Historic Preservation Commission
Staff Report

Meeting Date: January 10th, 2024
Case #: HPC-02-24

Site Address:	17 Sherwood Drive
Parcel ID:	31-06-14-3-008-012.000
Applicant:	Nathan Gerdau
Owner:	Kussi Lispskier

Proposed Work:	Petition for a Certificate of Appropriateness for an addition on the primary structure located at 17 Sherwood Drive in the Sherwood Drive Historic District.
Current Zoning:	R-1H

Historic District:	Sherwood Drive
Architectural Style:	Colonial Revival
Year Built:	1950
Contributing:	Yes
Historic Survey:	Sherwood Drive Historic District

#17 Sherwood Drive. William and Rosa Partlow, Jr. House. 1950. Two story, wood frame and brick Colonial Revival central block with dependencies, side gable roof of asphalt shingles, brick end chimney with brick cap, cornice, second floor has 8/8 double hung sash windows with flanking louvered wooden shutters, wood shingles siding, first floor with glass panel and wood door, flanking sidelights, wood door surround with cornice, fluted pilasters that include a chevron pattern in the capitals, 8/8 double hung sash windows with brick sills and louvered wooden shutters, base of brick, dependencies covered with wood shingles, side gable roof of asphalt shingles, 8/8 double hung sash windows and louvered wooden shutters.

DESCRIPTION OF PROPOSED PROJECT:

The petitioner proposes to remodel and expand their existing garage. The remodel includes an addition creating a second level and changing the garage into an open space area. The materials are to match the existing structure. The siding, trim, and windows will match the existing features on the primary structure.

STAFF ANALYSIS:

Design Character: The proposed addition will not be visible from the public right of way. The size and scale of the addition is compatible with the primary structure.

Materials: The proposed siding, trim, and roof will match the existing materials found on the primary structure. The new windows will match the same grid pattern and paint color as the existing windows. The proposed materials match the existing materials found on the primary structure.

APPLICABLE DESIGN GUIDELINES:

A. Additions

1. Generally

An exterior addition to a historic building can significantly alter its appearance and thereby adversely affect both adjacent properties and the character of the entire district. Additions to existing structures in the district have a responsibility to complement and reflect the design, scale, and architectural type of the original structure. Before an addition is planned, every effort should be made to accommodate the new use within the existing structure. When an addition is necessary, it should be designed and constructed so that it will complement the original and not confuse the viewer or detract from the character-defining features of the building. It should be noted that all additions shall be designed and constructed in accord with the following standards and with the standards for new construction that follow. Tuscaloosa Historic Preservation Commission, October 1, 2005 (Revised May 2017) 25 | P a g e the following standards shall be applied to all construction in the district that involves additions to existing buildings and structures.

2. Location

- Maintain the pattern created by the repetition of building fronts, bays, and sections in the particular area of the district.
- Locate additions so they will not obscure or damage significant architectural features, ornament, or detail.
- Place additions to the side or rear or set back slightly from the building front.

3. Materials

- Use materials that are inspired by and compatible with those of the general character of the original structure.
- Do not obscure window proportions with inappropriate storm windows.

4. Original Design Character

- Maintain the size, scale, materials, and character of additions, including their foundations, in a manner compatible with the main building and its context.
- Design and construct additions in such a manner that, if the change were to be removed in the future, the essential form and integrity of the original structure would not be impaired.
- Limit the size of additions to those that do not visually overpower the existing structure.
- Do not allow additions to hinder the ability to interpret the historic character of the structure or district.

Windows

- Maintain the original number, location, size, and glazing pattern of windows on primary building elevations.
- Maintain historic window openings and proportions.
- Permanently affixed internal and external muntins should be employed where appropriate.

Examples of Appropriate Window Materials:

- Wood sash windows in double-hung, single-hung, and casement styles
- Aluminum-clad wood
- Fiberglass (Pella, Marvin, or equal) that mimics wood
- Steel, if original to the structure
- Composite material with wood sash, frame, and glides
- Cellular PVC material (All-Season or equal) that mimics wood
- Monarch M-Cell vinyl-clad window, Hurd vinyl-clad window, or equal that mimics wood

Examples of Inappropriate Window Materials:

- Aluminum or vinyl
- Snap-in or artificial muntins
- Reflective or tinted glass

City of TUSCALOOSA
URBAN DEVELOPMENT

HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION

Last Updated, August 2023

Please complete all of the following fields:

Location of Property and Historic District

Address: 17 Sherwood Drive, Tuscaloosa AL 35401

Historic District: Sherwood Drive

Property Owner

Name: Kussi Lispskier Phone: 347-731-4753 Email: _____

Address: 17 Sherwood Drive, Tuscaloosa AL Zip Code: 35401

Applicant (*if different from owner*)

Name: Nathan Gerdau Phone: 205-394-3713 Email: nathan@gerdaudesigns.com

Contractor or **Architect**

Name: _____ Phone: _____ Email: _____

The Applicant requests the following item(s) from the Historic Preservation Commission:

- ☐ Repair / Remodel of Existing Building(s) $50
- ☑ New Construction or Addition(s) $50
- ☐ Signage $25
- ☐ Other *(please explain)*: _____

Provide a detailed description of the proposed request. Supporting documentation required along with this application shall include a dimensioned site plan, elevation drawings, or similar drawings that clearly show the existing and proposed design. *Staff reserves the right to determine if the submitted plans are acceptable.*

The Lipskier Family is wanting to Remodel and expand their exsiting Garage. They plan to add a second level and change the garage area in to an open space, attached are plans for the addtion and the remodel.

Dimensioned site plans showing all buildings, additions, drives, sidewalks, fences, exterior lighting, large trees, landscaping, and other site work locations, drawn to scale no less than 1" = 10'-0".

Dimensioned elevations including sufficient detail to describe all exterior design features and materials, drawn to scale no less than ¼" = 10'-0". Where scale or massing of alteration is a concern, include elevations of neighboring buildings.

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS APPLICATION AND ANY NECESSARY SUPPORTING MATERIALS VIA E-MAIL TO HPC@TUSCALOOSA.COM

Office of Urban Development:
Planning Division

2201 University Boulevard, Annex III, 3rd Floor
Tuscaloosa, AL 35401

Provide a detailed description of the proposed materials. Supporting documentation such as photographs, brochures, screenshots, invoices, material spec sheets, or similar items that clearly show the existing and proposed materials are required along with this application. Staff reserves the right to request for additional information as deemed necessary.

Materials are to match the existing struture, siding and trim are to match existing and the windows are to match with same grid pattern and paint color.

Important Items to Note:

- You will receive confirmation from City staff via e-mail once your application is received. Unless expressly waived by City staff, you must submit a digital copy of your application to secure a place on the docket.
- A filing fee related to the specific request (reference page one of this application) is required to be submitted along with this application. Check is preferred, but an invoice can be sent upon request.
- In-person attendance at the HPC meeting is mandatory for the petitioner.
- Any request which will not be represented by the property owner at the public hearing must be accompanied by a notarized designation of agent affidavit.

Certification of Applicant

I hereby certify that I have read and examined this application and know the same to be true and correct. I also acknowledge that if the Commission determines that any of the foregoing information is not accurate, my application may be denied because it contained false or otherwise incorrect information. Staff reserves the right to request additional information as deemed neccessary. This application will not be accepted until all required information is provided.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. I also understand a building permit issued by the City of Tuscaloosa is required for all applicable work being completed in historic districts.

Finally, it is my understanding that pending Commission approval, I am bound to follow the plans submitted with this application. Should there be any changes to the approved plans, I understand that those changes must be reviewed by City staff prior to any work associated with such changes occurring.

Applicant: _____ Date: 12/18/2023

ABBREVIATIONS

A.F.F.	Above Finished Floor
ADD.	Addendum
ADJT.	Adjustable (ment)
A/C.	Air Conditionin
ALT.	Alternate
ALUM.	Aluminum
A.B.	Anchor Bolt
ANOD.	Anodized
APPROX.	Approximate (ly)
ARCH.	Architect
BSMT.	Basement
B.PL.	Bearing Plate
B.M.	Bench Mark
BEL.	Below
BM	Beam
BRG.	Bearing
BLK.	Block
BD.	Board
BOT.	Bottom
BRK.	Brick
BLDG.	Building
B.U.R.	Built up Roofing
CAB.	Cabinet
CPT.	Carpet
CSMT.	Casement
CLG.	Ceiling
CEM.	Cement
CER.	Ceramic
C.T.	Ceramic Tile
C.M.T.	Ceramic Mosaic Tile
CLR	Clear (ance)
C.O.	Clean Out
CL	Closet
COL	Column
CO.	Company
CONC	Concrete
C.M.U.	Concrete Mason. Unit
CONST.	Construction
CONT.	Continuous
C	Control Joint
CJ	Corrugated
CTR	Counter
C.FT.	Cubic Foot
C.YD.	Cubic Yard
D.L.	Dead Load
DTL.	Detail
DIAM.	Diameter
DIM.	Dimension
DR.	Door
DN.	Down
DS.	Downspout
DWR.	Drawer
DWG.	Drawing
D.F.	Drinking Fountain
E	East
ELEC.	Electric (al)
ELEV.	Elevation
EMER.	Emergency
ENCL.	Enclose (ure)
EQ.	Equal
EXH.	Exhaust
EX.	Existing
E.J.	Expansion Joint
EXP.	Exposed
EXT.	Exterior
F.W.C.	Fabric Wall Covering
F.O.S.	Face of Studs
FAS.	Fasten (er)
FGL.	Fiberglass
FIN.	Finish (ed)
F.F.E.	Finished Floor Elevation
FL.	Floor (ing)
F.D.	Floor Drain
FLOUR.	Fluorescent
FT.	Foot (Feet)
FTG.	Footing
FND.	Foundation
FUT.	Future
F.R.	Fire Rated
GA.	Gage, Gauge
GALV.	Galvanized
G.I.	Galvanized Iron
G.C.	General Contract (or)
GL.	Glass, Glazing
GR.	Grade
GYP.	Gypsum Wallboard
HC	Handicap
HR.	Hour
HDW.	Hardware
HWD.	Hardwood
HDR.	Header
HTG.	Heating
HVAC	Heating/Ventilation
H.O.	Hold Open
H.D.	Heavy Duty
HT.	Height
H.C.	Hollow Core
H.M.	Hollow Metal
HOR.	Horizontal
H.B.	Hose Bib
H.W.H.	Hot Water Heater
IN.	Inch
INCL.	Include (d), (ing)
I. D.	Inside Diameter
INSUL.	Insulate (d), (ion)
INT.	Interior
INV.	Invert
J.C.	Janitor's Closet
JT.	Joint
JST.	Joist
KIT.	Kitchen
KDN.	Knockdown
K.O.	Knockout
LBL.	Label
LAB.	Laboratory
LAD.	Ladder
LAM.	Laminate (d)
LAV.	Lavatory
LH	Left Hand
L.	Length (long)
LT.	Light
LT.WT.	Light Weight
L.F.	Linear Foot
LL.	Live Load
LVR.	Louver
LUM.	Luminous
MH.	Manhole
MFR.	Manufacture (er)
MDF.	Moisture Density
MAS.	Fiberboard Masonry
M.O.	Masonry Opening
MR.	Moisture Resistant
MATL.	Material (s)
MAX.	Maximum
MECH.	Mechanical
M.	Meter (s)
MM.	Millimeter (s)
MWK.	Millwork
MIN.	Minimum
MW.	Microwave
MISC.	Miscellaneous
MOD.	Modular
MT.	Mount (ed), (ing)
MOV.	Movable
MULL.	Mullion
NAT.	Natural
N.R.	Noise Reduction
N.R.C	Noise Reduction Coefficient
NOM.	Nominal
N.	North
N.I.C.	Not in Contract
N.T.S.	Not to Scale
O.C.	On Center
OFC.	Office
OPNG.	Opening
OPP.	Opposite
O.D.	Outside Diameter
P.R.	Pair
PNL.	Panel
PAR.	Parallel
PK.	Parking
PAV.	Paving
PVMT.	Pavement
PED.	Pedestal
PERF.	Perforate (d)
PERIM.	Perimeter
P.LAM	Plastic Laminate
P.C.F.	Pounds per Cubic Foot
P.L.F	Pounds per Linear Foot
P.S.F.	Pounds per Square Foot
P.S.I	Pounds per Square Inch
PREFAB.	Prefabricate (d)
PREFIN.	Prefinished
P.L.	Property Line
P.T.	Pressure Treated
QTY.	Quantity
QTR.	Quarter (ed)
RAD.	Radius
RECEP.	Receptacle
REFRIG.	Refrigerator
REG	Register
REINF.	Reinforce (d), (ing)
R.C.P.	Reinforced Concrete Pipe
REQD.	Required
R.A.	Return Air
REV.	Revision (s), (ed)
R.H.	Right Hand
R.H.R.	Right Hand Reverse
R.O.W.	Right of Way
R.D.	Roof Drain
RFG.	Roofing
RM.	Room
R.O.	Rough Opening
SCHED.	Schedule
SECT.	Section
SHTH.	Sheathing
SIM.	Similar
S.C.	Solid Core
S	South
SPEC.	Specifications
SQ.	Square
S.S.	Stainless Steel
STD.	Standard
STL.	Steel
STOR.	Storage
S.D.	Storm Drain
STRUCT	Structural
SURF.	Surface
SUSP.	Suspended
SYM.	Symmetry (or symbol)
TEL.	Telephone
TV.	Television
TER.	Terrazzo
THK.	Thick (ness)
THRESH.	Threshold
T&G.	Tongue and groove
T.O.C.	Top of Curb
T.O.M.	Top of Masonry
T.O.SL.	Top of Slab
T.O.S	Top of Steel
T.O.W.	Top of Wall
TYP	Typical
U.N.O.	Unless Noted Otherwise
UR.	Urinal
VAR.	Varies
VERT.	Vertical
VEST.	Vestibule
V.C.T.	Vinyl Composition Tile
WSCT.	Wainscot
W.H.	Wall Hung
W.C.	Water Closet
W.R.	Water Repellent/Resistant
WT.	Weight
W.W.F.	Welded Wire Fabric
W	West
W.	Width, Wide
W.F.	Wide Flange
WIN.	Window
WD.	Wood
YD.	Yard

GENERAL NOTES

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the architect before continuing with construction. All dimensions relating to existing conditions shall be field verified.
2. Dimensions are called out from out side face of stud at exterior walls to face of stud at interior partitions. Window and door openings are dimensioned to center of opening.
3. Dimensions for elevations, sections, and details are called out from top of slab/sub floor.
4. Any dimensional discrepancies are to be directed to Gerdau Designs, before fabrication of area in question.
5. Contractor to field verify all existing conditions and dimensions. Contractor to notify Gerdau Designs of any discrepancies with these drawings and/or site information prior to beginning construction and/or ordering materials.
6. Contractor to provide wood blocking for all millwork and any wall hung counters, ledges and shelving. Provide blocking as required by construction.
7. All finish work shall be smooth, free from abrasion and/or tool marks on any exposed surfaces. All specified finishes are to be installed per manufacturers instructions.
8. All construction shall comply with all building codes and requirements having jurisdiction over this project.
9. See the electrical drawings for the locations of ceiling mounted smoke detectors, fire alarm devices, exit lights, etc. Verify with architectural reflected ceiling plan intent, the placement in relation to adjacent finishes or grids. Contractor to coordinate owner review meeting to approve all power and telephone outlet locations. This meeting shall be after all walls have been framed and before any wall finishes have been applied. Modify electrical as required to accommodate any owner selected fixtures / appliances. Notify Gerdau Designs of any revisions.
10. Piping located above grade and inside the building shall be concealed in chases/furred spaces with the exception of piping in equipment rooms. The contractor shall coordinate with other trades to provide furring for piping installed in finish areas.
11. All doorframe locations are to be determined by: inside face of doorframe will be locate minimum 4" clear from the edge of the adjacent partition, unless noted otherwise For CMU walls - see dimensional plan.
12. Contractor to coordinate keying requirements with owner (master keying, grandmaster keying, etc.)
13. Contractor to verify location of electrical floor outlets, telephone receptacles, and cable connections with architect prior to installation.
14. Contractor to verify location of thermostats, Air handlers, and condensing units with Designer prior to installation. All ductwork is to be concealed unless otherwise noted
15. Beams, Headers and Lintels to be sized by an engineer or manufacturer
16. Use double joists under walls, which run parallel to joists
17. Exact size and reinforcement of all concrete footings must be determined by local soil conditions and acceptable practices of construction. Verifying design with local geotechnical engineer.
18. Electrical contractor to verify and/or size electrical system to meet or exceed local code requirements.
19. H.V.A.C. contractor to verify and/or size heating and cooling loads as for local codes, climatic conditions and building orientation, and volume of interior space.
20. Plumbing contractor: plumbing materials and installation to be done in accordance with local requirements.
21. Windows designations are provided as the outer sash dimensions of the unit, and called out in feet and inches wide by feet and inches tall. (Example; 2852 designation is a window with a 2 foot 8 inch wide by 5 foot 2 inch tall sash.)
22. Contractor to coordinate sill extensions as required for exterior wall conditions.
23. Framing call outs on plan are for structure above.

DRAWING INDEX

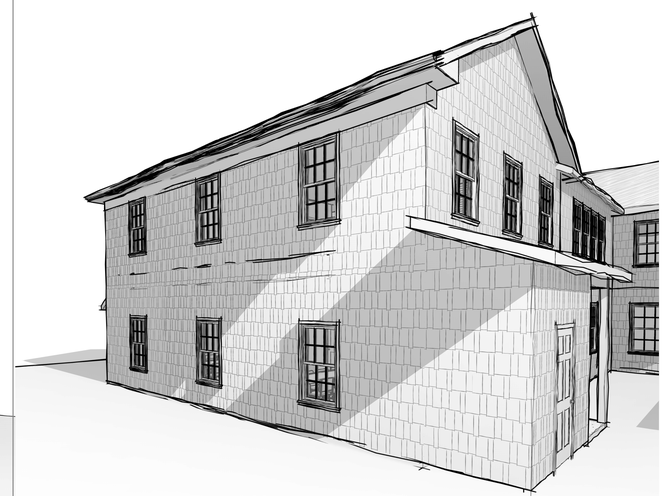
PROJECT TEAM

OWNER	DESIGNER	CONTRACTOR
RABBI KUSSIE LIPSKIER	GERDAU DESIGNS LLC NATHAN GERDAU 205-394-3713 nathan@gerdaudesigns.com	TBD

SITE LOCATION

LIPSKIER ADDITION

17 Sherwood Dr, Tuscaloosa, AL 35401



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www.gerdaudesigns.com
info@gerdaudesigns.com

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PROJECT STATUS

HPC PERMIT SET

LIPSKIER ADDITION

LIPSKIER FAMILY

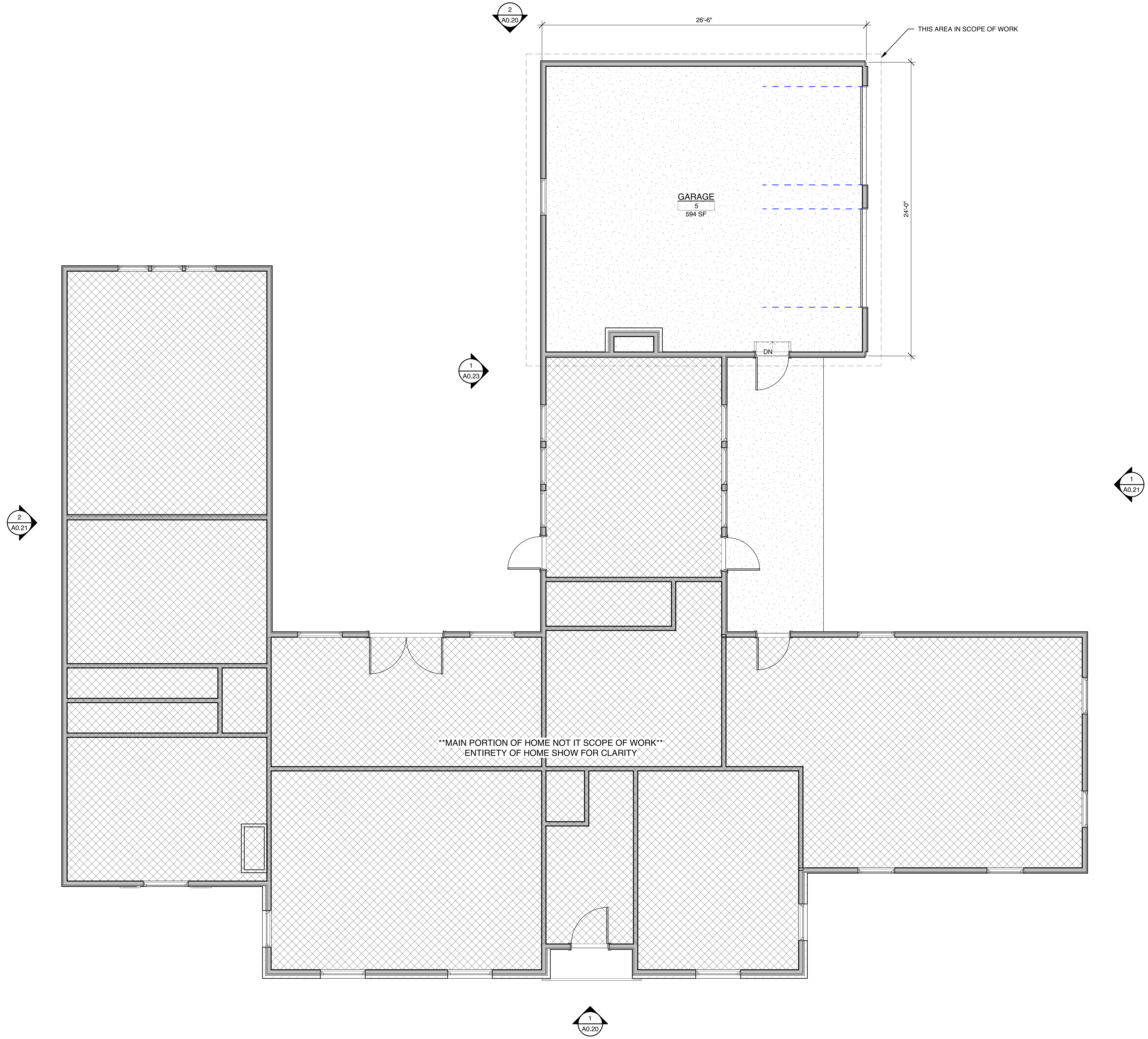
17 Sherwood Dr, Tuscaloosa, AL 35401

NO.	DATE	DESCRIPTION

PROJECT #: 23-188
DRAWN BY: NJG
PLOT DATE: 1/2/24

TITLE SHEET

A0.00



1 MAIN LEVEL - AS-BUILT
1/4" = 1'-0"

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MAIN LEVEL
AS-BUILT

A0.10

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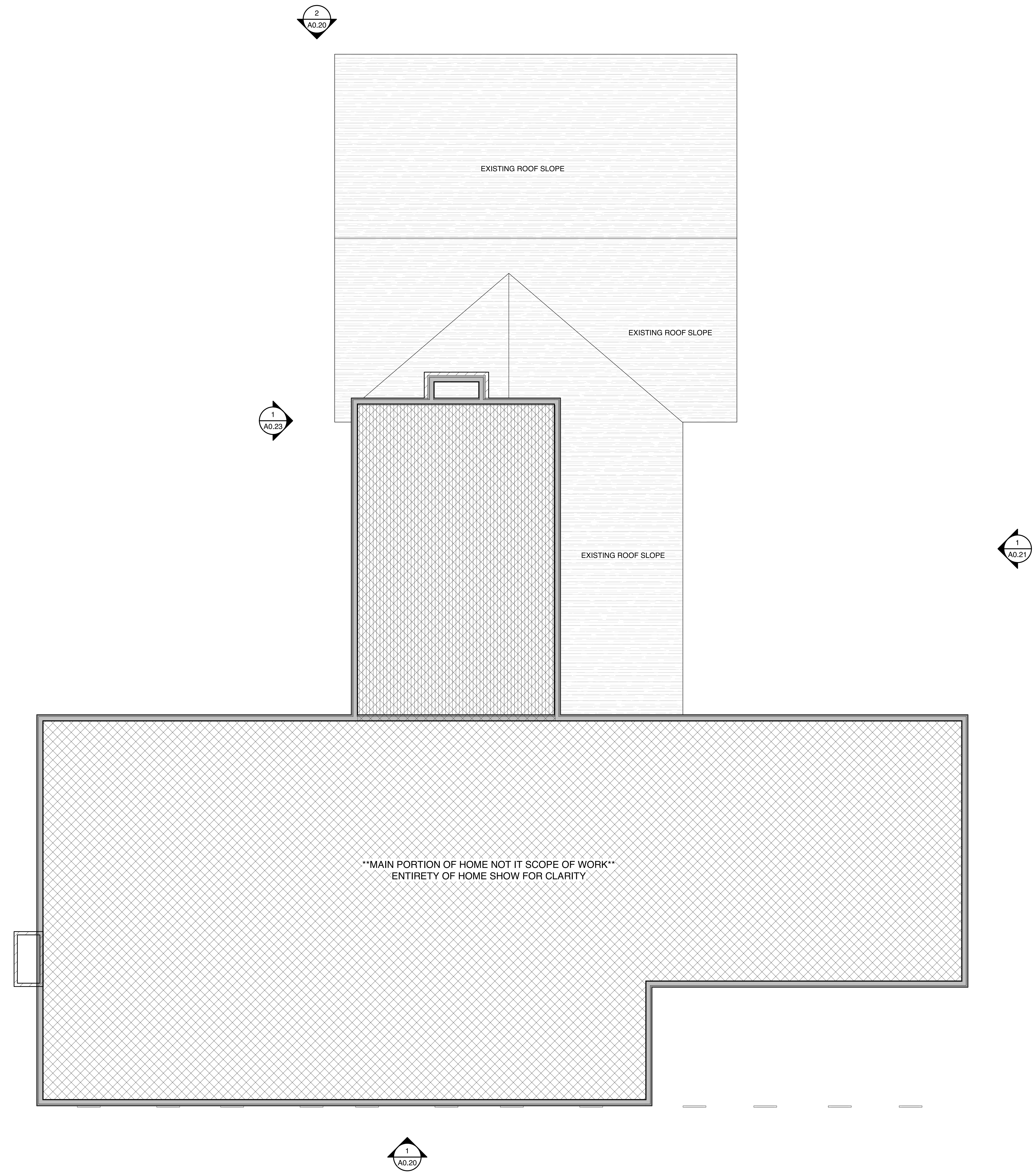

1 UPPER LEVEL -AS-BUILT
1/4" = 1'-0"

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UPPER LEVEL AS-BUILT

A0.11

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FRONT ELEVATION SHOWN FOR CLARITY

1 FRONT - AS-BUILT ELEVATION
1/4" = 1'-0"

2 REAR - AS-BUILT ELEVATION
1/4" = 1'-0"

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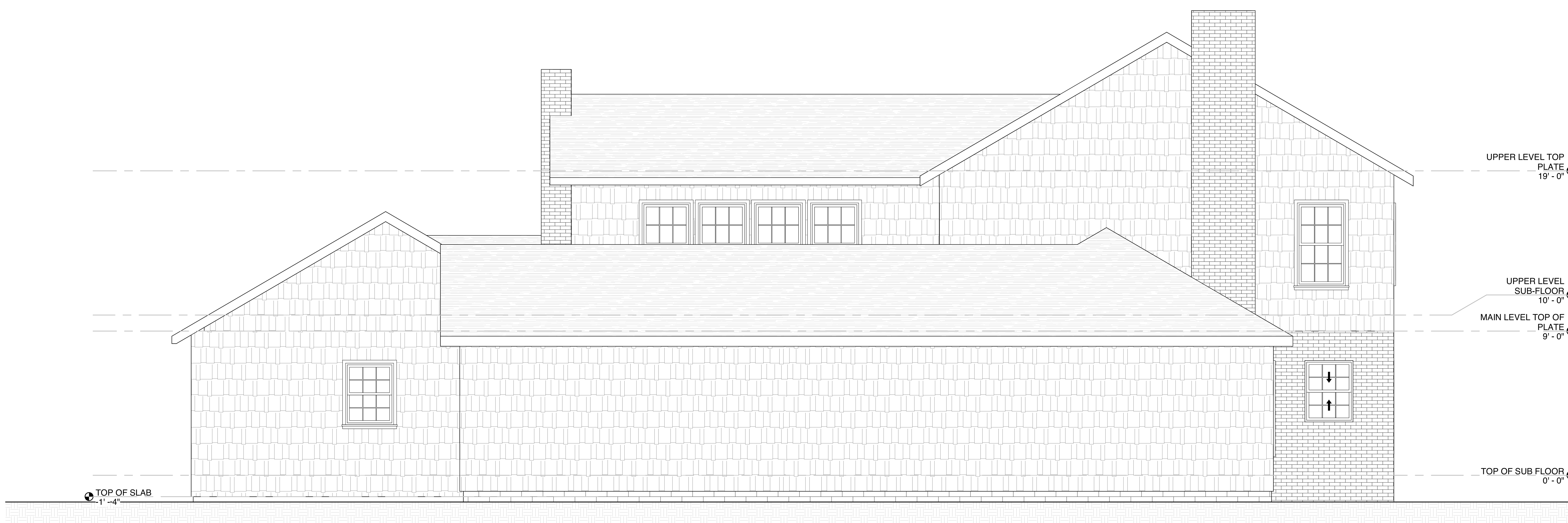
AS-BUILT ELEVATIONS

A0.20

1 RIGHT SIDE - AS-BUILT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION SHOWN FOR CLARITY

2 LEFT SIDE - AS-BUILT ELEVATION
1/4" = 1'-0"

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AS-BUILT ELEVATIONS

A0.21

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1 TERRACE - AS-BUILT ELEVATION
1/4" = 1'-0"

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AS-BUILT ELEVATIONS

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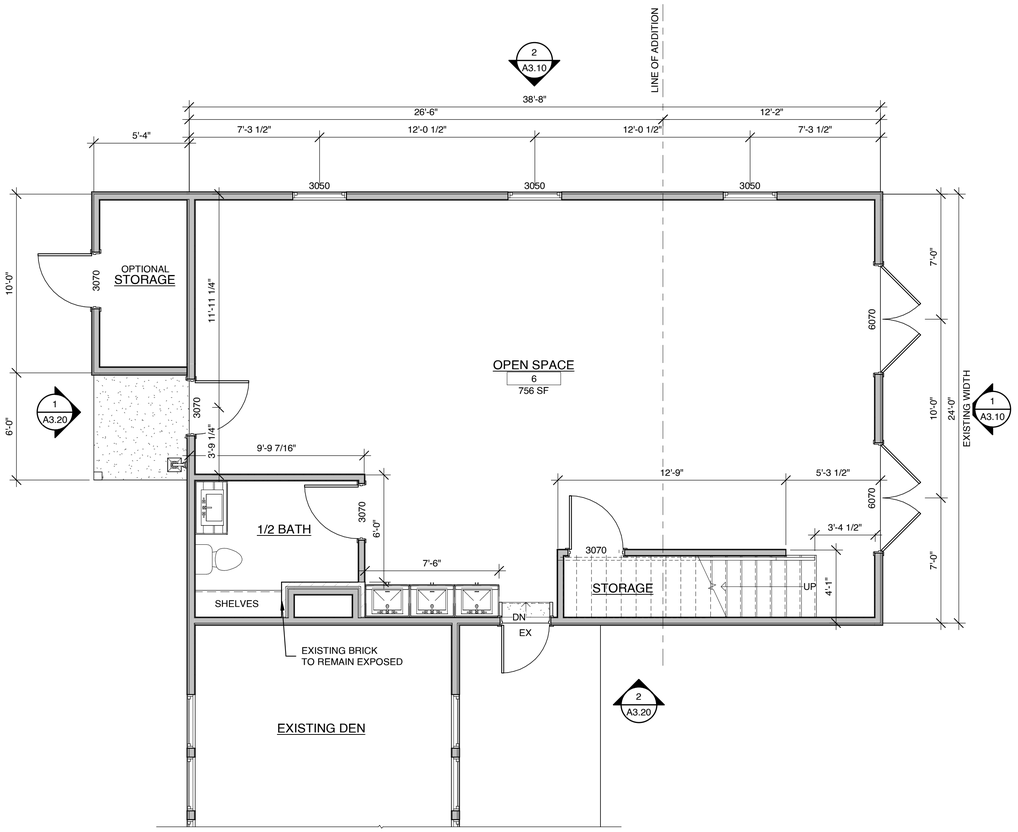
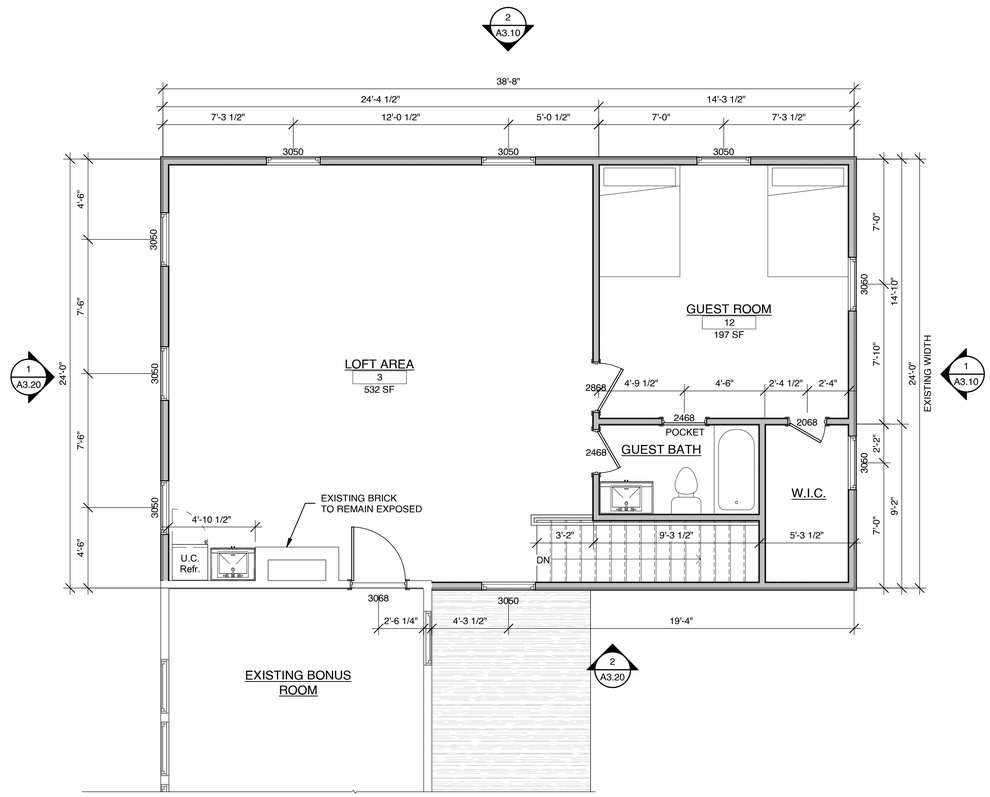


1 PROPOSED MAIN LEVEL PLAN
1/4" = 1'-0"



2 PROPOSED UPPER LEVEL
1/4" = 1'-0"

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PROPOSED
FLOOR PLANS

A2.10

1 SIDE ELEVATION
1/4" = 1'-0"

2 REAR ELEVATION
1/4" = 1'-0"

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PROPOSED
EXTERIOR
ELEVATIONS

A3.10

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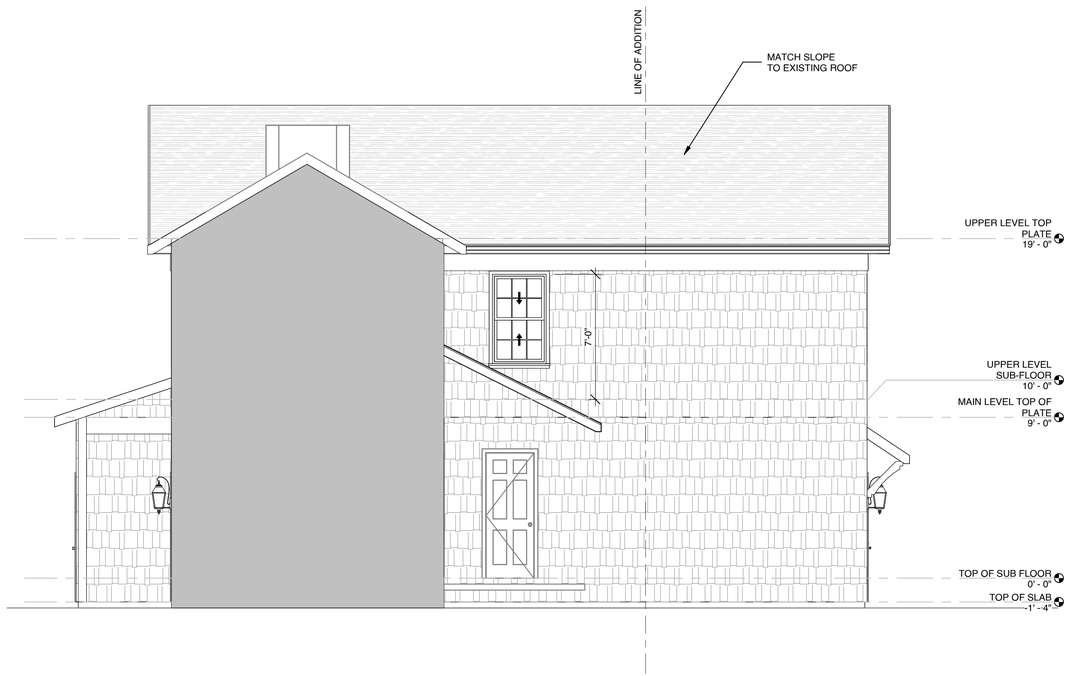
1 ELEVATION AT TERRACE
1/4" = 1'-0"



2 ELEVATION AT EXISTING PORCH
1/4" = 1'-0"

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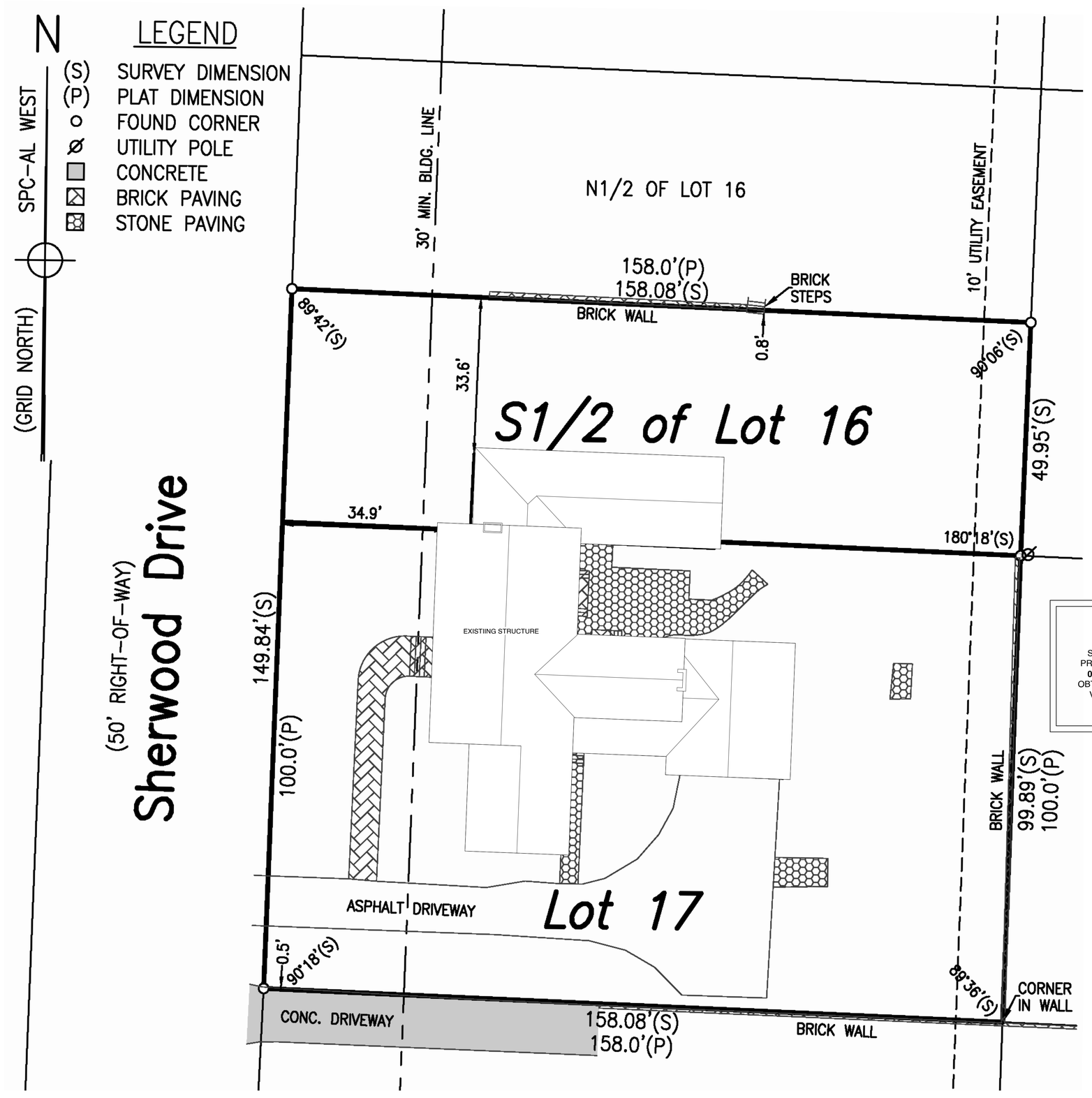
PROPOSED EXRERIOR ELEVATIONS

A3.20



1 EXISTING SITE PLAN
3/32" = 1'-0"

DISCLAIMER:

SITE PLAN WAS GENERATED FROM PDF PLANS PROVIDE BY ENGINEERS **(DATE OF FIELD SURVEY 04/18)**. IT IS THE BUILDERS RESPONSIBILITY TO OBTAIN THE MOST CURRENT RECORDED PLAT AND VERIFY ALL SITE INFORMATION AND BUILDING CONFORMANCE.

GERDAU DESIGNS
DRAFTING SERVICES
205.394.3713
www.gerdaudesigns.com
info@gerdaudesigns.com
MEMBER
AMERICAN INSTITUTE of BUILDING DESIGN

PROJECT STATUS
HPC PERMIT SET

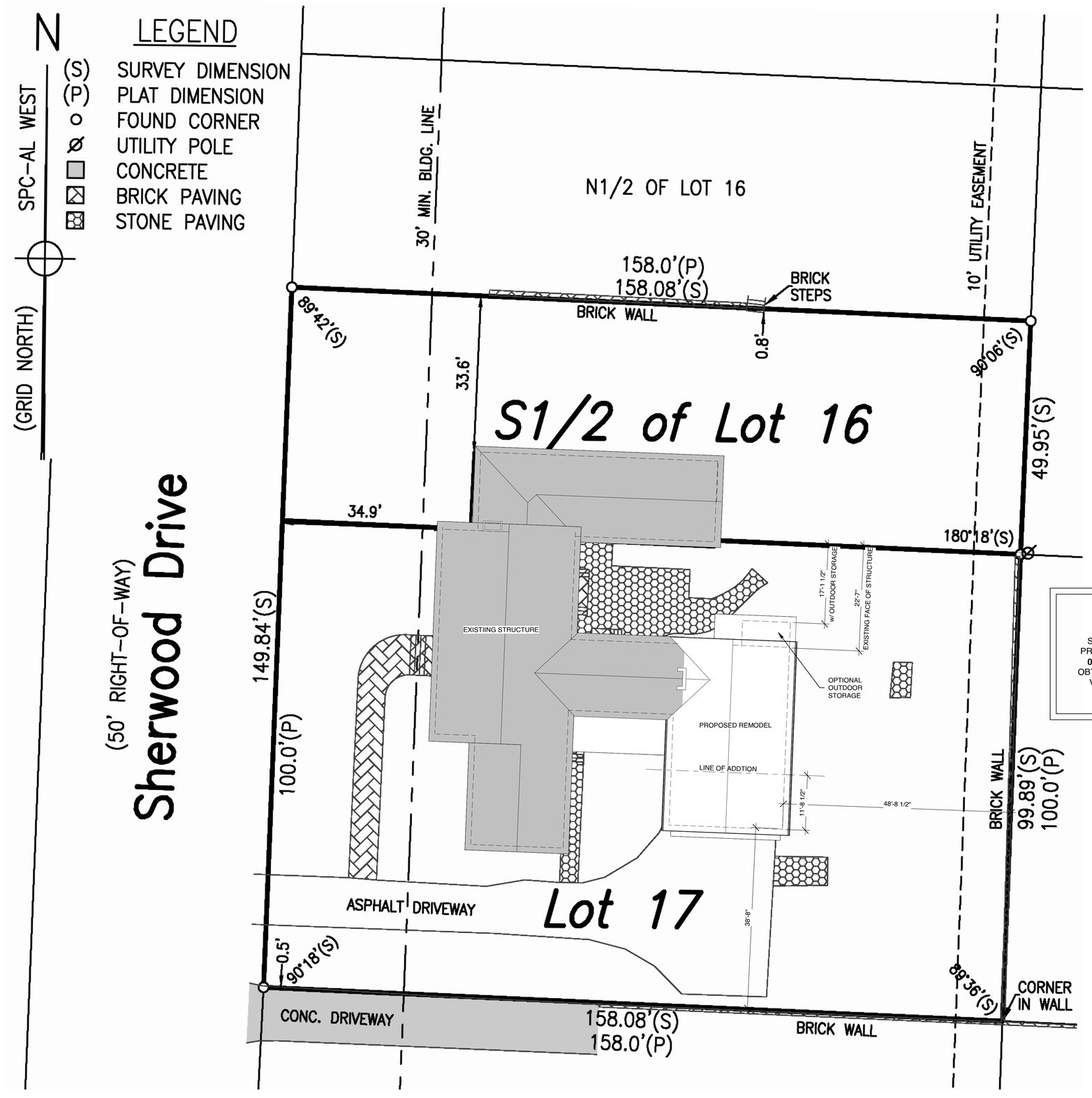
LIPSKIER ADDITION
LIPSKIER FAMILY
17 Sherwood Dr, Tuscaloosa, AL 35401

NO.	DATE	DESCRIPTION

PROJECT #: 23-188
DRAWN BY: Author
PLOT DATE: 1/2/24

EXISTING SITE PLAN

A0.01



DISCLAIMER:

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1 PRELIMINARY PLOT PLAN
3/32" = 1'-0"

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PROJECT STATUS
HPC PERMIT SET

LIPSKIER ADDITION

LIPSKIER FAMILY
17 Sherwood Dr, Tuscaloosa, AL 35401

NO.	DATE	DESCRIPTION

PROJECT #: 23-188
DRAWN BY: NJG
PLOT DATE: 1/2/24

PRELIMINARY PLOT PLAN

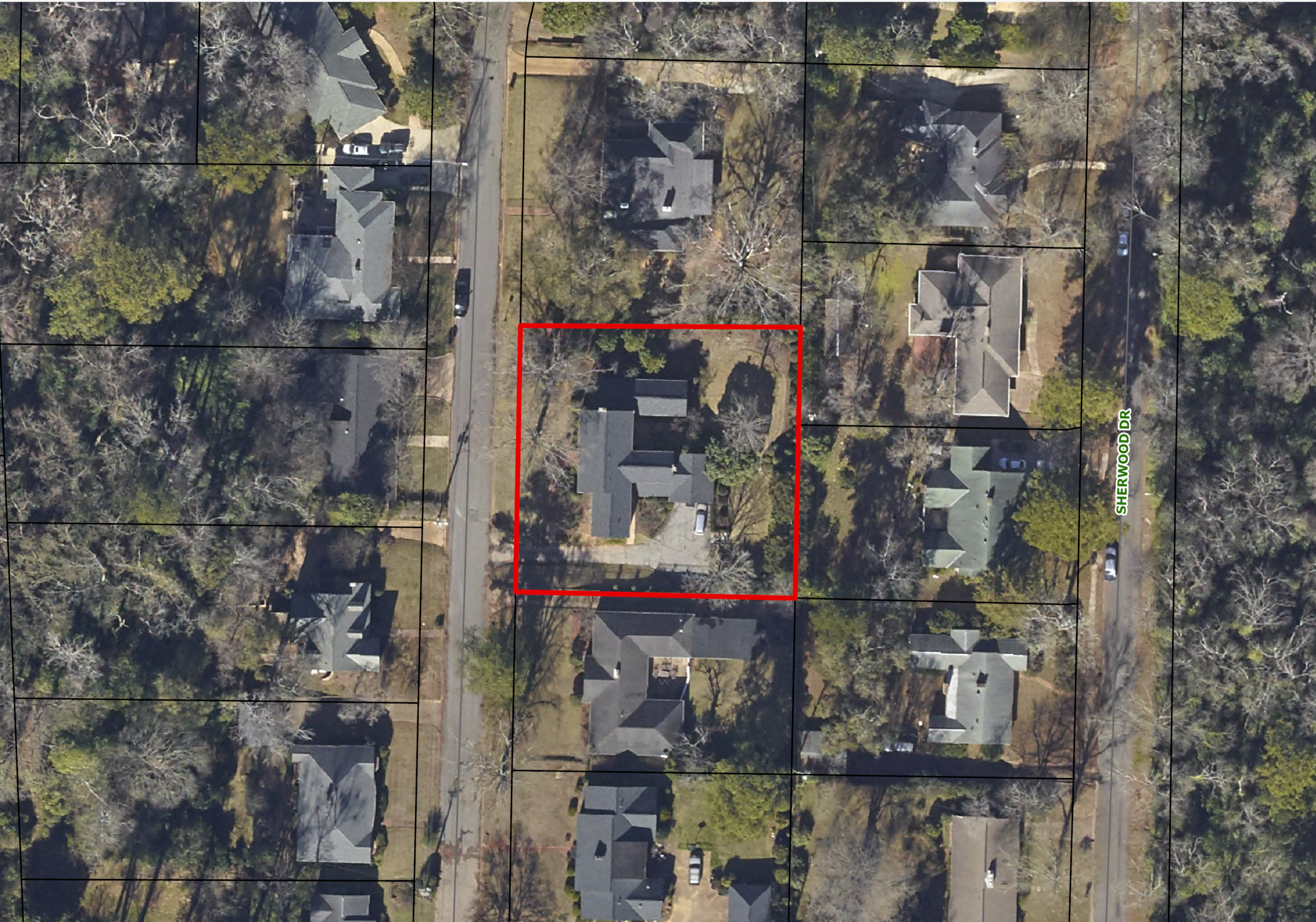
A2.00

17 Sherwood Drive

1 inch = 67 feet

0 30 60 90 120 Feet

N



17 Sherwood Drive

1 inch = 500 feet

0 250 500 750 1,000 Feet

N

Sherwood Drive

Guilds Wood

Caplewood

Pinehurst

Publix Super Markets

River Ro Dr

River Road Park West

Jack Warner Pkwy

University Branch

Marrs Spring Rd

Sherwood Dr

2nd St

Campus Dr

Riverside Dr

Reed St

Caplewood Dr

17th Ave

15th Ave

7th St

Stadium Dr

Guildswood


17
NOTICE
Historic District Review


8