

CODES DATA

APPLICABLE CODES:

- 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS*
- 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS*
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS*
- 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS*
- 2012 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS*
- 2011 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS*
- 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS**
- 2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS**

OCCUPANCY: NEW MERCANTILE

CONSTRUCTION: TYPE 2B, UNPROTECTED, UNSPRINKLED
 ALLOWABLE AREA = 12500 SF/FLR
 ALLOWABLE STORIES - 2
 ALLOWABLE HGT - 55'
 TOTAL AREA PROVIDED = 9000 SF X 2 FLRS = 18000 SF
 STORIES - 2
 HEIGHT - 30'

AREA INCREASES: N/A

OCCUPANT LOAD:

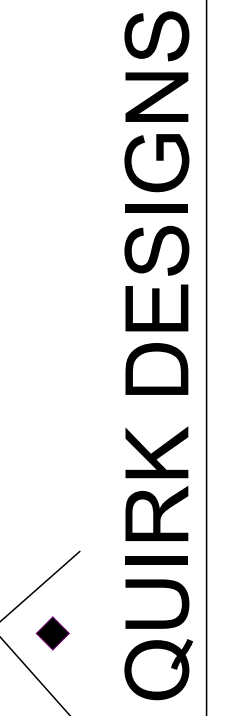
RETAIL - 18000 SF/30 SF PER OCC = 600 OCC MAX

New Retail Building

Ben Freeland
 5250 Cane Ridge Road
 Antioch, TN 37013



2831 BERRY HILL DRIVE
 SUITE 200
 NASHVILLE, TN 37204
 PH: 615-269-9248 FAX: 615-627-1298
 email: quirksdesigns@comcast.net



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 5250 Cane Ridge Road
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DATE: 12/6/16
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PROJECT NO: 15-000
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TITLE SHEET

T1

INDEX TO DRAWINGS:

ID	SHEET INDEX Name
T1	TITLE SHEET
C1	SITE PLAN
C2	EXISTING SITE CONDITIONS/SURVEY
A1	FLOOR PLANS
A2	ELEVATIONS

ARCHITECT:

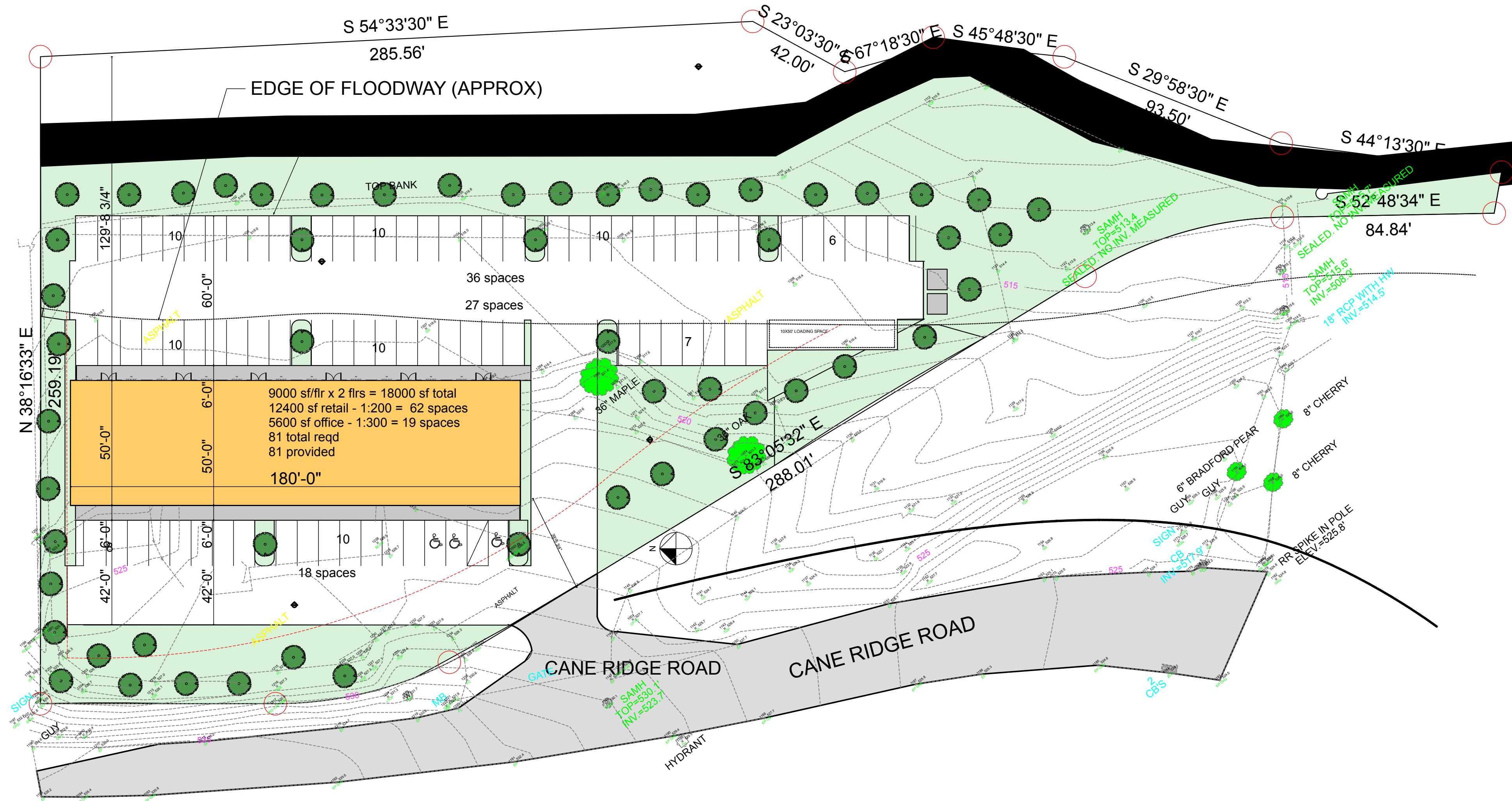


2831 BERRY HILL DRIVE SUITE 200
 NASHVILLE, TENNESSEE 37204
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SITE DESIGN:
 JARED GRAY PE
 CIVIL DESIGN CONSULTANTS, LLC
 8170 COLEY DAVIS RD
 NASHVILLE, TN 37221
 615-319-2734



SITE AREA = 92641 SF (2.13 AC)
ZONING - SCR



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DEPARTMENT OF CODES ADMINISTRATION
METROPOLITAN NASHVILLE, & DAVIDSON COUNTY

ZONING REVIEW CHECKLIST
Nonresidential and Multifamily Construction

APPLICATION #	T20	PROJECT NAME:	retail bldg
MAP/PARCEL #	MAP 163, p 312	EXAMINER:	

USE - CHAPTER 17.08 AND 17.16		**A - Approved, D - Denied, I - Incomplete, P - Pending, C - Conditional**	
Determine the use	general retail		
Property zoning	SCR	Surrounding Zoning	SCR ALL SIDES
Use Charts: P, PC, SE, A	P		

SITE CRITERIA			
** Supplemental Checklist Also Required for UZO **			
Subdivision Plat (Note any special requirements such as easements, setback restriction and etc.)			NONE
Minimum lot size	Footprint		
FAR	1.0 max	% Maximum	19.4 % Requesting
ISR-Adjustments/ Slopes over 15%	n/a	% Maximum	% Requesting
Street Setback/ Street Type(s)	20' min. 39' provided		
Side yard	0' reqd. providing 11'		
Rear yard	20' reqd. 129' provided		
Height standards	30'+ allowed - 30' provided	Number of Floors	two

PARKING AND ACCESS - CHAPTER 17.20			
** Supplemental Checklist Also Required for UZO **			
Ramp location and number	one		
Distance to nearest existing ramp (minimum 30')	one across street, one 196' north		
Distance to intersections	50' minor street	185' arterial street	
	100' collector	250' controlled access ramp	
Required parking based on uses	81 Required	Providing 81	
Required loading based on uses	1 Required	Providing 1 - 10x50'	
Surfacing over 5 spaces 1,750 sq. ft.	asphalt		
Space sizes, aisle widths, angle data	see plan		
Queuing lanes	n/a		
Over 10 spaces 20' queuing at exit	provided		
Number of compact spaces/ %	0		
Number of handicapped spaces	3		
Sidewalks required	internal public	yes	

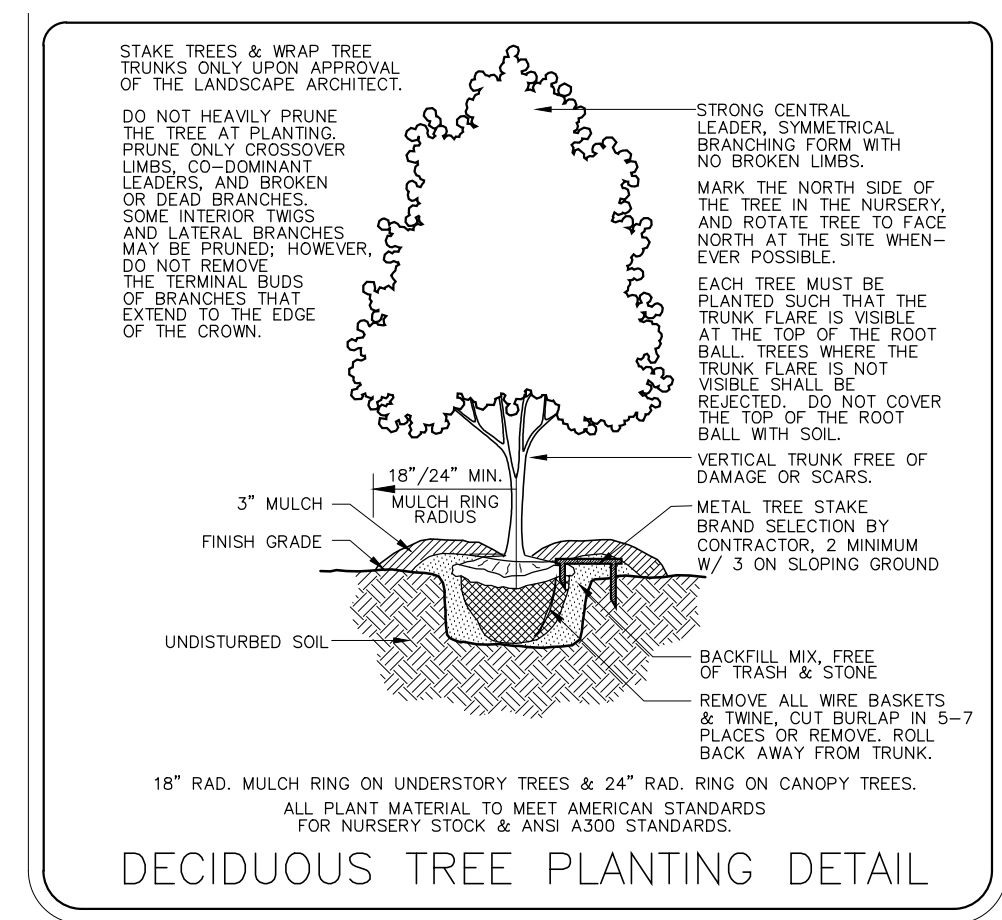
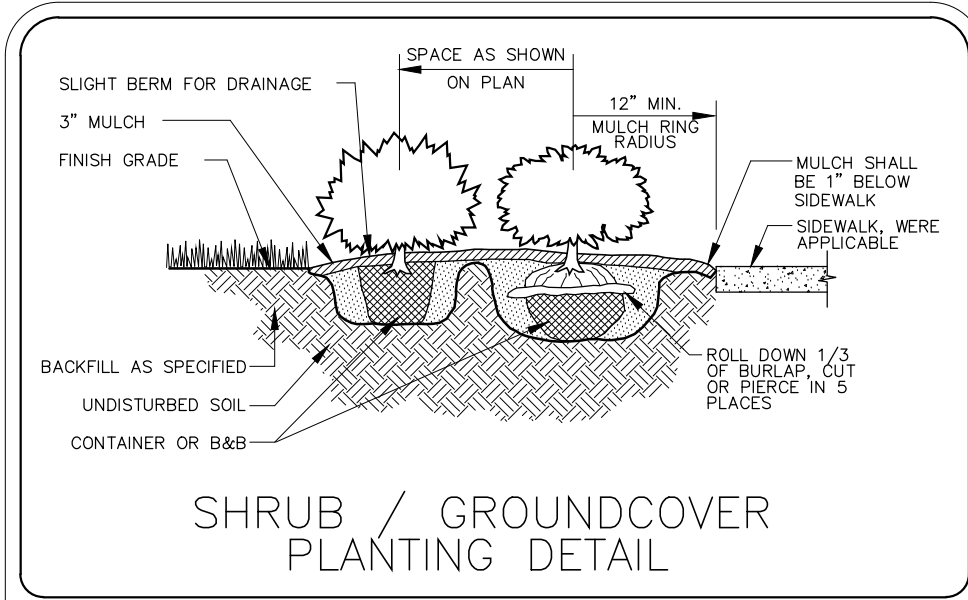
LANDSCAPING STANDARDS - CHAPTER 17.24			
** Supplemental Checklist Also Required for UZO **			
Required buffer yards	n/a		
Buffer yard adjustment			
Perimeter landscaping (can't be over future R.O.W.)	yes		
Standard for 4 or more lanes	yes		
Standard for less than four lanes	yes		
Side lines adjacent to parking areas 5' minimum width with trees - 2.5' with tree islands	5'		
Interior landscaping minimum 8% area	8%		
Opaque fence adjacent to residential in parking area	n/a		
Screening around dumpsters (NO CHAIN LINK FENCE PERMITTED)	yes		
Tree Density	SEE calcs		

Chapter 17.16 Addresses those special features required for PC, SE, and A uses. All special requirements are to be reviewed as part of the zoning plan review and special features identified on plans.
Chapter 17.28 Environmental and Operational Standards. Chapter addresses development standards for environmentally sensitive lots and can require additional calculations. It also addresses the noise light, and other pollutants controls along with storage of flammable goods.
Chapter 17.32 Sign Regulations. Sign permits are applied for on separate applications and are not part of the zoning review for buildings permit.
Chapter 17.36 This section outlines special restrictions and enabling language for overlay districts.
Chapter 17.40 Addresses the administrative provisions of the code along with powers of the Board of Zoning Appeals.

4 1st FLOOR
SCALE: 1" = 30'

TREE DENSITY CALCS:
EXISTING SITE = 2.13 AC
BLDGS = 9000 SF = 0.21 AC
NET = 1.92 AC X 14 TU/AC = 27 TU REQUIRED

PROVIDING 54 NEW - 2" TREES = 27 TU
TOTAL = 27 TU



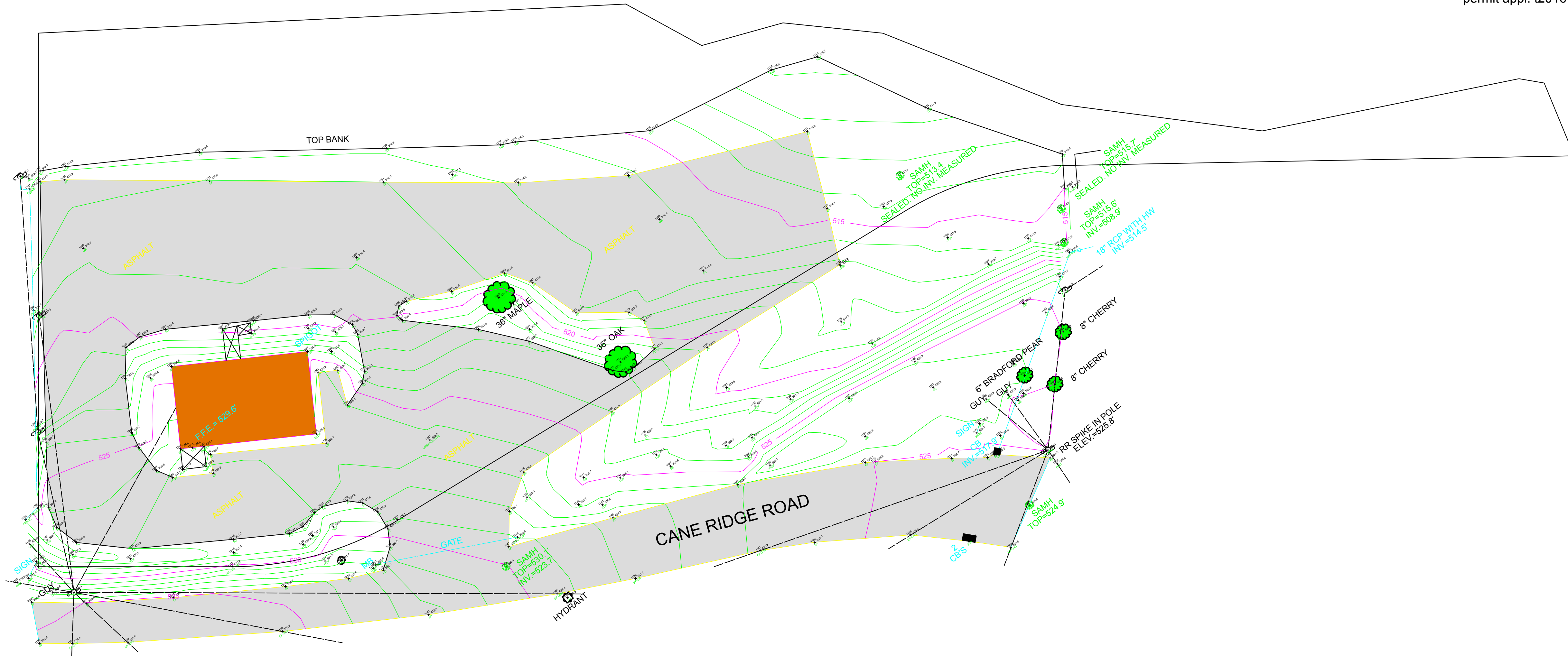
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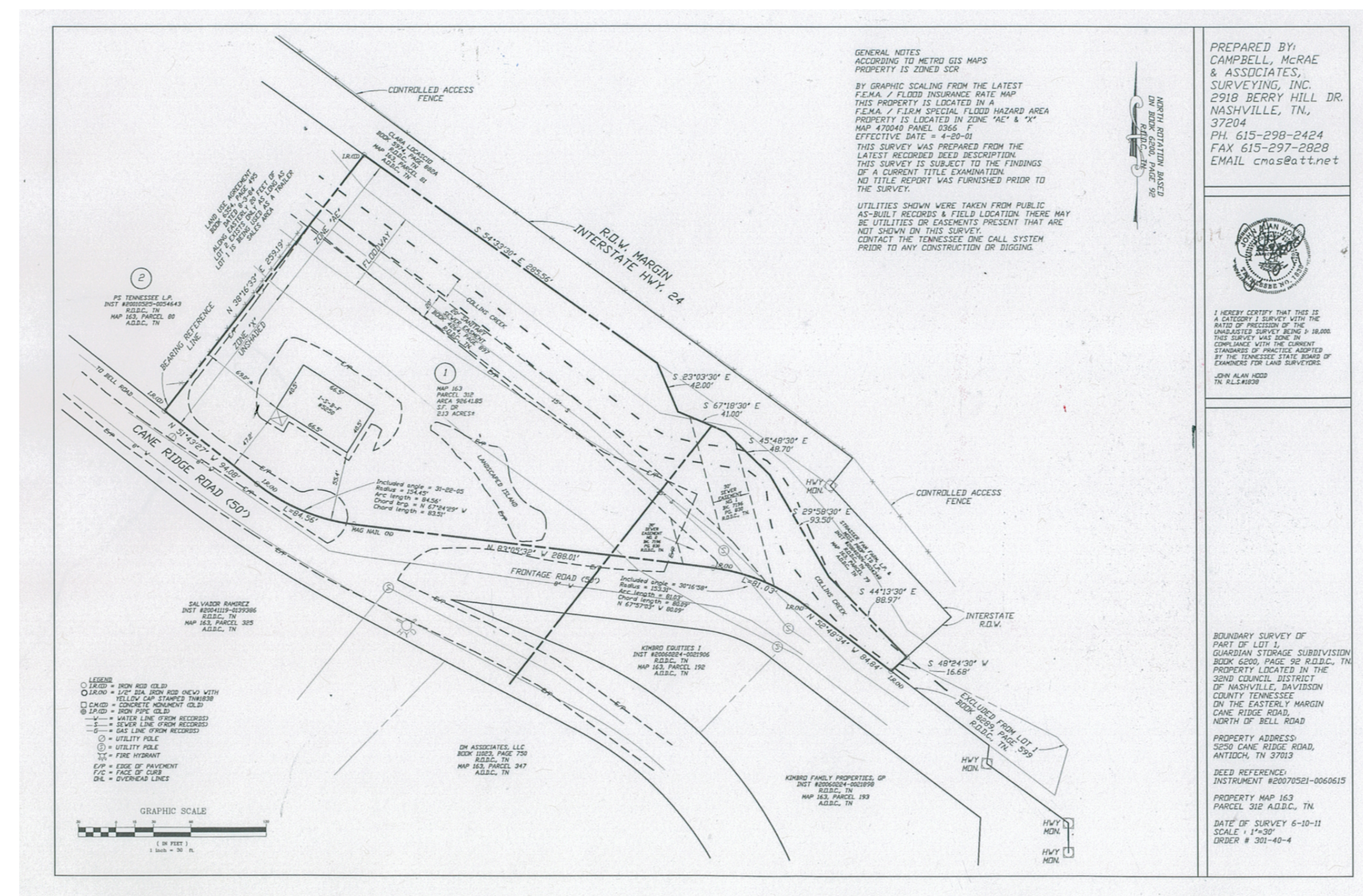
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SITE PLAN

C1



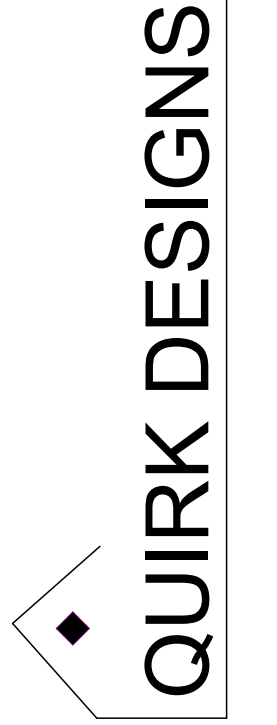
1 TOPOGRAPHIC SURVEY
SCALE: 1" = 30'



2 boundary survey



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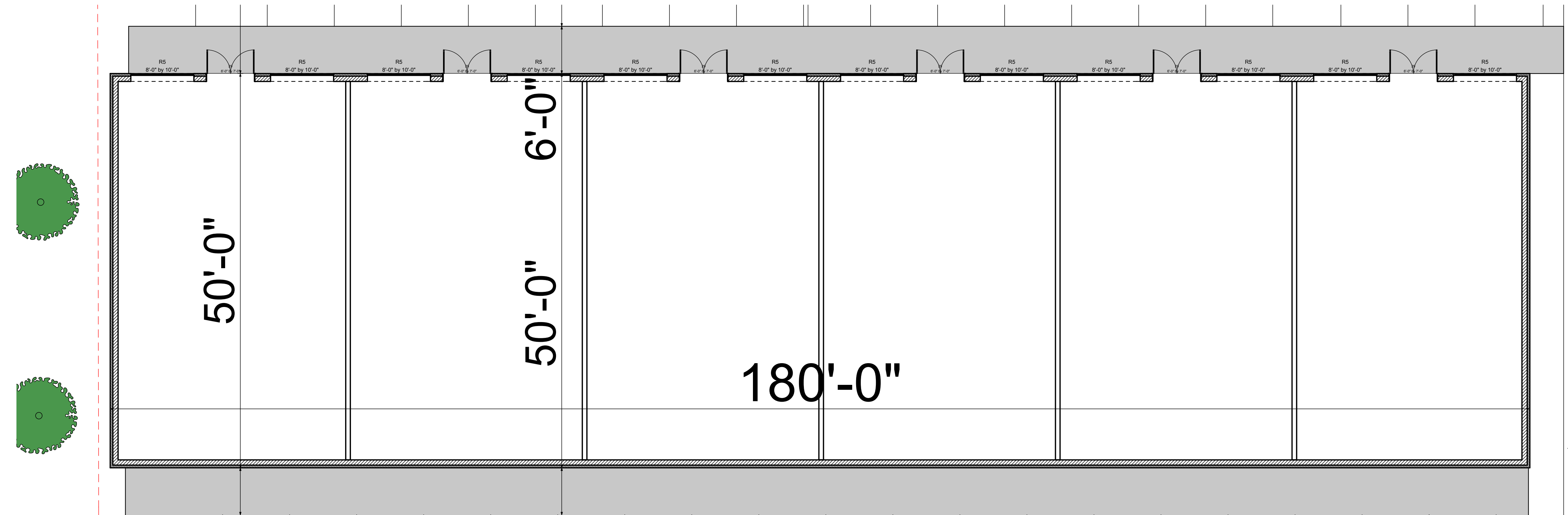


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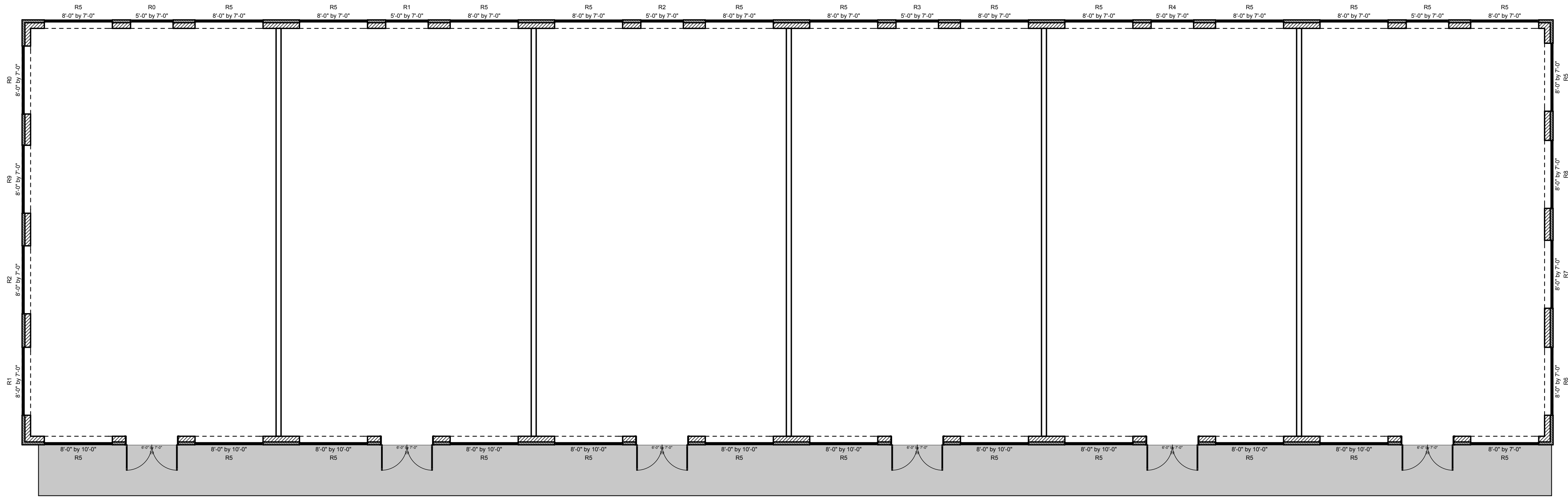
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EXISTING SITE
CONDITIONS/SURVEY



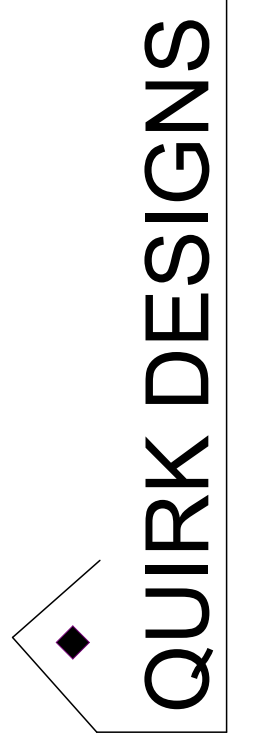
1 1st FLOOR
SCALE: 1/8" = 1'-0"



2 2nd flr plan
SCALE: 1/8" = 1'-0"



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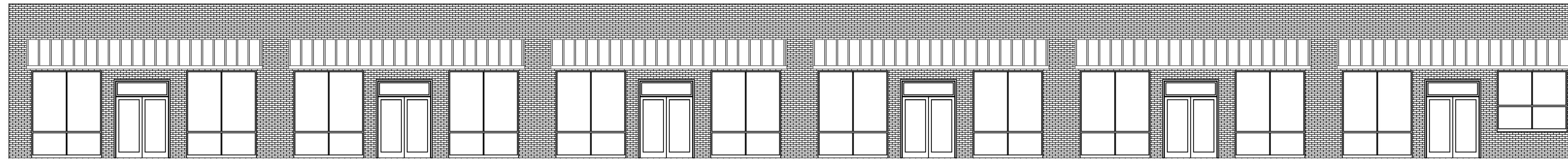
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FLOOR PLANS

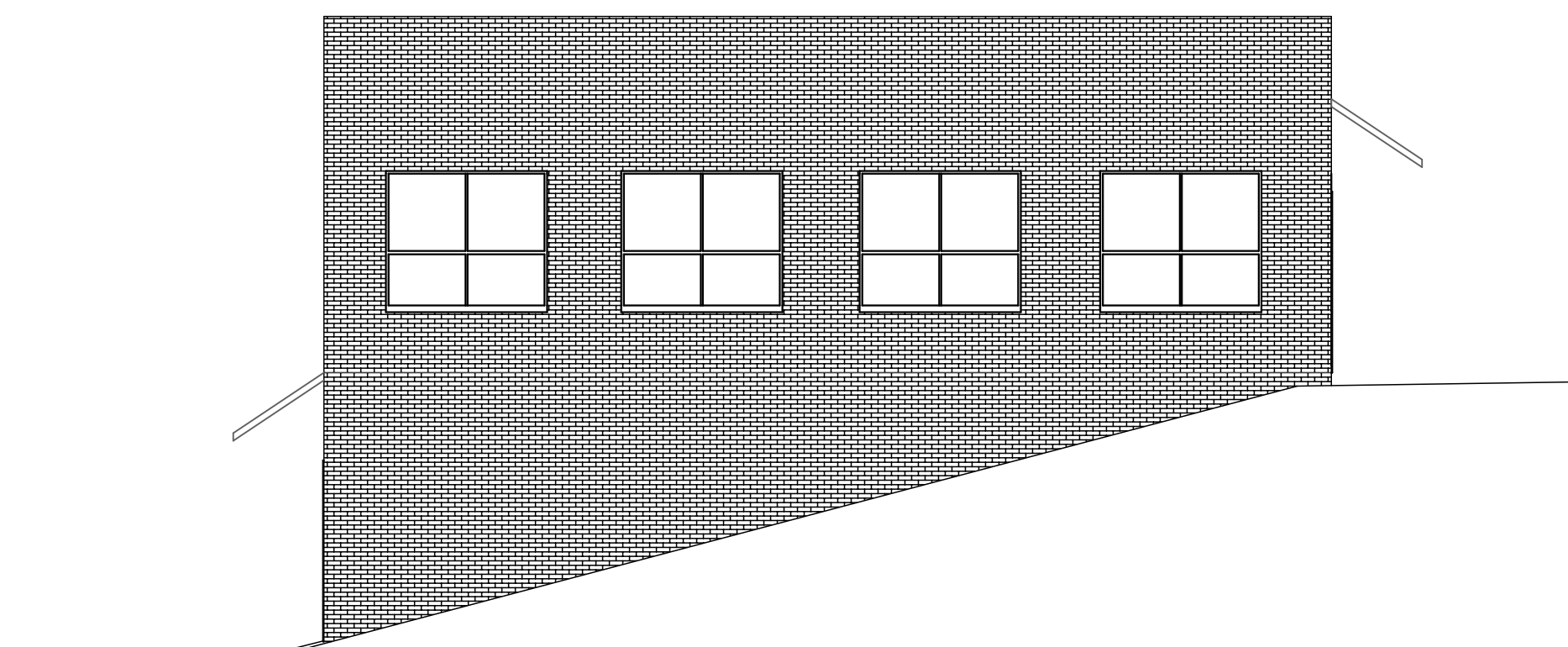
A1



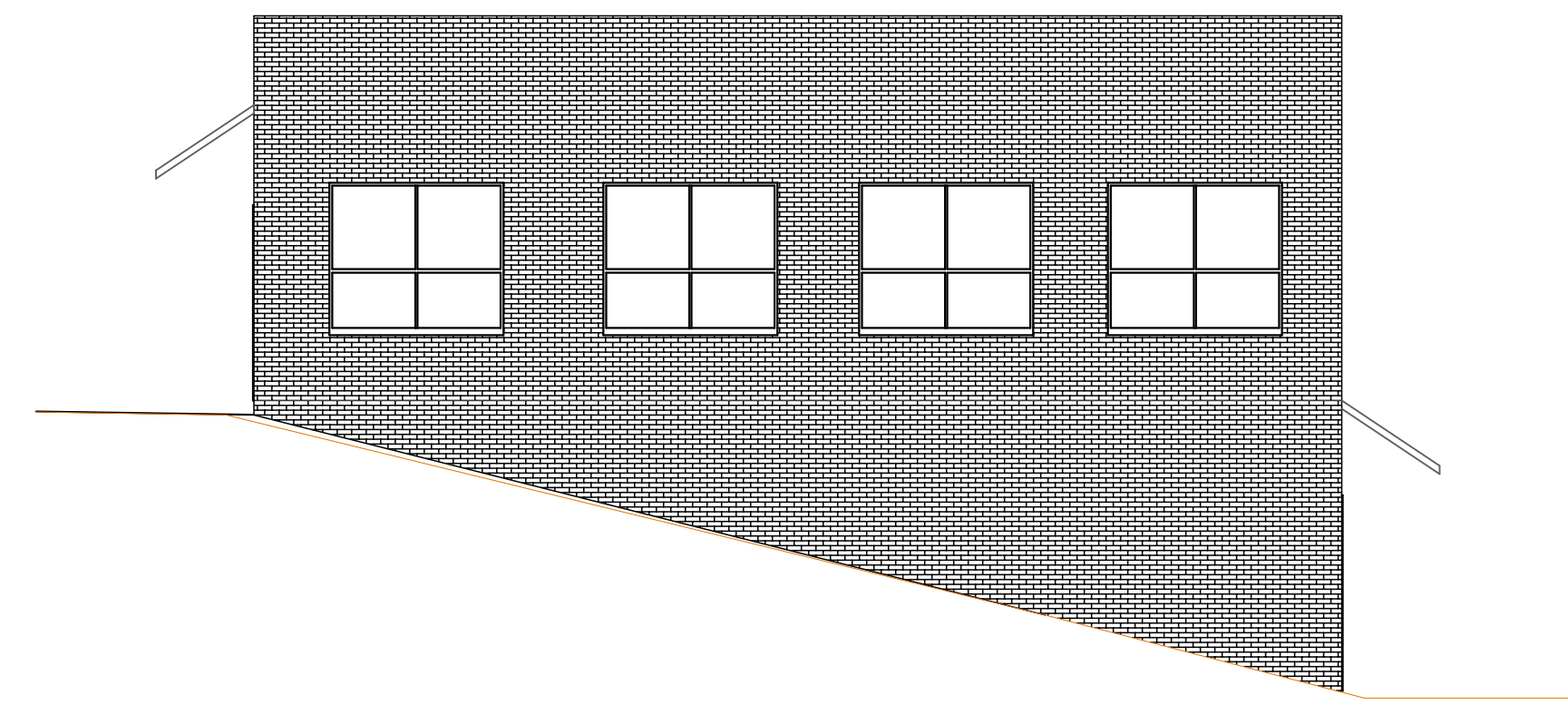
2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



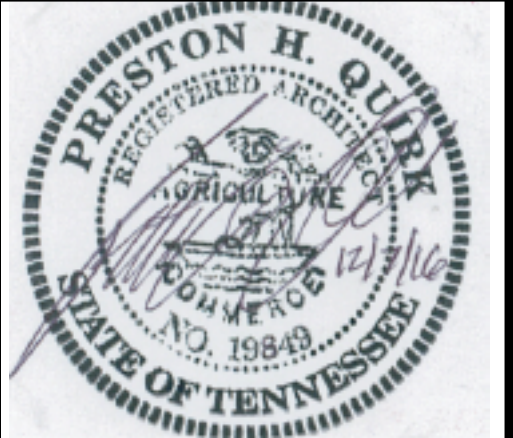
3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



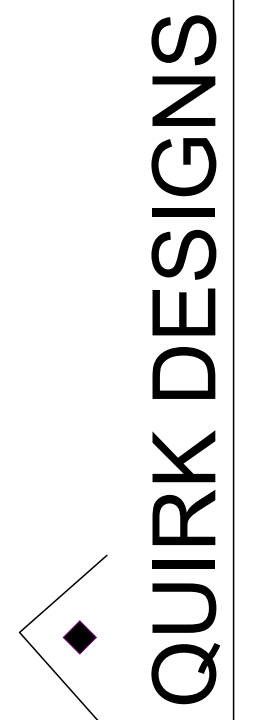
4 LEFT/NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 RIGHT/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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