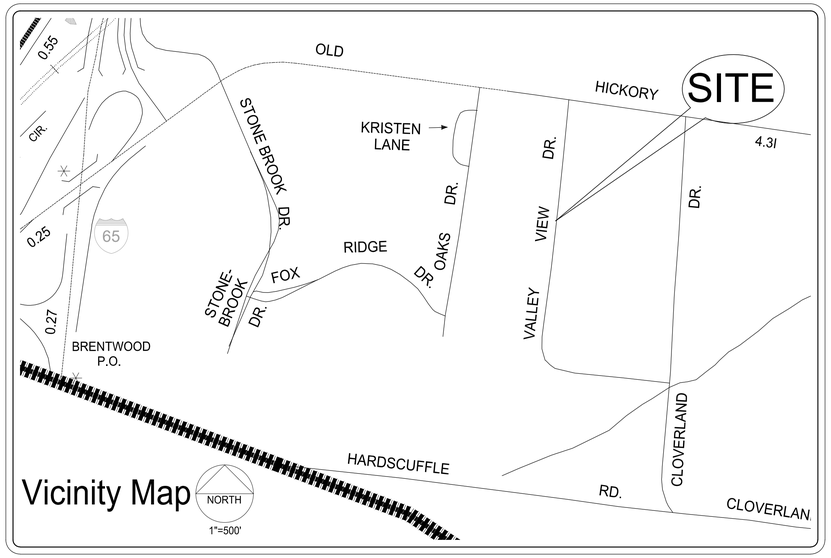
Final SP
Brentwood Chase

Tax Map 160, Parcels 115-117
Brentwood, Davidson County, Tennessee
Case No. 2022SP-002-002
BL2022-1157

APPLICATION #:T	PROJECT NAME: Brentwood Chase
MAP/PARCEL: Map 160, Parcels 115-117	EXAMINER:

USE - CHAPTER 17.08 & 17.16		
DETERMINE THE USE	12 Detached Residential Homes (Owner & Non Owner Occupied STRP Prohibited)	
PROPERTY ZONING SP	OVERLAY(s) N/A	SURROUNDING ZONING R10, R40, RM6 & PUD
USE CHARTS: P, PC, SE, A	PERMITTED	
SITE CRITERIA		
SUBDIVISION PLAT:		N/A
MINIMUM LOT SIZE		N/A
FAR		0.60 (79,871 Sq Ft Maximum) - 0.45 Proposed
ISR - Adjustments / Slopes over 15%		0.90 Maximum (0.28 Proposed)
STREET SETBACKS:		80 Ft Measured from Existing Right of Way
SIDE YARD		10 Ft
REAR YARD		20 Ft
HEIGHT STANDARDS		2 Stories in 35 Ft
PARKING AND ACCESS - CHAPTER 17.20		
RAMP LOCATION AND NUMBER		(3) Access off Valley View Road - (1) Priv. Drive, (2) Driveways
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')		125 Ft South to Driveway at 5629 Valley View Rd
DISTANCE TO INTERSECTION		825 Ft North to Old Hickory Boulevard
REQUIRED PARKING BASED ON USES		30 Stalls (2.5 Stalls per Unit 3 Bedroom Dwelling)
PROPOSED PARKING BASED ON USES		34 Stalls Provided
REQUIRED LOADING BASED ON USES		N/A
SURFACING OVER 5 SPACES 1,750 SQ. FT.		Provided
SPACE SIZES, AISLE WIDTHS, ANGLE DATA		24' Drive Aisle with Garage Parking
QUEUING LANES		N/A
OVER 10 SPACES 20' QUEUING AT EXIT		Provided
NUMBER OF COMPACT SPACES / %		N/A
NUMBER OF ACCESSIBLE SPACES		N/A
SIDEWALKS REQUIRED		Public Sidewalk proposed along Valley View Road
LANDSCAPING STANDARDS - CHAPTER 17.24		
REQUIRED BUFFERYARDS		10' "B" Buffer Along South Property Line
BUFFERYARD ADJUSTMENT		N/A
PERIMETER LANDSCAPING		Provided
STANDARD FOR 4 OR MORE LANES		N/A
SIDE LINES ADJACTENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS		Provided
INTERIOR LANDSCAPING MINIMUM 8% AREA		Provided
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA		N/A
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)		N/A
TREE DENSITY		See Landscape Compliance Plan for Further Detail



Property Information
5617-5625 Valley View Road
Brentwood, Tennessee 37027
3.06 Acres (3.30 Acres Disturbed)
Council District 04: Robert Swope

Property Owner
WDI, LLC
234 Venture Street, Suite 100
San Marcos, California 92078
Contact: Rick Woolsey
Email: Rick@rrconstruction.com
Phone: 760.759.2260

Civil Engineer
Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email: michael@daleandassociates.net

Surveyor
B2L Land Surveyors
1198 Old Pinnacle Road
Joelton, Tennessee 37080
Phone: 615.212.5703

Flood Note
This property is not located within a Flood Hazard Area (Zone X) as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0367H dated April 5, 2017.

Site Benchmark
Magnetic Control Nail along the east side of Valley View Rd. NAVD 88 Elevation 683.76

Erosion Control and Grading Notes

1. Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
2. All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
3. Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
4. Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
5. The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
6. Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
7. The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
8. The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
9. The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
10. Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
11. The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
12. The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
13. All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
14. All erosion control measures shall remain in place until site is stabilized & construction is complete.
15. Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
16. 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.
17. 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 final application.

Landscape Notes

1. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. the landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
2. All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
4. The landscape contractor shall be responsible for the fine grading of all planting areas.
5. All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
6. All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
7. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
8. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
9. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
10. All disturbed areas shall be planted with turf as indicated on the materials schedule.
11. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
12. The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
13. No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
14. All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
15. Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
16. No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
17. Lighting plan to be coordinated with proposed planting plan. no light poles to be located in tree islands. See lighting plan for proposed light locations.

Water and Sewer Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. The contractor is responsible for reimbursing the metro water services the cost of inspection.
3. The contractor is to provide and maintain the construction identification sign for private development approved.
4. All connections to existing manholes shall be by coring and resilient connector method.
5. Reduced pressure backflow prevention devices (rpbp) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the metro water services.
6. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
7. Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
8. Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
9. After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services inspection section. All costs will be borne by the developer.
10. Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (*.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. all drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
11. All water mains must be located within the paved area including all blow-off assemblies.

NDOT Notes

1. All work within the public right of way requires an excavation permit from NDOT.
2. Proof-rolling of all street subgrades is required in the presence of the NDOT inspector. Inspection of the binder course is required prior to final paving in the presence of the NDOT. These requests are to be made 24 hours in advance.
3. Stop signs are to be 30 inch by 30 inch.
4. Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
5. All pavement marking are to be thermoplastic.
6. Final construction plans and road grades shall comply with the design regulations established by NDOT. Slopes along roadways shall not exceed 3:1.

Standard SP Notes

1. The purpose of this SP is to receive final approval to permit the development of a 12 unit multi-family residential development as shown. Short term rental property (owner occupied and not owner occupied) are prohibited.
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 by the Metropolitan Department of Water Services.
3. This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Numbers 47037CO367H dated 4/5/2017.
4. All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
5. Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
6. The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
7. Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 18" RCP).
8. Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
9. Individual water and/or sanitary sewer service lines are required for each lot.
10. The development of this project shall comply with the requirements of the Adopted Tree Ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
11. 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 RM4 zoning district as of the date of the applicable request or application.
12. Solid waste pickup to be provided with roll-away cans.

BL2022-1157

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R40 to SP zoning for properties located at 5617, 5621, and 5625 Valley View Road, approximately 545 feet south of Old Hickory Blvd, (3.3 acres), to permit 12 multi-family units, all of which is described herein (Proposal No. 2022SP-002-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R40 to SP zoning for properties located at 5617, 5621, and 5625 Valley View Road, approximately 545 feet south of Old Hickory Blvd, (3.3 acres), to permit 12 multi-family units, being Property Parcel Nos. 115, 116, 117 as designated on Map 160-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 160 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 12 multi-family residential units. Short Term Rental Property (STRP) owner-occupied and not owner-occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. The final 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.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and Metropolitan Nashville and Davidson County, TN Page 1 Printed on 2/23/22 adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or wiit final site plan application.

Section 6. Be it further enacted, 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.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulation and requirements of the RM4 zoning district as of the date of the applicable request or application.

Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

SHEET SCHEDULE

C0.0	Cover Sheet
C1.0	Site Layout Plan
C2.0	Site Demo & Initial Erosion Control Plan
C2.1	Intermediate & Final Erosion Control Plan
C3.0	Site Grading & Drainage Plan
C3.1	Storm Water Details
C4.0	Site Utility Plan
L1.0	Landscape Plan

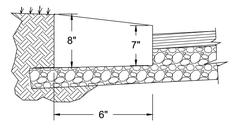
MICHAEL CHRISTOPHER GARRIGAN — REGISTERED ENGINEER — 120143 — STATE OF TENNESSEE
03/20/2024

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #23056
Brentwood Chase SP
C0.0





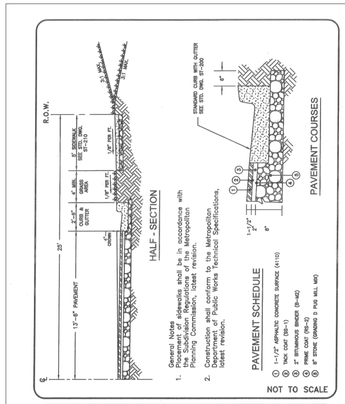
General Notes:
1. Expansion joints to be spaced a max. of 100' apart or as directed by engineer.

2. Expansion joints will also be required at tangent points, ramps, and inlets.

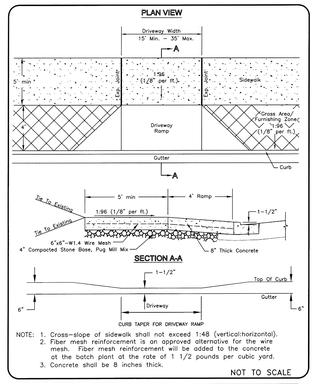
3. Contraction joints are to be cut into curb and gutter every 10' to a depth of D/4, where d equals the thickness of the section. The spacing of 10' may be reduced at closures but no section of curb shall be less than 10'.

RIBBON CURB DETAIL
N.T.S.

Note:
Refer to Sheet C3.0 for Pervious Paver Details

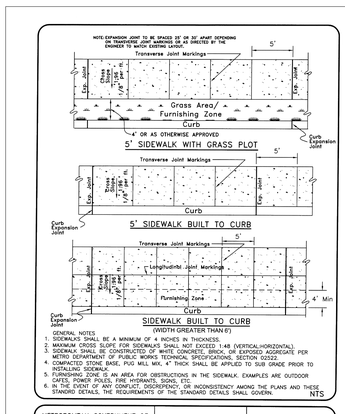


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | RESIDENTIAL--MEDIUM DENSITY MINOR LOCAL STREET (50' R.O.W.) | DWG. NO. ST-252
ASST. DIR. ENG.: DATE: 5/15/01
DIRECTOR: DATE: 5/15/01
REVISED: 04/09/01

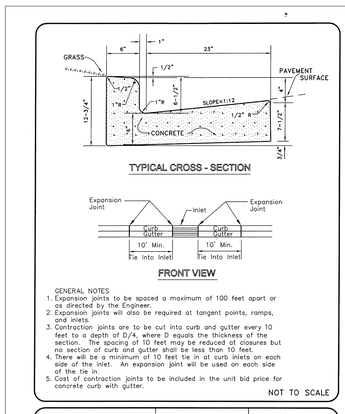


NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP | DWG. NO. ST-324
DIR. OF ENG.: DATE: 5/12/03
REVISED: 07/27/02
REVISED: 05/08/03
REVISED:

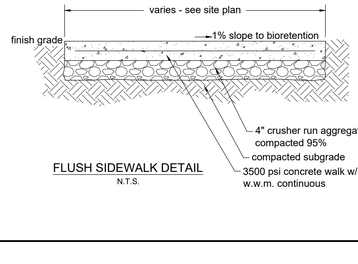


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | SIDEWALK CONSTRUCTION | DWG. NO. ST-210
DIR. OF ENG.: DATE: 7/15/04
REVISED: 05/02/03
REVISED: 11/24/03
REVISED: 06/23/04



GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS | STANDARD CURB WITH GUTTER | DWG. NO. ST-200
DIR. OF ENG.: DATE: 5/12/03
REVISED: 07/21/00
REVISED: 05/02/03
REVISED:



FLUSH SIDEWALK DETAIL
N.T.S.

Note:
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.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

N NAD 83
W E S
0 30 60
SCALE: 1" = 30'
GROSS SITE AREA = 3.06 Acres = 133,119 Sq Ft
DISTURBED AREA = 3.30 Acres

Note:
Solid Waste to be Provided by Private Hauler Via Individual Roll-Away Cans.

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Drawing Date:
May 2023

Revisions

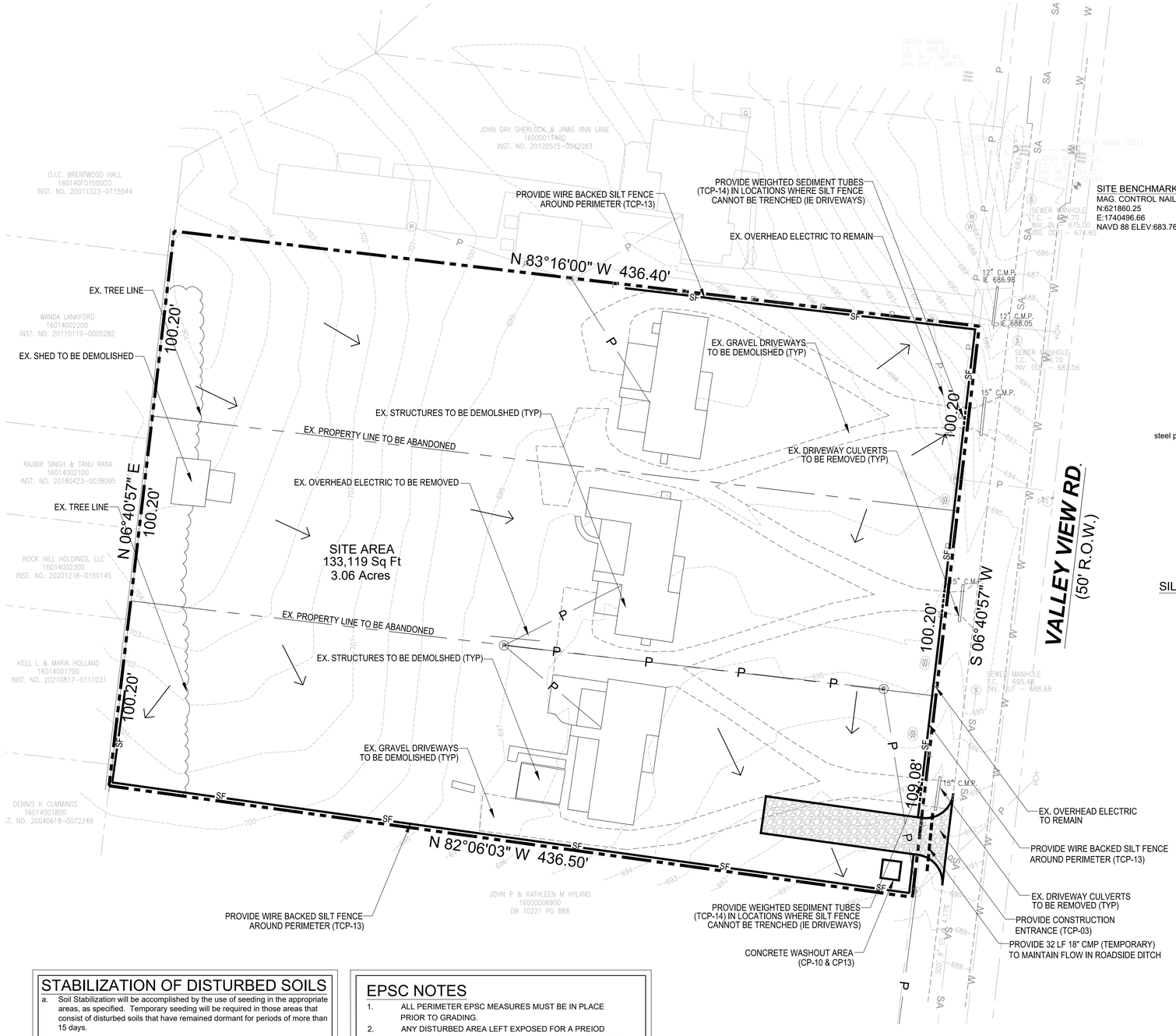
Final Specific Plan
Brentwood Chase SP
Being Parcels 115-117 on Metro Tax Map 160
Brentwood, Davidson County, Tennessee

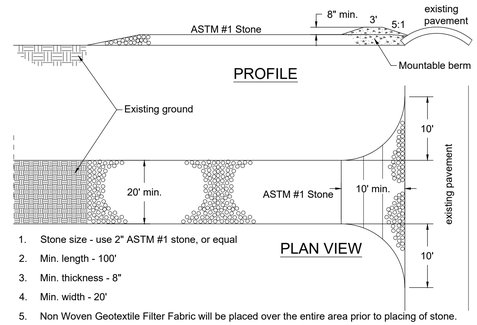
CHRISTOPHER M. CRAWFORD REGISTERED ENGINEER LICENSE NUMBER 120 STATE OF TENNESSEE
03/20/2024

Site Layout Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #23056
Brentwood Chase SP
C1.0



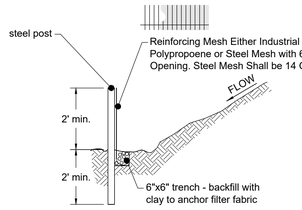


1. Stone size - use 2" ASTM #1 stone, or equal
2. Min. length - 100'
3. Min. thickness - 8"
4. Min. width - 20'
5. Non Woven Geotextile Filter Fabric will be placed over the entire area prior to placing of stone.
6. Surface water all surface water flowing or diverted toward construction entrances shall be piped across the entrance.
7. Maintenance - the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

TEMPORARY CONSTRUCTION EXIT

REFER TO METRO DETAIL TCP-03

N.T.S.



SILT FENCE W/ BACKING DETAIL

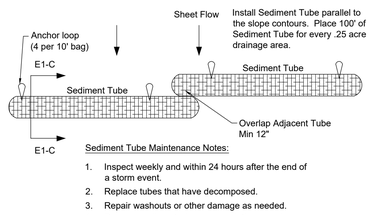
REFER TO METRO DETAIL TCP-13

Silt Fence Notes:

1. Non Woven Geotextile Filter fabric fence to be placed prior to start of rough grading.
2. Steel posts shall be approved by owner prior to use.
3. Wood posts shall be 2"x 2" min., oak or similar hardwood.
4. Posts shall be spaced at 6' intervals.
5. Filter fabric shall be securely bound to posts with either staples or wire ties.
6. Filter fabric shall be polypropylene fabric by Corps of Engineers guide spec. CW 02215. With equivalent opening size (eos) of no.100 sieve min., no.40 sieve max., as determined.
7. J-Hooks to be used when silt fence is not installed along a contour.

Silt Fence Maintenance Notes:

1. Inspect weekly and after each rainfall.
2. Repair wherever fence is damaged.
3. Remove sediment when it reaches 1/3 the height of the fence.
4. Inspect silt fence when rain is forecast. Perform required maintenance before the storm event.
5. Remove silt fence when no longer needed. Fill and compact past holes and anchor trench remove sediment accumulation, and grade alignment to blend with adjacent ground.



Sediment Tube Maintenance Notes:

1. Inspect weekly and within 24 hours after the end of a storm event.
2. Replace tubes that have decomposed.
3. Repair washouts or other damage as needed.
4. Remove sediment when accumulations reach one-half the original height of either a single tube or stacked tubes. Sediments removed shall be disposed of properly.
5. Remove tubes when no longer needed. Re-grade and stabilize the area.
6. Inspect weighted sediment tubes when rain is forecast. Be sure the tubes are overlapped or butted end to end.

WEIGHTED SEDIMENT TUBE DETAIL

REFER TO METRO DETAIL TCP-14

N.T.S.

Sediment Tube General Notes:

1. Weighted sediment tubes have not been as effective due to improper use. These barriers have been placed in swales and drainageways where runoff volumes and velocities have caused the tubes to wash out. In addition, failure to stake the sediment tube will allow undercutting and end flow.
2. Weighted sediment tubes are not to be used for extended periods of time because they tend to rot and fall apart.
3. Limit length of any single row of tubes to 500 ft. (157 m).
4. Not appropriate for large drainage areas, limit to five acres or less.
5. Sediment tubes may lose their effectiveness due to degradation, thus constant maintenance is required.
6. Not intended for inlet protection or streams.
7. Tube bindings of jute or cotton not recommended as they quickly deteriorate and fail.
8. Limit to locations suitable for temporary ponding or deposition of sediment.
9. Slopes of 3:1 (H:V) or flatter are preferred. If the slope exceeds 3:1 (H:V), use a different management practice or limit the length of slope upstream of the tube to less than 25 ft (15.7 m).

STABILIZATION OF DISTURBED SOILS

a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.

b. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method

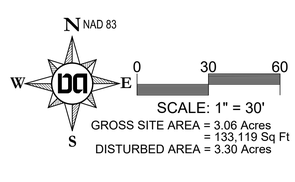
c. The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.

d. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

EPSC NOTES

1. ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ANY DISTURBED AREA LEFT EXPOSED FOR A PREIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
3. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
4. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY ARE ALSO REQUIRED BY THE GRADING PERMITTEE.





The Project associates with these submitted plans is covered under Tennessee Construction General Permit TNR 247046. The Total Disturbed Area is 3.12 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for siltation ☐ Impaired for habitat alteration
☐ Exceptional

Engineer _____ Date 3/20/2024

I _____, as the "Certified" Erosion Conrol Specialist for this Site, have Reviewed and Approved the Erosion Prevention and Sediment Control BMP's of these Plans on 3/20/2024

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

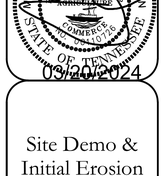
Drawing Date:
May 2023

Revisions

Final Specific Plan

Brentwood Chase SP

Being Parcels 115-117 on Metro Tax Map 160
Brentwood, Davidson County, Tennessee



03/20/2024

Site Demo & Initial Erosion Control Plan

D&A Project #23056
Brentwood Chase SP

C2.0



Infiltration Results

Test Performed by RS Miller Group, LLC in May 2023

Location #	Refusal Depth (feet)	Test Depth (feet)	Average Drop Rate (inches/hour	Existing Grade	Test Elevation
IT1	N/A	6.0'	1.7	697.5	691.5
IT2	N/A	6.0'	0.7	696.0	690.0
IT3	N/A	6.0'	0.8	696.0	690.0
IT4	5.3'	4.8'	1.3	696.0	691.2
IT5	5.3'	4.8'	1.1	695.5	690.2
IT6	6.0'	5.5'	1.6	698.0	692.5
IT7	N/A	6.0'	0.8	700.5	694.5
IT8	N/A	6.0'	1.4	701.0	695.0
IT9	N/A	5.5'	1.9	697.0	691.5
IT10	N/A	5.5'	1.6	696.5	691.0
IT11	N/A	5.5'	3.5	697.0	691.5
IT12	N/A	5.5'	2.1	695.5	690.0

Note: N/A Signifies that refusal was not encoutered at testing depth

STABILIZATION OF DISTURBED SOILS

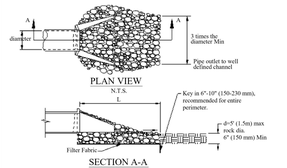
a. Soil Stabilization will be accomplished by the use of seeding in the appropriate areas, as specified. Temporary seeding will be required in those areas that consist of disturbed soils that have remained dormant for periods of more than 15 days.

b. As a general rule, permanent seeding will be performed within 14 days after the final grade on an area has been established. If disturbed areas on-site are to remain dormant for periods greater than 15 days in duration, the contractor will apply permanent soil stabilization. An allowance in the time schedule will be made for snow cover during periods of construction downtime. Seeding will be performed by hydro-seeding, by hand, or by a mechanical broadcasting method

c. The areas to be seeded will be uniform and will conform to the finished grade and cross Section shown in the plans for this project or as otherwise designated. Owner's representative will perform minor shaping of uneven and rough areas outside the graded section as directed in order to provide for more effective erosion control and for ease of subsequent earth moving operations.

d. The seed bed (including cut slopes) will be loosened to a minimum depth of 3 inches before agricultural lime, fertilizer or seed is applied. The areas to be seeded will be cleared of stones larger than 2.5 inches in dimension, roots, and other debris.

ACTIVITY: Outlet Protection — PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ³/s (m ³ /s)	Apron Length, L ft (m)	Rip-Rap Dx,Diameter Mm in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

Volume 4:
BMP For Development Activity –
Permanent E&S Control Management Practices — PESC-07-3 — 2021

ACTIVITY: Check Dams — TCP – 12

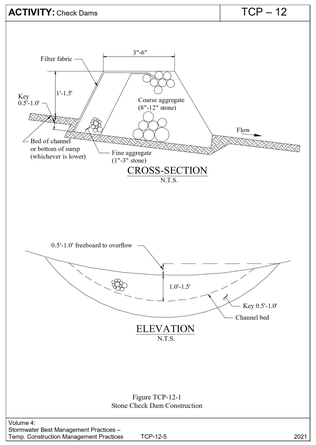
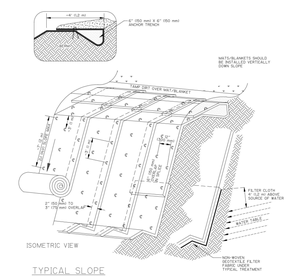


Figure TCP-12-1
Stone Check Dam Construction

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices — TCP-12-5 — 2021

ACTIVITY: Geotextiles — TCP – 10

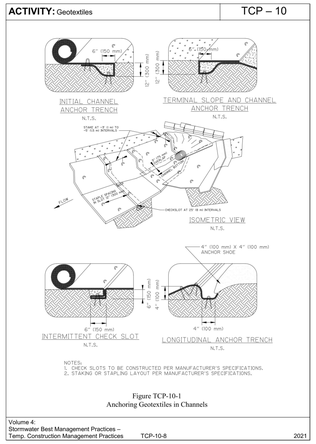


NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, SOD, CLODS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL, DO NOT STRETCH.

Figure TCP-10-2
Anchoring Geotextiles on Embankments

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices — TCP-10-9 — 2021

ACTIVITY: Geotextiles — TCP – 10



NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURER'S SPECIFICATIONS.

Figure TCP-10-1
Anchoring Geotextiles in Channels

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices — TCP-10-8 — 2021

EPSC NOTES

1. ALL PERIMETER EPSC MEASURES MUST BE IN PLACE PRIOR TO GRADING.
2. ANY DISTURBED AREA LEFT EXPOSED FOR A PREIOD GREATER THAN 7 DAYS WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
3. ALL SLOPES 3:1 OR GREATER AND CHANNEL SIDE SLOPES TO RECEIVE EROSION CONTROL MATTING.
4. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO CP-10 AND CP-13 RESPECTIVELY. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY ARE ALSO REQUIRED BY THE GRADING PERMITTEE.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

N NAD 83 W E S 0 30 60

SCALE: 1" = 30'

GROSS SITE AREA = 3.06 Acres = 133,119 Sq Ft

DISTURBED AREA = 3.30 Acres

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Drawing Date:
May 2023

Revisions

Final Specific Plan

Brentwood Chase SP

Being Parcels 115-117 on Metro Tax Map 160

Brentwood, Davidson County, Tennessee

CHRISTOPHER ALLEN MORGAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 03/20/2024

Intermediate & Final Erosion Control Plan

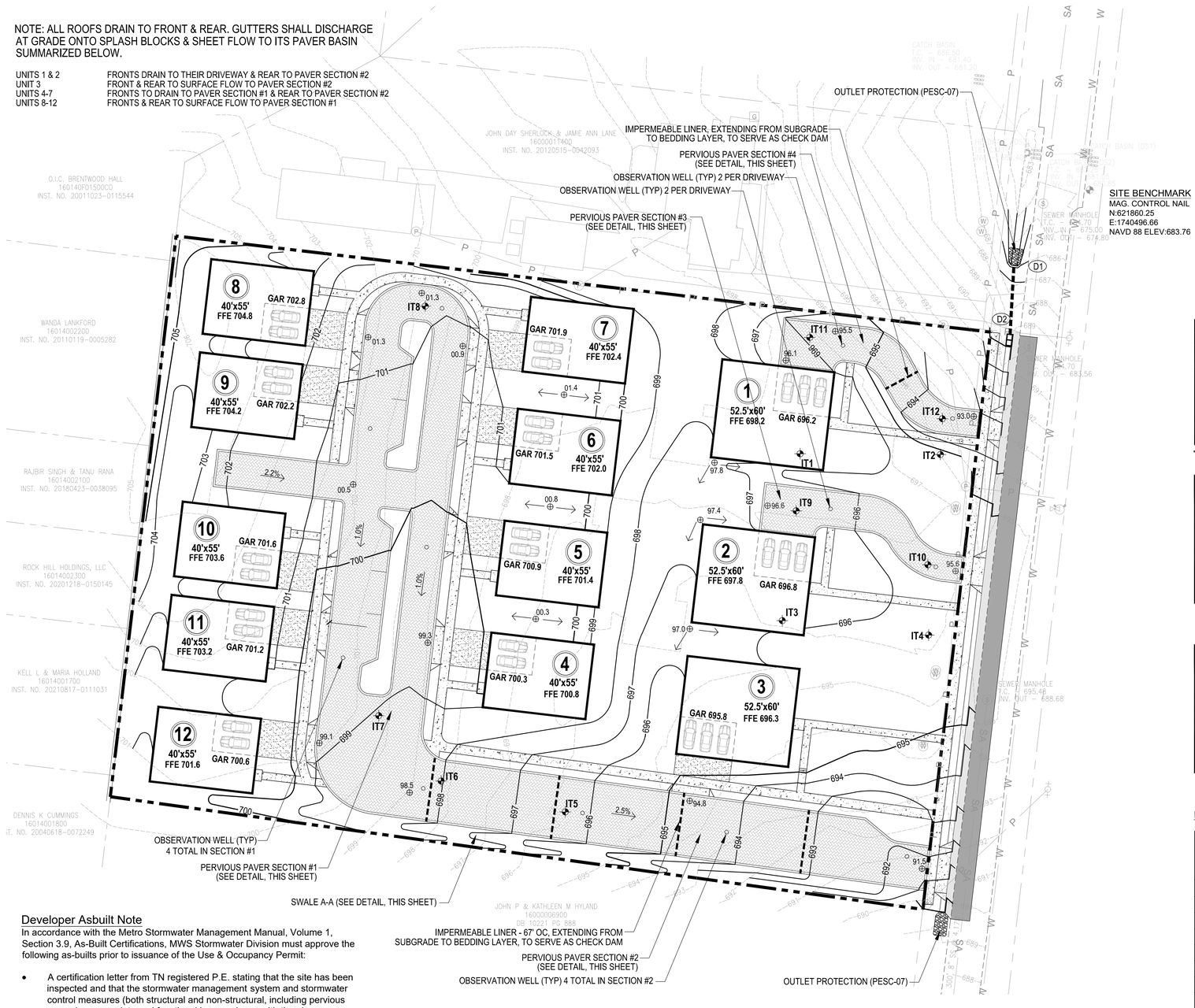
Dale & Associates
Civil Engineering, Land Planning & Zoning, Surveying
516 Heather Place, Nashville, TN 37204, (615) 297-5166

D&A Project #23056
Brentwood Chase SP

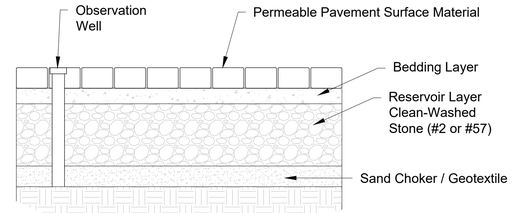
C2.1

NOTE: ALL ROOFS DRAIN TO FRONT & REAR. GUTTERS SHALL DISCHARGE AT GRADE ONTO SPLASH BLOCKS & SHEET FLOW TO ITS PAVER BASIN SUMMARIZED BELOW.

UNITS 1 & 2	FRONTS DRAIN TO THEIR DRIVEWAY & REAR TO PAVER SECTION #2
UNIT 3	FRONT & REAR TO SURFACE FLOW TO PAVER SECTION #2
UNITS 4-7	FRONTS TO DRAIN TO PAVER SECTION #1 & REAR TO PAVER SECTION #2
UNITS 8-12	FRONTS & REAR TO SURFACE FLOW TO PAVER SECTION #1



GIP - 03B
PERMEABLE PAVERS WITHOUT UNDERDRAIN



Permeable Pavers Without Underdrain Material Specifications		
Material	**Specifications**	**Notes**
Permeable Pavement System	*Permeable Interlocking Concrete Pavers* [1]	[1]*ASTM C936*
Bedding Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 or #2 clean washed stone	Meet TDOT Construction Specifications.
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Use traffic rated casting where required. Number of wells equals the number of test pits required for infiltration testing (see Appendix 1-A)
Sand Choker/ * Geotextile	*2- to 4-inch layer of coarse sand* [1] Filter fabric (125 gpm/sq.ft.) [2]	[1]*Meet TDOT Construction Specifications* [2]AASHTO M288-06, ASTM D4491 & D4751

*Item receipts may be required to be included with as-built submittal.

Detail Notes:

- Vehicular traffic shall be prohibited on the pervious pavement until the site is stable to prevent sediment from being deposited by vehicles.
- Contractor, Engineer, or Owners Representative shall notify MWS Development Review at least 24 hours prior to the installation of the pervious layer to observe the sub-base material.

Permeable Paver Number : Section #1		
	Design	As-Built
Treatment Volume (Tv), CF	11,116 CF	
Surface Area, SF	13,895 SF	
Overflow (TOC) Elevation*	N/A	
Reservoir Depth	24"	
Underdrain Invert Depth*	N/A	
Outlet Elevation*	N/A	
* N/A if not required		
All elevations shall be NAVD88		

Permeable Paver Number : Section #2		
	Design	As-Built
Treatment Volume (Tv), CF	7,126 CF	
Surface Area, SF	8,908 SF	
Overflow (TOC) Elevation*	N/A	
Reservoir Depth	24"	
Underdrain Invert Depth*	N/A	
Outlet Elevation*	N/A	
* N/A if not required		
All elevations shall be NAVD88		

Permeable Paver Number : Section #3		
	Design	As-Built
Treatment Volume (Tv), CF	2,325 CF	
Surface Area, SF	2,325 SF	
Overflow (TOC) Elevation*	N/A	
Reservoir Depth	30"	
Underdrain Invert Depth*	N/A	
Outlet Elevation*	N/A	
* N/A if not required		
All elevations shall be NAVD88		

Permeable Paver Number : Section #4		
	Design	As-Built
Treatment Volume (Tv), CF	2,513 CF	
Surface Area, SF	2,513 SF	
Overflow (TOC) Elevation*	N/A	
Reservoir Depth	30"	
Underdrain Invert Depth*	N/A	
Outlet Elevation*	N/A	
* N/A if not required		
All elevations shall be NAVD88		

Infiltration Results

Test Performed by RS Miller Group, LLC in May 2023

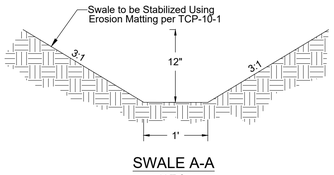
Location #	Refusal Depth (feet)	Test Depth (feet)	Average Drop Rate (inches/hour	Existing Grade	Test Elevation
IT1	N/A	6.0'	1.7	697.5	691.5
IT2	N/A	6.0'	0.7	696.0	690.0
IT3	N/A	6.0'	0.8	696.0	690.0
IT4	5.3'	4.8'	1.3	696.0	691.2
IT5	5.3'	4.8'	1.1	695.5	690.2
IT6	6.0'	5.5'	1.6	698.0	692.5
IT7	N/A	6.0'	0.8	700.5	694.5
IT8	N/A	6.0'	1.4	701.0	695.0
IT9	N/A	5.5'	1.9	697.0	691.5
IT10	N/A	5.5'	1.6	696.5	691.0
IT11	N/A	5.5'	3.5	697.0	691.5
IT12	N/A	5.5'	2.1	695.5	690.0

Note: N/A Signifies that refusal was not encoutered at testing depth

Developer Asbuilt Note

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

- A certification letter from TN registered P.E. stating that the site has been inspected and that the stormwater management system and stormwater control measures (both structural and non-structural, including pervious pavers) are complete and functional in accordance with the plans approved by MWS.
- An as-built LID spreadsheet.
- Hydrologic and hydraulic calculations for permeable pavers and other as -built conditions, as required.
- As-built drawings showing final topographic features of all these facilities. This shall include invert elevations of outlet control structures.
- Any deviations from the approved plans shall be noted on as-built drawings submitted.
- Copy of as-built plan CAD file on a CD and should be registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83). Data should be placed in separate layers and should be labeled / named for easy identification.
- Cut and fill balance certification for floodplain and sinkhole alterations.
- Water quality buffers shall be surveyed and included with the as-built submittal.
- Any public (to become the responsibility of Metro to maintain) stormwater infrastructure shall be video-inspected to verify proper installation with the video recording and any associated inspection report submitted as part of as-built record.
- Additional testing may be required as/if warranted by video inspection.



SWALE A-A
N.T.S.

Pipe Schedule

Downstream Structure	Invert	Upstream Structure	Invert	Pipe Size	Length (ft)	Slope (%)
D1	684.00	D2	686.40	18" RCP	36	6.67

Drainage Structure Schedule

Structure Label	Structure Type	T.C. Elev.	Invert In	Invert Out
D1	Headwall	686.50	684.00	------
D2	Double Curb Inlet	689.40	------	686.40

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!

N NAD 83 W E S 0 30 60

SCALE: 1" = 30'

GROSS SITE AREA = 3.06 Acres = 133,119 Sq Ft

DISTURBED AREA = 3.30 Acres

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Drawing Date:
May 2023

Revisions

Final Specific Plan
Brentwood Chase SP
Being Parcels 115-117 on Metro Tax Map 160
Brentwood, Davidson County, Tennessee

CHRISTOPHER A. MORGAN REGISTERED ENGINEER LICENSE NUMBER 120143 STATE OF TENNESSEE
03/20/2024

Site Grading & Drainage Plan

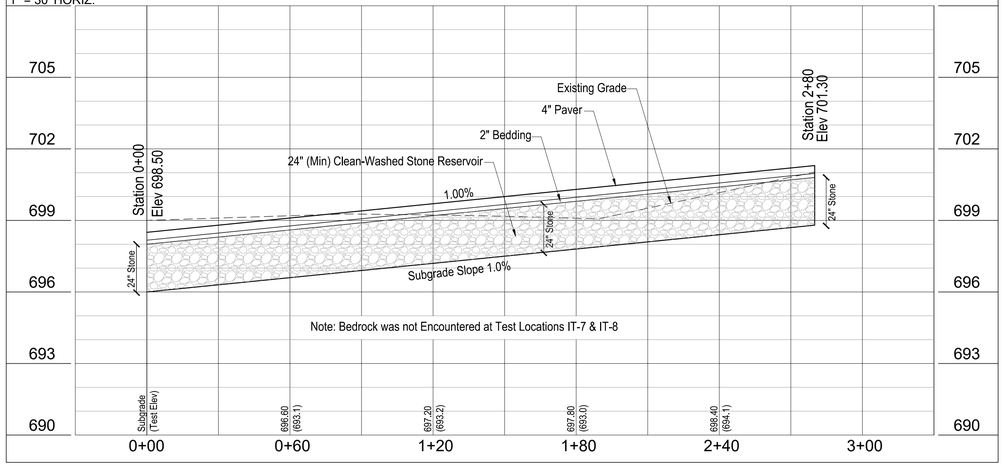
Dale & Associates
Civil Engineering, Land Planning & Zoning, Surveying
516 Heather Place, Nashville, TN 37204, (615) 297-5166

D&A Project #23056
Brentwood Chase SP

C3.0

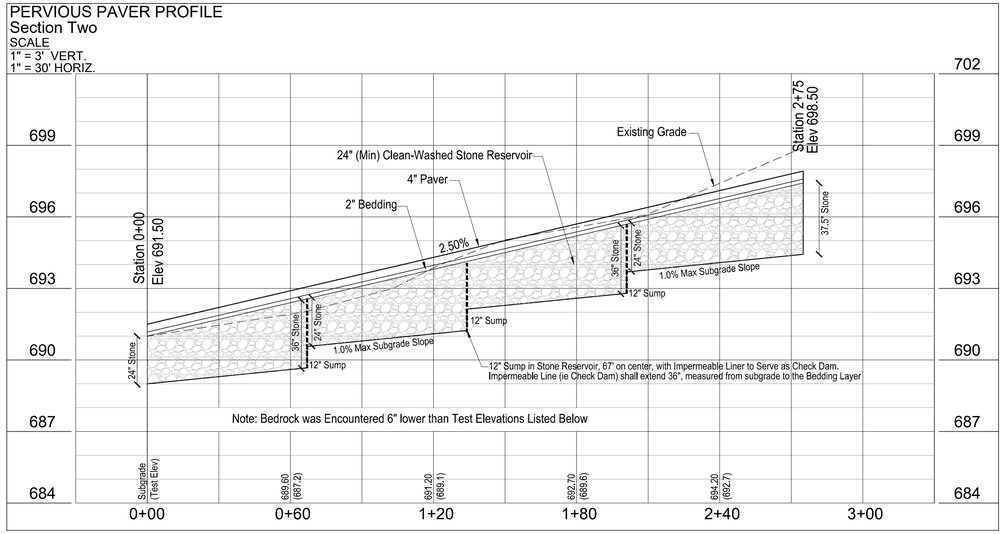
PERVIOUS PAVER PROFILE
Section One

SCALE
1" = 3' VERT.
1" = 30' HORIZ.



PERVIOUS PAVER PROFILE
Section Two

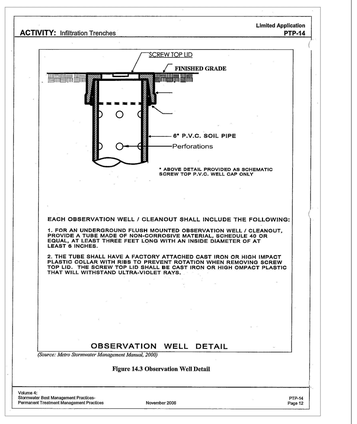
SCALE
1" = 3' VERT.
1" = 30' HORIZ.



Regulated Stormwater Treatment Structure

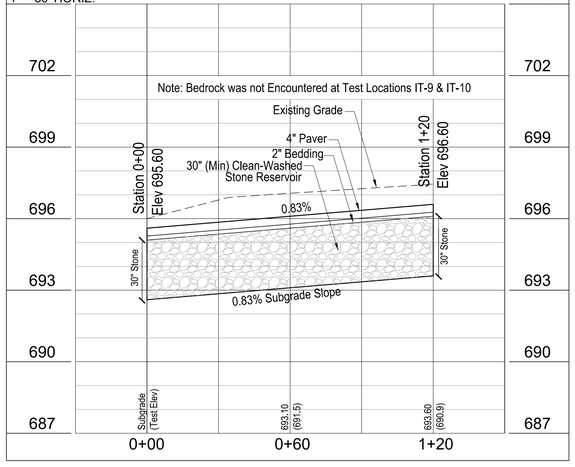
PERVIOUS PAVEMENT

Requires Routine Inspections and Maintenance.
For more information contact Metro Nashville Stormwater NPDES: 615-880-2420



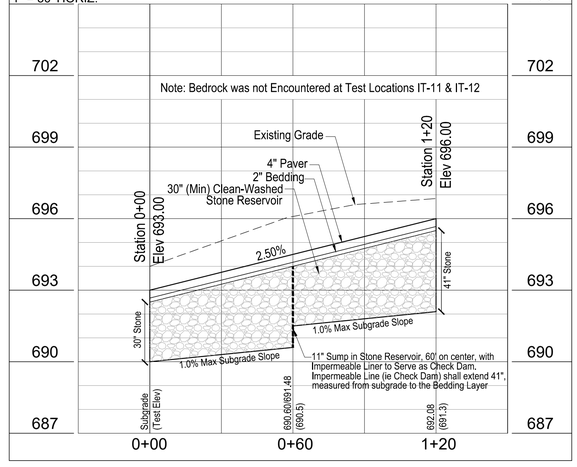
PERVIOUS PAVER PROFILE
Section Three

SCALE
1" = 3' VERT.
1" = 30' HORIZ.



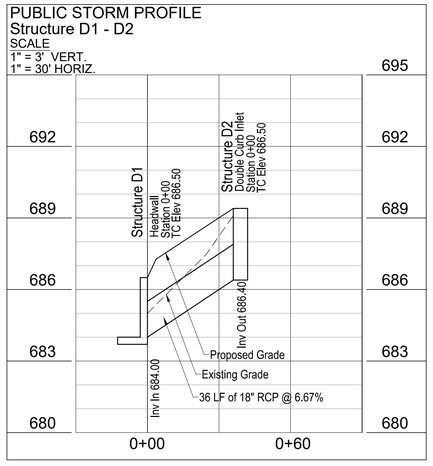
PERVIOUS PAVER PROFILE
Section Four

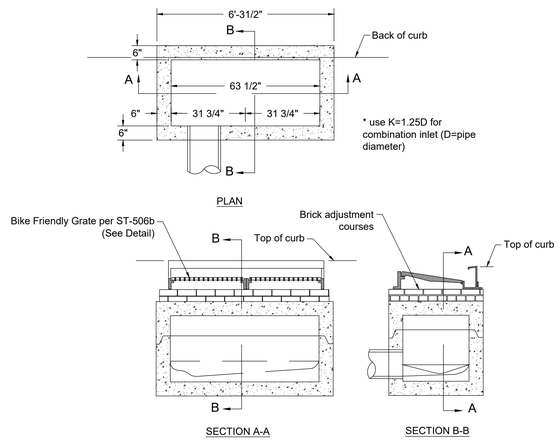
SCALE
1" = 3' VERT.
1" = 30' HORIZ.



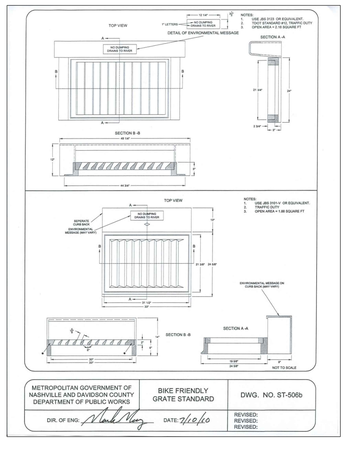
PUBLIC STORM PROFILE
Structure D1 - D2

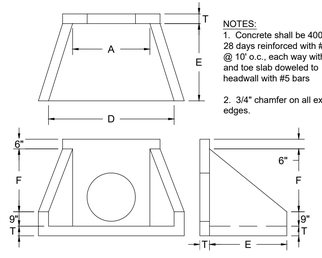
SCALE
1" = 3' VERT.
1" = 30' HORIZ.





DOUBLE INLET (PRECAST)
N.T.S.





NOTES:
1. Concrete shall be 4000 psi @ 28 days reinforced with #4 bars @ 10' o.c., each way with wings and toe slab doweled to headwall with #5 bars
2. 3/4" chamfer on all exposed edges.

Table of dimensions					
Size	A	D	E	F	T (min.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"

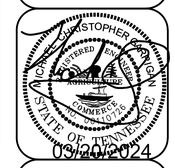
PRECAST CONCRETE HEADWALL
N.T.S.

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Drawing Date:
May 2023

Revisions

Final Specific Plan
Brentwood Chase SP
Being Parcels 115-117 on Metro Tax Map 160
Brentwood, Davidson County, Tennessee



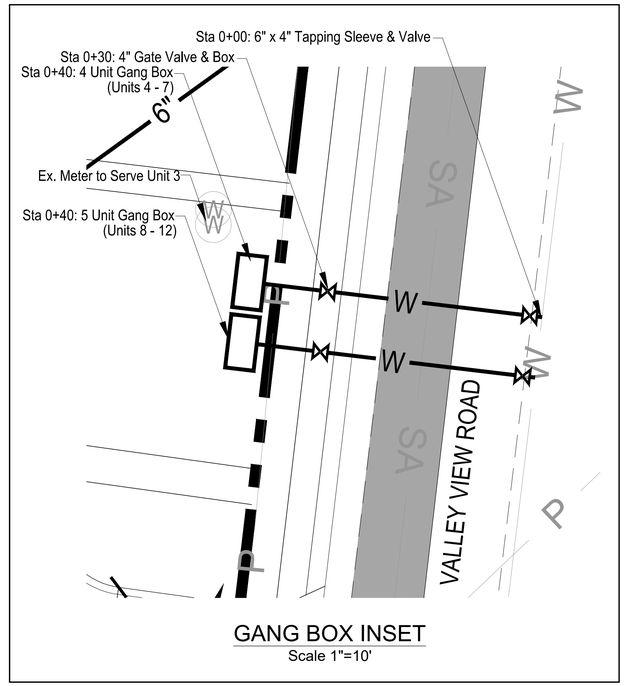
Storm Water Details

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

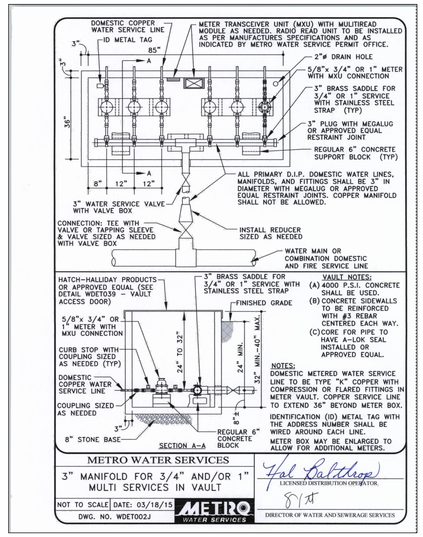
D&A Project #23056
Brentwood Chase SP

C3.1





GANG BOX INSET
Scale 1"=10'



MWS Standard Private Utility Plan Notes

1. All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
2. All connections to existing manholes shall be by coring and resilient connector method.
3. Vertical Double Check Valve Assemblies, that are located in interior rooms, can only be used for fire services.
4. All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
5. Irrigation line shall be copper from the meter to the backflow preventer.
6. The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.
7. All sewer services shall be minimum 6 inches in diameter, from connection at the main until the fires clean out assembly.
8. Backflow device to remain accessible at all times.
9. Plan size shall be 24" x 36" and shall show contours around meter boxes.
10. Any unused existing water meters must be cut and capped at the public main.
11. All lead or galvanized water service lines encountered with the project shall be reinstated with copper of like size from the water main to the meter box.
12. Domestic and irrigation water meters and associated appurtenances shall be placed in or under a paved or improved surface other than the portion of the service located within the right of way.
13. Sanitary sewer taps shall be placed at the lowest adjacent sewer main elevation for each premises and shall not be located in or under a paved or improved surface other than the portion within the right of way.

Private Sewer Cleanout Schedule

Structure	T.C. Elev.	Invert Elev.
PMH	695.4	688.88
SCO 1	694.0	689.66
SCO 2	695.3	690.3
SCO 3	696.9	691.9
SCO 4	698.3	694.0
SCO 5	699.8	694.6
SCO 6	700.2	695.2
SCO 7	700.8	695.8
SCO 8	701.2	696.2

Adjacant Hydrant Test

Existing fire hydrants, tag bolt numbers 07847 & 07846 along Valley View Circle/Road were flow tested on 3/5/24 by Metro Water Services, below is a summary of the flow results:

Static Pressure:	56 psi
Residual Pressure:	64 psi
Flow:	712 gpm
Flow @ 20 psi:	819 gpm

Based on table H.5.1 of the current NFPA, the building will not require a fire suppression system.

TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG!

N NAD 83
W E
S
0 30 60
SCALE: 1" = 30'
GROSS SITE AREA = 3.06 Acres
= 133,119 Sq Ft
DISTURBED AREA = 3.30 Acres

Permits	
Council Bill	BL2022-1157
Case #	2022SP-002-002
SWGR	2023041039
SUP	2023041684

Drawing Date:
May 2023

Revisions

Final Specific Plan
Brentwood Chase SP
Being Parcels 115-117 on Metro Tax Map 160
Brentwood, Davidson County, Tennessee

CHRISTOPHER C. KING
REGISTERED ENGINEER
STATE OF TENNESSEE
03/20/2024

Site Utility Plan

Dale & Associates
Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #23056
Brentwood Chase SP
C4.0

EXISTING TREE ON PROPERTY LINE TO BE PRESERVED IF POSSIBLE
DEVELOPER TO CONSULT WITH ISA ARBORIST TO ASSESS THE TREE AND VIABILITY FOR SAVING AND MAKE SUGGESTIONS ON ROOT PRUNING, LIMB REMOVAL, INJECTIONS, AND MULCHING

EXISTING TREE TO BE REMOVED (TYP)

WATER SOURCE WITHIN 100' OF ALL PROPOSED PLANT MATERIALS

STREET TREES SHALL HAVE A CLEAR HEIGHT OF 80 INCHES WHERE THE TREE CANOPY IS WITHIN A PATH OF TRAVEL, AND NO MORE THAN 50% OF THE TREE HEIGHT SHALL BE CLEARED TO MEET THE ADA CLEARANCE REQUIREMENTS

1 UNDERSTORY TREE PER 20' URBAN FORESTRY APPROVED STREET TREES UNDER OVERHEAD UTILITY LINES

EXISTING TREE ON PROPERTY LINE TO BE PRESERVED IF POSSIBLE
DEVELOPER TO CONSULT WITH ISA ARBORIST TO ASSESS THE TREE AND VIABILITY FOR SAVING AND MAKE SUGGESTIONS ON ROOT PRUNING, LIMB REMOVAL, INJECTIONS, AND MULCHING

Tree Id	Common Name	DBH	Location
1	Elm	38	OFF-SITE
2	Hackberry	13	Prop. Line
3	Hackberry	22	Prop. Line
4	Hackberry	22	Prop. Line
5	Hackberry	12	Prop. Line
6	Hackberry	11	Prop. Line
7	Hackberry	8	Prop. Line
8	Hackberry	15	Prop. Line
9	Hackberry	12	Prop. Line
10	Hackberry	9	Prop. Line
11	Hackberry	9	Prop. Line
12	Hackberry	21	Prop. Line
13	Hackberry	20	Prop. Line
14	Hackberry	16	Prop. Line
15	Hackberry	20	Prop. Line
16	Hackberry	8	Prop. Line
17	Hackberry	12	Prop. Line
18	Hackberry	20	Prop. Line
19	Hackberry	10	Prop. Line
20	Black cherry	28	Prop. Line
21	Hackberry	6	Prop. Line
22	Hackberry	10	Prop. Line
23	Hackberry	10	Prop. Line
24	Hackberry	8	Prop. Line
25	Hackberry	10	Prop. Line
26	Hackberry	12	Prop. Line
27	Hackberry	13	Prop. Line
28	Oak	20	Prop. Line
29	Elm	18	Prop. Line
30	Hackberry	44	Prop. Line
31	Oak	30	Prop. Line
32	Oak	32	Prop. Line
33	Hackberry	10	Prop. Line
34	Hackberry	6	Prop. Line
35	Elm	28	Prop. Line
36	Hackberry	34	Prop. Line
37	Oak	21	Prop. Line
38	Hackberry	8	Prop. Line
39	Hackberry	8	Prop. Line
40	Hackberry	10	Prop. Line
41	Black cherry	18	Prop. Line
42	Hackberry	12	Prop. Line
43	Hackberry	10	Prop. Line
44	Hackberry	12	Prop. Line
45	Hackberry	14	Prop. Line
46	Hackberry	18	Prop. Line
47	Hackberry	10	Prop. Line
48	Hackberry	18	Prop. Line
49	Hackberry	16	Prop. Line
50	Red maple	18	OFF-SITE
51	Eastern red cedar	10	REMOVE
52	Hackberry	12	Prop. Line
53	Eastern red cedar	6	OFF-SITE
54	Eastern red cedar	6	OFF-SITE
55	Eastern red cedar	6	OFF-SITE
56	Eastern red cedar	8	OFF-SITE
57	Eastern red cedar	10	Prop. Line

CASE NO. 2022SP-002-002

Date	
Map: 16000011500, 16000011600, 16000011700 Combine	
Project Name: Brentwood Chase SP	
Address: 5617, 5621, 5625 VALLEY VIEW RD	

Acreage		3.3
Minus Building Coverage Area	(-)	0.67
Equals Total Site Area		2.63
Multiply by Required Tree Density Unit per acre	(x)	22
Required TDU for Project	(=)	**57.86**

NO EXISTING TREES TO REMAIN FOR CREDIT

REPLACEMENT TREE(S)- LARGE & MEDIUM CANOPY TREES

DBH	# of Trees	Value	TDU
2"	78	x .5	39
3"		x .6	0
		Total	39

REPLACEMENT TREE(S) - UNDERSTORY / COLUMNAR

DBH	# of Trees	Value	TDU
2"	76	0.25	19
		total	19

Total TDU for Replacement Trees On Site	(=)	**58**
Total TDU Retained on Site	(=)	**0**
Total Density Provided	(=)	**58**

IRRIGATION TO BE PROVIDED BY HOSEBIBS
TREE CUT PERMIT REQUIRED

SEE SHEET L2 FOR NOTES, DETAILS, AND PLANT SCHEDULES

EXISTING TREE ON PROPERTY LINE TO BE PRESERVED IF POSSIBLE
DEVELOPER TO CONSULT WITH ISA ARBORIST TO ASSESS THE TREE AND VIABILITY FOR SAVING AND MAKE SUGGESTIONS ON ROOT PRUNING, LIMB REMOVAL, INJECTIONS, AND MULCHING

10' B-3 TYPE BUFFER: (437') PER SP
CANOPY TREES: 4.5/100'= 20 TREES
UNDERSTORY TREES: 1.8/100'= 8 TREES
SHRUBS: 18/100'= 79 SHRUBS

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

HB LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
BRENTWOOD CHASE SP
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNOR L. BALL
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
5/12/2023

Job # - 23190
BY: cb

CASE NO. 2022SP-002-002

L1.1

LANDSCAPE PLAN

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

SUBSTITUTION NOTE:

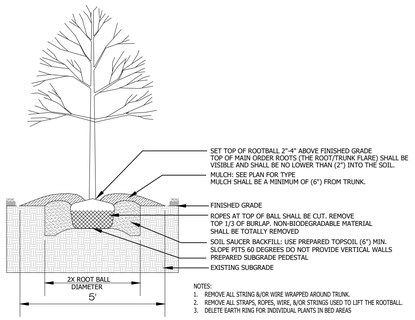
1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.



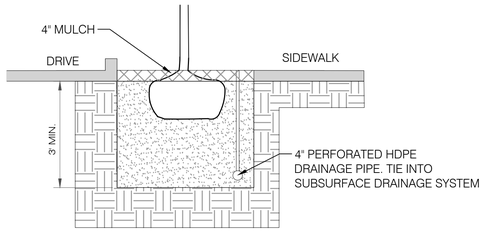
NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

DECIDUOUS TREE PLANTING

P-NO-12

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)



STREET TREE PLANTING

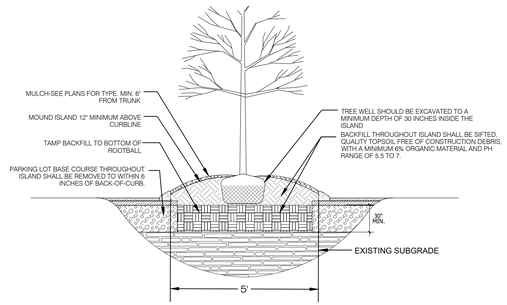
1. AT PLANTING, TREES SHALL MEET THE REQUIREMENTS FOR STREET TREES SER OUT IN AMERICAN STANDARD FOR NURSERY STOCK
2. ALL NURSERY STOCK USED AS STREET TREES SHALL BE VIGOROUS, HEALTHY AND FREE OF DISEASES OR INFESTATIONS
3. TREES SHALL NE ACCOMMODATED IN PLANTING AREAS WITH A MINIMUM DEPTH OF 3 FEET AND A MINIMUM VOLUME OF 400 CUBIC FEET

STREET TREES SHALL HAVE A CLEAR HEIGHT OF 80 INCHES WHERE THE TREE CANOPY IS WITHIN A PATH OF TRAVEL, AND NO MORE THAN 50% OF THE TREE HEIGHT SHALL BE CLEARED TO MEET THE ADA CLEARANCE REQUIREMENTS

H+BLD HAS SERIOUS CONCERNS LOCATING TREES WITHIN THE RIGHT OF WAY. TREES SHOWN WITHIN THE R.O.W. ARE MANDATED BY NASHVILLE STREET TREE REQUIREMENTS. THE DESIGNER TAKES NO RESPONSIBILITY IN AN EVENT OF AN ACCIDENT DUE TO LIMITED VISIBILITY ALONG THE FRONTAGE OR DAMAGE TO UNDERGROUND UTILITIES.

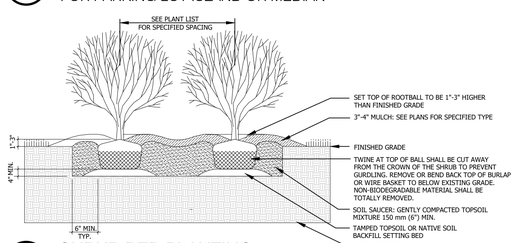
PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
14. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
15. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



PARKING ISLAND TREE PLANTING

FOR PARKING LOT ISLAND OR MEDIAN



SHRUB BED PLANTING

811

Know what's **below.**
Call before you dig.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
AR	AR	24	Summer Red Maple / Acer rubrum 'HOSR' TM 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
MV	MV	13	D.D. Blanchard Magnolia / Magnolia grandiflora 'D.D. Blanchard' Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B & B	2"Cal	Per ANSI
QP	QP	7	Willow Oak / Quercus phellos 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
U	U	34	Bosque Elm / Ulmus parvifolia `Bosque` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2"Cal	Per ANSI
UNDERSTORY/COLUMNAR TREES						
IN	IN	23	Fosters Holly / Ilex x Foster's #2 Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B & B	2"Cal	Per ANSI
JC	JC	34	Idyllwild Juniper / Juniperus virginiana 'Idyllwild' Full to Base. Full Dense Form. Matched. See Tree Specifications 2" Caliper Per Code	B & B	2"Cal	Per ANSI
O	O	7	Okame Cherry / Prunus x okame 4` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
Y	Y	12	Yoshino Cherry / Prunus x yedoensis 5` Clear Single Trunk. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	Per ANSI
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
HO	HO	8	Snow Queen Oakleaf Hydrangea / Hydrangea quercifolia `Snow Queen` Full; Dense; Well Rooted	24" HT		
ID	ID	28	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana` Full; Dense Form	18" HT		
JM	JM	34	Sea Green Juniper / Juniperus chinensis `Sea Green` Full. Heavy. Well Branched.	18" HT		

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY.
THAT IS: •"ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION." "AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER."
•CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
1 GALLON = 12" TO 15" HEIGHT OR SPREAD
3 GALLON = 15"-18" HEIGHT OR SPREAD
5 GALLON = 18" TO 24" HEIGHT OR SPREAD
7 GALLON = 24" TO 30" HEIGHT OR SPREAD

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION. LIGHT POLES MUST NOT BE LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
3. ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS
4. ANY CHANGES TO TREE SPECIES OR LOCATIONS MAY REQUIRE THE CONTRACTOR TO PROVIDE AN AS-BUILT OF THE INSTALLED LANDSCAPE AND POSSIBLY DELAY APPROVAL OF THE SITE BY THE URBAN FORESTRY DEPARTMENT.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:

BRENTWOOD CHASE SP

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CONNOR L. BAILEY REGISTERED LANDSCAPE ARCHITECT 5/23/2023

Job # - 23190

BY: cb

CASE NO. 2022SP-002-002

L1.2

LANDSCAPE NOTES

A.1

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



REAR ELEVATION

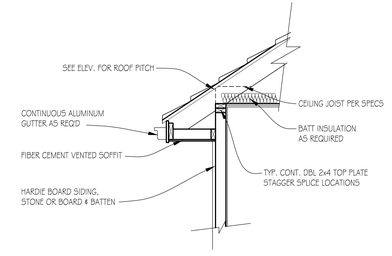
SCALE: ¼"-1'-0"



GLAZING CALCULATIONS
FASCADE SQ. FT. = 1258 SQ. FT.
GLAZING SQ. FT. = 189 SQ. FT.
GLAZING % = 15%
MINIMUM GLAZING REQUIRED IS 15%

FRONT ELEVATION

SCALE: ¼"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

VALLEY VIEW RD
LOT 1

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

A.2

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

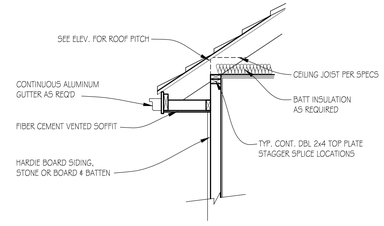
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

VALLEY VIEW RD
LOT 1

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

A.3

FOUNDATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

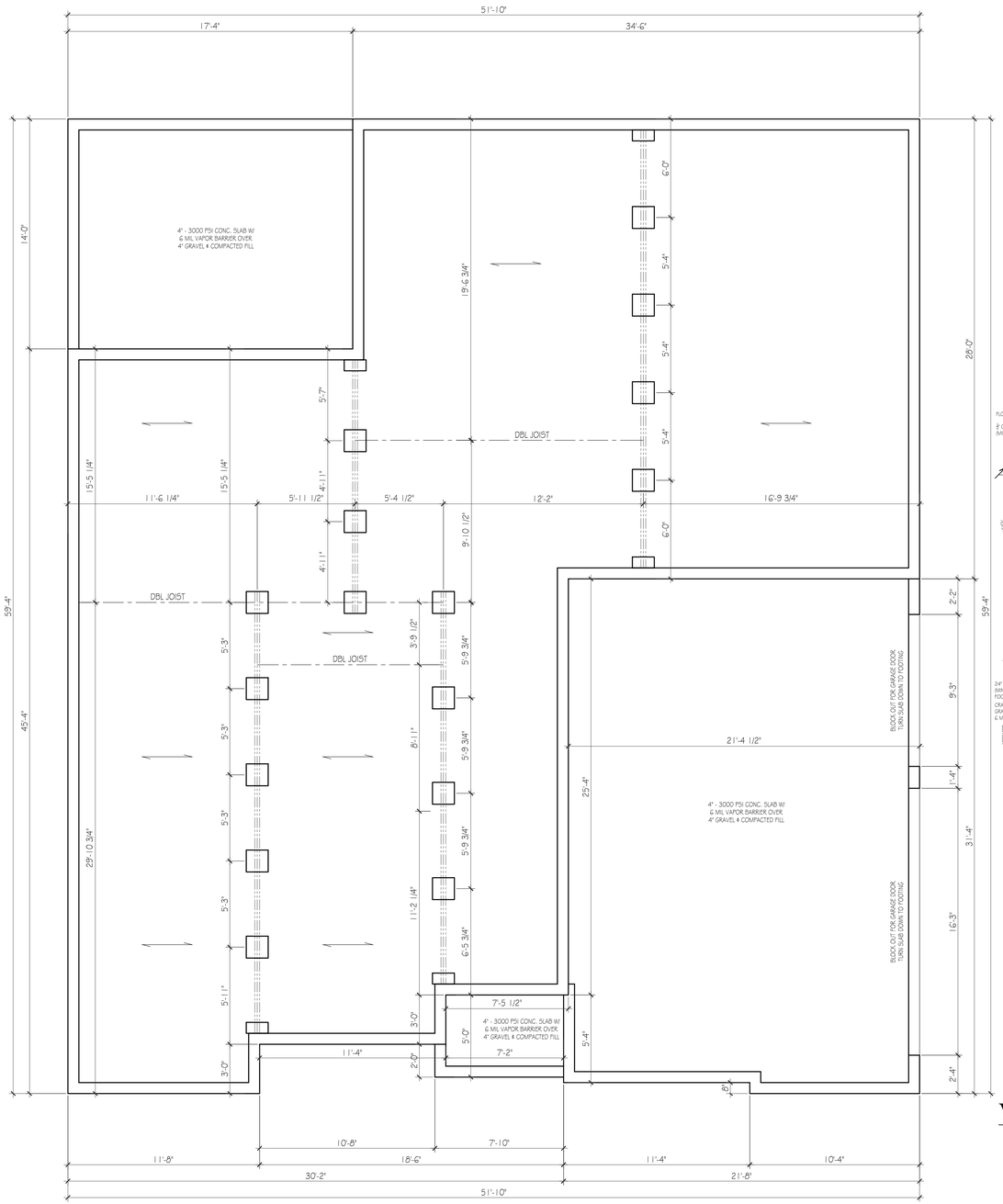
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

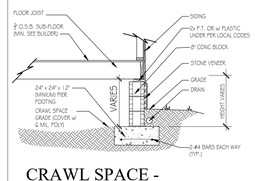
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



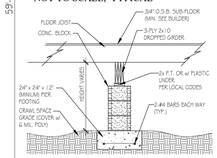
FOUNDATION PLAN

SCALE: ¼"-1'-0"



CRAWL SPACE - SIDING STONE ROWLOCK

NOT TO SCALE, TYPICAL



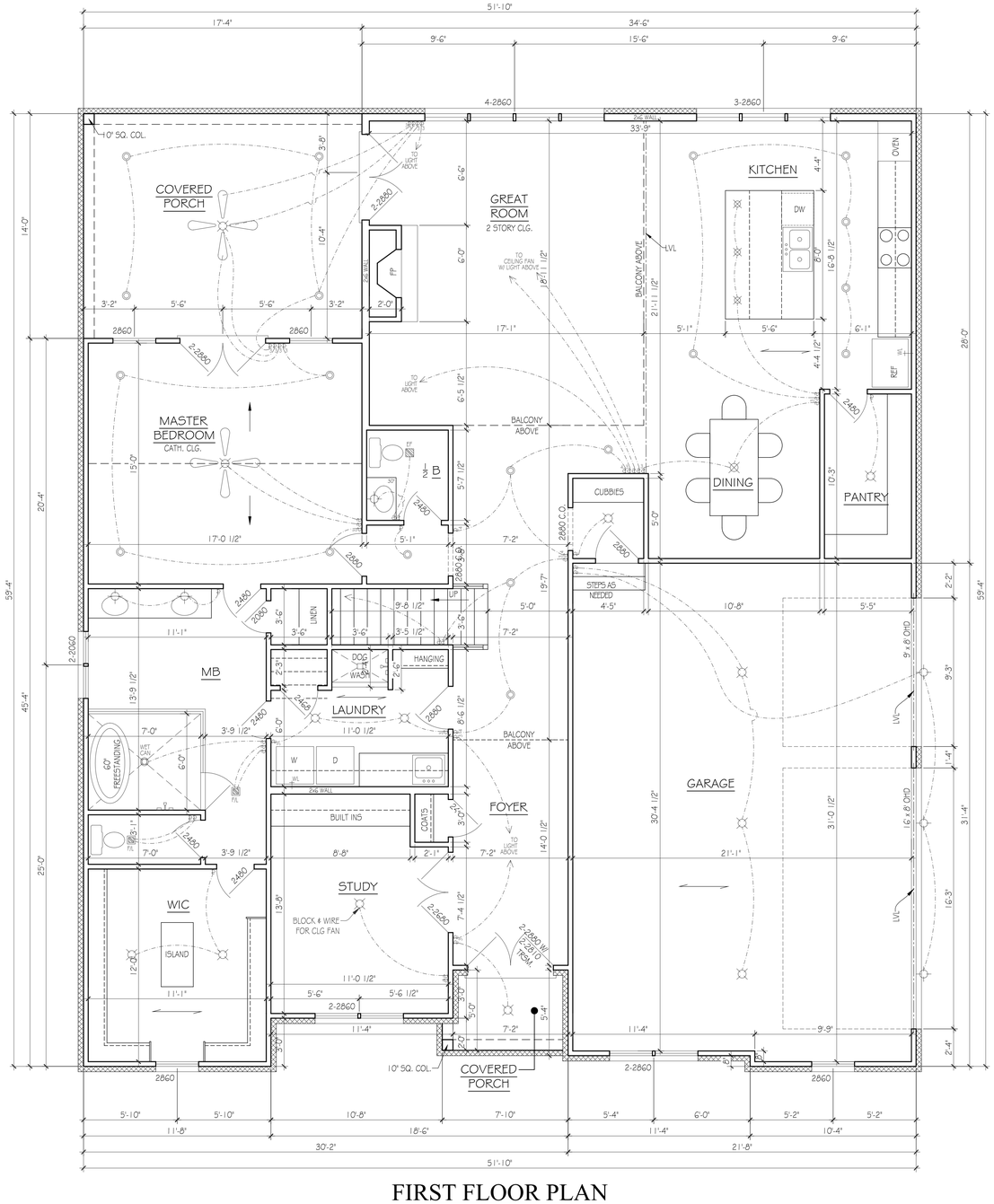
DROPPED GIRDER

NOT TO SCALE, TYPICAL

VALLEY VIEW RD
LOT 1

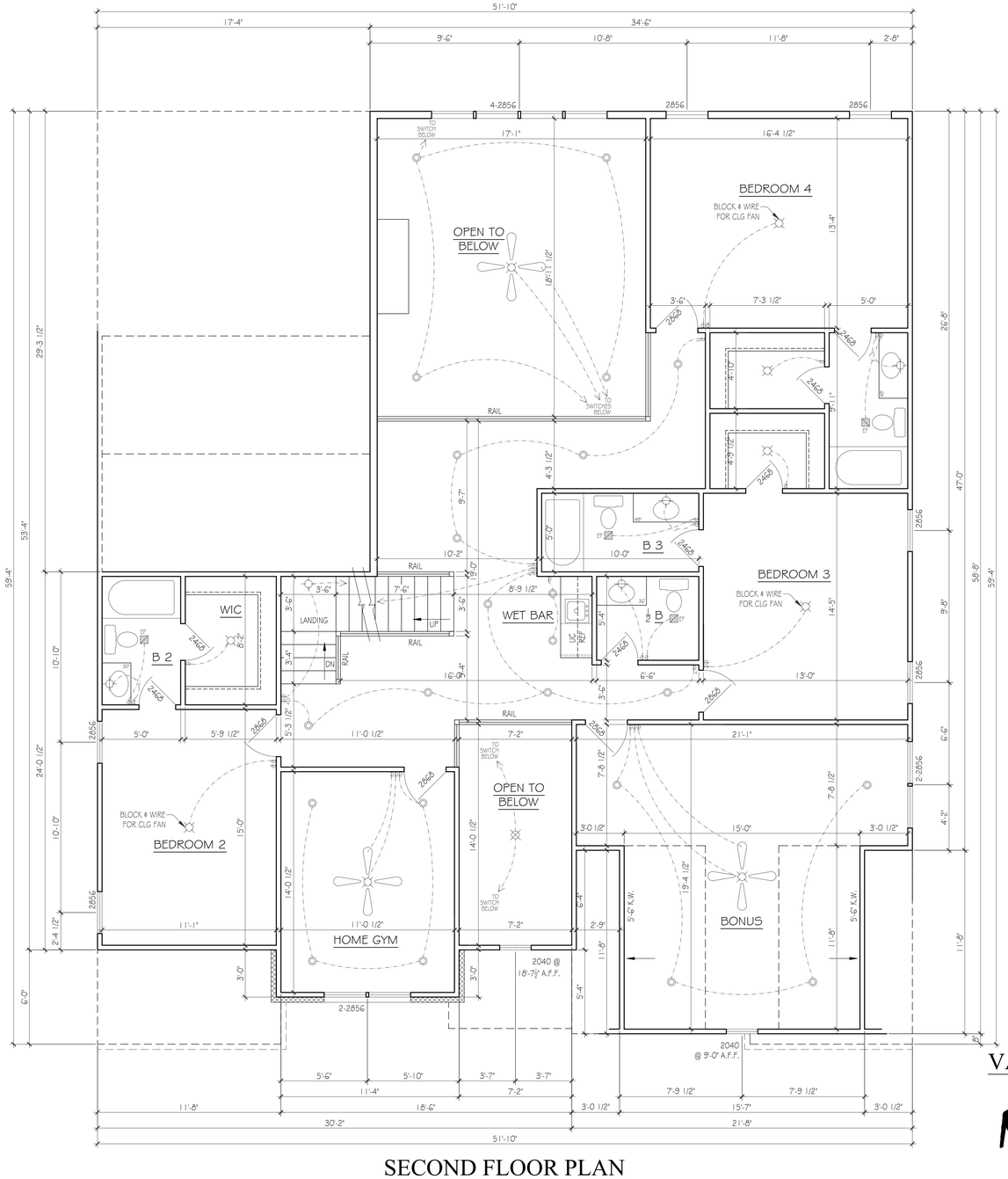
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

© Mark Lynn & Associates



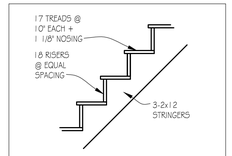
FIRST FLOOR PLAN

SCALE: ¼"-1'-0"



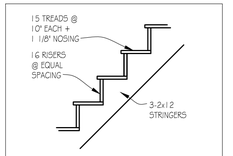
SECOND FLOOR PLAN

SCALE: ¼"-1'-0"



STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.4

FIRST & SECOND FLOOR PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCRTR / COVE
	LIGHT- EXT. FLOOD
EF OR CF	EXAUST FAN
F/L OR CF/L	EXAUST FAN / LIGHT
	SWITCH- SINGLE
3/4	SWITCH- 3 OR 4-WAY
D	SWITCH- DIMMER
SD	SMOKE DETECTOR

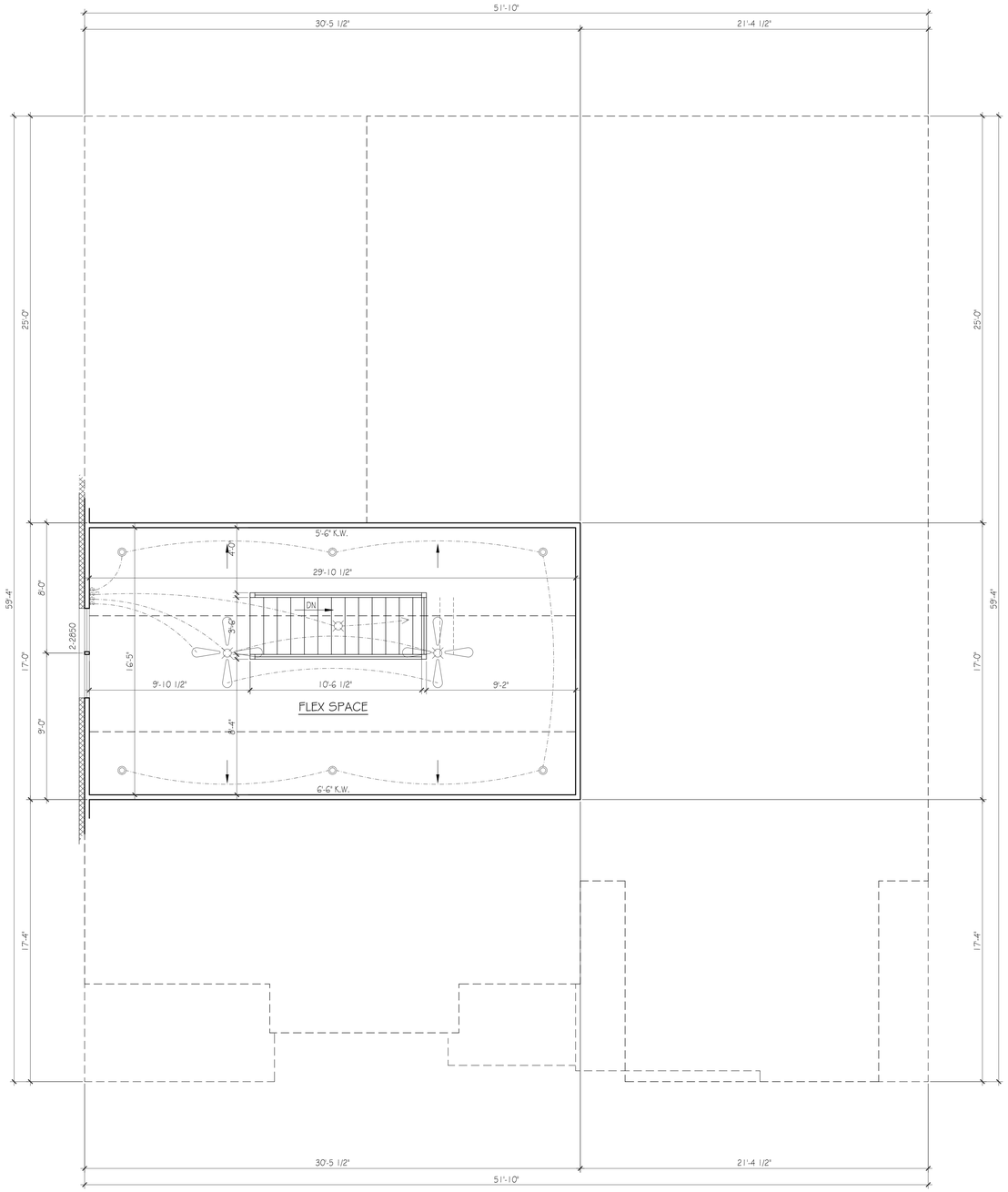
ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	2084
SECOND FLOOR LIVING	1841
THIRD FLOOR LIVING	518
TOTAL LIVING	4443
GARAGE	664
FRONT COVERED PORCH	37
REAR COVERED PORCH	243
TOTAL COVERED	5387

VALLEY VIEW RD
LOT 1

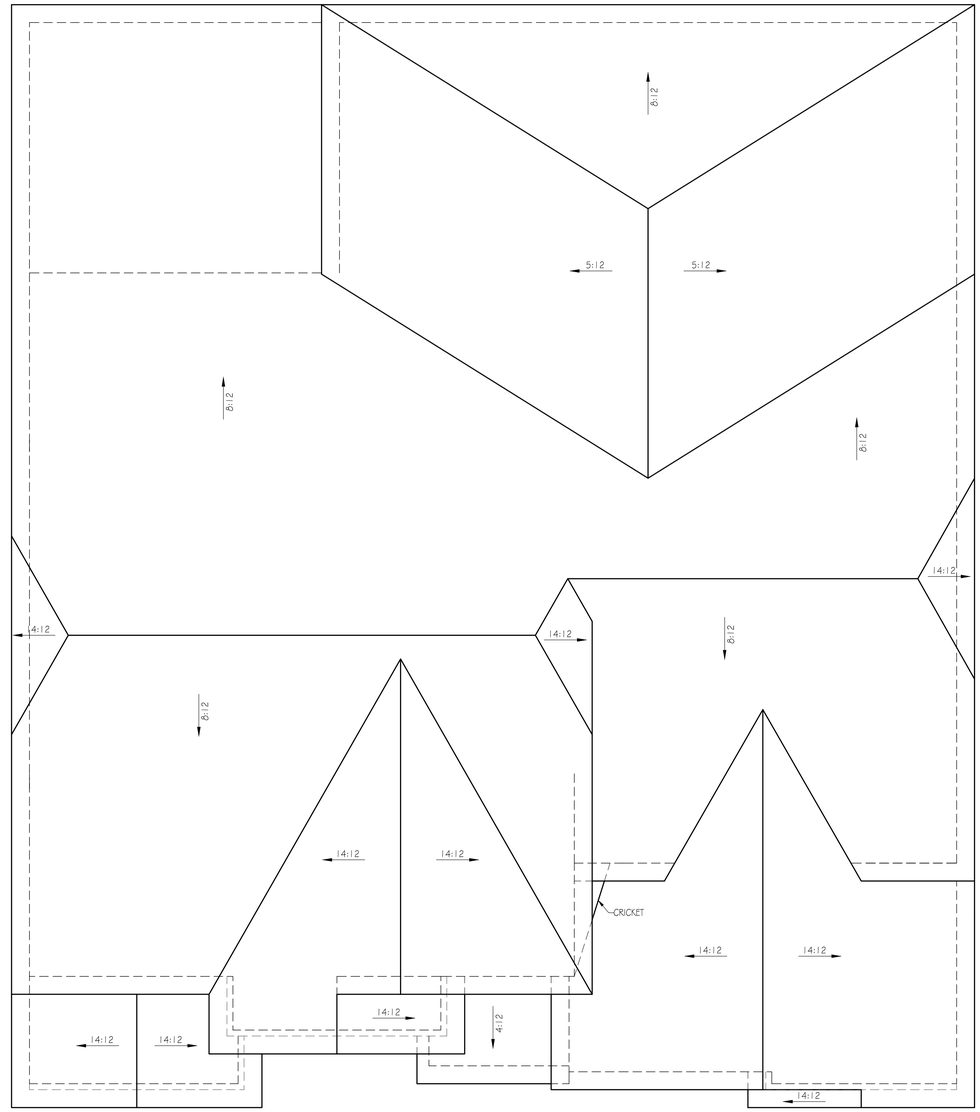
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

© Mark Lynn & Associates



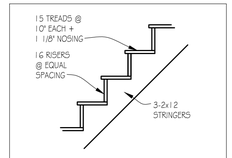
THIRD FLOOR PLAN

SCALE: ¼"-1'-0"



ROOF PLAN

SCALE: ¼"-1'-0"



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.5

THIRD FLOOR & ROOF PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
FL OR FL	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

VALLEY VIEW RD
LOT 1

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



REAR ELEVATION

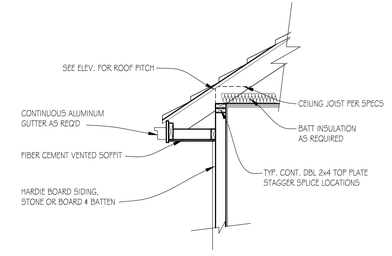
SCALE: ¼"-1'-0"



FRONT ELEVATION

SCALE: ¼"-1'-0"

GLAZING CALCULATIONS
FASCADE SQ. FT. = 1258 SQ. FT.
GLAZING SQ. FT. = 189 SQ. FT.
GLAZING % = 15%
MINIMUM GLAZING REQUIRED IS 15%



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

VALLEY VIEW RD
LOT 2

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



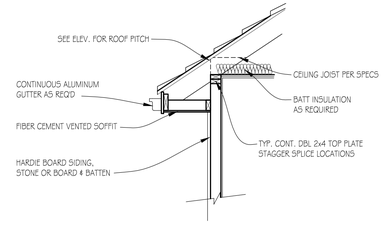
LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

A.2

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

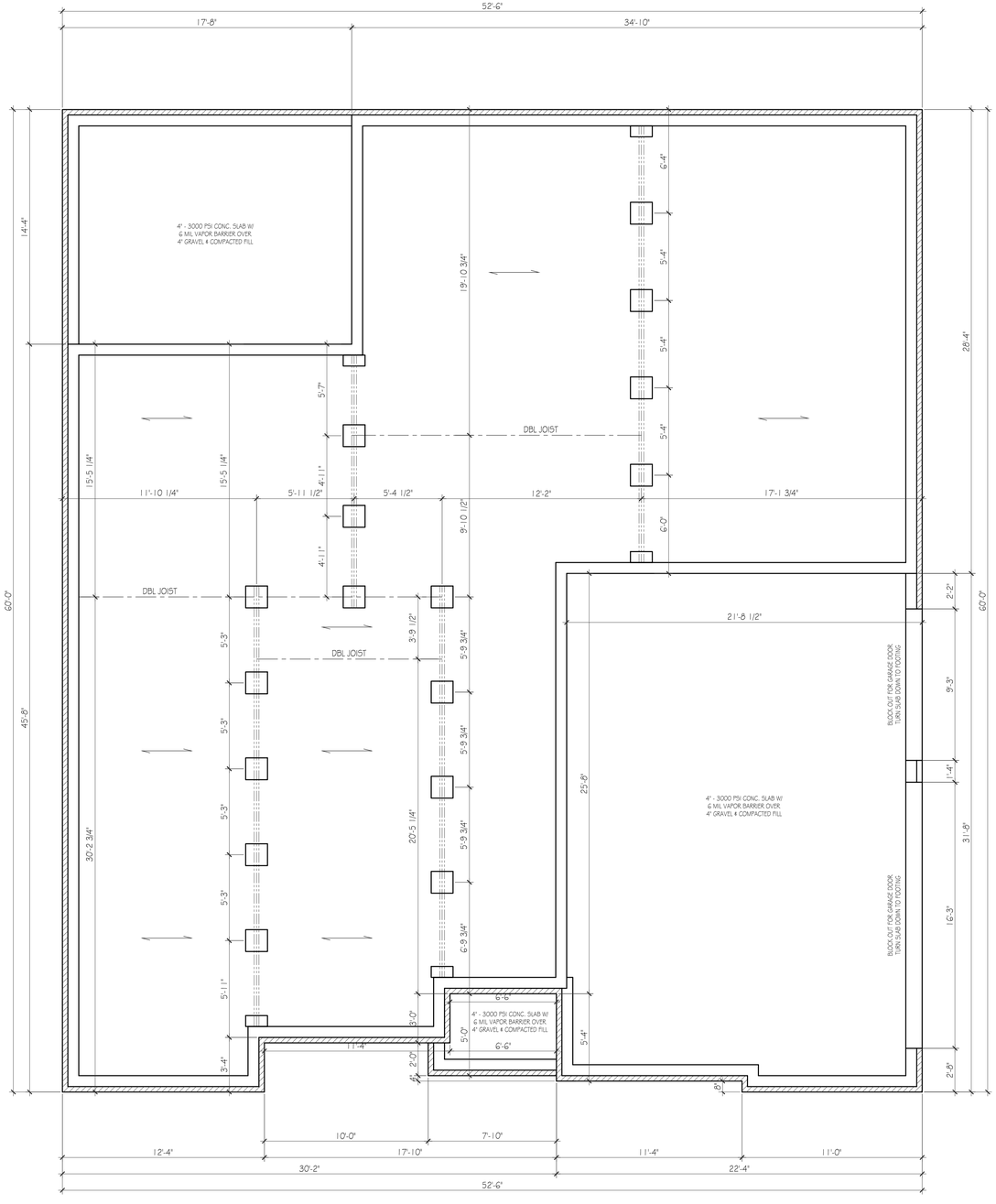
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

VALLEY VIEW RD
LOT 2

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



FOUNDATION PLAN

SCALE: ¼"-1'-0"

A.3

FOUNDATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

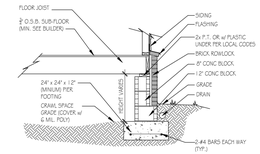
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

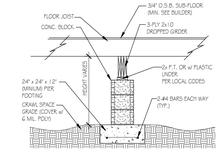
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



CRAWL SPACE- SIDING BRICK ROWLOCK

NOT TO SCALE, TYPICAL

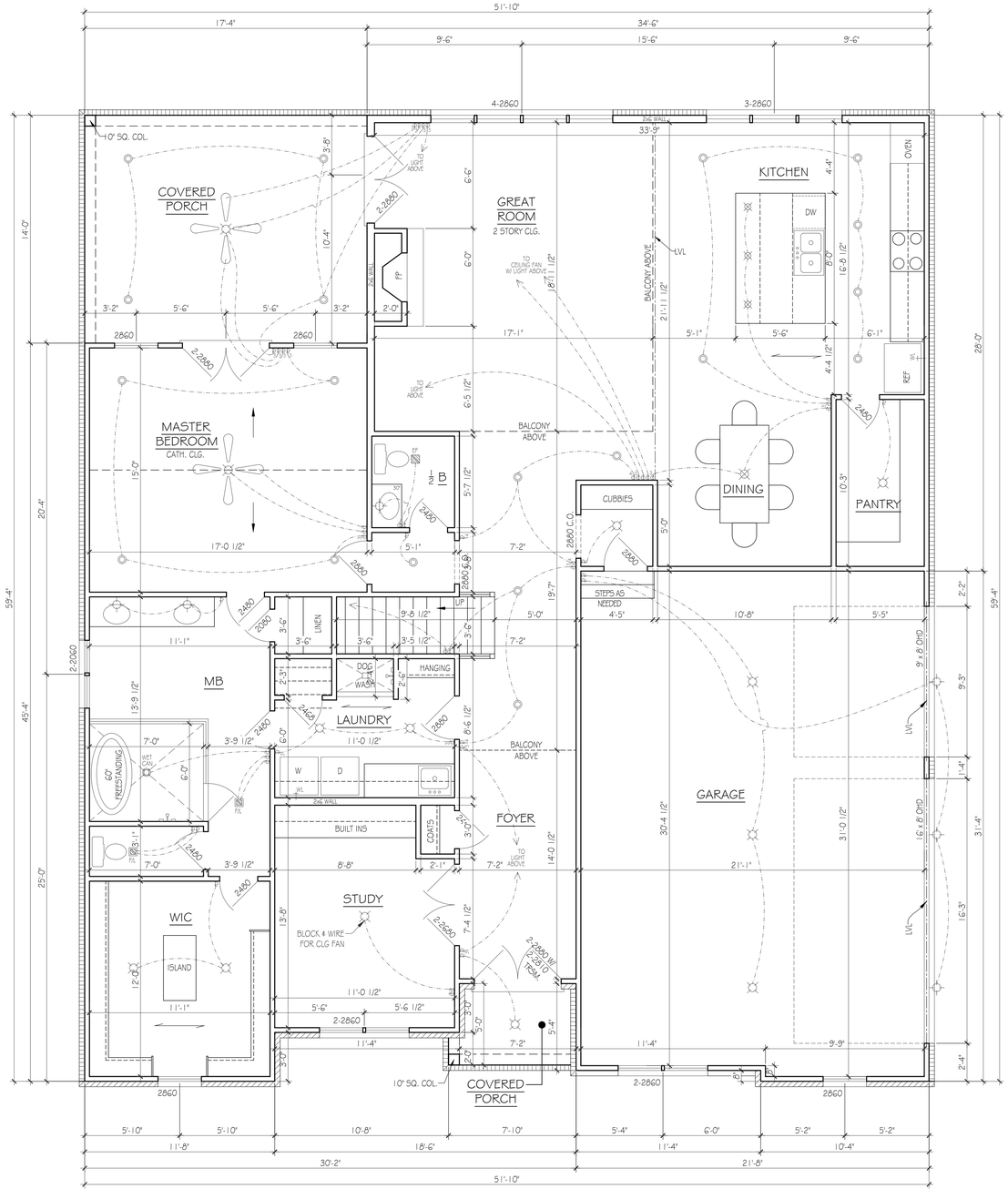


DROPPED GIRDER

NOT TO SCALE, TYPICAL

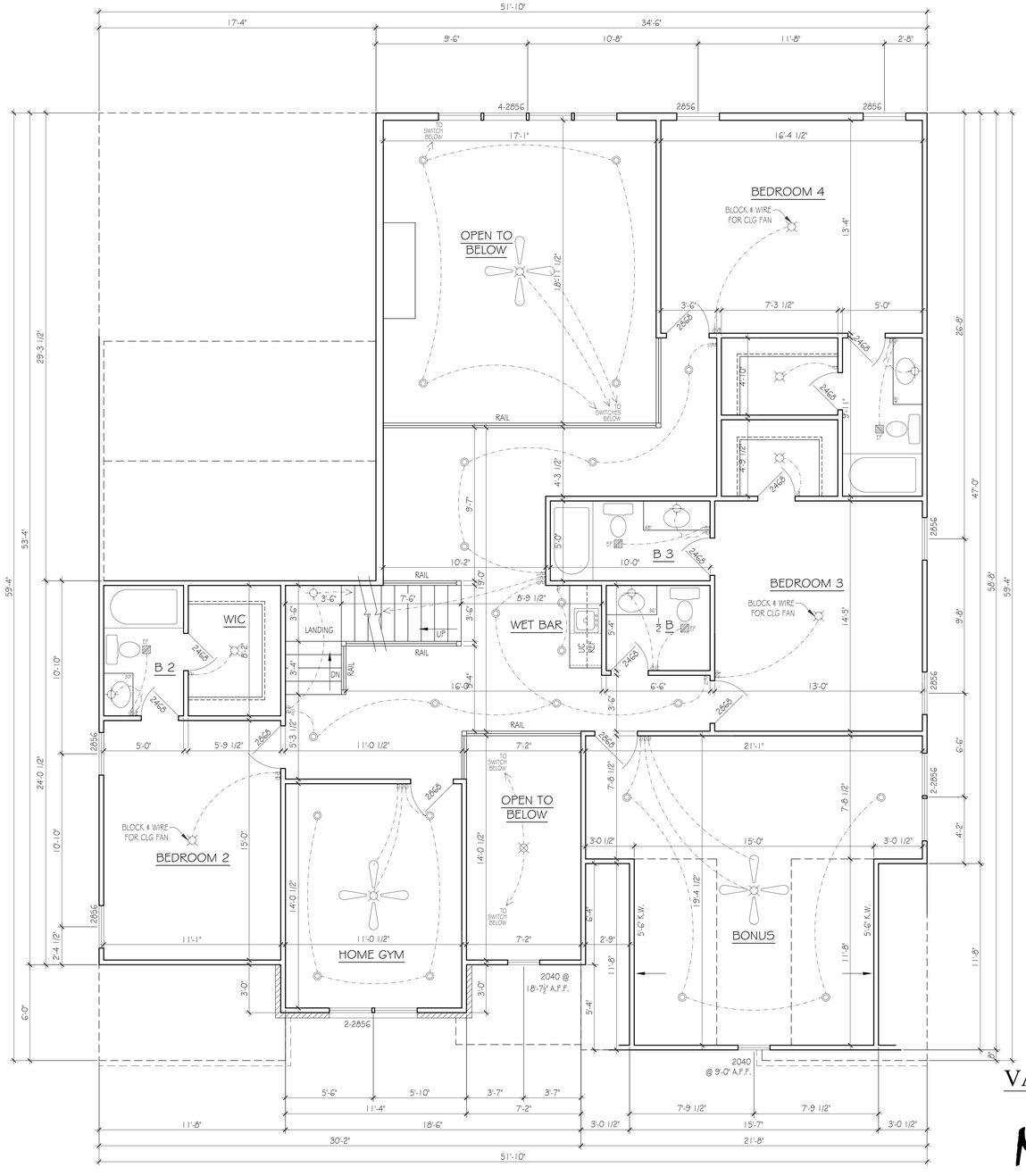
VALLEY VIEW RD
LOT 2

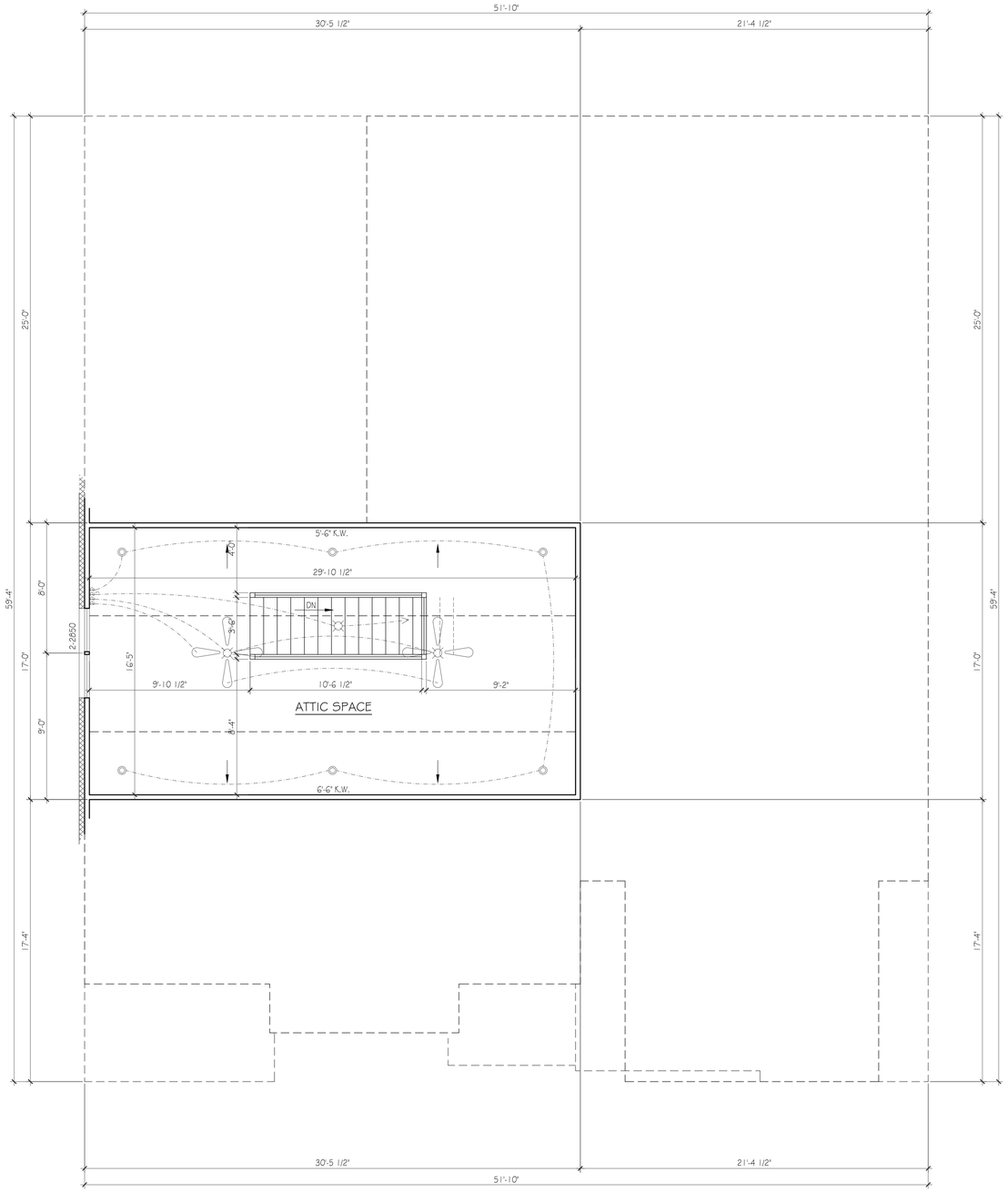
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



FIRST FLOOR PLAN

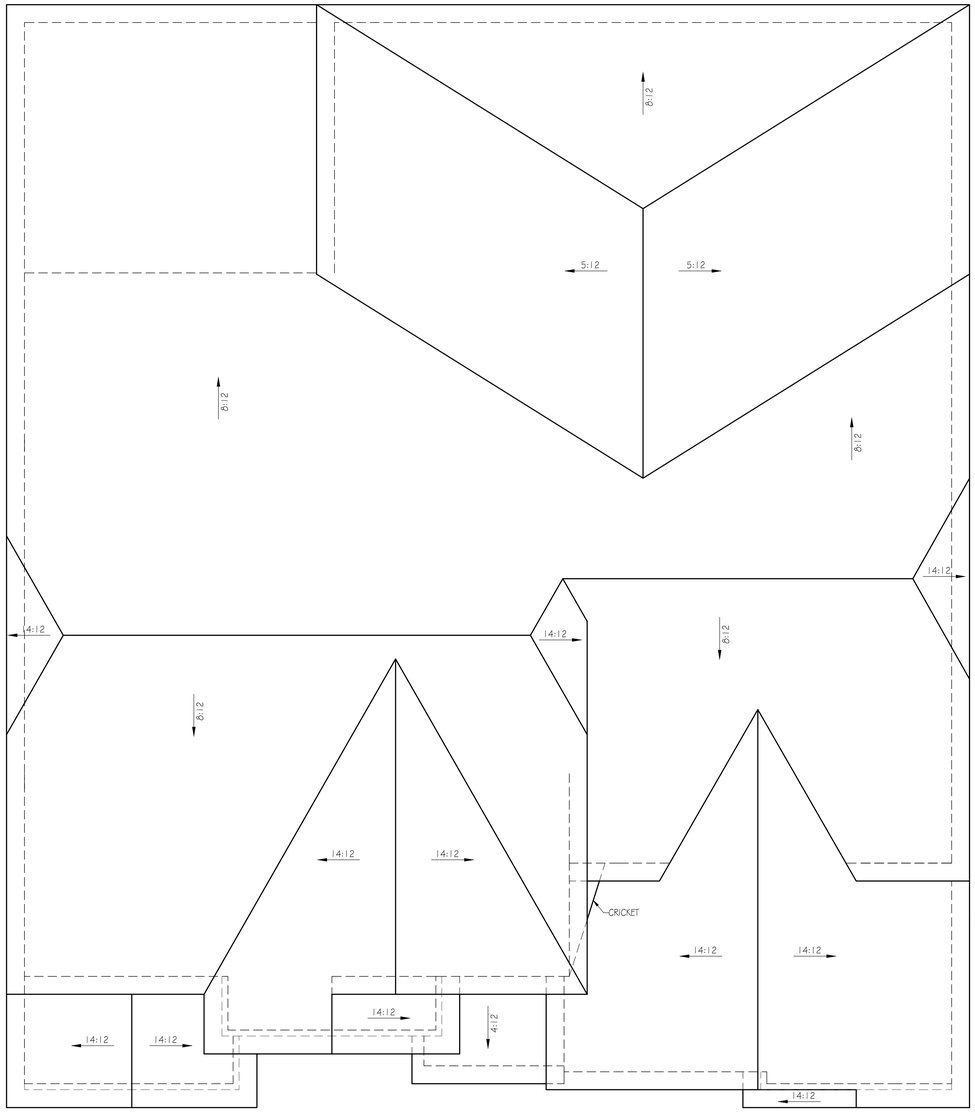
SCALE: ¼"-1'-0"


51'-10"
17'-4"
34'-6"
9'-6"
10'-8"
11'-8"
2'-8"
4-2856
2856
2856
TO SWITCH BELOW
OPEN TO BELOW
BEDROOM 4
BLOCK & WIRE FOR CLG FAN
RAIL
B 3
BEDROOM 3
WET BAR
LC
REF
B 2
WIC
LANDING
UP
DN
BEDROOM 2
HOME GYM
BONUS
2040 @ 18'-7½" A.F.F.
2040 @ 9'-0" A.F.F.
29'-3 1/2"
53'-4"
24'-0 1/2"
10'-10"
26'-8"
47'-0"
58'-8"
59'-4"
6'-0"
6'-6"
9'-8"
4'-2"
2'-4 1/2"
11'-8"
5'-6" K.W.
2856
2460
2465
2465
2465



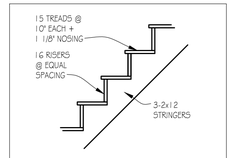
THIRD FLOOR PLAN

SCALE: ¼"-1'-0"



ROOF PLAN

SCALE: ¼"-1'-0"



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.5

THIRD FLOOR & ROOF PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 09-27-23
REVISIONS:
1. 1-5-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR	EXAUST FAN
FL OR	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

VALLEY VIEW RD
LOT 2

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

A.1

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-05-23
REVISIONS:
1. 1-05-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



REAR ELEVATION

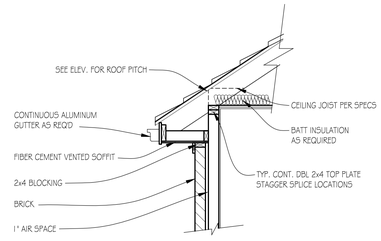
SCALE: ¼"-1'-0"



FRONT ELEVATION

SCALE: ¼"-1'-0"

GLAZING CALCULATIONS
FASCADE SQ. FT. = 1258 SQ. FT.
GLAZING SQ. FT. = 194 SQ. FT.
GLAZING % = 15%
MINIMUM GLAZING REQUIRED IS 15%



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

VALLEY VIEW RD
LOT 3

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



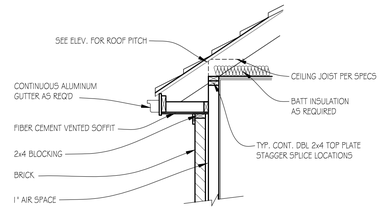
RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

A.2

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-05-23
REVISIONS:
1. 1-05-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

VALLEY VIEW RD
LOT 3

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

A.3

FOUNDATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-05-23
REVISIONS:
1. 1-05-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

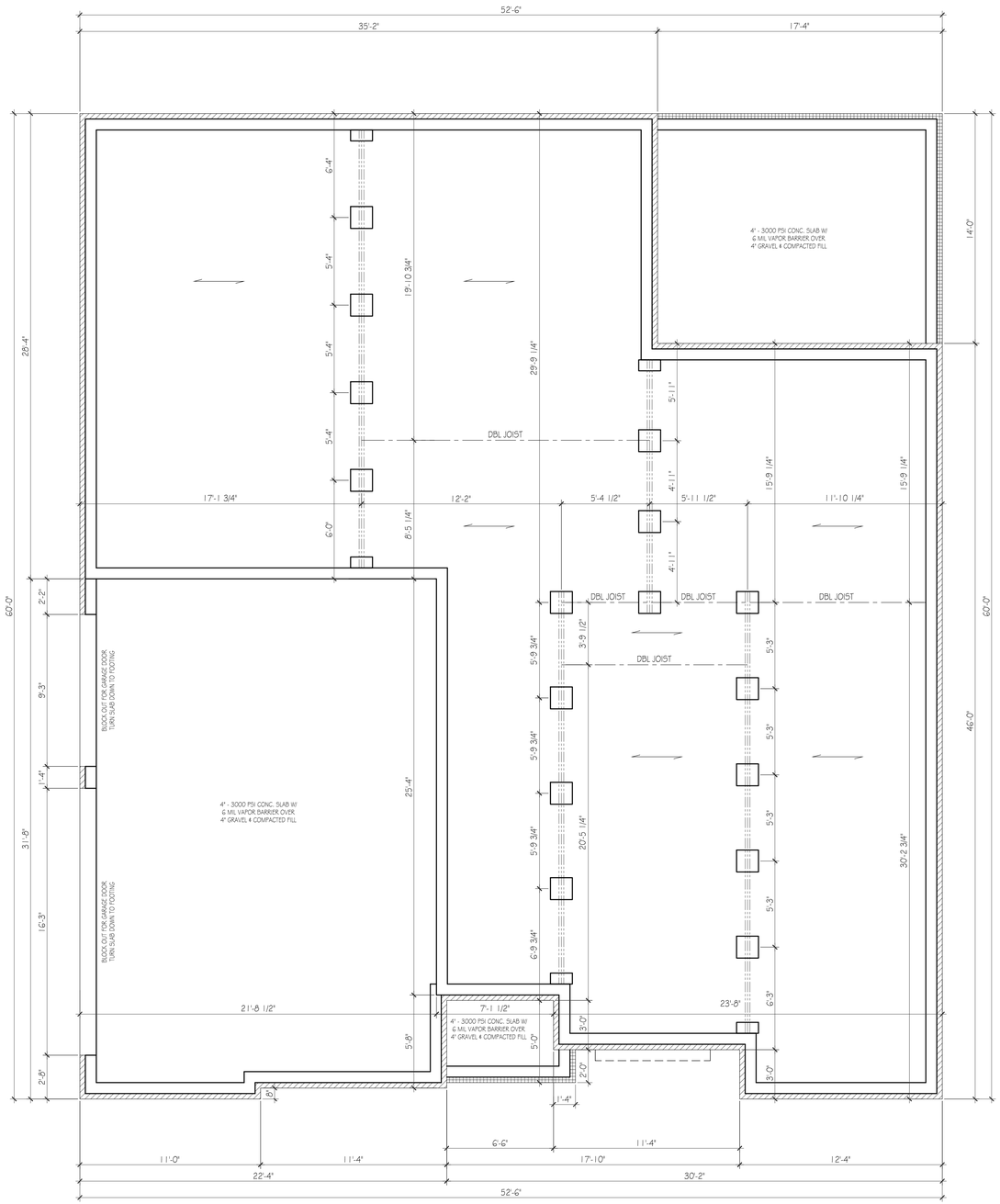
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

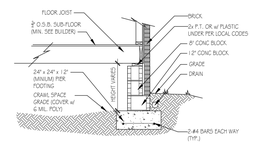
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



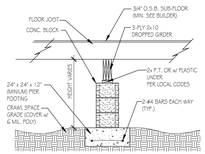
FOUNDATION PLAN

SCALE: ¼"-1'-0"



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL

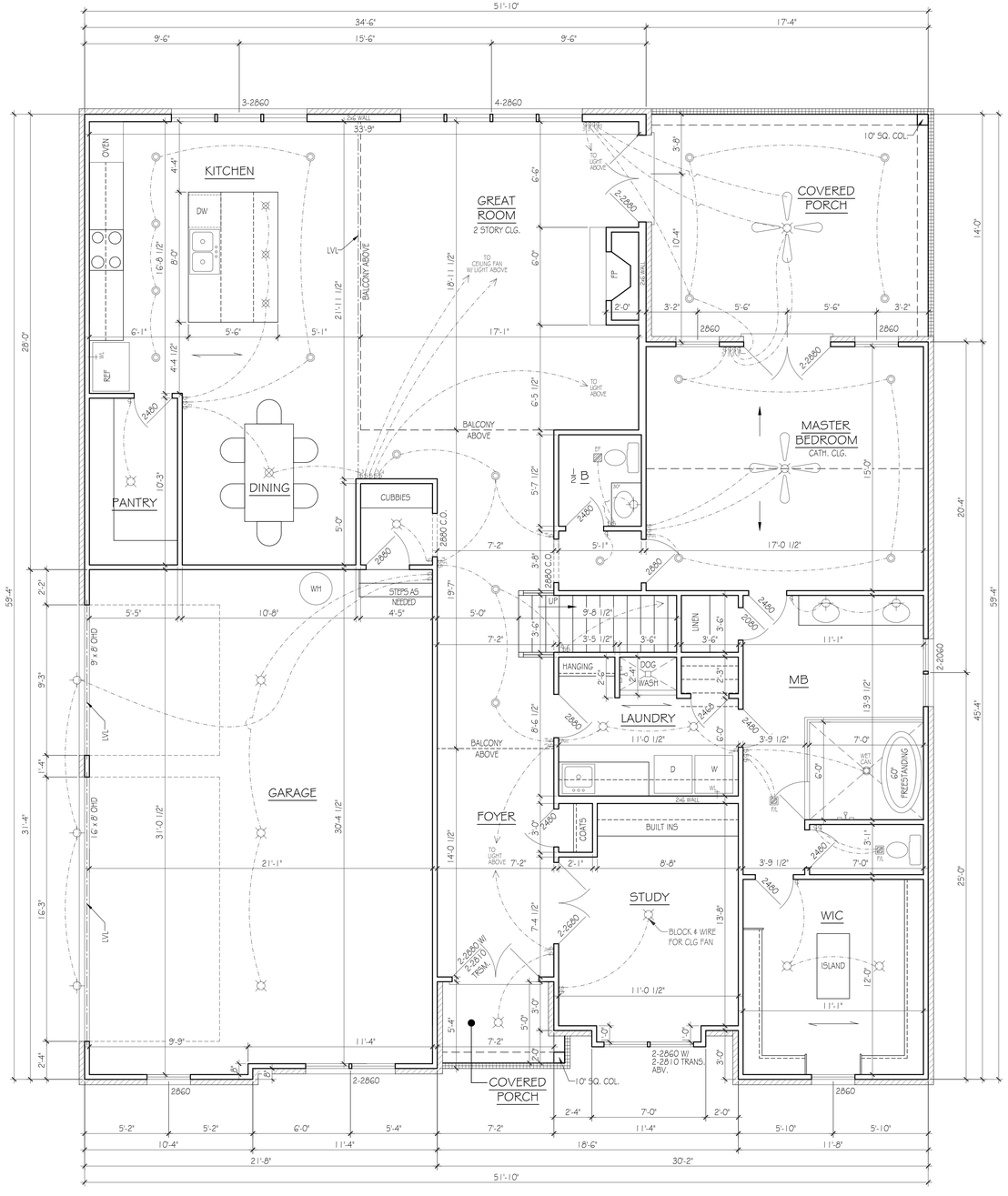


DROPPED GIRDER

NOT TO SCALE, TYPICAL

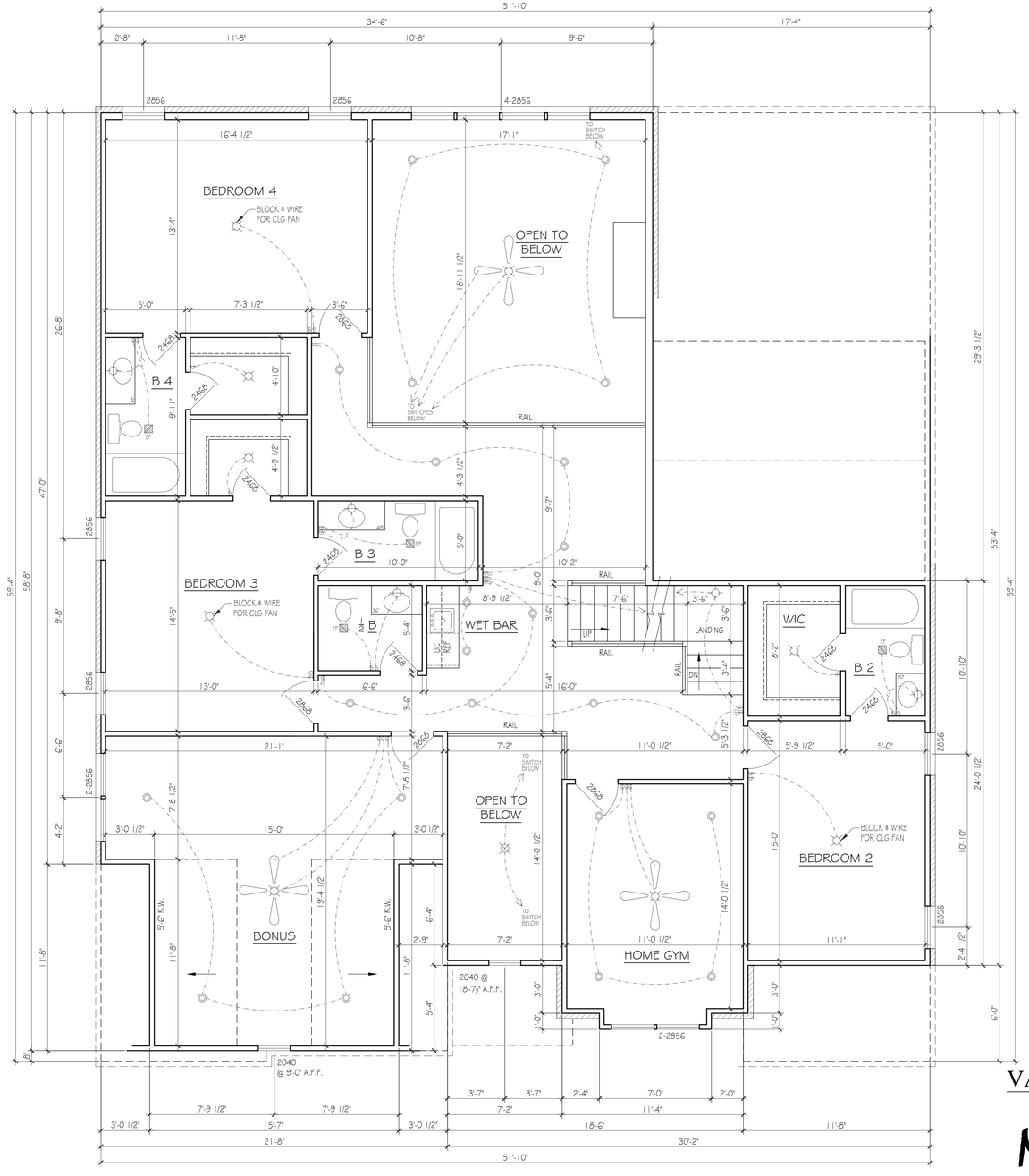
VALLEY VIEW RD
LOT 3

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



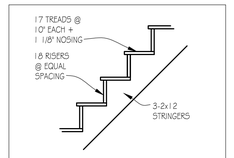
FIRST FLOOR PLAN

SCALE: ¼"-1'-0"



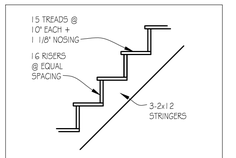
SECOND FLOOR PLAN

SCALE: ¼"-1'-0"



STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.4

FIRST & SECOND FLOOR PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-05-23
REVISIONS:
1. 1-05-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
FL OR FL	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

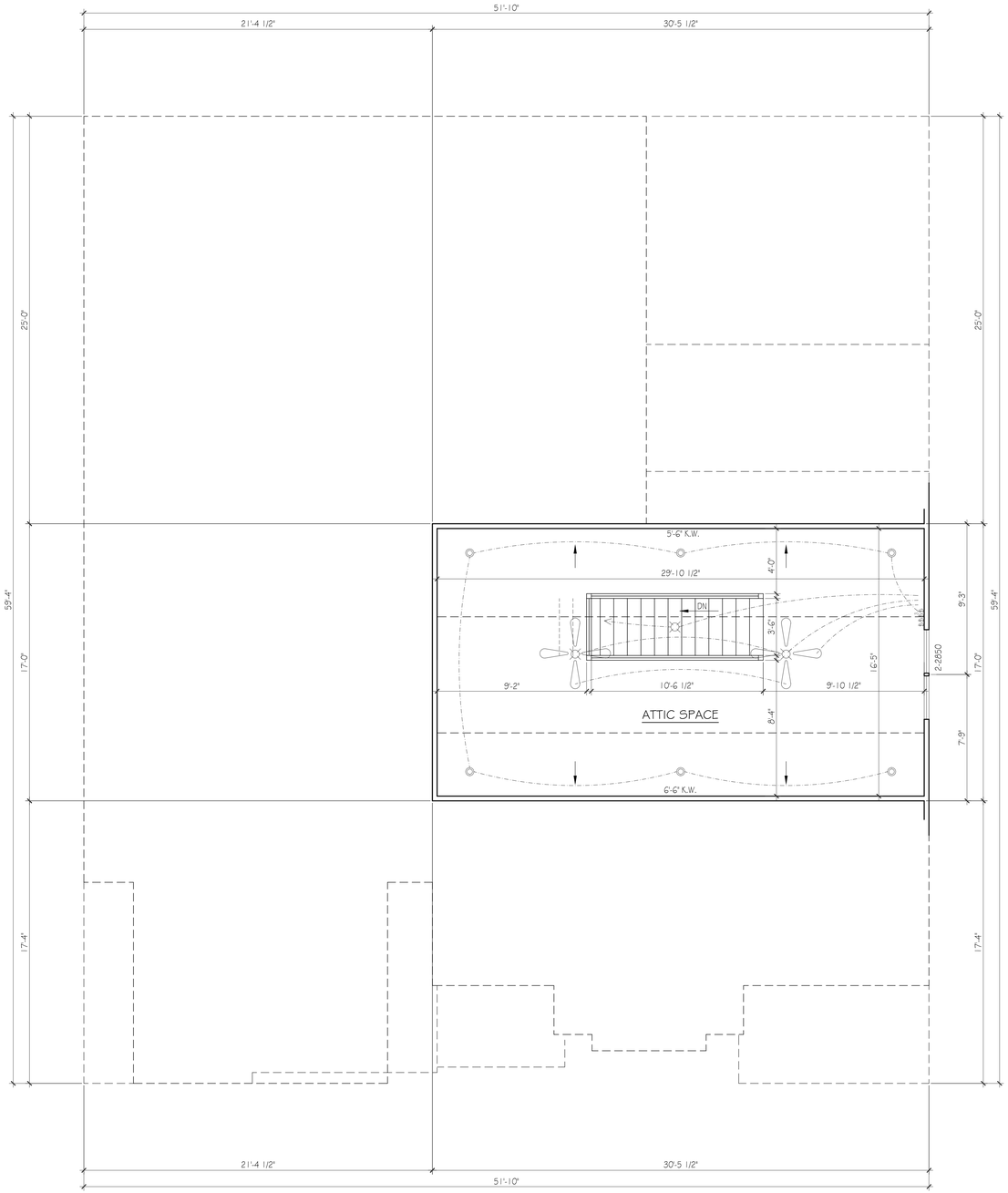
ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	2091
SECOND FLOOR LIVING	1848
TOTAL LIVING	3939
ATTIC SPACE	518
GARAGE	664
FRONT COVERED PORCH	37
REAR COVERED PORCH	243
TOTAL COVERED	5401

VALLEY VIEW RD
LOT 3

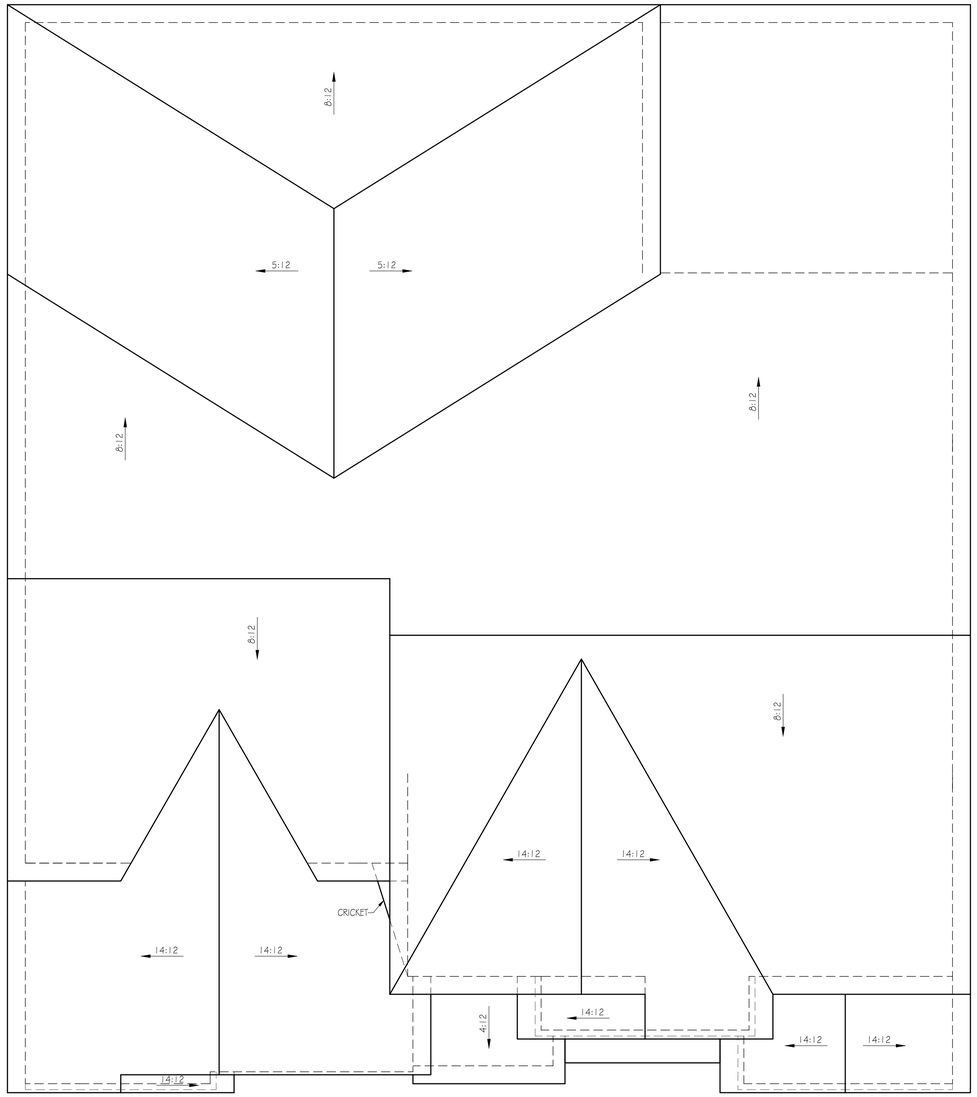
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

© Mark Lynn & Associates



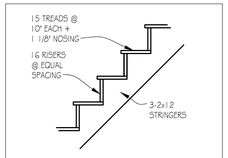
THIRD FLOOR PLAN

SCALE: ¼"-1'-0"



ROOF PLAN

SCALE: ¼"-1'-0"



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.5

THIRD FLOOR & ROOF PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-05-23
REVISIONS:
1. 1-05-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR	EXAUST FAN
FL OR	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

VALLEY VIEW RD
LOT 3

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

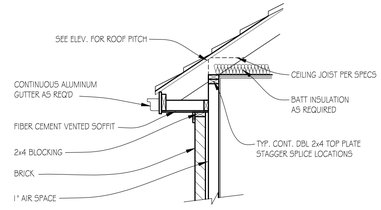


FRONT ELEVATION



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-26-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

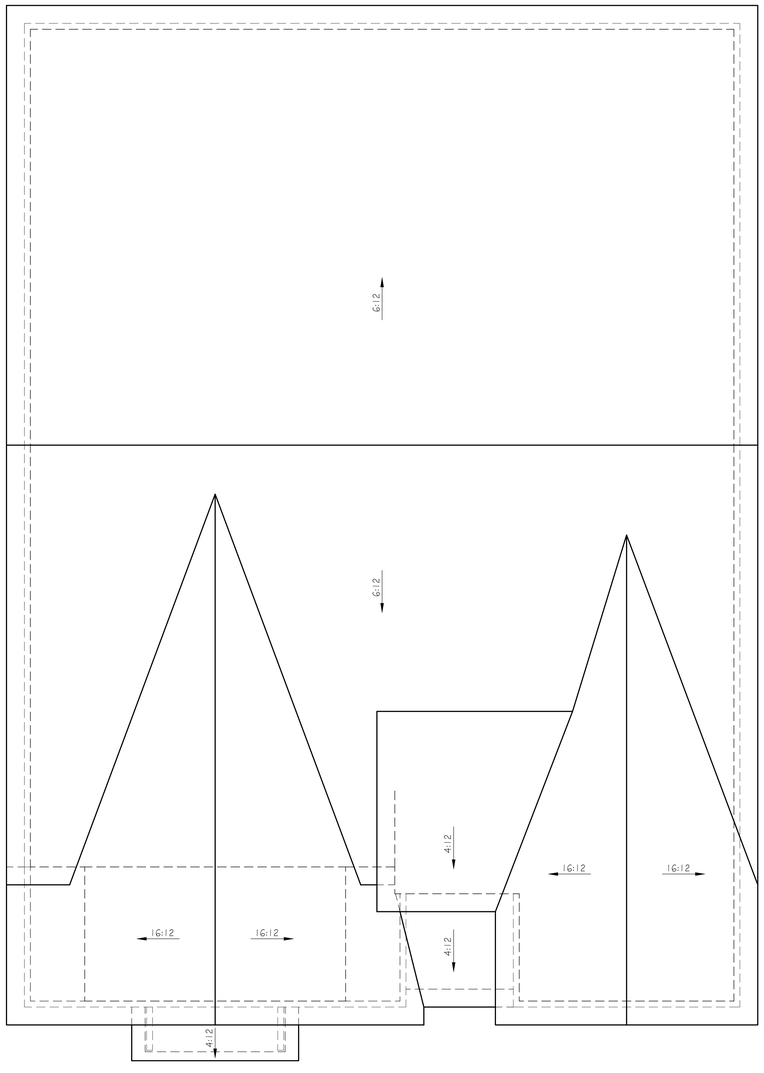
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

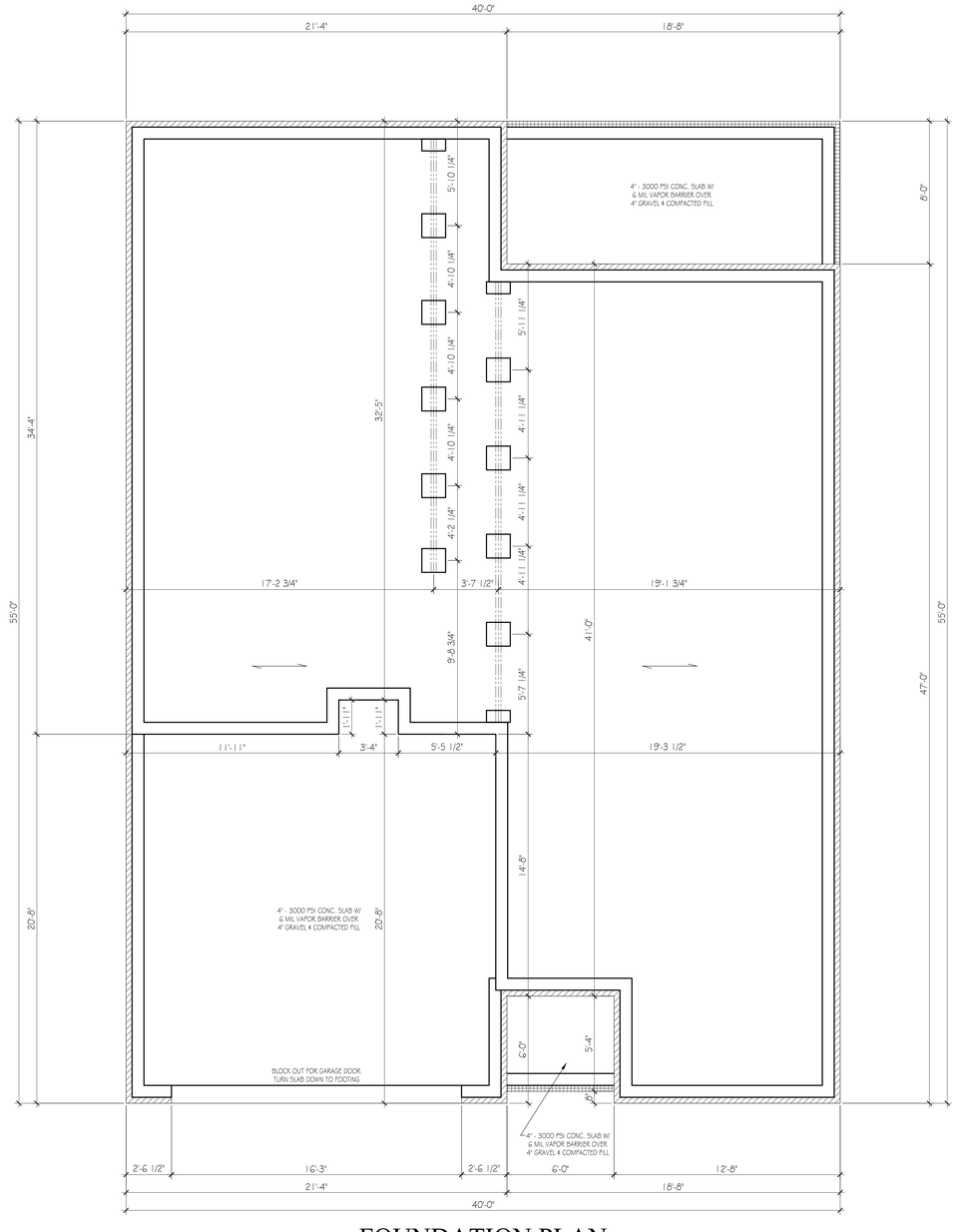
VALLEY VIEW RD
LOT 4

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION/ ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-26-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

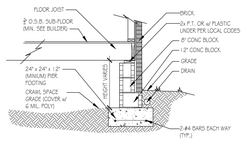
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

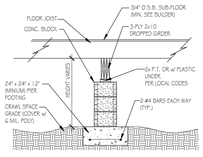
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL

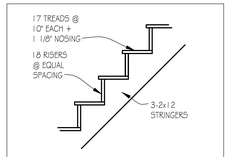


DROPPED GIRDER

NOT TO SCALE, TYPICAL

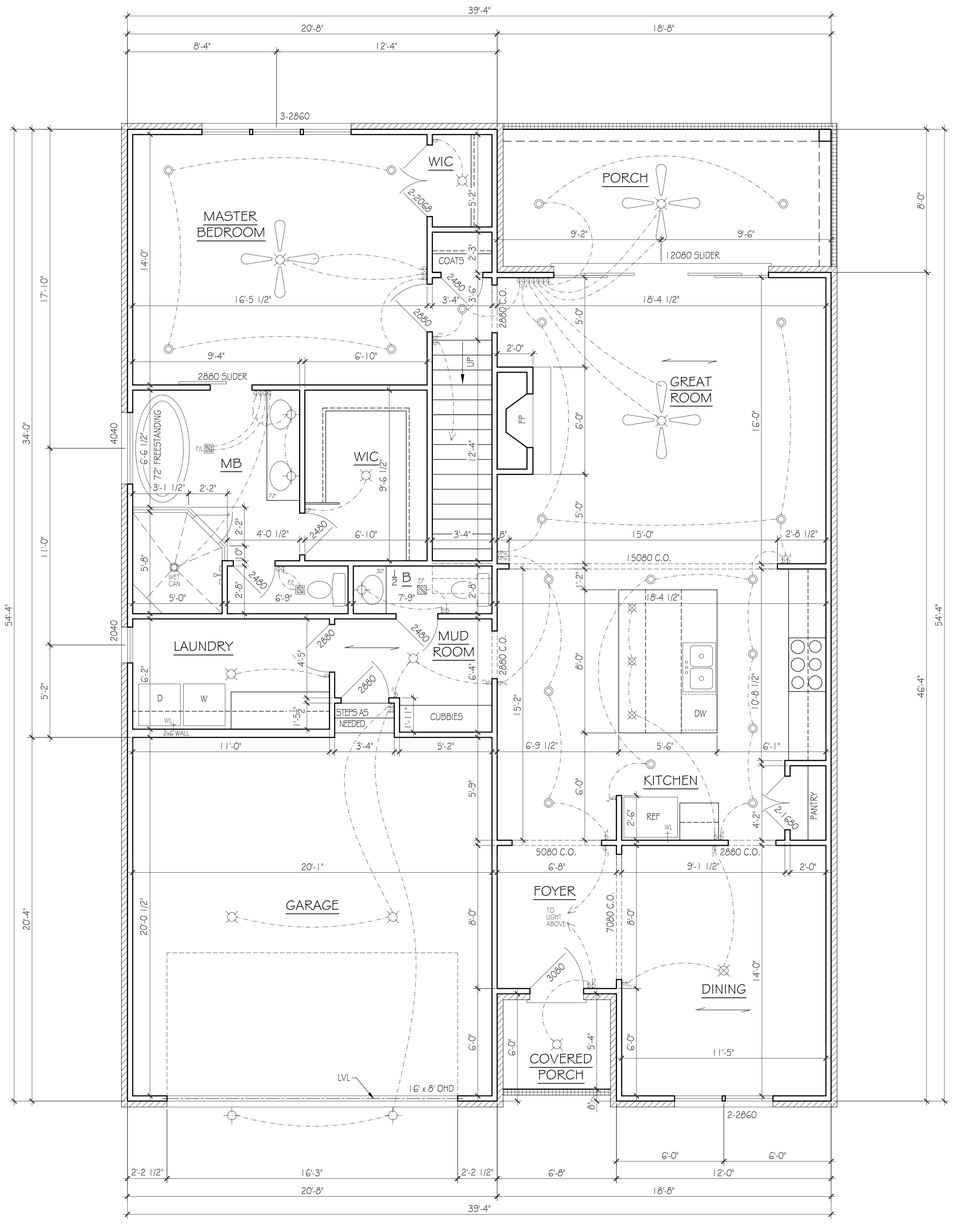
VALLEY VIEW RD
LOT 4

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



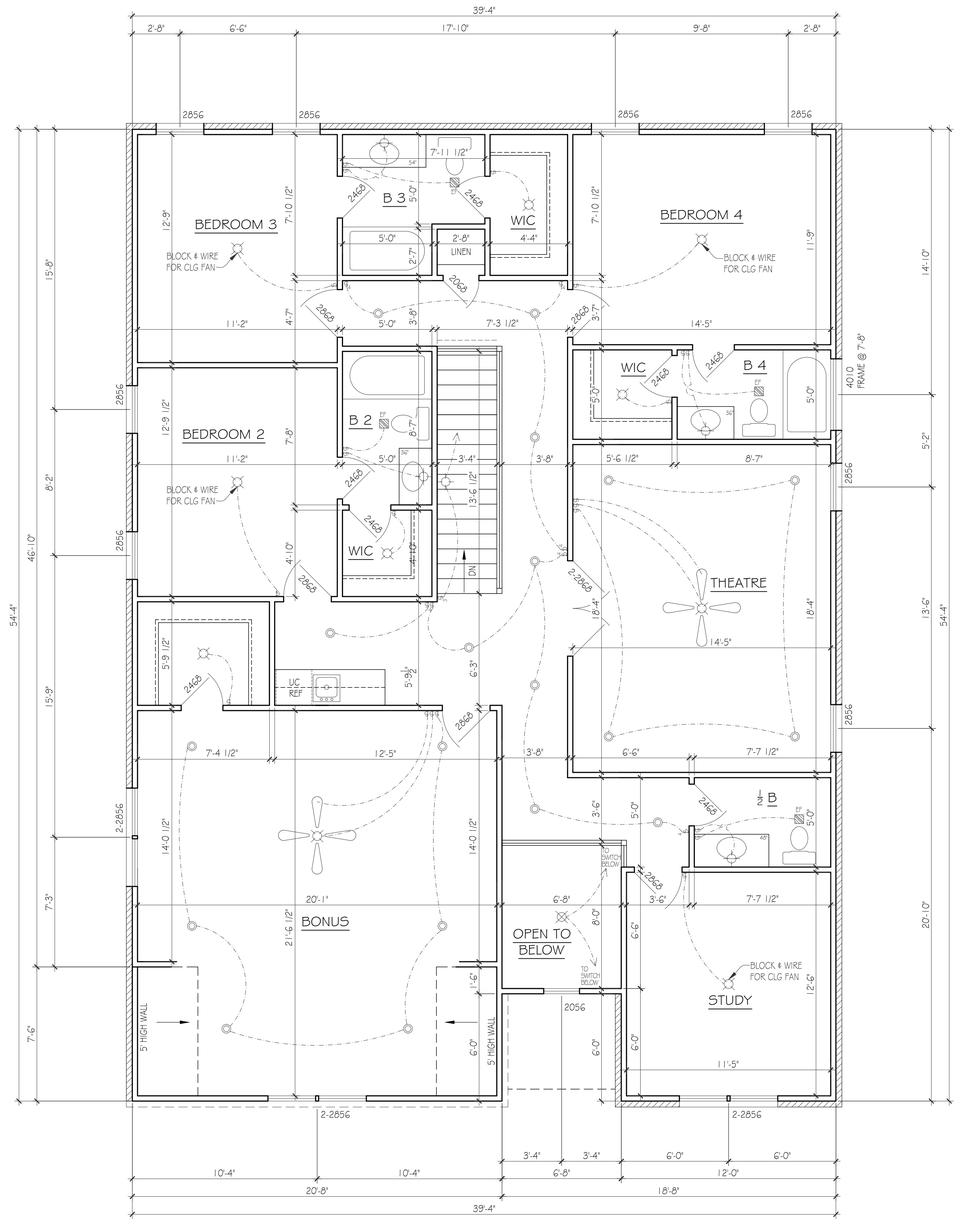
STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-26-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
$S^{3,4}$	SWITCH- 3 OR 4-WAY
S^{D}	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1525
SECOND FLOOR LIVING	1997
TOTAL LIVING	3522
GARAGE	422
FRONT COVERED PORCH	36
REAR COVERED PORCH	149
TOTAL COVERED	4129

VALLEY VIEW RD
LOT 4

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

A.1

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



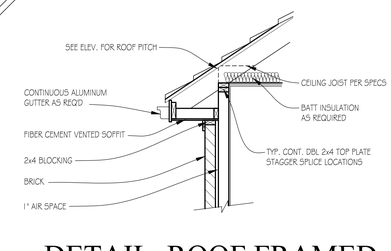
REAR ELEVATION

SCALE: ¼"-1'-0"



LEFT ELEVATION

SCALE: ¼"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

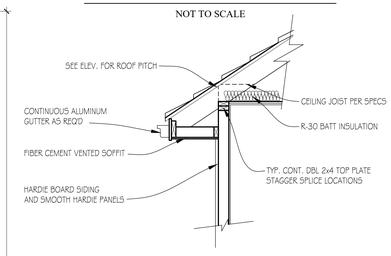


FRONT ELEVATION



RIGHT ELEVATION

SCALE: ¼"-1'-0"

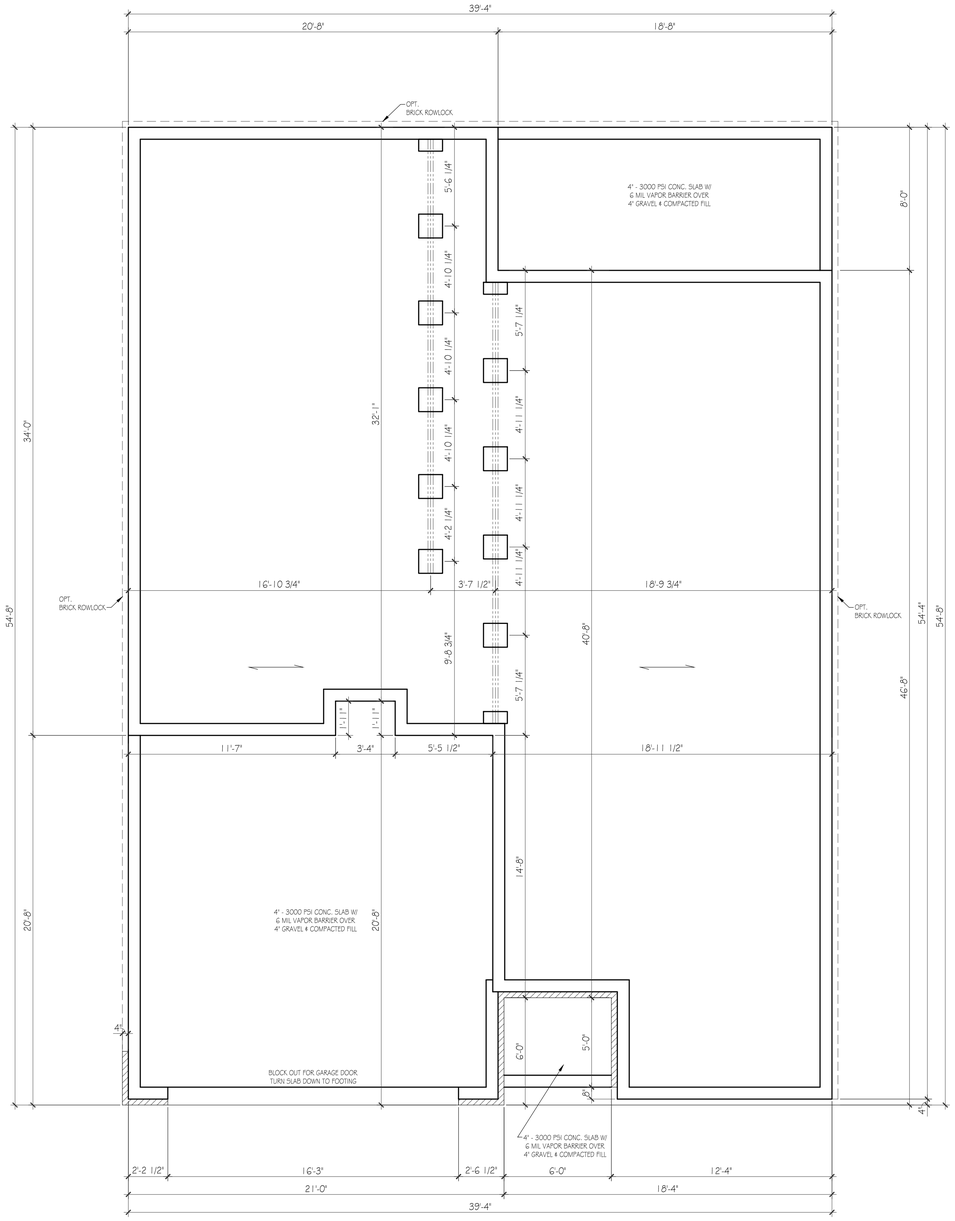


DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

VALLEY VIEW RD
LOT 5

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

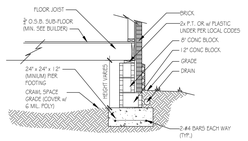
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

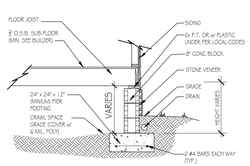
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



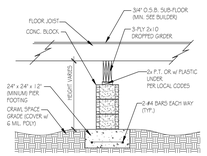
CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL



CRAWL SPACE - SIDING STONE ROWLOCK

NOT TO SCALE, TYPICAL

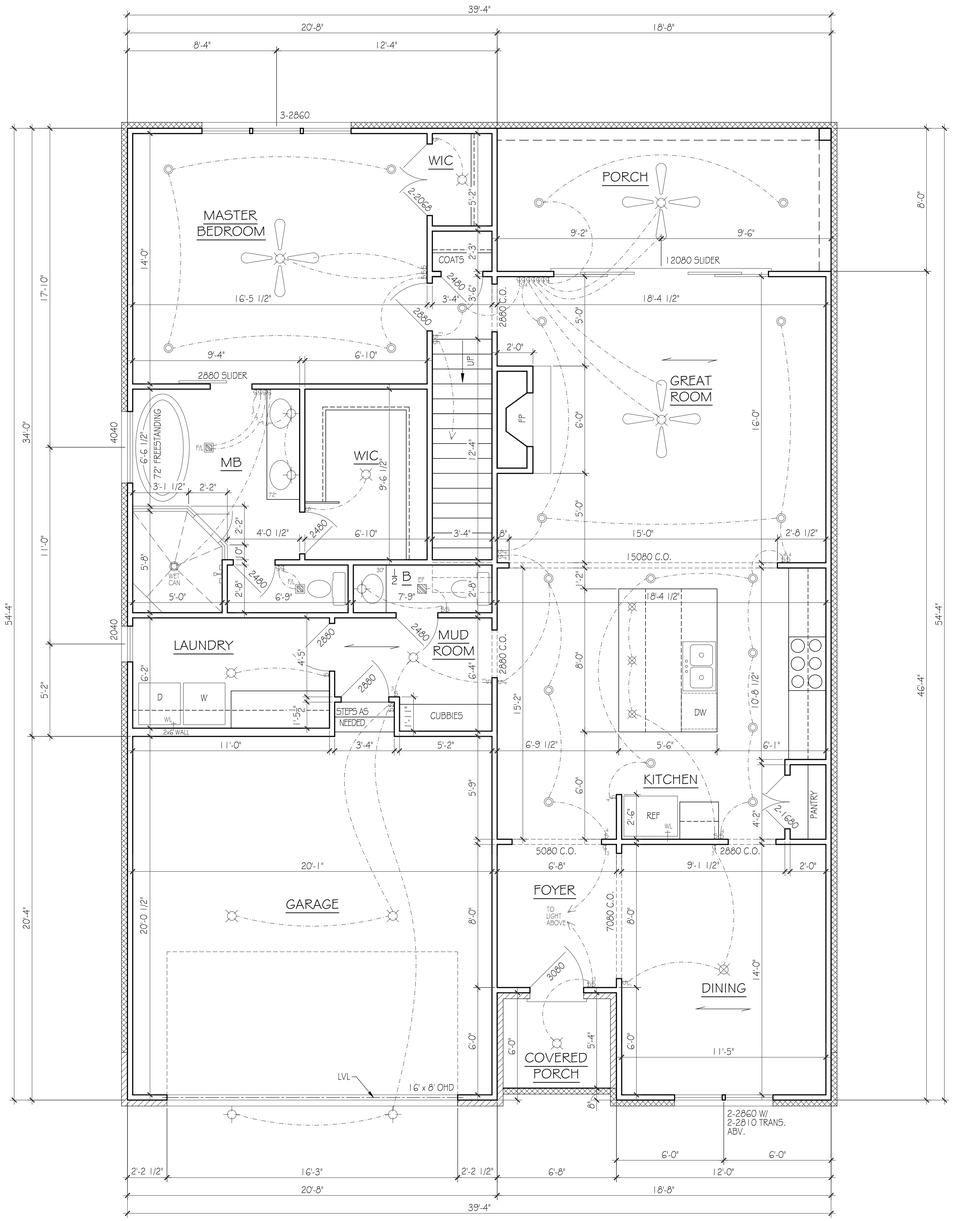


DROPPED GIRDER

NOT TO SCALE, TYPICAL

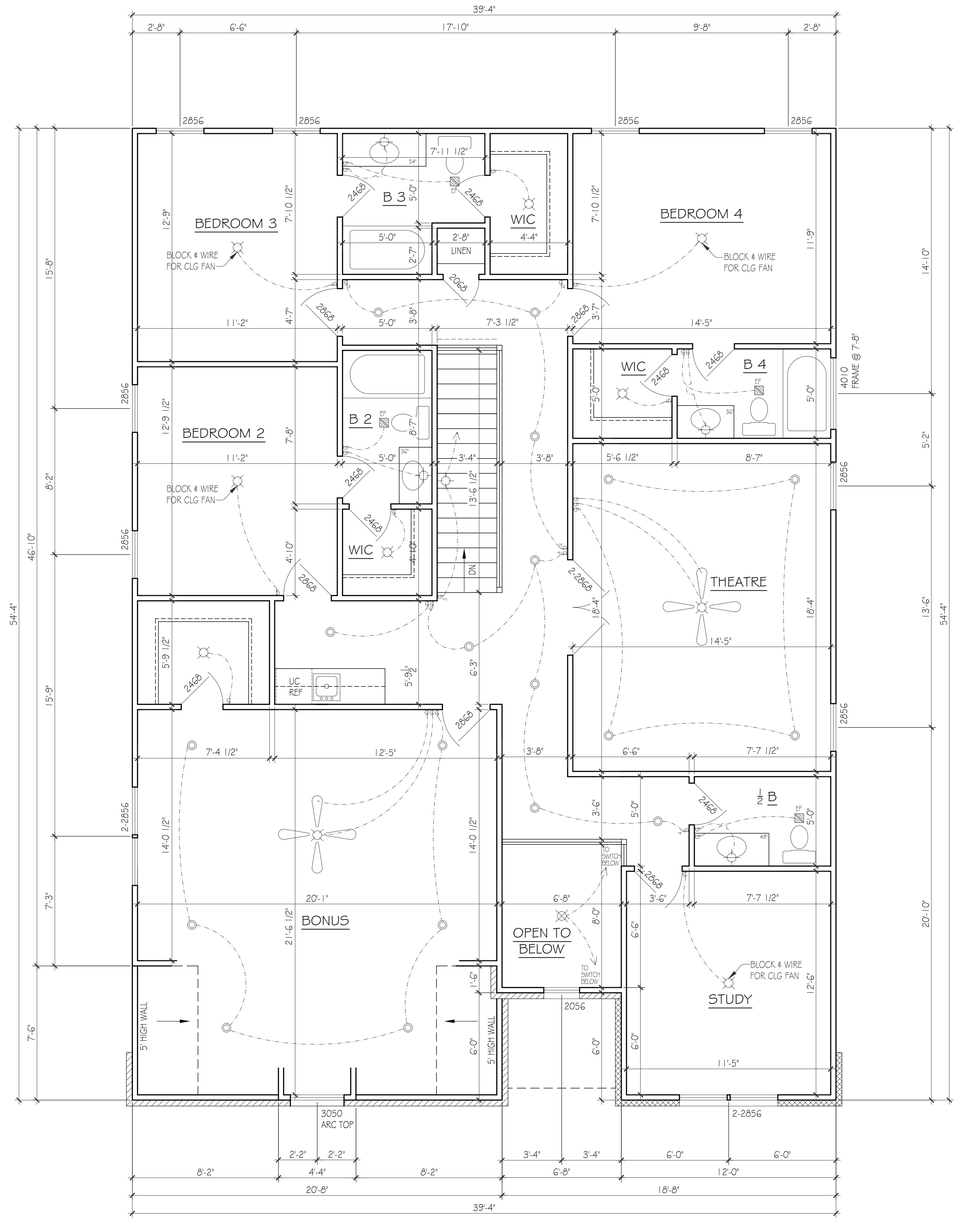
VALLEY VIEW RD
LOT 5

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



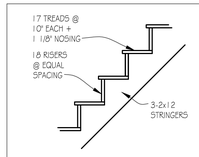
FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



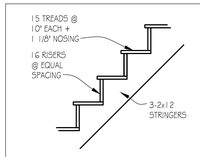
SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 7'-6"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 6'-8" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

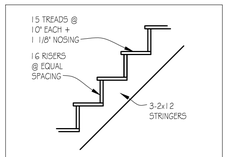
	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
$S^{3,4}$	SWITCH- 3 OR 4-WAY
S^{D}	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1525
SECOND FLOOR LIVING	1997
TOTAL LIVING	3522
GARAGE	422
FRONT COVERED PORCH	36
REAR COVERED PORCH	149
TOTAL COVERED	4129

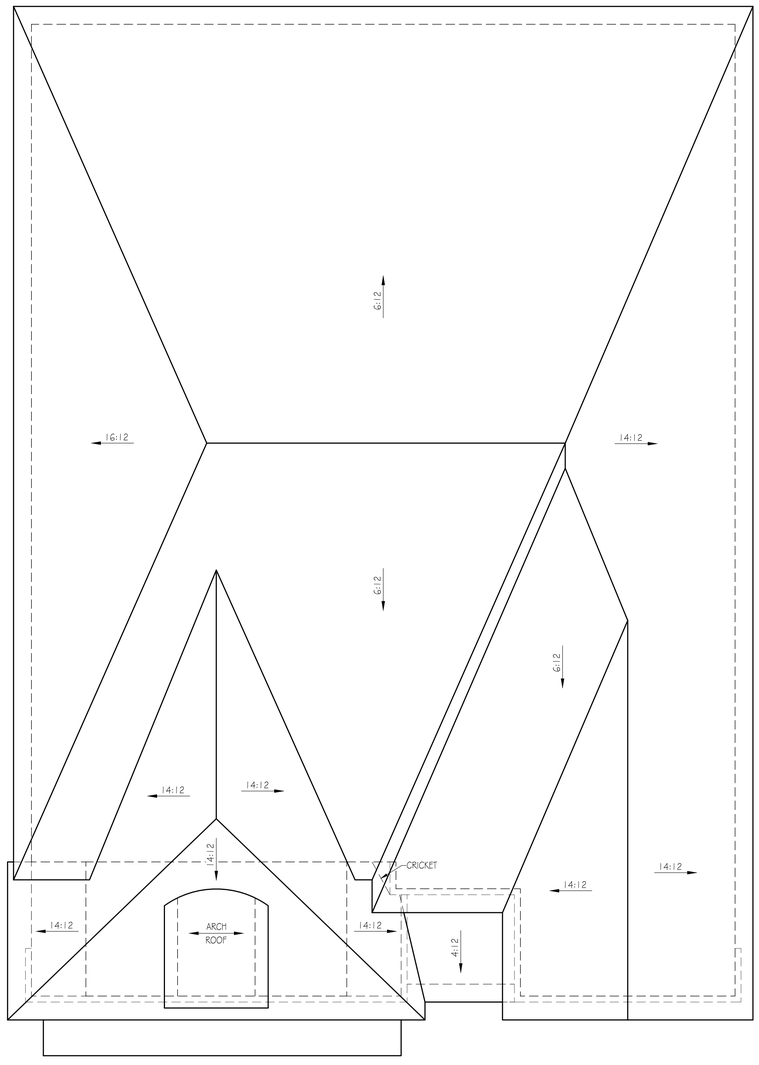
VALLEY VIEW RD
LOT 5

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.4

THIRD FLOOR & ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 7'-6"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 6'-8" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

VALLEY VIEW RD
LOT 5

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



REAR ELEVATION

SCALE: ¼"-1'-0"



LEFT ELEVATION

SCALE: ¼"-1'-0"

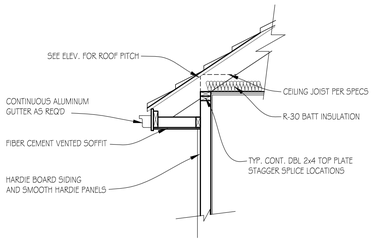


FRONT ELEVATION



RIGHT ELEVATION

SCALE: ¼"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

A.1

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

VALLEY VIEW RD
LOT 6

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

A.2

FOUNDATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

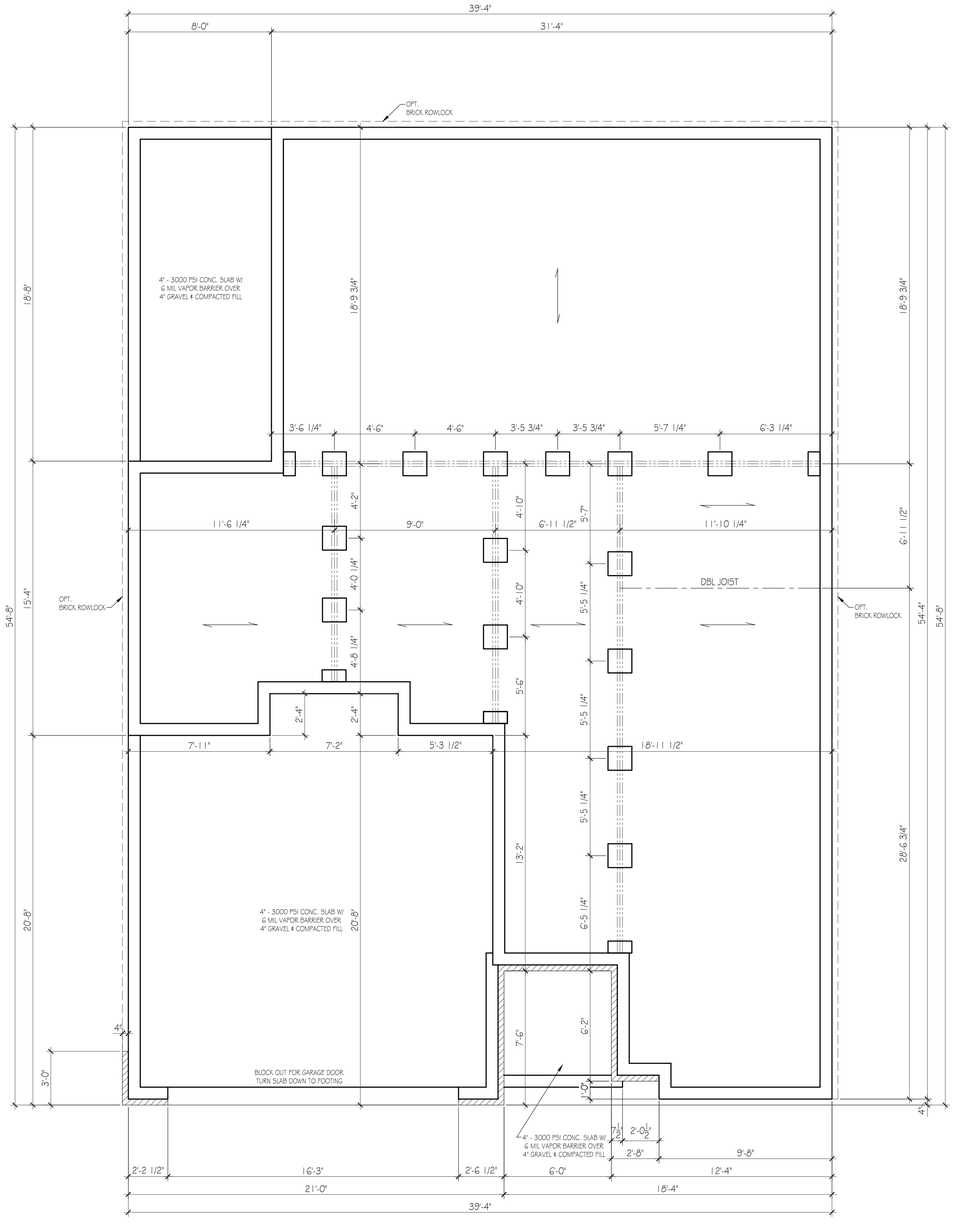
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

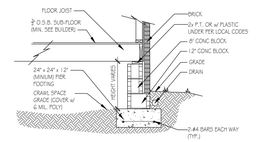
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



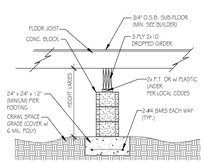
FOUNDATION PLAN

SCALE: ¼"-1'-0"



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL



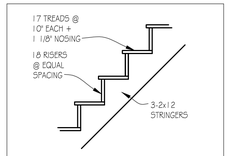
DROPPED GIRDER

NOT TO SCALE, TYPICAL

VALLEY VIEW RD
LOT 6

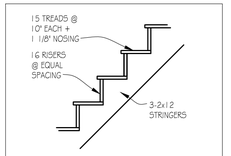
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

© Mark Lynn & Associates



STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.3

FIRST & SECOND FLOOR PLAN

SCALE: 1/4"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

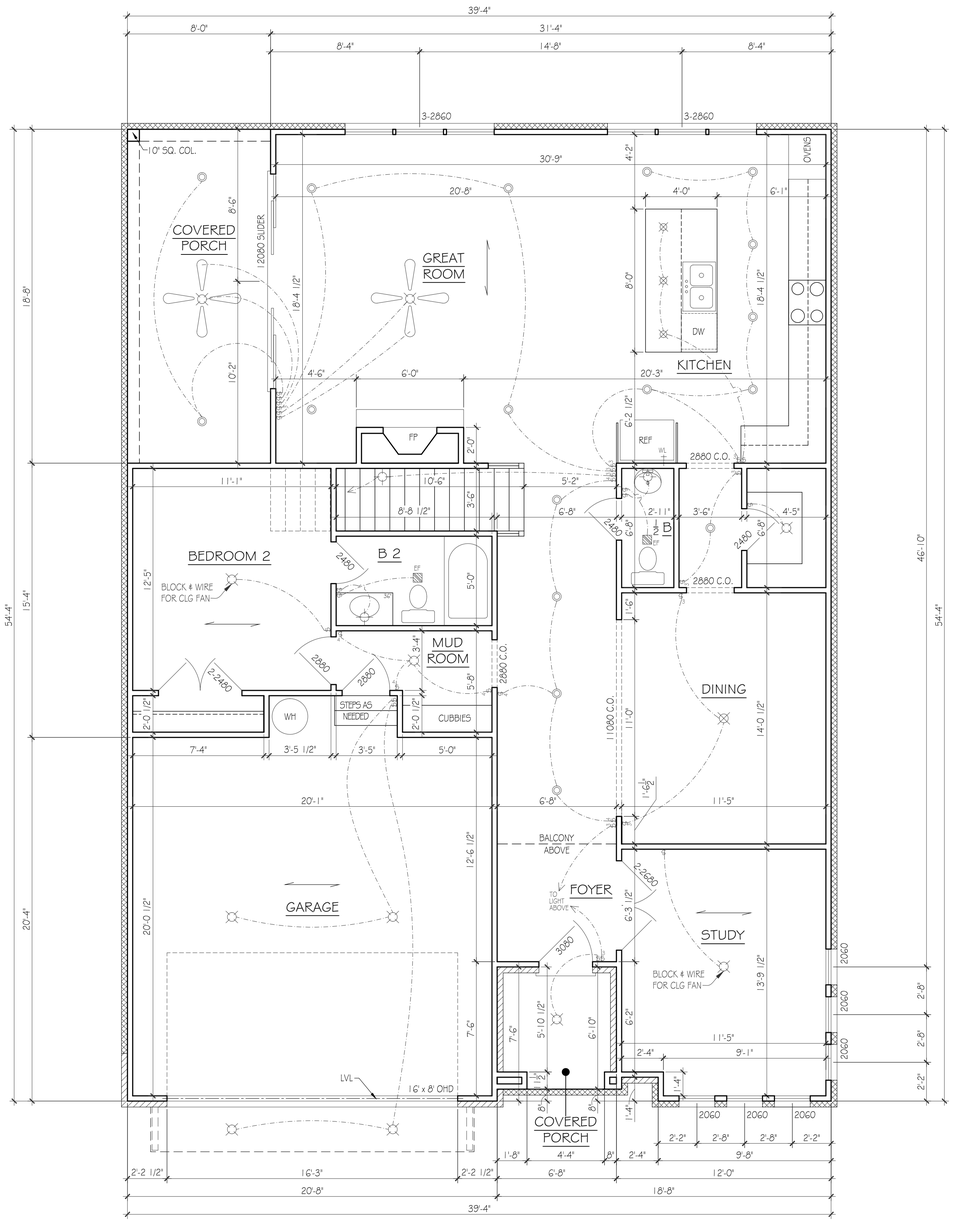
1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
FL OR FL	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

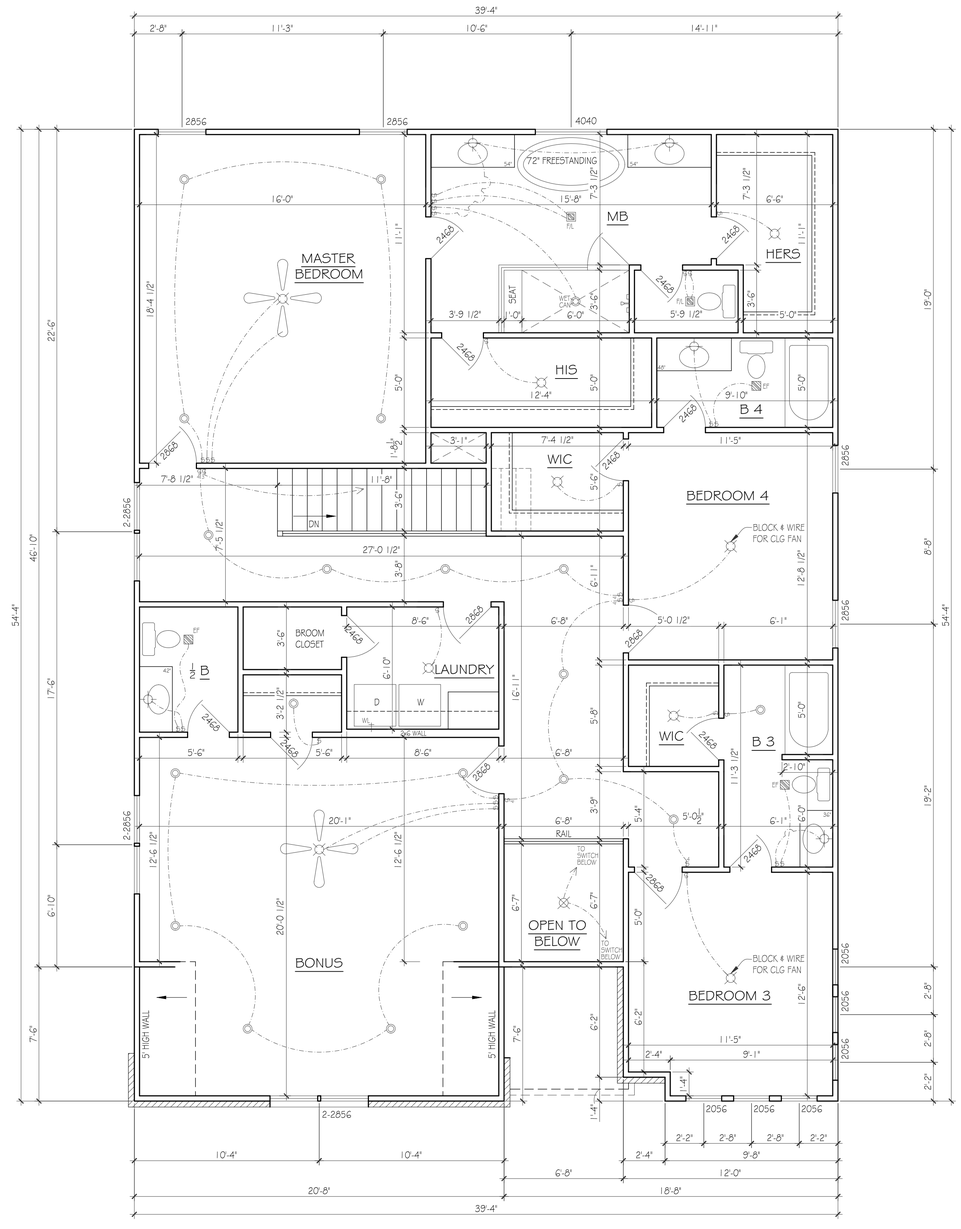
ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1502
SECOND FLOOR LIVING	1997
TOTAL LIVING	3499
GARAGE	433
FRONT COVERED PORCH	46
REAR COVERED PORCH	149
TOTAL COVERED	4127



FIRST FLOOR PLAN

SCALE: 1/4"-1'-0"



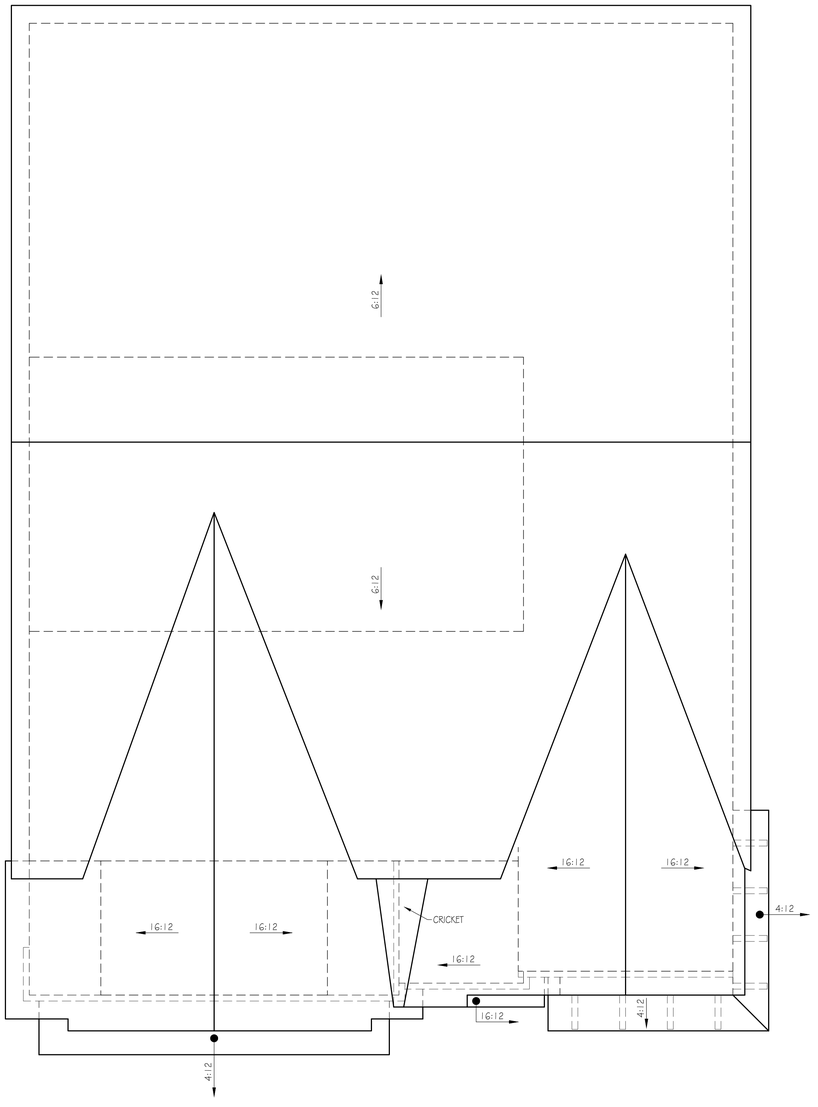
SECOND FLOOR PLAN

SCALE: 1/4"-1'-0"

VALLEY VIEW RD
LOT 6

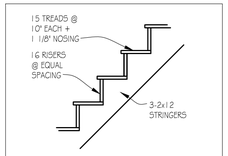
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



STAIR DETAIL

9'-0" CEILING- NOT TO SCALE

A.4

THIRD FLOOR & ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-18-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
   3RD FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ALL 3RD FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
7. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

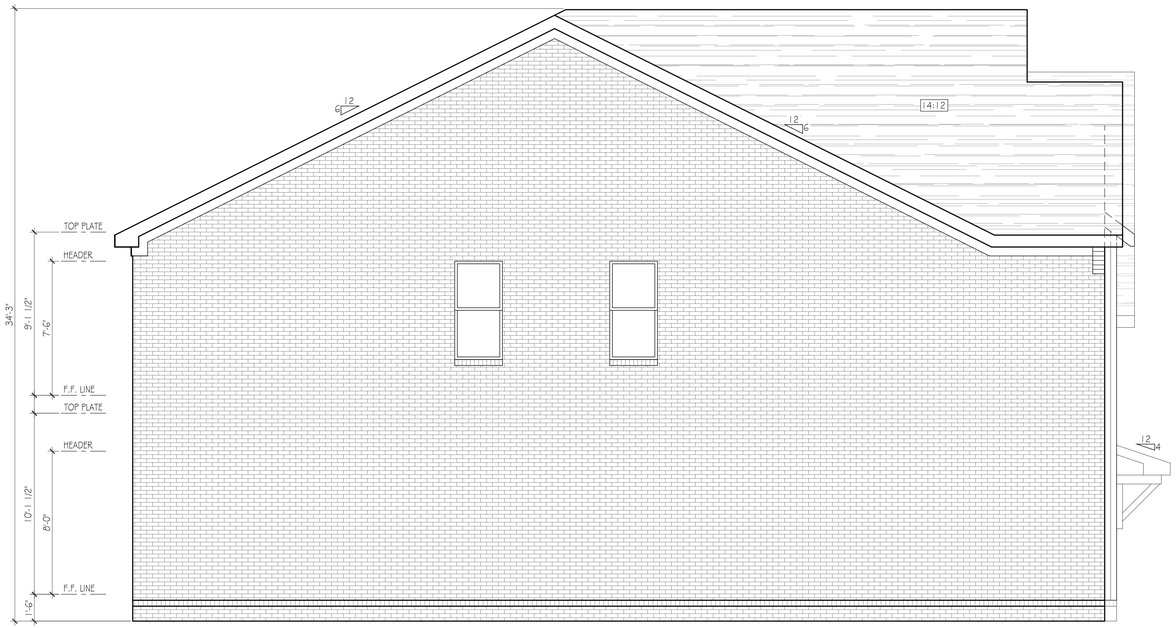
VALLEY VIEW RD
LOT 6

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



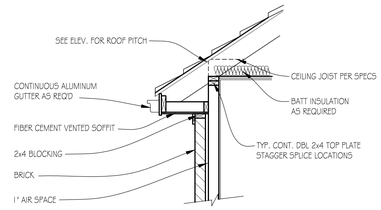
FRONT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-26-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

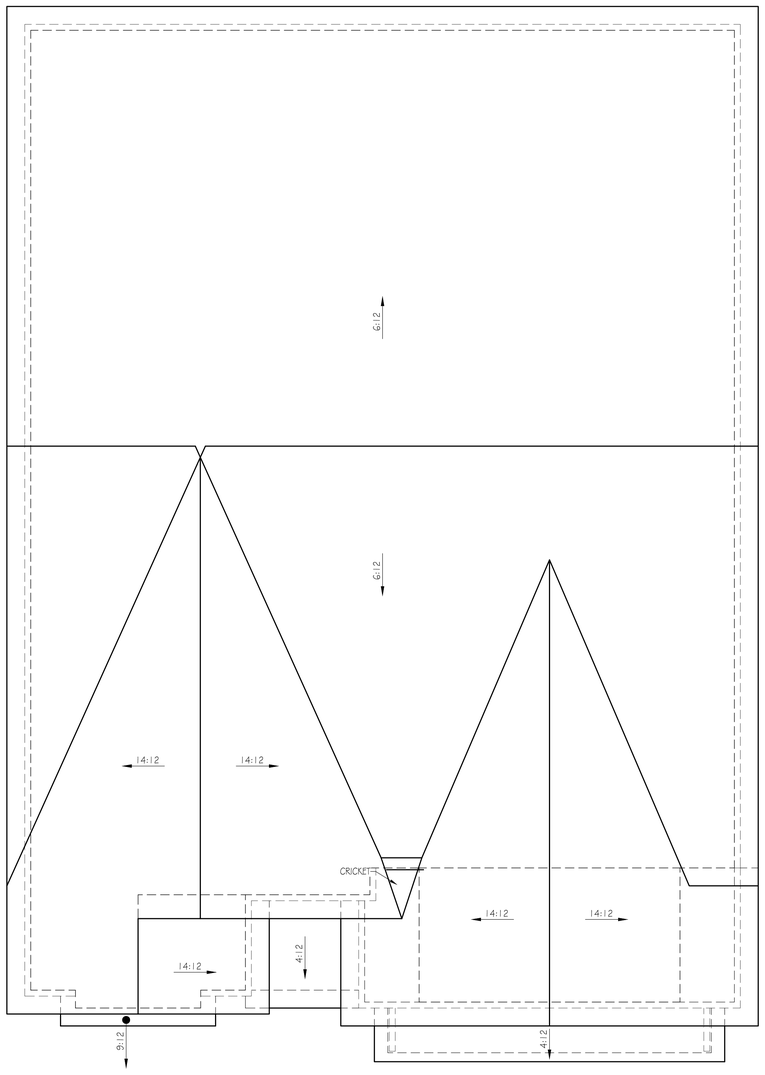
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

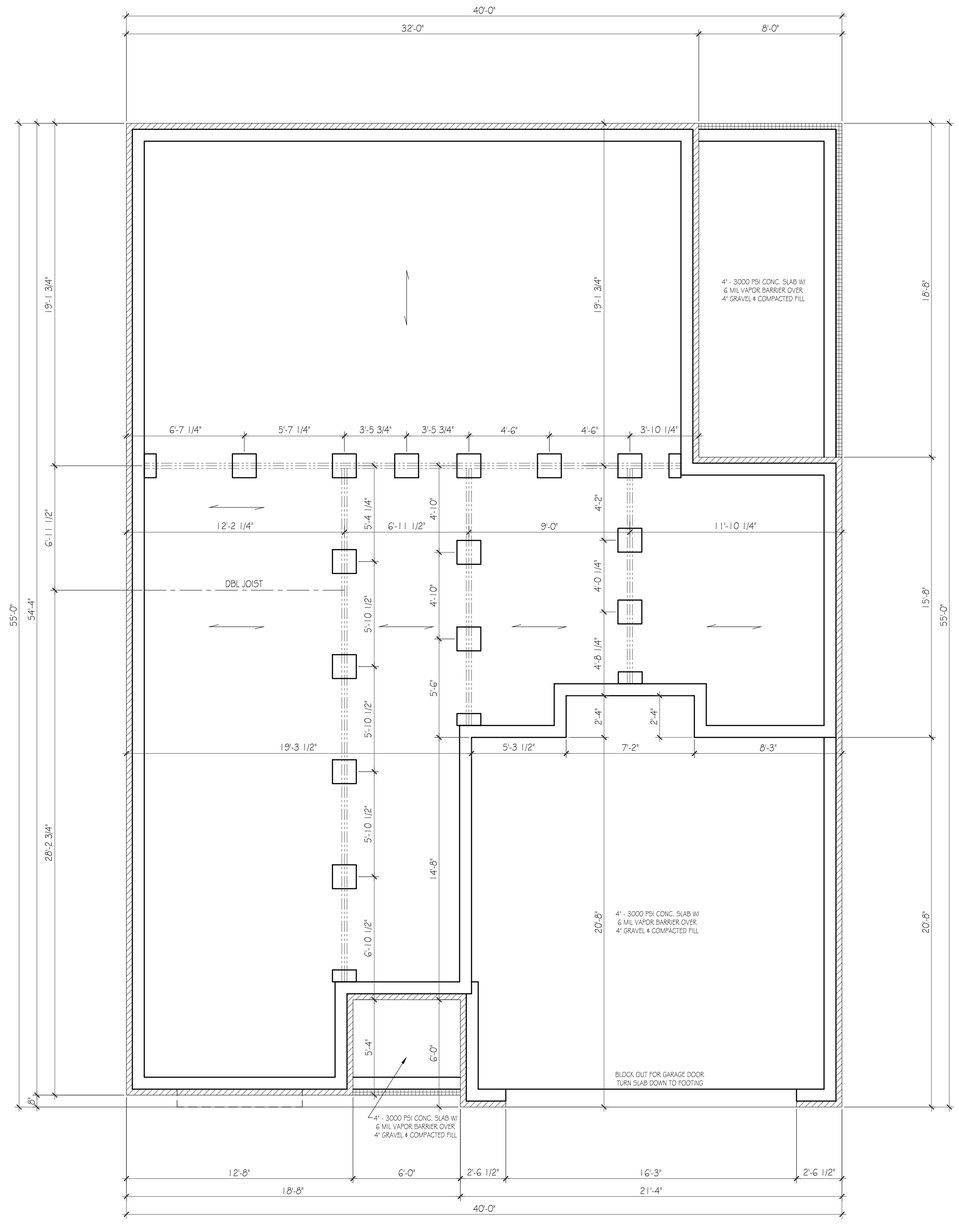
VALLEY VIEW RD
LOT 7

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION/ ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-26-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

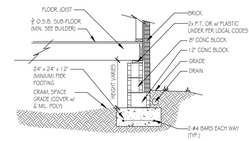
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

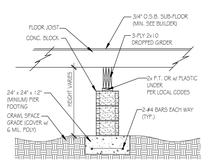
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL

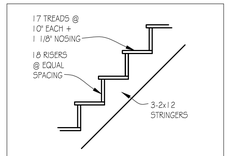


DROPPED GIRDER

NOT TO SCALE, TYPICAL

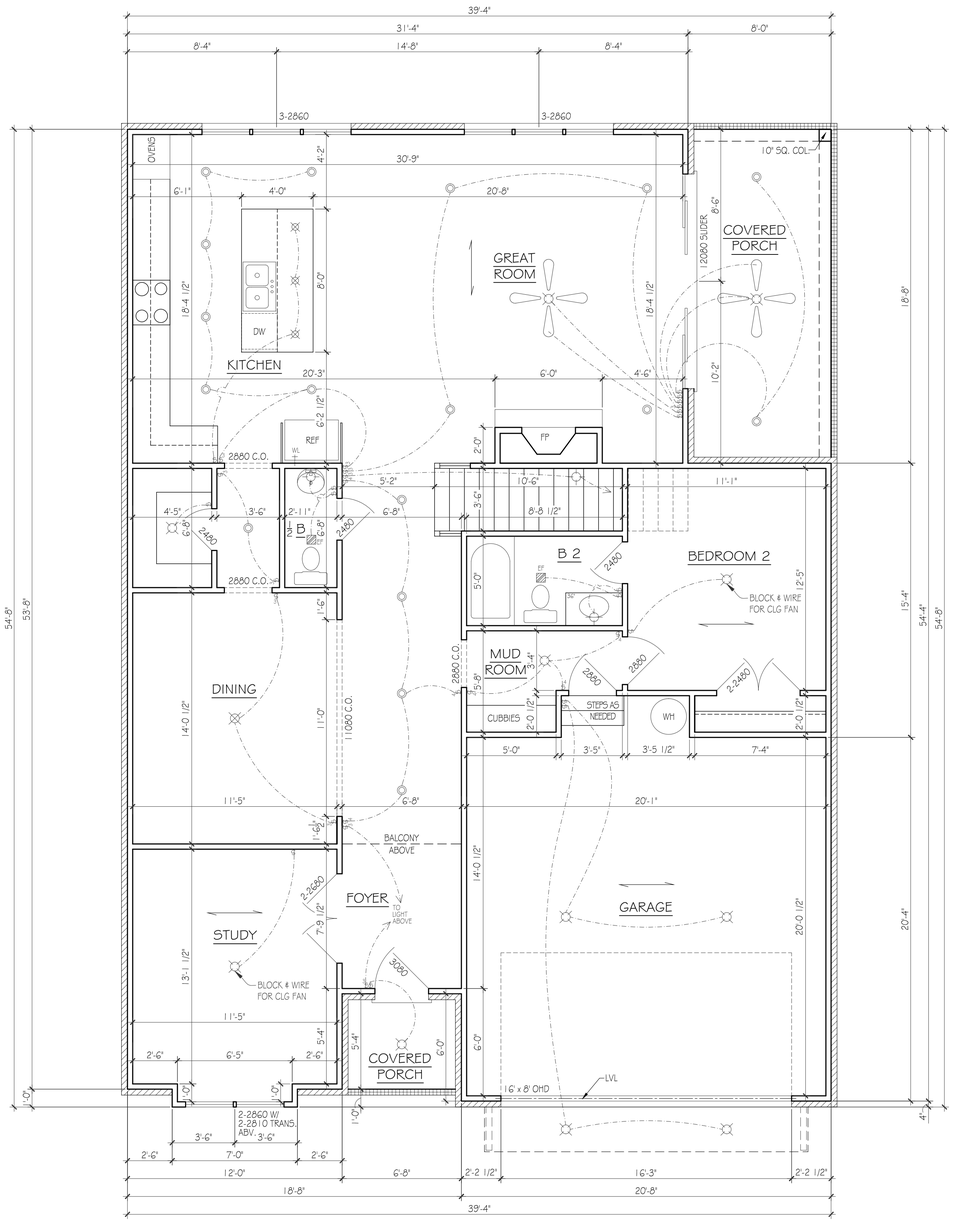
VALLEY VIEW RD
LOT 7

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



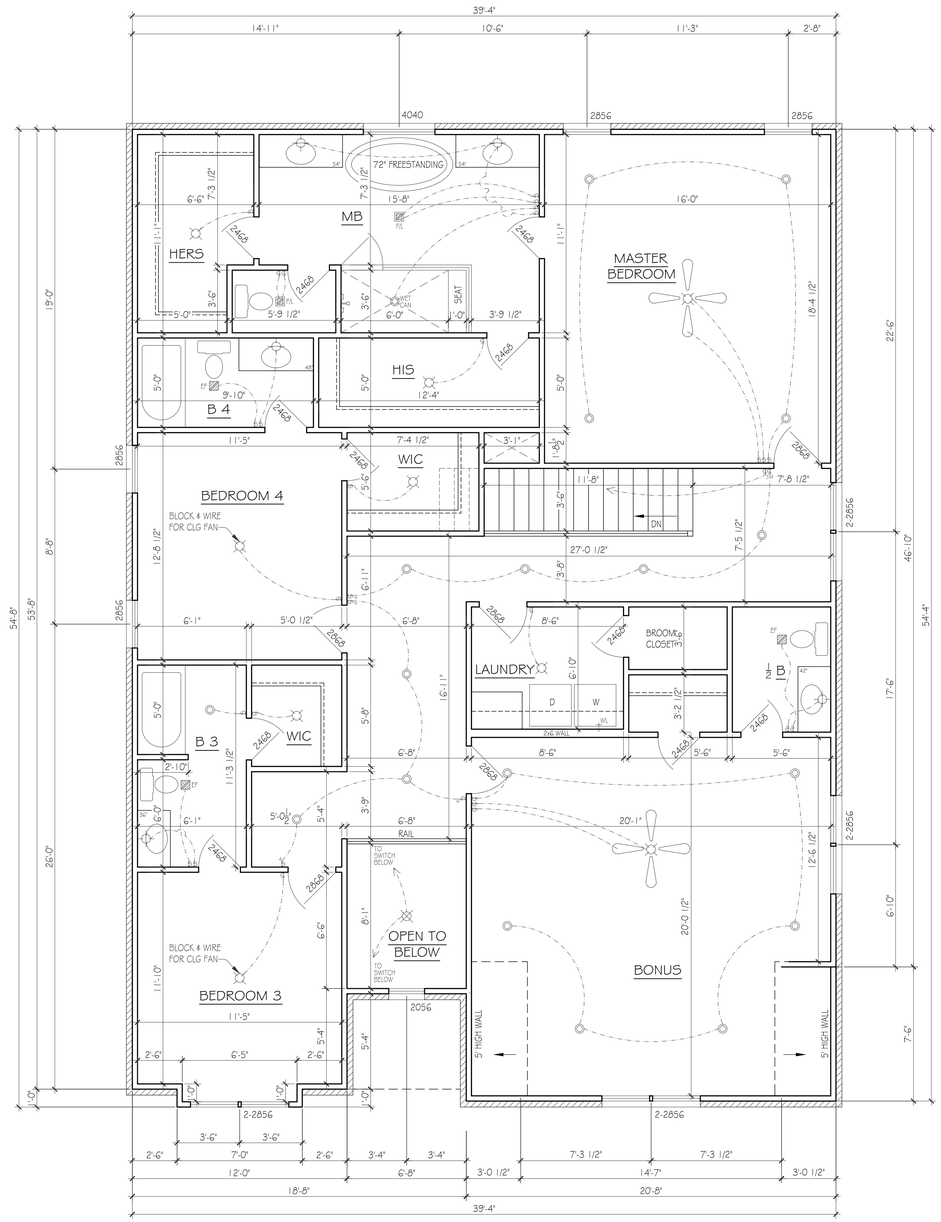
STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-26-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
$S^{3,4}$	SWITCH- 3 OR 4-WAY
S^{D}	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1514
SECOND FLOOR LIVING	1999
TOTAL LIVING	3513
GARAGE	433
FRONT COVERED PORCH	46
REAR COVERED PORCH	149
TOTAL COVERED	4141

VALLEY VIEW RD
LOT 7

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

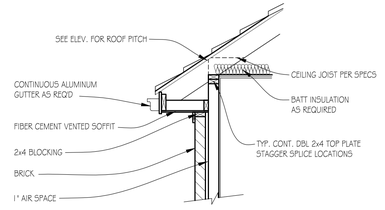


FRONT ELEVATION



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

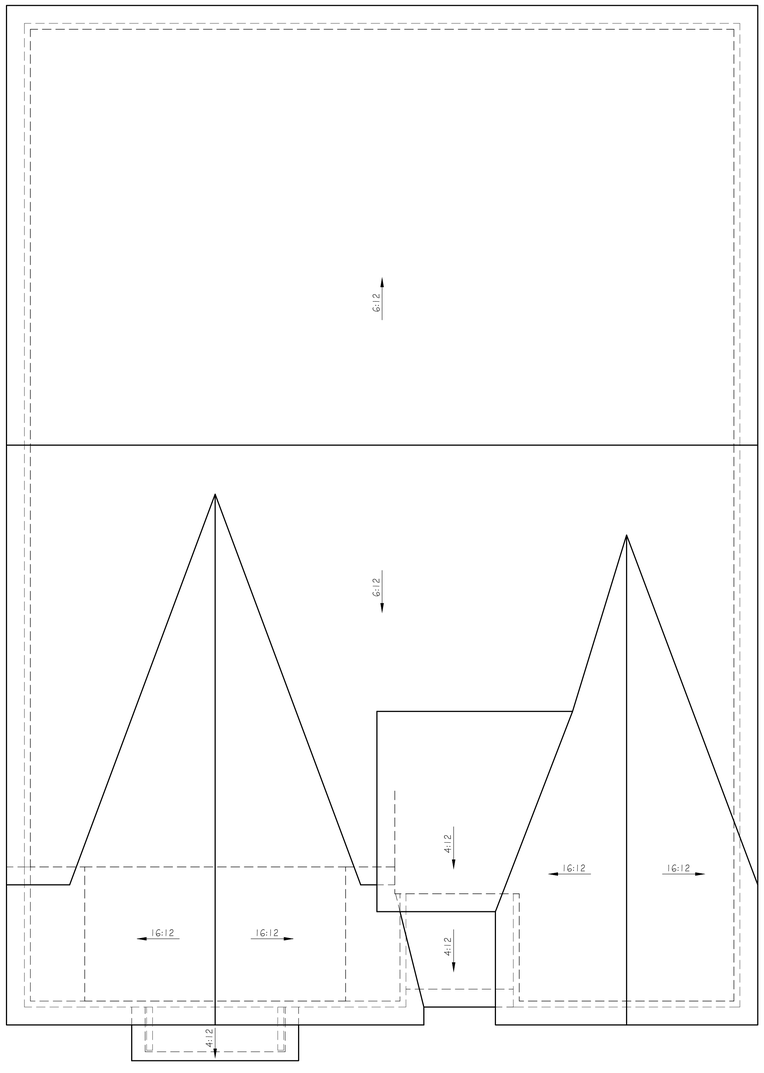
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

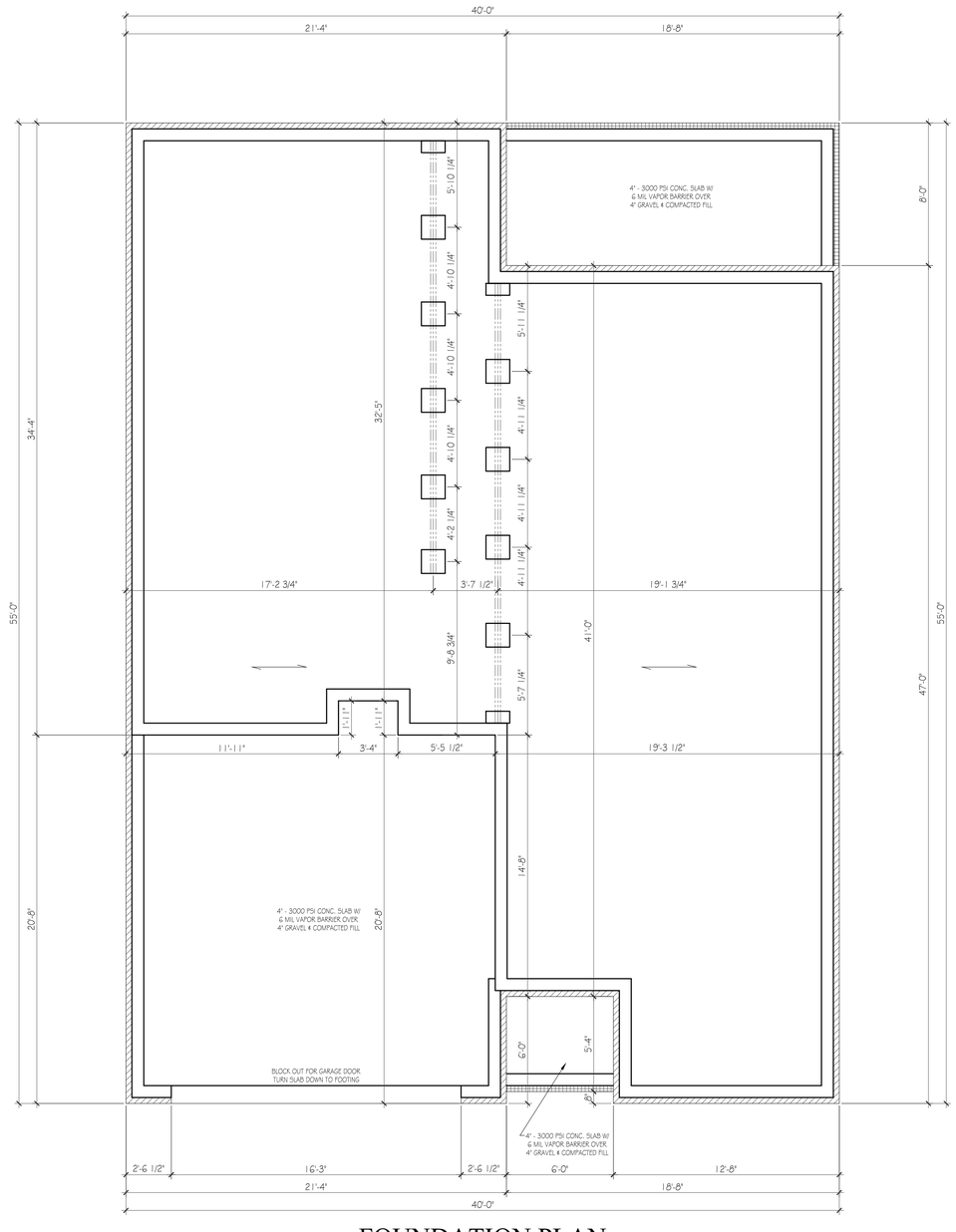
VALLEY VIEW RD
LOT 8

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION/ ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

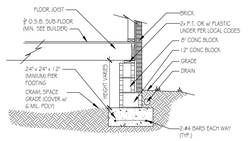
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

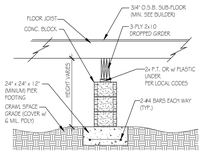
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL

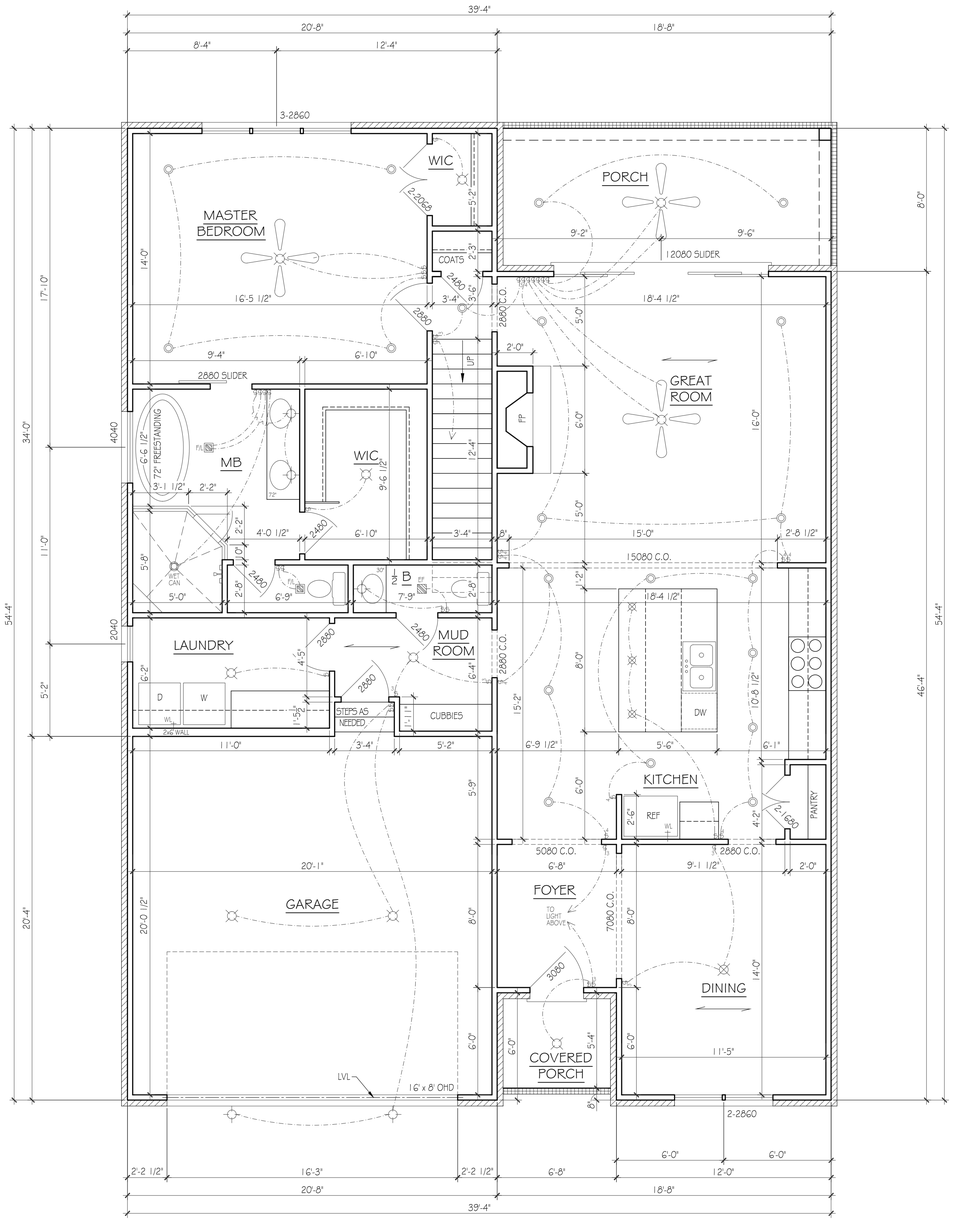


DROPPED GIRDER

NOT TO SCALE, TYPICAL

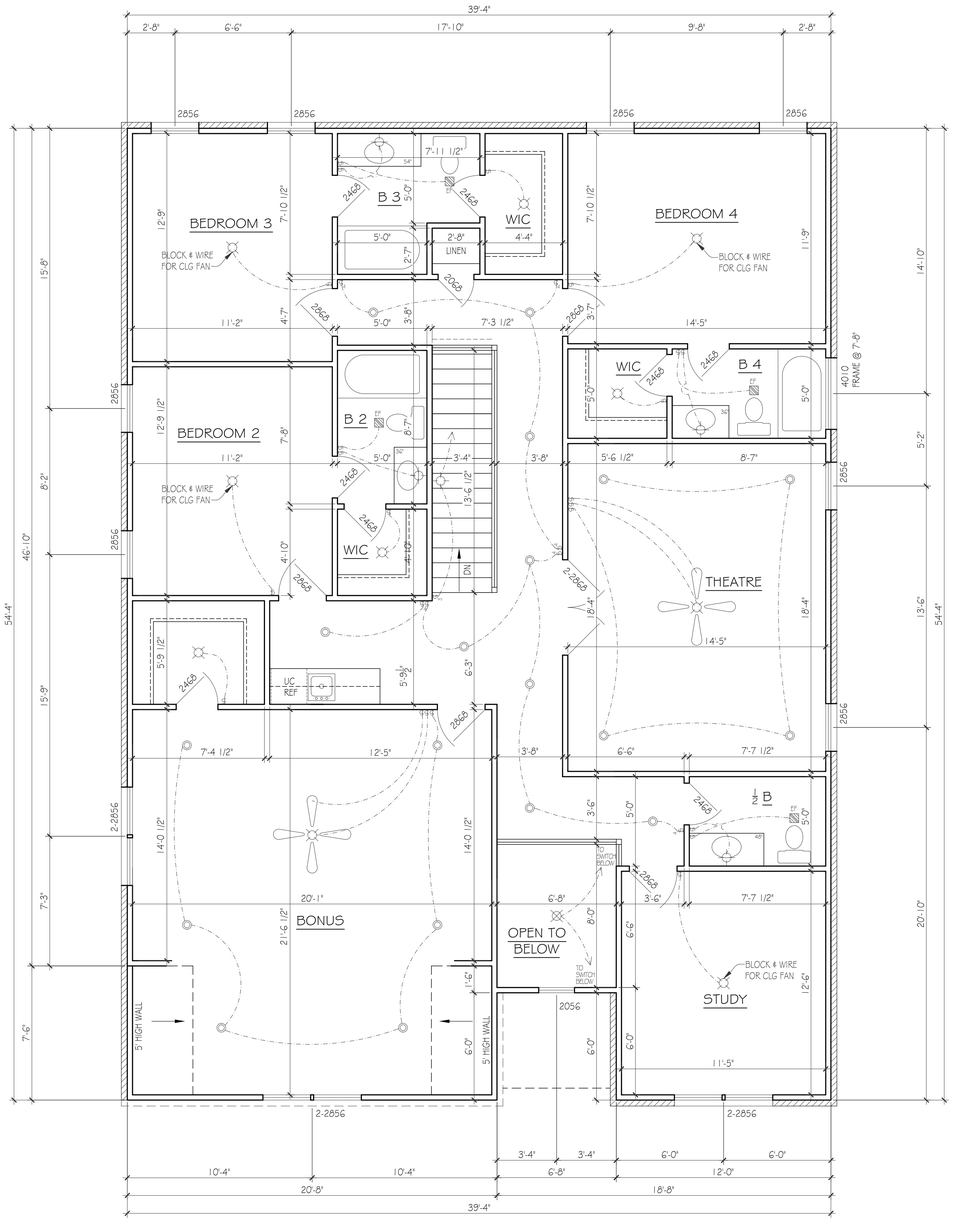
VALLEY VIEW RD
LOT 8

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



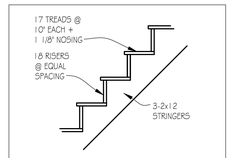
FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



STAIR DETAIL

10'-0" CEILING- NOT TO SCALE

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
$S^{3,4}$	SWITCH- 3 OR 4-WAY
S^{D}	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1525
SECOND FLOOR LIVING	1997
TOTAL LIVING	3522
GARAGE	422
FRONT COVERED PORCH	36
REAR COVERED PORCH	149
TOTAL COVERED	4129

VALLEY VIEW RD
LOT 8

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



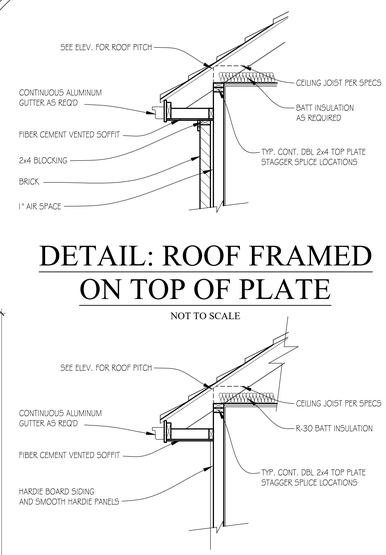
REAR ELEVATION

SCALE: ¼"-1'-0"



LEFT ELEVATION

SCALE: ¼"-1'-0"



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE



FRONT ELEVATION



RIGHT ELEVATION

SCALE: ¼"-1'-0"

DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

A.1

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

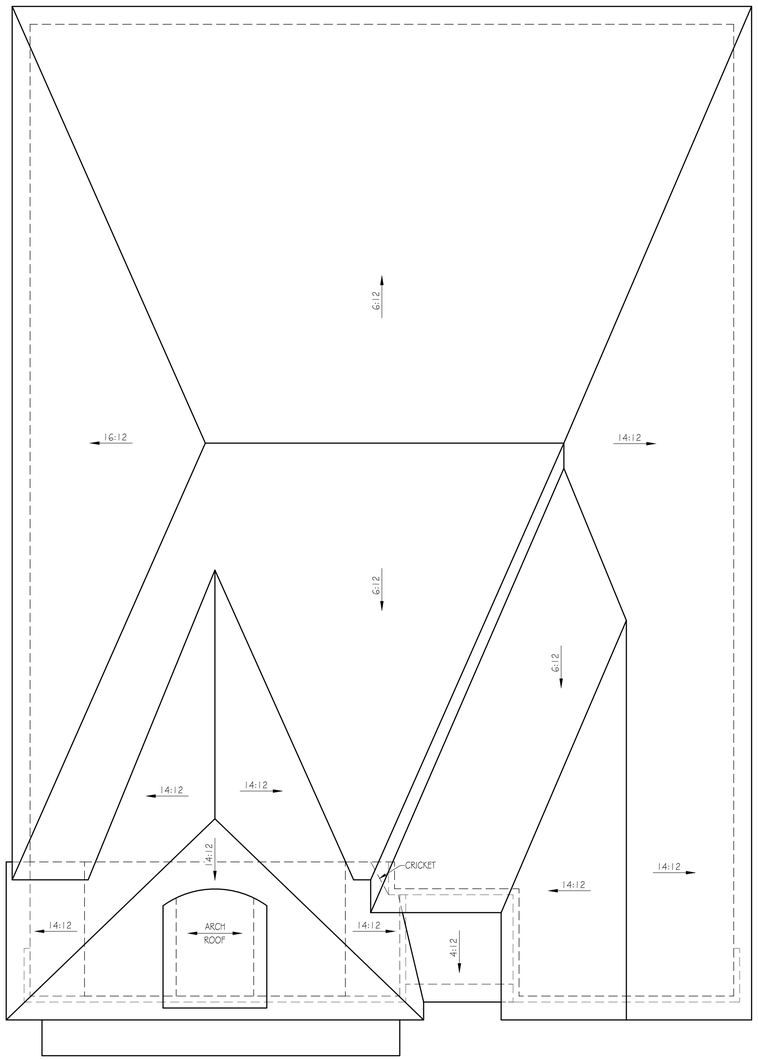
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

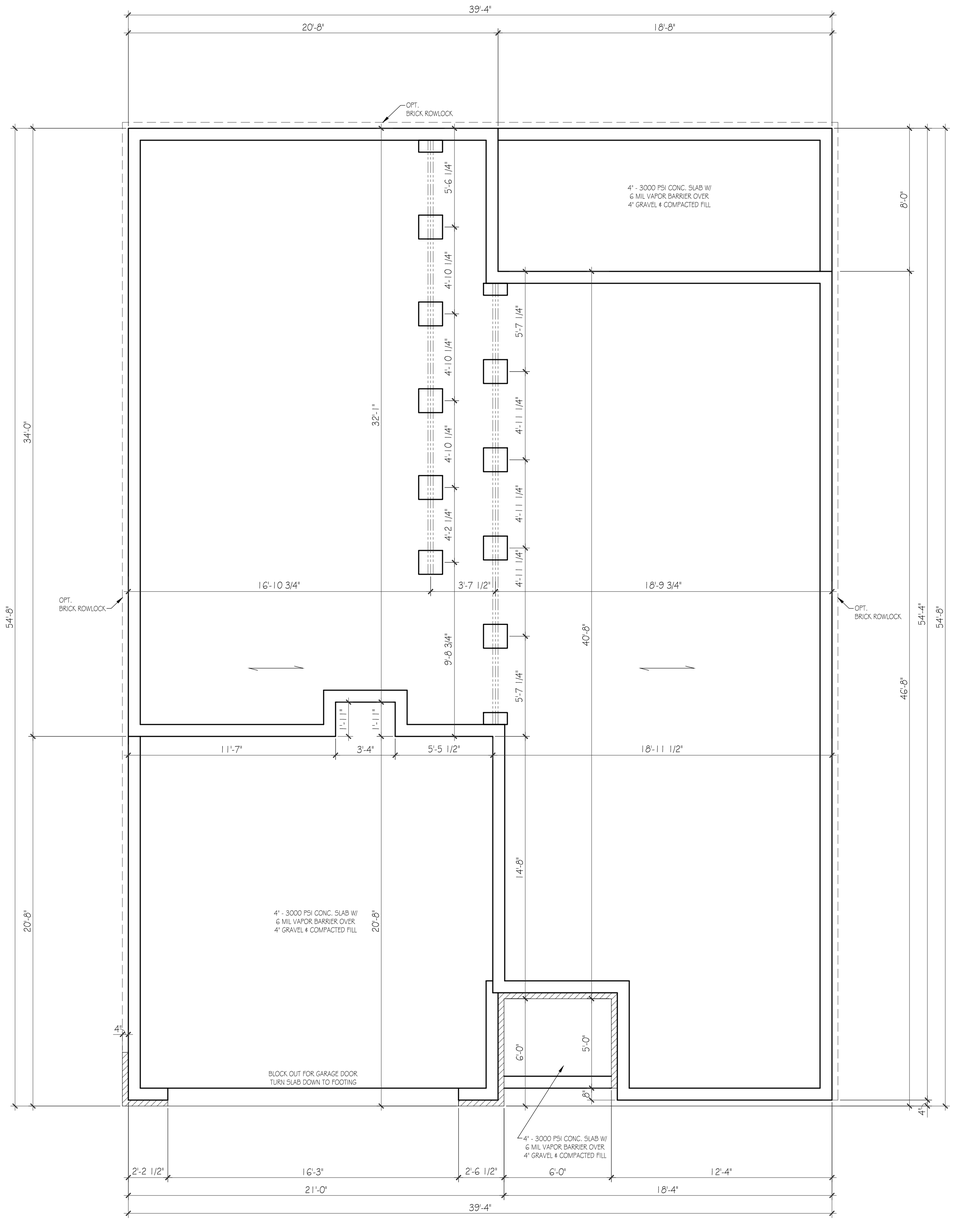
VALLEY VIEW RD
LOT 9

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



ROOF PLAN

SCALE: ¼"-1'-0"



FOUNDATION PLAN

SCALE: ¼"-1'-0"

A.2

FOUNDATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

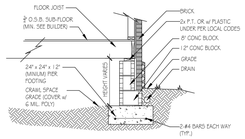
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

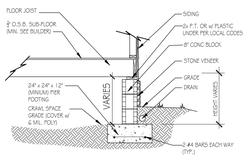
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



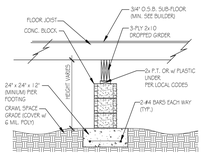
CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL



CRAWL SPACE - SIDING STONE ROWLOCK

NOT TO SCALE, TYPICAL

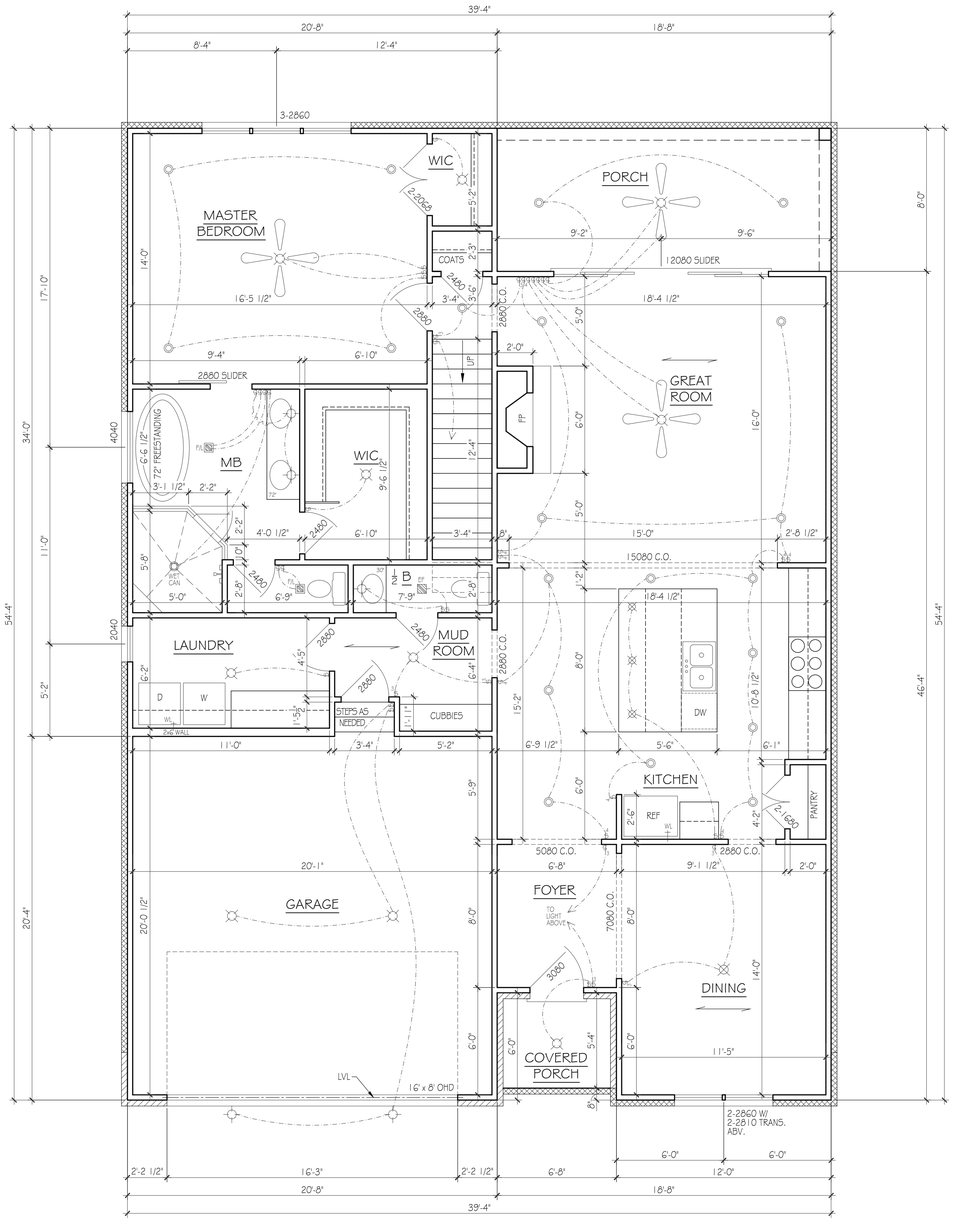


DROPPED GIRDER

NOT TO SCALE, TYPICAL

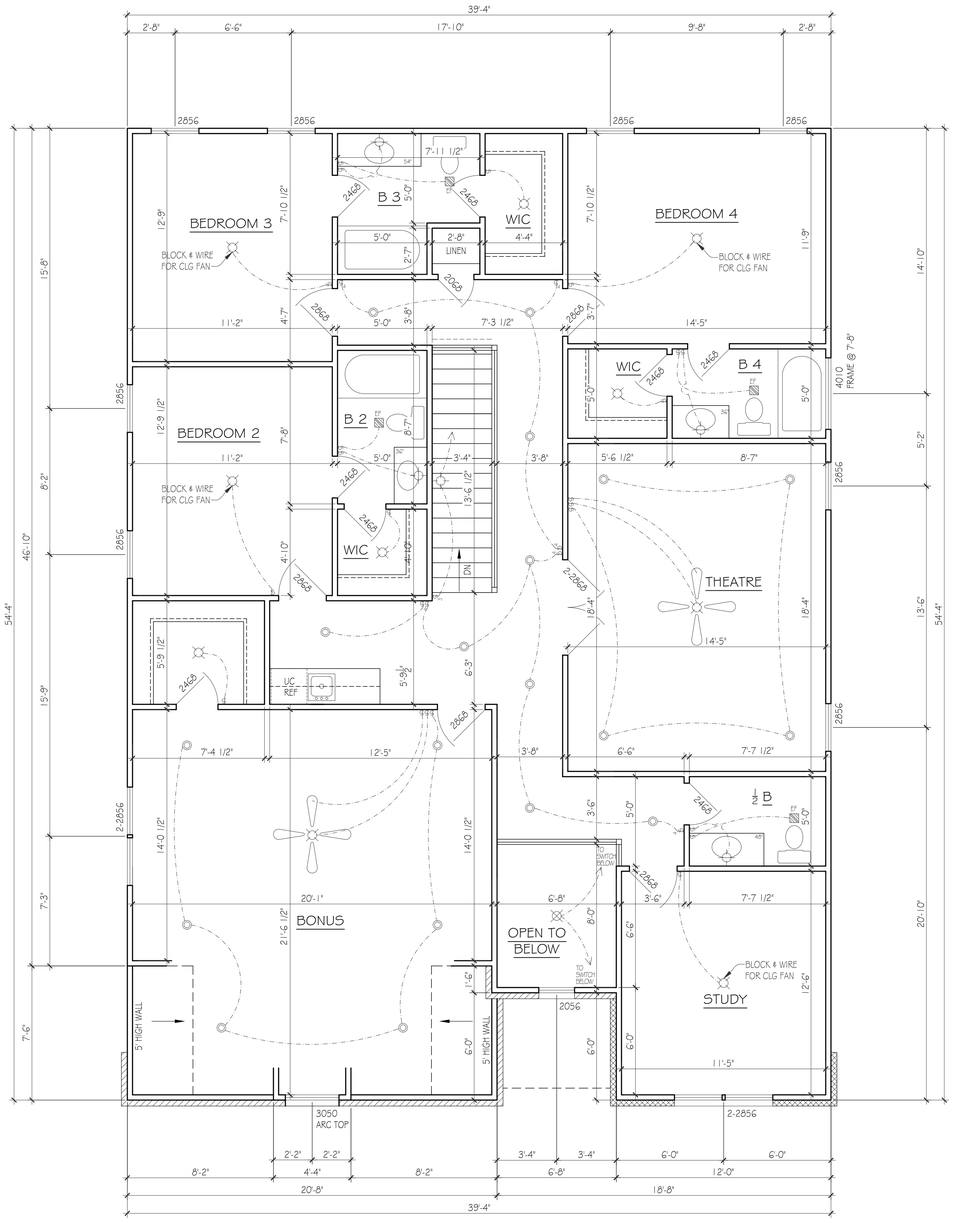
VALLEY VIEW RD
LOT 9

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



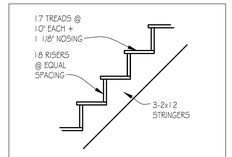
FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



STAIR DETAIL

10'-0" CEILING- NOT TO SCALE

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
$S^{3,4}$	SWITCH- 3 OR 4-WAY
S^{D}	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1525
SECOND FLOOR LIVING	1997
TOTAL LIVING	3522
GARAGE	422
FRONT COVERED PORCH	36
REAR COVERED PORCH	149
TOTAL COVERED	4129

VALLEY VIEW RD
LOT 9

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates

A.1

ELEVATION PLAN

SCALE: ¼"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



REAR ELEVATION

SCALE: ¼"-1'-0"



LEFT ELEVATION

SCALE: ¼"-1'-0"



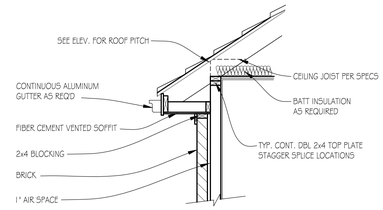
FRONT ELEVATION

SCALE: ¼"-1'-0"



RIGHT ELEVATION

SCALE: ¼"-1'-0"

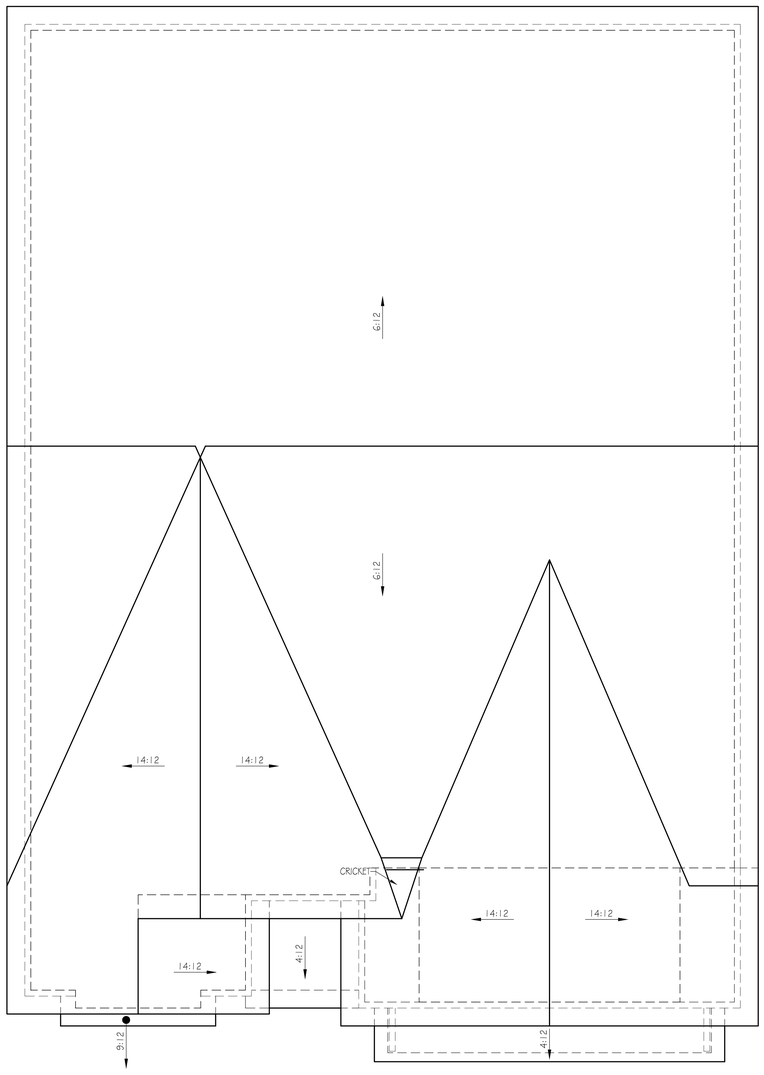


DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

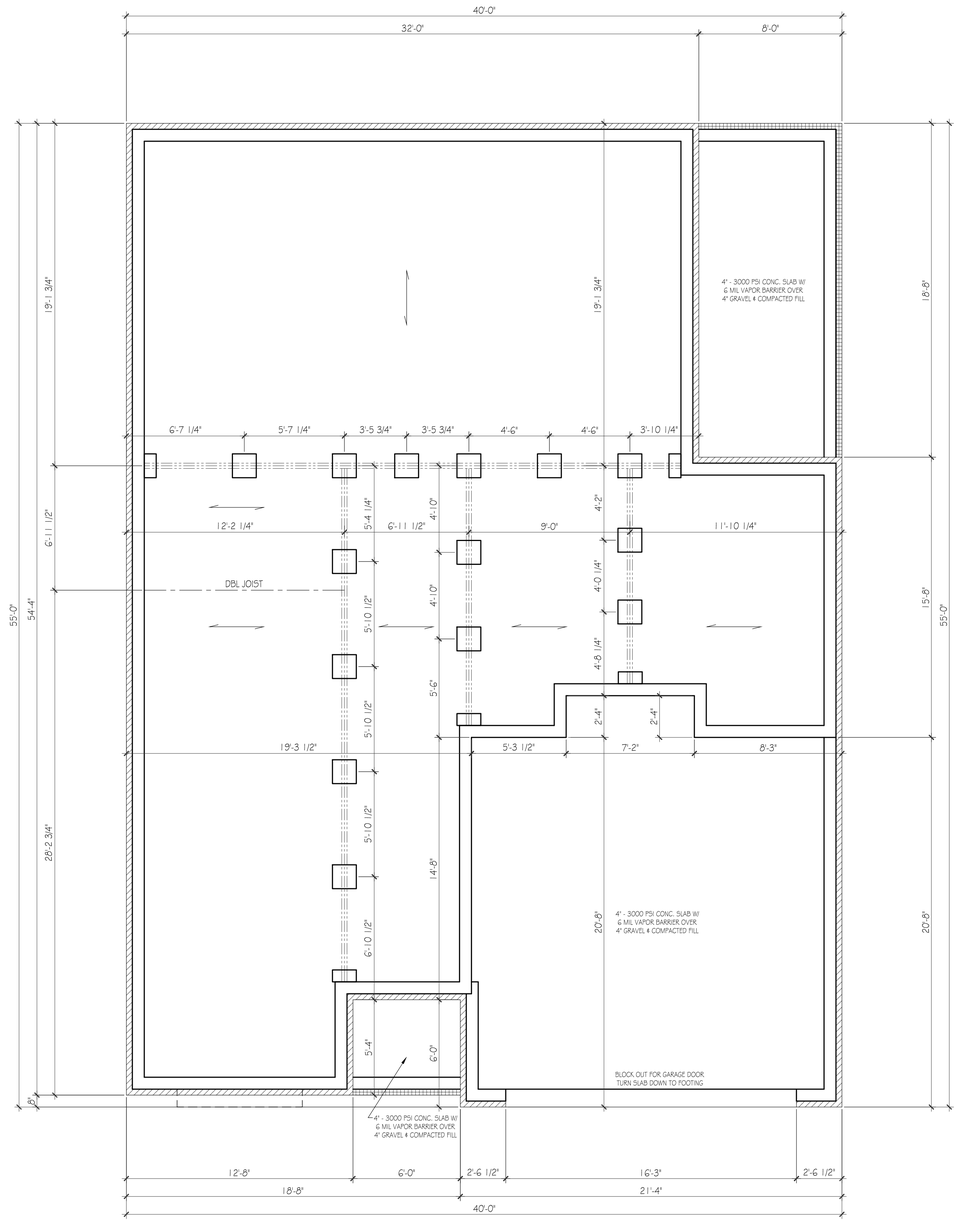
VALLEY VIEW RD
LOT 10

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION/ ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

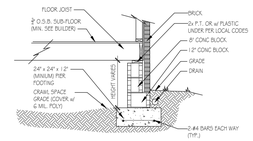
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

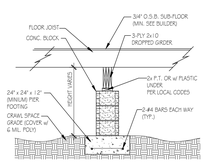
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL

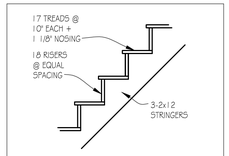


DROPPED GIRDER

NOT TO SCALE, TYPICAL

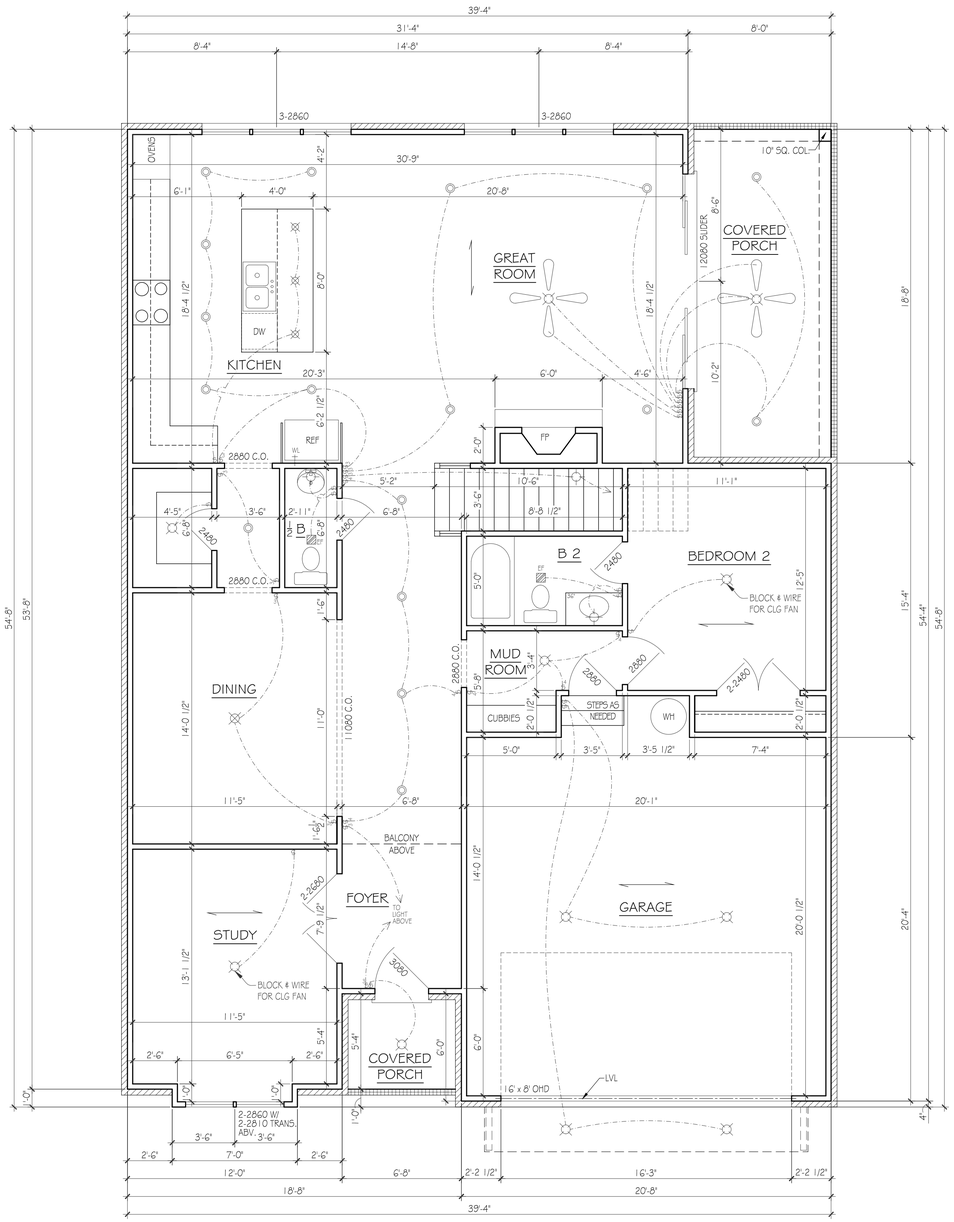
VALLEY VIEW RD
LOT 10

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



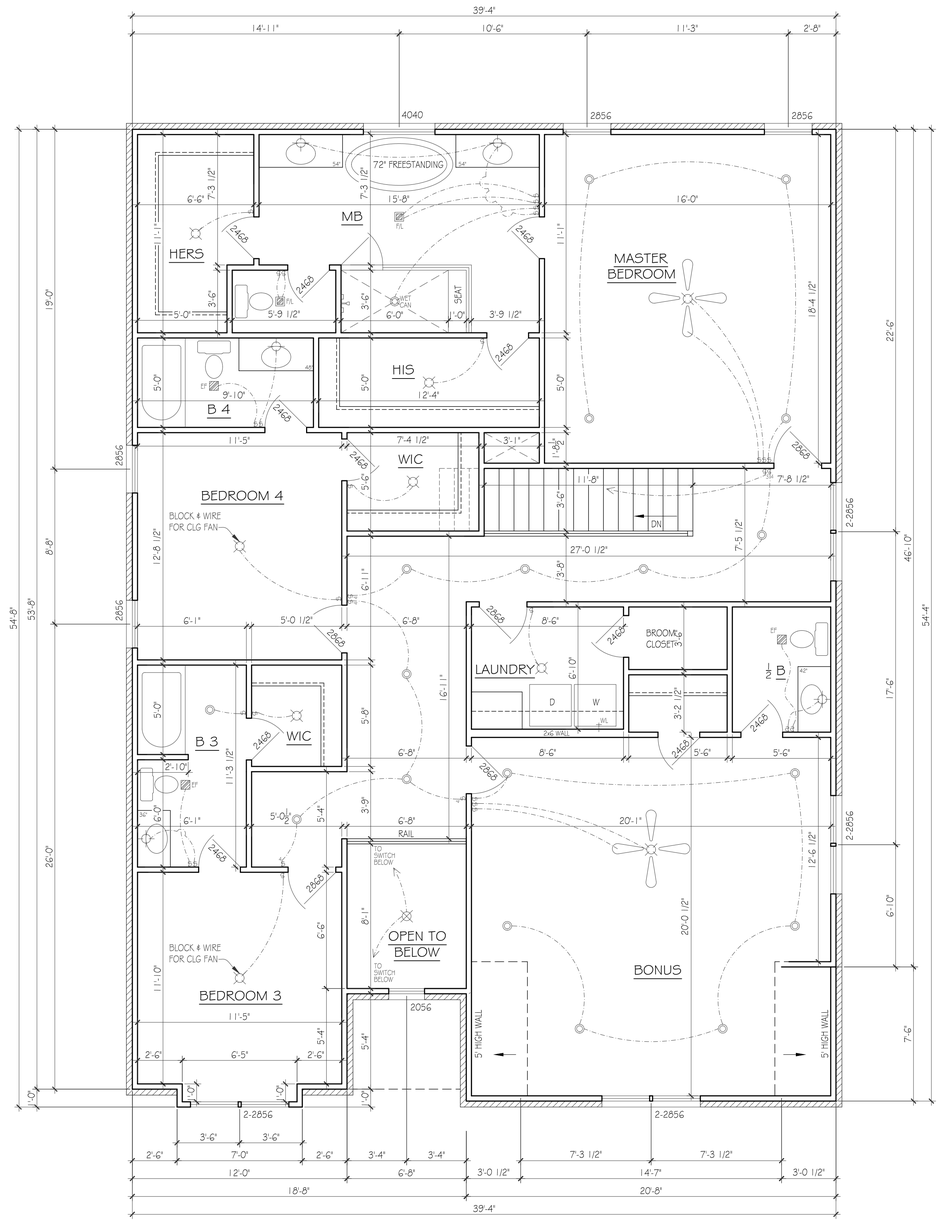
STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-12-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1514
SECOND FLOOR LIVING	1999
TOTAL LIVING	3513
GARAGE	433
FRONT COVERED PORCH	46
REAR COVERED PORCH	149
TOTAL COVERED	4141

VALLEY VIEW RD
LOT 10

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"

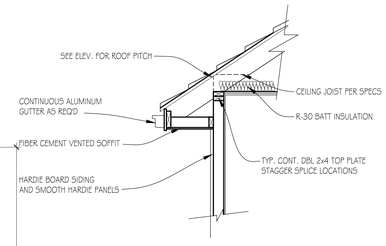


LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



FRONT ELEVATION



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

A.1

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

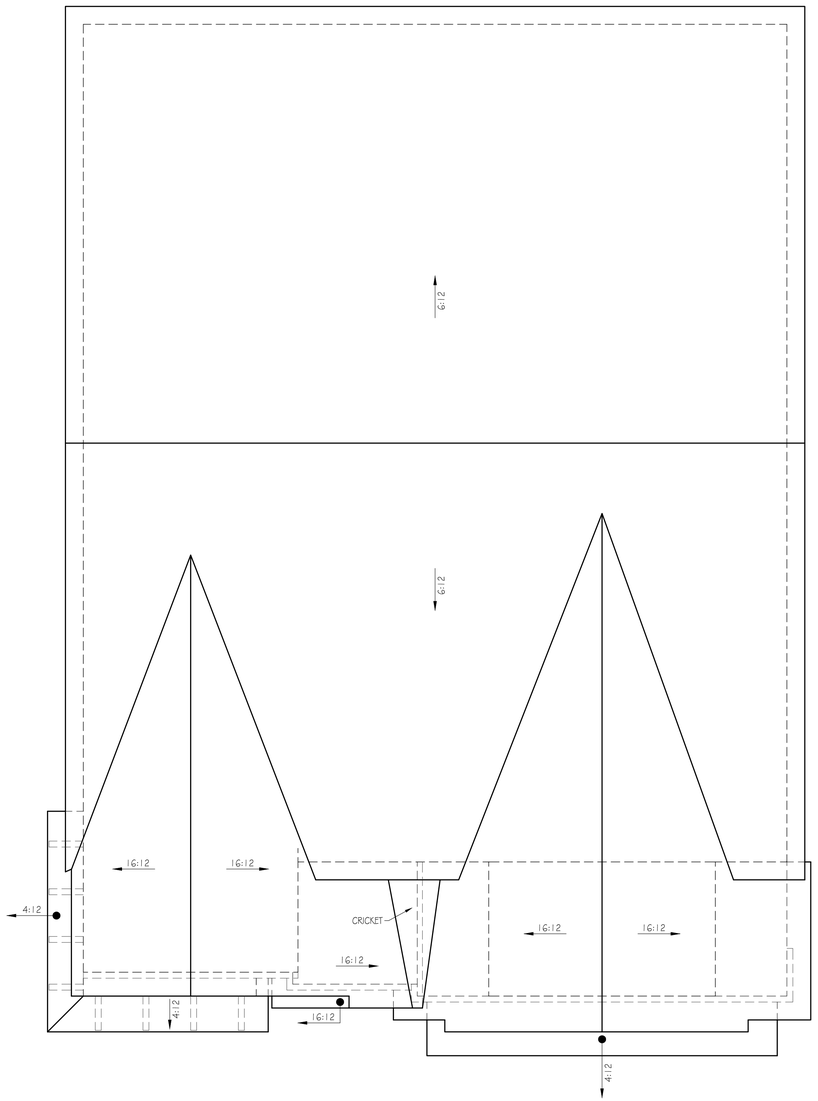
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

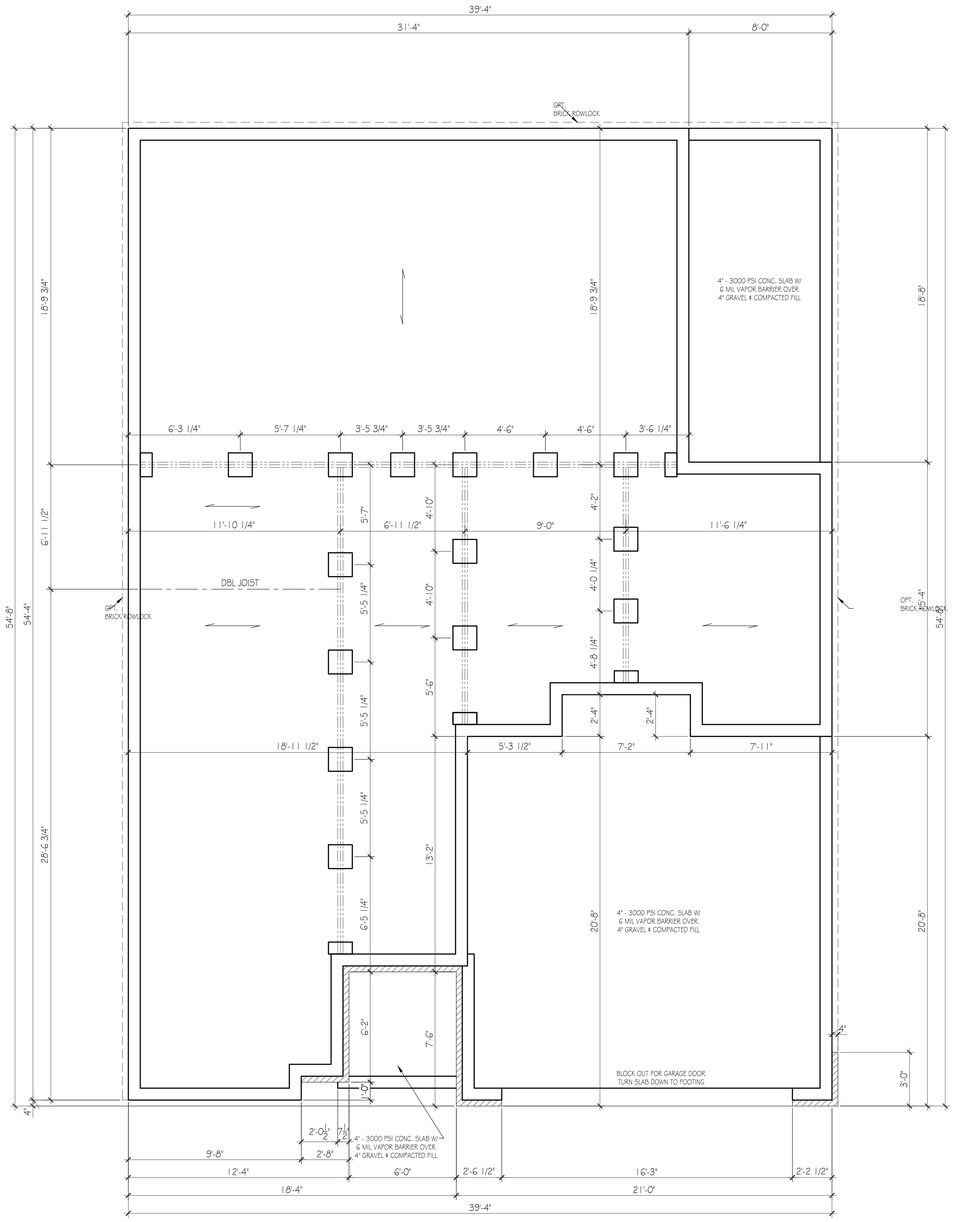
VALLEY VIEW RD
LOT 11

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

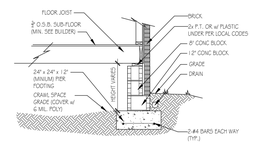
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

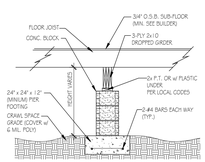
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL

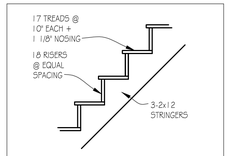


DROPPED GIRDER

NOT TO SCALE, TYPICAL

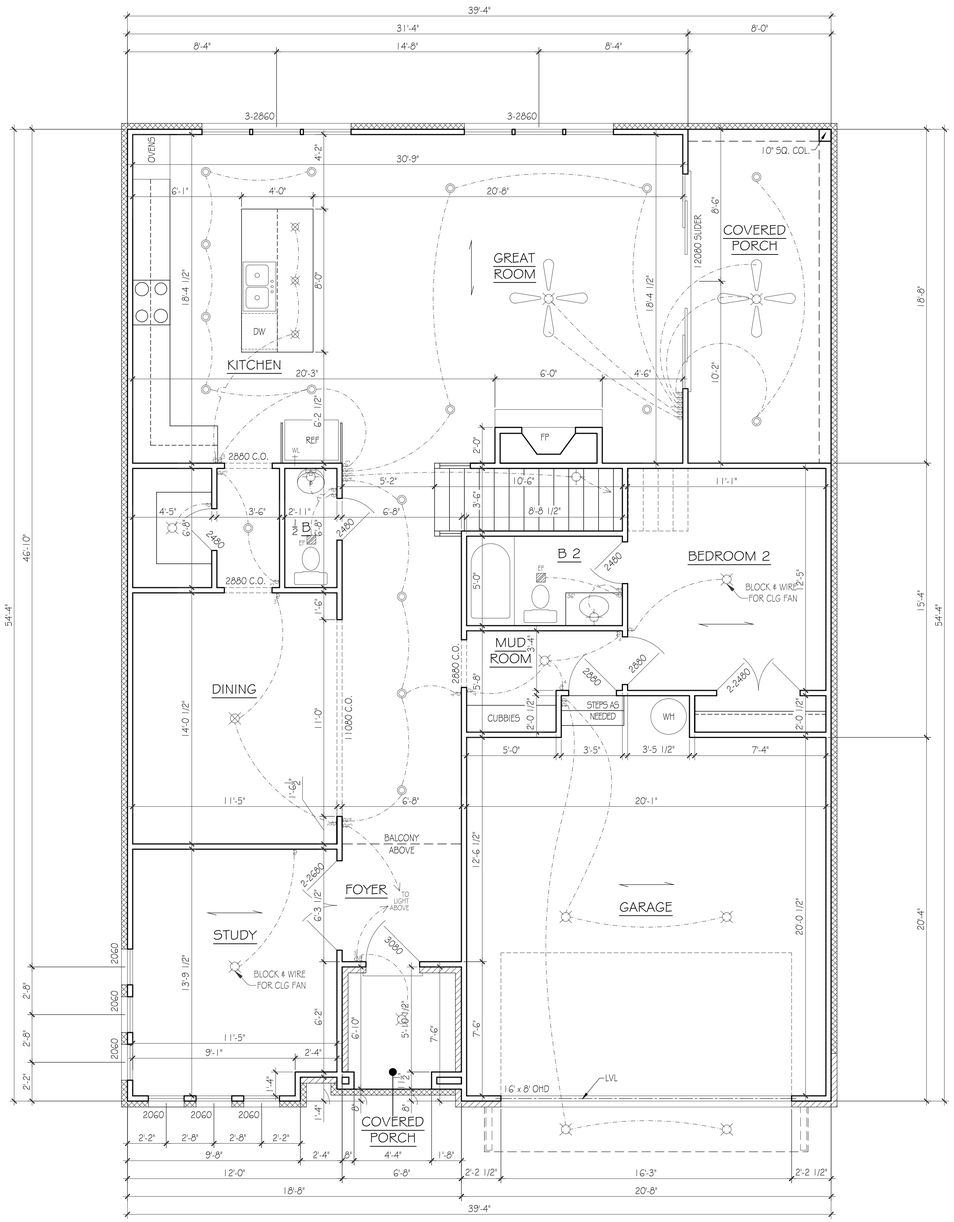
VALLEY VIEW RD
LOT 11

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



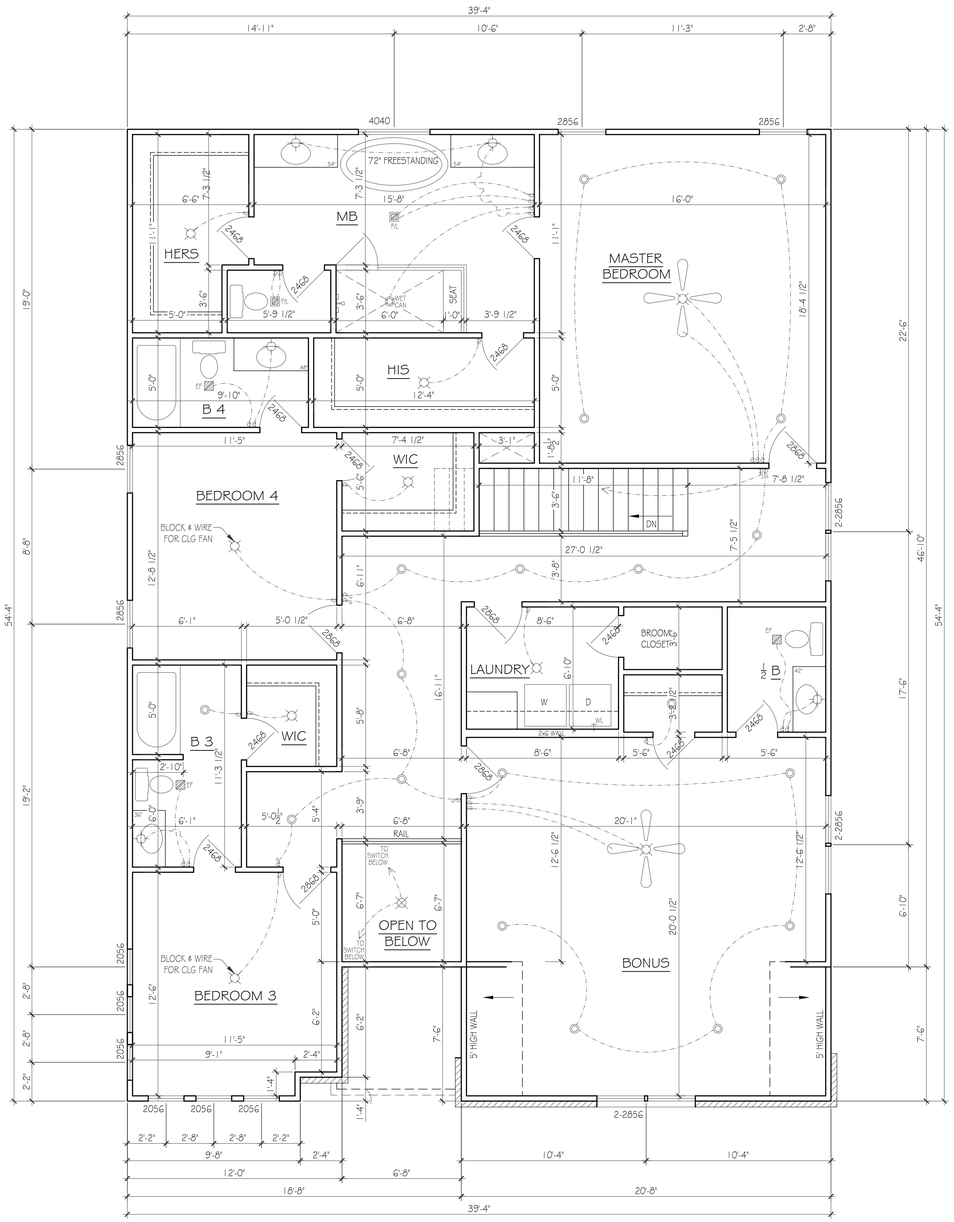
STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
FL OR FL	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1502
SECOND FLOOR LIVING	1997
TOTAL LIVING	3499
GARAGE	433
FRONT COVERED PORCH	46
REAR COVERED PORCH	149
TOTAL COVERED	4127

VALLEY VIEW RD
LOT 11

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



REAR ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



RIGHT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



LEFT ELEVATION

SCALE: $\frac{1}{4}$"-1'-0"



FRONT ELEVATION

ELEVATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

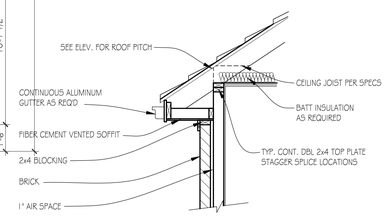
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

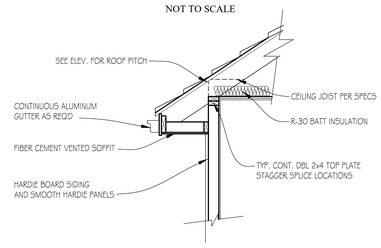
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE



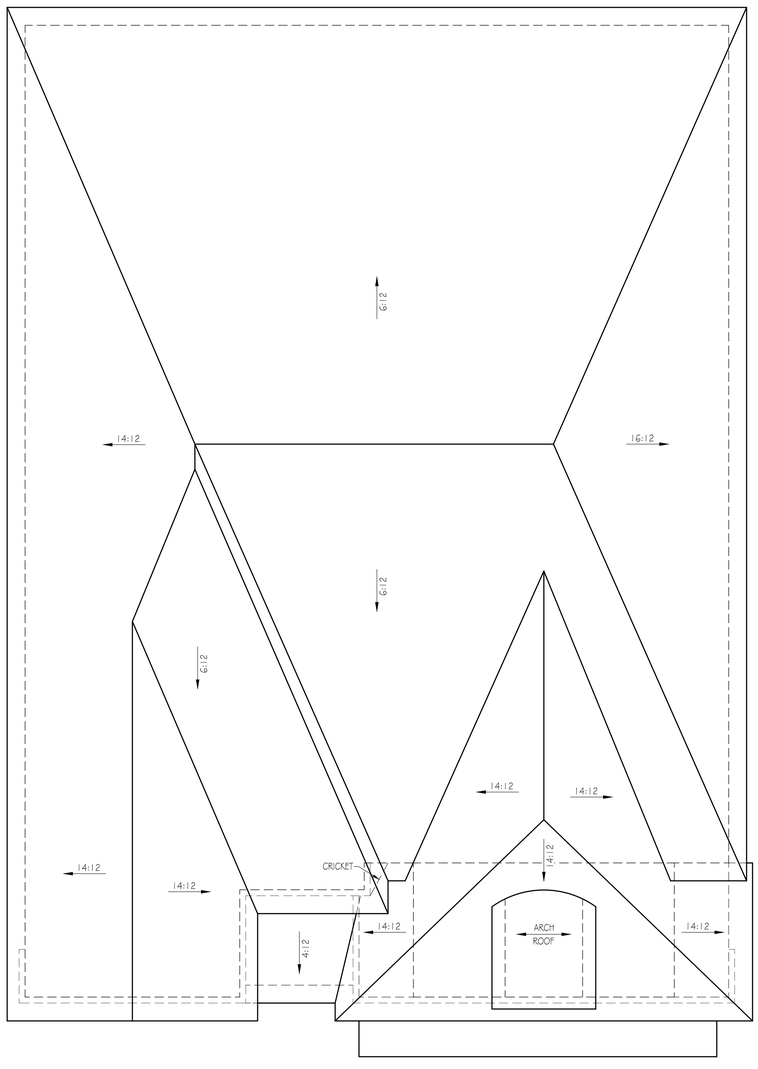
DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

VALLEY VIEW RD
LOT 12

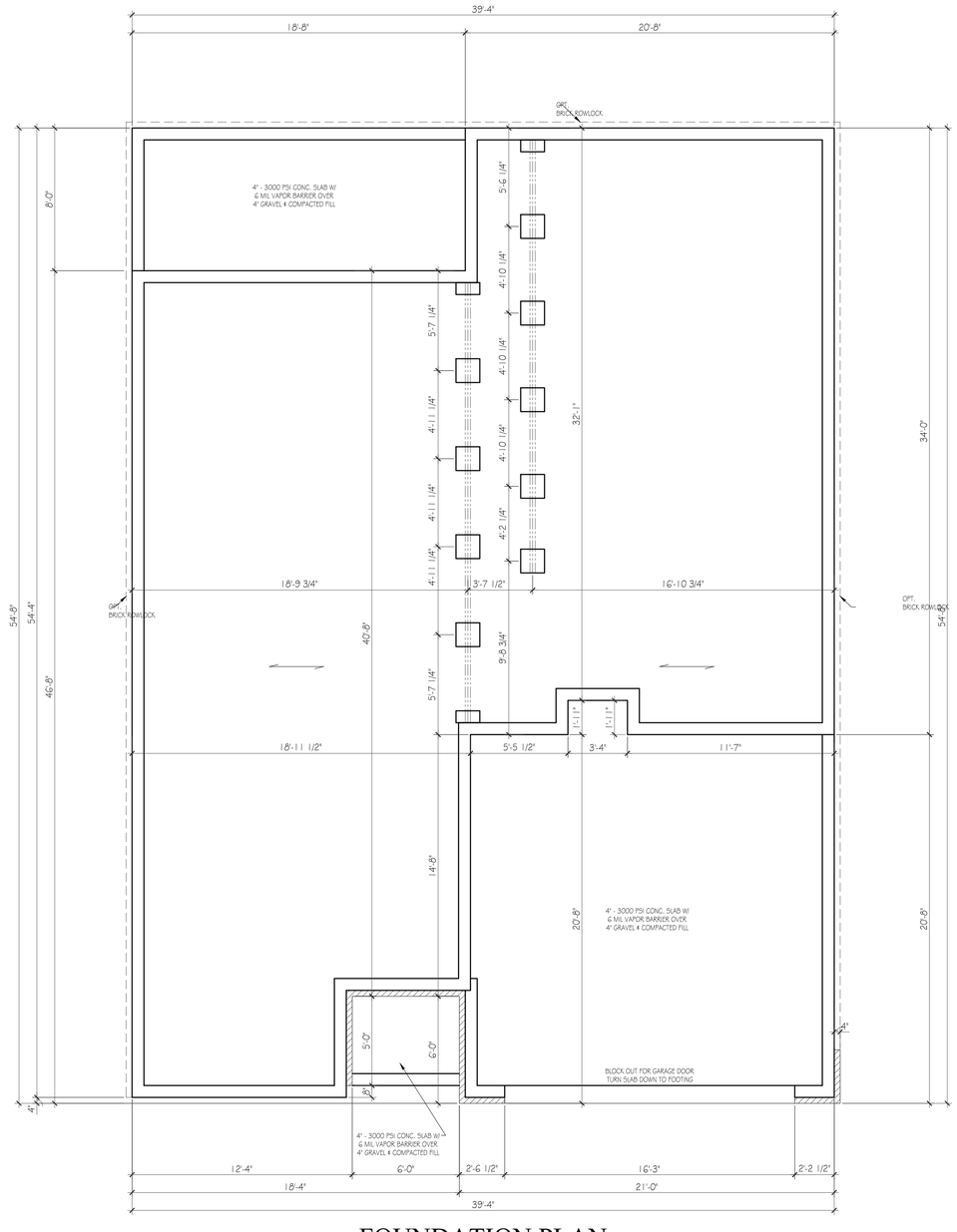
Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211

© Mark Lynn & Associates



ROOF PLAN

SCALE: $\frac{1}{4}$"-1'-0"



FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.2

FOUNDATION PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

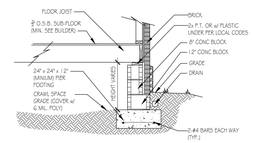
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

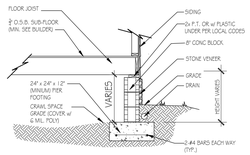
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



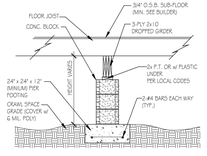
CRAWL SPACE- BRICK

NOT TO SCALE, TYPICAL



CRAWL SPACE - SIDING STONE ROWLOCK

NOT TO SCALE, TYPICAL

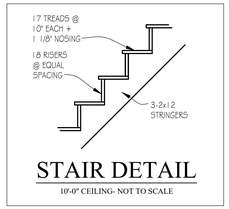


DROPPED GIRDER

NOT TO SCALE, TYPICAL

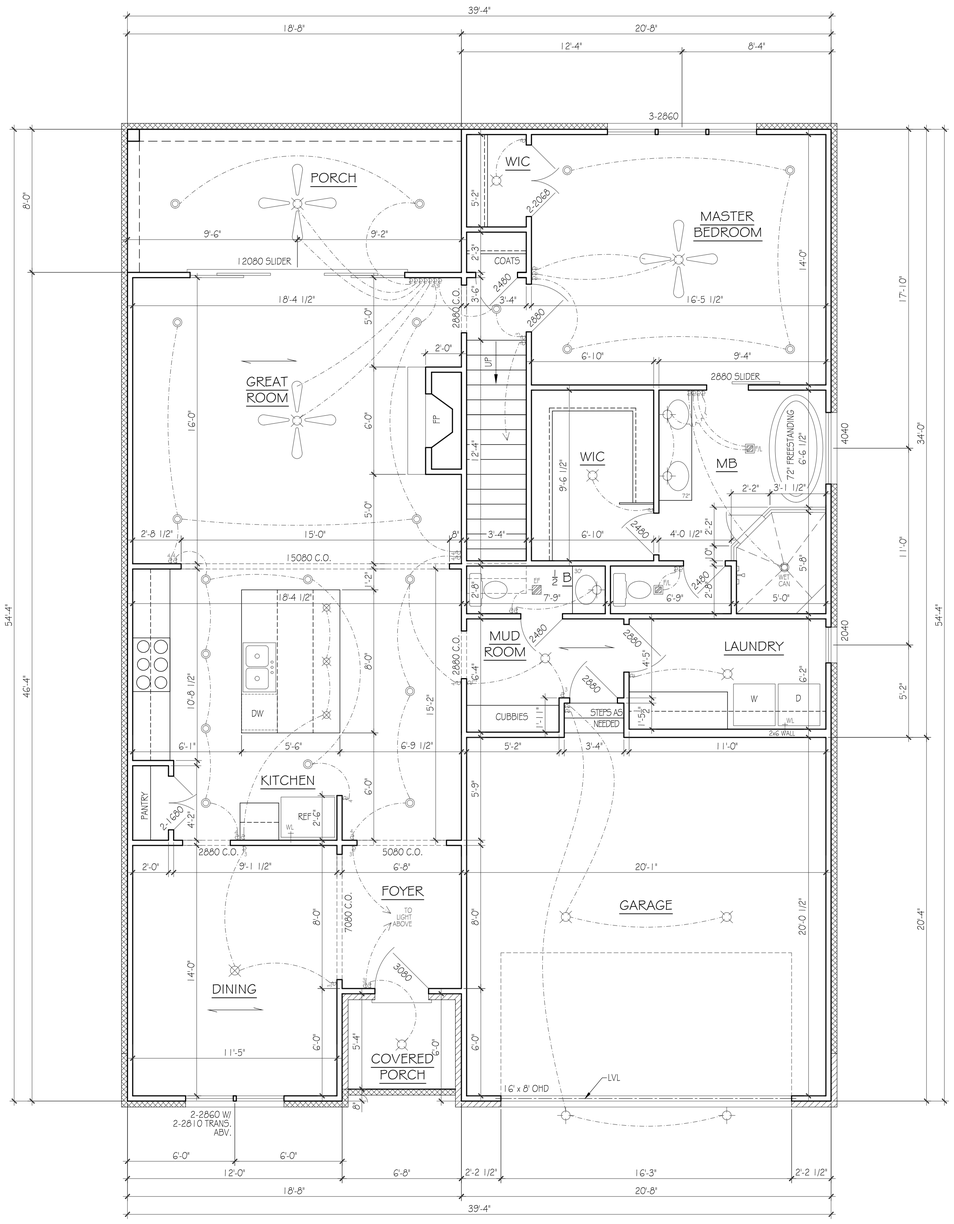
VALLEY VIEW RD
LOT 12

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates



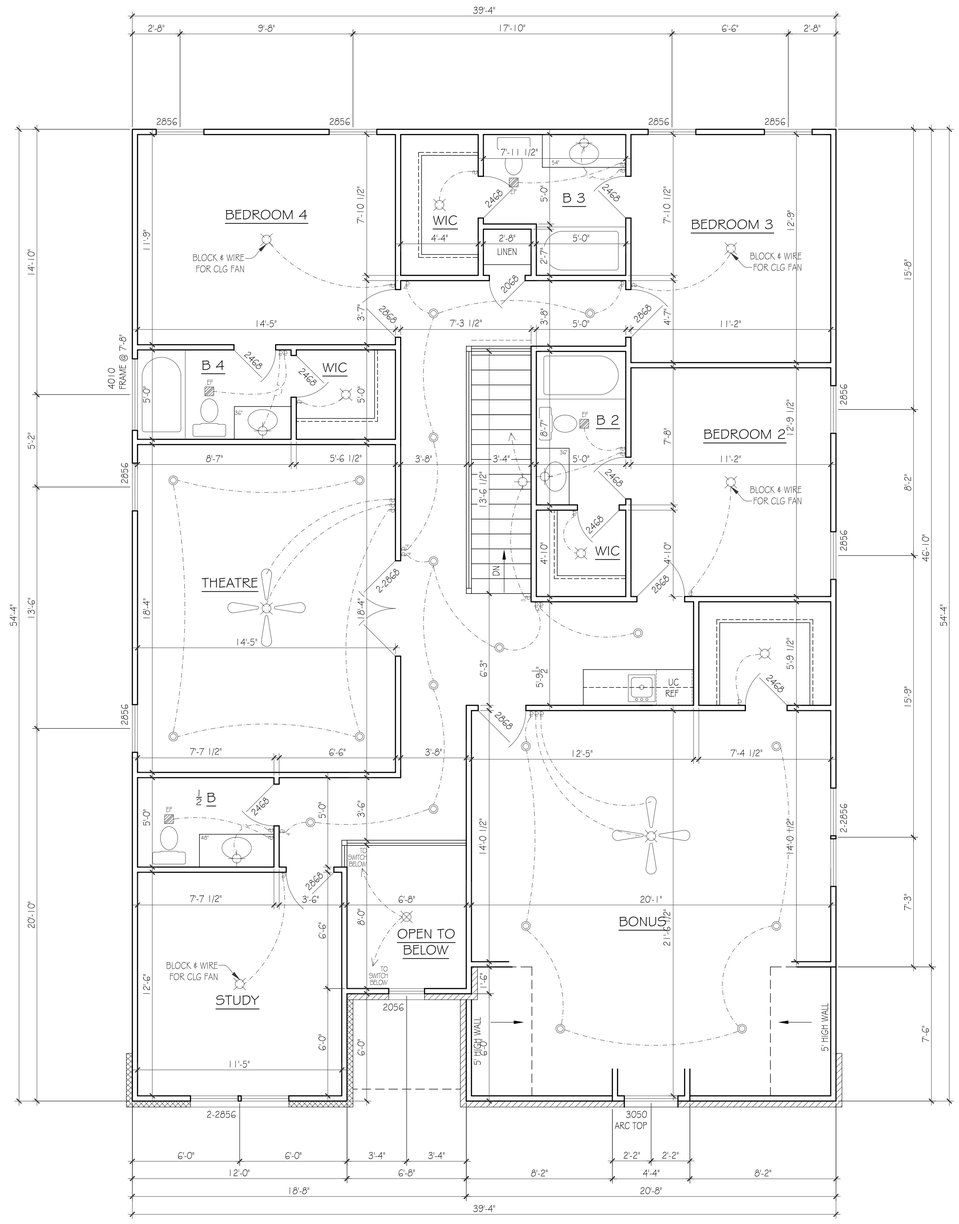
STAIR DETAIL

10'-0" CEILING- NOT TO SCALE



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"



SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

A.3

FIRST & SECOND FLOOR PLAN

SCALE: $\frac{1}{4}$"-1'-0"

PAPER: ARCH D 36x24

DATE ISSUED: 10-26-23
REVISIONS:
1. 1-29-24

PLEASE NOTE:

DESIGNER ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

3. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ENGINEERING ASPECTS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN.
ONLY QUALIFIED DESIGNERS, ARCHITECTS, CONTRACTORS, OR STRUCTURAL ENGINEERS SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

MARK LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 2x4 STUDS UNLESS NOTED OTHERWISE
2. ALLOW 4" BRICK POCKET IF APPLICABLE
3. CEILINGS: 1ST FLR: 10'-0"
   2ND FLR: 9'-0"
4. ALL 1ST FLOOR WINDOWS ARE FRAMED @ 8'-0" AFF UNLESS NOTED OTHERWISE
5. ALL 2ND FLOOR WINDOWS ARE FRAMED @ 7'-6" AFF UNLESS NOTED OTHERWISE
6. ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE

ELECTRICAL KEY

	CEILING FAN W / LIGHT
	LIGHT- CEILING MTD
	LIGHT- PENDANT / CHAND.
	LIGHT- MINI-PENDANT
	LIGHT- SCONCE- WALL MTD
	LIGHT- RECESSED CAN
	LIGHT- RECESSED ACCENT
	LIGHT- FLUO. STRIP
	LIGHT- UNDERCTR / COVE
	LIGHT- EXT. FLOOD
EF OR EF	EXAUST FAN
F/L OR F/L	EXAUST FAN / LIGHT
S	SWITCH- SINGLE
S3,4	SWITCH- 3 OR 4-WAY
SD	SWITCH- DIMMER
SD	SMOKE DETECTOR

ALL ELECTRICAL OUTLETS WILL BE PER THE NEC CODE

APPROX. AREA	
FIRST FLOOR LIVING	1525
SECOND FLOOR LIVING	1997
TOTAL LIVING	3522
GARAGE	422
FRONT COVERED PORCH	36
REAR COVERED PORCH	149
TOTAL COVERED	4129

VALLEY VIEW RD
LOT 12

Mark Lynn
& ASSOCIATES
615.308.5330
marklynn1@hotmail.com
6965 Sunnywood Dr.
Nashville, TN 37211
© Mark Lynn & Associates