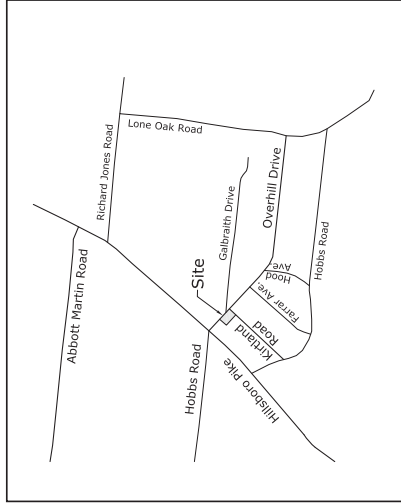


# Kirtland Cottages

## A Preliminary Specific Plan

4201 Kirtland Road  
 Being Parcel 144 on Tax Map 131-2  
 Nashville, Davidson County, Tennessee

- Standard SP Notes**
- 1) The purpose of this SP is to receive preliminary approval to permit the development of a 4 residential units.
  - 2) Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved Amendments.
  - 3) This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0327E. Dated April 20, 2001.
  - 4) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
  - 5) All new construction, including existing, applicable Metro Public Works Standards shall be in conformance with the City of Nashville.
  - 6) Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. (The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,000 gallons per minute for a duration of 2 hours.
  - 7) A minimum 12" diameter stormwater pipe shall be installed across Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" emp).
  - 8) This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.
  - 9) All utility lines, including but not limited to, unenclosed ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
  - 10) Individual water and/or sanitary-sewer services are required for each parcel.
  - 11) Solid waste pickup to be provided by the city.
  - 12) All construction shall be in accordance with the City of Nashville.
  - 13) The development of this project shall comply with the requirements of the International Fire Code - 2006 edition - B105.1, Article II, Tree Protection and Replacement; and Chapter 17-40, Article X, Tree Protection and Replacement Provisions.
  - 14) The Developer's Final Construction Drawings shall comply with the design standards of the Department of Public Works. Final Design may vary based on field conditions.
  - 15) Porch height to be no more than 5 feet from grade to maintain stronger relationship to adjacent street frontages.
  - 16) Plans are taken from State Plane Coordinate System (NAD83). Final Plan will display state plane coordinates for at least two lot corners.



Vicinity Map

NTS

- Architectural Design Elements\***
- Kirtland Cottages to Establish Home Owners Association
  - Minimum of One Principal Entrance and a Minimum of 25% Siding
  - Siding Shall be Handpainted or Smooth Handpainted, Brick, Stone, or Stone Veneer - EHS and Vinyl Siding is Prohibited.
  - Cast Stone Planter Caps-Jamestone Color
  - Windows-Aluminum w/ Insulated Clear Glass
  - Doors-Wood or Fiberglass, Insulated & Painted, Two Tall Panels w/ 6 Small Glass Panes at the Top
  - Door Trim-Color same as Doors.
  - Hardware-Soft-Oil Rubbed Bronze or Brushed Stainless Finish.
  - Exterior Lighting-Classic Style Wall Scones.
  - Lighting-Traditional, Recessed, Recessed Concrete w/ Light Room Finish with Bulk.
  - Units to be Minimum of 2,200 Square Feet.
  - Minimum of 18 Inches to a Maximum of 30 Inches from the Finished Ground Floor and Porches Shall be Elevated a Minimum of 6 Inches from the Finished Ground.
  - Porches Shall Provide a Minimum of Six Feet of Depth.
  - Elevations to be Approved by ARC.
  - \* Architectural Design Elements shall be enforced by the Home Owners Association (HOA), and may change subject to HOA approval.

**Councilmatic District: 25 / Councilperson: Sean McCreary**

**Existing Parcel Summary**  
 Tax Map 131-2, Parcel 144: 13,800 Sq. Ft. = 0.33 Acres  
 Current Zoning: RH-1 - Proposed Zoning: SP

**Bulk Regulations (SP Controlled, RM Based)**  
 Street Setback: 15' from Right of Way on Overhill, 20' on Kirtland Side Yard Setback: 10' against adjoining property, 8' between Units  
 Max. Yard Height: 12' Setback: 3 Stories, measuring 35 ft at Eave Height  
 Floor Area Ratio: 0.53 Proposed  
 Impervious Area Ratio: 0.48 Proposed  
 Total Units: 4 - 3 Bedroom Units  
 Parking Required: 10 Spaces  
 Parking Provided: 11 Spaces - 1 Garage Space & 3 Visitor Spaces

**Parking Summary**  
 Garage: 4 Units @ 2 Spaces counted per Garage  
 Parallel Parking: 3 Total Spaces  
 Total Spaces: 11 Spaces

**Site Data**

**Applicant & Owner of Record:**  
 Andrew Aftabeh  
 805-210-0896  
 Phone: 805-210-0896  
 Email: andrew@andrewaftabeh.com

**Site Info:**  
 Parcel 144  
 Nashville, TN 37215  
 Current Use: Residential (Single-Family)  
 Proposed Use: Residential (Attached Multi-Family)

**Engineer:**  
 Dewey/Estes Engineering  
 Contact: Kevin Estep, PE  
 2925 Hillier, TN 37206  
 Phone: 615-401-9956  
 Email: kevin@dewey-estes.com

**Current Zoning:** RH-1  
**Proposed Zoning:** SP  
**Surrounding Zoning:** SP  
**Plan Preparation Date:** 4/25/13  
**Plan Revision Date:** 6/19/14  
**Drawing Scale:** 1" = 30'

**Sheet Schedule**

- 1 C0.0 Cover Sheet
- 2 C1.0 Existing Conditions
- 3 C2.0 Layout & Utility Plan
- 4 C3.0 Grading & Landscape Plan
- 5 C4.0 Details Sheet
- 6 A4.0 Architectural Elevations



Revised: 6/2/2014 - Revised per Planning Comments

Drawing Notes:

Date: June 19, 2014

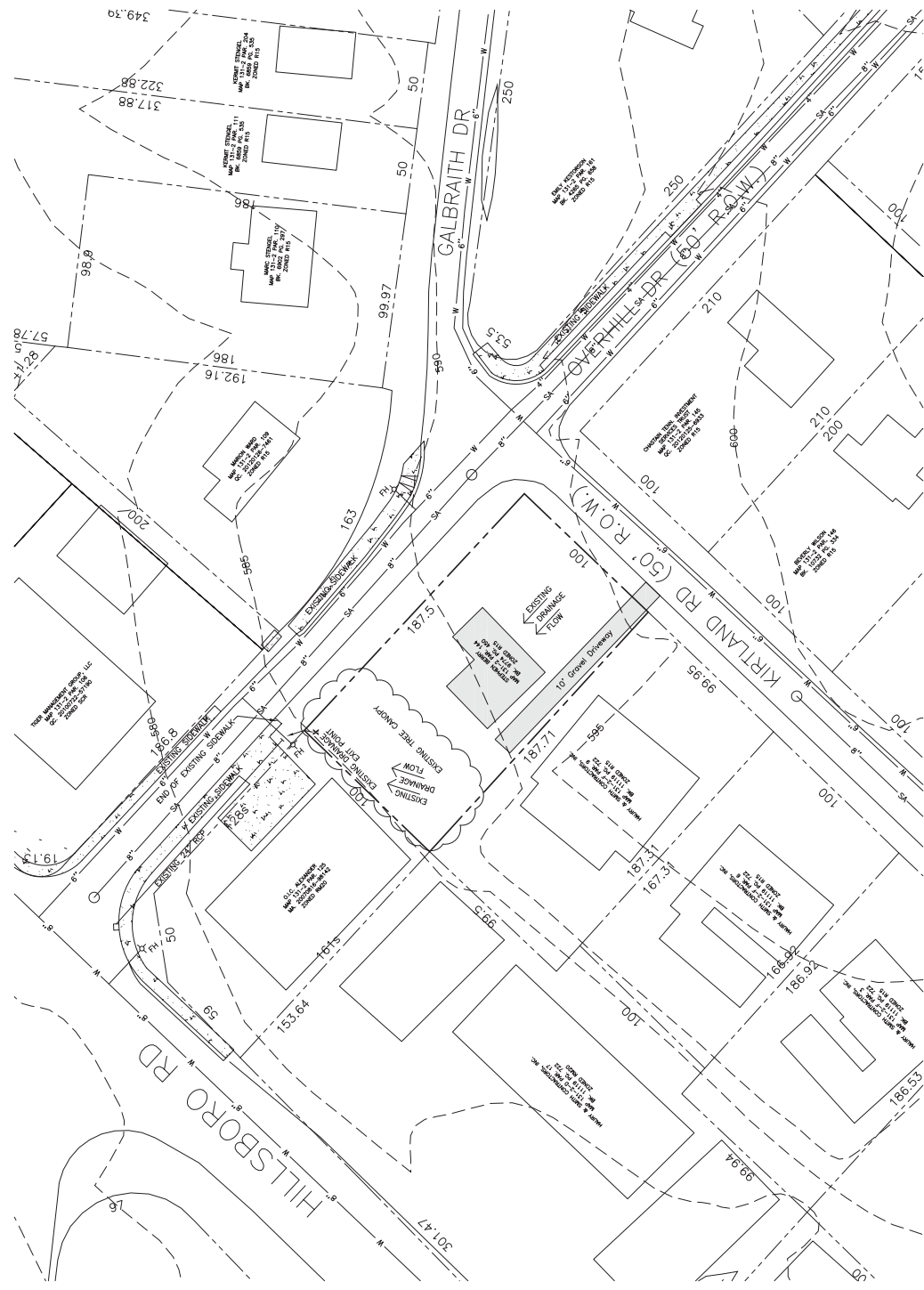
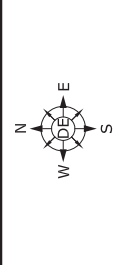
Kirtland Cottages  
 Tax Map 131-2, Parcel 144  
 Nashville, Davidson County, Tennessee



Cover Sheet

Job No. 13005  
**C0.0**  
 1 of 6

Site Area = 0.43 Acres  
= 18,800± s.f.



Shaded Areas to be Demolished

**Demolition Note**  
All Existing Structures, Driveways, Patios, etc Located Onsite Shall be Removed. The Noted Existing Trees located Onsite Shall also be Removed. Precautions shall be taken to ensure that adjacent properties are protected. Trees Shown Along Shared Property Lines and Onsite on Adjacent Properties. Refer to the Initial Erosion Control & Demo Plan for the Locations of Existing Trees to be Saved



Revisions:  
6/2/2014 - Revised per Planning Comments

Drawing Notes:

Applicant:  
Lebakish  
798 Old Hickory Boulevard  
Brentwood, TN 37027  
Email: andreas@lebakish.com

Engineer:  
Dewey-Estes Engineering  
10000 Highway 58  
2025 Berry Hill Drive  
Nashville, TN 37204  
Phone: 615-297-1000  
Email: kirtland@dewey-estes.com

Date: June 3, 2014  
This Property Does NOT Lie in a Flood Hazard Zone as Identified on the Flood Hazard Map Dated April 20, 2001.  
Existing Impervious Surface: 84,192 s.f.

# Kirtland Cottages

Tax Map 131-2, Parcel 144  
Nashville, Davidson County, Tennessee



Existing Conditions

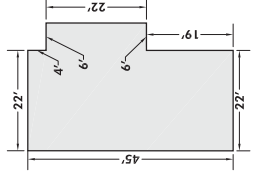
Job No. 13005

# C1.0

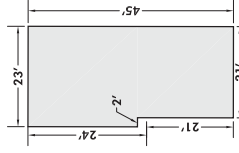
2 of 6

Existing Impervious Area = 3571 s.f.

Site Area = 0.43 Acres  
= 18,800 ± s.f.

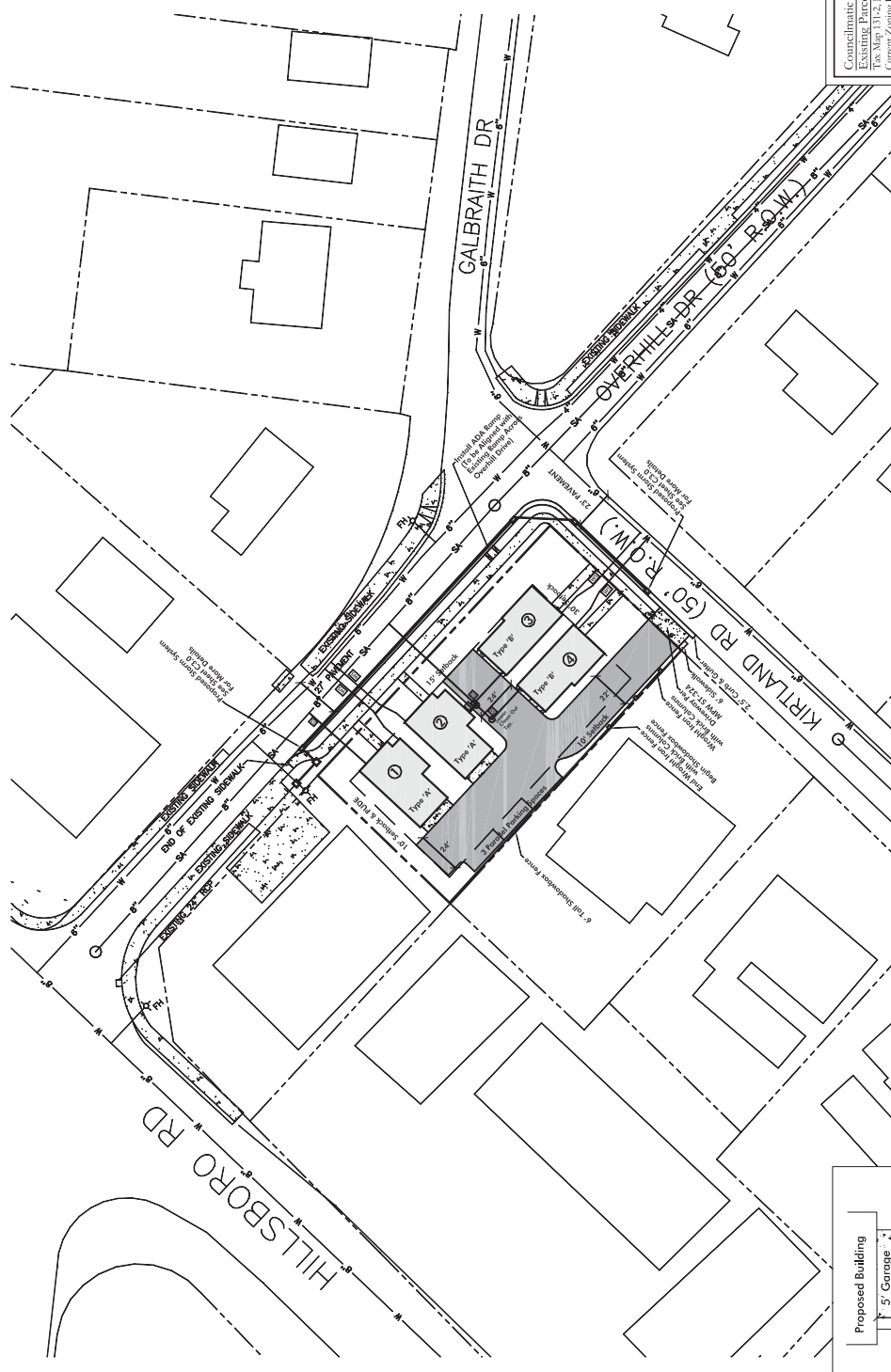


Building Type 'A'



Building Type 'B'

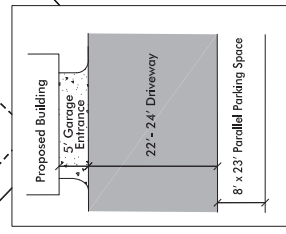
SS - Sewer Service  
WS - Water Service



Councilmatic District: 25 / Councilperson: Sean McGuire  
Existing Parcel Summary  
Tax Map 131-2, Parcel 144: 18,800 Sq Ft - 0.43 Acres  
Current Zoning R15 - Proprietary Zoning SP  
Ball, Regulations (SP Controlled, RM (Basel))  
Street Setback: 15' from Right of Way on Overhill Dr on Kirtland  
Side Yard Setback: 10' against adjoining property, 8' between Units  
Rear Yard Setback: 10'  
Maximum Height at Setback: 3 Stories measuring 35 ft at Eave Height  
Floor Area Ratio: 0.35 Proposed  
Total Units: 10 Units - 4 - 3 Bedroom Units  
Parking Required: 10 Spaces  
Parking Provided: 11 Spaces - 8 Garage Spaces & 3 Visitor Spaces  
Parking Summary:  
Garage Units: 8 Spaces counted per Garage  
Parallel Parking: 3 Total Spaces  
Total Spaces: 11 Spaces

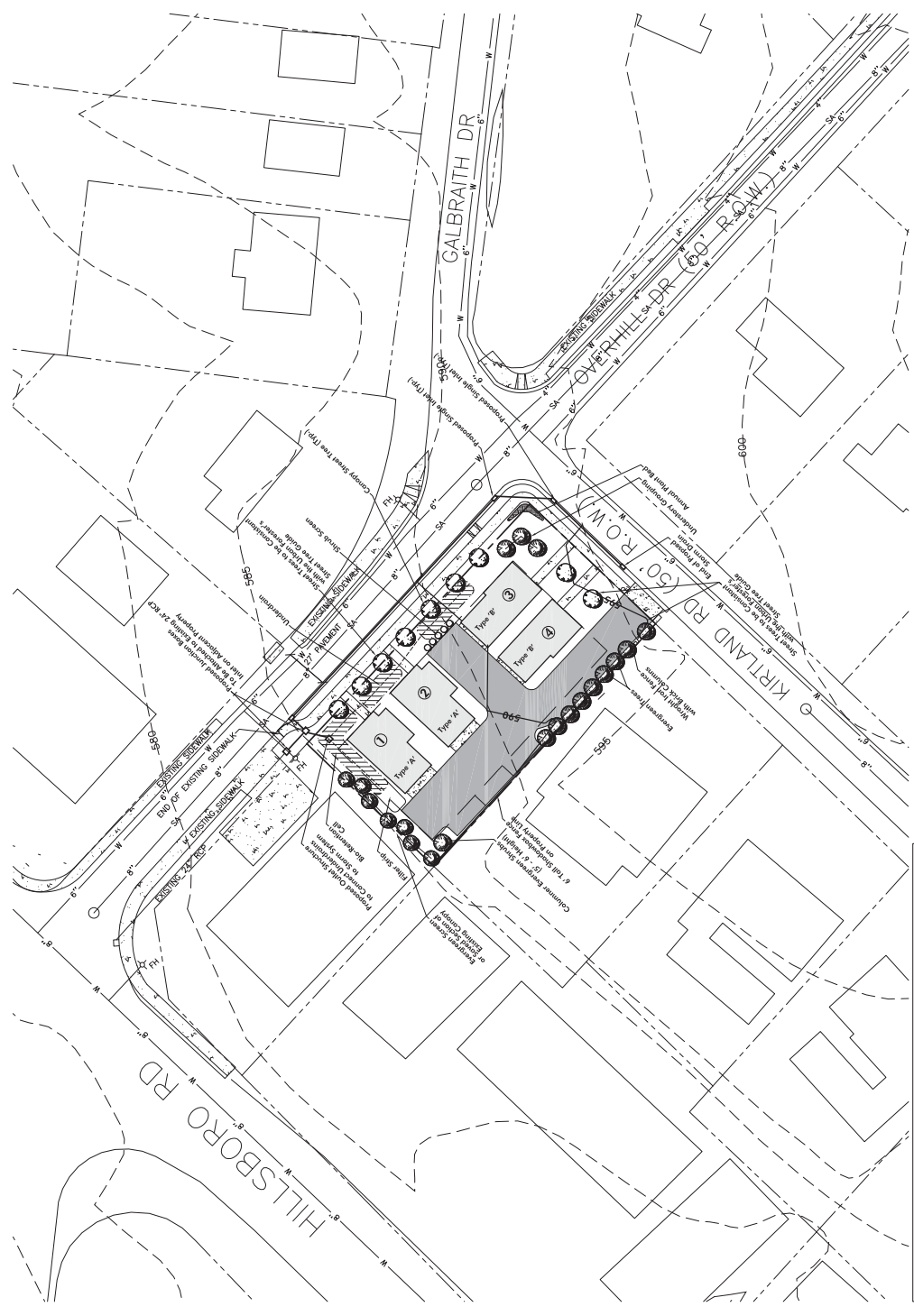
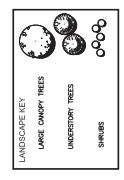
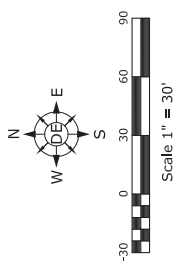


Notes:  
1) The north side of Kirtland Road along subject property shall be improved to a Minor Road specification (11.5' pavement from centerline, 2.5' curb and gutter, 3' grass strip, 6' sidewalk). Current paving is sufficiently wide.  
2) The west side of Overhill Drive along subject property shall be improved to Local Road specification (13.5' pavement from centerline, 2.5' curb and gutter, 3' grass strip, 6' sidewalk, with transitional section to connect to existing sidewalk). Current paving is sufficiently wide.  
3) "No Parking or Loading" Zone will be signed on Overhill Drive.



Driveway Exhibit

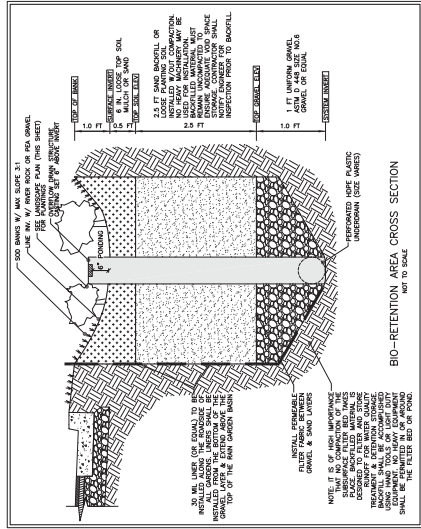
Site Area = 0.43 Acres  
= 18,800 ± s.f.



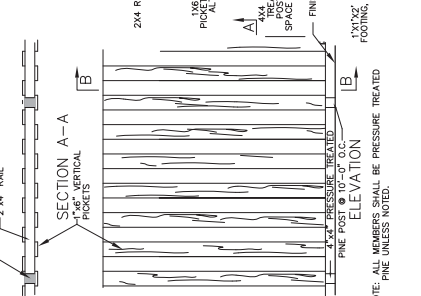
Existing Impervious Area:	3,571 s.f.
Proposed Impervious Area:	8,300 s.f.
Additional Impervious Area:	6,929 s.f.
<b>Tree Density Requirements</b>	
Site Average (0.43 Ac) - Building Coverage (0.09 Ac) = 0.34 Ac of Compliance	
Trees Required: 14 x 0.34 = 5 TDU	
Trees Existing: 0 TDU	
Total Trees Provided = 14.5 TDU	

- NOTES**
- 1) Site Distance is adequate to satisfy AASHTO Standards at entrance.
  - 2) Irrigation shall be provided for all landscaping.
  - 3) Landscaping maintained per Code Section 17.24.060.
  - 4) All proposed landscaping, proposed landscaping within ROW may be relocated so as to not obstruct the vehicular line of site.
- Solid Waste Notes**
- 1) Trash will be picked up by city in front of units.
- Stormwater Summary**
- 1) Stormwater will be collected in Bio Retention Cells and connected to Underdrain to existing storm system.
  - 2) Detention will be accomplished by having additional tanks in Media under Bio Retention Cells.

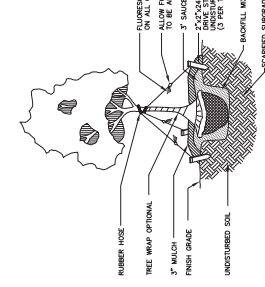




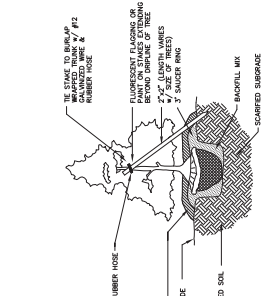
**BIO-RETENTION AREA CROSS SECTION**  
NOT TO SCALE



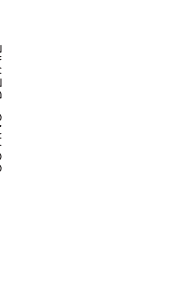
**SECTION A-A**  
**SECTION B-B**  
**6' SHADOWBOX FENCE DETAIL**  
NOT TO SCALE



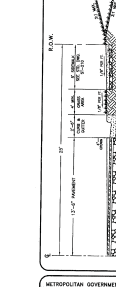
**LARGE TREE PLANTING / GUYING DETAIL**  
DO NOT CUT OR STAKE TREES INLIES ON UNSTABLE SLOPES



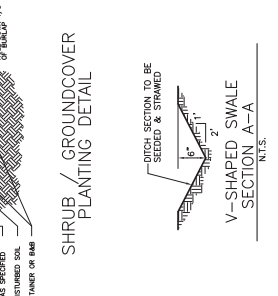
**SLASH STAKING DETAIL FOR EVERGREEN & MULTI-TRUNK TREES**  
DO NOT CUT OR STAKE TREES INLIES ON UNSTABLE SLOPES



**SHRUB / GROUNDCOVER PLANTING DETAIL**  
DO NOT CUT OR STAKE TREES INLIES ON UNSTABLE SLOPES



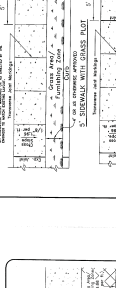
**V-SHAPED SWALE SECTION A-A**  
N.T.S.



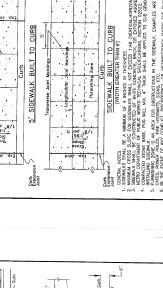
**PAVEMENT SCHEDULE**  
NOT TO SCALE



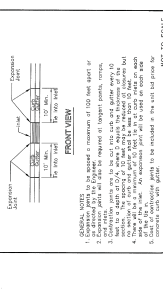
**TYPICAL CROSS-SECTION**  
NOT TO SCALE



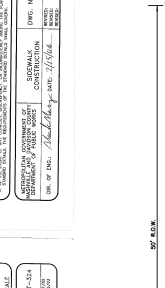
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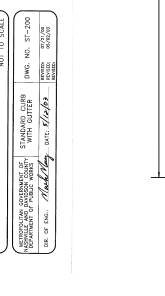
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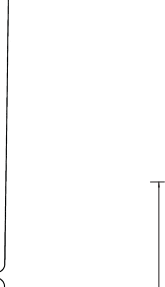
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**ROADWAY SECTION**  
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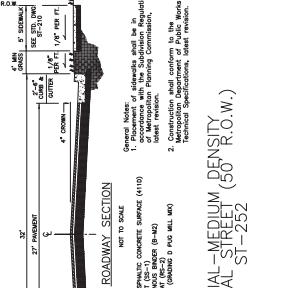
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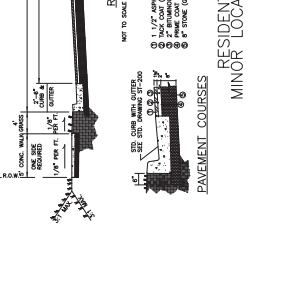
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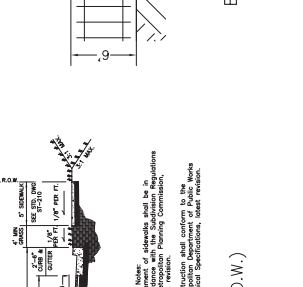
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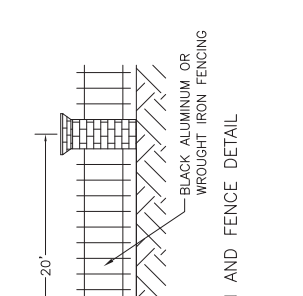
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NOT TO SCALE



**ROADWAY SECTION**  
NOT TO SCALE



**ROADWAY SECTION**  
NOT TO SCALE



**ROADWAY SECTION**  
NOT TO SCALE

**RESIDENTIAL-MEDIUM DENSITY**  
MINOR LOCAL ST-252  
(60' R.O.W.)  
PAVEMENT COURSES  
BRICK COLUMN AND FENCE DETAIL  
BLACK ALUMINUM OR WROUGHT IRON FENCING

**RESIDENTIAL-LOW DENSITY**  
MINOR LOCAL ST-251  
(46' R.O.W.)  
PAVEMENT COURSES

**RESIDENTIAL-LOW DENSITY**  
MINOR LOCAL ST-251  
(46' R.O.W.)  
PAVEMENT COURSES

**RESIDENTIAL-LOW DENSITY**  
MINOR LOCAL ST-251  
(46' R.O.W.)  
PAVEMENT COURSES

**RESIDENTIAL-LOW DENSITY**  
MINOR LOCAL ST-251  
(46' R.O.W.)  
PAVEMENT COURSES

EXTERIOR ELEVATIONS



CONCEPTUAL ELEVATION: KIRTLAND DRIVE  
3/16" = 1'-0"



CONCEPTUAL ELEVATION: OVERHILL DRIVE  
3/16" = 1'-0"

30-YEAR ARCHITECTURAL SHINGLED ROOF  
ALUMINUM CLAD WOOD LOW-E WINDOWS, TYP.  
BRICK MASONSRY VENEER @ FRONT ELEVATIONS TO MATCH HOUSE BY 27 AND HARTIN, LTD.

STONE VENEER BY BRICK-ACCENT BRAND