



109 GROOME DR

NASHVILLE, TN 37205

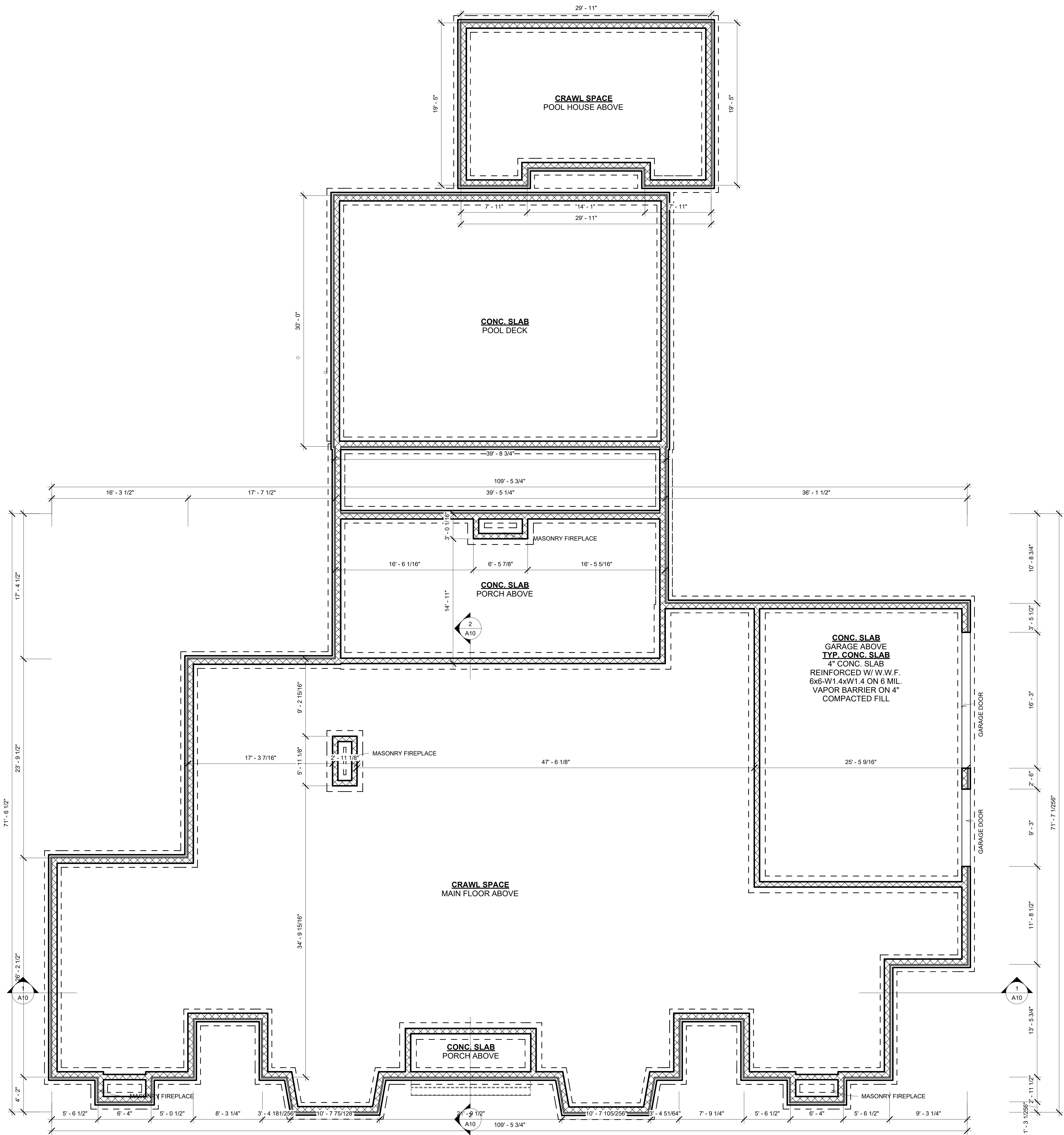


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109 GROOME DRIVE

LEWISTON DESIGN & BUILD

PROJECT NUMBER: PROJECT #022	
DATE: 09/18/2026	
DRAWN BY: HENRY M. LEWISTON	
SHEET TITLE: COVER	
SHEET NUMBER: A0	



FOUNDATION PLAN 3/16" = 1' -0"

NOTE:
LANDSCAPE ARCHITECT TO
DETERMINE EXACT STAIR AND
PORCH PLACEMENT IN
ACCORDANCE WITH GRADE.

NOTE:
USE THE FRAMING PACKAGE
TO DETERMINE JOIST SPACING
AND ORIENTATION.
STRUCTURAL ENGINEER TO
REVIEW BEAM SIZING AND
FOOTING PLACEMENT



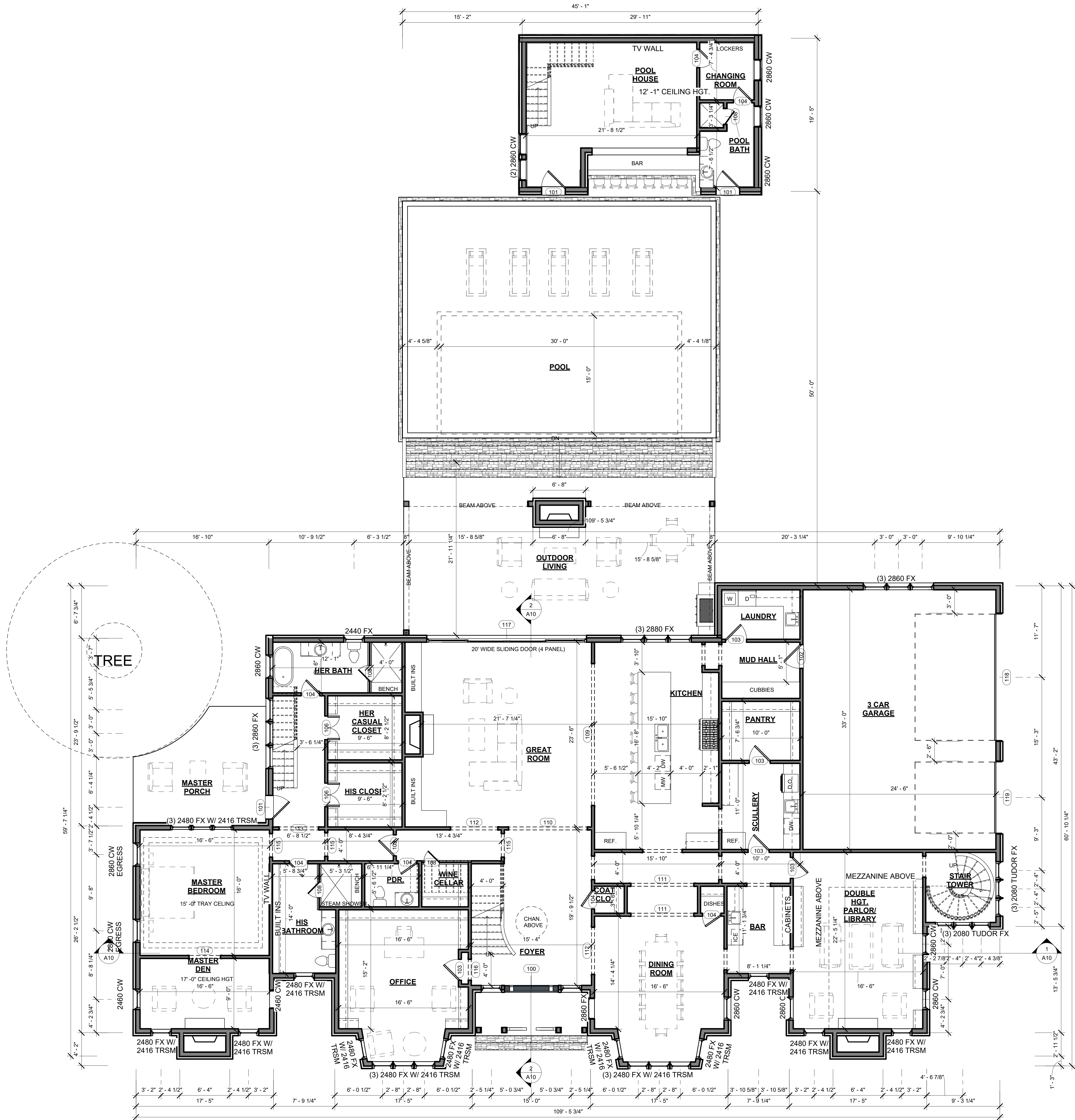
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DATE: 09/18/2026
DRAWN BY: HENRY M. LEWISTON

SHEET TITLE: FOUNDATION PLAN

SHEET NUMBER: A1



FIRST FLOOR 3/16" = 1' -0"

DOOR SCHEDULE			
NO.	DOOR		COMMENTS
	WDTH.	HGT.	
100	3' - 0"	7' - 0"	FRONT DOORS
101	3' - 0"	8' - 0"	ARCHED EXTERIOR DOOR
102	3' - 0"	8' - 0"	EXTERIOR DOOR
103	2' - 8"	8' - 0"	
104	2' - 4"	8' - 0"	
105	4' - 0"	8' - 0"	
106	3' - 0"	8' - 0"	DOUBLE DOORS
107	2' - 0"	6' - 8"	
108	2' - 0"	6' - 8"	GLASS DOOR
109	18' - 0"	8' - 0"	ARCHED CASED OPENING
110	10' - 0"	8' - 0"	ARCHED CASED OPENING
111	8' - 0"	8' - 0"	ARCHED CASED OPENING
112	6' - 0"	8' - 0"	ARCHED CASED OPENING
113	5' - 0"	8' - 0"	ARCHED CASED OPENING
114	4' - 0"	8' - 0"	ARCHED CASED OPENING
115	3' - 0"	8' - 0"	ARCHED CASED OPENING
116	2' - 8"	8' - 0"	ARCHED CASED OPENING
117	20' - 0"	8' - 0"	4 PANEL SLIDING DOOR
118	16' - 0"	8' - 0"	GARAGE DOOR
119	9' - 0"	8' - 0"	GARAGE DOOR
123	2' - 4"	6' - 8"	

AREA CALCULATIONS	
BASED ON OUTSIDE FACE OF STUD OR BLOCK HEATED	
FIRST FLOOR	4249 SF
POOL HOUSE	511 SF
SECOND FLOOR	2562 SF
BONUS	361 SF
HEATED	7682 SF
GRAND TOTAL	7682 SF

NOTE:
WINDOWS ARE AT 8' -0" HEAD
HEIGHT UNLESS OTHERWISE
NOTED

NOTE:
CEILINGS ARE AT 10' -0" HEIGHT
UNLESS OTHERWISE NOTED

NOTE:
LANDSCAPE ARCHITECT TO
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PROJECT NUMBER:	PROJECT #022
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DRAWN BY:	HENRY M. LEWISTON
SHEET TITLE:	FIRST FLOOR PLAN
SHEET NUMBER:	A2



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PROJECT NUMBER: PROJECT #022
DATE: 09/18/2026
DRAWN BY: HENRY M. LEWISTON
SHEET TITLE: SECOND FLOOR PLAN
SHEET NUMBER: A3

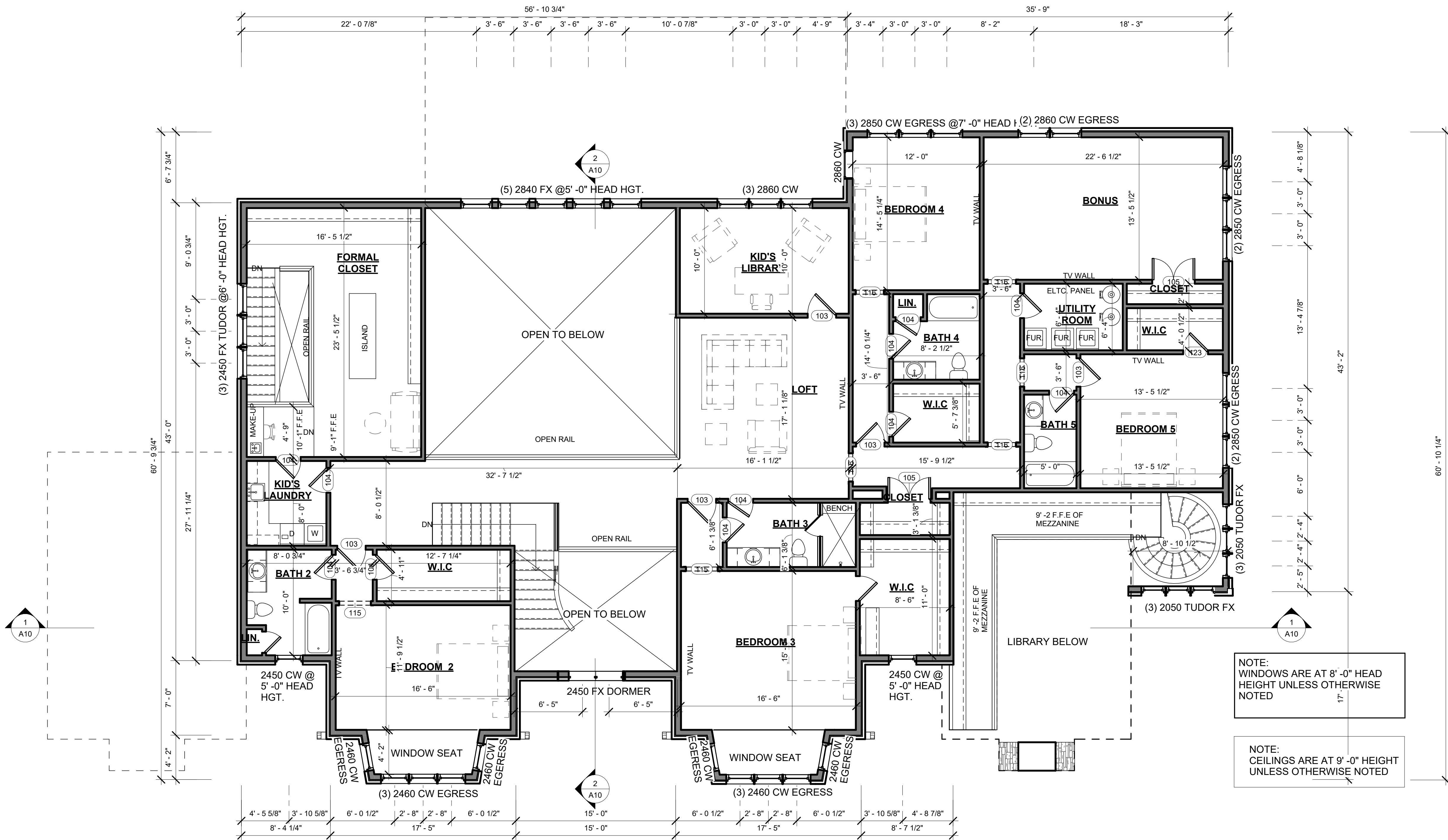
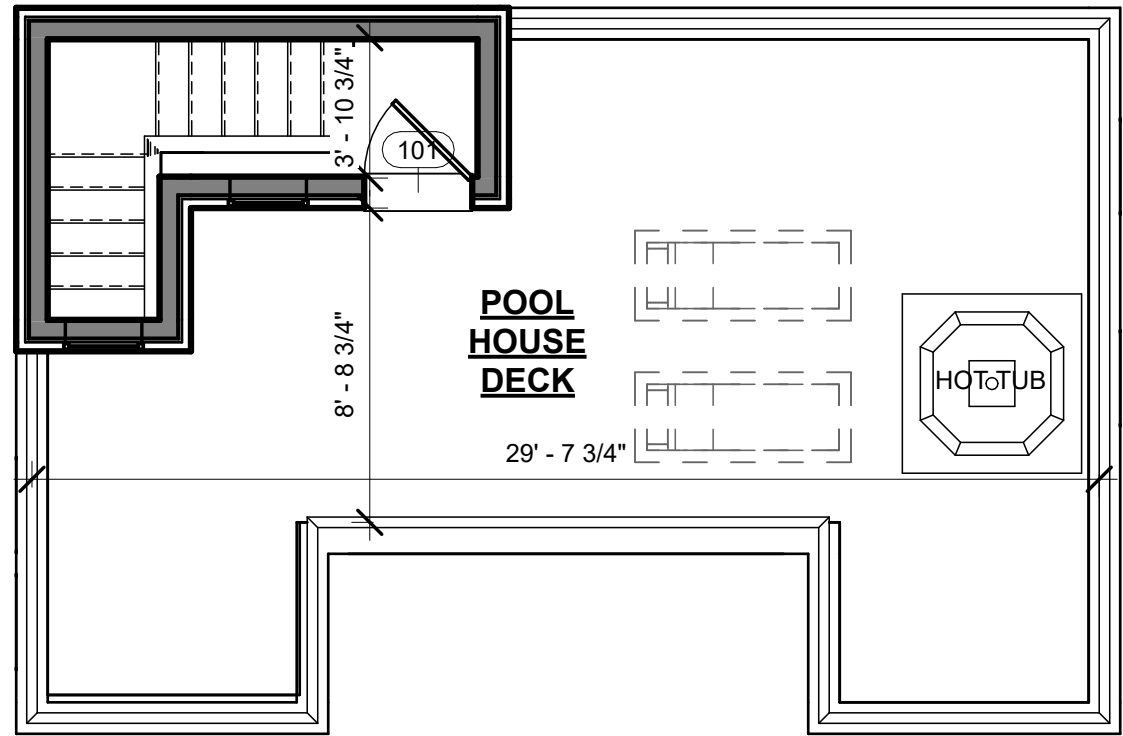
DOOR SCHEDULE			
NO.	DOOR		COMMENTS
	WDTH.	HGT.	
100	3' - 0"	7' - 0"	FRONT DOORS
101	3' - 0"	8' - 0"	ARCHED EXTERIOR DOOR
102	3' - 0"	8' - 0"	EXTERIOR DOOR
103	2' - 8"	8' - 0"	
104	2' - 4"	8' - 0"	
105	4' - 0"	8' - 0"	
106	3' - 0"	8' - 0"	DOUBLE DOORS
107	2' - 0"	6' - 8"	
108	2' - 0"	6' - 8"	GLASS DOOR
109	18' - 0"	8' - 0"	ARCHED CASÉD OPENING
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111	8' - 0"	8' - 0"	ARCHED CASÉD OPENING
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117	20' - 0"	8' - 0"	4 PANEL SLIDING DOOR
118	16' - 0"	8' - 0"	GARAGE DOOR
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FOOTING PLACEMENT

NOTE:
CEILINGS ARE AT 9' - 0" HEIGHT
UNLESS OTHERWISE NOTED



SECOND FLOOR 3/16" = 1' - 0"



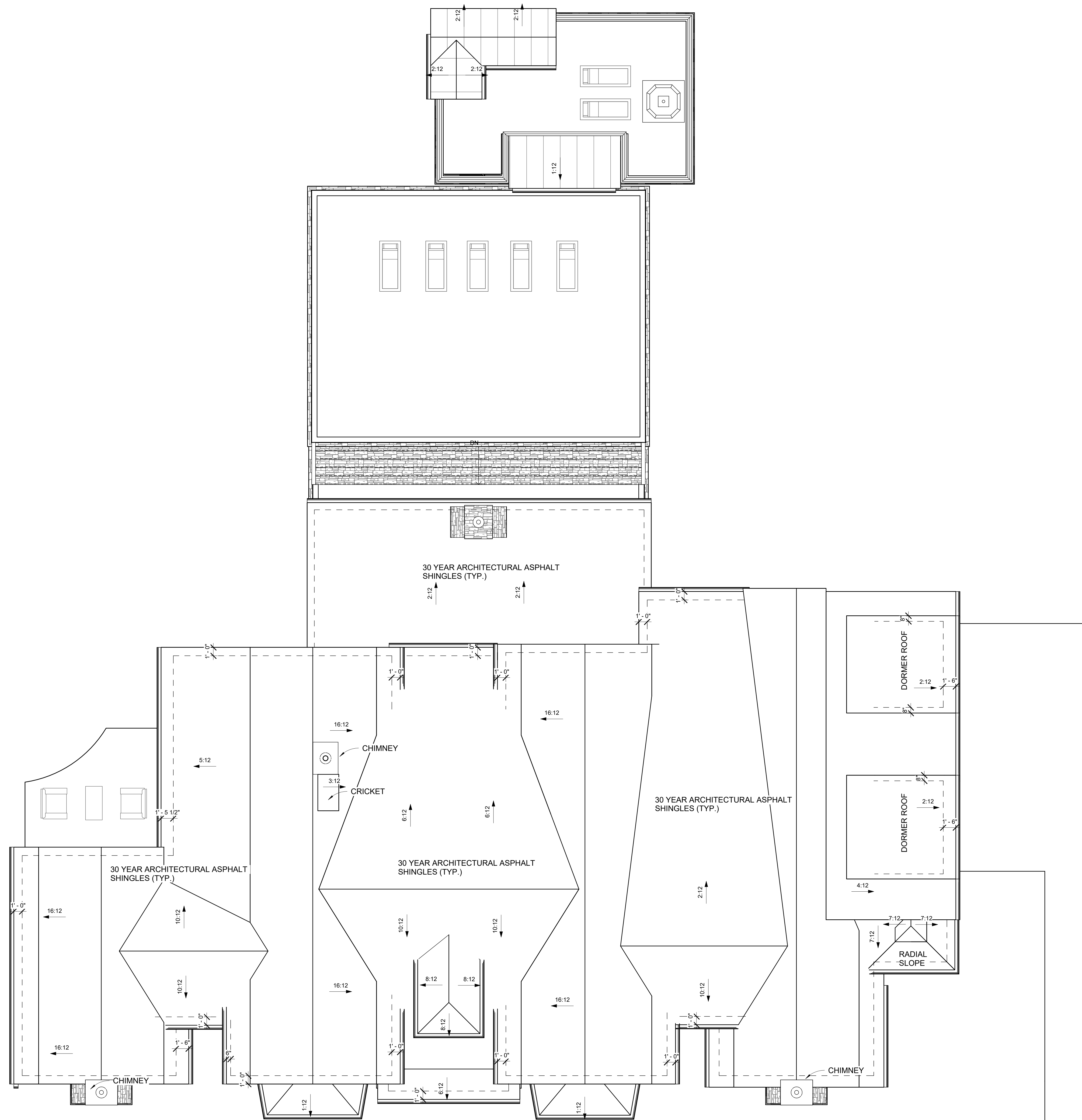
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DATE:	09/18/2026
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SHEET TITLE:	ROOF PLAN
SHEET NUMBER:	A4

ROOF PLAN NOTES

- ENCLOSED ATTICS AND RAFTER SPACES WILL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW.
- BUILDER TO CONFIRM ROOF ASSEMBLY WITH A STRUCTURAL ENGINEER.
ROOF RAFTERS ASSUMED TO BE 2X8 RAFTER, 16" O.C. UNLESS OTHERWISE NOTED.
- 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.
- A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT EAVES OR CORNICES VENTS, INSULATION SHALL NOT BLOCK AIR FLOW.
- ATTIC VENTILATION TO BE CONSTRUCTED IN ACCORDANCE WITH IRC CODE.



ROOF PLAN 3/16" = 1' -0"

DOWNSPOUT NOTE:

CONFIRM DOWNSPOUT PLACEMENT IN ACCORDANCE WITH
IRC REQUIREMENTS.



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



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

PROJECT NUMBER:
PROJECT #022

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09/18/2026

DRAWN BY:
HENRY M. LEWISTON

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A5



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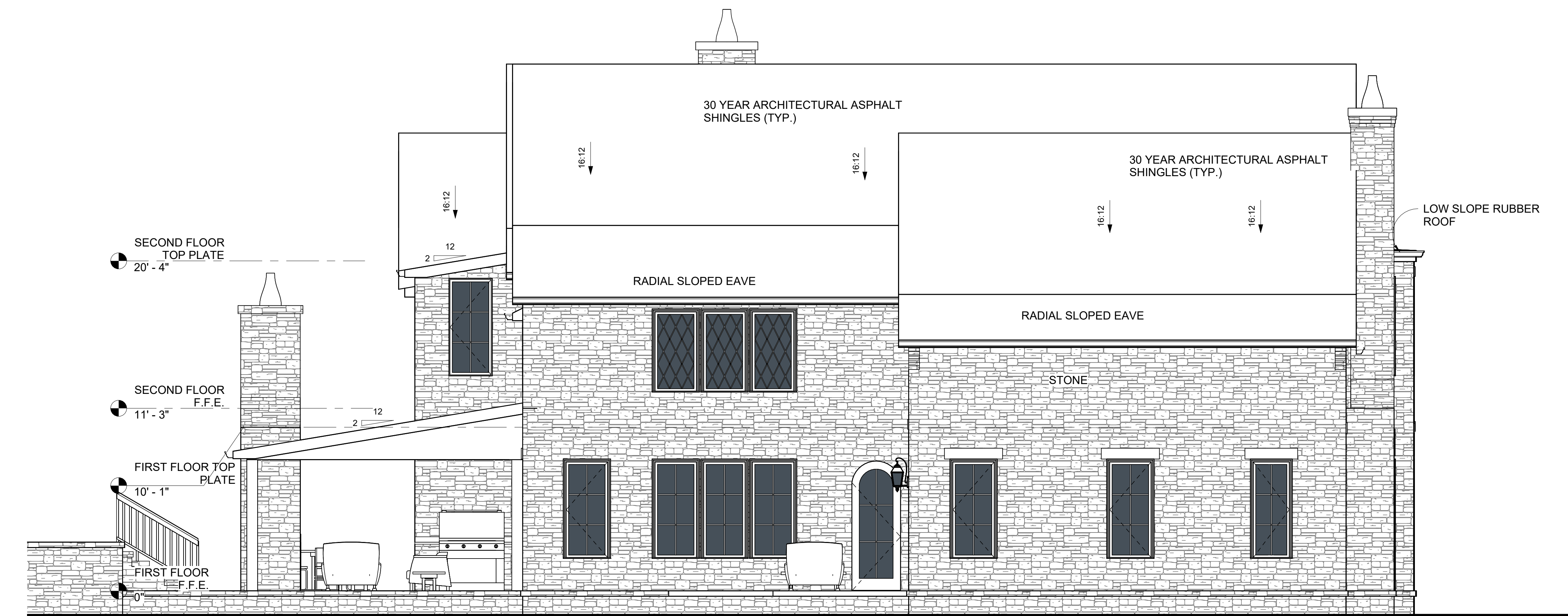
PROJECT NUMBER:	PROJECT #022
DATE:	09/18/2026
DRAWN BY:	HENRY M. LEWISTON
SHEET TITLE:	ELEVATIONS
SHEET NUMBER:	A6

DOWNSPOUT NOTE:

CONFIRM DOWNSPOUT PLACEMENT IN ACCORDANCE WITH
IRC REQUIREMENTS.



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



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



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SHEET TITLE:
PERSPECTIVE
VIEWS

SHEET NUMBER:
A7



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 4



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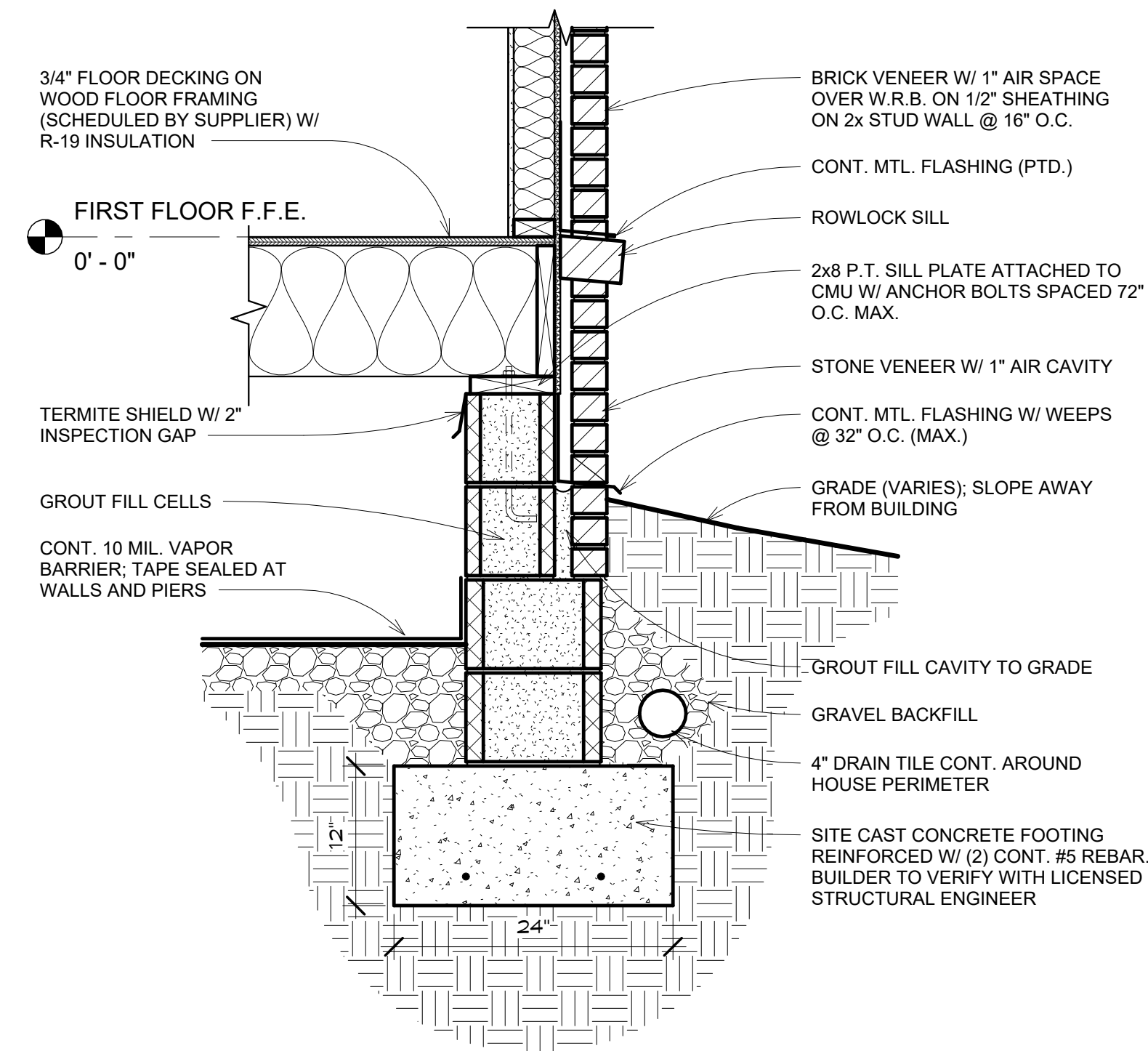
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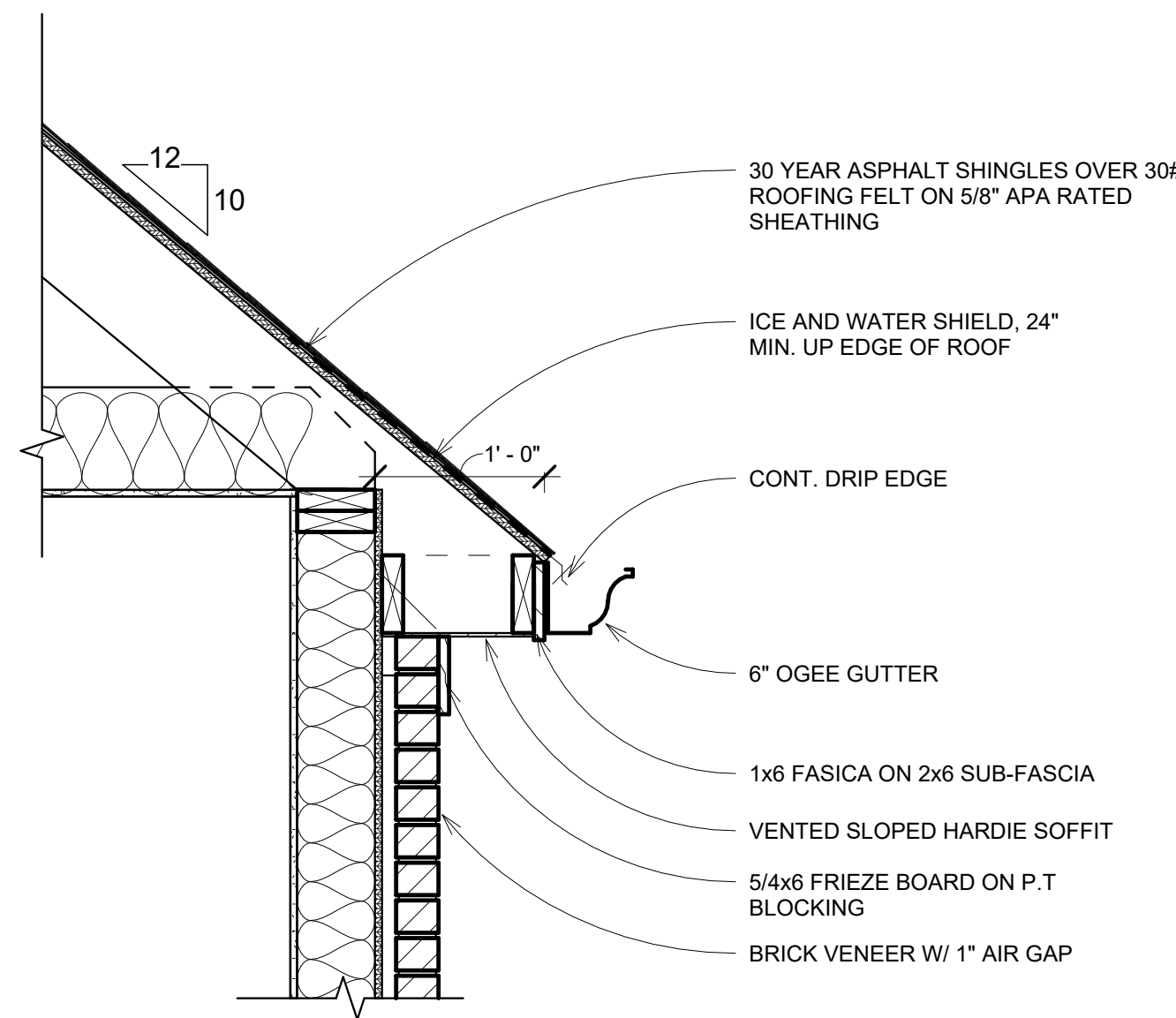
SHEET TITLE:
POOL HOUSE

SHEET NUMBER:
A8

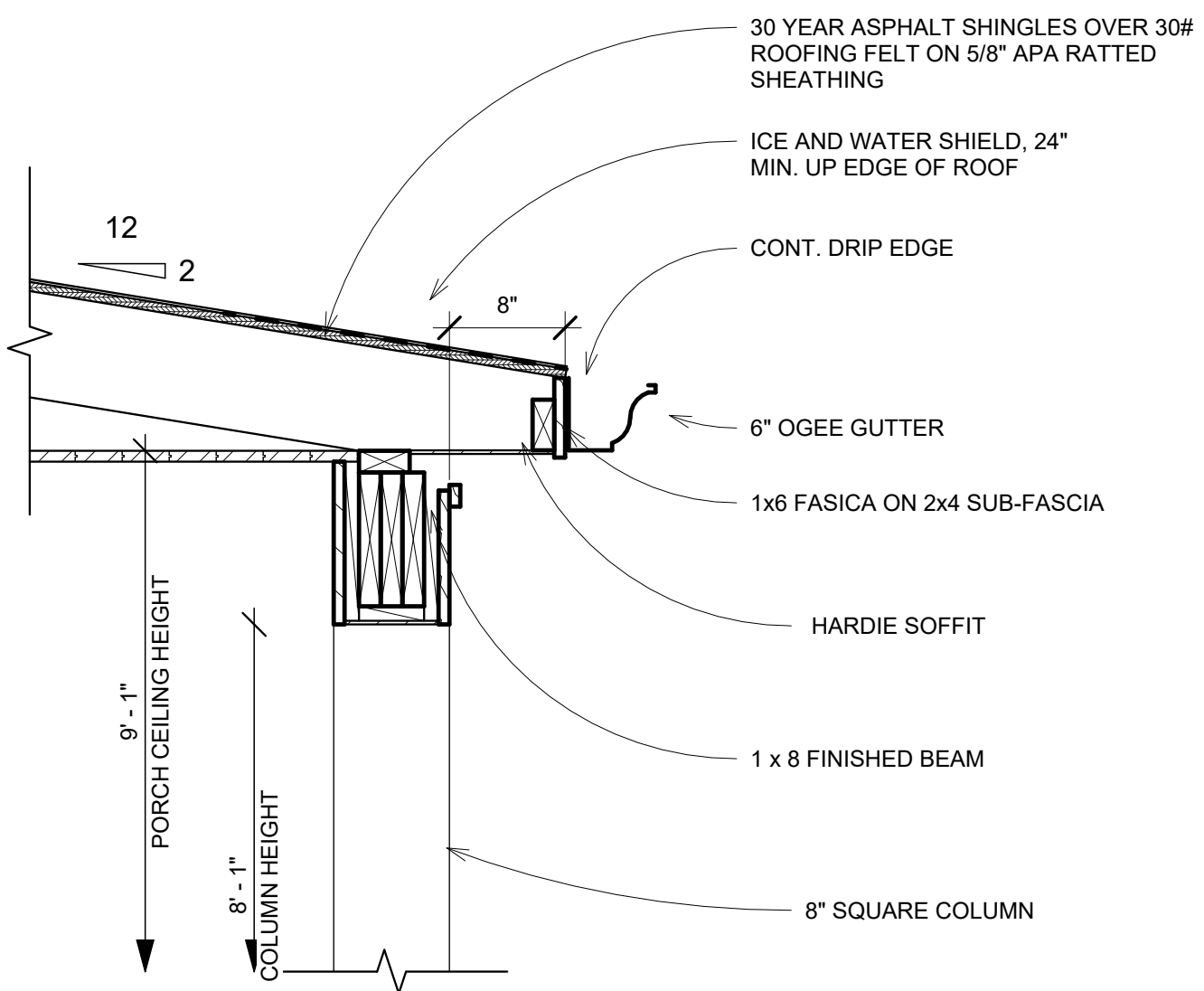




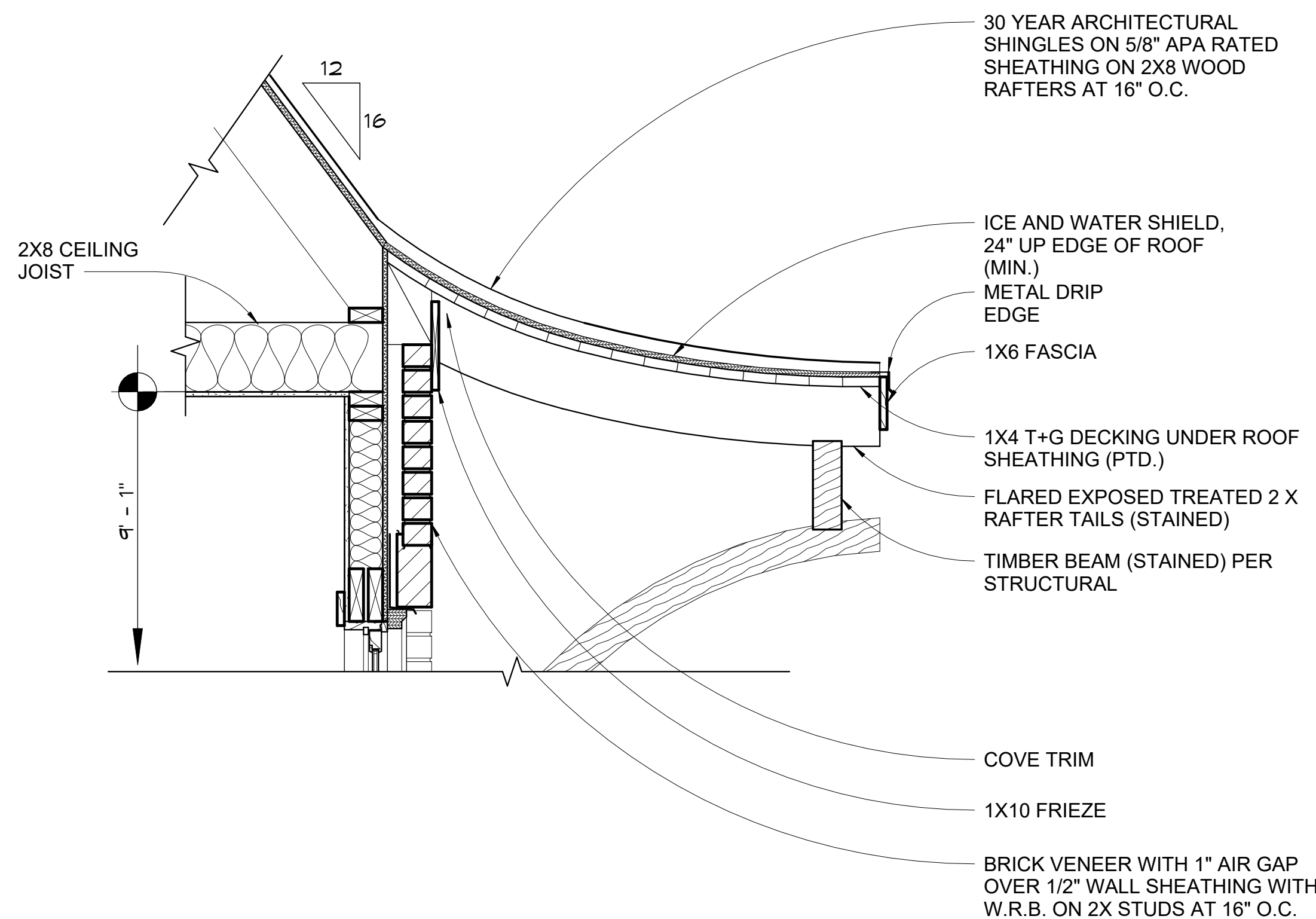
FOUNDATION 1" = 1' -0"



10/12 EAVE DETAIL 1" = 1' -0"



PORCH RACK 1" = 1' -0"



FLARED EAVE DETAIL 1" = 1' -0"



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SHEET TITLE:
DETAILS

SHEET NUMBER:
A9



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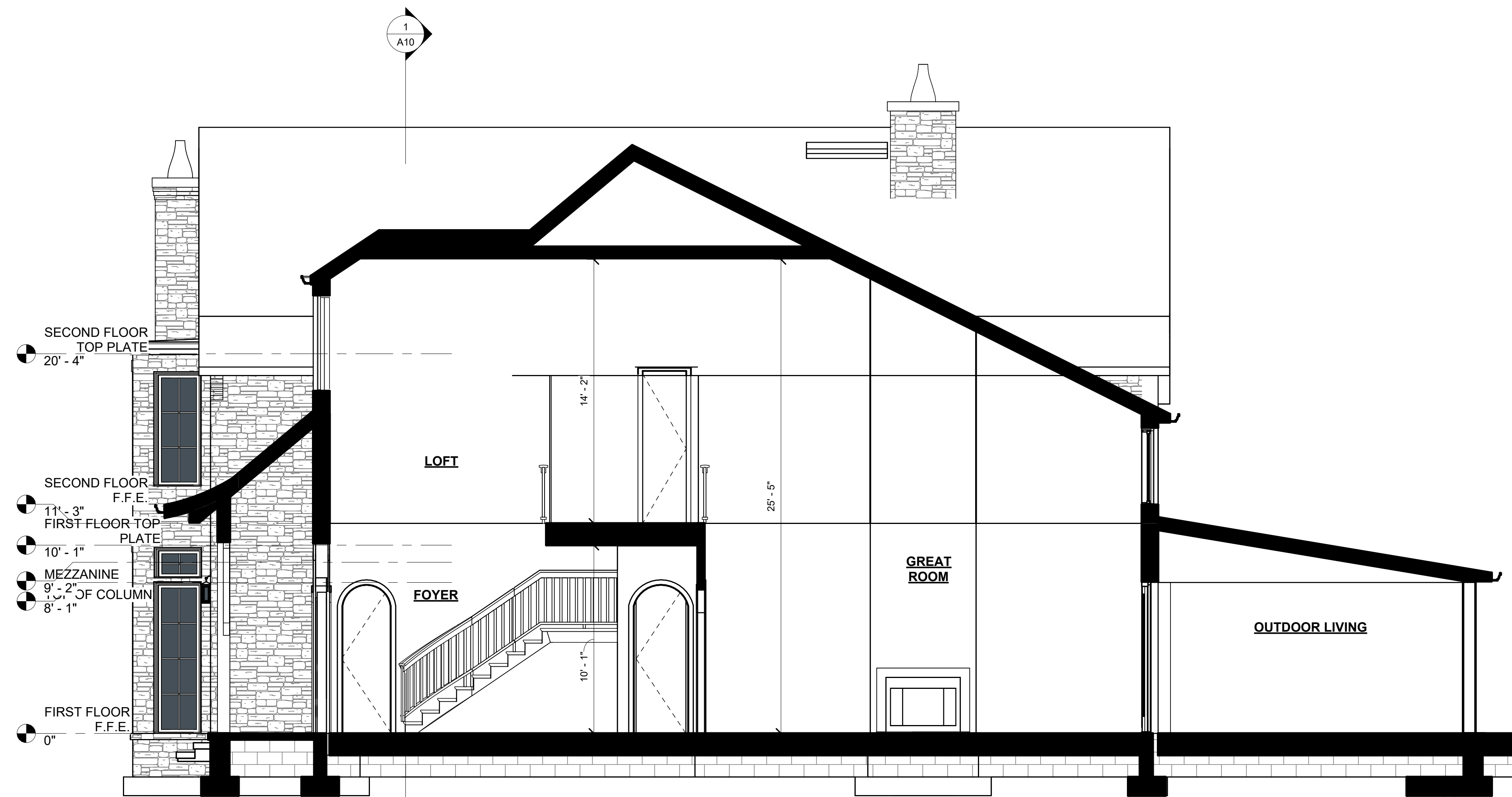
PROJECT NUMBER:
PROJECT #022
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DRAWN BY:
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SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A10



BUILDING SECTION 3/16" = 1' 0"



BUILDING SECTION 3/16" = 1' 0"