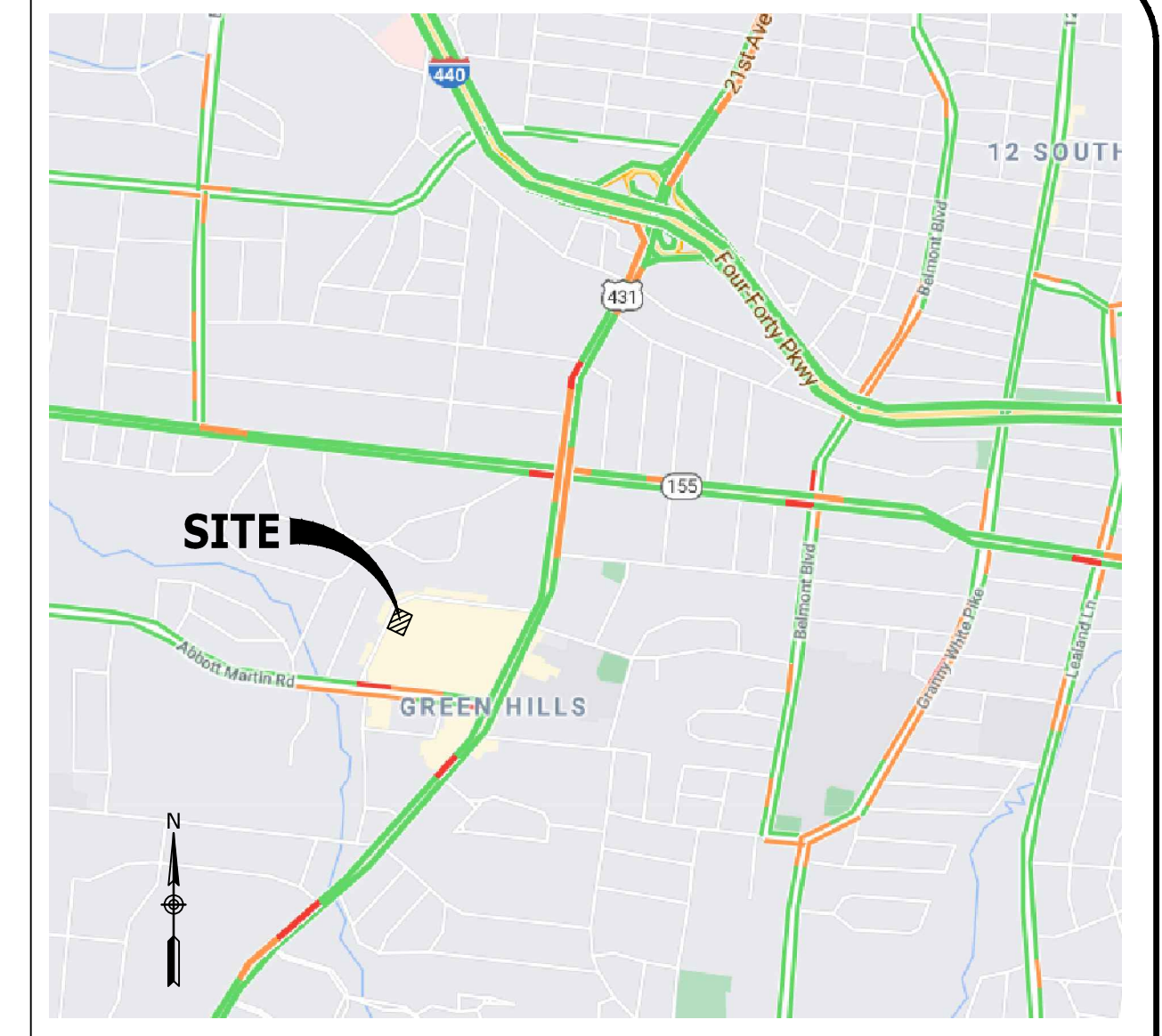


PRELIMINARY SP SUBMITTAL

3808 CLEGHORN SENIOR LIVING

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CATALYST PROJECT NO. 20200073
 OCTOBER 28TH, 2020
 RESUBMITTAL: NOVEMBER 20, 2020



VICINITY MAP
 NOT TO SCALE

SITE DATA

COUNCIL DISTRICT: 25
 COUNCIL MEMBER: RUSS PULLEY
 TAX MAP: 117-10
 PARCEL ID.: 117.00
 SITE ADDRESS: 3808 CLEGHORN AVE. NASHVILLE, TN, 37215
 0.99 AC. (43,109 FT²)
 SITE ACREAGE: 0.99 AC. (43,109 FT²)
 EXISTING ZONING: SCR
 PROPOSED USE: ASSISTED CARE LIVING & MULTIFAMILY
 PROPOSED UNITS:
 MEMORY CARE: 30
 ASSISTED LIVING: 60
 INDEPENDENT LIVING: 115
 TOTAL UNITS: 205
 PROPOSED MAX. BUILDING HEIGHT: 12 STORIES (144' MAX.)

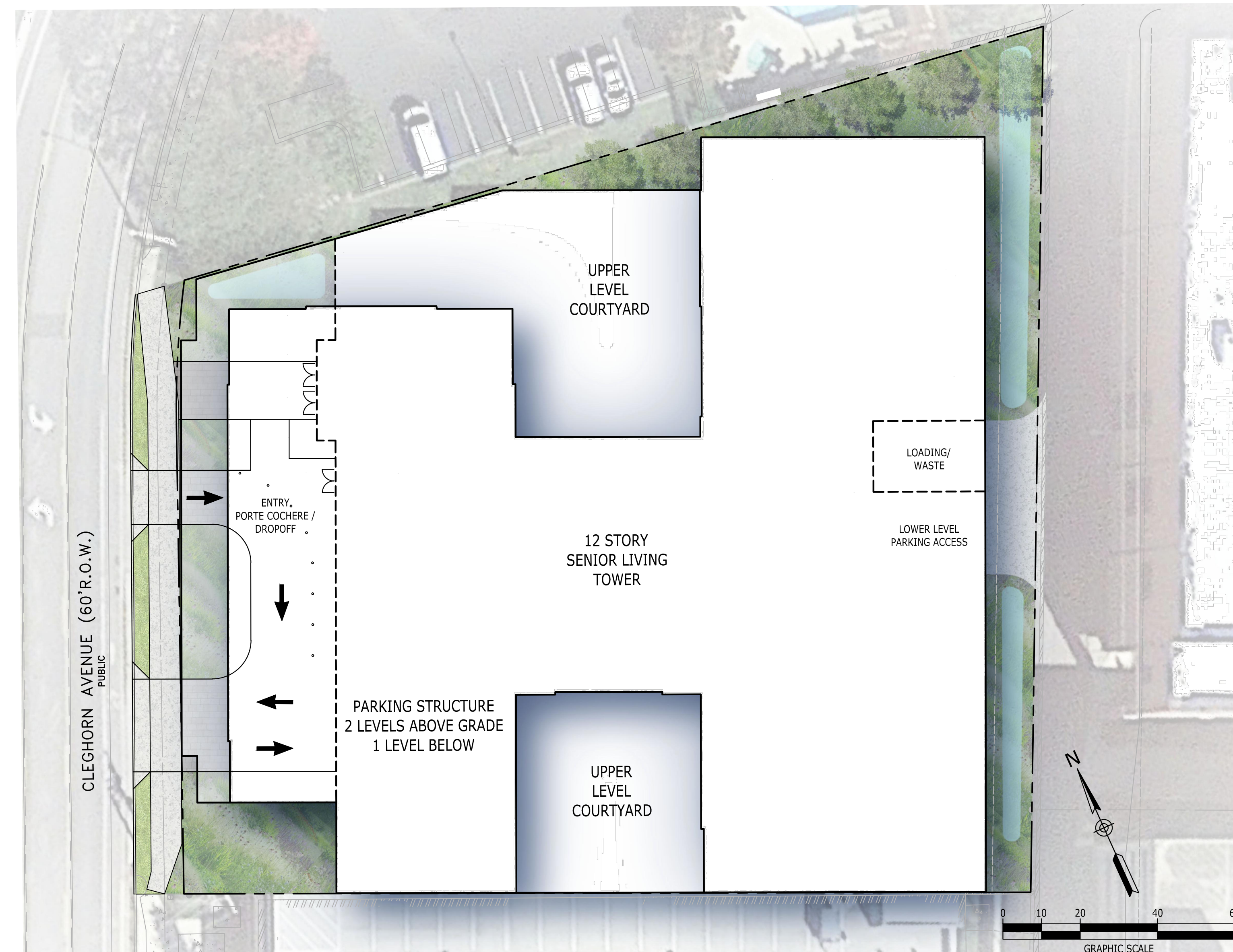
PARKING SUMMARY
 PARKING REQUIRED: 103 SPACES REQUIRED
 (0.5 SPACES PER UNIT)
 PARKING PROVIDED:
 GARAGE: 150 SPACES
 TOTAL: 150 SPACES PROVIDED

OWNER: BRIDGEWOOD PROPERTY COMPANY
 ADDRESS: 6363 WOODWAY DR., SUITE 870 HOUSTON, TX 77057
 713.623.6767
 CONTACT NAME: JIM HEPBURN
 CONTACT E-MAIL ADDRESS: JHEPBURN@BRIDGEWOOD.US

PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
 ADDRESS: 5100 TENNESSEE AVE. NASHVILLE, TN 37209
 615.622.7200
 CONTACT NAME: ANDREW WOLTERS
 CONTACT E-MAIL ADDRESS: AWOLTERS@CATALYST-DG.COM

RECORDED DOCUMENTS: DEED BOOK DEED BOOK # PAGE DEED PAGE #

FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0352 H, 04/05/2017, COMMUNITY NAME: DAVIDSON COUNTY TENNESSEE.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	LAYOUT & LANDSCAPE PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN
A-1	CHARACTER IMAGERY
A-2	MASSING CONCEPT VIEW
A-3	ELEVATION
A-4	OVERALL VIEW
A-5	PLANS
A-6	PLANS

GENERAL PLAN CONSISTENCY

3808 CLEGHORN SENIOR LIVING IS PROPOSED TO BE CONSISTENT WITH THE GREEN HILLS MID-TOWN COMMUNITY PLAN: TS RG REGIONAL CENTER. THE DEVELOPMENT PROPOSES A 12-STORY HIGH DENSITY RESIDENTIAL SENIOR LIVING COMMUNITY WHICH IS CONSISTENT WITH THE DEVELOPMENT GOALS OF THE POLICY PLAN.

DEVELOPMENT NOTES

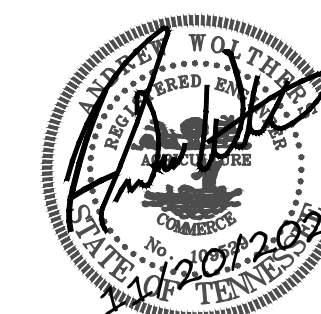
- THE PURPOSE OF THIS PLAN IS FOR PRELIMINARY APPROVAL OF SPECIFIC PLAN ZONING TO PERMIT 205 SENIOR LIVING MULTIFAMILY UNITS, AMENITY AND LEASING SPACE.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
 ADA; <http://www.ada.gov/>
 U.S. Justice Dept.: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
- TRASH AND RECYCLING SERVICE SHALL BE CONTRACTED THROUGH A PRIVATE COLLECTION SERVICE.
- THE FINAL SITE PLAN/BUILDING SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE.
- PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- PERMITTED USES SHALL INCLUDE THE ALL MULTIFAMILY AND ELDERLY HOUSING USES WITHIN THE MUI-A ZONING DISTRICT. THE FALL-BACK ZONING SHALL BE MUI-A.

ARCHITECT
ESA

1033 DEMONBREUN STREET, SUITE 800
 NASHVILLE, TN 37203
 615.329.9445

PREPARED FOR
BRIDGEWOOD PROPERTY COMPANY

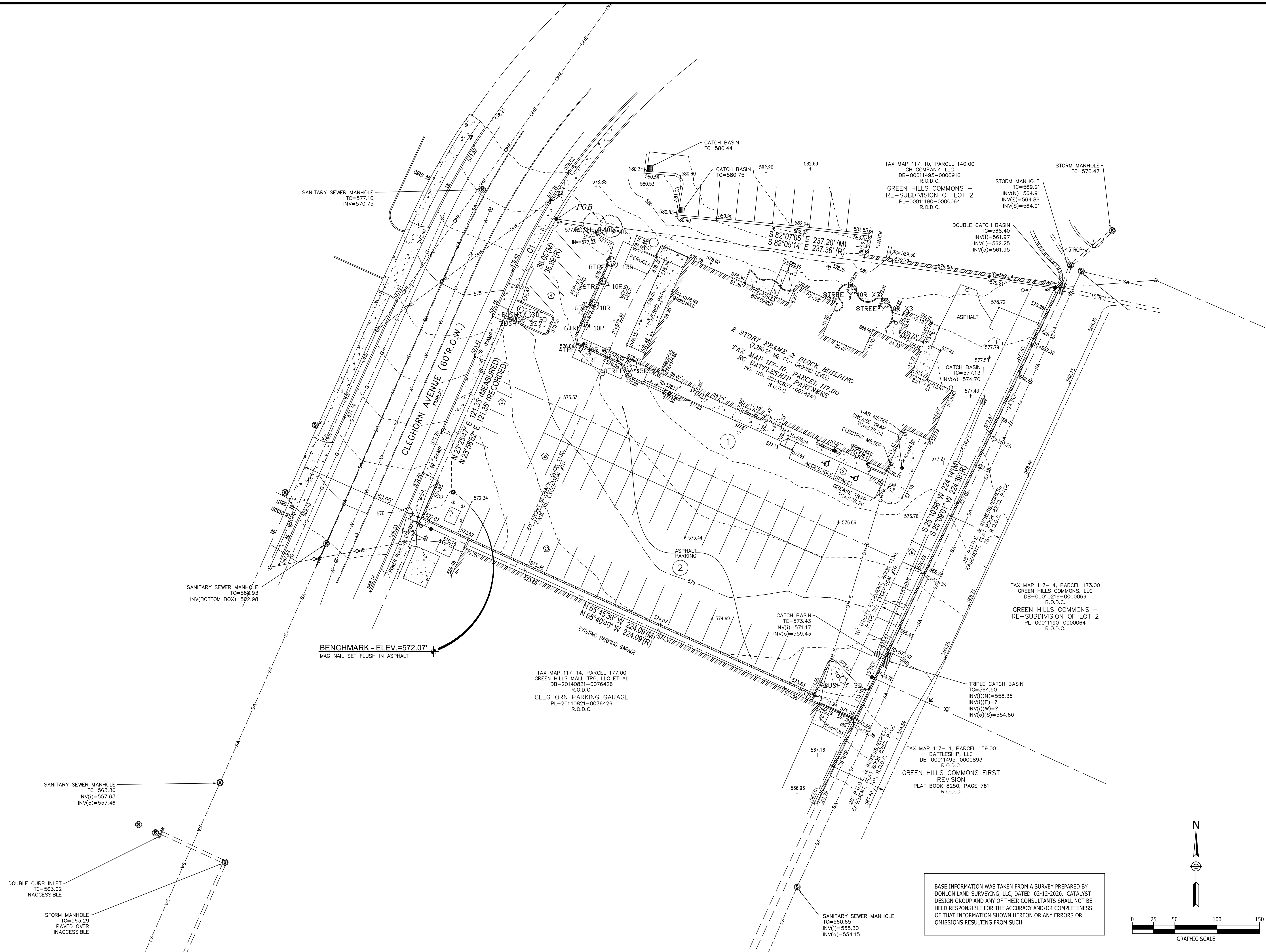
6363 WOODWAY DR., SUITE 870
 HOUSTON, TX 77057
 713.623.6767



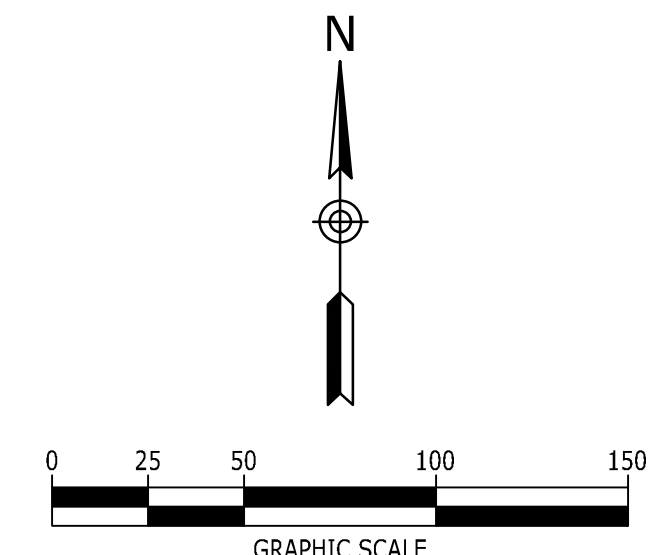
COVER SHEET

C0.0

P:\2020\20200730\dwg\Construction\202000073_C1.1_Ext.dwg-C1.1 EXISTING CONDITIONS Nov. 20, 2020 aleg



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BRIDGEWOOD PROPERTY COMPANY
6363 WOODWAY DR., SUITE 870
HOUSTON, TX 77057
713.623.6767

PRELIMINARY SP SUBMITTAL
3808 CLEGHORN SENIOR LIVING
3808 CLEGHORN AVE.
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
1	11/20/2020	PRELIMINARY SP RESUBMITTAL

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NUMBER
20200073

DRAWING NUMBER
C1.0

P:\2020\2020073\img\Construction\2020073_C2.0_LAYOUT_PLAN_Dec 01_2020.dwg

SITE DATA

COUNCIL DISTRICT: 25
 COUNCIL MEMBER: RUSS PULLEY
 TAX MAP: 117-10
 PARCEL ID.: 117-10
 SITE ADDRESS: 3808 CLEGHORN AVE. NASHVILLE, TN, 37215
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 PARKING REQUIRED: (0.5 SPACES PER UNIT) 103 SPACES REQUIRED

PARKING PROVIDED:
 GARAGE: 150 SPACES
 TOTAL: 150 SPACES PROVIDED

OWNER:
 ADDRESS: BRIDGEWOOD PROPERTY COMPANY
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 PHONE NO.: 713.623.6767
 CONTACT NAME: JIM HEPBURN
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RECORDED DOCUMENTS: DEED BOOK DEED BOOK # PAGE DEED PAGE #

FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0352 H, 04/05/2017, COMMUNITY NAME: DAVIDSON COUNTY TENNESSEE.

12' MIN. BUILDING STEPBACK AT 6TH FLOOR

FRONTAGE ZONE

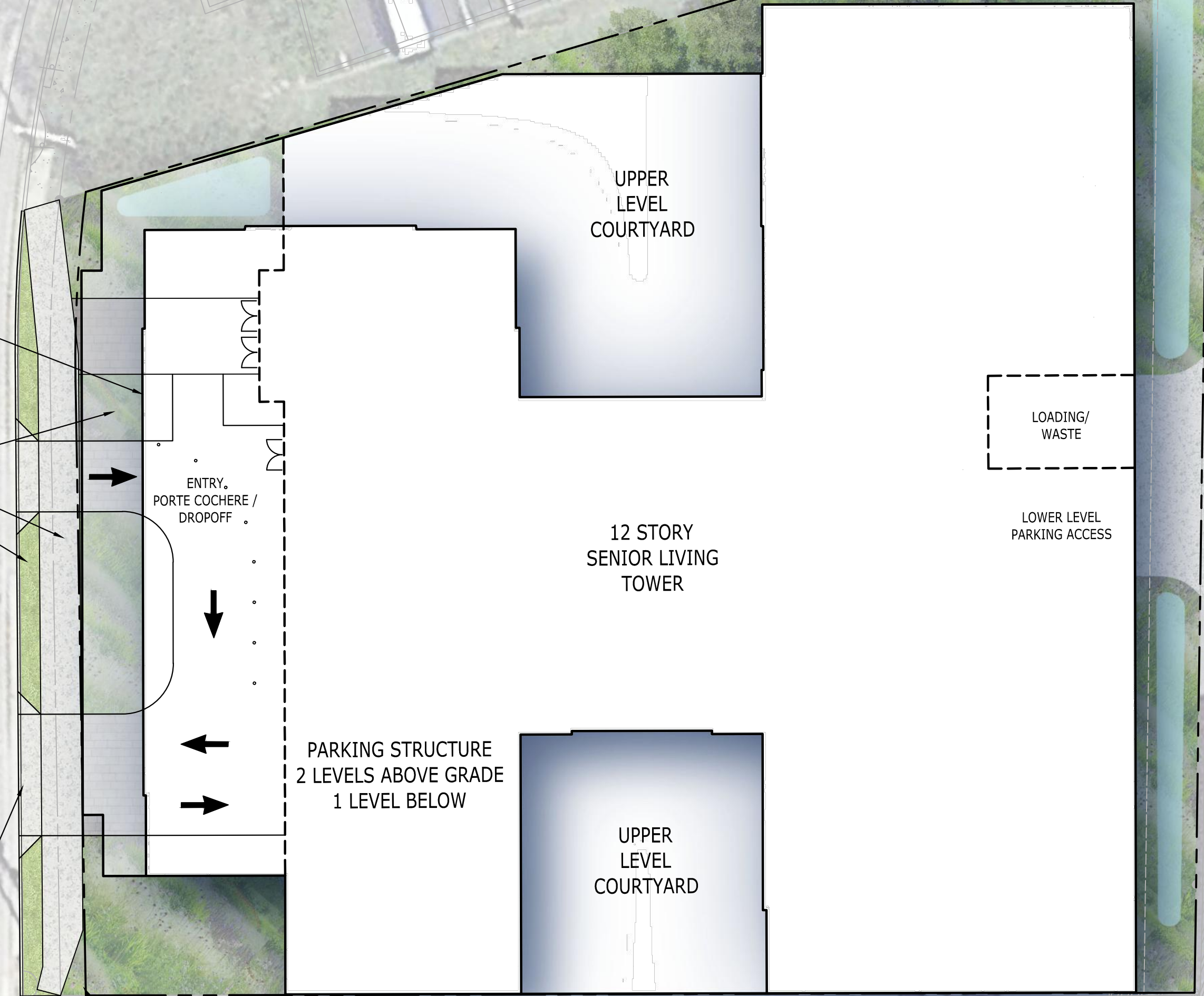
8' SIDEWALK

4' GRASS STRIP

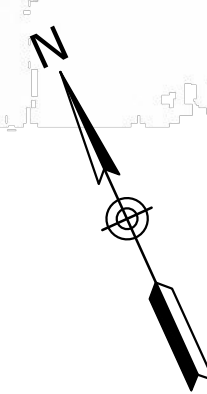
CLEGHORN AVENUE (60' R.O.W.) PUBLIC

NEW CURB RAMPS, SIDEWALKS, AND DRIVEWAYS PER METRO STANDARD DETAILS (TYP.)

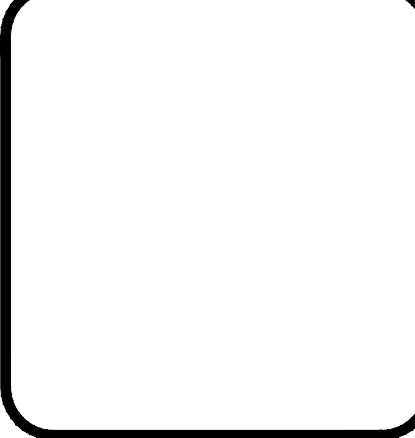
5.5' RIGHT-OF-WAY DEDICATION (TYP.)



NOTE:
 THE FINAL SP SHALL INCLUDE A LANDSCAPING PLAN SHOWING LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE.



BRIDGEWOOD
PROPERTY COMPANY
 6363 WOODWAY DR., SUITE 870
 HOUSTON, TX 77057
 713.623.6767



PRELIMINARY SP SUBMITTAL
3808 CLEGHORN
SENIOR LIVING
 3808 CLEGHORN AVE.
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
1	11/20/2020	PRELIMINARY SP RESUBMITTAL

DRAWING TITLE
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER
 20200073

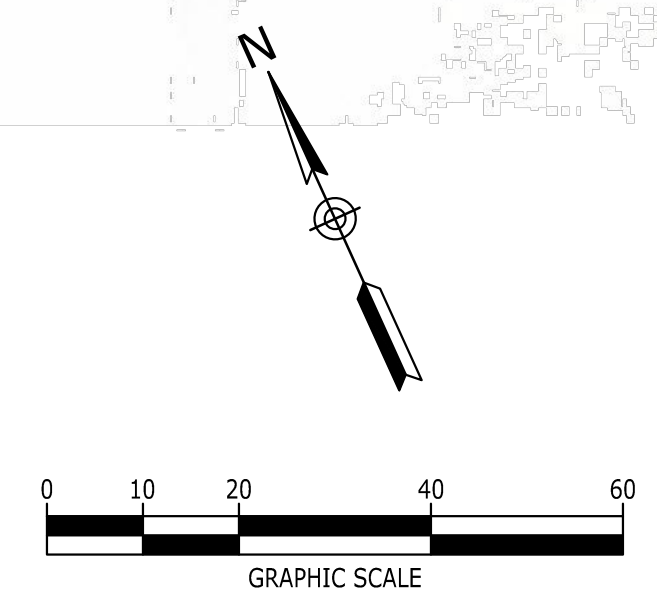
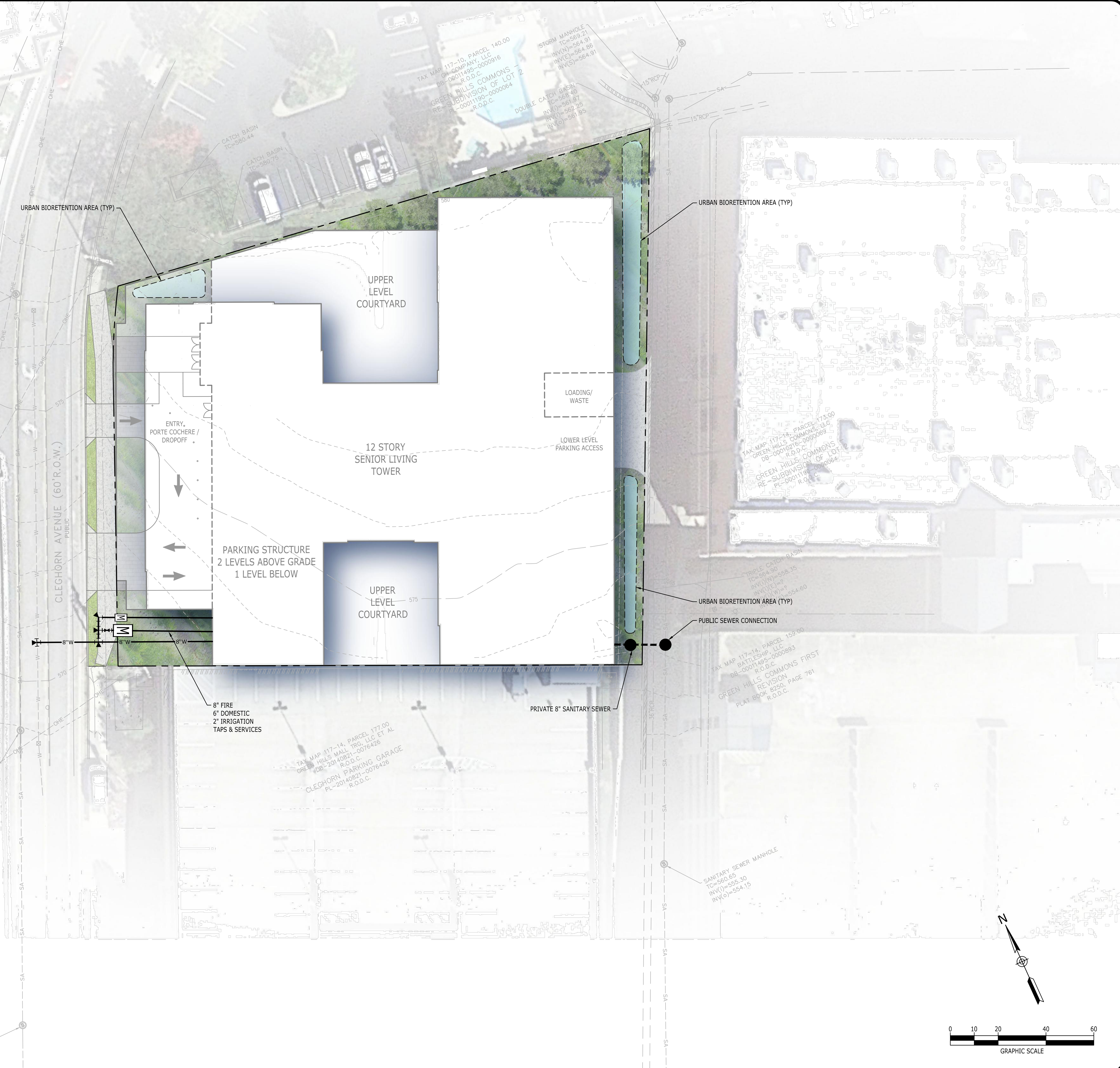
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C2.0

P:\2020\20200073\dwg\Construction\20200073_C3.0_GRA.dwg C3.0 GRADING & UTILITY PLAN Nov 20, 2020 alogg

GRADING NOTES

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0352H OF THE FEMA FLOOD INSURANCE MAPS FOR DAVIDSON COUNTY, TENNESSEE DATED APRIL 5, 2017.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.
3. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
4. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
5. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
6. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.



**BRIDGEWOOD
PROPERTY COMPANY**
6363 WOODWAY DR., SUITE 870
HOUSTON, TX 77057
713.623.6767

PRELIMINARY SP SUBMITTAL
**3808 CLEGHORN
SENIOR LIVING**
3808 CLEGHORN AVE.
MASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
1	11/20/2020	PRELIMINARY SP RESUBMITTAL

DRAWING TITLE
**GRADING,
DRAINAGE &
UTILITY PLAN**

PROJECT NUMBER
20200073

DRAWING NUMBER
C3.0

GRAPHIC SCALE: 1" = 1'-0" GRAPHIC SCALE: 3/4" = 1'-0" GRAPHIC SCALE: 1/2" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 3/16" = 1'-0" GRAPHIC SCALE: 1/8" = 1'-0" GRAPHIC SCALE: 3/32" = 1'-0" GRAPHIC SCALE: 1/32" = 1'-0" GRAPHIC SCALE: 1/64" = 1'-0"

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THE VILLAGE
of Tanglewood



THE VILLAGE
of Woodlands Waterway



THE VILLAGE
at the Arboretum



THE VILLAGE
of River Oaks



THE VILLAGE
of Southampton

REPRESENTATIVE CHARACTER IMAGERY

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Seals

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BRIDGEWOOD PROPERTIES
GREEN HILLS SENIOR LIVING

NASHVILLE, TN

DOCUMENT CHANGES

Description	Date

Issue Description	PRELIM. SP SUBMITTAL
Original Issue Date	11/20/2020
Project No	20160.00
Drawn By	Author
Checked By	Checker
Drawing Title	

REPRESENTATIVE CHARACTER IMAGERY

Sheet Number

A - 1

GRAPHIC SCALE: 1" = 1'-0" GRAPHIC SCALE: 3/16" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 3/32" = 1'-0" GRAPHIC SCALE: 1/8" = 1'-0" GRAPHIC SCALE: 1/16" = 1'-0" GRAPHIC SCALE: 1/32" = 1'-0" GRAPHIC SCALE: 1/64" = 1'-0"



OVERALL MASSING

12 STORY TOWER
144' OVERALL HEIGHT

12' STEPBACK
FLOOR 7-12

19' STEPBACK
FLOOR 6

5 STORY PODIUM

CLEGHORN AVE.

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BRIDGEWOOD PROPERTIES
GREEN HILLS SENIOR LIVING

NASHVILLE, TN

DOCUMENT CHANGES

Description	Date

Issue Description: PRELIM. SP SUBMITTAL

Original Issue Date: 11/20/2020

Project No: 20160.00

Drawn By: BCM Checked By: DW

Drawing Title

MASSING CONCEPT VIEW

Sheet Number

A - 2

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CLEGHORN AVE. ELEVATION

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Nashville, Tennessee 37203
615-329-9445

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BRIDGEWOOD PROPERTIES
GREEN HILLS SENIOR LIVING
NASHVILLE, TN

DOCUMENT CHANGES

Description	Date

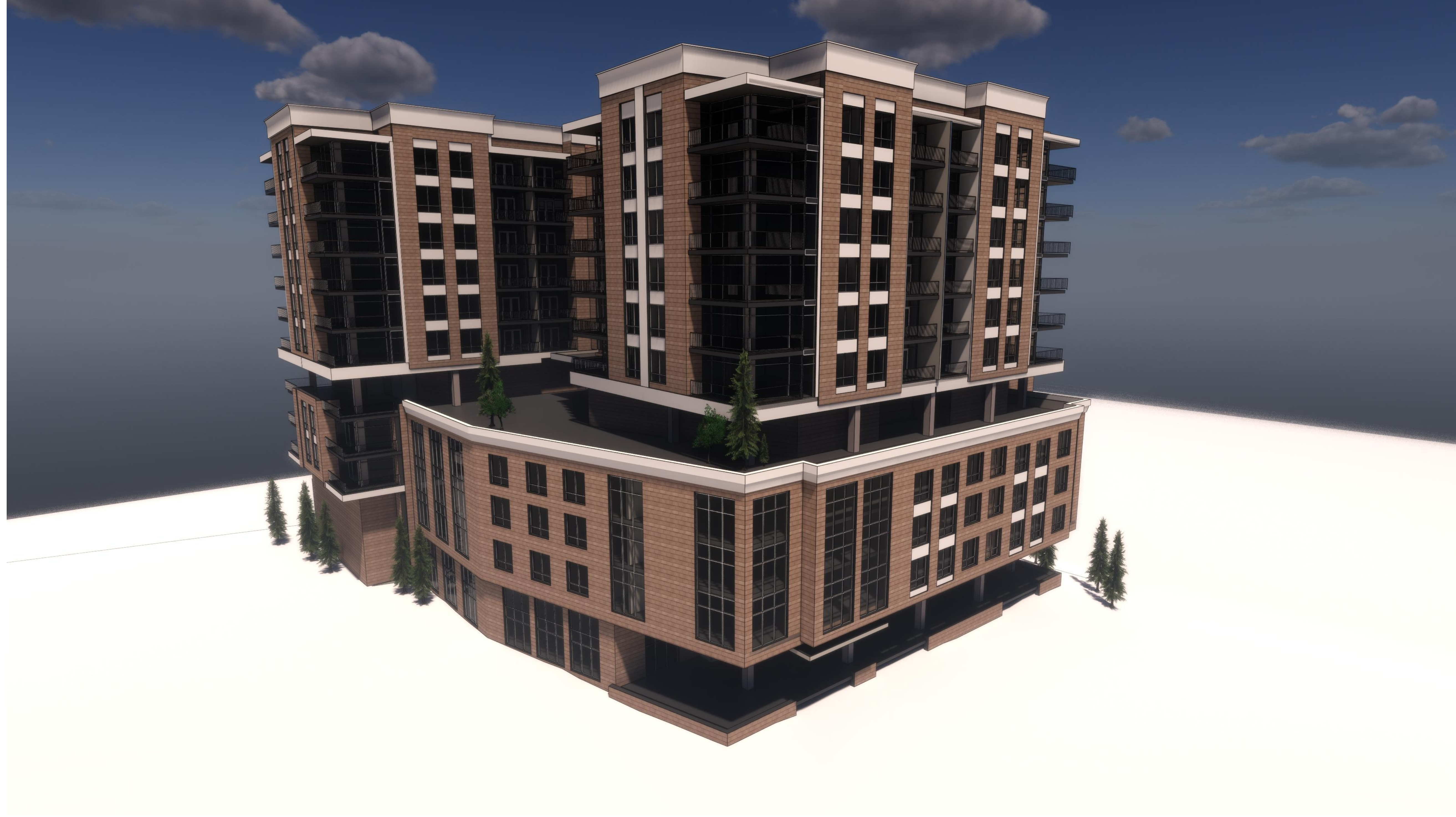
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Project No 20160.00
Drawn By Author Checked By Checker
Drawing Title

ELEVATION

Sheet Number
A - 3

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OVERALL VIEW

ESa

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BRIDGEWOOD PROPERTIES
GREEN HILLS SENIOR LIVING

NASHVILLE, TN

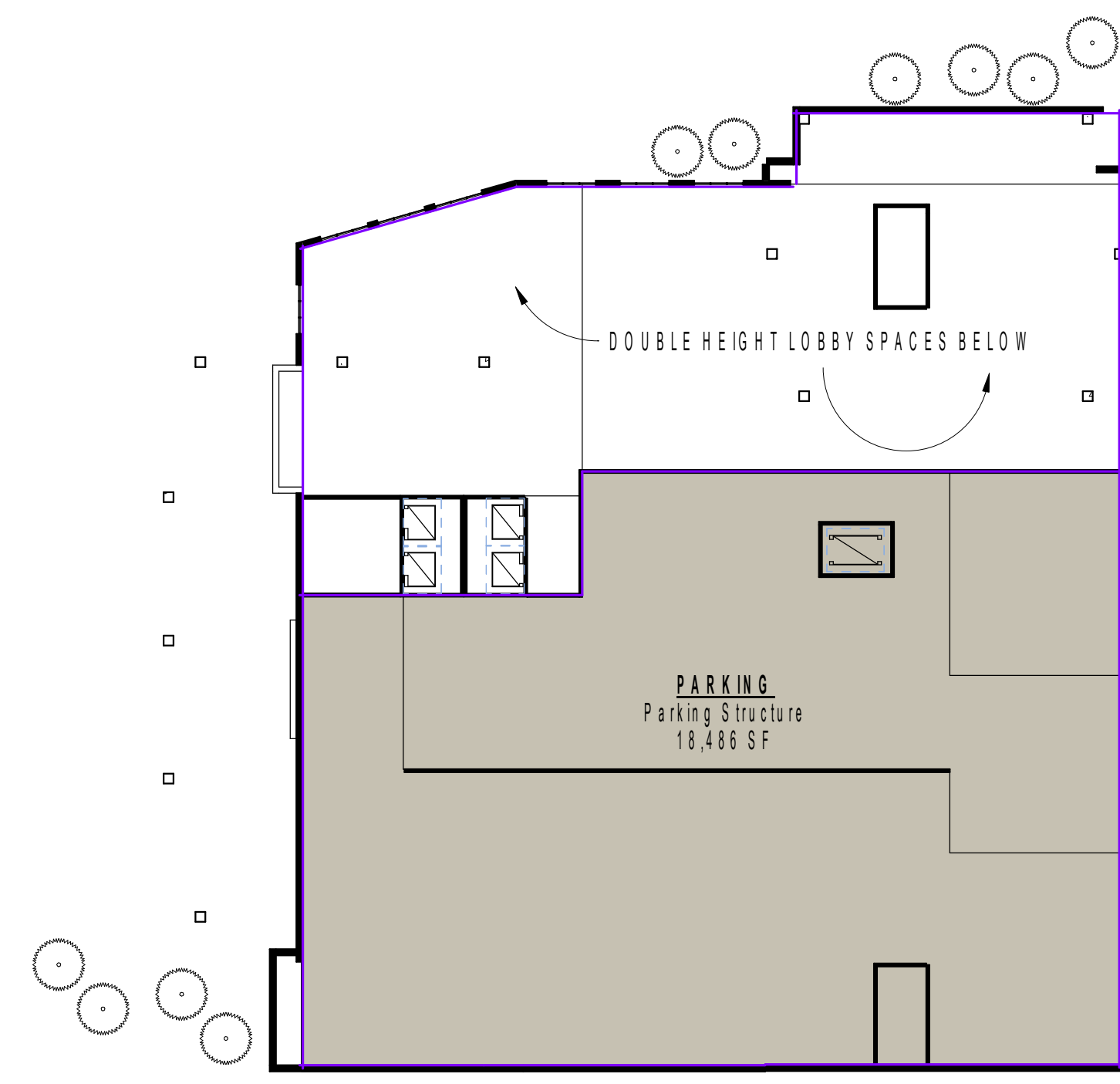
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Description	Date

Issue Description	
Original Issue Date	11/20/2020
Project No	20160.00
Drawn By	Author
Checked By	Checker
Drawing Title	

OVERALL VIEW

Sheet Number

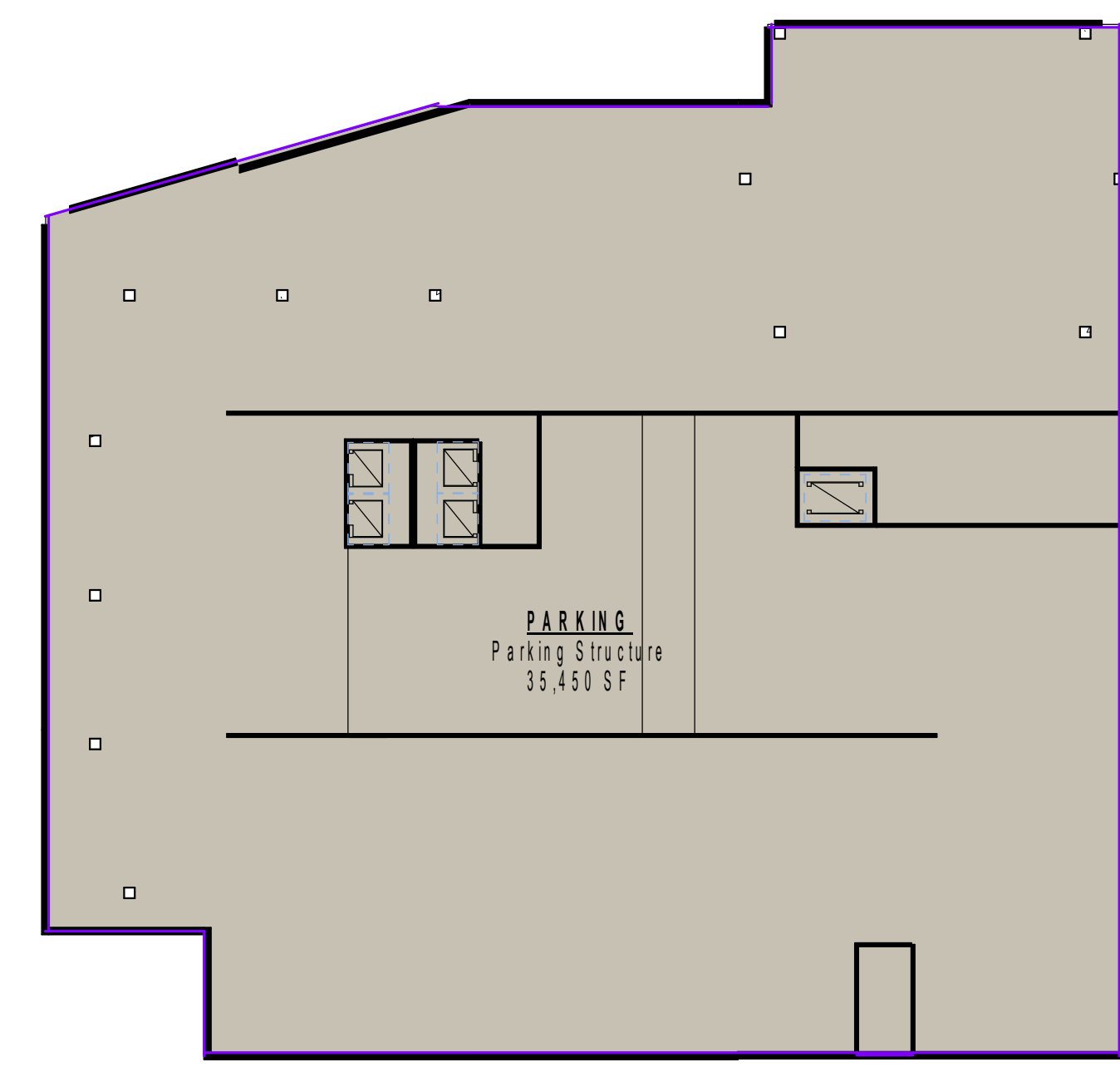
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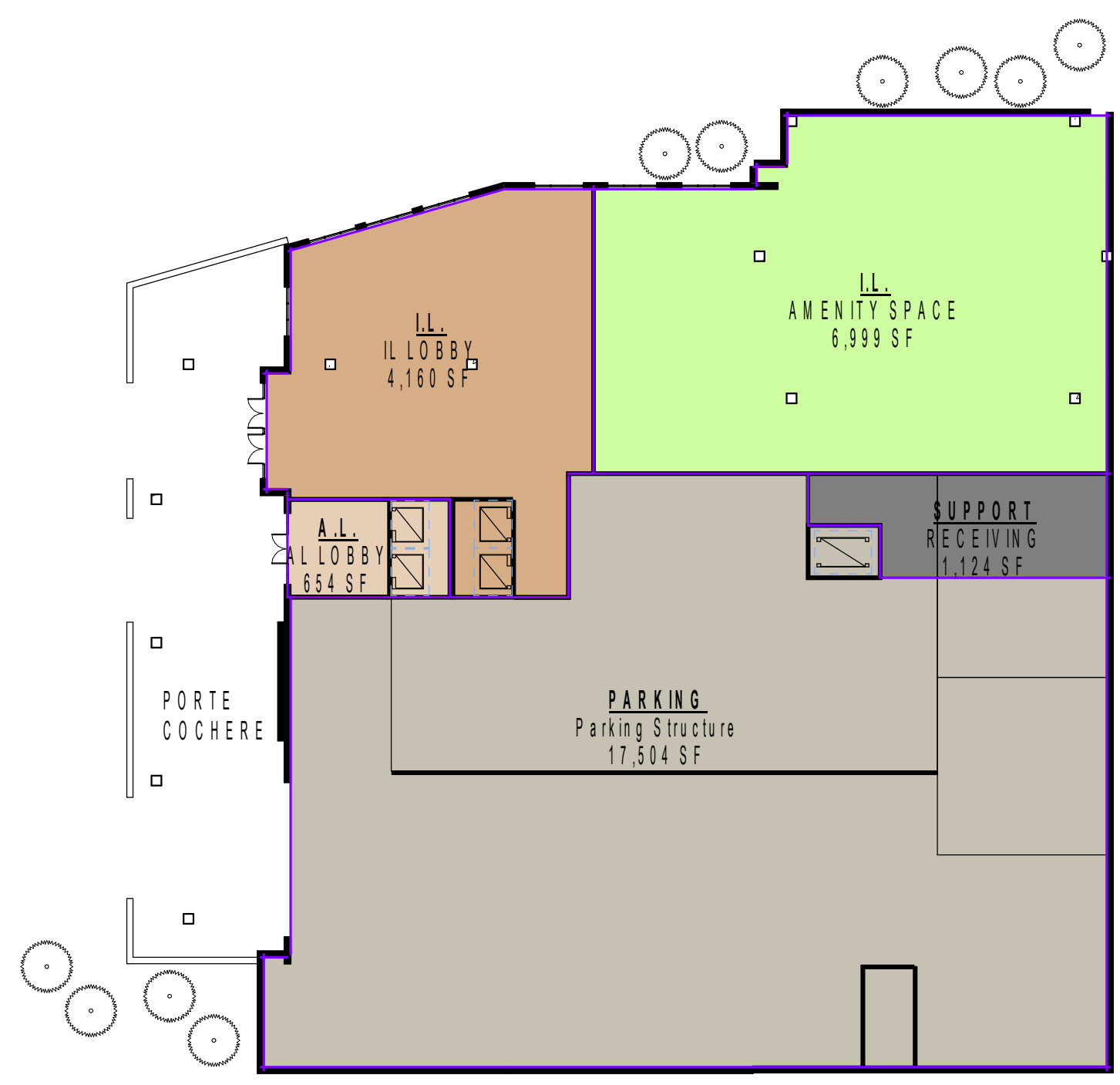
2ND FLOOR



3D VIEW



LOWER LEVEL



1ST LEVEL



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Seals



BRIDGEWOOD PROPERTIES
GREEN HILLS SENIOR LIVING

NASHVILLE, TN

DOCUMENT CHANGES	
Description	Date

Issue Description	
Original Issue Date	11/20/2020
Project No	20160.00
Drawn By	Author
Checked By	Checker

Drawing Title

PLANS

Sheet Number

A - 5

GRAPHIC SCALE: 1" = 1'-0" 0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64'

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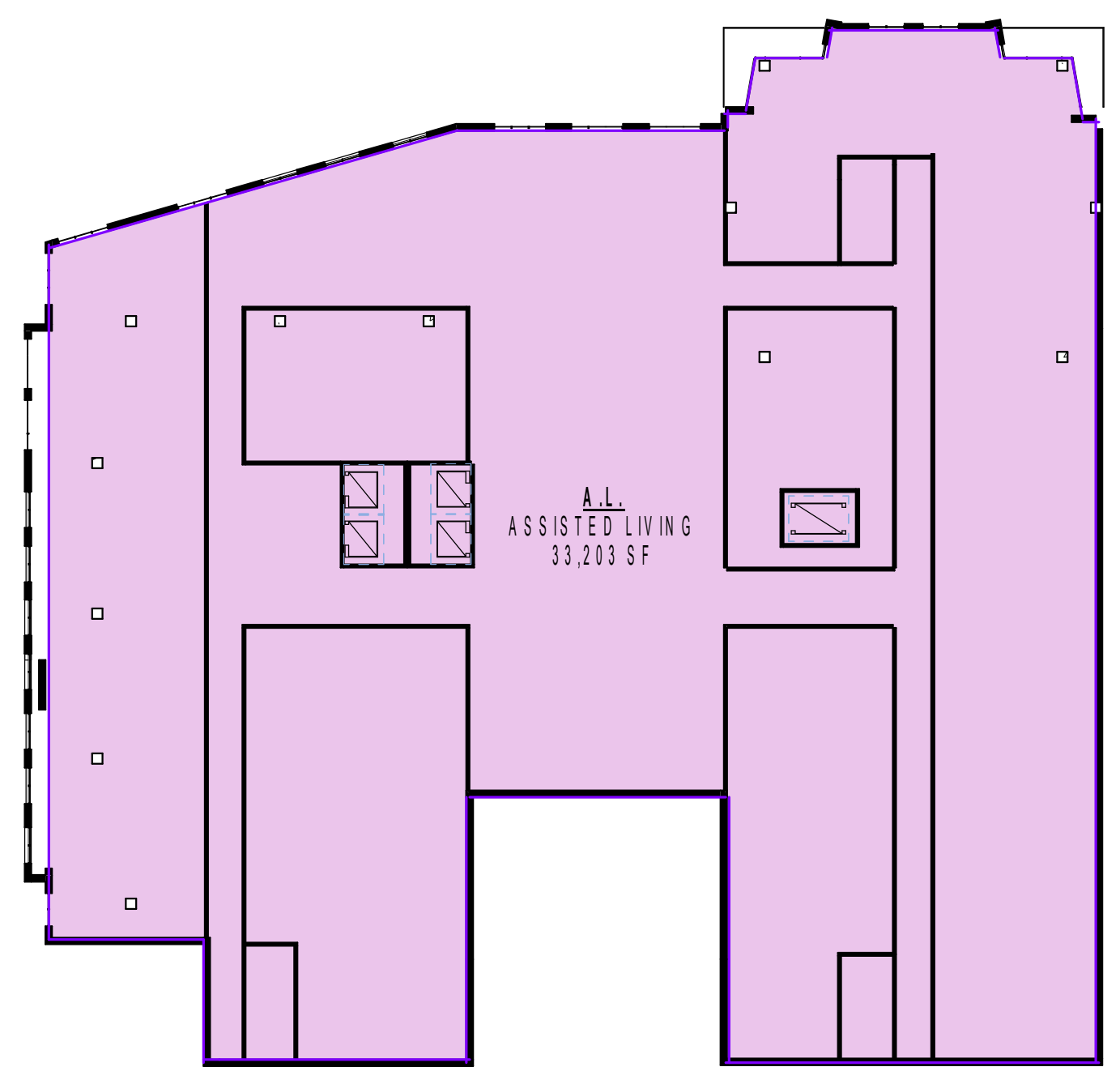
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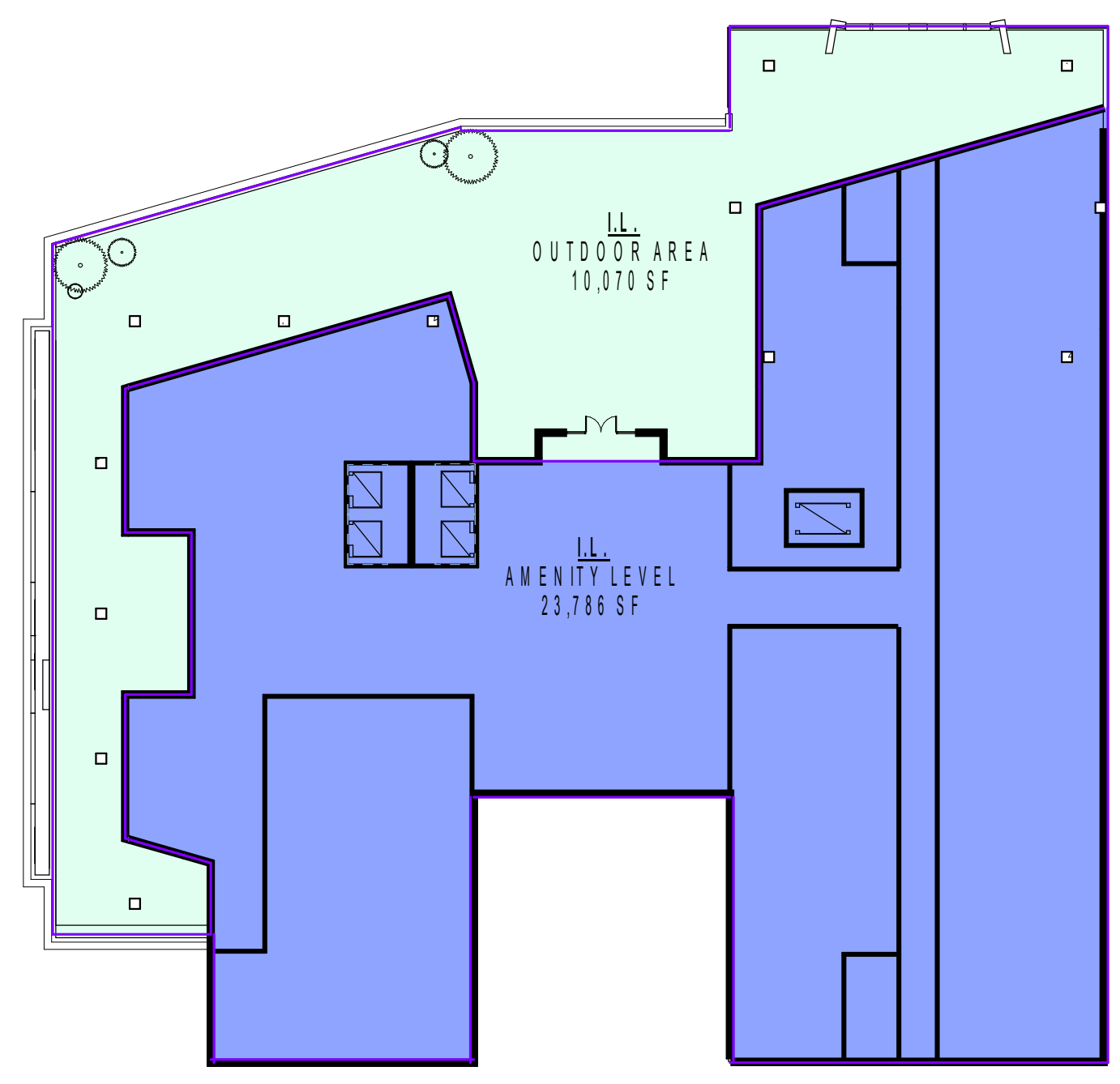
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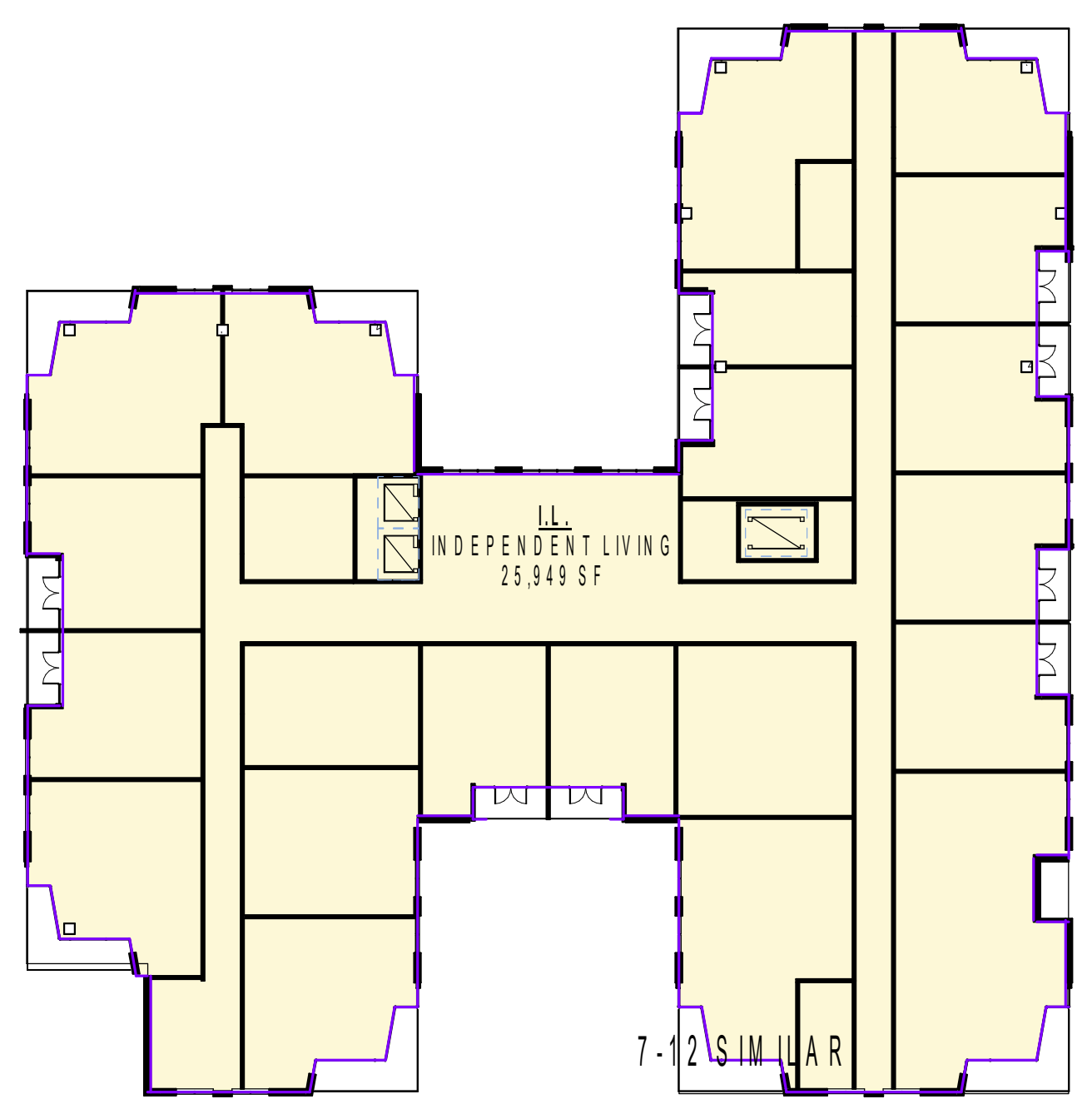
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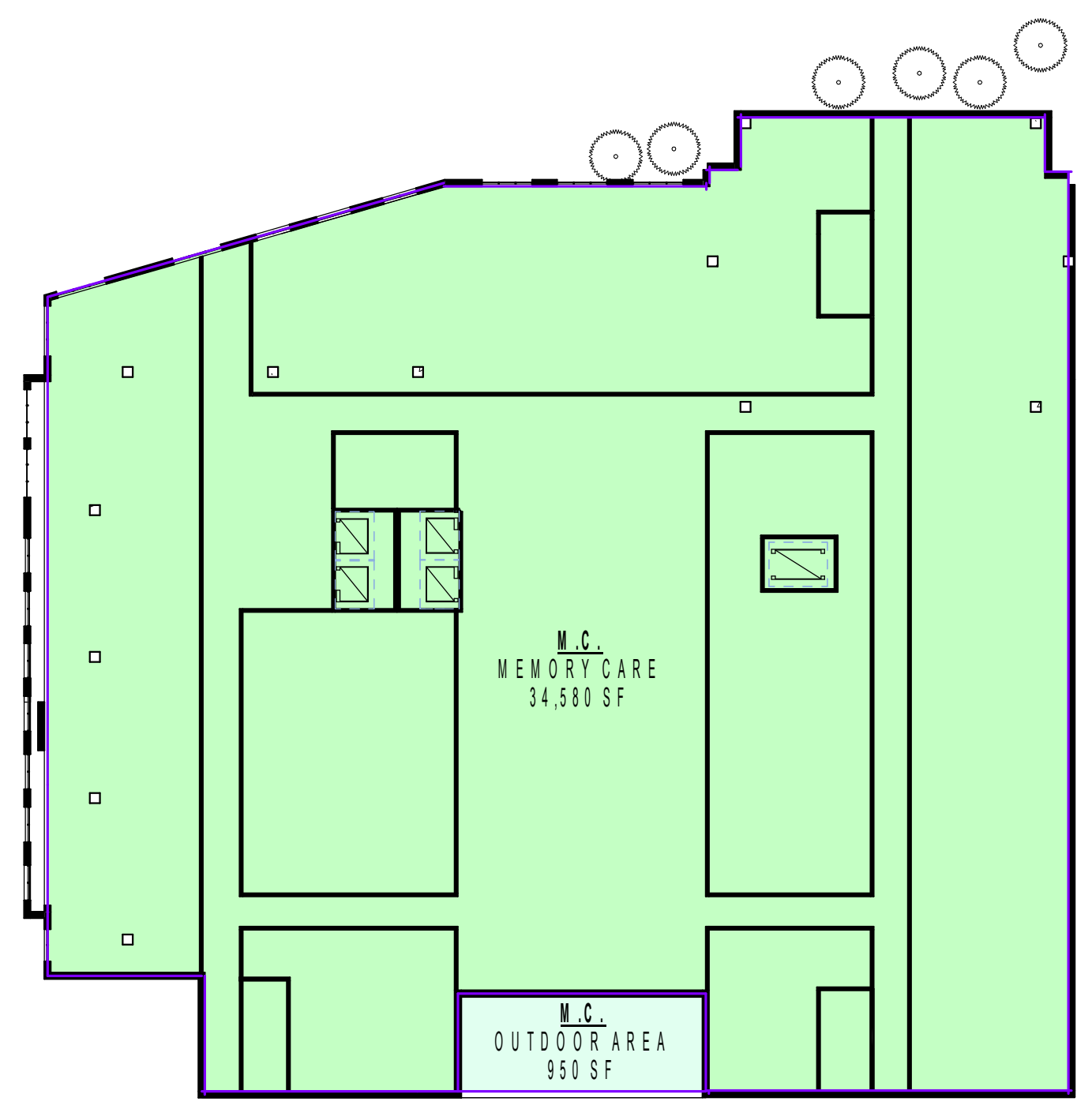
5TH FLOOR



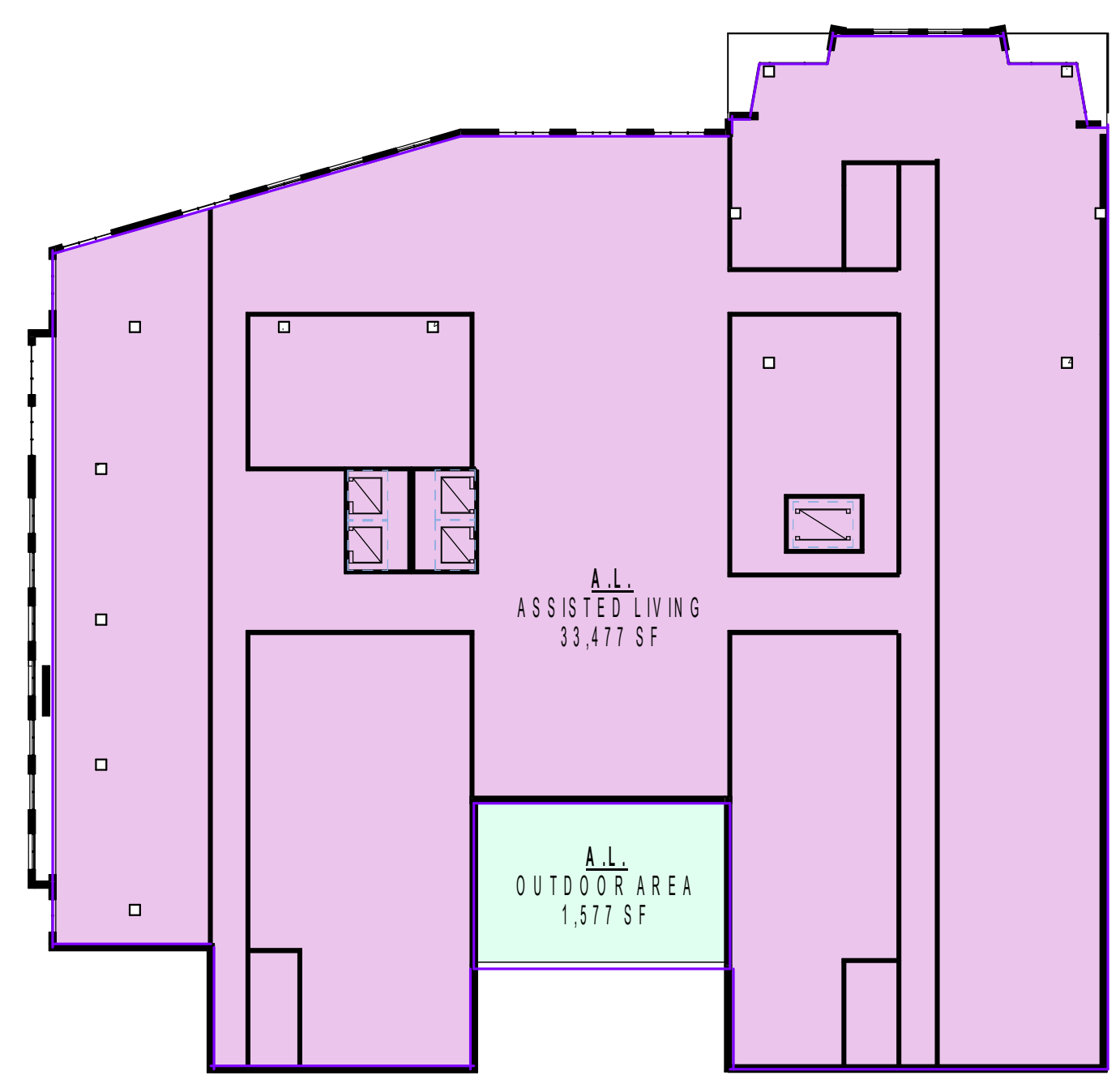
6TH FLOOR



12TH FLOOR



3RD FLOOR



4TH FLOOR

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Seals
NOT VALID FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

BRIDGEWOOD PROPERTIES
GREEN HILLS SENIOR LIVING
NASHVILLE, TN

DOCUMENT CHANGES

Description	Date

Issue Description
Original Issue Date 11/20/2020
Project No 20160.00
Drawn By Author Checked By Checker
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