

Permit #: 96**Permit Date:** 08/31/23**Permit Type:** Planning Commission**Case Number:** PC 23-37**PC Meeting Date:** j. 1st Tuesday of November**BZA Meeting Date:****Assigned Meeting Date:** 11/07/2023**Special Meeting Date:****Applicant Is:** Contractor**Applicant Name:** Grant Roberts**Applicant Address:** 7516 Hwy. 70S - Ste. 100**Applicant City, State, ZIP:** Nashville, TN 37221**Applicant Phone Number:** 318-331-5615**Applicant Email:** grantr@hannahconstructors.com**Description:** Proposed 617 sf addition of a new guest suite to an existing nonconforming house in regard to the rear 100 ft setback, with no increase to the nonconformity.**Project Cost:** 0**Square Feet:** 0**Lot Area:** 0**Lot Coverage:** 0**Heat/cooled area:** 0**Proposed Height(ft.):** 0**#of stories:** 0**Lot Depth/Width Ratio:****Avg. front setback of adjacent homes:****Zoning District:** Zone F**Radnor Lake Impact Zone:** No**Steep Slope:** No**Plat/Subdivision:****Status:** Open**Assigned To:** Stephen Snow**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14503001000	1138 TYNE BLVD	LOT 16 BLK A LEALAND MANOR	JONES, L GREGORY & SUSAN P		

Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
Total			\$250.00

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

GRAPHIC SCALE: 1/16" = 1'-0"

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

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

GRAPHIC SCALE: 3/16" = 1'-0"

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

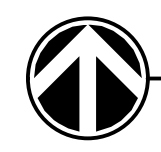
GRAPHIC SCALE: 3/8" = 1'-0"

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

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

GRAPHIC SCALE: 1" = 1'-0"

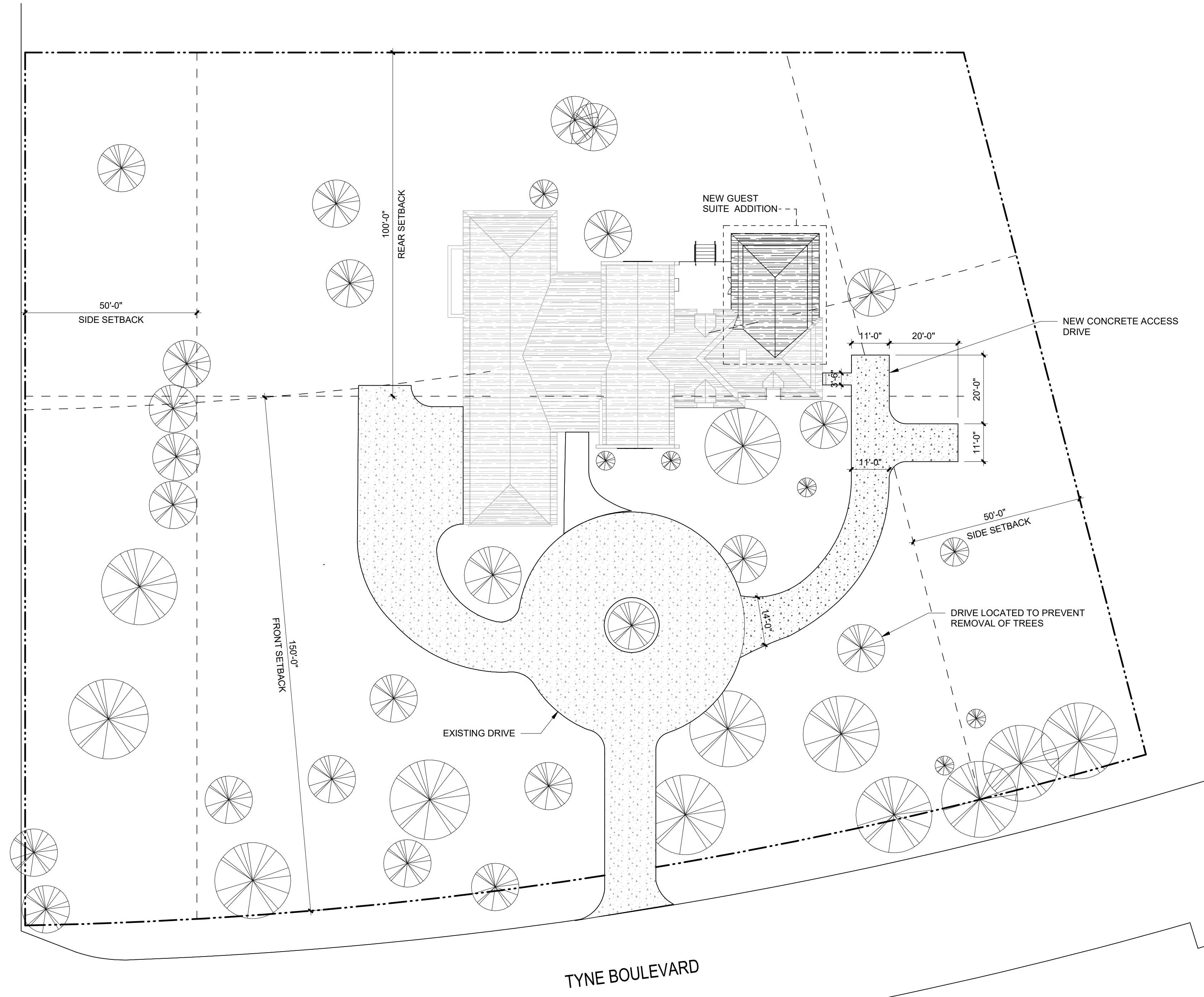
6/24/2023 6:13:36 PM C:\New_C\Projects\2220703_Jones Residence, Guest House, Expanded\Plan_Guest_House.dwg



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

GRANNY WHITE PIKE



Seals

A New Guest Suite Addition for
L. Gregory & Susan Jones Residence

1138 Tyne Boulevard, Nashville, Tennessee

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	08/24/2023
Project No	22207.00
Drawn By	Author
Checked By	Checker
Drawing Title	

ARCHITECTURAL SITE PLAN

Sheet Number

C001

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

GRAPHIC SCALE: 1/16" = 1'-0"

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

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

GRAPHIC SCALE: 3/16" = 1'-0"

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

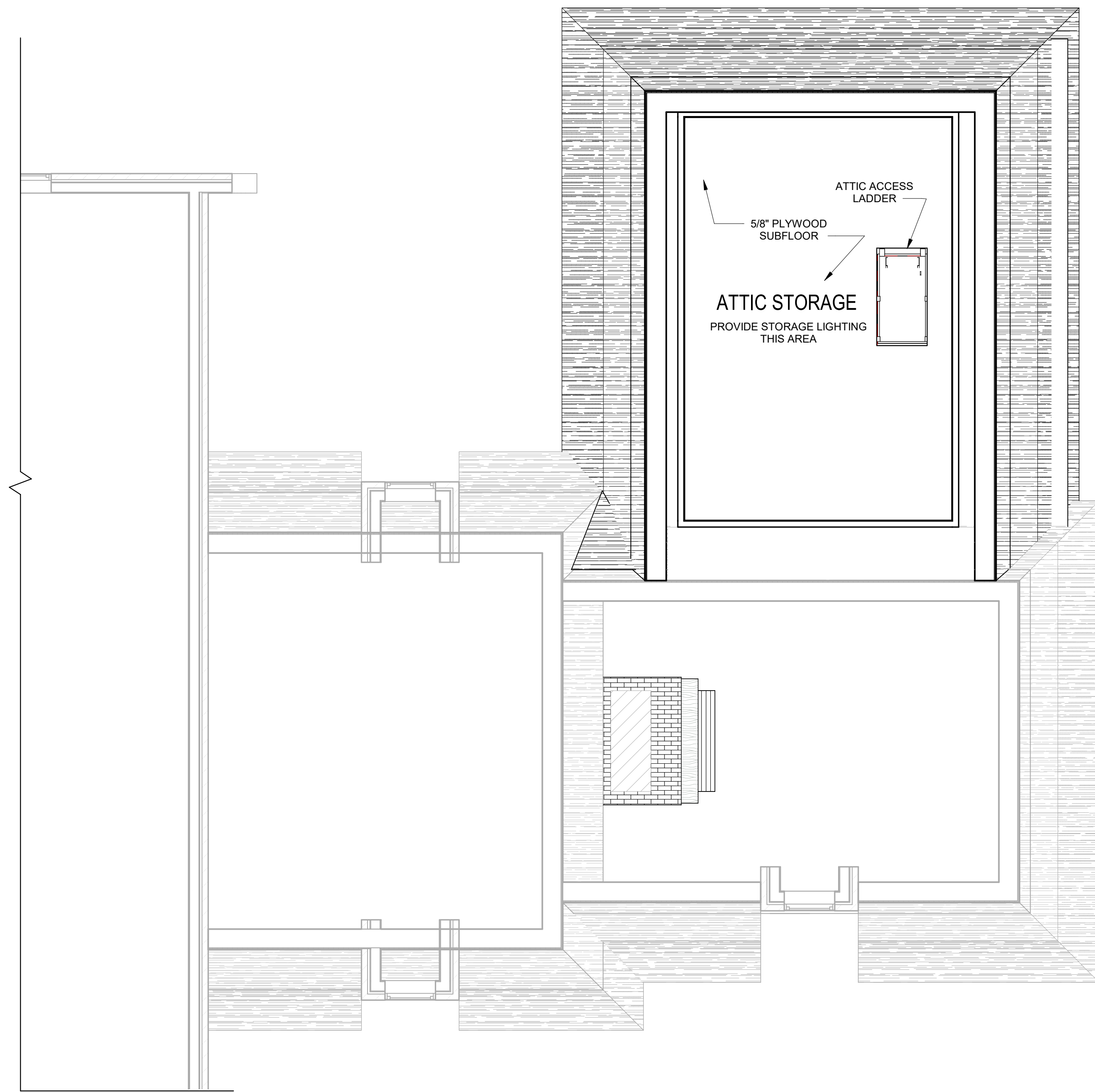
GRAPHIC SCALE: 3/8" = 1'-0"

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

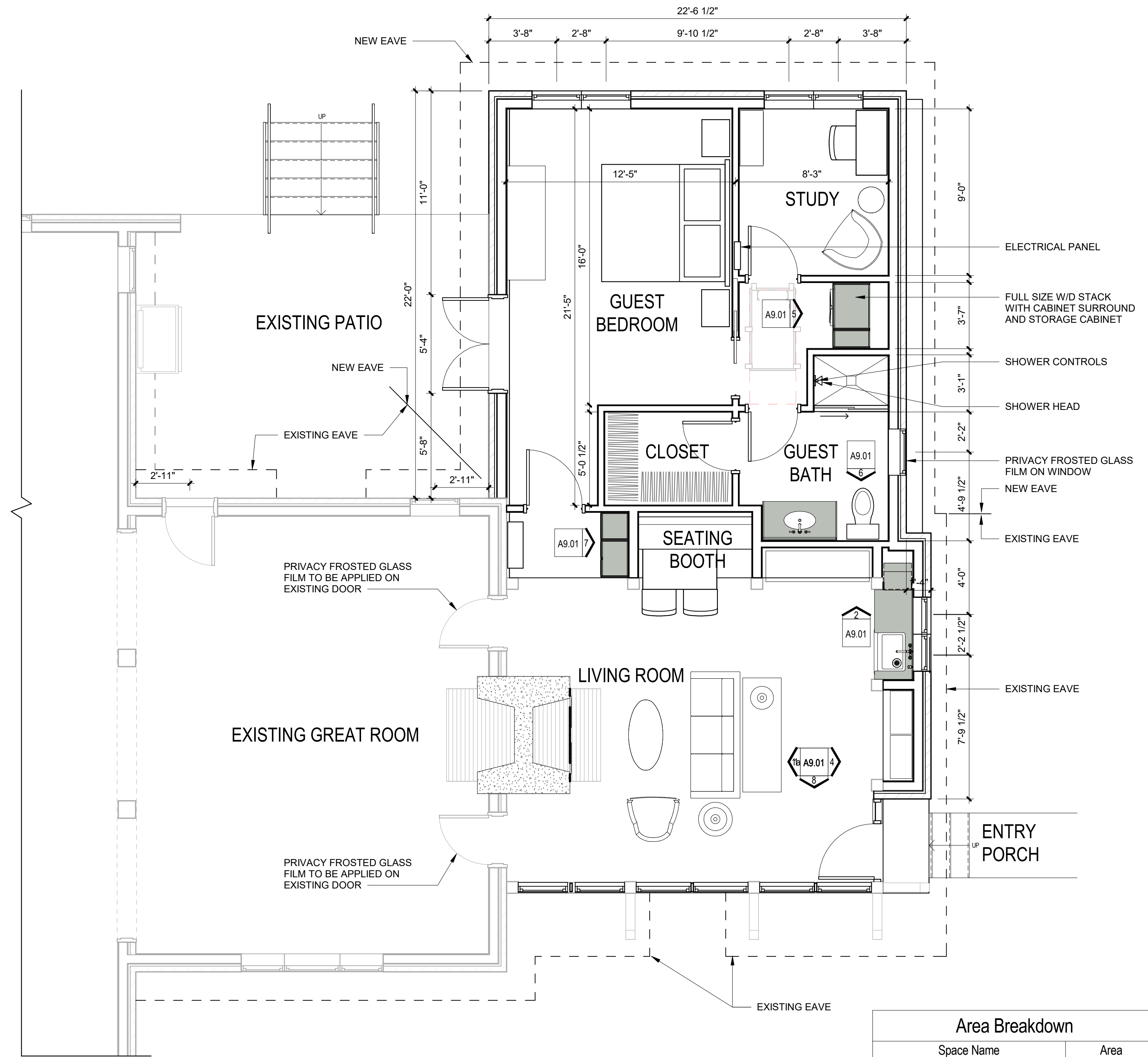
GRAPHIC SCALE: 3/4" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0"

6/24/2023 6:12:25 PM C:\New_C\Projects\220703_Jones Residence, Guest House, Expanded Porch, Utility, etc.dwg



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



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

Area Breakdown	
Space Name	Area
GUEST SUITE	519 SF
GUEST LIVING (Existing Porch)	449 SF
Grand total	968 SF



Earl Swensson Associates, Inc.

1033 Demonbreun Street Suite 800 Nashville, Tennessee 37203 615-329-9445

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Earl Swensson Associates, Inc. 2020

Seals

A New Guest Suite Addition for L. Gregory & Susan Jones Residence

1138 Tyne Boulevard, Nashville, Tennessee

DOCUMENT CHANGES

Description	Date

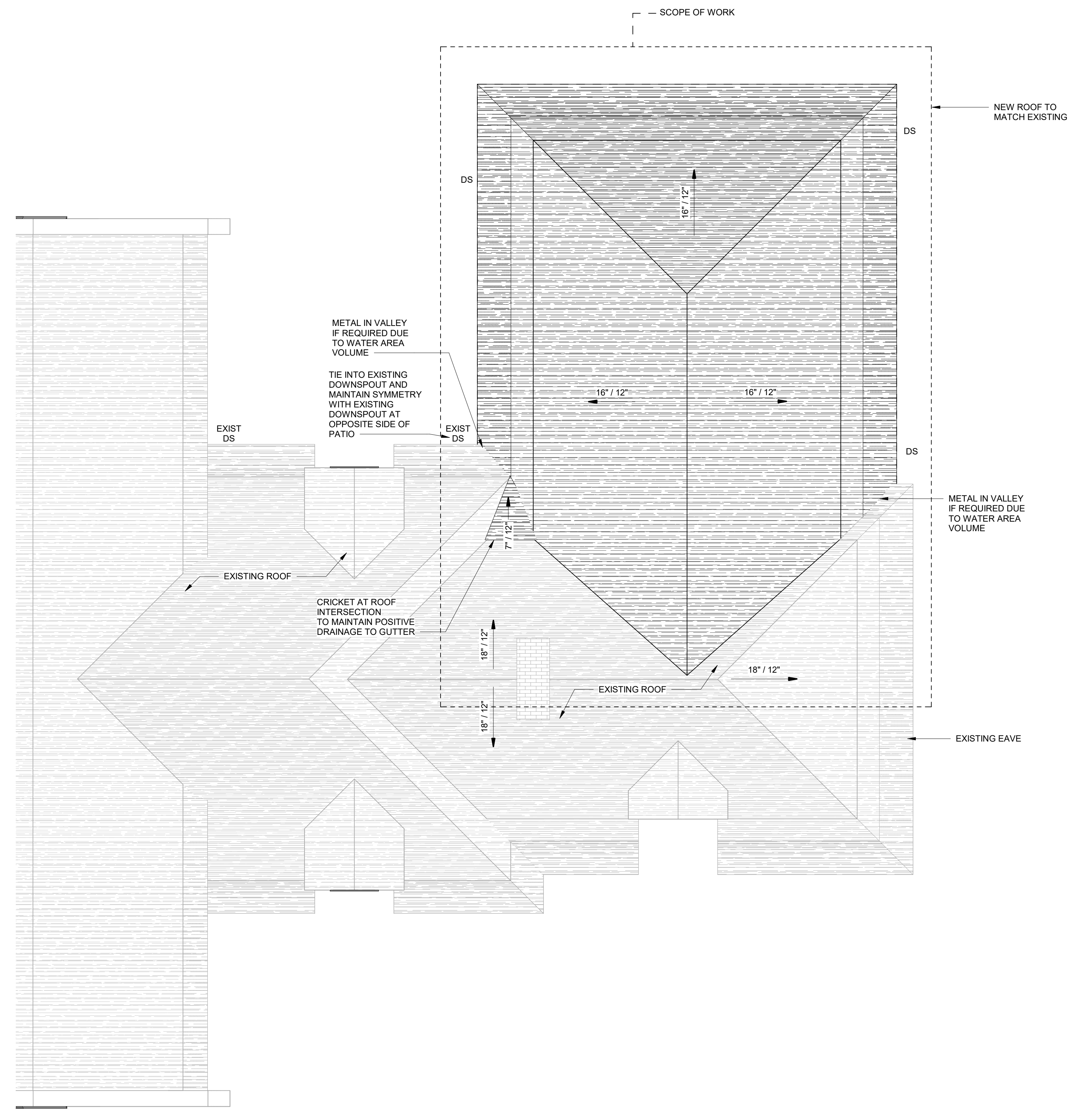
Issue Description	
Original Issue Date	08/24/2023
Project No	22207.00
Drawn By	Author
Checked By	Checker
Drawing Title	

1ST FLOOR PLAN DIMENSIONED & NOTED

Sheet Number

A1.01DN

GRAPHIC SCALE: 1" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/16" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE: 1/32" = 1'-0"



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

A New Guest Suite Addition for
L. Gregory & Susan Jones Residence
 1138 Tyne Boulevard, Nashville, Tennessee

DOCUMENT CHANGES	
Description	Date

Issue Description	
Original Issue Date	08/24/2023
Project No	22207.00
Drawn By	Author
Checked By	Checker
Drawing Title	

ROOF OVERALL PLAN

**A New Guest Suite Addition for
L. Gregory & Susan Jones Residence**

1138 Tyne Boulevard, Nashville, Tennessee

DOCUMENT CHANGES

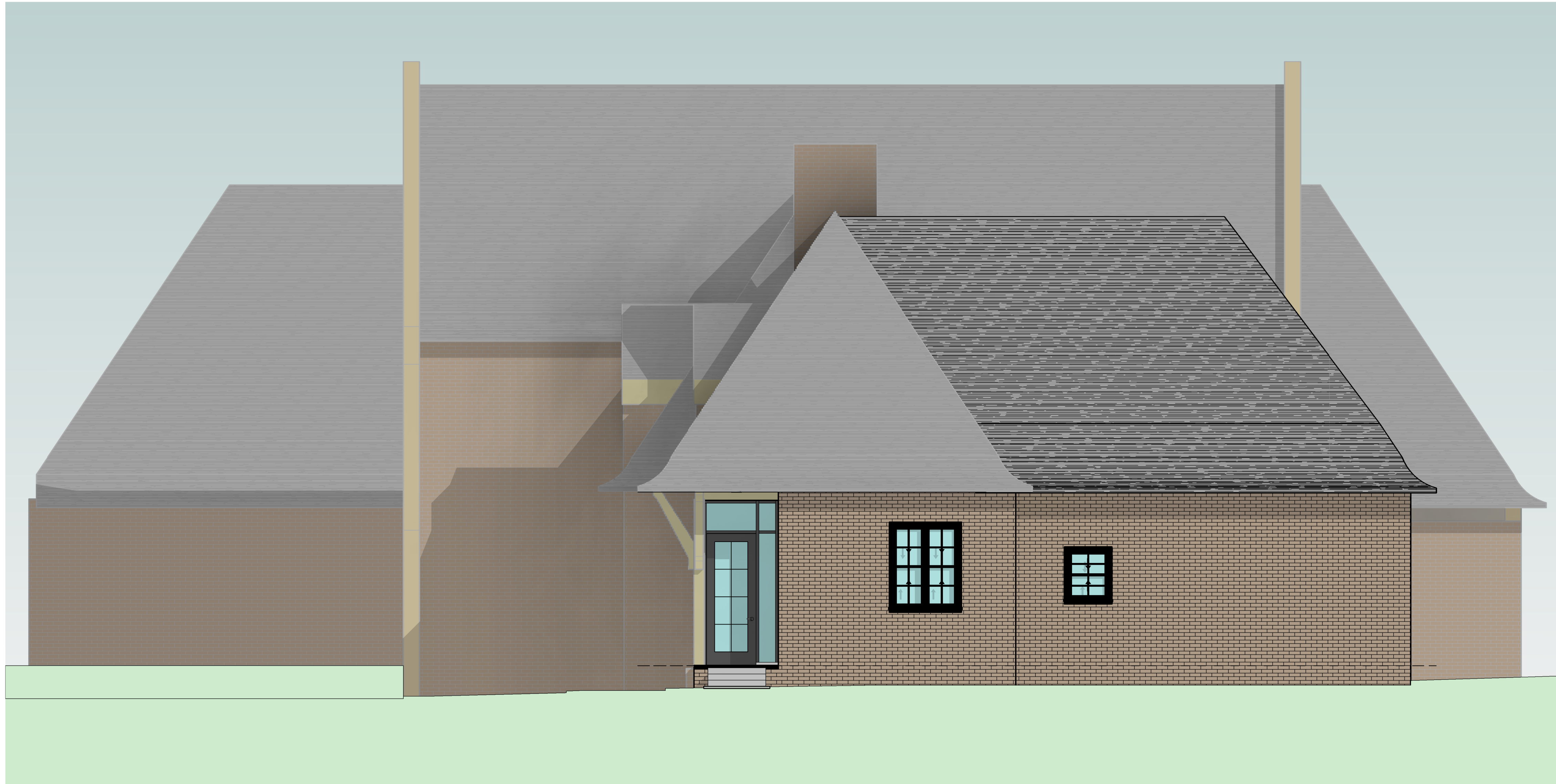
Description	Date

Issue Description	
Original Issue Date	08/24/2023
Project No	22207.00
Drawn By	Author
Checked By	Checker
Drawing Title	

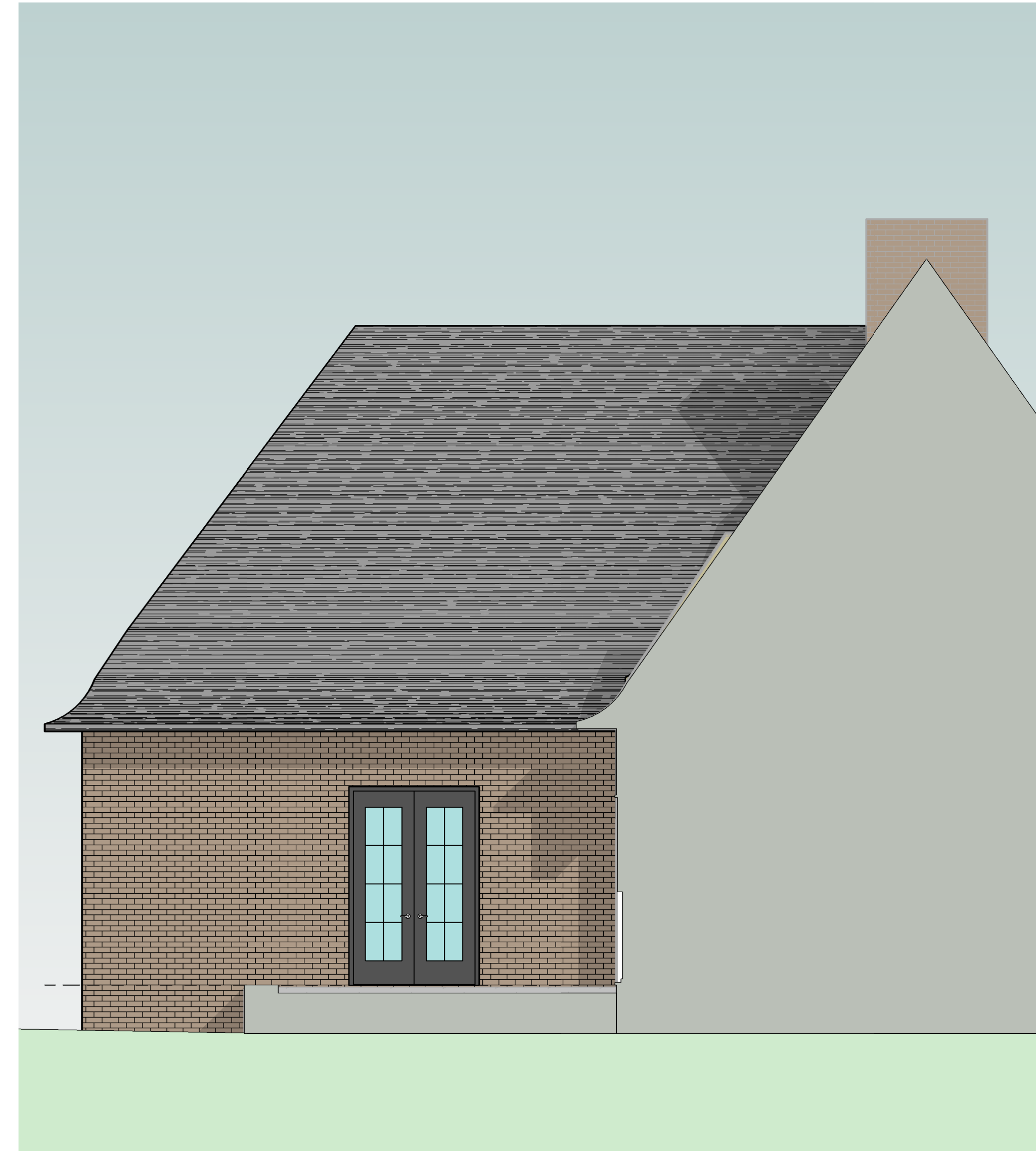
EXTERIOR ELEVATIONS

Sheet Number

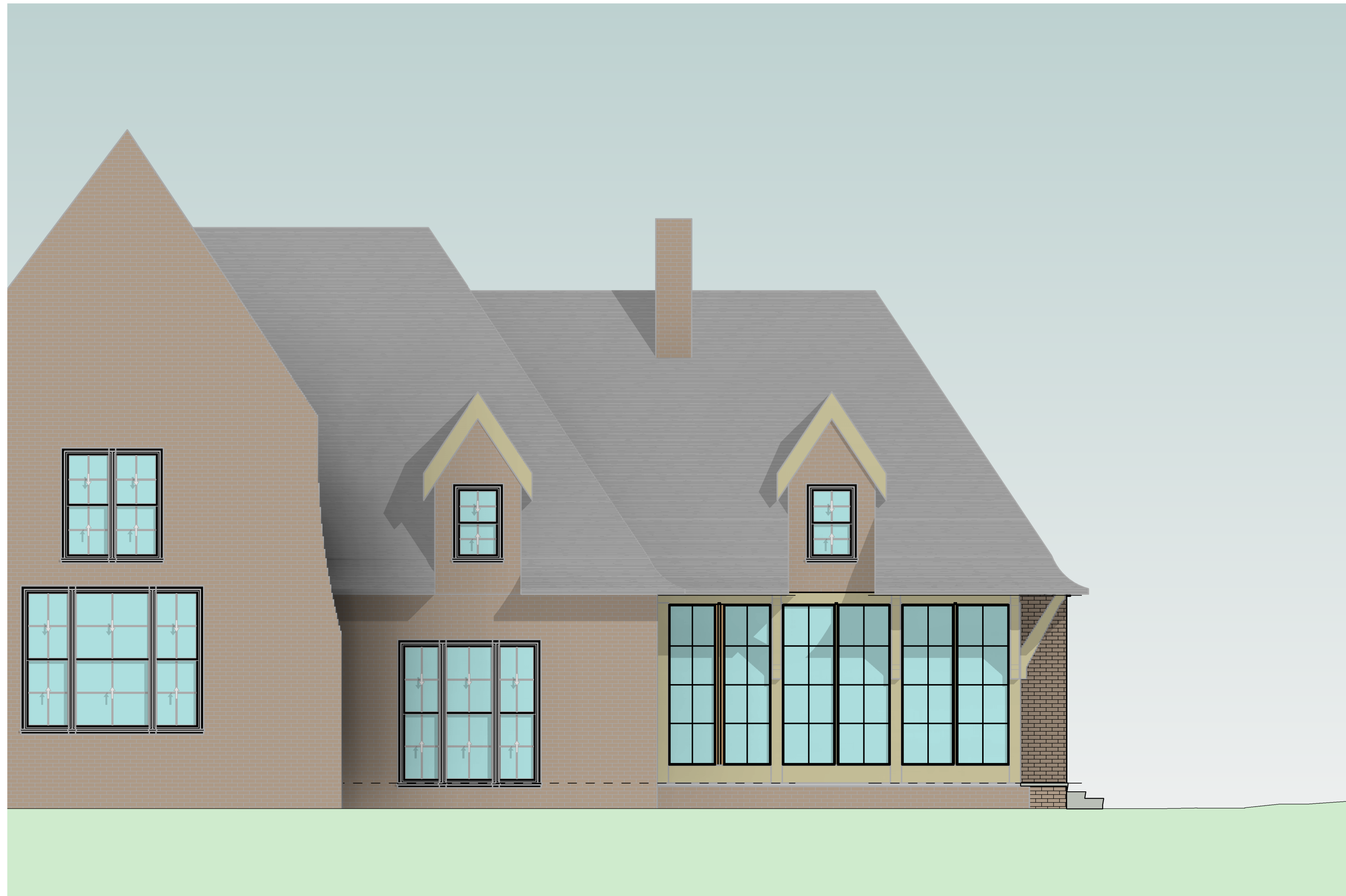
A2.01



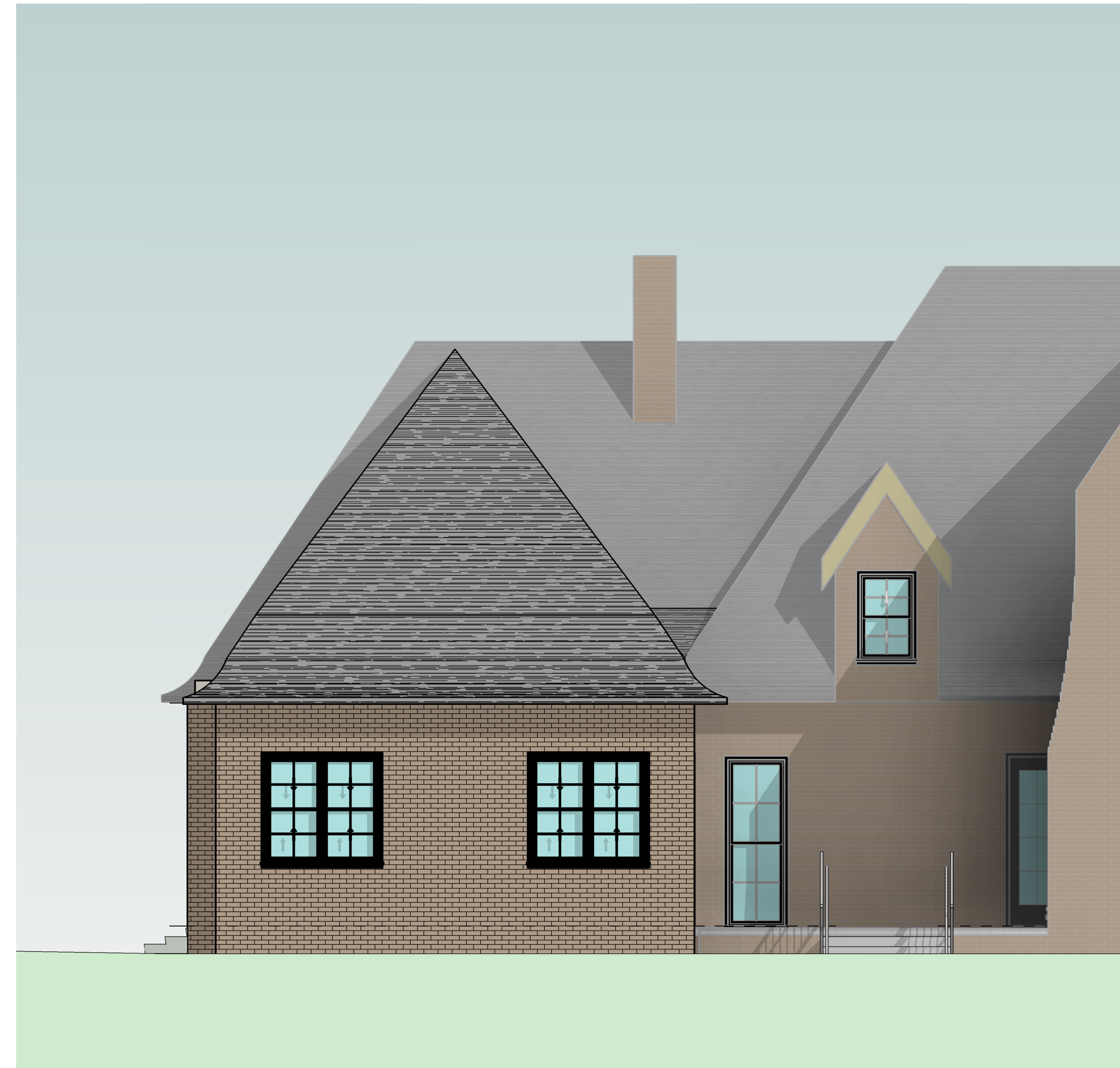
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

GRAPHIC SCALE: 1/16" = 1'-0"

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

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

GRAPHIC SCALE: 3/16" = 1'-0"

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

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

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

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

GRAPHIC SCALE: 1" = 1'-0"

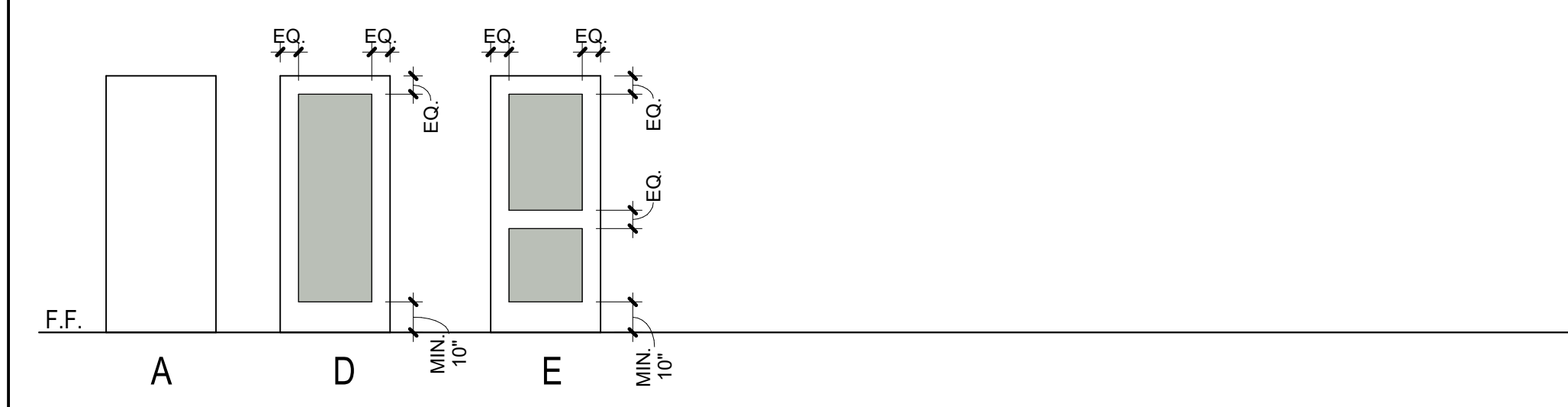
C:\New_Clients\2220700_Jones Residence, Guest House, Expanded Porch.dwg (Earl Swenson)

8/24/2023 6:13:34 PM

GRAPHIC SCALE: 1/32" = 1'-0"
 GRAPHIC SCALE: 1/16" = 1'-0"
 GRAPHIC SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE: 3/16" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 1/2" = 1'-0"
 GRAPHIC SCALE: 3/4" = 1'-0"
 GRAPHIC SCALE: 1" = 1'-0"

DOOR SCHEDULE

DOOR PANEL TYPES



GENERAL DOOR NOTES

- A. ALL HARDWARE TO MATCH EXISTING OILED BRONZE
- B. ALL DOORS AND CASED OPENINGS SHALL PROVIDE A MINIMUM CLEAR OPENING OF 32".
- C. ALL DOOR FRAMES ARE TO BE WOOD UNLESS NOTED OTHERWISE.

FRAME TYPE

FRAME TYPE	DOOR REMARKS
WD WOOD	

DOOR PANEL MATERIALS

DOOR PANEL MATERIALS	CLOSER DEVICES
M1 FLUSH WOOD M2 STILE & RAIL WOOD M7 GLASS	C1 HOLD OPEN C2 DELAYED ACTION C3 CLOSER HOLDER C4 SPECIALTY (SEE REMARKS)

DOOR GLAZING TYPES

DOOR GLAZING TYPES	PROTECTIVE TRIMS
G1 1/4" TEMPERED GLASS G4 GLASS W/ INTERNAL BLIND G5 SPECIALTY (SEE REMARKS)	

HINGE TYPES

HINGE TYPES	ACCESSORIES
H1 SWING CLEAR H2 SPECIALTY (SEE REMARKS) H3 SPRING H4 PIVOT	

EXTERIOR DOORS

MARK	FRAME TYPE	PANEL WIDTH		PANEL HEIGHT	PANEL TYPE	HARDWARE SET	ACCESSORIES	DETAIL			REMARKS	CURRENT REVISION	
		1	2 (PAIR ONLY)					1	2 (PAIR ONLY)	HEAD			JAMB
103	IA	3'-0"		8'-0"	D8								
105	IW	2'-6"	2'-6"	8'-0"	D8	D8							
109-EX	IW	2'-8"		8'-0"	D8								

INTERIOR DOORS

MARK	FRAME TYPE	PANEL WIDTH		PANEL HEIGHT	PANEL TYPE	HARDWARE SET	ACCESSORIES	DETAIL			REMARKS	CURRENT REVISION
		1	2 (PAIR ONLY)					1	2 (PAIR ONLY)	HEAD		
101-EX	IW	2'-8"		8'-0"	D8						ADD LOCKING MECHANISM TO HOUSE FROM PORCH TO ENSURE EACH SIDE IS LOCKABLE.	
102-EX	IW	2'-8"		8'-0"	D8						ADD LOCKING MECHANISM TO HOUSE FROM PORCH TO ENSURE EACH SIDE IS LOCKABLE.	
104	IW	3'-0"		7'-0"	A							
106	IW	3'-0"		7'-0"	A							
107	IW	2'-8"		7'-0"	A							
108	IW	2'-8"		7'-0"	A							
109	IW	2'-8"		7'-0"	A							
112	IW	22'-0"		7'-0"	-							

Seals

A New Guest Suite Addition for
L. Gregory & Susan Jones Residence
 1138 Tyne Boulevard, Nashville, Tennessee

DOCUMENT CHANGES	
Description	Date

Issue Description	
Original Issue Date	08/24/2023
Project No	22207.00
Drawn By	Author
Checked By	Checker
Drawing Title	

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

GRAPHIC SCALE: 1/16" = 1'-0"

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

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

GRAPHIC SCALE: 3/16" = 1'-0"

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

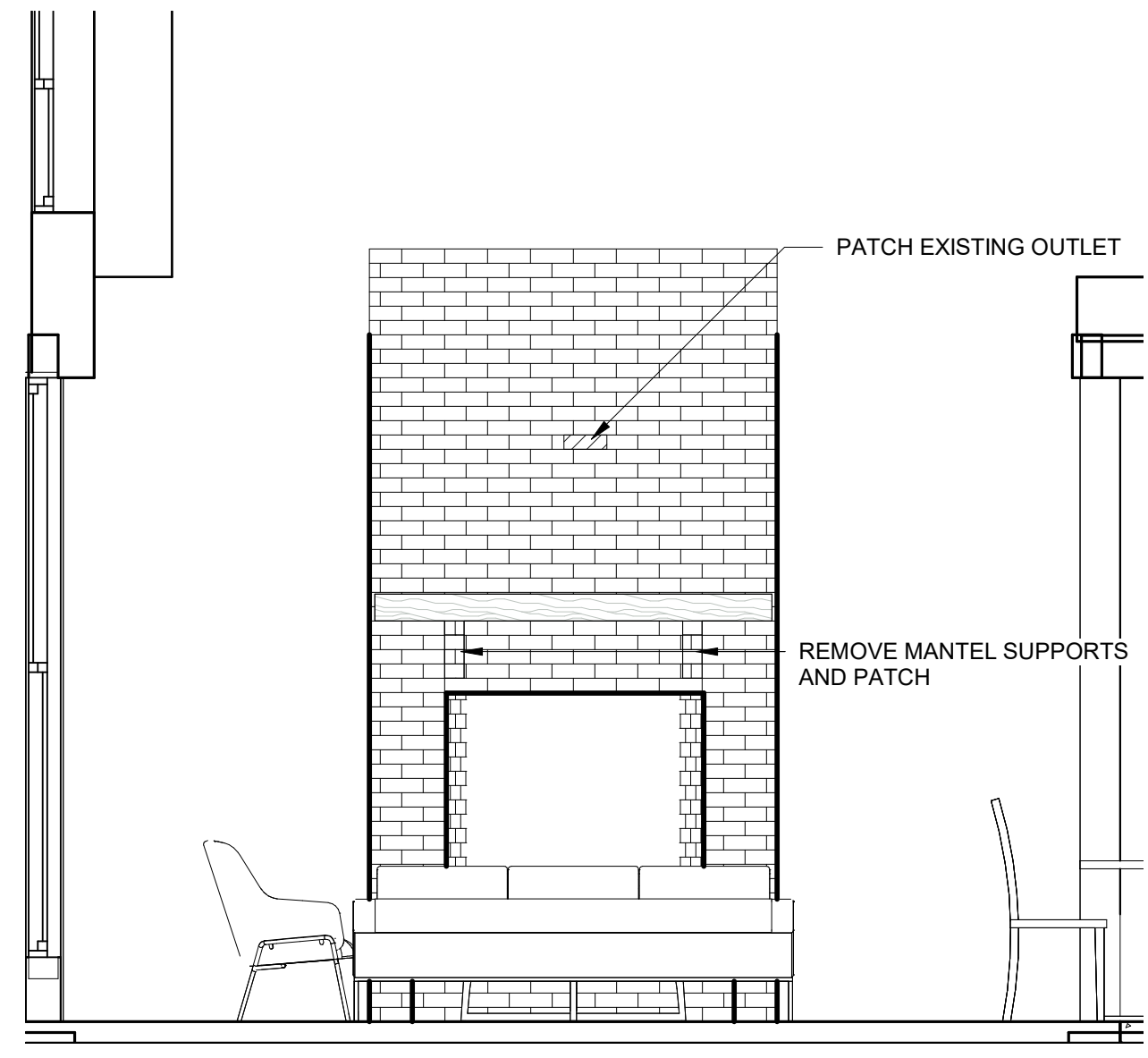
GRAPHIC SCALE: 3/8" = 1'-0"

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

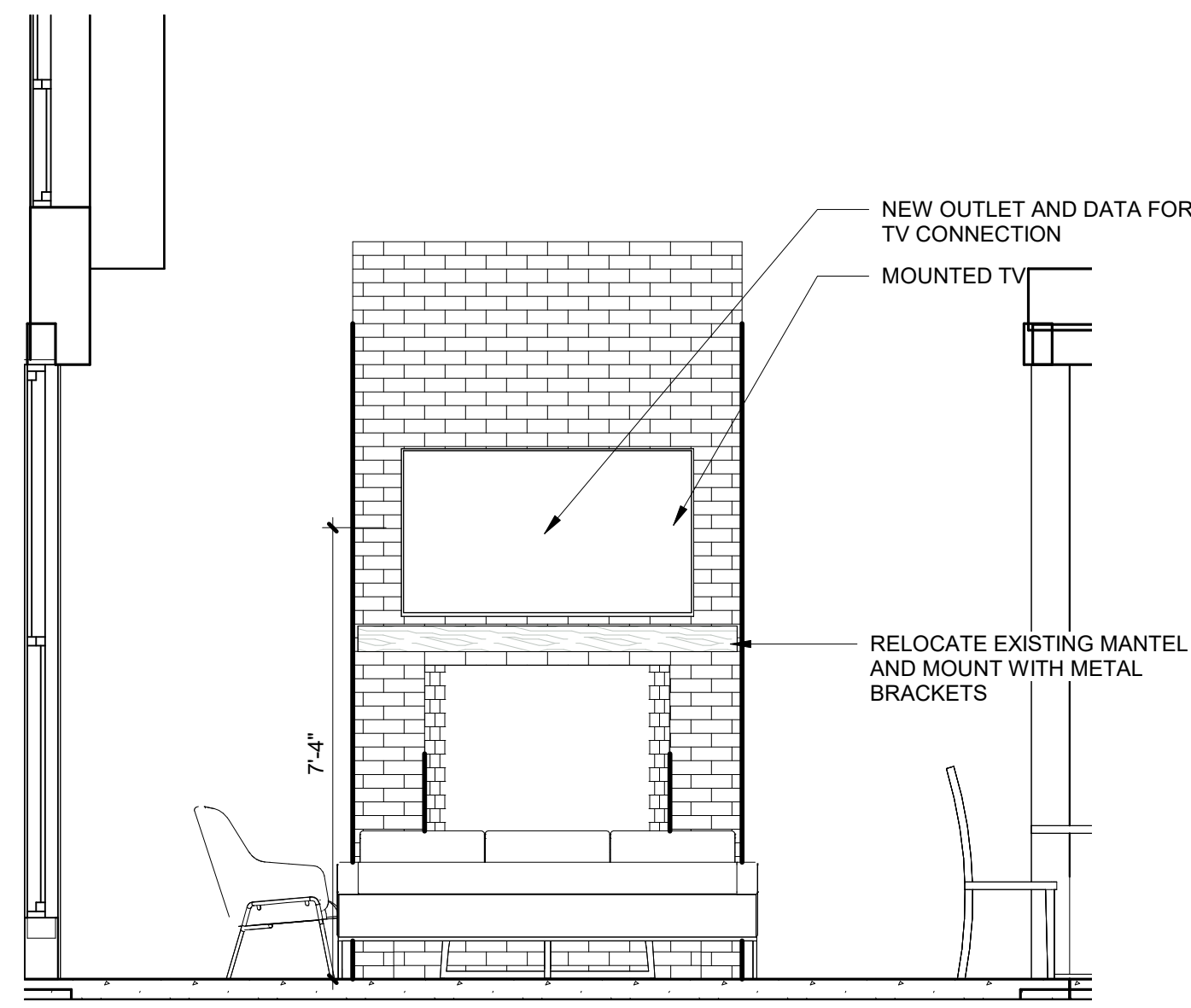
GRAPHIC SCALE: 3/4" = 1'-0"

GRAPHIC SCALE: 1" = 1'-0"

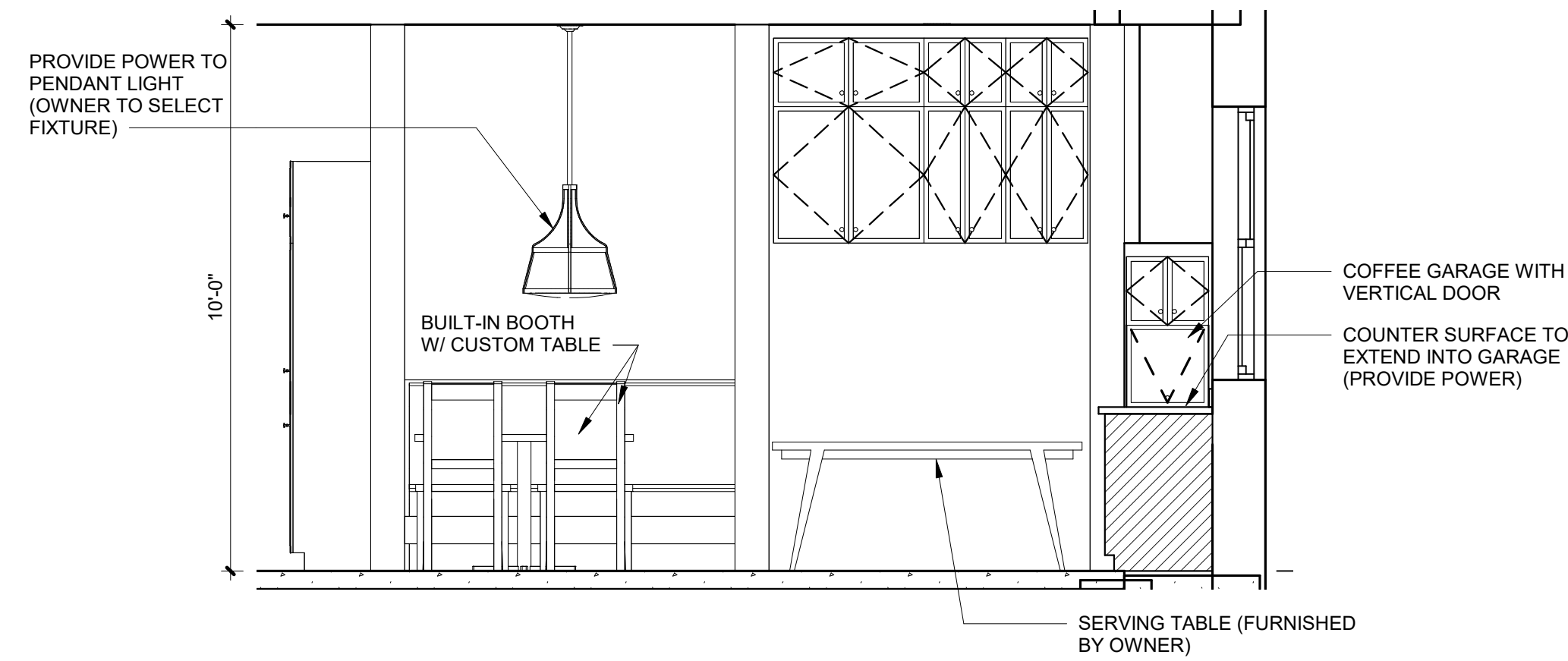
6/24/2023 8:13:36 PM C:\New Projects\220702 Jones Residence, Guest House, Expanded Front, Detail.dwg



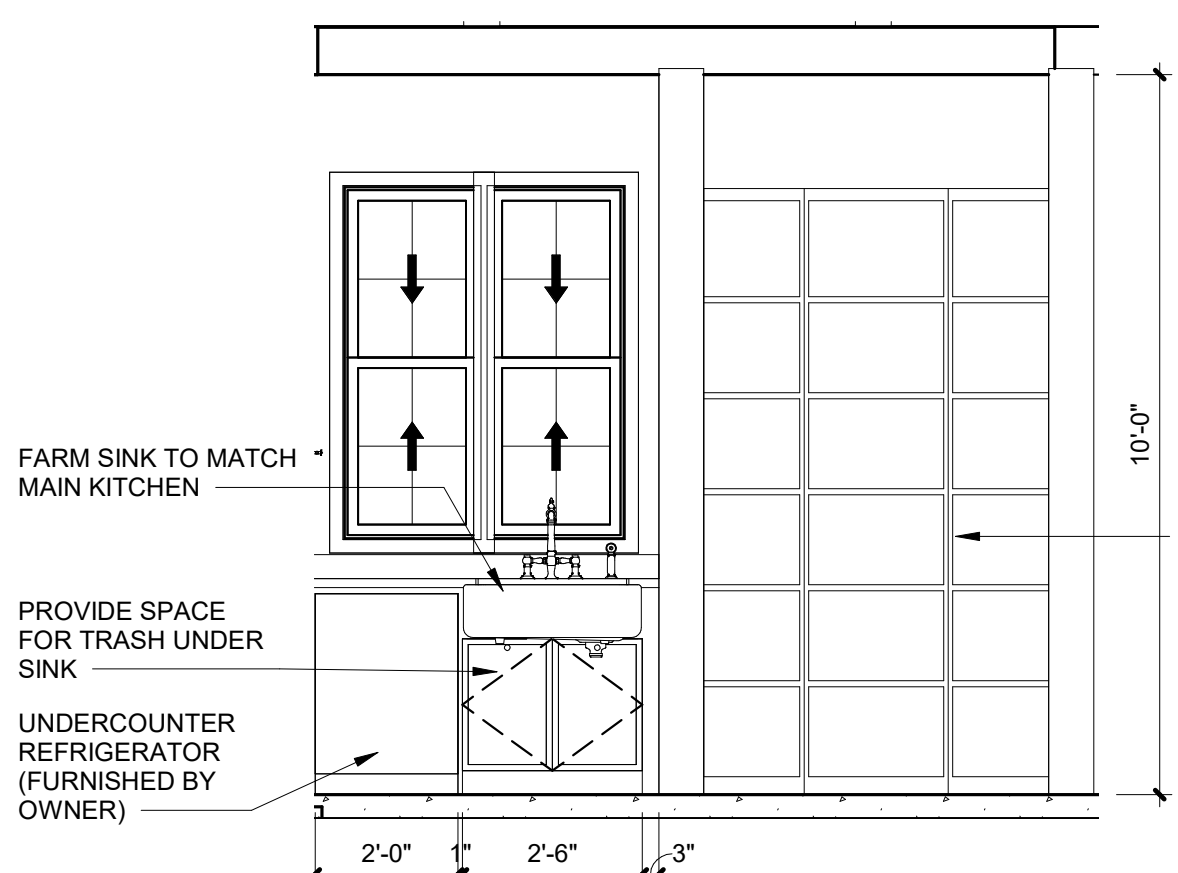
1 Fireplace - Existing
SCALE: 3/8" = 1'-0"



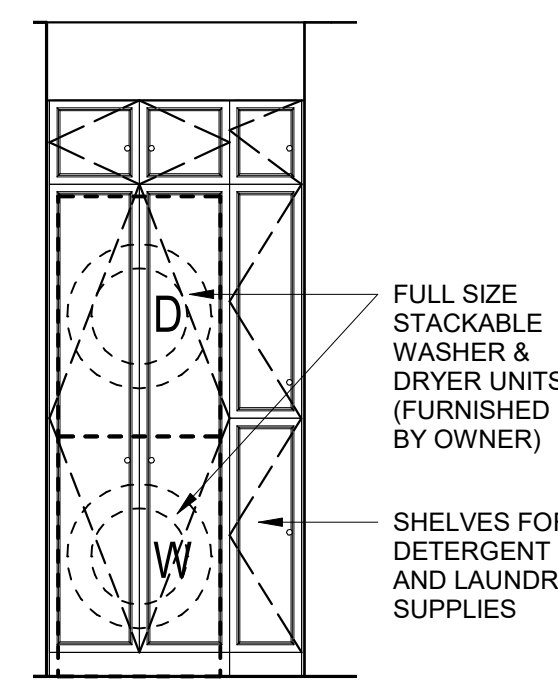
1a Fireplace - Modified Hearth
SCALE: 3/8" = 1'-0"



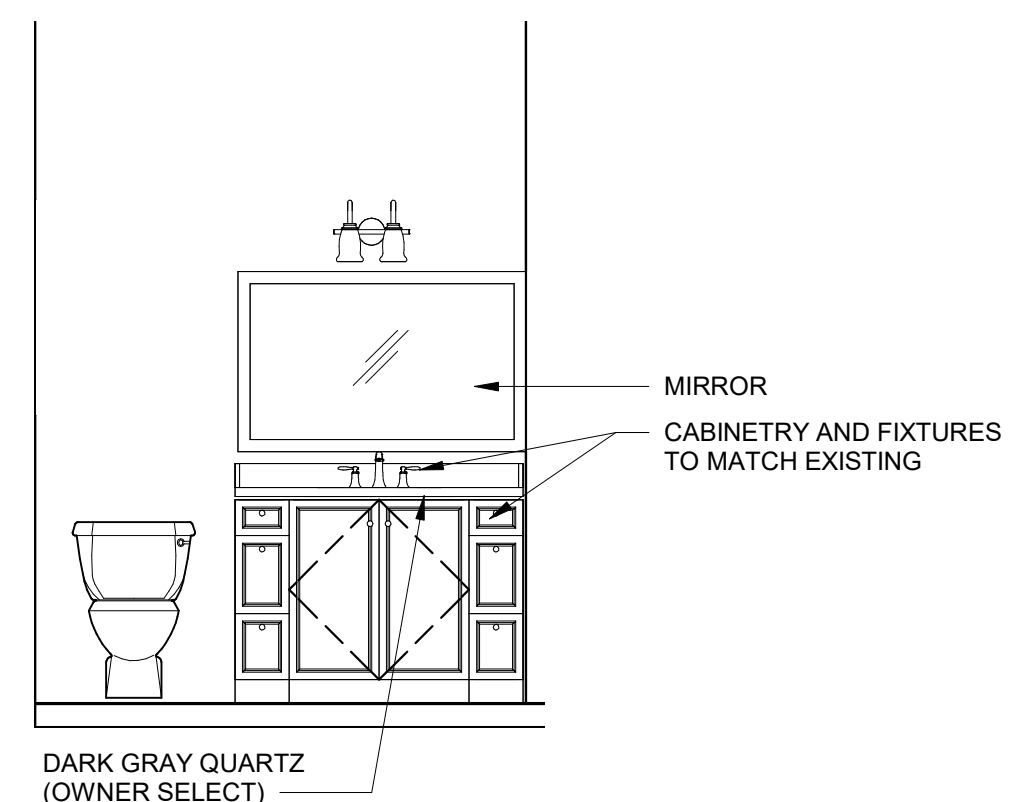
2 Seating Elevation
SCALE: 3/8" = 1'-0"



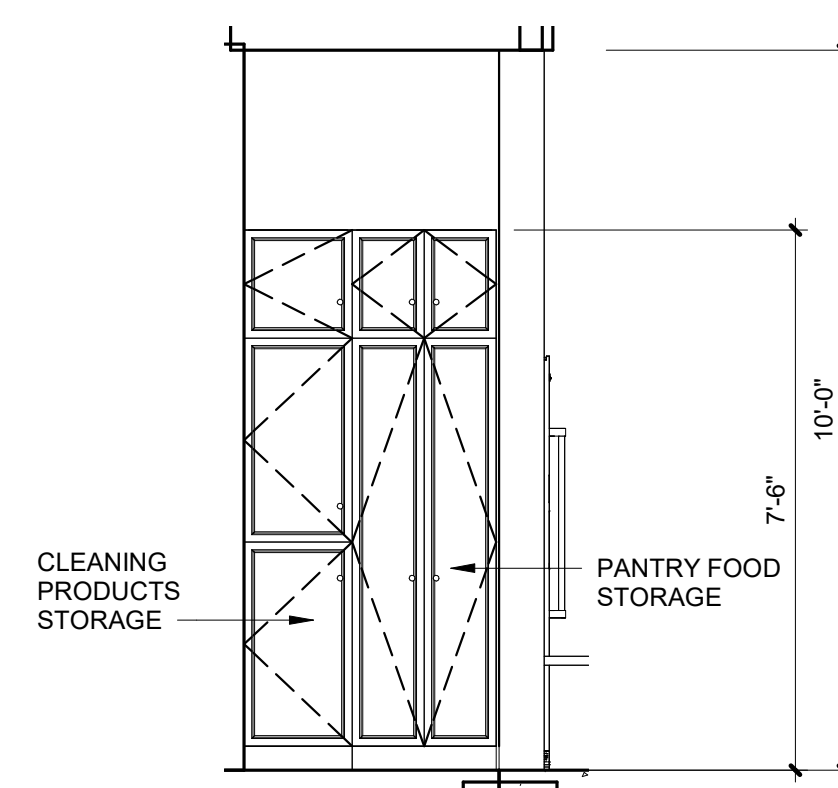
4 Wet Bar Elevation
SCALE: 3/8" = 1'-0"



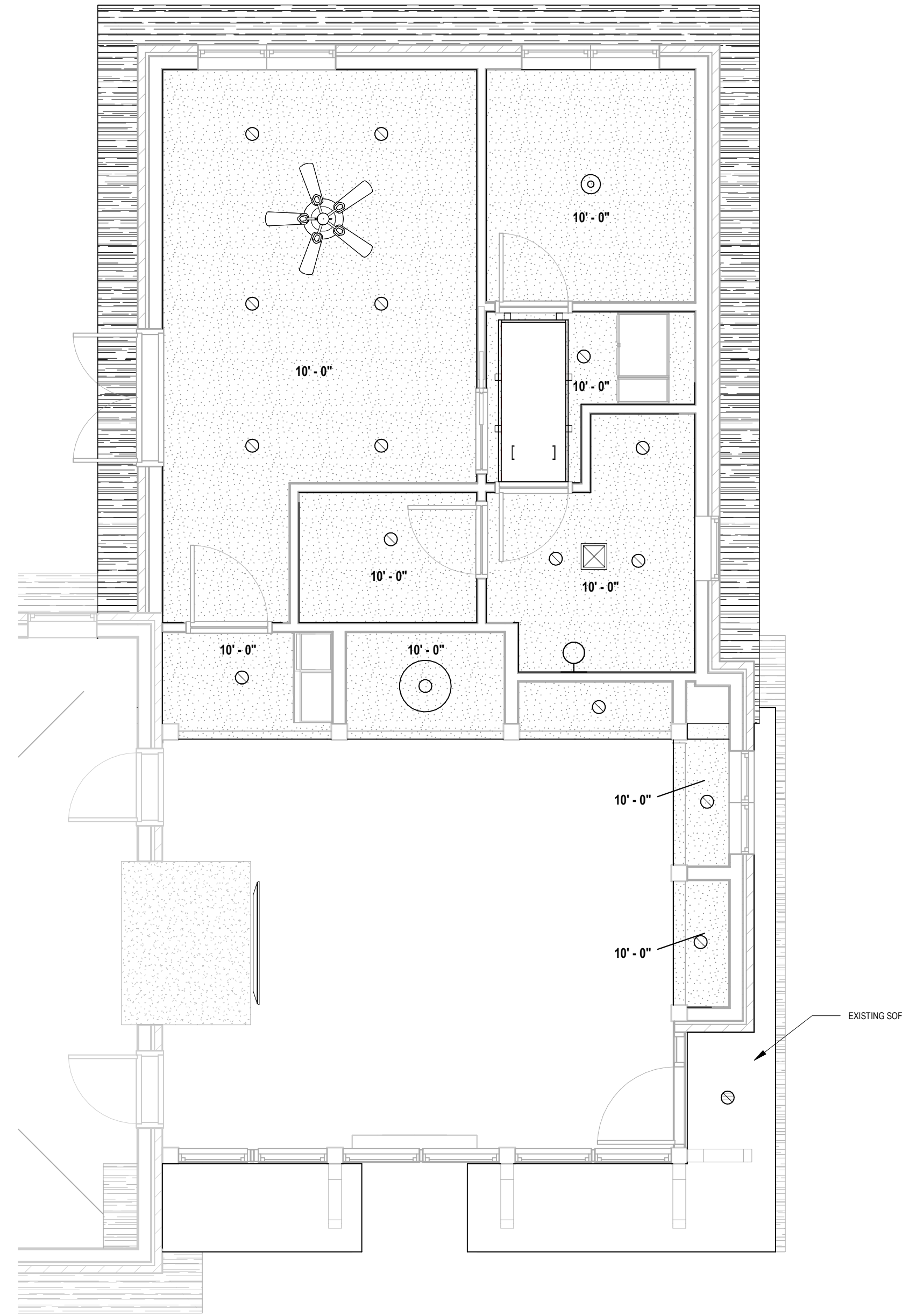
5 Laundry Elevation
SCALE: 3/8" = 1'-0"



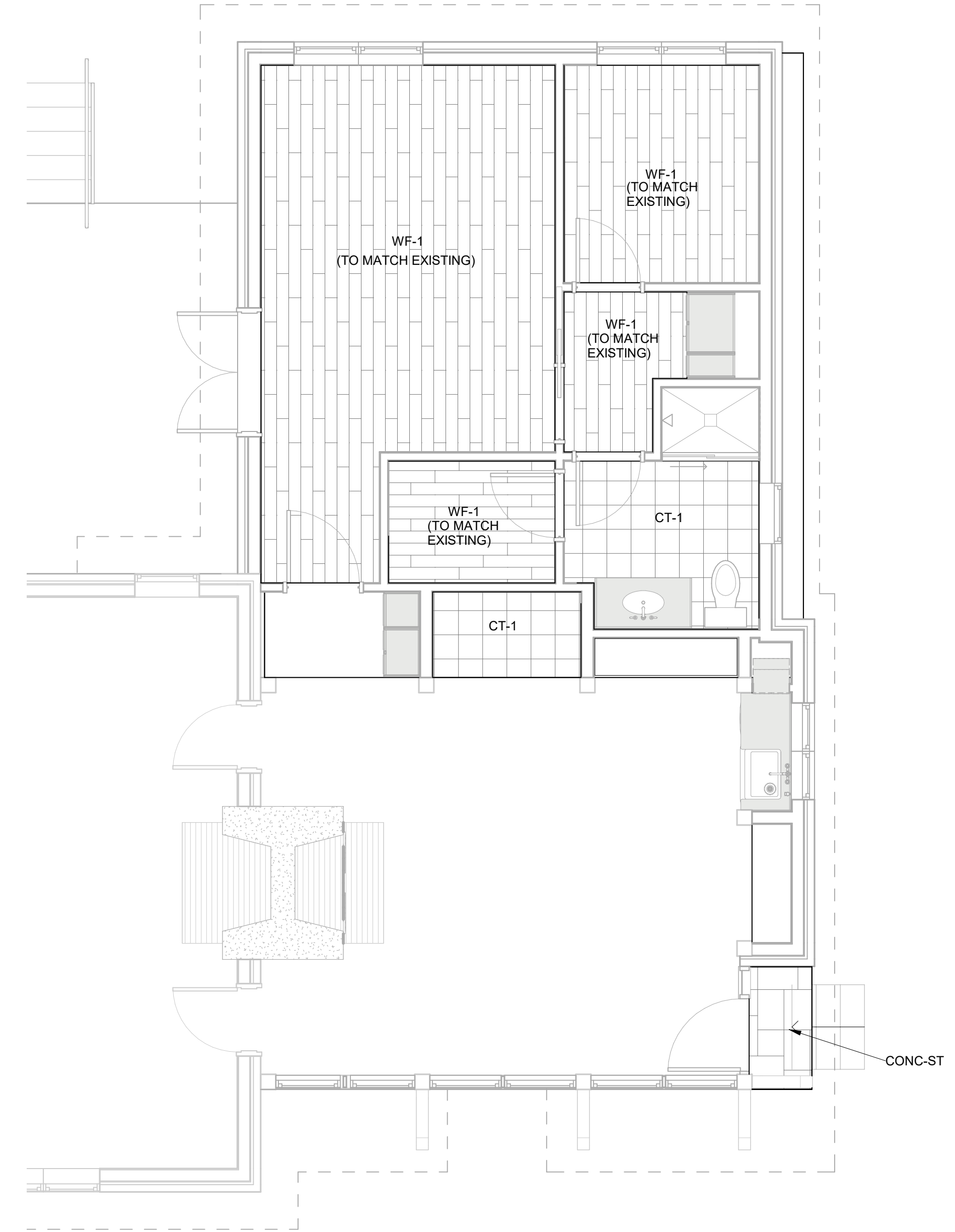
6 Guest Bath Elevation
SCALE: 3/8" = 1'-0"



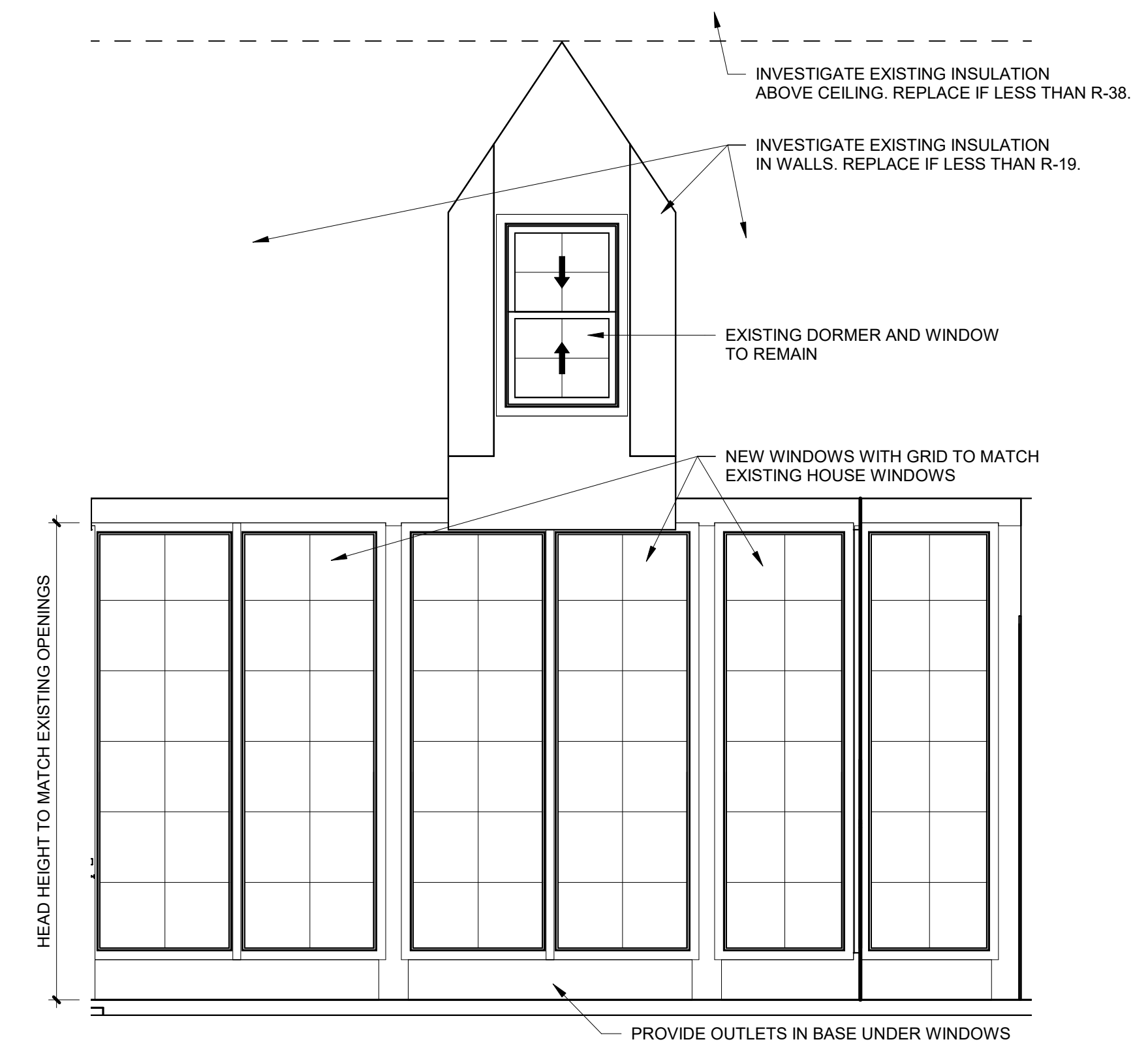
7 Pantry Elevation
SCALE: 3/8" = 1'-0"



1ST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"



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

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	08/24/2023
Project No	22207.00
Drawn By	Author
Checked By	Checker
Drawing Title	

INTERIOR PLANS,
ELEVATIONS &
DETAILS