

DEVELOPER
WOOD PARTNERS
15 MUSIC SQUARE WEST
NASHVILLE, TENNESSEE 37203

CONTACT: GREYSON JONES
804-982-9642

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: JAY FULMER
615-345-3771

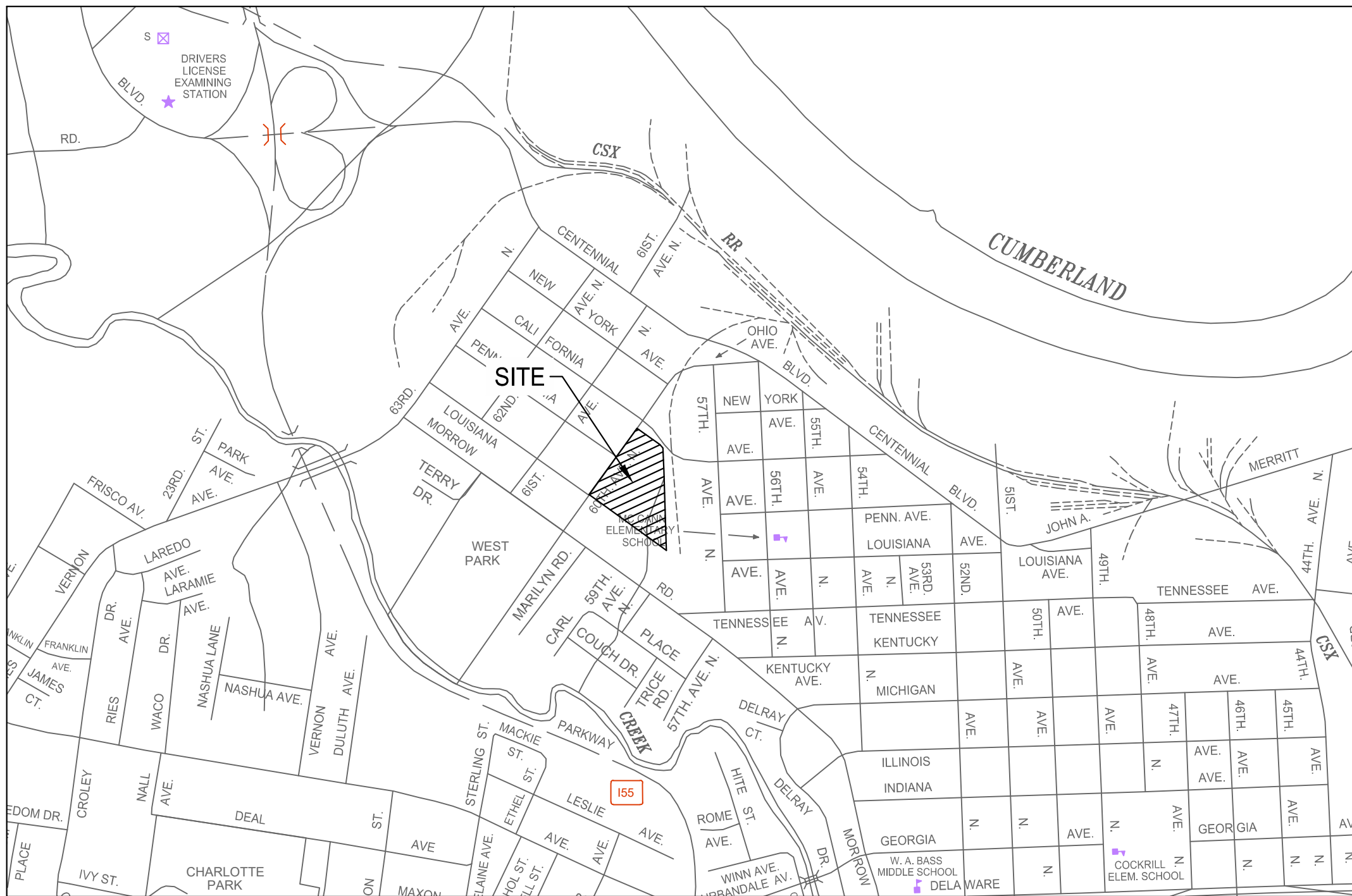
ARCHITECT
AXIOM ARCHITECTURE
333 WEST TRADE STREET - SUITE 200
CHARLOTTE, NORTH CAROLINA 28202

CONTACT: COLLEEN GARRETT
704-927-9900

LANDSCAPE ARCHITECT
FIRMA STUDIO
507 HAGAN STREET
NASHVILLE, TENNESSEE 37203

CONTACT: SCOTT DISMUKES
615-219-9558

PRELIMINARY SP PLANS FOR:
2023SP-009-002
5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209
TAX MAP: 091-02, PARCEL: 239.00
SP #: 2023SP-009-002



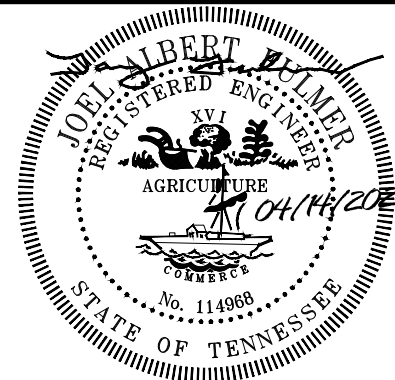
VICINITY MAP
SCALE: 1"=1000'

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FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



SITE DEVELOPMENT PLANS FOR:
2023SP-009-002
5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

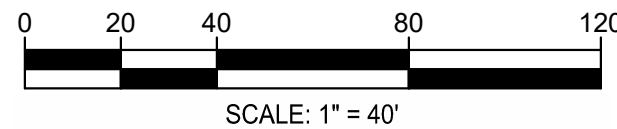
SR.	DATE	DESCRIPTION
JAF	03/10/2026	PRELIMINARY SP SUBMITTAL
JAF	04/02/2026	PRELIMINARY SP RESUBMITTAL
JAF	04/14/2026	PRELIMINARY SP RESUBMITTAL

PRELIMINARY SP
COVER SHEET

SP-0

SP CASE #: 2023SP-009-002
COUNCILMANIC DISTRICT - 20 ROLLIN HORTON

SURVEY INFO
PROVIDED BY: TTL, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



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4. THE PURPOSE OF THIS SP IS TO REZONE 8.12 ACRES FROM SP ZONING TO SP ZONING TO ALLOW FOR A MIXED-USE DEVELOPMENT CONSISTING OF MULTIFAMILY AND LIMITED COMMERCIAL USE AS LISTED. ALL SHORT TERM RENTAL PROHIBITED (OWNER AND NON-OWNER OCCUPIED STR).
5. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "MUL-A" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
6. PARKING REQUIREMENTS SHALL MEET THE CURRENT REQUIREMENTS OF THE METROPOLITAN ZONING REQUIREMENTS UNLESS OTHERWISE STATED.
7. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSINGACT.HTM).
8. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
9. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP.
10. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
11. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
12. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
13. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
14. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
15. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" RCP).PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MAURY-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP B), SLOPES FROM 2 TO 7 PERCENT SLOPES%.
16. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
17. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.
18. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY 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.

1. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE ENTRANCE (DOORWAY) AND A MINIMUM OF 20% GLAZING UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
2. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS.
3. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BRICK VENEER, STONE, CAST STONE, CEMENTITIOUS SIDING, GLASS, OR MATERIALS SUBSTANTIALLY SIMILAR IN FORM AND FUNCTION, UNLESS OTHERWISE APPROVED ON DETAILED BUILDING ELEVATIONS INCLUDED WITH THE PRELIMINARY SP.
4. PORCHES SHALL PROVIDE A MINIMUM OF SIX FEET OF DEPTH.
5. A RAISED FOUNDATION OF 12"-36" IS REQUIRED FOR ALL RESIDENTIAL STRUCTURES FRONTING A STREET.
6. BUILDING HEIGHT IS MEASURED BY THE AVERAGE FINISHED GRADE ALONG THE PERIMETER OF EACH BUILDING TO THE MIDPOINT OF THE PRIMARY ROOF PITCH AS SHOWN ON THE BUILDING ELEVATIONS INCLUDED IN THE PRELIMINARY SP.

SP NAME:	CALIFORNIA AVE SP
CASE NUMBER:	<u>2023SP-009-002</u>
PREPARATION DATE:	03/10/2026
REVISIONS:	04/14/2026
COUNCIL DISTRICT:	20 - ROLLIN HORTON
DEVELOPER INFO:	WOOD PARTNERS
ADDRESS:	15 MUSIC SQUARE WEST NASHVILLE TN, 37203
OWNER INFO:	SKYLIGHT LAND, LP
ADDRESS:	5901 CALIFORNIA AVE NASHVILLE, TN 37203
FEMA FIRM MAP:	47037C0236H ZONE X DATED 4/5/2017
ENGINEER:	JAY FULMER, PE
COMPANY:	FULMER LUCAS ENGINEERING
ADDRESS:	2002 RICHARD JONES ROAD SUITE B200 NASHVILLE, TENNESSEE 37215
PHONE:	(615) 345-3771
EMAIL:	JAY@FULMERLUCAS.COM

PARCEL ID:	09102023900
COMMUNITY PLAN:	7 - WEST NASHVILLE COMMUNITY PLAN
EX LAND USE POLICY:	T4 - NM - URBAN NEIGHBORHOOD MAINTENANCE
EXISTING ZONING:	SPECIFIC PLAN - MIXED USE (OV-UZO)
PROPOSED ZONING:	SPECIFIC PLAN - MIXED USE (OV-UZO)
EXISTING USE:	INDUSTRIAL WAREHOUSE
ALLOWABLE USES:	PER MUL-A
DWELLING UNITS:	296 MULTIFAMILY UNITS MAXIMUM
COMMERCIAL DENSITY:	6,000 SQUARE FOOT MAXIMUM
ACREAGE:	8.12 ACRES (k533,707 SF)
DENSITY:	36.5 UNITS/ACRE PROPOSED
LOTS:	1 EXISTING / 1 PROPOSED
FAR:	1.5 (MAXIMUM SF CALCULATED BY FAR)
HEIGHT:	SEE ARCHITECTURAL ELEVATIONS - NOT TO EXCEED 60'
STEPBACKS:	NOT REQUIRED
ISR:	0.8 MAXIMUM
SETBACKS:	PER MUL-A
PARKING REQ.:	PARKING NOT TO EXCEED 450 SPACES - BICYCLE PARKING TO BE PROVIDED PER UZO REQUIREMENTS
DEVELOPMENT PHASES:	PHASE 1 - MULTIFAMILY BUILDINGS AND AMENITIES PHASE 2 - COMMERCIAL BUILDING

THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE BL2018-1416 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

STORMWATER QUALITY AND QUANTITY WILL BE PROVIDED TO SATISFY
STORMWATER MANAGEMENT REGULATIONS.

CURRENT SITE PLAN DEPICTS 296 TOTAL UNITS WHICH INCLUDES 148 1-BEDROOM, 128 2-BEDROOM, AND 20 3-BEDROOM.

1. DEVELOPMENT IS TO PROVIDE A SOUTHBOUND IN LANE SHELTER TYPE BUS STOP ON MORROW ROAD AT 60TH WITH A WAITING PAD OF 36'X8'X6"
2. DEVELOPMENT IS TO PROVIDE A CONCRETE PAD FOR A NORTHBOUND STOP ON MORROW ROAD AT 60TH (GRASS STRIP TO BE FILLED TO PROVIDE 8'X5' CONCRETE PAD).
3. THESE IMPROVEMENTS ARE TO BE SHOWN ON THE FINAL SP.
4. BUS STOPS MUST BE COMPLETE PRIOR TO THE FIRST USE AND OCCUPANCY PERMIT BEING ISSUED.



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NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

ITE DEVELOPMENT PLANS FOR:
2023SP-009-002

DR.	DATE	DESCRIPTION
JAF	03/10/2026	PRELIMINARY SP SUBMITTAL
JAF	04/02/2026	PRELIMINARY SP RESUBMITTAL
JAF	04/14/2026	PRELIMINARY SP RESUBMITTAL

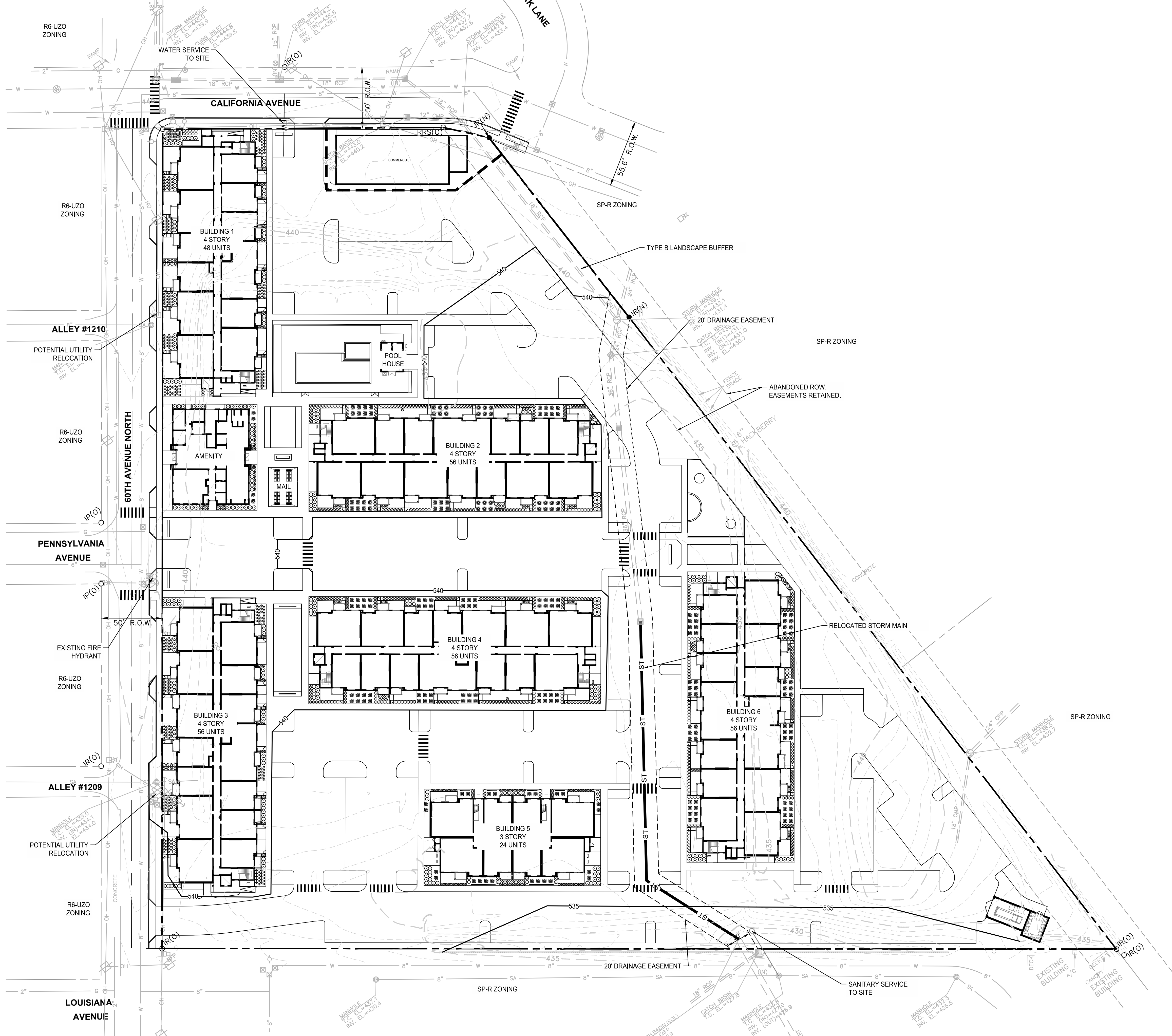
PRELIMINARY SITE PLAN

SP-1

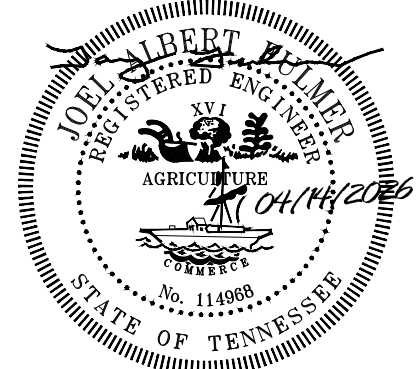
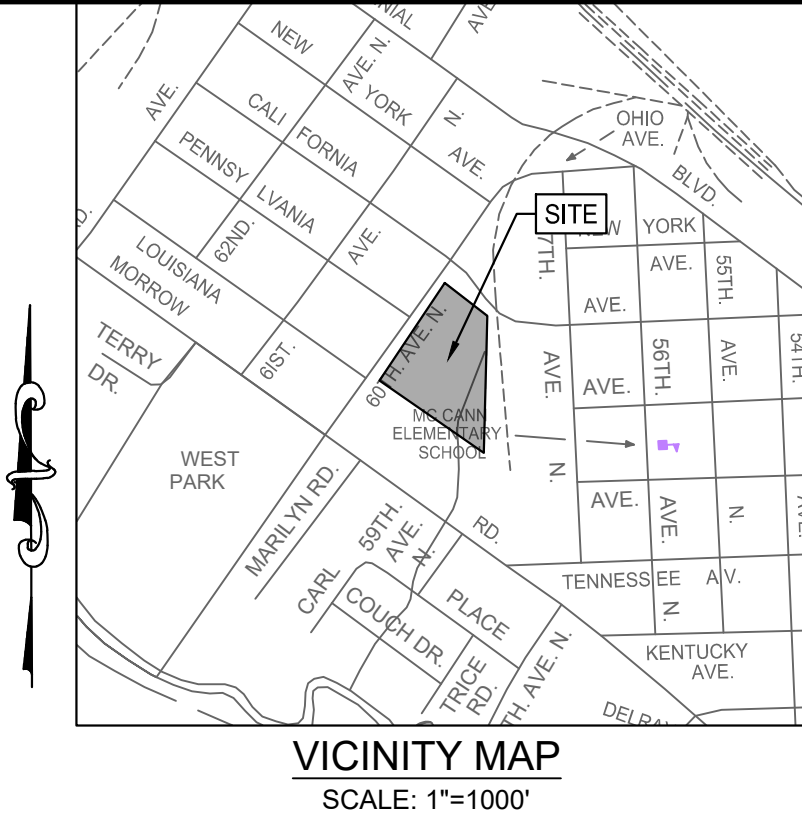
1192-06 CALIFORNIA AVE



Know what's below.
Call before you dig.



STORMWATER QUALITY NOTE:
STORMWATER QUALITY AND QUANTITY WILL BE PROVIDED TO SATISFY
STORMWATER MANAGEMENT REGULATIONS.

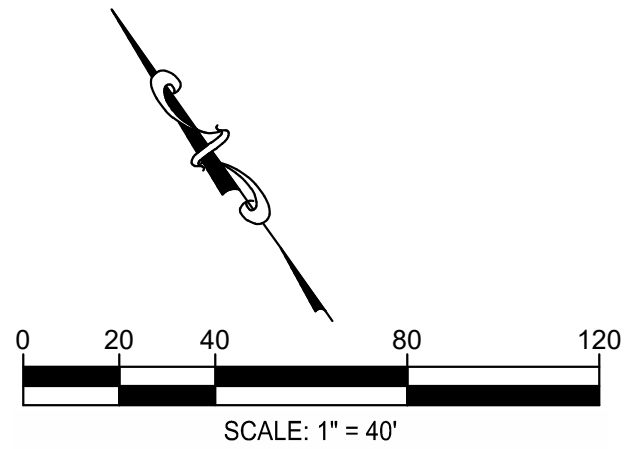


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SR.	DATE	DESCRIPTION
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PRELIMINARY SP
GRADING AND
UTILITY PLAN

SP-2



SP CASE #: 2023SP-009-002
COUNCILMANIC DISTRICT - 20 ROLLIN HORTON

SURVEY INFO
PROVIDED BY: TTL, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

5901
CALIFORNIA

5901 California Ave
Nashville, TN

firma LANDSCAPE
ARCHITECTURE
& PLANNING
STUDIO

2514 White Ave
Nashville, TN 37204
610.316.2813

LEGEND

PROPERTY LINE

LIMIT OF WORK



EXISTING TREE



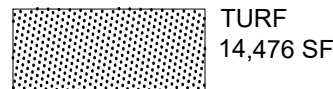
DECIDUOUS TREE



EVERGREEN TREE

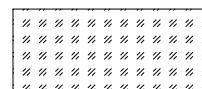


SHRUB / ORNAMENTAL GRASS



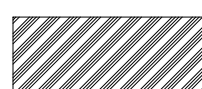
TURF

14,476 SF



SHRUB & GROUNDCOVER MIX 1

43,474 SF



SHRUB & GROUNDCOVER MIX 2

11,871 SF



EVERGREEN SCREEN

3,512 SF

PLANTING NOTES:

- ALL AREAS NOT COVERED BY BUILDINGS OR PAVEMENT AND WHICH HAVE BEEN GRADED OR OTHERWISE DISTURBED SHALL BE TOPSOILED AND SEEDED, UNLESS SHOWN OTHERWISE.
- ALL TREES OUTSIDE THE BUILDING AND PAVED AREAS SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. PRIOR TO REMOVAL, THE CONTRACTOR SHALL ARRANGE AN ON-SITE MEETING WITH THE LANDSCAPE ARCHITECT TO REVIEW THE CLEARING LIMIT LINES. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR PLANT PITS.
- P.B. = PLANT BED. MULCH ALL PLANT BEDS TO A DEPTH OF 2". BEDS SHALL BE KEPT 1" MIN AWAY FROM TRUNK OF ALL TREES, SHRUBS, TREE FERNS, AND FOLIAGE OF ALL PERENNIALS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- PLANT MATERIAL: LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE. A COMPLETE LANDSCAPE PLAN WILL BE REQUIRED WITH THE FINAL SP SUBMITTAL.
 - ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
 - NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
 - NO INVASIVE SPECIES SHALL BE USED. TREE AND SHRUB SPECIES WILL BE CHOSEN FROM THE URBAN FORESTRY RECOMMENDED AND PROHIBITED TREE AND SHRUB LIST.
 - FOUNDATION PLANTINGS SHALL BE USED TO SOFTEN THE TRANSITION FROM THE FOUNDATION TO THE WALL ALONG STREET FACING FACADES.
 - ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
 - ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
- PLANT LAYOUT
 - THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
 - THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- STREET TREES:
 - STREET TREES ADJACENT TO A PUBLIC SIDEWALK MUST MEET THE ADA REQUIREMENT OF BEING 80" CLEAR FROM BOTTOM OF CANOPY TO THE GRADE OF PATH OF TRAVEL, AND NO MORE THAN 50% OF THE TREE HEIGHT CAN BE CLEARED TO MEET THE 80" REQUIREMENT, THEREFORE THE TREE MUST BE A MINIMUM OF 160" HEIGHT OVERALL.
 - STREET TREES ALONG 60TH AVENUE NORTH AND CALIFORNIA AVENUE SHALL BE CANOPY TREES SPACED AT 30'. ANY STREET TREES BELOW OVERHEAD UTILITY LINES SHALL BE UNDERSTORY TREES.
 - STREET TREES SHALL BE SET A MINIMUM OF 15' FROM UTILITY POLES.
- SCREENING
 - SERVICE AND UTILITY ELEMENTS INCLUDING BUT NOT LIMITED TO DUMPSTERS, HVAC, METERS, TRANSFORMERS, ELECTRICAL PANELS, AND OTHER MECHANICAL EQUIPMENT SHALL BE LOCATED OUT OF VIEW AND/OR SCREENED FROM PUBLIC STREETS.
 - SCREENING PLANTS SHALL BE LOW-BRANCHING EVERGREEN SHRUBS OR TREES OF HEIGHT EQUAL TO OR TALLER THAN THE ELEMENT TO BE SCREENED AT THE TIME OF PLANTING.
- IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR, IRRIGATION PLANS AND EQUIPMENT SCHEDULE TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- BIORETENTION
 - THE BIORETENTION PLANTING IS IN KEEPING WITH THE REQUIREMENTS LISTED IN GIP-01, SECTION 5.6. ONLY NATIVE SPECIES AND/OR NON-INVASIVE SPECIES OF PLANTS WERE USED IN THE DESIGN OF THIS BIORETENTION PLANTING PLAN. THIS PLAN WILL ACHIEVE AT LEAST 75% SURFACE AREA COVERAGE WITHIN THE FIRST TWO YEARS, AND HAS THE MINIMUM AMOUNT OF REQUIRED TREES.
 - SEE CIVIL DRAWINGS FOR BIORETENTION DETAILS AND CALCULATIONS.
- IRRIGATION
 - IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR, IRRIGATION PLANS AND EQUIPMENT SCHEDULE TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

TDU Calculations				
SITE ACREAGE			8.12	
BUILDING COVERAGE AREA		(-)	1.98	
ADJUSTED ACREAGE		(=)	6.14	
REQUIRED TDU PER ACRE		(X)	28	
REQUIRED TDU FOR PROPERTY		(=)	171.92	
TREE TYPE	CALIPER	QUANTITY	VALUE	UNITS
CANOPY	2"	0	0.5	0
CANOPY	3"	169	0.6	101.4
CANOPY	4"	0	0.7	0
UNDERSTORY	2"	12	0.25	3.0
UNDERSTORY	3"	104	0.3	31.2
TREE DENSITY UNITS PROVIDED PER PLAN				135.6
TREE DENSITY UNITS PROVIDED VIA TREE BANK				36.32
TOTAL TREE DENSITY UNITS PROVIDED				171.92
NOTE: SEE 'TDU' COLUMN IN PLANT SCHEDULE FOR CONTRIBUTING TREES				

3 | TDU TABLE

1 | PLANTING PLAN

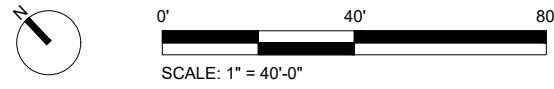
1" = 40'-0"

Key	Botanical Name	Common Name	Caliper (Min)	Height (Min)	Spacing	Quantity	TDU	Notes
TREES								
Up	<i>Ulmus parvifolia</i> 'Bosque'	Bosque Lacebark Elm	3" cal	12'	see plan	19	11.4	SEE NOTE 8
Gt	<i>Gleditsia triacanthus</i> 'Shademaster'	Honey Locust	3" cal	10'	see plan	6	3.6	
Qs	<i>Quercus shumardii</i>	Shumard Oak	3" cal	12'	see plan	84	50.4	
Qb	<i>Quercus bicolor</i>	Swamp White Oak	3" cal	12'	see plan	24	14.4	
Qn	<i>Quercus nuttallii</i>	Nuttall Oak	3" cal	12'	see plan	14	8.4	
Ns	<i>Nyssa sylvatica</i>	Black gum	3" cal	10'	see plan	13	7.8	
Gb	<i>Ginkgo biloba</i> 'Autumn Gold'	Maidenhair Tree	3" cal	10'	see plan	9	5.4	
Ab	<i>Acer buergerianum</i>	Trident Maple	3" cal	10'	see plan	10	3.0	
Ac	<i>Amelanchier canadensis</i>	Serviceberry	3" cal	10'	see plan	57	17.1	multistem
Cf	<i>Cornus florida</i> 'Appalachian Joy'	Flowering Dogwood	2" cal	8'	see plan	12	3.0	

2 | PLANTING SCHEDULE

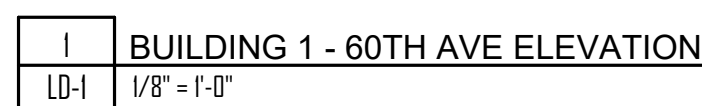
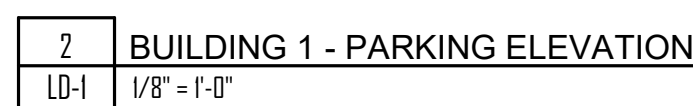
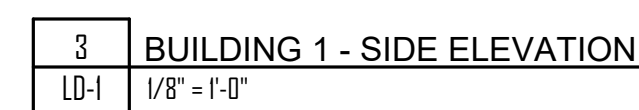
NTS

Mg	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	3" cal	10'	see plan	37	11.1
To	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae		10'	see plan	25	
MISCELLANEOUS							
	Turf	sod; alternate: seed + straw	if seed + straw, use seed mix suited for middle TN				
	Mulch	dark brown shredded hardwood mulch	2"-3" depth at base of trees and on unplanted areas; minimum 4" depth on slopes greater than 3:1.				

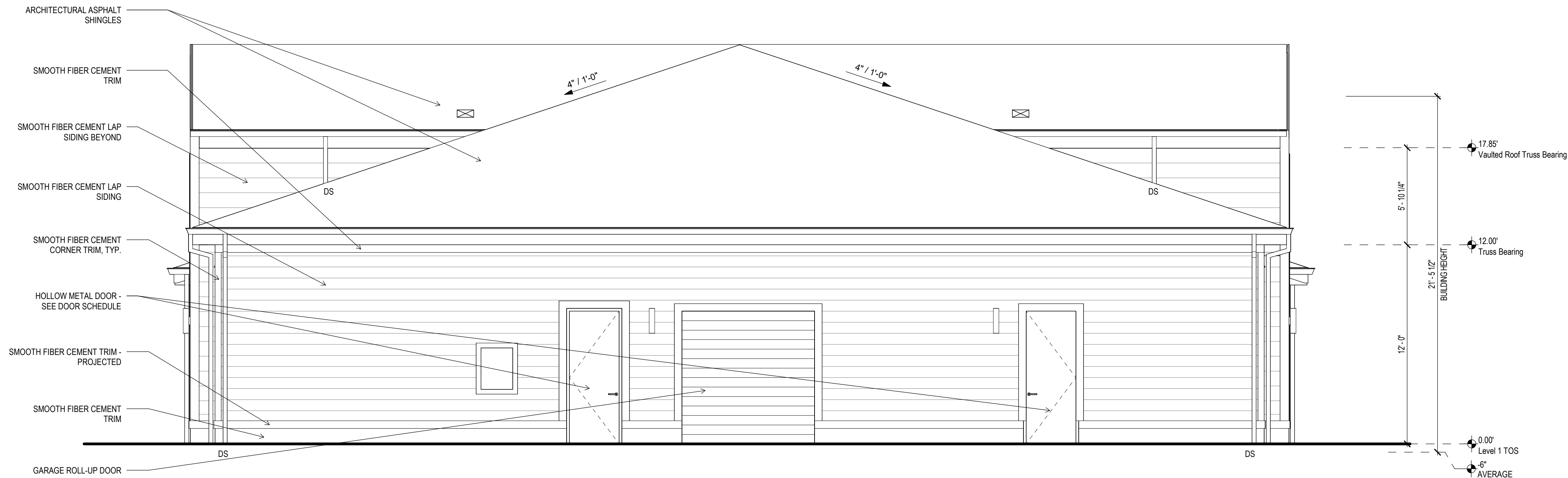


Scale: 1"=40'-0"
Date: 14 Apr 2026
Drawn: SWD
Checked: SWD
Project No.: 0187

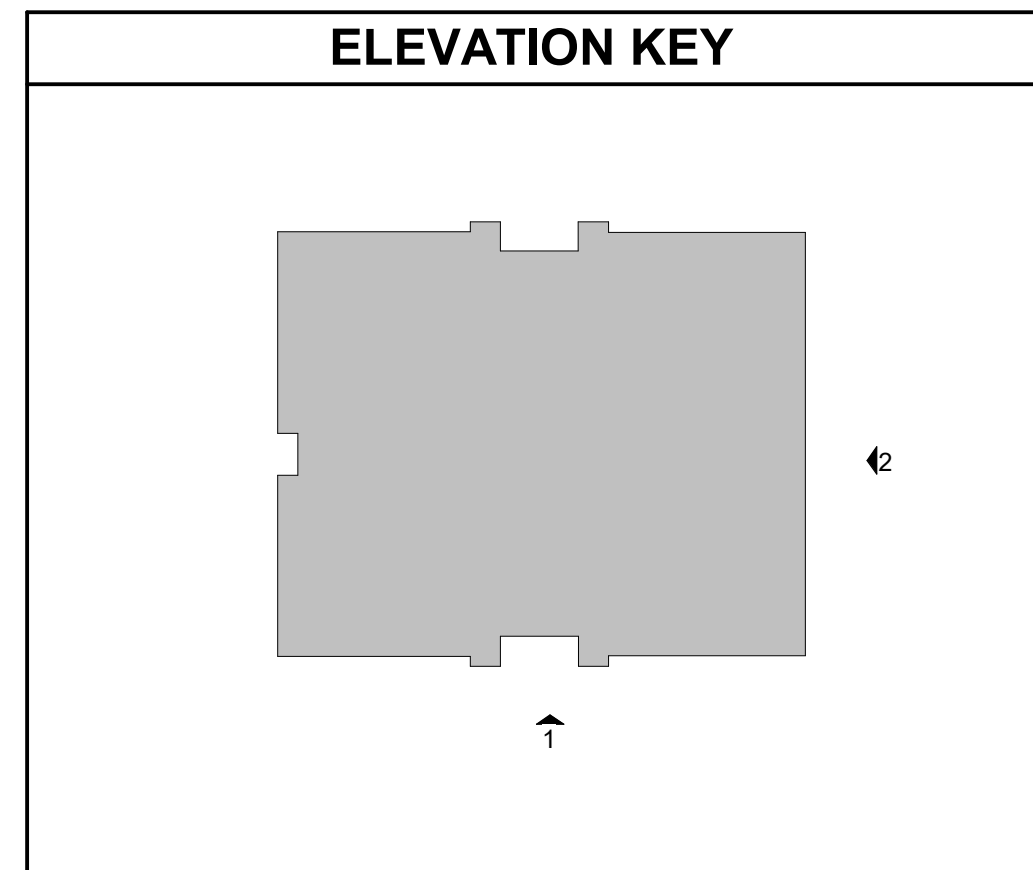
L901



GENERAL NOTE:
BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH.



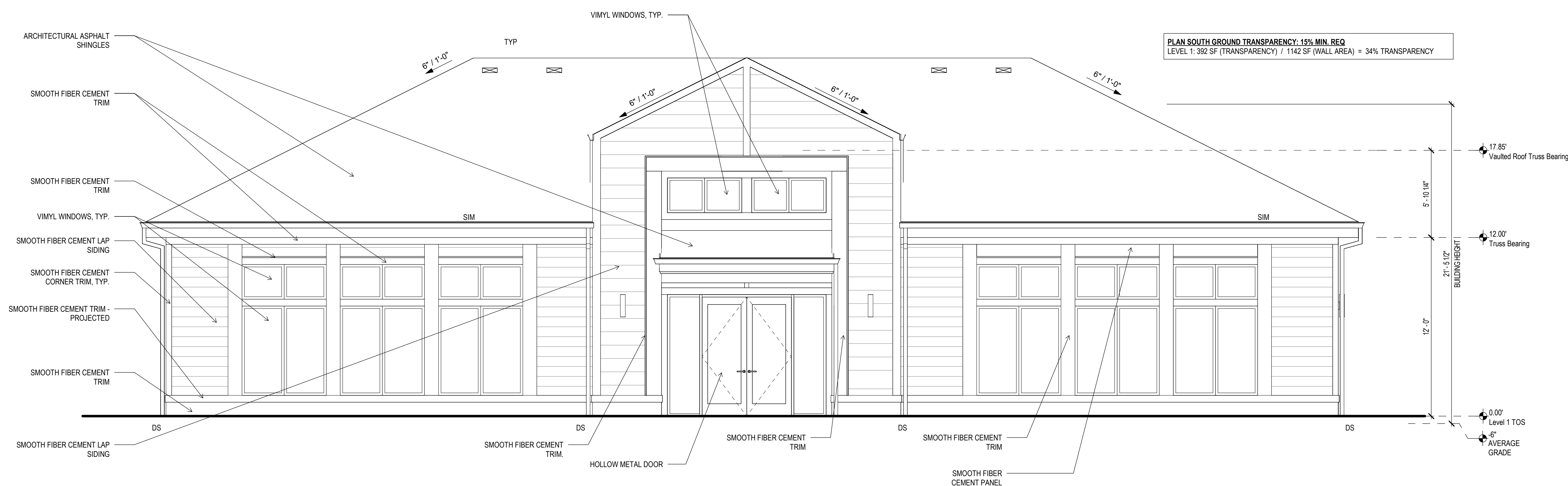
2 AMENITY BUILDING SIDE ELEVATION
LD-2 1/4" = 1'-0"



NOT FOR CONSTRUCTION

ALTERA CALIFORNIA AVE

WOOD PARTNERS
TBD



1 AMENITY BUILDING COURTYARD ELEVATION
LD-2 1/4" = 1'-0"

PROJECT A-2601

AMENITY BUILDING
ELEVATIONS

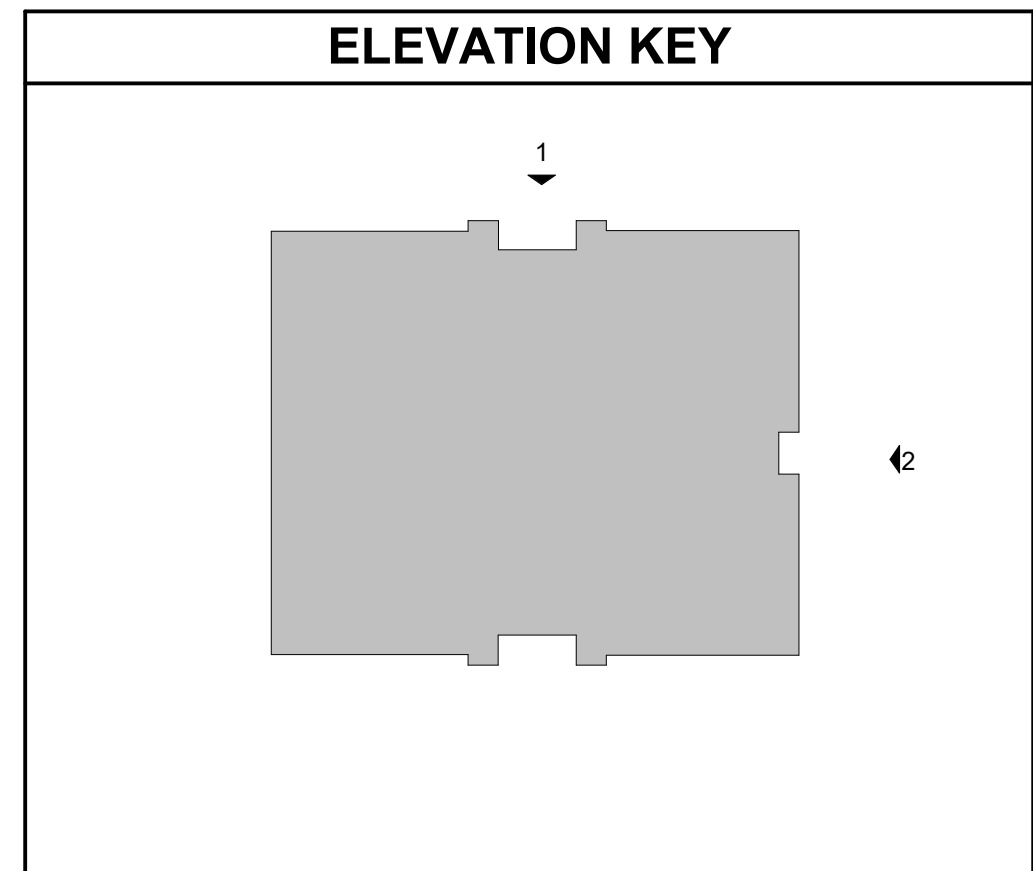
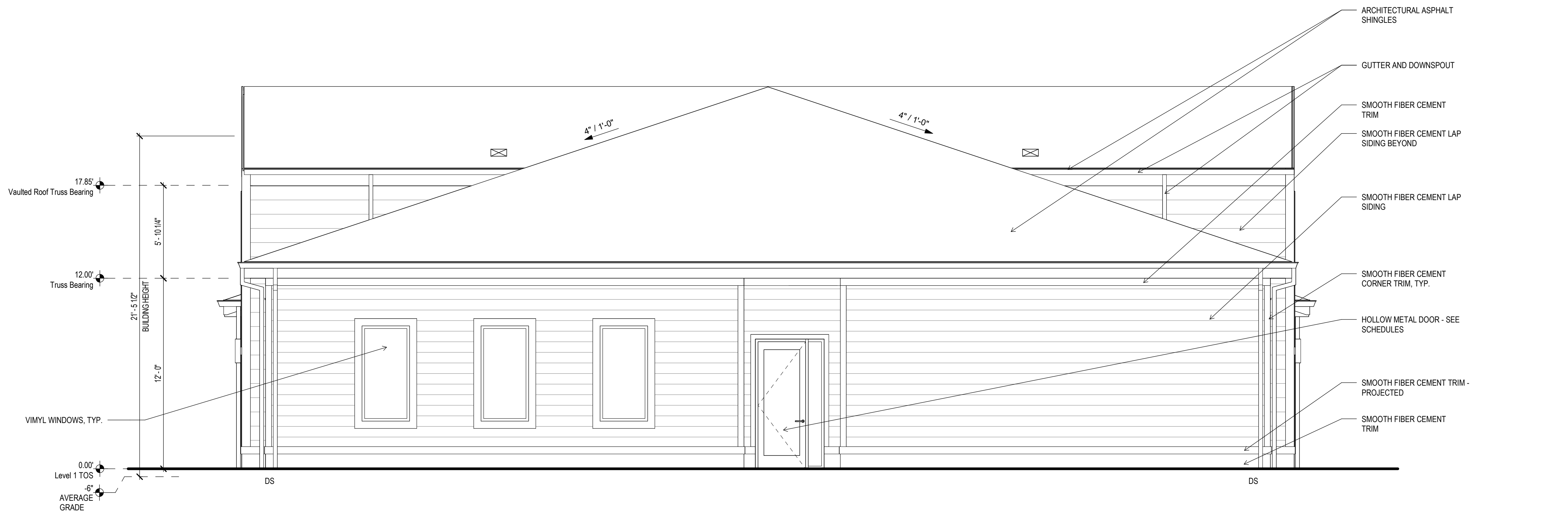
MARCH 09, 2026

REVISIONS

A Review Comments 04/02/2026

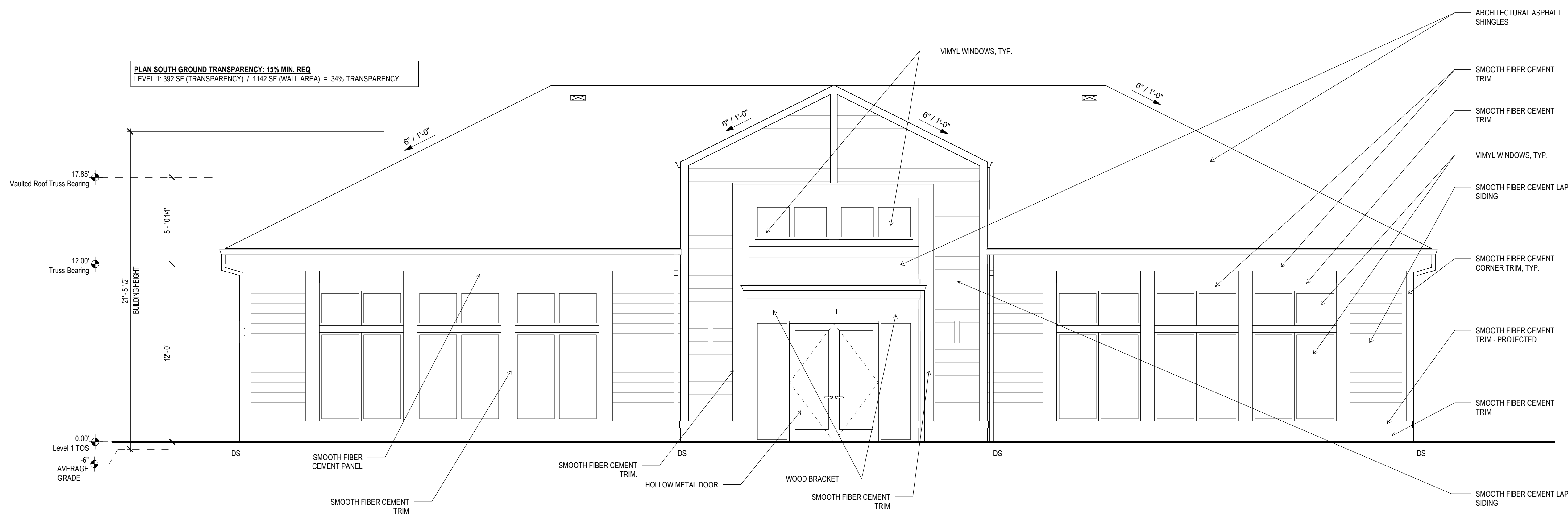
GENERAL NOTE:
BUILDING HEIGHT SHALL BE MEASURED FROM
THE AVERAGE ELEVATION (A MOST EXTERIOR
CORNERS) AT THE FINISHED GRADE TO THE
MIDPOINT OF THE PRIMARY ROOF PITCH.

LD-2



NOT FOR CONSTRUCTION

2 AMENITY BUILDING SIDE ELEVATION
LD-2a 1/4" = 1'-0"



1 AMENITY BUILDING 60TH AVE ELEVATION
LD-2a 1/4" = 1'-0"

ALTERA CALIFORNIA AVE

WOOD PARTNERS
TBD

PROJECT A-2601

AMENITY BUILDING
ELEVATIONS

MARCH 03, 2026

REVISIONS

A Review Comments 04/02/2026

GENERAL NOTE:
BUILDING HEIGHT SHALL BE MEASURED FROM
THE AVERAGE ELEVATION (A MOST EXTERIOR
CORNERS) AT THE FINISHED GRADE TO THE
MIDPOINT OF THE PRIMARY ROOF PITCH.

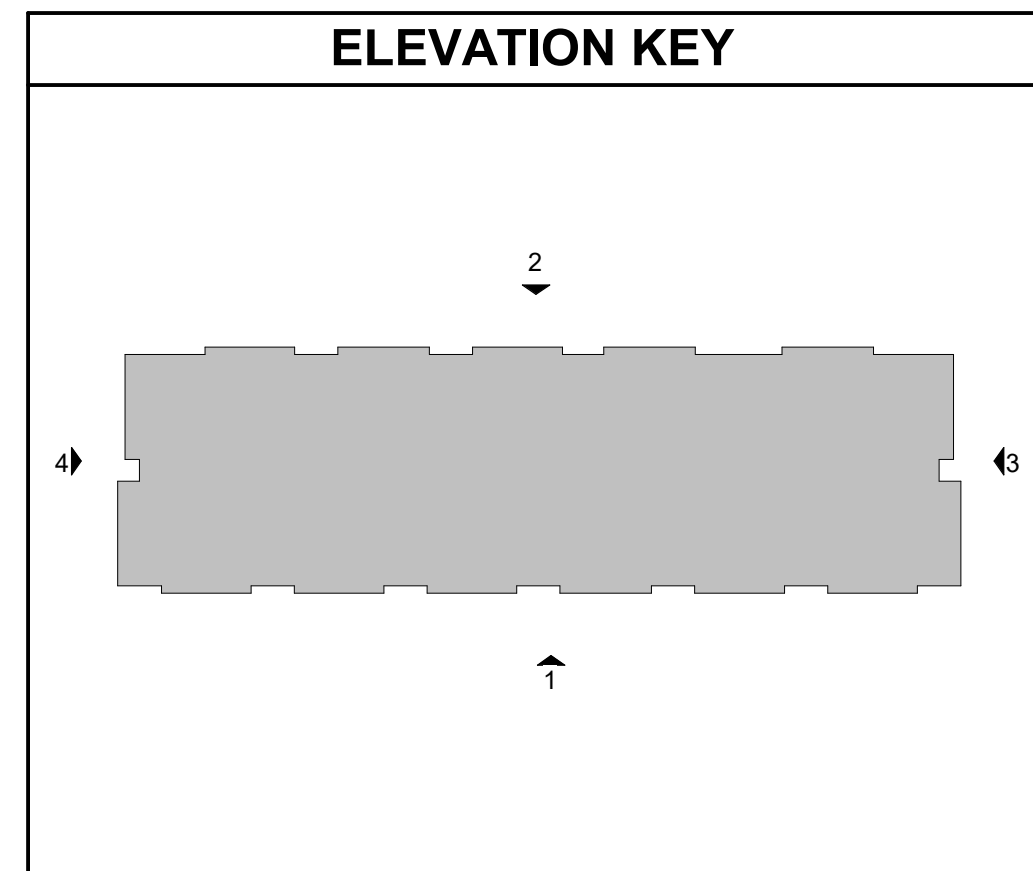
LD-2a



3 BUILDING 3 - SIDE ELEVATION
1/8" = 1'-0"



4 BUILDING 3 - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 3 - PARKING ELEVATION
1/8" = 1'-0"

PLAN SOUTH TRANSPARENCY: 15% MIN. REQ.
3144 SF (TRANSPARENCY) / 9296 SF (WALL AREA) = 34% TRANSPARENCY



1 BUILDING 3 - 60TH AVE ELEVATION
1/8" = 1'-0"

GENERAL NOTE:
BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE MIDPOINT OF THE PRIMARY ROOF PITCH.

ALTERA CALIFORNIA AVE

WOOD PARTNERS
TBD

PROJECT A-2601

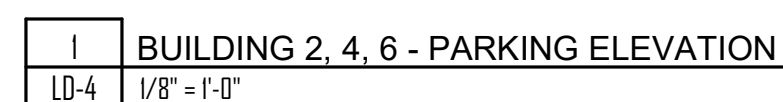
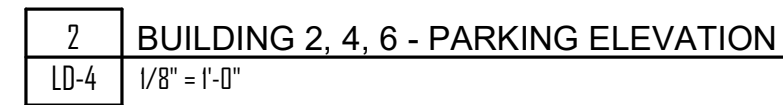
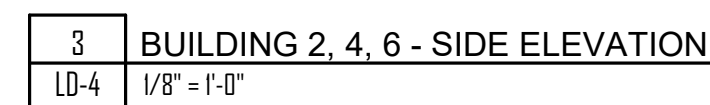
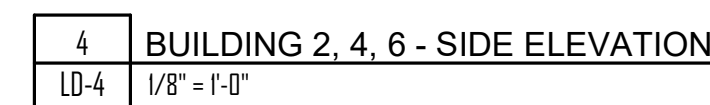
BUILDING ELEVATIONS
(BUILDING 3)

MARCH 09, 2026

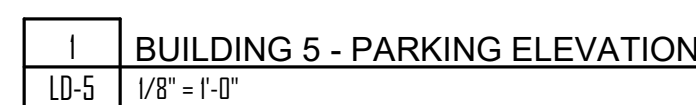
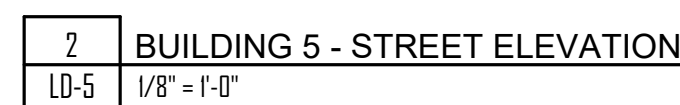
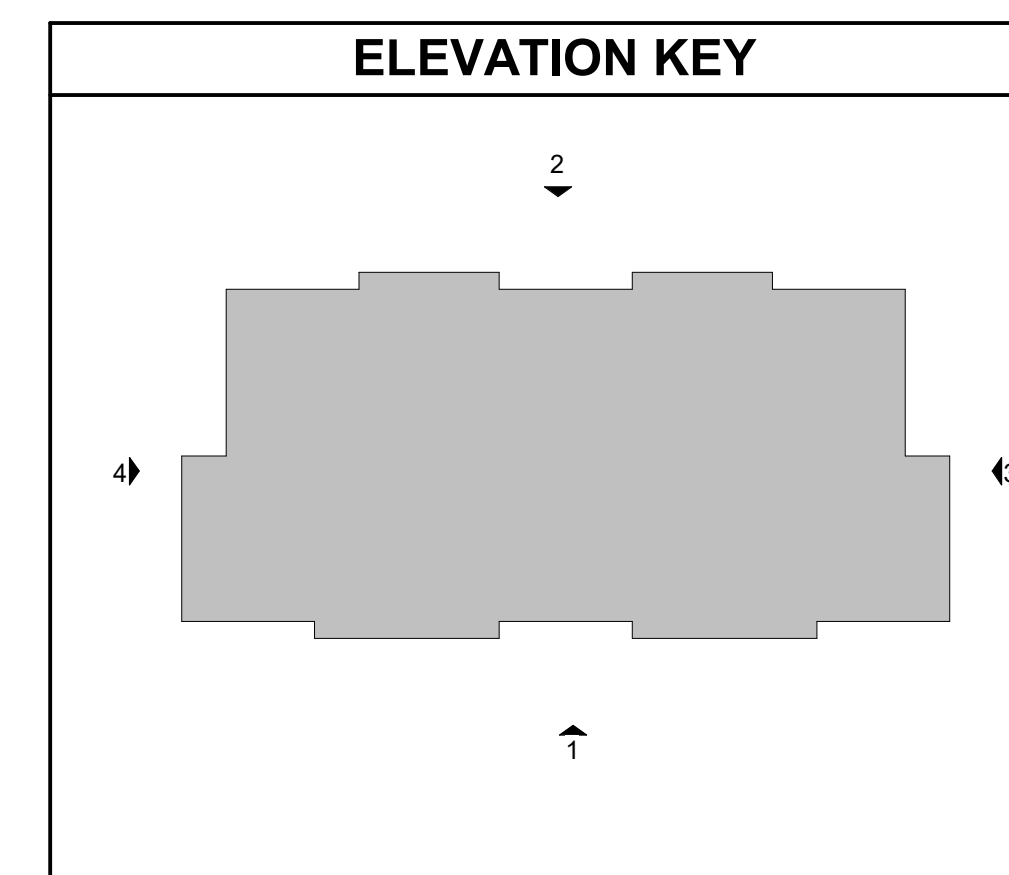
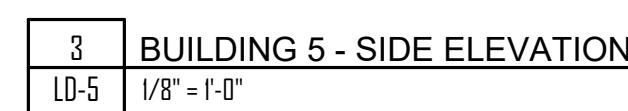
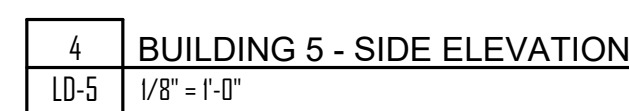
REVISIONS

A Review Comments 04/02/2026

LD-3



GENERAL NOTE:
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GENERAL NOTE:
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NOT FOR CONSTRUCTION

ALTERA CALIFORNIA AVE

WOOD PARTNERS
TBD

PROJECT A-2601

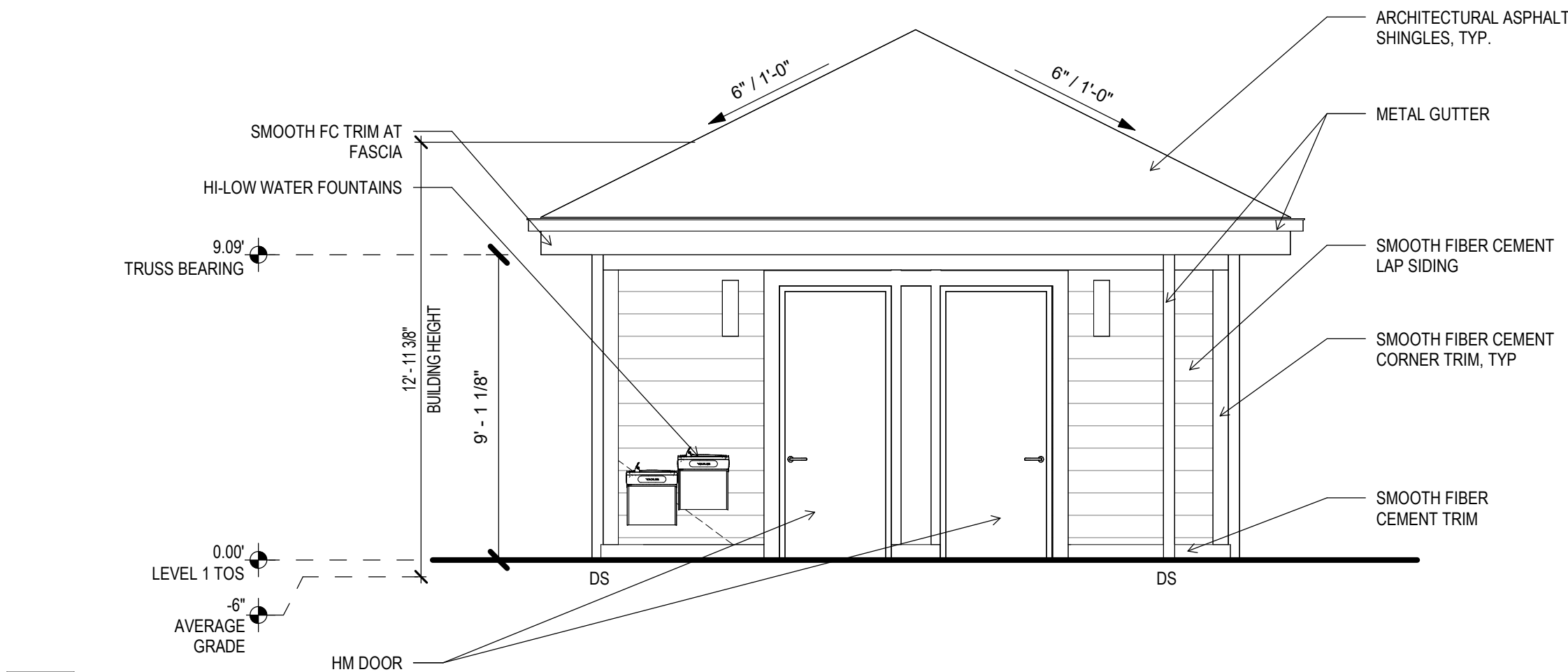
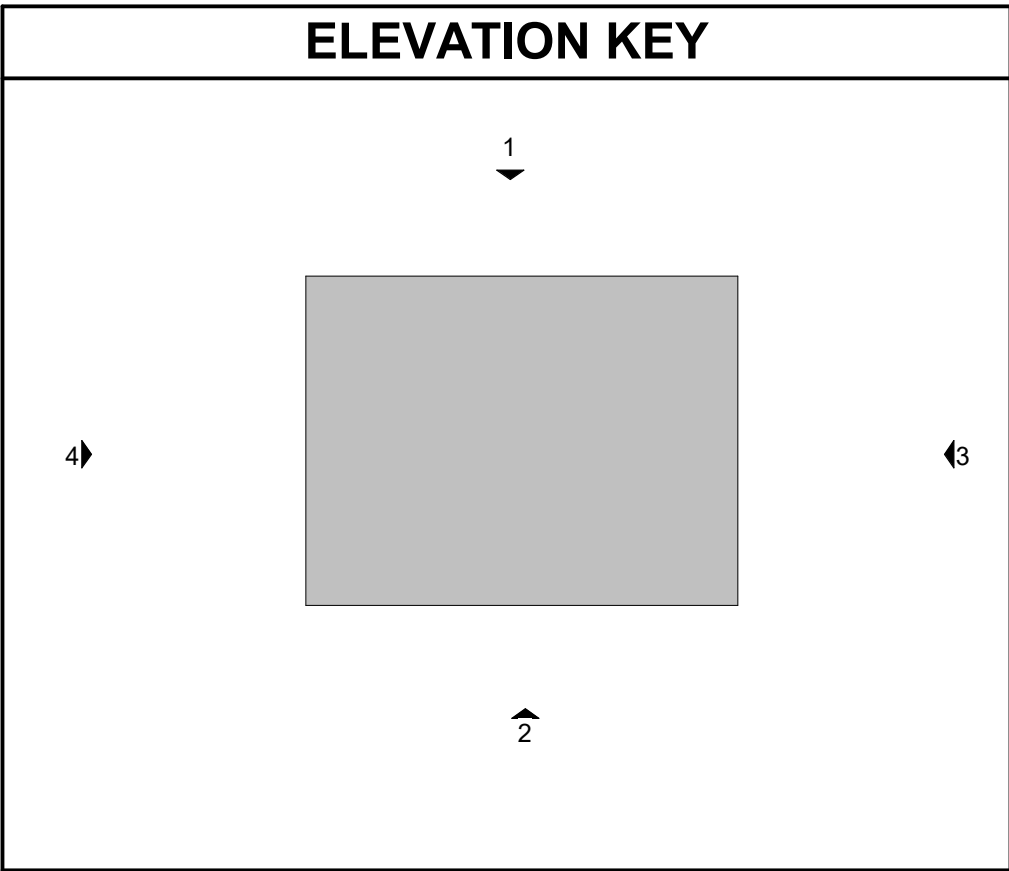
POOL HOUSE
ELEVATIONS

MARCH 09, 2026

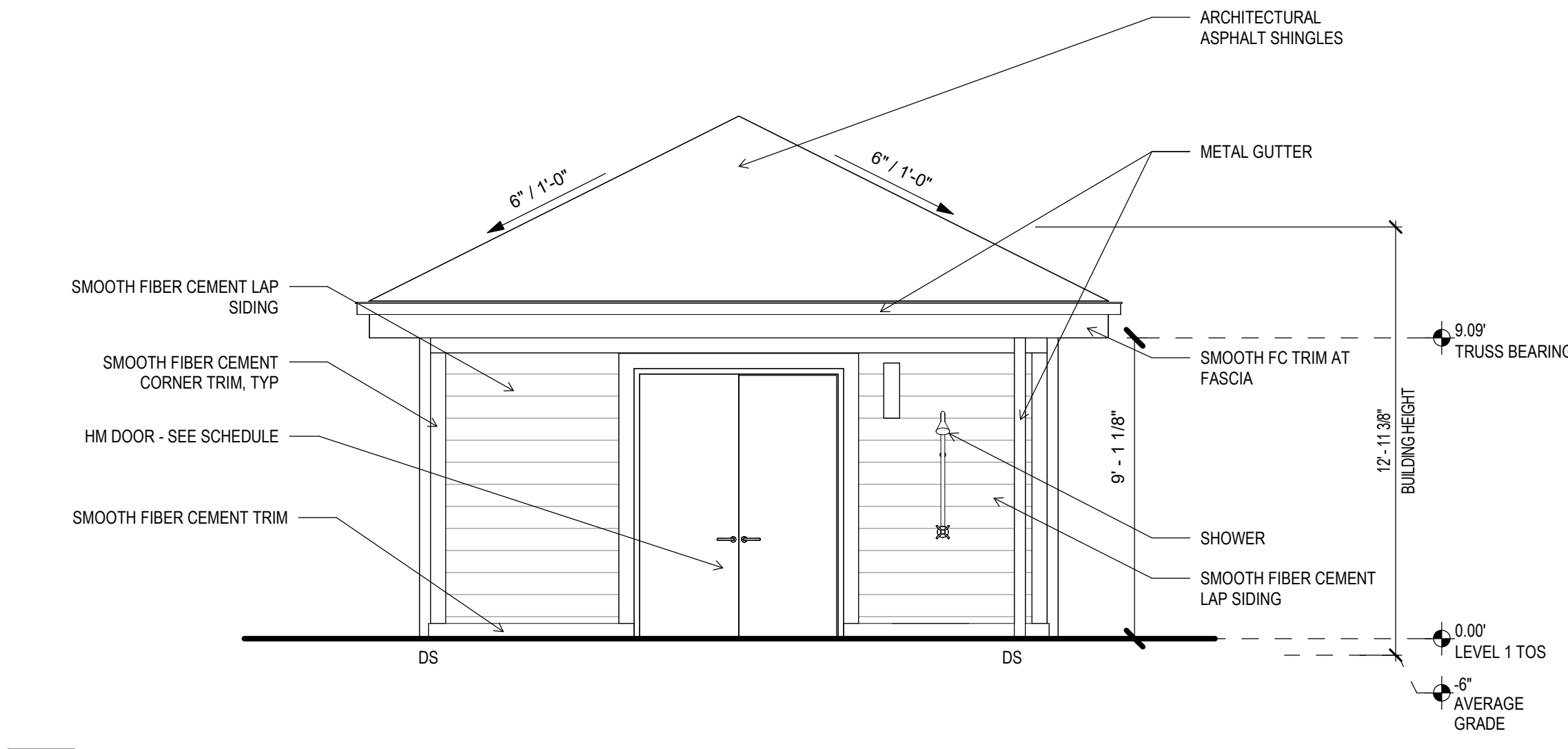
REVISIONS

A Review Comments 04/02/2026

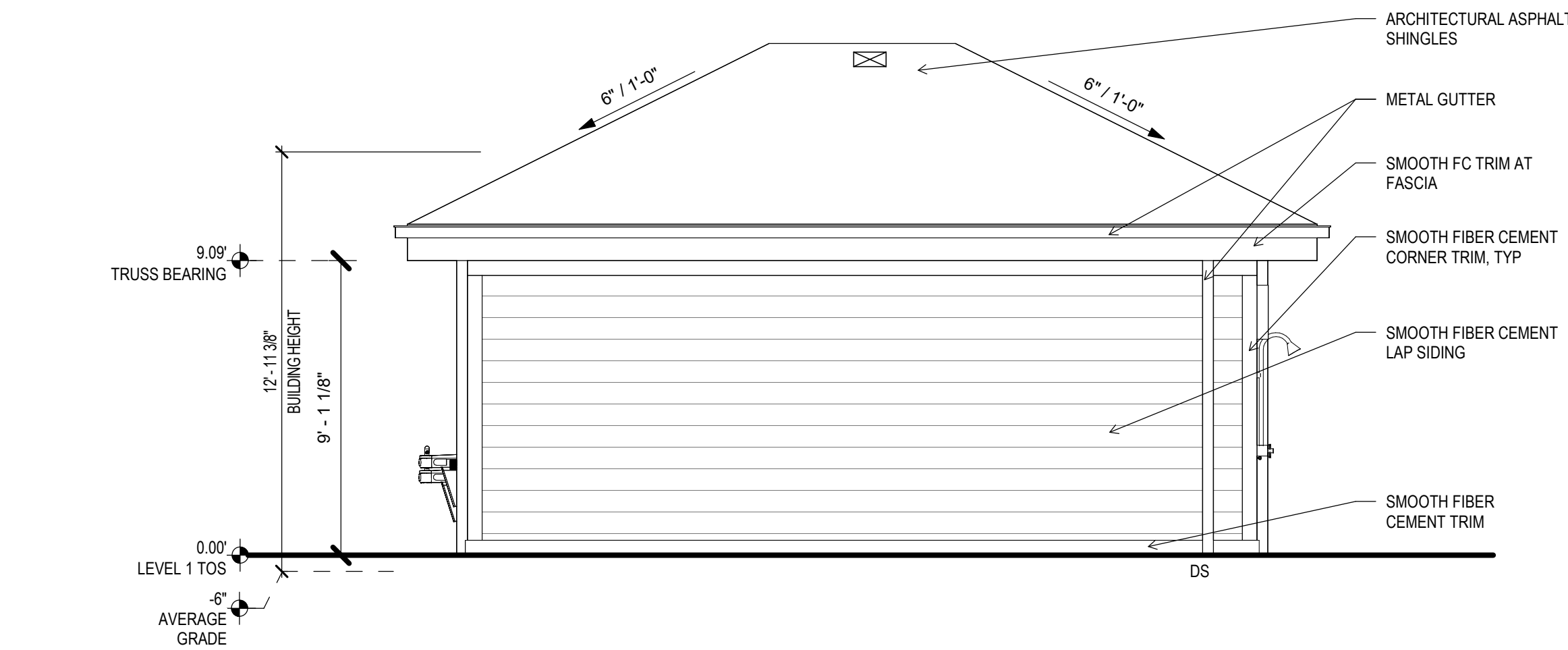
LD-6



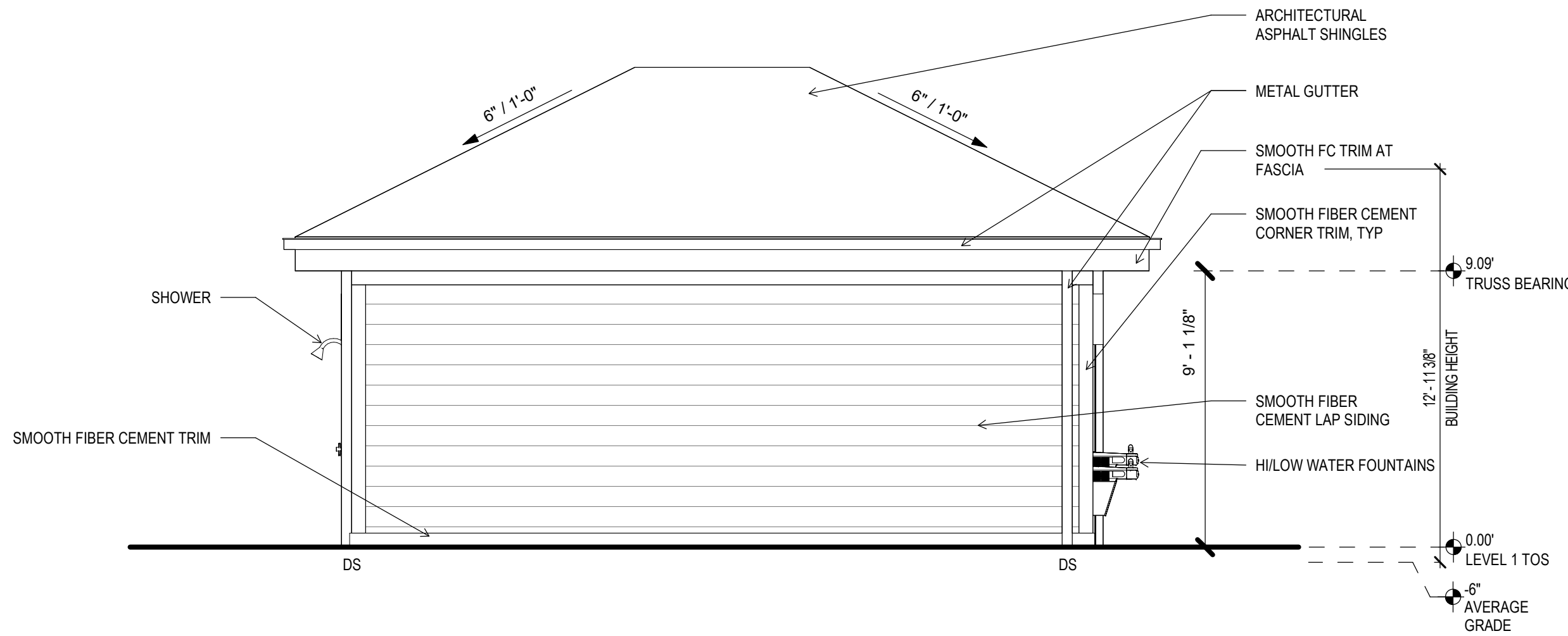
4 POOL HOUSE - ELEVATION
LD-6 1/4" = 1'-0"



3 POOL HOUSE - ELEVATION
LD-6 1/4" = 1'-0"

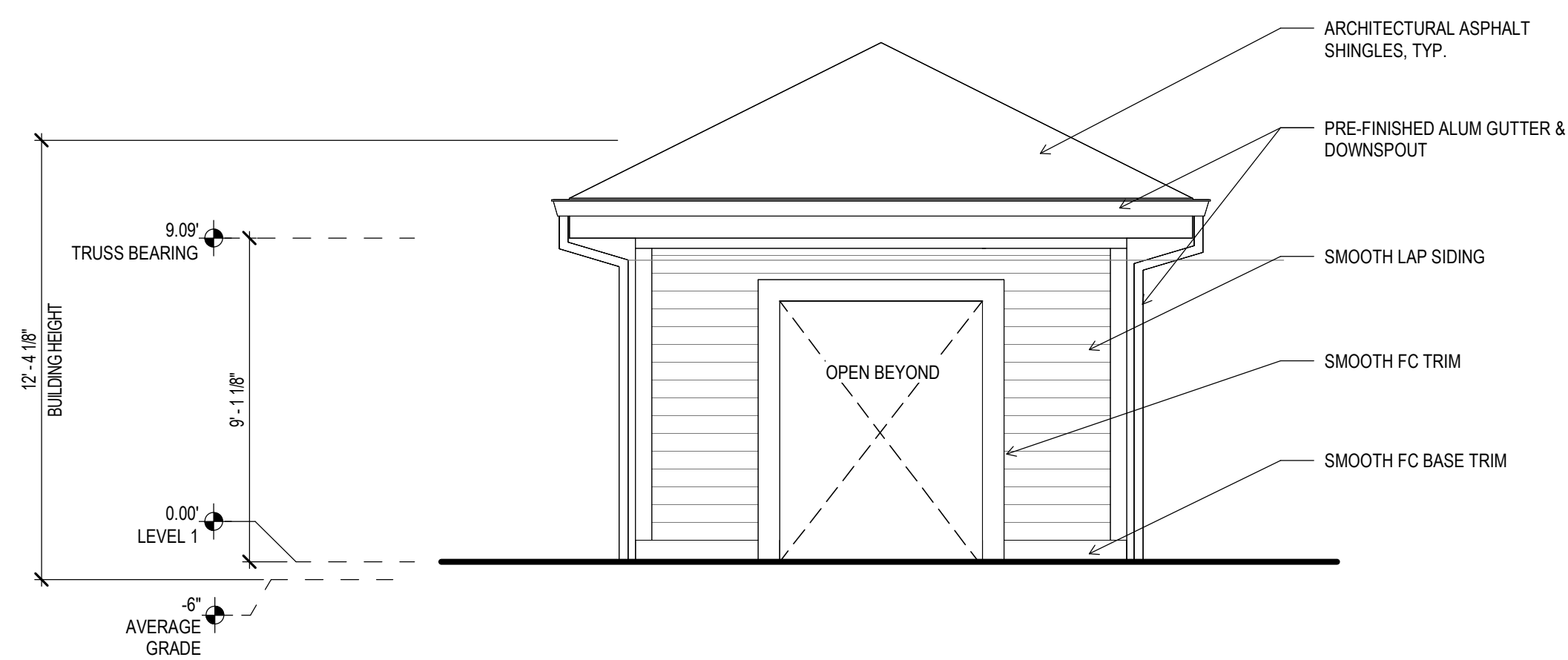


2 POOL HOUSE - ELEVATION
LD-6 1/4" = 1'-0"

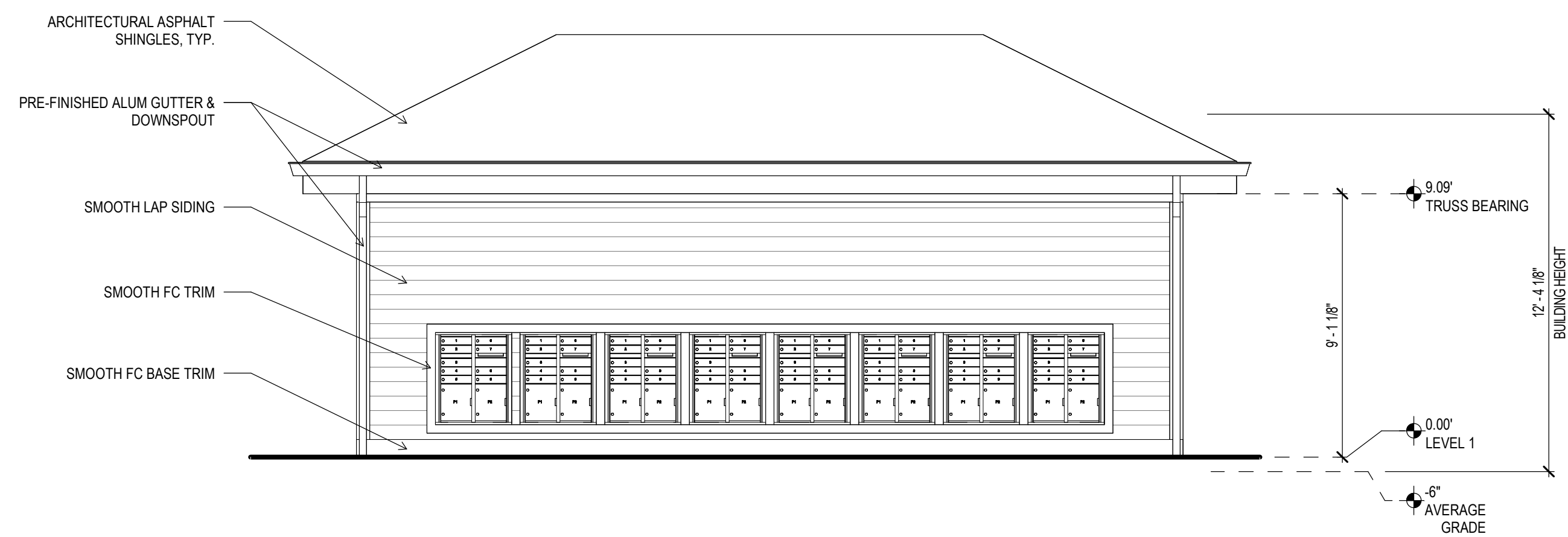


1 POOL HOUSE - ELEVATION
LD-6 1/4" = 1'-0"

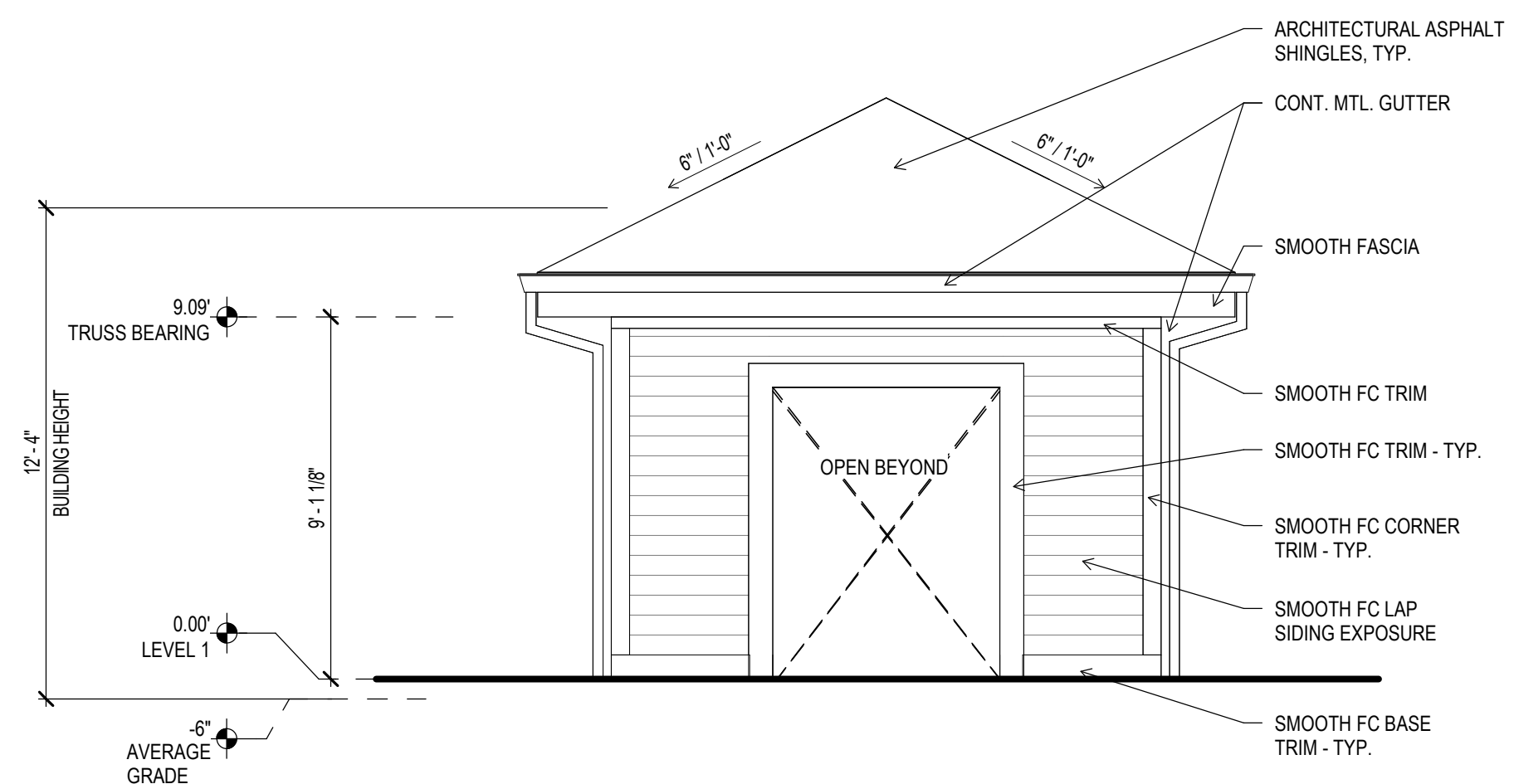
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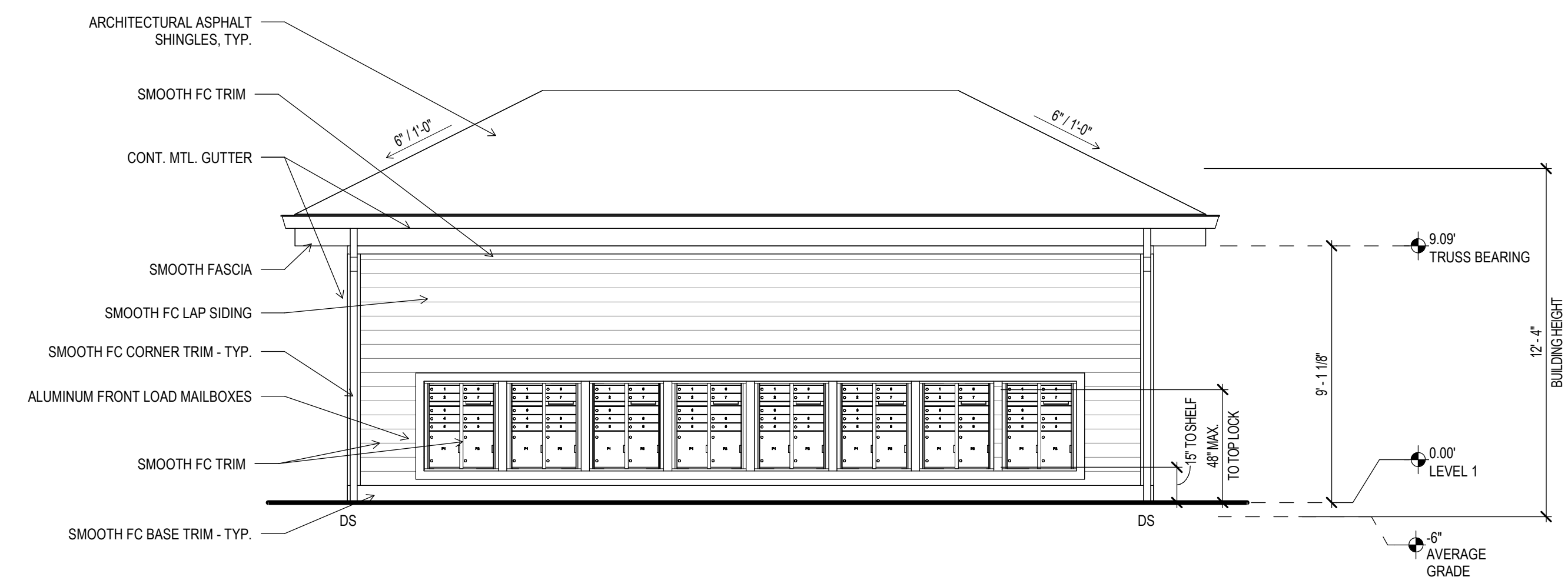
4 MAIL BUILDING - SIDE ELEVATION
LD-7 1/4" = 1'-0"



3 MAIL BUILDING - REAR ELEVATION
LD-7 1/4" = 1'-0"

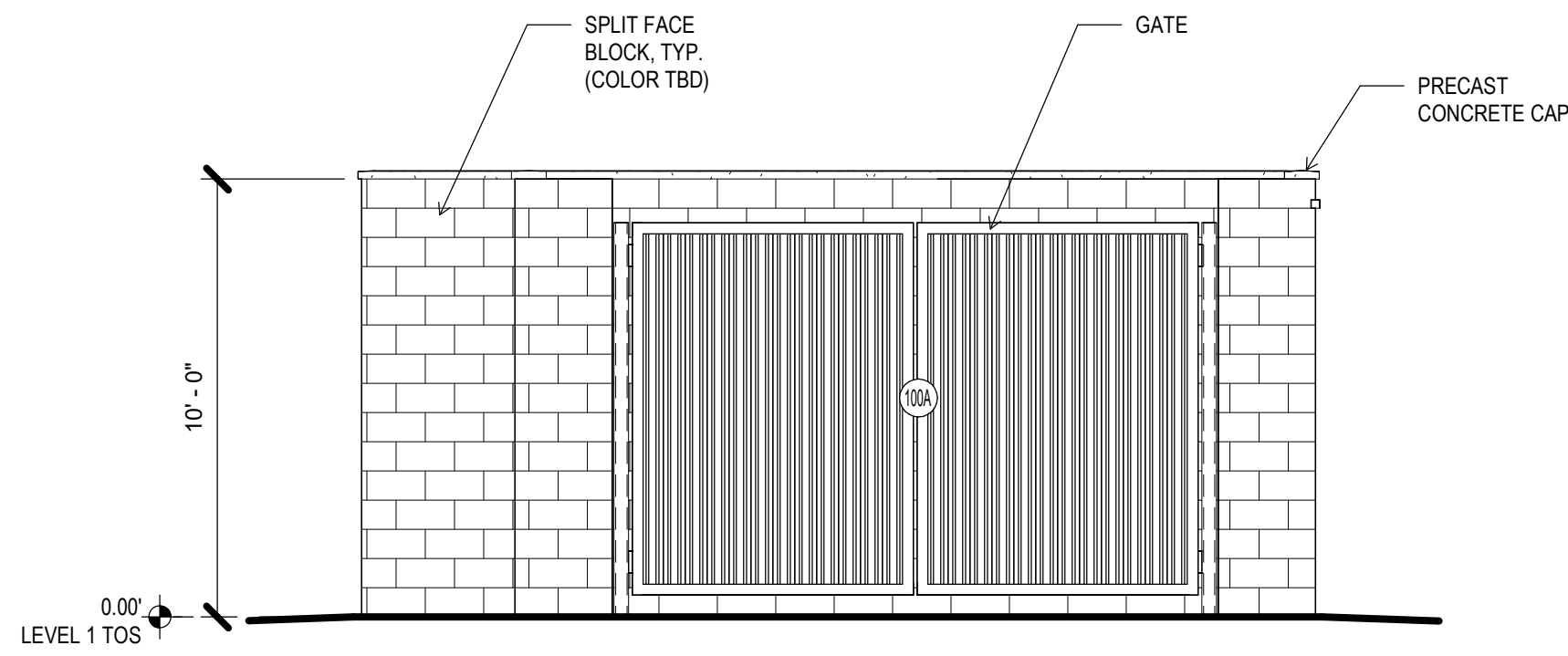


1 MAIL BUILDING - SIDE ELEVATION
LD-7 1/4" = 1'-0"

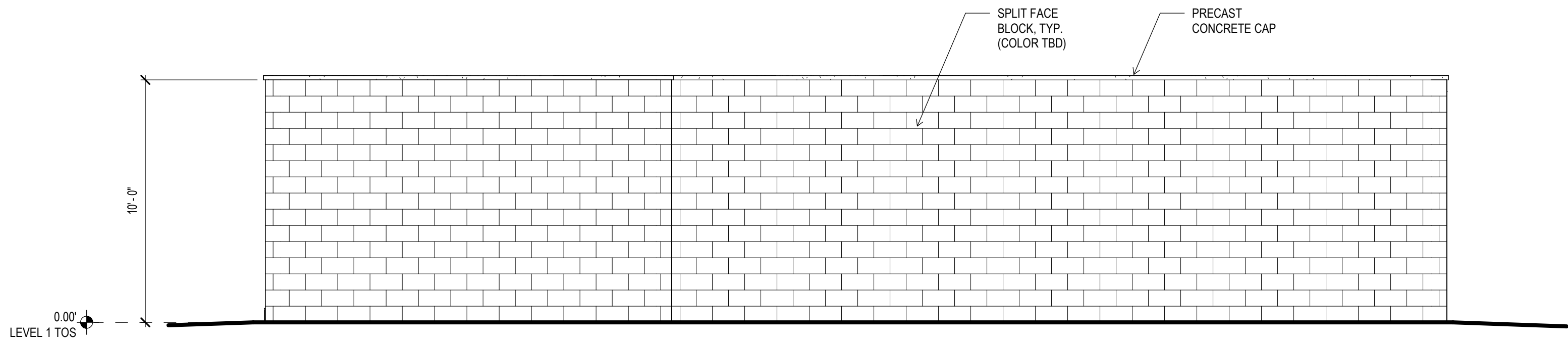


2 MAIL BUILDING - FRONT ELEVATION
LD-7 1/4" = 1'-0"

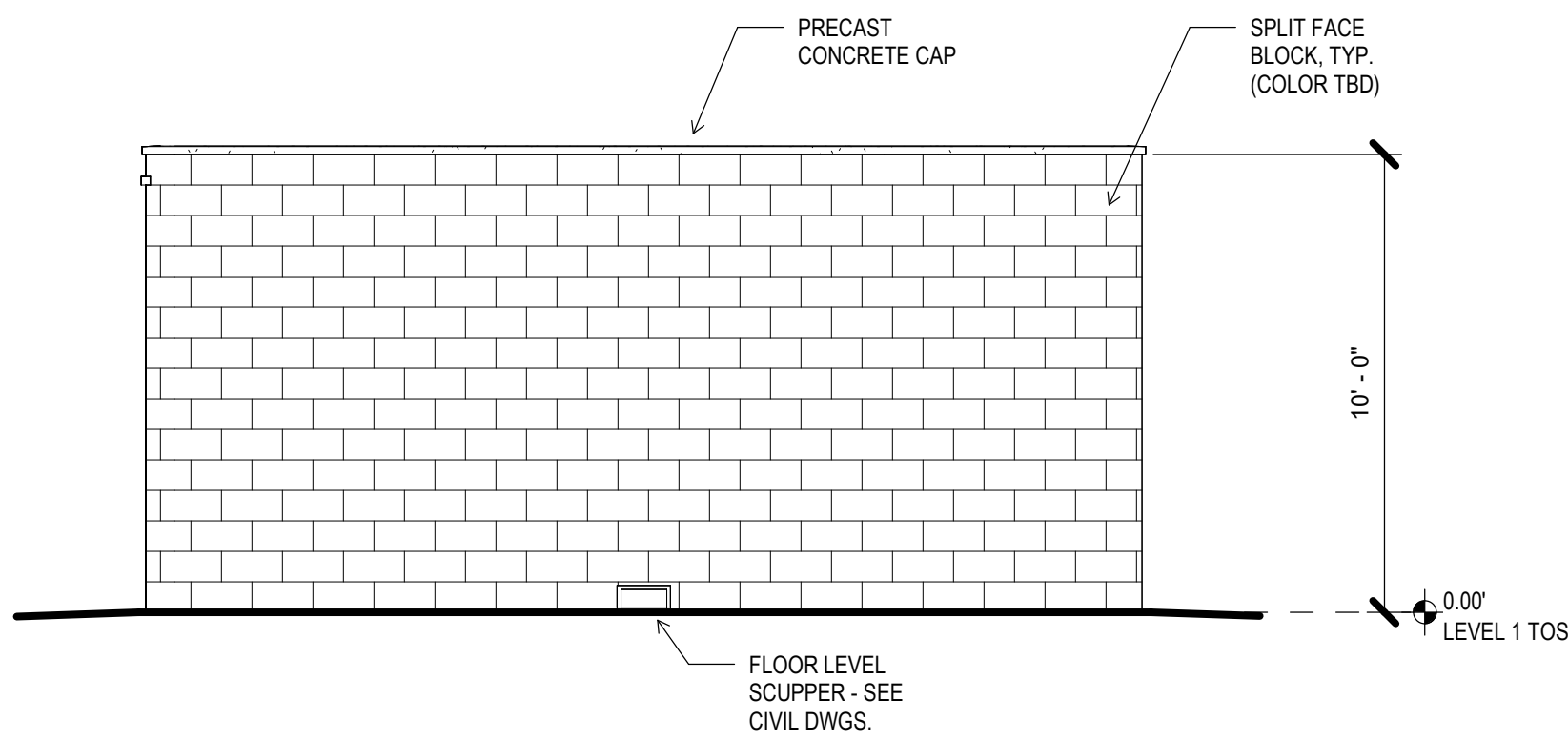
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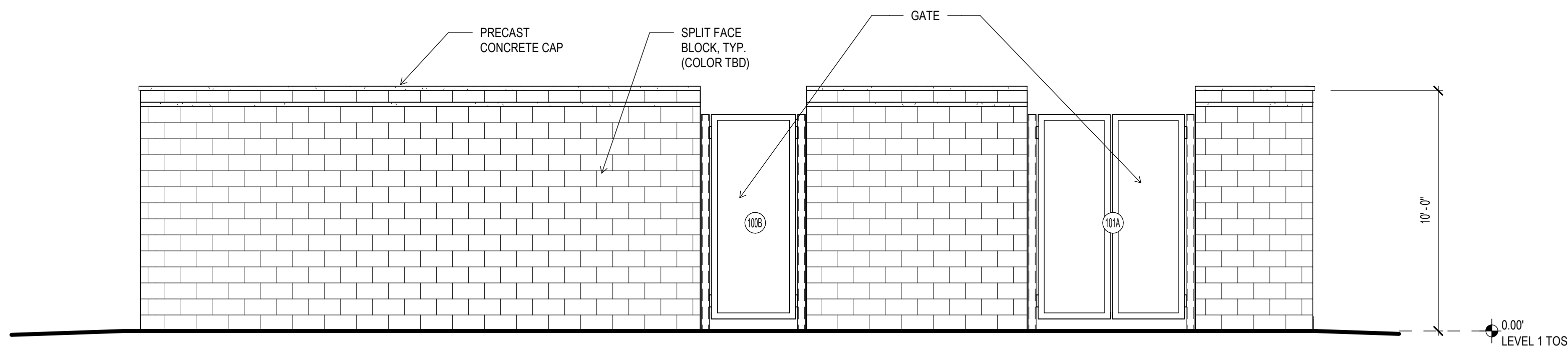
4 TRASH ENCLOSURE ELEVATION
LD-8 1/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
LD-8 1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
LD-8 1/4" = 1'-0"



1 TRASH ENCLOSURE ELEVATION
LD-8 1/4" = 1'-0"

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FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 346-3770

SITE DEVELOPMENT PLANS FOR:
2023SP-009-002
5901 CALIFORNIA AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

SR.	DATE	DESCRIPTION
JAF	03/10/2026	PRELIMINARY SP SUBMITTAL
JAF	04/02/2026	PRELIMINARY SP RESUBMITTAL
JAF	04/14/2026	PRELIMINARY SP RESUBMITTAL

PRELIMINARY SP
ARCHITECTURAL
PERSPECTIVE

AP-1

SP CASE #: 2023SP-009-002
COUNCILMANIC DISTRICT - 20 ROLLIN HORTON

SURVEY INFO
PROVIDED BY: TTL, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)