SOUTHERN PRESERVE - LOT 211

CARBINE & ASSOCIATES, LLC

SOUTHERN PRESERVE - LOT 211 FRANKLIN, TENNESSEE







143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN
PRESERVE - LOT
211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTIC

Project Number 18.1050

ABBREVIATIONS H A/C Shelf and Rod Air Conditioning Header HDW SA ADJ Adjust(able) Hardware Supply Air SAG Above Finished Floor Head Height Supply Air Grill HORIZ SAN **ALUM** Aluminum Horizontal Sanitary SC ALT Alternate High Point Sealed Concrete SCH **ARCH** Architectural HR Hour Schedule **ASPH HGT Asphalt** Height Solid Core Wood Door SDF ATT Attach(ed) HVAC Heating, Ventilation, Soap Dispenser (Foam) SDL & Air Conditioning Soap Dispenser (Liquid) SEC Secure(d) **SECT** Section BD SHT Board Sheet Inch(es) BLDG Building SIM Similar Insulate(d), (ing), (ion) BLKG SPEC Blocking Specification(s) INT Interior BMBenchmark SQ Square INV Invert BRG Bearing Square Inch(es) BUR Built-Up Roof Square Feet/Foot B.O.C. **Bottom of Curb** Square Yard(s) B.O.S. Bottom of Steel Service Sink JST Joist BOT SST Stainless Steel Joint B.O.W. Bottom of Wall ST Steel Tube STC Sound Transmission Coeffient KIT Kitchen STD Standard CAB Cabinet STL Steel CBCatch Basin STOR Storage CEM Cement STRUCT Structural CIP Cast-In-Place Length Suspend(ed), (sion) CJ Contraction Joint Laminate(d) SW Solid Wood CLG Ceiling Live Load SYS Systems Furniture Element CLR Clear/Clearance Low Point CMU Concrete Masonry Unit LWR Lower COL Column LVR Louver CONC Concrete Tread(s)/Tempered **CONST** Construction T&G Tongue and Groove CONT Continuous/Continued **TEMP** Temporary MAS Masonry COORD Coordinate THK Thick(ness) MATL Material THR CORR Corrugates, (ed) Threshold MAXMaximum CPT TLT Carpet MB Machine Belt CT T.O. Ceramic Tile Top of MECH Mechanical CTSK Countersunk T.O.C. Top of Curb Manifacturer CU Cubic T.O.P. Top of Parapet MIN Minimum CU FT Cubic Foot/Feet T.O.W. Top of Wall MISC Miscellaneous CU YD Cubic Yard(s TPD Toilet Paper Dispenser MO Masonry Opening CW Curtain Wall TRTD Treated Moisture Resistant TYP Typical Gypsum Board Metal Threshold MTL Metal Depth MULL Mullion DBL Double Unless Noted Otherwise DF Drinking Fountain Dimension Ν DΝ Down NIC Not In Contract VΒ Vapor Barrier, Vinyl Base DR Door NO. **VERT** Number Vertical DS Down Spout NTS Not To Scale VIF Verify in Field DTL Detail VOL Volume DW Dishwasher VT Vinyl Tile DWG Drawing OC On Center W OD Outside Diameter ОН W Opposite Hand Wide/Width Each Face OPNG W/ Opening With (included) **Expansion Joint** OPP Opposite W/O Without **ELEC** Electric(al) WC Water Closet **ELEV** Elevation/Elevator WD Wood EOS Edge of Slab **WDW** Window EQ Equal Protection Board Water Heater **EQUIP** Equipment Panel Joint WP Waterproofing EW Each Way Property Line WR Water Resistant EXH Exhaust PLAM Plastic Laminate Water Resistant Barrier **EXIST** Existing PLYWD Plywood WWM Welded Wire Mesh EXP Expansion/Exposed PREFAB Prefabricate(d), (tion) EXT Exterior PNT Point Λ PΤ Pressure Treated PTD Paint(ed) Polyvinyl Chloride FD Floor Drain Finish(ed) Floor Q Finished Floor Elevation F.F.E. YD Yard Flat Head FIN Finish(ed) FLR Floor F.O. Face of F.O.G. Face of Glazing Riser/Radius Face of Masonrv F.O.M. Return Air RAD F.O.S. Face of Stud Radius RAG FRMG Framing Return Air Grill FRT RARReturn Air Register Fire Retardant Treated FRP RCP Reflected Ceiling Plan Fiberglass Reinforced RD Roof Drain Polymer REF FSTN Fasten(ed), (er), (ing) Refrigerator **REINF** FT Foot/Feet Reinforce(d), (ing), (ment) FTG Footing RET Retain(ing), Retention Round Head G Rain Leader RMRoom GΑ Gauge/Gage RO Rough Opening

Right of Way

Rough Sawn

Reveal

RVL

PROJECT TEAM

BUILDER

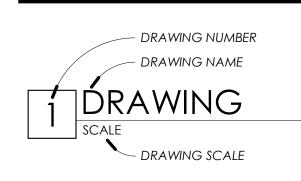
CARBINE & ASSOCIATES, LLC 621 BRADLEY COURT FRANKLIN, TN 37067 615-661-9995

ARCHITECT

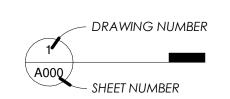
PRINCIPAL - MICHAEL HATHAWAY, AIA CONTACT - TURNER BINKLEY 906 STUDIO.ARCHITECTS, LLC 143 5TH AVE. SOUTH FRANKLIN, TN 37064 615-988-9065

SHEET NO.	SHEET NAME	ISSUE DATE
A001	GENERAL NOTES	03/07/2019
A100	FOUNDATION PLAN	03/07/2019
A101	FIRST FLOOR PLAN	03/07/2019
A102	SECOND FLOOR PLAN	03/07/2019
A110	ROOF PLAN	03/07/2019
A300	ELEVATIONS	03/07/2019
A301	ELEVATIONS	03/07/2019
A350	PERSPECTIVES	03/07/2019
A400	DETAILS	03/07/2019
A401	DETAILS	03/07/2019
A600	ELECTRICAL PLAN	03/07/2019
A601	ELECTRICAL PLAN	03/07/2019

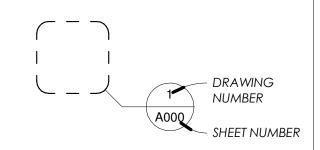
KEYNOTE LEGEND



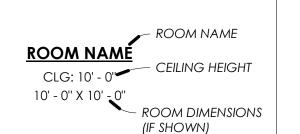
DRAWING TITLE TAG



SECTION TAG



DETAIL TAG



ROOM TAG



WINDOW TAG



DOOR TAG

GENERAL NOTES:

- 1. BY USING THESE CONSTRUCTION DOCUMENTS THE BUILDER IS BOUND BY ALL NOTES IN THESE DOCUMENTS.
- 2. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES.
- 3. THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.
- 4. ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.
- 5. THE CONSTRUCTION DOCUMENTS ARE PROVIDED FOR BASIC CONSTRUCTION PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, EQUIPMENT, HARDWARE, ETC. WHETHER IMPLIED OR EXPLICITLY CALLED OUT ON DRAWINGS.
- ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR(S) FROM EXECUTING WORK INTENDED IN THE DRAWING
- 7. THE BUILDER SHALL NOT SCALE DRAWINGS.
- 8. ALL MATERIAL FINISH SELECTIONS SHALL BE APPROVED BY
- THE BUILDER PRIOR TO INSTALLATION.

 9. THE BUILDER SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ARCHITECT IN WRITING PRIOR TO BID. VENDORS ARE TO BE SUPPLIED WITH ALL MEASUREMENTS AND PERTINENT COMPONENTS UNCOVERED DURING WORK.
- 10. ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO ENSURE A WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE ALL CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT/WATERPROOF CONDITIONS. ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING, AND FLOOR SURFACES.
- 11. THE BUILDER SHALL SUPERVISE AND DIRECT THE WORK, USING THE BUILDER'S BEST SKILL AND ATTENTION. THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
- 12. THE BUILDER, PRIOR TO CONSTRUCTION, SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, TELEPHONE, LOW VOLTAGE, ETC.
- 13. BUILDER SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND PROTECT DURING CONSTRUCTION.

- 14. THE BUILDER SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT TO ENSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILING, ETC., CONTRACTOR SHALL COORDINATE ALL TRADES INCLUDED TO MAINTAIN CEILING HEIGHTS NOTED ON THE DRAWINGS. CONFLICTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT.
- 15. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE BUILDER SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE BUILDER SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF WORK.
- 16. "TYPICAL" (TYP.) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS OTHERWISE NOTED.
- 17. PRIOR TO SUBSTANTIAL COMPLETION, CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES, AND FINGERPRINTS FROM EXPOSED SURFACES INCLUDING GLAZING AND REFLECTORS OF LIGHT FIXTURES. WINDOWS SHALL BE WASHED. EVERYTHING MUST BE CLEANED TO ACHIEVE SUBSTANTIAL COMPLETION. ANY PUNCH-LIST WORK AND SURROUNDING SURFACES MUST ALSO BE
- CLEANED.

 18. UNDER NO CIRCUMSTANCES IS THE USE OF WATER RESISTANT GYP. BD. "GREEN BOARD" AS A BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY "WET" AREAS TO BE USED. USE ONLY "FIBEROCK" BRAND "AQUA-TOUGH" INTERIOR PANELS RATED FOR MOISTURE AND MOLD RESISTANCE OR APPROVED EQUAL. SHOWER STALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT MATERIAL TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET.
- 19. EVERY BEDROOM SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW OF NOT LESS THAN 5.7 SQ. FT. AND SHALL BE LOCATED WITH THE SILL NOT MORE THAN 44" ABOVE THE FLOOR. BUILDER TO VERIFY SIZES SHOWN ON THIS DOCUMENT TO MEET THIS CODE.
- 20. PROVIDE A MINIMUM 30"X22" ATTIC ACCESS OPENING WITH A MINIMUM HEADROOM CLEARANCE OF 30" WHEN MECHANICAL EQUIPMENT IS INSTALLED IN THE ATTIC SPACE. THE OPENING SHALL BE LOCATED IN A HALLWAY, CORRIDOR OR OTHER READILY ACCESSIBLE LOCATION PER IRC.
- 21. STAIR RISER HEIGHT SHALL NOT EXCEED 7 3/4" PER IRC.22. RETURN AIR ACCESS LOCATIONS TO BE VERIFIED IN FIELD.
- 23. PROVIDE SMOKE DETECTOR SYSTEM PER APPLICABLE CODES.

 24. PROVIDE WOOD BLOCKING (FIRE RETARDANT WHERE
- 24. PROVIDE WOOD BLOCKING (FIRE RETARDANT WHERE REQUIRED BY CODE) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS, SHELVING TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO WALLS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL SECURED CONDITIONS.
- 25. THE BUILDER SHALL VERIFY THAT THE PLACEMENT OF INSULATION CREATES A COMPLETE THERMAL BARRIER BETWEEN CONDITIONED SPACE AND EXTERIOR UNCONDITIONED SPACE.



STUDIO ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN
PRESERVE - LOT
211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

DESCRIPTION	<u>DATE</u>

<u>NO.</u>

Project Number

18.1050

A001

GENERAL NOTES

GALV

GL

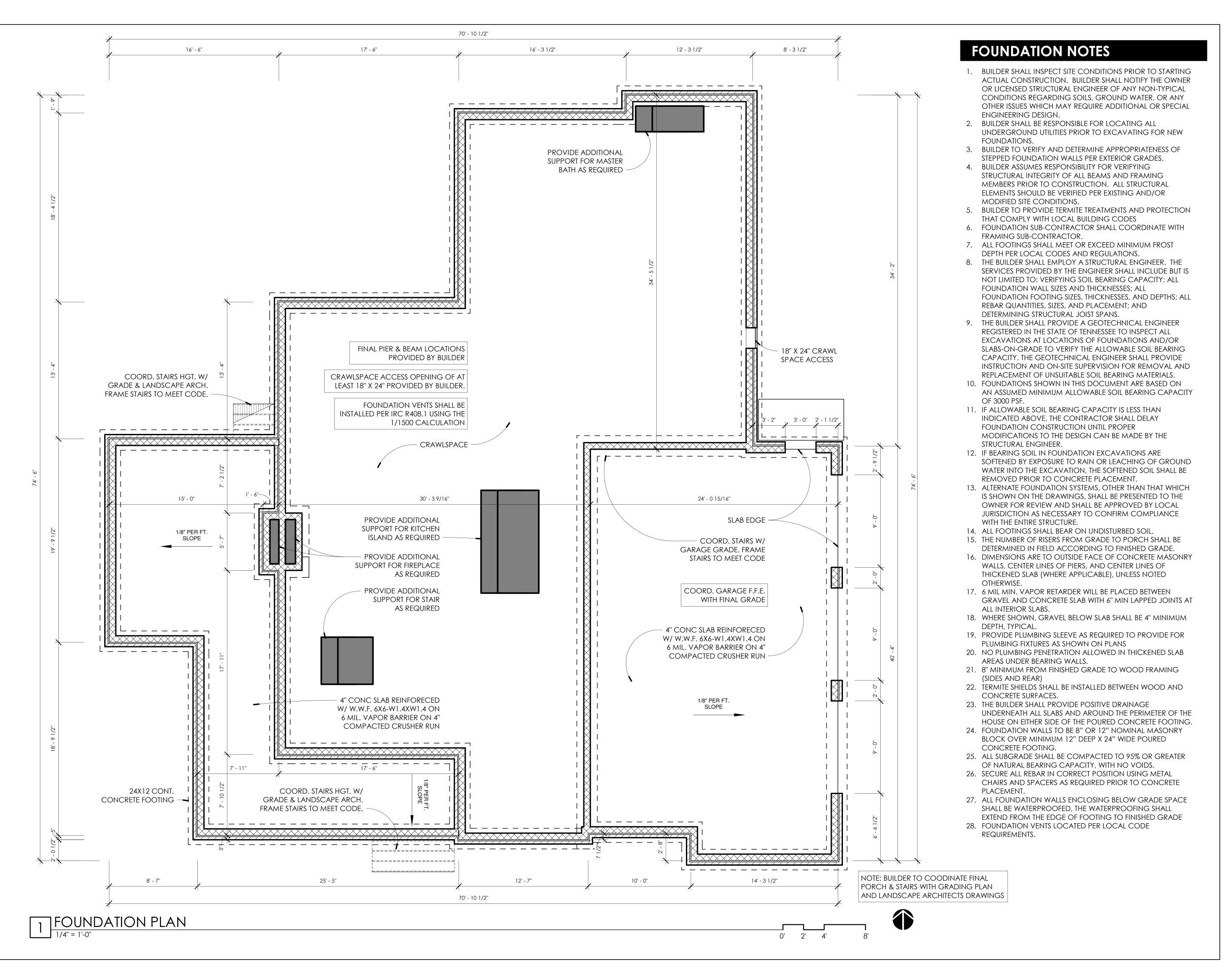
GYP

Galvanize(d)

Gypsum

GYP. BD. Gypsum Board

Glass/Glazing



906

STUDIC

ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN PRESERVE - LOT 211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT

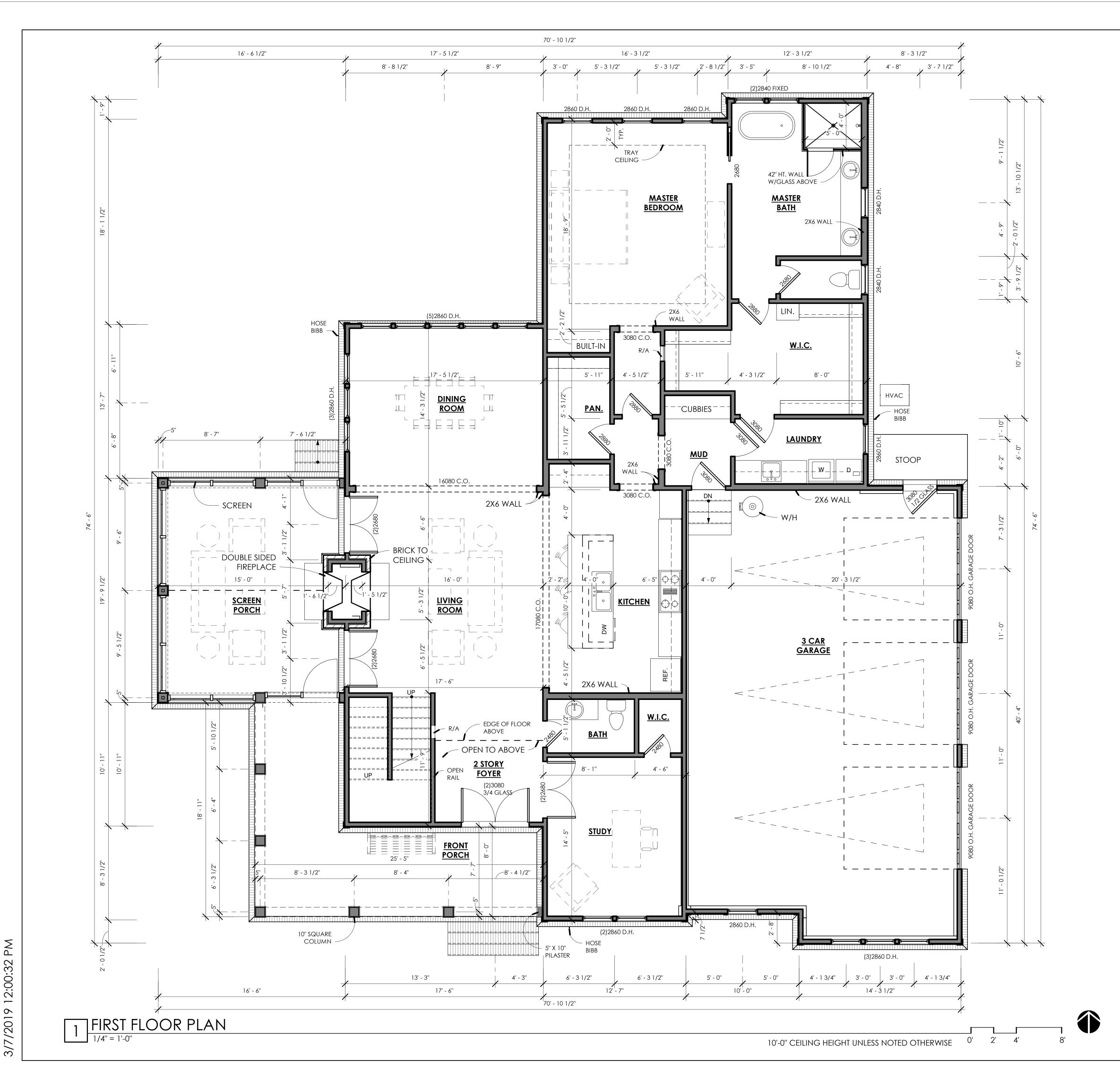
FRANKLIN, TENNESSEE___

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

<u>DESCRIPTION</u>

Project Number 18.1050

FOUNDATION PLAN



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.
- 3. ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
- 4. ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE. ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
- 5. 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.
- 9. 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.
- 10. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
- 11. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2x8 PREFERRED).

FRAMING NOTES

- 1. IF APPLICABLE, ENGINEERED FLOOR SYSTEM SHALL BE SPECIFIED AND INSTALLED PER MANUFACTURER'S REQUIREMENTS
- 2. SUB-FLOORING SHOULD BE GLUED AND SCREWED TO TOP OF FLOOR DECK.
- 3. ALL JOISTS ATTACHED BY HANGARS INTO STRUCTURAL BEAMS SHOULD BE GLUED AND SET IN HANGERS PER MANUFACTURER'S SPECIFICATIONS.
- 4. ALL STUD WALLS SHOWN ARE 2X4 STUD WALLS UNLESS OTHERWISE SPECIFIED.
- 5. SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE FOR PROPER DIRECT BEARING.
- 6. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2X8 PREFERRED).
- 7. 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.
- 2. ALL GYPSUM BOARD CEILINGS TO BE PAINTED PURE WHITE UNLESS OTHERWISE NOTED. CONFIRM WITH BUILDER.
- 3. 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.
- 4. 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	



STUDIC

ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN PRESERVE - LOT 211

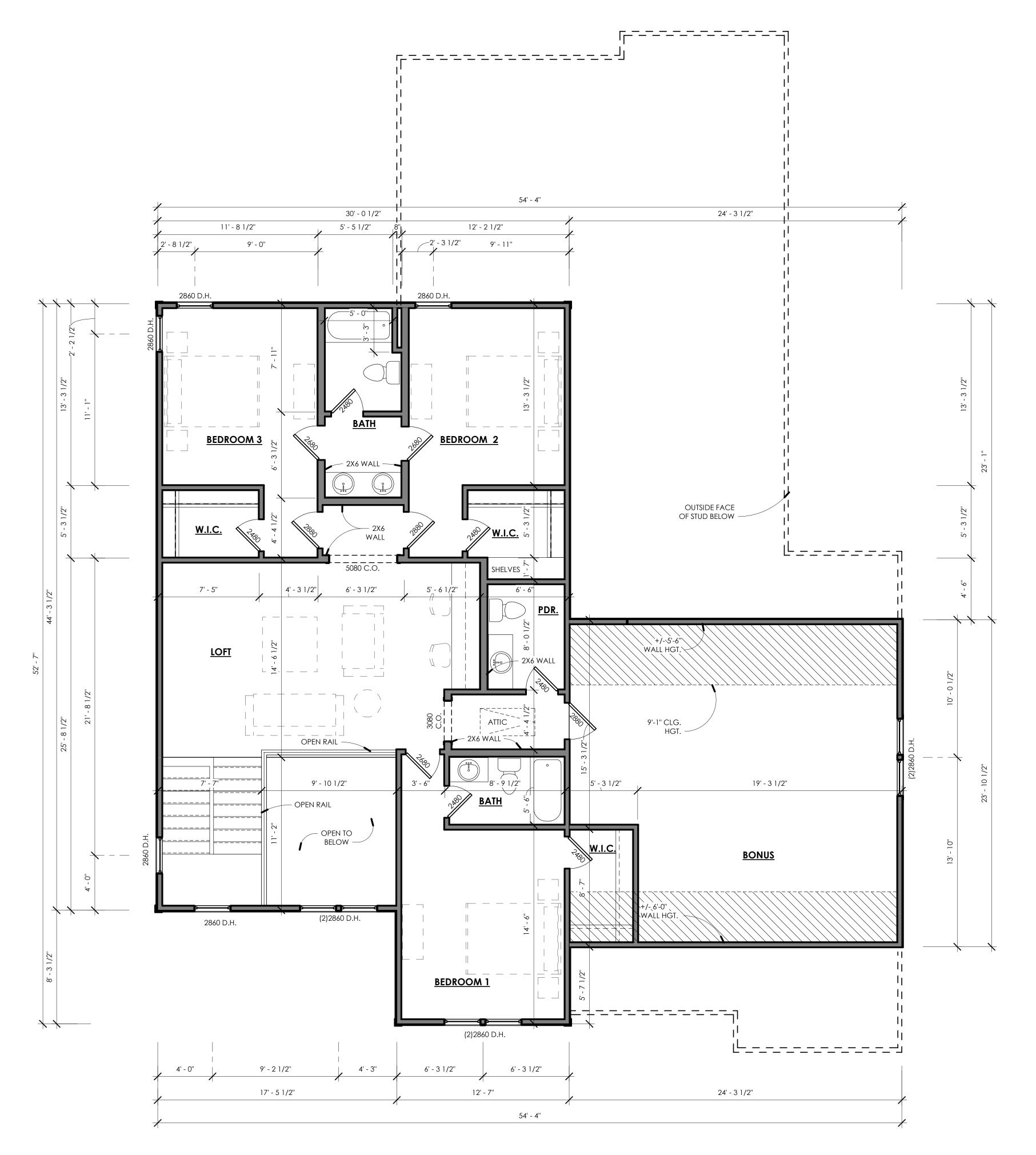
CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. DESCRIPTION

Project Number 18.1050

FIRST FLOOR PLAN



PLAN NOTES

- 1. 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.
- 2. ALL INTERIOR WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.
- 3. ALL INTERIOR WALLS TO HAVE PAINTED WOOD BASE TRIM UNLESS NOTED OTHERWISE. COORDINATE ALL TRIM PROFILES WITH BUILDER AND/OR INTERIOR DESIGNER.
- 4. ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE. ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
- 5. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND REGULATIONS.
- 6. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREA.
- 7. ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 8. FRAME ALL DOOR AND CASED OPENING HEADER HEIGHTS AT +/- 8' 0" AT THE FIRST FLOOR AND AT +/- 6' 8" AT THE
- SECOND FLOOR.

 9. 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.

 10. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.
- 11. ALL WALLS AT CASED 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
- 2. SUB-FLOORING SHOULD BE GLUED AND SCREWED TO TOP OF FLOOR DECK.
- 3. ALL JOISTS ATTACHED BY HANGARS INTO STRUCTURAL BEAMS SHOULD BE GLUED AND SET IN HANGERS PER MANUFACTURER'S SPECIFICATIONS.
- 4. ALL STUD WALLS SHOWN ARE 2X4 STUD WALLS UNLESS OTHERWISE SPECIFIED.
- 5. SOLID BLOCKING MUST BE PROVIDED FOR ALL POINT LOADS FROM ABOVE FOR PROPER DIRECT BEARING.
- 6. ALL WALLS AT CASED OPENINGS SHALL BE 2X6 STUD WALL MIN (2X8 PREFERRED).
- 7. ALL INTERIOR DOORS SHALL BE FRAMED 6" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.

FINISH NOTES

- 1. 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.
- 2. ALL GYPSUM BOARD CEILINGS TO BE PAINTED PURE WHITE UNLESS OTHERWISE NOTED. CONFIRM WITH BUILDER.
- 3. 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.
- 4. ALL INTERIOR WALLS AND CEILINGS ARE SMOOTH & PAINTED 1/2" GYP. BOARD UNLESS NOTED OTHERWISE.

AREA CALCULATIONS

FIRST FLOOR	2232 SF
SECOND FLOOR	1834 SF
HEATED	4067 SF
UNHEATED	
UNHEATED GARAGE	955 SF
	955 SF 287 SF
GARAGE	
GARAGE FRONT PORCH	287 SF

SECOND FLOOR PLAN

3/7/2019 12:00:32 PM

9'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE 0' 2' 4'



906

STUDIO

ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN PRESERVE - LOT 211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211

FRANKLIN, TENNESSEE_

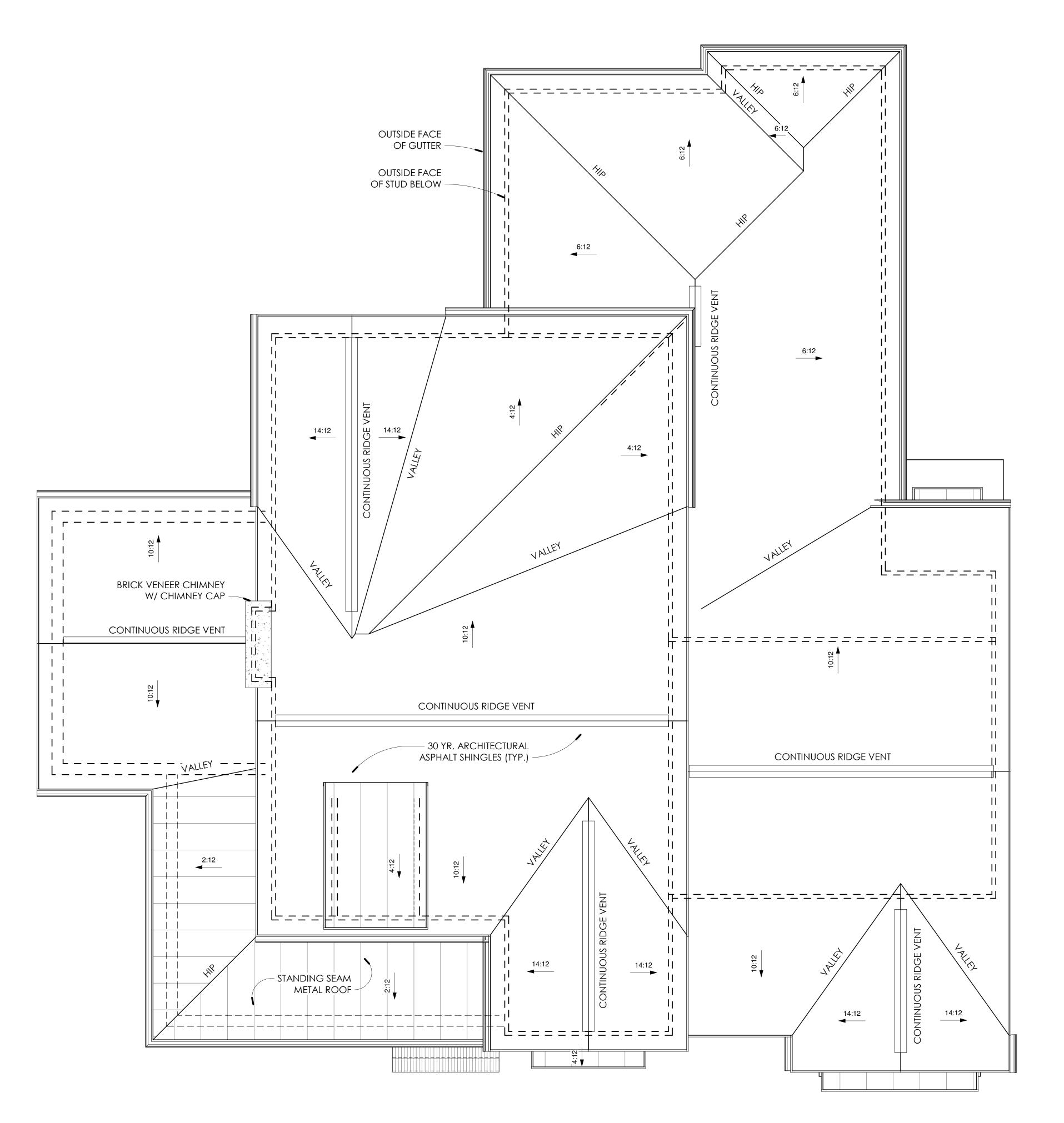
2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

<u>NO.</u>	<u>DESCRIPTION</u>

<u>DATE</u>

Project Number 18.1050

SECOND FLOOR PLAN



STUDIO ARCHITECTS 143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN PRESERVE - LOT 211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
EDANKLIN TENNESSEE

FRANKLIN, TENNESSEE____

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	<u>DESCRIPTION</u>	DA

Project Number 18.1050

ROOF PLAN

A110

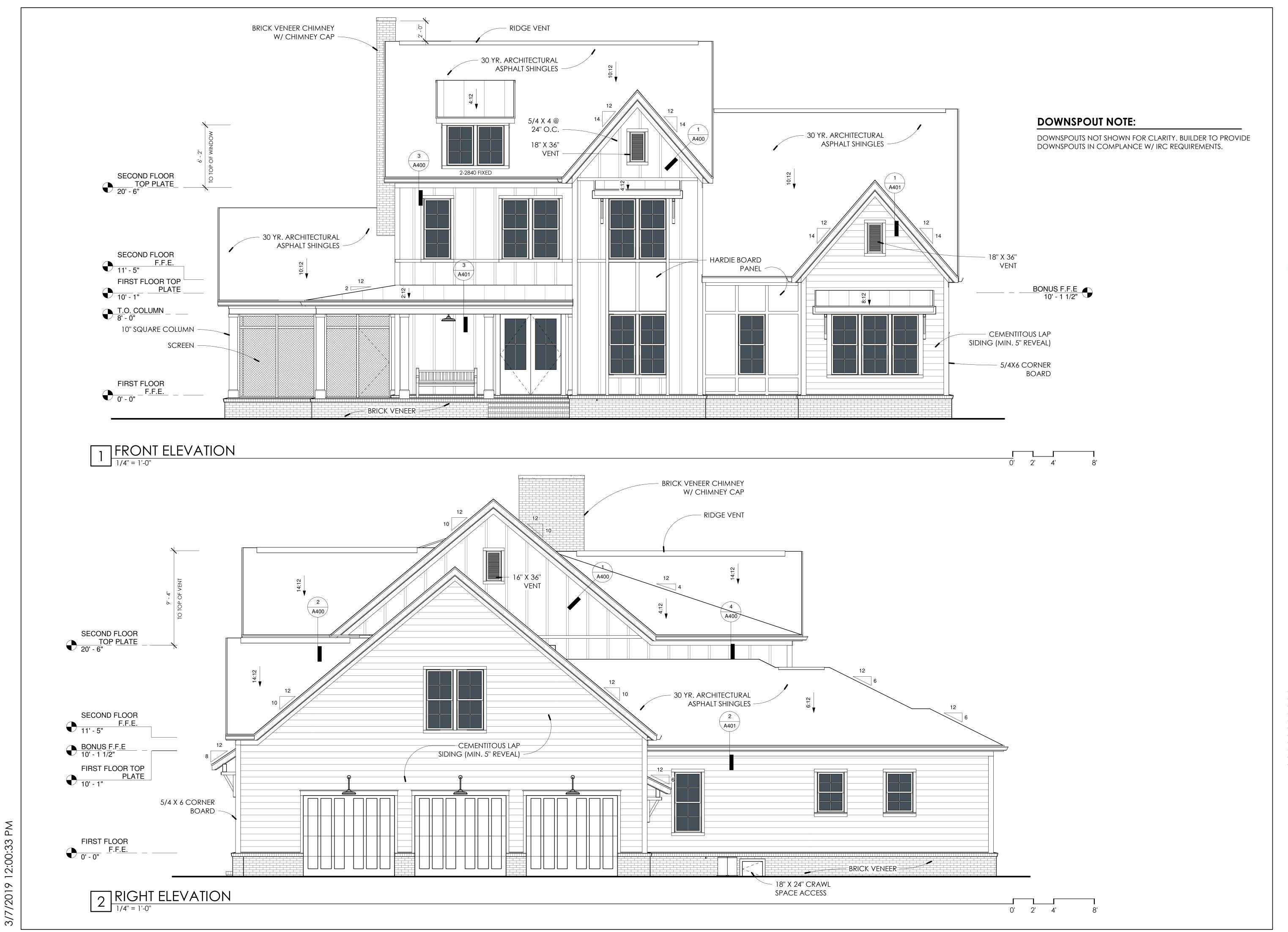
ROOF PLAN NOTES

- 1. ROOF SYSTEM ASSUMED TO BE 2X8 RAFTER @ 16" O.C. UNLESS OTHERWISE NOTED.
- ROOF DESIGNED FOR MINIMUM 20 P.S.F. SNOW LOAD.
 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
- 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.

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

3/7/2019 12:00:33 PM

1



906 CTIIDIO

ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN
PRESERVE - LOT
211

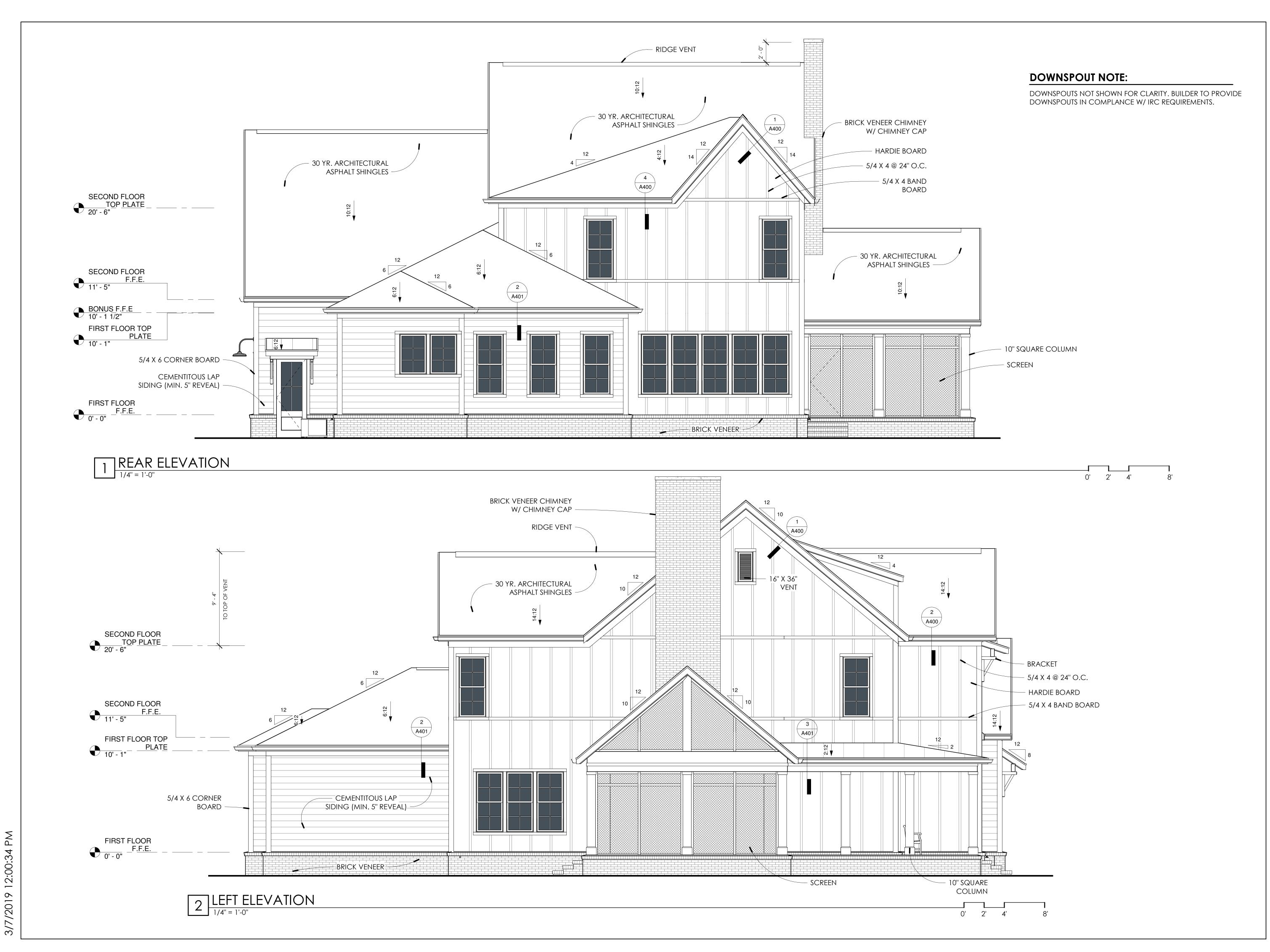
CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. <u>DESCRIPTION</u>

Project Number 18.1050

ELEVATIONS



906 STIININ

ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN
PRESERVE - LOT
211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

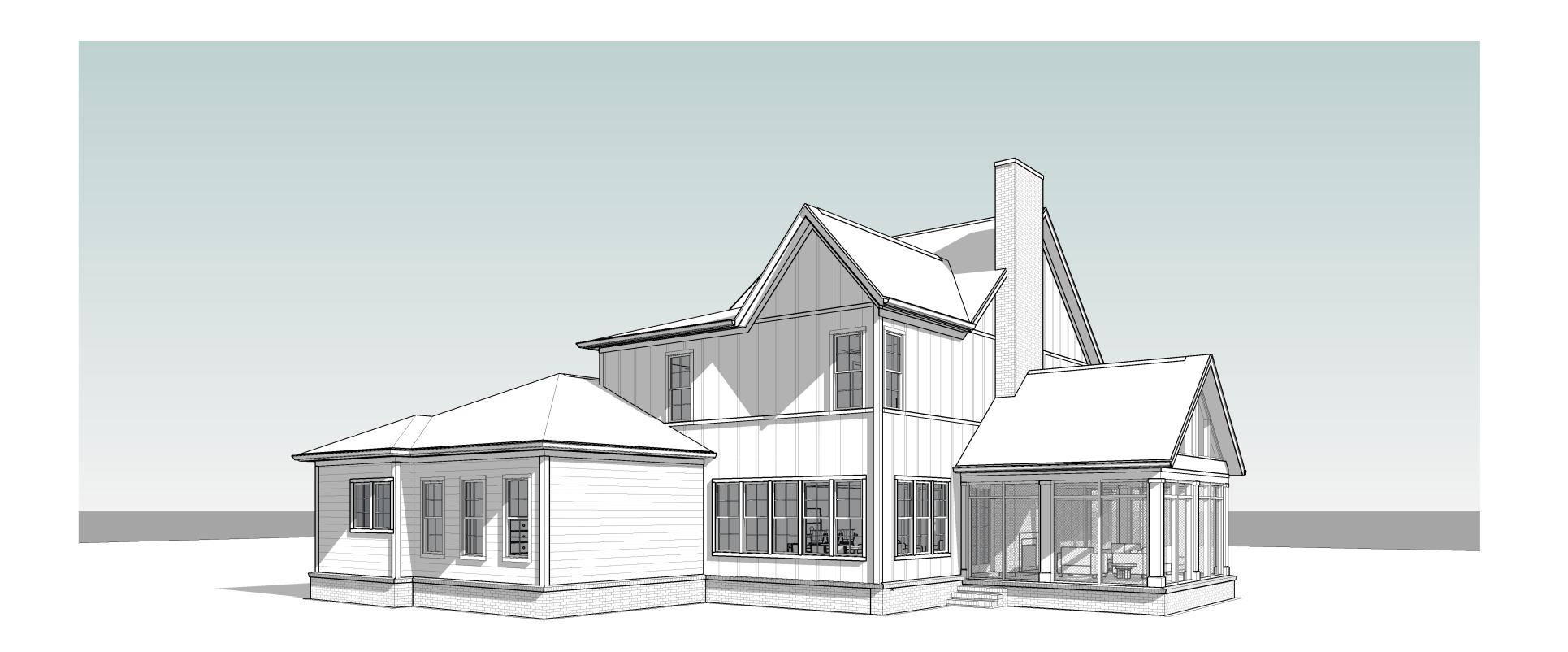
NO. <u>DESCRIPTION</u>

Project Number 18.1050

ELEVATIONS



1 PERSPECTIVE VIEW 1



STUDIO ARCHITECTS

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN PRESERVE - LOT 211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

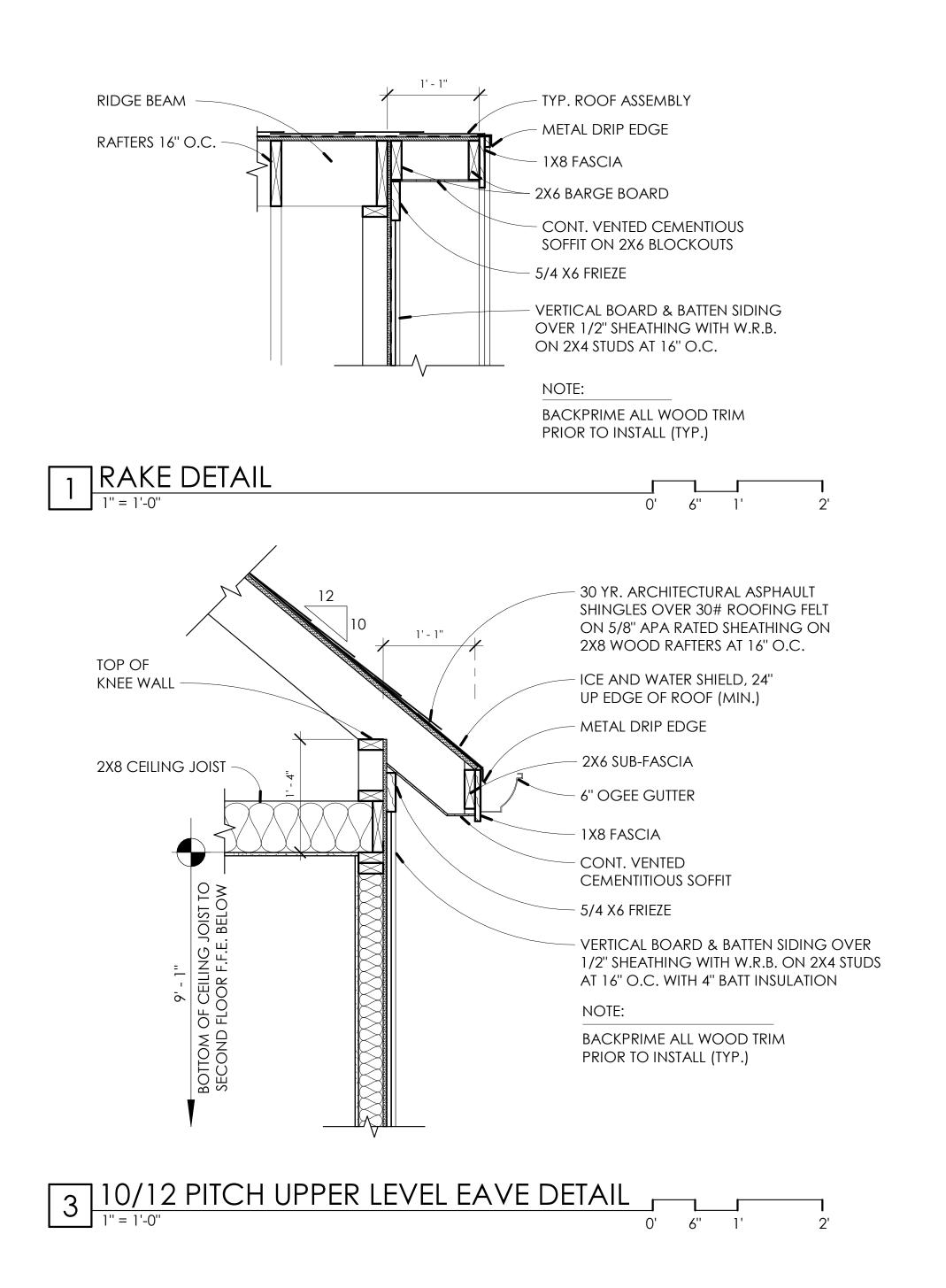
2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

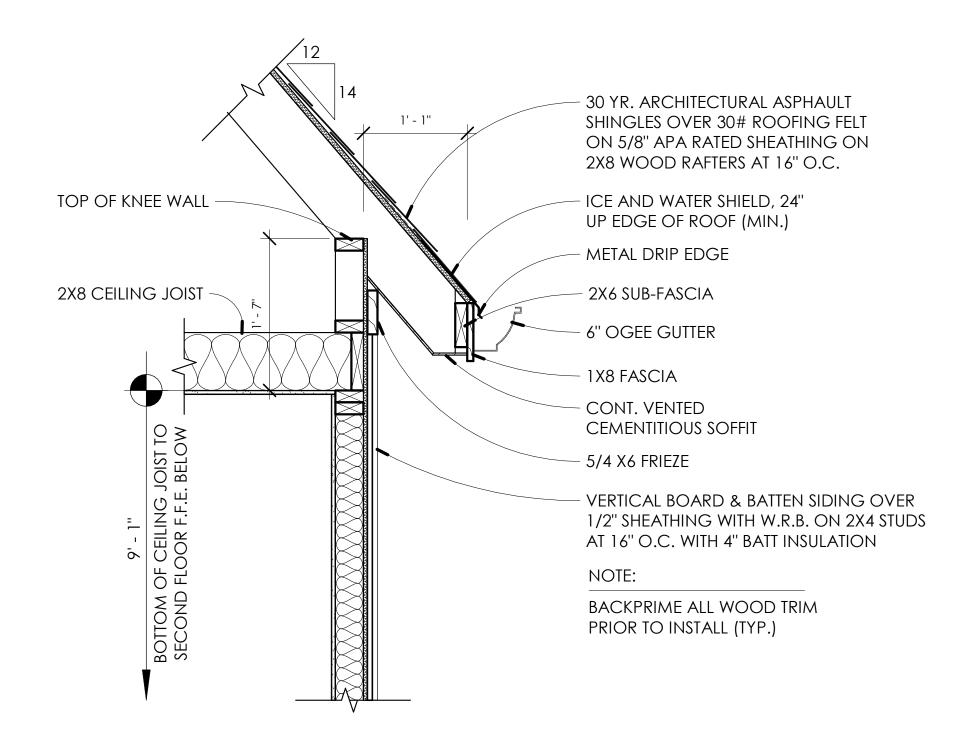
NO. <u>DESCRIPTION</u>

Project Number 18.1050

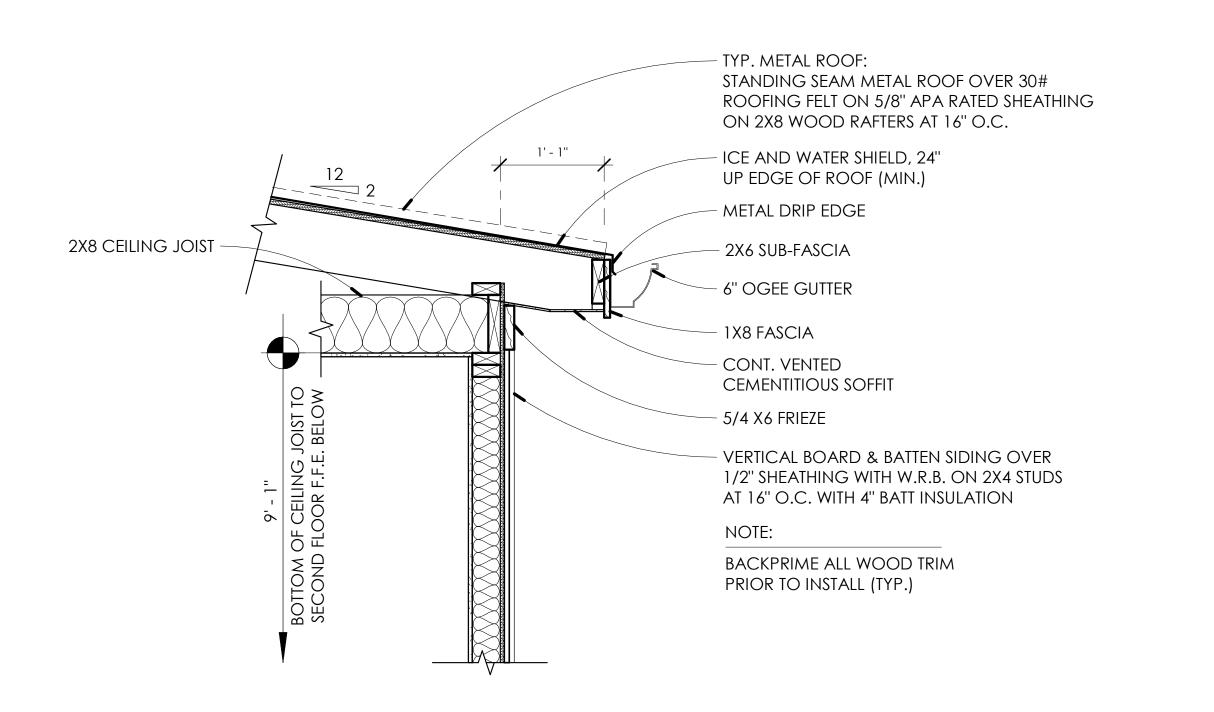
PERSPECTIVES

\350









4 2/12 PITCH UPPER LEVEL EAVE DETAIL

143 Fifth Avenue South Franklin, TN 37064 615.988.9065 906studio.com

ARCHITECTS



SOUTHERN PRESERVE - LOT 211

CARBINE & ASSOCIATES, LLC SOUTHERN PRESERVE - LOT

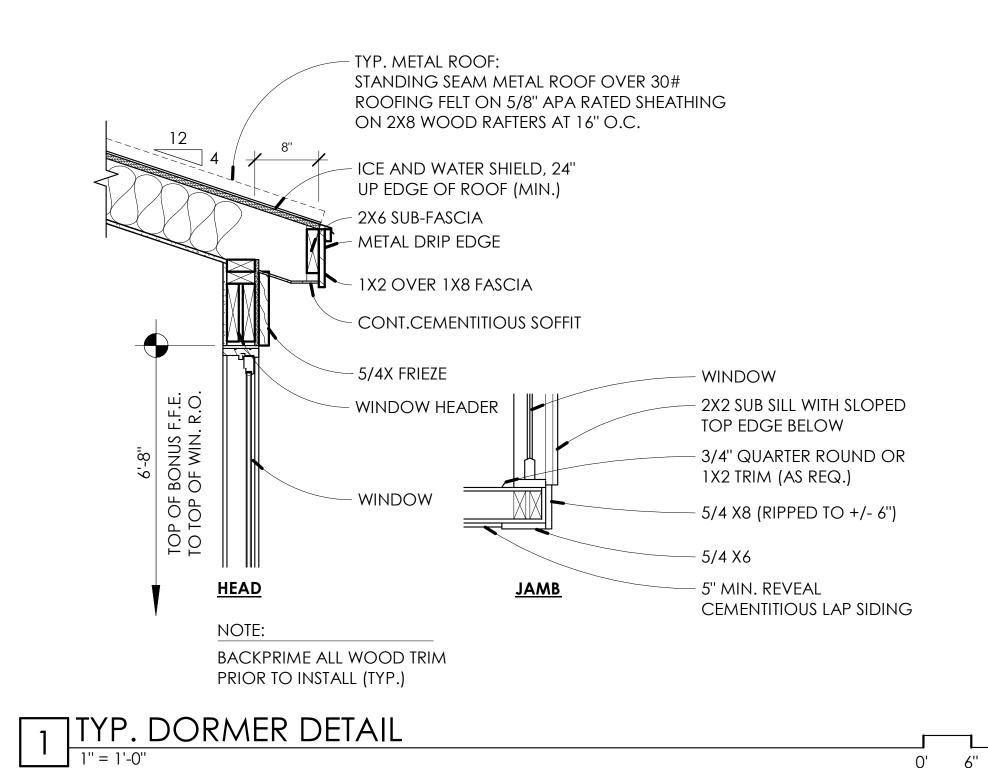
FRANKLIN, TENNESSEE

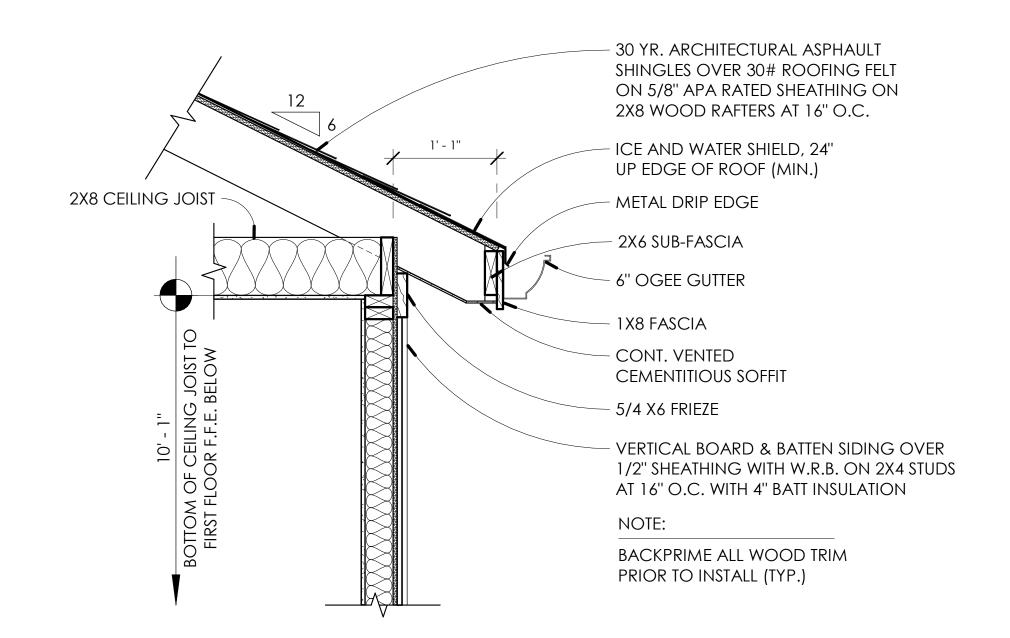
2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO. <u>DESCRIPTION</u>

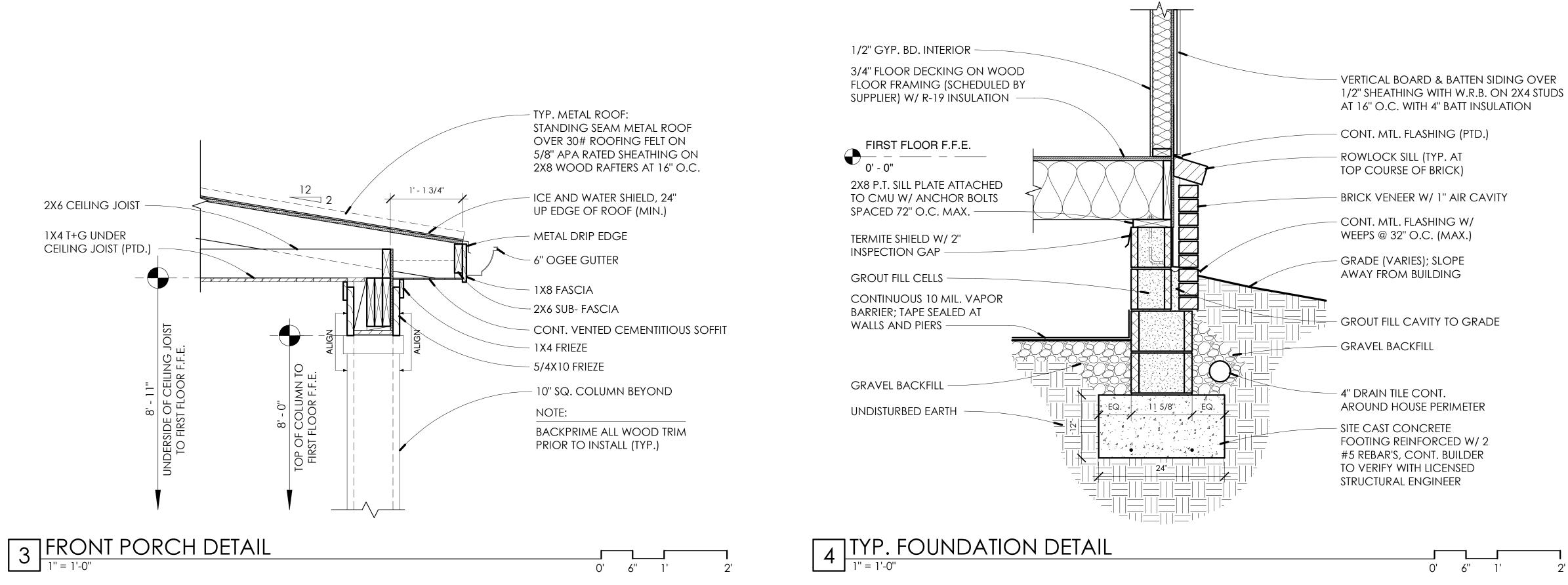
Project Number 18.1050

DETAILS





2 6/12 PITCH LOWER LEVEL EAVE DETAIL





ARCHITECTS

143 Fifth Avenue South

Franklin, TN 37064

615.988.9065

906studio.com

SOUTHERN PRESERVE - LOT 211

CARBINE &
ASSOCIATES, LLC
SOUTHERN PRESERVE - LOT
211
FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

<u>DATE</u>

10.	<u>DESCRIPTION</u>
	·

Project Number 18.1050

DETAILS



ELECTRICAL PLAN NOTES

- 1. THIS DRAWING IS PROVIDED TO SUGGEST DESIGN INTENT ONLY. BUILDER TO LOCATE ELECTRICAL OUTLETS PER LOCAL
- 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
- 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
- MOUNTED LIGHT FIXTURE
- RECESSED FIXTURE
- RECESSED WALL FLOOD FIXTURE

- LIGHT FIXTURE
- LIGHT FIXTURE
- PROPOSED FURNITURE LAYOUT)
- SWITCHED POWER
- CABLE/ TV OUTLET





FEATURE/CHANDLIER TYPE LIGHT FIXTURE

CEILING MOUNTED

WALL MOUNTED INTERIOR

EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE

KEYLESS LIGHT FIXTURE

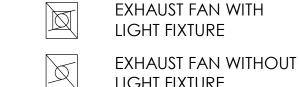
WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE

EYEBALL

FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND







LIGHT FIXTURE SINGLE POLE SWITCH

THREE WAY SWITCH

FOUR WAY SWITCH

EXHAUST OR CEILING FAN SWITCH EXHAUST OR CEILING

LIGHT SWITCH SURFACE MOUNTED 4 FT. FLUORESCENT FIXTURE

SURFACE MOUNTED 2 FT. FLUORESCENT FIXTURE

LOW VOLTAGE TREAD LIGHT

UNDER CABINET LOW **VOLTAGE FIXTURE**



Franklin, TN 37064 615.988.9065 906studio.com



SOUTHERN PRESERVE - LOT 211

CARBINE & ASSOCIATES, LLC SOUTHERN PRESERVE - LOT FRANKLIN, TENNESSEE

2019, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

<u>DESCRIPTION</u>	<u>D</u> ,

<u>NO.</u>

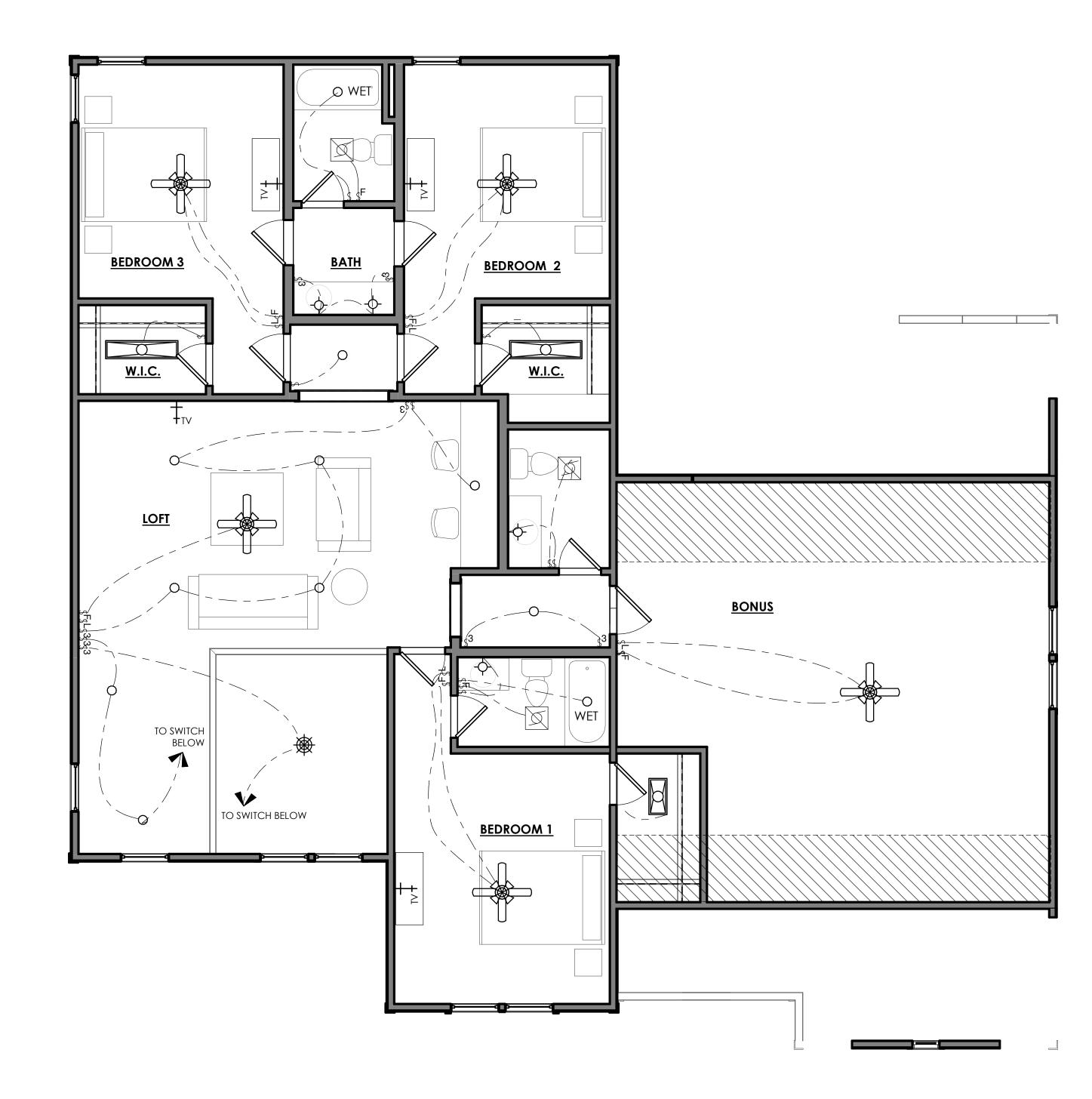
Project Number 18.1050

ELECTRICAL PLAN

A600

1 FIRST FLOOR ELECTRICAL PLAN

3/7/2019 12:00:39



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

3/7/2019 12:00:40 PM



ELECTRICAL PLAN NOTES

- 1. THIS DRAWING IS PROVIDED TO SUGGEST DESIGN INTENT ONLY. BUILDER TO LOCATE ELECTRICAL OUTLETS PER LOCAL
- 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
- 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, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE

RECESSED FIXTURE

RECESSED WALL

TYPE LIGHT FIXTURE

LIGHT FIXTURE

LIGHT FIXTURE

LIGHT FIXTURE

KEYLESS LIGHT FIXTURE

KEYLESS LIGHT FIXTURE

EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)

CABLE/ TV OUTLET



FLOOD FIXTURE FEATURE/CHANDLIER

CEILING MOUNTED

WALL MOUNTED INTERIOR

EXTERIOR SOFFIT MOUNTED

WALL MOUNTED INTERIOR

EYEBALL

FLOOR POWER OUTLET (COORDINATE

SWITCHED POWER





EXHAUST FAN WITH LIGHT FIXTURE

EXHAUST FAN WITHOUT LIGHT FIXTURE

SINGLE POLE SWITCH

THREE WAY SWITCH FOUR WAY SWITCH

EXHAUST OR CEILING FAN SWITCH

EXHAUST OR CEILING LIGHT SWITCH

SURFACE MOUNTED 4 FT. FLUORESCENT FIXTURE

SURFACE MOUNTED 2 FT. FLUORESCENT FIXTURE LOW VOLTAGE

TREAD LIGHT UNDER CABINET LOW **VOLTAGE FIXTURE**

Project Number 18.1050

ARCHITECTS

143 Fifth Avenue South

Franklin, TN 37064

615.988.9065

906studio.com

SOUTHERN

CARBINE &

211

PRESERVE - LOT

ASSOCIATES, LLC

SOUTHERN PRESERVE - LOT

2019, 906 STUDIO ARCHITECTS, LLC.

DRAWINGS AND DESIGN CONCEPTS

SHALL NOT BE USED OR REPRODUCED

IN WHOLE OR PART IN ANY FORM

WITHOUT PRIOR WRITTEN CONSENT

OF 906 STUDIO ARCHITECTS, LLC.

NO. <u>DESCRIPTION</u>

FRANKLIN, TENNESSEE

ELECTRICAL PLAN