

SOUTHERN PRESERVE - LOT 211

CARBINE & ASSOCIATES, LLC

SOUTHERN PRESERVE - LOT 211
FRANKLIN, TENNESSEE



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Franklin, TN 37064
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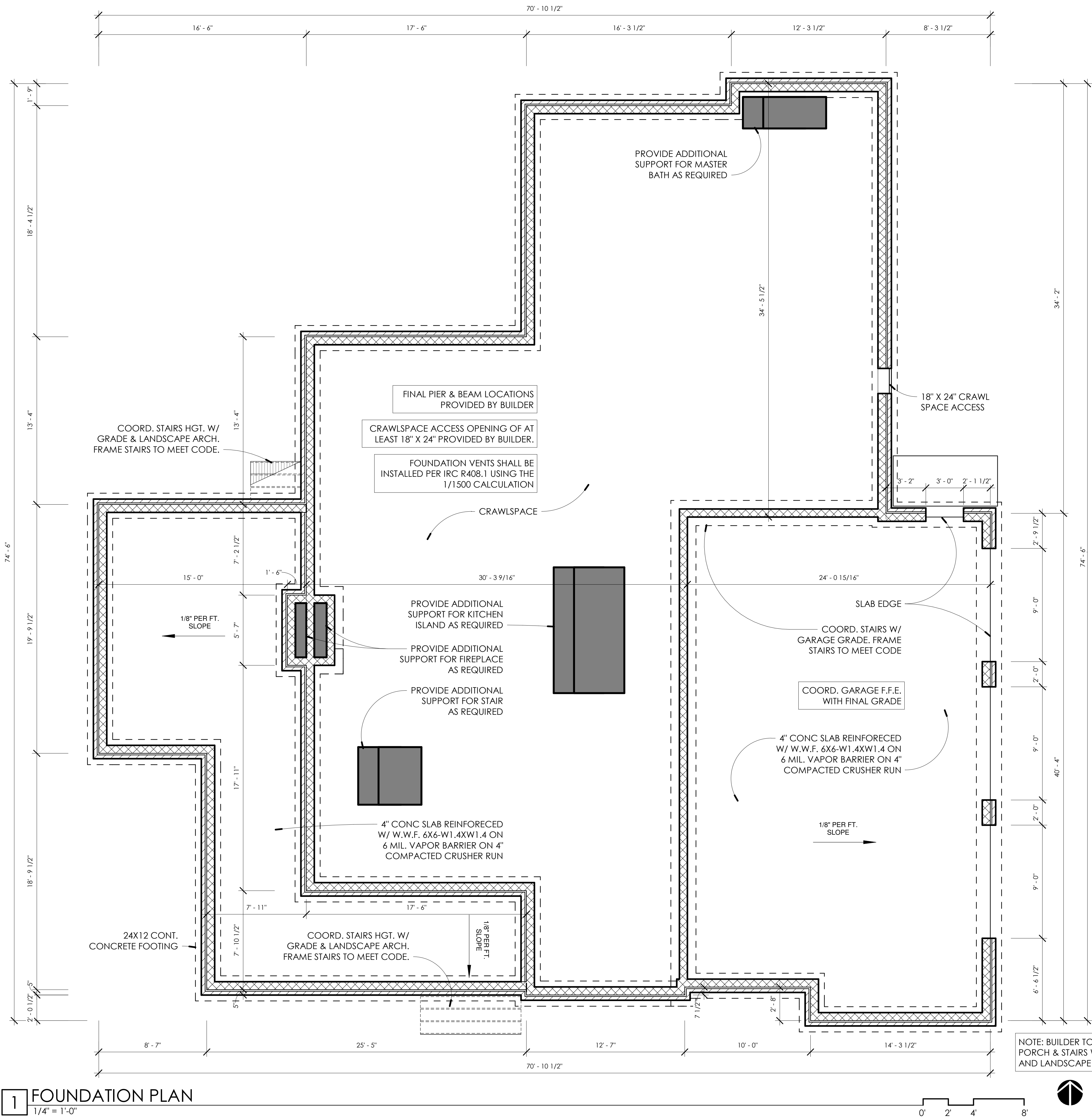
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NO.	DESCRIPTION	DATE
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Project Number
18.1050

3/7/2019 12:00:31 PM



FOUNDATION NOTES

1. BUILDER SHALL INSPECT SITE CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. BUILDER SHALL NOTIFY THE OWNER OR LICENSED STRUCTURAL ENGINEER OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUES WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
2. BUILDER SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING FOR NEW FOUNDATIONS.
3. BUILDER TO VERIFY AND DETERMINE APPROPRIATENESS OF STEPPED FOUNDATION WALLS PER EXTERIOR GRADES.
4. BUILDER ASSUMES RESPONSIBILITY FOR VERIFYING STRUCTURAL INTEGRITY OF ALL BEAMS AND FRAMING MEMBERS PRIOR TO CONSTRUCTION. ALL STRUCTURAL ELEMENTS SHOULD BE VERIFIED PER EXISTING AND/OR MODIFIED SITE CONDITIONS.
5. BUILDER TO PROVIDE TERMITE TREATMENTS AND PROTECTION THAT COMPLY WITH LOCAL BUILDING CODES
6. FOUNDATION SUB-CONTRACTOR SHALL COORDINATE WITH FRAMING SUB-CONTRACTOR.
7. ALL FOOTINGS SHALL MEET OR EXCEED MINIMUM FROST DEPTH PER LOCAL CODES AND REGULATIONS.
8. THE BUILDER SHALL EMPLOY A STRUCTURAL ENGINEER. THE SERVICES PROVIDED BY THE ENGINEER SHALL INCLUDE BUT IS NOT LIMITED TO: VERIFYING SOIL BEARING CAPACITY; ALL FOUNDATION WALL SIZES AND THICKNESSES; ALL FOUNDATION FOOTING SIZES, THICKNESSES, AND DEPTHS; ALL REBAR QUANTITIES, SIZES, AND PLACEMENT; AND DETERMINING STRUCTURAL JOIST SPANS.
9. THE BUILDER SHALL PROVIDE A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE TO INSPECT ALL EXCAVATIONS AT LOCATIONS OF FOUNDATIONS AND/OR SLABS-ON-GRADE TO VERIFY THE ALLOWABLE SOIL BEARING CAPACITY. THE GEOTECHNICAL ENGINEER SHALL PROVIDE INSTRUCTION AND ON-SITE SUPERVISION FOR REMOVAL AND REPLACEMENT OF UNSUITABLE SOIL BEARING MATERIALS.
10. FOUNDATIONS SHOWN IN THIS DOCUMENT ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF.
11. IF ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN INDICATED ABOVE, THE CONTRACTOR SHALL DELAY FOUNDATION CONSTRUCTION UNTIL PROPER MODIFICATIONS TO THE DESIGN CAN BE MADE BY THE STRUCTURAL ENGINEER.
12. IF BEARING SOIL IN FOUNDATION EXCAVATIONS ARE SOFTENED BY EXPOSURE TO RAIN OR LEACHING OF GROUND WATER INTO THE EXCAVATION, THE SOFTENED SOIL SHALL BE REMOVED PRIOR TO CONCRETE PLACEMENT.
13. ALTERNATE FOUNDATION SYSTEMS, OTHER THAN THAT WHICH IS SHOWN ON THE DRAWINGS, SHALL BE PRESENTED TO THE OWNER FOR REVIEW AND SHALL BE APPROVED BY LOCAL JURISDICTION AS NECESSARY TO CONFIRM COMPLIANCE WITH THE ENTIRE STRUCTURE.
14. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.
15. THE NUMBER OF RISERS FROM GRADE TO PORCH SHALL BE DETERMINED IN FIELD ACCORDING TO FINISHED GRADE.
16. DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE MASONRY WALLS, CENTER LINES OF PIERS, AND CENTER LINES OF THICKENED SLAB (WHERE APPLICABLE), UNLESS NOTED OTHERWISE.
17. 6 MIL MIN. VAPOR RETARDER WILL BE PLACED BETWEEN GRAVEL AND CONCRETE SLAB WITH 6' MIN LAPPED JOINTS AT ALL INTERIOR SLABS.
18. WHERE SHOWN, GRAVEL BELOW SLAB SHALL BE 4" MINIMUM DEPTH, TYPICAL.
19. PROVIDE PLUMBING SLEEVE AS REQUIRED TO PROVIDE FOR PLUMBING FIXTURES AS SHOWN ON PLANS
20. NO PLUMBING PENETRATION ALLOWED IN THICKENED SLAB AREAS UNDER BEARING WALLS.
21. 8" MINIMUM FROM FINISHED GRADE TO WOOD FRAMING (SIDES AND REAR)
22. TERMITE SHIELDS SHALL BE INSTALLED BETWEEN WOOD AND CONCRETE SURFACES.
23. THE BUILDER SHALL PROVIDE POSITIVE DRAINAGE UNDERNEATH ALL SLABS AND AROUND THE PERIMETER OF THE HOUSE ON EITHER SIDE OF THE POURED CONCRETE FOOTING.
24. FOUNDATION WALLS TO BE 8" OR 12" NOMINAL MASONRY BLOCK OVER MINIMUM 12" DEEP X 24" WIDE POURED CONCRETE FOOTING.
25. ALL SUBGRADE SHALL BE COMPACTED TO 95% OR GREATER OF NATURAL BEARING CAPACITY, WITH NO VOIDS.
26. SECURE ALL REBAR IN CORRECT POSITION USING METAL CHAIRS AND SPACERS AS REQUIRED PRIOR TO CONCRETE PLACEMENT.
27. ALL FOUNDATION WALLS ENCLOSING BELOW GRADE SPACE SHALL BE WATERPROOFED, THE WATERPROOFING SHALL EXTEND FROM THE EDGE OF FOOTING TO FINISHED GRADE FOUNDATION VENTS LOCATED PER LOCAL CODE REQUIREMENTS.
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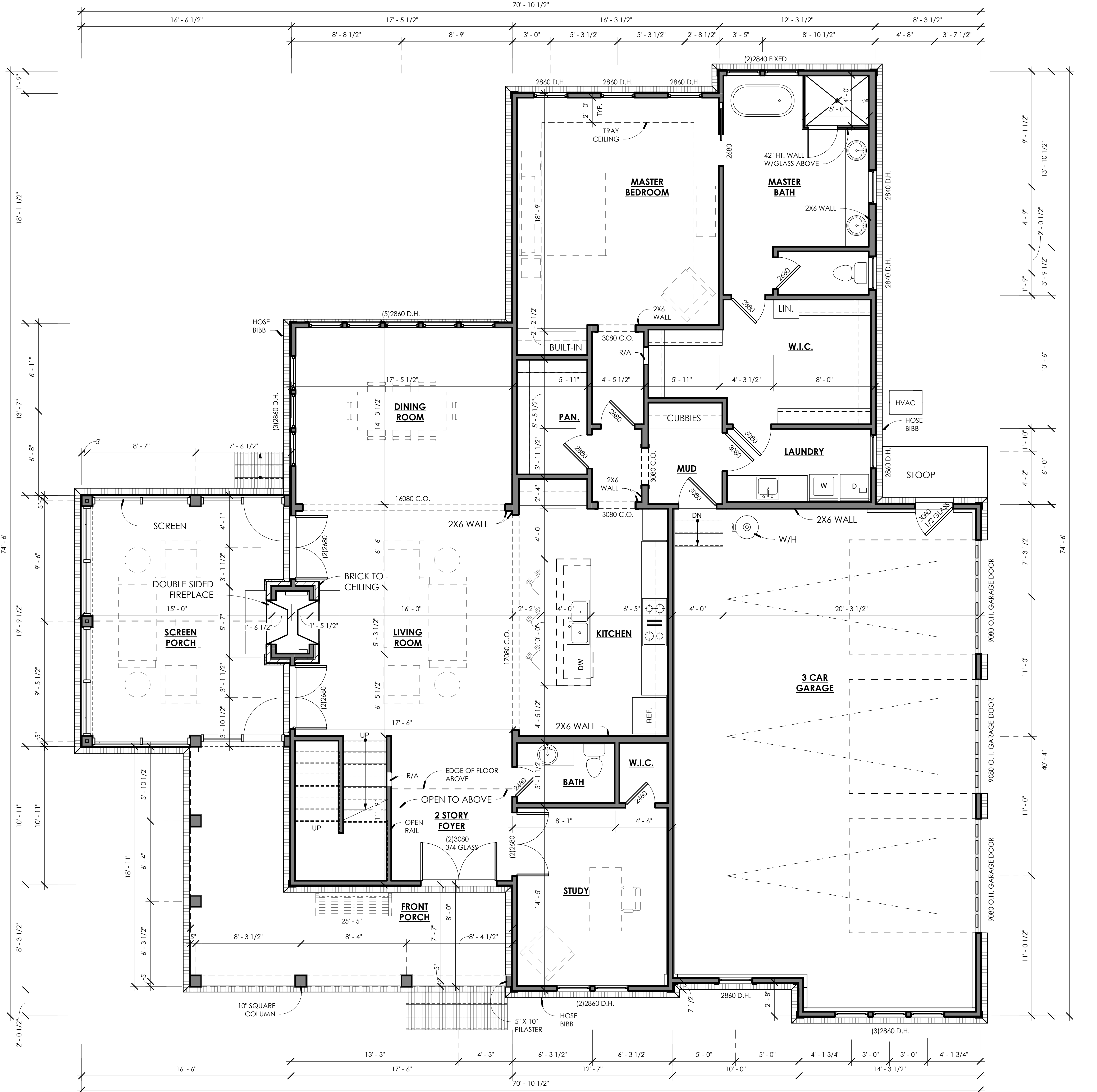
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FOUNDATION PLAN

A100

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1 FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN NOTES

- ALL DIMENSIONS ON PLANS ARE TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. TYPICAL (3 1/2" DEEP) UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2X4 WOODS STUDS, TYPICAL, AND ALL INTERIOR WALLS ARE 2X4 WOOD STUDS.
- ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
- ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE. ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
- ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
- FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREA.
- ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FRAME ALL DOOR AND CASED OPENING HEADER HEIGHTS AT +/- 8'-0" AT THE FIRST FLOOR AND AT +/- 6'-8" AT THE SECOND FLOOR.
- SHOULD A THIRD STORY SPACE BE PLANNED, USE 2X6 OR DOUBLE 2X4 STUDS AT LOAD BEARING WALLS ON THE FIRST FLOOR CARRYING THAT THIRD STORY SPACE LOAD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL SPECIFIC REQUIREMENTS (SPACING, NAILING PATTERNS, ETC.) FOR THIS CONDITION WITH THE LOCAL CODES OFFICIALS PRIOR TO BEGINNING FRAMING ACTIVITIES.
- ALL STRUCTURAL HEADERS AT CASSED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
- ALL WALLS AT CASSED OPENINGS SHALL BE 2X6 STUD WALL MIN (2x8 PREFERRED).

FRAMING NOTES

- IF APPLICABLE, ENGINEERED FLOOR SYSTEM SHALL BE SPECIFIED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS
- SUB-FLOORING SHOULD BE GLUED AND SCREWED TO TOP OF FLOOR DECK.
- ALL JOISTS ATTACHED BY HANGARS INTO STRUCTURAL BEAMS SHOULD BE GLUED AND SET IN HANGERS PER MANUFACTURER'S SPECIFICATIONS.
- ALL STUD WALLS SHOWN ARE 2X4 STUD WALLS UNLESS OTHERWISE SPECIFIED.
- SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE FOR PROPER DIRECT BEARING.
- ALL WALLS AT CASSED OPENINGS SHALL BE 2X6 STUD WALL MIN (2X8 PREFERRED).
- ALL INTERIOR DOORS SHALL BE FRAMED 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

FINISH NOTES

- PAINT MECHANICAL ITEMS LOCATED IN THE CEILING OR WALL, SUCH AS DIFFUSERS, GRILLS, ETC. TO MATCH ADJACENT SURFACE IN WHICH THEY OCCUR. CONFIRM COLOR WITH BUILDER.
- ALL GYPSUM BOARD CEILINGS TO BE PAINTED PURE WHITE UNLESS OTHERWISE NOTED. CONFIRM WITH BUILDER.
- PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT AT ALL WOOD TRIM AS NECESSARY TO PREVENT ANY GAPS BETWEEN TRIM AND GYPSUM BOARD. PAINT SEALANT TO MATCH TRIM.
- ALL INTERIOR WALLS AND CEILINGS ARE SMOOTH & PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.

AREA CALCULATIONS

HEATED	
FIRST FLOOR	2232 SF
SECOND FLOOR	1834 SF
HEATED	4067 SF
UNHEATED	
GARAGE	955 SF
FRONT PORCH	287 SF
SCREEN PORCH	317 SF
UNHEATED	1558 SF
GRAND TOTAL	5625 SF

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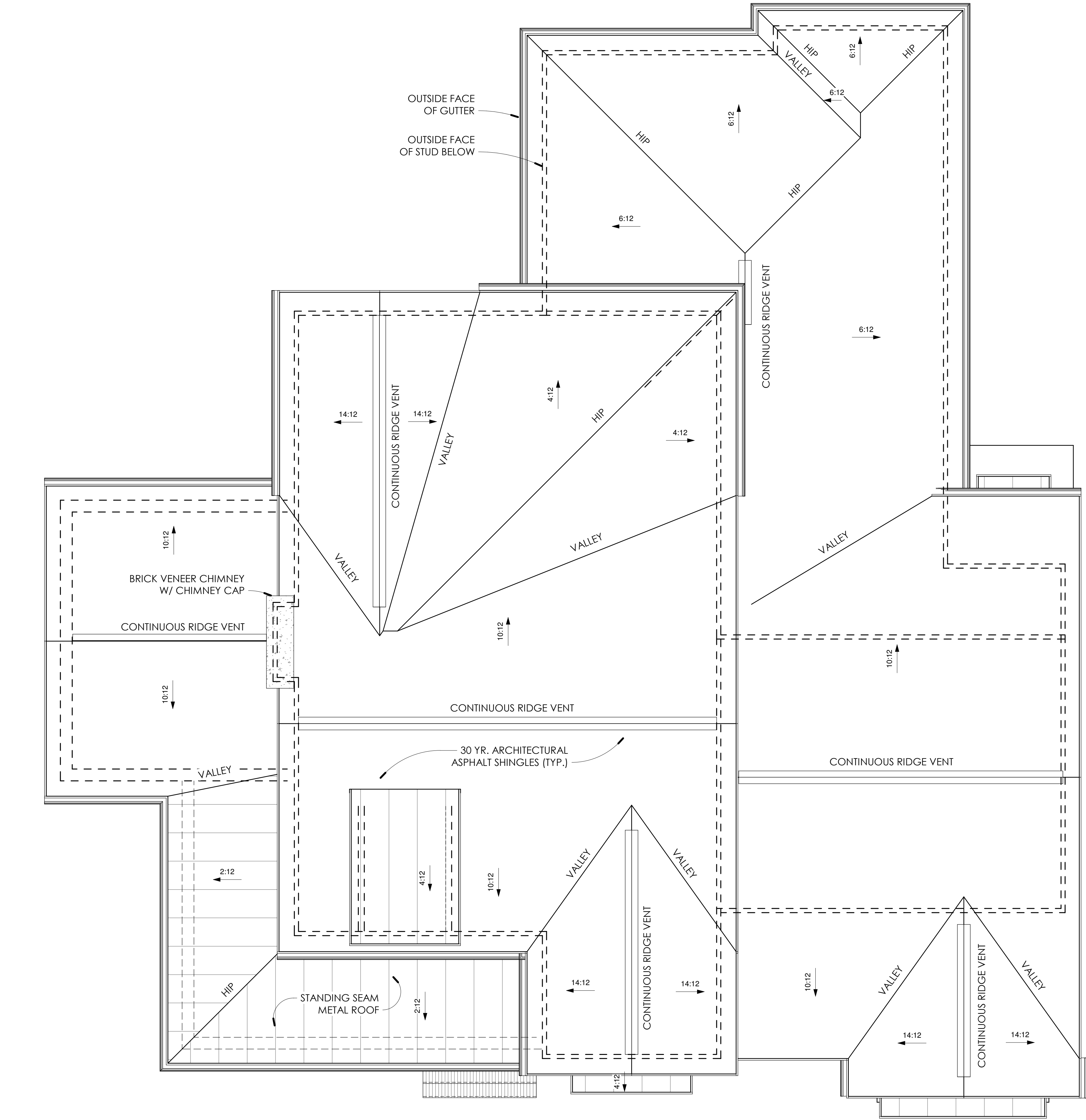
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FIRST FLOOR PLAN

A101

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

0' 2' 4' 8'



ROOF PLAN NOTES

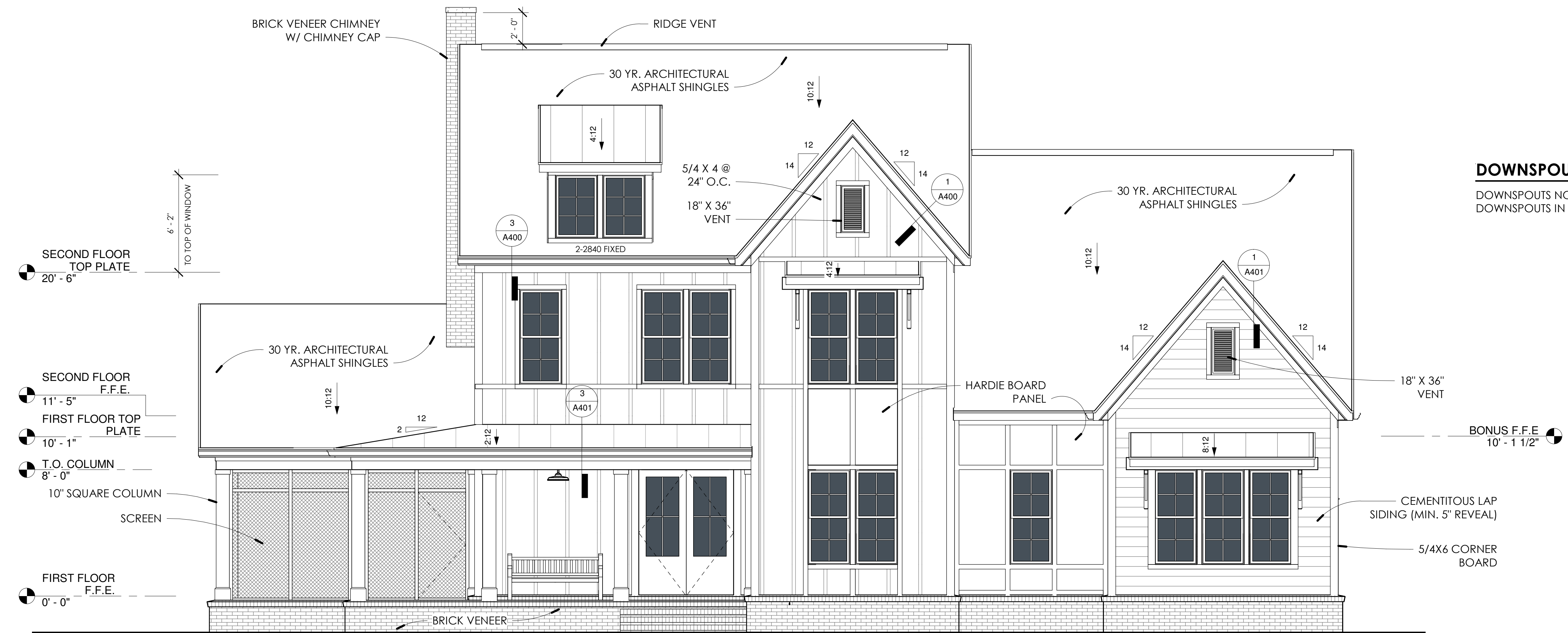
1. ROOF SYSTEM ASSUMED TO BE 2X8 RAFTER @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ROOF DESIGNED FOR MINIMUM 20 P.S.F. SNOW LOAD.
3. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
4. AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
5. APPLY ROOFING IN CONFORMANCE WITH IRC APPLICABLE CODES. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER FOOT (2%) FOR DRAINAGE.
6. PROVIDE ATTIC VENTILATION AS PER IRC CODE REQUIREMENTS.

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ROOF PLAN

A110

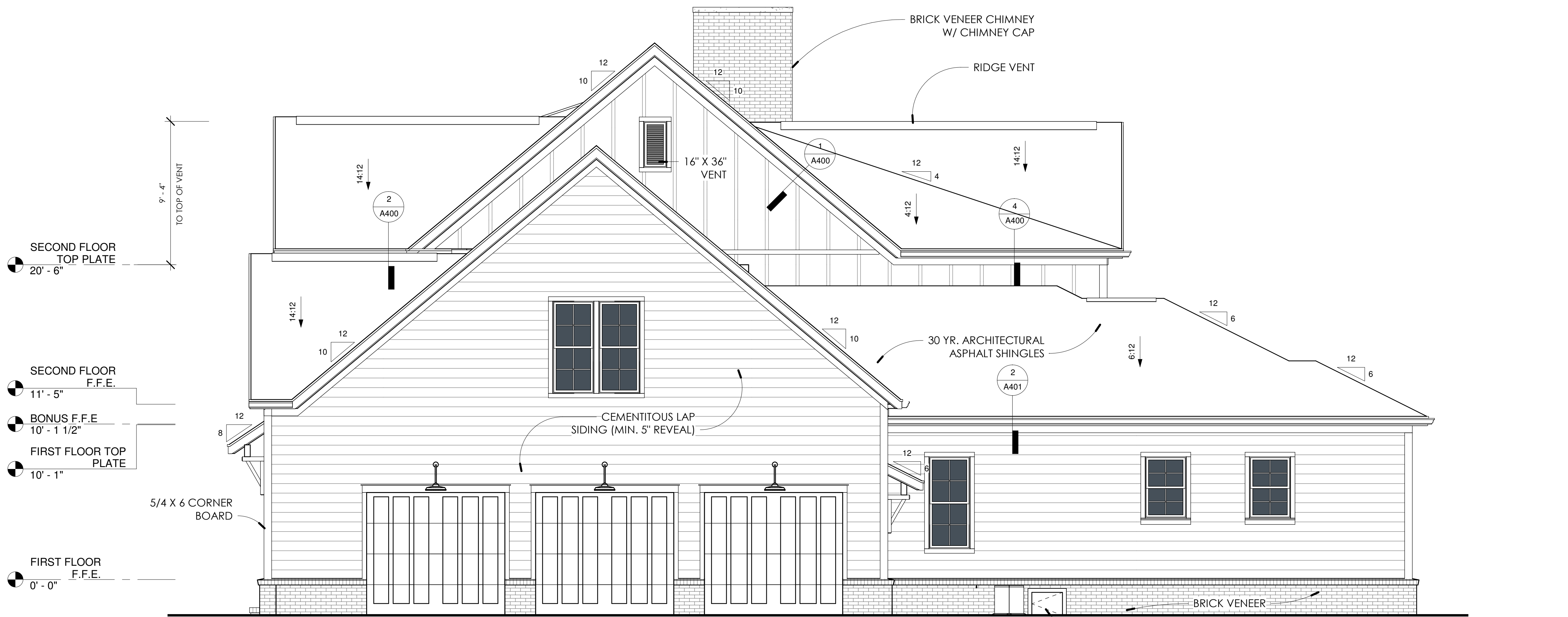


DOWNSPOUT NOTE:

DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE
DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.

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

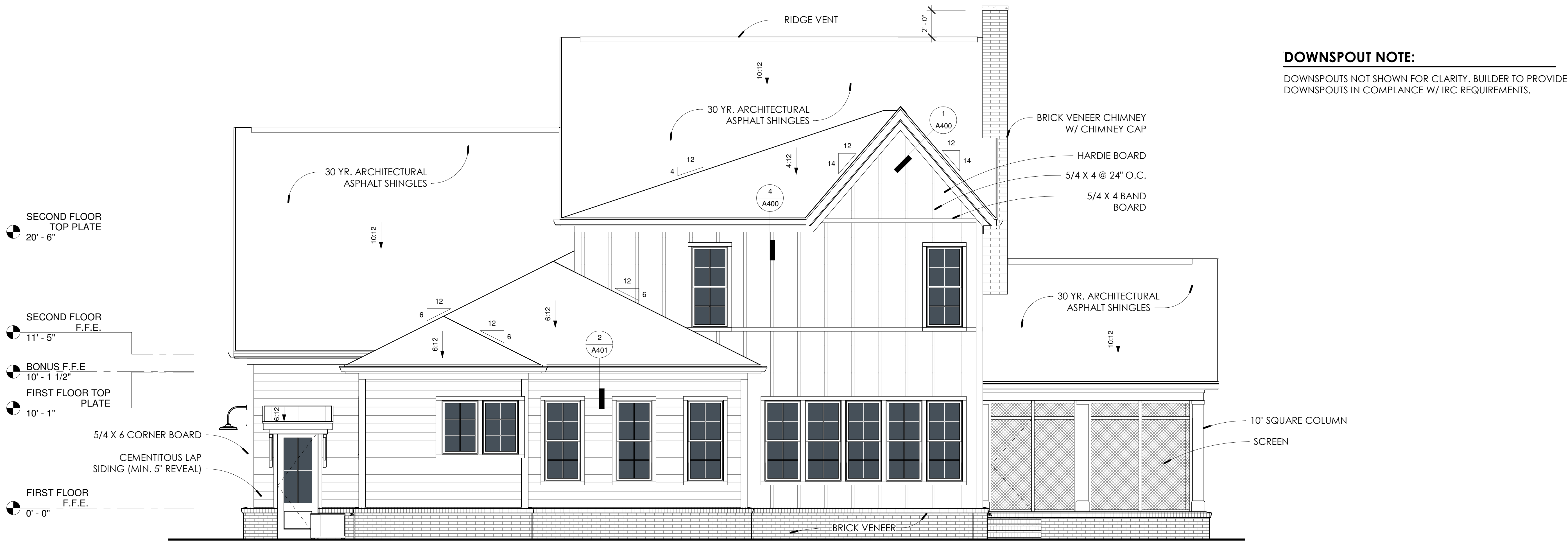
0' 2' 4' 8'



2 RIGHT ELEVATION
1/4" = 1'-0"

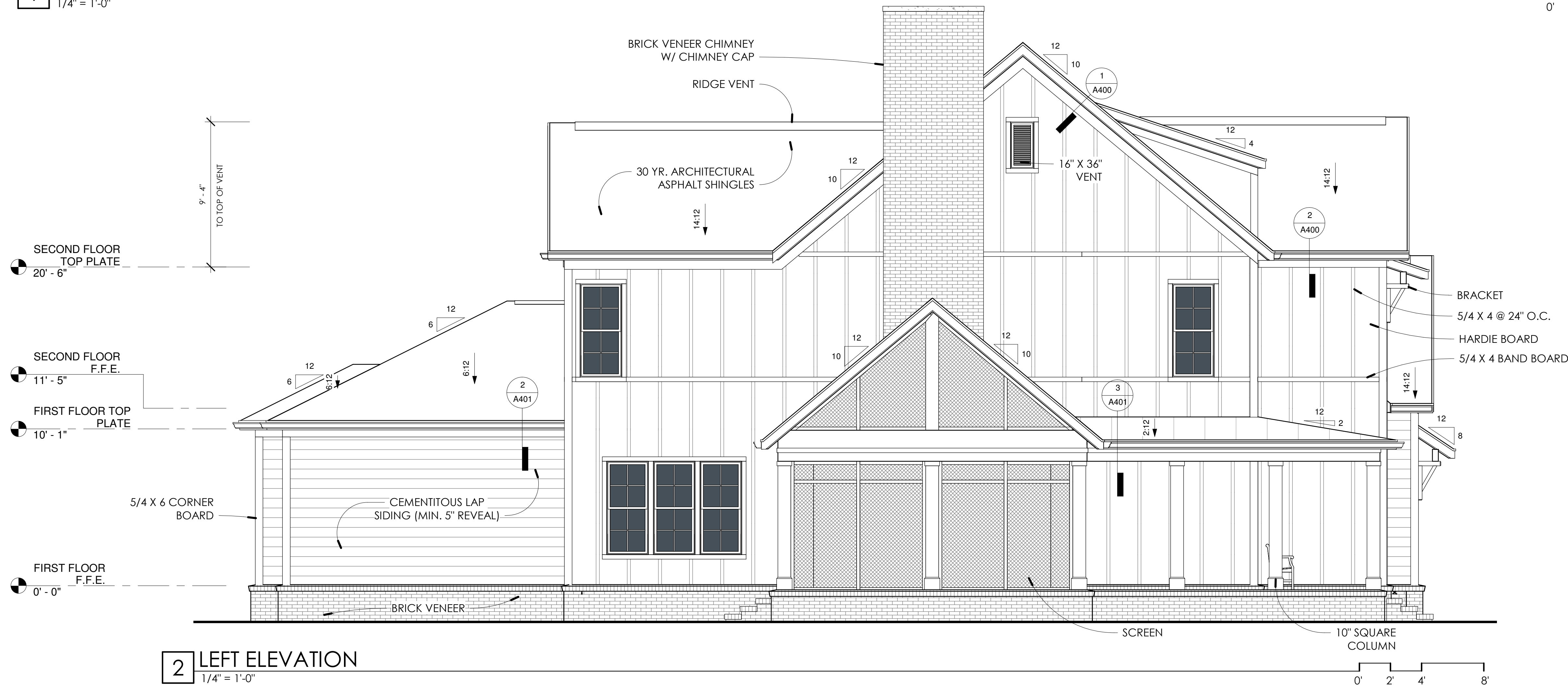
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1 REAR ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



2 LEFT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

DOWNSPOUT NOTE:

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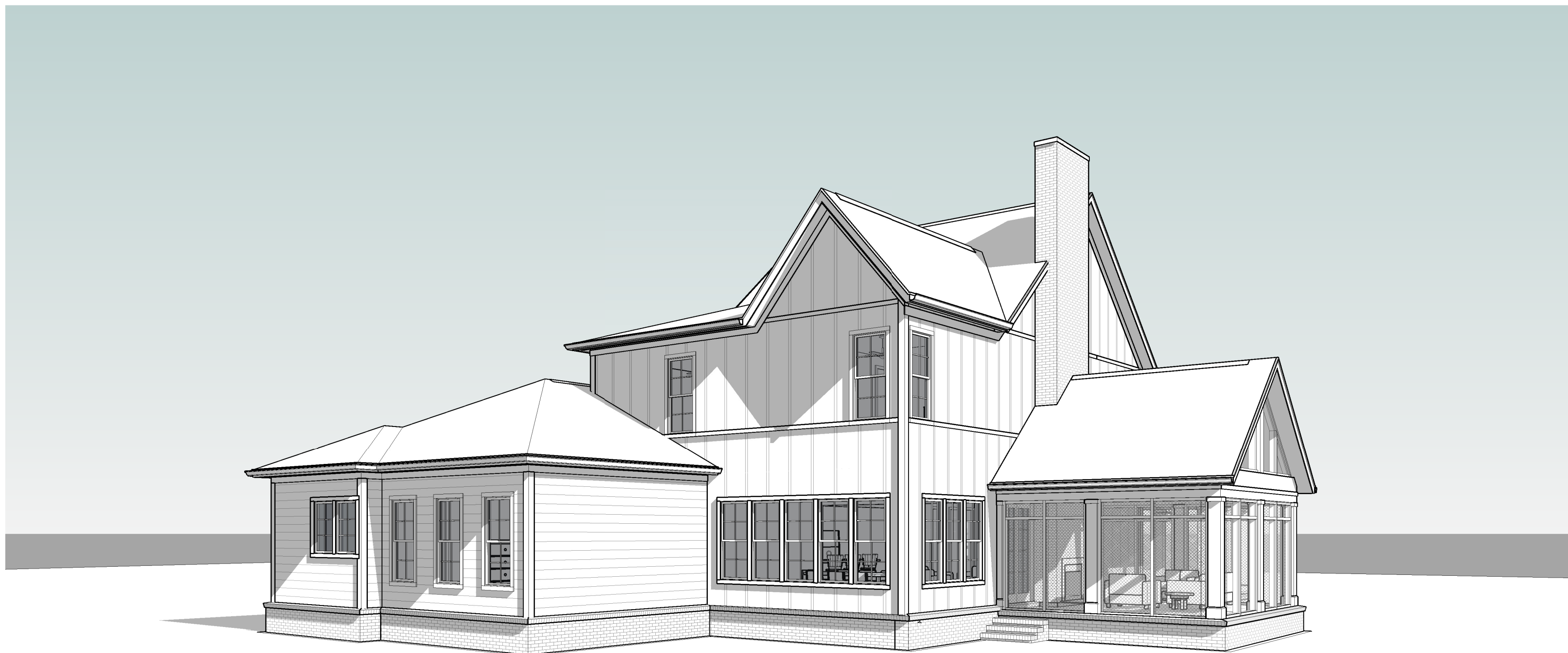
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ELEVATIONS

A301



1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2

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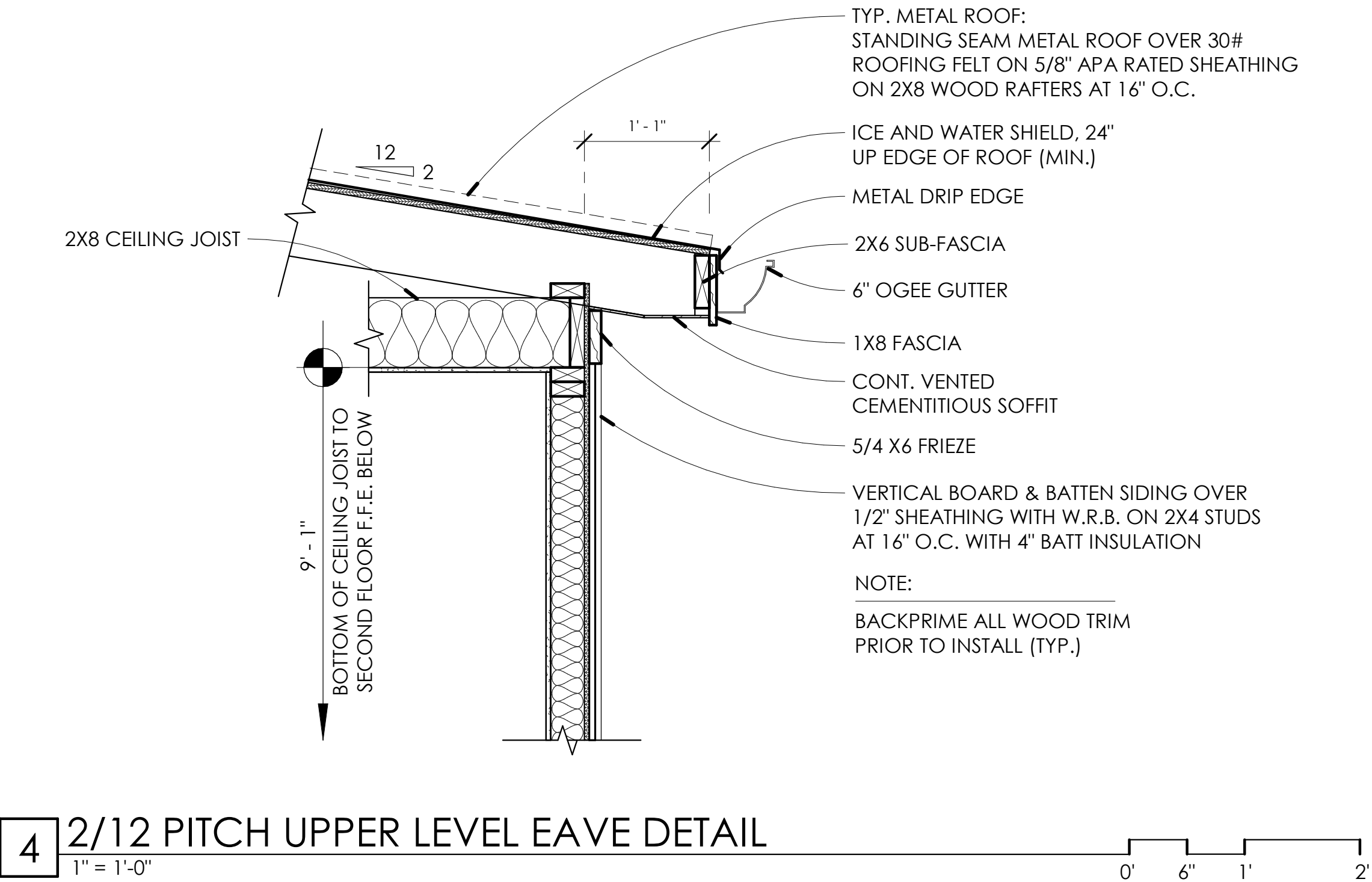
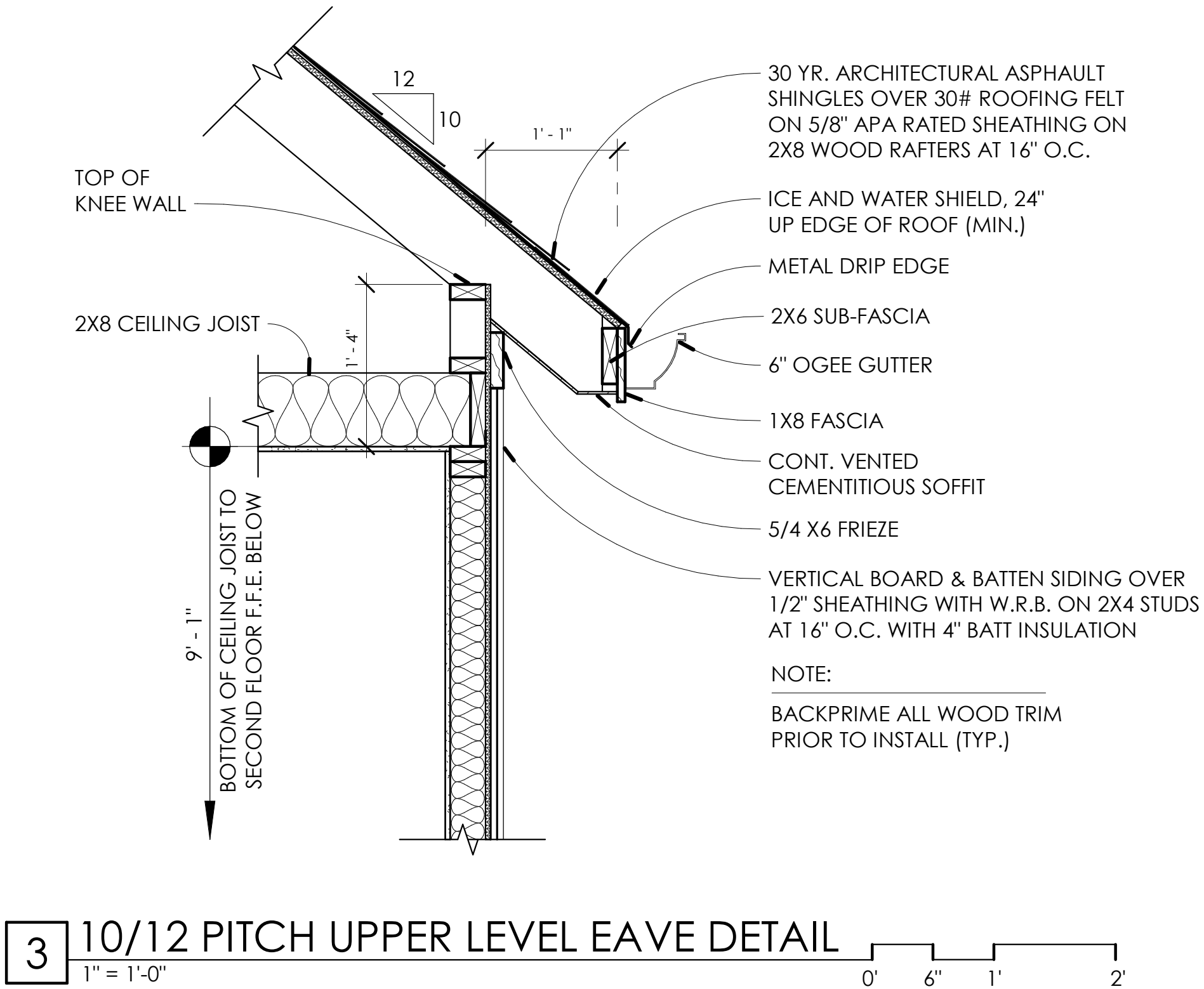
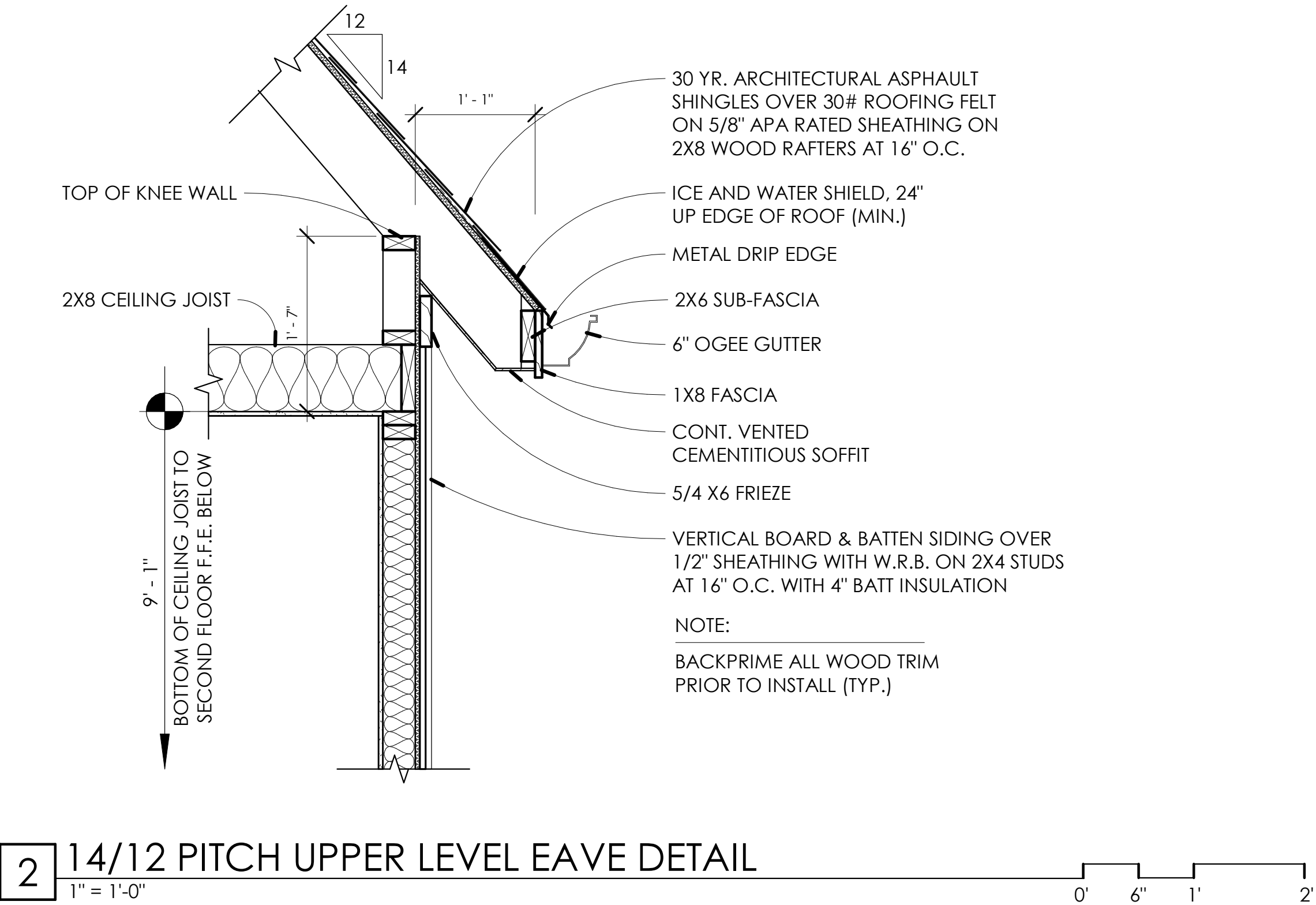
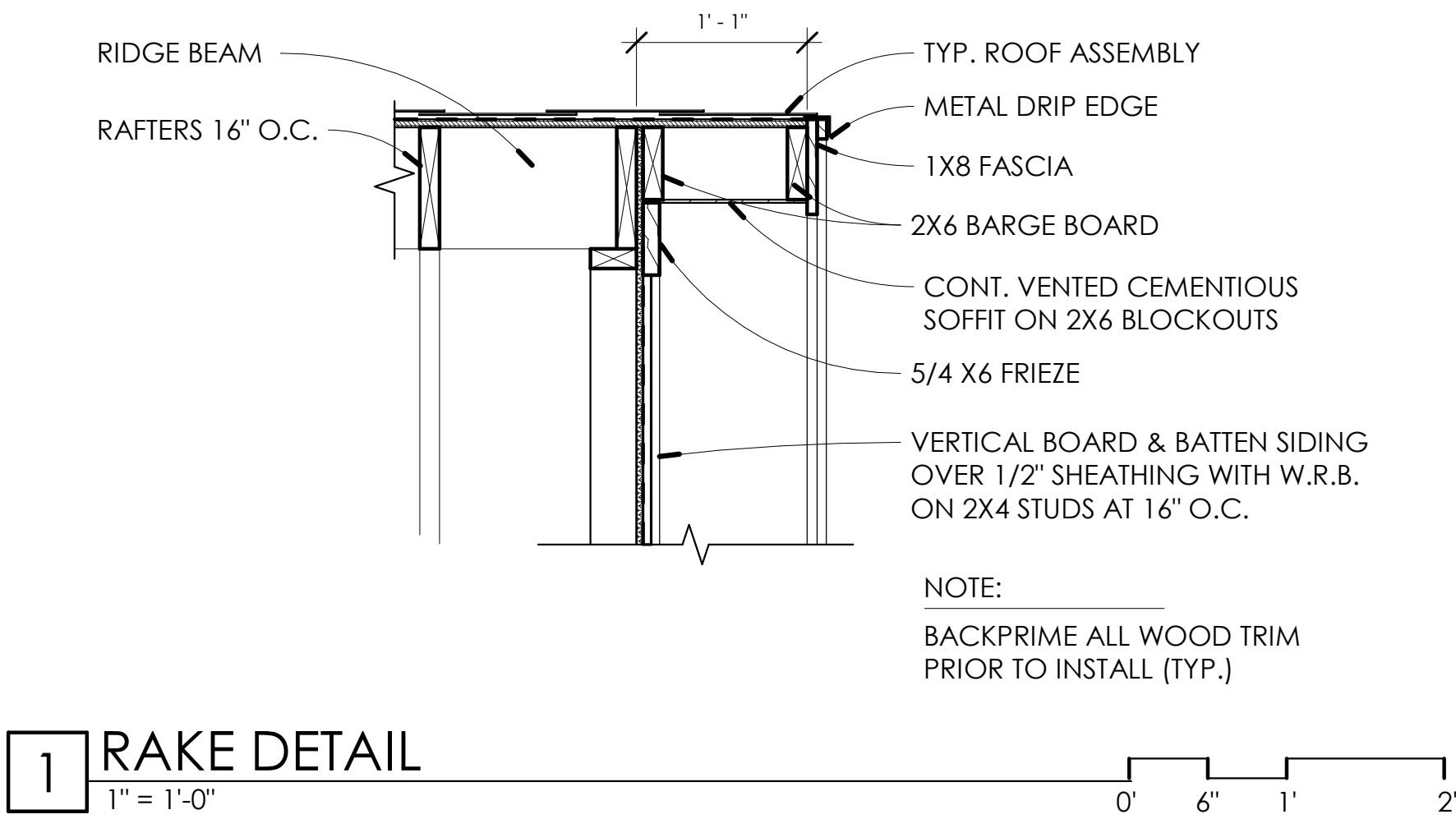
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PERSPECTIVES

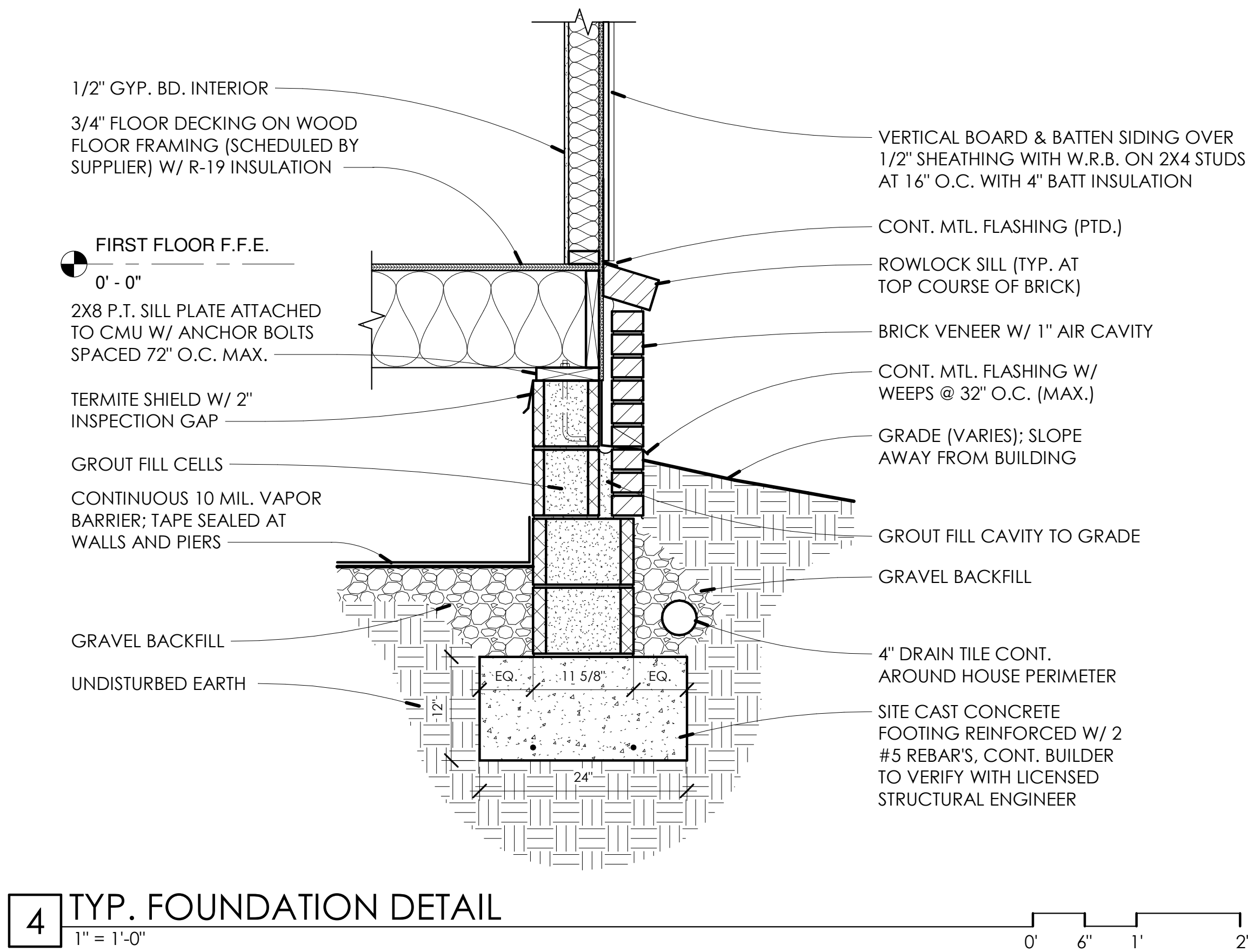
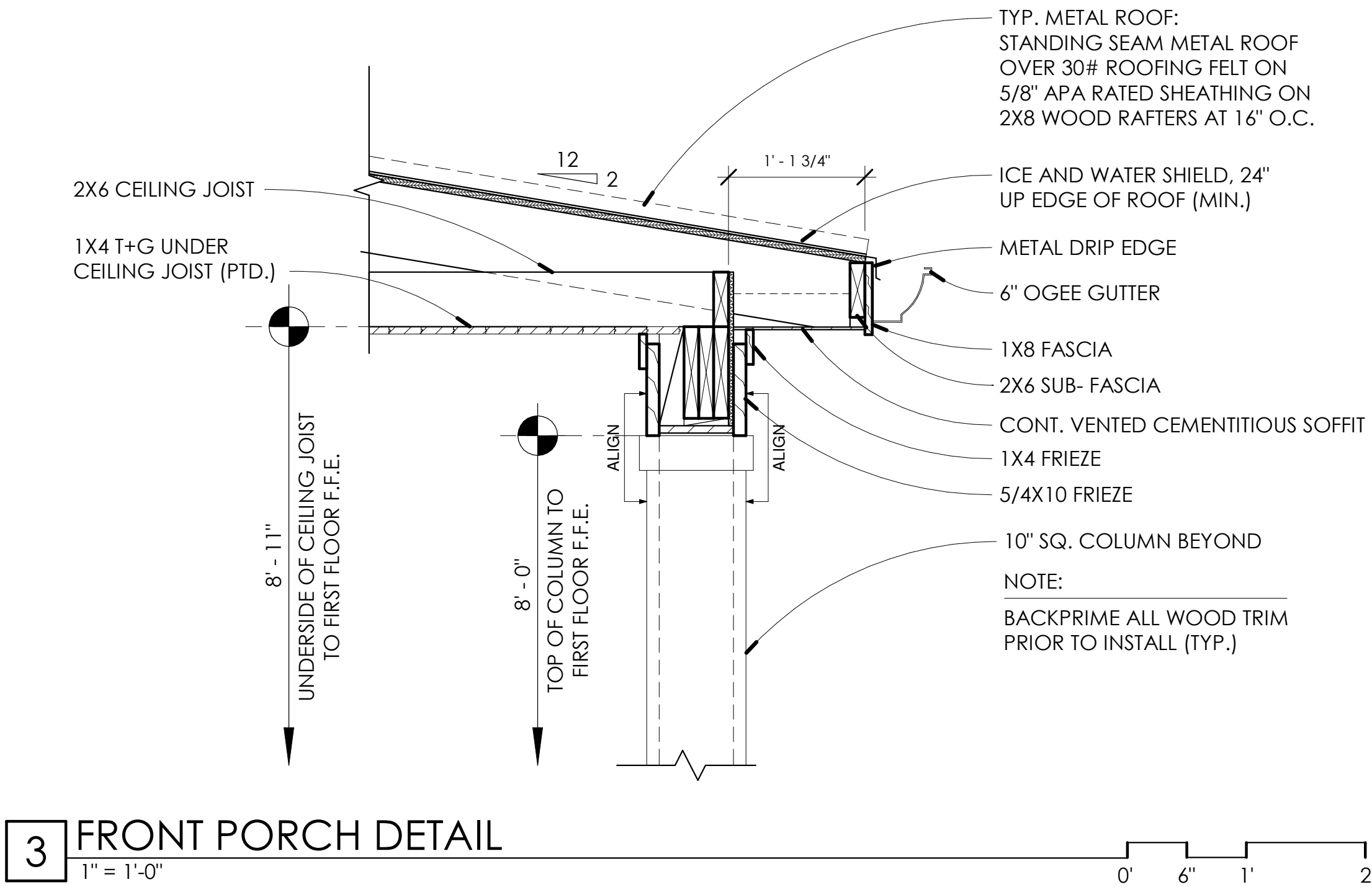
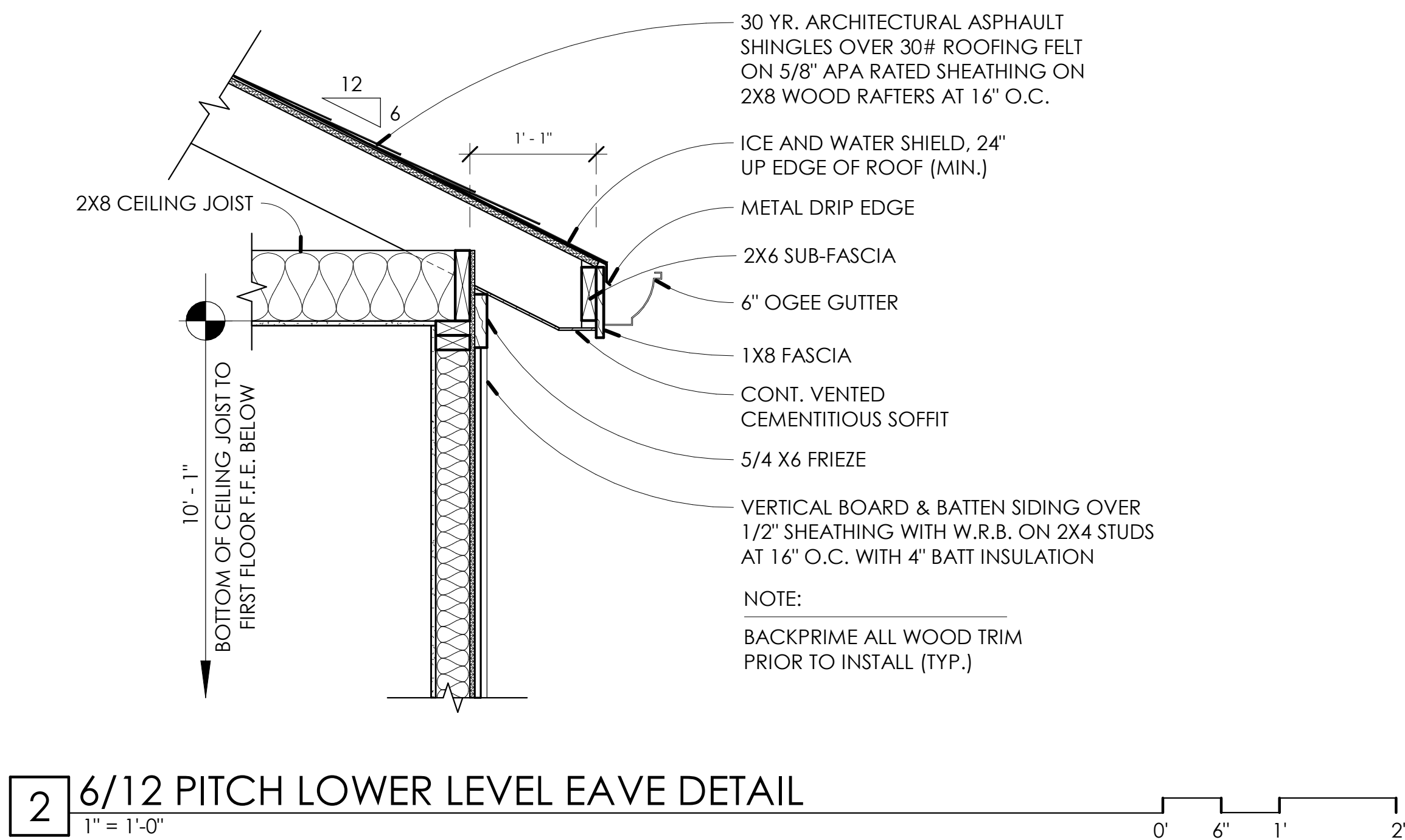
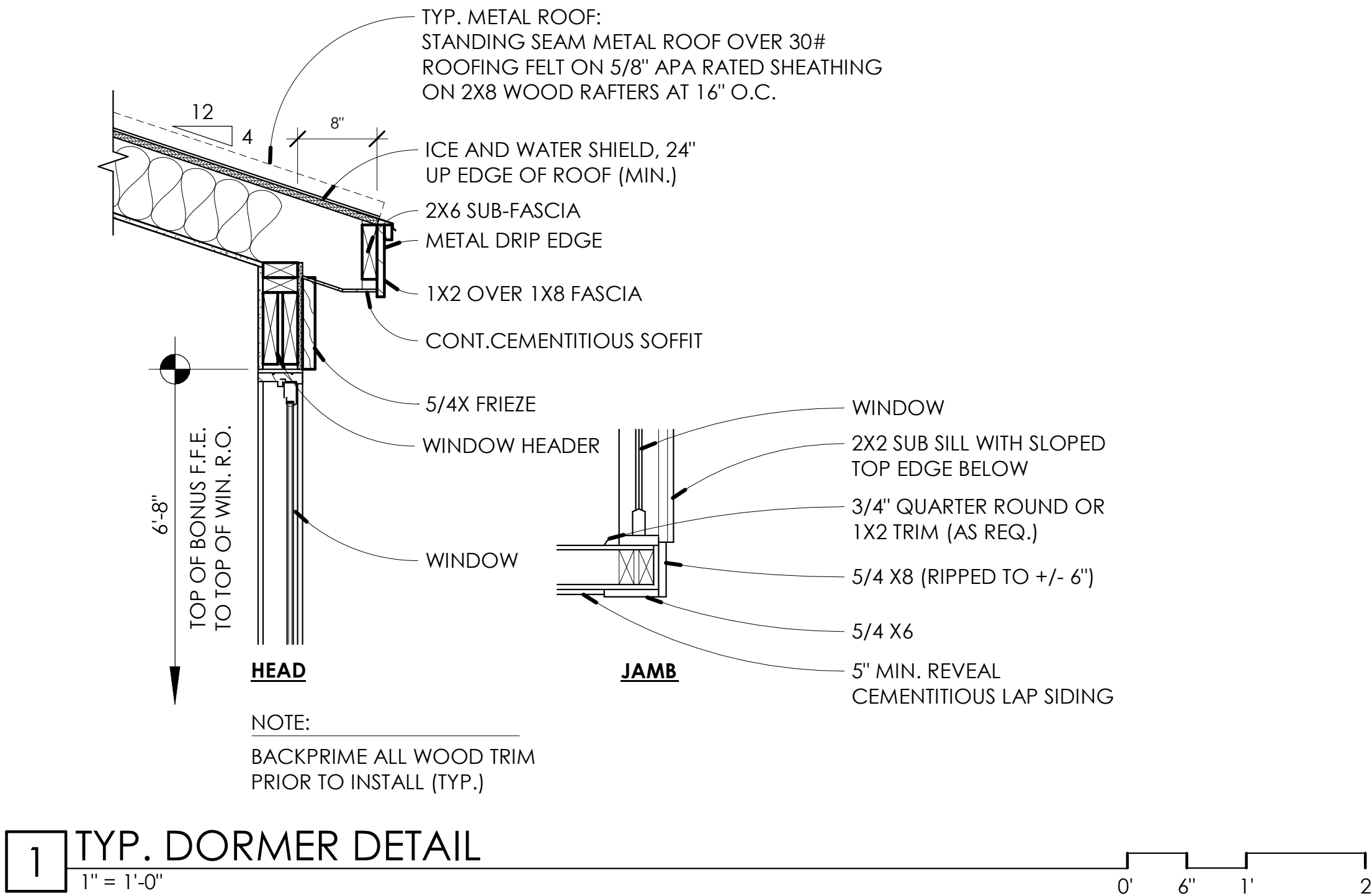
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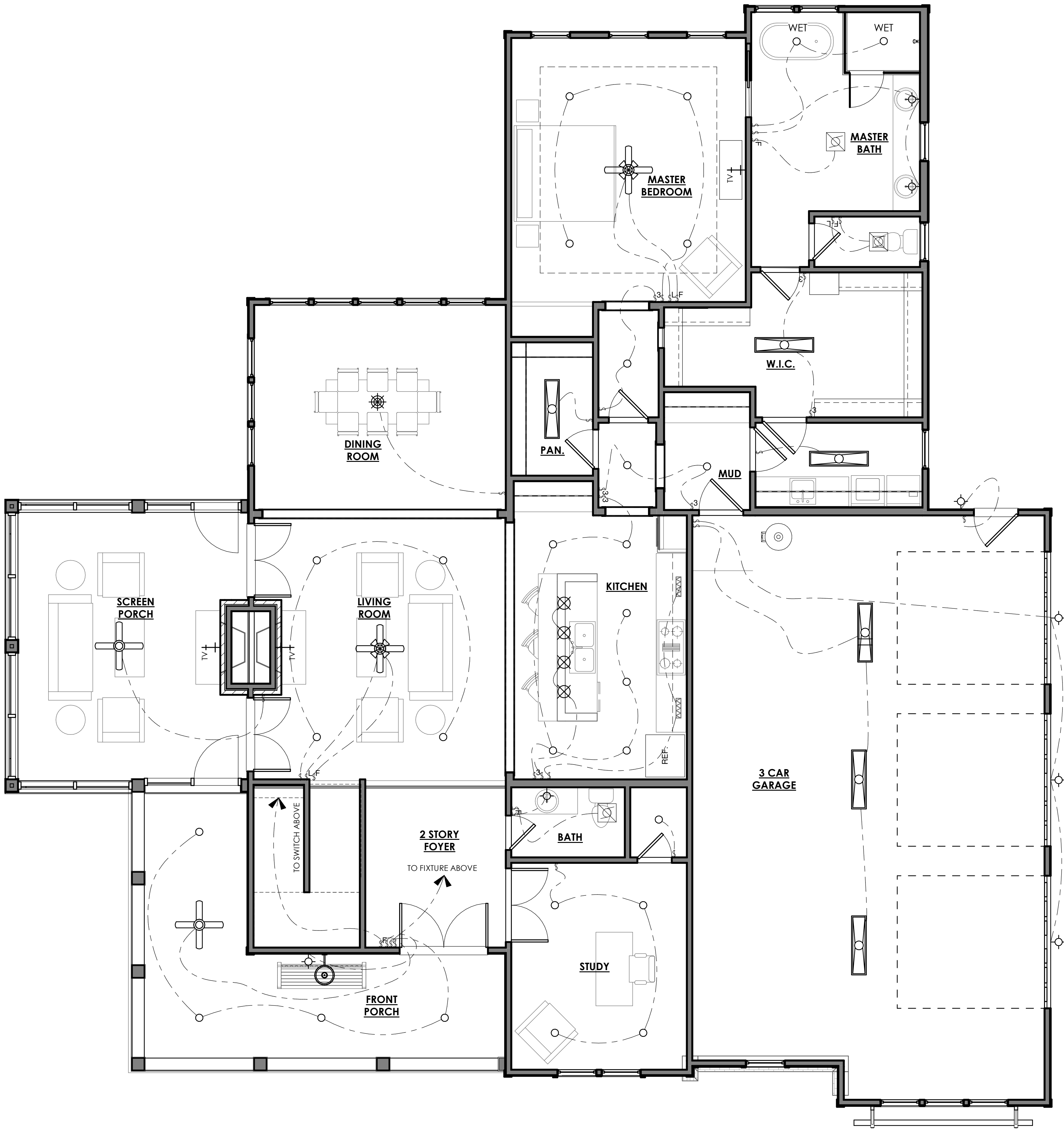
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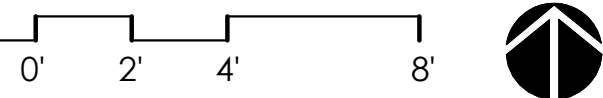


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1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



ELECTRICAL PLAN NOTES

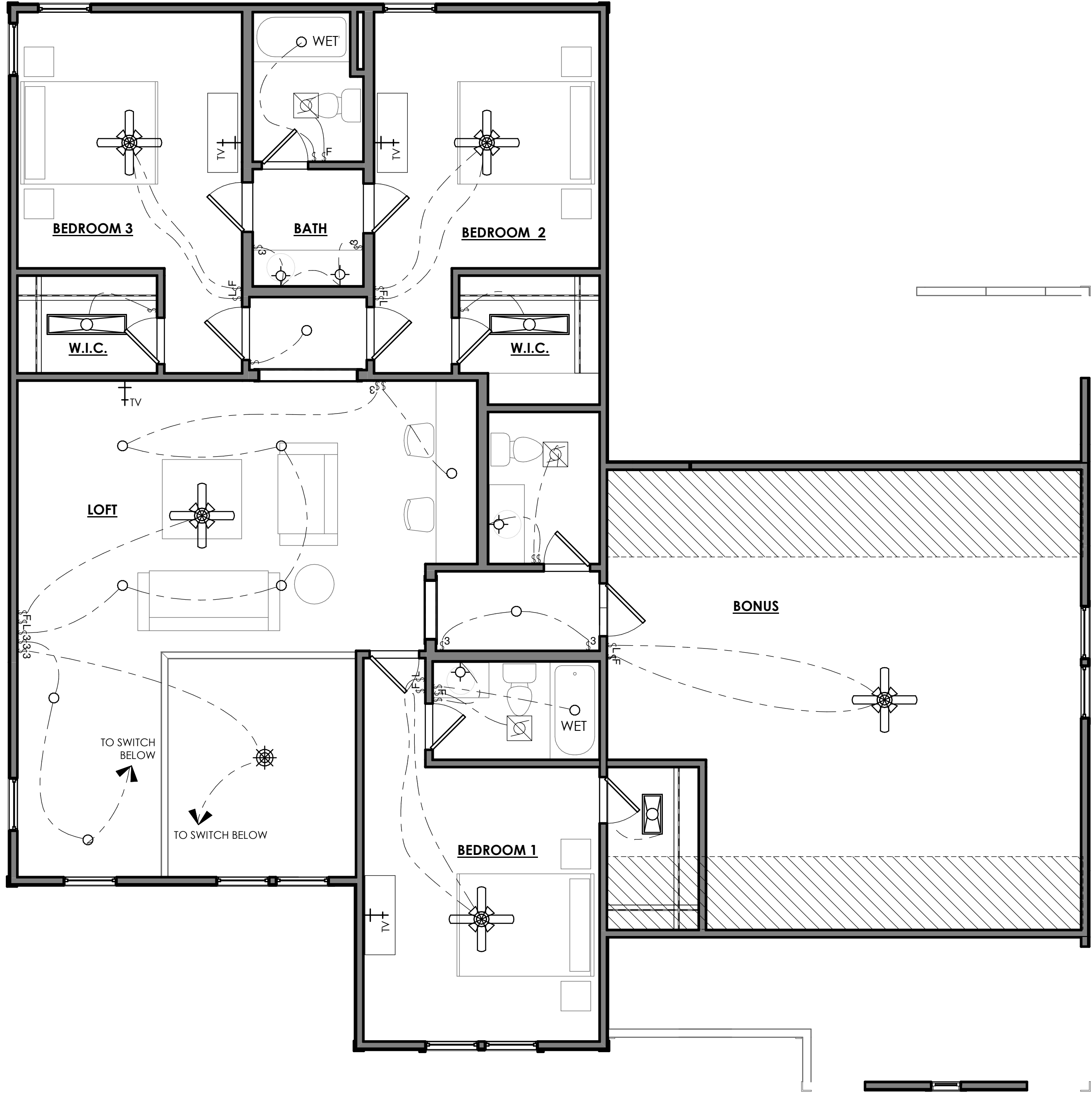
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2. FINAL FIXTURE SELECTION AND EXACT LOCATION TO BE DETERMINED BY BUILDER ON SITE.
3. PROVIDE ALL NECESSARY ELECTRICAL PROVISIONS TO ENSURE THAT ALL APPLIANCES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WASHER, DRYER, FREEZER, REFRIGERATOR, COOK TOP, VENT HOOD, OVEN, DISHWASHER, FOOD DISPOSAL, TRASH COMPACTOR, HVAC EQUIPMENT, ALARM SYSTEM, WATER HEATER, ETC. CAN OPERATE AS REQUIRED.
4. COORDINATE WITH LOCAL APPLICABLE CODES FOR THE LOCATION AND REQUIRED QUANTITY OF SMOKE DETECTORS THROUGHOUT THE HOUSE.
5. LOCATE ALL METERS OUT OF DIRECT VIEW FROM THE FRONT OF THE HOUSE.
6. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
7. SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
8. PROVIDE "GFCI" TYPE, AS REQUIRED BY LOCAL CODES, FOR ALL OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS, BUT NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC.
9. LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
10. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN OR AT LEAST ARE SYMMETRICAL WITH EACH OTHER.
11. PROVIDE OUTLET AT ALARM PANEL LOCATION IF APPLICABLE.
12. PROVIDE TWO LIGHTS AND TWO RECEPTACLES IN ATTIC. LOCATE SWITCH NEAR ATTIC ACCESS.

ELECTRICAL LEGEND

	EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE		CEILING FAN
	EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE		CEILING FAN W/ LIGHT KIT
	RECESSED FIXTURE		EXHAUST FAN WITH LIGHT FIXTURE
	RECESSED WALL FLOOD FIXTURE		EXHAUST FAN WITHOUT LIGHT FIXTURE
	FEATURE/CHANDLER TYPE LIGHT FIXTURE		SINGLE POLE SWITCH
	CEILING MOUNTED LIGHT FIXTURE		THREE WAY SWITCH
	WALL MOUNTED INTERIOR LIGHT FIXTURE		FOUR WAY SWITCH
	EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE		EXHAUST OR CEILING FAN SWITCH
	KEYLESS LIGHT FIXTURE		EXHAUST OR CEILING LIGHT SWITCH
	WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE		SURFACE MOUNTED 4 FT. FLUORESCENT FIXTURE
	EYEBALL		SURFACE MOUNTED 2 FT. FLUORESCENT FIXTURE
	FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)		LOW VOLTAGE TREAD LIGHT
	SWITCHED POWER OUTLET		UNDER CABINET LOW VOLTAGE FIXTURE
	CABLE/TV OUTLET		

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1 SECOND FLOOR ELECTRICAL PLAN
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	EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE		CEILING FAN W/ LIGHT KIT
	RECESSED FIXTURE		EXHAUST FAN WITH LIGHT FIXTURE
	RECESSED WALL FLOOD FIXTURE		EXHAUST FAN WITHOUT LIGHT FIXTURE
	FEATURE/CHANDLIER TYPE LIGHT FIXTURE		SINGLE POLE SWITCH
	CEILING MOUNTED LIGHT FIXTURE		THREE WAY SWITCH
	WALL MOUNTED INTERIOR LIGHT FIXTURE		FOUR WAY SWITCH
	EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE		EXHAUST OR CEILING FAN SWITCH
	KEYLESS LIGHT FIXTURE		EXHAUST OR CEILING LIGHT SWITCH
	WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE		SURFACE MOUNTED 4 FT. FLUORESCENT FIXTURE
	EYEBALL		SURFACE MOUNTED 2 FT. FLUORESCENT FIXTURE
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	SWITCHED POWER OUTLET		UNDER CABINET LOW VOLTAGE FIXTURE
	CABLE/ TV OUTLET		

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