



Meeting Agenda

Design Review Committee

Monday, March 20, 2023

4:00 PM

Board Room

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

APPLICATIONS

1. Discussion Of Alterations At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 21-04450

DATE: March 14, 2023
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Discussion Of Alterations At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

PURPOSE:

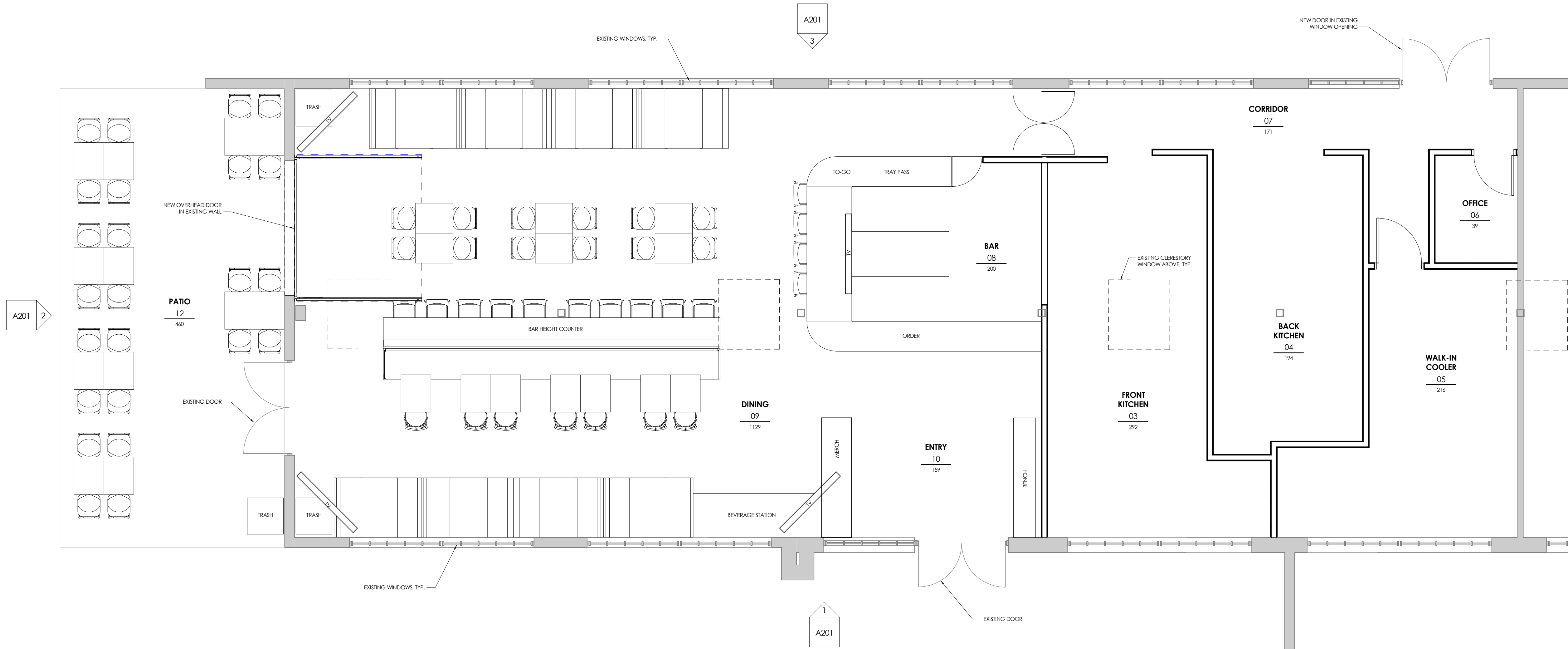
The purpose of this memorandum is to provide information to the Design Review Committee concerning a proposal at 230 Franklin Rd.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

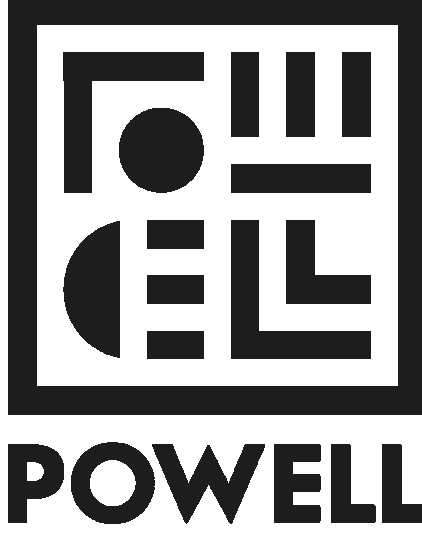
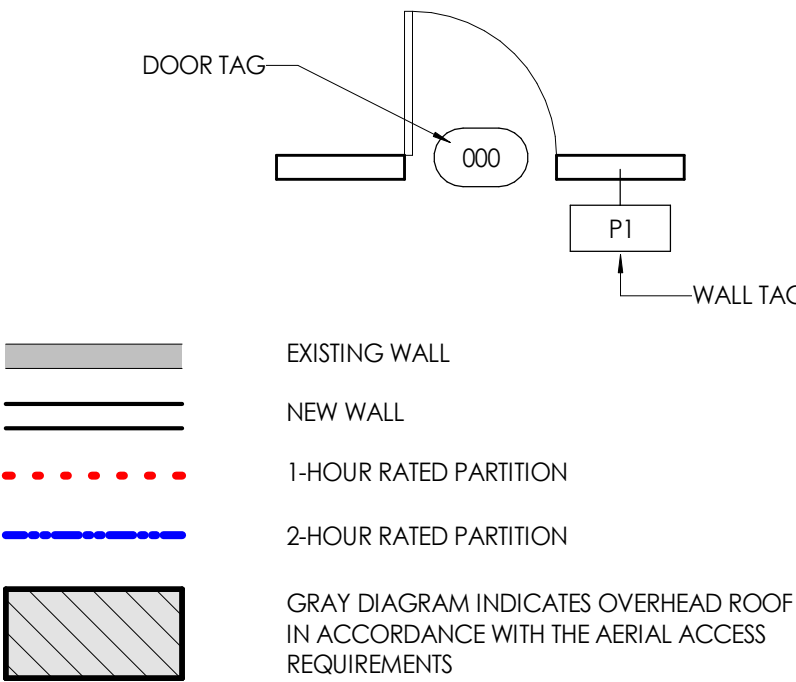
N/A; see attachments.



GENERAL NOTES

- ALL DIMENSIONS ARE MEASURED FROM STUD TO STUD, UNLESS NOTED OTHERWISE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ARCHITECT OF SPECIFIC DIMENSION DISCREPANCIES TO OBTAIN DIMENSION CLARIFICATION AND APPROVAL TO PROCEED.
- ALL INTERIOR TENANT PARTITIONS NOT DESIGNATED BY WALL TAG OR KEYNOTE ARE EXISTING.
- CENTERLINE OF NEW PARTITIONS SHOULD ALIGN WITH CENTERLINE OF PERIMETER WINDOW MULLIONS, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE AND LOCATE FIRE RETARDANT WOOD BLOCKING WITHIN PARTITIONS AT ALL LOCATIONS THAT REQUIRE SUPPORT.
- ALL FASTENINGS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
- CONTRACTOR AND MILLWORKER ARE TO SUBMIT SAMPLES AND SHOP DRAWINGS OF ALL FINISH MATERIALS TO THE DESIGNER BEFORE PLACING ORDER FOR REVIEW AND VERIFICATION.
- ALL FINISHES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ALL SELECTIONS OF OUTLETS, SWITCHES, AND LIGHT PLATE COVERS TO BE VERIFIED WITH DESIGNER BEFORE PURCHASING.
- ALL CEILING GRILLS SHALL BE PAINTED TO MATCH CEILING.
- ALL EXPOSED DUCT WORK TO BE PAINTED TO MATCH CEILING, UNLESS NOTED OTHERWISE.

GRAPHIC SYMBOLS



HATTIE B's - Factory at Franklin

230 FRANKLIN RD
FRANKLIN, TN 37064

TEST FIT

REVISIONS

PROJECT #: 23207
ISSUED: 03 MAR 2023
DRAWN BY: JC

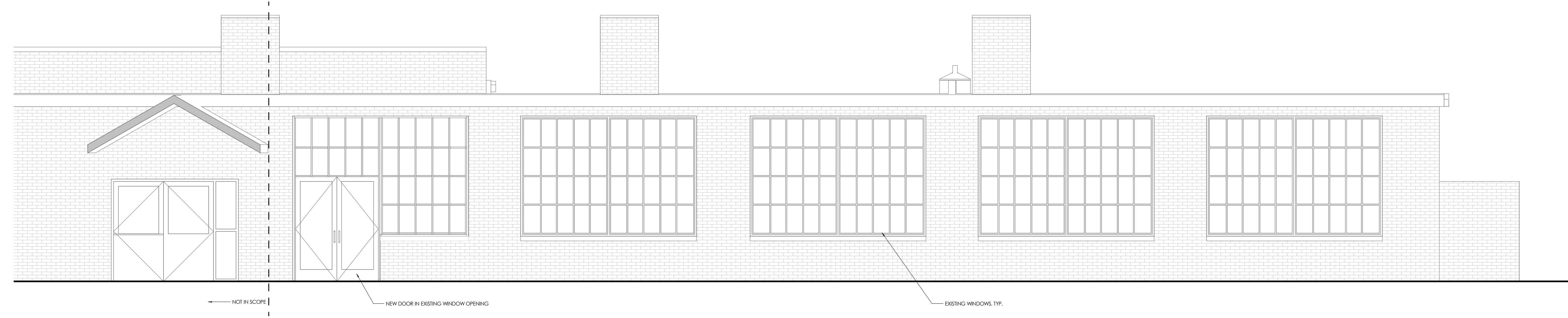
FLOOR PLAN

A111

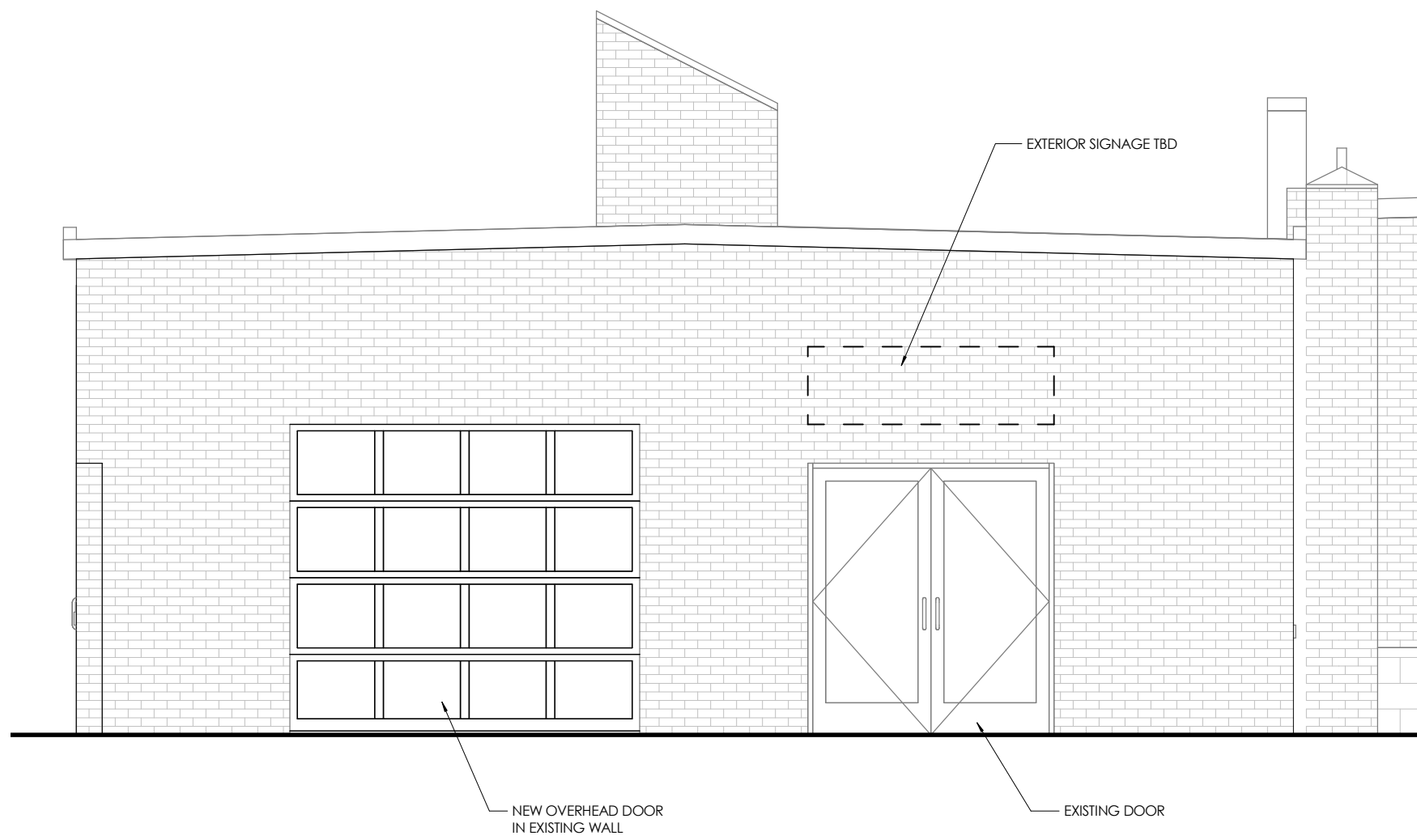
1 FLOOR PLAN

1/4" = 1'-0"

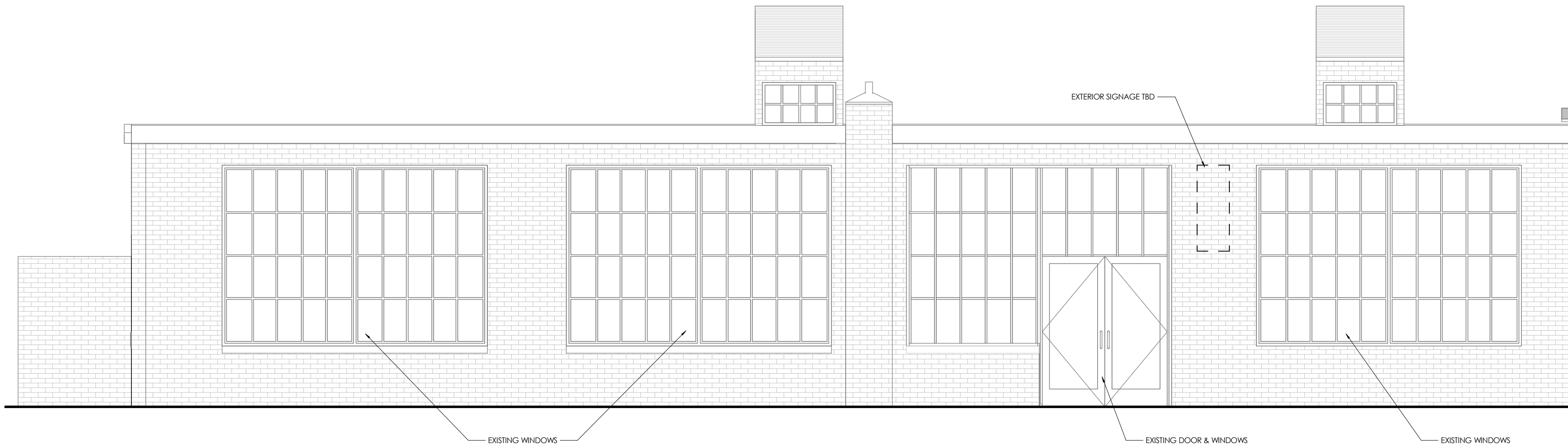
3/3/2023 9:30:33 AM
BIM 360://23207 - Hattie B's at the Factory/23207-HATTIE B's FACTORY-RV121.rvt



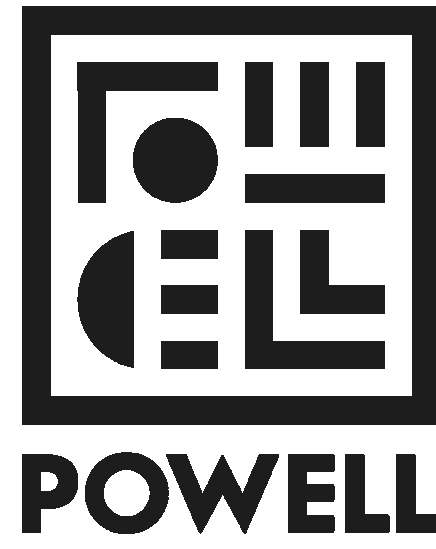
3 NORTH ELEVATION
1/4" = 1'-0"



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



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



HATTIE B's - Factory at Franklin
230 FRANKLIN RD
FRANKLIN, TN 37064

TEST FIT

REVISIONS

PROJECT #: 23207

ISSUED: 03 MAR 2023

DRAWN BY: JC

EXTERIOR
ELEVATIONS

A201

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Factory Partners, LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Tax Map 63M, Group A, Parcel 21.00

(Property Parcel/Tax ID Number)

and located at:

230 Franklin Rd, Franklin, TN 37064

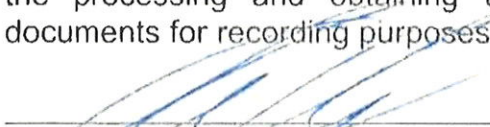
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Powell (James Carroll) representing Hattie B's facade improvements

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

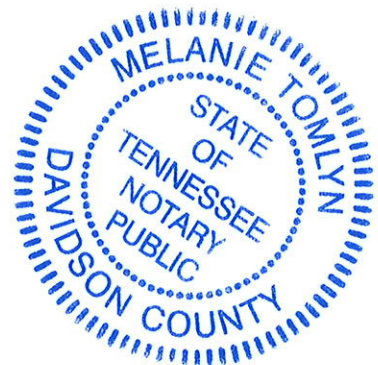

Signature

2710 Old Lebanon Rd, Ste 5

Property Owner Mailing Address

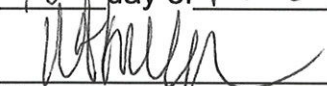
Nashville TN 37214

City, State & Zip



Subscribed and sworn to before me this

10 day of March, 2023.


Notary Public

My Commission Expires: 11/2025







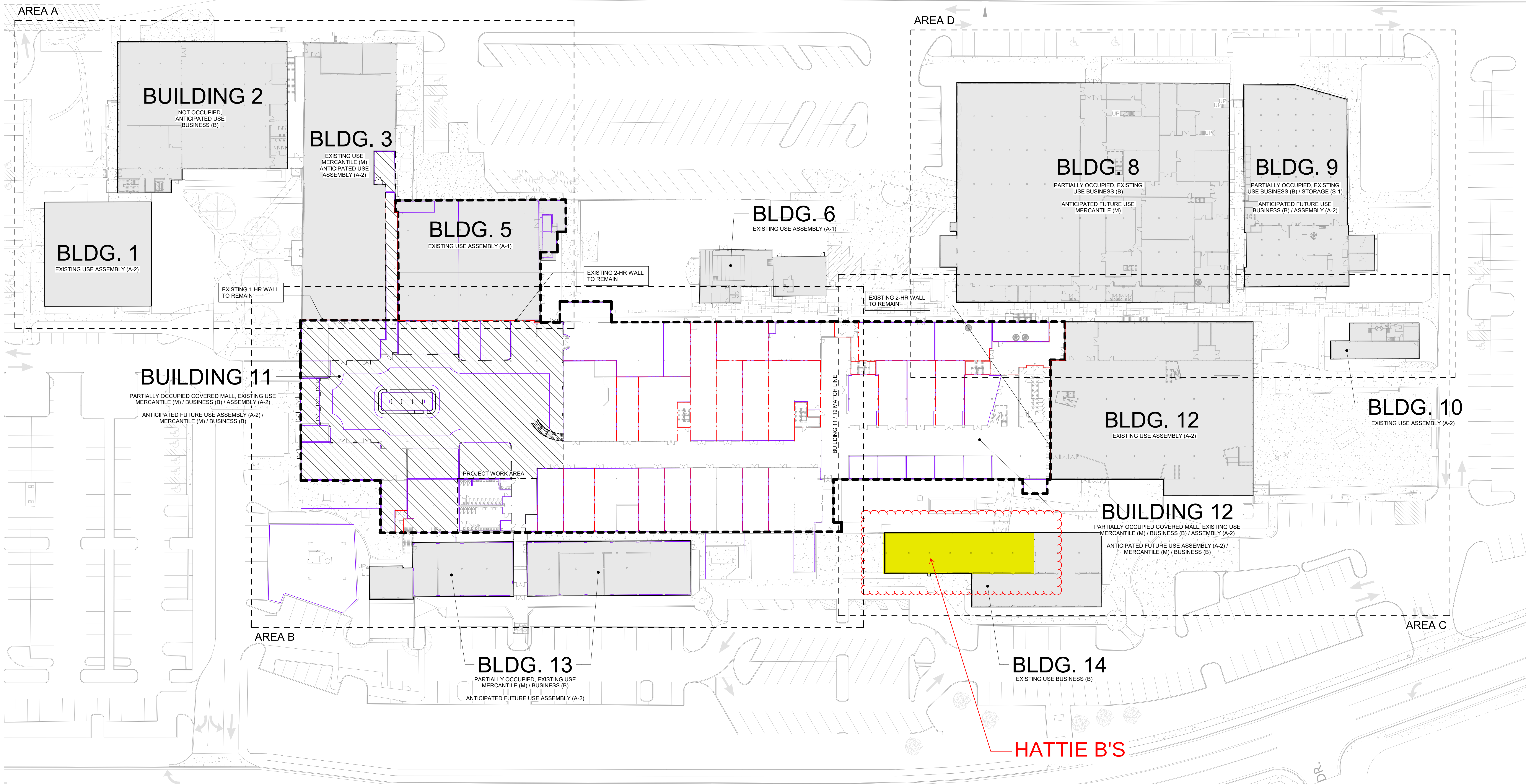
Luna Record Shop
Record store

Amelia's Flowers
Florist

Dark Horse Institute

NEW MAN DOOR

NEW OVERHEAD
DOOR



1 OVERALL CAMPUS - ORIENTATION PLAN - PHASE II GRAND HALL

AREA OF PROJECT INCLUDED
IN PLUMBING CALCULATIONS,
AS SUBMITTED IN PACKAGE 1 -
AP # 153773

PROJECT WORK AREA

NOT IN PROJECT SCOPE

OCCUPANCY CALCULATIONS

OCCUPANCY CALCULATIONS - AREA (Life Safety - P2)				
Name	Comments	Area	Load Factor	OCCUPANTS
BUILDING 5				
5 - A ASSEMBLY	UNCONCENTRATED	4025 SF	15 SF	268
5 - B ASSEMBLY	FIXED SEATS	5648 SF	200 SF	342
5 - C KITCHEN	CATERING / PREP	317 SF	200 SF	2
5 - D STORAGE	STORAGE	84 SF	300 SF	1
5 - E STORAGE	STORAGE	153 SF	300 SF	1
5 - F BAR / SERVING	UNCONCENTRATED	38 SF	15 SF	3
5 - G IDF	STORAGE	245 SF	300 SF	1
				618
BUILDING 11 - LEVEL 1				
11 - A RESTAURANT	KITCHEN	673 SF	200 SF	3
11 - B RESTAURANT	KITCHEN	486 SF	200 SF	3
11 - BAR	KITCHEN	497 SF	15 SF	3
11 - BAR	UNCONCENTRATED	665 SF		45
11 - BAR STORAGE	STORAGE	421 SF	300 SF	2
11 - C RESTAURANT	KITCHEN	1163 SF	200 SF	6
11 - D RESTAURANT	UNCONCENTRATED	1926 SF	15 SF	128
11 - E RESTAURANT	KITCHEN	275 SF	200 SF	2
11 - ELEC. / IDF	STORAGE	107 SF	300 SF	1

OCCUPANCY CALCULATIONS - AREA (Life Safety - P2)				
Name	Comments	Area	Load Factor	OCCUPANTS
11 - F RESTAURANT				
KITCHEN		278 SF	200 SF	2
11 - FOOD COURT				
UNCONCENTRATED		6235 SF	15 SF	416
11 - G ELEC.				
STORAGE		228 SF	300 SF	1
11 - G KITCHEN				
KITCHEN		1536 SF	200 SF	8
11 - G RESTAURANT				
UNCONCENTRATED		3734 SF	15 SF	249
11 - IDF				
STORAGE		41 SF	300 SF	1
11 - J RESTAURANT				
UNCONCENTRATED		1090 SF	15 SF	73
11 - K RESTAURANT				
KITCHEN		947 SF	200 SF	5
11 - L RESTAURANT				
KITCHEN		1139 SF	200 SF	6
11 - M RETAIL				
MERCANTILE		1623 SF	60 SF	27
11 - MECH / ELEC.				
MECHANICAL EQUIP. ROOM		1083 SF	300 SF	4
11 - N RETAIL				
MERCANTILE		945 SF	60 SF	16
11 - O RETAIL				
MERCANTILE		945 SF	60 SF	16
11 - P RETAIL				
MERCANTILE		1915 SF	60 SF	32
11 - Q RETAIL				
MERCANTILE		945 SF	60 SF	16
11 - R RESTAURANT				
UNCONCENTRATED		1926 SF	15 SF	128
11 - S RETAIL				
MERCANTILE		3110 SF	60 SF	52
11 - STORAGE				
STORAGE		61 SF	300 SF	1

OCCUPANCY CALCULATIONS - AREA (Life Safety - P2)				
Name	Comments	Area	Load Factor	OCCUPANTS
11 - T RETAIL				
MERCANTILE		1130 SF	60 SF	19
11 - U RETAIL				
MERCANTILE		2989 SF	60 SF	50
11 - V RETAIL				
MERCANTILE		1628 SF	60 SF	27
11 - W RESTAURANT				
KITCHEN		810 SF	200 SF	5
11 - X RETAIL				
MERCANTILE		2494 SF	60 SF	42
11 - Y KITCHEN				
KITCHEN		836 SF	200 SF	5
11 - Y RESTAURANT				
UNCONCENTRATED		3221 SF	15 SF	215
				1609
BUILDING 12 - LEVEL 1				
12 - A RETAIL				
MERCANTILE		850 SF	60 SF	15
12 - A RETAIL				
MERCANTILE		1074 SF	60 SF	18
12 - C RESTAURANT				
UNCONCENTRATED		1055 SF	15 SF	71
12 - D RETAIL				
MERCANTILE		1061 SF	60 SF	18
12 - E RETAIL				
MERCANTILE		895 SF	60 SF	15
12 - F RESTAURANT				
UNCONCENTRATED		1666 SF	15 SF	112
12 - G RETAIL				
MERCANTILE		1228 SF	60 SF	21
12 - H OFFICE				
BUSINESS		629 SF	150 SF	5
12 - I RESTAURANT				
KITCHEN		368 SF	200 SF	2
12 - J RETAIL				
MERCANTILE		369 SF	60 SF	7

OCCUPANCY CALCULATIONS - AREA (Life Safety - P2)				
Name	Comments	Area	Load Factor	OCCUPANTS
12 - K RETAIL				
MERCANTILE		370 SF	60 SF	7
12 - L RETAIL				
MERCANTILE		371 SF	60 SF	7
12 - M RETAIL				
MERCANTILE		373 SF	60 SF	7
12 - N STORAGE				
STORAGE		180 SF	300 SF	1
				306
BUILDING 11 - LEVEL 2				
11 - AA RETAIL				
MERCANTILE		2634 SF	60 SF	44
11 - BB OFFICE				
BUSINESS		1547 SF	150 SF	11
11 - CC OFFICE				
BUSINESS		1000 SF	150 SF	7
11 - DD OFFICE				
BUSINESS		1000 SF	150 SF	7
11 - EE OFFICE				
BUSINESS		1380 SF	150 SF	10
				79
BUILDING 12 - LEVEL 2				
12 - AA OFFICE				
BUSINESS		5026 SF	150 SF	34
12 - BB OFFICE				
BUSINESS		584 SF	150 SF	4
				38
TOTAL				
				2650

NOTE: DURING CONSTRUCTION AND DEMOLITION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED.

- 1) FIRE ALARMS MUST BE PLACED ON TEST WITH THE MONITORING COMPANY WHEN PERFORMING WORK ON THE FIRE ALARM TO PREVENT FALSE ALARMS. THE FIRE ALARM SYSTEM MUST ALSO BE PLACED ON TEST WHEN THE FIRE SPRINKLER SYSTEM IS DRAINED OR FILLED.
 - 2) SMOKE DETECTORS SHALL BE PROTECTED TO PREVENT FALSE ALARMS AND TO PREVENT DEBRIS FROM CLOGGING THE DETECTOR. REMOVING SMOKE DETECTORS IS PERMITTED DURING DEMOLITION / CONSTRUCTION. WHEN SANDING OR DOING CLEAN-UP IN AREA PROTECTED BY SMOKE DETECTORS, IT MAY BE BETTER TO PLACE THE FIRE ALARM SYSTEM ON TEST WITH THE MONITORING COMPANY.
 - 3) WHEN A FIRE ALARM SYSTEM IS PLACED ON TEST, WORKERS MUST BE ADVISED TO MONITOR THE AREA FOR POSSIBLE SIGNS OF A FIRE AND CALL 911 TO REPORT AN EMERGENCY.
 - 4) WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.
 - 5) CONSTRUCTION DEBRIS MUST BE REMOVED AT LEAST DAILY.
- THE FIRE SPRINKLER SYSTEM MUST REMAIN IN SERVICE AS MUCH AS POSSIBLE THROUGHOUT DEMOLITION AND CONSTRUCTION. IF THE SYSTEM CANNOT BE ISOLATED TO THE SPACE AFFECTED BY THE DEMOLITION AND CONSTRUCTION, THE FOLLOWING PROCEDURES WILL BE REQUIRED.
- 1) THE FIRE SPRINKLER SYSTEM MUST BE IN SERVICE OVERNIGHT AND WEEKENDS UNLESS WORKERS ARE PRESENT AND WORKING.
 - 2) OTHER TENANTS IN THE BUILDING MUST BE ADVISED THAT THE SPRINKLER SYSTEM IS OUT OF SERVICE, AND TENANTS NEED TO MONITOR THEIR SPACES FOR SIGNS OF FIRE OR SMOKE. IN THE EVENT OF AN EMERGENCY, ADVISE TENANTS TO CONTACT 911 SINCE AUTOMATIC NOTIFICATION IS NOT AVAILABLE.
 - 3) A FIRE SPRINKLER SYSTEM ANTICIPATED TO BE OUT OF SERVICE FOR MORE THAN 8 HOURS MUST BE REPORTED TO THE FIRE DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF THE IMPAIRMENT. CALL 615-791-3270 OR E-MAIL FRANKLINFIRE@FRANKLIN.TN.GOV

LIFE SAFETY GENERAL NOTES

- ANY EQUIPMENT, INCLUDING FIRE EXTINGUISHER CABINETS, RECESSED IN A WALL MUST NOT COMPROMISE THE RATING OF THE WALL.
- SEE SHEET 01 FOR OCCUPANCY, CONSTRUCTION CLASSIFICATION AND FIRE RESISTANCE RATINGS
- TYPE 'A' HAZARD (ORDINARY HAZARD) MAXIMUM TRAVEL DISTANCE - 75' TO EXTINGUISHER

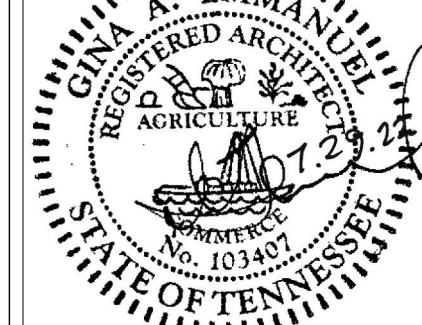
WALL LEGEND

- EXISTING TO REMAIN
- EXISTING WALL 1 HR
- EXISTING WALL 2 HR
- EXISTING TO BE DEMOLISHED
- NEW CONSTRUCTION
- FUTURE CONSTRUCTION

REVISIONS

No.	DESCRIPTION	DATE
2.5	Phase 2 - Revision 5	7/29/22
2.3	Phase 2 - Revision 3	5/27/22

GRAND HALL
NEW WORK - PHASE II



LIFE SAFETY PLAN -
OVERALL CAMPUS

2.004

07/29/22
Project # 21040