CITY OF BELLE MEADE
HISTORIC ZONING COMMISSION
REGULAR MEETING AGENDA PACKET
JUNE 10, 2025, 03:00 PM

AGENDA HISTORIC ZONING COMMISSION
REGULAR MEETING
JUNE 10, 2025, 03:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

TO ALL MEMBERS OF THE HISTORIC ZONING COMMISSION AND OTHER INTERESTED PARTIES:

This is to notify you of a scheduled meeting of the Board of Historic Zoning Commission (HZC), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the HZC. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held May 13, 2025.

Attachment: HZC Minutes May 13 2025.pdf

III. Unfinished Business

A. The application for a Certificate of Appropriateness, #A25-14, of the Fend family, 608 Westview Avenue, for an addition to a single family residence.

Attachment: 50_applic-historic-608-westview.pdf
Attachment: 50 fend-608-westview-historical-zoning-.pdf
Attachment: STAFF REPORT 608 Westview Ave ADD..pdf
Attachment: 608 Westview Ave - Existing May 2025.pdf
Attachment: 608 Westview Ave - Proposed May 2025.pdf
Attachment: Dear Belle Meade Historic Zoning Commission.pdf
Attachment: 608 Westview Ave - Proposed Update _May 2025_.pdf

IV. New Business

A. The application for a Certificate of Appropriateness, #A25-21, of the Wells family, 4426 E. Brookfield Avenue, for an addition to a single family residence.

Attachment: 57_HZC-Certificate-of-Appropriateness-Application-4426-E-Brookfield-Ave_4-17-2025.pdf
Attachment: 57 HZC-Certificate-of-Appropriateness-5-14-25-updated.pdf
Attachment: 57_4426-East-Brookfield-CoA-Submittal_Belle-Meade-Historic_4-17-25.pdf
Attachment: 57_3-27-25-Wells-Residence.pdf
Attachment: 57_5-14-25-Wells-Residence-HZC.pdf
Attachment: STAFF REPORT 4426 E Brookfield Ave ADD..pdf

B. The application for a Certificate of Appropriateness, #A25-24, of the Goldberg family, 423 Ellendale Avenue, for an addition to a single family residence.

Attachment: Application Form.pdf

Attachment: 60_HZC-Photos-of-Existing-Property---423-Ellendale-Avenue.pdf
Attachment: 60_HZC-Photos-of-Neighboring-Properties---423-Ellendale-Avenue.pdf
Attachment: A002 Site Plan.pdf
Attachment: 60_HZC-Presentation---423-Ellendale-Avenue.pdf
Attachment: A101.pdf
Attachment: A201.pdf
Attachment: A401.pdf
Attachment: STAFF REPORT 423 Ellendale Ave ADD..pdf
Attachment: RIVEN COMMENT.pdf
Attachment: Support Letters - 423 Ellendale Ave.pdf

C. The application for a Certificate of Appropriateness, #A25-26, of the Echols family, 4444 Tyne Boulevard, for a new single family residence - redesign.

Attachment: Application.pdf
Attachment: SITE CALCULATIONS_4444 Tyne.pdf
Attachment: 289_Tyne-Manor_Permit-Set_2.14.2025.pdf
Attachment: STAFF REPORT 4444 Tyne Blvd.pdf

D. The application for a Certificate of Appropriateness, #A25-37, of the Stauffer family, 418 Lynwood Boulevard, for an addition to a single family residence.

Attachment: 418 Lynwwod - HZC application.PDF
Attachment: HZC - Stauffer Residence - 05-27-2025.pdf
Attachment: Stauffer Residence - 05-27-2025.pdf
Attachment: STAFF REPORT 418 LYNWOOD BLVD ADD..pdf

E. The application for a Certificate of Appropriateness, #A25-28, of the Cain family, 221 Deer Park Drive, for a demolition of a single family residence.

Attachment: 64_KC_221-DeerPark_Demo-Signed_BMHZC_CoA_2025-05-15.pdf
Attachment: 64_KC_BMHZC-DemolitionRequestDescription_2025-05-15.pdf
Attachment: 64 2025-05-15 KC Request-For-Demolition Submittal.pdf
Attachment: STAFF REPORT 221 Deer Park Dr - Demo.pdf
Attachment: Avery Letter.pdf
Attachment: GRIER COMMENTS.pdf
Attachment: OLIVER COMMENTS.pdf
Attachment: JONES COMMENTS.pdf
Attachment: TYRELL COMMENTS.pdf

F. The application for a Certificate of Appropriateness, #A25-35, of the Cain family, 221 Deer Park Drive, for a new single family residence.

Attachment: 71_KC_221-DeerPark_NewResidence_BMHZC_CoA_2025-05-16.pdf
Attachment: 2025-06-02_KC_BMHZC_SubmittalSet_Revised.pdf
Attachment: 71_KC_221-Deer-Park-Drive_NewResidenceProjectDescription_2025-05-16.pdf
Attachment: STAFF REPORT 221 Deer Park Dr - new.pdf
Attachment: Avery Letter.pdf
Attachment: GRIER COMMENTS.pdf
Attachment: JONES COMMENTS.pdf
Attachment: OLIVER COMMENTS.pdf
Attachment: TYRELL COMMENTS.pdf

V. Other Public Comment

VI. Adjourn

The next scheduled meeting of the Historic Zoning Commission will be held Tuesday, July 8, 2025 at Belle Meade City Hall.

MINUTES
HISTORIC ZONING COMMISSION – REGULAR MEETING
MAY 13, 2025, 3:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Mayor Rusty Moore addressed the commission and others in attendance, thanking Mal Wall for his service on the Historic Zoning Commission.

Call to Order

Chairman Bunny Blackburn called the meeting to order at 3:01 p.m.

Commission Members Present
Chairman Bunny Blackburn
Vice-Chairman Mal Wall
Mark Harrison
Ray Hayles
Rene Poe
Charlie Rankin joined the meeting at 3:20 p.m.

City Staff Present
Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

Consideration of the Minutes of the Historic Zoning Commission meeting held April 8, 2025

Motion to approve: Poe Second: Hayles Vote: All aye

New Business

The application for a Certificate of Appropriateness, #A25-13, of Catherine Sloan for the Barfield family, 4406 Tyne Boulevard, for construction of a single family residence.

Catherine Sloan, Architect, reviewed the plans as submitted, providing details on materials; followed by Gavin Duke who provided additional details on landscaping for the program at 4406 Tyne Boulevard.

A period of questions from the commission, answered by Sloan followed the proposal.

Public Comment Opened

No Public Comment

Planning Director Mary Samaniego stated she had received a letter of objection from the Stabile family at 932 Chancery Lane.

Public Comment Closed

Motion to approve: Hayles Second: Poe Vote: All aye

The application for a Certificate of Appropriateness, #A25-14, of the Fend family, 608 Westview Avenue, for an addition to a single family residence.

Preston Quirk, Architect, stated he was representing the Fends and that the plans had been prepared by Mr. Fends father, who is an architect in East Tennessee. Fend reviewed the plans as submitted.

A period of questions from the commission, addressed by Fend followed the presentation.

Board member Charlie Rankin joined the meeting at 3:20 p.m.

The period of questions about the project continued.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to postpone: Rankin Second: Hayles

A period of discussion and comment from the board ensued.

Vote: All aye

The application for a Certificate of Appropriateness, #A25-22, of the Turitto family, 510 Lynwood Boulevard, for demolition of a single family residence.

Homeowner Chris Turitto presented the request for the demolition of the home.

A period of questions from the commission, addressed by Turitto, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Rankin Second: Hayles

A board discussion ensued.

Vote: All aye

Other Public Comment - NONE

Chairman Blackburn adjourned the meeting at 3:48 p.m.

_____
Chairman Bunny Blackburn

_____
City Recorder Rusty Terry

Belle Meade

CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT		APPLICANT
NAME:	NATE & AMANDA FEND	PRESTON QUIRK, ARCHITECT
ADDRESS:	608 WESTVIEW AVE NASHVILLE, TN 37205	2801 BLAIR BLVD. NASHVILLE, TN 37212
EMAIL:	nathan.fend@gmail.com	preston.quirk@comcast.net
PHONE NUMBER:	630-204-1316	615-568-0343

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain)_____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 608 WESTVIEW AVENUE

AGE/YEAR OF STRUCTURE: BUILT 1944

PROPERTY OF SIGNIFICANCE (1901-1939) ___ YES

PROPERTY OF CONSERVATION (1940-2000) ✓ YES

PROPERTY LESS THAN 50 YEARS ___ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

___ New Construction ✓ Demolition ✓ Exterior Alteration or Repair ✓ Addition

DEFINED ARCHITECTURAL STYLE: COLONIAL REVIVAL

DESCRIBE PROPOSED WORK: DEMOLISH EXISTING DETACHED GARAGE. NEW REAR ADDITION FOR GARAGE & SCREENED PORCH WITH 2ND FLR SPACE ABOVE. ADD 4 NEW DORMERS ON EXISTING FRONT ROOFS.

1

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	2412	3021	+685	3706	54%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	4522	3733	+1967	5700	26%
FRONT YARD AREA	N/A	7500	NO CHANGE	7500	N/A
TOTAL DRIVEWAY AREA	2412	3448	−784	2664	10%
DRIVEWAY IN FRONT YARD AREA	1650	968	NO CHANGE	968	N/A
HARDSCAPE AREA	1608	644	+228	872	N/A
POOL AREA	N/A	N/A	N/A	N/A	N/A

* F.A.R. =
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- ☑ Description of Property Condition and Proposal
- ☑ Site Plan showing building envelope
- ☑ All building elevations showing finish grade
- ☑ PDF Inspirational Photos
- ☑ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☑ PDF Photos of Existing Property
- ☑ PDF Photos of Neighboring Properties

➢ **Additional submittal requirements for Exterior Alteration or Repairs:**
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➢ **Demolition of Structures:**

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

EXISTING APPROX 19x19' 2 CAR GARAGE, 8' CLG, 8' WIDE DOORS — LOCATED MOSTLY OUTSIDE BLDG ENVELOPE & HAS FRONT FACING GARAGE DOORS. OVERALL CONDITION - GOOD

Historical Significance

MINIMAL

Is the property habitable?

YES

Give a compelling reason for demolition of property

GARAGE IS OUTSIDE OF BUILDING ENVELOPE & DOES NOT FIT TYPICAL CURRENT VEHICLES

Describe the proposed reuse of existing materials, if any?

NONE

➢ **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer: PELLA

Window Material: WOOD, ALUM CLAD EXTERIOR

Frame Material: WOOD & ALUM

Windowsills: ALUM. EXT SILL

Brick, Painted/Natural: PAINTED, CREAM COLOR

Brick/Stone Thickness: 3 5/8" ±

Clapboard Material: HARDIPANEL, SMOOTH FACE

Clapboard Dimensions/Reveal: 5"

Railings, Columns, Pilasters: PAINTED WOOD RAILS

Chimney Material: BRICK, PAINTED

Roofing Material: DIMENSIONAL FIBERGLASS SHINGLES

Exterior Doors: PAINTED WOOD

Eaves/Cornice: PAINTED WOOD

Gutters: ALUMINUM

Gutter Dimensions: 6" x 6" OGEE PROFILE

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[✓]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[✓]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[✓]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[✓]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[✓]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[✓]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[✓]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: 4/17/2025

Fend Residence

608 Westview Avenue

Historic Zoning Commission



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Historical Examples	11
Wall Section	12
Existing Photos	13,14
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Quirk Designs 2801 Blair Blvd Nashville TN 37212 Architect
Phone 615-568-0343 Email qdesigns@comcast.net

3/17/25

City of Belle Meade, Tennessee
Historic Zoning Commission

RE: 608 Westview Ave - Mr & Mrs Nate Fend
Proposed additions to existing residence

Dear Historic Zoning Commission,

In accordance with the Citywide Conservation Overlay Design Guidelines (CCODG), I have prepared this letter to summarize information on this existing residence and design changes proposed for this property.

The home at 608 Westview was built in 1944 according to Metro Nashville Tax Records. Since it was constructed after 1939, it would be classified as a "Property Worthy of Conservation" per the CCODG. The style of the home, using "A Field Guide to American Houses", is essentially a one and one half story Colonial Revival style home. It has a brick veneer and wood siding exterior, side gabled shingle roof and simple center mass with two wings, and a 1 story rear wing. There is a small existing two car garage at the back left of the home. The existing home has a partial second floor with 2 bedrooms and a bath, and a shed dormer facing the rear yard. The existing main floor gross area/footprint (including porches) is 2651 sf, the second floor is approximately 712 sf. The house is on a lot of 0.46 acres, measuring about 100' wide x 200' deep. The house is elevated about ten feet above the street level of Westview Ave. The current condition of the home is very good.

The adjacent home to the left (#606) was recently demolished and construction of a new home is underway. The home on the right (#610) is a 2 story brick home built in 2002.

The scope of the proposed project includes:

1. Demolition of the existing garage (approx 19' 4" square). This garage is small and does not easily accommodate current size vehicles, is not attached to the home, and is over the current side setback line. The garage appears to have been built with the house in 1944.
2. Adding a new attached two car garage that will fit cars of the current size.
3. Adding 4 dormers to the front roof of the home.
4. New rear additions for new living space on the main floor and second floor levels. The rooflines of all the proposed additions are below the existing main ridge line.

Exterior materials for the additions consist primarily of lap siding, a material consistent with the Colonial Revival style, and consistent with the Secretary of the Interior's standards regarding material changes to differentiate later additions from the original home. The home does not hav

Quirk Designs 2801 Blair Blvd Nashville TN 37212 Architect
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front dormers now, but the proposed dormers are single window gable dormers, which were commonly used on Colonial Revival homes.

The materials proposed for this project are as follows:
Foundations - brick veneer to match existing foundations.
Siding - smooth faced hardiplank siding, 5" exposure.
Brick - The owners propose to paint the brick a soft white/cream color. Siding will match the brick color.
Front door - existing to remain
Front porch - existing to remain
Windows - aluminum clad wood windows, exterior to have 2 1/4" brick molding profile aluminum casing.
Deck material - new rear terrace will be a stone paver patio over a concrete slab on grade.
Shutters - existing wood shutters to remain
Fascia - fascias will be painted wood
Gutters - all gutters will be aluminum and have a 6" opening and use 3x4" downspouts, cream color
Chimneys - two existing brick chimneys will remain. One new brick chimney is proposed as part of the rear addition.
Paint - to be Benjamin Moore or Sherwin Williams high grade paint
Roofing material - new fiberglass dimensional shingles, slate gray blend
Mechanical and plumbing vents - none shall be located on the front facing roof planes.
Garage doors - new insulated 24 ga steel carriage house doors, white

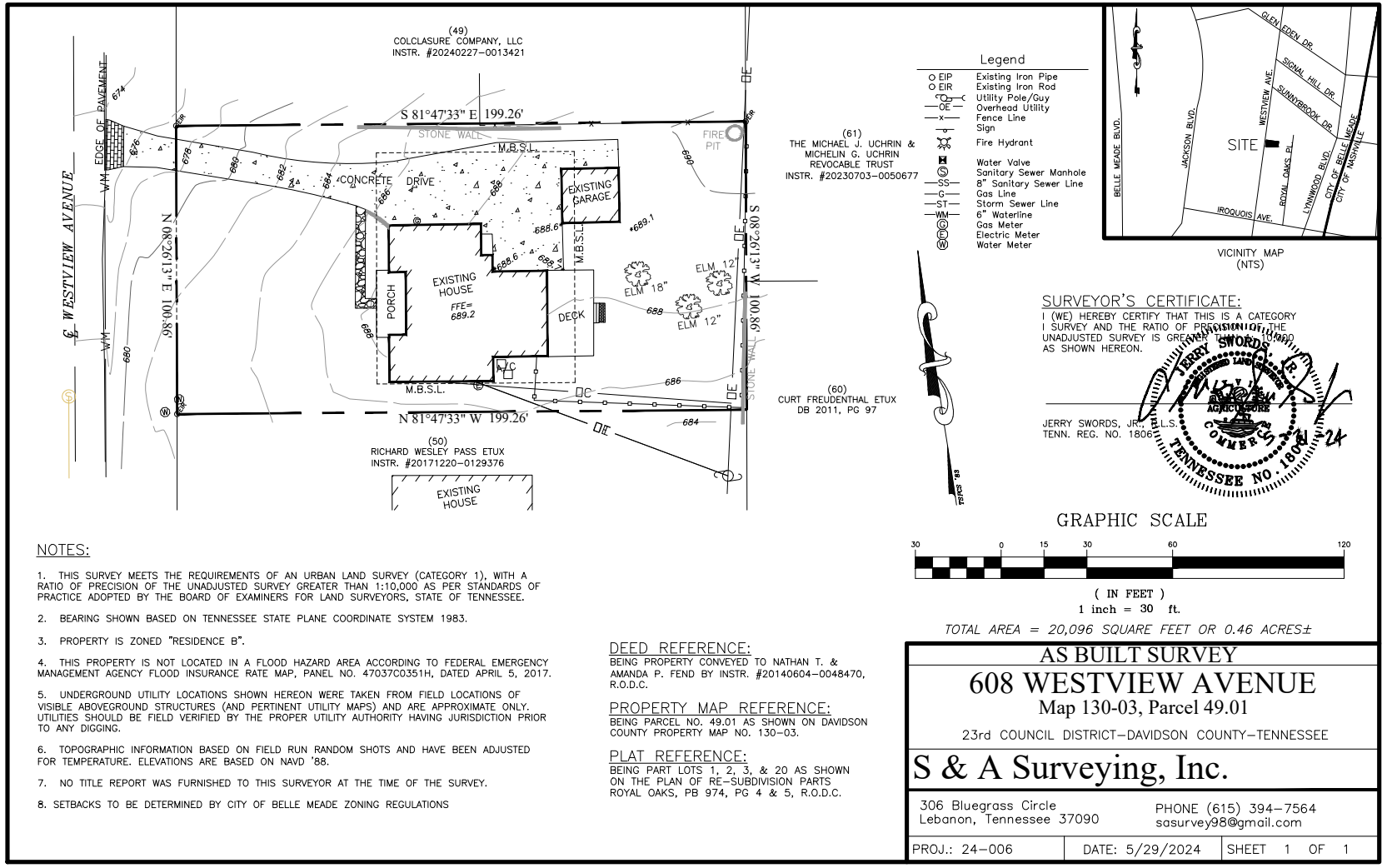
A sample board of the proposed new materials will be provided at the meeting.

We hope that the Historic Zoning Commission finds the proposed addition, added dormers, and materials to be consistent with the Belle Meade Citywide Conservation Overlay Design Guidelines.

If you have questions regarding this matter, please contact Preston Quirk (architect) 615-568-0343 or quirkdesigns@comcast.net.

Sincerely,

Preston Quirk, architect



SURVEYOR'S CERTIFICATE:

I (WE) HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

JERRY SWORDS, JR., R.L.S.
TENN. REG. NO. 1806

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TOTAL AREA = 20,096 SQUARE FEET OR 0.46 ACRES±

NOTES:

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
3. PROPERTY IS ZONED "RESIDENCE B".
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0351H, DATED APRIL 5, 2017.
5. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
6. TOPOGRAPHIC INFORMATION BASED ON FIELD RUN RANDOM SHOTS AND HAVE BEEN ADJUSTED FOR TEMPERATURE. ELEVATIONS ARE BASED ON NAVD '88.
7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.
8. SETBACKS TO BE DETERMINED BY CITY OF BELLE MEADE ZONING REGULATIONS

DEED REFERENCE:

BEING PROPERTY CONVEYED TO NATHAN T. & AMANDA P. FEND BY INSTR. #20140604-0048470, R.O.D.C.

PROPERTY MAP REFERENCE:

BEING PARCEL NO. 49.01 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 130-03.

PLAT REFERENCE:

BEING PART LOTS 1, 2, 3, & 20 AS SHOWN ON THE PLAN OF RE-SUBDIVISION PARTS ROYAL OAKS, PB 974, PG 4 & 5, R.O.D.C.

AS BUILT SURVEY

608 WESTVIEW AVENUE

Map 130-03, Parcel 49.01

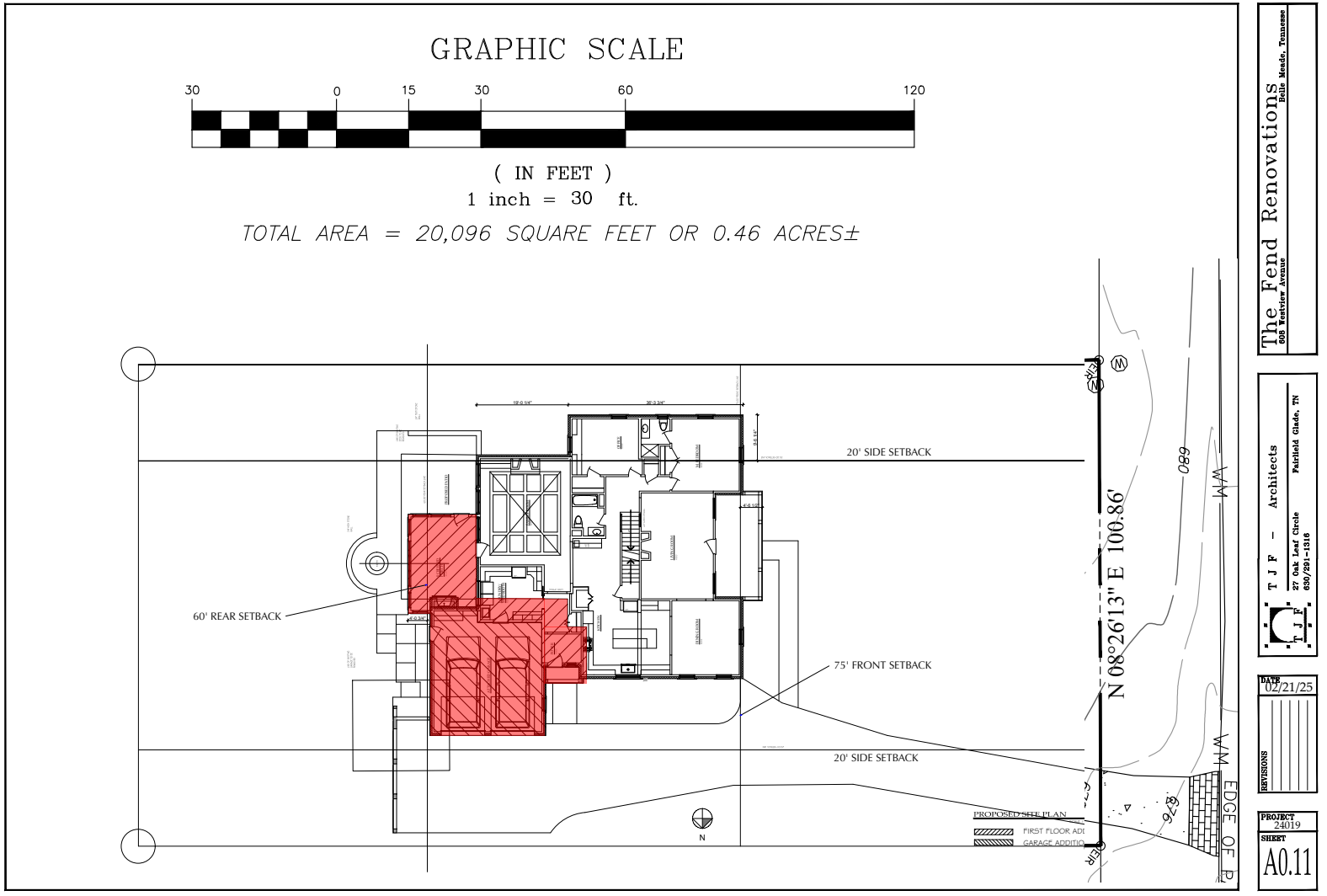
23rd COUNCIL DISTRICT–DAVIDSON COUNTY–TENNESSEE

S & A Surveying, Inc.

306 Bluegrass Circle
Lebanon, Tennessee 37090

PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 24-006 | DATE: 5/29/2024 | SHEET 1 OF 1


GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
TOTAL AREA = 20,096 SQUARE FEET OR 0.46 ACRES±
20' SIDE SETBACK
60' REAR SETBACK
75' FRONT SETBACK
20' SIDE SETBACK
N 08°26'13" E 100.86'
680
W/M
W/M
EDGE OF P
PROPOSED SEE PLAN
FIRST FLOOR ADI
GARAGE ADDITIO
N
The Fend Renovations
608 Westview Avenue
Belle Meade, Tennessee
T J F - Architects
27 Oak Leaf Circle
Fairfield Glade, TN
DATE
02/21/25
REVISIONS
PROJECT
24019
SHEET
A0.11



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

The Fend Renovations
608 Westview Avenue
Belle Meade, Tennessee

T J F – Architects
27 Oak Leaf Circle
Fairfield Glade, TN
630/291-1516

DATE 02/21/25

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PROJECT 24019

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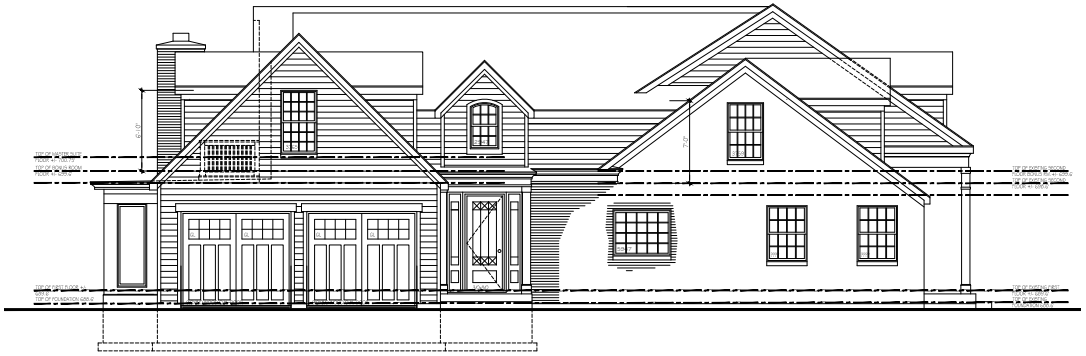
REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

The Fend Renovations
608 Westview Avenue
Belle Meade, Tennessee

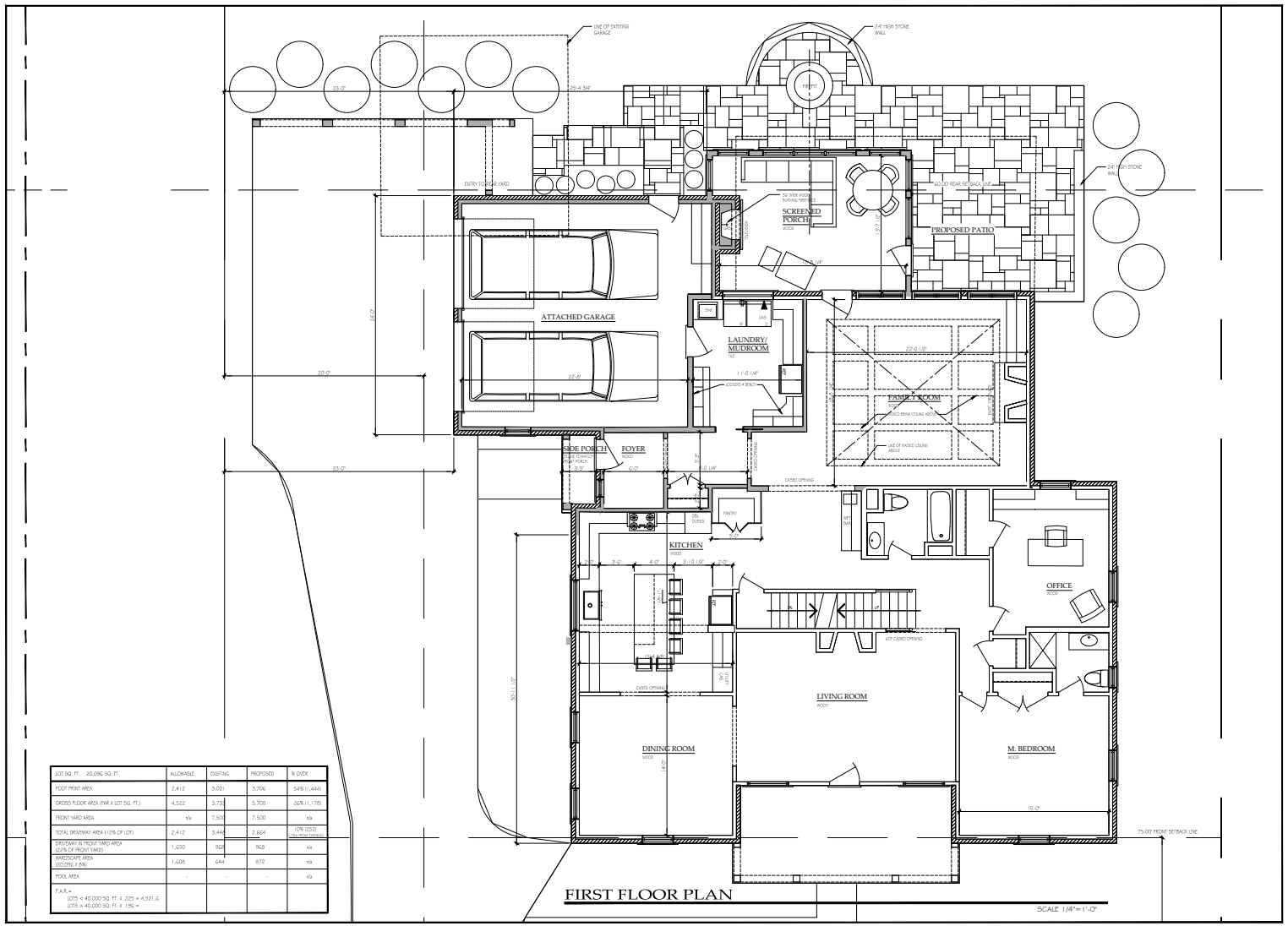
T J F – Architects
27 Oak Leaf Circle
Fairfield Glade, TN
630/291-1316

DATE
02/21/25

REVISIONS

PROJECT
24019

SHEET
A4.1



LOT SQ. FT. 20,086 SQ. FT.	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOT PRINT AREA	2,412	3,021	3,706	54% (1,444)
GROSS FLOOR AREA (FAR X LOT SQ. FT.)	4,522	3,733	5,700	26% (1,178)
FRONT YARD AREA	n/a	7,500	7,500	n/a
TOTAL DRIVEWAY AREA (12% OF LOT)	2,412	3,446	2,664	10% (252) (TOTAL FRONT YARD)
DRIVEWAY IN FRONT YARD AREA (22% OF FRONT YARD)	1,650	968	968	n/a
HARDSCAPE AREA (20,086 X 8%)	1,608	644	872	n/a
POOL AREA	-	-	-	n/a
F.A.R.= LOTS < 40,000 SQ. FT. X .225 = 4,521.6 LOTS > 40,000 SQ. FT. X .156 =				

The Fend Renovations
608 Westview Avenue
Belle Meade, Tennesse

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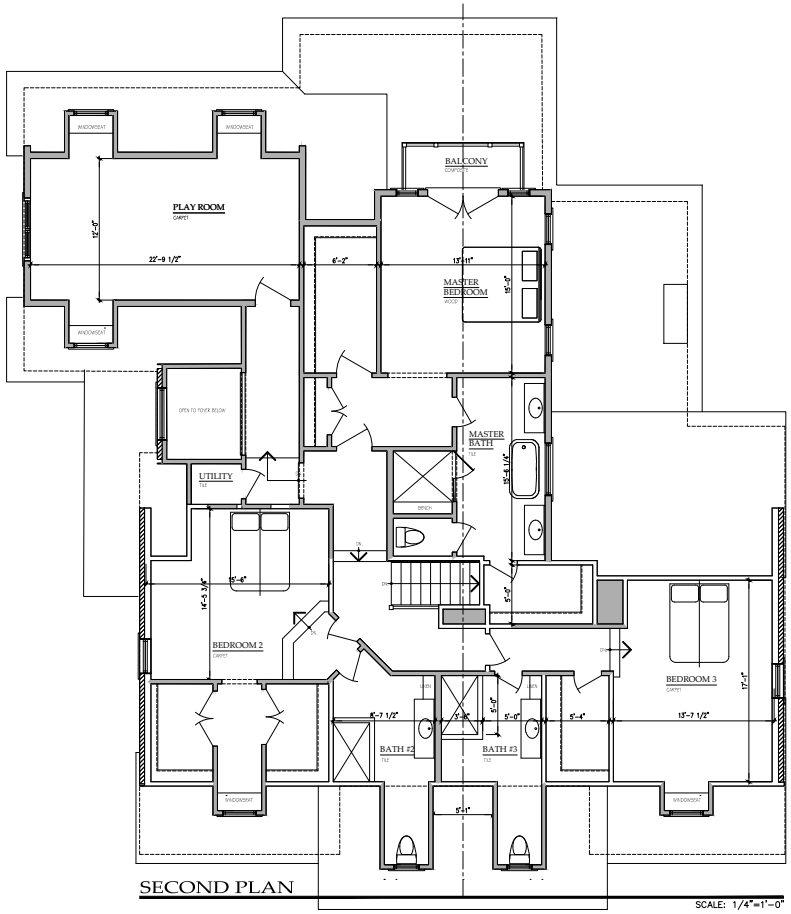
27 Oak Leaf Circle
630/291-1316
Fairfield Glade, TN

DATE 02/21/25
REVISIONS
PROJECT 24019
SHEET A1.0



The Fend Renovations
608 Westview Avenue
Belle Meade, Tennessee

T J F – Architects
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Fairfield Glade, TN
630/291-1516

DATE 02/21/25
REVISIONS

PROJECT 24019
SHEET A2.0

Inspiration Photos









10

Historical Examples

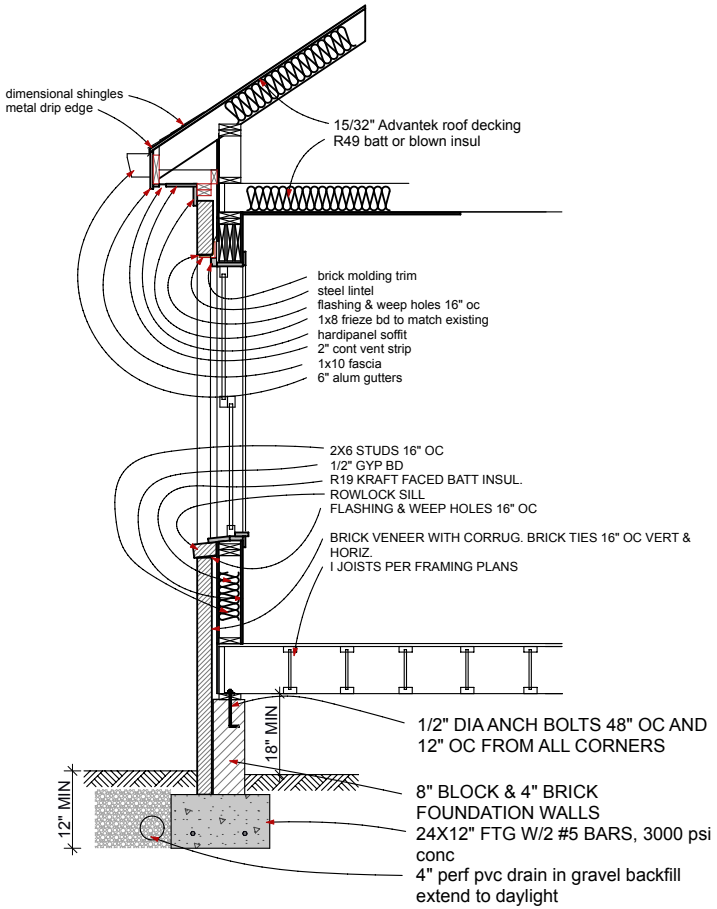








11



TYPICAL EXTERIOR WALL SECTION

12

Existing Property photos









13

Existing Property photos









14

Neighboring Properties









15

Staff Report

Agenda No.:	III.B.
Case No.:	A25-14
Staff:	Mary Samaniego, Planning Director
Applicant:	The Fend family
Request:	Certificate of Appropriateness for an addition to a single-family residence.
Location:	608 Westview Avenue

Summary:
The applicant/owner, the Fend family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a second-story addition to the side of the residence for a two-car garage and a rear porch addition. The proposed architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting. At the April 2025 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: a rear yard setback, maximum footprint, and maximum gross floor area.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.46 acres (20,096 square feet).
2. The existing dwelling was constructed in 1944 and has a Colonial Revival architectural style and includes a detached two-car garage.
3. The existing detached garage is proposed to be demolished. The proposed project will specifically include: a new attached two car garage with a second story to the north side, four dormers to the front roof, a two-story rear additions for new living space, and noted rooflines of all the proposed additions are below the existing main ridge line.
4. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
5. The dwelling has been identified in the 2021 historical survey (DV-26151) as having: brick/frame construction type; gable roof configuration with asphalt shingles; wood double-hung windows and a 24-light picture window; a brick chimney; 3-bay central porch; brick veneer and weatherboard wall cover; brick foundation; and central incised porch bay has wood siding, square, wood columns, entrance with pilasters and lintel, and a separate roof raised above that of the main block.
6. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is

2,412 square feet. The existing residence, including the detached garage, has a building footprint of 3,021 square feet and the proposed addition of 685 square feet will then provide as overall building footprint of 3,706 square feet (1,294 square feet over the maximum allowable).

7. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 4,522 square feet. The existing residence has a building area of 3,733 square feet and the proposed garage addition of 1,967 square feet will then provide as overall building footprint of 5,700 square feet (1,178 square feet over the maximum allowable).
8. Per Section 14-203(3)(Table 1), the minimum rear yard setback is 60'. The existing deck of the residence is 55' from the rear property line. With the proposed covered porch will replace the existing deck at 55' from the rear property line.
9. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
10. Materials list:

Window Manufacturer: PELLA

Window Material: WOOD, ALUM CLAD EXTERIOR

Frame Material: WOOD & ALUM

Windowsills: ALUM. EXT. SILL

Brick, Painted/Natural: PAINTED, CREAM COLOR

Brick/Stone Thickness: 3 5/8" ±

Clapboard Material: HARDIPANEL, SMOOTH FACE

Clapboard Dimensions/Reveal: 5"

Railings, Columns, Pilasters: PAINTED WOOD RAILS

Chimney Material: BRICK, PAINTED

Roofing Material: DIMENSIONAL FIBERGLASS SHINGLES

Exterior Doors: PAINTED WOOD

Eaves/Cornice: PAINTED WOOD

Gutters: ALUMINUM

Gutter Dimensions: 6" x 6" OGEE PROFILE

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;

2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The HZC will encourage the preservation of *properties worthy of conservation*. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

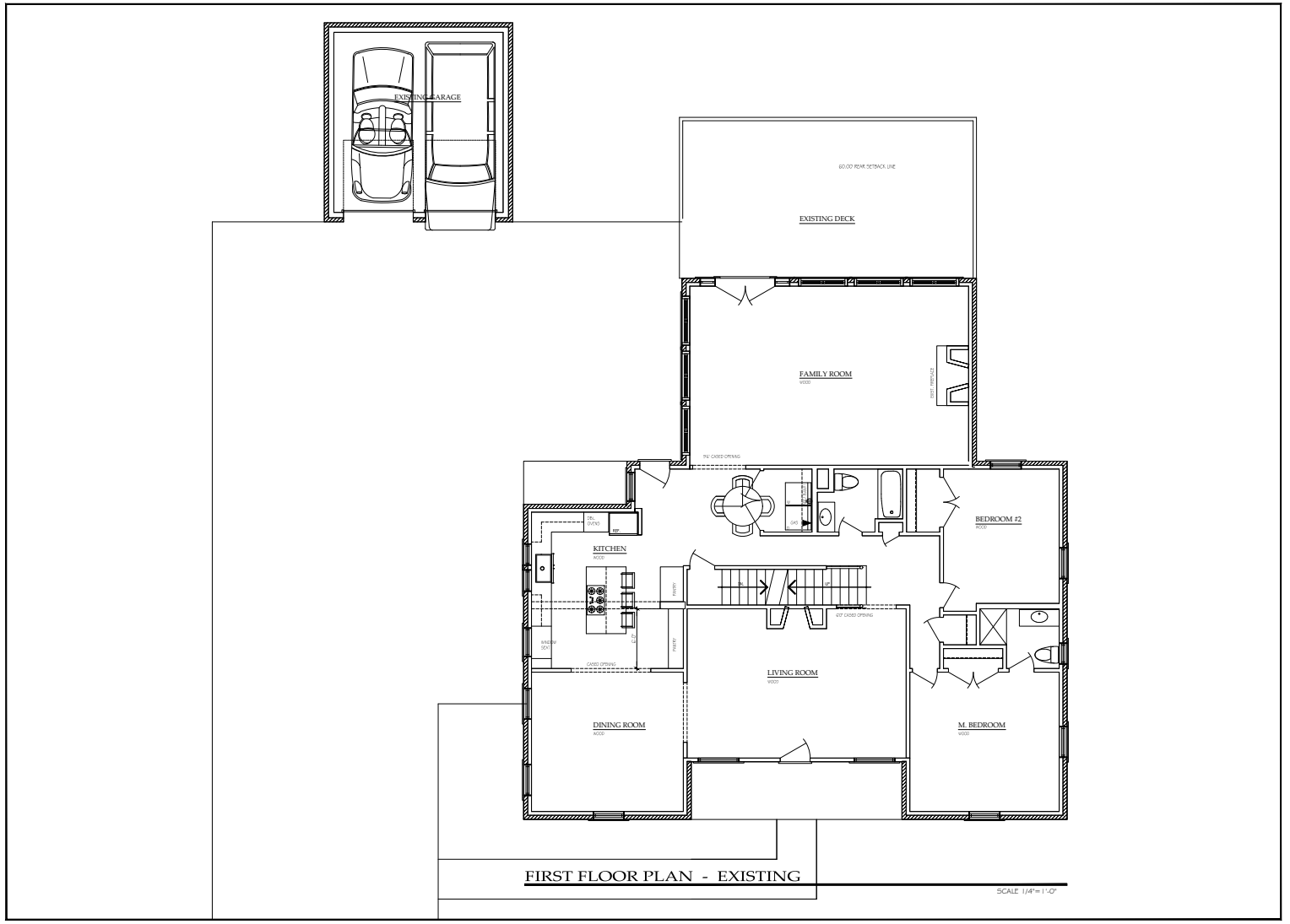
Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 608 WESTVIEW AVENUE





The Fend Renovations
608 Westview Avenue
Belle Meade, Tennessee

T J F - Architects
27 Oak Leaf Circle
Fairfield Glade, TN
630/291-1516

DATE
05/14/25

REVISIONS

PROJECT
24019

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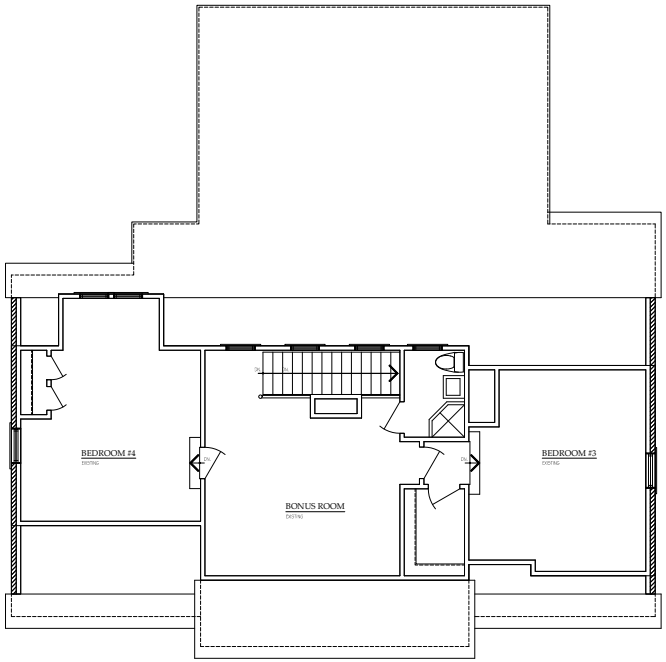

SECOND FLOOR PLAN - EXISTING

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

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RIGHT SIDE ELEVATION

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



FRONT ELEVATION - w/ SHINGLES

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

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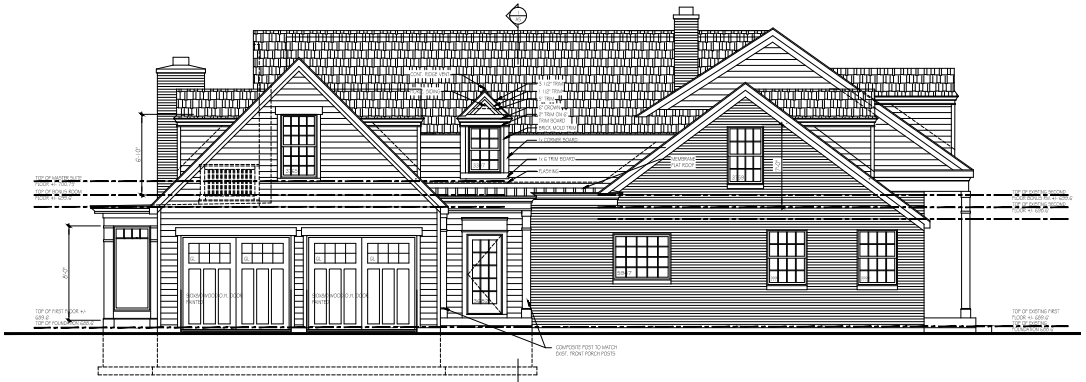
REAR ELEVATION



LEFT SIDE ELEVATION

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

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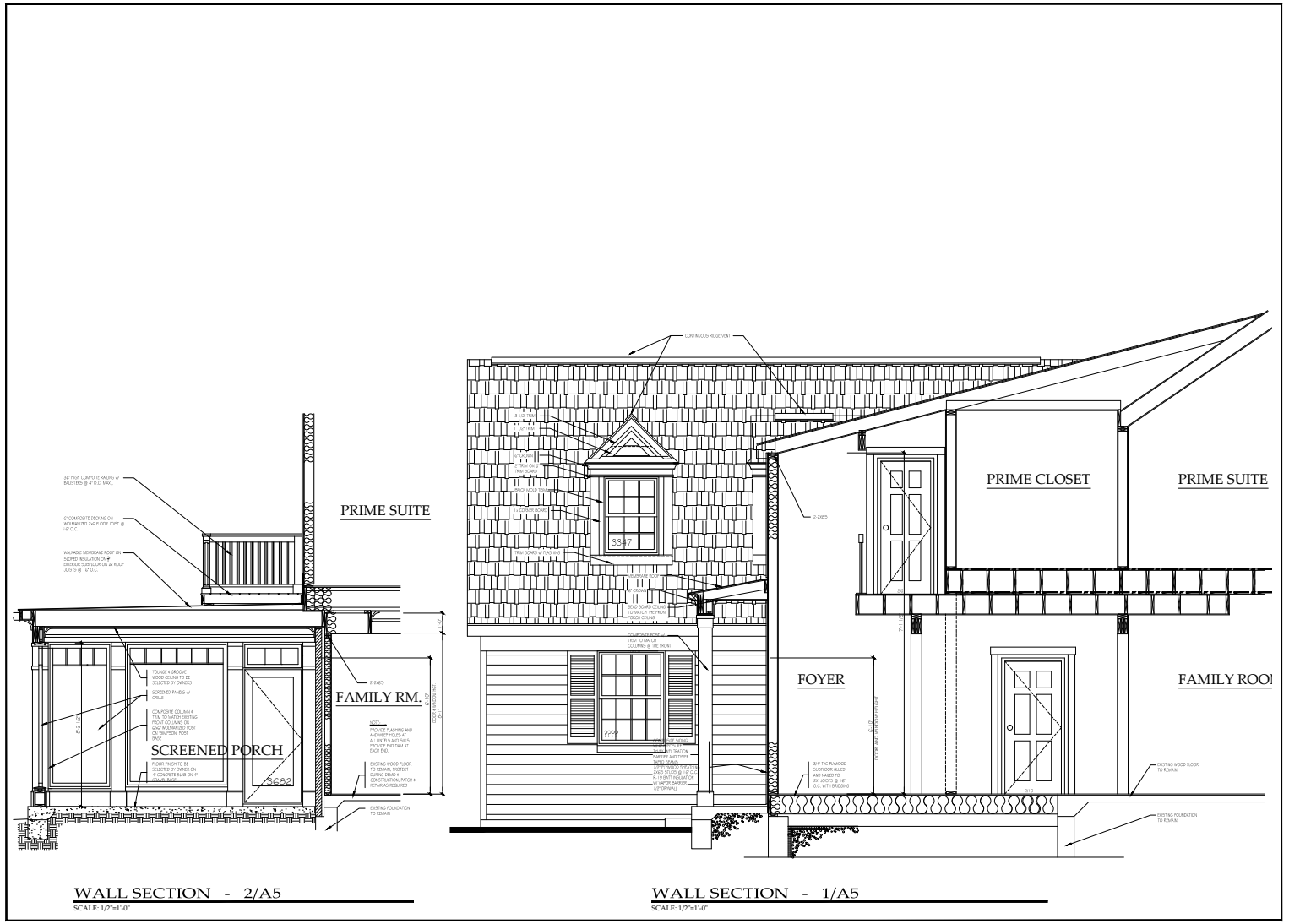

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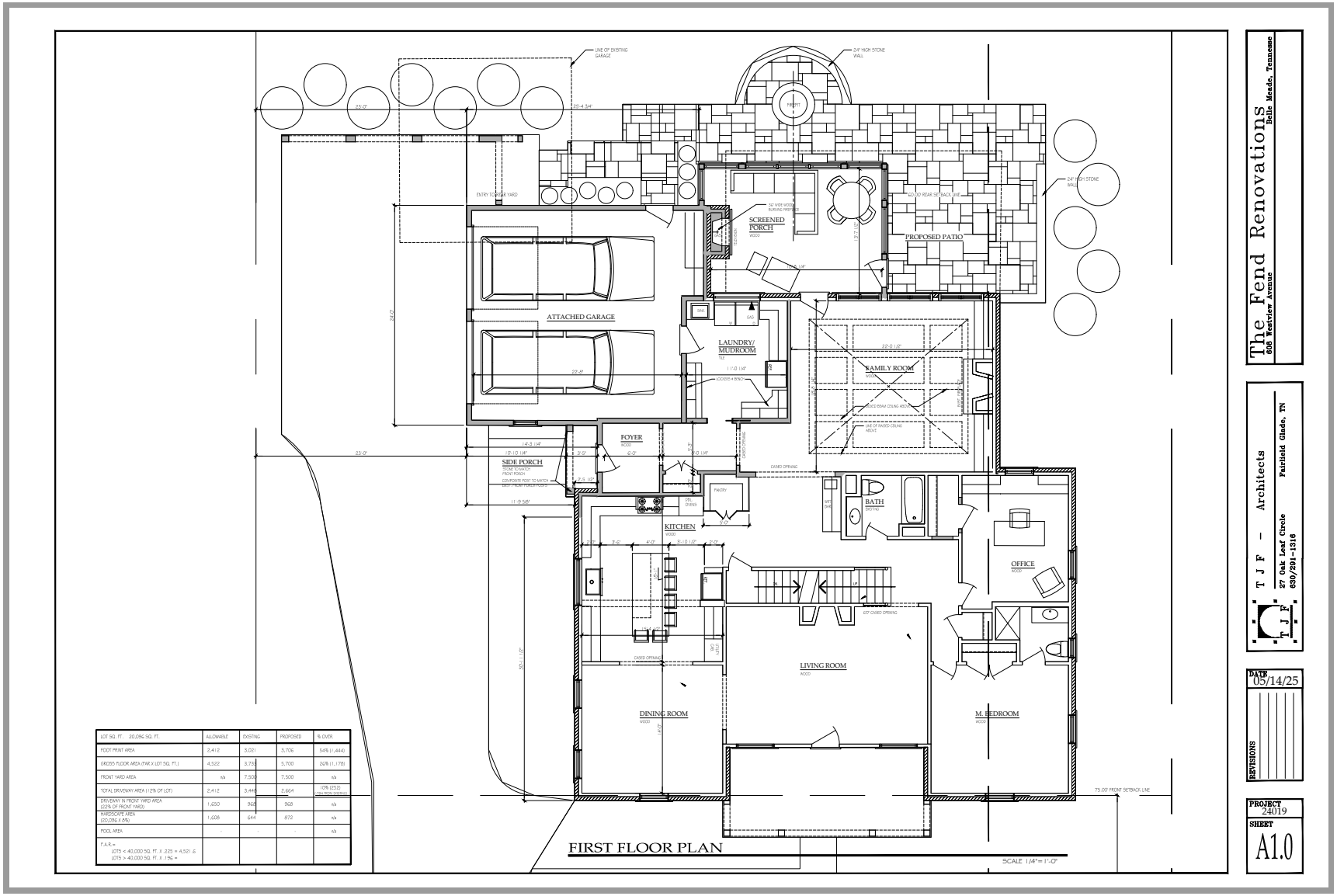
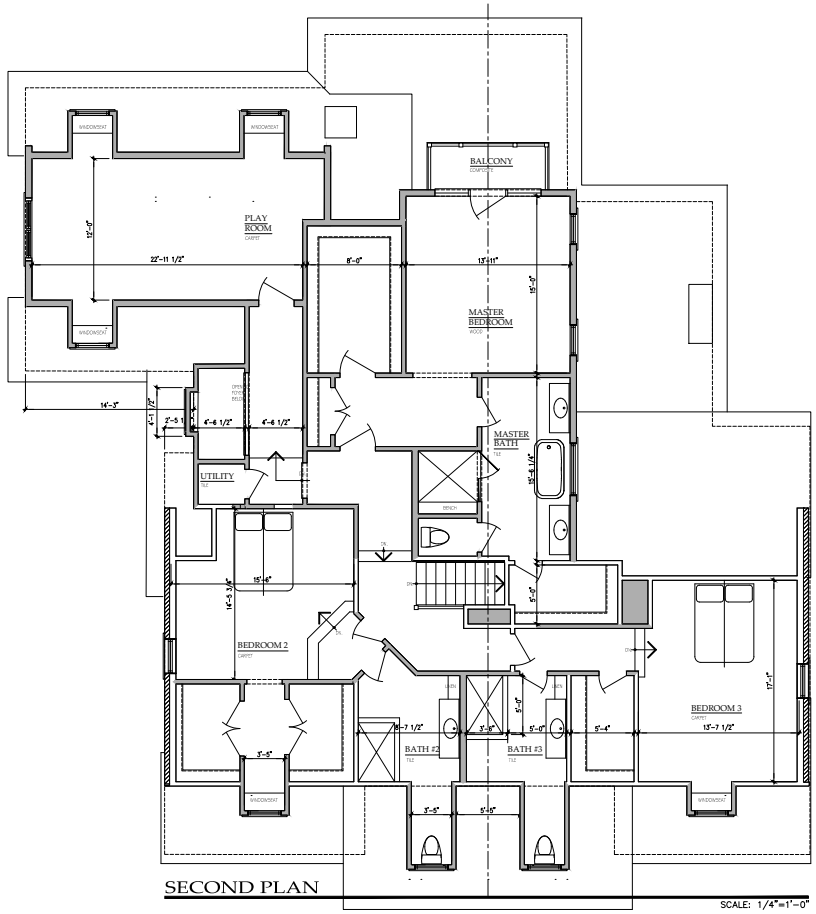


LOT SQ. FT.: 20,026 SQ. FT.	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOT PRINT AREA	3,412	3,021	3,706	54% (1,444)
GROSS FLOOR AREA (FAR X LOT SQ. FT.)	4,522	3,732	5,700	26% (1,178)
FRONT YARD AREA	n/a	7,500	7,500	n/a
TOTAL DRIVEWAY AREA (12% OF LOT)	2,412	3,440	2,664	10% (252) LESS FROM PARKING
DRIVEWAY IN FRONT YARD AREA (22% OF FRONT YARD)	1,650	962	968	n/a
HARDSCAPE AREA (20,026 X 5%)	1,668	644	872	n/a
POOL AREA	-	-	-	n/a
F.A.R. = LOTS < 40,000 SQ. FT. X .225 = 4,521.6 LOTS > 40,000 SQ. FT. X .1 5% =				



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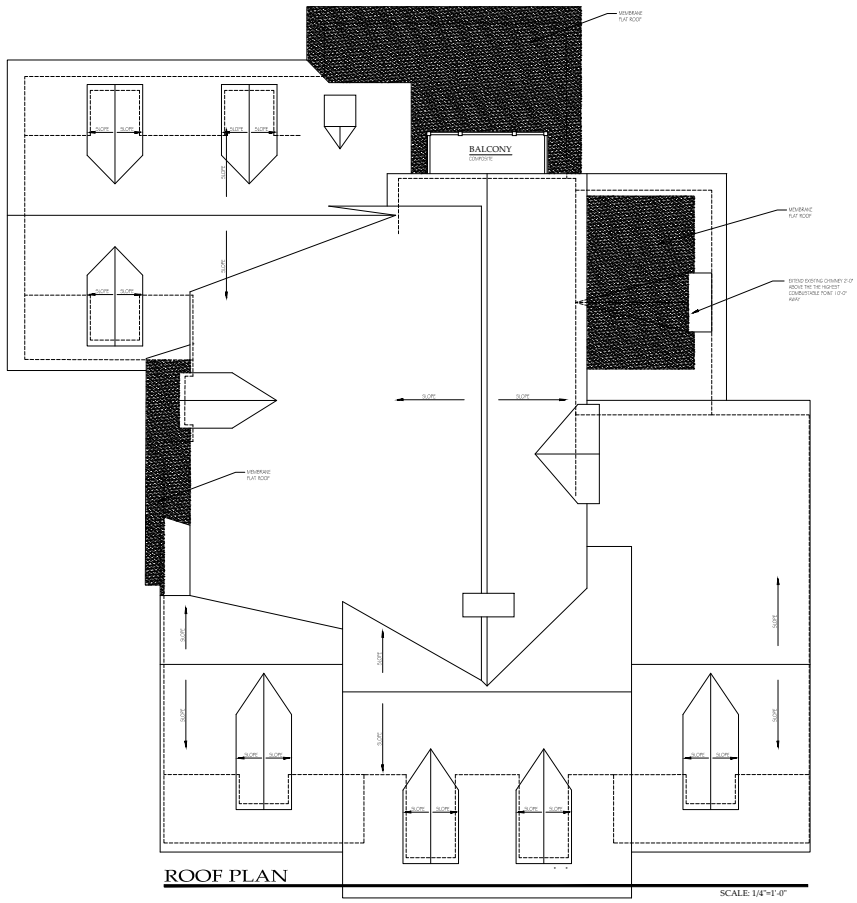

ROOF PLAN

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

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Dear Belle Meade Historic Zoning Commission,

In the Spring of 2014, we met our then realtor, Richard Bryant, at 608 Westview Avenue. The house had been sitting vacant for some time, and as we walked up to him, he laughed and said, you are going to hate this house, it's a mess inside! But stepping onto its classic and expansive front porch, with sweeping views across Belle Meade, we had already fallen in love with it. We recognized the timeless beauty and potential of this house and knew immediately it was where we wanted to call home and raise our family.

We have lovingly renovated parts of this home over the past 11 years. We adore its classic brick façade and traditional, carefully crafted interior details, hard to find in today's houses. We love the gorgeous sunsets we are fortunate to view from our treasured front porch, and most of all we love our neighbors. From our children growing up getting candy from Ms. Terry behind us, to running back and forth with neighbors' children, to spending holidays with close friends living nearby, we want this house to be our forever home.

We have thoughtfully preserved many features of our 1940s home but realize that to make it a home our family can live in for the next several decades, we need to make functional updates. A primary reason we chose our house was for its classic style and historic features, and our top priority in this renovation is to preserve those while blending it seamlessly into our beautiful neighborhood.

We deeply appreciate your time and consideration, and we hope for your support in allowing us to preserve the home we love while ensuring it meets our family's long-term needs. Please let us know if we can provide any additional information. We would be happy to discuss our plans further.

Sincerely,

Nate & Amanda Fend



RIGHT SIDE ELEVATION

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



FRONT ELEVATION - w/ SHINGLES

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

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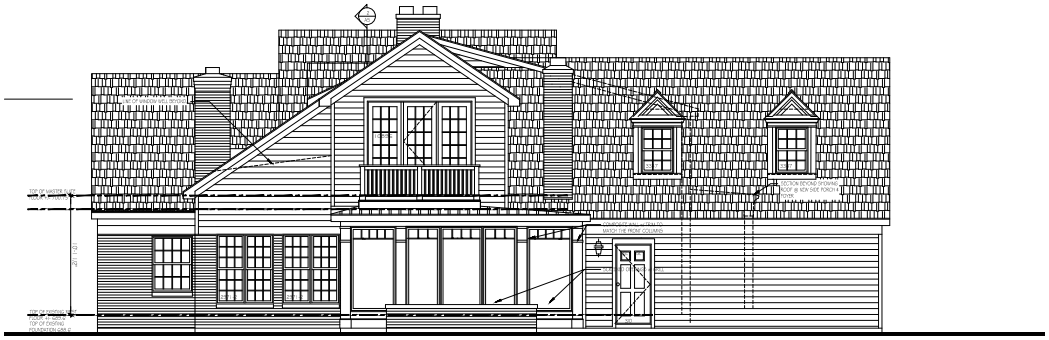
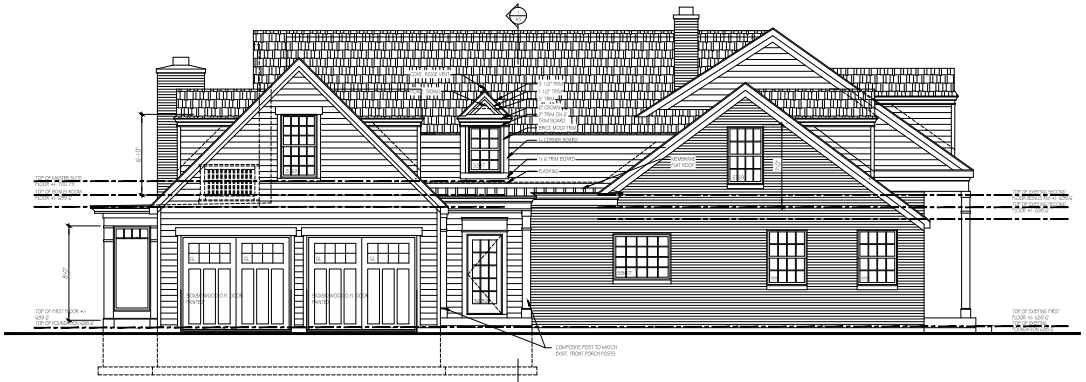


REAR ELEVATION



LEFT SIDE ELEVATION

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

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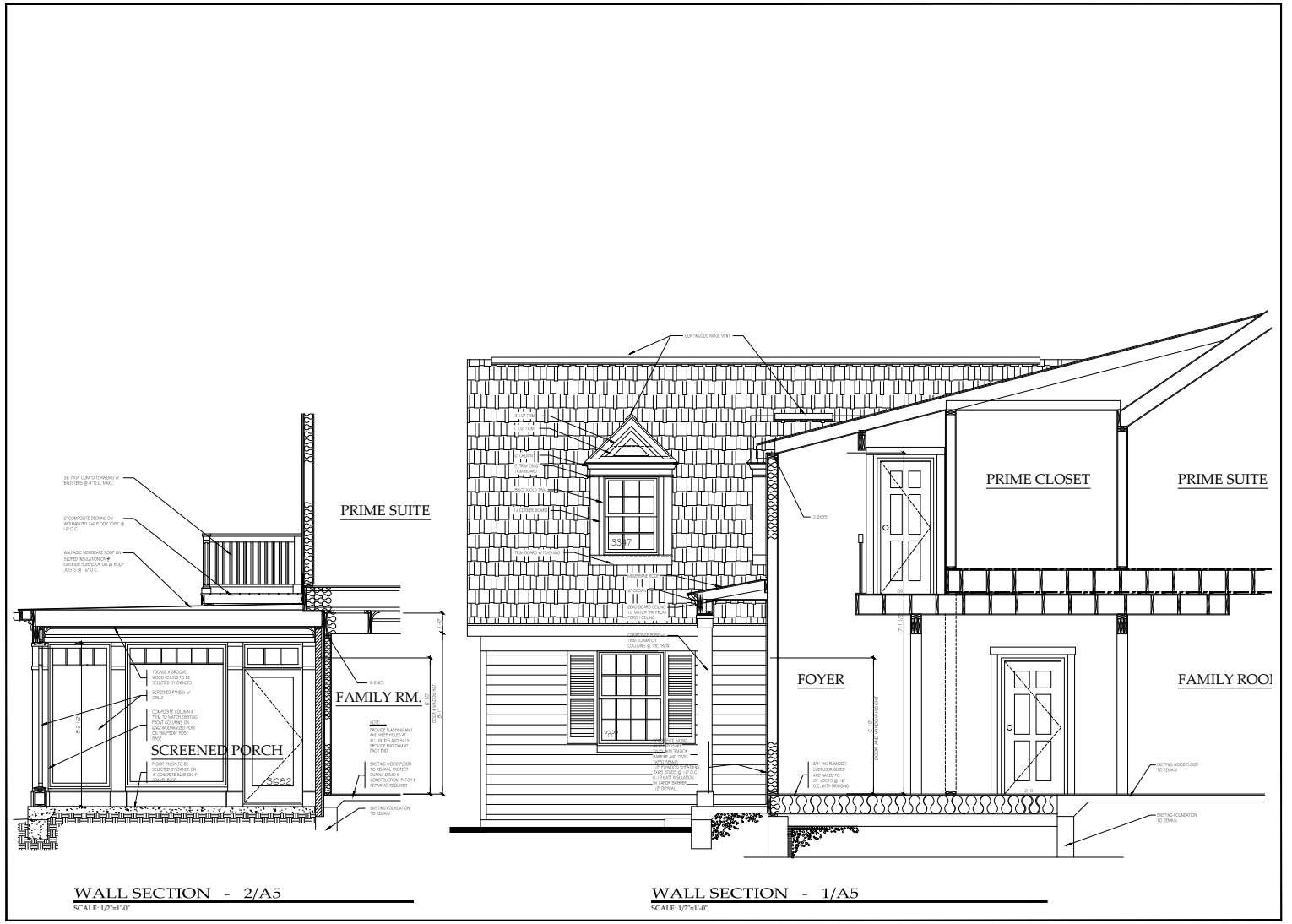

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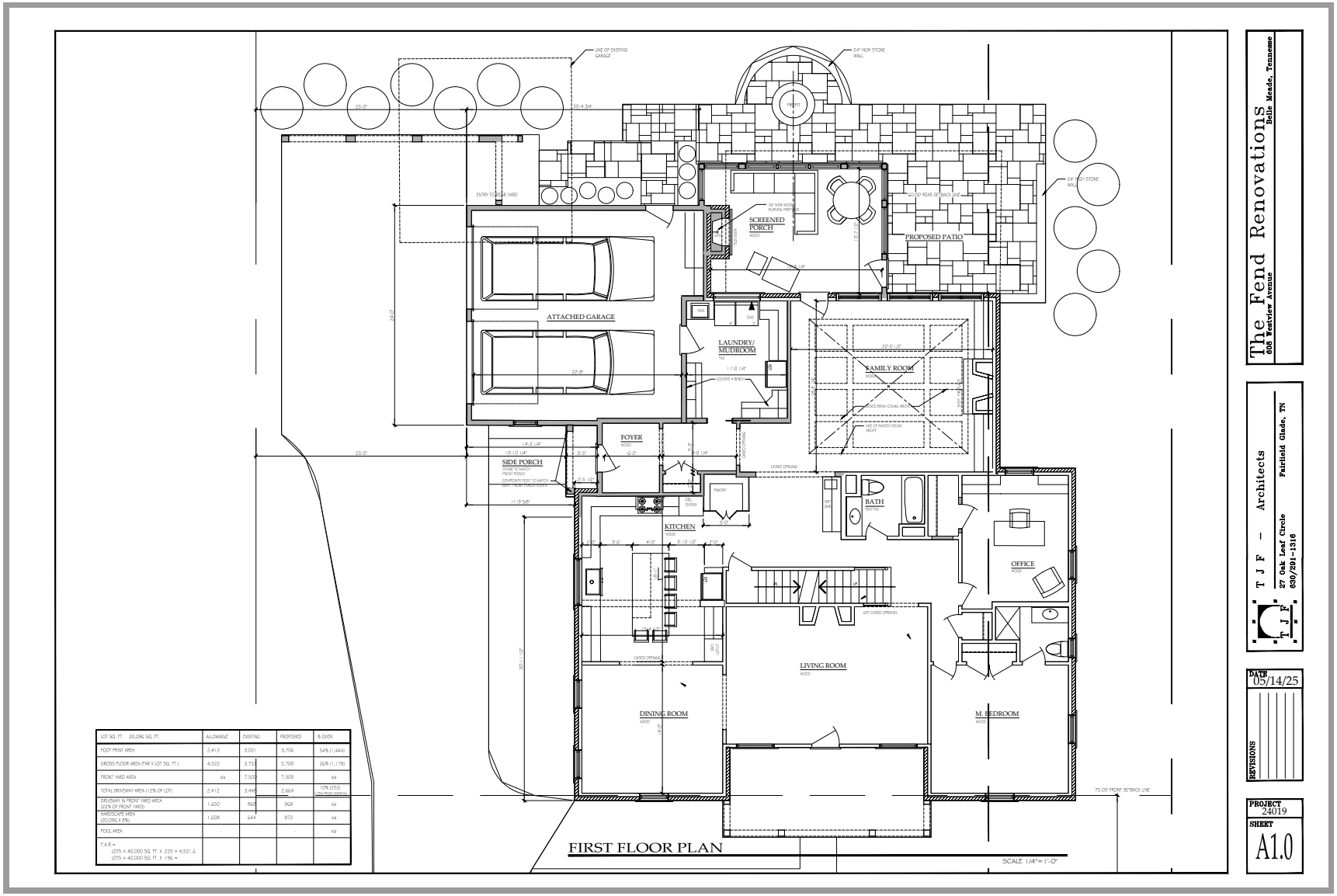

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POOL AREA	-	-	-	n/a
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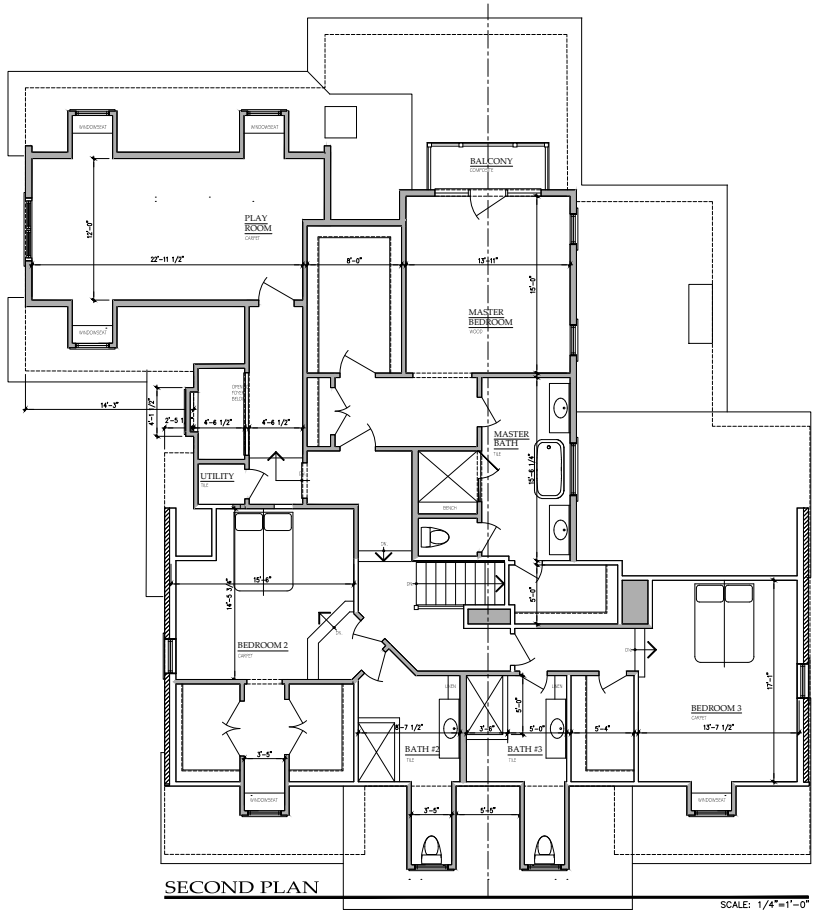

SECOND PLAN

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

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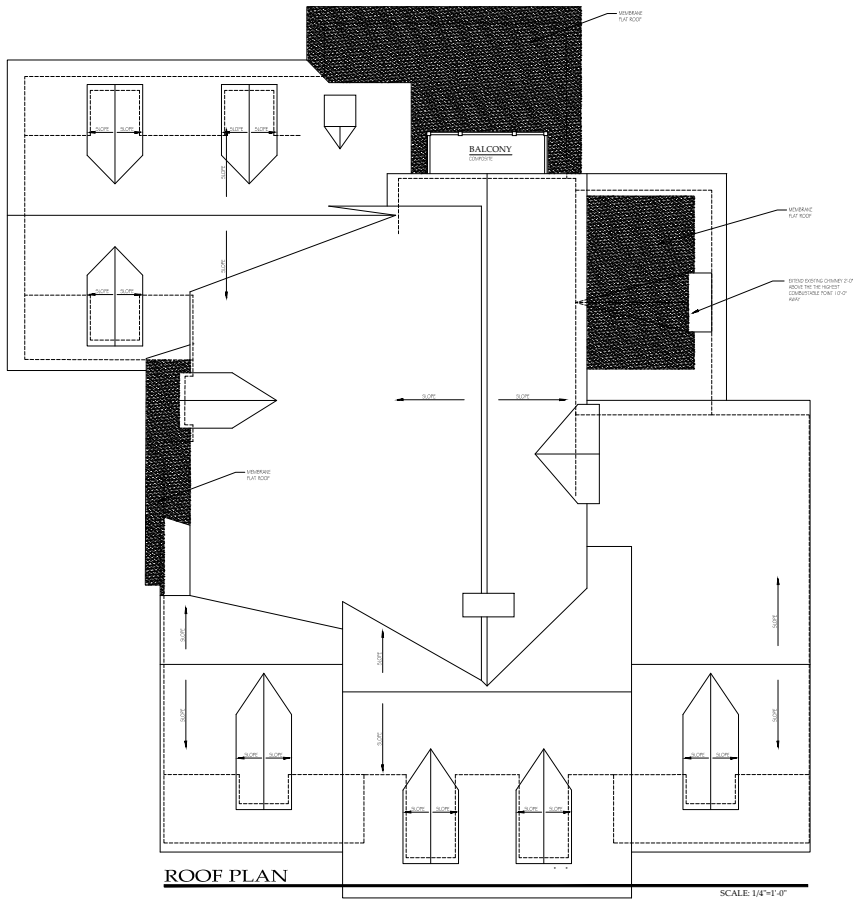

ROOF PLAN

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

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CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, "*A Field Guide to American Homes"* is encouraged.

APPLICATION # _____ **FEE:** _____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

AGE/YEAR OF STRUCTURE: _____

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES
PROPERTY OF CONSERVATION (1940-2000) ____ YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPERTY OWNER or APPLICANT

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE NUMBER: _____

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain)_____

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA)

____ New Construction ____ Demolition ____ Exterior Alteration or Repair ____ Addition

Define Architectural Style _____

Describe Proposed Work _____

_____

_____

_____

_____

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal
- ☐ Site Plan showing building envelope
- ☐ All building elevations showing finish grade
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☐ PDF Photos of Existing Property
- ☐ PDF Photos of Neighboring Properties
- ☐ PDF Inspirational Photos

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**
  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

  _____

  _____

  _____

  _____

  Historical Significance

  _____

_____

Is the property habitable?

_____

Give a compelling reason for demolition of property

_____

_____

_____

_____

_____

Describe the proposed reuse of existing materials, if any? _____

_____

_____

- **New Construction and Additions:**

A complete set of CAD plans at 1/4-inch scale.

New Construction Material List Description

Window Manufacturer: Pella

Window Material: Clad exterior / Wood interior

Frame Material: Braced wall panel construction - 2x6 stud wall w/ 1/2" wood structural panel sheathing applied w/ long dimension across studs

Windowsills: painted brick rowlock sill - match existing

Brick, Painted/Natural: Painted - match existing

Brick/Stone Thickness: Typ. 4" brick- match existing

Clapboard Material: Hardie® Artisan® Siding (or equivalent)

Clapboard Dimensions/Reveal: 5/8" thickness w/ 4.5" reveal

Railings, Columns, Pilasters: painted - match existing

Chimney Material: Brick - match existing

Roofing Material: Architectural asphalt shingles

Exterior Doors: Pella

Eaves/Cornice: painted wood - match existing

Gutters: White k-style metal gutters - match existing

Gutter Dimensions: match existing

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[ ]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[ ]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[ ]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[ ]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[ ]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[ ]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[ ]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: _____

PROJECT CALCULATIONS

LOT SQ. FT: 51,443	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA: 12%	6,173	4,153	+1,557	5,710	0%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.): .200	10,288	4,998	+2,336	7,334	0%
FRONT YARD AREA: 18,109					
TOTAL DRIVEWAY AREA: 12%	6,173	3,220	+1,555	4,775	0%
DRIVEWAY IN FRONT YARD AREA: 22%	3,983	1,944	0	1,944	0%
HARDSCAPE AREA: 8%	4,115	2,054	-243	1,811	0%
POOL AREA: 2%	1,028	0	0	0	0%

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 = 10,288

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal
- ☐ Site Plan showing building envelope
- ☐ All building elevations showing finish grade
- ☐ PDF Inspirational Photos
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☐ PDF Photos of Existing Property
- ☐ PDF Photos of Neighboring Properties

➢ **Additional submittal requirements for Exterior Alteration or Repairs:**
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➢ **Demolition of Structures:**

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

_____

_____

_____

4426 East Brookfield Avenue

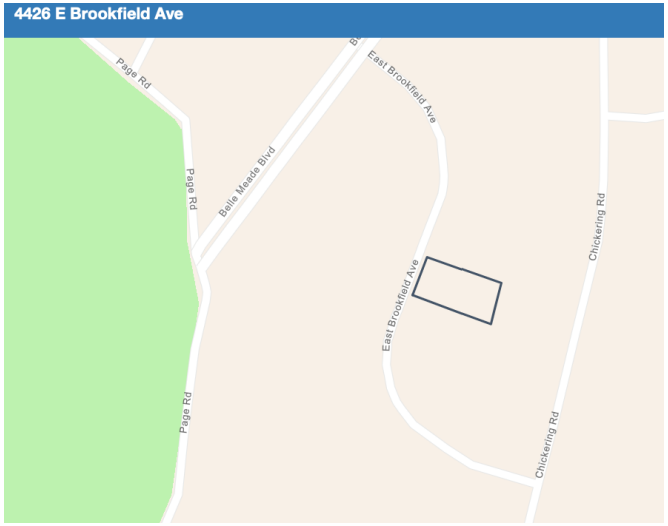
CoA for Historic Zoning Commission

City of Belle Meade

April 2025



VICINITY/PARCEL LOCATION MAP
4426 East Brookfield Ave





4426 East Brookfield Existing Photos







4426 East Brookfield Existing Photos





4426 East Brookfield Ave.
Back Yards photos





4426 East Brookfield Ave.
Back Yards photos





Neighboring Houses



4435 East Brookfield



4428 East Brookfield

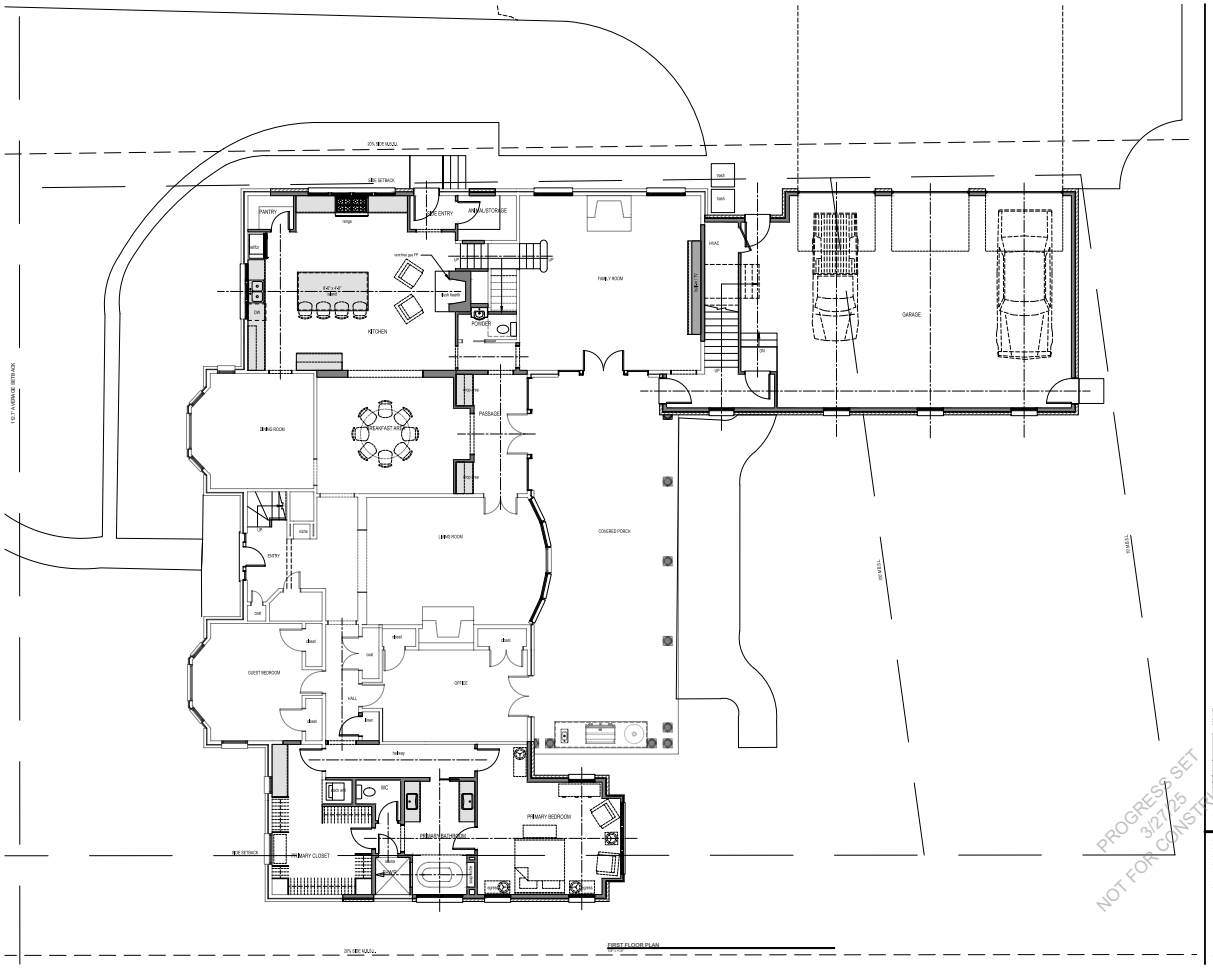


4424 East Brookfield

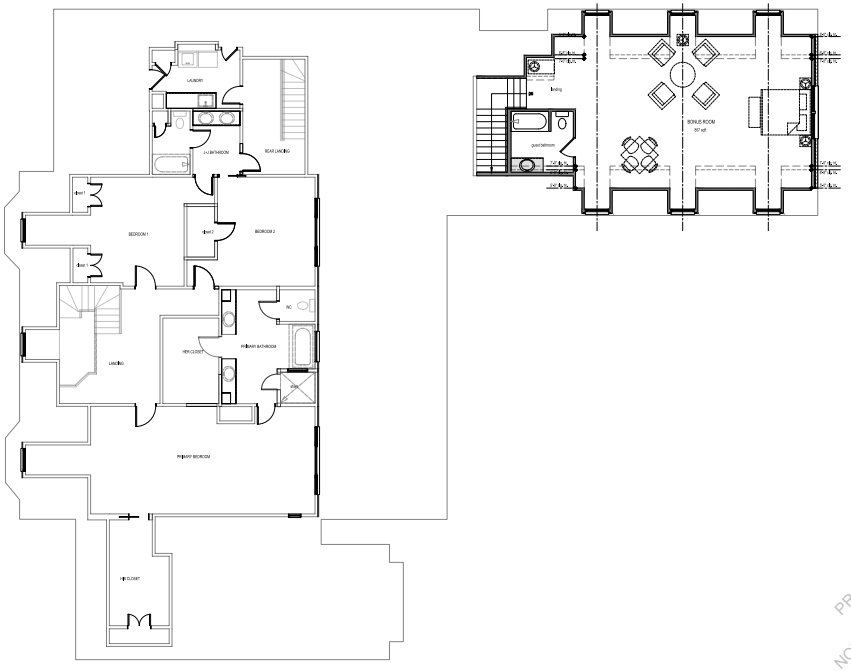


4437 East Brookfield

SITE PLAN – Proposed Work



SITE PLAN – 2nd level



SECOND FLOOR PLAN

DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

PROGRESS SET
3/27/25
NOT FOR CONSTR

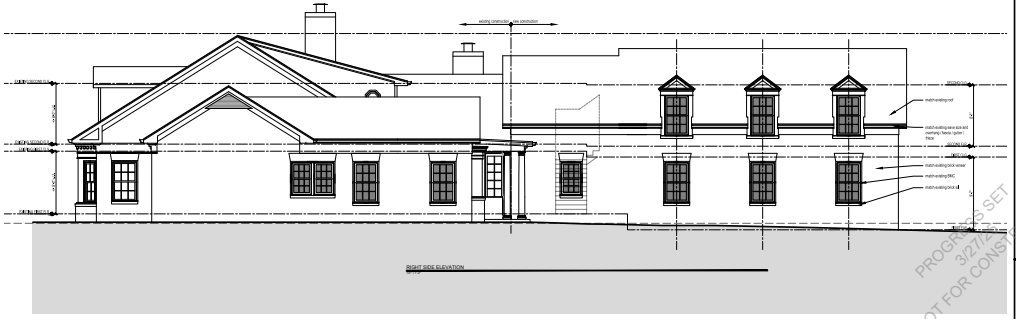
LAWS NELSON
ARCHITECTURE

SECOND FLOOR PLAN

A-1.2

Property elevations





DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

LAWS NELSON ARCHITECTURE

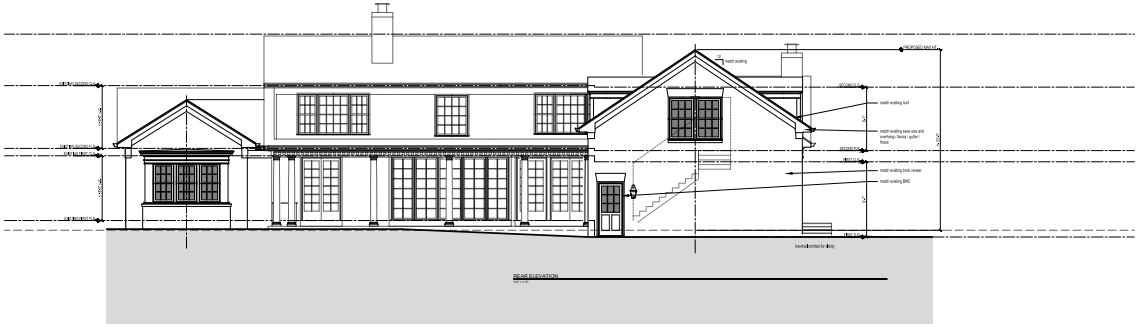
ELEVATIONS

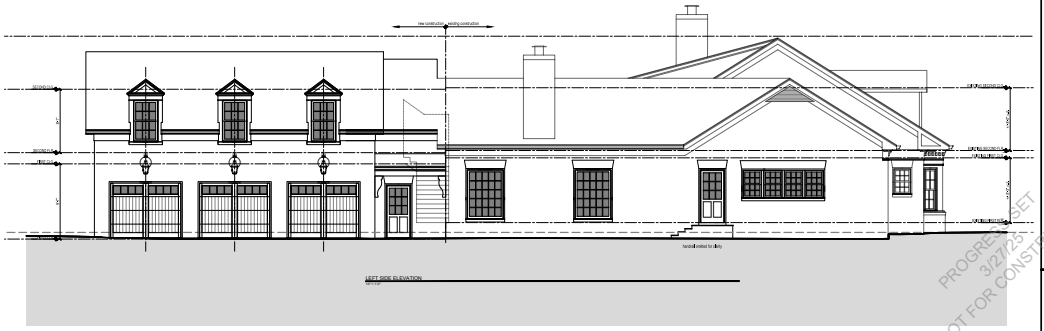
DATE
DRAWN BY
REVISION

SHEET TITLE ELEVATIONS

SHEET A-2.1

Property elevations





DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON ARCHITECTURE

ELEVATIONS

A-2.2

PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

4426 East Brookfield Ave.
Materials to be matched







Inspirational Images



436 Lynnwood Blvd



215 Lynnwood Terrace

Inspirational Images



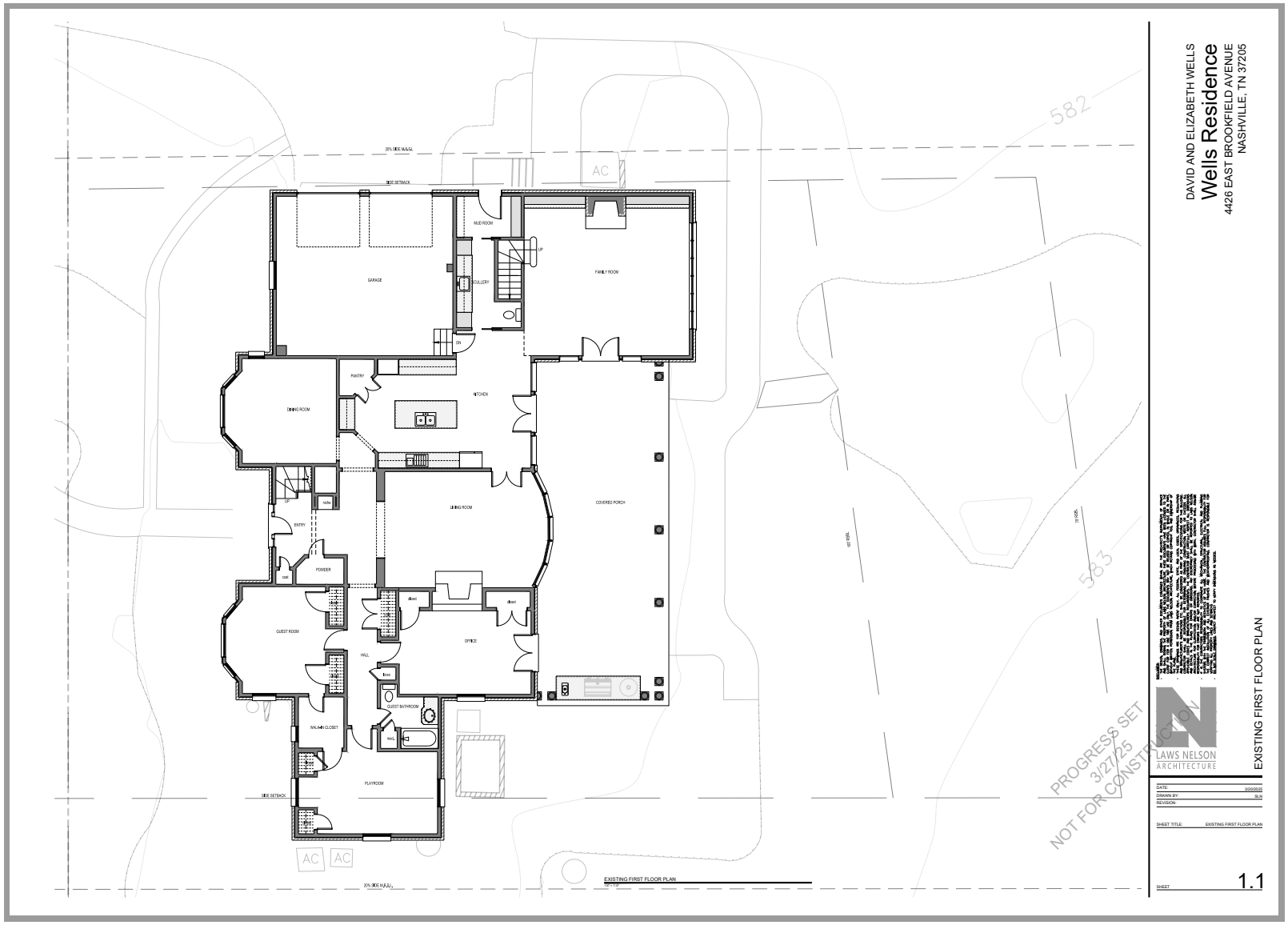


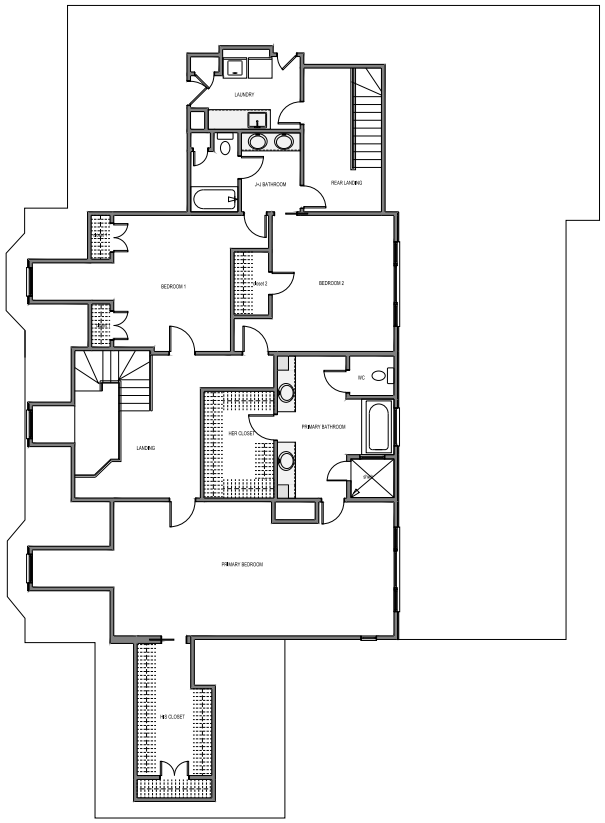
421 W Brookfield

Inspirational Images



1206 Canterbury Drive


582
583
AC
AC
AC
20% SIDE M.B.S.L.
SIDE SETBACK
GARAGE
MUD ROOM
LAUNDRY
FAMILY ROOM
PANTRY
KITCHEN
DINING ROOM
LIVING ROOM
COVERED PORCH
ENTRY
POWDER
GUEST ROOM
HALL
OFFICE
GUEST BATHROOM
WALK-IN CLOSET
PLAYROOM
SIDE SETBACK
30% SIDE M.B.S.L.
EXISTING FIRST FLOOR PLAN
DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205
LAWS NELSON
ARCHITECTURE
PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION
EXISTING FIRST FLOOR PLAN
1.1



EXISTING SECOND FLOOR PLAN

DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

LAWS NELSON
ARCHITECTURE

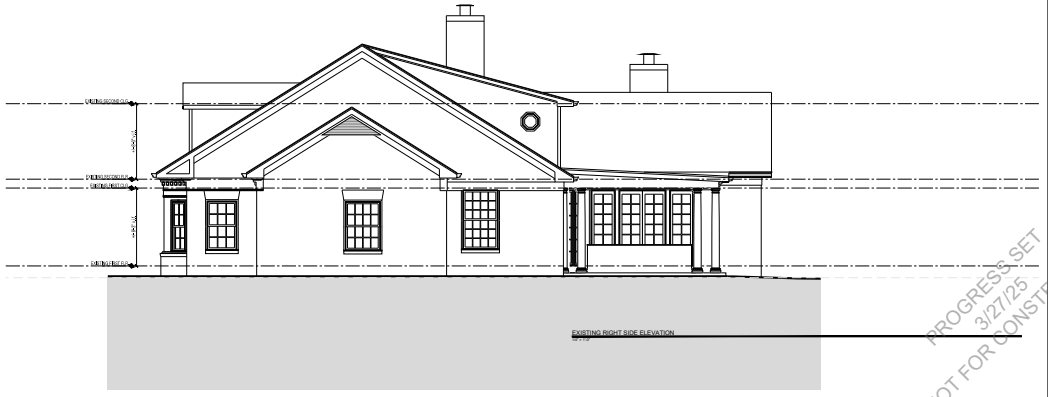
EXISTING SECOND FLOOR PLAN

DATE: 3/27/2025
DRAWN BY: SLH
REVISION:

SHEET TITLE: EXISTING SECOND FLOOR PLAN

SHEET 1.2





DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

LAWS NELSON
ARCHITECTURE

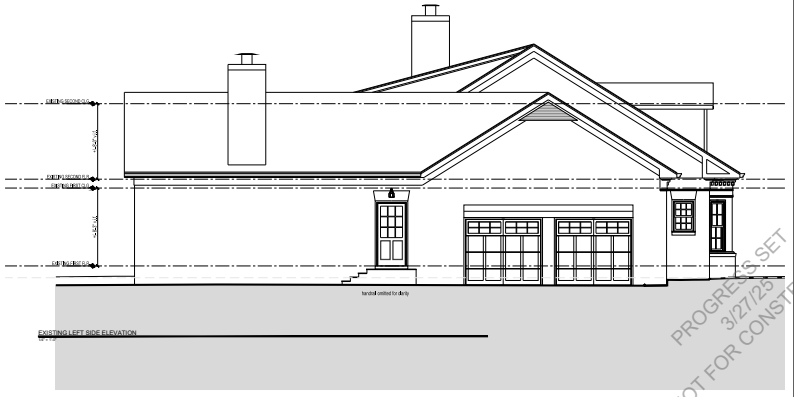
EXISTING ELEVATIONS

DATE: 3/27/2025
DRAWN BY: SLH
REVISION:

SHEET TITLE: EXISTING ELEVATIONS

SHEET 2.1





DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON
ARCHITECTURE

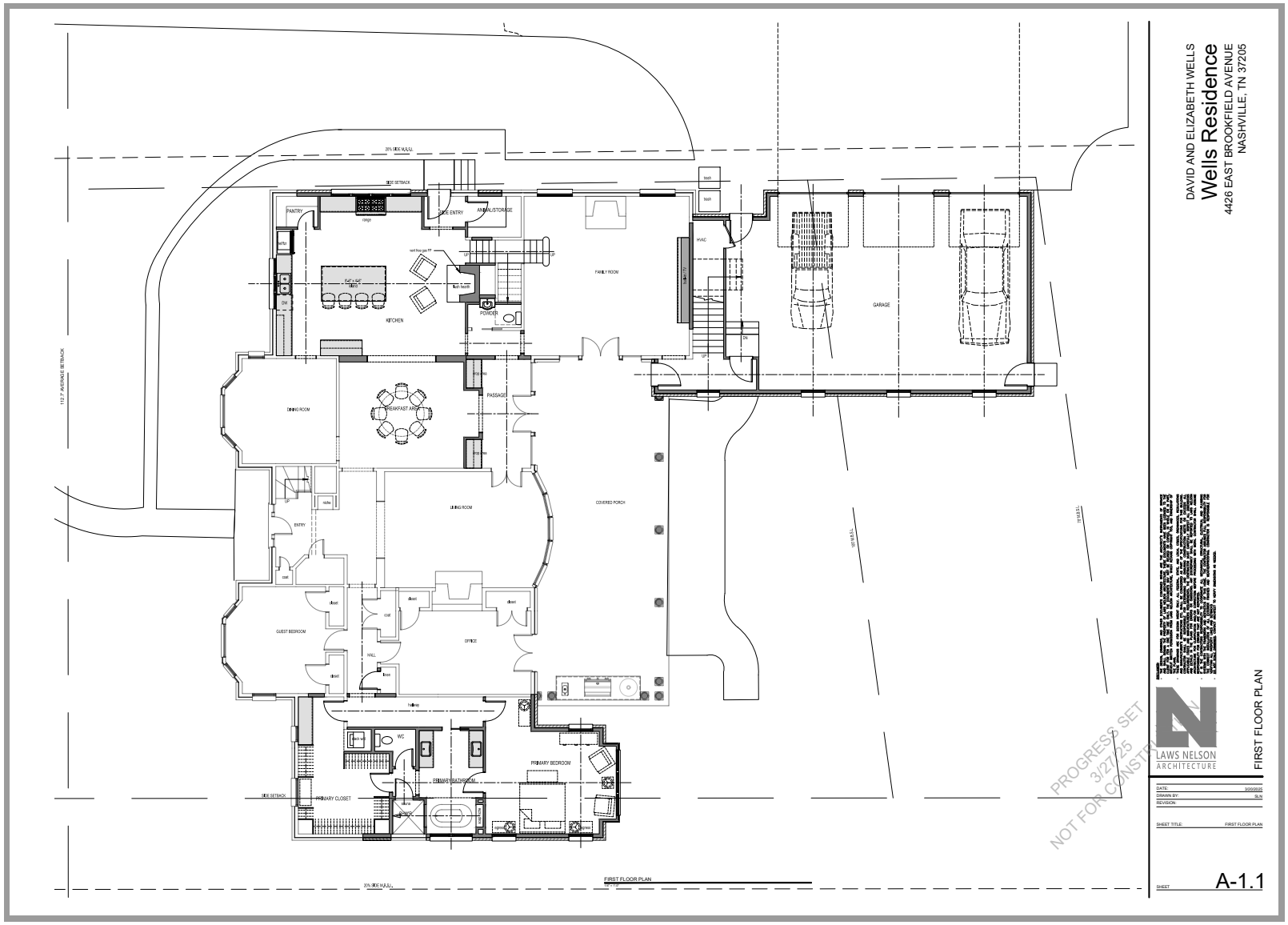
PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

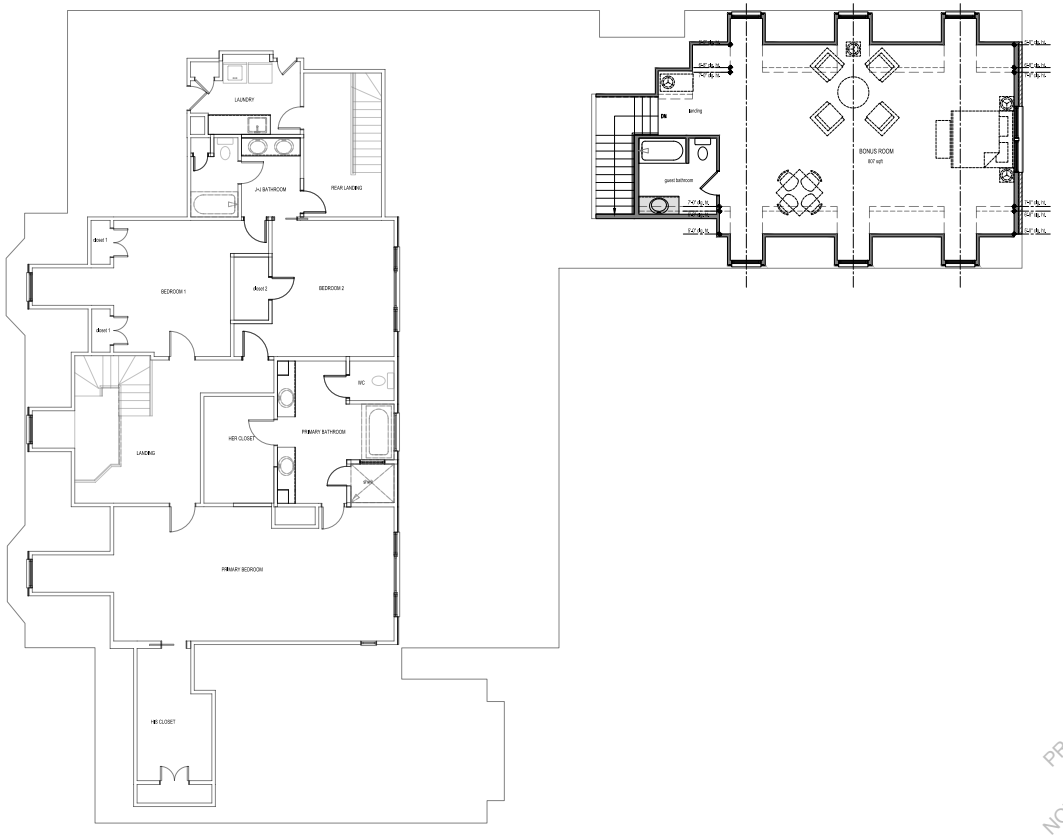
EXISTING ELEVATIONS

DATE: 3/27/2025
DRAWN BY: SLH
REVISION:

SHEET TITLE: EXISTING ELEVATIONS

SHEET 2.2


DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205
LAWS NELSON
ARCHITECTURE
FIRST FLOOR PLAN
A-1.1
PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION
PANTRY
SIDE ENTRY
ANIMAL/STORAGE
KITCHEN
POWDER
FAMILY ROOM
GARAGE
DINING ROOM
BREAKFAST AREA
PASSAGE
LIVING ROOM
COVERED PORCH
ENTRY
GUEST BEDROOM
OFFICE
HALL
WC
PRIMARY BEDROOM
PRIMARY BATHROOM
PRIMARY CLOSET
FIRST FLOOR PLAN



SECOND FLOOR PLAN

DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

LAWS NELSON
ARCHITECTURE

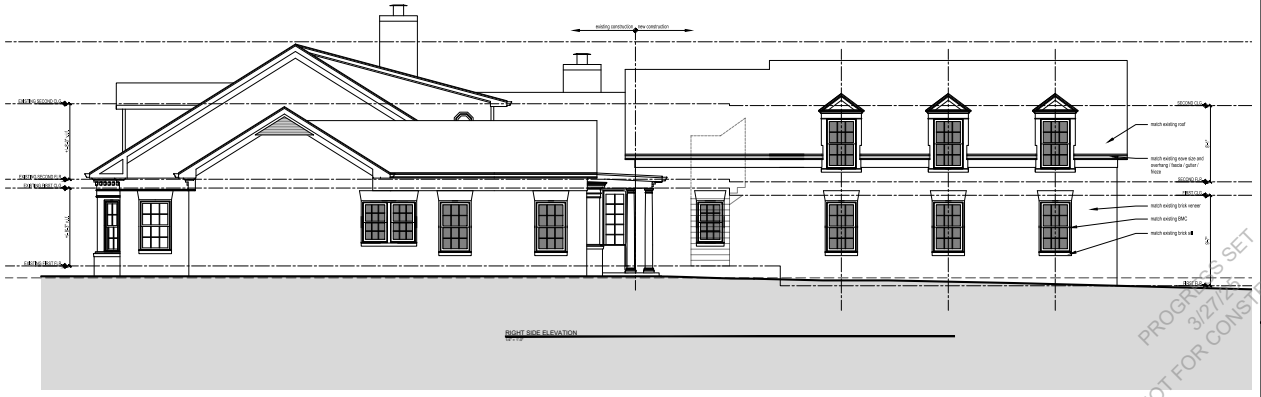
SECOND FLOOR PLAN

DATE: 3/27/2025
DRAWN BY: BLH
REVISION:

SHEET TITLE: SECOND FLOOR PLAN

SHEET A-1.2





DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

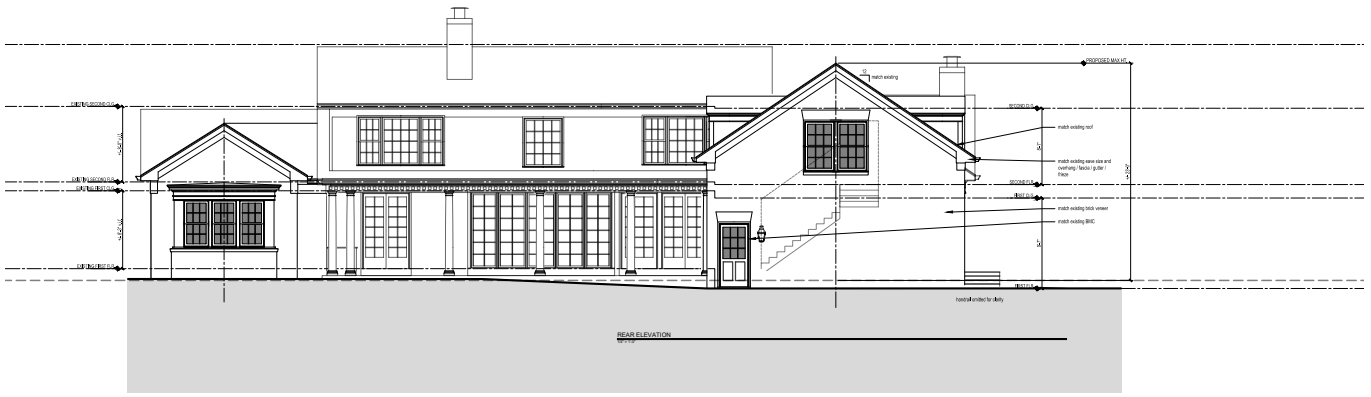
LAWS NELSON
ARCHITECTURE

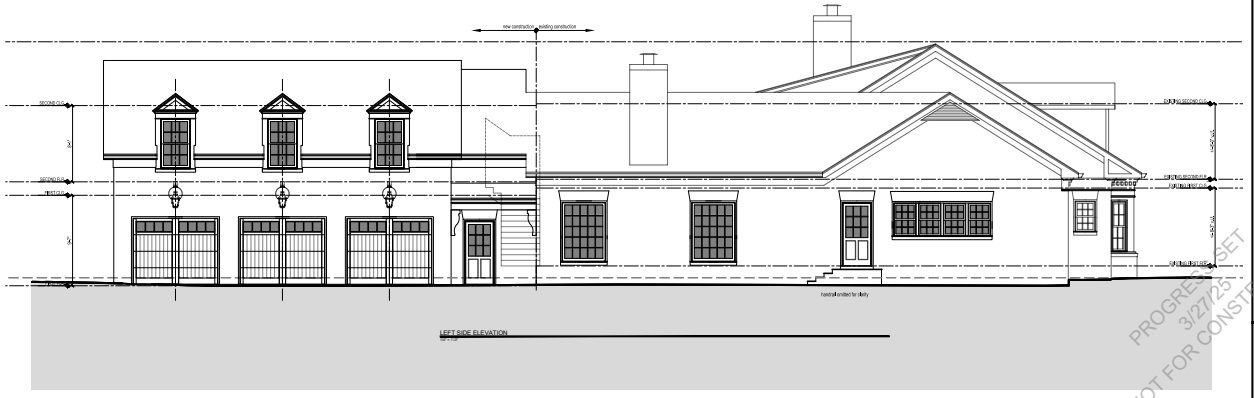
ELEVATIONS

DATE: 3/27/2025
DRAWN BY: BLH
REVISION:

SHEET TITLE: ELEVATIONS

SHEET A-2.1





DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON
ARCHITECTURE

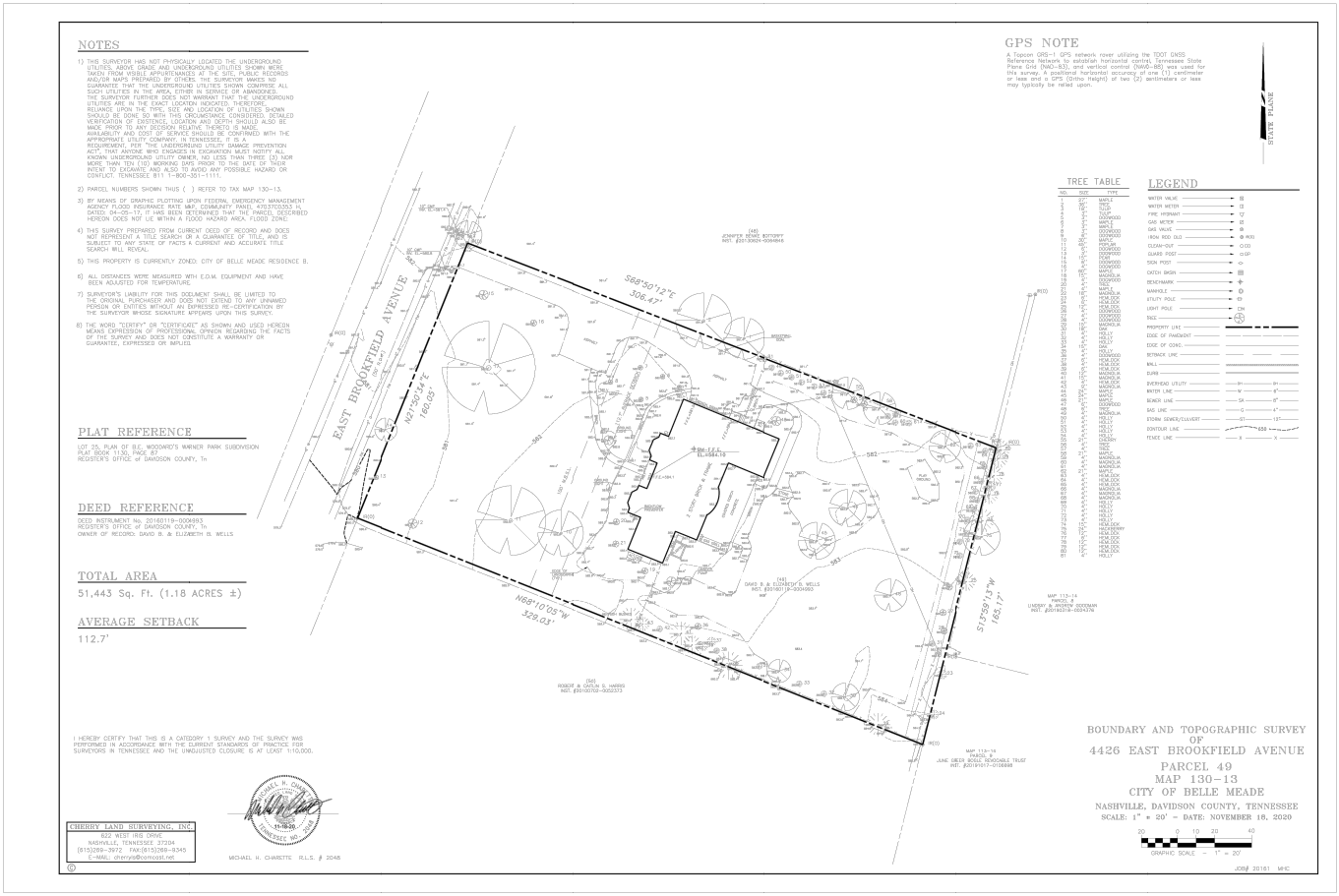
PROGRESS SET
3/27/25
NOT FOR CONSTRUCTION

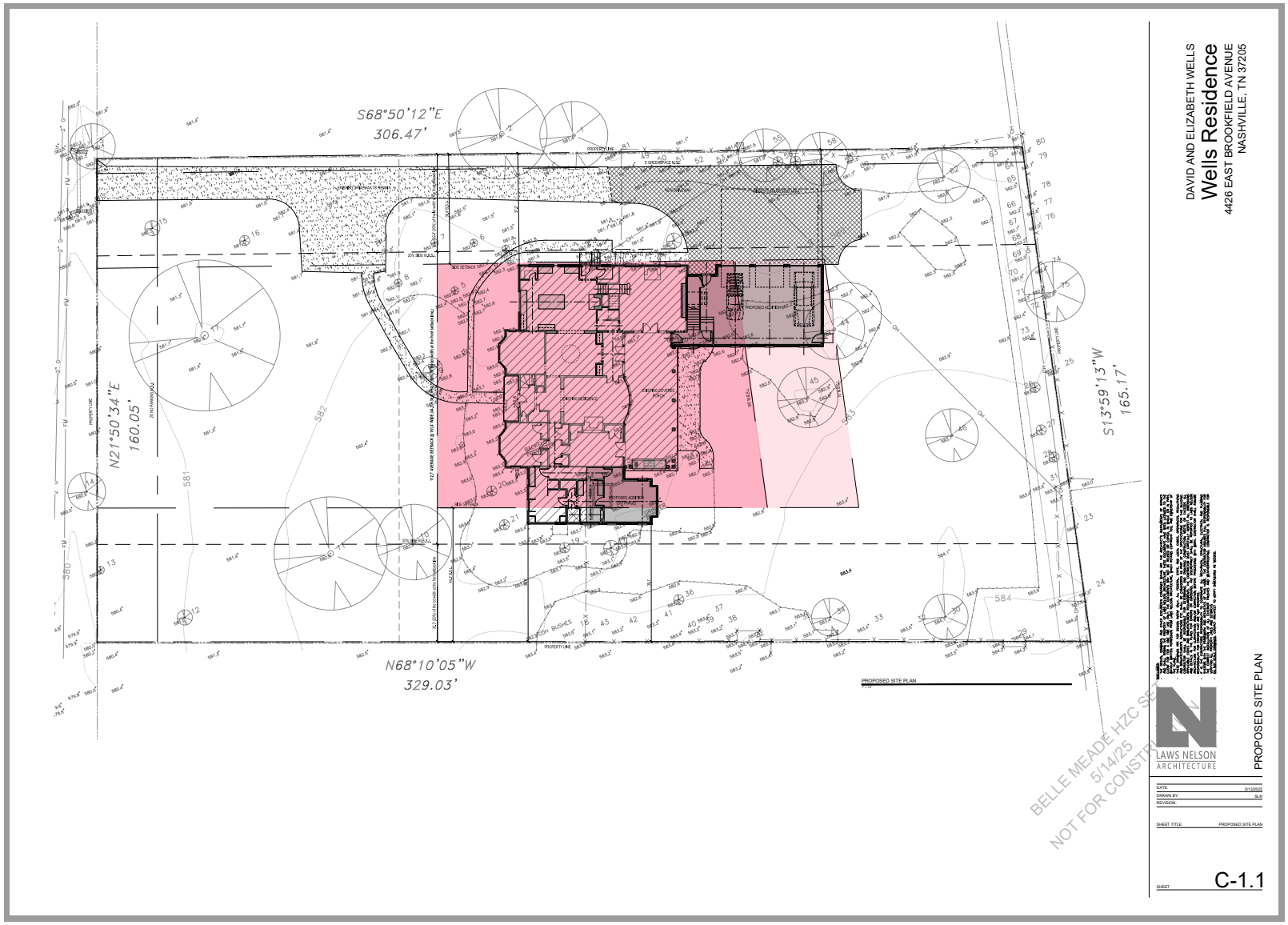
ELEVATIONS

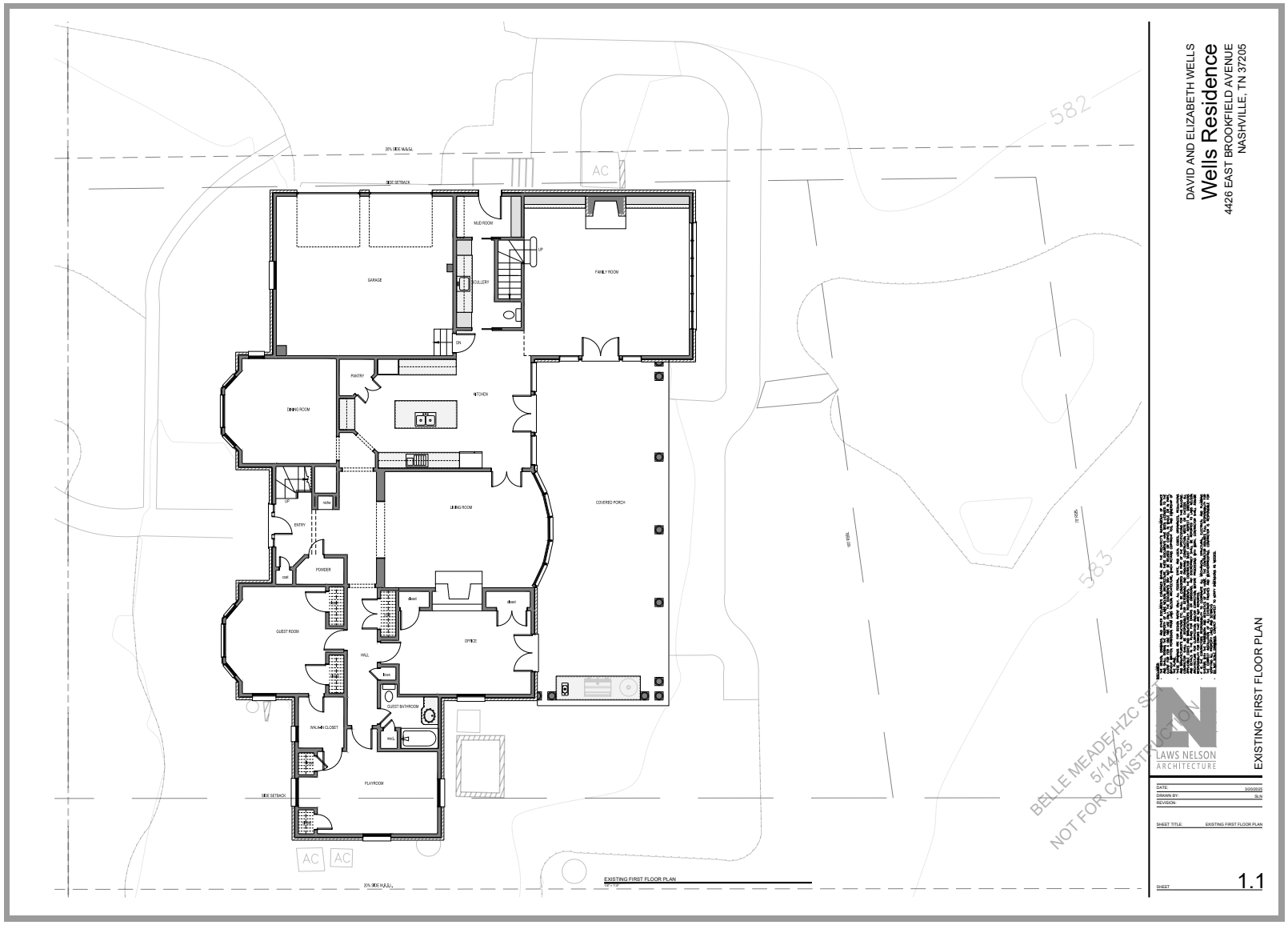
DATE: 3/27/2025
DRAWN BY: BLH
REVISION:

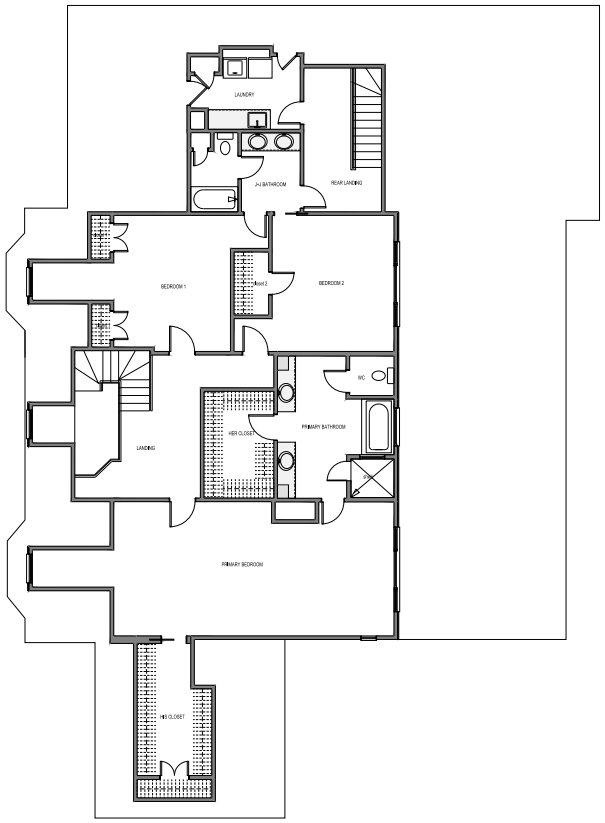
SHEET TITLE: ELEVATIONS

SHEET A-2.2


NOTES
GPS NOTE
TREE TABLE
LEGEND
PLAT REFERENCE
DEED REFERENCE
TOTAL AREA
51,443 Sq. Ft. (1.18 ACRES ±)
AVERAGE SETBACK
112.7'
EAST BROOKFIELD AVENUE
S68°50'12"E
306.47'
N21°30'44"E
180.05'
N68°10'05"W
329.03'
S17°55'13"W
185.17'
BOUNDARY AND TOPOGRAPHIC SURVEY
OF
4426 EAST BROOKFIELD AVENUE
PARCEL 49
MAP 130-13
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' - DATE: NOVEMBER 18, 2020
CHERRY LAND SURVEYING, INC.
822 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherrysls@comcast.net
MICHAEL H. CHARETTE R.L.S. # 2048


S68°50'12"E
306.47'
N21°50'34"E
160.05'
S13°59'13"W
165.17'
N68°10'05"W
329.03'
PROPOSED SITE PLAN
DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205
LAWS NELSON
ARCHITECTURE
PROPOSED SITE PLAN
BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION
SHEET
C-1.1


582
583
AC
AC
AC
20% SIDE M.B.S.L.
SIDE SETBACK
GARAGE
MUD ROOM
LAUNDRY
UP
DN
FAMILY ROOM
PANTRY
KITCHEN
DINING ROOM
LIVING ROOM
COVERED PORCH
ENTRY
POWDER
GUEST ROOM
HALL
OFFICE
GUEST BATHROOM
WALK-IN CLOSET
PLAYROOM
SIDE SETBACK
30% SIDE M.B.S.L.
EXISTING FIRST FLOOR PLAN
DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205
LAWS NELSON
ARCHITECTURE
EXISTING FIRST FLOOR PLAN
DATE:
DRAWN BY:
REVISION:
SHEET TITLE: EXISTING FIRST FLOOR PLAN
SHEET
1.1
BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION



EXISTING SECOND FLOOR PLAN

DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION

LAWS NELSON
ARCHITECTURE

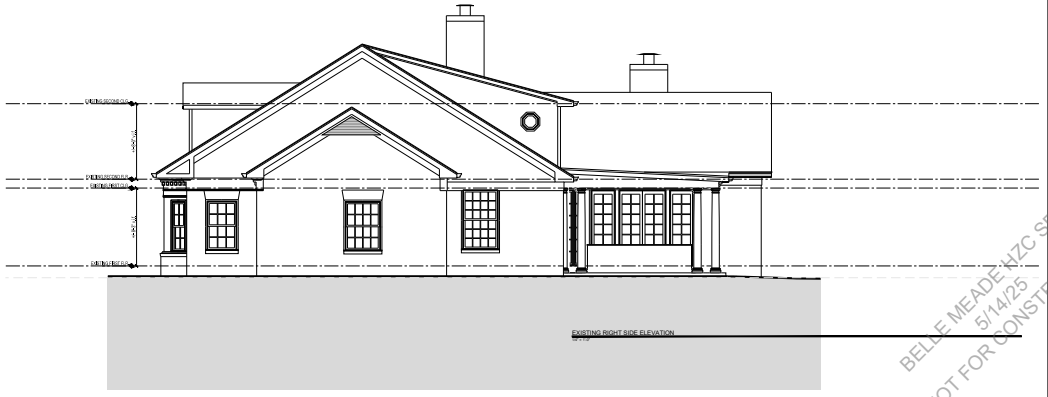
EXISTING SECOND FLOOR PLAN

DATE: 5/15/2025
DRAWN BY: SLH
REVISION:

SHEET TITLE: EXISTING SECOND FLOOR PLAN

SHEET 1.2





DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION

LAWS NELSON
ARCHITECTURE

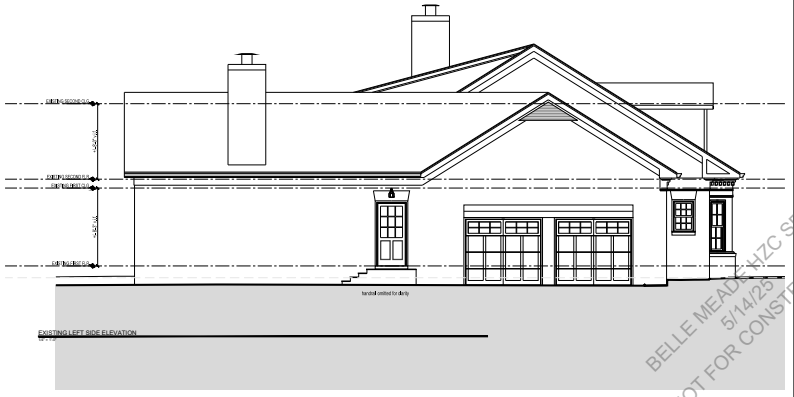
EXISTING ELEVATIONS

DATE: 5/2/2025
DRAWN BY: SLH
REVISION:

SHEET TITLE: EXISTING ELEVATIONS

SHEET 2.1





DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON
ARCHITECTURE

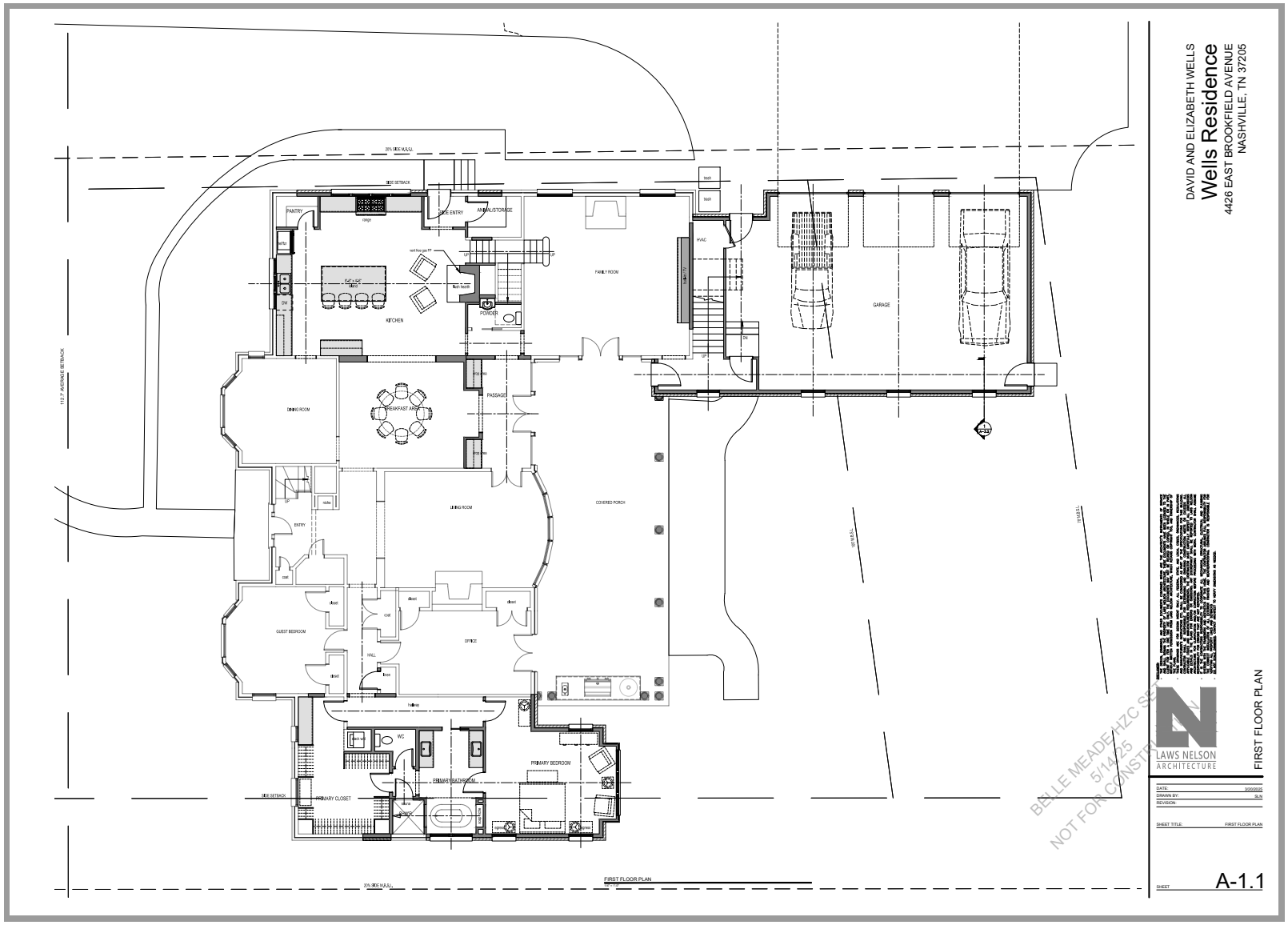
BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION

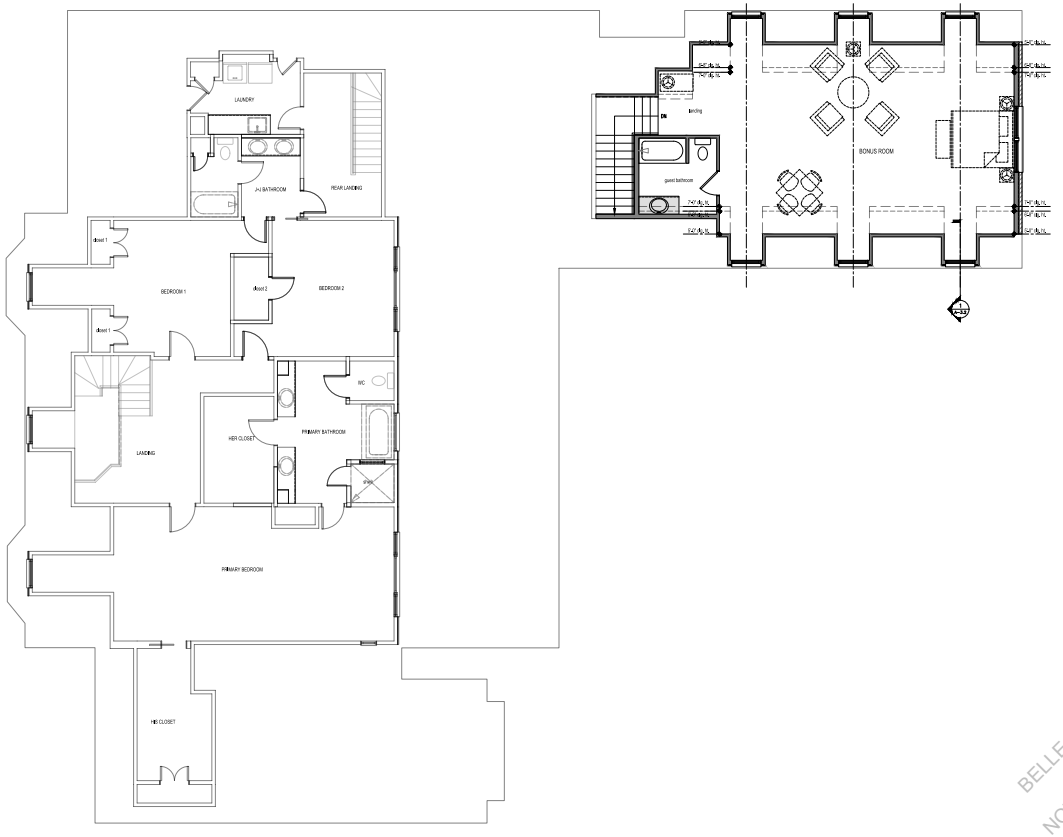
EXISTING ELEVATIONS

DATE:
DRAWN BY:
REVISION:

SHEET TITLE: EXISTING ELEVATIONS

SHEET 2.2


DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205
LAWS NELSON
ARCHITECTURE
FIRST FLOOR PLAN
DATE:
DRAWN BY:
REVISION:
SHEET TITLE: FIRST FLOOR PLAN
SHEET A-1.1
BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION
KITCHEN
DINING ROOM
BREAKFAST AREA
PASSAGE
FAMILY ROOM
GARAGE
LIVING ROOM
COVERED PORCH
ENTRY
GUEST BEDROOM
OFFICE
HALL
WC
PRIMARY BEDROOM
PRIMARY BATHROOM
PRIMARY CLOSET
SIDE SETBACK
30% SIDE YARD
FIRST FLOOR PLAN



SECOND FLOOR PLAN

DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION

LAWS NELSON
ARCHITECTURE

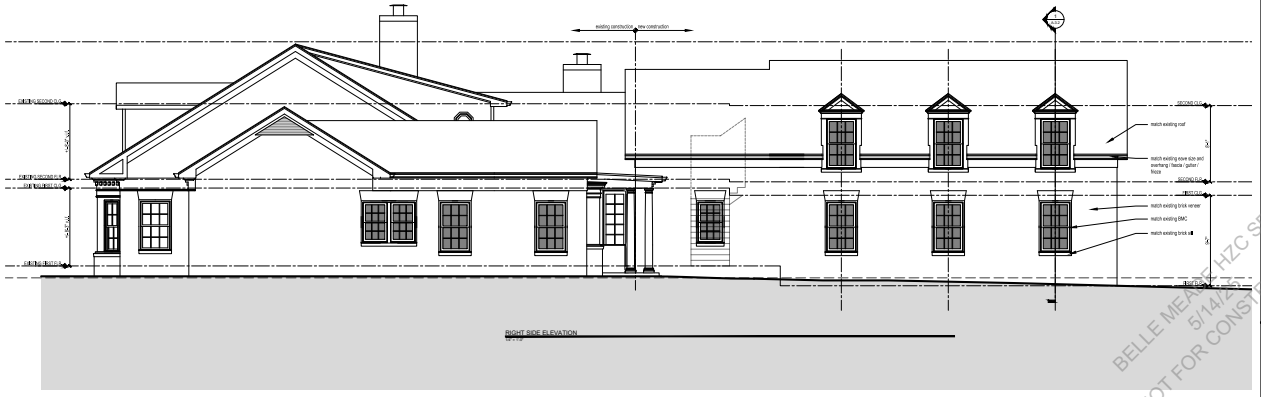
SECOND FLOOR PLAN

DATE: 5/23/2025
DRAWN BY: BLH
REVISION:

SHEET TITLE: SECOND FLOOR PLAN

SHEET A-1.2





DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON
ARCHITECTURE

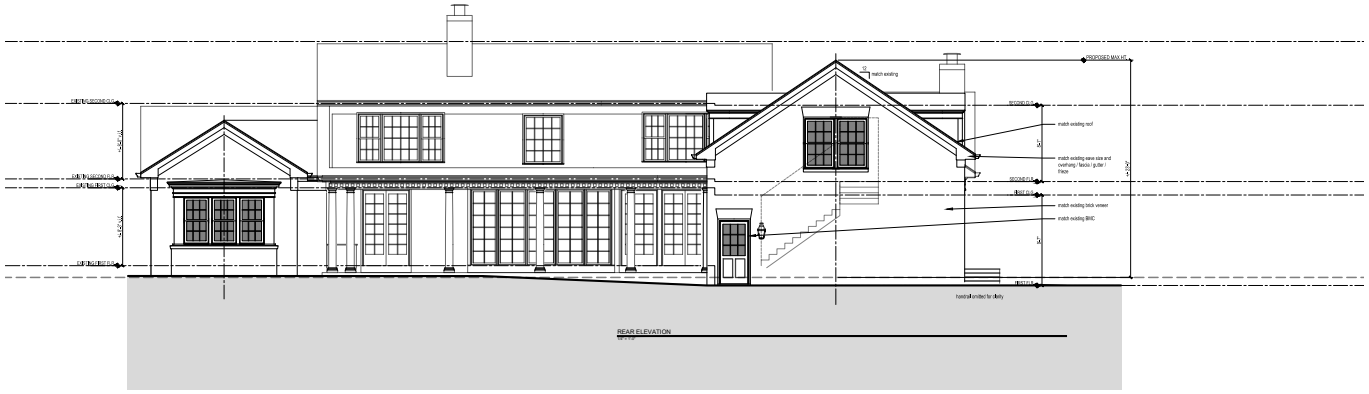
ELEVATIONS

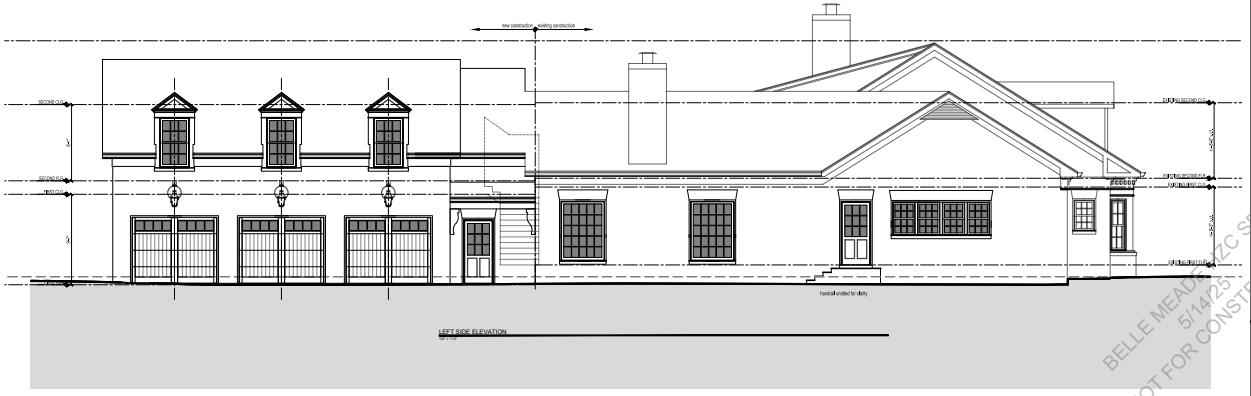
DATE: 5/20/2025
DRAWN BY: BLH
REVISION:

SHEET TITLE: ELEVATIONS

SHEET A-2.1

BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION





DAVID AND ELIZABETH WELLS
Wells Residence
4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON
ARCHITECTURE

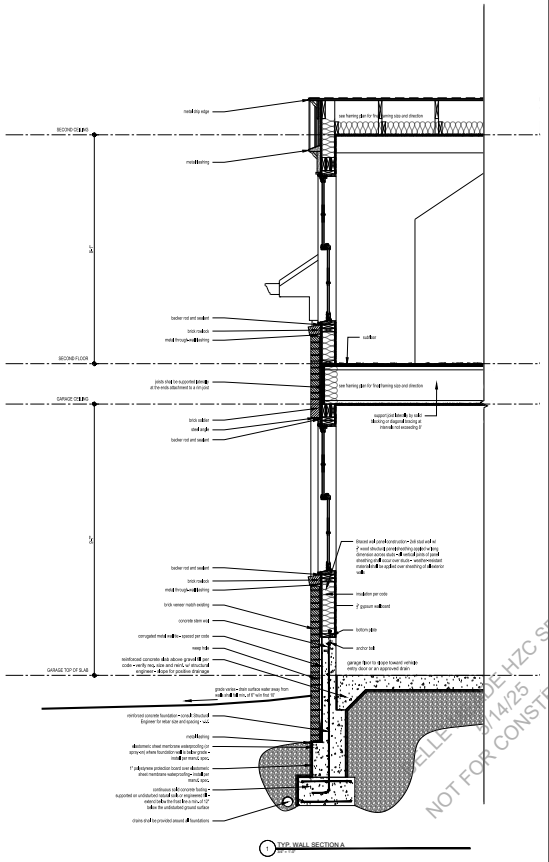
ELEVATIONS

DATE: 5/20/2025
DRAWN BY: BLH
REVISION:

SHEET TITLE: ELEVATIONS

SHEET A-2.2

BELLE MEADE HZC SET
5/14/25
NOT FOR CONSTRUCTION



DAVID AND ELIZABETH WELLS

Wells Residence

4426 EAST BROOKFIELD AVENUE
NASHVILLE, TN 37205

LAWS NELSON
ARCHITECTURE

WALL SECTIONS

DATE: 5/14/2025
DRAWN BY: SLH
REVISION:

SHEET TITLE: WALL SECTIONS

SHEET A-3.2

WELLS RESIDENCE HZC SET
5/14/25
NOT FOR CONSTRUCTION

Staff Report

Agenda No.: IV.A.

Case No.: A25-21

Staff: Mary Samaniego, Planning Director

Applicant: The Wells family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 4426 East Brookfield Avenue

Summary:
The applicant/owner, the Wells family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a second-story addition to the side of the residence for a three-car garage with living space above and a master suite addition. The proposed architectural style is Cape Cod with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.17 acres (50,965 square feet).
2. The existing dwelling was constructed in 1954 and has a Cape Cod architectural style.
3. The proposed project includes an addition of a three car garage with new living area above garage, a new/renovated kitchen where existing two car garage is located, and a new master suite addition/renovation on first level.
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 6,173 square feet. The existing residence has a building footprint of 4,153 square feet. The proposed addition of 1,557 square feet will then provide as overall building footprint of 5,710 square feet.
5. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots more than forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 10,288 square feet. The existing residence has a building area of 4,998 square feet. The proposed addition of 2,336 square feet will then provide as overall building area of 7,334 square feet.
6. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.

7. The dwelling has NOT been identified in the historical survey through the Tennessee Historic Commission viewer.
8. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
9. Materials list:

Window Manufacturer: Pella

Window Material: Clad exterior / Wood interior

Frame Material: Braced wall panel construction - 2x6 stud wall w/ 1/2" wood structural panel sheathing applied w/ long dimension across studs

Windowsills: painted brick rowlock sill - match existing

Brick, Painted/Natural: Painted - match existing

Brick/Stone Thickness: Typ. 4" brick- match existing

Clapboard Material: Hardie® Artisan® Siding (or equivalent)

Clapboard Dimensions/Reveal: 5/8" thickness w/ 4.5" reveal

Railings, Columns, Pilasters: painted - match existing

Chimney Material: Brick - match existing

Roofing Material: Architectural asphalt shingles

Exterior Doors: Pella

Eaves/Cornice: painted wood - match existing

Gutters: White k-style metal gutters - match existing

Gutter Dimensions: match existing

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The HZC will encourage the preservation of *properties worthy of conservation*. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

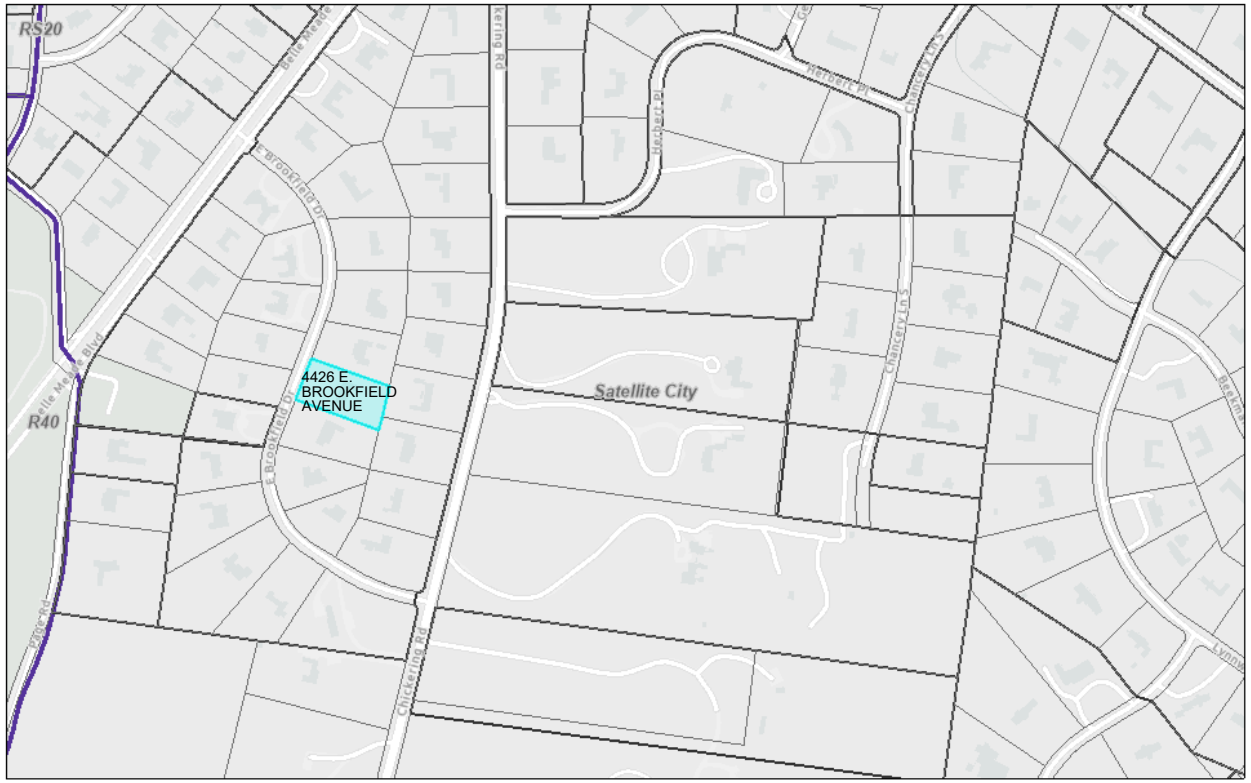
1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 4426 E. BROOKFIELD AVENUE



Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: alicergoldberg@gmail.com

Property Owner Phone: 615-248-8458

Is Owner Applicant? ○Yes ◉No

RELATIONSHIP TO OWNER:

○Contractor

○Architect

○Other (explain)

PROPERTY DESCRIPTION & LOCATION

1929 AGE/YEAR OF STRUCTURE

◉Yes ○No PROPERTY OF SIGNIFICANCE (1901-1939)

○Yes ○No PROPERTY OF CONSERVATION (1940-2000)

○Yes ○No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

○New Construction ○Demolition ○Exterior Alteration or Repair ○Addition

Define Architectural Style Spanish Revival

Reason for Request:

We are requesting approval for modifications to the front and rear elevations of our historic home to better serve the needs of our growing family while maintaining the property's historic character.

At the front, we propose enclosing a small area to create functional space and

---

Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

The rear porch is seeing color-wear at the brick and has a fabric awning that is not aligned with standard of Belle Meade nor the historical period of the home.

Historical Significance

The home is considered a Property of Significance due to its 1929 establishment and unique Spanish Revival style - but no other historical applies to the

○Yes ○No Is the property habitable?

Give a compelling reason for demolition of property

The existing rear porch is in poor condition and features non-original textile awnings that are incompatible with the historic character of the home. Its design is inefficient, lacks aesthetic value, and does not contribute to the architectural

Describe the proposed reuse of existing materials, if any?

While we do not plan to reuse the materials, we plan to match all existing materials to the existing home.

New Construction Material List Description

Window Manufacturer: Marvin

Window Material:

Frame Material:

Windowsills: Rowlock brick sills

Brick, Painted/Natural: Painted

Brick/Stone Thickness: Brick, 3 5/8", standard

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters: Iron railings, stained wh

Chimney Material:

Roofing Material: Spanish clay tiles, stand

Exterior Doors:

Eaves/Cornice:

Gutters: Half round, painted to m

Gutter Dimensions: 6" to match existing

Property of Significance

◯Yes ◯No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

◯Yes ◯No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

◯Yes ◯No Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;

◯Yes ◯No Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or

◯Yes ◯No Is a notable work of a master builder, designer, or architect, and/or;

◯Yes ◯No Possesses or may likely yield information important in prehistory or history, and/or

◯Yes ◯No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

- Description of Property Condition and Proposal
- Site Plan showing building envelope
- All building elevations showing finish grade
- Wall Section with siding, roofing, doors, windows, and ornamentation.
- PDF Photos of Existing Property
- PDF Photos of Neighboring Properties
- PDF Inspirational Photos

Additional submittal requirements for **Exterior Alteration or Repairs**:
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

Additional submittal requirements for **New Construction and Additions**:
A complete set of CAD plans at 1/4-inch scale.

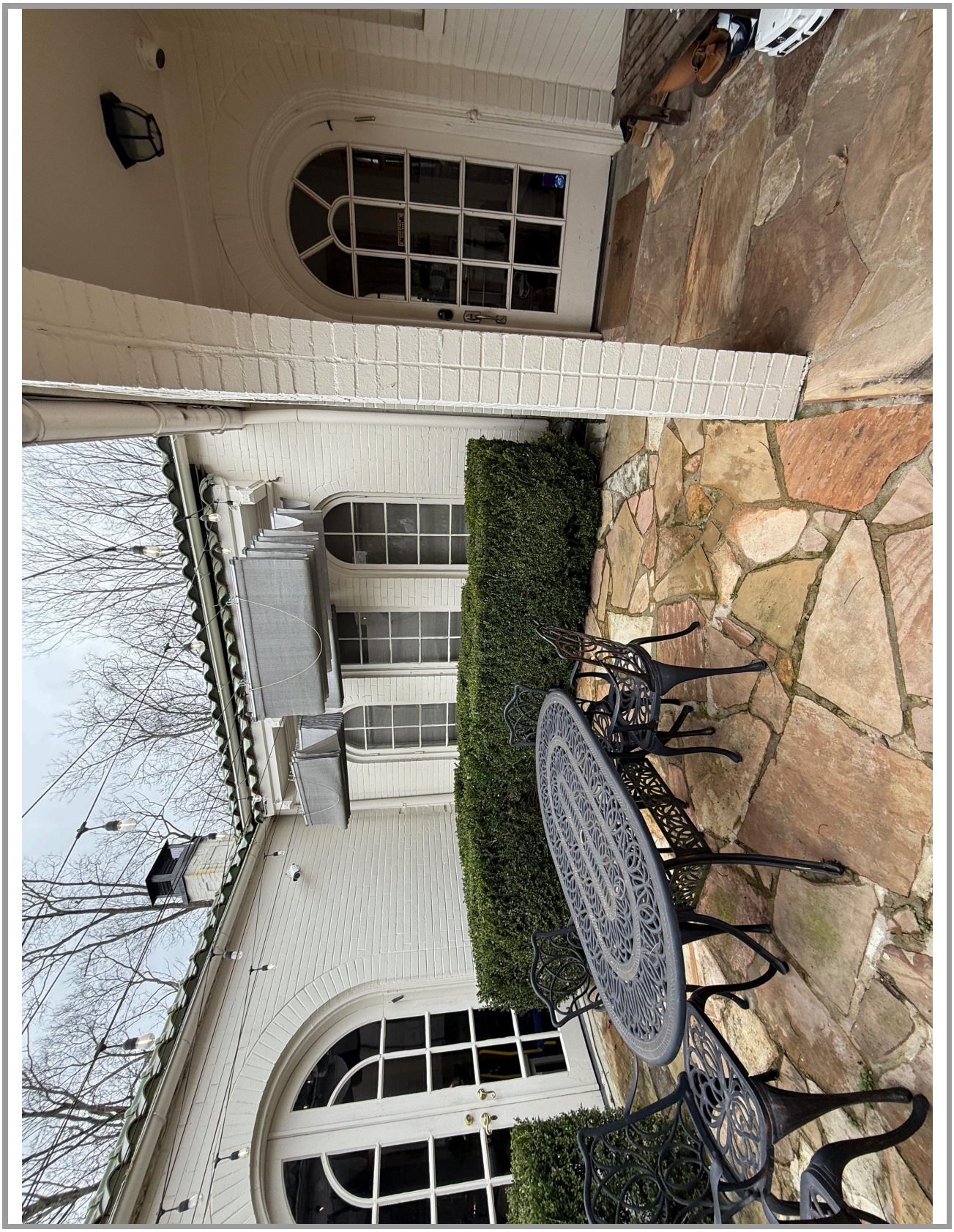
I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Carly Walker	2025-05-16
Typed Signature of Applicant or Owner	Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION





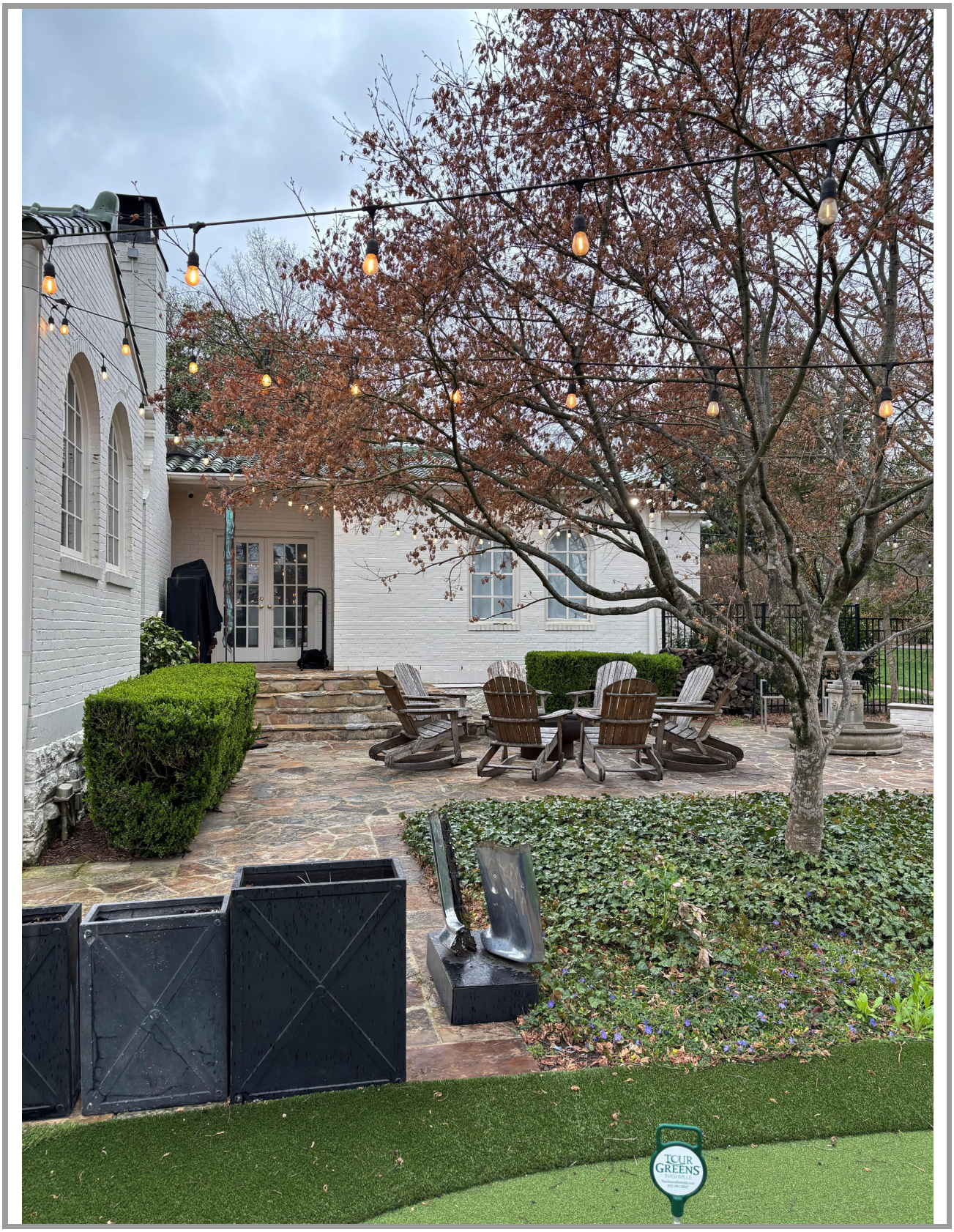








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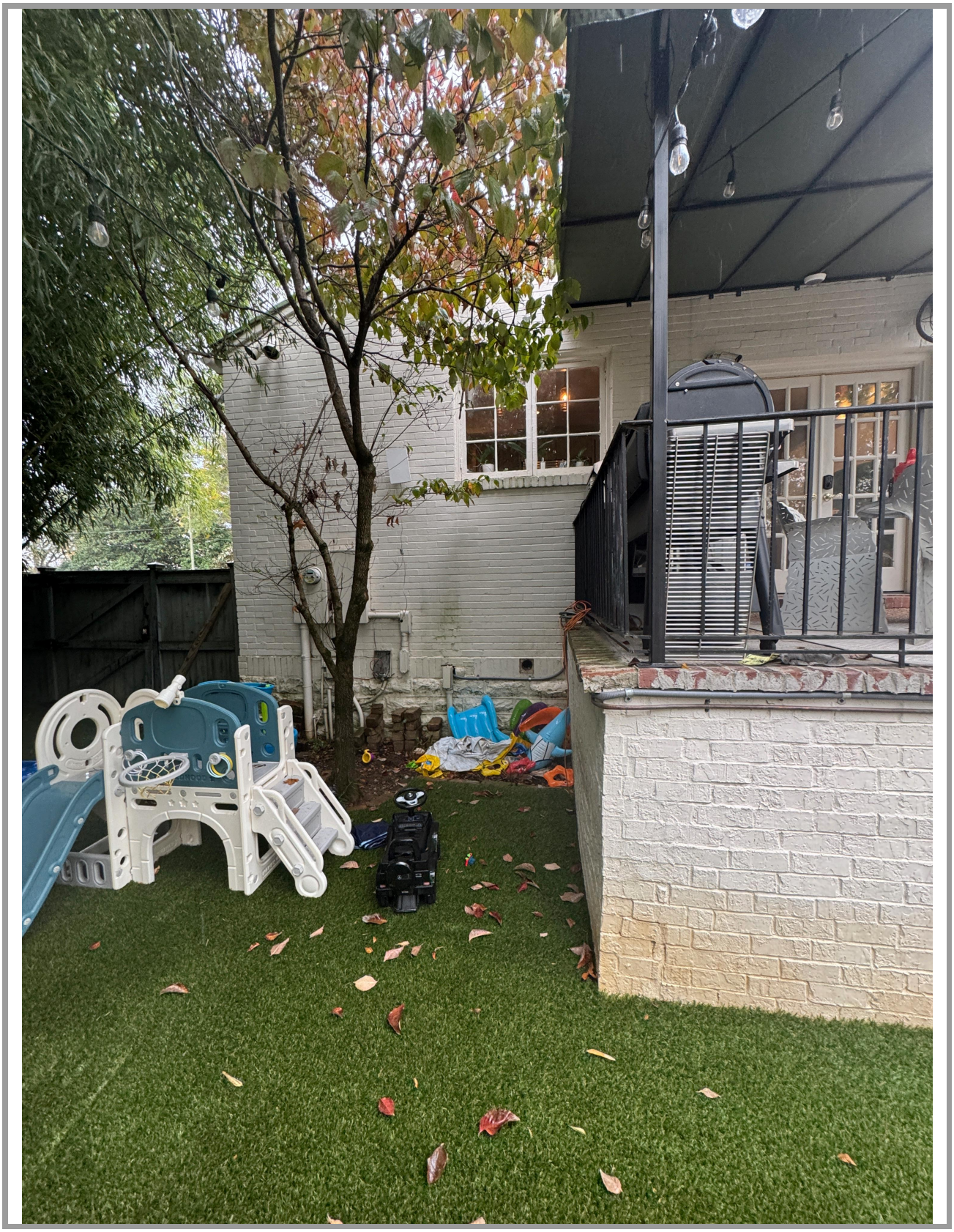
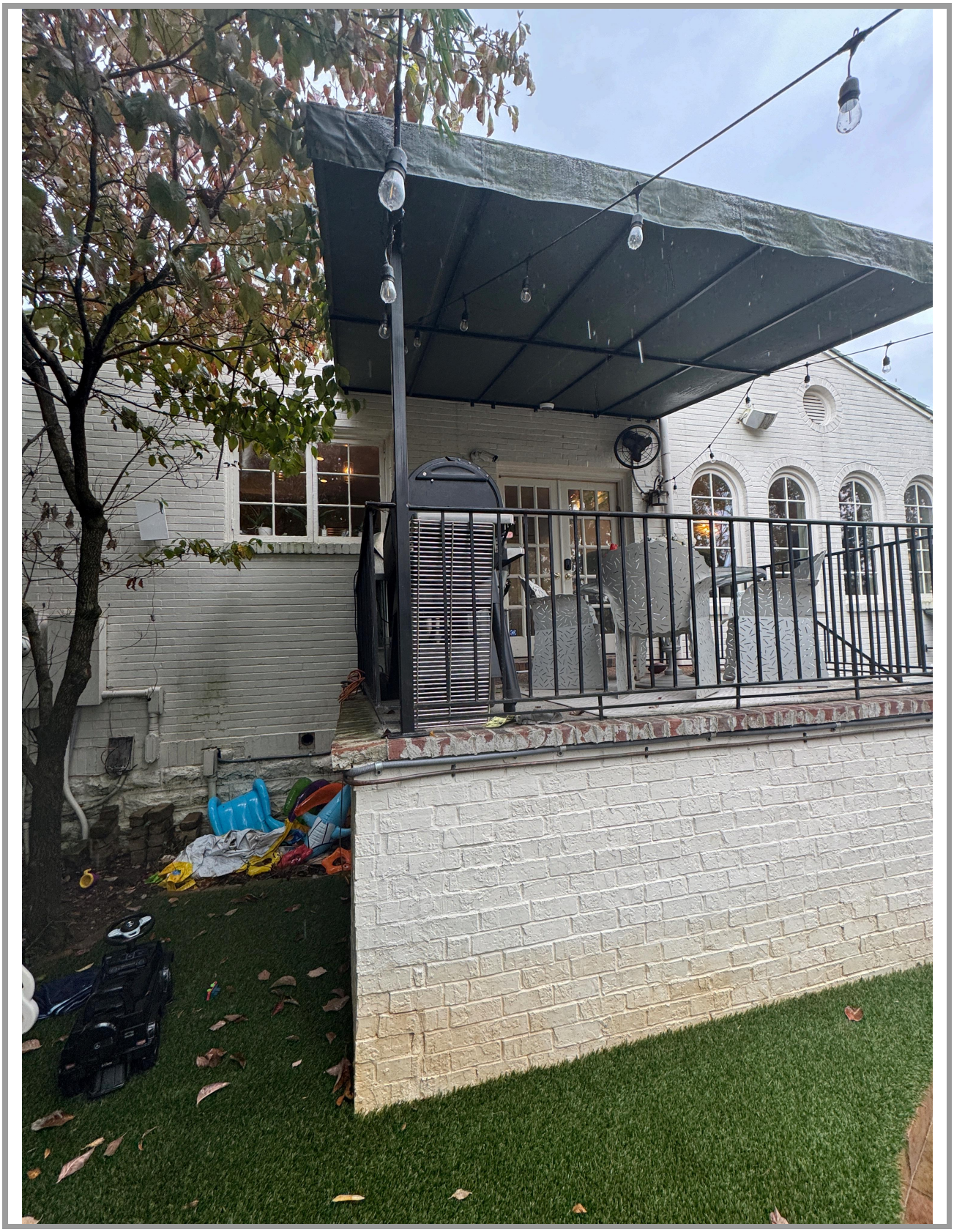
NASHVILLE









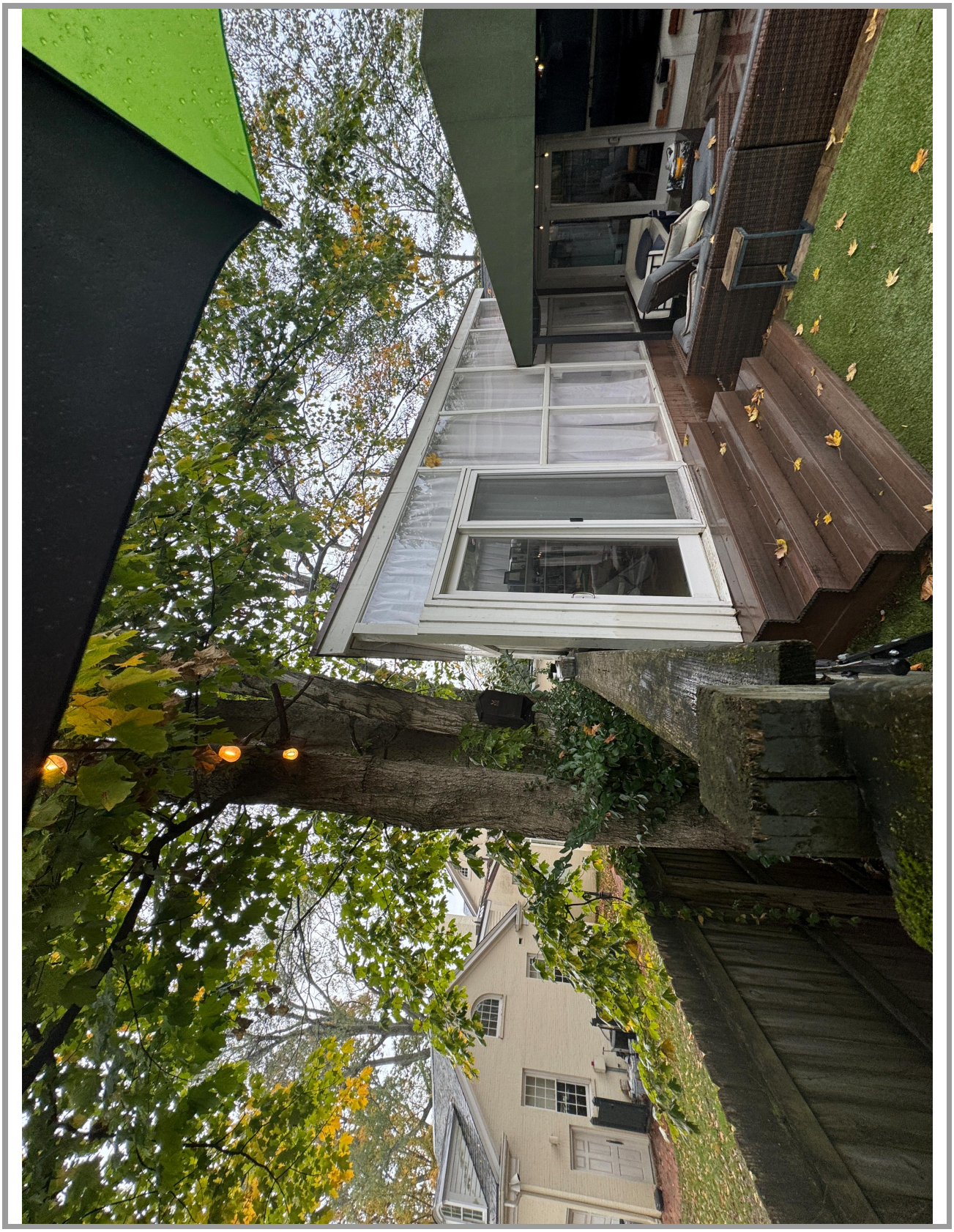




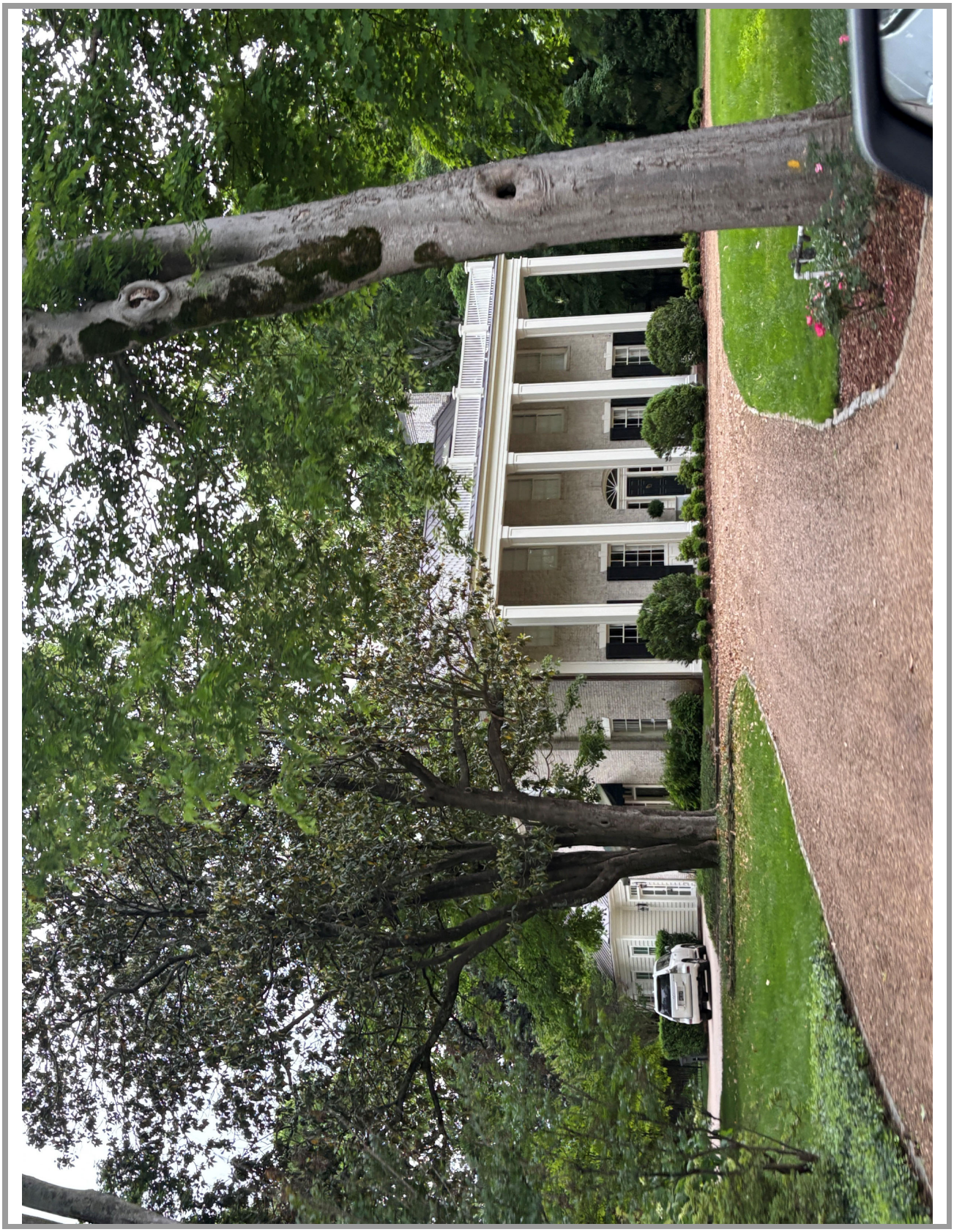


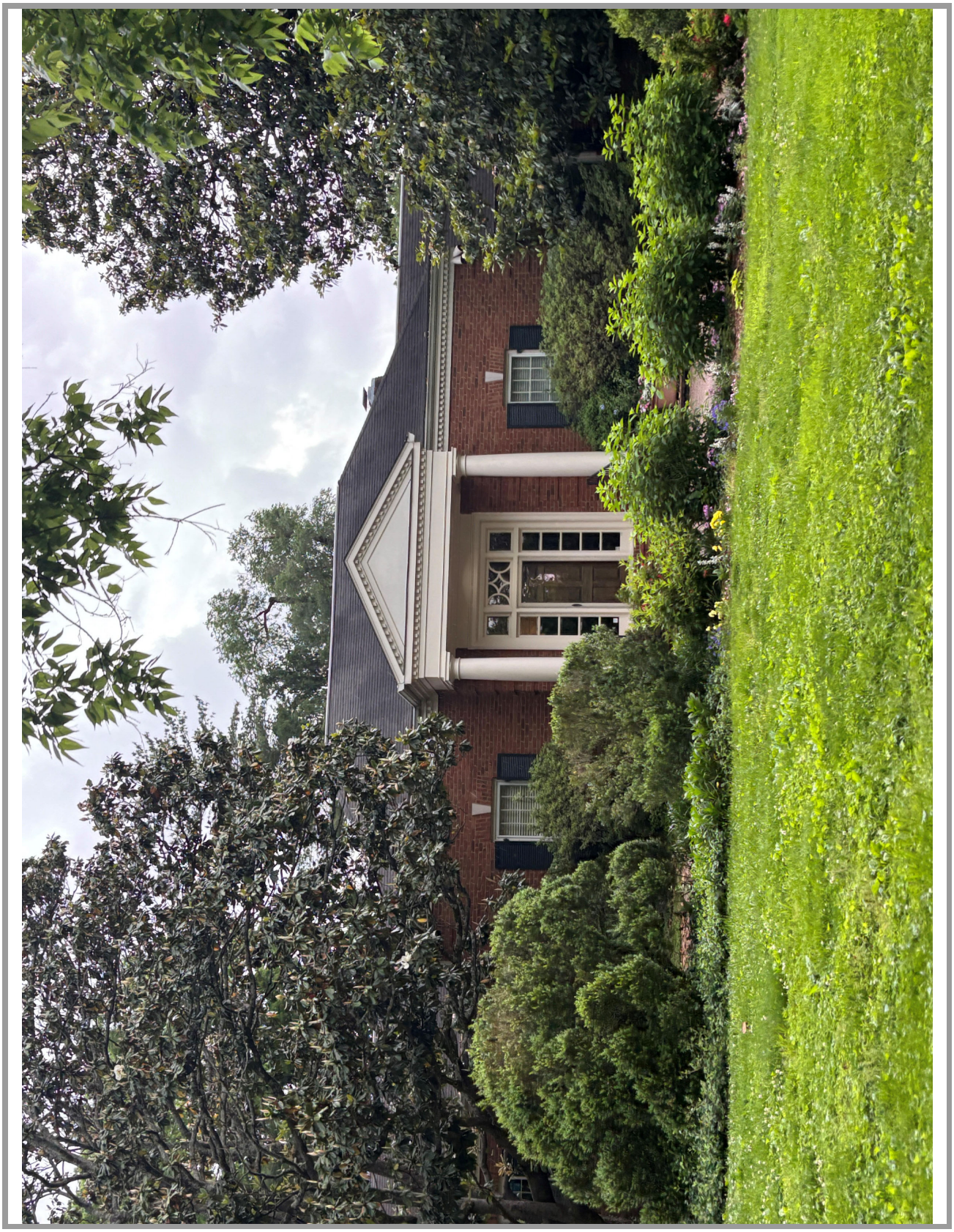


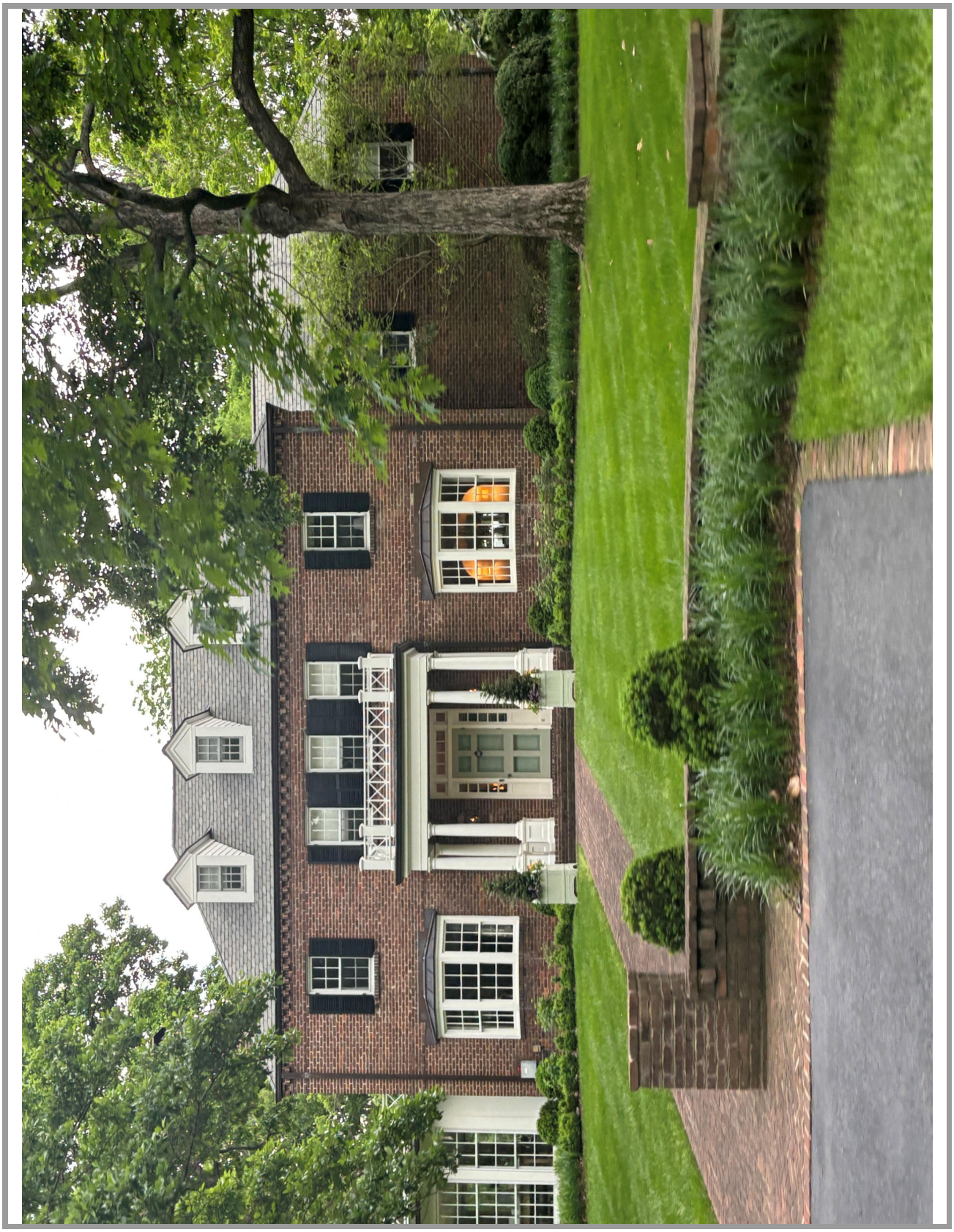










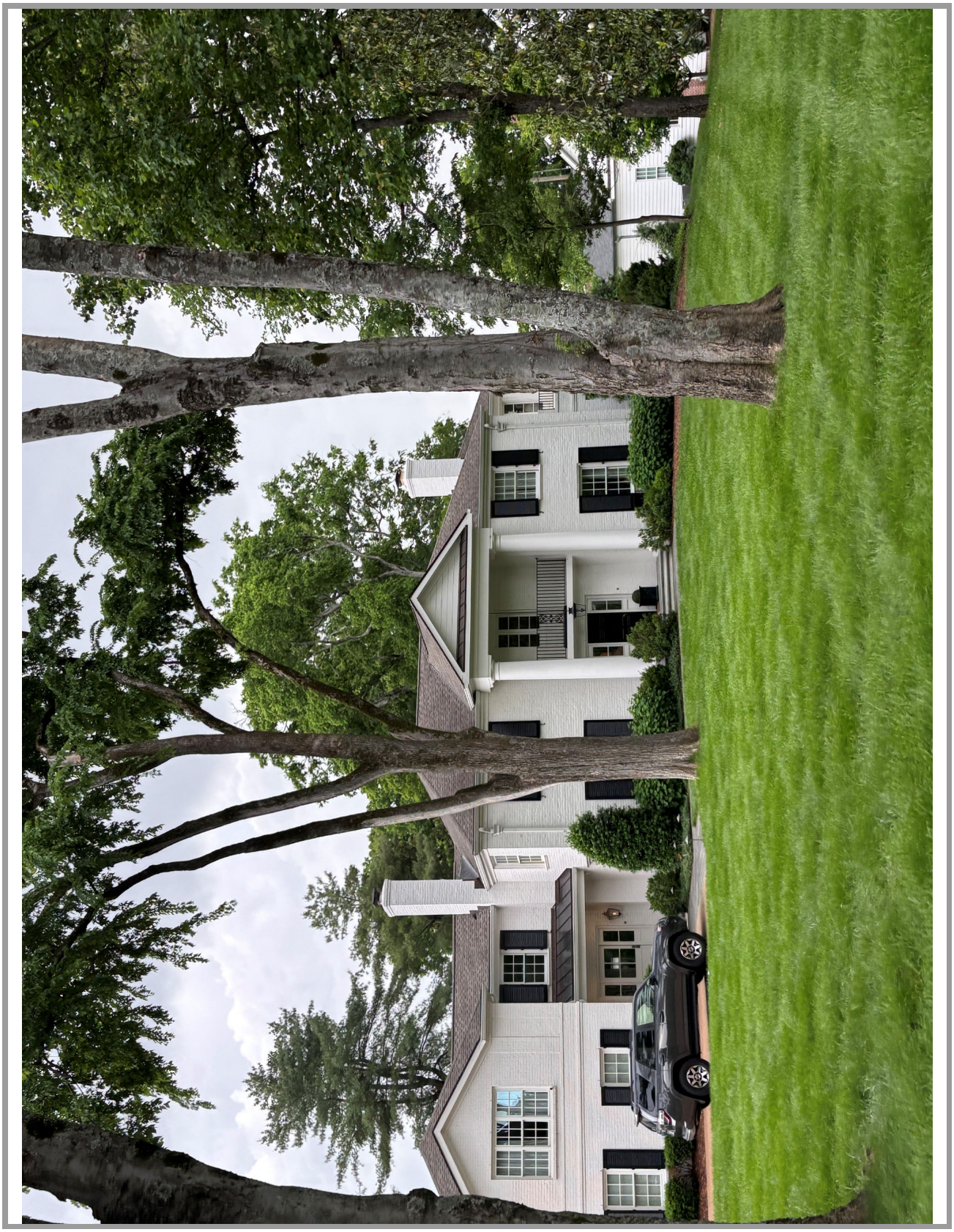


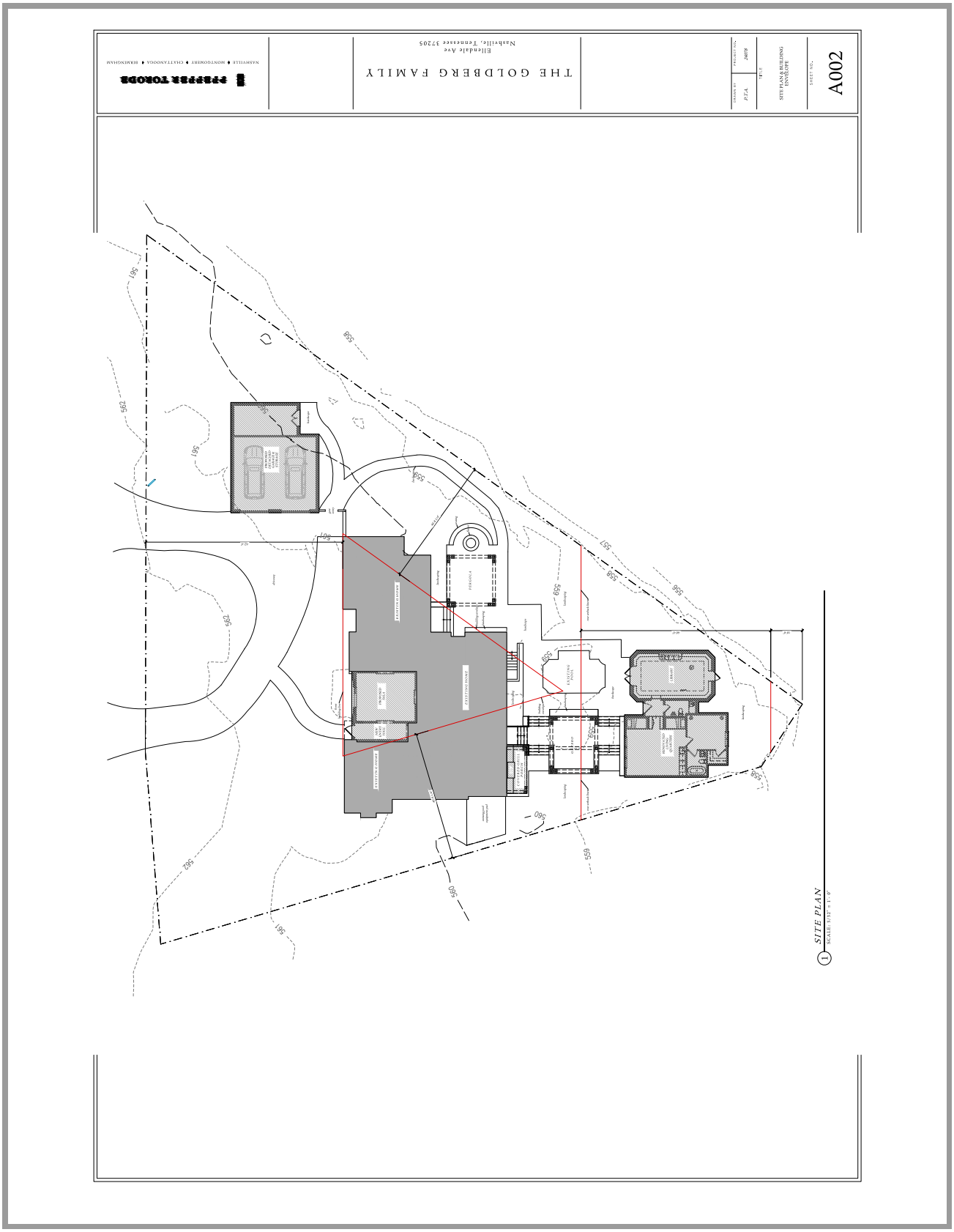











A002
SITE PLAN & BUILDING ENVELOPE
THE GOLDBERG FAMILY
Ellendale Ave
Nashville, Tennessee 37205
PREPPER TORODB
NASHVILLE ♦ MONTGOMERY ♦ CHATTANOOGA ♦ BIRMINGHAM
SITE PLAN
SCALE: 1/32" = 1'-0"

423 Ellendale Avenue
PFEFFER TORODE

423 Ellendale Avenue

Located on a narrow triangular lot of 24,862 square feet, 423 Ellendale Avenue is a distinguished 1929 Spanish Revival residence. While the home retains much of its original charm, portions of the structure—particularly the front terrace and rear porch—require thoughtful intervention due to structural deterioration and non-original materials that detract from the architectural integrity, as well as spatial and functional value.

Following approval from the Belle Meade Board of Zoning Appeals for a detached garage and renovation of a rear conditional-use structure, we now seek a Certificate of Appropriateness for a partial demolition and addition at the East (front) and West (rear) elevations of the prinicple dwelling.

The proposal includes enclosing the front terrace to create a formal sala and repositioning the front door to the front building line—enhancing both function and fidelity to the original style. At the rear, we propose removing the non-contributing porch to allow for a more unified and historically sensitive composition that better aligns with Belle Meade's standards and the needs of a growing family. Additionally, with permission to demo the rear porch, will redo the stairs that lead to the patio and incorporate a new grill porch, further improving the home's functionality and outdoor living experience.

All proposed work has been carefully designed to respect the home's historic character and materials, while ensuring its continued relevance and structural soundness for years to come.

PFEFFER TORODE

423 Ellendale Avenue, Property of Significane

The principle dwelling located at **423 Ellendale Avenue is recognized as a Property of Significance, owing to its construction in 1929**. Five additional parcels along this street were also developed during the 1920s, with the remaining properties completed in the subsequent decade.

While most of the homes on this street are considered Properties of Significance, Ellendale Avenue does not fall within a historic district.

The **street showcases** a rich architectural tapestry, with homes influenced by **Colonial Revival, Greek Revival, Neoclassical, European Eclectic, and Tudor styles**. In contrast, the adjacent properties to our project are newly constructed, blending modern elements with an eclectic mix of historical references.

Our study, guided by the *Field Guide to American Houses*, indicates that the residence at **423 Ellendale Avenue exemplifies the Spanish Revival style**, incorporating Spanish Mission elements alongside its own unique, architectural features.



Regular Meeting - PACKET - (Page 124 of 665) Attachment: 60_HZC-P ... n--423-Ellendale-Avenue.pdf (Page 3 of 13)

General Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf

Identifying Period Style : Spanish Revival

- Low-pitched roof
- Arched windows and doors
- Eaves with little to no overhang
- Tiled roof
- Walls extend into gable without break
- Asymmetrical facade
- Double-sash doors
- Focal windows

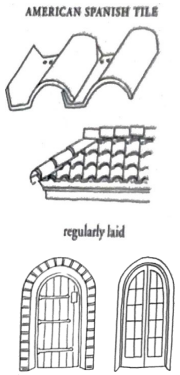
Unique to 423 Ellendale:
- Green, American Spanish tiled roof, regulary laid
- Painted brick
- Rowlock brick sills
- Arched brick surrounds at windows and doors
- Eclectic style with Spanish Mission influence











McAlester, Virginia Savage, and Lee McAlester. A Field Guide to American Houses. Revised ed., Alfred A. Knopf, 2015.

Cusato, Marianne, et al. Get Your House Right: Architectural Elements to Use & Avoid. Sterling, 2011.

Regular Meeting - PACKET - (Page 125 of 365) Attachment: 60_HZC-P ... n---423-Ellendale-Avenue.pdf (Page 4 of 13)

General Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf

Additional Photos of the Residence



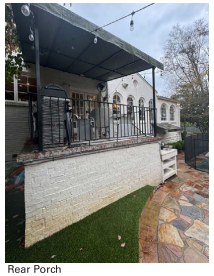
Front Elevation - Entrance



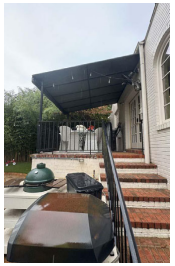
Front Elevation - Entrance



North Side Yard



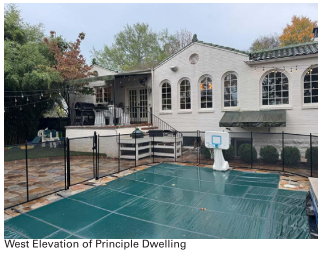
Rear Porch



Rear Porch + Existing Grill Area



Rear Porch



West Elevation of Principle Dwelling



Rear Patio - South Elevation



Pool House & Entertainment Space



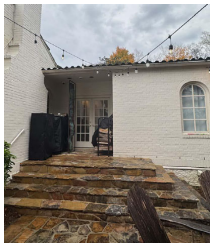
Pool House & Entertainment Space

Additional exterior photos of the front elevation & backyard of the property.

The existing materials at the principle dwelling maintain **painted brick, green spanish tiles regularly laid, and textile awnings**. The residence also has **6" half round gutters, painted** to blend in with the brick, and is **eaveless.**



West Elevation of Principle Dwelling



West Elevation at Rear Patio



West Elevation of Principle Dwelling

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General Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf

423 Ellendale Avenue - Historic Zoning Presentation
Site Plan

Pfeffer Torode Architecture

423 Ellendale Avenue - Site Plan

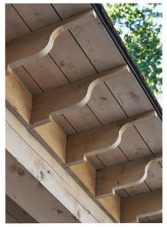
Our project aims to thoughtfully enhance the property to better accommodate the evolving needs of a growing family, while honoring the home's architectural heritage. We propose exterior updates using materials more in keeping with the Spanish Revival style, ensuring the residence remains harmonious with the character of the Belle Meade neighborhood.

While there are a few interventions planned across the lot, our primary focus for this application is on the principal dwelling, specifically the East (front) and West (rear) elevations.

We are respectfully seeking a Certificate of Appropriateness for the partial demolition and renovation of the existing rear porch, as well as for a proposed addition and enclosure at the front of the principal structure.

Inspiration Imagery

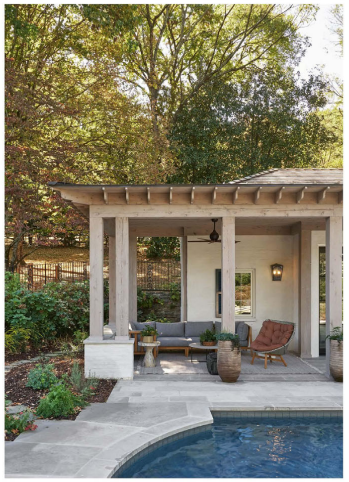
Our design respectfully draws from the existing home's historic character, proposing subtle, context-sensitive upgrades that support a growing family's needs. We will preserve original materials wherever possible, and any additions will be carefully matched to the existing exterior to ensure architectural continuity and integrity.



White-oak rafter tails



Rythmic & repetitive arched windows & doors



Covered outdoor spaces



Materials to match existing home: painted brick & green spanish barrel tiles



Low sloped roofs & terraced circulation



Ornate white-oak brackets at exterior

Regular Meeting - PACKET - (Page 128 of 665) Attachment: 60_HZC-P ... n---423-Ellendale-Avenue.pdf (Page 7 of 13)
General Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf

Existing East Elevation - Partial Demo & Addition

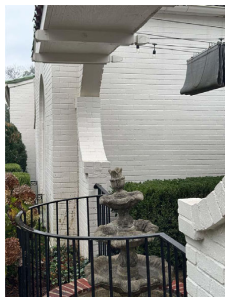
We are requesting the partial demolition of the front wall of the entry terrace. This wall was incorrectly constructed as a wood-framed, thin brick veneer structure, which is now sagging and separating. In addition to its structural issues, the wall is incompatible with the Spanish Revival style of the principal dwelling.

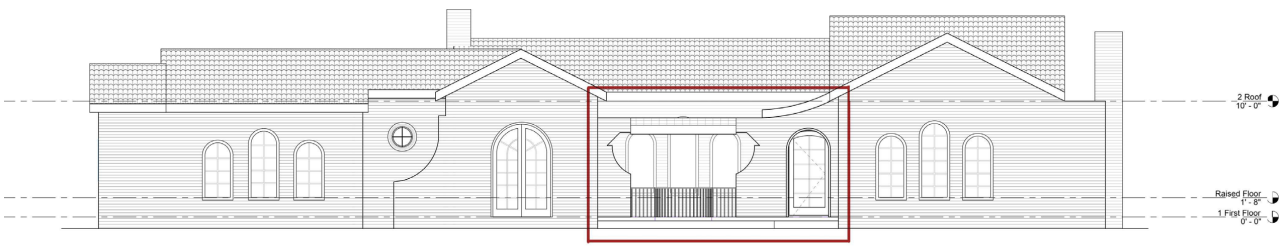
This demolition will allow for the full enclosure of the entry terrace in a manner that is architecturally appropriate and consistent with the home's historic character.







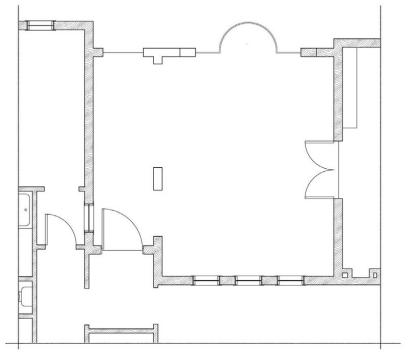




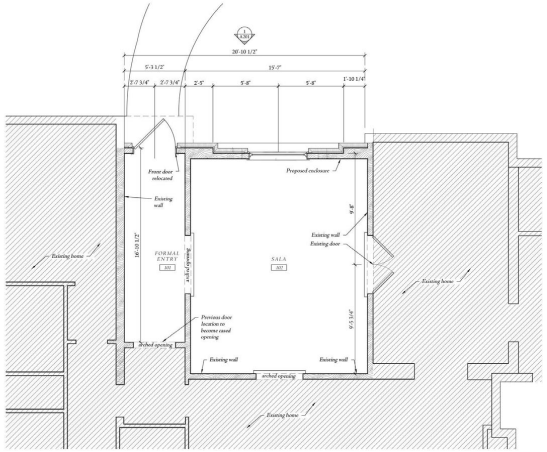
1 PRINCIPLE DWELLING - EAST ELEVATION
SCALE: 1/4" = 1'- 0"

Proposed East Elevation & Plan

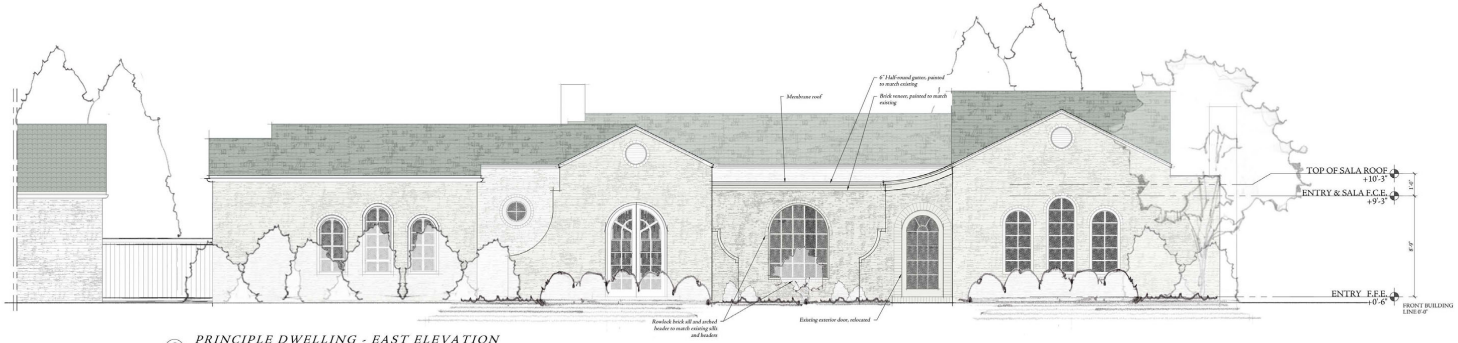
We propose to enclose the front terrace and transform it into a conditioned formal sala—the Spanish Revival counterpart to a traditional parlor. This intervention seeks to bring architectural harmony to the street-facing façade while enhancing the home's functionality. By reclaiming underutilized outdoor space, the new sala offers a refined, versatile environment for family gatherings and formal entertaining, aligning with both the aesthetic heritage of the home and the evolving needs of contemporary living.



EXISTING PLAN



1 *ENTRY & SALA FLOOR PLAN*
SCALE: 1/4" = 1'- 0"



2 *PRINCIPLE DWELLING - EAST ELEVATION*
SCALE: 1/4" = 1'- 0"

Regular Meeting - PACKET - (Page 130 of 365) Attachment: 60_HZC-P ... n---423-Ellendale-Avenue.pdf (Page 9 of 13)

General Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf

423 Ellendale Avenue - Historic Zoning Presentation
East Elevation - Partial Demo & Addition

Pfeffer Torode Architecture

Existing East Elevation - Partial Demo & Addition

We are requesting approval for the the rear porch to be demolished & replaced with an efficiently designed circulation and a functional covered grill area, with updated materials that align with the Spanish Revival home's existing materials.

1 PRINCIPLE DWELLING - WEST ELEVATION
SCALE: 1/4" = 1' - 0"

Proposed Elevations

We also propose renovating the rear demolition area to improve circulation and strengthen the connection to the backyard. A new covered grill area enhances functionality, while white oak–wrapped columns add warmth. The use of painted brick and a bronze-toned roof maintains visual continuity with the existing materials, warmth, and architectural upgrades: complementing the home's original character.

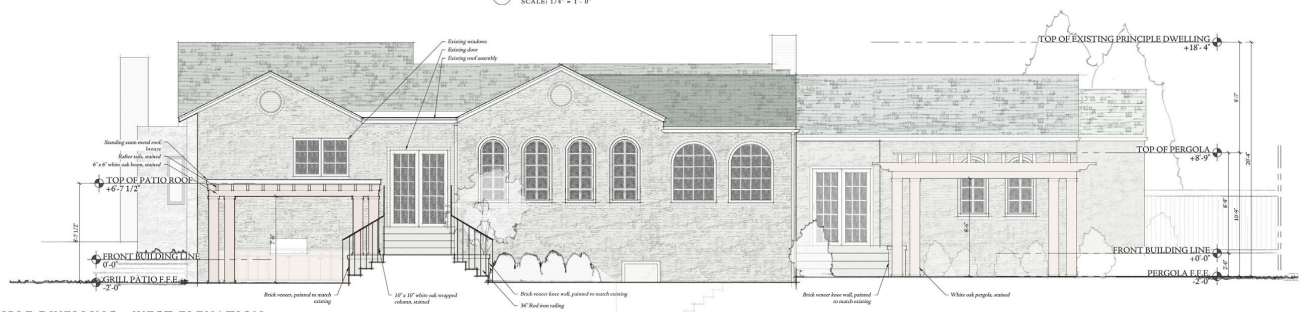


1 PRINCIPLE DWELLING - SOUTH ELEVATION
SCALE: 1/4" = 1'- 0"



2 PRINCIPLE DWELLING - NORTH ELEVATION
SCALE: 1/4" = 1'- 0"



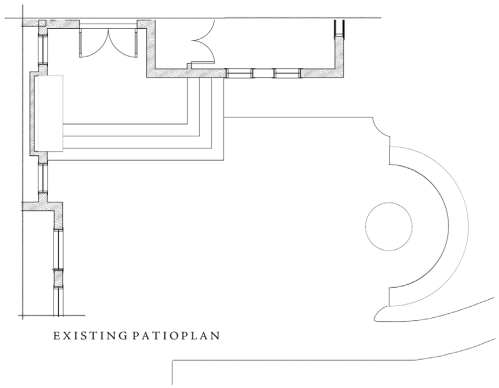


3 PRINCIPLE DWELLING - WEST ELEVATION
SCALE: 1/4" = 1'- 0"

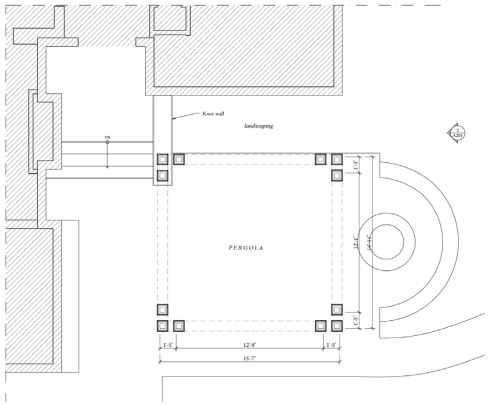
Proposed North & West Elevations & Plans

To summarize:

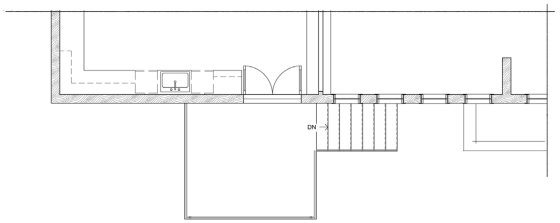
- partially remove steps at patio & add knee wall
- remove rear porch & replace it with efficient steps
- add covered grill porch at rear, adjacent to new stairs



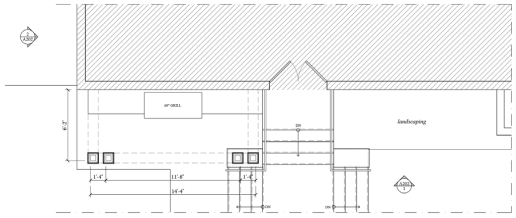
EXISTING PATIOPLAN



3 PERGOLA FLOOR PLAN
SCALE: 1/4" = 1'- 0"



EXISTING REAR PORCH PLAN



2 GRILL PORCH FLOOR PLAN
SCALE: 1/4" = 1'- 0"

Wall Section & Details

Materials List:

Windows:
- Marvin windows, round-top
- Aluminum clad, painted to match existing
- Rowlock brick sills to match existing
- Arched brick headers to match existing

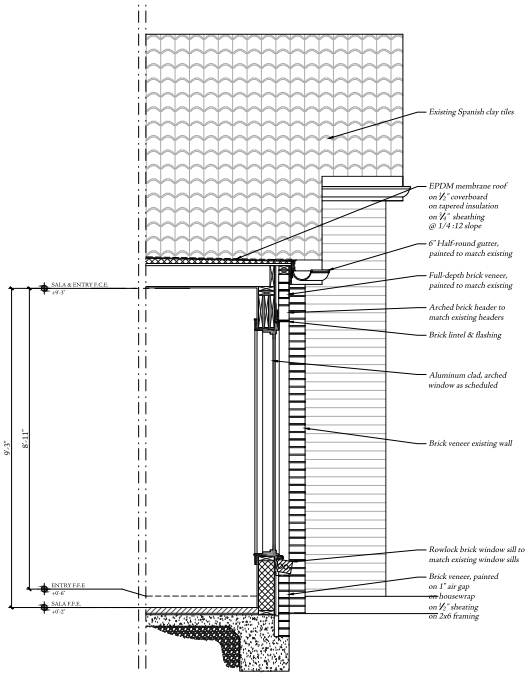
Veneer:
- Full-depth brick veneer, painted to match the existing residence

Roofing:
- Ludowici Spanish clay tiles to match the existing spanish clay tiles
- Standing seam metal roof, flat sheet in bronze

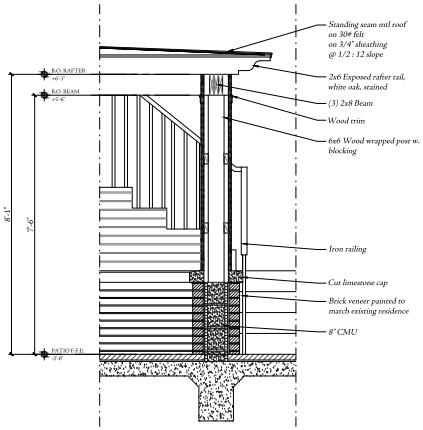
Railings:
- Iron / Metal railings

Bracket, Beam, Column Elements:
- White oak, stained

Gutters
- 6” half-round gutters, painted to match existing

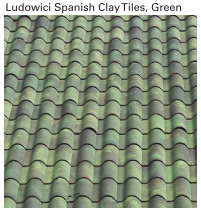


1 WALL SECTION AT SALA
SCALE: 1/4" = 1'- 0"

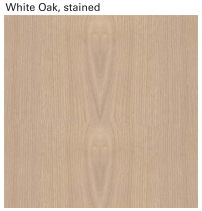


2 SECTION AT GRILL PORCH
SCALE: 1/4" = 1'- 0"

Ludowici Spanish Clay Tiles, Green



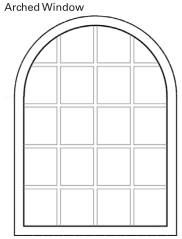
White Oak, stained



Painted Brick



Arched Window



6” Round gutters, painted

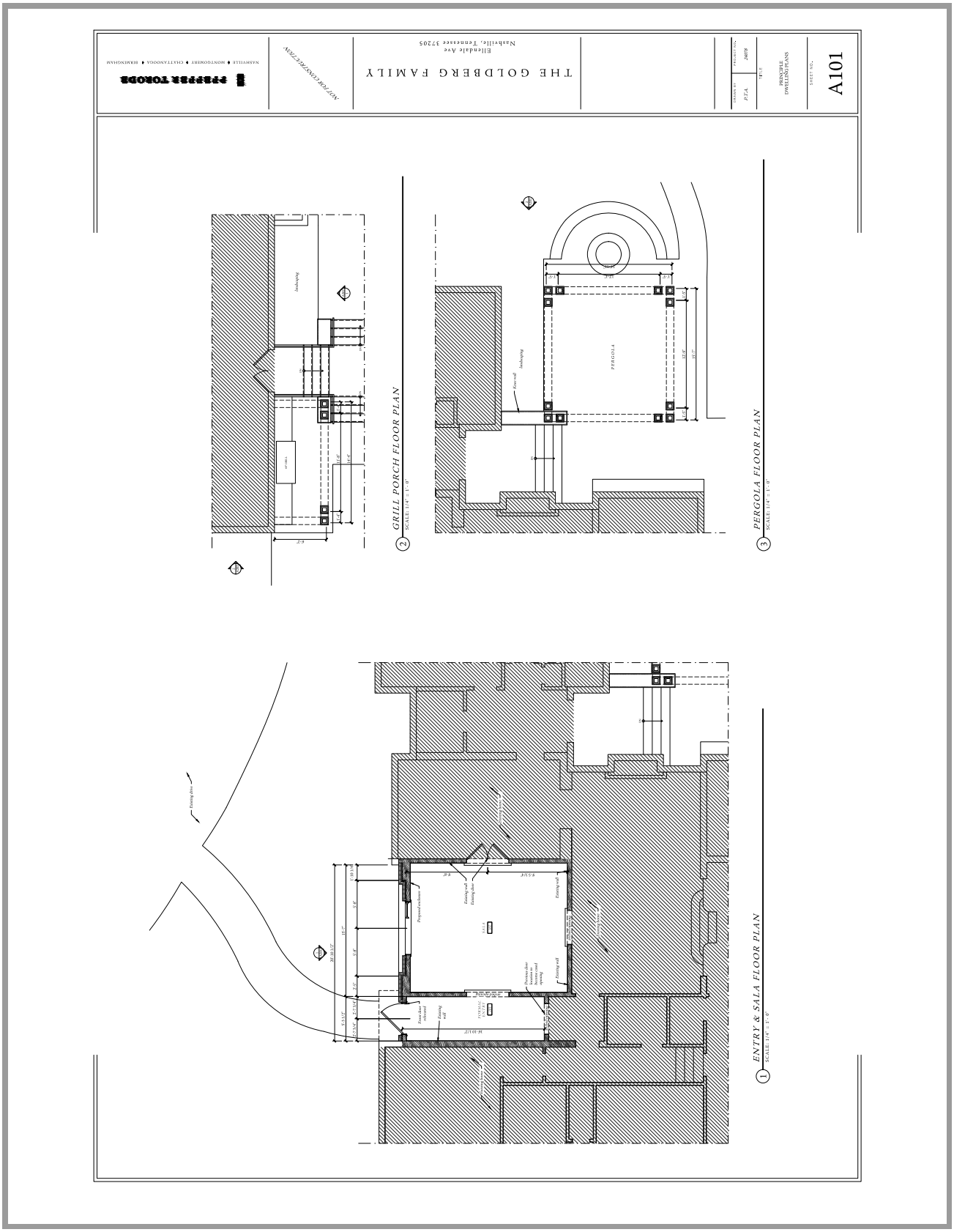


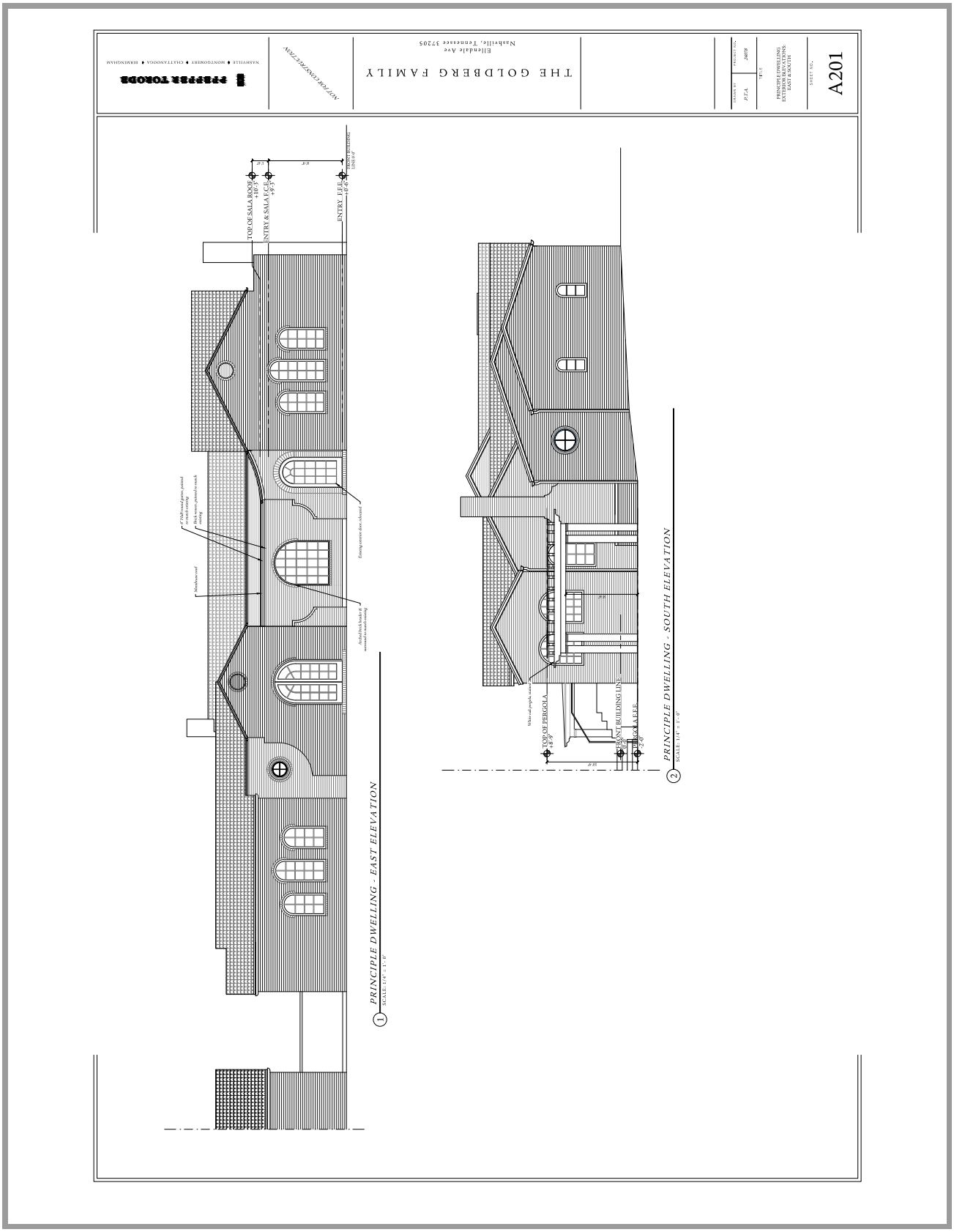
Standing Seam Metal Roof, low gloss bronze

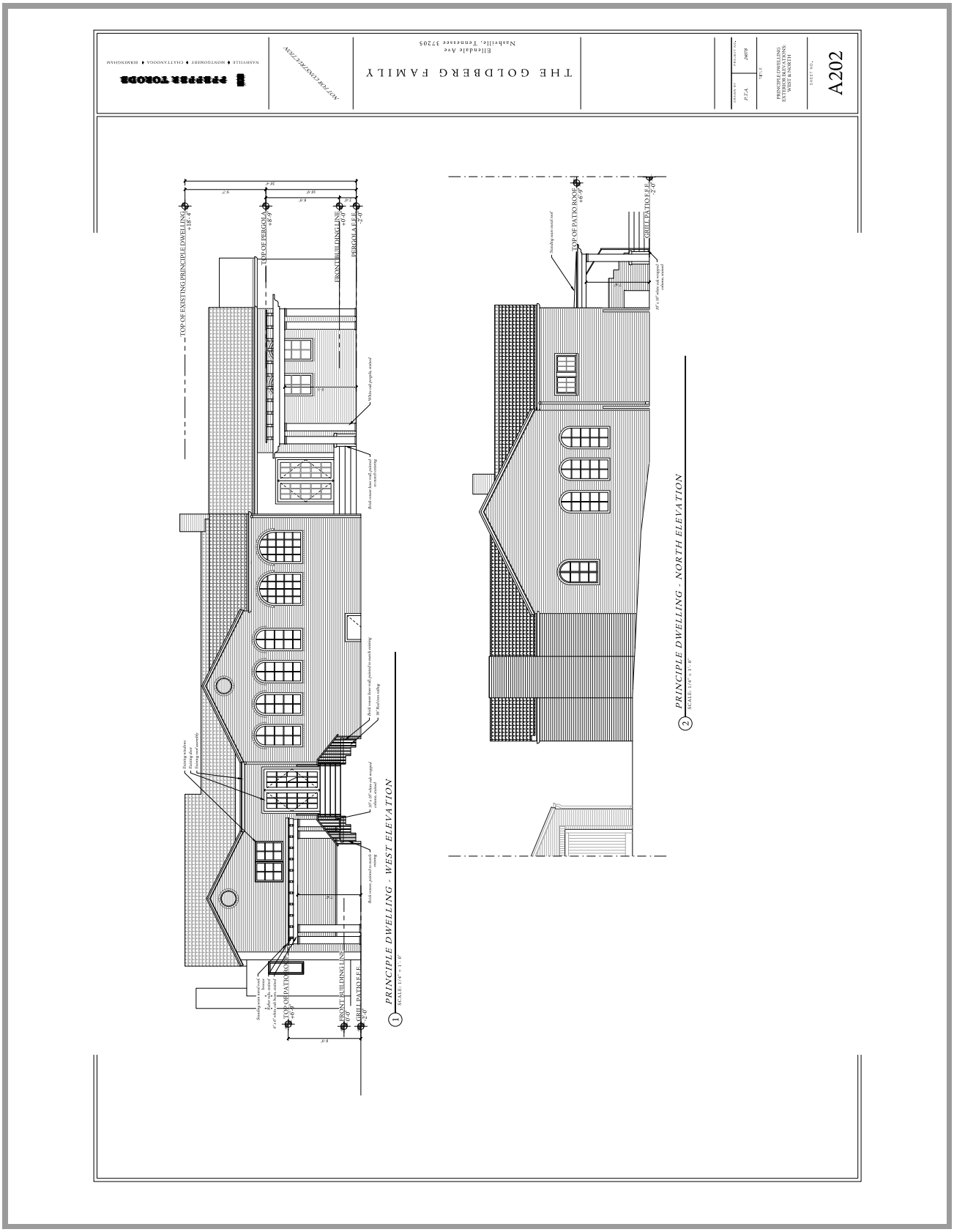


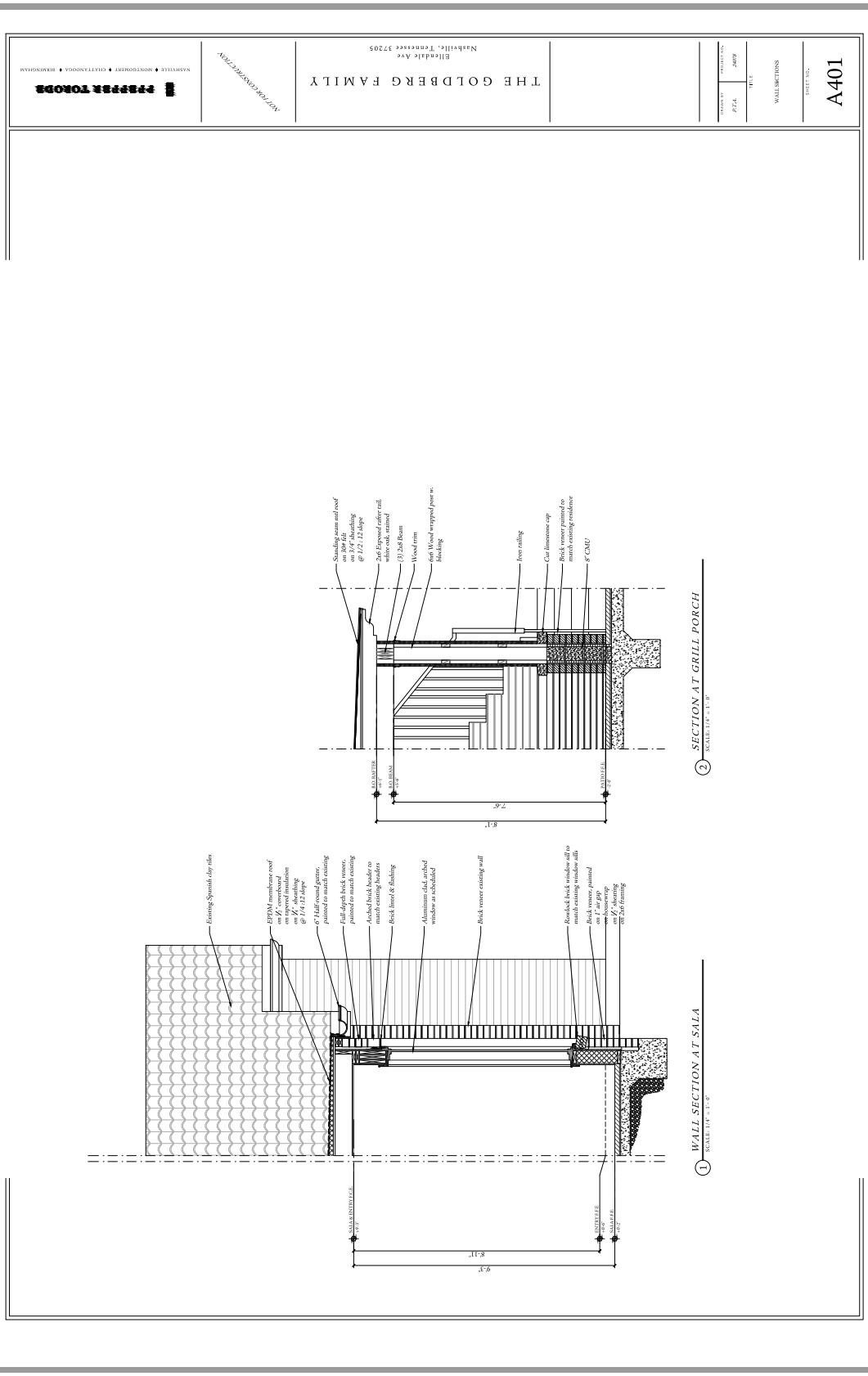
Regular Meeting - PACKET - (Page 134 of 151) Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf (Page 13 of 13)

General Attachment: 60_HZC-Presentation--423-Ellendale-Avenue.pdf


A101
PRINCIPLE DWELLING PLANS
THE GOLDBERG FAMILY
Ellendale Ave
Nashville, Tennessee 37205
NOT FOR CONSTRUCTION
PEPPER TOMOBB
NASHVILLE ♦ MONTGOMERY ♦ CHATTANOOGA ♦ BIRMINGHAM
GRILL PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"
PERGOLA FLOOR PLAN
SCALE: 1/4" = 1'-0"
ENTRY & SALA FLOOR PLAN
SCALE: 1/4" = 1'-0"


THE GOLDBERG FAMILY
Ellendale Ave
Nashville, Tennessee 37205
NOT FOR CONSTRUCTION
PRINCIPLE DWELLING
EXTERIOR ELEVATIONS
EAST & SOUTH
A201
PRINCIPLE DWELLING - EAST ELEVATION
PRINCIPLE DWELLING - SOUTH ELEVATION
TOP OF SALA ROOF
ENTRY & SALA F.C.E.
ENTRY F.E.E.
TOP OF PERGOLA
FRONT BUILDING LINE
PERGOLA F.E.E.


THE GOLDBERG FAMILY
Ellendale Ave
Nashville, Tennessee 37205
NOT FOR CONSTRUCTION
PRINCIPLE DWELLING
EXTERIOR ELEVATIONS
WEST & NORTH
A202
PRINCIPLE DWELLING - WEST ELEVATION
PRINCIPLE DWELLING - NORTH ELEVATION


A401
WALL SECTIONS
THE GOLDBERG FAMILY
Ellendale Ave
Nashville, Tennessee 37205
NOT FOR CONSTRUCTION
PFEFFER TORODE
NASHVILLE ♦ MONTGOMERY ♦ CHATTANOOGA ♦ BIRMINGHAM
Standing seam mtl roof on 30# felt on 1/2" sheathing @ 12" 12 slope
2x6 Exposed rafter tail, white oak, stained
(3) 2x8 Beam
Wood trim
6x6 Wood wrapped post w. blocking
Iron railing
Cast limestone cap
Brick veneer painted to match existing residence
8" CMU
SECTION AT GRILL PORCH
SCALE: 1/4" = 1'-0"
Existing Spanish clay tiles
EPDM membrane roof on ½" coverboard on tapered insulation on ½" sheathing @ 1/4" 1 slope
6" Half round gutter, painted to match existing
Full-depth brick veneer, painted to match existing
Arched brick header to match existing headers
Brick lintel & flashing
Aluminum clad, arched window as scheduled
Brick veneer existing wall
Rowlock brick window sill to match existing window sills
Brick veneer, painted on 1" air gap on housewrap on ½" sheathing on 2x6 framing
WALL SECTION AT SALA
SCALE: 1/4" = 1'-0"

Staff Report

Agenda No.:	IV.B.
Case No.:	A25-24
Staff:	Mary Samaniego, Planning Director
Applicant:	The Goldberg family
Request:	Certificate of Appropriateness for an addition to a single-family residence.
Location:	423 Ellendale Avenue

Summary:
The applicant/owner, the Goldberg family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a front addition to the residence. The proposed architectural style is Spanish Revival with standard elevations, materials, and references provided in the submittal for this meeting. At the April 2025 Board of Zoning Appeals meeting, the following variances were approved to facilitate this project: a front and rear yard setback, maximum footprint, and maximum gross floor area.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.57 acres (24,862 square feet) and is an irregular triangular shape.
2. The existing dwelling was constructed in 1929 and does not include a garage.
3. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,983 square feet. The existing residence, including pool house, has a building footprint of 4,454 square feet. The proposed detached garage addition will then provide as overall building footprint of 4,689 square feet (1,706 square feet over the maximum allowable).
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 5,594 square feet. The existing residence, including pool house, has a building area of 4,454 square feet. The proposed detached garage and living quarters will then provide as overall building footprint of 5,611 square feet (17 square feet over the maximum allowable).
5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property of significance*.
6. The dwelling has been identified in the 2021 historical survey (DV-21643) as having: tile roof configuration; arched vinyl windows; a brick chimney.
7. The residence has had three owners over the last 60 years.

8. The property is located within the Residence “B” zoning district and is not within the regulated floodplain.
9. Materials list:

New Construction Material List Description

Window Manufacturer: Marvin

Window Material:

Frame Material:

Windowsills: Rowlock brick sills

Brick, Painted/Natural: Painted

Brick/Stone Thickness: Brick, 3 5/8", standard

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters: Iron railings, stained wh

Chimney Material:

Roofing Material: Spanish clay tiles, stand

Exterior Doors:

Eaves/Cornice:

Gutters: Half round, painted to m

Gutter Dimensions: 6" to match existing

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of the city. The HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in other sections of these design guidelines. A property of significance is defined as follows:

- Generally, these will be properties built prior to 1939;
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places;
- Embody such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of the City of Belle Meade;
- Are listed or determined eligible for listing in the National Register of Historic Places, and/or determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and/or
- Possesses one or more of the following criteria:
  - A broad cultural, political, economic, or social association with the historic development of the City of Belle Meade, the state, or the nation;
  - Identification with a historic person or with important events in the city, state, and/or national history;
  - Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in the city and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship;
  - Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period;
  - Is a notable work of a master builder, designer, or architect;
  - Possesses or may likely yield information important in prehistory or history; and/or
  - Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such

design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

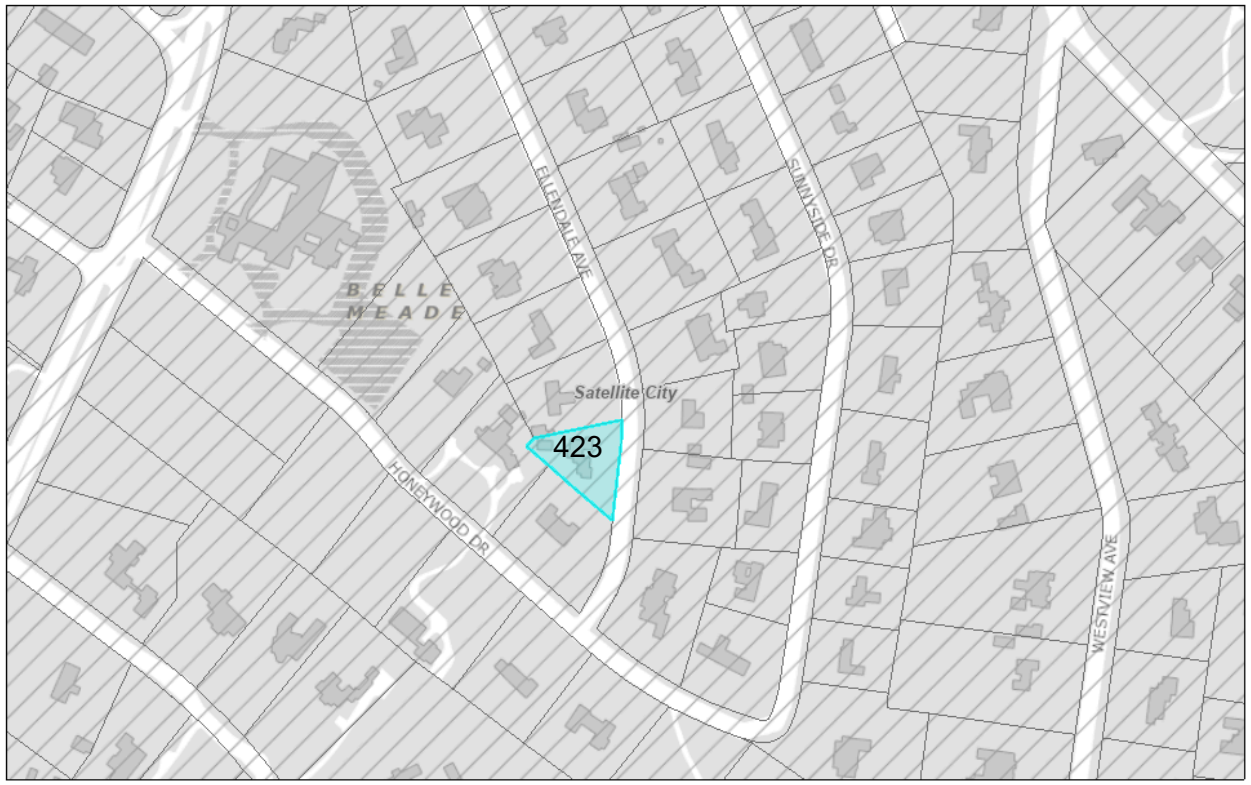
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 423 ELLENDALE AVENUE



4/2/2025, 10:27:21 AM

1:4,124

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Nashville Maps

From: rivenjan@aol.com
To: Mary Samaniego
Subject: re. 423 Ellendale Avenue
Date: Sunday, June 1, 2025 6:32:02 PM

I am totally in favor of the addition to their home! #A25-24
423 Ellendale Avenue

Thank you.
Jan Riven
426 Ellendale Avenue

Eric T. Helman
4404 Honeywood Drive
Nashville, TN 37205
eric.helman@gmail.com
615-767-8763
4 June 2025

Belle Meade Zoning Commission
4705 Harding Rd
Nashville, TN 37205

Re: Support for Proposed Exterior Updates - 423 Ellendale Avenue

Dear Commissioners,

I am writing to express my strong support for the proposed exterior renovations to the residence at 423 Ellendale Avenue. As a concerned neighbor and active member of our historic Belle Meade community, I have had the opportunity to review the homeowners' thoughtful renovation plans and believe they represent exactly the kind of careful stewardship our neighborhood needs.

The proposed improvements to this beautiful 1929 Spanish Revival home demonstrate exceptional attention to preserving the property's historic character while enhancing its functionality for modern living. The homeowners have clearly invested considerable time and effort in developing plans that honor the architectural integrity of their home. Their proposal to tastefully enclose the front area and redesign the rear porch into a more functional outdoor living space shows both practical wisdom and aesthetic sensitivity.

What particularly impresses me about this project is the homeowners' commitment to using materials and design elements that will seamlessly integrate with the original 1929 construction. This approach ensures that the updates will enhance rather than detract from the home's historic charm and the overall character of our neighborhood. Such careful attention to architectural harmony is exactly what helps preserve the unique appeal of Belle Meade.

These types of thoughtful renovations serve multiple important purposes. They allow historic homes to remain functional and relevant for contemporary families, which is essential for the long-term preservation of our neighborhood's character. When homeowners invest in quality improvements that respect historical architecture, it benefits not only their own property values but contributes to maintaining the distinctive appeal that makes Belle Meade such a desirable community.

I believe this project exemplifies the kind of responsible property stewardship that strengthens our entire neighborhood. The homeowners have demonstrated genuine care for both their property and our community's historic legacy, and I am confident their renovations will be a positive addition to Ellendale Avenue.

I respectfully urge the Commission to approve this well-planned project and ask that you accept this letter as my full endorsement of the proposed exterior updates to 423 Ellendale Avenue.

Thank you for your consideration and for your continued service in protecting the character of our historic community.

Sincerely,



Eric T. Helman

From: Alice Farquhar
To: Carly Walker
Subject: Fwd: Belle Meade Historical Commission Letter
Date: Thursday, June 5, 2025 11:22:14 AM

---------- Forwarded message ---------
From: **Seth Yazdian** <sethyazdian@gmail.com>
Date: Thu, 5 Jun 2025 at 11:18
Subject: Belle Meade Historical Commission Letter
To: Alice Farquhar <alicefarquhar@gmail.com>, Max Goldberg <Max@shprojects.co>

Seth Yazdian
4406 Honeywood Dr 37205
Nashville, TN
Sethyazdian@gmail.com
6/5/25

Belle Meade Historical Commission
4705 Harding Rd
Nashville, TN 37205

Dear Commissioners,

I am writing in support of the proposed exterior updates to the home at 423 Ellendale Avenue. As a neighbor and fellow member of this historic community, I appreciate the care and attention they've shown in planning improvements that respect the architectural integrity of their 1929 Spanish Revival home.

Their plans to enclose the front area and rework the rear porch into a more functional and attractive outdoor space show a thoughtful approach. They've taken care to ensure the new elements will match the original materials and style of the home, helping the updates blend seamlessly with the historic character of the property.

These kinds of improvements are important—not only do they enhance how the home functions for the people living there, but they also contribute to the long-term preservation of the property by keeping it relevant and well cared for. I believe this project demonstrates the kind of responsible stewardship that benefits the entire neighborhood.

Please accept this letter as my full support of their request.

Sincerely,

Seth Yazdian

--

Seth Yazdian
CL Construction
Craft ~ Logic

7175 Nolensville Rd. Suite 207
Nolensville, TN 37135
(P) 615-479-7153
(F) 615-776-1222

Russell W. Bates
403 Ellendale Ave.
Nashville, Tn. 37205
Rbates120833@gmail.com
June 2, 2025

Belle Meade Zoning Commission
4705 Harding Rd
Nashville, TN 37205

Dear Commissioners,

I am writing in support of the proposed exterior updates to the home at 423 Ellendale Avenue. As a neighbor and fellow member of this historic community, I appreciate the care and attention they've shown in planning improvements that respect the architectural integrity of their 1929 Spanish Revival home.

Their plans to enclose the front area and rework the rear porch into a more functional and attractive outdoor space show a thoughtful approach. They've taken care to ensure the new elements will match the original materials and style of the home, helping the updates blend seamlessly with the historic character of the property.

These kinds of improvements are important—not only do they enhance how the home functions for the people living there, but they also contribute to the long-term preservation of the property by keeping it relevant and well cared for. I believe this project demonstrates the kind of responsible stewardship that benefits the entire neighborhood.

Please accept this letter as my full support of their request.

Sincerely,

Russell W. Bates

Historic Zoning Commission - Certificate of Appropriateness Application

OWNER INFORMATION

Property Owner Email Address: robert@echols.com

Property Owner Phone: 615 473 4460

Is Owner Applicant? ◯Yes ◉No

RELATIONSHIP TO OWNER:

◯Contractor

◯Architect

◯Other (explain)

PROPERTY DESCRIPTION & LOCATION

N/A AGE/YEAR OF STRUCTURE

◯Yes ◉No PROPERTY OF SIGNIFICANCE (1901-1939)

◯Yes ◉No PROPERTY OF CONSERVATION (1940-2000)

◯Yes ◉No PROPERTY LESS THAN 50 YEARS

PROPOSED ACTIVITY

◯New Construction ◯Demolition ◯Exterior Alteration or Repair ◯Addition

Define Architectural Style 19th Century English Arts and

Reason for Request:

Construction of new Residence:
Proposed work:

The house has a rambling but ordered plan that embraces its relationship with the landscape to create outdoor spaces. Composed predominantly of rough limestone,

---

Demolition of Structures:

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

N/A

Historical Significance

N/A

◯Yes ◯No Is the property habitable?

Give a compelling reason for demolition of property

N/A

Describe the proposed reuse of existing materials, if any?

Existing retaining walls where applicable

New Construction Material List Description

Window Manufacturer: Kolbe VistaLuxe WD Lin

Window Material: Interior - Wood, painted

Frame Material: Exterior: Aluminum Clad

Windowsills: Smooth Cut Indiana Gra

Brick, Painted/Natural: Leuders Limestone

Brick/Stone Thickness: Full depth stone veneer

Clapboard Material: N/A

Clapboard Dimensions/Reveal: N/A

Railings, Columns, Pilasters: Stone veneer; naturally

Chimney Material: Stone veneer w/ smooth

Roofing Material: Tapersawn, cedar shake

Exterior Doors: Kolbe VistaLux aluminu

Eaves/Cornice: Corbeled stone, wood fa

Gutters: Half round copper gutte

Gutter Dimensions: 6" half round copper gu

Property of Significance

◯Yes ◯No A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;

◯Yes ◯No Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;

◯Yes ◯No Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;

◯Yes ◯No Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or

◯Yes ◯No Is a notable work of a master builder, designer, or architect, and/or;

◯Yes ◯No Possesses or may likely yield information important in prehistory or history, and/or

◯Yes ◯No Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In Step 5 of the Application, please attach the below document(s) for all types of CoA Applications:

- Description of Property Condition and Proposal
- Site Plan showing building envelope
- All building elevations showing finish grade
- Wall Section with siding, roofing, doors, windows, and ornamentation.
- PDF Photos of Existing Property
- PDF Photos of Neighboring Properties
- PDF Inspirational Photos

Additional submittal requirements for **Exterior Alteration or Repairs**:
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

Additional submittal requirements for **New Construction and Additions**:
A complete set of CAD plans at 1/4-inch scale.

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Jamie Pfeffer	2025-05-16
Typed Signature of Applicant or Owner	Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

ADDRESS 444 Tyne Boulevard

LOT SF 155,654 sf	**ALLOWABLE**	**EXISTING**	**TOTAL CHANGE**	**NEW TOTAL**	**% OVER**
FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF	18,678			9,736	n/a
FOOTPRINT (ESTATE A) 8% OF LOT SF					
FAR					
LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF	.				
LOTS > 40,00 SF = 0.200 X LOTS SF	30,508			14,821	n/a
FRONT YARD SF		39,928			
DRIVEWAY 12%	11,996	8,343	1,060	9,403	n/a
DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF	8,784	5,638	-46	5,592	n/a
WALKWAYS					
HARDSCAPE MAX. 8% OF LOT SF	12,452	8,273	-1883.00	6,390	n/a
POOL (WATER AREA) = MAX. 2% OF LOT SF	3,113	1,364	-688	676	n/a
HARDSCAPE + POOL = MAX. 8%	12,452	9,637	-2,571	7,066	n/a



a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

PROJECT TEAM

ARCHITECT
PFEFFER TORODE ARCHITECTURE

921B WOODLAND STREET
NASHVILLE, TN 37206

PROJECT MANAGER:
JONATHAN TORODE
ROBERT THOMPSON
JONATHAN@PFEFFERTORODE.COM
ROBERT@PFEFFERTORODE.COM
615-300-7192

INTERIOR DESIGNER
L. ASHLEY CANTER

LA | CA DESIGN STUDIO

3500 HILLDALE DRIVE
NASHVILLE, TN 37215

LA@LACADESIGN.COM
310-490-7208

STRUCTURAL ENGINEER
MICHAEL MURRAY

THE STRUCTURE CO.

9 SOUTH 9TH ST SUITE #3
NASHVILLE, TN 37206

MURRAY@STRUCTURE-CO.COM
615-598-5435

CIVIL ENGINEER
PETER ROMANO

COLLECTED CIVIL ENGINEERING

921B WOODLAND STREET
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JASON GABBARD

JASON GABBARD LANDSCAPE ARCHITECT

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FRANKLIN, TN 37064

JASON@GLA.DESIGN
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BUILDER
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M.P. DANIEL CONSTRUCTION

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SQUARE FOOTAGES

CONDITIONED:	
MAIN LEVEL	6,494 SQFT
UPPER LEVEL	3,601 SQFT
LOWER LEVEL	1,522 SQFT
CABANA	819 SQFT
TOTAL CONDITIONED	11,528 SQFT
UNCONDITIONED:	
GARAGES	1,479 SQFT
MECH / STORAGE	1,447 SQFT
TOTAL UNCONDITIONED	2,961 SQFT
TOTAL UNDER ROOF	14,491 SQFT

PFEFFER TORODE
NASHVILLE • ARCHITECTURE • QUALITY OF LIFE • ESTABLISHED

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

February 14, 2025
DRAWN BY: JT.A
PROJECT NO: 23024
TITLE
COVER SHEET
SHEET NO.
G001

GENERAL NOTES

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 1997 EDITION, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS AND EXCEPT AS MODIFIED BY THE ARCHITECT'S SUPPLEMENTARY CONDITIONS', ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK WILL BE BASED.
2. THIS DOCUMENT IS PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY.
3. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYED ON IVERY SHEET TO A SPECIFIC DETAIL.
5. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE CODES AND STANDARD PRACTICES OF ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VIOLATION OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE PUBLIC DEPARTMENT INVOLVED WITHOUT EXTRA CHARGE.
6. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
7. ALL ITEMS DEPICTED GRAPHICALLY, WHETHER NOTED OR NOT, ARE PART OF THE CONTRACTOR'S SCOPE OF WORK AND SHALL BE PROVIDED AT NO EXTRA CHARGE.
8. ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, AND ALL OTHERS) REQUIRED BY STATE AND LOCAL CODES, EXCEPT THOSE ACQUIRED BY SUBCONTRACTORS, ARE TO BE SECURED BY THE GENERAL CONTRACTOR.
9. EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND OBTAIN ANY REQUIRED PERMITS. ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR.
10. THE CONTRACTOR SHALL ENSURE THAT THE BUILDING AND SITE CAN BE ACCOMPLISHED AS DESIGNED. THE ARCHITECT MUST BE NOTIFIED OF ANY PROBLEMS WITH PROVIDED WALL LOCATIONS AFTER THE CHALK LINES ARE IN PLACE AND BEFORE THE FRAMING IS FASTENED IN ORDER TO MAKE APPROPRIATE DECISIONS OR ANY NECESSARY ADJUSTMENTS.
11. IF UNANTICIPATED MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS OR ANY OTHER CONDITIONS ARE ENCOUNTERED WHICH MIGHT CONFLICT WITH THE INTENDED FUNCTION, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATIONS.
12. THE GENERAL CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY AND DUST BARRIERS BETWEEN CONSTRUCTION AREA AND AREAS WHICH ARE PUBLIC OR OTHERWISE OCCUPIED SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
13. FOR THE ENTIRE LENGTH OF CONTRACT WORK, CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
14. PROVIDE 'CUTTING AND PATCHING' INTO EXISTING CONSTRUCTION FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK REQUIRED OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL RESTORE ALL ORIGINAL CONDITION. DO NOT CUT AND PATCH WORK EXPOSED ON THE BUILDING'S EXTERIOR OR ITS OCCUPIED SPACES IN A MANNER WHICH WOULD, IN THE ARCHITECTS OPINION, RESULT IN LESSENING THE BUILDING'S AESTHETIC QUALITIES. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER WITHOUT EXTRA CHARGE.
15. THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DAMAGE AND/OR LOSS TO PROPERTY (ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK DESCRIBED HEREIN) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.

ARCHITECTURAL FRAMING AND EDGE OF SLAB NOTES

1. ARCHITECTURAL FRAMING AND EDGE OF SLAB/ FOUNDATION DRAWINGS ARE PROVIDED AS A CONVENIENCE AND FOR REFRENCE ONLY. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND CONFIRM LAYOUT OF ALL SLAB EDGES, STRUCTURAL FRAMING MEMBERS, AND PENETRATIONS PRIOR TO POURING CONCRETE.
2. GENERAL CONTRACTOR, CONCRETE FORM ERECTOR, STEEL ERECTOR, AND ARCHITECT SHALL ATTEND A PRE-CONSTRUCTION MEETING TO REVIEW AND VERIFY ALL SLAB LAYOUT EXTENTS, DIMENSIONS, PENETRATIONS, EMBED LOCATIONS, DEPRESSIONS, AND CONTROL JOINTS PRIOR TO CONSTRUCTION.
3. ARCHITECTURAL FOUNDATION DRAWINGS DO NOT DEPICT ELECTRICAL CONDUIT SLEEVES, PLUMBING DRAIN AND VENT SLEEVES, OR OTHER MEP PENETRATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND ACCURATELY LOCATE ALL FLOOR PENETRATIONS AND COORDINATE WITH STRUCTURAL FOR FOR REINFORCING LOCATIONS.
4. EDGE OF SLAB AND FRAMING DRAWINGS ARE FOR LAYOUT ONLY AND DO NOT CONVEY AND STRUCTURAL OR DESIGN INFORMATION. CONTRACTOR TO VERIFY ALL TOP OF SLAB ELEVATIONS PER ARCHITECTURAL, CIVIL AND STRUCTURAL PLANS.
5. DIMENSIONS ARE TO CENTERLINE OF STEEL COLUMN AND EDGE OF CONCRETE SLAB UNLESS OTHERWISE NOTED
6. SLOPE CONCRETE SLABS AT GARAGES TO PROVIDE POSITIVE DRAINAGE TO THE OUTSIDE AT MIN. 1/8" PER FOOT.
7. PROVIDE DIAGONAL BRACING TO SLAB ABOVE AT ALL DOORS/GLAZINGS HEADS AND JAMBS AND TRIMMED OPENING AS REQUIRED.

PLAN NOTES

1. DIMENSIONS ARE TO OUTSIDE OF FRAMING UNLESS OTHERWISE NOTED
2. GYPSUM BOARD WALLS TO BE SPACKLED, TAPED, AND SANDED SMOOTH WITH NO VISIBLE JOINTS
3. ALL OUTSIDE CORNERS OF GYPSUM BOARD TO HAVE METAL CORNER BEADS
4. CONTRACTOR SHALL REINFORCE WOOD/STEEL STUD CONSTRUCTION WITH BLOCKING AT ALL LOCATIONS WHERE HANDRAILS, MIRRORS, ACCESSORIES, MILL WORK, AND EQUIPMENT ARE TO BE INSTALLED
5. REFER TO DOOR SCHEDULE FOR DOOR SIZES. COORDINATE DOOR HANDS WITH PLANS.
6. REFER TO WINDOW SCHEDULE FOR WINDOW SIZES.
7. REFER TO FINISH SCHEDULE FOR FLOORING AND WALL MATERIALS
8. FLOOR ELEVATIONS SHOWN ARE TO TOP OF SUBFLOOR UNLESS OTHERWISE NOTED
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND AT ALL PATIOS, SCREEN PORCHES AND CONNECTORS. SLOPE MIN. OF 1/4" PER FOOT

ELEVATION NOTES

1. FLOOR ELEVATIONS SHOWN ARE TO TOP OF SUBFLOOR UNLESS OTHERWISE NOTED
2. COORDINATE WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER'S DRAWINGS FOR HARDSCAPE LOCATIONS AND ELEVATIONS
3. REFER TO DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW SIZES
4. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHT AND BUILDING ENVELOPE REQUIREMENTS AND INFORM ARCHITECT OF ANY DISCREPANCIES
5. SEE LANDSCAPE ARCHITECTS DRAWING AND ELECTRICAL PLAN FOR EXTERIOR LIGHTING LOCATIONS
6. PROVIDE UL APPROVED SPARK ARRESTORS AT ALL CHIMNEY LOCATIONS
7. SEE ARCHITECTURAL DETAILS FOR EXTERIOR FINISH INFORMATION

ELECTRICAL NOTES

1. ALL LIGHT SWITCHES AND LIGHTING PANELS ARE TO BE MOUNTED 48" TO BOTTOM OF BOX ABOVE FINISH FLOOR.
2. ALL LIGHTS TO BE ON DIMMERS EXCEPT FOR CLOSETS.
3. BRIDGE FRAME IF NECESSARY TO ACHIEVE FIXTURE LOCATIONS AS SHOWN ON THE DRAWINGS.
4. FOR CLARITY, OUTLETS SHOWN FOR APPLIANCES AND EQUIPMENT ARE A GENERAL LOCATION. SEE SPECIFICATIONS FOR EXACT LOCATIONS AND REQUIREMENTS.
5. ALL OUTLETS TO BE 12" ABOVE HALF-HOT TYPE.
6. VERIFY WITH OWNER ANY REQUIREMENTS FOR SECURITY AND SOUND SYSTEMS.
7. ALL INSTALLATION HEIGHTS NOTED TO BE TO BOTTOM OF BOX.
8. SEE INTERIOR ELEVATIONS FOR DECORATIVE SCONCE LOCATIONS.

FINISH NOTES

1. REFER TO FINISH SCHEDULE FOR FLOORING AND WALL MATERIALS.
2. ALL PAINT IS TO BE OIL BASED, FOR COLORS AND SHEEN REFERENCE FINISH SCHEDULE.
3. ALL STONE SLABS AND NATURAL MATERIAL TILE LOTS TO BE APPROVED VIA PHYSICAL SAMPLES (OR PHOTOS IF NECESSARY) BY PRIOR THE TO ORDER AND LAID A PRIOR TO PURCHASE.
4. ALL PAINTED GYPSUM BOARD WALLS AND CEILINGS ARE TO BE BRUSH APPLIED TO ACHIEVE SUBTLE BRUSH FINISH. FOR COLORS AND SHEEN REFERENCE FINISH SCHEDULE.
5. ALL PAINTED HARDWOOD CABINETRY IS TO BE BRUSH APPLIED TO ACHIEVE A SUBTLE BRUSH-OUT FINISH. FOR COLORS AND SHEEN REFERENCE FINISH SCHEDULE.
6. ALL PAINTED DRYWALL SURFACES TO BE ROLLED WITH HIGH QUALITY EUROPEAN SMOOTH ROLLER, FOR COLORS AND SHEEN REFERENCE FINISH SCHEDULE.
7. ALL LOCATIONS TO RECEIVE FINISH MATERIAL MOCKUPS FOR CLIENT AND DESIGNER REVIEW AND APPROVAL PRIOR TO FINAL INSTALLATION
8. WINDOW AND DOOR FINISH MATERIAL AS PER ARCHITECTURAL SPECIFICATIONS
9. ALL WALLS RECEIVING WALLCOVERING TO BE PREPPED FOR WALLCOVERING APPLICATION BY CONTRACTOR
10. GC TO PROVIDE SEPARATE LINE ITEM PRICING FOR ALL FINISHES ITEMS WITH ALTERNATES FOR ARCHITECT AND OWNERSHIP TO REVIEW AND SELECT.
11. GENERAL CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES FOR ARCHITECT'S REVIEW AND APPROVAL.
12. GC TO MOCKUP TILE WITH GROUT FOR ARCHITECT'S APPROVAL PRIOR TO FINAL INSTALLATION.SUBMIT GROUT CHART FOR ARCHITECT'S REVIEW AND APPROVAL FOR EACH TILE TYPE.

PLUMBING FIXTURE & ACCESSORIES NOTES

1. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER.
2. SPECIFICATIONS ARE INTENDED TO REFLECT DESIGN INTENT.
3. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB CONTRACTOR.
4. AN ITEMIZED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS LISTED BELOW IS TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO ARCHITECT / DESIGNER FOR SIGNED AND DATED APPROVAL BEFORE PURCHASE.
5. PLUMBER IS RESPONSIBLE FOR ALL ROUGH IN COMPONENTS.
6. ROUGH INS MUST MEET MANUFACTURERS SPECIFICATIONS AND ARCHITECTS DESIGN INTENT.

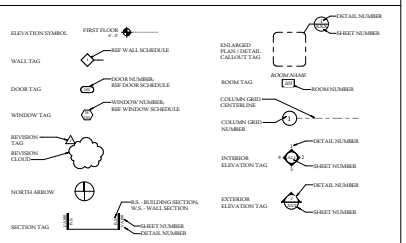
HARDWARE NOTES

1. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER.
2. SPECIFICATIONS ARE INTENDED TO REFLECT DESIGN INTENT.
3. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB CONTRACTOR.
4. AN ITEMIZED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS LISTED BELOW IS TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO ARCHITECT / DESIGNER FOR SIGNED AND DATED APPROVAL BEFORE PURCHASE.
5. ALL DOORS IN SUITE REQUIRING LOCKSETS SHOULD BE KEYED SEPARATELY AND TO A SUITE MASTER. ALL LOCKS/CORES BY GC/CONTRACTOR. COORDINATE WITH BUILDING AS REQUIRED FOR BUILDING STANDARD LOCKS/CORE MFRS.
6. PROVIDE BLOCKING AT HEADER FOR PIVOT SETS. PROVIDE 1/8" MIN. CLEARANCE AT TOP & BOTTOM OF DOOR FOR SWING.
7. RECESSED OVERHEAD DOOR CLOSERS TO BE FRAMED WITH WIDER HEADER TO ACCOMMODATE CLOSERS WHERE IT OCCURS.
8. ALL LOCKSET LATCHSETS HARDWARE, CLOSERS AND RUBBER SILENCERS ARE TO BE INSTALLED AFTER DOORS ARE INSTALLED & FINISHED.

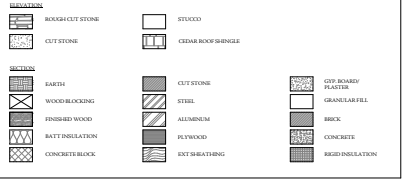
ARCHITECTURAL ABBREVIATIONS

ABV	ABOVE	FA	FIRE ALARM	NFHB	NON FREEZE HOSE BIB	STOR	STORAGE
AFF	ABOVE FINISH FLOOR	FF	FINISH FLOOR	NIC	NOT IN CONTRACT	STRUCT	STRUCTURE
ACCS FL	ACCESS FLOOR	FE	FIRE EXTINGUISHER	NTS	NOT TO SCALE	SUSP	SUSPEND
ACC PNL	ACCESS PANEL	FEC	FIRE EXTINGUISHER CABINET	OC	ON CENTER	SYM	SYMMETRICAL
ACOUS	ACOUSTICAL			OPNG	OPENING	STC	SOUND TRANSMISSION CLASS
ACT	ACOUSTICAL TILE	FHS	FIRE HOSE STATION	OPP	OPPOSITE		
ADJ	ADJACENT / ADJUSTABLE	FR	FIRE RETARDENT	OD	OUTSIDE DIAMETER	TEL	TELEPHONE
ALT	ALTERNATE	FWC	FABRIC WALL COVERING	OPH	OPPOSITE HAND	TV	TELEVISION / MONITOR
ALUM	ALUMINUM	FLEX	FLEXIBLE	OA	OVERALL	TFCI	TENANT FURNISHED, CONTRACTOR INSTALLED
ANCH	ANCHOR / ANCHORAGE / ANCHOR BOLT	FLR	FLOOR	OH	OVERHEAD		
		FD	FLOOR DRAIN	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	TFTI	TENANT FURNISHED, TENANT INSTALLED
ANOD	ANODIZED	FTG	FOOTING			THK	THICK
APPROX	APPROXIMATE	FDN	FOUNDATION	OFOI	OWNER FURNISHED, OWNER INSTALLED	T & G	TONGUE AND GROOVE
ARCH	ARCHITECTURAL	FURR	FURRING / FURRED / FURRING			TOS	TOP OF SLAB
AUTO	AUTOMATIC			PTD	PAINTED	TOW	TOP OF WALL
BSMT	BASEMENT	FV	FIELD VERIFY	PR	PAIR	TOC	TOP OF CONCRETE
BRG	BEARING	GA	GAUGE	PNL	PANEL	TEMP	TEMPORARY
BRG PL	BEARING PLATE	GALV	GALVANIZED	PKG	PARKING	T	TEMPERED
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	PART	PARTITION	TINT	TINTED
BD	BOARD	GL	GLASS / GLAZING	PVMT	PAVEMENT	TYP	TYPICAL
BLDG	BUILDING	GYP	GYPSUM	PED	PEDESTAL	TR	TOWEL BAR
BUR	BUILT UP ROOF	GYP BD	GYPSUM BOARD	PERF	PERFORATED	TB	TREAD
CAB	CABINET	HDW	HARDWARE	PLAS	PLASTIC	TS	TUBE STEEL
CSMT	CASEMENT	HTG	HEATING	P LAM	PLASTIC LAMINATE	UNFIN	UNFINISHED
CTR	CENTER	HVAC	HEATING / VENTILATION / AIR CONDITIONING	PLYWD	PLYWOOD	UON	UNLESS OTHERWISE NOTED
CLG	CEILING			PT	PRESSURE TREATED		
CLG HT	CEILING HEIGHT	HT	HEIGHT	PNT	PAINT	VIF	VER JOINT
CT	CERAMIC TILE	HEX	HEXAGONAL	PVC	POLYVINYL CHLORIDE	VARN	VARNISH
COL	COLUMN	HP	HIGH POINT	PSF	POUNDS PER SQUARE FOOT	VER	VERTICAL
CIR	CIRCLE	HC	HOLLOW CORE			VEST	VESTIBULE
CONC	CONCRETE	HB	HOSE BIB	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	PROP LN	PROPERTY LINE	VCT	VINYL COMPOSITION TILE
		INCL	INCLUDE	QT	QUARRY TILE		
CONT	CONTINUOUS	ID	INSIDE DIAMETER	RAD	RADIUS	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	INSUL	INSULATE / INSULATION	RAF	RAISED ACCESS FLOORING	VB	VINYL BASE
DTL	DETAIL	INT	INTERIOR	REF	REFERENCE	VF	VINYL FABRIC
DIAG	DIAGONAL	JT	JOINT	REFR	REFRIGERATOR	WSCT	WAINSCOT
DIAM	DIAMETER	KIT	KITCHEN	REINF	REINFORCED	WC	WATER CLOSET
DIM	DIMENSION	LAM	LAMINATE	REQD	REQUIRED	WWM	WELDED WIRE MESH
DEPT	DEPARTMENT	LAV	LAVATORY	HDR	HEADER	WWF	WELDED WIRE FABRIC
DISP	DISPENSER	LB	LAG BOLT	RESIL	RESILIENT	W/O	WITHOUT
DBL	DOUBLE	LGT WT	LIGHT WRIGHT	RET	RETURN	WG	WIRED GLASS
DH	DOUBLE HUNG	MFR	MANUFACTURING	RA	RETURN AIR	WD	WOOD
DS	DOWNSPOUT	MAS	MASONRY	RB	RUBBER BASE	WT	WRIGHT
DWG	DRAWING	MO	MASONRY OPENING	R	RISER	C/L	CENTER LINE
DF	DRINKING FOUNTAIN	MAX	MAXIMUM	RM	ROOM	CH	CHANNEL
EA	EACH	MECH	MECHANICAL	SCHED	SCHEDULE	PL	PLATE
EWC	ELECTRIC WATER COOLER	MEM	MEMBRANE	SECT	SECTION	@	AT
ELEC	ELECTRIC	MTL	METAL	SHT	SHEET	Ø	DIAMETER
EMER	EMERGENCY	MIN	MINIMUM	SHWR	SHOWER	±	PLUS OR MINUS
ELEV	ELEVATION	MIRR	MIRROR	SIM	SIMILAR	#	POUND / NUMBER
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SPKR	SPEAKER	FT'	SQUARE FEET
EOS	EDGE OF SLAB	MTD	MOUNTED	SPEC	SPECIFICATION	SYS	SYSTEM
EQ	EQUAL	MULL	MULLION	SQ	SQUARE		
EQUIP	EQUIPMENT	NAT	NATURAL	SQ FT	SQUARE FOOT		
EXIST	EXISTING	NRC	NOISE REDUSTION COEFFICIENT	SS	STAINLESS STEEL		
EJ	EXPANSION JOINT	NR	NOISE REDUCTION	STD	STANDARD		
EXP	EXPOSED	NOM	NOMINAL	STL	STEEL		
EXT	EXTERIOR						

SYMBOLS



ARCHITECTURAL HATCH PATTERNS



PFEIFFER TOKODI
NASHVILLE • ARCHITECTURE • URBAN DESIGN

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

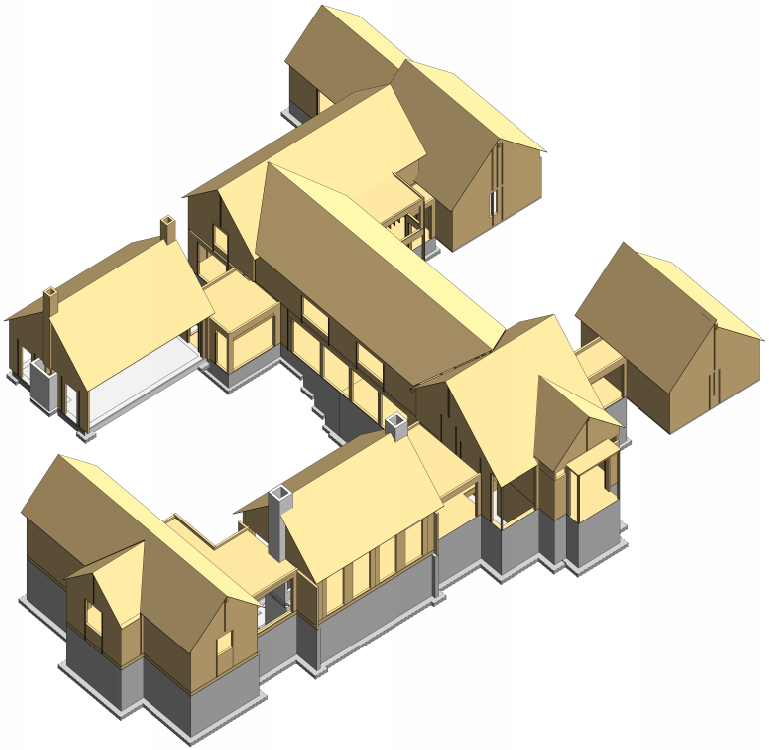
REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY	PROJECT NO.
P.T.A	2404

STAGE
GENERAL NOTES

SHEET NO.
G101



NOTE FOR PERSPECTIVE VIEWS

PERSPECTIVE VIEWS ARE FOR REFERENCE ONLY AND ARE PROVIDED SOLELY AS A VISUAL AID. ALL STRUCTURAL INFORMATION SHALL BE OBTAINED FROM THE PLANS AND RELATED SECTIONS AND DETAILS ONLY.

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THE STRUCTURE CO.

STRUCTURAL DESIGN SERVICES
(615) 556-5400

ETHAN W. JOHNSON
STATE OF TENNESSEE
02-06-2025

Project Number 24015
Drawing Set CONSTRUCTION DOCUMENTS
Date 05-06-2025
Drawn By EVU
Checked By MM

THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Revisions

No.	Description	Date

S0.00

COVER SHEET AND DRAWING INDEX

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STRUCTURAL NOTES

GENERAL

1. The "Structural Documents" (as used herein) include the Structural Drawings and Specifications. Shop drawings, Vendor drawings, and documents submitted by the Contractor are not included in the Structural Documents.

   1.1 "AHJ" indicates the Authority Having Jurisdiction which for this project is the City of Nashville. The governing Building Code is the International Residential Code, 2018 Edition. Local City of Nashville amendments apply as well.

   1.2 "SER" indicates the Structural Engineer of Record who is licensed to stamp and sign the Structural Documents for the primary structural systems of the project.

   1.3 "SSE" indicates a professional engineer (PE or SE as required by the AHJ) employed by the Contractor, or by a subcontractor, responsible to design for selected specialty-engineered elements identified in the Structural Documents, specifically in the SUBMITTALS section on this sheet. The SSE shall have appropriate experience and training in the design of the specialty. Documents stamped and signed by the SSE shall be completed by or under the direct supervision of the SSE.

2. These Structural Notes are a part of the Structural Documents and are intended to highlight and supplement, but not replace, the Specifications. If there exists a conflict between the Notes, Drawings, Specifications, or any material standard or design standard referenced by the Building Code, proceed with the most stringent requirement, or notify the SER for clarification.

3. Reference to standards or specifications of technical societies, organizations, or associations, or to codes of local or state authorities, shall mean the latest standard, specification, or code adopted by the referenced Building Code, unless specifically noted otherwise.

4. No provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Structural Documents) shall be effective to change the duties and responsibilities of Owner, Contractor, SER, supplier, or any of their consultants, agents, or employees from those set forth in the Structural Documents, nor shall it effect the interpretation of the SER or any of the SER's consultants, agents, or employees to any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibilities contrary to the provisions of the Structural Documents.

5. Material, workmanship, and design shall conform to the referenced Building Code.

6. For dimensions not shown in the Structural Drawings, see the Architectural Drawings. Dimensions shown on the Drawings shall take precedence over scale shown on plans or in sections. Do not scale the Drawings.

7. Contractor responsibilities include, but are not limited to, the following:

   7.1 Coordinate the Structural Documents with the Architectural, Mechanical, Electrical, Plumbing, Civil and Other Contract Documents. Architect and SER shall be notified of any discrepancy or omission.

   7.2 Equipment Framing Verification

      7.2.1 Submit actual weights of the mechanical equipment to be used for review at least 3 weeks prior to fabrication and construction. Coordinate opening sizes and locations with Mechanical Contractor.

      7.2.2 If applicable, submit elevator shop drawings and loads (machine beam/slab, and guide rails) for review prior to fabrication and installation of elevator system.

      7.2.3 Verify miscellaneous framing shown in the Structural Documents for mechanical equipment. Owner-furnished items, partitions, etc. is consistent with the requirements of such items.

   7.4 The structure is stable only in its completed form. Temporary supports required for stability during all intermediate stages of construction shall be designed by a SSE and furnished, and installed by the Contractor.

   7.5 Contractor has sole responsibility for jobsite safety and compliance with all health and safety precautions as required by any regulatory agency. In performing periodic observations at the jobsite, the SER will have no control over, nor responsibility for, the Contractor's means, methods, sequences, techniques, or procedures in performing the work.

   7.6 Design of support of all items not specifically detailed in the Structural Documents, including temporary bracing, shall be the responsibility of the Contractor. This design, coordination, and inspection shall be performed by a SSE.

8. Contractor shall ensure that the loads during construction loads do not exceed the design loads as noted on this sheet in the DESIGN CRITERIA section, nor the capacity of partially completed construction as determined by the Contractor's SSE for temporary bracing/shoring. Design loads shall not be applied to the structure until structural members and connections are at full design strength and are properly installed.

9. Material or product substitutions by the Contractor must be approved by the SER and the request for substitution must include the ICBO report of the substituting material or product.

10. Where alignment of materials such as wall or floor faces will be affected by deflections and rotations of the structure during construction, placing procedures shall ensure that the final position of these materials is aligned and correct.

11. Where a section or detail is shown for one condition, it shall apply to all similar conditions unless noted otherwise. Terminology such as "TYP." or "TYPICAL" on the Structural Documents apply to all situations even if not on the project. Detail is the same or similar. The Contractor shall consider all of the Contract Documents when determining similar and like conditions.

DESIGN CRITERIA

1. Building Risk Category is II.

2. Design Gravity Loads

   2.1 Superimposed Dead Loads

MPE & Ceiling	10 psf
Architectural Finishes	Actual

   2.2 Live Loads

Floor Live Load	40 psf
Roof Live Load	20 psf
Ground Snow Load	10 psf

3. Design Lateral Loads

   3.1 Wind Loads

Basic Wind Speed, Vult (3-second gust)	115 mph
Wind Exposure Category	B
Internal Pressure Coefficient, GCpi	+/- 0.18

   3.2.1 Components & Cladding Wind Pressures are listed below. Refer to ASCE 7-16 Chapter 30 for Figures and Images.

Zone 1	+16/ -23	psf (ultimate level, typ.)
Zone 2	+16/ -28	psf
Zone 3	+16/ -28	psf
Zone 4	+23/ -25	psf
Zone 5	+23/ -31	psf
"a"	4	ft

   3.3 Seismic/Earthquake Loads

Seismic Importance Factor, I	I = 1.00
Mapped Spectral Response Acceleration, Ss	0.265
Mapped Spectral Response Acceleration, S1	0.072
Site Class	C (assumed)
Spectral Response Coefficient, SDS	0.247
Spectral Response Coefficient, SD1	0.142
Seismic Design Category	C
Response Modification Factor, R	6.5

   Equivalent Lateral Force Procedure was used for analysis.

4. No explicit provisions have been made for future building expansion.

5. SER assumes this project is a new structure that is neither affecting nor affected by existing/adjacent structures.

SUBMITTALS

1. Shop drawings shall adequately depict the structural elements and connections shown in the Structural Documents.

   1.1 Reproduction of Structural Drawings for shop drawings is not permitted.

   1.2 Electronic drawing files will not be provided to the Contractor.

   1.3 Review of shop drawings will be for conformance with the Structural Documents and general compatibility with the design concept and the Contractor's interpretation of the design loads, if applicable, and the Structural Document details. Such review shall not relieve the Contractor of the full responsibility to comply with the Structural Documents, nor does such review relieve the Contractor of the sole responsibility to review and check all submittals and shop drawings before submitting to the Architect and SER.

   1.4 Contractor shall remain solely responsible for errors and omissions associated with the preparation of shop drawings as they pertain to member sizes, details, and dimensions specified in the Structural Documents.

   1.5 Structural Documents indicate typical and certain specific conditions only. Shop drawings shall detail all conditions in accordance with specified standards and the specific requirements of this project as indicated in the Structural Documents.

2. Submittals

   2.1 The Structural Quality Assurance Plan and Specifications identify the required submittals. Prior to (or with) the first submittal, Contractor shall submit a list of all required submittals over the course of the entire project for SER's review.

3. Delegated Design Scope (Deferred Submittals)

   3.1 Deferred submittals include those portions of the project that are furnished by the Contractor, designed by a SSE, and submitted at the time of the application.

   3.2 Submittal documents for deferred submittals shall be included in the Contractor's scope of services and shall be sealed by the SSE. Design of deferred submittals shall be in accordance with the specifications and reference standards of the governing Building Code. All necessary fies, bolts, welds, and connections required for the work shall be shown on the installed per manufacturer's instructions and/or the SSE's design drawings and calculations.

   3.3 Documents for deferred submittals shall be thoroughly reviewed by the General Contractor and then submitted to the Architect and SER for review. The review by the Architect and SER is for compliance with design criteria and compatibility with the primary structural framing and does not relieve the SSE for responsibility of that design.

   3.4 If the Architect and SER approve the deferred submittal, it will be forwarded to the AHJ if required, with a notation indicating the deferred submittal has been reviewed and found in general conformance with the design intent. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the AHJ.

   3.4 The following are deferred submittals that require accompanying structural calculations that demonstrate compliance with the requirements of the Building Code as well as these Structural Documents:

   Steel connections - see STRUCTURAL STEEL section
   Steel stairs, handrails and ladders
   Prefabricated sunshades, awnings, canopies, pergola, trellis, etc.
   Shop-fabricated wood trusses, "I"-joists or composite lumber framing

   3.5 The following are deferred submittals that do not require accompanying structural calculations:

   Temporary/permanent shoring
   Items indicated in other sections of these STRUCTURAL NOTES
   Items indicated as BY CONTRACTOR or BY OTHERS in the Drawings

FOUNDATIONS

1. If a Geotechnical investigation has not been performed, a geotechnical engineer licensed in the project state shall be retained to perform a geotechnical investigation. This investigation shall result in a report which describes the conditions of the existing soils/rock, outlines the procedure and methodology of the investigation, and provides design values for shallow foundations and Seismic Site Class.

2. As a minimum, the building pad shall be prepared in strict accordance the geotechnical report, the project Specifications and the following.

   2.1 Strip vegetation and topsoil.

   2.2 Proofroll building areas with a minimum of two complete coverages of a loaded dump-truck or scraper in each of two perpendicular directions. Replace soft areas with compacted structural fill.

3. Soil allowable bearing capacity of footings = 2,000 psf (assumed)

4. Foundation Walls

   4.1 Lateral Pressures by Equivalent Fluid Density (EFD)

Walls restrained at top (at-rest)	EFD = 65 pcf (assumed)
Walls free to displace at top (active)	EFD = 42 pcf (assumed)

   4.2 Walls restrained at top by structural framing or other means shall not be backfilled higher than 2 feet above the footing until concrete slabs are placed and have obtained 75% of the specified 28-day strength.

   4.3 Walls free to displace at top shall not be backfilled higher than 2 feet above the footing until wall concrete has obtained 100% of the specified 28-day strength.

   4.4 The design of walls retaining earth assumes drainage is in place, and does not include hydrostatic pressure loads. Contractor shall provide drainage system for all backfill conditions.

   4.5 The design of walls retaining earth accounts for a uniform surcharge load of 100 psf, unless noted otherwise. Contractor shall not exceed this design surcharge load without SER's approval.

   4.6 Where walls retain more than 3 feet of backfill above the footing, the wall face on the backfill side shall receive a waterproof application after formwork has been removed. See Specifications for more information.

5. CL of column = CL of anchor rod pattern = CL of base plate = CL of pedestal = CL of rebar pattern = CL of footing, UNO.

6. Footings shall be placed no lower than on a 2:1 Horizontal:Vertical slope relative to any adjacent footing.

7. Provide control joints in slabs-on-grade as indicated in the Structural Documents.

8. Slab-on-grade has not been designed to support crane or equipment loads.

9. Surface water shall not accumulate or pond in the excavations. If required, a temporary dewatering system may be used during construction. The system shall be designed and installed by the Contractor in accordance with the recommendations in the Geotechnical Report and the requirements of the governing Building Code.

10. The Contractor is responsible for locating existing underground utilities and providing protection from damage during construction operations.

CAST-IN-PLACE CONCRETE

1. All concrete work shall conform to ACI 318 and CRSI standards.

2. Concrete Properties:

		Min. Exp. Class	Min. f'c (psi)	Max. Agg. Size	Max. W/C Ratio	% of Air Entrained +/- 1.5%
Footings Inside Building			4,000	1 1/2"	-----	-----
Footings Outside Building		F1, C1	4,000	1 1/2"	0.50	5.0
Walls & Pedestals		F2, C1	4,500	1"	0.40	6.0
Interior Slab-on-Grade, Turndown Slab & Curbs		C1	4,000	3/4"	0.50	-----
Exterior Slab-on-Grade		F3, C2	4,500	3/4"	0.40	6.0
Other Concrete		Submit RFI for mixing information.				

   2.1 All concrete shall be assigned an exposure class F0, S0, P0, or C0 unless notified otherwise above.

   2.2 Normal-weight structural concrete (NWC) shall be 147-153 pcf fresh unit weight and 142-148 pcf dry unit weight.

   2.3 Lightweight structural concrete (LWC) shall be 112-118 pcf fresh unit weight and 107-113 pcf dry unit weight.

   2.4 Concrete shall be considered "Exterior" if it is permanently exposed to the weather or moisture or if its final condition is in an unconditioned space.

   2.5 All concrete shall satisfy both the specified maximum W/C ratio and the minimum f'c requirements. Concrete mix designer shall refer to ACI 318-14 Chapter 19 for other mix requirements for the assigned Exposure Classes, including limits/restrictions on cementitious materials types and admixtures.

3. Size of concrete pours between construction joints shall be limited to the following:

   3.1 At walls, maximum length of 100-ft with intermediate control joints at approximately 25-ft spacing. Do not locate construction joints within 5-ft of a corner or column. Coordinate locations with veneer joints.

   3.2 At floors, maximum area of 10,000 sq ft with maximum dimension of 100-ft.

4. Openings and Sleeves

   4.1 Conduit shall not be placed within the slab on grade. Conduit shall be installed below the slab on grade within the granular subbase.

   4.2 Pipes or ducts shall not exceed one-third the slab or wall thickness. Coordinate openings, sleeves, etc. with all trades and electrical drawings for location of sleeves, accessories, etc.

   4.3 Vertical and horizontal core drilling through concrete is not permitted without specific prior written approval from SER.

5. Refer to Architectural Drawings for special finishes such as molds, grooves, ornaments, clips or grounds required to be encased in concrete and for location of floor finishes and slab depressions. All exposed corners shall be rounded or chamfered minimum 3/4".

6. Aluminum conduit or piping may not be embedded in any concrete.

7. Chlorides shall not be used in concrete, and shall not be part of any additive.

8. Fly ash may be used as a direct substitute for Portland cement. Fly ash shall conform to the requirements of ASTM C618-08 concerning specifications for fly ash. Class C or Class F fly ash may be used. However, total loss on ignition of fly ash must be 3% or less. Fly ash may be substituted on a 1:1 ratio by weight and only up to a 20% reduction in the original cement content. Concrete proportions shall be selected on the basis of trial mixes conforming to ACI 211.1.

9. Honey-combing, spalls, cracks, and other defects shall be repaired. Extent of defective areas shall be determined by Architect and SER.

10. Formwork, shores and re-shores for structural concrete shall not be removed until the concrete structural members have acquired sufficient strength to support their weight and the load thereon safely. The design, erection, and removal of formwork, shores, and re-shores shall be performed by a SSE in accordance with ACI 301 and ACI 347.

CONCRETE MASONRY

1. CMU shall have a minimum 28-day compressive strength, f'm, of 2,000 psi.

   1.1 Concrete masonry units shall be lightweight and shall comply with ASTM C90.

2. Mortar at walls below grade shall be Type M. Mortar at bearing walls shall be Type M or S. Mortar shall comply with ASTM C270.

3. Coarse-grout shall have a minimum 28-day compressive strength of 2,500 psi and shall conform to ASTM C476.

   3.1 Bond beams, reinforced CMU cores, and below-grade CMU cores and wall cavities shall be grouted solid.

   3.2 Masonry webs on each side of grouted cells shall be fully mortared.

   3.3 Grouting shall be stopped 1-1/2" below the top of a course so as to form a key at the pour joint.

   3.4 Grouting of bond beams shall be done in one continuous operation.

   3.5 Walls shall be grouted using low lift grouting techniques.

4. CMU shall be laid in running bond, UNO.

5. All cells containing reinforcement shall be grouted solid. Vertical reinforcement shall be doweled from the foundation and shall extend into the bond beam at the floor/roof at level 6", UNO. Minimum vertical wall reinforcement, including interior partition walls, is #4@48".

6. Horizontal joint reinforcement shall be two No. 9 gage longitudinal wires at 16" vertically, UNO. Provide accessories for corners, intersections, etc. Joint reinforcement shall comply with ASTM A82.

7. Provide open bottom beam block units with 3" deep minimum web openings at horizontal reinforcement locations. A minimum clear space of one bar diameter shall be provided between the reinforcing bars and the face of masonry units.

8. Contraction joints shall have maximum spacing of 3 times the wall height or 30 feet, whichever is less, in all concrete masonry walls. See Architectural elevations for locations of contraction joints. Horizontal reinforcement shall be terminated at each side of contractions joints, except for reinforcement in horizontal bond beams.

9. Where primary structural steel or concrete members frame into CMU walls, the members shall not frame into the face of the wall. Rather, they shall bear in a pocket in the wall. See Detail in the Drawings, or contact SER if Detail is not provided.

10. Dovetail anchors shall be at 16" vertical spacing, UNO, where CMU walls abut concrete surfaces.

11. At CMU pilasters or other composite multi-wythe construction, horizontal anchors shall be Hohmann & Barnard 345-SV veneer anchors, galvanized, 12-ga., with 1/4"-diameter screw anchor (2" embedment) spaced at 16" vertically and at 24" horizontally maximum.

NON-SHRINK GROUT

1. Non-shrink grout under steel base plates shall be non-metallic with minimum compressive strength of 5,000 psi at 28 days.

2. Non-shrink grout used for patching, repair, and other specific applications shall be submitted for review and approved by the SER.

REINFORCEMENT

1. Reinforcing bars shall be ASTM A615, Grade 60, UNO.

   1.1 Reinforcing bars are not to be welded.

2. Welded Wire Reinforcement (WWR) shall conform to ASTM A1064, plain wire fabric in flat sheets only. For WWR info, see plans and details.

3. Non-corrosion 650 Steel and Synthetic Fiber Blend (or approved equal) may be used as an alternate to the WWR specified for concrete slabs-on-grade.

   3.1 Blend of ASTM A820 cold-drawn steel wire fibers and/or graded multi-filament polypropylene fibers of various lengths and thicknesses.

   3.2 Application rate shall be designed and specified by the supplier, for the slab thickness and concrete strength shown on these Drawings and the intended use / loads applied. For pricing purposes, assume a minimum of one 24 lb bag per cubic yard of concrete, UNO.

   3.3 Fiber manufacturer must submit documented evidence of satisfactory performance history, compliance with Building Code, ASTM C1116, Type I and III, and ASTM A820.

4. Reinforcement Placement (UNO):

   4.1 Concrete Reinforcement Cover

Below Grade Unformed	3" clear
Below Grade Formed	See Details
Interior Slabs-on-grade	See Details
Exterior Slabs-on-grade	1-1/2" clear
Slabs on metal deck	See Details
Wall Faces Not Exposed to Weather	3/4" clear
Wall Faces Exposed to Weather	2" clear

   4.2 Masonry reinforcing steel shall be placed in the center of CMU cells, UNO.

5. Reinforcement Splices

   5.1 Reinforcement marked "Continuous" may be spliced at locations shown or noted, unless approved in writing by SER. Bottom and Intermediate bars shall be spliced over supports.

   5.2 All other reinforcement shall be spliced only at locations shown or noted, unless approved in writing by SER.

   5.3 Lap splices in WWR shall be a minimum of two mesh spaces.

   5.4 Concrete reinforcement splice lengths shall be as indicated in the Lap Splice Table in the Structural Documents, UNO.

   5.5 Masonry reinforcement splice lengths shall be as indicated below, UNO.

   #4 - 24" | #5 - 30" | #6 - 36" | #7 - 42"

6. Submit shop drawings which adequately depict the reinforcing bar sizes and placement. Written description without adequate sections, elevations, and details will not be approved.

WOOD

1. Structural framing plans depict the primary structural framing system. Contractor shall provide secondary and miscellaneous framing as required to complete the project (see the Architectural Documents).

2. Dressed Sawsized Lumber shall be S4S with 19% maximum moisture content at time of dressing and shall be No. 2 grade Southern Pine, UNO.

3. Wood in contact with concrete or masonry, or exposed to weather, shall be foundation-grade and pressure-treated. Galvanized nails shall be used in pressure-treated wood.

3. Engineered lumber products shall have material properties as shown below.

   3.1 Laminated Veneer Lumber (LVL) (based on Versa-Lam):

Allowable Bending Stress	Fb	=	3,100 psi
Compression Perpendicular to Grain	Fcper	=	750 psi
Compression Parallel to Grain	Fcpar	=	3,000 psi
Allowable Shear	Fv	=	285 psi
True Modulus of Elasticity (shear-free)E		=	2,100,000 psi

4. Wood I-Joists

   4.1 Wood I-joists shall be capable of supporting the superimposed loads shown in the Structural Documents. Capacities of wood I-joists shall be determined in accordance with ASTM D5055.

   4.2 Submit shop drawings with manufacturers catalog indicating compliance of wood I-joists for required superimposed loads and bearing conditions indicated in the Structural Documents.

   4.3 Framing details and erection procedures shall comply with manufacturer's recommendations.

5. Structural Floor Panels

   5.1 Panels shall be tongue-and-groove APA-rated Plywood or OSB Sturd-I-Floor conforming to PS 2 and shall have a Span Rating to suit the framing spacing. Exposure Durability Classification shall be Exposure 1, UNO.

   5.2 Panels shall be a minimum of 24-inches wide and continuous over at least two supports. Panels shall be nailed according to schedule on S4-series sheets.

   5.3 Long panel edges shall be supported with Edge Clips, one located midway between supports. These shall be a 16-inch gap at panel edges and ends.

   5.4 OSB roof panels shall be installed with the textured side up.

7. Connections for structural timber shall be galvanized strong-tie connectors by the Simpson Company or approved equal.

SHOP-FABRICATED WOOD TRUSSES

1. Design of wood trusses and their connections shall be the sole responsibility of the Contractor's SSE. Wood trusses shall be designed for the superimposed loads listed below. Shop drawing submittals shall comply with the Specifications and shall be sealed by the SSE.

LOCATION	DL (psf)	LL / Lr / RL / SL (psf)
Top chord at general floor areas	15	See DESIGN CRITERIA
Bottom chord at general floor areas	5	0

2. Erection and temporary bracing shall conform to recommendations of the truss manufacturer and the Truss Plate Institute's "Bracing Wood Trusses: Commentary and Recommendations".

3. Truss SSE shall account for "box-outs" required for piping/ductwork to pass through the trusses, and shall coordinate with MEP drawings for sizes/locations.

STRUCTURAL STEEL

1. The steel structure is a non-self-supporting steel frame and is dependent upon diaphragm action of the floors and roof and attachment to the LLRS for stability and resistance to wind and seismic forces. Provide all temporary supports required for stability and resistance to these forces until these elements are complete and capable of providing this support.

2. Materials

   W-shapes shall be ASTM A992 (Grade 50).

   Angles and Channels shall be ASTM A36, UNO.

   Plates shall be ASTM A572 (Grade 50).

   Square/Rectangular HSS shall be ASTM A500, Grade C (Fy = 50 ksi).

   Round HSS shall be ASTM A500, Grade C (Fy = 46 ksi).

   Structural Pipe shall be ASTM A501 or ASTM A53, Grade B.

   Anchor rods shall be ASTM F1554, Grade 36 headed rods or threaded rods with plate washer and heavy hex nut. Insertion into concrete after casting is prohibited.

   Bolts shall be 3/4"-diameter, A325 minimum. Holes shall be Standard size, UNO. If holes is called to be slotted, use short slots UNO.

   Slip-critical connections are noted on the Structural Drawings by "(SC)".

   Shear connections in welded moment connections, such as moment frames and cantilevers, shall be designed as bearing and installed pre-tensioned, UNO.

   All other connections may be bearing-type. Design bearing-type connections for load values with threads included in the shear plane. Submit proposed bolting following procedure for review.

   All bolted connections shall be assembled and installed in accordance with the Code-adopted version of the RCSC "Specification for Structural Joints Using High-Strength Bolts".

3. Structural steel shall be fabricated and erected according to the Code-adopted editions of AISC 360 "Specification for Structural Steel Buildings" and AISC 303 "Code of Standard Practice for Steel Buildings and Bridges".

   3.1 The camber of steel members shall be verified in the shop prior to shipping, and in the field prior to erection.

   3.2 Field cutting or other field modifications to structural steel shall not be made without specific prior written approval from the SER.

   3.3 Detail structural steel members framing into new and/or existing concrete or CMU walls to accommodate horizontal and vertical field tolerances for the concrete or CMU construction.

4. Connections shall be designed and detailed based on the design information provided in the Structural Documents. Deviation from the connection details depicted in the Structural Documents shall not be permitted without advance written permission from the SER. For any steel framing connections that are not shown, contact SER for additional information.

   4.1 The services of a Connection Design SSE shall be included in the Contractor's scope of services. The SSE shall be responsible for the design of the connections and reviewing the steel shop drawings to ensure that all connection design details are properly shown. The SSE shall submit a written, sealed letter with each shop drawing submittal confirming the above review.

      4.1.1 Review of the shop drawings and/or connection calculations by the SER does not relieve the Contractor and the SSE of the full responsibility for the design and adequacy of such connections.

   4.2 Standard shear connections shall be bolted or welded double-angle, single-plate, single-angle, or tee connections in accordance with the Code-adopted edition of the AISC "Manual of Steel Construction". Shear connections not shown in the Structural Documents and not defined in the AISC Manual shall be designed by the SSE.

   4.3 Welded connections shall be pre-qualified welded joints in accordance with AISC 360 and the Structural Welding Code of the American Welding Society (D1.1). Joints that are not pre-qualified shall be qualified prior to fabrication.

   4.4 Factored design forces and reactions are shown on the Structural Drawings, as necessary. If not shown, for 12" deep framing members and smaller, use a 15-kip shear reaction. For larger than 12" deep framing members, contact the SER.

   4.5 Weld sizes that are not shown on the Structural Drawings shall be minimum size continuous fillet welds in accordance with AWS D1.1 and the "Manual of Steel Construction".

   4.6 Framed beam connections shall have a minimum length of half the beam's depth, but not less than the minimum length required by the AISC Table. A minimum of two 3/4"-diameter A325 bolts must be used for all connections.

   4.7 Splicing of structural steel members is prohibited without prior written approval of the SER.

   4.8 Structural steel framing shall be true and plumb before connections are finally welded and/or bolted.

   4.9 Shop welds vs. field welds, as shown on the Drawings, represent assumed construction methods and procedures. However, final determination of which welds are installed in the shop vs. in the field shall be the responsibility of the steel fabricator and/or erector.

5. Shop drawing submittals shall adequately depict structural members and connections.

6. Steel floor and roof assemblies and individual beams shall be considered "Restrained" (ASTM E119, Standard Test Methods for Fire Tests of Building Construction and Materials) for determining fireproofing thickness. Refer to Architectural Drawings for required assembly beam ratings.

   6.1 Any steel that is not encased in concrete, plaster, or sprayed fireproofing shall receive one coat of rust-inhibitive primer. Do not shop-paint in areas to be field-welded, contact surfaces of slip-critical connections, or areas to receive special finishes.

   6.2 All steel exposed to the environment, such as lintels and shelf angles supporting exterior veneer, as well as screenwall and mechanical unit supports, shall be galvanized per the Project Specifications.

7. Written welding procedures for shop and field welding of all structural steel shall be submitted to the SER and the Special Inspector for review and approval. Do not fabricate steel until the welding procedures have been approved. The welding procedures shall be followed during the welding, the fabrication and fieldverection of all structural steel. All welded structural connections shall be ground smooth and are subject to Architect approval.

8. Where primary structural steel members frame into CMU walls, the members shall not frame into the face of the wall. Rather, they shall bear in a pocket in the wall. See Detail in the Drawings, or contact SER if Detail is not provided.

THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 496-5400



THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Project Number	24013
Drawing Set	CONSTRUCTION DOCUMENTS
Date	02.04.2025
Drawn By	ENJ
Checked By	MM

Revisions

No.	Description	Date

S0.01

STRUCTURAL NOTES

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QUALITY ASSURANCE PLAN

GENERAL

This Structural Quality Assurance Plan includes:

A) The responsibilities of the Special Inspector(s).
B) The responsibilities of the Contractor, and
C) The Statement of Special Inspections, including the scope of testing and inspection required for this project.

The Special Inspector(s) shall be hired by the Owner.

Contractor shall pay for any additional structural testing or inspection required for work or materials not in compliance with the Construction Documents due to negligence or nonconformance and shall pay for any additional structural testing or inspection required for his convenience.

Contractor is responsible for ensuring that the Special Inspector is present for all work requiring special inspection. Any work that requires special inspection and is performed without the Special Inspector being present is subject to being demolished and reconstructed.

Refer to other portions of the Construction Documents for Special Inspections required of architectural, mechanical, electrical, or other building components.

The SER shall not have control, nor charge of, and shall not be responsible for, construction means, methods, techniques, sequences, or procedures, for safety precautions and programs in conjunction with the work, for the acts or omissions of the Contractor, Subcontractors, or any other persons performing any of the work, or the failure to perform the work in accordance with the Construction Documents.

Periodic site observation by field representatives of The Structure Co. is solely for the purpose of becoming generally familiar with the progress and quality of the work completed and determining, in general, if the work observed is being performed in a manner indicating that the work, when fully completed, will be in accordance with the Structural Construction Documents. This quality of observation shall not be construed as exhaustive or continuous to monitor the quality or quantity of the work, rather periodic in an effort to identify defects or deficiencies in the work of the Contractor or Subcontractors.

In addition, all structures require periodic maintenance to extend lifespan and to ensure structural integrity and performance. Maintenance is the responsibility of the owner and is not addressed in this report. Typical items that need it should include items such as, but not limited to, painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, and control joints; cracks and spalls in concrete; and pressure-washing of structural elements exposed to a salty or other chemically harsh environment.

RESPONSIBILITIES OF THE SPECIAL INSPECTOR(S)

Special Inspector shall maintain records of inspections in accordance with Chapter 17 of the governing Building Code and shall distribute these records to the Building Official, Architect, and SER on a weekly basis, unless noted otherwise. Reports shall indicate that work inspected and tested was done in conformance with the Construction Documents. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, they shall be brought to the attention of the Building Official, Architect, and SER prior to completion of that phase of the work.

At the conclusion of the project, the Special Inspector shall submit a final report documenting required special inspections and correction of any discrepancies noted in the inspections.

RESPONSIBILITIES OF THE CONTRACTOR

Contractor has the following responsibilities to the Special Inspector(s):

1. Provide copy of Construction Documents to Special Inspector.
2. Notify Special Inspector sufficiently in advance of operations to allow assignment of personnel and scheduling of tests.
3. Cooperate with Special Inspector and provide access to work.
4. Provide samples of materials to be tested in required quantities.
5. Provide storage space for Special Inspector's exclusive use, such as for storing and curing concrete test samples.
6. Provide labor to assist Special Inspector in performing tests and inspections.

STATEMENT OF SPECIAL INSPECTIONS

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the required qualifications of the Special Inspector(s) to be retained for conducting these inspections and tests.

This Statement of Special Inspections is not intended to incorporate all aspects of the Special Inspection program as described in the Building Code. Refer to Documents from other disciplines for remaining Special Inspections that may be required.

The SER is not responsible for ensuring the Special Inspection program is conducted in accordance with this plan.

Contractor shall perform the items noted within this Statement of Special Inspections and the Construction Documents. Special Inspector shall perform the following tests and inspections of all structural elements included within this Statement of Special Inspections.

SPECIAL INSPECTORS AND TESTING AGENCIES

The Special Inspector(s) and Testing Agencies shall be engaged by the Owner or the Owner's Agent and not by the Contractor. Any conflict of interest must be disclosed to the Building Official and the Design Professional prior to commencing work. Special Inspector(s) shall submit qualifications to the Design Professional, including name, firm, address, phone number, responsibilities, and qualifications prior to commencing work.

The minimum qualifications of the Special Inspector(s) and/or Testing Agencies shall be those listed in the Minimum Special Inspector Qualifications Table. The qualifications of the Special Inspector(s) and/or Testing Agencies may be subject to the approval of the Building Official.

SPECIAL INSPECTION SCHEDULE

The following sections outline the required Special Inspections for this project.

FABRICATORS

Inspection of Fabricators is not required where the Fabricator is approved in accordance with IBC Section 17. If Fabricator is approved, Fabricator shall provide certificates to the Special Inspection Agency and Building Official. If Special Inspections are required, **Special Inspector** shall perform the following PERIODICALLY:

1. Verify fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the Quality Assurance Plan of the approved Construction Documents and referenced standards. Review the procedures for completeness and adequacy relative to the code requirements and the Fabricator's scope of work.
   A. Steel construction.
   B. Concrete construction, including rebar fabrication
   C. Wood construction
   D. Cold-formed metal construction
   E. Other construction

See International Building Code, Section 17 for additional information.

SOILS

Contractor shall identify soils to be used as structural fill.

Special Inspector shall perform the following PERIODICALLY:

1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.
2. Verify excavations are extended to proper depth and have reached proper material.
3. Perform classification and testing of controlled fill materials.
4. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly (proofrolling, compaction, etc.). As a minimum, perform two continuously sampled Standard Penetration Tests in each building and retaining locations in the building area after stockpile compaction has been completed.
5. Determine quantities of material removed and added where Unit Prices are involved.

Special Inspector shall perform the following CONTINUOUSLY:

1. Verify materials, densities, and lift thicknesses during placement and compaction of controlled fill are in accordance with the Construction Documents and the Geotechnical Report. Determine particle size, liquid limit, plastic limit, and maximum density of each type of soil. As a minimum, perform one test per lift for every 2500 square feet.

See International Building Code, Section 17 for additional information.

SHALLOW CAST-IN-PLACE FOUNDATION ELEMENTS

Special Inspector shall perform special inspections and verifications in accordance with the CIP CONCRETE SPECIAL INSPECTIONS for concrete foundation elements, including isolated spread footings, continuous footings supporting walls, and foundation walls.

See International Building Code, Section 17 for additional information.

CAST-IN-PLACE CONCRETE

Contractor shall perform the following:

1. Submit manufacturer's certification that the concrete and reinforcing materials comply with the Structural Documents.
2. Establish concrete mix design proportions in accordance with the Specifications and ACI 318.
3. Submit manufacturer's data for tension and compression splicers/couplers.

Special Inspector shall perform the following PERIODICALLY:

1. Inspect reinforcing steel and verify placement.
2. Welding inspection and welding inspector qualifications shall be in accordance with AWS D1.4 and ACI 318:
   A. Verify weldability of reinforcing steel other than ASTM A706.
   B. Inspect single-pass fillet welds of maximum 5/16".
3. Inspect anchors cast in concrete for correct size, number, placement, and embedment.
4. Inspect those post-installed mechanical anchors and adhesive anchors that do not require continuous inspection. See the continuous inspection section below for more information. Also, see the POST-INSTALLED ANCHORS section for more information.
5. Verify use of required design mix, including dry weight and five-day saturated weight of aggregates. Ensure aggregates are properly pre-soaked before batching of concrete. See below for Concrete Sampling Requirements.
6. Verify maintenance of specified curing temperatures and techniques.
7. Verify in-situ concrete strength prior to removal of shores and forms from walls, beams and structural slabs.
8. Inspect formwork for shape, location and dimensions of the concrete member being formed.
9. Perform testing of flatness and levelness of concrete slab placements in accordance with ASTM E1155, if required.

Special Inspector shall perform the following CONTINUOUSLY:

1. Welding inspection and welding inspector qualifications shall be in accordance with AWS D1.4 and ACI 318:
   A. All other welds not defined in the periodic inspection section above.
2. Inspection of post-installed Adhesive anchors installed horizontally or upwardly inclined orientations to resist sustained tension loads. See POST-INSTALLED ANCHORS section for more information.
3. Prior to concrete placement, fabricate specimens for strength tests, perform tests according to Concrete Sampling Requirements listed below.
4. Inspect concrete and shotcrete placement for proper application techniques.

See International Building Code, Section 17 for additional information.

Concrete Sampling Requirements

A. Examine concrete in truck to verify that concrete appears properly mixed.
B. Perform a slump test as deemed necessary for each concrete load. Record if water or admixtures are added at the jobsite. Refer to Table 1.2 for minimum number of slump tests required.
C. For compressive strength testing, per cubic yard/meter of reinforced concrete, mold one set of (7) - 4"x8" cylinder specimens for each 75 cubic yards of each mix design placed in any one day.
D. For each set molded, record:
   i. Slump iv. Temperature (ambient and concrete).
   ii. Mix proportion v. Compressive strength.
   iii. Unit weight vi. Any other pertinent information.
E. For conventionally reinforced concrete, perform two 7-day and three 28-day compressive strength tests. Remaining specimens will be broken as directed by the SER if previously tested compressive strengths are not adequate.
F. Report in writing on the same day as tests are performed. Reports of compressive strength tests shall contain the project name and number, date of concrete placement, name of testing agency, design mix proportions, specific location of concrete placement in structure, mix proportions and materials, actual compressive breaking strength, and type of break.

CONCRETE MASONRY

Contractor shall submit a certification from each manufacturer or supplier stating the following materials comply with the Structural Documents:
A. Concrete masonry units.
B. Grout mix design.
C. Joint reinforcement steel.
D. Mortar materials: Portland cement, hydrated lime, and aggregates.
E. Grout materials: Portland cement and aggregates.

Special Inspector shall perform the following PERIODICALLY:

1. Verification of f'm'm in accordance with Table 3.1.2 in TMS 402/602-2016 prior to construction.
2. Verify compliance with approved submittals
3. As masonry construction begins, verify that the following are in compliance:
   A. Proportions of site-prepared mortar.
   B. Construction of mortar joints.
   C. Location of reinforcement.
4. Prior to grouting, verify that the following are in compliance:
   A. Grout space.
   B. Grade, type and size of reinforcement and anchor bolts.
   C. Placement of reinforcement.
   D. Proportions of site-prepared grout.
   E. Construction of mortar joints.
5. Verify during construction:
   A. Size and location of structural elements.
   B. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.
   C. Preparation, construction and protection of masonry during cold weather (temperatures below 40°F) or hot weather (temperature above 90°F).
6. Observe preparation of grout specimens, mortar specimens and/or prisms.

Special Inspector shall perform the following CONTINUOUSLY:

1. Verification of Slump flow and Visual Stability Index (VSI) as delivered to the project site in accordance with Table 3.1.2 in TMS 402/602-2016 for self-consolidating grout.
2. Verify during construction:
   A. Size and location of reinforcement.
   B. Placement of grout is in compliance.

See International Building Code, Section 17 for additional information.

Masonry Sampling Requirements

Verify compressive strength of concrete masonry units, mortar, and coarse grout for every 5,000 square feet of wall area or portion thereof.
A. Three concrete masonry units shall be tested in accordance with ASTM C140.
B. Six mortar cube specimens shall be tested, three at 7 days and three at 28 days, in accordance with ASTM C109.
C. Four coarse grout specimens shall be tested, two at 7 days and two at 28 days, in accordance with ASTM C1019.
D. In lieu of individual tests of masonry units, mortar, and grout, perform one prism test consisting of three prisms in accordance with ASTM E447.

POST-INSTALLED ANCHORS

Contractor shall contact manufacturer's representative for product installation training. Submit a letter or certificate signed by the manufacturer's representative indicating that training has been completed satisfactorily.

Special Inspector shall perform the following CONTINUOUSLY:

1. Inspection of the first ten installations of each type of post-installed anchor to verify compliance with the manufacturer's instructions and the ICC-ES report for each particular anchor, including anchor material, anchor size/diameter, and embedment.
2. Inspection of all adhesive anchors installed in the overhead or upwardly inclined orientations.
3. Inspection of all adhesive anchors that support sustained tension loads.

Special Inspector shall perform the following PERIODICALLY:

1. Inspection of all remaining post-installed anchor installations as outlined above.

STRUCTURAL STEEL

Special Inspector: Third-party inspector hired by and reporting to the Owner.
Quality Control Inspector: Internal inspector employed by the fabricator/erector.

If steel fabricator is registered and approved to perform work without Special Inspections in accordance with IBC Section 17, Special Inspections of fabrication procedures performed on the premises of the steel fabricator's shop are not required. Such registration and approval may be accomplished through the American Institute of Steel Construction (AISC) Quality Certification Program for Structural Steel Buildings. Building Official shall verify that fabricator is properly registered and approved to perform the required work without Special Inspection.

If fabricator is not registered and approved, Special Inspection of the fabricated structural steel items shall be required. Payment of these tests and inspections shall be by the fabricator. A minimum of one trip per week is recommended. The first trip should be scheduled in the early stages of fabrication. Contact SER prior to initial inspection.

If the erector is approved by the Building Official to perform work without Special inspections, then Special Inspections, except nondestructive testing (NDT), are not required. Otherwise Special Inspection of the erector's shall be by the Owner. Payment of these tests and inspections shall be by the Contractor. The first trip should be scheduled in the early stages of erection. Contact SER prior to initial inspection.

Special Inspector shall perform the following PERIODICALLY:

1. Inspection Tasks Prior to Welding:
   A. Welding qualification records and continuity records.
   B. Material identification (type/grade).
   C. Welder identification system. The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.
   D. Fit-up of groove welds, including joint geometry, joint preparations, dimensions (alignment, root openings, root faces, bevel angles), cleanliness (condition of steel surfaces), backing (tack weld quality and location), backing type and fit (if applicable).
   E. Fit-up of CJP groove welds of HSS T-, Y- and K-joints without backing, including joint geometry, joint preparations, dimensions (alignment, root openings, root faces, bevel), cleanliness (condition of steel surfaces), backing (tack weld quality and location).
   F. Fit-up of CJP groove welds of HSS-to-HSS moment connections.
   G. Fit-up of fillet welds, including dimensions (alignment, gaps at root), cleanliness (condition of steel surfaces), tacking (tack weld quality and location).
2. Inspection Tasks During Welding:
   A. Welding equipment, including welding consumables, including packaging and exposure control.
   B. No welding over cracked tack welds.
   C. Environmental conditions, including wind speed within limits, precipitation and temperature.
   D. WPS followed, including setting on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature maintained (min./max.), and proper position (F, V, H, OH).
   E. Welding techniques, including interpass and final cleaning, each pass within profile limitations, and each joint meets quality requirements.
3. Inspection Tasks After Welding:
   A. Welds cleaned.
   B. No prohibited welds have been added without the approval of the SER.
4. Inspection Tasks Prior to Bolting:
   A. Fasteners marked in accordance with ASTM requirements
   B. Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from the shear plane).
   C. Correct connection pretasure selected for the joint detail
   D. Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements
   E. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used
   F. Protected storage provided for bolts, nuts, washers and other fastener components
5. Inspection Tasks During Bolting:
   A. Fastener assemblies placed in all holes and washers and nuts are positioned as required.
   B. Joint brought to the snug-tight condition prior to the pretensioning operation
   C. Fasteners are pretensioned in accordance with the RCSC specification, progressing systematically from the most rigid point toward the free edges

Special Inspector shall perform the following CONTINUOUSLY:

1. Inspection Tasks Prior to Welding:
   A. WPS available.
   B. Manufacturers' certifications for welding consumables available.
2. Inspection Tasks During Welding:
   A. Placement and installation of steel headed stud anchors.
3. Inspection Tasks After Welding:
   A. Size, length and location of welds.
   B. Welds meet visual acceptance criteria, including crack prohibition, weld/base-metal fusion, crater cross section, weld profiles, weld size, undercut, porosity.
   C. Arc strikes.
   D. k-area. When welding of doubler plates, continuity plates, or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 inches of the weld.
   E. Weld access holes (heavy shapes and built-up heavy shapes. After rolled heavy shapes (see Section A3.1c) and built-up heavy shapes (see Section A3.1d)
   F. Backing removed and weld tabs removed (if required).
   G. Repair activities.
   H. Document acceptance or rejection of welded joint or member
4. Inspection Tasks Prior to Bolting:
   A. Manufacturer's certifications available for fastener materials.
5. Inspection Tasks After Bolting:
   A. Document acceptance or rejection of bolted connections.

Contractor shall submit manufacturer's certification that the following comply with the Structural Documents:
A. Structural steel (certified mill test reports).
B. Anchor rods, high-strength bolts, nuts and washers.
C. Weld filler materials.
D. Headed stud anchors (complying with AWS D1.1).

Bolt Inspection Notes

A. For snug-tight joints, pre-installation verification testing (as specified in the "Inspection Tasks Prior to Bolting" sections above) and monitoring of installation procedures (as specified in the "Inspection Tasks During Bolting" sections above) are not applicable. The Quality Control Inspector and the Special Inspector need not be present during the installation of fasteners in snug-tight joints.
B. For pretensioned joints and slip-critical joints, where turn-of-nut with matchmarking, twist-off bolt with matchmarking, direct-tension-indicator method, or the twist-off-type tension control bolt method, monitoring of bolt pretensioning procedures shall be as specified in the "Inspection Tasks During Bolting" section above. The Quality Control Inspector and the Special Inspector need not be present during the installation of fasteners when these methods are used by the installer.
C. For pretensioned joints and slip-critical joints, where the turn-of-nut with the calibrated wrench method or the turn-of-nut method without matchmarking, monitoring of bolt pretensioning procedures shall be as specified in the "Inspection Tasks During Bolting" section above. The Quality Control Inspector and the Special Inspector shall be engaged in their assigned inspection duties during installation of fasteners when these methods are used by the installer.

Weld Inspection Notes

A. Welded connections shall be in accordance with AWS D1.1.
B. Review and verify compliance of written welding procedures with AWS requirements.
C. Visually inspect all welds in accordance with AWS requirements and the Building Code for welding.
D. Use all means necessary to determine the quality of welds. The Special Inspector may use gamma ray, magnaflux, tripenning, sonics or any other aid to visual inspection that the Special Inspector may deem necessary to be assured of the adequacy of the welding.
E. Ultrasonic test (UT) 100% of the complete-penetration welds.
F. Keep a systematic record of all welds that includes, in addition to other required records, the identification marks of welders, a list of defective welds, and the manner of correcting defects.

WOOD

Special Inspector shall perform the following PERIODICALLY:

1. Verify wood products by official grade mark. If specified, verify fire-retardant-treated and preservative-treated wood is labeled appropriately.
2. Verify the general arrangement and installation of wood members is in accordance with the Construction Documents.
3. At all floor and roof diaphragms, provide inspection to verify:
   A. Wood structural panel sheathing is of the grade and thickness shown on the Construction Documents.
   B. Nominal size of framing members at adjoining panel edges agrees with the Construction Documents.
   C. Fastener diameter and length, number of fastener lines, the spacing of the fasteners and the edge margins agree with the Construction Documents.

Special Inspector shall perform the following CONTINUOUSLY:

1. At shear walls, provide inspection to verify:
   A. Wood structural panel sheathing is of the grade and thickness shown on the Construction Documents.
   B. Fastener diameter and length, number of fastener lines, fastener spacing, and edge spacing are in accordance with the Construction Documents.
   C. Framing members at adjoining panel edges and locations of hold-downs are in accordance with the Construction Documents and the manufacturer's installation requirements.
   D. Wood shear panels which transfer diaphragm loads to the walls are constructed and installed in accordance with the Construction Documents.

See International Building Code, Section 17 for additional information.

SHOP-FABRICATED WOOD TRUSSES

Contractor shall perform the following:

1. Submit certification the truss fabricator is certified by the TPI Quality Assurance Program (CAP).
2. Submit fabricator's certificate of compliance the manufactured trusses conform to the requirements of the Architectural and Structural Documents.

Special Inspector shall perform the following:

1. Verify wood products by official grade mark. If specified, verify fire-retardant-treated wood is labeled.
2. Verify the general arrangement and installation of wood trusses is in accordance with the approved wood truss shop drawings and the Architectural and Structural Documents.
3. Verify the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing are installed in accordance with the approved shop drawings.
4. Verify the trusses and truss connections have not been damaged nor field-modified.
5. Verify the wood truss bearing lengths at all support points.
6. Verify the wood truss anchorage details at all support points.

SPECIAL INSPECTORS AND TESTING AGENCIES

The Special Inspector(s) and Testing Agencies shall be engaged by the Owner or the Owner's Agent and not by the Contractor. Any conflict of interest must be disclosed to the Building Official and the Design Professional prior to commencing work. Special Inspector(s) shall submit qualifications to the Design Professional, including name, firm, address, phone number, responsibilities, and qualifications prior to commencing work.

The minimum qualifications of the Special Inspector(s) and/or Testing Agencies shall be those listed in the Minimum Special Inspector Qualifications Table. The qualifications of the Special Inspector(s) and/or Testing Agencies may be subject to the approval of the Building Official.

REQUIRED MINIMUM INSPECTOR QUALIFICATIONS FOR SPECIFIED SPECIAL INSPECTIONS

CATEGORY OF TESTING/INSPECTION	MINIMUM QUALIFICATIONS (REFER TO KEY AT END OF TABLE): Shop testing or inspection	Field testing or inspection	Review submittals	Review testing, observation, and lab reports
1. Inspection of Fabricators:				
A. Structural steel construction.	F G H J K	-	-	-
B. Wood construction.	A U	-	-	-
C. Cold formed metal construction.	A U	-	-	-
2. Steel construction:				
A. Testing of welding.	H	H	-	-
B. Inspection of welding.	F K	F K	-	-
C. Inspection of connections of structural steel, high strength bolts, nuts & washers.	-	-	A C J K	A C J K
D. Material verification of weld filler materials.	-	-	-	F G K
E. High strength bolting.	-	J K	-	-
F. Inspection of steel frame joint details.	-	A J K	-	-
3. Concrete construction:				
A. Reinforcing placement, cast-in-place bolts, post installed anchors, concrete placement.	-	A E M	-	-
B. Mix design review.	-	-	A C	-
B. Concrete field sampling and testing.	-	A C D	-	-
C. Review certified mill reports and design mix.	-	-	-	-
D. Verify use of required design mix.	-	A C E	-	-
E. Review of in-situ concrete strength, prior to removal of shores and forms.	-	M P S	-	-
4. Masonry construction:		A C E L M S T		
A. Review f'm prior to construction.	-	-	A C	-
B. Mortar joint construction, grout protection and placement, materials proportion, type, size, and location of reinforcement, structural elements, anchorage, and connectors.	-	A I	-	-
C. Sampling/testing of grout/mortar specimens.	-	A C I M	-	-
C. Verification of f'm and compliance with f'm prior to testing of compressive strength, f'm.	-	A C I M	-	-
5. Soils preparation for building pad and foundations:				
A. Observe site preparation, fill placement, and testing of compaction for compliance with the Construction Documents and Geotechnical Report for the project.	-	B C N Q R	-	-
B. Prior to placement of footings materials below shallow foundations to ensure design bearing capacity is achieved.	-	B N R Q (Level III)	-	-
C. Review compaction testing for compliance with the Construction Documents and Geotechnical Report for the project.	-	-	-	B C
6. Wood construction	-	A U	-	-
7. Construction of deep foundation elements	-	B	-	-
8. Work of an unusual or a special nature	-	A U	-	-
9. SFRS and MWFRS	-	A	-	-

A. PE/SE - a licensed Professional Engineer specializing in the design of building structures.
B. EIT - Engineer-in-Training (Engineering Intern) - a graduate level mechanics class candidate.
C. EIT - Engineer-in-Training (Engineering Intern) - engineer-level engineer who has passed the Fundamentals of Engineering Examination and is working under the direct supervision of a Professional Engineer.
D. ACI Concrete Field Testing Technician, Grade I
E. ACI Concrete Construction Special Inspector.
F. AWS Certified Welding Inspector.
G. AWS Certified Associate Welding Inspector.
H. ICC Reinforced Concrete Special Inspector (UT, LP, MP).
I. ICC Structural Masonry Special Inspector.
J. ICC Structural Steel and Bolting Special Inspector.
K. ICC Structural Welding Inspector.
L. ICC Prestressed Concrete Special Inspector.
M. ICC Post-Installed Concrete Special Inspector.
N. ICC Soils Special Inspector.
O. NCMA Certified Concrete Masonry Testing Technician.
P. NICET Concrete Inspector - Levels II or higher.
Q. NICET Soils Inspector - Levels II or higher.
R. NICET Soils Laboratory Technician - Level II or higher.
S. PCI Concrete Inspector - Levels I, II & III.
T. PTI Post-Tensioning Inspector - Level 2 (for either/both bonded/unbonded PT, as appropriate).
U. Other qualified Inspector as approved by the Building Official.

ACI	American Concrete Institute
AWS	American Welding Society
ASNT	American Society of Non-Destructive Testing
IAS	International Accreditation
NCMA	National Concrete Masonry Association
NICET	National Institute for Certification in Engineering Technologies
PTI	Post-Tensioning Institute
PCI	Pre-cast / Pre-stressed Concrete Institute

Note 1 The special inspector shall meet one of the minimum qualifications listed for the applicable category of testing and inspection subject to approval of the Building Official.
Note 2 Materials testing shall be done by an approved testing agency meeting the requirements of IBC Section 1703 and ASTM E 329.

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THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
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STEPHEN W. JOHNSON
REGISTERED
STATE OF TENNESSEE
24-04-2025

24013
(U.K. 2025)
CONSTRUCTION DOCUMENTS
ENG
MH

Project Number
Drawing Set
Date
Drawn By
Checked By

THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Revisions

No.	Description	Date

S0.02

STRUCTURAL QUALITY ASSURANCE PLAN

STRUCTURAL SPECIFICATIONS

SECTION 013300 – STRUCTURAL SUBMITTAL PROCEDURES

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Structural submittals include shop drawings, diagrams, illustrations, schedules, performance charts, nomenclature charts, samples, brochures and other data prepared by the Contractor or any subcontractor, manufacturer, supplier, fabricator, or distributor and which illustrate some portion of the Project.

1.2 RELATED SECTIONS
A. Division 1 Sections.

1.3 SUBMITTAL PROCEDURES
A. Submittals shall be accompanied by a transmittal letter with the following information:
1. Project name.
2. Date of the items.
3. Date submitted.
4. Description of items submitted; identify Work and product by Specification Section.
5. Number of drawings and other pertinent data.
B. Provide blank space on each submittal for the Architect and/or Structural Engineer's review stamp.
C. All submittals shall be in electronic PDF format. Submittals returned after Structural Engineer's review will also be in electronic PDF format.
D. Contractor shall direct specific attention on the submittal to any deviation from the Construction Documents.

1.4 CONTRACTOR RESPONSIBILITY
A. Review each and every first submittal, Contractor shall submit a list of all required submittals for entire project for Structural Engineer's review.
B. Contractor shall make all submittals in advance of installation or construction to allow the Architect and Structural Engineer sufficient time for review.
C. Contractor shall review all submittals and shall stamp and sign each sheet of shop drawings and product data and sign each sample to certify compliance with requirements of Construction Documents. SUBMITTALS RECEIVED WITHOUT THE CONTRACTOR'S STAMP OF REVIEW WILL BE RETURNED TO THE CONTRACTOR FOR REVIEW AND RESUBMITTAL.
D. Contractor shall understand that submittal of required documents does not constitute compliance with the requirements of the Construction Documents. Only submittals reviewed by the Architect or Structural Engineer constitute compliance.
E. It is the Contractor's responsibility to furnish equipment, materials, and labor for the Project which meets the requirements of the codes and authorities quoted as well as the Construction Documents. Proprietary items specified herein only establish standards of quality and performance required for the Project. It is the Contractor's duty to assure the performance of these proprietary items or any proposed substitution with the codes and authorities, as well as with the design intent on the Construction Documents.
F. By reviewing, approving and submitting shop drawings, product data, or samples, Contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, member sizes catalog numbers, and similar data or will do so, and he has checked and coordinated shop drawings with the requirements of the Project and of the Construction Documents.
G. Work requiring shop drawings, whether called for by the Construction Documents or requested by the Contractor, shall not commence until the Architect and Structural Engineer have reviewed the submission. Work may commence if the Contractor verifies the accuracy of the Architect or Structural Engineer's corrections and notations and complies with them without exception and without requesting change in Contract Sum or Contract Time.

1.5 ARCHITECT AND STRUCTURAL ENGINEER REVIEW
A. The Architect and Structural Engineer will review submittals with reasonable promptness.
B. The Architect's and Structural Engineer's review or corrections refer only to the general arrangement and conformance of the Work with the design concept and with the Construction Documents. Review does not extend to means, methods, techniques, sequences or procedures. Under no conditions should the Contractor consider the review to include the dimensions, quantities, or details of the items, nor the approval of an assembly in which the item functions.
C. The Architect's and Structural Engineer's review shall not relieve the Contractor from responsibility for errors or omissions in the submittals.
D. The Architect's and Structural Engineer's review of submittals shall not relieve the Contractor of responsibility for any deviation from the requirements of the Construction Documents unless the Contractor has directed specific attention to the deviation at the time of submission and the Architect and Structural Engineer have given written approval to the specific deviation.
E. The Architect's and Structural Engineer's review of submittals shall not be construed as authorizing any change in the Contract Sum or Contract Time.

1.6 SHOP DRAWINGS
A. Present in a clear and thorough manner. Title each drawing with Project name and number. Identify each element of drawings by reference to sheet number and detail of Construction Documents.
B. Reproduction of Structural Drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor.
C. Indicate dimensions and show relationship to adjacent or critical features of Work or products.
D. A copy of the marked structural shop drawings with the Architect's and Structural Engineer's review stamp is to be maintained at the job site.

1.7 PRODUCT DATA
A. Mark each copy that are pertinent. Mark each copy of standard printed data to identify pertinent products, referenced to Specification Section and Article number. Show reference standards, performance characteristics, and capacities; wiring and piping diagrams and controls; component parts, finishes, dimensions, and required clearances.
B. Modify manufacturer's standard schematic drawings and diagrams to supplement standard information and to provide information specifically applicable to the Work. Delete information that is not applicable.
C. Provide manufacturer's preparation, assembly, and installation instructions.

1.8 RESUBMITTALS
A. When submittals are returned to the Contractor with the Architect's or Structural Engineer's corrections, the Contractor shall make the required corrections. Upon request, resubmit one corrected set.
B. Contractor shall direct specific attention on the resubmittal to all revisions including those requested by the Architect or Structural Engineer on previous submissions.

1.9 DISTRIBUTION
A. Distribute reproductions of shop drawings, copies of product data, and samples which bear the Architect's and Structural Engineer's review stamp to job site file, Record Documents file, subcontractors, suppliers, other affected contractors, and other entities requiring information.
B. Work shall be in accordance with and performed from the reviewed drawings.

1.10 DEFERRED SUBMITTALS
A. Deferred submittals include those portions of the project that are furnished by the Contractor and designed by someone other than the Engineer of Record and are submitted at the time of the application. If required by Code, deferred submittals shall be designed by a Tennessee Licensed Professional Engineer.
B. Submittal documents for deferred submittals shall be included in the Contractor's scope of services and shall be sealed by an Engineer licensed in the project state. Design of deferred submittals shall be in accordance with the governing Building Code indicated above.
C. Documents for deferred submittals shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and found in general conformance with the design intent. Deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.
D. See Structural Notes for a list of potential deferred submittal items.

PART 2 – PRODUCTS: Not Used.

PART 3 – EXECUTION: Not Used.

END OF SECTION

SECTION 014523 – STRUCTURAL TESTING AND INSPECTING SERVICES

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Section summarizes the responsibility of the Contractor and the Special Inspector in the performance of the special inspections required in the Construction Documents.
B. The Contractor shall employ and pay for the services of the Engineer in the administration of the contract, nor tests and inspections by the Special Inspector, nor approvals by other persons shall relieve the Contractor from his obligation to perform the Work in accordance with the Construction Documents.

1.2 RELATED SECTIONS
A. Division 1 Sections.

1.3 REFERENCES
A. ASTM E329 – Standard Specification for Agencies Engaged in Construction Inspection and/or Testing.
B. American Council of Independent Laboratories – Recommended Requirements for Independent Laboratories Qualifications.

1.4 SELECTION AND PAYMENT
A. Owner will employ and pay for the structural testing and inspection services that are required by the Construction Documents.
B. Contractor shall pay for any additional structural testing and inspection required for Work or materials not complying with Construction Documents due to negligence or nonconformance.
C. Contractor shall pay for any additional structural testing and inspection required for his convenience.

1.5 SUMMARY OF STRUCTURAL TESTING AND INSPECTION REQUIREMENTS
A. Refer to the Structural Quality Assurance Plan in the Structural Drawings for the required tests and inspections.

PART 2 – MATERIALS: Not Used.

PART 3 – EXECUTION

3.1 STRUCTURAL PRECONSTRUCTION MEETING
A. A structural preconstruction meeting may be conducted at the construction site by the Structural Engineer to discuss quality control. The parties involved may be the Architect, Contractor, Special Inspector, appropriate subcontractors, suppliers, and detailers.

3.2 RESPONSIBILITIES OF THE SPECIAL INSPECTOR
A. Cooperate with the Contractor and provide timely services.
B. Notify the Contractor and Architect 24 hours prior to verify the Contractor of presence.
C. Select the representative items or areas to be tested or inspected.
D. Perform tests and inspections as outlined in Construction Documents, the applicable codes, and as directed by the Structural Engineer.
E. Report results of tests and inspections in accordance with the Construction Documents and the Building Code. Work and materials not complying with Construction Documents shall be immediately reported to the Contractor and Structural Engineer.
F. Leave copies of field notes with the Contractor prior to leaving the construction site. Field notes shall include the message given to the Contractor, date, time of message, name of Contractor's representative informed, type and location of Work or materials tested or inspected, whether the work or materials complies with Construction Documents and name of the Structural Testing and Inspection Agency's representative.
G. Report and distribute results of tests and inspections promptly in the form of written reports as directed by the Structural Engineer.
H. Special Inspector shall not alter requirements of Construction Documents, approve or reject any portion of the Work, or perform duties of the Contractor.
I. Submit written confirmation at end of construction that, to the best of their knowledge, the structural Work conforms to the Construction Documents.

3.3 RESPONSIBILITIES OF THE CONTRACTOR
A. Provide copy of Construction Documents to the Special Inspector.
B. Arrange the preconstruction meeting to discuss quality issues.
C. Notify the Special Inspector sufficiently in advance of operations to allow assignment of personnel and scheduling of tests.
D. Provide the Special Inspector access to areas of Work to be tested.
E. Provide samples of materials to be tested in required quantities.
F. Furnish copies of mill test reports when requested.
G. Provide storage space for Special Inspector's exclusive use, such as for storing and curing concrete testing samples.
H. Provide labor to assist the Special Inspector in performing tests and inspections.

3.4 OPTIONS
A. If the Structural Testing and Inspection Agency is located at such a distance from the Project that travel expenses will be a consideration, or if the amount of sampling performed is minor, and by mutual agreement of the Architect, Structural Engineer and Contractor, the Contractor may be requested to take samples and forward them to the Structural Testing and Inspection Agency for testing or inspection.

END OF SECTION

SECTION 031000 – CONCRETE FORMING AND ACCESSORIES

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Design requirements, materials, labor, equipment and procedures for proper installation and removal of formwork for concrete.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 3 Sections.

1.3 REFERENCES
ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
ACI 301 – Standard Specifications for Structural Concrete.
ACI 304 – Guide for Measuring, Mixing, Placing, and Structural Concrete.
ACI 347 – Guide to Formwork for Concrete.
ASTM D1751 – Standard Specification for Preformed Expansion Joint Filler for Concrete Paving and Structural Construction (Non-extruding and Resilient Bituminous Types).
ASTM E96 – Standard Test Methods for Water Vapor Transmission of Materials.
ASTM E154 – Standard Test Methods for Water Vapor Retarders Used in Contact with Earth Under Concrete Slabs, on Walls, or as Ground Cover.
ASTM E1643 – Standard Practice for Selection, Design, Installation, and Inspection of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs.
ASTM E1745 – Standard Specification for Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs.
ASTM E1993 – Standard Specification for Bituminous Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs.
ASTM F1249 – Standard Test Method for Water Vapor Transmission Rate Through Plastic Film and Sheeting Using a Modulated Infrared Sensor.

1.4 SUBMITTALS
A. Submit manufacturer's data for:
1. Vapor Retarder.
2. Expansion/Isolation Joint Filler.
3. Waterstops.

1.5 DESIGN OF FORMWORK
A. Design of formwork, shoring, and reshoring and its removal is the Contractor's responsibility.
B. Design of formwork, shoring, and reshoring shall conform to ACI 117, ACI 301, ACI 318, and ACI 347.
C. Design formwork in a manner such that existing or new construction is not overloaded.

PART 2 – PRODUCTS

2.1 FORM MATERIALS
A. Wood, plywood, metal, fiberglass or a combination of these, with sufficient strength to prevent distortion.
B. Form Definitions
1. Architectural Concrete – No form-facing material required. Standard forms are acceptable everywhere except for Architectural Concrete elements.

2.2 FORMWORK ACCESSORIES
A. Commercially manufactured products, including ties and hangers. Do not use non-fabricated wire form ties.

2.3 FORM RELEASE AGENT
A. Form release agent shall not bond with, stain, nor adversely affect concrete surfaces.

2.4 VAPOR RETARDER
A. Vapor retarder for general areas shall be polyethylene sheet, not less than 10 mils thick, complying with ASTM E1745, Class A, B, and C.
B. Vapor retarder for areas to receive adhesive-sensitive or other special flooring shall be waterproof and vaporproof membrane complying with ASTM E1993 such as W.R. Meadows Premoulded Membrane Vapor Seal with Pheramatic Core.

2.5 EXPANSION AND ISOLATION JOINT FILLER
A. ASTM D1751, asphalt-impregnated premolded fiberboard, 1/4-inch thick by full thickness of slab or joint, unless indicated otherwise in the Structural Drawings.

2.6 CONSTRUCTION JOINTS IN SLAB-ON-GRADE
A. Key-type steel forms by Vulcan "Screed Joint", Burke "Keyed Kold Joint" or approved equal.
B. Steel plate dowel such as manufactured by PNA Construction Technologies, Inc., Greenstreak Group, Inc., or approved equal.

2.7 WATERSTOPS
A. Waterstops at construction joints and contraction joints indicated in the Structural Drawings shall be sized to suit the joints.
B. Waterstops shall be pre-formed, non-expansive, plastic adhesive waterstops such as Synko-Flex, manufactured by Henry Company, or approved equal.

2.8 DOVETAIL ANCHORS
A. 24-gage galvanized steel dovetail anchoring slots with filler strips and 16-gage galvanized dovetail anchors, unless otherwise noted in Structural Drawings.

PART 3 – EXECUTION

3.1 GENERAL
A. Erect formwork in accordance with ACI 301 and ACI 347.
B. Finished work shall comply with tolerances of ACI 117.
C. Provide 3/4-inch chamfer at all formed corners.
D. Prior to placing concrete, and during placement, while concrete is being placed to determine that there are no evidences of changes of elevations, plumbness, or camber. If, during construction, any such evidence or other defect appears, stop the work, remove concrete placed, if necessary, and repair formwork or supports before proceeding.

3.2 FOUNDATION ELEMENTS
A. Earth forms may be used for vertical surfaces for foundation elements. Form foundation elements if conditions are such that earth trench forms are unavailable.
B. Sides of foundation walls and turned-down slabs shall be formed.
C. Maintain minimum coverings of reinforcing steel as indicated in Structural Drawings.

3.3 VAPOR RETARDER
A. Where indicated on Structural Drawings, place vapor retarder over granular subbase and behind expansion and isolation joints at walls. Place electrical conduits and ducts in granular subbase.
B. Install vapor retarder in accordance with manufacturer's instructions and ASTM E1643.
1. Lap vapor retarder six inches minimum at splices and seal with seam tape.
2. Seal vapor retarder at footings and walls to walls.
3. Seal all pipe penetrations with pipe boot.
4. No penetration of vapor retarder is permitted except for reinforcing steel and permanent utilities.
5. Do not puncture vapor retarder. Repair damaged areas by cutting patches of vapor retarder, overlapping damaged area 6 inches and taping all four sides.
C. At time of concrete placement, cover the entire slab with vapor retarder when slab is placed.
D. Install protection board over vapor membrane in accordance with manufacturer's recommendations.

3.4 FORM PREPARATION
A. Seal form joints to prevent leakage.
B. Thoroughly clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt or other debris just before concrete is placed.
C. Before reinforcement is placed, coat contact surfaces of form with form release agent in accordance with manufacturer's recommendations. Do not allow excess form release agent to accumulate in forms or come in contact with concrete surfaces against which fresh concrete will be placed.

3.5 INSERTS AND EMBEDMENT ITEMS
A. Install and secure in position required inserts, embeds, hangers, sleeves, anchors, and nailers. Exercise due care not to disturb or damage their work while placing concrete.
B. Locate anchor bolts in position in accordance with approved setting drawings and secure to prevent displacement during concrete placement.

3.6 PROVISIONS FOR OTHER TRADES
A. Install openings and recesses in concrete formwork to accommodate work of other trades. Size and location of openings and recesses shall be obtained from trades requiring such items. Obtain approval from Structural Engineer for openings not shown in Structural Drawings.
B. Accurately place and securely support items built into forms.

3.7 CONSTRUCTION JOINTS
A. Install key-type steel forms at joints in slab-on-grade in accordance with manufacturer's recommendations.
B. Install steel plate dowels at joints in slab-on-grade in accordance with manufacturer's recommendations. Place plate dowels at mid-depth of slab (+/- 1/4-inch), unless noted otherwise in the Structural Drawings.

3.8 WATERSTOPS
A. Prepare surface and install waterstops in accordance with manufacturer's recommendations.

3.9 DOVETAIL ANCHORS
A. Install continuous vertical dovetail anchoring slots with filler strips at intersections of concrete and masonry walls unless indicated otherwise on Drawings.

3.10 FORMWORK REMOVAL
A. Remove formwork carefully in such manner and at such time as to ensure complete safety of structure. Do not remove formwork, shoring, or reshoring until members have acquired sufficient strength to support their weight and the load thereon safely.
B. For conventionally reinforced framed slabs, formwork shall remain in place for a minimum of 5 days after concrete placement.

3.11 FINISHES OF FORMED SURFACES
A. Patch tie holes and defects. Chip or rub off fins exceeding ¼ inch in height. Leave surface with the texture imparted by the forms.

END OF SECTION

SECTION 032000 – CONCRETE REINFORCING

PART 1 – GENERAL

1.1 A. SECTION INCLUDES
Materials, labor, equipment, and procedures required for proper installation of reinforcement for concrete and masonry.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 3 Sections.
C. Section 04 22 00 – Concrete Unit Masonry.

1.3 REFERENCES
ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
ACI 301 – Standard Specifications for Structural Concrete.
ACI 315 – Details and Detailing of Concrete Reinforcement.
ACI 318 – Building Code Requirements for Structural Concrete.
ASTM A615 – Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement.
ASTM A706 – Standard Specification for Low-Alloy Steel Deformed and Plain Bars for Concrete Reinforcement.
AWS D1.4 – Structural Weld Code – Reinforcing Steel.
AWS D1.8 – Recommended Practices for Welding Reinforcing Steel Metal Inserts, and Connections in Reinforced Concrete Construction.
CRSI – Manual of Standard Practice.

1.4 SUBMITTALS
A. Refer to Structural Quality Assurance Plan in the Structural Drawings for additional submittal requirements.
B. Shop Drawings
1. Notify Structural Engineer prior to detailing reinforcing steel shop drawings.
2. Indicate placing, location and quantities of reinforcing steel and wire fabric, bending and cutting schedules, splice lengths, stirrup spacing, supporting and spacing devices. Detail reinforcing steel in accordance with ACI 315 and CRSI Standards.
3. Written description of reinforcement without adequate sections, elevations, and details is not acceptable.
4. Reproduction of Structural Drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor.
C. Submit manufacturer's data for tension and compression splicers.

1.5 QUALITY ASSURANCE
A. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.6 STORAGE AND PROTECTION
A. Store reinforcing steel above ground so that it remains clean. Maintain steel surfaces free from materials and coatings that might impair bond.

PART 2 – PRODUCTS

2.1 MATERIALS
A. Deformed reinforcing steel shall be ASTM A615. Refer to Structural Drawings for grade.
B. Welded wire reinforcing steel shall be ASTM A1064.

2.2 ACCESSORY MATERIALS
A. Annealed steel tie wire shall be 16½ gage minimum.
B. Bar supports shall be plastic-tipped steel Class I bar supports conforming to CRSI Specifications. Concrete brick may be used to support reinforcement to obtain proper clearance from earth.

2.3 SPLICERS
A. Tension splicers shall be capable of developing 125% of the reinforcing steel ASTM specified minimum yield strength.
B. Compression splicers shall be mechanical-type such that the compression stress is transmitted by end-bearing held in concentric contact.

PART 3 – EXECUTION

3.1 FABRICATION
A. Fabricate reinforcing steel in accordance with ACI 318 and CRSI standards.
B. Bend bars cold. Do not heat or flame-cut bars. No field bending of bars partially embedded in concrete is permitted, unless specifically approved Structural Engineer and checked by Testing and Inspection Agency for cracks.
C. Weld only as indicated. Perform welding in accordance with AWS D1.4 and AWS D12.1.
D. Tag reinforcing steel for easy identification.

3.2 INSTALLATION
A. Before placing concrete, clean reinforcement of foreign particles and coatings.
B. Accurately position, support and secure reinforcement against displacement in accordance with ACI 318 and CRSI standards. Do not deviate from alignment or measurement.
C. Locate welded wire reinforcement in the top third of slabs. Overlap mesh one lap plus two inches at side and end joints.
D. Furnish and install dowels or mechanical splices at intersections of walls, columns and piers to permit continuous reinforcement or development lengths at such intersections prior to concrete placement.
E. Maintain cover and tolerances in accordance with ACI and CRSI Specifications, unless indicated otherwise on Structural Drawings.

3.3 SPLICES
A. Do not splice reinforcement except as indicated on Structural Drawings.
B. Tension couplers may be used and installed in accordance with manufacturer's recommendations.

END OF SECTION

THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 598-5400

Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date 02.04.2025
Drawn By ENU
Checked By MH

THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Revisions

No.	Description	Date

S0.10
STRUCTURAL SPECIFICATIONS

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STRUCTURAL SPECIFICATIONS

SECTION 033000 – CAST-IN-PLACE CONCRETE

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Materials, labor, equipment and procedures for proper mixing, placing, curing, and finishing of cast-in-place concrete.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 3 Sections.

1.3 REFERENCES
ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
ACI 214 – Recommended Practice for Evaluation of Strength Test Results of Concrete.
ACI 301 – Specifications for Structural Concrete.
ACI 302 – Guide for Concrete Floor and Slab Construction.
ACI 304 – Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete.
ACI 305 – Hot Weather Concreting.
ACI 306 – Cold Weather Concreting.
ACI 308 – Guide to Concrete Curing.
ACI 309 – Recommended Practice for Consolidation of Concrete.
ACI 310 – Manual of Standard Practice for Detailing Reinforced Concrete Structures.
ACI 318 – Building Code Requirements for Reinforced Concrete.
ASTM C31 – Standard Practice for Making and Curing Concrete Test Specimens in the Field.
ASTM C33 – Standard Specification for Concrete Aggregates.
ASTM C39 – Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
ASTM C94 – Standard Specification for Ready-Mixed Concrete.
ASTM C138 – Standard Test Method for Density (Unit Weight), Yield, and Air Content (Gravimetric) of Concrete.
ASTM C143 – Standard Test Method for Slump of Hydraulic-Cement Concrete.
ASTM C150 – Standard Specification for Portland Cement.
ASTM C171 – Standard Specification for Sheet Materials for Curing Concrete.
ASTM C173 – Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method.
ASTM C230 – Standard Specification for Flow Table for Use in Tests of Hydraulic Cement.
ASTM C260 – Standard Specification for Air-Entraining Admixtures for Concrete.
ASTM C295 – Standard guide for Petrographic Examination of Aggregates for Concrete.
ASTM C309 – Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete.
ASTM C330 – Standard Specification for Lightweight Aggregates for Structural Concrete.
ASTM C494 – Standard Specification for Chemical Admixtures for Concrete.
ASTM C567 – Standard Test Method for Determining Density of Structural Lightweight Concrete.
ASTM C595 – Standard Specification for Blended Hydraulic Cements
ASTM C618 – Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete.
ASTM C685 – Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing.
ASTM C881 – Standard Specification for Epoxy-Resin-Base Bonding Systems.
ASTM C1017 – Standard Specification for Chemical Admixtures for Use in Producing Flowing Concrete.
ASTM C1157 – Standard Performance Specification for Hydraulic Cement
ASTM C1240 – Standard Specification for Silica Fume Used in Cementitious Mixtures.
ASTM C1602 – Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete.
ASTM E1155 – Standard Test Method for Determining FF Floor Flatness and FL Floor Levelness Numbers.

1.4 SUBMITTALS
A. Refer to Structural Quality Assurance Plan in the Structural Drawings for additional submittal requirements.
B. Submit the following data for each concrete mix design, not less than 21 days prior to placement of the concrete:
1. Name and address of proposed source of materials.
2. Documentation of mix design proportions complying with ACI 318, Chapter 5;
3. Type and quantities of materials including admixtures.
4. Cement content in pounds per cubic yard;
5. Cement type and manufacturer;
6. Weight of aggregates in pounds per cubic yard;
7. Aggregate sieve analysis;
8. Water/cement ratio by weight;
9. Slump range;
10. Air content range;
11. Admixtures' proportions (% by weight), types and manufacturers;
12. Fresh unit weight
13. Design compressive strength
14. Method of placement;
15. Method of curing
16. Seven-day and 28-day compressive strengths
C. Mix design submittals not conforming to the above will be rejected.

1.5 QUALITY ASSURANCE
A. The ready-mixed concrete plant shall be certified for conformance with the requirements of the National Ready Mix Concrete Association.
B. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

PART 2 – PRODUCTS

2.1 CONCRETE MIX DESIGN
A. Establish concrete mix design proportions in accordance with ACI 318, Chapters 19 & 26.
B. Concrete strength shall be as noted in the Structural Notes in the Structural Drawings.
C. Design concrete with a slump between four and ten inches. If a slump greater than five inches is desired, use a mid-range or high-range water reducer.
D. Water/Cementitious Materials Ratio (w/c) - See Structural Notes in Structural Drawings.
E. Entrained Air Content - See Structural Notes in Structural Drawings.
F. Slump Range - See Structural Notes in Structural Drawings.
G. Structural lightweight concrete mixes are to be suitable for pumping and shall include the required admixtures.

2.2 CONCRETE MATERIALS
A. Materials designated by specific manufacturer's trade names are approved, subject to compliance with the quality and performance specified. Other materials of equivalent quality and performance characteristics, published by the manufacturer of such materials are included in and are a part of these Specifications.
B. Cement shall be Type I Portland cement complying with ASTM C150 or Type PLC II, complying with ASTM C595, unless noted otherwise. Use one brand only.
C. Aggregates:
1. Fine aggregate shall comply with ASTM C33.
2. Coarse aggregates shall consist of gravel or crushed stone complying with ASTM C33 for normal weight concrete. Size shall be in accordance with ACI 318.
3. Lightweight coarse aggregate shall comply with ASTM C330. Do not blend lightweight coarse aggregates with normal weight coarse aggregates for structural lightweight concrete.
D. Water shall be potable and free of deleterious substances complying with ACI 318.
E. Air-entraining admixtures shall comply with ASTM C260.
F. Chemical admixtures shall be non-corrosive and comply with ASTM C494.
G. Non-chloride accelerators shall comply with ASTM C494.
H. Retarders shall comply with ASTM C494.
I. Fly ash requirements are listed in the Structural Notes in the Structural Drawings.
J. Chlorides shall not be used in concrete, and shall not be part of any admixture.

2.3 CURING COMPOUND
A. At general areas, a water-based, "odorless," acrylic curing compound with a minimum solid content of 20% may be used at the Contractor's option complying with ASTM 309.
B. At areas to receive adhesive-sensitive or other special flooring, the slabs are to be moist-cured. At vertical surfaces, a water-based, non-yellowing, acrylic curing compound with a minimum solid content of 30 percent may be used at the Contractor's option complying with ASTM 309.

2.4 WATERPROOFING
A. Waterproofing materials shall be any of the following:
1. Xypex Concentrate ICO concrete admixture or approved equal.
2. CETCO LOC 60 Fluid-Applied Waterproofing Membrane or approved equal.

PART 3 – EXECUTION

3.1 GENERAL
A. Prepare place of deposit, mix, convey, and place concrete in accordance with ACI 301, ACI 304, ASTM C94, and ASTM C685.
B. Wet forms before placing concrete.
C. Deposit concrete as near as practical to final position to avoid segregation of materials due to re-handling or flowing. Do no flowing of concrete with vibrators.
D. Placement of concrete shall be carried in such a way that the concrete is at all times flowing readily into spaces between reinforcement. Placement shall be a continuous operation until placement of a panel or section, as defined by boundaries or joints, is completed.
E. All concrete shall be thoroughly consolidated during placement and shall be worked around reinforcement and embedded fixtures and into corners of forms. Consolidation shall be by vibration in accordance with ACI 309.
F. Place slabs in accordance with ACI 302. Place and finish concrete members to comply with tolerances in ACI 117.
G. Do not add water to concrete delivered in plastic condition to increase slump.
H. Provide delivery tickets for each batch of concrete showing the following:
1. Batch number, volume, and date;
2. Time of loading;
3. Design 28-day compressive strength;
4. Mix identification;
5. Cement content in pounds per cubic yard;
6. Water content in pounds per cubic yard;
7. Admixtures in amount per cubic yard;
8. Maximum amount of water that may be added at the job site.

3.2 SLAB-ON-GRADE
A. Place concrete slab-on-grade on properly prepared granular subbase with vapor retarder.
B. Place thickened slabs for partitions integral with floor slabs.

3.3 MID-RANGE / HIGH-RANGE WATER-REDUCERS
A. Mid-range or high-range water reducers are to be added at dosage recommended by the manufacturer. The slump of the concrete shall be one to four inches at the time the water reducers are added. Do not permit fresh concrete containing superplasticizers to come in contact with fresh concrete not containing superplasticizers.

3.4 LIGHTWEIGHT COARSE AGGREGATE
A. Precook lightweight coarse aggregate a minimum of 72 hours prior to batching. Maintain the moisture content indicated by the five-day saturated weight.

3.5 ADDITION OF WATER AT JOB SITE
A. Water may be added at the jobsite if neither the maximum permissible water/cement ratio nor the maximum slump is exceeded, and only with the approval of the general contractor. All concrete delivery trucks shall have actual batch weight recorded on the ticket. Clearly indicate the quantity of water that may be added at the jobsite that will not exceed the maximum water/cement ratio. Use clean, potable water.

3.6 TIME LIMIT
A. Deposit concrete within one and one-half hours after batching.

3.7 VIBRATION
A. Consolidate concrete in accordance with ACI 301 and ACI 309.

SECTION 033000 – CAST-IN-PLACE CONCRETE CONT'D

3.8 CURING
A. Curing procedures immediately following the commencement of the finishing operation.
B. Cure concrete in accordance with ACI 301 and ACI 308. Keep the concrete surface moist and do not permit exposure to high winds or excessive temperature changes for three days. Moisture may be maintained by:
1. Water or fog spray;
2. Water-saturated fabric;
3. Moisture-retaining membrane or liquid curing compound
a. Polyethylene Film - ASTM C171, Type 6;
b. Waterproof Paper - ASTM C 171, Type I;
c. Absorptive Cover - AASHTO M 182, Class 3 burlap cloth made from Jute or Kenaf or ASTM C 440 cotton mats;
d. ASTM C309 spray
C. If an acrylic curing compound is used, apply in accordance with manufacturer's recommendations, to the surfaces of concrete not protected by formwork. Do not use curing compound in areas to receive material that does not adhere to concrete cured with a curing compound unless the curing compound is water-soluble. Curing compound shall not be used if it will prevent bond of flooring or wall coverings.

3.9 WEATHER PROVISIONS
A. Perform cold-weather concreting in accordance with ACI 306.
B. Perform hot-weather concreting in accordance with ACI 305.
C. Protect concrete from drying and excessive temperature for the first seven days.
D. Protect fresh concrete from wind.

3.10 CONTRACTION JOINTS
A. Obtain Architect and Structural Engineer's approval for location of contraction joints. Do not use contraction joints in framed floors or composite slabs, unless noted in Structural Drawings.
B. Provide contraction joints in slabs-on-grade to form a regular grid with a maximum spacing as noted in the Structural Drawings. The long dimension of the grid shall not exceed 1.5 times the short dimension of the grid. Contraction joints shall be at least 1/4 of the slab depth. Contraction joints may be formed, sawed, or tooled, as indicated on the Drawings. Alternately, contraction joints may be provided by preformed plastic strip inserts.
C. Provide contraction joints in concrete walls as noted in the Structural Drawings; coordinate locations with Architect.

3.11 CUTTING CONCRETE
A. Obtain Architect and Structural Engineer's written approval prior to cutting concrete for installation of other work.

3.12 PATCHWORK AND REPAIRS
A. Notify Architect and Structural Engineer of any defective areas in concrete to be patched or repaired. Extent of defective areas shall be determined by Architect and Structural Engineer. Repair and patch defective areas with non-shrink grout. Cut out defective areas, to a depth of not less than 2 inches in diameter to solid concrete but not less than a depth of one inch. Make edges of cuts perpendicular to the concrete surface.

3.13 CONCRETE FINISHES
A. Finish concrete in accordance with ACI 301 and ACI 302. Confirm all finishes with the Architect.
B. All slabs shall be trowel finished unless noted otherwise.
1. One exception is any slab with an entrainment in the concrete. Air-entrained concrete shall not receive a trowel finish.
C. Finish formed surfaces as noted in the Structural Drawings. Provide smooth formed steel walls as prohibited.
D. Finish slabs to the following flatness and levelness tolerances:
1. For general slab areas:
a. FF25/FL20 minimum overall for composite of all measured values and FF18/FL15 minimum for any individual floor section.
2. For slabs on grade over wood flooring, thin-set tile, laboratory areas, or areas supporting sensitive medical equipment
a. FF40/FL30 minimum overall for composite of all measured values and FF30/FL20 minimum for any individual floor section.
3. Areas to be leveled for flatness and levelness shall be in accordance with ASTM E1155. Architect and Structural Engineer may also identify additional sections of slabs to be tested for flatness and levelness.
a. These values are applicable only if testing is performed within 48 hours of concrete placement, before removal of formwork.
b. FF values are applicable to all types of slab construction and are not subject to any time constraints.
E. Exterior steps, landings, and ramps shall receive a non-slip finish.

3.14 WATERPROOFING
A. Waterproofing admixture shall be applied at the recommended dosage and per manufacturer's recommendations.
B. Waterproofing membrane shall be applied to the full inside face of the walls (the face in contact with the backfill) after formwork has been removed and before beginning any backfill operations. Concrete shall have a cure time and strength in accordance with the manufacturer's recommendations.
C. Waterproofing membrane shall be applied after all penetrations (such as those for pipes, conduit, tie holes, etc.) and embedded items have been scheduled and properly placed.
D. Waterproofing membrane shall be applied per manufacturer's recommendations.

END OF SECTION

SECTION 042200 – CONCRETE UNIT MASONRY

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Materials, labor, equipment and procedures for proper installation of grouted and reinforced concrete masonry units.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 3 Sections.

1.3 REFERENCES
ACI 530 – Specification for Masonry Structures.
ASTM A82 – Standard Specification for Steel Wire, Plain, for Concrete Reinforcement.
ASTM A307 – Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod Hardware.
ASTM A496 – Standard Specification for Steel Wire, Deformed, for Concrete Reinforcement.
ASTM C90 – Standard Specification for Loadbearing Concrete Masonry Units.
ASTM C109 – Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. Cube Specimens).
ASTM C140 – Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units.
ASTM C144 – Standard Specification for Aggregate for Masonry Mortar.
ASTM C270 – Standard Specification for Mortar for Unit Masonry.
ASTM C404 – Standard Specification for Aggregates for Masonry Grout.
ASTM C476 – Standard Specification for Grout for Masonry.
ASTM C780 – Standard Test Method for Preconstruction and Construction Masonry Grout.
ASTM C1019 – Standard Test Method for Compressive Strength of Masonry Prisms.
ASTM D2000 – Standard Classification System for Rubber Products in Automotive Applications.
ASTM D2287 – Standard Specification for Nonrigid Vinyl Chloride Polymer and Copolymer Molding and Extrusion Compounds.

1.4 SUBMITTALS
A. Refer to Structural Quality Assurance Plan in Structural Drawings for additional submittal requirements.
B. Submit concrete grout mix design.
C. Submit shop drawings for masonry reinforcement complying with Section 03 20 00.
D. Submit procedures for construction of masonry walls to be filled with coarse grout. Procedures should include low-lift grouting as applicable to Project.

1.5 QUALITY ASSURANCE
A. Masonry construction and materials shall conform to all the requirements of ACI 530, except as modified by the requirements of the Construction Documents.
B. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.6 DELIVERY, STORAGE, AND HANDLING
A. Deliver, handle, and store materials in a dry condition to protect from elements and prevent contamination, deterioration, or damage due to moisture, temperature changes, contaminants, corrosion, and other causes.

PART 2 – PRODUCTS

2.1 CONCRETE MASONRY
A. Compressive strength, f'm, shall be as outlined in the Structural Drawings.

2.2 CONCRETE MASONRY UNITS
A. Concrete masonry units shall be lightweight and shall comply with ASTM C90.
B. Net area compressive strength shall comply with Table 2 of ACI 530 required for the specified f'm.
C. Face dimensions shall be 16" long x 8" high nominal, unless indicated otherwise.
D. Special shapes shall be used only where indicated on the Drawings.

2.3 MORTAR
A. Type M or S in accordance with ASTM C270. Refer to Structural Drawings for locations.
B. Do not use admixtures that contain chlorides.

2.4 COARSE GROUT
A. Grout shall be in accordance with ASTM C476.
B. Compressive strength shall be as outlined in the Structural Drawings.
C. Slump shall be between 8 and 10 inches.
D. Do not use admixtures that contain chlorides.

2.5 WATER
A. Water shall be potable and free of deleterious substances.

2.6 REINFORCEMENT
A. Horizontal and vertical reinforcing bars shall comply with Section 03 20 00.

2.7 HORIZONTAL JOINT REINFORCEMENT
A. Manufactured with longitudinal, parallel, deformed side wires in accordance with ASTM A496 and of the size specified in the Structural Drawings. Cross wires shall be No. 9 gage, plain, in accordance with ASTM A82, unless noted otherwise in Structural Drawings.
B. Provide as a minimum, one side wire for each face shell of hollow masonry units. Provide additional side wires or eye wires as required by the Structural Drawings or by the manufacturer.
C. Provide truss-type joint reinforcement, except ladder-type reinforcement shall be used for walls with vertical reinforcement.
D. Finish shall be hot-dipped galvanized in accordance with ASTM A153, Class B-2.
E. Provide prefabricated corner and tee section accessories.

2.8 CONTRACTION JOINT MATERIAL
A. Rubber shear keys complying with ASTM D2000, M2AA-605 and with a minimum durometer hardness of 80.
B. PVC shear keys complying with ASTM D2287, Type PVC-654-4 and with a minimum durometer hardness of 65.

2.9 JOINT SEALANTS
A. Joint sealants shall comply with Architect's specifications.

SECTION 042200 – CONCRETE UNIT MASONRY CONT'D

PART 3 – EXECUTION

3.1 PREPARATION
A. Cold weather masonry construction shall comply with ACI 530 when either of the following conditions exist:
1. The ambient air temperature falls below 40 degrees F.
2. The temperature of masonry units is below 40 degrees F.
B. Hot weather masonry construction shall comply with ACI 530 when either of the following conditions exist:
1. The ambient air temperature exceeds 100 degrees F.
2. The ambient air temperature exceeds 90 degrees F combined with a wind velocity greater than 8 mph.

3.2 CMU PLACEMENT
A. Use dry masonry units. No frozen or wet units shall be used.
B. Discard cracked, chipped, and spalled masonry units.
C. Lay CMU as follows:
1. With full mortar coverage on horizontal and vertical face shells.
2. Bed webs in mortar in starting course on footings and in all courses of piers, columns, pilasters, and in walls where adjacent to cells or cavities to be filled with grout.
3. For starting course on footings where cells are not to be grouted, spread out full mortar bed including area under cells.
4. Where cells are not within indicated, except for minor variations to maintain joint module. If not indicated, lay walls with 3/8-inch joints.
5. Buttering corners of joints, deep or excess furrowing of mortar joints is not permitted.
D. Lay units in running bond, unless noted otherwise in the Structural Drawings.
E. Fully bond external corners of concrete masonry.
F. Tooth and bond masonry partitions walls bonded to underside of floor, roof deck or structural system, stop masonry short ½ inch to allow for live-load deflection. Fill gap with soft joint filler.

3.3 GROUT PLACEMENT
A. Execute placement of grout in accordance with ACI 530.
B. Place coarse grout in maximum four-foot lifts, unless specifically approved in writing by the Architect and Structural Engineer.
C. Do not fill reinforced cells with mortar.

3.4 JOINTS
A. Place contraction joints at locations indicated in the Structural Drawings.
1. Install contraction joint material.
2. Stop out horizontal reinforcement through contraction joints, except reinforcement in bond beams at floor and roof levels shall be continuous across contraction joints.

3.5 REINFORCEMENT
A. Place reinforcing bars as indicated in the Structural Drawings and in accordance with ACI 530.

3.6 HORIZONTAL JOINT REINFORCEMENT
A. Place horizontal joint reinforcement in the horizontal mortar beds at spacings noted in the Structural Drawings and noted below.
B. For masonry below grade, space horizontal joint reinforcement at 8 inches vertically.
C. Lap joint reinforcement a minimum of six inches where ends of reinforcement meet; splice full length. Extend two feet beyond opening.
D. Joint reinforcement shall be continuous. Lap joint reinforcement at least 6 inches.

3.7 ERECTION BRACING
A. Design, provide, and install temporary erection bracing during construction as required to stabilize erected masonry until complete structural system is constructed.

3.8 CLEANING AND POINTING
A. Dry brush masonry surfaces before mortar has set hard to remove mortar crumbs and accumulation.
B. Clean masonry with commercial brick cleaner approved by brick manufacturer. Protect other work from cleaning materials.
C. Cut out defective mortar and repoint.

3.9 PROTECTION OF FINISHED WORK
A. During erection cover top of walls, projections, and sills with strong waterproof membrane at end of each day's work. Extend and secure the cover at least 24 inches down both sides.
B. Do not apply uniform floor or roof loading for at least 24 hours after grouting masonry columns or walls.
C. Do not apply concentrated loads for at least 3 days after building masonry columns or walls.

END OF SECTION

SECTION 051200 – STRUCTURAL STEEL FRAMING

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Materials, labor, equipment and procedures for proper fabrication and erection of structural steel framing.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 5 Sections.

1.3 REFERENCES
AISC – Steel Construction Manual.
AISC 303 – Code of Standard Practice for Steel Buildings and Bridges.
AISC 360 – Specification for Structural Steel Buildings.
AISC – Specification for Structural Joints Using ASTM A325 or A490 Bolts prepared by the Research Council on Structural Connections.
AWS D1.1 – Structural Welding Code.
AWS A5.1 – Specification for Carbon Steel Electrodes for Shield Metal Arc Welding.
AWS A5.5 – Specification for Low-Alloy Steel Covered Arc Welding Electrodes.
AWS A5.17 – Specification for Carbon Steel Electrodes and Fluxes for Submerged Arc Welding.
AWS A5.20 – Specification for Carbon Steel Electrodes for Flux Cored Arc Welding.
AWS A5.28 – Specification for Low-Alloy Steel
ASTM A6 – Standard Specification for General Requirements for Rolled Structural Steel Bars, Plates, Shapes, and Sheet Piling.
ASTM A36 – Standard Specification for Carbon Structural Steel.
ASTM A108 – Standard Specification for Steel Bar, Carbon and Alloy, Cold-Finished.
ASTM A123 – Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
ASTM A153 – Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
ASTM A307 – Standard Specification for Carbon Steel Bolts and Studs, 60 ksi Tensile Strength.
ASTM A325 – Standard Specification for Structural Bolts, Steel Treated, 120/105 ksi Minimum Tensile Strength.
ASTM A490 – Standard Specification for Structural Bolts, Alloy Steel, Heat-Treated, 150 ksi Minimum Tensile Strength.
ASTM A500 – Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
ASTM A501 – Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing.
ASTM A563 – Standard Specification for Carbons and Alloy Steel Nuts
ASTM A572 – Standard Specification for High-Strength Low-Alloy Columbium-Vanadium Structural Steel.
ASTM A653 – Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvanealed) Coatings.
ASTM A992 – Standard Specification for Structural Steel Shapes.
ASTM F436 – Standard Specification for Hardened Steel Washers.
ASTM F844 – Standard Specification for Washers, Steel, Plain (Flat), Unhardened for General Use.
ASTM F959 – Standard Specification for Compressible-Washer-Type Direct Tension Indicators for Use with Structural Fasteners.
ASTM F1554 – Standard Specification for Anchor Bolts, Steel, 36, 55, and 105-ksi Yield Strength.
ASTM F1852 – Standard Specification for "Twist Off" Type Tension Control Structural Bolt/Nut/Washer Assemblies, Steel, Heat Treated, 120/105 ksi Minimum Tensile Strength.

1.4 SUBMITTALS
A. Refer to Structural Quality Assurance Plan in the Structural Drawings for additional submittal requirements.
B. Shop Drawings
1. Contact Structural Engineer's Construction Administrator prior to detailing structural steel shop drawings.
2. Shop drawings shall be submitted on a 24" x 36" sheet minimum.
3. Shop drawings shall clearly indicate the profiles, sizes, ASTM Grade, spacing and locations of structural steel members, including connections, attachments, anchorages, framed openings, sizes and types of fasteners, method of bolt tightening required, and the size, length, and spacing of the headed studs.
4. Beam sizes shall be shown on the erection drawings (plans).
5. Submit shop drawings for review.
6. Reproduction of Structural Drawings for shop drawings is not permitted. Electronic drawing files will not be provided to the Contractor.
C. Welder's certification office written welding procedures for each type of welded joint used in accordance with AWS D1.1.
D. Submit certification that the fabricator meets the required qualifications and ultrasonic testing reports for complete penetration welds. If fabricator has an independent testing agency inspect fabrication as required by these specifications, submit the name and qualifications of the independent testing agency.
E. Upon request, submit the erection sequence and procedures to be used by the steel erector.

1.5 QUALITY ASSURANCE
A. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.6 QUALIFICATIONS OF FABRICATOR
A. Steel fabricator shall meet the requirements in the Structural Quality Assurance Plan in the Structural Drawings.

1.7 QUALIFICATIONS OF ERECTOR
A. Erector shall be experienced in erecting structural systems similar in complexity to this Project as evidenced by 10 completed projects.
B. Erector shall have a minimum of 5 years experience in the erection of structural steel or is an AISC Certified Advanced Steel Erector.
C. For qualification of welders, refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.8 STORAGE
A. Store materials off ground to permit easy access for inspection and identification. Store steel members and packaged items in a manner that provides protection from weather and contact with deleterious materials.

SECTION 051200 – STRUCTURAL STEEL FRAMING CONT'D

PART 2 – PRODUCTS

2.1 ANCHOR RODS
A. Headed rod or a threaded rod with a heavy hexagonal nut and plate washer welded to the bottom of the threaded rod conforming to ASTM F1554.
B. Two hexagonal nuts and two plate washers conforming to ASTM A36 shall be used for each anchor rod assembly.

2.2 ROLLED STEEL SHAPES, PLATES, AND BARS
A. ASTM A36, ASTM A572, Grade 50 or ASTM A992 as indicated by the Structural Drawings. ASTM A572, Grade 50 may be substituted for ASTM A992.

2.3 ROUND STRUCTURAL STEEL TUBING
A. ASTM A500, Grade C, 46 ksi minimum yield strength.

2.4 SHAPED STRUCTURAL STEEL TUBING
A. ASTM A500, Grade C, 50 ksi minimum yield strength.

2.5 NON-HIGH-STRENGTH FASTENERS
A. ASTM A307, Grade A, unless noted otherwise, where noted on the Structural Drawings.
B. Hardened steel washers in oval conform to ASTM F436.

2.6 HIGH-STRENGTH FASTENERS
A. ASTM A325 or ASTM A490 as noted on the Structural Drawings. Minimum diameter shall be 3/4 inch.
B. Hardened steel washers shall conform to ASTM F436.
C. ASTM splines-type tension control bolts with plain hardened washers and suitable nuts are an acceptable alternate design bolt assembly.
D. Do not use lined indicating washers.

2.8 HEADED STUDS
A. Comply with AWS D1.1. Provide studs as shown on the Structural Drawings.

2.9 WELD ELECTRODES
A. AWS A5.1, A5.5, A5.17, or A5.20 E-70 series low-hydrogen weld electrodes shall be used.
B. For completely joint penetration welds in moment frames / braced frames at beam-to-column connections and column splices, provide E-70 series, low hydrogen electrodes with a minimum Charpy V-Notch (CVN) toughness of 20 ft-lb at 0 degrees F.
C. Properly store electrodes to maintain flux quality.

2.10 PAINT
A. Oxide primer shall comply with AISC Specifications, Code of Standard Practice, and SSPC Steel Structure Painting Manual, unless indicated otherwise.
B. Paint primer shall be free of lead and chromate and comply with State and Federal volatile organic compound (VOC) requirements. Paint primer shall be compatible with finish coating.

2.11 GALVANIZATION
A. Galvanized steel shall comply with ASTM A123.
B. Galvanized bolts, nuts, and washers shall comply with ASTM A153.
C. Where specified, expansion anchors, adhesive anchors, or screw anchors shall be mechanically galvanized in accordance with ASTM B695, Class 65, Type I.

PART 3 – EXECUTION

3.1 GENERAL
A. Fabricate and erect structural steel in accordance with AISC Specifications and Code of Standard Practice, as well as applicable OSHA standards.
B. Notify Architect and Structural Engineer and Structural Testing and Inspection Agency at least 48 hours prior to structural steel erection or fabrication.
C. Field-verify all existing dimensions and elevations prior to fabrication.

3.2 ANCHOR ROD SETTING
A. Provide templates for setting anchor rods. Position anchor rods by using templates with two nuts to secure in place prior to placing concrete.
B. Do not erect steel where anchor rod nuts will not have full threads.
C. Anchor rods are not designed to support erection loads, except as required by OSHA 1926, Subpart R.

3.3 CONNECTIONS
A. Provide a minimum of two fasteners at each bolted connection.
B. Ensure fasteners are lubricated prior to installation.
C. Provide high-strength bolted connections in accordance with AISC Specifications for Structural Joints using ASTM A325 or A490 Bolts.
D. Provide connections for expansion and contraction where steel beams connect to concrete walls or concrete columns and at isolation joints. Secure nuts on bolts against loosening by denting threads with a chisel.

3.4 FASTENER INSTALLATION
A. Bolts shall be installed in holes of the connection and brought to snug tight condition. Tighten connection progressing systematically from the most rigid part to the free edges of the connection to minimize relaxation of the bolts.
B. High-strength bolts installed shall have a hardened washer under the element turned in tightening.
C. Installation and tightening of bolts shall conform to the AISC Specifications for Structural Joints.

3.6 HEADED STUD INSTALLATION
A. Headed studs shall be installed in accordance with AWS D1.1 with the resulting in-place length after burn-off as shown on the Structural Drawings.
B. Space headed studs not less than 6 inches from the edge of embedded steel member to the centerline of the stud.
C. Remove ceramic arc shields after welding studs.

3.7 WELDING
A. Comply with AWS D1.1. Use prequalified weld procedures.
B. Provide continuous fillet welds around perimeter at ends or sides. Returns shall be continuous for a distance of not less than two times the nominal size of the weld.
C. Complete penetration joints shall be back-gouged to sound metal before the second side is welded or have 1/4-inch root opening with 3/16 x 1 inch backing bar. Access holes are required. Filling access holes is not required.
D. Remove all slag and weld splatter from deposited weld metal.

3.8 SPLICING
A. Splice members only where indicated unless authorized in writing by Structural Engineer.
B. Provide shim plates at bottom flange splice at continuous beam splices with different depths.

3.9 CUTTING
A. Do not use flame cutting to correct errors unless authorized in writing.
B. Re-entrant corners shall have a minimum radius of one inch and be free of notches. Notches and gouges resulting from flame cutting shall be finished to a smooth appearance.

3.10 MILL SCALE
A. Remove loose mill scale.

3.11 HOLES FOR BOLTS AND OTHER TRADES
A. Cut, drill, or punch holes perpendicular to metal surfaces. Do not enlarge holes by burning. Drill or punch holes in bearing plates. Remove burrs.

3.12 PAINTING
A. Any steel that is not encased in concrete, plaster, or sprayed fireproofing shall receive one coat of rust-inhibitive primer with a thickness between 3-5 mils. Do not ship paint in areas to be field-welded; contact surfaces of slip-critical connections, or areas to receive special finishes. Prepare surfaces in accordance with SSPC - SP3.
B. Steel that has been welded or that is damaged/unpainted after connections have been tightened shall be field-painted with same material as required.

3.13 GALVANIZING
A. Galvanize steel that supports the exterior building veneer such as brick shelf angles and lintels.
B. Galvanize all steel exposed to the environment, such as screenwall supports and mechanical equipment supports.
C. Touch-up welds and abrasions in galvanized members shall be in accordance with ASTM A780.

END OF SECTION

THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
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ETHAN W. JOHNSON
LICENSED
STATE OF TENNESSEE
REGISTERED ENGINEER
02-04-2025

Project Number	24013
Drawing Set	CONSTRUCTION DOCUMENTS
Date	02.04.2025
Drawn By	ETHJ
Checked By	MM

THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Revisions

No.	Description	Date

S0.11
STRUCTURAL SPECIFICATIONS

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STRUCTURAL SPECIFICATIONS

SECTION 061000 – ROUGH CARPENTRY

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Materials, storage and protection, accessories, treatments, connections, and installation of solid-sawn lumber, engineered wood products such as PSLs, LVLs, LSLs, and I-joists, and structural panels.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 6 Sections.

1.3 REFERENCES
AF&PA – National Design Specification for Wood Construction with Supplements.
ALSC – American Lumber Standards Committee Softwood Lumber Standards.
ANSI/AITC A190.1 – Wood Structural Products.
ANSI/AWPA A1/D1-4 – Basic Hardboard.
APA – American Plywood Association.
ASTM D2559 – Standard Specification for Adhesives for Structural Laminated Wood Products for Use Under Exterior (Wet Use) Exposure Conditions.
ASTM D3498 – Standard Specification for Adhesives for Field-Gluing Plywood to Lumber Framing for Floor Systems.
AWPA C1 – All Timber Products Preservative Treatment by Pressure Process.
AWPA C2 – Lumber, Timber, Bridge Ties and Mine Ties – Preservative Treatment by Pressure Process.
AWPA C9 – Plywood - Preservative Treatment by Pressure Process.
AWPA C20 – Structural Lumber Fire-Retardant Treatment by Pressure Process.
AWPA C27 – Plywood - Fire-Retardant Treatment by Pressure Process.
PS 2 – Performance Standard for Wood-Based Structural-Use Panels.
PS 20 – American Softwood Lumber Standard.
SPIB – Southern Pine Inspection Bureau.
WCLIB – West Coast Lumber Inspection Bureau.
WWPA – Western Wood Products Association.

1.4 DEFINITIONS
A. Structural panels are all-veneer plywood, composite panels containing a combination of veneer and wood-based material, or mat-formed panels such as oriented strand board and waferboard.

1.5 SUBMITTALS
A. For treated materials, submit certification by treating plant stating chemicals and process used, net amount of preservative retained and conformance with applicable standards.
B. For all dimensioned lumber, submit letters of certificate stating the species and grade of lumber used.
C. For wood I-joists, submit shop drawings with manufacturer's catalog indicating compliance of wood I-joists for required superimposed loads and bearing conditions indicated in the Drawings.
D. For structural panels, submit certificates indicating that structural panels meet specified requirements.
E. Submit product data for metal framing anchors, connectors, and construction adhesives.

1.6 QUALITY ASSURANCE
A. Comply with National Design Specification For Wood Construction.
B. Perform Work in accordance with the following agencies:
1. Lumber Grading Agency shall be certified by ALSC.
2. Plywood Grading Agency shall be certified by APA.
C. Identify all wood products by official grade mark, except for wood products exposed to view submit manufacturer's certificate that lumber meets specified requirements.
1. Grade mark shall include identification of grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable and condition of seasoning at time of manufacture.
2. Structural panel mark shall contain grade, span rating, exposure durability classification, product standard thickness, and mill number.
D. Refer to the Structural Quality Assurance Plan on the Drawings for more information.

1.7 DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, and handle all materials in such a manner to protect against damage and the weather.
B. Protect the installed work and materials of all other trades.
C. In the event of damage, immediately make all repairs and replacements necessary to the approval of the Architect and at no additional cost to the Owner.

PART 2 – PRODUCTS

2.1 LUMBER
A. Lumber: solid-sawn and finger-jointed lumber manufactured to comply with PS 20 "American Softwood Lumber Standards" and with the applicable grading rules of inspection agencies certified by American Lumber Standards Committee's (ALSC) Board of Review listed:
1. Redwood Inspection Service (RIS).
2. Southern Pine Inspection Bureau (SPIB).
3. West Coast Lumber Inspection Bureau (WCLIB).
4. Western Wood Products Association (WWPA).
5. National Lumber Grades Authority (NLGA – Canadian).
B. Nominal sizes are indicated, except as shown by detail dimensions. Provide actual size as required by PS 20, for moisture content specified for each use.
C. Dressed lumber shall be S4S, unless otherwise indicated.
Moisture content of seasoned lumber shall not exceed 19% at time of dressing, unless noted otherwise on the Drawings.

2.2 ENGINEERED WOOD PRODUCTS
A. Parallel Strand Lumber (PSL) members shall meet the properties on the Drawings.
B. Laminated Veneer Lumber (LVL) members shall meet the properties on the Drawings.
C. Laminated Strand Lumber (LSL) members shall meet the properties on the Drawings.

2.3 WOOD I-JOISTS
A. Capable of supporting the superimposed loads indicated on the Drawings. Capacities of wood I-joists shall be determined in accordance with ASTM D5055.

2.4 STRUCTURAL PANELS
A. Conform to PS 2, with a span rating to suit the joist, stud, rafter, or truss spacing, and an Exposure Durability Classification of Exposure 1 unless noted otherwise.
B. Floor panels shall be tongue-and-groove APA-rated plywood or OSB Sturd-I-Floor.
C. Wall panels and roof panels shall be APA-rated sheathing.

2.5 ACCESSORIES
A. Fasteners shall meet size and type requirements specified in this article for material and manufacture. Fasteners shall be galvanized with a hot-dip zinc coating in accordance with ASTM A153 or made of AISI Type 304 stainless steel for lumber which is exposed to weather, in contact with the ground, or has been chemically treated.
B. Common wire nails shall meet the requirements of FS FF-N-105.
C. Construction adhesive shall be applied in a continuous bead. Bead shall be at least three times the thickness of sheathing.
D. Construction adhesive shall meet the requirements of ASTM D3498.
E. Joist hangers and framing anchors shall be manufactured by Simpson Strong Tie or approved equal.
F. Steel bolts shall be ASTM A307, Grade A with ASTM A 563 hex nuts and flat washers.
G. For backing panels to electrical or telephone equipment, provide fire-retardant treated structural panel with exterior glue.

2.6 PRESERVATIVE TREATMENT
A. Where lumber or structural panel is indicated as "treated", or is specified herein to be treated, comply with the applicable requirements of the AWPA Standards C2 (Lumber) and C9 (Plywood). Mark each treated item with the AWPA Quality Mark requirements.
B. Pressure-treat above-ground items with water-borne preservatives listed in AWPA P5. Treat indicated items and the following:
1. Wood cants, nailers, curbs, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers and waterproofing.
2. Wood sills, sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete.
C. Complete fabrication of treated items prior to treatment, wherever possible. If cut after treatment, apply one coat of same chemical used for treatment in accordance with manufacturer's instructions.
D. Do not incorporate into Work lumber or plywood with chemical residues that are powdered, feathered, or frosted, or lumber or plywood that is warped, twisted, bowed, or has any other defects that will prevent proper erection and fitting of other work. Do not use material that is unacceptable for finish work in other sections.
E. Provide lumber or structural panels with a retained chemical level of 0.25 pcf for above ground use or 0.40 pcf for ground contact and fresh water use.

2.7 FIRE-RETARDANT TREATMENT
A. Testing on the fire performance, strength and corrosive properties of the fire-retardant-treated wood shall be recognized by issuance of a National Evaluation Services Report.
B. Fire-retardant wood shall meet the flamespread requirement of the assembly rating stated on the drawings when tested in an extended 30-minute tunnel test in accordance with ASTM E-84, NFPA 255 or UL 723.
C. Kiln-dry material after treatment to a maximum moisture content of 19% after treatment. All plywood must be kiln-dried to a maximum moisture content of 15% after treatment.
D. All fire-retardant wood must comply with the requirements in AWPA standard C20 for lumber and C27 for plywood.
E. The fire-retardant chemicals used to treat the lumber must comply with FR-1 of AWPA Standard P17 and must be free of halogens, sulfates and ammonium phosphate.

PART 3 – EXECUTION

3.1 GENERAL
A. Set structural members level and plumb, in correct position.
B. Make provisions for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.
C. Discard unit of material with defects that might impair quality of work, and units that are too small to fabricate work with minimum joints or optimum joint arrangement.
D. Installer must examine the substrate structure and the conditions under which the carpentry Work is to be installed, and notify the Contractor in writing of conditions detrimental to the Work. Do not proceed with the installation until unsatisfactory conditions have been corrected in a manner acceptable to the Installer.
E. Coordinate carpentry Work with other Work. Scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds and similar supports to allow proper attachment of other Work.

3.2 JOIST FRAMING
A. Install joists of sizes and spacings shown.
B. Install with crown edge up and support ends of each member with not less than 1-7/8 inches of bearing on support.
C. Attach to wood bearing members by toe nailing or galvanized metal connector. Provide blocking of joist at ends of joists unless nailed to header or supported by metal joist hanger.
D. Do not notch joists.
E. Do not bore holes in PSL, LVL, or LSL which violate manufacturer's recommendations.
F. Provide bridging between joists.
G. Framing shall be kept at least 2 inches clear from chimneys and 4 inches away from fireplace walls.

SECTION 061000 – ROUGH CARPENTRY CONT'D

3.3 STRUCTURAL PANELS
A. Place floor panels perpendicular to framing members with ends staggered and sheet ends over firm bearing. Attach to framing with construction adhesive and nails.
B. Place roof panels with face grain parallel to wall studs, with ends over firm bearing. Provide solid blocking at ends of sheets. Secure to wood framing with nails of size and spacing shown on Drawings.
C. Place roof sheathing perpendicular to framing members with ends staggered and sheet ends over firm bearing. Secure to wood framing with nails of size and spacing shown on Drawings.
D. Oriented strand board with laminated face shall be attached to wood with laminated face against wood framing.

3.4 WOOD GROUND, NAILERS, BLOCKING, AND SLEEPERS
A. Provide wherever shown and where required for screening or attachment of other Work. Form to shapes as shown and cut as required for true line and level of Work to be attached. Coordinate location with other Work involved.
B. Attach to substrate as required to support applied loading. Countersink bolts and nuts flush with surfaces, unless otherwise shown. Build into masonry during installation of masonry Work. Where possible, anchor to formwork before concrete placement.
C. Where permanent grounds of dressed, preservative treated, key-bevelled lumber not less than 1-1/2" (38mm) wide and of thickness required to bring face of ground to exact thickness of finish material involved. Remove temporary grounds when no longer required.

3.5 WOOD FURRING
A. Furr and plumb and level with closure strips at edges and openings. Shim with wood as required for tolerance of finished work.

3.6 MISCELLANEOUS FRAMING
A. Firestops at stud walls shall be two inches thick by depth of member blocking at each floor level, top story ceiling level, and at 10 feet (3048mm) on centers at floor and ceiling framing. Shall be two inches thick by depth of wood member blocking, fitted to fill openings from concealed or pierced to prevent drafts.
B. Frame members for passage of pipes and ducts to avoid cutting structural members. Reinforce damaged or cut framing members as required.
C. Locate blocking to facilitate installation of finish materials, casework, fixtures, specialty items and trim railings.

END OF SECTION

SECTION 061700 – SHOP-FABRICATED WOOD TRUSSES

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Materials, labor, equipment, and procedures for design and installation of shop-fabricated wood trusses.

1.2 RELATED SECTIONS
A. Division 1 Sections.
B. Division 6 Sections.

1.3 REFERENCES
AF&PA – National Design Specification for Wood Construction with 2005 Supplement.
ANSI/TPI 1 – National Design Standard for Metal Plate Connected Wood Truss Construction.
ASTM A653 – Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
ASTM E84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
TPI DSB – Recommended Design Specifications for Temporary Bracing of Metal Plate Connected Wood Trusses.

1.4 DESIGN REQUIREMENTS
A. Design of wood trusses, including header truss units at openings or change of framing, is the sole responsibility of the Contractor.
B. Fabricated wood trusses shall be designed by a Structural Engineer licensed in the Project state for the loads shown in the Structural Drawings.
C. Design in accordance with the National Design Specification for Wood Construction (NDS), ANSI/TPI 1, and the requirements of the Building Code.
D. For trusses spanning 60 feet or greater, temporary installation restraint/bracing and permanent individual truss member restraint/bracing shall be designed by the wood truss Engineer for the specific project conditions.

1.5 SUBMITTALS
A. Refer to Structural Quality Assurance Plan in the Structural Drawings for additional submittal requirements.
B. Shop Drawings:
1. Truss design drawings that show for each truss, as a minimum, the following:
a. Slope or depth, span and spacing.
b. Location of all joints and support locations.
c. Number of plies if greater than one.
d. Required bearing widths.
e. Design loads as applicable, including:
i. Top chord dead and live load.
ii. Bottom chord dead and live load.
iii. Additional loads and locations.
iv. Design criteria and loads for rain, snow, wind and seismic.
f. Other lateral loads, including drag strut loads.
g. Adjustments to wood member and metal connector plate design value for conditions of use.
h. All members and connections that have been designed for stress reversal or for loads whose forces where applicable.
i. Metal-connector-plate type, size, and thickness or gage, and the dimensional location of each metal connector plate except where symmetrically located relative to the joint interface.
j. Size, species, and grade for each wood member.
k. Truss-to-truss connections and truss field assembly requirements.
l. Calculated open-to-deflection ratio and maximum vertical and horizontal deflection for live and total load as applicable.
m. Maximum axial tension and compression forces in the truss members.
n. Required permanent individual truss member restraint location and the method and details of restraint/bracing.
2. Shall include truss placement drawings that identifies the proposed location for each individually designated truss and references the corresponding truss design drawing.
3. Shall include instructions for erection.
4. Shall be sealed by a professional Engineer licensed in the Project state.
C. Submit erector's qualifications.

1.6 QUALITY ASSURANCE
A. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.7 QUALIFICATIONS OF THE FABRICATOR
A. Truss fabricator shall meet the requirements in the Structural Quality Assurance Plan in the Structural Drawings.

1.8 QUALIFICATIONS OF THE ERECTOR
A. Erector shall have a minimum of 5 years experience in the erection of wood trusses similar in complexity to this Project as determined by the Contractor.

1.9 DELIVERY, STORAGE, AND HANDLING
A. Deliver, handle and store trusses with care and in accordance with manufacturer's instructions and TPI recommendations to avoid damage from bending, overturning or other cause for which trusses are not designed to resist or endure.

PART 2 – PRODUCTS

2.1 LUMBER
A. Lumber shall be identified by the grade mark of a lumber grading or inspection agency accredited by the Board of Review of the American Lumber Standard Committee (ALSC).
B. Moisture content shall be between 7-19% at time of fabrication.

2.2 CONNECTOR PLATES
A. Connector plates to comply with the AF&PA National Design Specification for Wood Construction and ANSI/TPI 1.
B. Minimum thickness of 0.036 inch (20 gage) with G60 coating complying with ASTM A653.
C. Where used with fire-retardant lumber, connector plates are to be a minimum thickness of 0.036 inch (20 gage), stainless steel.

2.3 FIRE-RETARDANT-TREATED WOOD
A. Fire-retardant-treated wood shall be treated, dried, and labeled in accordance with the Building Code.

PART 3 – EXECUTION

3.1 FABRICATION
A. Cut truss members to accurate lengths, angles and sizes to produce close fitting joints with proper wood-to-wood bearing in full contact.
B. Fabricate metal connector plates to size, configuration, thickness and anchorage details required for types of joint designs indicated.
C. Assemble truss members in design configuration indicated on the Structural Drawings using jigs or other means to ensure uniformity and accuracy of assembly with close fitting joints. Position members to produce design camber indicated.
D. Connect truss members by means of metal connector plates accurately located and securely fastened to wood members by means indicated or approved.

3.2 ERECTION
A. Erect and brace trusses in accordance with the approved shop drawings and TPI DSB.

3.3 BEARING
A. Anchor trusses securely at all bearing points to comply with methods and details indicated.

3.4 TRUSS MODIFICATIONS
A. Truss members and components shall not be cut, notched, drilled, spliced, or otherwise altered in any way without written approval from the truss manufacturer and Structural Engineer.

END OF SECTION

SECTION 310000 – EARTHWORK FOR STRUCTURES

PART 1 – GENERAL

1.1 SECTION INCLUDES
A. Required site preparations based on geotechnical investigation, including definitions, procedures, and materials or products to be used.

1.2 RELATED SECTIONS
A. Division 1 Sections.

1.3 REFERENCES
ASTM D422 – Standard Test Method for Particle-Size Analysis of Soils.
ASTM D698 – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft3 (600 kN-m/m3)).
ASTM D1557 – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft3 (2,700 kN-m/m3)).
ASTM D1556 – Standard Test Method for Density and Unit Weight of Soil in Place by the Sand-Cone Method.
ASTM D1586 – Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils.
ASTM D4318 – Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.
ASTM D6938 – Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth).

1.4 DEFINITIONS
A. Granular Subbase – Fill directly beneath slabs-on-grade.
B. Backfill – Material used to fill excavations around foundations, trenches or retaining walls.
C. Structural Fill – Fill under the structure other than the granular subbase.

1.5 QUALITY ASSURANCE
A. Refer to the Structural Quality Assurance Plan in the Structural Drawings.

1.6 SURVEY
A. Prior to construction, have structure location staked and certified by a licensed surveyor. If discrepancies between actual lines and elevations exist, notify Architect and SER before proceeding with layout of structure.

1.7 SUBSURFACE CONDITIONS
A. Copies of a subsurface investigation of the site will be made available upon request. The data is not intended as a representation or warranty of the continuity of such conditions. Owner will not be responsible for interpretation or conclusions drawn by the Contractor. The data is made available for the convenience of the Contractor and is not guaranteed to represent all conditions that may be encountered.
B. Contractor may examine the site and make his own subsurface explorations at no additional cost to the Owner. Notify Owner prior to making any subsurface explorations.

1.8 EXISTING UTILITIES
A. Locate existing underground utilities by careful hand excavation. If utilities are to remain in place, provide protection from damage during construction operations.
B. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Do not interrupt existing utilities serving facilities occupied and used by the Owner or others, unless written permission is given by the Architect, and then only after temporary utility services have been provided.
C. Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Architect immediately for directions.
D. Repair damaged utilities to satisfaction of utility owner.

1.9 NOTICE
A. Notify the Architect and Structural Engineer 48 hours prior to the beginning of any excavation work.

PART 2 – PRODUCTS

2.1 GRANULAR SUBBASE
A. Sound and free-draining, such as sand, gravel or crushed stone with less than 10% passing the 200 sieve. Maximum diameter shall be 1-1/2 inches.

2.2 BACKFILL
A. Sound and free-draining, such as sand, gravel or crushed stone with less than 10% passing the 200 sieve. Maximum diameter shall be 1-1/2 inches.

2.3 STRUCTURAL FILL
A. Structural Fill material shall have the properties outlined in the geotechnical report.
B. Structural Fill shall be free of organics, debris and deleterious materials.

PART 3 – EXECUTION

3.1 STRIPPING
A. Strip vegetation, topsoil, roots, and other unsuitable material to a depth determined by the Special Inspector but not less than one foot, nor less than 10 feet outside the perimeter of the structure.
B. Stockpile sufficient amounts of topsoil as required to cover areas to be landscaped with a minimum of six inches of material.

3.2 EXCAVATION
A. Excavation shall be considered unclassified. Excavations shall comply with U.S. Department of Labor, Occupation Safety and Health Administration Standard 29 CFR Part 1926.
B. Perform excavation to the depths and limits in the Structural Drawings and as specified herein.
C. Do not excavate to full depth when there is probability of frost forming or ground freezing in excavation before concrete is placed.
D. Ground water may be encountered during the foundation excavation. Provide a system for controlling the ground water to a depth sufficient to allow placement of concrete in the dry. The system shall be designed and installed by the Contractor in accordance with the recommendations in the Geotechnical Report and the requirements of the governing building code.
E. Keep excavations dry by sloping ground away from holes and trenches.

3.3 PROOFROLLING
A. After stripping or excavation and before any fill placement, fill areas shall be proofrolled with a minimum of two coverages of a loaded dump truck or scraper in each of two perpendicular directions.
Areas found to be soft or pumping shall have the soft soil removed and replaced with structural fill and compacted as outlined herein.

3.4 PLACEMENT OF STRUCTURAL FILL
A. Do not place structural fill on subgrade that contains frost, mud or is frozen.
B. Structural Fill shall be in accordance with the geotechnical report. At a minimum, structural fill shall be placed in 8-inch thick loose layers and compacted to 95 percent of the maximum dry density as measured by Standard Proctor, ASTM D698, with water content within +3/-3 percent of the optimum moisture content.

3.5 PLACEMENT OF BACKFILL
A. Backfill shall be in accordance with the geotechnical report. At a minimum, backfill behind wall shall be placed in layers of six inches and compacted behind walls to 95 percent of the maximum dry density as measured by Standard Proctor, ASTM D698, with water content within +3/-3 percent of the optimum moisture content.

3.6 PLACEMENT OF GRANULAR SUBBASE
A. Granular subbase shall be in accordance with the geotechnical report. At a minimum, compact granular subbase to 95 percent of the maximum dry density as measured by Standard Proctor, ASTM D698, with water content within +3/-3 percent of the optimum moisture content.
B. Do not place granular subbase on subgrade that contains frost, mud or is frozen.

3.7 CLEAN UP
A. Remove excess excavated materials from job site, and upon completion leave site in clean condition.

END OF SECTION

THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 496-5400

STEPHEN W. JOHNSON
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
120-04-3337

Project Number	24013
Drawing Set	CONSTRUCTION DOCUMENTS
Date	02.06.2025
Drawn By	ENJ
Checked By	MM

THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Revisions

No.	Description	Date

S0.12
STRUCTURAL SPECIFICATIONS

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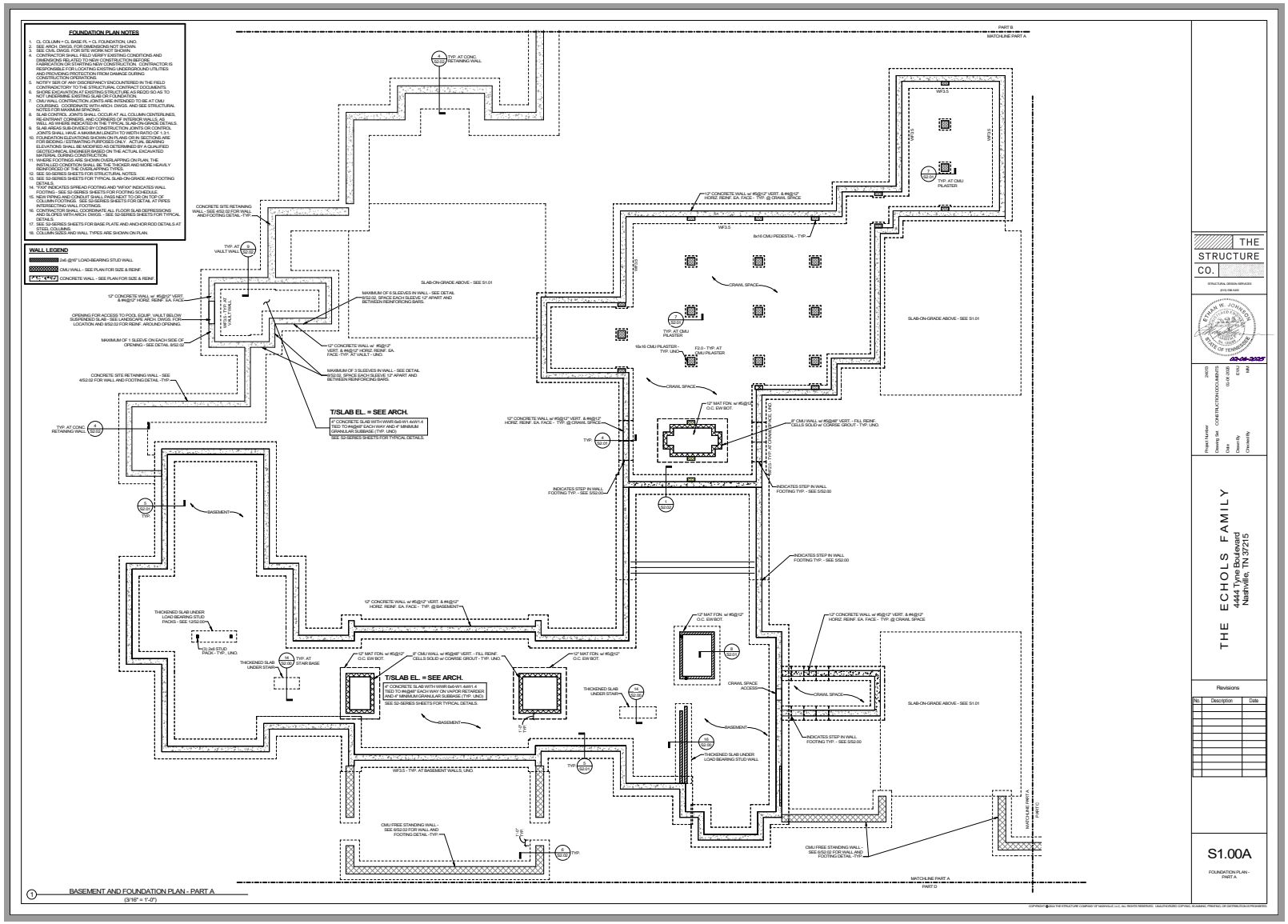
FOUNDATION PLAN NOTES
1. CL COLUMN = CL BASE PL = CL FOUNDATION, UNO.
2. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
3. SEE CIVIL DWGS. FOR SITE WORK NOT SHOWN.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND PROVIDING PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
5. NOTIFY SER OF ANY DISCREPANCY ENCOUNTERED IN THE FIELD CONTRADICTORY TO THE STRUCTURAL CONTRACT DOCUMENTS.
6. SHORE EXCAVATION AT EXISTING FOUNDATIONS AS REQ'D SO AS TO NOT UNDERMINE EXISTING FOUNDATIONS.
7. CMU WALL CONTRACTION JOINTS ARE INTENDED TO BE AT CMU COURSING. COORDINATE WITH ARCH. DWGS. AND SEE STRUCTURAL NOTES FOR MAXIMUM SPACING.
8. SLAB CONTROL JOINTS SHALL OCCUR AT ALL COLUMN CENTERLINES, PERIMETER WALLS, AND CORNERS OF INTERIOR WALLS (SLAB WELL) AS WHERE INDICATED IN THE TYPICAL SLAB-ON-GRADE DETAILS.
9. SLAB AREAS SUB-DIVIDED BY CONSTRUCTION JOINTS OR CONTROL JOINTS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.3:1.
10. FOUNDATION ELEVATIONS SHOWN ON PLANS OR IN SECTIONS ARE FOR BIDDING PURPOSES ONLY. FOOTING AND SLAB-ON-GRADE ELEVATIONS SHALL BE MODIFIED AS DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON THE ACTUAL EXCAVATED MATERIAL DURING CONSTRUCTION.
11. WHERE FOOTINGS ARE SHOWN OVERLAPPING ON PLAN, THE FOOTING SHALL BE DEEPER THAN THE LOWER AND MORE HEAVILY REINFORCED OF THE OVERLAPPING TYPES.
12. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
13. SEE S2-SERIES SHEETS FOR TYPICAL SLAB-ON-GRADE AND FOOTING DETAILS.
14. "FX" INDICATES SPREAD FOOTING AND "WFXX" INDICATES WALL FOOTING - SEE S2-SERIES SHEETS FOR FOOTING SCHEDULE.
15. NEW PIPING AND CONDUIT SHALL PASS NEXT TO OR ON TOP OF COLUMN FOOTINGS. SEE S2-SERIES SHEETS FOR DETAIL AT PIPES INTERSECTING WALL FOOTINGS.
16. SEE ARCH. DWGS. FOR SLOPE TO DRAIN AT ALL FLOOR SLAB DEPRESSIONS AND SLOPED WITH ARCH. DWGS - SEE S2-SERIES SHEETS FOR TYPICAL DETAILS.
17. SEE S2-SERIES SHEETS FOR BASE PLATE AND ANCHOR ROD DETAILS AT STEEL COLUMNS.
18. COLUMN SIZES AND WALL TYPES ARE SHOWN ON PLAN.
WALL LEGEND
2x4 @16" LOAD-BEARING STUD WALL
CMU WALL - SEE PLAN FOR SIZE & REINF.
CONCRETE WALL - SEE PLAN FOR SIZE & REINF.
PART B
MATCHLINE PART A
TYP. AT CONC. RETAINING WALL
CONCRETE SITE RETAINING WALL - SEE 4/S2.02 FOR WALL AND FOOTING DETAIL - TYP.
TYP. AT VAULT WALL
12" CONCRETE WALL w/ #5@12" VERT. & #4@12" HORIZ. REINF. EA. FACE
OPENING FOR ACCESS TO POOL EQUIP. VAULT BELOW SUSPENDED SLAB - SEE LANDSCAPE ARCH. DWGS. FOR LOCATION AND 6/S3.02 FOR REINF. AROUND OPENING
MAXIMUM OF 1 SLEEVE ON EACH SIDE OF OPENING - SEE DETAIL 6/S2.02
SLAB-ON-GRADE ABOVE - SEE S1.01
MAXIMUM OF 6 SLEEVES IN WALL - SEE DETAIL 6/S2.02. SPACE EACH SLEEVE 12" APART AND BETWEEN REINFORCING BARS.
12" CONCRETE WALL w/ #5@12" VERT. & #4@12" HORIZ. REINF. EA. FACE - TYP. AT VAULT - UNO.
MAXIMUM OF 3 SLEEVES IN WALL - SEE DETAIL 6/S2.02. SPACE EACH SLEEVE 12" APART AND BETWEEN REINFORCING BARS.
T/SLAB EL. = SEE ARCH.
6" CONCRETE SLAB WITH WWR 6x6-W1.4xW1.4 TIED TO #5@24" EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO)
SEE S2-SERIES SHEETS FOR TYPICAL DETAILS.
BASEMENT
TYP.
12" CONCRETE WALL w/ #5@12" VERT. & #4@12" HORIZ. REINF. EA. FACE - TYP. @ CRAWL SPACE
WF3.5
8x16 CMU PEDESTAL - TYP.
CRAWL SPACE
TYP. AT CMU PILASTER
16x16 CMU PILASTER - TYP. UNO
F2.0 - TYP. AT CMU PILASTER
12" MAT FDN. w/ #5@12" O.C. EW BOT.
8" CMU WALL w/ #5@48" VERT. - FILL REINF. CELLS SOLID w/ COARSE GROUT - TYP. UNO.
INDICATES STEP IN WALL FOOTING TYP. - SEE S/S2.00
INDICATES STEP IN WALL FOOTING TYP. - SEE S/S2.00
INDICATES STEP IN WALL FOOTING TYP. - SEE S/S2.00
THICKENED SLAB UNDER LOAD BEARING STUD PACKS - SEE 12/S2.00
12" CONCRETE WALL w/ #5@12" VERT. & #4@12" HORIZ. REINF. EA. FACE - TYP. @BASEMENT
12" MAT FDN. w/ #5@12" O.C. EW BOT.
8" CMU WALL w/ #5@48" VERT. - FILL REINF. CELLS SOLID w/ COARSE GROUT - TYP. UNO.
12" MAT FDN. w/ #5@12" O.C. EW BOT.
TYP. AT STAIR BASE
THICKENED SLAB UNDER STAIR
T/SLAB EL. = SEE ARCH.
6" CONCRETE SLAB WITH WWR 6x6-W1.4xW1.4 TIED TO #5@24" EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO)
SEE S2-SERIES SHEETS FOR TYPICAL DETAILS.
12" MAT FDN. w/ #5@12" O.C. EW BOT.
12" CONCRETE WALL w/ #5@12" VERT. & #4@12" HORIZ. REINF. EA. FACE - TYP. @ CRAWL SPACE
CRAWL SPACE ACCESS
CRAWL SPACE
SLAB-ON-GRADE ABOVE - SEE S1.01
BASEMENT
INDICATES STEP IN WALL FOOTING TYP. - SEE S/S2.00
THICKENED SLAB UNDER LOAD BEARING STUD WALL
THICKENED SLAB UNDER STAIR
WF3.5 - TYP. AT BASEMENT WALLS, UNO.
CMU FREE STANDING WALL - SEE 6/S2.02 FOR WALL AND FOOTING DETAIL - TYP.
CMU FREE STANDING WALL - SEE 6/S2.02 FOR WALL AND FOOTING DETAIL - TYP.
MATCHLINE PART A PART C
MATCHLINE PART A PART D
1 BASEMENT AND FOUNDATION PLAN - PART A
(3/16" = 1'-0")
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 599-5400
RYAN W. JOHNSON
REGISTERED
STATE OF TENNESSEE
02-04-2025
Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date 02.04.2025
Drawn By ENJ
Checked By MM
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. Description Date
S1.00A
FOUNDATION PLAN - PART A
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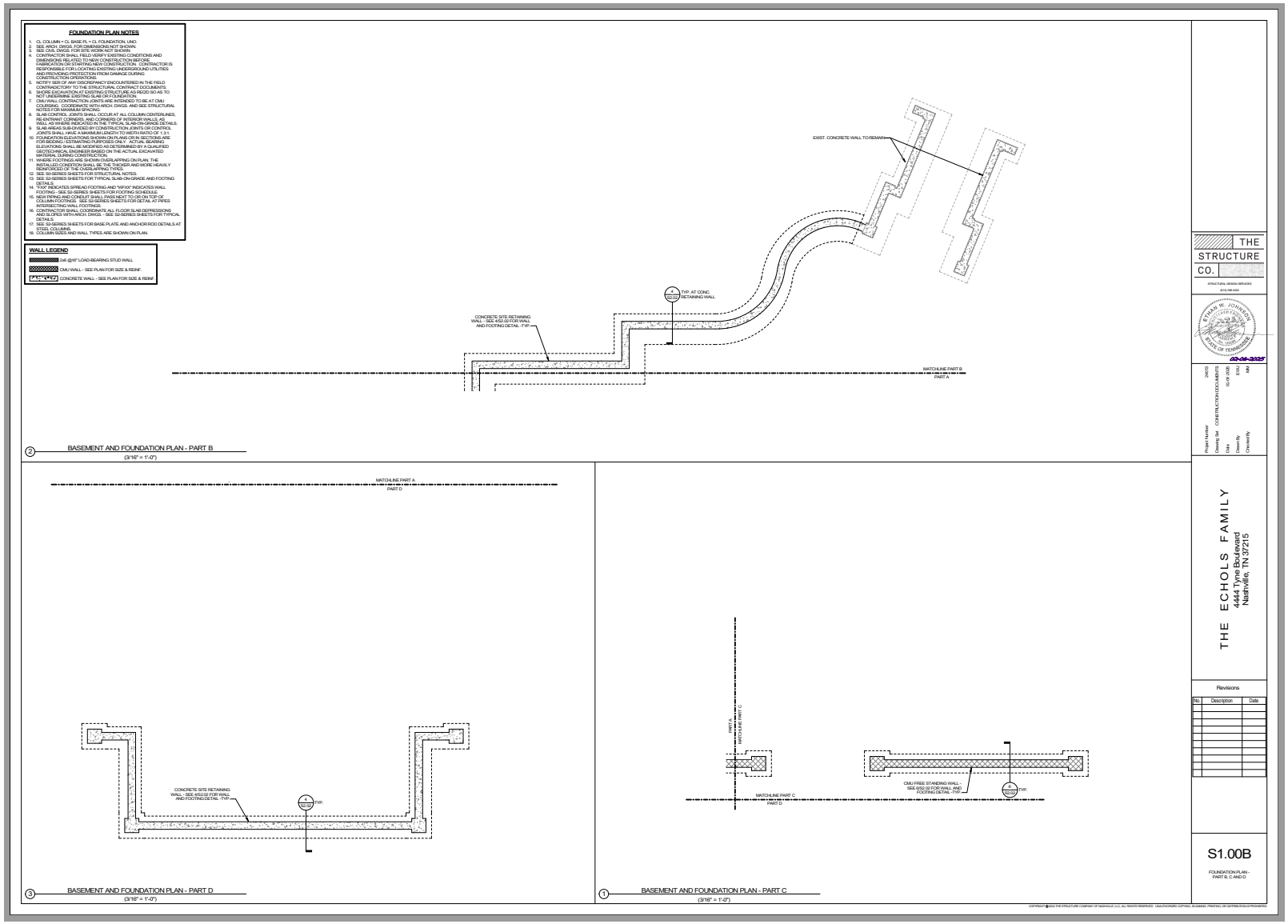
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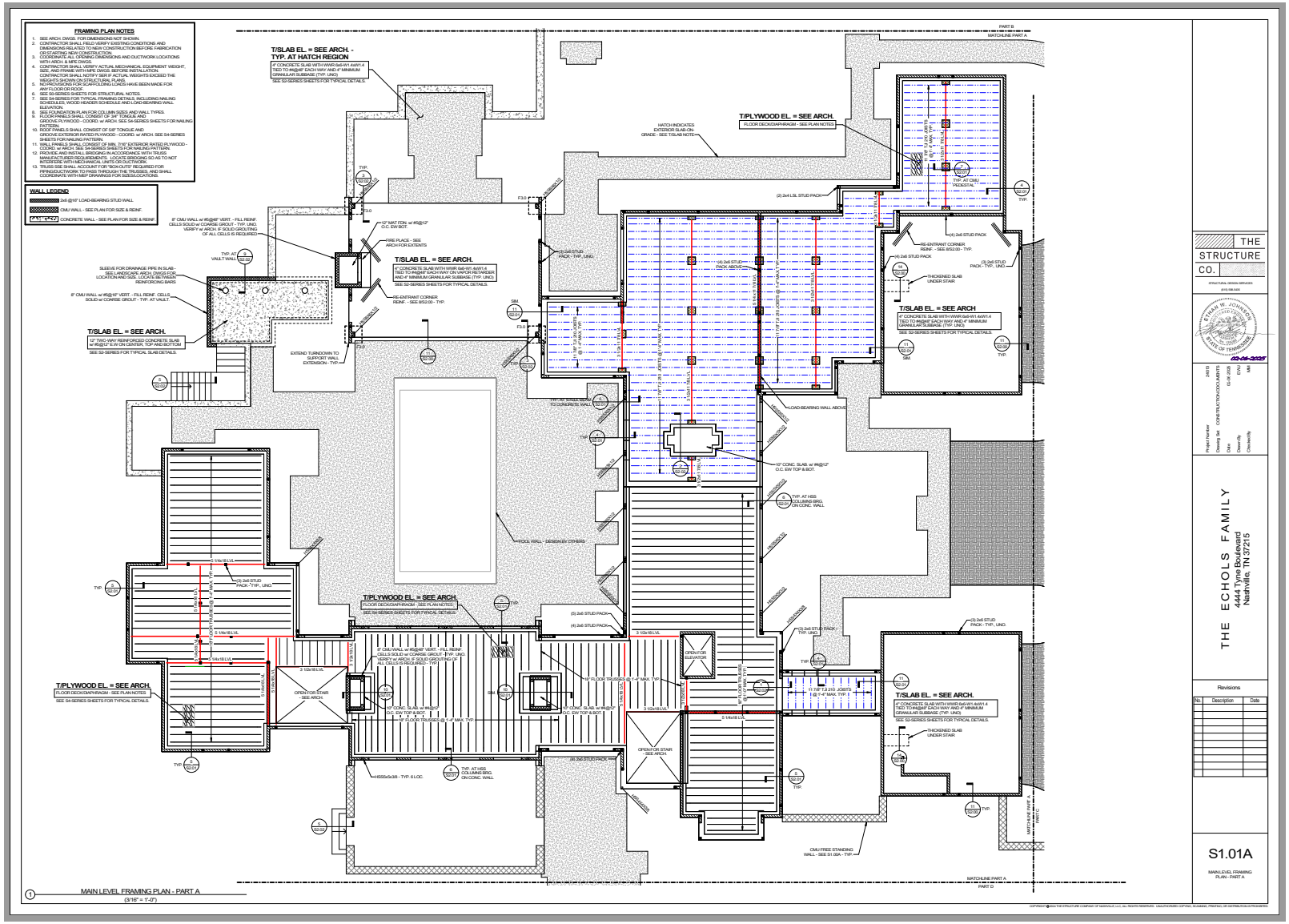
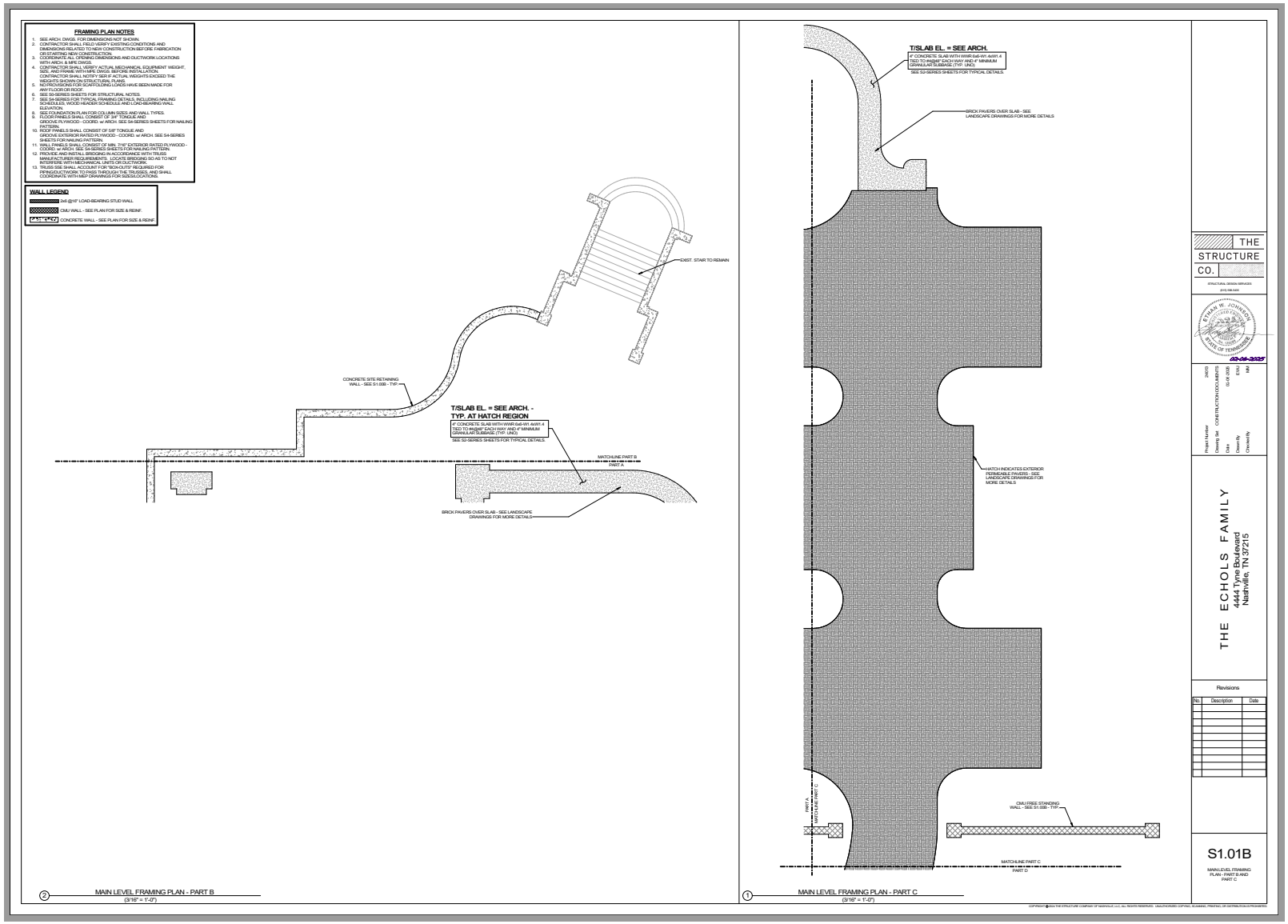
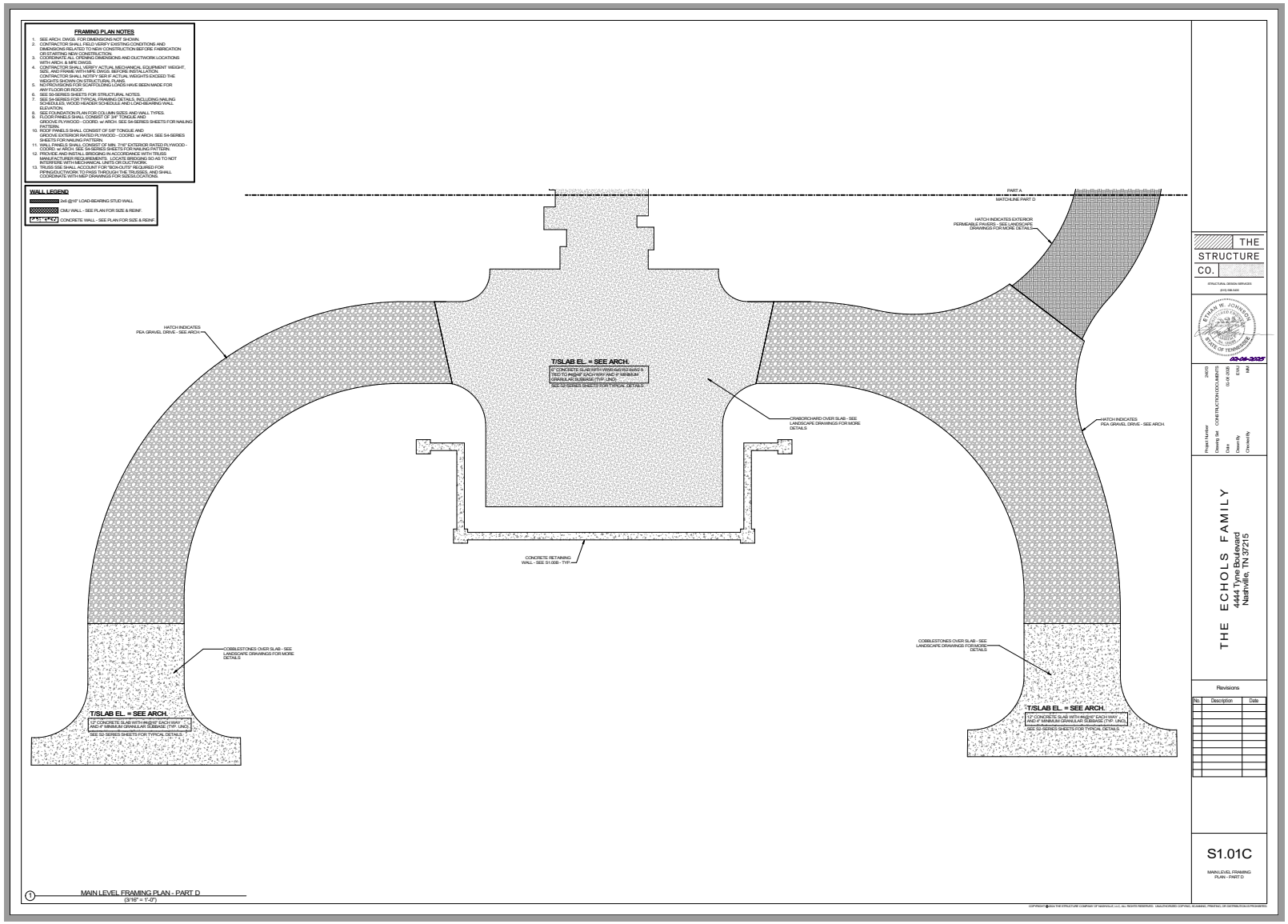
3. SEE CIVIL DWGS. FOR SITE WORK NOT SHOWN.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND PROVIDING PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
5. NOTIFY SER OF ANY DISCREPANCY ENCOUNTERED IN THE FIELD CONTRADICTORY TO THE STRUCTURAL CONTRACT DOCUMENTS.
6. SHORE EXCAVATION AT EXISTING STRUCTURE AS NEED SO AS TO NOT UNDERMINE EXISTING SLAB OR FOUNDATION.
7. CMU WALL CONTRACTION JOINTS ARE INTENDED TO BE AT CMU COURSING. COORDINATE WITH ARCH. DWGS. AND SEE STRUCTURAL NOTES FOR MAXIMUM SPACING.
8. SLAB CONTROL JOINTS SHALL OCCUR AT ALL COLUMN CENTERLINES, RE-ENTRANT CORNERS, AND CORNERS OF INTERIOR WALLS AS WELL AS WHERE INDICATED IN THE TYPICAL SLAB-ON-GRADE DETAILS.
9. SLAB AREAS SUB-DIVIDED BY CONSTRUCTION JOINTS OR CONTROL JOINTS SHALL HAVE A MAXIMUM LENGTH TO WIDTH RATIO OF 1.3:1.
10. FOUNDATION ELEVATIONS SHOWN ON PLANS OR IN SECTIONS ARE FOR BIDDING / ESTIMATING PURPOSES ONLY. ACTUAL BEARING ELEVATIONS SHALL BE MODIFIED AS DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON THE ACTUAL EXCAVATED MATERIAL DURING CONSTRUCTION.
11. WHERE FOOTINGS ARE SHOWN OVERLAPPING ON PLAN, THE INSTALLED CONDITION SHALL BE THE TRACKER AND MORE HEAVILY REINFORCED OF THE OVERLAPPING TYPES.
12. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
13. SEE S0-SERIES SHEETS FOR TYPICAL SLAB-ON-GRADE AND FOOTING DETAILS.
14. "FXX" INDICATES SPREAD FOOTING AND "WFXX" INDICATES WALL FOOTING - SEE S0-SERIES SHEETS FOR FOOTING SCHEDULE.
15. NEW PIPING AND CONDUIT SHALL PASS NEXT TO OR ON TOP OF COLUMN FOOTINGS. SEE S0-SERIES SHEETS FOR DETAIL AT PIPES INTERSECTING WALL FOOTINGS.
16. CONTRACTOR SHALL COORDINATE ALL FLOOR SLAB DEPRESSIONS AND SLOPES WITH ARCH. DWGS. - SEE S0-SERIES SHEETS FOR TYPICAL DETAILS.
17. SEE S0-SERIES SHEETS FOR BASE PLATE AND ANCHOR ROD DETAILS AT STEEL COLUMNS.
18. COLUMN SIZES AND WALL TYPES ARE SHOWN ON PLAN.
WALL LEGEND
2x6 @16" LOAD-BEARING STUD WALL
CMU WALL - SEE PLAN FOR SIZE & REINF.
CONCRETE WALL - SEE PLAN FOR SIZE & REINF.
EXIST. CONCRETE WALL TO REMAIN
TYP. AT CONC. RETAINING WALL
CONCRETE SITE RETAINING WALL - SEE 6S2.02 FOR WALL AND FOOTING DETAIL -TYP.
MATCHLINE PART B
PART A
BASEMENT AND FOUNDATION PLAN - PART B
(3/16" = 1'-0")
MATCHLINE PART A
PART D
CONCRETE SITE RETAINING WALL - SEE 6S2.02 FOR WALL AND FOOTING DETAIL -TYP.
TYP.
BASEMENT AND FOUNDATION PLAN - PART D
(3/16" = 1'-0")
PART A
MATCHLINE PART C
MATCHLINE PART C
PART D
CMU FREE STANDING WALL - SEE 6S2.02 FOR WALL AND FOOTING DETAIL -TYP.
TYP.
BASEMENT AND FOUNDATION PLAN - PART C
(3/16" = 1'-0")
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 598-6400
ETHAN W. JOHNSON
STATE OF TENNESSEE
02-06-2025
Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date 05-06-2025
Drawn By EVU
Checked By MM
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. Description Date
S1.00B
FOUNDATION PLAN - PART B, C AND D


FRAMING PLAN NOTES
WALL LEGEND
T/SLAB EL. = SEE ARCH. - TYP. AT HATCH REGION
T/PLYWOOD EL. = SEE ARCH.
T/SLAB EL. = SEE ARCH.
MAIN LEVEL FRAMING PLAN - PART A
(3/16" = 1'-0")
THE STRUCTURE CO.
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
S1.01A
MAIN LEVEL FRAMING PLAN - PART A


FRAMING PLAN NOTES
1. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING WORK ON SITE.
3. COORDINATE ALL OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH ARCH. & MPE DWGS.
4. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL EQUIPMENT WEIGHT, SIZE, AND FRAME WITH MPE DWGS. BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY SER IF ACTUAL WEIGHTS EXCEED THE WEIGHTS SHOWN ON STRUCTURAL PLANS.
5. NO PROVISIONS FOR SCAFFOLDING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
6. SEE S4-SERIES SHEETS FOR STRUCTURAL NOTES.
7. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL ELEVATION.
8. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
9. FLOOR PANELS SHALL CONSIST OF 3/4" TONGUE AND GROOVE PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
10. ROOF PANELS SHALL CONSIST OF 5/8" TONGUE AND GROOVE EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
11. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
12. PROVIDE AND INSTALL BRIDGING IN ACCORDANCE WITH TRUSS MANUFACTURER REQUIREMENTS. LOCATE BRIDGING SO AS TO NOT INTERFERE WITH MECHANICAL UNITS OR DUCTWORK.
13. TRUSS SEE SHALL ACCOUNT FOR "EACH OUTS" REQUIRED FOR PIPING/DUCTWORK TO PASS THROUGH THE TRUSSES, AND SHALL COORDINATE WITH MEP DRAWINGS FOR SIZES/LOCATIONS.
WALL LEGEND
2x6 @16" LOAD-BEARING STUD WALL
CMU WALL - SEE PLAN FOR SIZE & REINF.
CONCRETE WALL - SEE PLAN FOR SIZE & REINF.
EXIST. STAIR TO REMAIN
CONCRETE SITE RETAINING WALL - SEE S1.00B - TYP.
T/SLAB EL. = SEE ARCH. - TYP. AT HATCH REGION
4" CONCRETE SLAB WITH WWR 6x6-W1.4xW1.4 TIED TO 4x8@4" EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO)
SEE S2-SERIES SHEETS FOR TYPICAL DETAILS.
MATCHLINE PART B
PART A
BRICK PAVERS OVER SLAB - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
2 MAIN LEVEL FRAMING PLAN - PART B
(3/16" = 1'-0")
T/SLAB EL. = SEE ARCH.
4" CONCRETE SLAB WITH WWR 6x6-W1.4xW1.4 TIED TO 4x8@4" EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO)
SEE S2-SERIES SHEETS FOR TYPICAL DETAILS.
BRICK PAVERS OVER SLAB - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
HATCH INDICATES EXTERIOR PERMEABLE PAVERS - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
PART A
MATCHLINE PART C
CMU FREE STANDING WALL - SEE S1.00B - TYP.
MATCHLINE PART C
PART D
1 MAIN LEVEL FRAMING PLAN - PART C
(3/16" = 1'-0")
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 556-5400
ETHAN W. JOHNSON
STATE OF TENNESSEE
02-26-2025
Project Number 24010
Drawing Set CONSTRUCTION DOCUMENTS
Date 05.06.2025
Drawn By EVU
Checked By MM
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. Description Date
S1.01B
MAIN LEVEL FRAMING PLAN - PART B AND PART C

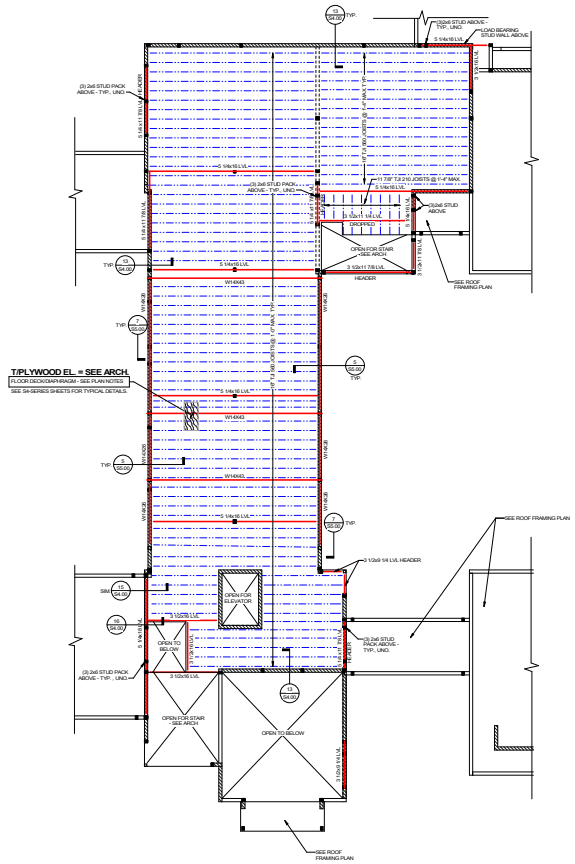

FRAMING PLAN NOTES
1. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION.
3. COORDINATE ALL OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH ARCH. & MPE DWGS.
4. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL EQUIPMENT WEIGHT, SIZE, AND FRAME WITH MPE DWGS. BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY SER IF ACTUAL WEIGHTS EXCEED THE WEIGHTS SHOWN ON STRUCTURAL PLANS.
5. NO PROVISIONS FOR SCAFFOLDING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
6. SEE S4-SERIES SHEETS FOR STRUCTURAL NOTES.
7. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL ELEVATION.
8. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
9. FLOOR PANELS SHALL CONSIST OF 3/4" TONGUE AND GROOVE PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
10. ROOF PANELS SHALL CONSIST OF 5/8" TONGUE AND GROOVE EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
11. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
12. PROVIDE ALL SHEETS AND BEAMS IN ACCORDANCE WITH TRUSS MANUFACTURER REQUIREMENTS. LOCATE BRIDGING SO AS TO NOT INTERFERE WITH MECHANICAL UNITS OR DUCTWORK.
13. TRUSS SEE SHALL ACCOUNT FOR "NON-OUTS" REQUIRED FOR PIPING/DUCTWORK TO PASS THROUGH THE TRUSSES, AND SHALL COORDINATE WITH MEP DRAWINGS FOR SIZES/LOCATIONS.
WALL LEGEND
3x6 @16" LOAD-BEARING STUD WALL
CMU WALL - SEE PLAN FOR SIZE & REINF.
CONCRETE WALL - SEE PLAN FOR SIZE & REINF.
PART A
MATCHLINE PART D
HATCH INDICATES EXTERIOR PERMEABLE PAVERS - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
HATCH INDICATES PEA GRAVEL DRIVE - SEE ARCH.
T/SLAB EL. = SEE ARCH.
4" CONCRETE SLAB WITH WWR 6x6 W2.9xW2.9 TBD TO INSURE EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO).
SEE S3-SERIES SHEETS FOR TYPICAL DETAILS
CRABORCHARD OVER SLAB - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
HATCH INDICATES PEA GRAVEL DRIVE - SEE ARCH.
CONCRETE RETAINING WALL - SEE S1.00B - TYP.
COBBLESTONES OVER SLAB - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
COBBLESTONES OVER SLAB - SEE LANDSCAPE DRAWINGS FOR MORE DETAILS
T/SLAB EL. = SEE ARCH.
12" CONCRETE SLAB WITH #4@18" EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO).
SEE S3-SERIES SHEETS FOR TYPICAL DETAILS
T/SLAB EL. = SEE ARCH.
12" CONCRETE SLAB WITH #4@18" EACH WAY AND 4" MINIMUM GRANULAR SUBBASE (TYP. UNO).
SEE S3-SERIES SHEETS FOR TYPICAL DETAILS
MAIN LEVEL FRAMING PLAN - PART D
(3/16" = 1'-0")
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 598-6400
ETHAN W. JOHNSON
STATE OF TENNESSEE
02-06-2025
Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date 05-06-2025
Drawn By EVM
Checked By MM
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. Description Date
S1.01C
MAIN LEVEL FRAMING PLAN - PART D

FRAMING PLAN NOTES

1. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION.
3. VERIFY WINDOW & DOOR ROUGH OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH ARCH'L & MECH'L DWGS.
4. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL EQUIPMENT WEIGHT, SIZE, AND FRAME WITH MFR DWGS. BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY SER IF ACTUAL WEIGHTS EXCEED THE WEIGHTS SHOWN ON STRUCTURAL PLANS.
5. SEE ROOF FRAMING PLAN FOR ROOF/CEILING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
6. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
7. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL SCHEDULE.
8. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
9. FLOOR PANELS SHALL CONSIST OF 3/4" TONGUE AND GROOVE PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
10. ROOF PANELS SHALL CONSIST OF 5/8" TONGUE AND GROOVE EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
11. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
12. ALL WOOD I-JOISTS SHALL BE INSTALLED PER THE LATEST MANUFACTURER REQUIREMENTS. I-JOISTS SPACING TO ALIGN TO NOT INTERFERE WITH MECHANICAL UNITS OR DUCTWORK.
13. TRUSS SSE SHALL ACCOUNT FOR "NON-OUTS" REQUIRED FOR PIPING/DUCTWORK TO PASS THROUGH THE TRUSSES, AND SHALL COORDINATE WITH MEP DRAWINGS FOR SIZES/LOCATIONS.

WALL LEGEND

- 2×6 @16" LOAD-BEARING STUD WALL
- CMU WALL - SEE PLAN FOR SIZE & REINF.
- CONCRETE WALL - SEE PLAN FOR SIZE & REINF.



1 UPPER LEVEL FRAMING PLAN
(3/16" = 1'-0")

THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 496-5435

BYRAN W. JOHNSON — STATE OF TENNESSEE — REGISTERED ENGINEER
02-04-2025

Project Number	24013
Drawing Set	CONSTRUCTION DOCUMENTS
Date	02.04.2025
Drawn By	ENJ
Checked By	MM

THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215

Revisions

No.	Description	Date

S1.02
UPPER LEVEL FRAMING PLAN

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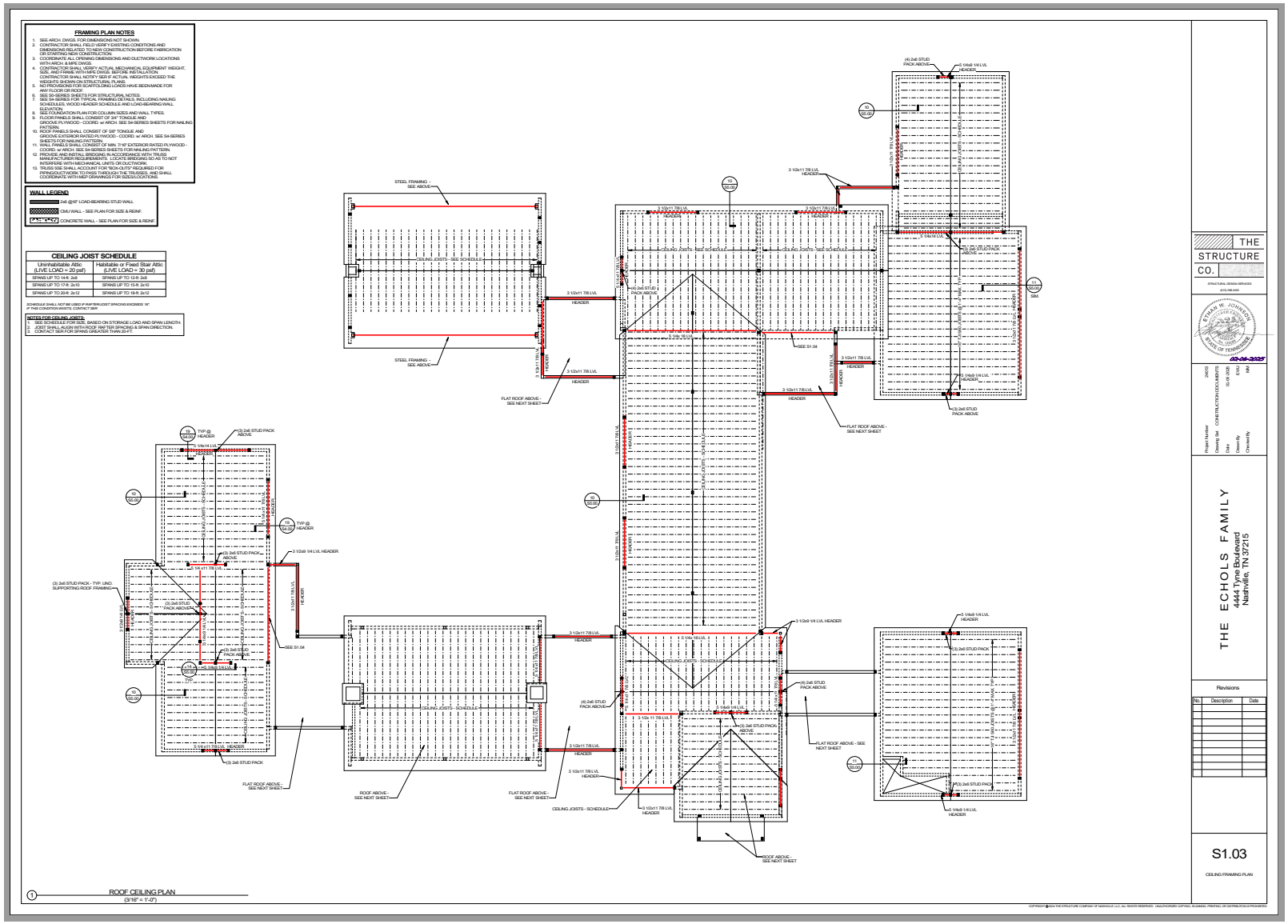
FRAMING PLAN NOTES
1. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION.
3. COORDINATE ALL OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH ARCH. & MECH'L DWGS.
4. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL EQUIPMENT WEIGHT, SIZE, AND FRAME WITH MPE DWGS. BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY SER IF ACTUAL WEIGHTS EXCEED THE WEIGHTS SHOWN ON STRUCTURAL PLANS.
5. SER HAS NOT REVIEWED HOW ROOF/CEILING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
6. SEE S0-SERIES SHEETS FOR STRUCTURAL NOTES.
7. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL SCHEDULE.
8. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
9. FLOOR PANELS SHALL CONSIST OF 3/4" TONGUE AND GROOVE PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
10. ROOF PANELS SHALL CONSIST OF 5/8" TONGUE AND GROOVE EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
11. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - COORD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
12. ALL LVL, PSL, LSL, AND LVL BEAMS SHALL BE AS PER THE MANUFACTURER REQUIREMENTS. LOCATE SPACING SO AS TO NOT INTERFERE WITH MECHANICAL UNITS OR DUCTWORK.
13. TRUSS SEE SHALL ACCOUNT FOR "BOX-OUTS" REQUIRED FOR PIPING/DUCTWORK TO PASS THROUGH THE TRUSSES, AND SHALL COORDINATE WITH MEP DRAWINGS FOR SIZES/LOCATIONS.
WALL LEGEND
2x6 @16" LOAD-BEARING STUD WALL
CMU WALL - SEE PLAN FOR SIZE & REINF.
CONCRETE WALL - SEE PLAN FOR SIZE & REINF.
CEILING JOIST SCHEDULE
Uninhabitable Attic (LIVE LOAD = 20 psf)
Habitable or Fixed Stair Attic (LIVE LOAD = 30 psf)
SPANS UP TO 14-8: 2x8
SPANS UP TO 12-6: 2x8
SPANS UP TO 17-6: 2x10
SPANS UP TO 15-6: 2x10
SPANS UP TO 20-6: 2x12
SPANS UP TO 18-6: 2x12
SCHEDULE SHALL NOT BE USED IF RAFTER/JOIST SPACING EXCEEDS 16" IF THIS CONDITION EXISTS, CONTACT SER
NOTES FOR CEILING JOISTS:
1. SEE SCHEDULE FOR SIZE, BASED ON STORAGE LOAD AND SPAN LENGTH.
2. JOIST SHALL ALIGN WITH ROOF RAFTER SPACING & SPAN DIRECTION.
3. CONTACT SER FOR SPANS GREATER THAN 20'-7"
ROOF CEILING PLAN
(3/16" = 1'-0")
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 599-5205
B. RYAN W. JOHNSON
REGISTERED
STATE OF TENNESSEE
02-04-2025
Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date (LOA 2/5/25)
Drawn By ENU
Checked By MA
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. Description Date
S1.03
CEILING FRAMING PLAN
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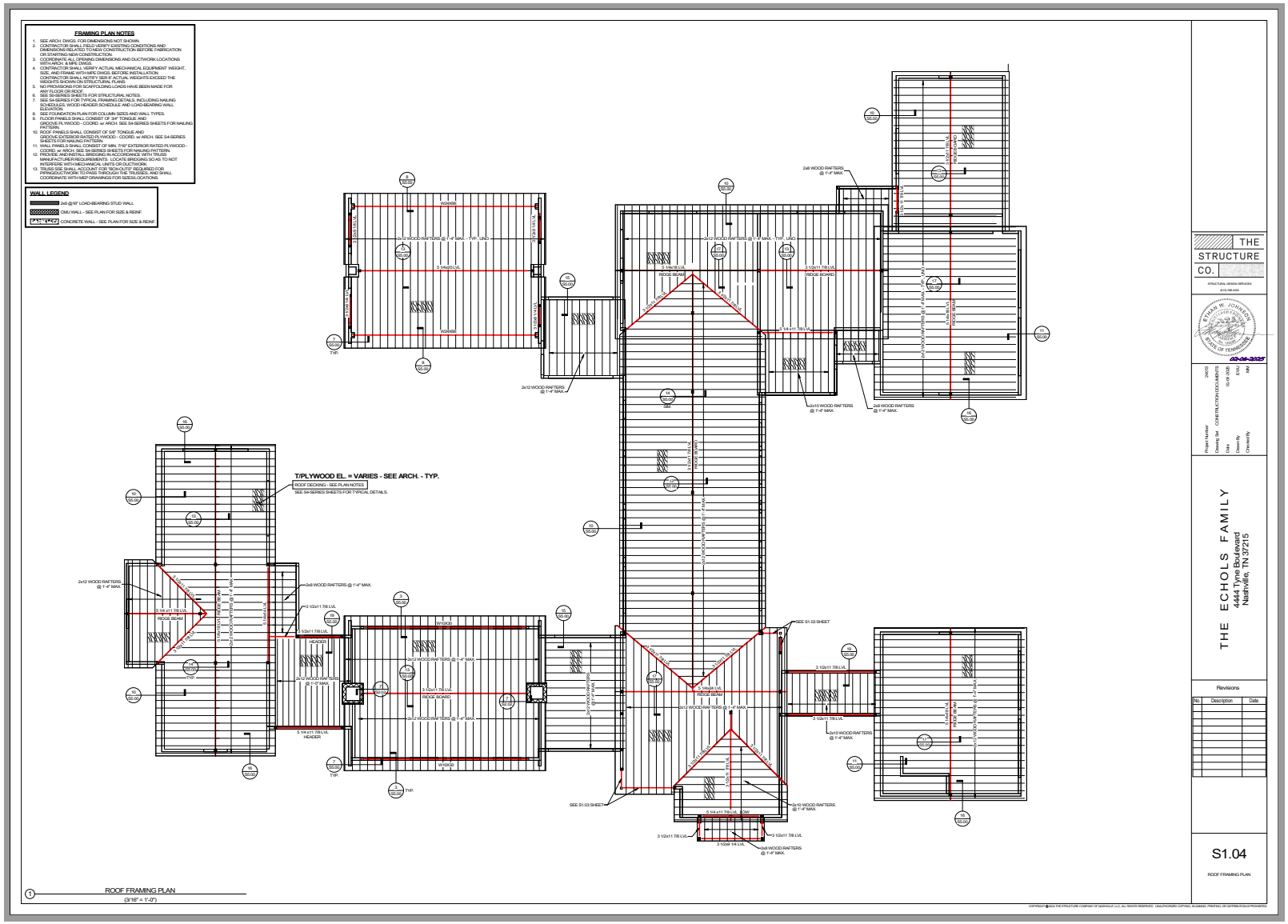
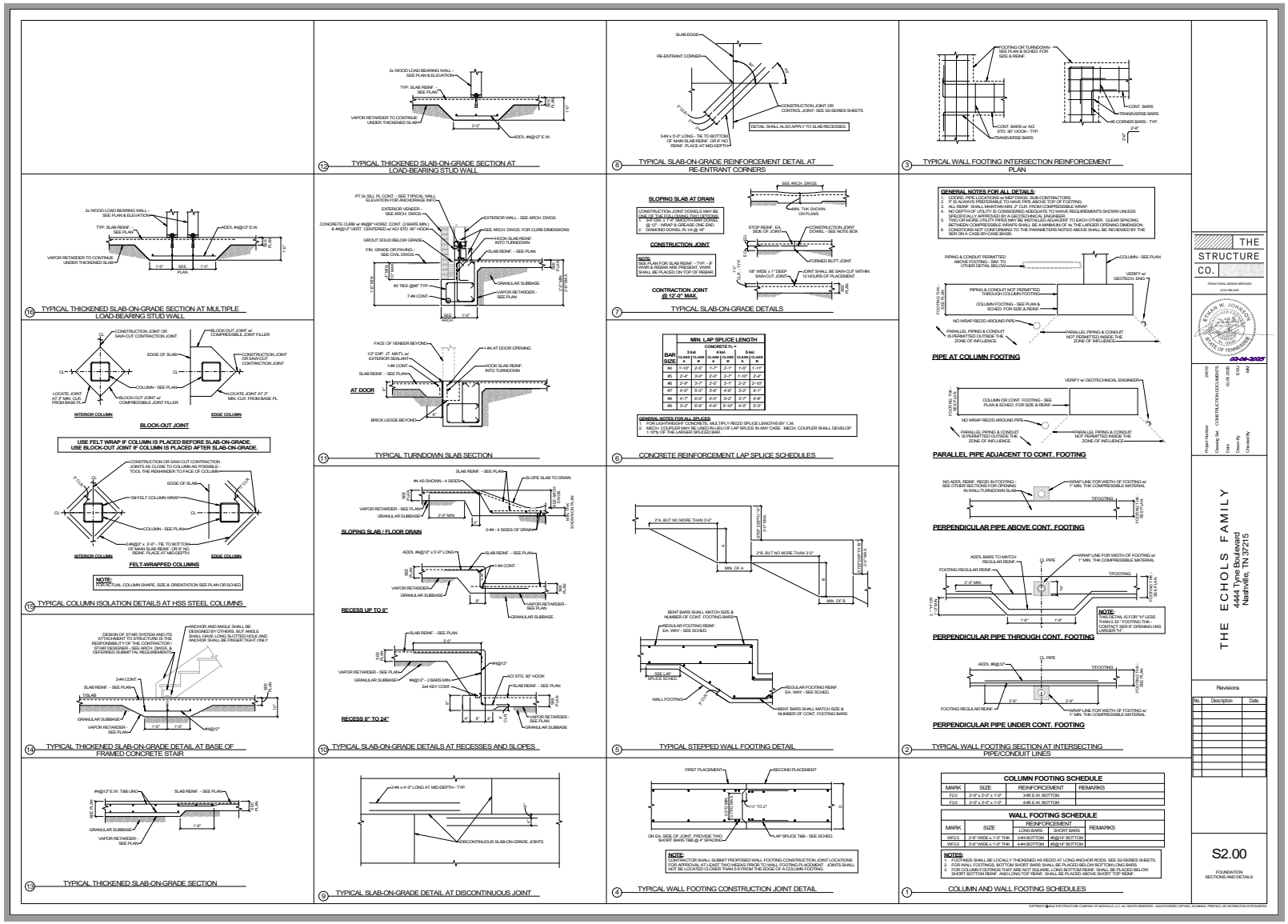
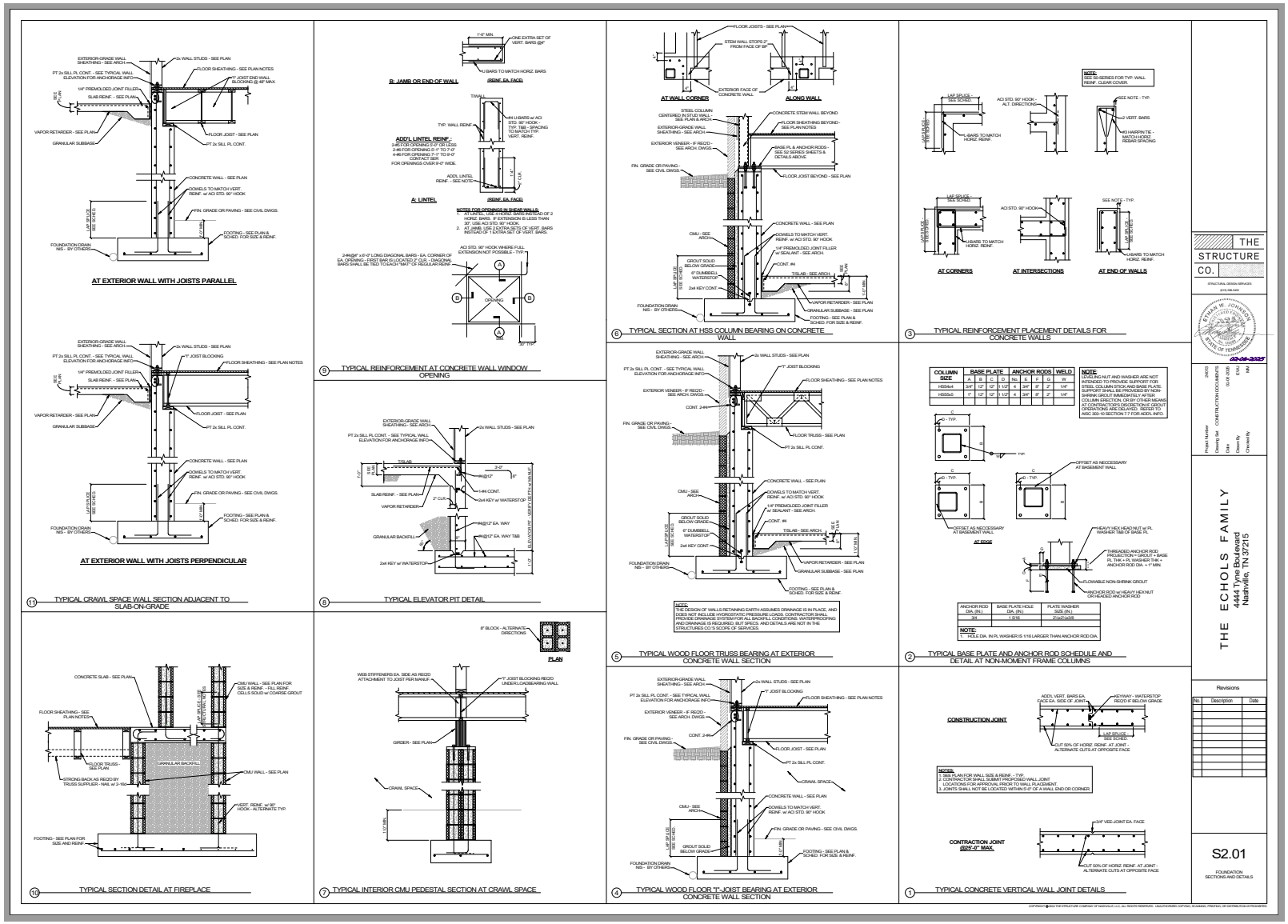
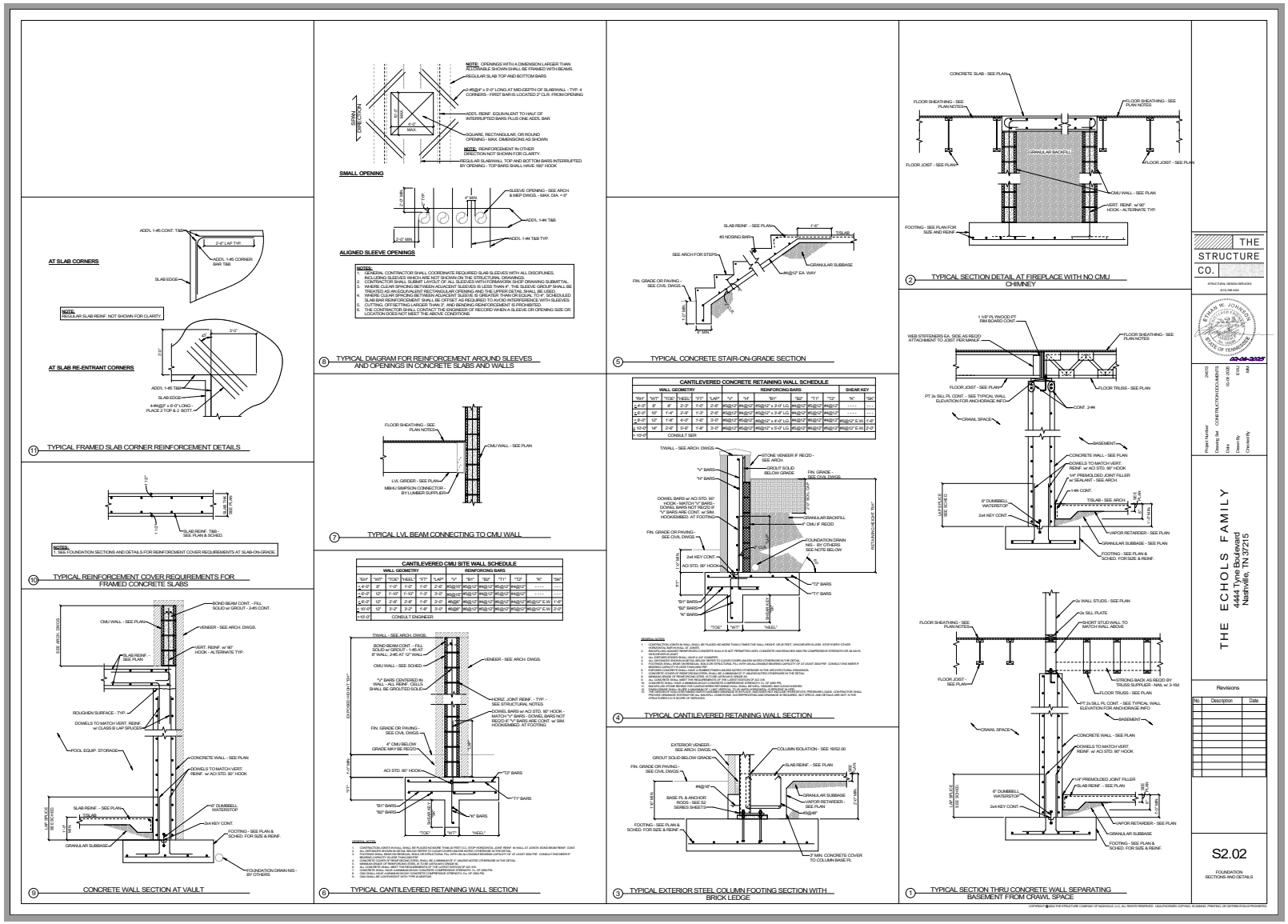
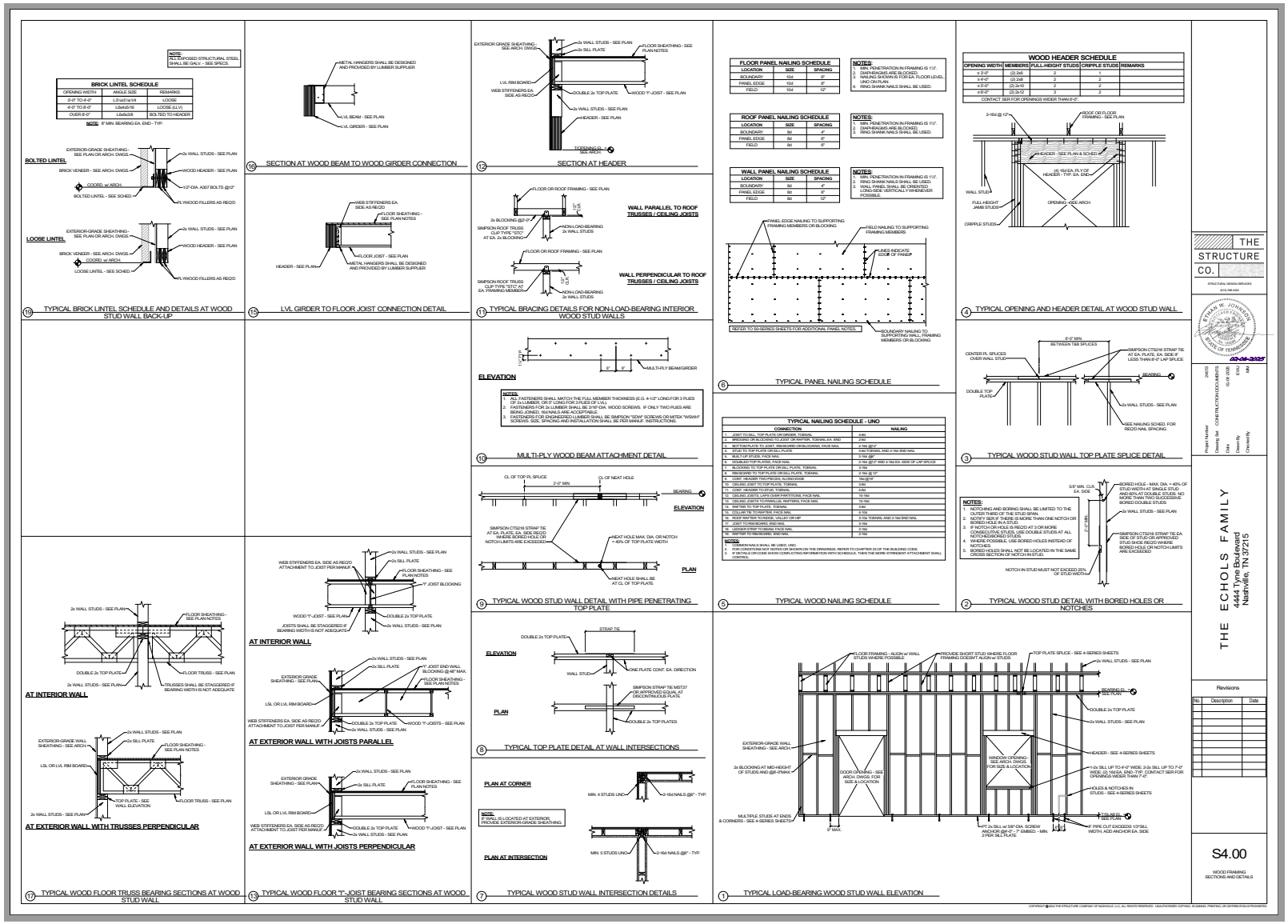
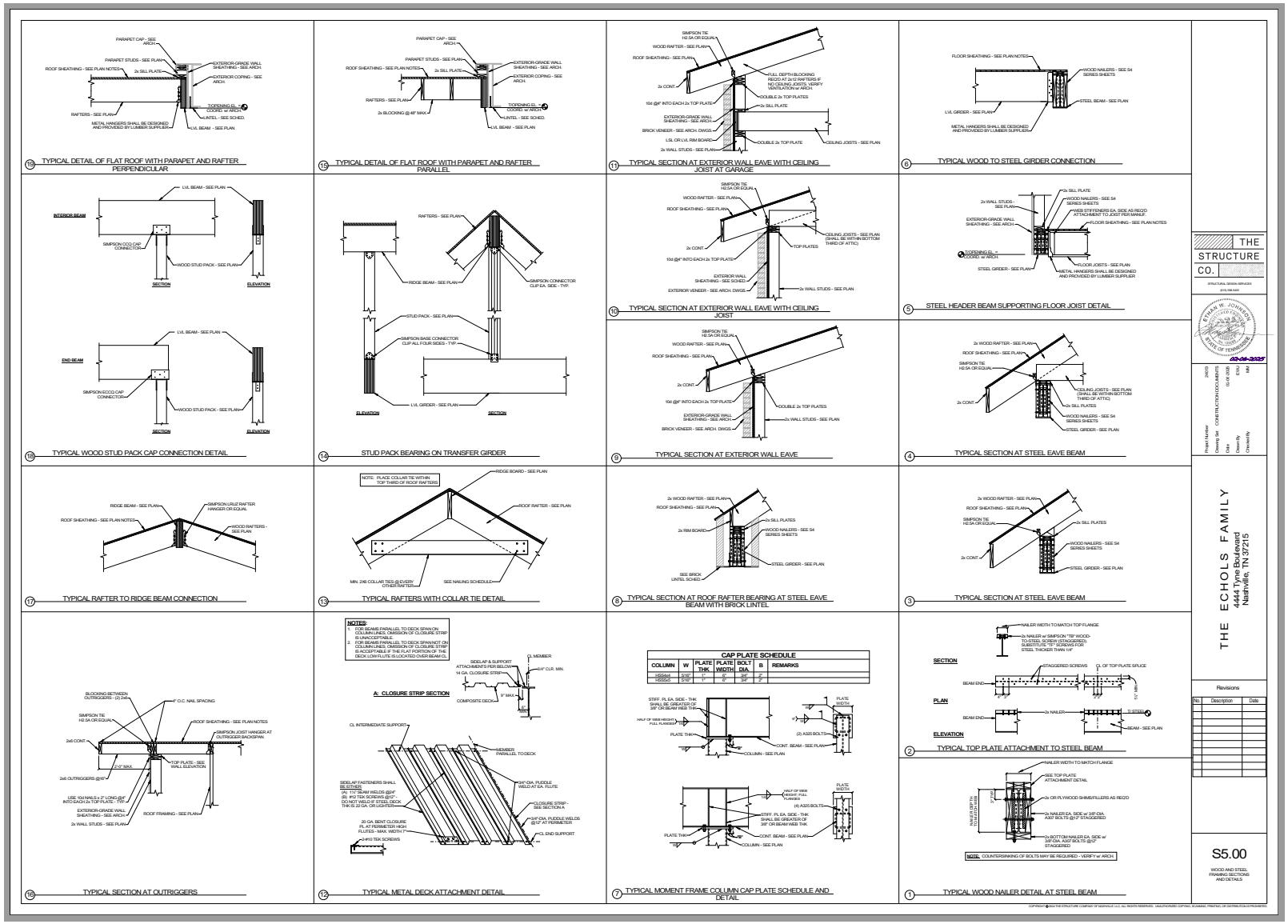

FRAMING PLAN NOTES
1. SEE ARCH. DWGS. FOR DIMENSIONS NOT SHOWN.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS RELATED TO NEW CONSTRUCTION BEFORE FABRICATION OR STARTING NEW CONSTRUCTION.
3. COORDINATE ALL OPENING DIMENSIONS AND DUCTWORK LOCATIONS WITH MEP DRAWINGS.
4. CONTRACTOR SHALL VERIFY ACTUAL MECHANICAL EQUIPMENT WEIGHT, SIZE, AND FRAME WITH MPE DWGS. BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY SER IF ACTUAL WEIGHTS EXCEED THE WEIGHTS SHOWN ON STRUCTURAL PLANS.
5. SER ASSUMES NO TEMPORARY SHORING OR BRACING LOADS HAVE BEEN MADE FOR ANY FLOOR OR ROOF.
6. SEE S4-SERIES SHEETS FOR STRUCTURAL NOTES.
7. SEE S4-SERIES FOR TYPICAL FRAMING DETAILS, INCLUDING NAILING SCHEDULES, WOOD HEADER SCHEDULE AND LOAD-BEARING WALL SCHEDULE.
8. SEE FOUNDATION PLAN FOR COLUMN SIZES AND WALL TYPES.
9. FLOOR PANELS SHALL CONSIST OF 3/4" TONGUE AND GROOVE PLYWOOD - CCGRD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
10. ROOF PANELS SHALL CONSIST OF 5/8" TONGUE AND GROOVE EXTERIOR RATED PLYWOOD - CCGRD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
11. WALL PANELS SHALL CONSIST OF MIN. 7/16" EXTERIOR RATED PLYWOOD - CCGRD. w/ ARCH. SEE S4-SERIES SHEETS FOR NAILING PATTERN.
12. PROVIDE PURLIN SUPPORT BLOCKING IN ROOF IN ACCORDANCE WITH TRUSS MANUFACTURER'S RECOMMENDATIONS. COORDINATE SO AS TO NOT INTERFERE WITH MECHANICAL UNITS OR DUCTWORK.
13. TRUSS SER SHALL ACCOUNT FOR "NON-OUTS" REQUIRED FOR PIPING/DUCTWORK TO PASS THROUGH THE TRUSSES, AND SHALL COORDINATE WITH MEP DRAWINGS FOR SIZES/LOCATIONS.
WALL LEGEND
2x6 @16" LOAD-BEARING STUD WALL
CMU WALL - SEE PLAN FOR SIZE & REINF.
CONCRETE WALL - SEE PLAN FOR SIZE & REINF
T/PLYWOOD EL. = VARIES - SEE ARCH. - TYP.
ROOF DECKING - SEE PLAN NOTES
SEE S4-SERIES SHEETS FOR TYPICAL DETAILS
2x12 WOOD RAFTERS @ 1'-4" MAX.
2x8 WOOD RAFTERS @ 1'-4" MAX.
2x10 WOOD RAFTERS @ 1'-4" MAX.
RIDGE BEAM
RIDGE BOARD
HEADER
SEE S1.03 SHEET
ROOF FRAMING PLAN
(3/16" = 1'-0")
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 496-5435
EVAN W. JOHNSON
REGISTERED
STATE OF TENNESSEE
02-04-2025
Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date 02.04.2025
Drawn By ENJ
Checked By MM
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. Description Date
S1.04
ROOF FRAMING PLAN


TYPICAL THICKENED SLAB-ON-GRADE SECTION AT LOAD-BEARING STUD WALL
TYPICAL SLAB-ON-GRADE REINFORCEMENT DETAIL AT RE-ENTRANT CORNERS
TYPICAL WALL FOOTING INTERSECTION REINFORCEMENT PLAN
TYPICAL THICKENED SLAB-ON-GRADE SECTION AT MULTIPLE LOAD-BEARING STUD WALL
TYPICAL SLAB-ON-GRADE DETAILS
GENERAL NOTES FOR ALL DETAILS:
TYPICAL TURNDOWN SLAB SECTION
CONCRETE REINFORCEMENT LAP SPLICE SCHEDULES
PIPE AT COLUMN FOOTING
TYPICAL COLUMN ISOLATION DETAILS AT HSS STEEL COLUMNS
TYPICAL SLAB-ON-GRADE DETAILS AT RECESSES AND SLOPES
TYPICAL STEPPED WALL FOOTING DETAIL
PARALLEL PIPE ADJACENT TO CONT. FOOTING
PERPENDICULAR PIPE ABOVE CONT. FOOTING
PERPENDICULAR PIPE THROUGH CONT. FOOTING
PERPENDICULAR PIPE UNDER CONT. FOOTING
TYPICAL WALL FOOTING SECTION AT INTERSECTING PIPE/CONDUIT LINES
TYPICAL THICKENED SLAB-ON-GRADE DETAIL AT BASE OF FRAMED CONCRETE STAIR
TYPICAL SLAB-ON-GRADE DETAIL AT DISCONTINUOUS JOINT
TYPICAL WALL FOOTING CONSTRUCTION JOINT DETAIL
COLUMN AND WALL FOOTING SCHEDULES
THE STRUCTURE CO.
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
S2.00
FOUNDATION SECTIONS AND DETAILS


AT EXTERIOR WALL WITH JOISTS PARALLEL
AT EXTERIOR WALL WITH JOISTS PERPENDICULAR
11 TYPICAL CRAWL SPACE WALL SECTION ADJACENT TO SLAB-ON-GRADE
B: JAMB OR END OF WALL
A: LINTEL
ADD'L LINTEL REINF.:
9 TYPICAL REINFORCEMENT AT CONCRETE WALL WINDOW OPENING
8 TYPICAL ELEVATOR PIT DETAIL
10 TYPICAL SECTION DETAIL AT FIREPLACE
7 TYPICAL INTERIOR CMU PEDESTAL SECTION AT CRAWL SPACE
AT WALL CORNER
ALONG WALL
6 TYPICAL SECTION AT HSS COLUMN BEARING ON CONCRETE WALL
5 TYPICAL WOOD FLOOR TRUSS BEARING AT EXTERIOR CONCRETE WALL SECTION
4 TYPICAL WOOD FLOOR 'I' JOIST BEARING AT EXTERIOR CONCRETE WALL SECTION
AT CORNERS
AT INTERSECTIONS
AT END OF WALLS
3 TYPICAL REINFORCEMENT PLACEMENT DETAILS FOR CONCRETE WALLS
2 TYPICAL BASE PLATE AND ANCHOR ROD SCHEDULE AND DETAIL AT NON-MOMENT FRAME COLUMNS
CONSTRUCTION JOINT
CONTRACTION JOINT (@25'-0" MAX.
1 TYPICAL CONCRETE VERTICAL WALL JOINT DETAILS
THE STRUCTURE CO.
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
S2.01
FOUNDATION SECTIONS AND DETAILS


AT SLAB CORNERS
AT SLAB RE-ENTRANT CORNERS
TYPICAL FRAMED SLAB CORNER REINFORCEMENT DETAILS
TYPICAL REINFORCEMENT COVER REQUIREMENTS FOR FRAMED CONCRETE SLABS
CONCRETE WALL SECTION AT VAULT
SMALL OPENING
ALIGNED SLEEVE OPENINGS
TYPICAL DIAGRAM FOR REINFORCEMENT AROUND SLEEVES AND OPENINGS IN CONCRETE SLABS AND WALLS
TYPICAL L.V.L BEAM CONNECTING TO CMU WALL
CANTILEVERED CMU SITE WALL SCHEDULE
TYPICAL CANTILEVERED RETAINING WALL SECTION
TYPICAL CONCRETE STAIR-ON-GRADE SECTION
CANTILEVERED CONCRETE RETAINING WALL SCHEDULE
TYPICAL CANTILEVERED RETAINING WALL SECTION
TYPICAL EXTERIOR STEEL COLUMN FOOTING SECTION WITH BRICK LEDGE
TYPICAL SECTION DETAIL AT FIREPLACE WITH NO CMU CHIMNEY
TYPICAL SECTION THRU CONCRETE WALL SEPARATING BASEMENT FROM CRAWL SPACE
THE STRUCTURE CO.
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
S2.02
FOUNDATION SECTIONS AND DETAILS


BRICK LINTEL SCHEDULE
OPENING WIDTH | ANGLE SIZE | REMARKS
0'-0" TO 4'-0" | L3½x3½x¼ | LOOSE
4'-0" TO 8'-0" | L6x4x5/16 | LOOSE (LLV)
OVER 8'-0" | L6x6x3/8 | BOLTED TO HEADER
NOTE: 8" MIN. BEARING EA. END - TYP.
BOLTED LINTEL
LOOSE LINTEL
TYPICAL BRICK LINTEL SCHEDULE AND DETAILS AT WOOD STUD WALL BACK-UP
SECTION AT WOOD BEAM TO WOOD GIRDER CONNECTION
LVL GIRDER TO FLOOR JOIST CONNECTION DETAIL
SECTION AT HEADER
TYPICAL BRACING DETAILS FOR NON-LOAD-BEARING INTERIOR WOOD STUD WALLS
WALL PARALLEL TO ROOF TRUSSES / CEILING JOISTS
WALL PERPENDICULAR TO ROOF TRUSSES / CEILING JOISTS
FLOOR PANEL NAILING SCHEDULE
ROOF PANEL NAILING SCHEDULE
WALL PANEL NAILING SCHEDULE
TYPICAL PANEL NAILING SCHEDULE
TYPICAL NAILING SCHEDULE - UNO
TYPICAL WOOD NAILING SCHEDULE
WOOD HEADER SCHEDULE
OPENING WIDTH | MEMBERS | FULL-HEIGHT STUDS | CRIPPLE STUDS | REMARKS
TYPICAL OPENING AND HEADER DETAIL AT WOOD STUD WALL
TYPICAL WOOD STUD WALL TOP PLATE SPLICE DETAIL
TYPICAL WOOD STUD DETAIL WITH BORED HOLES OR NOTCHES
ELEVATION
MULTI-PLY WOOD BEAM ATTACHMENT DETAIL
TYPICAL WOOD STUD WALL DETAIL WITH PIPE PENETRATING TOP PLATE
TYPICAL TOP PLATE DETAIL AT WALL INTERSECTIONS
PLAN AT CORNER
PLAN AT INTERSECTION
TYPICAL WOOD STUD WALL INTERSECTION DETAILS
AT INTERIOR WALL
AT EXTERIOR WALL WITH JOISTS PARALLEL
AT EXTERIOR WALL WITH JOISTS PERPENDICULAR
TYPICAL WOOD FLOOR TRUSS BEARING SECTIONS AT WOOD STUD WALL
TYPICAL WOOD FLOOR "I"-JOIST BEARING SECTIONS AT WOOD STUD WALL
TYPICAL LOAD-BEARING WOOD STUD WALL ELEVATION
THE STRUCTURE CO.
S4.00
WOOD FRAMING SECTIONS AND DETAILS
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions


PARAPET CAP - SEE ARCH.
PARAPET STUDS - SEE PLAN
ROOF SHEATHING - SEE PLAN NOTES
2x SILL PLATE
EXTERIOR-GRADE WALL SHEATHING - SEE ARCH.
EXTERIOR COPING - SEE ARCH.
RAFTERS - SEE PLAN
TOOPENING EL. = COORD. W/ ARCH.
METAL HANGERS SHALL BE DESIGNED AND PROVIDED BY LUMBER SUPPLIER
LINTEL - SEE SCHED.
LVL BEAM - SEE PLAN
TYPICAL DETAIL OF FLAT ROOF WITH PARAPET AND RAFTER PERPENDICULAR
2x BLOCKING @ 48" MAX.
TYPICAL DETAIL OF FLAT ROOF WITH PARAPET AND RAFTER PARALLEL
SIMPSON TIE H2.5A OR EQUAL
WOOD RAFTER - SEE PLAN
2x CONT.
10d @4" INTO EACH 2x TOP PLATE
FULL DEPTH BLOCKING REQ'D AT 2x12 RAFTERS IF NO CEILING JOISTS. VERIFY VENTILATION w/ ARCH.
DOUBLE 2x TOP PLATES
EXTERIOR-GRADE WALL SHEATHING - SEE ARCH.
BRICK VENEER - SEE ARCH. DWGS.
LSL OR LVL RIM BOARD
DOUBLE 2x TOP PLATE
2x WALL STUDS - SEE PLAN
CEILING JOISTS - SEE PLAN
TYPICAL SECTION AT EXTERIOR WALL EAVE WITH CEILING JOIST AT GARAGE
FLOOR SHEATHING - SEE PLAN NOTES
WOOD NAILERS - SEE S4 SERIES SHEETS
STEEL BEAM - SEE PLAN
LVL GIRDER - SEE PLAN
METAL HANGERS SHALL BE DESIGNED AND PROVIDED BY LUMBER SUPPLIER
TYPICAL WOOD TO STEEL GIRDER CONNECTION
INTERIOR BEAM
LVL BEAM - SEE PLAN
SIMPSON CCQ CAP CONNECTOR
WOOD STUD PACK - SEE PLAN
SECTION
ELEVATION
END BEAM
SIMPSON ECCQ CAP CONNECTOR
TYPICAL WOOD STUD PACK CAP CONNECTION DETAIL
RAFTERS - SEE PLAN
RIDGE BEAM - SEE PLAN
SIMPSON CONNECTOR CLIP EA. SIDE - TYP.
STUD PACK - SEE PLAN
SIMPSON BASE CONNECTOR CLIP ALL FOUR SIDES - TYP
LVL GIRDER - SEE PLAN
STUD PACK BEARING ON TRANSFER GIRDER
TOP PLATES
2x WALL STUDS - SEE PLAN
TYPICAL SECTION AT EXTERIOR WALL EAVE WITH CEILING JOIST
2x SILL PLATE
2x WALL STUDS - SEE PLAN
WEB STIFFENERS EA. SIDE AS REQ'D AT ATTACHMENT TO JOIST PER MANUF.
STEEL GIRDER - SEE PLAN
FLOOR JOISTS - SEE PLAN
STEEL HEADER BEAM SUPPORTING FLOOR JOIST DETAIL
2x WOOD RAFTER - SEE PLAN
TYPICAL SECTION AT EXTERIOR WALL EAVE
2x SILL PLATES
STEEL GIRDER - SEE PLAN
TYPICAL SECTION AT STEEL EAVE BEAM
RIDGE BEAM - SEE PLAN
SIMPSON LRUZ RAFTER HANGER OR EQUAL
WOOD RAFTERS - SEE PLAN
TYPICAL RAFTER TO RIDGE BEAM CONNECTION
NOTE: PLACE COLLAR TIE WITHIN TOP THIRD OF ROOF RAFTERS
RIDGE BOARD - SEE PLAN
ROOF RAFTER - SEE PLAN
MIN. 2X6 COLLAR TIES @ EVERY OTHER RAFTER
SEE NAILING SCHEDULE
TYPICAL RAFTERS WITH COLLAR TIE DETAIL
2x RIM BOARD
WOOD NAILERS - SEE S4 SERIES SHEETS
SEE BRICK LINTEL SCHED.
TYPICAL SECTION AT ROOF RAFTER BEARING AT STEEL EAVE BEAM WITH BRICK LINTEL
TYPICAL SECTION AT STEEL EAVE BEAM
BLOCKING BETWEEN OUTRIGGERS - (2) 2X6
4" O.C. NAIL SPACING
SIMPSON TIE H2.5A OR EQUAL
ROOF SHEATHING - SEE PLAN NOTES
SIMPSON JOIST HANGER AT OUTRIGGER BACKSPAN
2x6 CONT.
2'-0" MAX.
TOP PLATE - SEE WALL ELEVATION
2x6 OUTRIGGERS @16"
USE 10d NAILS x 3" LONG @4" INTO EACH 2x TOP PLATE - TYP.
EXTERIOR-GRADE WALL SHEATHING - SEE ARCH
ROOF FRAMING - SEE PLAN
2x WALL STUDS - SEE PLAN
TYPICAL SECTION AT OUTRIGGERS
NOTES:
1. FOR BEAMS PARALLEL TO DECK SPAN ON COLUMN LINES, OMISSION OF CLOSURE STRIP IS UNACCEPTABLE.
2. FOR BEAMS PARALLEL TO DECK SPAN NOT ON COLUMN LINES, OMISSION OF CLOSURE STRIP IS ACCEPTABLE IF THE FLAT PORTION OF THE DECK LOW FLUTE IS LOCATED OVER BEAM CL.
A. CLOSURE STRIP SECTION
SIDELAP & SUPPORT ATTACHMENTS PER BELOW
14 GA. CLOSURE STRIP
CL MEMBER
3/4" CLR. MIN.
6" MAX.
COMPOSITE DECK
CL INTERMEDIATE SUPPORT
MEMBER PARALLEL TO DECK
SIDELAP FASTENERS SHALL BE EITHER:
VAR. 1/2" SEAM WELDS @36" OR
(2) #12 TEK SCREWS @12" - DO NOT WELD IF STEEL DECK THK IS 22 GA. OR LIGHTER
3/4" DIA. PUDDLE WELD AT EA. FLUTE
CLOSURE STRIP - SEE SECTION A
3/4" DIA. PUDDLE WELDS @12" AT PERIMETER
20 GA. BENT CLOSURE PL AT PERIMETER HIGH FLUTES - MAX. WIDTH 1"
#10 TEK SCREWS
CL END SUPPORT
TYPICAL METAL DECK ATTACHMENT DETAIL
CAP PLATE SCHEDULE
COLUMN | W | PLATE THK | PLATE WIDTH | BOLT DIA | B | REMARKS
HSS6x6 | STD | 1" | 6" | 3/4" | 3"
HSS8x8 | STD | 1" | 8" | 3/4" | 3"
STIFF. PL EA. SIDE - THK SHALL BE GREATER OF 3/8" OR BEAM WEB THK
HALF OF WEB HEIGHT, FULL FLANGES
PLATE THK
PLATE WIDTH
(4) A325 BOLTS
COLUMN - SEE PLAN
CONT. BEAM - SEE PLAN
TYPICAL MOMENT FRAME COLUMN CAP PLATE SCHEDULE AND DETAIL
NAILER WIDTH TO MATCH TOP FLANGE
2x NAILER w/ SIMPSON "TF" WOOD-TO-STEEL SCREW STAGGERED, SUBSTITUTE "T" SCREWS FOR STEEL THICKER THAN 1/4"
SECTION
STAGGERED SCREWS
CL OF TOP PLATE SPLICE
BEAM END
PLAN
2x NAILER
TF SCREW
BEAM - SEE PLAN
ELEVATION
TYPICAL TOP PLATE ATTACHMENT TO STEEL BEAM
SEE TOP PLATE ATTACHMENT DETAIL
2x OR PLYWOOD SHIMS/FILLERS AS REQ'D
2x NAILER EA. SIDE w/ 3/8" DIA. A307 BOLTS @12" STAGGERED
2x BOTTOM NAILER EA. SIDE w/ 3/8" DIA. A307 BOLTS @12" STAGGERED
NOTE: COUNTERSINKING OF BOLTS MAY BE REQUIRED - VERIFY w/ ARCH.
TYPICAL WOOD NAILER DETAIL AT STEEL BEAM
THE STRUCTURE CO.
STRUCTURAL DESIGN SERVICES
(615) 556-5335
EVAN W. JOHNSON
LICENSED
PROFESSIONAL
STATE OF TENNESSEE
02-04-2025
Project Number 24013
Drawing Set CONSTRUCTION DOCUMENTS
Date 02.04.2025
Drawn By ENJ
Checked By MM
THE ECHOLS FAMILY
4444 Tyne Boulevard
Nashville, TN 37215
Revisions
No. | Description | Date
S5.00
WOOD AND STEEL FRAMING SECTIONS AND DETAILS
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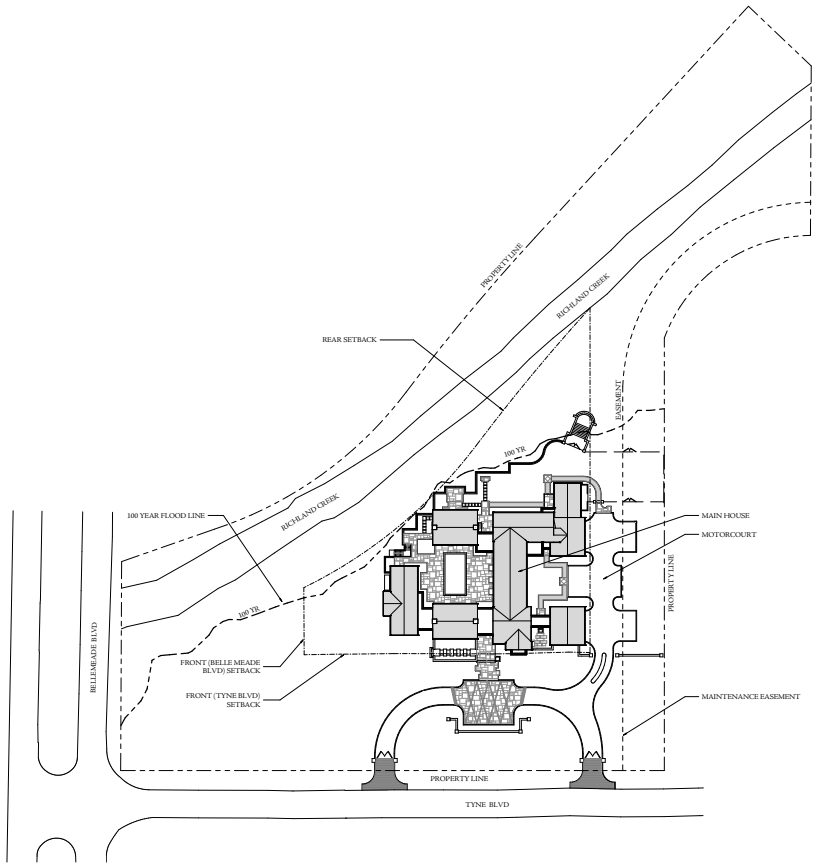


1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

PFEFFER YOKODE

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

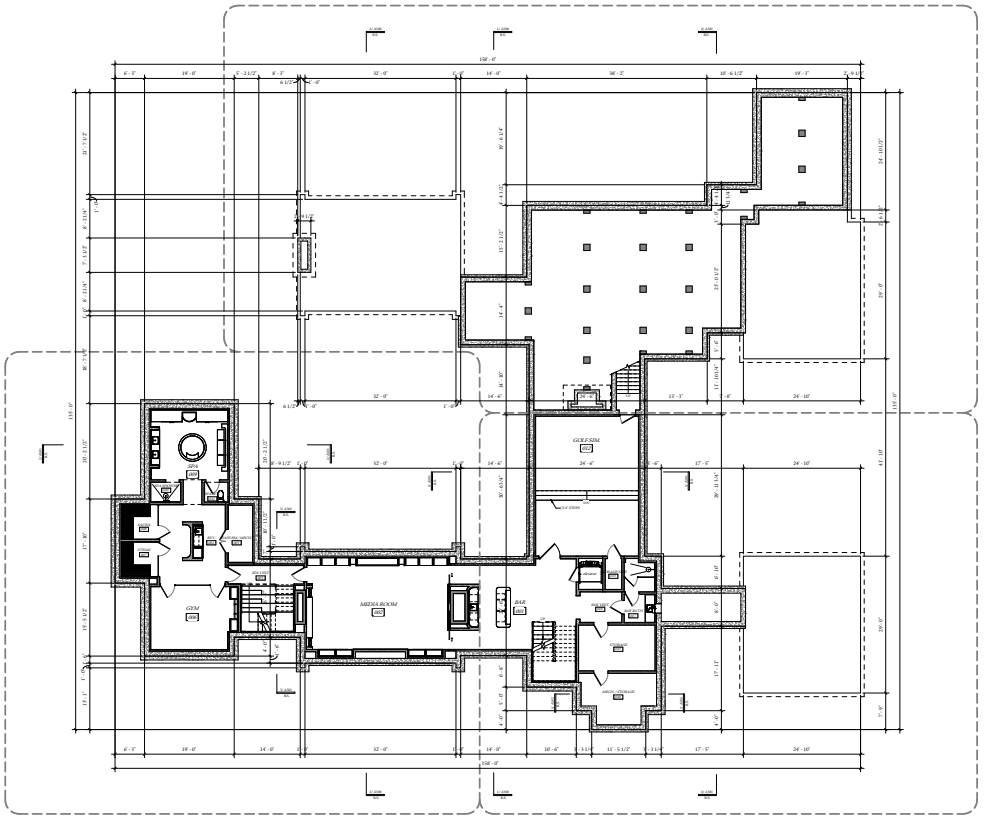
REVISION INFORMATION

ISSUED
February 14, 2025
DRAWN BY: P.Y.A.
PROJECT NO: 2302M

TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.
A001


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2304
FOUNDATION PLAN
A010
FOUNDATION PLAN
3/16" = 1'-0"



PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • HENDERSON

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

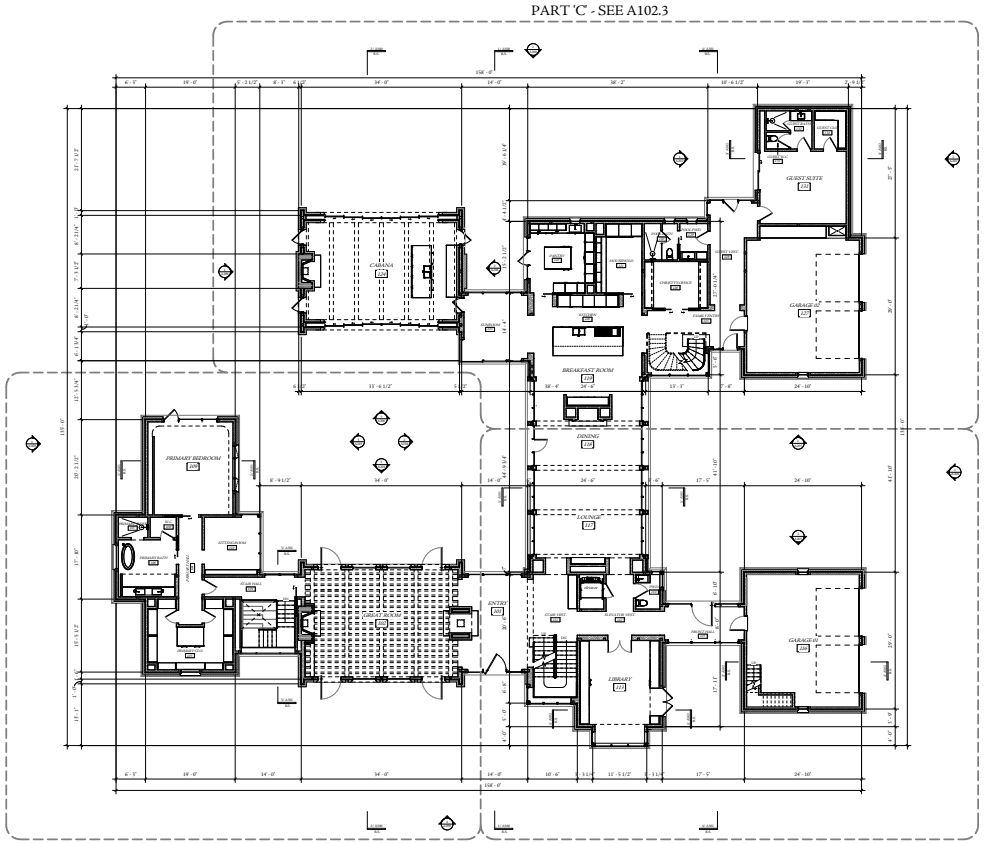
REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY	PROJECT NO.
P.T.A	23024

TITLE
LOWER LEVEL - OVERALL

SHEET NO.
A100.1



PFEFFER TOKODE

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

444 Tyne Boulevard
Nashville, TN 37215

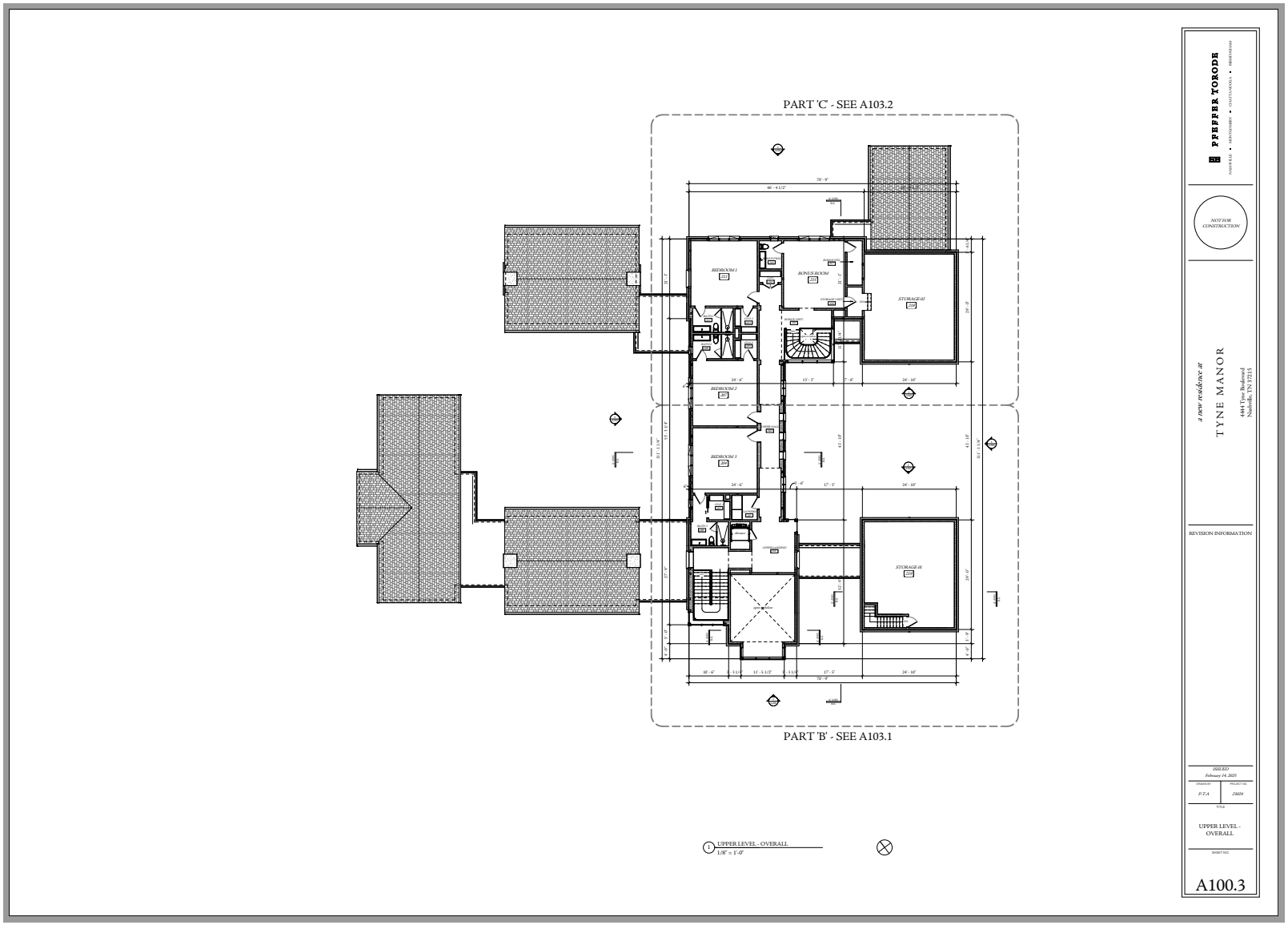
REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY: D.T.A
PROJECT NO: 23024

TITLE
MAIN LEVEL - OVERALL

SHEET NO.
A100.2



PFEFFER TOKODE

NOT FOR CONSTRUCTION

a NEW residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

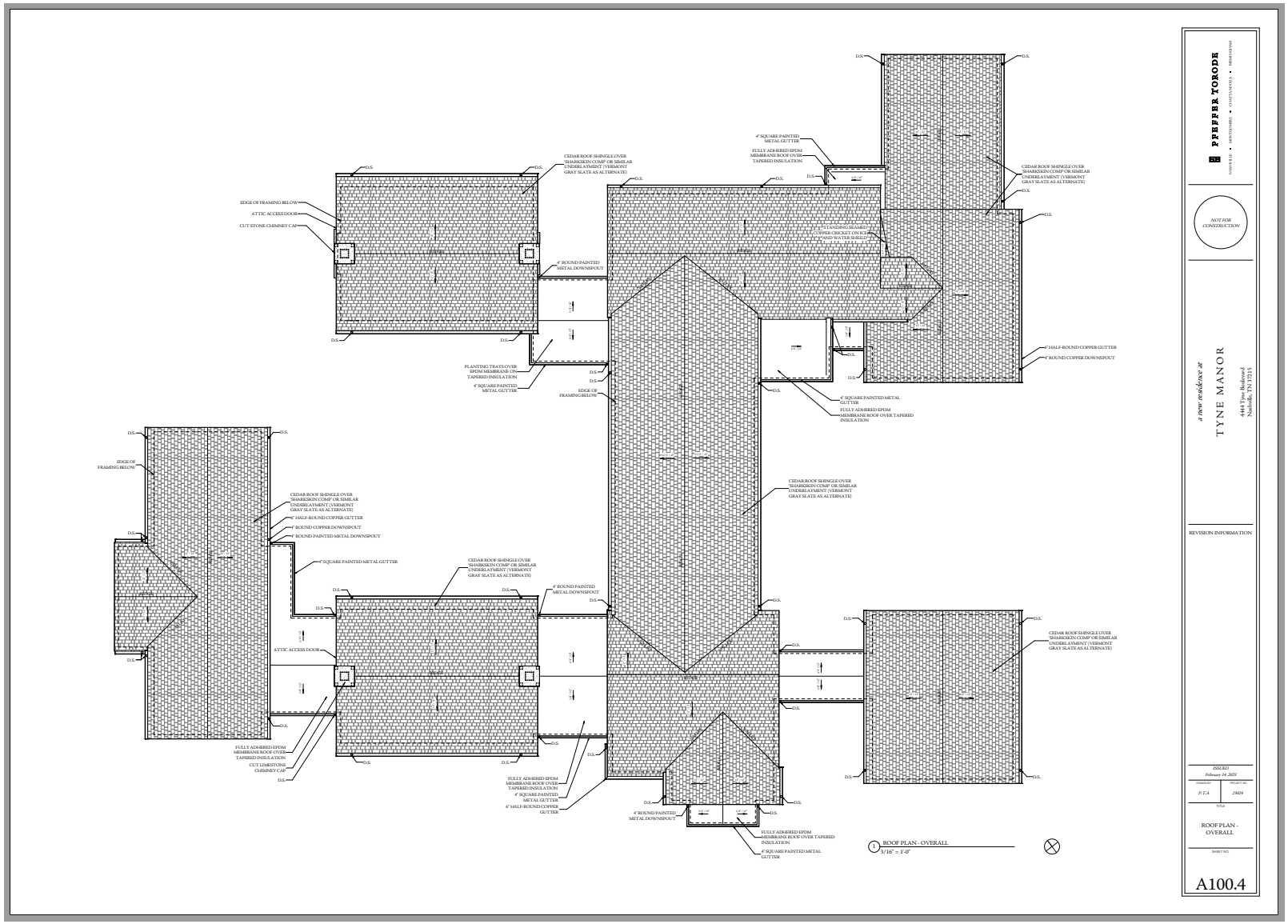
REVISION INFORMATION

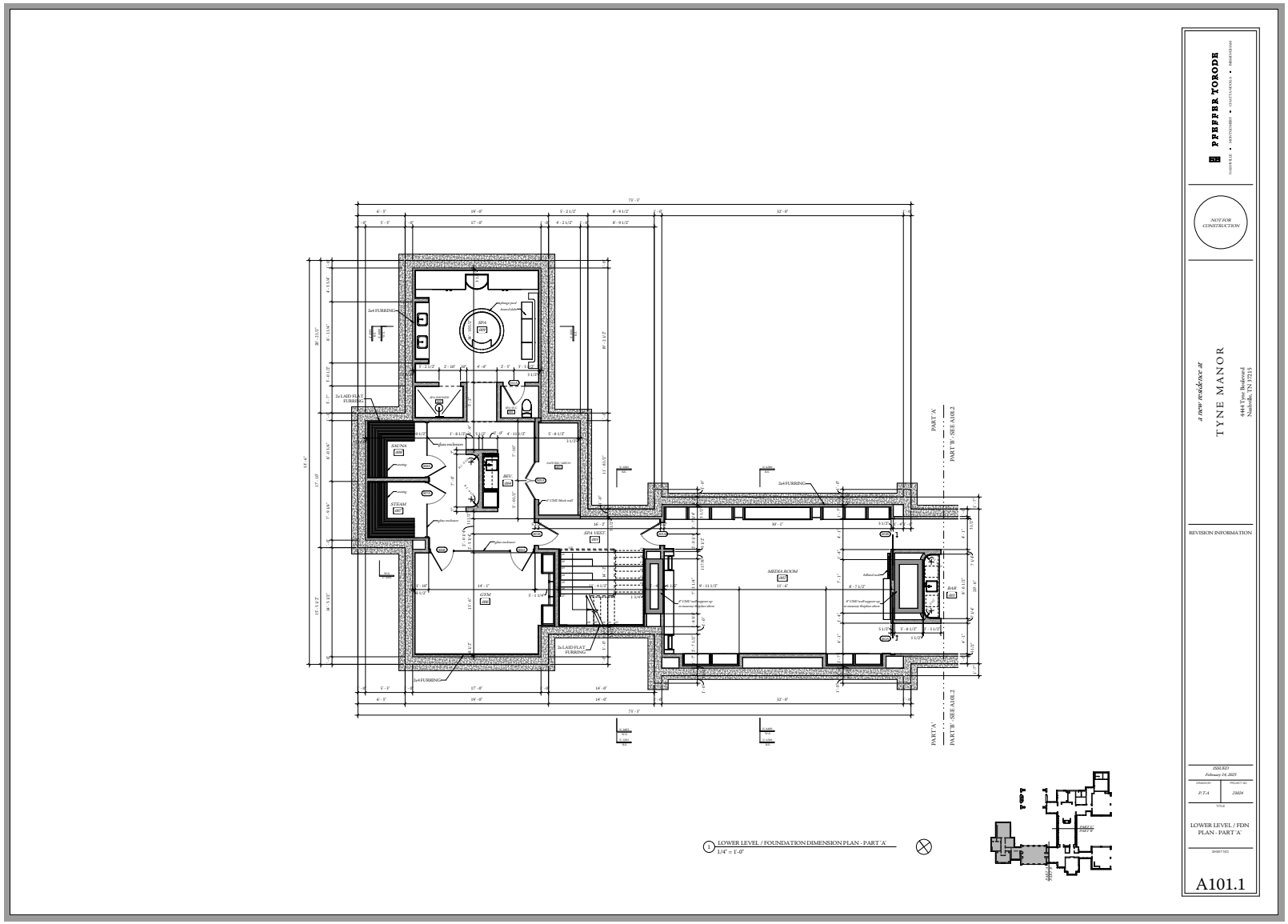
ISSUED
February 14, 2025

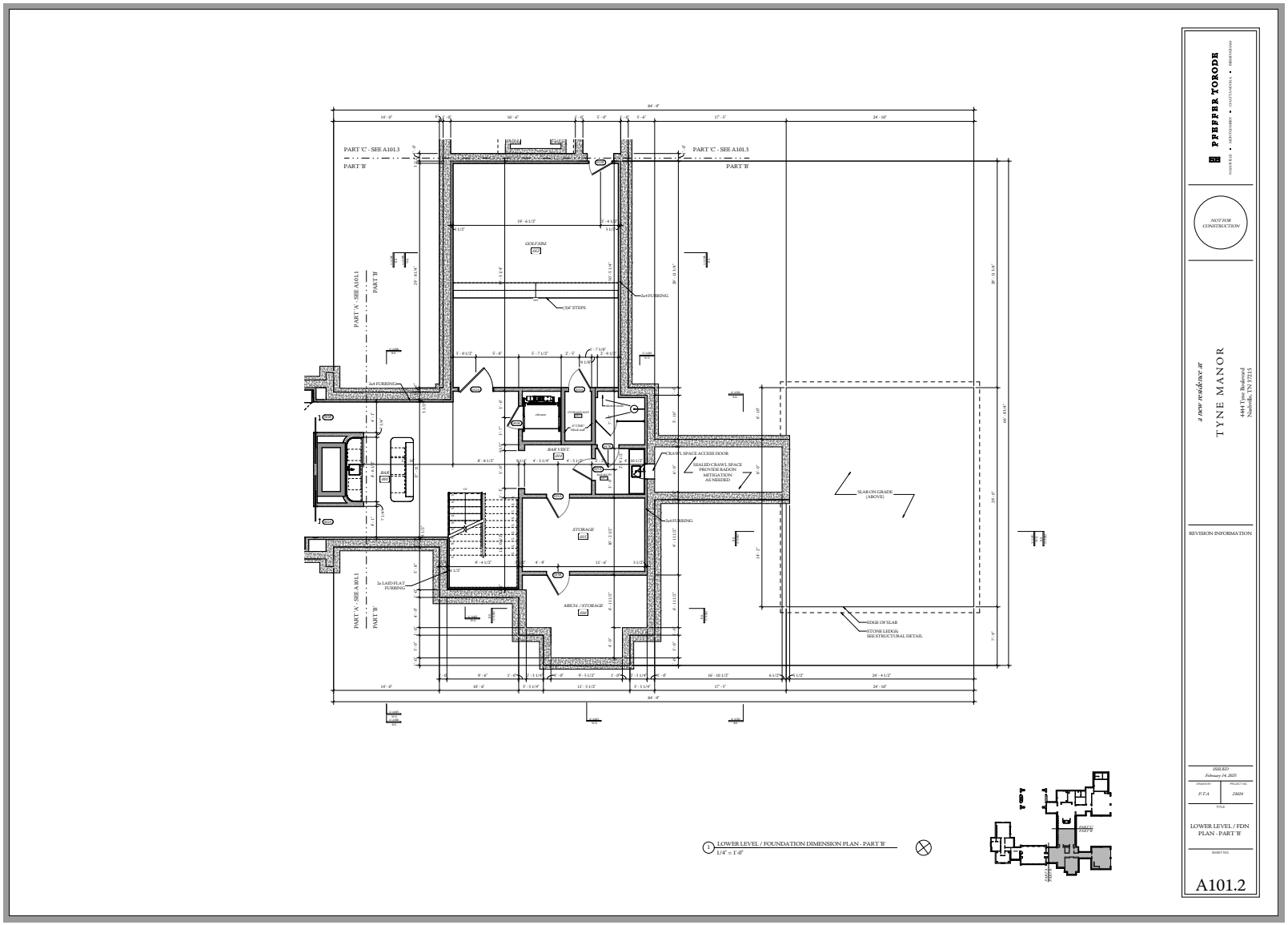
DRAWN BY: B.T.A
PROJECT NO: 23024

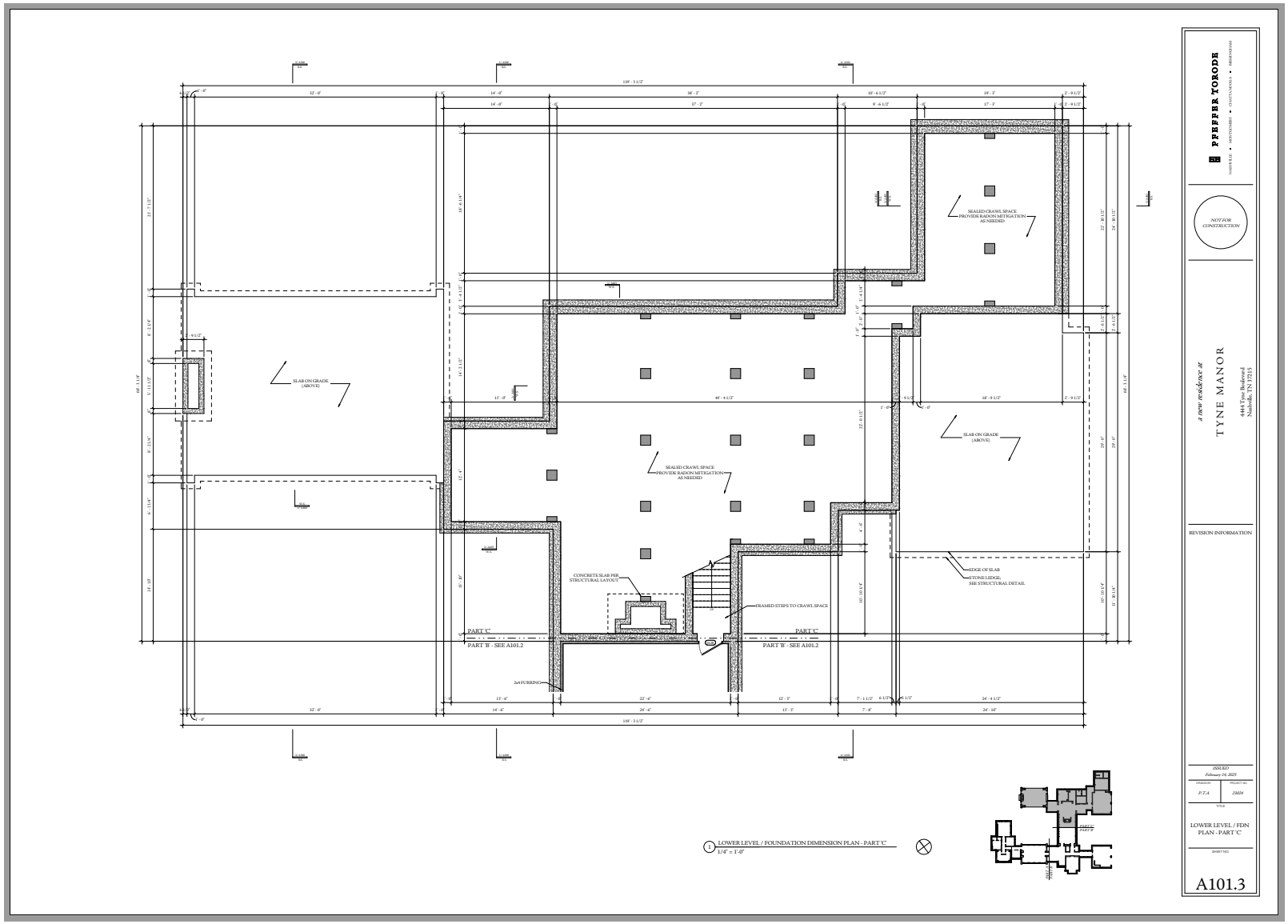
TITLE
UPPER LEVEL - OVERALL

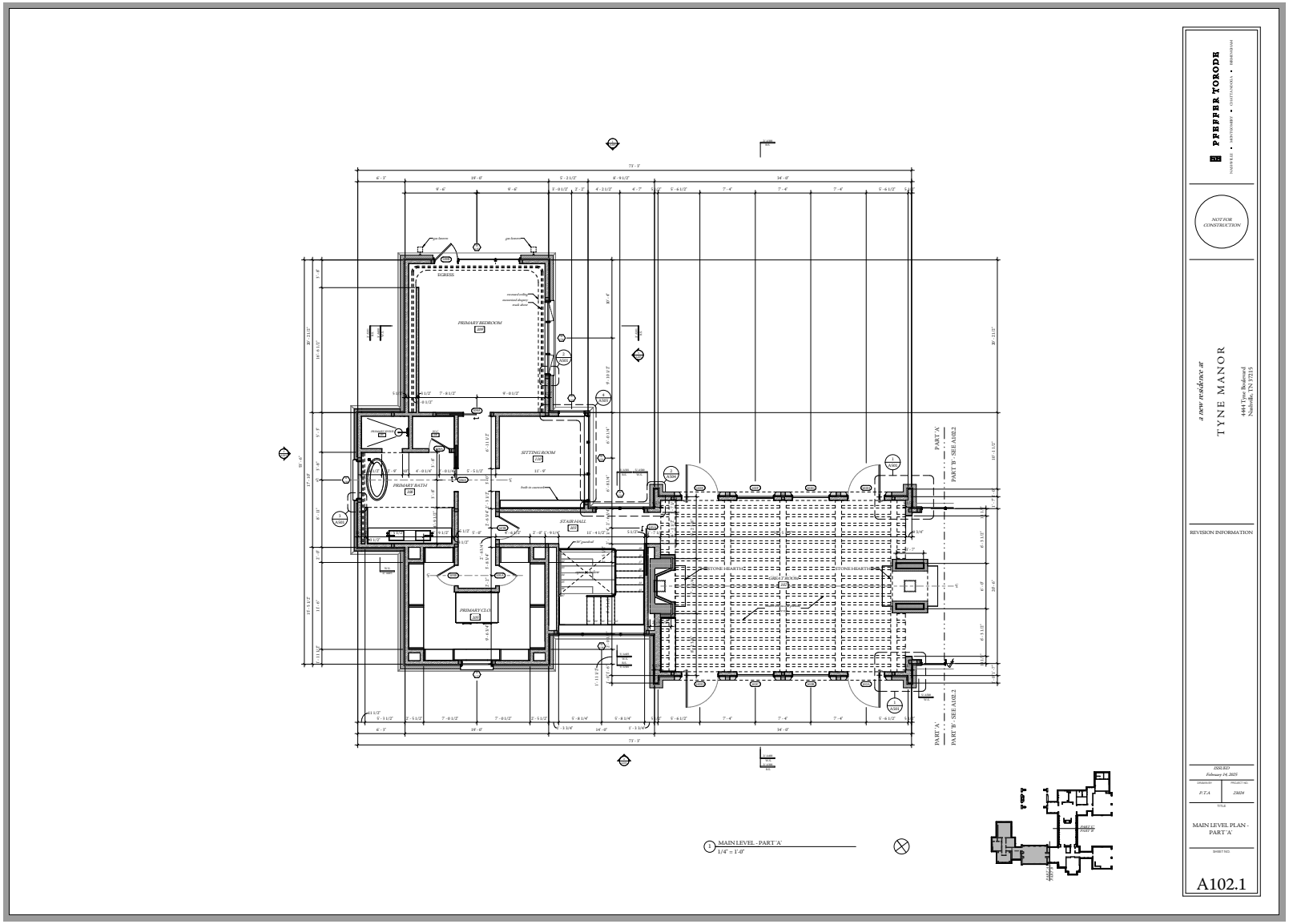
SHEET NO.
A100.3

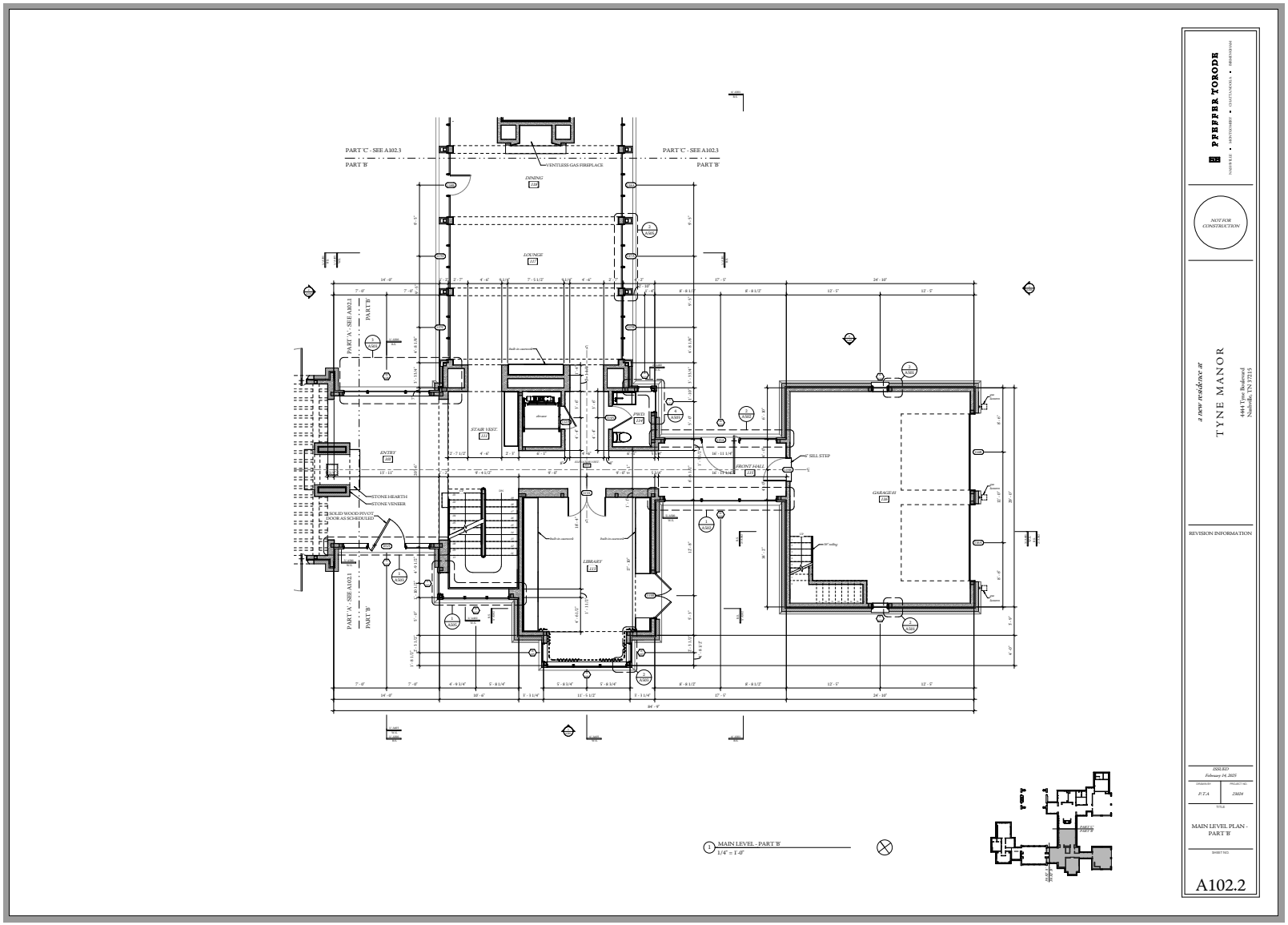

D.S.
CEDAR ROOF SHINGLE OVER SHARKSKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
4" SQUARE PAINTED METAL GUTTER
FULLY ADHERED EPDM MEMBRANE ROOF OVER TAPERED INSULATION
EDGE OF FRAMING BELOW
ATTIC ACCESS DOOR
CUT STONE CHIMNEY CAP
4" ROUND PAINTED METAL DOWNSPOUT
PLANTING TRAYS OVER EPDM MEMBRANE ON TAPERED INSULATION
6" HALF-ROUND COPPER GUTTER
4" ROUND COPPER DOWNSPOUT
FULLY ADHERED EPDM MEMBRANE ROOF OVER TAPERED INSULATION
CUT LIMESTONE CHIMNEY CAP
1 ROOF PLAN - OVERALL
3/16" = 1'-0"
PFEFFER YOKODE
NASHVILLE • ARCHITECTURE • DESIGN • BRENTWOOD
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
P.Y.A
PROJECT NO.
23034
TITLE
ROOF PLAN - OVERALL
SHEET NO.
A100.4

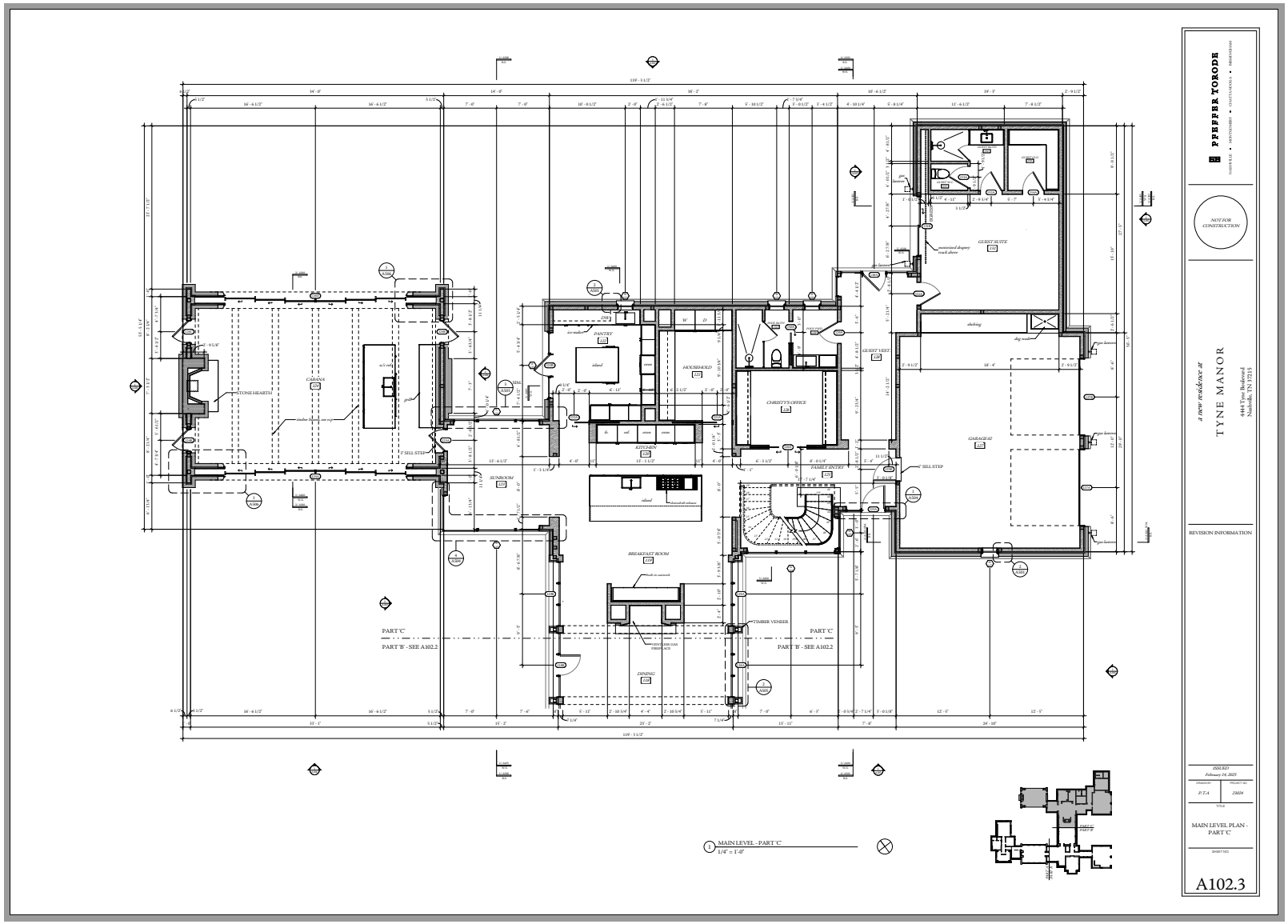

PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
LOWER LEVEL / FDN PLAN - PART 'A'
A101.1
LOWER LEVEL / FOUNDATION DIMENSION PLAN - PART 'A'
1/4" = 1'-0"
SAUNA
STEAM
SPA
SPA VENT.
MEDIA ROOM
GYM
BAR
2x4 FURRING
2x LAID FLAT FURRING
PART 'A'
PART 'B' - SEE A101.2

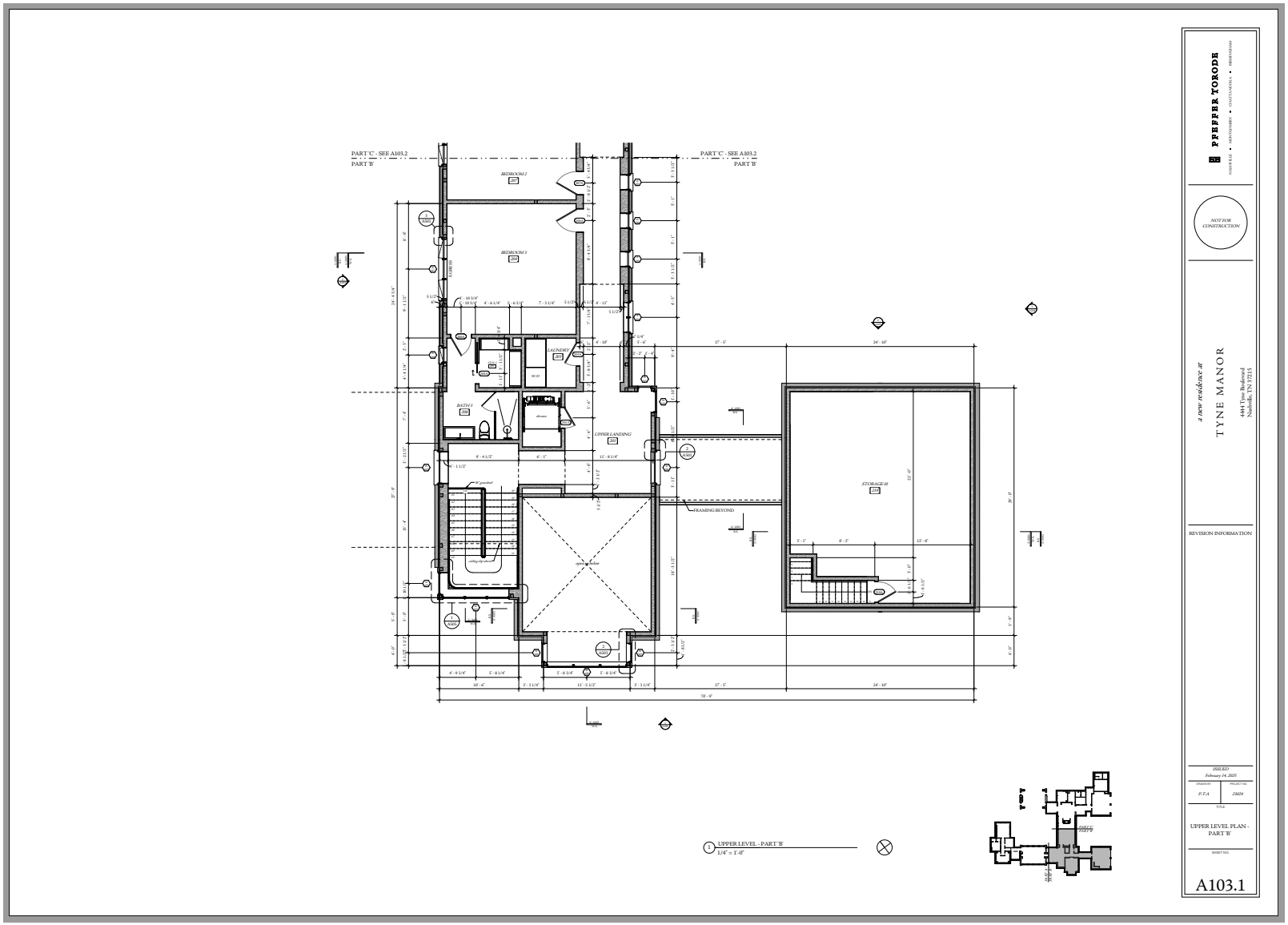

PART 'C' - SEE A101.3
PART 'B'
PART 'A' - SEE A101.1
GOLF SIM.
BAR VEST.
STORAGE
MECH. / STORAGE
CRAWL SPACE ACCESS DOOR
SEALED CRAWL SPACE PROVIDE RADON MITIGATION AS NEEDED
SLAB ON GRADE (ABOVE)
EDGE OF SLAB
STONE LEDGE, SEE STRUCTURAL DETAIL
LOWER LEVEL / FOUNDATION DIMENSION PLAN - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2024
LOWER LEVEL / FDN PLAN - PART 'B'
A101.2

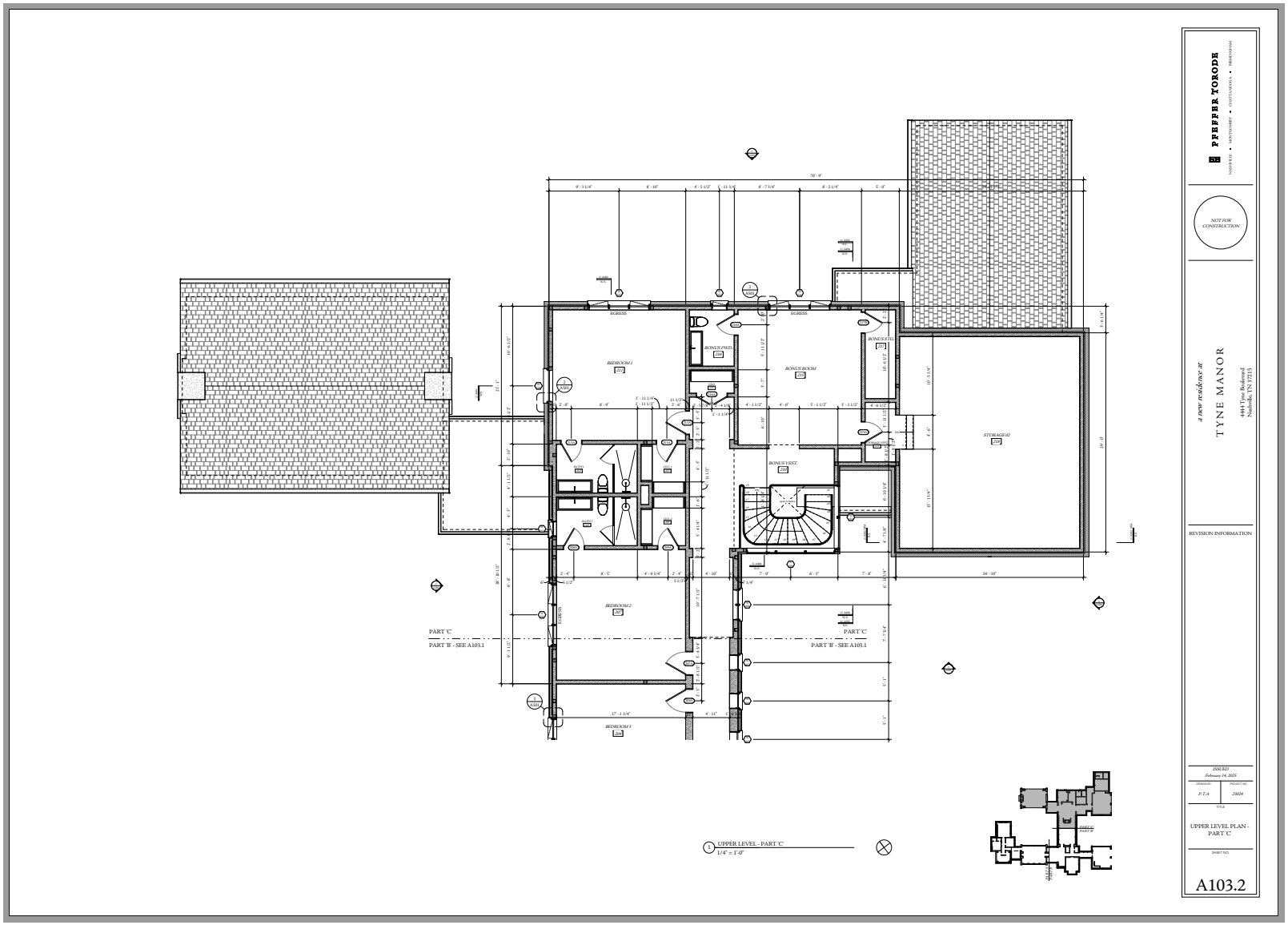

PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
P.T.A
PROJECT NO.
23024
TITLE
LOWER LEVEL / FDN PLAN - PART 'C'
SHEET NO.
A101.3
SEALED CRAWL SPACE PROVIDE RADON MITIGATION AS NEEDED
SLAB ON GRADE (ABOVE)
CONCRETE SLAB PER STRUCTURAL LAYOUT
FRAMED STEPS TO CRAWL SPACE
EDGE OF SLAB
STONE LEDGE; SEE STRUCTURAL DETAIL
PART 'C'
PART 'B' - SEE A101.2
2x4 FURRING
LOWER LEVEL / FOUNDATION DIMENSION PLAN - PART 'C'
1/4" = 1'-0"

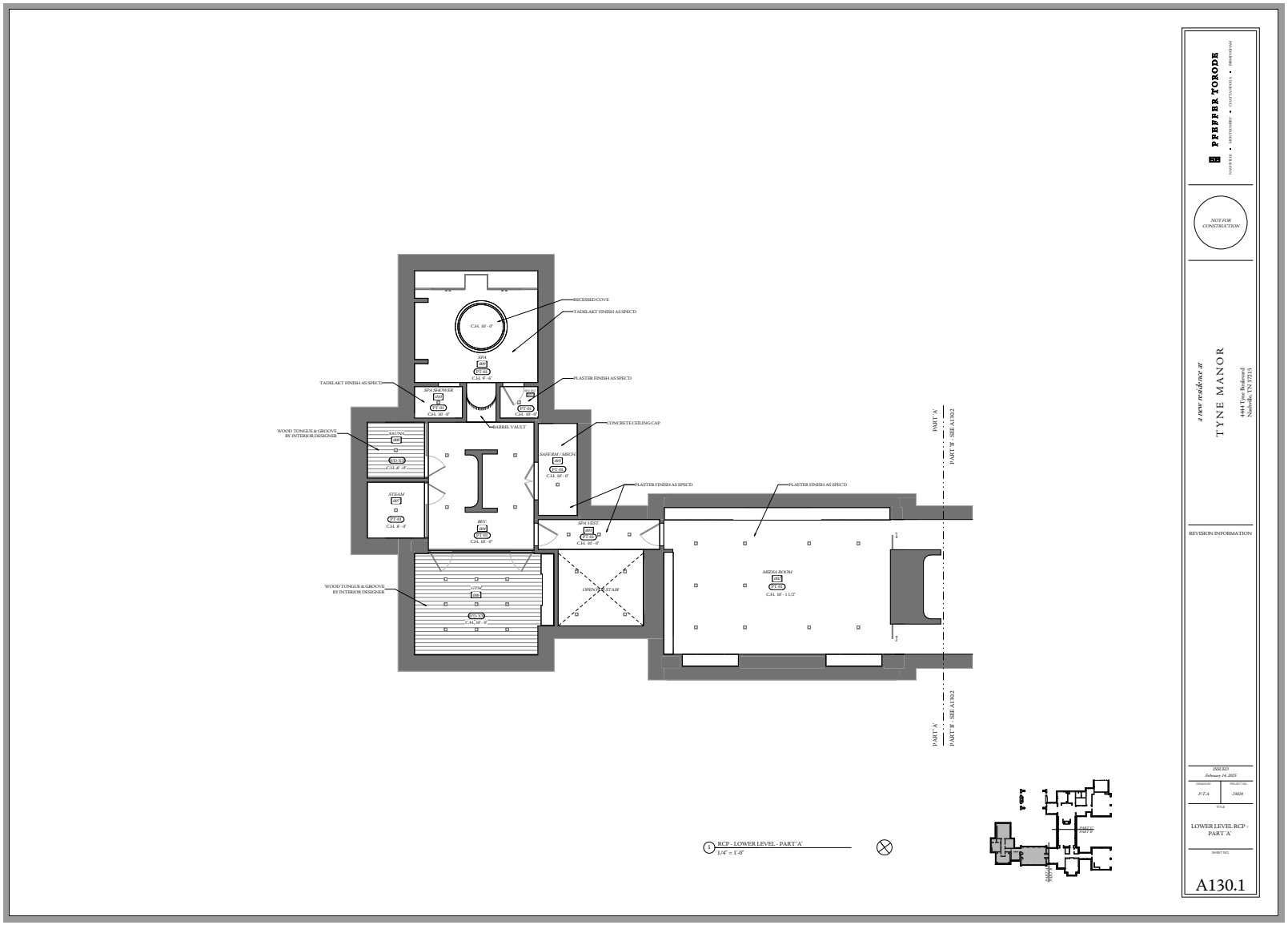

EGRESS
PRIMARY BEDROOM
SITTING ROOM
PRIMARY BATH
STAIR HALL
PRIMARY CLOS
GREAT ROOM
STONE HEARTH
STONE HEARTH
PART 'A'
PART 'B' - SEE A102.2
PART 'A'
PART 'B' - SEE A102.2
1 MAIN LEVEL - PART 'A'
1/4" = 1'-0"
PFEFFER TOKODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
D.T.A.
PROJECT NO.
23024
TITLE
MAIN LEVEL PLAN - PART 'A'
SHEET NO.
A102.1

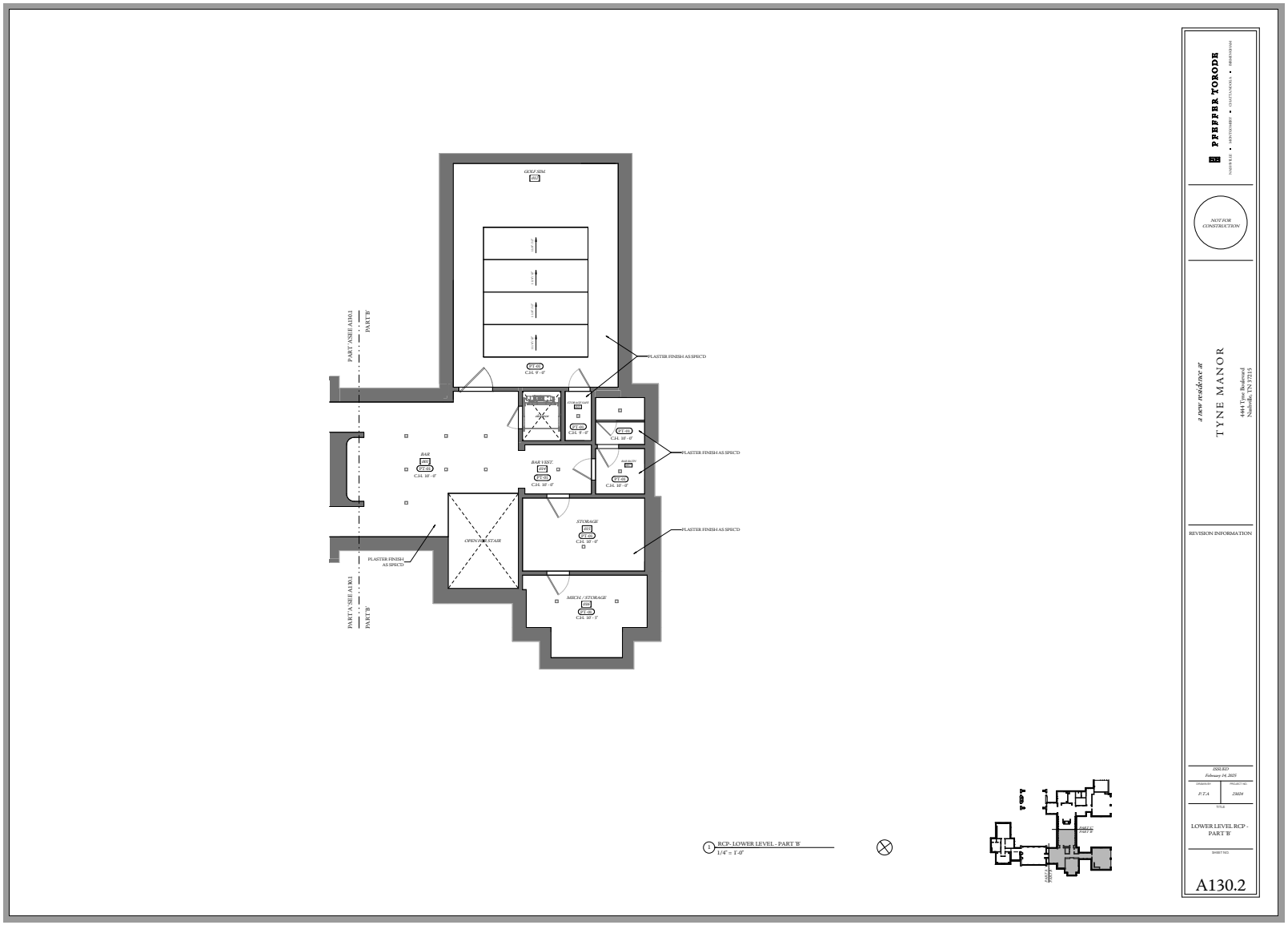

PART 'C' - SEE A102.3
PART 'B'
VENTLESS GAS FIREPLACE
DINING
LOUNGE
STAIR VEST.
ENTRY
PWD
FRONT HALL
GARAGE
LIBRARY
STONE HEARTH
STONE VENEER
SOLID WOOD PIVOT DOOR AS SCHEDULED
PART 'A' - SEE A102.1
MAIN LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
MAIN LEVEL PLAN - PART 'B'
A102.2

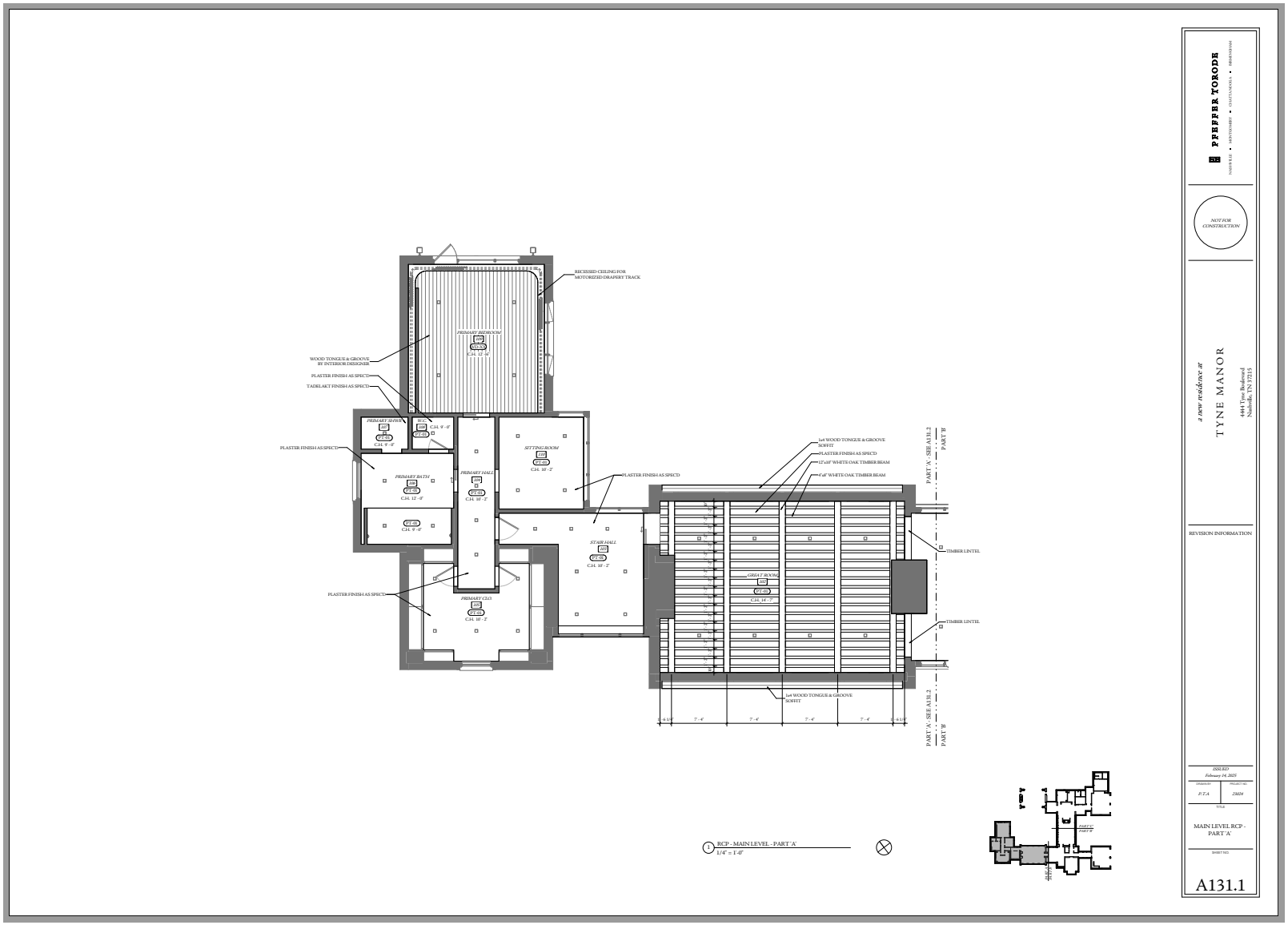

PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
MAIN LEVEL PLAN - PART 'C'
A102.3
PART 'C'
PART 'B' - SEE A102.2
MAIN LEVEL - PART 'C'
1/4" = 1'-0"

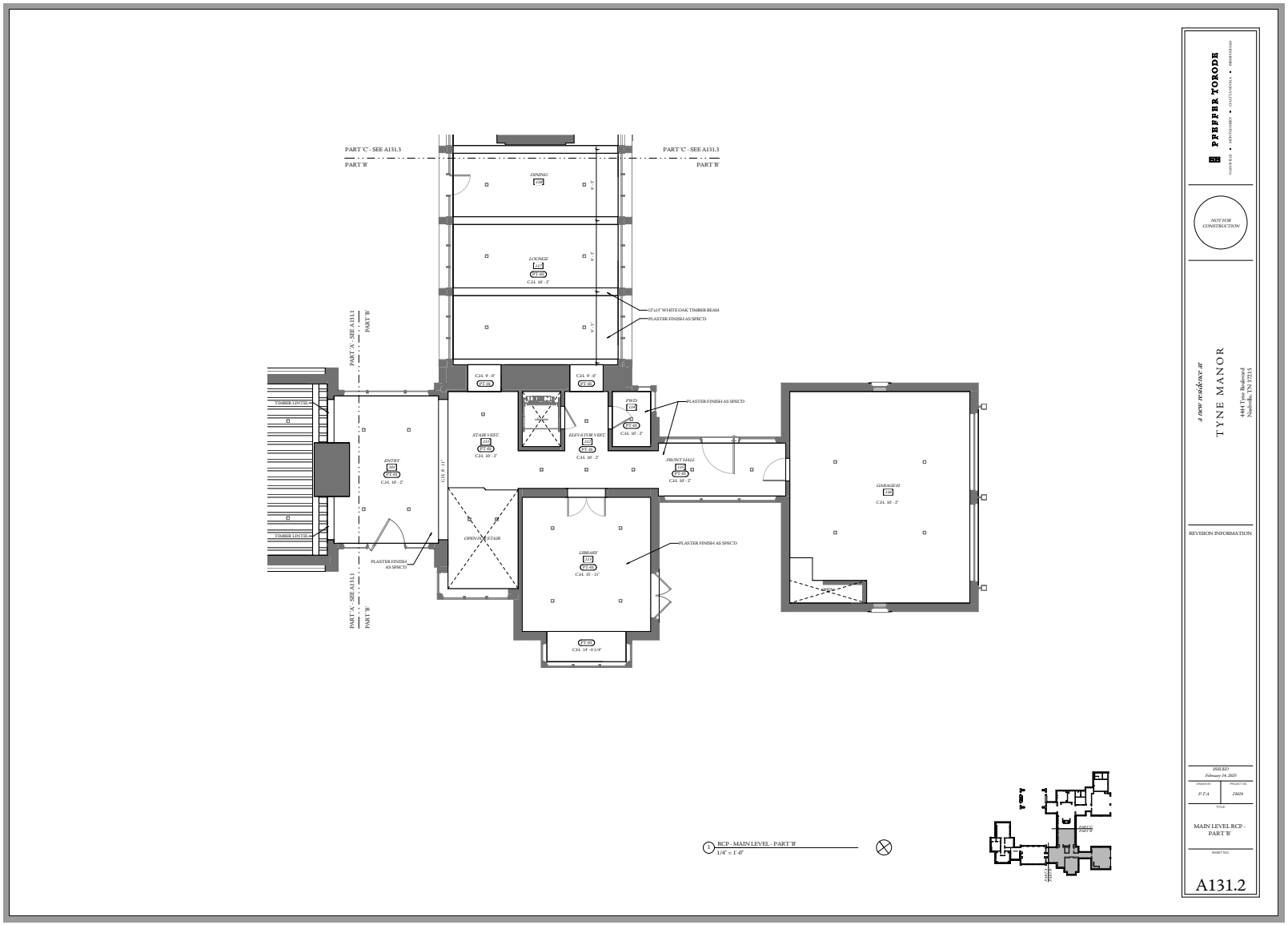

PART 'C' - SEE A103.2
PART 'B'
BEDROOM 2
BEDROOM 3
LAUNDRY
BATH 3
UPPER LANDING
STORAGE 48
FRAMING BEYOND
UPPER LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2024
UPPER LEVEL PLAN - PART 'B'
A103.1

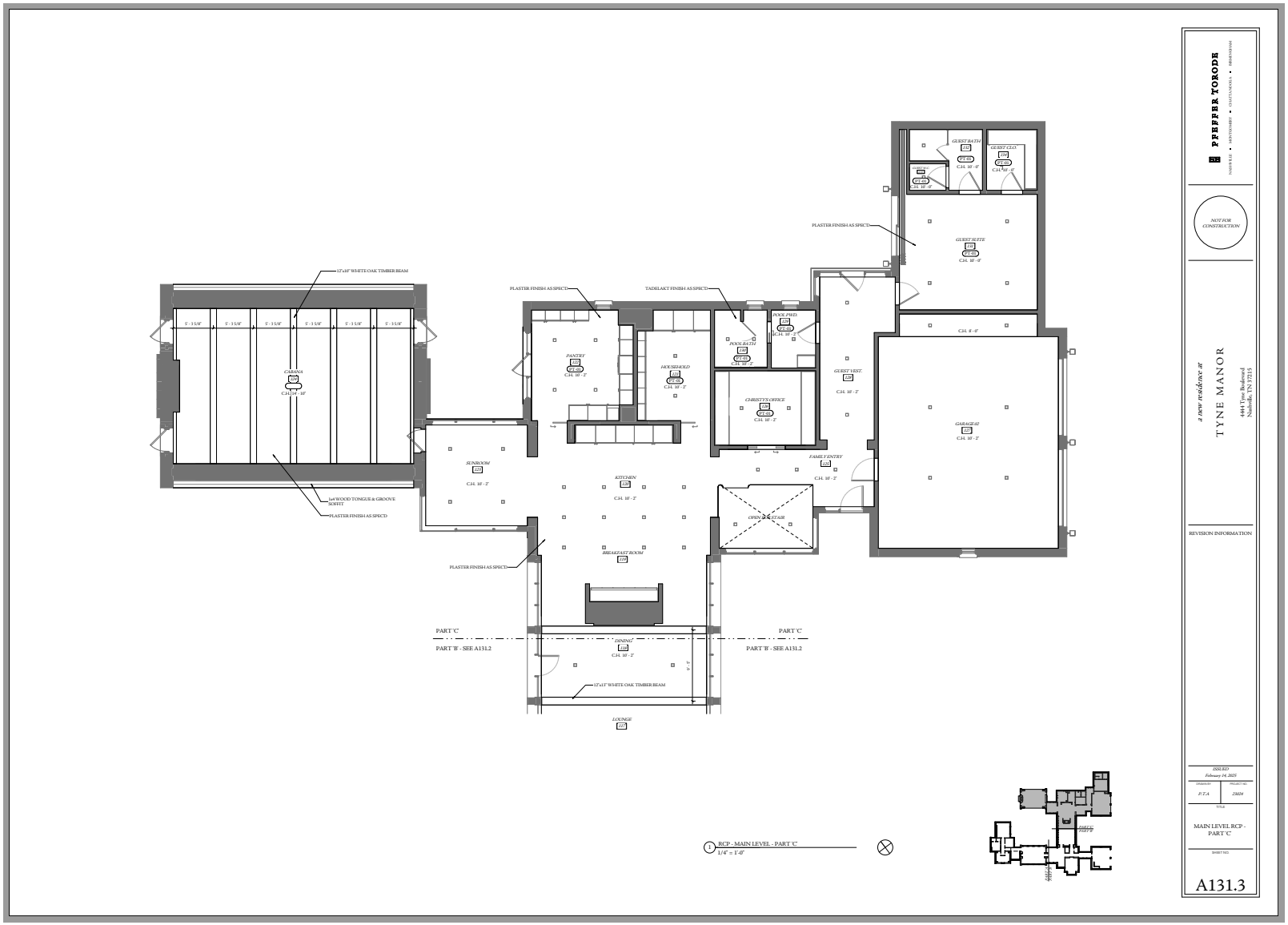

PART 'C'
PART 'B' - SEE A103.1
PART 'C'
PART 'B' - SEE A103.1
1 UPPER LEVEL - PART 'C'
1/4" = 1'-0"
PFEFFER TOKODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
D.T.A
PROJECT NO.
23024
TITLE
UPPER LEVEL PLAN - PART 'C'
SHEET NO.
A103.2

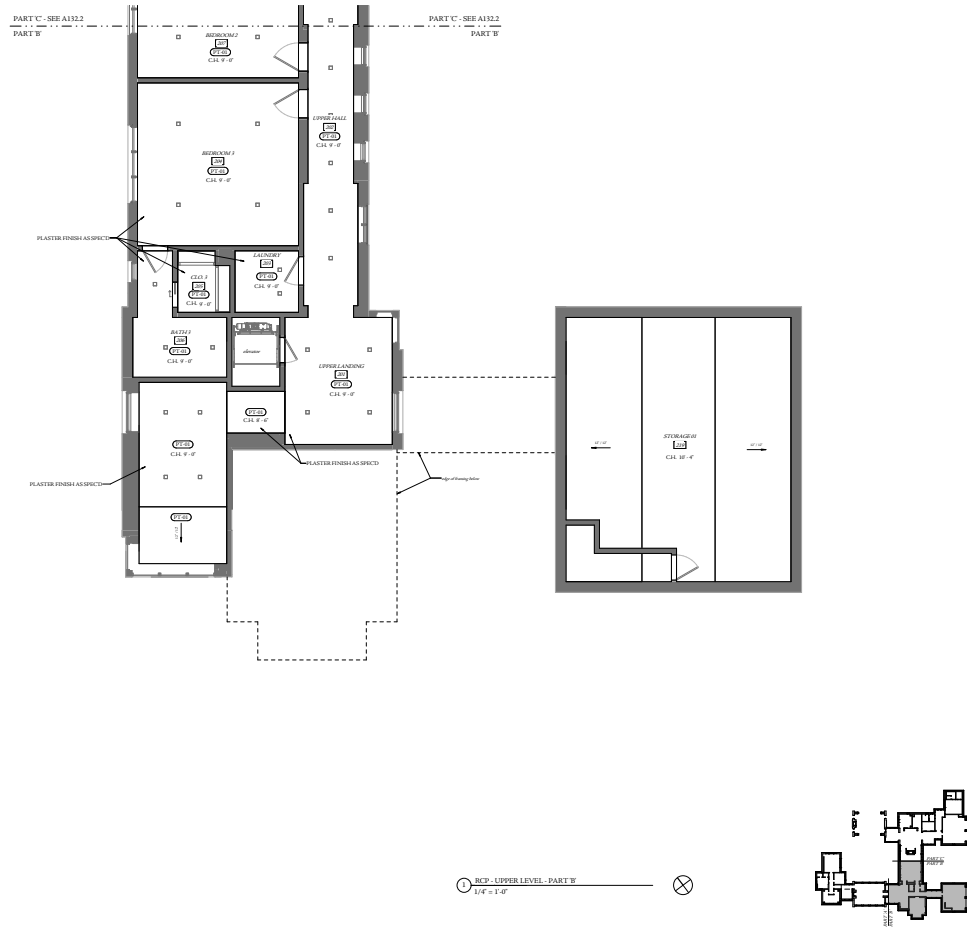

RECESSED COVE
TADELAKT FINISH AS SPECD
PLASTER FINISH AS SPECD
TADELAKT FINISH AS SPECD
CONCRETE CEILING CAP
BARREL VAULT
WOOD TONGUE & GROOVE BY INTERIOR DESIGNER
PLASTER FINISH AS SPECD
PLASTER FINISH AS SPECD
WOOD TONGUE & GROOVE BY INTERIOR DESIGNER
OPEN TO STAIR
PART 'A'
PART 'B' - SEE A130.2
PART 'A'
PART 'B' - SEE A130.2
1 RCP - LOWER LEVEL - PART 'A'
1/4" = 1'-0"
PFEFFER YOKODE
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
NOT FOR CONSTRUCTION
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
P.Y.A
PROJECT NO.
2404
TITLE
LOWER LEVEL RCP - PART 'A'
SHEET NO.
A130.1


PART 'A' SEE A130.1
PART 'B'
GOLF SIM.
PLASTER FINISH AS SPEC'D
BAR
BAR VENT.
STORAGE
OPEN FOR STAIR
MECH. / STORAGE
RCP- LOWER LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2024
LOWER LEVEL RCP - PART 'B'
A130.2


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
MAIN LEVEL RCP - PART 'A'
A131.1
RECESSED CEILING FOR MOTORIZED DRAPERY TRACK
WOOD TONGUE & GROOVE BY INTERIOR DESIGNER
PLASTER FINISH AS SPECD
TADELAKT FINISH AS SPECD
PRIMARY BEDROOM
PRIMARY SHWR
W.C.
PRIMARY BATH
PRIMARY HALL
SITTING ROOM
STAIR HALL
PRIMARY CLO.
GREAT ROOM
1x4 WOOD TONGUE & GROOVE SOFFIT
PLASTER FINISH AS SPECD
12"x10" WHITE OAK TIMBER BEAM
4"x8" WHITE OAK TIMBER BEAM
TIMBER LINTEL
PART 'A' - SEE A131.2
PART 'B'
RCP - MAIN LEVEL - PART 'A'
1/4" = 1'-0"


PART 'C' - SEE A131.3
PART 'B'
DINING
LOUNGE
12"x13" WHITE OAK TIMBER BEAM
PLASTER FINISH AS SPECD
PART 'A' - SEE A131.1
TIMBER LINTEL
ENTRY
STAIR VEST.
ELEVATOR VEST.
PWD.
FRONT HALL
GARAGE #1
OPEN FIRE STAIR
LIBRARY
PLASTER FINISH AS SPECD
RCP - MAIN LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2304
MAIN LEVEL RCP - PART 'B'
A131.2


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
MAIN LEVEL RCP - PART 'C'
A131.3
GUEST BATH
GUEST CLO.
GUEST SUITE
GARAGE
GUEST VEST.
FAMILY ENTRY
OPEN DN STAIR
CHRISTY'S OFFICE
POOL BATH
POOL PWD.
HOUSEHOLD
PANTRY
KITCHEN
BREAKFAST ROOM
DINING
LOUNGE
SUNROOM
CABANA
PLASTER FINISH AS SPEC'D
TADELAKT FINISH AS SPEC'D
12"x10" WHITE OAK TIMBER BEAM
1x4 WOOD TONGUE & GROOVE SOFFIT
PART 'C'
PART 'B' - SEE A131.2
RCP - MAIN LEVEL - PART 'C'
1/4" = 1'-0"



PFEFFER TORODE

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

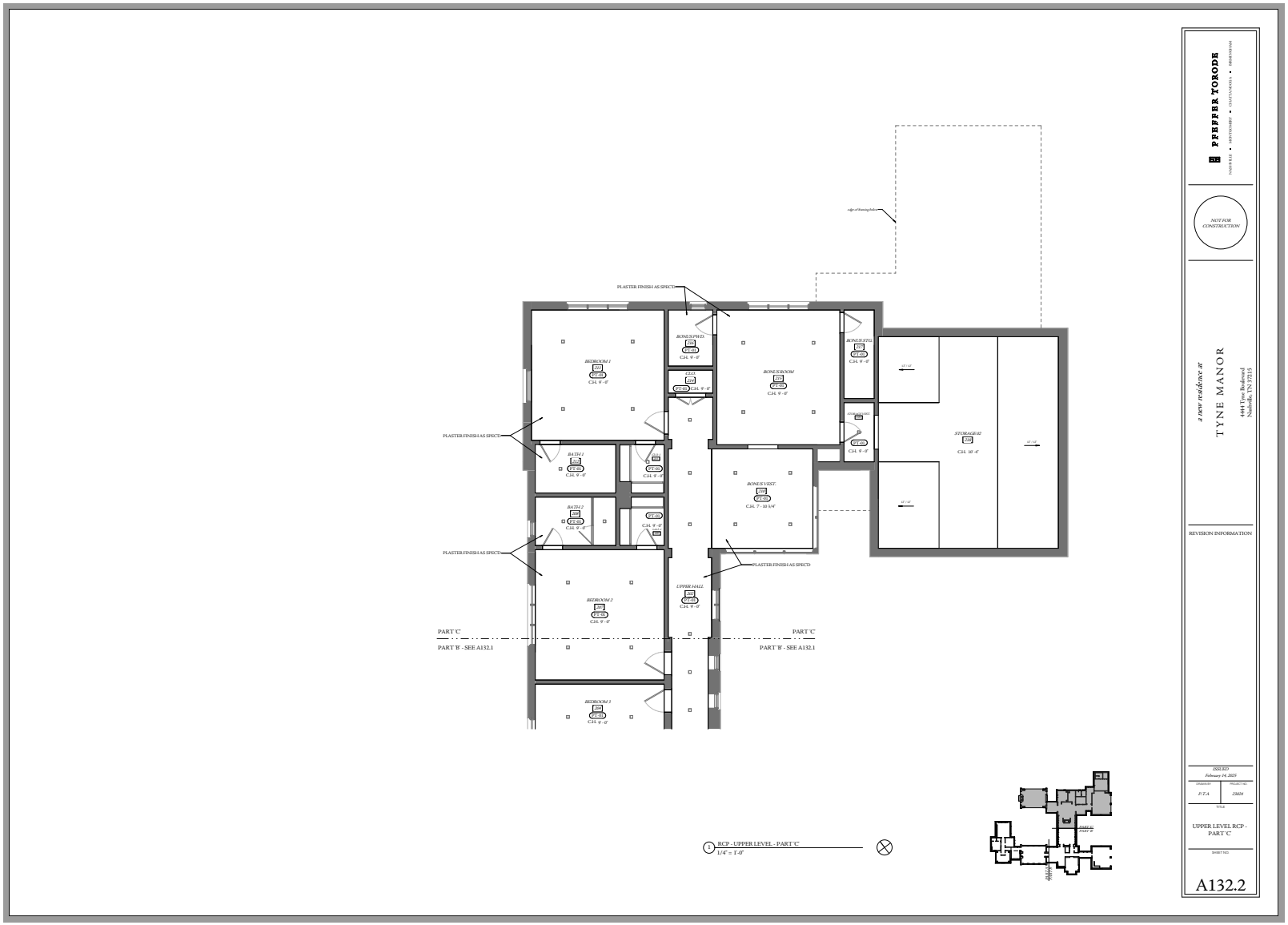
REVISION INFORMATION

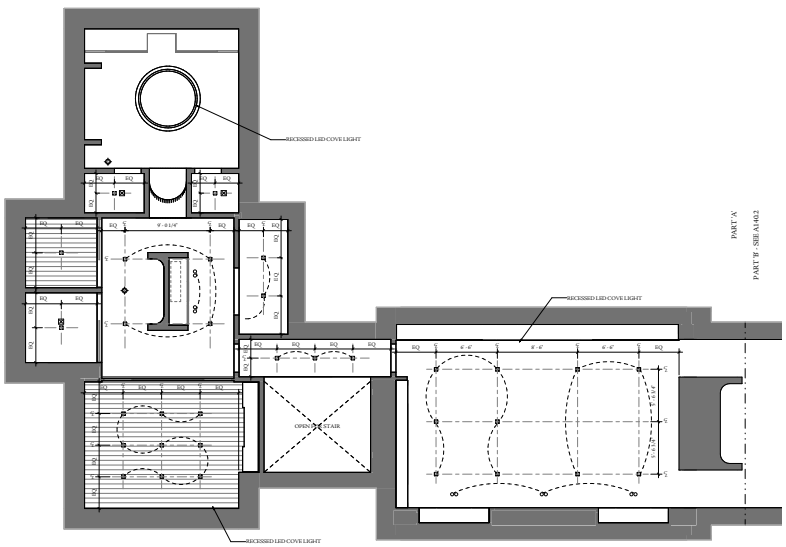
ISSUED
February 14, 2025

P.T.A. 2004

UPPER LEVEL RCP - PART 'B'

A132.1


PLASTER FINISH AS SPECD
BEDROOM 1
BONUS/PWD.
BONUS ROOM
BONUS STG.
CLG.
STORAGE 003
STORAGE 02
BATH 1
BONUS VEST.
BATH 2
UPPER HALL
BEDROOM 2
BEDROOM 3
PART 'C'
PART 'B' - SEE A132.1
1 RCP - UPPER LEVEL - PART 'C'
1/4" = 1'-0"
PFEFFER TOKODI
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
UPPER LEVEL RCP - PART 'C'
A132.2



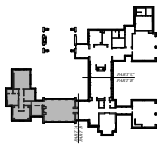
1 LIGHTING PLAN - LOWER LEVEL - PART 'A'
1/4" = 1'-0"

CEILING PLAN LEGEND

- CEILING FAN
- CHANDELIER / PENDANT FIXTURE
- SURFACE MOUNT FIXTURE
- WALL MOUNT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED DIRECTIONAL LIGHT FIXTURE
- DIRECTIONAL ART LIGHT
- LINEAR LIGHT FIXTURE
- LED STRIP LIGHT
- LINEAR SUPPLY DIFFUSER
- LINEAR RETURN GRILLE
- LINEAR EXHAUST FAN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL
- CONTROLLER
- SMOKE & GAS DETECTOR
- KEY PAD

CEILING PLAN GENERAL NOTES

1. PAINT ALL GYPSUM BOARD CEILINGS U.O.N.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THE ARCHITECTURAL CEILING PLAN, SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT TO WRITTEN FOR DIRECTION PRIOR TO PROCEEDING.
4. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY.
5. GC TO VERIFY THE CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS U.O.N.
7. CENTER ALL DEVICES IN CEILING TILES U.O.N. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITH GYPSUM BOARD CEILINGS TO BE FULLY CONCEALED WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE DIMMER FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM USING GANG MULTIPLE SWITCHES WITHIN A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE EQUALLY SPACED 1 1/2" APART AND LOCATED AT THE SAME HEIGHT AFF.
10. WHEN GRAPHICALLY DEPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH ONE ANOTHER. CENTER ALL OUTLETS TO BE CENTERED IN A PARTICULAR WALL BOUNDED OR SHARED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL. MOUNTING HEIGHTS TO BE AS INDICATED ON ELEVATIONS. CEILING MOUNTED DEVICES TO BE CENTERED UNLESS OTHERWISE NOTED.
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON GS1.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR, AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.S. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. ANY/ALL DELIVERY OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS SUBMITTED IN THE CONTRACT DOCUMENTS IF TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.



PFEIFFER TOKODE
NASHVILLE • ARCHITECTURE • INTERIORS • BRENTWOOD

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

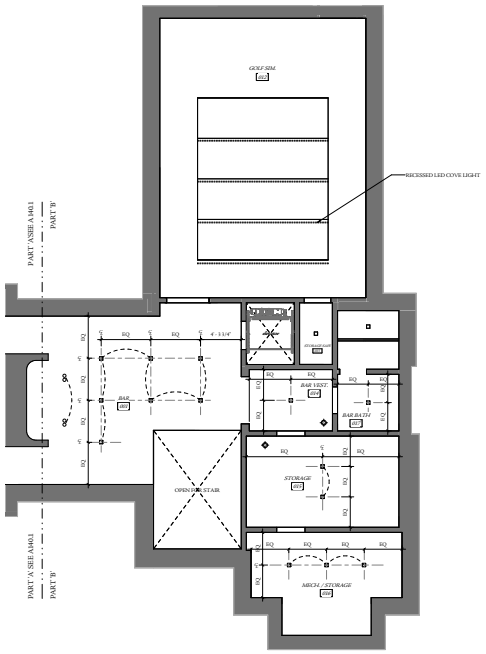
REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY: S.T.A
PROJECT NO: 23024

TITLE
LOWER LEVEL LIGHTING PLAN - PART 'A'

SHEET NO.
A140.1



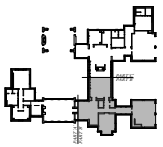
1 LIGHTING PLAN - LOWER LEVEL - PART 'B'
1/4" = 1'-0"

CEILING PLAN LEGEND

- CEILING FAN
- CHANDELIER / PENDANT FIXTURE
- SURFACE MOUNT FIXTURE
- WALL MOUNT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED DIRECTIONAL LIGHT FIXTURE
- DIRECTIONAL ART LIGHT
- LINEAR LIGHT FIXTURE
- LED STRIP LIGHT
- LINEAR SUPPLY DIFFUSER
- LINEAR RETURN GRILLE
- LINEAR EXHAUST FAN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL
- CONTROLLER
- SMOKE & GAS DETECTOR
- KEY PAD

CEILING PLAN GENERAL NOTES

1. PAINT ALL GYPSUM BOARD CEILINGS U.O.N.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THE ARCHITECTURAL CEILING PLAN, SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT TO WRITTEN FOR DIRECTION PRIOR TO PROCEEDING.
4. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY.
5. GC TO VERIFY THE CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS U.O.N.
7. CENTER ALL DEVICES IN CEILING TILES U.O.N. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITH GYPSUM BOARD CEILINGS TO BE FULLY CONCEALED WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE DIMMER FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM USING GANG MULTIPLE SWITCHES WITHIN A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL DIMMERS SHALL BE EQUALLY SPACED 1 1/2" APART AND LOCATED AT THE SAME HEIGHT AFF.
10. WHERE GRAPHICALLY DIPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH ONE ANOTHER. CENTER ALL OUTLETS TO BE CENTERED IN A PARTICULAR WALL BOUNDED OR SHARED BY THE FIELD AND LOCATED IN THE CENTER OF THE WALL. MOUNT ALL OUTLETS VERTICALLY WITH GROUNDING SLOT CEILING MOUNTED (SO OUTLETS WITH GROUNDING SLOT ON TOP).
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON GS1.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.S. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. AN ITEMIZED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS SUBMITTED IN THE CONTRACT DOCUMENTS IF TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.



PFEIFFER TOKODE
NASHVILLE • ARCHITECTURE • INTERIORS • BRENTWOOD

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

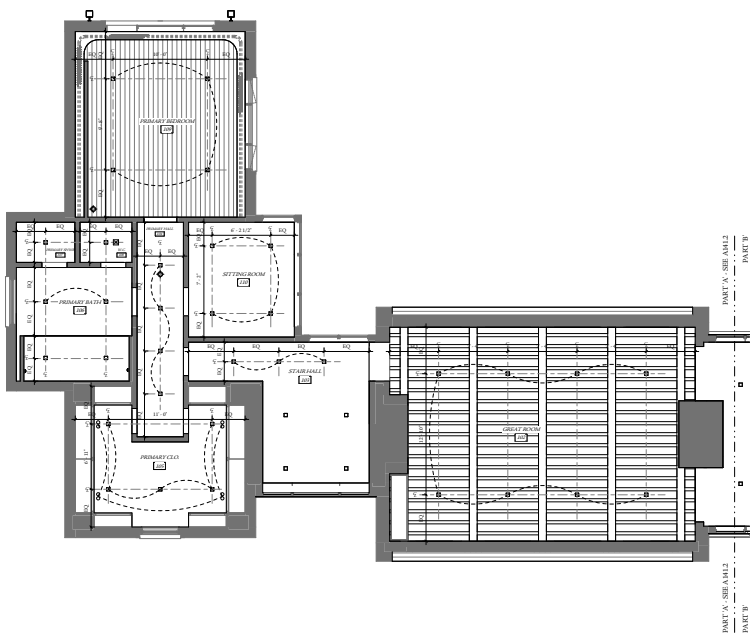
REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY: S.T.A
PROJECT NO: 23024

TITLE
LOWER LEVEL LIGHTING PLAN - PART 'B'

SHEET NO.
A140.2



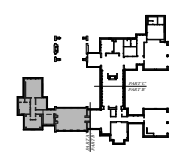
1 LIGHTING PLAN - MAIN LEVEL - PART 'A'
1/4" = 1'-0"

CEILING PLAN LEGEND

- CEILING FAN
- CHANDELIER / PENDANT FIXTURE
- SURFACE MOUNT FIXTURE
- WALL MOUNT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED DIRECTIONAL LIGHT FIXTURE
- DIRECTIONAL ART LIGHT
- LINEAR LIGHT FIXTURE
- LED STRIP LIGHT
- LINEAR SUPPLY DIFFUSER
- LINEAR RETURN GRILLE
- LINEAR EXHAUST FAN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL
- CENTERLINE
- SMOKE & GAS DETECTOR
- KEY PAD

CEILING PLAN GENERAL NOTES

1. PAINT ALL GYPSUM BOARD CEILINGS UUN.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THIS ARCHITECTURAL CEILING PLAN. SEE ELECTRICAL DRAWINGS FOR FIXTURES SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THIS ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT IN WRITING FOR DIRECTION PRIOR TO PROCEEDING.
4. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY.
5. GC TO VERIFY THIS CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS UUN
7. CENTER ALL DIFFUSERS IN CEILING TILES UUN. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITHIN GYPSUM BOARD CEILINGS TO BE FULLY CONCEALED WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE SWITCHES FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM UUN. GANG MULTIPLE FIXTURES WITHIN A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE EQUALLY SPACED 1 1/2" APART AND LOCATED AT THE SAME HEIGHT AFF.
10. WHEN GRAPHICALLY DIRECTED IN FIRE AR LOCATIONS, ALIGN OUTLETS, TERMINATE ALL AND ON FIRE PROTECTION CONDUCTS. VERTICALLY OUTLETS TO BE CENTERED IN A PARTICULAR WALL SHOULD BE MEASURED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL UUN. CONTACT ARCHITECT IF CLARIFICATION IS NEEDED. ALL CEILING MOUNTED DEVICES TO BE WHITE UNLESS OTHERWISE NOTED.
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON GIS.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.S. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. ANTITAMPER LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS DOCUMENTED IN THE CONTRACT DOCUMENTS IS TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.



PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • PENSACOLA

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

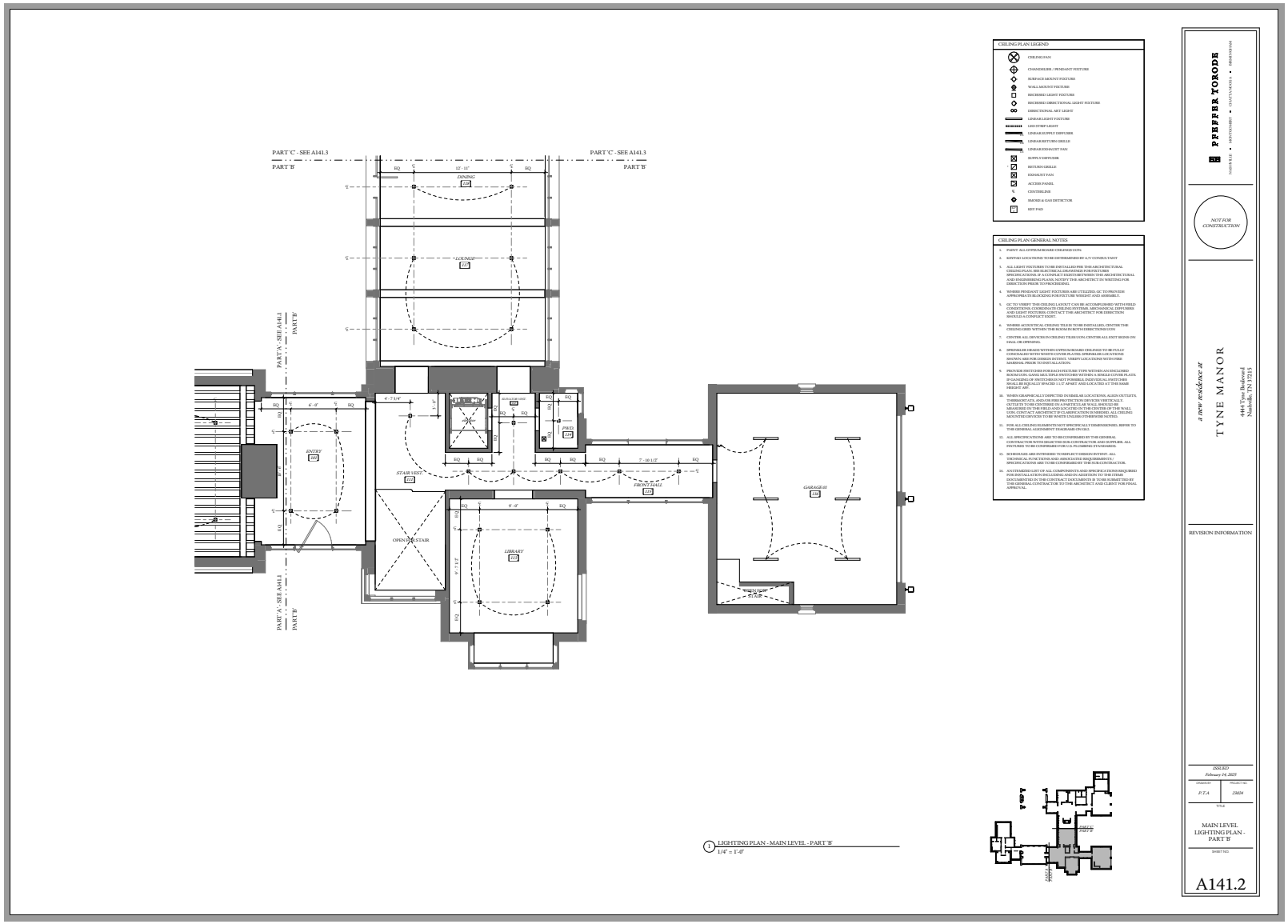
REVISION INFORMATION

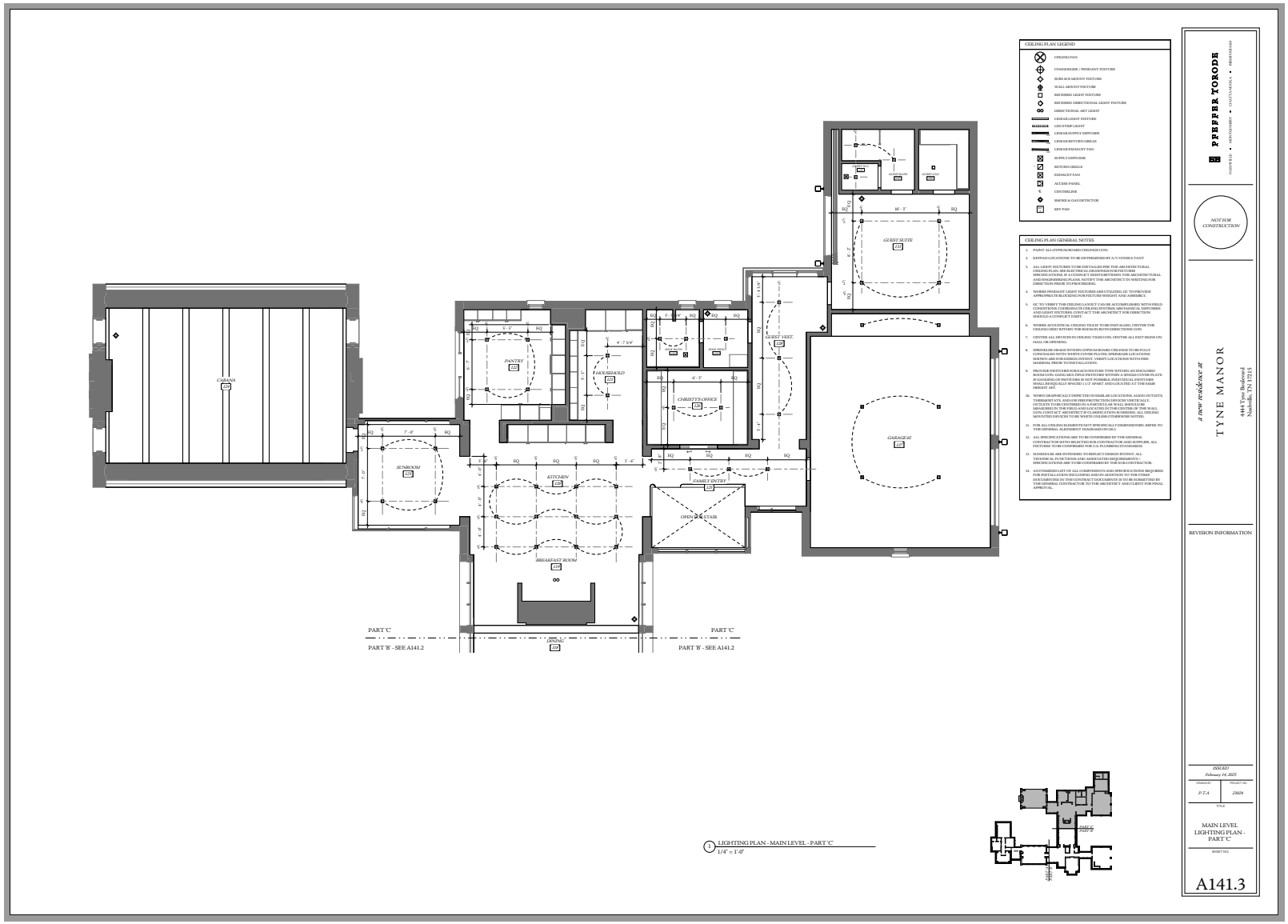
ISSUED
February 14, 2025

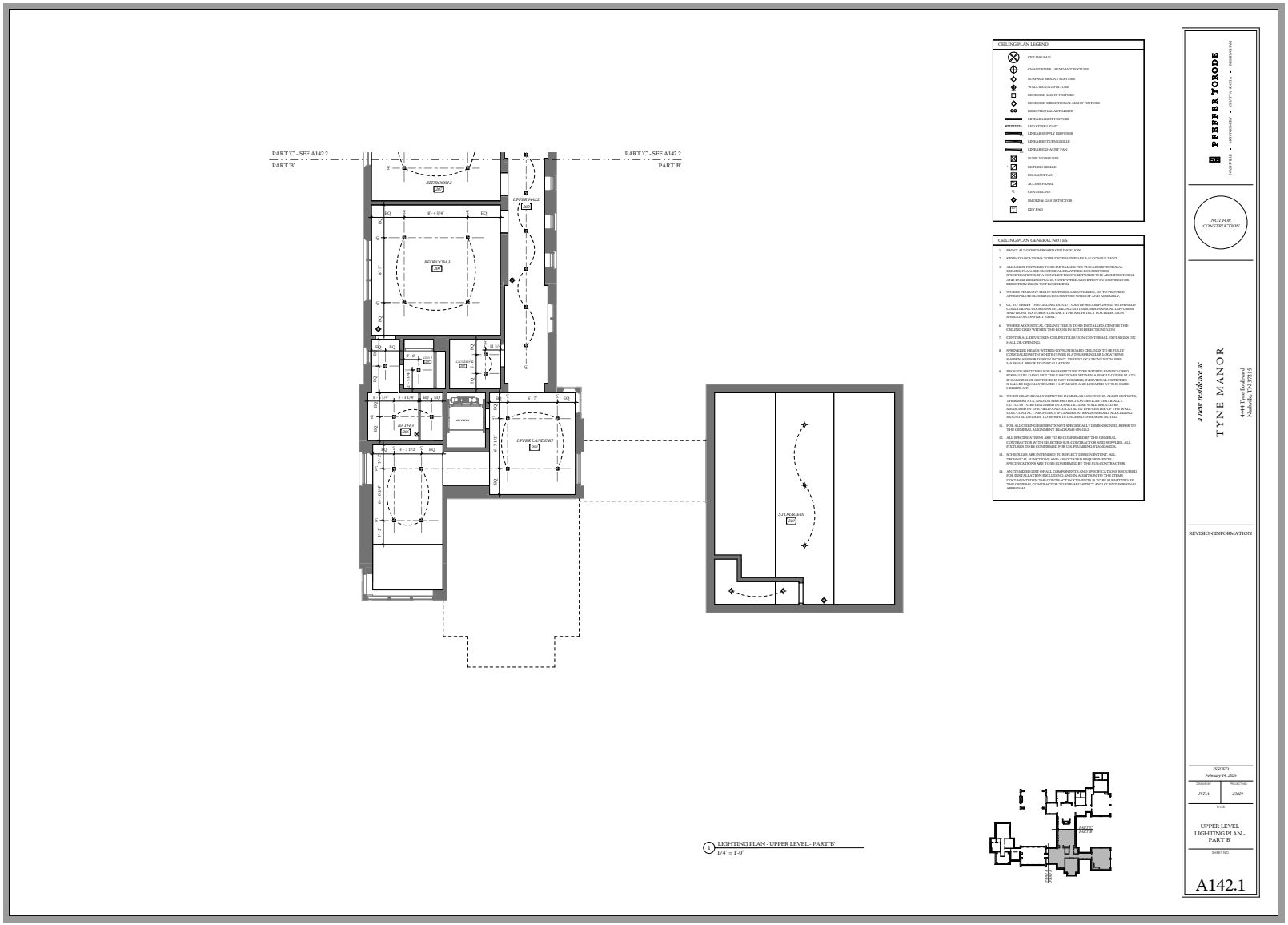
DRAWN BY	PROJECT NO.
P.T.A	23024

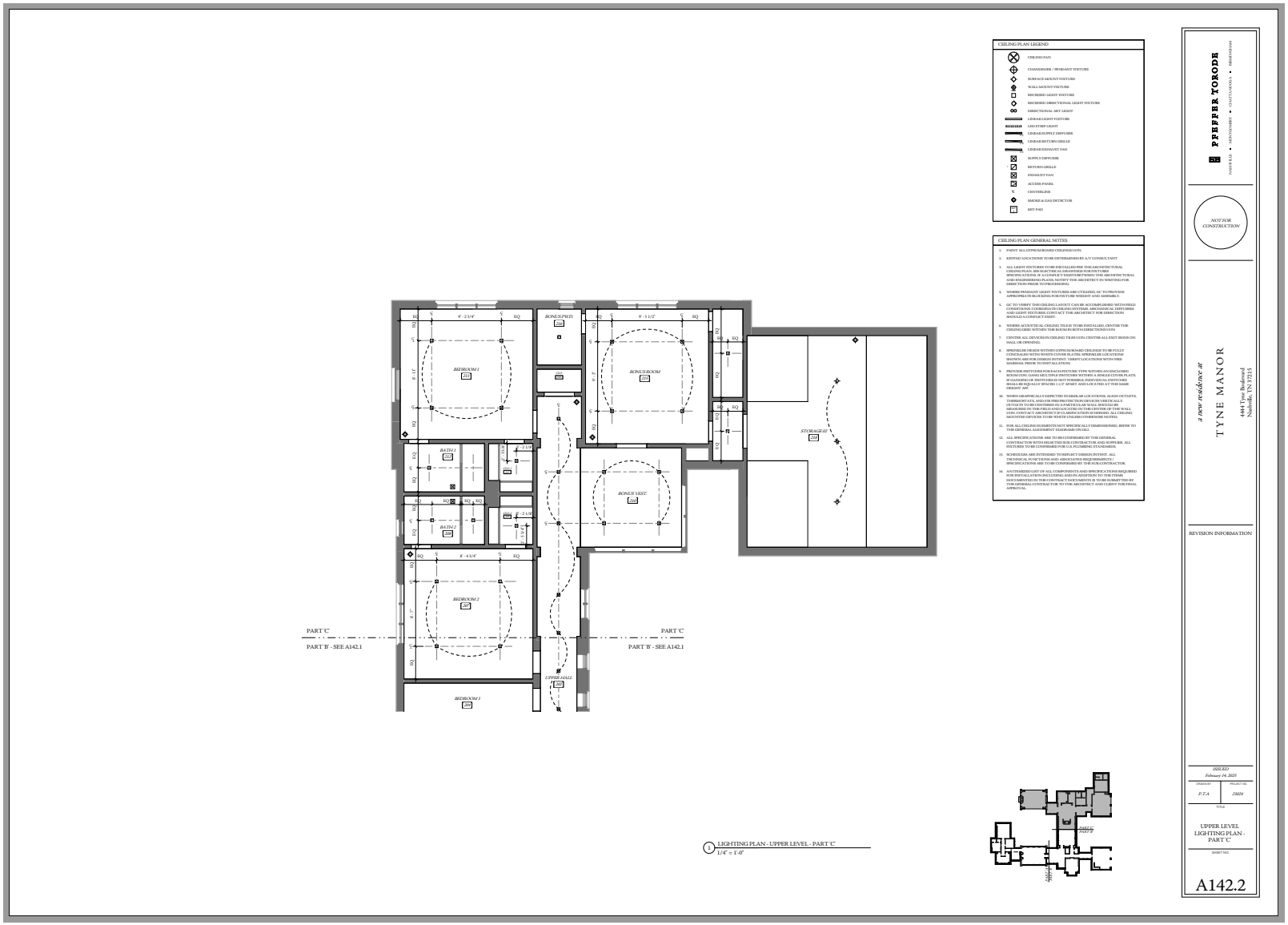
TITLE
MAIN LEVEL LIGHTING PLAN - PART 'A'

SHEET NO.
A141.1


PART 'C' - SEE A141.3
PART 'B'
PART 'A' - SEE A141.1
PART 'B'
DINING
LOUNGE
ENTRY
STAIR UNIT
OPEN TO STAIR
LIBRARY
FRONT HALL
GARAGE/HT
PWD
OPEN TO STAIR
CEILING PLAN LEGEND
CEILING FAN
CHANDELIER / PENDANT FIXTURE
SURFACE MOUNT FIXTURE
WALL MOUNT FIXTURE
RECESSED LIGHT FIXTURE
RECESSED DIRECTIONAL LIGHT FIXTURE
DIRECTIONAL ART LIGHT
LINEAR LIGHT FIXTURE
LED STRIP LIGHT
LINEAR SUPPLY DIFFUSER
LINEAR RETURN GRILLE
LINEAR EXHAUST FAN
SUPPLY DIFFUSER
RETURN GRILLE
EXHAUST FAN
ACCESS PANEL
CONTROLLER
SMOKE & GAS DETECTOR
KEY PAD
CEILING PLAN GENERAL NOTES
1. PAINT ALL GYPSUM BOARD CEILINGS U.O.N.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THIS ARCHITECTURAL CEILING PLAN, SEE ELECTRICAL DRAWINGS FOR FIXTURES SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT TO WRITTEN FOR DIRECTION PRIOR TO PROCEEDING.
4. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY.
5. GC TO VERIFY THIS CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS U.O.N.
7. CENTER ALL DEVICES IN CEILING TILES U.O.N. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITH RECESSED ESCUTCHEONS TO BE USED TO BE FULLY CONCEALED WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE SWITCHES FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM USING GANG MULTIPLE SWITCHES WITHIN A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE EQUALLY SPACED 1 1/2" APART AND LOCATED AT THIS BASE HEIGHT AFF.
10. WHEN GRAPHICALLY DIPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH ONE ANOTHER. LOCATE ALL OUTLETS TO BE CENTERED IN A PARTICULAR WALL BETWEEN BRANCHES IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL. ALIGN ALL OUTLETS, SWITCHES AND THERMOSTATS WITH CEILING MOUNTED DEVICES TO BE CENTERED UNLESS OTHERWISE NOTED.
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON GRID.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.S. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. AN ITEMIZED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS SUBMITTED IN THE CONTRACT DOCUMENTS IF TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.
1 LIGHTING PLAN - MAIN LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER YOKODE
NASHVILLE • ARCHITECTURE • INTERIORS
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
D.T.A
PROJECT NO.
23024
TITLE
MAIN LEVEL LIGHTING PLAN - PART 'B'
SHEET NO.
A141.2


CEILING PLAN LEGEND
CEILING FAN
CHANDELIER / PENDANT FIXTURE
SURFACE MOUNT FIXTURE
WALL MOUNT FIXTURE
RECESSED LIGHT FIXTURE
RECESSED DIRECTIONAL LIGHT FIXTURE
DIRECTIONAL ART LIGHT
LINEAR LIGHT FIXTURE
LED STRIP LIGHT
LINEAR SUPPLY DIFFUSER
LINEAR RETURN GRILLE
LINEAR EXHAUST FAN
SUPPLY DIFFUSER
RETURN GRILLE
EXHAUST FAN
ACCESS PANEL
CONTROLLINE
SMOKE & GAS DETECTOR
KEY PAD
CEILING PLAN GENERAL NOTES
1. PAINT ALL GYPSUM BOARD CEILINGS U.O.N.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THE ARCHITECTURAL CEILING PLAN. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT IN WRITING FOR DIRECTION PRIOR TO PROCEEDING.
4. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY.
5. GC TO VERIFY THE CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES IS TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS U.O.N.
7. CENTER ALL DEVICES IN CEILING TILES U.O.N. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITHIN GYPSUM BOARD CEILINGS TO BE FULLY CONCEALED WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE SWITCHES FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM U.O.N. GANG MULTIPLE SWITCHES WITHIN A SINGLE CUSH PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE EQUALLY SPACED 1-1/2" APART AND LOCATED AT THE SAME HEIGHT AFF.
10. WHERE GRAPHICALLY DEPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH ONE ANOTHER. LOCATE ALL OUTLETS TO BE CENTERED IN A PARTICULAR WALL SHOULD BE MEASURED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL. ALL OUTLETS SHALL BE LOCATED AT THE SAME HEIGHT AFF. ALL CEILING MOUNTED DEVICES TO BE WHITE UNLESS OTHERWISE NOTED.
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON G0.1.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.O. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. ANY EMBEDDED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION (INCLUDING AND IN ADDITION TO THE ITEMS SPECIFIED IN THIS CONTRACT DOCUMENTS IS TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.
GARAGE
PANTRY
LAUNDRY
LINEN
GUEST SUITE
GUEST VEST.
CHRISTY'S OFFICE
GARAGE 02
SUNROOM
KITCHEN
FAMILY ENTRY
OPEN TO 2ND STAIR
BREAKFAST ROOM
DINING
PART 'C'
PART 'B' - SEE A141.2
PART 'C'
PART 'B' - SEE A141.2
1 LIGHTING PLAN - MAIN LEVEL - PART 'C'
1/4" = 1'-0"
PFEFFER TOKODE
ARCHITECTURE • INTERIORS • DESIGN
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
D.T.A
PROJECT NO.
23024
TITLE
MAIN LEVEL LIGHTING PLAN - PART 'C'
SHEET NO.
A141.3


PART 'C' - SEE A142.2
PART 'B'
PART 'C' - SEE A142.2
PART 'B'
BEDROOM 2
BEDROOM 3
UPPER HALL
UPPER LANDING
BATH 3
elevator
STORAGE
CEILING PLAN LEGEND
CEILING FAN
CHANDELIER / PENDANT FIXTURE
SURFACE MOUNT FIXTURE
WALL MOUNT FIXTURE
RECESSED LIGHT FIXTURE
RECESSED DIRECTIONAL LIGHT FIXTURE
DIRECTIONAL ART LIGHT
LINEAR LIGHT FIXTURE
LED STRIP LIGHT
LINEAR SUPPLY DIFFUSER
LINEAR RETURN GRILLE
LINEAR EXHAUST FAN
SUPPLY DIFFUSER
RETURN GRILLE
EXHAUST FAN
ACCESS PANEL
CONTROLLER
SMOKE & GAS DETECTOR
KEY PAD
CEILING PLAN GENERAL NOTES
1. PAINT ALL GYPSUM BOARD CEILINGS U.O.N.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THE ARCHITECTURAL CEILING PLAN. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT TO WRITTEN FOR DIRECTION PRIOR TO PROCEEDING.
4. WHERE PENDANT LIGHT FIXTURES ARE UTILIZED, GC TO PROVIDE APPROPRIATE BLOCKING FOR FIXTURE WEIGHT AND ASSEMBLY.
5. GC TO VERIFY THE CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS U.O.N.
7. CENTER ALL DEVICES IN CEILING TILES U.O.N. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITH CUSTOM FINISH TO BE USED IN FULLY FINISHED AREAS WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE DIMMER FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM USING GANG MULTIPLE SWITCHES WITHIN A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE EQUALLY SPACED 1 1/2" APART AND LOCATED AT THE SAME HEIGHT AFF.
10. WHERE GRAPHICALLY DIPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH ONE ANOTHER. CENTER ALL OUTLETS TO BE CENTERED IN A PARTICULAR WALL BEFORE BEING MEASURED IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL. MOUNT ALL OUTLETS AT 12" AFF TO CENTERLINE UNLESS NOTED. CEILING MOUNTED DEVICES TO BE CENTERED HORIZONTALLY.
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON GR12.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.S. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. AN ITEMIZED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS IS TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.
1 LIGHTING PLAN - UPPER LEVEL - PART 'B'
1/4" = 1'-0"
PFEFFER TOKODE
NASHVILLE • ARCHITECTURE • INTERIORS
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY: B.T.A
PROJECT NO: 23024
TITLE
UPPER LEVEL LIGHTING PLAN - PART 'B'
SHEET NO.
A142.1


CEILING PLAN LEGEND
CEILING FAN
CHANDELIER / PENDANT FIXTURE
SURFACE MOUNT FIXTURE
WALL MOUNT FIXTURE
RECESSED LIGHT FIXTURE
RECESSED DIRECTIONAL LIGHT FIXTURE
DIRECTIONAL ART LIGHT
LINEAR LIGHT FIXTURE
LED STRIP LIGHT
LINEAR SUPPLY DIFFUSER
LINEAR RETURN GRILLE
LINEAR EXHAUST FAN
SUPPLY DIFFUSER
RETURN GRILLE
EXHAUST FAN
ACCESS PANEL
CONTROLLER
SMOKE & GAS DETECTOR
KEY PAD
CEILING PLAN GENERAL NOTES
1. PAINT ALL GYPSUM BOARD CEILINGS U.O.N.
2. KEYPAD LOCATIONS TO BE DETERMINED BY A/V CONSULTANT
3. ALL LIGHT FIXTURES TO BE INSTALLED PER THE ARCHITECTURAL CEILING PLAN, SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE ARCHITECTURAL AND ENGINEERING PLANS, NOTIFY THE ARCHITECT TO WRITTING FOR DIRECTION PRIOR TO PROCEEDING.
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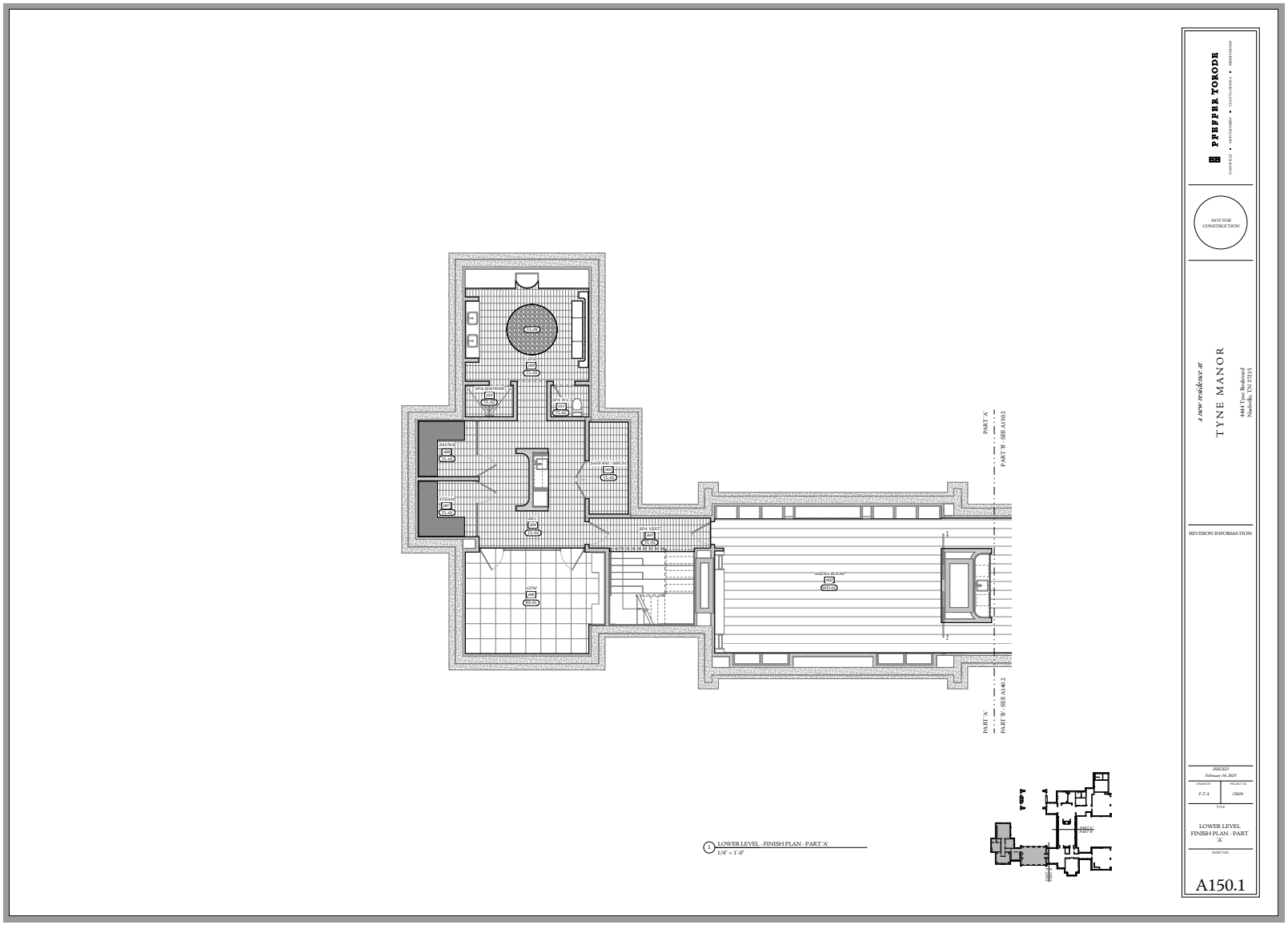
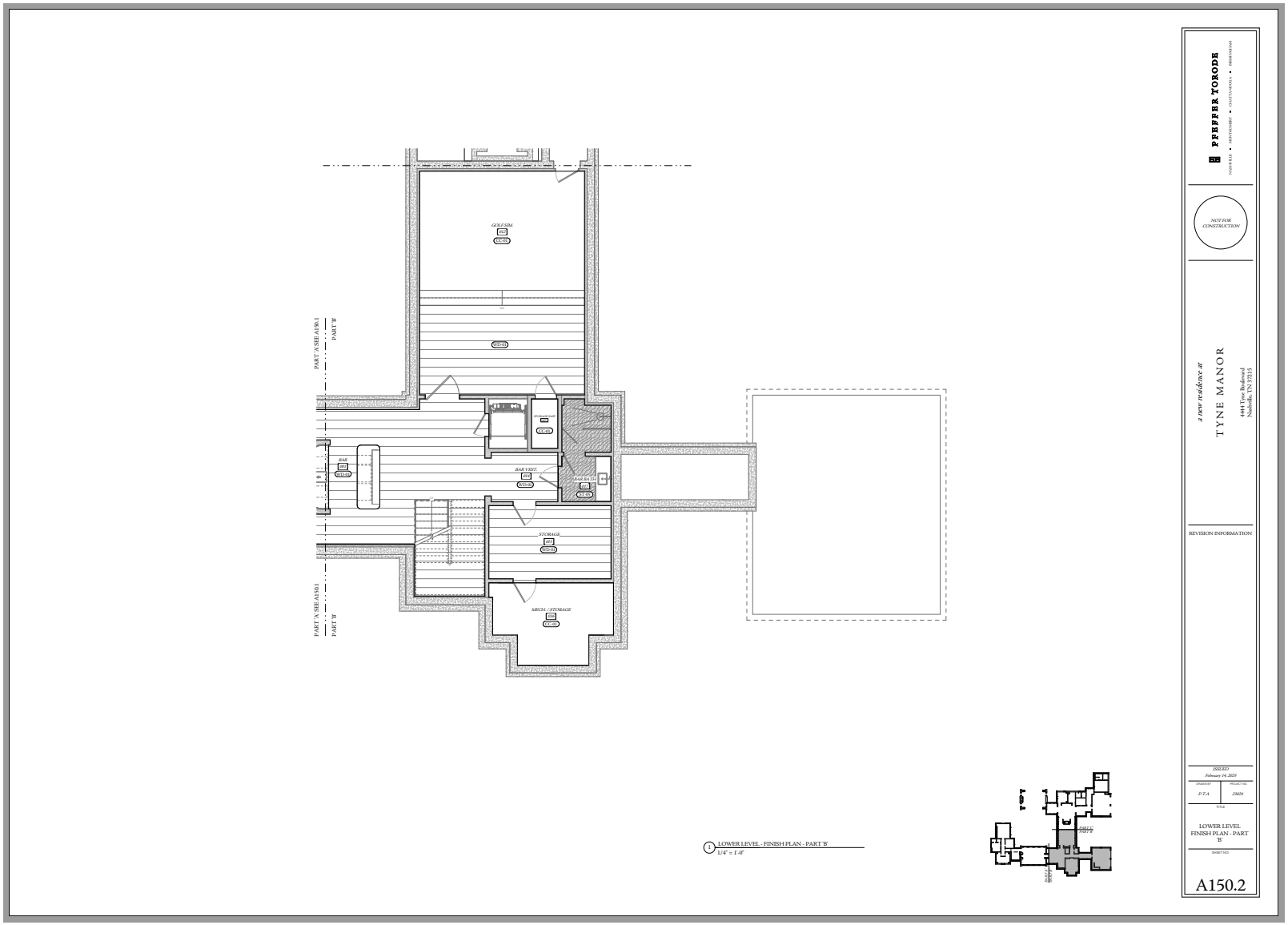
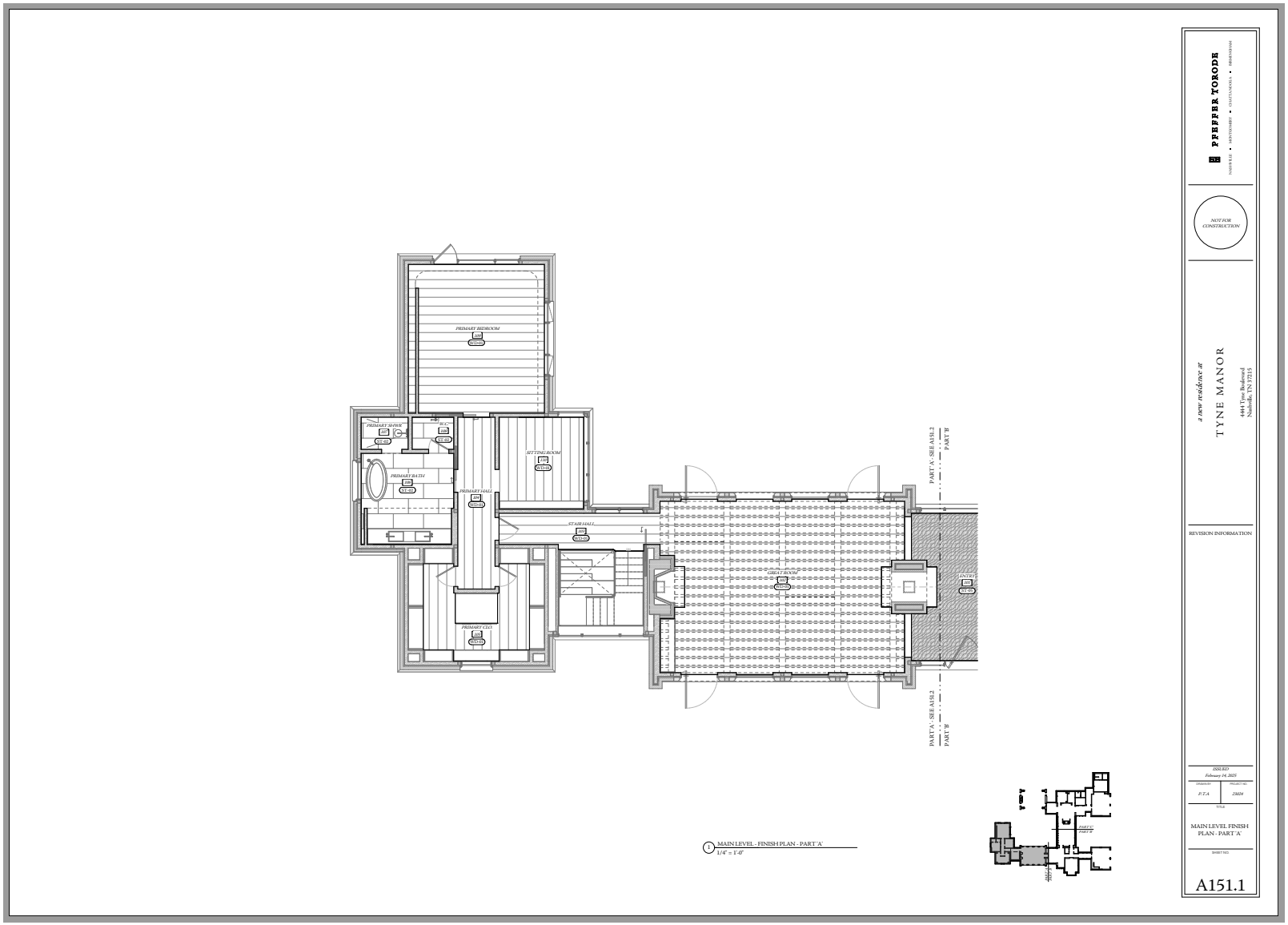
5. GC TO VERIFY THE CEILING LAYOUT CAN BE ACCOMPLISHED WITH FIELD CONDITIONS. COORDINATE CEILING SYSTEMS, MECHANICAL DIFFUSERS AND LIGHT FIXTURES. CONTACT THE ARCHITECT FOR DIRECTION SHOULD A CONFLICT EXIST.
6. WHERE ACOUSTICAL CEILING TILES TO BE INSTALLED, CENTER THE CEILING GRID WITHIN THE ROOM IN BOTH DIRECTIONS U.O.N.
7. CENTER ALL DEVICES IN CEILING TILES U.O.N. CENTER ALL EXIT SIGNS ON HALL OR OPENING.
8. SPRINKLER HEADS WITH GYPSUM BOARD CEILINGS TO BE FULLY CONCEALED WITH WHITE COVER PLATES. SPRINKLER LOCATIONS SHOWN ARE FOR DESIGN INTENT. VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION.
9. PROVIDE DIMMER FOR EACH FIXTURE TYPE WITHIN AN ENCLOSED ROOM USING GANG MULTIPLE SWITCHES WITHIN A SINGLE COVER PLATE. IF GANGING OF SWITCHES IS NOT POSSIBLE, INDIVIDUAL SWITCHES SHALL BE EQUALLY SPACED 1 1/2" APART AND LOCATED AT THE SAME HEIGHT AFF.
10. WHEN GRAPHICALLY DEPICTED IN SIMILAR LOCATIONS, ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH ONE ANOTHER. WHERE POSSIBLE, OUTLETS TO BE CENTERED IN A PARTICULAR WALL BETWEEN BRANCHES IN THE FIELD AND LOCATED IN THE CENTER OF THE WALL. ALIGN OUTLETS, SWITCHES AND THERMOSTATS WITH CEILING MOUNTED DEVICES TO BE CENTERED UNLESS OTHERWISE NOTED.
11. FOR ALL CEILING ELEMENTS NOT SPECIFICALLY DIMENSIONED, REFER TO THE GENERAL ALIGNMENT DIAGRAMS ON GR2.
12. ALL SPECIFICATIONS ARE TO BE CONFIRMED BY THE GENERAL CONTRACTOR WITH SELECTED SUB-CONTRACTOR AND SUPPLIER. ALL FIXTURES TO BE CONFIRMED FOR U.S. PLUMBING STANDARDS.
13. SCHEDULES ARE INTENDED TO REFLECT DESIGN INTENT. ALL TECHNICAL FUNCTIONS AND ASSOCIATED REQUIREMENTS / SPECIFICATIONS ARE TO BE CONFIRMED BY THE SUB-CONTRACTOR.
14. AN ITEMIZED LIST OF ALL COMPONENTS AND SPECIFICATIONS REQUIRED FOR INSTALLATION INCLUDING AND IN ADDITION TO THE ITEMS SUBMITTED IN THE CONTRACT DOCUMENTS IS TO BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT AND CLIENT FOR FINAL APPROVAL.
BEDROOM 1
BONUS/WIC
BONUS ROOM
STORAGE/AC
BATH 1
BATH 2
BONUS VEST.
BEDROOM 2
BEDROOM 3
UPPER HALL
PART 'C'
PART 'B' - SEE A142.1
PART 'C'
PART 'B' - SEE A142.1
1 LIGHTING PLAN - UPPER LEVEL - PART 'C'
1/4" = 1'-0"
PFEFFER YOKODE
NASHVILLE • ARCHITECTURE • INTERIORS
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
P.Y.A
PROJECT NO.
23024
TITLE
UPPER LEVEL LIGHTING PLAN - PART 'C'
SHEET NO.
A142.2


PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
23024
LOWER LEVEL
FINISH PLAN - PART 'A'
A150.1
PART 'A'
PART 'B' - SEE A150.2
LOWER LEVEL - FINISH PLAN - PART 'A'
1/4" = 1'-0"


PART 'A' SEE A150.1
PART 'B'
GOLF SIM.
BAR
BAR VEST.
BAR BATH
STORAGE
MECH. / STORAGE
LOWER LEVEL - FINISH PLAN - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2024
LOWER LEVEL
FINISH PLAN - PART 'B'
A150.2



PFEFFER TOKODE

NOT FOR CONSTRUCTION

a NEW residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

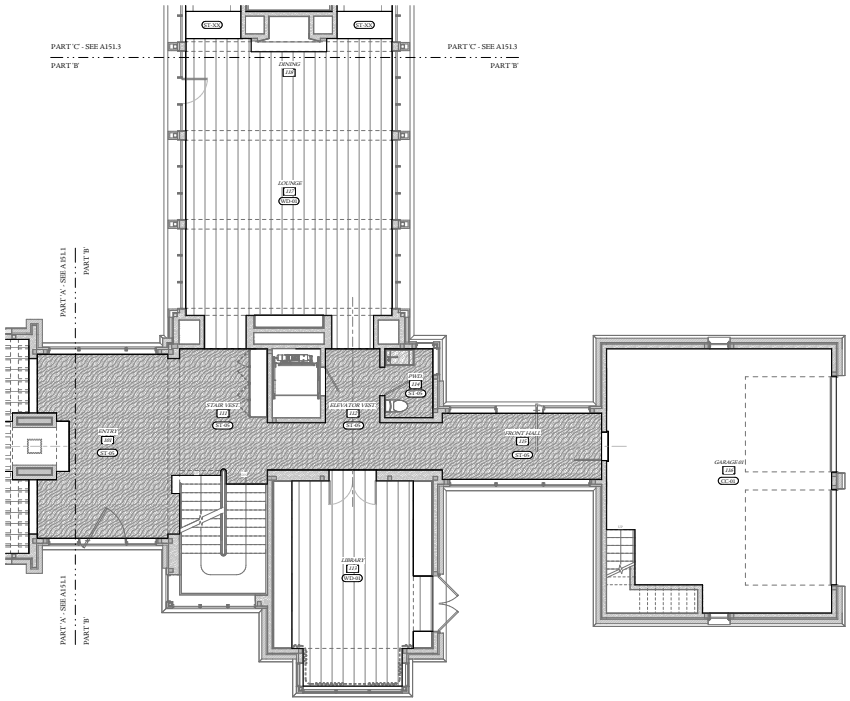
REVISION INFORMATION

ISSUED
February 14, 2025

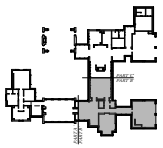
DRAWN BY: S.T.A.
PROJECT NO: 23024

TITLE
MAIN LEVEL FINISH PLAN - PART 'A'

SHEET NO.
A151.1



1 MAIN LEVEL - FINISH PLAN - PART 'B'
1/4" = 1'-0"



PFEIFFER TOKODI

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

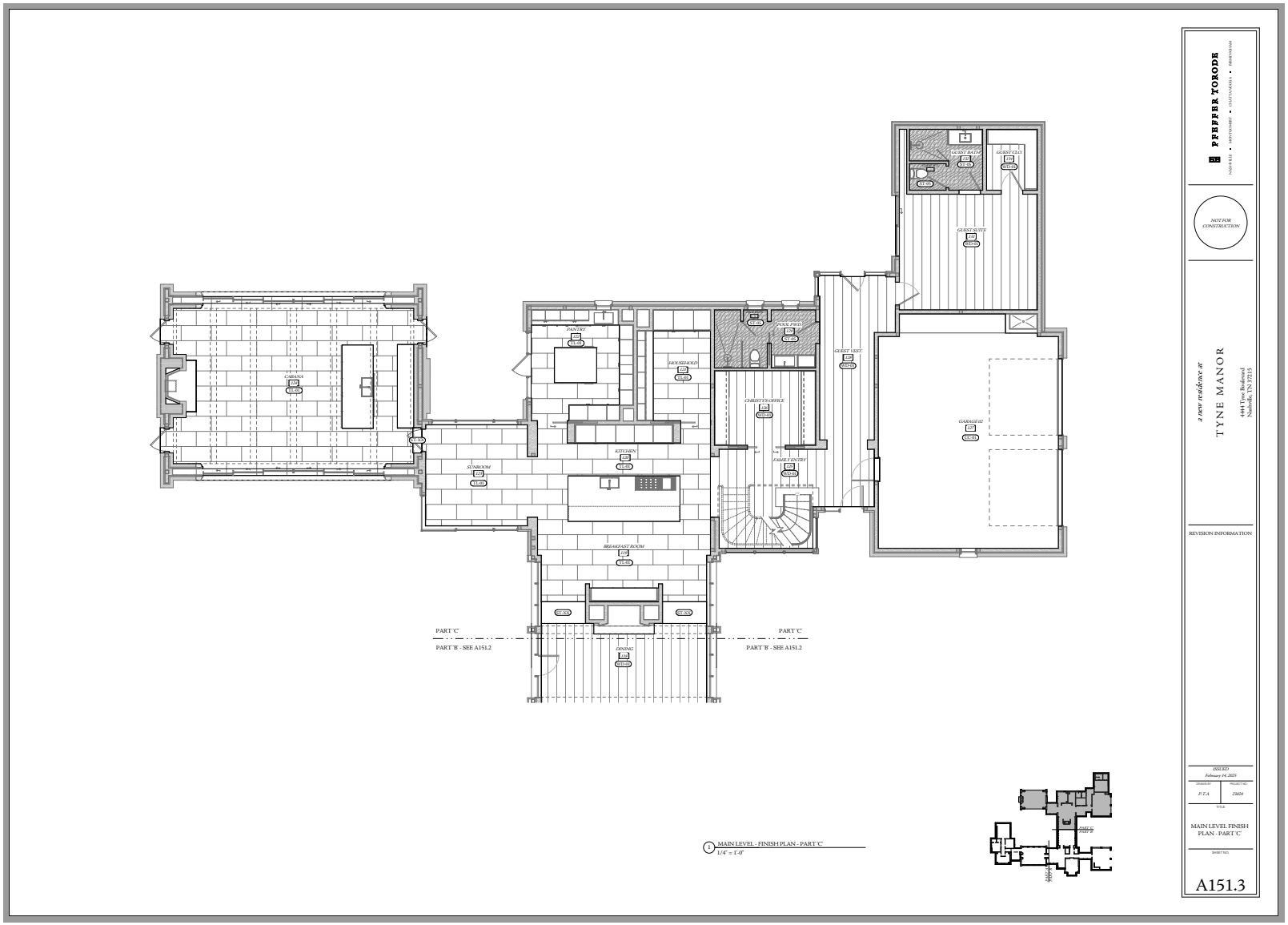
REVISION INFORMATION

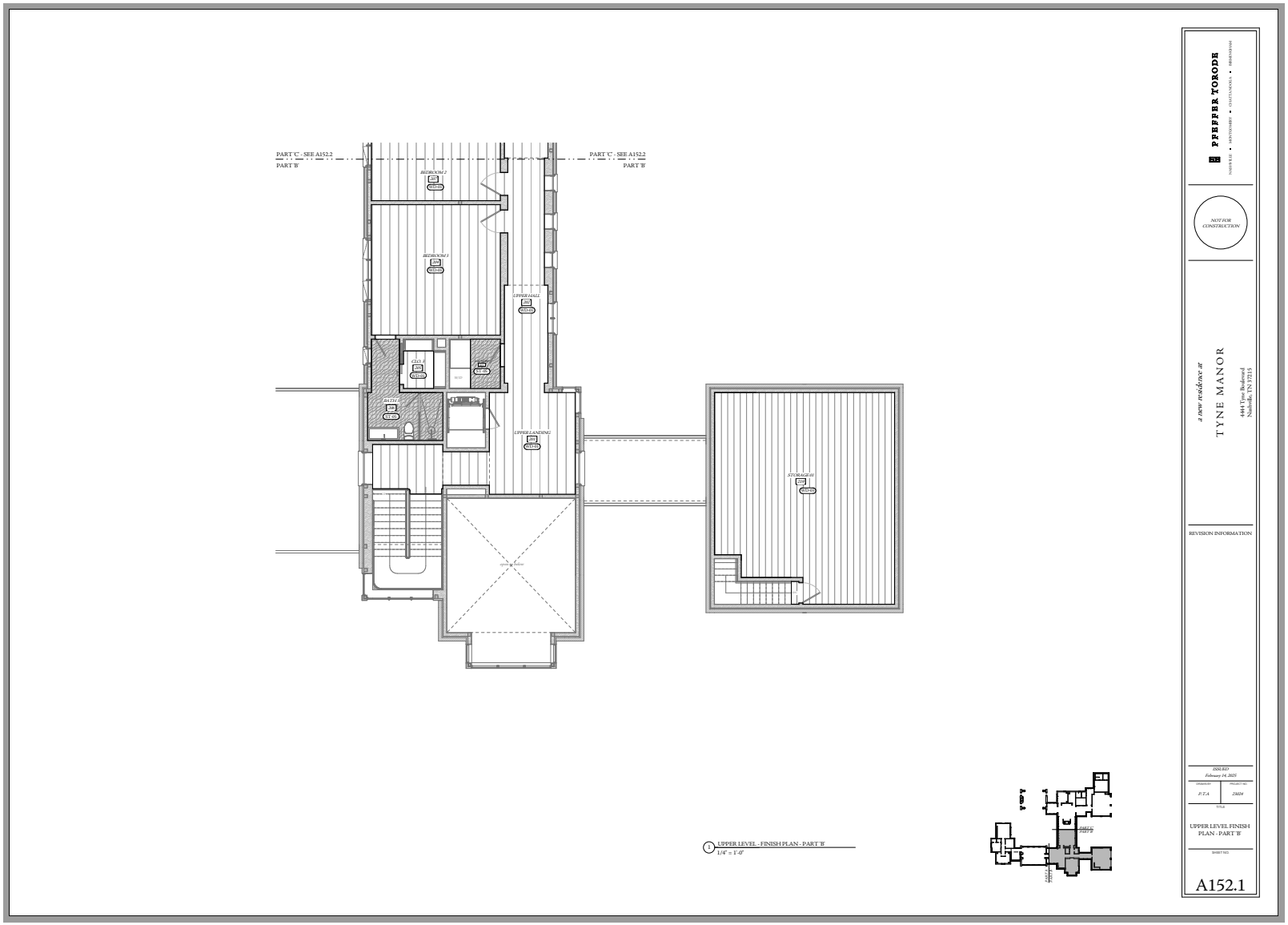
ISSUED
February 14, 2025

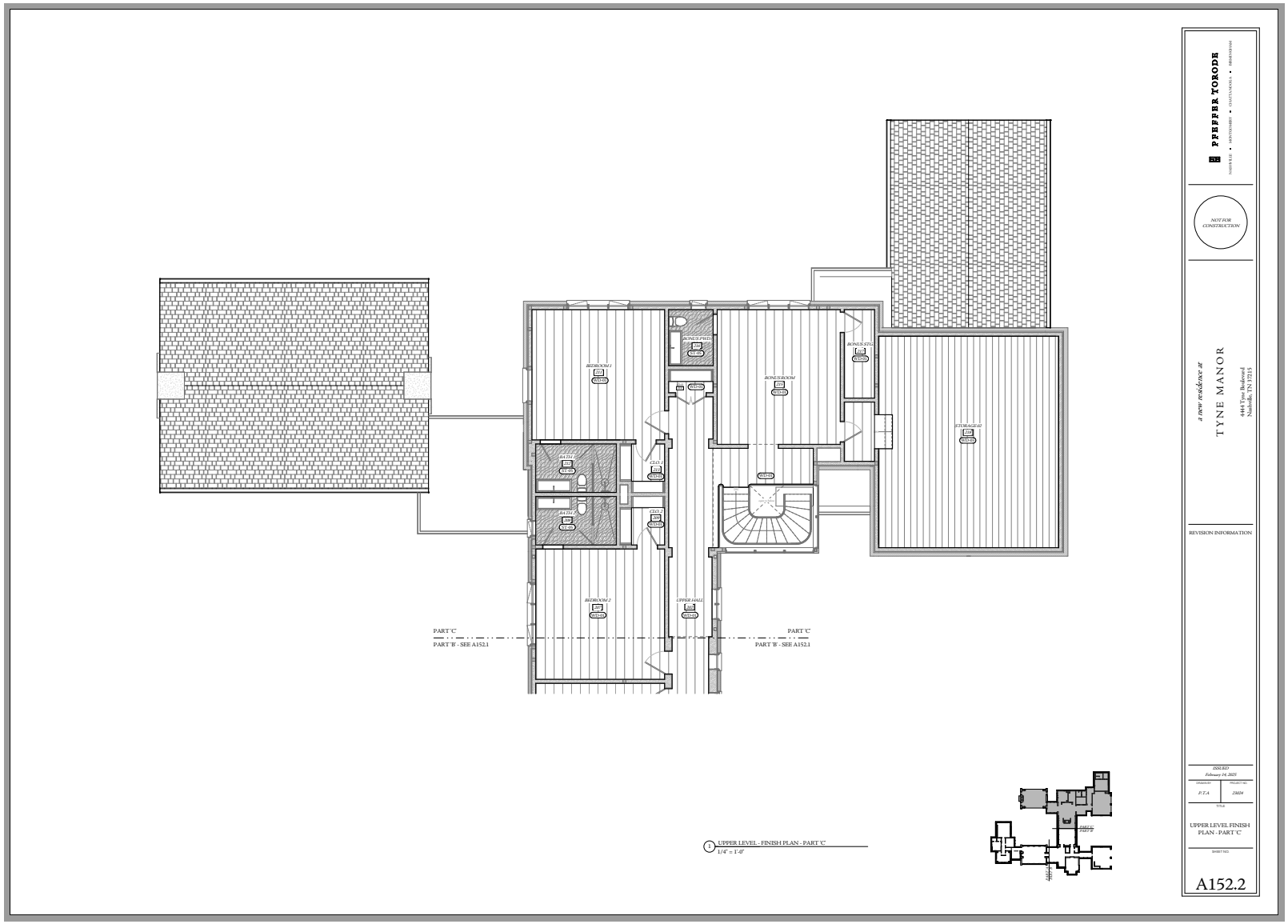
DRAWN BY: P.T.A
PROJECT NO: 23024

TITLE
MAIN LEVEL FINISH PLAN - PART 'B'

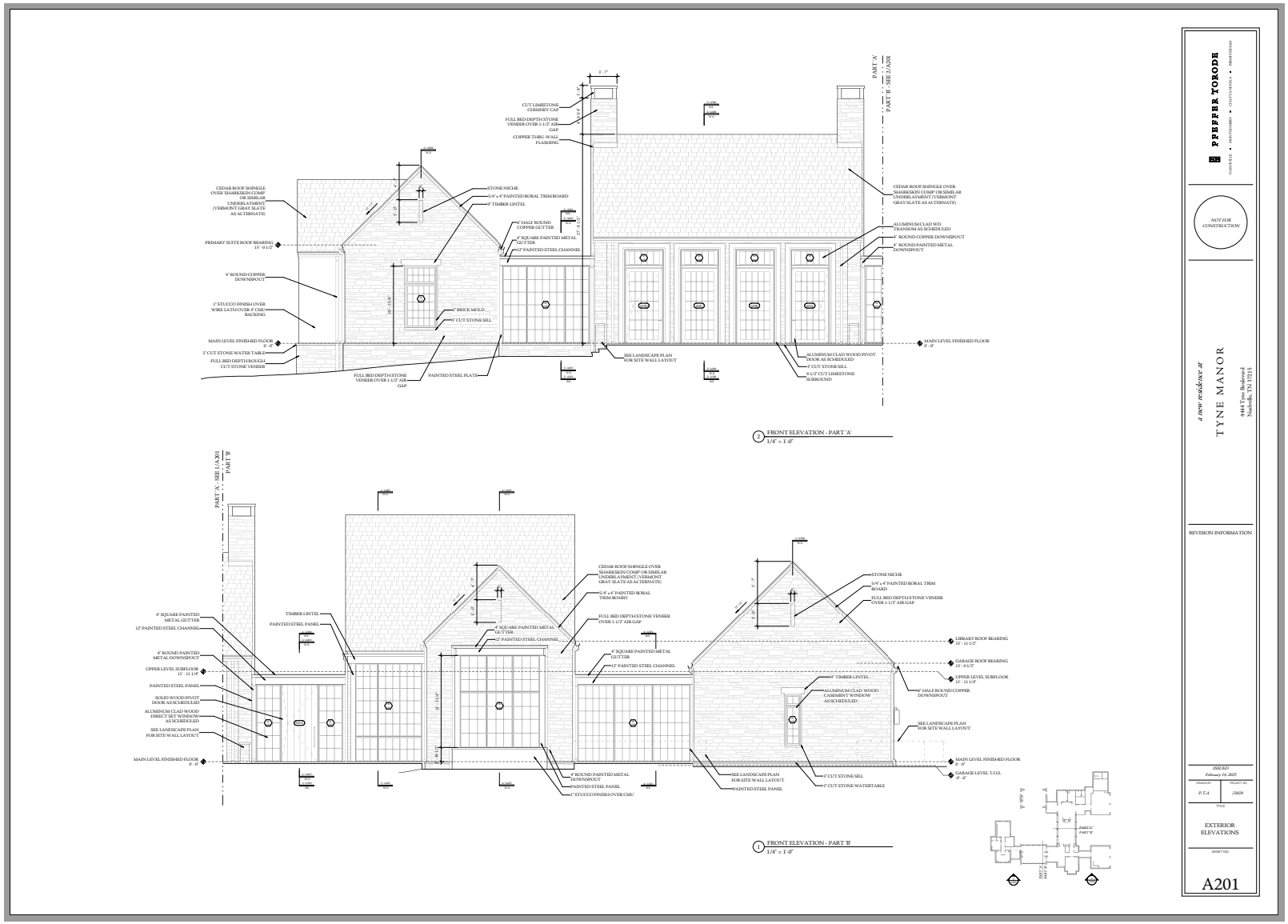
SHEET NO.
A151.2

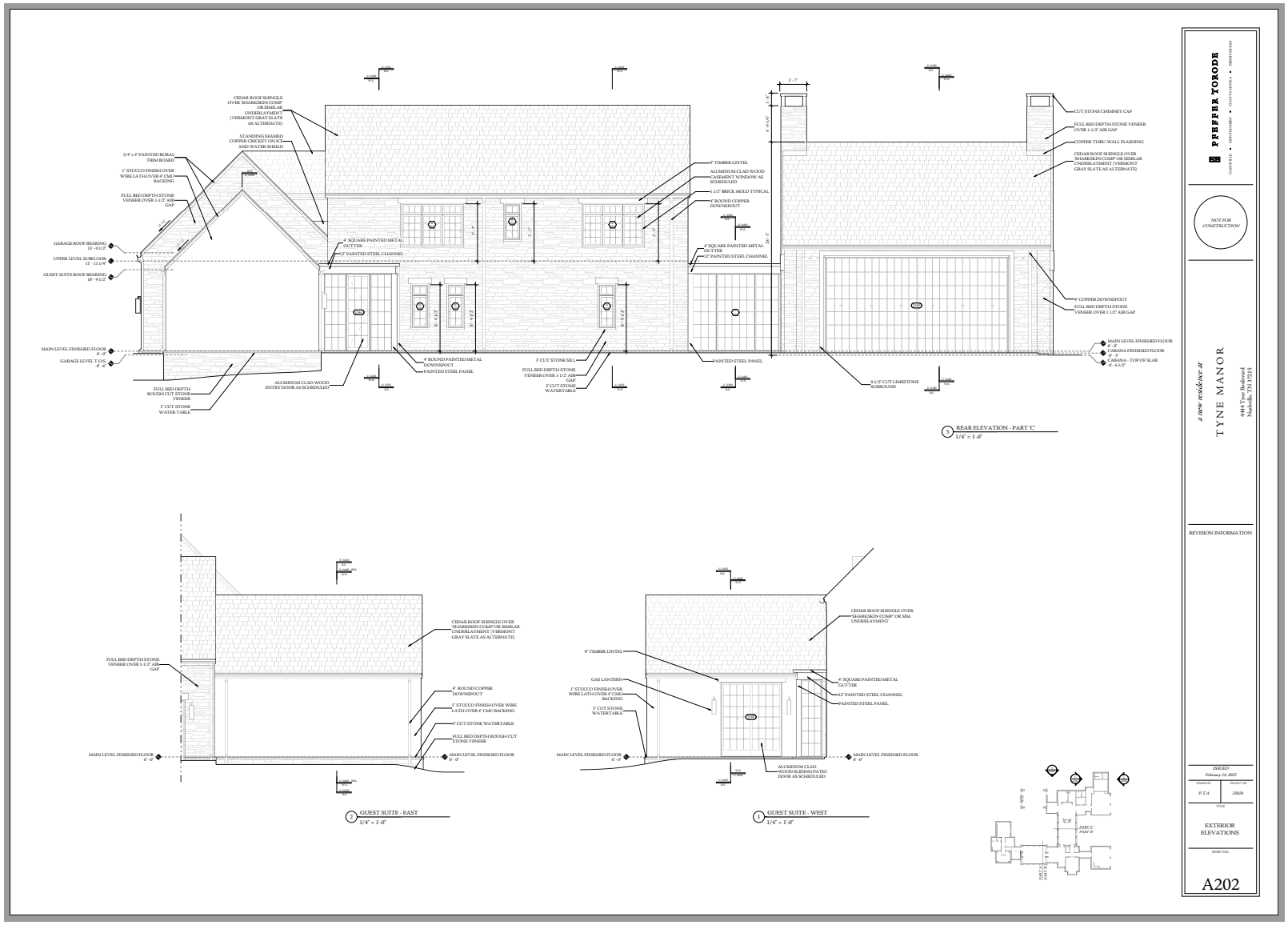

PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
MAIN LEVEL FINISH PLAN - PART 'C'
A151.3
CABANA
PANTRY
HOUSEHOLD
POOL PWD
GUEST SUITE
GUEST CLO.
GUEST BATH
GUEST SST.
CHRIST'S OFFICE
GARAGE 02
KITCHEN
SUNROOM
FAMILY ENTRY
BREAKFAST ROOM
DINING
PART 'C'
PART 'B' - SEE A151.2
MAIN LEVEL - FINISH PLAN - PART 'C'
1/4" = 1'-0"

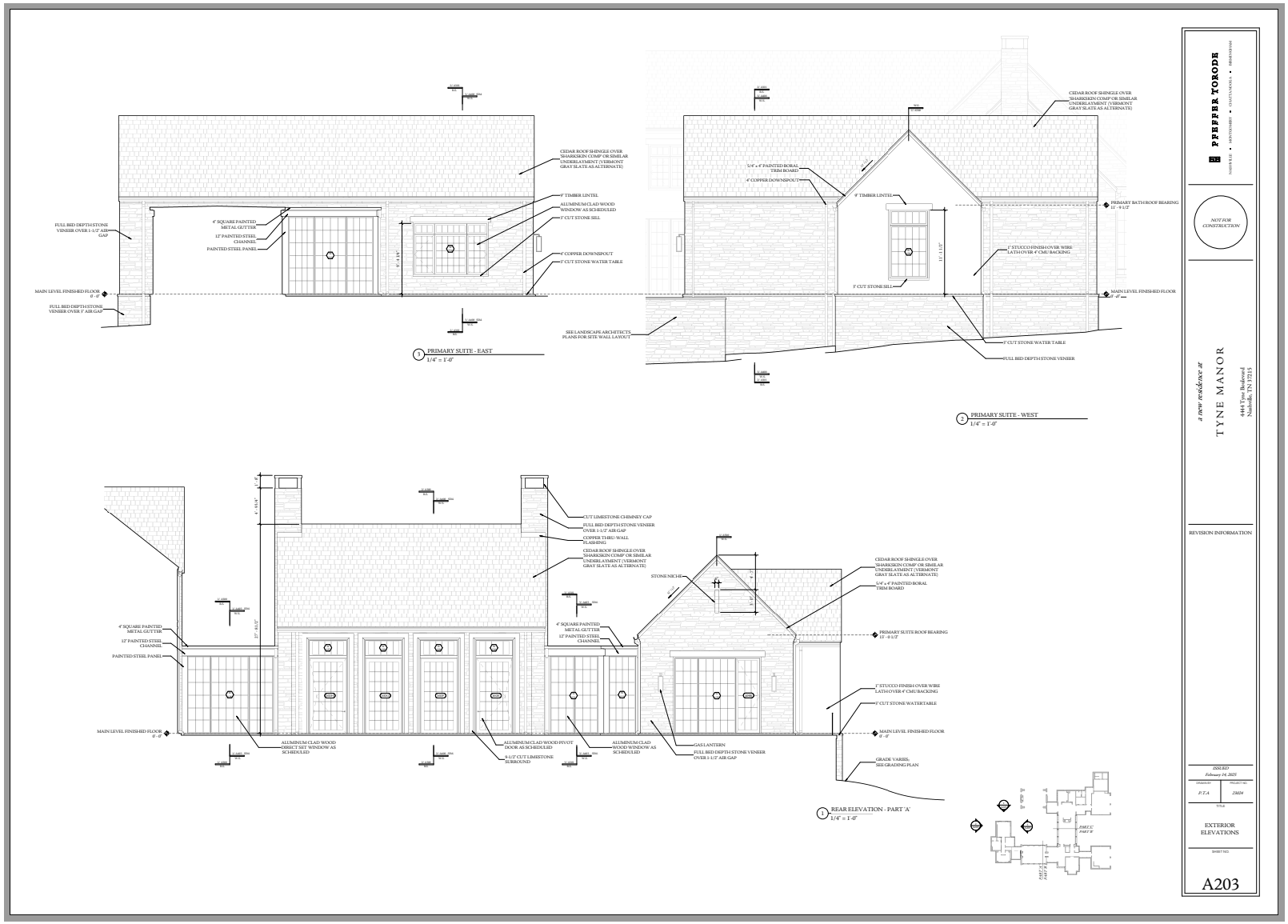

PART 'C' - SEE A152.2
PART 'B'
PART 'C' - SEE A152.2
PART 'B'
BEDROOM 2
BEDROOM 3
UPPER HALL
CLO. 3
BATH 1
UPPER LANDING
STORAGE #1
UPPER LEVEL - FINISH PLAN - PART 'B'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2024
UPPER LEVEL FINISH PLAN - PART 'B'
A152.1

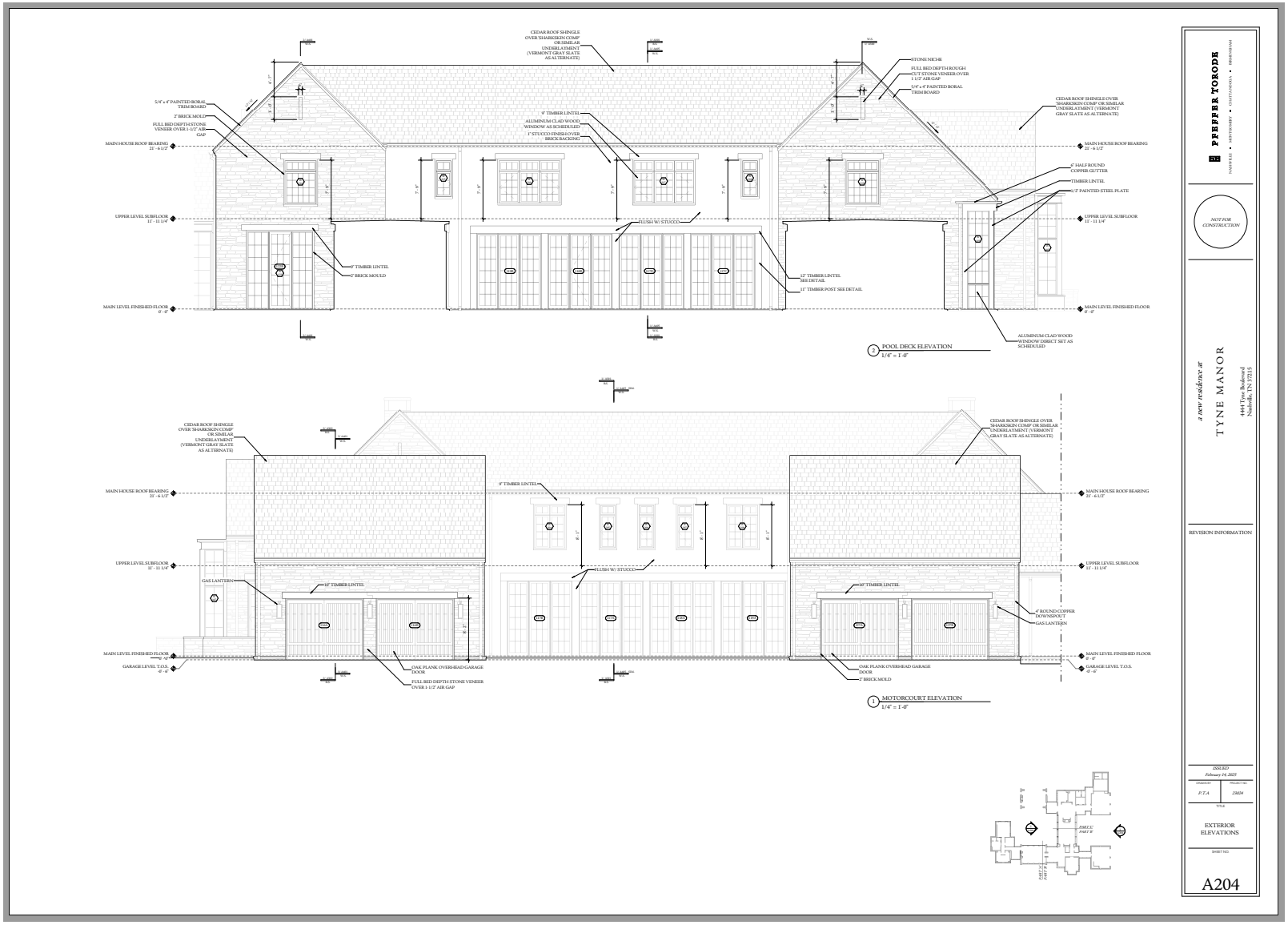

PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
UPPER LEVEL FINISH PLAN - PART 'C'
A152.2
BEDROOM 1
BEDROOM 2
BONUS ROOM
STORAGE 02
UPPER HALL
PART 'C'
PART 'B' - SEE A152.1
UPPER LEVEL - FINISH PLAN - PART 'C'
1/4" = 1'-0"

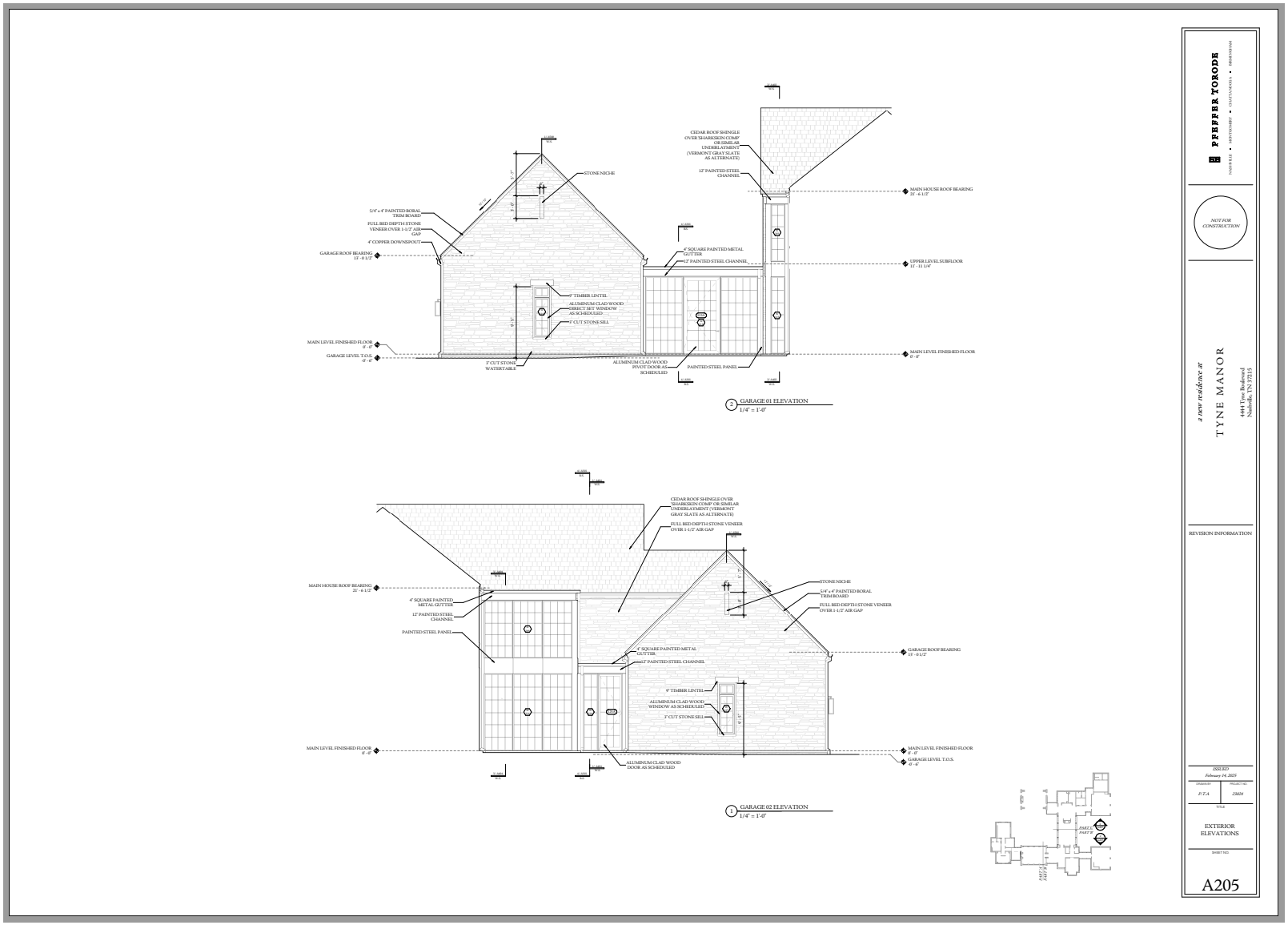

PRIMARY SUITE ROOF BEARING
MAIN LEVEL FINISHED FLOOR
LIBRARY ROOF BEARING
GARAGE ROOF BEARING
UPPER LEVEL SUBFLOOR
MAIN LEVEL FINISHED FLOOR
GARAGE LEVEL T.O.S.
PART 'A' - 1/A201
PART 'B' - 2/A201
4 FRONT ELEVATION - OVERALL
1/8" = 1'-0"
MAIN HOUSE ROOF BEARING
UPPER LEVEL SUBFLOOR
MAIN LEVEL FINISHED FLOOR
GARAGE LEVEL T.O.S.
3 EAST ELEVATION - OVERALL
1/8" = 1'-0"
GARAGE ROOF BEARING
UPPER LEVEL SUBFLOOR
GUEST SUITE ROOF BEARING
MAIN LEVEL FINISHED FLOOR
GARAGE LEVEL T.O.S.
PRIMARY SUITE ROOF BEARING
MAIN LEVEL FINISHED FLOOR
CABANA - TOP OF SLAB
PART 'C' - 1/A202
PART 'A' - 3/A203
2 REAR ELEVATION - OVERALL
1/8" = 1'-0"
GREAT ROOM ROOF BEARING
MAIN LEVEL FINISHED FLOOR
CABANA - TOP OF SLAB
PRIMARY BATH ROOF BEARING
MAIN LEVEL FINISHED FLOOR
1 WEST ELEVATION - OVERALL
1/8" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
23024
EXTERIOR ELEVATIONS - OVERALL
A200

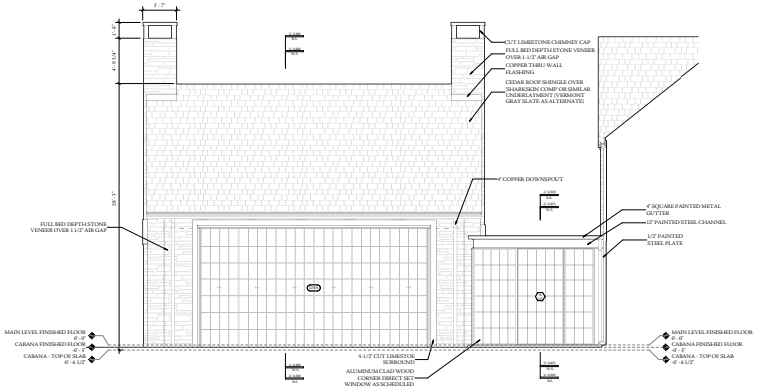

PART 'A'
PART 'B' - SEE 2/A201
CUT LIMESTONE CHIMNEY CAP
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
COPPER THRU WALL FLASHING
CEDAR ROOF SHINGLE OVER SHAKESKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
STONE NICHE
5/4" x 4" PAINTED BORAL TRIM BOARD
8" TIMBER LINTEL
6" HALF ROUND COPPER GUTTER
4" SQUARE PAINTED METAL GUTTER
12" PAINTED STEEL CHANNEL
PRIMARY SUITE ROOF BEARING 13' - 0 1/2"
4" ROUND COPPER DOWNSPOUT
1" STUCCO FINISH OVER WIRE LATH OVER 4" CMU BACKING
8" BRICK MOLD
8" CUT STONE SILL
MAIN LEVEL FINISHED FLOOR 0' - 0"
5" CUT STONE WATER TABLE
FULL BED DEPTH ROUGH CUT STONE VENEER
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
PAINTED STEEL PLATE
SEE LANDSCAPE PLAN FOR SITE WALL LAYOUT
ALUMINUM CLAD WOOD PIVOT DOOR AS SCHEDULED
9-1/2" CUT LIMESTONE SURROUND
ALUMINUM CLAD WD TRANSOM AS SCHEDULED
4" ROUND COPPER DOWNSPOUT
4" ROUND PAINTED METAL DOWNSPOUT
2 FRONT ELEVATION - PART 'A'
1/4" = 1'-0"
PART 'A' - SEE 1/A201
PART 'B'
TIMBER LINTEL
PAINTED STEEL PANEL
4" SQUARE PAINTED METAL GUTTER
12" PAINTED STEEL CHANNEL
4" ROUND PAINTED METAL DOWNSPOUT
UPPER LEVEL SUBFLOOR 12' - 11 1/4"
PAINTED STEEL PANEL
SOLID WOOD PIVOT DOOR AS SCHEDULED
ALUMINUM CLAD WOOD DIRECT SET WINDOW AS SCHEDULED
SEE LANDSCAPE PLAN FOR SITE WALL LAYOUT
MAIN LEVEL FINISHED FLOOR 0' - 0"
CEDAR ROOF SHINGLE OVER SHAKESKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
5/4" x 4" PAINTED BORAL TRIM BOARD
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
4" SQUARE PAINTED METAL GUTTER
12" PAINTED STEEL CHANNEL
4" ROUND PAINTED METAL DOWNSPOUT
PAINTED STEEL PANEL
1" STUCCO FINISH OVER CMU
STONE NICHE
5/4" x 4" PAINTED BORAL TRIM BOARD
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
LIBRARY ROOF BEARING 15' - 11 1/2"
GARAGE ROOF BEARING 13' - 0 1/2"
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
8" TIMBER LINTEL
ALUMINUM CLAD WOOD CASEMENT WINDOW AS SCHEDULED
6" HALF ROUND COPPER DOWNSPOUT
SEE LANDSCAPE PLAN FOR SITE WALL LAYOUT
MAIN LEVEL FINISHED FLOOR 0' - 0"
GARAGE LEVEL T.O.S. 0' - 4"
SEE LANDSCAPE PLAN FOR SITE WALL LAYOUT
PAINTED STEEL PANEL
7" CUT STONE SILL
5" CUT STONE WATERTABLE
1 FRONT ELEVATION - PART 'B'
1/4" = 1'-0"
PFEFFER TOKODY
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
S.T.A.
PROJECT NO.
23024
TITLE
EXTERIOR ELEVATIONS
SHEET NO.
A201


REAR ELEVATION - PART 'C'
1/4" = 1'-0"
GUEST SUITE - EAST
1/4" = 1'-0"
GUEST SUITE - WEST
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A.
2304
EXTERIOR ELEVATIONS
A202

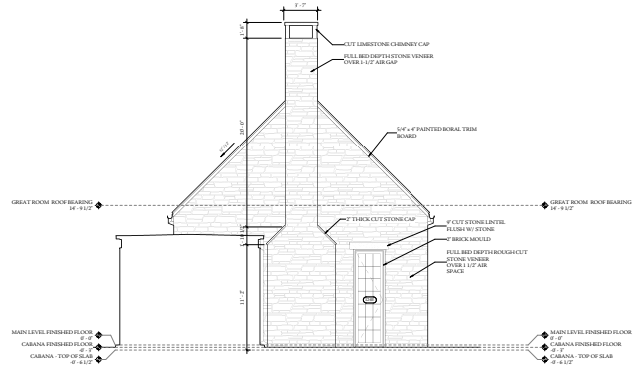

PRIMARY SUITE - EAST
1/4" = 1'-0"
PRIMARY SUITE - WEST
1/4" = 1'-0"
REAR ELEVATION - PART 'A'
1/4" = 1'-0"
PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
EXTERIOR ELEVATIONS
A203


CEDAR ROOF SHINGLE OVER SHARKSKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
STONE NICHE
FULL BED DEPTH ROUGH CUT STONE VENEER OVER 1 1/2" AIR GAP
5/4" x 4" PAINTED BORAL TRIM BOARD
CEDAR ROOF SHINGLE OVER SHARKSKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
5/4" x 4" PAINTED BORAL TRIM BOARD
2" BRICK MOLD
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
9" TIMBER LINTEL
ALUMINUM CLAD WOOD WINDOW AS SCHEDULED
1" STUCCO FINISH OVER BRICK BACKING
MAIN HOUSE ROOF BEARING 21' - 6 1/2"
MAIN HOUSE ROOF BEARING 21' - 6 1/2"
8" HALF ROUND COPPER GUTTER
TIMBER LINTEL
1/2" PAINTED STEEL PLATE
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
FLUSH W/ STUCCO
9" TIMBER LINTEL
2" BRICK MOULD
12" TIMBER LINTEL SEE DETAIL
11" TIMBER POST SEE DETAIL
MAIN LEVEL FINISHED FLOOR 0' - 0"
MAIN LEVEL FINISHED FLOOR 0' - 0"
ALUMINUM CLAD WOOD WINDOW DIRECT SET AS SCHEDULED
2 POOL DECK ELEVATION
1/4" = 1'-0"
CEDAR ROOF SHINGLE OVER SHARKSKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
CEDAR ROOF SHINGLE OVER SHARKSKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
9" TIMBER LINTEL
MAIN HOUSE ROOF BEARING 21' - 6 1/2"
MAIN HOUSE ROOF BEARING 21' - 6 1/2"
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
GAS LANTERN
10" TIMBER LINTEL
FLUSH W/ STUCCO
10" TIMBER LINTEL
4" ROUND COPPER DOWNSPOUT
GAS LANTERN
MAIN LEVEL FINISHED FLOOR 0' - 0"
GARAGE LEVEL T.O.S. -8' - 6"
OAK PLANK OVERHEAD GARAGE DOOR
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
OAK PLANK OVERHEAD GARAGE DOOR
2" BRICK MOLD
MAIN LEVEL FINISHED FLOOR 0' - 0"
GARAGE LEVEL T.O.S. -8' - 6"
1 MOTORCOURT ELEVATION
1/4" = 1'-0"
PFEFFER YOKODE
NASHVILLE • ARCHITECTURE • INTERIORS • BRENTWOOD
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
P.Y.A
PROJECT NO.
23024
TITLE
EXTERIOR ELEVATIONS
SHEET NO.
A204

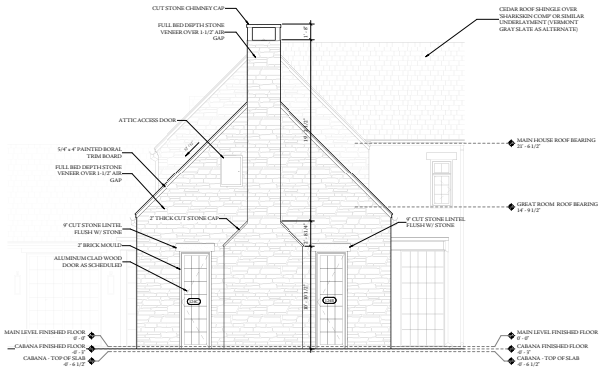

PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
P.T.A
2304
EXTERIOR ELEVATIONS
A205
GARAGE 01 ELEVATION
1/4" = 1'-0"
GARAGE 02 ELEVATION
1/4" = 1'-0"
STONE NICHE
CEDAR ROOF SHINGLE OVER SHARKSKIN COMP OR SIMILAR UNDERLAYMENT (VERMONT GRAY SLATE AS ALTERNATE)
12" PAINTED STEEL CHANNEL
MAIN HOUSE ROOF BEARING
UPPER LEVEL SUBFLOOR
MAIN LEVEL FINISHED FLOOR
GARAGE LEVEL T.O.S.
GARAGE ROOF BEARING
PAINTED STEEL PANEL
ALUMINUM CLAD WOOD DOOR AS SCHEDULED
ALUMINUM CLAD WOOD WINDOW AS SCHEDULED
1" CUT STONE SILL
9" TIMBER LINTEL
4" SQUARE PAINTED METAL GUTTER
12" PAINTED STEEL CHANNEL
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
4" COPPER DOWNSPOUT
5/4" x 4" PAINTED BORAL TRIM BOARD
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
1" CUT STONE WATERTABLE
ALUMINUM CLAD WOOD PIVOT DOOR AS SCHEDULED
PAINTED STEEL PANEL



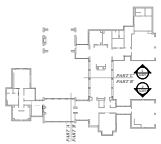
1 POOL CABANA - FRONT ELEVATION
1/4" = 1'-0"



2 POOL CABANA - EAST ELEVATION
1/4" = 1'-0"



1 POOL CABANA - WEST ELEVATION
1/4" = 1'-0"



PFEFFER TOKODI
NASHVILLE • ARCHITECTURE • INTERIORS • BRENTWOOD

NOT FOR CONSTRUCTION

a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

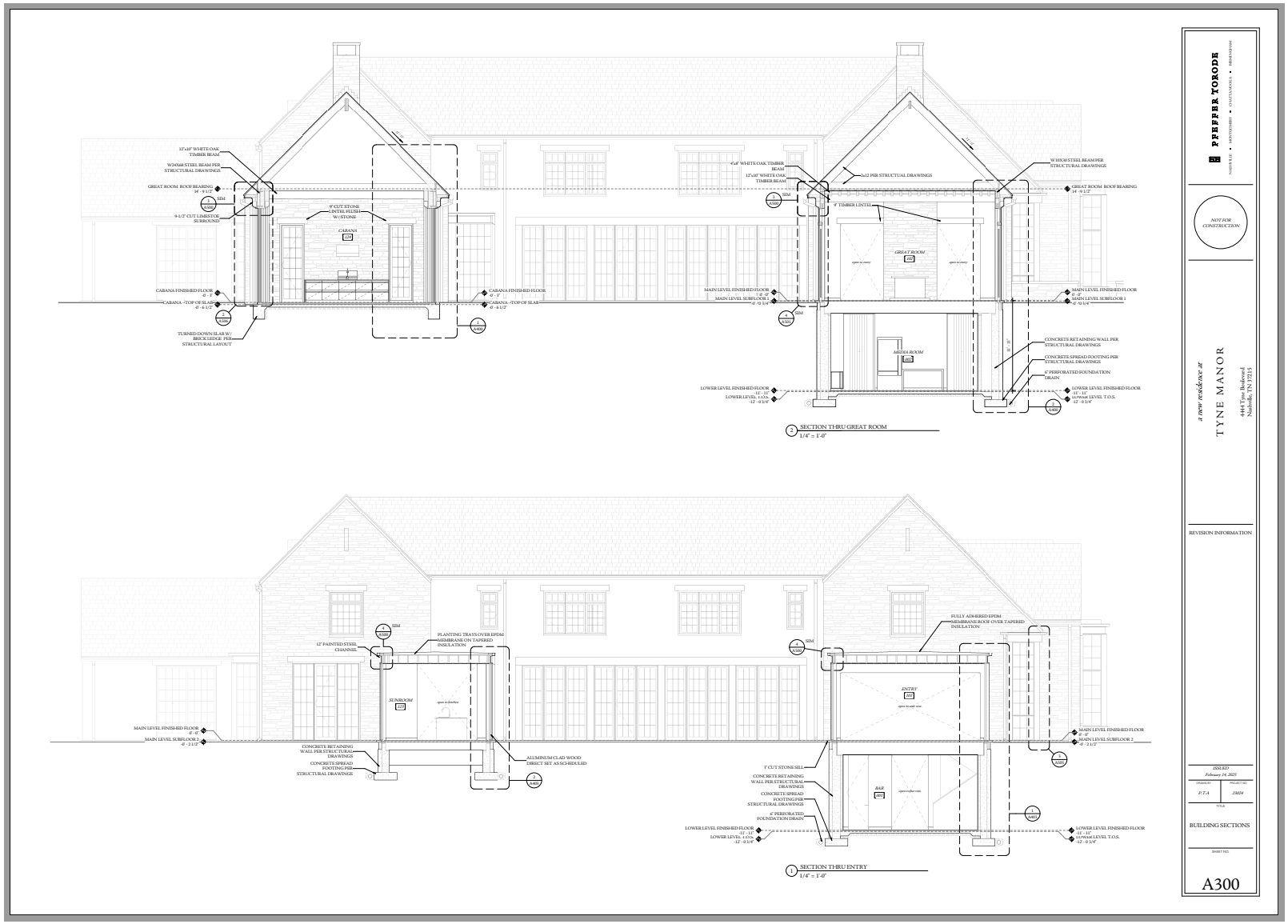
REVISION INFORMATION

ISSUED
February 14, 2025

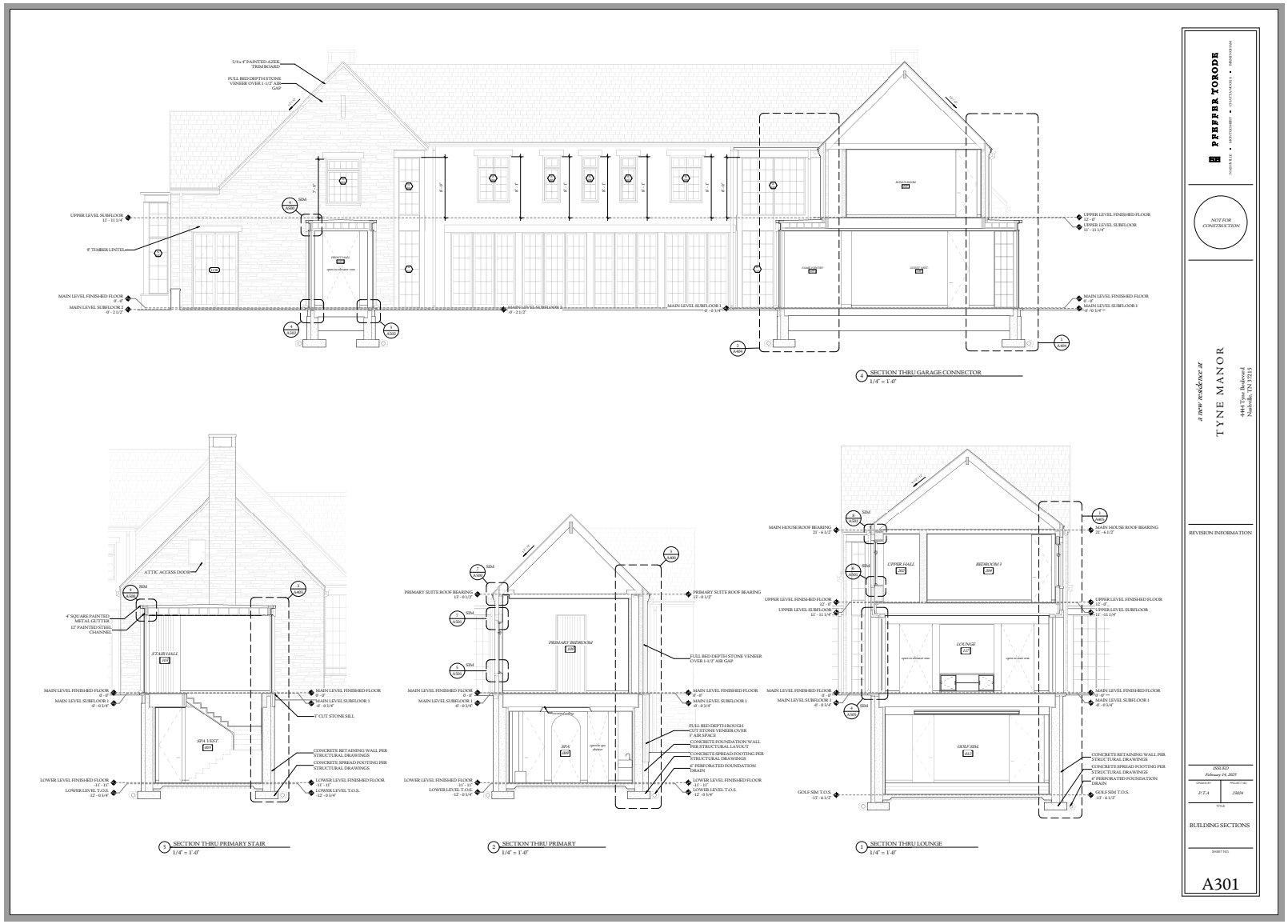
DRAWN BY: D.T.A
PROJECT NO: 23034

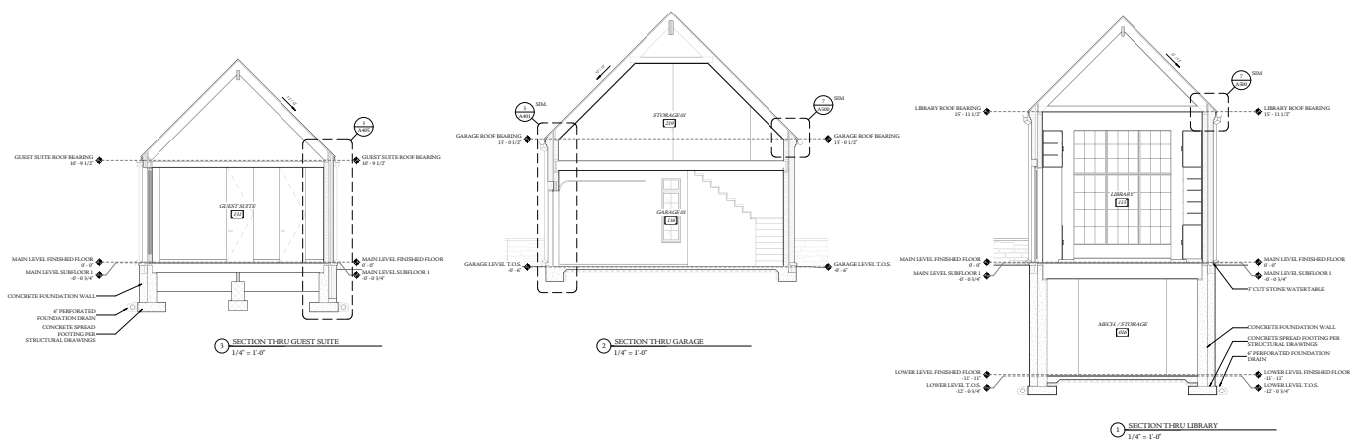
TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A206



PFEFFER TORODE
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
BUILDING SECTIONS
A300
SECTION THRU GREAT ROOM
1/4" = 1'-0"
SECTION THRU ENTRY
1/4" = 1'-0"


5/4x 4" PAINTED AZEK TRIM BOARD
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
9" TIMBER LINTEL
MAIN LEVEL FINISHED FLOOR 0' - 0"
MAIN LEVEL SUBFLOOR 2 -9' - 2 1/2"
MAIN LEVEL SUBFLOOR 3 -9' - 2 1/2"
MAIN LEVEL SUBFLOOR 1 -0' - 0 1/4"
UPPER LEVEL FINISHED FLOOR 12' - 0"
UPPER LEVEL SUBFLOOR 11' - 11 1/4"
MAIN LEVEL FINISHED FLOOR 0' - 0"
MAIN LEVEL SUBFLOOR 1 -0' - 0 1/4"
4 SECTION THRU GARAGE CONNECTOR
1/4" = 1'-0"
ATTIC ACCESS DOOR
4" SQUARE PAINTED METAL GUTTER
12" PAINTED STEEL CHANNEL
STAIR HALL
SPA UNDT.
MAIN LEVEL FINISHED FLOOR 0' - 0"
MAIN LEVEL SUBFLOOR 1 -0' - 0 1/4"
1" CUT STONE SILL
CONCRETE RETAINING WALL PER STRUCTURAL DRAWINGS
CONCRETE SPREAD FOOTING PER STRUCTURAL DRAWINGS
LOWER LEVEL FINISHED FLOOR 11' - 11"
LOWER LEVEL T.O.S. -12' - 0 3/4"
3 SECTION THRU PRIMARY STAIR
1/4" = 1'-0"
PRIMARY SUITE ROOF BEARING 11' - 0 1/2"
PRIMARY BEDROOM
FULL BED DEPTH STONE VENEER OVER 1-1/2" AIR GAP
SPA
FULL BED DEPTH ROUGH CUT STONE VENEER OVER 4" AIR SPACE
CONCRETE FOUNDATION WALL PER STRUCTURAL LAYOUT
6" PERFORATED FOUNDATION DRAIN
2 SECTION THRU PRIMARY
1/4" = 1'-0"
MAIN HOUSE ROOF BEARING 21' - 6 1/2"
UPPER HALL
BEDROOM 3
LOUNGE
GOLF SIM
GOLF SIM T.O.S. -11' - 6 1/2"
1 SECTION THRU LOUNGE
1/4" = 1'-0"
PFEFFER YOKODE
NASHVILLE • ARCHITECTURE • INTERIORS • BRENTWOOD
NOT FOR CONSTRUCTION
a NEW residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215
REVISION INFORMATION
ISSUED
February 14, 2025
DRAWN BY
P.T.A
PROJECT NO.
2404
TITLE
BUILDING SECTIONS
SHEET NO.
A301



3 SECTION THRU GUEST SUITE
1/4" = 1'-0"

2 SECTION THRU GARAGE
1/4" = 1'-0"

1 SECTION THRU LIBRARY
1/4" = 1'-0"

PFEFFER TORODE
NASHVILLE • MONTGOMERY • CHATTANOOGA • HIGHENSHAM

NOT FOR CONSTRUCTION

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, TN 37215

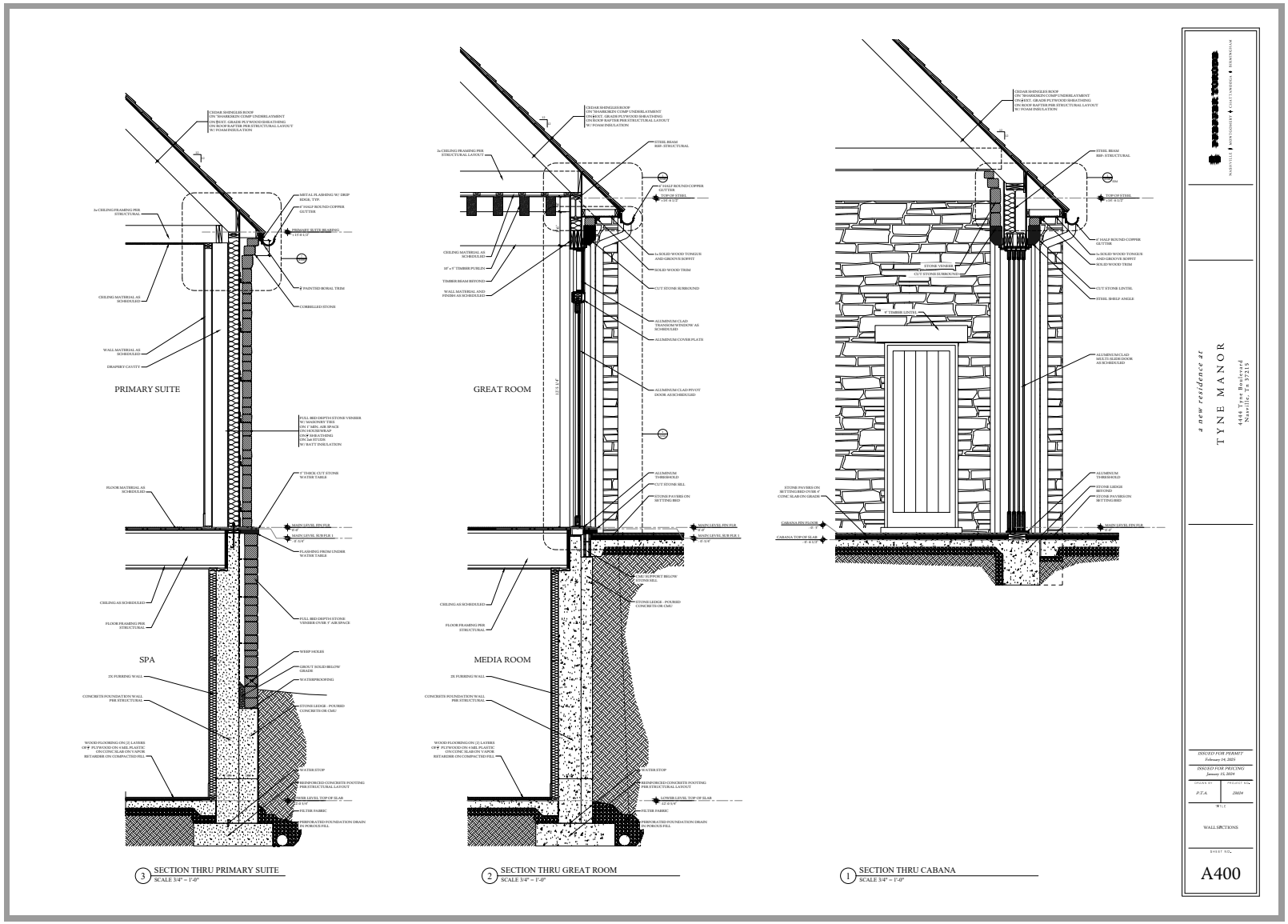
REVISION INFORMATION

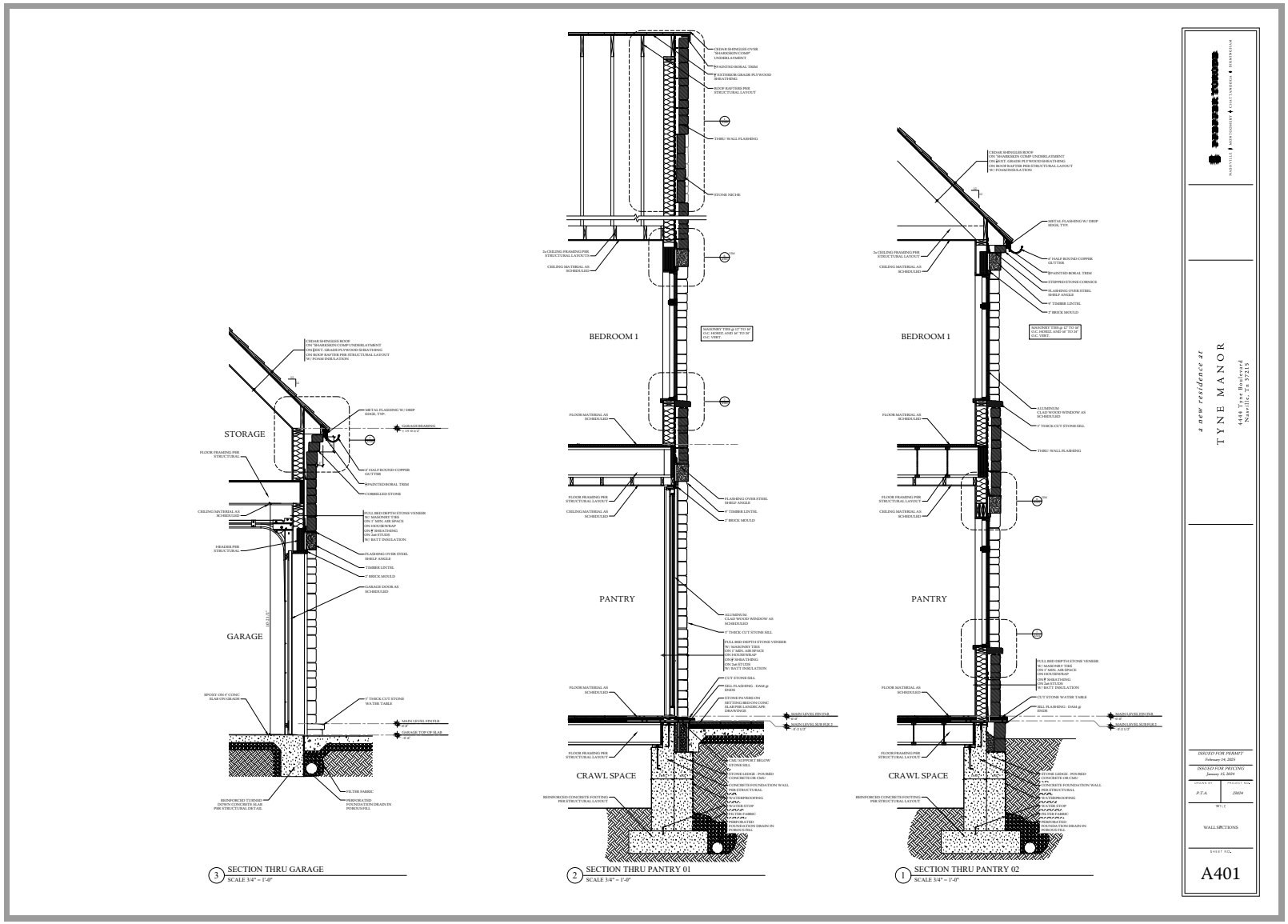
ISSUED
February 14, 2025

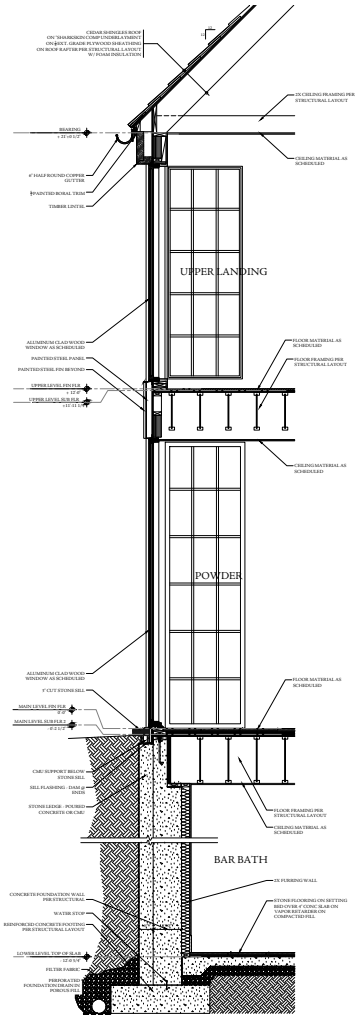
DRAWN BY: P.T.A
PROJECT NO: 23024

TITLE
BUILDING SECTIONS

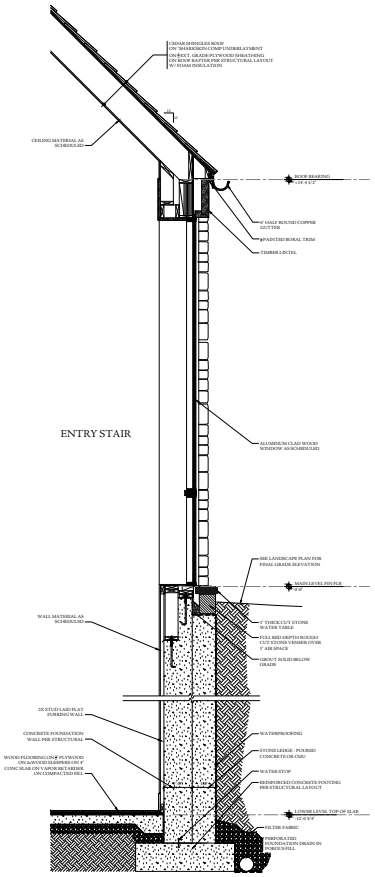
SHEET NO.
A302


PRIMARY SUITE
SPA
GREAT ROOM
MEDIA ROOM
3 SECTION THRU PRIMARY SUITE
SCALE 3/4" = 1'-0"
2 SECTION THRU GREAT ROOM
SCALE 3/4" = 1'-0"
1 SECTION THRU CABANA
SCALE 3/4" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 14, 2025
ISSUED FOR PRICING
January 31, 2025
DRAWN BY
P.T.A.
PROJECT NO.
20024
WALL SECTIONS
SHEET NO.
A400


CEDAR SHINGLES ROOF
ON SHAKEDEN COMP UNDERLAYMENT
ON 4/EXT. GRADE PLYWOOD SHEATHING
ON ROOF RAFTER PER STRUCTURAL LAYOUT
W/ FOAM INSULATION
METAL FLASHING W/ DRIP EDGE, TYP.
GARAGE FRAMING
+ 10' 0 1/2"
STORAGE
FLOOR FRAMING PER STRUCTURAL
6" HALF ROUND COPPER GUTTER
PAINTED BORAL TRIM
CORBELLED STONE
CEILING MATERIAL AS SCHEDULED
FULL BED DEPTH STONE VENEER W/ MASONRY TIES ON 1" MIN. AIR SPACE ON HOUSEWRAP ON 1/2" SHEATHING ON 2x6 STUDS W/ BATT INSULATION
HEADER PER STRUCTURAL
FLASHING OVER STEEL SHELF ANGLE
TIMBER LINTEL
7" BRICK MOULD
GARAGE DOOR AS SCHEDULED
GARAGE
EPOXY ON 4" CONC SLAB ON GRADE
8" THICK CUT STONE WATER TABLE
MAIN LEVEL FIN FLR
0'-0"
GARAGE TOP OF SLAB
0'-4"
REINFORCED TURNED DOWN CONCRETE SLAB PER STRUCTURAL DETAIL
FILTER FABRIC
PERFORATED FOUNDATION DRAIN IN POROUS FILL
3 SECTION THRU GARAGE
SCALE 3/4" = 1'-0"
CEDAR SHINGLES ROOF
ON SHAKEDEN COMP UNDERLAYMENT
ON 4/EXT. GRADE PLYWOOD SHEATHING
ON ROOF RAFTER PER STRUCTURAL LAYOUT
W/ FOAM INSULATION
THRU- WALL FLASHING
STONE NICHE
2x CEILING FRAMING PER STRUCTURAL LAYOUT
CEILING MATERIAL AS SCHEDULED
BEDROOM 1
MASONRY TIES @ 12" TO 16" O.C. VERT. AND 8" TO 24" O.C. HORZ.
FLOOR MATERIAL AS SCHEDULED
FLOOR FRAMING PER STRUCTURAL LAYOUT
FLASHING OVER STEEL SHELF ANGLE
7" TIMBER LINTEL
7" BRICK MOULD
PANTRY
ALUMINUM CLAD WOOD WINDOW AS SCHEDULED
7" THICK CUT STONE SILL
FULL BED DEPTH STONE VENEER W/ MASONRY TIES ON 1" MIN. AIR SPACE ON HOUSEWRAP ON 1/2" SHEATHING ON 2x6 STUDS W/ BATT INSULATION
CUT STONE SILL
SILL FLASHING - DAM @ ENDS
STONE PAVERS ON COMPACTED GRANULAR SLAB PER LANDSCAPE DRAWINGS
MAIN LEVEL FIN FLR
0'-0"
MAIN LEVEL SUB FLR 2
-0' 8 1/2"
FLOOR FRAMING PER STRUCTURAL LAYOUT
CRAWL SPACE
REINFORCED CONCRETE FOOTING PER STRUCTURAL LAYOUT
STONE SILL
STONE LEDGE - POURED CONCRETE OR CMU
CONCRETE FOUNDATION WALL PER STRUCTURAL
WATERPROOFING
WATER STOP
PERFORATED FOUNDATION DRAIN IN POROUS FILL
2 SECTION THRU PANTRY 01
SCALE 3/4" = 1'-0"
METAL FLASHING W/ DRIP EDGE, TYP.
6" HALF ROUND COPPER GUTTER
PAINTED BORAL TRIM
CORBELLED STONE CORNICE
FLASHING OVER STEEL SHELF ANGLE
7" TIMBER LINTEL
7" BRICK MOULD
2x CEILING FRAMING PER STRUCTURAL LAYOUT
CEILING MATERIAL AS SCHEDULED
BEDROOM 1
MASONRY TIES @ 12" TO 16" O.C. VERT. AND 8" TO 24" O.C. HORZ.
ALUMINUM CLAD WOOD WINDOW AS SCHEDULED
7" THICK CUT STONE SILL
FLOOR MATERIAL AS SCHEDULED
FLOOR FRAMING PER STRUCTURAL LAYOUT
CEILING MATERIAL AS SCHEDULED
THRU- WALL FLASHING
PANTRY
FULL BED DEPTH STONE VENEER W/ MASONRY TIES ON 1" MIN. AIR SPACE ON HOUSEWRAP ON 1/2" SHEATHING ON 2x6 STUDS W/ BATT INSULATION
CUT STONE WATER TABLE
SILL FLASHING - DAM @ ENDS
MAIN LEVEL FIN FLR
0'-0"
MAIN LEVEL SUB FLR 2
-0' 8 1/2"
FLOOR MATERIAL AS SCHEDULED
FLOOR FRAMING PER STRUCTURAL LAYOUT
CRAWL SPACE
REINFORCED CONCRETE FOOTING PER STRUCTURAL LAYOUT
STONE LEDGE - POURED CONCRETE OR CMU
CONCRETE FOUNDATION WALL PER STRUCTURAL
WATERPROOFING
WATER STOP
PERFORATED FOUNDATION DRAIN IN POROUS FILL
1 SECTION THRU PANTRY 02
SCALE 3/4" = 1'-0"
NASHVILLE ▲ KNOXVILLE ▲ SALT LAKE CITY ▲ BIRMINGHAM
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 14, 2025
ISSUED FOR PRICING
January 31, 2025
DRAWN BY
P.T.A.
PROJECT NO.
20024
WALL SECTIONS
SHEET NO.
A401



2 SECTION THRU UPPER LANDING
SCALE 3/4" = 1'-0"



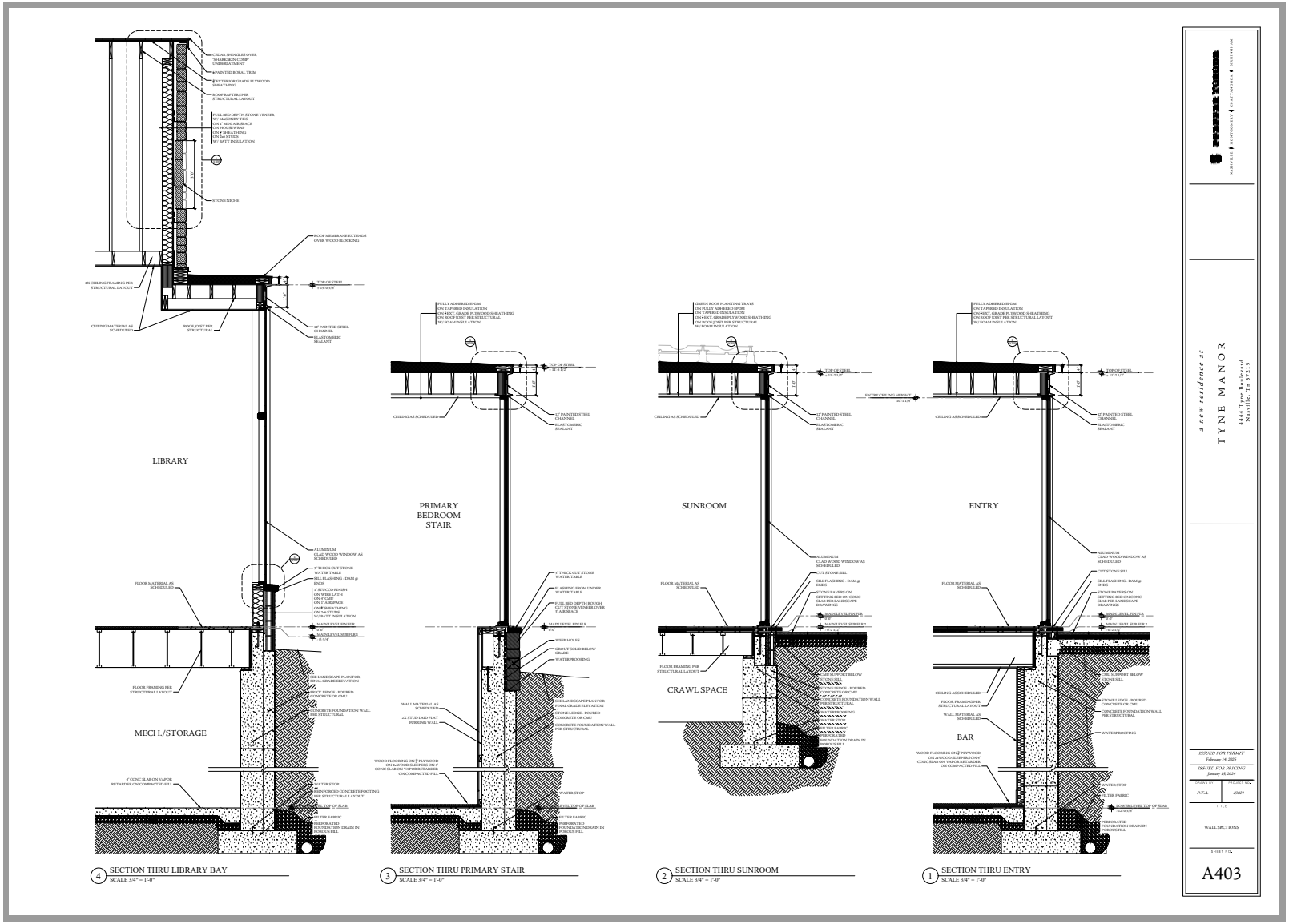
1 SECTION THRU FRONT STAIR
SCALE 3/4" = 1'-0"

a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215

ISSUED FOR PERMIT
February 14, 2025
ISSUED FOR PRICING
January 15, 2024
DRAWN BY: P.T.A.
PROJECT NO.: 20024

WALL SECTIONS

SHEET NO.
A402

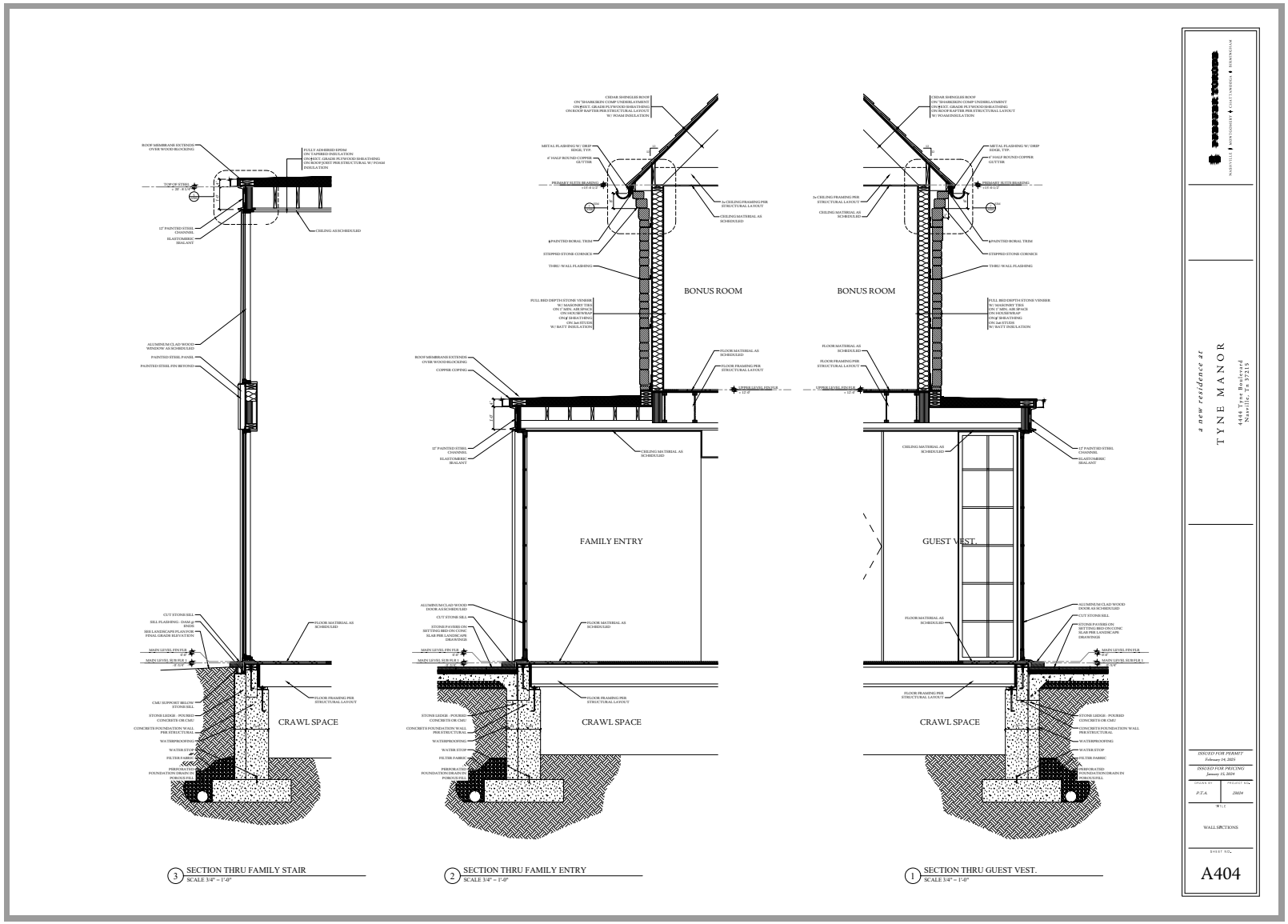


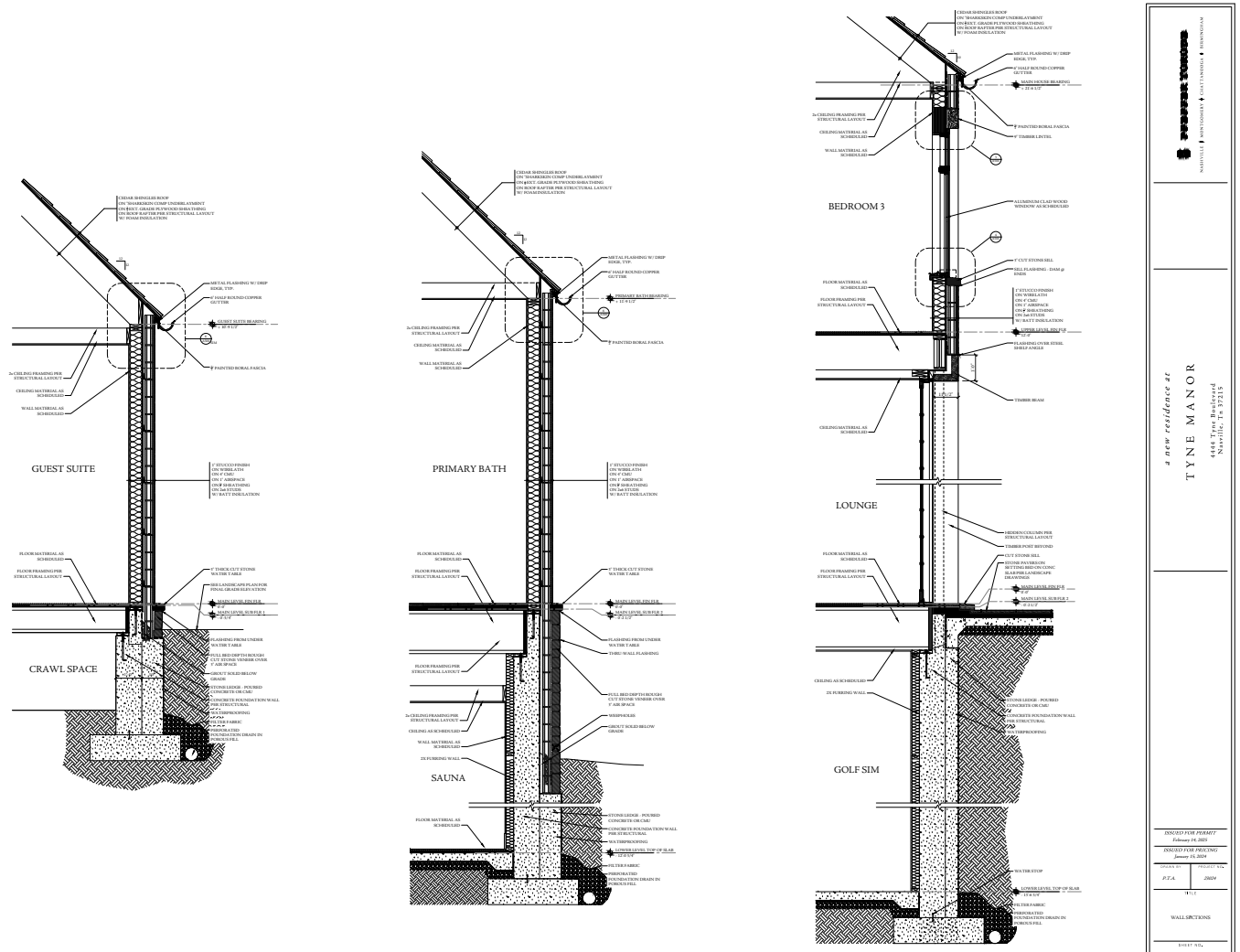
4 SECTION THRU LIBRARY BAY
SCALE 3/4" = 1'-0"

3 SECTION THRU PRIMARY STAIR
SCALE 3/4" = 1'-0"

2 SECTION THRU SUNROOM
SCALE 3/4" = 1'-0"

1 SECTION THRU ENTRY
SCALE 3/4" = 1'-0"

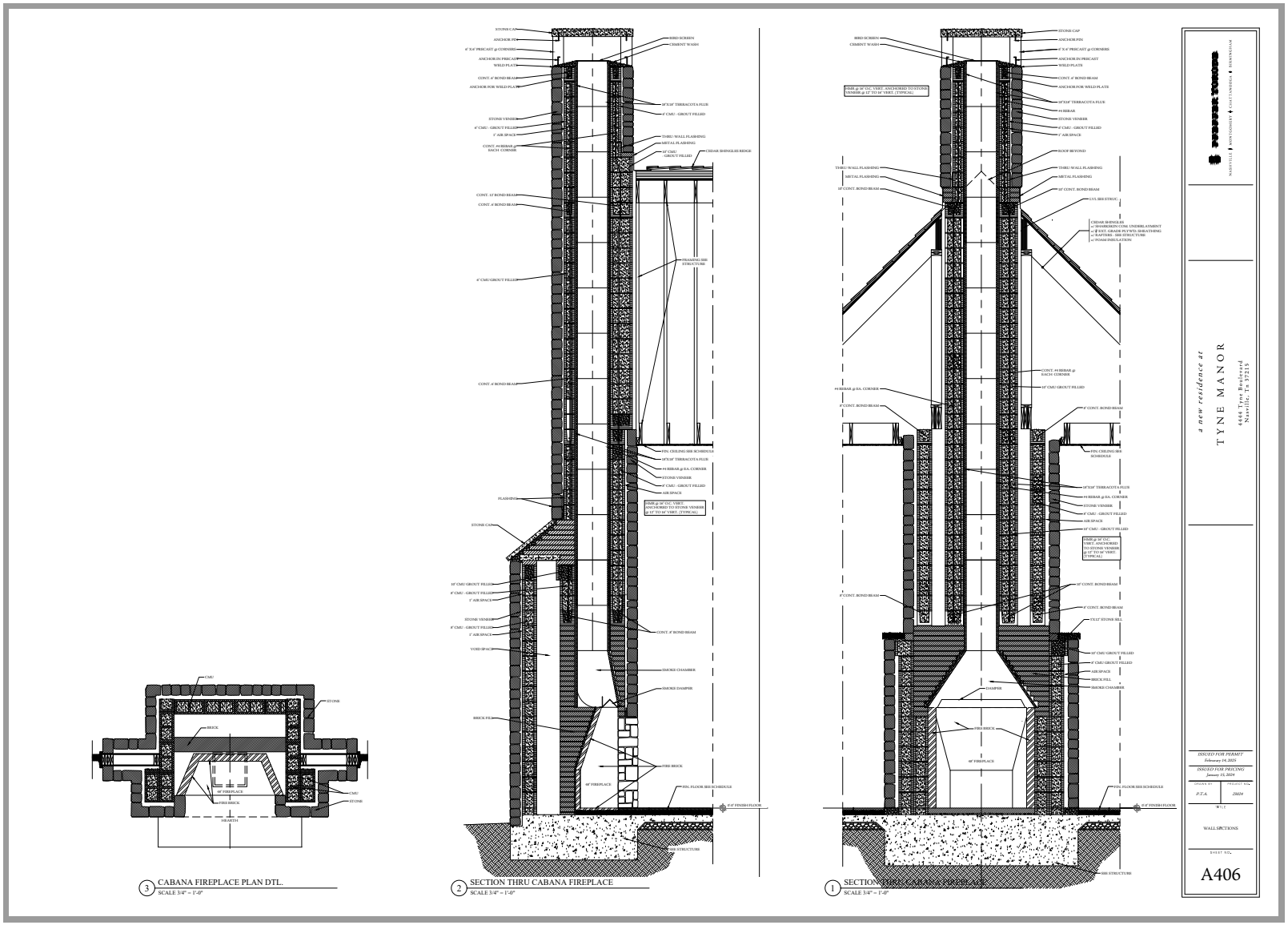

BONUS ROOM
FAMILY ENTRY
GUEST VEST.
CRAWL SPACE
CRAWL SPACE
CRAWL SPACE
3 SECTION THRU FAMILY STAIR
SCALE 3/4" = 1'-0"
2 SECTION THRU FAMILY ENTRY
SCALE 3/4" = 1'-0"
1 SECTION THRU GUEST VEST.
SCALE 3/4" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 14, 2025
ISSUED FOR PRICING
January 15, 2024
DRAWN BY
P.T.A.
PROJECT NO.
20024
TITLE
WALL SECTIONS
SHEET NO.
A404

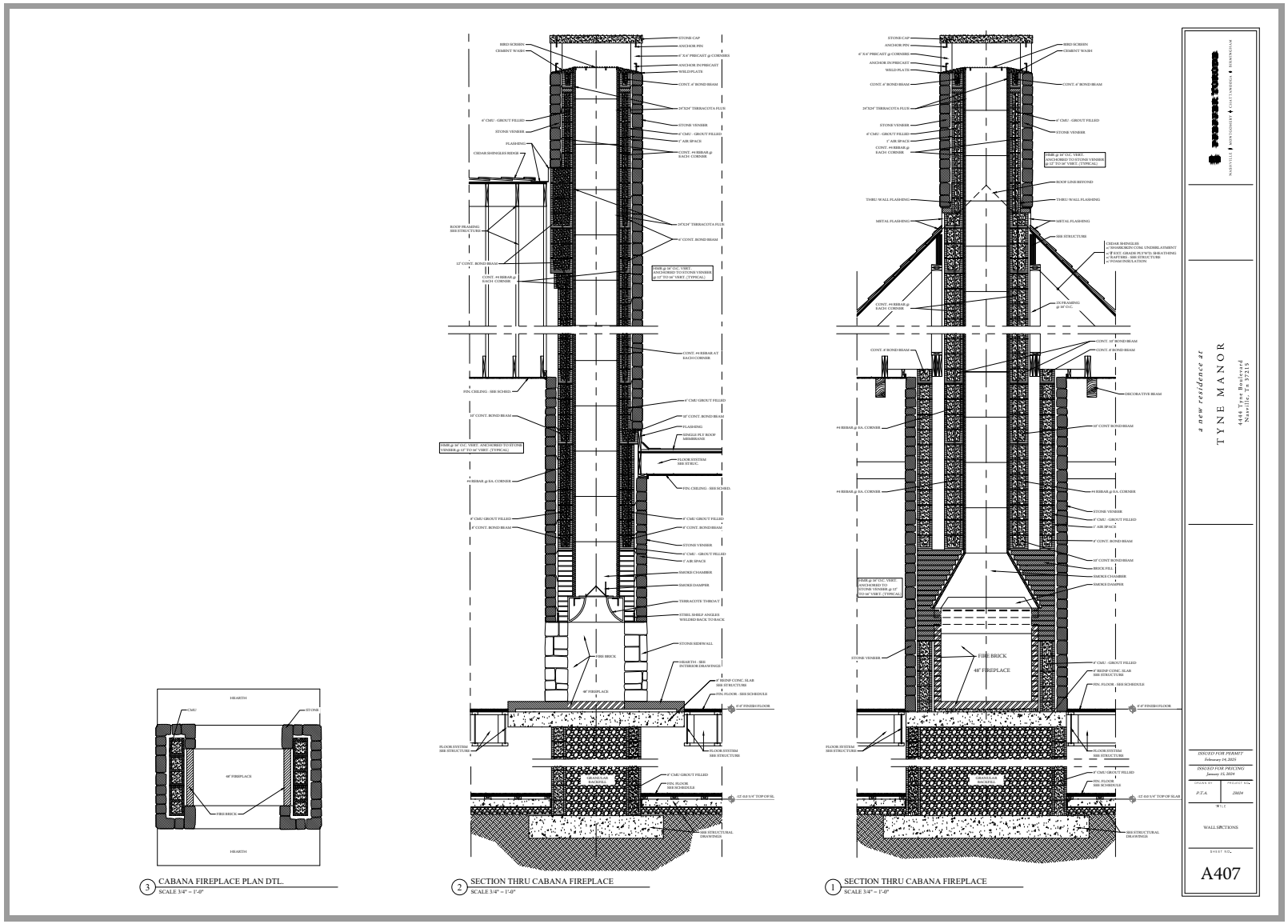


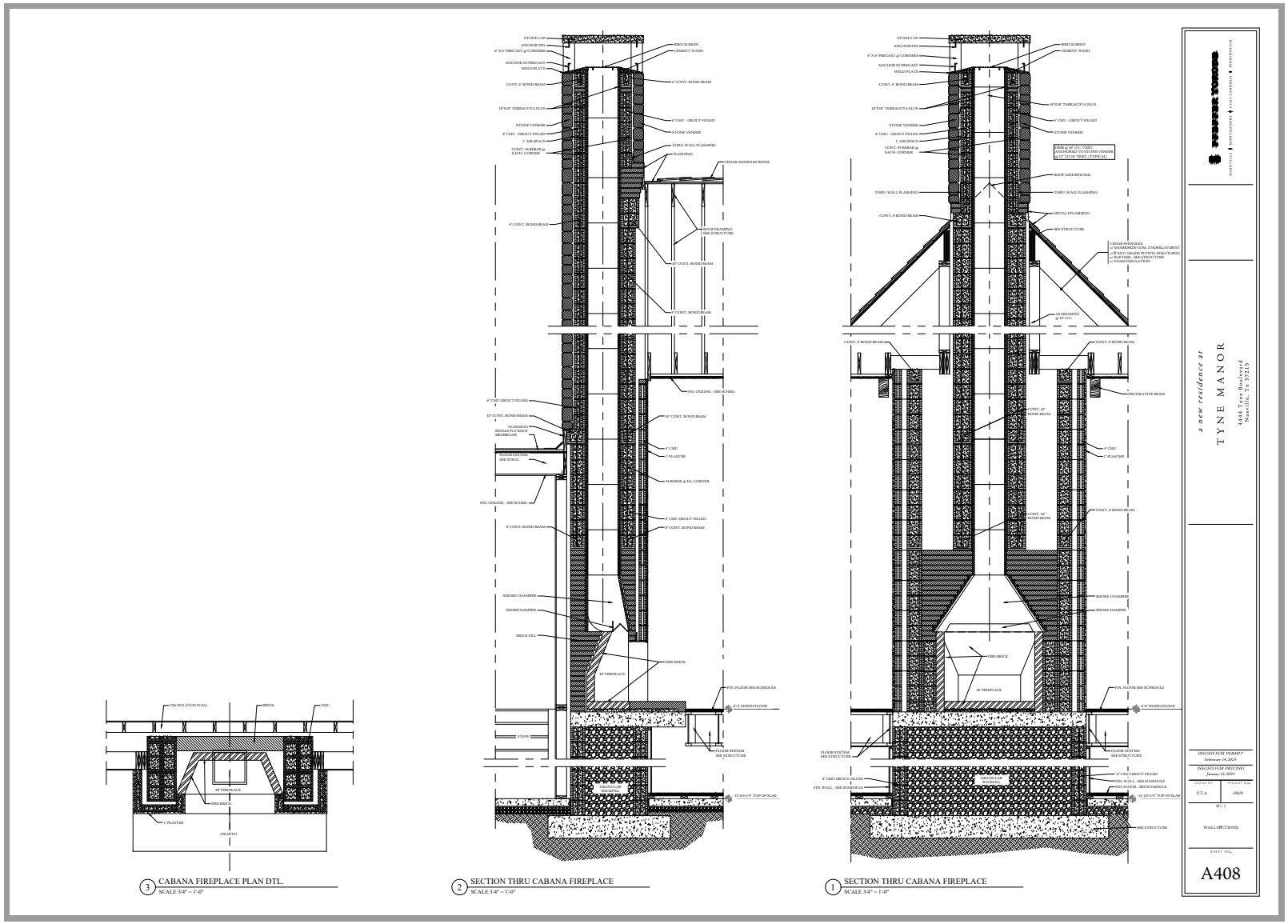
3 SECTION THRU GUEST SUITE
SCALE 3/4" = 1'-0"

2 SECTION THRU PRIMARY BATH
SCALE 3/4" = 1'-0"

1 SECTION THRU LOUNGE AND GOLF SIMULATOR
SCALE 3/4" = 1'-0"


3 CABANA FIREPLACE PLAN DTL.
SCALE 3/4" = 1'-0"
2 SECTION THRU CABANA FIREPLACE
SCALE 3/4" = 1'-0"
1 SECTION THRU CABANA FIREPLACE
SCALE 3/4" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 14, 2025
ISSUED FOR PRICING
January 31, 2025
P.T.A.
20024
WALL SECTIONS
A406

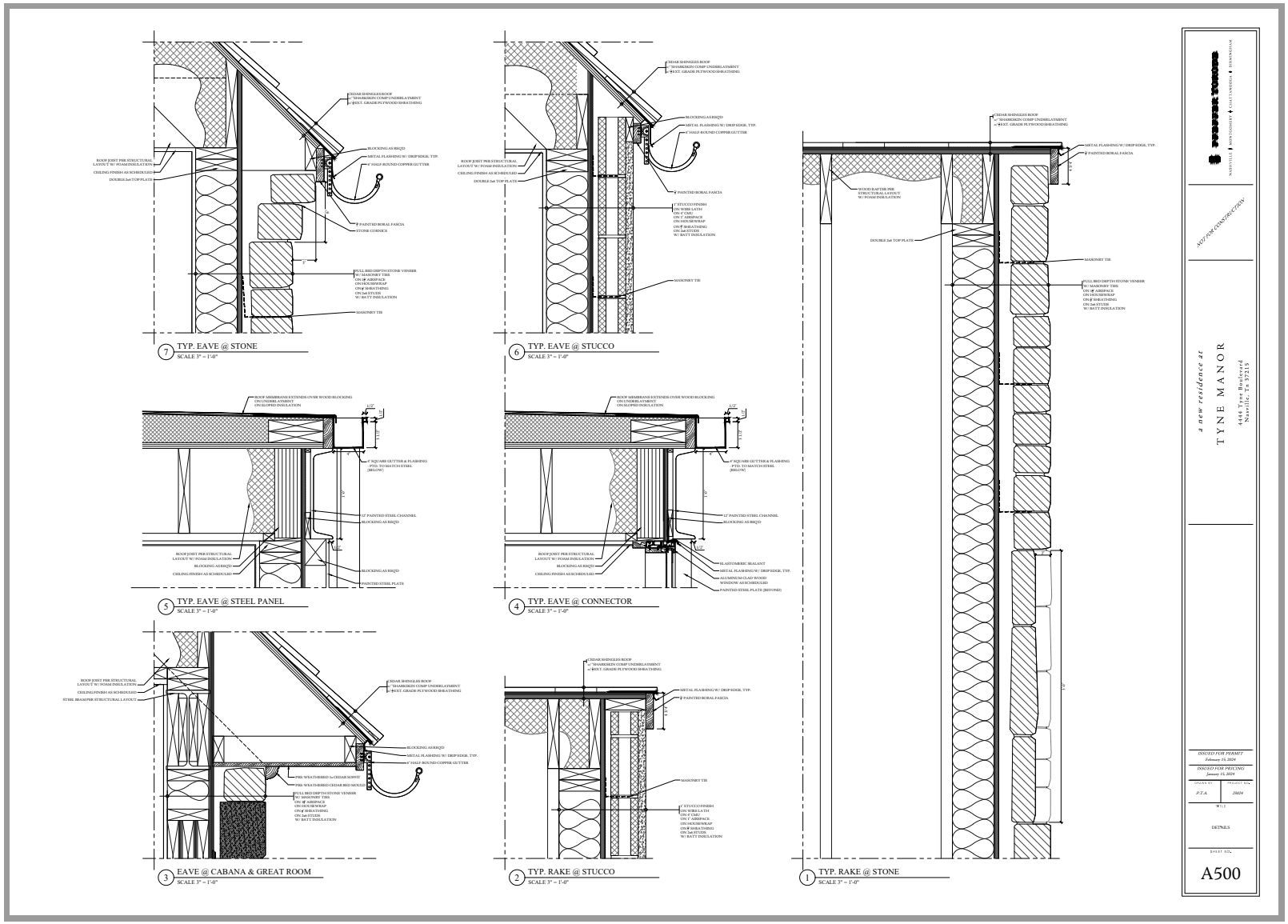

STONE CAP
ANCHOR PIN
6" X 6" PRECAST @ CORNERS
ANCHOR IN PRECAST
WELD PLATE
CONT. 6" BOND BEAM
24"X24" TERRACOTTA FLUE
STONE VENNER
6" CMU - GROUT FILLED
1" AIR SPACE
CONT. #4 REBAR @ EACH CORNER
#4@8 @ 16" O.C. VERT. ANCHORED TO STONE VENNER @ 32" TO 40" VERT. (TYPICAL)
ROOF LINE BEYOND
THRU WALL FLASHING
METAL FLASHING
SEE STRUCTURE
CEDAR SHINGLES w/ SHAKEBOARD COM. UNDERLAYMENT w/ 6" EXT. GRADE PLYWD. SHEATHING w/ RAFTERS - SEE STRUCTURE w/ FOAM INSULATION
2X6 FRAMING @ 16" O.C.
CONT. 6" BOND BEAM
DECORATIVE BEAM
#4 REBAR @ EA. CORNER
12" CONT BOND BEAM
BRICK FILL
SMOKE CHAMBER
SMOKE DAMPER
FIRE BRICK
48" FIREPLACE
6" REINF CONC. SLAB SEE STRUCTURE
FIN. FLOOR - SEE SCHEDULE
8'-0" FINISH FLOOR
FLOOR SYSTEM SEE STRUCTURE
GRANULAR BACKFILL
12'-0.0 1/4" TOP OF SLAB
SEE STRUCTURAL DRAWINGS
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 14, 2025
ISSUED FOR PRICING
January 31, 2025
DRAWN BY
P.T.A.
PROJECT NO.
20024
WALL SECTIONS
SHEET NO.
A407
HEARTH
CMU
STONE
48" FIREPLACE
FIRE BRICK
3 CABANA FIREPLACE PLAN DTL.
SCALE 3/4" = 1'-0"
2 SECTION THRU CABANA FIREPLACE
SCALE 3/4" = 1'-0"
1 SECTION THRU CABANA FIREPLACE
SCALE 3/4" = 1'-0"

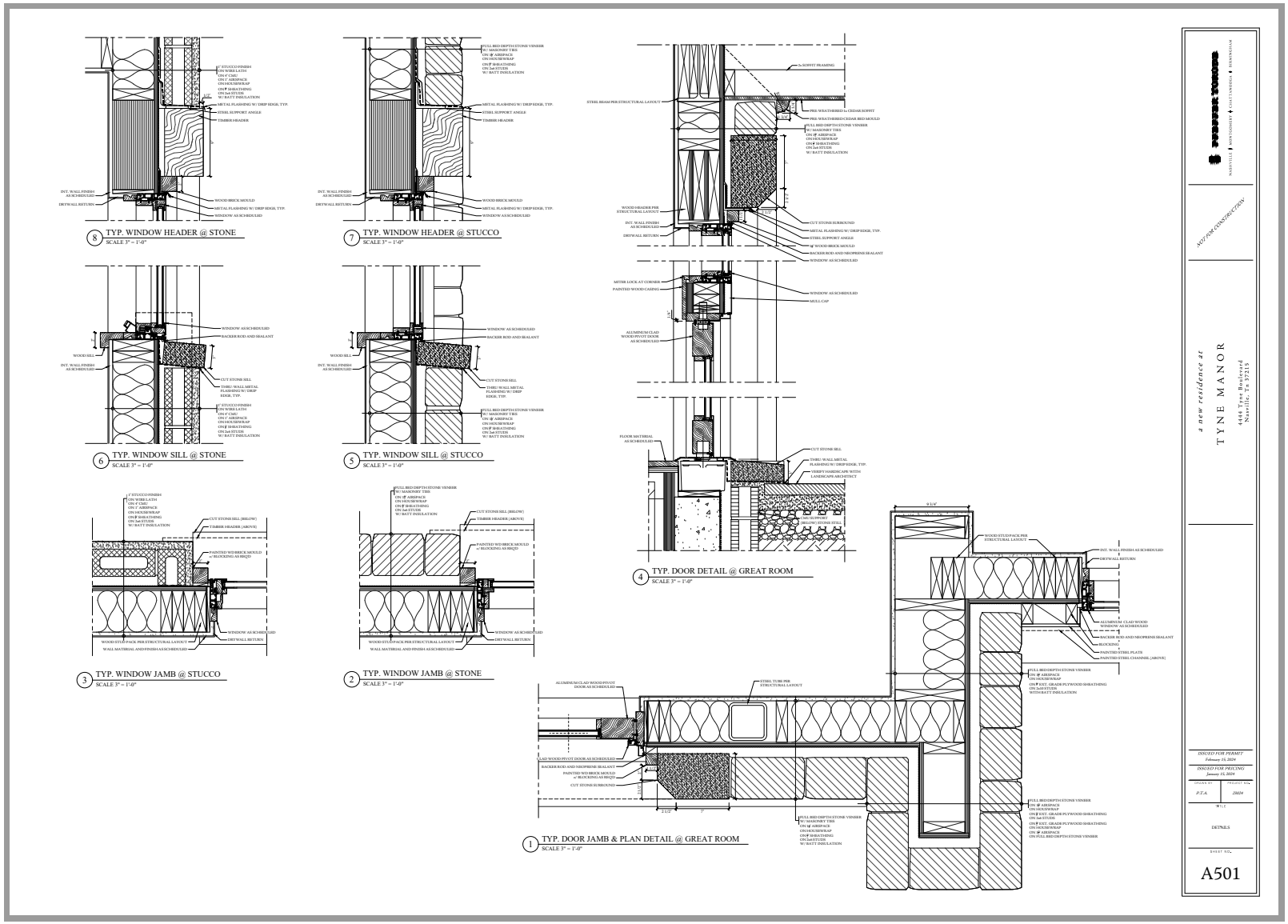


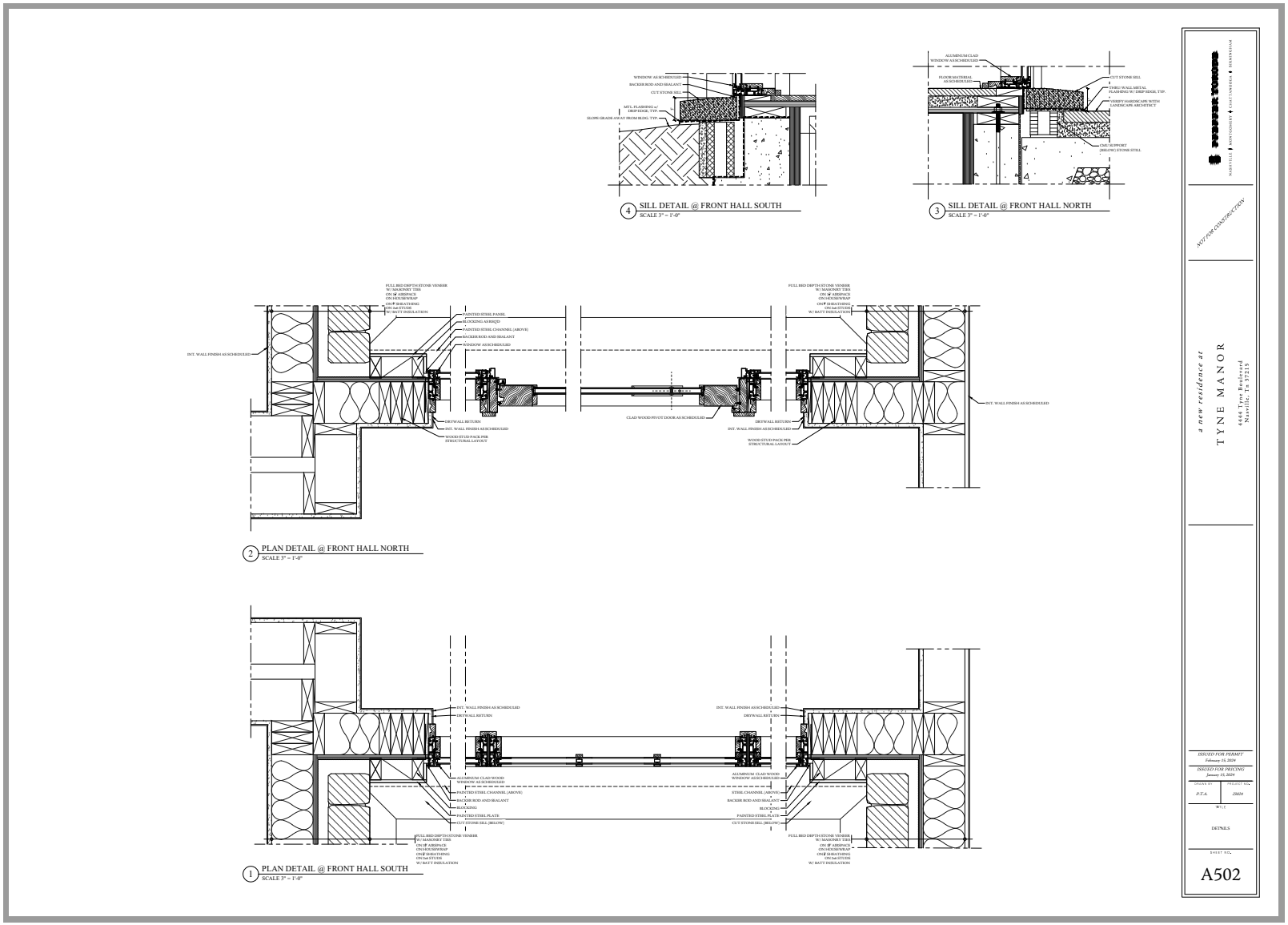
3 CABANA FIREPLACE PLAN DTL.
SCALE 3/4" = 1'-0"

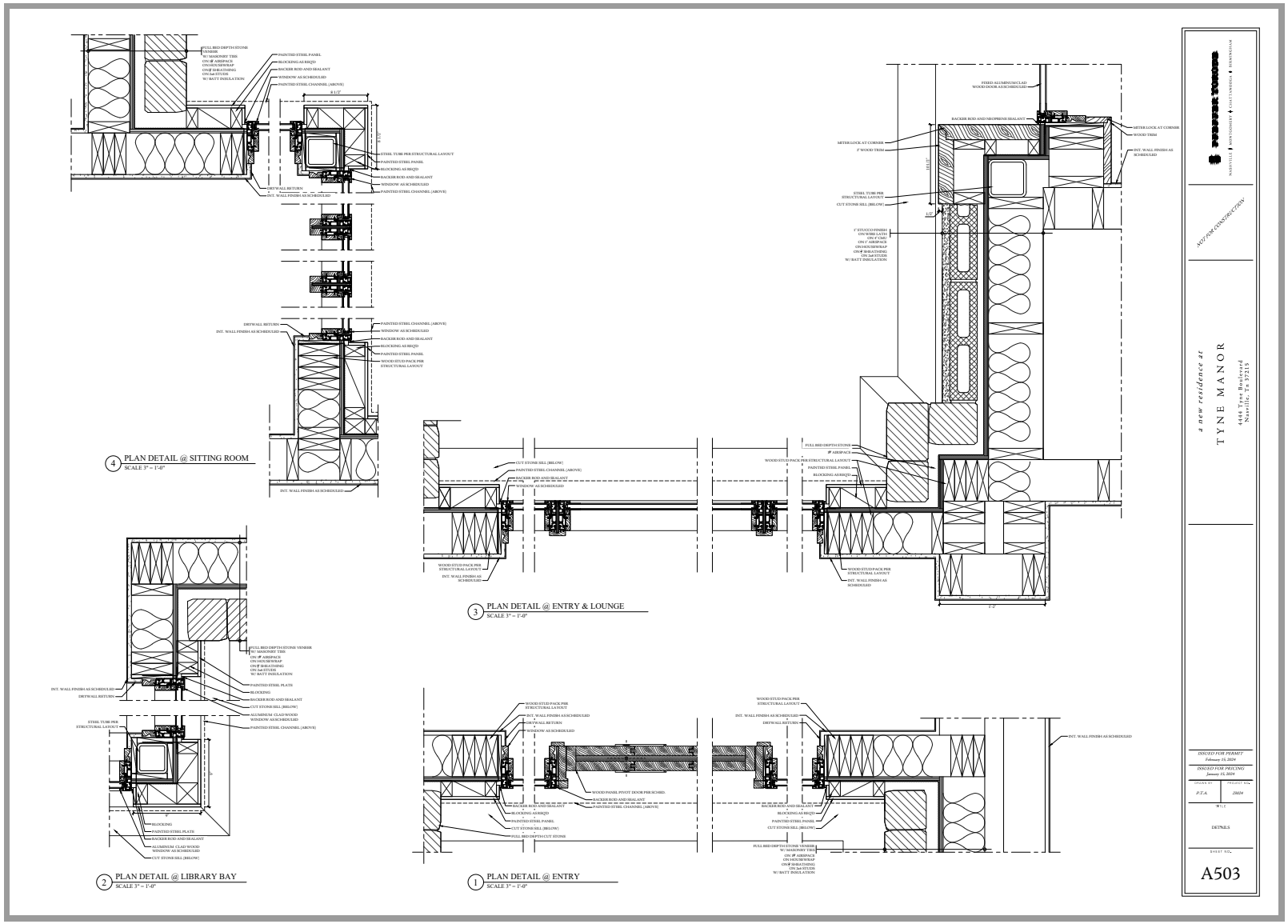
2 SECTION THRU CABANA FIREPLACE
SCALE 3/4" = 1'-0"

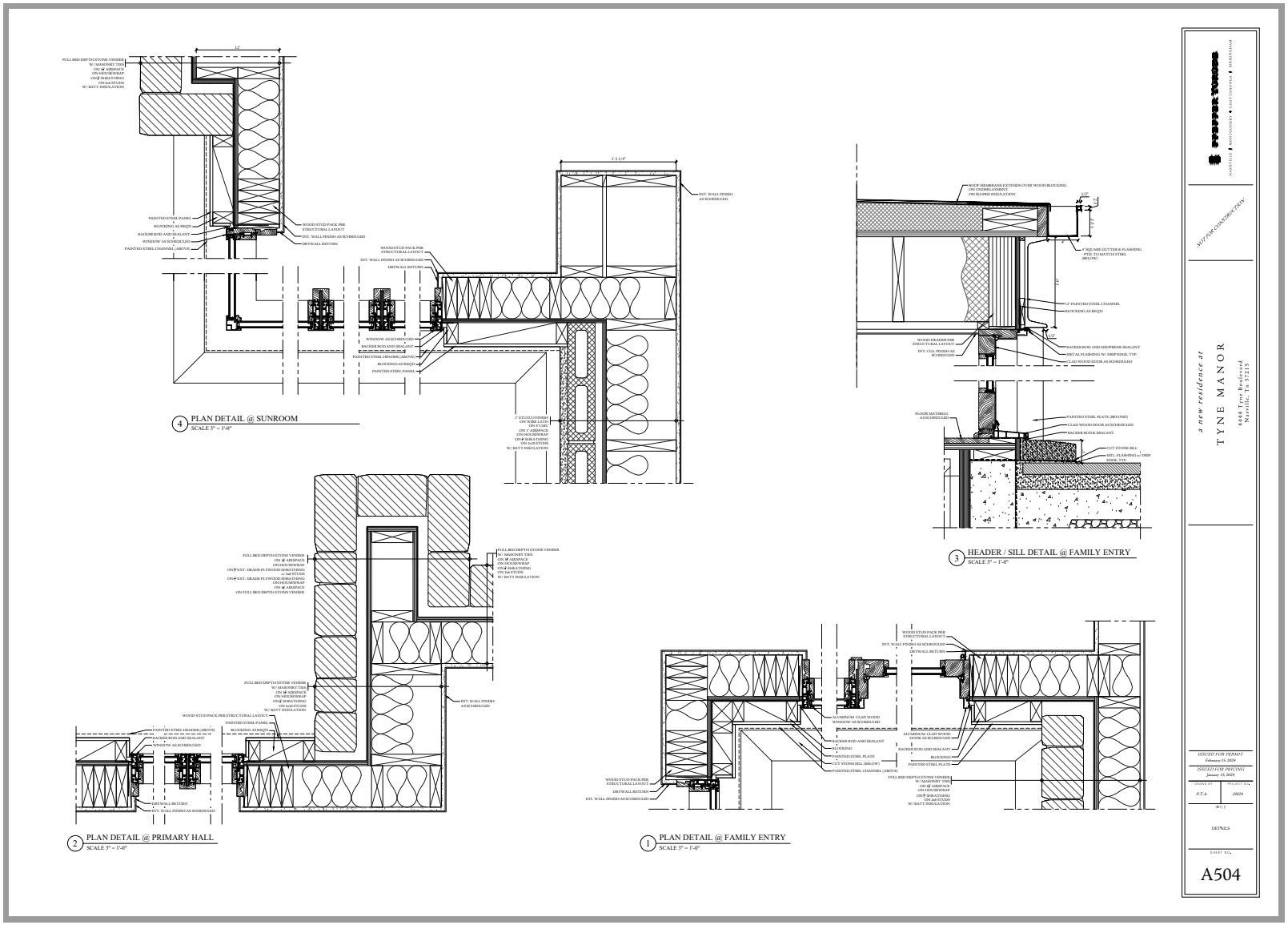
1 SECTION THRU CABANA FIREPLACE
SCALE 3/4" = 1'-0"

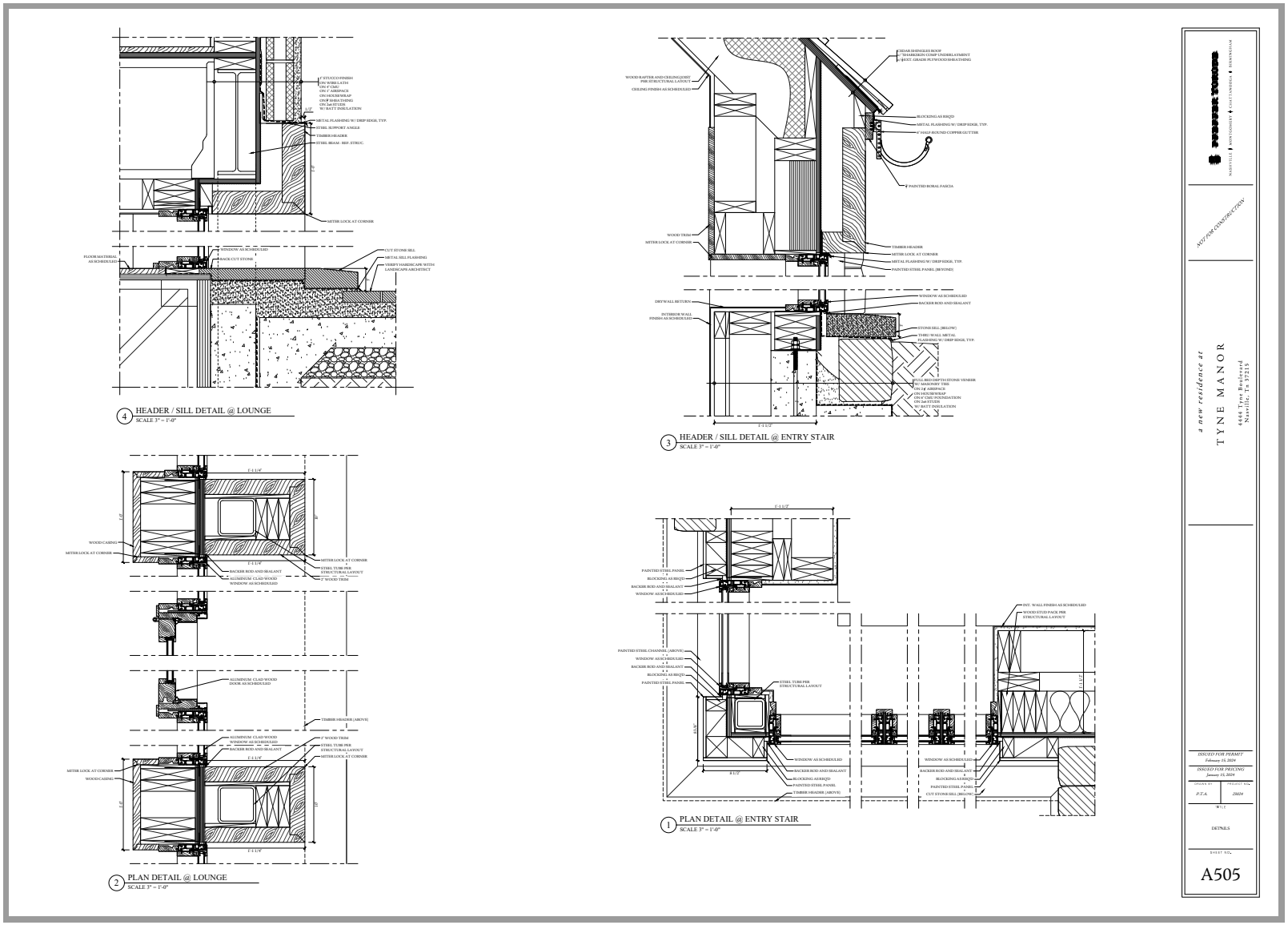

7 TYP. EAVE @ STONE
SCALE 3" = 1'-0"
6 TYP. EAVE @ STUCCO
SCALE 3" = 1'-0"
5 TYP. EAVE @ STEEL PANEL
SCALE 3" = 1'-0"
4 TYP. EAVE @ CONNECTOR
SCALE 3" = 1'-0"
3 EAVE @ CABANA & GREAT ROOM
SCALE 3" = 1'-0"
2 TYP. RAKE @ STUCCO
SCALE 3" = 1'-0"
1 TYP. RAKE @ STONE
SCALE 3" = 1'-0"
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 15, 2024
ISSUED FOR PRICING
January 15, 2024
P.T.A.
2024
DETAILS
A500

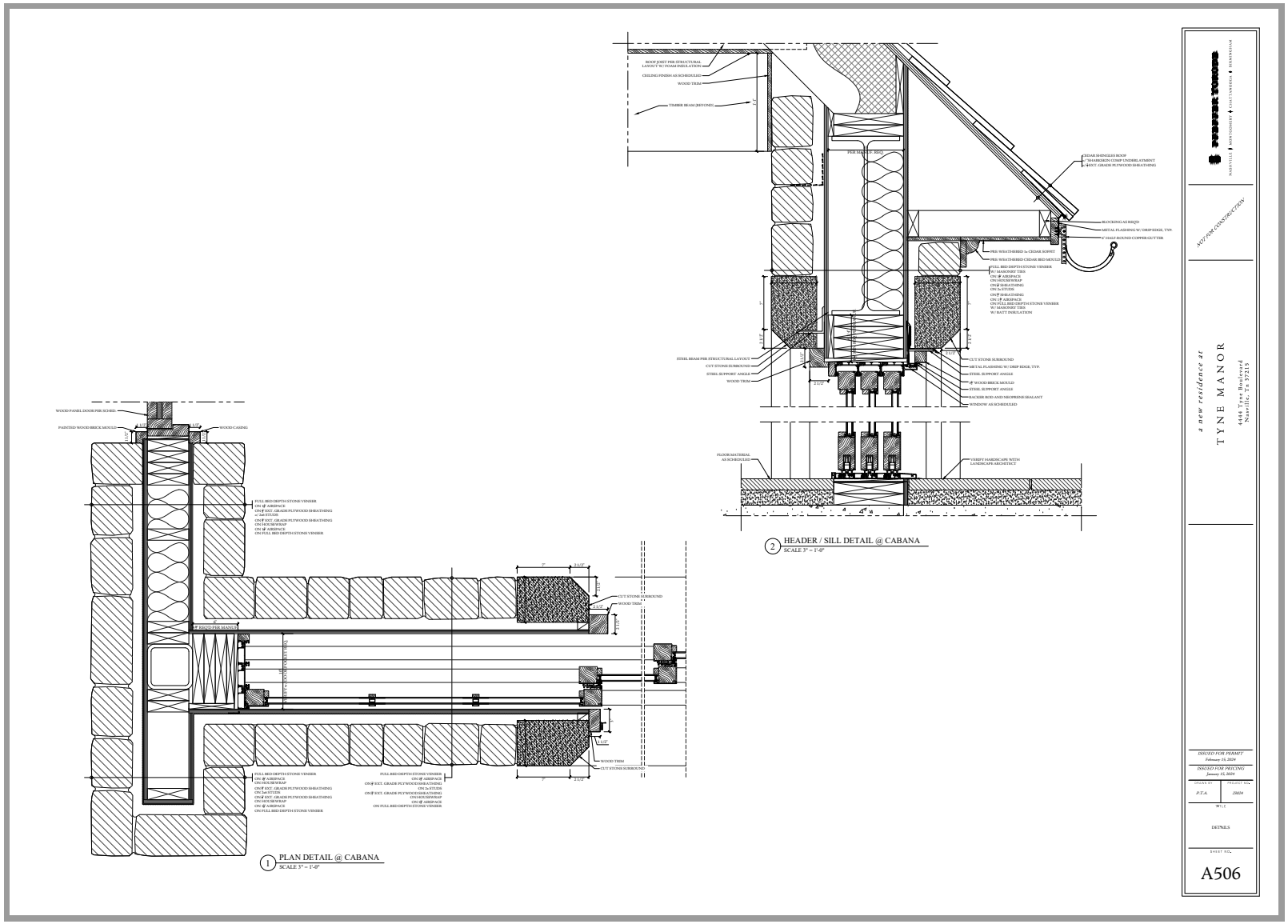

8 TYP. WINDOW HEADER @ STONE
SCALE 3" = 1'-0"
7 TYP. WINDOW HEADER @ STUCCO
SCALE 3" = 1'-0"
6 TYP. WINDOW SILL @ STONE
SCALE 3" = 1'-0"
5 TYP. WINDOW SILL @ STUCCO
SCALE 3" = 1'-0"
4 TYP. DOOR DETAIL @ GREAT ROOM
SCALE 3" = 1'-0"
3 TYP. WINDOW JAMB @ STUCCO
SCALE 3" = 1'-0"
2 TYP. WINDOW JAMB @ STONE
SCALE 3" = 1'-0"
1 TYP. DOOR JAMB & PLAN DETAIL @ GREAT ROOM
SCALE 3" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
February 14, 2024
ISSUED FOR PRICING
January 19, 2024
DRAWN BY
P.T.A.
PROJECT NO.
20424
DETAILS
SHEET NO.
A501


WINDOW AS SCHEDULED
BACKER ROD AND SEALANT
CUT STONE SILL
MTL. FLASHING w/ DRIP EDGE, TYP.
SLOPE GRADE AWAY FROM BLDG. TYP.
4 SILL DETAIL @ FRONT HALL SOUTH
SCALE 3" = 1'-0"
ALUMINUM CLAD WINDOW AS SCHEDULED
FLOOR MATERIAL AS SCHEDULED
CUT STONE SILL
THRU WALL METAL FLASHING W/ DRIP EDGE, TYP.
VERIFY HARDSCAPE WITH LANDSCAPE ARCHITECT
CMU SUPPORT (BELOW) STONE SILL
3 SILL DETAIL @ FRONT HALL NORTH
SCALE 3" = 1'-0"
FULL BED DEPTH STONE VENEER W/ MASONRY TIES ON 5/8" AIRSPACE ON WEATHER BARRIER ON 5/8" SHEATHING ON 2x6 STUDS W/ BATT INSULATION
PAINTED STEEL PANEL
BLOCKING AS REQ'D
PAINTED STEEL CHANNEL (ABOVE)
BACKER ROD AND SEALANT
WINDOW AS SCHEDULED
INT. WALL FINISH AS SCHEDULED
DRYWALL RETURN
INT. WALL FINISH AS SCHEDULED
WOOD STUD PACK PER STRUCTURAL LAYOUT
CLAD WOOD PIVOT DOOR AS SCHEDULED
2 PLAN DETAIL @ FRONT HALL NORTH
SCALE 3" = 1'-0"
ALUMINUM CLAD WOOD WINDOW AS SCHEDULED
STEEL CHANNEL (ABOVE)
BLOCKING
PAINTED STEEL PLATE
CUT STONE SILL (BELOW)
1 PLAN DETAIL @ FRONT HALL SOUTH
SCALE 3" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
February 14, 2024
ISSUED FOR PRICING
January 31, 2024
DRAWN BY
P.T.A.
PROJECT NO.
20604
DETAILS
SHEET NO.
A502

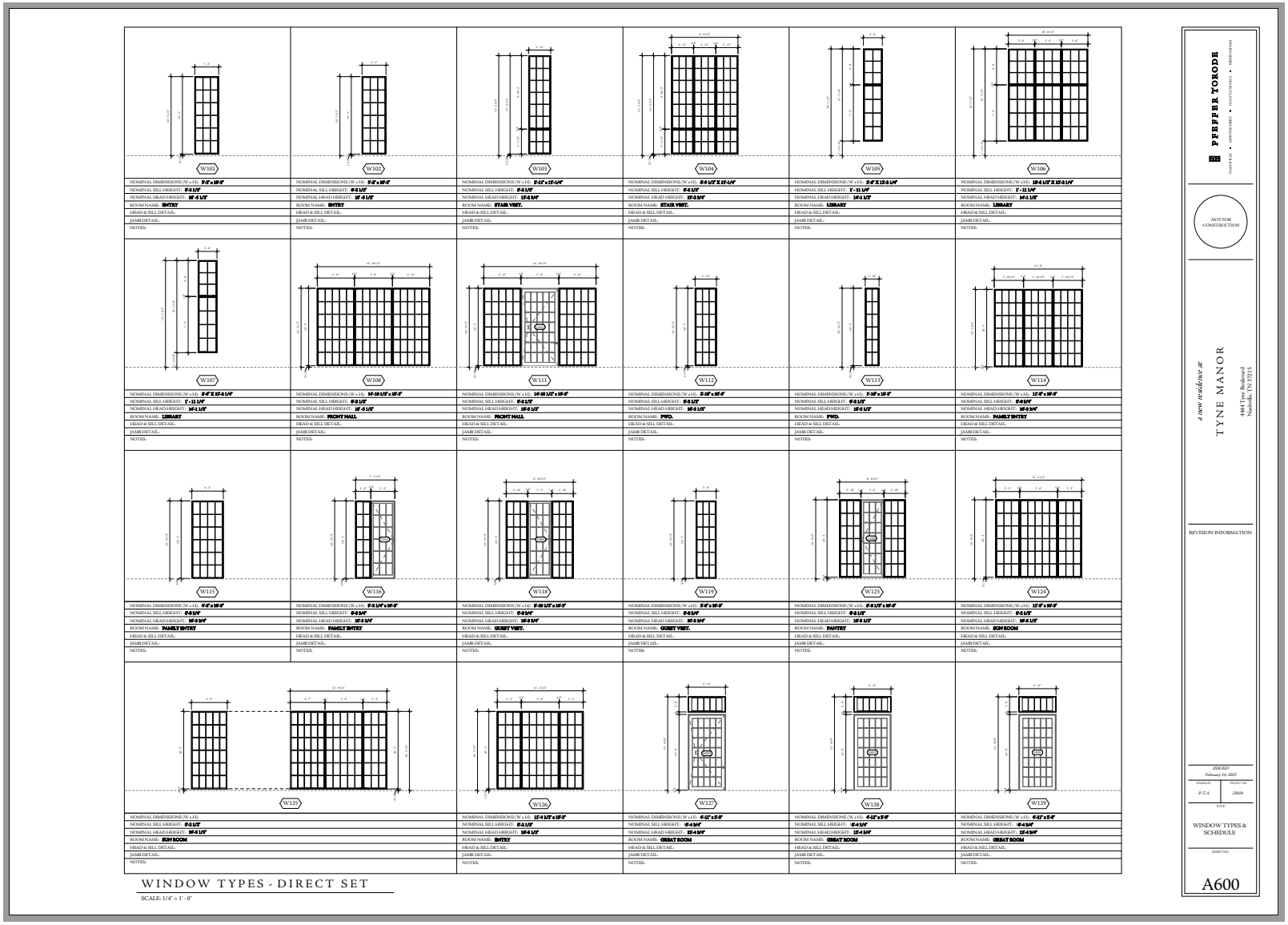

4 PLAN DETAIL @ SITTING ROOM
SCALE 3" = 1'-0"
3 PLAN DETAIL @ ENTRY & LOUNGE
SCALE 3" = 1'-0"
2 PLAN DETAIL @ LIBRARY BAY
SCALE 3" = 1'-0"
1 PLAN DETAIL @ ENTRY
SCALE 3" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
February 14, 2024
ISSUED FOR PRICING
January 19, 2024
DRAWN BY
P.T.A.
PROJECT NO.
20024
DETAILS
SHEET NO.
A503


4 PLAN DETAIL @ SUNROOM
SCALE 3" = 1'-0"
3 HEADER / SILL DETAIL @ FAMILY ENTRY
SCALE 3" = 1'-0"
2 PLAN DETAIL @ PRIMARY HALL
SCALE 3" = 1'-0"
1 PLAN DETAIL @ FAMILY ENTRY
SCALE 3" = 1'-0"
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
NOT FOR CONSTRUCTION
ISSUED FOR PERMIT
February 14, 2024
ISSUED FOR PRICING
January 31, 2024
DRAWN BY
P.T.A.
PROJECT NO.
20024
DETAILS
SHEET NO.
A504


4 HEADER / SILL DETAIL @ LOUNGE
SCALE 3" = 1'-0"
3 HEADER / SILL DETAIL @ ENTRY STAIR
SCALE 3" = 1'-0"
2 PLAN DETAIL @ LOUNGE
SCALE 3" = 1'-0"
1 PLAN DETAIL @ ENTRY STAIR
SCALE 3" = 1'-0"
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 15, 2024
ISSUED FOR PRICING
January 15, 2024
DRAWN BY
P.T.A.
PROJECT No.
20024
TITLE
DETAILS
SHEET NO.
A505



1 PLAN DETAIL @ CABANA
SCALE 3" = 1'-0"
2 HEADER / SILL DETAIL @ CABANA
SCALE 3" = 1'-0"
NOT FOR CONSTRUCTION
a new residence at
TYNE MANOR
4444 Tyne Boulevard
Nashville, Tn 37215
ISSUED FOR PERMIT
February 15, 2024
ISSUED FOR PRICING
January 15, 2024
DRAWN BY
P.T.A.
PROJECT No.
28024
TITLE
DETAILS
SHEET NO.
A506



W101	W102	W103	W104	W105	W106
NOMINAL DIMENSIONS (W x H): 3'-0" x 10'-0"	NOMINAL DIMENSIONS (W x H): 3'-0" x 10'-0"	NOMINAL DIMENSIONS (W x H): 2'-11" x 13'-1-1/4"	NOMINAL DIMENSIONS (W x H): 5'-1 1/2" X 13'-1-1/4"	NOMINAL DIMENSIONS (W x H): 5'-0" X 12'-1-1/4"	NOMINAL DIMENSIONS (W x H): 15'-4 1/2" X 12'-1-1/4"
NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 1'- 11 1/4"	NOMINAL SILL HEIGHT: 1'- 11 1/4"
NOMINAL HEAD HEIGHT: 10'-0 1/2"	NOMINAL HEAD HEIGHT: 10'-0 1/2"	NOMINAL HEAD HEIGHT: 13'-0 3/4"	NOMINAL HEAD HEIGHT: 13'-0 3/4"	NOMINAL HEAD HEIGHT: 14'-0 1/2"	NOMINAL HEAD HEIGHT: 14'-0 1/2"
ROOM NAME: ENTRY	ROOM NAME: ENTRY	ROOM NAME: STAIR VEST.	ROOM NAME: STAIR VEST.	ROOM NAME: LIBRARY	ROOM NAME: LIBRARY
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

W107	W108	W111	W112	W113	W114
NOMINAL DIMENSIONS (W x H): 5'-0" X 13'-1-1/4"	NOMINAL DIMENSIONS (W x H): 10'-10 1/2" x 10'-0"	NOMINAL DIMENSIONS (W x H): 10'-10 1/2" x 10'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 10'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 10'-0"	NOMINAL DIMENSIONS (W x H): 15'-0" x 10'-0"
NOMINAL SILL HEIGHT: 1'- 11 1/4"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/4"
NOMINAL HEAD HEIGHT: 14'-1 1/2"	NOMINAL HEAD HEIGHT: 10'-1 1/2"	NOMINAL HEAD HEIGHT: 10'-1 1/2"	NOMINAL HEAD HEIGHT: 10'-1 1/2"	NOMINAL HEAD HEIGHT: 10'-1 1/2"	NOMINAL HEAD HEIGHT: 10'-0 3/4"
ROOM NAME: LIBRARY	ROOM NAME: FRONT HALL	ROOM NAME: FRONT HALL	ROOM NAME: FWD.	ROOM NAME: FWD.	ROOM NAME: FAMILY ENTRY
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

W115	W116	W118	W119	W123	W124
NOMINAL DIMENSIONS (W x H): 6'-0" x 10'-0"	NOMINAL DIMENSIONS (W x H): 6'-1 1/4" x 10'-0"	NOMINAL DIMENSIONS (W x H): 10'-10 1/2" x 10'-0"	NOMINAL DIMENSIONS (W x H): 3'-0" x 10'-0"	NOMINAL DIMENSIONS (W x H): 6'-11 1/2" x 10'-0"	NOMINAL DIMENSIONS (W x H): 15'-0" x 10'-0"
NOMINAL SILL HEIGHT: 0'-0 3/4"	NOMINAL SILL HEIGHT: 0'-0 3/4"	NOMINAL SILL HEIGHT: 0'-0 3/4"	NOMINAL SILL HEIGHT: 0'-0 3/4"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"
NOMINAL HEAD HEIGHT: 10'-0 3/4"	NOMINAL HEAD HEIGHT: 10'-0 3/4"	NOMINAL HEAD HEIGHT: 10'-0 3/4"	NOMINAL HEAD HEIGHT: 10'-0 3/4"	NOMINAL HEAD HEIGHT: 10'-0 1/2"	NOMINAL HEAD HEIGHT: 10'-0 1/2"
ROOM NAME: FAMILY ENTRY	ROOM NAME: FAMILY ENTRY	ROOM NAME: GUEST VEST.	ROOM NAME: GUEST VEST.	ROOM NAME: PANTRY	ROOM NAME: BUTLERS
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

W125	W126	W127	W128	W129
NOMINAL DIMENSIONS (W x H):	NOMINAL DIMENSIONS (W x H): 12'-4 1/2" x 10'-0"	NOMINAL DIMENSIONS (W x H): 6'-11" x 5'-0"	NOMINAL DIMENSIONS (W x H): 6'-11" x 5'-0"	NOMINAL DIMENSIONS (W x H): 6'-11" x 5'-0"
NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-0 1/2"	NOMINAL SILL HEIGHT: 0'-4 3/4"	NOMINAL SILL HEIGHT: 0'-4 3/4"	NOMINAL SILL HEIGHT: 0'-4 3/4"
NOMINAL HEAD HEIGHT: 10'-0 1/2"	NOMINAL HEAD HEIGHT: 10'-0 1/2"	NOMINAL HEAD HEIGHT: 5'-0 1/4"	NOMINAL HEAD HEIGHT: 5'-0 1/4"	NOMINAL HEAD HEIGHT: 5'-0 1/4"
ROOM NAME: BOH ROOM	ROOM NAME: ENTRY	ROOM NAME: GREAT ROOM	ROOM NAME: GREAT ROOM	ROOM NAME: GREAT ROOM
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

WINDOW TYPES - DIRECT SET

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

PFEFFER TOKODE

NASHVILLE • ARCHITECTURE • DEVELOPMENT • BRENTWOOD

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

ISSUED
February 14, 2025

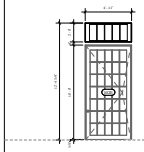
DRAWN BY: P.T.A
PROJECT NO: 23034

TITLE

WINDOW TYPES & SCHEDULE

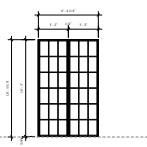
SHEET NO.

A600



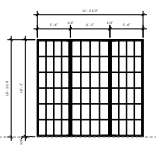
W130

NOMINAL DIMENSIONS (W x H):	6'-11" x 8'-0"
NOMINAL SILL HEIGHT:	0'-4 1/4"
NOMINAL HEAD HEIGHT:	12'-4 3/4"
ROOM NAME:	GREAT ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



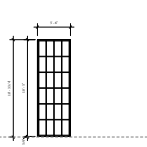
W131

NOMINAL DIMENSIONS (W x H):	6'-4 1/4" x 10'-0"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	10'-3 1/4"
ROOM NAME:	STAIR HALL
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



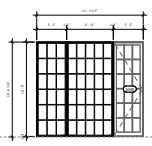
W132

NOMINAL DIMENSIONS (W x H):	11'-1 1/2" x 10'-0"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	10'-3 1/4"
ROOM NAME:	SITTING ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



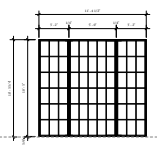
W133

NOMINAL DIMENSIONS (W x H):	3'-4" x 10'-0"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	10'-3 1/4"
ROOM NAME:	SITTING ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



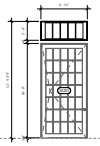
W135

NOMINAL DIMENSIONS (W x H):	11'-1 1/2" x 10'-0"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	10'-3 1/4"
ROOM NAME:	PRIMARY BEDROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



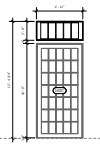
W138

NOMINAL DIMENSIONS (W x H):	11'-4 1/8" x 10'-0"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	10'-3 1/4"
ROOM NAME:	STAIR HALL
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



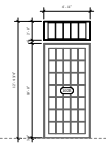
W139

NOMINAL DIMENSIONS (W x H):	6'-11" x 8'-0"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	12'-4 3/4"
ROOM NAME:	GREAT ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



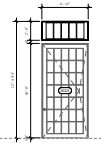
W140

NOMINAL DIMENSIONS (W x H):	6'-11" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	12'-4 3/4"
ROOM NAME:	GREAT ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



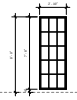
W141

NOMINAL DIMENSIONS (W x H):	6'-11" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	12'-4 3/4"
ROOM NAME:	GREAT ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



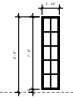
W142

NOMINAL DIMENSIONS (W x H):	6'-11" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4 3/4"
NOMINAL HEAD HEIGHT:	12'-4 3/4"
ROOM NAME:	GREAT ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



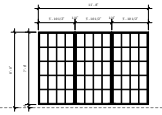
W202

NOMINAL DIMENSIONS (W x H):	2'-10" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4"
NOMINAL HEAD HEIGHT:	8'-4"
ROOM NAME:	UPPER LANDING
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



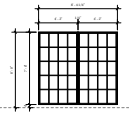
W203

NOMINAL DIMENSIONS (W x H):	1'-10" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4"
NOMINAL HEAD HEIGHT:	8'-4"
ROOM NAME:	UPPER LANDING
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



W209

NOMINAL DIMENSIONS (W x H):	11'-6" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4"
NOMINAL HEAD HEIGHT:	8'-4"
ROOM NAME:	BONUS ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	



W210

NOMINAL DIMENSIONS (W x H):	6'-0" x 7'-4"
NOMINAL SILL HEIGHT:	0'-4"
NOMINAL HEAD HEIGHT:	8'-4"
ROOM NAME:	BONUS ROOM
HEAD & SILL DETAIL:	
JAMB DETAIL:	
NOTES:	

WINDOW TYPES - DIRECT SET

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

PFEFFER TOKODE

NASHVILLE • ARCHITECTURE • DEVELOPMENT • BRENTWOOD

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY: D.T.A
PROJECT NO: 23034

TITLE

WINDOW TYPES & SCHEDULE

SHEET NO.

A601

W109	W110	W117	W120	W121	W122
NOMINAL DIMENSIONS (W x H): 2'-0" x 4'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 4'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 4'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"
NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"
NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 8'-0"	NOMINAL HEAD HEIGHT: 8'-0"	NOMINAL HEAD HEIGHT: 8'-0"
ROOM NAME: GARAGE 1	ROOM NAME: GARAGE 1	ROOM NAME: GARAGE 2	ROOM NAME: POOL PWD.	ROOM NAME: POOL BATH	ROOM NAME: PANTRY
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

W134	W136	W137	W201	W204	W205
NOMINAL DIMENSIONS (W x H): 5'-0" x 6'-0"	NOMINAL DIMENSIONS (W x H): 3'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 4'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 4'-0" x 3'-0"	NOMINAL DIMENSIONS (W x H): 4'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"
NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0 1/2"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 3'-0"
NOMINAL HEAD HEIGHT: 9'-0"	NOMINAL HEAD HEIGHT: 12'-0"	NOMINAL HEAD HEIGHT: 10'-5 1/2"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 8'-0"	NOMINAL HEAD HEIGHT: 8'-0"
ROOM NAME: PRIMARY BEDROOM	ROOM NAME: PRIMARY BATH	ROOM NAME: PRIMARY CLO.	ROOM NAME: UPPER LANDING	ROOM NAME: UPPER HALL	ROOM NAME: UPPER HALL
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

W206	W207	W208	W211	W212	W213
NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 4'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 6'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 5'-0"
NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 2'-0"
NOMINAL HEAD HEIGHT: 8'-0"	NOMINAL HEAD HEIGHT: 8'-0"	NOMINAL HEAD HEIGHT: 8'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"
ROOM NAME: UPPER HALL	ROOM NAME: UPPER HALL	ROOM NAME: UPPER HALL	ROOM NAME: BONUS ROOM	ROOM NAME: PWD.	ROOM NAME: BEDROOM 1
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES: BONUS	NOTES:	NOTES: BONUS

W214	W215	W216	W217	W218	W219
NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"	NOMINAL DIMENSIONS (W x H): 2'-0" x 5'-0"
NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 2'-0"	NOMINAL SILL HEIGHT: 3'-0"	NOMINAL SILL HEIGHT: 2'-0"
NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"	NOMINAL HEAD HEIGHT: 7'-0"
ROOM NAME: BEDROOM 1	ROOM NAME: BATH 1	ROOM NAME: BEDROOM 3	ROOM NAME: BEDROOM 3	ROOM NAME: BATH 3	ROOM NAME: UPPER LANDING
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES: BONUS	NOTES: BONUS	NOTES:	NOTES:

WINDOW TYPES - CASEMENT

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

PFEFFER TOKODE

NASHVILLE • ARCHITECTURE • DEVELOPMENT • BRENTWOOD

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY: D.T.A

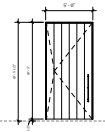
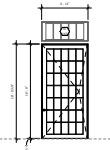
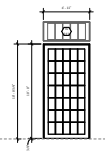
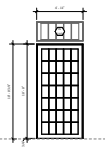
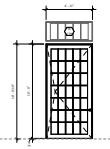
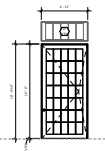
PROJECT NO: 23034

TITLE

WINDOW TYPES & SCHEDULE

SHEET NO.

A602

101A	102A	103B	103C	103D	102E
					
NOMINAL DIMENSIONS (W x H): **5'-0" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**
NOMINAL SILL HEIGHT: **0'-0 1/2"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**
NOMINAL HEAD HEIGHT: **10'-0 1/2"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**
ROOM NAME: **ENTRY**	ROOM NAME: **GREAT ROOM**	ROOM NAME: **GREAT ROOM**	ROOM NAME: **GREAT ROOM**	ROOM NAME: **GREAT ROOM**	ROOM NAME: **GREAT ROOM**
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES: **PIVOT DOOR**	NOTES: **PIVOT DOOR (FIXED)**	NOTES: **PIVOT DOOR (FIXED)**	NOTES: **PIVOT DOOR**	NOTES: **PIVOT DOOR**
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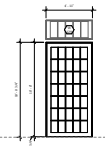
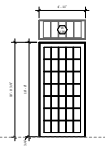
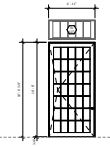
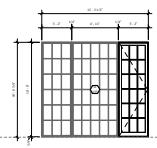
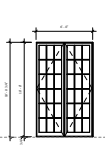
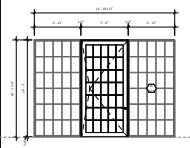
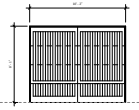
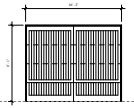
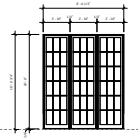
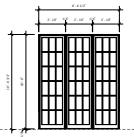
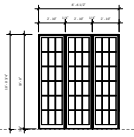
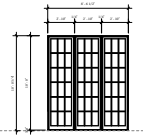
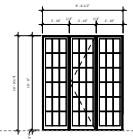
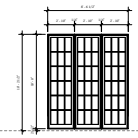
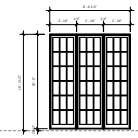
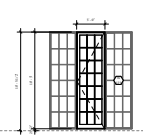
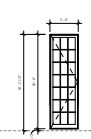
					
NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-11" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **5'-0" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-0" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **5'-0" x 10'-3"**
NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**
NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3 1/4"**
ROOM NAME: **GREAT ROOM**	ROOM NAME: **GREAT ROOM**	ROOM NAME: **GREAT ROOM**	ROOM NAME: **PRIMARY BEDROOM**	ROOM NAME: **LIBRARY**	ROOM NAME: **FRONT HALL**
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES: **PIVOT DOOR (FIXED)**	NOTES: **PIVOT DOOR (FIXED)**	NOTES: **PIVOT DOOR**	NOTES:	NOTES:	NOTES: **PIVOT DOOR**
116A	116B	117A	117B	117C	117D
					
NOMINAL DIMENSIONS (W x H): **16'-0" x 8'-0"**	NOMINAL DIMENSIONS (W x H): **16'-0" x 8'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**
NOMINAL SILL HEIGHT: **0'-0"**	NOMINAL SILL HEIGHT: **0'-0"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**
NOMINAL HEAD HEIGHT: **8'-0"**	NOMINAL HEAD HEIGHT: **8'-0"**	NOMINAL HEAD HEIGHT: **10'-3 3/4"**	NOMINAL HEAD HEIGHT: **10'-3 3/4"**	NOMINAL HEAD HEIGHT: **10'-3 3/4"**	NOMINAL HEAD HEIGHT: **10'-3 3/4"**
ROOM NAME: **GARAGE 01**	ROOM NAME: **GARAGE 01**	ROOM NAME: **LOUNGE**	ROOM NAME: **LOUNGE**	ROOM NAME: **LOUNGE**	ROOM NAME: **LOUNGE**
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES: **GARAGE DOOR**	NOTES: **GARAGE DOOR**	NOTES:	NOTES:	NOTES:	NOTES:
118A	118B	119A	119B	123B	123A
					
NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **6'-6 1/2" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **5'-0" x 10'-0"**	NOMINAL DIMENSIONS (W x H): **5'-0" x 10'-0"**
NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 3/4"**	NOMINAL SILL HEIGHT: **0'-0 1/4"**	NOMINAL SILL HEIGHT: **0'-0 1/4"**	NOMINAL SILL HEIGHT: **0'-0 1/2"**	NOMINAL SILL HEIGHT: **0'-0 1/2"**
NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3/4"**	NOMINAL HEAD HEIGHT: **10'-3 1/4"**	NOMINAL HEAD HEIGHT: **10'-3 1/4"**	NOMINAL HEAD HEIGHT: **10'-3 1/2"**	NOMINAL HEAD HEIGHT: **10'-3 1/2"**
ROOM NAME: **DINING**	ROOM NAME: **DINING**	ROOM NAME: **BREAKFAST ROOM**	ROOM NAME: **BREAKFAST ROOM**	ROOM NAME: **PANTRY**	ROOM NAME: **BATHROOM**
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

EXTERIOR DOOR TYPES

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

PFEFFER TOKODI

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

ISSUED
February 14, 2025

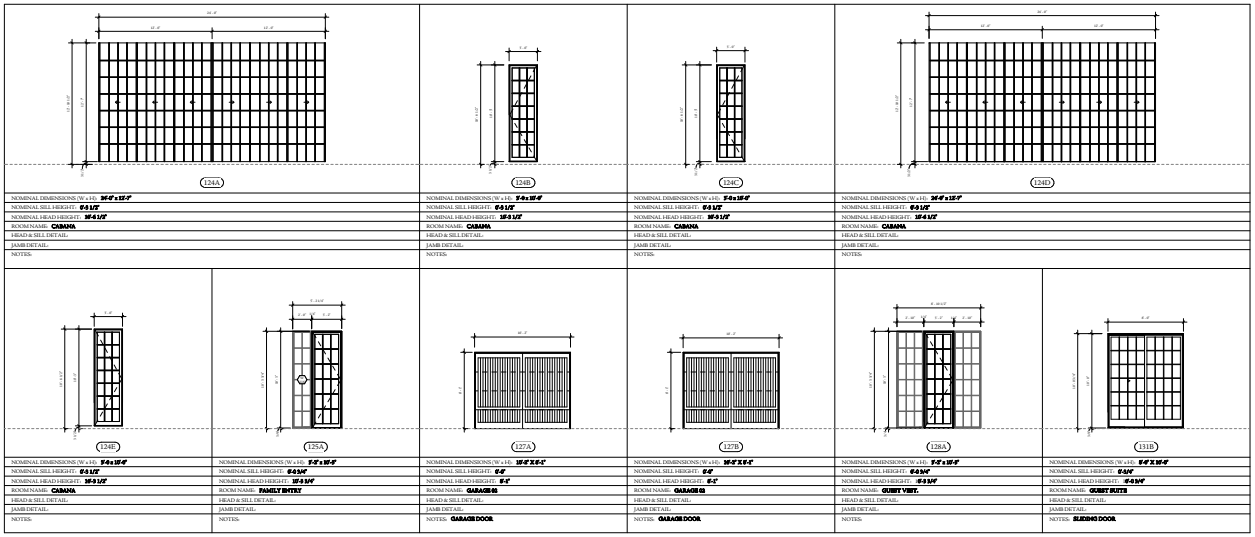
DRAWN BY: D.T.A. | PROJECT NO.: 23034

TITLE

DOOR TYPES & SCHEDULE

SHEET NO.

A603



NOMINAL DIMENSIONS (W x H): 36'-0" x 12'-7"	NOMINAL DIMENSIONS (W x H): 5'-0 x 15'-0"	NOMINAL DIMENSIONS (W x H): 5'-0 x 15'-0"	NOMINAL DIMENSIONS (W x H): 36'-0" x 12'-7"	NOMINAL DIMENSIONS (W x H): 5'-0" x 15'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 15'-0"
NOMINAL SILL HEIGHT: 0'-3 1/2"	NOMINAL SILL HEIGHT: 0'-3 1/2"	NOMINAL SILL HEIGHT: 0'-3 1/2"	NOMINAL SILL HEIGHT: 0'-3 1/2"	NOMINAL SILL HEIGHT: 0'-3 1/2"	NOMINAL SILL HEIGHT: 0'-3 1/4"
NOMINAL HEAD HEIGHT: 15'-3 1/2"	NOMINAL HEAD HEIGHT: 15'-3 1/2"	NOMINAL HEAD HEIGHT: 15'-3 1/2"	NOMINAL HEAD HEIGHT: 15'-3 1/2"	NOMINAL HEAD HEIGHT: 15'-3 1/4"	NOMINAL HEAD HEIGHT: 15'-3 1/4"
ROOM NAME: CABANA	ROOM NAME: CABANA	ROOM NAME: CABANA	ROOM NAME: CABANA	ROOM NAME: CABANA	ROOM NAME: CABANA
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES:	NOTES:	NOTES:	NOTES:

NOMINAL DIMENSIONS (W x H): 5'-0 x 15'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" x 15'-0"	NOMINAL DIMENSIONS (W x H): 15'-0" X 8'-1"	NOMINAL DIMENSIONS (W x H): 16'-0" X 8'-1"	NOMINAL DIMENSIONS (W x H): 5'-0" x 15'-0"	NOMINAL DIMENSIONS (W x H): 5'-0" X 15'-0"
NOMINAL SILL HEIGHT: 0'-3 1/2"	NOMINAL SILL HEIGHT: 0'-3 1/4"	NOMINAL SILL HEIGHT: 0'-0"	NOMINAL SILL HEIGHT: 0'-0"	NOMINAL SILL HEIGHT: 0'-3 1/4"	NOMINAL SILL HEIGHT: 0'-3 1/4"
NOMINAL HEAD HEIGHT: 15'-3 1/2"	NOMINAL HEAD HEIGHT: 15'-3 1/4"	NOMINAL HEAD HEIGHT: 8'-1"	NOMINAL HEAD HEIGHT: 8'-1"	NOMINAL HEAD HEIGHT: 15'-3 1/4"	NOMINAL HEAD HEIGHT: 15'-3 1/4"
ROOM NAME: CABANA	ROOM NAME: FAMILY ENTRY	ROOM NAME: GARAGE 03	ROOM NAME: GARAGE 03	ROOM NAME: GUEST VEST.	ROOM NAME: GUEST SUITE
HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:	HEAD & SILL DETAIL:
JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:	JAMB DETAIL:
NOTES:	NOTES:	NOTES: GARAGE DOOR	NOTES: GARAGE DOOR	NOTES:	NOTES: SLIDING DOOR

EXTERIOR DOOR TYPES

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

PFEFFER TORODE

NASHVILLE • MONTGOMERY • CHATTANOOGA • BIRMINGHAM

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

ISSUED
February 14, 2025

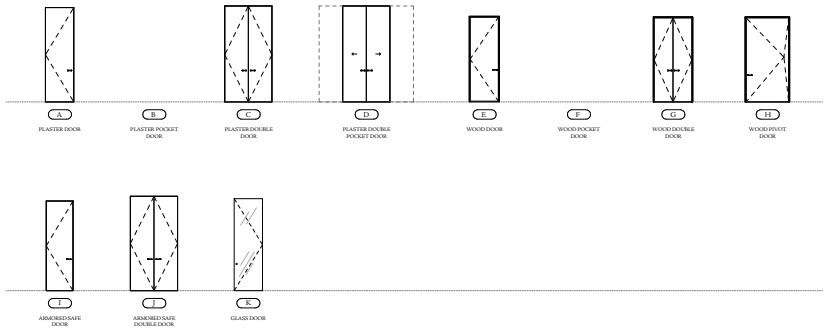
DRAWN BY	PROJECT NO.
P.T.A	23004

TITLE

DOOR TYPES & SCHEDULE

SHEET NO.

A604

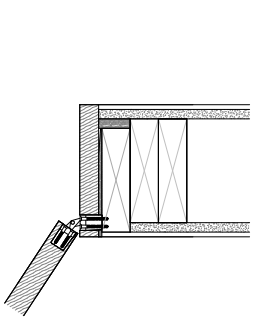


INTERIOR DOOR TYPES

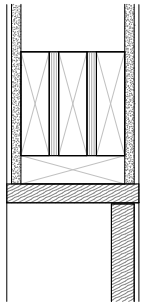
SCALE: 1/4" = 1' - 0"

INTERIOR DOOR SCHEDULE

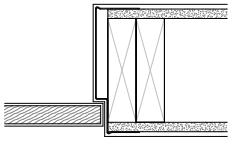
DOOR NO.	TYPE	ROOM NAME	WIDTH x HEIGHT	NOTES
LOWER LEVEL FINISHED FLOOR				
001B	A	BAR	3' - 0" x 10' - 0"	PLASTER DOOR
002B	B	MEDIA ROOM	4' - 0" x 10' - 0"	PLASTER POCKET DOOR
003B	B	GREEN ROOM	4' - 0" x 10' - 0"	PLASTER POCKET DOOR
005A	A	SPA VEST.	3' - 0" x 10' - 0"	PLASTER DOOR
005B	A	SPA VEST.	3' - 0" x 10' - 0"	PLASTER DOOR
005A	J	HAIR SALON/SPA	3' - 0" x 10' - 0"	CLEARWELL SAFE DOUBLE DOOR
006A	K	GYM	5' - 0" x 9' - 10 1/2"	GLASS DOOR
006B	K	GYM	5' - 0" x 9' - 10 1/2"	GLASS DOOR
007A	K	STEAM	3' - 10" x 7' - 10 1/2"	GLASS DOOR
008A	K	SAUNA	3' - 10" x 7' - 10 1/2"	GLASS DOOR
011A	A	SPA TOI.	3' - 10" x 8' - 0"	PLASTER DOOR
012A	A	SPA TOI.	3' - 10" x 8' - 0"	PLASTER POCKET DOOR
013B	B	COUPLES	4' - 0" x 8' - 0"	WOOD DOOR
014A	J	STORAGE/SAFE	3' - 10" x 8' - 0"	CLEARWELL SAFE DOOR
015A	A	TOWAGE	3' - 0" x 10' - 0"	PLASTER DOOR
015B	A	TOWAGE	3' - 0" x 10' - 0"	PLASTER DOOR
017A	A	BAR BATH	3' - 10" x 10' - 0"	PLASTER DOOR
017B	A	BAR BATH	3' - 10" x 10' - 0"	PLASTER DOOR
MAIN LEVEL FINISHED FLOOR				
101B	A	STAIR HALL	3' - 11 1/2" x 10' - 0"	PLASTER POCKET DOOR
102B	A	STAIR HALL	3' - 0" x 10' - 0"	PLASTER DOOR
105A	A	PRIMARY CLO.	3' - 0" x 10' - 0"	PLASTER DOOR
105B	A	PRIMARY CLO.	3' - 0" x 10' - 0"	PLASTER DOOR
106A	B	PRIMARY BATH	4' - 0" x 10' - 0"	PLASTER POCKET DOOR
108A	A	SUC.	3' - 0" x 9' - 0"	PLASTER DOOR
109A	B	PRIMARY BEDROOM	4' - 0" x 10' - 0"	SOUND POCKET DOOR
112A	A	ELEVATOR VEST.	3' - 0" x 10' - 0"	PLASTER DOOR
113A	C	LIBRARY	5' - 0" x 10' - 0"	PLASTER DOUBLE DOOR
114A	A	PWDR.	3' - 0" x 10' - 0"	PLASTER DOOR
115B	A	FRONT HALL	3' - 0" x 10' - 0"	PLASTER DOOR
116B	B	FAMILY ENTRY	4' - 0" x 10' - 0"	PLASTER POCKET DOOR
122A	B	FOYER	4' - 0" x 10' - 0"	PLASTER POCKET DOOR
122B	A	FAMILY ENTRY	3' - 0" x 10' - 0"	PLASTER DOOR
124A	D	EXHIBITION HOOD	5' - 0" x 10' - 0"	PLASTER DOUBLE POCKET DOOR
126A	A	POOL PWDR.	3' - 10" x 10' - 0"	PLASTER DOOR
130A	B	POOL BATH	3' - 10" x 10' - 0"	PLASTER POCKET DOOR
131A	A	GUEST SUITE	3' - 0" x 10' - 0"	PLASTER DOOR
132A	A	DENSE BATH	3' - 10" x 10' - 0"	PLASTER DOOR
133A	A	GUEST W.C.	3' - 10" x 10' - 0"	PLASTER DOOR
135A	A	GUEST CLO.	3' - 0" x 10' - 0"	PLASTER DOOR
UPPER LEVEL FINISHED FLOOR				
201A	E	UPPER LANDING	3' - 0" x 8' - 0"	WOOD DOOR
203A	E	LAUNDRY	3' - 0" x 8' - 0"	WOOD DOOR
205A	E	BEDROOM 5	3' - 0" x 8' - 0"	WOOD DOOR
206A	F	CLO. 5	3' - 0" x 8' - 0"	SOUND POCKET DOOR
206A	E	BATH 5	3' - 0" x 8' - 0"	WOOD DOOR
207A	E	BEDROOM 4	3' - 0" x 8' - 0"	WOOD DOOR
208A	E	BATH 4	3' - 0" x 8' - 0"	WOOD DOOR
209A	E	CLO. 4	3' - 0" x 8' - 0"	WOOD DOOR
210A	E	BEDROOM 3	3' - 0" x 8' - 0"	WOOD DOOR
211A	E	BATH 3	3' - 0" x 8' - 0"	WOOD DOOR
212A	E	CLO. 3	3' - 0" x 8' - 0"	WOOD DOOR
213A	F	CLO.	3' - 0" x 8' - 0"	WOOD DOUBLE DOOR
214A	E	BUNK ROOM	3' - 0" x 8' - 0"	WOOD DOOR
216A	E	BUNKS PWDR.	3' - 0" x 8' - 0"	WOOD DOOR
217B	E	BUNK BATH	3' - 0" x 8' - 0"	WOOD DOOR
218A	E	STOCKROOM	3' - 0" x 8' - 0"	WOOD DOOR



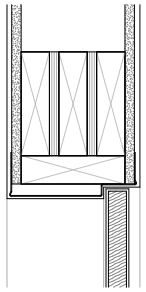
4 INT. WOOD DOOR JAMB DETAIL TYP.
6" = 1'-0"



5 INT. WOOD DOOR HEADER DETAIL TYP.
6" = 1'-0"



6 INT. PLASTER DOOR JAMB DETAIL TYP.
6" = 1'-0"



7 INT. PLASTER DOOR HEADER DETAIL TYP.
6" = 1'-0"

PFEFFER TOKODE

NASHVILLE • ARCHITECTURE • DEVELOPMENT • BRENTWOOD

NOT FOR CONSTRUCTION

a new residence at

TYNE MANOR

4444 Tyne Boulevard
Nashville, TN 37215

REVISION INFORMATION

ISSUED
February 14, 2025

DRAWN BY: J.T.A
PROJECT NO: 23034

TITLE

DOOR TYPES & SCHEDULE

SHEET NO.

A605

Staff Report

Agenda No.: IV.C.

Case No.: A25-26

Staff: Mary Samaniego, Planning Director

Applicant: Jamie Pfeffer representing Robert Echols

Request: Certificate of Appropriateness for construction of a single-family residence.

Location: 4444 Tyne Boulevard

Summary:
The applicant, on behalf of the property owner, is requesting Certificate of Appropriateness approval for the construction of a new single-family residence. The existing residence was approved for demolition by the Historic Zoning Commission (HZC) in August 2023. The HZC approved a new construction of early 20th century English Arts and Crafts style new residence in August 2024. Since that time, the owners have drastically revised the architecture of the residence to the extent that a new HZC approval is required.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 3.57 acres (155,654 square feet - SF) and is irregularly shaped with frontage on Tyne Boulevard and Belle Meade Boulevard.
2. The footprint proposed for the residence is 9,736 square feet (18,678 square feet allowed) and the total proposed gross floor area is 14,821 square feet (20,000 square feet allowed).
3. The submitted site plan indicates compliance with all standards of the Zoning Ordinance for maximum footprint, floor area, and elevation change.
4. The site plan indicates a parking court leading from Tyne Boulevard to two facing two-bay attached garages on the east side of the residence. The total area of driveways and parking areas is 9,403 square feet and the maximum allowed is 11,996 square feet.
5. The proposed architectural style is early 20h century English Arts and Crafts.
6. A significant portion of the rear and side of the property is in the regulatory FEMA floodplain for Richland Creek fork.

7. Materials list:

Window Manufacturer: Kolbe VistaLuxe WD Lin

Window Material: Interior - Wood, painted

Frame Material: Exterior: Aluminum Clad

Windowsills: Smooth Cut Indiana Gra

Brick, Painted/Natural: Leuders Limestone

Brick/Stone Thickness: Full depth stone veneer

Clapboard Material: N/A

Clapboard Dimensions/Reveal: N/A

Railings, Columns, Pilasters: Stone veneer; naturally

Chimney Material: Stone veneer w/ smooth

Roofing Material: Tapersawn, cedar shake

Exterior Doors: Kolbe VistaLux aluminur

Eaves/Cornice: Corbeled stone, wood fa

Gutters: Half round copper gutte

Gutter Dimensions: 6" half round copper gu

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and
3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or

aluminum.

Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall 14 be a minimum of three by four inches (3"x4") in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville / Davidson County Parcel Viewer 4444 TYNE BOULEVARD



May 21, 2024

graphicsLayer2

1:4,514

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Nashville Maps

Made by: Metro GIS

Belle Meade

CITY OF BELLE MEADE

CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: CLAY STAUFFER

ADDRESS: 418 LYNNWOOD BLVD.

EMAIL: claystauffer@gmail.com

PHONE NUMBER: 615-521-6805

RELATIONSHIP TO OWNER: Contractor _____ Architect _____ Other (explain)____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 418 LYNNWOOD BLVD.

AGE/YEAR OF STRUCTURE: 1940-1949

PROPERTY OF SIGNIFICANCE (1901-1939) ___ YES

PROPERTY OF CONSERVATION (1940-2000) ✓ YES

PROPERTY LESS THAN 50 YEARS ___ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

___ New Construction ___ Demolition ___ Exterior Alteration or Repair ✓ Addition

DEFINED ARCHITECTURAL STYLE: COLONIAL REVIVAL

DESCRIBE PROPOSED WORK: NEW MUDROOM ADDITION MATCHING EXISTING RESIDENCE.

1

PROJECT CALCULATIONS

LOT SQ. FT: 43,110	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA 12%	5,173 S.F.	4,168	4,356	+188	0%
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.) 20%	8,622	7,335	7,523	+188	0%
FRONT YARD AREA 8,100					
TOTAL DRIVEWAY AREA 12%	5,173	2,704	2,704	+0	0%
DRIVEWAY IN FRONT YARD AREA 22%	2,574	1,430	1,430	+0	0%
HARDSCAPE AREA	3,448	2,885	2,885	+0	0%
POOL AREA	862	800	800	+0	0%

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- ☐ Description of Property Condition and Proposal
- ☐ Site Plan showing building envelope
- ☐ All building elevations showing finish grade
- ☐ PDF Inspirational Photos
- ☐ Wall Section with siding, roofing, doors, windows, and ornamentation.
- ☐ PDF Photos of Existing Property
- ☐ PDF Photos of Neighboring Properties

➢ **Additional submittal requirements for Exterior Alteration or Repairs:**
Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

➢ **Demolition of Structures:**

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)

_____

_____

_____

Historical Significance

Is the property habitable?

Give a compelling reason for demolition of property

Describe the proposed reuse of existing materials, if any?

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer: MARVIN

Window Material: WOOD, AL. CLAD

Frame Material: WOOD

Windowsills: BRICK ROWLOCK

Brick, Painted/Natural: PAINTED TO MATCH EXISTING

Brick/Stone Thickness: 3 5/8" → MATCH EXISTING

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters: WOOD COLUMNS TO MATCH EXISTING

Chimney Material: N/A

Roofing Material: STANDING METAL SEAM. COLOR TO MATCH EXISTING

Exterior Doors: WOOD DOOR

Eaves/Cornice: MATCH EXISTING

Gutters: K-GUTTER. SIZE & COLOR TO MATCH EXISTING

Gutter Dimensions:

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[✓]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[✓]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[✓]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[✓]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[✓]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[✓]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[✓]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: _____

418 Lynnwood Blvd

durden architecture

Duke Design Group

May 15, 2025

INDEX OF DRAWINGS

0.1	Existing Site Photos
0.2	Neighborhood Context
0.3	Neighborhood Context
0.4	Inspiration Photos
0.5	Material Details
0.1	Site Plan
1.1	Main Floor Plan
2.1	Elevations
2.2	Elevations
3.1	Sections
5.1	Interior Elevations

Existing Site



Existing Site



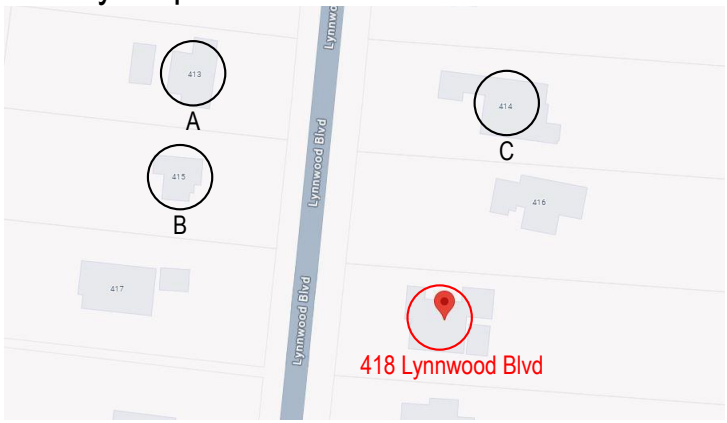
Existing Site



durden architecture

0.1 Existing Site Photos

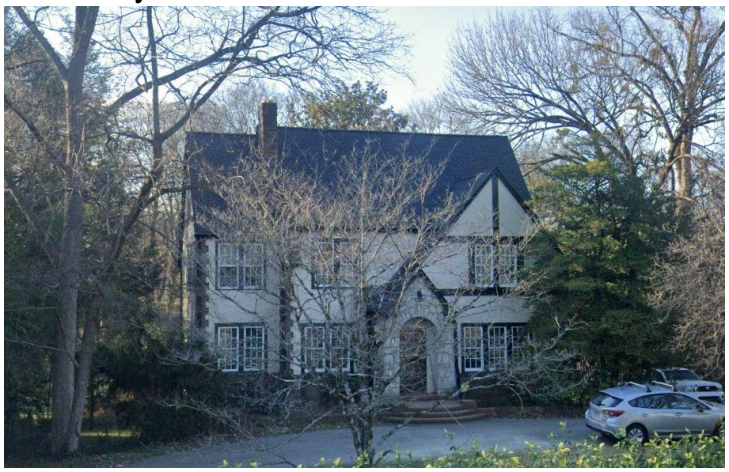
Vicinity Map



A: 413 Lynnwood Blvd



B: 415 Lynnwood Blvd



C: 414 Lynnwood Blvd



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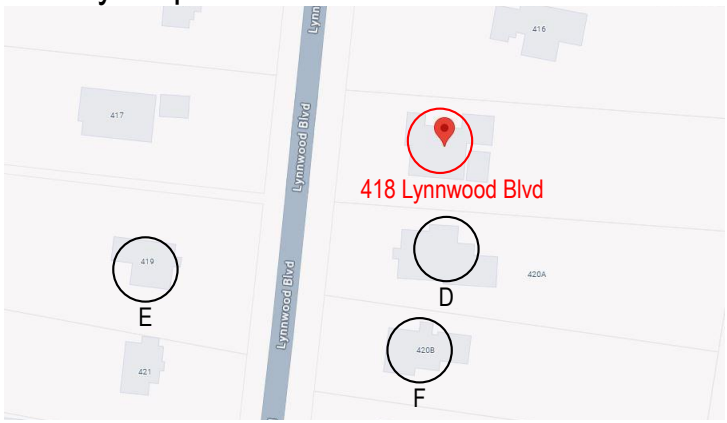
0.2 Neighborhood Context

Vicinity Map



D: 420A Lynnwood Blvd



E: 419 Lynnwood Blvd



F: 420B Lynnwood Blvd



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0.3 Neighborhood Context











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0.4 Inspiration Photos



Metal Roofing: Standing Seam to match existing



Brick: Brick veneer painted white to match existing



Window: Marvin windows to match existing



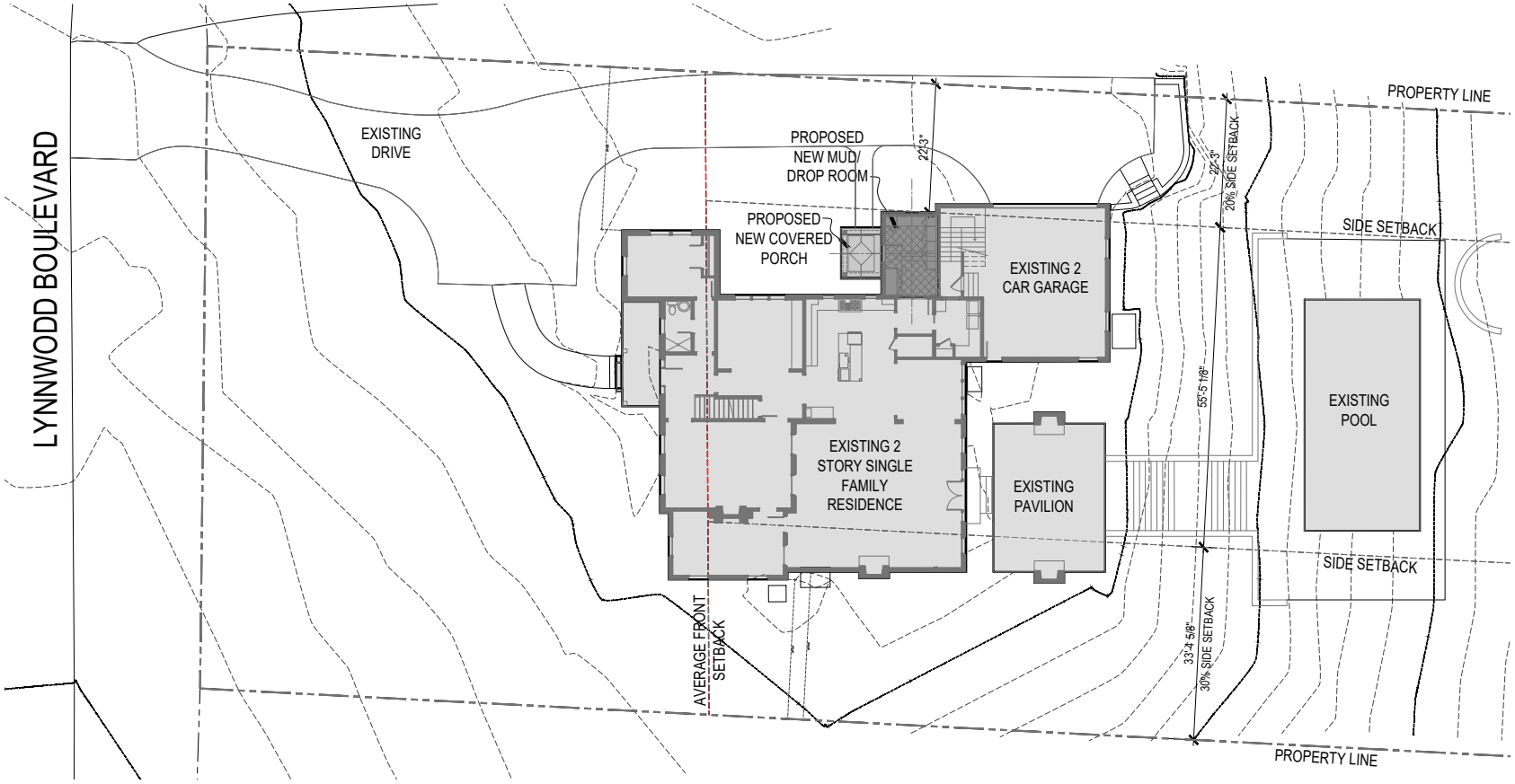
Detailing: Column type to match existing



Gutters: Gutters to match existing

durden architecture

0.5 Material Details



1 Architectural Site Plan
Scale: 1/16" = 1'-0"

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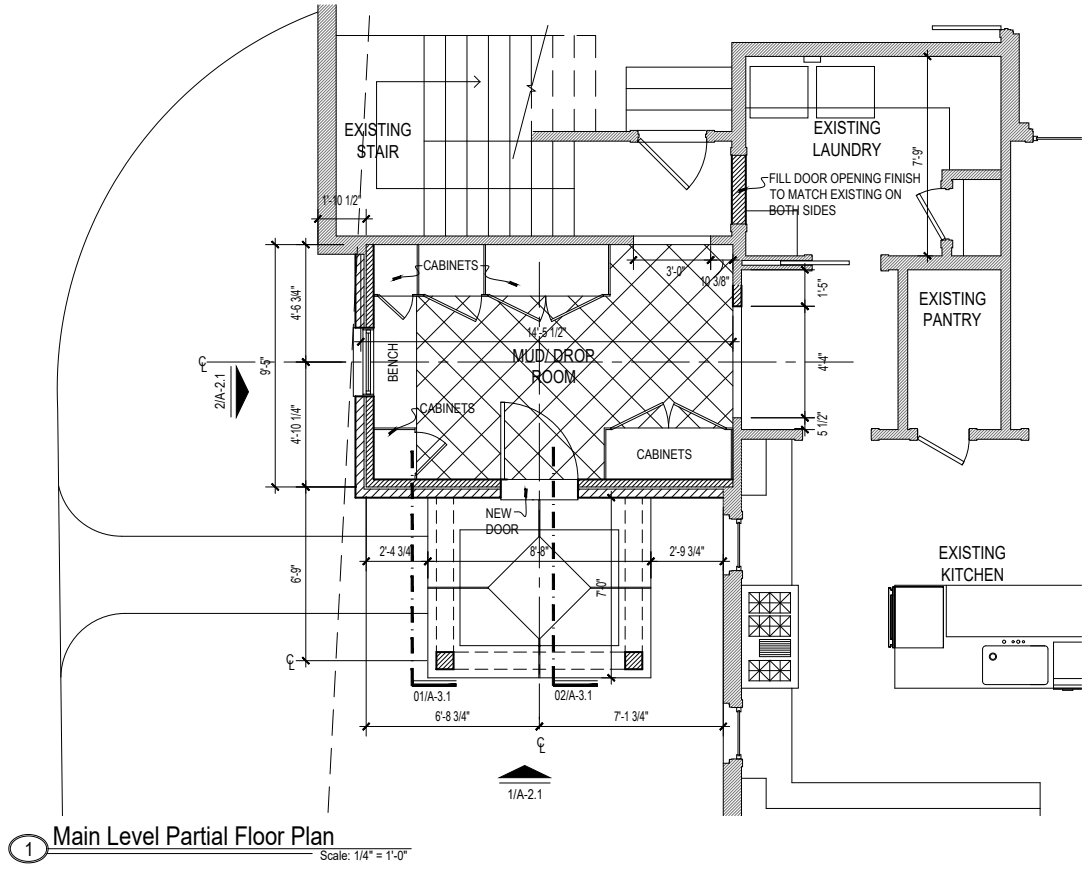
478 Craighead St. suite 108 | Nashville, TN 37204 | 615.385.4747

STAUFFER RESIDENCE
418 LYNNWOOD BOULEVARD
NASHVILLE, TENNESSEE 37205

MAY 27 2025

Site Plan

A-1.0



1 Main Level Partial Floor Plan
Scale: 1/4" = 1'-0"

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NASHVILLE, TENNESSEE 37205

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FLOOR PLAN

A-1.1



2 East Elevation
Scale: 1/8" = 1'-0"



1 West - Front Elevation
Scale: 1/8" = 1'-0"

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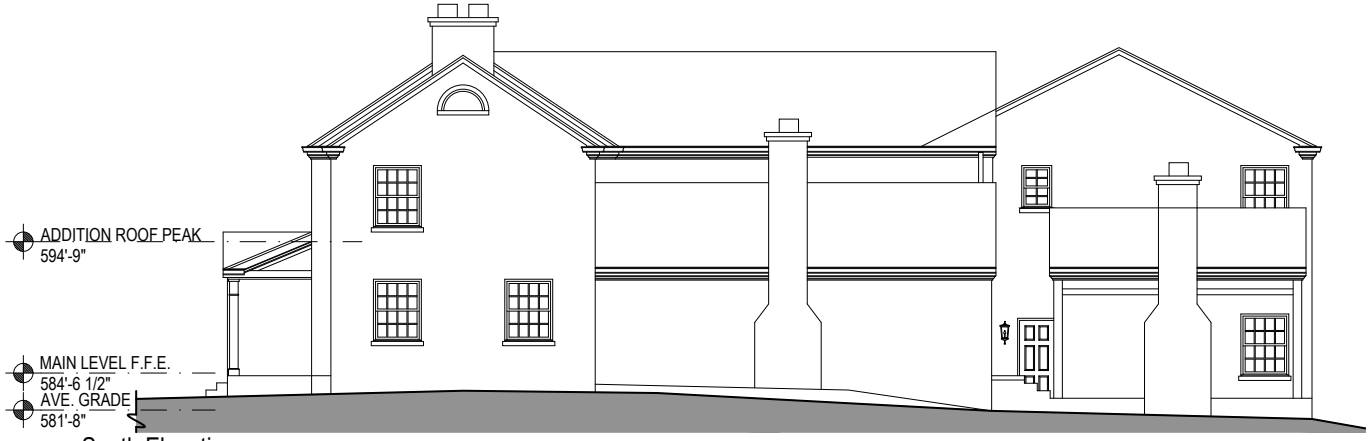
418 LYNNWOOD BOULEVARD
NASHVILLE, TENNESSEE 37205

MAY 27 2025

ELEVATIONS

A-2.1



2 South Elevation

Scale: 1/8" = 1'-0"



1 North Elevation

Scale: 1/8" = 1'-0"

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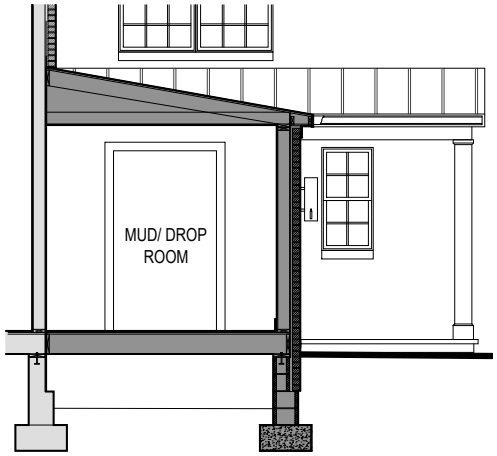
STAUFFER RESIDENCE
418 LYNNWOOD BOULEVARD
NASHVILLE, TENNESSEE 37205

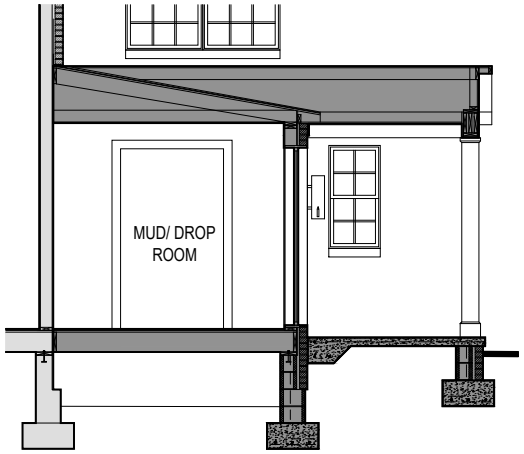
MAY 27 2025

ELEVATIONS

A-2.2



1 Partial Building Section
Scale: 1/4" = 1'-0"



2 Partial Builiding Section
Scale: 1/4" = 1'-0"

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27
2025

SECTIONS

A-3.1

A NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
418 LYNNWOOD BOULEVARD
NASHVILLE, TENNESSEE 37205

DATE: 05-27-2025

A NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
418 LYNNWOOD BOULEVARD
NASHVILLE, TENNESSEE 37205

INDEX OF DRAWINGS

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A-0.1	SITE PLAN
A-1.1	MAIN LEVEL FLOOR PLAN
A-2.1	EXTERIOR ELEVATIONS
A-3.1	BUILDING SECTIONS
A-5.1	INTERIOR ELEVATIONS

MAY 27th, 2025

durdenarchitecture

478 CRAIGHEAD ST. SUITE 108 NASHVILLE, TN 37204
TEL: (615) 385-4747

GENERAL NOTES:

THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THESE ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND ARE LEGALLY REQUIRED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. (A201 GENERAL CONDITIONS)

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. (A201 GENERAL CONDITIONS)

THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. (A201 GENERAL CONDITIONS)

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR. (A201 GENERAL CONDITIONS)

THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND TELEPHONE.

INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT WHERE THEY DIFFER FROM SPECIFICATIONS HEREIN. THE MORE STRINGENT SPECIFICATION SHALL BE THE BASIS FOR THE WORK. NOTIFY THE ARCHITECT OF ANY CONFLICTING RECOMMENDATIONS.

ALL TELEPHONE WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH OWNERS CONSULTANT AND ANY OR ALL TELEPHONE COMPANIES CONTRACTED TO PROVIDE SERVICE.

THE CONTRACTOR SHALL PROVIDE TELEPHONE COMPANIES WITH ALL CONDUIT, POWER, TELEPHONE BOARDS, ETC. NECESSARY TO ACCOMMODATE OWNER'S REQUIREMENTS (TELEPHONE EQUIPMENT N.I.C. UNLESS OTHERWISE NOTED)

THE TELEPHONE SYSTEM AND FIXTURES SHALL BE PROVIDED BY THE TELEPHONE SYSTEM COMPANY SELECTED BY OWNER. RELATED PRE-WIRING AND REQUIRED CONDUIT SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. THE LOCATION OF SYSTEMS CONTROLS AND ELECTRICAL REQUIREMENTS ADJACENT TO CONTROLS SHALL BE COORDINATED WITH THE SELECTED TELEPHONE COMPANY AND THE ARCHITECT.

UNLESS NOTED OTHERWISE, "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH ORIGINAL CONDITION INDICATED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS WHICH VARY FROM TYPICAL OR SIMILAR CONDITIONS INDICATED.

"ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION, (WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR SHALL BE IN LINE WITH EACH OTHER ACROSS VOIDS.

DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/ MINUS TOLERANCE. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM TOP OF FLOOR LINE UNLESS OTHERWISE NOTED "AFF" (ABOVE FINISH FLOOR)

DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:
- COLUMNS- FROM CENTERLINE TO CENTERLINE
- METAL STUD PARTITIONS- FROM CENTERLINE TO CENTERLINE
- WOOD STUD PARTITIONS- FROM FACE OF STUD TO FACE OF STUD
- CONCRETE- FROM FACE OF CONCRETE TO FACE OF CONCRETE
- MASONRY- FROM FACE OF MASONRY TO FACE OF MASONRY
- ECO-BLOCK- FROM EXTERIOR FACE OF WALL TO CENTER LINE OF STUD

DOORS SHALL BE LOCATED 4" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL UNDERCUT INTERIOR DOORS AS REQUIRED TO CLEAR FINISH FLOOR BY 1/4" UNLESS NOTED OTHERWISE.

FIRE EXTINGUISHERS, ELECTRICAL PANELS, TELEPHONE EQUIPMENT BOARDS, ETC. SHALL BE LOCATED IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING AGENCIES. ANY LOCATIONS NOT SHOWN SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ROUGH-OUT AND INSTALLATION. UNLESS OTHERWISE NOTED, THE ABOVE PANELS AND/ OR EQUIPMENT SHALL BE FULLY RECESSED.

THE GENERAL CONTRACTOR SHALL PROVIDE FIRE RETARDANT WOOD BLOCKING AS REQUIRED ABOVE CEILING AND IN PARTITIONS BEHIND WALL HUNG EQUIPMENT, SHELVING, CABINETS, ETC.

CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.

ARCHITECTURAL LIGHTING PLANS SHALL BE USED TO DETERMINE THE LOCATION OF LIGHT FIXTURES. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, NOTIFY ARCHITECT.

UNLESS DETAILED OTHERWISE, SPECIFIED PERIMETER CEILING ANGLES FOR LAY-IN CEILING OR DRYWALL SHALL BE INSTALLED TIGHT TO PARTITIONS SURFACES, FREE FROM DIPS, KINKS, BREAKS AND OTHER IRREGULARITIES.

GRAPHIC SYMBOLS

000 — DOOR NUMBER (REFER TO DOOR SCHEDULE)

W — WINDOW TYPE (REFER TO WINDOW SCHEDULE)

ROOM — SPACE NAME

1 — REVISION

1/A5.1 — INTERIOR ELEVATION MARKER (ELEV # / SHEET #)

1/A-21 — EXTERIOR ELEVATION MARKER (ELEV # / SHEET #)

1 / A4.5 — INDICATES DETAIL NUMBER / INDICATES SHEET NUMBER

PLAN DETAIL / WALL SECTION REFERENCE

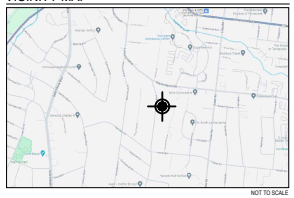
5/A-4.1 — SECTION REFERENCE (ELEV # / SHEET #)

NORTH — NORTH ARROW

PROJECT DESCRIPTION/ SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES AN ADDITION TO THE PROPERTY LOCATED AT 418 LYNNWOOD BOULEVARD. NASHVILLE, TENNESSEE 37205.

VICINITY MAP



NOT TO SCALE

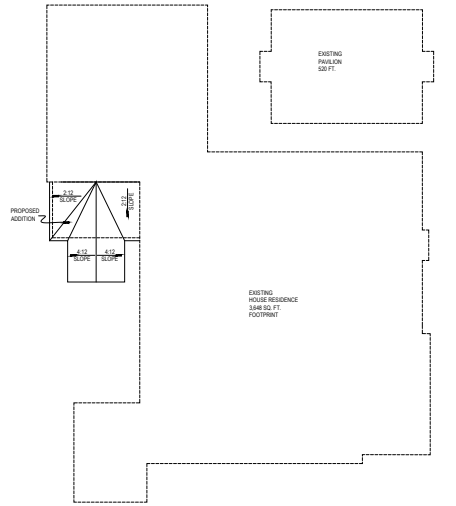
PROJECT TEAM

ARCHITECT
STEVE DURDEN
DURDEN ARCHITECTURE
478 CRAIGHEAD ST. SUITE #108
NASHVILLE, TN 37204
TEL. (615) 385-4747

LANDSCAPE ARCHITECT
GAVIN DUKE
DUKE DESIGN GROUP
33 MUSIC SQUARE WEST 106A
NASHVILLE, TN 37203
TEL. (615) 270-5020

BELLE MEADE ZONING DATA

LOT SQ.FT. = 44,476	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	5,337 SQ.FT.	4,618.46 SQ.FT.	4,220.63 SQ.FT.	+ 202.17 SQ.FT.	0%
F.A.R. 20%	8,895 SQ.FT.	7,335 SQ.FT.	7,537.17 SQ.FT.	+202.17 SQ.FT.	0%
DRIVEWAY 12%	5,337 SQ.FT.	2,789 SQ.FT.	N/A	N/A	N/A
DRIVEWAY IN FRONT YARD 22%	2,574 SQ.FT.	1,430 SQ.FT.	N/A	N/A	N/A
HARDSCAPE 8% OF LOT	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.	0%
HARDSCAPE + POOL 8%	0 SQ.FT.	N/A	N/A	N/A	N/A
POOL 2% OF LOT TOTAL	0 SQ.FT.	N/A	N/A	N/A	N/A
ACCESSORY AREA	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.	0%



01 Roof Plan — Scale: 1/8" = 1'-0"

durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747

STEVEN G. DURDEN — REGISTERED ARCHITECT — 101998 — STATE OF TENNESSEE

PERMIT SET

NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
418 LYNNWOOD BOULEVARD
NASHVILLE, TN 37205

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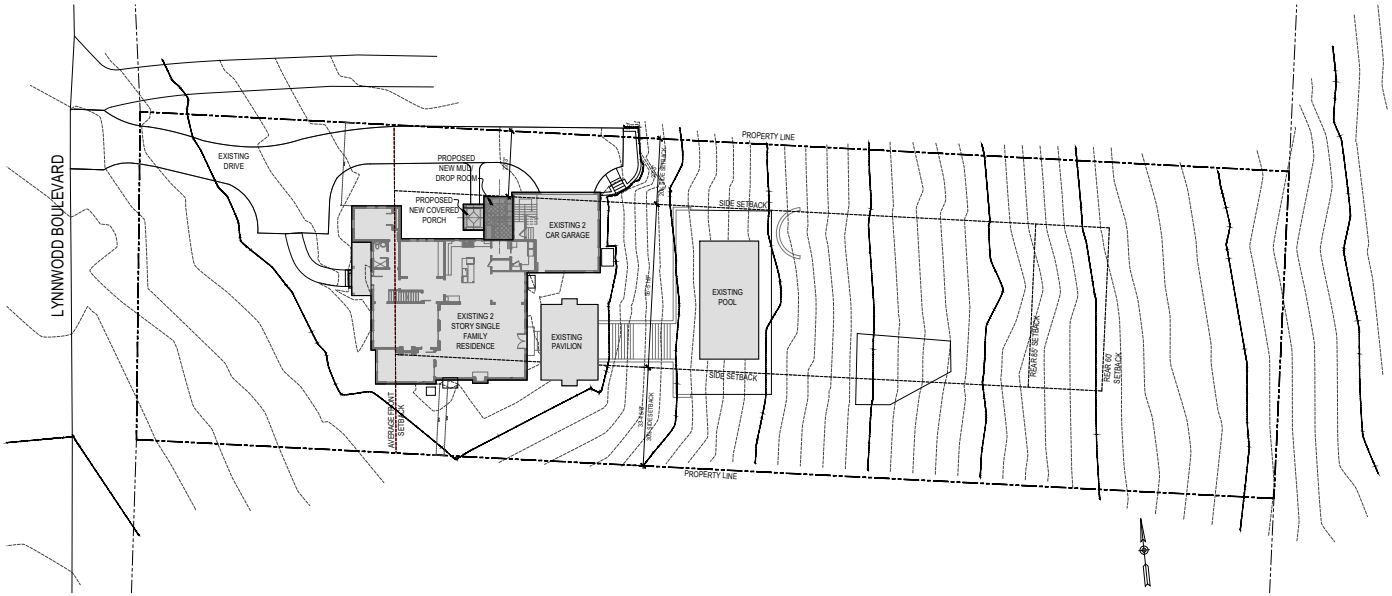
THE DRAWINGS AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE WORK FOR WHICH IT IS PREPARED IS EXECUTED OR NOT. ALL RIGHTS RESERVED. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

DATE: 05-27-25
REVISIONS:

ROOF PLAN

INDEX

BELLE MEADE ZONING DATA (RESIDENCE B)					
LOT SQ.FT. = 43,110	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	5,173 SQ.FT.	4,168 SQ.FT.	4,356 SQ.FT.	+ 188 SQ.FT.	0%
F.A.R. 20%	8,622 SQ.FT.	7,335 SQ.FT.	7,523 SQ.FT.	+0 SQ.FT.	0%
DRIVEWAY 12%	5,173 SQ.FT.	2,704 SQ.FT.	2,704 SQ.FT.	+0 SQ.FT.	0%
DRIVEWAY IN FRONT YARD 22%	2,574 SQ.FT.	1,430 SQ.FT.	1,430 SQ.FT.	+0 SQ.FT.	0%
HARDSCAPE + POOL 8%	3,448 SQ.FT.	2,885 SQ.FT.	2,885 SQ.FT.	+0 SQ.FT.	0%
POOL 2% OF LOT TOTAL	862 SQ.FT.	800 SQ.FT.	800 SQ.FT.	+0 SQ.FT.	0%



01 Site Plan
Scale: 1/16" = 1'-0"

durdenarchitecture
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NASHVILLE, TN 37204
TEL: 615.385.4747

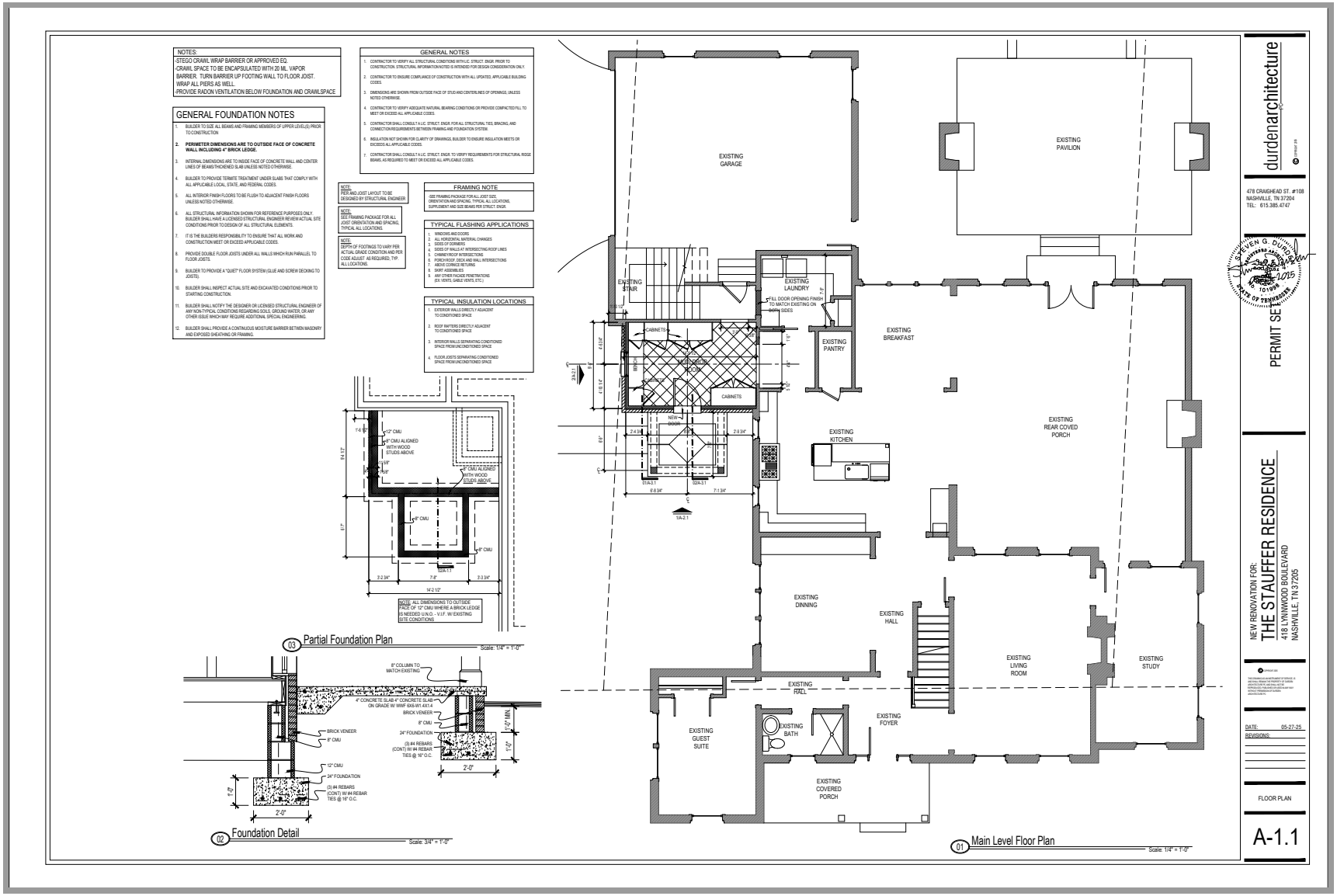
PERMIT SET

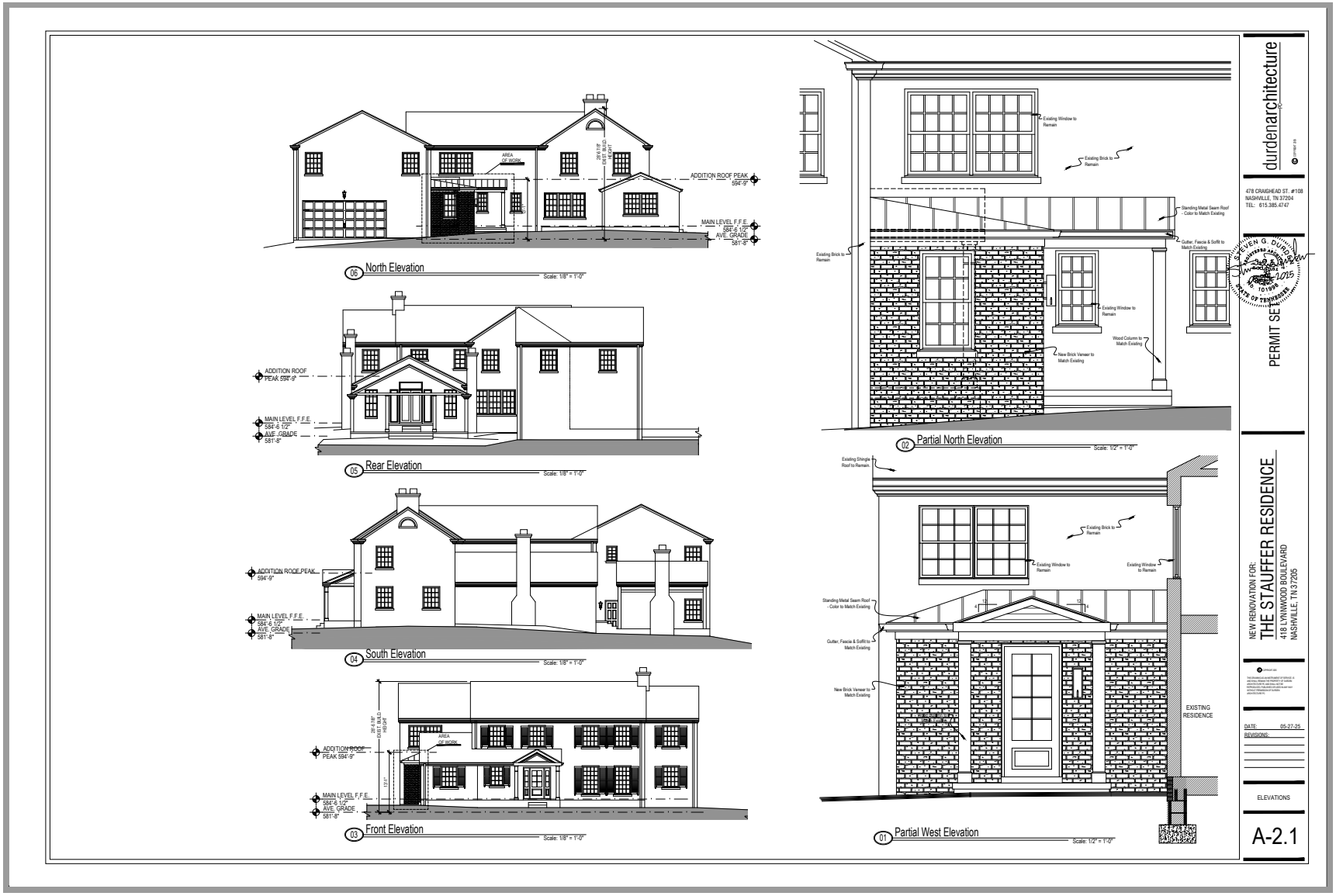
NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
416 LYNNWOOD BOULEVARD
NASHVILLE, TN 37205

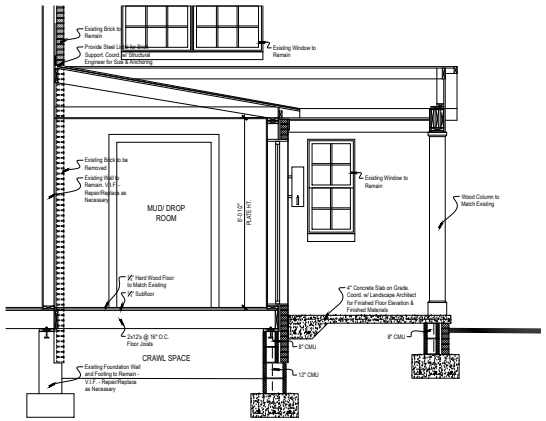
DATE: 05-27-25
REVISIONS:

SITE PLAN

A-0.1

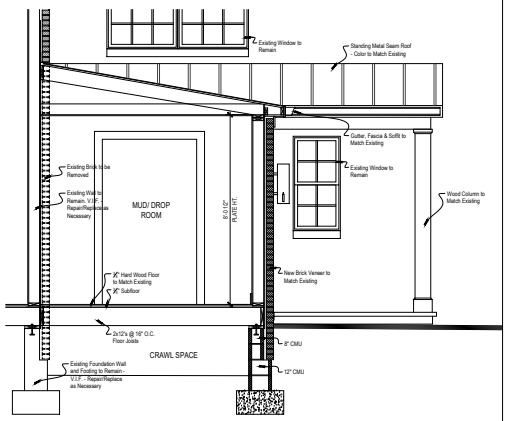

NOTES:
-STEGO CRAWL WRAP BARRIER OR APPROVED EQ.
-CRAWL SPACE TO BE ENCAPSULATED WITH 20 ML. VAPOR BARRIER. TURN BARRIER UP FOOTING WALL TO FLOOR JOIST. WRAP ALL PIERS AS WELL.
-PROVIDE RADON VENTILATION BELOW FOUNDATION AND CRAWLSPACE
GENERAL FOUNDATION NOTES
1. BUILDER TO SIZE ALL BEAMS AND FRAMING MEMBERS OF UPPER LEVEL(S) PRIOR TO CONSTRUCTION
2. PERIMETER DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE WALL INCLUDING 4" BRICK LEDGE.
3. INTERNAL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE WALL AND CENTER LINES OF BEAMS/THICKENED SLAB UNLESS NOTED OTHERWISE.
4. BUILDER TO PROVIDE TERMITE TREATMENT UNDER SLABS THAT COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
5. ALL INTERIOR FINISH FLOORS TO BE FLUSH TO ADJACENT FINISH FLOORS UNLESS NOTED OTHERWISE.
6. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. BUILDER SHALL HAVE A LICENSED STRUCTURAL ENGINEER REVIEW ACTUAL SITE CONDITIONS PRIOR TO DESIGN OF ALL STRUCTURAL ELEMENTS.
7. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEET OR EXCEED APPLICABLE CODES.
8. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH RUN PARALLEL TO FLOOR JOISTS.
9. BUILDER TO PROVIDE A "QUIET" FLOOR SYSTEM (GLUE AND SCREW DECKING TO JOISTS).
10. BUILDER SHALL INSPECT ACTUAL SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION.
11. BUILDER SHALL NOTIFY THE DESIGNER OR LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL SPECIAL ENGINEERING.
12. BUILDER SHALL PROVIDE A CONTINUOUS MOISTURE BARRIER BETWEN MASONRY AND EXPOSED SHEATHING OR FRAMING.
GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LIC. STRUCT. ENGR. PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION NOTED IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO VERIFY ADEQUATE NATURAL BEARING CONDITIONS OR PROVIDE COMPACTED FILL TO MEET OR EXCEED ALL APPLICABLE CODES.
5. CONTRACTOR SHALL CONSULT A LIC. STRUCT. ENGR. FOR ALL STRUCTURAL TIES, BRACING, AND CONNECTION REQUIREMENTS BETWEEN FRAMING AND FOUNDATION SYSTEM.
6. INSULATION NOT SHOWN FOR CLARITY OF DRAWINGS, BUILDER TO ENSURE INSULATION MEETS OR EXCEEDS ALL APPLICABLE CODES.
7. CONTRACTOR SHALL CONSULT A LIC. STRUCT. ENGR. TO VERIFY REQUIREMENTS FOR STRUCTURAL RIDGE BOARD, AS REQUIRED TO MEET OR EXCEED ALL APPLICABLE CODES.
NOTE: PIER AND JOIST LAYOUT TO BE DESIGNED BY STRUCTURAL ENGINEER
NOTE: SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS.
NOTE: DEPTH OF FOOTINGS TO VARY PER ACTUAL GRADE CONDITION AND PER CODE ADJUST AS REQUIRED. TYP ALL LOCATIONS.
FRAMING NOTE
-SEE FRAMING PACKAGE FOR ALL JOIST SIZE, ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS, SUPPLEMENT AND SIZE BEAMS PER STRUCT. ENGR.
TYPICAL FLASHING APPLICATIONS
1. WINDOWS AND DOORS
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (EX: VENTS, CABLE VENTS, ETC.)
TYPICAL INSULATION LOCATIONS
1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
12" CMU
8" CMU ALIGNED WITH WOOD STUDS ABOVE
8" CMU ALIGNED WITH WOOD STUDS ABOVE
8" CMU
3'-2 3/4"
7'-8"
7'-3 3/4"
14'-2 1/2"
NOTE: ALL DIMENSIONS TO OUTSIDE FACE OF 12" CMU WHERE A BRICK LEDGE IS NEEDED U.N.O. - V.I.F. W/ EXISTING SITE CONDITIONS
03 Partial Foundation Plan
Scale: 1/4" = 1'-0"
8" COLUMN TO MATCH EXISTING
4" CONCRETE SLAB 4" CONCRETE SLAB ON GRADE W/ WWF 6X6 W1.4X1.4
BRICK VENEER
8" CMU
24" FOUNDATION
(3) #4 REBARS (CONT) W/ #4 REBAR TIES @ 16" O.C.
12" CMU
24" FOUNDATION
(3) #4 REBARS (CONT) W/ #4 REBAR TIES @ 16" O.C.
1'-0" MIN.
1'-0"
2'-0"
1'-0"
2'-0"
02 Foundation Detail
Scale: 3/4" = 1'-0"
EXISTING GARAGE
EXISTING PAVILION
EXISTING STAIR
EXISTING LAUNDRY
FULL DOOR OPENING FINISH TO MATCH EXISTING ON BOTH SIDES
EXISTING BREAKFAST
EXISTING PANTRY
CABINETS
NEW DOOR
EXISTING KITCHEN
EXISTING REAR COVED PORCH
EXISTING DINNING
EXISTING HALL
EXISTING LIVING ROOM
EXISTING STUDY
EXISTING HALL
EXISTING GUEST SUITE
EXISTING BATH
EXISTING FOYER
EXISTING COVERED PORCH
01 Main Level Floor Plan
Scale: 1/4" = 1'-0"
durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747
STEVEN G. DURDEN
REGISTERED ARCHITECT
101998
STATE OF TENNESSEE
PERMIT SET
NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
416 LYNNWOOD BOULEVARD
NASHVILLE, TN 37205
DATE: 05-27-25
REVISIONS:
FLOOR PLAN
A-1.1


ADDITION ROOF PEAK 594'-9"
MAIN LEVEL F.F.E. 584'-6 1/2"
AVE. GRADE 581'-8"
AREA OF WORK
06 North Elevation
Scale: 1/8" = 1'-0"
ADDITION ROOF PEAK 594'-9"
MAIN LEVEL F.F.E. 584'-6 1/2"
AVE. GRADE 581'-8"
05 Rear Elevation
Scale: 1/8" = 1'-0"
ADDITION ROOF PEAK 594'-9"
MAIN LEVEL F.F.E. 584'-6 1/2"
AVE. GRADE 581'-8"
04 South Elevation
Scale: 1/8" = 1'-0"
ADDITION ROOF PEAK 594'-9"
MAIN LEVEL F.F.E. 584'-6 1/2"
AVE. GRADE 581'-8"
AREA OF WORK
03 Front Elevation
Scale: 1/8" = 1'-0"
Existing Window to Remain
Existing Brick to Remain
Standing Metal Seam Roof - Color to Match Existing
Gutter, Fascia & Soffit to Match Existing
Wood Column to Match Existing
New Brick Veneer to Match Existing
02 Partial North Elevation
Scale: 1/2" = 1'-0"
Existing Shingle Roof to Remain
Existing Window to Remain
EXISTING RESIDENCE
01 Partial West Elevation
Scale: 1/2" = 1'-0"
durdenarchitecture
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747
STEVEN G. DURDEN
REGISTERED
ARCHITECT
101998
STATE OF TENNESSEE
PERMIT SET
NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
416 LYNNWOOD BOULEVARD
NASHVILLE, TN 37205
DATE: 05-27-25
REVISIONS:
ELEVATIONS
A-2.1



02 Partial Building Section

Scale: 1/2" = 1'-0"



01 Partial Building Section

Scale: 1/2" = 1'-0"

durdenarchitecture pllc
478 CRAIGHEAD ST. #108
NASHVILLE, TN 37204
TEL: 615.385.4747

STEVEN G. DURDEN — REGISTERED ARCHITECT — No. 101995 — STATE OF TENNESSEE

PERMIT SET

NEW RENOVATION FOR:
THE STAUFFER RESIDENCE
416 LYNWOOD BOULEVARD
NASHVILLE, TN 37205

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DATE: 05-27-25
REVISIONS:

SECTIONS

A-3.1

Staff Report

Agenda No.: IV.D.

Case No.: A25-37

Staff: Mary Samaniego, Planning Director

Applicant: The Stauffer family

Request: Certificate of Appropriateness for an addition to a single-family residence.

Location: 418 Lynwood Boulevard

Summary:
The applicant/owner, the Stauffer family, is requesting Certificate of Appropriateness approval for an addition to a single-family residence. Specifically, the request is for a mudroom addition on the side of the residence. The proposed architectural style is Colonial Revival with standard elevations, materials, and references provided in the submittal for this meeting.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.99 acres (43,110 square feet) and rectangular in shape.
2. The existing dwelling was constructed in 1947 and includes an attached two-car garage.
3. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 5,173 square feet. The existing residence, including pool house, has a building footprint of 4,168 square feet. The proposed mudroom of 188 square feet will then provide as overall building footprint of 4,356 square feet).
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots more than forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 8,622 square feet. The existing residence, including pool house, has a building area of 7,335 square feet. The proposed mudroom will then provide as overall building area of 7,523 square feet.
5. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
6. The dwelling has been identified in the 2021 historical survey (DV-26166) as having: Colonial Revival architectural style; brick construction; double-hung wood windows; two brick chimneys and one stone chimney; brick foundation; and asphalt gable roof.
7. The residence has had three owners over the last 60 years.

8. The property is located within the Residence "B" zoning district and is not within the regulated floodplain.
9. Materials list:

Window Manufacturer: MARVIN

Window Material: WOOD, AL. CLAD

Frame Material: WOOD

Windowsills: BRICK ROWLOCK

Brick, Painted/Natural: PAINTED TO MATCH EXISTING

Brick/Stone Thickness: 3 5/8" → MATCH EXISTING

Clapboard Material:

Clapboard Dimensions/Reveal:

Railings, Columns, Pilasters: WOOD COLUMNS TO MATCH EXISTING

Chimney Material: N/A

Roofing Material: STANDING METAL SEAM. COLOR TO MATCH EXISTING

Exterior Doors: WOOD DOOR

Eaves/Cornice: MATCH EXISTING

Gutters: K-GUTTER. SIZE & COLOR TO MATCH EXISTING

Gutter Dimensions:

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), The Historic Zoning Commission shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used;
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

Properties worthy of conservation are all properties in the City of Belle Meade built after 1939 and reinforce the historical and architectural character of the City of Belle Meade through their design, scale, and materials. The HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial

additions will be reviewed by the HZC to ensure that the proposed work is in accordance with these design standards. Properties worthy of conservation are defined as follows:

1. Generally, these will be properties built after 1939;
2. Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; and/or
3. Are determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

Similarly, the Belle Meade HZC Design Guidelines provide the following *criteria for the review and approval of additions*:

1. Additions should be appropriate to the architectural style of the existing building and blend with those characteristics of the subject dwelling and adjacent buildings and streetscapes.
2. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
3. The creation of an addition through enclosure of a front porch, stoop or entry is not appropriate. The creation of an addition through the enclosure of a side porch or attached garage may be appropriate.
4. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.
5. New dormers should be similar in design and scale to an existing dormer on the building. If there are no existing dormers, new dormers should be similar in design and scale to an original dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building.
6. The roof form of the dormer should match the roof form of the building or be appropriate for the style. The roof pitch of the dormer should generally match the roof pitch of the building.
7. The exterior material cladding of side dormers should match the primary or secondary material of the main building.

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only

wrapping an interior flue chase that penetrates the roof would allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6") opening. Downspouts shall 14 be a minimum of three by four inches (3"x4") in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors

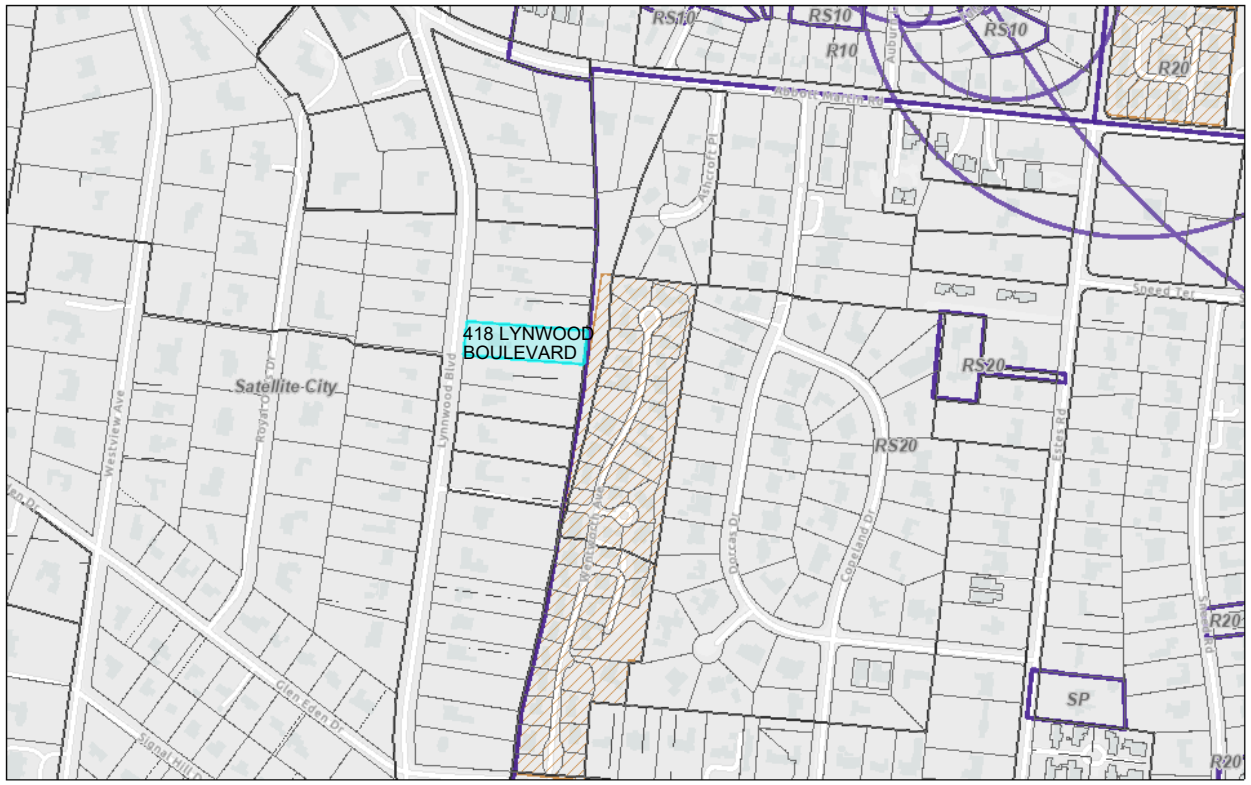
shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 418 LYNWOOD BOULEVARD



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: Van G. Pond Jr. , AIA

ADDRESS: 2929 Sidco Drive, Suite 105, Nashville, Tennessee

EMAIL: vpond@vanpondarchitect.com

PHONE NUMBER: 615-499-4387

RELATIONSHIP TO OWNER: Contractor _____ Architect X Other (explain)_____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: _____

AGE/YEAR OF STRUCTURE: 1958

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES
PROPERTY OF CONSERVATION (1940-2000) ____ YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

____ New Construction X Demolition ____ Exterior Alteration or Repair ____ Addition

DEFINED ARCHITECTURAL STYLE: Ranch

DESCRIBE PROPOSED WORK: To remove the existing residence in order to clear the site to construct a new residence.

PROJECT CALCULATIONS

LOT SQ. FT: 52,103	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	6,252.36	5,961.00		5,961.00	-0-
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	10,420.60	N/A		N/A	N/A
FRONT YARD AREA	23,308.00				
TOTAL DRIVEWAY AREA	6,252.36	6,796.00		6,796.00	8.69%
DRIVEWAY IN FRONT YARD AREA	5,127.76	5,368.00		5,368.00	4.68%
HARDSCAPE AREA	3,231.92	1,945.50		1,945.50	-0-
POOL AREA	1,042.06	0			

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- [X] Description of Property Condition and Proposal
- [X] Site Plan showing building envelope
- [ ] All building elevations showing finish grade
- [ ] PDF Inspirational Photos
- [ ] Wall Section with siding, roofing, doors, windows, and ornamentation.
- [X] PDF Photos of Existing Property
- [X] PDF Photos of Neighboring Properties

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**

Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)
The structure is in good condition generally, and habitable. Ceilings are 8"-0" and 9'-0" in height, typical for the style of architecture, there is some normal differential settlement in areas, typical for a house of any advanced age, and there are moisture issues in the crawl space and basement due to the flow of water across the site from rear to front, along with stormwater wash in some places. The site has an approximate 26'-0" drop in grade from the rear to the front.

Historical Significance

Not of significance. This is a typical-of-the-period ranch house of unknown architect, with additions and modifications completed over the course of time; no significant features that would merit preservation.

Is the property habitable?

Yes.

Give a compelling reason for demolition of property

The residence as it sits has provided good serviceability to it's owners. The residence as it exists currently is in violation of current Belle Meade zoning side yard setbacks, and does not contribute or enhance the character of the street by being complementary in nature to the majority of the existing architectural context of Georgian, Tudor and elaborated Ranch residences. Replacing it with a more architecturally-sensitive new home would allow a more cohesive overall street context in the future.

Describe the proposed reuse of existing materials, if any?

With the exception of some interior and exterior lighting fixtures, and some decorative interior elements, reuse of existing materials will be minimal.

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:	Railings, Columns, Pilasters:
Window Material:	Chimney Material:
Frame Material:	Roofing Material:
Windowsills:	Exterior Doors:
Brick, Painted/Natural:	Eaves/Cornice:
Brick/Stone Thickness:	Gutters:
Clapboard Material:	Gutter Dimensions:
Clapboard Dimensions/Reveal:	

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[X]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[X]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

Applicant/Property Owner Signature: _____ Date: 15 May 2025

VAN POND ARCHITECT

May 15, 2025

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR DEMOLITION OR THE EXISTING STRUCTURE AT 221 DEER PARK CIRCLE

DESCRIPTIVE COMMENTARY & PROPOSED ACTIONS FOR CONSIDERATION BY THE HISTORIC ZONING COMMISSION

Description of the Existing Structure:
This is a typical-of-the-period ranch house of unknown provenance architecturally, with additions and modifications completed over the course of time, and has no significant features that would merit preservation.

Condition of the Existing Structure:
The structure is in good condition generally, and habitable. Ceilings are 8"-0" and 9'-0" in height, typical for the style of architecture, there is some normal differential settlement in areas, typical for a house of any advanced age, and there are moisture issues in the crawl space and basement due to the flow of water across the site from rear to front, along with stormwater wash in some places. The site has an approximate 26'-0" drop in grade from the rear to the front.

Proposed Action:
We propose to remove this existing structure. The residence as it sits has provided good serviceability to it's various owners. The current owner's family has had possession of the property through various entities since 1971. The residence as it exists currently is in violation of current Belle Meade zoning side yard setbacks, and does not contribute or enhance the character of the street by being complementary in nature to the majority of the existing architectural context of Georgian, Tudor and elaborated Ranch residences. Removing it and replacing it with a more architecturally-sensitive new home would allow a more cohesive overall street context in the future.

2929 Sidco Drive, Suite 105 Nashville, Tennessee 37204 | vanpondarchitect.com | 615.499.4387

221 DEER PARK DRIVE
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS SUBMITTAL
FOR EXISTING STRUCTURE DEMOLITION REQUEST

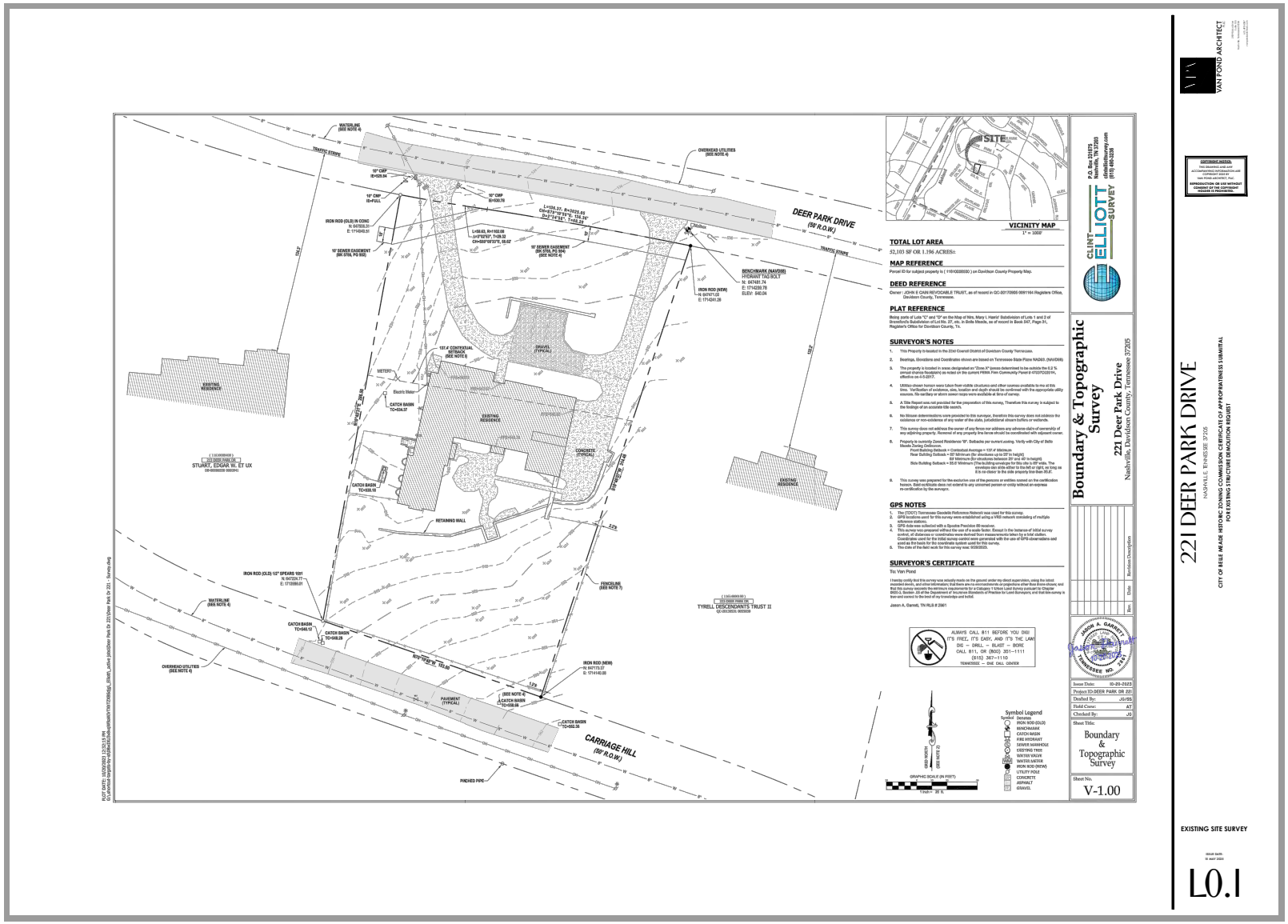
221 DEER PARK DRIVE

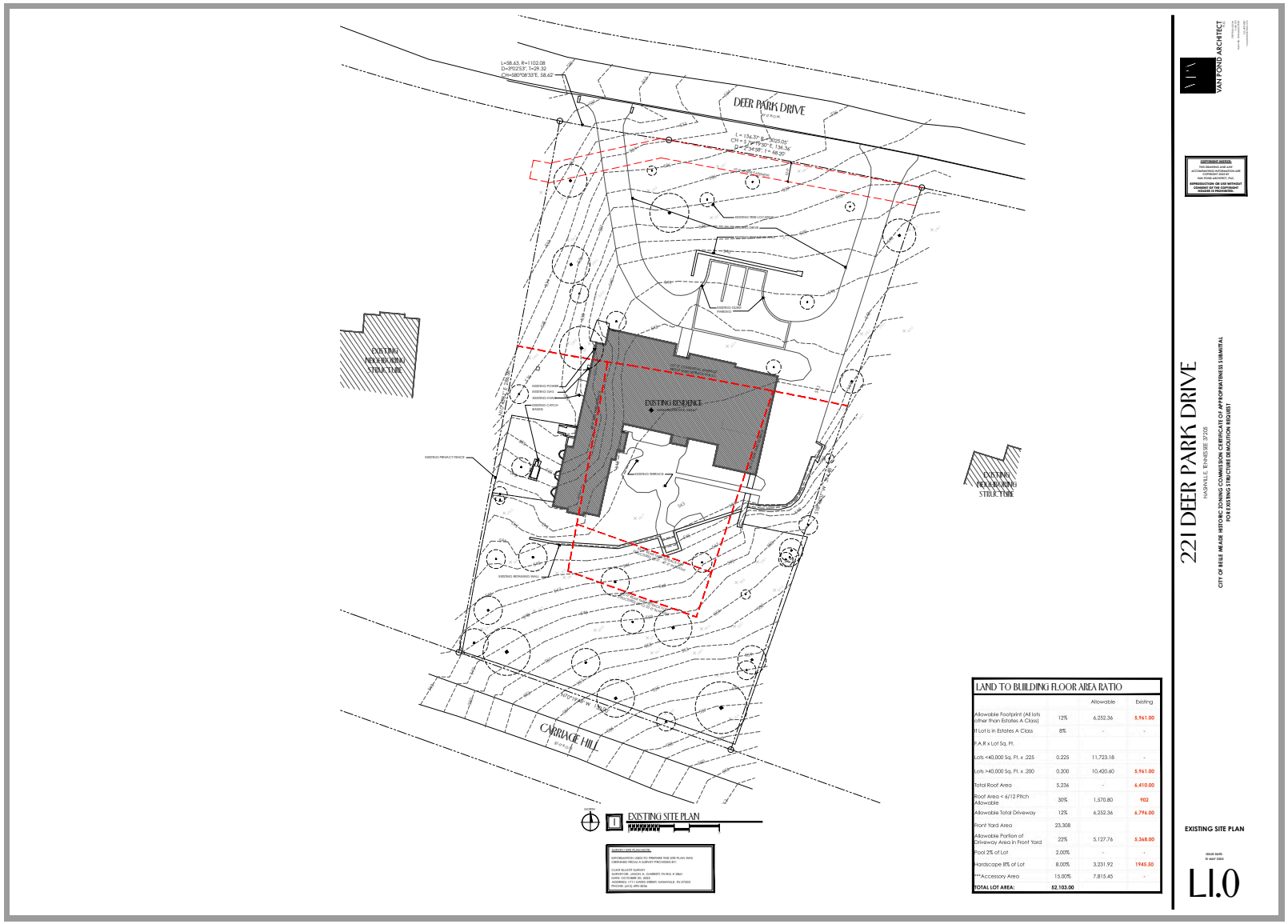
NASHVILLE, TENNESSEE 37205

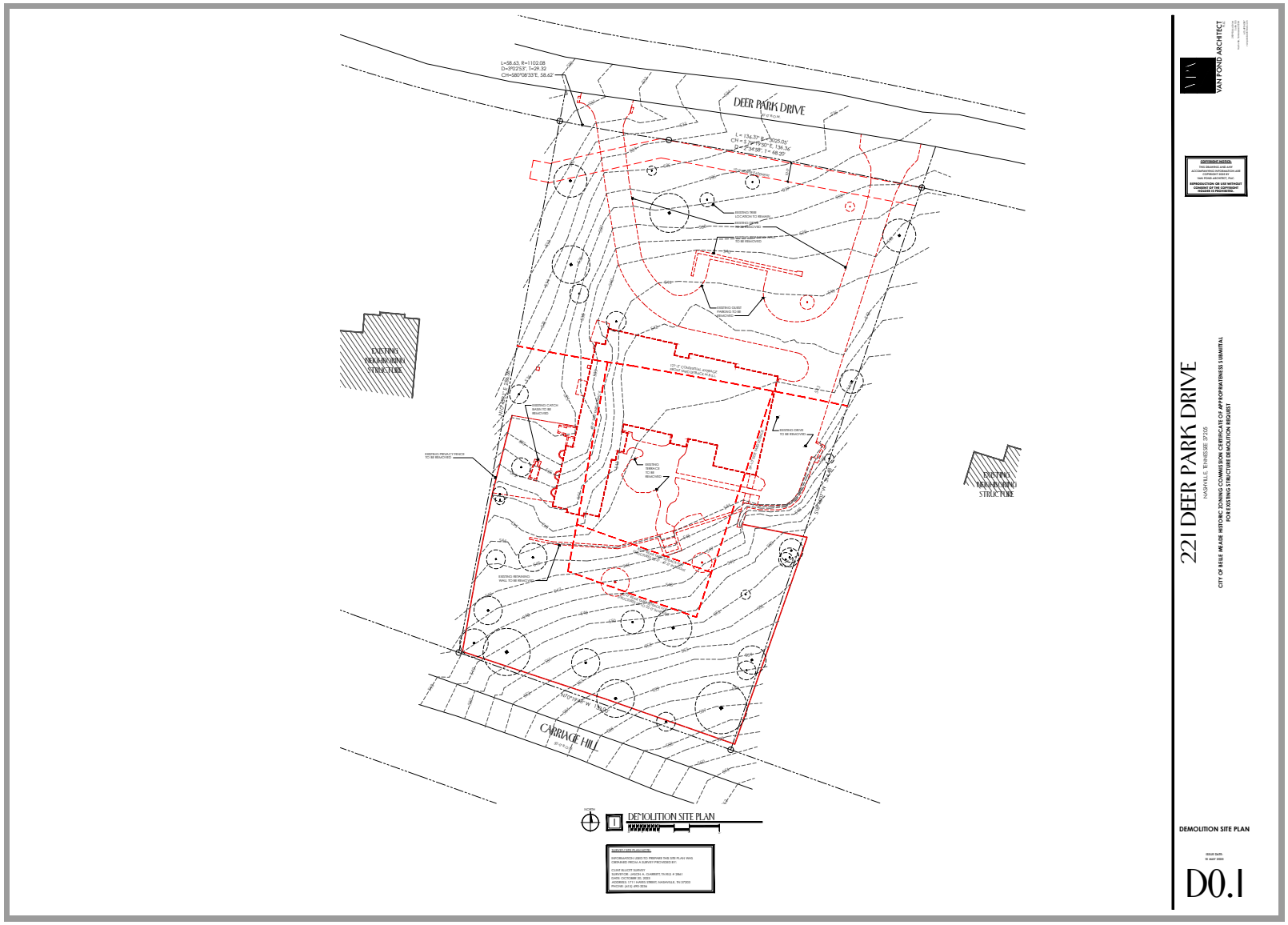
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL
FOR EXISTING STRUCTURE DEMOLITION REQUEST

ISSUE DATE: 15 MAY 2025

VAN POND ARCHITECT


DEER PARK DRIVE
(50' R.O.W.)
CARRIAGE HILL
(50' R.O.W.)
WATERLINE (SEE NOTE 4)
OVERHEAD UTILITIES (SEE NOTE 4)
TRAFFIC STRIPE
10" CMP IE=420.34
10" CMP IE=FULL
10" CMP IE=420.79
IRON ROD (OLD) IN CONC N: 647035.31 E: 1714845.02
10' SEWER EASEMENT (BK 5709, PG 943)
L=336.37, R=2035.83 CB=S79°16'16"E, 336.06' D=9°27'53", T=168.39'
L=58.83, R=1922.08 LA=0°52'32", T=29.39 CH=S85°59'33"E, 58.82'
10' SEWER EASEMENT (BK 5709, PG 943) (SEE NOTE 4)
BENCHMARK (NAVD88) HYDRANT TAG BOLT N: 647481.74 E: 1714239.78 ELEV: 640.04
IRON ROD (NEW) N: 647417.02 E: 1714241.28
137.4' CONTEXTUAL SETBACK (SEE NOTE 8)
GRAVEL (TYPICAL)
METER
Electric Meter
CATCH BASIN TC=434.37
EXISTING RESIDENCE
CONCRETE (TYPICAL)
CATCH BASIN TC=435.15
CATCH BASIN TC=435.19
RETAINING WALL
32%
STUART, EDGAR W., ET UX
(116100800)
222 DEER PARK DR
IRON ROD (OLD) 1/2" SPEARS 1001 N: 647204.77 E: 1715896.91
FENCELINE (SEE NOTE 7)
WATERLINE (SEE NOTE 4)
CATCH BASIN TC=445.12
CATCH BASIN TC=445.29
OVERHEAD UTILITIES (SEE NOTE 4)
N01°22'56"W 193.60'
IRON ROD (NEW) N: 647173.37 E: 1714140.89
(SEE NOTE 4) CATCH BASIN TC=438.26
PAVEMENT (TYPICAL)
CATCH BASIN TC=431.35
PINCHED PIPE
TYRELL DESCENDANTS TRUST II
(116114900100)
222 DEER PARK DR
QC-20150226-0020558
SITE
VICINITY MAP
1" = 1000'
TOTAL LOT AREA
52,103 SF OR 1.196 ACRES±
MAP REFERENCE
Parcel ID for subject property is (116100800) on Davidson County Property Map.
DEED REFERENCE
Owner: JOHN E CAIN REVOCABLE TRUST, as of record in QC-20170908-0091164 Registere Office, Davidson County, Tennessee.
PLAT REFERENCE
Being parts of Lots "C" and "D" on the Map of Nrs. Mary I. Harris' Subdivision of Lots 1 and 2 of Brandforth's Subdivision of Lot No. 37, as, in Bells Blonde, as of record in Book 847, Page 91, Register's Office for Davidson County, Tn.
SURVEYOR'S NOTES
1. This Property is located in the 22nd Council Distrint of Davidson County Tennessee.
2. Bearings, Elevations and Coordination shown are based on Tennessee State Plane NAD83, (NAVD88).
3. The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % perioad chance floodplain) as noted on the current FEMA Flim Community Panel # 47037C0201H, effective on 4-5-2017.
4. Utilities shown hereon were taken from visible ciscatures and other soureso available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources. No sanitary or storm sewer rsecps were available at time of survey.
5. A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
6. No Stream determinations were provided to this surveyor, therefore this survey does not evidence the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
7. This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
8. Property is currently Zoned Residence "R". Setbacks per current zoning. Verify with City of Bells Bluff Zoning Ordinance.
Front Building Setback = Contextual Average + 10' of Minimum
Rear Building Setback = 60' Minimum (for structures up to 25' in height)
80' Minimum (for structures between 25' and 40' in height)
Side Building Setback = 35.6' Minimum (The building envelope for this site is 65' wide. The minimum side setback is based on 30% of the lot width. The 30% was taken 10' in from the side property line than 35.6' is to be closer to the side property line than 35.6')
9. This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.
GPS NOTES
1. The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
2. GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
3. GPS data was collected with a Spectra Precision 88 receiver.
4. This survey was prepared without the use of a scale factor. Except in the instance of initial survey control. The Grid to Ground combination factor was determined to be 1.000000000 at the point(s) taken by a local station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
5. The date of the field work for this survey was 10/28/2023.
SURVEYOR'S CERTIFICATE
To: Van Pond
I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest standard levels, and other information that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .03 of the Department of Insurance Standards of Practice for Land Surveyors; and that title survey is true and correct to the best of my knowledge and belief.
Jason A. Garrett, TN RLS # 2961
ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG — DRILL — BLAST — BORE
CALL 811, OR (800) 351–1111
(615) 367–1110
TENNESSEE — ONE CALL OWNER
GRID NORTH (SEE NOTE 2)
GRAPHIC SCALE (IN FEET)
1 inch = 30 ft.
Symbol Legend
Symbol Detailed
IRON ROD (OLD)
BENCHMARK
CATCH BASIN
FIRE HYDRANT
SEWER MANHOLE
VEETYRIG TREE
WATER VALVE
WATER METER
IRON ROD (NEW)
UTILITY POLE
CONCRETE
ASPHALT
GRAVEL
CLINT ELLIOTT SURVEY
P.O. Box 331073
Nashville, TN 37203
clint@clintsurvey.com
(615) 495-3236
Boundary & Topographic Survey
221 Deer Park Drive
Nashville, Davidson County, Tennessee 37205
Rev. | Date | Revision Description
Issue Date: 10-20-2023
Project ID: DEER PARK DR 221
Drafted By: JG/ES
Field Crew: AT
Checked By: JG
Sheet Title: Boundary & Topographic Survey
Sheet No. V-1.00
VAN POND ARCHITECT
COPYRIGHT NOTICE: THIS DRAWING AND ANY ACCOMPANYING INFORMATION ARE THE PROPERTY OF VAN POND ARCHITECT, PLLC. REPRODUCTION OR USE WITHOUT CONSENT OF VAN POND ARCHITECT REQUIRES PROHIBITED.
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR EXISTING STRUCTURE DEMOLITION REQUEST
EXISTING SITE SURVEY
ISSUE DATE: 15 MAY 2024
L0.1


DEER PARK DRIVE
EXISTING RESIDENCE
EXISTING NEIGHBORING STRUCTURE
EXISTING NEIGHBORING STRUCTURE
CARRIAGE HILL
EXISTING SITE PLAN
LAND TO BUILDING FLOOR AREA RATIO
Allowable
Existing
Allowable Footprint (All lots other than Estates A Class) 12% 6,252.36 5,961.00
If Lot is in Estates A Class 8% - -
F.A.R x Lot Sq. Ft.
Lots <40,000 Sq. Ft. x .225 0.225 11,723.18 -
Lots >40,000 Sq. Ft. x .200 0.200 10,420.60 5,961.00
Total Roof Area 5,236 - 6,410.00
Roof Area < 6/12 Pitch Allowable 30% 1,570.80 902
Allowable Total Driveway 12% 6,252.36 6,796.00
Front Yard Area 23,308
Allowable Portion of Driveway Area in Front Yard 22% 5,127.76 5,368.00
Pool 2% of Lot 2.00% - -
Hardscape 8% of Lot 8.00% 3,231.92 1945.50
***Accessory Area 15.00% 7,815.45 -
TOTAL LOT AREA: 52,103.00
VANT POND ARCHITECT
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL
FOR EXISTING STRUCTURE DEMOLITION REQUEST
EXISTING SITE PLAN
ISSUE DATE:
01 MAY 2025
LI.0


DEER PARK DRIVE
CARRIAGE HILL
EXISTING MAINTENANCE STRUCTURE
EXISTING MAINTENANCE STRUCTURE
DEMOLITION SITE PLAN
VANT POND ARCHITECT
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR EXISTING STRUCTURE DEMOLITION REQUEST
DEMOLITION SITE PLAN
D0.1



1 VIEW OF THE STREET FACADE FROM THE NORTH



2 VIEW OF THE FRONT FACADE FROM THE NORTH



3 VIEW OF THE FRONT FACADE FROM GRADE AT THE NORTH



4 VIEW OF THE SIDE FACADE FROM THE WEST



5 VIEW OF THE SIDE FACADE FROM THE WEST



6 VIEW OF THE SIDE FACADE FROM THE WEST



7 VIEW OF THE REAR FACADE FROM THE SOUTH



8 VIEW OF THE REAR FACADE FROM THE SOUTH



9 VIEW OF THE SIDE FACADE FROM THE EAST

VANT POND ARCHITECT

221 DEER PARK DRIVE

NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE: HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL
FOR EXISTING STRUCTURE DEMOLITION REQUEST

PHOTOS OF RESIDENCE TO BE DEMOLISHED

HI.0



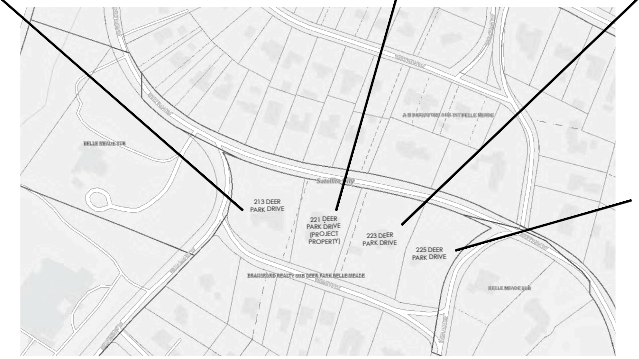
213 DEER PARK DRIVE



221 DEER PARK DRIVE



223 DEER PARK DRIVE



VICINITY MAP



225 DEER PARK DRIVE

VANT POND ARCHITECT

221 DEER PARK DRIVE

NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR EXISTING STRUCTURE DEMOLITION REQUEST

VICINITY MAP + CONTEXTUAL RESIDENCE IMAGES

HI.I



208 DEER PARK DRIVE



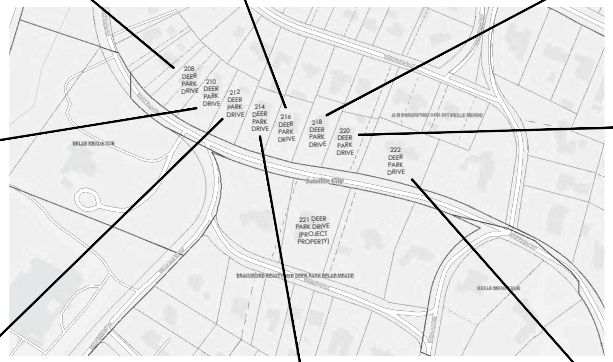
216 DEER PARK DRIVE



218 DEER PARK DRIVE



210 DEER PARK DRIVE



VICINITY MAP



220 DEER PARK DRIVE



212 DEER PARK DRIVE



214 DEER PARK DRIVE



222 DEER PARK DRIVE

VAN POND ARCHITECT

221 DEER PARK DRIVE

NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR EXISTING STRUCTURE DEMOLITION REQUEST

VICINITY MAP + CONTEXTUAL RESIDENCE IMAGES

H1.2

Staff Report

Agenda No.: III.E.

Case No.: A25-28

Staff: Mary Samaniego, Planning Director

Applicant: The Cain family

Request: Certificate of Appropriateness for demolition

Location: 221 Deer Park Drive

Summary:
The applicant/property owner is requesting Certificate of Appropriateness approval for demolition of a residence determined to be a property worthy of conservation. This residence was constructed in 1958 and appears to have had two rear additions constructed at some point prior to 2000. The applicant has stated the architectural style as Ranch.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.19 acres (52,103 square feet - SF) and is rectangular with frontage on Deer Park Drive.
2. The residence was constructed in 1958 and has a Ranch architectural style. Due to its construction date, per the Belle Meade Citywide Conservation Overlay Design Guidelines, it is determined to be *a property worthy of conservation*.
3. The residence is two-story and approximately 5,961 SF with an attached three-car garage.
4. The residence appears to have major additions to the rear prior to 2000 and has been owned by one family over the past 50 years.
5. The dwelling has been identified in the 2021 historical survey (DV-26229) as having: brick construction type; hip roof configuration with asphalt shingles; wood, double-hung windows; two brick chimneys; brick veneer wall cover; and brick foundation.
6. Staff upon research did not find any significant architect, builder associated or previous owners with this residence.

Staff Recommendations and Findings of Fact:

Zoning Ordinance Standards

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, which is reasonably related to the purpose of this part.

Property Worthy of Conservation

Properties worthy of conservation are all properties in the City of Belle Meade built after 1939 and reinforce the historical and architectural character of the City of Belle Meade through their design, scale, and materials. The HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC to ensure that the proposed work is in accordance with these design standards. Properties worthy of conservation are defined as follows: ¬ Generally, these will be properties built after 1939; ¬ Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction; and/or ¬ Are determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

Design Guidelines Criteria for Demolition

The loss of historic dwellings can occur through damage from fires or storms or by neglect and deterioration. Property owners may also want to demolish buildings that are no longer functional or in poor condition. However, demolition presents the greatest threat to the integrity of a significant historic resource.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for demolition:

- Public safety and welfare requires the removal of the building or structure;
- The owner is encouraged to consider moving or relocating the building to another location within the City. An experienced, licensed, and qualified structural or architectural engineer and builder with experience in historic properties should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to demolition. This assessment should consider how much damage can be caused by removal and be compiled into a historic conditions report for the HZC evaluation; and

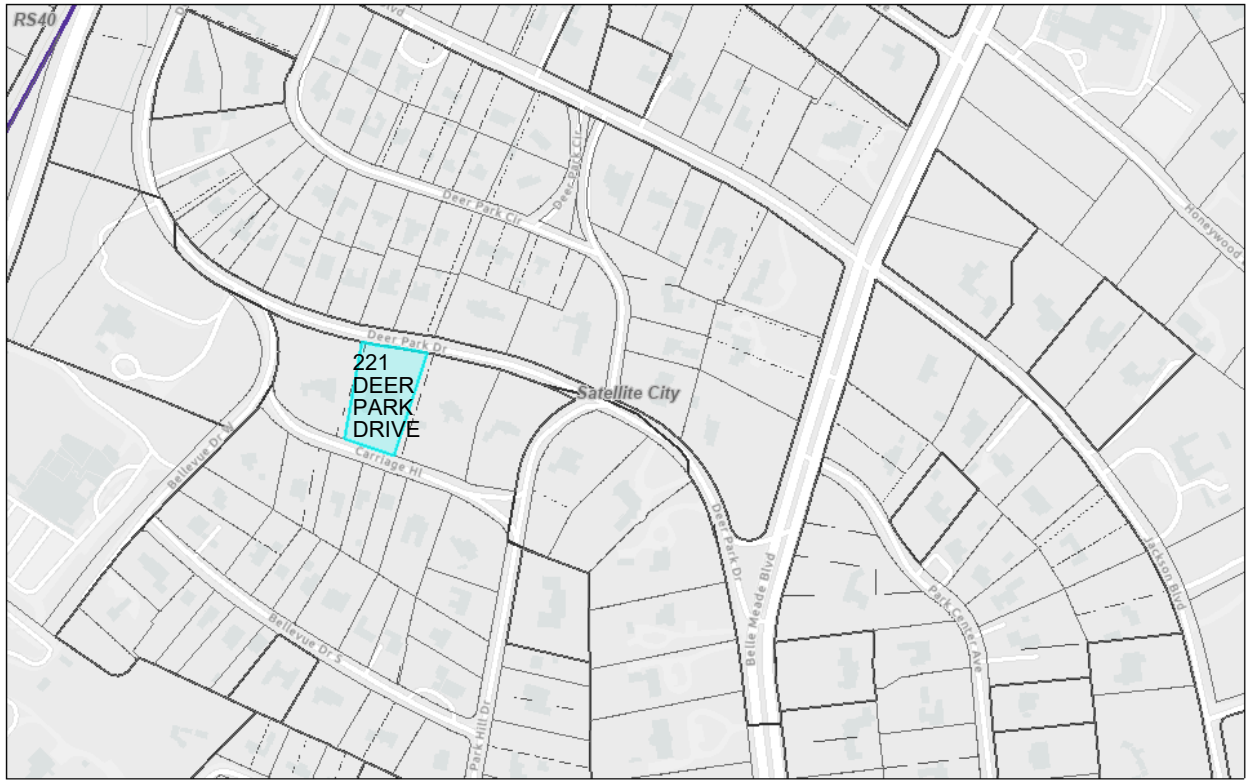
- A home may have limited ability to meet current architectural trends such as ceiling heights of eight feet or less or inability to maintained due to building style.

Staff recommends denial the Certificate of Appropriateness based on the written findings of fact and the lack of supporting documentation regarding structural condition.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 221 DEER PARK DRIVE



5/20/2025, 8:32:19 AM

1:5,391

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hayden Smith Avery

615-975-2333 - HAYDENSMITHAVERY@GMAIL.COM - 212 DEER PARK DRIVE, NASHVILLE, TN 37205

June 4, 2025

Ms. Mary Samaniego
City of Belle Meade - Planning Director
4705 Harding Road
Nashville, TN 37205
msamaniego@citybellemeade.org

Re: Cain project at 221 Deer Park Drive

Dear Ms. Samaniego,

I currently reside at 212 Deer Park Drive, which is in the immediate neighborhood of the proposed Cain project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property, has shared that she is seeking permission from the Historic Zoning Commission to demolish the existing structure and review the new home she proposes building on the lot.

From what I understand, the demolition permit and the design of the proposed new home are being considered at the June10, 2025 meeting of the Historic Zoning Commission. I want to let you and the zoning commission know that I have no issue with Ms. Cain's plans to remove the current home, and I have seen the designs for and fully support the proposed new home. I feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept Ms. Cain's application to demolish 221 Deer Park Drive, and I support you approving the proposed design of the new residence to take its place. If you have any questions, please contact me at 615-975-2333.

Sincerely,

Hayden Smith Avery

From: Cathy Grier
To: Mary Samaniego
Subject: Kate Cain home demolition/rebuild—letter of support
Date: Thursday, June 5, 2025 11:49:29 AM

Ms. Samaniego,

We currently reside at **215 Deer Park Circle—our driveway is actually on Deer Park Circle as well as Deer Park Drive** which is the in the immediate neighborhood of the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact me at 917-365-6249

Thank you
Cathy Grier

Sent from my iPhone

From: Erica Oliver
To: Mary Samaniego
Subject: Letter of support for Ms. Kate Cain
Date: Sunday, June 8, 2025 7:23:55 AM

Ms. Samaniego,

We currently reside at 229 Deer Park Drive which is the in the immediate neighborhood of the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact Douglass Oliver at 615-260-1927.

Sincerely,
Douglass and Erica Oliver

From: Richard Jones
To: Mary Samaniego
Cc: katebcain@icloud.com
Subject: Letter of Support for Kate Cain, 221 Deer Park Dr.
Date: Saturday, June 7, 2025 7:31:42 PM

Ms. Samaniego,

We currently reside at **220 Deer Park Drive** which is directly across the street from the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood. Further, we really look forward to having Kate living across the street once again!

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact us at 615-352-3420.

Sincerely,

Mr. and Mrs. Richard A. Jones
220 Deer Park Drive
Nashville, TN 37205

From: Van Pond, Jr.
To: Mary Samaniego
Subject: Additional Support Letter re:221 Deer Park Drive.
Date: Monday, June 9, 2025 11:23:16 AM

Mary,

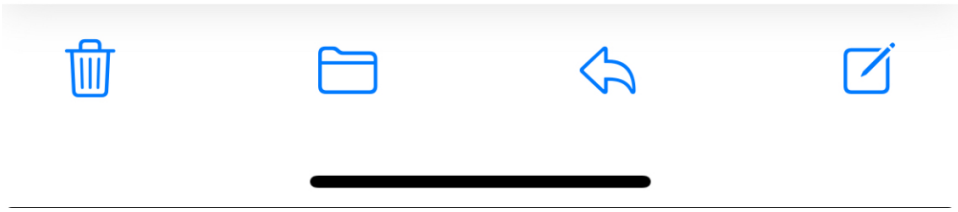
Ms. Cain wanted me to touch base and confirm that you had received this email from her next door neighbors last week see attached PDF

Just let me know

Thank you,
Van



Sent from my iPhone



CITY OF BELLE MEADE
CERTIFICATE OF APPROPRIATENESS APPLICATION

This CoA Form coincides with the Citywide Conservation Overlay Interim ***Guidelines***. Please refer to the guidelines for the Certificate of Appropriateness process. Reference to the book, *"A Field Guide to American Homes"* is encouraged.

PROPERTY OWNER or APPLICANT

NAME: Van G. Pond Jr. , AIA

ADDRESS: 2929 Sidco Drive, Suite 105, Nashville, Tennessee

EMAIL: vpond@vanpondarchitect.com

PHONE NUMBER: 615-499-4387

RELATIONSHIP TO OWNER: Contractor _____ Architect X Other (explain)_____

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 221 Deer Park Drive, Belle Meade, Tennessee 37205

AGE/YEAR OF STRUCTURE: N/A

PROPERTY OF SIGNIFICANCE (1901-1939) ____ YES
PROPERTY OF CONSERVATION (1940-2000) ____ YES
PROPERTY LESS THAN 50 YEARS ____ YES

PROPOSED WORK REQUIRING CERTIFICATE OF APPROPRIATENESS (COA):

X New Construction ____ Demolition ____ Exterior Alteration or Repair ____ Addition

DEFINED ARCHITECTURAL STYLE: Tudor Revival (Late 19th/Early 20th Century)

DESCRIBE PROPOSED WORK: To construct a new residence composed of stone, slate, and composite smooth, painted siding, with complementary landscape improvements/ revisions, and site improvements on the lot.

PROJECT CALCULATIONS

LOT SQ. FT: 52,103	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER ALLOWABLE
FOOTPRINT AREA	6,252.36	0	5,580.00	5,580.00	-0-
GROSS FLOOR AREA (*F.A.R. X LOT SQ. FT.)	10,420.60	0	9,060.00	9,060.00	-0-
FRONT YARD AREA	22,605.00				-0-
TOTAL DRIVEWAY AREA	6,252.36	0	6,241.00	6,241.00	-0-
DRIVEWAY IN FRONT YARD AREA	5,127.76	0	4,469.00	4,469.00	-0-
HARDSCAPE AREA	3,231.92	0	3,734.00	3,734.00	-0-
POOL AREA	1,042.06	0	0	0	-0-

*** F.A.R. =**
LOTS <40,000 sq. ft. and RES C x .225 =
LOTS > 40,000 sq. ft. x .200 =

All of the items listed below are required to be submitted for all types of CoA applications.

- [X] Description of Property Condition and Proposal
- [X] Site Plan showing building envelope
- [X] All building elevations showing finish grade
- [X] PDF Inspirational Photos
- [X] Wall Section with siding, roofing, doors, windows, and ornamentation.
- [X] PDF Photos of Existing Property
- [X] PDF Photos of Neighboring Properties

- **Additional submittal requirements for Exterior Alteration or Repairs:**
  Include schematic drawings, photos, and/or specifications along with a materials list. Provide photos and descriptions of existing original materials. For major alterations to architectural features such as siding, roofing, doors, windows, and ornamentation, samples of new materials may be requested.

- **Demolition of Structures:**
  Describe the structure's condition(ceiling height, wood decay, brick, siding, water intrusion, roof, etc.)
  N/A.

Historical Significance
N/A.

Is the property habitable?
N/A.

Give a compelling reason for demolition of property
N/A.

Describe the proposed reuse of existing materials, if any?
N/A.

- **New Construction and Additions:**

New Construction Material List Description

Window Manufacturer:	Marvin or Sierra-Pacific.	Railings, Columns, Pilasters:	Railings - Painted Steel. Pilasters/Columns - Wood or Fly-Ash Composite Painted.
Window Material:	Wood with Powder-Coated Aluminum Cladding.	Chimney Material:	Masonry, with Stone Veneer and Cut Stone Caps.
Frame Material:	Wood with Powder-Coated Aluminum Cladding.	Roofing Material:	Variegated Natural Vermont Slate.
Windowsills:	Stone / Wood with Powder-Coated Aluminum Cladding.	Exterior Doors:	Primary Entry: Painted Wood. Side/Secondary Doors: Aluminum-Clad Wood or Painted Wood.
Brick, Painted/Natural:	N/A.	Eaves/Cornice:	Wood or Fly-Ash Composite Painted.
Brick/Stone Thickness:	Stone, Nominal 5" Bed Depth.	Gutters:	Aluminum - Painted Finish
Clapboard Material:	Fly-Ash Composite ("TruExterior") - Smooth Face.	Gutter Dimensions:	Half-Round, 6" Dimension - with appropriately-sized round downspouts.
Clapboard Dimensions/Reveal:	Ship-Lap - 5" Face.		

Property of Significance

Properties of significance are those which are of particular architectural or historical significance to the early 20th century growth and development of Belle Meade. Significant dwellings, buildings and structures in Belle Meade are defined as follows:

- **Generally, these will be properties built prior to 1939 although there may be some properties which meet this level of significance after this date**.
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for eligibility for listing in the National Register of Historic Places.
- Embodying such other qualities and characteristics as in the judgment of the HZC should be considered significant to the historical and architectural context of Belle Meade.
- Be listed or determined eligible for listing in the National Register of Historic Places, and/or be determined to be a contributing property to an eligible historic district in the National Register of Historic Places; and,
- Possesses one or more of the following criteria:

Yes	No	
[ ]	[X]	A broad cultural, political, economic, or social association with the historic development of Belle Meade, the state, or the nation, and/or;
[ ]	[X]	Identification with a historic person or with important events in Belle Meade, state, and/or national history, and /or;
[ ]	[X]	Possesses distinguishing characteristics of an architectural type reflective of the dominant styles in Belle Meade and is inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship, and/ or;
[ ]	[X]	Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
[ ]	[X]	Is a notable work of a master builder, designer, or architect, and/or;
[ ]	[X]	Possesses or may likely yield information important in prehistory or history, and/or
[ ]	[X]	Possesses other qualities and characteristics that, in the judgment of the HZC should be considered for designation as a significant property.

In most cases the HZC discourages the demolition of a property of significance. Additions to properties of significance may be allowed if the addition is of appropriate scale and placement on the property. Criteria for demolition and additions to significant properties are outlined in the design guidelines.

Property Worthy of Conservation

Properties worthy of conservation are those which were built from the mid– to late-20th century and reinforce the historical and architectural character of Belle Meade through their design, scale, and materials. Properties worthy of conservation in Belle Meade are defined as follows:

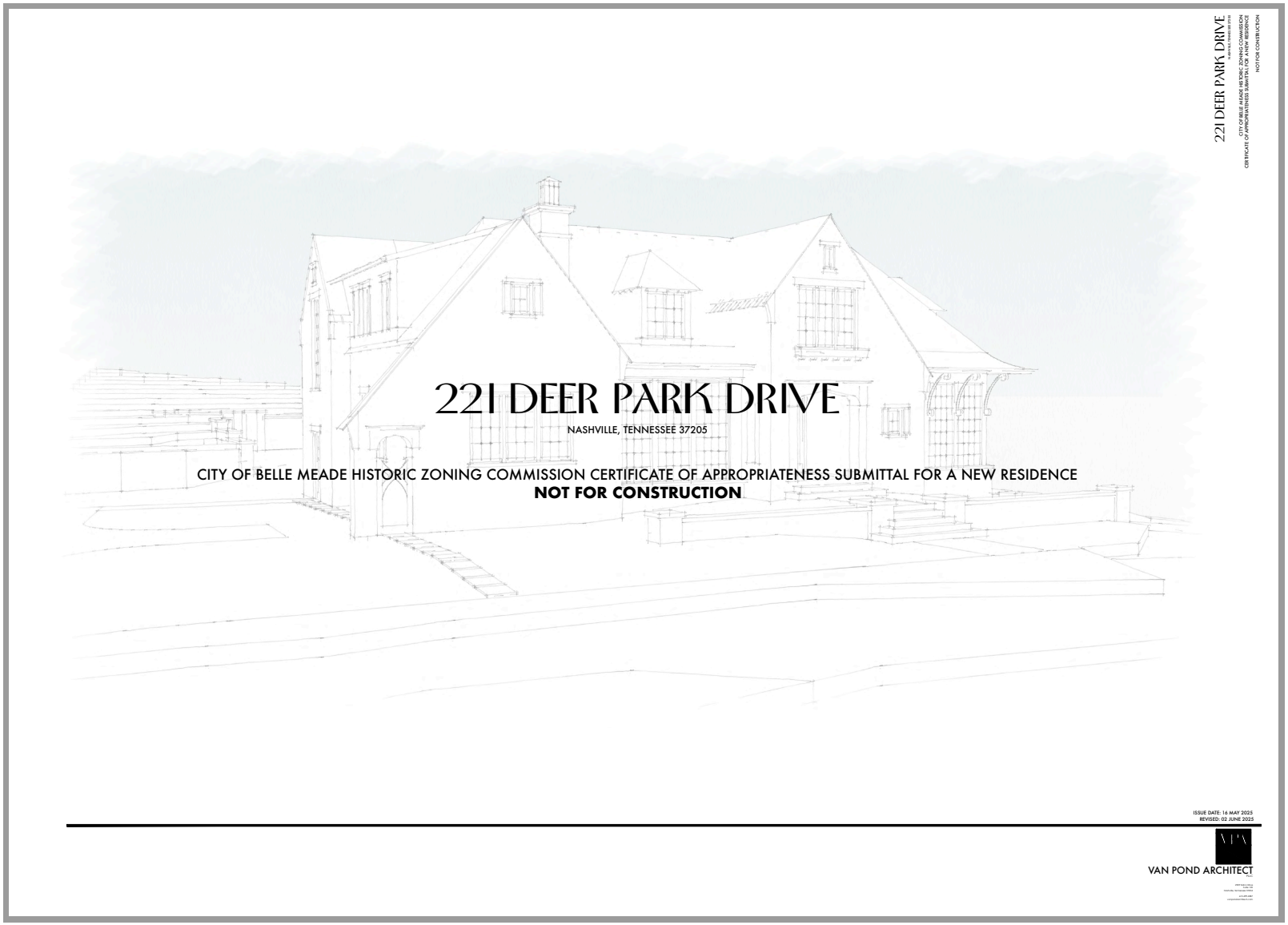
- **Generally, these will be properties built after 1939 although there may be some properties within this category which were built prior to this date.**
- Possess integrity of design, materials, workmanship, setting, location, feeling, and association from their original period of construction.
- Be determined to be a contributing property to an eligible historic district in the National Register of Historic Places.

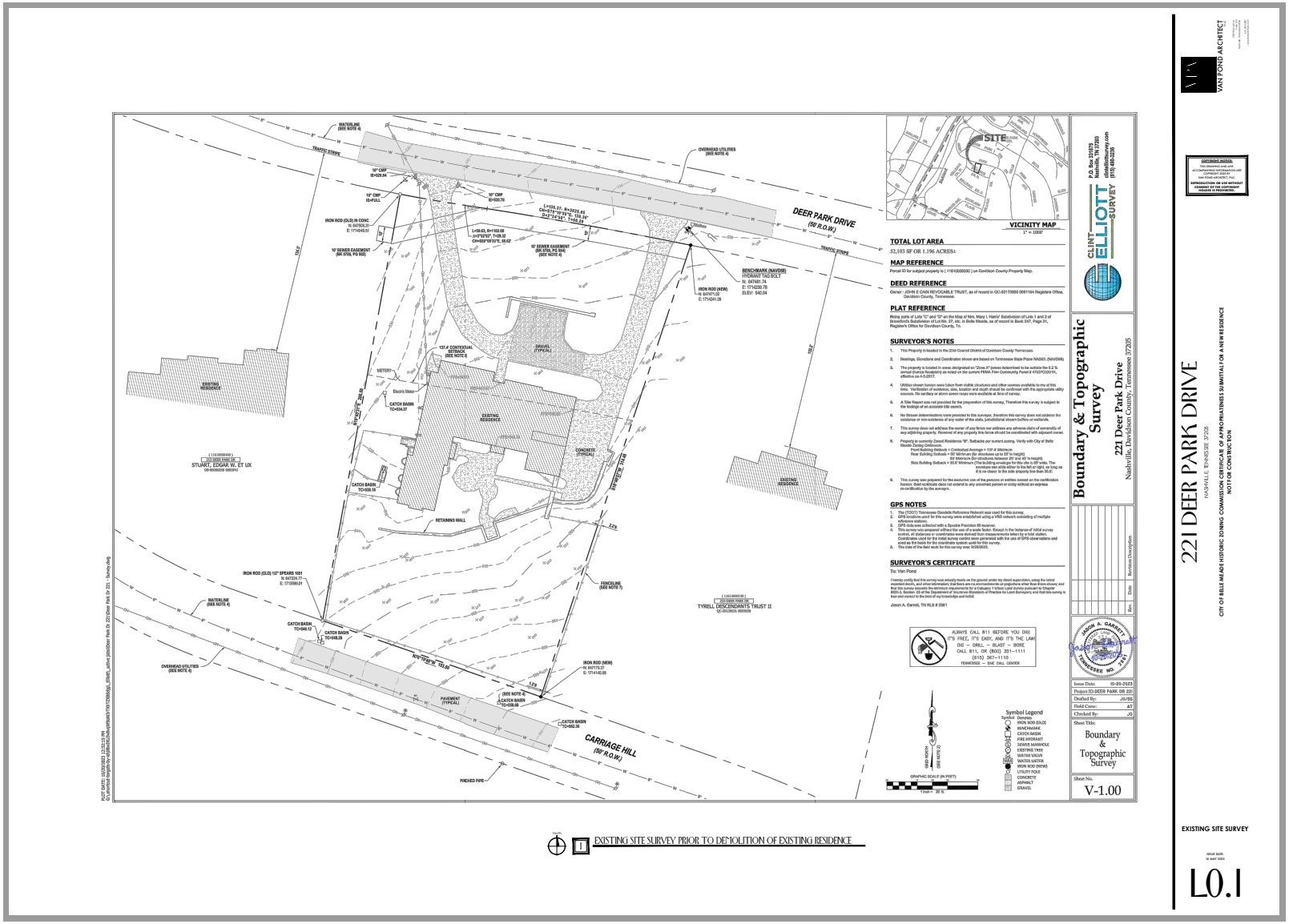
In most cases the HZC will encourage the preservation of properties worthy of conservation. Properties worthy of conservation which are proposed for demolition or substantial additions will be reviewed by the HZC in order to identify alternatives which meet the property owner's requirements while preserving the integrity of the property. If no such alternatives are identified properties worthy of conservation may be demolished or receive additions in accordance with the design guidelines.

Appeals Process for Decisions by the City of Belle Meade Historic Zoning Commission: Anyone who may be aggrieved by any final order or judgement of the Commission may have such order or judgement reviewed by the courts, by the procedure of statutory certiorari, in the Davidson County Chancery Court. Such party shall, within sixty (60) days for the entry of order, file a petition with the Chancery Court.

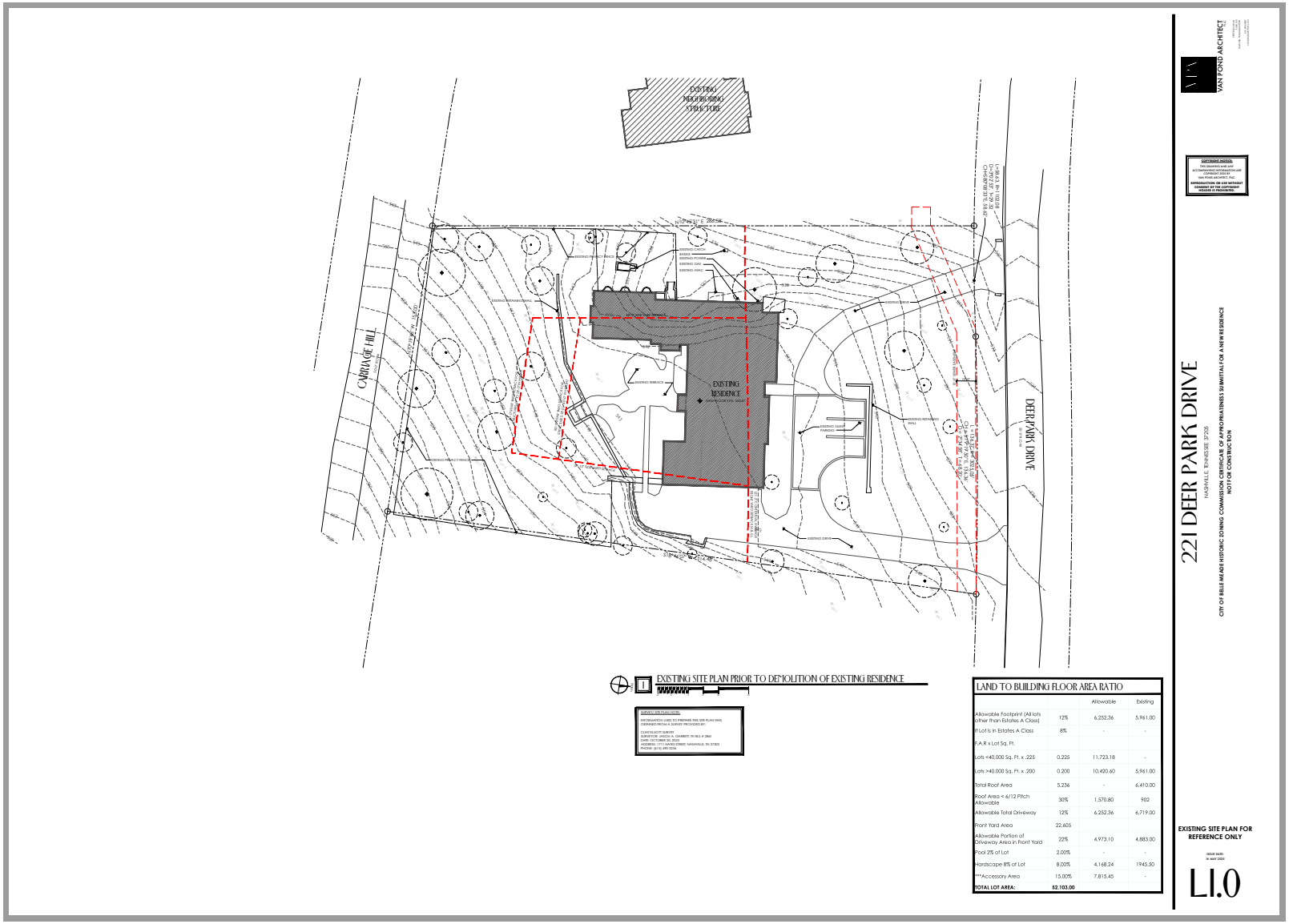
I have read and understand the information provided in this application and the Historic Zoning Overlay Design Guidelines concerning the process for design and the obtainment or denial of a Certification of Appropriateness (CoA). I understand that by omitting information that is required from this application, the application will not be reviewed, and CoA denied. I agree to notify the Building Official of any deviations during construction from the approved (CoA) plans, or a Stop Work Order will be imposed.

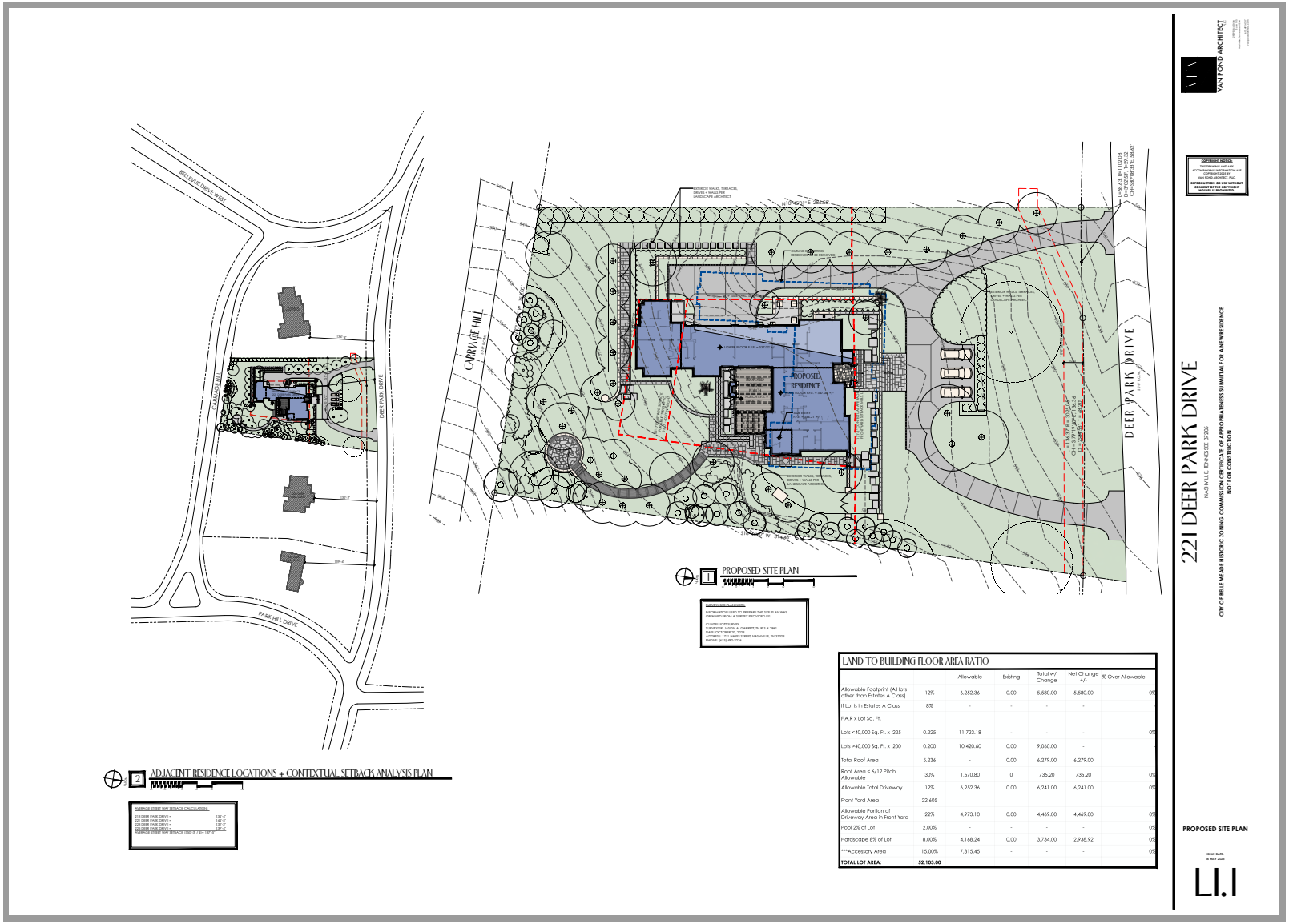
Applicant/Property Owner Signature: _____ Date: 16 May 2025


221 DEER PARK DRIVE
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
ISSUE DATE: 16 MAY 2025
REVISED: 02 JUNE 2025
VAN POND ARCHITECT

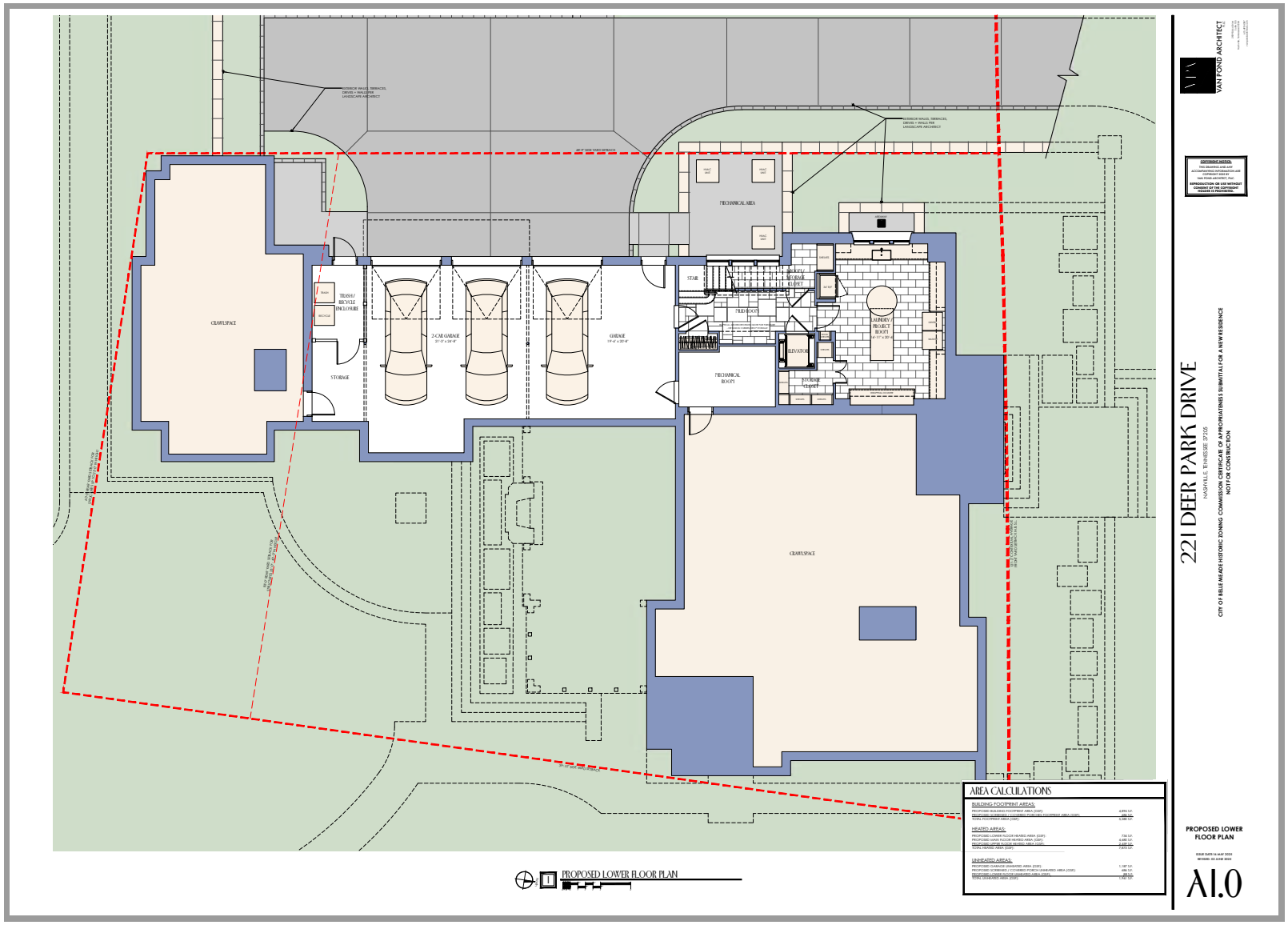


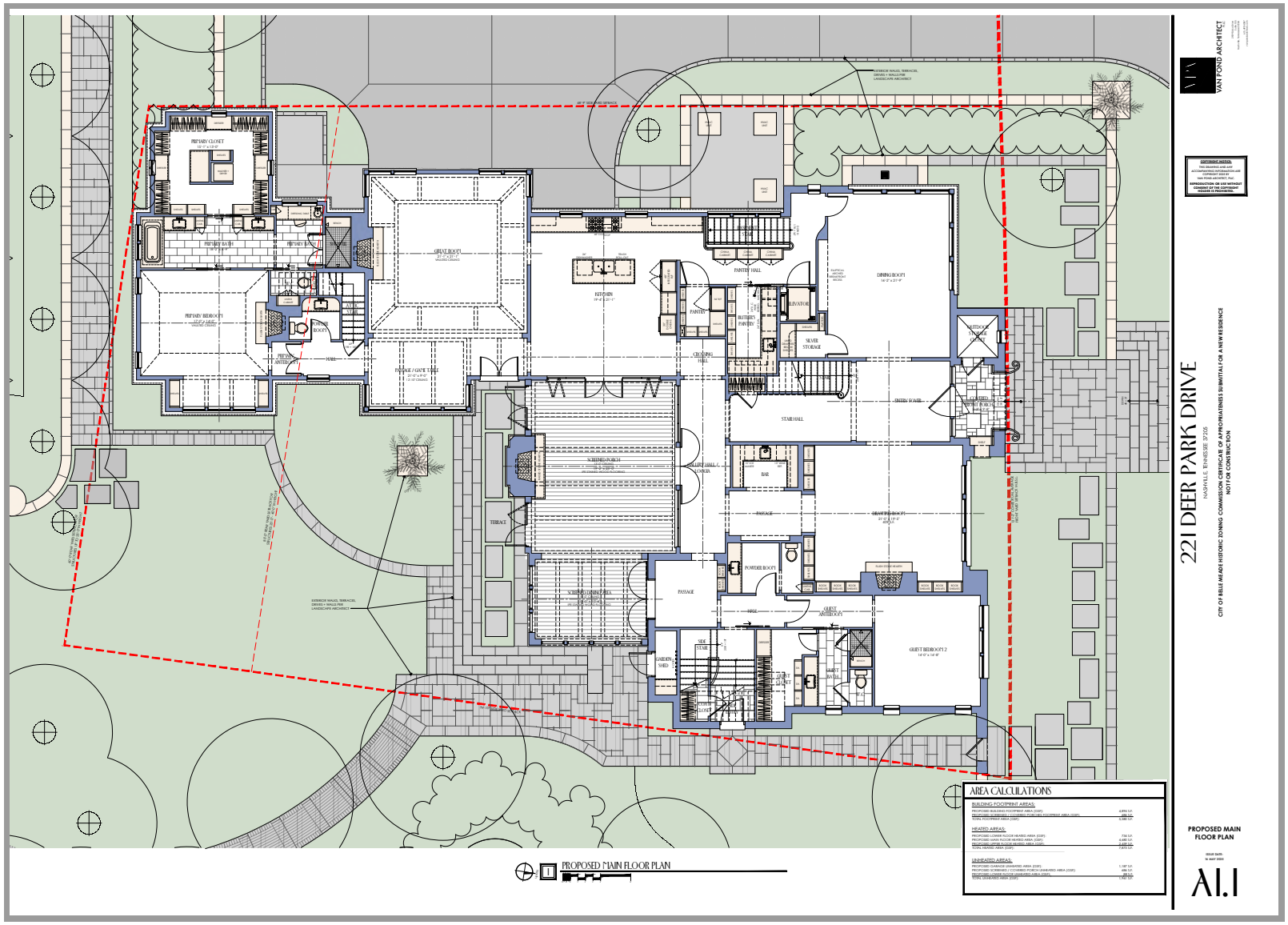
EXISTING SITE SURVEY PRIOR TO DEMOLITION OF EXISTING RESIDENCE

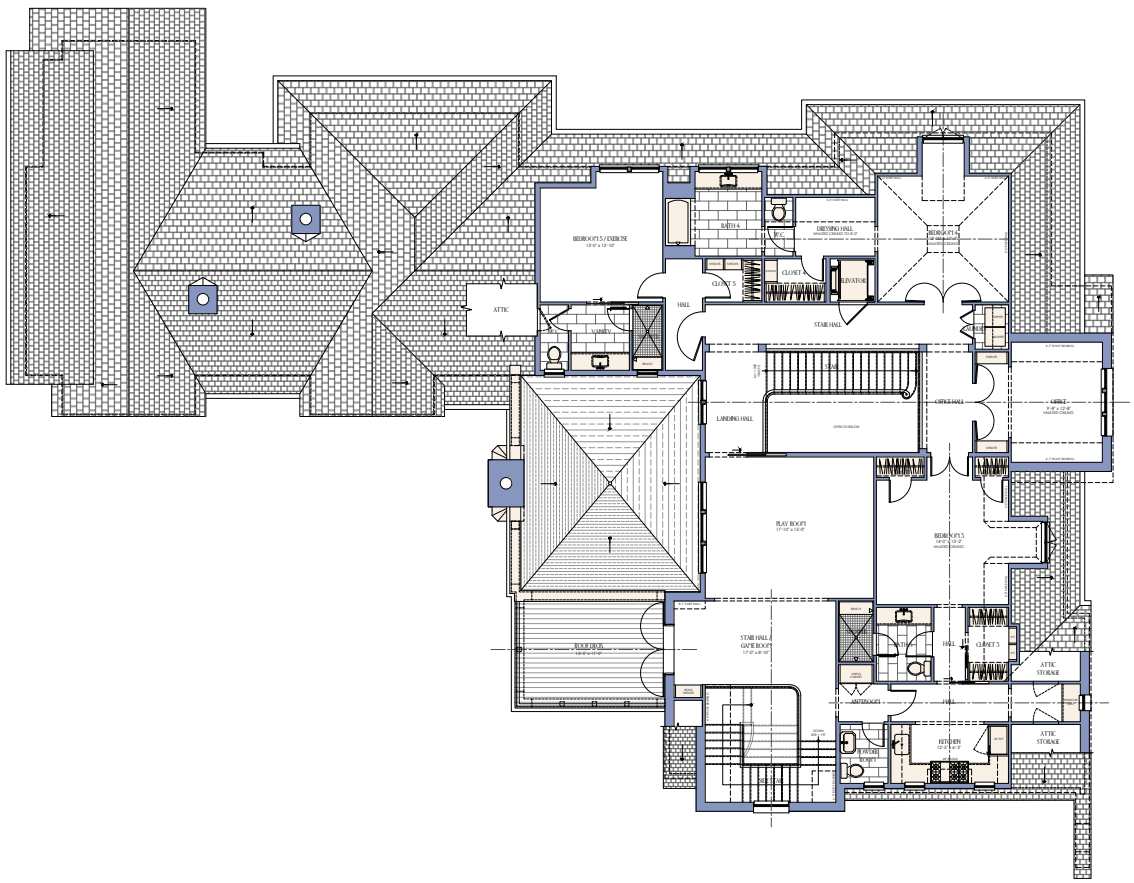

EXISTING NEIGHBORING STRUCTURE
EXISTING RESIDENCE
CARRIAGE HILL
DEER PARK DRIVE
EXISTING SITE PLAN PRIOR TO DEMOLITION OF EXISTING RESIDENCE
LAND TO BUILDING FLOOR AREA RATIO
Allowable
Existing
Allowable Footprint (All lots other than Estates A Class) 12% 6,252.36 5,961.00
If Lot is in Estates A Class 8% - -
F.A.R x Lot Sq. Ft.
Lots <40,000 Sq. Ft. x .225 0.225 11,723.18 -
Lots >40,000 Sq. Ft. x .200 0.200 10,420.60 5,961.00
Total Roof Area 5,236 - 6,410.00
Roof Area < 6/12 Pitch Allowable 30% 1,570.80 902
Allowable Total Driveway 12% 6,252.36 6,719.00
Front Yard Area 22,605
Allowable Portion of Driveway Area in Front Yard 22% 4,973.10 4,883.00
Pool 2% of Lot 2.00% - -
Hardscape 8% of Lot 8.00% 4,168.24 1945.50
***Accessory Area 15.00% 7,815.45 -
TOTAL LOT AREA: 52,103.00
VANT POND ARCHITECT
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
EXISTING SITE PLAN FOR REFERENCE ONLY
LI.0



LAND TO BUILDING FLOOR AREA RATIO						
		Allowable	Existing	Total w/ Change	Net Change +/-	% Over Allowable
Allowable Footprint (All lots other than Estates A Class)	12%	6,252.36	0.00	5,580.00	5,580.00	0%
If Lot is in Estates A Class	8%	-	-	-	-	
F.A.R x Lot Sq. Ft.						
Lots <40,000 Sq. Ft. x .225	0.225	11,723.18	-	-	-	0%
Lots >40,000 Sq. Ft. x .200	0.200	10,420.60	0.00	9,060.00	-	-
Total Roof Area	5,236	-	0.00	6,279.00	6,279.00	
Roof Area < 6/12 Pitch Allowable	30%	1,570.80	0	735.20	735.20	0%
Allowable Total Driveway	12%	6,252.36	0.00	6,241.00	6,241.00	0%
Front Yard Area	22,605					
Allowable Portion of Driveway Area in Front Yard	22%	4,973.10	0.00	4,469.00	4,469.00	0%
Pool 2% of Lot	2.00%	-	-	-	-	0%
Hardscape 8% of Lot	8.00%	4,168.24	0.00	3,734.00	2,938.92	0%
***Accessory Area	15.00%	7,815.45	-	-	-	0%
TOTAL LOT AREA:	52,103.00					


VAN POND ARCHITECT
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
PROPOSED LOWER FLOOR PLAN
A1.0
AREA CALCULATIONS
BUILDING FOOTPRINT AREAS:
HEATED AREAS:
UNHEATED AREAS:
PROPOSED LOWER FLOOR PLAN
CRAWLSPACE
STORAGE
2-CAR GARAGE
GARAGE
MECHANICAL AREA
MECHANICAL ROOM
STAIR
ELEVATOR
LAUNDRY / PROJECT ROOM
STORAGE CLOSET
PROPOSED LOWER FLOOR PLAN


PROPOSED MAIN FLOOR PLAN
AREA CALCULATIONS
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
VANT POND ARCHITECT
PROPOSED MAIN FLOOR PLAN
A1.1



PROPOSED UPPER FLOOR PLAN

AREA CALCULATIONS

BUILDING FOOTPRINT AREAS:

PROPOSED BUILDING FOOTPRINT AREA (GSF)	4,894 S.F.
PROPOSED BUILDING FOOTPRINT AREA (GSF)	488 S.F.
TOTAL FOOTPRINT AREA (GSF)	5,382 S.F.

HEATED AREAS:

PROPOSED LOWER FLOOR HEATED AREA (GSF)	738 S.F.
PROPOSED MAIN FLOOR HEATED AREA (GSF)	4,480 S.F.
PROPOSED UPPER FLOOR HEATED AREA (GSF)	2,400 S.F.
TOTAL HEATED AREA (GSF)	7,675 S.F.

UNHEATED AREAS:

PROPOSED GARAGE UNHEATED AREA (GSF)	1,187 S.F.
PROPOSED LOWER FLOOR UNHEATED AREA (GSF)	488 S.F.
PROPOSED LOWER FLOOR UNHEATED AREA (GSF)	88 S.F.
TOTAL UNHEATED AREA (GSF)	1,763 S.F.

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221 DEER PARK DRIVE

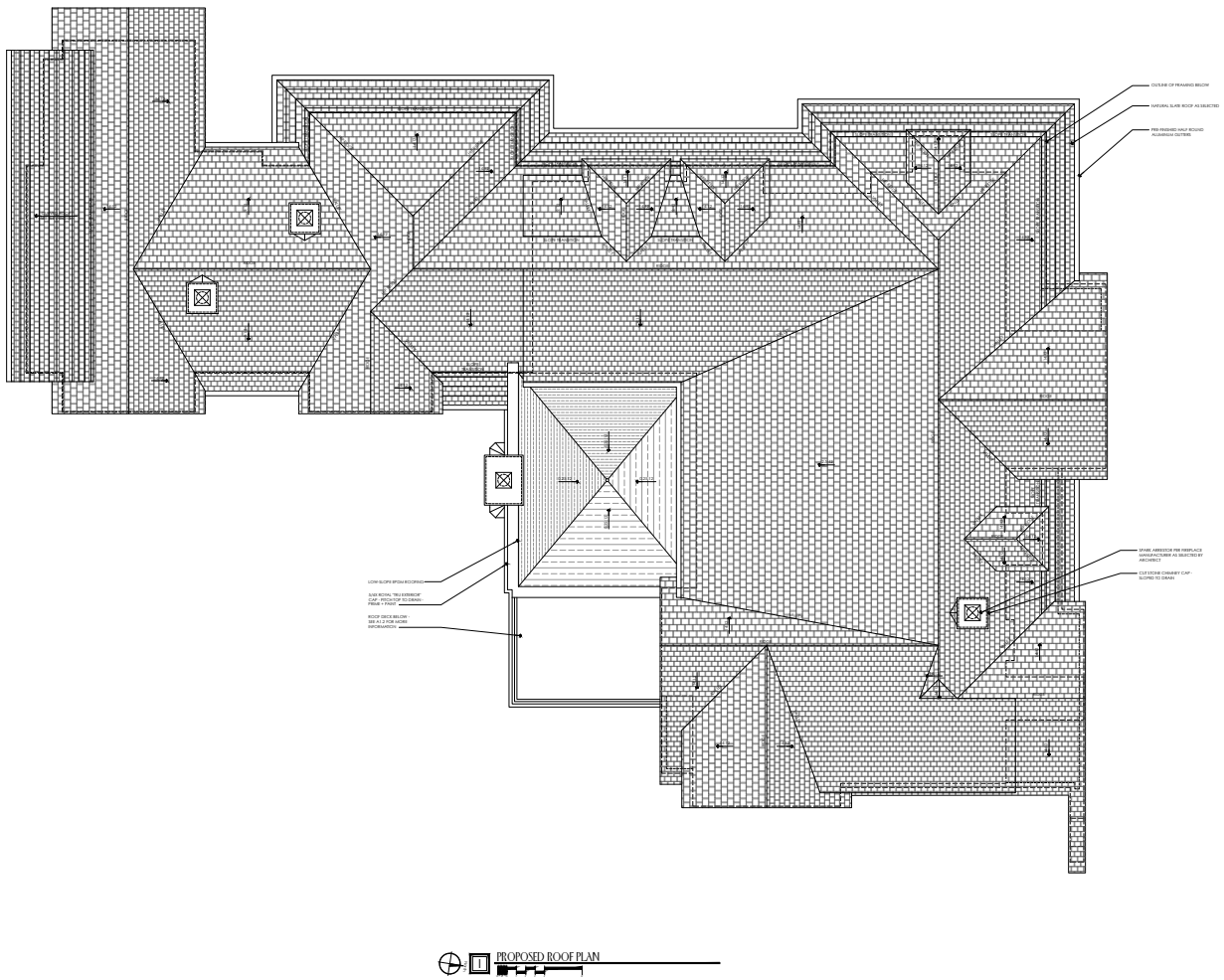
NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

PROPOSED UPPER FLOOR PLAN

ISSUE DATE:
16 MAY 2025

A1.2



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221 DEER PARK DRIVE

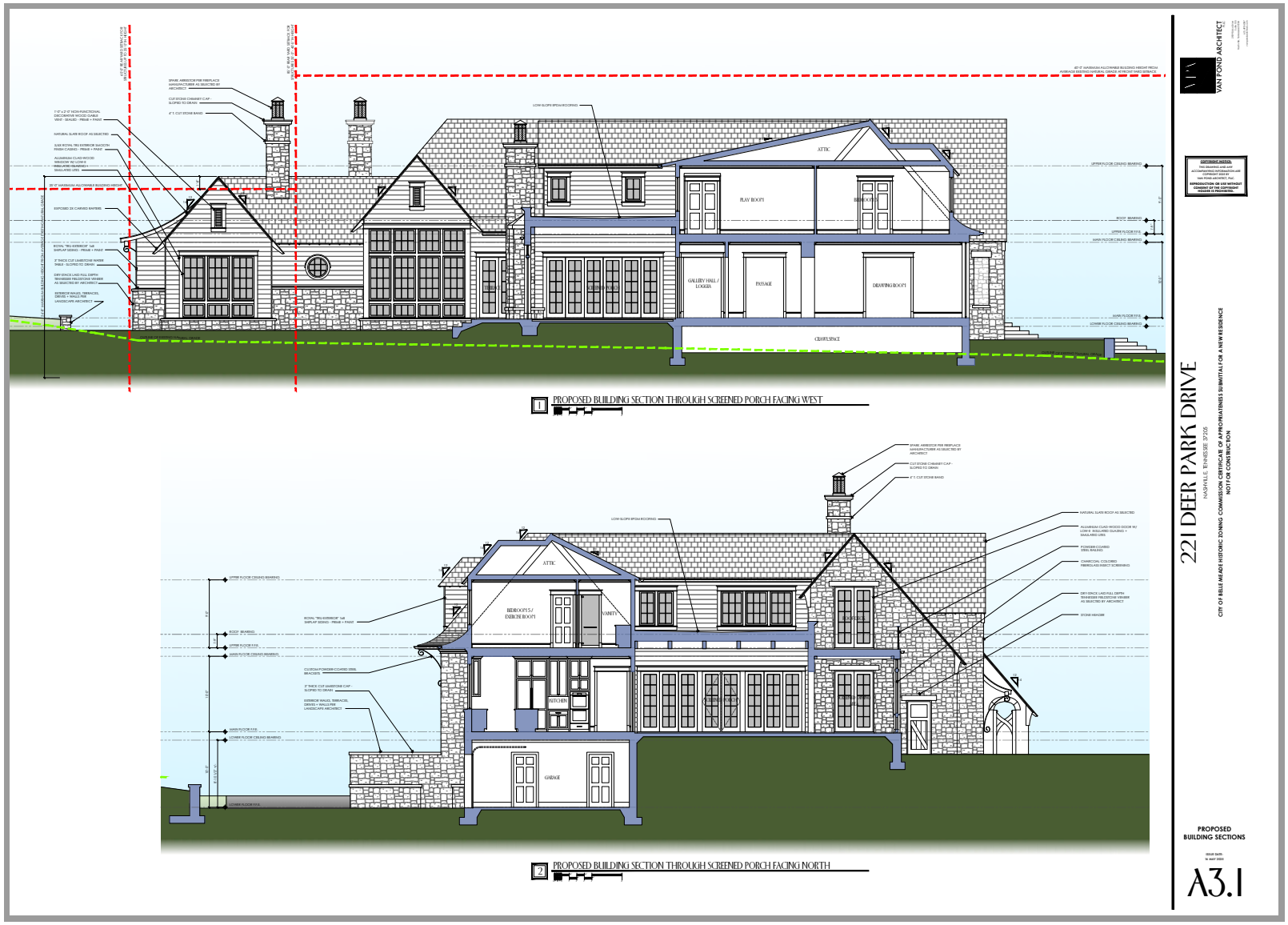
NASHVILLE, TENNESSEE 37205

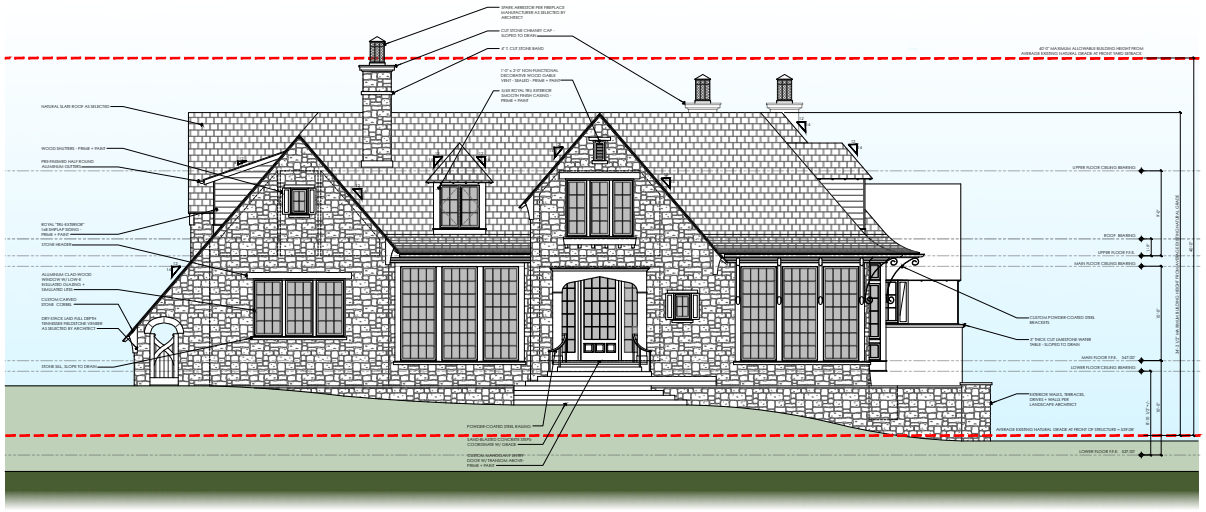
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTALS FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

PROPOSED ROOF PLAN

ISSUE DATE:
16 MAY 2025

A1.3


1 PROPOSED BUILDING SECTION THROUGH SCREENED PORCH FACING WEST
2 PROPOSED BUILDING SECTION THROUGH SCREENED PORCH FACING NORTH
ATTIC
PLAY ROOM
BEDROOM
GALLERY HALL / LOGGIA
PASSAGE
DRAWING ROOM
CRAWLSPACE
BEDROOM 5 / EXERCISE ROOM
VANITY
KITCHEN
GARAGE
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
VANT POND ARCHITECT
PROPOSED BUILDING SECTIONS
A3.1



PROPOSED NORTH (FRONT) ELEVATION

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221 DEER PARK DRIVE

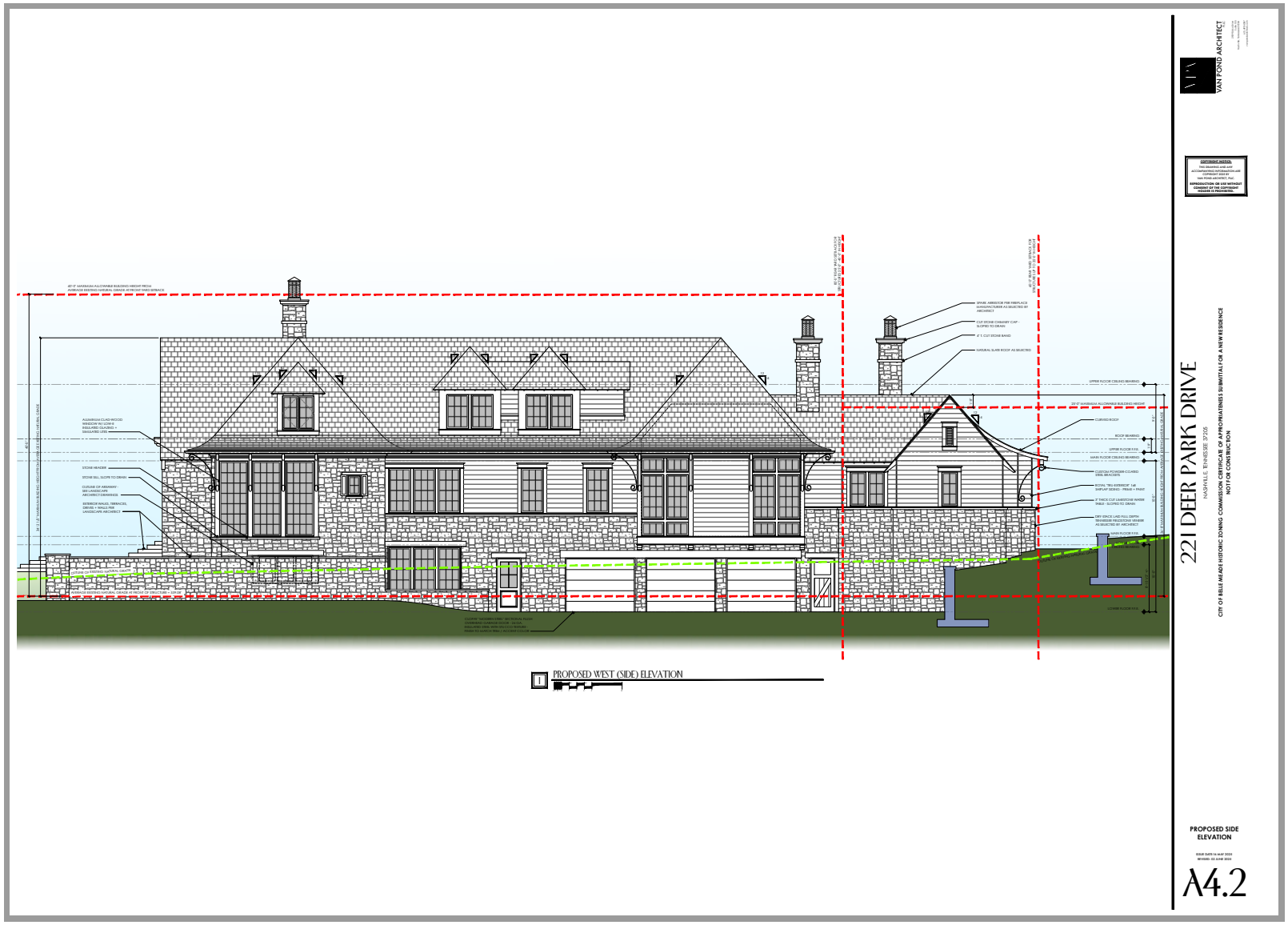
NASHVILLE, TENNESSEE 37205

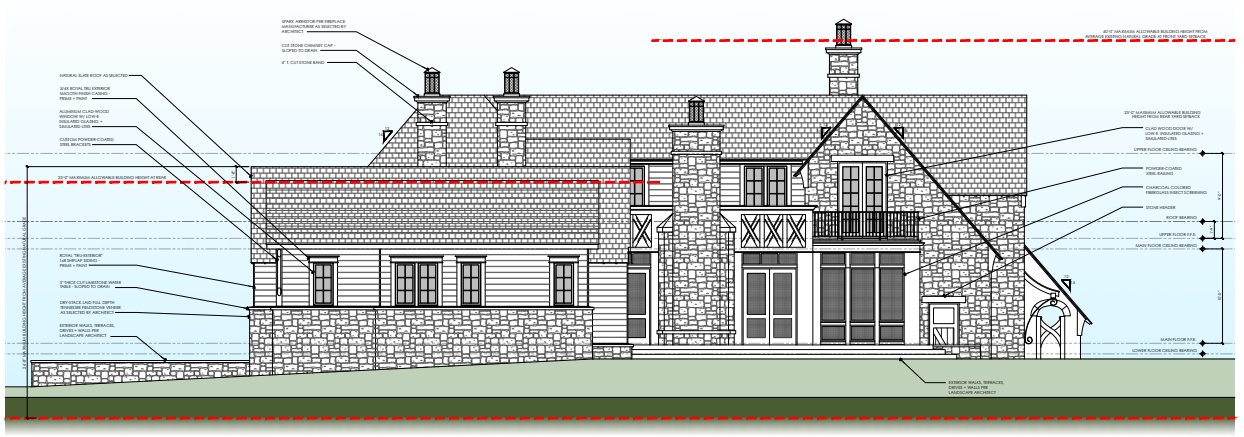
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

PROPOSED FRONT ELEVATION

ISSUE DATE:
14 MAY 2025

A4.1


PROPOSED WEST (SIDE) ELEVATION
VANT POND ARCHITECT
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
PROPOSED SIDE ELEVATION
A4.2



1 PROPOSED SOUTH (REAR) ELEVATION

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221 DEER PARK DRIVE

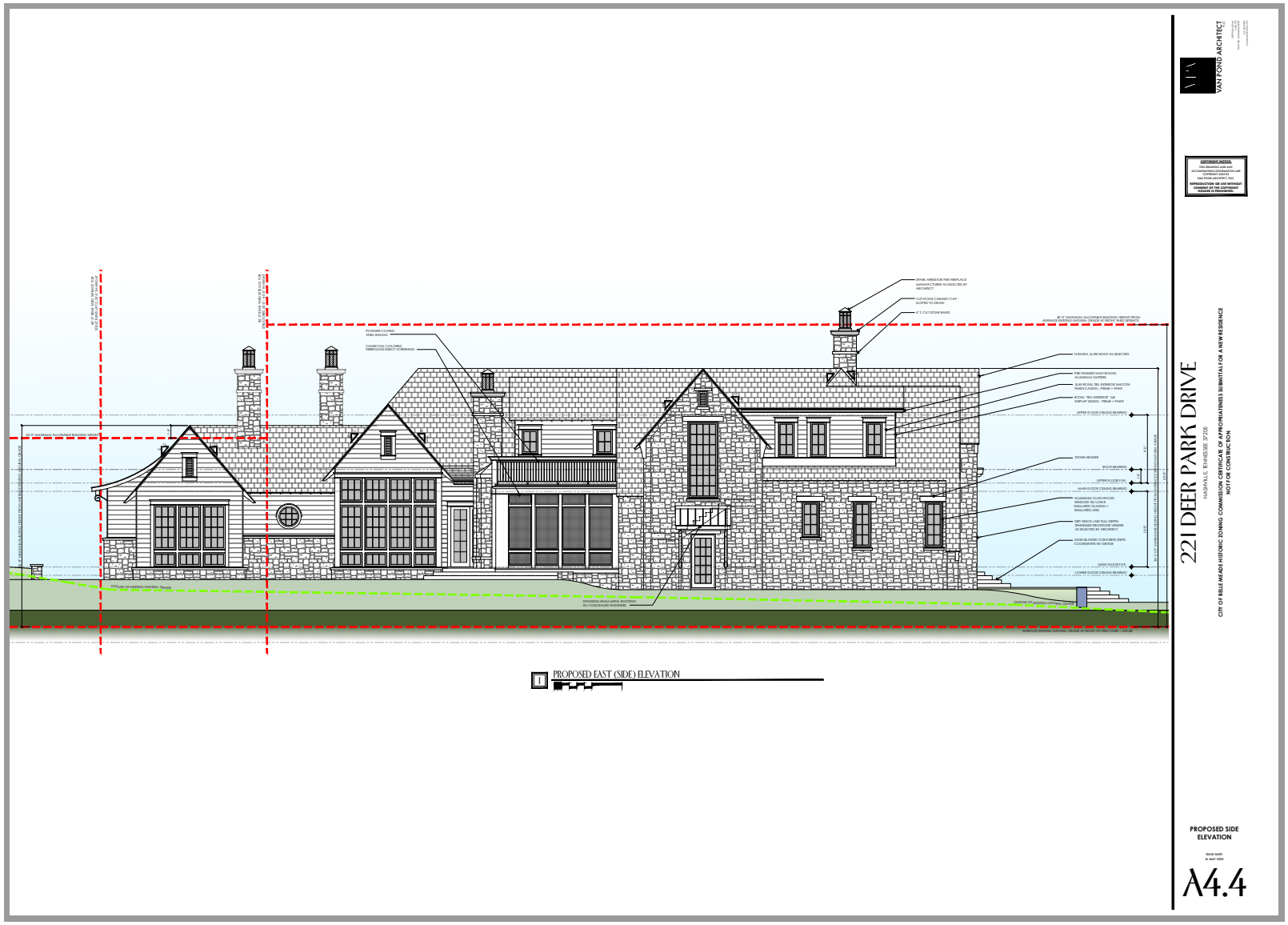
NASHVILLE, TENNESSEE 37205

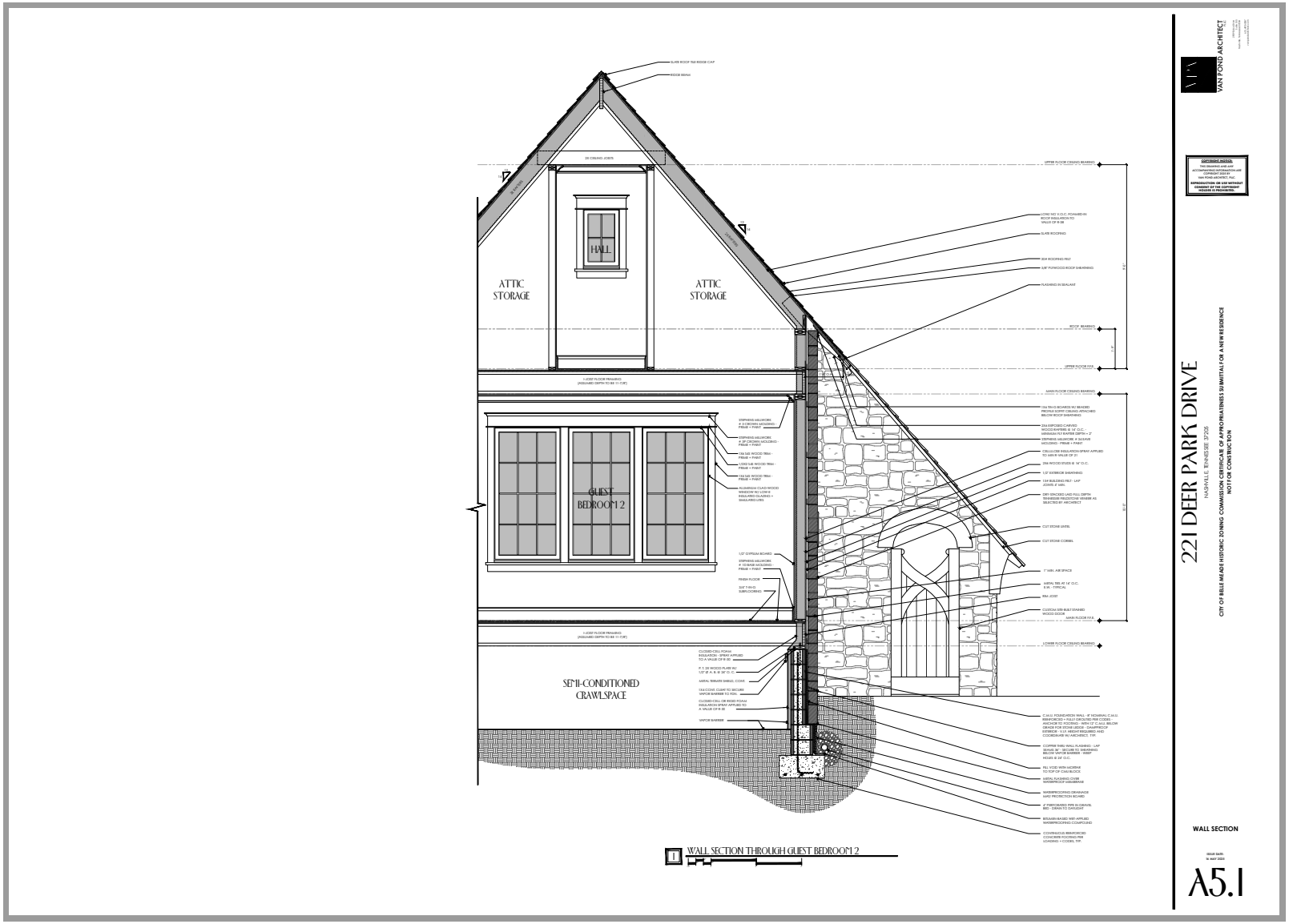
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

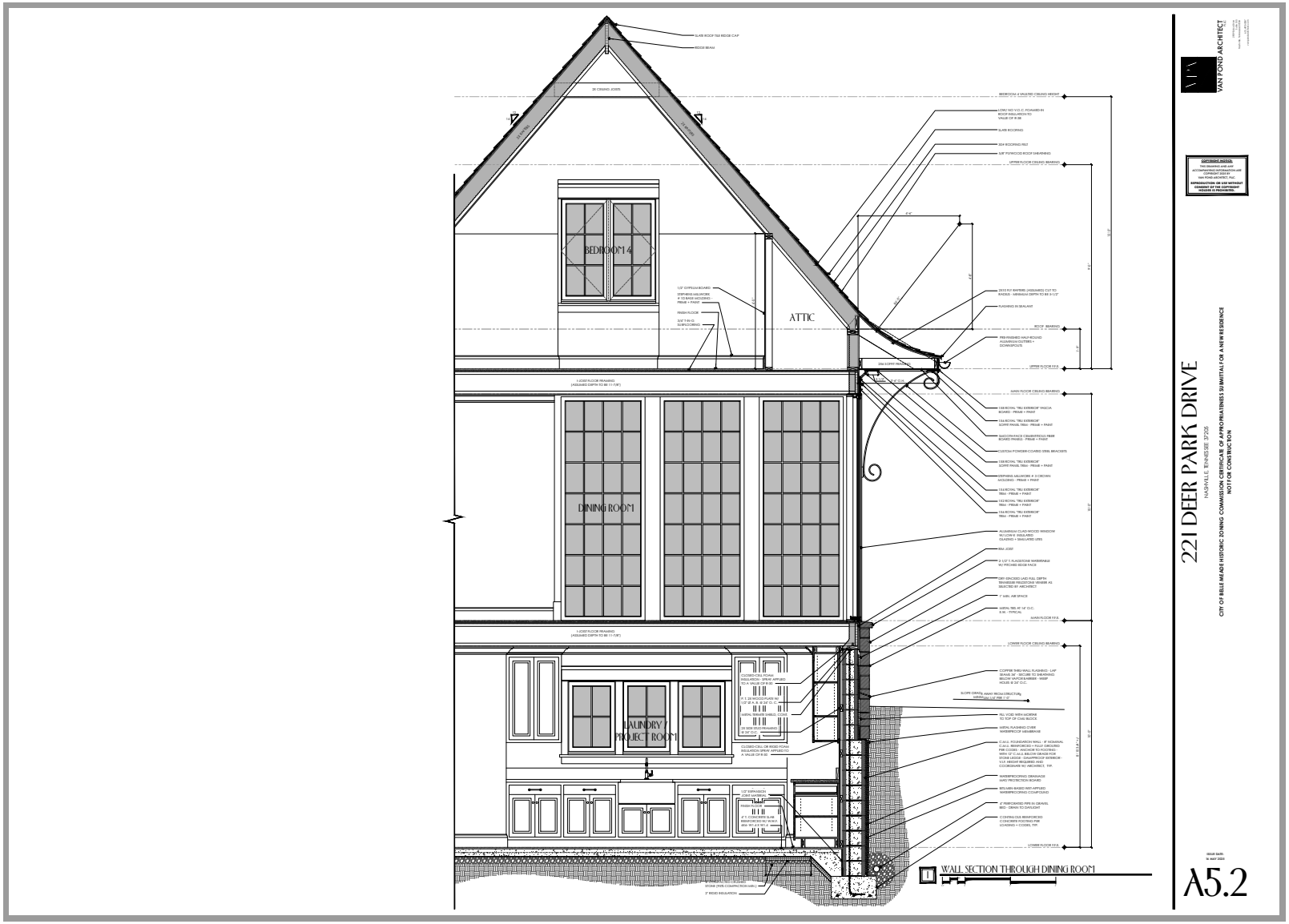
PROPOSED REAR ELEVATION

ISSUE DATE:
16 MAY 2025

A4.3


PROPOSED EAST (SIDE) ELEVATION
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
VANT POND ARCHITECT
PROPOSED SIDE ELEVATION
A4.4


ATTIC STORAGE
HALL
ATTIC STORAGE
GUEST BEDROOM 2
SEMI-CONDITIONED CRAWLSPACE
WALL SECTION THROUGH GUEST BEDROOM 2
VANT POND ARCHITECT PLLC
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
WALL SECTION
A5.1


BEDROOM 4
ATTIC
DINING ROOM
LAUNDRY / PROJECT ROOM
WALL SECTION THROUGH DINING ROOM
221 DEER PARK DRIVE
NASHVILLE, TENNESSEE 37205
CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION
VANT POND ARCHITECT
A5.2



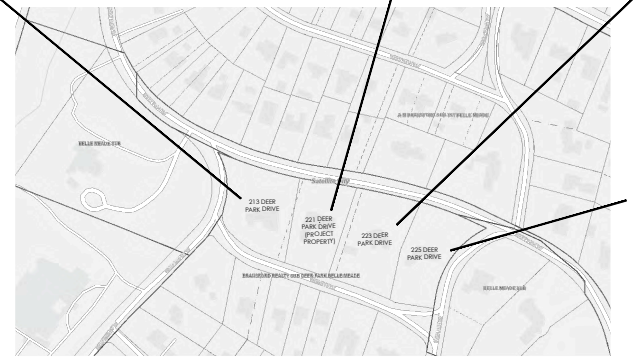
213 DEER PARK DRIVE



221 DEER PARK DRIVE



223 DEER PARK DRIVE



VICINITY MAP



225 DEER PARK DRIVE

VANT POND ARCHITECT

221 DEER PARK DRIVE

NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE

NOT FOR CONSTRUCTION

VICINITY MAP + CONTEXTUAL RESIDENCE IMAGES

HI.I



208 DEER PARK DRIVE



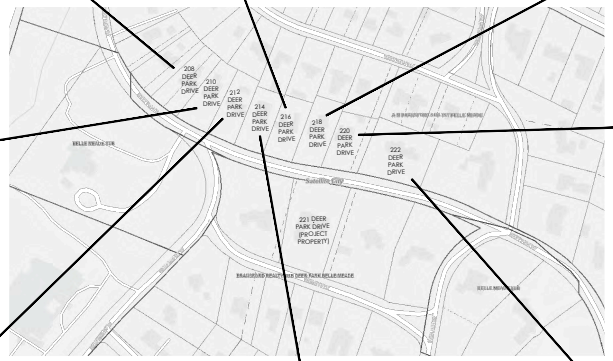
216 DEER PARK DRIVE



218 DEER PARK DRIVE



210 DEER PARK DRIVE



VICINITY MAP



220 DEER PARK DRIVE



212 DEER PARK DRIVE



214 DEER PARK DRIVE



222 DEER PARK DRIVE

VANT POND ARCHITECT

221 DEER PARK DRIVE

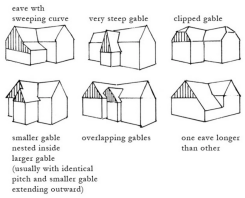
NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE

NOT FOR CONSTRUCTION

VICINITY MAP + CONTEXTUAL RESIDENCE IMAGES

HI.2



TUDOR ROOF MASSING EXAMPLES



TUDOR - ASYMMETRICAL GABLES AND PROMINENT CHIMNEYS



RURAL DUTCH COLONIAL - STONE AND SIDING



TUDOR - MULTIPLE ASSYMETRICAL GABLE COMPOSITION



RURAL D.C. - WOOD SIDING



TUDOR - MULTIPLE GABLES, DORMERS, AND STONE WALLS

1 REFERENCE IMAGES FROM "A FULL GUIDE TO AMERICAN HOMES"













2 CHARACTER INSPIRATION IMAGES

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NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

RESIDENCE
INSPIRATION IMAGES

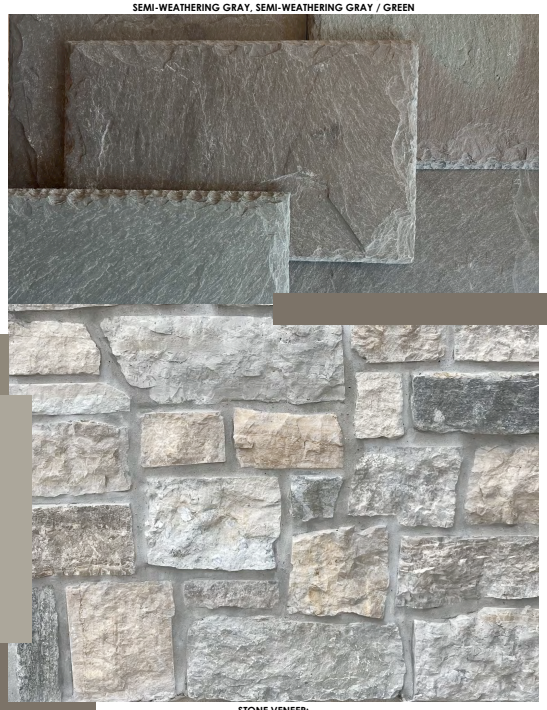
ISSUE DATE: 16 MAY 2025
REVISED: 02 JUNE 2025

H2.1

STONE DETAILS:
GREY INDIANA LIMESTONE



ROOFING SLATE:
VERMONT NATURAL SLATE - VARIEGATED
COLORS: UNFADING GRAY, MOTTLED PURPLE,
SEMI-WEATHERING GRAY, SEMI-WEATHERING GRAY / GREEN



PAINTED TRIM:
BENJAMIN MOORE # HC-103 -
"CROMWELL GRAY"

GUTTERS AND DOWNSPOUTS:
SENOX #18 "LIGHT BRONZE"

PAINTED SIDING:
BENJAMIN MOORE # 1537 -
"RIVER GORGE GRAY"

STONE VENEER:
JONES STONE "ROCKPORT BLEND" OR SIMILAR

PAINTED DOORS:
BENJAMIN MOORE # HC-157 -
"NARRAGANSETT GREEN"

WINDOW EXTERIOR CLADDING:
MARVIN WINDOWS "SUEDE"
ALUMINUM-CLADDING

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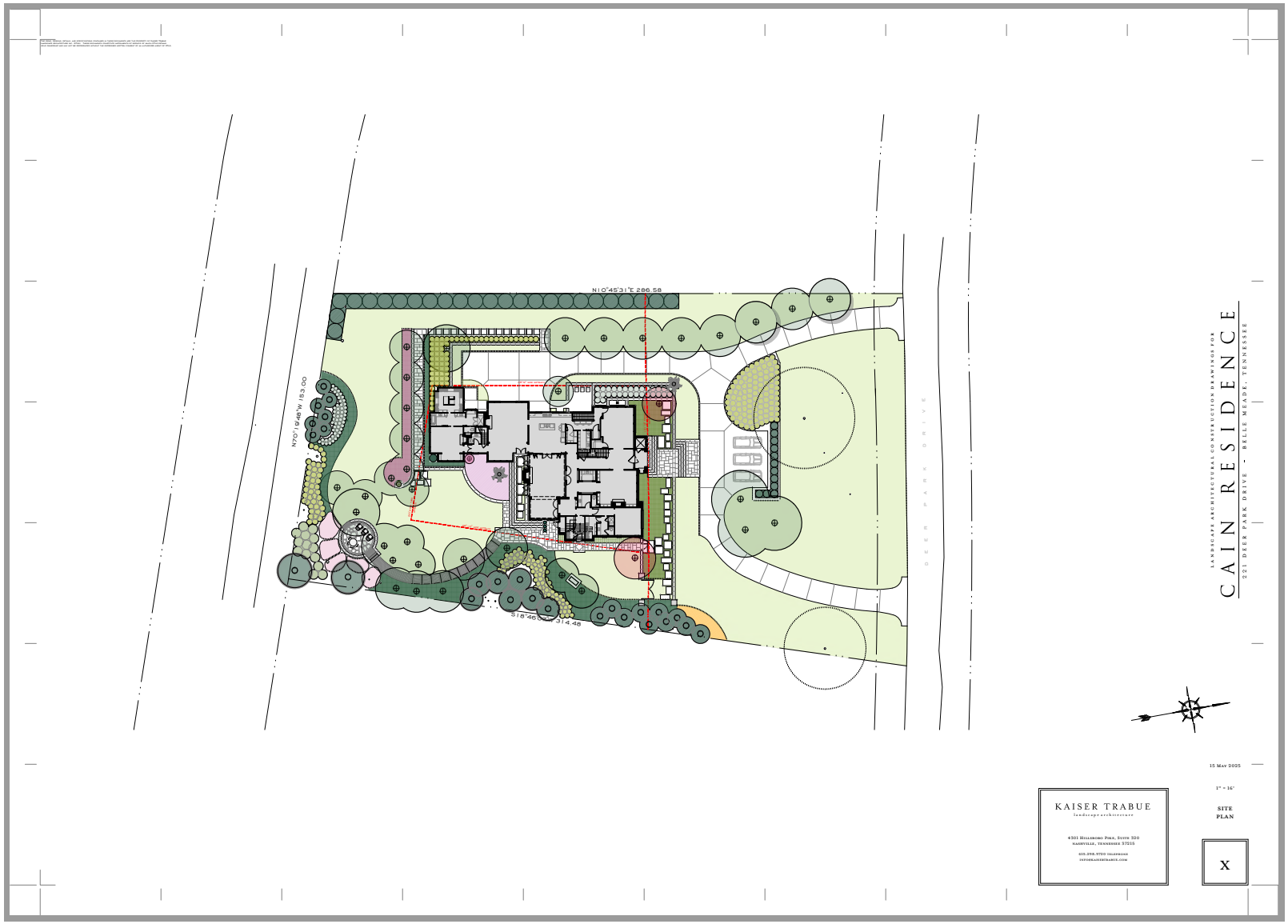
NASHVILLE, TENNESSEE 37205

CITY OF BELLE MEADE HISTORIC ZONING COMMISSION CERTIFICATE OF APPROPRIATENESS SUBMITTAL FOR A NEW RESIDENCE
NOT FOR CONSTRUCTION

EXTERIOR FINISHES

ISSUE DATE: 16 MAY 2025
REVISED: 02 JUNE 2025

FI.1


N10°45'31"E 286.58
N70°19'48"W 153.00
S18°46'05"E 314.48
DEER PARK DRIVE
LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR
CAIN RESIDENCE
221 DEER PARK DRIVE - BELLE MEADE, TENNESSEE
15 May 2025
1" = 16'
SITE PLAN
KAISER TRABUE
landscape architecture
4301 Hillsboro Pike, Suite 320
Nashville, Tennessee 37215
615.298.9720 telephone
X

VAN POND ARCHITECT

May 16, 2025

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR THE CONSTRUCTION OF A NEW RESIDENCE AT 221 DEER PARK DRIVE

DESCRIPTION OF THE PROPOSED RESIDENCE

If the request for demolition of the existing residence is approved, the Owner proposes to construct a new residence on the site. This architecture of the proposed design intends to be more cohesive with the exiting architectural context on the street, which consists of Georgian, Tudor, Contemporary Traditional, and elaborated Ranch residences.

We propose a new residence that borrows heavily from the Tudor Revival style, but incorporates slightly more casual material composition of stone as the base material - more typical in a less-strictly-urban setting when the style was popular. A variegated natural slate roof will cap the residence, with varied bearing heights to minimize the visual mass of the home, and portions of the home will be of painted siding to further de-emphasize mass. Eaves and roofs will reach down to one and one-and-half stories of height at the front facade to nestle the structure closer to the ground and mask the scale overall scale of the project. While not strictly in the pure Tudor stylistic vein, large paned windows will further break down the solidity of the structure and give a hint that this home is not simply a period-revival scheme, but a home that has been thoughtfully evolved within the concepts of the style.

The directive from the Owner to the design team was to be deferential to architectural quality of the neighborhood, but also to provide a dwelling that would be worthy of a second look from the street, and responsive to the sloping site functionally - taking advantage of the garden-like insistently sloping site that she grew up on in her family home.

2929 Sidco Drive, Suite 105 Nashville, Tennessee 37204 | vanpondarchitect.com | 615.499.4387

VAN POND ARCHITECT

ARCHITECT | PRINCIPAL

ATTACHMENTS, ENCLOSURES, ETC?

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Staff Report

Agenda No.: IV.F.

Case No.: A25-35

Staff: Mary Samaniego, Planning Director

Applicant: The Cain family

Request: Certificate of Appropriateness for a new single-family residence.

Location: 221 Deer Park Drive

Summary:
The applicant and property owners are requesting Certificate of Appropriateness approval for a new single-family residence. The proposed architectural style is Tudor Revival with standard elevations, materials, and references provided in the submittal for this meeting. The property is currently occupied by a residence that was approved for demolition by the HZC in June 2025.

Planning Considerations:
The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.19 acres (52,103 square feet - SF) and is rectangular with frontage on Deer Park Drive.
2. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 6,252 square feet and the proposed footprint is 5,580 square feet.
3. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable floor area ratio calculation for the proposed lot is 10,420 square feet. The proposed floor area ratio calculation is 9,060 square feet.
4. The proposed residence has an attached three-car garage.
5. The zoning district is Residence B and the submitted site plan indicates compliance with all standards of the Zoning Ordinance for all applicable standards.
6. The property is not located within the regulated floodplain.
7. Materials list:

Window Manufacturer:	Marvin or Sierra-Pacific.	**Railings, Columns, Pilasters:**	Railings - Painted Steel. Pilasters/Columns - Wood or Fly-Ash Composite Painted.
Window Material:	Wood with Powder-Coated Aluminum Cladding.	**Chimney Material:**	Masonry, with Stone Veneer and Cut Stone Caps.
Frame Material:	Wood with Powder-Coated Aluminum Cladding.	**Roofing Material:**	Variegated Natural Vermont Slate.
Windowsills:	Stone / Wood with Powder-Coated Aluminum Cladding.	**Exterior Doors:**	Primary Entry: Painted Wood. Side/Secondary Doors: Aluminum-Clad Wood or Painted Wood.
Brick, Painted/Natural:	N/A.	**Eaves/Cornice:**	Wood or Fly-Ash Composite Painted.
Brick/Stone Thickness:	Stone, Nominal 5" Bed Depth.	**Gutters:**	Aluminum - Painted Finish
Clapboard Material:	Fly-Ash Composite ("TruExterior") - Smooth Face.	**Gutter Dimensions:**	Half-Round, 6" Dimension - with appropriately-sized round downspouts.
Clapboard Dimensions/Reveal:	Ship-Lap - 5" Face.		

Staff Recommendations and Findings of Fact:

The standards of proof required for each individual Certificate of Authority are established in the Zoning Ordinance. Per Section 14-207(5), the HZC will make their decisions on CoA applications based on the design guidelines. In making its review the HZC shall rely upon the adopted guidelines for the district and give primary consideration to:

1. Historic or architectural value of the present structure;
2. The relationship of the exterior architectural features of such structure to the rest of the structure, surrounding areas, and to the character of the district;
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and
4. Any other factor, including aesthetic, is reasonably related to the purpose of this part.

The following are specific guidelines that will be considered by the HZC when reviewing a proposal for new construction:

1. Most city dwellings have their primary façades facing the street. New construction should reflect the orientation found along the block in which it is sited;
2. The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) shall reflect the proposed architectural style as well as be compatible with surrounding historic buildings. Window openings should be representative of

the window patterns of the proposed architectural style. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, exhibit an interior bar, exterior bar, as well as a spacer between glass panes, and true divided light and historical windows are acceptable; and

3. Building and site design shall respect the existing topography, the character defining site features, including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Similarly, the Belle Meade HZC Design Guidelines provide the following criteria for the review and approval of new primary dwellings:

Materials In order to ensure the highest quality craftsmanship and construction the following guidelines shall be followed for new construction.

Foundations: Most existing foundations are of stone, brick or concrete and these foundation materials are preferred for new construction. Split faced concrete block is not an acceptable foundation material. Veneer covering concrete foundation walls must be full bed depth masonry.

Siding: No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum. No exterior materials shall be thin veneer brick, stone, cultured stone or synthetic stone. Only wrapping an interior flue chase that penetrates the roof would be allow the tinner brick veneer. Materials such as Exterior Insulation Finishing System (EFIS) is not allowable for new construction. Materials such as wood, cementitious siding, solid brick or stone veneer, and true stucco over masonry are appropriate materials for new construction.

Front Doors: No front door shall be of aluminum or vinyl.

Front Porch: No front steps visible from the street shall be finished concrete.

Windows: Wood construction is preferred for windows, especially those on the fronts of dwellings. Aluminum clad windows may be used as alternative to full wood windows. Windows shall not incorporate vinyl or aluminum frames. New construction shall not incorporate storm windows.

Deck Material: No deck shall be constructed of vinyl clad materials.

Window Shutters: No shutters shall be plastic, vinyl or aluminum, must fit the window opening, and be mounted with operable hinges.

Fascia (Gutter Board) Material: No fascia board shall consist of wood refaced with vinyl or aluminum.

Gutters: No gutter shall have less than a six-inch (6”) opening. Downspouts shall 14 be a minimum of three by four inches (3”x4”) in circumference.

Chimneys: Chimneys located on exterior walls constructed of materials other than masonry or

modular masonry (Isokern "type") may not be constructed. When chimneys are above the roofline, the materials may have a nominal thickness between 2" – 4". Chimneys may not be faced with vinyl, aluminum, wood refaced with vinyl or aluminum, thin veneer brick, thin veneer stone, cultured stone, or synthetic stone.

Paint: All paints shall be of a better quality than contractor grade paint. All proposed colors with brand names (Benjamin Moore – True White) with examples must be indicated on the *proposed plans.*

Roofing Materials: Roof slope ratio shall be appropriate for the proposed architectural style. Roof forms of gable and hipped variations are most appropriate for Belle Meade. Common roofing materials in Belle Meade include asphalt shingle, metal, clay tile, slate and cedar shake. Roofing materials of faux clay tiles, faux slate, etc. are prohibited. Shingles should be of a dark color, predominantly dark gray or brown. Asphalt shingles must be a minimum weight of at least 300lb per square and/or use 3-tab shingles. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile. All metal roofs shall be of a quality to include a sixty (60) year guarantee on finish and shall not use exposed screws.

Mechanical/Plumbing Vent Stacks: No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be copper or painted to match roof color.

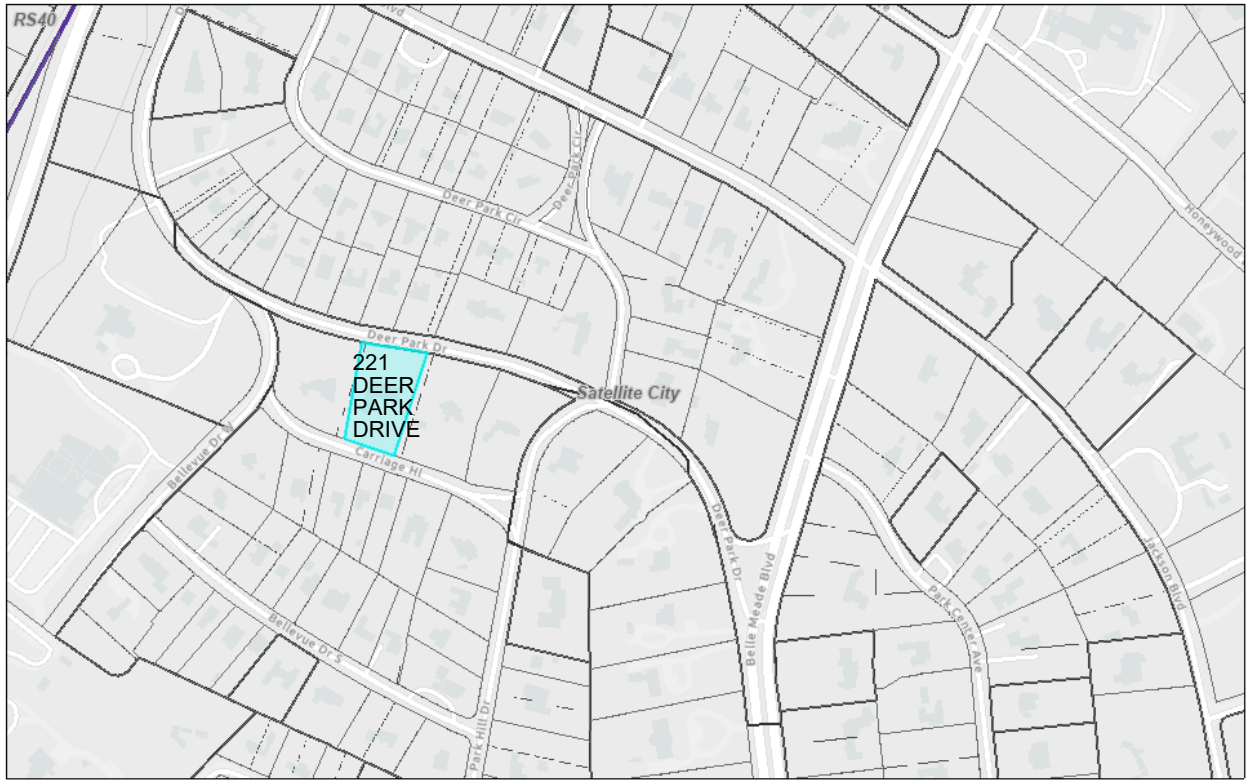
Garage Doors: No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than twenty-four (24) gauge thickness. Each garage bay shall have a separate door.

Staff recommends approving the Certificate of Appropriateness based on the written findings of fact.

Attachment:

1. Location Map

Nashville Parcel Viewer Map 221 DEER PARK DRIVE



5/20/2025, 8:32:19 AM

1:5,391

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hayden Smith Avery

615-975-2333 - HAYDENSMITHAVERY@GMAIL.COM - 212 DEER PARK DRIVE, NASHVILLE, TN 37205

June 4, 2025

Ms. Mary Samaniego
City of Belle Meade - Planning Director
4705 Harding Road
Nashville, TN 37205
msamaniego@citybellemeade.org

Re: Cain project at 221 Deer Park Drive

Dear Ms. Samaniego,

I currently reside at 212 Deer Park Drive, which is in the immediate neighborhood of the proposed Cain project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property, has shared that she is seeking permission from the Historic Zoning Commission to demolish the existing structure and review the new home she proposes building on the lot.

From what I understand, the demolition permit and the design of the proposed new home are being considered at the June10, 2025 meeting of the Historic Zoning Commission. I want to let you and the zoning commission know that I have no issue with Ms. Cain's plans to remove the current home, and I have seen the designs for and fully support the proposed new home. I feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept Ms. Cain's application to demolish 221 Deer Park Drive, and I support you approving the proposed design of the new residence to take its place. If you have any questions, please contact me at 615-975-2333.

Sincerely,

Hayden Smith Avery

From: Cathy Grier
To: Mary Samaniego
Subject: Kate Cain home demolition/rebuild—letter of support
Date: Thursday, June 5, 2025 11:49:29 AM

Ms. Samaniego,

We currently reside at **215 Deer Park Circle—our driveway is actually on Deer Park Circle as well as Deer Park Drive** which is the in the immediate neighborhood of the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact me at 917-365-6249

Thank you
Cathy Grier

Sent from my iPhone

From: Richard Jones
To: Mary Samaniego
Cc: katebcain@icloud.com
Subject: Letter of Support for Kate Cain, 221 Deer Park Dr.
Date: Saturday, June 7, 2025 7:31:42 PM

Ms. Samaniego,

We currently reside at **220 Deer Park Drive** which is directly across the street from the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood. Further, we really look forward to having Kate living across the street once again!

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact us at 615-352-3420.

Sincerely,

Mr. and Mrs. Richard A. Jones
220 Deer Park Drive
Nashville, TN 37205

From: Erica Oliver
To: Mary Samaniego
Subject: Letter of support for Ms. Kate Cain
Date: Sunday, June 8, 2025 7:23:55 AM

Ms. Samaniego,

We currently reside at 229 Deer Park Drive which is the in the immediate neighborhood of the proposed project at 221 Deer Park Drive. Ms. Kate Cain, the owner of the property has advised us that she is requesting permission from the Historic Zoning Commission to demolish the existing structure, and also separately a review of the new home she proposes to build for herself in place of it.

From what we understand, the demolition permit and the design of the proposed new home are being considered at the June 2025 meeting of the Historic Zoning Commission, and that the Commission is always interested in the opinion of neighbors. We wanted to let you and the zoning commission know that we have no issue with Ms. Cain's plans to remove the current home, and we have seen the designs for and fully support the proposed new home.

We feel that the removal of the existing house and the construction of the new one will be an improvement to our neighborhood.

In closing, please accept their application to demolish 221 Deer Park Drive, and our encouragement to approve the proposed design of the new residence to take its place. If you have any questions or require further assistance on the matter, please feel free to contact Douglass Oliver at 615-260-1927.

Sincerely,
Douglass and Erica Oliver

From: Van Pond, Jr.
To: Mary Samaniego
Subject: Additional Support Letter re:221 Deer Park Drive.
Date: Monday, June 9, 2025 11:23:16 AM

Mary,

Ms. Cain wanted me to touch base and confirm that you had received this email from her next door neighbors last week see attached PDF

Just let me know

Thank you,
Van



Sent from my iPhone

