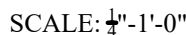
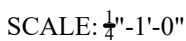


Windows: Delete all Transoms
Except above front door
All double-hung (no casement)



Remove Transom
Solid door
Need to add a
bedroom window.
Maybe one on each
side of door

Change from a true porch to a shed roof covering door



What's our slope here? Does this accommodate shingles instead of metal

Remove both garage windows

FIRST FLOOR PLAN

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

PAPER: ARCH D 36x24
DATE ISSUED: 01.20.25
REVISIONS:
1.

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.

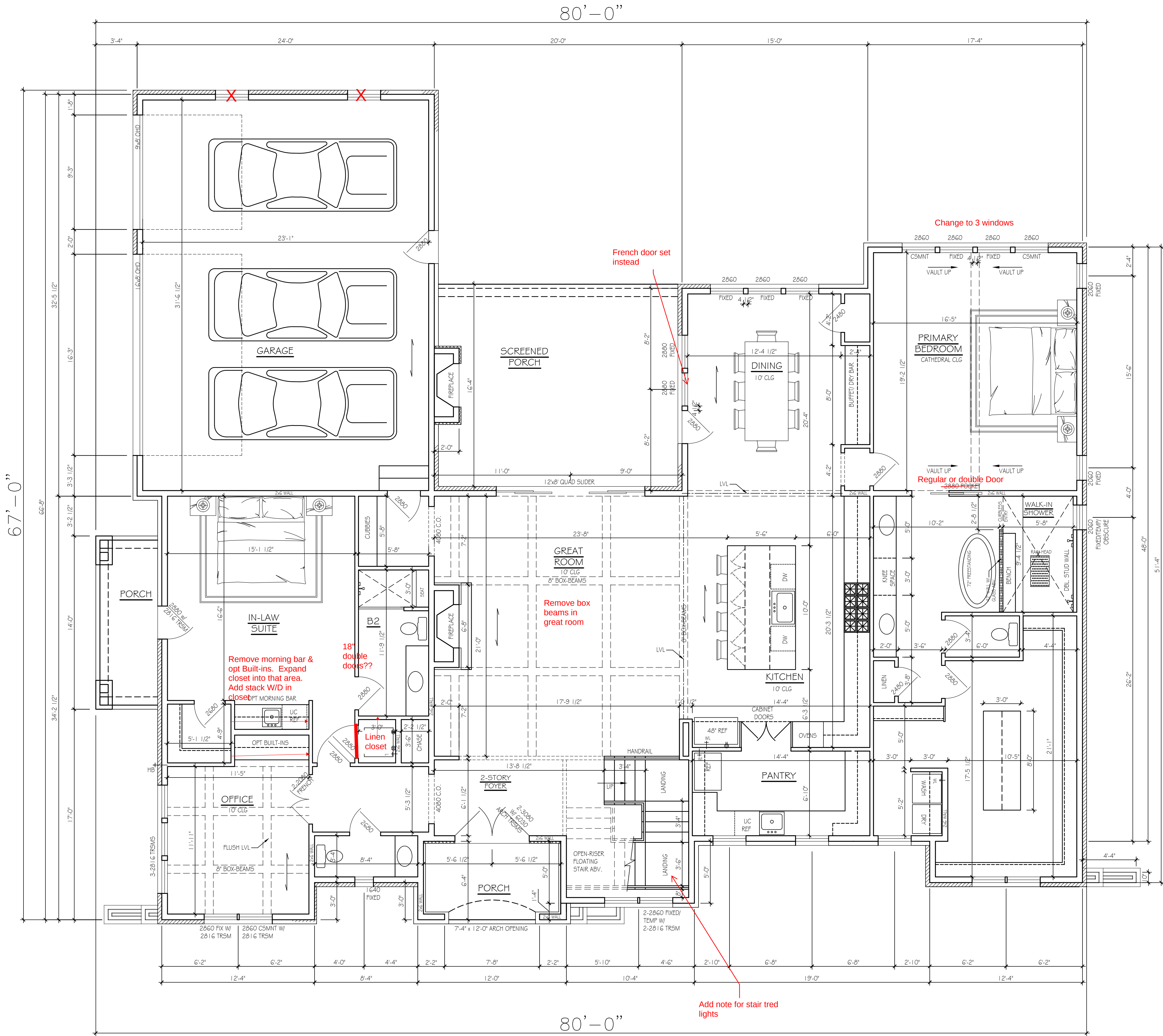
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & ALL SQUARE FOOTAGE PRIOR TO PROCEEDING WITH CONSTRUCTION.

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.

LYNN & ASSOCIATES IS NOT A LICENSED ARCHITECT.



FIRST FLOOR PLAN

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

APPROX. AREA	
FIRST FLOOR LIVING	2972
SECOND FLOOR LIVING	1903
TOTAL HEATED	4875
GARAGE	798
FRONT PORCH	77
SIDE PORCH	70
REAR PORCH	316
TOTAL COVERED	6136

3401 HOPKINS ST.
NASHVILLE, TN

Lynn
& associates

6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
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17 TREADS @
10" EACH +
1 1/8" NOSING

18 RISERS
@ EQUAL
SPACING

3-2x12
STRINGERS

10' CLG.

STAIR DETAIL

NOT TO SCALE

FRAMING NOTES

1. ALL EXTERIOR WALLS ARE 5 1/2" UNLESS OTHERWISE NOTED

2. ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

3. ALLOW 4" BRICK POCKET IF APPLICABLE

4. CEILINGS: 1ST FLR: 10'-0"
2ND FLR: 9'-0"

5. ALL DOORS & WINDOWS ARE FRAMED @ 8'-0" AFF
UNLESS OTHERWISE NOTED

6. ALL WINDOWS ARE DOUBLE HUNG
UNLESS OTHERWISE NOTED

The second floor plan includes the following rooms and features:

- UNFINISHED STORAGE:** 162 SQFT, 13'-1" x 11'-1", 7" KNEE WALL.
- BONUS:** 9' CLG, 17'-1" x 24'-0", Carpet, 2 windows, 7" KNEE WALL.
- MEDIA/EXERCISE:** 9' CLG, 17'-2" x 12'-0 1/2", Carpet, 7" KNEE WALL.
- BEDROOM 5:** 9' CLG, 14'-0" x 12'-0 1/2", 7" KNEE WALL.
- BEDROOM 4:** 9' CLG, 13'-0" x 13'-0", 7" KNEE WALL.
- BEDROOM 3:** 9' CLG, 10'-2 1/2" x 12'-0 1/2", 7" KNEE WALL. Includes red annotation: "Re-work showers to just be 5' (no bench). Maybe add linen closet?".
- LAUNDRY:** 10'-1" x 6'-3", 7" KNEE WALL. Includes red annotation: "Move W/D unit as shown. Cabinets across wall under window with a soaking sink. No cabinets on side facing Bedroom 3".
- BATHROOMS:** B3, B4, B5, and a barrel closet (B) near the media/exercise room.
- Other features:** UC REF, OPT WET BAR, OPEN TO FOYER BELOW, HANDRAIL, DOWN (DN) stairs, 11'-8" DORMER, 1'-0" dimension.

SECOND FLOOR PLAN

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

A.3

SECOND FLOOR PLAN

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

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3401 HOPKINS ST.
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6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
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