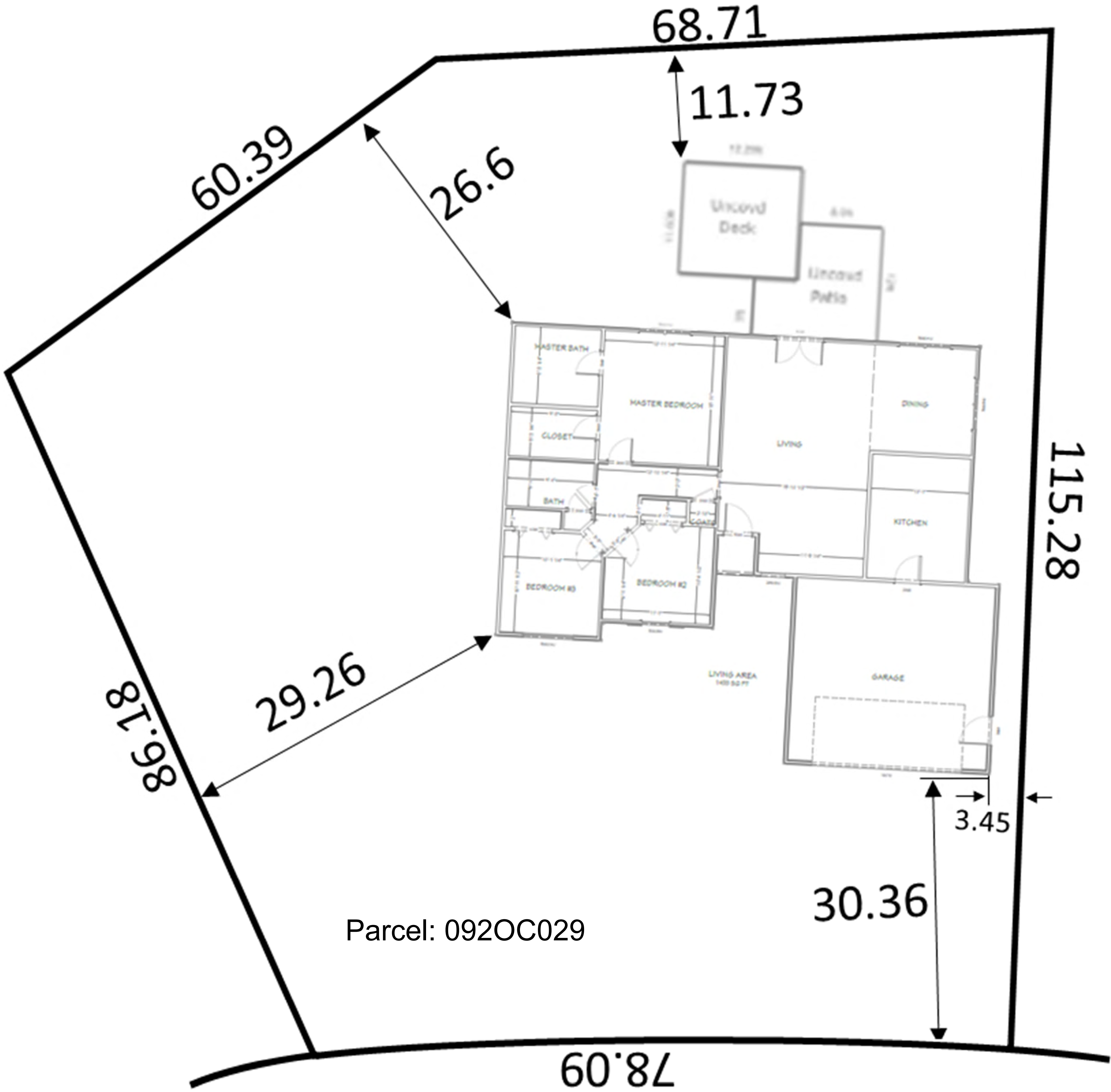


PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	Existing Floorplan
3	Proposed Floorplan
4	Window & Door Schedule
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Existing Site

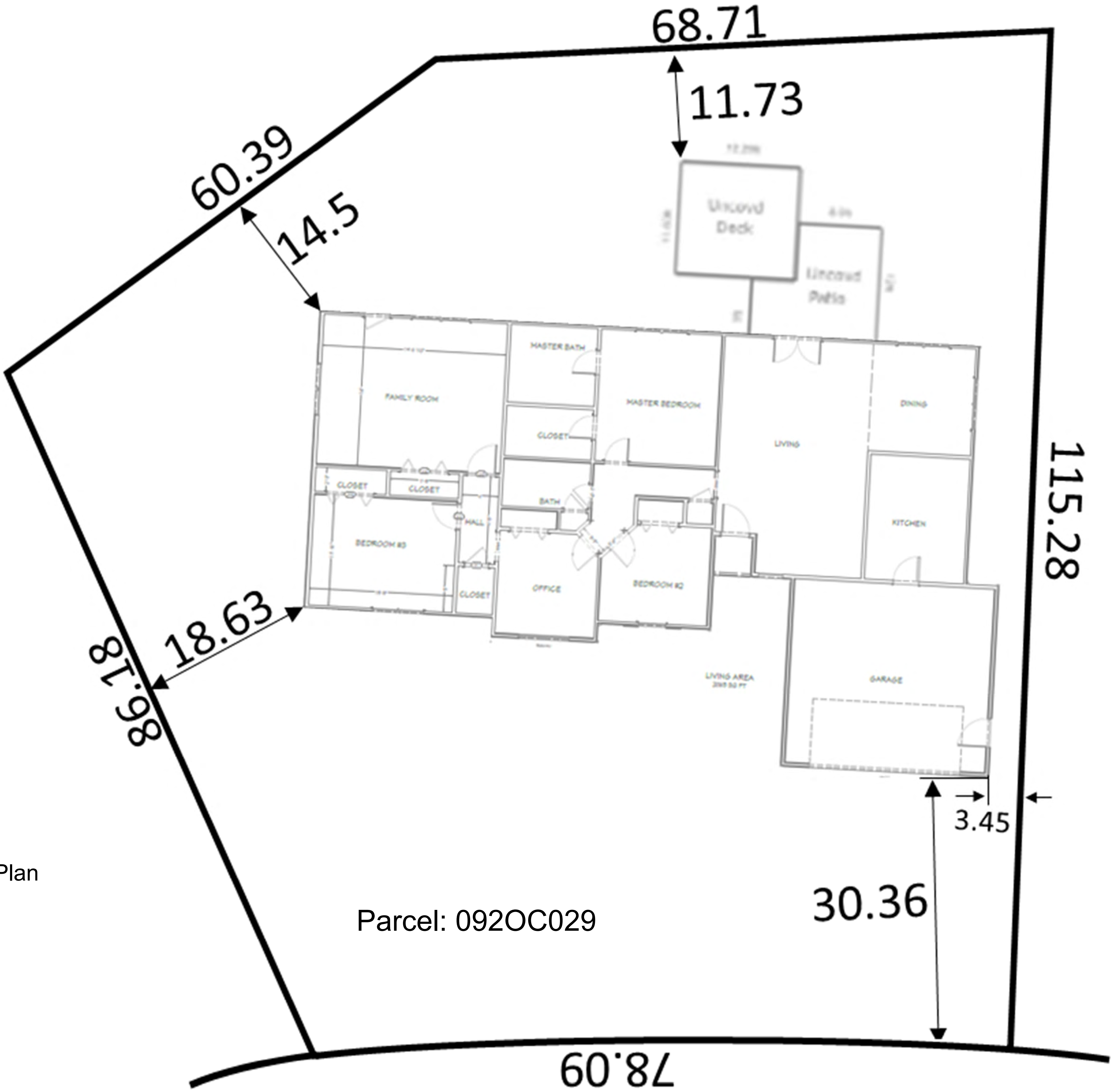
Parcel: 092OC029

10-A-22-SU
8/22/2022

LICENSE NUMBER:	
NEW HOME PLANS FOR:	
Tyler Bonts	
CLIENT EMAIL:	CELL PHONE:
PHONE:	
PAGE TITLE:	
Existing Site	
DRAWN BY:	
DATE:	
8/1/2022	
SCALE:	
1/2" = 1'0"	
SHEET #:	
10	

PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	Existing Floorplan
3	Proposed Floorplan
4	Window & Door Schedule
5	Exterior Elevations
6	Foundation Plan Details
7	Roof Layout Plan
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Proposed Site Plan

Parcel: 092OC029

10-A-22-SU
8/22/2022

LICENSE NUMBER:	
NEW HOME PLANS FOR:	
Tyler Bonts	
CLIENT EMAIL:	CELL PHONE:
PAGE TITLE:	
Proposed Site Plan	
DRAWN BY:	
DATE:	
8/1/2022	
SCALE:	
1/2" = 1'0"	
SHEET #:	
11	

Tennessee

Home Design

Custom Home Plan prepared for Tyler Bonts



PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	Existing Floorplan
3	Proposed Floorplan
4	Window & Door Schedule
5	Exterior Elevations
6	Foundation Plan Details
7	Roof Layout Plan
8	Electrical Plan - Floor 1

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Goodlettsville, TN 37072
PHONE: 615-358-8627 EMAIL: sco@tnhomedesign.com

STANDARD ABBREVIATIONS

@	AT	JT.	JOINT
#	FOUND(S)	JST.	JOIST
		JSTS.	JOISTS
APPROX. APPROXIMATELY			
BASE.	BASEMENT	LT.	LIGHT
B/T	BETWEEN	LIN.	LINEN
BLK.	BLOCK	MANUF.	MANUFACTURER
BLK'G	BLOCKING	MAS.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BRD.	BOARD	MTL.	METAL
BOT.	BOTTOM	MIN.	MINIMUM
BLDG.	BUILDING		
		N.I.C.	NOT IN CONTRACT
CAB.	CABINET	O.C.	ON CENTER
CLG.	CEILING	O/C	ON CENTER
CLR.	CLEAR	OPT.	OPTIONAL
CLOS.	CLOSET	O.S.B.	ORIENTED STRAND BOARD
COL.	COLUMN	OTS	OWNER TO SELECT
COLS.	COLUMNS	O.T.S	OWNER TO SELECT
CONC.	CONCRETE		
CMU	CONCRETE MASONRY UNIT	PG.	PAGE
C.U.	CONDENSOR UNIT	PAN.	PANTRY
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINUOUS	F	PLATE
COVER'G	COVERING	PLYND	PLYWOOD
CS	CRAWL SPACE	PLYND	PLYWOOD
		POLY.	POLYETHYLENE
DECO.	DECORATIVE	PSI	POUNDS PER SQUARE INCH
DET	DETAIL	FRE-FAB	PREFABRICATED
DIA.	DIAMETER		
DW.	DISHWASHER	RE.	REFERENCE
DBL.	DOUBLE	REF	REFRIGERATOR
DF	DOUGLAS FIR	REINF.	REINFORCED
D	DRYER	R	RESISTANCE
		R.A.	RETURN AIR
EA.	EACH	R.A.G.	RETURN AIR GRILLE
ELEV.	ELEVATION	REQ'D	REQUIRED
ENG.	ENGINEER		
		SCR.	SCREEN
FT.	FEET	SHLV.	SHELVES
F.F.L.	FINISHED FLOOR LINE	SHR.	SHOWER
FIN.	FINISH	SHWR.	SHOWER
F.C.	FIRE CODE	SST.	SIMPSON STRONG TIE
FLR.	FLOOR	SP	SOUTHERN PINE
FTG.	FOOTING	SPECS.	SPECIFICATIONS
FOUND.	FOUNDATION	SQ.	SQUARE
FND.	FOUNDATION	S.F.	SQUARE FOOTAGE
FR.	FREEZER	STL.	STEEL
GA.	GAUGE	THK.	THICK
GALV.	GALVANIZED	THK.	THICKNESS
GYF.	GYFSUM	TBD.	TO BE DETERMINED
		TR.	TRANSOM
HDR.	HEADER	TYP.	TYPICAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
HT.	HEIGHT	U.T.C.	UNDER THE COUNTER
HTS.	HEIGHTS	UTIL.	UTILITY
HORIZ.	HORIZONTAL		
		VAN.	VANITY
IN.	INCHES	VERT.	VERTICAL
INCL.	INCLUDE		
INSUL.	INSULATION	WH	WATER HEATER
		W	WASHER
		WT.	WEIGHT
		WIN.	WINDOW
		W.M.	WIRE MESH
		W	WITH
		WD.	WOOD
		WFCM	WOOD FRAME CONSTRUCTION MANUAL

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

CODE DISCLAIMER:

1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE MIDDLE TENNESSEE AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS & FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHICAL LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS SHOULD BE BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZED LABELED WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE IRC.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

10-A-22-SU
8/22/2022

LICENSE NUMBER:

NEW HOME PLANS FOR:

Tyler Bonts

CELL PHONE:

CLIENT EMAIL:
PHONE:

PAGE TITLE:

Project Overview

DRAWN BY:

DATE:

6/9/2022

SCALE:

1/4"= 1'0"

SHEET #:

1

PLAN INDEX		
PAGE	PAGE TITLE	
1	Project Overview	
2	Existing Floorplan	
3	Proposed Floorplan	
4	Window & Door Schedule	
5	Exterior Elevations	
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8	Electrical Plan - Floor 1	

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Goodlettsville, TN 37072

PHONE: 615-358-8627 EMAIL: sco@thomedesign.com

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NEW HOME PLANS FOR:

Tyler Bonts

CLIENT EMAIL: PHONE: CELL PHONE:

PAGE TITLE:

Existing Floorplan

DRAWN BY:

DATE:

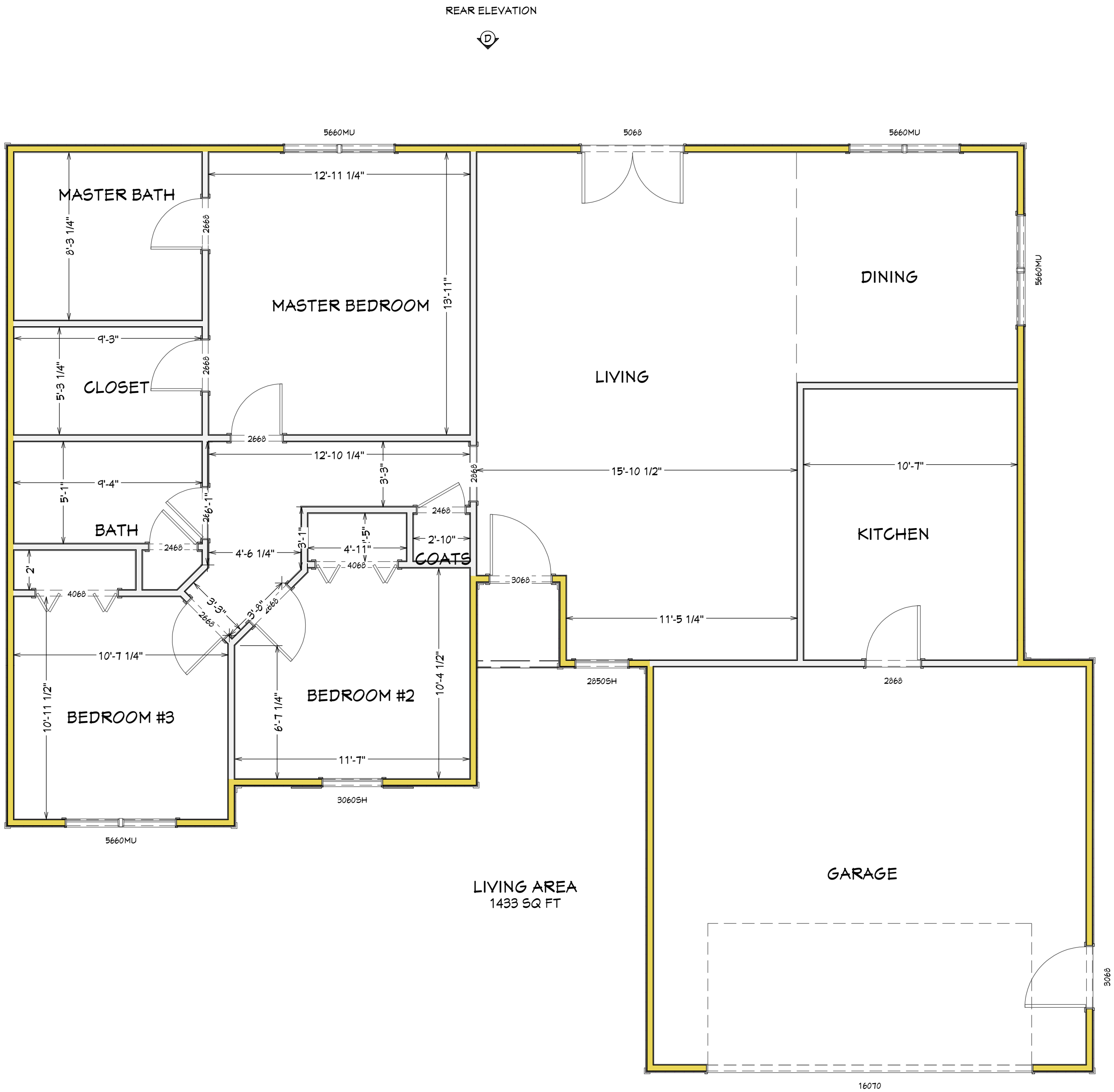
6/9/2022

SCALE:

1/4" = 1'0"

SHEET #:

2



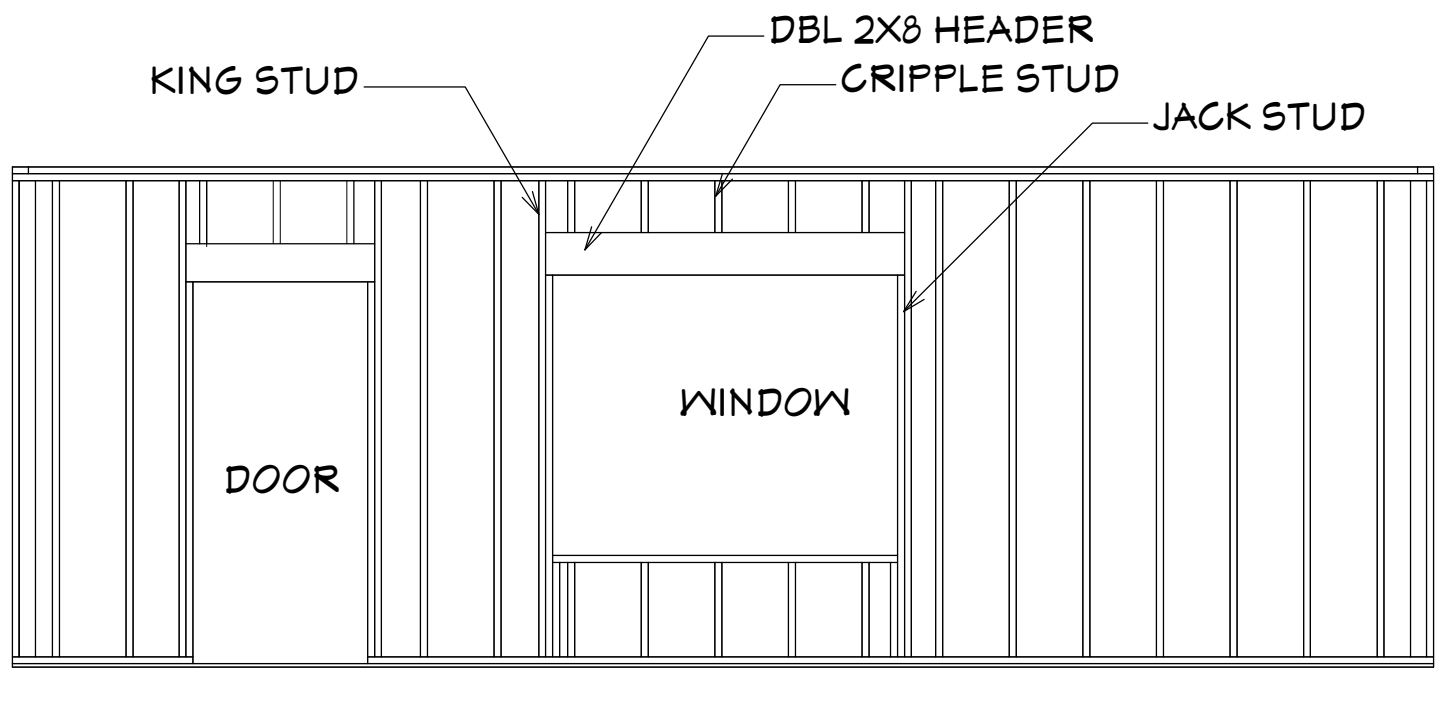
Existing Floorplan

WALL LEGEND

- ROOM DIVIDER / RAILING WALL
- 4" INTERIOR HALF WALL
- 4" INTERIOR WALL
- 6" INTERIOR WALL
- 3/8" GLASS SHOWER, TEMPERED
- 6" EXTERIOR WALL, BRICK/STONE
- 6" EXTERIOR WALL, PANEL SIDING
- 8" CMU STEM WALL
- CONCRETE STEM WALL & 4" FURRED WALL
- TERRAIN RETAINING WALL

FLOOR PLAN NOTES:

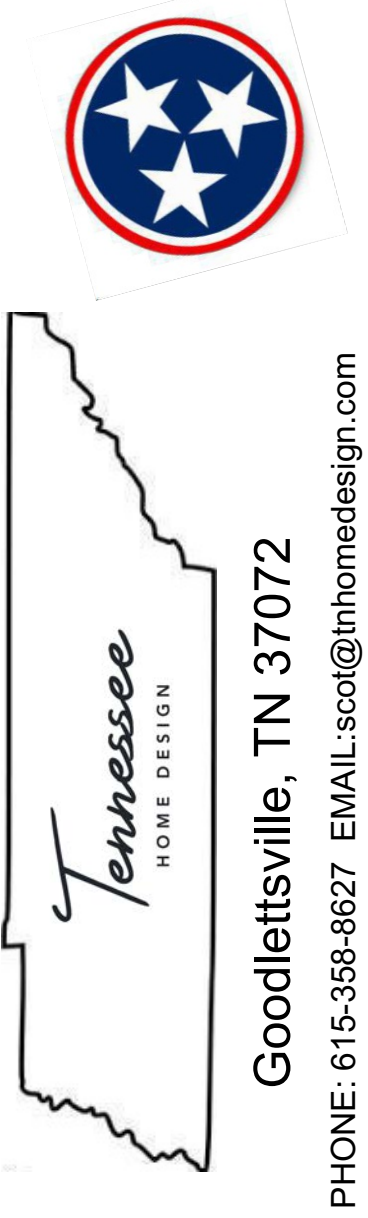
- ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
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10-A-22-SU
8/22/2022

PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	Existing Floorplan
3	Proposed Floorplan
4	Window & Door Schedule
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Tyler Bonts
CLIENT EMAIL: PHONE: CELL PHONE:

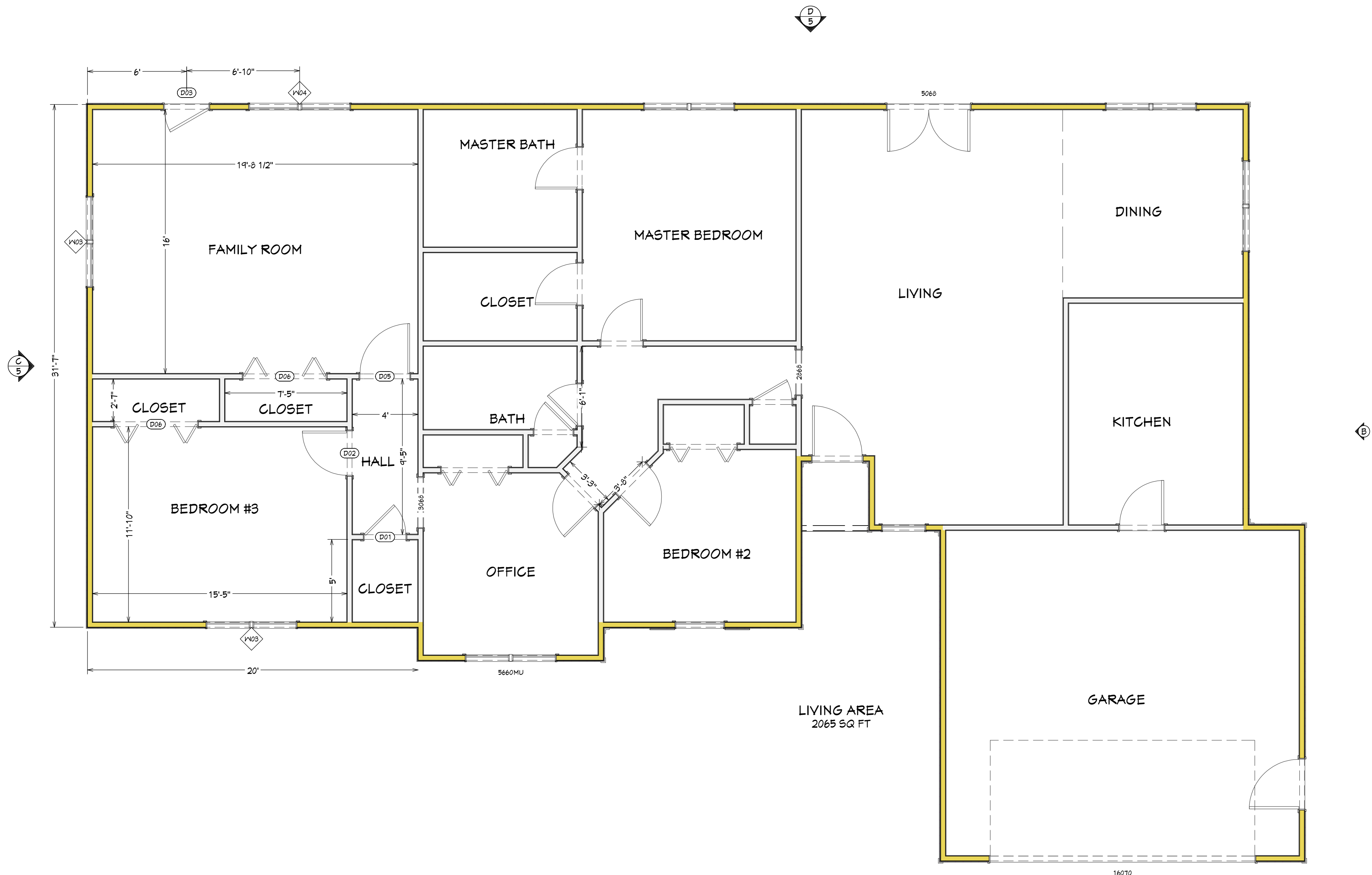
PAGE TITLE:
Proposed Floorplan

DRAWN BY:

DATE:
6/9/2022

SCALE:
1/4" = 1'0"

SHEET #:
3



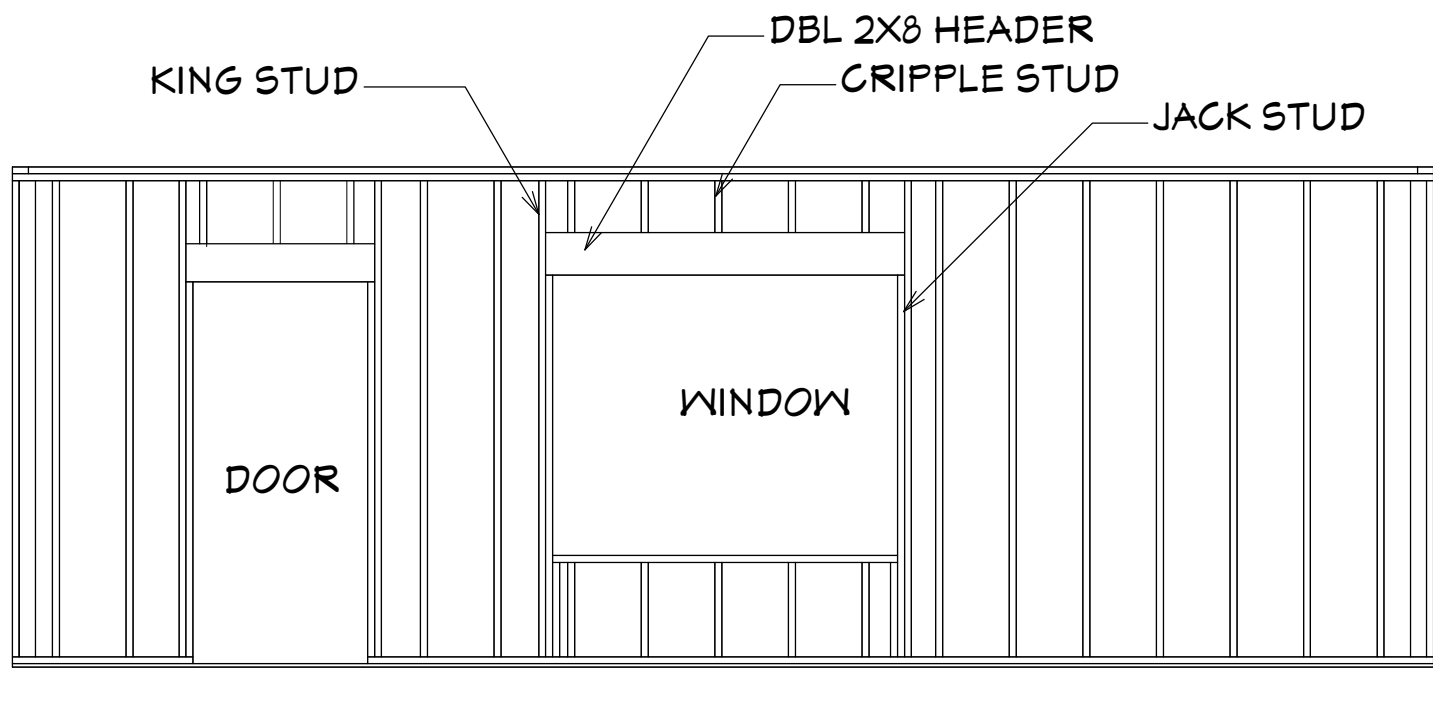
Proposed Floorplan

WALL LEGEND

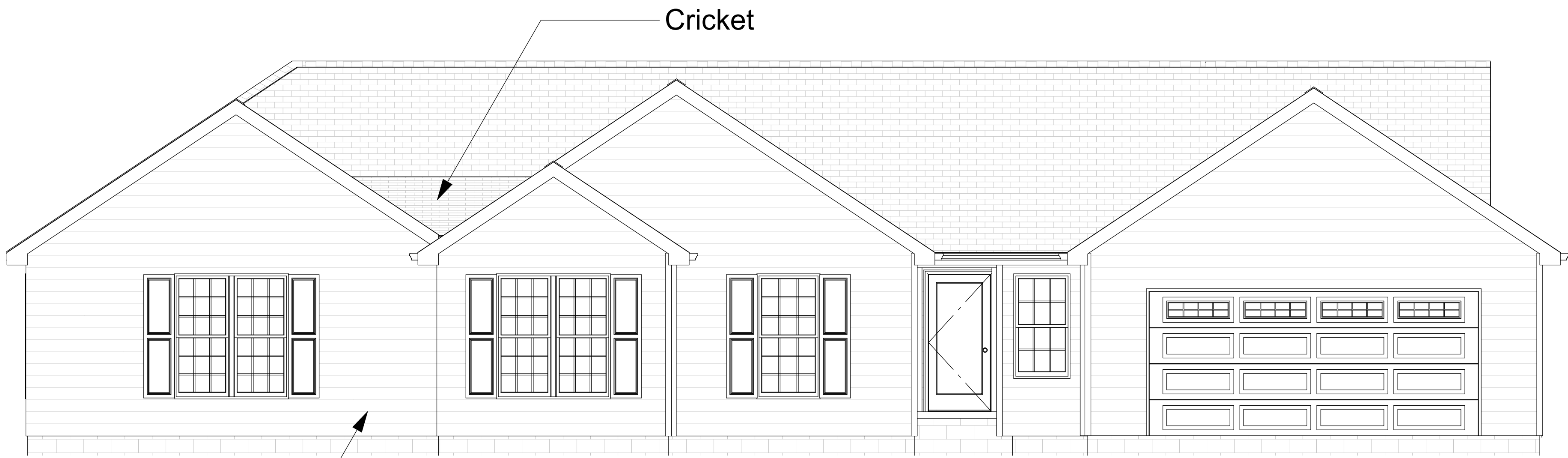
- ROOM DIVIDER / RAILING WALL
- 4" INTERIOR HALF WALL
- 4" INTERIOR WALL
- 6" INTERIOR WALL
- 3/8" GLASS SHOWER, TEMPERED
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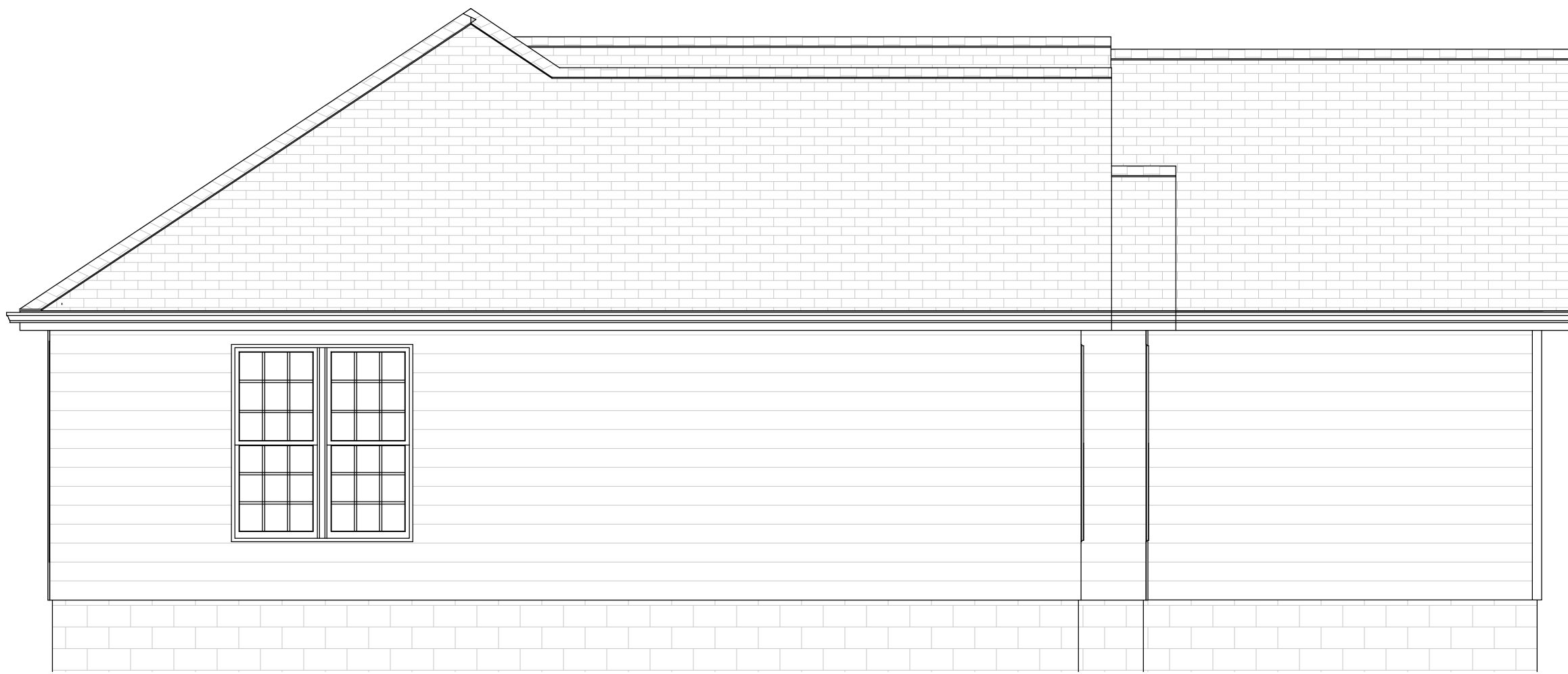


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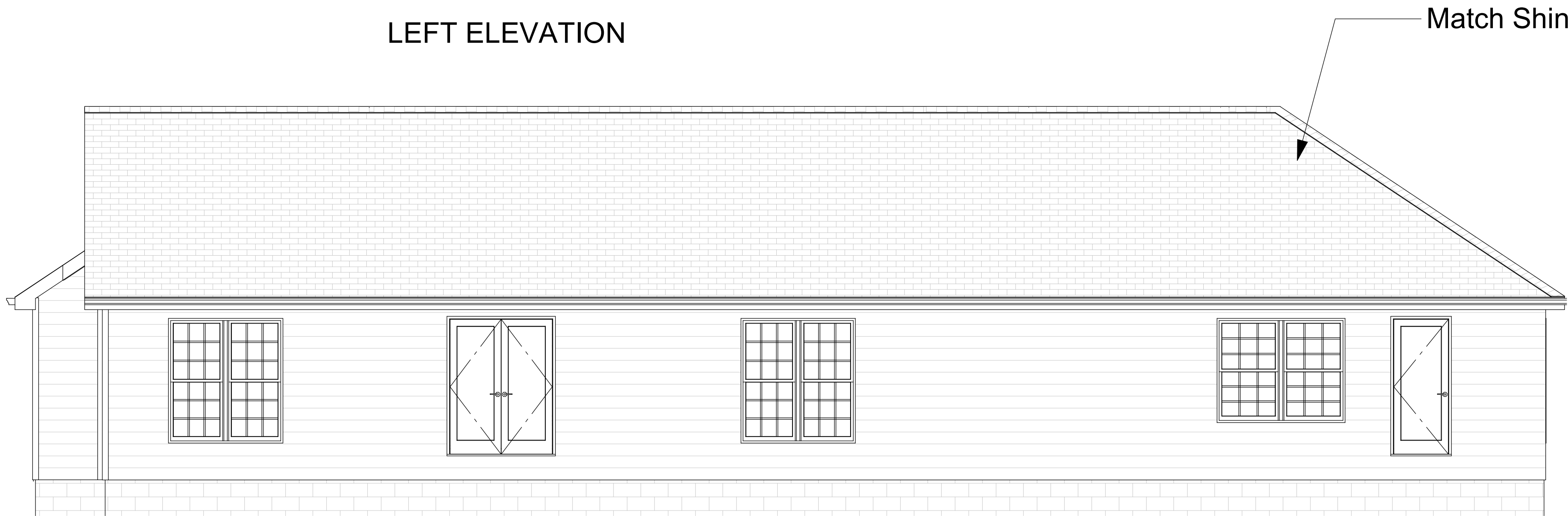


Match Siding

FRONT ELEVATION



LEFT ELEVATION




REAR ELEVATION

 **SCALE 1/4" = 1'**



PLAN INDEX	
PAGE	PAGE TITLE
1	Project Overview
2	Existing Floorplan
3	Proposed Floorplan
4	Window & Door Schedule
5	Exterior Elevations
6	Foundation Plan Details
7	Roof Layout Plan
8	Electrical Plan - Floor 1

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Tennessee
HOME DESIGN

Goodlettsville, TN 37072
PHONE: 615-358-8627 EMAIL: scot@thomedesign.com

LICENSE NUMBER:

NEW HOME PLANS FOR:	Tyler Bonts	
CLIENT EMAIL:		
PHONE:		
CELL PHONE:		

PAGE TITLE:	Exterior Elevations
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DRAWN BY:

DATE:

6/9/2022

SCALE:

1/4" = 1'0"

SHEET #:

5

PLAN INDEX		
PAGE	PAGE TITLE	
1	Project Overview	
2	Existing Floorplan	
3	Proposed Floorplan	
4	Window & Door Schedule	
5	Exterior Elevations	
6	Foundation Plan Details	
7	Roof Layout Plan	
8	Electrical Plan - Floor 1	

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Tyler Bonts

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CELL PHONE:

PAGE TITLE:

Foundation Plan Details

DRAWN BY:

DATE:

6/9/2022

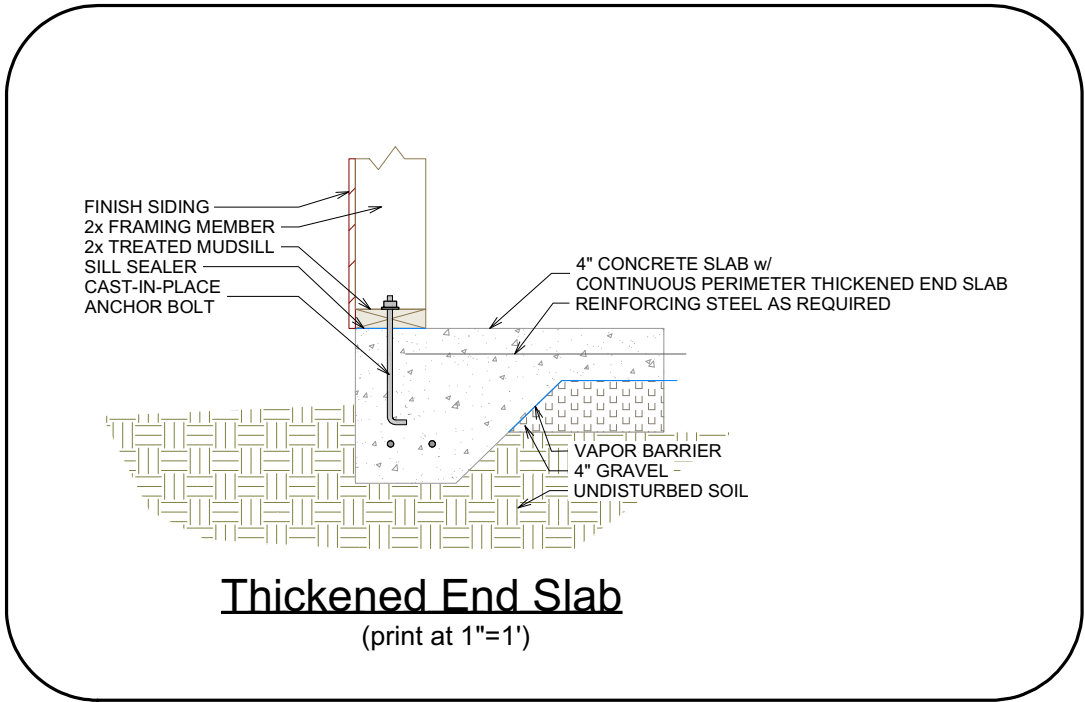
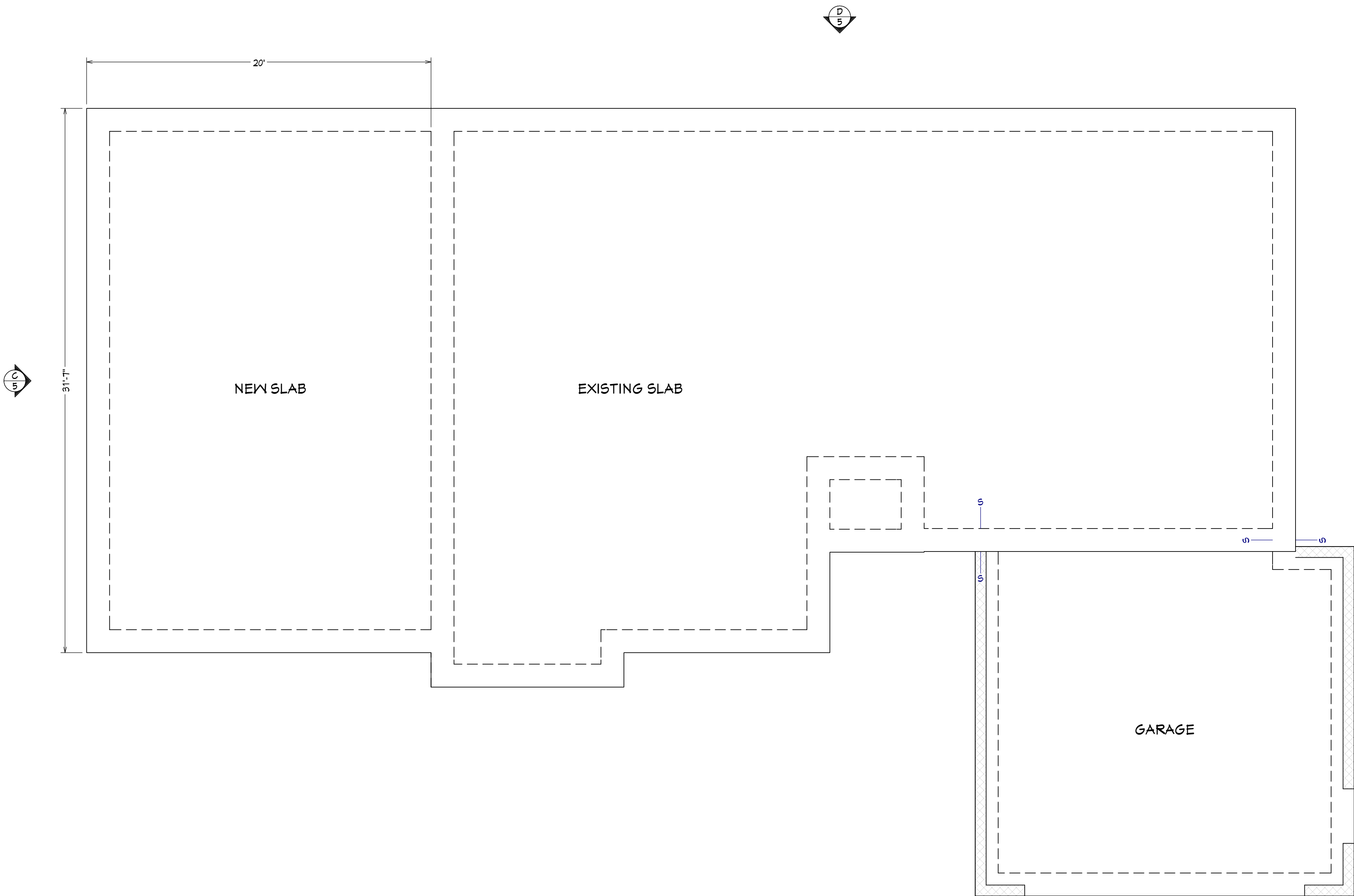
SCALE:

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SHEET #:

6

10-A-22-SU
8/22/2022



PLAN INDEX		
PAGE	PAGE TITLE	
1	Project Overview	
2	Existing Floorplan	
3	Proposed Floorplan	
4	Window & Door Schedule	
5	Exterior Elevations	
6	Foundation Plan Details	
7	Roof Layout Plan	
8	Electrical Plan - Floor 1	

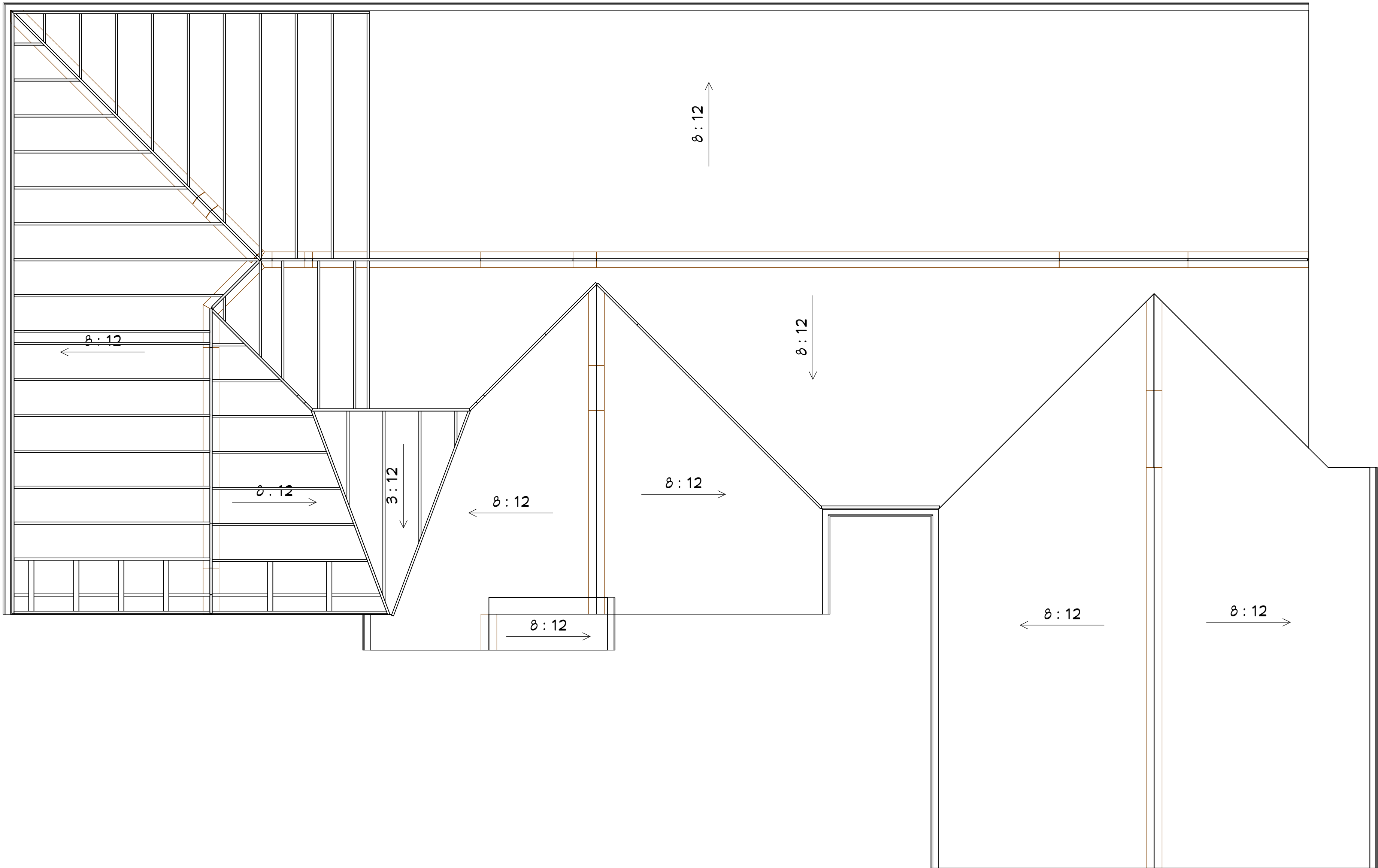
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ROOF STRUCTURAL NOTES:

1. ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO PRE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
2. PROVIDE 2X6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 3'0" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
3. UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WINDOW OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2X10'S LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL). LINTELS WHICH WILL NOT FIT BELOW WALL PLATE SHALL BE LOCATED WITHIN THE FLOOR/CEILING FRAMING ABOVE, AND THE OPENING SHALL BE FRAMED DOWN FROM THE LINTEL.
4. UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR & WINDOW OPENINGS IN 2X4 WALLS SHALL HAVE (2) 2X10'S WITH 1/2" PLYWOOD PLATE LINTEL AND IN 2X6 WALLS USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
5. AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB(ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING



HIP/ VALLEY CONVERSION			
IF COMMON RAFTER ROOF FITCH IS:		THEN HIP/ VALLEY RAFTER ROOF FITCH BECOMES:	
RISE/ RUN	SLOPE	RISE/ RUN	SLOPE
1/12	5°	1/11	5°
2/12	10°	2/11	10°
3/12	14°	3/11	14°
4/12	18°	4/11	18°
5/12	23°	5/11	23°
6/12	27°	6/11	27°
7/12	30°	7/11	30°
8/12	34°	8/11	34°
9/12	37°	9/11	37°
10/12	40°	10/11	40°
11/12	42°	11/11	42°
12/12	45°	12/11	45°

CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL FITCH ROOFS.

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES LIVE LOAD=30psf, L ₀ =150' DEAD LOAD = 10psf		
SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 6	12.0	12-11
	16.0	11-2
	19.2	10-2
2 x 8	12.0	16-4
	16.0	14-2
	19.2	12-11
2 x 10	12.0	18-9
	16.0	16-10
	19.2	15-4
2 x 12	12.0	22-10
	16.0	19-10
	19.2	18-1

NOTES:
The above tables are based on the IRC 2015 TABLE R802.5.1(3)

RAFTER LENGTH CHART		
ROOF FITCH		FACTOR
3/12		1.05
4/12		1.07
5/12		1.10
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

MULTIPLY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF FITCH.

CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L ₀ =40') DEAD LOAD = 10psf **IF HABITABLE ATTIC SPACE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES **		
SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12.0	8-3
	16.0	8-0
	19.2	7-4
2 x 6	12.0	9-7
	16.0	10-11
	19.2	11-0
2 x 8	12.0	12-0
	16.0	11-0
	19.2	10-11
2 x 10	12.0	15-3
	16.0	13-11
	19.2	12-1

NOTES:
The above tables are based on the IRC 2015 TABLE R802.4(2)

LICENSE NUMBER:

NEW HOME PLANS FOR:

Tyler Bonts

CELL PHONE:

CLIENT EMAIL:

PHONE:

PAGE TITLE:

Roof Layout Plan

DRAWN BY:

DATE:

6/9/2022

SCALE:

1/4" = 1'0"

SHEET #:

7

10-A-22-SU
8/22/2022