# City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

## Meeting Agenda

## Design Review Committee

**Monday, June 19, 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 Addition (Principal) At 106 Lewisburg Ave.; Noel Jones, Applicant.

   ***Sponsors:*** Kelly Dannenfelser, Emily Huffer

2. Discussion of Additions (Principal And Accessory) At 345 4th Ave. S.; Kevin Coffey

   ***Sponsors:*** Joseph Bryan

3. Discussion of Addition (Accessory) And Roof Alteration (Accessory) At 1002 Fair St.; Jeff Fleishour, Applicant.

   ***Sponsors:*** Kelly Dannenfelser, Emily Huffer

4. Discussion of Alterations (Window Replacement And Mortar Repair); At 306 Public Sq.; Sharon Davis, Applicant

   ***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

5. Discussion of Addition (Rear) At 236 Public Sq.; Robin Hood, Applicant.

   ***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

6. Discussion of Alterations (Roofline) At 324 3rd Ave. S.; Scott Nicodemus, Applicant.

   ***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

7. Discussion of Signage At 99 E. Main St.; Shaun Sullivan, Applicant

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

8. Discussion of Alterations (Ramp And Window/Doors) At 230 Franklin Rd. (Bldg. 13); David Collier, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

9. Discussion of Demolition At 1309 Adams St.; Rachel Calloway Felix, Applicant.

***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

10. Discussion of Rear Alterations At 264 Natchez St.; Cleveland Salmon, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

11. Discussion of Addition (Principal) At 1303 Adams St.; Hannah Terry, Applicant.

***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

12. Discussion Of New Construction At 1835 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 2); Matt Smith, Applicant.

***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

13. Discussion Of New Construction At 1837 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 3); Matt Smith, Applicant.

***Sponsors:*** Kelly Dannenfelser, Joseph Bryan

14. Discussion Of New Construction At 1839 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 4); Matt Smith, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

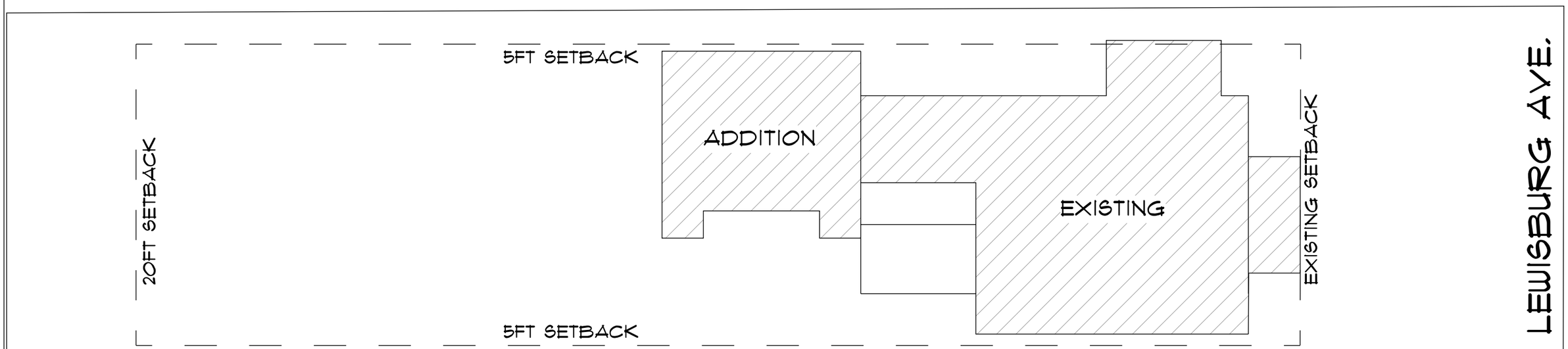
15. Discussion Of New Construction At 1841 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 5); Matt Smith, Applicant.

***Sponsors:*** Kelly Dannenfelser, 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.

LOT SQUARE FOOTAGE: 16,557 SQFT
EXISTING FOOTPRINT: 2160 SQFT (13% COVERAGE)
PROPOSED FOOTPRINT: 3061 SQFT (18.5% COVERAGE)
EXISTING RESIDENCE SQFT: 3440 SQFT
PROPOSED RESIDENCE SQFT: 5076 SQFT
(INCLUDING GARAGE)




SITE PLAN

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL HEATING, AIR CONDITIONING, ELECTRICAL, AND PLUMBING WITH THE FRAMER/BRICK AND AESTHETICS OF THIS HOME

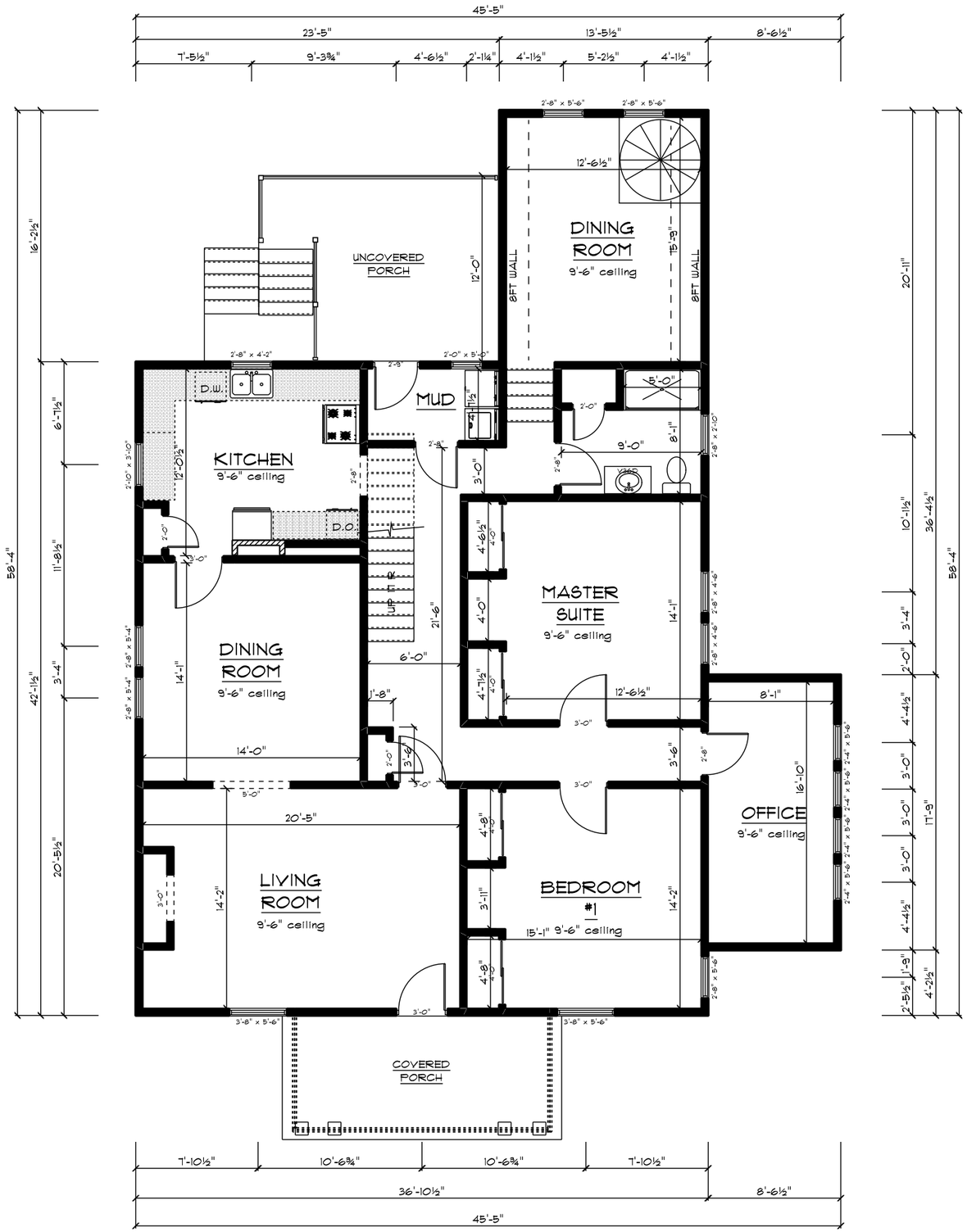
PREMIER HOME DESIGNS
@GMAIL.COM
615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

Site Plan
Scale = N.T.S.

Date: 5-31-23

S-1




1ST FLOOR PLAN

2' 4' 8' 16'

Graphic Scale

# GENERAL NOTES

1. ALL WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDELING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. ALL WINDOW HEADERS FIRST FLOOR ARE TO BE AT 7'-0" UNLESS OTHERWISE NOTED.

EXTERIOR AREA PER UNIT:

| | |
|---|---|
| Main | 1930 SF |
| Second | 1275 SF |
| Basement | 235 SF |
| Total | 3440 SF |
| Covered Porch | 144 SF |

FRAMING NOTE:
1. ALL DIMENSIONS TO FACE OF FRAMING.
2. EXTERIOR WALLS DIMENSIONED @ 5 1/2".
3. INTERIOR WALLS DIMENSIONED @ 5 1/2".

PLAN NOTES:
IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

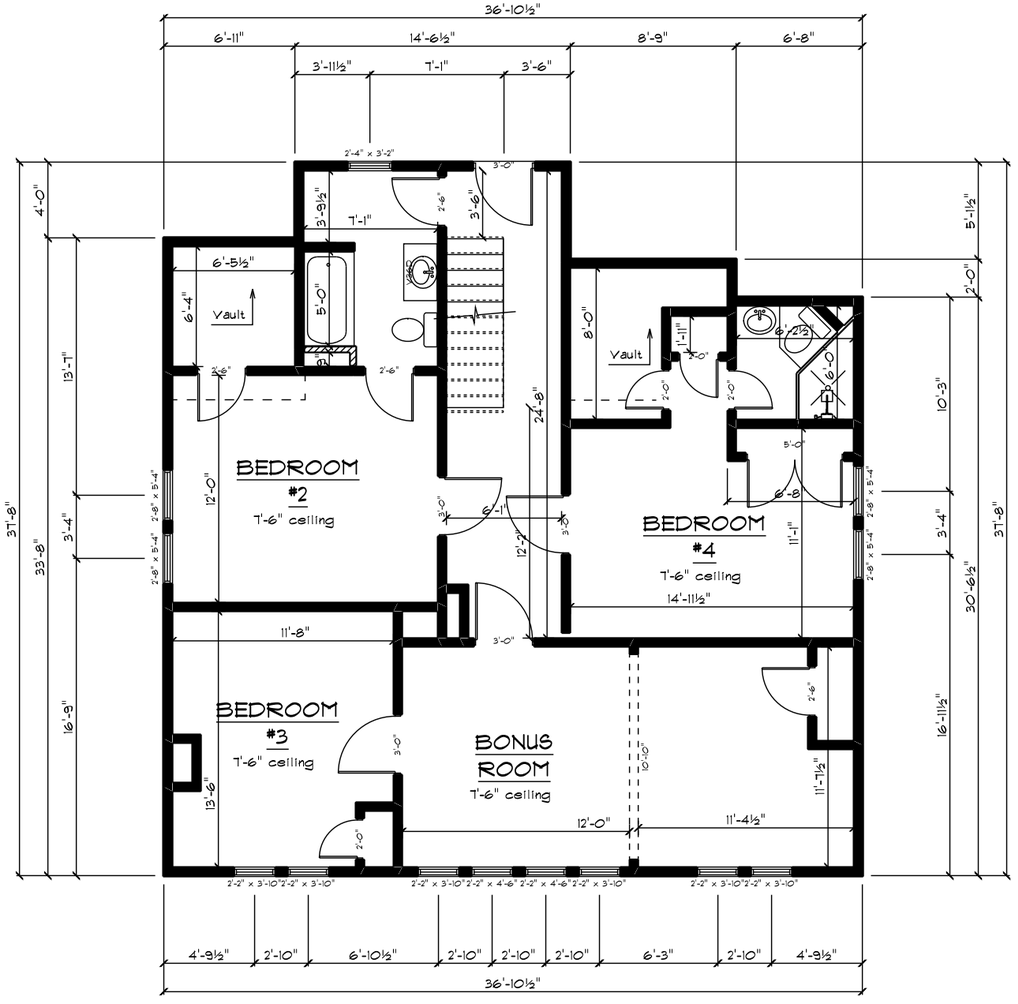
PREMIER HOME DESIGNS
@GMAIL.COM
615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

Main Floor Plan
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

A-1




## 2ND FLOOR PLAN

2' 4' 8' 16'

Graphic Scale

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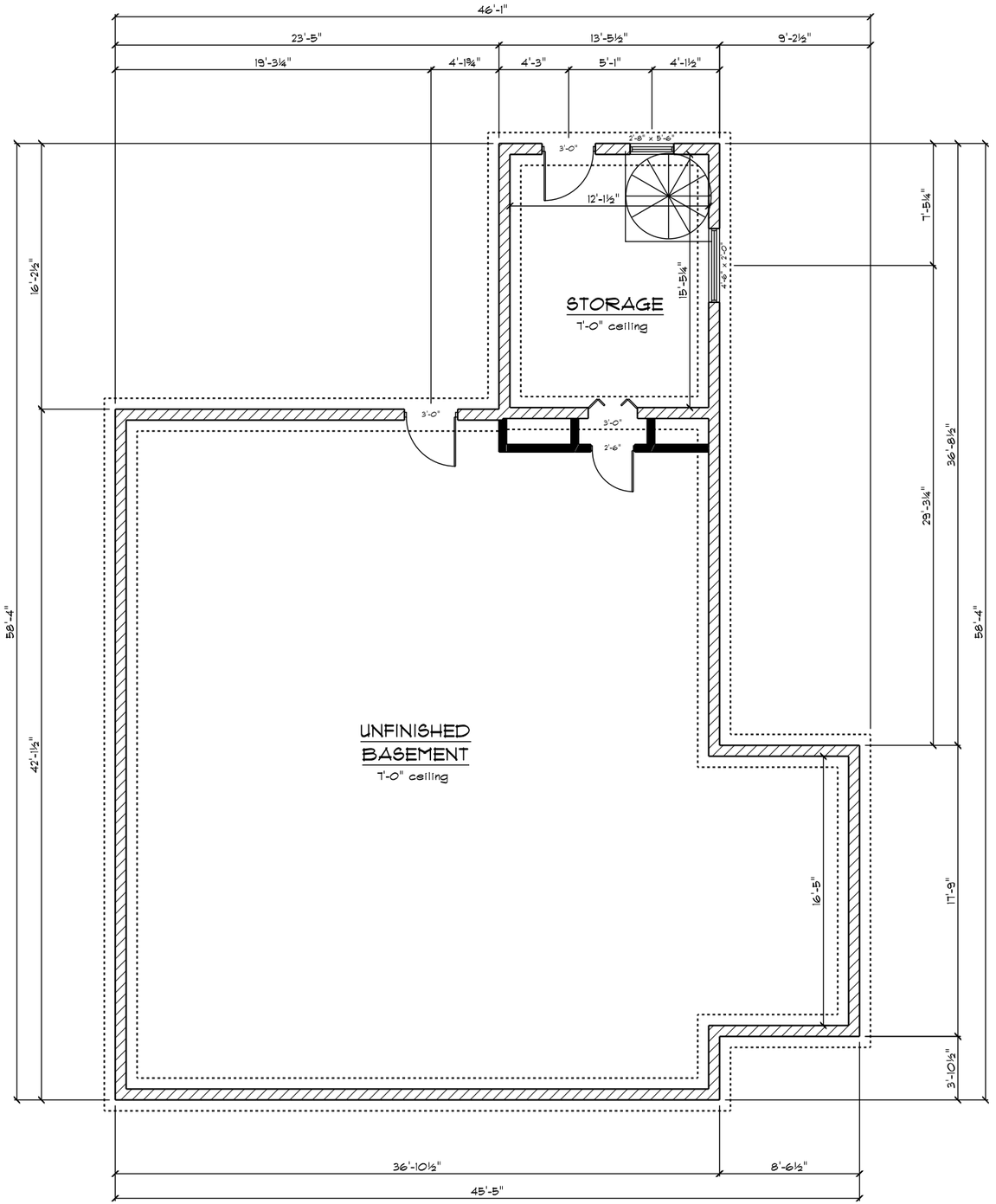
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HOME DESIGNS
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615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

Second Floor Plan
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

A-2




## GENERAL NOTES

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FOUNDATION PLAN

2' 4' 8' 16'
Graphic Scale

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HOME DESIGNS
@GMAIL.COM
615.720.7598

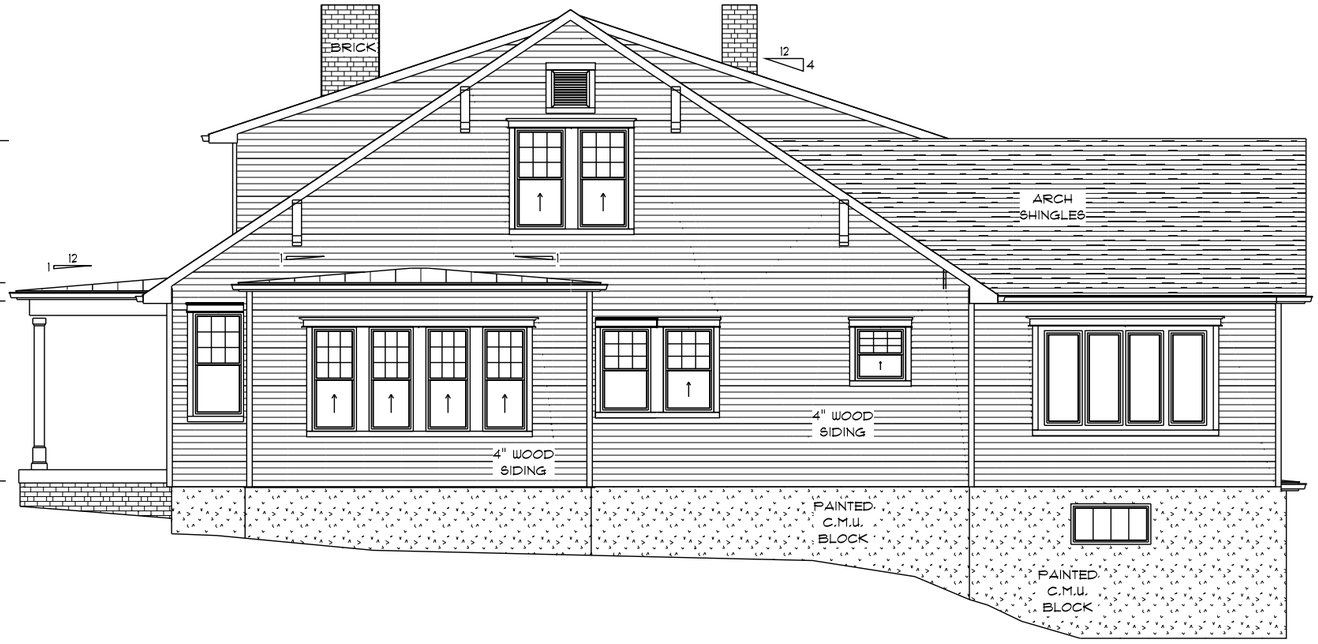
BISON HOME BUILDERS
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Franklin, TN 37064

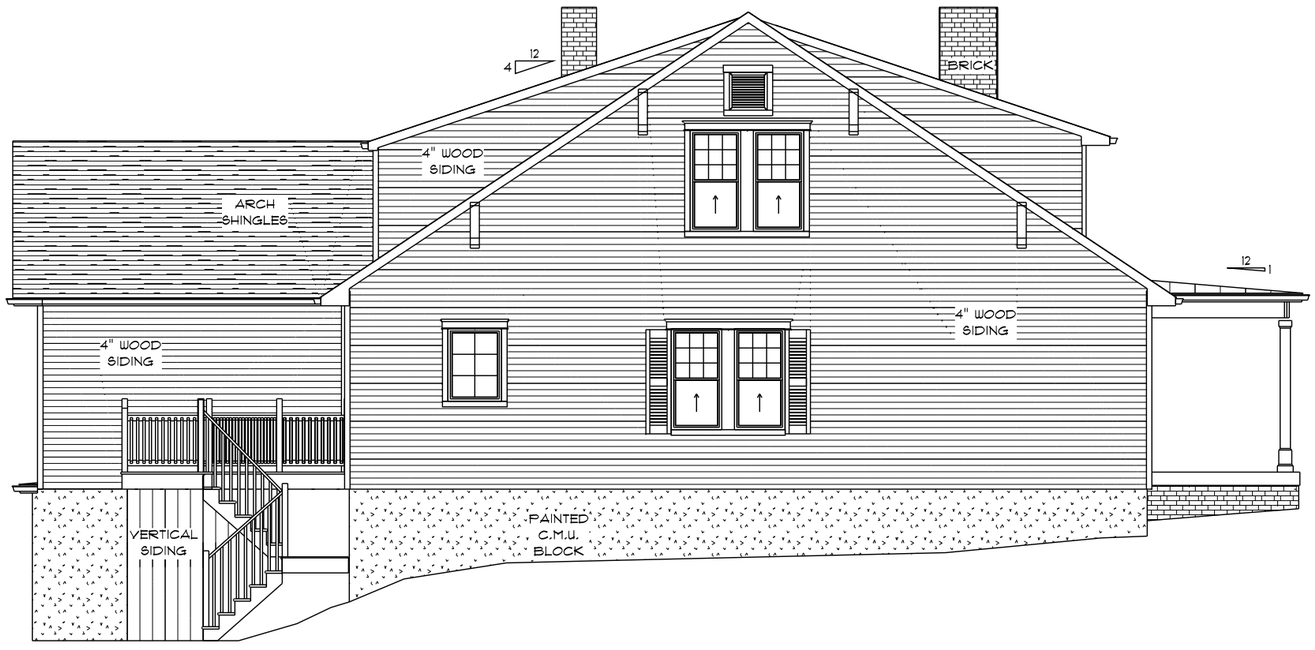
Basement Plan
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

A-3







## 1ST FLOOR PLAN

2' 4' 8' 16'

Graphic Scale

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615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

Elevations
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

A-4

ROOF PLAN

2' 4' 8' 16'

Graphic Scale

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PREMIER
HOME DESIGNS
@GMAIL.COM
615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

Roof Plan
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

A-5






106

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I RACHEL JONES
(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:

078F C 00900 00009078F
(Property Parcel/Tax ID Number)
and located at:

106 Lewisburg Ave. 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

Bison Homebuilders
(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.

Rachel Jones
Signature

106 Lewisburg Ave
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

12th day of June, 2023.

allison king
Notary Public

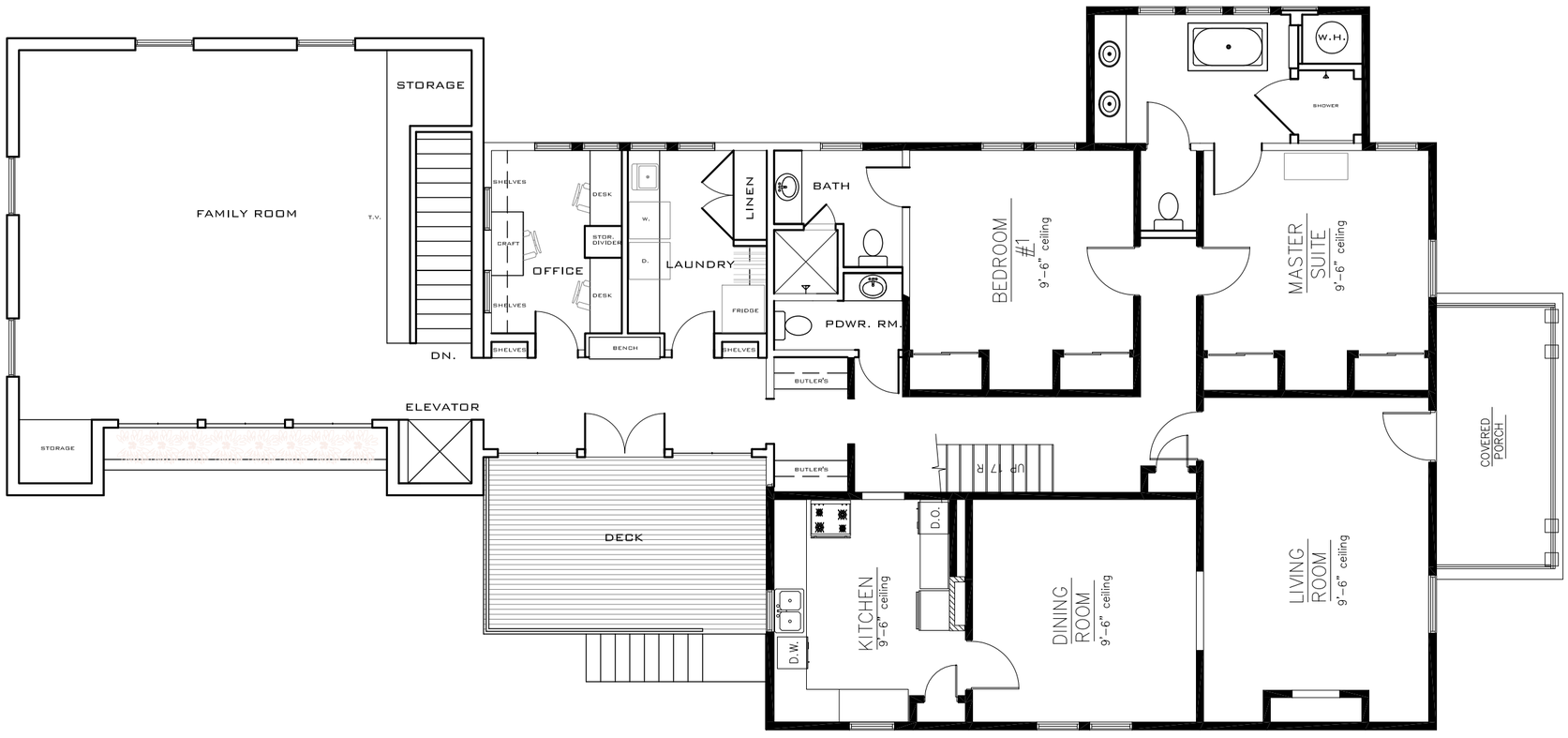
ALLISON KING
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. DEC. 12, 2026

My Commission Expires: 12/12/2026

# Schematic Design

for

# the jones' residence

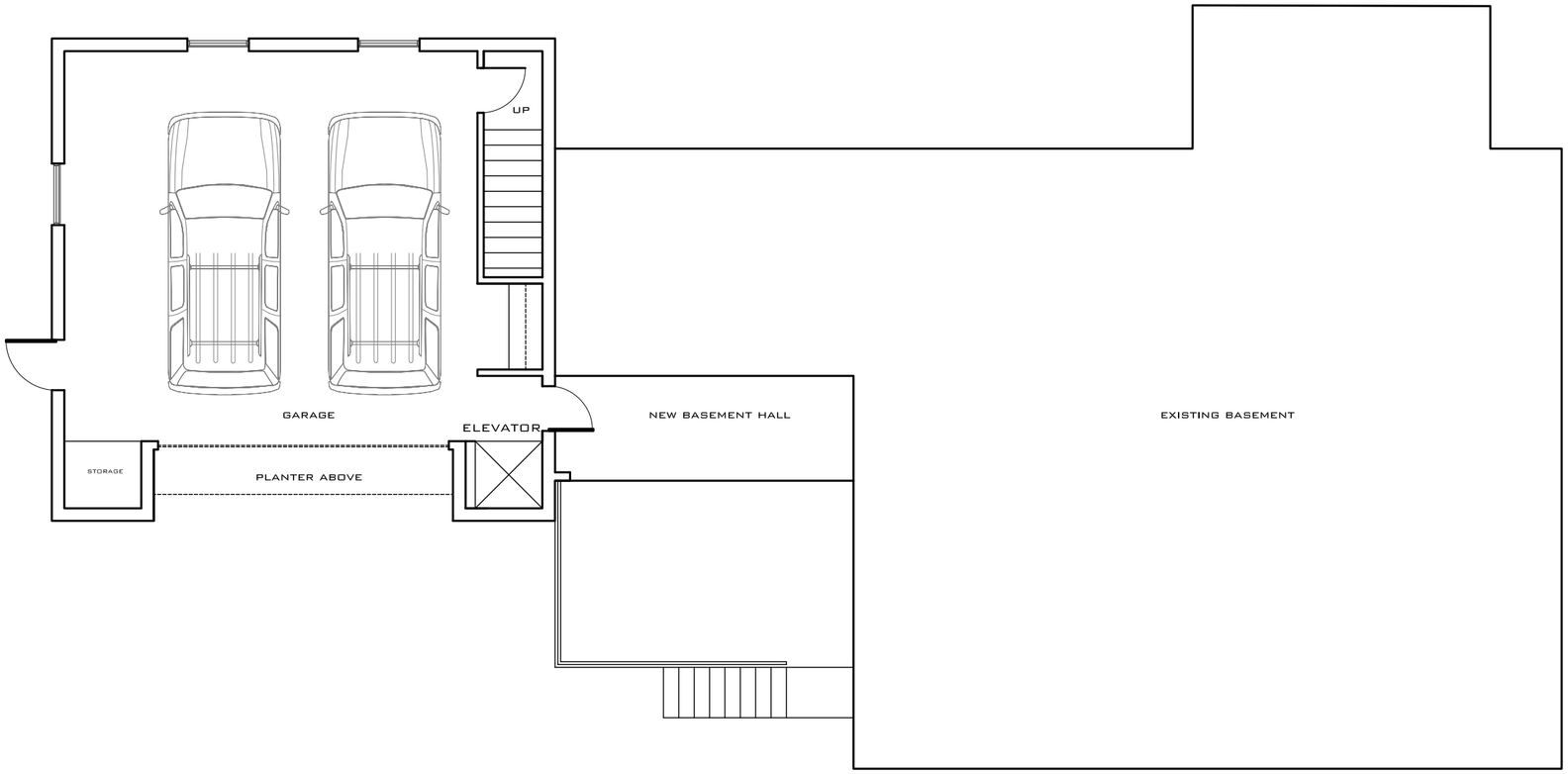






## floor plan - main floor

scale : 1/8" = 1'-0"

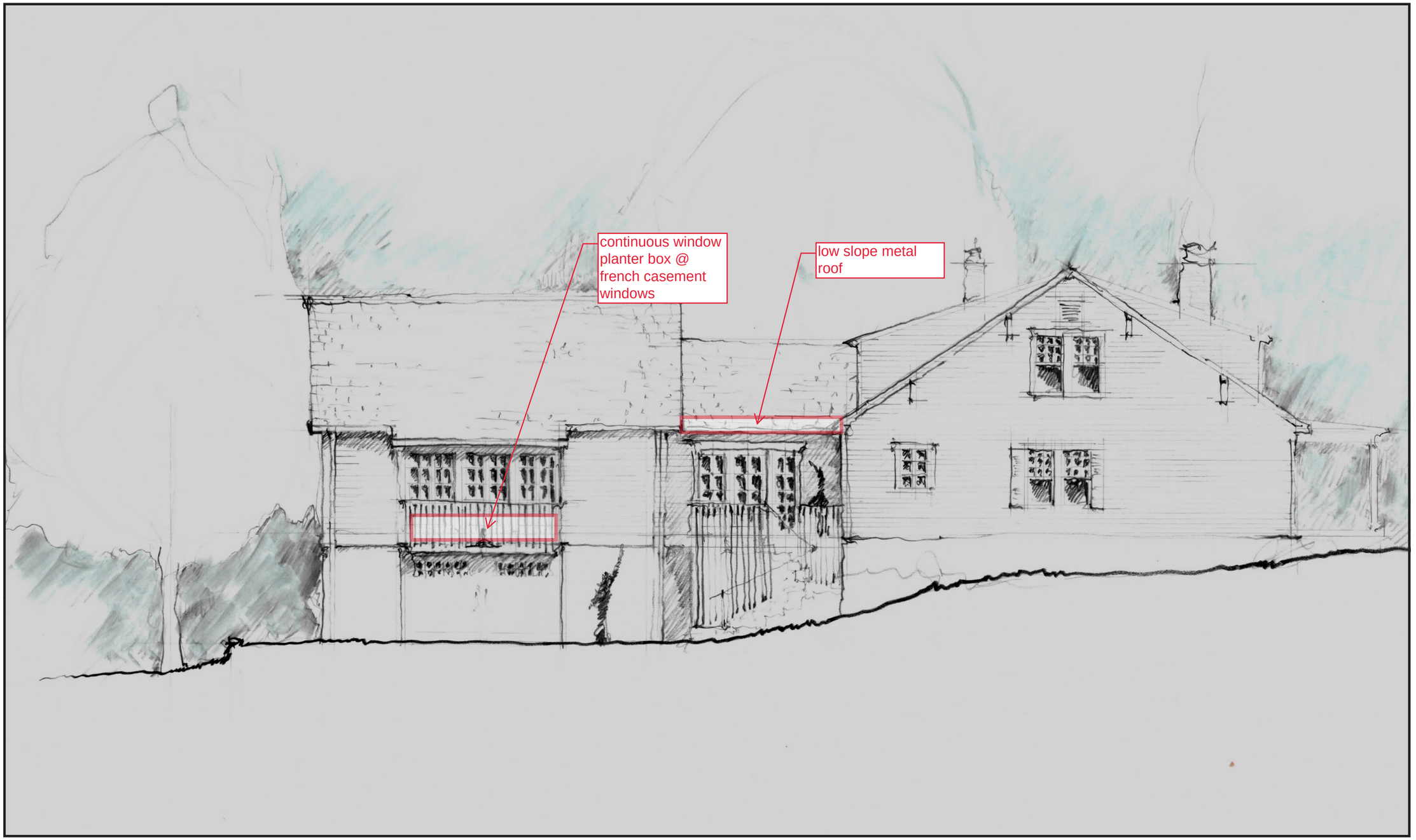






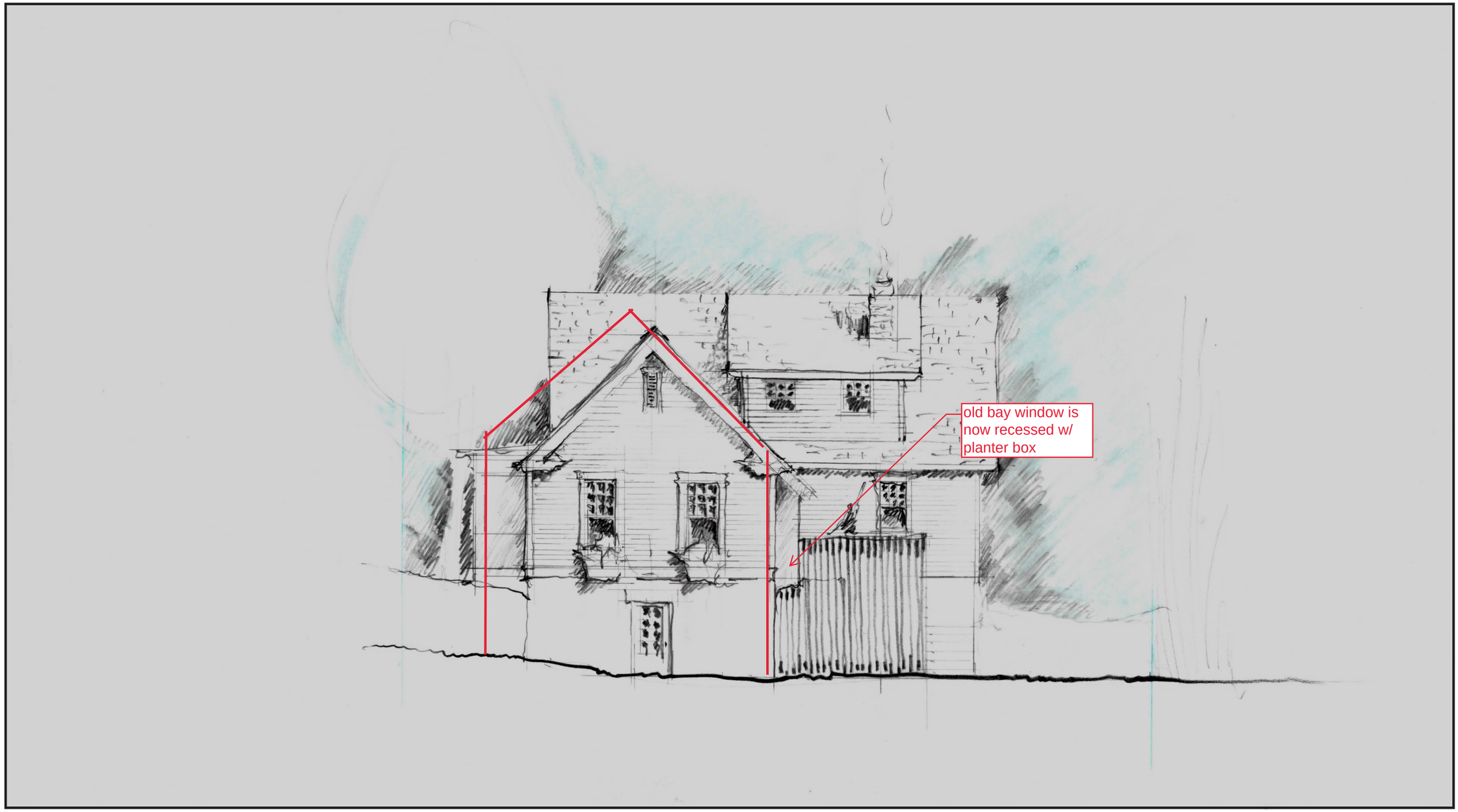
## floor plan - garage level

scale : 1/8" = 1'-0"




side elevation

scale : 1/8" = 1'-0"




Jones' Residence
schematic design
may 24, 2023

rear elevation

scale : 1/8" = 1'-0"













inspiration imagery

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I Robert D. Ravener
(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:

Parcel # 078F-F01700
(Property Parcel/Tax ID Number)
and located at:

345 4th Ave S 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

Kevin Coffey
(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.

Robert D Ravener
Signature

345 4th Ave S
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

_____day of_____, 20_____.

_____
Notary Public

My Commission Expires: Oct 22, 2026

See attached Notary

**CALIFORNIA JURAT** **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 4 (Date) day of May (Month), 2023 (Year), by

(1) Robert D. Ravener

(and (2) _____),
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARCUS NAVARRO
Notary Public - California
Orange County
Commission # 2422784
My Comm. Expires Oct 22, 2026

*Place Notary Seal and/or Stamp Above*

Signature _____
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

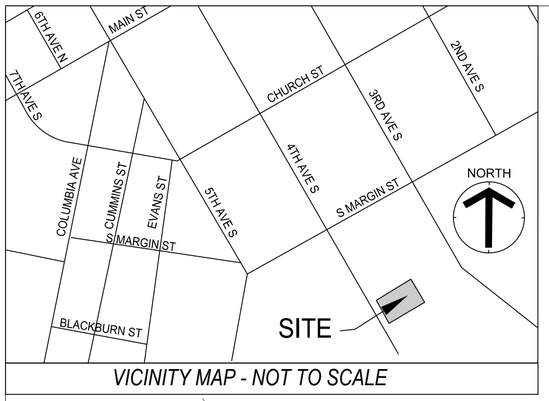
**Description of Attached Document**

Title or Type of Document: Affidavit

Document Date: 5/4/23 Number of Pages: 2

Signer(s) Other Than Named Above: _____

©2019 National Notary Association




VICINITY MAP - NOT TO SCALE

## PROPERTY INFORMATION

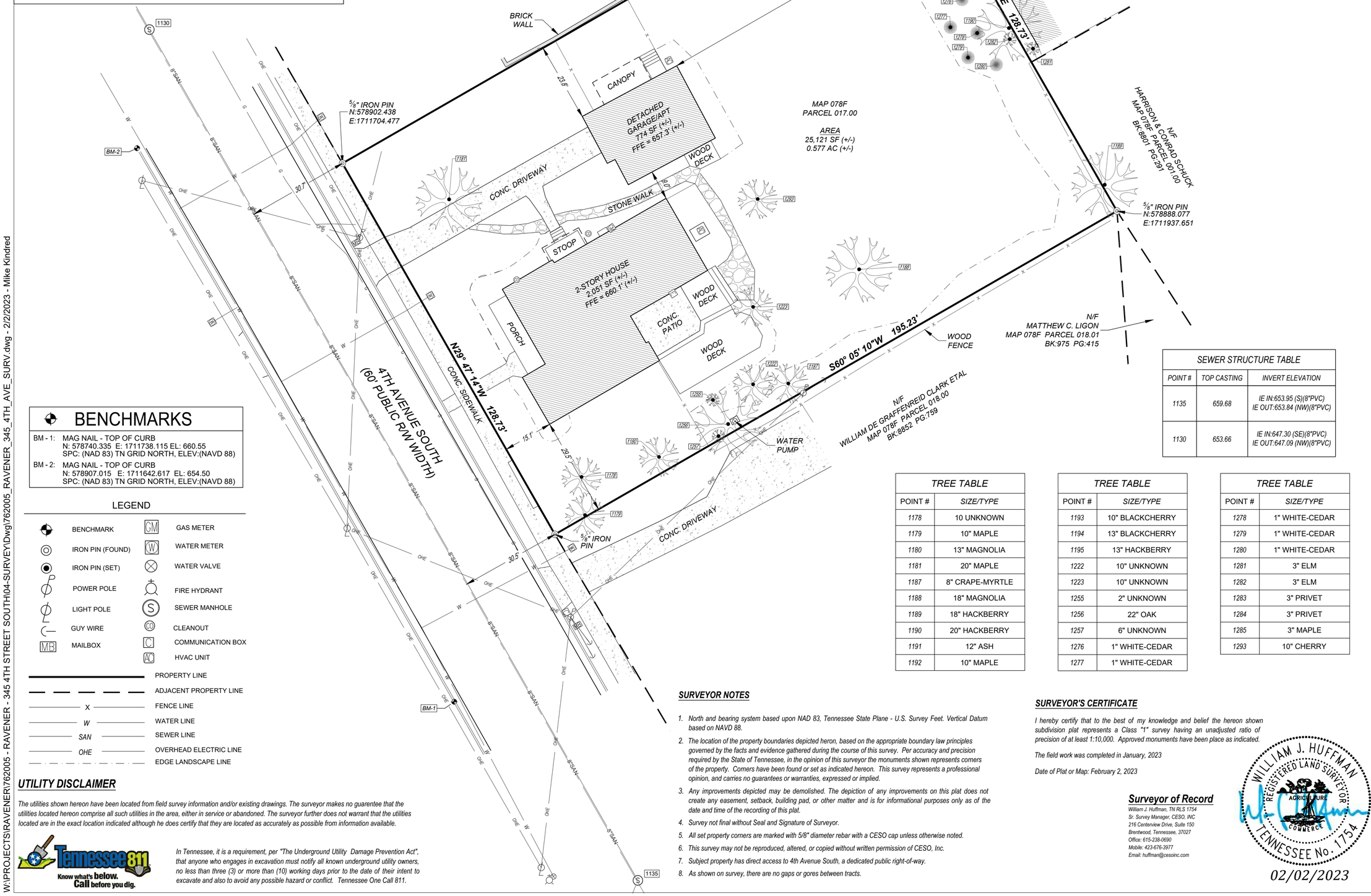
*Tax Map 078F Parcel 017.00*

*Address: 345 4th Avenue South*

*Owner: Robert D. Ravener*
*221 3rd Avenue South*
*Franklin, TN 37064*

*Recorded Documents for Property:*
*DB: 8936 PG: 716*

*FEMA Map No. : 47187C0211G Dated: December 22, 2016 Zone "X"*




NORTH

Source of North
Tennessee Grid North
(NAD 83) (NAVD 88)

20 0 20 40
GRAPHIC SCALE

CESO
WWW.CESOINC.COM

## BENCHMARKS

| | | |
|---|---|---|
| BM - 1: | MAG NAIL - TOP OF CURB<br>N: 578740.335 E: 1711738.115 EL: 660.55<br>SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88) |
| BM - 2: | MAG NAIL - TOP OF CURB<br>N: 578907.015 E: 1711642.617 EL: 654.50<br>SPC: (NAD 83) TN GRID NORTH, ELEV:(NAVD 88) |

## LEGEND

| | | | |
|---|---|---|---|
| | BENCHMARK | GM | GAS METER |
| | IRON PIN (FOUND) | W | WATER METER |
| | IRON PIN (SET) | | WATER VALVE |
| | POWER POLE | | FIRE HYDRANT |
| | LIGHT POLE | S | SEWER MANHOLE |
| | GUY WIRE | CO | CLEANOUT |
| MB | MAILBOX | C | COMMUNICATION BOX |
| | | AC | HVAC UNIT |

PROPERTY LINE
ADJACENT PROPERTY LINE
X FENCE LINE
W WATER LINE
SAN SEWER LINE
OHE OVERHEAD ELECTRIC LINE
EDGE LANDSCAPE LINE

## UTILITY DISCLAIMER

*The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarentee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.*

Tennessee811 Know what's below. Call before you dig.

*In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.*

| SEWER STRUCTURE TABLE | | |
|---|---|---|
| POINT # | TOP CASTING | INVERT ELEVATION |
| 1135 | 659.68 | IE IN:653.95 (S)(8"PVC)<br>IE OUT:653.84 (NW)(8"PVC) |
| 1130 | 653.66 | IE IN:647.30 (SE)(8"PVC)<br>IE OUT:647.09 (NW)(8"PVC) |

| TREE TABLE | |
|---|---|
| POINT # | SIZE/TYPE |
| 1178 | 10 UNKNOWN |
| 1179 | 10" MAPLE |
| 1180 | 13" MAGNOLIA |
| 1181 | 20" MAPLE |
| 1187 | 8" CRAPE-MYRTLE |
| 1188 | 18" MAGNOLIA |
| 1189 | 18" HACKBERRY |
| 1190 | 20" HACKBERRY |
| 1191 | 12" ASH |
| 1192 | 10" MAPLE |

| TREE TABLE | |
|---|---|
| POINT # | SIZE/TYPE |
| 1193 | 10" BLACKCHERRY |
| 1194 | 13" BLACKCHERRY |
| 1195 | 13" HACKBERRY |
| 1222 | 10" UNKNOWN |
| 1223 | 10" UNKNOWN |
| 1255 | 2" UNKNOWN |
| 1256 | 22" OAK |
| 1257 | 6" UNKNOWN |
| 1276 | 1" WHITE-CEDAR |
| 1277 | 1" WHITE-CEDAR |

| TREE TABLE | |
|---|---|
| POINT # | SIZE/TYPE |
| 1278 | 1" WHITE-CEDAR |
| 1279 | 1" WHITE-CEDAR |
| 1280 | 1" WHITE-CEDAR |
| 1281 | 3" ELM |
| 1282 | 3" ELM |
| 1283 | 3" PRIVET |
| 1284 | 3" PRIVET |
| 1285 | 3" MAPLE |
| 1293 | 10" CHERRY |

## SURVEYOR NOTES

1. *North and bearing system based upon NAD 83, Tennessee State Plane - U.S. Survey Feet. Vertical Datum based on NAVD 88.*
2. *The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.*
3. *Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.*
4. *Survey not final without Seal and Signature of Surveyor.*
5. *All set property corners are marked with 5/8" diameter rebar with a CESO cap unless otherwise noted.*
6. *This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.*
7. *Subject property has direct access to 4th Avenue South, a dedicated public right-of-way.*
8. *As shown on survey, there are no gaps or gores between tracts.*

## SURVEYOR'S CERTIFICATE

*I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000. Approved monuments have been place as indicated.*

*The field work was completed in January, 2023*

*Date of Plat or Map: February 2, 2023*

**Surveyor of Record**
*William J. Huffman, TN RLS 1754*
*Sr. Survey Manager, CESO, INC*
*216 Centerview Drive, Suite 150*
*Brentwood, Tennessee, 37027*
*Office: 615-238-0690*
*Mobile: 423-676-3977*
*Email: huffman@cesoinc.com*

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE No. 1754

02/02/2023

# ROBERT D. RAVENER PROPERTY

# GENERAL PROPERTY SURVEY

345 4TH AVENUE SOUTH, FRANKLIN, TENNESSEE, 37064
WILLIAMSON COUNTY - 9TH CIVIL DISTRICT

Revisions / Submissions

| ID | Description | Date |
|---|---|---|

| | |
|---|---|
| Project Number: | 762005-01 |
| Scale: | 1" = 20' |
| Drawn By: | PMK |
| Checked By: | WJH |
| Date: | FEBRUARY 2, 2023 |
| Issue: | FINAL |

Drawing Title:

**GENERAL PROPERTY SURVEY**

**1 OF 1**

W:\PROJECTS\RAVENER\762005 - RAVENER - 345 4TH STREET SOUTH\04-SURVEY\Dwg\762005_RAVENER_345_4TH_AVE_SURV.dwg - 2/2/2023 - Mike Kindred



Aerial With Additions

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

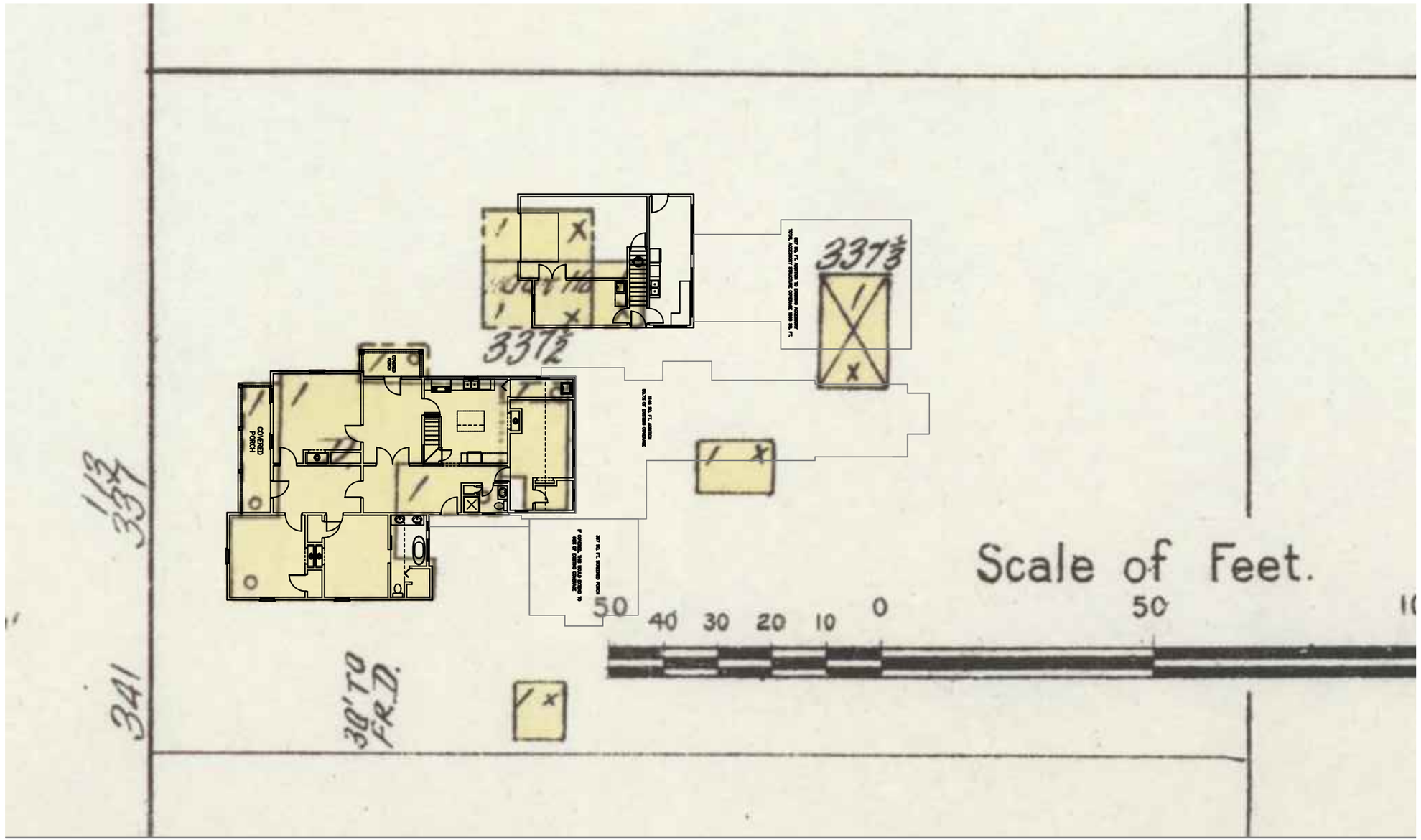



BOUNDARY With Additions

RAVENER RESIDENCE

345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC




Floor Plan Compared to 1913 Sanborn Map

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC







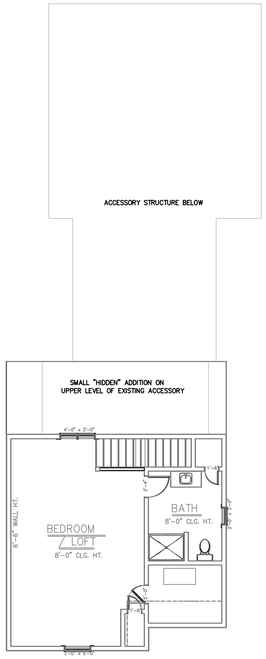




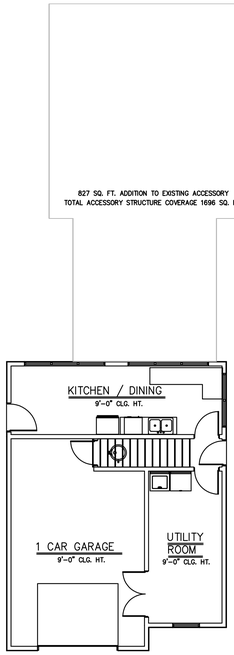




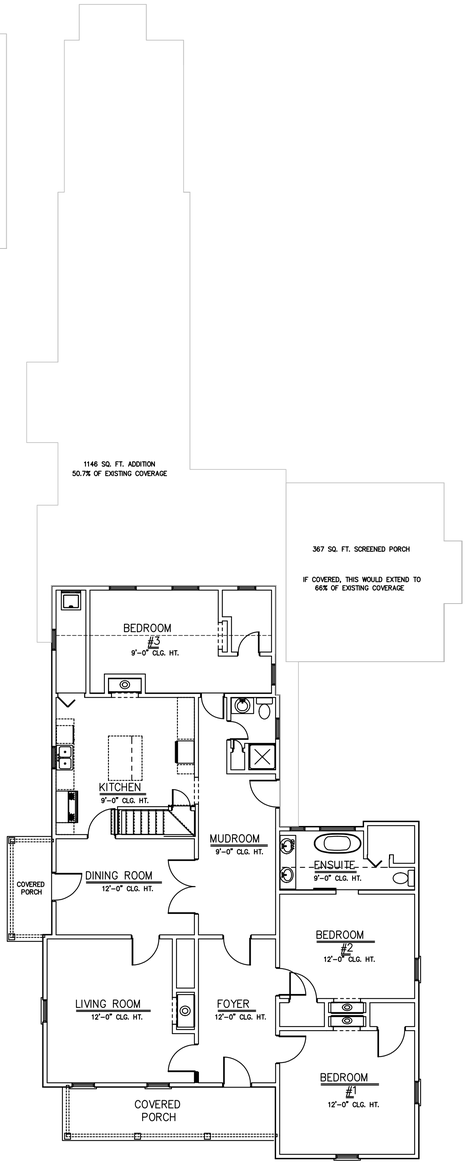




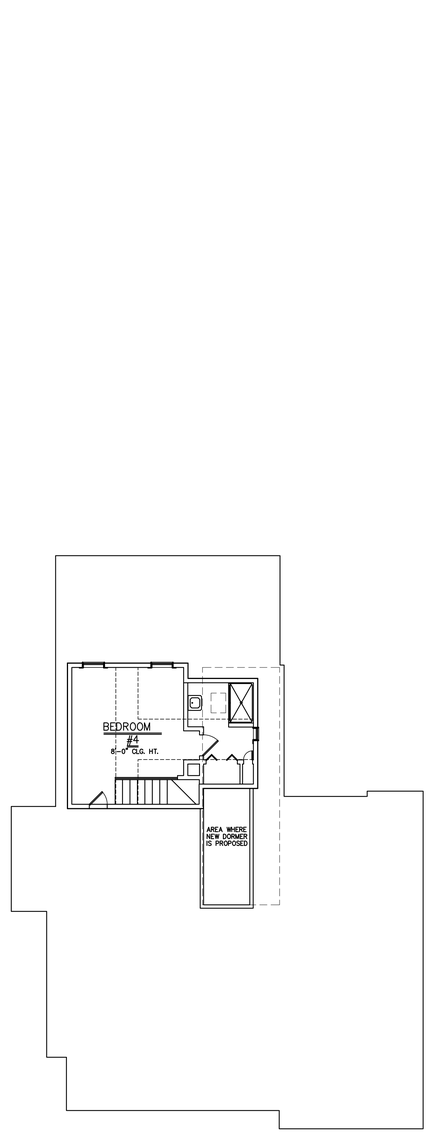

EXISTING CARRIAGE HOUSE UPPER LEVEL




EXISTING CARRIAGE HOUSE MAIN LEVEL




EXISTING HOUSE MAIN LEVEL

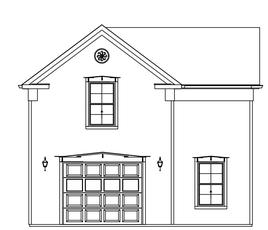



EXISTING HOUSE UPPER LEVEL

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

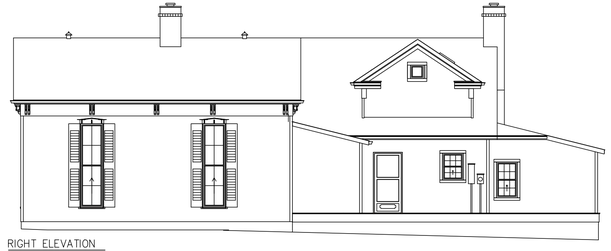
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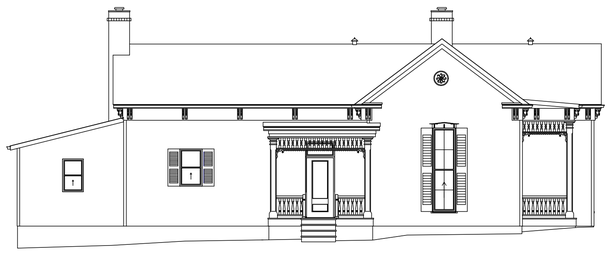
FRONT ELEVATION



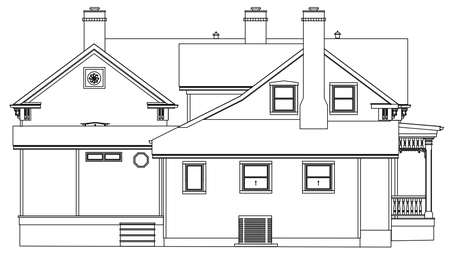
FRONT ELEVATION



RIGHT ELEVATION

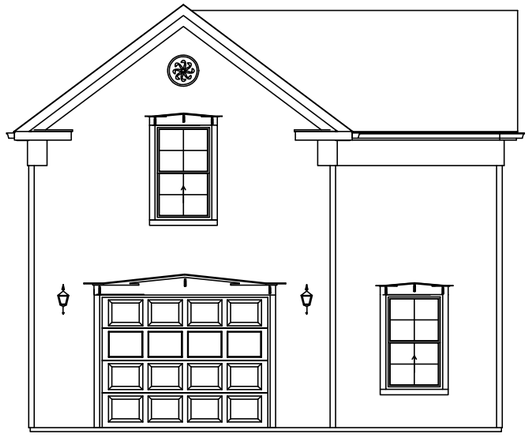


LEFT ELEVATION



REAR ELEVATION

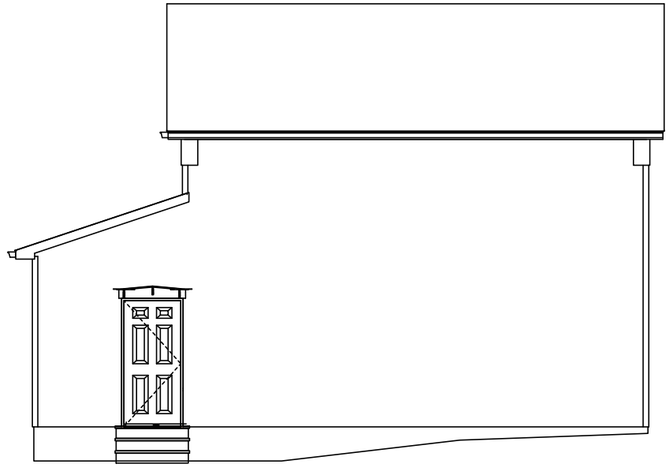
# EXISTING MAIN HOUSE ELEVATIONS



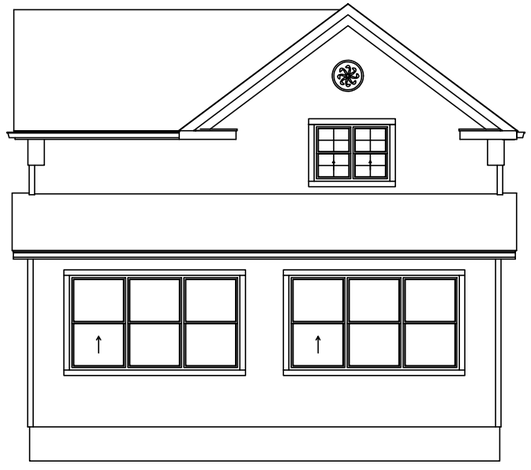
FRONT ELEVATION



RIGHT ELEVATION

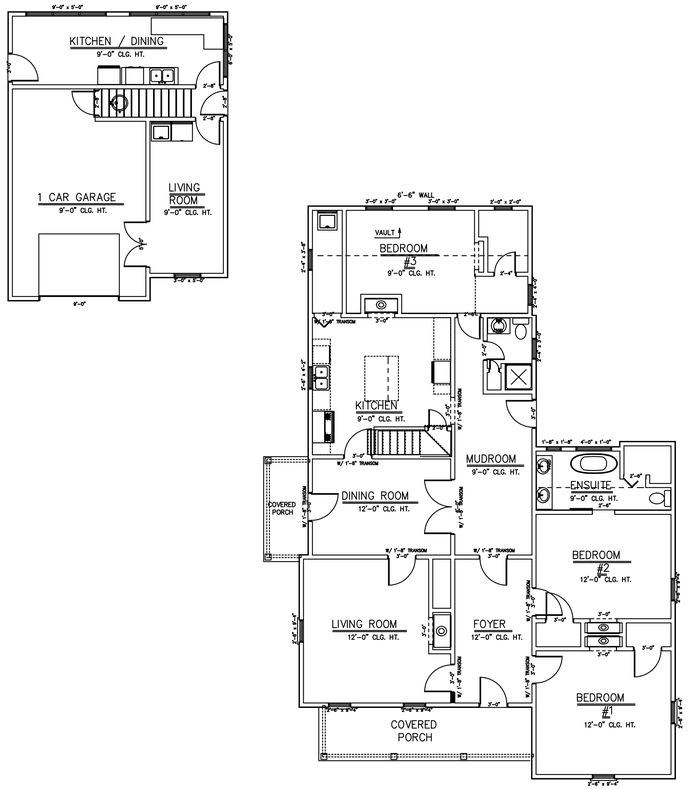


LEFT ELEVATION

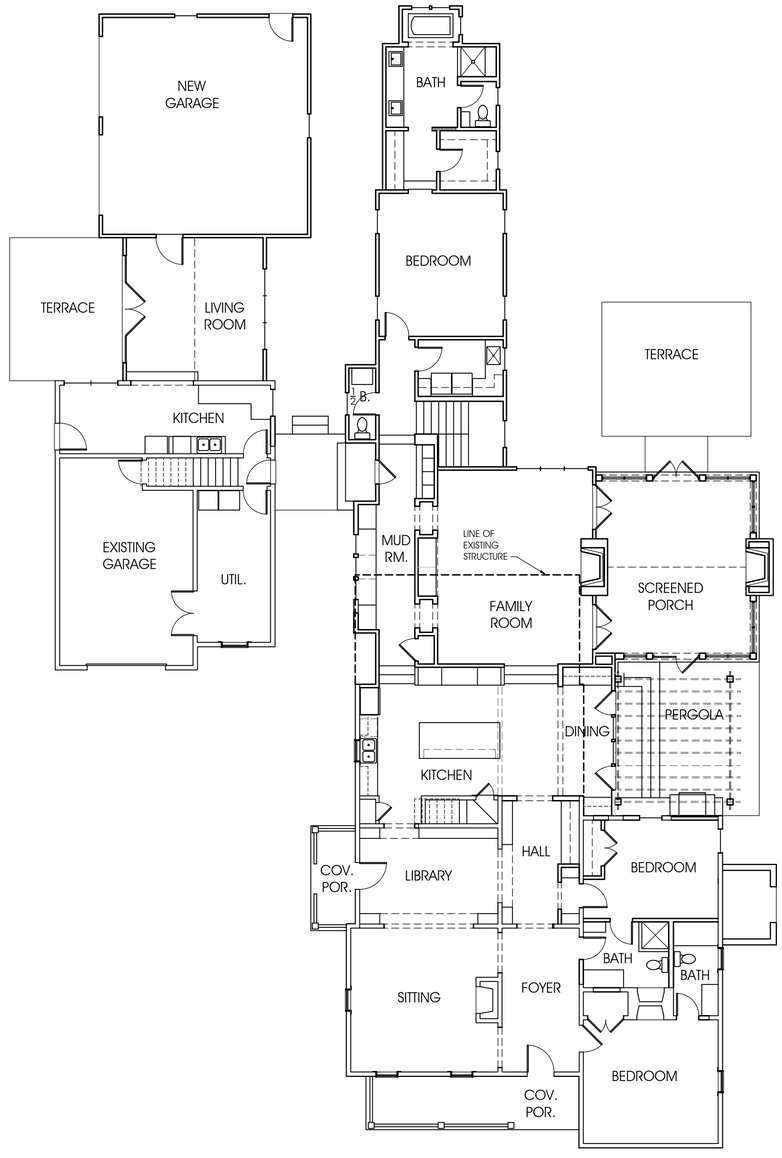


REAR ELEVATION

# EXISTING ACCESSORY ELEVATIONS




EXISTING HOUSE MAIN LEVEL

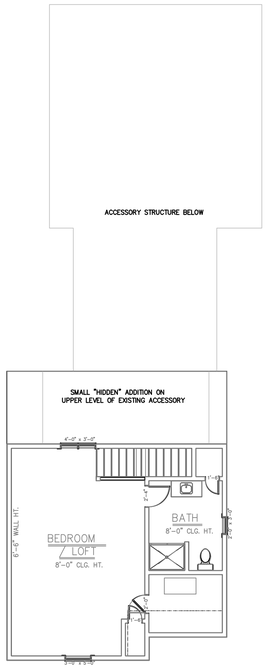



PROPOSED MAIN LEVEL

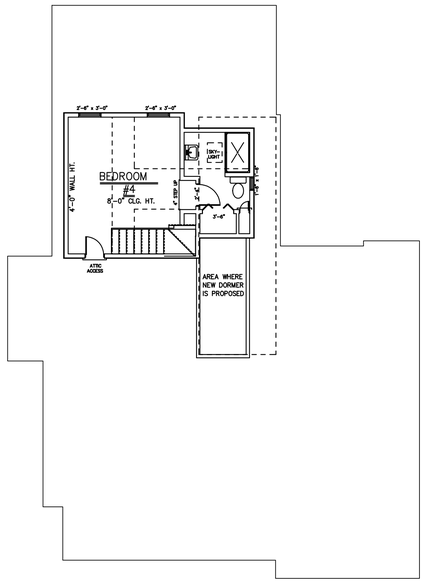
RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey DWELLINGS | DESIGN LLC

6.12.23

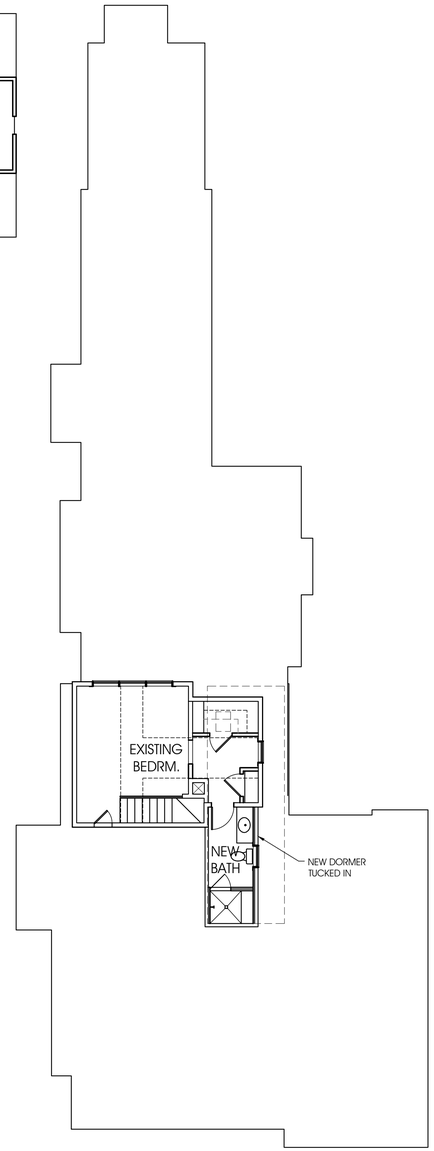



EXISTING CARRIAGE HOUSE UPPER LEVEL




EXISTING HOUSE UPPER LEVEL



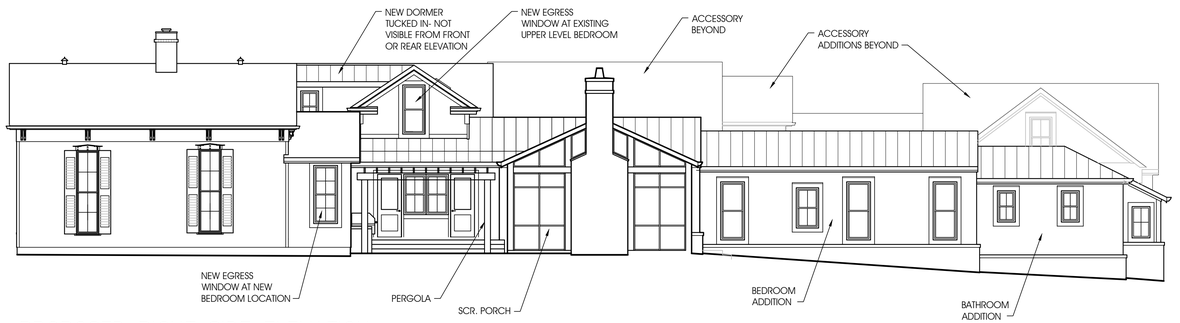

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.12.23



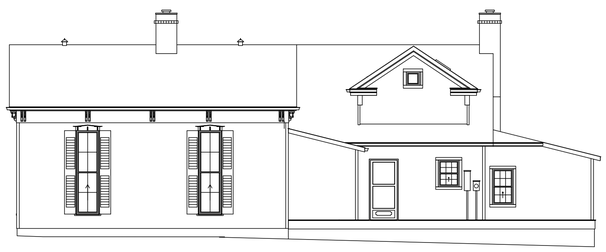

PROPOSED REAR ELEVATION




PROPOSED RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

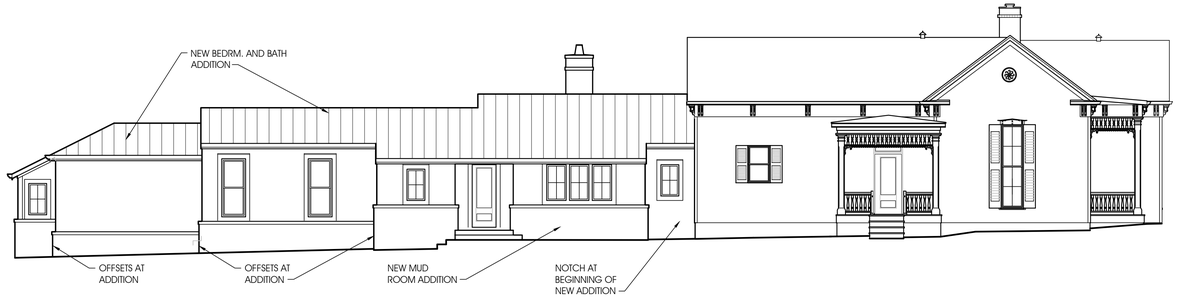


EXISTING RIGHT SIDE ELEVATION

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

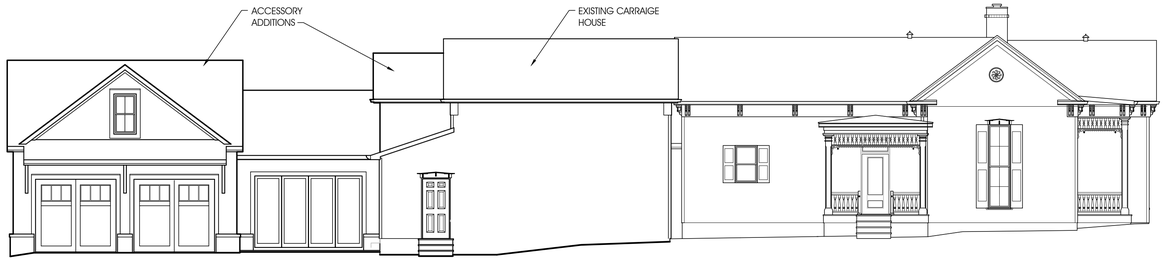
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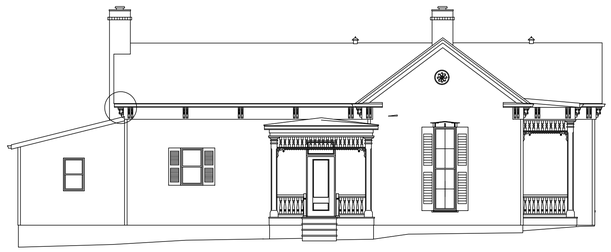

LEFT SIDE ELEVATION ALTERNATE ROOF SCHEME




LEFT SIDE ELEVATION WITH ADDITION– THROUGH COURTYARD




LEFT SIDE ELEVATION WITH CARRIAGE HOUSE AND ADDITIONS



EXISTING LEFT SIDE ELEVATION

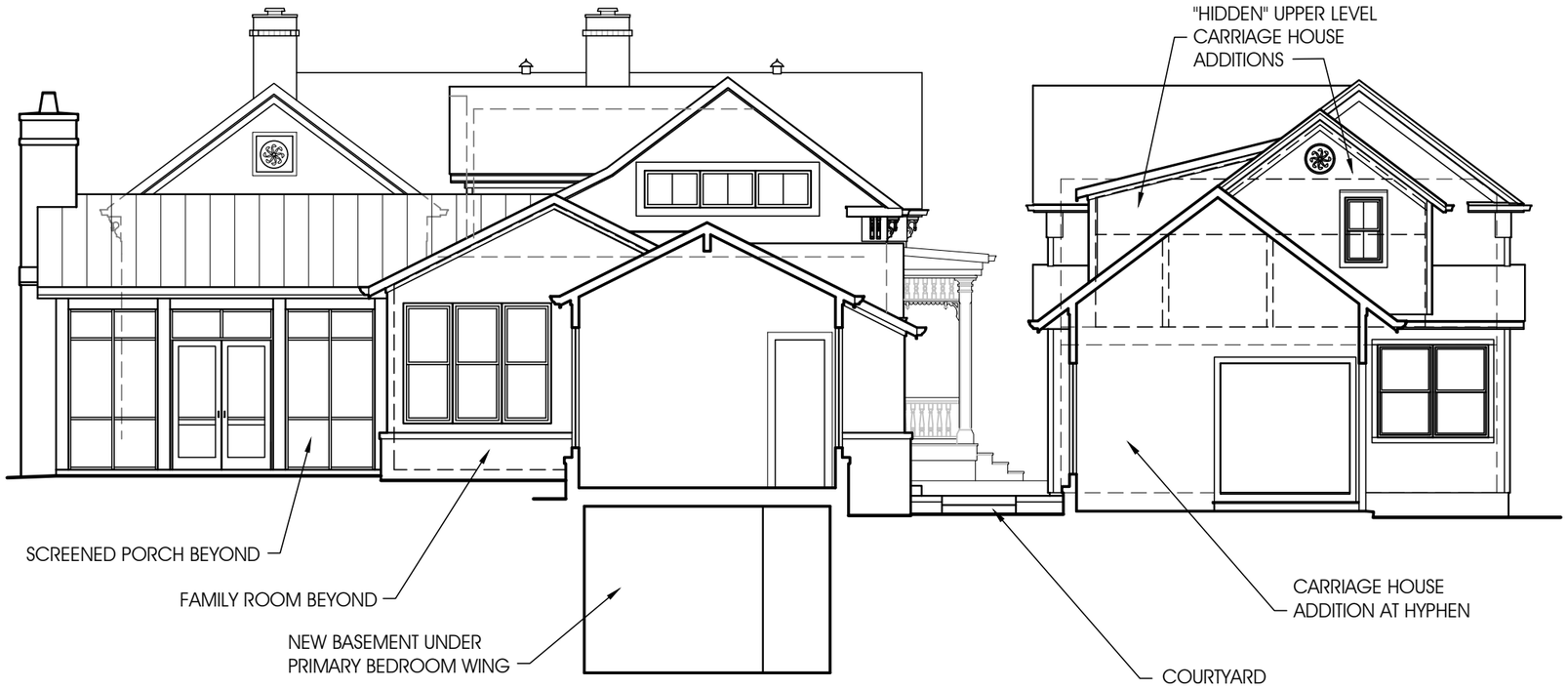


EXISTING LEFT SIDE ELEVATION WITH CARRIAGE HOUSE

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey DWELLINGS | DESIGN LLC

6.12.23




# SECTION AT PRIMARY BEDROOM AND CARRIAGE HOUSE ADDITION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I Amanda Ceccani & Randy Thompson
(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:

Map 078B Parcel F009.01000
(Property Parcel/Tax ID Number)
and located at:

1002 Fair Street, 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

Jeff Flieshaur Amanda Ceccani
(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

1002 Fair St.
Property Owner Mailing Address

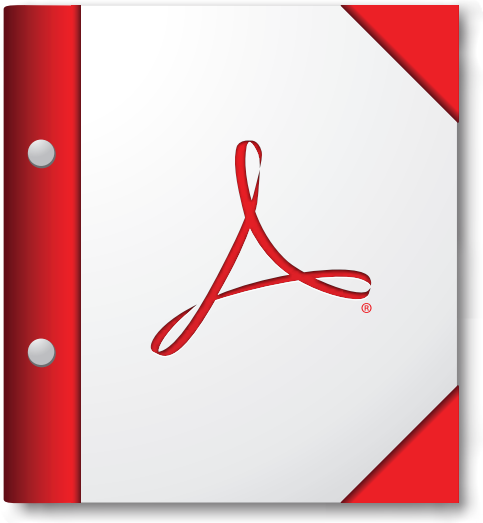
Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this
12 day of June, 2023.

Notary Public

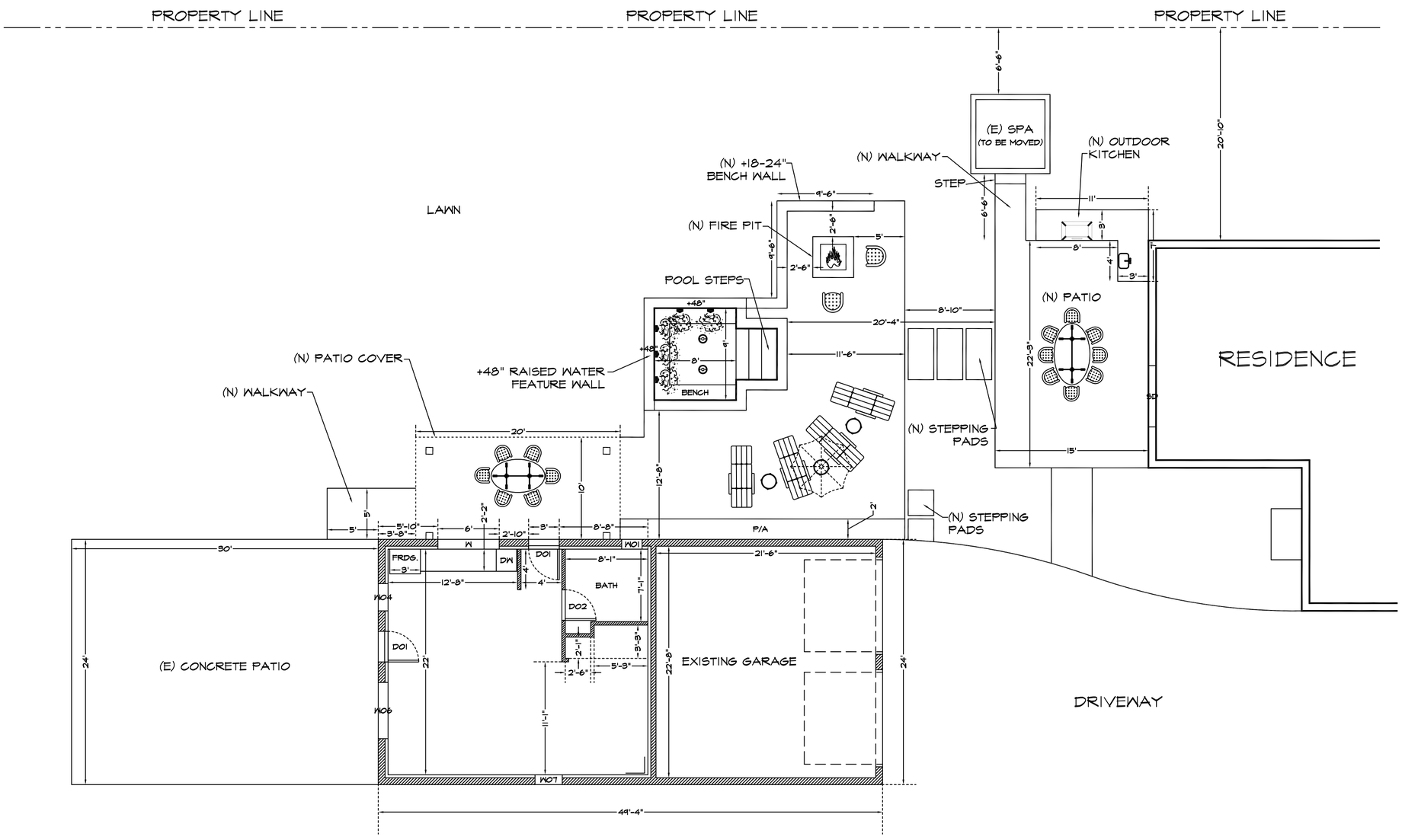
My Commission Expires: 1-11-2026

CORNELIA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026



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MILES BAUER DESIGNS

**Miles Bauer Designs**

(805) 587-5249
milesbauerdesigns@yahoo.com


**Measurements Not Exact**

Due to the nature of the excavation and installation of a swimming pool/spa, exact measurements cannot be attained. The dimensions of the pool/spa may vary by up to 3 percent (3%) in length, width, or depth.


**Copyright & Confidentiality**

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**Owner's Name & Project Address**

Amanda Ciccone &
Randy Thompson
1002 Fair Street
Franklin, TN 37064

Legal Address

**Project Name**

Thompson & Ciccone

**Revisions**

| DATE | INITIALS |
|---|---|
| None | N/A |
| None | N/A |
| None | N/A |
| None | N/A |

**Drawing Properties**

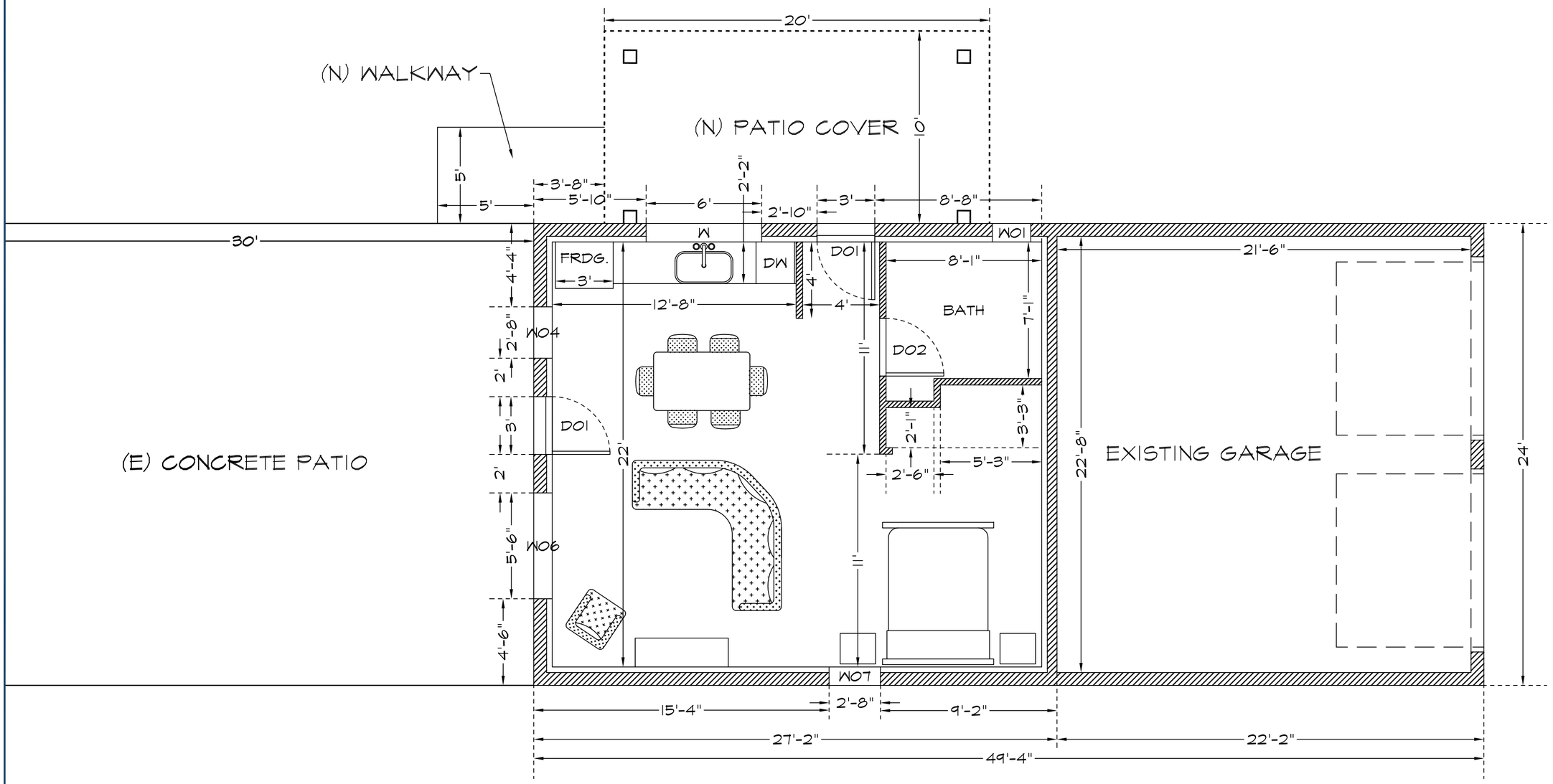
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|---|---|
| Drafted By | Miles Bauer |
| Date | 5/2/23 |
| Job Number | [Job Number] |
| Scale | 1/8" - 1'0" |

**Title**

SITE PLAN

**Sheet Number**

A-1





MILES BAUER DESIGNS

**Miles Bauer Designs**

(805) 587-5249
milesbauerdesigns@yahoo.com


**Measurements Not Exact**

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**Owner's Name & Project Address**

**Amanda Ciccone & Randy Thompson**
1002 Fair Street
Franklin, TN 37064

**Legal Address**

**Project Name**

Thompson & Ciccone

**Revisions**

| DATE | INITIALS |
|---|---|
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| None | N/A |
| None | N/A |
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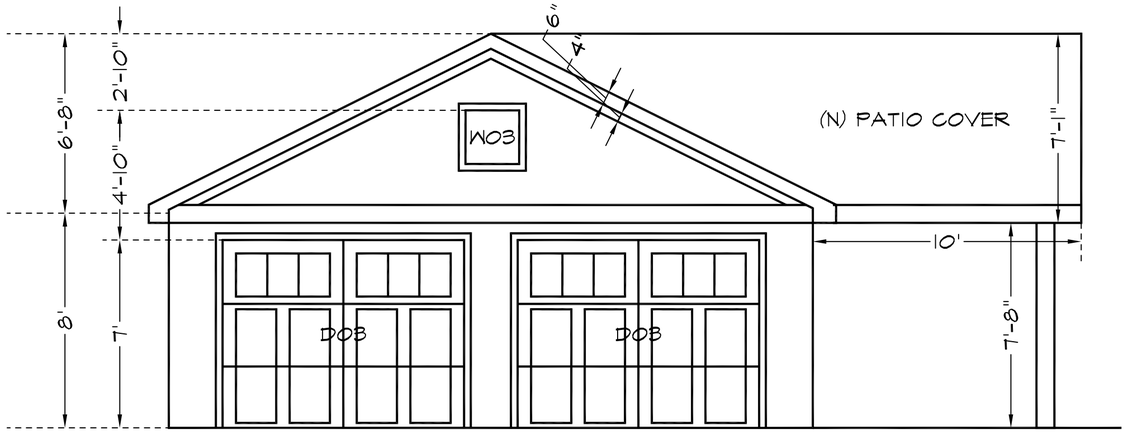
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| Date | 5/2/23 |
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**Title**

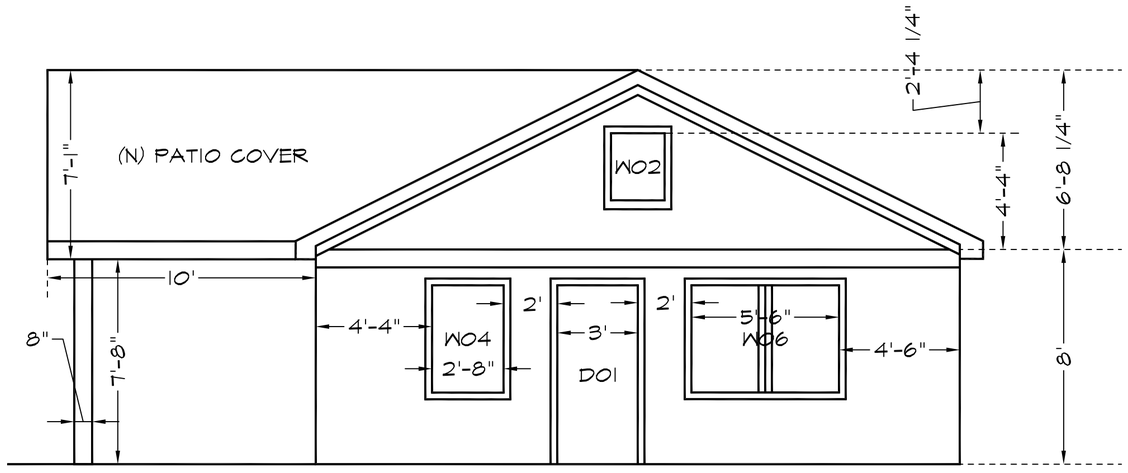
A.D.U. FLOOR PLAN

**Sheet Number**

A-3




FRONT ELEVATION




REAR ELEVATION


MILES BAUER DESIGNS

**Miles Bauer Designs**

(805) 587-5249
milesbauerdesigns@yahoo.com


**Measurements Not Exact**

Due to the nature of the excavation and installation of a swimming pool/spa, exact measurements cannot be attained. The dimensions of the pool/spa may vary by up to 3 percent (3%) in length, width, or depth.


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**Owner's Name & Project Address**

**Amanda Ciccone &**
**Randy Thompson**
1002 Fair Street
Franklin, TN 37064

**Legal Address**

**Project Name**

**Thompson & Ciccone**

**Revisions**

| DATE | INITIALS |
|---|---|
| None | N/A |
| None | N/A |
| None | N/A |
| None | N/A |

**Drawing Properties**

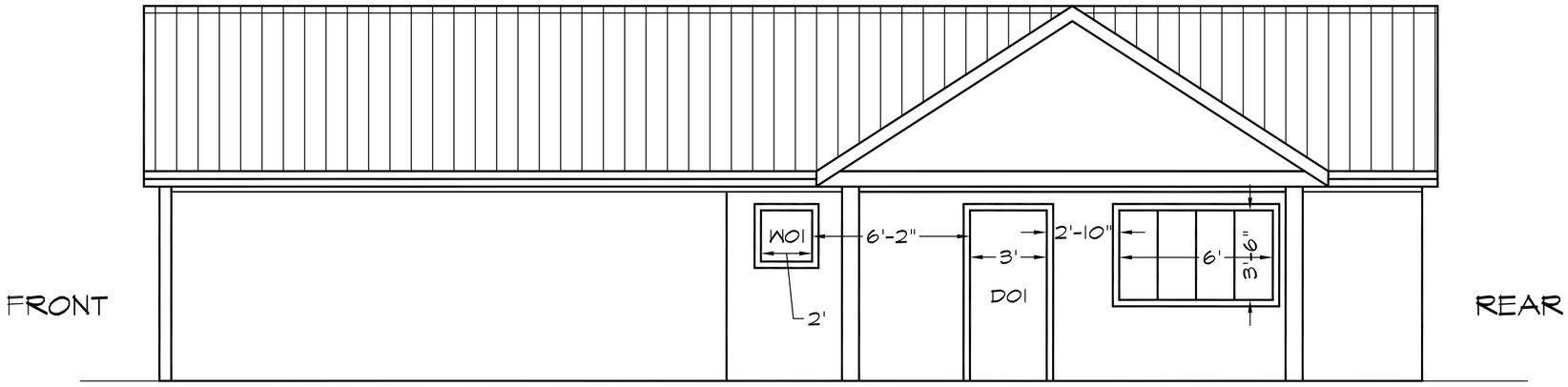
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| Drafted By | Miles Bauer |
| Date | 5/2/23 |
| Job Number | [Job Number] |
| Scale | 1/4" - 1'0" |

**Title**

ELEVATIONS
FRONT & REAR

**Sheet Number**

A-5




RIGHT ELEVATION

MILES BAUER DESIGNS

**Miles Bauer Designs**

(805) 587-5249
milesbauerdesigns@yahoo.com

**Measurements Not Exact**

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Owner's Name & Project Address

**Amanda Ciccone &**
**Randy Thompson**
1002 Fair Street
Franklin, TN 37064

Legal Address

**Project Name**

**Thompson & Ciccone**

**Revisions**

| DATE | INITIALS |
|---|---|
| None | N/A |
| None | N/A |
| None | N/A |
| None | N/A |

**Drawing Properties**

| | |
|---|---|
| Drafted By | Miles Bauer |
| Date | 5/2/23 |
| Job Number | [Job Number] |
| Scale | 1/4" - 1'0" |

**Title**
ELEVATIONS
RIGHT SIDE

**Sheet Number**

A-6




creativity
is messy
& I AM VERY
creative
RIGID
RYOBI
SKIL
6"


BEMIS








QUICK DETAILER
















Bierl
Beers
















Maserati
ADAMS
PNG
ChooseLiFE
WWW.ADAMSDCHARLOTTE.COM
HAMPTON BAY






RIDGID
BLOWER VAC
4EARTH
BRUSSELS SPROUTS

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

J Jason McConnell

We/I J Jason McConnell

(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:

078 C M 078 C 00400 000

(Property Parcel/Tax ID Number)

and located at:

306 Public Square 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

Branch Building Group and Sharon Davis of McConnell Hospitality Group

(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

202 4th Ave S

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

12th day of June, 2023.

Notary Public

My Commission Expires: 9/23/24

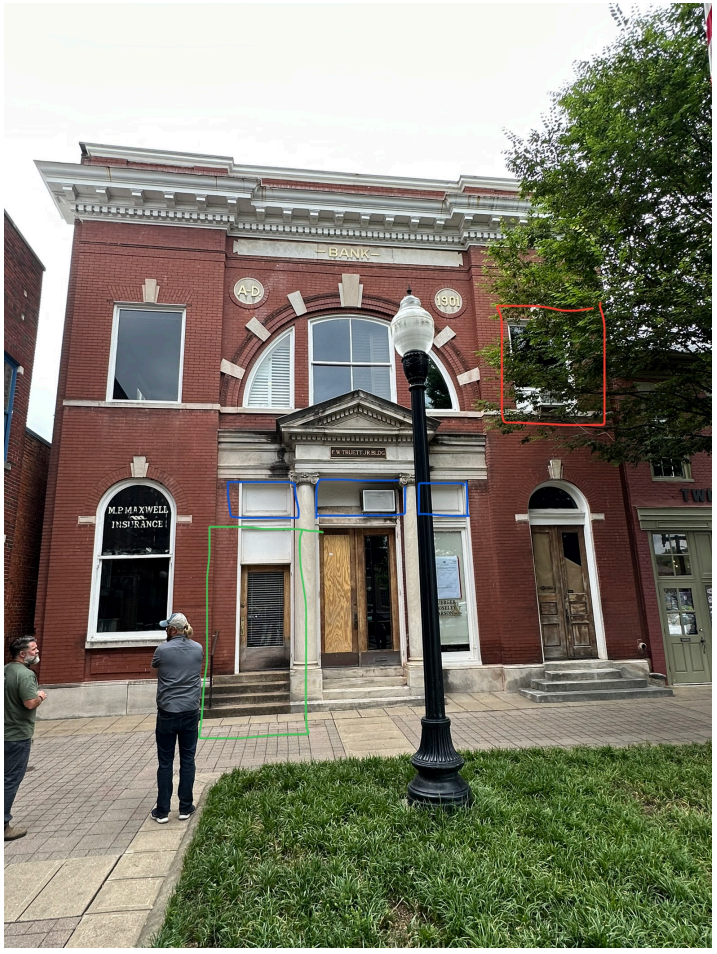
JACK HEWETT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**306 Public Square**

**Page 2-4 Front of building**
**Page 5-6 West side of building**
**Page 7 Back of building**

Front of building.

Issue 1:
1st: The window outlined in red
We will be adding HVAC and removing all the window units. We need to remove this glass and replace. Can be done to match the opposing window. The window casing (wood) will not be replaced. If staff and the board wish, we can replace both and replace with double hung windows.






Front of building

2nd issue: Transom windows in blue
Owner wants to return these to glass. It has yet to be determined if the glass is painted over or if they were replaced with wood.

3rd issue: Area in green.
This was originally a window. The window was replaced (1/4 wood on top of an added door) and stairs were placed (time period unknown). The owner will defer to staff and board's preference on whether to

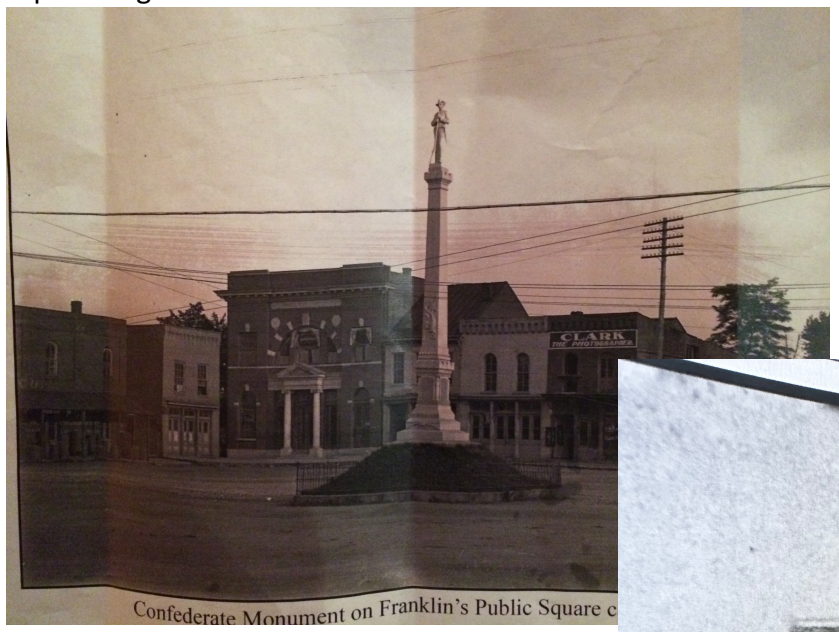
1. Keep stairs. Replace wood and door with one, taller door that fills the space appropriately.
2. Eliminate the stairs. Replace the wood and door with one window that fills that space appropriately.

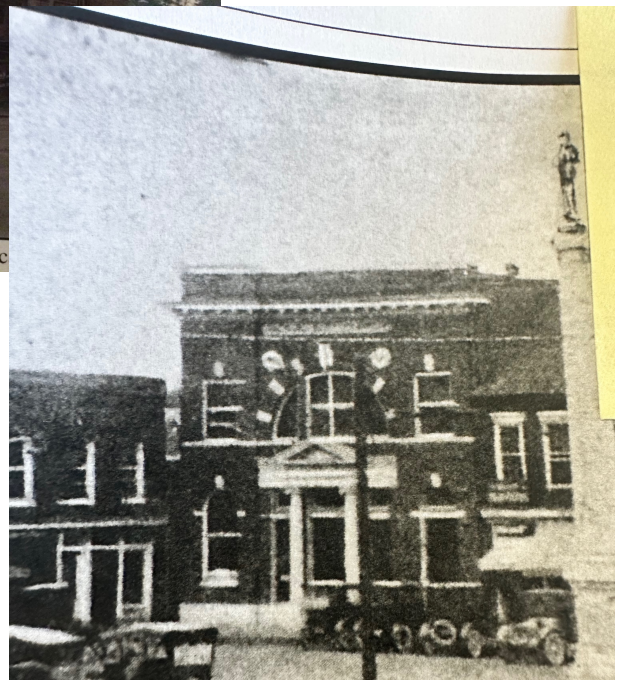


Front of building misc.

Photos of historic building below for reference.
All other windows and their casings will be repaired, repainted, etc. No significant modifications. The doors will be repaired and stained with no modifications.

Owner and contractor have met with multiple structural engineers and mortar repair tradesman. While mortar work is absolutely necessary to maintain the structural integrity, the owner desires to make minimal impact to the aesthetic. No skim coating, mortar profile and color would match exactly what exists. The owner and contractor would welcome staff approval of material before repairs begin.



West Side of building.

**1st issue**

1st floor windows cannot be seen from any position when standing on the exterior of the building. The neighboring bank's expansion blocked these windows completely. To access these windows from the exterior there is a narrow (approximately 1' wide alley). These windows get little sunlight but a large amount of water and the result is rotted casings. Furthermore, because of the tight alley, we have been unable to get contractors to work in this space. Double hung, wooden windows are not an option- they are no longer made in these sizes.

The owner is requesting to replace the windows only in this area with extruded aluminum fixed glass windows. This material will be paramount in maintaining integrity. These will appear to be double hung but will not function this way. The staff is welcome, of course, to do a site visit to see the extraordinary condition and challenges to this space.

When looking at the the windows from the inside, we wish to make it look similar with a privacy glass. The application of aluminum at these particular windows would better appease fire code.










West Side of Building

**2nd issue**

2nd floor windows
The window units will be removed. Bottom half of window glass will be replaced with the original glass that is stored in the basement. Wood casing will be the same, repaired, painted- nothing significant.






Back of building

Remove window units and replace to match the other double hung windows. Will look just like those windows without units. Wood, etc. Doors to remain as is, for now- will return to HZC for approval on changes to those when we know building use. Bars to remain on windows for now.

Same notes on mortar repair as said with the front.



# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I **Berry Roberts Reams Fleming Holdings, LLC**
**Avalyn Berry Swain and Timothy W. Swain II**
(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:

**078C N 008 00 000**
(Property Parcel/Tax ID Number)

and located at:

**236 Public Square Building Roberts Berry, Franklin Tennessee 37064**
(Street Address)

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

**Kristan M. Swain**
(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.

Avalyn Berry Swain  Timothy W Swain II
Signature

**815 Murfreesboro Road**

**Franklin Tennessee 37064**
City, State & Zip

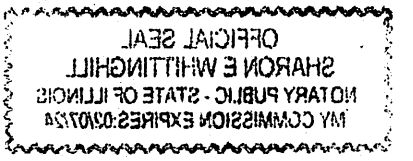
Subscribed and sworn to before me this

6th day of JUNE, 2023.

Sharon E. Whittinghill
Notary Public

My Commission Expires: 02-07-24

OFFICIAL SEAL
SHARON E WHITTINGHILL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/07/24

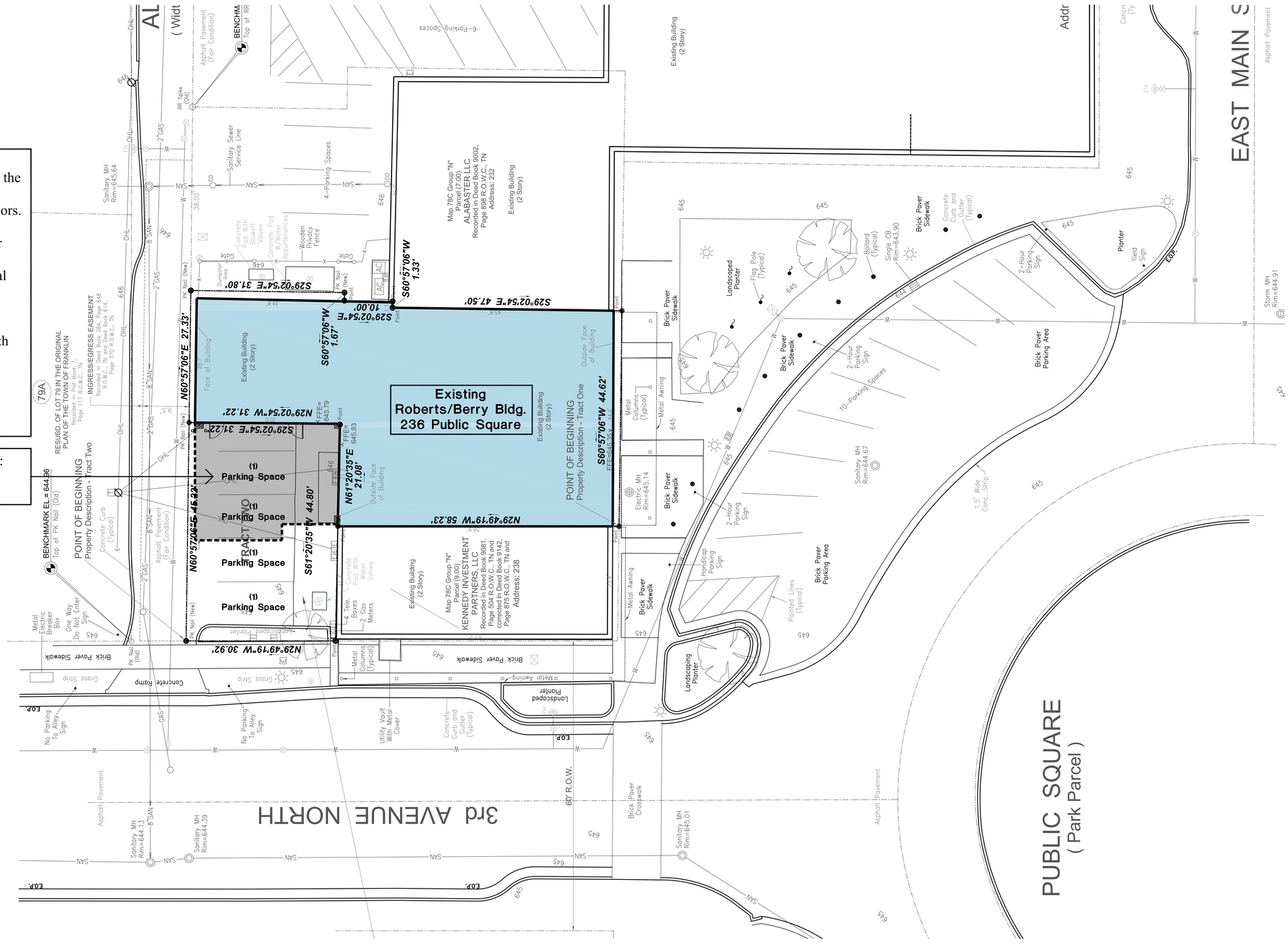

OFFICIAL SEAL
SHARON E WHITTINGHILL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/07/24

## Proposed Scope of Work

Owner is wishing to provide updates to the existing structure which are to include:

- Handicap Accessibility to both floors.
- Bldg. to be Fully Sprinklered.
- Interior changed to 'Open Plan' for future Mercantile Tenant.
- Upgrade Mechanical and Electrical Systems.
- Provide a 692 s.f addition to 2nd. Floor.
  - Addition to be in keeping with existing architectural vocabulary.
- Four Existing Parking Spaces to remain.
- Consolidation Plat to be provided

Proposed New 2nd. Floor Addition:
692 s.f. Added
(4) Parking Spaces Remain





CROSSROADS ARCHITECTURE
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066
(615) 255-7796


PRELIMINARY
NOT FOR CONSTRUCTION
June 9, 2023

An Addition and Interior Renovation for:

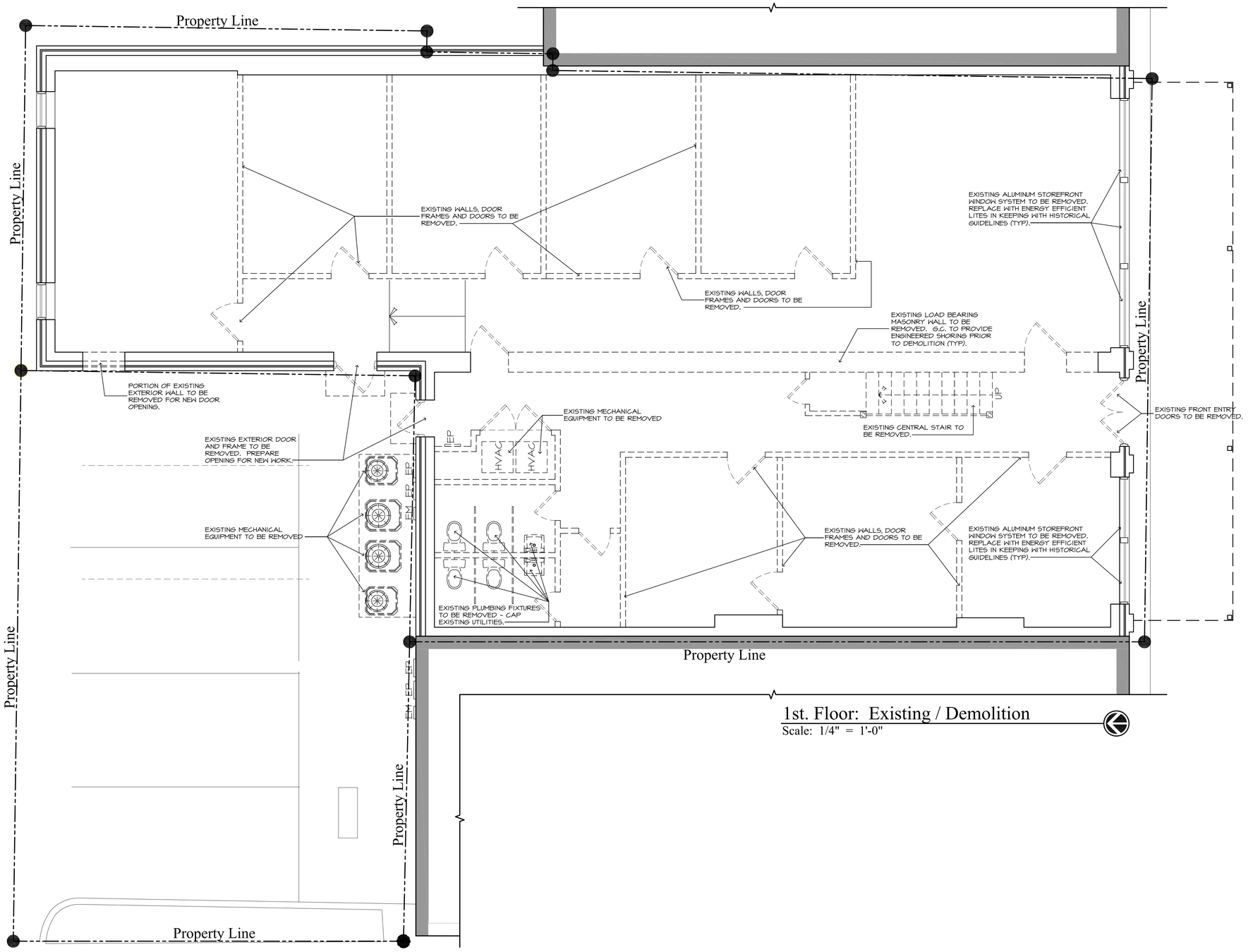
# The Roberts / Berry Bldg.

236 Public Square, Franklin, TN
Job Number: 23-004

-

OP1.0
Site Orientation Plan

Released: -




1st. Floor: Existing / Demolition

Scale: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
June 9, 2023

CROSSROADS ARCHITECTURE
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066
(615) 255-7796

An Addition and Interior Renovation for:

# The Roberts / Berry Bldg.

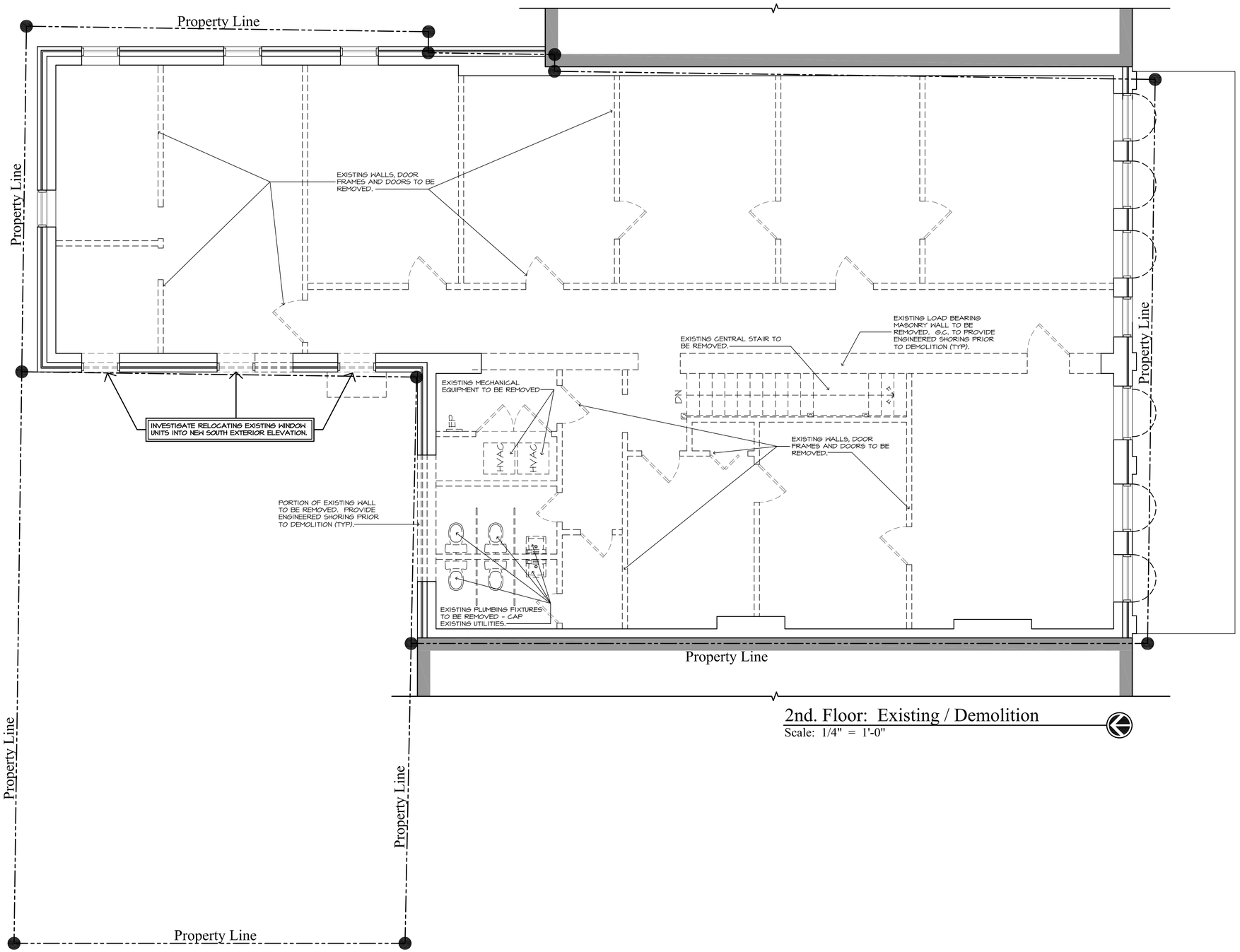
236 Public Square, Franklin, TN
Job Number: 23-004

-

A0.1

1st. Floor Plan

Released: -




2nd. Floor: Existing / Demolition

Scale: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
June 9, 2023

CROSSROADS ARCHITECTURE
(615) 255-7796
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

An Addition and Interior Renovation for:

# The Roberts / Berry Bldg.

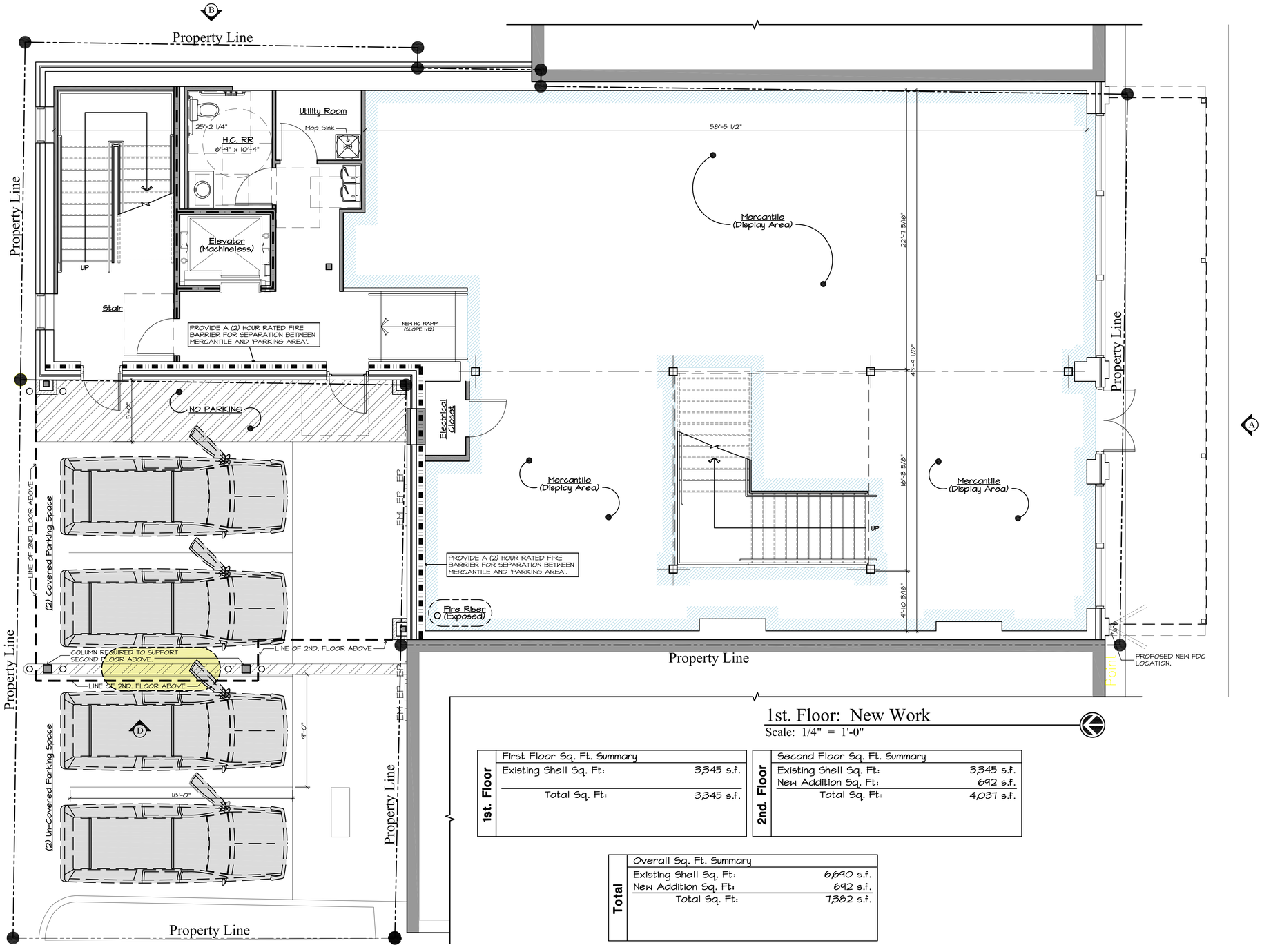
236 Public Square, Franklin, TN
Job Number: 23-004

-

A0.2

2nd. Floor Plan

Released: -




## 1st. Floor: New Work

Scale: 1/4" = 1'-0"

| 1st. Floor | First Floor Sq. Ft. Summary | |
|---|---|---|
| | Existing Shell Sq. Ft: | 3,345 s.f. |
| | Total Sq. Ft: | 3,345 s.f. |

| 2nd. Floor | Second Floor Sq. Ft. Summary | |
|---|---|---|
| | Existing Shell Sq. Ft: | 3,345 s.f. |
| | New Addition Sq. Ft: | 692 s.f. |
| | Total Sq. Ft: | 4,037 s.f. |

| Total | Overall Sq. Ft. Summary | |
|---|---|---|
| | Existing Shell Sq. Ft: | 6,690 s.f. |
| | New Addition Sq. Ft: | 692 s.f. |
| | Total Sq. Ft: | 7,382 s.f. |

PRELIMINARY
NOT FOR CONSTRUCTION
June 9, 2023

CROSSROADS ARCHITECTURE
(615) 255-7796
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

An Addition and Interior Renovation for:

# The Roberts / Berry Bldg.

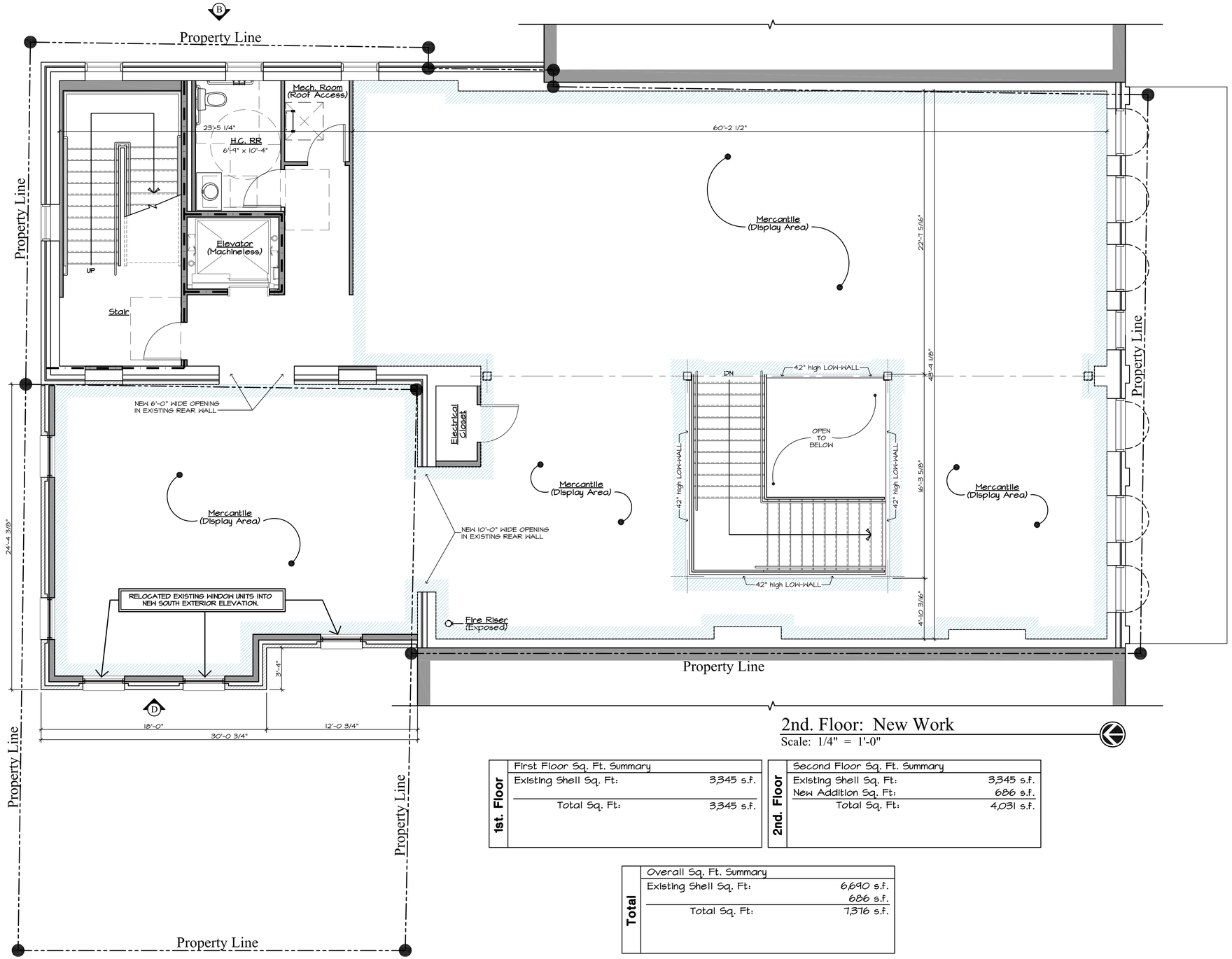
236 Public Square, Franklin, TN
Job Number: 23-004

-

A1.0

1st. Floor Plan

Released: -




## 2nd. Floor: New Work

Scale: 1/4" = 1'-0"

| 1st. Floor | First Floor Sq. Ft. Summary | |
|---|---|---|
| | Existing Shell Sq. Ft: | 3,345 s.f. |
| | Total Sq. Ft: | 3,345 s.f. |

| 2nd. Floor | Second Floor Sq. Ft. Summary | |
|---|---|---|
| | Existing Shell Sq. Ft: | 3,345 s.f. |
| | New Addition Sq. Ft: | 686 s.f. |
| | Total Sq. Ft: | 4,031 s.f. |

| Total | Overall Sq. Ft. Summary | |
|---|---|---|
| | Existing Shell Sq. Ft: | 6,690 s.f. |
| | | 686 s.f. |
| | Total Sq. Ft: | 7,376 s.f. |

PRELIMINARY
NOT FOR CONSTRUCTION
June 9, 2023

CROSSROADS ARCHITECTURE
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066
(615) 255-7796

An Addition and Interior Renovation for:

# The Roberts / Berry Bldg.

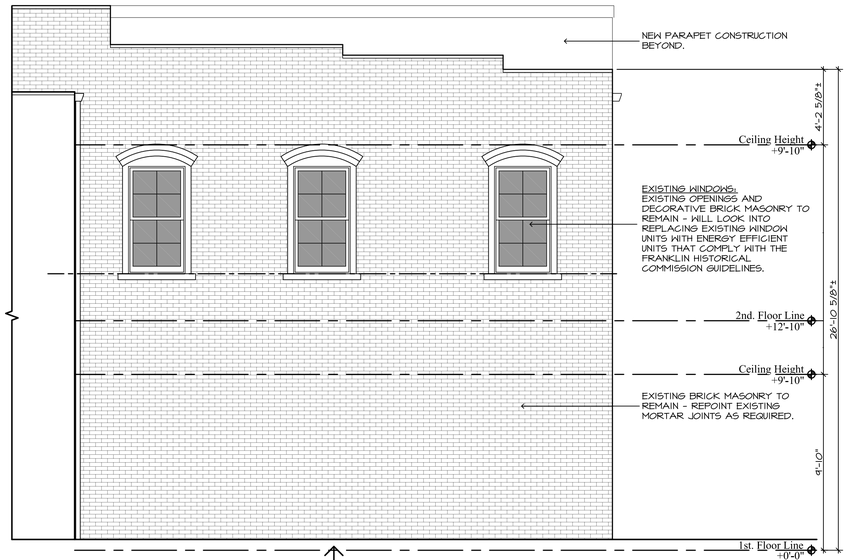
236 Public Square, Franklin, TN
Job Number: 23-004

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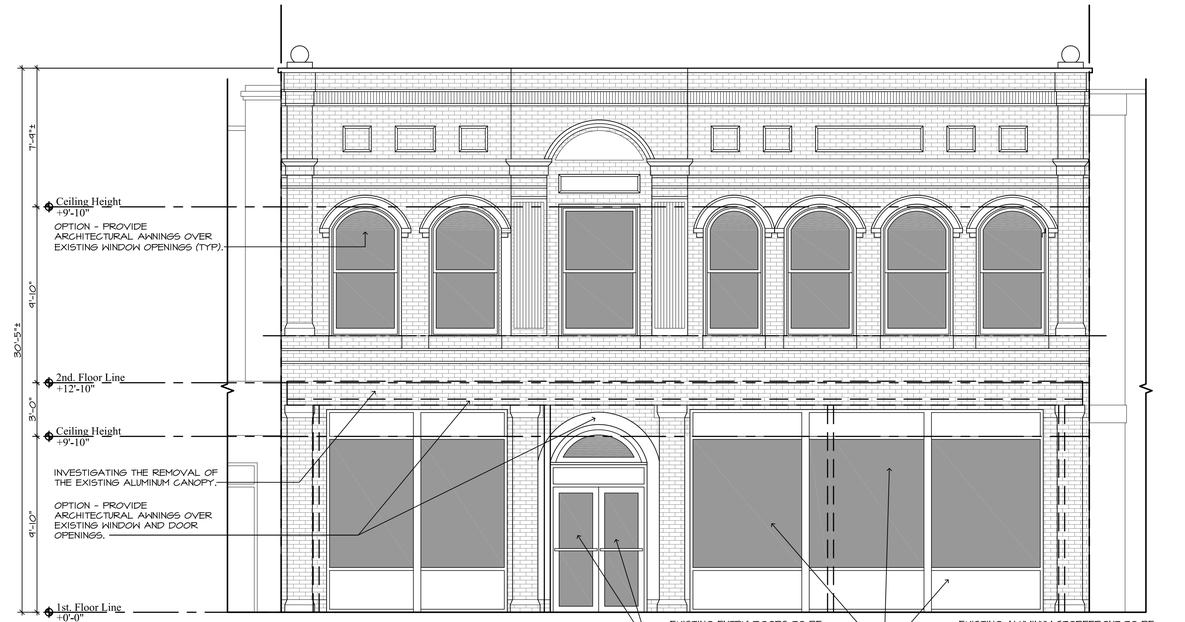
A1.1

2nd. Floor Plan

Released: -




B East Elevation
Scale: 1/4" = 1'-0"




A South Elevation (Public Square)
Scale: 1/4" = 1'-0"

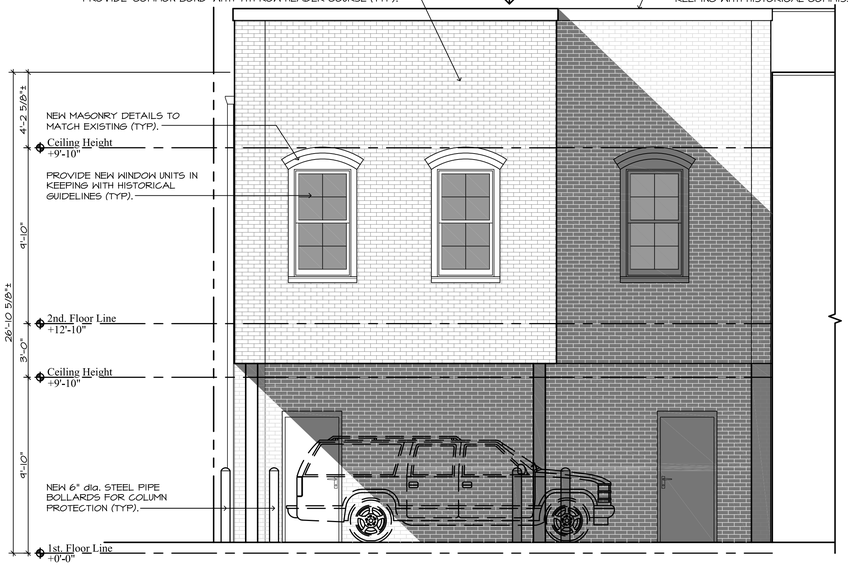




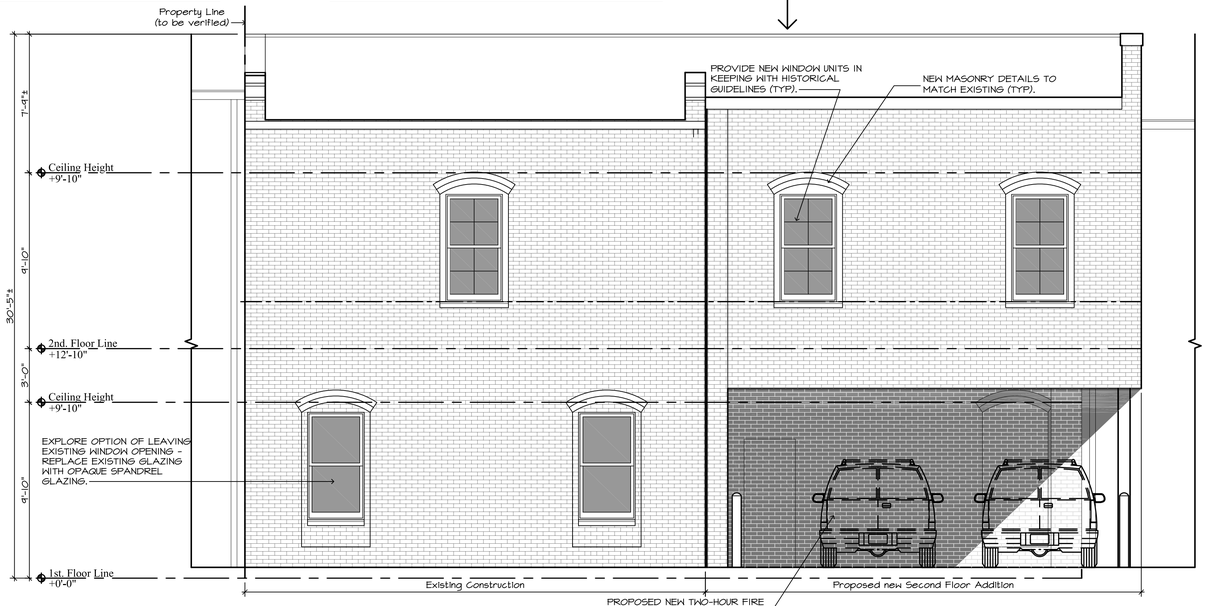









D West Elevation
Scale: 1/4" = 1'-0"




C North Elevation (Alley)
Scale: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
June 9, 2023

CROSSROADS ARCHITECTURE
(615) 255-7796
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

An Addition and Interior Renovation for:

# The Roberts / Berry Bldg.

236 Public Square, Franklin, TN
Job Number: 23-004

-

A2.0

Exterior Elevations

Released: -

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I Brandon Hutcheson
(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:

078F F 00400 000
(Property Parcel/Tax ID Number)
and located at:

329 3rd Ave S, 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

Scott Nicodemous / Southern Build
(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

4719 Columbia Pke
Property Owner Mailing Address

Thompson's Station, TN 37179
City, State & Zip

Subscribed and sworn to before me this

6 day of June, 2023.

Melissa Snyder
Notary Public

My Commission Expires: 1/19/25

MELISSA SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2025

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I Brandon Hutcheson
(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:

078F F 00400 000
(Property Parcel/Tax ID Number)
and located at:

324 3rd Ave S, 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

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(Please print Name/Names in Full)
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Notary Public

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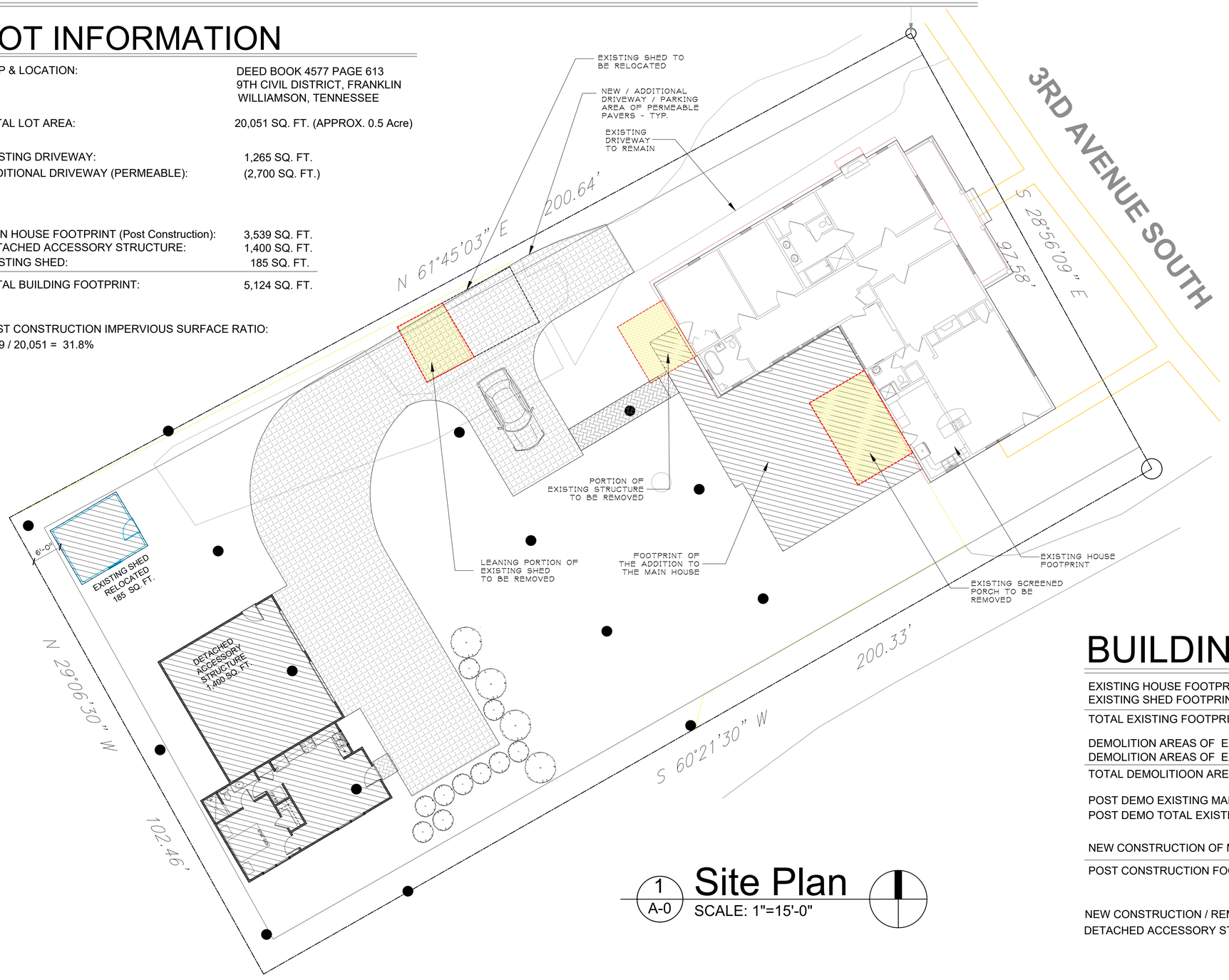
MELISSA SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2025

# 324 Third Avenue S

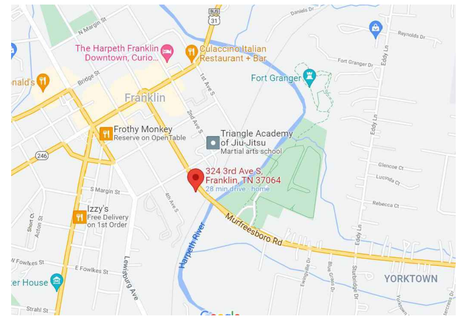
## LOT INFORMATION

| | |
|---|---|
| MAP & LOCATION: | DEED BOOK 4577 PAGE 613<br>9TH CIVIL DISTRICT, FRANKLIN<br>WILLIAMSON, TENNESSEE |
| TOTAL LOT AREA: | 20,051 SQ. FT. (APPROX. 0.5 Acre) |
| EXISTING DRIVEWAY: | 1,265 SQ. FT. |
| ADDITIONAL DRIVEWAY (PERMEABLE): | (2,700 SQ. FT.) |
| MAIN HOUSE FOOTPRINT (Post Construction): | 3,539 SQ. FT. |
| DETACHED ACCESSORY STRUCTURE: | 1,400 SQ. FT. |
| EXISTING SHED: | 185 SQ. FT. |
| TOTAL BUILDING FOOTPRINT: | 5,124 SQ. FT. |

POST CONSTRUCTION IMPERVIOUS SURFACE RATIO:
6389 / 20,051 = 31.8%




1 / A-0 **Site Plan**
SCALE: 1"=15'-0"




VICINITY MAP NOT TO SCALE

## ARCHITECTURAL DRAWING INDEX


| | |
|---|---|
| A-0 | TITLE & SITE PLAN |
| A-1 | FOUNDATION PLAN |
| A-2 | MAIN FLOOR PLAN |
| A-3 | ROOF PLAN |
| A-4 | FRONT ELEVATION & DETACHED STRUCTURE ELEVATIONS |
| A-5 | RIGHT ELEVATIONS |
| A-6 | LEFT ELEVATIONS |
| A-7 | REAR ELEVATIONS |


## BUILDING INFORMATION

| | | |
|---|---|---|
| EXISTING HOUSE FOOTPRINT : | | 2,792 SF |
| EXISTING SHED FOOTPRINT : | | 308 SF |
| TOTAL EXISTING FOOTPRINT : | | 3,100 SF |
| DEMOLITION AREAS OF EXISTING MAIN HOUSE : | 367 SF | |
| DEMOLITION AREAS OF EXISTING SHED : | 123 SF | |
| TOTAL DEMOLITIOON AREAS : | 490 SF | |
| POST DEMO EXISTING MAIN HOUSE FOOTPRINT : | | 2,792 - 367 = 2,425 SF |
| POST DEMO TOTAL EXISTING FOOTPRINT : | | 3,100 - 490 = 2,610 SF |
| NEW CONSTRUCTION OF MAIN HOUSE FOOTPRINT (Including porch): | | 1,114 SF |
| POST CONSTRUCTION FOOTPRINT (MAIN HOUSE): | | 3,539 SF |

NEW CONSTRUCTION / REMAINING EXISTING HOUSE RATIO: 1,114 / 2,425 = 45%
DETACHED ACCESSORY STRUCTURE / MAIN HOUSE RATIO: 1,400 / 3,539 = 39.5%


*Ni Studio*, LLC
7884 Heaton Way
Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc.@gmail.com


324 Third Ave South, Franklin TN


HB PROPERTY - OWNER / CONTRACTOR
Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com


ISSUE DATE: 02.04.2022

REVISIONS:
02.24.2022
04.22.2022

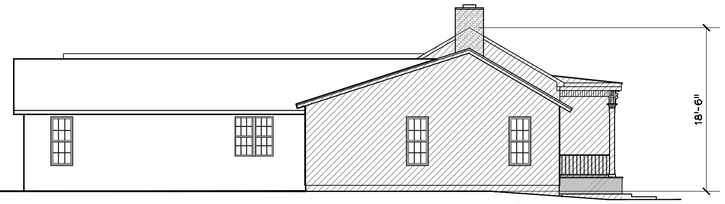
NI LI REGISTERED ARCHITECT ACTIVE 2/4/2022 COMMERCE No. 00101040 STATE OF TENNESSEE

A-0

TITLE SHEET




DETACHED

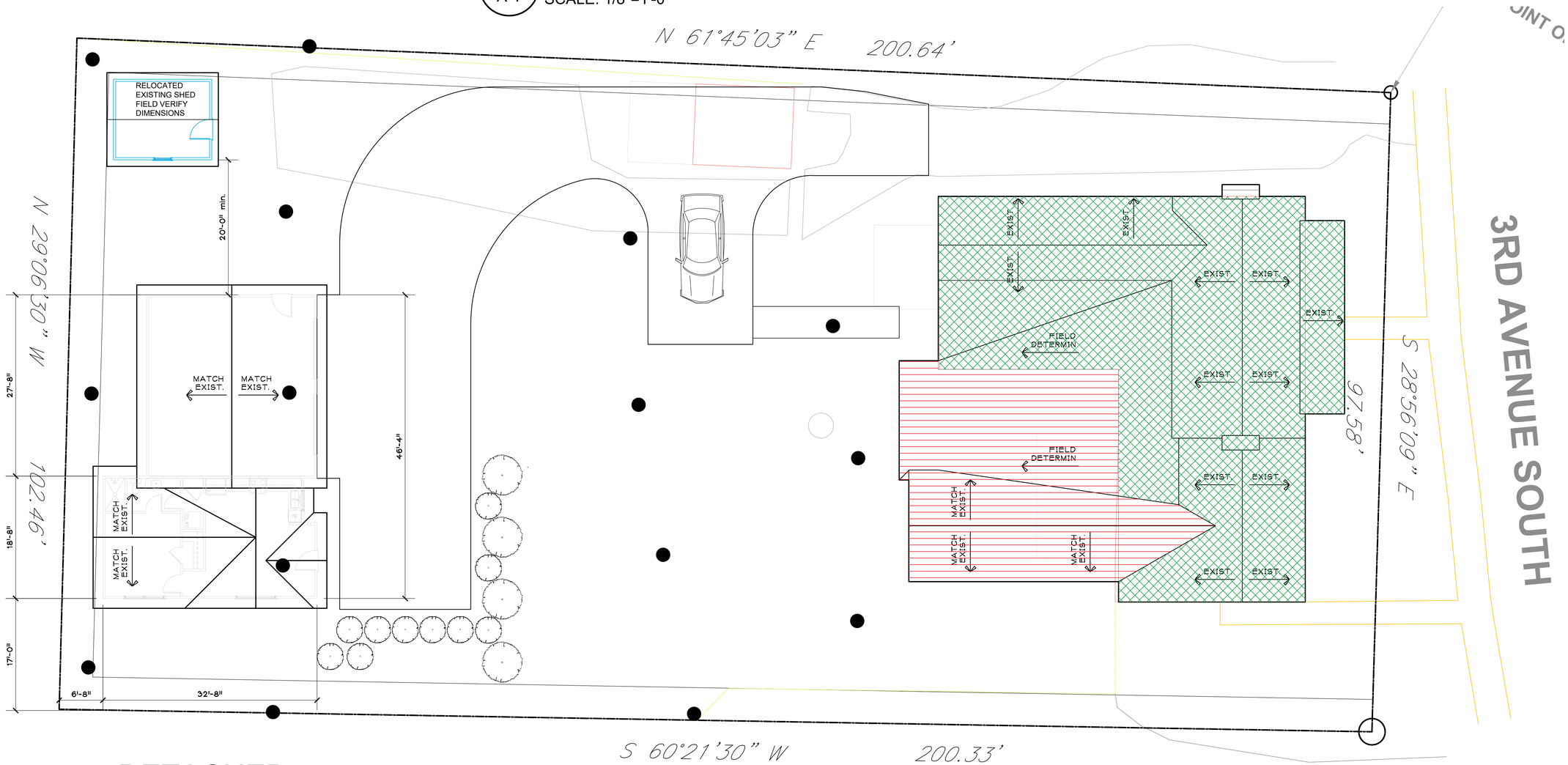



MAIN HOUSE

3
A-1

# SITE ELEVATION

SCALE: 1/8"=1'-0"




DETACHED STRUCTURE

2
A-1

# ROOF PLAN

SCALE: 1/8"=1'-0"

MAIN HOUSE

1
A-1

# ROOF PLAN

SCALE: 1/8"=1'-0"

## ROOF PLAN LEGEND

EXISTING ROOF TO REMAIN

NEW ROOF AREAS

*Ni Studio*, LLC

7884 Heaton Way
Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc.@gmail.com

324 Third Ave South, Franklin TN

HB PROPERTY - OWNER / CONTRACTOR

Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com

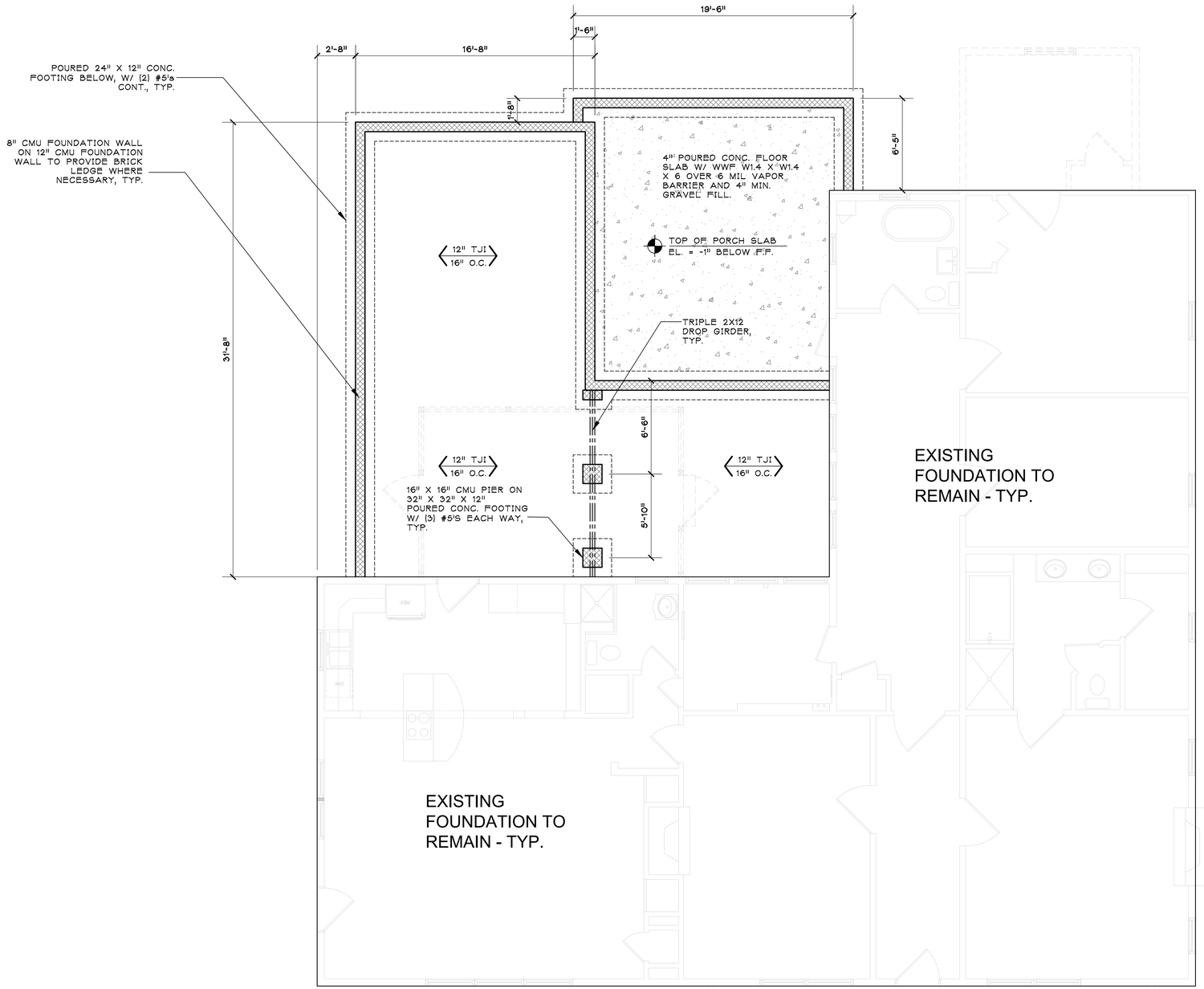
ISSUE DATE:
02.04.2022

REVISIONS:
02.24.2022
04.22.2022

NI LI
REGISTERED ARCHITECT
AGNES LIHE LI
No. 00101010
STATE OF TENNESSEE
2/4/2022

A-1

ROOF PLAN




# MAIN HOUSE FOUNDATINO PLAN

1 / A-2

SCALE: 1/4"=1'-0"


*Ni Studio*, LLC

7884 Heaton Way
Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc.@gmail.com


324 Third Ave South, Franklin TN

HB PROPERTY - OWNER / CONTRACTOR

Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com

ISSUE DATE: 02.04.2022

REVISIONS:

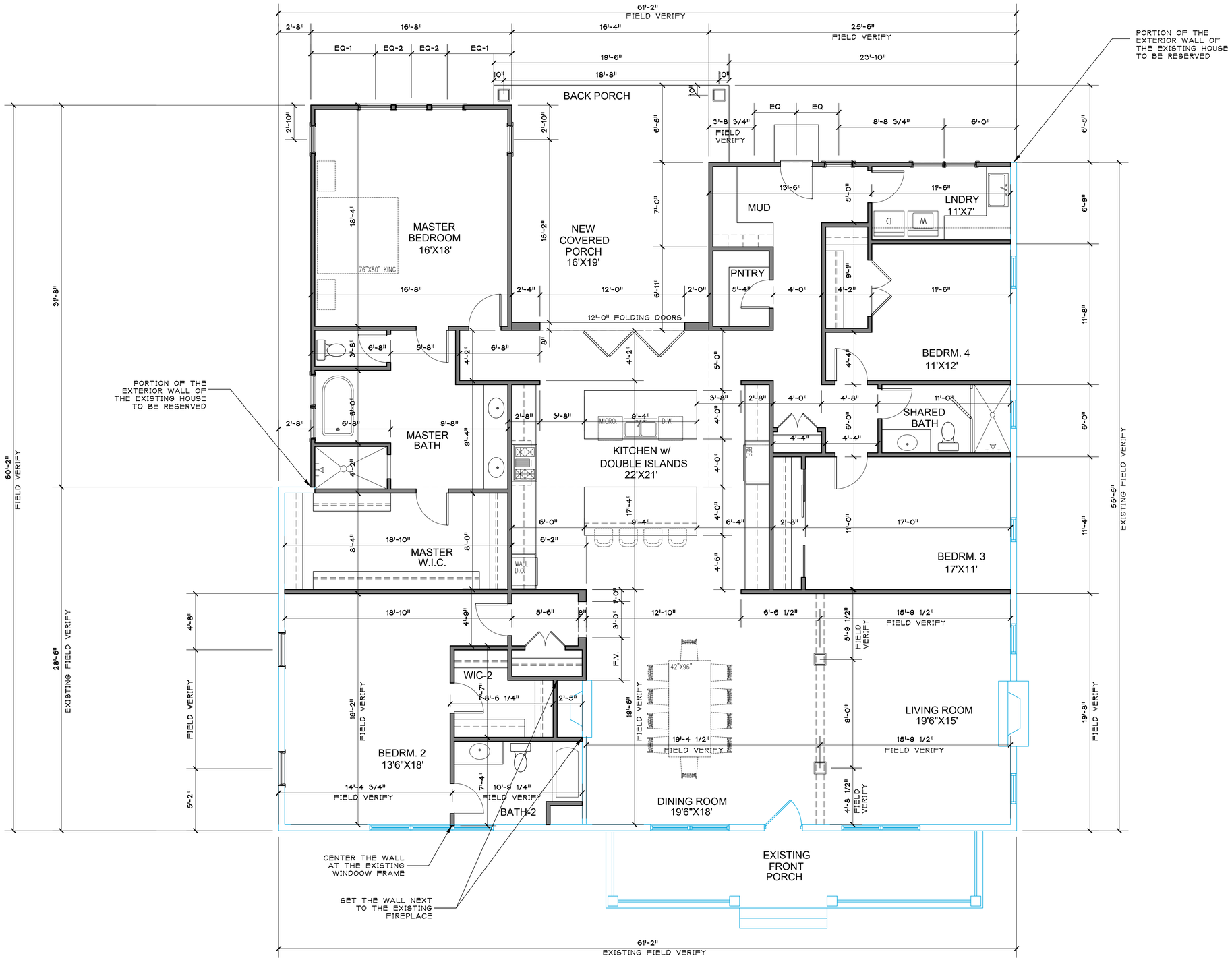
02.24.2022

04.22.2022

NI LI — REGISTERED ARCHITECT — No. 00100[illegible] — STATE OF TENNESSEE — 4/22/2022

A-2

FOUNDATION PLAN




# 1 A-3 MAIN HOUSE FLOOR PLAN

SCALE: 1/4"=1'-0"


*Ni Studio*, LLC

7884 Heaton Way
Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc.@gmail.com


324 Third Ave South, Franklin TN

HB PROPERTY - OWNER / CONTRACTOR

Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com

ISSUE DATE:
02.04.2022

REVISIONS:
02.24.2022
04.22.2022

NI LI
REGISTERED ARCHITECT
AGRICULTURE CITY
2/4/2022
COMMERCE
No. 00101008
STATE OF TENNESSEE

# A-3

MAIN HOUSE
FLOOR PLAN




1 / A-4 **MAIN HOUSE FRONT ELEVATION**

SCALE: 1/4"=1'-0"

NOTE FOR MAIN HOUSE FRONT ELEVATION:

REMAIN & RESTORE EXISTING - ONLY
REPAIR & REPLACE DAMAGED ELEMENTS.

NOTE FOR DETACHED STRUCTURE ELEVATIONS:

MATCH EXISTING MAIN HOUSE FOR ROOF PITCH ROOFING MATERIAL, EXTERIOR FINISHES, TRIMS WINDOW AND DOOR STYLES / TRIMS




DETACHED STRUCTURE

2 / A-4 **EAST ELEVATION**

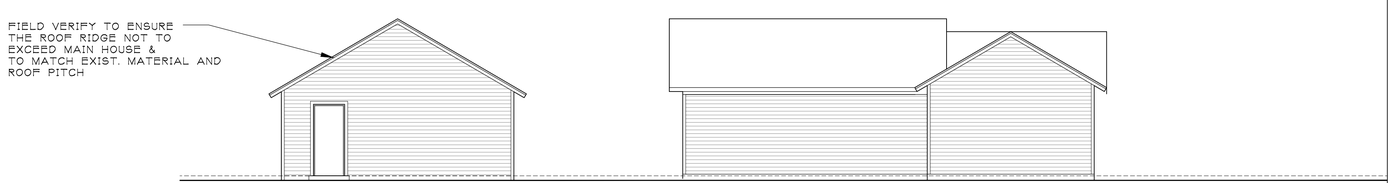
SCALE: 1/8"=1'-0"

Facing Front w/ Relocated Existing Shed

DETACHED STRUCTURE

3 / A-4 **SOUTH ELEVATION**

SCALE: 1/8"=1'-0"




DETACHED STRUCTURE

4 / A-4 **NORH ELEVATION**

SCALE: 1/8"=1'-0"

DETACHED STRUCTURE

4 / A-4 **WEST ELEVATION**

SCALE: 1/8"=1'-0"

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Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc.@gmail.com

324 Third Ave South, Franklin TN

HB PROPERTY - OWNER / CONTRACTOR

Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com

ISSUE DATE:
02.04.2022

REVISIONS:
02.24.2022
04.22.2022

NILI
REGISTERED ARCHITECT
ARCHITECTURE
2/4/2022
SUMMER
No. 001190
STATE OF TENNESSEE

# A-4

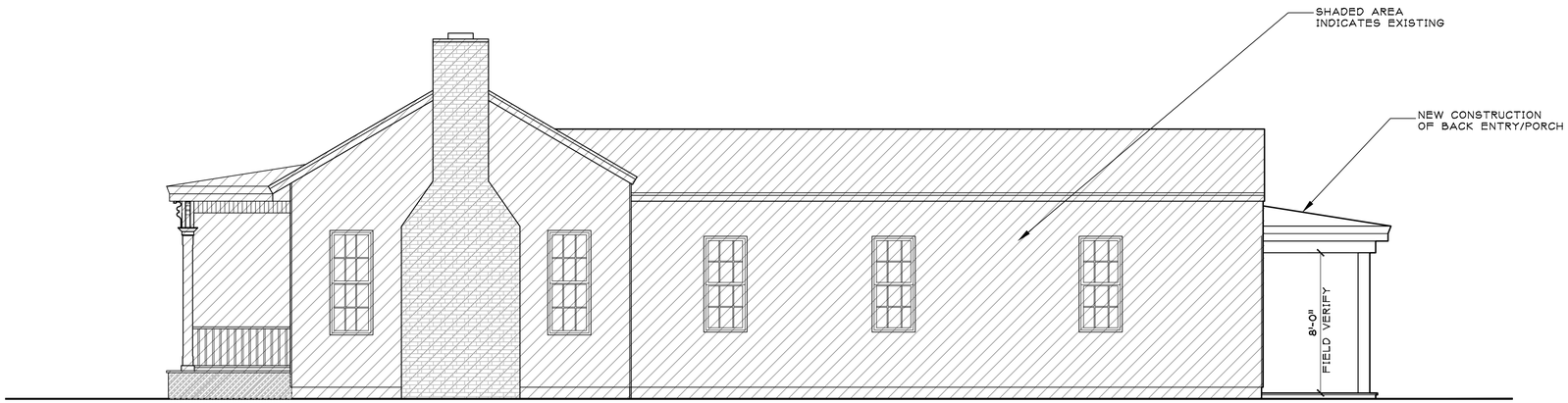
EXTERIOR ELEVATIONS




1
A-5

# EXISTING RIGHT ELEVATION

SCALE: 1/4"=1'-0"




NOTE:
ALL EXTERIOR FINISHES (MATERIALS / COLOURS)
WINDOWS / TRIMS TO MATCH EXISTING HOUSE

2
A-5

# PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE:
1 - FIELD VERIFY ALL EXISTING DIMENSIONS;
2 - FIELD VERIFY ALL EXISTING ROOF PITCH AND WINDOW AND DOOR SIZES;
3 - MATCH NEW CONSTRUCTION TO THE EXISTING INCLUDING ROOF PITCH, STYLE AND HEADER HEIGHT OF WINDOWS AND DOORS;
3 - MATCH EXTERIOR FINISHES TO THE EXISTING HOUSE, REPAIR AND REPLACE ALL DAMAGED FINISHES & ITEMS.

*Ni Studio*, LLC

7884 Heaton Way
Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc.@gmail.com

324 Third Ave South, Franklin TN

HB PROPERTY - OWNER / CONTRACTOR
Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com

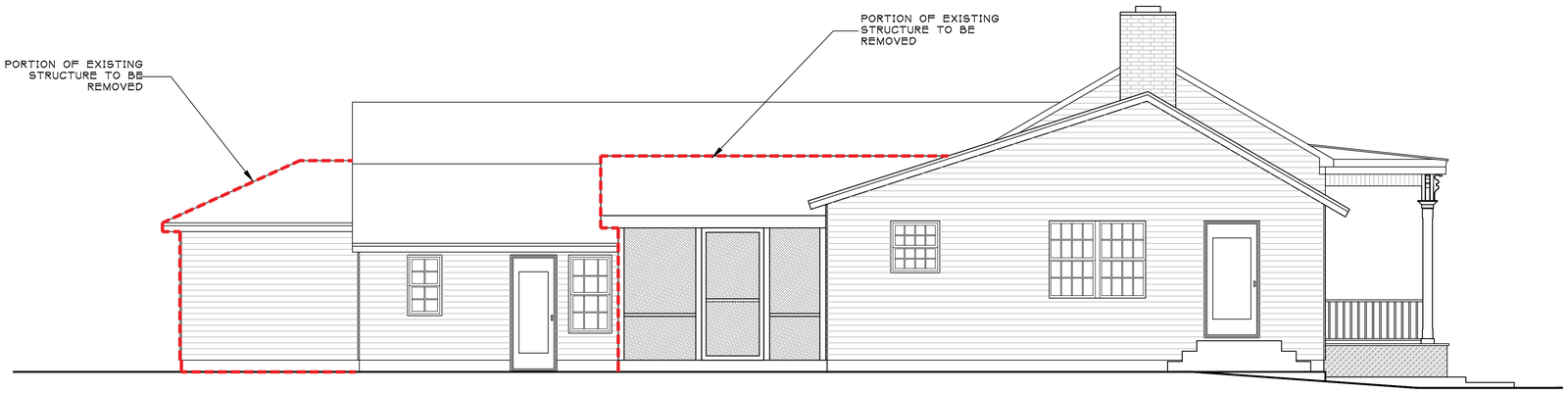
ISSUE DATE:
02.04.2022

REVISIONS:
02.24.2022
04.22.2022

NILI
REGISTERED ARCHITECT
AGRICULTURE
SUMMERS
No. 001190
STATE OF TENNESSEE
2/4/2022

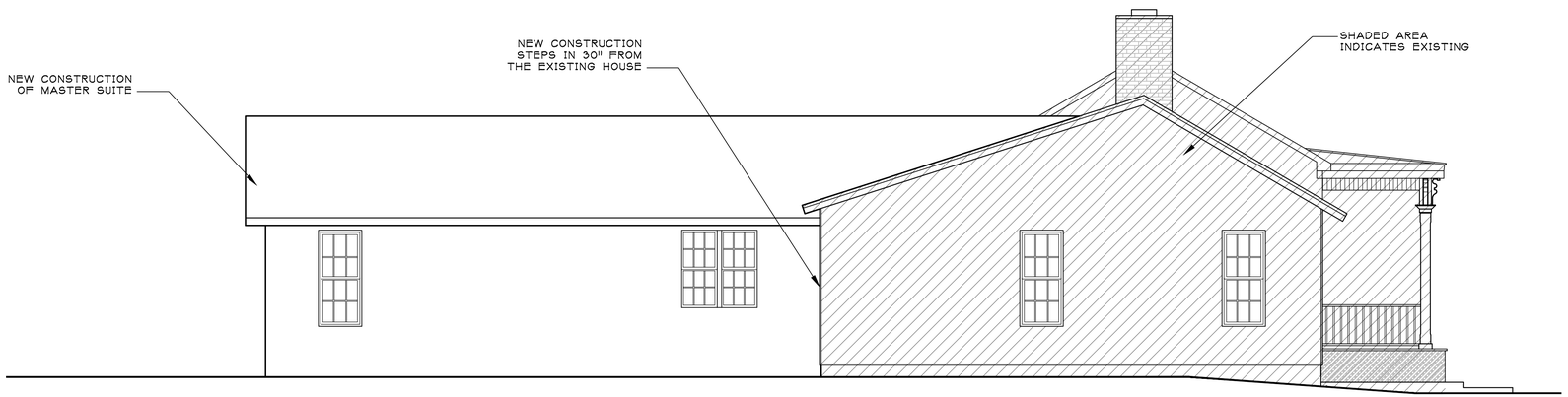
A-5

COMPARISON OF RIGHT ELEVATION




1 / A-6 **EXISTING LEFT ELEVATION**

SCALE: 1/4"=1'-0"




NOTE:
ALL EXTERIOR FINISHES (MATERIALS / COLOURS)
WINDOWS / TRIMS TO MATCH EXISTING HOUSE

2 / A-6 **PROPOSED LEFT ELEVATION**

SCALE: 1/4"=1'-0"

NOTE:
1 - FIELD VERIFY ALL EXISTING DIMENSIONS;
2 - FIELD VERIFY ALL EXISTING ROOF PITCH AND WINDOW AND DOOR SIZES;
3 - MATCH NEW CONSTRUCTION TO THE EXISTING INCLUDING ROOF PITCH, STYLE AND HEADER HEIGHT OF WINDOWS AND DOORS;
3 - MATCH EXTERIOR FINISHES TO THE EXISTING HOUSE, REPAIR AND REPLACE ALL DAMAGED FINISHES & ITEMS.

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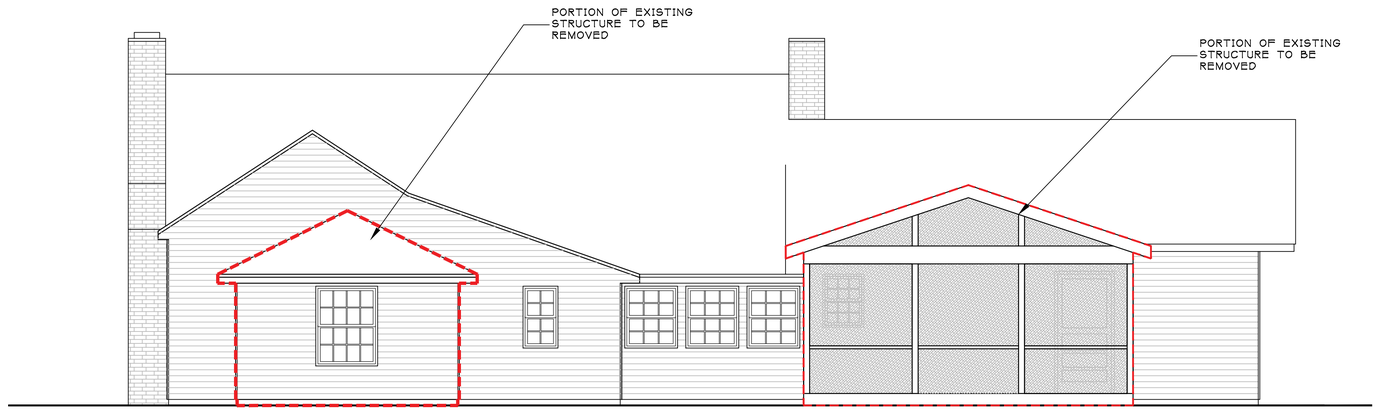
ISSUE DATE:
02.04.2022

REVISIONS:
02.24.2022
04.22.2022

NI LI
REGISTERED ARCHITECT
AGRICULTURE
2/4/2022
SUMMERS
No. 001180
STATE OF TENNESSEE

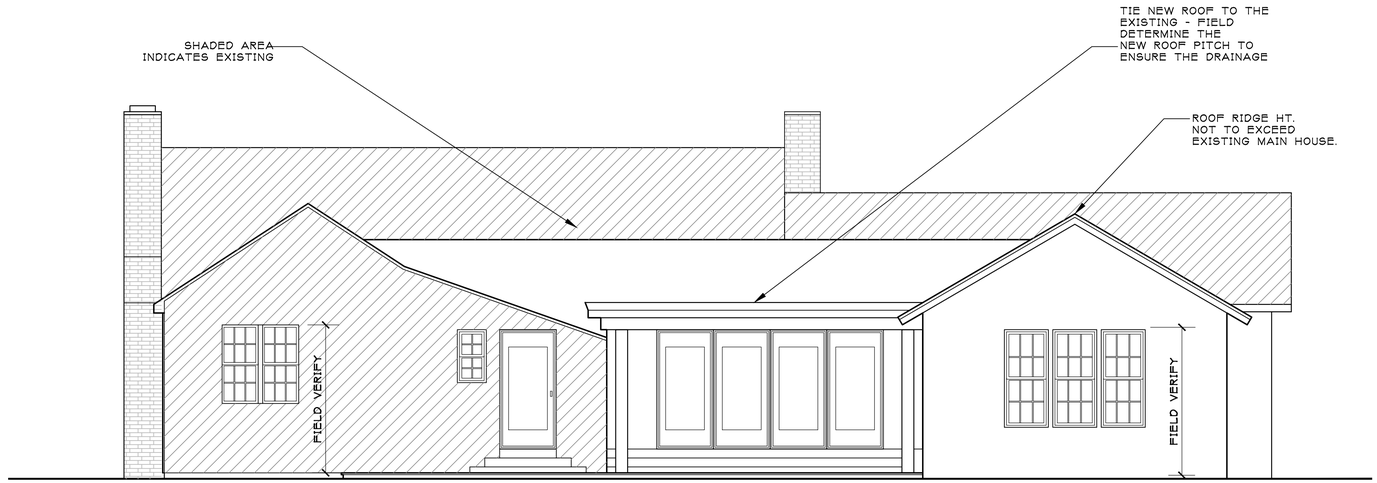
# A-6

COMPARISON OF LEFT ELEVATION




1 / A-7 **EXISTING REAR ELEVATION**

SCALE: 1/4"=1'-0"




NOTE:
ALL EXTERIOR FINISHES (MATERIALS / COLOURS)
WINDOWS / TRIMS TO MATCH EXISTING HOUSE

2 / A-7 **PROPOSED REAR ELEVATION**

SCALE: 1/4"=1'-0"

NOTE:
1 - FIELD VERIFY ALL EXISTING DIMENSIONS;
2 - FIELD VERIFY ALL EXISTING ROOF PITCH AND WINDOW AND DOOR SIZES;
3 - MATCH NEW CONSTRUCTION TO THE EXISTING INCLUDING ROOF PITCH, STYLE AND HEADER HEIGHT OF WINDOWS AND DOORS;
3 - MATCH EXTERIOR FINISHES TO THE EXISTING HOUSE, REPAIR AND REPLACE ALL DAMAGED FINISHES & ITEMS.

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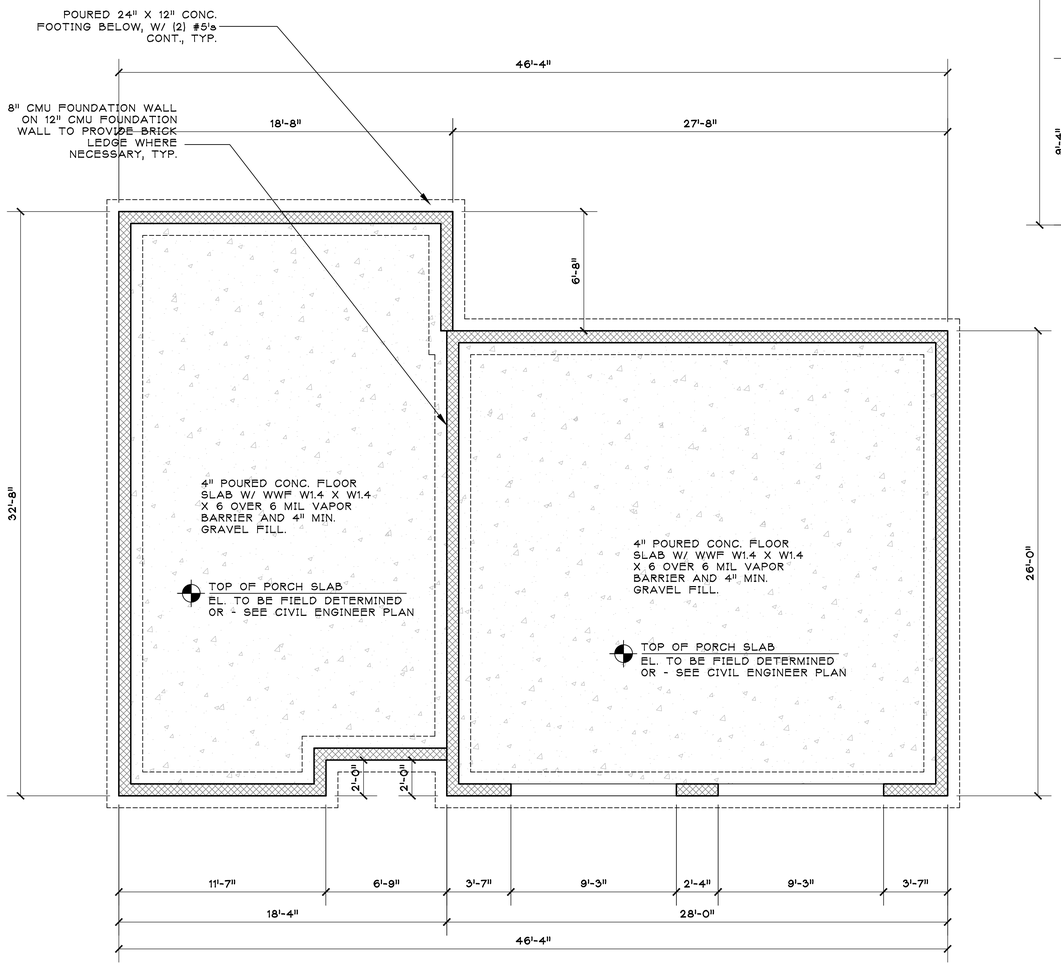
ISSUE DATE:
02.04.2022

REVISIONS:
02.24.2022
04.22.2022

NU LI
REGISTERED ARCHITECT
AGRICULTURE
2/4/2022
SUMMERS
No. 001190
STATE OF TENNESSEE

A-7

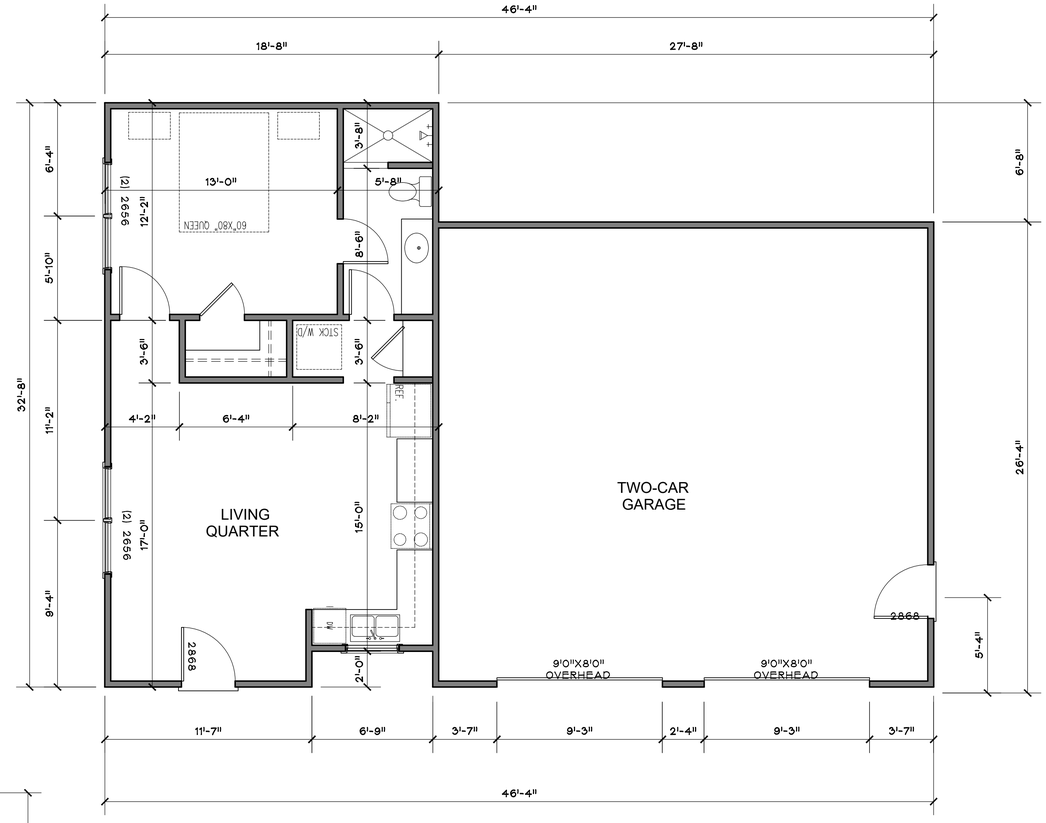
COMPARISON OF REAR ELEVATION




## DETACHED STRUCTURE FOUNDATION PLAN

2 / A-8

SCALE: 1/4"=1'-0"




## DETACHED STRUCTURE FLOOR PLAN

1 / A-8

SCALE: 1/4"=1'-0"


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ISSUE DATE: 02.04.2022

REVISIONS:

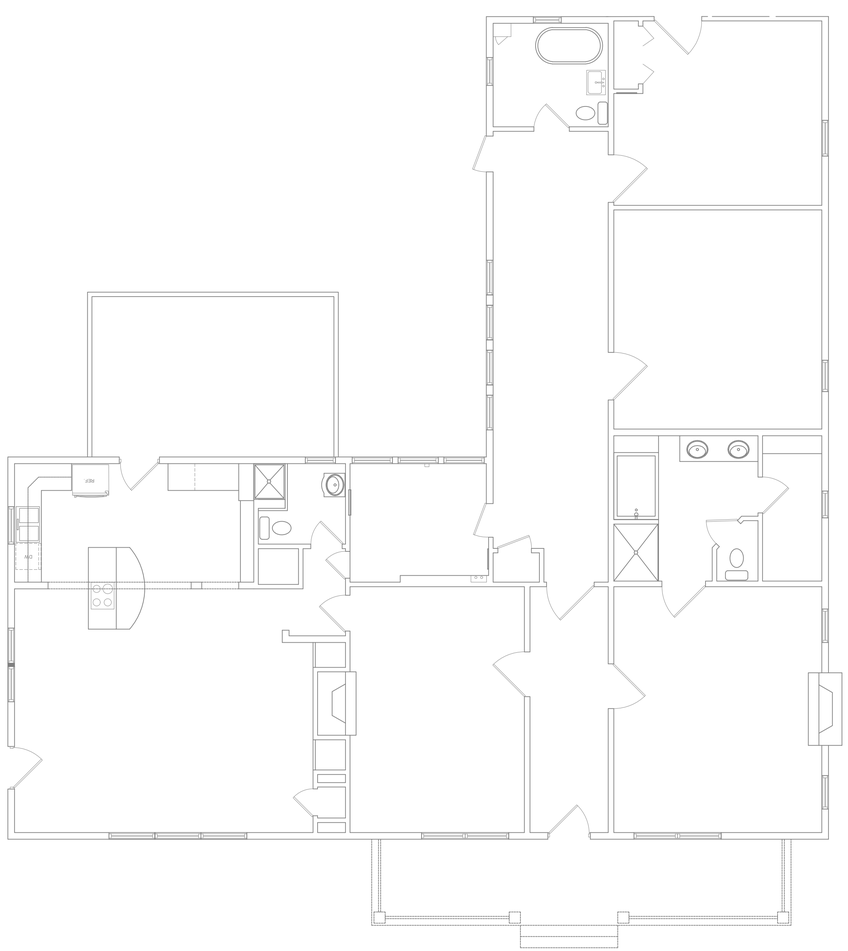
02.24.2022

04.22.2022

NI LI — REGISTERED ARCHITECT — ARCHITECTURE — COMMERCE — No. 00100[illegible] — STATE OF TENNESSEE — 04/22/2022

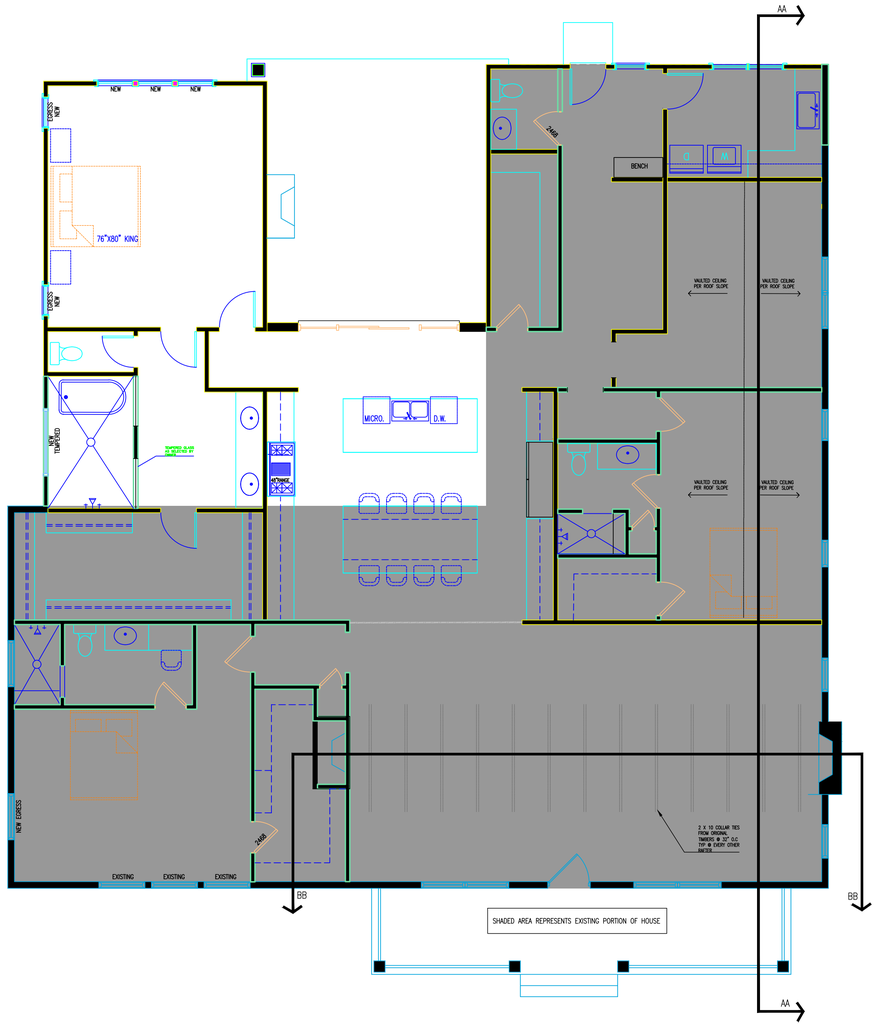
# A-8

DETACHED STRUCTURE



# EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"




# PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

MYATT ARCHITECTURE

FOR REVIEW

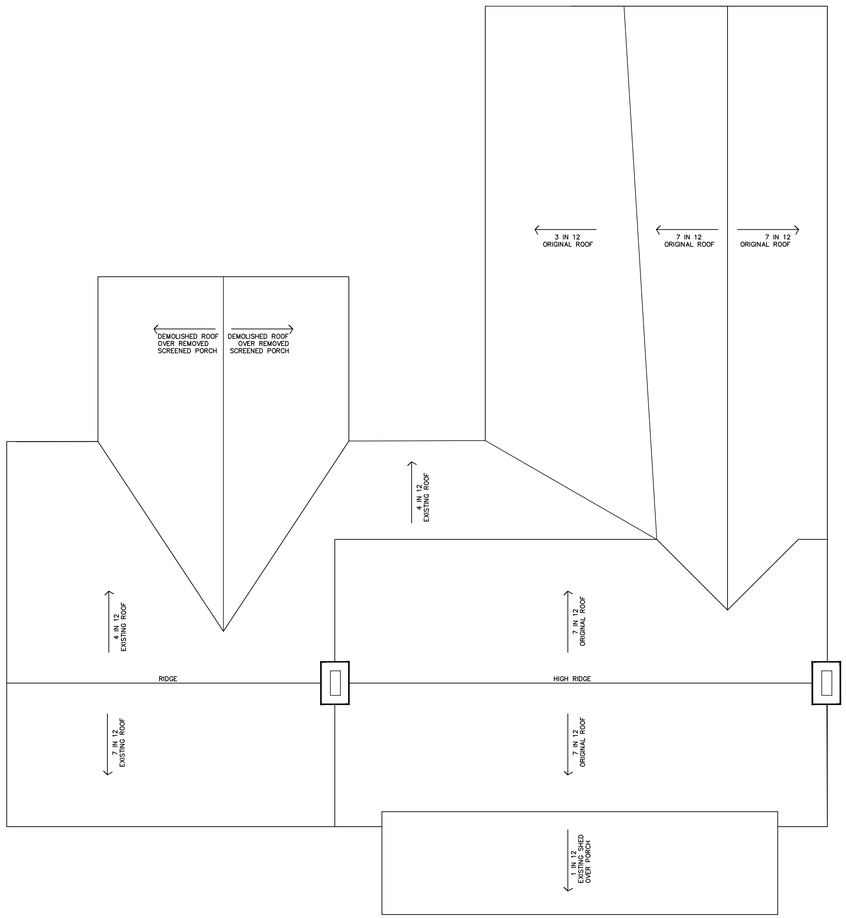
H B PRORERTIES

# HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

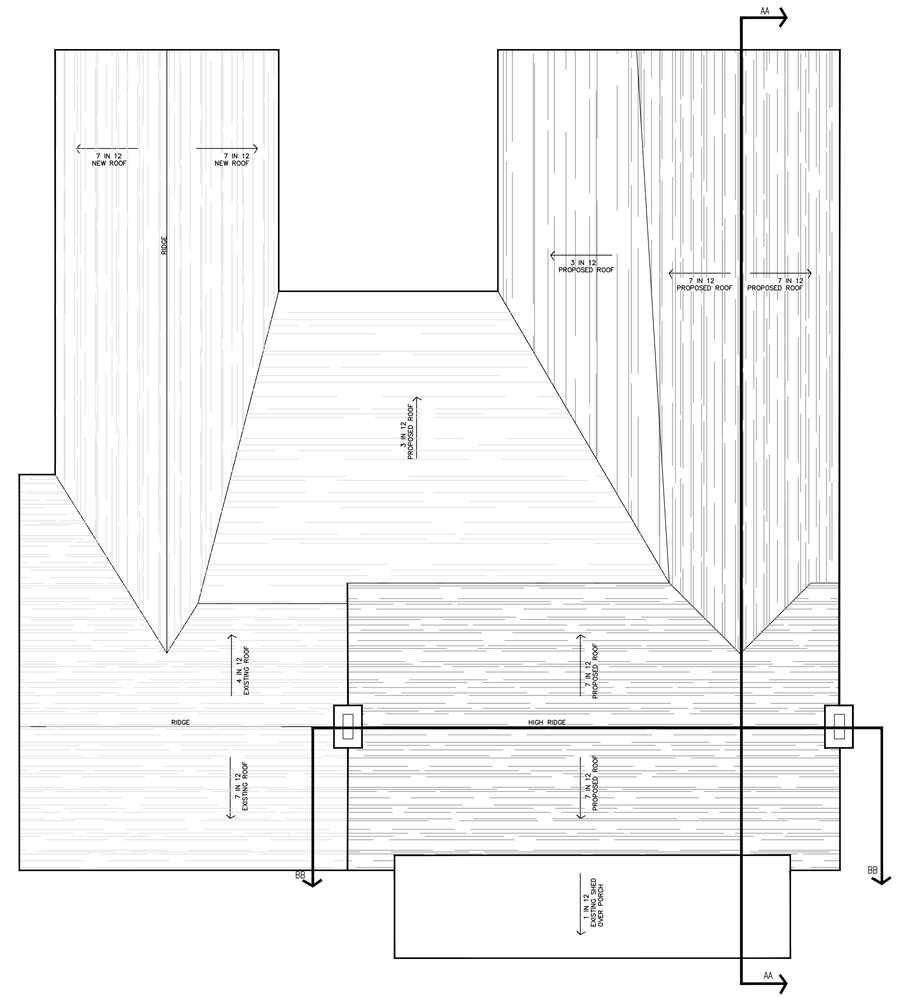
| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
| | |
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| | |
| | |
| PROJECT NO. | |
| DATE | 06/09/2023 |
| DRAWN BY | J. MYATT RA |
| CHECKED BY | |

A1




# EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"




# PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

MYATT ARCHITECTURE

FOR REVIEW

H B PRORERTIES

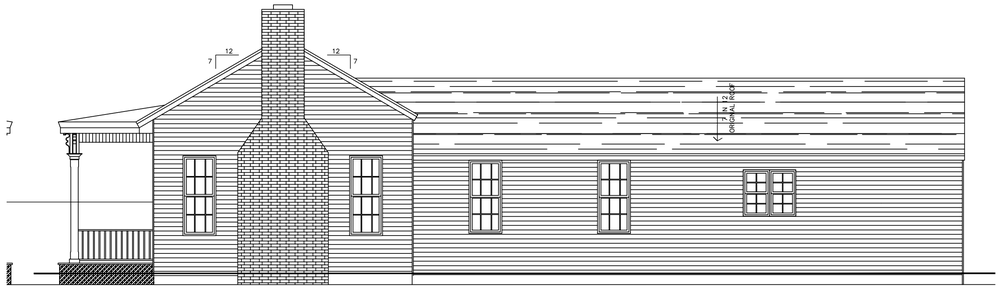
# HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
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PROJECT NO.
DATE 06/09/2023
DRAWN BY J. MYATT RA
CHECKED BY

A2



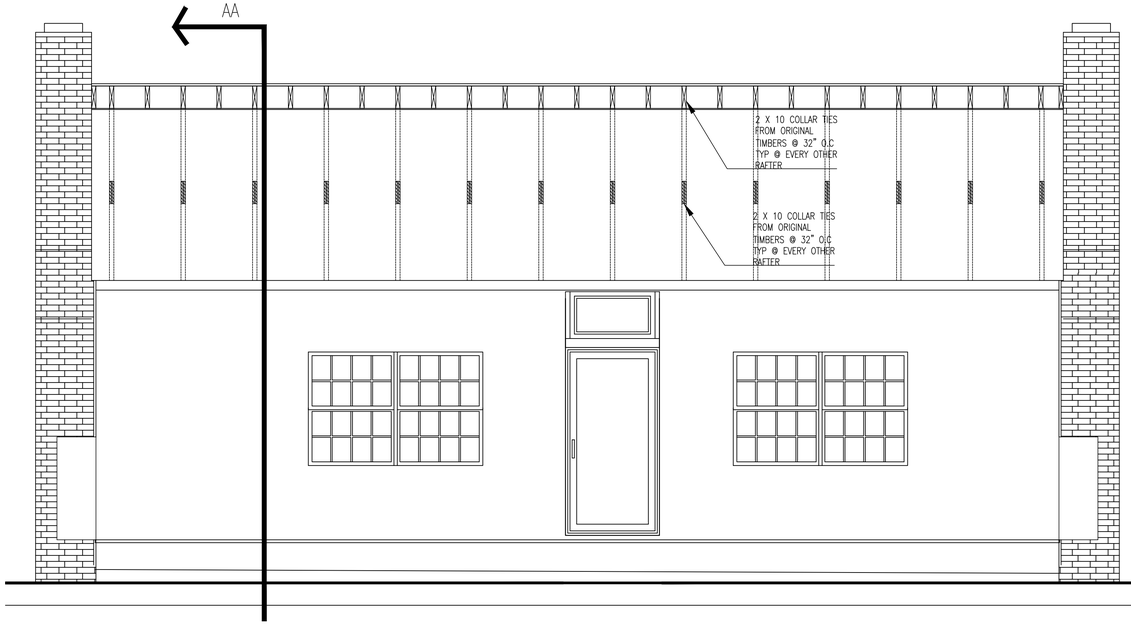

# EXISTING RIGHT ELEVATION

SCALE: 3/16"=1'-0"




# EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"




# SECTION AA

SCALE: 3/8"=1'-0"




# PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"




# SECTION BB

SCALE: 3/8"=1'-0"

MYATT ARCHITECTURE

FOR REVIEW

H B PRORERTIES

# HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
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| | |

PROJECT NO.
DATE 06/09/2023
DRAWN BY J. MYATT RA
CHECKED BY

A3

Southern Build, LLC
c/o Scott Nicodemus
625 Bakers Bridge Ave., Ste 105
Franklin, TN 37067

June 5, 2023

RE: New Roof 324 Third Ave. S Franklin, TN 37064 Building Permit Number 159743

To Whom It May Concern:

It has come to my attention that a building permit will be required to replace the roof and back yard wall at the address stated above and that both The Historic Commission and Building & Neighborhood Services would need to approve before moving forward.

Unfortunately, by complete mistake, the roof and back yard wall has already been removed. A stop work order has been placed at the job site.

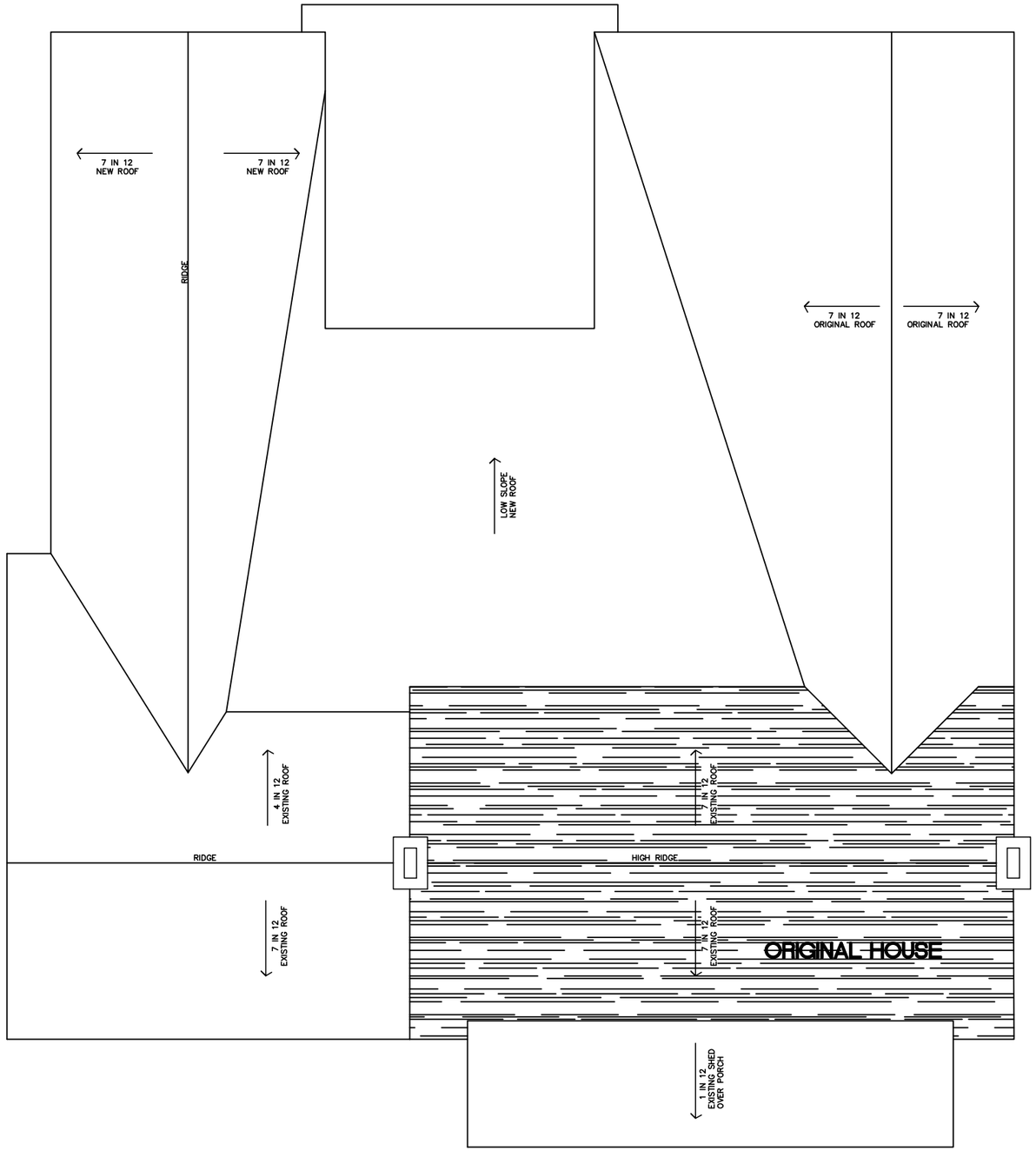
Our intention was and is to build back the roof and back yard wall per code to match the original pitch and height elevations with new material.

In addition, per code we request to vault the interior ceiling with new material, reuse the old ceiling joist that were removed as collar ties and expose them in the main living area as opposed to a flat ceiling and covering them with drywall and insulation and rebuild the back wall of the house facing back yard using southern pine 2x4's 16" on center to stabilize and receive the already approved addition.

With all due respect this was an oversite and mistake on my part, and I apologize for the misunderstanding.

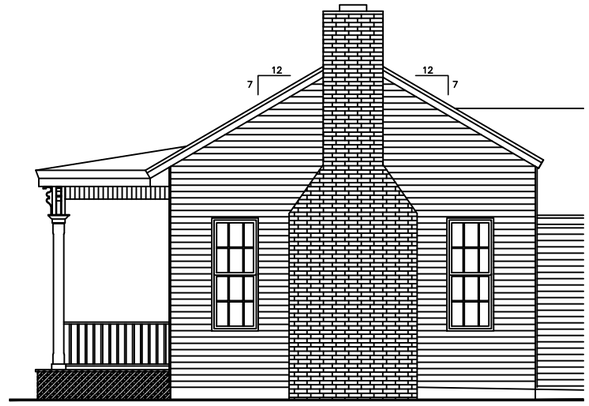
Sincerely,

Scott Nicodemus




# ROOF PLAN

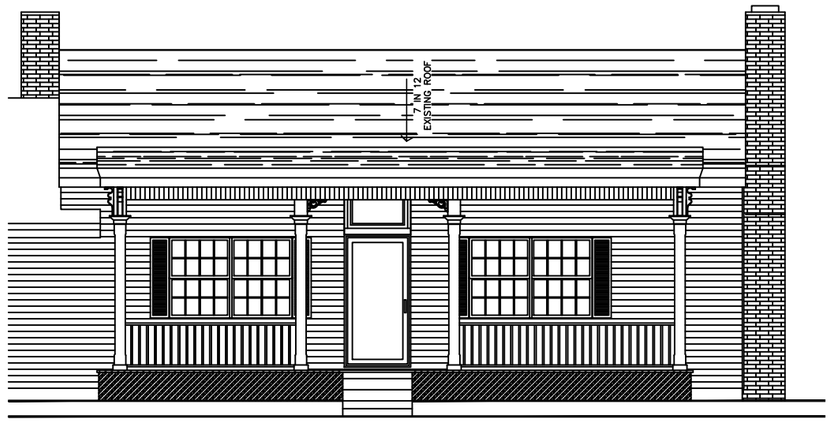
1/8"= 1'-0"




# RIGHT SIDE ELEVATION

1/8"= 1'-0"

ORIGINAL HOUSE




# FRONT ELEVATION

1/8"= 1'-0"

ORIGINAL HOUSE

MYATT ARCHITECTURE

H B PRORERTIES

# HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

96 in

27.13 in

# Bestia Mare

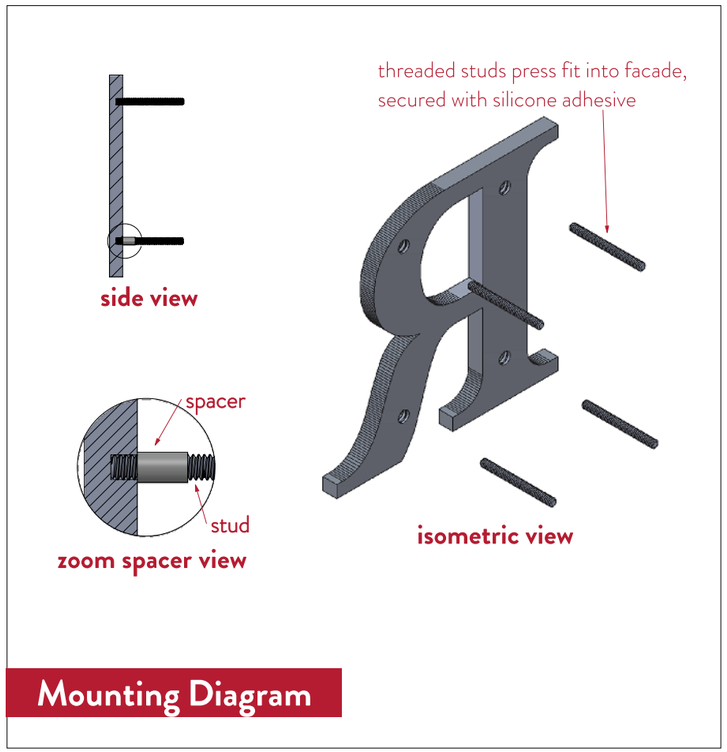
## Seafood Restaurant + Rooftop Bar







Site Plan




Mounting Diagram

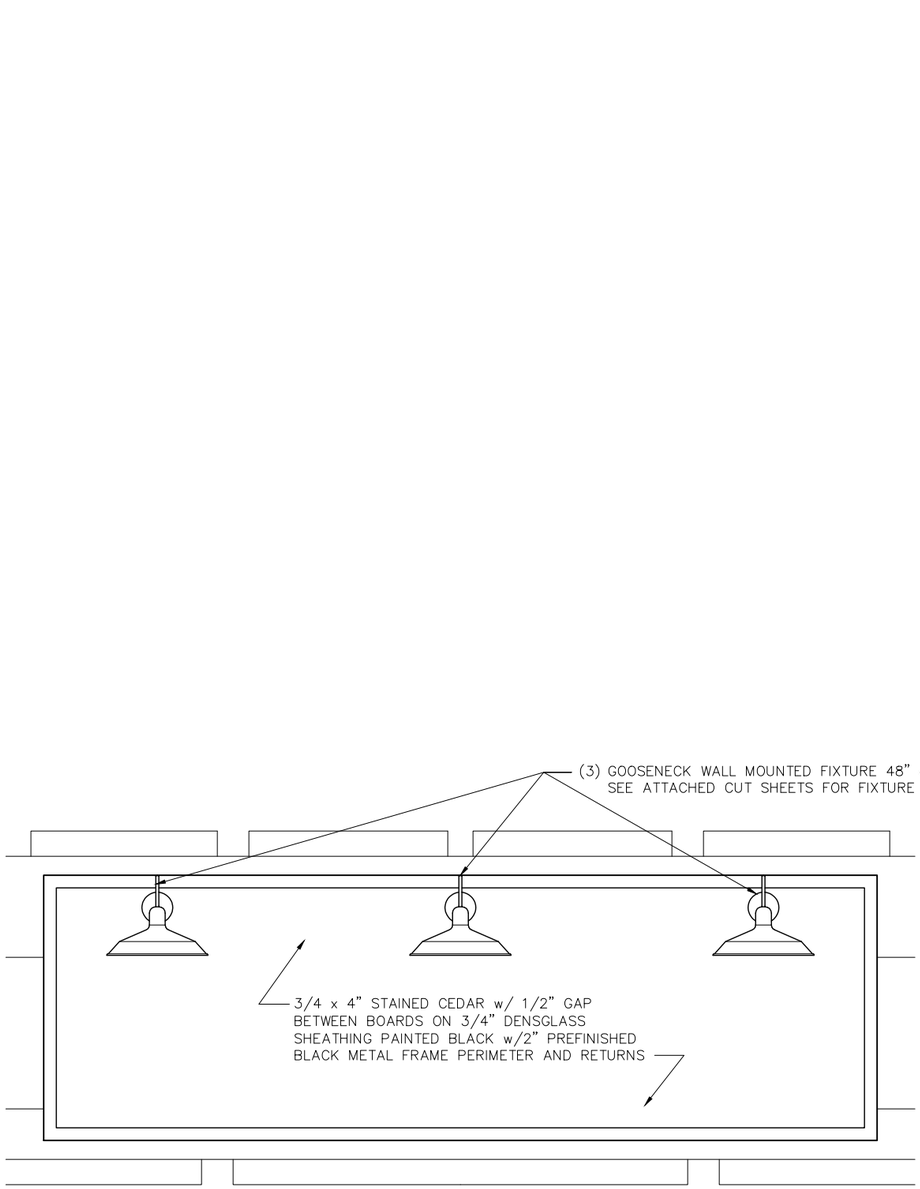
Nashville Signarama
The way to grow your business.

**Site Address:**
99 E Main St
Franklin TN 37064

**Linear Footage of Building:**
44 ft (along East Main St)

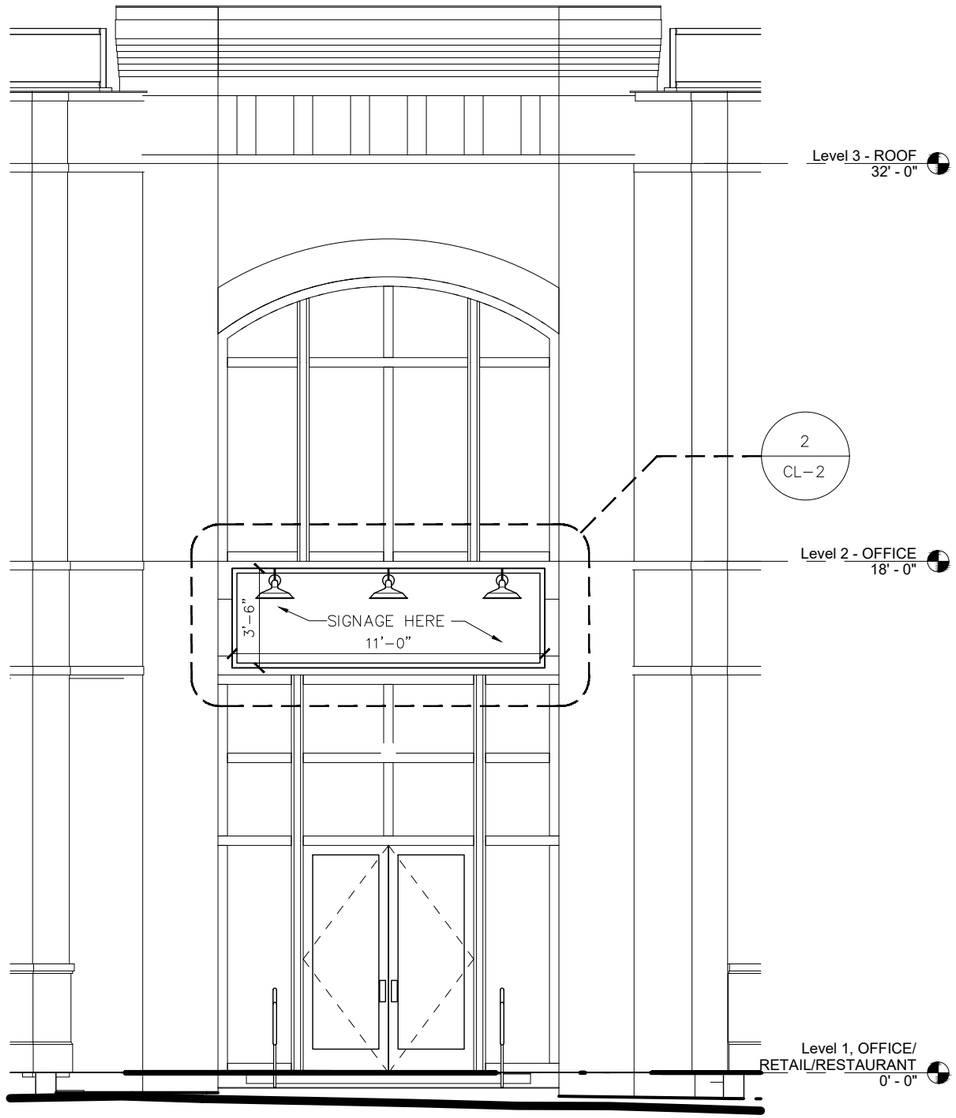
**Proposed Sign Dimensions:**
96" x 27.13" = 18 sqft

**Sign Materials:**
flat cut aluminum letters, painted gloss black
stud-mount with 1/4" stand-off for 'Bestia Mare'
flush stud mount for 'Seafood Restaurant + Rooftop Bar"




## 2 SIGNAGE DETAIL

SCALE: 1/2" = 1'-0"




## 1 ENTRY ELEVATION

SCALE: 3/16" = 1'-0"

envision design
ARCHITECTURE

BESTIA MARE
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE
SIGNAGE ELEVATIONS

REVISIONS

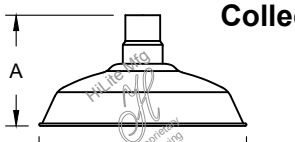
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| XX.XX.XXXX | XX.XX.XXXX |
| 3 03.03.2023 | XX.XX.XXXX |
| XX.XX.XXXX | XX.XX.XXXX |
| XX.XX.XXXX | XX.XX.XXXX |
| | |

PROJECT NUMBER 20-00004
SET USE PERMIT
DATE 01.06.2023
SHEET CL-2

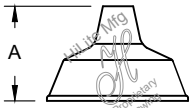
HI-LITE MFG. CO., INC.
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name: _____
Type: _____
Quantity: _____

# Warehouse Shade Collection



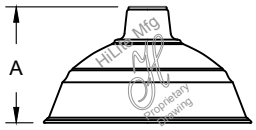

H-15112 H-15114 H-15118 H-15116 H-15120




H-15008 H-15010




H-15124 H-15127




H-15111 H-15115 H-15113 H-15117

| Item Number | Height (A) | Width (B) |
|---|---|---|
| H-15008 | 5 1/2" | 8" |
| H-15010 | 8" | 10" |
| H-15111 | 8" | 11" |
| H-15112 | 8" | 12" |
| H-15113 | 8" | 13" |
| H-15114 | 8 1/2" | 14" |
| H-15115 | 7" | 15" |

| Item Number | Height (A) | Width (B) |
|---|---|---|
| H-15116 | 8 3/4" | 16" |
| H-15117 | 8 1/2" | 17" |
| H-15118 | 10" | 18" |
| H-15120 | 10 3/4" | 20" |
| H-15124 | 16" | 24" |
| H-15127 | 17 1/2" | 27" |

| Fixture No. | Fixture Color | Mounting | Mounting Color | Optional Accessories | Accessory Color | Wattage/ Lamp options | Ballast | Voltage |
|---|---|---|---|---|---|---|---|---|
| H-15008 (1) (8)<br>H-15010 (1) (8)<br>H-15111 (1)<br>H-15112<br>H-15113<br>H-15114<br>H-15115<br>H-15116<br>H-15117<br>H-15118<br>H-15120<br>H-15124<br>H-15127 | Standard (2)<br>**91** (Black)<br>**93** (White)<br>**95** (Dk. Grn)<br>**96** (Galv.)<br>**BR47** (Rust)<br>**BK01, GN20.**<br><br>Upgraded (2) Finishes<br>**29, 66, 82, 92, 94, 97, 100, 103, 104, 105, 112, 113, 114, 117, 118, 119, 127, 128, 133, 134, 135, 136, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.**<br><br>For finish specs see pages 344-348. | Mounting Options<br>**1/2"**<br>**3/4"**<br><br>Cord Options (3)<br>**CB8** (8' Blk Cord)<br>**CW8** (8' Wht Cord)<br>**CG8** (8' Gray Mesh Cord)<br><br>Custom Cord (3) Options<br>**CB___** (Black)<br>**CW___** (White)<br>**CG___** (Gray Mesh)<br>Specify length.<br><br>Stem Options (Stem 1/2")<br>**___ST**<br>Specify length and canopy.<br>**HSC** (Canopy)<br>**SMC** (Canopy)<br><br>Flush Mount Options<br>**FHSC**<br>**FSMC**<br><br>Arm Options<br>**B-1** **HL-K**<br>**HL-A** **HL-U**<br>**HL-H** **P-1**<br>**HL-C** **P-3**<br>**HL-D**<br><br>For all arms and specs see pages 321-344 | Standard<br>**91** (Black)<br>**93** (White)<br>**95** (Dk. Grn)<br>**96** (Galv.)<br>**BR47** (Rust)<br><br>For all finishes see pages 344-348. | **CGU**<br>(Cast guard & glass)<br><br>**LCGU**<br>(Large cast guard & glass)<br><br>**WGU**<br>(Wire guard & glass)<br><br>**LWGU**<br>**(**Large wire guard & glass)<br><br>**ARN**<br>(Acorn globe)<br><br>**LARN**<br>(Large acorn globe)<br><br>**WGR**<br>(Wire guard)<br><br>**SK**<br>(Swivel knuckle)<br><br>**FX**<br>(Flexible tubing for cord mounted fixture only)<br><br>For specs and glass color see pages 321-344. | Standard<br>**91** (Black)<br>**93** (White)<br>**95** (Dk. Grn)<br>**96** (Galv.)<br>**BR**47 (Rust)<br><br>For all finishes see pages 344-348. | Incandescent (7)<br>(Fixture is standard 100W or 200W. Do not specify.)<br><br>CFL (4) (7)<br>(Compact Fluorescent)<br>**13/CFL**<br>**18/CFL**<br>**26/32/42/CFL**<br>**26/CFL**<br>**32/CFL**<br>**42/CFL**<br>**57/CFL**<br><br>**DMB**<br>(Dimmable Ballast for CFL. Add to Part No.)<br><br>HID (4)<br>(High Intensity Discharge)<br><br>MH (4) (7)<br>(Metal Halide)<br>**35/MH**<br>**50/MH**<br>**70/MH**<br>**100/MH**<br>**150/MH**<br>**175/MH**<br><br>HPS (4) (7)<br>(High Pressure Sodium)<br>**50/HPS**<br>**70/HPS**<br>**100/HPS**<br>**150/HPS** | Ballast option not available for INC.<br><br>**RB** (5)<br>(Remote)<br><br>**BCM**<br>(Canopy Mount)<br><br>**PLB** (6)<br>(Postline)<br><br>For specs see pages 341-343. | Incandescent<br>(Fixture is standard 120V. Do not specify.)<br><br>CFL<br>**M**<br>(Multi 120/277V)<br><br>HID<br>RB and BCM<br>**M** (Multi 120/208/240/277V)<br><br>PLB<br>**1** (120V)<br>**2** (277V) |
| | | | | | | LED (8)<br>See LED specification sheet. | LED<br>See specifications for complete part number. | LED<br>See specifications for complete part number. |

| H-15117 | - | 91 | / | 1/2" | - | 91 | / | CGU-CLR | - | 91 | / | 13/CFL | - | BCM | - | M |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

**ORDER EXAMPLE**
*(USE THIS FORMAT TO PLACE ORDER)*

Notes:

(1) H-15008, H-15010 and H-15111 available for 100W Max INC.
H-15008 and H-15010 not available with glass enclosures.

(2) For interior finish of fixture refer to color chart on pages 344-348.
H-15124 and H-15127 not available in copper or brass finish.

(3) Cord Mounting wattage not to exceed 100 for HID.
Gray Mesh Cord not available for HID.

(4) Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are100W INC, 32W CFL and 100W HID
Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL, 175W HID and no changes.

(5) (RB) Remote Ballast not available for Fluorescent Lamping.

(6) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.

(7) Socket Bases: INC and HID are medium base. CFL is GX24Q.

(8) H-15008 and H-15010 not Available in LED.

**Cord-hung fixtures:** suitable for dry location only.
**Stem-hung fixtures:** suitable for damp & dry location.
**Gooseneck, post mount & wall bracket fixtures:** suitable for wet, damp & dry location.


PROPOSING TO CHANGE THESE AWNINGS FROM GREEN TO BLACK. NO OTHER CHANGE TO SIZE, DIMENSION OR STYLE. BLACK COLOR WILL MATCH EXISTING BLACK WINDOW MULLIONS TO FIT BETTER WITH EXISTING BUILDING THEN EXISTING GREEN COLOR DOES.
For Lease
615.727.7400

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

We/I Henry P Ingram
(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:

078C E00400 0 000 90 78C
(Property Parcel/Tax ID Number)
and located at:

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

Shan Sullivan / Envision Design
(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

121 1st Ave South Suite 220 Franklin
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

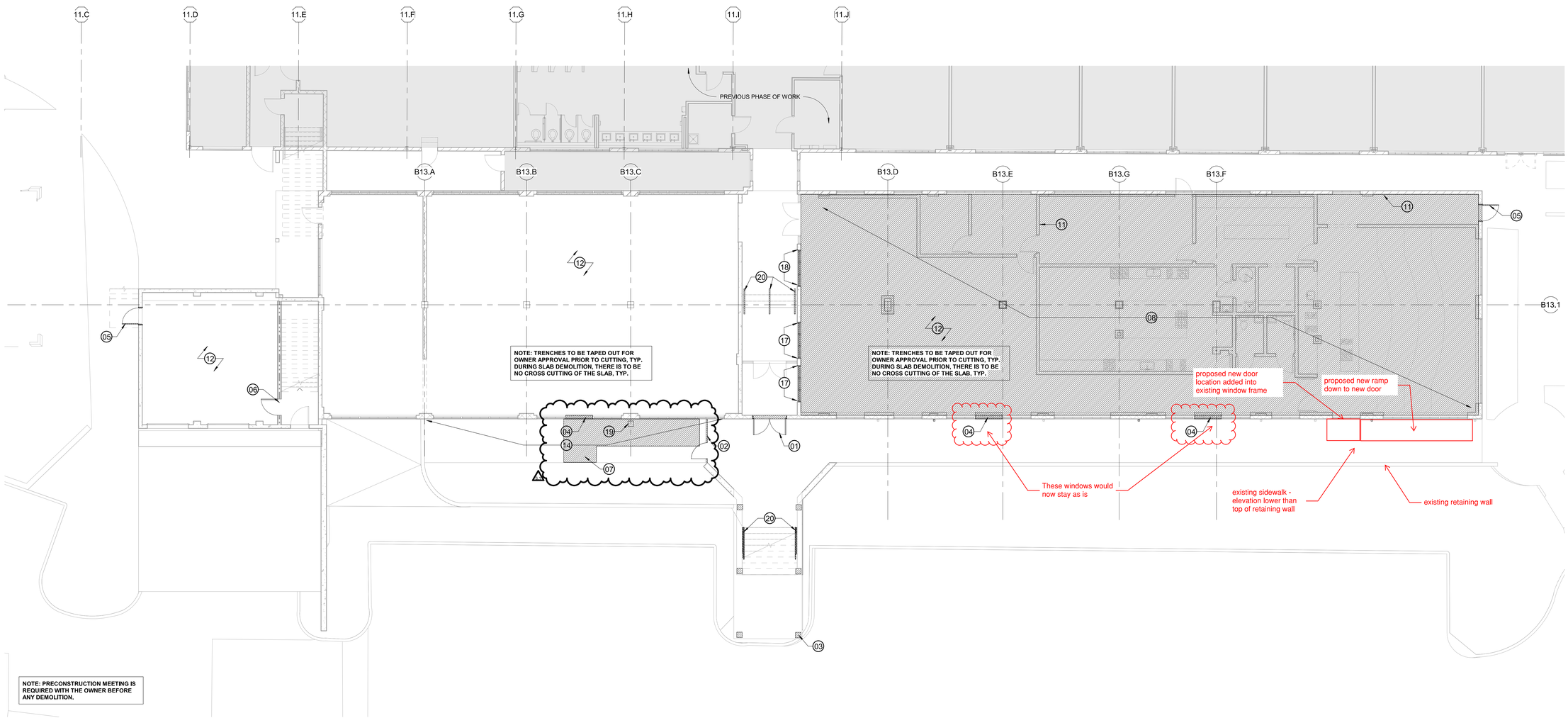
17 day of May, 2023.

Kimberly D Hicks
Notary Public

My Commission Expires: 1-21-26

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL. COPYRIGHT 2022, CENTRIC ARCHITECTURE




# 1 LEVEL 1 - BUILDING 13 - DEMO PLAN

0' 4' 8' 16'

**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.

**GENERAL NOTES: DURING CONSTRUCTION AND DEMOLITION, THE FOLLOWING PROCEDURES MUST BE FOLLOWED**

**1.)** SAFE MEANS OF EGRESS MUST BE MAINTAINED FOR ALL OCCUPANTS AT ALL TIMES. SAFETY BARRIERS MAY BE REQUIRED TO KEEP NON-CONSTRUCTION PERSONNEL FROM ENTERING THE SITE.
**2.)** WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.
**3.)** CONSTUCTION DEBRIS MUST BE REMOVED DAILY.

## DEMOLITION KEYNOTES

01 REMOVE EXISTING NON HISTORIC STOREFRONT SYSTEM AND ASSOCIATED HARDWARE. A CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISION HAS BEEN OBTAINED FOR THIS SCOPE. NEW STOREFRONT TO GO WITHIN THE EXTENTS OF THE EXISTING OPENING, TYP.

02 REMOVE EXISTING GATE AND ASSOCIATED HARDWARE

03 REMOVE EXISTING NON HISTORIC AWNING / CANOPY, COLUMNS, LIGHTING AND ASSOCIATED STRUCTURE. A CERTIFICATE OF APPROPRIATENESS HAS BEEN OBTAINED FROM THE HISTORIC ZONING COMMISSION FOR THIS SCOPE.

04 REMOVE PORTION OF CENTER PANE OF STEEL WINDOW AND CONCRETE SILL BELOW FOR NEW OPENING. CONTRACTOR TO PRESERVE AND PROTECT AS MUCH OF THE EXISTING STEEL WINDOW AND HISTORIC FABRIC AS POSSIBLE. WORK IS TO BE IN ACCORDANCE WITH THE CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISSION. SEE ELEVATIONS FOR EXTENTS OF NEW STEEL DOOR AND SIDELITE, VERIFY EXACT DIMENSIONS IN FIELD, TYP.

05 REMOVE EXISTING HOLLOW METAL DOOR AND ASSOCIATED HARDWARE. A CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISION HAS BEEN OBTAINED FOR THIS SCOPE. NEW STOREFRONT TO GO WITHIN THE EXTENTS OF THE EXISTING OPENING, TYP.

06 REMOVE EXISTING HOLLOW METAL DOOR AND INFILL TO MATCH ADJACENT WALL CONSTUCTION AND RATING.

07 PORTION OF EXISTING COURTYARD / EXTERIOR PATIO TO BE LOWERED ±1'-6" TO MATCH INTERIOR FFE AND PROVIDE ADA ACCESS. GRADING TO BE COORDINATED WITH CIVIL AND LANDSCAPE UPON SITE PLAN APPROVAL FROM THE CITY OF FRANKLIN. SEE ENLARGED PLANS AND STRUCTURAL FOR NEW RAMP. REMOVAL / RELOACTION OF EXISTING CONIDENSING UNITS TO BE COORIDANTED WITH OWNER PRIOR TO DEMOLITION. A PORTION OF THE PATIO IS TO BE EXCAVATED AND THE FOUNDATION AND FOOTINGS OBSERVED BY A STRUCTURAL ENGINEER, SEE STRUCTURAL DRAWINGS FOR SPECIFIC DEMOLITION INSTRUCTION. WINDOWS AND BUILDING TO BE PROTECTED DURING DEMOLITION. CLEAN BOTH SIDES OF GLASS AND FRAMES OF WINDOWS.

08 VERIFY SCOPE OF DEMO IN THIS AREA WITH OWNER PRIOR TO DEMOLITION, INCLUDING PARTITION WALLS, PLUMBING FIXTURES, KITCHEN EQUIPMENT, CASEWORK, HVAC, LIGHTING, DROP CEILINGS, CONDUIT, FLOORING, ETC.

09 REMOVE APPLIED EIFS BAND ALONG ELEVATION PER CERTIFICATE OF APPROPRIATENESS OBTAINED BY THE HISTORIC ZONING COMMISSION, EXISTING BUILDING AND WINDOWS TO BE PROTECTED AND PRESERVED DURING DEMOLITION. WALL AT REMOVED EIFS BAND TO BE FINISHED TO MATCH ADJACENT WALL, TYP.

10 REMOVE CORRUGATED METAL HVAC SCREEN, PLYWOOD SHEATHING AND LIGHTING. A CERTIFICATE OF APPROPRIATENESS FROM THE HISTORIC ZONING COMMISION HAS BEEN OBTAINED FOR THIS SCOPE. G.C. TO PRICE AS AN ALTERNATE REPLACING THE METAL STUD BACKING AND REPAINT EXISTING STEEL SUPPORTS, TYP.

11 APPROX. LOCATION OF EXISTING ELECTRICAL PANEL TO REMAIN, COORDINATE WITH OWNER, SEE ELECTRICAL

12 GRIND DOWN AND LEVEL EXISTING CONCRETE SLAB AS REQUIRED FOR FUTURE WORK, TYP.

13 REMOVE EXISTING SCONCE, EXISING CONDUIT AND J-BOX TO REMAIN FOR NEW LIGHT FIXTURE, TYP.

14 EXISTING CONDIUIT TO BE REMOVED / REROUTED TO ACCOMODATE NEW DOOR OPENING, TYP.

15 REMOVE EXISTING DOWNSPOUT AT THIS LOCATION. PATCH/REPAIR GUTTER AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE TO REMAINING DOWNSPOUTS.

16 REMOVE ANY UNUSED CONDUIT AND DUCTWORK THROUGHOUT SPACE, TYP.

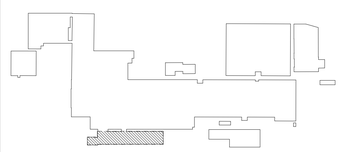
17 EXISTING STOREFRONT TO BE REMOVED AND REPLACED WITHIN EXTENTS OF EXISTING OPENINGS, TYP.

18 G.C. TO PROVIDE ALTERNATE PRICING TO REMOVE EXISTING STOREFRONT INFILL WALL TO MATCH ADJACENT CONSTRUCTION, SEE INTERIOR ELEVATIONS

19 EXISTING TELEPHONE BOX, COORDINATE REMOVAL OR RELOCATION WITH OWNER.

20 REMOVE EXISTING HANDRAIL, HANDRAIL TO BE REPLACED AS PART OF NEW WORK.

## KEY PLAN




## GENERAL NOTES

- SEE SHEET 05 FOR INTERIOR PARTITION TYPES AND DETAILS
- SEE SHEET A7.1 FOR DOOR SCHEDULE
- LIGHTS ARE TO BE CENTERED IN ROOM U.N.O.
- DUCTWORK TO BE AS HIGH AND TIGHT TO THE STRUCTURE AS POSSIBLE AND PAINTED TO MATCH ADJACENT CEILING, TYP. U.N.O.
- LIGHTS TO BE MOUNTED BELOW DUCTWORK, TYP.
- ALL PARTITIONS TO BE TYPE A6, U.O.N.
- REMOVE ALL EXISTING LIGHT FIXTURES, CAMERAS, EQUIPMENT, BUILDING SIGNAGE, ETC. ON EXTERIOR ELEVATIONS NOT IN USE. CONDUIT TO REMAIN. REUSE CONDUIT AND JUNCTION BOXES WHERE POSSIBLE.
- ALL EXTERIOR SCONCES TO ALIGN ALONG BUILDING FACADES. SEE SOUTH ELEVATION FOR MOUNTING HEIGHT.

## WALL LEGEND

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

### SYMBOL LEGEND

- EXISTING GRIDLINE
- NEW GRIDLINE

CENTRIC ARCHITECTURE
Respecting the Past - Defining the Future

# FACTORY AT FRANKLIN
## PHASE 6 - BUILDING 13 SET
230 FRANKLIN RD | FRANKLIN | TN| 37064

REVISIONS

| No. | DESCRIPTION | DATE |
|---|---|---|
| 6.1 | Phase 6 - Revision 1 | 01/06/22 |

PHASE 6 - BUILDING 13 SET

GINA A. EMMANUEL — REGISTERED ARCHITECT — OLD AGRICULTURE — No. 103407 — STATE OF TENNESSEE — AMERICA

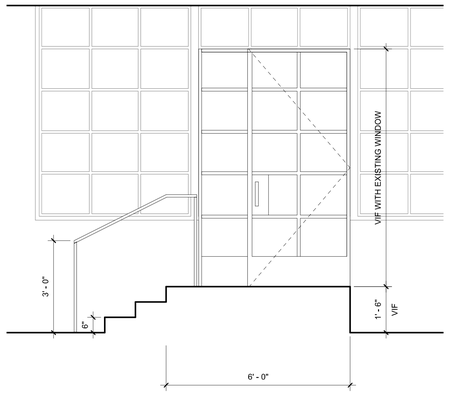
DEMO PLAN - BUILDING 13

6.A0.1

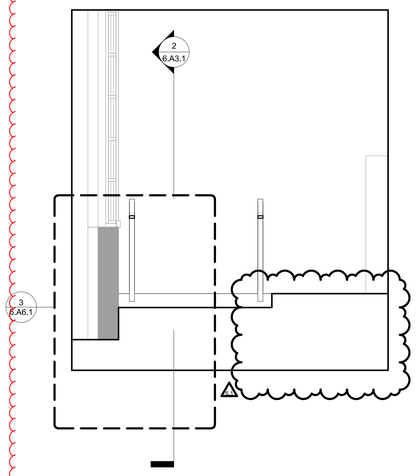
01/06/23
Project # 21040

1/6/2023 3:18:28 PM

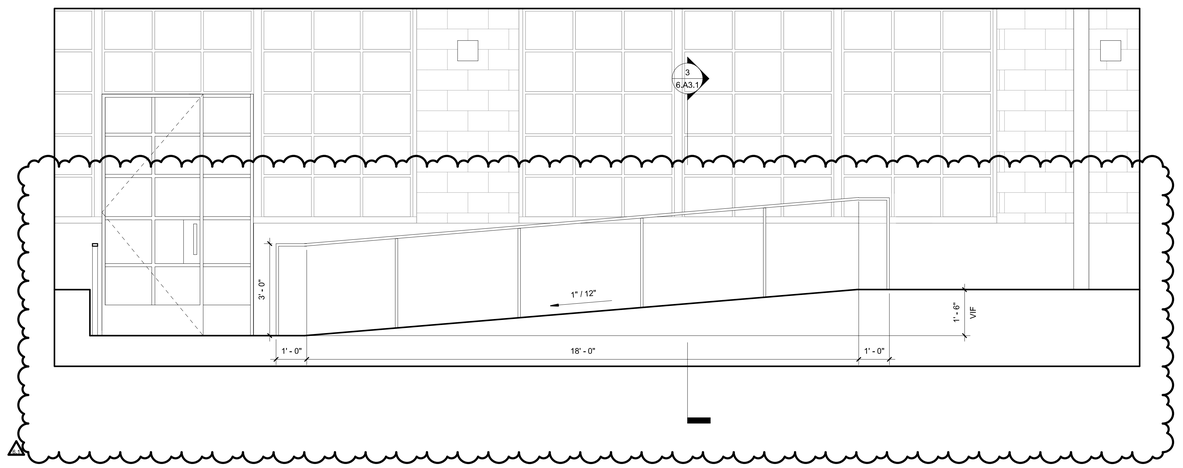
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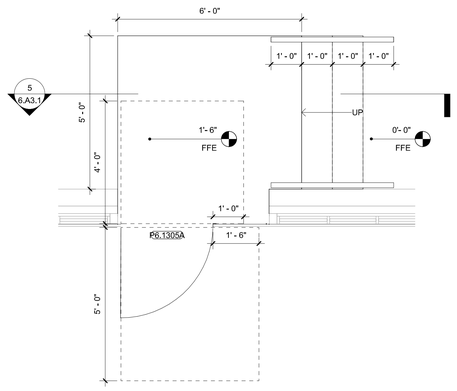

5 STAIR SECTION



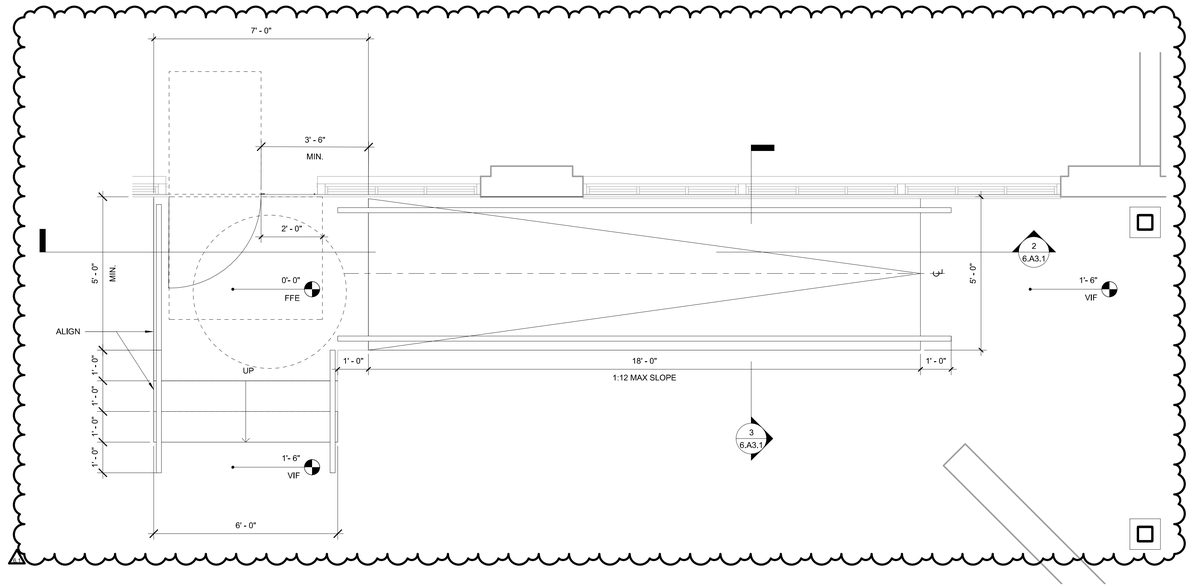

3 RAMP SECTION 01




2 RAMP SECTION 02




4 BUILDING 13 - ENLARGED PLAN @ ENTRANCE / STAIRS




1 BUILDING 13 - ENLARGED PLAN @ RAMP

0' 1' 2' 4'

TYP. ENTIRE SHEET, U.N.O.

CENTRIC ARCHITECTURE
Respecting the Past - Defining the Future

# FACTORY AT FRANKLIN
## PHASE 6 - BUILDING 13 SET
230 FRANKLIN RD | FRANKLIN | TN| 37064

REVISIONS

| No. | DESCRIPTION | DATE |
|---|---|---|
| 6.1 | Phase 6 - Revision 1 | 01/06/22 |

PHASE 6 - BUILDING 13 SET

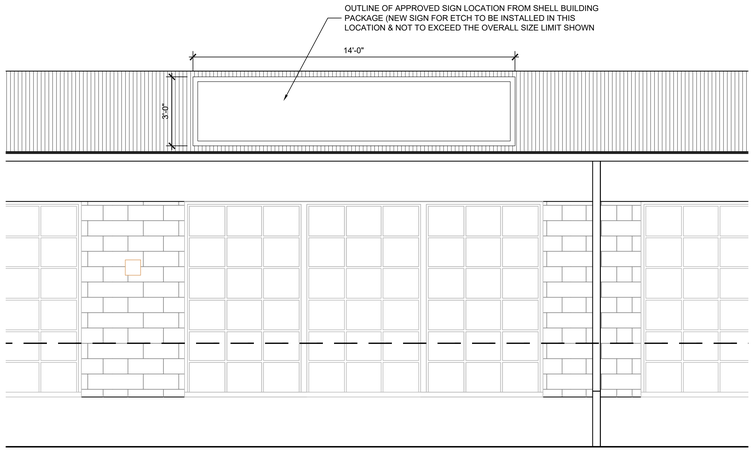
GINA A. EMMANUEL
REGISTERED ARCHITECT
AGRICULTURE
No. 103407
STATE OF TENNESSEE

ENLARGED PLANS

6.A3.1

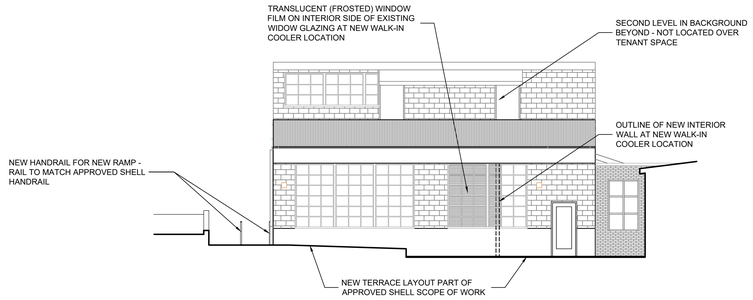
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Project # 21040

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C A2.0 SIGN ELEVATION

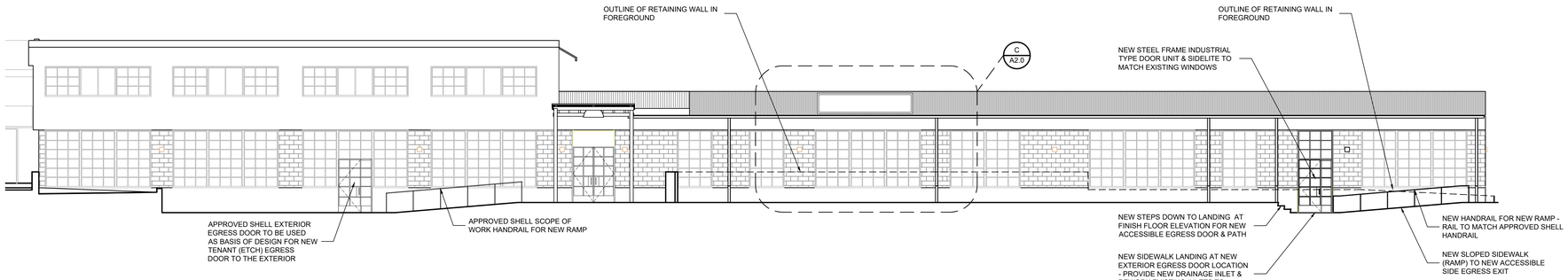
SCALE: 3/8"=1'-0"




B A2.0 ELEVATION

TERRACE SIDE

SCALE: 1/8"=1'-0"




A A2.0 ELEVATION

SOUTHWEST SIDE

SCALE: 1/8"=1'-0"

MATHENY GOLDMON
ARCHITECTURE + INTERIORS
108 WOODSON STREET., HUNTSVILLE, ALABAMA 35801
256.532.0909 | WWW.MATHENYGOLDMON.COM
HUNTSVILLE | NASHVILLE

CONSULTANT'S LOGO

MILESTONES

| | |
|---|---|
| CD REVIEW SET | 05.30.2023 |

AN INTERIOR FIT-UP FOR
**ETCH**
230 FRANKLIN RD, FRANKLIN, TN 370647

NOT FOR CONSTRUCTION

REVISIONS

| | |
|---|---|
| PROJECT NO. | 23-007 |
| DRAWN BY | DLC |
| CHECKED BY | DLC |

STAMP

SHEET TITLE

RENOVATED EXTERIOR ELEVATIONS

**A2.0**

## LIFE SAFETY LEGEND

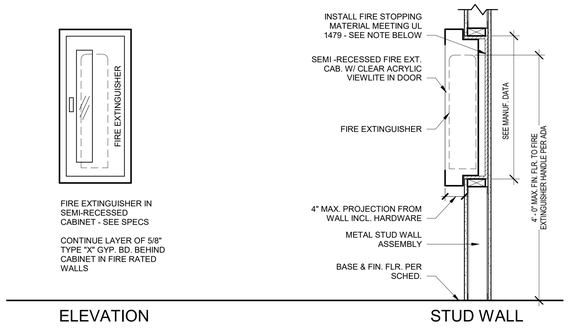
| | |
|---|---|
| # | EXIT CAPACITY (OCCUPANTS) |
| xx' | DISTANCE AND PATH OF TRAVEL |
| | EXIT LIGHT |
| FEC | FIRE EXTINGUISHER CABINET |
| 45 | DOOR RATING (MINUTES) |
| | 1 HOUR FIRE RATED |

### LIFE SAFETY NOTES

1. CONTRACTOR TO PROVIDE A MINIMUM OF 1 FIRE EXTENGUISHER PER TENANT SPACE WITH A MAX TRAVEL DISTANE OF 75'-0".

LS1.0 — LIFE SAFETY LEGEND — 12" = 1'-0"

NOTE: WHERE FIRE EXTINGUISHER CABINET OCCURS IN RATED WALL, INSTALL RATED FIRE EXTINGUISHER CABINET EQUAL TO THE WALL RATING OR INSTALL FIRE STOPPING MATERIAL MEETING UL 1479 WHERE INDICATED IN THE DRAWING ABOVE.




2 LS1.0 — FIRE EXT. CAB (FEC) — 1" = 1'-0"

### PLUMBING FIXTURE COUNT

423 PERSONS @ A-2 ASSEMBLY OCCUPANCY

410 / 2 = 211.5 EACH MALE / FEMALE

**WATER CLOSETS**
211.5 / 75 = 2.82 PER SEX

**LAVATORIES**
211.5 / 200 = 1.058 PER SEX

**DRINKING FOUNTAINS**
423 / 500 = .846

**SERVICE SINK**
1 REQUIRED

TOTAL FIXTURES REQUIRED IN PHASE VI (BLDG 13)

**WATER CLOSETS** = 2.82 PER SEX
**LAVATORIES** = 1.058 PER SEX
**DRINKING FOUNTAINS** = .846

TOTAL FIXTURES REQUIRED IN PREVIOUS PHASE II (BLDG 5, 11 & PARTIAL 12)

**WATER CLOSETS** = 16.07 PER SEX
**LAVATORIES** = 6.554 PER SEX
**DRINKING FOUNTAINS** = 5.504

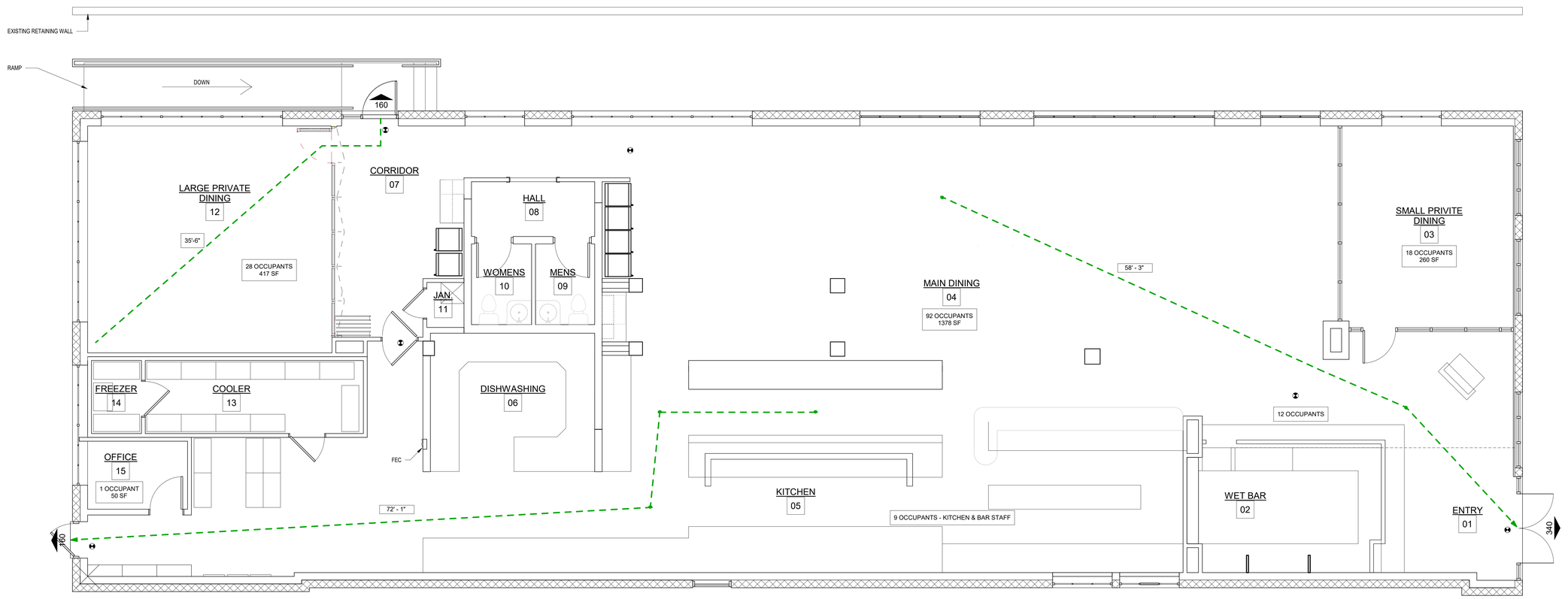
TOTAL FIXTURES REQUIRED BETWEEN PHASE II & PHASE VI

**WATER CLOSETS** = 18.89 PER SEX
**LAVATORIES** = 7.612 PER SEX
**DRINKING FOUNTAINS** = 6.35

| | WOMEN | | MEN | | DF | SS |
|---|---|---|---|---|---|---|
| | WC | LAV | WC | LAV | | |
| REQUIRED | 19 | 8 | 19 | 8 | 7 | 3 |
| **PROVIDED** | **25** | **13** | **24** | **11** | **5** | **3** |

NOTE: NEW FIXTURES INCLUDED IN THIS PHASE OF WORK ARE REFLECTED IN THE 'PROVIDED' TOTALS IN THE TABLE ABOVE. THE NEW SURPLUS FIXTURE COUNTS ALLOW FOR FLEXIBILTY WITH ANTICIPATED NEW WORK AND FUTURE OCCUPANT LOADS.

4 LS1.0 — SHELL PACKAGE FIXTURE COUNT — 12" = 1'-0"




3 LS1.0 — LEVEL 1 - LIFE SAFETY — 1/4" = 1'-0"

NOT FOR CONSTRUCTION

6/7/2023 3:29:51 PM


MATHENY GOLDMON
ARCHITECTURE + INTERIORS, LLC
108 WOODSON STREET, HUNTSVILLE, ALABAMA 35801
256.532.0909 | WWW.MATHENYGOLDMON.COM
HUNTSVILLE | NASHVILLE
CONSULTANT'S LOGO


MILESTONES

| | |
|---|---|
| DD PROGRESS SET | 05.25.2023 |
| CD PROGRESS SET | 05.30.2023 |

AN INTERIOR FIT-UP FOR
# ETCH
230 FRANKLIN RD, FRANKLIN, TN 37064

REVISIONS

| REV # | DESCRIPTION | DATE |
|---|---|---|

| | |
|---|---|
| PROJECT NO. | 23-007 |
| DRAWN BY | DC, BEL |
| CHECKED BY | DC |

STAMP

PRELIMINARY NOT FOR CONSTRUCTION CHECKSET

SHEET TITLE

**LIFE SAFETY PLAN**

# LS1.0



# 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

David Collier of Matheny Goldmon Architecture + Interiors (For Etch Restaurant)
(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

6th day of June, 2023.

Notary Public

My Commission Expires: 9.08.25

MICAH ASHLEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-08-2025
DAVIDSON COUNTY

KBD KYLE BLUE DEVELOPMENT

**Kylebluedevelopment@gmail.com**
(615) 587-7185 (615) 956-8140

# 1309 Adams Street- Budget

**Option 2**

**Kyle Blue Development, LLC**
Owner- Kinsey Collier

**General Contractor**
Kinsey Collier- Kyle Blue Development, LLC

| Construction Work | Amount |
|---|---|
| Plans, Survey, Builder's Risk | $16,100.00 |
| Permit, Foundation, Dumpsters, Termite Treatment | $282,130.00 |
| Reframing, Framing Labor, Roofing, Windows | $88,500.00 |
| Siding, Insulation, Drywall | $63,000.00 |
| Plumbing, HVAC and Electrical | $48,000.00 |
| Interior Paint, Exterior Paint, Countertops | $36,700.00 |
| Tile, Hardwoods, Doors, Trim | $36,300.00 |
| Gutters, Deck, Cabinets | $47,600.00 |
| Lanscaping | $13,000.00 |
| Pressure Washing, Mailbox, Miscellaneous | $6,000.00 |
| Door Hardware, Shower Glass, Backsplash, Cleanup | $7,900.00 |
| Builder Fee | $115,781.00 |

| | |
|---|---|
| | **$761,011.00** |

KBD KYLE BLUE DEVELOPMENT

**Kylebluedevelopment@gmail.com**
(615) 587-7185 (615) 956-8140

# 1904 Adams Street- Budget

**Option 1**

### Kyle Blue Development, LLC

Owner- Kinsey Collier

### General Contractor

Kinsey Collier- Kyle Blue Development, LLC

| Construction Work | Amount |
|---|---|
| Marking of Structural Layout of Site and Demolition | $29,100.00 |
| Earth Excavation up to required depth of soil | $42,500.00 |
| Erection of Foundation Formwork for Footings | $77,600.00 |
| Foundation Labor and Framing Labor | $62,000.00 |
| Foundation Material | $27,300.00 |
| Flooring Structural Lumber Material | $41,000.00 |
| Consultation from Engineer | $630.00 |
| | |
| | |
| | **$280,130.00** |

Structural Engineering & Inspections, LLC
*Knowledge • Experience • Integrity*

P.O. Box 2485
Brentwood, TN 37024
Office: (615) 819-0029
Fax: (615) 819-0297

June 2, 2023

Rachel Felix
405 Digaetano Terrace
West Orange, New Jersey 07052

**SUBJECT: Residential Opinion Letter**
**1309 Adams Street, Franklin, TN**
***SE&I Project No: 23-0999***

## SCOPE OF WORK

At your request, Structural Engineering & Inspections, LLC (SE&I) visited the residential property located at the address referenced above on Wednesday, May 24, 2023. According to our signed agreement, you've asked that we provide our professional opinions concerning the following conditions:

- Cursory assessment of the structural condition of the foundation of the residence.

- Observe the current condition of the property.

SE&I's basic scope of services includes a limited site assessment of the finishes and exposed structural elements in the areas that pertain to the conditions noted above. The information gathered and utilized in rendering our opinions is documented below. This letter contains a summary of our observations and professional opinions related to the conditions noted above, as well as generic recommendations for proper repair of identified deficiencies.

In accordance with our signed agreement, any review of documents you provided, performance of calculations or analysis necessary to properly evaluate the conditions, or detailed specifications for repair of identified deficiencies is considered an extra service.

## OBSERVATIONS & OPINIONS

Our observations are limited to visible evidence in interior and/or exterior finishes and cursory examination of exposed structure in areas related to the items listed above. For purposes of this report, all directions (left, right, front, back, etc.) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left-hand or right-hand and are taken as facing the object.

The information described below has been relied upon in forming our professional opinions concerning the condition of the home. The conclusions to follow are based on the prescriptive requirements of the local building code, standards of best practice for residential construction,

on-site cursory assessment of the existing conditions, and/or analyses performed in accordance with accepted engineering practice. Our findings are not intended to provide a warranty, guarantee or certification of future performance of the structure and/or its individual components.

## I. General and Anecdotal Information

1. The subject structure is a one (1) story wood framed residence constructed atop a crawlspace foundation and clad with vinyl siding and asphalt composition shingles.

2. The following information was provided by you and has been considered in the formation of our conclusions, opinions, and recommendations:

    a. The home was constructed in approximately 1915 and is in a historic overlay district.

    b. The City of Franklin has condemned the home. A City of Franklin Building Official has advised you that the structure of the home is approximately 60% deteriorated beyond repair.

    c. Currently, you are attempting to secure a permit to raze the home.

    d. It is planned to construct a new home of similar design on the site.

    e. The home has been uninhabited for approximately three (3) years.

3. 110 photographs are on file, are included in this report by reference, and are available upon request.

## II. Condition of the Structure

1. Observations

    a. The original portion of the home appears to be the front portion with a reverse gable roof.

    b. Subsequent multiple additions appear to have been constructed at the back including a kitchen, bedrooms, and the enclosure of the back porch.

    c. A sign posted on the front entry door states that The City of Franklin has deemed the building unsafe for human occupancy.

    d. Regular maintenance of the home does not appear to have been occurring.

    e. The crawlspace was partially excavated approximately 2’-3’ below grade at the back left of the home.

    f. The foundation of the home was observed to be a combination of concrete masonry units (CMU) and stone masonry perimeter foundation walls with dry stacked CMU piers supporting the framing on the interior of the crawlspace. Cracking in the foundation walls was observed. The presence of a footing could not be determined.

g. Some piers were located near the edge of the excavated portion of the crawlspace.

h. The soil within the crawlspace appeared to be damp in the excavated portion.

i. The floor framing appeared to be rough sawn lumber joists and girders. The joists were observed to be spanning the front-back direction in the front of the home and in the left-right direction in the back of the home.

j. Fractured and deteriorated framing members were observed.

k. The floors throughout the home were observed to undulate and were measured to be out of level. Localized areas of the floor appeared to be deflected such that the framing was bearing on the earth floor of the crawlspace.

l. Walls and door frames throughout the home were observed to be out of plumb.

m. The right exterior wall was observed to be bowing outward horizontally. Spray foam had been injected into the space between the wall and the floor.

n. The condition of the wall framing could not be observed due to the presence of interior wall finishes.

o. The ceiling finishes were partially removed in the back right of the home exposing the roof structure.

p. The rafters and ceiling joists were observed to be rough sawn lumber spaced approximately 24” on center. The rafters were observed to be deflected downward.

q. The ceilings throughout the home were observed to be deflecting downward (sagging).

r. The roof decking consists of 1x boards installed perpendicular to the rafters.

s. Water staining in the drywall ceiling and deterioration of the visible wood framing in the back left bedroom was observed.

2. Discussion

a. Excessive deflection of wood framing members between supports is a condition often referred to as long-term deflection or “creep”. Long-term deflection, or “creep”, is common in older wood frame structures. As the structure ages, the wood floor framing members will deflect under the sustained load of the items kept, stored, or used in the structure. As the wood framing members support the loads for a long period of time, the floor will continue to deflect.

b. In some cases, excessive deflection can occur in structures where wood framing members are exposed to excessive moisture for extended periods of time, such as crawlspaces. The moisture causes high relative humidity, which in turn increases the moisture content of the wood framing members. Extended periods of elevated moisture content can lead to wood decay and overall weakening of the wood framing member. As the lumber deteriorates and weakens it is no longer capable of supporting the same load and will begin to deflect.

c. When the foundation of a structure begins to settle, tensile stresses begin to develop in the masonry. Masonry materials (brick, concrete block, stone, and mortar) are brittle

and therefore have very little tensile strength to resist the developing stresses. As the tensile stresses increase a stair-stepping crack will form through the mortar joints and, occasionally, through the brick, stone, or concrete block.

d. Some amount of foundation settlement is expected when a site is improved. Soil acts like a spring and is compressed when loaded. Design of a structure should account for or anticipate some settlement. Differential settlement occurs when one area of soil compresses more than another area. This occurs where there are changes or variations in the soil subgrade, where the weight of the structure changes, or where soil erosion has occurred.

e. Foundation settlement can be caused by one, or a combination of, several things:

   i. The weight of a structure can cause poorly compacted soils in the footing subgrade to slowly consolidate. The site may contain naturally occurring soils that are not very consolidated. Some sites are modified to create a flat building site and the built-up soils may not have been properly compacted.

   ii. The presence of water in the soils around or underneath the foundation can cause the soil to consolidate and even erode the soil from beneath the footings. Improperly graded yards can cause surface water runoff to flow toward the foundation of the structure. Water discharging from downspouts may also collect adjacent to the foundation rather than flow away from the structure. The water flows along the exterior foundation walls and/or seeps into the ground softening the soils adjacent to the foundation.

   iii. The subgrade soil type can contribute to seasonal foundation movement. Some clayey soils in the Middle Tennessee area are mildly plastic and exhibit some shrink-swell characteristics in response to seasonal water table fluctuations. During extended dry seasons or drought conditions, the subgrade soils will shrink causing the foundation to settle. Conversely, during wet seasons the soil will swell or expand pushing the foundation upward.

3. Conclusion

   In our professional opinion:

   a. The foundation cracks appear to be the result of differential foundation settlement.

   b. The perimeter foundation walls and piers do not appear to be structurally adequate to provide continued support of the home.

   c. The floor framing is severely deflected as a result of differential foundation settlement, and creep deflection with localized areas of deterioration. In the current condition, the floor framing does not appear to be structurally adequate to support continued loading.

   d. The wall framing is out of plumb and deflected, however, the condition of the wall framing members and the associated connections could not be observed. Further investigation into the condition of the wall framing members is required.

   e. The ceiling and roof framing members are deflected as a result of creep deflection with localized areas of deterioration. Further investigation into the condition of the roof and ceiling framing members is required.

f. The conditions observed appeared to be evidence of structural defects and presented as a safety concern at the time of our site visit. In the current condition, the home appears to be unsafe for human habitation.

4. Recommendations

a. Restoring the structural load carrying elements of the subject home will require, at a minimum, the following:

i. Expose all wall, ceiling, and roof framing for observation so that damage and/or deterioration can be identified.

ii. Demolish the existing foundation and construct a new code compliant foundation system.

iii. Demolish the existing floor framing system and construct a new code compliant floor framing system and secure the floor framing to the new foundation.

iv. Remove and replace wall, ceiling, and roof framing members and sheathing found to be damaged, excessively deflected, deteriorated, or otherwise structurally inadequate to supporting the required loadings.

v. Return all walls to a plumb condition, secure in place, and install sheathing or bracing on exterior walls as required.

vi. Regrade the area immediately adjacent to the home in order to provide for surface water flow away from the foundations.

**LIMITATIONS**

SE&I has performed a limited site survey of the existing conditions of the residence in an attempt to gather adequate information to form professional opinions concerning the conditions described by our client.

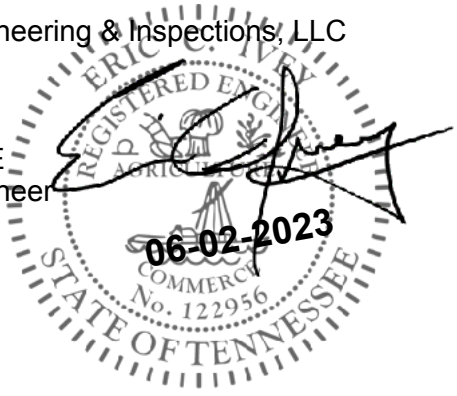
SE&I has relied upon the information gathered during our review and survey of the residence to develop our opinions, and recommendations. In existing construction, many of the structural components and systems are covered by interior and exterior finishes that prevent observation and assessment of their condition. We have not been authorized to perform any destructive (or nondestructive) evaluation or testing unless specifically noted above. A detailed evaluation and analysis of every structural member, even where visible, is beyond the scope of services for this report.

Although our report may be considered “final”, additional information may become available from other sources for many reasons, including receipt of other’s reports or additional investigative activities. Newly discovered evidence and information can affect the opinions stated within this report. Therefore, we reserve the right to amend the report to the extent dictated by the new information.

If I can be of any further assistance, please do not hesitate to call.

Respectfully submitted,

Structural Engineering & Inspections, LLC




Eric C. Ivey, PE
Structural Engineer

**PHOTOGRAPHS**



**Photo 1:**

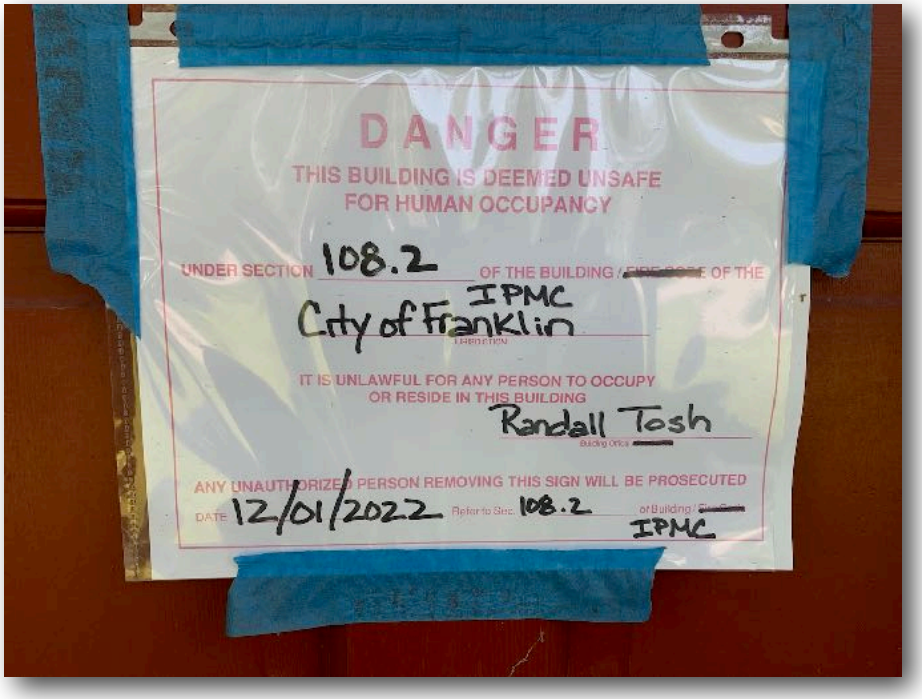



**Photo 2:**



**Photo 3:**



**Photo 4:**



**Photo 5:**



**Photo 6:**



**Photo 7:**



**Photo 8:**



**Photo 9:**



**Photo 10:**



**Photo 11:**



**Photo 12:**



**Photo 13:**



**Photo 14:**



**Photo 15:**

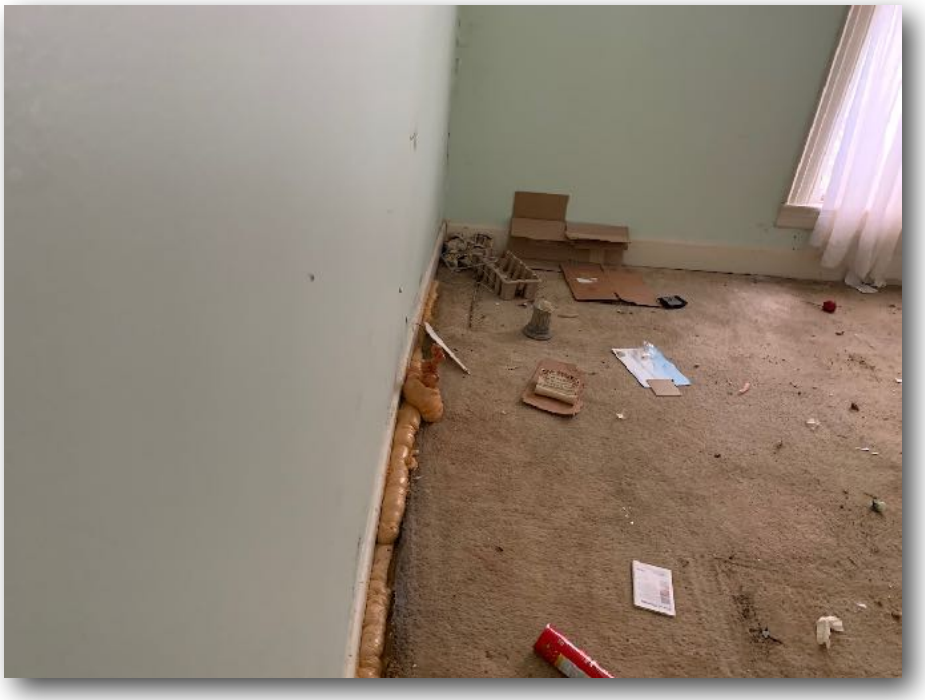


**Photo 16:**



**Photo 17:**



**Photo 18:**



**Photo 19:**



**Photo 20:**



**Photo 21:**



**Photo 22:**



**Photo 23:**

Structural Engineering & Inspections, LLC
*Knowledge - Experience - Integrity*

P.O. Box 2485
Brentwood, TN 37024-2485
Office: (615) 819-0029
Fax: (615) 819-0297
www.SEandI.com

# Invoice

| Date | Invoice # |
|---|---|
| 6/2/2023 | 37188 |

PAID
05/24/2023

| Bill To |
|---|
| Rachel Felix<br>1309 Adams Street<br>Franklin, TN 37064 |

| Terms | Due Date | Customer P.O. No. |
|---|---|---|
| Due on receipt | 6/2/2023 | |

| Vendor No. | Project # | Project |
|---|---|---|
| | 23-0999 | |

| Date | Item | Notes | Hrs/Qty | Rate | Amount |
|---|---|---|---|---|---|
| 5/24/2023 | Residential Opinion Letter | | | 585.00 | 585.00 |

Thank you for your business.

| | |
|---|---|
| **Total** | $585.00 |
| **Payments/Credits** | -$585.00 |
| **Balance Due** | $0.00 |

Pay your invoice online safely and securely through the payment portal on our website at www.SEandI.com. The preferred method of payment is to pay directly from your checking account by entering you bank information. We also take most major credit cards. Please note that there is a Convenience Fee associated with online payments. You may pay using cash or paper check, however this may delay receiving of your report.

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

We/I Rachel Frances Felix
(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:

01400
(Property Parcel/Tax ID Number)

and located at:

1309 Adams Street
(Street Address)

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

Emily C. Brown
(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.

Rachel Felix
Signature

405 Orgaetano Terrace
Property Owner Mailing Address

West Orange, NJ 07052
City, State & Zip

BARRINGTON E CARTY
Notary Public
State of New Jersey
My Commission Expires Aug. 16, 2023
I.D.# 2458121

Subscribed and sworn to before me this

6th day of June, 2023.

Notary Public

My Commission Expires: 08/16/2023

# NOT APPROVED PLAN REVIEW

Date: 05/22/2023

Applicant: Cleveland Salmon
Project Name: ONE STOP 007 - Merrill-Williams Home - 264 Natchez Street
City of Franklin Building Permit #: AP no: 162109
Project Address: 264 NATCHEZ STREET, FRANKLIN TN (Unverified)
Project Administrator: Rebekah Holmes

---

The application submitted for the above-captioned building permit has been reviewed.
This application was **NOT APPROVED**. The enclosed memos provide deficiencies and comments that must be corrected or addressed before the plans can be approved for permitting. When resubmitting, please include the following:

- Respond to all open comments in the Contractor's Plan Room
- **For non-residential and multi-family projects, include a signed and sealed response letter that addresses each comment from each discipline that was part of the review.**
- "Cloud" all plan revisions
- **Complete set of plans (including sheets that may not have revisions) must be submitted. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED.**

If this is the 2nd time the project has failed a review, it is suggested that you contact the project administrator to set up a meeting to discuss the outstanding issues.
The project name and identification number assigned by Building and Neighborhood Services (see above) shall be included on all correspondence with any city department relative to this project.
Applications are processed within seven (7) working days for residential and ten (10) working days for non-residential re-submittals.

## Open Issues: 4

### FIRE--Life Safety

#### General Issues

**21. Means of egress**

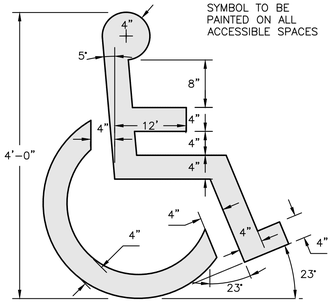
| | |
|---|---|
| City of Franklin<br>Wayne Mobley<br>waynem@franklintn.gov<br>4/26/23 8:19 AM<br>1 - Building Permit - Non Residential or Multifamily (NEW) | According to the 2018 NFPA Life Safety Code 101 Chapter 39 Section 39.2.4.3 A single exit shall be permitted for a room or area with a total occupant load of less than 100 persons, provided that all of the following criteria are met:<br>(1) The exit shall discharge directly to the outside at the level of exit discharge for the building.<br>(2) The total distance of travel from any point, including travel within the exit, shall not exceed 100ft.<br>(3) The total distance of travel specified in 39.2.4.3(2) shall be on the same story, or, if traversing of stairs is necessary, such stairs shall not exceed15 ft in height, and both of the following also shall apply:<br><br>(a) Interior stairs shall be provided with complete enclosure to separate them from any other part of the building, with no door openings therein.<br>(b) A single outside stair in accordance with 7.2.2 shall be permitted to serve all stories permitted within the 15ft vertical travel limitation.<br><br>[ Ver. 4 ] [Edited By Wayne Mobley] |
| Cleveland Salmon<br>Architect<br>Cleveland Salmon<br>csalmon@csarch.net<br>5/19/23 11:56 AM<br>1 - Building Permit - Non Residential or Multifamily (NEW) | Means of egress is shown on Cover Sheet (A-0.0) and the Life Safety Plan (LS-1). |
| City of Franklin<br>Wayne Mobley<br>waynem@franklintn.gov<br>5/22/23 8:40 AM<br>2 - Building Permit - Non Residential or Multifamily (NEW) | From my review of the plans the egress from the second floor does not meet the requirements. Interior stairs shall be provided with complete enclosure to separate them from any other part of the building, with no door openings therein. Please make the required changes to the plans and resubmit.<br>[ Ver. 2 ] [Edited By Wayne Mobley] |
| **28. Two-way communication** | |
| City of Franklin<br>Wayne Mobley<br>waynem@franklintn.gov<br>4/26/23 10:43 AM<br>1 - Building Permit - Non Residential or Multifamily (NEW) | According to IFC-2018 Chapter 10 Section 1009.8 Two-Way Communication. is required. Please add this to your plans and resubmit. |
| Cleveland Salmon<br>Architect<br>Cleveland Salmon<br>csalmon@csarch.net<br>5/19/23 12:02 PM<br>1 - Building Permit - Non Residential or Multifamily (NEW) | The following note is added to the Life Safety Plan (LS-1).<br>“The elevator is provided with 2-way communication according to IFC-2018 Chapter 10 Section 1009.8 Two-Way Communication. |

## SITE GENERAL NOTES

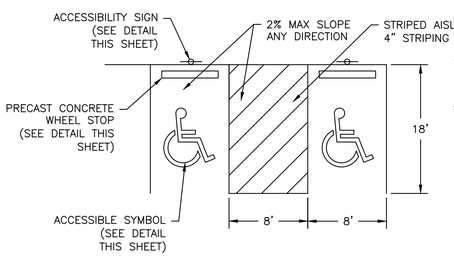
1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

### Federal Compliance Note

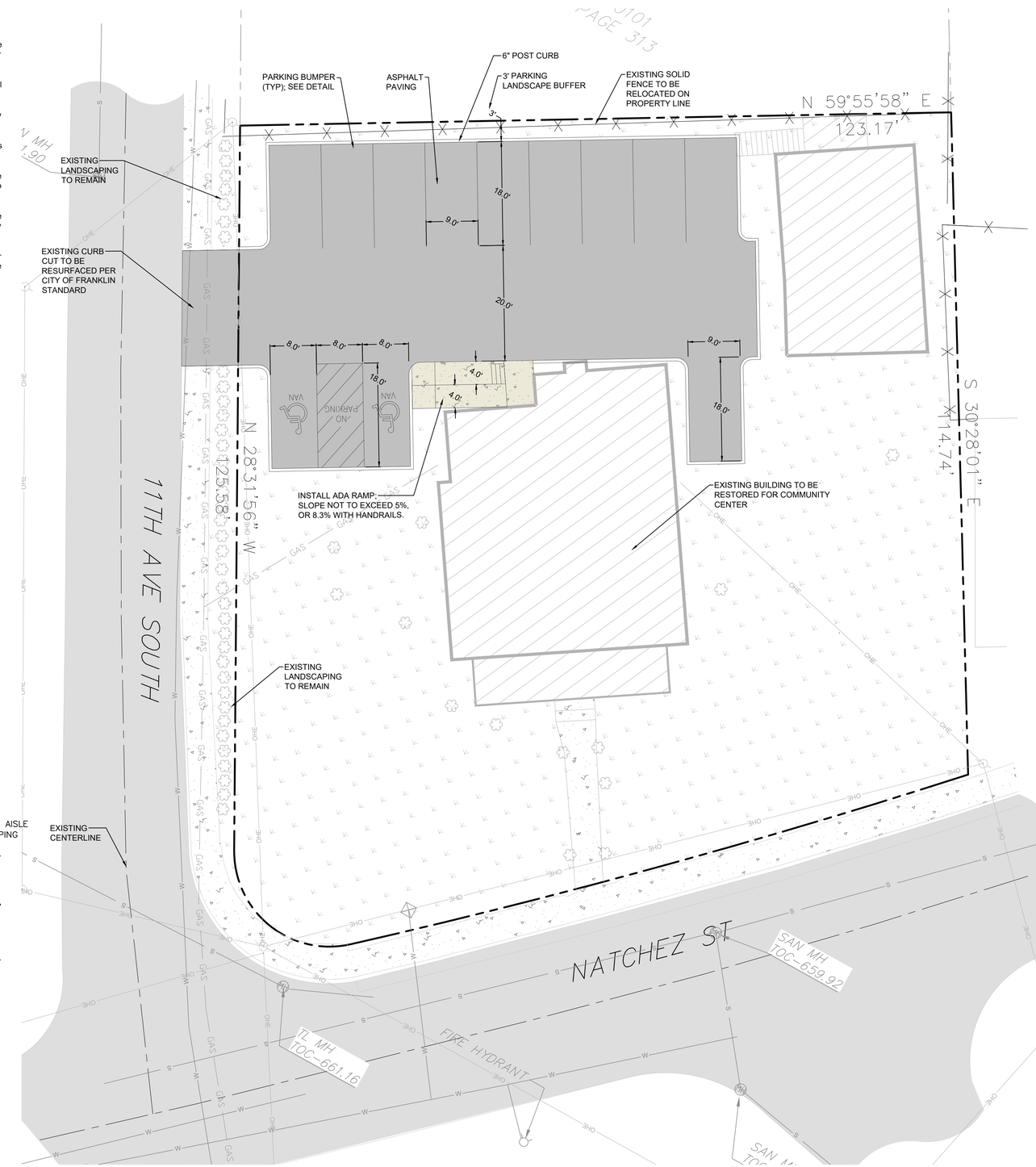
All development within the boundaries of this plan meets the requirements of the americans with disabilities act and the fair housing act.
ADA: https://www.ada.gov/
U.S. Justice Dept.: https://www.justice.gov/crt/fair-housing-act-2




PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE




ACCESSIBLE SPACES
NOT TO SCALE




TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 10 20 40 Feet
GRAPHIC SCALE

### LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

(A) PINEWOOD LANDSCAPE FENCE TO BE INSTALLED.
(B) STANDARD CURB AND GUTTER PER MPW ST-200
(C) BLD SETBACK/SIDE YARD PER GOVERNING AUTHORITY CODE.
(D) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
(E) ACCESSIBLE PARING SIGN. SEE DETAIL SHEET D-1.
(F) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE.
(G) GUTTER ONLY
(H) COMMERCIAL DRIVEWAY RAMP PER MPW STANDARD DETAIL ST-324
(I) CROSSWALK PER MPW DETAIL.
(J) METRO BIKE LANE TO BE INSTALLED FOR FUTURE USE PER STANDARD DETAIL ST-503
(K) STANDARD CONCRETE PUBLIC SIDEWALK PER STANDARD DETAIL ST-210
(L) 6" POST CURB PER MPW ST-201
(M) 2' CURB CUT
(N) 2' SIDEWALK CHASE
(O) PARKING BUMPER

- EXISTING PUBLIC ROAD
- ASPHALTIC CONCRETE
- PRIVATE DRIVE
- PROPOSED DRIVEWAY RAMP
- STORMWATER TREATMENT & CONVEYANCE
- PERMEABLE PAVEMENT
- GRASS STRIP/ GREEN SPACE
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PRETREATMENT CELLS
- BIORETENTION (LVL2)

| DEVELOPMENT / SITE DATA TABLE | |
|---|---|
| **FRANKLIN ZONING REGULATORY INFORMATION** | |
| ZONING | CI (CIVIC) |
| USE | COMMUNITY CENTER/ OFFICE |
| TOTAL AREA | 0.38 AC |
| LANDSCAPE BUFFER | 3' (N) w/ FENCE |
| | |
| **FRANKLIN PARKING REQUIREMENTS** | |
| OFFICE AREA | 1,502 SF |
| PARKING REQUIRED | 6 SPACES (4 SPACE/ 1,000 SF) |
| TOTAL PARKING PROVIDED | 12 SPACES |

Tennessee811


Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com


MICHAEL L. WILLIAMS — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — 123908 — STATE OF TENNESSEE
Michael Williams 3.23.2023

# NATCHEZ COMMUNITY CENTER
FOR
MERRILL-WILLIAMS HOMES
264 Natchez Street Franklin, TN

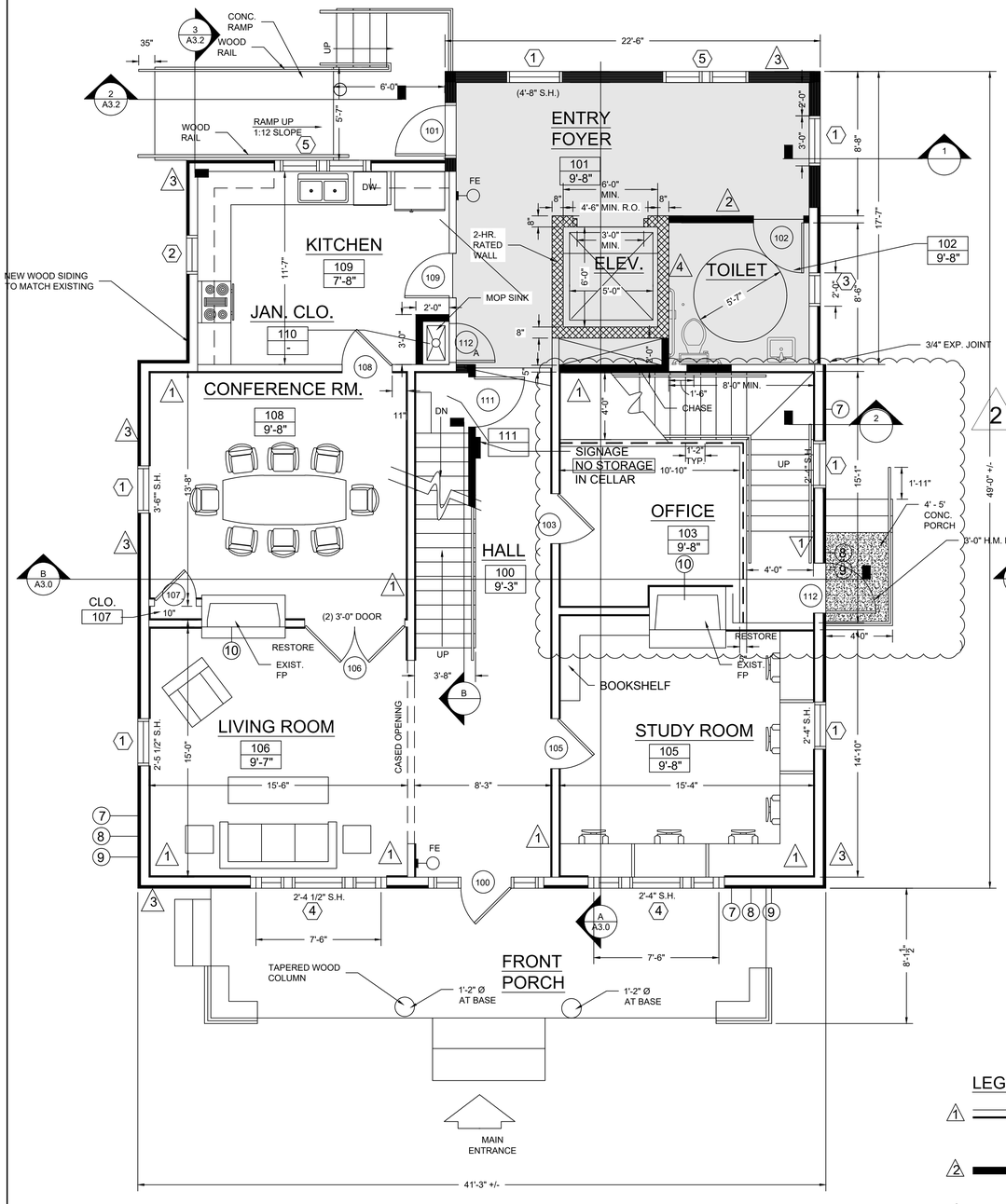
| REVISIONS | DATE |
|---|---|
| – | – |
| – | – |
| – | – |
| – | – |
| – | – |
| – | – |

DEISGNED BY: MLW
DATE: 3/23/2023
SCALE: 1"=10'
JOB #: 20221015-1

SITE PLAN

C2.0

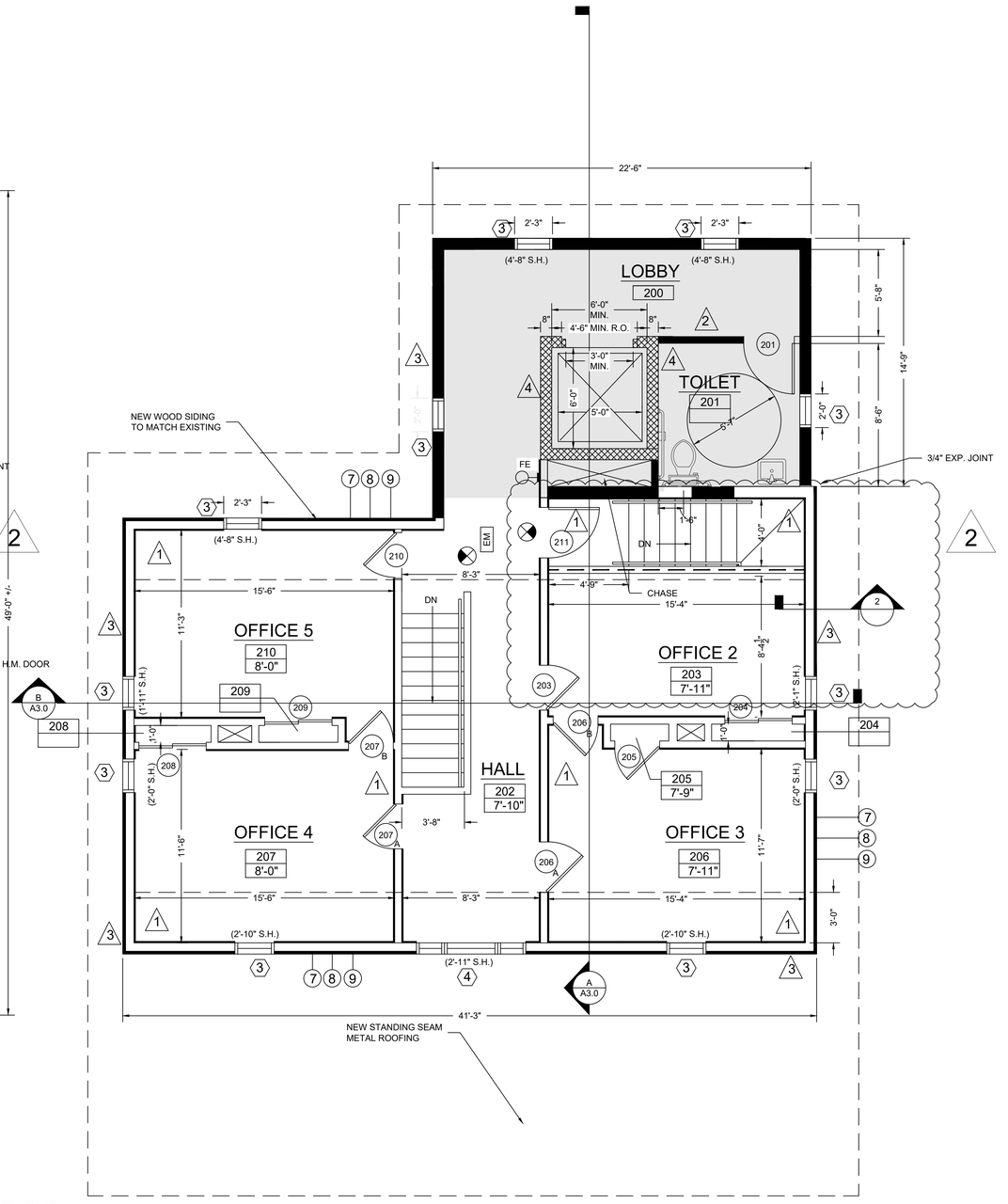

C:\USERS\MICHAEL\WILLIAMSDRIVE - MICHAEL WILLIAMS\PROJECTS\264 NATCHEZ ST, FRANKLIN PARKING\2_PLAN SHEETS.DWG
PLOTTED BY: MICHAEL WILLIAMS ON 3/23/2023 2:47 PM LAST UPDATED BY MICHAELWILLIAMS ON 3/23/2023 2:47 PM




## FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1912 SQ. FT.




## SECOND FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1471 SQ. FT.

## LEGEND

1. EXISTING INTERIOR GYP. BOARD TO REMAIN
   ADD 1/4" THICK GYP. BD. OVER EXISTING WALLPAPER ON ALL INTERIOR ROOM WALLS AND CEILING. ADJUST DOOR AND WINDOW FRAMES AND MOLDING AS REQUIRED. FINISH PER FINISH SCHEDULE.
2. NEW GYP. BD. PARTITION
3. NEW EXTERIOR WOOD SIDING
4. 2 HR. RATED CMU WALL

PROPOSED ADDITION

FIRE EXTINGUISHER

1 HR. RATED PARTITION

1 SAFE MEANS OF EGRESS MUST BE MAINTAINED FOR ALL OCCUPANTS AT ALL TIMES. SAFETY BARRIERS MAY BE REQUIRED TO KEEP NON-CONSTRUCTION PERSONNEL FROM ENTERING THE SITE.

2 WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.

3 CONSTRUCTION DEBRIS MUST BE REMOVED AT LEAST DAILY.

Cleveland Salmon ARCHITECT
Architecture Planning Interior Design
1101 Kermit Dr. Nashville, TN 37214
Office: 615-360-0263 Fax: 615-360-7985

| No. | Description | Date |
|---|---|---|
| 1 | CODE REVIEW COMMENTS | 5-16-23 |
| 2 | CODE REVIEW COMMENTS | 5-25-23 |

Revision Schedule

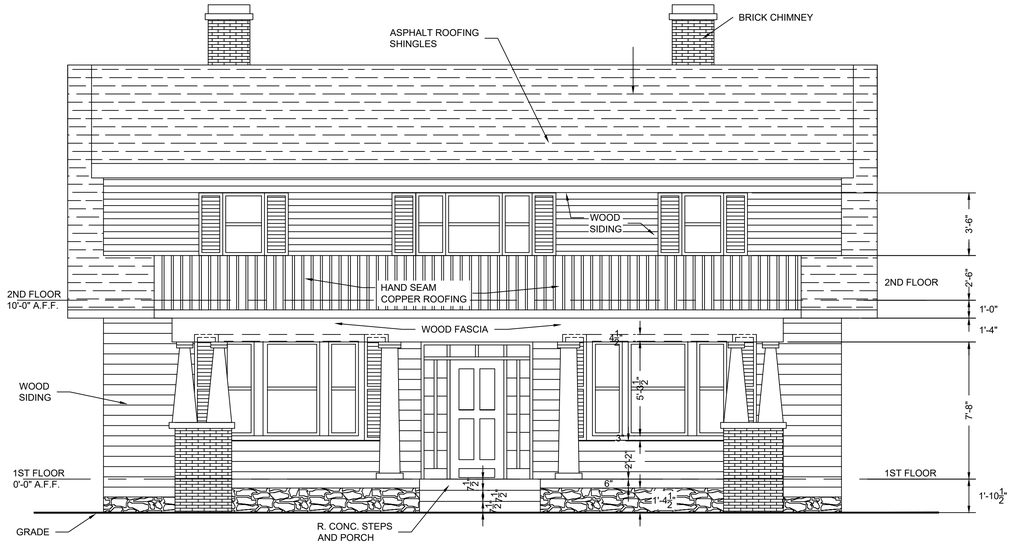
FLOOR PLAN - PROPOSED

RENOVATION OF THE EXISTING MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

| | |
|---|---|
| Drawn by: | BH |
| Checked by: | CS |
| Approved by: | Approver |
| Date: | 3-31-23 |
| Scale: | |
| Project No. | - |

A-1.4

FILE NO.




## FRONT ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



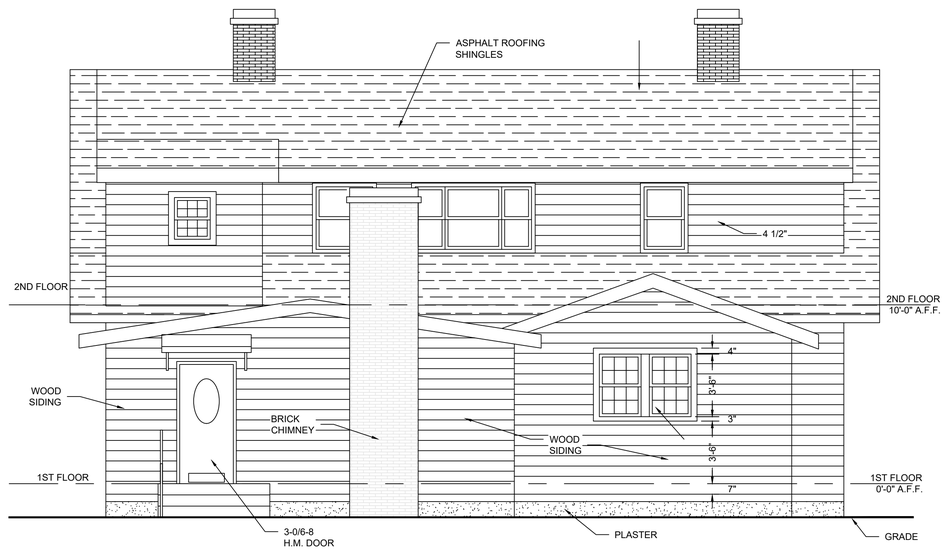

## LEFT SIDE ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"




## RIGHT SIDE ELEVATION EXISTING

SCALE: 1/4" = 1'-0"




## REAR ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"


Cleveland Salmon ARCHITECT
Architecture Planning Interior Design
1101 Kermit Dr. Nashville, TN 37214
Office: 615-360-0263 Fax: 615-360-7985


| No. | Description | Date |
|---|---|---|
| 1 | Revision Schedule | |

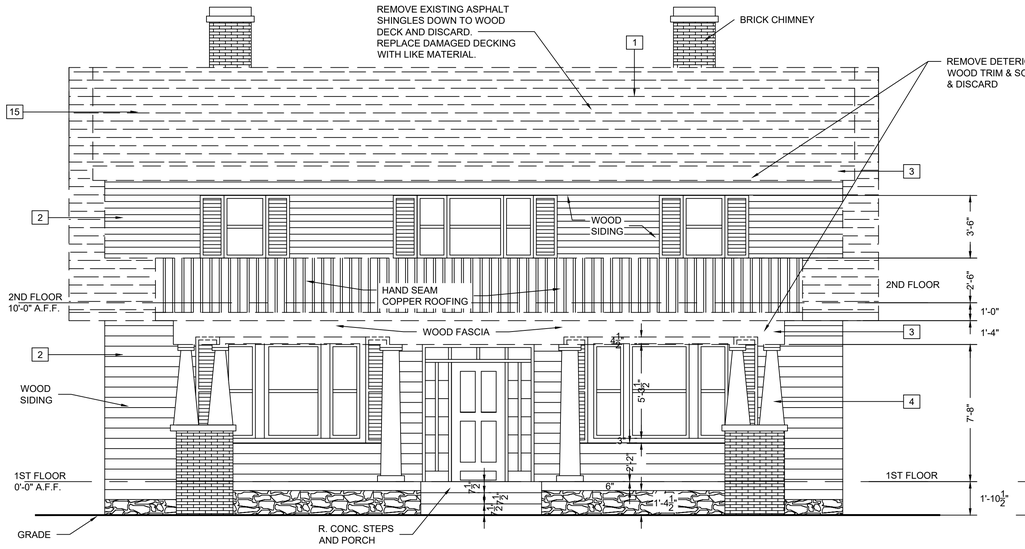
ELEVATIONS - EXISTING

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

| | |
|---|---|
| Drawn by: | BH |
| Checked by: | CS |
| Approved by: | Approver |
| Date: | 3-31-23 |
| Scale: | |
| Project No. | - |

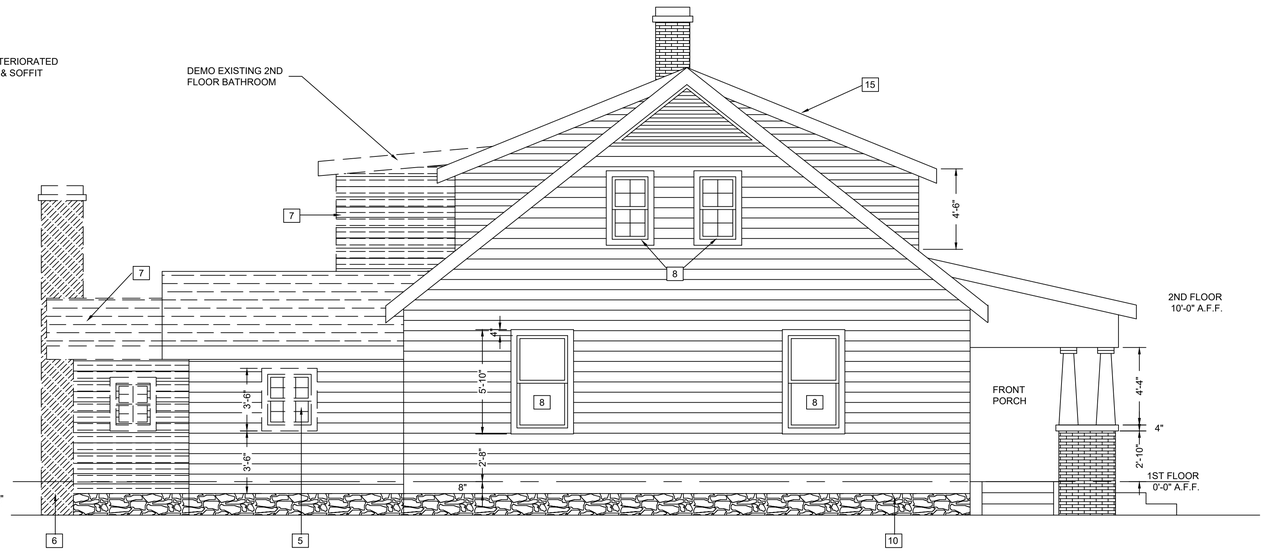
A-2.1

FILE NO.



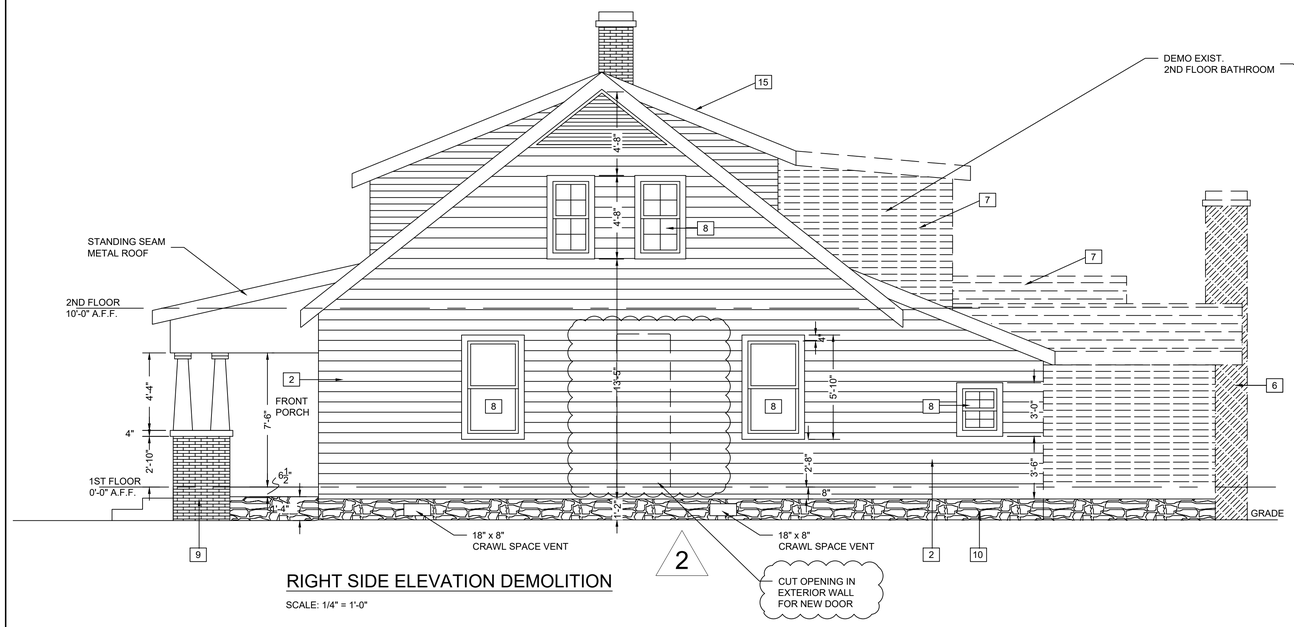

## FRONT ELEVATION - DEMOLITION

SCALE: 1/4" = 1'-0"



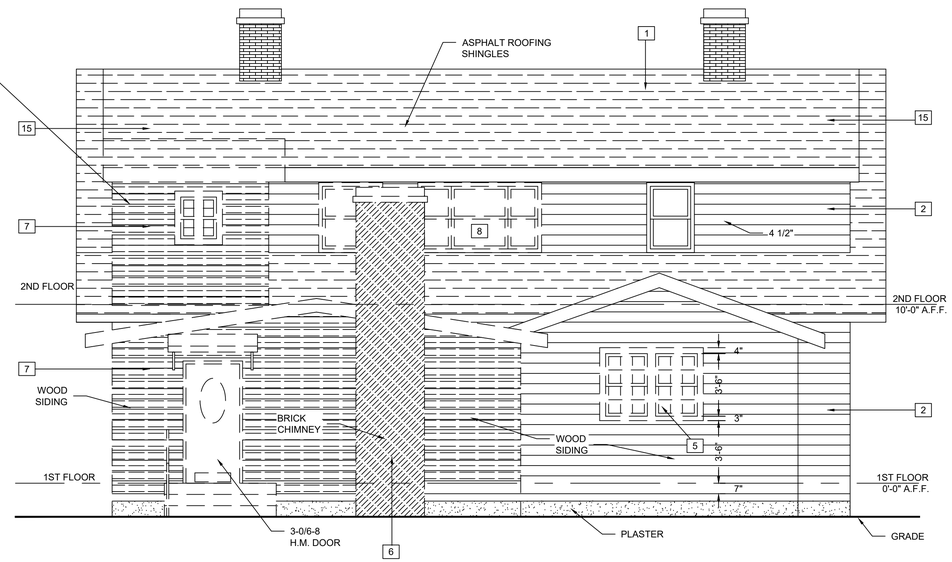

## LEFT SIDE ELEVATION - DEMOLITION

SCALE: 1/4" = 1'-0"




## RIGHT SIDE ELEVATION DEMOLITION

SCALE: 1/4" = 1'-0"




## REAR ELEVATION - DEMOLITION

SCALE: 1/4" = 1'-0"


Cleveland Salmon ARCHITECT
Architecture Planning Interior Design
1101 Kermit Dr. Nashville, TN 37214
Office: 615-360-0263 Fax: 615-360-7985


| No. | Description | Date |
|---|---|---|
| 1 | CODE REVIEW COMMENTS | 5-16-23 |
| 2 | CODE REVIEW COMMENTS | 5-25-23 |

**Revision Schedule**

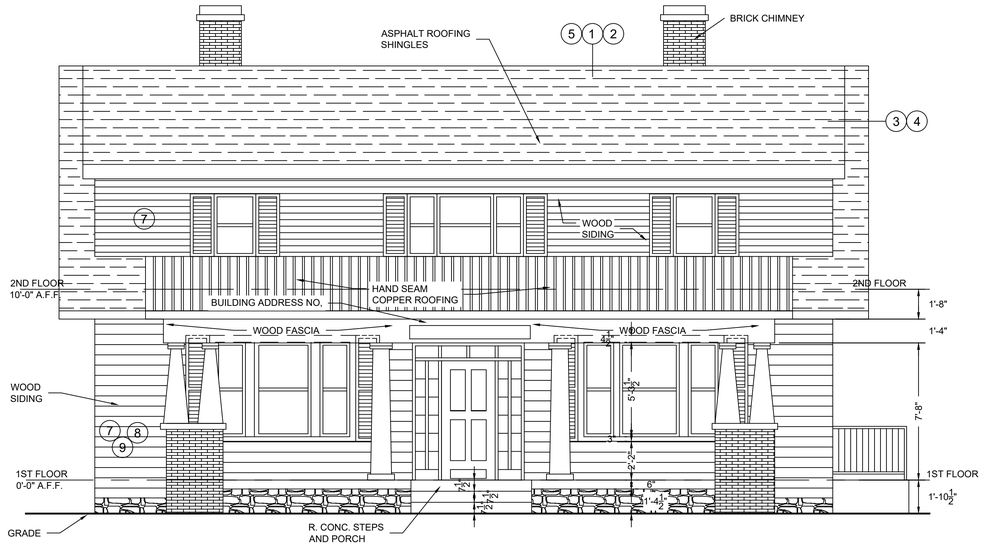
ELEVATIONS - DEMOLITION

RENOVATION OF THE EXISTING MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

| | |
|---|---|
| Drawn by: | BH |
| Checked by: | CS |
| Approved by: | Approver |
| Date: | 3-31-23 |
| Scale: | |
| Project No. | - |

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FILE NO.




## FRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

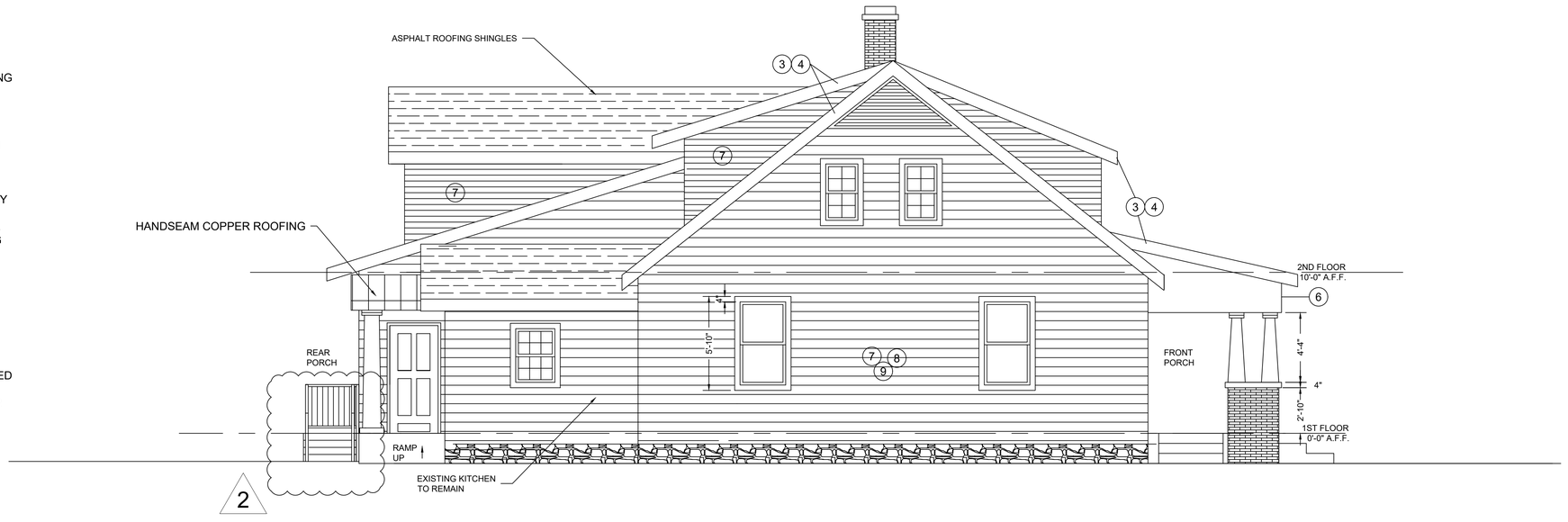
BUILDING IDENTIFICATION

1. ADDRESSES SHALL BE IN ACCORDANCE WITH THE FRANKLIN ADDRESSING MANUAL.
2. ADDRESSES SHALL BE APPROVED BY THE PLANNING AND SUSTAINABILITY DEPARTMENT AND THE FMPC.
3. BUILDING ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET. THEY SHALL BE INSTALLED HIGH ENOUGH TO BE VISIBLE FROM THE STREET.
4. BUILDING ADDRESS NUMBERS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
5. BUILDING ADDRESS NUMBERS SHALL BE INSTALLED ABOVE THE PRIMARY ENTRANCE INTO THE BUILDING.
6. WHERE THE MAIN ENTRANCE DOES NOT FACE THE STREET, ADDITIONAL BUILDING ADDRESS NUMBERS ARE REQUIRED ON THE SIDE OF THE BUILDING FACING THE STREET.
7. BUILDING ADDRESSES MAY BE INSTALLED ON MONUMENT SIGNS, BUT ADDRESSES MUST ALSO BE INSTALLED ON THE BUILDING.
8. THE BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
9. THE BUILDING ADDRESS NUMBERS SHALL BE IN ARABIC NUMERALS
10. BUILDING ADDRESS NUMBERS SHALL BE SIZED AS FOLLOWS.

1. THE HEIGHT OF THE NUMBERS SHALL BE 2-INCHES TALLER THAN 1/ 10 THE SETBACK DISTANCE FROM THE CENTERLINE OF THE STREET MEASURED IN FEET BUT EXPRESSED IN INCHES.
2. THE WIDTH OF THE NUMBER, EXCEPT FOR THE NUMBER 1, SHALL BE 1 /2 ITS HEIGHT.
3. THE BRUSH STROKE SHALL BE 1 / 10 THE HEIGHT.
4. MINIMUM HEIGHT IS 4-INCHES.

CONSTRUCTION NOTES:

1. INSPECT THE ROOF DECK AND REMOVE DEFECTIVE AND DETERIORATED WOOD DECKING. REPLACE THE DETERIORATED DECKING WITH SIMILAR TYPE TREATED WOOD DECKING.
2. INSTALL NEW 30 YEAR, THREE TAB, ASPHALT SHINGLE ROOF SYSTEM THROUGHOUT. ROOF SYSTEM SHALL INCLUDE A 30 LB. FELT MOISTURE BARRIER.
3. REPLACE DETERIORATED WOOD MEMBERS ON THE ROOF TRIM, SOFFIT, AND EAVES WITH LIKE MATERIAL. PREPARE AND PAINT ALL WOOD COMPONENTS TO MATCH ADJACENT AREAS.
4. THOROUGHLY CLEAN, PREPARE, PRIME AND PAINT ALL EXISTING WOOD SOFFITS, TRIM AND RETURNS THROUGHOUT WITH A LATEX PRIMER AND PAINT WITH TWO (2) COATS OF EXTERIOR LATEX PAINT.
5. INSTALL (LOW COST, CELLULOSE) ATTIC INSULATION TO MEET OR EXCEED R-30 REQUIREMENTS.
6. REPLACE ALL WEATHERED AND DETERIORATED WOOD COMPONENTS OF THE EXISTING COLUMN TRIM PACKAGE INCLUDING CORNICE, FASCIA, SOFFIT AND BRICK BASE
7. PROVIDE AND INSTALL NEW WOOD SIDING (AGE APPROPRIATE FOR THE HISTORIC HOME). SUBMIT SAMPLE FOR APPROVAL.
8. REPLACE DETERIORATED WOOD STUDS WITH NEW 2x4 WOOD STUDS 16" O.C. MAX. INSTALL 3/4" EXTERIOR PLYWOOD SHEATHING OVER WOOD STUDS.
9. PROVIDE AND INSTALL R-13 BATT INSUL. & VAPOR BARRIER IN EXTERIOR WALL, TYPICAL.
10. RESTORE THE EXISTNG FIREPLACE WITH AGE APPROPRIATE MATERIAL, TO MATCH EXISTING.




## LEFT SIDE ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

Cleveland Salmon ARCHITECT
Architecture Planning Interior Design
1101 Kermit Dr. Nashville, TN 37214
Office: 615-360-0263 Fax: 615-360-7985

| No. | Description | Date |
|---|---|---|
| 1 | CODE REVIEW COMMENTS | 5-16-23 |
| 2 | CODE REVIEW COMMENTS | 5-25-23 |

Revision Schedule

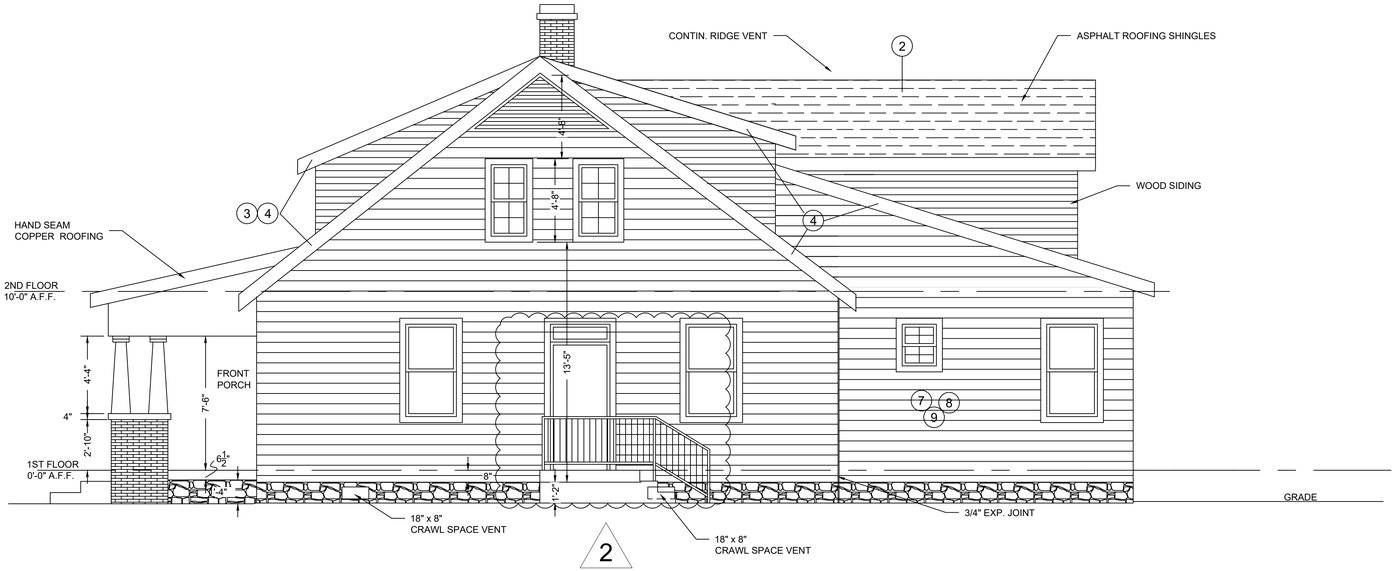
ELEVATIONS - PROPOSED

RENOVATION OF THE EXISTING MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

| | |
|---|---|
| Drawn by: | BH |
| Checked by: | CS |
| Approved by: | Approver |
| Date: | 3-31-23 |
| Scale: | |
| Project No. | - |

A-2.3

FILE NO.



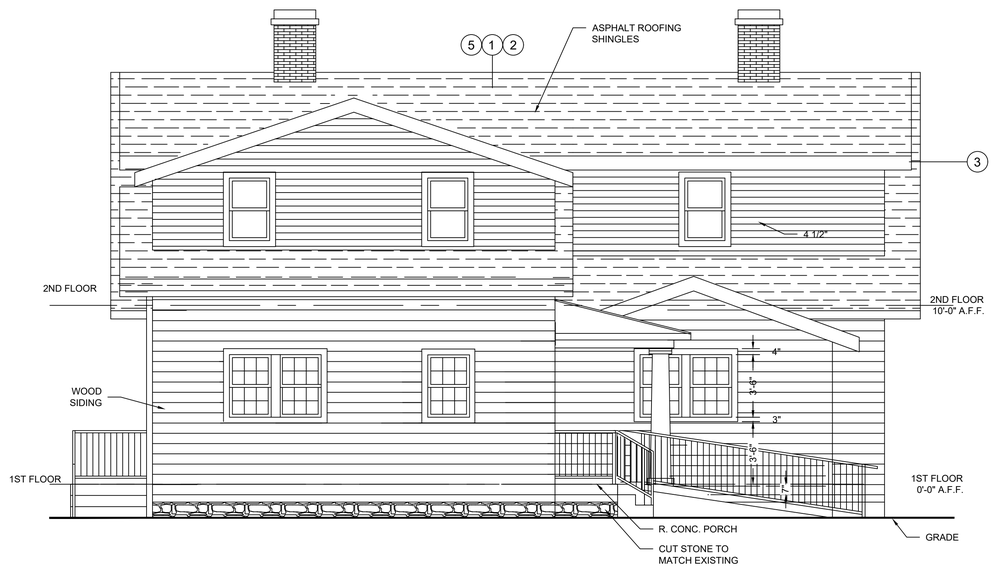

2

## RIGHT SIDE ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. INSPECT THE ROOF DECK AND REMOVE DEFECTIVE AND DETERIORATED WOOD DECKING. REPLACE THE DETERIORATED DECKING WITH SIMILAR TYPE TREATED WOOD DECKING.
2. INSTALL NEW 30 YEAR, THREE TAB, ASPHALT SHINGLE ROOF SYSTEM THROUGHOUT. ROOF SYSTEM SHALL INCLUDE A 30 LB. FELT MOISTURE BARRIER.
3. REPLACE DETERIORATED WOOD MEMBERS ON THE ROOF TRIM, SOFFIT, AND EAVES WITH LIKE MATERIAL. PREPARE AND PAINT ALL WOOD COMPONENTS TO MATCH ADJACENT AREAS.
4. THOROUGHLY CLEAN, PREPARE, PRIME AND PAINT ALL EXISTING WOOD SOFFITS, TRIM AND RETURNS THROUGHOUT WITH A LATEX PRIMER AND PAINT WITH TWO (2) COATS OF EXTERIOR LATEX PAINT.
5. INSTALL (LOW COST, CELLULOSE) ATTIC INSULATION TO MEET OR EXCEED R-30 REQUIREMENTS.
6. REPLACE ALL WEATHERED AND DETERIORATED WOOD COMPONENTS OF THE EXISTING COLUMN TRIM PACKAGE INCLUDING CORNICE, FASCIA, SOFFIT AND BRICK BASE
7. PROVIDE AND INSTALL NEW WOOD SIDING (AGE APPROPRIATE FOR THE HISTORIC HOME). SUBMIT SAMPLE FOR APPROVAL.
8. REPLACE DETERIORATED WOOD STUDS WITH NEW 2x4 WOOD STUDS 16" O.C. MAX. INSTALL 3/4" EXTERIOR PLYWOOD SHEATHING OVER WOOD STUDS.
9. PROVIDE AND INSTALL R-13 BATT INSUL. & VAPOR BARRIER IN EXTERIOR WALL, TYPICAL.
10. RESTORE THE EXISTNG FIREPLACE WITH AGE APPROPRIATE MATERIAL, TO MATCH EXISTING.
11. CUT OPENING IN EXTERIOR WALL FOR NEW H.M. EXIT DOOR




## REAR ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

Cleveland Salmon ARCHITECT
Architecture Planning Interior Design
1101 Kermit Dr. Nashville, TN 37214
Office: 615-360-9263 Fax: 615-360-7985

| No. | Description | Date |
|---|---|---|
| 2 | CODE REVIEW COMMENTS | 5-25-23 |

Revision Schedule

ELEVATIONS - PROPOSED

RENOVATION OF THE EXISTING MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

| | |
|---|---|
| Drawn by: | BH |
| Checked by: | CS |
| Approved by: | Approver |
| Date: | 3-31-23 |
| Scale: | |
| Project No. | - |

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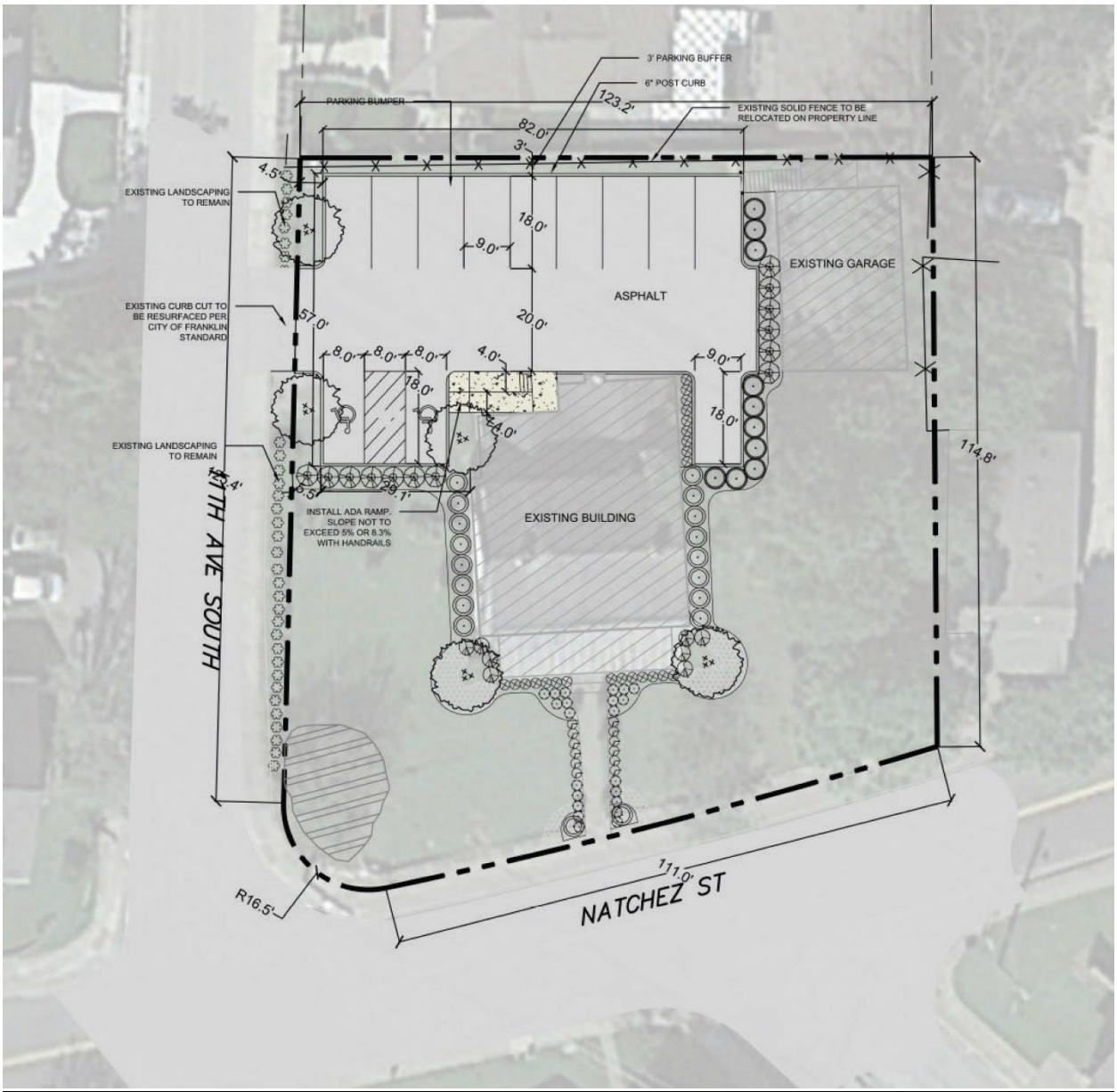
FILE NO.

April 4, 2023

City of Franklin Board of Zoning Appeals

Dear Board of Zoning Appeals,

Gamble Design Collaborative, on behalf of The African American Heritage Foundation, is requesting a variance for property located at 264 Natchez Street. They are requesting a variance to the location of parking in Landscape Frontage where the proposed parking needs to be located between the building and the right of way line on 11th Avenue.






greg.gamble@gdc-tn.com | 615.975.5765 | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

We/I African American Heritage Society Museum Inc.
(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:

(Property Parcel/Tax ID Number)

and located at:
364 Natchez St. 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

Cleve Salmon
(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.

Anna M Clemons
Signature

P.O. Box 1053
Property Owner Mailing Address

Franklin, TN. 37064
City, State & Zip

Subscribed and sworn to before me this
9th day of Dec, 2024

Chirag. Parikh
Notary Public

CHIRAG PARIKH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/20/2026

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

We/I EDD TATE PARKER & LUCY W. PARKER
(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:

078K E 01500 00009078K
(Property Parcel/Tax ID Number)
and located at:

1303 ADAMS ST. FRANKLIN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

DAVID SWIFT, CHELSEA SWIFT
(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

1303 ADAMS ST.
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

5 day of May, 2023.

Notary Public

My Commission Expires: 1-11-26

CORNELIA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026

# 1303 ADAMS STREET

HISTORICAL SUBMISSION

HNNH
TRRY











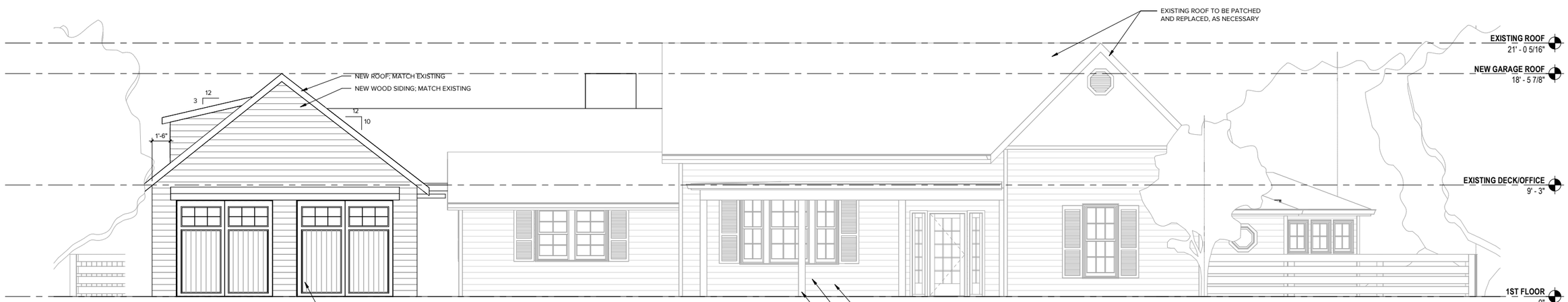




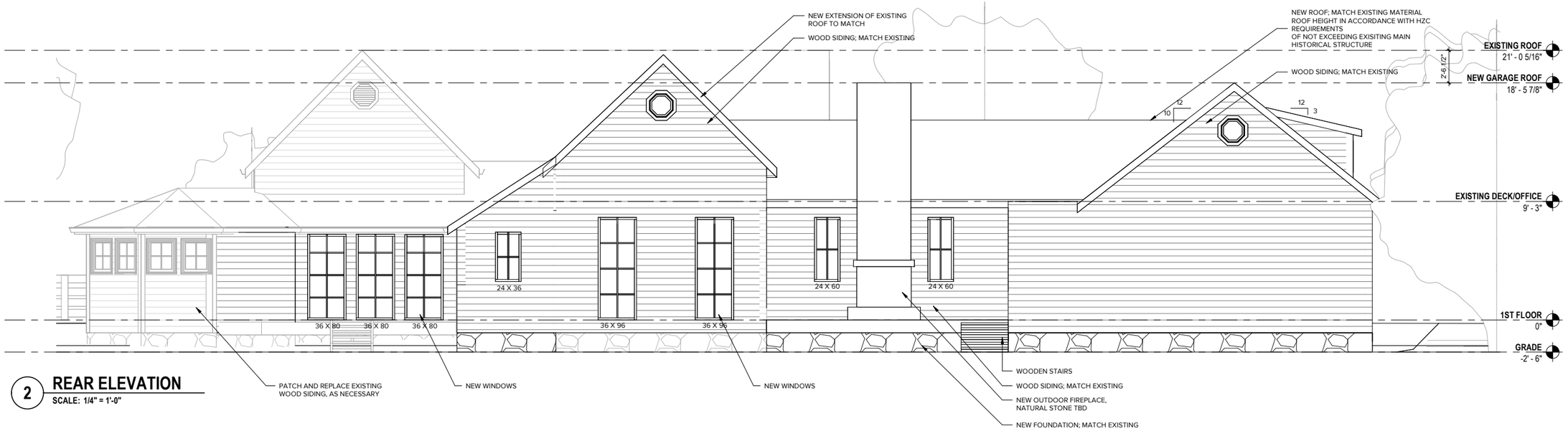




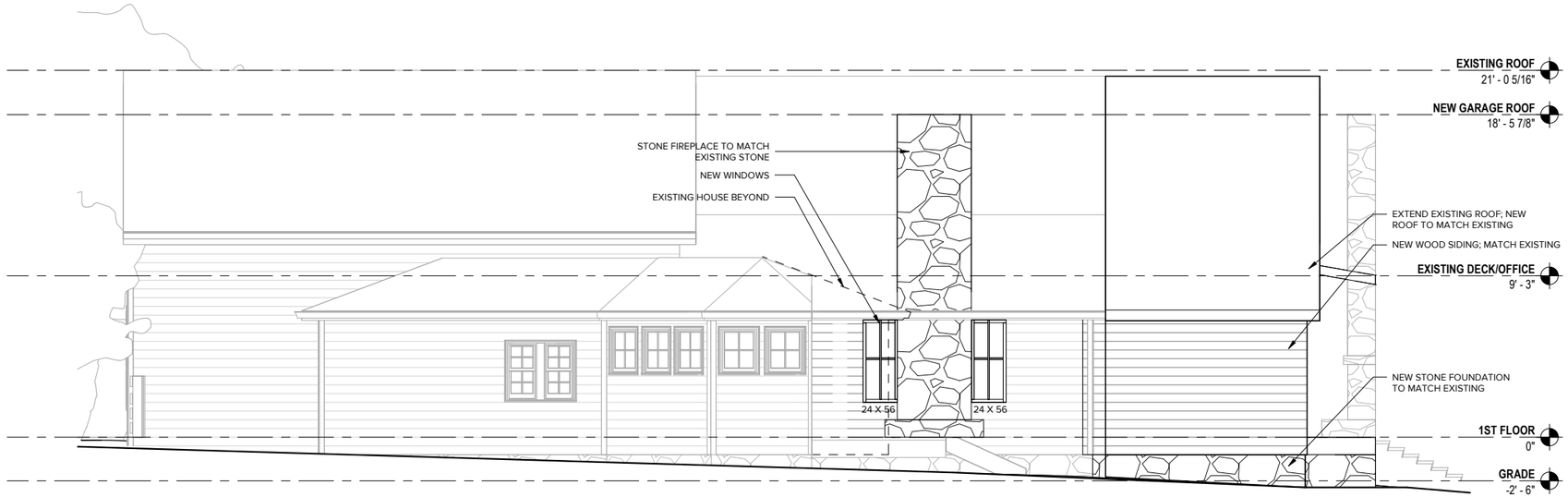





1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

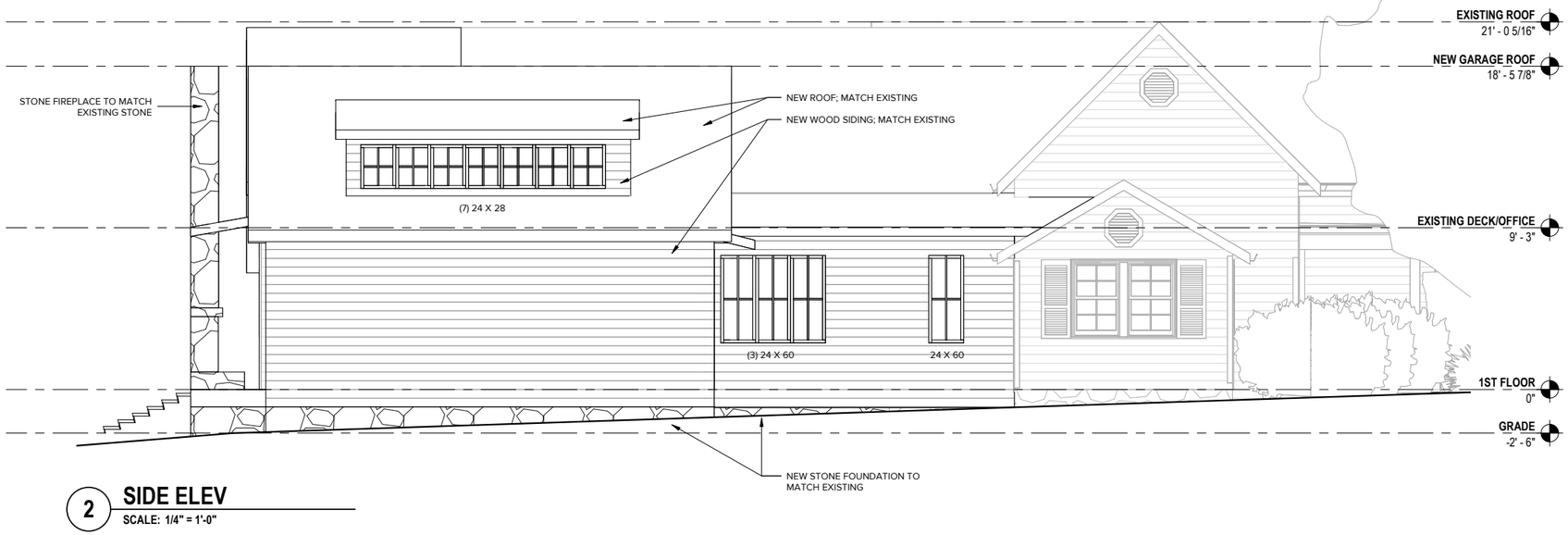



2 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



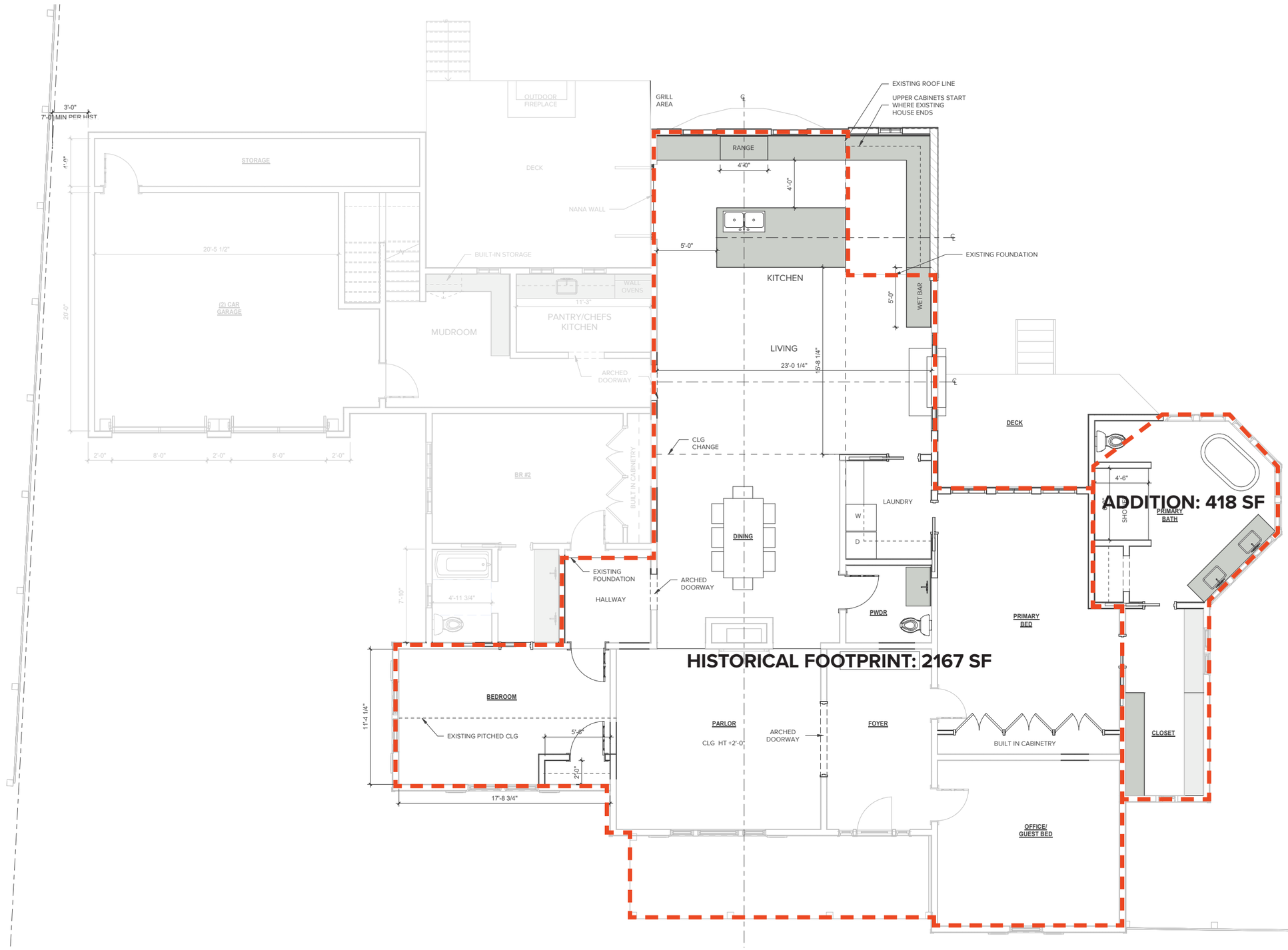

## 1 RIGHT SIDE

SCALE: 1/4" = 1'-0"




## 2 SIDE ELEV

SCALE: 1/4" = 1'-0"




HNNH
TRRY

# 1303 ADAMS ST

FRANKLIN, TN - DRC SUBMISSION - 2023 06 13

ORIGINAL + ADDITION: ~1980s

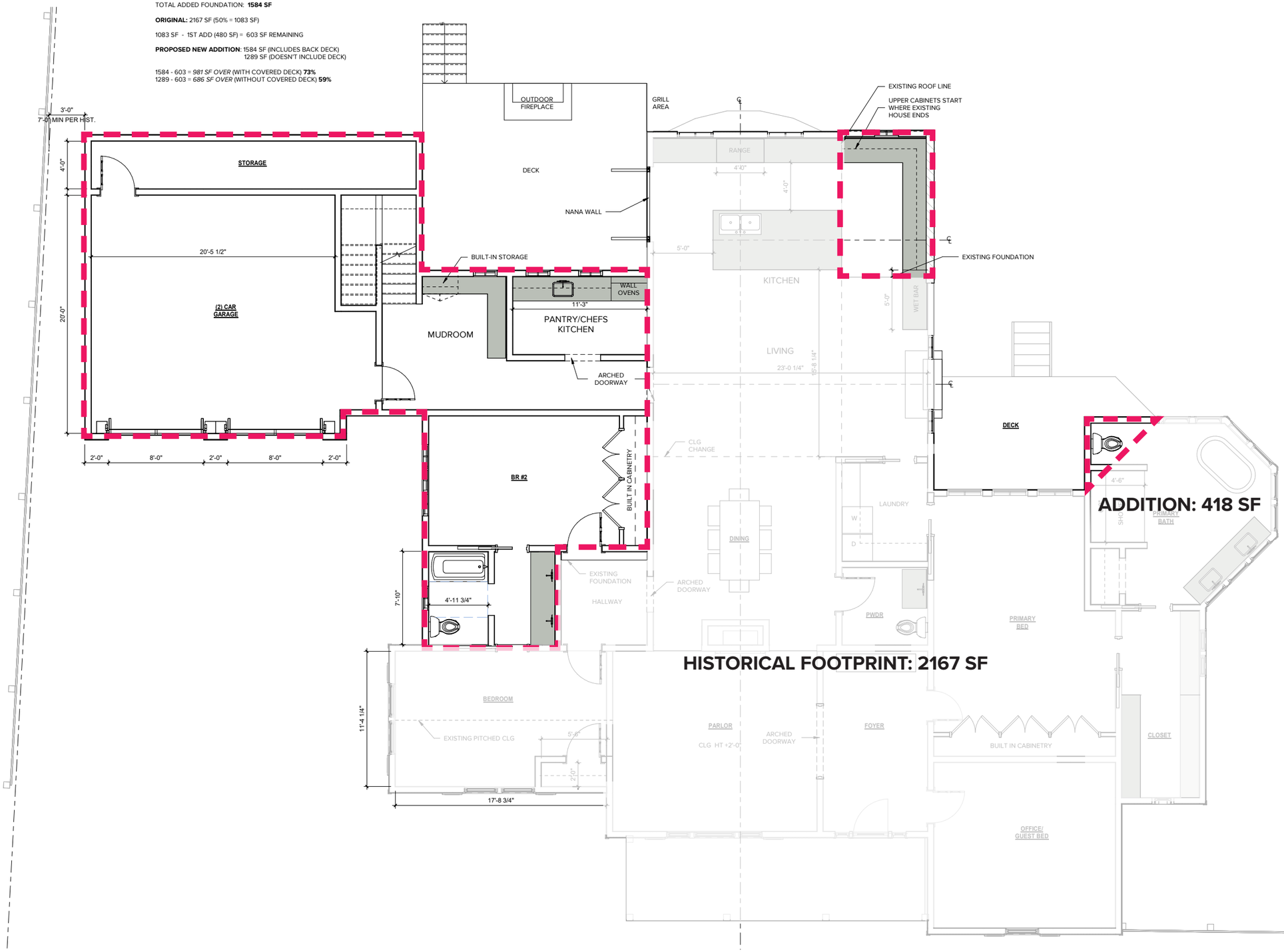
TOTAL ADDED FOUNDATION: **1584 SF**

**ORIGINAL:** 2167 SF (50% = 1083 SF)

1083 SF - 1ST ADD (480 SF) = 603 SF REMAINING

**PROPOSED NEW ADDITION**: 1584 SF (INCLUDES BACK DECK)
1289 SF (DOESN'T INCLUDE DECK)

1584 - 603 = *981 SF OVER* (WITH COVERED DECK) **73%**
1289 - 603 = *686 SF OVER* (WITHOUT COVERED DECK) **59%**



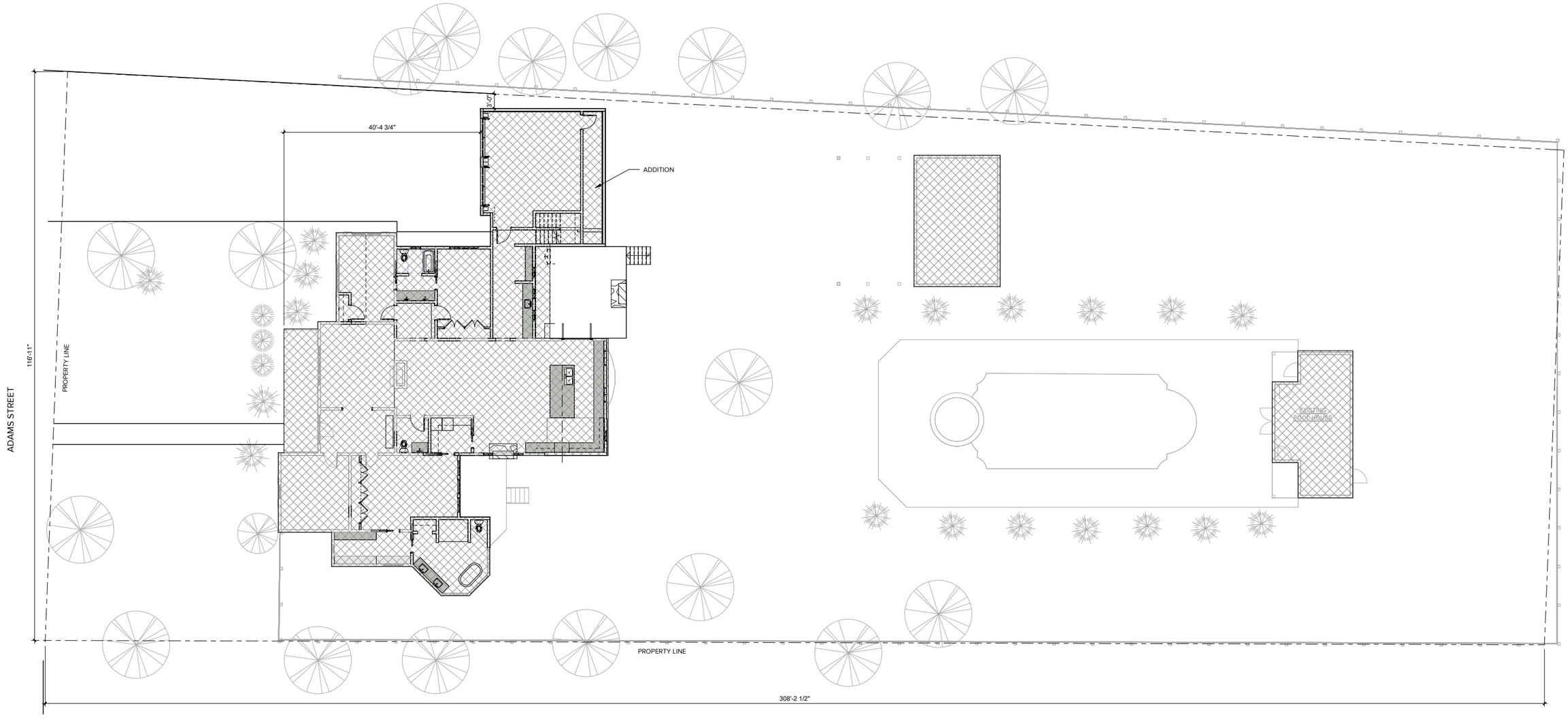

HNNH TRRY

**1303 ADAMS ST**
FRANKLIN, TN - DRC SUBMISSION - 2023 06 13

PROPOSED ADDITION: 2023

**PROPERTY ACREAGE:** .874
**OVERALL BLDG FOOTPRINT:** 4985 SF (.1144 ACRES)

**13%** OF OVERALL LOT




1 **OVERALL SITE**
SCALE: 1" = 10'-0"

# ALTERNATIVE OPTION

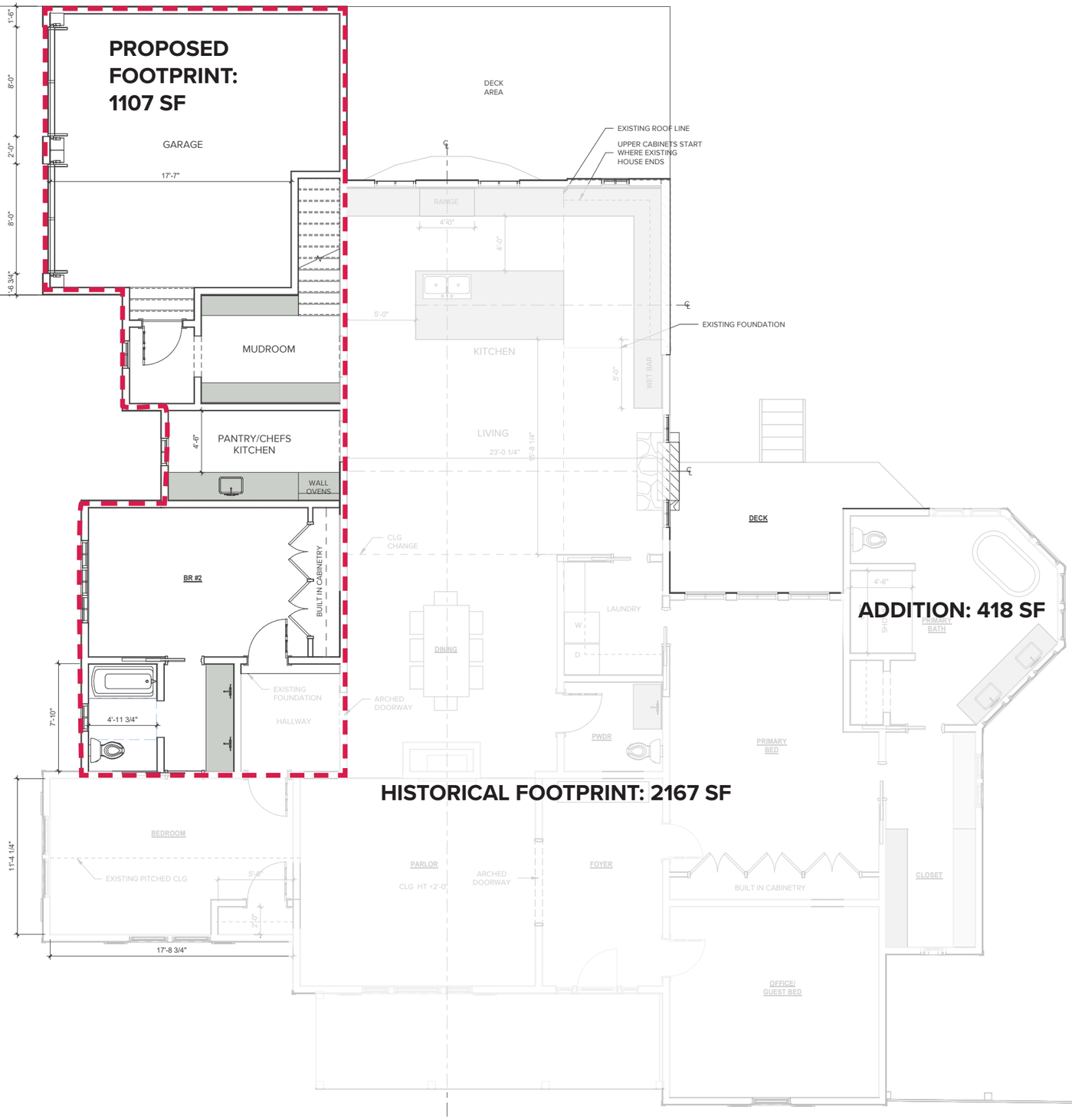
TOTAL ADDED FOUNDATION: **1107 SF**

**HISTORIC:** 2167 SF (50% = 1083 SF)

1083 SF - 1ST ADD (480 SF) = 603 SF REMAINING

**PROPOSED NEW ADDITION:** 1107 SF

1107 - 603 = *500 SF OVER*

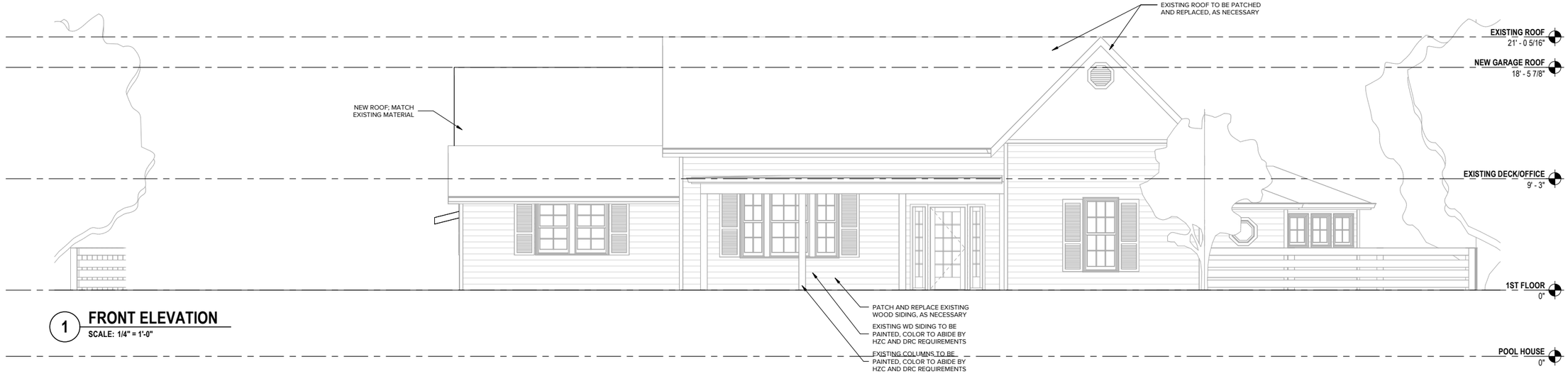



HNNH TRRY

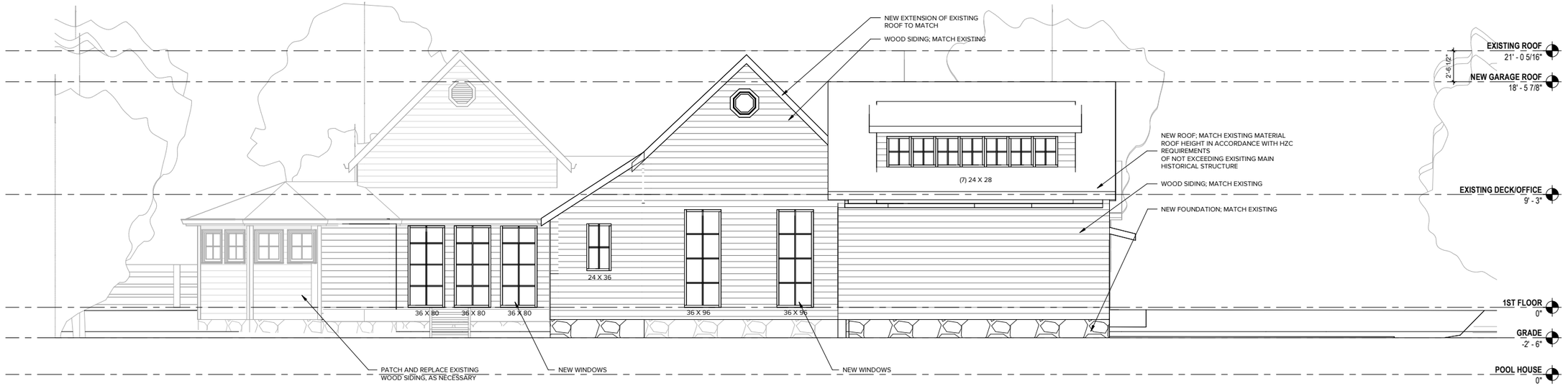
**1303 ADAMS ST**

FRANKLIN, TN - DRC SUBMISSION - 2023 06 13

ALTERNATIVE GARAGE PLAN



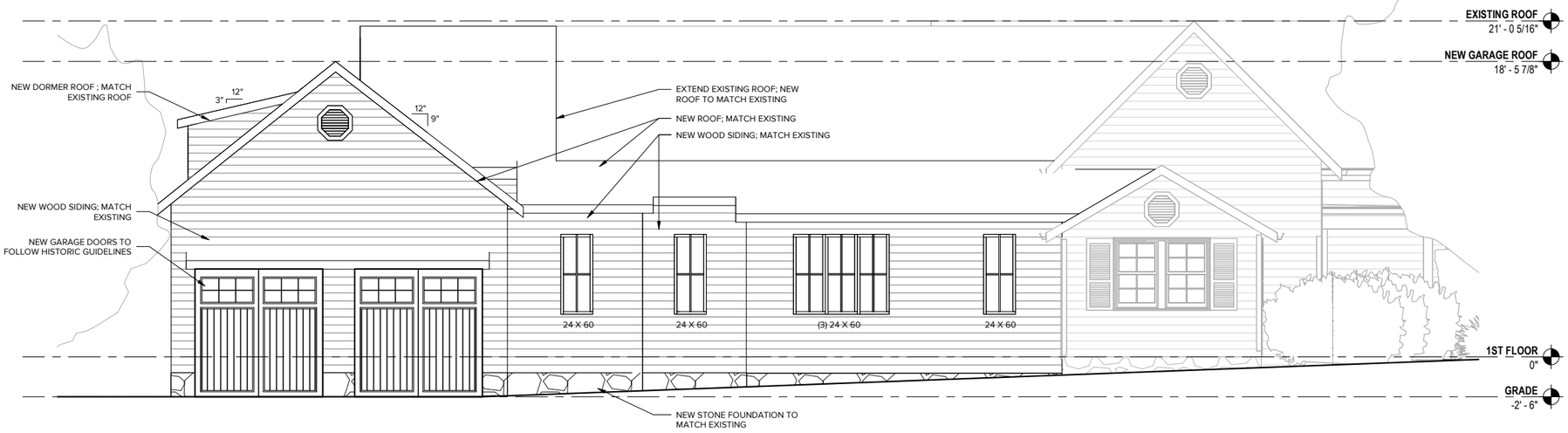

1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"




2 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"




1 **RIGHT SIDE**
SCALE: 1/4" = 1'-0"




2 **SIDE ELEV**
SCALE: 1/4" = 1'-0"

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | COMPOSITION SHINGLE ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER SCALLOP SHINGLE |
| 6 | LIMESTONE VENEER |

**NOTES:**

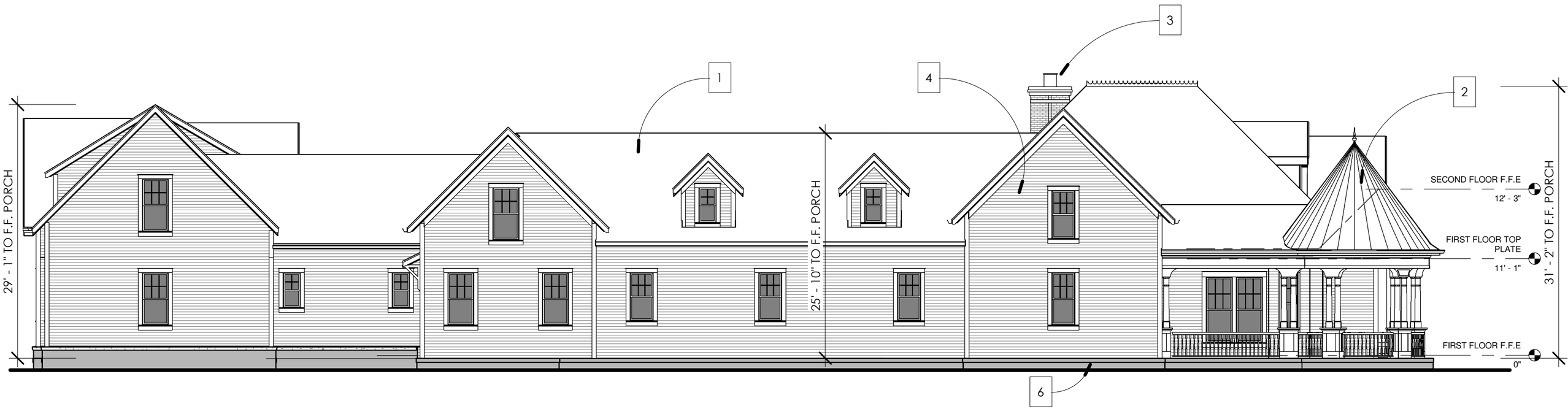
- BRICK AND MORTAR SELECTIONS WILL BE CONSISTENT WITH MASONRY OF MANSION IN TERMS OF SIZE, COLOR, TEXTURE, AND JOINT WIDTH.
- SIDING WILL BE CEDAR LAP SIDING WITH 4" REVEAL, UNLESS NOTED OTHERWISE.
- STONE TO BE STONE LIMESTONE VENEER, ASHLAR PATTERN, UON.
- WINDOWS WOOD, ALUMINUM CLAD, PELLA RESERVE SERIES OR EQUAL AND SHALL MEET HISTORIC ZONING GUIDELINES SPECIFICATIONS.




FRONT ELEVATION
1/8" = 1' -0"

06/14/23

**MAGNOLIA HALL** | **LOT 2**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT




LEFT ELEVATION
1/8" = 1' -0"

06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | COMPOSITION SHINGLE ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER SCALLOP SHINGLE |
| 6 | LIMESTONE VENEER |



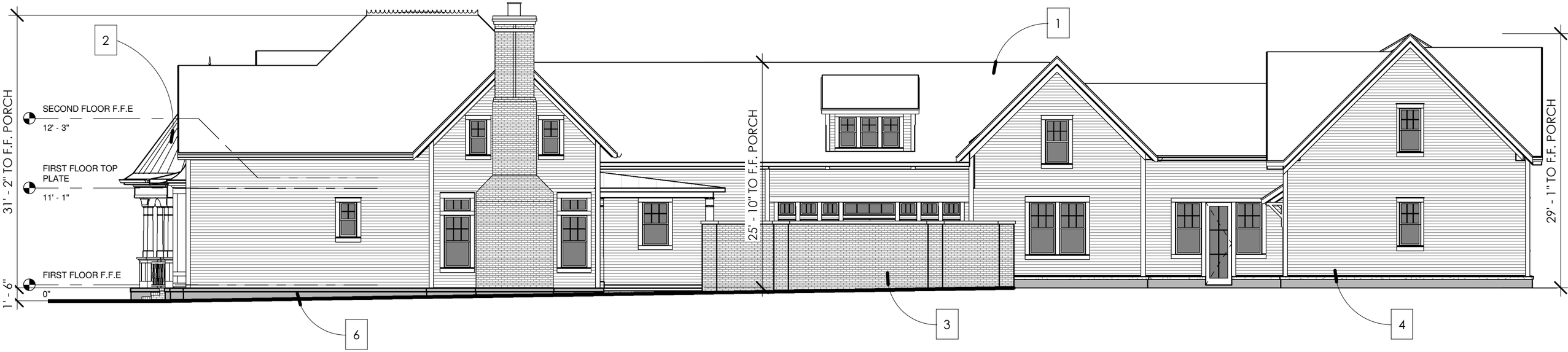

REAR ELEVATION
1/8" = 1' -0"

06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | COMPOSITION SHINGLE ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER SCALLOP SHINGLE |
| 6 | LIMESTONE VENEER |

**MAGNOLIA HALL** | **LOT 2**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT




RIGHT ELEVATION
1/8" = 1' -0"

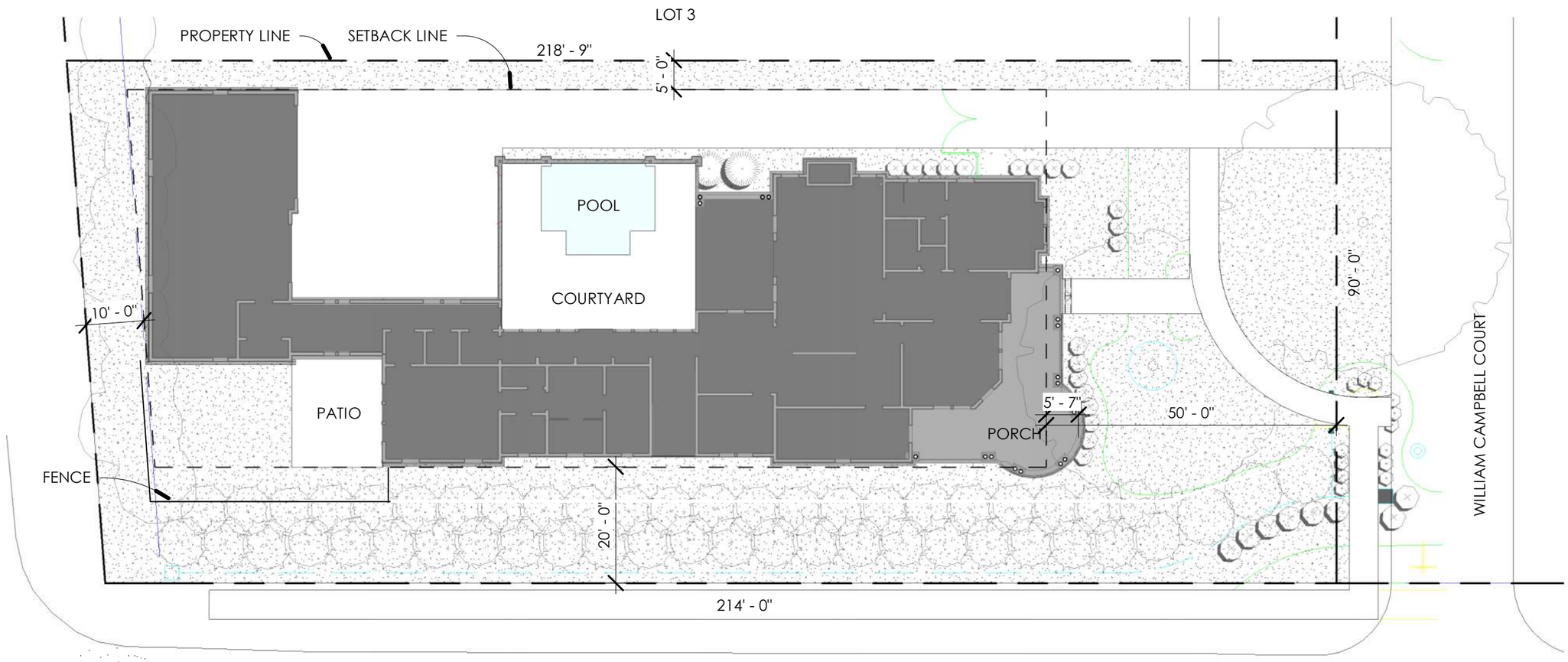
06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | COMPOSITION SHINGLE ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER SCALLOP SHINGLE |
| 6 | LIMESTONE VENEER |

# MAGNOLIA HALL
FRANKLIN, TN

# LOT 2
1835 WILLIAM CAMPBELL COURT

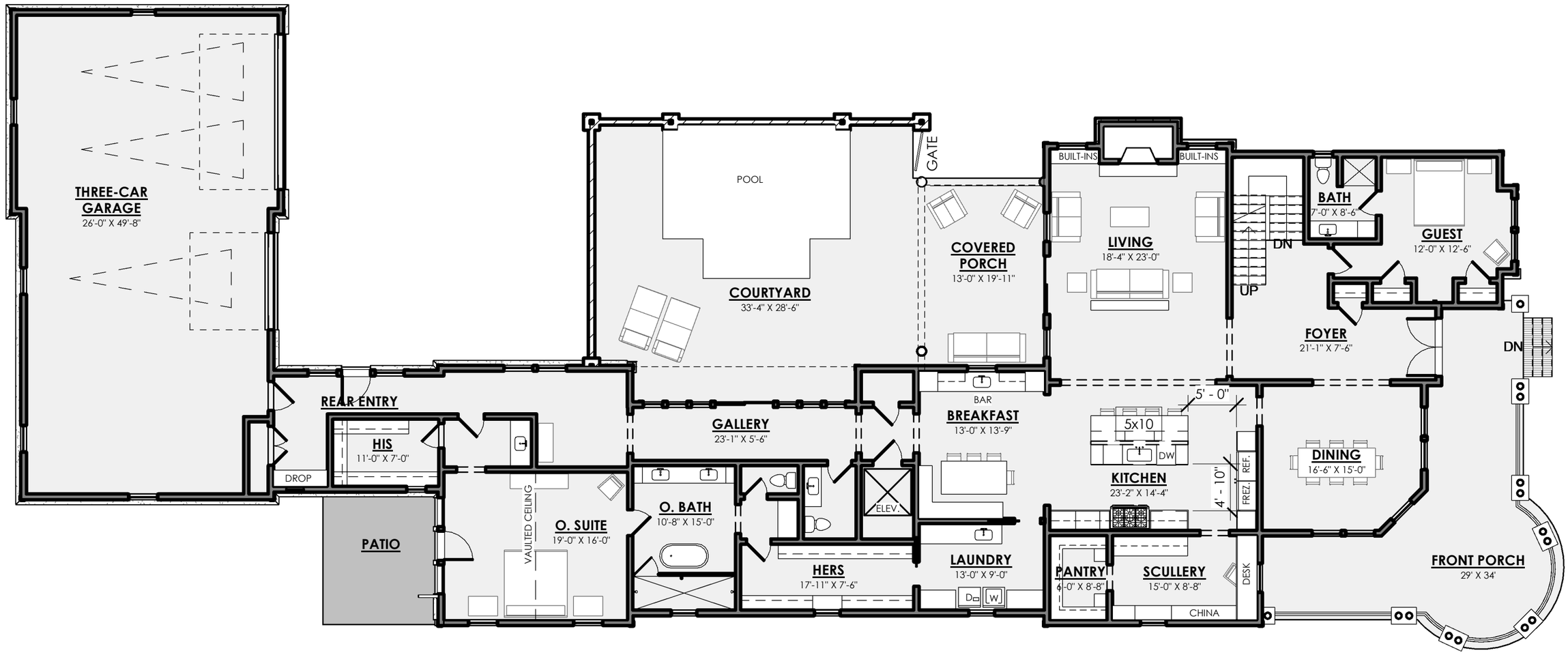



## SITE PLAN

1" = 20'-0"

| | |
|---|---|
| LOT AREA: | 19,391 SQ FT |
| BUILDING FOOTPRINT: | 6,417 SQ FT |
| **L.S.A. (MIN = 20%)** | 49.4% |
| BUILDING AREA COVERAGE: | 33.1% |

5/26/2023

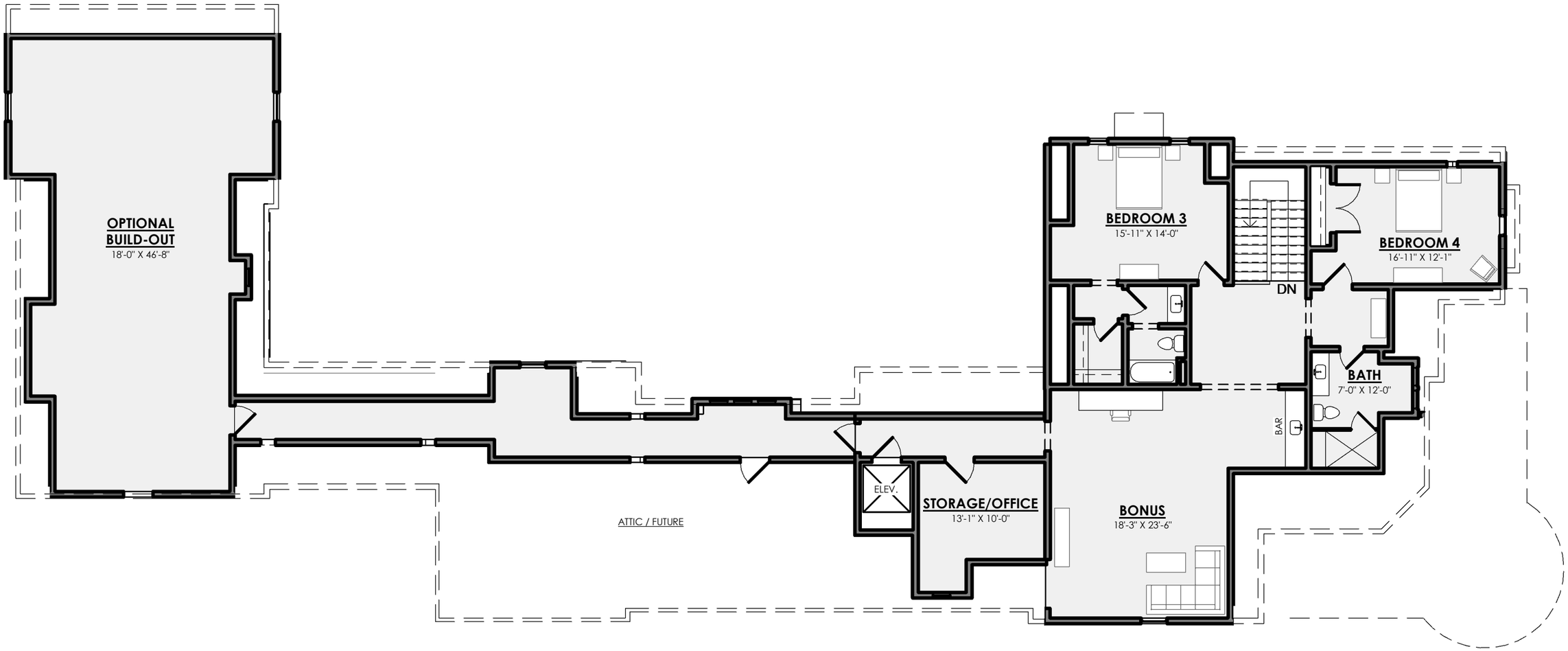



FIRST FLOOR PLAN
3/32" = 1'-0"

06/14/23

| CONDITIONED | | UNCONDITIONED | |
|---|---|---|---|
| BASEMENT | 404 SF | GARAGE | 1310 SF |
| FIRST FLOOR | 3678 SF | PORCHES | 1707 SF |
| SECOND FLOOR | 1647 SF | BASEMENT | 326 SF |
| | 5729 SF | | 3344 SF |

OPTIONAL
BUILD-OUT +/- 1070 SF

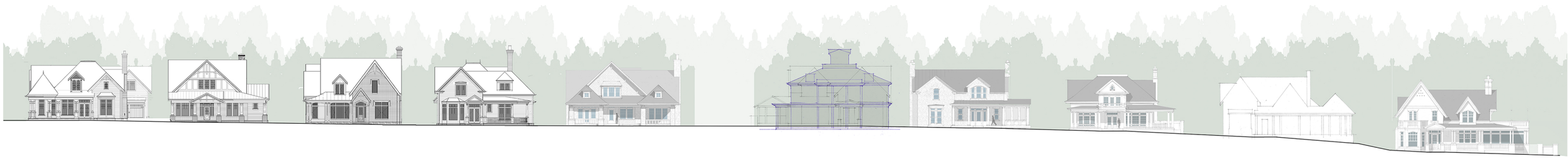



SECOND FLOOR PLAN
3/32" = 1'-0"

06/12/23

| CONDITIONED | | UNCONDITIONED | |
|---|---|---|---|
| BASEMENT | 404 SF | GARAGE | 1310 SF |
| FIRST FLOOR | 3678 SF | PORCHES | 1707 SF |
| SECOND FLOOR | 1647 SF | BASEMENT | 326 SF |
| | 5729 SF | | 3344 SF |
| OPTIONAL BUILD-OUT | +/- 1070 SF | | |

# MAGNOLIA HALL



| | 1835 | 1837 | 1839 | 1841 | 1843 | 1845 | 1847 | 1849 | 1851 | 1853 |
|---|---|---|---|---|---|---|---|---|---|---|
| HT | 32'-8" | 33'-10" | 33'-5" | 32'-10" | 32'-0" +/- | 32'-0" +/- | 32'-0" +/- | 32'-0" +/- | 33' +/- | 33' +/- |
| EL | +5'-0" | +4'-0" | +3'-0" | +2'-0" | +2'-0" | +2'0" | +1'-0" | -6" | -1'-6" | -6'-0" |

MANSION
32'
0

906studio.com 906 MAY 25, 2023

NOTES:
HOUSES ARE MEASURED TO HIGHEST PART OF RIDGE TO GRADE. GRADE AT THE NEW HOMES IS APPROX. 18" BELOW F.F. PORCH.
MANSION: 33' TOP OF ROOF, 43'6" TOP OF CUPOLA TO GRADE AT FRONT PORCH WHICH IS APPROX. 12" BELOW F.F. PORCH

# MAGNOLIA HALL
# VIEW SHED AND ADJACENCY ANALYSIS

906 STUDIO 6-14-23

**The land plan was developed in a way which preserves a substantial portion of the land associated with the mansion, particularly in terms of percentage of open land, adjacency and views.**

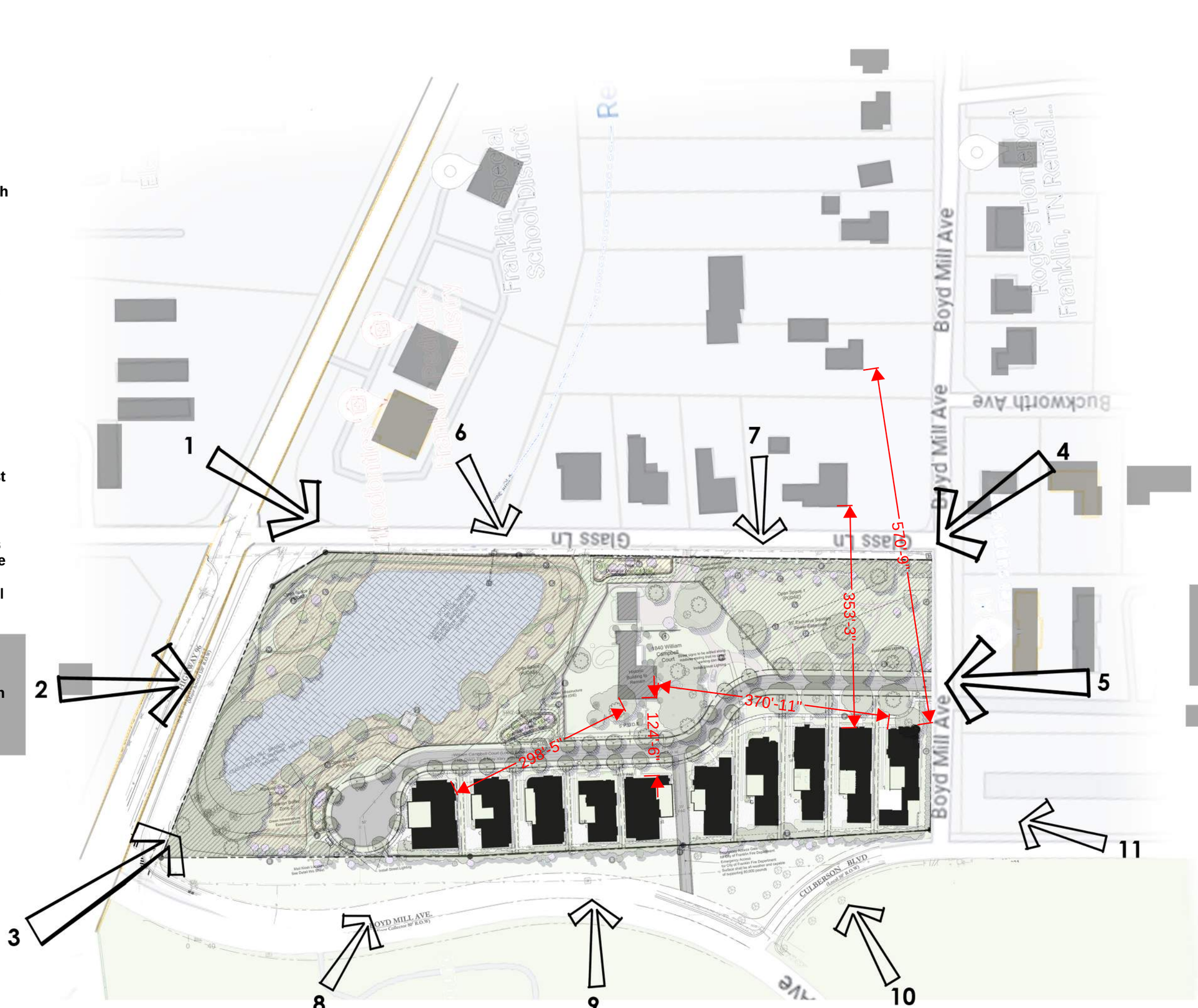
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**In addition to the aggregate area of the lots occupying only 39% of the total property, the aggregate footprint of the homes is roughly 77,000 s.f. This represents just 15% of the total land area (12 ac. or 522,720 s.f.)**

**The nearest of the new homes to the mansion are at a distance of at least 120' and at most, 371'. The new homes are also at a substantial distance from other homes in the historic district - the closest one being more than 350' away.**

.






| | |
|---|---|
| AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA | 41.2% |
| AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA | 20.7% |

BUILDING AREA COVERAGE EXHIBIT

906STUDIO.COM 906 FEBRUARY 20, 2023













PRECEDENT IMAGES - QUEEN ANNE



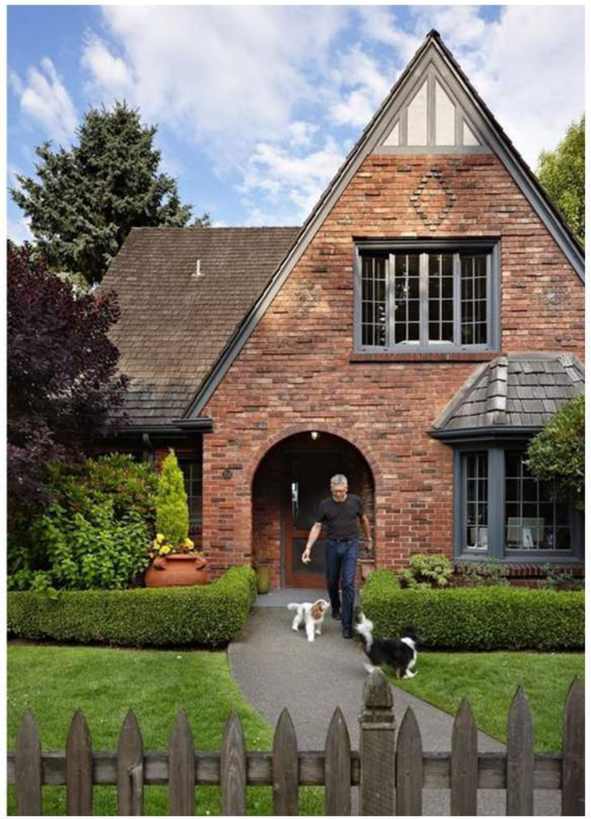


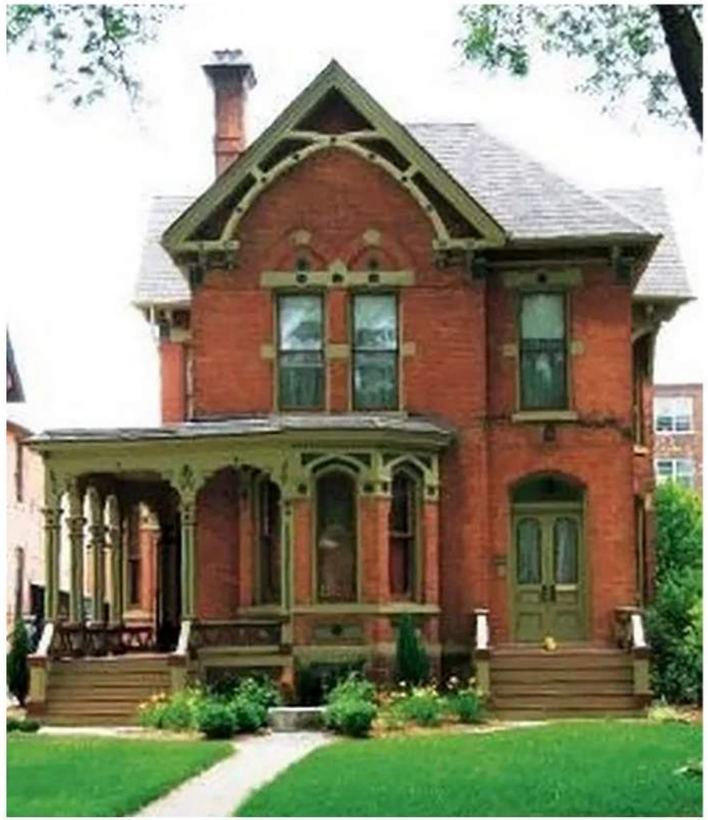




PRECEDENT IMAGES - CRAFTSMAN







PRECEDENT IMAGES - TUDOR







PRECEDENT IMAGES - QUEEN ANNE

# DISTANCES
MANSION TO FRONT OF HOUSE




# Magnolia Hall
## Enhancement Landscape - Concept Plan

DS # 19068
11.29.2022

DesignStudio

0 40 80

NORTH

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | COMPOSITION SHINGLE ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | LIMESTONE VENEER |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER PANEL |

**NOTES:**

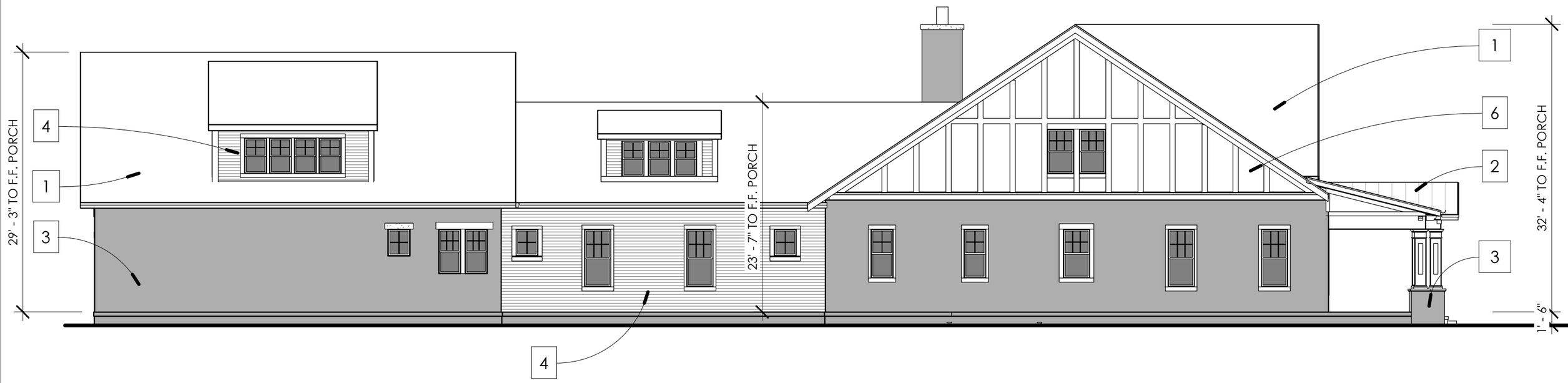
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FRONT ELEVATION
1/8" = 1' -0"

06/14/23

**MAGNOLIA HALL** | **LOT 3**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT

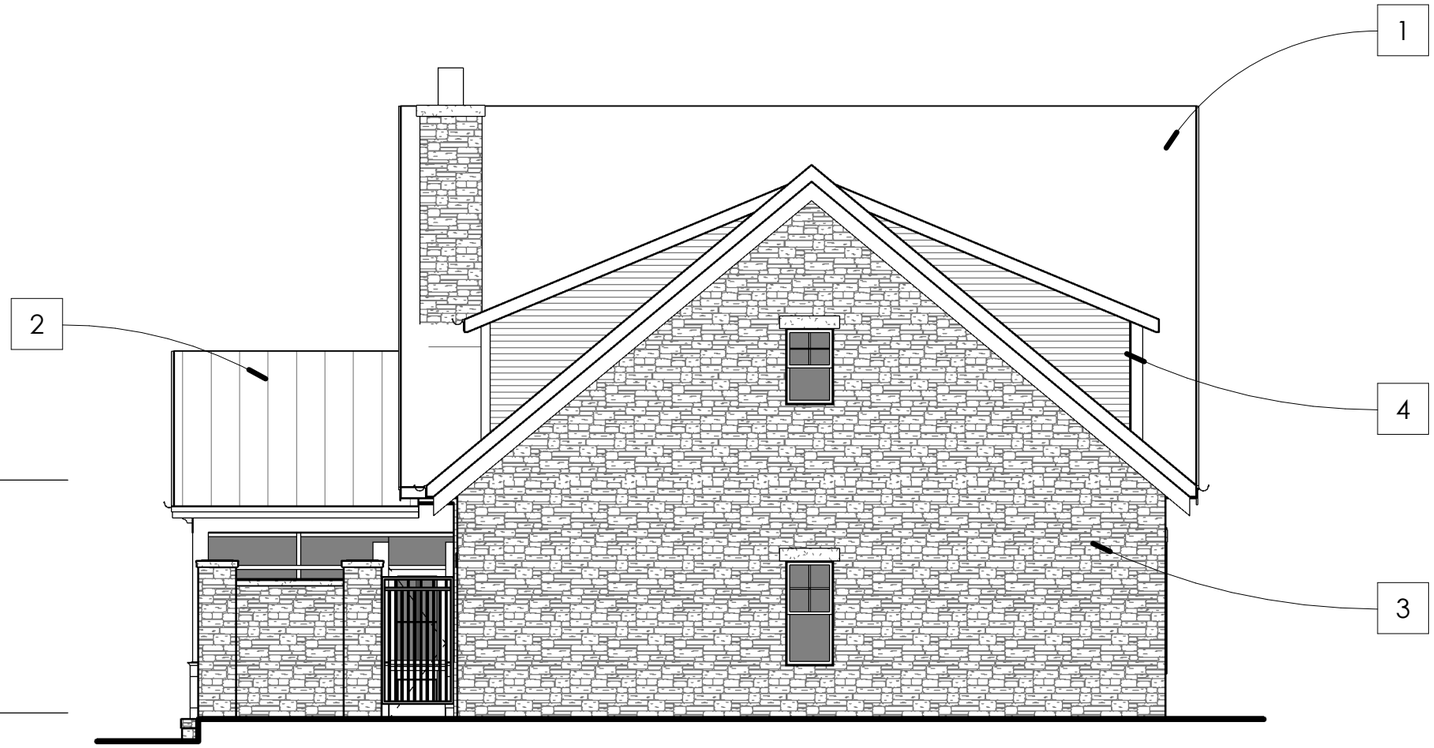



LEFT ELEVATION
3/32" = 1' -0"

06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
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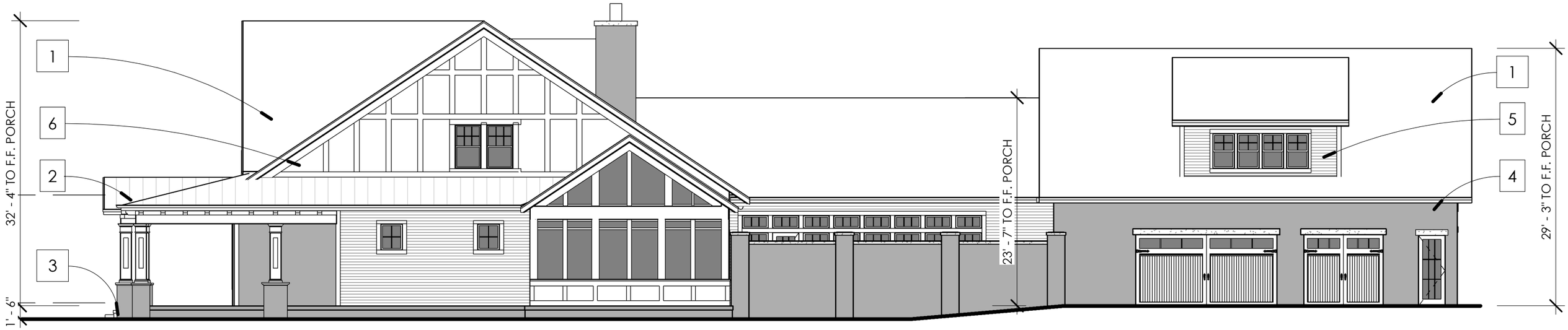

REAR ELEVATION
1/8" = 1'-0"

06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
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**MAGNOLIA HALL** | **LOT 3**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT




RIGHT ELEVATION
3/32" = 1' -0"

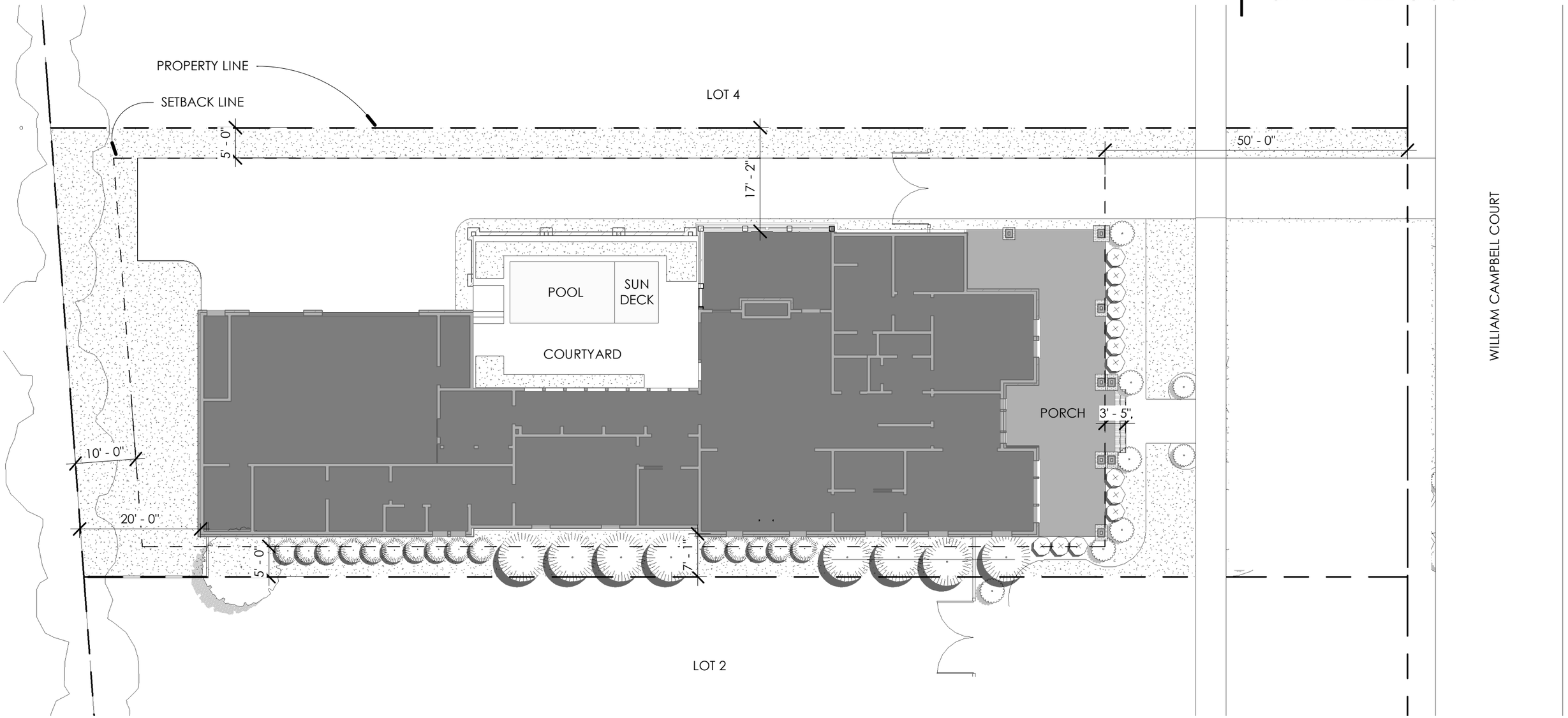
06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
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| 2 | METAL STANDING SEAM ROOF |
| 3 | LIMESTONE VENEER |
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# MAGNOLIA HALL | LOT 3

FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT



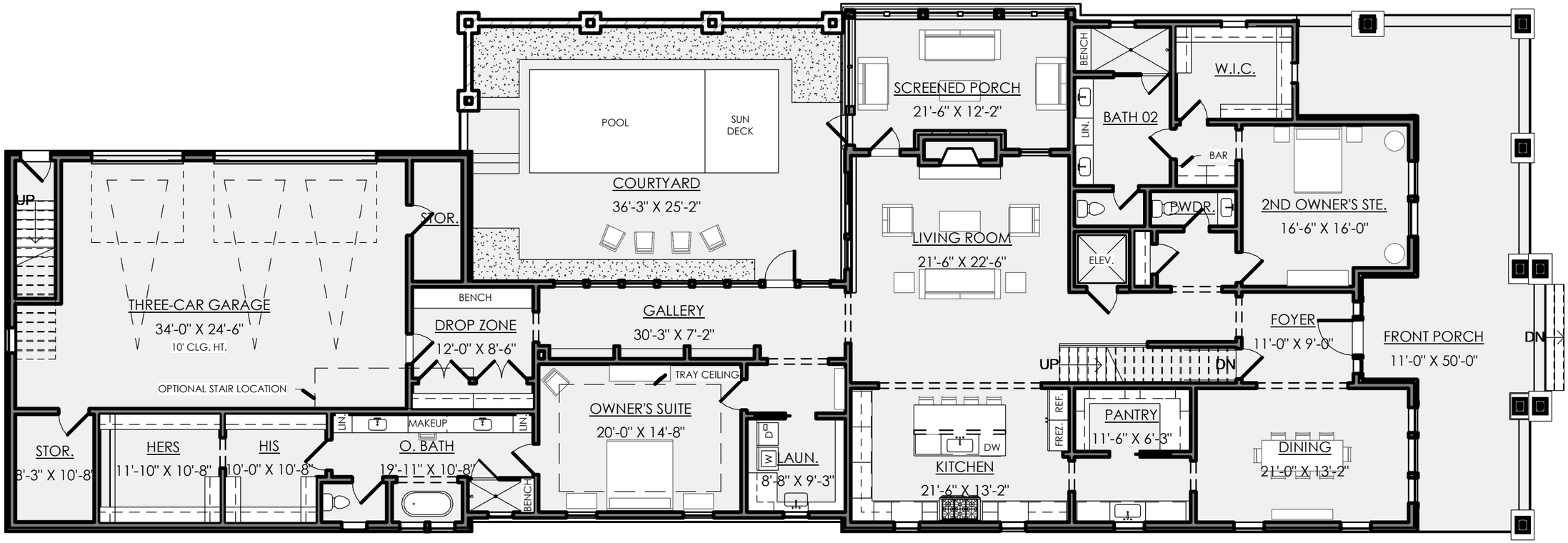

## SITE PLAN

1/16" = 1'-0"

| | |
|---|---|
| LOT AREA: | 16,447 SQ FT |
| BUILDING FOOTPRINT: | 5,436 SQ FT |
| L.S.A. (MIN = 20%) | 31.6% |
| BUILDING AREA COVERAGE: | 33.1% |

5/26/2023

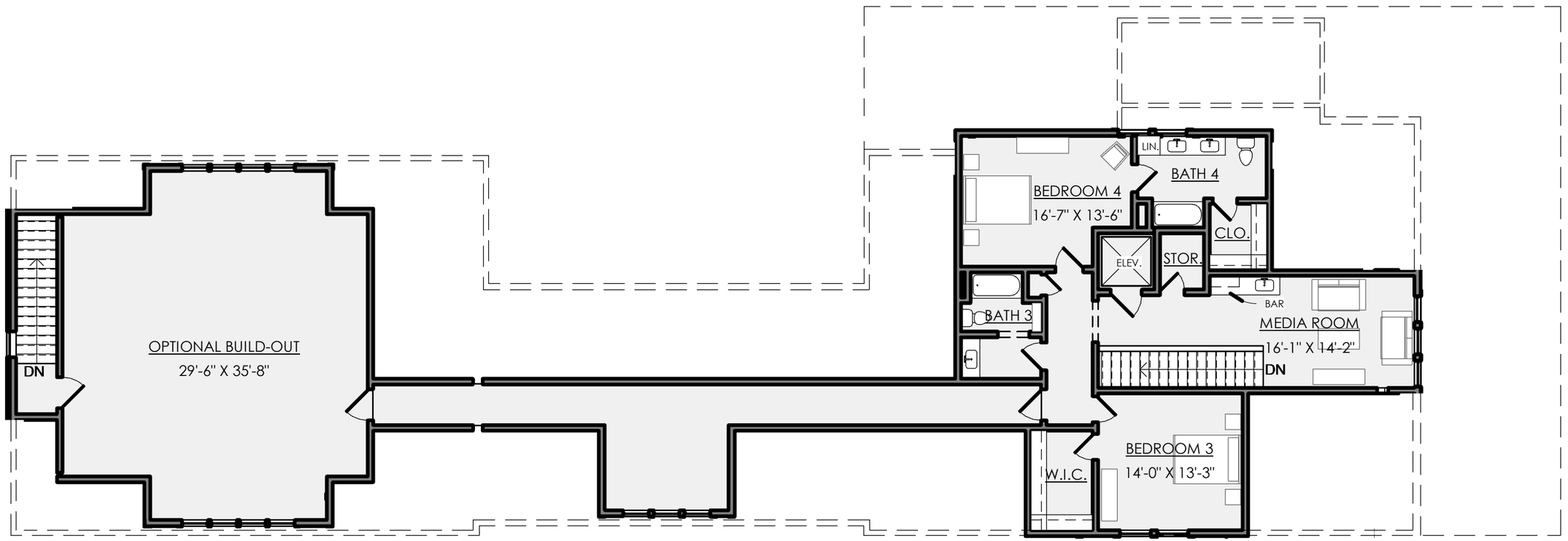
**MAGNOLIA HALL** | **LOT 3**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT




SCHEMATIC FIRST FLOOR PLAN
3/32" = 1'-0"

06/14/23

| CONDITIONED | | UNCONDITIONED | |
|---|---|---|---|
| BASEMENT | 347 SF | GARAGE | 1073 SF |
| FIRST FLOOR | 3709 SF | PORCHES | 1005 SF |
| SECOND FLOOR | 1162 SF | BASEMENT | 310 SF |
| | 5218 SF | | 2387 SF |
| OPTIONAL BUILD-OUT | +/- 1080 SF | | |

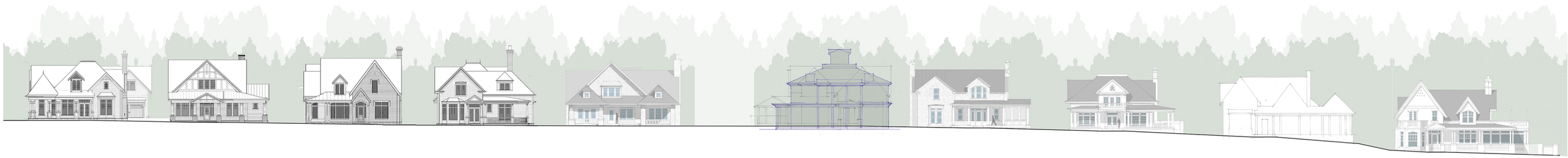



SCHEMATIC SECOND FLOOR PLAN
3/32" = 1'-0"

| CONDITIONED | | UNCONDITIONED | |
|---|---|---|---|
| BASEMENT | 347 SF | BASEMENT | 310 SF |
| FIRST FLOOR | 3709 SF | FRONT PORCH | 748 SF |
| SECOND FLOOR | 1162 SF | SCREENED PORCH | 257 SF |
| | 5218 SF | GARAGE | 1073 SF |
| OPTIONAL | | | 2387 SF |
| BUILD-OUT | 1062 SF | | |
| | 1062 SF | | |

06/14/23

# MAGNOLIA HALL



| | 1835 | 1837 | 1839 | 1841 | 1843 | 1845 | 1847 | 1849 | 1851 | 1853 |
|---|---|---|---|---|---|---|---|---|---|---|
| HT | 32'-8" | 33'-10" | 33'-5" | 32'-10" | 32'-0" +/- | 32'-0" +/- | 32'-0" +/- | 32'-0" +/- | 33' +/- | 33' +/- |
| EL | +5'-0" | +4'-0" | +3'-0" | +2'-0" | +2'-0" | +2'0" | +1'-0" | -6" | -1'-6" | -6'-0" |

MANSION
32'
0

906studio.com 906 MAY 25, 2023

NOTES:
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# VIEW SHED AND ADJACENCY ANALYSIS

906 STUDIO 6-14-23

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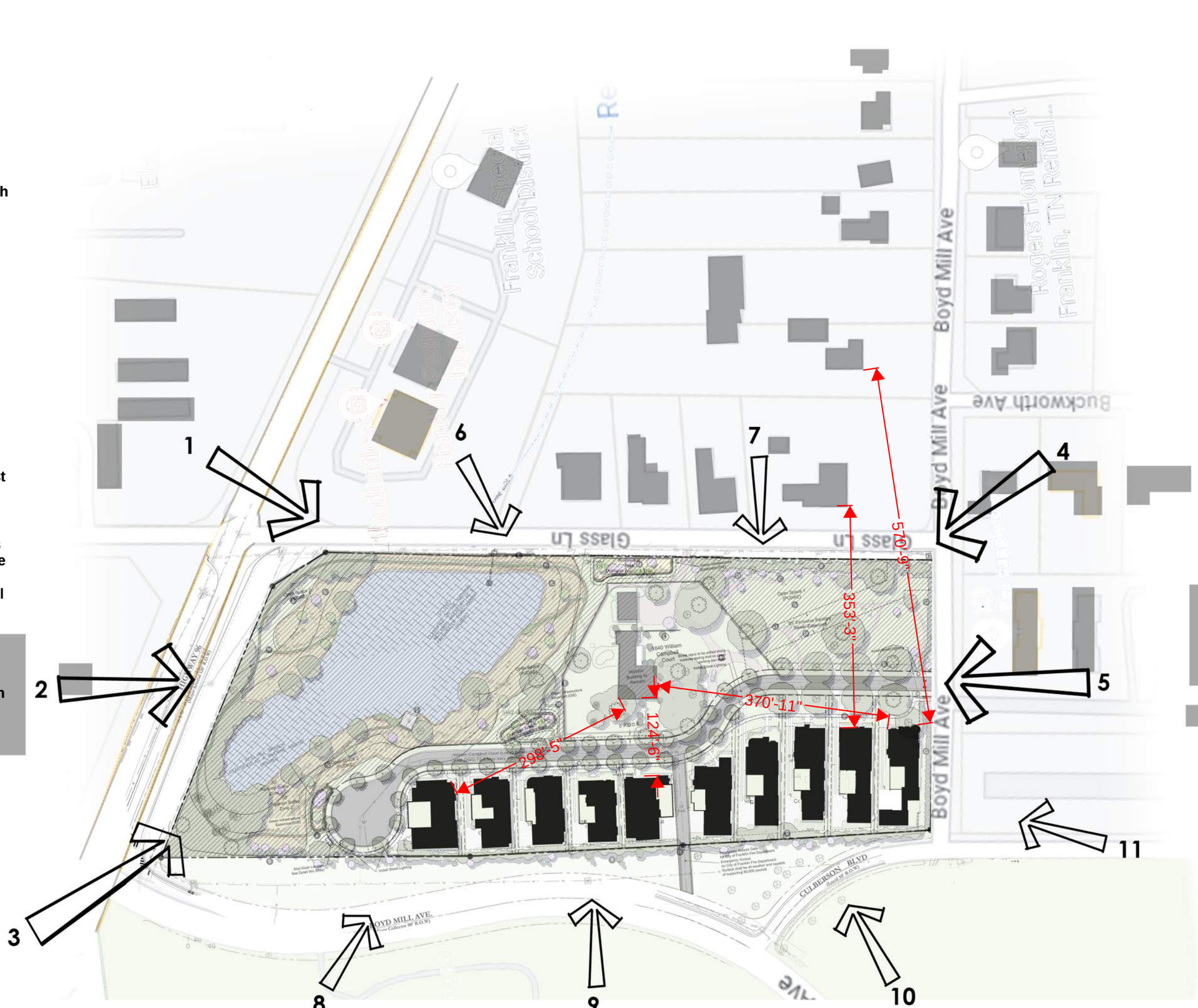
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| | |
|---|---|
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BUILDING AREA COVERAGE EXHIBIT

906STUDIO.COM 906 FEBRUARY 20, 2023













PRECEDENT IMAGES - QUEEN ANNE



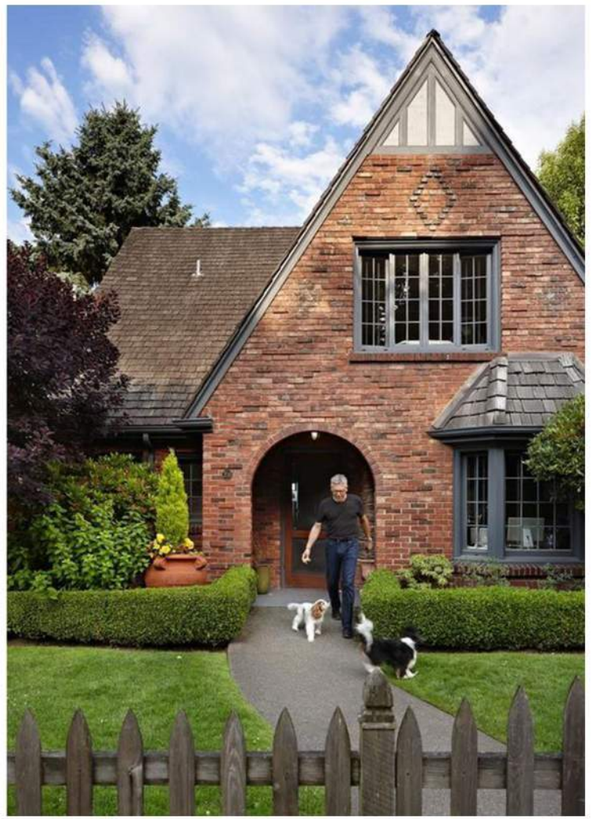


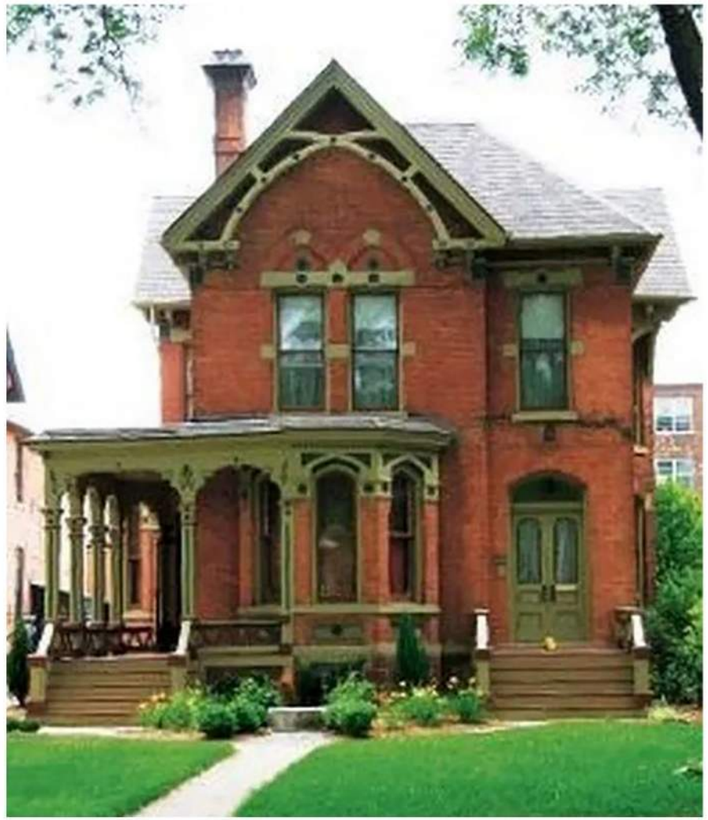




PRECEDENT IMAGES - CRAFTSMAN







PRECEDENT IMAGES - TUDOR







PRECEDENT IMAGES - QUEEN ANNE

# DISTANCES
MANSION TO FRONT OF HOUSE




# Magnolia Hall
## Enhancement Landscape - Concept Plan

DS # 19068
11.29.2022

DesignStudio

0 40 80

NORTH

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |
| 6 | LIMESTONE VENEER |

**NOTES:**

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- SIDING WILL BE CEDAR LAP SIDING WITH 4" REVEAL, UNLESS NOTED OTHERWISE.
- STONE TO BE STONE LIMESTONE VENEER, ASHLAR PATTERN, UON.
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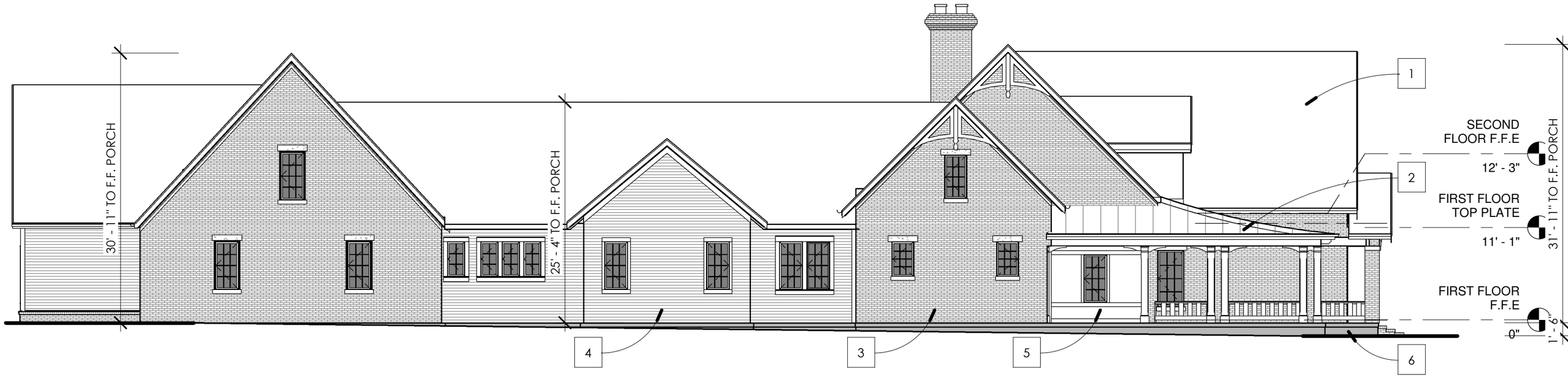



FRONT ELEVATION

1/8" = 1' -:0"

06/14/23

**MAGNOLIA HALL** | **LOT 4**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT




LEFT ELEVATION
3/32" = 1' -0"

06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
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| 2 | METAL STANDING SEAM ROOF |
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| 4 | WOOD SIDING - 4" EXPOSURE |
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REAR ELEVATION

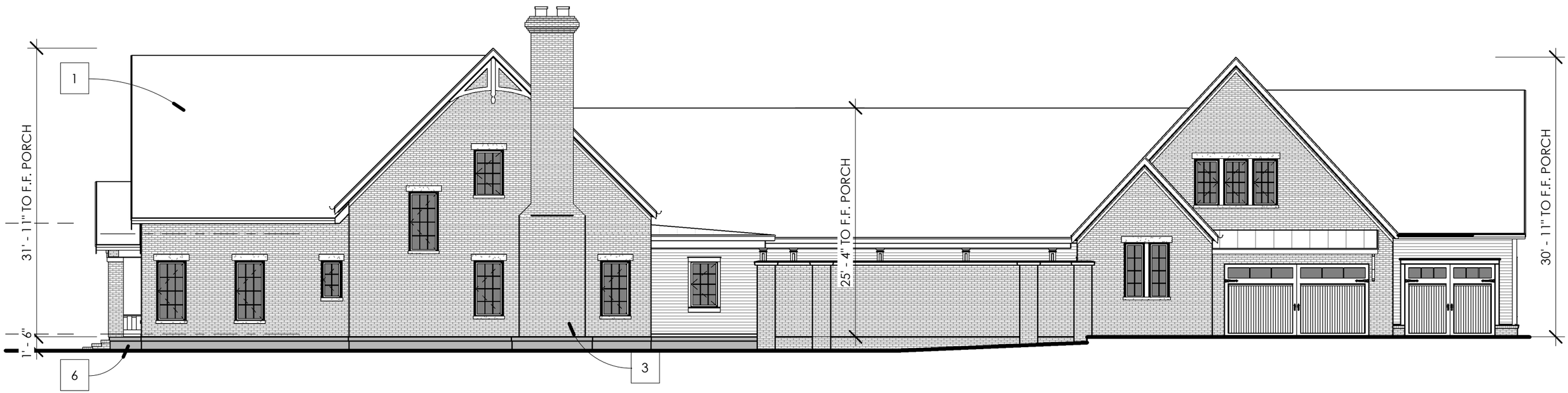
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06/14/23

**MATERIAL LEGEND**

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| 3 | BRICK |
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**MAGNOLIA HALL** | **LOT 4**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT




RIGHT ELEVATION
3/32" = 1' -0"

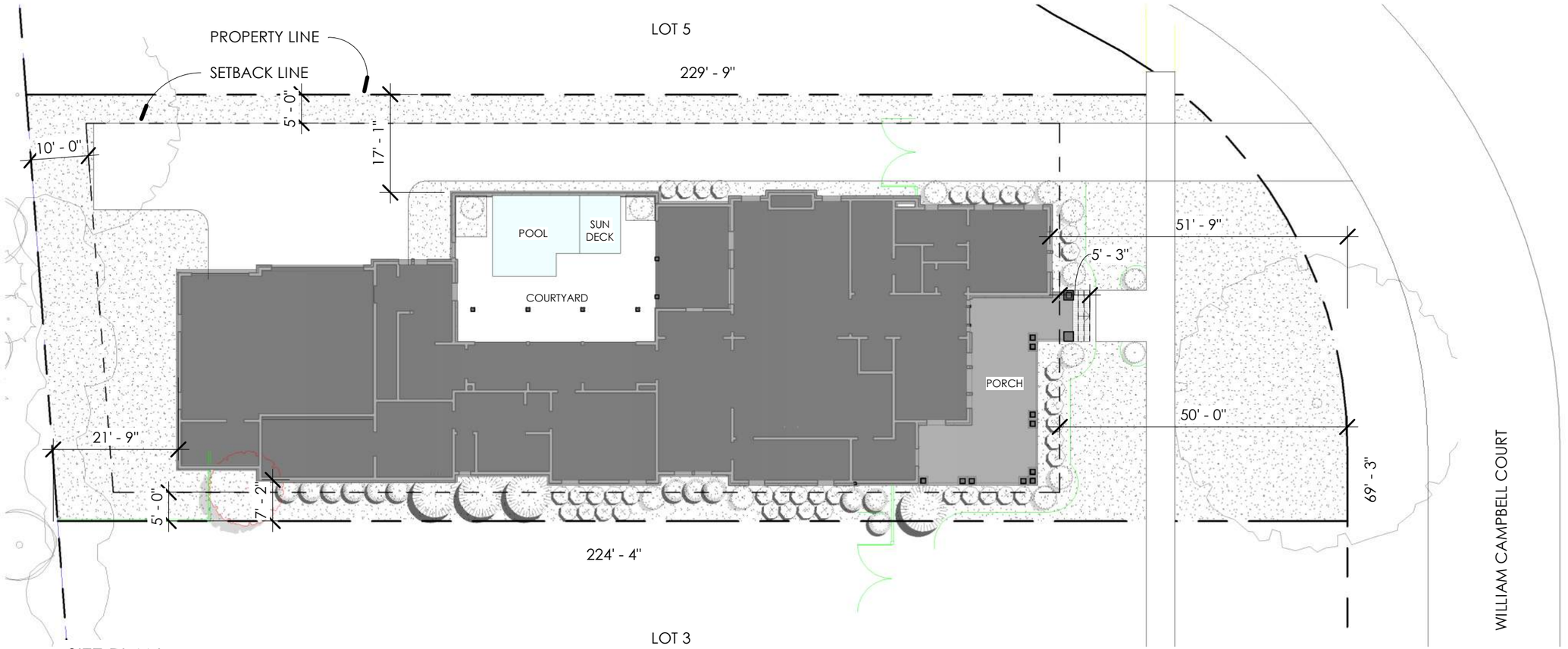
06/14/23

**MATERIAL LEGEND**

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# MAGNOLIA HALL
FRANKLIN, TN

# LOT 4
1835 WILLIAM
CAMPBELL COURT



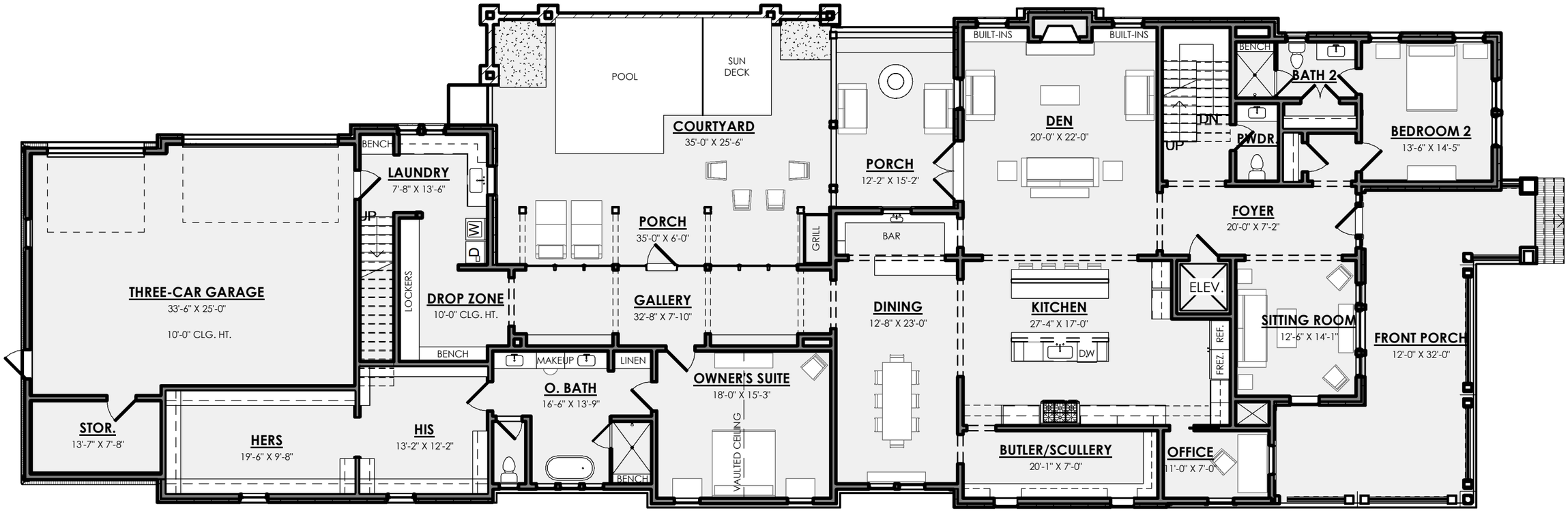

SITE PLAN

1" = 20'-0"

| | |
|---|---|
| LOT AREA: | 16,854 SQ FT |
| BUILDING FOOTPRINT: | 6,091 SQ FT |
| **L.S.A. (MIN = 20%)** | 33.2% |
| BUILDING AREA COVERAGE: | 36.1% |

**05/26/2023**

**MAGNOLIA HALL** | **LOT 4**
FRANKLIN, TN | 1835 WILLIAM CAMPBELL COURT

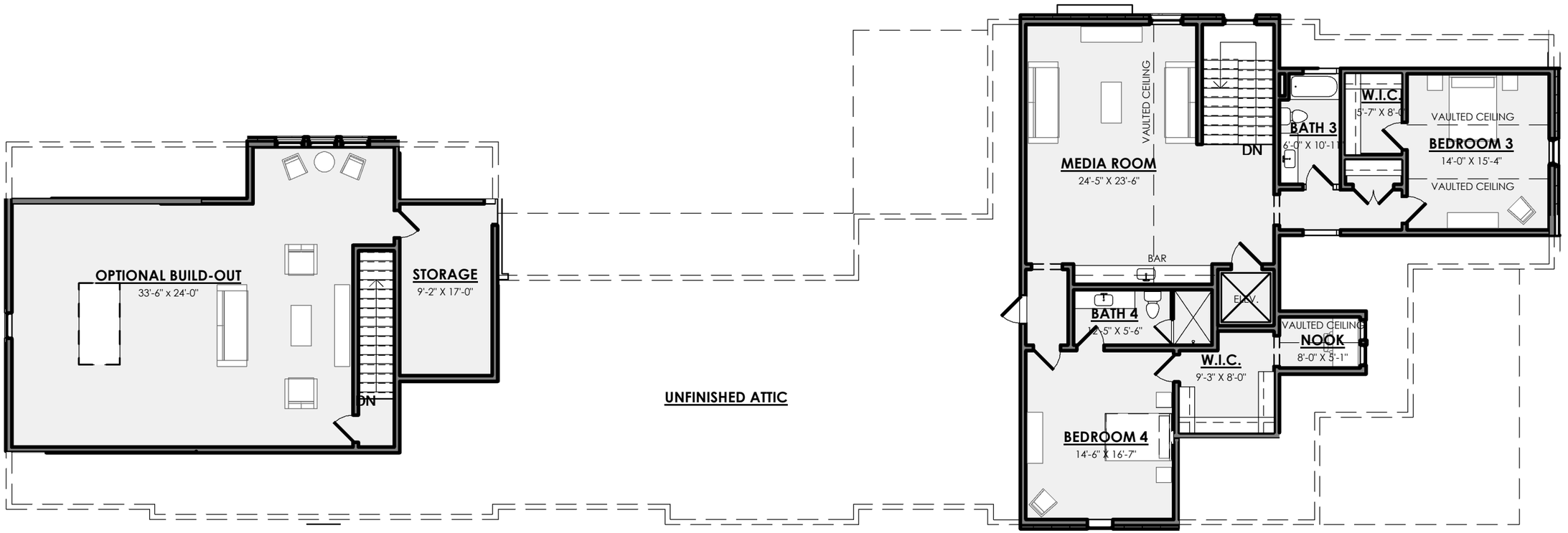



FIRST FLOOR PLAN
3/32" = 1'-0"

06/14/23

| CONDITIONED | | UNCONDITIONED | |
|---|---|---|---|
| BASEMENT | 511 SF | GARAGE | 984 SF |
| FIRST FLOOR | 4140 SF | PORCHES | 974 SF |
| SECOND FLOOR | 1575 SF | BASEMENT | 469 SF |
| | 6226 SF | | 2427 SF |

OPTIONAL
BUILD-OUT +/- 1160 SF

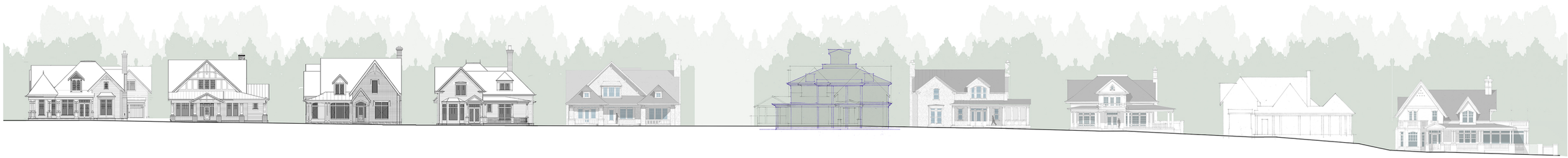



SECOND FLOOR PLAN
3/32" = 1'-0"

06/14/23

| **CONDITIONED** | | **UNCONDITIONED** | |
|---|---|---|---|
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| EL | +5'-0" | +4'-0" | +3'-0" | +2'-0" | +2'-0" | +2'0" | +1'-0" | -6" | -1'-6" | -6'-0" |

MANSION
32'
0

906studio.com 906 MAY 25, 2023

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906 STUDIO 6-14-23

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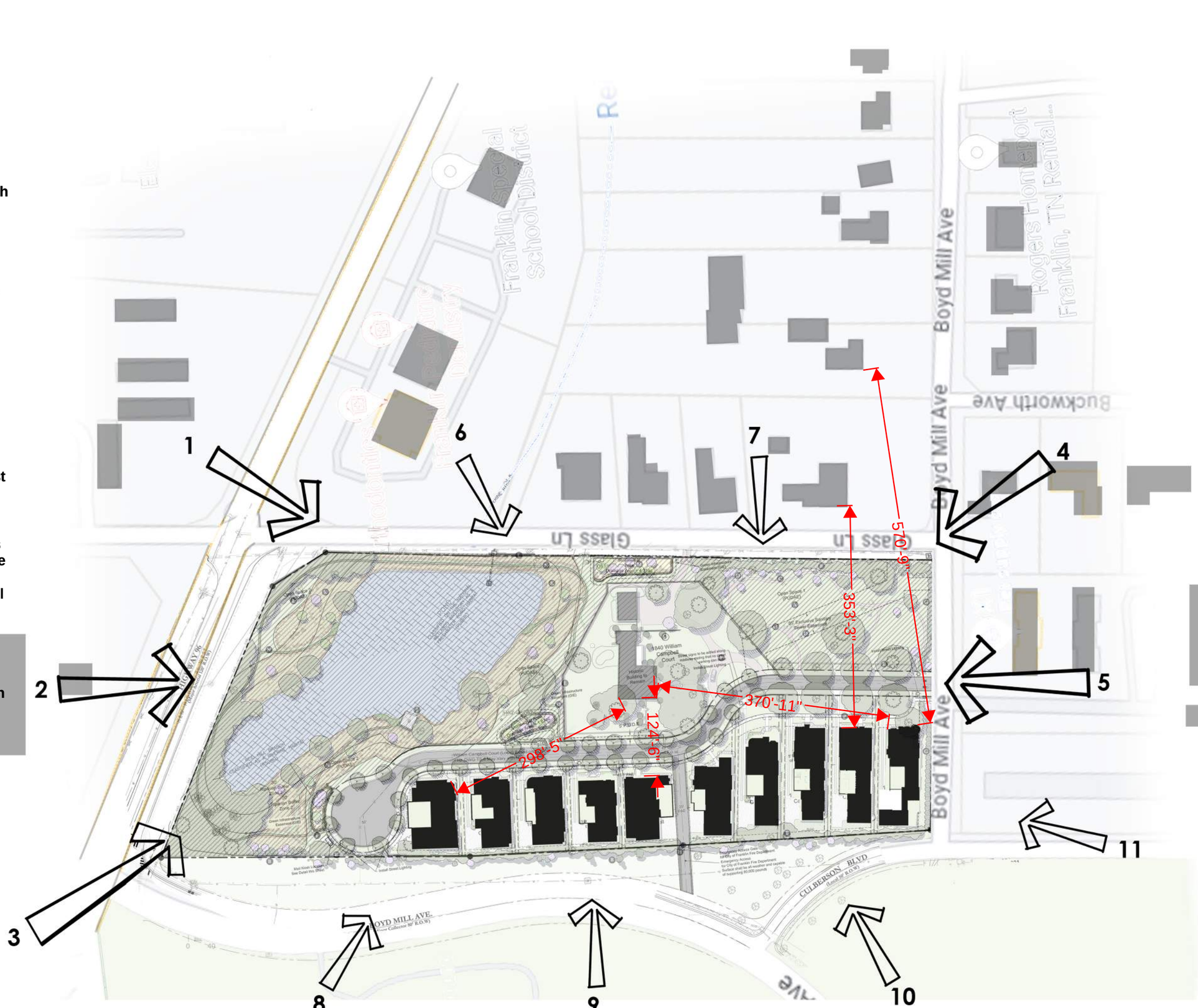
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| AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA | 20.7% |

BUILDING AREA COVERAGE EXHIBIT

906STUDIO.COM 906 FEBRUARY 20, 2023













PRECEDENT IMAGES - QUEEN ANNE



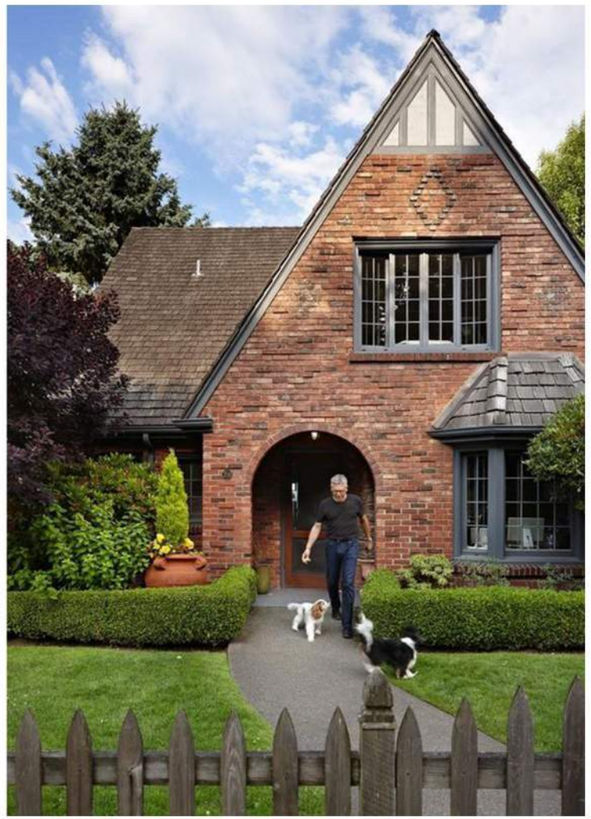


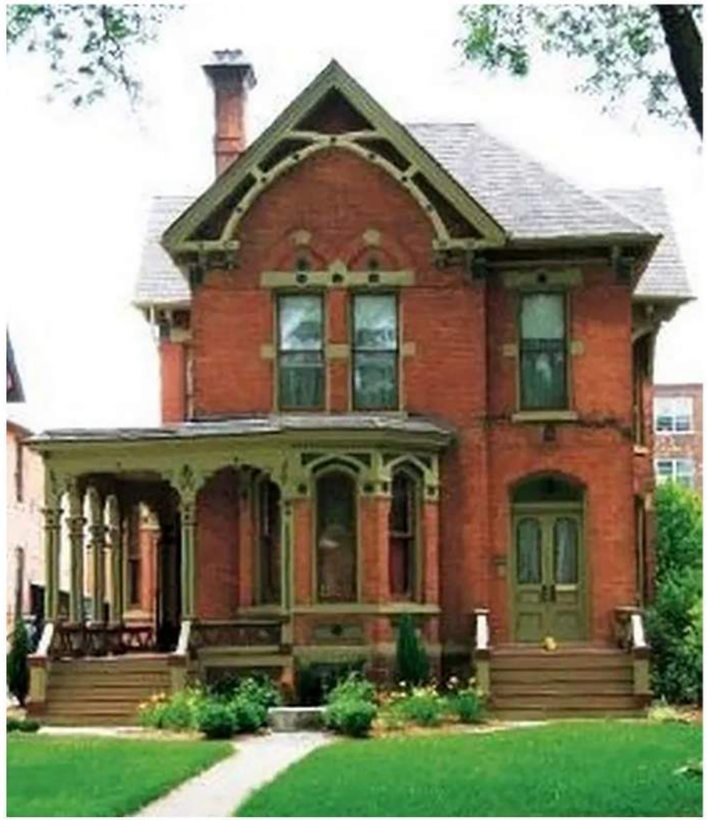




PRECEDENT IMAGES - CRAFTSMAN







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PRECEDENT IMAGES - QUEEN ANNE

# DISTANCES

MANSION TO FRONT OF HOUSE




# Magnolia Hall

## Enhancement Landscape - Concept Plan

DS # 19068
11.29.2022

DesignStudio

0 40 80

NORTH

**MATERIAL LEGEND**

| | |
|---|---|
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| 2 | METAL STANDING SEAM ROOF |
| 3 | LIMESTONE VENEER |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

**NOTES:**

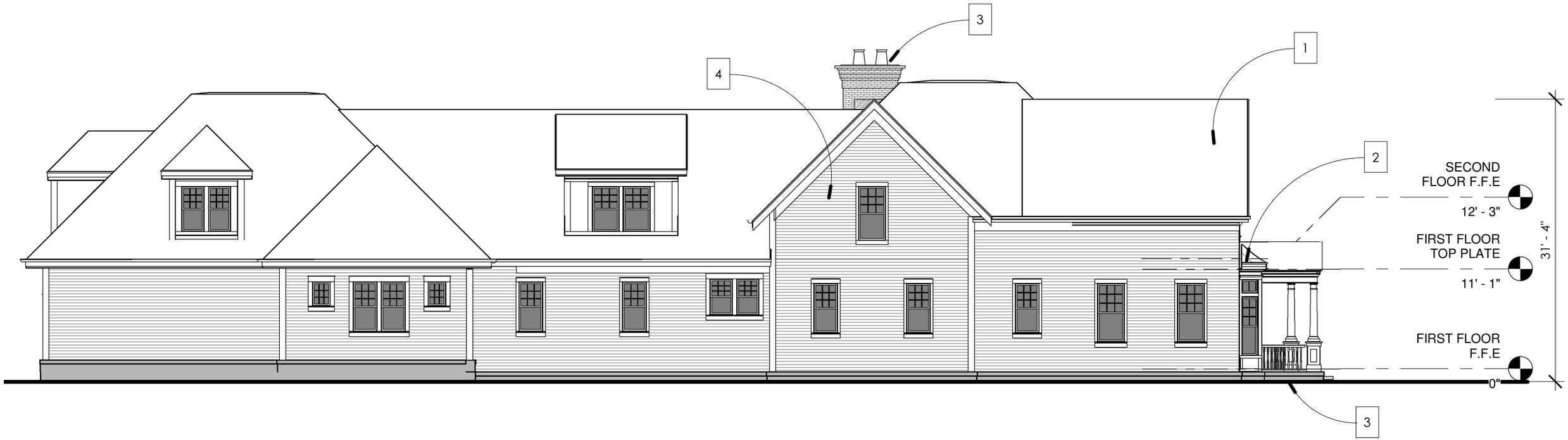
- BRICK AND MORTAR SELECTIONS WILL BE CONSISTENT WITH MASONRY OF MANSION IN TERMS OF SIZE, COLOR, TEXTURE, AND JOINT WIDTH.
- SIDING WILL BE CEDAR LAP SIDING WITH 4" REVEAL, UNLESS NOTED OTHERWISE.
- STONE TO BE STONE LIMESTONE VENEER, ASHLAR PATTERN, UON.
- WINDOWS WOOD, ALUMINUM CLAD, PELLA RESERVE SERIES OR EQUAL AND SHALL MEET HISTORIC ZONING GUIDELINES SPECIFICATIONS.




FRONT ELEVATION

1/8" = 1' -0"

06/14/23

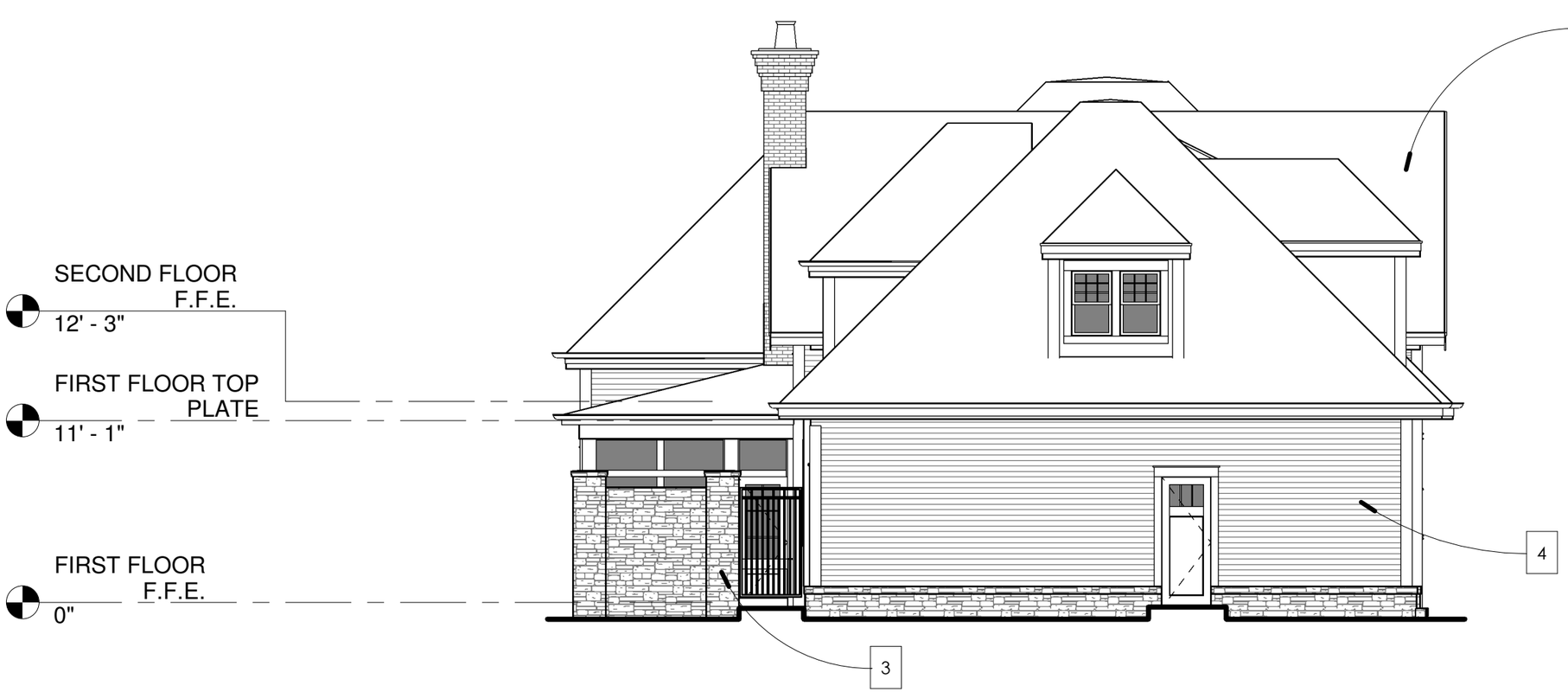



LEFT ELEVATION
3/32" = 1' -0"

06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | LIMESTONE VENEER |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |




REAR ELEVATION
1/8" = 1' -0"

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | LIMESTONE VENEER |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

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LAND INNOVATIONS
DESIGN • DEVELOPMENT • CONSTRUCTION

06/14/23




RIGHT ELEVATION
3/32" = 1' -0"

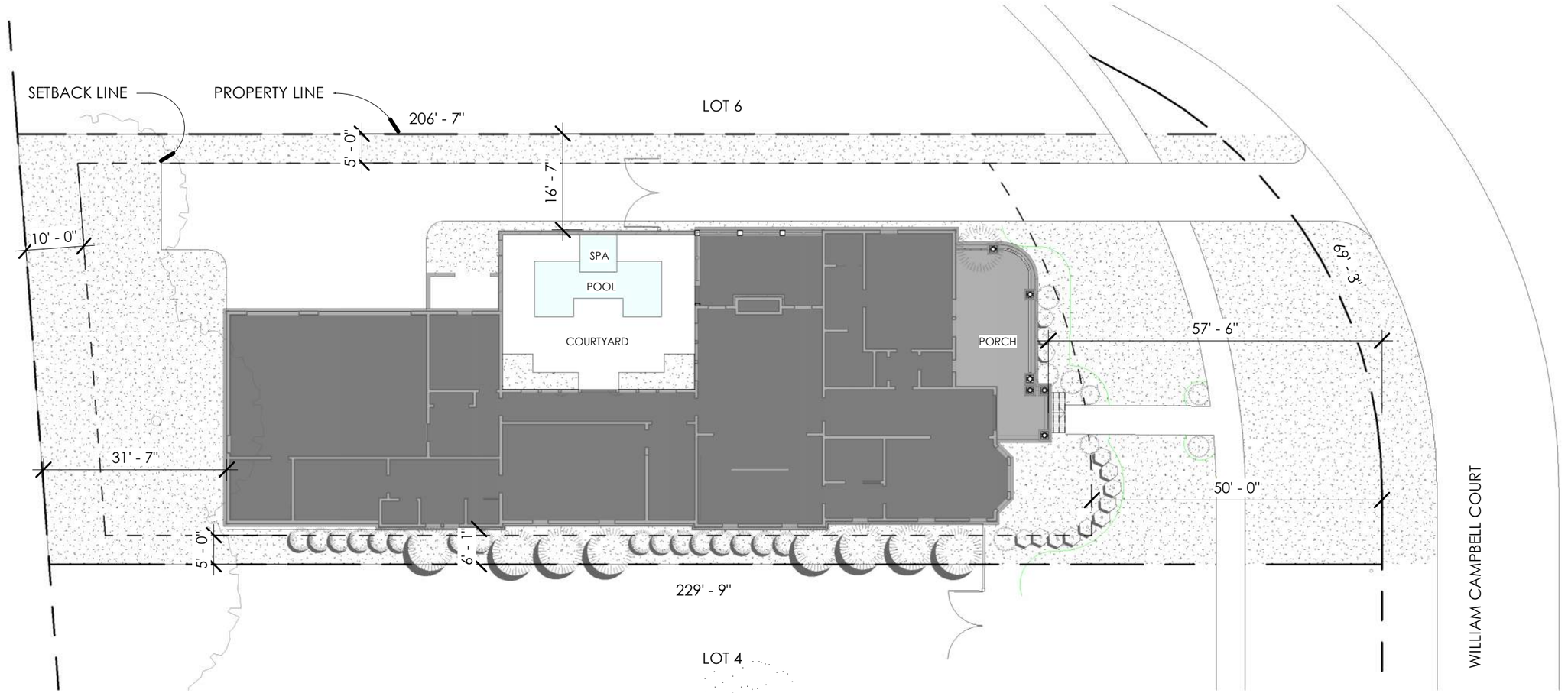
06/14/23

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | LIMESTONE VENEER |
| 4 | WOOD SIDING - 4" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

# MAGNOLIA HALL
FRANKLIN, TN

# LOT 5
1835 WILLIAM CAMPBELL COURT

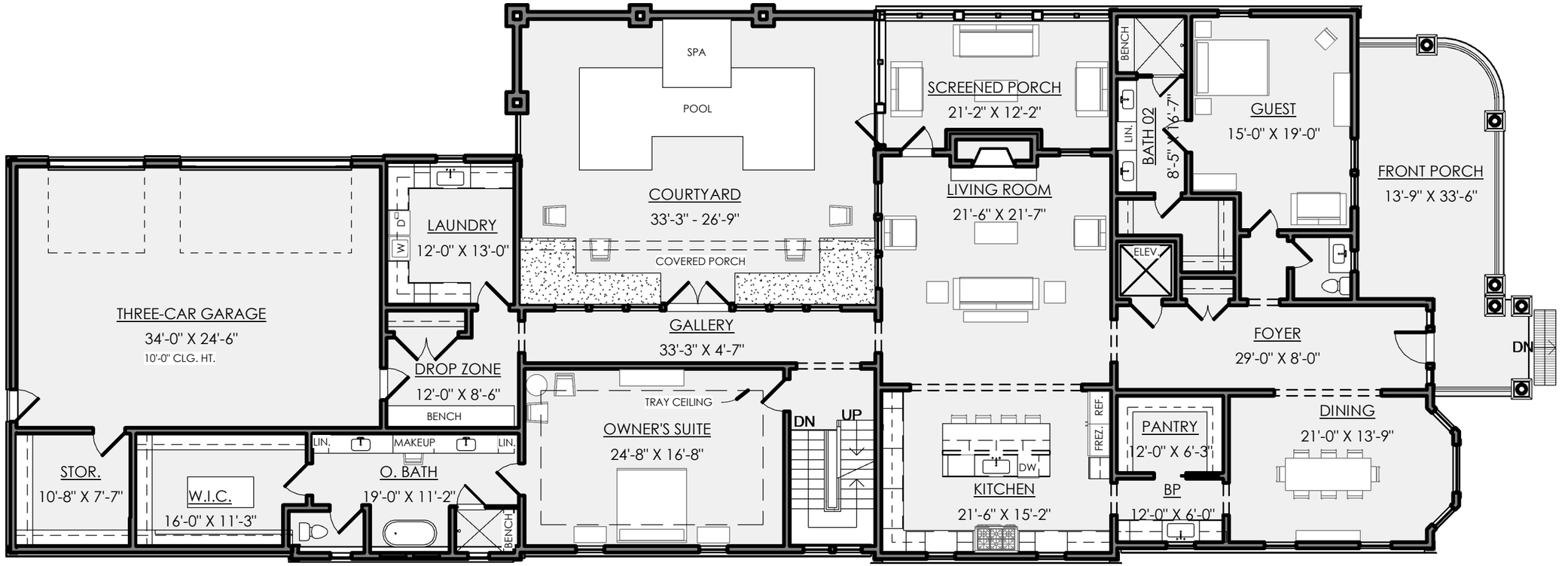



## SITE PLAN

1" = 20'-0"

| | |
|---|---|
| LOT AREA: | 16,726 SQ FT |
| BUILDING FOOTPRINT: | 6,747 SQ FT |
| **L.S.A. (MIN = 20%)** | 47.1% |
| BUILDING AREA COVERAGE: | 40.3% |

5/26/2023

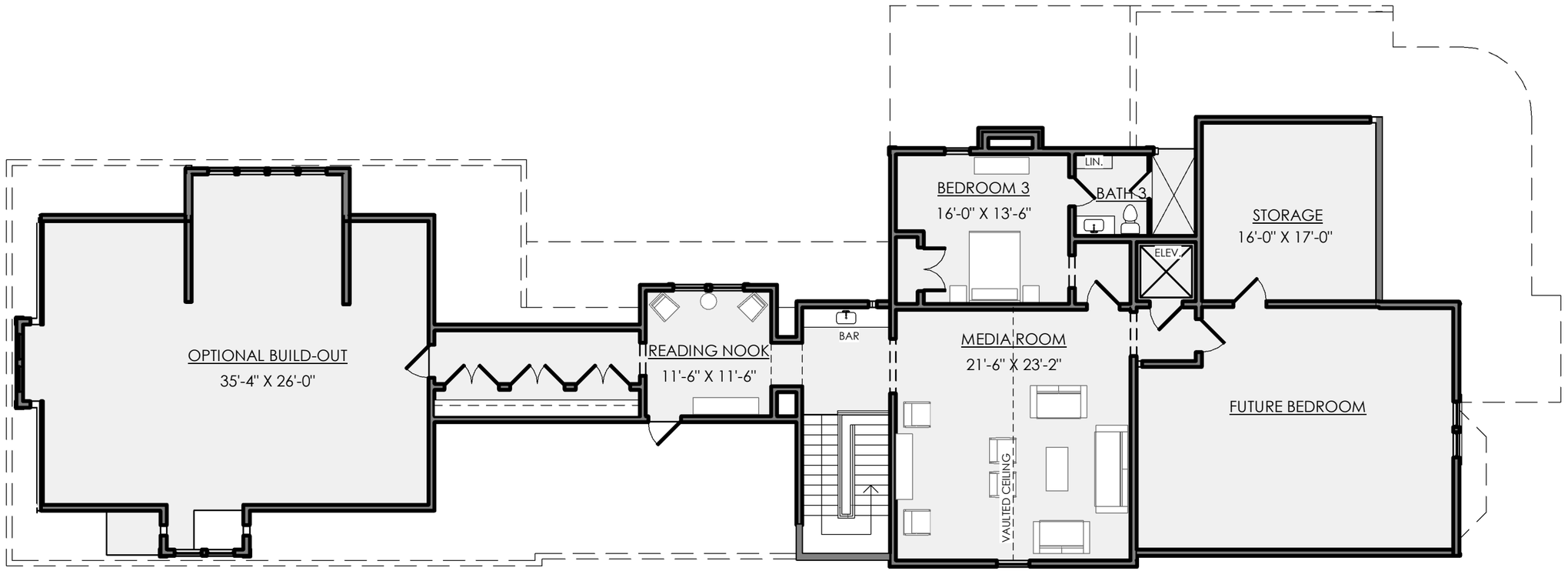



FIRST FLOOR PLAN
3/32" = 1'-0"

06/14/23

| **CONDITIONED** | | **UNCONDITIONED** | |
|---|---|---|---|
| BASEMENT | 615 SF | GARAGE | 996 SF |
| FIRST FLOOR | 3974 SF | PORCHES | 593 SF |
| SECOND FLOOR | 1401 SF | BASEMENT | 155 SF |
| | 5991 SF | | 1744 SF |

OPTIONAL
BUILD-OUT +/- 1040 SF




SECOND FLOOR PLAN
3/32" = 1'-0"

06/14/23

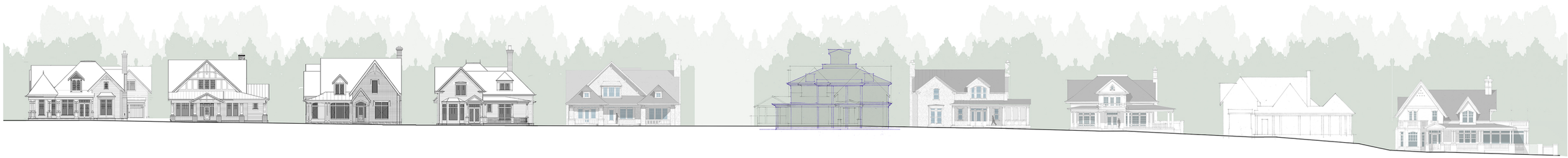
**CONDITIONED**

| | |
|---|---|
| BASEMENT | 615 SF |
| FIRST FLOOR | 3974 SF |
| SECOND FLOOR | 1401 SF |
| | 5991 SF |
| OPTIONAL BUILD-OUT | +/- 1040 SF |

**UNCONDITIONED**

| | |
|---|---|
| GARAGE | 996 SF |
| PORCHES | 593 SF |
| BASEMENT | 155 SF |
| | 1744 SF |

# MAGNOLIA HALL



| | 1835 | 1837 | 1839 | 1841 | 1843 | 1845 | 1847 | 1849 | 1851 | 1853 |
|---|---|---|---|---|---|---|---|---|---|---|
| HT | 32'-8" | 33'-10" | 33'-5" | 32'-10" | 32'-0" +/- | 32'-0" +/- | 32'-0" +/- | 32'-0" +/- | 33' +/- | 33' +/- |
| EL | +5'-0" | +4'-0" | +3'-0" | +2'-0" | +2'-0" | +2'0" | +1'-0" | -6" | -1'-6" | -6'-0" |

MANSION
32'
0

906studio.com 906 MAY 25, 2023

NOTES:
HOUSES ARE MEASURED TO HIGHEST PART OF RIDGE TO GRADE. GRADE AT THE NEW HOMES IS APPROX. 18" BELOW F.F. PORCH.
MANSION: 33' TOP OF ROOF, 43'6" TOP OF CUPOLA TO GRADE AT FRONT PORCH WHICH IS APPROX. 12" BELOW F.F. PORCH

# MAGNOLIA HALL
# VIEW SHED AND ADJACENCY ANALYSIS

906 STUDIO 6-14-23

**The land plan was developed in a way which preserves a substantial portion of the land associated with the mansion, particularly in terms of percentage of open land, adjacency and views.**

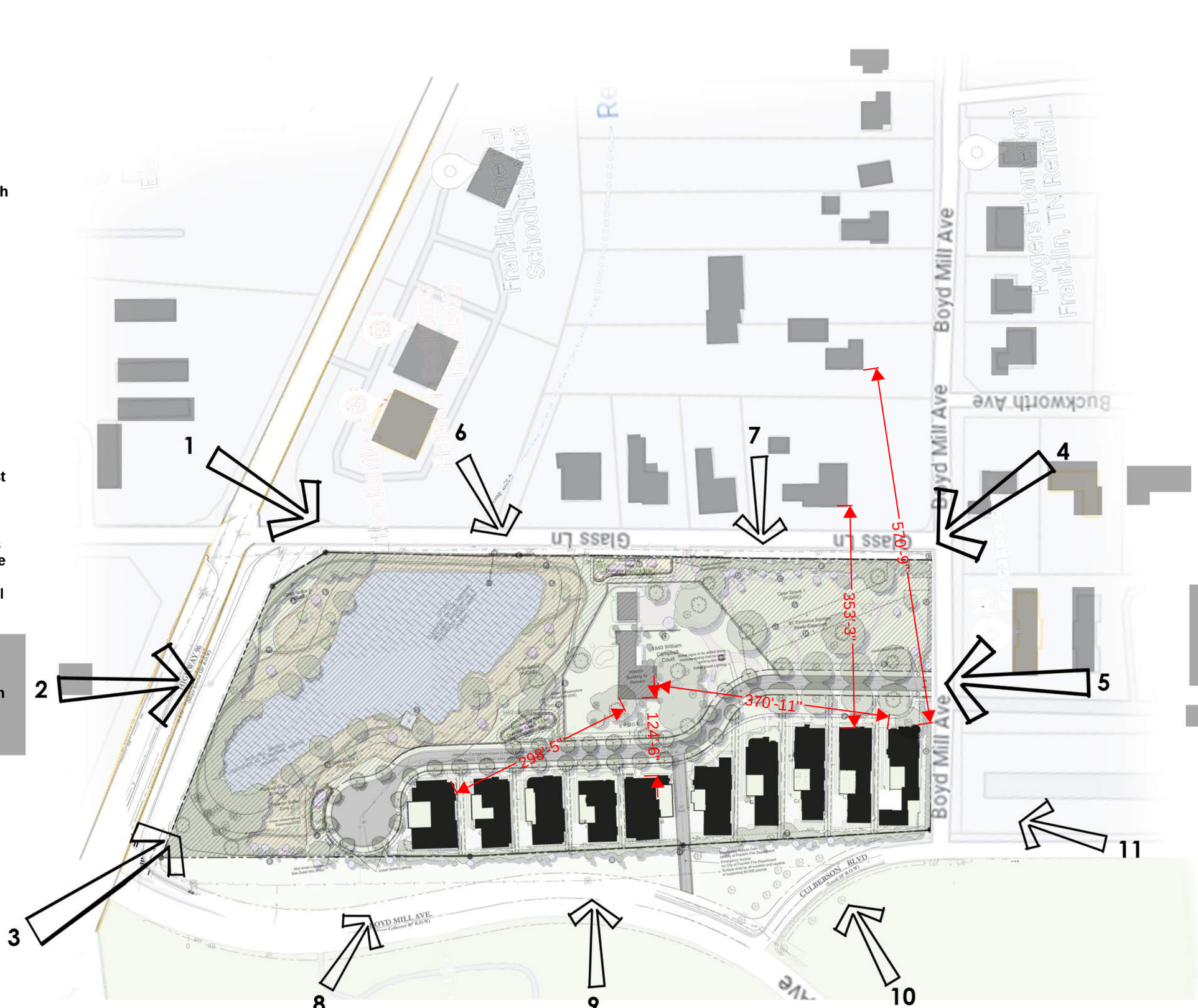
**A view shed analysis shows that views of the mansion are largely unaffected by the new homes which line the western edge of the property.**

**Major views 1-4 are unaffected by the new homes. View 5 is actually enhanced due to the thinning of the trees which line William Campbell Ct.**
**Minor views 6 and 7 are unaffected while minor views 8-11 are the most affected. However the existing row of trees on the west side of the property currently impede views of the mansion from 8, 9, and 10.**

**In addition to the aggregate area of the lots occupying only 39% of the total property, the aggregate footprint of the homes is roughly 77,000 s.f. This represents just 15% of the total land area (12 ac. or 522,720 s.f.)**

**The nearest of the new homes to the mansion are at a distance of at least 120' and at most, 371'. The new homes are also at a substantial distance from other homes in the historic district - the closest one being more than 350' away.**

.






| | |
|---|---|
| AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA | 41.2% |
| AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA | 20.7% |

BUILDING AREA COVERAGE EXHIBIT

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PRECEDENT IMAGES - QUEEN ANNE



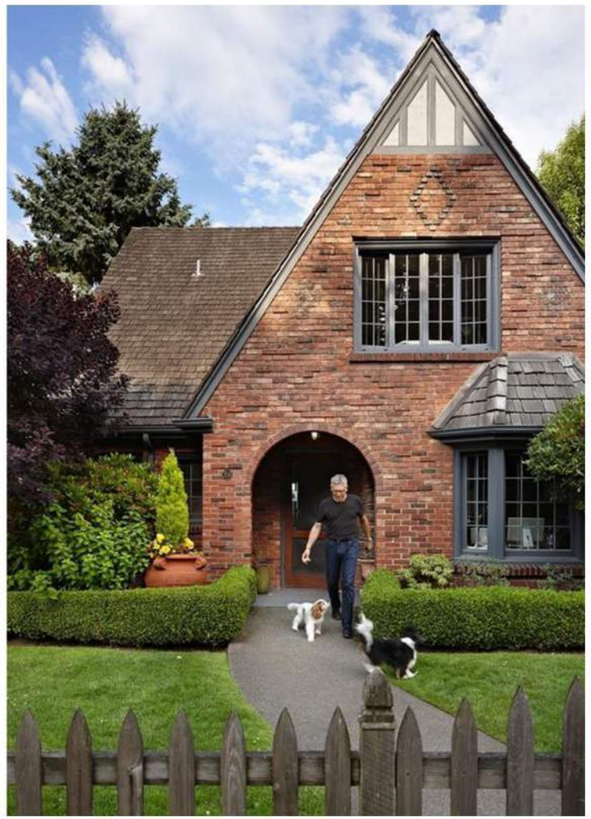


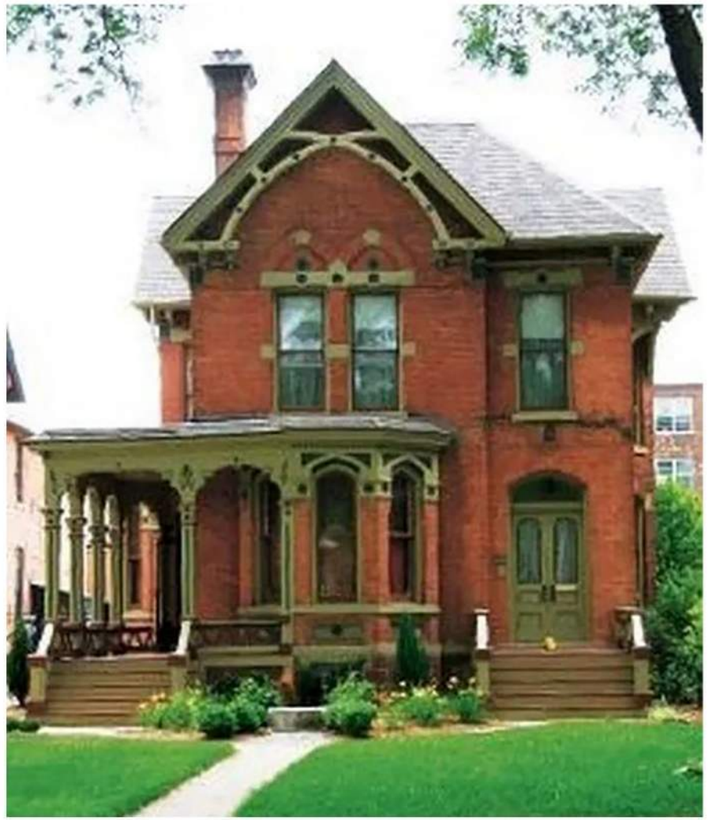




PRECEDENT IMAGES - CRAFTSMAN







PRECEDENT IMAGES - TUDOR







PRECEDENT IMAGES - QUEEN ANNE

# DISTANCES

MANSION TO FRONT OF HOUSE




# Magnolia Hall

## Enhancement Landscape - Concept Plan

DS # 19068
11.29.2022

DesignStudio

0 40 80

NORTH