



SPECIFIC PLAN SUBMITTAL, OCTOBER 2, 2008
 REVISED OCTOBER 20, 2008
 REVISED NOVEMBER 04, 2008
 REVISED NOVEMBER 17, 2008
 APPROVED DEC, 11 2008

INDEX:

NUMBER	SHEET TITLE
01	TITLE SHEET
02	BUILDING DATA SHEET
03	GENERAL PLAN CONSISTENCY
04	LAND USE/ DEVELOPMENT STANDARDS
05	EXISTING CONDITIONS
06	OVERALL SITEPLAN
07	SITE LAYOUT PLAN
08	UTILITY PLAN
09	STORMWATER PLAN
10	LANDSCAPE PLAN
11	SITE PLAN
12	ELEVATIONS
13	SITE SECTIONS
14	PERSPECTIVE VIEW

SPECIFIC PLAN APPROVAL
 PRELIMINARY, FINAL, as AMENDMENT in
 FULL, CONDITIONAL, compliance with the
 provisions of the Metropolitan Zoning Ordinance.
 Conditions: AWC by MPC on 12-11-08
 By: *Bob Jew* MPC Date: 12-11-08
 Metropolitan Planning Commission

Approve w/conditions, including a revision to condition #4 so that uses in the SP shall be limited to independent living, assisted-care, nursing home facilities and a senior day care, (8-0-1) Consent Agenda Resolution No. RS2008-244

"BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-030U-10 is APPROVED WITH CONDITIONS, including a revision to condition #4 so that uses in the SP shall be limited to independent living, assisted-care, nursing home facilities and a senior day care. (8-0-1)

Conditions of Approval:

- The requirements of the Metro Public Works Department must be met prior to or in conjunction with final site plan approval.
- 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.
- The requirements of NES must be met prior to or in conjunction with final site plan approval.
- The SP uses shall be limited to independent living, assisted-care, nursing home facilities and a senior day care.

- 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 RM40 zoning district as of the date of the applicable request or application.
- A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.
- 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.

The proposed SP-MR district is consistent with the Green Hills/Midtown Community Plan's residential medium and residential high policies which are intended for residential development with a density range between four and twenty and above units per acre."



ABE'S GARDEN AT PARK MANOR

115 WOODMONT BOULEVARD
 NASHVILLE, TENNESSEE 37205
 CASE NO. 2008-SP-030U-10



MANUEL ZEITLIN ARCHITECTS

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01

TITLE SHEET
 OCTOBER 02, 2008

Revised plan to meet conditions Approval 2-9-09 SP-2008SP-030U-10

BUILDING DATA AREA:

	PROPOSED SOUTH BUILDING ABE'S GARDEN	EXISTING CENTRAL BUILDING LEGACY TOWER	PROPOSED WEST BUILDING INDEPENDENT LIVING
POOL LEVEL	N/A	N/A	4,078 S.F.
LOWER GARAGE LEVEL	N/A	N/A	41,830 S.F.
UNIT LEVEL -1	N/A	N/A	5,113 S.F.
UPPER GARAGE LEVEL	N/A	13,959 S.F. BASEMENT	41,343 S.F.
GROUND LEVEL	35,300 S.F.	20,221 S.F.	11,500 S.F.
SECOND LEVEL	31,025 S.F.	17,721 S.F.	11,500 S.F.
THIRD LEVEL	3,781 S.F.	17,721 S.F.	17,500 S.F.
FOURTH LEVEL	N/A	17,721 S.F.	17,500 S.F.
FIFTH LEVEL	N/A	15,468 S.F.	17,500 S.F.
SIXTH LEVEL	N/A	15,468 S.F.	17,500 S.F.
SEVENTH LEVEL	N/A	15,468 S.F.	17,500 S.F.
EIGHTH LEVEL	N/A	N/A	17,500 S.F.
NINTH LEVEL	N/A	N/A	17,500 S.F.
TENTH LEVEL	N/A	N/A	17,500 S.F.
ELEVENTH LEVEL	N/A	N/A	17,500 S.F.
TWELFTH LEVEL	N/A	N/A	15,500 S.F.
TOTAL AREA:	70,106 S.F.	119,788 S.F.	205,191 S.F.

TOTAL AREA OF NEW CONSTRUCTION INCLUDING POOL, EXCLUDING GARAGES (CONDITIONED SPACES) 395,085 S.F.

TOTAL AREA OF NEW GARAGES (UNCONDITIONED SPACES) 85,000 S.F.

TOTAL AREA OF GROUND FLOOR ALL THREE BUILDINGS 67,021 S.F.

USE/ UNIT COUNT PER BUILDING:

PROPOSED SOUTH BUILDING ABE'S GARDEN	EXISTING CENTRAL BUILDING LEGACY TOWER	PROPOSED NORTH BUILDING INDEPENDENT LIVING
DEMENTIA UNITS 40 BEDS	DEMENTIA UNITS 08 BEDS	INDEPENDENT LIVING 128 UNITS
NURSING UNITS 40 BEDS	NURSING UNITS (PENDING CON) 08 BEDS	
DAY CARE N/A	ASSISTED LIVING 16 BEDS	
	INDEPENDENT LIVING 85 UNITS	

HEIGHT:

	PROPOSED SOUTH BUILDING ABE'S GARDEN	EXISTING CENTRAL BUILDING LEGACY TOWER	PROPOSED NORTH BUILDING INDEPENDENT LIVING
AVERAGE GROUND FLOOR ELEVATION	513.0 ELEV	513.0 ELEV	508.0 ELEV
TOP OF ROOF HEIGHT	559.7 ELEV	587.7 ELEV	644.0 ELEV

HEIGHT LIMITATION: THE MAXIMUM BUILDING HEIGHT WILL BE 150'-0" AS MEASURED FROM THE GROUND FLOOR ELEVATION. IN ADDITION, THE BUILDING WILL STAY WITHIN THE RM20 SKYPLANE SLOPE. THE SKYPLANE WILL BE DEFINED AS A 2:1 SLOPE STARTING 30'-0" ABOVE THE EXISTING FIRST FLOOR ELEVATION OF PARK MANOR, BEGINNING 5'-0" FROM THE PROPERTY LINE.

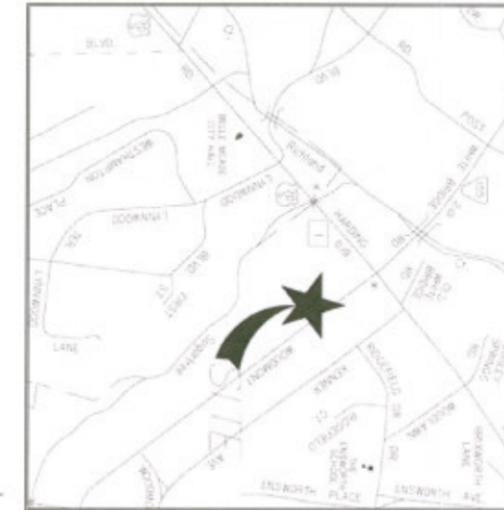
PARKING:

GARAGE LOWER LEVEL	95 SPACES
GARAGE UPPER LEVEL	115 SPACES
TOTAL	210 SPACES
SURFACE PARKING	30 SPACES
TOTAL PROVIDED	240 SPACES
TOTAL REQUIRED PER TRAFFIC STUDY	240 SPACES

TRAFFIC:

	REQUIRED PARKING	TRIP GENERATION DAILY (VPD)	TRIP GENERATION AM PEAK (VPH)	TRIP GENERATION PM PEAK (VPH)
ALLOWED ZONING (APARTMENTS)	284	832	62	74
EXISTING DEVELOPMENT	-	418	10	13
PROPOSED PROJECT	240	1244	52	68
% DIFFERENCE BETWEEN PROPOSED AND ALLOWED	-15%	49%	-17%	-8%
NUMBER OF NEW TRIPS PROPOSED	-	826	42	55

VICINITY MAP:



ABE'S GARDEN AT PARK MANOR

115 WOODMONT BOULEVARD
NASHVILLE, TENNESSEE 37205
CASE NO. 2008-SP-030U-10



MANUEL ZEITLIN ARCHITECTS

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BUILDING DATA
OCTOBER 02, 2008

PURPOSE

THE PURPOSE OF THIS PRELIMINARY SP SUBMITTAL IS TO REZONE 7.41 ACRES FROM RM20 AND R10 TO SP TO ALLOW FOR A COMPREHENSIVE SENIOR-FOCUSED HOUSING, DAY CARE AND SKILLED CARE FACILITY AT AN OVERALL DENSITY EQUIVALENT OF NO MORE THAN 34 UNITS PER ACRE AT 115 WOODMONT BOULEVARD.

GENERAL PLAN CONSISTENCY

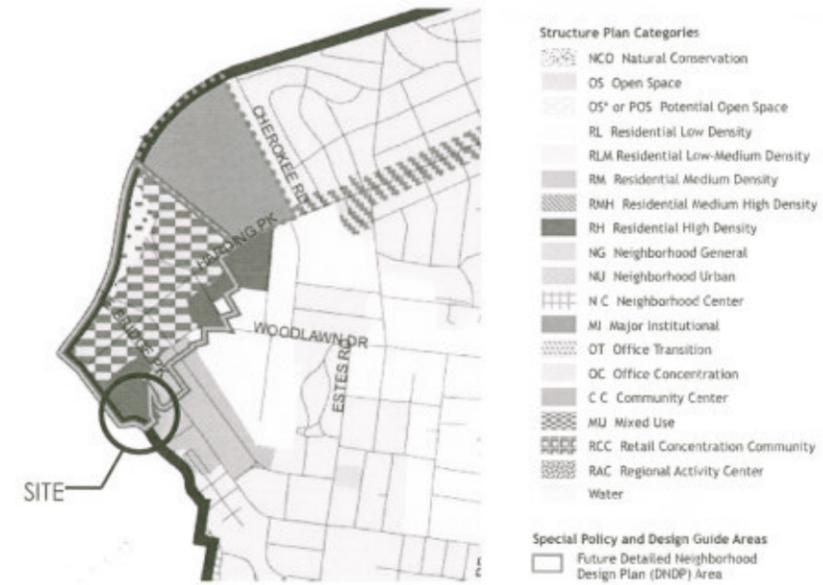
THE ABE'S GARDEN SITE IS COMPRISED OF TWO PARCELS TOTALING 7.41 ACRES. THE SMALLER PARCEL OF .56 ACRES IS CURRENTLY ZONED R10 AND FRONTS WOODMONT BLVD, THE LARGER PARCEL OF 6.85 ACRES IS CURRENTLY ZONED RM20.

THE ABE'S GARDEN SITE LIES WITHIN THE SUBAREA 10: GREEN HILLS-MIDTOWN COMMUNITY PLAN ADOPTED JULY 28, 2005. THIS SITE IS IMMEDIATELY ADJACENT TO THE HARDING TOWN CENTER DNDP. THE SMALLER PARCEL IS WITHIN THE STRUCTURE PLAN "RM" RESIDENTIAL MEDIUM DENSITY. THE SMALLER PARCEL (8% OF THE OVERALL SITE) WILL RECEIVE NO BUILDING STRUCTURES AND IS INTENDED FOR SITE IMPROVEMENTS ONLY (ENTRY DRIVE, SIGNS AND LANDSCAPE).

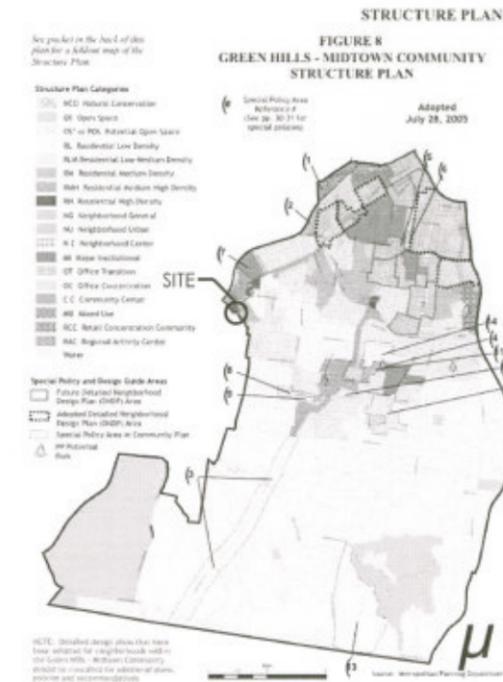
THE LARGER PARCEL, WHICH MAKES UP 92% OF THE SITE IS INDICATED IN THE STRUCTURE PLAN AS "RH" - RESIDENTIAL HIGH DENSITY AND IS BORDERED BY RH POLICY ON ITS NORTHWEST BOUNDARY AND RM POLICY ON THE SOUTHEAST. ACCORDING TO THE LAND USE POLICY APPLICATION, THE RH POLICY PROVIDES FOR NEW AND EXISTING RESIDENTIAL DEVELOPMENT WITH DENSITIES ABOVE TWENTY UNITS PER ACRE. THE MOST COMMON RESIDENTIAL TYPE WITHIN RH POLICY IS MID OR HIGH-RISE STRUCTURES WITH ELEVATORS.

THE EXISTING STRUCTURE AT PARK MANOR INCLUDES A SEVEN STORY RESIDENTIAL BUILDING, WHICH WILL REMAIN. THE PROPOSED USE ADDS A 12 STORY MID-RISE STRUCTURE ADJACENT TO THE HIGHEST INTENSITY ADJACENT LAND USE (CURRENT ZONING RM20 AND POLICY FOR RH) AND A LOW RISE, 2-4 STORY STRUCTURE ON THE PORTION OF THE SITE WHICH IS ADJACENT TO THE LOWER INTENSITY ADJACENT LAND USE (CURRENT ZONING R10 AND RM9 AND POLICY FOR RM).

RECOGNIZING THE ADJACENCY TO THE CITY OF BELLE MEADE TO THE WEST, AND THE PRESENCE OF THE SUGARTREE CREEK FLOODPLAIN, THE HABITABLE BUILDING STRUCTURES MAINTAIN A 100' MINIMUM SETBACK FROM THE REAR PROPERTY LINE.



2 STRUCTURE PLAN ENLARGEMENT



1 STRUCTURE PLAN



ABE'S GARDEN AT PARK MANOR

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03

GEN. PLAN CONSISTENCY
NOVEMBER 17, 2008

LAND USE

ALL PERMITTED LAND USES IDENTIFIED IN ZONING CATEGORY RM20. ADDITIONALLY, THIS SP ALLOWS FOR DAY CARE CENTER AS AN ALLOWED USE. THE DAY CARE CENTER WILL SERVE A MAXIMUM OF 34 PERSONS.

ALL RESIDENTIAL LAND USES PROVIDED WILL BE LIMITED TO "SENIOR HOUSING" FOR A RESIDENTIAL POPULATION AGED 55 YEARS AND OLDER.

DEVELOPMENT STANDARDS

BASE ZONING FOR REFERENCE:	RM40
MAXIMUM DENSITY (UNITS PER ACRE)	34 DWELLING UNITS PER ACRE*
* THIS PROPOSAL INCLUDES A COMBINATION OF INDEPENDENT LIVING AND SKILLED NURSING CARE FACILITIES. INDEPENDENT LIVING UNITS ARE COUNTED AS ONE DWELLING UNIT EACH WHILE SKILLED NURSING CARE BEDS ARE COUNTED AS THREE BEDS EQUALS ONE DWELLING UNIT.	
MINIMUM SIDE SETBACK	30'
MINIMUM REAR SETBACK	100'
MAXIMUM BUILDING HEIGHT:	150' ABOVE GROUND FLOOR ELEVATION
MAXIMUM FAR (FLOOR AREA RATIO):	1.3
MAXIMUM ISR (IMPERVIOUS SURFACE RATIO):	0.5

PARKING REQUIREMENT:

PARKING SHALL BE PROVIDED TO MEET OR EXCEED 240 SPACES, WHICH IS THE MINIMUM PARKING RECOMMENDED AS A PART OF THE ACCOMPANYING TRAFFIC STUDY PREPARED BY RPM & ASSOCIATES.

SIGNAGE:

UTILIZE THE SETBACK OF THE EXISTING SIGNAGE/ENTRY WALL TO ESTABLISH THE SETBACK ALLOWANCE FOR PROPOSED SIGNAGE AND ENTRY WALL.

SQUARE FOOTAGE OF SIGNAGE AND MAXIMUM HEIGHT SHALL BE CONSISTENT WITH ZONING CODE 17.32.080 ON-PREMISES SIGNS IN RESIDENTIAL DISTRICTS.

LANDSCAPE STANDARDS:

SITE:

OVERALL LANDSCAPE, BUFFERING AND TREE REPLACEMENT WILL BE PROVIDED PER CHAPTER 17.24 OF THE ZONING ORDINANCE, WITH THE EXCEPTION OF BUFFERS ALONG THE EAST PROPERTY LINE. THE EAST PROPERTY LINE REPRESENTS AN EXISTING NONCONFORMING USE; EXISTING PLANT MATERIAL WILL BE AUGMENTED WITH EVERGREEN SHRUBS.

ROYAL OAKS BUFFER:

FOR THE NORTH PROPERTY LINE, CONTIGUOUS TO ROYAL OAKS, BUFFER PLANTING WOULD NOT BE REQUIRED UNDER RM40 ZONING. A BUFFER PLANTING MEETING A "B" BUFFER IS PROPOSED FOR THIS AREA TO BE PLANTED WITHIN THE ABE'S GARDEN PLANTING STRIP AND A LANDSCAPE EASEMENT (IF NECESSARY) ON THE ROYAL OAKS PROPERTY. DISTRIBUTION OF TOTAL PLANT MATERIAL WITHIN THE BUFFER AT THE DISCRETION OF ROYAL OAKS HOA.

OPEN SPACE:

A PARK/GREENWAY AREA INDICATED ON THE PLAN NEAR SUGARTREE CREEK WILL BE DEVELOPED WITHIN AN AREA TO BE DESIGNATED AS A GREENWAY EASEMENT WITH METRO NASHVILLE. A PRIMARY PATH PARALLEL TO SUGARTREE CREEK SHALL BE PROVIDED AT A MINIMUM WIDTH OF 10' TO ACCOMMODATE A FUTURE GREENWAY CONNECTION ALONG SUGARTREE CREEK. APPROXIMATE EASEMENT: 2 ACRES.

SUSTAINABILITY:

ABE'S GARDEN IS COMMITTED TO ACHIEVING LEED CERTIFICATION.

ALL SITE LIGHTING WILL ACHIEVE INTERNATIONAL DARK-SKY ASSOCIATION STANDARDS FOR DARK SKY FRIENDLY FIXTURES.

BUILDING MATERIALS:

PRIMARY BUILDING MATERIAL PALETTE MAY INCLUDE GLASS, STUCCO, STONE, BRICK, TERRA COTTA, FIBER CEMENT PANELS AND WOOD.

PROHIBITED BUILDING MATERIALS: VINYL (INCLUDING VINYL WINDOWS) DRYVIT AND SIMULATED STONE.

BUILDING DESIGN WILL BE COMPATIBLE WITH EXISTING PARK MANOR TOWER.



ABE'S GARDEN AT PARK MANOR

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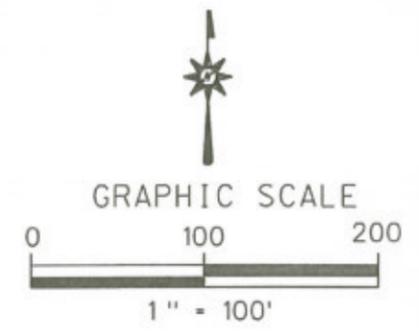
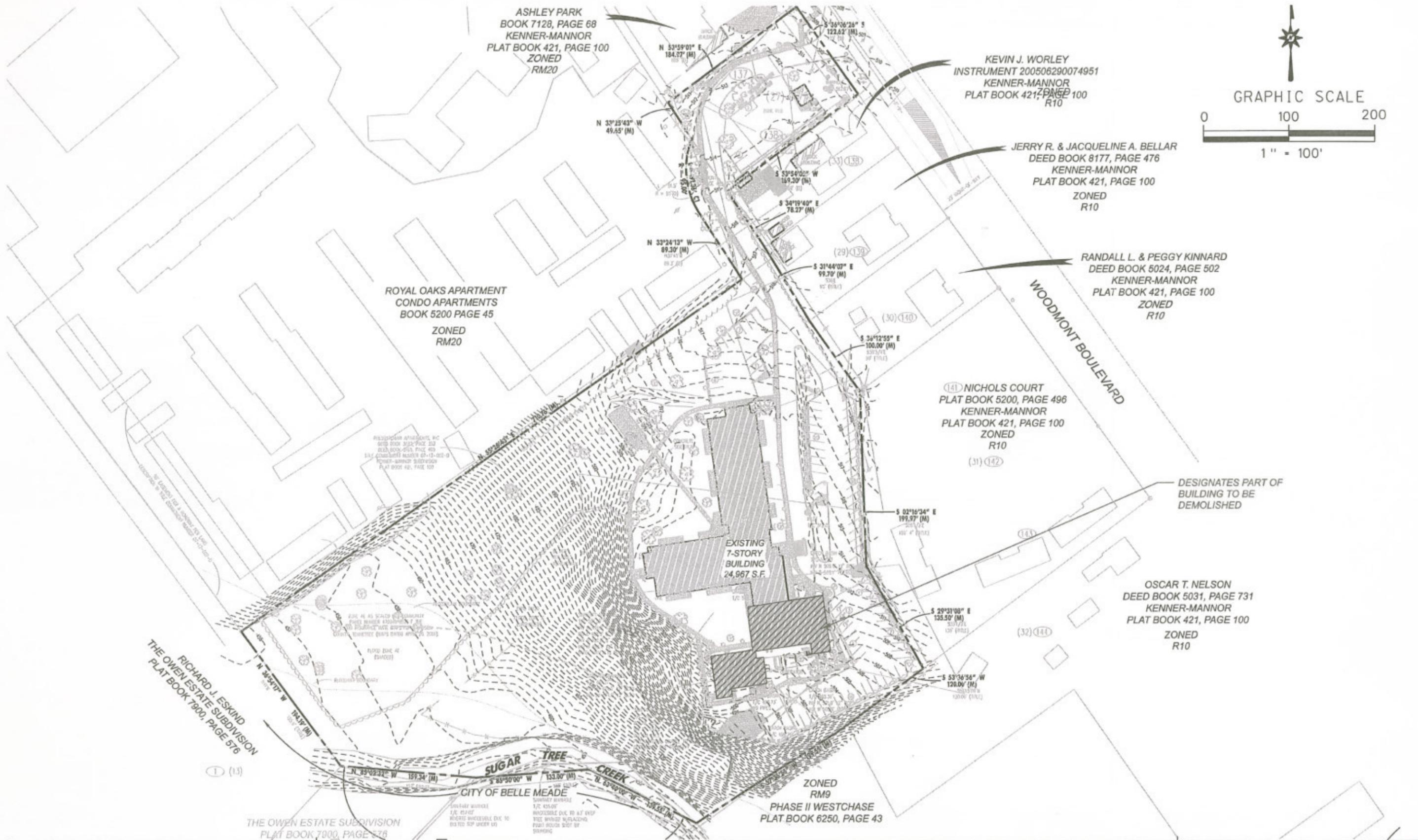


MANUEL ZEITLIN ARCHITECTS

04

TEL 615 256.2880 LAND USE/DEV. STANDARDS
FAX 615 256.4839 NOVEMBER 17, 2008

1819 21ST AVE SOUTH NASHVILLE, TN 37212



LEGEND:

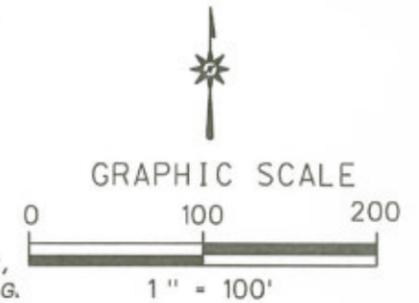
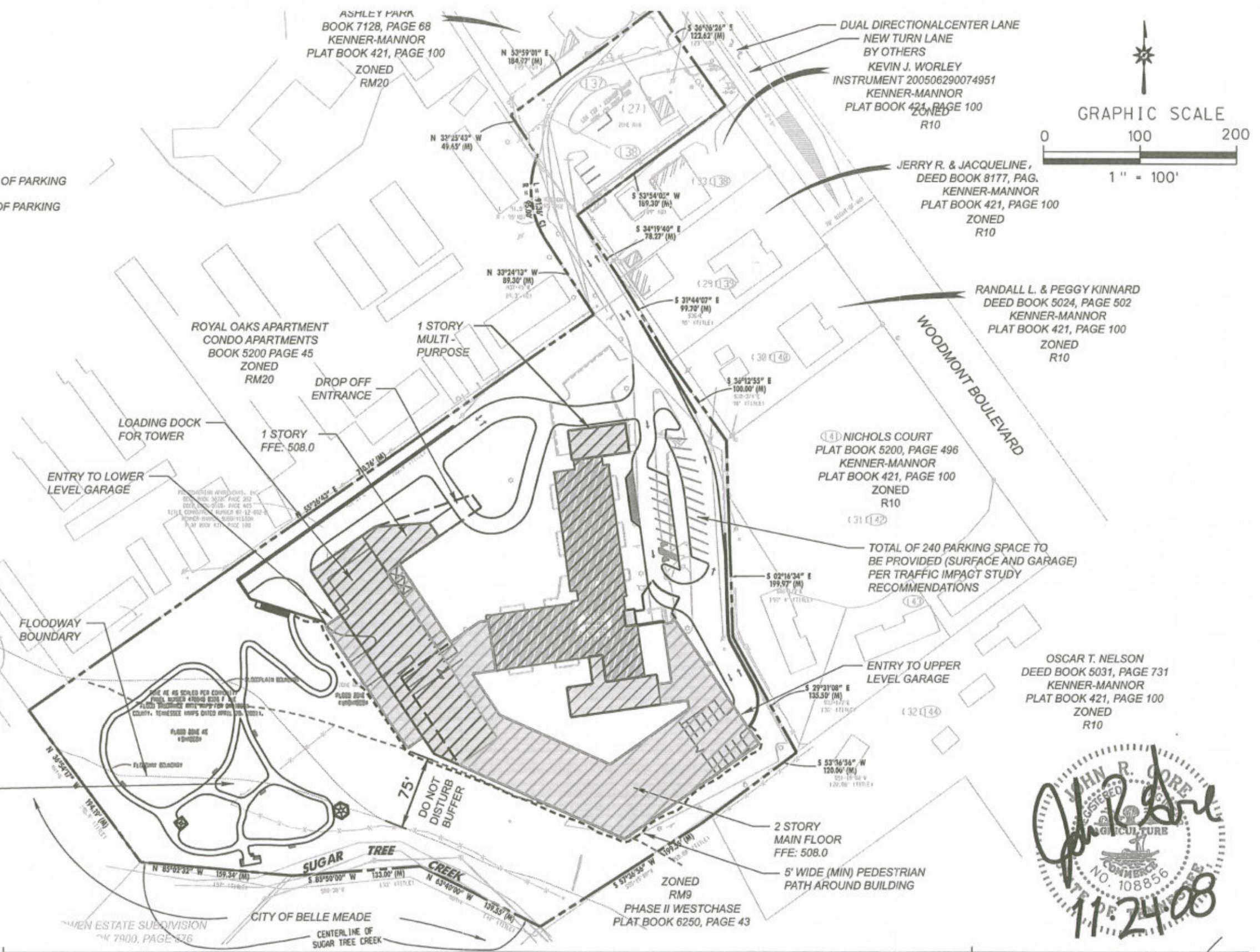
-  EXISTING 7 STORY BUILDING
-  PROPOSED 12 STORY BUILDING OVER 2 LEVELS OF PARKING
-  PROPOSED 2 STORY BUILDING OVER 2 LEVELS OF PARKING
-  PROPOSED 1 STORY BUILDING
-  PROPOSED 3 STORY BUILDING

SP SUBMITTAL CHECKLIST	
PARCEL ID	
Parcel ID	11603001500 & 11603002700
COUNCIL DISTRICT	24
COUNCIL MEMBER	MR. JASON HOLLEMAN
SP NAME	ABE'S GARDEN AT PARK MANOR
SP NUMBER	XXX
PLAN DATA	
PLAN PREPARATION DATE	10-02-08
SCALE	1" = 100'
FEMA FIRM	
PANEL NUMBER	47037C0326F
EFFECTIVE DATE	4-20-01
FLOOD ZONE	X AND AE
OWNER	
ABE'S GARDEN	
618 CHURCH STREET, SUITE 200	
NASHVILLE, TENNESSEE 37203	
615-248-9255 (TEL)	
CONTACT: MICHAEL D. SHMERLING	
ENGINEER	
JOHN GORE, P.E.	
BARGE CAUTHEN & ASSOCIATES	
95 WHITE BRIDGE ROAD, SUITE 311	
NASHVILLE, TENNESSEE 37205	
615-356-9911 (TEL)	
615-352-6737 (FAX)	

FIRE MARSHAL'S NOTES:

- NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT FROM A FIRE HYDRANT VIA AN APPROVED HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC 156B.020 B
- FIRE HYDRANT FLOW SHALL COMPLY WITH 2006 EDITION OF NFPA 1 TABLE H.
- FIRE HYDRANTS SHALL BE IN-SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

FUTURE GREENWAY AND WALKING PATH SYSTEM SEE LANDSCAPE PLANS FOR DETAILS

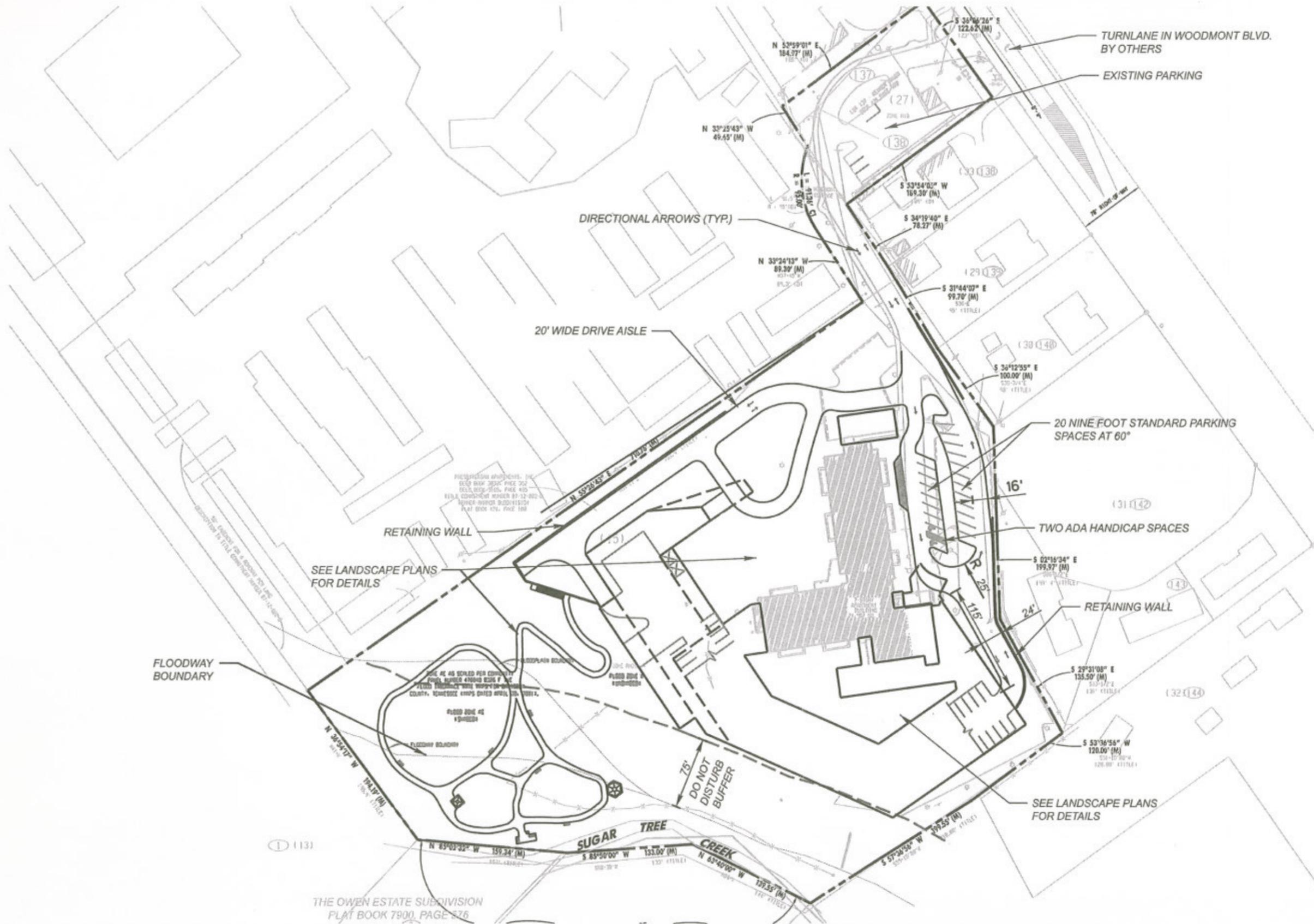
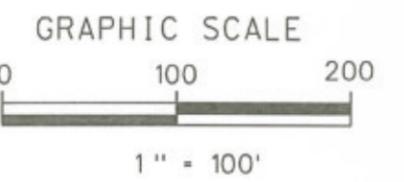


Abe's Garden at Park Manor

115 Woodmont Boulevard
 Nashville, Tennessee 37205
 CASE NO. 2008-SP-080U-10
 MAP 116-03 PARCELS 15, 27
 ZONE RM20, R10



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 06
 Overall Site Layout
 October 2, 2008



Abe's Garden at Park Manor

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Nashville, Tennessee 37205
CASE NO. 2008-SP-080U-10
MAP 116-03 PARCELS 15, 27
ZONE RM20, R10

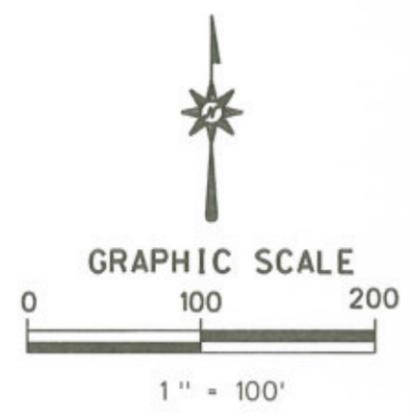
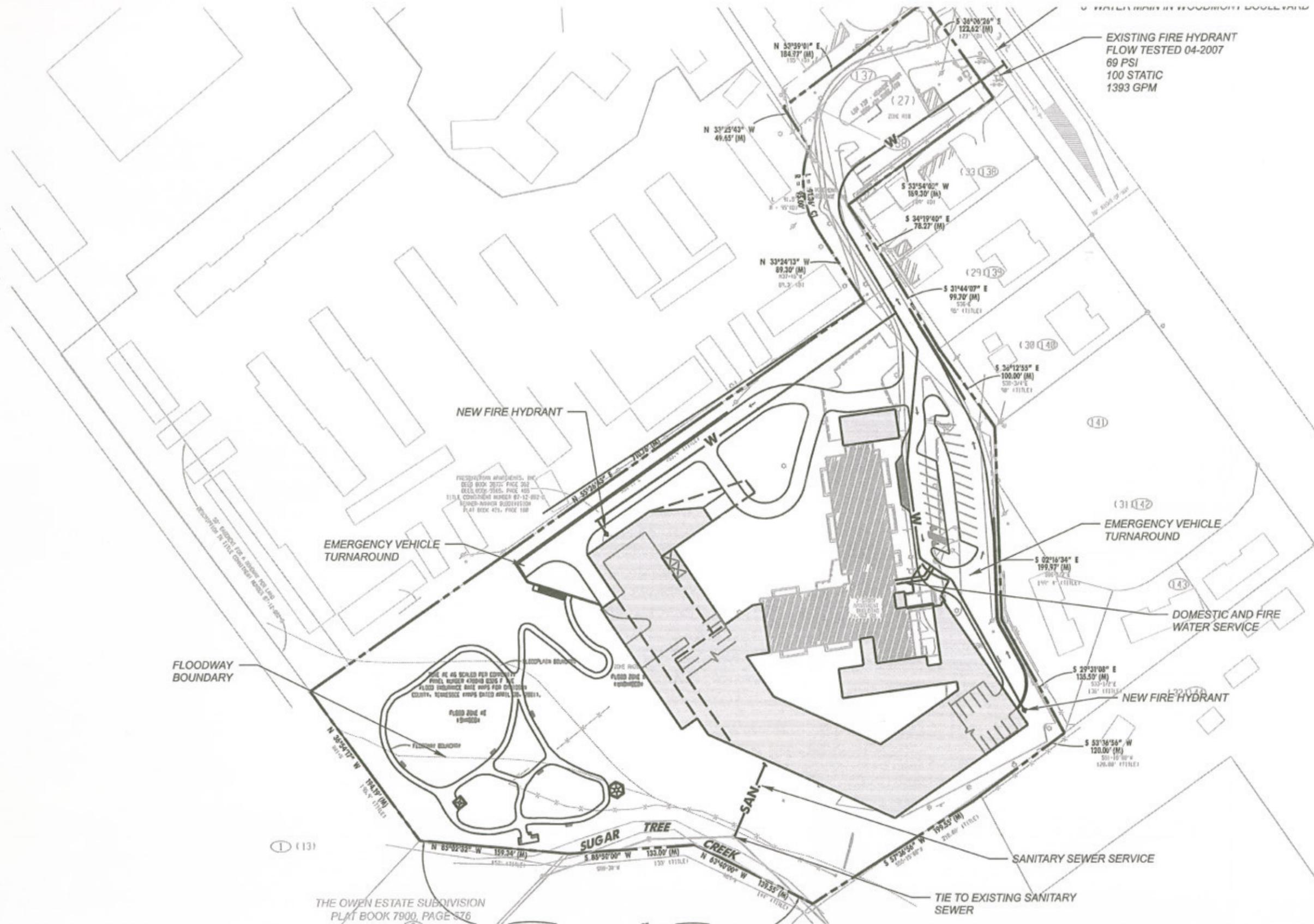


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07
Site Layout
October 2, 2008

1819 21ST AVE SOUTH NASHVILLE, TN 37212



RESOLUTION APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF DADE, FLORIDA, ON 04/15/08. TITLE: CONDOMINIUM NUMBER 87-12-002-0. PLAT BOOK 427, PAGE 100.

SCALE AS SHOWN PER CONDOMINIUM PLAN NUMBER 470003 0303 P. THE FLOOD INSURANCE RATE MAP FOR DAVENPORT COUNTY, FLORIDA SHOWS DATED APRIL 2007.



Abe's Garden at Park Manor

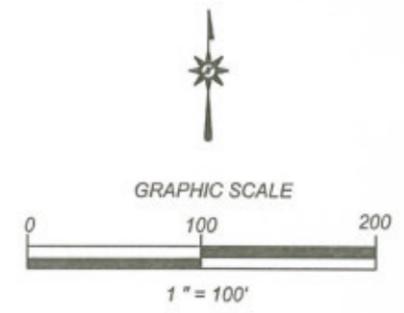
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MAP 116-03 PARCELS 15, 27
ZONE RM20, R10



MANUEL ZEITLIN ARCHITECTS

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08
Utility Plan
October 2, 2008



AREA DESIGNATED FOR FUTURE WATER QUALITY FACILITY AND DETENTION IF DRAINAGE BASIN STUDY DOES NOT ALLOW STORMWATER TO DISCHARGE DIRECTLY TO SUGAR CREEK

GREENWAY PATH IN BUFFER ALLOWED PER BUFFER DISTURBANCE IN VOL. 2 STORMWATER MANUAL. NO OTHER BUFFER DISTURBANCE ALLOWED UNLESS APPROVED BY STORMWATER STAFF OR APPEAL COMMITTEE

2-3 STORY MULTI-PURPOSE

FFE: 508.0

WOODMONT BOULEVARD

- STORMWATER GENERAL NOTES:**
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 2. 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.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.
 5. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1-REGULATIONS

FEMA NOTE:
A PORTION OF THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREA "AE" IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0326 F", DATED: APRIL 20, 2001. THE EXISTING BUILDING AND PROPOSED BUILDING ARE LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA.

OWEN ESTATE SUBDIVISION
LAT BOOK 7900, PAGE 576



Abe's Garden at Park Manor

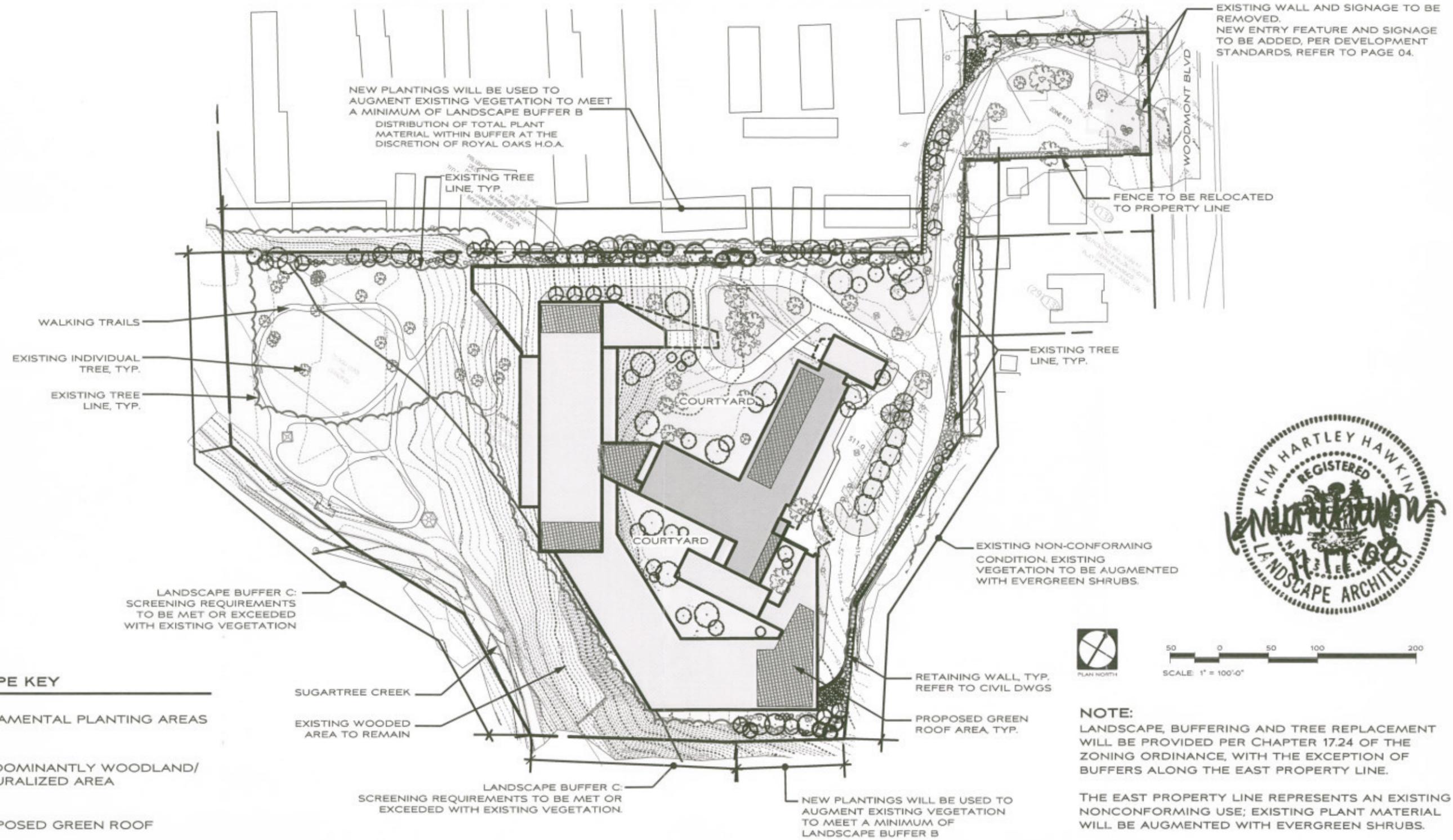
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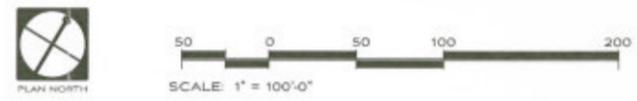
MANUEL ZEITLIN ARCHITECTS

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09
Stormwater Plan
October 2, 2008



- LANDSCAPE KEY**
-  ORNAMENTAL PLANTING AREAS
 -  PREDOMINANTLY WOODLAND/ NATURALIZED AREA
 -  PROPOSED GREEN ROOF



NOTE:
 LANDSCAPE, BUFFERING AND TREE REPLACEMENT WILL BE PROVIDED PER CHAPTER 17.24 OF THE ZONING ORDINANCE, WITH THE EXCEPTION OF BUFFERS ALONG THE EAST PROPERTY LINE.
 THE EAST PROPERTY LINE REPRESENTS AN EXISTING NONCONFORMING USE; EXISTING PLANT MATERIAL WILL BE AUGMENTED WITH EVERGREEN SHRUBS.



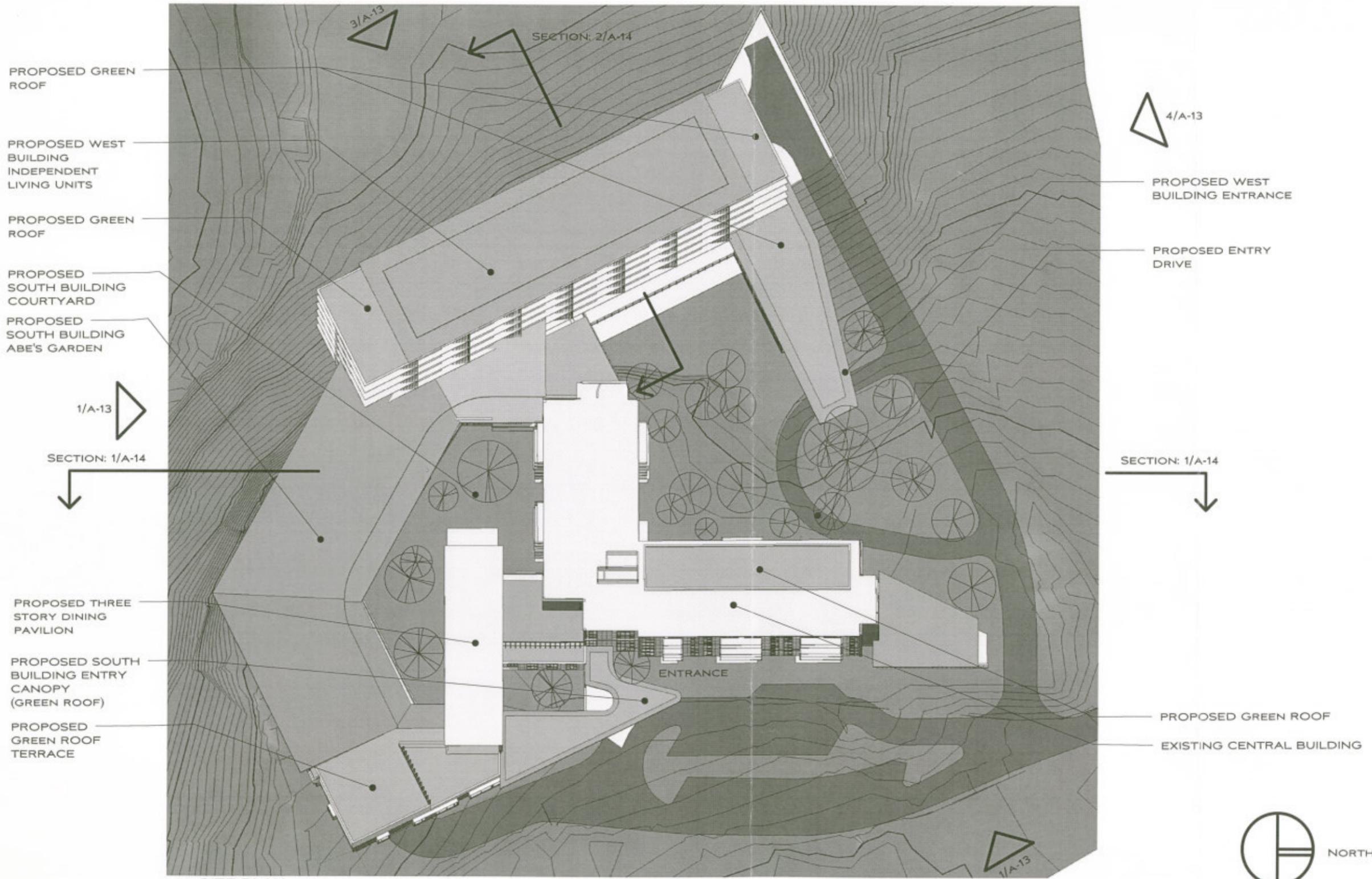
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1 SITE PLAN



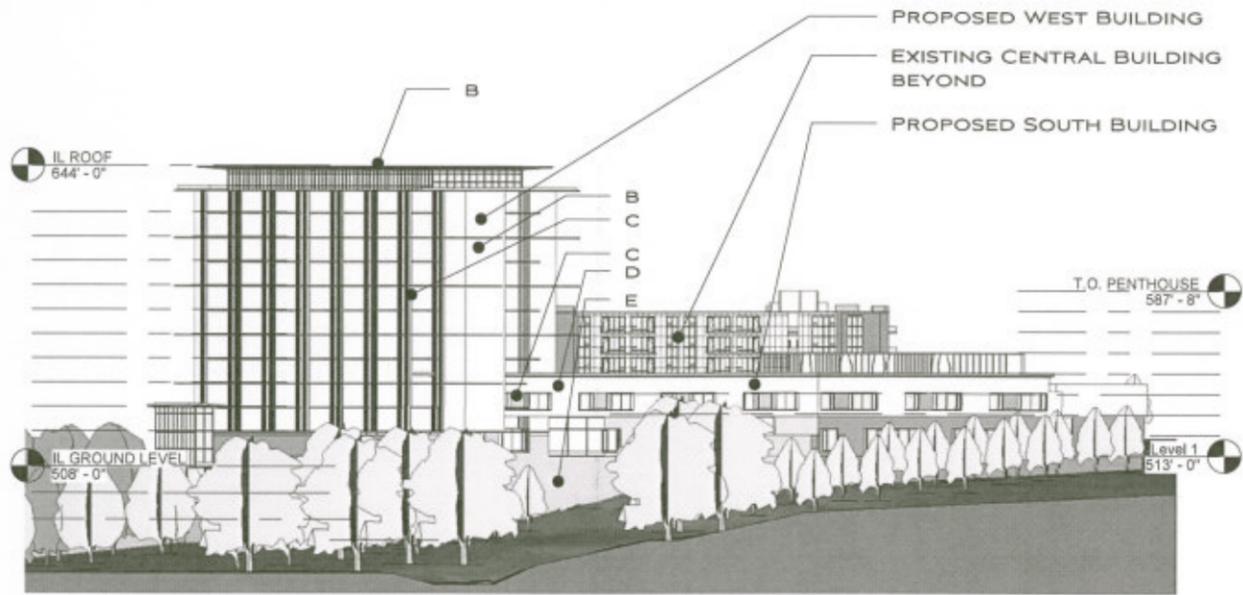
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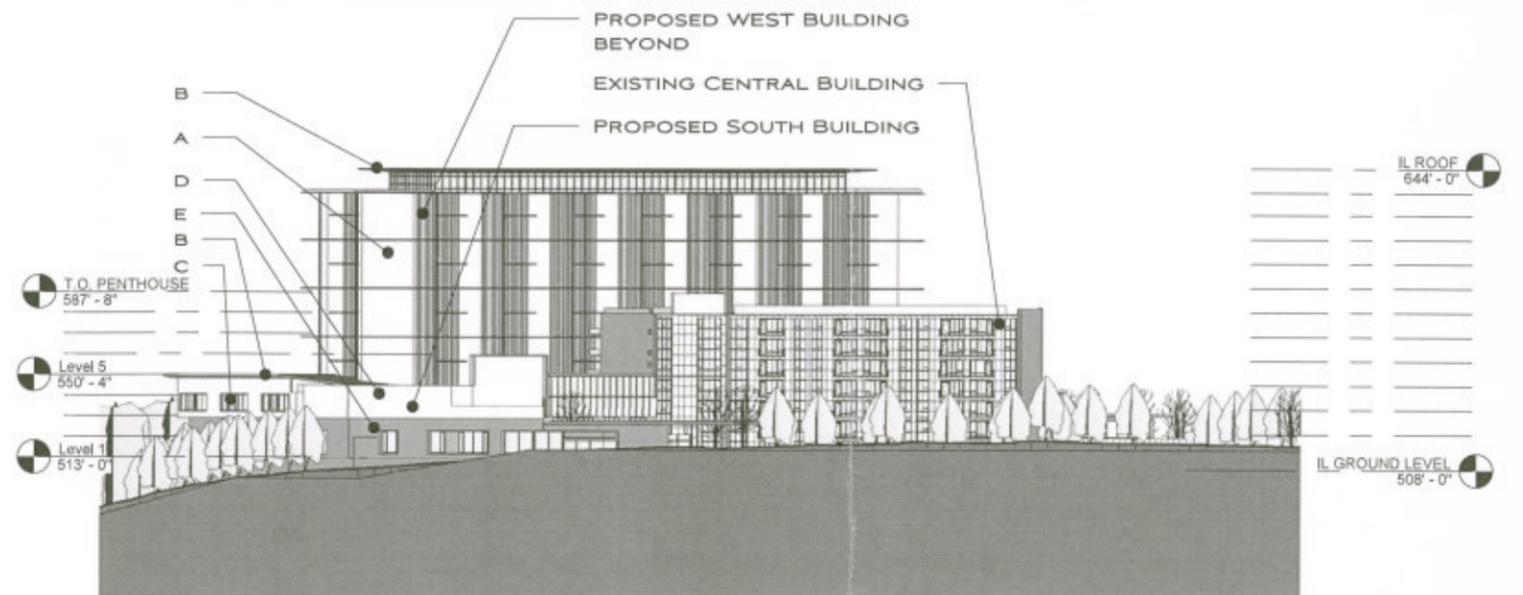


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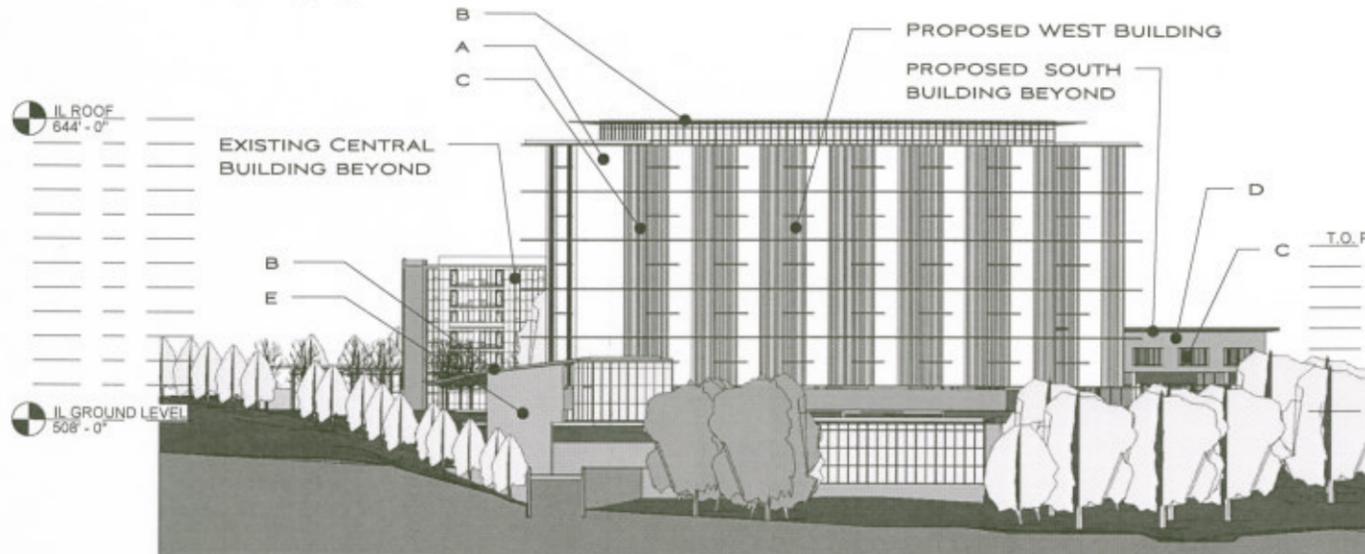
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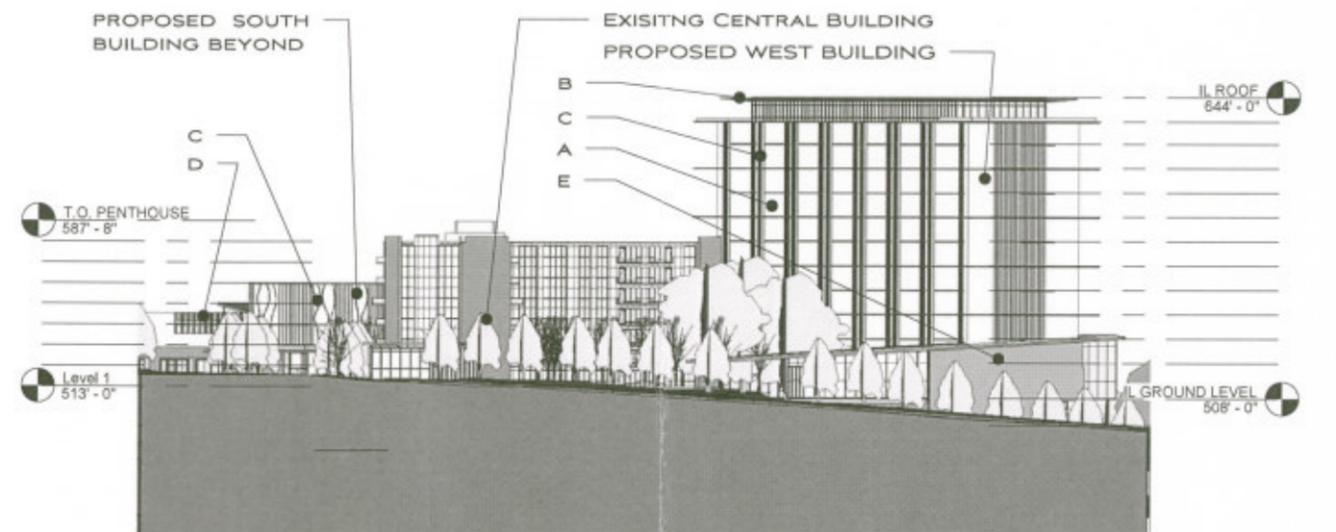
1 South
1" = 80'-0"



2 East
1" = 80'-0"



3 West
1" = 80'-0"



4 North
1" = 80'-0"

- MATERIALS LEGEND:
- A- OPTIONS INCLUDE
 - ~ STONE
 - ~ BRICK
 - ~ STUCCO
 - ~ RESIN/ WOOD PANEL
 - ~ TERRA COTTA
 - B- METAL ROOF
 - C- RESIN/ WOOD PANEL
 - D- STUCCO
 - E- STONE



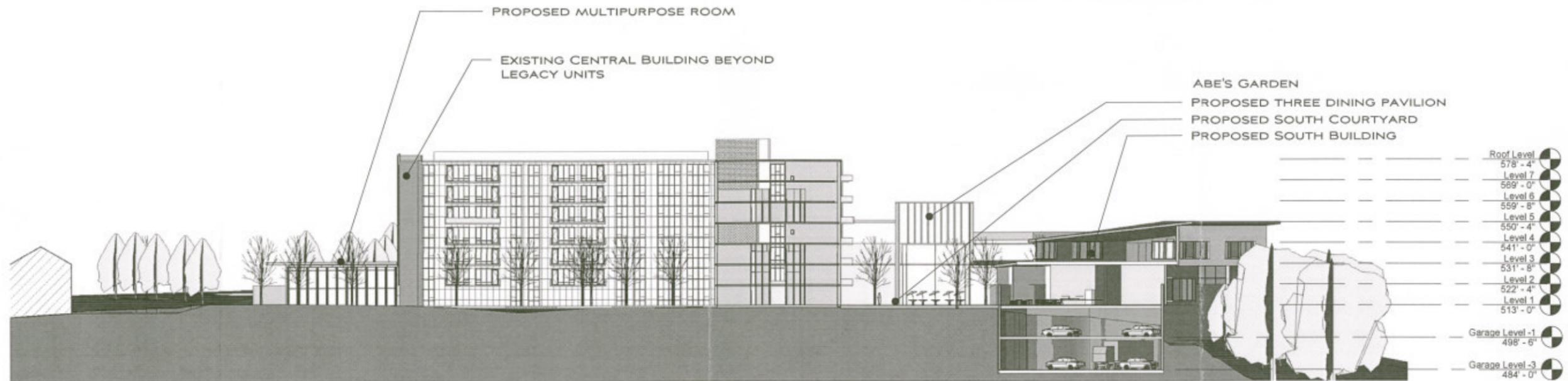
ABE'S GARDEN AT PARK MANOR

115 WOODMONT BOULEVARD
NASHVILLE, TENNESSEE 37205
CASE NO. 2008-SP-030U-10

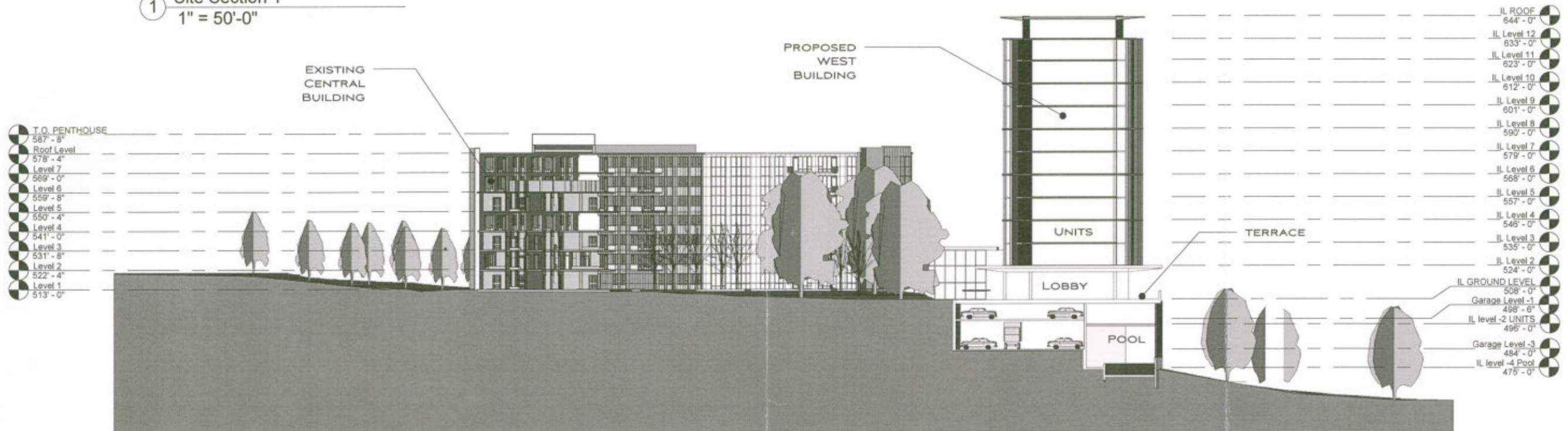


MANUEL ZEITLIN ARCHITECTS

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TEL 615 256.2880
FAX 615 256.4839



1 Site Section 1
1" = 50'-0"



2 Site Section 2
1" = 50'-0"



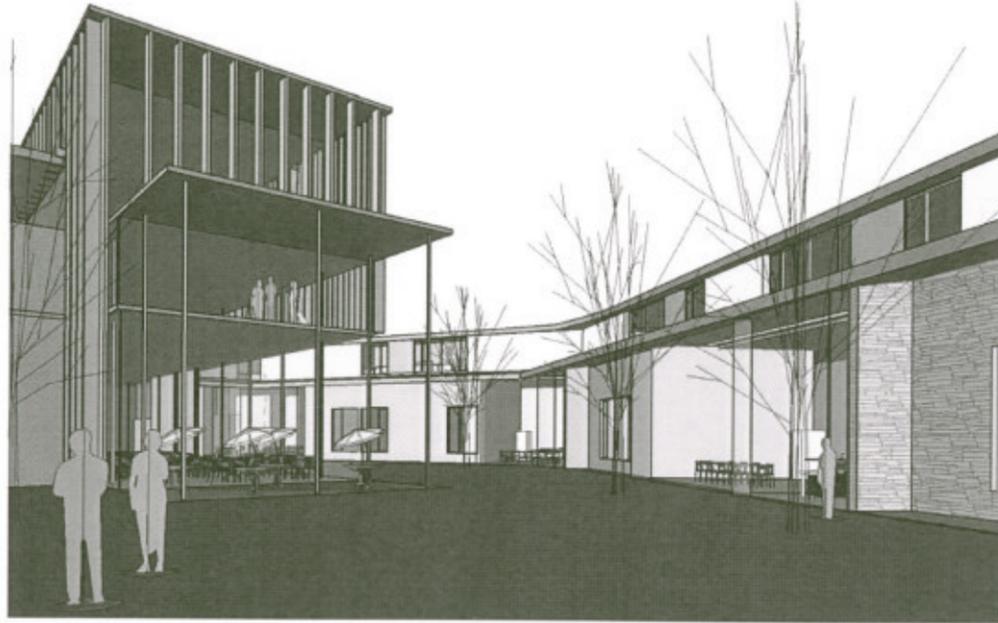
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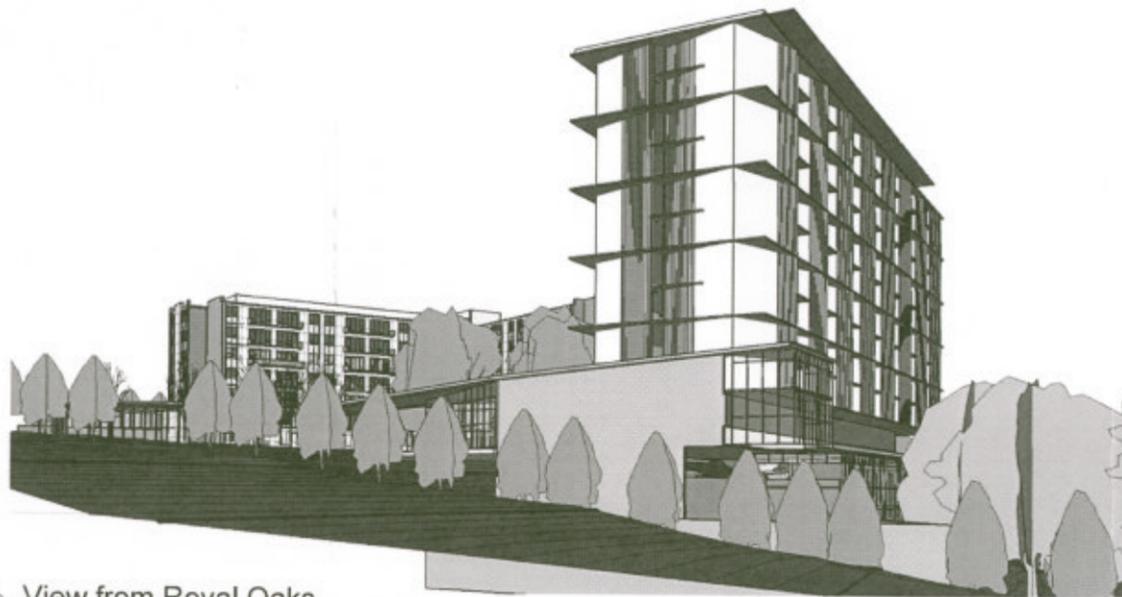
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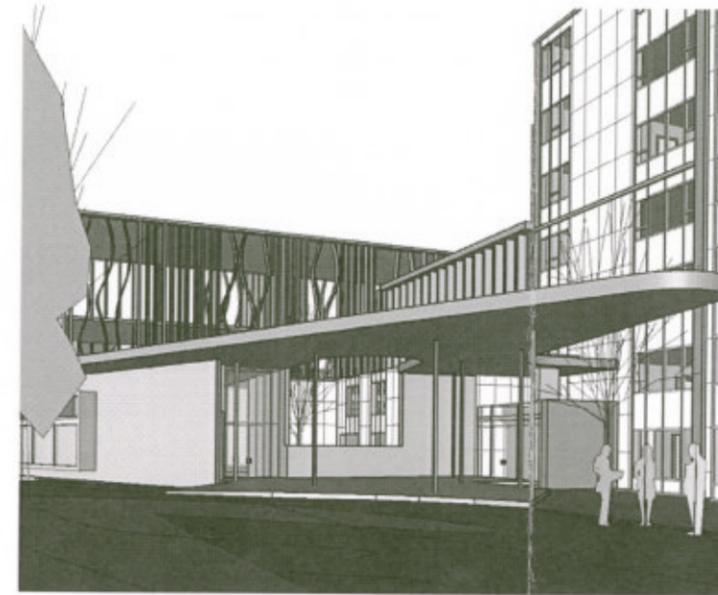
① Proposed South Building courtyard view
 ABE'S GARDEN COURTYARD



② Entry Drive View
 INDEPENDENT LIVING



③ View from Royal Oaks



④ Entry view of Proposed South Building
 ABE'S GARDEN AND LEGACY LIVING UNITS ENTRY



ABE'S GARDEN
 Alzheimer's & Adult Care Community



ABE'S GARDEN AT PARK MANOR

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