ZOPHI UNITS

934 THOMAS AVE
NASHVILLE,TN 37216



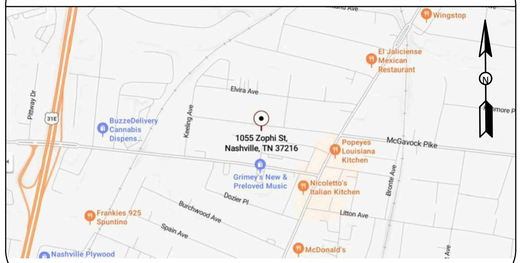
SCOPE OF WORK

THIS PROJECT INVOLVES THE DEMOLITION OF AN EXISTING STRUCTURE AND THE SUBDIVISION OF A SINGLE LOT INTO TWO SEPARATE PARCELS. ON EACH PARCEL, AN IDENTICAL MIRRORED RESIDENCE WILL BE CONSTRUCTED. EACH UNIT IS A 2,171 HEATED SQ. FT., THREE STORY HOME FEATURING 10' CEILINGS ON THE FIRST AND SECOND FLOORS WITH THE EXCEPTION OF A 15'-8" VAULTED CEILING IN THE MASTER BEDROOM, AND ALSO AN 8' THIRD FLOOR LOFT. THE FLOOR PLAN INCLUDES 4 BEDROOMS, 3 FULL BATHROOMS, AND 1 HALF BATHROOM.

THE STRUCTURES WILL BE FRAMED WITH 2X6 WOOD EXTERIOR WALLS ON CRAWLSPACE FOUNDATIONS. AT THE FRONT, EACH UNIT WILL FEATURE A 120 SQ. FT. CONCRETE SLAB COVERED PORCH, AND AT THE REAR, A 149 SQ. FT. UNCOVERED CONCRETE PATIO.

ALL ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES, WITH FINAL EQUIPMENT LOCATIONS DETERMINED ON SITE. SITE WORK WILL INCLUDE STRUCTURE DEMOLITION, LOT SUBDIVISION, DRIVEWAY CONSTRUCTION, AND UTILITY SERVICE CONNECTIONS. PARKING, GRADING, AND LANDSCAPING WILL BE COMPLETED IN COMPLIANCE WITH ALL LOCAL ZONING AND BUILDING REGULATIONS.

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:

OWNER:	ADG HOLDINGS LLC
PHONE:	(615) 636-4464
EMAIL:	INVESTMENTS.DAN@GMAIL.COM

DESIGNER:

COMPANY:	DRAFT.
CONTACT:	CARLY COWLEY
CITY/STATE:	NASHVILLE, TN
PHONE:	(442) 219-9507
EMAIL:	INFO@DRAFTBYCARLY.COM

DRAWING LEGEND

A0.0	COVER SHEET
~~A0.1~~	~~SURVEY~~
A1.0	SITE PLAN
A2.0	CRAWLSPACE FLOOR PLAN
~~A2.1~~	~~EXISTING FLOOR PLAN~~
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	LOFT FLOOR PLAN
A3.0	INTERIOR ELEVATIONS
A3.1	INTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
~~A3.3~~	~~GRADE ELEVATIONS~~
~~A4.0~~	~~REFLECTED CEILING PLAN~~
A5.0	ROOF PLAN
~~A6.0~~	~~SECTIONS~~
~~A7.0~~	~~ELECTRICAL~~ PLAN
~~A8.0~~	~~MECHANICAL PLAN~~
~~A9.0~~	~~FIRST FLOOR FINISHES~~
~~A9.1~~	~~SECOND FLOOR FINISHES~~
~~A9.2~~	~~LOFT FLOOR FINISHES~~
10.0	ARCHITECTURAL DETAILS

PROJECT DATA

PROPERTY CLASSIFICATION:	RESIDENTIAL
PARCEL ID:	093 00 0 (UPON SUBDIVISION)
ZONING CLASSIFICATION:	R6
ZONING DESCRIPTION:	ONE AND TWO FAMILY ZONING DISTRICT
LOT SIZE:	3,000 SF (UPON SUBDIVISION)
SUBDIVISION:	0.06 (UNIT A) / 0.06 (UNIT B)
ACRES:	0.12
FLOORS:	3
BEDROOMS:	4
FULL BATHS:	3
HALF BATHS:	1
TOTAL HEATED AREA:	2,171 SQ. FT.
GARAGE AREA:	240 SQ. FT.
CONCRETE PORCH (COVERED):	120 SQ. FT.
CONCRETE PATIO (UNCOVERED):	149 SQ. FT.
FOUNDATION:	CRAWLSPACE
EXTERIOR FRAMING:	2x6 WOOD
CEILING HEIGHT:	THE FIRST AND SECOND FLOORS HAVE 10'-0" CEILINGS, WITH THE EXCEPTION OF THE VAULTED MASTER BEDROOM ON THE SECOND FLOOR AT 15'-8". THE LOFT LEVEL HAS 8'-0" CEILINGS THROUGHOUT.

ADOPTED BUILDING CODES

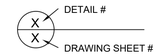
ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY HAVING JURISDICTION AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

INTERNATIONAL RESIDENTIAL CODE	2024 IRC
INTERNATIONAL PLUMBING CODE	2024 IPC
INTERNATIONAL MECHANICAL CODE	2024 IMC
INTERNATIONAL FIRE CODE	2024 IFC
NATIONAL ELECTRICAL CODE	2023 NEC
INTERNATIONAL ENERGY CONSV. CODE	2024 IECC
INTERNATIONAL BUILDING CODE	2024 IBC

JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE SITE AND READILY AVAILABLE FOR SIGNATURES.

DRAWING SYMBOLS

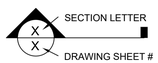
DETAIL KEY



ELEVATION KEY



SECTION KEY



HIDDEN LINE

CENTER LINE

PHANTOM LINE

BREAK / CUT LINE

APPROVAL STAMP

ABBREVIATIONS

A.C.	ABOVE COUNTER	CONC.	CONCRETE	EA	EACH	GYP.	GYPSUM	(N)	NEW	R.D.	ROOF DRAIN	S.S.	STAINLESS STEEL	W/	WITH
ALUMN	ALUMINUM	CNTR	COUNTER	ELEV.	ELEVATION	HC	HANDICAPPED	N.I.C.	NOT IN CONTRACT	REF.	REFRIGERATOR	ST	STRUCTURAL	W/O	WITHOUT
APPROX.	APPROXIMATE	C.W.	COLD WATER	E.P.	ELECTRICAL PANEL	HDR	HEADER	N.T.S.	NOT TO SCALE	RENF	REINFORCED	SQ. FT.	SQUARE FEET	WD	WOOD
ARCH.	ARCHITECTURAL	(D)	DEMO	F.D.	FLOOR DRAIN	HDWD	HARDWOOD	O.C.	ON CENTER	REQ'D.	REQUIRED	TEMP.	TEMPERED GLASS	W.H.	WATER HEATER
ASPH.	ASPHALT	D	DRYER	FNDN	FOUNDATION	HTR	HEATER	O.D.	OUTSIDE DIMENSION	R.O.	ROUGH OPENING	T.C.	TRASH COMPACTOR	W.I.C.	WALK-IN CLOSET
BDRM	BEDROOM	DIA.	DIAMETER	F.F.	FINISHED FLOOR	H.W.	HOT WATER	P.L.	PROPERTY LINE	S.A.	SUPPLY AIR	TR.	TREAD	WIN.	WINDOW
BM	BEAM	DIM.	DIMENSION	FIN.	FINISH	I.D.	INSIDE DIMENSION	PLYWD	PLYWOOD	S.G.D.	SLIDING GLASS DOOR	T.O.F.	TOP OF FLOOR	WP	WATERPROOF
BLKG	BLOCKING	DISP.	DISPENSER	FL	FLASHING	INSUL.	INSULATION	P.T.	PRESSURE TREATED	SHWR	SHOWER	TYP.	TYPICAL		
BLDG	BUILDING	DN	DOWN	FLR	FLOOR	J.B.	JUNCTION BOX	#	NUMBER	SKY.	SKYLIGHT	U.C.	UNDER COUNTER		
CAB.	CABINET	DS	DOWNSPOUT	FP	FIREPLACE	KIT.	KITCHEN	RIS.	RISERS	SL	SLOPE	U.N.O.	UNLESS NOTED OTHERWISE		
C.L.	CENTER LINE	DW	DISHWASHER	F.R.	FIRE RATED	MAX.	MAXIMUM	R.A.V.	RETURN AIR VENT	SLDR	SLIDER	U.S.	UNDERSIDE		
CLG	CEILING	(E)	EXISTING	G.C.	GENERAL CONTRACTOR	MIN.	MINIMUM	RAD.	RADIUS	SPEC.	SPECIFICATION	V.I.F.	VERIFY IN FIELD		
CLST	CLOSET	(ER)	EXISTING RELOCATED	GAR.	GARAGE	MTL	METAL	RBAR	REINFORCED STEEL BAR	S.S.D.	SEE STRUCTURAL DRAWINGS	W	WASHING MACHINE		

draft.

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DATE: 04/17/2026

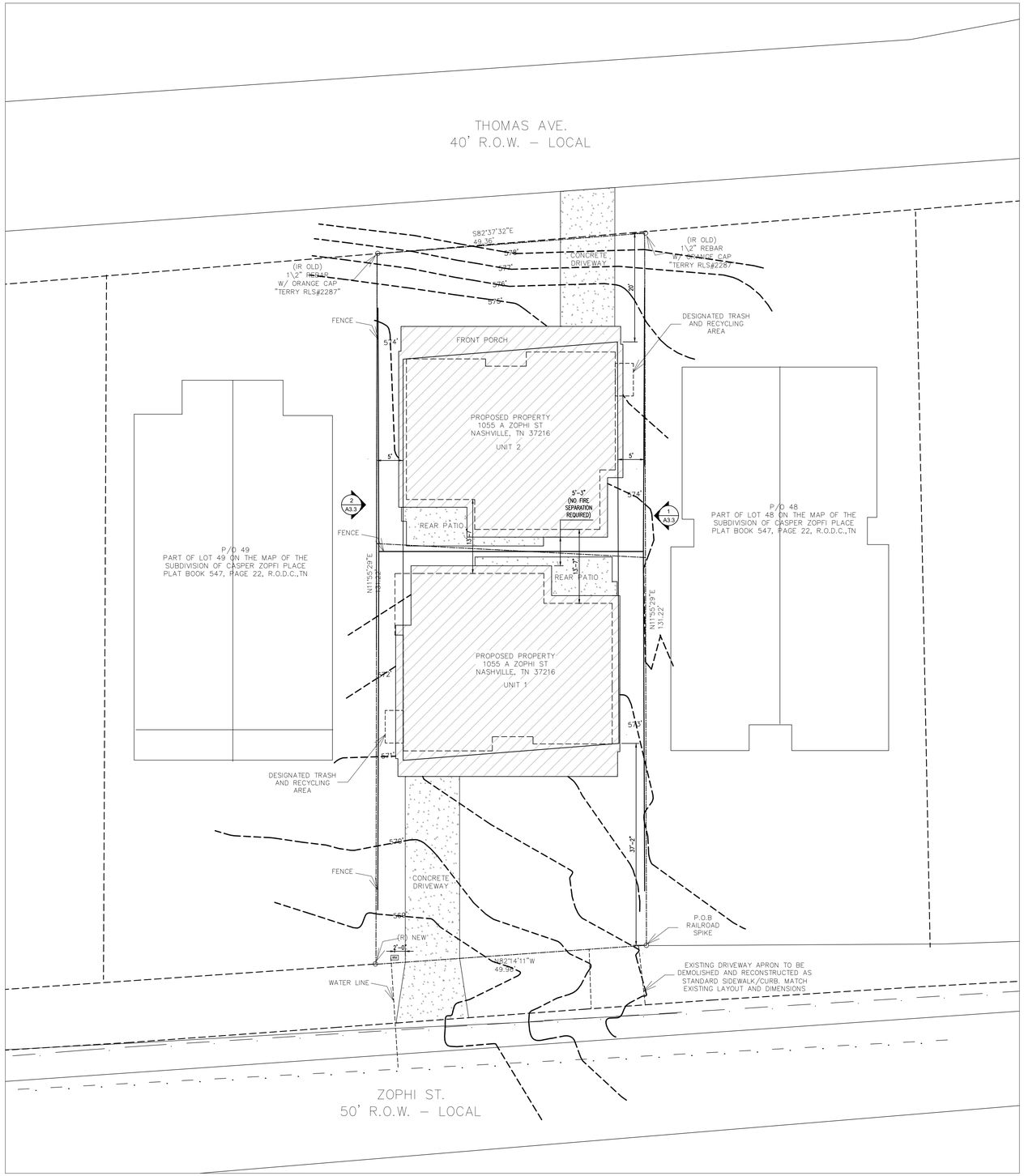
SCALE:

STAMP

SHEET

A0.0

PAGE



SITE PLAN

SCALE: 3/32" = 1'-0"

NOTE: ALL LOCATIONS AND MEASUREMENTS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.

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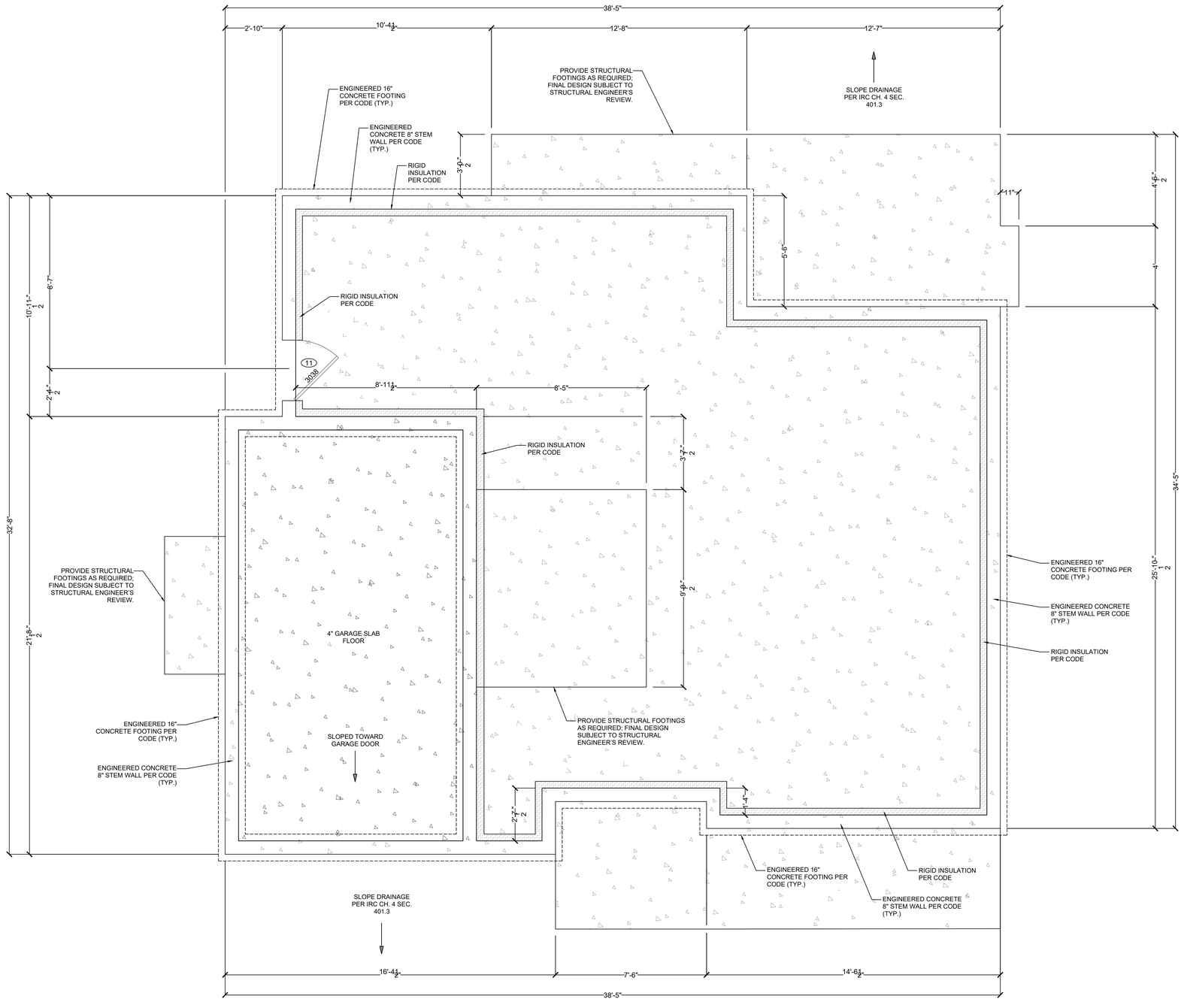

CRAWLSPACE FLOOR PLAN

1,020 SQ FT

SCALE: 3/8" = 1'-0"

WALL LEGEND	
	CONCRETE

NOTES

GENERAL CONTRACTOR TO VERIFY ALL CRAWLSPACE OPENINGS, DIMENSIONS, REQUIREMENTS, AND TYPE (VENTED OR UNVENTED)

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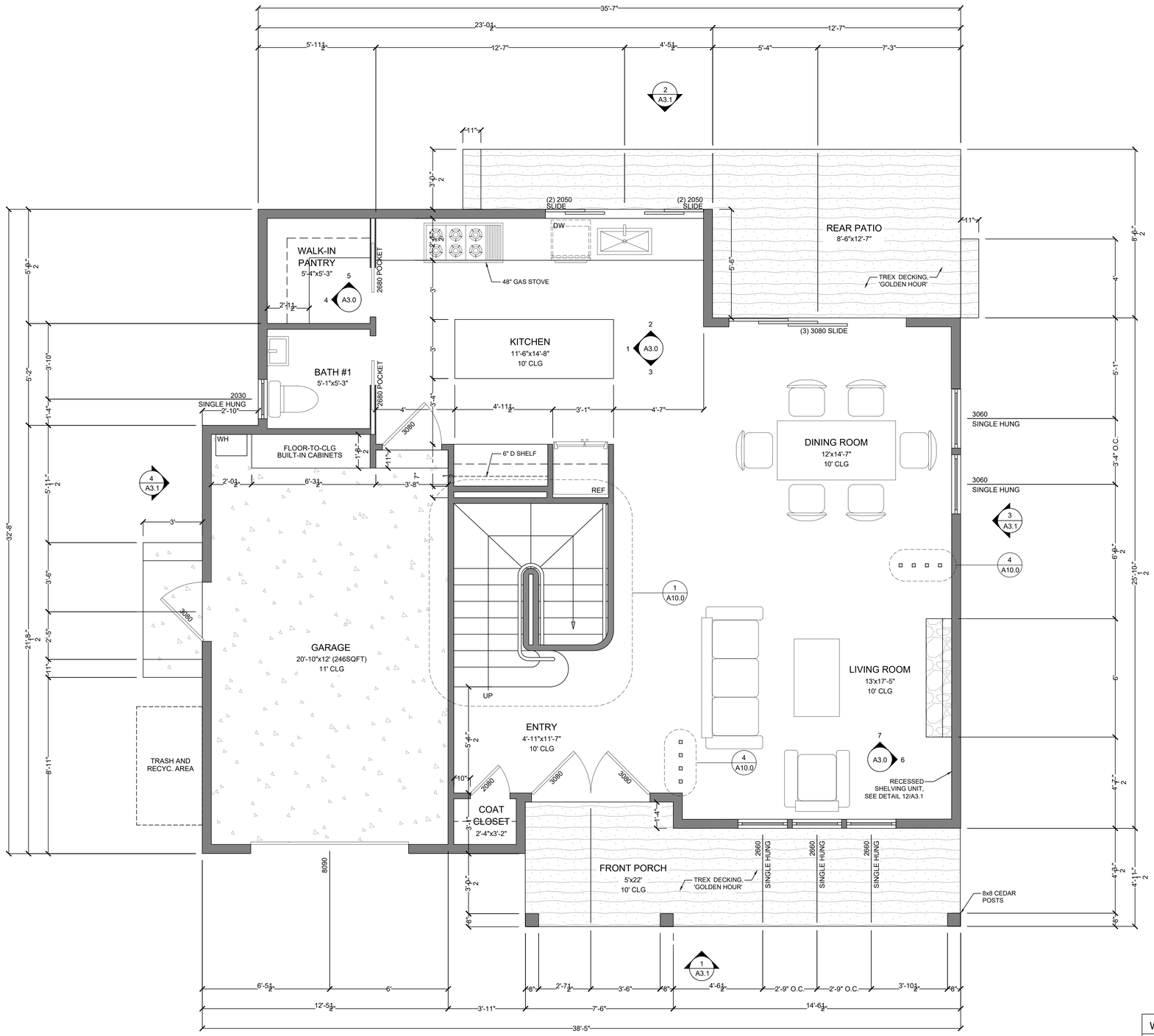
A2.0

FLOOR PLAN



FIRST FLOOR PLAN

794 SQ FT

SCALE: 3/8" = 1'-0"

WALL LEGEND

- CONCRETE
- TREX DECKING - "GOLDEN HOUR"

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SCALE:3/8" = 1'-0"

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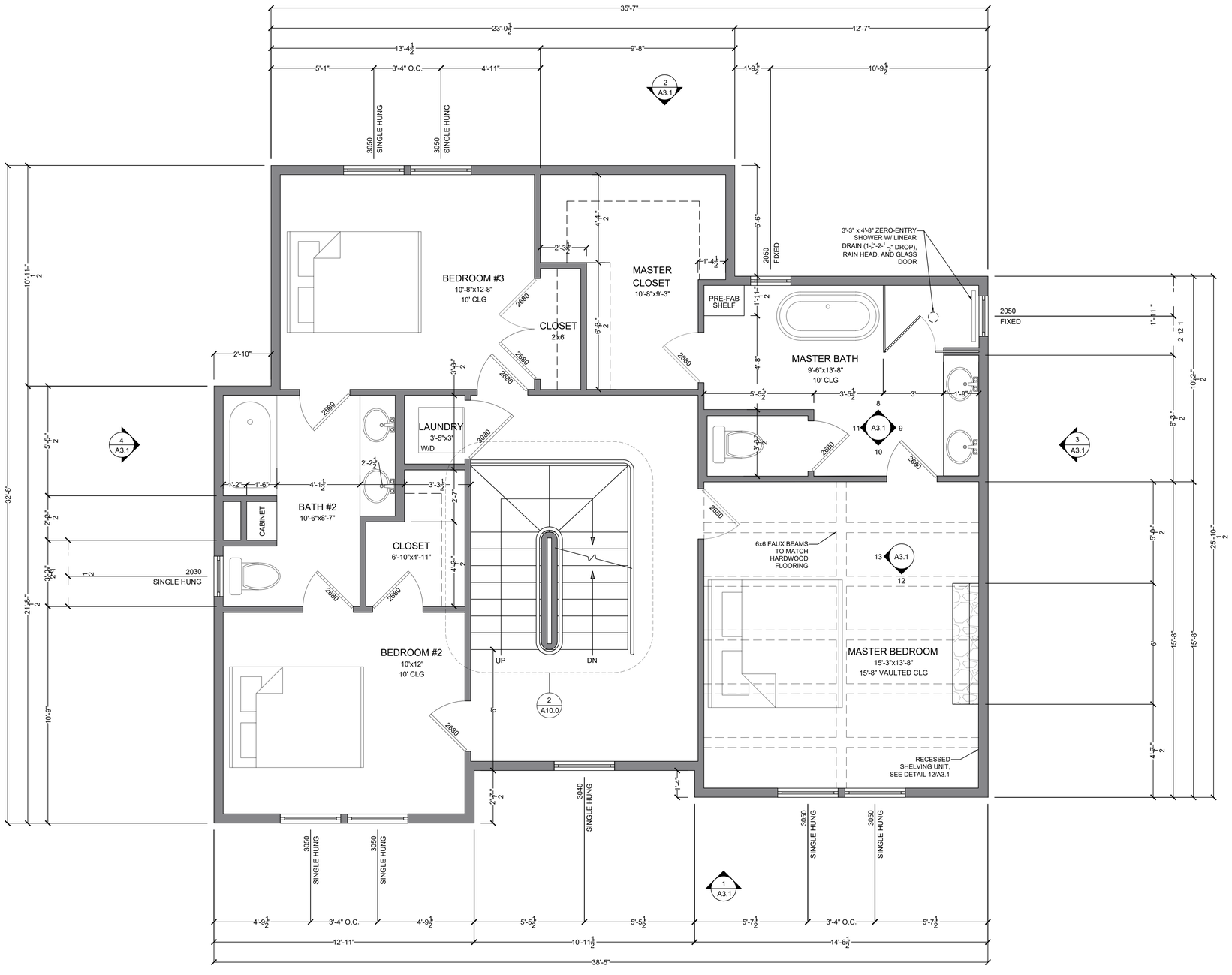
SHEET

A2.2

PLAN



SECOND FLOOR PLAN

961 SQ FT

SCALE: 3/8" = 1'-0"

WALL LEGEND

- INTERIOR WALL
  - 4" FOR NON PLUMBING WALLS
  - 6" FOR PLUMBING WALLS
- EXTERIOR WALL
  - 6" THICKNESS

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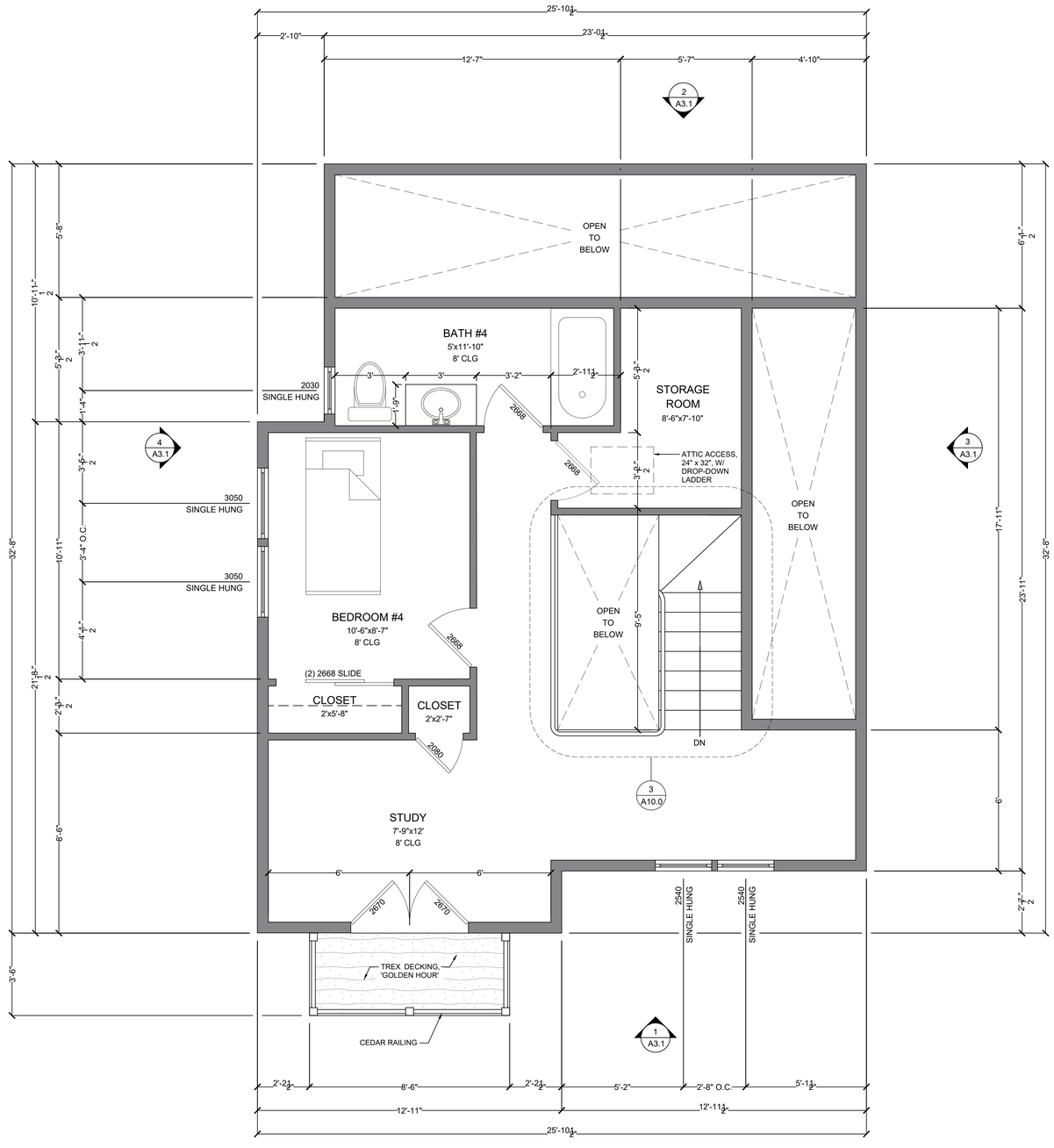
FLOOR PLAN



LOFT FLOOR PLAN

416 SQ FT SCALE: 3/8" = 1'-0"

WALL LEGEND

- CONCRETE
- TREX DECKING - "GOLDEN HOUR"

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SCALE:3/8" = 1'-0"

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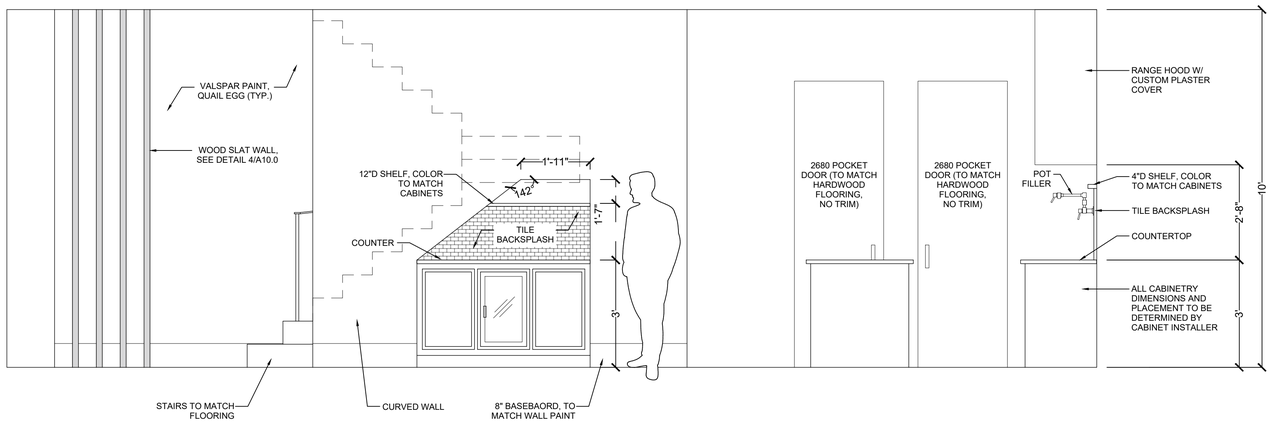
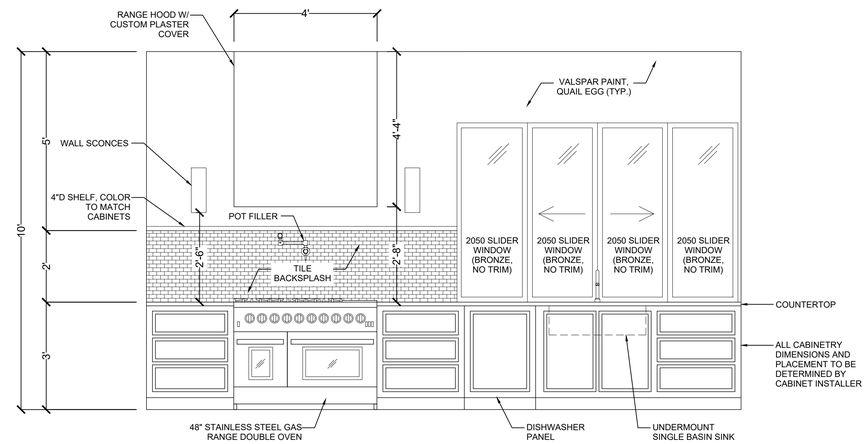
A2.4

PLAN



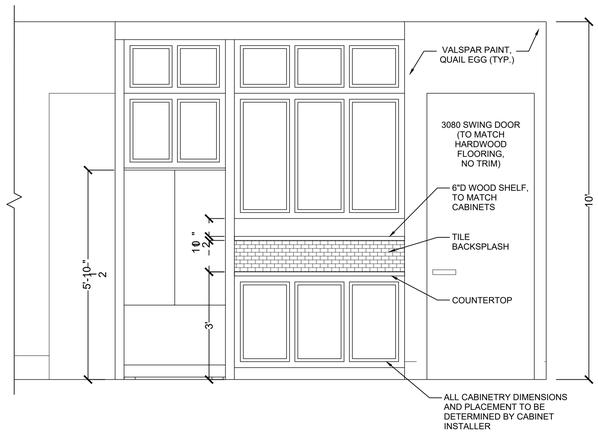
1 ENTRY AND KITCHEN ELEVATION @ STAIR BAR

SCALE: 1/2" = 1'-0"



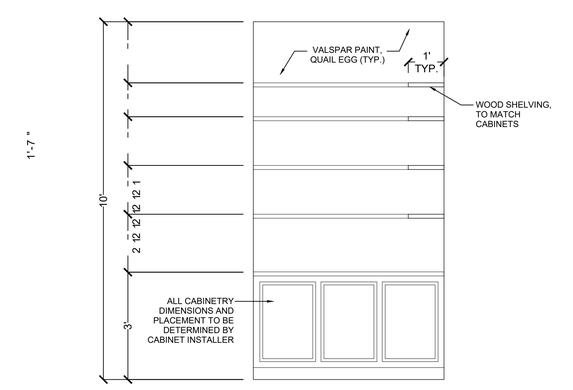
2 KITCHEN ELEVATION @ STOVE

SCALE: 1/2" = 1'-0"



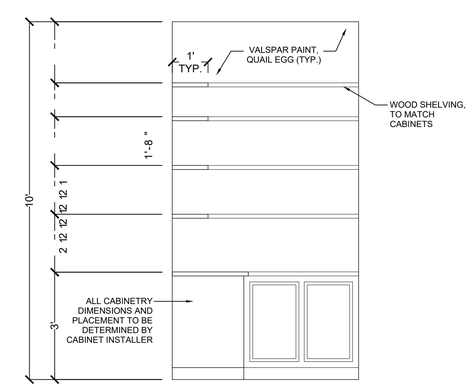
3 KITCHEN ELEVATION @ REFRIGERATOR

SCALE: 1/2" = 1'-0"



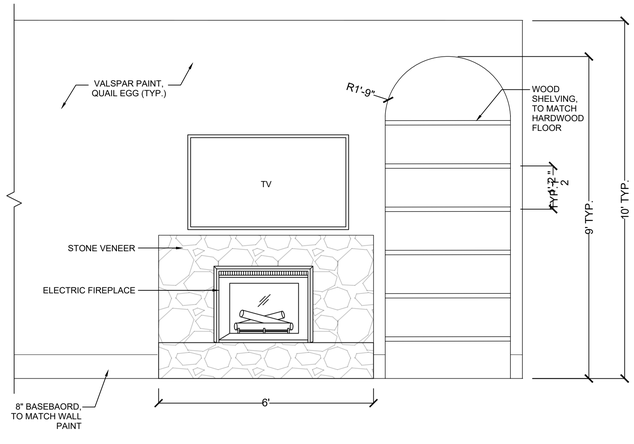
4 PANTRY ELEVATION @ LOWER CABINETS

SCALE: 1/2" = 1'-0"



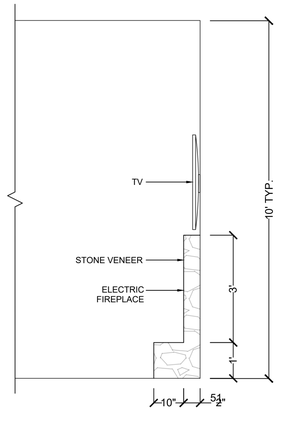
5 PANTRY ELEVATION @ WALL SHELVES

SCALE: 1/2" = 1'-0"



6 LIVING ROOM @ FIREPLACE - FRONT VIEW

SCALE: 1/2" = 1'-0"



7 LIVING ROOM @ FIREPLACE - FRONT VIEW

SCALE: 1/2" = 1'-0"

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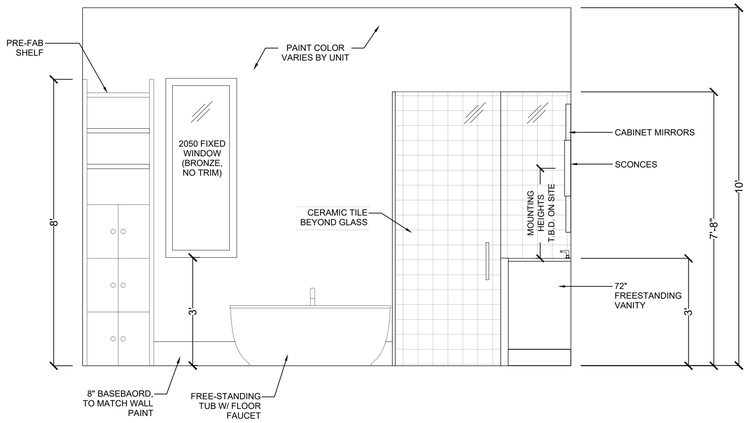
SCALE:1/2" = 1'-0"

STAMP

SHEET

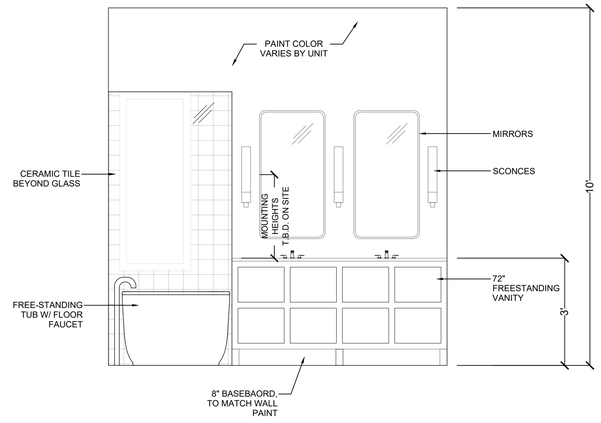
A3.0

ELEVATIONS



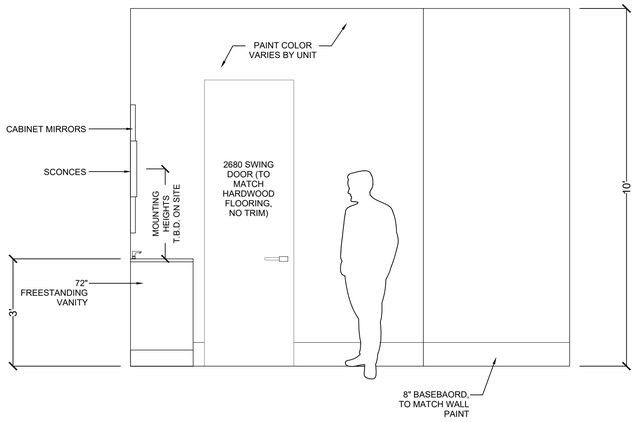
8MASTER BATHROOM @ TUB

SCALE: 1/2" = 1'-0"



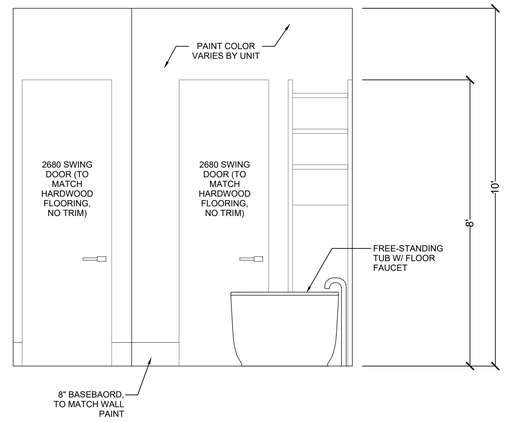
9MASTER BATHROOM @ DOUBLE VANITY

SCALE: 1/2" = 1'-0"



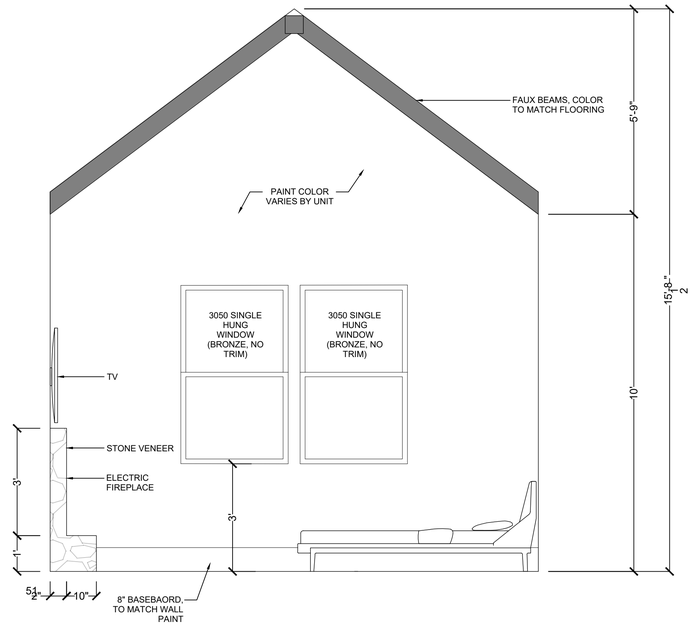
10MASTER BATHROOM @ MASTER CLOSET

SCALE: 1/2" = 1'-0"



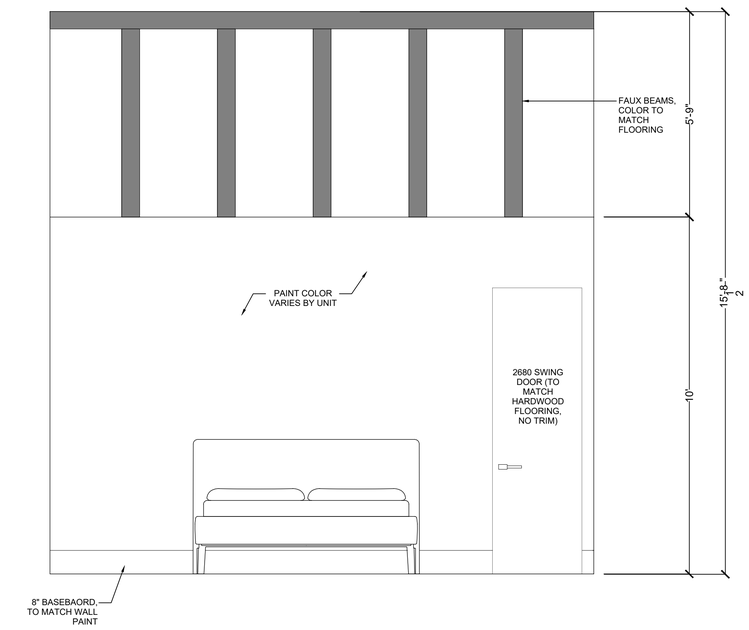
11MASTER BATHROOM @ TOILET CLOSET

SCALE: 1/2" = 1'-0"



12MASTER BEDROOM @ WINDOW

SCALE: 1/2" = 1'-0"



13MASTER BEDROOM @ BED

SCALE: 1/2" = 1'-0"

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SCALE:1/2" = 1'-0"

STAMP

SHEET

A3.1

INTERIOR ELEVATIONS



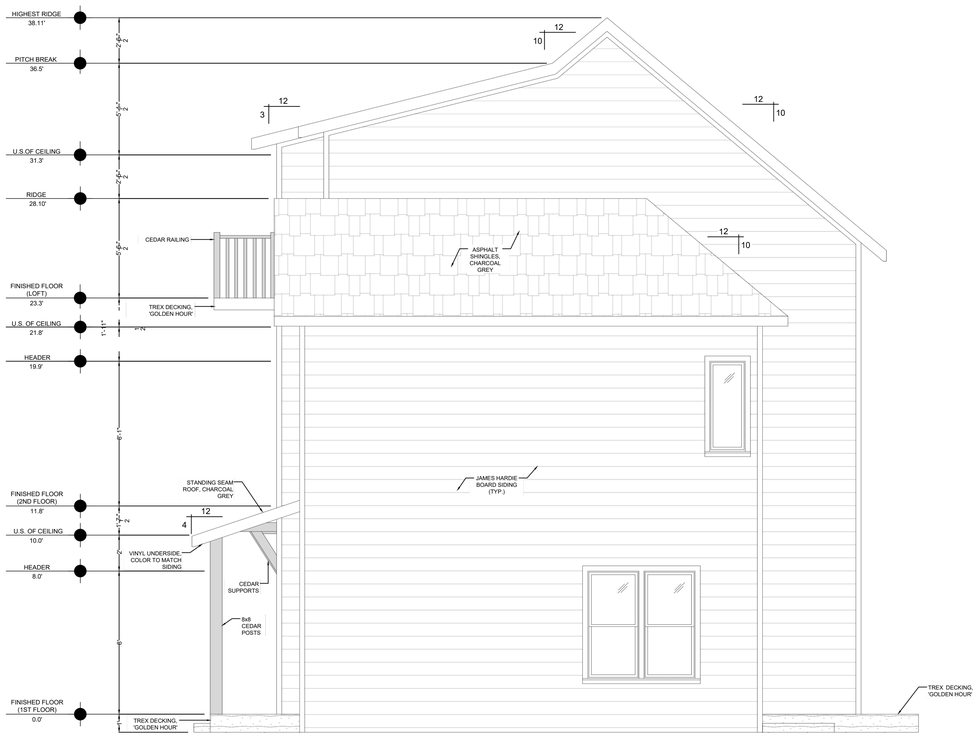
1 FRONT VIEW

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



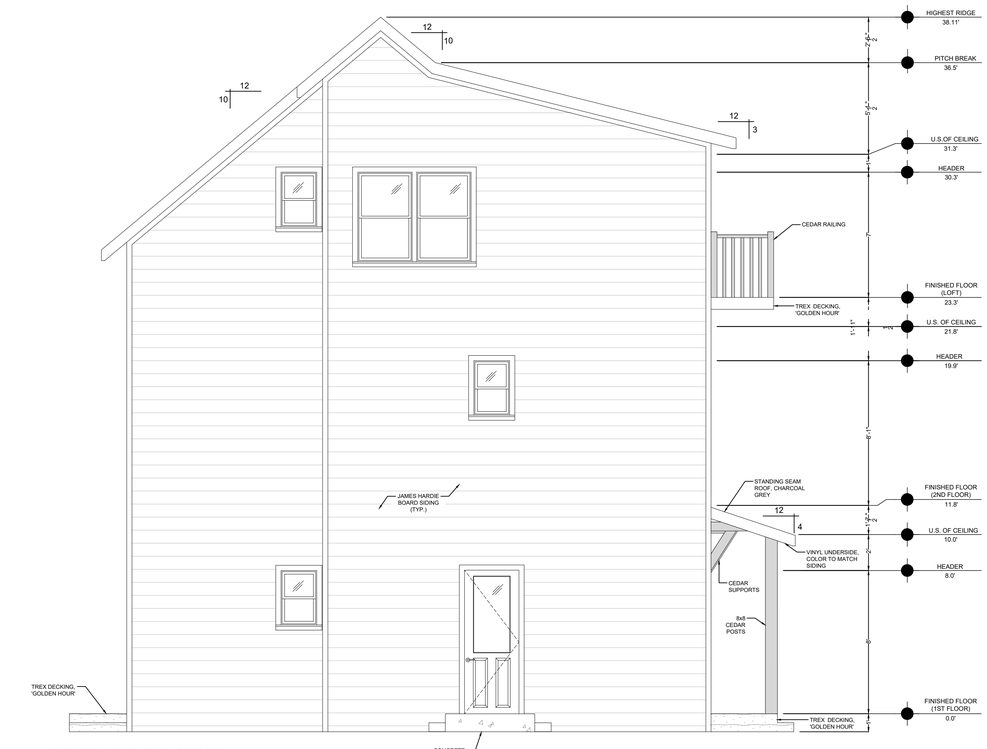
2 REAR VIEW

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



3 RIGHT SIDE VIEW

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



4 LEFT SIDE VIEW

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

draft.

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ZOPHI UNITS

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NASHVILLE, TN 37216

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DATE: 04/17/2026

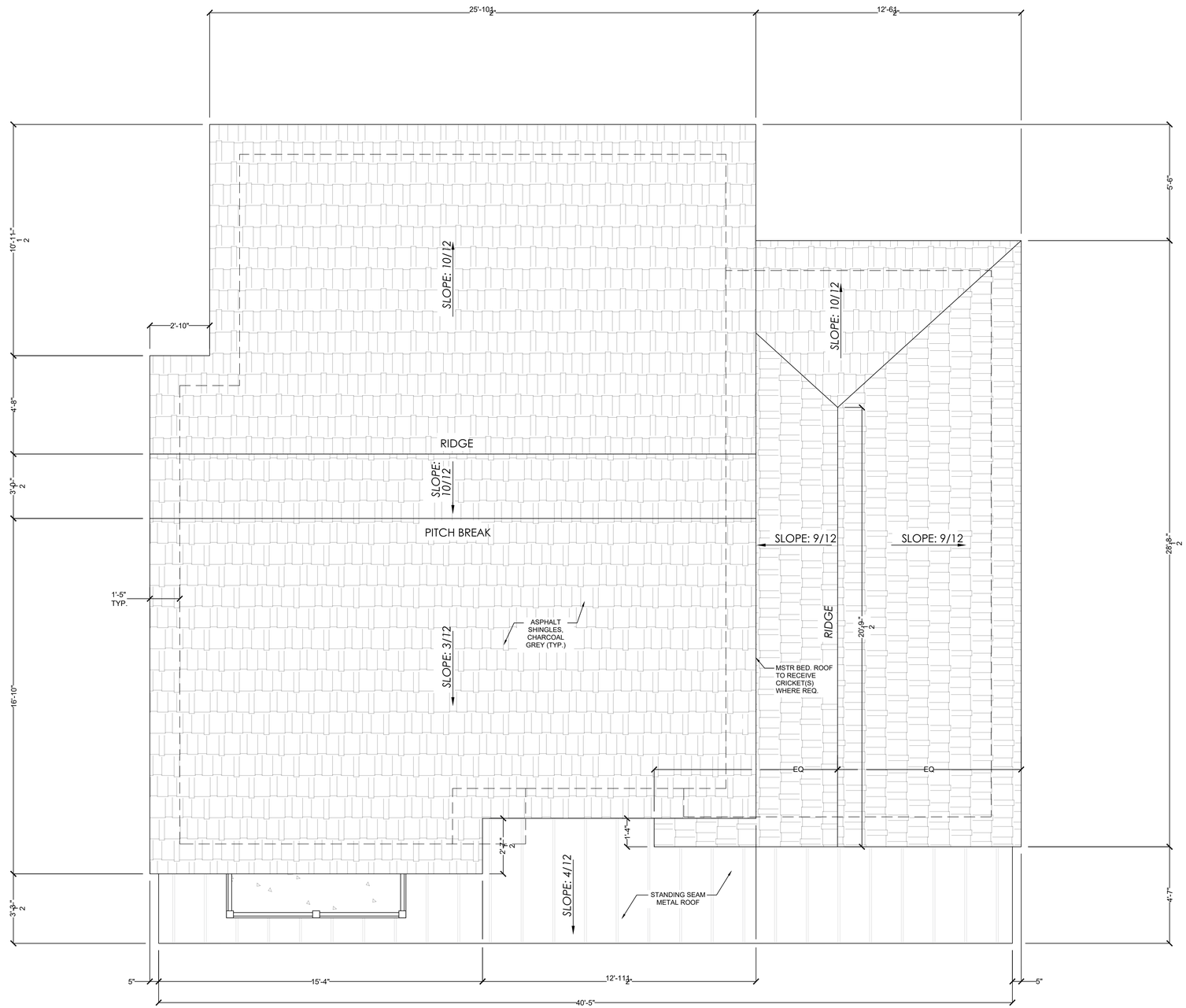
SCALE:1/4" = 1'-0"

STAMP

SHEET

A3.2

ELEVATIONS



ROOF PLAN

SCALE: 3/8" = 1'-0"

draft.

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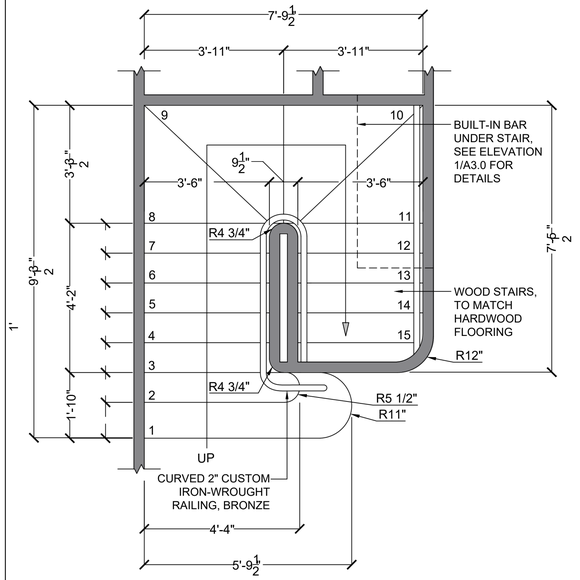
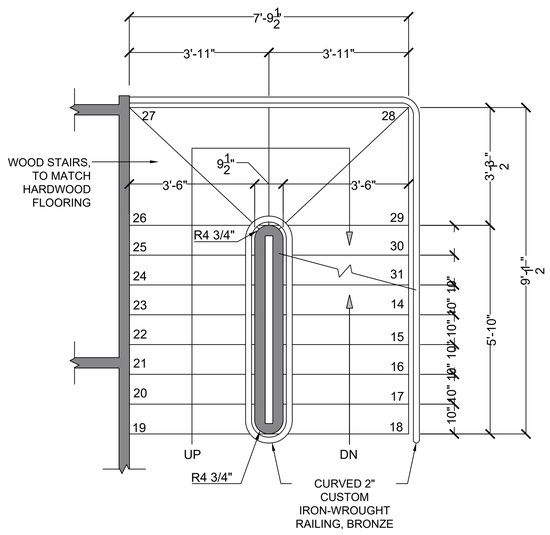
A5.0



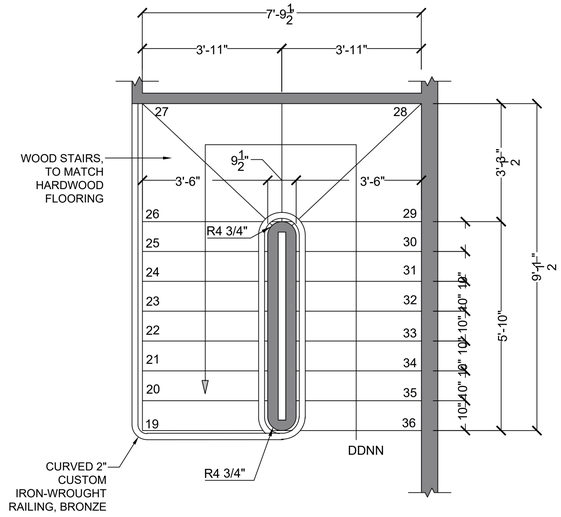
1 STAIR DETAIL @ FIRST FLOOR

SCALE: 1/2" = 1'-0"



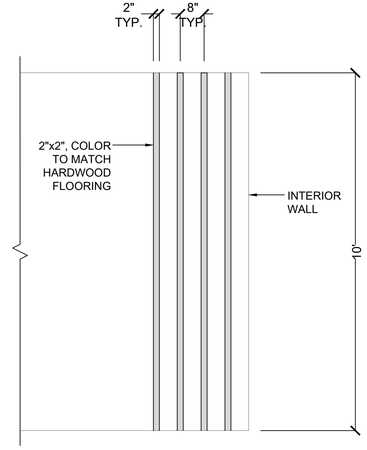
2 STAIR DETAIL @ SECOND FLOOR

SCALE: 1/2" = 1'-0"



3 STAIR DETAIL @ THIRD FLOOR

SCALE: 1/2" = 1'-0"



4 WOOD SLAT DETAIL @ WALL

SCALE: 1/2" = 1'-0"

draft.

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A10.0

DETAILS