

MILL AT BOND SPRINGS - LOT 304

THOMPSONS STATION, TN

BINKLEY DESIGNED
1011 ALPACA DRIVE
SPRING HILL, TN 37174

PHONE: 615.686.1427
TURNER@BINKLEYDESIGNED.COM



MILL AT BOND SPRINGS - LOT 304

THOMPSONS STATION, TN

CARBINE & ASSOCIATES

REV. DATE

DATE: 01/22/2024

PROJECT NUMBER:

DRAWN BY: SE

CHECKED BY: TB

SHEET TITLE: COVER

SHEET NUMBER: AO

DESIGN DEVELOPMENT

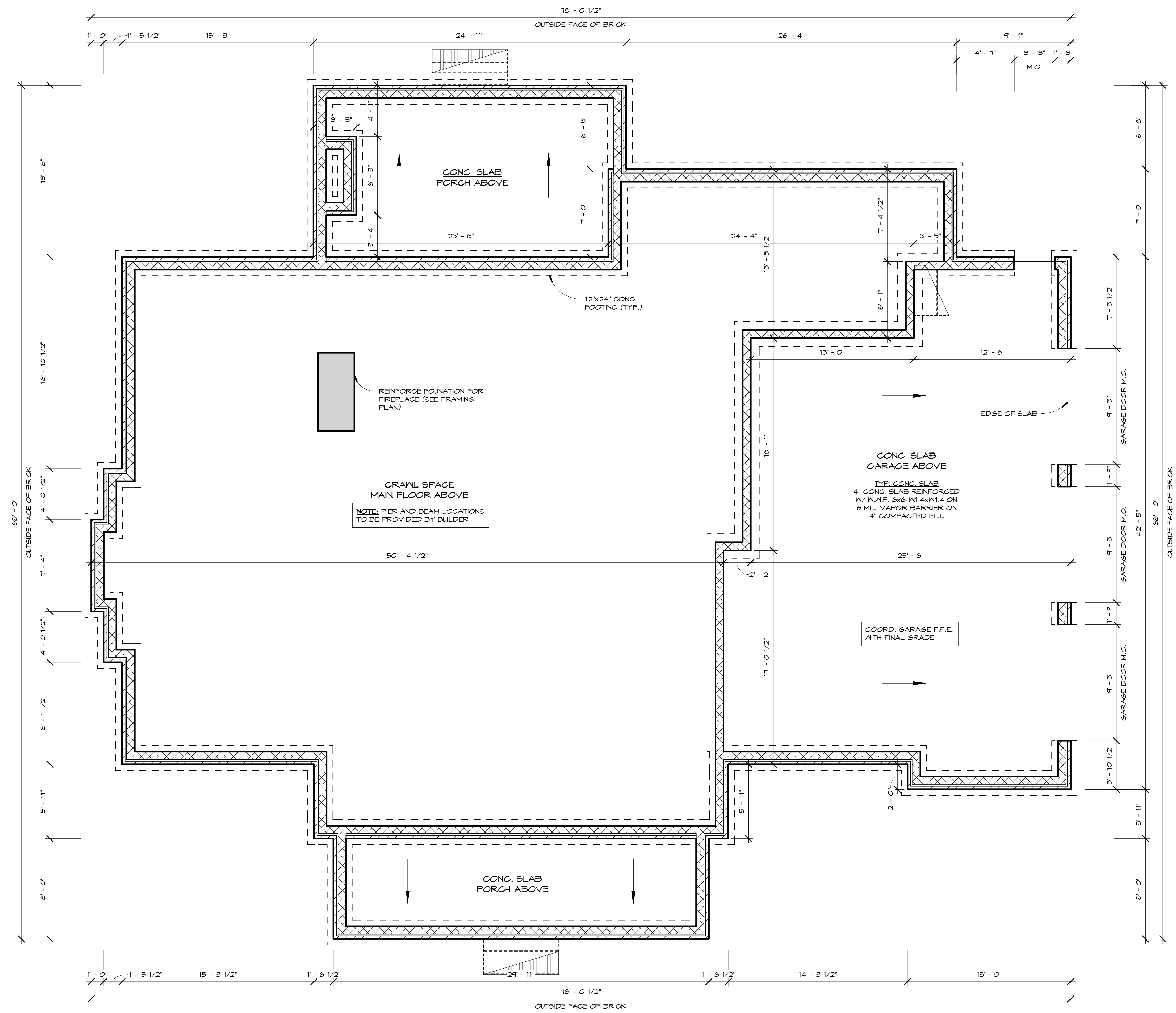


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THOMPSONS STATION, TN
 CARBINE & ASSOCIATES

REV.	DATE
DATE:	01/22/2024
PROJECT NUMBER:	
DRAWN BY:	SE
CHECKED BY:	TB
SHEET TITLE:	FOUNDATION PLAN
SHEET NUMBER:	A1

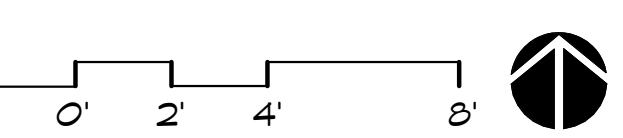
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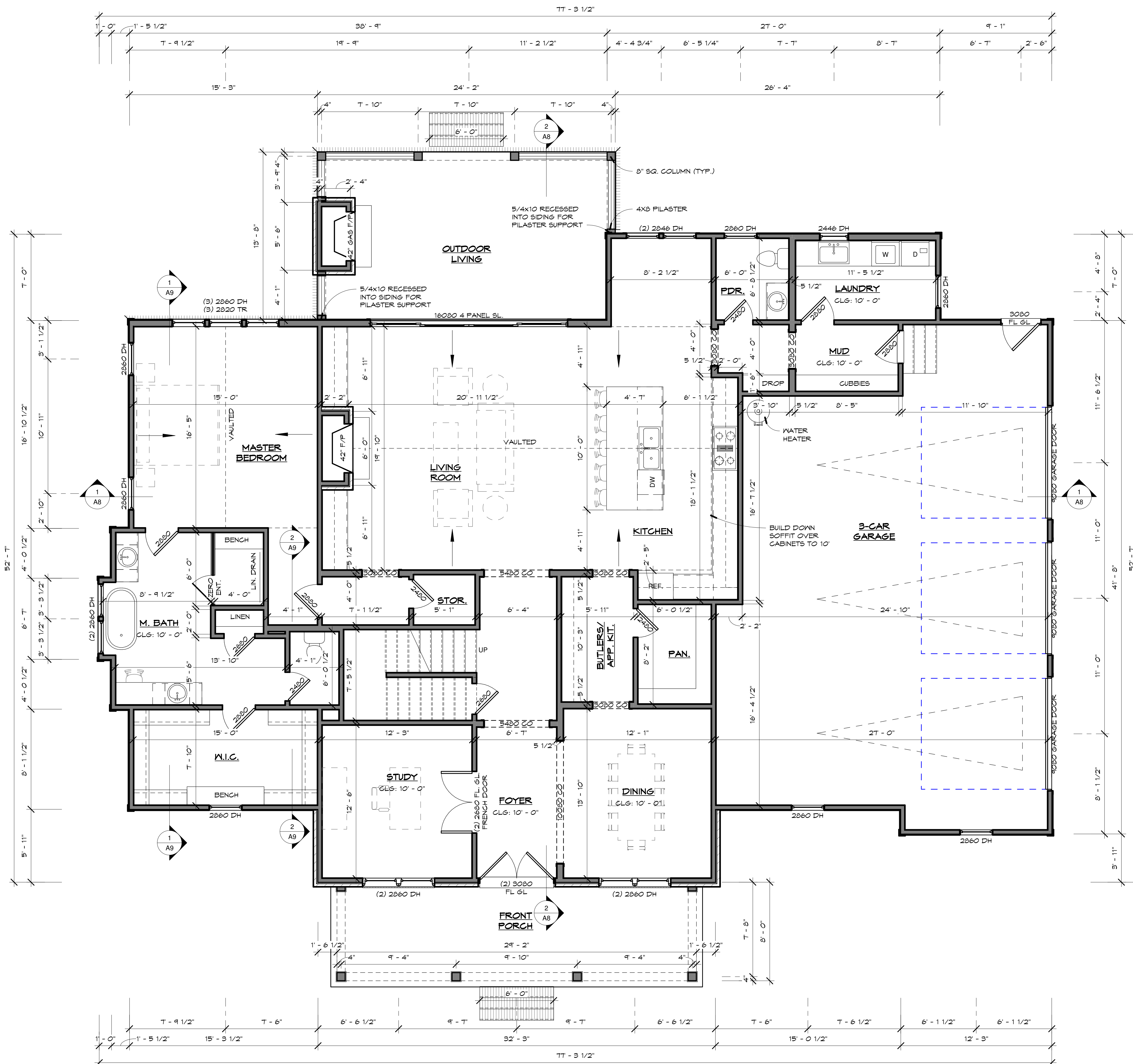


NOTE:
 BUILDER TO COORDINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

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

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





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.
2. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
3. ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-1" (UNLESS NOTED OTHERWISE); ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-1" (UNLESS NOTED OTHERWISE).
4. ALL INTERIOR FINISHES AT WALLS AND CEILINGS ARE PAINTED 1/2" GYP. BOARD (UNLESS NOTED OTHERWISE).
5. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER LOCATIONS.
6. ALL ANGLES ARE 45 DEGREE (UNLESS NOTED OTHERWISE).
7. FRAME ALL WINDOW HEADER HEIGHTS AT +/- 8'-0" (UNLESS NOTED OTHERWISE).
8. FRAME ALL DOOR AND CASED OPENING HEADER HEIGHTS AT 8'-0" (UNLESS NOTED OTHERWISE).
9. ALL STRUCTURAL HEADERS AT CASED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.

AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK

HEATED	
FIRST FLOOR	2423 SF
SECOND FLOOR	1913 SF
HEATED	4336 SF
UNHEATED	
OUTDOOR LIVING	326 SF
GARAGE	977 SF
FRONT PORCH	233 SF
UNHEATED	1536 SF
GRAND TOTAL	5872 SF

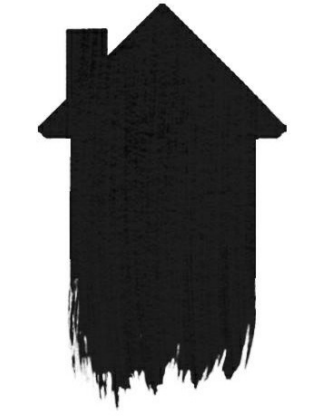
NOTE:
BUILDER TO COORDINATE FINAL PORCH & STAIRS WITH GRADING PLAN AND LANDSCAPE ARCHITECTS DRAWINGS

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

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

10'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

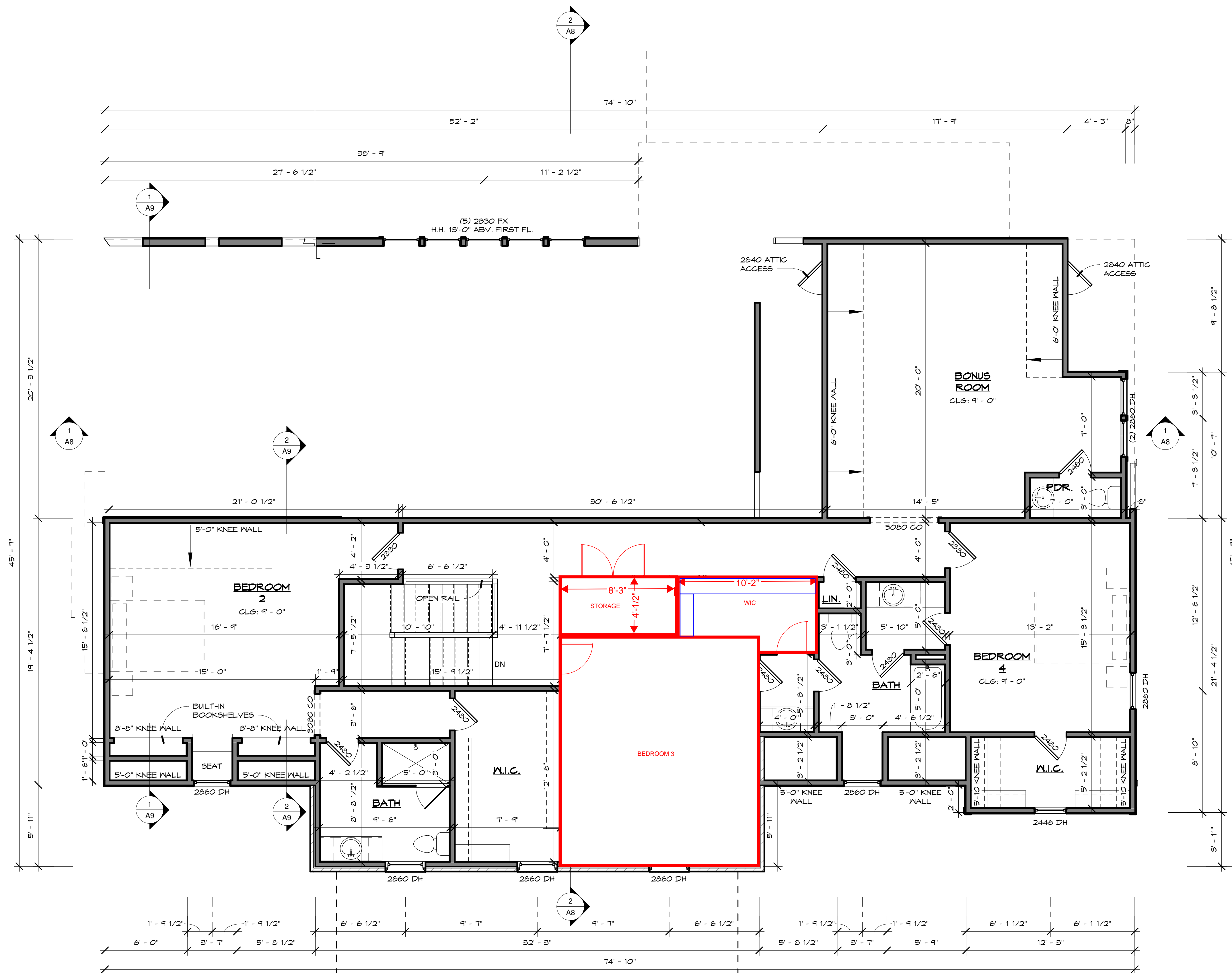
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REV.	DATE
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SHEET TITLE:	FIRST FLOOR PLAN
SHEET NUMBER:	A2



1 SECOND FLOOR PLAN

1/4" = 1'-0"

9'-0" CEILING HEIGHT UNLESS NOTED OTHERWISE

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.
2. DIMENSIONS AT WINDOWS ARE TO CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
3. ALL FIRST FLOOR CEILING HEIGHTS ARE 10'-1" (UNLESS NOTED OTHERWISE); ALL SECOND FLOOR CEILING HEIGHTS ARE 9'-1" (UNLESS NOTED OTHERWISE).
4. ALL INTERIOR FINISHES AT WALLS AND CEILING ARE PAINTED 1/2" GYP. BOARD (UNLESS NOTED OTHERWISE).
5. FIBER CEMENT OR GLASS MAT GYPSUM BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER LOCATIONS.
6. ALL ANGLES ARE 45 DEGREE (UNLESS NOTED OTHERWISE).
7. FRAME ALL WINDOW HEADER HEIGHTS AT +/- 8'-0" (UNLESS NOTED OTHERWISE).
8. FRAME ALL DOOR AND CASSED OPENING HEADER HEIGHTS AT 8'-0" (UNLESS NOTED OTHERWISE).
9. ALL STRUCTURAL HEADERS AT CASSED OPENINGS SHALL BE SIZED BY STRUCTURAL ENGINEER.

AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK

HEATED	
FIRST FLOOR	2423 SF
SECOND FLOOR	1913 SF
HEATED	4336 SF
UNHEATED	
OUTDOOR LIVING	326 SF
GARAGE	977 SF
FRONT PORCH	233 SF
UNHEATED	1536 SF
GRAND TOTAL	5872 SF

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

NOTE:
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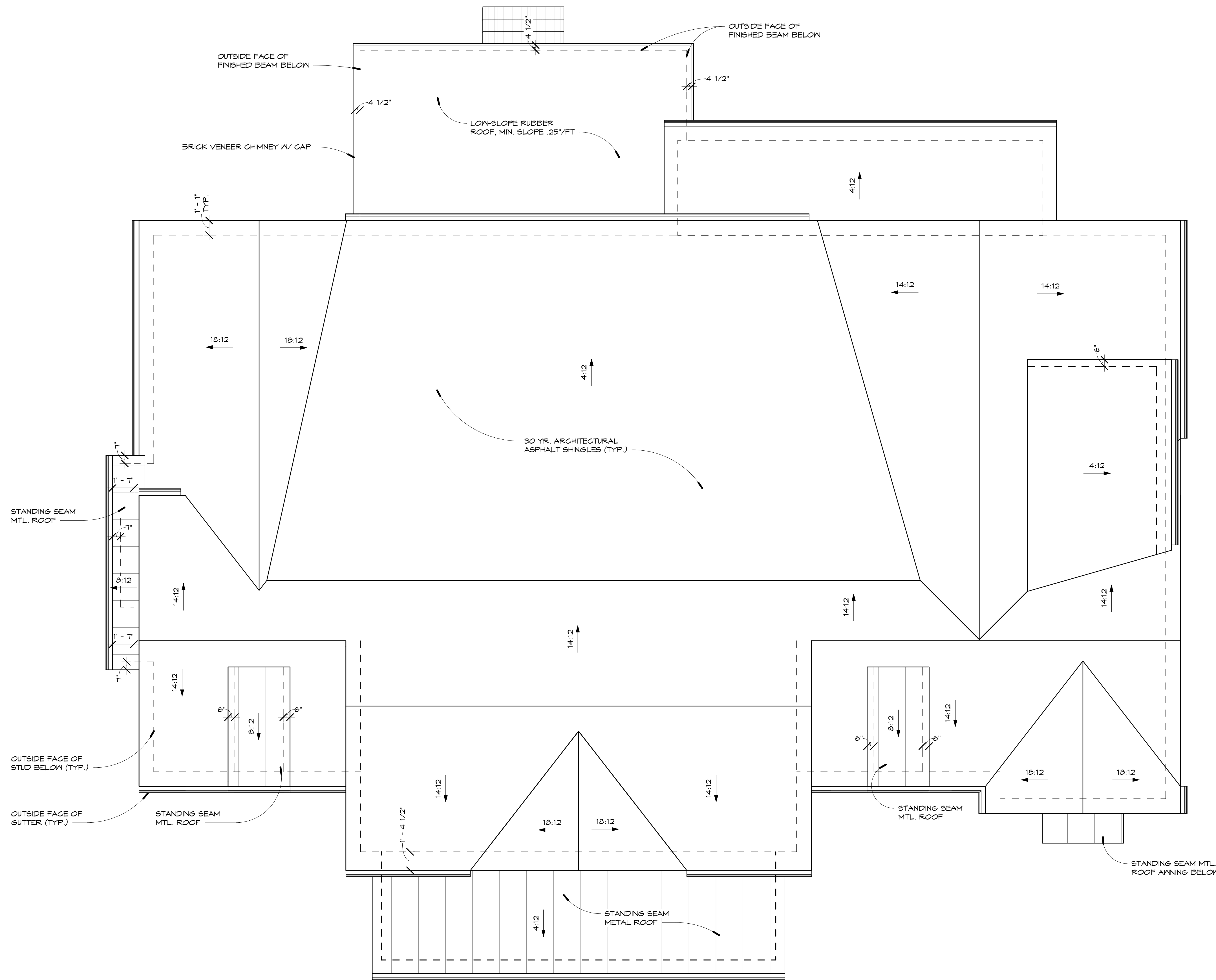
CARBINE & ASSOCIATES

REV.	DATE
DATE:	01/22/2024
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SHEET NUMBER:	A3

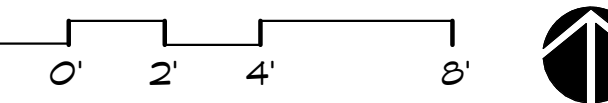
DESIGN DEVELOPMENT

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. PROVIDE ATTIC VENTILATION AS PER IRC CODE REQUIREMENTS.



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



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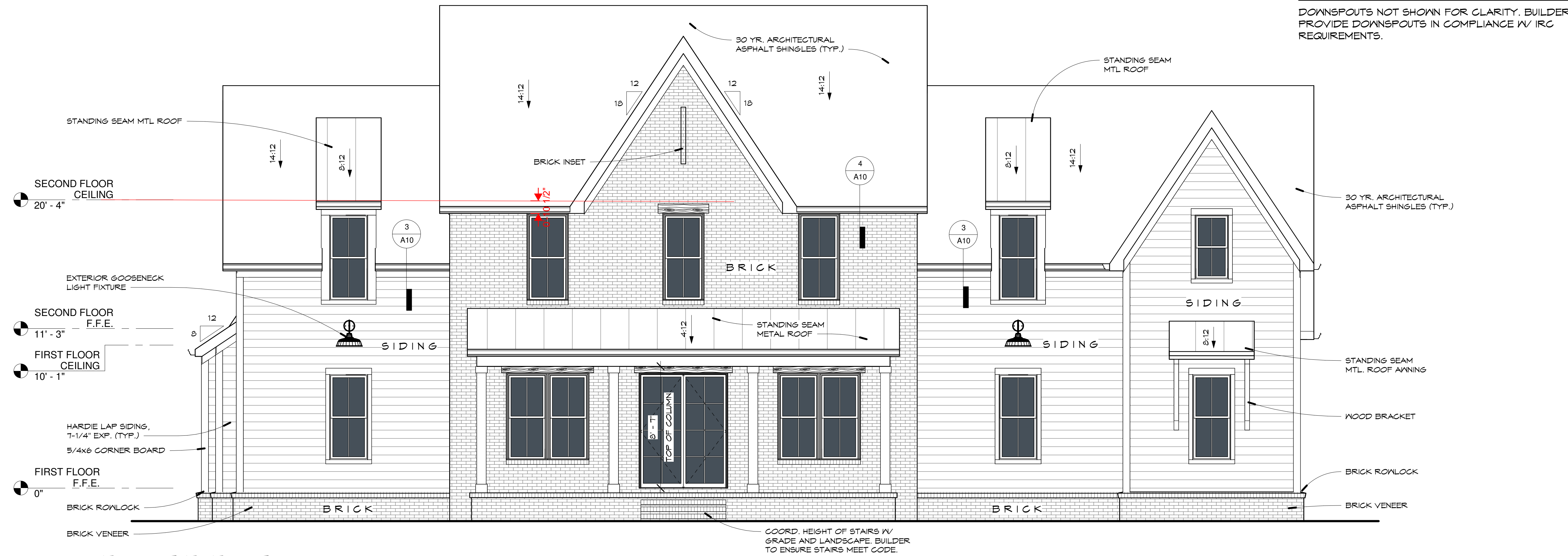
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REV.	DATE
	01/22/2024
PROJECT NUMBER:	
DRAWN BY: SE	
CHECKED BY: TB	
SHEET TITLE: ROOF PLAN	
SHEET NUMBER: A4	

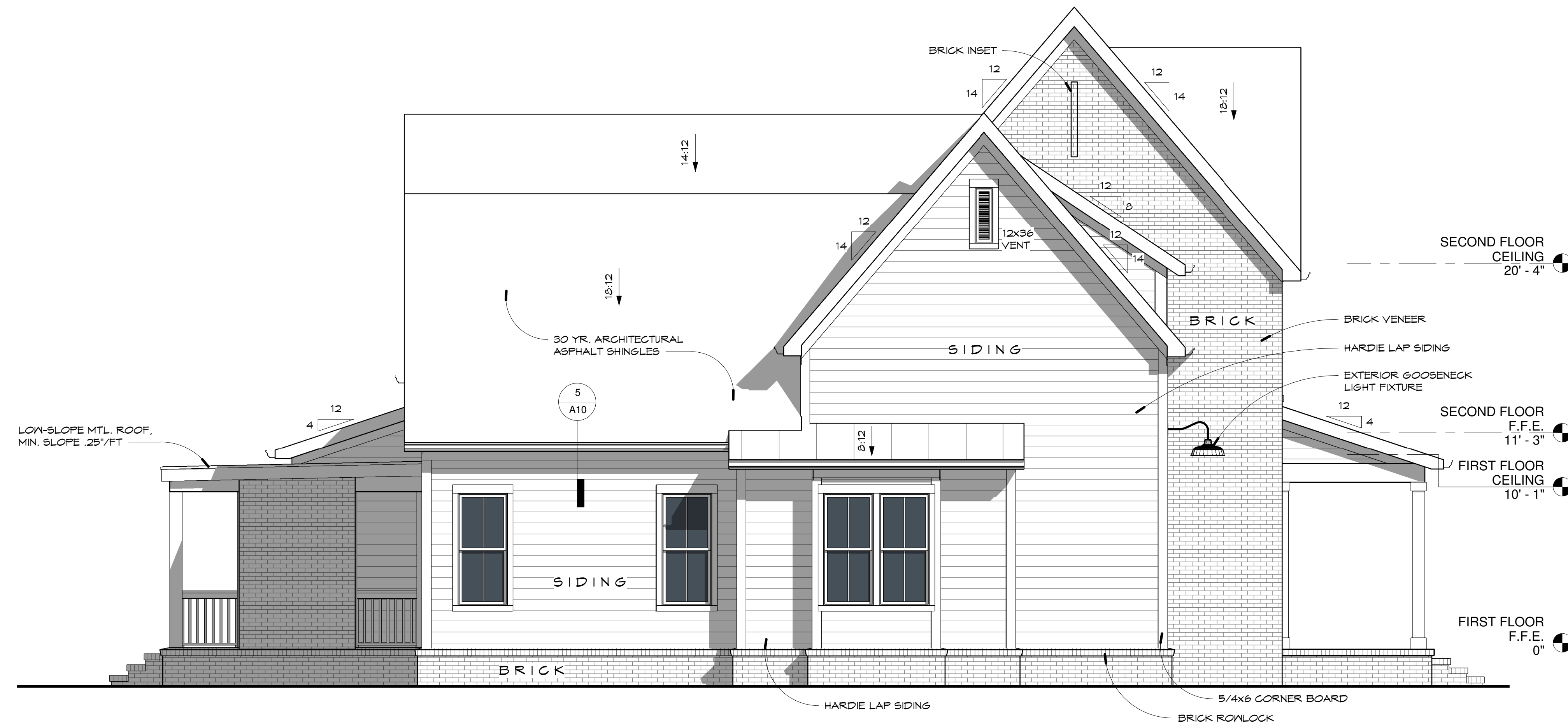
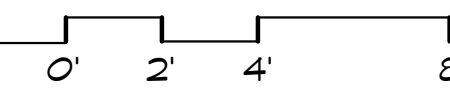
DESIGN DEVELOPMENT



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

STANDING SEAM MTL. ROOF
SECOND FLOOR CEILING 20' - 4"
EXTERIOR GOOSENECK LIGHT FIXTURE
SECOND FLOOR F.F.E. 11' - 3"
FIRST FLOOR CEILING 10' - 1"
HARDIE LAP SIDING, 7-1/4" EXP. (TYP.)
5/4x6 CORNER BOARD
FIRST FLOOR F.F.E. 0"
BRICK ROWLOCK
BRICK VENEER

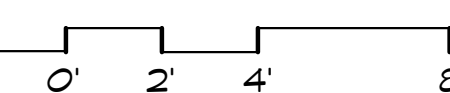
DOWNSPOUT NOTE:
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



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

LOW-SLOPE MTL. ROOF, MIN. SLOPE 25%/FT

SECOND FLOOR CEILING 20' - 4"
BRICK VENEER
HARDIE LAP SIDING
EXTERIOR GOOSENECK LIGHT FIXTURE
SECOND FLOOR F.F.E. 11' - 3"
FIRST FLOOR CEILING 10' - 1"
FIRST FLOOR F.F.E. 0"
BRICK ROWLOCK
5/4x6 CORNER BOARD



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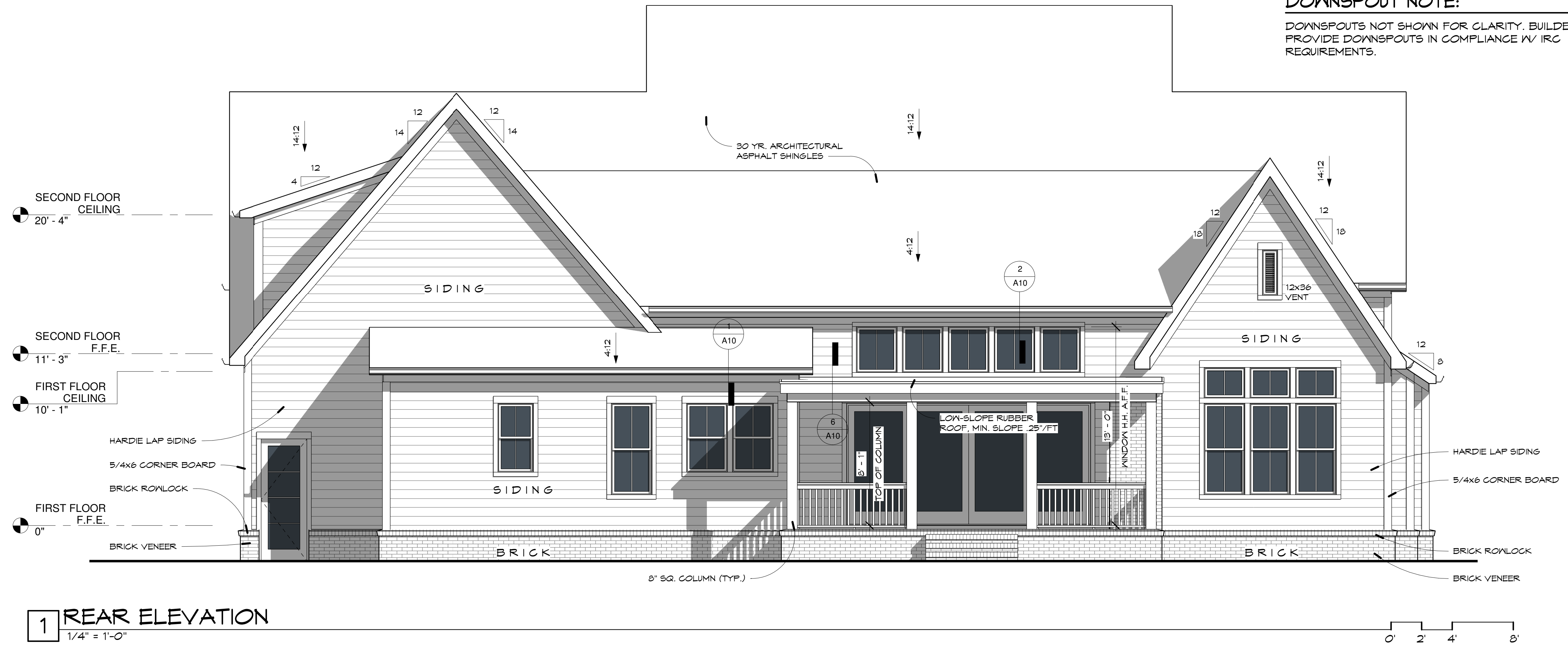
CARBINE & ASSOCIATES

REV.	DATE
DATE:	01/22/2024
PROJECT NUMBER:	
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SHEET NUMBER:	A5

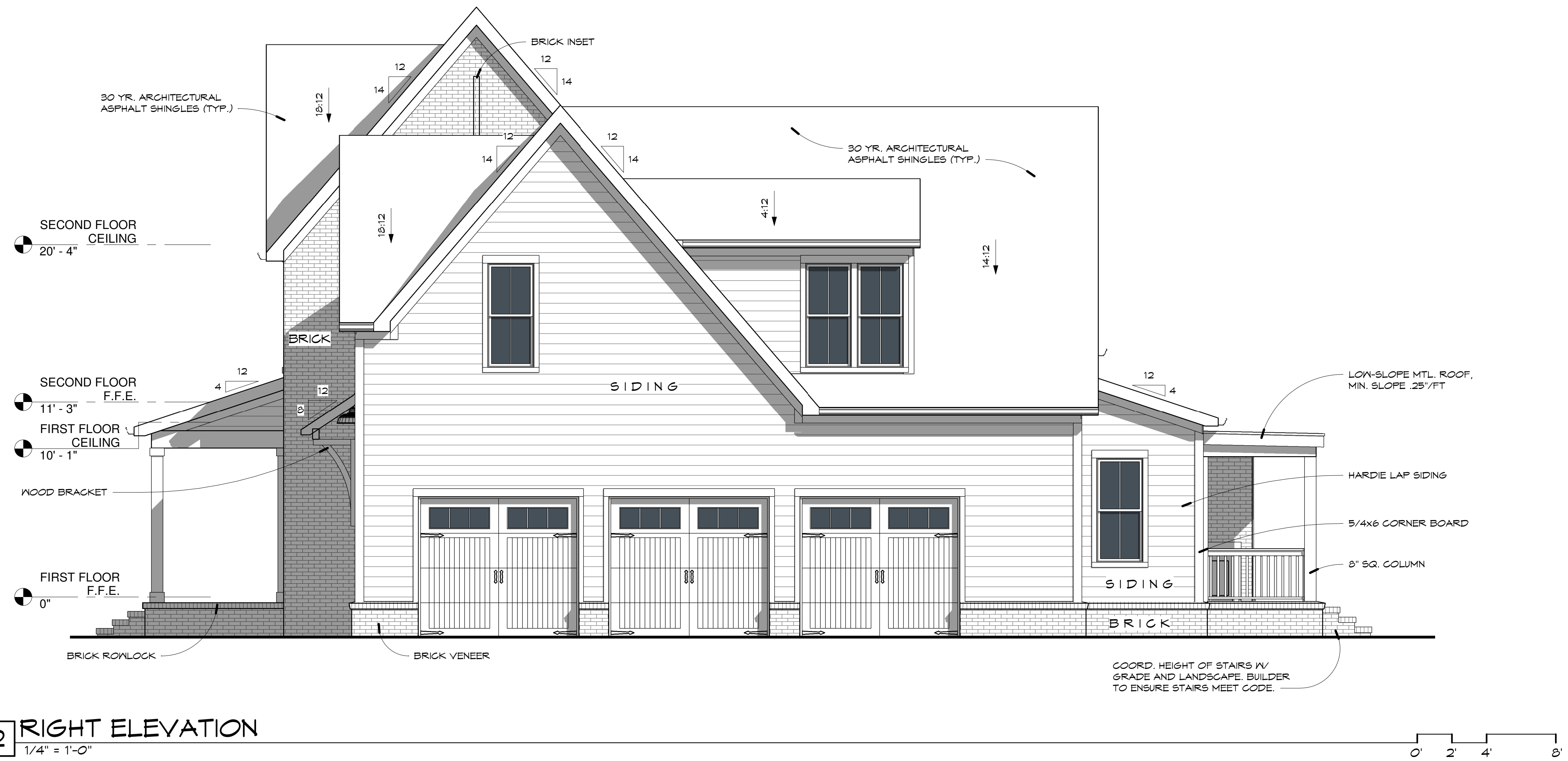
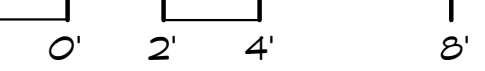
DESIGN DEVELOPMENT

DOWNSPOUT NOTE:

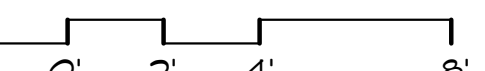
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



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



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



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REV.	DATE
	01/22/2024
PROJECT NUMBER:	
DRAWN BY: SE	
CHECKED BY: TB	
SHEET TITLE: ELEVATIONS	
SHEET NUMBER: A6	

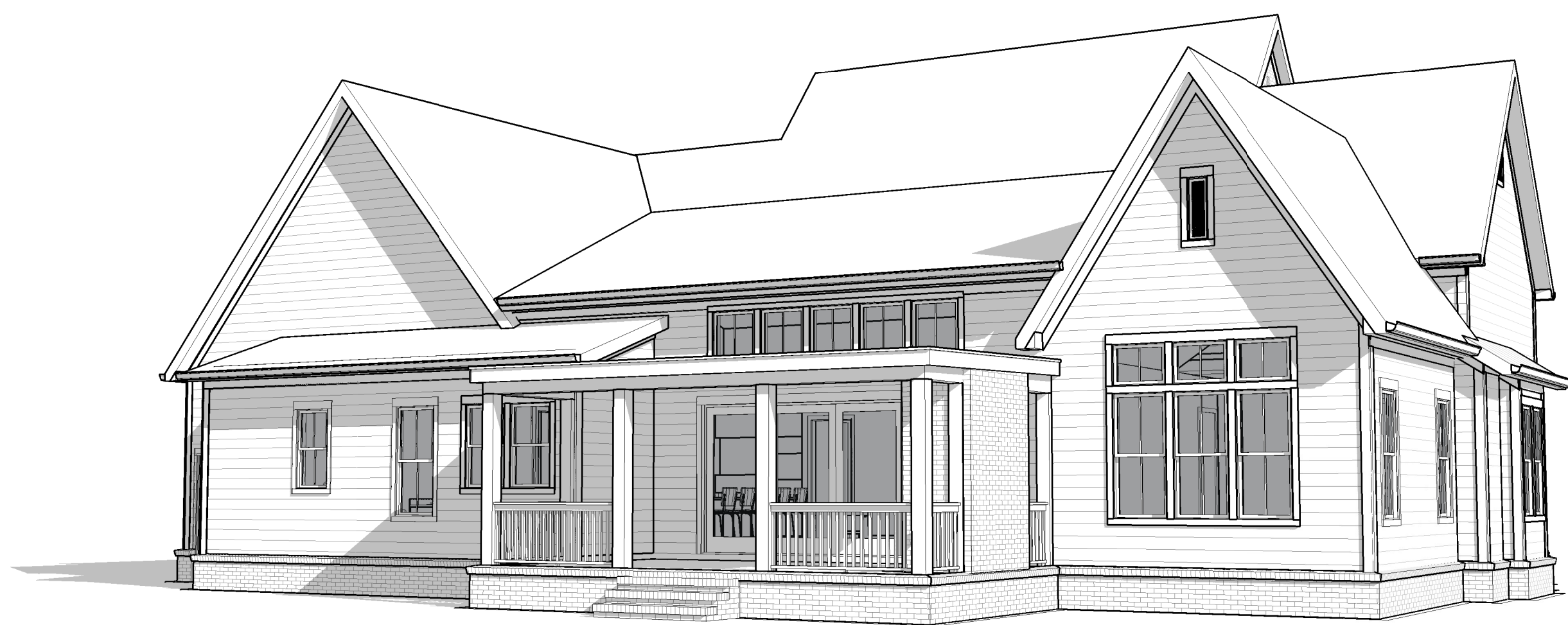
DESIGN DEVELOPMENT



1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2



3 PERSPECTIVE VIEW 3



4 PERSPECTIVE VIEW 4

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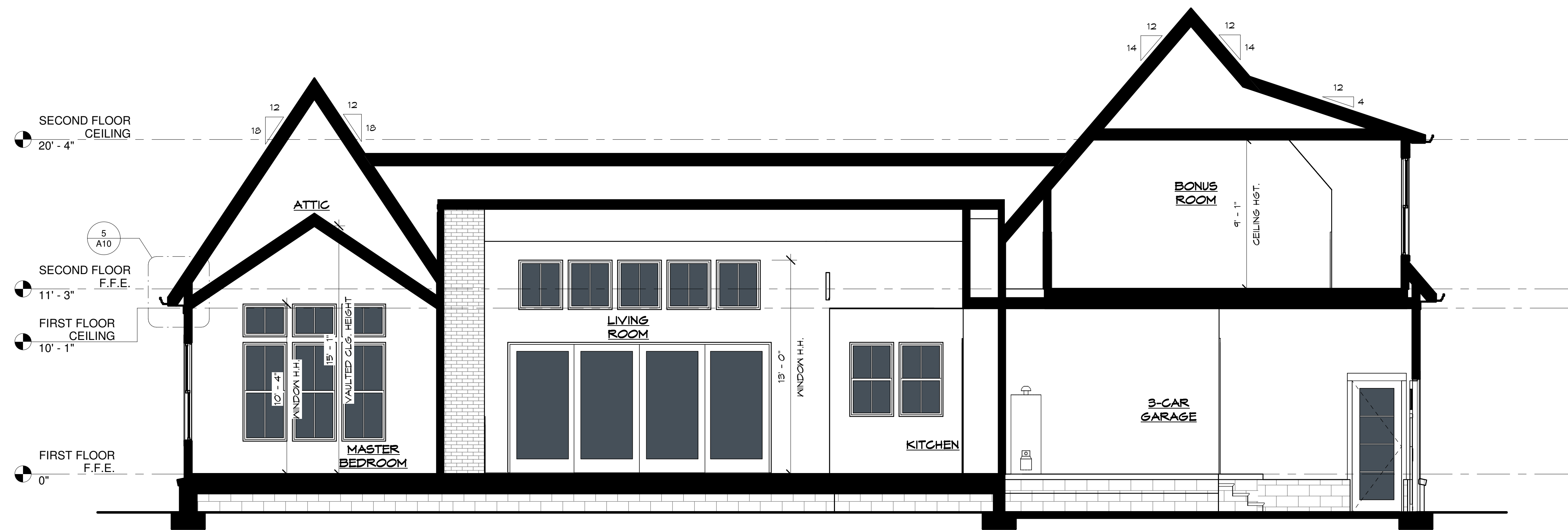
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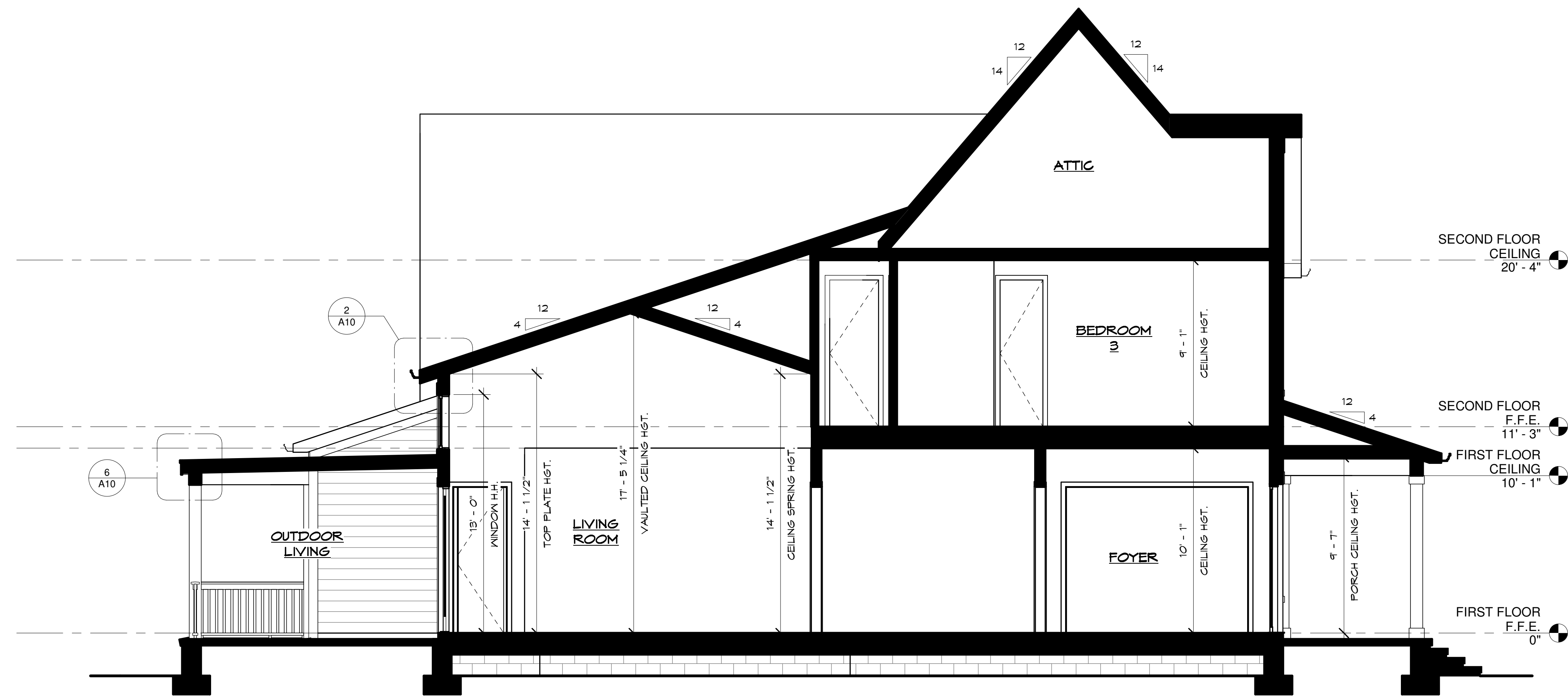
SHEET TITLE:
PERSPECTIVE VIEWS

SHEET NUMBER:
A7

DESIGN DEVELOPMENT



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



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

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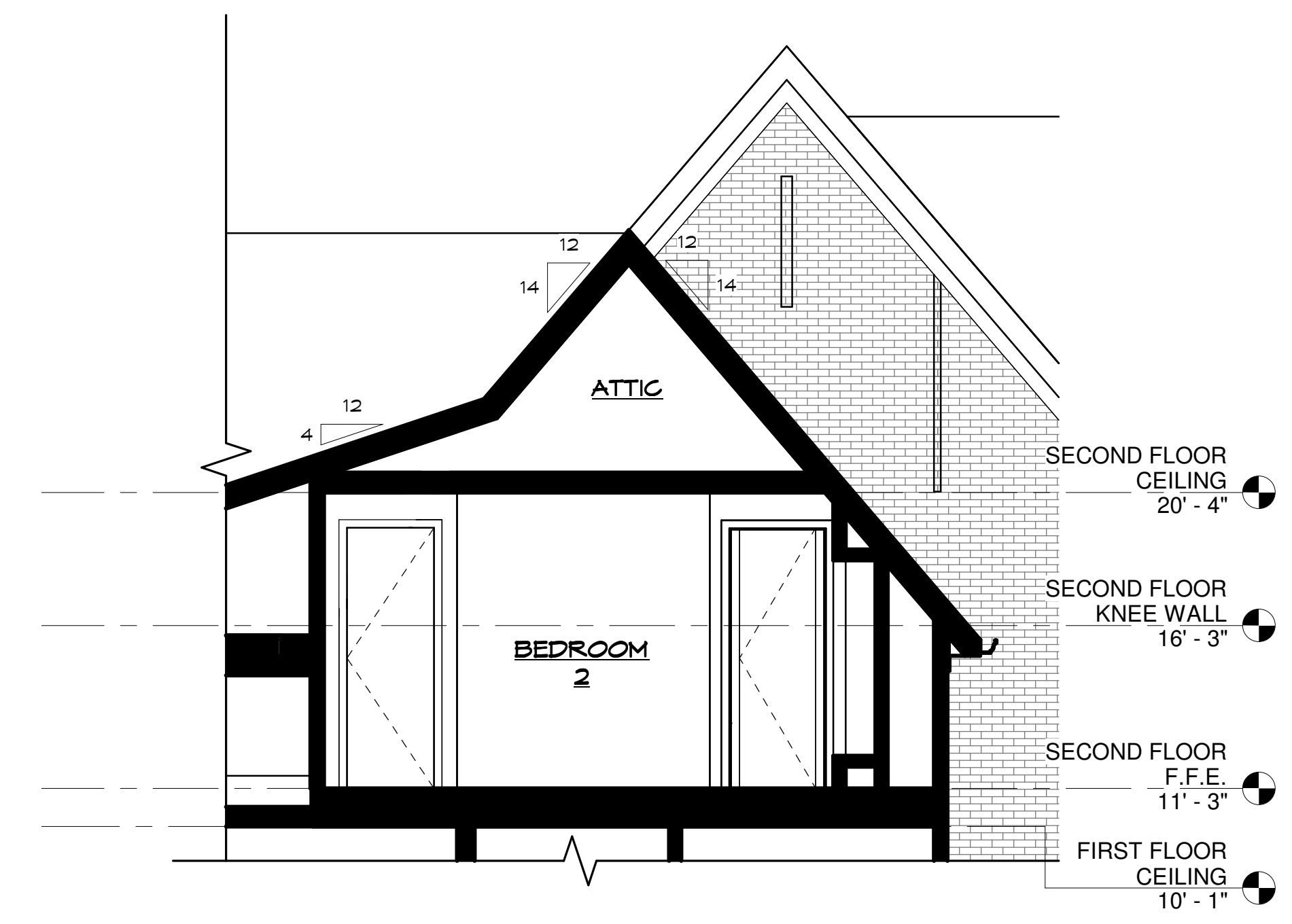
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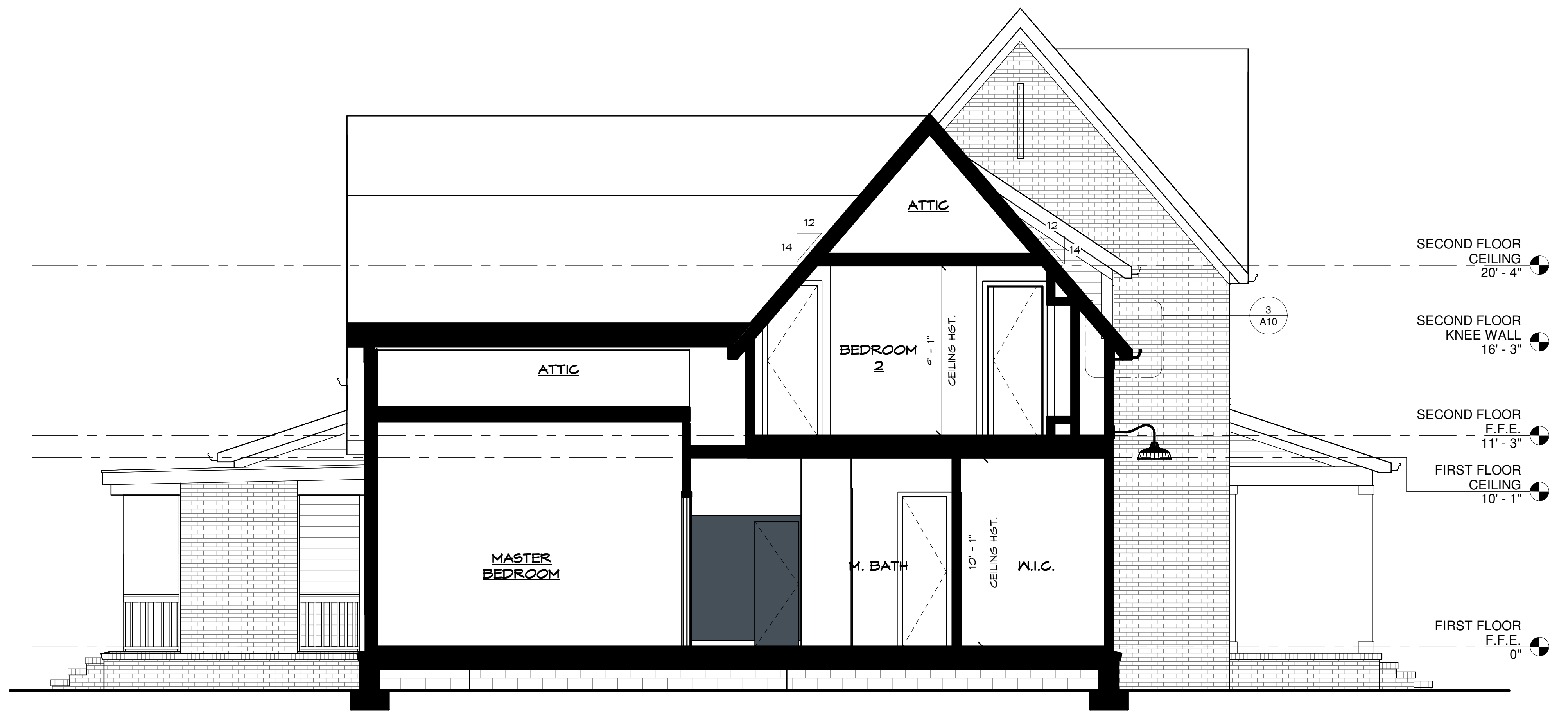
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BUILDING SECTIONS

SHEET NUMBER:
A8

DESIGN DEVELOPMENT

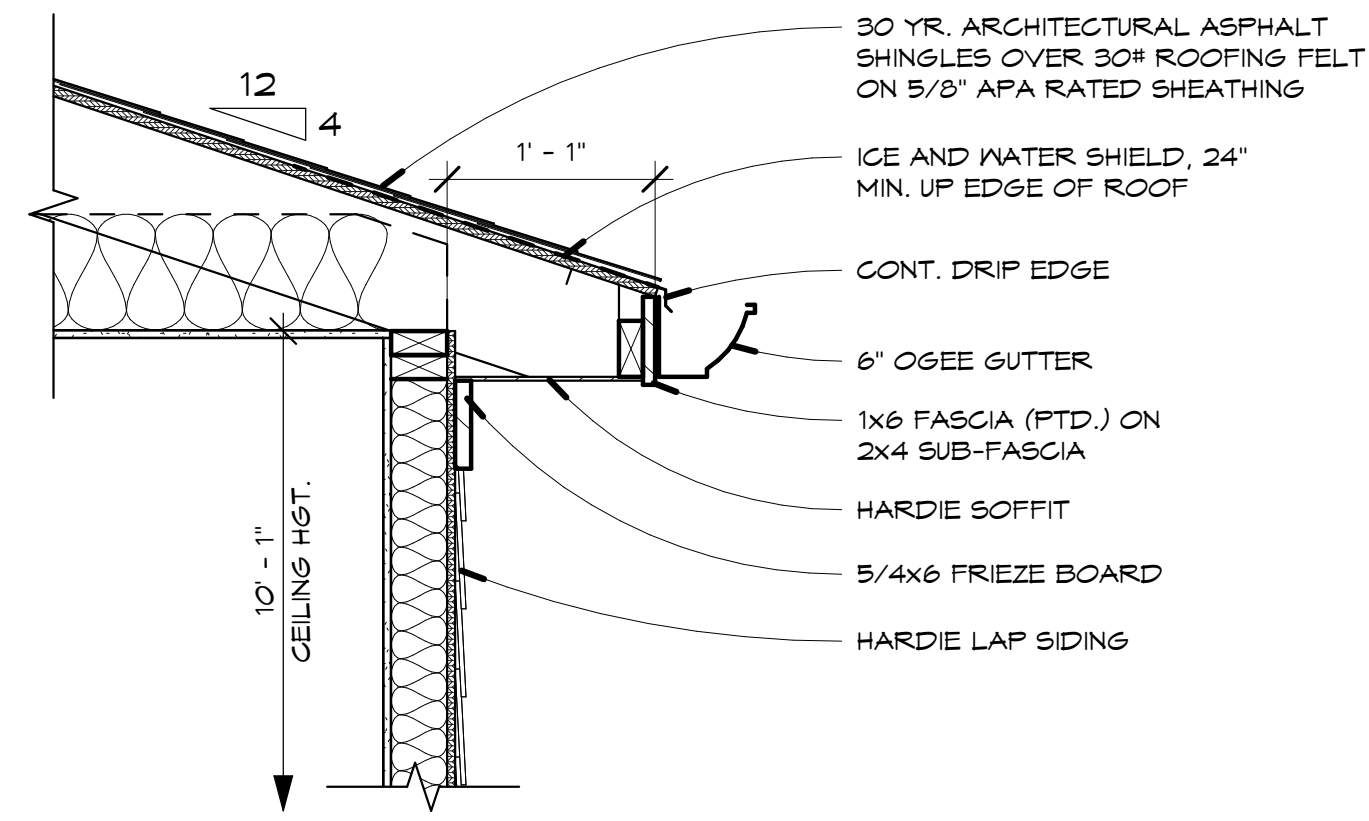


2 BEDROOM 2 ENTRY SECTION
 1/4" = 1'-0"

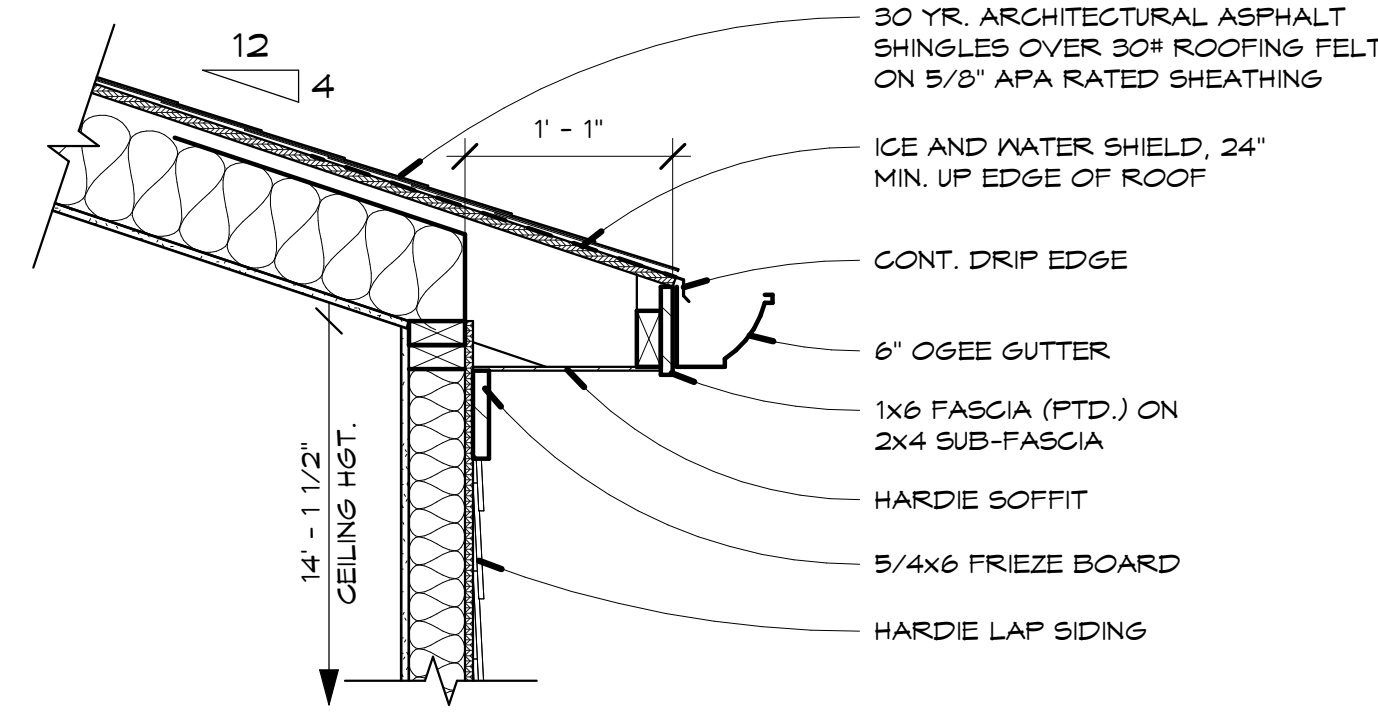


1 BUILDING SECTION
 1/4" = 1'-0"

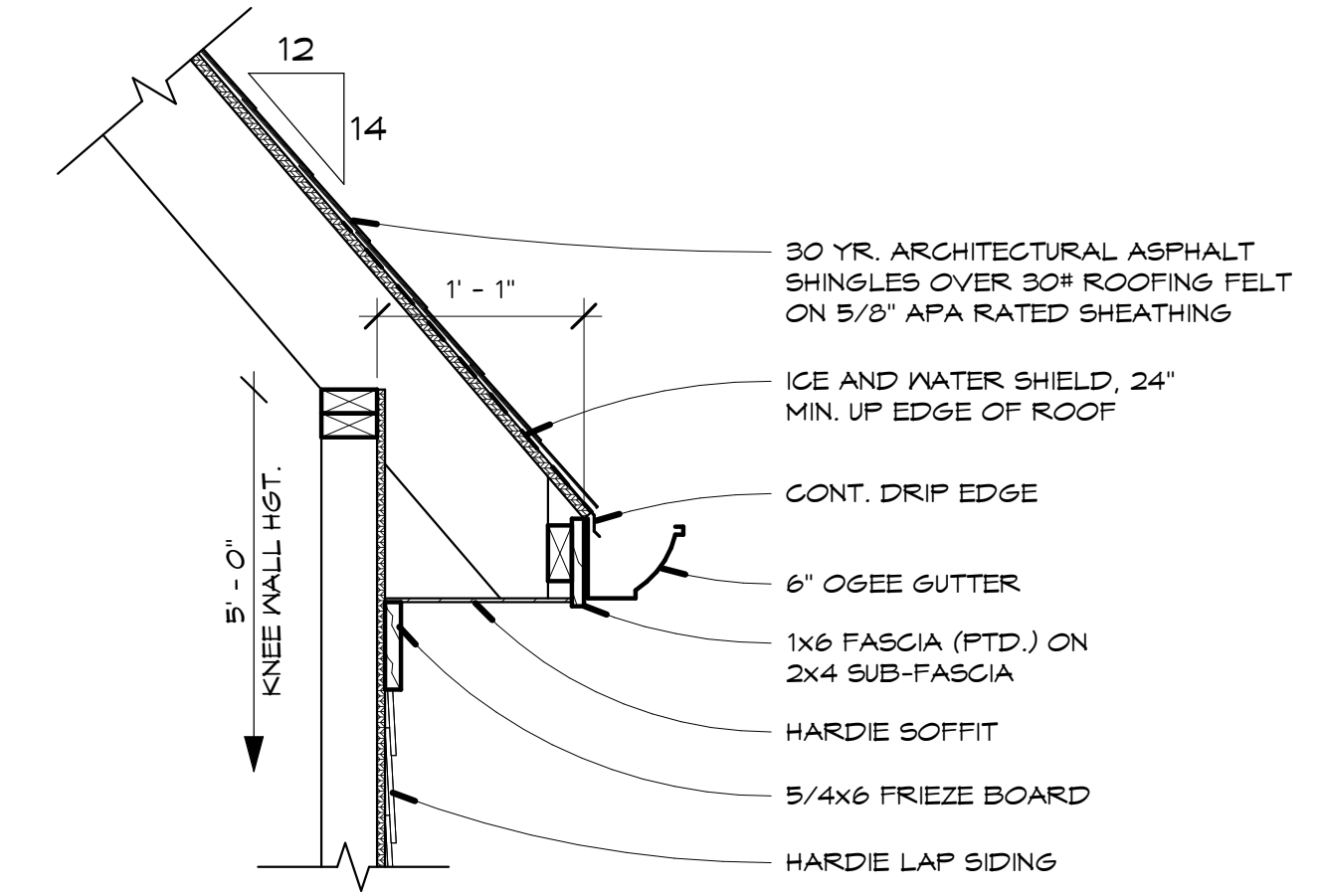
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DATE:	01/22/2024
PROJECT NUMBER:	
DRAWN BY:	SE
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SHEET NUMBER:	A9



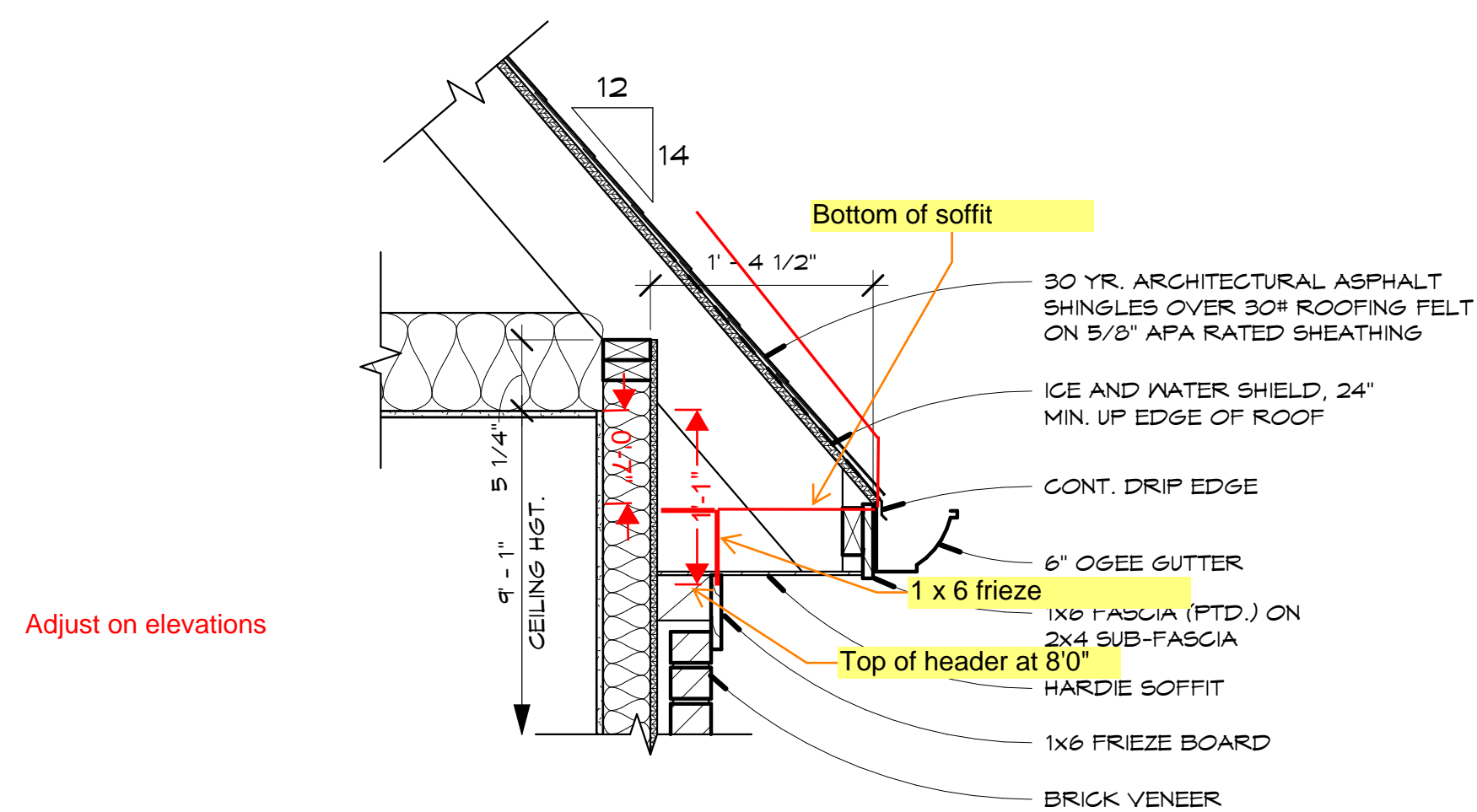
1 4/12 EAVE @ KITCHEN
1" = 1'-0"



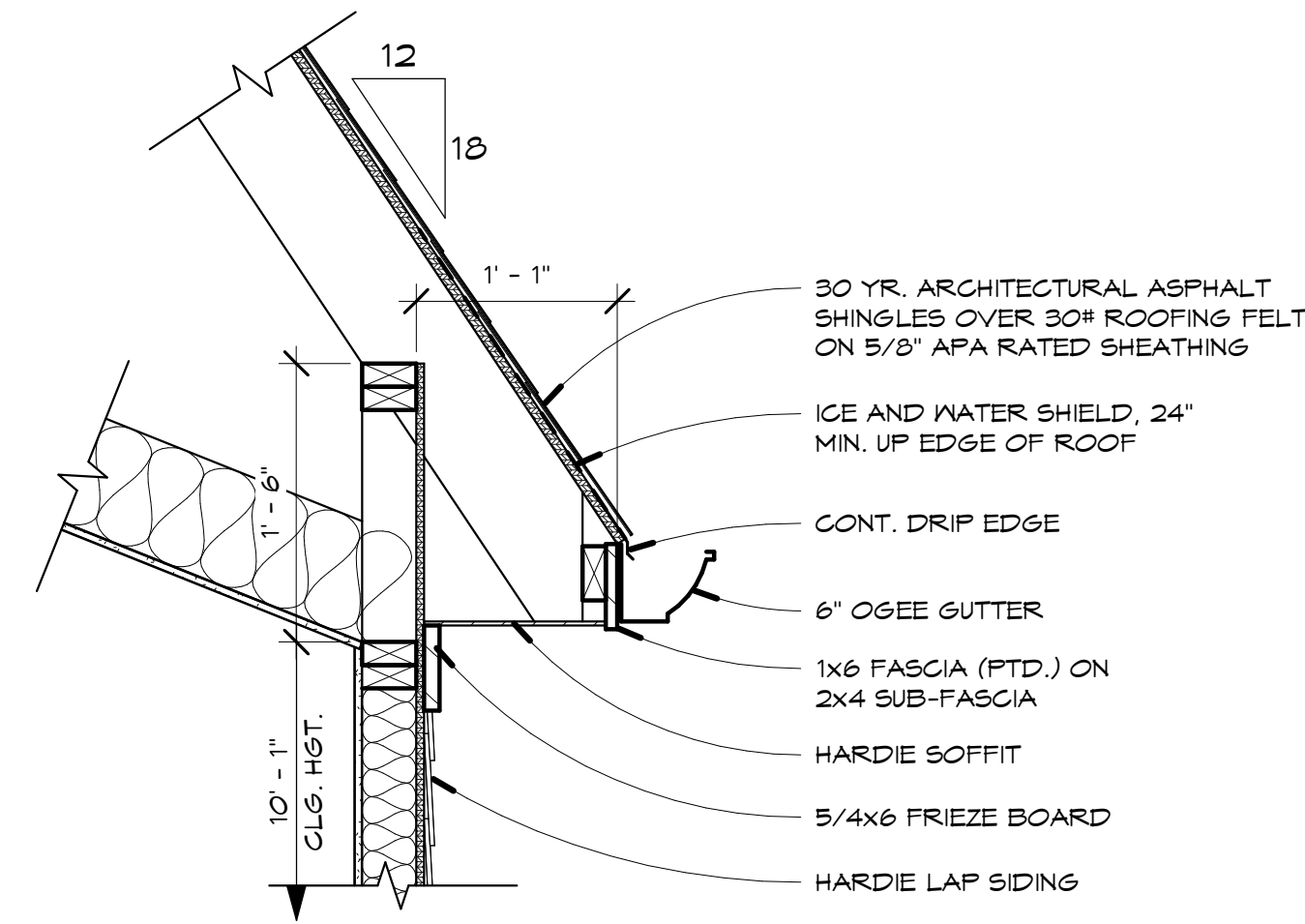
2 4/12 EAVE @ LIVING ROOM
1" = 1'-0"



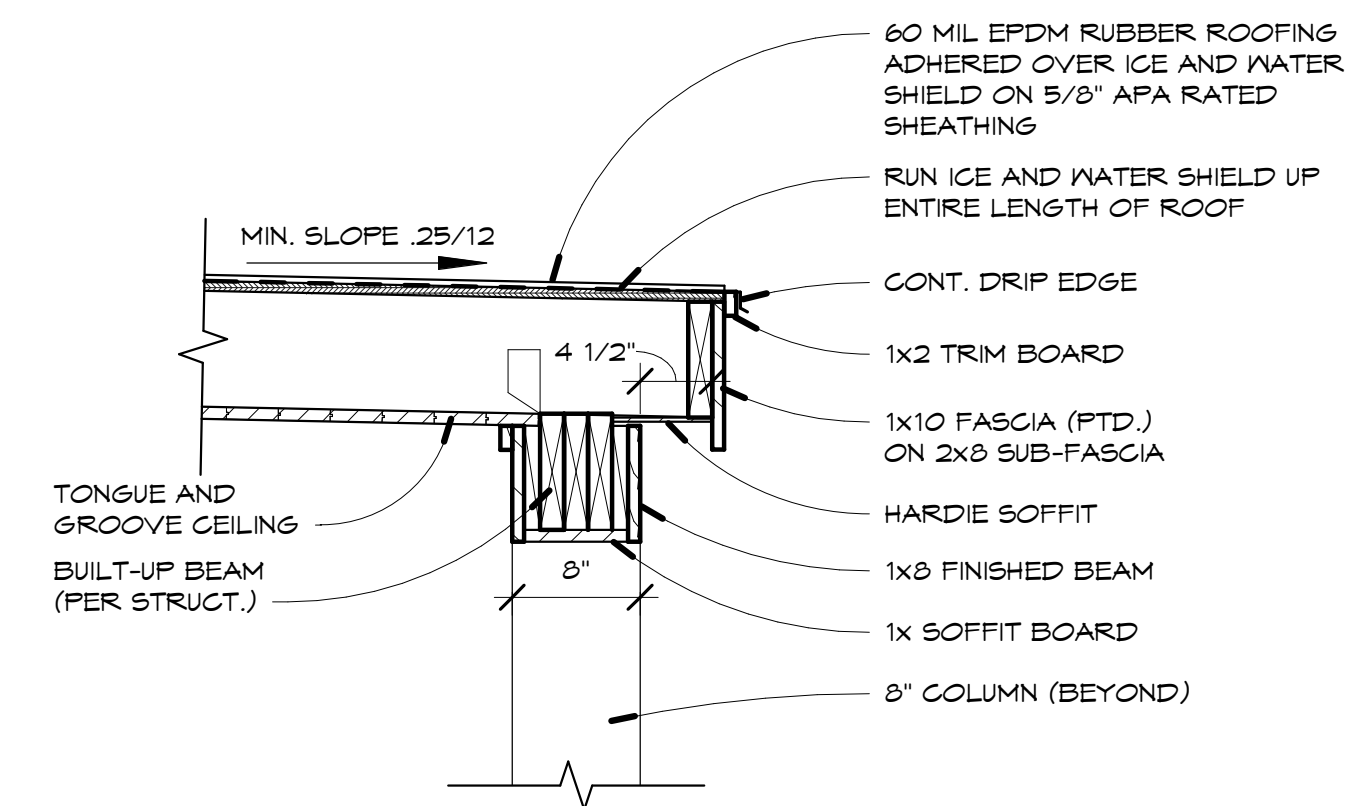
3 14/12 EAVE
1" = 1'-0"



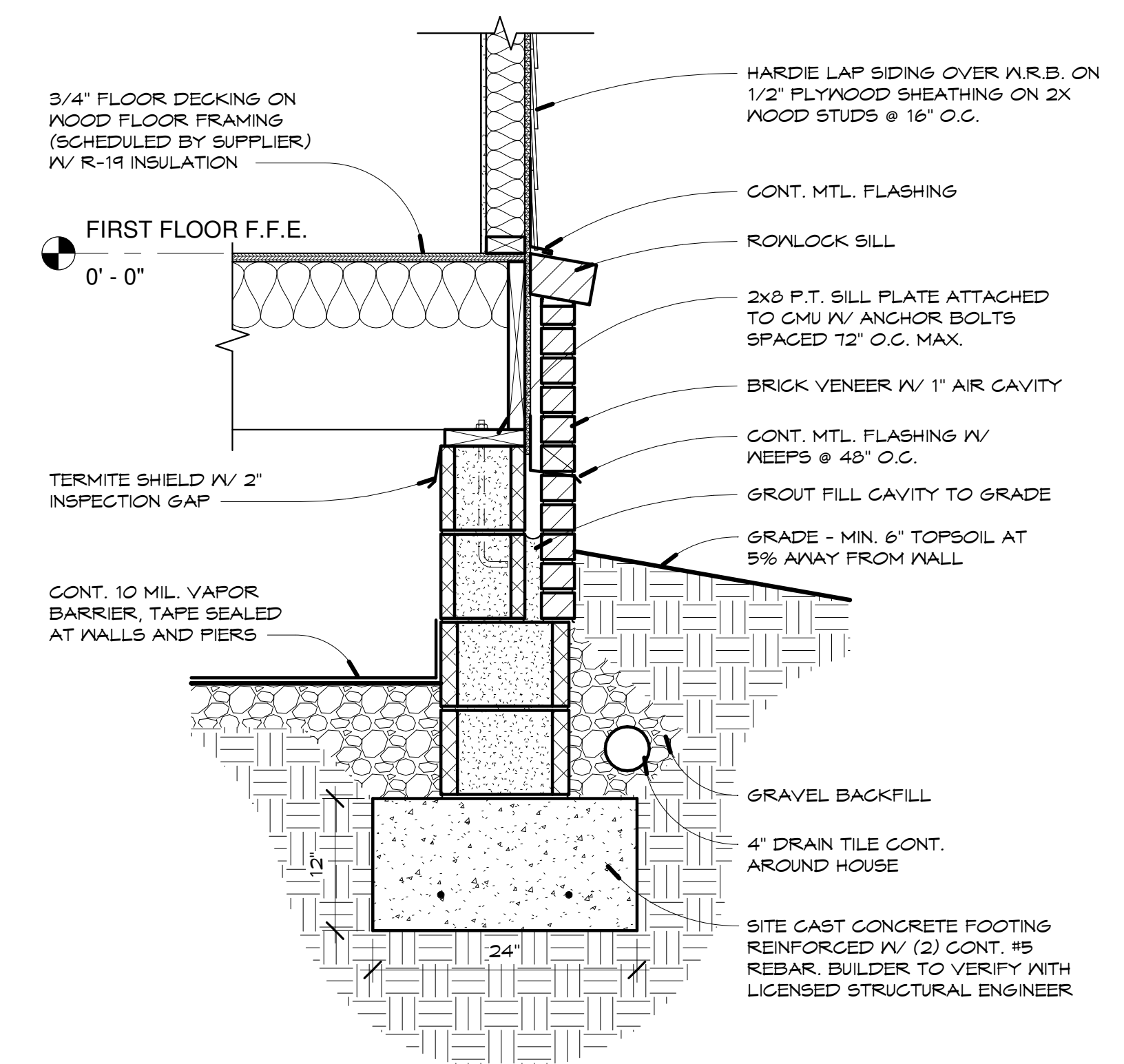
4 14/12 EAVE @ BEDROOM 3
1" = 1'-0"



5 18/12 EAVE @ MASTER
1" = 1'-0"



6 REAR PORCH EAVE
1" = 1'-0"



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



REV.	DATE
	01/22/2024
PROJECT NUMBER:	
DRAWN BY: SE	
CHECKED BY: TB	
SHEET TITLE: DETAILS	
SHEET NUMBER: A10	