

FLOOR PLANS

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

PAPER: ARCH D 36x24

DATE ISSUED: 07.26.24

REVISIONS:

1. 11.08.24

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 NECESSARY CHECKS BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS & 141 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.

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 - UNDERCAB / COVE
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	SWITCH - SINGLE
	SWITCH - 3 OR 4-WAY
	SWITCH - DIMMER
	SMOKE DETECTOR

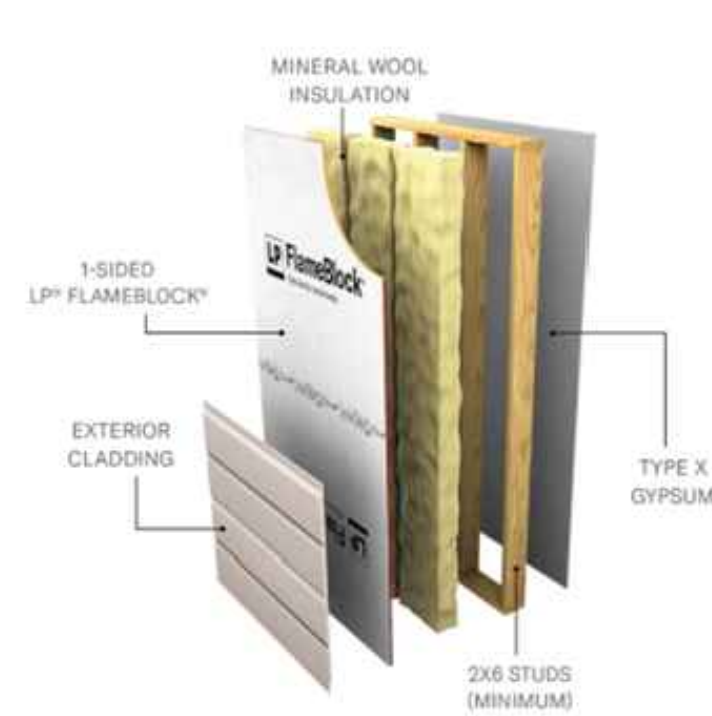
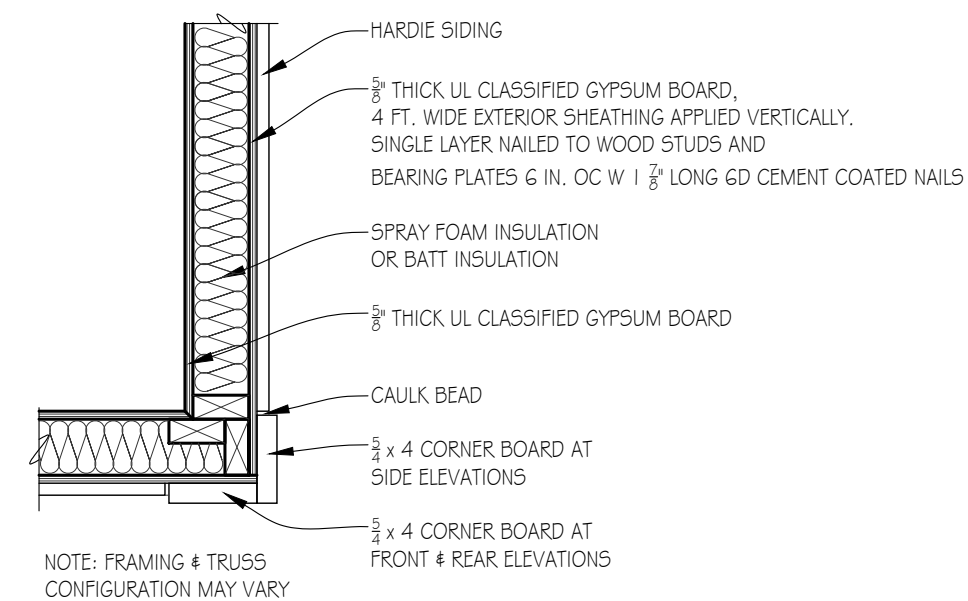
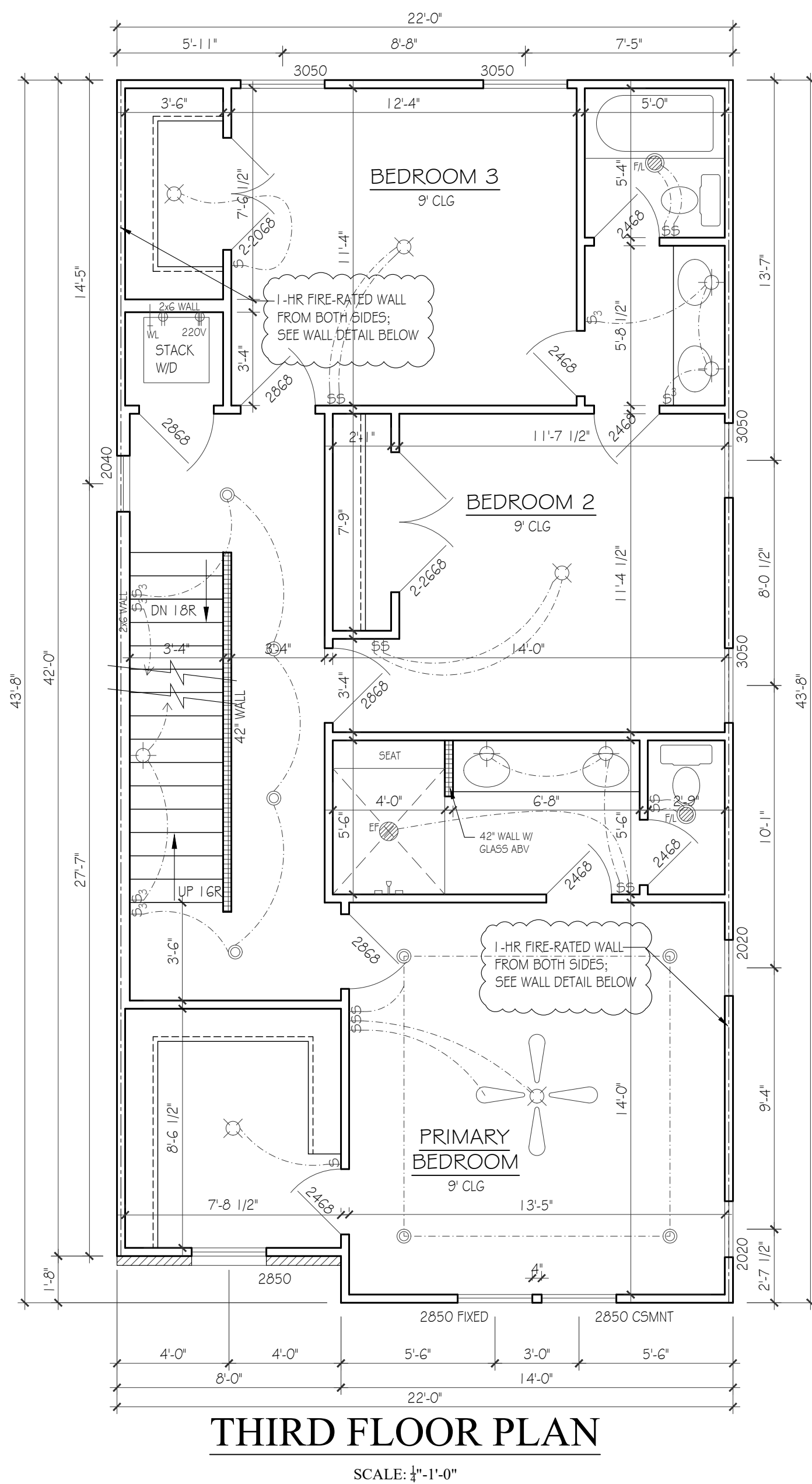
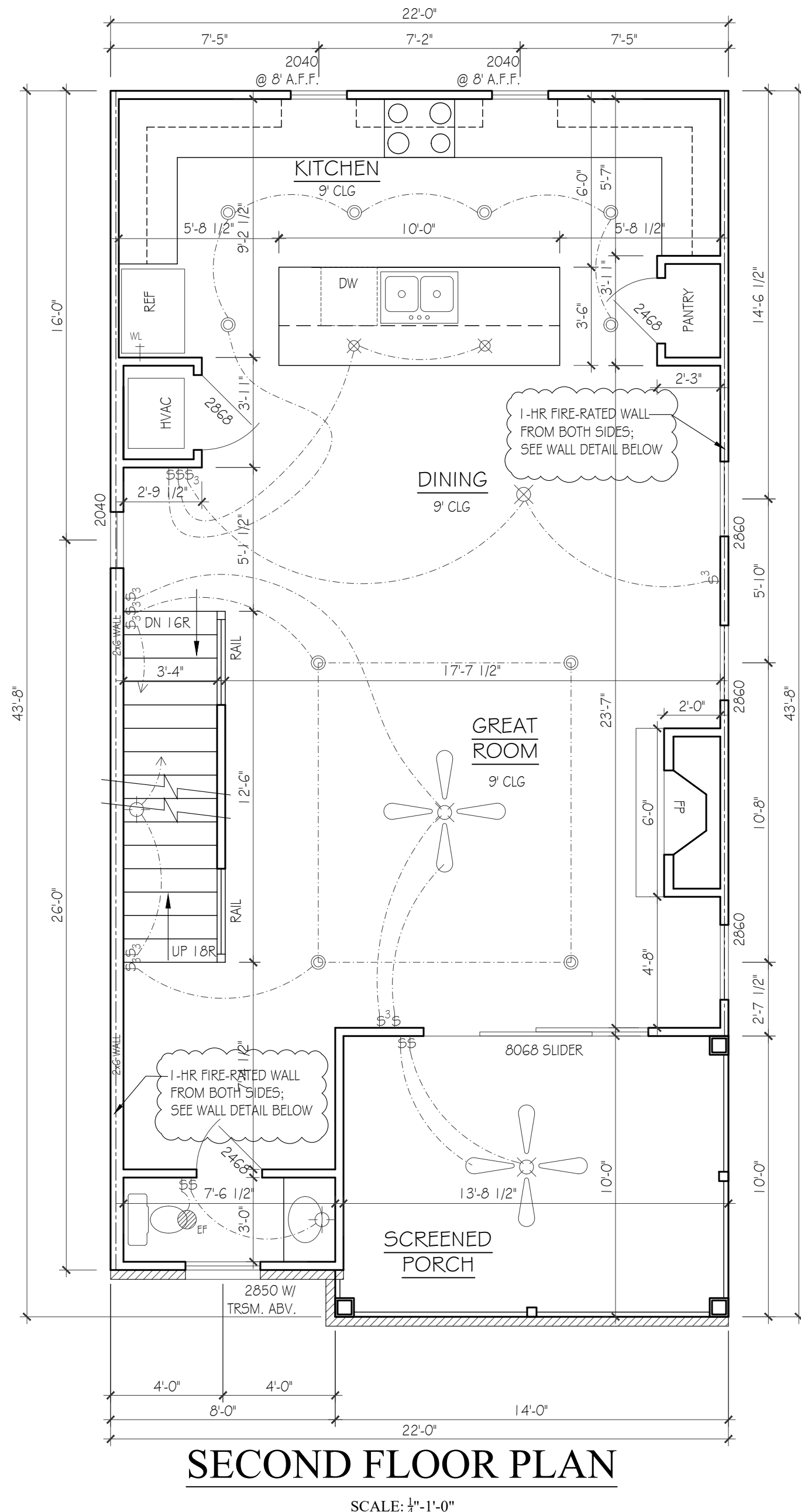
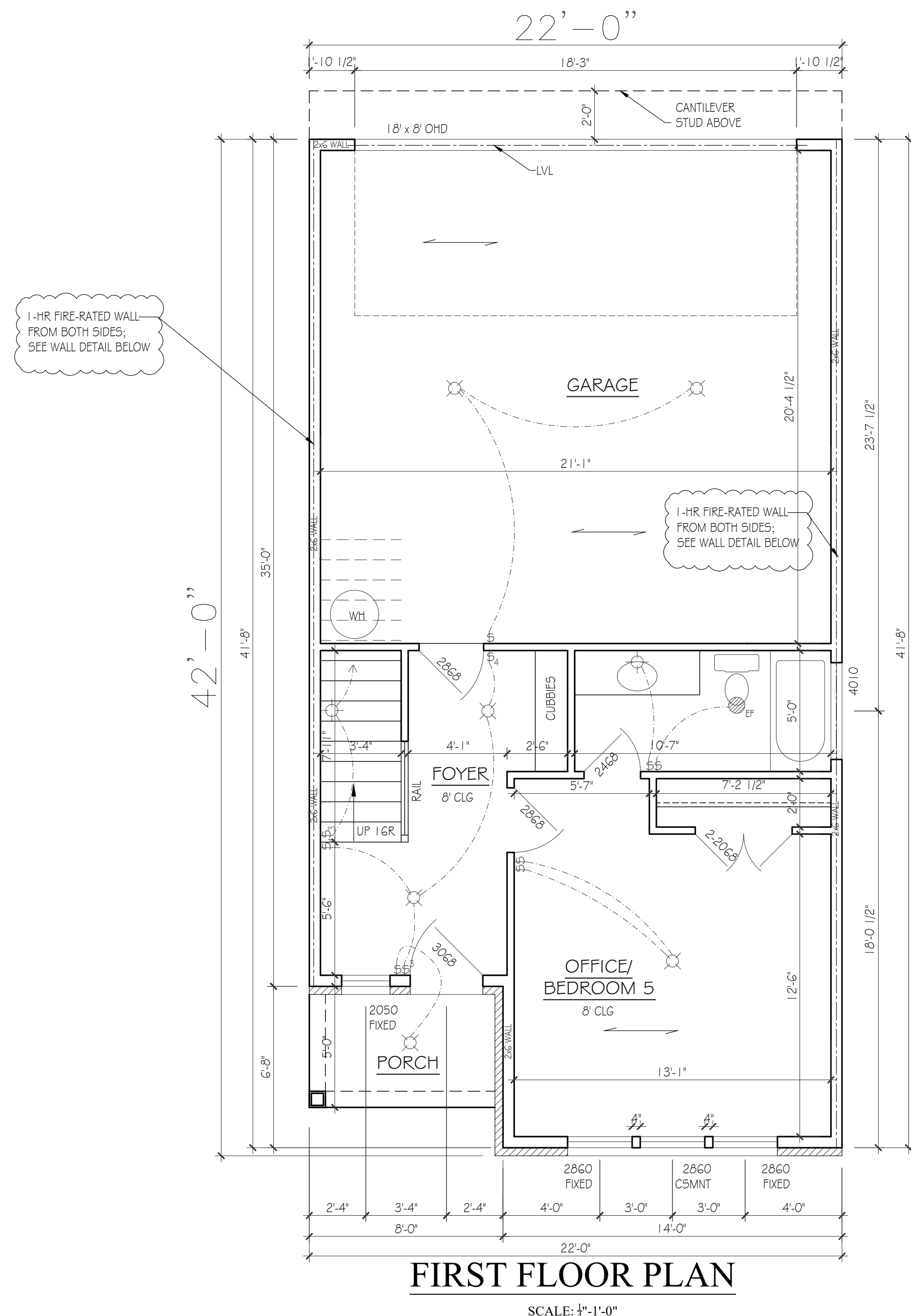
ALL ELECTRICAL OUTLETS
WILL BE PER THE NEC CODE

APPROX. AREA OF EACH UNIT	
FIRST FLOOR LIVING	405
SECOND FLOOR LIVING	810
THIRD FLOOR LIVING	947
TOTAL LIVING	2162
GARAGE	458
ENTRY PORCH	40
SCREENED PORCH	138
TOTAL COVERED	2798

5705 & 5707
ROBERTSON AVE.
UNIT #03
22'x42' FOOTPRINT

Lynn
& associates

6965 Sunnywood Dr.
Nashville, TN 37211
p 615.308.5330
marklynn1@hotmail.com
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WALL LEGEND

1-HOUR FIRE-RATED EXTERIOR

 WOOD STUDS @ 16" o.c. W/ SPRAY-FOAM INSULATION
OR BATT INSULATION, 5/8" TYPE "X" GYPSUM
BOARD ON INTERIOR, 5/8" GYPSUM SHEATHING
(DENSGLASS OR SIM) ON EXTERIOR. FINISH
MATERIAL: HARDIE-SIDING OR BRICK VENEER

DETAIL: DESIGN NO. U348
1-HOUR FIRE-RATED FROM EITHER FACE

FOUNDATION
& ROOF PLAN

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

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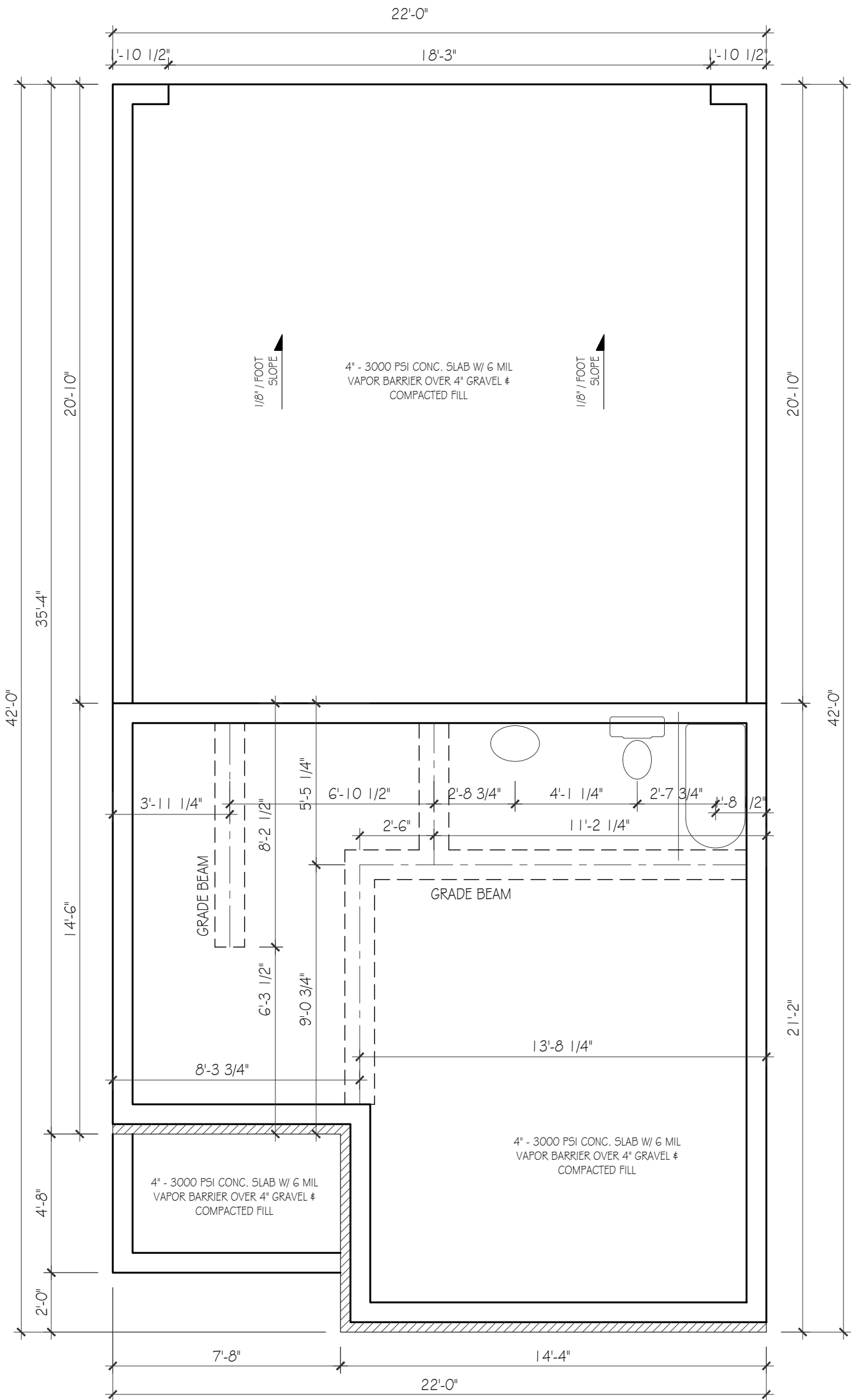
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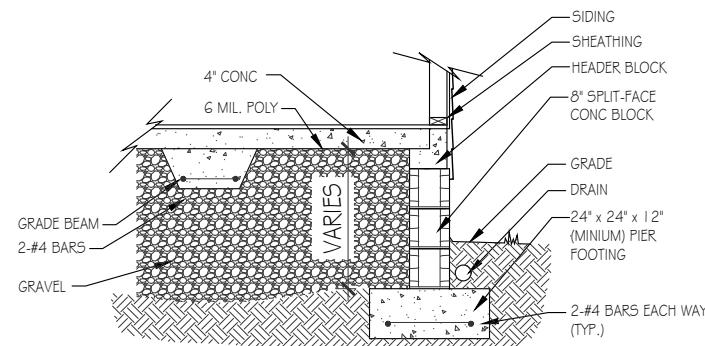
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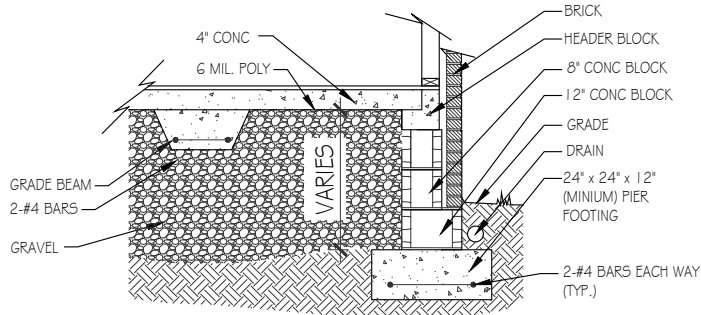
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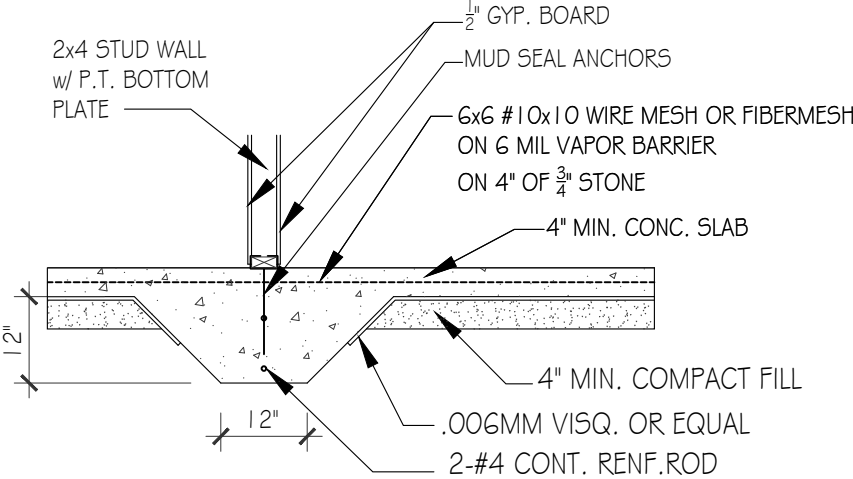
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



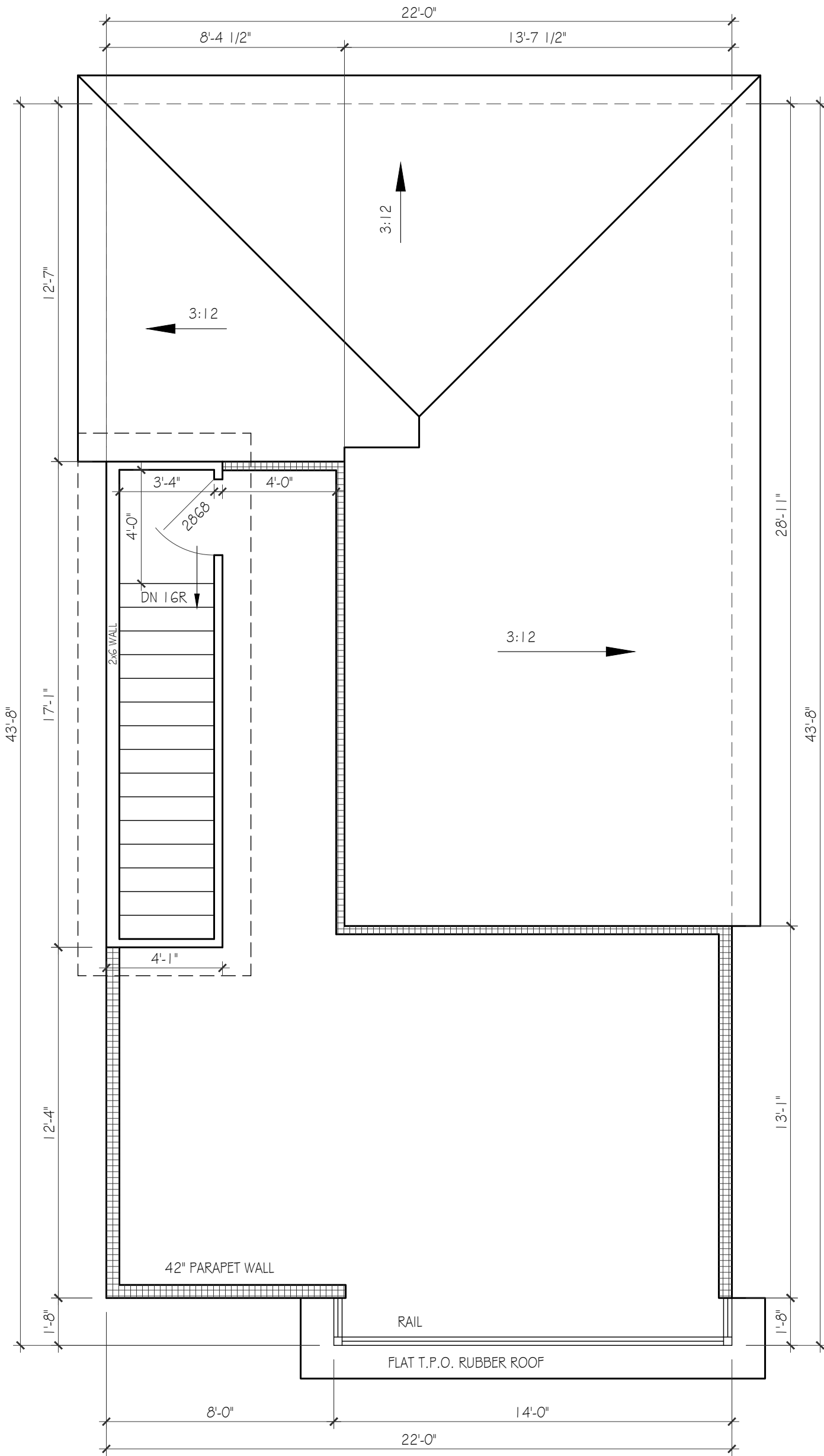
BLOCK SLAB- SIDING
SPLIT-FACE BLOCK
NOT TO SCALE, TYPICAL



DETAIL: BRICK
BLOCK SLAB
NOT TO SCALE, TYPICAL



DETAIL:
GRADE BEAM
NOT TO SCALE, TYPICAL



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

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EXTERIOR ELEVATIONS

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FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

OPENING PERCENTAGES
FACADE SQ. FT. = 1415 SQ. FT.
OPENING SQ. FT. = 16.50 SQ. FT.
OPENING PERCENTAGE = 1 %



REAR ELEVATION

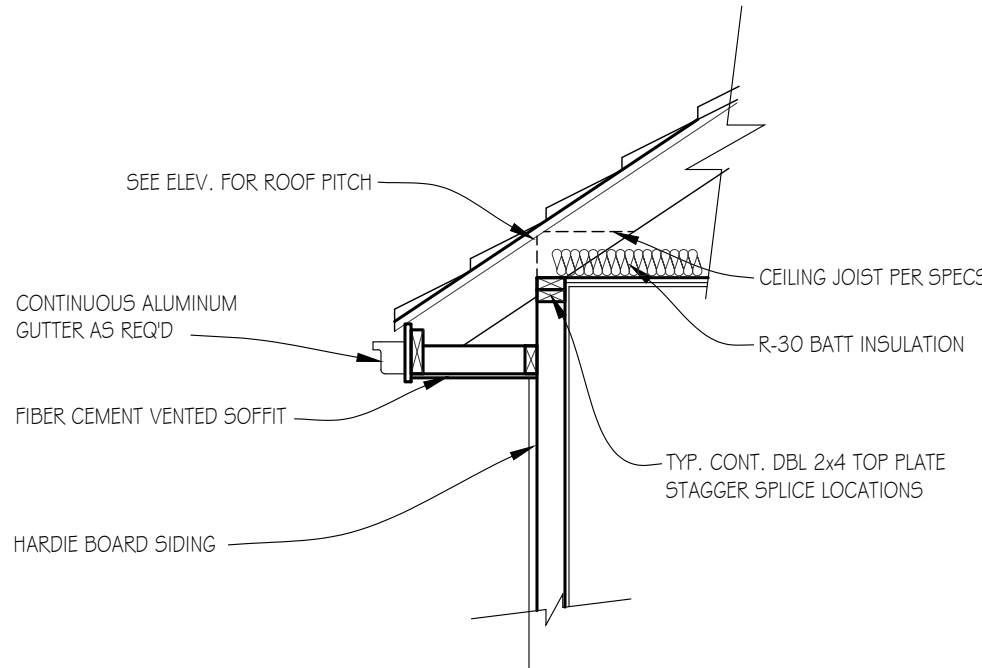
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

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

OPENING PERCENTAGES
FACADE SQ. FT. = 1308 SQ. FT.
OPENING SQ. FT. = 90.50 SQ. FT.
OPENING PERCENTAGE = 7 %



DETAIL: ROOF FRAMED ON TOP OF PLATE

NOT TO SCALE

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