

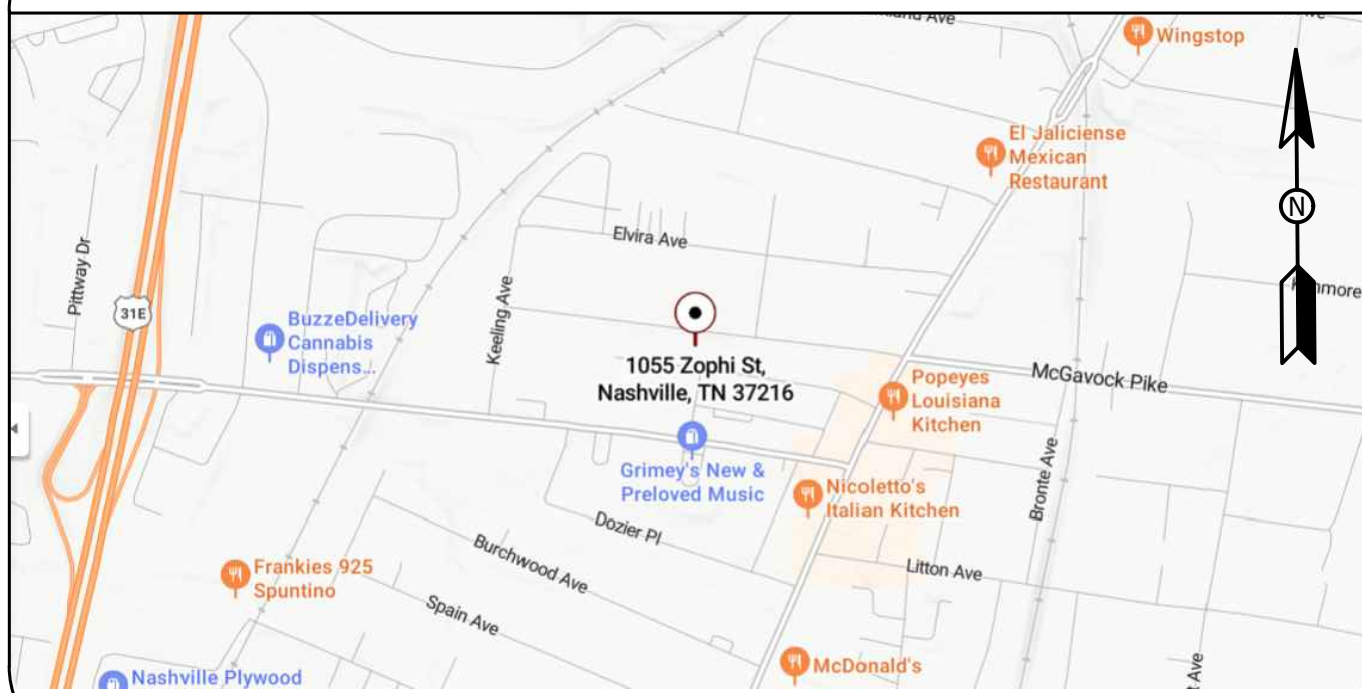
## SCOPE OF WORK

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



# ZOPHI UNITS

## 1055 ZOPHI ST NASHVILLE, TN 37216



## 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: 00 – RESIDENTIAL  
(UPDATED UPON SUBDIVISION)  
PARCEL IDS: R-1  
ZONING CLASSIFICATION: R-1  
ZONING DESCRIPTION: R-1 LOW DENSITY ZONING DISTRICT  
(UPDATED UPON SUBDIVISION)  
LOTS: CASPER ZOPFI PLACE  
SUBDIVISION: (UPDATED UPON SUBDIVISION)  
ACRES: 0.08 (UNIT A) / 0.06 (UNIT B)  
FLOORS: 3  
BEDROOMS: 4  
FULL BATHS: 3  
HALF BATHS: 1  
TOTAL HEATED AREA: 2,171 SQ. FT.  
GARAGE AREA: 246 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

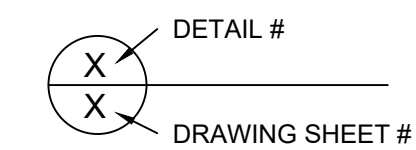
ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY HAVING JURISDICTION AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

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

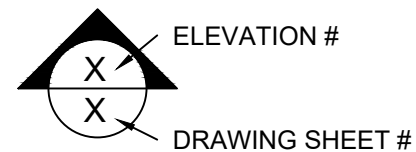
JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE SITE AND READILY AVAILABLE FOR SIGNATURES.

## DRAWING SYMBOLS

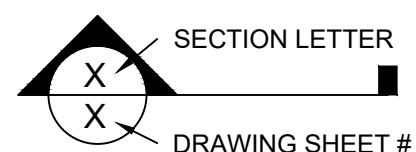
### DETAIL KEY



### 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	REFN	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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**ZOPHI UNITS**  
1055 ZOPHI ST  
NASHVILLE, TN 37216

DRAWN BY: CC

DATE: 04/17/2026

SCALE:

STAMP

SHEET

**A0.0**  
COVER  
PAGE

draft.

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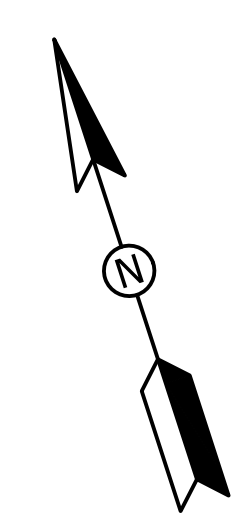
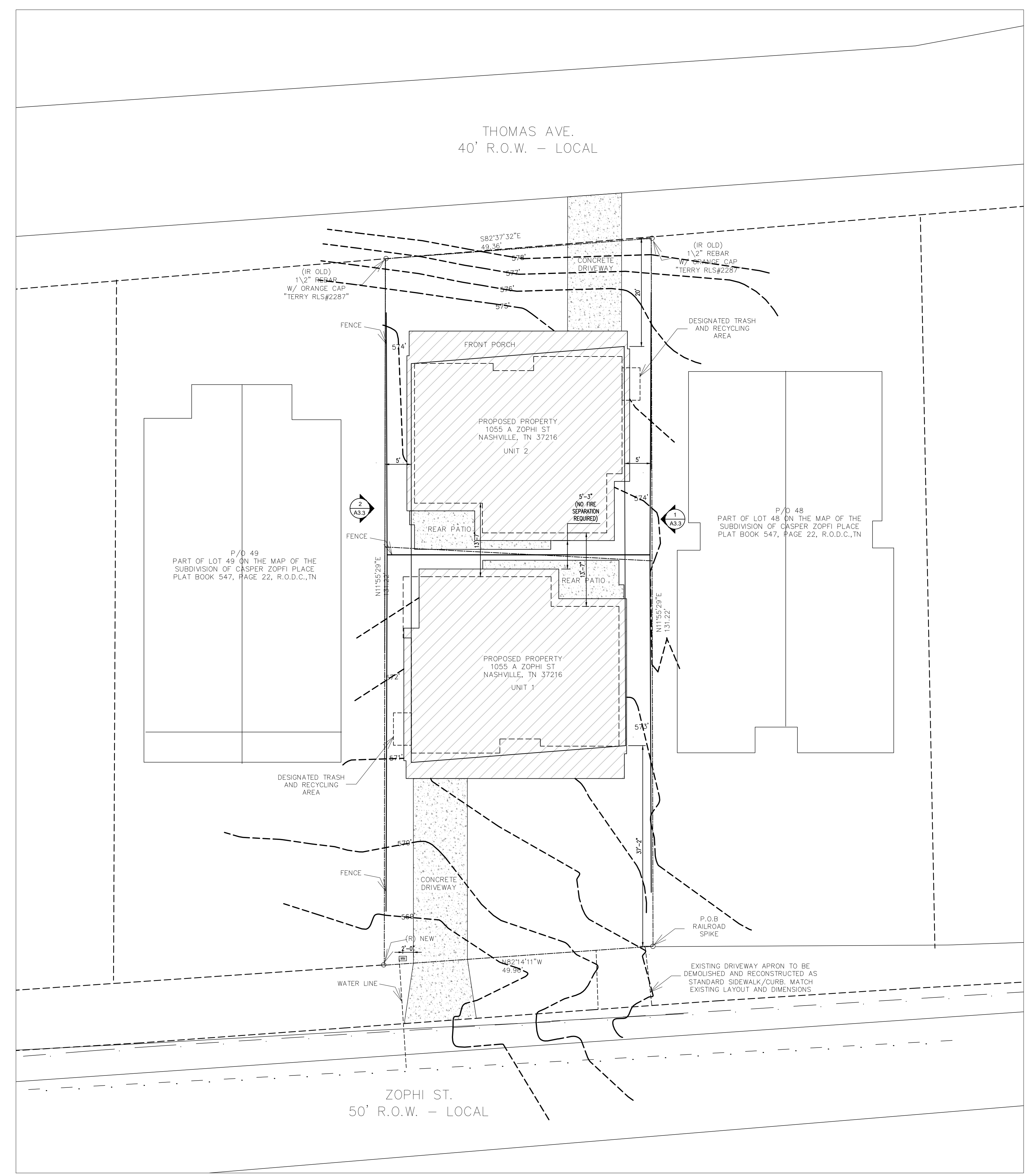
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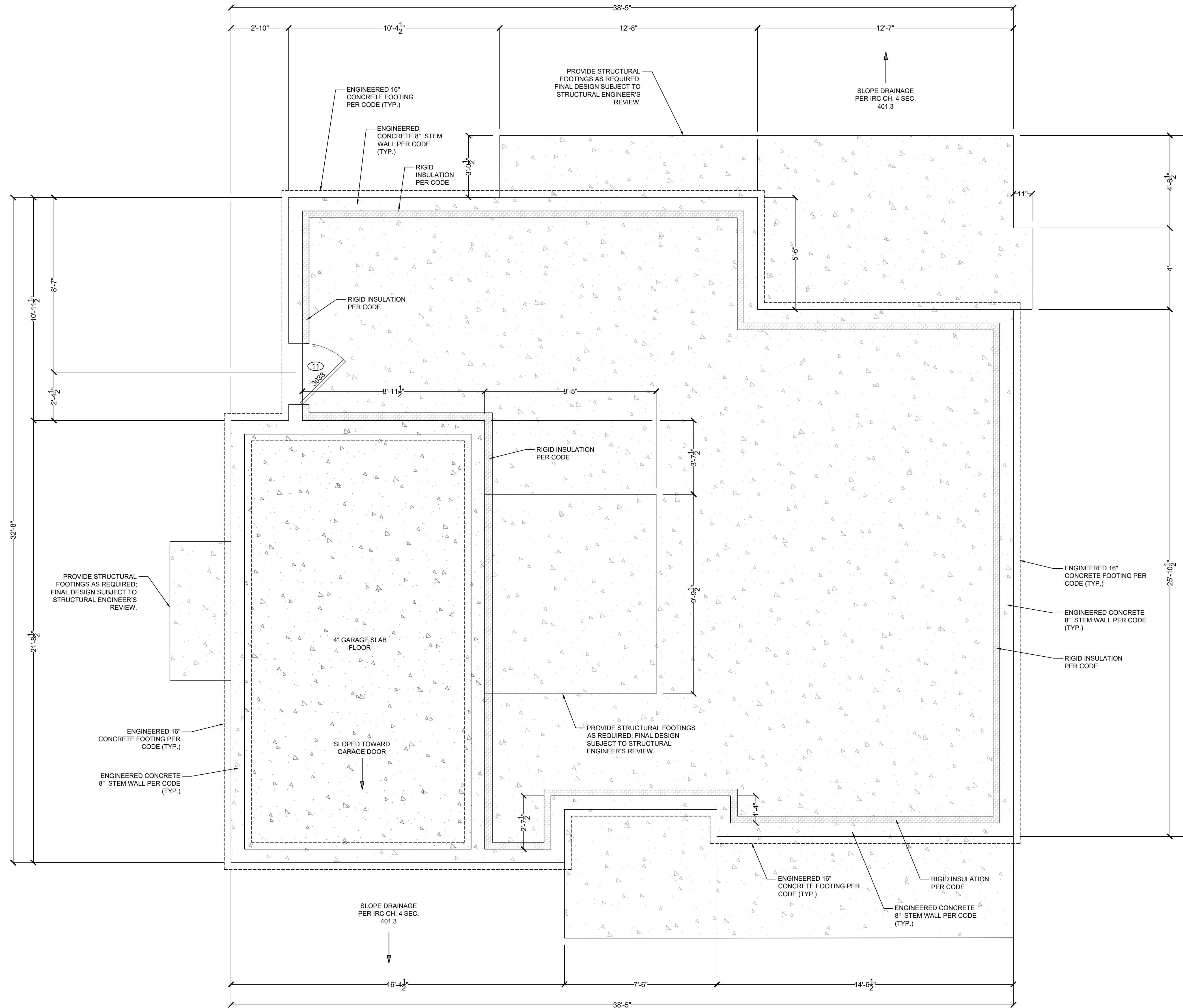
SITE PLAN



SITE PLAN

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

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



**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)	

**draft.**

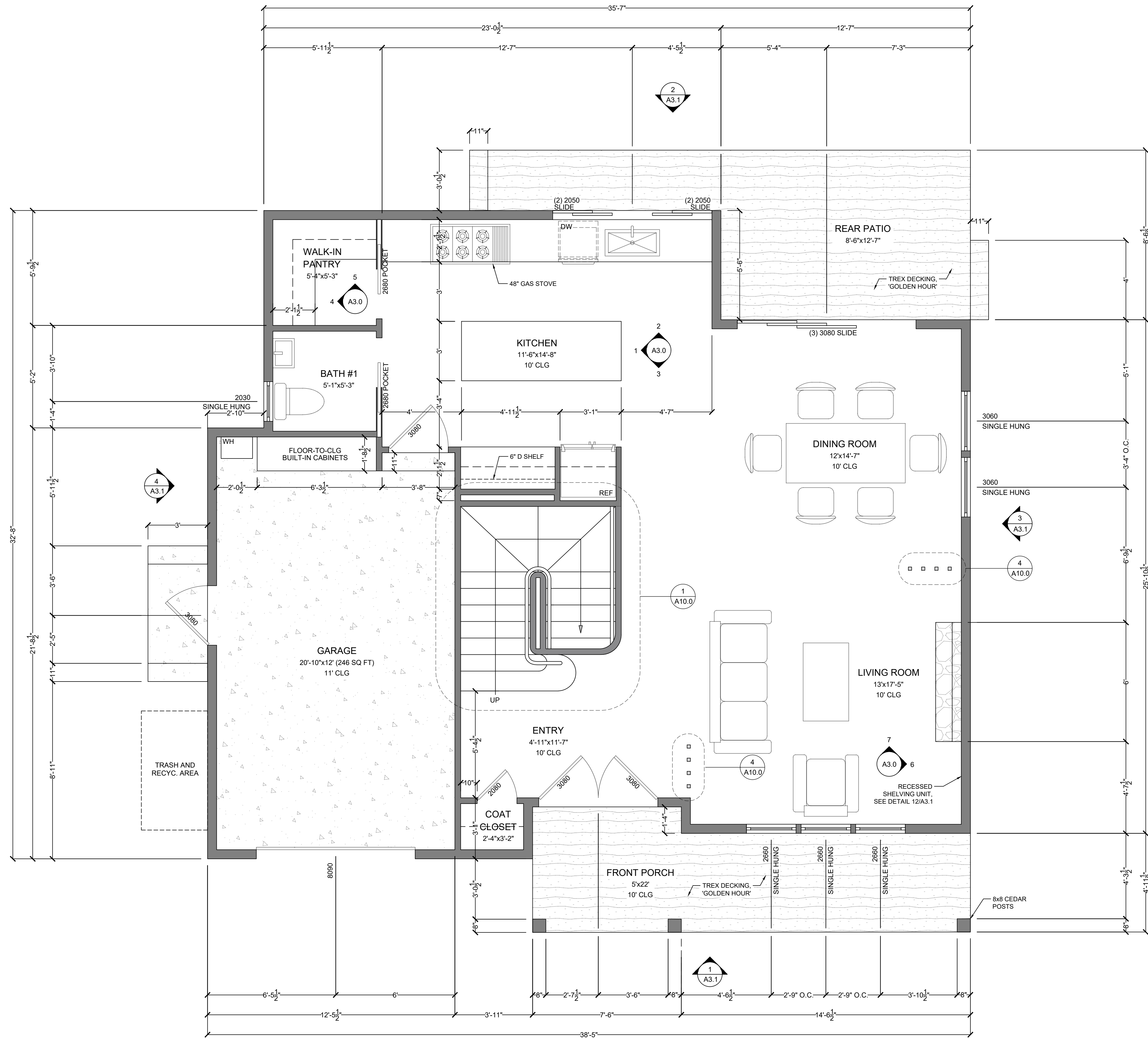
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SCALE: 3/8" = 1'-0"

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**A2.0**  
CRAWLSPACE FLOOR PLAN



**FIRST FLOOR PLAN**  
794 SQ FT SCALE: 3/8" = 1'-0"

WALL LEGEND	
	CONCRETE
	TREX DECKING - "GOLDEN HOUR"

**draft.**

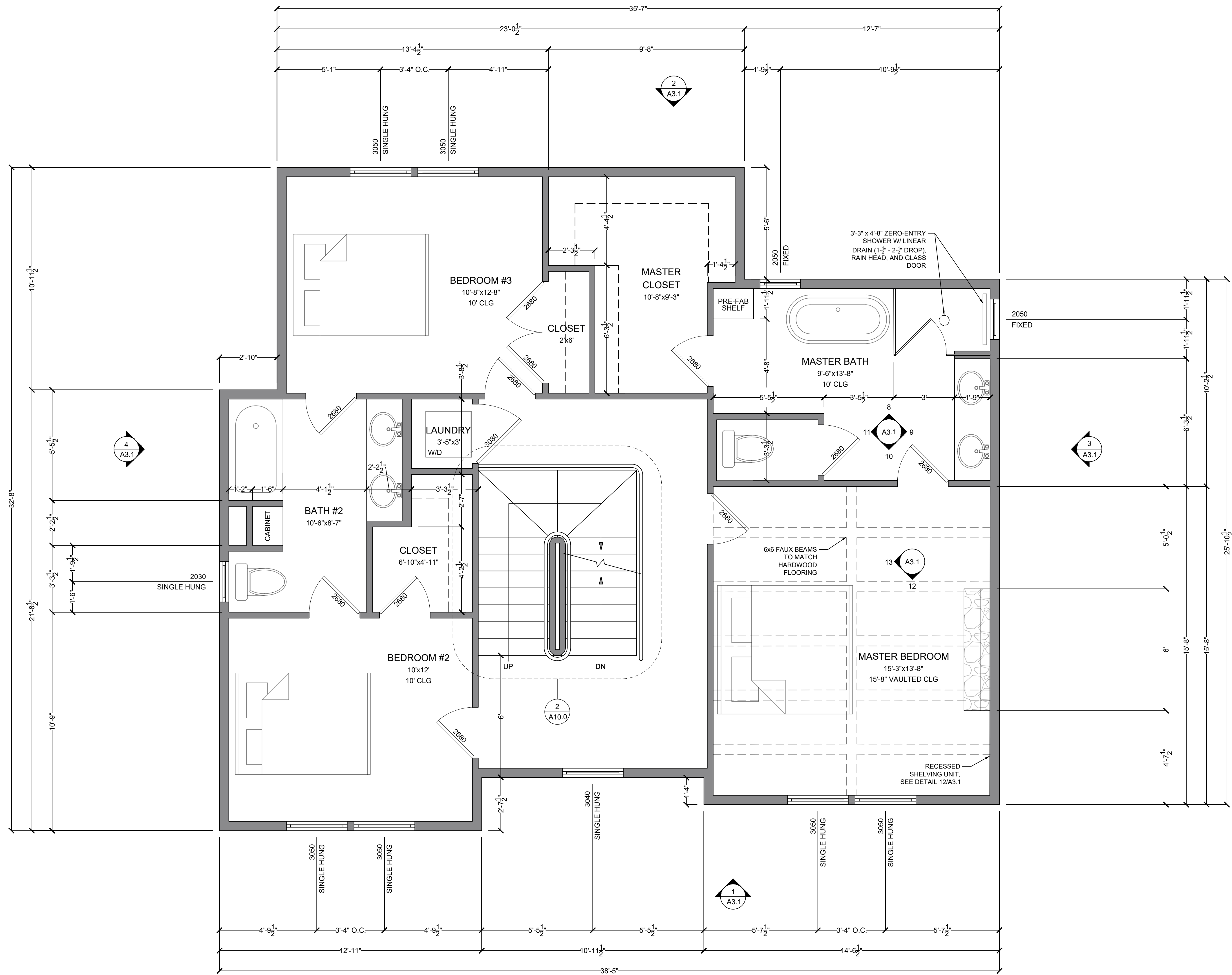
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**A2.2**  
FIRST FLOOR PLAN



**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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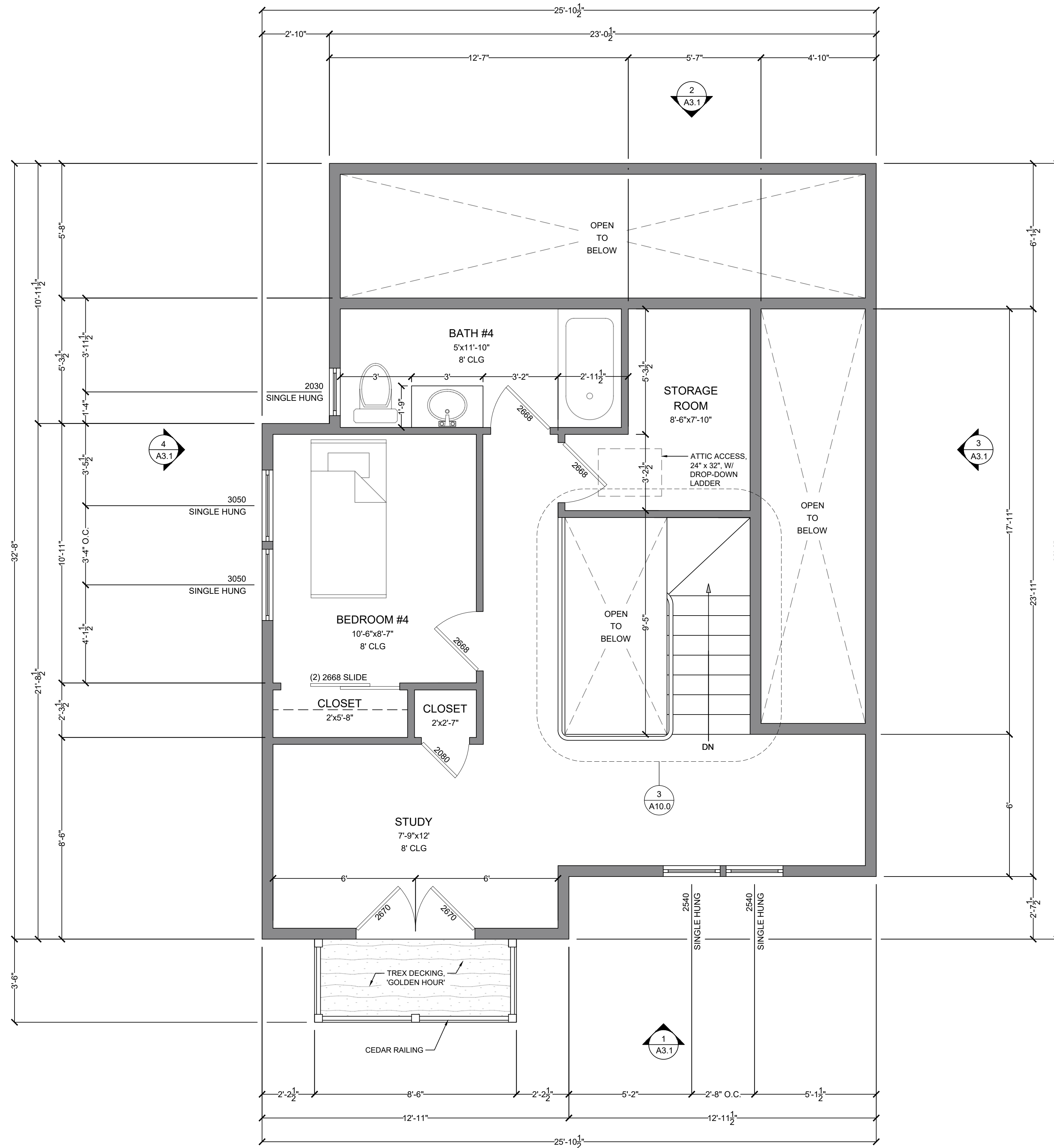
SHEET

**A2.3**

**SECOND FLOOR PLAN**

**LOFT FLOOR PLAN**  
416 SQ FT

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



WALL LEGEND	
	CONCRETE
	TREX DECKING - "GOLDEN HOUR"

**draft.**

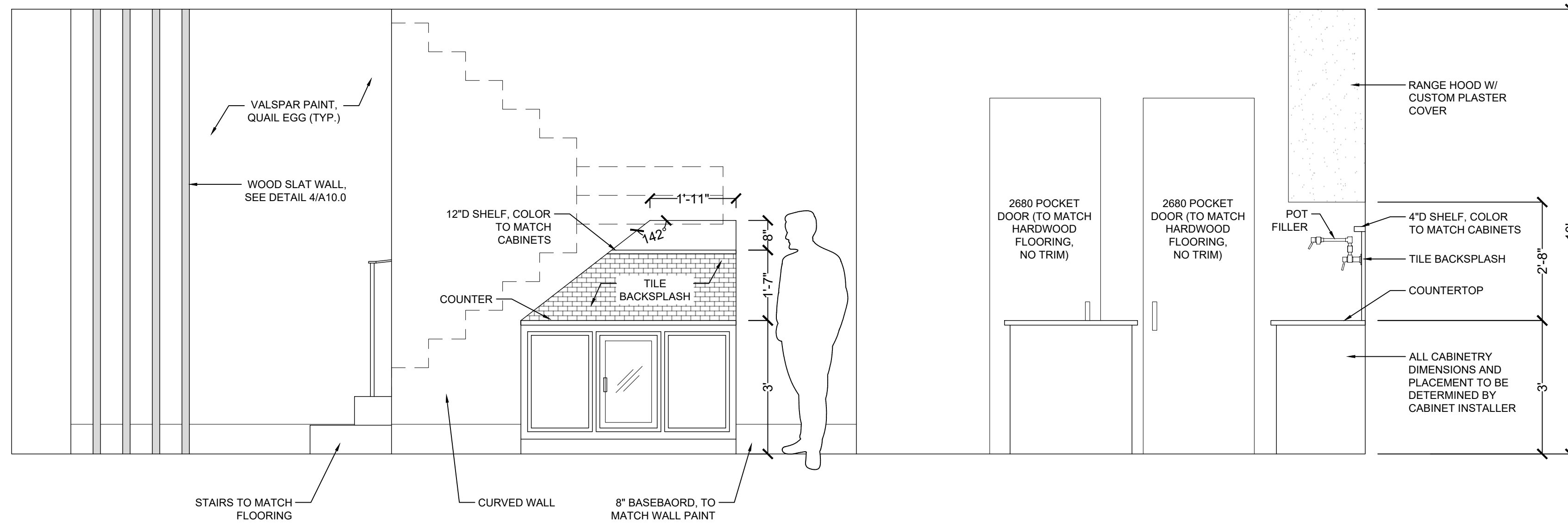
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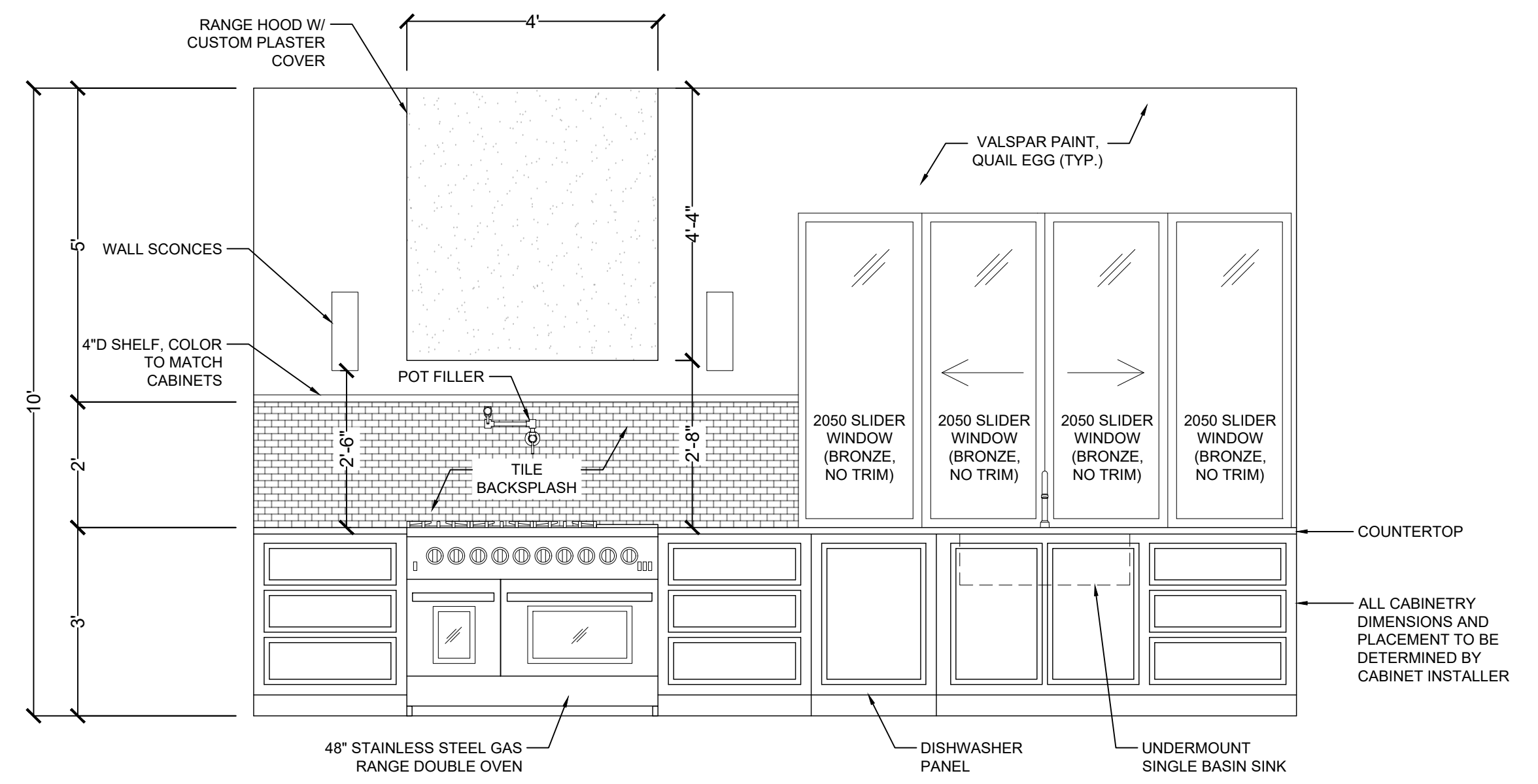
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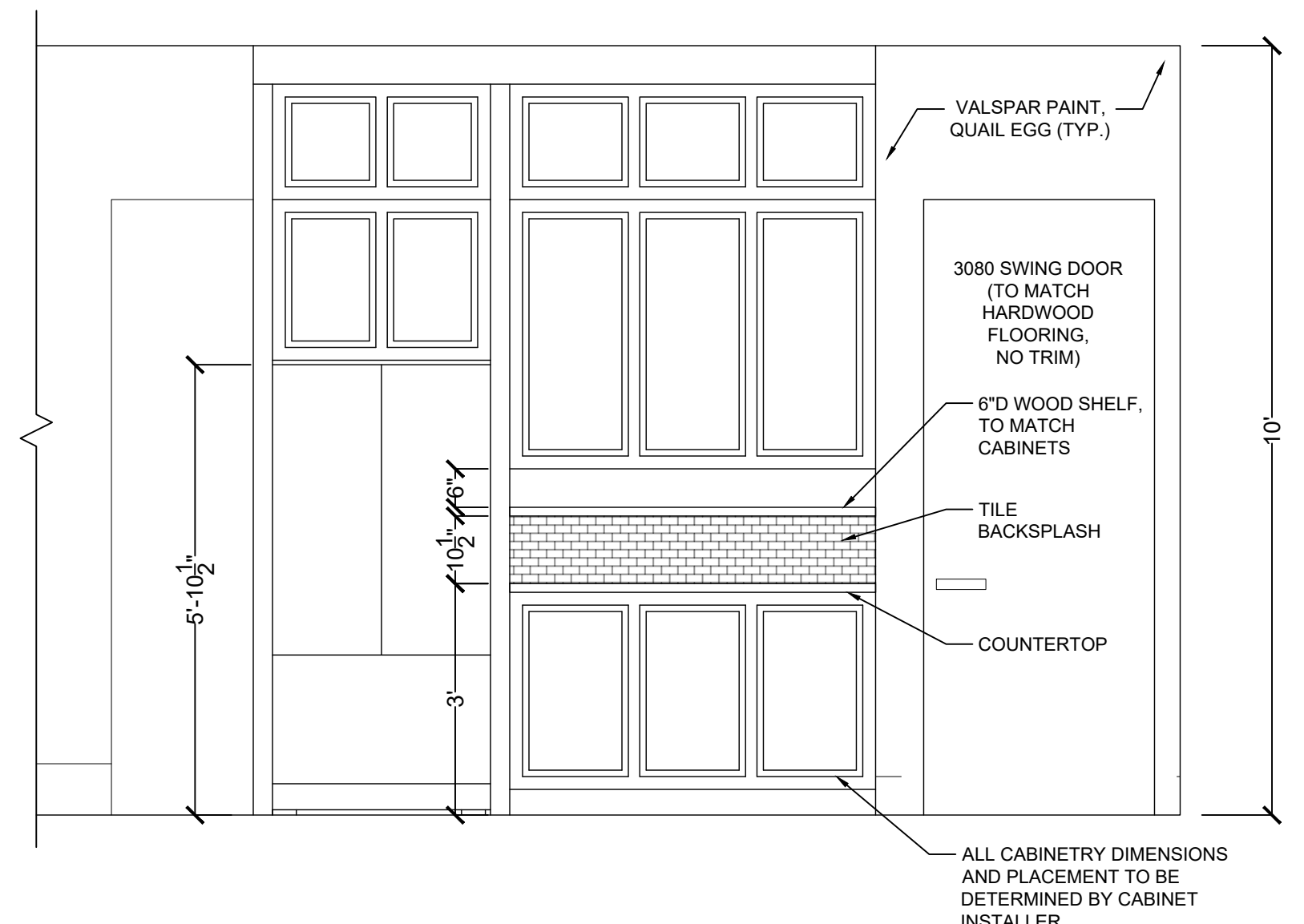
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**A2.4**  
LOFT FLOOR PLAN



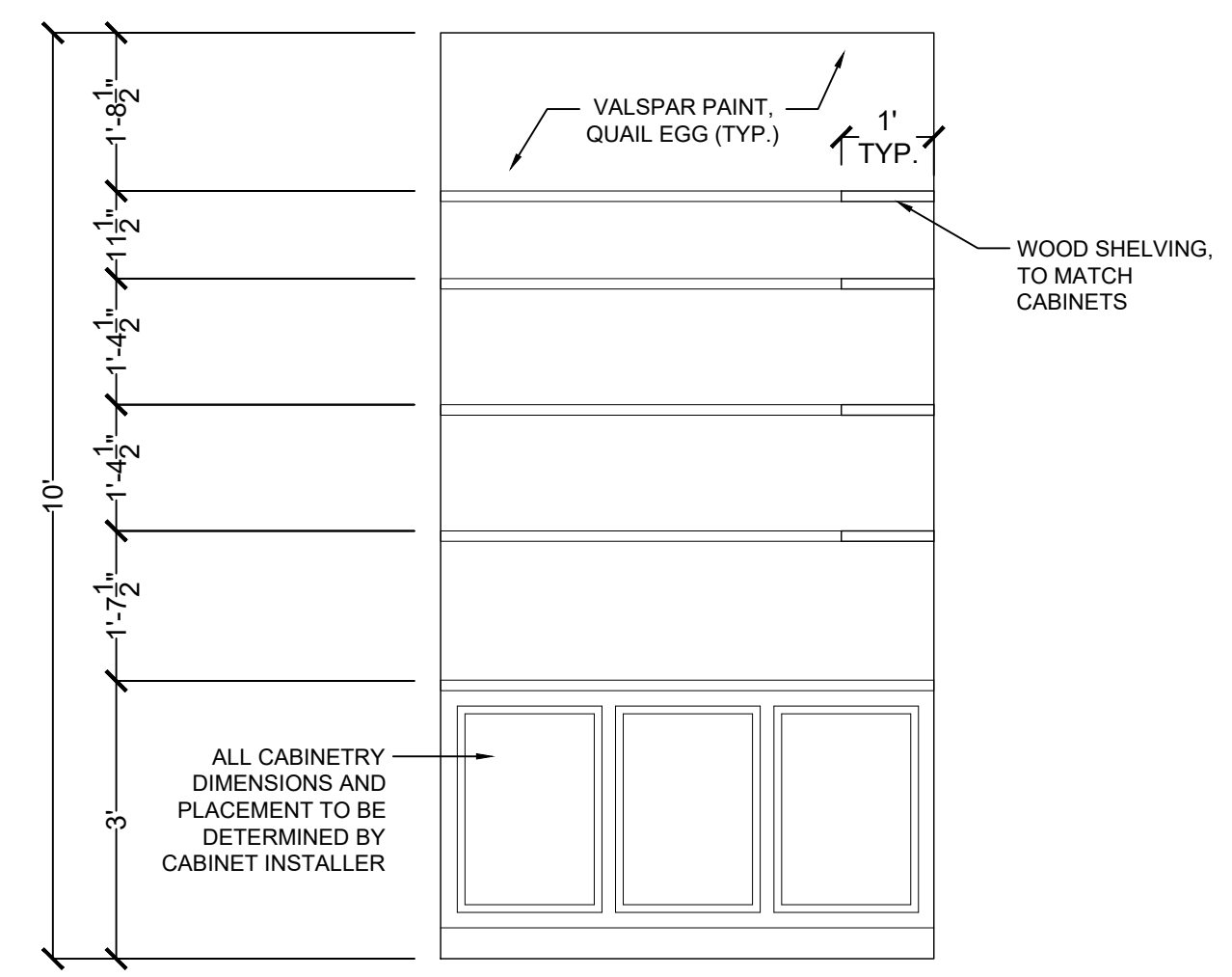
1 ENTRY AND KITCHEN ELEVATION @ STAIR BAR  
SCALE: 1/2" = 1'-0"



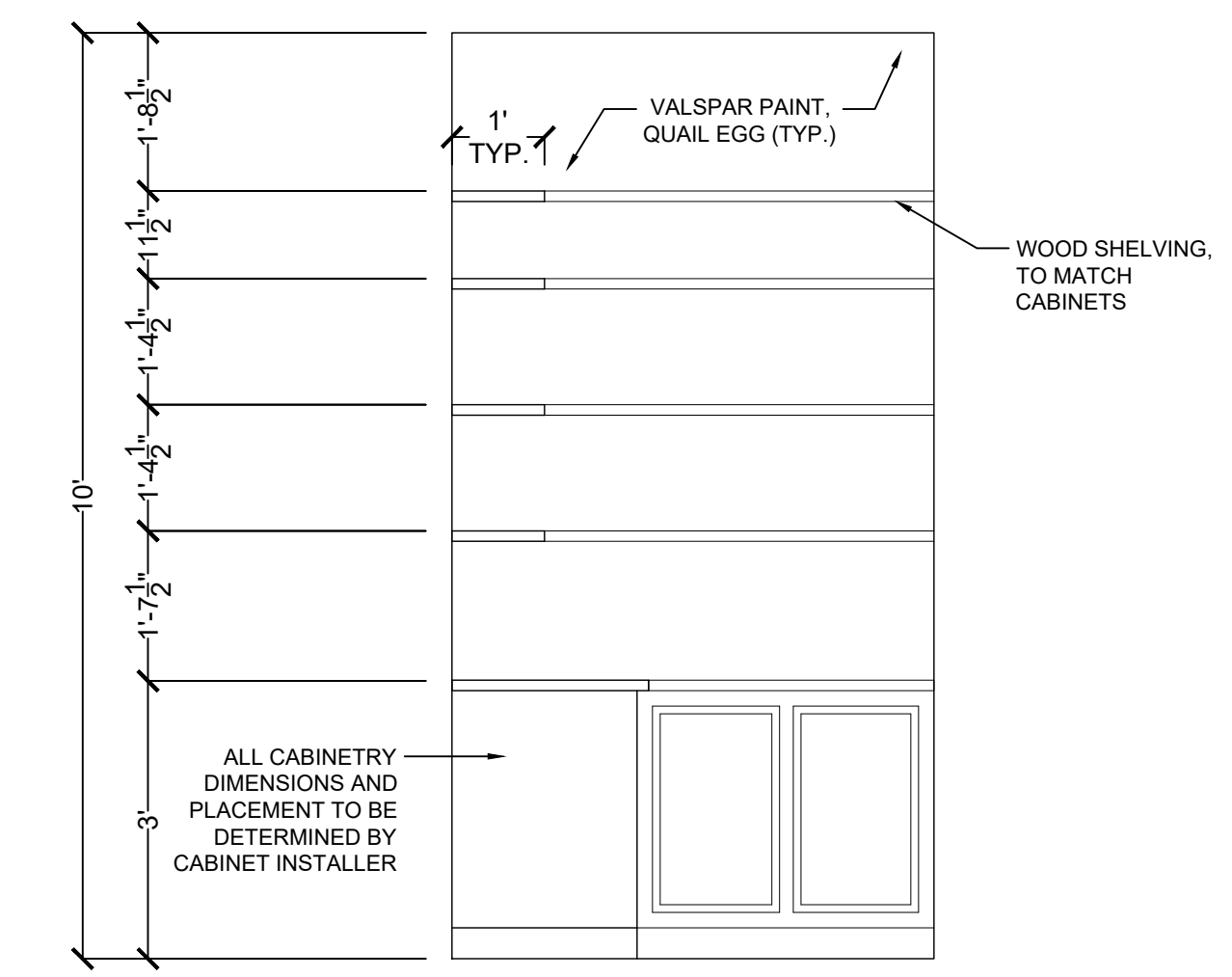
2 KITCHEN ELEVATION @ STOVE  
SCALE: 1/2" = 1'-0"



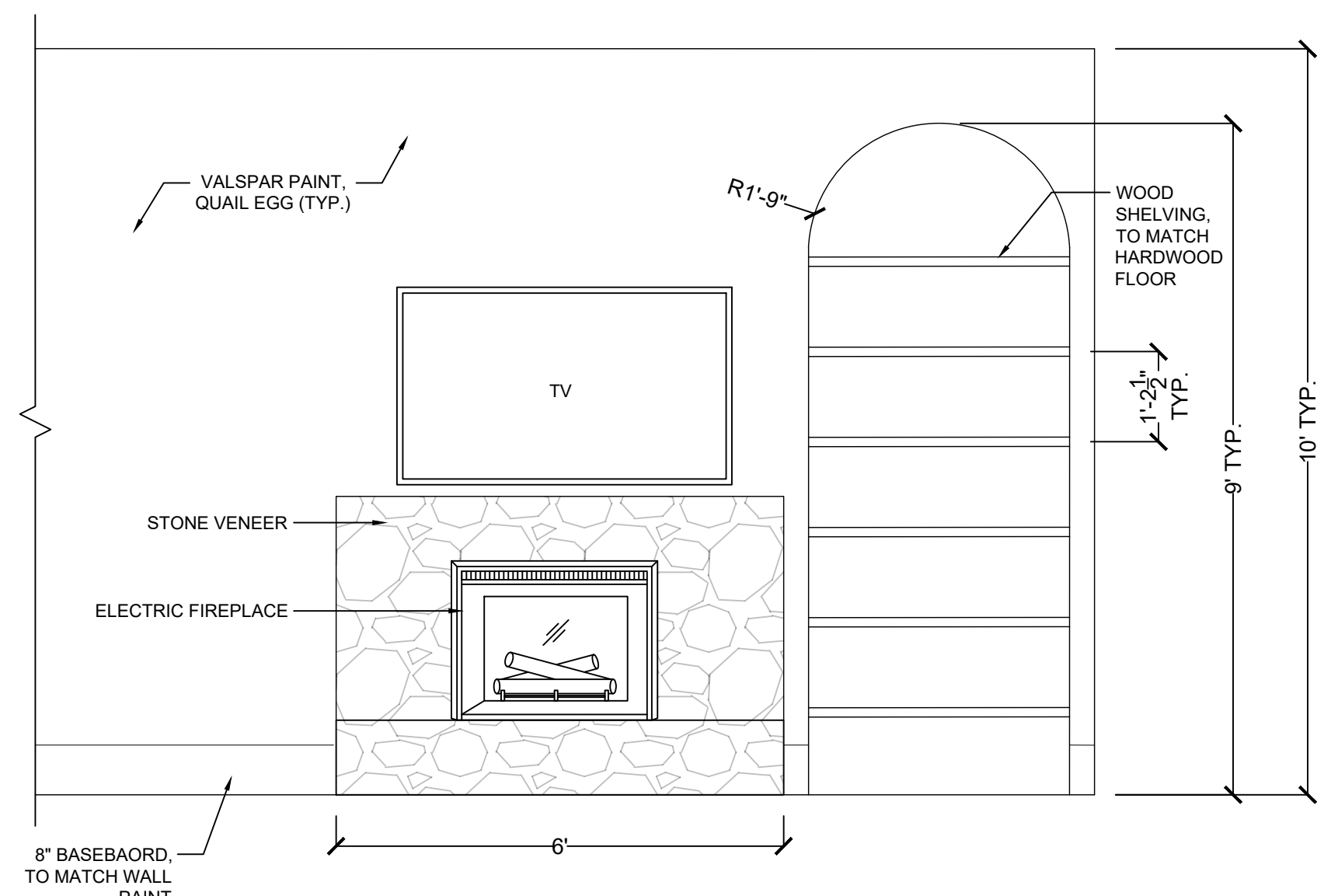
3 KITCHEN ELEVATION @ REFRIGERATOR  
SCALE: 1/2" = 1'-0"



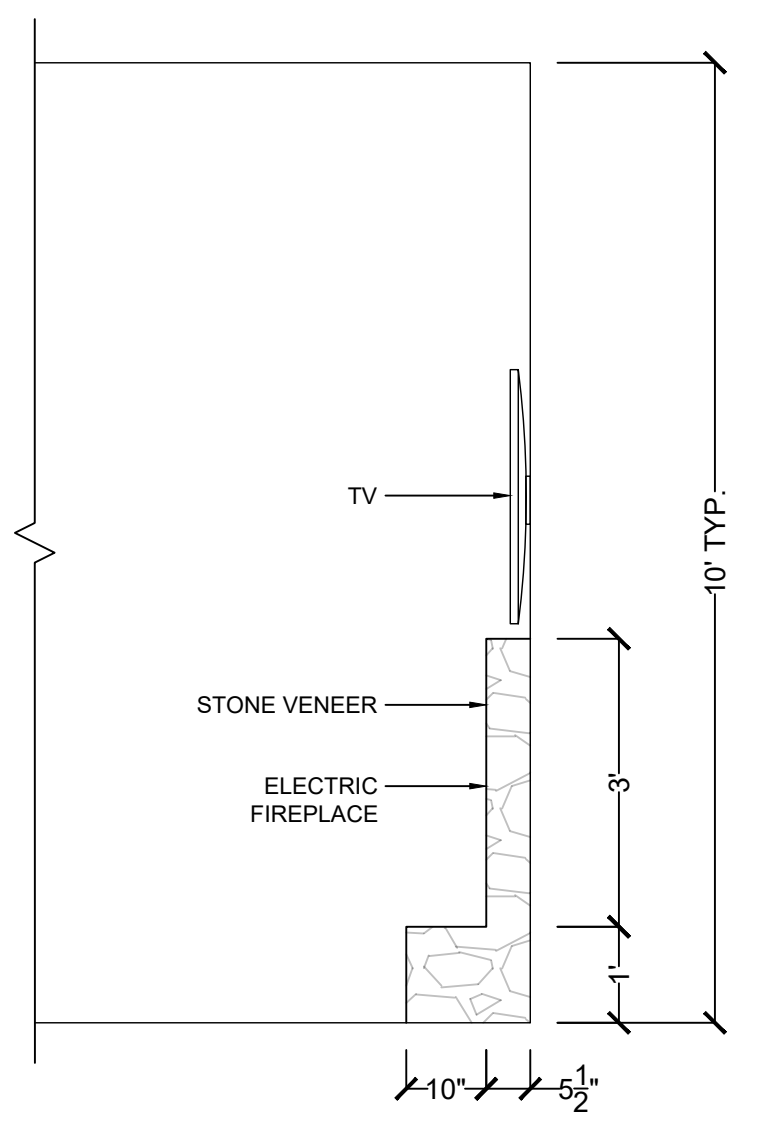
4 PANTRY ELEVATION @ LOWER CABINETS  
SCALE: 1/2" = 1'-0"



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"

draft.

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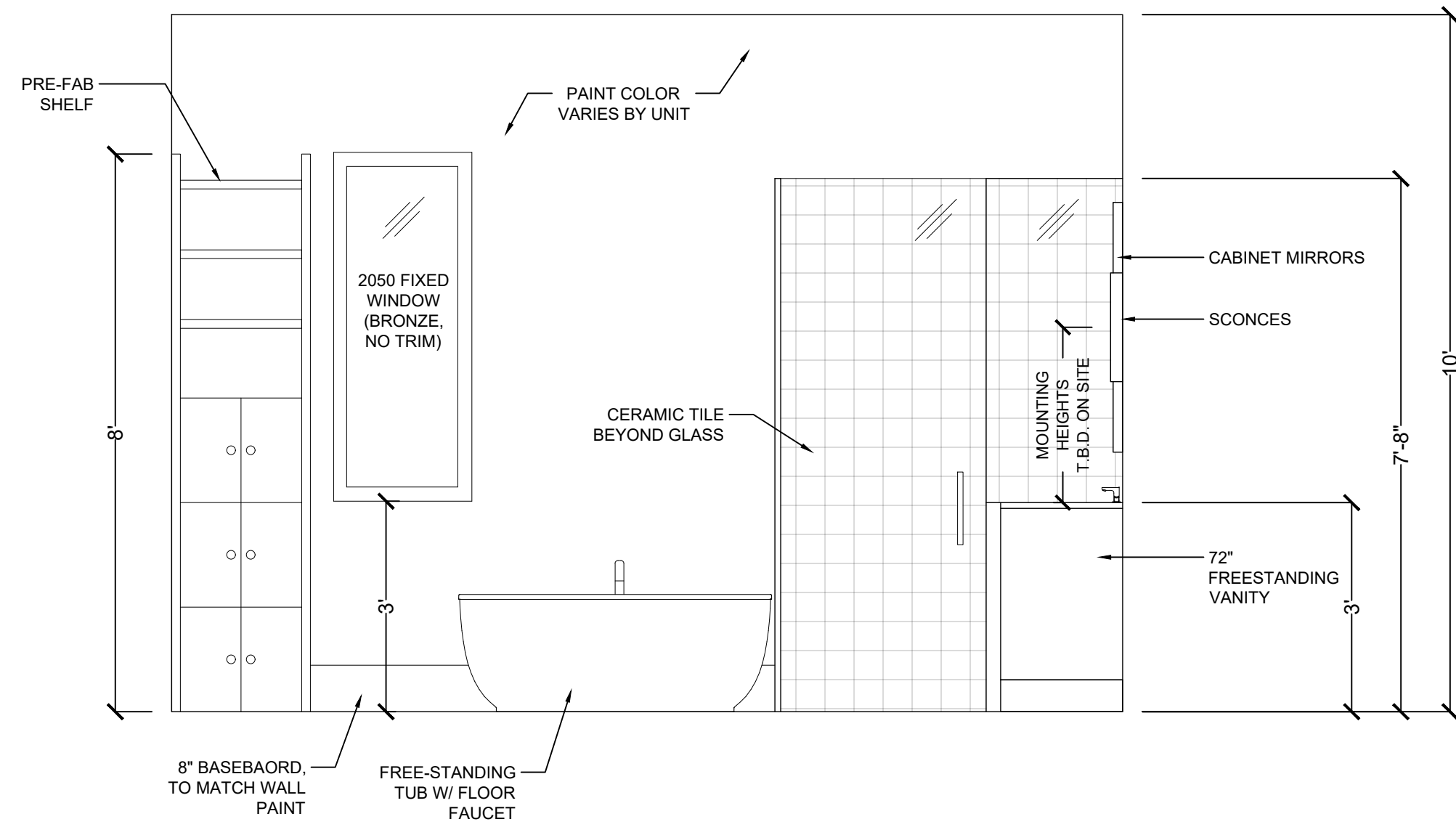
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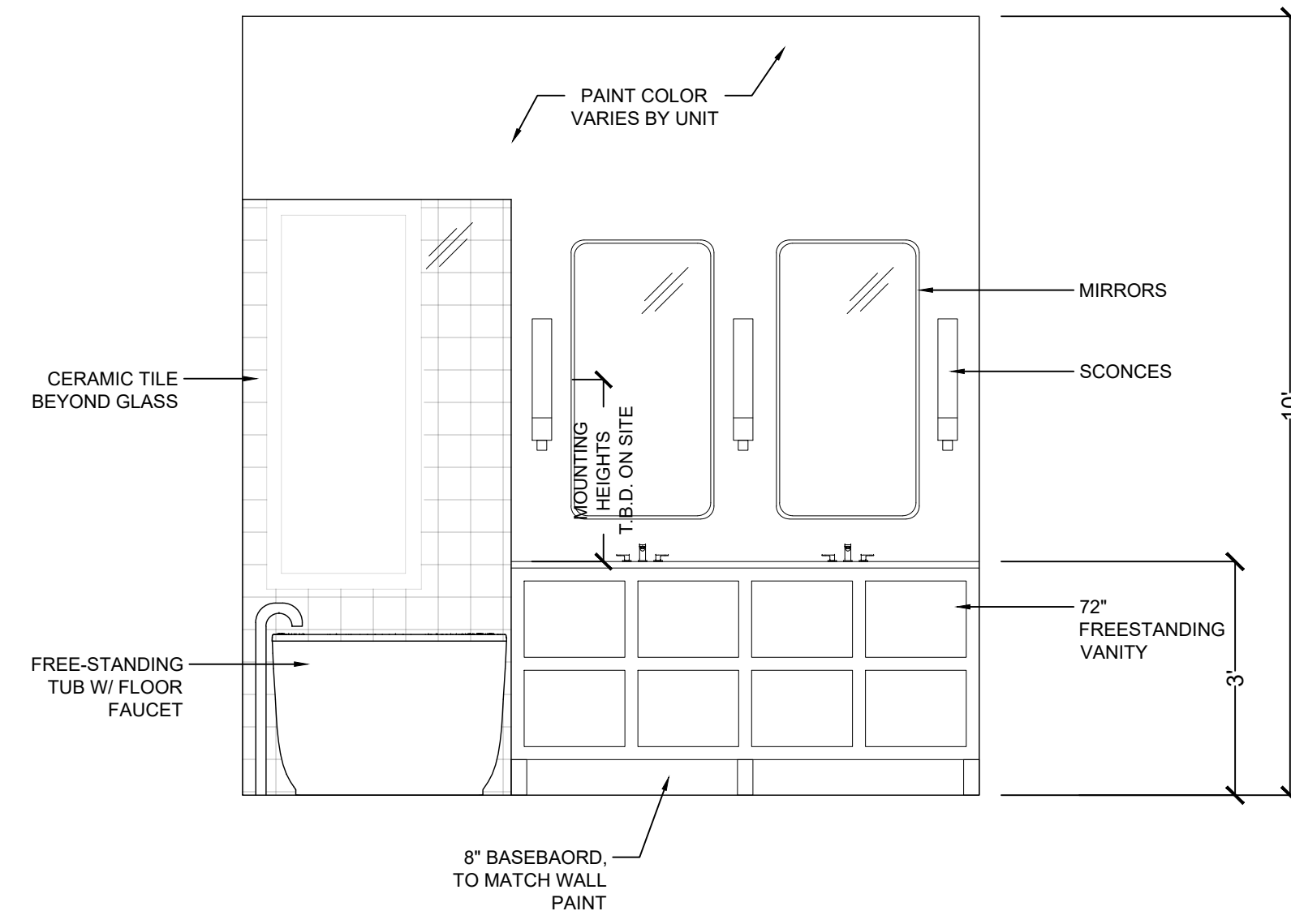
**A3.0**

INTERIOR ELEVATIONS



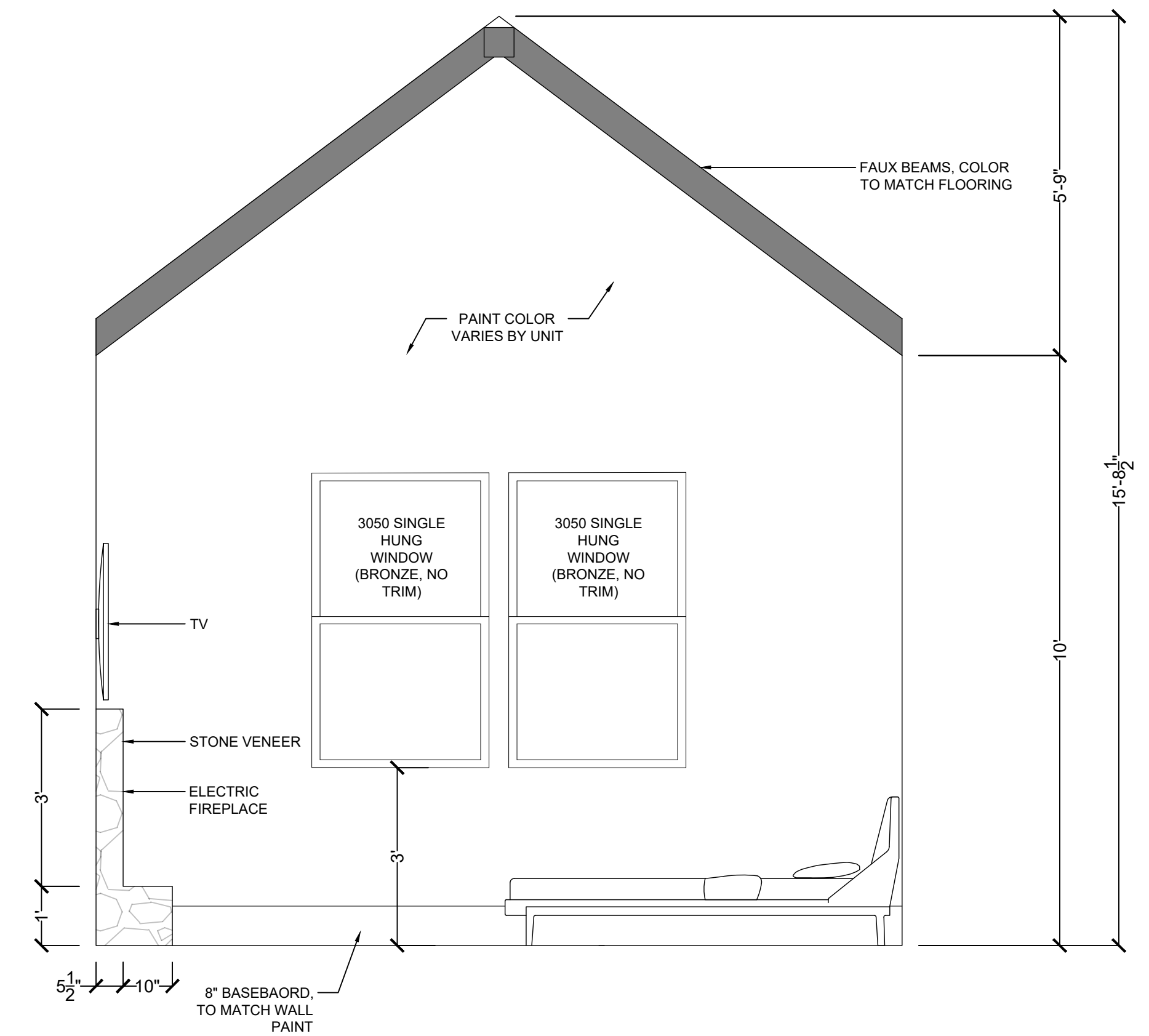
8 MASTER BATHROOM @ TUB

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



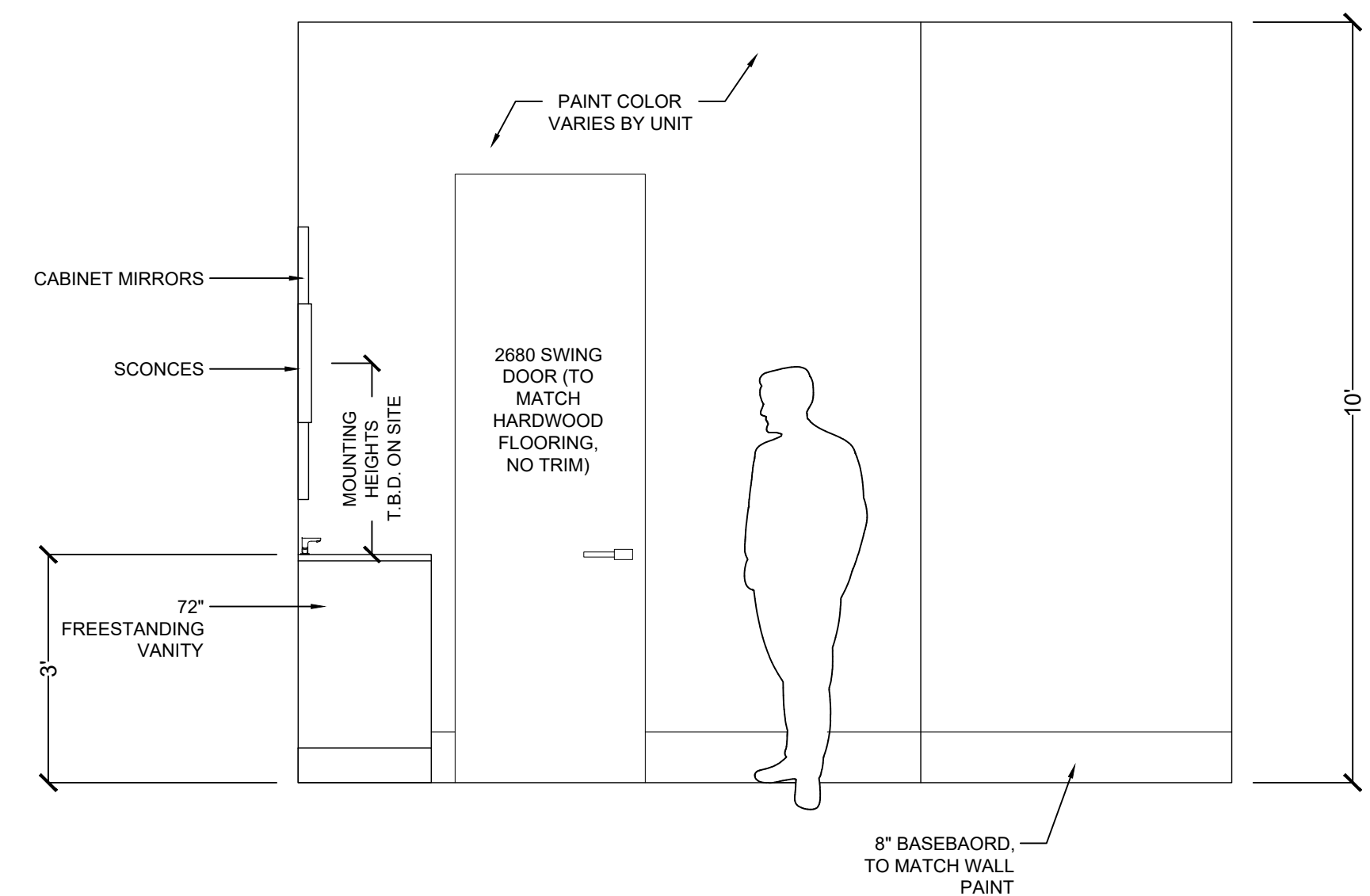
9 MASTER BATHROOM @ DOUBLE VANITY

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



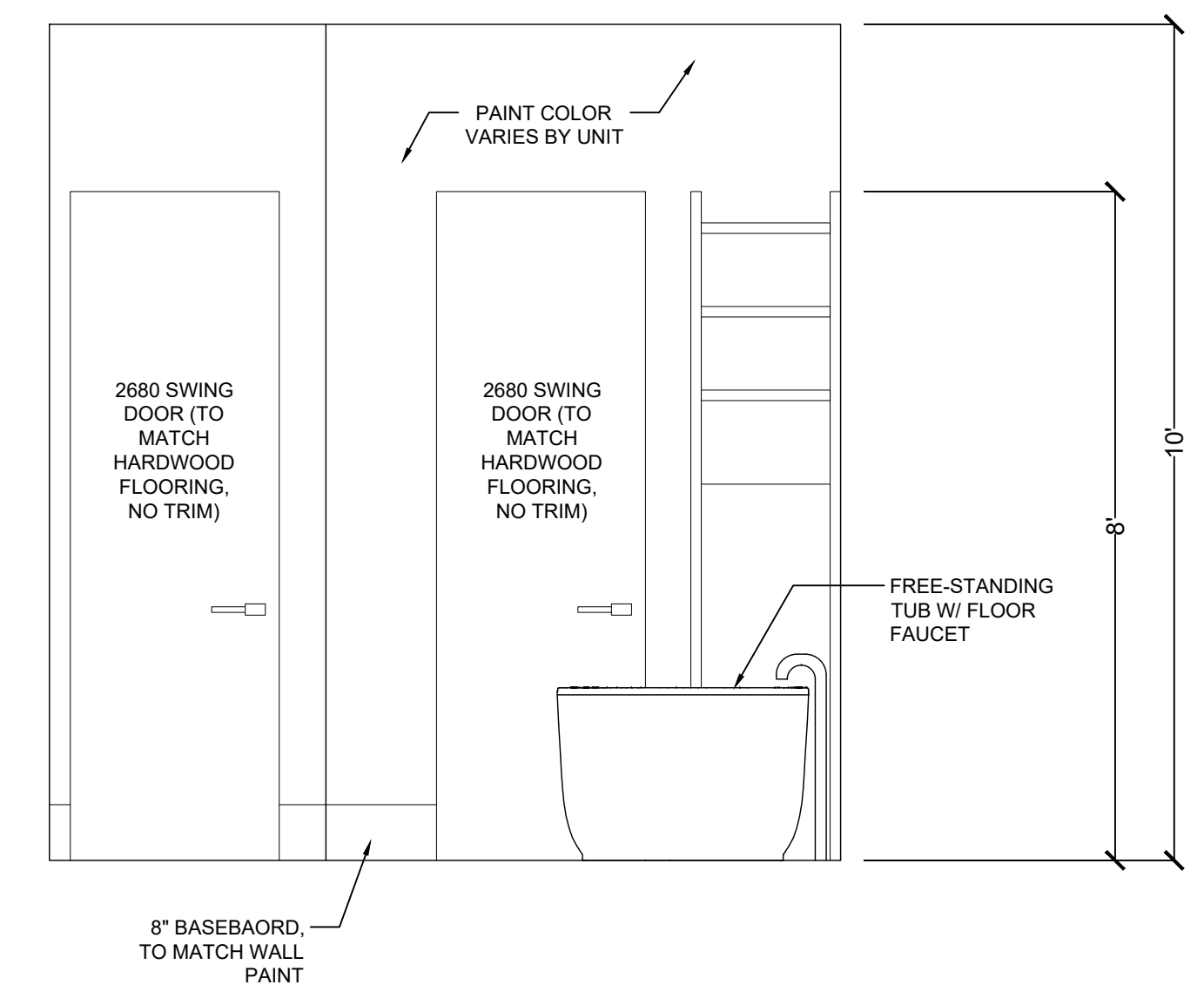
12 MASTER BEDROOM @ WINDOW

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



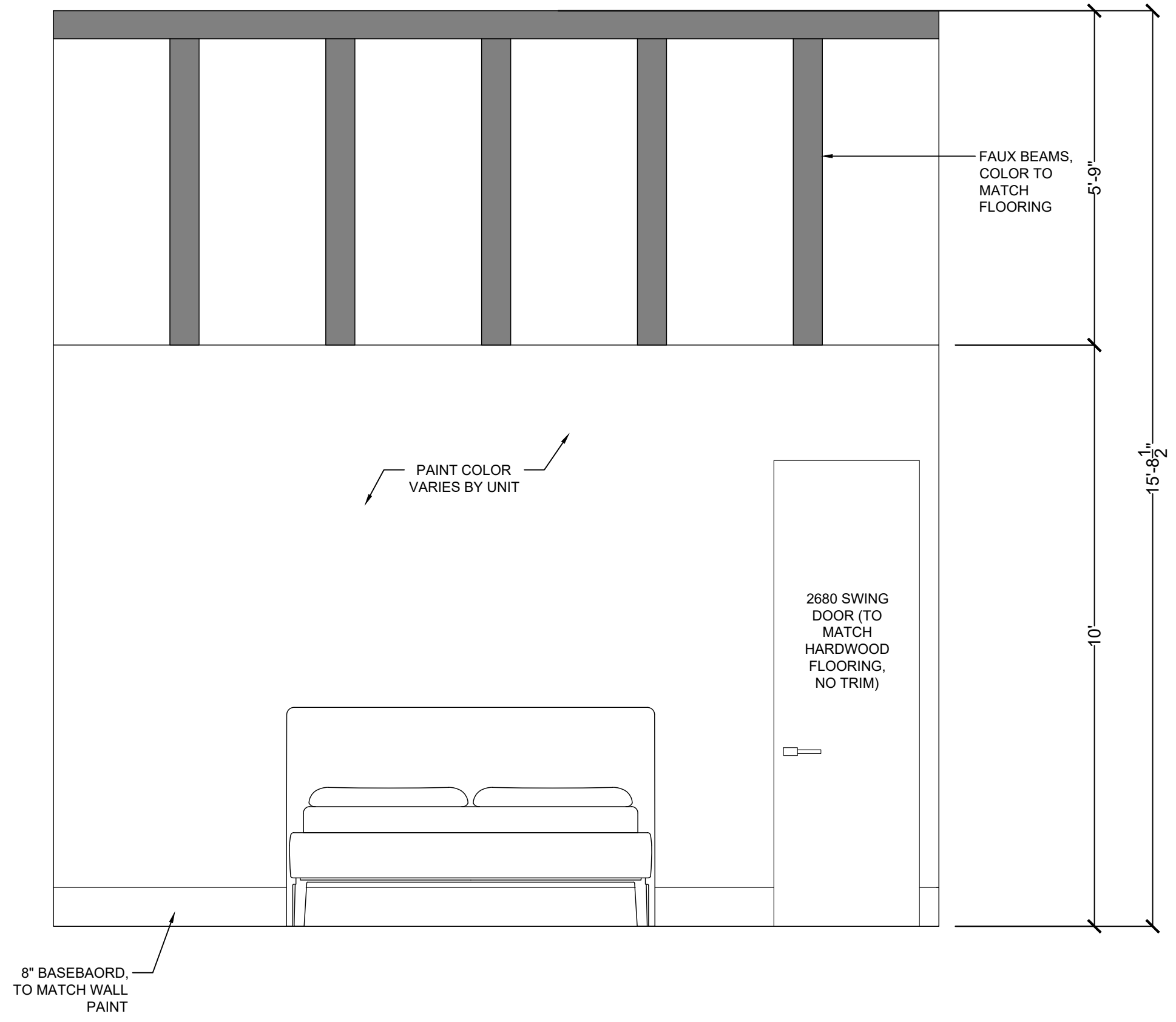
10 MASTER BATHROOM @ MASTER CLOSET

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



11 MASTER BATHROOM @ TOILET CLOSET

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



13 MASTER BEDROOM @ BED

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

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**A3.1**

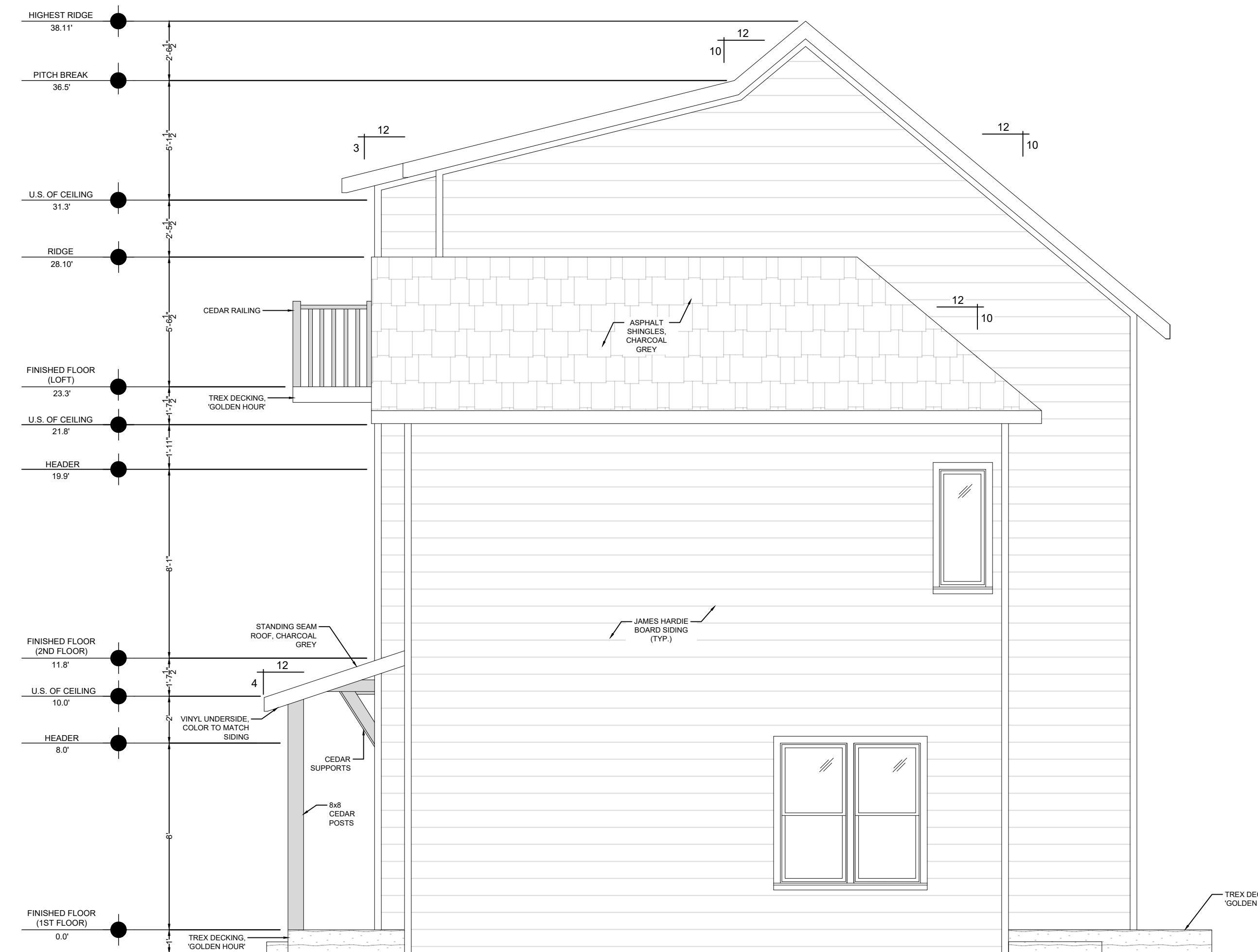
INTERIOR ELEVATIONS



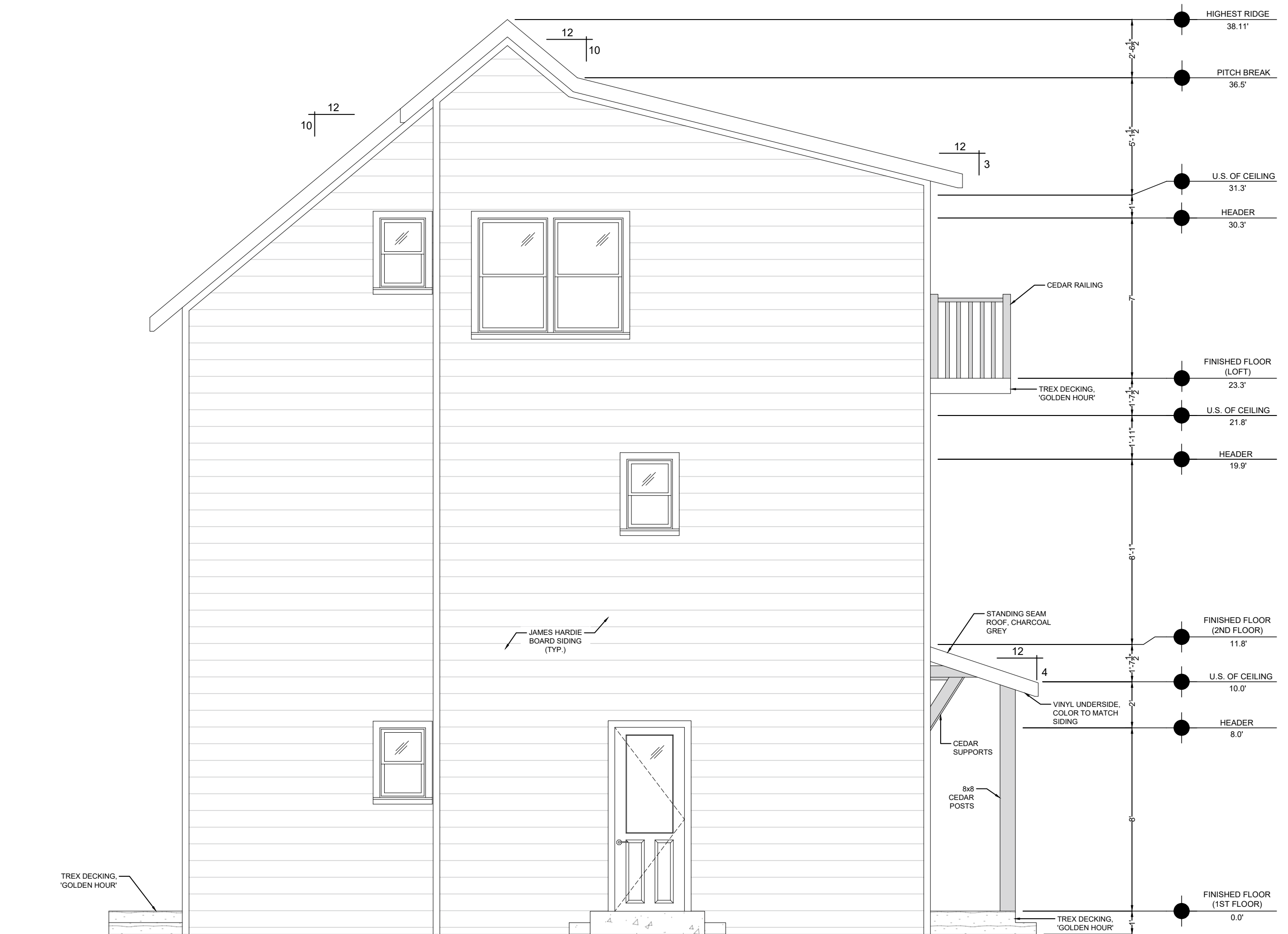
1 FRONT VIEW  
SCALE: 1/4" = 1'-0"



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"

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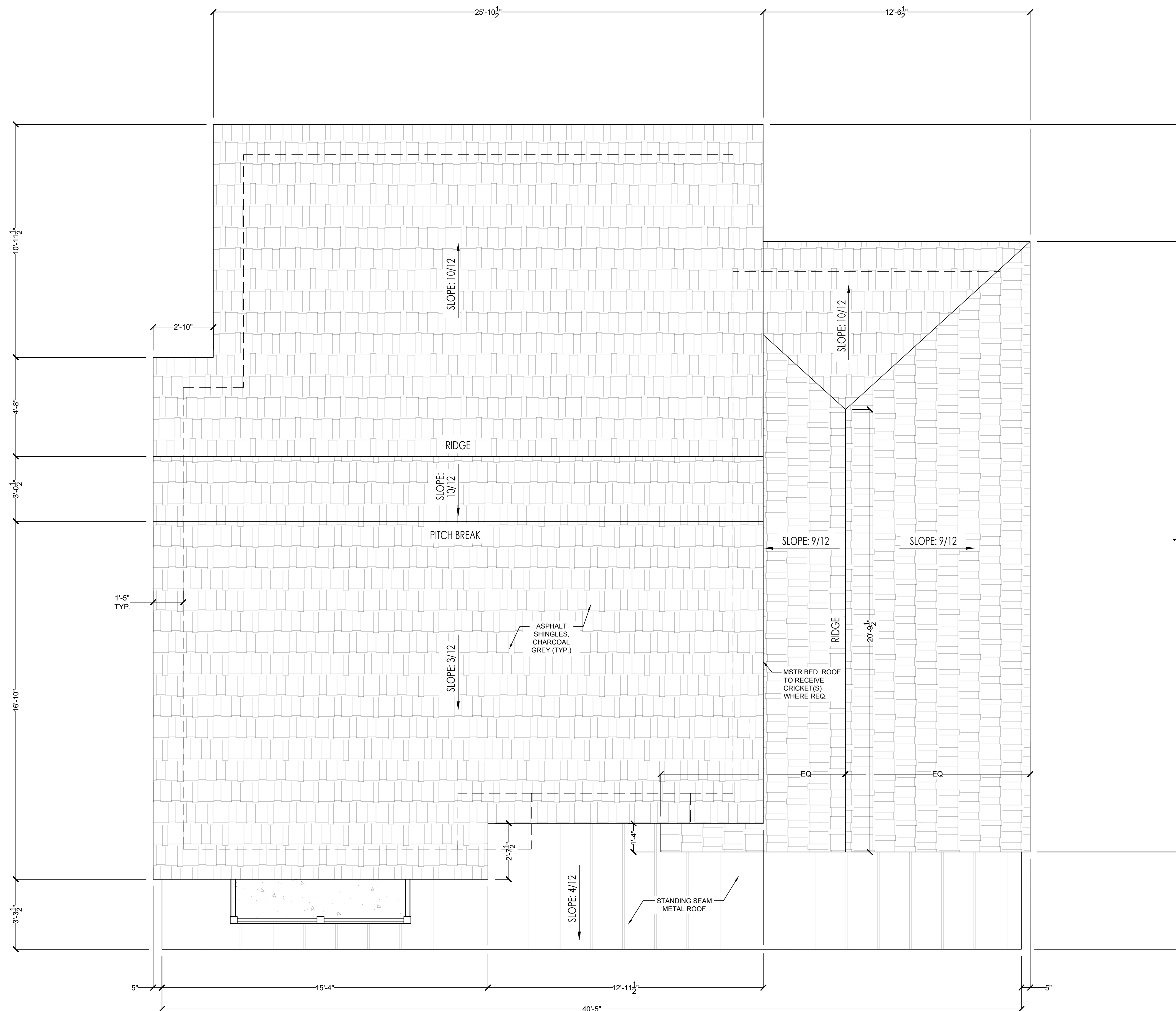
SHEET

A3.2

EXTERIOR ELEVATIONS

ROOF PLAN

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



draft.

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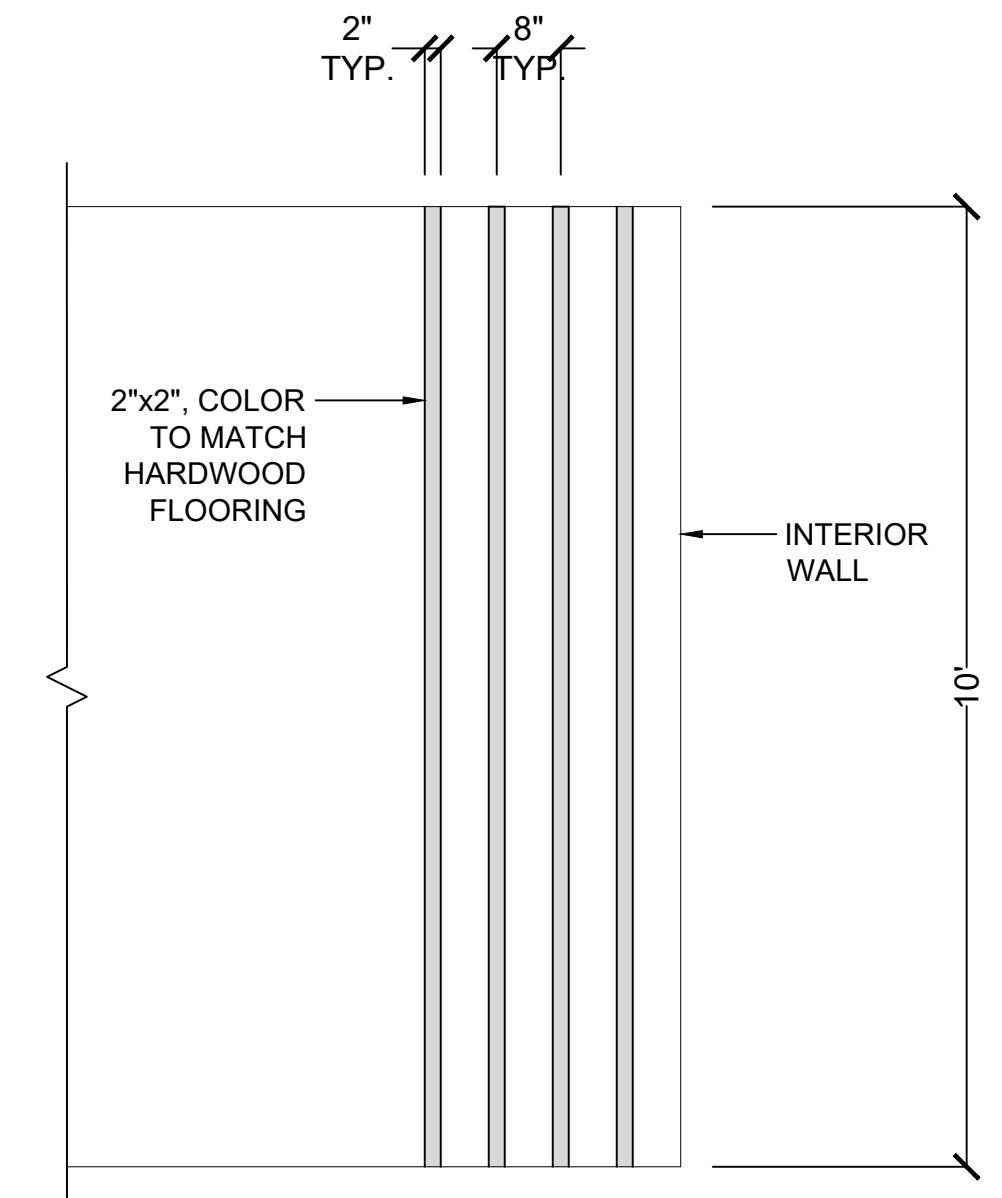
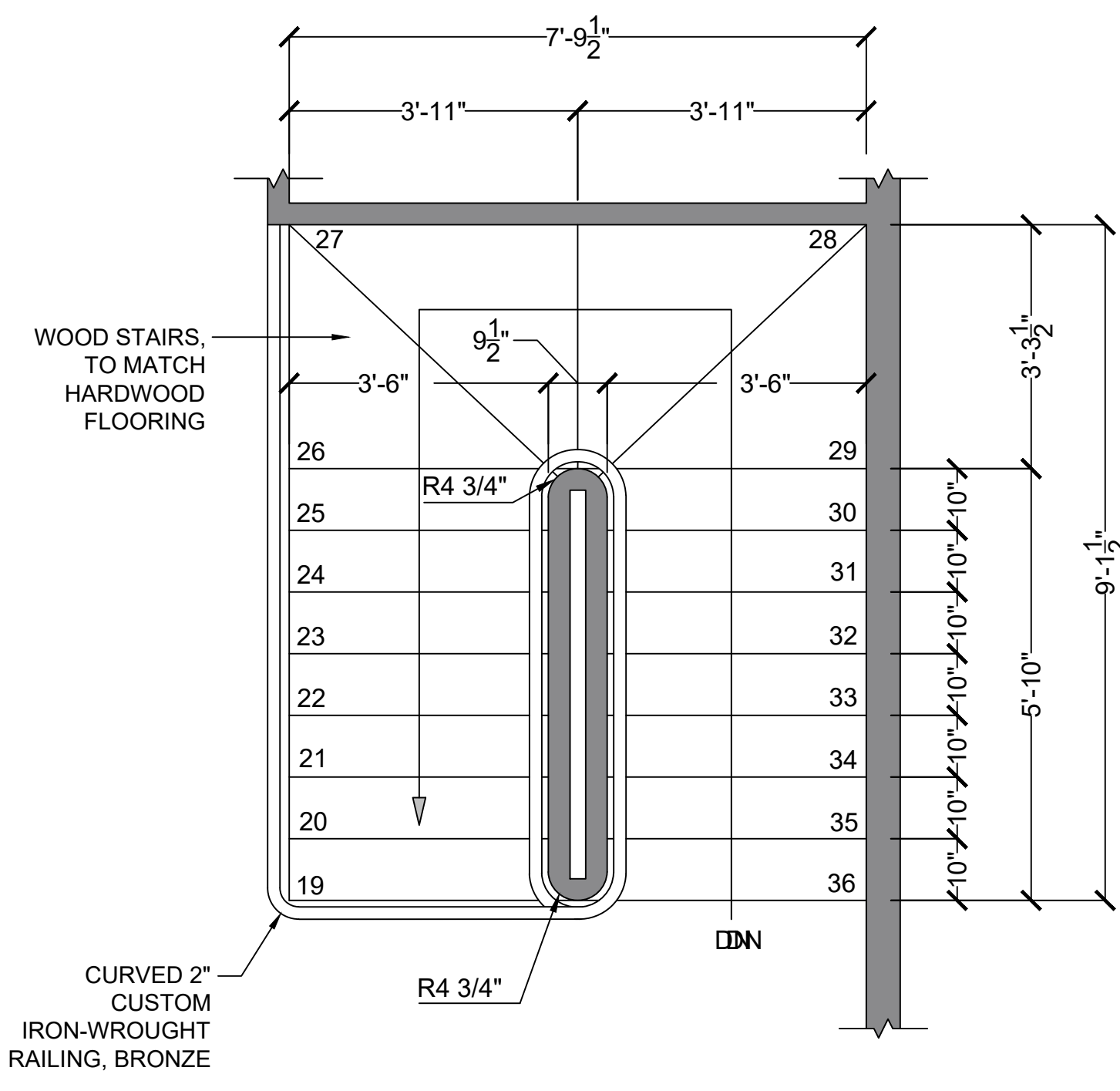
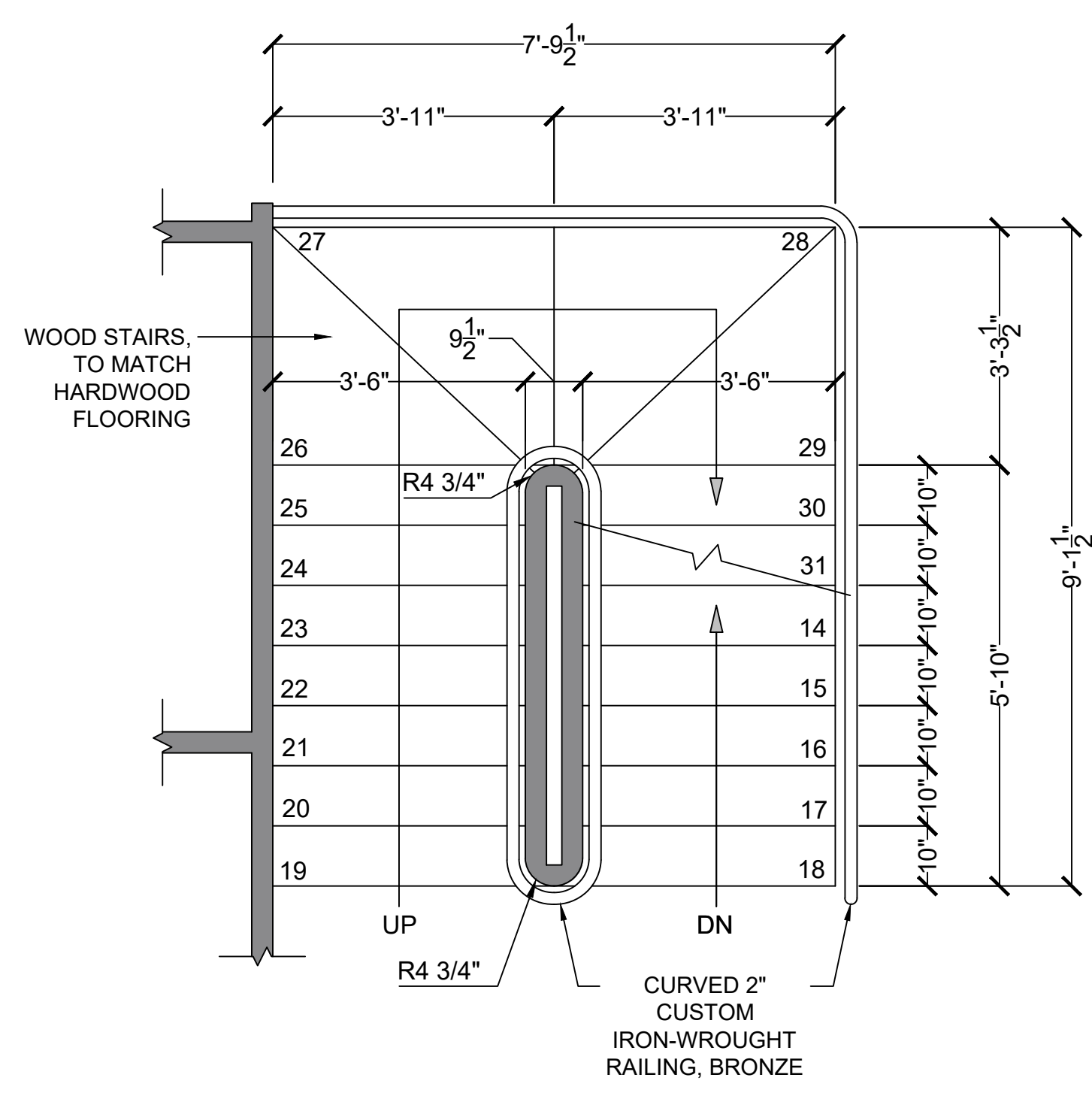
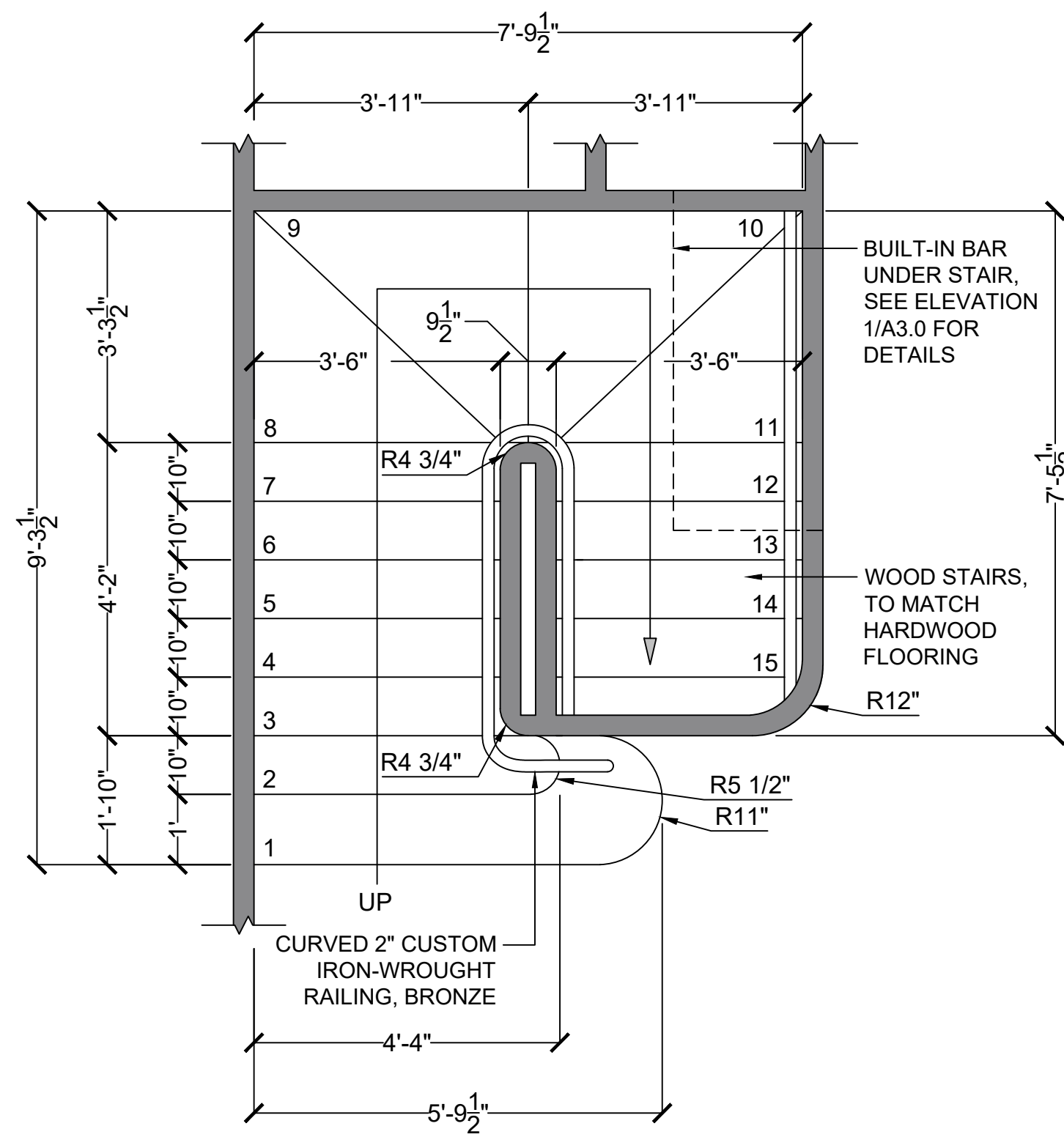
SCALE: 3/8" = 1'-0"

STAMP

SHEET

**A5.0**

ROOF PLAN



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.

DRAFT. NOT BEING A LICENSED ARCHITECTURAL OR ENGINEERING FIRM, ASSUMES NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL INTEGRITY. EVERY EFFORT HAS BEEN MADE TO ENSURE DIMENSIONS ARE CORRECT. THESE DIMENSIONS ARE CONSIDERED AND NOT TO BE USED AS CONSTRUCTION DOCUMENTS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THE DESIGN TO NATIONAL AND LOCAL CODE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS IN THE FIELD, AND PROVIDING ADDITIONAL ENGINEERED DRAWINGS OR STAMPS AS REQUIRED BY LOCAL CODE.

**ZOPHI UNITS**  
1055 ZOPHI ST  
NASHVILLE, TN 37216

DRAWN BY: CC

DATE: 04/17/2026

SCALE: 3/4" = 1'-0"

STAMP

SHEET

**A10.0**

ARCHITECTURAL  
DETAILS