



MILL AT BOND SPRINGS - LOT #305

THOMPSONS STATION, TN

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CARBINE & ASSOCIATES

BINKLEY DESIGNED
1011 ALPACA DRIVE
SPRING HILL, TN 37174

PHONE: 615.686.9890
TURNER@BINKLEYDESIGNED.COM



REV. DATE

DATE: 11/03/2023

PROJECT NUMBER:

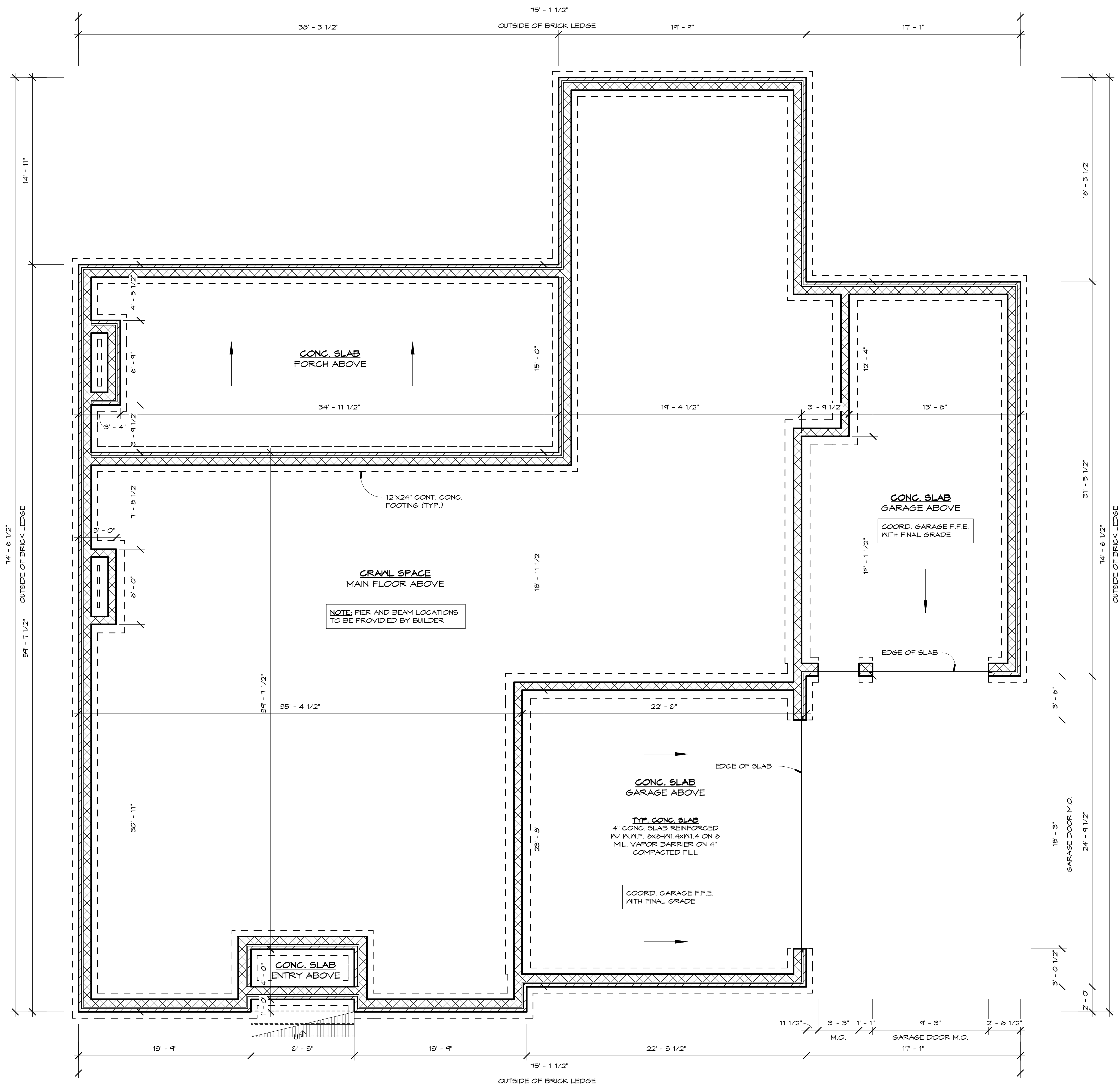
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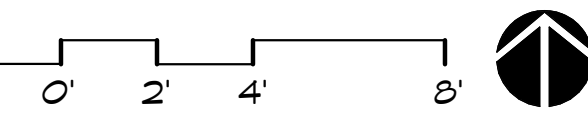
SHEET TITLE: COVER

SHEET NUMBER: AO

CONSTRUCTION DOCUMENTS



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



NOTE:
BUILDER TO COORDINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

NOTE:
REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER

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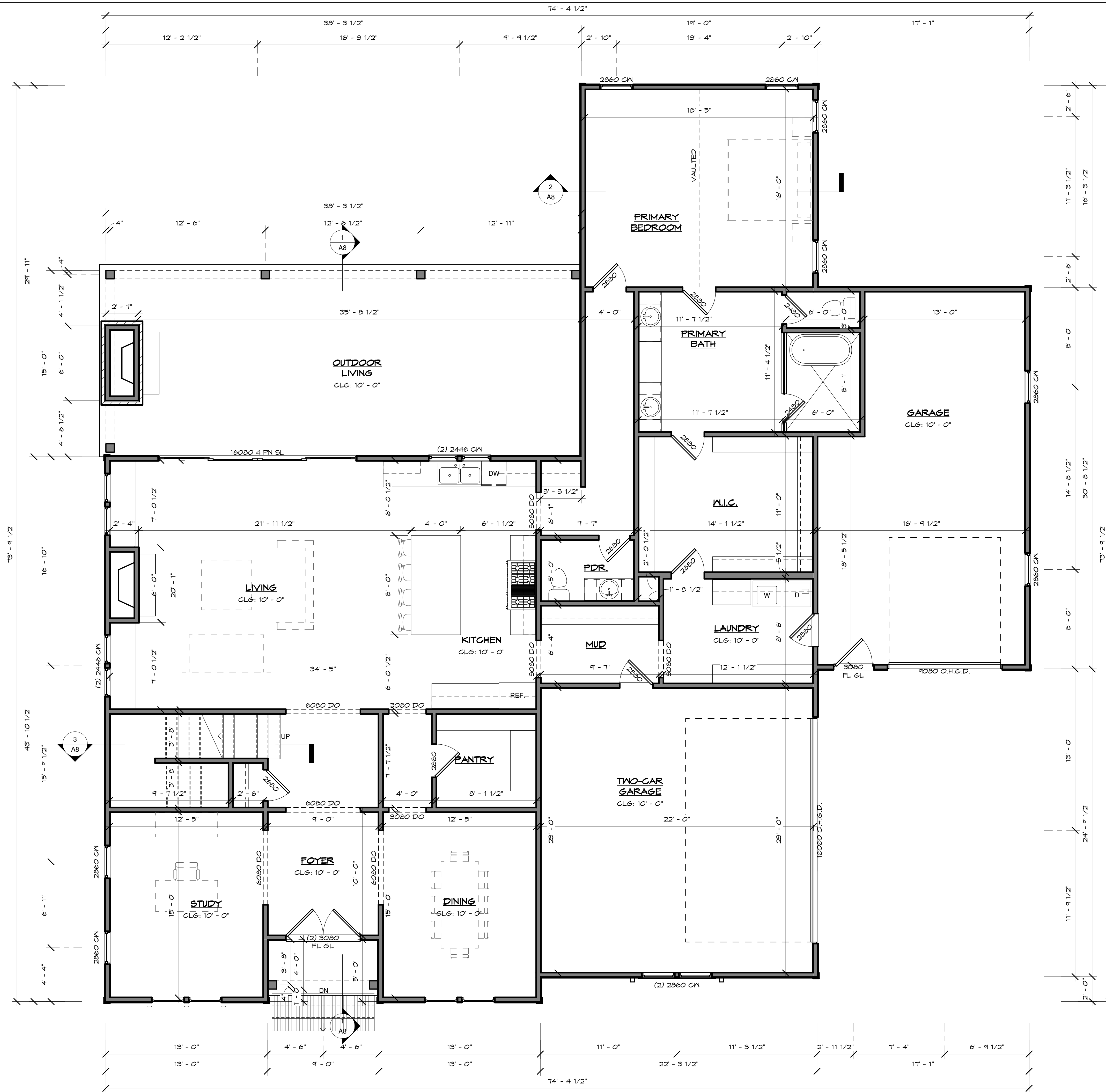
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SHEET TITLE: FOUNDATION PLAN
SHEET NUMBER: A1



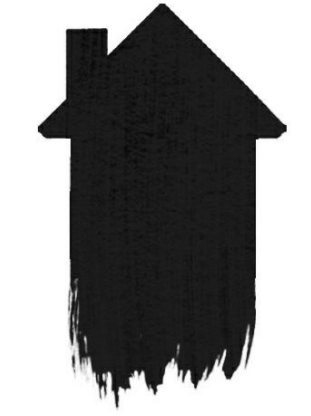
1 FIRST FLOOR PLAN
1/4" = 1'-0"

AREA CALCULATIONS	
BASED ON OUTSIDE FACE OF STUD OR BLOCK	
HEATED	
FIRST FLOOR	2519 SF
SECOND FLOOR	1567 SF
HEATED	4086 SF
UNHEATED	
OUTDOOR LIVING	574 SF
ENTRY	36 SF
TWO-CAR GARAGE	519 SF
GARAGE/GOLF	479 SF
UNHEATED	1608 SF
GRAND TOTAL	5694 SF

NOTE:
BUILDER TO COORDINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

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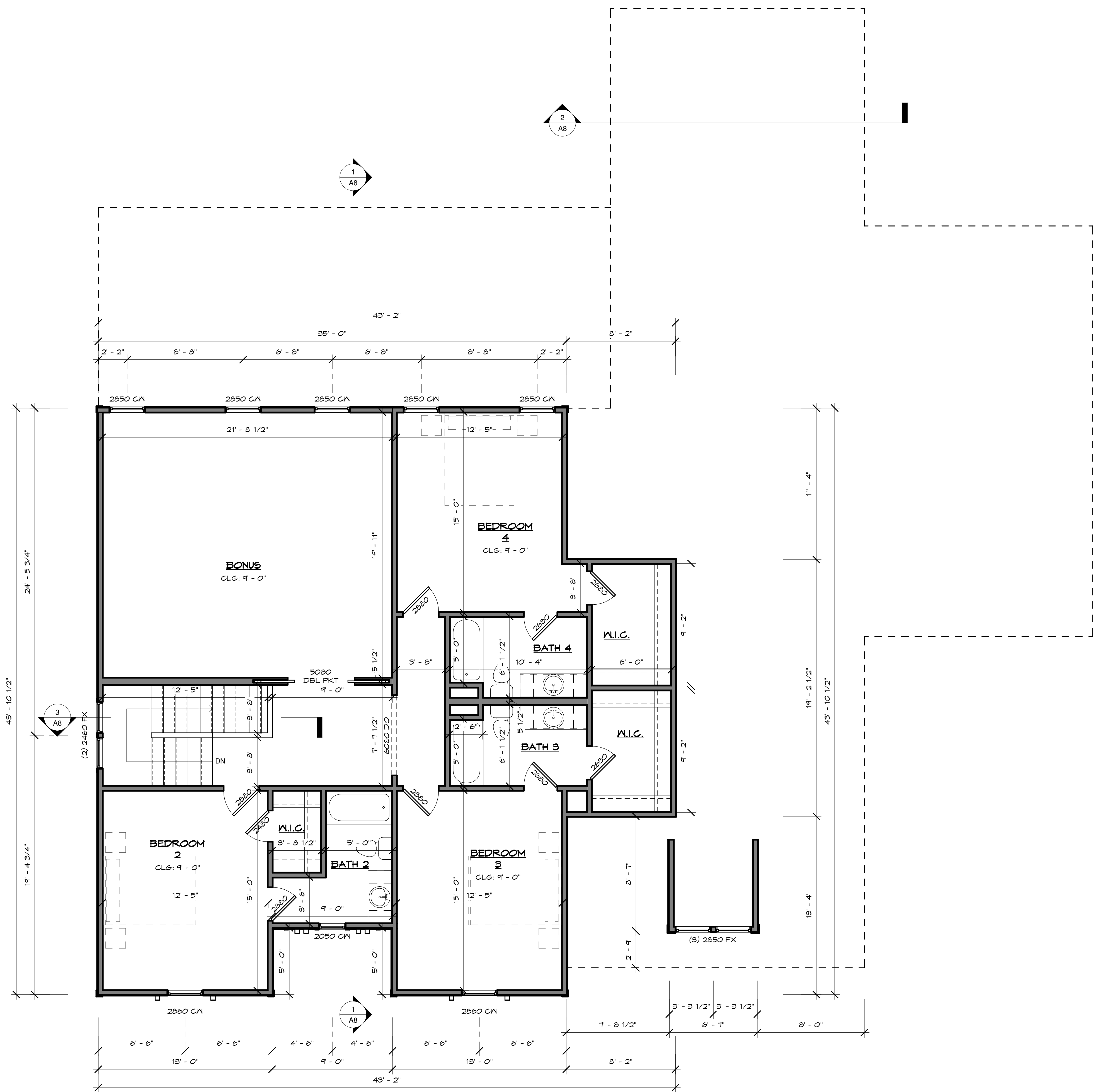
CARBINE & ASSOCIATES

REV.	DATE

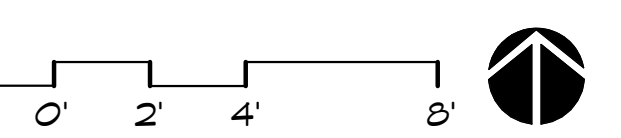
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PROJECT NUMBER:
DRAWN BY: SE
CHECKED BY: TB

SHEET TITLE:
FIRST FLOOR PLAN
SHEET NUMBER:
A2

CONSTRUCTION DOCUMENTS



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

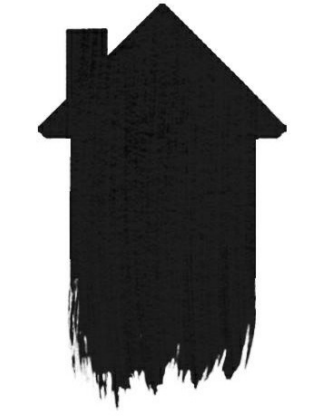


AREA CALCULATIONS	
BASED ON OUTSIDE FACE OF STUD OR BLOCK	
HEATED	
FIRST FLOOR	2519 SF
SECOND FLOOR	1567 SF
HEATED	4086 SF
UNHEATED	
OUTDOOR LIVING	574 SF
ENTRY	36 SF
TWO-CAR GARAGE	519 SF
GARAGE/GOLF	479 SF
UNHEATED	1608 SF
GRAND TOTAL	5694 SF

NOTE:
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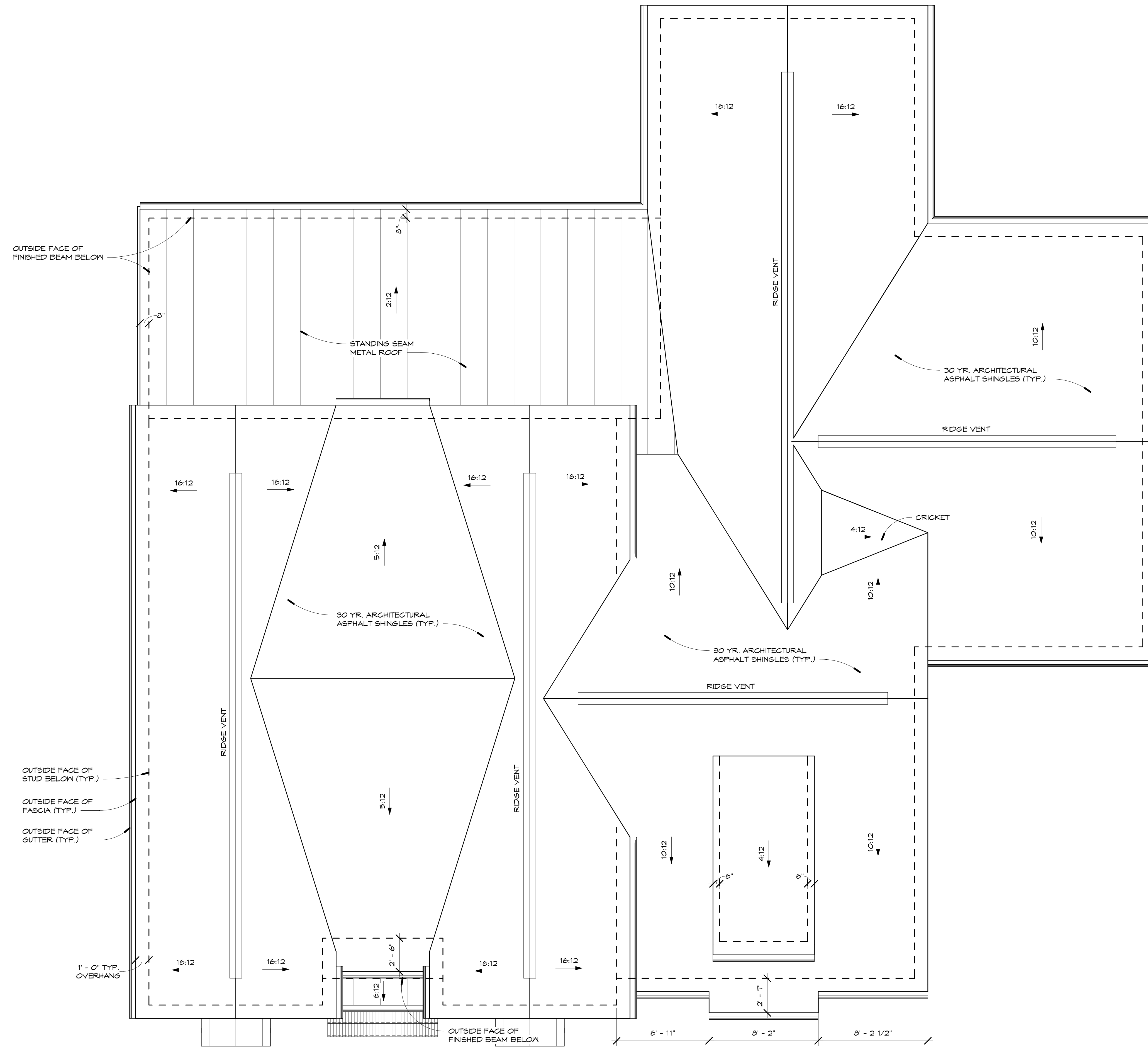
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SECOND FLOOR PLAN

SHEET NUMBER:
A3

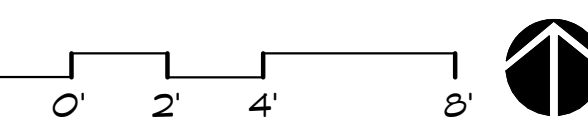
CONSTRUCTION DOCUMENTS

ROOF PLAN NOTES

1. TYP. ROOF SYSTEM ASSUMED TO BE 2X8 RAFTER @ 16" O.C. UNLESS OTHERWISE NOTED. BUILDER TO CONFIRM WITH STRUCTURAL ENGINEER.
2. 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.
3. 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.
4. 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.
5. PROVIDE ATTIC VENTILATION AS PER IRC CODE REQUIREMENTS.



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



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SHEET TITLE:
ROOF PLAN

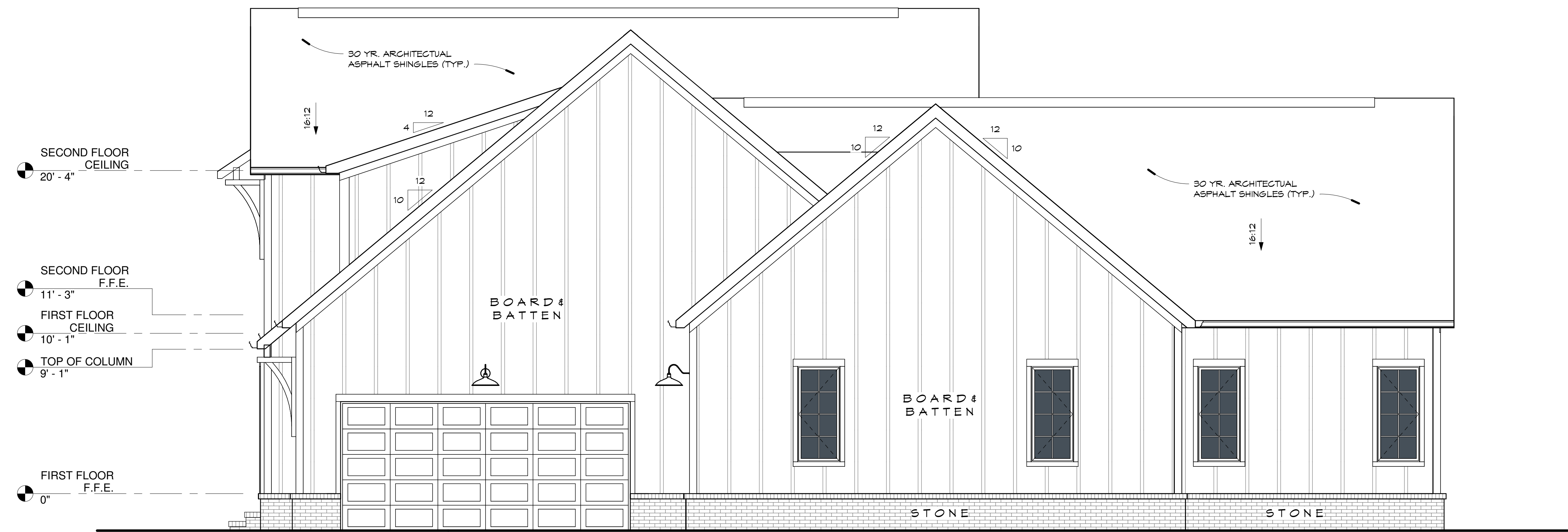
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A4

DOWNSPOUT NOTE:

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



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



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

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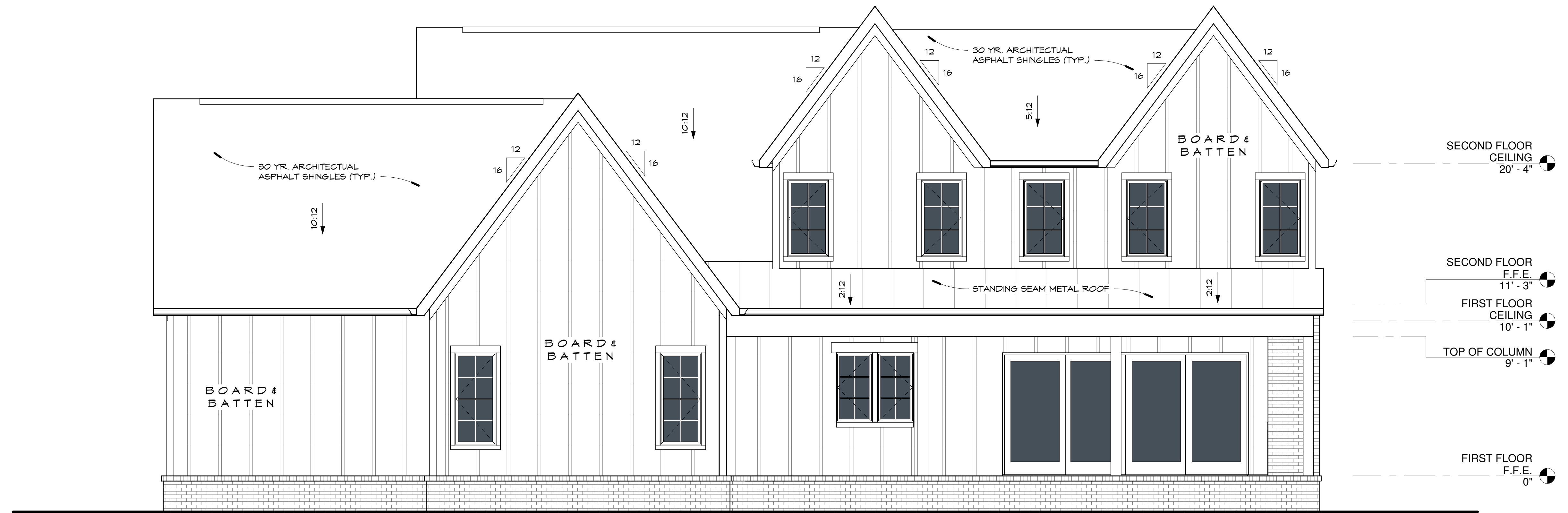
CARBINE & ASSOCIATES

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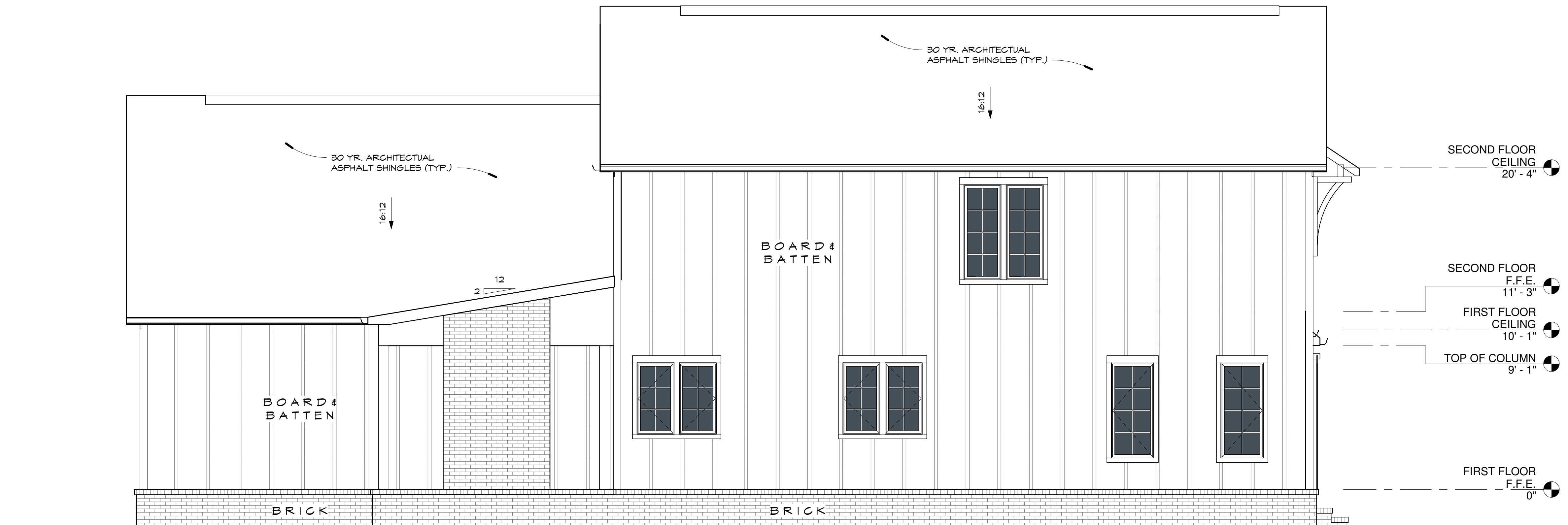
CONSTRUCTION DOCUMENTS

DOWNSPOUT NOTE:

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



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

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DATE: 11/03/2023

PROJECT NUMBER:

DRAWN BY: SE

CHECKED BY: TB

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A6

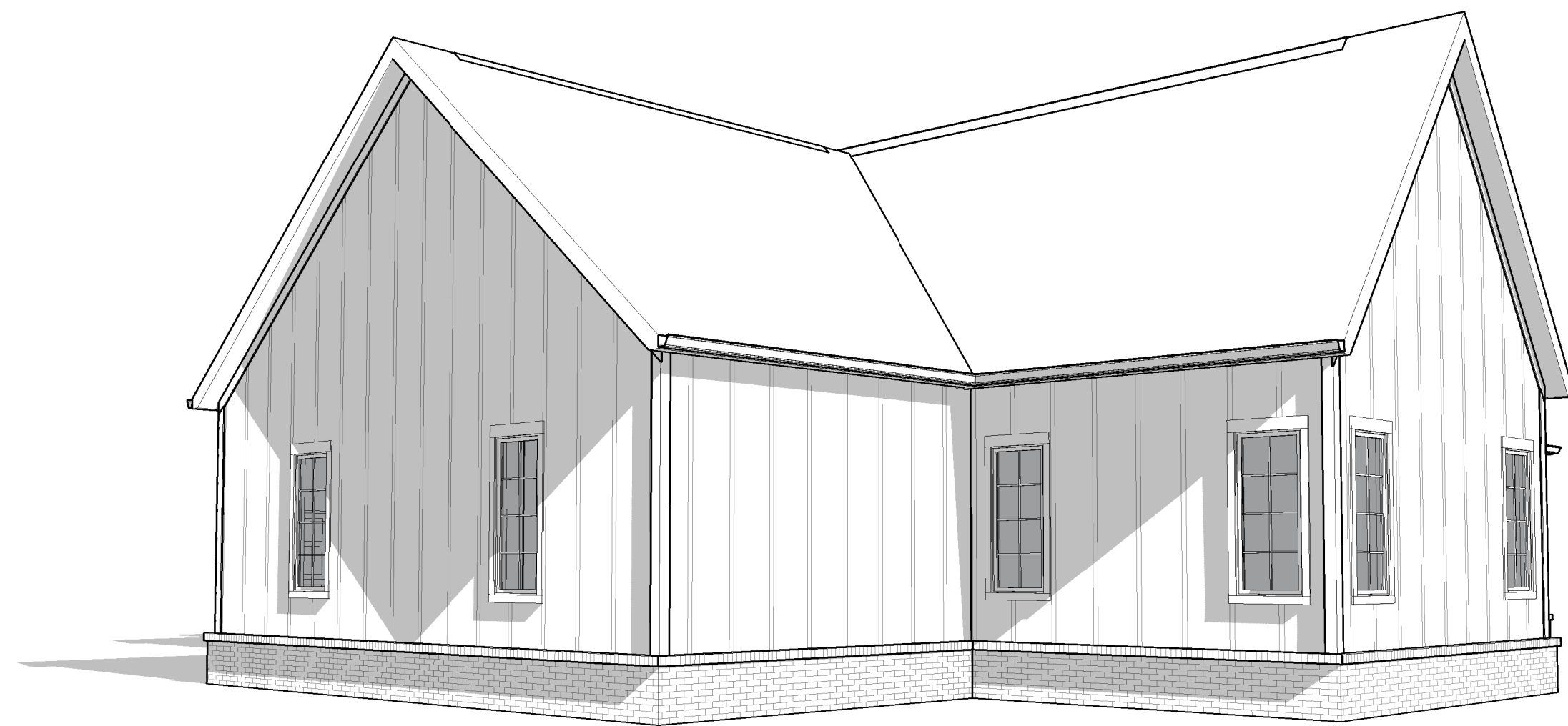
CONSTRUCTION DOCUMENTS



1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2



3 PERSPECTIVE VIEW 3



4 PERSPECTIVE VIEW 4

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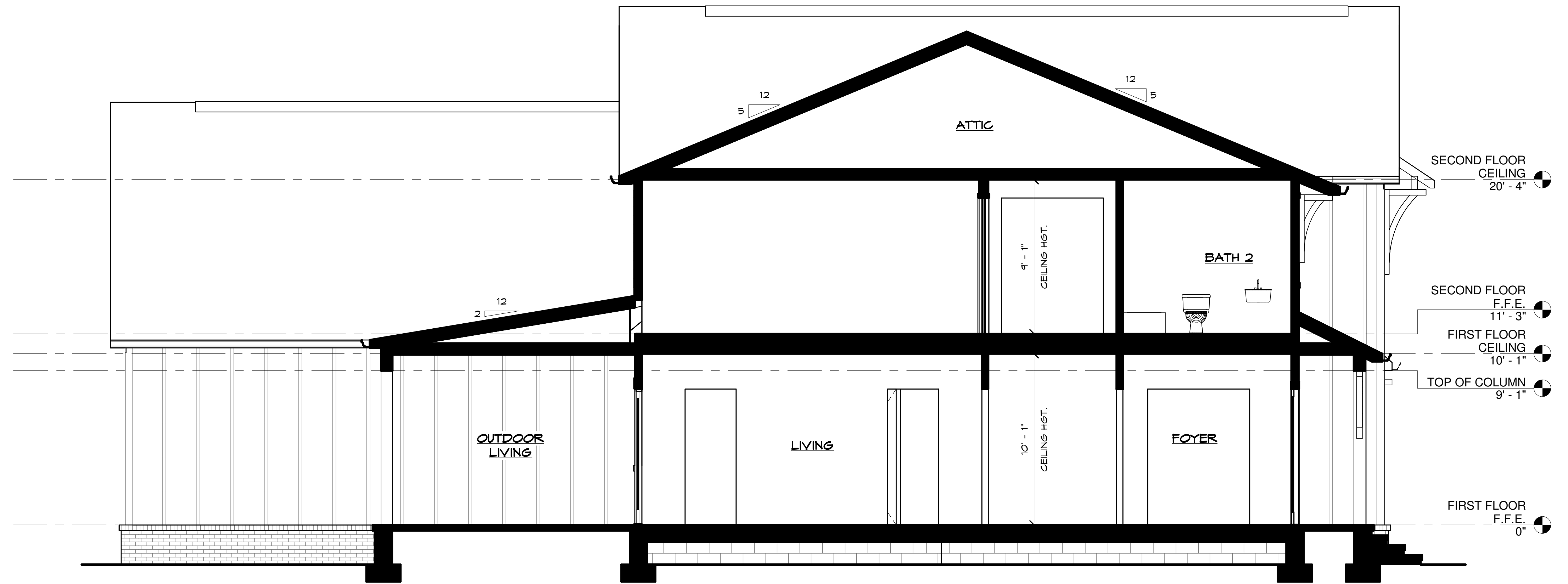
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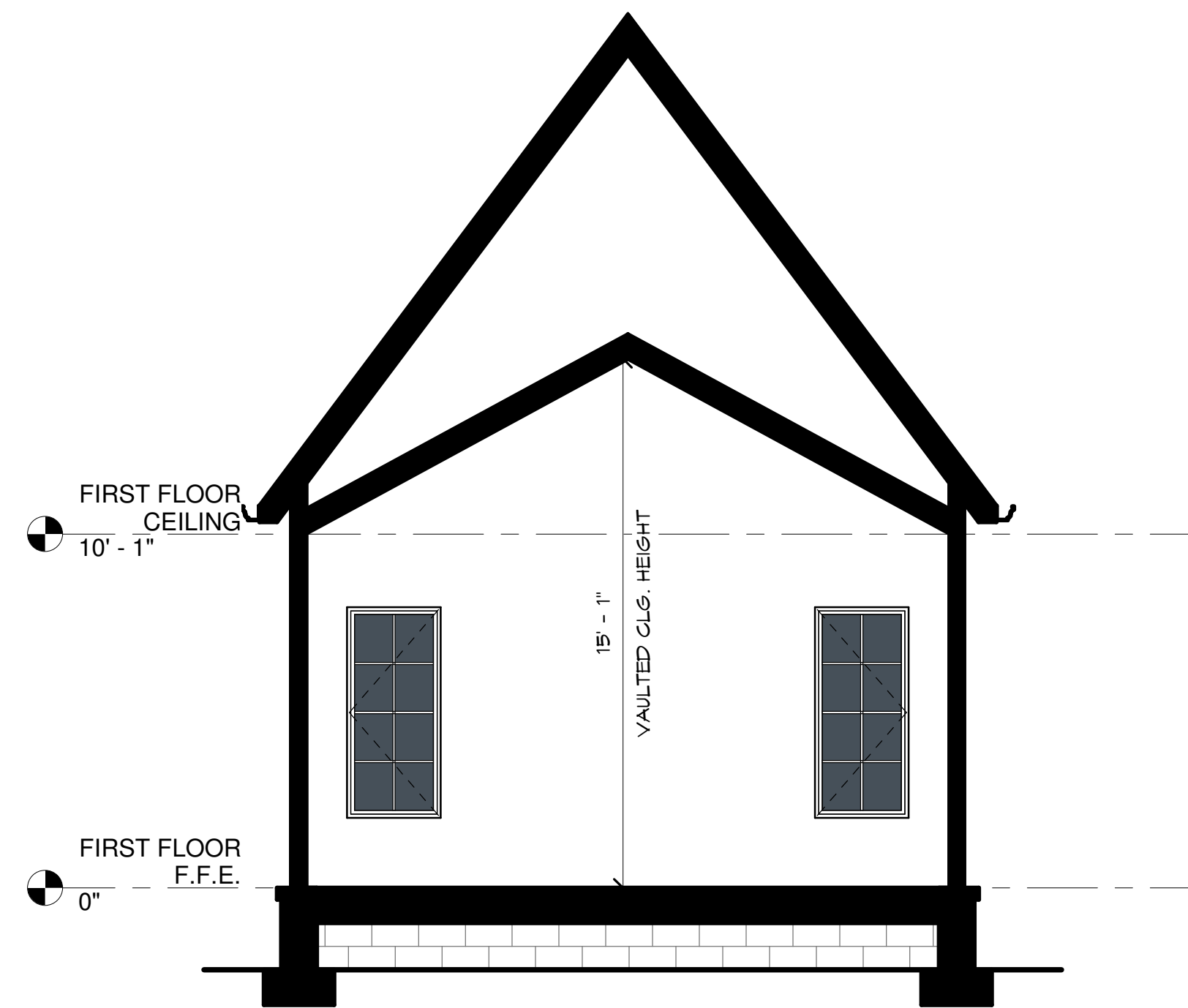
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A7

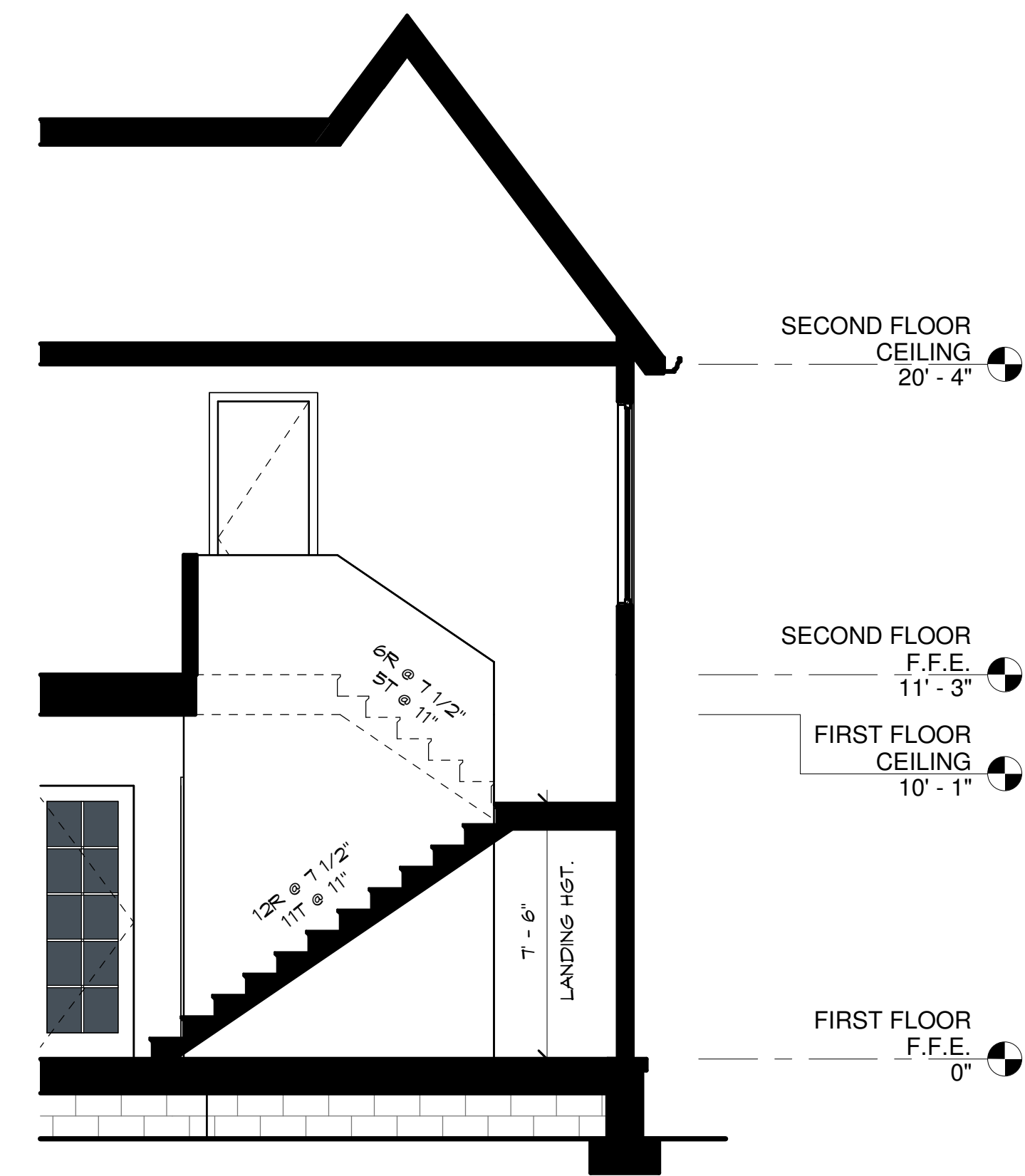
CONSTRUCTION DOCUMENTS



1 BUILDING SECTION
1/4" = 1'-0"



2 PRIMARY BEDROOM SECTION
1/4" = 1'-0"



3 STAIR SECTION
1/4" = 1'-0"

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SE

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TB

SHEET TITLE:

BUILDING SECTIONS

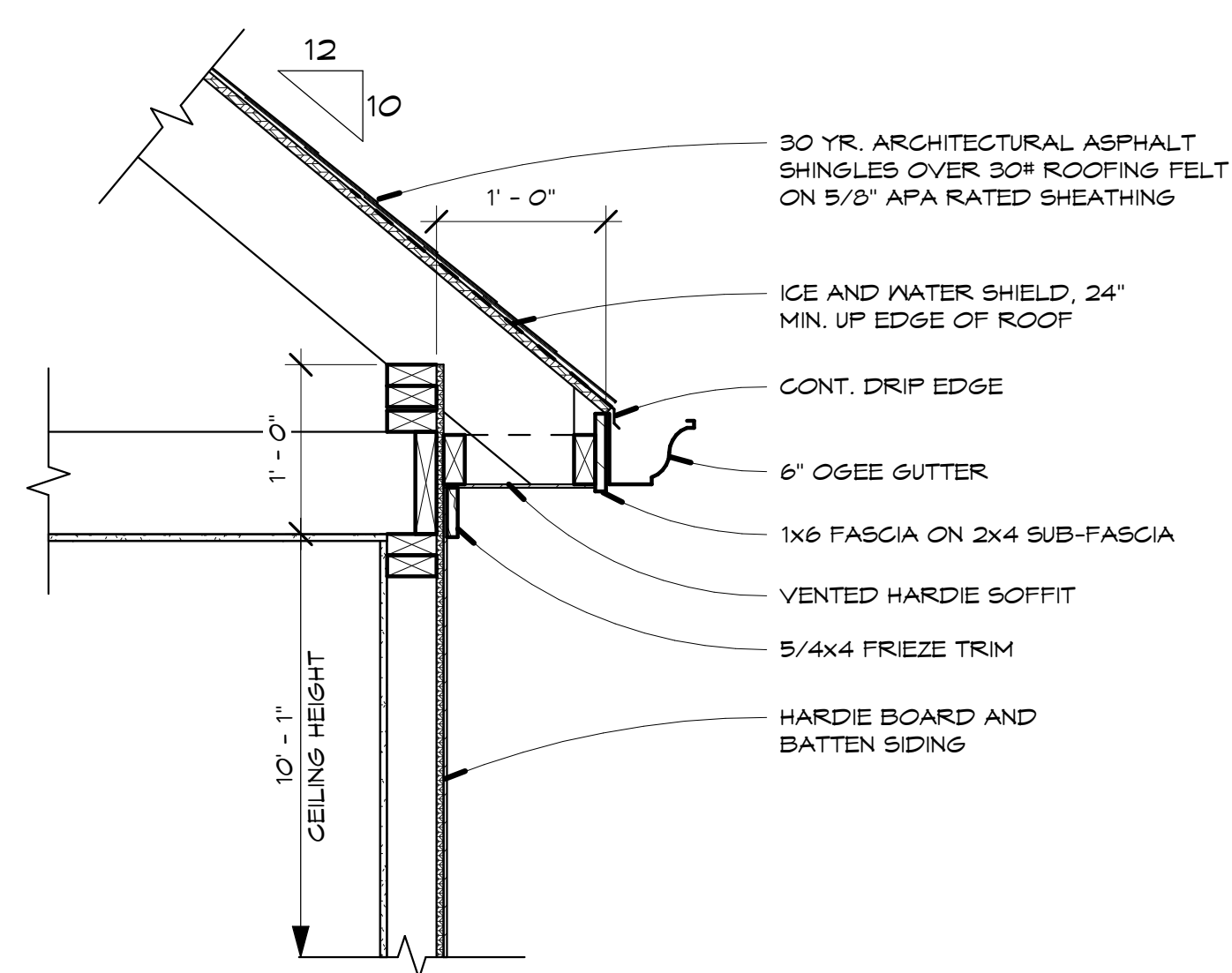
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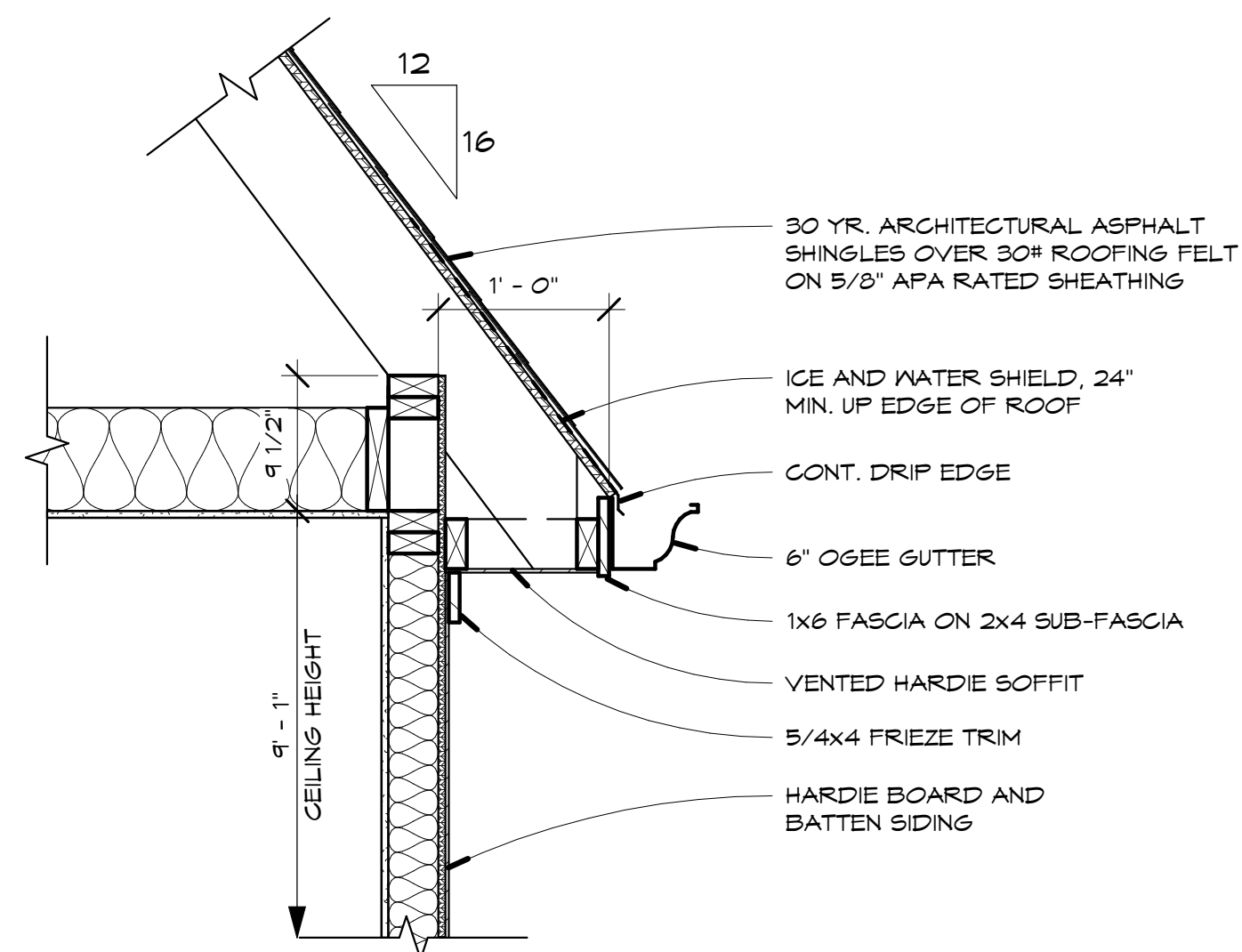
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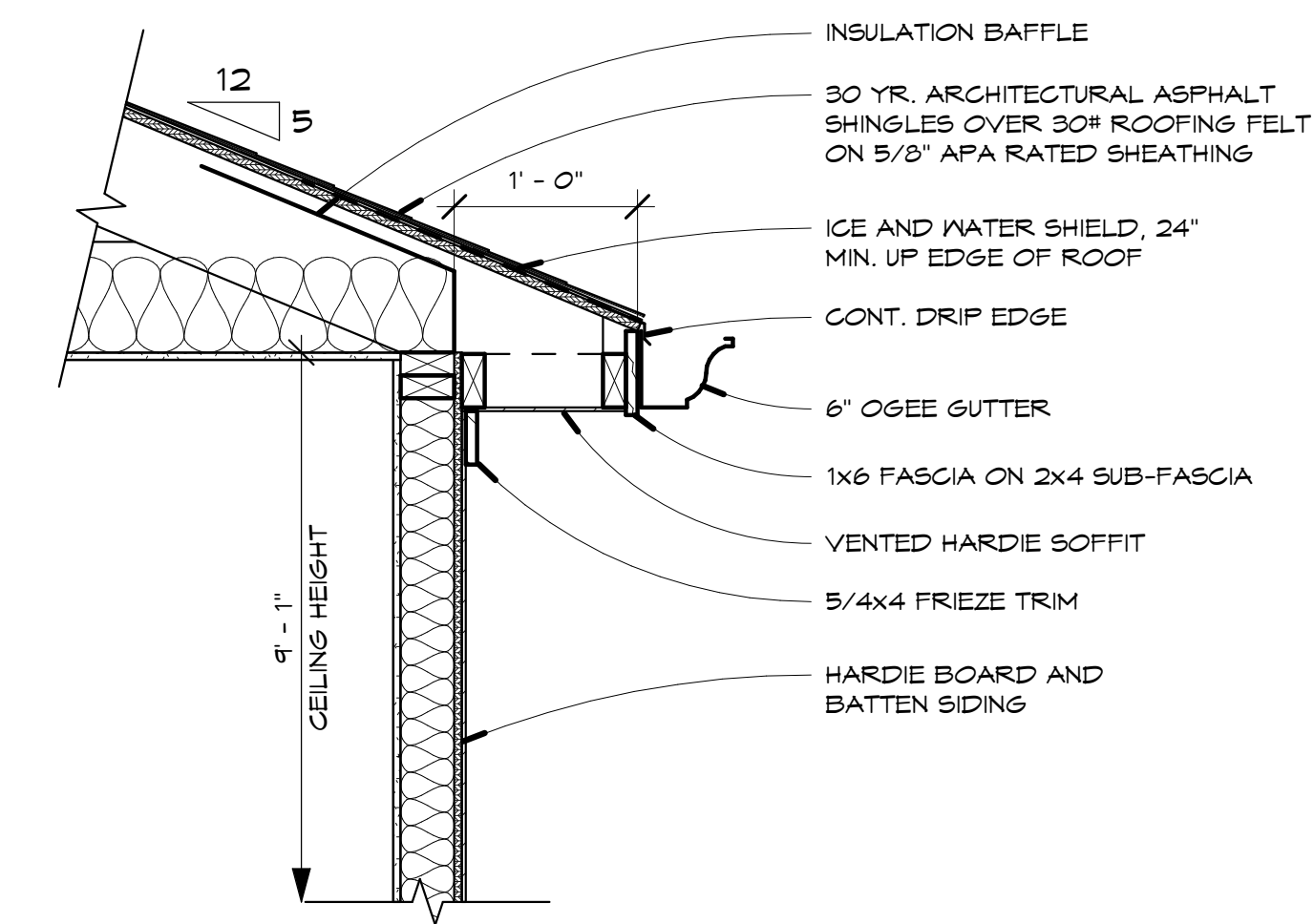
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DATE:	11/03/2023
PROJECT NUMBER:	
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SHEET TITLE:	DETAILS
SHEET NUMBER:	A9



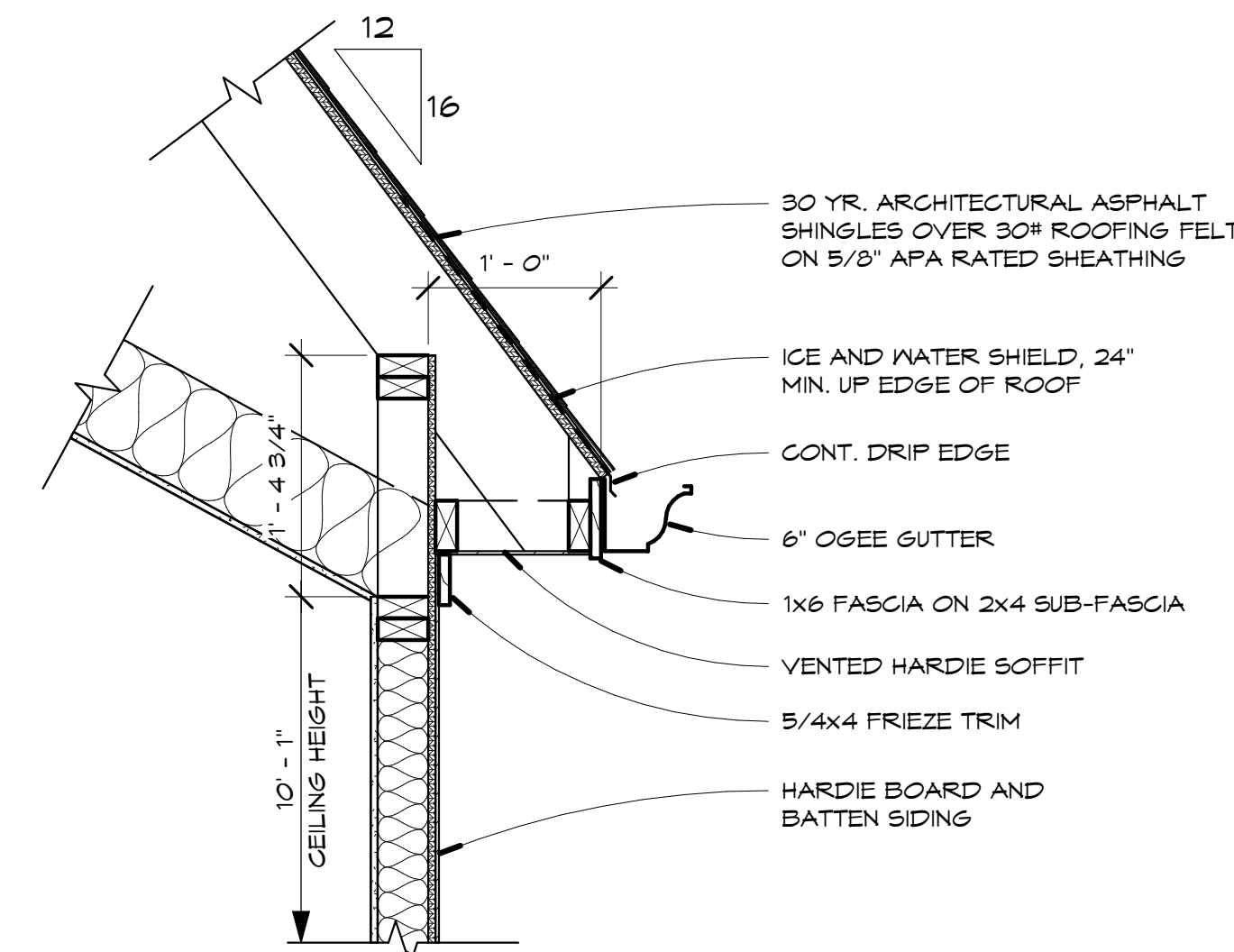
1 EAVE DETAIL @ GARAGE
1" = 1'-0"



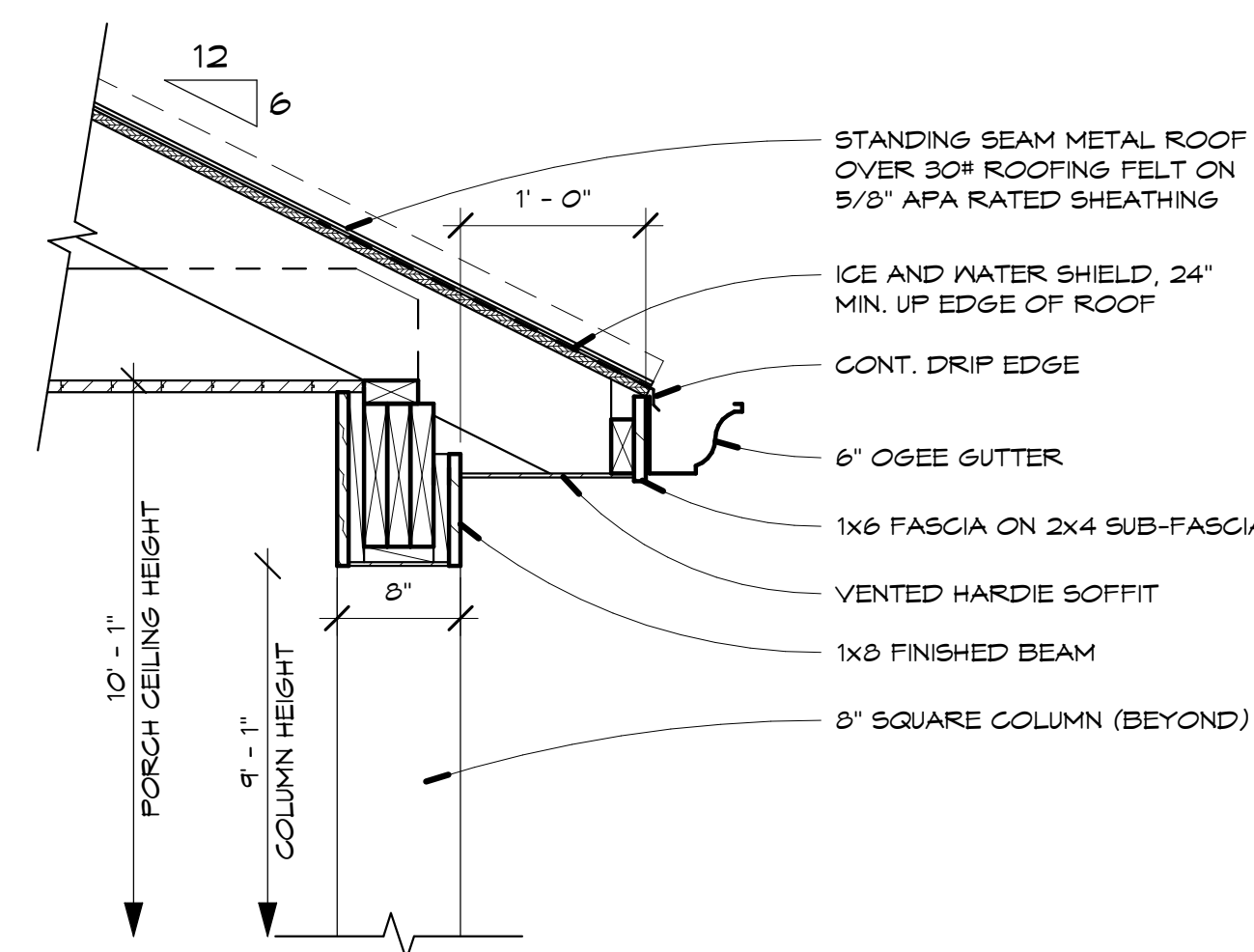
2 EAVE DETAIL @ BEDROOM 2
1" = 1'-0"



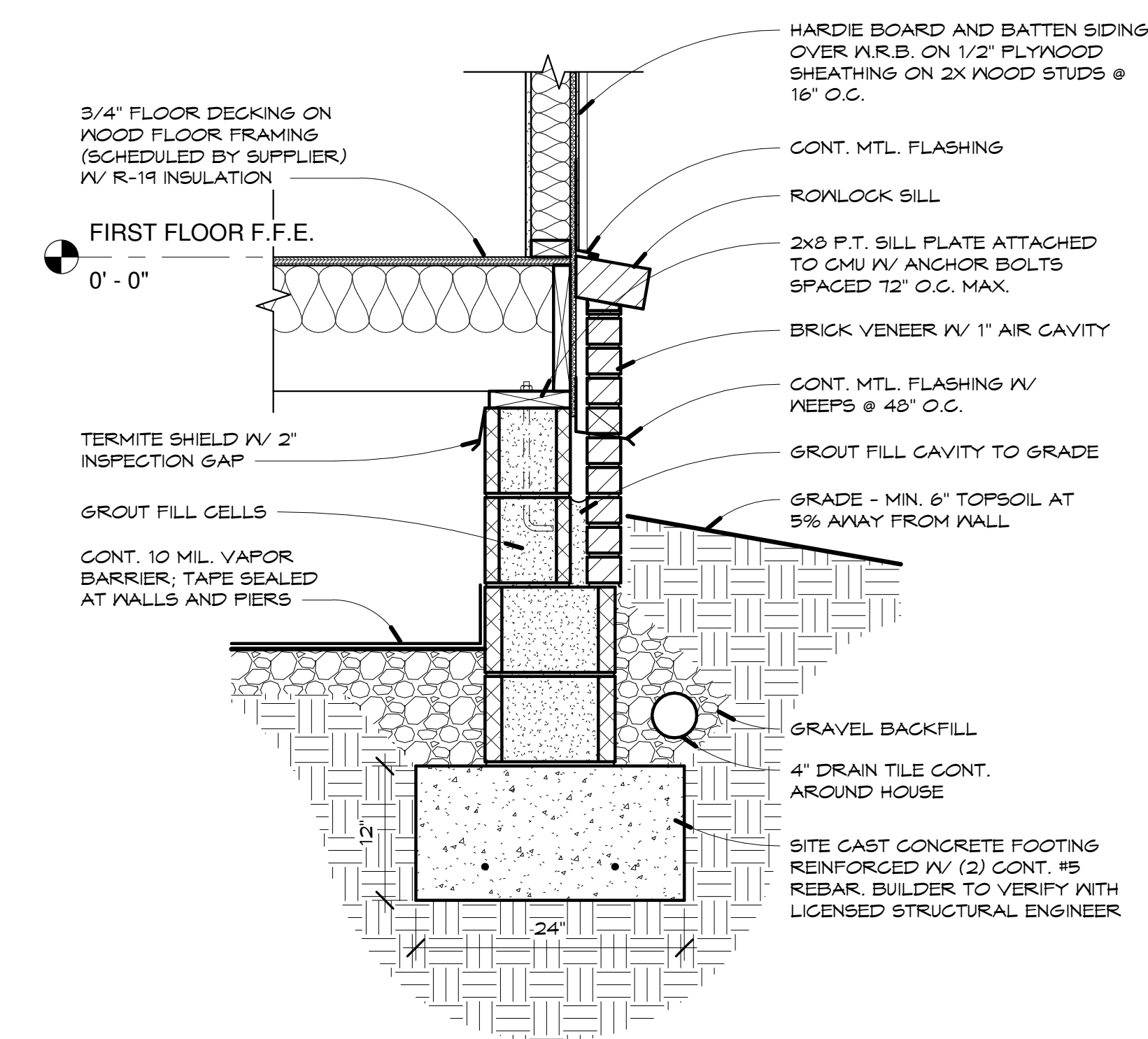
3 EAVE DETAIL @ BONUS RM
1" = 1'-0"



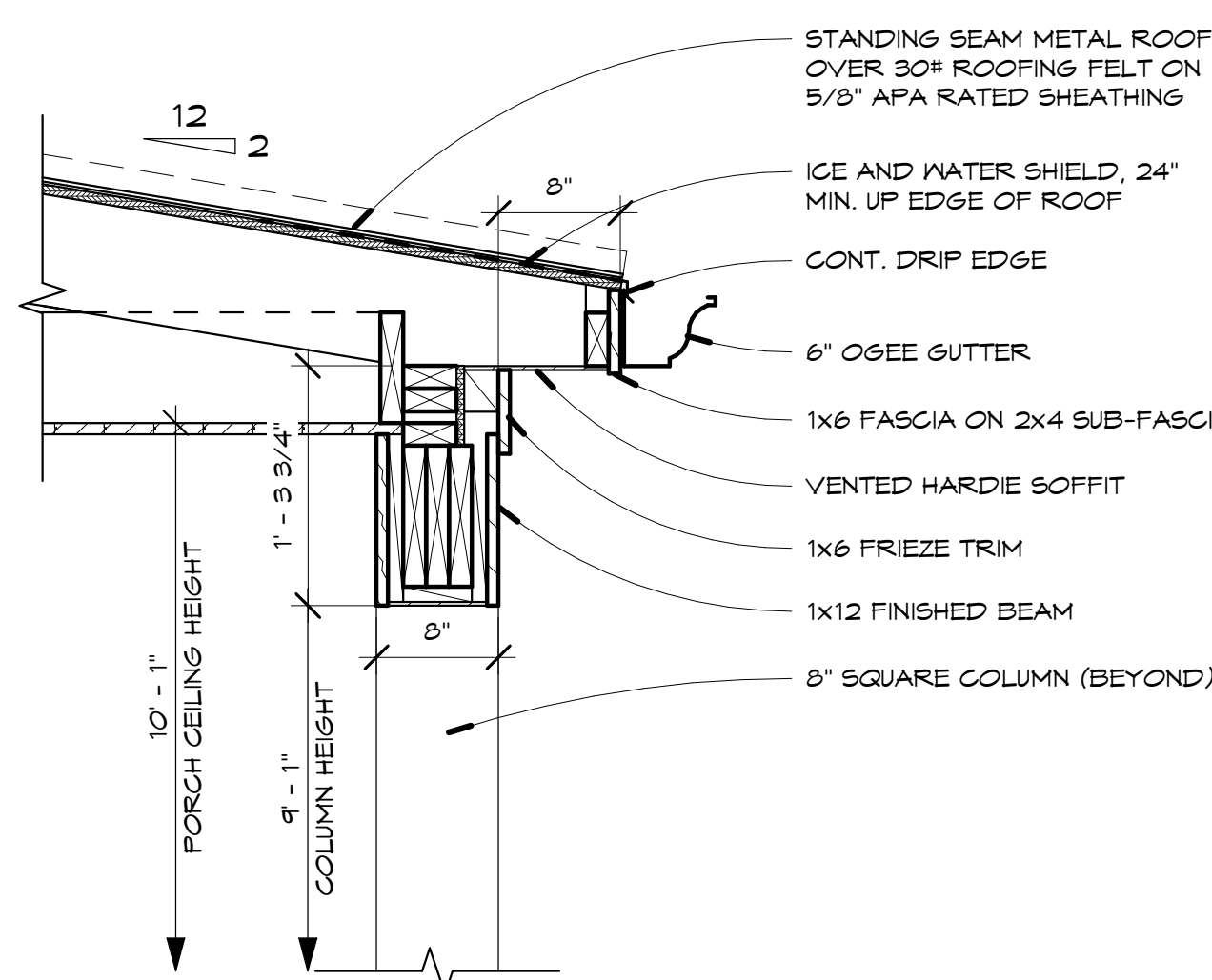
4 EAVE DETAIL @ PRIMARY BEDROOM
1" = 1'-0"



5 EAVE DETAIL @ FRONT PORCH
1" = 1'-0"



6 TYP. FOUNDATION DETAIL
1" = 1'-0"



8 EAVE DETAIL @ REAR PORCH
1" = 1'-0"