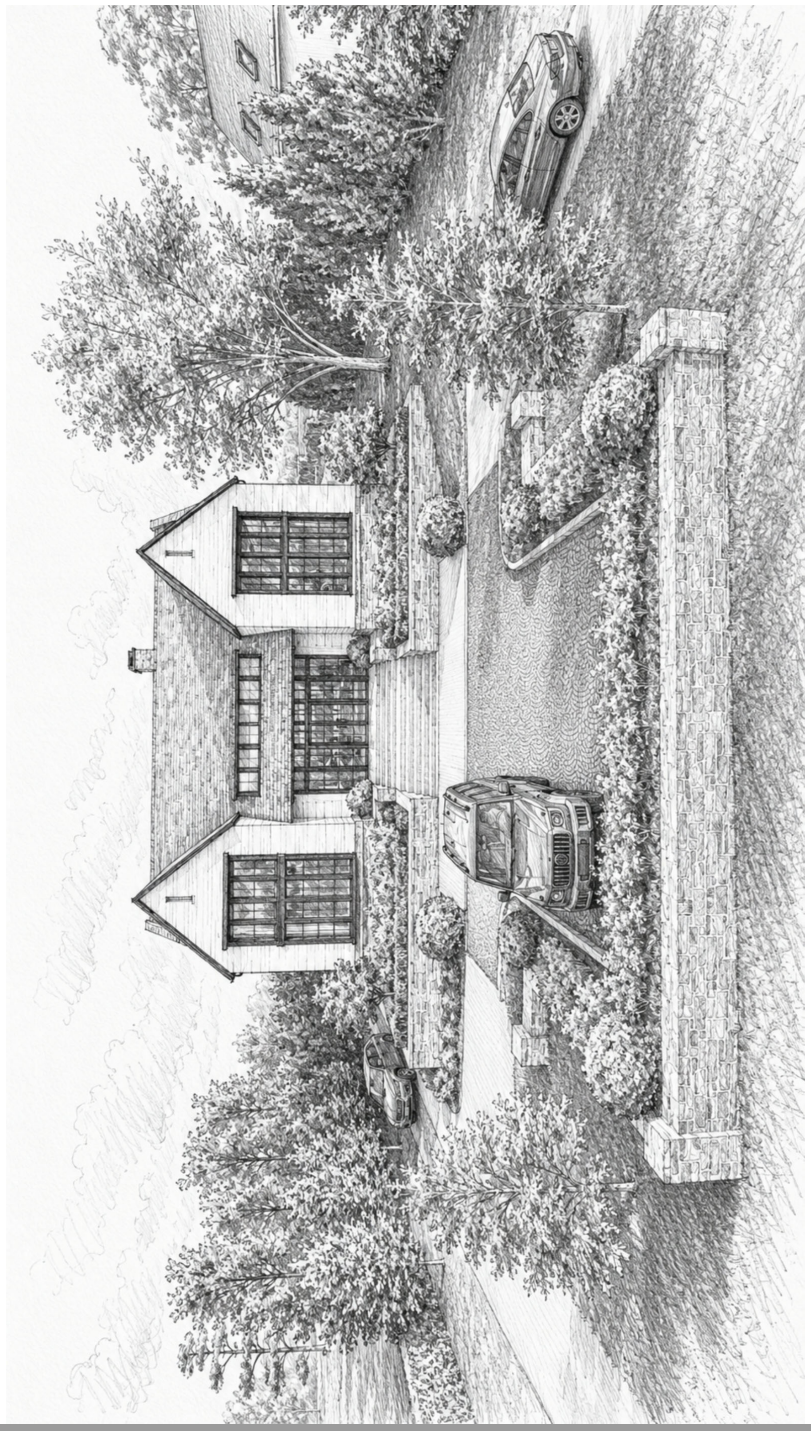
Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: Brent Greene Date: 6/19/26

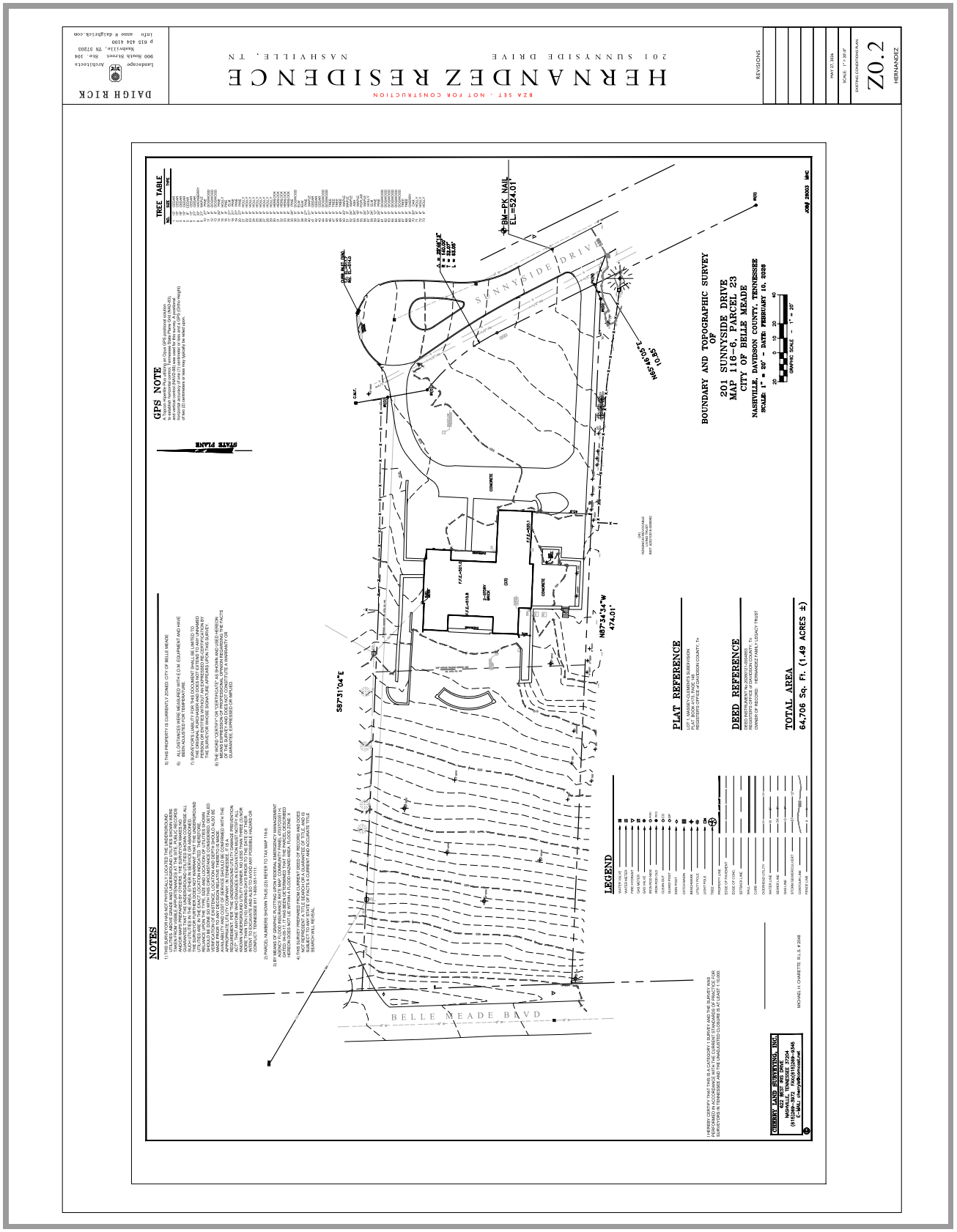
OXFORD ARCHITECTURE

HERNANDEZ RESIDENCE
201 SUNNYSIDE DR
NASHVILLE, TN.
37205



HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN
BZA SET - NOT FOR CONSTRUCTION
REVISIONS
MAY 27, 2026
CONTEXT MAPS & PHOTOS
Z0.0
HERNANDEZ
DAIGH RICK
Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info anne @ daighrick.com
CONTEXT PHOTO - 112 BELLE MEADE BLVD
CONTEXT PHOTO - 201 SUNNYSIDE DRIVE FROM BELLE MEADE BOULEVARD
CONTEXT PHOTO - 108 & 110 BELLE MEADE BOULEVARD
CONTEXT PHOTO - 200, 202, 204 SUNNYSIDE DRIVE
KEY
Belle Meade Blvd. Lot Frontage
Sunnyside Dr. Lot Frontage
Double Frontage Lot
201 Sunnyside Dr.
Sunnyside Dr.
Belle Meade Blvd.
BELLE MEADE BLVD
Malone Pl
Harding Pike
context map
NTS
Double Frontage fence condition - 110 Belle Meade Blvd
Double Frontage fence condition - 112 Belle Meade Blvd

Z0.1
HERNANDEZ
REVISIONS
EXISTING SITE PHOTOS
MAY 27, 2026
HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN
BZA SET - NOT FOR CONSTRUCTION
DAIGH RICK
Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info anne @ daighrick.com
EXISTING SITE - REAR YARD, LOOKING TOWARDS BELLE MEADE BOULEVARD
EXISTING SITE - SIDE WALL
EXISTING SITE - SCREENING BETWEEN NEIGHBOR (112 BELLE MEADE BLVD)
EXISTING SITE - REAR OF HOUSE, BELLE MEADE BOULEVARD
EXISTING SITE - SIDE WALL
EXISTING SITE - SCREENING BETWEEN NEIGHBOR (110 BELLE MEADE BLVD)
EXISTING SITE - FRONT OF HOUSE, SUNNYSIDE DRIVE
EXISTING SITE - REAR OF HOUSE
EXISTING SITE - FRONT OF HOUSE


DAIGH RICK
Landscape Architecture
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info @daighrick.com
HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN
BZA SET - NOT FOR CONSTRUCTION
REVISIONS
MAY 22, 2026
SCALE: 1" = 20'-0"
EXISTING CONDITIONS PLAN
Z0.2
HERNANDEZ
TREE TABLE
GPS NOTE
STATE PLANE
NOTES
1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HERE HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING AVAILABLE MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT HAVE PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES IN ORDER TO ACQUIRE MORE CERTAIN INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES SHOWN.
2) PARCEL NUMBERS SHOWN THUS (23) REFER TO TAX MAP 116-E
3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 47037C0417F DATED: 04/05/17 IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH PERFORMED BY THIS COMPANY OR SURVEYOR. SEE TITLE REPORT #1-1460-351-1111 BY SERVICE HILL RESEAL
5) THIS PROPERTY IS CURRENTLY ZONED CITY OF BELLE MEADE
6) ALL DISTANCES WERE MEASURED WITH ECM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE AMOUNT PAID FOR THE SURVEY AND SHALL EXTEND ONLY TO THE PERSON OR ENTITIES WITHOUT ANY EXPRESSED RE-CERTIFICATION BY THE SURVEYOR AS EVIDENCED BY THE SURVEYOR'S SIGNATURE AND SEAL.
8) THE WORD "CERTIFY OR "CERTIFICATE" AS SHOWN AND USED HEREON, MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF WHICH THE SURVEYOR HAS KNOWLEDGE, INFORMATION AND BELIEF, AND IS NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
LEGEND
PLAT REFERENCE
DEED REFERENCE
TOTAL AREA
64,706 Sq. Ft. (1.49 ACRES ±)
BOUNDARY AND TOPOGRAPHIC SURVEY OF
201 SUNNYSIDE DRIVE
MAP 116-6, PARCEL 23
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE 1" = 20' - DATE FEBRUARY 10, 2026
GRAPHIC SCALE - 1" = 20'
SUNNYSIDE DRIVE
BELLE MEADE BLVD
BM=PK NAIL EL.=524.01
N67°54'34"W 474.01'
S87°31'04"E
N65°48'05"E 10.65'
CONCRETE
F.F.E.=529.10
F.F.E.=519.5
CHERRY LAND SURVEYING, INC.
424 BELL ROAD, SUITE 100
NASHVILLE, TENNESSEE 37214
(615)885-1779 FAX (615)885-1445
E-MAIL: cherry@comcast.net
MICHAEL H. CHERRETTE R.L.S. # 2048
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000+ AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.


DAIGH RICK
Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info @ daighrick.com
HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN
BZA SET - NOT FOR CONSTRUCTION
REVISIONS
Z1.0
HERNANDEZ
SUNNYSIDE DRIVE
BELLE MEADE BLVD
VARIANCE REQUEST: WALL OVER 3'-0" HEIGHT

PROJECT CALCULATIONS — Residence 'B'

Lot Square Footage: 64,706 sf

		Allowable	Existing	Proposed	Net Change +/-	% Over Allowable
Footprint Area	12%	7,765	4,128	7,328	(+) 3,200	0%
Gross Floor Area		12,941.2	8,256	10,310	(+) 2,054	0%
Front Yard Area		32,004 sf				
Total Driveway Area	12%	7,765	5,315	7,714	(+) 2,399	0%
Driveway in front yard	22%	7,041	4,350	5,684	(+) 1,334	0%
Hardscape Area (inside set backs)	8%	5,176	2,589	3,782	(+) 1,193	0%
Pool Area	2%	1,294	-	293	-	0%

ZONING CALCULATIONS

Lot 201, Sunnyside Dr
Zoning District: Residence B

- Maximum footprint = 64,706 x 0.12 = 7,764.72 sq. ft. maximum footprint area allowed.
- Floor area ratio = 64,706 x 0.2 = 12,941.2 maximum floor area.
- Maximum Hardscape ratio= 64,706 x.08 = 5,176.48 maximum hardscape allowed.
- Maximum Pool area = 64,706 x .02 = 1,294.12 sq. ft. maximum pool area.

- Setbacks = Minimum width of any side yard shall be 20% of the lot width at the front setback line. Sum of the widths of both sides shall be at least 50% of the lot width at the front setback line.

- Height restrictions- Front 40' , sides 50' to grade.
- No height less than 15'
- Accessory structures cannot exceed 18'
- Fences shall not exceed 6' in height.

- Parking area and driveway limited to 22% of front between building line and property line. Limited to 12% of overall lot. = 64,706 x 0.12 = 7,764.72

- Minimum 25' x 25' turnaround area required at garage access.

- Minimum 5' green space between driveway and property line required.

OXFORD ARCHITECTURE

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

DESIGN CONCEPT

The proposed residence draws inspiration from both **Postmedieval English** and **English Manor** architectural traditions, blending their defining characteristics into a cohesive, contemporary interpretation.

The design emphasizes symmetry, proportion, and a sense of permanence, hallmarks of historic English estates.

The building massing is carefully composed to create a hierarchy of volumes. Subtle asymmetry is introduced to avoid rigidity and to enhance visual interest. The result is a residence that respects historical precedent while offering a fresh, context-sensitive interpretation suited to its setting.

KEY ELEMENTS

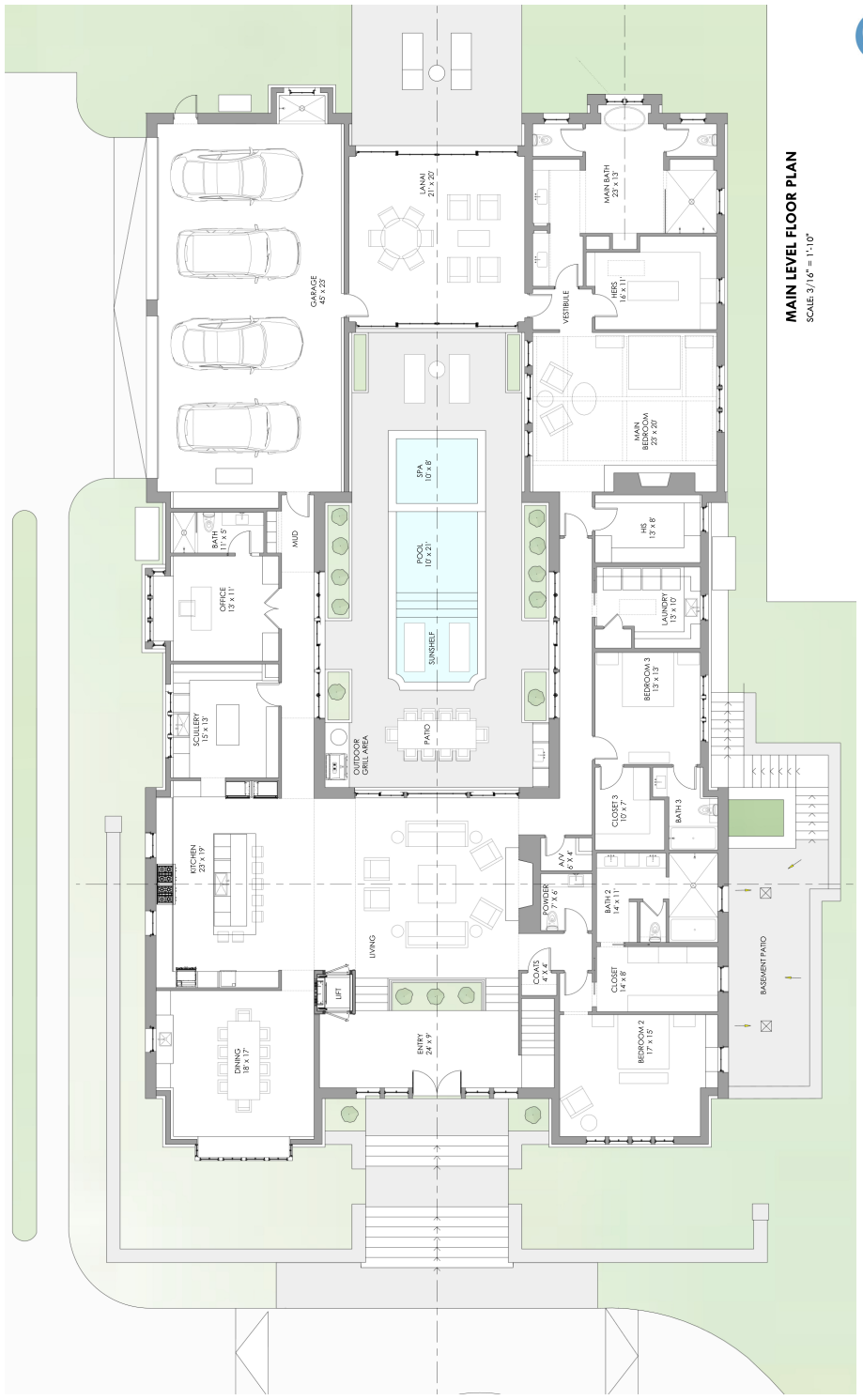
Key elements include steeply pitched gable roofs, articulated chimneys, and carefully proportioned window openings. The craftsmanship and visual rhythm of traditional manor homes. The use of natural, textured materials such as brick, stone, and timber detailing reinforces a sense of authenticity and timelessness.

DIVIDED WINDOW LITES AND DIVIDED DOORS

POSTMEDIEVAL ENGLISH ARCHITECTURAL ELEMENTS

OXFORD ARCHITECTURE

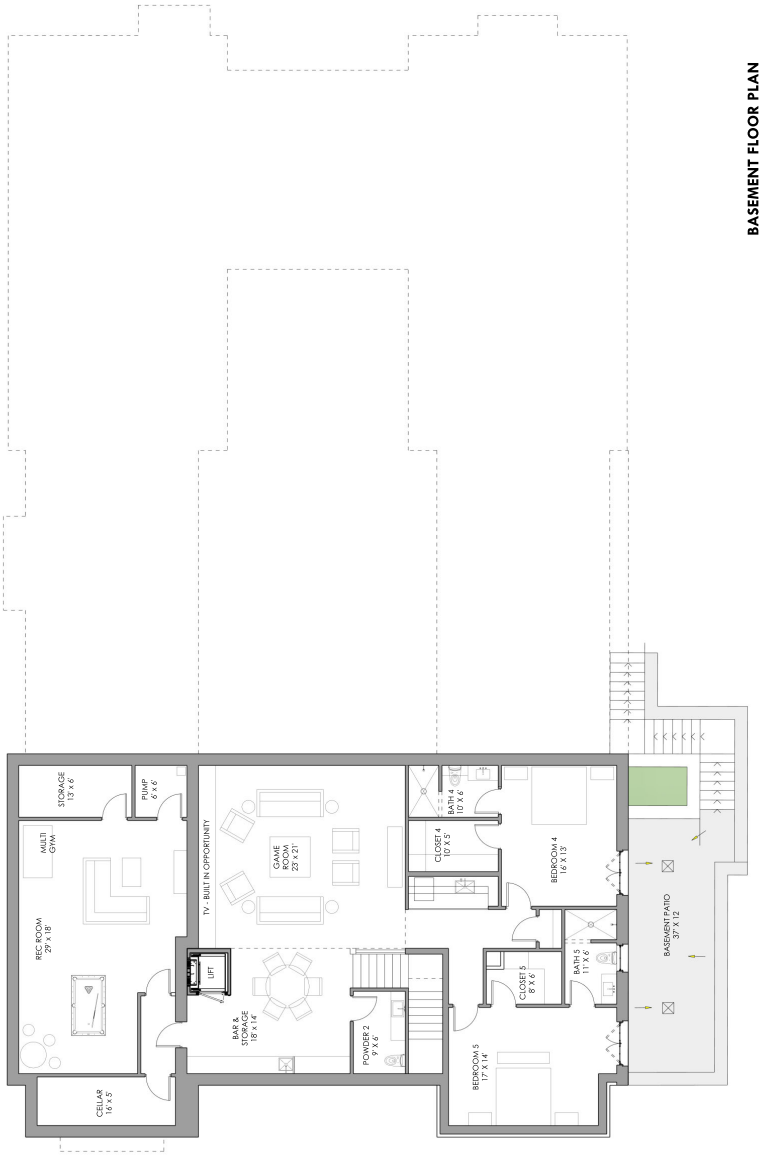
HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR


OXFORD ARCHITECTURE
MAIN LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-10"
HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR
GARAGE 45' x 23'
LANAI 21' x 20'
MAIN BATH 23' x 13'
VESTIBULE
HERS 16' x 11'
MAIN BEDROOM 23' x 20'
SPA 10' x 8'
POOL 10' x 21'
SUNSHELF
PATIO
OUTDOOR GRILL AREA
BATH 11' x 5'
MUD
OFFICE 13' x 11'
SCULLERY 15' x 13'
HIS 13' x 8'
LAUNDRY 13' x 10'
BEDROOM 3 13' x 13'
CLOSET 3 10' x 7'
BATH 3
KITCHEN 23' x 19'
A/V 6' x 4'
POWDER 5' x 4'
BATH 2 14' x 11'
LIVING
LIFT
COATS 4' x 4'
CLOSET 14' x 8'
BASEMENT PATIO
DINING 18' x 17'
ENTRY 24' x 9'
BEDROOM 2 17' x 13'

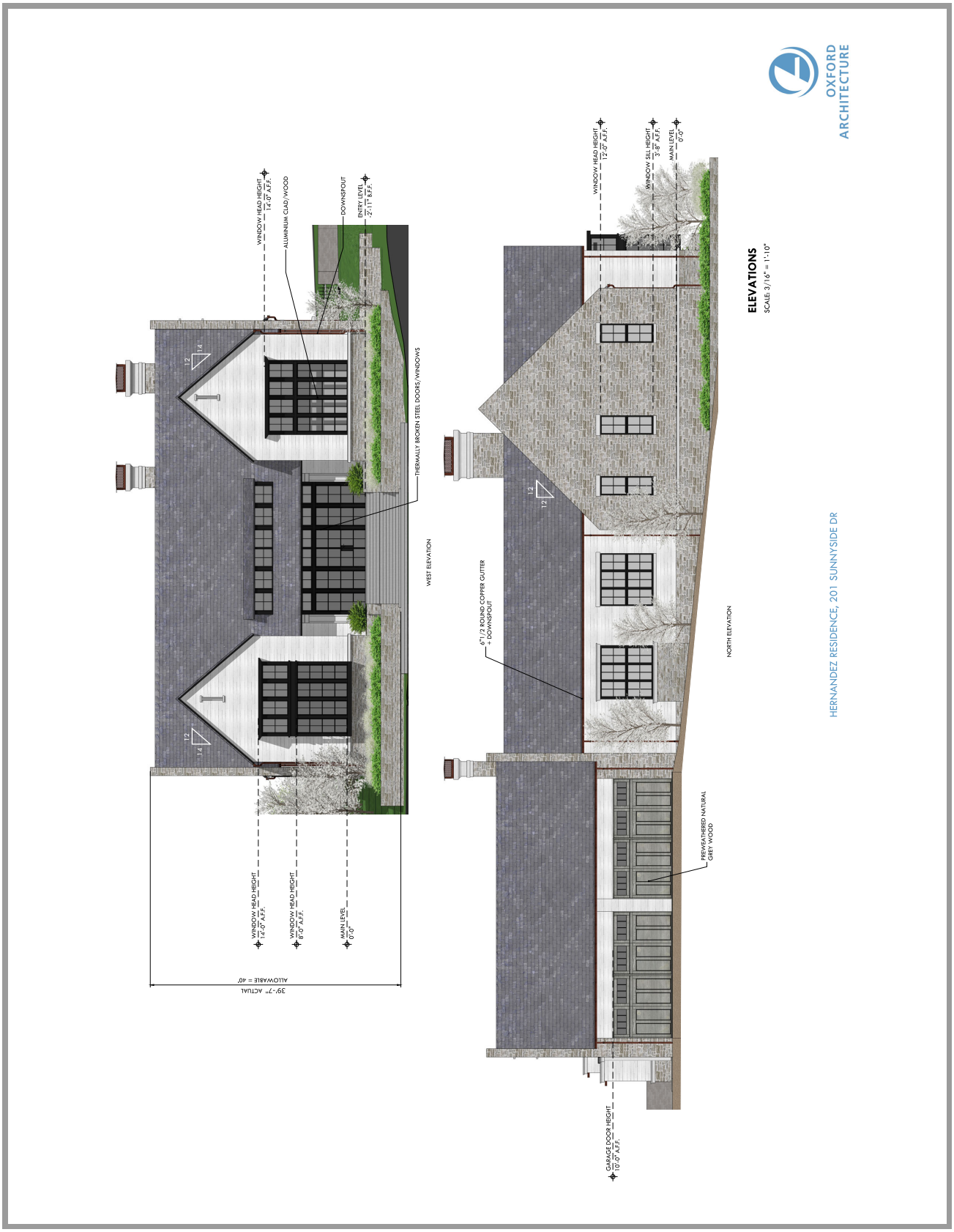
OXFORD ARCHITECTURE

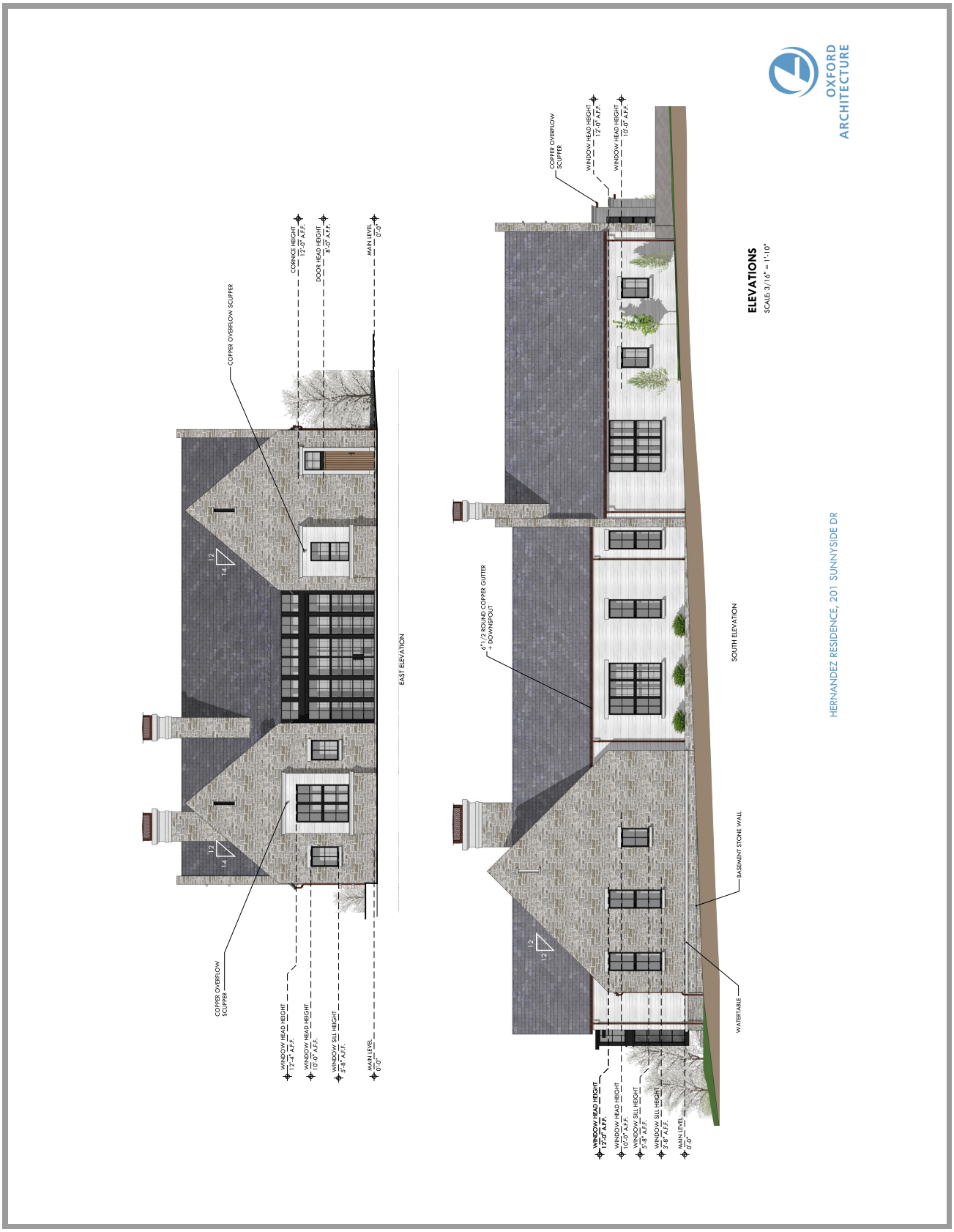
BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-10"



HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR


OXFORD ARCHITECTURE
ELEVATIONS
SCALE: 3/16" = 1'-10"
HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR
WEST ELEVATION
NORTH ELEVATION
WINDOW HEAD HEIGHT 14'-0" A.F.F.
ALUMINUM CLAD / WOOD
DOWNSPOUT
ENTRY LEVEL 2'-11" A.F.F.
THERMALLY BROKEN STEEL DOORS/WINDOWS
WINDOW HEAD HEIGHT 8'-0" A.F.F.
MAIN LEVEL 0'-0"
39'-7" ACTUAL
ALLOWABLE = 40'
WINDOW SILL HEIGHT 3'-8" A.F.F.
6" 1/2 ROUND COPPER GUTTER + DOWNSPOUT
PREWEATHERED NATURAL GREY WOOD
GARAGE DOOR HEIGHT 10'-0" A.F.F.


OXFORD ARCHITECTURE
HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR
ELEVATIONS
SCALE: 3/16" = 1'-10"
SOUTH ELEVATION
EAST ELEVATION
COPPER OVERFLOW SCUPPER
WINDOW HEAD HEIGHT 12'-0" A.F.F.
WINDOW HEAD HEIGHT 10'-0" A.F.F.
WINDOW SILL HEIGHT 5'-8" A.F.F.
WINDOW SILL HEIGHT 3'-8" A.F.F.
MAIN LEVEL 0'-0"
6" 1/2 ROUND COPPER GUTTER + DOWNSPOUT
BASEMENT STONE WALL
WATERTABLE
CORNICE HEIGHT 12'-0" A.F.F.
DOOR HEAD HEIGHT 8'-0" A.F.F.
12
14



OXFORD ARCHITECTURE

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR



OXFORD ARCHITECTURE

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR



OXFORD ARCHITECTURE

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

MATERIALS

BUILDING EXTERIOR FINISH

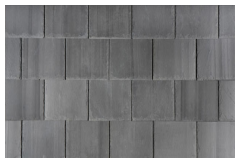
BRICK VENEER



Manufacturer: Arriscraft
Product: White Pearl Linear
Series: Smooth W 11/2 rake joint
Type: Face
Color: White

ROOF FINISH

SLATE



Manufacturer: Vermont Slate Company or Equal
Product: Natural Slate tiles
Color: Vermont Unfading Gray

EXTERIOR WAINSCOT

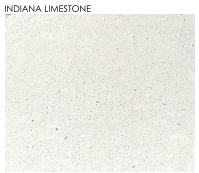
STONE VENEER



Manufacturer: Alley Cassetty
Product: Platimum
Type: Ashlar
Color: Grey

CAST STONE SILL/WATERTABLE

INDIANA LIMESTONE



Manufacturer: Alley Cassetty
Product: Indiana Limestone
Type:
Color:

SIDE & REAR DOORS/WINDOWS

ALUMINUM



Manufacturer: Marvin
Product: Ultimate Double Hung Insert G2 Window
Type: Aluminum Exterior/Wood Interior
Color: To match SW 7069 Iron Ore

ROOF GUTTERS

COPPER



Manufacturer:
Color: Copper

GARAGE DOORS

PRE-WEATHERED WOOD



Manufacturer: Clopay
Product: Canyon Ridge Carriage House
Series: Series 1, Design 11
Top Section: Rec 14
Type: 4-Layer
Color: Gray

GARAGE MAN DOOR

PRE-WEATHERED WOOD



Manufacturer: Clopay
Product:
Series:
Type:
Color:

FACADE DOORS/WINDOWS

STEEL



Manufacturer: Thermally Broken Steel USA or Equal
Product:
Type: Steel
Color: To match SW 7069 Iron Ore

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

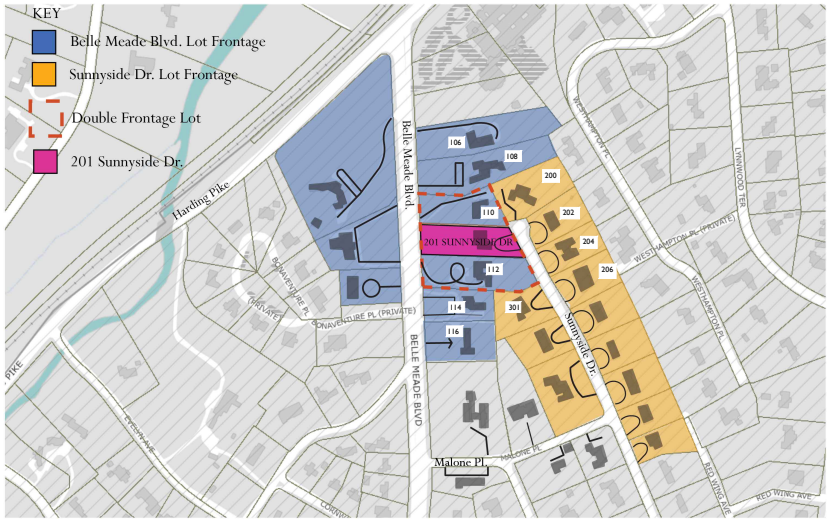
OXFORD ARCHITECTURE



HERNANDEZ RESIDENCE

201 SUNNYSIDE DR
NASHVILLE, TN.
37205

OXFORD
ARCHITECTURE



1 context map
NTS



4 CONTEXT PHOTO: 112 BELLE MEADE BLVD



5 CONTEXT PHOTO: 201 SUNNYSIDE DRIVE FROM BELLE MEADE BOULEVARD



6 CONTEXT PHOTO: 108 & 110 BELLE MEADE BOULEVARD



7 CONTEXT PHOTO: 200, 202, 204 SUNNYSIDE DRIVE



2 double frontage fence condition - 112 Belle Meade Blvd



3 double frontage fence condition - 110 Belle Meade Blvd

DAIGH RICK
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900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info anne@daighrick.com

BZA SET - NOT FOR CONSTRUCTION

HERNANDEZ RESIDENCE

201 SUNNYSIDE DRIVE NASHVILLE, TN

REVISIONS

MAY 27, 2026

CONTEXT MAP & PHOTOS

Z0.0

HERNANDEZ



1 Z0.1 EXISTING SITE - FRONT OF HOUSE, SUNNYSIDE DRIVE



2 Z0.1 EXISTING SITE - REAR OF HOUSE, BELLE MEADE BOULEVARD



3 Z0.1 EXISTING SITE - REAR YARD, LOOKING TOWARDS BELLE MEADE BOULEVARD



4 Z0.1 EXISTING SITE - REAR OF HOUSE



5 Z0.1 EXISTING SITE - SIDE WALL



6 Z0.1 EXISTING SITE - SIDE WALL



7 Z0.1 EXISTING SITE - FRONT OF HOUSE



8 Z0.1 EXISTING SITE - SCREENING BETWEEN NEIGHBOR (110 BELLE MEADE BLVD)



9 Z0.1 EXISTING SITE - SCREENING BETWEEN NEIGHBOR (112 BELLE MEADE BLVD)

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900 South Street Ste. 104
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BZA SET - NOT FOR CONSTRUCTION

HERNANDEZ RESIDENCE

201 SUNNYSIDE DRIVE NASHVILLE, TN

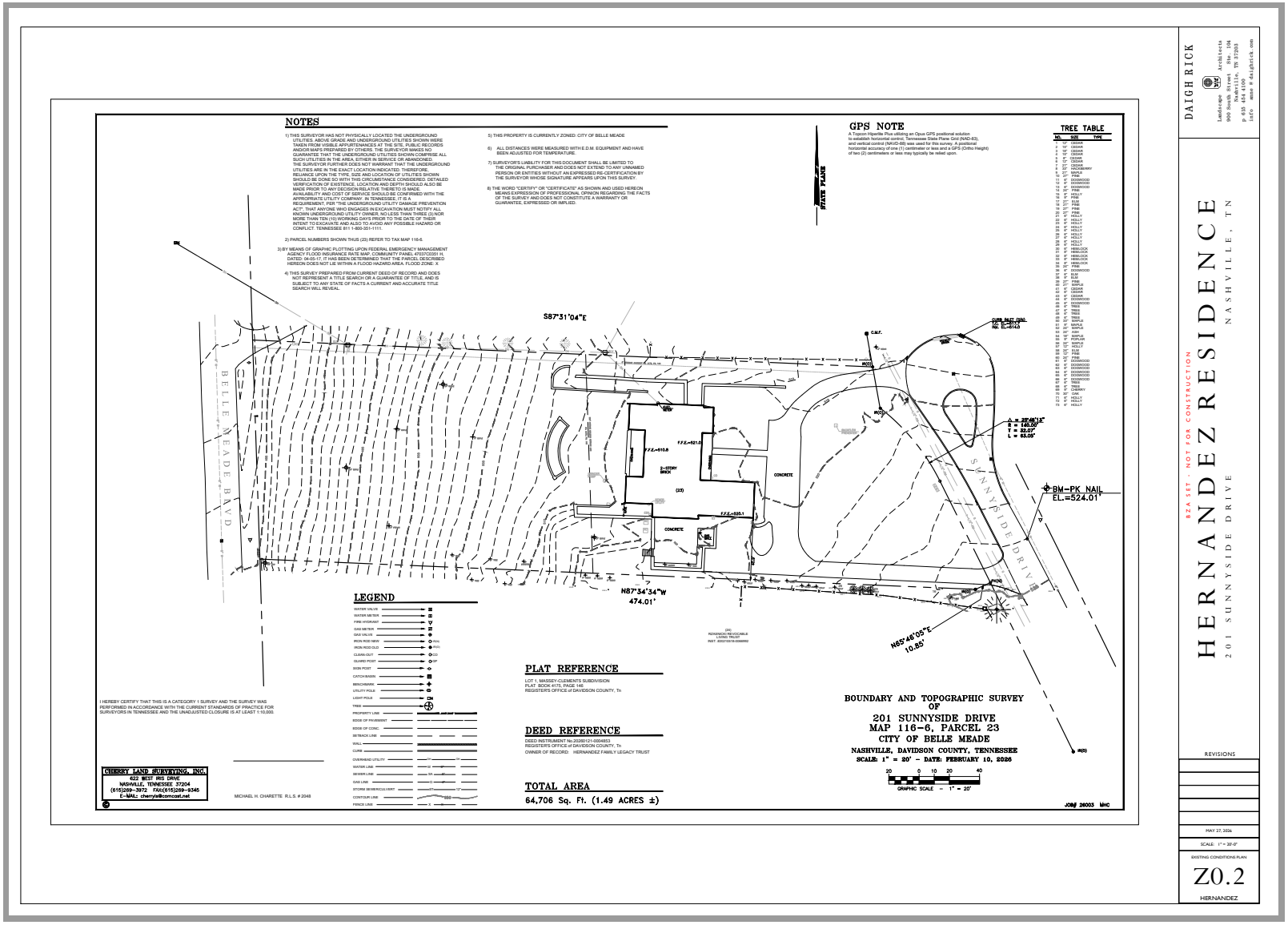
REVISIONS

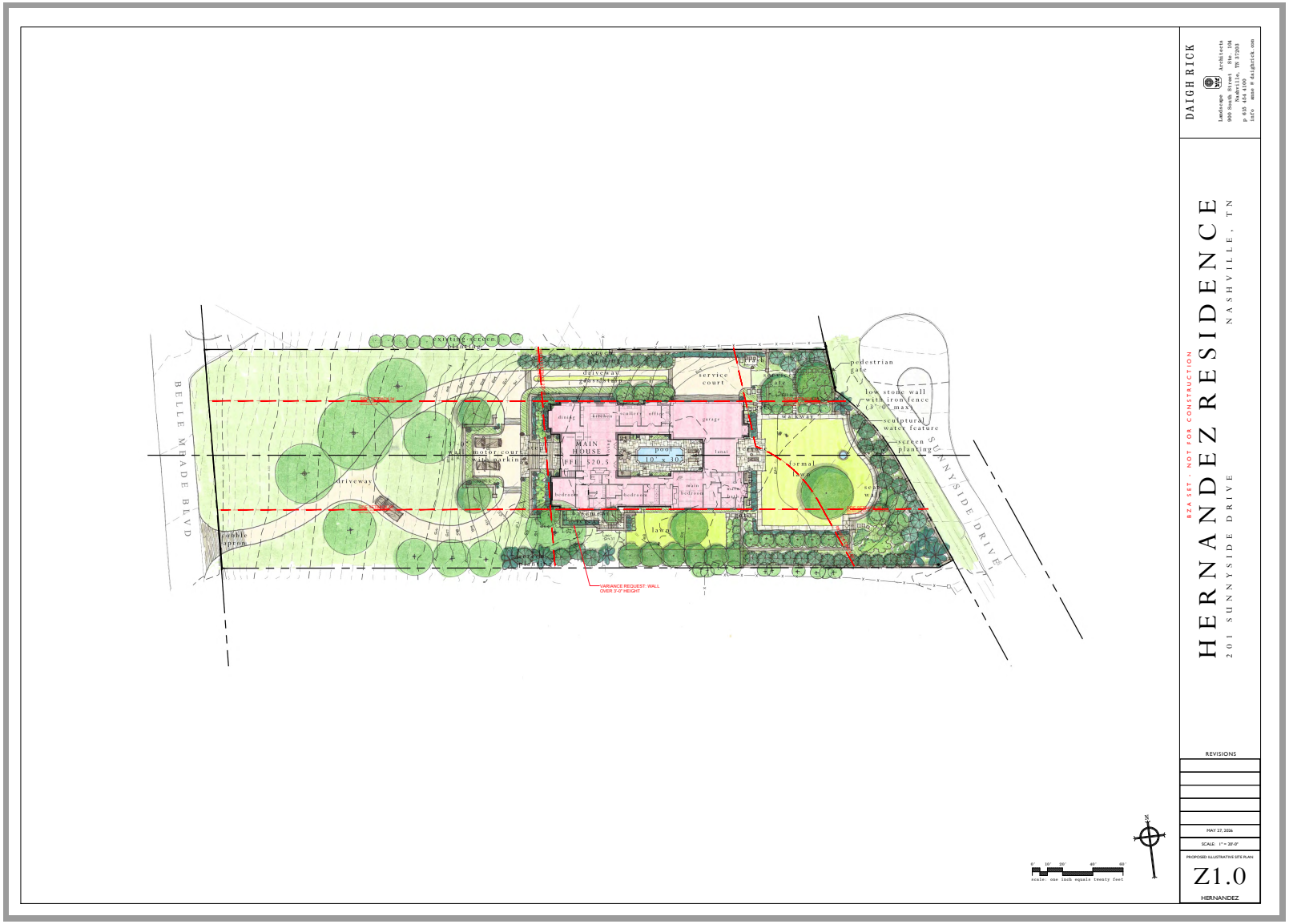
MAY 27, 2026

EXISTING SITE PHOTOS

Z0.1

HERNANDEZ


NOTES
1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THERE SHALL BE RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS MANDATORY REQUIREMENT FOR ANY UNDERGROUND UTILITY DAMAGE PREVENTION BOARD, THAT ANY PERSON WHO UNDERTAKES EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.
2) PARCEL NUMBERS SHOWN THUS (23) REFER TO TAX MAP 116-6.
3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0... DATED: 04-05-17, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONE: X
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 CURRENTLY ZONED: CITY OF BELLE MEADE
6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
8) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
GPS NOTE
A Trimble HiperRe Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.
STATE PLANE
TREE TABLE
NO. SIZE TYPE
1 12" CEDAR
2 10" CEDAR
3 10" CEDAR
4 10" CEDAR
5 10" CEDAR
6 10" CEDAR
7 24" HACKBERRY
8 27" MAPLE
9 12" ELM
10 8" DOGWOOD
11 8" DOGWOOD
12 30" TREE
13 20" TREE
14 8" HOLLY
15 8" HOLLY
16 8" ELM
17 10" ELM
18 27" PINE
19 27" PINE
20 27" PINE
21 8" HOLLY
22 8" HOLLY
23 8" HOLLY
24 8" HOLLY
25 8" HOLLY
26 8" HOLLY
27 8" HOLLY
28 8" HOLLY
29 8" HOLLY
30 8" HOLLY
31 8" HEMLOCK
32 8" HEMLOCK
33 8" HEMLOCK
34 8" HEMLOCK
35 8" HEMLOCK
36 8" DOGWOOD
37 12" ELM
38 8" ELM
39 27" PINE
40 27" MAPLE
41 8" CEDAR
42 8" CEDAR
43 8" CEDAR
44 8" DOGWOOD
45 8" DOGWOOD
46 8" TREE
47 8" TREE
48 8" TREE
49 8" TREE
50 12" MAPLE
51 30" MAPLE
52 30" MAPLE
53 30" MAPLE
54 30" MAPLE
55 30" POPLAR
56 12" HOLLY
57 10" HOLLY
58 30" ELM
59 8" ELM
60 27" PINE
61 8" DOGWOOD
62 8" DOGWOOD
63 8" DOGWOOD
64 8" DOGWOOD
65 8" DOGWOOD
66 8" DOGWOOD
67 8" DOGWOOD
68 8" TREE
69 8" HACKBERRY
70 8" CHERRY
71 8" HOLLY
72 8" HOLLY
73 8" HOLLY
S87°31'04"E
BELLE MEADE BLVD.
SUNNYSIDE DRIVE
C.M.F.
F.F.E.=521.0
F.F.E.=519.8
F.F.E.=505.1
2-STORY BRICK
CONCRETE
(33)
N87°34'34"W
474.01'
N65°46'05"E
10.85'
BM-PK NAIL
EL.=524.01
A = 27°46'13"
R = 145.00'
T = 33.07'
L = 63.00'
(23)
ROVANDICK REVOCABLE LIVING TRUST
INST. 20221027-0095950
LEGEND
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
GAS VALVE
IRON ROD NEW
IRON ROD OLD
CLEAN OUT
GUARD POST
SIGN POST
CATCH BASIN
BENCHMARK
UTILITY POLE
LIGHT POLE
TREE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF CONC.
SETBACK LINE
WALL
CURB
OVERHEAD UTILITY
WATER LINE
SEWER LINE
GAS LINE
STORM SEWER/CULVERT
CONTOUR LINE
FENCE LINE
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 AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.
MICHAEL H. CHARETTE R.L.S. # 2048
CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX(615)269-9345
E-MAIL: cherryls@comcast.net
PLAT REFERENCE
LOT 1, MASSEY-CLEMENTS SUBDIVISION
PLAT BOOK 4173, PAGE 140
REGISTER'S OFFICE of DAVIDSON COUNTY, Tn
DEED REFERENCE
DEED INSTRUMENT No.20200121-0004833
REGISTER'S OFFICE of DAVIDSON COUNTY, Tn
OWNER of RECORD: HERNANDEZ FAMILY LEGACY TRUST
TOTAL AREA
64,706 Sq. Ft. (1.49 ACRES ±)
BOUNDARY AND TOPOGRAPHIC SURVEY
OF
201 SUNNYSIDE DRIVE
MAP 116-6, PARCEL 23
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' - DATE: FEBRUARY 10, 2026
20 0 10 20 40
GRAPHIC SCALE - 1" = 20'
JOB# 26003 MHC
DAIGH RICK
Landscape architects
900 South Street Ste. 104
Nashville, TN 37203
p 615.460.1549
info www.daighrick.com
BZA SET - NOT FOR CONSTRUCTION
HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN
REVISIONS
MAY 27, 2026
SCALE: 1" = 20'-0"
EXISTING CONDITIONS PLAN
Z0.2
HERNANDEZ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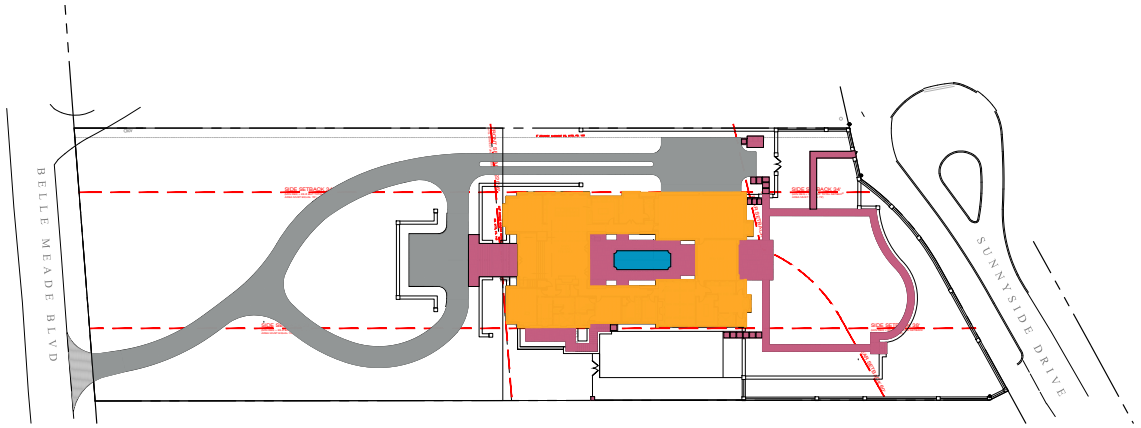
BZA SET - NOT FOR CONSTRUCTION
HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN
REVISIONS
MAY 27, 2026
SCALE: 1" = 20'-0"
PROPOSED ILLUSTRATIVE SITE PLAN
Z1.0
HERNANDEZ
BELLE MEADE BLVD
SUNNYSIDE DRIVE
MAIN HOUSE
FFE 520.5
pool
10' x 30'
driveway
service court
pedestrian gate
low stone wall with iron fence (3'-0" max)
sculptural water feature
screen planting
formal lawn
lawn
VARIANCE REQUEST: WALL OVER 3'-0" HEIGHT
scale: one inch equals twenty feet



PROJECT CALCULATIONS						
Lot Square Footage: 64,706 sf						Residence 'B'
		Allowable	Existing	Proposed	Net Change +/-	% Over Allowable
Footprint Area	12%	7,765	4,128	7,328	(+) 3,200	0%
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Front Yard Area	32,004 sf					
Total Driveway Area	12%	7,765	5,315	7,714	(+) 2,399	0%
Driveway in front yard	22%	7,041	4,350	5,684	(+) 1,334	0%
Hardscape Area (includes pool footprint)	8%	5,176	2,589	3,782	(+) 1,193	0%
Pool Area	2%	1,294	-	293	-	0%

KEY

- BUILDING FOOTPRINT
- HARDSCAPE
- DRIVEWAY
- POOL

0' 10' 20' 40' 60'
scale: one inch equals twenty feet

N

DAIGH RICK
Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 1900
info anne@daighrick.com

BZA SET - NOT FOR CONSTRUCTION

HERNANDEZ RESIDENCE

201 SUNNYSIDE DRIVE NASHVILLE, TN

REVISIONS

MAY 27, 2026

SCALE: 1" = 20'-0"

PROJECT CALCULATIONS

Z2.0

HERNANDEZ

ZONING CALCULATIONS

Lot 201, Sunnyside Dr
Zoning District: Residence B

- Maximum footprint = 64,706 x 0.12 = 7,764.72 sq. ft. maximum footprint area allowed.
- Floor area ratio = 64,706 x 0.2 = 12,941.2 maximum floor area.
- Maximum Hardscape ratio= 64,706 x.08 = 5,176.48 maximum hardscape allowed.
- Maximum Pool area = 64,706 x .02 = 1,294.12 sq. ft. maximum pool area.

- Setbacks = Minimum width of any side yard shall be 20% of the lot width at the front setback line. Sum of the widths of both sides shall be at least 50% of the lot width at the front setback line.

- Height restrictions- Front 40' , sides 50' to grade.
- No height less than 15'
- Accessory structures cannot exceed 18'
- Fences shall not exceed 6' in height.

- Parking area and driveway limited to 22% of front between building line and property line. Limited to 12% of overall lot. = 64,706 x 0.12 = 7,764.72

- Minimum 25' x 25' turnaround area required at garage access.

- Minimum 5' green space between driveway and property line required.

OXFORD
ARCHITECTURE

DESIGN CONCEPT

The proposed residence draws inspiration from both **Postmedieval English** and **English Manor** architectural traditions, blending their defining characteristics into a cohesive, contemporary interpretation.

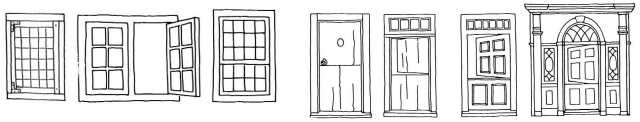
The design emphasizes symmetry, proportion, and a sense of permanence, hallmarks of historic English estates.

The building massing is carefully composed to create a hierarchy of volumes. Subtle asymmetry is introduced to avoid rigidity and to enhance visual interest. The result is a residence that respects historical precedent while offering a fresh, context-sensitive interpretation suited to its setting.

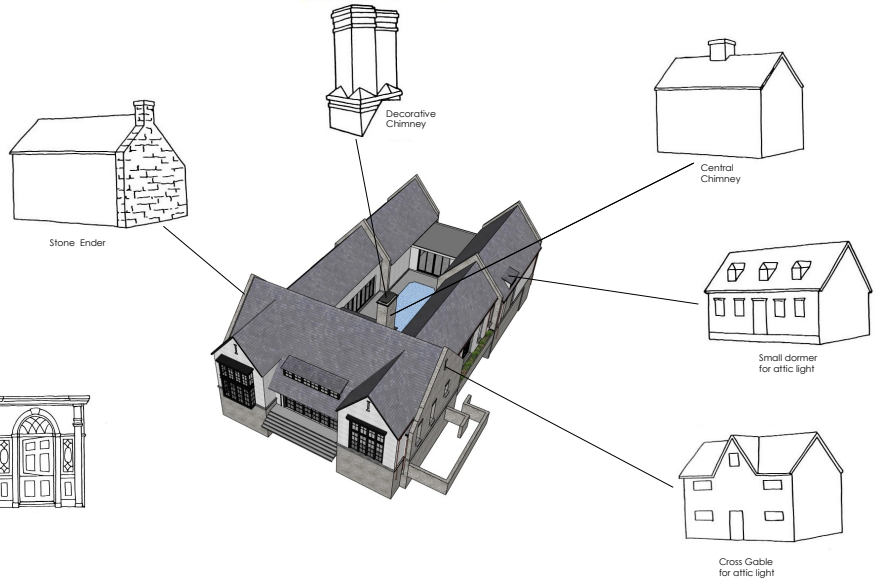
KEY ELEMENTS

Key elements include steeply pitched gable roofs, articulated chimneys, and vertically proportioned windows, which echo the craftsmanship and visual rhythm of traditional manor homes. The use of natural, textured materials such as brick, stone, and timber detailing reinforces a sense of authenticity and timelessness.

DIVIDED WINDOW LITES AND DIVIDED DOORS

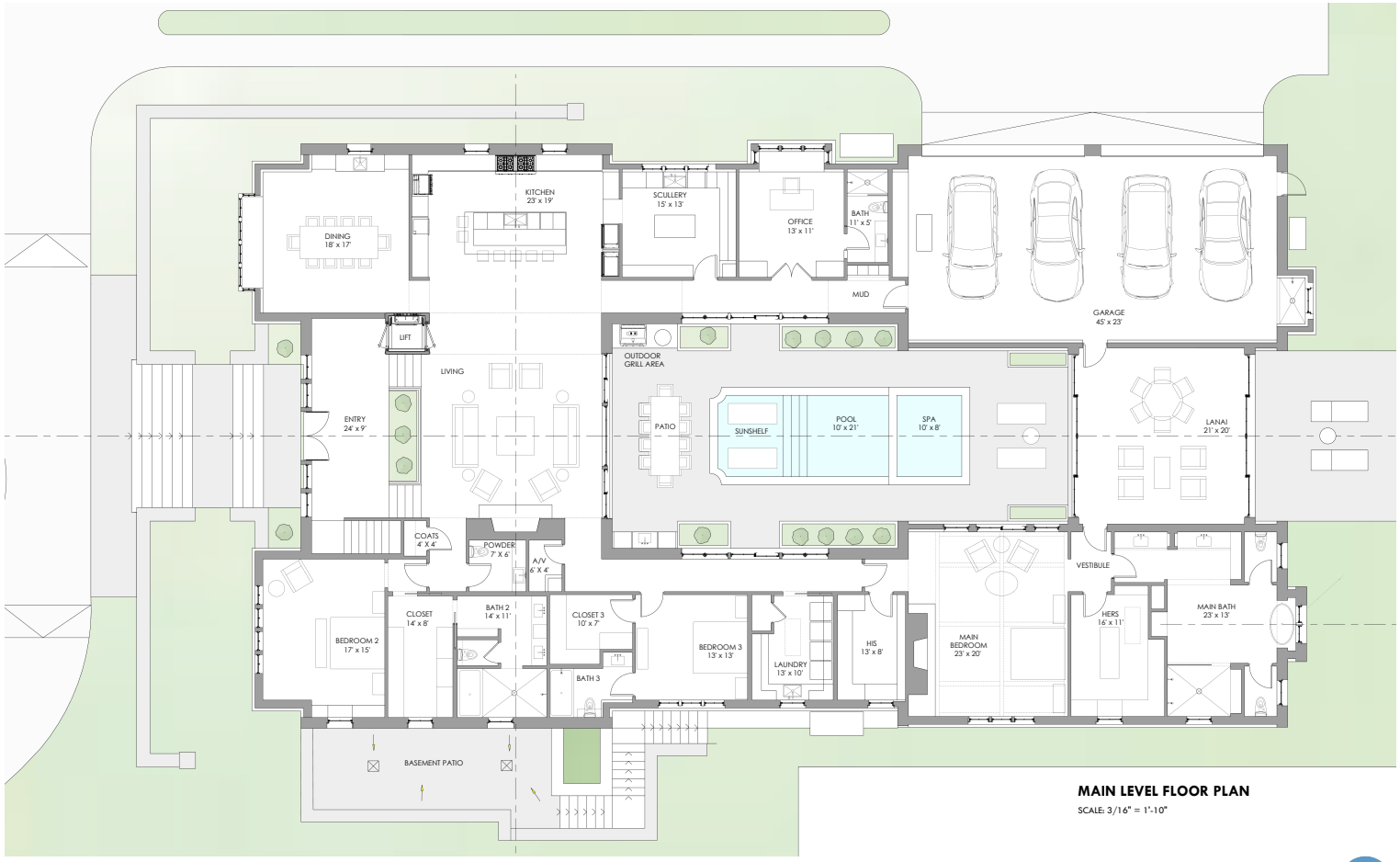


POSTMEDIEVAL ENGLISH ARCHITECTURAL ELEMENTS





OXFORD ARCHITECTURE

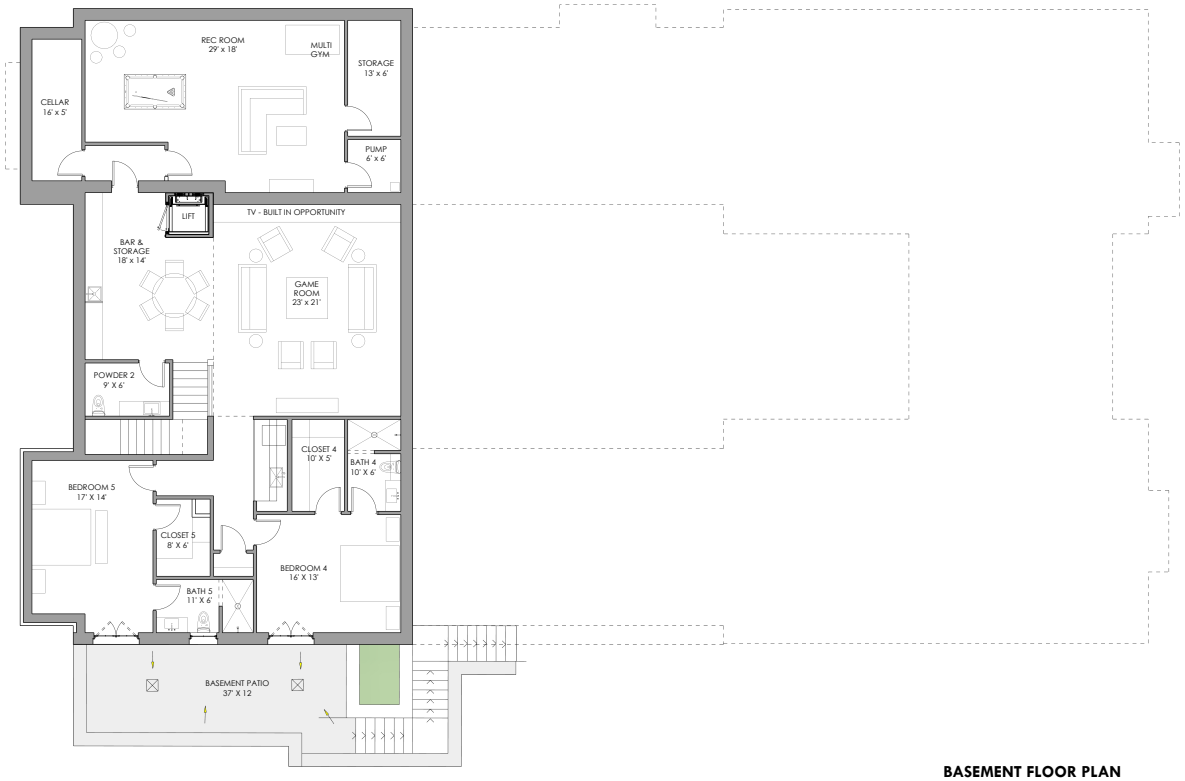


MAIN LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

OXFORD ARCHITECTURE



BASEMENT FLOOR PLAN

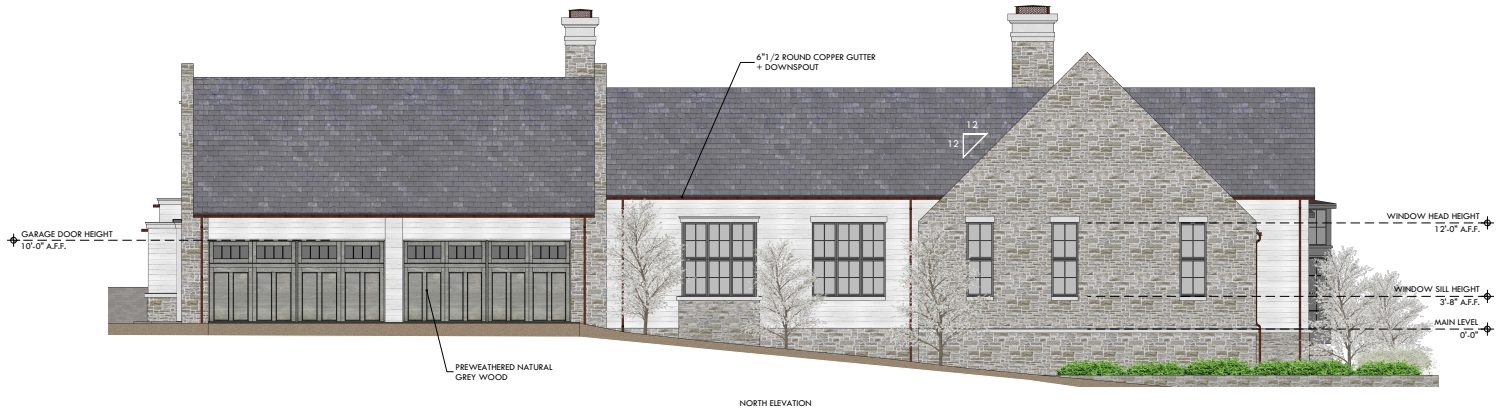
SCALE: 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

OXFORD ARCHITECTURE



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

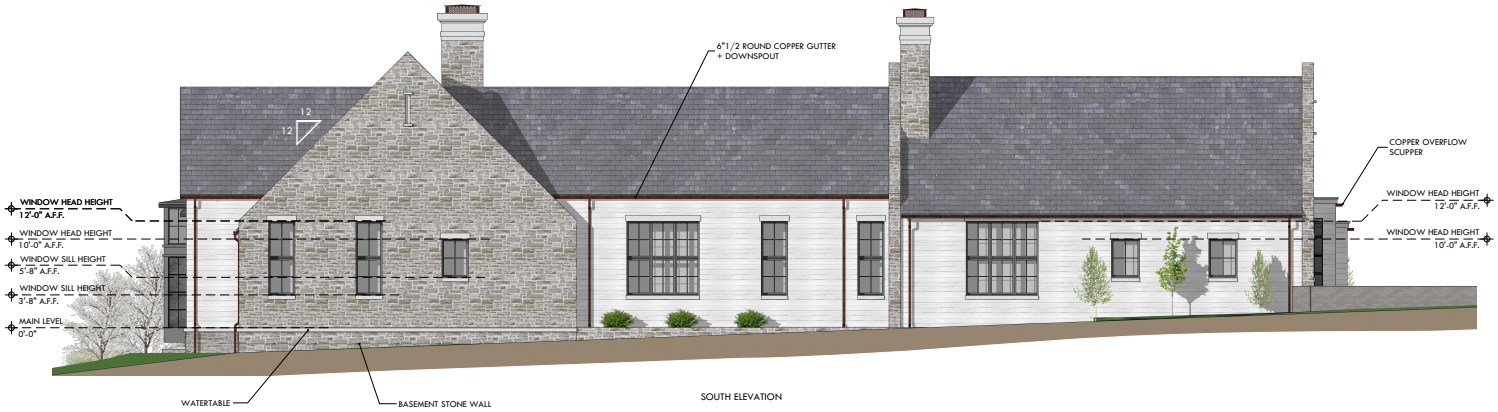
SCALE: 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

OXFORD
ARCHITECTURE



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE: 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

OXFORD ARCHITECTURE



HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

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HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

OXFORD
ARCHITECTURE

MATERIALS

BUILDING EXTERIOR FINISH

BRICK VENEER



Manufacturer: Arriscraft
Product: White Pearl Linear
Series: Smooth W 11/2 rake joint
Type: Face
Color: White

ROOF FINISH

SLATE



Manufacturer: Vermont Slate Company or Equal
Product: Natural Slate tiles
Color: Vermont Unfading Gray

EXTERIOR WAINSCOT

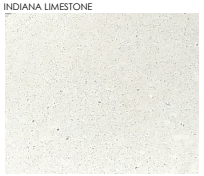
STONE VENEER



Manufacturer: Alley Cassetty
Product: Platimum
Type: Ashlar
Color: Grey

CAST STONE SILL/WATERTABLE

INDIANA LIMESTONE



Manufacturer: Alley Cassetty
Product: Indiana Limestone
Type:
Color:

SIDE & REAR DOORS/WINDOWS

ALUMINUM



Manufacturer: Marvin
Product: Ultimate Double Hung Insert G2 Window
Type: Aluminum Exterior/Wood Interior
Color: To match SW 7069 Iron Ore

ROOF GUTTERS

COPPER



Manufacturer:
Color: Copper

GARAGE DOORS

PRE-WEATHERED WOOD



Manufacturer: Clopay
Product: Canyon Ridge Carriage House
Series: Series 1, Design 11
Top Section: Rec 14
Type: 4-Layer
Color: Gray

GARAGE MAN DOOR

PRE-WEATHERED WOOD



Manufacturer: Clopay
Product:
Series:
Type:
Color:

FACADE DOORS/WINDOWS

STEEL



Manufacturer: Thermally Broken Steel USA or Equal
Product:
Type: Steel
Color: To match SW 7069 Iron Ore

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR

OXFORD
ARCHITECTURE

Staff Report

Agenda No.: IV.E.

Case No.: A26-47

Staff: Mary Samaniego, Planning Director

Applicant: The Hernandez family

Request: Certificate of Appropriateness for a new single-family residence.

Location: 201 Sunnyside Drive

Summary:
The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Postmedieval English and English Manor with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in November 2025.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.49 acres (64,904 square feet - SF) and is rectangular with double frontage on Belle Meade Boulevard and Sunnyside Drive. The front of the existing residence faces Sunnyside Drive, and the rear is two stories that faces Belle Meade Boulevard. The front of the proposed residence is required to face Belle Meade Boulevard.
2. The project received the following variance by the Board of Zoning Appeals in June 2026:
   a. Per Section 14-204(1)(i) of the Zoning Ordinance, multiple retaining walls which alter the average existing grade in excess of three feet (3') will be treated as a single wall and may only be constructed with the approval of the Board of Zoning Appeals. The proposed retaining walls in some locations are slightly over 3’ primarily to accommodate a sunken basement access. The building code requires a 42” handrail or wall at the top or ground side of a sunken stairwell.
3. The residence has a proposed footprint of 7,328 square feet and a total gross floor area of 10,310 square feet. It is one story in height and has a partial finished basement.
4. The proposed residence has an attached four-car garage.
5. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all other applicable standards.
6. The property is not located within the regulated floodplain.

7. Materials list:

Window Manufacturer: Marvin	Railings, Columns, Pilasters: Iron Railings
Window Material: Aluminum Exterior/ wood Interior	Chimney Material: Stone
Frame Material: Wood	Roofing Material: Slate Tiles
Windowsills: Limestone	Exterior Doors: Thermally Broken Steel Windows or Aluminum clad/ wood
Brick, Painted/Natural: Baked White	Eaves/Cornice: Limestone
Brick/Stone Thickness: 3 5/8 Brick thickness 4-6" Stone thickness	Gutters: Copper
Clapboard Material: N/A	Gutter Dimensions: 6" x 3.75"
Clapboard Dimensions/Reveal:	

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be

compatible with surrounding historic buildings. Window openings should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and

3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall 14 be a minimum of three by four inches (3”x4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or

modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door. **Two garage doors are in place for four bays.**

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 201 SUNNYSIDE DRIVE



10/24/2025, 9:26:53 AM

1:6,354

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Nashville Maps

From: Carlos O. Hernandez, MD
To: Mary Samaniego
Subject: Fw: 201 Sunnyside Drive
Date: Tuesday, June 30, 2026 3:59:16 PM

Good afternoon, Mary,

I am not sure you got the this letter from the Ashwood's at 110 Belle Meade Blvd.
I am forwarding to you in case you don't have it.
Thank you.

Begin forwarded message:

On Friday, June 12, 2026, 9:56 AM, Matthew Ashwood <matt@sandynose.com> wrote:

> Good morning.
>
> My wife Jonna live at 110 Belle Meade Blvd. We recently had the pleasure of meeting our soon to be (hopefully) next door neighbors, Mrs. Tammie & Mr. Carlos Hernandez.
>
> The Hernandez's hosted several neighbors for a meet and greet as well as to look over their construction plans. The plans included floor plans, landscaping, and elevations. My wife and I think their plans are incredibly beautiful. We absolutely love the plan to turn the house around to face BMB! It will be so much nicer for everyone.
>
> Our understanding is they are planning to have their swimming pool enclosed in a courtyard. Again, we think that is a very nice use of the lot - and the privacy it will afford both the Hernandez family and the Ashwood's as next door neighbors! Please know we believe the City should approve their building plan. As a very interested neighbor, we believe their new home will do nothing but increase the value of our home.
>
> Please feel free to reach out to me if you have any questions/concerns about our position.
>
> Have a great weekend!
>
> Matt Ashwood
> 110 Belle Meade Bl
> Nashville, TN 37205
> 615.416.3429
> Sandy Nose Enterprises
> https://sandynose.com/
>
> Sent from my iPad

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

APPLICATION # _____ **FEE:** _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 602 Lynnwood Blvd, Nashville, TN 37205

AGE/YEAR OF STRUCTURE: 1954

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES
PROPERTY OF CONSERVATION (1940-2000) X YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: Michael Katsaitis

ADDRESS: 7123 Crossroads Blvd, Brentwood, TN 37027

EMAIL: michael.katsaitis@mkarchstudio.com

PHONE NUMBER: 615.394.5845

RELATIONSHIP TO OWNER: Contractor _____ Architect X Other (explain)_____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

_X_ New Construction ____ Demolition ____ Exterior Alteration or Repair ____ Addition

Define Architectural Style Greek Mediterranean Villa with Neo Classical Influences

Describe Proposed Work

The proposed work consists of the construction of a new single-family residence on a previously approved vacant lot following the demolition of the existing structure. Inspired by the timeless elegance of Mediterranean villas and the refined proportions of Greek architecture, this residence is defined by its symmetrical composition, monumental entry sequence, and restrained material palette. Smooth stucco walls, broad overhanging rooflines with decorative dentil corbels, clay tile roofs, and carefully proportioned windows create a sense of permanence and quiet sophistication, while the elevated terraces and arched loggia establish a gracious connection between the home and its landscape. The rear of the residence transforms into a private resort-like environment designed for modern family living and entertaining. Expansive glass openings dissolve the boundary between interior and exterior spaces, connecting the central living areas to covered terraces, a formal pool, outdoor dining pavilion, and fire pit gathering area. The landscape is integrated with the architecture through layered terraces, low garden walls, and structured plantings that reinforce the villa's geometric order while softening its edges. The overall design represents a contemporary interpretation of Mediterranean and Greek architectural traditions. Overall, the design is intended to be a well-proportioned, contextually appropriate residence that fits comfortably within the character of Belle Meade.

All of the items listed below are required to be submitted for all types of CoA applications.

- ☒ Description of Property Condition and Proposal
- ☒ Site Plan showing building envelope
- ☒ All building elevations showing finish grade
- ☒ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☒ PDF Photos of Existing Property
- ☒ PDF Photos of Neighboring Properties
- ☐ PDF Inspirational Photos

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**
  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)
  Existing home found to have no historical significance and has already been demolished.

  Historical Significance
  None found

Is the property habitable?

No

Give a compelling reason for demolition of property

Existing home found to have no historical significance and has already been demolished.

Describe the proposed reuse of existing materials, if any?

N/A

- **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer:
Sierra Pacific H3

Window Material:
Aluminum Clad
With Pashmina B.M. Louvered Operable Shutters

Frame Material:
Wood

Windowsills:
Cast surrounds & Wooden header/ Masonry sill on Brick Facades

Brick, Painted/Natural:
German Smear/ Full Mortar Wash
Ballet White by Benjamin Moore

Brick/Stone Thickness:
Full Brick

Clapboard Material:
Above the rear porch Artisan Fiber Cement
Ballet White by Benjamin Moore

Clapboard Dimensions/Reveal:
4 1/2" Reveal

Railings, Columns, Pilasters:
Cast Baluster at Upper Balcony
Wrought Iron Rail at Motor Court stairs

Chimney Material:
German Smear/ Full Mortar Wash
Ballet White by Benjamin Moore

Roofing Material:
Barrel Clay Tile Roof reclaimed look / and Copper with Bronze Standing Seam Metal Roof at back porch

Exterior Doors:
Wood doors in White Oak

Eaves/Cornice:
Closed Cornice

Gutters:
Copper Gutters & Downspouts

Gutter Dimensions:
6" Half Round - 4" Downspouts

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[X]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[X]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: Michael Katsaitis Digitally signed by Michael Katsaitis DN: C=US, E=Michael.Katsaitis@mkarchstudio.com, CN=Michael Katsaitis Date: 2026.06.19 16:42:54-05'00' Date: 06/19/2026

602 Lynnwood Blvd.

MK Studio Architectural Designers

Crunk Engineering

Gulch Ventures

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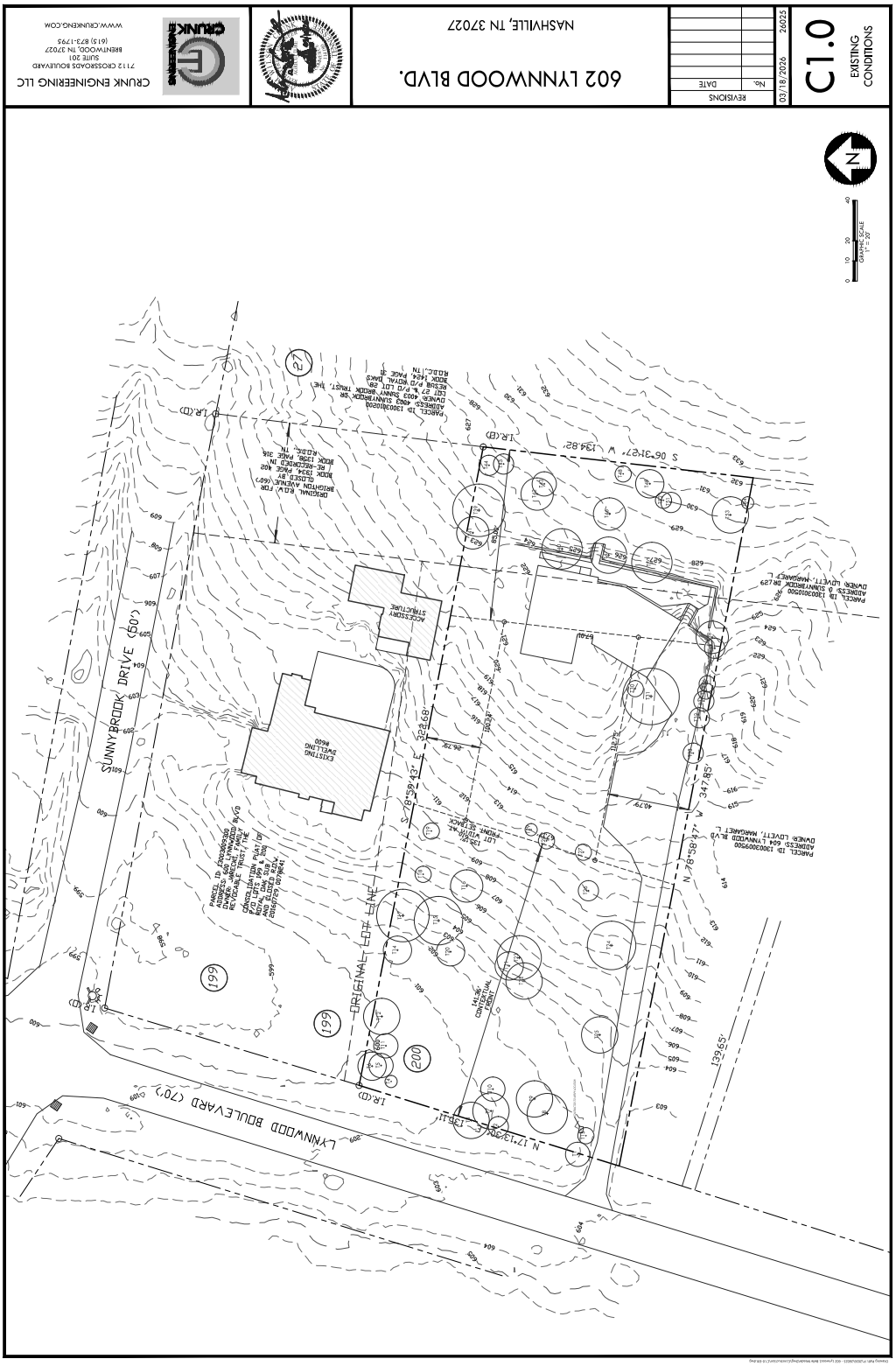
22. Building Sections
23. Site Demo Plan
24. Erosion Control Plan
25. Grading Plan
26. Tree Inventory/Removal
27. Overall Landscape Plan
28. detailed planting plan
29. landscape details & notes
30. landscape details

MK Studio - Architectural Designers
Michael Katsaitis
615.394.5845
Michael.Katsaitis@mkarchstudio.com

Crunk Engineering
Adam Crunk
adam@crunkeng.com
615.873.1795

Gulch Ventures - Builder
Jeffrey Hough
629.281.1202
Jeffrey@gulchventures.com


CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
REVISIONS
No.
DATE
03/18/2026
26025
C1.0
EXISTING CONDITIONS
SUNNYBROOK DRIVE (50')
LYNNWOOD BOULEVARD (70')
ORIGINAL LOT LINE
EXISTING DWELLING #600
ACCESSORY STRUCTURE
S 06°31'27" W 134.82'
N 78°58'47" W 347.85'
S 78°59'43" E 322.68'
N 17°13'30" E 136.11'
139.65'
199
200
27
I.R.(D)
GRAPHIC SCALE
1" = 20'

NEIGHBORHOOD CONTEXT


512 Lynnwood Blvd.


513 Lynnwood Blvd.


600 Lynnwood Blvd.


601 Lynnwood Blvd.


604 Lynnwood Blvd.


605 Lynnwood Blvd.


606 Lynnwood Blvd.


609 Lynnwood Blvd.

NEIGHBORHOOD CONTEXT



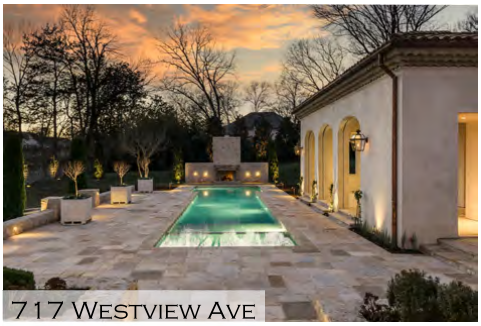
700 Belle Meade Bvd.



700 Belle Meade Bvd.



717 Westview Ave



717 Westview Ave

606 Lynnwood Blvd.

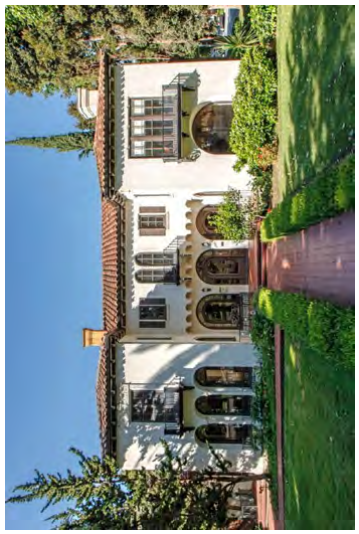
609 Lynnwood Blvd.

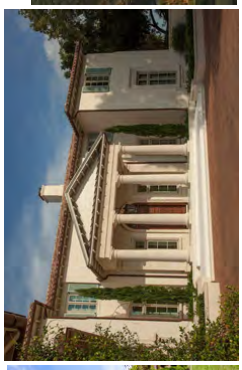
Inspiration Images

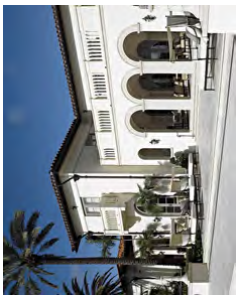








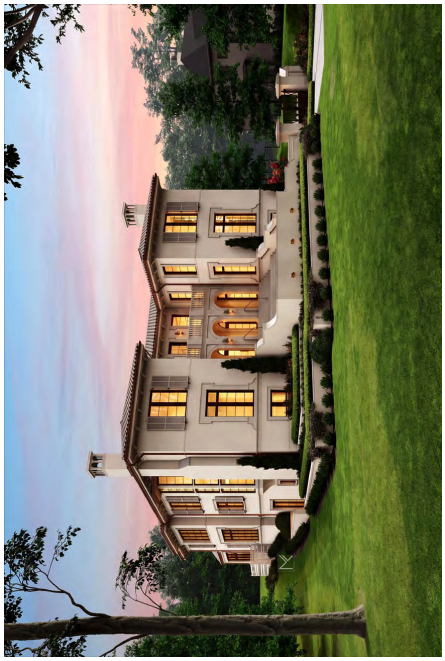



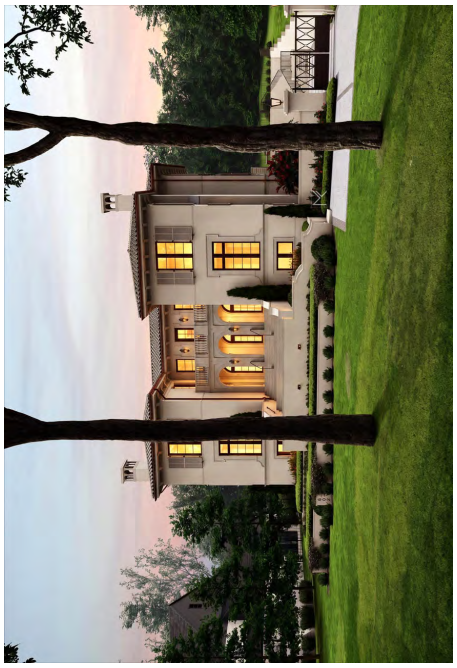




Conceptual Renderings









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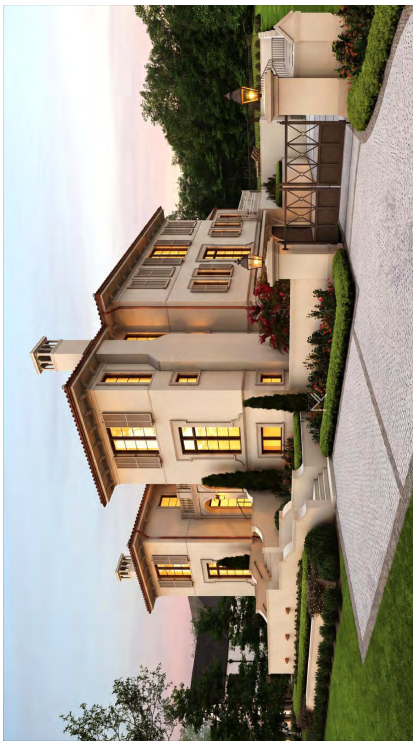
Conceptual Renderings









Conceptual Renderings









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Exterior Color Palette

Copper Gutters and Downspouts

Cast Baluster at Upper Balcony

Bevolo Gas Lantern Monaco

Wrought Iron Rail at Motor Court Stair

Cream Color Barrel Clay Tile Roof

Aluminum Clad Dark Bronze Pearl by Sierra Pacific - H3

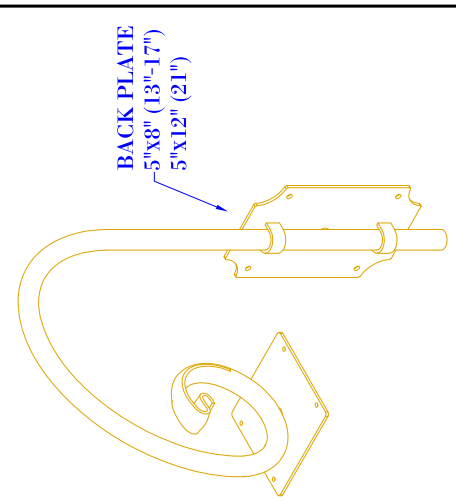
Pashmina B.M. Louvered Operable Shutters

German Smear / Full Mortar Wash Brick with Ballet White by Benjamin Moore

MK Studio Architectural Designers

BEVOLO GAS & ELECTRIC LIGHTS

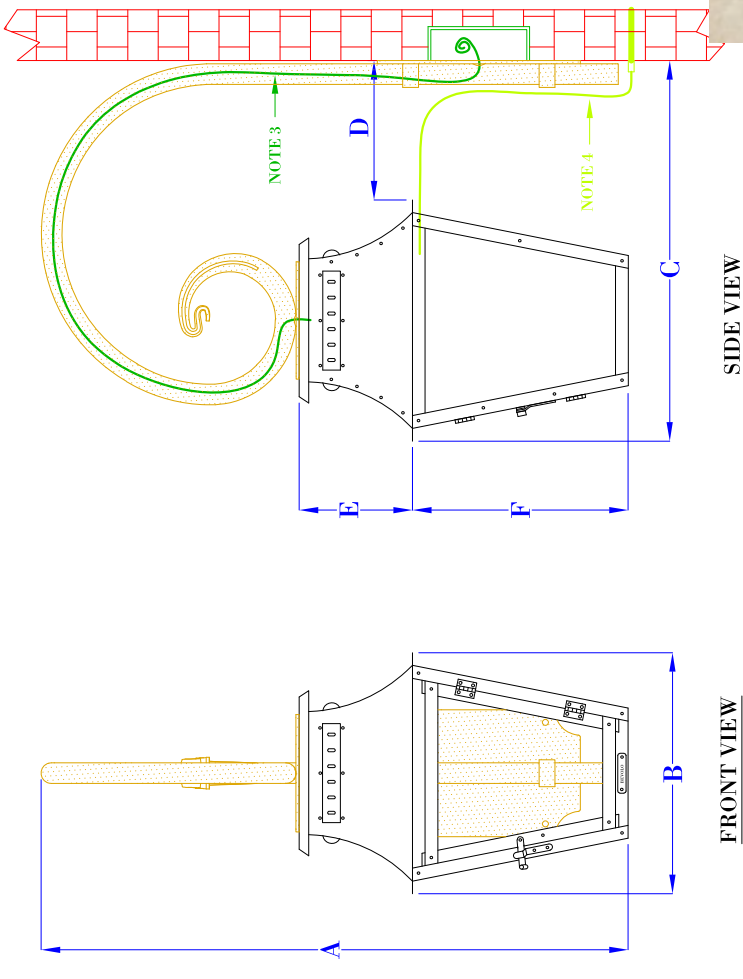
LIGHT:	MONACO	DATE:	12-4-24	APP. BY:	JJG
BRACKET:	ITALIANATE/MONACO	REVISION:	8	DRW BY:	JJG



ISOMETRIC VIEW
(NTS-BRACKET ONLY)



SIZE:	13"	17"	21"
A:	23"	27 7/8"	36"
B:	9 5/8"	12 3/8"	15 1/4"
C:	15 1/2"	17 1/8"	19"
D:	5 7/8"	4 3/4"	3 3/4"
E:	4 1/2"	6 3/8"	7 1/4"
F:	8 1/2"	11"	13 3/4"



SIDE VIEW
(NTS)

FRONT VIEW
(NTS)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND. ELECTRIC WIRE RUNS INSIDE OF THE BRACKET.
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" X 1/4" GAS LINE ADAPTOR

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List of Abbreviations

ABV	Above	DRWR	Drawer	MATL	Material	SECT	Section
A.F.F.	Above Finished Floor	DWG	Drawing	MAX	Maximum	SHT	Sheet
ACC	Access	D.O.	Drywall Opening	MECH	Mechanical	SHWR	Shower
ACC PNL	Access Panel	EA	Each	MC	Medicine Cabinet	SIM	Similar
ACOUS	Acoustical	E	East	MEMB	Membrane	SGD	Sliding Glass Door
ADJ	Adjustable	ELEC	Electrical	MTL	Metal	S.C.	Solid Core
AGG	Aggregate	EP	Electrical Panel Board	MIN	Minimum	S	South
ALT	Alternate	ELEV	Elevation	MIR	Mirror	SPEC	Specification
ALUM	Alluminum	ENCL	Enclosure	MISC	Misc	SQ	Square
ANCH	Anchor	ENG	Engineer	MTD	Mounted	S.F.	Square Feet
A.B.	Anchor Bolt	EQ	Equal	MULL	Mullion	S.S.	Stainless Steel
APT	Apartment	EQUIP	Equipment	NOM	Normal	STD	Standard
APPR	Approved	EXIST	Existing	N	North	STO	Storage
APPROX	Approximate	EXP	Expansion	NIC	Not in Contract	STRUC	Structural
ARCH	Architectural	E.J.	Expansion Joint	NTS	Not to Scale	SV	Sheet Vinyl Flooring
A.D.	Area Drain	EXT	Exterior	NO	Number	SUS CLG	Suspended Ceiling
AVG	Average	F.O.B.	Face of Block	OFF	Office	SYS	System
BSMT	Basement	F.O.F.	Face of Finish	O.C.	On Center	TEL	Telephone
BM	Beam	F.O.S.	Face of Stud	OR	One Rod	TV	Television
BRG	Bearing	FT	Feet or Foot	1S	One Shelf	TEMP	Temperature
BRG PLT	Bearing Plate	FIN	Finish	OPNG	Opening	THR	Threshold
BITUM	Bituminous	FF	Finished Floor	OPP HD	Opposite Hand	THK	Thick
BLKG	Blocking	F.D.	Fire Retardant	OSB	Oriented Strand Board	TPH	Toilet Paper Holder
BD	Boards	SS	Five Shelves	O.D.	Outside Diameter	T & G	Tongue an Grroove
BOT	Bottom	FD	Floor Drain	OH	Overhead	TB	Towel Bar
B.O.B.	Bottom of Beam	FURR DN	Fur Down	PTD	Painted	TR	Thread
BLDG	Building	GA	Gauge	PR	Paired	TYP.	Typical
CAB	Cabinet	GALV	Galvanized	PNL	Panel	TOS	Top of Slab
C.O.	Cased Opening	G.C.	General Contractor	PKG	Parking	T.O.B.	Top of Beam
CLG	Ceiling	GL	Glass	PART	Partition	T.O.W.	Top of Wall
CLG HGT	Ceiling Height	GYP	Gypsum	PLAS	Plastic	2R	Two Rods
CEM	Cement	GYP BD	Gypsum Board	P. LAM	Plastic Laminate	2S	Two Shelves
CER	Ceramics	HWD	Hardware	PL	Plate	UNO	Unless Noted Otherwise
C.T.	Ceramic Tile	HD	Head	PLYWD	Plywood	UNFIN	Unfinished
CIR	Circle	HDR	Header	PT	Point	UR	Urinal
CLO	Closet	HGT	Height	P.C.	Pull Chain	VJ	Vee Joint
COL	Column	HC	Hollow Core	PT	Pressure Treated	VNR	Veneer
COMP	Composition	HM	Hollow Metal	RAD	Radius	VERT	Vertical
CONC	Concrete	HORIZ	Horizontal	RE	Reference	VCT	Vinyl Composition Tile
CMU	Concrete Mas. Unit	HB	Hose BIB	REF	Refrigerator	WSC	Wainscot
CONTR	Contractor	IN	Inch	REINF	Reinforced	WIC	Walk in Closet
CONSTR	Construction	ID	Inside Diameter	REQD	Required	WC	Water Closet
CONT	Continuous	INSUL.	Insulation	RR	Restroom	WH	Water Heater
C.J.	Control Join	INT	Interior	RA	Return Air	WP	Water Proof
DTL	Detail	JT	Joint	REV	Reverse/Revision	WEEP	Weep Hole
DIA	Diameter	JST	Joist	RT	Right	WT	Weight
DIM	Dimension	KIT	Kitchen	RH	Right Hand	W	West
DW	Dish Washer	LAM	Laminate	R.O.W.	Right of Way	WDW	Window
DISP	Disposal	LAV	Lavatory	R	Riser	WD	Wood
D.O.	Door Opening	LGT	Light	RD	Roof Drain	W/	With
DBL	Double	LIN	Linen	RM	Room	W/O	Without
D.H.	Double Hung	LTL	Lintel	RO	Rough Opening	YD	Yard
		MFR	Manufacturer	SND	San. Napkin Dispenser		
		M.O.	Masonry Opening	SNR	San. Napkin Receptacle		
				SCHED	Schedule		



General Notes

1. These notes and details are general and are appropriate to all phases of this project unless otherwise noted or shown. Any and all discrepancies shall be reported to MK Studio
2. Much care and effort have gone into the creation of the design of this building. However, because the builder/owner requested limited detail and the impossibility providing any personal and/or "On-Site" consultation, supervision, and control of the actual construction, and because of the great variance in local building code requirements, and other local building codes and weather conditions, MK Studio, assumes no responsibility for any damages, including structural failures, due to any deficiencies, omissions, or errors in the design of the building.
3. It is the builder's/owner's responsibility to provide a structurally sound and weather proofed building. The builder/owner shall notify a representative of MK Studio of any discrepancies or intricacies recognized before any construction of such.
4. All structural specifications are for reference only. Builder/owner shall have a licensed structural engineer review all structural elements such as foundation details, Framing details and other typical elements.
5. It is the builder's/owner's responsibility before the erection of this building to check all dimensions and details for overall accuracy appropriate to the site and final selection of material which can create revised dimensions and details. Do NOT scale these drawings.
6. It is the builder's/owner's responsibility to ensure that the construction of the building shall meet or exceed all applicable federal, state or local code requirements. It is the builder's/owner's responsibility to coordinate the entire construction of this building and for the compliance of all codes, laws and ordinances and that all contractor's and subcontractor's work conforms to the job conditions and the construction documents as indicated.
7. It is the builder's/owner's responsibility to review all drawings and details for desired elevations of finished floor above typical grade.
8. It is builder's/owner's responsibility to review all finished floor material. All finished floors shall be flush with the adjacent floors of similar or dissimilar materials adjust foundation framing or concrete as required.
9. Window sizes indicated on floor plans are noted as generic sizes. See floor plans and exterior elevations for window rough opening head heights above floor deck or slab, for transom and window alignments, window types and muntin patterns.
10. Prefabricated fireplace construction shall meet or exceed all applicable codes regarding fire separations, clearances, etc. It is the build's/owner's responsibility to ensure that the erection of the chimney and flue meet or exceed all applicable codes. Overall flue height shall be coordinated to match height shown on exterior elevations and shall not exceed top of chimney chase as constructed.
11. All exterior exposed work shall be installed in weather tight manner, caulk and provide weather barrier materials as required for weather tight conditions. All occupied spaces shall receive an insulation barrier as per local codes and conditions, that is continuous at wall, ceiling and floor surfaces.
12. Prior to construction the contractor or the owner shall be responsible for obtaining all required permits, approvals and final certificate of occupancy. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all the permitting authorities. Prior to construction, contractor or the owner to verify service with utility agency and schedule on site inspection to locate utility.
13. These documents are the property of MK Studio and shall not be used without written consent.

Structural Notes

General Notes:

1. All structural information and specification shown for reference purposes only. Builder/owner shall have a licensed structural engineer review actual site conditions and design all structural elements such as footings, foundation walls, girders, joists and slabs as per local code.
2. Builder/owner shall inspect the proposed site and excavated conditions prior to starting the erection of any part of this building. Contractor shall notify the builder/owner of any non-typical conditions regarding soils, ground water, or any other issue which may require additional or special engineering design.

Foundation Notes:

1. It is the builder's/owner's responsibility to review all floor finished material all finished floors shall be flush with the adjacent floors of similar or dissimilar material. Adjust Foundation framing or concrete as required.
2. Builder/Owner shall provide termite treatment which complies with all local codes.
3. The foundation is designed for a minimum soil bearing capacity of 2,000 P.S.F.
4. All Concrete work shall develop a minimum of 28-day compressive strength and all concrete shall be 3,000 P.S.I. except exterior concrete which shall be 4,000 P.S.I. air entrained concrete.
5. Footings shall be 2'-0" wide x 12" deep 3,000 P.S.I. concrete reinforced with 2 #5 rebars and shall bear on firm undisturbed soil well below frost line.
6. Foundation walls shall be 8" x 8" x 16" concrete block with non-corrosive corner reinforced horizontal and at 16" O.C. vertical. If concrete block wall shall exceed 30" height above grade reinforce with #4 rebars at 12" O.C. vertical and fill cores solid with concrete.
7. Concrete slab shall be 3,000 P.S.I. 4" thick min. Reinf. with fiber-mesh over 6 mil. Polyethylene moisture barrier. Slab shall be constructed on 4" of gravel or sand and on firm layer compacted fill dirt treated for prevention of termites as per local codes.
8. Concrete block piers shall be 8"x8"x16" blocks with 2-#5 rebars vertical on 2'-0" x 3'-0" x 1'-0" deep concrete footing with 3-#5 2'-6" rebars on top and 4-#5 1'-6" rebars on bottom.
9. Thickened slabs shall be 12" wide and 12" deep with 2-#5 rebars continuous provide postholes at 4'-0" O.C.
10. Reinforcing bars shall conform to A.S.T.M. -615 grade 60 (6,000 P.S.I. yield strength). Reinforcing in all concrete walls and footings shall be continuous around corners.
11. All sole plates at exterior and interior load bearing walls shall be anchored with ½" x 10" long anchor bolts embedded into concrete 7" and shall be spaced 4'-0" O.C. and 12" from all corners.

Framing Notes:

1. Structural swan and glued laminated timber shall conform to following species and stress grades.
   a. A. Stress grade swan lumber shall conform to national specification for surface dried No.2 select structural southern pine with allowable stress values of 1,300 P.S.I. in bending and a modulus of elasticity of 1,600 K.S.I.
   b. The production testing, inspection, identification and certification of structural glued laminated timber shall conform to U.S. commercial standard Cd 253-63 and A.I.T.C. 200. Glue used shall be waterproof. Allowable stress values shall be 2,400 P.S.I. in bending, 1,400 P.S.I. in tension parallel to grain 2,100 P.S.I. in shear and modulus of elasticity of 1,900 K.S.I.
2. Provide temporary bracing as required to maintain alignment and security of structures during construction.
3. Provide full solid stud bearing under all beam bearing points to solid foundation condition below.
4. Typical exterior 2x6 stud (unless otherwise noted) walls shall be sheathed with ½" exterior grade O.S.B. plywood. O.S.B. plywood shall span over all plates and headers and be adequately nailed to create a "diaphragm" wall.
5. Provide pressure treated lumber where required by code and good construction practices. (I.E. in contact with concrete).
6. All efforts shall be taken to assure a "quiet" floor system (glue and screw plywood decking to joists).

Mechanical/Electrical/Plumbing Notes

Mechanical Notes:

1. It shall be the sole responsibility of the mechanical contractor to design and engineer the H.V.A.C system to a comfort zone of 72 degrees heat and cool.
2. It shall be the sole responsibility of the mechanical contractor to coordinate all system data and requirements with the equipment supplier and to provide and submit engineered plans and specifications to builder/owner and the building department approval.
3. Provide and install all equipment and H.V.A.C. systems in strict compliance with all codes, ordinances, and governing bodies.
4. All plumbing and mechanical vents shall be grouped together within the attic space to minimize roof penetrations. All vents shall NOT be located on front roof and shall be located to be visually "non offensive" as possible pain vents and flues to match roof color.
5. Provide service (gas, electricity) to all equipment (i.e. H.V.A.C., water heater, Ranges, REF., Washer, Dryer, ETC.)

Electrical Notes:

1. It shall be the sole responsibility of the electrical contractor to design and engineer the electrical system, service, metering panel boards and circuiting.
2. It shall be the sole responsibility of the electrical contractor to coordinate all system data and requirements with the provided layouts. And to provide and submit engineered plans and specifications to builder/owner and the building department for approval.
3. The electrical plan provided indicates intent only. It shall be the sole responsibility of the electrical contractor to provide and install all systems, equipment, fixtures, as required by builder/owner and in strict compliance with all codes, ordinances, and governing bodies.
4. All receptacles near water conditions to be "ground fault interrupted" (GFI) type.
5. Hardwired (with battery backup) smoke detectors shall be installed on all floors and all bedrooms. Verify with local codes.
6. Electrical contractor to verify with builder/owner for exterior security lights, landscape lighting circuits and switches and location

Plumbing Notes:

1. It shall be the sole responsibility of the plumbing contractor to design and engineer the plumbing system, supply, waste, ventilation and gas services.
2. It shall be the sole responsibility of the plumbing contractor to provide and submit engineered plans and specifications to builder/owner and the building department for approval.
3. Provide and install all systems, equipment, fixtures as required by builder/owner in strict compliance with all codes, ordinances, and governing bodies.

Code Summary

- 2018 International Residential Code
- 2012 International Electrical Conservation Code
- 2017 National Electrical Code
- Building Use Group: R-3 Residential One and Two
- Construction Type: VB (Wood Construction)

SHEET INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REV 1	REV 2	REV 3
A0	COVER	6/19/2026			
A1.0	ARCHITECTURAL SITE PLAN	6/19/2026			
A1.1	BUILDING COVERAGE CALCULATION	6/19/2026			
A2.0	PERSPECTIVES VIEWS	6/19/2026			
A4.0	FOUNDATION PLAN	6/19/2026			
A5.0	LOWER LEVEL	6/19/2026			
A5.1	MAIN LEVEL	6/19/2026			
A5.2	UPPER LEVEL	6/19/2026			
A6.0	ROOF PLAN	6/19/2026			
A7.0	EXTERIOR ELEVATIONS	6/19/2026			
A7.1	EXTERIOR ELEVATIONS	6/19/2026			
A8.0	BUILDING SECTIONS	6/19/2026			
A8.1	BUILDING SECTIONS	6/19/2026			
A9.0	DETAILS	6/19/2026			
A9.1	DETAILS	6/19/2026			
A10.0	LOWER LEVEL RCP	6/19/2026			
A10.1	MAIN LEVEL RCP	6/19/2026			
A10.2	UPPER LEVEL RCP	6/19/2026			

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Before starting construction each contractor shall verify all dimensions, details and information given in this drawing. Use ONLY given dimensions. Do NOT scale this drawing. All rules shall be adhered to and considered as part of this drawing even if they are in variance with this drawing in part or whole.

GULCH VENTURES

ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027

DRAWN BY: EH
DATE: 6/19/2026

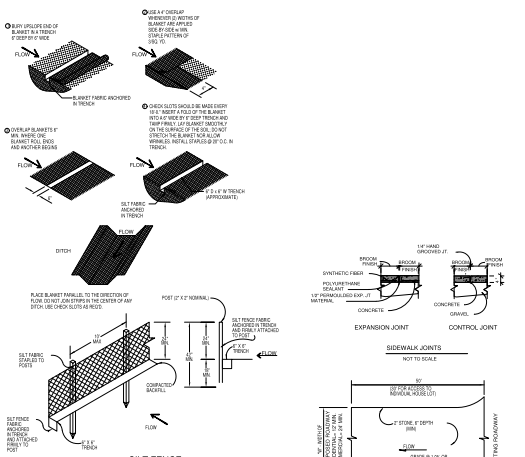
NO.	DESC.	DATE

SHEET
A0
COVER

6/19/2026 12:31:42 PM ANSI expand D (2120 x 3400 Inches) | | MK Studio

EROSION AND SEDIMENT CONTROL NOTES

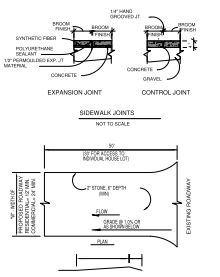
1. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNKNOWN FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF, OR AT THE DIRECTION OF A REPRESENTATIVE OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL FOLLOW STORMWATER ORDINANCES AS ESTABLISHED BY THE AUTHORITIES HAVING JURISDICTION FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
3. STRUCTURAL PRACTICES TO DIVERT FLOWS FROM AREAS OF LAND DISTURBANCE, STORE FLOWS, OR OTHERWISE LIMIT RUN-OFF OF SEDIMENT AND/OR DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE STATE OF TENNESSEE'S EROSION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION OR LOCAL ORDINANCES WITH THE MOST RESTRICTIVE HAVING PRECEDENCE.
4. THE CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
5. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS. THE LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. THIS STABILIZED CONSTRUCTION ENTRANCE MUST BE MAINTAINED AND REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
6. ALL CONSTRUCTION TRAFFIC MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO ENTERING THE PAVED ROADWAY. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
7. THE CONTRACTOR SHALL PLACE/INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES AND ANY NEW DRAINAGE MEASURES REQUIRED IMMEDIATELY AFTER THE STABILIZED CONSTRUCTION ENTRANCE IS CONSTRUCTED. THESE MEASURES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED.
8. INSPECTIONS AND REPORTS LEARNING. INSPECTION OF ALL CONTROL MEASURES, AND OF ALL DISTURBED AREAS ON SITE, SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF TENNESSEE'S EROSION AND SEDIMENT CONTROL HANDBOOK. AN INSPECTION SHALL ALSO BE CONDUCTED BEFORE ANTICIPATED STORM EVENTS FOR SERIES OF EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS, AND WITHIN 24 HOURS OF THE END OF ANY STORM OR EVENT THAT RESULTS IN PRECIPITATION OF 0.5 INCHES OR GREATER. ALL INSPECTIONS SHALL BE DOCUMENTED IN A LOG BOOK AND SHALL CONTAIN THE FOLLOWING INFORMATION:
   - NAMES AND TITLE OR QUALIFICATION OF PERSONNEL MAKING THE INSPECTION.
   - THE DATE OF THE INSPECTION.
   - THE SCOPE OF THE INSPECTION.
   - OBSERVATIONS RELATED TO THE IMPLEMENTATION OF THE CONTROL MEASURES, INCLUDING ANY DISCHARGE LOCATION OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AS WELL AS ANY CONTROL DEVICE OR MEASURE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION.
9. SHOULD AN INSPECTION IDENTIFY ANY INADEQUATE MEASURES OR DEFICIENCIES, THOSE MEASURE SHALL BE REPAIRED, MODIFIED OR REPLACED PRIOR TO THE NEXT RAINFALL EVENT WHEN POSSIBLE, BUT, IN NO CASE, SHALL REMEDIAL MEASURES FAIL TO BE IMPLEMENTED WITHIN 17 CALENDAR DAYS. ALL REMEDIAL MEASURES SHALL BE LOGGED IN THE LOG BOOK.
10. IN AREAS WHERE THE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT RESISTANT VEGETATION SHALL BE PERFORMED. NO AREA SHALL BE LEFT EXPOSED OVER THE WINTER SEASON.
11. THE CONTRACTOR SHALL IMPLEMENT STABILIZATION MEASURES WITHIN SEVEN (7) DAYS ON ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE EITHER TEMPORARILY OR PERMANENTLY CEASED AND WITHIN FOURTEEN (14) DAYS OF FINAL GRADING OR OTHER EARTHWORK OPERATIONS. STABILIZE WITH SELECTION OF PERMANENT VEGETATION SIG. NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE AND/OR OTHER PERMANENTLY STABLE, NON-RIDDING SURFACE (ES. CONTROLLED, SOD STABILIZATION, MULCH, ETC.) SHALL REPLACE ANY PRIOR TEMPORARY SEEDING OR STABILIZING MEASURES.
12. CONTRACTORS SHALL IMPLEMENT SITE HOUSEKEEPING PRACTICES AS FOLLOWS:
   A. CONCRETE WASTE:
   PROVIDE A DESIGNATED AREA FOR AND ESTABLISH A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASHOUT. DISPOSE OF ANY HARDENED MATERIALS OFF SITE. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR THE REMOVAL OF HARDENED MATERIALS. FROM THE PIT. NO CONCRETE TRUCK SHALL AT ANY TIME DUMP THE WASTE NOR CLEAN ITS TRUCKS ON A MUNICIPAL STREET/DRIVE UTILIZING THE STORM DRAINAGE SYSTEM VIA CURB AND GUTTER.
   B. PAINT AND PAINTING SUPPLIES:
   PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING THE REDUCTION OF POLLUTANTS, INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT THE SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL OF MATERIALS.
   C. HAZARDOUS WASTE:
   CONTRACTOR SHALL PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTE FROM ENTERING THE DRAINAGE SYSTEMS THROUGH PROPER USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON SITE MAY INCLUDE BUT ARE NOT LIMITED TO: PAINTS, SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES, PESTICIDES, SOIL STABILIZATION PRODUCTS AND ASPHALT PRODUCTS.



SILT FENCE

SILT FENCE NOTES:

01. INSTALL SILT FENCE PRIOR TO THE START OF ANY WORK
02. INSTALL SILT FENCE ON THE DOWN SLOPE SIDES OF THE SITE AND EXTEND THE ENDS UP THE SIDE SLOPES A SHORT DISTANCE
03. PLACE THE SILT FENCE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE SILT FENCE
04. ENTRENCHMENT SHALL BE 6 INCHES DEEP
05. STRAW BALES SHALL NOT BE USED
06. THERE SHALL BE NO GAPS BETWEEN SECTIONS OF THE SILT FENCE
07. INSPECT AND REPAIR ONCE PER WEEK (MIN.) AND AFTER EVERY RECEIVE DEMIDIFY AND WHEN IT REACHES HALF THE FENCE HEIGHT
08. MAINTAIN THE SILT FENCE UNTIL CLEARING IS FINISHED



SIDEWALK JOINTS
NOT TO SCALE

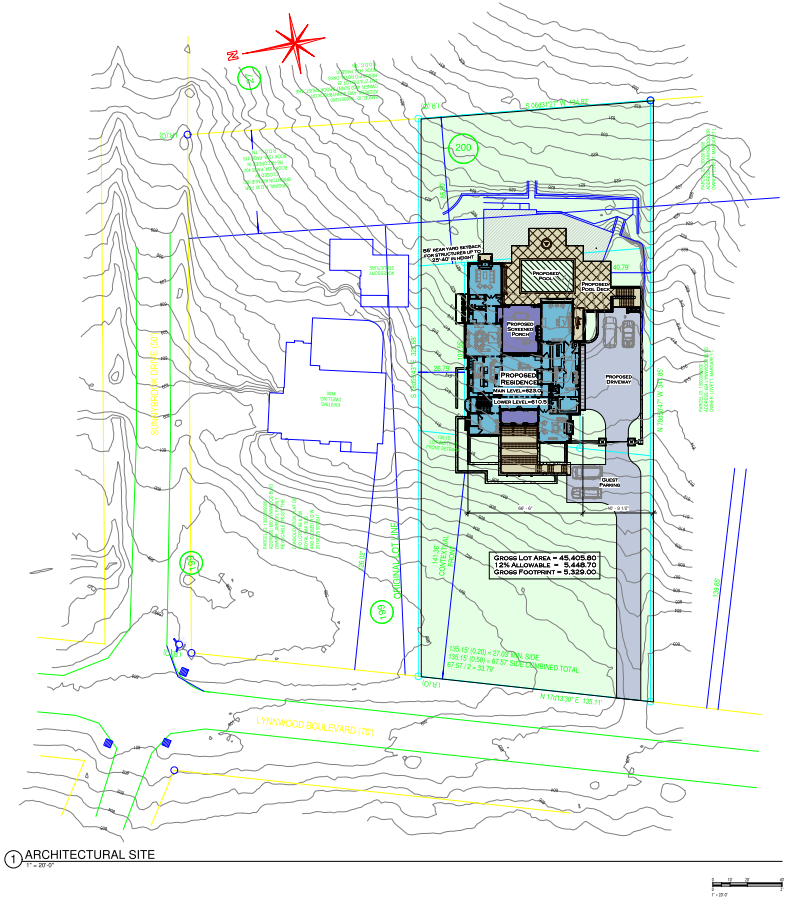
TEMPORARY CONSTRUCTION ENTRANCE DETAIL

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

01. INSTALL A SINGLE ACCESS DRIVE USING 2" AGGREGATE
02. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED
03. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF THE SITE

2 ARCH. SITE PLAN DETAILS
SCALE: N.T.S.

AVERAGE STREET WAY SETBACK CALCULATION	
506 LYNNWOOD BLVD. =	147.26'
508 LYNNWOOD BLVD. =	130.28'
510 LYNNWOOD BLVD. =	141.98'
512 LYNNWOOD BLVD. =	148.56'
600 LYNNWOOD BLVD. =	126.02'
602 LYNNWOOD BLVD. =	141.36'
604 LYNNWOOD BLVD. =	139.65'
606 LYNNWOOD BLVD. =	156.55'
608 LYNNWOOD BLVD. =	157.99'
610 LYNNWOOD BLVD. =	154.22'



1 ARCHITECTURAL SITE
1" = 20'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS
Michael Kalamaras@MKstudio.com
7123 Cottonwood Blvd, Suite 2
Knoxville, TN 37027
615.394.9645

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MK STUDIO
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Before starting construction each contractor shall verify all dimensions, details and information given in this drawing. Use ONLY given dimensions. Do NOT scale this drawing. All codes shall be adhered to and considered as part of this drawing even if they are in variance with this drawing in part or whole.

GULCH VENTURES

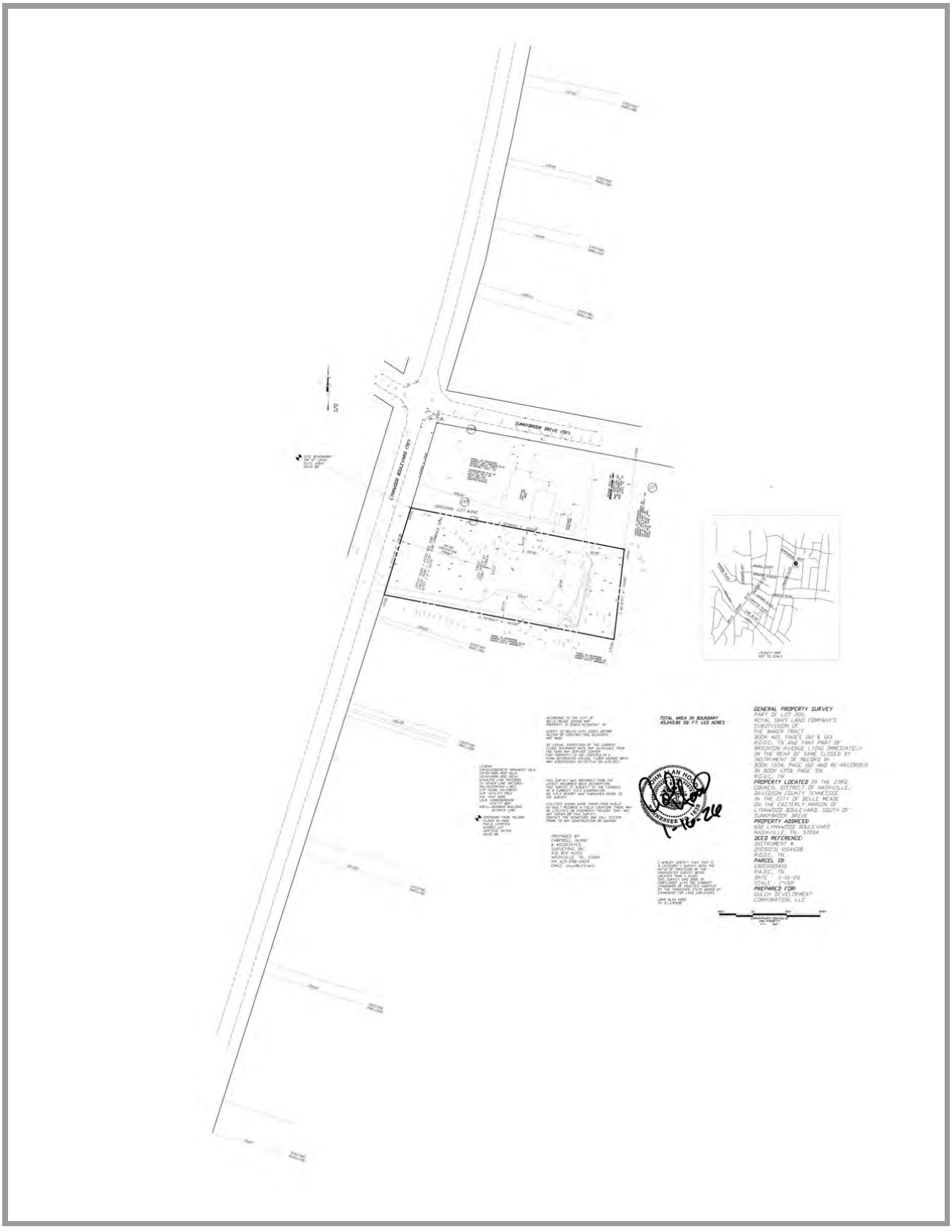
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027

DRAWN BY: EH
DATE: 6/19/2026

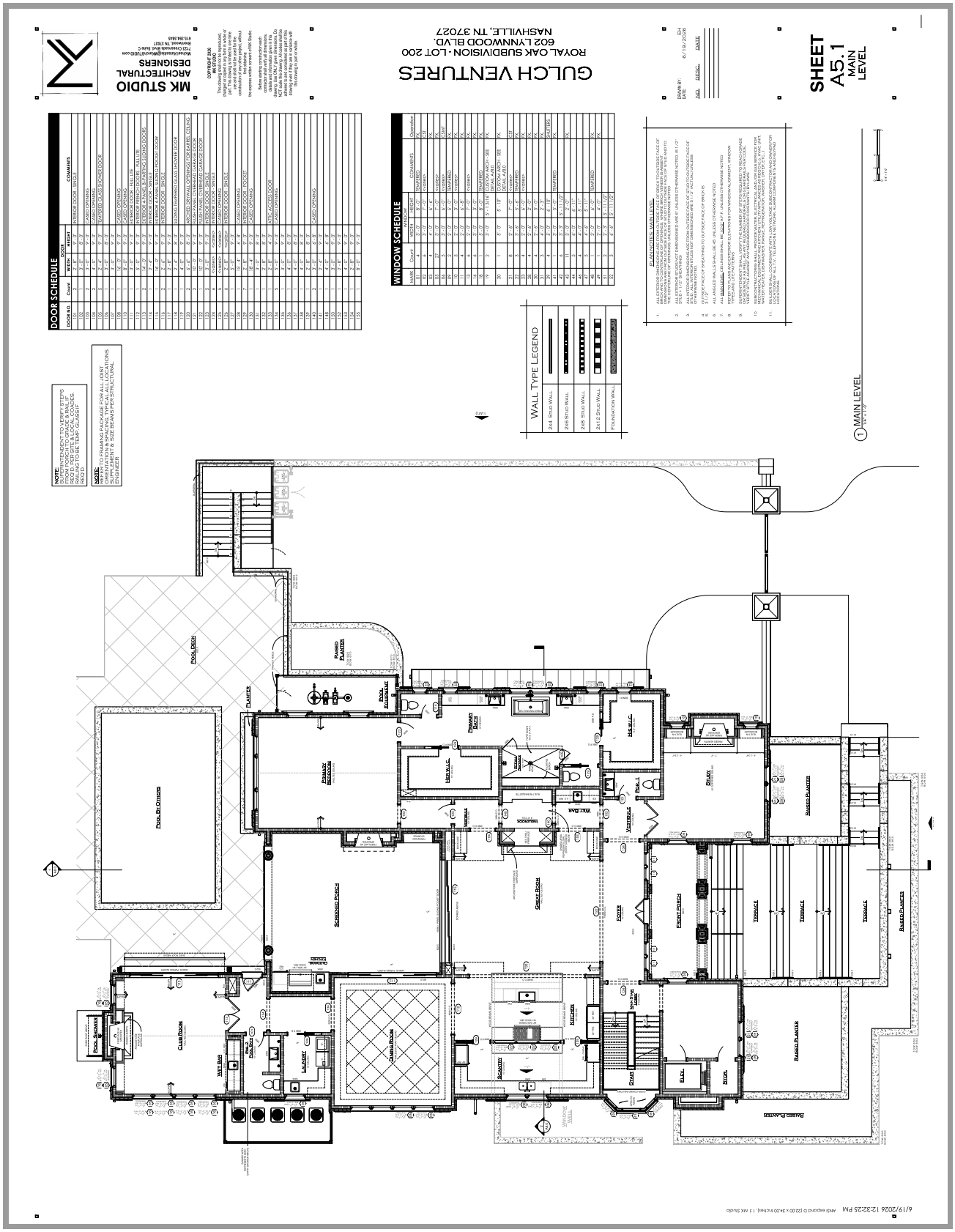
NO.	DESC.	DATE

SHEET
A1.0
ARCHITECTURAL SITE PLAN

6/19/2026 12:31:50 PM ANSI expand D (22.00 x 34.00 inches), 1:1 MK Studio


SUNNYBROOK DRIVE (50')
LYNNWOOD BOULEVARD (70')
TOTAL AREA IN BOUNDARY
45,045.00 SQ. FT. 1.03 ACRES
GENERAL PROPERTY SURVEY
PROPERTY LOCATED IN THE 23RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE, IN THE CITY OF BELLE MEADE ON THE EASTERLY MARGIN OF LYNNWOOD BOULEVARD, SOUTH OF SUNNYBROOK DRIVE
PROPERTY ADDRESS:
602 LYNNWOOD BOULEVARD
NASHVILLE, TN. 37204
DEED REFERENCE:
INSTRUMENT #
R.O.D.C. TN
PARCEL ID:
R.O.D.C. TN
DATE: 1-16-26
SCALE: 1"=50'
PREPARED FOR:
GULCH DEVELOPMENT CORPORATION, LLC


SHEET
A1.1
BUILDING COVERAGE CALCULATION
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
MK STUDIO
ARCHITECTURAL DESIGNERS
AREA CALCULATIONS
TOTAL CONDITIONED 7,897 SQ.FT. (C)
FRONT PORCH 192 SQ.FT. (E)
REAR PORCH 605 SQ.FT. (F)
TOTAL UNDER ROOF: 8,694 SQ.FT. (H)
THREE CAR GARAGE 960 SQ.FT.
LOWER LEVEL 2,423 SQ.FT.
REAR PORCH 253 SQ.FT.
MAIN LEVEL 4,532 SQ.FT.
FRONT PORCH 192 SQ.FT.
UPPER LEVEL 2,769 SQ.FT.
2 BUILDING COVERAGE LOWER LEVEL
1 BUILDING COVERAGE FIRST FLOOR
3 BUILDING COVERAGE UPPER LEVEL


GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
MK STUDIO
ARCHITECTURAL
DESIGNERS
SHEET
A5.1
MAIN
LEVEL
DOOR SCHEDULE
WINDOW SCHEDULE
WALL TYPE LEGEND
2x4 Stud Wall
2x6 Stud Wall
2x8 Stud Wall
2x12 Stud Wall
Foundation Wall
1 MAIN LEVEL
NOTE:
NOTE:
Pool By Others
Screened Porch
Club Room
Kitchen
Family Room
Primary Bedroom
Primary Bath
Study
Front Porch
Terrace
Raised Planter
Pool Deck
Planter
Pool Equipment
Pool Bathroom
Laundry
Scullery
Foyer
Stair Hall
Elev.
Stair
Vestibule
Pool 1
Pool 2
Wet Bar
Bed 2
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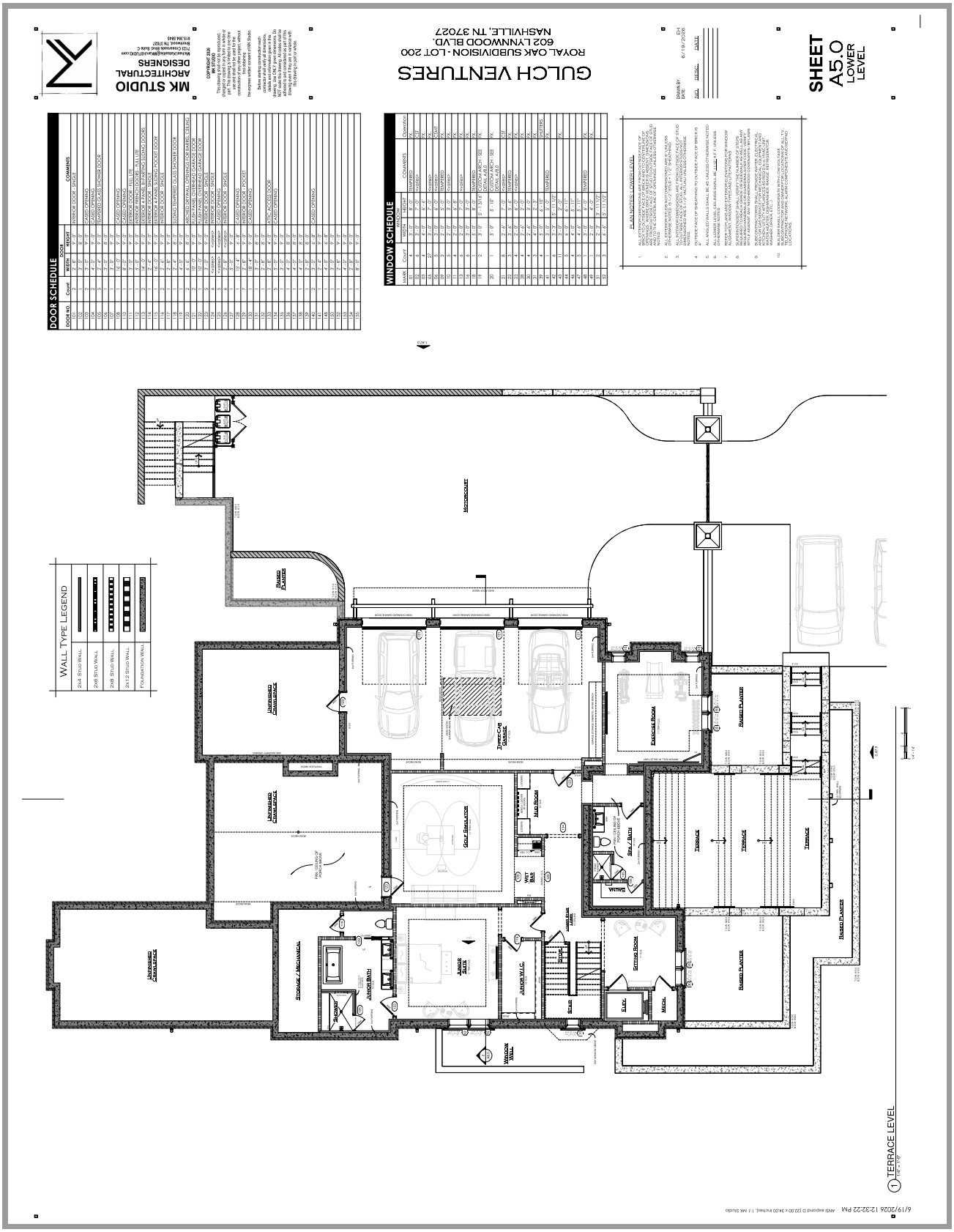
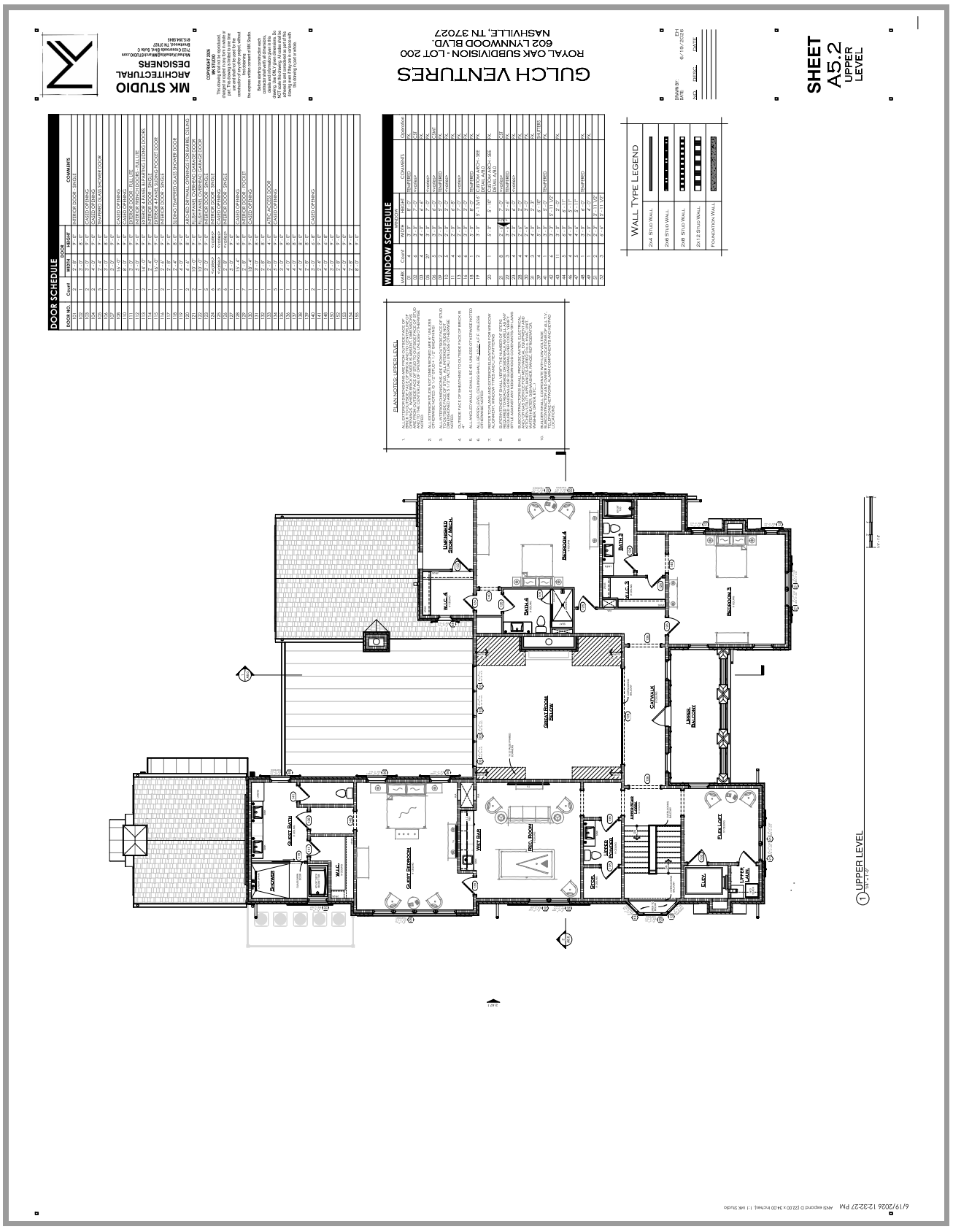
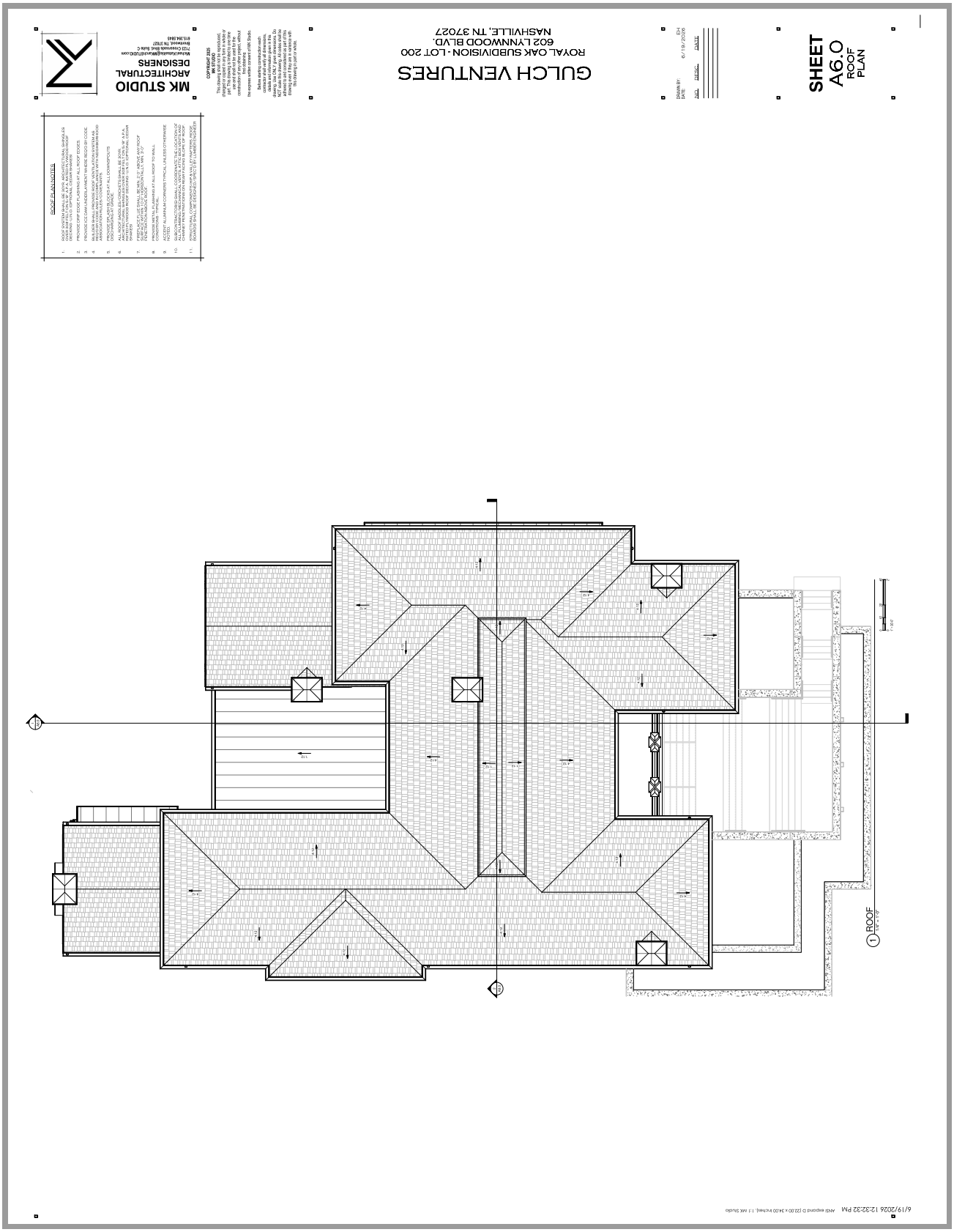

DOOR SCHEDULE
WINDOW SCHEDULE
PLAN NOTES - LOWER LEVEL
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
MK STUDIO
ARCHITECTURAL
DESIGNERS
SHEET
A5.0
LOWER
LEVEL
WALL TYPE LEGEND
2x4 STUD WALL
2x6 STUD WALL
2x8 STUD WALL
2x12 STUD WALL
FOUNDATION WALL
TERRACE LEVEL
1/4" = 1'-0"


SHEET
A5.2
UPPER LEVEL
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
MK STUDIO
ARCHITECTURAL DESIGNERS
DOOR SCHEDULE
WINDOW SCHEDULE
WALL TYPE LEGEND
PLAN NOTES: UPPER LEVEL
UPPER LEVEL
Primary Bedroom
Guest Bedroom
Bedroom 4
Bedroom 3
Bedroom 2
Great Room Below
Catwalk
Upper Balcony
Balcony
Laundry
Stair
Upper Hall
Wet Bar
Pool Room
Guest Bath
Bath 4
Bath 3
W.I.C. 4
W.I.C. 3
Underroof Storage
Hydrant
Pool Below
Pool Above
Pool Equip.
Pool Below
Pool Above
Pool Equip.
Pool Below
Pool Above
Pool Equip.


ROOF PLAN NOTES
1. ROOF SYSTEM SHALL BE ASPH. ARCHITECTURAL SHINGLES OVER 30# FELT OVER 1/2" APA RATED SHEATHING OVER ROOF TRUSSES
2. PROVIDE DRIP EDGE FLASHING AT ALL ROOF EDGES
3. PROVIDE ICE AND WATER SHIELD AT ALL ROOF EDGES PER CODE
4. BALCONIES SHALL PROVIDE MIN. 1/4" PER FOOT SLOPE AWAY FROM BUILDING. SLOPE SHALL BE ACHIEVED BY SLOPING JOISTS OR ABSORPTION RATED ROOFING MATERIAL WITH NEEDED MINIMUM SLOPE
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS
6. ALL ROOF SHINGLES OR SHEETS SHALL BE 25YR. ARCHITECTURAL SHINGLES OR 26GA. STEEL SHEETS, 16" X P.A. PERPENDICULAR TO ROOF SLOPE
7. FIRE RATED ATTIC WALL SEPARATION SHALL BE 2 LAYERS OF 5/8" TYPE X GYPSUM BOARD FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING
8. PROVIDE METAL FLASHING AT ALL HIGH TO WALL TRANSITIONS
9. ALL VENT PIPES AND APPLIANCES TYPICAL PLEASE OTHERWISE NOTED
10. ROOF PENETRATIONS SHALL COORDINATE THE LOCATION OF ALL PLUMBING AND MECHANICAL VENTS WITH THE ROOF FRAMING PLAN TO AVOID CONFLICTS WITH ROOF FRAMING MEMBERS
11. STRUCTURAL COMPONENTS FOR ROOF TRUSSES, ROOF SHEATHING, AND ROOF FRAMING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TENNESSEE
MK STUDIO
ARCHITECTURAL
DESIGNERS
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615.364.0848
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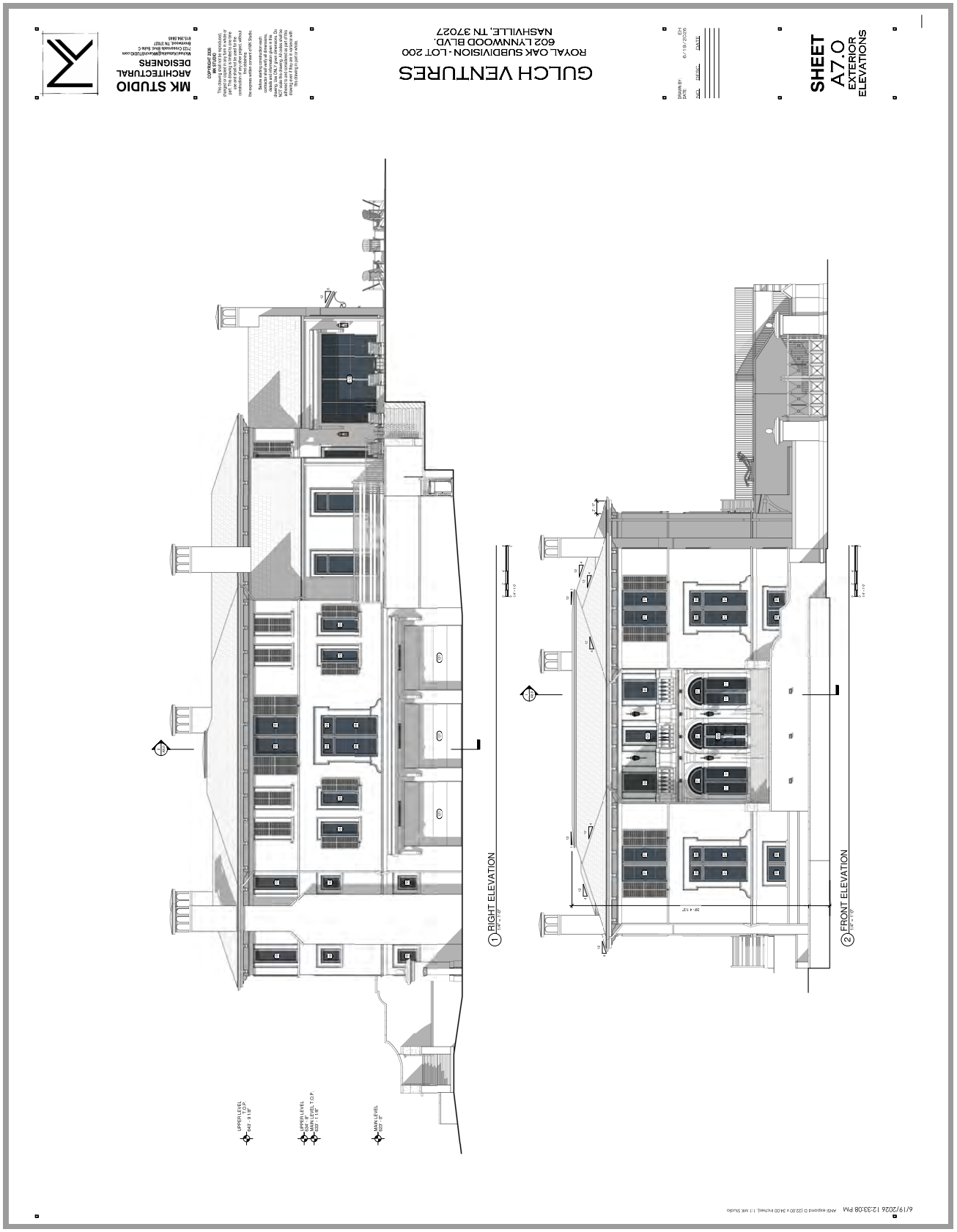
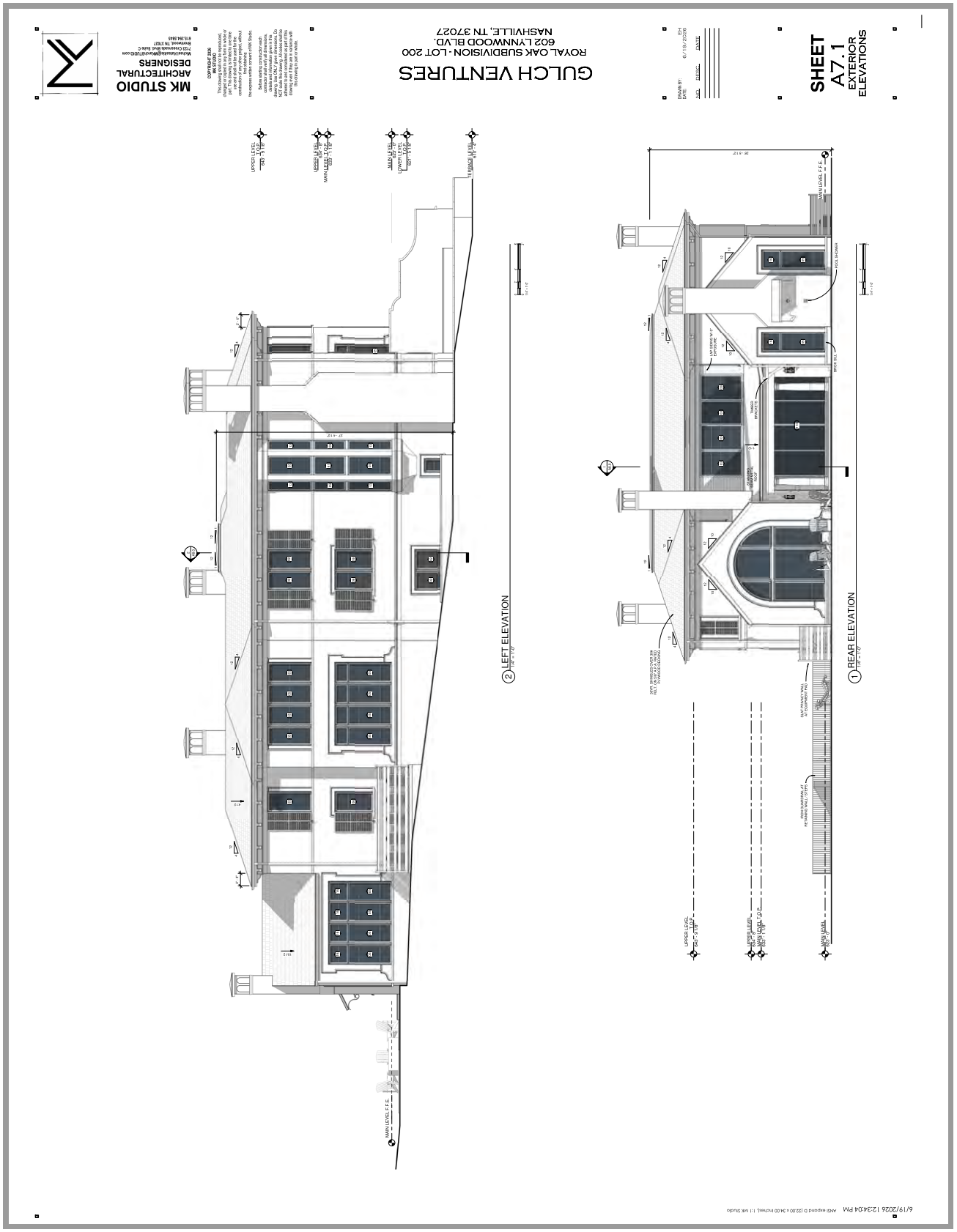
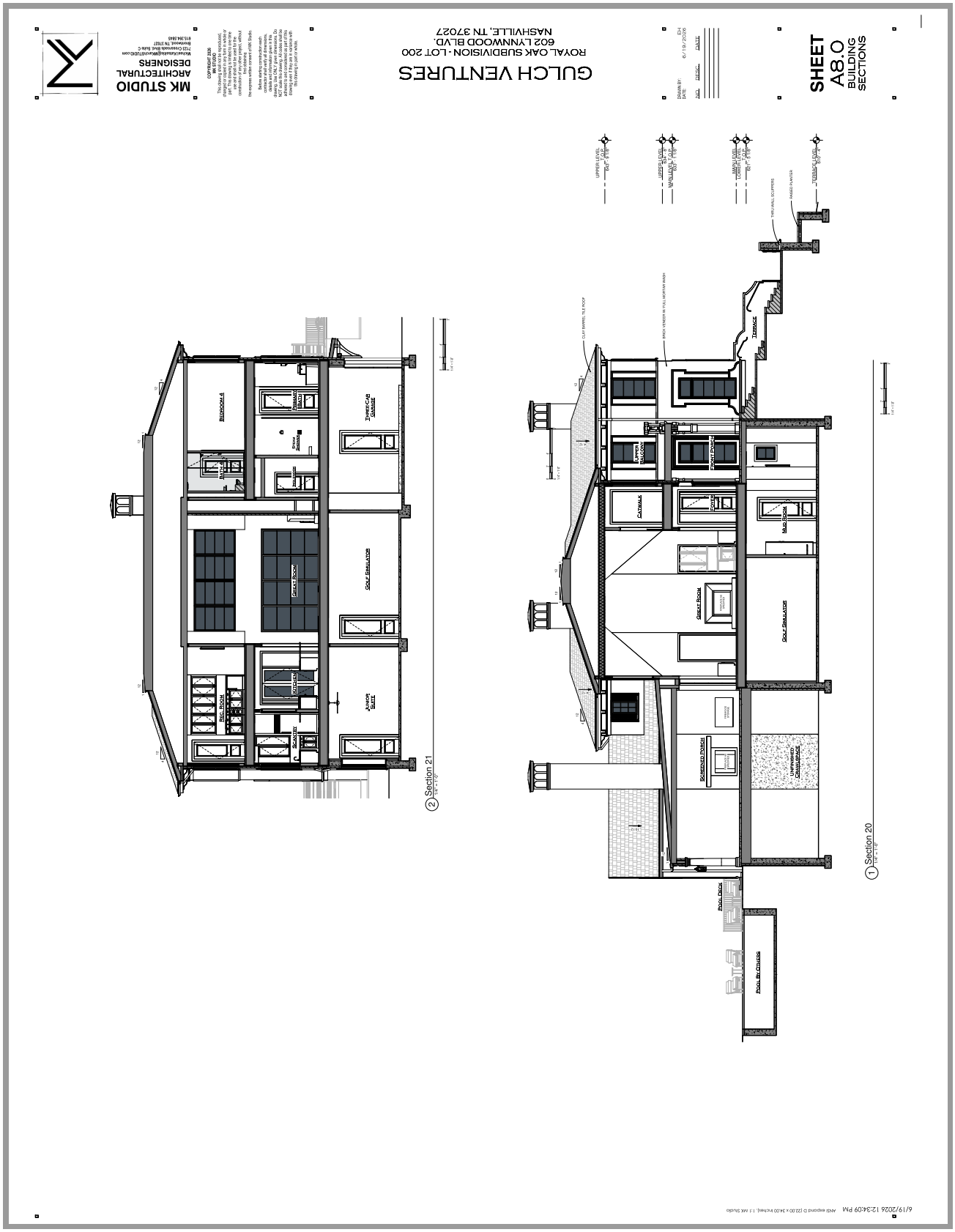
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
DRAWN BY: EH
DATE: 6 / 19 / 2026
NO. DESCRIPTION DATE
SHEET
A6.0
ROOF
PLAN
1 ROOF
1/8" = 1'-0"
6/19/2026 12:32:32 PM


SHEET
A7.0
EXTERIOR
ELEVATIONS
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
MK STUDIO
ARCHITECTURAL
DESIGNERS
1 RIGHT ELEVATION
2 FRONT ELEVATION
UPPER LEVEL
MAIN LEVEL


SHEET
A7.1
EXTERIOR
ELEVATIONS
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
MK STUDIO
ARCHITECTURAL
DESIGNERS
1 REAR ELEVATION
2 LEFT ELEVATION
MAIN LEVEL F.F.E.
UPPER LEVEL
MAIN LEVEL
LOWER LEVEL
TERRACE LEVEL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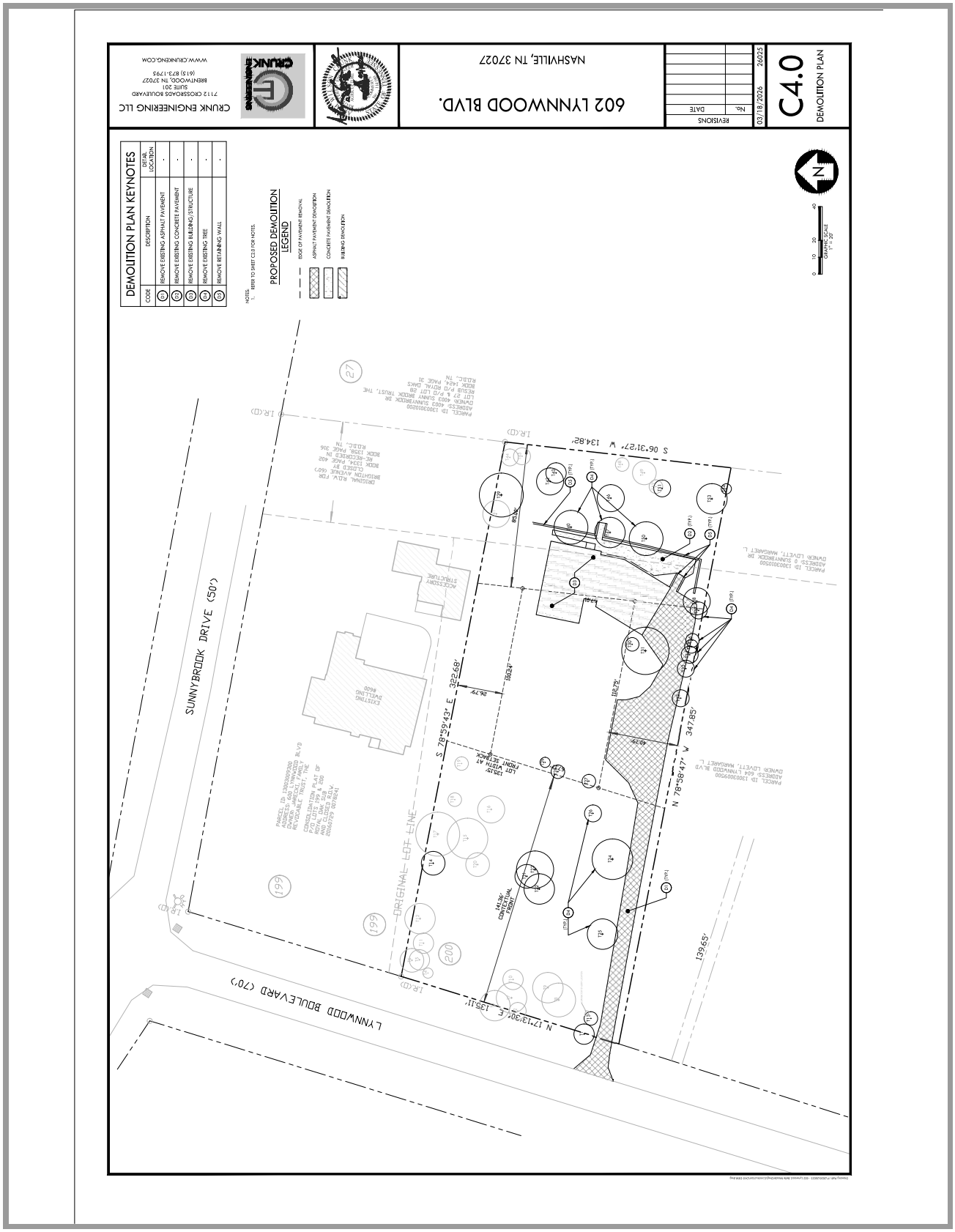
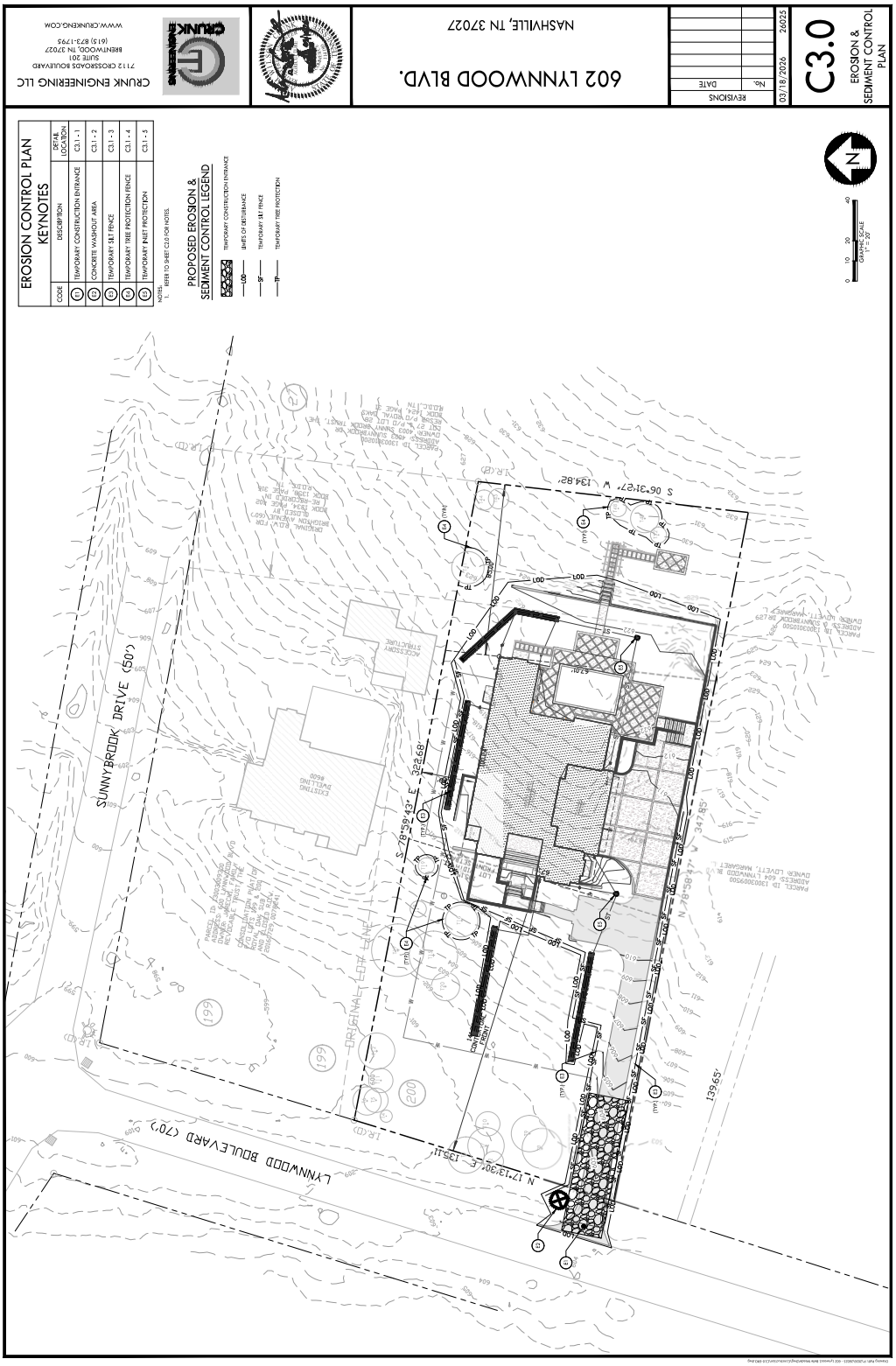
ARCHITECTURAL
DESIGNERS
GULCH VENTURES
ROYAL OAK SUBDIVISION - LOT 200
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
SHEET
A8.0
BUILDING
SECTIONS
Section 21
Section 20


CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
REVISIONS
No.
DATE
03/18/2026
26025
C4.0
DEMOLITION PLAN
DEMOLITION PLAN KEYNOTES
CODE
DESCRIPTION
DETAIL LOCATION
D1 REMOVE EXISTING ASPHALT PAVEMENT
D2 REMOVE EXISTING CONCRETE PAVEMENT
D3 REMOVE EXISTING BUILDING/STRUCTURE
D4 REMOVE EXISTING TREE
D5 REMOVE RETAINING WALL
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.
PROPOSED DEMOLITION LEGEND
EDGE OF PAVEMENT REMOVAL
ASPHALT PAVEMENT DEMOLITION
CONCRETE PAVEMENT DEMOLITION
BUILDING DEMOLITION
GRAPHIC SCALE
1" = 20'
SUNNYBROOK DRIVE (50')
LYNNWOOD BOULEVARD (70')
ORIGINAL LOT LINE
EXISTING DWELLING #600
ACCESSORY STRUCTURE
S 06°31'27" W 134.82'
S 78°59'43" E 322.68'
N 78°58'47" W 347.85'
N 17°13'30" E 135.11'
139.65'
26.79'
100.24'
112.75'
40.79'
85.02'
141.36' CONTEXTUAL FRONT
135.15' WIDTH AT FRONT SETBACK
PARCEL ID: 13003009300
ADDRESS: 600 LYNNWOOD BLVD
OWNER: JAREOKI, FAMILY REVOCABLE TRUST, THE
CONSOLIDATION PLAT OF P/O LOTS 199 & 200 ROYAL OAK SUB AND CLOSED R.O.W.
20160729 0078241
PARCEL ID: 13003009500
ADDRESS: 604 LYNNWOOD BLVD
OWNER: LOVETT, MARGARET L.
PARCEL ID: 13003010500
ADDRESS: 0 SUNNYBROOK DR
OWNER: LOVETT, MARGARET L.
PARCEL ID: 13003010200
ADDRESS: 4003 SUNNYBROOK DR
OWNER: 4003 SUNNYBROOK TRUST, THE
LOT 27 & P/O LOT 28
BOOK 1434, PAGE 402
BOOK 1358, PAGE 316
R.O.D.C., TN
ORIGINAL R.O.W. FOR BRIGHTON AVENUE (60')
CLOSED BY
RE-RECORDED IN
BOOK 1334, PAGE 316
R.O.D.C., TN
PARCEL ID: 13003010200
ADDRESS: 4003 SUNNYBROOK DR
OWNER: 4003 SUNNYBROOK TRUST, THE
LOT 27 & P/O LOT 28
BOOK 1434, PAGE 31
R.O.D.C., TN
199
200
27
I.R.(D)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(615) 873-1795
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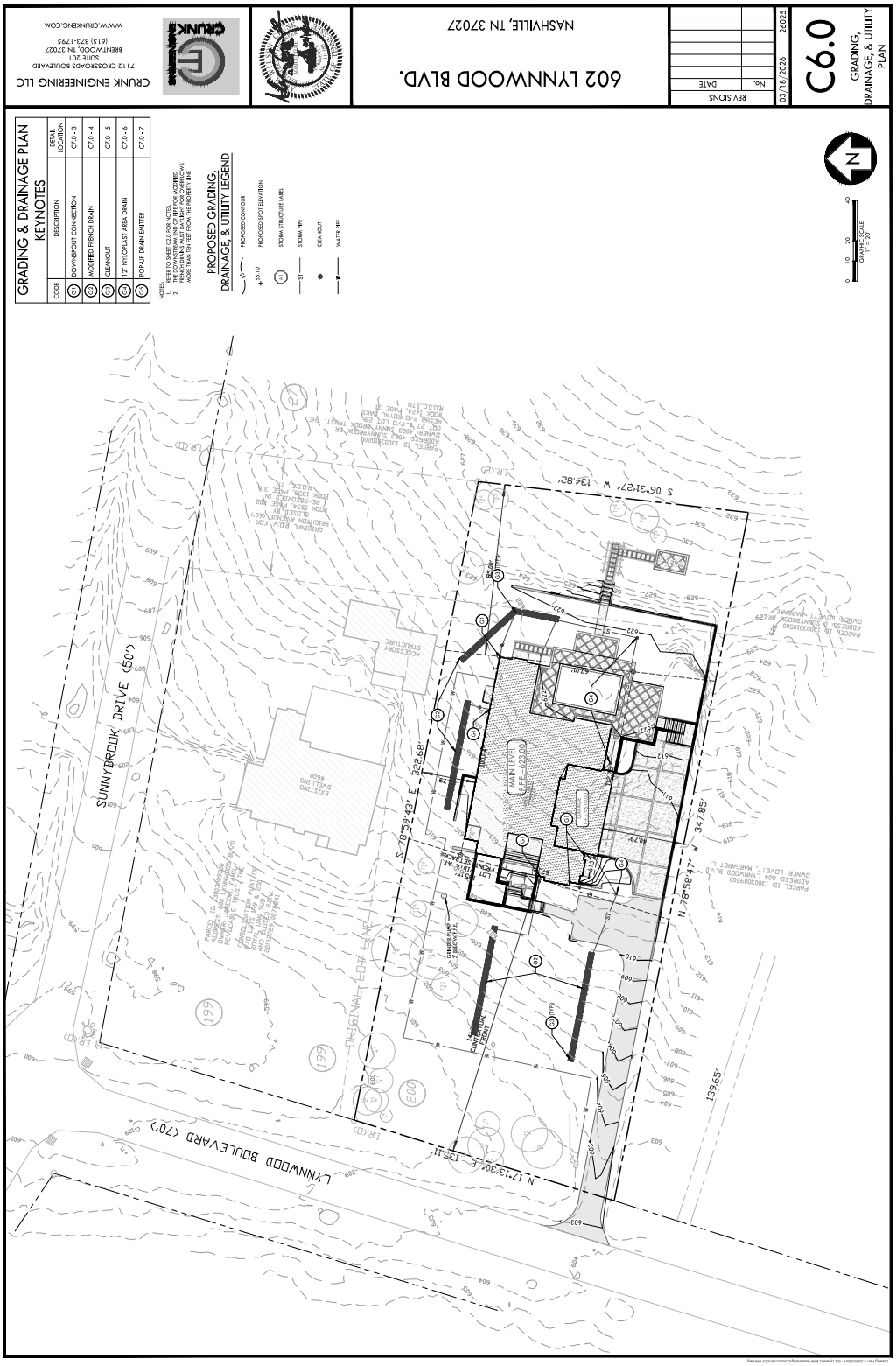
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
REVISIONS
No.
DATE
03/18/2026
26025
C3.0
EROSION & SEDIMENT CONTROL PLAN
EROSION CONTROL PLAN
KEYNOTES
CODE
DESCRIPTION
DETAIL LOCATION
11 TEMPORARY CONSTRUCTION ENTRANCE C3.1 - 1
12 CONCRETE WASHOUT AREA C3.1 - 2
13 TEMPORARY SILT FENCE C3.1 - 3
14 TEMPORARY TREE PROTECTION FENCE C3.1 - 4
15 TEMPORARY INLET PROTECTION C3.1 - 5
NOTES:
1. REFER TO SHEET C3.0 FOR NOTES.
PROPOSED EROSION & SEDIMENT CONTROL LEGEND
TEMPORARY CONSTRUCTION ENTRANCE
LIMITS OF DISTURBANCE
TEMPORARY SILT FENCE
TEMPORARY TREE PROTECTION
GRAPHIC SCALE
1" = 20'
SUNNYBROOK DRIVE (50')
LYNNWOOD BOULEVARD (70')
ORIGINAL LOT LINE
S 06°31'27" W 134.82'
S 78°59'43" E 322.68'
N 78°58'47" W 347.85'
N 17°13'30" E 135.11'
139.65'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(615) 873-1795
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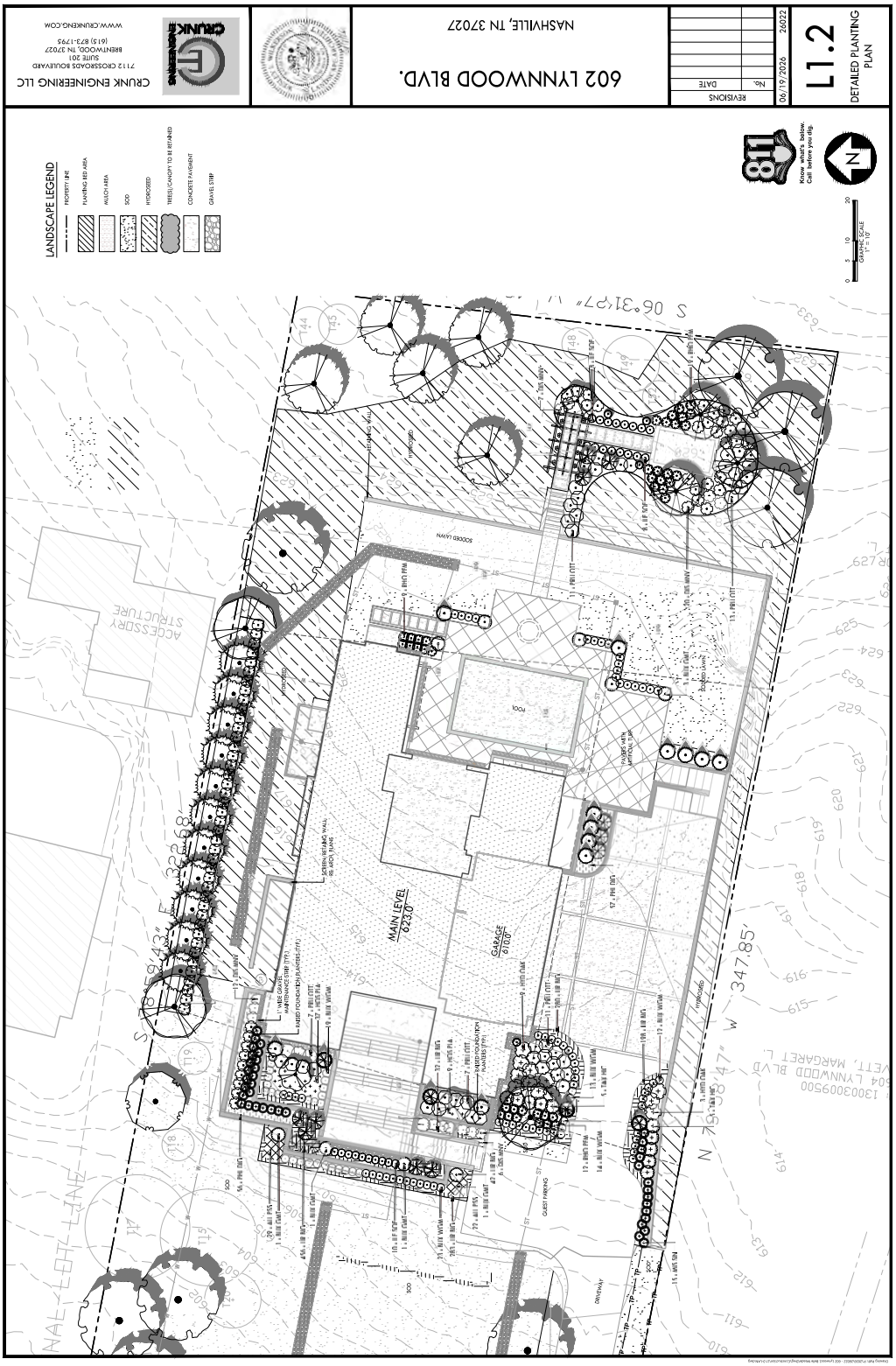
NASHVILLE, TN 37027
REVISIONS
No.
DATE
03/18/2026
26025
C6.0
GRADING, DRAINAGE, & UTILITY PLAN
GRADING & DRAINAGE PLAN KEYNOTES
CODE
DESCRIPTION
DETAIL LOCATION
DOWNSPOUT CONNECTION
C7.0-3
MODIFIED FRENCH DRAIN
C7.0-4
CLEANOUT
C7.0-5
12" NYLOPLAST AREA DRAIN
C7.0-6
POP-UP DRAIN EMITTER
C7.0-7
NOTES:
1. REFER TO SHEET C3.0 FOR NOTES.
2. THE DOWNSPOUT AND OUTLET FOR MODIFIED FRENCH DRAINS MUST DAYLIGHT FOR OVERFLOWS MORE THAN TEN FEET FROM THE PROPERTY LINE.
PROPOSED GRADING, DRAINAGE, & UTILITY LEGEND
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
STORM STRUCTURE LABEL
STORM PIPE
CLEANOUT
WATER PIPE
GRAPHIC SCALE
1" = 20'
SUNNYBROOK DRIVE (50')
LYNNWOOD BOULEVARD (70')
ORIGINAL LOT LINE
MAIN LEVEL
S 06°31'27" W 134.82'
S 78°59'43" E 322.68'
N 78°58'47" W 347.85'
N 17°13'30" E 135.11'
139.65'


L1.0
TREE INVENTORY AND REMOVAL
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
CRUNK ENGINEERING LLC
7112 CROSSBOATS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1793
WWW.CRUNKENG.COM
LEGEND
TREE PROTECTION FENCING
PROPERTY LINE
TREE CANOPY TO BE PRESERVED
TREE CANOPY TO BE REMOVED
TREE REFERENCE NUMBER
GRAPHIC SCALE
Know what's below. Call before you dig.
LYNNWOOD BOULEVARD
S 26°39'43" E 223.68'
N 78°58'47" W 347.85'
S 06°31'27" W 134.82'
N 17°13'27" E 135.11'
139.65'
141.36' CONTINUAL FENCE
ORIGINAL LOT LINE
EXISTING BUILDING
ACCESSORY STRUCTURE
DRIVEWAY
199
200
TREE CANOPY (TRU, WORK SHEET)
TREE INVENTORY AND REMOVAL
Number Size Type Condition Status
1 6 Redbud Remove
2 10 Hackberry poor Preserve
3 18 Hackberry Preserve
4 6 Hackberry Preserve
5 12 Hackberry Preserve
6 14 Hackberry Preserve
7 18 Hackberry poor Preserve
8 20 Hackberry poor Preserve
9 18 Hackberry Preserve
10 16 Black Walnut poor Preserve
11 12 Black Walnut poor Preserve
12 18 Ash poor Remove
13 8 Black Locust Remove
14 14 Ash dead Remove
15 26 Ash poor Preserve
16 16 Bradford Pear poor Remove
17 26 Ash poor Remove
18 8 Dogwood Preserve
19 8 Red Maple clump Preserve
20 14 Eastern Red Cedar Preserve
21 16 Ash dead Remove
22 18 Ash dead Remove
23 24 Eastern Red Cedar dead Remove
24 18 Hackberry Remove
25 10 Southern Magnolia Remove
26 8 Zelkova Magnolia Remove
27 8 Hackberry Remove
28 6 Hackberry Remove
29 8 Hackberry clump, poor Remove
30 28 American Elm Remove
31 10 Hackberry Remove
32 8 Golden Rain Tree clump Remove
33 8 American Holly clump Remove
34 8 American Holly clump Remove
35 8 American Holly clump Remove
36 10 Southern Magnolia Remove
37 10 Southern Magnolia dead Remove
38 16 Ash dead Remove
39 26 Ash dead Remove
40 20 Ash dead Remove
41 16 Ash dead Remove
42 16 Ash dead Remove
43 12 Ash clump, dead Remove
44 10 Persimmon Preserve
45 12 Hickory Preserve
46 16 Ash dead Remove
47 18 Ash dead Remove
48 8 Chinquapin Oak Preserve
49 14 Ash dead Remove
50 20 Hickory Remove
51 10 Ash clump, dead Remove
52 4 Eastern Red Cedar Preserve
53 18 Ash dead Remove
54 6 Persimmon dead Remove
T## EXISTING TREE TO BE PRESERVED
T## EXISTING TREE TO BE REMOVED



CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES					
ACE PAU	Acer palmatum 'Red Pygmy' / Red Pygmy Japanese Maple	45 gal.	Per	3	
ACE RIV	Acer rubrum 'Bowhall' / Bowhall Red Maple	3" Cal.	B&B	5	
CER EDK	Cercis canadensis 'JN2' / The Rising Sun™ Eastern Redbud	3" Cal.	B&B	7	
CRY JAP	Cryptomeria japonica 'Yoshino' / Yoshino Japanese Cryptomeria	8' Ht.	B&B	4	
GIN BIL	Ginkgo biloba / Maidenhair Tree	3" Cal.	B&B	3	
GIN PA2	Ginkgo biloba 'PH 2720' / Princeton Sentry® Maidenhair Tree	4" Cal.	B&B	3	
HYD PA2	Hydrangea paniculata 'Phantom' / Phantom Hydrangea	2" Cal.	B&B	13	Single Trunk, Tree form, strong branching pattern
ILE SA2	Ilex x attenuata 'Savannah' / Savannah Holly	3" Cal.	B&B	11	
JUI VIR	Juniperus virginiana / Eastern Red Cedar	6' Ht.	B&B	3	
THU SAA	Thuja x 'Spring Grove' / Spring Grove Cryptomeria	7' Ht.	B&B	12	
THU DTS	Thuja occidentalis 'Trudail' / Emerald Pattie Arborvitae	7' Ht.	B&B	4	
ULM CAR	Ulmus x 'Frontier' / Frontier Elm	3" Cal.	B&B	7	
SHRUBS					
BUX HAR	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	3 gal.	Per	100	
BUX GMT	Buxus x 'Green Mountain' / Green Mountain Boxwood	30"-36" Ht.	B&B	10	
DIS MAY	Distylium x 'PIIDIS-1' / Vine Edition® Cinnamon Girl® Distylium	5 gal.	Per	45	
HYD QUE	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	5 gal.	Per	42	
HYD OAK	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	2' Ht.	Per	12	
ILE EOF	Ilex x emerita 'Soft Touch' / Soft Touch Japanese Holly	3 gal.	Per	26	
ILE GLA	Ilex glabra 'Nordic' / Nordic Inkberry Holly	3 gal.	Per	8	
MIS SIN	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal.	Per	38	
PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.	Per	49	
PRU CAP	Prunus laurocerasus 'Schipkaensis' / Schipkaensis Cherry Laurel Hedge	5 gal.	Per	40	
TAX MIC	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	4' Ht.	Per	10	Prune for Hedge
GROUNDCOVERS					
CAR FOL	Carex 'Frosted Curls' / Frosted Curls Sedge	1 gal.	Per	17" o.c.	51
HOS PLA	Hosta fortunei 'Gold Standard' / Gold Standard Plantain Lily	1 gal.	Per	12" o.c.	46
LIR MUS	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Per	6" o.c.	1,434
PHL DIG	Phlox 'Meadow Lavender' / Perennial Lavender Hybrid Phlox	1 gal.	Per	12" o.c.	138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7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
REVISIONS
No.
DATE
06/19/2026
26022
L1.2
DETAILED PLANTING PLAN
LANDSCAPE LEGEND
PROPERTY LINE
PLANTING BED AREA
MULCH AREA
SOD
HYDROSEED
TREES(CANOPY TO BE RETAINED
CONCRETE PAVEMENT
GRAVEL STRIP
Know what's below. Call before you dig.
GRAPHIC SCALE 1" = 10'
MAIN LEVEL 623.0'
GARAGE 610.0'
ACCESSORY STRUCTURE
SODDED LAWN
POOL
GUEST PARKING
DRIVEWAY
347.85'

GENERAL TREE PRESERVATION/PROTECTION NOTES

1. CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 10' OF A COMMON PROPERTY LINE, UNLESS NOTED OTHERWISE. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA (LOD) PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES FOR PREVENTING COMPACTION OF EXISTING ROOT SYSTEMS OF TREES TO BE PRESERVED INCLUDING OFF-SITE TREES WITHIN PROXIMITY TO PROPERTY LINE. THE FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
2. THE TREE PROTECTION ZONE (TPZ) FENCING SHALL ENCOMPASS THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY PLUS 10%. NO PARKING, MATERIAL STORAGE, CHEMICAL SPILL, CONCRETE WASH, TRENCHING, TRASH DEBRIS, TOPSOIL REMOVAL, OR OTHER CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA. SHOULD ACCESS WITHIN THIS ZONE BECOME NECESSARY, CONTRACTOR SHALL OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE AND DESIGN TEAM. TEMPORARY GROUND MATTING TO LIMIT ROOT ZONE COMPACTION SHALL BE PROVIDED (ULTURAMATS TRAKMAT, LUBE, BLUE GATOR, OR APPROVED EQUAL).
3. PRIOR TO SITE DISTURBANCE OF CONSTRUCTION ACTIVITIES A SITE INSPECTION BY CONSULTANT, ISA CERTIFIED STATE ARBORIST, LOCAL AGENCY INSPECTOR, AND/OR OWNER'S REPRESENTATIVE SHALL BE SCHEDULED TO PROVIDE PRE-CONSTRUCTION EVALUATION OF ALL INDIVIDUAL TREES AND/OR TREE MASSING TO VERIFY CURRENT HEALTH AND CONDITION. IN ADDITION, THE TEAM WILL REVIEW THE TREE PRESERVATION / PROTECTION FENCING HAS BEEN PROPERLY LOCATED AND INSTALLED.
4. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION / PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION / PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: "TREE PRESERVATION ZONE. NO ENTRY AND NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS FENCE". THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE LOCAL INSPECTOR AND/OR ISA CERTIFIED STATE ARBORIST. FAILURE TO COMPLY MAY RESULT IN CONTRACTOR FINES AND ADDITIONAL TREE MITIGATION.
5. THE TREE PRESERVATION / PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 100 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 18" X 18" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADED, THEY SHALL BE REPLACED WITHIN 5-10 WORKING DAYS.
6. THE ORIGINAL STAMPED COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE PRESENT ON SITE DURING ALL CLEARING, GRUBBING, GRADING AND CONSTRUCTION ACTIVITY. PLAN SHALL BE MADE AVAILABLE TO ANY LOCAL INSPECTOR OR REVIEWER UPON REQUEST.
7. CONTRACTOR TO PROVIDE MAINTENANCE OF EXISTING TREES AND PROTECTED VEGETATION INCLUDING IRRIGATION, NECESSARY INSECT/DISEASE CONTROL, AND FERTILIZATION/STIMULANT INJECTIONS DURING THE CONSTRUCTION PERIOD PER ISA CERTIFIED ARBORIST RECOMMENDATIONS.
8. AN AUTHORIZED INSPECTOR AND/OR LICENSED STATE ARBORIST SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO REVIEW THE HEALTH AND GENERAL CONDITION OF TREE(S). PLANT MATERIAL THAT IS LOCATED WITHIN THE PUBLIC RIGHT OF WAY, PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR HAS BEEN REPORTED AS A PUBLIC HAZARD.
9. CONTRACTOR AND OWNER'S REPRESENTATIVE TO PERFORM A FINAL INSPECTION OF PRESERVED TREES AND CONTINUE MONITORING AFTER CONSTRUCTION. MONITORING INCLUDES MAINTAINING MULCH, MANAGING SOIL MOISTURE, ASSESSING TREE DAMAGE, INSPECTING FOR INSECTS AND PESTS, AND FERTILIZATION IF NEEDED.

TREE CANOPY PRESERVATION AREA / TREE CANOPY CREDIT AREA (TCPA/TCCA)

1. TREE CANOPY PRESERVATION AREA (TCPA)/TREE CANOPY CREDIT AREAS (TCCAS) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNED TO MEET THE TREE PLANTING REQUIREMENTS OF THE LOCAL LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRUBBING, EXCAVATION, AND FILL ACTIVITY IN THESE AREAS MUST BE RESTRICTED WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES DESIGNED AS TCPAS/TCCAS ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE REQUIREMENTS AS SPECIFIED ON THE APPROVED DEVELOPMENT PLAN OR PERMIT DOCUMENTS.
2. IN SOME INSTANCES, DIMENSION LINES MAY HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAS/TCCAS AND REPRESENT MINIMUM DISTANCES TO IMPORTANT NATURAL OR STRUCTURAL FEATURES. THE FINAL BOUNDARY FOR EACH TCPA/TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS/TCCAS PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST 10% WIDER THAN OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.

IRRIGATION PERFORMANCE NOTES:

1. PLANTING IRRIGATION SHALL BE PROVIDED ON A DESIGN-BUILD BASIS BY LICENSED IRRIGATION CONTRACTOR, UNLESS INDICATED OTHERWISE IN PLAN DOCUMENTS. CONTRACTOR TO PREPARE SHOP DRAWINGS IN ACCORDANCE WITH MANUFACTURER'S PERFORMANCE SPECIFICATIONS AND SUBMIT FOR REVIEW/APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. BASIS OF DESIGN MANUFACTURER'S APPROVED FOR SPRAYS, ROTORS, VALVES, CONTROLLERS, SENSORS ARE THE FOLLOWING: RAINBIRD AND HUNTER.
3. MAINLINE SHALL BE CLASS 200 PVC PIPE (SCHEDULE 40 MAY BE REQUIRED IN SOME LOCATIONS). LATERAL LINES SHALL BE CLASS 200 PVC PIPE WITH A MINIMUM LATERAL LINE SIZE OF 1" DIAMETER FOR SPRAYS AND 3/4" FOR DRIP/MICRO IRRIGATION.
4. ALL IRRIGATED PLANTING BEDS AND LAWN AREAS AROUND BUILDING, INTERIOR PARKING ISLANDS, AND PERIMETER OF PARKING SHALL RECEIVE IRRIGATION WITH SUFFICIENT COVERAGE THROUGHOUT (MIN. 100% COVERAGE), UNLESS NOTED OTHERWISE.
5. WATER SOURCE FOR PLANTING IRRIGATION SYSTEM SHALL BE SUPPLIED BY MUNICIPAL TAP TO WATER MAIN OR 'TEE' OFF PRIVATE SERVICE LINE UNLESS ALLOWED OTHERWISE BY LOCAL JURISDICTIONS AND PLUMBING CODES. AS PART OF OVERALL DESIGN-BUILD SYSTEM, THE CONTRACTOR SHALL COORDINATE SIZE OF METER AND BACKFLOW DEVICE (BPBV) TO ACCOMMODATE THE IRRIGATION SYSTEM FOR WATER DEMAND NEEDS. SHOULD NEW SYSTEM BE INTO EXISTING IRRIGATION MAIN, CONTRACTOR SHALL CONFIRM THE FOLLOWING: AVAILABILITY ON CONTROLLER TO ADD STATIONS, OVERALL SYSTEM RUN TIME FOR WATER DEMAND, AND WATER MAIN PRESSURE (PSI) AND FLOW (GPM).
6. LOCATE EXISTING AND PROPOSED UTILITIES WITHIN SITE LIMITS WHERE WORK SHALL BE PERFORMED PRIOR TO DESIGNING, TRENCHING, OR EXCAVATING ACTIVITY. ANY DAMAGE TO THOSE UTILITIES SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ON SITE STRUCTURES, PAVEMENT, EROSION, EQUIPMENT, ETC. RESULTING FROM IRRIGATION CONSTRUCTION, LEAKS, OR LINE BREAKS. CONTRACTOR SHALL REPAIR ANY DAMAGE WHICH OCCURS DURING INSTALLATION OR TESTING AT NO ADDITIONAL COST TO OWNER.
8. CONTRACTOR SHALL FOLLOW LOCAL IRRIGATION REQUIREMENTS AND PLUMBING CODES REGARDING MIN. PIPE DEPTH (CLIMATE AND BURIAL DEPTH) WAY MAIN LINE (TAPE, METERING, AND BACKFLOW PREVENTION DEVICES. ALL METERS FOR IRRIGATION WATER SHALL BE STAND ALONE/SEPARATE FROM DOMESTIC. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL STATE AND LOCAL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
9. IRRIGATION SYSTEM SHOULD BE OPERATIONAL BEFORE PLANT MATERIALS ARE INSTALLED. FLUSH ALL LINES BEFORE INSTALLING NOZZLES. CONTRACTOR TO CONSULT WITH LANDSCAPE ARCHITECT SHOULD ALTERNATIVE CONSTRUCTION SEQUENCING BE NECESSARY.
10. OVERSPRAY ONTO PRIVATE/PUBLIC SIDEWALKS, EXTERIOR STAIRS, STREETS, BUILDING WALLS, AND MONUMENT SIGNAGE IS NOT PERMISSIBLE. SPRAY PATTERN AND COVERAGE SHALL BE MONITORED AND ADJUSTED AS NECESSARY DUE TO FLUCTUATIONS IN SEASONAL WIND CONDITIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL WORK.
12. THE CONTRACTOR SHALL LOCATE ALL LINES (MAIN AND LATERAL) AND SPRAY HEADS TO PROVIDE THE LEAST CONFLICT WITH THE LOCATION OF OTHER UTILITIES AND PLANT MATERIALS.
13. IRRIGATION LINES AND ELECTRICAL WIRING THAT GO BENEATH PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVE CONDUIT. MINIMUM SIZE FOR WATER LINES SHALL BE 2" DIAMETER. LARGER SLEEVES (4" AND ABOVE) MAY BE NECESSARY IN SOME CASES. MINIMUM SIZE FOR ELECTRICAL WIRING SHALL BE 2" DIAMETER.
14. PVC SLEEVES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 18" BELOW PAVEMENT SURFACE AND NO DEEPER THAN 24" UNLESS NOTED OTHERWISE OR REQUIRED BY LOCAL CODES. END OF SLEEVE SHALL EXTEND MIN. 12" BEYOND BACK OF CURB OR PAVEMENT EDGE. CONTRACTOR TO COORDINATE INSTALLATION OF BRONZE SLEEVE MARKERS PRIOR TO PAVEMENT WORK.
15. CONTRACTOR SHALL PROVIDE TRAINING WITH OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE TO REVIEW OPERATION OF OVERALL SYSTEM.
16. ALL WORK, ADJUSTMENTS TO SYSTEM, AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND OR THEIR REPRESENTATIVE.

GENERAL LANDSCAPE PERFORMANCE NOTES:

1. LOCATE ALL UTILITIES WITHIN SCOPE OF WORK AREA PRIOR TO COMMENCEMENT. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
2. PLANTS SHALL BE WELL POWERED, NURSERY GROWN, NO. 1 GRADE OR BETTER NURSERY STOCK PER LOCAL/STATE HORTICULTURAL AND REGULATORY AGENCY AND COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI - LATEST EDITION FOR SIZE AND QUALITY. INCONSISTENT MATERIAL SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
3. COORDINATE LOCATION OF ALL TREES AND OTHER SIGNIFICANT LANDSCAPE FEATURES THAT MAY IMPACT DESIGN INTENT WITH GENERAL CONTRACTOR PRIOR TO IMPLEMENTATION. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
5. COORDINATE FINISHED GRADE WITH SITE CONTRACTOR PRIOR TO SCHEDULING LAWN/PLANTING INSTALLATION.
6. PLANTS SHALL BE CONSISTENT QUALITY, FULL FOLIAGE, CENTRAL/DOMINANT LEADERS AND BRANCHING STRUCTURE UNLESS OTHERWISE SPECIFIED. SHRUBS SHALL BE FULL TO GROUND UNLESS SPECIFIED OTHERWISE. PLANT MATERIAL OF THE SAME SPECIES SHALL BE CONSISTENT IN OVERALL CHARACTER, HEIGHT, SIZE, AND OBTAINED FROM THE SAME SOURCE.
7. PLANT DELIVERIES SHOULD BE SCHEDULED IN A MANNER SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE IF MATERIALS CANNOT BE FIELD TAGGED BY LANDSCAPE ARCHITECT. PHOTO IMAGES OF PLANT MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL.
9. ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. SOIL SAMPLES: CONTRACTOR SHALL TAKE SOIL SAMPLES FROM SEVERAL AREAS (CONTRACTOR TO IDENTIFY ON SITE PLAN) OF THE SITE SCHEDULED FOR LAWN/PLANTING TO BE ANALYZED BY INDEPENDENT TESTING LAB. PROVIDE LANDSCAPE ARCHITECT WITH THE WRITTEN REPORT OF RECOMMENDATIONS FOR SOIL AMENDMENTS & FERTILIZERS TO BE USED ON SITE. CONTRACTOR SHALL RECEIVE ENDORSEMENT OF RECOMMENDATIONS FROM LANDSCAPE ARCHITECT AND INCORPORATE ACCORDINGLY. AN ALLOWANCE FOR FERTILIZER AND OTHER NUTRIENTS SHALL BE INCLUDED IN BASE BID WITH UNIT COST PER S.Y.
11. CONTRACTOR TO PROVIDE MIN. 100 S.F. MOCK-UP OF FULLY AMENDED BED PREPARATION INCLUDING TILLING SUB-GRADE PER SPECIFICATIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO COMPLETING REMAINING BED PREPARATIONS AND PLANT INSTALLATION. CONTRACTOR WILL BE AT RISK TO REWORK/REPLANT SHOULD PREPARATION CONTINUE WITHOUT ACCEPTANCE. SPECIAL BED CONDITIONS, AND ASSOCIATED PREPARATIONS, MAY VARY FROM TYPICAL PLANTING DESIGN.
12. QUANTITIES INDICATED IN PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE AND NOT TO BE USED SOLELY FOR TAKE-OFF CALCULATIONS/ESTIMATING. CONTRACTOR SHALL VERIFY QUANTITIES BASED ON PLAN SYMBOLS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION DURING BIDDING AND ADDRESSED VIA ADDENDUM.
13. GRASS (SOD, SEED, WILDFLOWER MIX, ETC.) OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
14. ALL BARE LANDSCAPE/SOIL AREAS SHALL BE STABILIZED USING SHRUBS, GROUNDCOVER, STONE/NATURAL MULCH, TURF GRASS OR A COMBINATION THEREOF. REFER TO PLANS FOR PROPOSED MATERIALS.
15. IF APPLICABLE, THERE MAY BE EXISTING TREES AND UNDERSTORY VEGETATION NOTED TO BE PRESERVED TO MEET LANDSCAPE CODE REQUIREMENTS. SHOULD ANY TREES OR VEGETATION DIE DUE TO NATURAL CAUSES, THESE PLANT MATERIALS MAY REQUIRE REPLACEMENT AS PER THE LANDSCAPE CODE REQUIREMENTS. HOWEVER, IF THESE PLANT MATERIAL DECLINE OR ARE REMOVED DUE TO CONSTRUCTION ACTIVITY, THESE WILL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
16. CONTRACTOR TO IMMEDIATELY NOTIFY DESIGN TEAM AND OWNER OF ANY PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY. PHOTOGRAPH DOCUMENTATION WITH TIME STAMPS IS ENCOURAGED.
17. STREET TREES THAT ARE REQUIRED EITHER IN THE R.O.W. OR ON PRIVATE PROPERTY SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES. CONTRACTOR TO CONSULT WITH GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT TO REVIEW OPTIONAL LOCATIONS AND CONDITIONS SHOULD UNFORESEEN CONFLICTS ARISE.
18. ALL SERVICE STRUCTURES SHALL BE SCREENED PER APPROVED PLANS OR IN ACCORDANCE WITH LOCAL ZONING ORDINANCE/GOVERNING AGENCY. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, TRASH/REFUSE, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, GENERATORS, ETC.
19. CONTRACTOR SHALL COORDINATE ANY UTILITY, SIDEWALK, OR GRADE CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO BED PREPARATION, IRRIGATION, OR PLANTING INSTALLATION.
20. AN AUTHORIZED INSPECTOR OR LOCAL AGENCY OFFICIAL SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN, OR REPORTED AS A PUBLIC HAZARD.
21. SITE LANDSCAPE MUST BE INSTALLED PRIOR TO OWNER OCCUPANCY OF THE BUILDING OR AS APPROVED BY LOCAL PERMIT DEPARTMENT.
22. LANDSCAPE CONTRACTOR TO MAINTAIN EROSION AND SEDIMENTATION CONTROL UNTIL DEEMED NECESSARY TO COMPLETE WORK. COORDINATE WITH GENERAL CONTRACTOR THE REMOVAL OF ANY NATIVE SOIL, MULCH, STONES, DEBRIS, AND SOIL AMENDMENTS THAT MAY HAVE WASHED INTO STORM DRAIN INLETS/PIPE DURING THE LANDSCAPE INSTALLATION.

SITE PREPARATION

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
2. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS, ROCKS, AND DEBRIS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR AND COORDINATE THE FINE GRADING WITH SITE CONTRACTOR PRIOR TO INSTALLATION OF ALL PLANTING/LAWN AREAS.
4. IF BASE MATERIAL (IE. LIMESTONE AGGREGATE, LINE STABILIZATION, SOIL CEMENT, ETC.) FOR ROADS, DRIVES, PARKING AREAS IS ENCOUNTERED ON NEAR AREAS TO RECEIVE PLANTING, IT SHALL BE REMOVED TO ALLOWABLE LIMITS AS SHOWN ON CIVIL DETAILS. SUITABLE NATIVE/AMENDED SOIL SHALL BE PROVIDED PER SPECIFICATIONS AND DETAILS.
5. ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
6. PLANTING BEDS SHALL BE FREE OF GRASS, WEEDS, ROCKS, ROOTS PRIOR TO INSTALLATION OF PLANTS.
7. TEMPORARY COVER CROP/SEED MAY BE REQUIRED FOR AREAS DISTURBED BY AND DURING CONSTRUCTION FOR SOIL STABILIZATION AND NOT DESIGNATED AS PERMANENT VEGETATIVE COVER. CONTRACTOR TO REVIEW EROSION AND SEDIMENTATION PLANS AS NECESSARY.

TOPSOIL

1. ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF DEPTH OF QUALITY TOPSOIL.
2. ALL COMPACTED AREAS AROUND BUILDING, PARKING, AND OTHER STRUCTURES SHALL BE AERATED AND AMENDED AS NEEDED TO RECEIVE LAWN OR PLANT MATERIALS.
3. TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES, WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

PLANTING

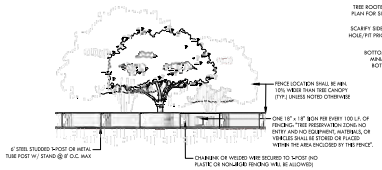
1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS THAT MAY RESULT IN PLANT QUANTITY CHANGES OR BED REALIGNMENT PRIOR TO INSTALLATION. CONTINUING TO INSTALL WITHOUT REVIEW AND APPROVAL WILL BE AT CONTRACTOR'S RISK. OWNER AND LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT, RELOCATE, RECONFIGURE THE PORTION OF PLANTING BED AND MATERIALS AT NO ADDITIONAL COST TO OWNER.
2. IN GENERAL, THE OPTIMUM PLANTING TIME IS OCTOBER 1 - APRIL 1, BUT MAY VARY DUE TO PROJECT LOCATION AND SCHEDULE. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO ACCOUNT FOR SUPPLEMENTAL WATERING AS PART OF THEIR BID FOR ANY PLANTING INSTALLED OUTSIDE LIMITS OF IRRIGATION DURING PERIODS OF HIGH TEMPERATURES.
3. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
4. PLANTS SHALL BE GUIDE-TIED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS, STRAPPING, LID, TAGS, FLAGGING SHALL BE REMOVED.
5. AFTER PLANTING, TREE BRANCHES MAY REQUIRE SELECTIVE PRUNING WHILE MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN PLANT MATERIALS SHALL BE PRUNED.
6. DO NOT PLANT WITHIN "V" GROOVE OF RED EDGE/BEDLINE. MAINTAIN MINIMUM (EIGHT (8) INCHES BETWEEN BED EDGE AND EDGE OF PLANT FOLIAGE (I.E. GROUNDCOVER, PERENNIALS, ANNUALS) UNLESS NOTED OTHERWISE. FOR LARGER PERENNIALS AND SHRUBS THE DISTANCE SHALL BE NO CLOSER THAN TWO (2) FEET OR AS SHOWN ON PLAN.
7. IF POOR DRAINING SOILS PRESENT OR SUSPECTED, CONTRACTOR TO PROVIDE PERCOLATION TEST TO VERIFY DRAINAGE RATE. SUB-SURFACE DRAINS OR CHANGE IN PLANT SPECIES MAY BE REQUIRED.
8. GENERAL WATERING: ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

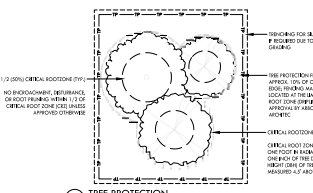
MULCHING

1. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED RINELY, SHREDDED HARDWOOD BARK MULCH UNLESS NOTED OTHERWISE.
2. CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY CUT SPADE/METAL BED EDGES. DELINEATION OF BED EDGE TO MATCH DESIGN INTENT ON PLAN(S). WAVY, RANDOM, INCONSISTENT EDGES WILL NOT BE ACCEPTED.
3. MULCH SHALL NOT CONTACT OUTER BARK/ROOT FLARE AT BASE OF TREES. REFER TO TREE PLANTING DETAIL.

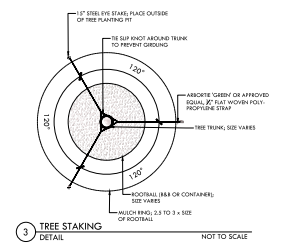
PLANT MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS, LAWN AREAS, AND NATURAL FEATURES (IE. TREES, SHRUBS, GROUNDCOVER, PERENNIALS, MAINTENANCE STRIPS, MULCH BEDS, LAWNS, AGGREGATE PATHS, STONE SWALES, EDGING, IRRIGATION, STONE BORDERS, ETC.) WITHIN THEIR CONTRACTUAL SCOPE OF WORK DURING IMPLEMENTATION PHASE THROUGH MAINTENANCE PERIOD AS SPECIFIED IN CONTRACT DOCUMENTS OR MIN. 45 DAYS AFTER SUBSTANTIAL COMPLETION, WHICHEVER IS GREATER.
2. THE LANDSCAPE CONTRACTOR SHALL REVIEW PROPER MAINTENANCE PRACTICES OF ALL SPECIFIED PLANT MATERIALS AND LAWN AREAS PRIOR TO FINAL ACCEPTANCE/PROJECT COMPLETION.
3. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LOCAL LAND DEVELOPMENT CODE/REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ASSOCIATED NON-IRRIGATION VEGETATION AND DRAINAGE SYSTEM WITHIN THE STORMWATER SWALES AFTER MAINTENANCE PERIOD EXPIRES.
4. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE (1) YEAR AFTER NOTICE OF SUBSTANTIAL COMPLETION OR PER CONTRACT SPECIFICATIONS. IT IS ANTICIPATED THAT ALL UNHEALTHY OR DEAD PLANT MATERIALS INSTALLED BY CONTRACTOR IS SUBJECT TO REPLACEMENT WITHIN ONE YEAR AT NO ADDITIONAL COST TO OWNER.

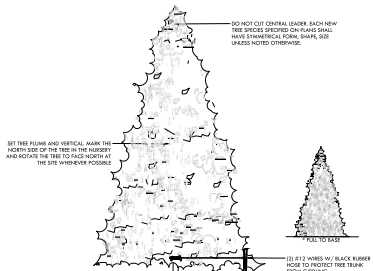


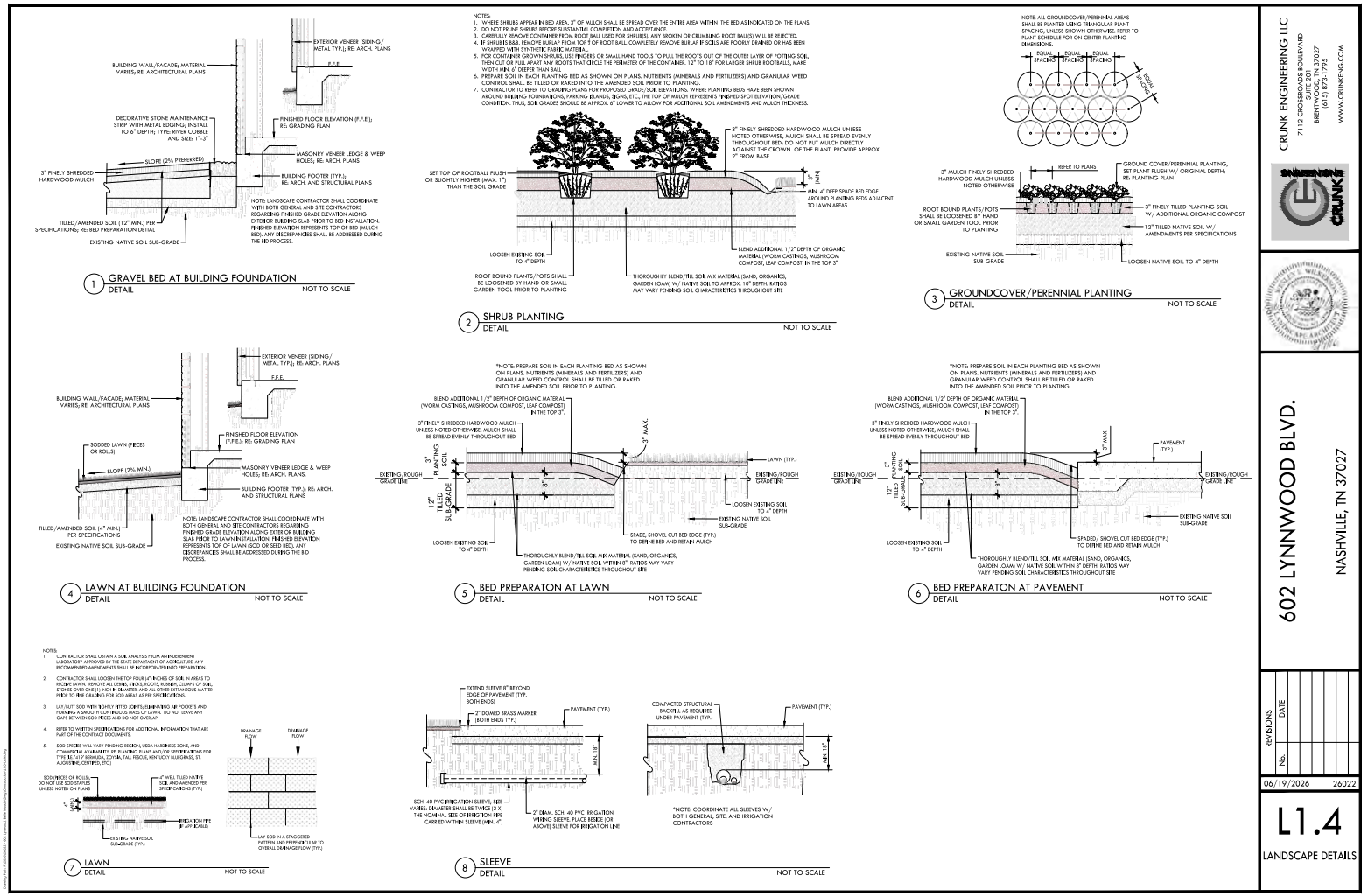


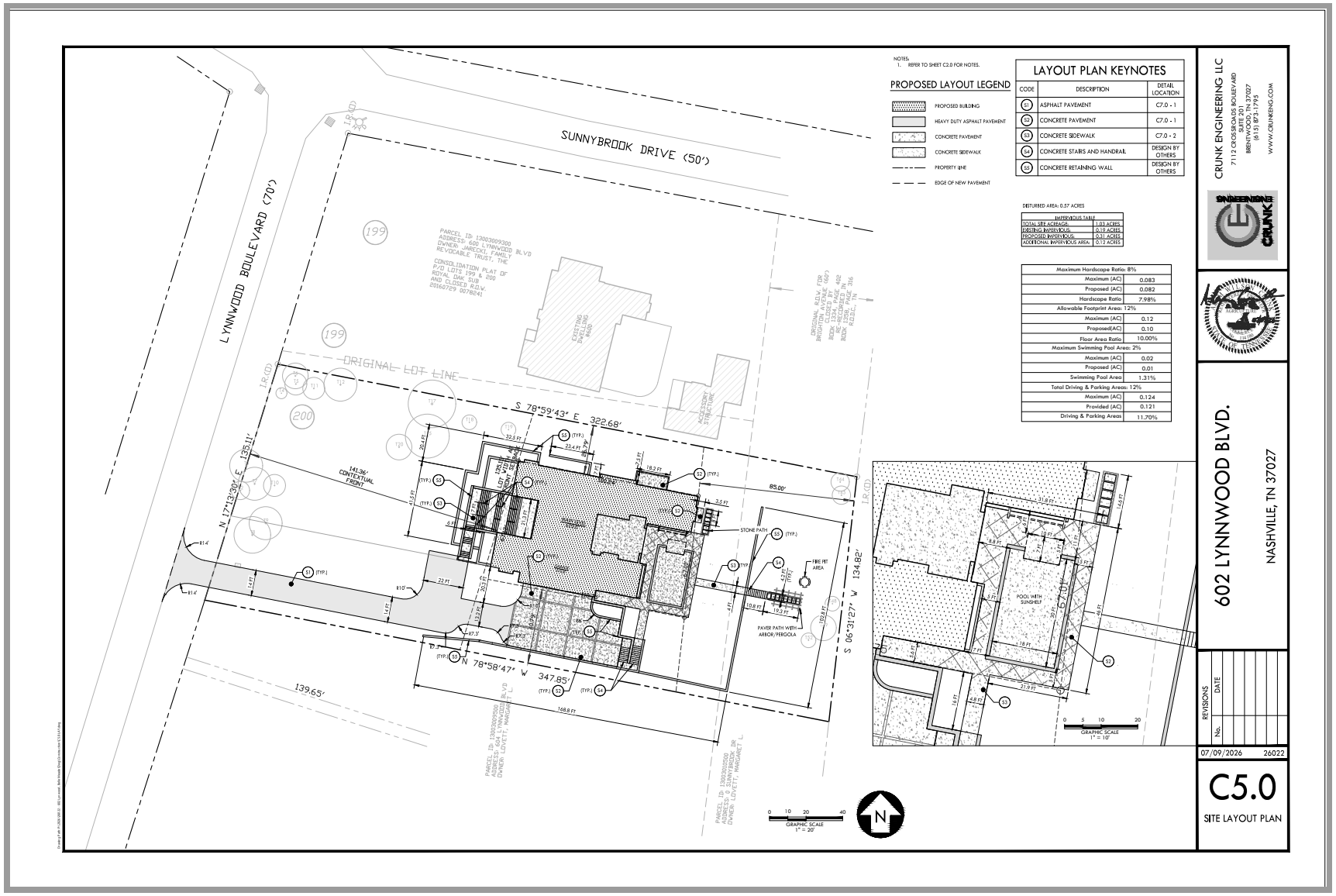
1 TREE PROTECTION DETAIL — NOT TO SCALE



3 TREE STAKING DETAIL — NOT TO SCALE


DO NOT CUT CENTRAL LEADER. EACH NEW TREE SPECIES SPECIFIED ON PLANS SHALL HAVE SYMMETRICAL FORM, SHAPE, SIZE UNLESS NOTED OTHERWISE.
SET TREE PLUMB AND VERTICAL. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE THE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
3" PULL TO BASE
(2) #12 WIRES W/ BLACK RUBBER HOSE TO PROTECT TREE TRUNK FROM GIRDLING
ROOT CROWN/COLLAR SHALL BE INSTALLED 2-5" ABOVE PREVAILING OR FINISHED GRADE PENDING SOIL PERCOLATION TEST.
MULCH RING SAME DIAMETER AS PLANTING PIT; FULL MULCH AWAY 5" FROM TRUNK
5" 5"
CLEAR TRUNK TO HEIGHT SPECIFIED UNLESS NOTED TO BE FULL TO BASE 1° RAISE ABOVE; BRANCHES TO BE REMOVED SHALL BE PRUNED ACCORDING TO CERTIFIED ARBORIST STANDARDS.
3" MIN. DOUBLE SHREDDED HARDWOOD MULCH, UNLESS NOTED OTHERWISE
LAWN AREA
FINISHED GRADE PLANTING BED AREA
TREE ROOTBALL; RE-PLANTING PLAN FOR SIZE AND LOCATION
3" DIAM. PERFORATED WATERING TUBE (3 PER TREE EQUALLY SPACED); ONLY AS SPECIFIED
SCARIFY SIDES OF UNDISTURBED HOLE/PIT PRIOR TO BACKFILLING
(1) 6' STEEL STUDDED T-POST ANCHOR, TOP PAINTED FLUORESCENT YELLOW; PLACE OUTSIDE OF TREE PLANTING PIT (CONFIRM LOCATION OF UNDERGROUND UTILITIES FOR CONFLICTS
BOTTOM OF THE PIT TO BE MINIMUM OF 6" BELOW BOTTOM OF ROOTBALL
MIN. EXCAVATION WIDTH SHALL BE 2.5 - 3 TIMES CONTAINER SIZE PLANTING PIT ON ALL NEW TREES (B&B OR CONTAINER GROWN)
UNDISTURBED NATIVE SOIL/SUB-GRADE
BACKFILL AND LIGHTLY TAMP W/ AMENDED SOIL; 20% DECOMPOSED ORGANIC AND 80% NATIVE SOIL *LOAM SOILS INCOMP. 10% SAND)
NOTES: ON B&B MATERIAL CONTRACTOR SHALL REMOVE WIRE BASKET COMPLETELY AFTER FINAL LOCATION HAS BEEN FOUND ACCEPTABLE, FOLD DOWN OR CUT AND REMOVE TOP THIRD OF BURLAP. REMOVE ALL STRAPS AND T


EXTERIOR VENEER (SIDING/ METAL TYP.); RE: ARCH. PLANS
F.F.E.
BUILDING WALL/FACADE; MATERIAL VARIES; RE: ARCHITECTURAL PLANS
DECORATIVE STONE MAINTENANCE STRIP WITH METAL EDGING; INSTALL TO 6" DEPTH; TYPE: RIVER COBBLE AND SIZE: 1"-3"
FINISHED FLOOR ELEVATION (F.F.E.); RE: GRADING PLAN
SLOPE (2% PREFERRED)
MASONRY VENEER LEDGE & WEEP HOLES; RE: ARCH. PLANS
3" FINELY SHREDDED HARDWOOD MULCH
BUILDING FOOTER (TYP.); RE: ARCH. AND STRUCTURAL PLANS
NOTE: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH BOTH GENERAL AND SITE CONTRACTORS REGARDING FINISHED GRADE ELEVATION ALONG EXTERIOR BUILDING SLAB PRIOR TO BID INSTALLATION. FINISHED ELEVATION REPRESENTS TOP OF BED (MULCH BED); ANY DISCREPANCIES SHALL BE ADDRESSED DURING THE BID PROCESS.
TILLED /AMENDED SOIL (12" MIN.) PER SPECIFICATIONS; RE: BED PREPARATION DETAIL
EXISTING NATIVE SOIL SUB-GRADE
1 GRAVEL BED AT BUILDING FOUNDATION DETAIL
NOT TO SCALE
NOTES:
1. WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
2. DO NOT PRUNE SHRUBS BEFORE SUBSTANTIAL COMPLETION AND ACCEPTANCE.
3. CAREFULLY REMOVE CONTAINER FROM ROOT BALL (USE POT SHEARS). ANY BROKEN OR CRUMBLING ROOT BALL(S) WILL BE REJECTED.
4. IF SHRUBS B&B, REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. COMPLETELY REMOVE BURLAP IF SOILS ARE POORLY DRAINED OR HAS BEEN WRAPPED WITH SYNTHETIC FABRIC MATERIAL.
5. FOR CONTAINER GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER. 12" TO 18" FOR LARGER SHRUB ROOTBALLS, MAKE WIDTH MIN. 6" DEEPER THAN BALL.
6. PREPARE SOIL IN EACH PLANTING BED AS SHOWN ON PLANS. NUTRIENTS (MINERALS AND FERTILIZERS) AND GRANULAR WEED CONTROL SHALL BE TILLED OR RAKED INTO THE AMENDED SOIL PRIOR TO PLANTING.
7. CONTRACTOR TO REFER TO GRADING PLANS FOR PROPOSED GRADE/SOIL ELEVATIONS. WHERE PLANTING BEDS HAVE BEEN SHOWN AROUND BUILDING FOUNDATIONS, PARKING BLANDS, SIGNS, ETC., THE TOP OF MULCH REPRESENTS FINISHED SPOT ELEVATION/GRADE CONDITION. THUS, SOIL GRADES SHOULD BE APPROX. 6" LOWER TO ALLOW FOR ADDITIONAL SOIL AMENDMENTS AND MULCH THICKNESS.
3" FINELY SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE; MULCH SHALL BE SPREAD EVENLY THROUGHOUT BED; DO NOT PUT MULCH DIRECTLY AGAINST THE CROWN OF THE PLANT, PROVIDE APPROX. 2" FROM BASE
SET TOP OF ROOTBALL FLUSH OR SLIGHTLY HIGHER (MAX. 1") THAN THE SOIL GRADE
MIN. 4" DEEP SPADE BED EDGE AROUND PLANTING BEDS ADJACENT TO LAWN AREAS
LOOSEN EXISTING SOIL TO 4" DEPTH
BLEND ADDITIONAL 1/3" DEPTH OF ORGANIC MATERIAL (WORM CASTINGS, MUSHROOM COMPOST, LEAF COMPOST) IN THE TOP 3"
ROOT BOUND PLANTS/POTS SHALL BE LOOSENED BY HAND OR SMALL GARDEN TOOL PRIOR TO PLANTING
THOROUGHLY BLEND/TILL SOIL MIX MATERIAL (SAND, ORGANICS, GARDEN LOAM) W/ NATIVE SOIL TO APPROX. 10" DEPTH. RATIOS MAY VARY PENDING SOIL CHARACTERISTICS THROUGHOUT SITE
2 SHRUB PLANTING DETAIL
NOT TO SCALE
NOTE: ALL GROUNDCOVER/PERENNIAL AREAS SHALL BE PLANTED USING TRIANGULAR PLANT SPACING, UNLESS SHOWN OTHERWISE. REFER TO PLANT SCHEDULE FOR ON-CENTER PLANTING DIMENSIONS.
EQUAL SPACING
EQUAL SPACING
EQUAL SPACING
3" MULCH FINELY SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE
REFER TO PLANS
GROUND COVER/PERENNIAL PLANTING, SET PLANT FLUSH W/ ORIGINAL DEPTH; RE: PLANTING PLAN
ROOT BOUND PLANTS/POTS SHALL BE LOOSENED BY HAND OR SMALL GARDEN TOOL PRIOR TO PLANTING
3" FINELY TILLED PLANTING SOIL W/ ADDITIONAL ORGANIC COMPOST
12" TILLED NATIVE SOIL W/ AMENDMENTS PER SPECIFICATIONS
EXISTING NATIVE SOIL SUB-GRADE
LOOSEN NATIVE SOIL TO 4" DEPTH
3 GROUNDCOVER/PERENNIAL PLANTING DETAIL
NOT TO SCALE
EXTERIOR VENEER (SIDING/ METAL TYP.); RE: ARCH. PLANS
F.F.E.
BUILDING WALL/FACADE; MATERIAL VARIES; RE: ARCHITECTURAL PLANS
FINISHED FLOOR ELEVATION (F.F.E.); RE: GRADING PLAN
SODDED LAWN (PIECES OR ROLLS)
SLOPE (2% MIN.)
MASONRY VENEER LEDGE & WEEP HOLES; RE: ARCH. PLANS.
BUILDING FOOTER (TYP.); RE: ARCH. AND STRUCTURAL PLANS
TILLED/AMENDED SOIL (4" MIN.) PER SPECIFICATIONS
EXISTING NATIVE SOIL SUB-GRADE
NOTE: LANDSCAPE CONTRACTOR SHALL COORDINATE WITH BOTH GENERAL AND SITE CONTRACTORS REGARDING FINISHED GRADE ELEVATION ALONG EXTERIOR BUILDING SLAB PRIOR TO LAWN INSTALLATION. FINISHED ELEVATION REPRESENTS TOP OF LAWN (SOD OR SEED BED); ANY DISCREPANCIES SHALL BE ADDRESSED DURING THE BID PROCESS.
4 LAWN AT BUILDING FOUNDATION DETAIL
NOT TO SCALE
*NOTE: PREPARE SOIL IN EACH PLANTING BED AS SHOWN ON PLANS. NUTRIENTS (MINERALS AND FERTILIZERS) AND GRANULAR WEED CONTROL SHALL BE TILLED OR RAKED INTO THE AMENDED SOIL PRIOR TO PLANTING.
BLEND ADDITIONAL 1/3" DEPTH OF ORGANIC MATERIAL (WORM CASTINGS, MUSHROOM COMPOST, LEAF COMPOST) IN THE TOP 3".
3" FINELY SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE; MULCH SHALL BE SPREAD EVENLY THROUGHOUT BED
3" MAX.
3" PLANTING SOIL
12" TILLED SUB-GRADE
EXISTING/ROUGH GRADE LINE
LAWN (TYP.)
LOOSEN EXISTING SOIL TO 4" DEPTH
EXISTING NATIVE SOIL SUB-GRADE
SPADE, SHOVEL CUT BED EDGE (TYP.) TO DEFINE BED AND RETAIN MULCH
LOOSEN EXISTING SOIL TO 4" DEPTH
THOROUGHLY BLEND/TILL SOIL MIX MATERIAL (SAND, ORGANICS, GARDEN LOAM) W/ NATIVE SOIL WITHIN 8". RATIOS MAY VARY PENDING SOIL CHARACTERISTICS THROUGHOUT SITE
5 BED PREPARATON AT LAWN DETAIL
NOT TO SCALE
*NOTE: PREPARE SOIL IN EACH PLANTING BED AS SHOWN ON PLANS. NUTRIENTS (MINERALS AND FERTILIZERS) AND GRANULAR WEED CONTROL SHALL BE TILLED OR RAKED INTO THE AMENDED SOIL PRIOR TO PLANTING.
BLEND ADDITIONAL 1/3" DEPTH OF ORGANIC MATERIAL (WORM CASTINGS, MUSHROOM COMPOST, LEAF COMPOST) IN THE TOP 3".
3" FINELY SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE; MULCH SHALL BE SPREAD EVENLY THROUGHOUT BED
3" MAX.
PAVEMENT (TYP.)
3" PLANTING SOIL
12" TILLED SUB-GRADE
EXISTING/ROUGH GRADE LINE
EXISTING NATIVE SOIL SUB-GRADE
LOOSEN EXISTING SOIL TO 4" DEPTH
SPADED/ SHOVEL CUT BED EDGE (TYP.) TO DEFINE BED AND RETAIN MULCH
THOROUGHLY BLEND/TILL SOIL MIX MATERIAL (SAND, ORGANICS, GARDEN LOAM) W/ NATIVE SOIL WITHIN 8" DEPTH. RATIOS MAY VARY PENDING SOIL CHARACTERISTICS THROUGHOUT SITE
6 BED PREPARATON AT PAVEMENT DETAIL
NOT TO SCALE
NOTES:
1. CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.
2. CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWNS. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBISH, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER HARMFUL TO PLANT GROWTH FOR SOD AREAS AS PER SPECIFICATIONS.
3. LAY SUITE SOD WITH TIGHTLY FITTED JOINTS, ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN. DO NOT LEAVE ANY GAPS BETWEEN SOD PIECES AND DO NOT OVERLAP.
4. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.
5. SOD SPECIES WILL VARY PENDING REGION, USDA HARDINESS ZONE, AND COMMERCIAL AVAILABILITY. RE: PLANTING PLANS AND/OR SPECIFICATIONS FOR TYPE (EX.: 419 BERMUDA, ZOYSIA, TALL FESCUE, KENTUCKY BLUEGRASS, ST. AUGUSTINE, CENTIPED, ETC.)
SOD PIECES OR ROLLS; DO NOT USE SOD STATED UNLESS NOTED ON PLANS
4" MIN. TILLED NATIVE SOIL AND AMENDED PER SPECIFICATIONS (TYP.)
IRRIGATION PIPE (IF APPLICABLE)
EXISTING NATIVE SOIL SUBGRADE (TYP.)
DRAINAGE FLOW
DRAINAGE FLOW
LAY SOD IN A STAGGERED PATTERN AND PERPENDICULAR TO OVERALL DRAINAGE FLOW (TYP.)
7 LAWN DETAIL
NOT TO SCALE
EXTEND SLEEVE 8" BEYOND EDGE OF PAVEMENT (TYP. BOTH ENDS)
2" DOMED BRASS MARKER BOTH ENDS TYP.)
PAVEMENT (TYP.)
MIN. 18"
SCH. 40 PVC IRRIGATION SLEEVE; SIZE VARIES: DIAMETER SHALL BE TWICE (2 X) THE NOMINAL SIZE OF IRRIGATION PIPE CARRIED WITHIN SLEEVE (MIN. 4")
2" DIAM. SCH. 40 PVC IRRIGATION WIRING SLEEVE. PLACE BESIDE (OR ABOVE) SLEEVE FOR IRRIGATION LINE
COMPACTED STRUCTURAL BACKFILL AS REQUIRED UNDER PAVEMENT (TYP.)
PAVEMENT (TYP.)
MIN. 18"
*NOTE: COORDINATE ALL SLEEVES W/ BOTH GENERAL, SITE, AND IRRIGATION CONTRACTORS
8 SLEEVE DETAIL
NOT TO SCALE
CRUNK ENGINEERING LLC
7112 CROSSBRIDGE BOULEVARD
SUITE 200
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM
602 LYNNWOOD BLVD.
NASHVILLE, TN 37027
REVISIONS
No.
DATE
06/19/2026
26022
L1.4
LANDSCAPE DETAILS



NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT	C7.0 - 1
S2	CONCRETE PAVEMENT	C7.0 - 1
S3	CONCRETE SIDEWALK	C7.0 - 2
S4	CONCRETE STAIRS AND HANDRAIL	DESIGN BY OTHERS
S5	CONCRETE RETAINING WALL	DESIGN BY OTHERS

DISTURBED AREA: 0.57 ACRES

IMPERVIOUS TABLE

TOTAL SITE ACREAGE:	1.03 ACRES
EXISTING IMPERVIOUS:	0.19 ACRES
PROPOSED IMPERVIOUS:	0.31 ACRES
ADDITIONAL IMPERVIOUS AREA:	0.12 ACRES

Maximum Hardscape Ratio: 8%	
Maximum (AC)	0.083
Proposed (AC)	0.082
Hardscape Ratio	7.98%
Allowable Footprint Area: 12%	
Maximum (AC)	0.12
Proposed(AC)	0.10
Floor Area Ratio	10.00%
Maximum Swimming Pool Area: 2%	
Maximum (AC)	0.02
Proposed (AC)	0.01
Swimming Pool Area	1.31%
Total Driving & Parking Areas: 12%	
Maximum (AC)	0.124
Provided (AC)	0.121
Driving & Parking Areas	11.70%

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 812-1795
WWW.CRUNKENG.COM

602 LYNNWOOD BLVD.
NASHVILLE, TN 37027

REVISIONS		
No.	DATE	

07/09/2026 26022

C5.0
SITE LAYOUT PLAN

Staff Report

Agenda No.: IV.F.

Case No.: A26-50

Staff: Mary Samaniego, Planning Director

Applicant: The Gulch Development Corporation, LLC

Request: Certificate of Appropriateness for a new single-family residence.

Location: 602 Lynwood Boulevard

Summary:
The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Greek Mediterranean Villa with Neo Classical Influences with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in December 2025. The applicant proposed a Contemporary French Provincial residence at the April 2026 HZC meeting that was denied.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.04 acres (45,302 square feet - SF) and is rectangular with frontage on Lynwood Boulevard.
2. The property topography slopes down from back to front with 30’ of total fall in elevation. The proposed residence is three stories in the front and is built into the existing hillside.
3. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 5,406 square feet and the proposed footprint is 5,329 square feet.
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable floor area ratio calculation for the proposed lot is 9,009 square feet. The proposed floor area ratio calculation is 8,694 square feet.
5. The proposed residence has an attached three-car garage.
6. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards.
7. The property is not located within the regulated floodplain.
8. Materials list:

Window Manufacturer:
Sierra Pacific H3

Window Material:
Aluminum Clad
With Pashmina B.M. Louvered Operable Shutters

Frame Material:
Wood

Windowsills:
Cast surrounds & Wooden header/ Masonry sill on Brick Facades

Brick, Painted/Natural:
German Smear/ Full Mortar Wash
Ballet White by Benjamin Moore

Brick/Stone Thickness:
Full Brick

Clapboard Material:
Above the rear porch Artisan Fiber Cement
Ballet White by Benjamin Moore

Clapboard Dimensions/Reveal:
4 1/2" Reveal

Railings, Columns, Pilasters:
Cast Baluster at Upper Balcony
Wrought Iron Rail at Motor Court stairs

Chimney Material:
German Smear/ Full Mortar Wash
Ballet White by Benjamin Moore

Roofing Material:
Barrel Clay Tile Roof reclaimed look / and Copper with Bronze Standing Seam Metal Roof at back porch

Exterior Doors:
Wood doors in White Oak

Eaves/Cornice:
Closed Cornice

Gutters:
Copper Gutters & Downspouts

Gutter Dimensions:
6" Half Round - 4" Downspouts

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins

should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and

3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.
Front Door material not stated.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall 14 be a minimum of three by four inches (3”x4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern “type”) may not be constructed. When chimneys are above the

roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

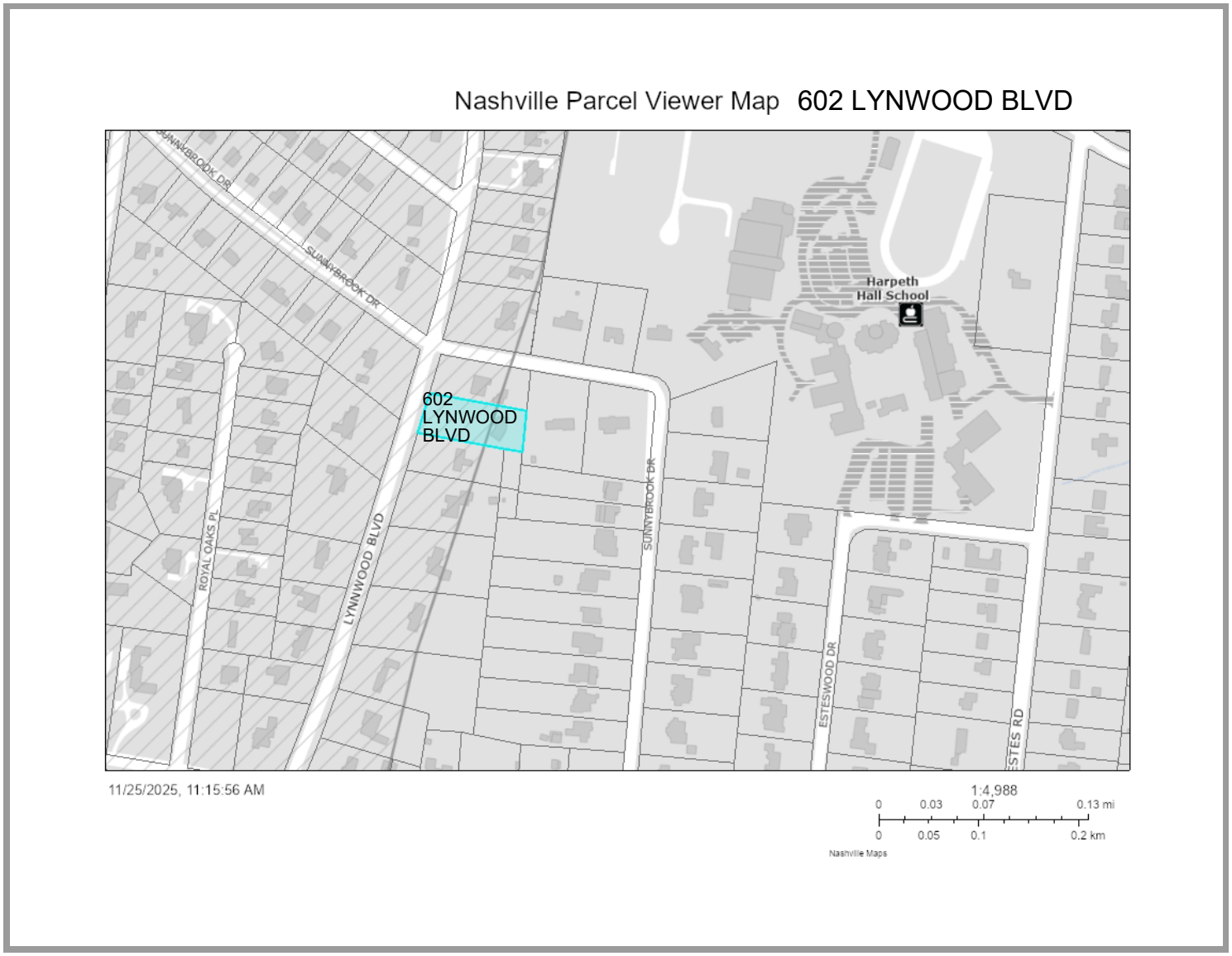
Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door. **Garage Door material not stated.**

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:
1. Location Map


Nashville Parcel Viewer Map 602 LYNWOOD BLVD
SUNNYBROOK DR
SUNNYBROOK DR
Harpeth Hall School
602 LYNWOOD BLVD
ROYAL OAKS PL
LYNWOOD BLVD
SUNNYBROOK DR
ESTESWOOD DR
ESTES RD
11/25/2025, 11:15:56 AM
1:4,988
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
Nashville Maps

July 7, 2026

DELIVERED VIA EMAIL TO BELLE MEADE HZC via MARY SAMANIEGO

Mark and Heather Jarecki
600 Lynnwood Blvd
Nashville, TN 37205

Belle Meade Historic Zoning Commission - Bunny Blackburn; Sarah Bartholomew; Mark Harrison; Ray Hayles; Rene Poe; Charlie Rankin

City of Belle Meade - Planning Director - Mary Samaniego

Re: Historic Zoning Commission Meeting - Tuesday, July 14, 2026 to discuss the application for a Certificate of Appropriateness, #A26-50, of the Gulch Development Corporation, LLC, 602 Lynnwood Boulevard, for new construction of a single family residence

To the honorable members of the Belle Meade Historical Zoning Commission and City of Belle Meade Planning Director:

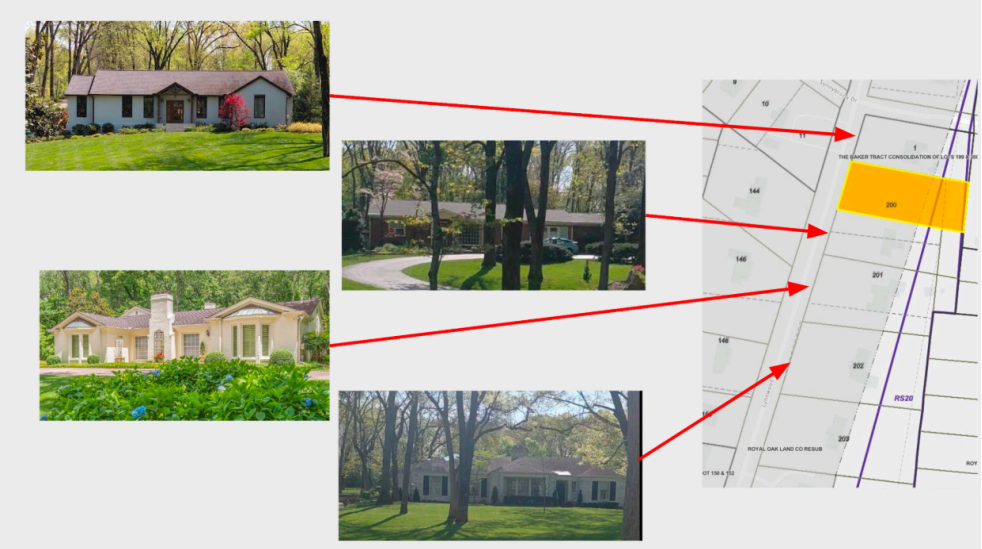
We respectfully ask the members of the Commission to consider the objections brought forth in this letter.

Our objections for the Certification of Appropriateness are as follows:

1. The size and scope of the proposed home at 602 Lynnwood Blvd are disproportionate to the neighborhood. The proposal calls for the construction of an 8,694 square foot home. The house is a tall, 3/2 story home, on a relatively narrow parcel of land on the north side of the 600 block of Lynnwood Blvd. Since the lot slopes down from the rear of the property, the house will be positioned higher (as viewed from the street) than it would otherwise be if constructed on a level lot.

   Neighboring homes at 600, 604, 606 and 608 are predominantly single story with square footage ranging from 2,334 sq ft to 3,805 sq ft, with the average of the four contiguous properties at 3,283 sq ft. The average square footage of the two adjacent residences (600 and 604) is 2,689 sq ft, making the proposed structure 3.2x larger. We would argue

that construction of this 8,694 sq ft home would result in one of the aesthetically oddest blocks in Belle Meade.



2. Height of the proposed home dwarfs neighboring properties, irreversibly changing the unique charm and character of this section of the 600 block of Lynnwood Blvd.



3. <u>The overall size and height of the proposed home significantly compromises the privacy and enjoyment of our property at 600 Lynnwood Blvd.</u>

   We purchased our home in 2019 after significant renovations were made to the property by a prior owner. Separately, we embarked on our own renovation of the yard, courtyard and garden area. This included demolition of a secondary house in the rear of the property, construction of a courtyard, outdoor kitchen, and tasteful landscaping features. The result is a private living and entertainment space which has become an integral part of our property.



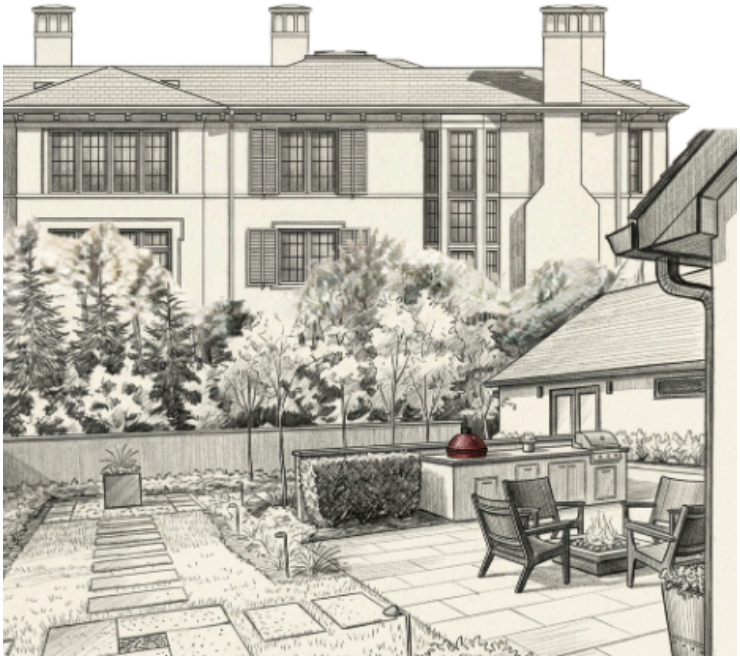
As the rendering below depicts, the addition of the proposed structure drastically diminishes the privacy of our space, resulting in a sharp reduction of our enjoyment.


600 Lynnwood

Before proposed residence at 602 Lynnwood:



After proposed residence at 602 Lynnwood



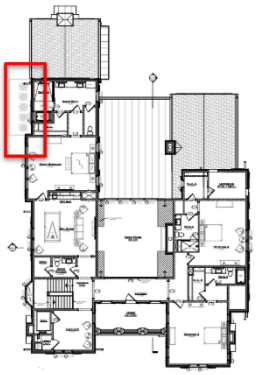
The following is an AI generated analysis, which is largely accurate.

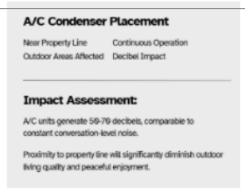
Visual Impact Analysis

- **Mass and Scale**: At 8,700 square feet, the neighbor's home will loom substantially larger than your 2,400-square-foot home. The elevated slope magnifies this effect, making the building a dominant focal point in your background.
- **Sightlines & Privacy**: The large stacked windows and upper-floor balconies on their facade will have direct, elevated lines of sight straight into your patio kitchen and fire pit lounge areas.
- **Sunlight Obstruction**: Because the structure sits higher on the slope to the left, it is highly likely to cast long afternoon shadows across your stepping stone path and seating area, significantly reducing the natural light your courtyard receives.

4. Noise impact of five A/C condensers proposed on the north side of the 602 Lynnwood. We expect that these 5 units will be in continuous use during the cooling season, adversely impacting the enjoyment of our and our guests' outside time. These units will be approximately 50 feet away from our courtyard space.







Five A/C compressors within 50 ft from entertainment space at 600 Lynnwood Blvd

Proposed remedies:

1. Scale down the project such that the proposed home better fits with the character and scale of the north end of the 600 block.
2. Reduce the height of home such that it does not impose on the privacy and enjoyment of our home and neighboring properties.
3. Move location of A/C compressors to an interior or rear location such that the noise produced does not impact the enjoyment of neighboring properties.
4. Create and file formal landscaping plans with the HZC which creates a privacy screening in the rear yard from our and neighboring properties. Include renderings from the perspective of occupants of 600 Lynnwood Blvd within the first year of construction.
5. Create realistic rendering of the proposed project with current homes in place at 600 and 604 Lynnwood Blvd.

Conclusion:

While we respect the developer's (Gulch Development Corporation) desire to maximize square footage and return on investment, we object to the size, height and mechanical noise that the proposal will impose on the privacy and enjoyment of our property.

Respectfully yours,

Mark and Heather Jarecki