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

City of Franklin

Meeting Agenda

Historic Zoning Commission

Monday, July 10, 2023 | **5:00 PM** | **Board Room**

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate 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. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

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

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of Alterations And Addition (Principal) At 1303 Adams Street; Hannah Terry, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

6. Consideration of Alterations (Awning And Signage) At 99 E. Main St.; Shaun Sullivan, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of A Cellular Tower Installation At 257 2nd Ave. S.; Seth Ottinger, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of Alterations (Window, Masonry, Doors) At 306 Public Square; Sharon Davis, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

9. Consideration of Addition (Principal) At 106 Lewisburg Ave.; Noel Jones, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Alterations (Window And Ramp) At 230 Franklin Rd. (Bldg 13); David Collier, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of Alterations (Canopy And Fence Barrier) At 230 Franklin Rd. (Bldg 3); Scott Wenz, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration of Alterations (Canopy And Signage) At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of Addition (Principal, Accessory) At 345 4th Avenue South; Kevin Coffey, Applicant.

Sponsors: Joseph Bryan

14. Consideration Of Alterations (Windows, Skylight) At 800 Fair Street; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

15. Consideration Of Alterations (Roof) At 324 3rd Avenue South; Scott Nicodemus, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

16. Signage (Wall) At 126 3rd Ave. N.; Mike Alexander, Applicant.

Sponsors:

ADJOURN

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

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

City of Franklin

Meeting Minutes

Historic Zoning Commission

Monday, June 12, 2023 | **5:00 PM** | **Board Room**

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate 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. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

Chair Roberts called the meeting to order at 05:00 PM

Board Members Present: Susan Besser, Josh Denton, Brian Lasterr, Jim Roberts, Mary Pearce, Lisa Marquardt, Scott Harrison

Board Members Absent:

Staff Present: Kelly Dannenfelser, Emily Huffer, Joseph Bryan, Randall Tosh, Blake Harper, Nathan Beck, Bill Squires

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

Sponsors:

A motion was made by Commissioner Marquardt, seconded by Commissioner Harrison to the June 12, 2023 Minutes. The motion 7-0.

ANNOUNCEMENTS

Ms. Dannenfelser stated that there will be a special DRC meeting, Monday, June 19, 2023, to go over the new City Hall architecture. The regular DRC meeting will follow at 4 pm. Ms. Dannenfelser stated that although this body (HZC) meets all state requirements concerning public comments, there will be slight changes to the state law that you may notice in the wording on the agenda over the next few months.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

None.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

None.

APPLICATIONS

Commissioner Pearce stated that that there is a house on Third Avenue that has had the roof and most of the back of the house removed leaving the front and side as the only part standing. Ms. Pearce stated that she believes a stop-work order has been issued.

Chair Roberts stated that this issue is on the agenda of the DRC meeting on Monday, June 19, 2023.

2. **Consideration Of Alterations (Windows) At 317 Main St.; Sean Moule, Applicant**

Sponsors: Kelly Dannenfelser, Emily Huffer

- Project Leader: Emily Huffer.

Ms. Huffer stated that the property located at 317 Main Street is a two-story brick commercial building-built ca. 1890 and substantially remodeled ca. 1980. The proposal is to replace five windows, two on the front facade and three on the rear facade. The Guidelines recommend placement of non-historic windows to use a material and window type that is similar to those seen historically in the neighborhood. Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim. As proposed in the application, the intent is to replace the windows circled in the attached photos with pine windows, painted in an almond color so that the new windows match the existing windows on each facade. The submittal provides photos of the windows showing the exterior that are from different vantage points than the interior and therefore, there is an inaccuracy as to which windows are proposed to be replaced. As these windows were replaced in ca. 1980, replacement of any of these windows would meet the intent of the Guidelines if they match the remaining windows on the building in dimensions, window lite pattern, and color.

RECOMMENDATION:
Staff recommends approval of the replacement of five windows at 317 Main Street with the following conditions:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

- Applicant Speaker: Sean Moule. Mr. Moule stated that he was asked by the general contractor to provide replacement windows for some of the windows located at 317 Main Street. The intent is to replace the windows with aluminum clad windows matching the 1980's remodeled windows.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION
- Motion for Approval with conditions
  - Commissioner Marquardt
  - Commissioner Laster

Ms. Huffer explained that within the application the replacement windows would be made of pine.

Mr. Moule stated that the windows would be made of solid pine wood but clad with aluminum.

Commissioner Laster noted that the aluminum clad does not meet the intent of the design guidelines.

Ms. Huffer stated that to meet the guidelines the window must be wood or composite material only. The aluminum clad does not meet the intent of the guidelines or meet staff conditions.

Commissioner Denton stated that the specification sheet highlights the almond color making the windows proposed appear as a wood material.

Ms. Dannenfelser explained that staff evaluated the proposal as if the material would consist of wood and anything other than wood or a composite material would receive a negative recommendation.

Commissioner Laster suggested that the application be deferred to the next HZC meeting.

Commissioner Pearce offered another suggestion stating that an amendment to the motion states that window replacement must be in compliance with staff recommendations and the HZC guidelines.

Mr. Moule stated that the existing windows are aluminum clad that were part of the remodel in the 1980's.

Commissioner Pearce explained that the existing windows predate the design guidelines but are bound by the current HZC design guidelines.

Ms. Dannenfelser explained that any new windows are subject to the HZC guidelines unless the Commission chooses to rule otherwise.

- Amendment to motion #1: Window replacement to be approved by Staff and to align with the Guidelines.
  - Commissioner Pearce
  - Commissioner Laster
  - Amendment, passed 7-0
- Motion, as amended, Passed 7-0

3. Consideration Of Alterations To Previously-Approved Wall And Fence Construction At 725 W. Main St.; Greg Pruitt, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

- Project Leader: Emily Huffer.

Ms. Huffer stated that the proposal received a certificate of approval at the October 10, 2022, HZC meeting. The scope of the project includes building a brick privacy wall on the neighboring property at 805 W. Main Street due to a sewer easement on the property preventing its construction on the Arlington property. When the proposal was initially approved, a condition of approval was that the brick needed to blend with the property on which it was situated, which is the Ligon property. Additionally, fences should be situated along the property lines of a residence (p. 71). Alterations to the approved COA document include changing the previously approved height of 7', the color of the brick to match the Arlington building, utilization of a limestone cap at the top of the brick wall to match what is on the Arlington building, the iron gate with surrounding wooden posts and gas lamps, an aluminum fence with brick columns, and aluminum gate at the rear of the property to tie the wall into the Arlington building. The proposed wall end will face West Main Street and will have an iron gate entry with gas lamps on wooden posts and surrounding iron fencing connecting to The Arlington building and the brick wall. The specifications for the gas lamps were not included within the application and the Guidelines recommend the utilization of fixtures that are common to the building's style and period of construction (p. 75). The gate and wall will begin 20'-6" from the front right corner of the building, which is keeping in line with the Guidelines that state that rear yard fencing

begins 20 feet from the plane of the residence's primary façade. The height of the wall closest to West Main Street will begin at a minimum of 7' and increase to 7'-10" then 7'-9" then 8'-6" then 9'-4" then 8'-11" with the brick columns measuring 1'-8" in width and spaced 23' apart. The Guidelines recommend that fences should not be higher than seven feet on side or rear yards (p.73).

RECOMMENDATION: Staff recommends denial of this proposal based on the following grounds: 1. The Guidelines recommend that fences should not be higher than seven feet on side or rear yards.

If the proposal is issued a Certificate of Appropriateness, then the conditions should be as follows:
1. The lighting must return to the Preservation Planning staff for approval. As the Guidelines recommend the utilization of fixtures that are common to the building's style and period of construction.
2. The brick wall must be lowered to a height of 7' to meet the Guidelines.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Ms. Huffer noted that the applicant shall be advised that approval of the Certificate of Appropriateness for the retaining wall and gates does not constitute approval to construct the wall or install posts on top of the existing sewer main as shown. A separate building permit is required for the construction of the wall. As communicated previously, no approval to install posts or columns on top of the existing sanitary sewer main will be granted.

- Applicant Speaker: Greg Pruitt. Mr. Pruitt stated that originally the goal was to provide variation in the wall height but to comply with the HZC guidelines, the wall height will be maintained at 7-foot height. Mr. Pruitt explained that agreement on the brick color has been difficult, so it was suggested that the brick color match the brick color of the Arlington building.

Citizen Comment: Matt Ligon (Owner of 805 W. Main St.). Mr. Ligon stated that anyone driving by would not be aware of the property line. It makes sense to match the brick with the Arlington building. Mr. Ligon asked the Commission to vote in support of the proposal.

Chair Roberts asked if there were any other citizens who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION
- Motion for Approval with Conditions that the fence should be lowered to a height of 7 feet.
  - Commissioner Harrison
  - Commissioner Pearce

Commissioner Harrison agrees that the brick color should match the Arlington building.

Commissioner Marquardt asked for confirmation that the wall height would consistently be 7 feet.

Chair Roberts stated that the Commission's motion is against the staff recommendation because the applicant consented to a 7-foot wall height for the entire wall, during his presentation.

Commissioner Denton asked if the location of the wall had changed since the lengthy discussions at the October 2022 HZC meeting.

Mr. Ligon stated that 1 foot 10" would be on the Ligon property with the easement. Once the landscaping is completed, most of the wall will be screened from view.

Commissioner Laster asked for confirmation that the Main Street view of the fence will be made of cast iron material and the remaining fencing will be made of standard aluminum tubing.

Mr. Pruitt confirmed that Commissioner Laster is correct.
- Motion Passed, 7-0

4. Consideration Of Alterations (Fencing) At 312 3rd Avenue South; Linda Childs, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

- Project Leader: Joseph Bryan.

Mr. Bryan stated that the applicant is requesting to install new front yard fencing as well as 4 pedestrian gates and 1 vehicular gate for the residence located at 312 3rd Avenue South. The proposed front yard fencing is wood, picket-style fencing measuring 3 feet in height. The vehicular gate is proposed to have mechanics to swing the gate open inwardly. The mechanics will be discreetly placed internal to the property. Chapter 7 of the Historic District Design Guidelines discusses the recommendations of new front yard fencing within the local historic districts. The style, material, and layout of the proposed fencing and gates are consistent with the Guidelines. The proposed location of the fence takes into account the existing stone pillars in front of the home and the fencing and front gate are placed behind the stone pillars. The Guidelines do recommend "erect fences and walls in typical locations." There is a diagonal section of fencing to the left of the driveway that cuts into the front yard. This is not a typical configuration for front yard fencing and should turn at 90-degree angles for areas that are prominently visible.

RECOMMENDATION:
Staff recommends approval with the following conditions:

1. The diagonal section of fencing in the front yard is adjusted to turn at a 90-degree angle.
2. Any mechanical components are concealed from public view and located behind the fencing.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

- Applicant Speaker: Linda Childs. Ms. Childs stated that the diagonal section of fencing was to allow more space for the homeowner to turn around, but there are no problems adjusting to 90-degree turn angle.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION

- Motion for Approval with Conditions
  - Commissioner Laster
  - Commissioner Harrison

Commissioner Laster stated that the proposed fence is the closest replication of a historic picket fence that he has seen. Mr. Laster explained that the stone piers are not historic and could be removed by the homeowner. Commissioner Laster also mentioned that the requested curb is not typical for picket fences. A skirt board which is a long piece of wood running along the bottom of the fence and is usually paired with picket fences.

Ms. Childs stated that the homeowner specifically requested the curb for increased security.

Commissioner Denton asked if the removal of the stone pier would be at the discretion of the homeowner.

Commissioner Pearce answered yes and suggested an amendment to the motion to state that the homeowner has the option to remove the stone piers.

- Amendment to motion #1: The applicant has the option to remove the non-historic stone posts in front of the principal building.
  - Commissioner Pearce
  - Commissioner Laster
  - Amendment, passed 7-0

Chair Roberts stated that the fence must start 20 feet from the façade of the house. The application documents show a

distance is 15 feet from the façade of the house.

Mr. Bryan stated that the 20 feet is the requirement for fencing at the back of the house.

Commissioner Marquardt stated that a curb could be created so that additional security could be provided for the homeowner. Commissioner Marquardt asked staff if there was any comment on the curb request of the homeowner.

Mr. Bryan stated that staff did not discuss the curb as part of the proposal evaluation.

- Overall Motion, passed 7-0

5. Consideration Of An Addition (Principal) At 1303 Adams Street; Hannah Terry, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

- Project Leader: Joseph Bryan.

Mr. Bryan stated that the applicant has submitted an application for a proposed rear addition to the principal structure for the residence located at 1303 Adams Street. The addition includes an attached garage located behind and to the left of the principal structure. The applicant is also proposing a new pull-thru driveway that is in the front yard of the property. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the Guidelines, however side elevations of the addition were not provided with the application, so a full review of the structure cannot be completed without this additional information. In terms of size of the addition, the applicant has indicated that the historic footprint measures 2,167 square feet and that the addition with the covered deck would be 73% of the historic footprint, and without the covered deck it would be 59% of the historic footprint. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)." Both options exceed the recommended maximum per the Guidelines. The applicant has also requested to install a new pull-thru driveway in the front yard of the home. The Guidelines specifically recommend against circular driveways located in the front yard as they are not traditionally found within historic districts, so the request does not meet the Guidelines.

RECOMMENDATION:
Staff recommends denial of the proposed rear addition and alterations to the driveway based on the following grounds:
1. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).
2. The Guidelines recommend against circular driveways located in the front yard as they are not traditionally found within historic districts.
3. Additional information is needed related to the proposed side elevations.

If the HZC decides to approve the COA, the following condition is recommended: 1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

- Applicant Speaker: David Swift (Owner) and Hannah Terry. Mr. Swift passed out hard copies of the proposal materials and discussed the proposed addition. Mr. Swift indicated that there are questions about the original historical footprint of the home which affects the ratio for the addition. There is conflicting information not only about the original footprint but also if the deck is included as part of the footprint. Mr. Swift provided supporting photographs of other historic homes that have a circular driveway.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

Chair Roberts suggested addressing the addition as one motion and the driveway as a second motion.

Commissioner Denton asked if the documentation included an owner affidavit from the current owner.

Mr. Bryan stated that the staff does have an owner affidavit.

MOTION
- Motion #1 to defer to the July 10 HZC (principal addition)
  - Commissioner Marquardt
  - Commissioner Pearce

Commissioner Marquardt explained to Mr. Swift that the DRC would allow for collaboration and discussion about the allowable percentages for an addition. Also, clarification through photos or other documentation of the historic vs. non-historic portions of the house would help determine the historic footprint.

Chair Roberts stated that additional drawings would be needed prior to the DRC meeting.

Commissioner Pearce stated that she believes the lot is large and the Commission works hard not allow for attached garages. Mr. Swift stated that the lot size is 1 acre.

Hannah Terry, architect, stated that she does have the side elevations and will have those for the DRC meeting. Ms. Terry also explained that the only historic information about the home is what was presented to the Commission. This information was obtained by contacting previous owners. Ms. Terry asked for suggestions from the Commission on how to further document the history of this home and lot.

Chair Roberts explained that the DRC meeting is the most appropriate place to discuss these topics as there is currently a motion to defer it to the next HZC meeting.
- Motion passed 7-0
- Motion #2 to deny (the addition of a pull-through driveway)
  - Commissioner Laster
  - Commissioner Pearce

Commissioner Laster thanked Mr. Swift for the photos provided. One photo appears to be from a home on Murfreesboro Road which isn't in the historic district. This area on Murfreesboro Road isn't required to follow the same requirements as the historical districts.

Commissioner Laster also stated that some of the photos represent homes in the historic district, where additions or new construction were completed prior to the implementation of the new Historic Design Guidelines.

Commissioner Pearce added that because of these situations it makes it confusing to those who are new to the area or unaware of the Historical Design Guidelines.

- Overall Motion, passed 8-0

Mr. Bryan added that during his evaluation of the application he was able to find the home referenced in the Sanborn maps and will share this information with the applicant.

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

- Project Leader: Joseph Bryan.

Mr. Bryan stated that the development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the

Development Plan was approved. The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district. The proposal includes the construction of a one-and-and-a-half-story residence with Victorian
architectural-styled features. The front elevation features a two-third porch with a prominent turret feature on the left side. The entry doors and all first-floor windows on the main form of the home feature transom windows. The front elevation also features ornate columns on the porch and a decorative bracket in the front gable. There is a dormer on the upper floor of the front elevation that is not set back one foot from the roof eave line, so it would be considered a wall dormer.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be
compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. There is a discrepancy with the overall height of the residence in the submittal. The proposed height of this property (lot 3) is 31' 2" as listed on the elevation, but the streetscape view shows it as 31' 8" with an added grade of +5' compared to Historic Magnolia Hall which has a height of 32'. The applicant needs to clarify the overall height of the proposed residence.

Materials:
The materials of the proposed new construction are listed as predominantly brick, cement fiber siding with a 5" exposure, metal standing seam roofing above the turret feature, fiberglass composition roof, stone foundation, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. As shown in the plan, different window lite patterns are utilized in the proposal, which is not consistent on each facade. Specifications on the windows were not included in the application.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. As suggested in previous Design Review Committee meetings, the proposal should omit the use of transoms as they are not typical of historic residential homes in the Boyd Mill Avenue historic district. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. This information was not included in the submittal. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The proposed wall dormer does not meet this requirement.

RECOMMENDATION:
Staff recommends denial of this application based on the following grounds:
1. Conflicting overall height measurements of 31' 2" and 31' 8."
2. The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures.
3. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application.
4. New chimneys should be compatible in size, height, and massing with existing chimneys on
neighboring houses. It is suggested that the proposal should come to the upcoming Design Review Committee.

If the HZC decides to approve the COA, the following condition is recommended:

1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

- Applicant Speaker: Mike Hathaway, Matt Smith, Bernie Butler. Mr. Hathaway stated that he wanted to discuss massing as Magnolia Hall is a large historic home. The main house of Magnolia Hall, including the guest house measures 110 feet wide, 52 feet wide for the 2-story box house, and an overall depth of 61 feet 6 inches. Mr. Hathaway explained that all the proposed homes measure an average of 52 feet wide and from a massing perspective is consistent with Magnolia Hall. The distance away from Magnolia Hall to the proposed homes is as far as 370 feet away and as close as 160 feet away. Mr. Hathaway stated that even 160 feet away from the historic home is a considerable distance. Mr. Hathaway shared updated elevations to the Commissioners in hard copy form. The proposed homes measure 32 feet in height, which is the highest point on each home. The highest point on the Magnolia Hall home should include the cupola, which is a room that one can walk into, not a spire or other insignificant element. If the cupola is included as part of the height of the main house, the overall height measurement of the historical home would be 42'6." Mr. Hathaway stated that although transom windows are not common in historical homes, transoms can be found in homes in downtown Franklin. Mr. Hathaway stated that the dormer has been moved so that it is in alignment with the wall of the house. Material used for the exterior of the home will be mostly siding with a brick base at the bottom. Mr. Hathaway explained that the chimney measurements were based on the current building codes. Regarding window sizing, Mr. Hathaway stated that he believed that the size of the windows for Magnolia Hall are too large for the proposed 5 homesites and the proposed windows are proportionate for the home's facades. The building designs have been simplified but still complement Magnolia Hall without overstating. Mr. Hathaway noted that the roof slope has been reduced from 14:12 to a 12:12 ratio and the floor plan has been redesigned to provide a break on the side (Boyd Mill side) elevation. The garage has been rotated to provide this break in elevation. Mr. Hathaway finished by stating that the ornamentation has been simplified, as well.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

Commissioner Denton suggested deferral of the application to the July 10, 2023, HZC meeting given the amount of new information provided.

Commissioner Laster invited the applicant to attend the DRC meeting to further discuss the project.

Commissioner Pearce asked for more information regarding a comparison Magnolia Hall to the proposed new homes.

Chair Roberts stated that would be a topic for discussion at the DRC meeting.

Ms. Dannenfelser stated that the agenda for the DRC meeting would be published soon and asked if the applicant would like to be added to the agenda.

Bernie Butler stated that the changes referred to in the project were made by him, but he was unable to attend the last DRC meeting. Mr. Butler said that he would gladly attend the DRC meeting to discuss.

MOTION
- Motion to defer to the July HZC meeting.
  - Commissioner Denton
  - Commissioner Harrison
- Motion passed 7-0

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

- Applicant Speaker: Mike Hathaway, Matt Smith, Bernie Butler
- Project Leader: Joseph Bryan.

Mr. Bryan summarized that the main concern with this proposed home-site is the height discrepancy of the between the home and the streetscape. Architecturally, this home design is more in keeping with the design guidelines as it compliments the established Boyd Mill district character.

MOTION
- Motion to defer to the July HZC meeting.
  - Commissioner Laster
  - Commissioner Pearce
- Motion passed 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

- Applicant Speaker: Mike Hathaway, Matt Smith, Bernie Butler
- Project Leader: Emily Huffer.

Ms. Huffer summarized that this home-site has similar concerns regarding height discrepancies. Ms. Huffer noted that the side façade has different window light patterns that should be consistent.

MOTION
- Motion to defer to the July HZC meeting.
  - Commissioner Harrison
  - Commissioner Laster
- Motion passed 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

- Applicant Speaker: Mike Hathaway, Matt Smith, Bernie Butler
- Project Leader: Emily Huffer.

Ms. Huffer summarized by noting the height of the chimney is too high. The height discrepancy between the home and the streetscape is inconsistent. The use of transoms is not recommended per the design guidelines.

Commissioner Laster noted that although transoms can be seen in homes within the historical district, the transoms are only on main architectural features.

MOTION
- Motion to defer to the July HZC meeting.
  - Commissioner Harrison
  - Commissioner Besser
- Motion passed 7-0

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. **Signage (Convenience) At 121 1st Ave. S.; Chandra Boughton, Applicant.**

Sponsors:

11. **Signage (Band) At 214 E. Main St.; Ashton Barrett, Applicant.**
Sponsors:

12. **Signage (Post-And-Arm & Window) At 235 3rd Ave. N.; Johnny Peppers, Applicant.**
Sponsors:

13. **Rear Yard Fencing At 203 Splendor Ridge Dr.; Chad Gore, Applicant.**
Sponsors:

14. **Rear Yard Fencing At 209 Splendor Ridge Dr.; Chad Gore, Applicant.**
Sponsors:

ADJOURN

There being no further business, the meeting adjourned at 06:16 p.m.

_____ _____
Chair Date

File #: 21-04874

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1835 William Campbell Court, Lot 2, of the Historic Magnolia Hall PUD Subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)

PROJECT INFORMATION:
COF Project Number: 8203
Applicant: Matt Smith, 906 Studio Architects.
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a one-and-and-a half-story residence with Victorian architectural-styled features. The front elevation features a two-thirds porch with a turret feature on the left side and a double -door main entry. The entry doors, as well as the windows in the bay window feature on the front elevation, feature transom windows.The front elevation also features

ornate double columns on the porch and a decorative bracket in the front gable. There is a dormer on the upper floor of the front elevation with decorative pilasters. The dormer as well as the small window in the front gable have arched windows. All other windows are either six-over-one or four-over-one double-hung windows.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The proposed overall height of this structure (lot 2) is 31' 8". Magnolia Hall is listed as 33' in height on the streetscape exhibit. Previous exhibits listed the height of Magnolia Hall at 32'. The height of Magnolia Hall will need to be confirmed by the applicant.

Materials:
The materials of the proposed new construction are listed as predominantly cement fiber siding with a 4" exposure, metal standing seam roofing above the turret feature, fiberglass composition roof, stone foundation, and brick chimney. The Guidelines recommend that lap siding exposure should be consistent with that which is found on adjacent historic structures. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. Specifications on the windows were not included in the application.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. As suggested in previous Design Review Committee meetings, the proposal should limit the use of ornamentation as to not directly compete with the Magnolia Hall mansion. While the overall design is simpler than the historic mansion, replacing the double columns on the front porch with single columns and removal of the pilasters from the front dormer would help the dwelling to not visually compete with the historic mansion.

RECOMMENDATION:
Staff recommends approval of the project with the following:
1. The double columns on the front porch are reduced to single columns.
2. Removal of the pilasters from the front dormer.
3. Show that 4" lap siding exposure is consistent with the property, or modify to a 5" reveal.
4. Window specs are to be provided to Planning Staff prior to issuance of a building permit.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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.

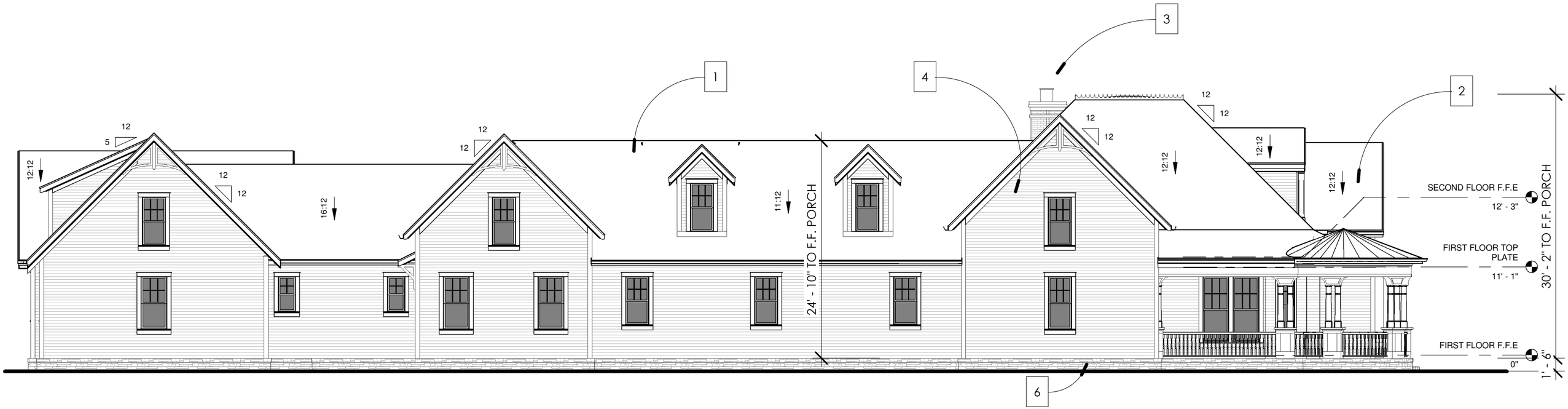


FRONT ELEVATION

1/8" = 1' - 0"

06/23/23

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



LEFT ELEVATION

3/32" = 1' - 0"

06/23/23

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

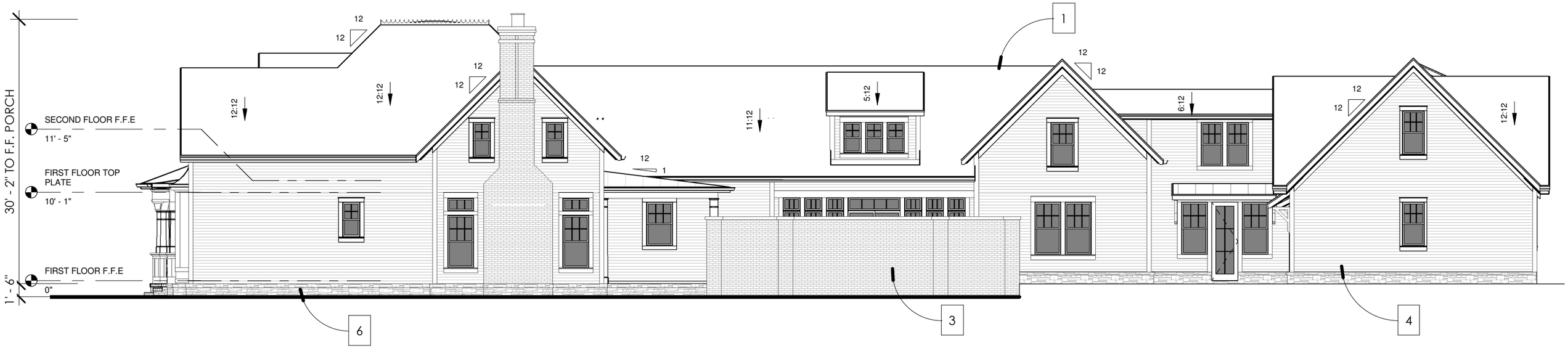
1/8" = 1' - 0"

06/23/23

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



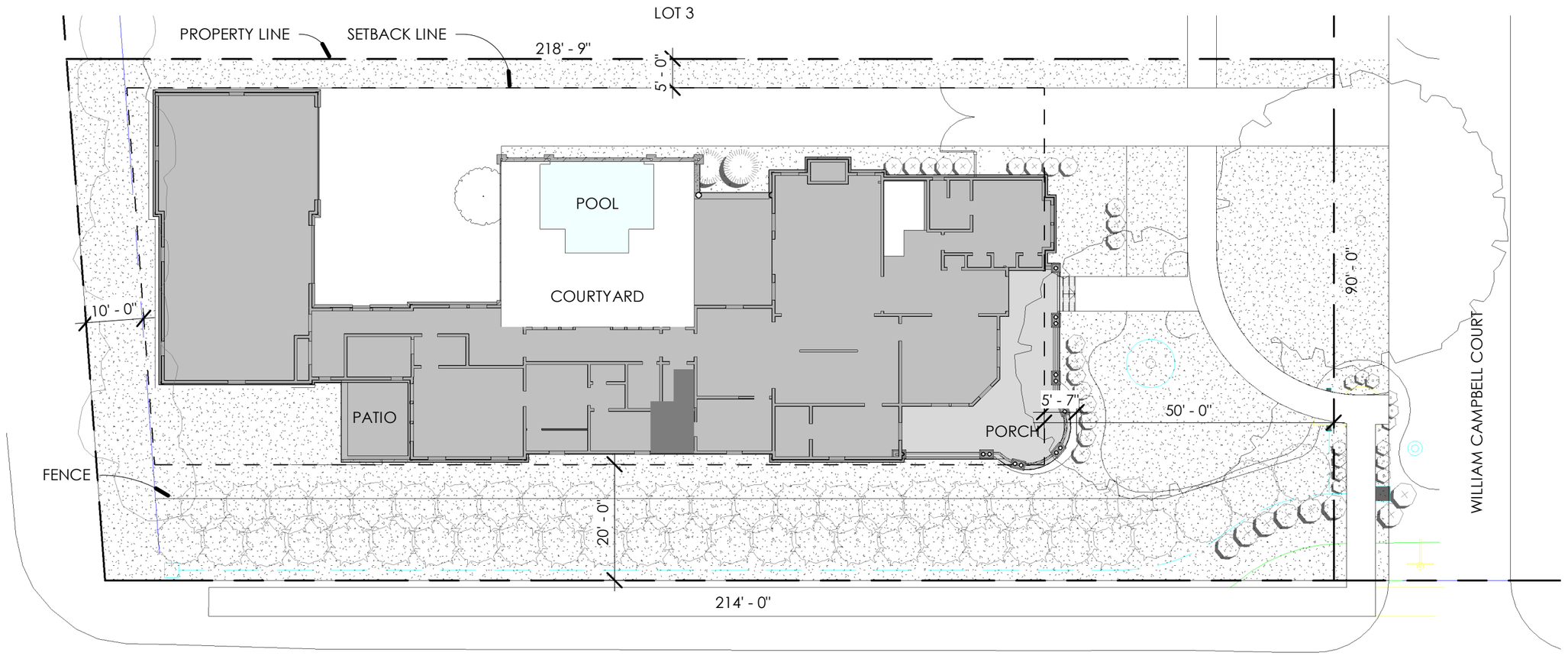
RIGHT ELEVATION

3/32" = 1' - 0"

06/23/23

MATERIAL LEGEND

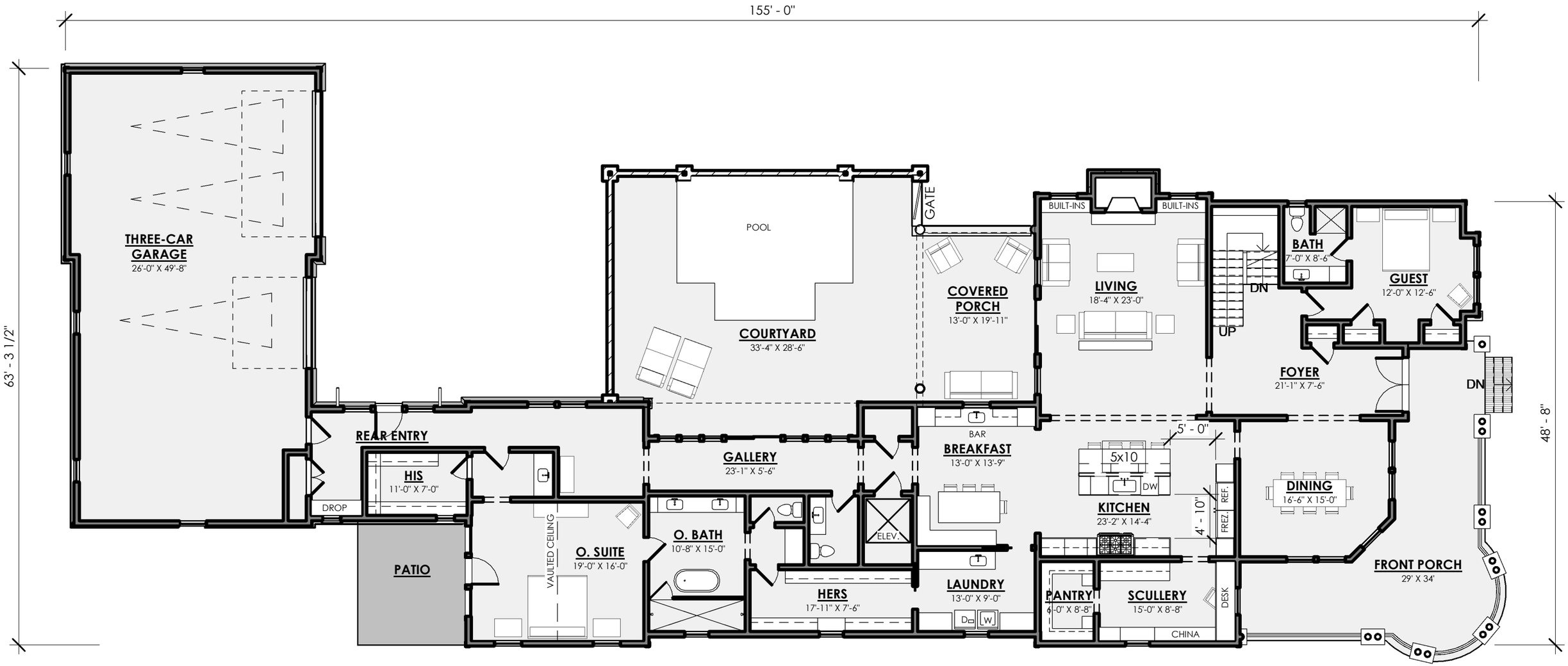
1	COMPOSITION SHINGLE ROOF
2	METAL STANDING SEAM ROOF
3	BRICK
4	WOOD SIDING - 4" EXPOSURE
5	CEMENT FIBER SCALLOP SHINGLE
6	LIMESTONE VENEER



SITE PLAN

06/23/23

LOT AREA:	19,391 SQ FT
BUILDING FOOTPRINT:	5,786 SQ FT
ACUTAL L.S.A.:	49.7% OR 9,650 SQ FT
BUILDING AREA COVERAGE:	29.8%



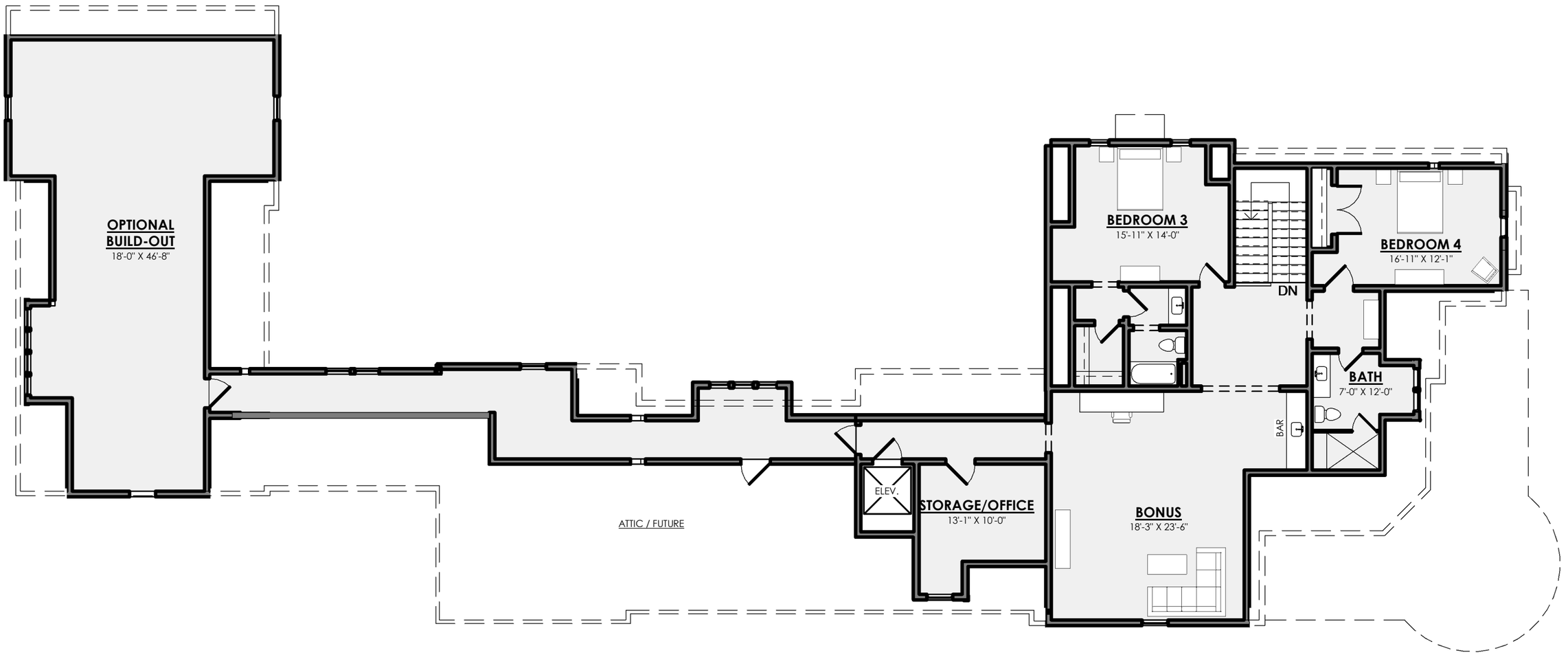
FIRST FLOOR PLAN

3/32" = 1' - 0"

06/23/23

CONDITIONED		UNCONDITIONED	
BASEMENT	404 SF	GARAGE	1326 SF
FIRST FLOOR	3693 SF	PORCHES	1822 SF
SECOND FLOOR	1693 SF	BASEMENT	326 SF
	5790 SF		3474 SF

OPTIONAL
BUILD-OUT +/- 950 SF



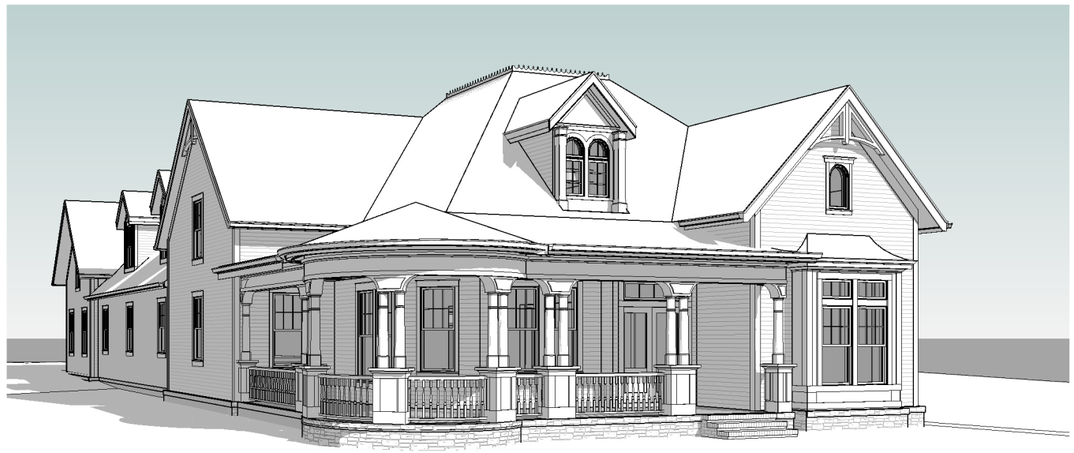
SECOND FLOOR PLAN

3/32" = 1' - 0"

06/23/23

CONDITIONED		UNCONDITIONED	
BASEMENT	404 SF	GARAGE	1326 SF
FIRST FLOOR	3693 SF	PORCHES	1822 SF
SECOND FLOOR	1693 SF	BASEMENT	326 SF
	5790 SF		3474 SF
OPTIONAL BUILD-OUT	+/- 950 SF		







PERSPECTIVE VIEWS

06/23/23



909 W MAIN ST FRANKLIN TN



210 LEWISBURG PK FRANKLIN TN



4TH AVE S FRANKLIN TN



314 STEWART ST FRANKLIN TN



224 4TH AVE S FRANKLIN TN

PRECEDENT IMAGES - QUEEN ANNE

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.

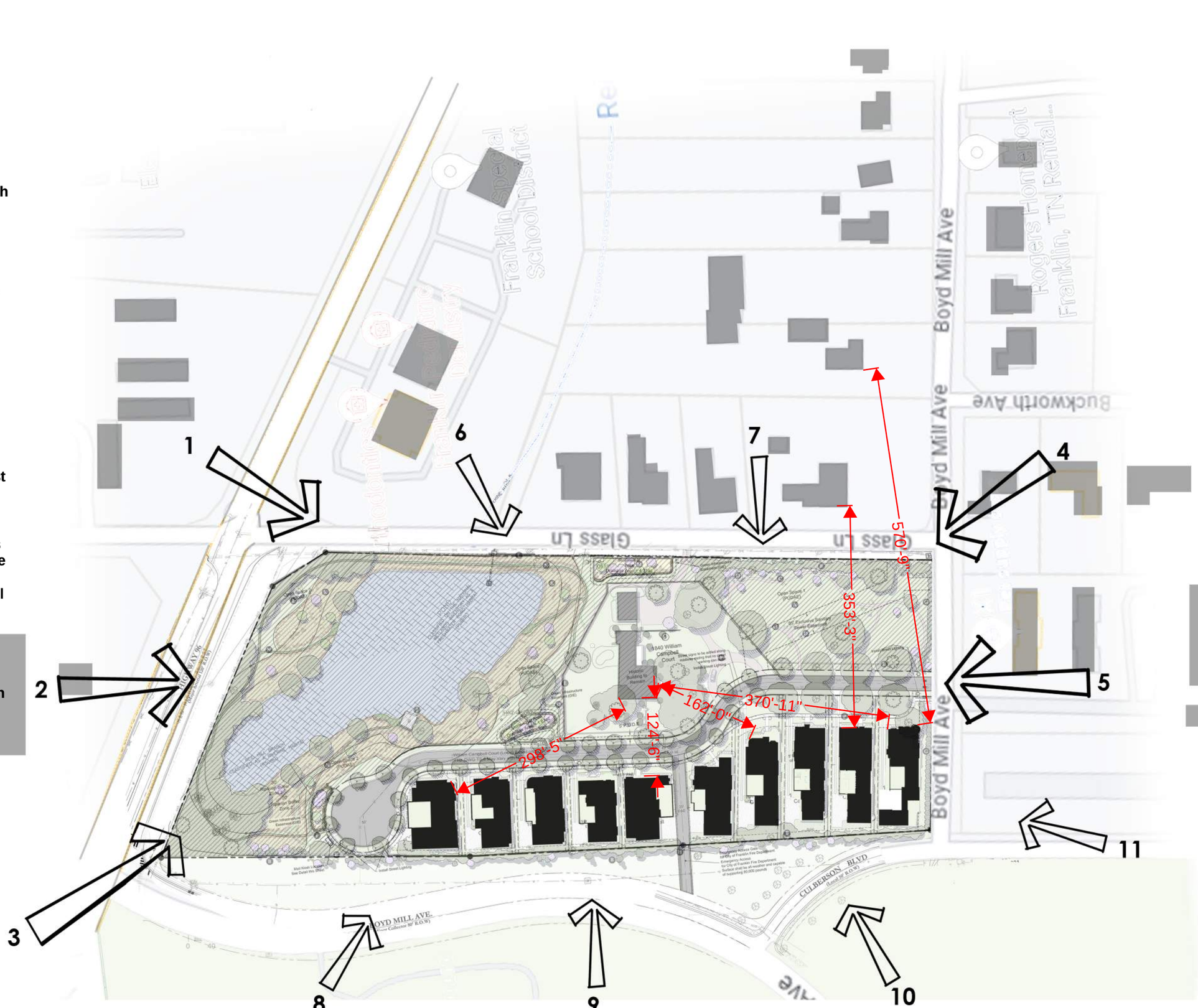
A view shed analysis shows that views of the mansion are largely unaffected by the new homes which line the western edge of the property.

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.

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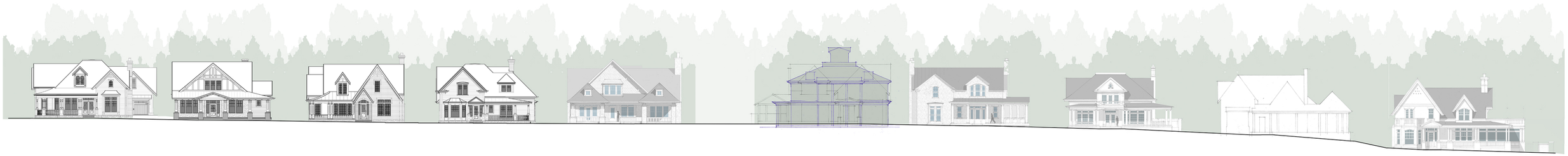


AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA	41.2%
AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA	20.7%

BUILDING AREA COVERAGE EXHIBIT

906STUDIO.COM 906 FEBRUARY 20, 2023

MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT FROM GRADE	31' - 8"	31'- 6"	31'-2"	31'-11"	32'-0" MAX	32'-0" MAX	32'-0" MAX	32'-0" +/-	32' +/-	32' +/-
ELEV	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION 33' 0				

NOTES:

1. HOUSES ARE MEASURED FROM HIGHEST PART OF RIDGE TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-6" ABV. GRADE.
2. MANSION IS MEASRED FROM TOP OF MAIN ROOF TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-0" ABV. GRADE.
TOP OF CUPOLA AT MANSION IS APPROX. 43'-6 ABV GRADE.
3. THE GRADE LINE IS TAKEN AT FRONT OF HOUSES. SPOT ELEVATIONS AT THE FRONT PORCHES ARE ESTIMATED RELATIVE TO THAT OF THE MANSION.
4. TO MAINTAIN SCALE, THE HEIGHTS OF THE HOUSES WILL BE 32' MAX. FROM GRADE AT LOTS 1-5

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bernice Butler, Magnolia Hall Franklin, 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:

078 00700 00009078
(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill, Franklin 37064
(Street Address)

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

906 Studio Architects, PLLC
(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

2300 Foxhaven Drive, Franklin, TN 37069
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of December 20 22.

Notary Public

My Commission Expires: 2/28/26

CYNTHIA SORRELS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

File #: 21-04875

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1837 William Campbell Court, Lot 3, of the Historic Magnolia Hall PUD Subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)

PROJECT INFORMATION:
COF Project Number: 8204
Applicant: Matt Smith, 906 Studio Architects.
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a one-and-and-a half-story residence with Craftsman architectural-styled features with half-timber detailing on the upper floor. The front elevation features a full-width porch and the entry door and sidelites feature transom windows.The front porch has decorative columns on brick bases. There are three roof dormers on the side elevations and all windows as shown on the elevations have six-over-one or four-over-one profiles that are in keeping

with the Craftmasn style.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of this property (lot 3) is 31' 6" as listed on the elevation. Magnolia Hall is listed as 33' in height on the streetscape exhibit. Previous exhibits listed the height of Magnolia Hall at 32'. The height of Magnolia Hall will need to be confirmed by the applicant. The roof form also helps to bring down the perceived height of the structure.

Materials:
The materials of the proposed new construction are listed as predominantly brick, cement fiber siding with a 4" exposure, cement fiber panels, metal standing seam roofing above the front porch, fiberglass composition roof, brick foundation, and masonry chimney. The Guidelines recommend that lap siding exposure should be consistent with that which is found on adjacent historic structures. The colors of the materials were not included in the application. Specifications on the windows were not included in the application.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The design features detailing that is consistent with the Craftsman-style, but does not visually compete with the Magnolia Hall historic mansion.

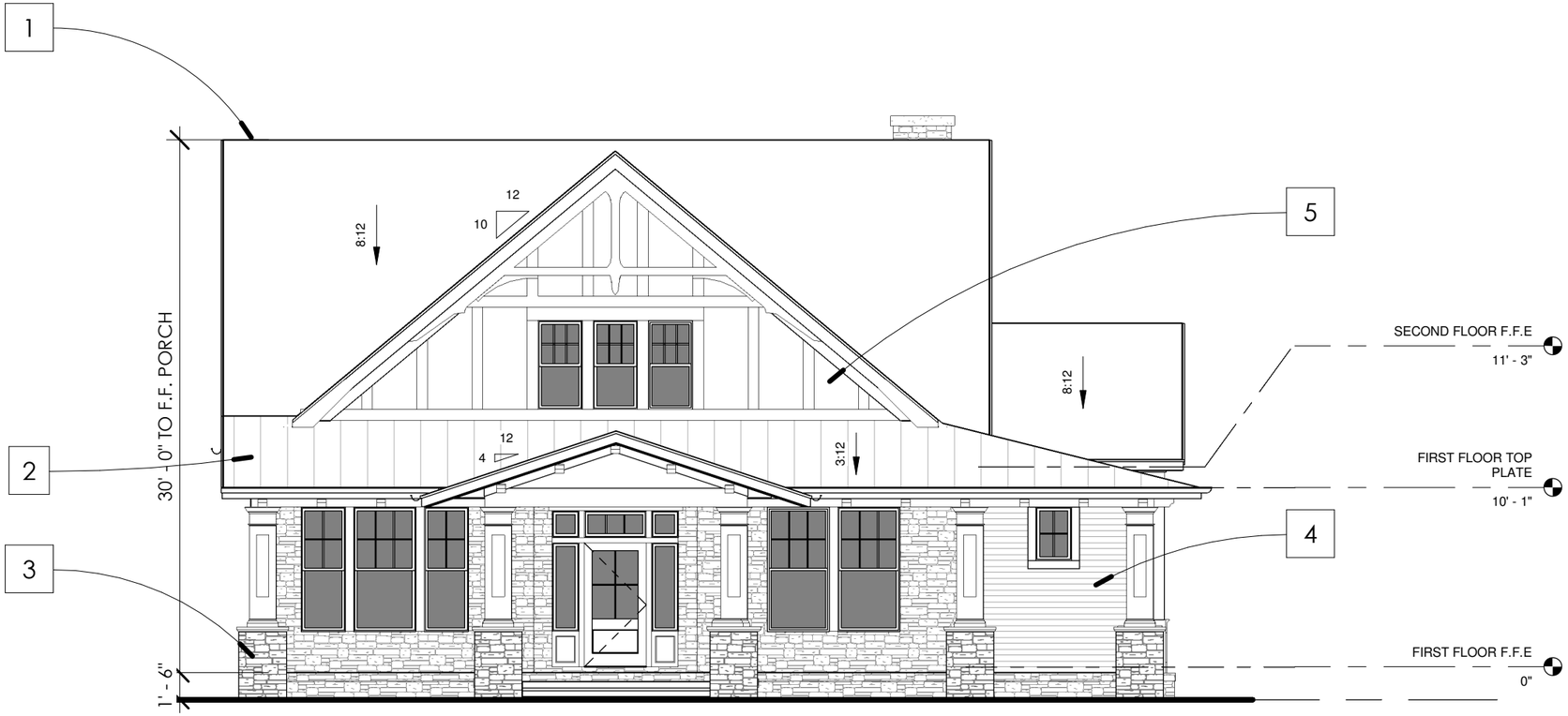
RECOMMENDATION:
Staff recommends approval of the project with the following:
1. Show that 4" lap siding exposure is consistent with the property, or modify to a 5" reveal.
2. Window spec are to be provided to Planning Staff prior to issuance of a building permit.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

MATERIAL LEGEND

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

NOTES:

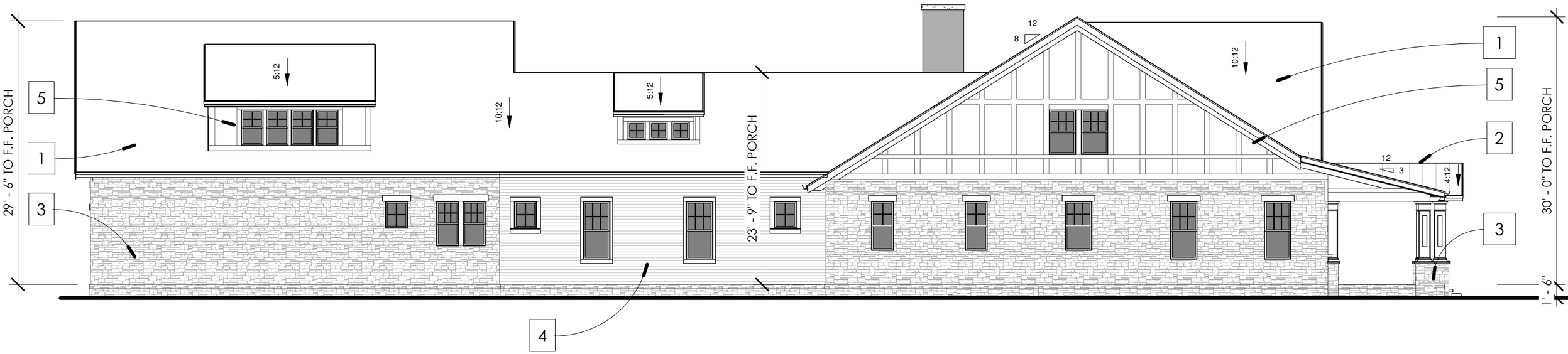
- BRICK AND MORTAR SELECTIONS WILL BE CONSISTENT WITH MASONRY OF MANSION IN TERMS OF SIZE, COLOR, TEXTURE, AND JOINT WIDTH.
- SIDING WILL BE CEDAR LAP SIDING WITH 4" REVEAL, UNLESS NOTED OTHERWISE.
- STONE TO BE STONE LIMESTONE VENEER, ASHLAR PATTERN, UON.
- WINDOWS WOOD, ALUMINUM CLAD, PELLA RESERVE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



FRONT ELEVATION

1/8" = 1'-0"

06/23/23



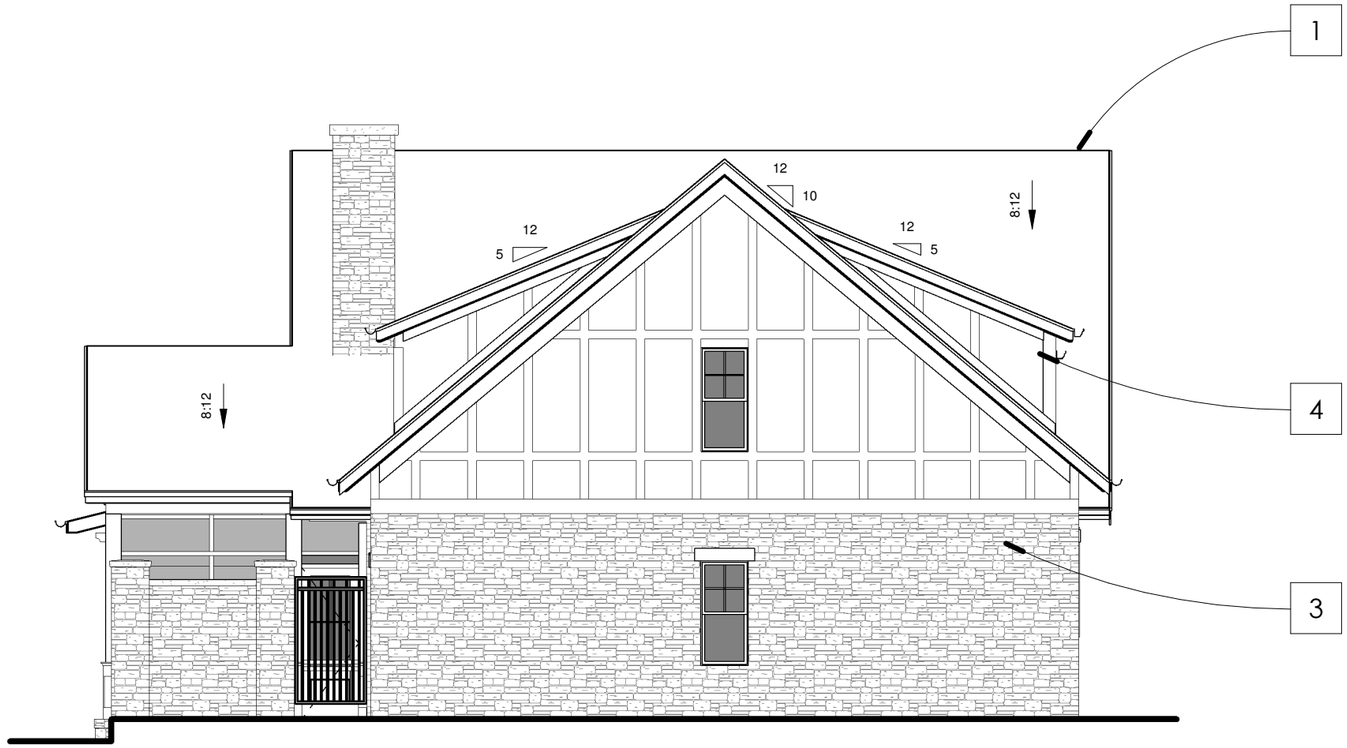
LEFT ELEVATION

3/32" = 1'-0"

06/23/23

MATERIAL LEGEND

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



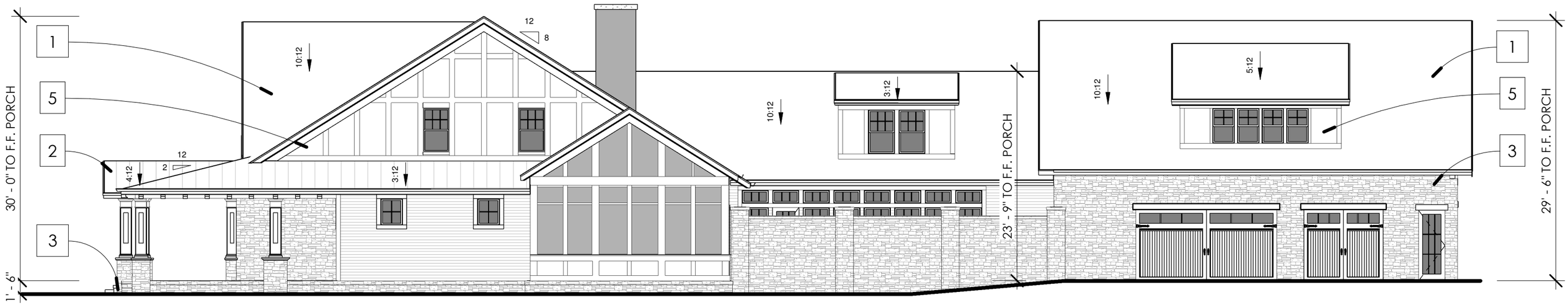
REAR ELEVATION

1/8" = 1'-0"

06/23/23

MATERIAL LEGEND

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



RIGHT ELEVATION

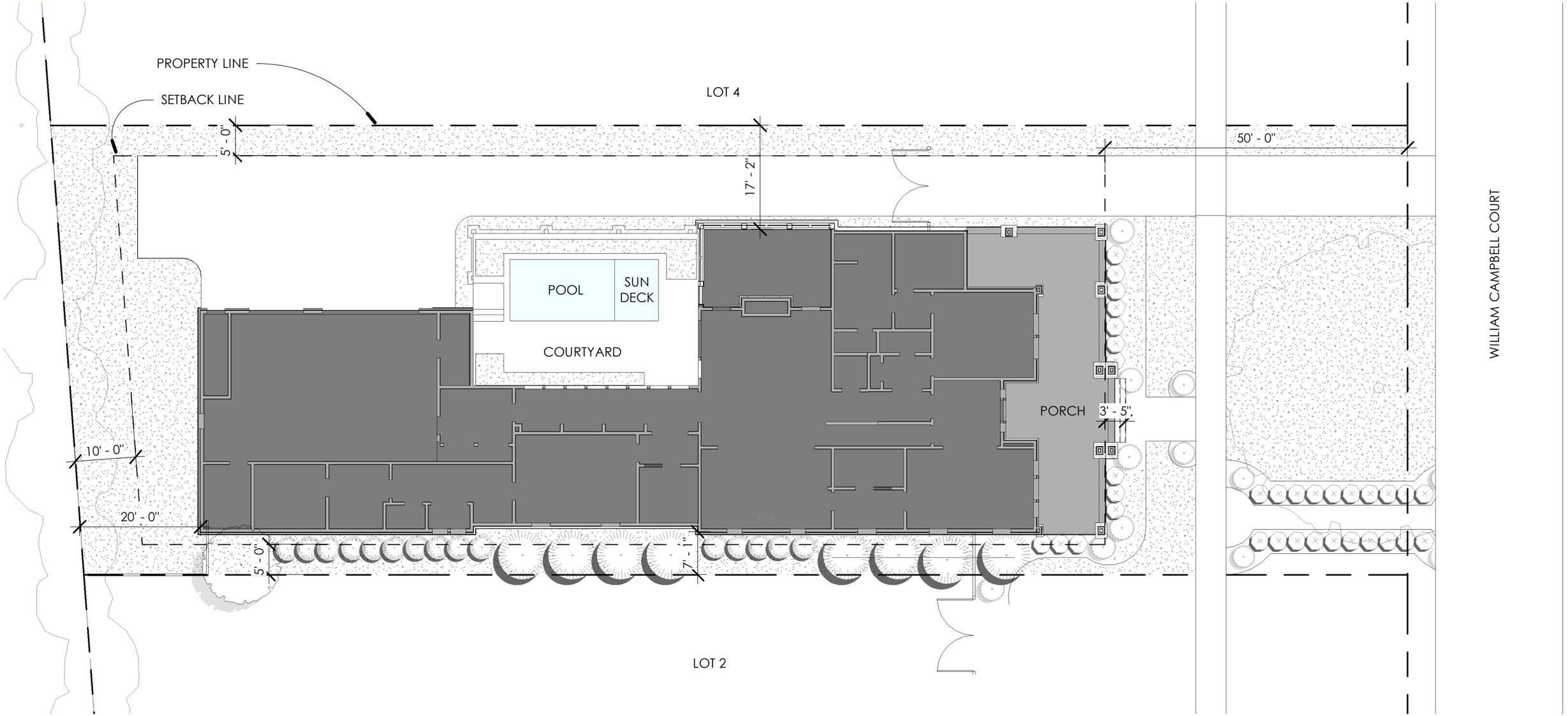
3/32" = 1'-0"

06/23/23

MATERIAL LEGEND

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

MAGNOLIA HALL | **LOT 3**
FRANKLIN, TN | 1837 WILLIAM CAMPBELL COURT

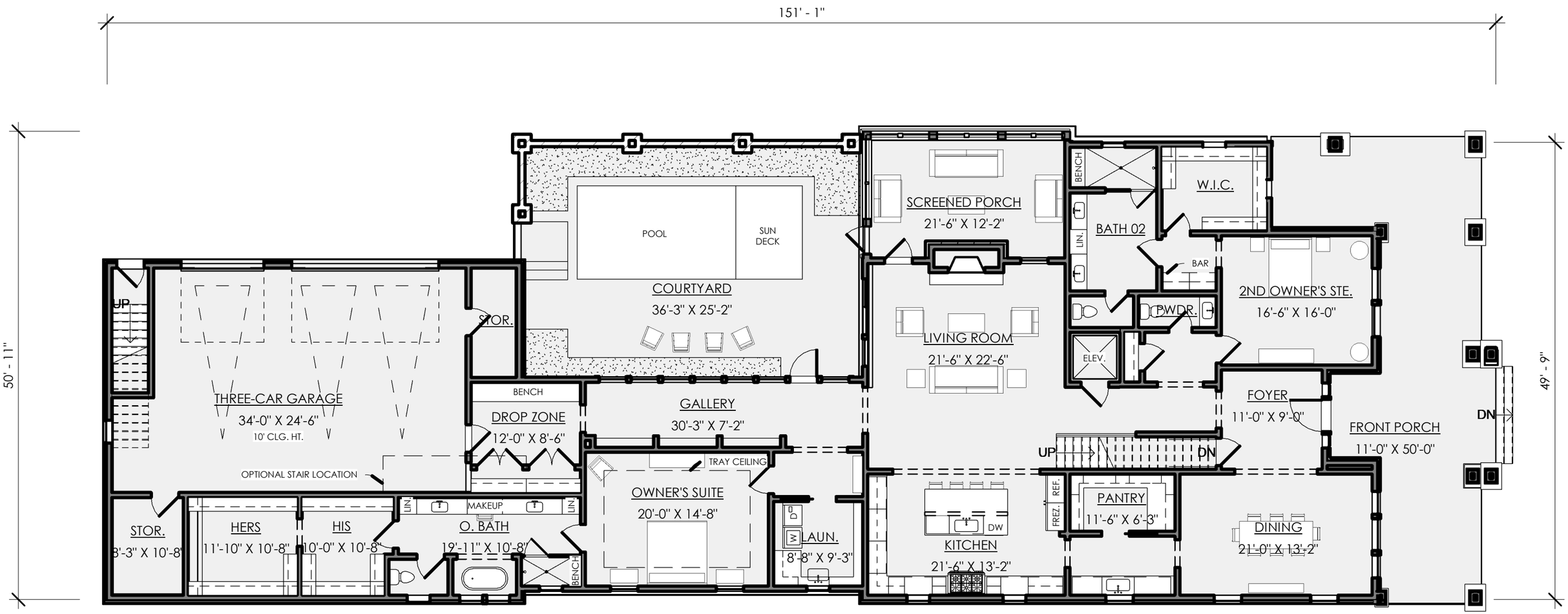


SITE PLAN

1/16" = 1'-0"

06/23/23

LOT AREA:	16,447 SQ FT
BUILDING FOOTPRINT:	5,436 SQ FT
ACTUAL L.S.A.:	31.6% OR 5,200 SQ FT
BUILDING AREA COVERAGE:	33.1%

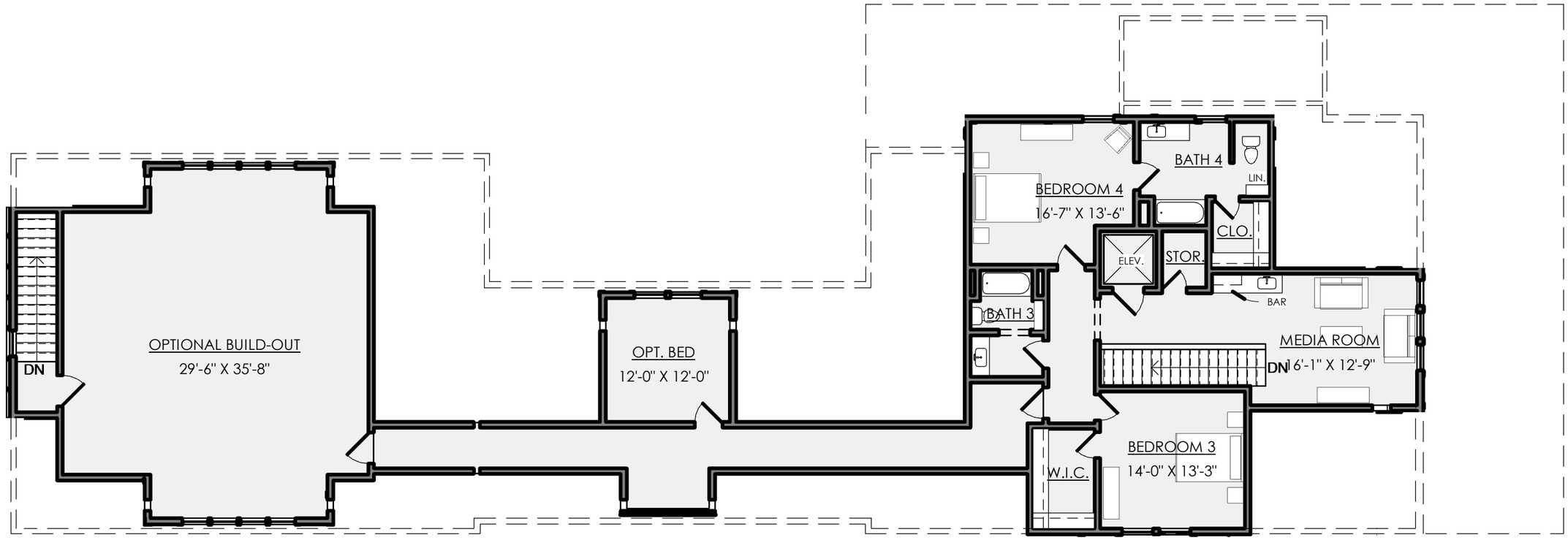


FIRST FLOOR PLAN

3/32" = 1'-0"

06/23/23

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	+/- 1230 SF		

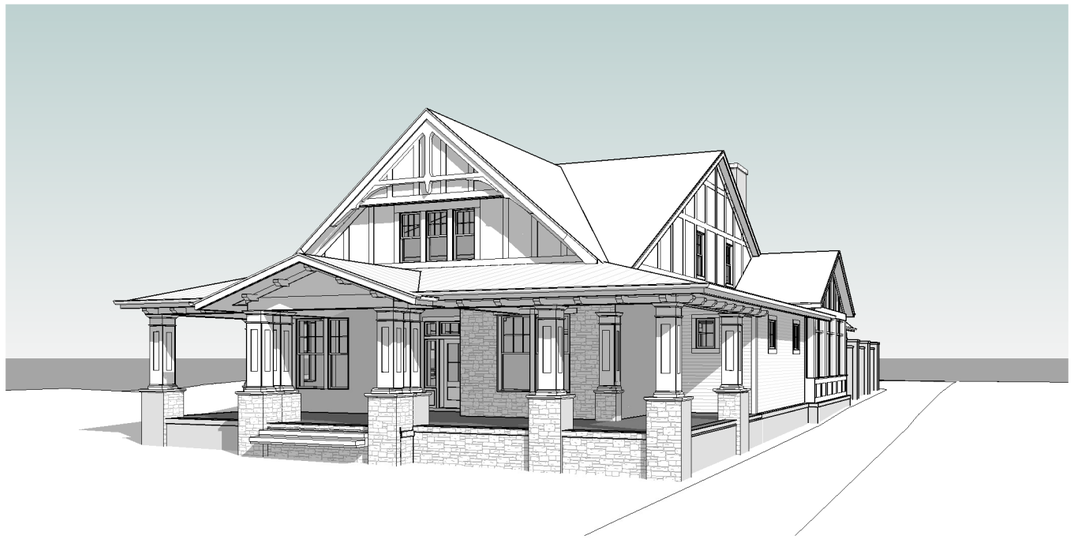


SECOND FLOOR PLAN

3/32" = 1'-0"

06/23/23

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	+/- 1230 SF		





PERSPECTIVE VIEWS

06/23/23



217 4TH AVE S FRANKLIN TN





121 LEWISBURG PK FRANKLIN TN



1246 ADAMS ST FRANKLIN TN

PRECEDENT IMAGES - CRAFTSMAN

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.

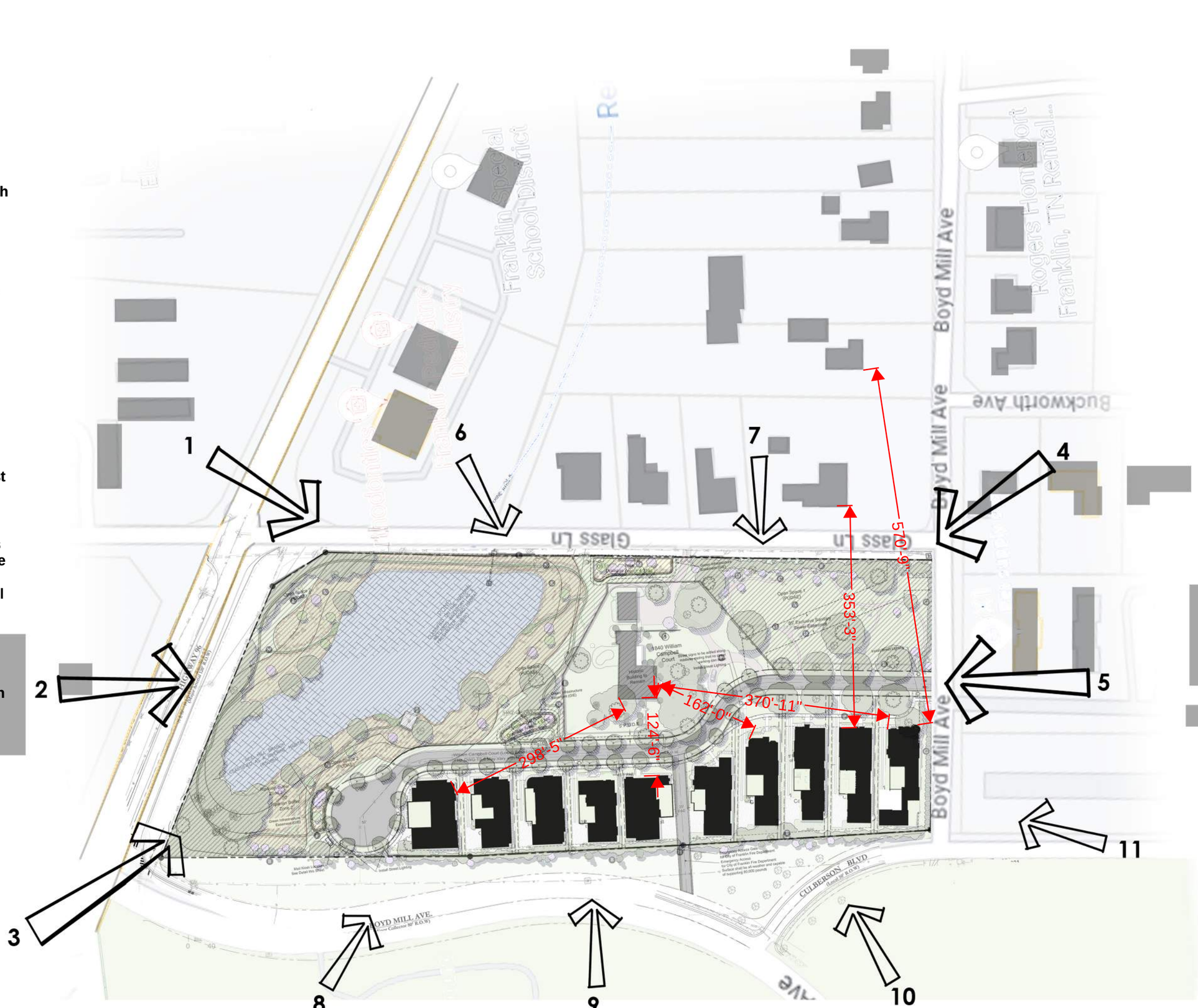
A view shed analysis shows that views of the mansion are largely unaffected by the new homes which line the western edge of the property.

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.

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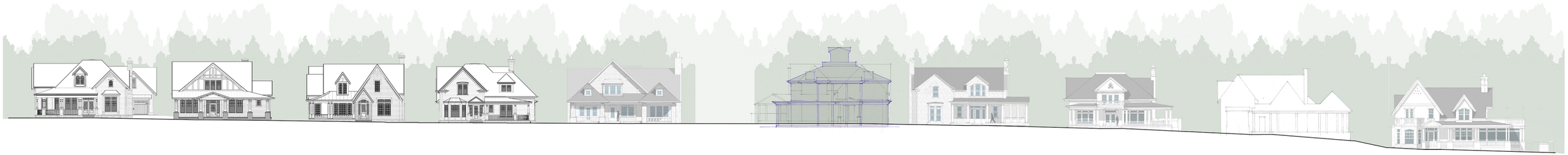


AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA	41.2%
AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA	20.7%

BUILDING AREA COVERAGE EXHIBIT

906STUDIO.COM 906 FEBRUARY 20, 2023

MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT FROM GRADE	31' - 8"	31'- 6"	31'-2"	31'-11"	32'-0" MAX	32'-0" MAX	32'-0" MAX	32'-0" +/-	32' +/-	32' +/-
ELEV	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION 33' 0				

NOTES:

1. HOUSES ARE MEASURED FROM HIGHEST PART OF RIDGE TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-6" ABV. GRADE.
2. MANSION IS MEASRED FROM TOP OF MAIN ROOF TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-0" ABV. GRADE.
TOP OF CUPOLA AT MANSION IS APPROX. 43'-6 ABV GRADE.
3. THE GRADE LINE IS TAKEN AT FRONT OF HOUSES. SPOT ELEVATIONS AT THE FRONT PORCHES ARE ESTIMATED RELATIVE TO THAT OF THE MANSION.
4. TO MAINTAIN SCALE, THE HEIGHTS OF THE HOUSES WILL BE 32' MAX. FROM GRADE AT LOTS 1-5

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bernice Butler, Magnolia Hall Franklin, 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:

078 00700 00009078
(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill, Franklin 37064
(Street Address)

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

906 Studio Architects, PLLC
(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

2300 Foxhaven Drive, Franklin, TN 37069
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of December 20 22.

Notary Public

My Commission Expires: 2/28/26

CYNTHIA SORRELS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

File #: 21-04860

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1839 William Campbell Court, lot 4, of the Historic Magnolia Hall subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure. The application has also been to the June Historic Zoning Commission meeting, where it was deferred.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)

PROJECT INFORMATION:
COF Project Number: 8201
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The entrance and sidelights are recessed under a covered stoop. A three-bay window is located to the left of the entrance along with a singular window on the far left of

the front facade. To the right of the entrance, there are two windows with transoms. A wall dormer with two windows is centered above the three-bay window. Centered in the gable is a singular window. The front elevation also features ornate double columns on the porch. The rear elevation features a singular gable with a window that is centered on the upper story and a window and a door on the main level. Four gables along with seventeen windows, are located on the left elevation. While three gables, thirteen windows, a chimney, and three garage doors are located on the right elevation.

Placement/Setback:
The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The front yard setback is shown on the plan as 21’-9”.

Scale/Massing/Height:
The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of this property (lot 4) is 31'2" with an added grade of +3' compared to Historic Magnolia Hall which is listed as 33' in height on the streetscape exhibit. Previous exhibits listed the height of Magnolia Hall at 32'. The height of Magnolia Hall will need to be confirmed by the applicant. The proposed main ridgeline of the building accentuates the height and adds mass to the building, which is perceived as a larger scale than Magnolia Hall.

Materials:
The materials of the proposed new construction are listed as predominantly brick, wood siding with a 4” exposure, cement fiber stucco board, metal standing seam roofing above the three-bay window and garage doors, fiberglass composition roof, limestone veneer foundation, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application. New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.

Architectural Features:
The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The proposed wall dormer does not meet this requirement.

RECOMMENDATION:

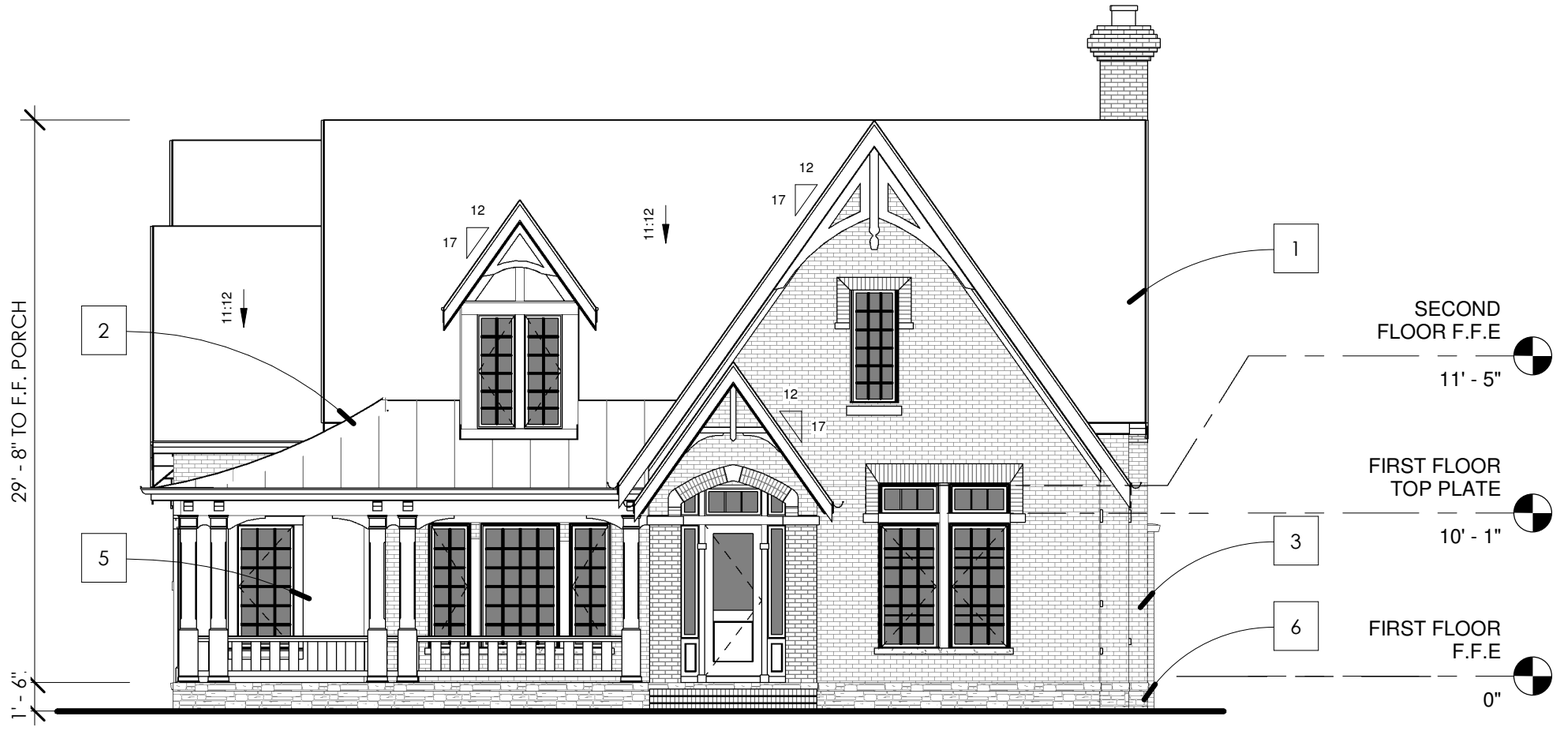
Staff recommends that the application be approved with the following conditions:
1. The double columns on the front porch should be reduced to single columns.
2. The wall dormer on the front elevation should be altered so it is further off of the porch roof.
3. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
4. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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:

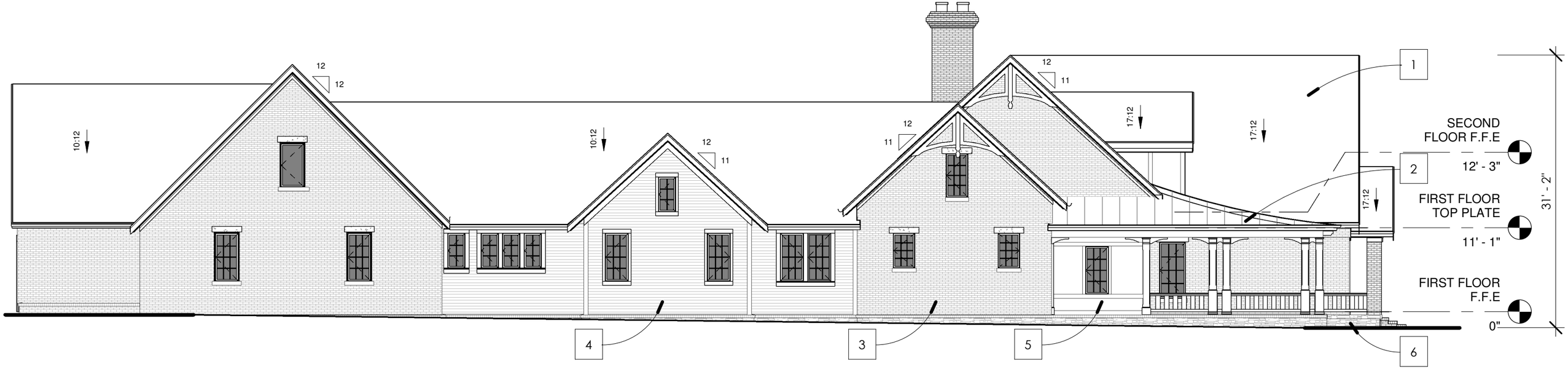
- BRICK AND MORTAR SELECTIONS WILL BE CONSISTENT WITH MASONRY OF MANSION IN TERMS OF SIZE, COLOR, TEXTURE, AND JOINT WIDTH.
- SIDING WILL BE CEDAR LAP SIDING WITH 4" REVEAL, UNLESS NOTED OTHERWISE.
- STONE TO BE STONE LIMESTONE VENEER, ASHLAR PATTERN, UON.
- WINDOWS WOOD, ALUMINUM CLAD, PELLA RESERVE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



FRONT ELEVATION

1/8" = 1' - 0"

06/23/23



LEFT ELEVATION

3/32" = 1' - 0"

06/23/23

MATERIAL LEGEND

1	FIBERGLASS COMPOSITION ROOF
2	METAL STANDING SEAM ROOF
3	BRICK
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1839 WILLIAM CAMPBEL



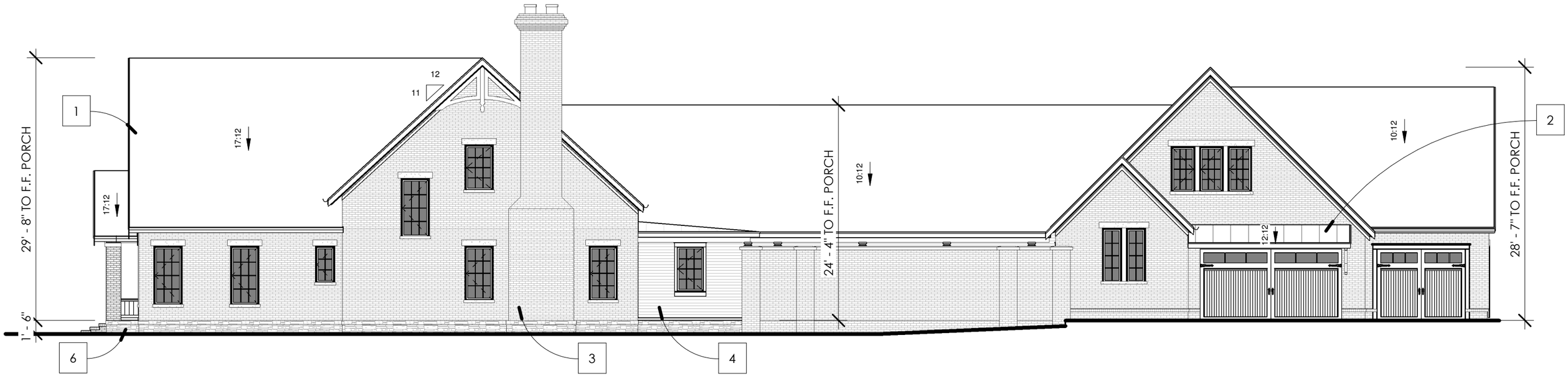
REAR ELEVATION

1/8" = 1' - 0"

06/23/23

MATERIAL LEGEND

1	FIBERGLASS COMPOSITION ROOF
2	METAL STANDING SEAM ROOF
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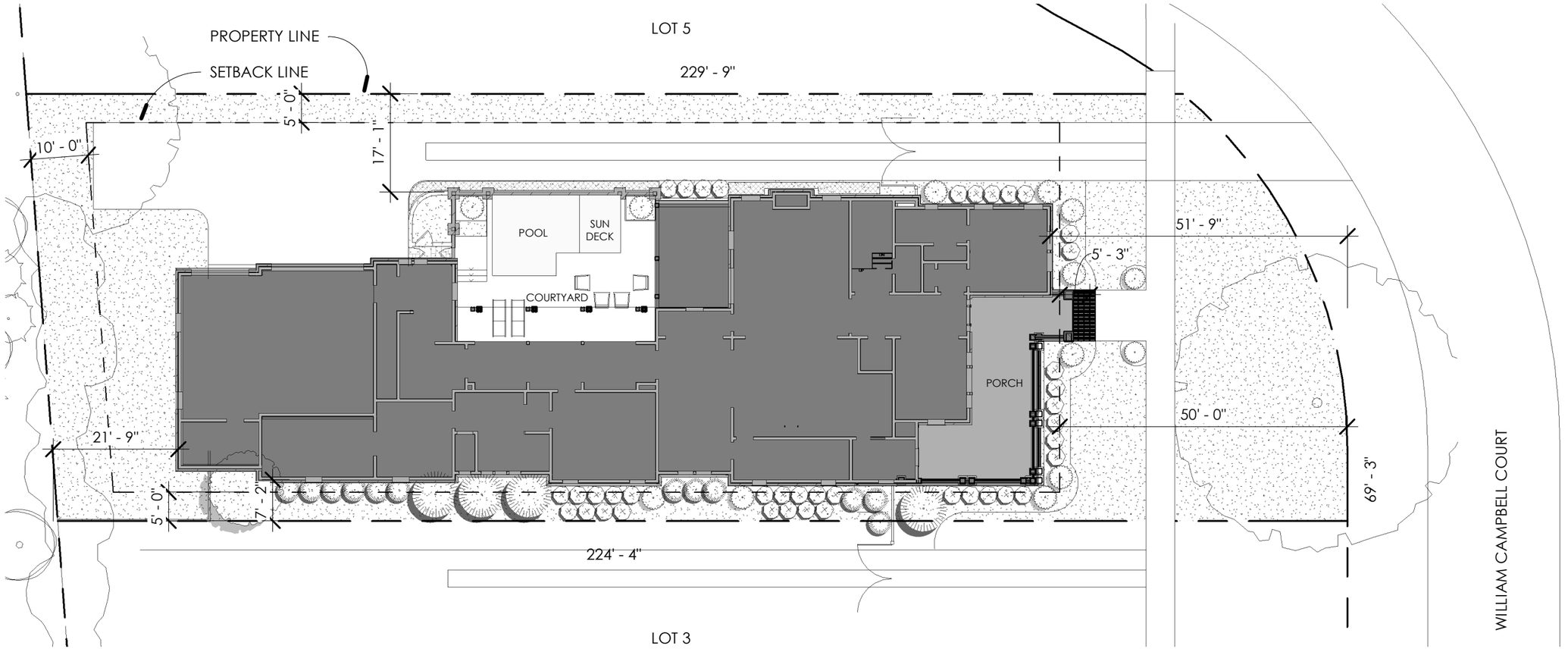
RIGHT ELEVATION

3/32" = 1' - 0"

06/23/23

MATERIAL LEGEND

1	FIBERGLASS COMPOSITION ROOF
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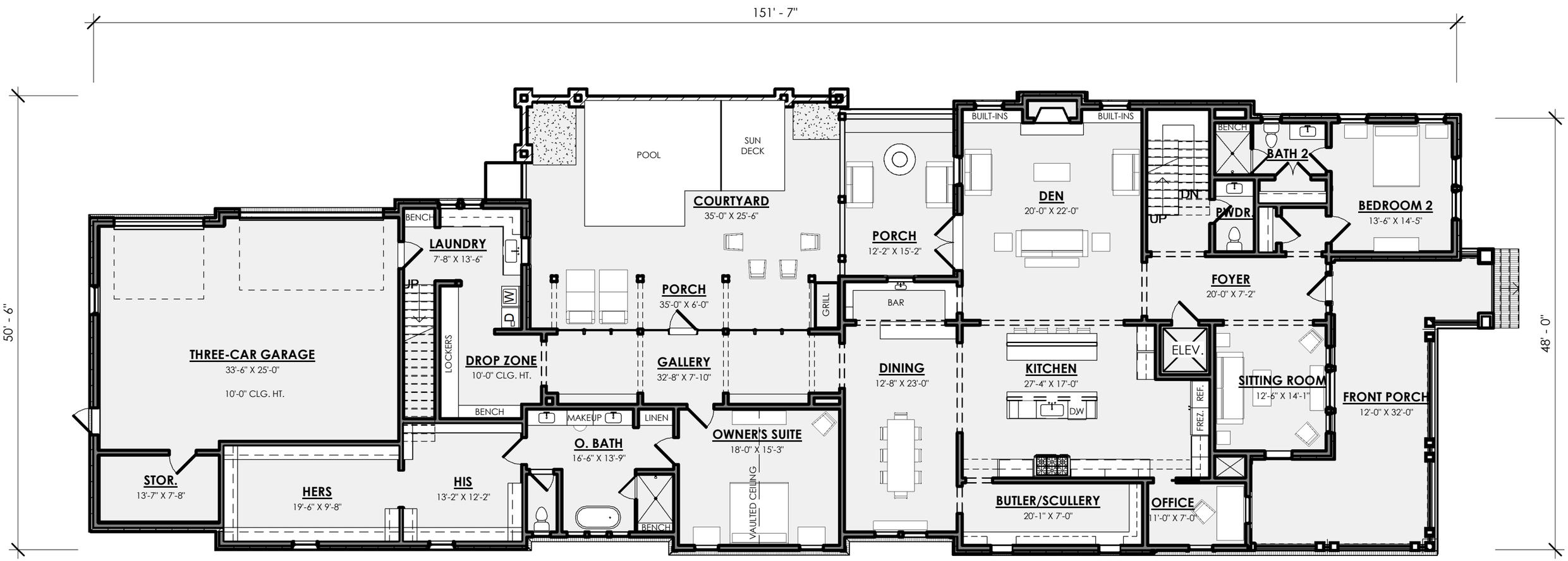


SITE PLAN

06/23/23

LOT AREA:	16,854 SQ FT
BUILDING FOOTPRINT:	6,091 SQ FT
ACTUAL L.S.A.:	33.2% OR 5596 SQ FT
BUILDING AREA COVERAGE:	36.1%

MAGNOLIA HALL | **LOT 4**
FRANKLIN, TN | 1839 WILLIAM CAMPBELL COURT



FIRST FLOOR PLAN

3/32" = 1' - 0"

906

LAND INNOVATIONS
DESIGN • DEVELOPMENT • CONSTRUCTION

06/23/23

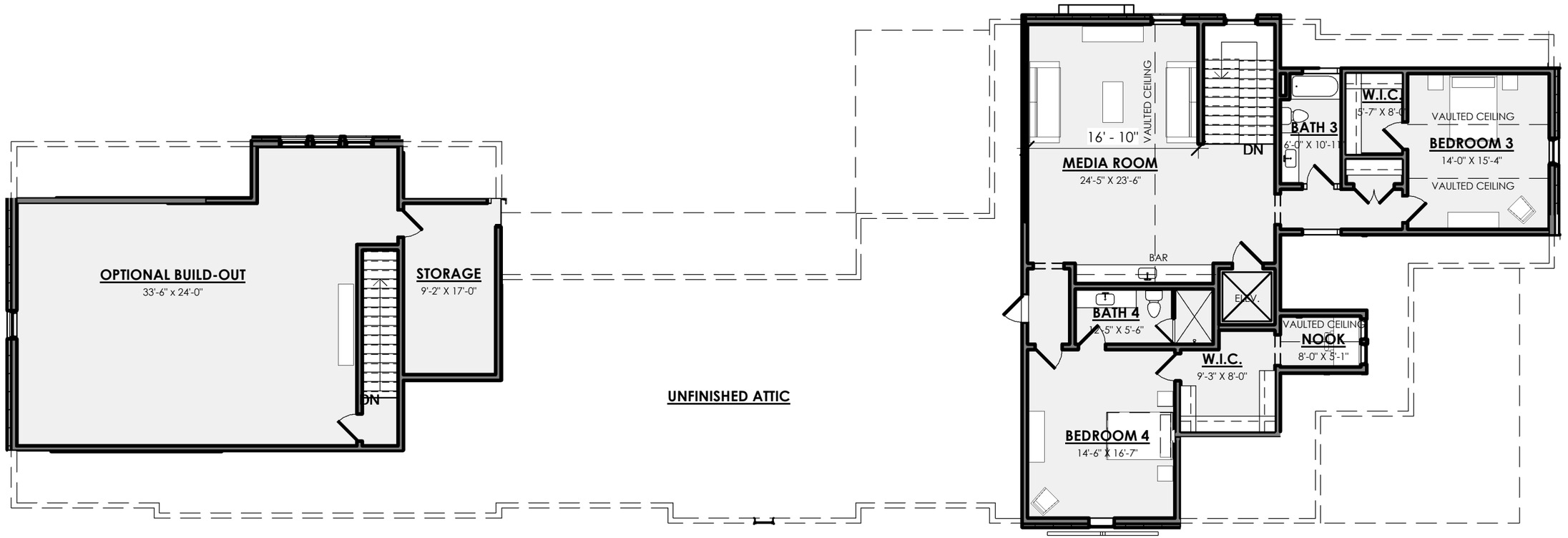
CONDITIONED

BASEMENT	511 SF
FIRST FLOOR	4140 SF
SECOND FLOOR	1575 SF
	6226 SF

OPTIONAL
BUILD-OUT +/- 1160 SF

UNCONDITIONED

GARAGE	984 SF
PORCHES	974 SF
BASEMENT	469 SF
	2427 SF



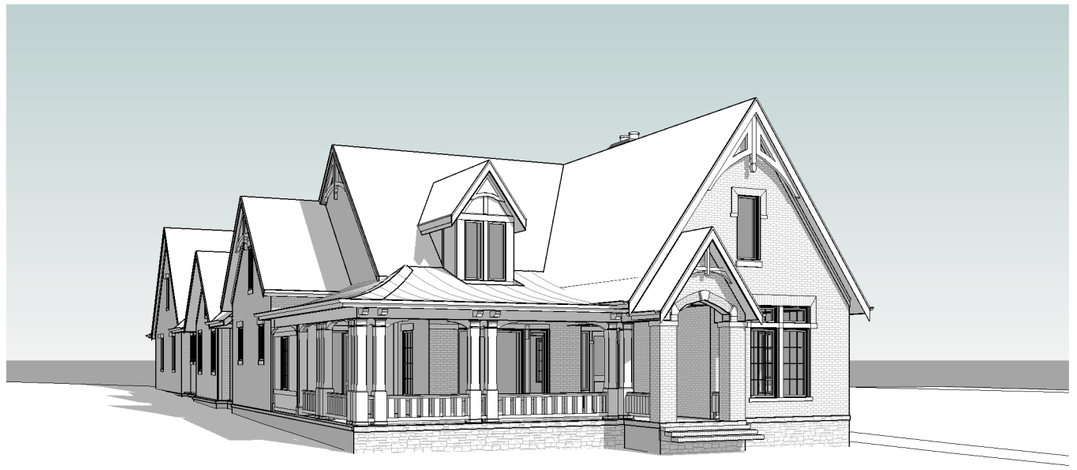
SECOND FLOOR PLAN

3/32" = 1' - 0"

06/23/23

CONDITIONED		UNCONDITIONED	
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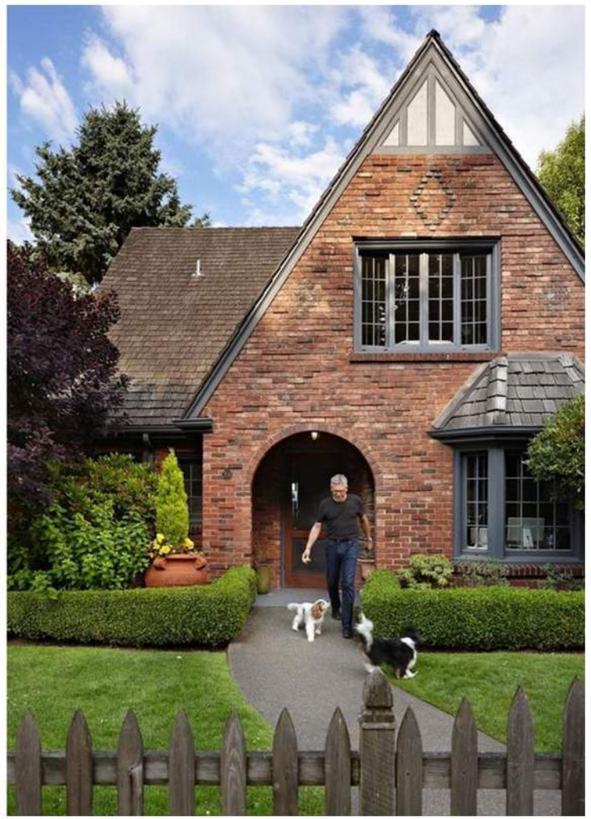


PERSPECTIVE VIEWS

06/23/23



1003 W MAIN ST FRANKLIN TN





W MAIN ST FRANKLIN TN

PRECEDENT IMAGES - TUDOR

MAGNOLIA HALL
VIEW SHED AND ADJACENCY ANALYSIS

906 STUDIO 6-14-23

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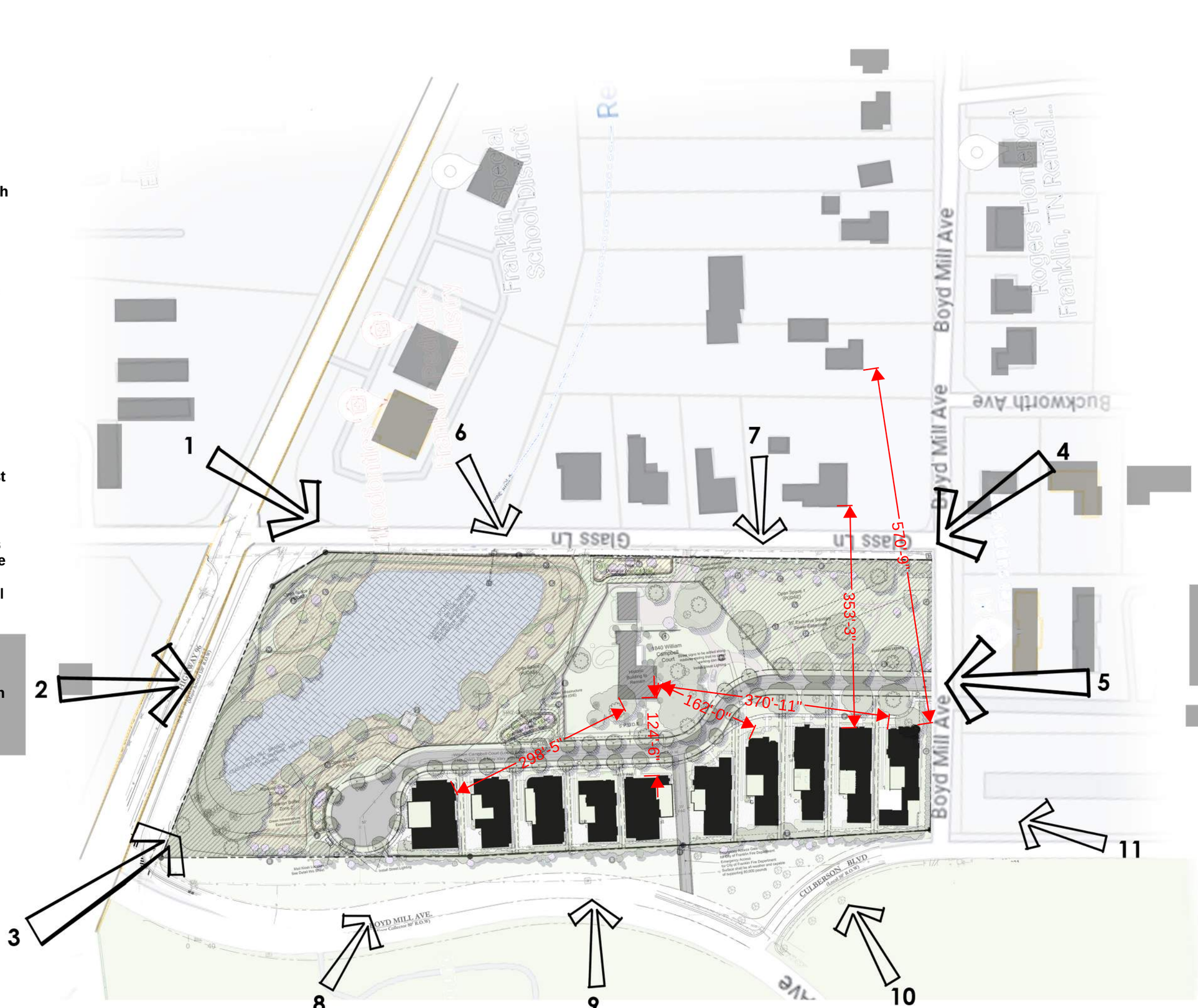
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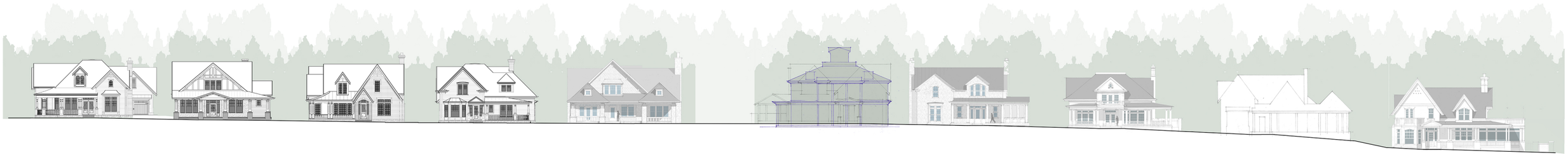


AVERAGE BUILDING AREA COVERAGE NOT INCLUDING OPEN AREA	41.2%
AVERAGE BUILDING AREA COVERAGE INCLUDING OPEN AREA	20.7%

BUILDING AREA COVERAGE EXHIBIT

906STUDIO.COM 906 FEBRUARY 20, 2023

MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT FROM GRADE	31' - 8"	31'- 6"	31'-2"	31'-11"	32'-0" MAX	32'-0" MAX	32'-0" MAX	32'-0" +/-	32' +/-	32' +/-
ELEV	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION 33' 0				

NOTES:

1. HOUSES ARE MEASURED FROM HIGHEST PART OF RIDGE TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-6" ABV. GRADE.
2. MANSION IS MEASRED FROM TOP OF MAIN ROOF TO GRADE AT FRONT PORCH. F.F. PORCH IS APPROX. 1'-0" ABV. GRADE.
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4. TO MAINTAIN SCALE, THE HEIGHTS OF THE HOUSES WILL BE 32' MAX. FROM GRADE AT LOTS 1-5

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Bernice Butler, Magnolia Hall Franklin, 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:

078 00700 00009078
(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill, Franklin 37064
(Street Address)

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

906 Studio Architects, PLLC
(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

2300 Foxhaven Drive, Franklin, TN 37069
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of December 20 22.

Notary Public

My Commission Expires: 2/28/26

CYNTHIA SORRELS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

City of Franklin

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

File #: 21-04873

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Alterations And Addition (Principal) At 1303 Adams Street; Hannah Terry, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning

APPLICABLE DESIGN GUIDELINES:
Chapter 2: Residential Buildings; Additions to Historic Buildings

PROJECT INFORMATION:
COF Project Number: 8200
District: Adams
Applicant: Hannah Terry
Owner: David Swift

BACKGROUND:
The applicant has submitted an application for a proposed rear addition to the principal structure for the residence located at 1303 Adams Street. The addition includes a side-loaded garage that is located behind the historic home. The home is a gable-and-wing frame house with a two-thirds porch and does have older additions that are believed to be more than 50 years in age. Chapter 2 of the Design Guidelines provide recommendations for additions to historic residential buildings. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines.

In terms of size of the addition, the applicant has indicated that the historic footprint measures 2,167 square feet. The proposed addition, measuring 1,500 square feet, would be 69% of the historic footprint. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)." The placement of the addition entirely to the rear of the historic main form does limit visibility from public view.

RECOMMENDATION:
Staff recommends denial of the proposed rear addition and alterations to the driveway based on the following grounds:

1. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age). The proposed addition is 69% of the historic footprint.

If the HZC decides to approve the COA, the following conditions are recommended:
1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

1303 ADAMS STREET

HISTORIC SUBMISSION

HNNH
TRRY















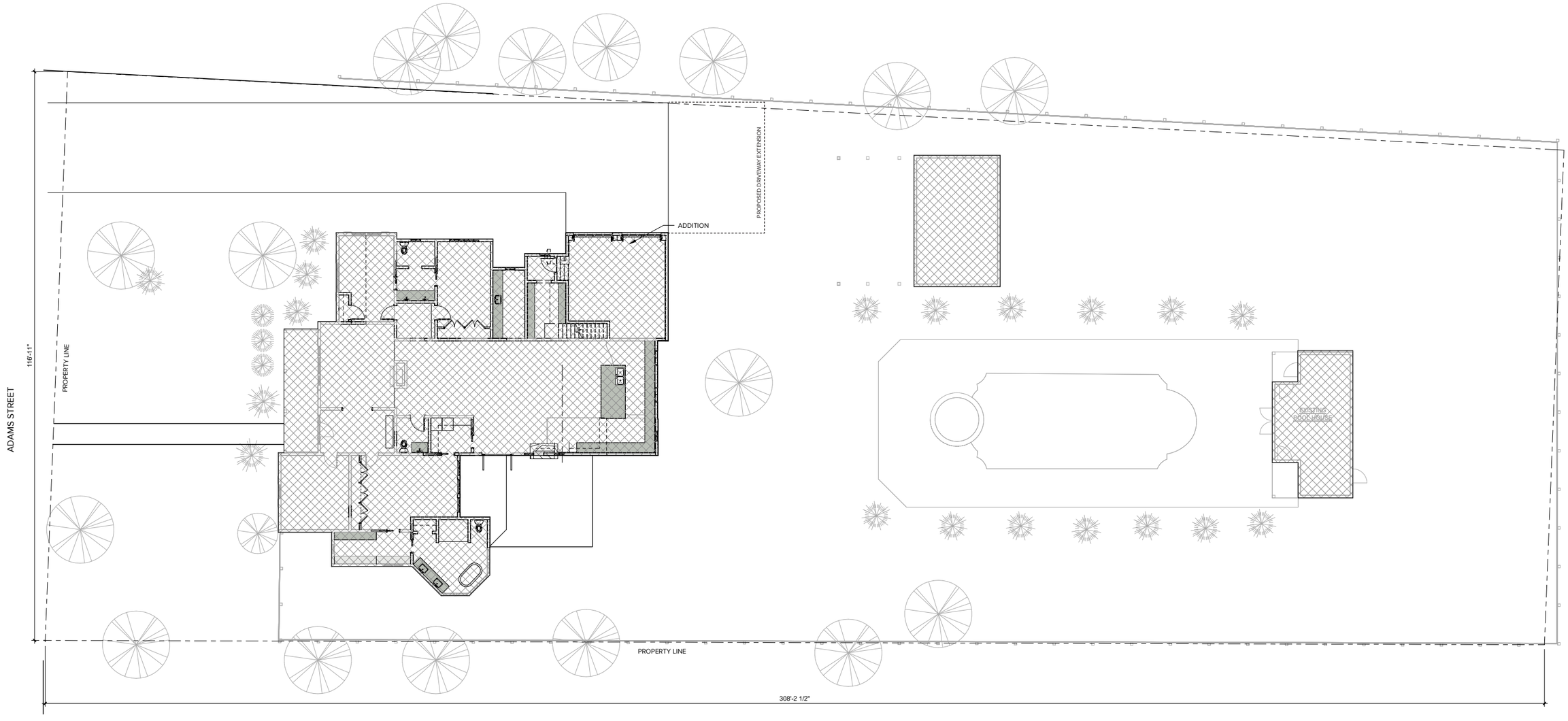






PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

10% OF OVERALL LOT



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

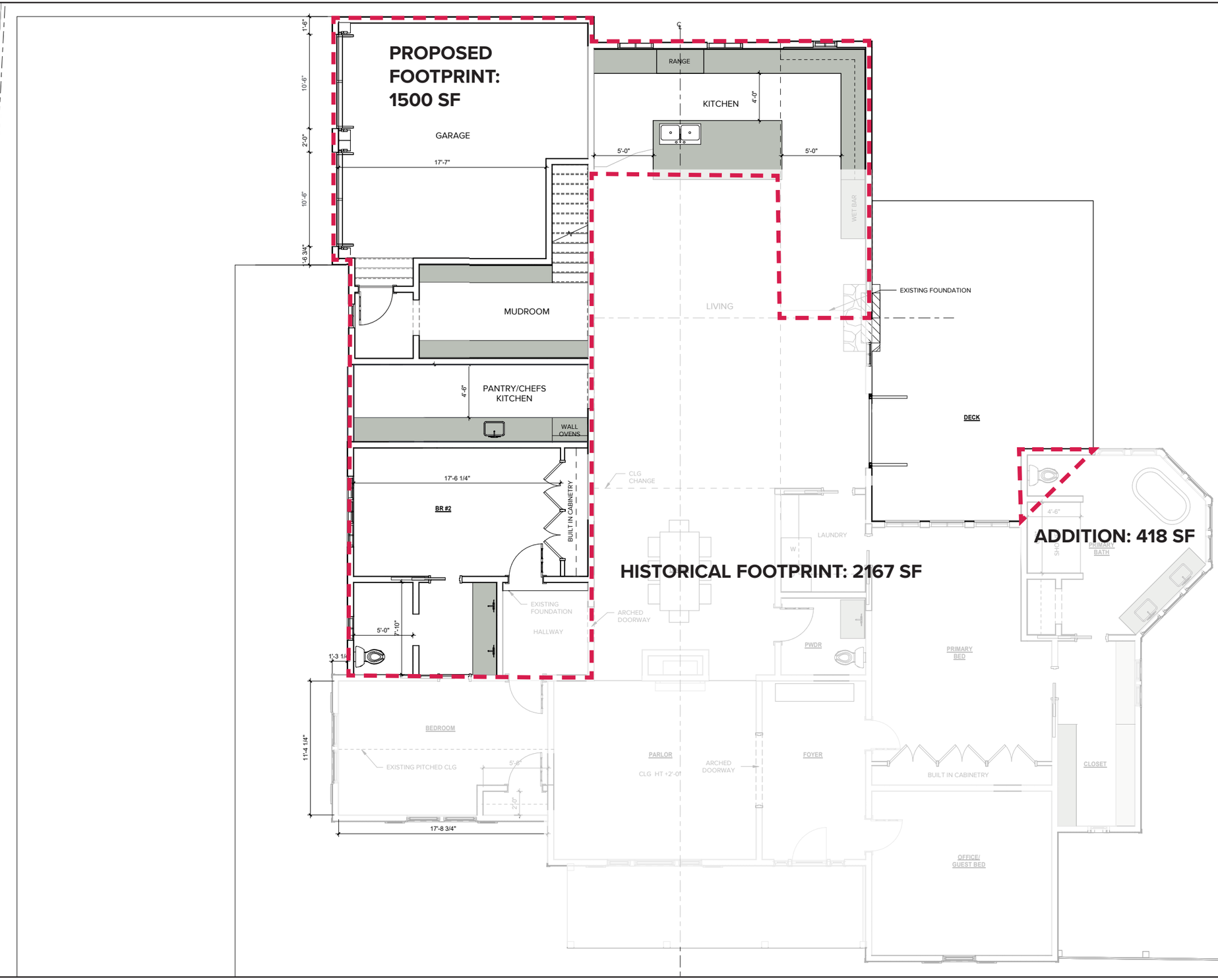
TOTAL ADDED FOUNDATION: **1500 SF**

HISTORIC: 2167 SF (50% = 1083 SF)

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

PROPOSED NEW ADDITION: 1500 SF (69%)

1500 SF - 603 SF = 897 SF OVER

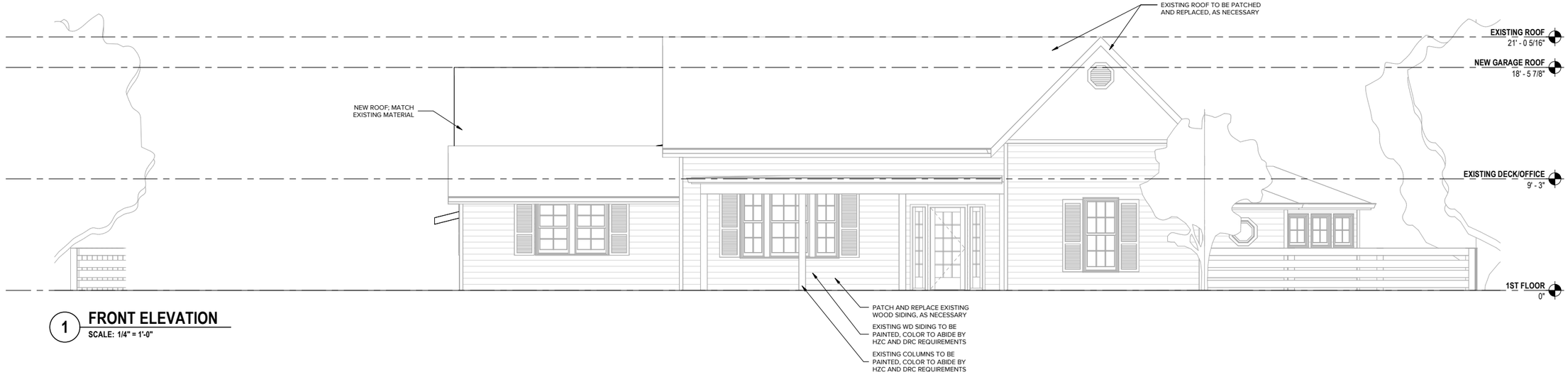


HNNH TRRY

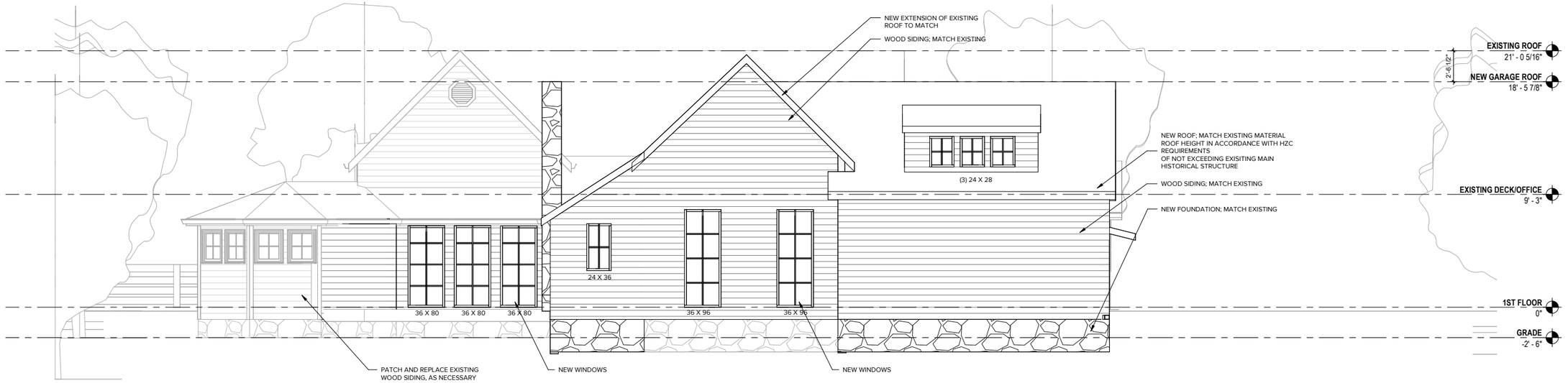
1303 ADAMS ST

FRANKLIN, TN - HISTORIC SUBMISSION - 2023 06 23

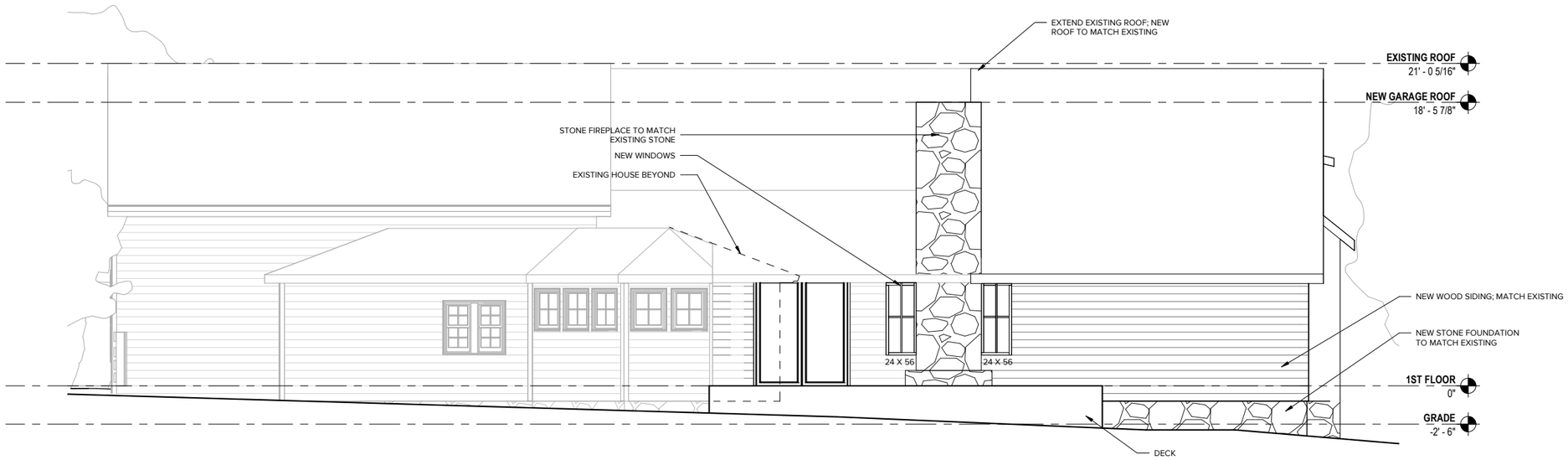
FLOOR PLAN



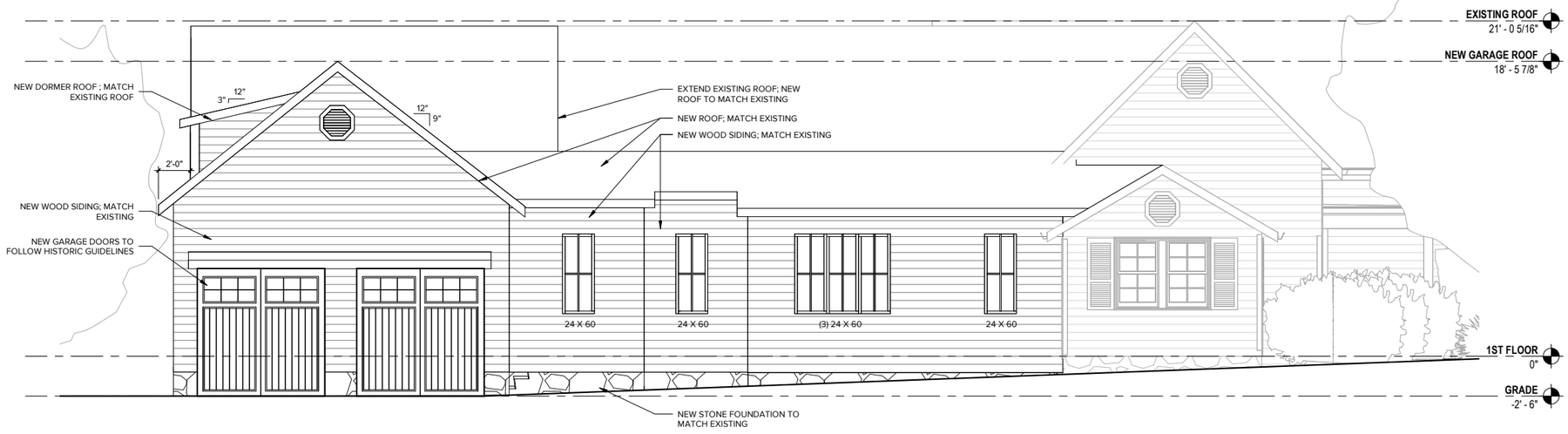
1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



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



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



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

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

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

David 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

4015 Aspen Grove Dr.
Unit 3051
Franklin, TN 37067
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

_____day of_____, 20_____.

Notary Public

My Commission Expires:_____

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

File #: 21-04861

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration of Alterations (Awning And Signage) At 99 E. Main St.; Shaun Sullivan, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the location and color of the awnings at 99 E. Main Street and the installation of signage with lighting.

The applicant appeared before the Design Review Committee (DRC) during the June DRC meeiting.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Non-Residential Guidelines: Awnings (p. 100)
Non-Residential Guidelines: Lighting (p. 112)
Non-Residential Guidelines: Signage (p. 120-122)

PROJECT INFORMATION:
COF Project Number: 8225
Applicant: Shaun Sullivan
Owner: Henry Ingram

BACKGROUND:
The development plan for 99 E. Main was approved on April 26, 2018, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

Awnings-
The Guidelines recommend that awnings should cover only the storefront display windows or transoms and fit within their openings (p. 100). By moving the awnings down from their current location to cover the windows without extra space above the window, it meets the intent of the Guidelines. As the awnings were previously installed too high and did not receive a Certificate of Appropriateness. Changing the awning color from green to black is appropriate within the Guidelines as it will match the windowpanes of the building.

Lighting-

The Guidelines recommend placing new light fixtures so that they should not be obtrusive to historic architectural features (p. 112). And use concealed lighting if possible. If not possible, use projecting fixtures appropriate to the historic period of the building (p. 121). The proposed lighting plan is to utilize two bar sign lights in a museum bronze color. Each of the bar sign lights are 28.3" in length. The utilization of the bar sign lighting is appropriate within the Guidelines.

Sign-
The Guidelines recommend that all signs should be designed to have a dark background and light lettering (p. 120). The proposed signage will utilize Red Oak wood slats vertically placed with black metal pin lettering and black metal frame attached on top of the wood background. The background color and lettering color of the sign does not meet the intent of the Guidelines, as the background color should be darker than the lettering. Wall signs within the Guidelines are recommended to measure 1 linear foot of width of the building façade or storefront (p. 120). The width of the proposed sign is 12' which is keeping in line with the Guidelines. The sign will measure 3'6" in height and 12' in width, which measures 42 sq. ft.

RECOMMENDATION:
Staff recommends approval of the repositioning and changing of the color of the awning and the lighting for the sign at 99 E. Main St.

Staff recommends denial of the proposed sign, due to the following grounds:
1. The Guidelines recommend that signs should be designed to have a dark background and light lettering (p. 120).

If the proposal is issued a Certificate of Appropriateness for the awning, lighting, and signage, then the conditions should be as follows:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

96 in

27.13 in

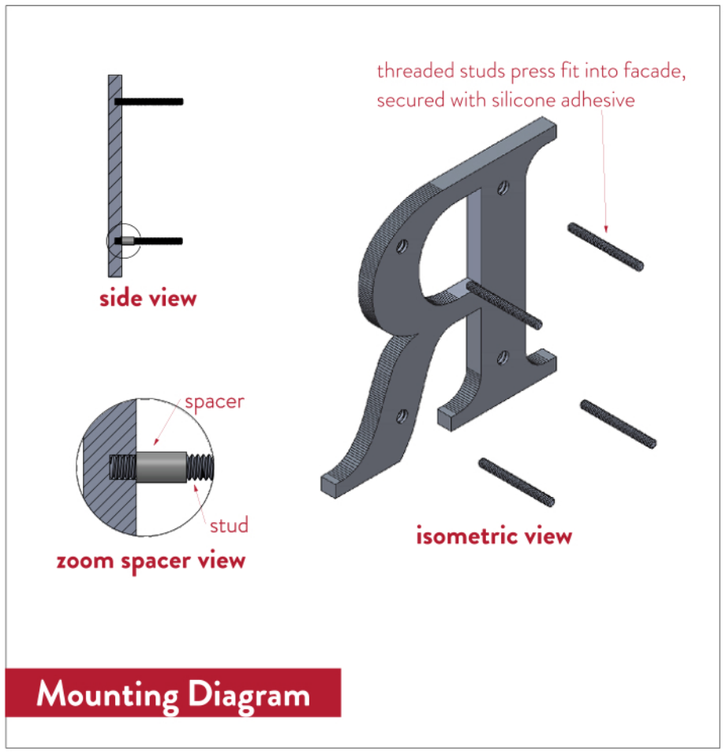
Bestia Mare

Seafood Restaurant + Rooftop Bar





Site Plan



Mounting Diagram

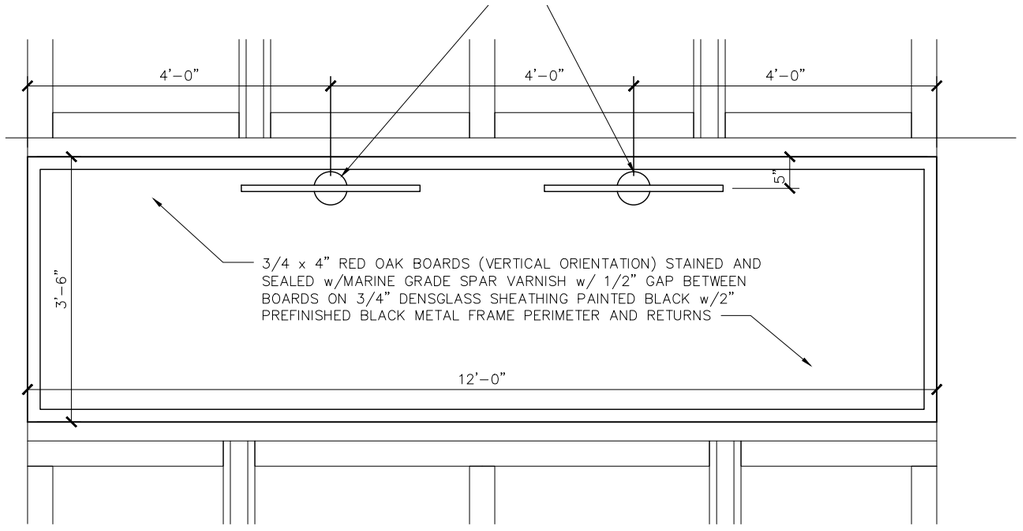
Nashville Signarama
The way to grow your business.

Site Address:
99 E Main St
Franklin TN 37064

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

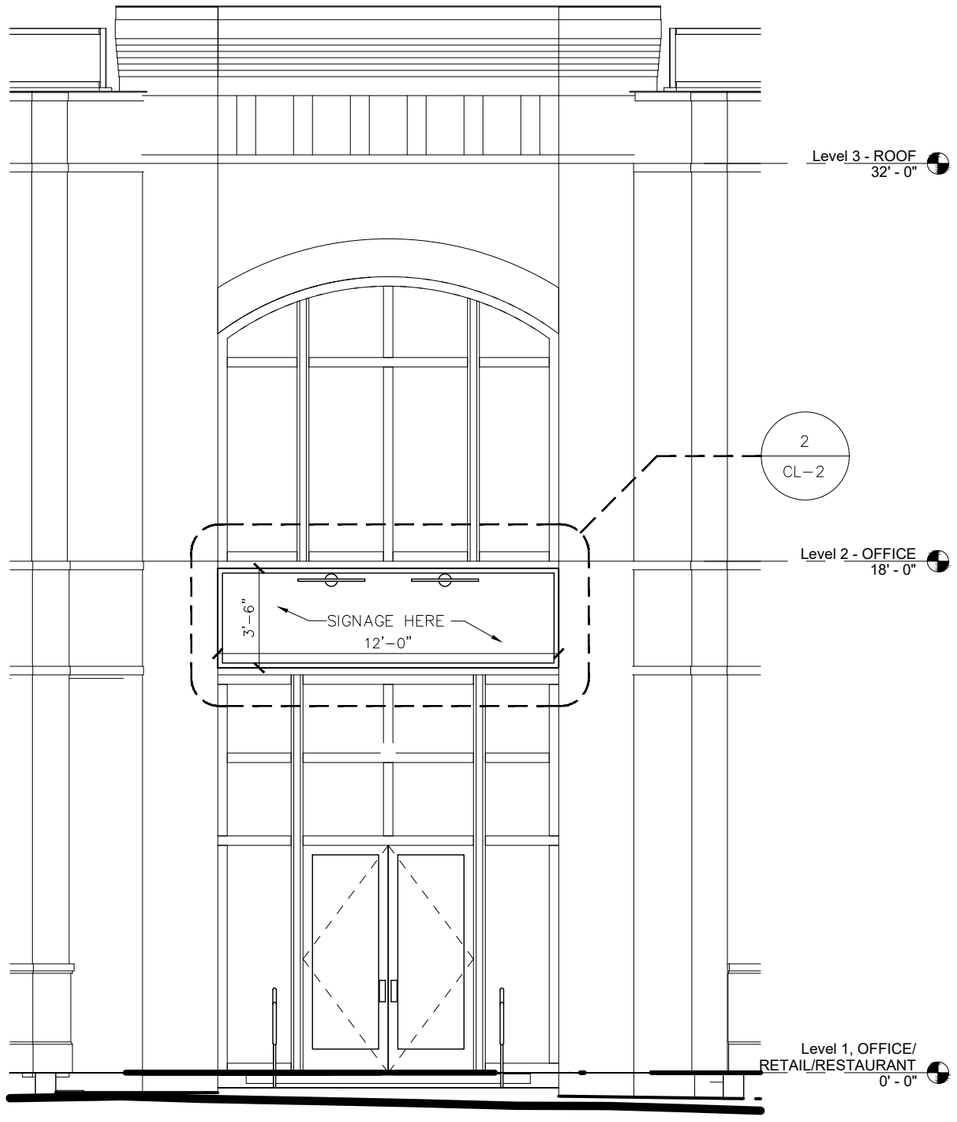
Proposed Sign Dimensions:
96" x 27.13" = 18 sqft

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

1 11.01.2022	XX.XX.XXXX
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 HZC MEETING
DATE 06.23.2023
SHEET CL-2



TERRACE SIGN LIGHT

15063MR

TERRACE LARGE SIGN LIGHT

Featuring a linear head that rotates 360 degrees for precise adjustments for any lighting application, the Terrace sign lights ensure any artwork or signage will appear just as vibrant at night as it does during the day. Engineered with cutting-edge SunLike Series natural spectrum LEDs, which produce light closely matching that of natural sunlight, the streamlined design, and durable aluminum construction complements any architectural style. The integrated LED is good for up to 60,000 hours of lighting. Available in two sizes, the Terrace comes in classic finishes Museum Bronze and Matte White.

DETAILS	
FINISH:	Museum Bronze
MATERIAL:	Aluminum
GLASS:	Clear
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	28.3"
HEIGHT:	5.3"
WEIGHT:	4.2lb
BACK PLATE:	5.25" Dia.
EXTENSION:	12”

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	(2) EAL12.5LEDMR
WATTAGE:	52w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
CRI:	95
INCANDESCENT EQUIVALENCY:	2 x 75w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	16
CARTON WIDTH:	7
CARTON HEIGHT:	3
CARTON WEIGHT:	5



PRODUCT DETAILS:

- The linear head rotates 360 degrees for precise adjustments to achieve any lighting application
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Rated for both indoor and outdoor use
- A wiring kit is supplied
- LED integrated components carry a 10-year limited warranty
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style


PROPOSING TO CHANGE THESE AWNINGS FROM GREEN TO BLACK AND SHIFT AWNINGS DOWN SO THAT TOP OF AWNING IS AT TOP OF WINDOW. 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.
SHIFT AWNING DOWN
SHIFT AWNING DOWN
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

File #: 21-04862

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of A Cellular Tower Installation At 257 2nd Ave. S.; Seth Ottinger, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a cell tower at 257 2nd Ave. S.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8226
Applicant: Seth Ottinger

BACKGROUND:
The proposal includes the installation of a 44'-4" cell tower at 257 2nd Ave. S. Near the intersection of 2nd Avenue South and South Margin Street. The Guidelines recommend that modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. With the location of the proposed cell tower and its lack of screening, it does not meet the intent of the Guidelines.

RECOMMENDATION:
Staff recommends denial of this application due to the following Guidelines:

1. Modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Project Considerations:

1. The location of the proposed infrastructure is not appropriate based on the existing water infrastructure. The existing water main is approximately 2' from the proposed infrastructure. In addition, the existing public fire hydrant is in conflict with the proposed fire location. Based on the existing condition, the location proposed does not meet the separation requirements for maintenance to the existing water utility.
2. The applicant has a note stating that 3 feet of clearance will be maintained from existing utilities.

10 feet of horizontal separation and 18 inches of vertical separation are required between other utilities and structures and COF utilities. The applicant shall show existing water and sanitary sewer infrastructure on the site plan.

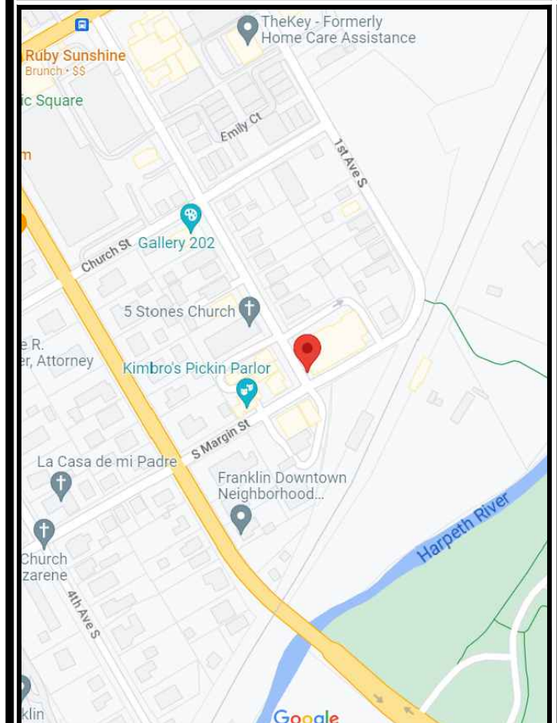
VERIZON SITE NAME:	SMC_MT_HOPE_5
PROJECT DESCRIPTION:	NEW METAL WCF INSTALLATION
STRUCTURE TYPE:	NEW METAL POLE
STRUCTURE OWNER:	VERIZON
SITE ADDRESS:	257 2ND AVE S FRANKLIN, TN 37067 (WILLIAMSON COUNTY)
JURISDICTION:	CITY OF FRANKLIN
ROW JURISDICTION:	CITY OF FRANKLIN
PRESENT OCCUPANCY TYPE:	PUBLIC R/W

PROJECT INFORMATION

LATITUDE	N 35° 55' 22.48" (NAD 83) (35.922912°)
LONGITUDE	W 86° 51' 55.46" (NAD 83) (-86.865407°)

GROUND ELEVATION (AMSL) = 644.51' (NAVD 88)

POLE LOCATION



LOCATION MAP

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189
(252) 201-6602

VERIZON NODE NAME: SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

LESSEE:
NAME: VERIZON WIRELESS
ADDRESS: 8921 RESEARCH DRIVE
CITY, STATE, ZIP: CHARLOTTE, NC 28262
CONTACT: JOHN BURKHARDT
PHONE: (704) 547-2949

PROPERTY OWNER:
NAME: PUBLIC R/W
ADDRESS: UNKNOWN
CITY, STATE, ZIP: UNKNOWN
CONTACT: UNKNOWN
PHONE: UNKNOWN

SURVEYOR:
NAME: N/A
ADDRESS: N/A
CITY, STATE, ZIP: N/A
CONTACT: N/A
PHONE: N/A

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: JOSHUA H. CARDEN, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
NAME: N/A
ADDRESS: N/A
CITY, STATE, ZIP: N/A
CONTACT: N/A
PHONE: N/A

CONTACT INFORMATION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2018 INTERNATIONAL BUILDING CODE
2. TENNESSEE CODE COUNCIL
3. ANSI/TIA-222-H-2017
4. NEC 2017
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES
7. 2018 NESC

CODE COMPLIANCE

DEPARTMENT OF SAFETY:
POLICE DEPARTMENT: FRANKLIN PD
ADDRESS: 900 COLUMBIA AVE
CITY, STATE, ZIP: FRANKLIN, TN 37064
PHONE: (615) 794-2513

FIRE DEPARTMENT: FRANKLIN FD
ADDRESS: 109 3RD AVE S
CITY, STATE, ZIP: FRANKLIN, TN 37064
PHONE: (615) 791-3270

UTILITIES:
POWER COMPANY: MTEMC
CONTACT: CUSTOMER SERVICE
PHONE: (877) 777-9020
METER # NEAR SITE: UNKNOWN

TELEPHONE COMPANY: VERIZON ONE FIBER
CONTACT: CUSTOMER SERVICE
PHONE: (855) 594-1243
PHONE # NEAR SITE: UNKNOWN
PEDESTAL # NEAR SITE: UNKNOWN

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	2
N1	PROJECT NOTES	2
C1	SITE PLAN	2
C2	POLE ELEVATION	2
C3	ANTENNA SCHEDULE, MOUNTING & SIGN DETAILS	2
C4	EQUIPMENT DETAILS	2
C5	HANDHOLE DETAILS	2
E1	ELECTRICAL NOTES	2
E2	ELECTRICAL ROUTING & SERVICE DETAILS	2
E3	GROUNDING PLAN	2
E4	GROUNDING DETAILS	2
	APPENDIX	
A1	SHROUD DETAILS	
A2	EQUIPMENT DETAILS	
	MTEMC INSTALLATION DETAILS	

INDEX OF SHEETS

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

REV	DATE	ISSUED FOR:
2	06-13-23	CONSTRUCTION
1	04-14-23	PRELIMINARY
0	04-04-23	PRELIMINARY

DRAWN BY: WAM | CHECKED BY: MSM

SEAL:



June 13, 2023

SHEET NUMBER: T-1

REVISION: 2

TEP#: 247815

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON OR IT'S DESIGNATED REPRESENTATIVE.

2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF TENNESSEE.

3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H-2017. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.

4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION.

5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.

6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.

7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.

8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.

9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.

11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE VERIZON PROJECT MANAGER.

12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.

13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.

14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.

15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.

16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.

17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

19. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.

20. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

21. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

22. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH VERIZON SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO VERIZON PRIOR TO THE START OF THE WORK ON THE PROJECT.

23. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

24. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.

25. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.

26. COSTS FOR BUILDING PERMITS, LANDFILL TAXES, USE TAXES, SALES TAXES AND OTHER CHARGES RELATIVE TO CONSTRUCTION OF THIS PROJECT SHALL BE INCLUDED IN THE CONTRACT PRICE.

27. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE VERIZON PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.

28. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE.

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

VZW NODE NAME:
SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

JOSHUA H. CARDEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 119122
STATE OF TENNESSEE
6/13/23

June 13, 2023

REV	DATE	ISSUED FOR:
2	06-13-23	CONSTRUCTION
1	04-14-23	PRELIMINARY
0	04-04-23	PRELIMINARY

DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

PROJECT NOTES

SHEET NUMBER: **N-1**

REVISION: **2**

TEP#: 247815

NOTES:

1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM INFORMATION PROVIDED BY WILLIAMSON COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.

2. EXISTING INFORMATION INDICATED ON THE SITE WILLIAMSON COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.

UTILITY NOTES:

1. CONTRACTOR REQUIRED TO CONTACT BRADLEY BRANDON WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO INITIATE UTILITY ROUTE INSTALLATION.
   OFFICE PHONE: (615) 465-5602
   EMAIL: bradbrandon@MTE.COM

2. CONTRACTOR TO PROVIDE AND INSTALL (1) 3" SCH40 CONDUIT FROM 10' UP SIDEWALK SIDE OF EXISTING MTEMC POLE TO PROPOSED ELECTRICAL HANDHOLE AND (1) 1" SCH40 CONDUIT FROM EXISTING MTEMC POLE TO PROPOSED COMMUNICATIONS HANDHOLE. SEE APPENDIX FOR DETAILS.

3. CONTRACTOR TO INSTALL HANDHOLES AT BENDS AND MAINTAIN 3' CLEARANCE FROM EXISTING UTILITIES.

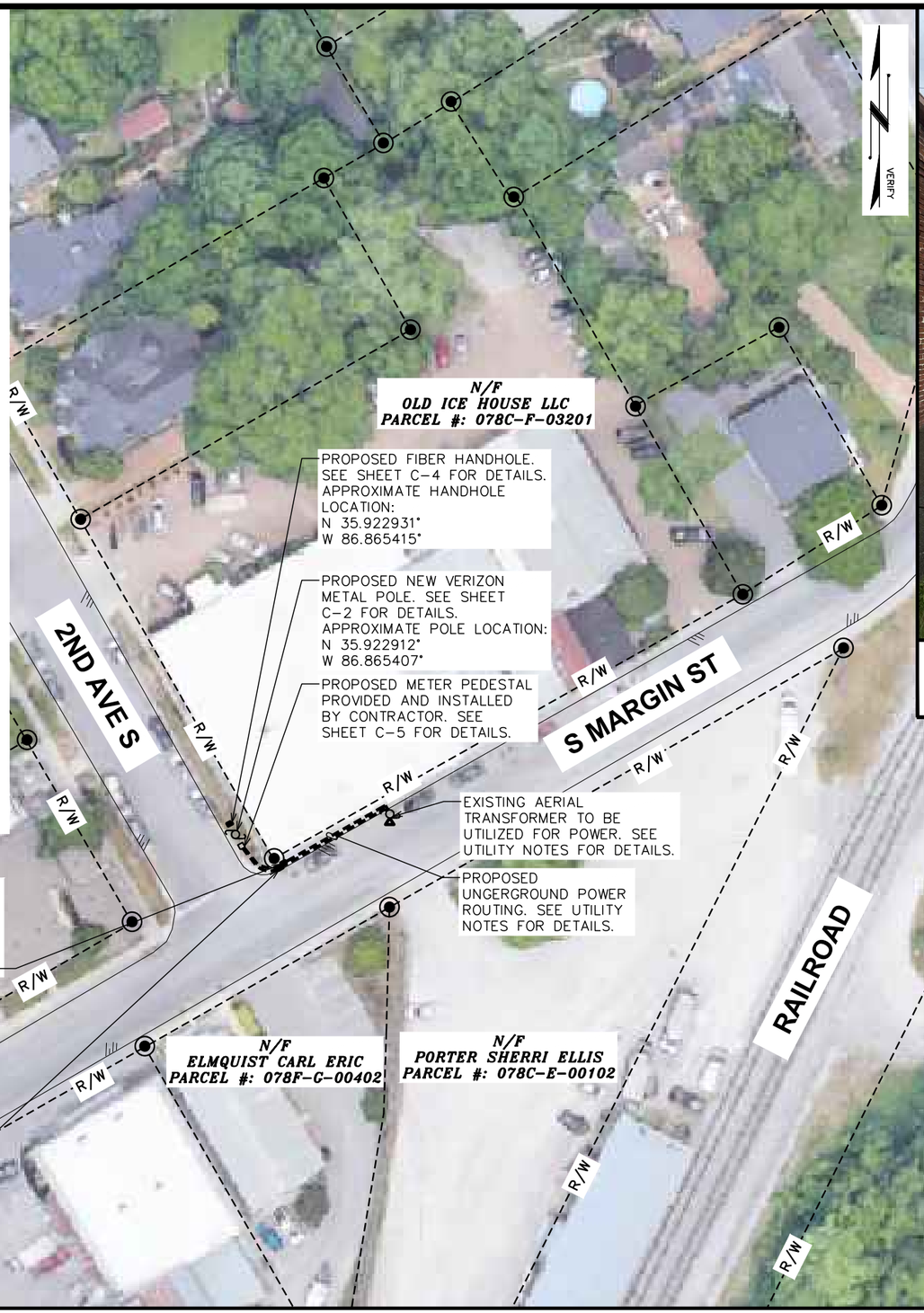
4. CONTRACTOR TO PROVIDE AND INSTALL METER PEDESTAL. MTEMC TO PROVIDE AND INSTALL METER.

5. ALL CONDUITS AND CONDUCTORS TO BE INSTALLED PER MTEMC CONSTRUCTION STANDARDS.

6. CONTRACTOR TO PROVIDE AND INSTALL OUTDOOR RATED BRASS OR STAINLESS STEEL TAG ATTACHED ON THE FACE OF THE METER COVER. SEE SHEET C-4 FOR DETAILS.

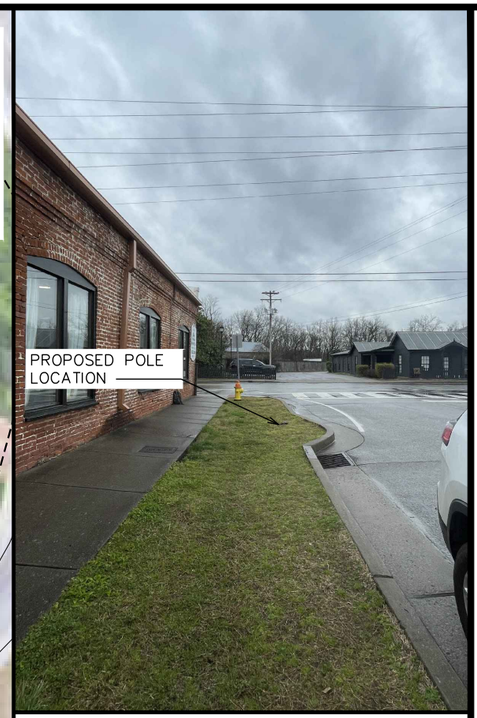
7. CONTRACTOR TO COORDINATE PRE-FILL AND BORING INSPECTIONS WITH MTEMC INSPECTOR (877) 886-8362.

8. MTE FINAL POWER DESIGN PENDING PERMIT APPROVAL.



SITE PLAN

SCALE: 1" = 60'



PROPOSED POLE PHOTO

SCALE: N.T.S.

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---UGW--- UNDERGROUND WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

0 60 120

SCALE IN FEET

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

VZW NODE NAME: SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

JOSHUA H. CARDEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 119122
STATE OF TENNESSEE
June 13, 2023

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DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

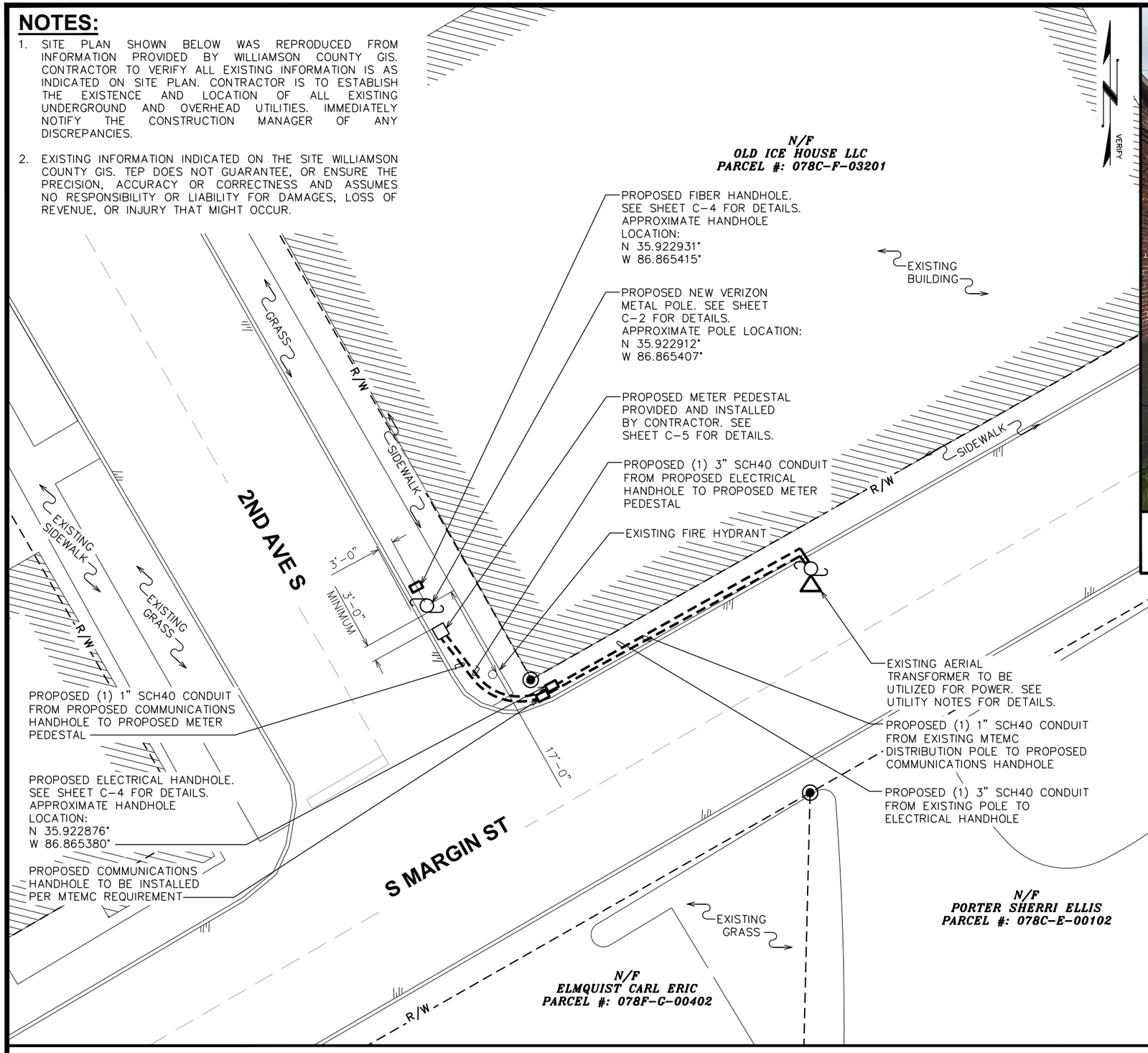
REVISION: 2

TEP#: 247815

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ENLARGED SITE PLAN

SCALE: 1" = 20'

0 20 40

SCALE IN FEET



PROPOSED POLE PHOTO

SCALE: N.T.S.

LEGEND

- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- ---200--- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- ---UGW--- UNDERGROUND WIRE
- ---R/W--- RIGHT-OF-WAY
- —— X —— CHAIN LINK FENCE
- EXISTING TREE LINE

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

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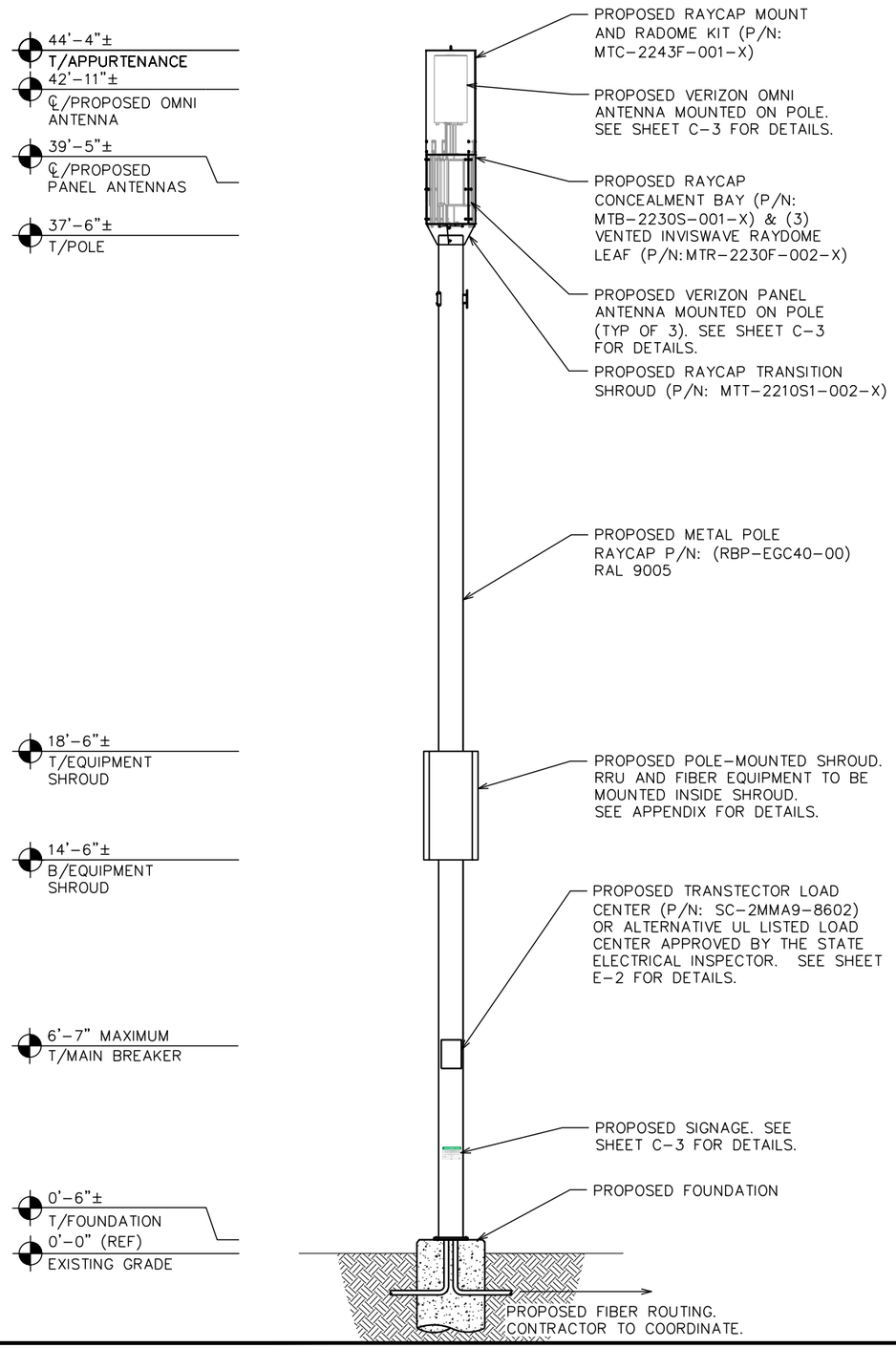
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: **C-1A**

REVISION: 2

TEP#: 247815

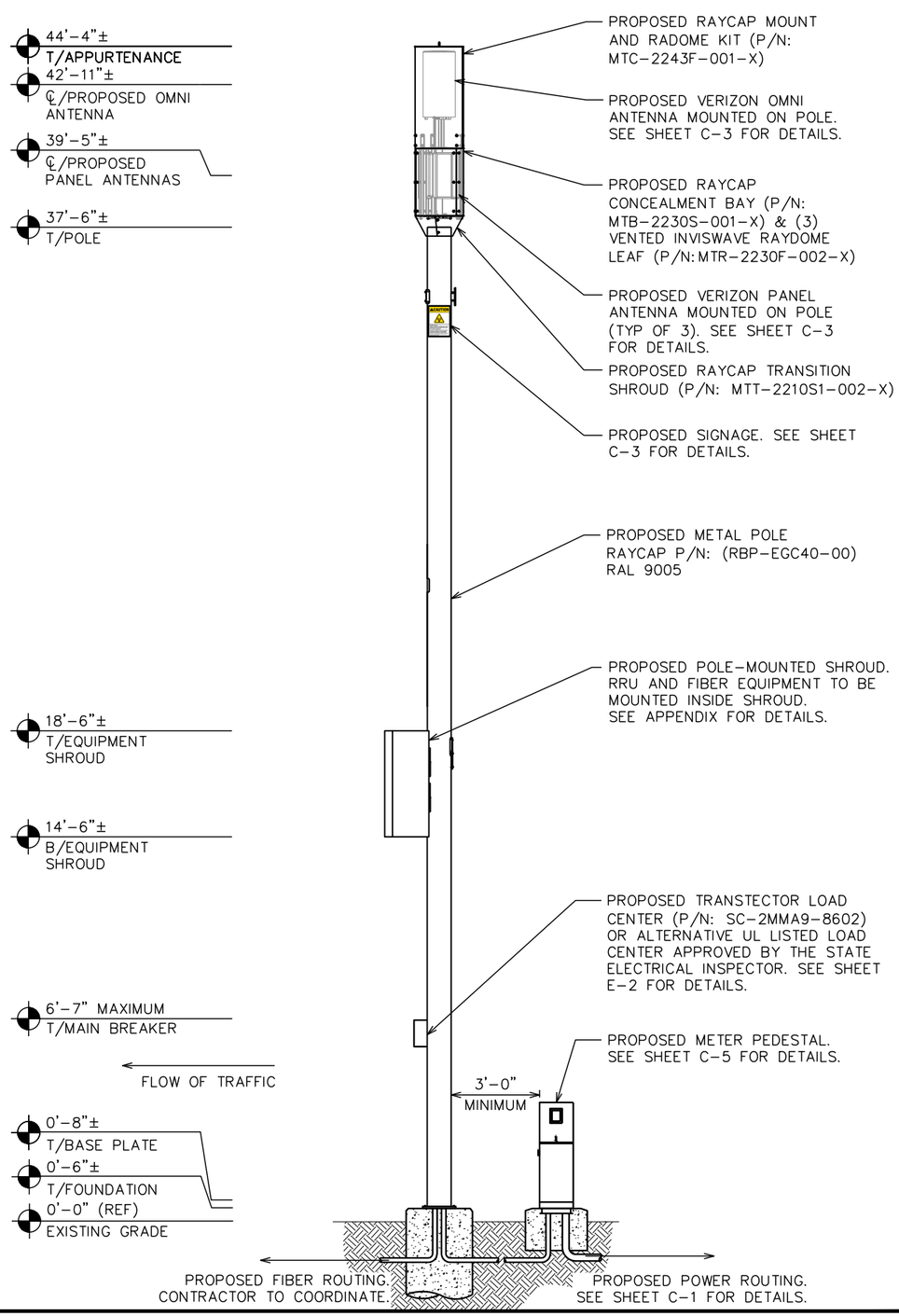


POLE ELEVATION (FACING TRAFFIC FLOW)

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

0 4 8

SCALE IN FEET



POLE ELEVATION (FROM STREET)

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

0 4 8

SCALE IN FEET

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

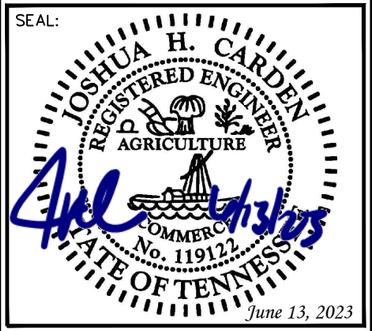
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SHEET TITLE:

POLE ELEVATION

SHEET NUMBER: **C-2**

REVISION: **2**

TEP#: 247815

ANTENNA SCHEDULE NOTES:

1. CONTRACTOR TO MOUNT ANTENNAS PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO REFERENCE VZW ISSUED RFDS AND GIVE PRECEDENCE TO INFORMATION PROVIDED IN RFDS OVER INFORMATION PROVIDED IN THIS TABLE.
3. VERIFY LOADING WITH STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO REFERENCE VZW ISSUED RFDS FOR ANTENNA AZIMUTHS.

PROPOSED ANTENNA/CABLE SCHEDULE

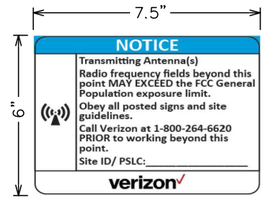
SECTOR	MANUFACTURER (MODEL #)	MOUNTING HEIGHT	CABLE SIZE	AZIMUTH (TN)	RRU
–	JMA CX16OMI236-2CX	℄ @ 42'-11"	(12) ½" COAX	N/A	(1) 4408 (1) 4455
ALPHA	ERICSSON AIR 1652	℄ @ 39'-5"	SEE NOTE 2	SEE NOTE 4	–
BETA	ERICSSON AIR 1652	℄ @ 39'-5"	SEE NOTE 2	SEE NOTE 4	–
GAMMA	ERICSSON AIR 1652	℄ @ 39'-5"	SEE NOTE 2	SEE NOTE 4	–

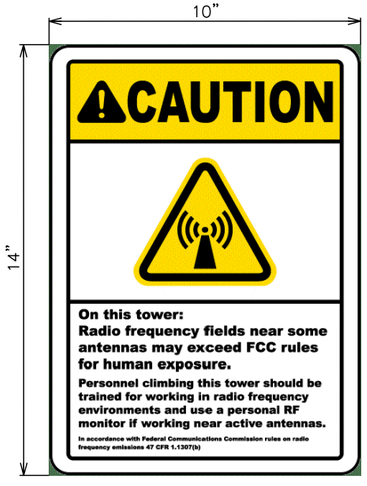
PROPOSED POLE ANTENNA SCHEDULE

SCALE: N.T.S.

SIGNAGE NOTES:

1. ALL SIGNAGE TO BE MOUNTED TO POLE.
2. ALL SIGNAGE SHOULD BE STAINLESS STEEL TO PREVENT CORROSION OVER TIME.





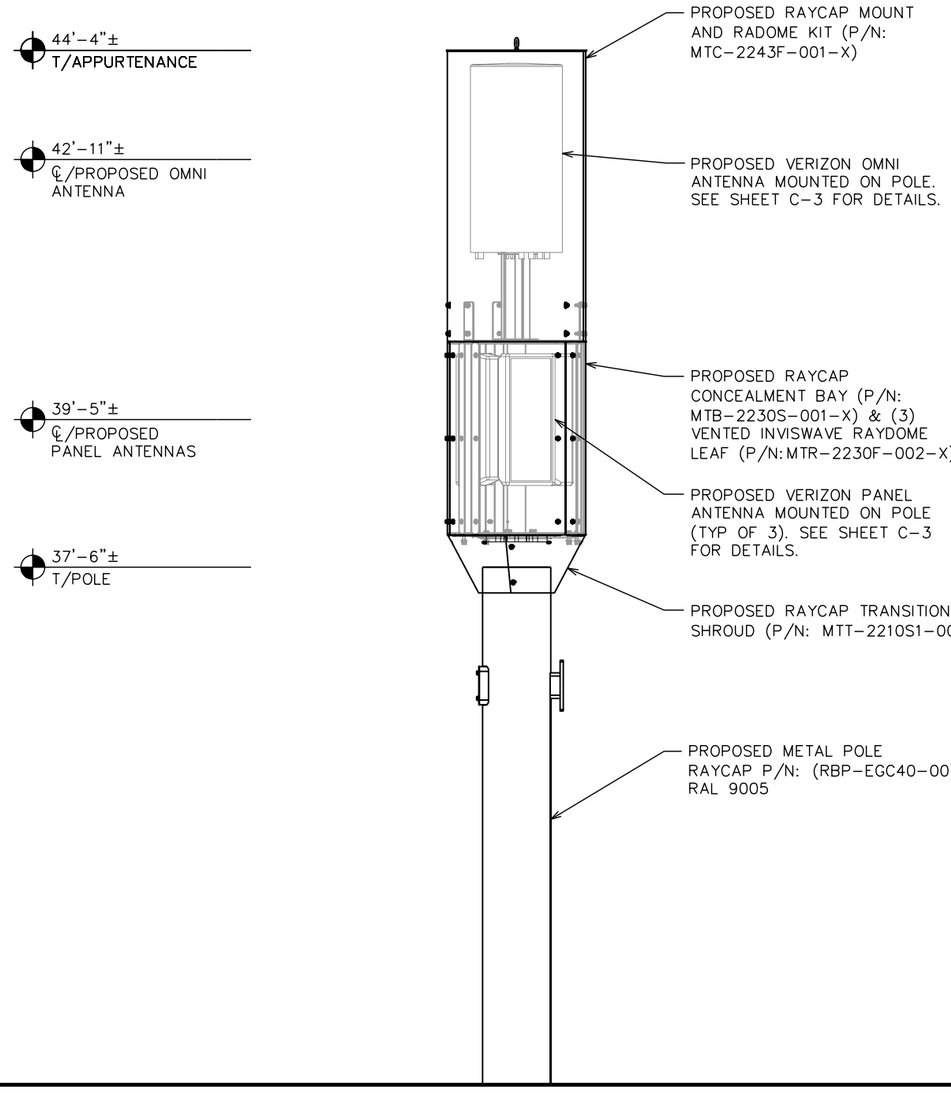


ANTENNA DETAIL

SCALE: N.T.S.

POLE NOTES:

1. THE DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. CONTRACTOR TO VERIFY POLE INFORMATION WITH POLE DESIGN DRAWINGS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY MOUNT COMPATIBILITY WITH POLE DESIGN & ANTENNA PRIOR TO ORDERING.
3. PROPOSED POLE TO BE PAINTED TO MATCH EXISTING POLES IN SURROUNDING AREA.



POLE TOP MOUNTING SYSTEM DETAIL

SCALE: ½" = 1'-0"

0 2 4
SCALE IN FEET

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

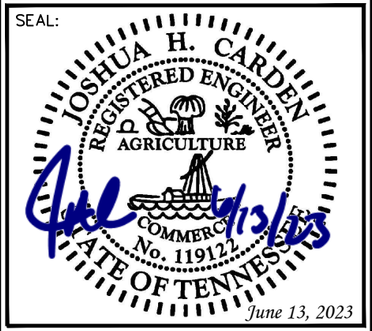
VZW NODE NAME:
SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

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SHEET TITLE:

ANTENNA SCHEDULE, MOUNTING & DETAIL

SHEET NUMBER: **C-3**

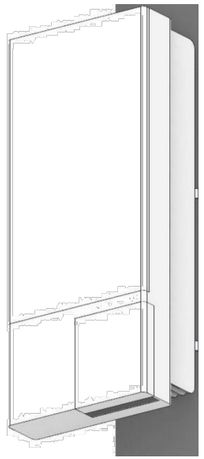
REVISION: **2**

TEP#: 247815

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NOTE:

1. ERICSSON AIR 1652 ANTENNA
   - DIMENSIONS (HXWXD): 20.9"X7.9"X5.52"
   - WEIGHT: 35.3 LBS
2. PROPOSED PANEL ANTENNAS TO BE WRAPPED USING 3M WRAP OR APPROVED EQUIVALENT. WRAP COLOR TO MATCH POLE.



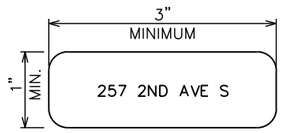
PANEL ANTENNA DETAIL

SCALE: N.T.S.

NOTES:

ALL IDENTIFICATION TAGS SHALL MEET MTEMC SPECIFICATIONS

- TAG MUST BE OUTDOOR RATED BRASS OR STAINLESS STEEL
- TAG SHALL BE ATTACHED ON THE FACE OF THE METER COVER
- TAG SHALL BE STAMPED OR CNC MACHINED WITH A MINIMUM CHARACTER HEIGHT OF ½"

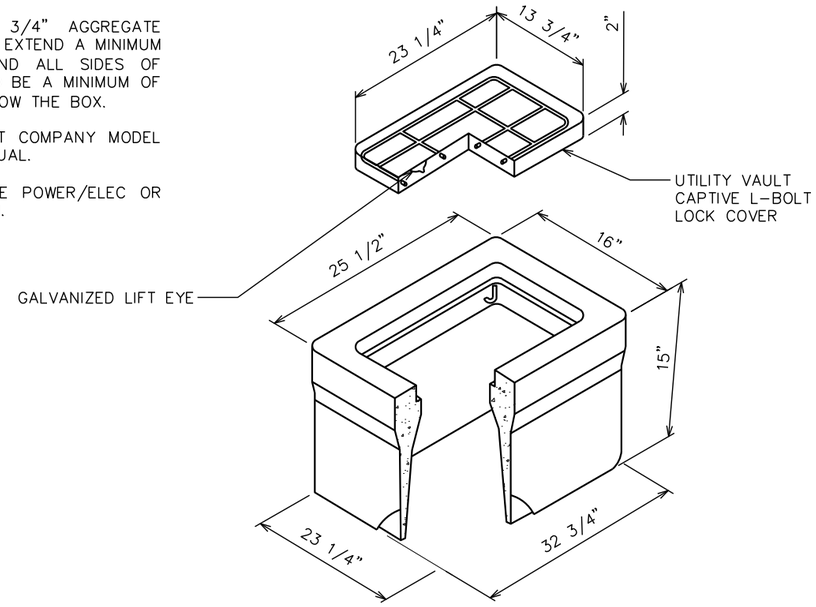


METER TAG DETAIL

SCALE: N.T.S.

NOTES:

1. INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" DEEP, BELOW THE BOX.
2. UTILITY VAULT COMPANY MODEL #1324 OR EQUAL.
3. CAP TO HAVE POWER/ELEC OR TELCO SHOWN.

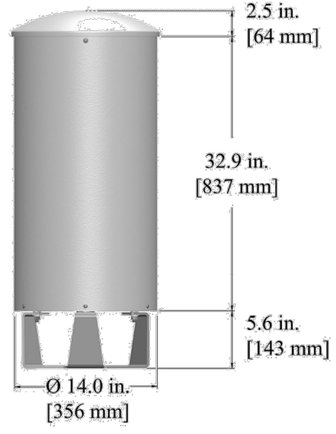


FIBER HANDHOLE DETAIL

SCALE: N.T.S.

NOTE:

- JMA WIRELESS CX160MI236-2CX
- DIMENSIONS (HxW): 35.4"x14.0"
- WEIGHT: 35.0 LBS



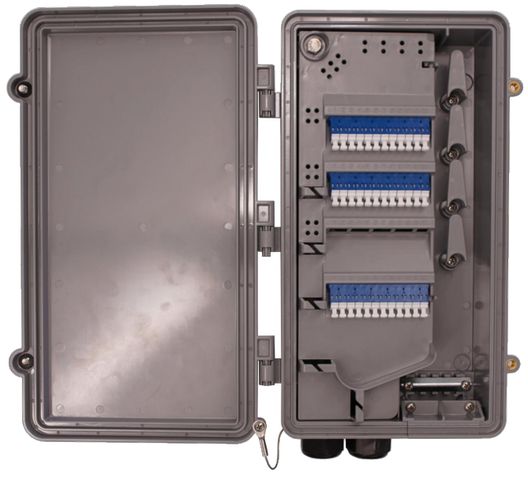
OMNI ANTENNA DETAIL

SCALE: N.T.S.

NOTE:

FIBER PATCH PANEL ENCLOSURE:

- P/N: CLEARFIELD 19223-W2W-M24-F-01
- DIMENSIONS (HxWxD): 13"x8"x3"

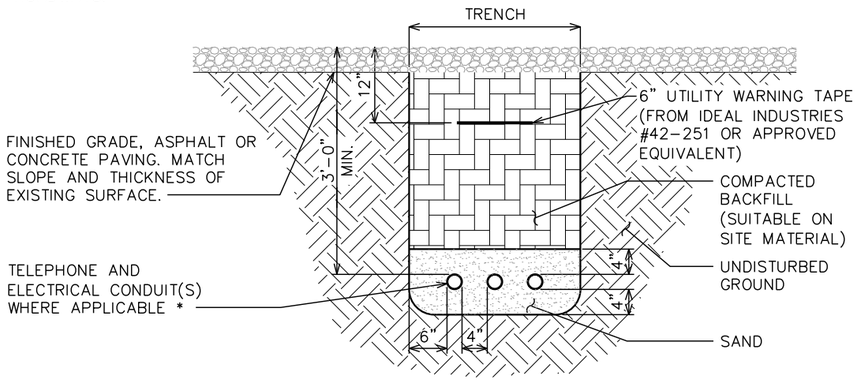


OUTDOOR FIBER ENCLOSURE DETAIL

SCALE: N.T.S.

NOTES:

1. ACTUAL SEPARATION OF CONDUITS TO BE DETERMINED BY SITE SPECIFIC REQUIREMENTS.
2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
3. PROVIDE RGS CONDUIT AND ELBOWS AT STUB UP LOCATIONS (I.E. SERVICE POLES, EQUIPMENT, ETC.)
4. PROVIDE RGS CONDUIT FOR INSTALLATIONS BELOW PARKING LOTS AND ROADWAYS.



* SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

CONDUIT TRENCHING DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

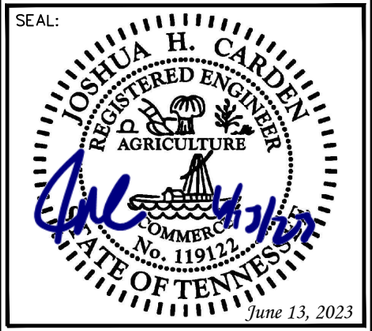
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SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER: **C-4**

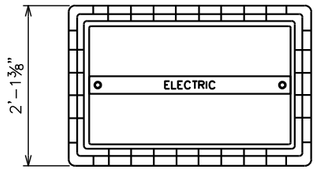
REVISION: **2**

TEP#: 247815

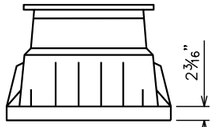
NOTES:

1. FIBERGLASS PULLBOX TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. PULL BOX TO BE INSTALLED PER UTILITY SPECIFICATIONS.
3. CONTRACTOR TO BACKFILL WITH #67 CRUSHED GRAVEL.
4. MINIMUM OF 3' CLEARANCE IS REQUIRED ALL AROUND PULL BOX COVER. THIS INCLUDES SIGNS, STRUCTURES AND OUTERMOST BRANCHES OF MATURE PLANTS USED FOR LANDSCAPING.
5. CAP TO SHOW METMC.
6. TO BE INSTALLED AS REQUIRED BY METMC. SEE UTILITY ISSUED POWER PLAN FOR DETAILS.

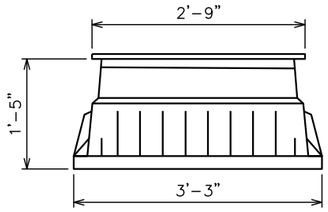
TOP VIEW



END VIEW



SIDE VIEW

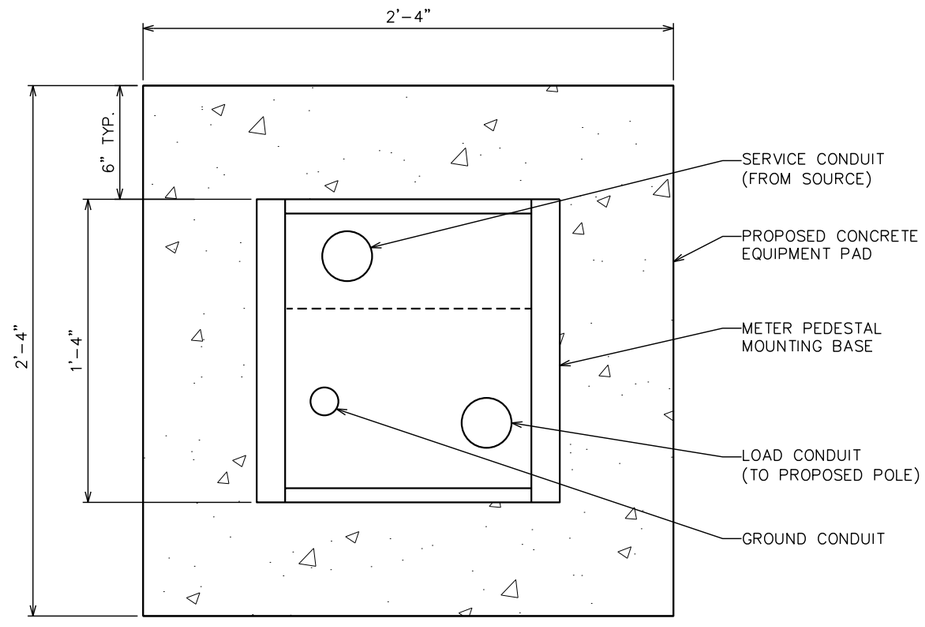


ELECTRICAL HANDHOLE PLAN

SCALE: N.T.S.

NOTES:

1. METER PEDESTAL TO BE INSTALLED BY CONTRACTOR.
2. THE FOUNDATION IS TO EXTEND MINIMUM 6" ON ALL SIDES FROM THE PEDESTAL.

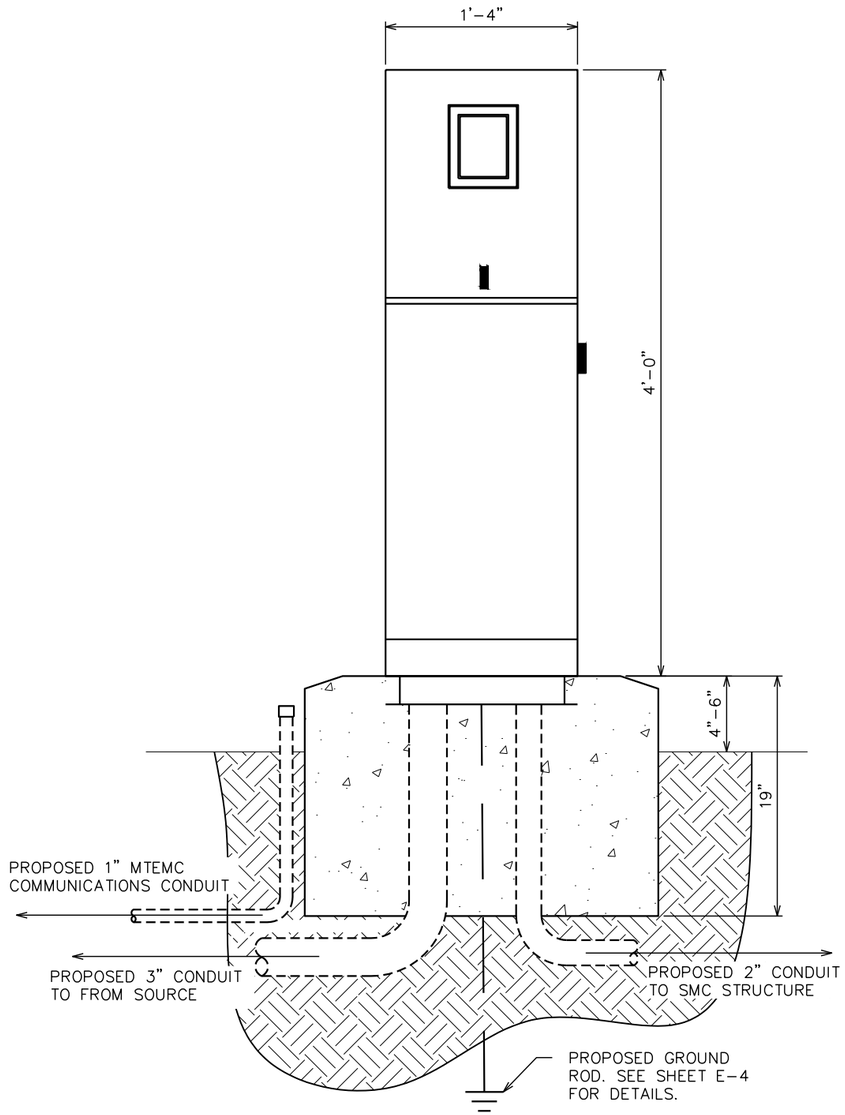


METER PEDESTAL FOUNDATION DETAIL

SCALE: 1-1/2" = 1'

NOTES:

1. SEE FSMC-3 IN APPENDIX FOR FULL SCOPE OF WORK.
2. CONTRACTOR TO ENSURE 3' WORKING CLEARANCE AROUND THE PEDESTAL.
3. MILBANK METER PEDESTAL (P/N: CP3B7111JA)
   - DIMENSIONS: 48" X 16" X 17"
   - (4) ⅝-11 X 18 ANCHOR BOLTS RECOMMENDED
4. PEDESTAL MAY BE PAINTED PER JURISDICTIONAL REQUIREMENTS



METER PEDESTAL DETAIL

SCALE: 1" = 1'-0"

PLANS PREPARED FOR:

verizon

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WHITES CREEK, TN 37189

PROJECT INFORMATION:

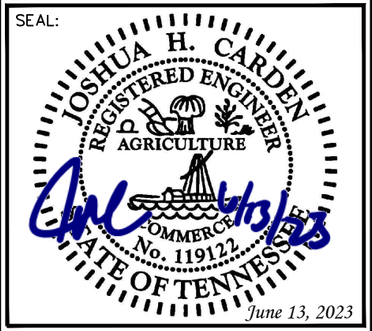
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SHEET TITLE:

HANDHOLE DETAILS

SHEET NUMBER: **C-5**

REVISION: 2

TEP#: 247815

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
   A. THE NATIONAL ELECTRICAL SAFETY CODE
   B. THE NATIONAL ELECTRIC CODE – NFPA–70
   C. REGULATIONS OF THE SERVING UTILITY COMPANY
   D. LOCAL AND STATE AMENDMENTS
   E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
   A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
   B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
   C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
   D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP–ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON–CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE
AFG	–	ABOVE FINISHED GRADE
ATS	–	AUTOMATIC TRANSFER SWITCH
AWG	–	AMERICAN WIRE GAUGE
BCW	–	BARE COPPER WIRE
BFG	–	BELOW FINISHED GRADE
BKR	–	BREAKER
C	–	CONDUIT
CKT	–	CIRCUIT
DISC	–	DISCONNECT
EGR	–	EXTERNAL GROUND RING
EMT	–	ELECTRIC METALLIC TUBING
FSC	–	FLEXIBLE STEEL CONDUIT
GEN	–	GENERATOR
GPS	–	GLOBAL POSITIONING SYSTEM
GRD	–	GROUND
IGB	–	ISOLATED GROUND BAR
IGR	–	INTERIOR GROUND RING (HALO)
KW	–	KILOWATTS
NEC	–	NATIONAL ELECTRIC CODE
PCS	–	PERSONAL COMMUNICATION SYSTEM
PH	–	PHASE
PNL	–	PANEL
PNLBD	–	PANELBOARD
PVC	–	RIGID NON–METALLIC CONDUIT
RGS	–	RIGID GALVANIZED STEEL CONDUIT
SW	–	SWITCH
TGB	–	TOWER GROUND BAR
UL	–	UNDERWRITERS LABORATORIES
V	–	VOLTAGE
W	–	WATTS
XFMR	–	TRANSFORMER
XMTR	–	TRANSMITTER

—— E ——	UNDERGROUND ELECTRICAL CONDUIT
—— T ——	UNDERGROUND TELEPHONE CONDUIT
	KILOWATT–HOUR METER
	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
	GROUND PLATE
	EXOTHERMIC CADWELD
	GROUND PLATE WITH INSPECTION WELL

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

VZW NODE NAME:
SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

PLANS PREPARED BY:

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SEAL:

JOSHUA H. CARDEN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 119122
STATE OF TENNESSEE
June 13, 2023

REV	DATE	ISSUED FOR:
2	06-13-23	CONSTRUCTION
1	04-14-23	PRELIMINARY
0	04-04-23	PRELIMINARY

DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

ELECTRICAL NOTES

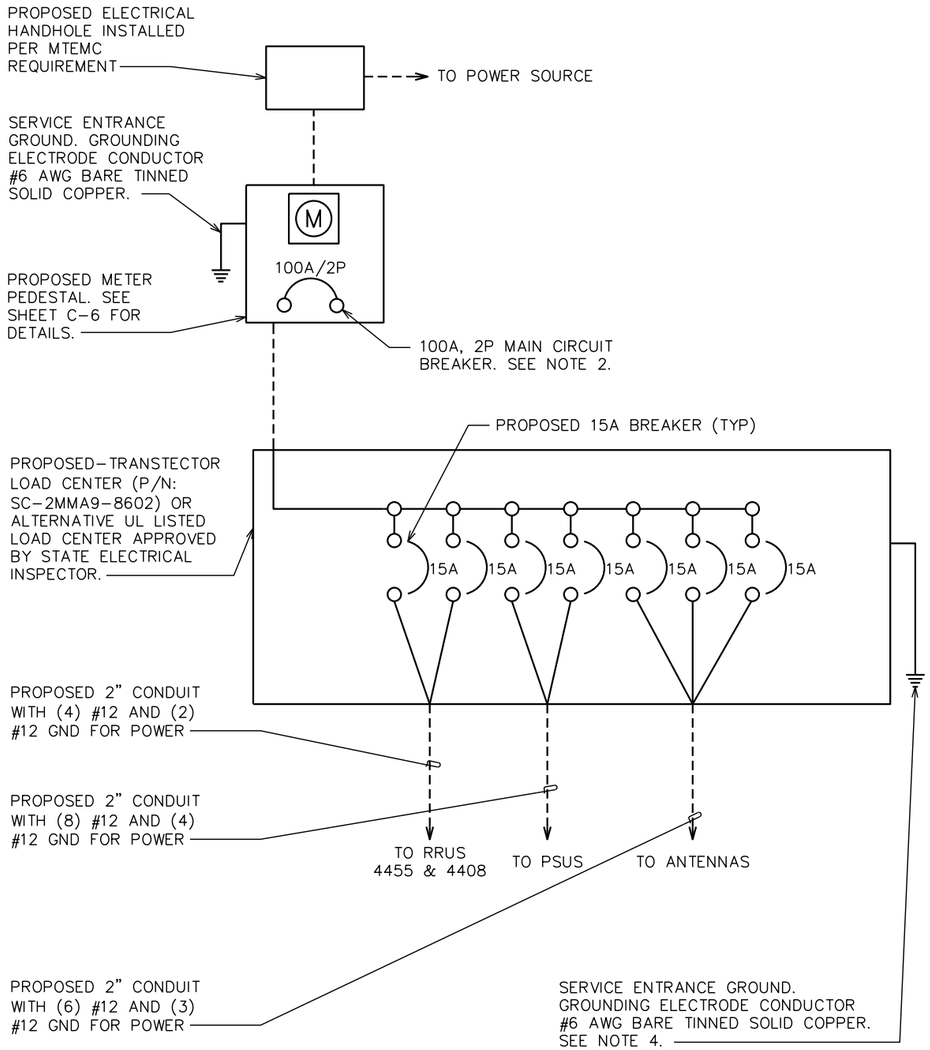
SHEET NUMBER: **E-1**

REVISION: **2**

TEP#: 247815

ONE LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 100A, 120/240V, 1ø, 3W. SEE CONDUCTOR & CONDUIT TABLE FOR SERVICE CONDUCTOR AND CONDUIT SIZING.
2. LOAD CENTER IS RATED SUITABLE FOR USE AS SERVICE EQUIPMENT AND IS RATED FOR 100A AT 120/240V, 1ø, 3W, WITH MAIN CIRCUIT BREAKER RATED AT 100A.
3. INSTALL A 100 AMP METER BASE AS DIRECTED BY THE UTILITY COMPANY. CONTRACTOR TO CONFIRM METER BASE IS RATED FOR PROPOSED CONDUCTOR SIZES.



ONE LINE DIAGRAM

SCALE: N.T.S.

PROPOSED PANEL SCHEDULE

LOAD SERVED	VOLT AMPERES (WATTS) L1	VOLT AMPERES (WATTS) L2	TRIP	CKT #	PHASE
AC 08	1300		15A	1	A
AC 08		1300	15A	2	B
PANEL ANTENNA 1	375		15A	3	A
PANEL ANTENNA 2		375	15A	4	B
PANEL ANTENNA 3	375		15A	5	A
RRU 4408		100	15A	6	B
RRU 4455	1200		15A	7	A
SPARE		–	15A	8	B
SPARE	–		–	9	A
SPARE		–	–	10	B
SPARE	–		–	11	A
SPARE		–	–	12	B
VOLT AMPS	3250	1775			

L1 VOLT AMPERES	3250	
L2 VOLT AMPERES	1775	
AMPS	27.1	14.8
MAX AMPS	27.1	
MAX AMPS x125%	33.9	
MAX AMPS x110%	37.3	

PROPOSED PANEL SCHEDULE

SCALE: N.T.S.

SERVICE LATERAL COPPER CONDUCTOR & CONDUIT SIZING

100A, 120/240V, 1Ph, 3W, 3% MAX VOLTAGE DROP

CONDUCTOR SIZE	MAX CONDUCTOR LENGTH	MIN CONDUIT SIZE	CONDUCTOR SIZE	MAX CONDUCTOR LENGTH	MIN CONDUIT SIZE
3 AWG	146'	2" HDPE/PVC	350 KCMIL	980'	2 1/2" HDPE/PVC
2 AWG	185'	2" HDPE/PVC	400 KCMIL	1121'	3" HDPE/PVC
1 AWG	233'	2" HDPE/PVC	500 KCMIL	1395'	3" HDPE/PVC
1/0 AWG	295'	2" HDPE/PVC	600 KCMIL	1682'	3 1/2" HDPE/PVC
2/0 AWG	372'	2" HDPE/PVC	700 KCMIL	1956'	3 1/2" HDPE/PVC
3/0 AWG	469'	2" HDPE/PVC	750 KCMIL	2105'	3 1/2" HDPE/PVC
4/0 AWG	592'	2" HDPE/PVC	800 KCMIL	2236'	3 1/2" HDPE/PVC
250 KCMIL	699'	2 1/2" HDPE/PVC	900 KCMIL	2517'	4" HDPE/PVC
300 KCMIL	839'	2 1/2" HDPE/PVC	1000 KCMIL	2790'	4" HDPE/PVC

CONDUCTOR & CONDUIT SIZING

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

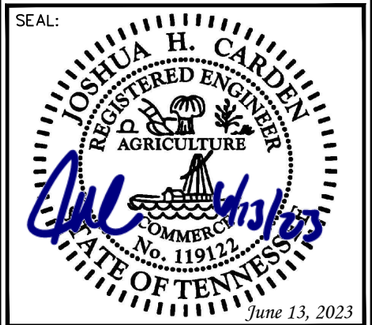
VZW NODE NAME: SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
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(WILLIAMSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
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SEAL:



June 13, 2023

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DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

ELECTRICAL ROUTING & SERVICE DETAILS

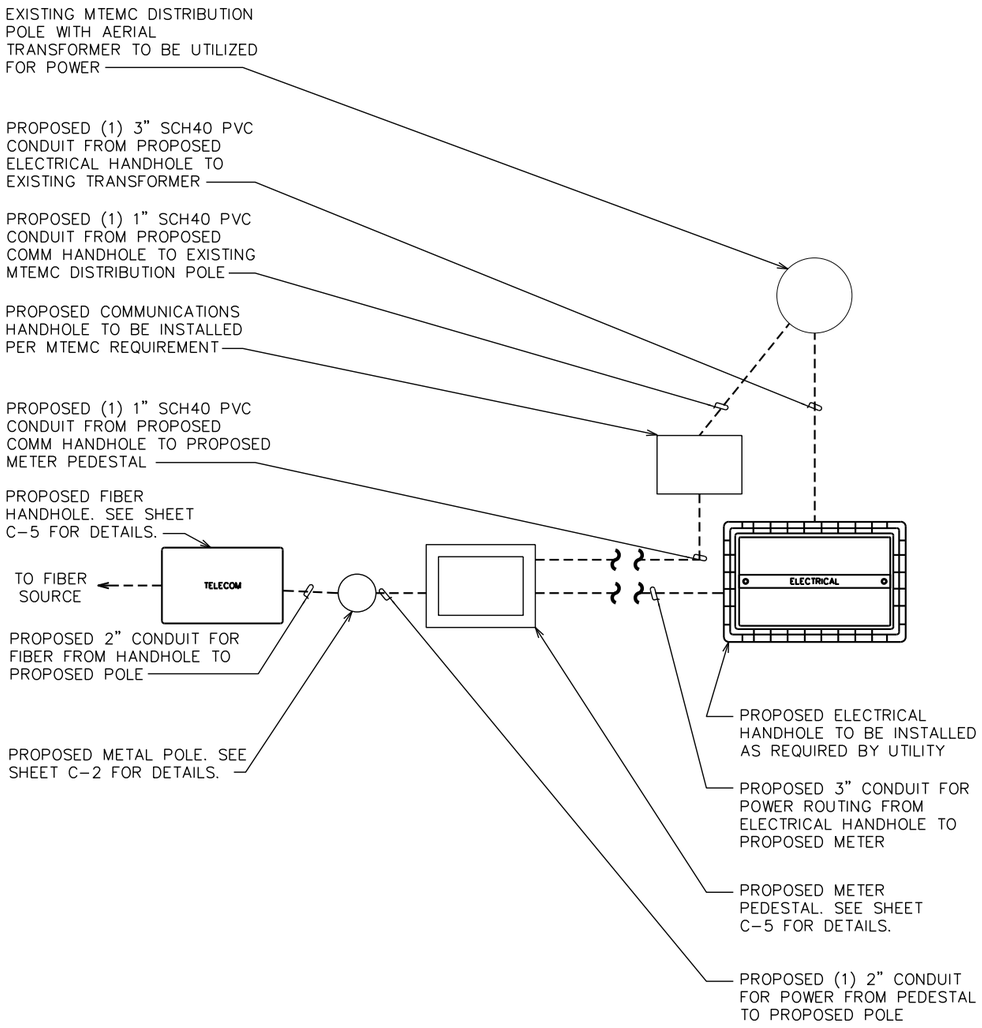
SHEET NUMBER: **E-2**

REVISION: 2

TEP#: 247815

NOTES:

1. THIS PLAN IS A GRAPHIC REPRESENTATION AND MAY VARY BASED ON FIELD CONDITIONS.
2. HANDHOLES AND CONDUITS TO BE INSTALLED PER UTILITY CONSTRUCTION REQUIREMENTS. SEE SHEET C-5 FOR HANDHOLE DETAILS..
3. SEE APPENDIX FOR METEMC CONDUIT AND HANDHOLE INSTALLATION REQUIREMENTS.



HANDHOLE ROUTING SCHEMATIC

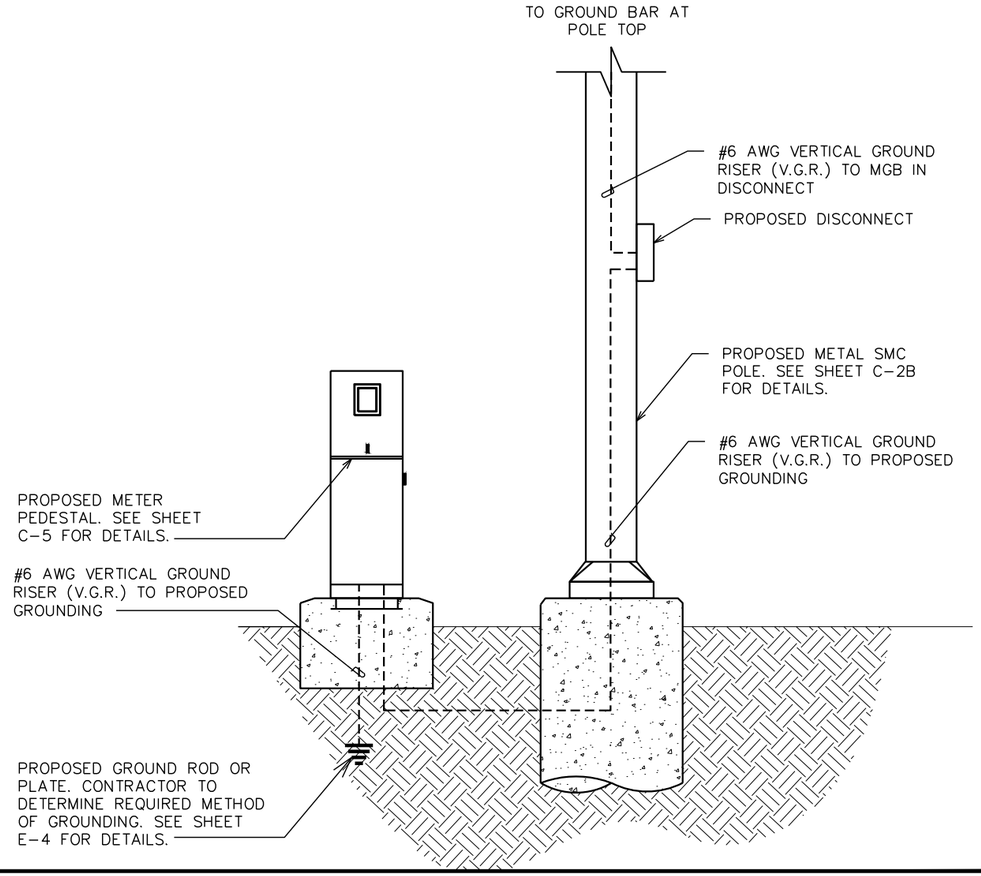
SCALE: N.T.S.

GROUNDING NOTES:

1. CONTRACTOR SHALL VERIFY THAT GROUNDING ELECTRODES SHALL BE INTERCONNECTED IN A GROUNDING SYSTEM USING #2 AWG BARE TINNED COPPER WIRE. THE TOP OF THE GROUND AND GROUNDING CONDUCTORS SHALL BE 30 INCHES BELOW FINISHED GRADE. SEE SHEET E-4 FOR GROUNDING DETAILS.
2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.
3. GROUNDING SYSTEM CONDUCTORS SHALL BE OF EQUAL LENGTH, MATERIAL, AND BONDING TECHNIQUE.
4. CONTRACTOR SHALL ENSURE THAT THE GROUND PLATE IS WITHIN 12 TO 36 INCHES OF THE POLE. CONTRACTOR SHALL VERIFY ALL EXISTING SITE GROUNDING CONDITIONS BEFORE STARTING WORK OR PURCHASING EQUIPMENT.
5. BONDING CONDUCTORS SHALL BE ROUTED THROUGH A 3/4" PVC CONDUIT SLEEVE RUN UNDER THE FOUNDATION. REFER TO THE GROUNDING PLAN BELOW.
6. CONTRACTOR TO DETERMINE REQUIRED SUBSTRATE GROUNDING METHOD. THIS DESIGN IS APPROVED FOR EITHER GROUND PLATES OR RODS. SEE SHEET E-4 FOR EQUIPMENT AND INSTALLATION DETAILS.

DRAWING NOTE:

THIS DETAIL IS FOR GROUNDING REFERENCE ONLY. THIS IS A GENERIC REPRESENTATION OF THE NODE POLE AND IS ONLY MEANT TO SHOW THE GROUNDING RELATIONSHIP BETWEEN THE PROPOSED EQUIPMENT AND POLE.



GROUNDING AND BONDING DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

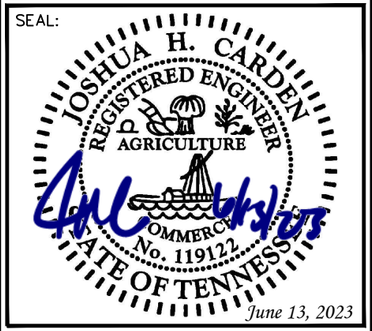
VZW NODE NAME:
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DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

HANDHOLE SCHEMATIC & GROUNDING DETAILS

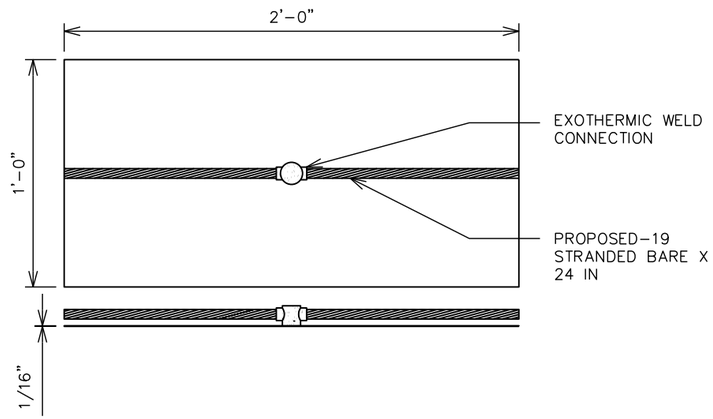
SHEET NUMBER: **E-3**

REVISION: 2

TEP#: 247815

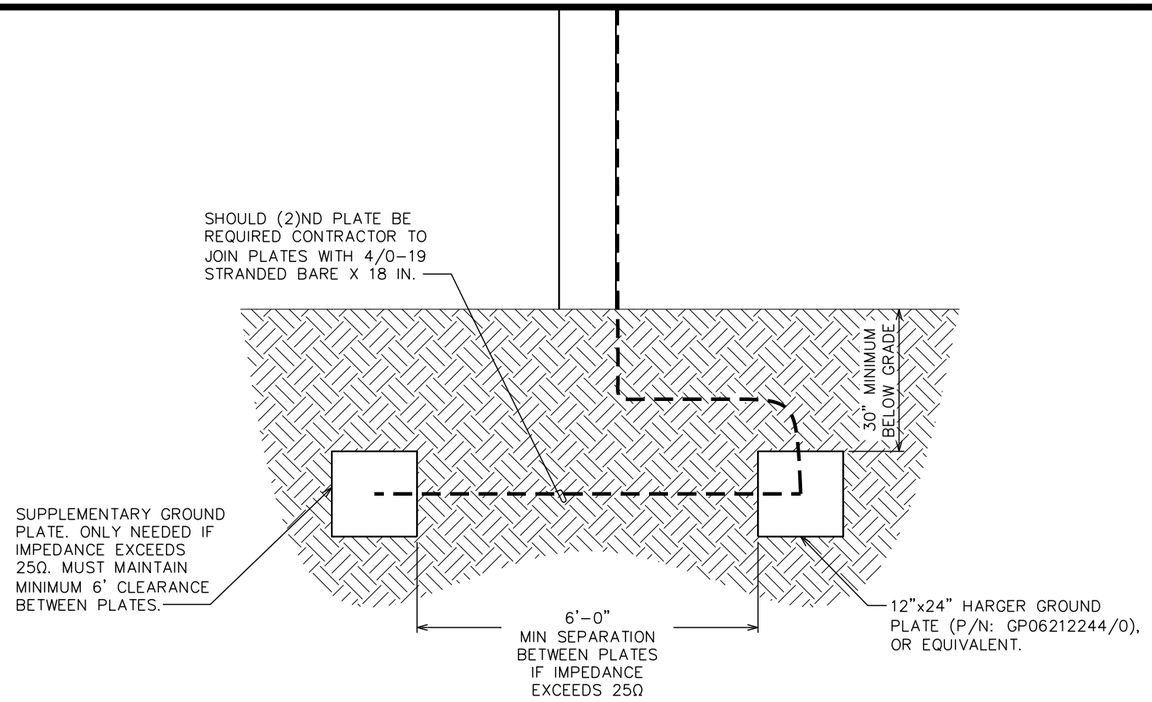
NOTE:

HARGER ENGINEERING
GROUND PLATE
- P/N: GP06212244/0
- WEIGHT: 7 LBS



COPPER GROUND PLATE DETAIL

SCALE: N.T.S.

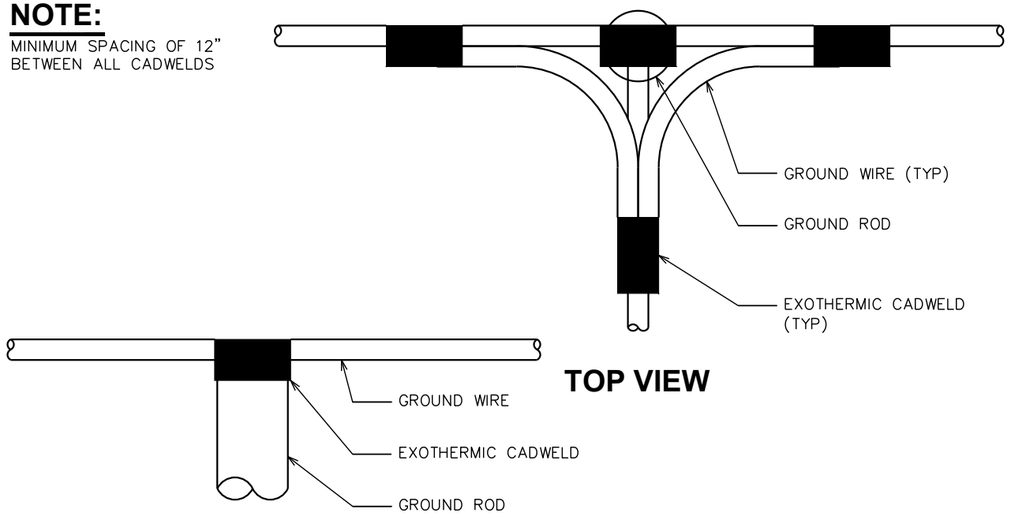


GROUND PLATE INSTALLATION DETAIL

SCALE: N.T.S.

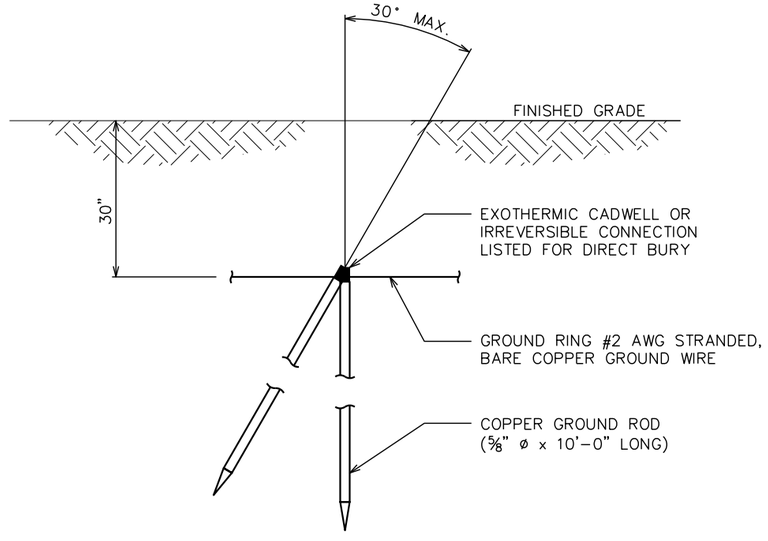
NOTE:

MINIMUM SPACING OF 12" BETWEEN ALL CADWELDS



CADWELD GROUNDING DETAIL

SCALE: N.T.S.



COPPER-CLAD STEEL GROUND ROD DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

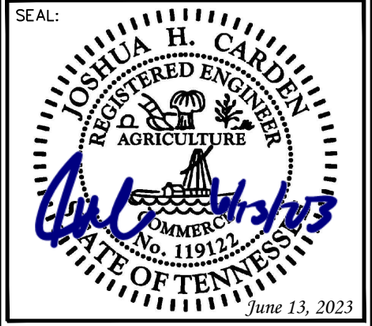
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0	04-04-23	PRELIMINARY

DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER: **E-4**

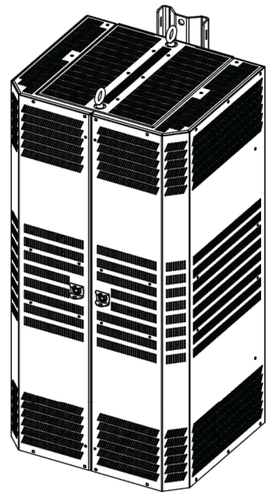
REVISION: 2

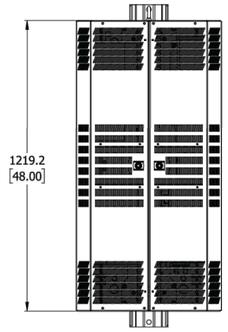
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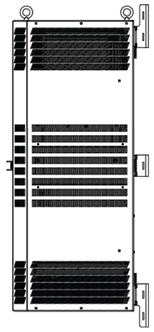
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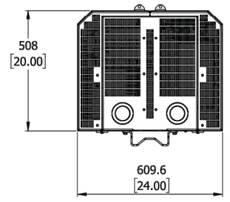
CHARLES UNIVERSIAL BROADBAND ENCLOSURE:

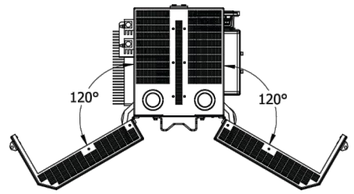
- P/N: RSCAC-1038-214
- DIMENSIONS (HxWxD): 48"x24"x20"

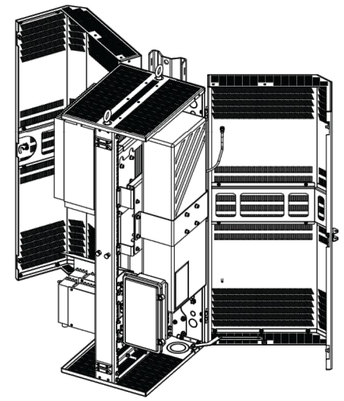






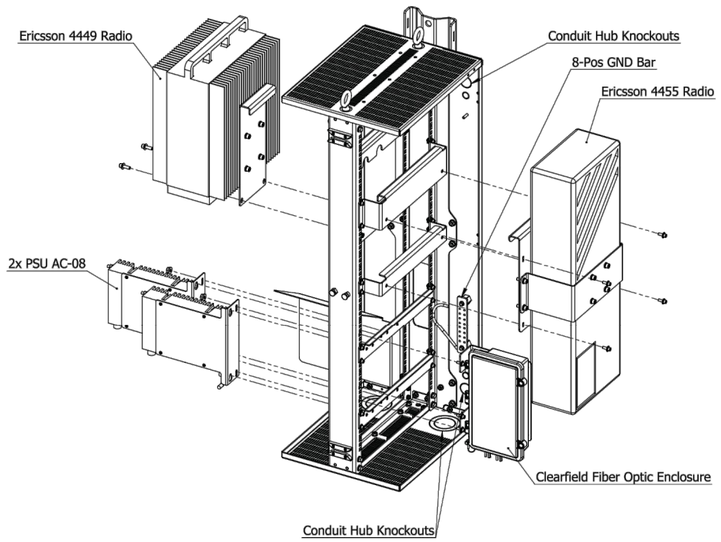






SHROUD CONCEPT AND DIMENSIONS

SCALE: N.T.S.



SHROUD CONCEPT WITH VERIZON CONFIGURATION

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

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APPENDIX

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0	04-04-23	PRELIMINARY

DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

SHROUD DETAILS

SHEET NUMBER: **A-1**

REVISION: **2**

TEP#: 247815

EQUIPMENT NOTES:

- ERICSSON 4408 RADIO
- DIMENSIONS (HxWxD): 7.9"x7.9"x4.0"
- WEIGHT: 11 LBS



RADIO DETAIL

SCALE: N.T.S.

EQUIPMENT NOTES:

- ERICSSON 4455 RADIO
- DIMENSIONS (HxWxD): 31.3"x10.9"x5.9"
- WEIGHT: 57.2 LBS



RADIO DETAIL

SCALE: N.T.S.

SECTION INTENTIONALLY BLANK

EQUIPMENT NOTES:

- JMA DIPLEXER P/N: DBCC-AW-P-4BF
- DIMENSIONS (HxWxD): 4.07"x8.17"x2.73"
- WEIGHT: 9.90 LBS



DIPLEXER DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

575 HICKORY HILLS BLVD
WHITES CREEK, TN 37189

PROJECT INFORMATION:

VZW NODE NAME:
SMC_MT_HOPE_5

SITE ADDRESS:
257 2ND AVE S
FRANKLIN, TN 37067
(WILLIAMSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

APPENDIX

REV	DATE	ISSUED FOR:
2	06-13-23	CONSTRUCTION
1	04-14-23	PRELIMINARY
0	04-04-23	PRELIMINARY

DRAWN BY: WAM | CHECKED BY: MSM

SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER: **A-2**

REVISION: **2**

TEP#: 247815

Before beginning construction, users should verify with MTE that the specification(s) used is the correct application and is the most current version of the specification.

Notes:

*Be sure to call Tennessee One Call before digging or opening ditches: 1–800–351–1111 or 811
* Underground Inspection 1–877–886–8362

1. MTE will furnish and install the following materials at the service pole:

   A. Conduit up the service pole, to include all related hardware.

   B. Service conductor from transformer to meter pedestal.

2. Member will open ditch from service pole or junction box to meter pedestal with the following specifications:

   A. Where ditch length will exceed 150 ft. see MTE engineering representative prior to opening ditch

   B. Hand–dig ditch when within 5 ft. of transformer.

   C. Depth sufficient to bed conduit with service conductors 24 in. below final grade.

   D. Where impractical to obtain 24 in. depth, see a MTE engineering representative.

   E. Member will backfill ditch after inspection by MTE (call 877–886–8362 or visit www.MTE.com to fill out an online request)

3. Continuous raceway from transformer to meter pedestal will be furnished and installed by member to the following specifications:

   A. Conduit size is to be 3 inch as specified below with appropriate fittings and/or bushings as required. For all conduit connections use long, (6" minimum) integral belled end conduit.

   B. Raceway below grade/between elbows is to be schedule 40 electrical PVC or schedule 80 electrical PVC conduit.

   C. Elbows are to be either schedule 80 electrical PVC with a sweeping radius of 24 inches.

   D. Raceway above grade to one foot below grade is to be schedule 80 electrical PVC.

   E. Where junction box (not shown) is present at service pole, see a MTE engineering representative for specifications.

   F. A polyvinyl, non rot or mildew proof, pull string with a minimum breaking strength of 200 pounds is to be installed inside the raceway.

   G. Under certain loading and/or density conditions, an alternate sized conduit may be used with the approval of MTE district office engineering representative.

4. Concrete base to be 19" H minimum, extend a minimum of 6" beyond the enclosure, and 4" – 6" above final grade.

5. Foundation shall be fiber reinforced concrete. Edge shall be a 1" chamfer.

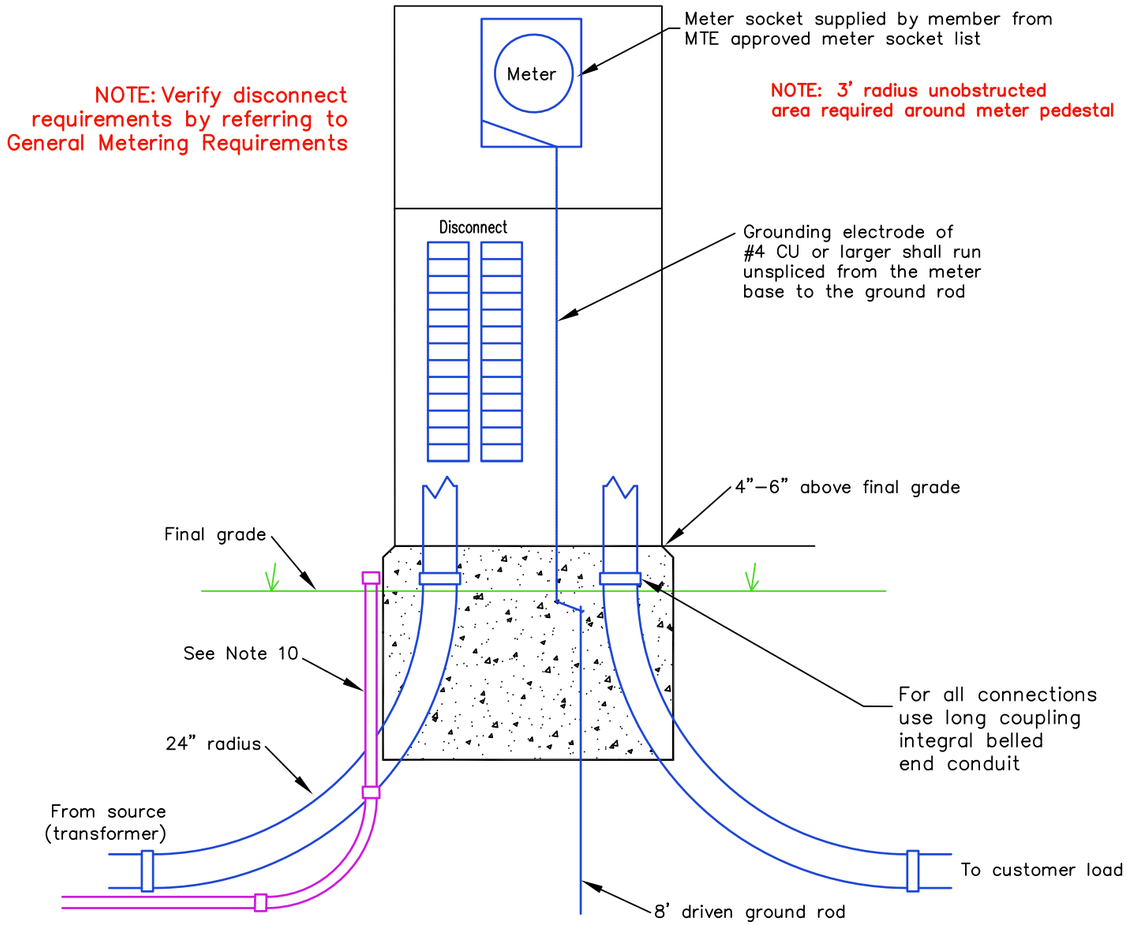
6. Service conductors see "General Service Conductor Requirements"

7. For information about conductors, conduit and grounding, refer to National Electric Code.

8. See General Metering Requirements for additional metering information.

9. The location of free standing meter centers (FSMC) shall be at the sole discretion of MTE engineering with the following constraints:
   A. When a FSMC is served from a pole/overhead feed, the FSMC should be a minimum of 10' from the utility pole.
   B. When a FSMC is placed in a residential development, the power source should originate from a pull box, not a pole.

10. Install 1" comm. conduit against foundation of meter pedestal flush with the final grade and appropriate cap installed on the conduit.



PLAN VIEW

Middle Tennessee Electric

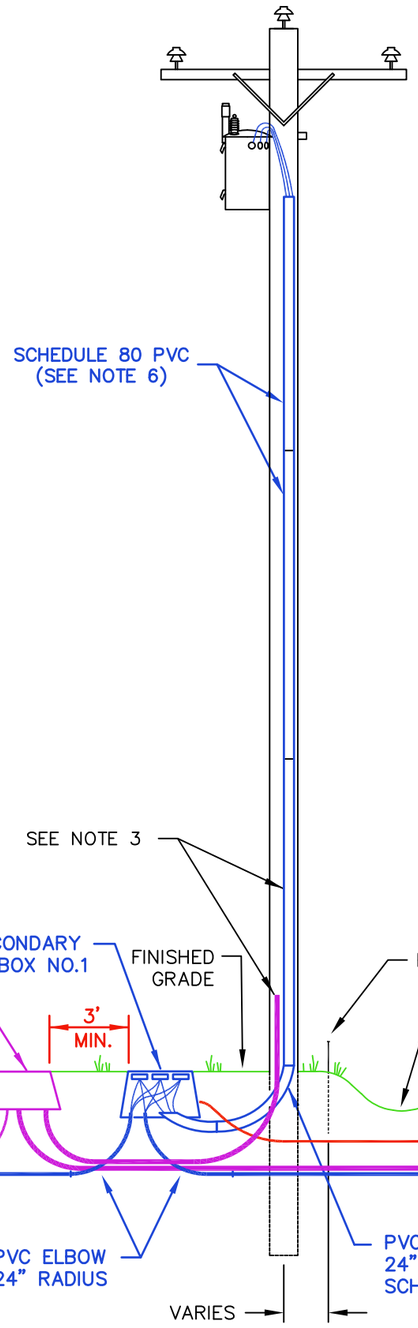
METER PEDESTAL

DRAWING NUMBER: FSMC–3

REVISED DATE: JAN. 2, 2023

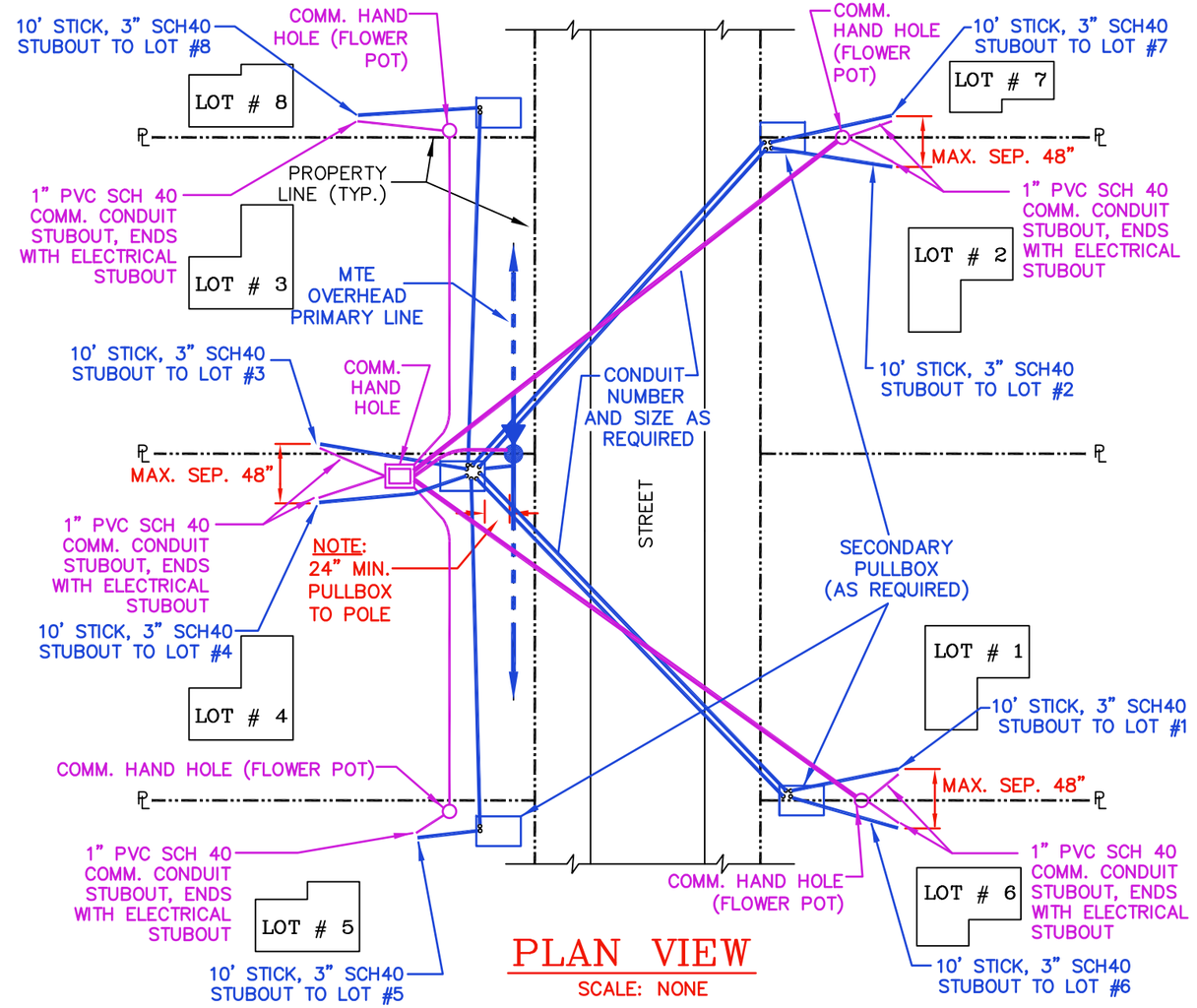
SCALE: NONE

SHEET: 1 OF 1



ELEVATION VIEW

SCALE: NONE



PLAN VIEW

SCALE: NONE

Notes:

1. Developer to install secondary pulboxes and comm hand holes. (Location, size, manufacturer and catalog number as specified by MTE Engineering - See appendix 'B")

2. Developer to install PVC (Sch 40) conduits from pull box Number 1 to pullbox Number 2 when required by MTE Engineering. (Number and size as required by MTE.) Developer to install conduit between comm hand holes as required by MTE Engineering. (Number, type, and size as required by MTE.)

3. Developer to furnish and install first section of electrical riser conduit and elbow (From pole to secondary pull box.) Developer to furnish and install comm conduit from comm hand hole up the pole through the lowest conduit standoff bracket. Pull strings to be included in all conduits.

4. Developer to install one (1) 3" elbow (24" radius, sch. 80) and 10' stub out of sch. 40 conduit out of the appropriate pullbox for each lot to be served, aim the conduit toward the building site. A 1" PVC sch 40 comm conduit shall be run from the comm hand hole and be stubbed out to the same location as the service conduit. A pull string is to be installed in each conduit with the end of each conduit taped to keep out dirt. Mark the end of the conduit above grade to locate in the future.

5. The builder's electrician shall install the 3" PVC electrical conduit and 1" PVC sch 40 comm conduit from the stub outs to the meter bases including pull strings. (See Note 4 above and drawings ESG-2 and ESG-3 in MTE's Electrical Service Guidelines for more information.)

6. MTEMC to install schedule 80 conduits above first section of conduit on riser pole. (Number and size as required my MTE)

7. Refer to Drawing SBP-1, Sheet 2, for more details.

8. All PVC 3" conduit shall be long coupling type.

9. This drawing shows a 'typical' installation for large subdivision lots. Actual installation will vary.

10. All elbows shall be schedule 80 PVC.

Middle Tennessee Electric

SECONDARY PULLBOX INSTALLATION DETAILS

(OVERHEAD PRIMARY – UNDERGROUND SERVICE)

DRAWING NUMBER:	REVISED DATE: JULY 1, 2022
SBP-1	SCALE: NONE
	SHEET: 3 OF 3

Ottinger, Seth

From: Jake Harvey <jake.harvey@franklintn.gov>
Sent: Friday, April 14, 2023 11:04 AM
To: Seth Ottinger
Cc: Lori Jarosz; Sarah Roop
Subject: RE: E-911 addressing for small cell locations (Mt Hope 2 and 5)

Good Morning Seth,

The address for this small cell location is 257 2nd Ave S.

Sincerely,

Jake Harvey
GIS Senior Analyst
615.550.6870
IT Department, City of Franklin

From: Seth Ottinger <sottinger@tepgroup.net>
Sent: Thursday, April 13, 2023 1:28 PM
To: Jake Harvey <jake.harvey@franklintn.gov>
Cc: Lori Jarosz <lori.jarosz@franklintn.gov>; Sarah Roop <sarahr@franklintn.gov>
Subject: Re: E-911 addressing for small cell locations (Mt Hope 2 and 5)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you everyone! I've got one more site that I will need an address for. See coordinates and snip below:

Mt Hope 5: 35.92289, -86.865405

Per Emily Huffer, this requirement is waived. This is a placeholder for completion of application submission.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I_____
(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:

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

_____
(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

_____
Property Owner Mailing Address

_____
City, State & Zip

Subscribed and sworn to before me this

_____day of_____, 20_____.

_____
Notary Public

My Commission Expires:_____

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

File #: 21-04871

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Alterations (Window, Masonry, Doors) At 306 Public Square; Sharon Davis, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the commercial building located at 306 Public Square.

APPLICABLE DESIGN GUIDELINES:
Chapter 3: Commercial Buildings; Storefronts, Entrances, Windows, Materials & Exterior Finishes

PROJECT INFORMATION:
COF Project Number: 8232
District: Downtown
Applicant: Sharon Davis
Owner: McConnell Hospitality Group, Jason McConnell, Rep.

BACKGROUND:
The applicant has submitted a series of alterations for the building located at 306 Public Square. The scope of work includes replacement of the single-pane windows on the second floor of the front elevation, restoration of the transom windows above the front entry, removal of the secondary front door and non-hisotric front steps, installation of a window to the left of the main entry that matches the right window, removal of window units and repair work to rear and side elevation windows, replacement of the side elevation windows on the first floor, and mortar repair work. The alterations were discussed at the June 2023 meeting of the Design Review Committee.

The masonry and mortar repair work and removal of non-historic alterations are consistent with the recommendations of the Guidelines. The Guidelines recommend to use photographic evidence when restoring and making alterations to a historic building. Clear glass is recommended for new transom windows. One-over-one windows are proposed for the windows second story windows on the front elevation, which matches what was there previously. The scope of window work for the front, rear, and 2nd floor side windows are consistent with the recommendations of the Guidelines. Replacement windows are recommended to be compatible with the originals in terms of material, profile and dimensions. Given that the side windows on the first floor have limited to no public visibility, the proposed replacement privacy clad windows can be supported.

RECOMMENDATION:

Staff recommends approval with the following:

1. If new transom windows are needed, they are to be clear glass.
2. Windows specs to be reviewed and approved by Planning Staff prior to issuance of a buidlign pwemit.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Parrett Windows & Doors
Hung Window

PARRETT MFG., INC., 690 East 2nd Ave.
P.O. Box 440, Dorchester, WI 54425
Phone (800)541-9527 Fax (877)238-2452

CUSTOMER: **Gresham Millwork & Supply**

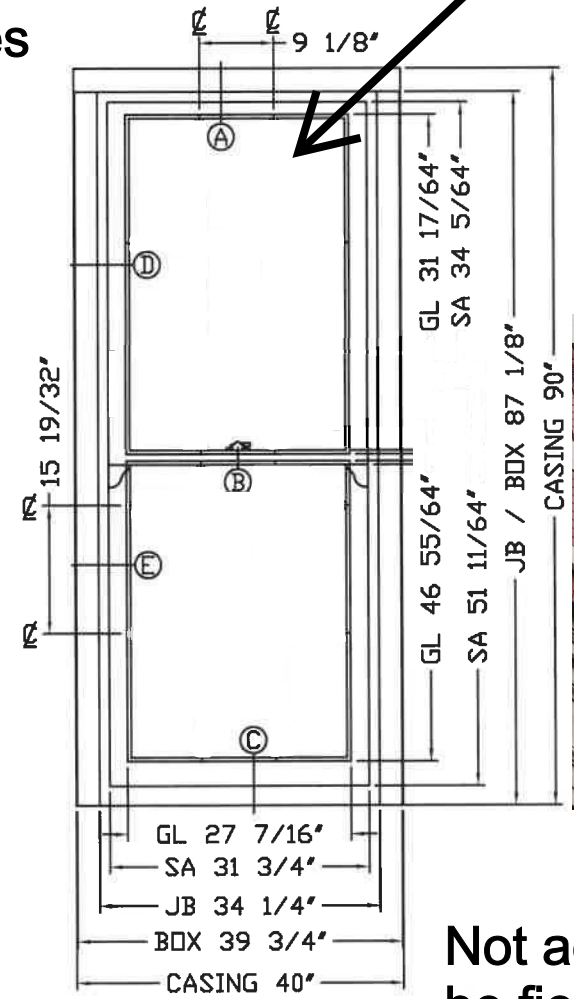
P.O.# | Tag: | ATTN: **Mike G**

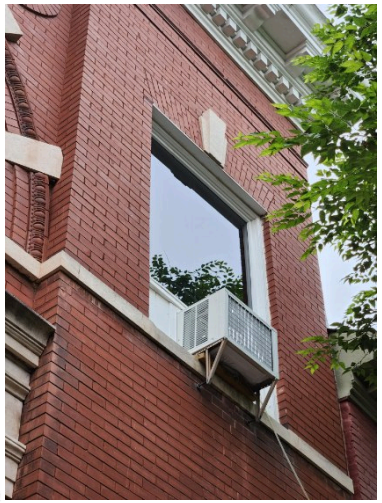
QUANTITY	2
UNIT TYPE	
All Wood	X
Clad	
MULL	
Factory	
Jobsite	
MULL COVERS	
Exterior	
Interior	
EXTERIOR FINISH	
Poly	
Primed	X
Unfinished	
Stained	
Color:	White
JAMB MATERIAL (INTERIOR)	
Pine	
Sap. Mah.	X
Other:	
INTERIOR FINISH	
Unfinished	
Primed	X
Stained	
Poly	
Color:	White
Jamb Depth	6 9/16"
BEAD / STOP	
Custom (See Dtl)	GR216
EXTERIOR CASING	X
BM **Custom**	Applied
Backband **Custom**	Loose
SUBSILL	SS# **Custom**
Applied X	Loose
Extended Horns:	
DRIP CAP	Type
Applied	Loose
NAILING FIN	Type
Applied	Loose
Nail Fin On Sill	
Masonry Clips 7 1/2"	X
GLASS THICKNESS:	1"
Low-E 272	
Outboard Lite: **3.9mm**	
Inboard Lite: **3.9mm**	
Clear	Temp X
Argon X	Deco
Breather Tubes	
Laminated	
GLASS SPACER	
Aluminum:	
Stainless Steel:	X
Technoform:	
Super Spacer:	

Molding profiles will match existing building Profiles exactly



1 over 1





Not actual dems, To be field verified.

OPERATION TYPE:	
SB	
W & C	X
CONFIGURATION:	
SH X	DH
TH	
Magnum X	S. Mag
SASH SHIPPED LOOSE:	No
SASH JOINERY:	
Coped Blind M & T	X
Historical M & T	
French Miter Blind M & T	
HDWR Color:	
S Lock: **LKF18**	# 1
S Lift: **LFD30**	# 2
Pulleys: **SP250BBRE**	
Chain: **#10 Cord**	
Weatherstripping Color	
Int: **White**	
Ext: **White**	
DO to ℄ of Lock: **Lock @ ℄**	
Grille In Airspace	
Color:	
Flat	Sculptured
X SDL	TDL
X SDL Sim Bars	
Bar Width:	
EXT:	
INT:	
Tape X Grey	Black
None SCREEN	
Wood	
Color:	
Fiberglass	Brass
Better-Vue	
Other:	
SCREEN SIZE:	
Width:	
Height:	

PLANT USE ONLY
SEE DTLS
(80499X)

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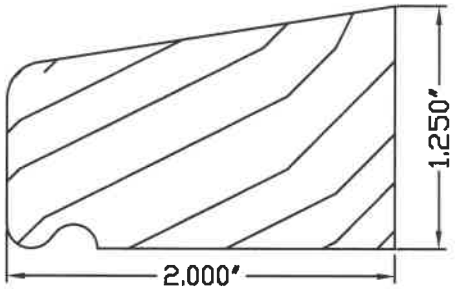
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****CAD DRAWING IS OUTSIDE VIEW****

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BY _____
DATE _____

DATE:		BY
DATE: 11-14-22	DR BY: KJ	REF. NO. 80499
SCALE: 1/2" = 1'	CK'D BY: Paul	DWG. NO. 80499-1-1

Custom Subsill



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DETAIL:

DATE: **11-14-22**

SCALE: **FULL**

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P.O. Box 440, Dorchester, WI 54425
Phone (800)541-9527 Fax (877)238-2452

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REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

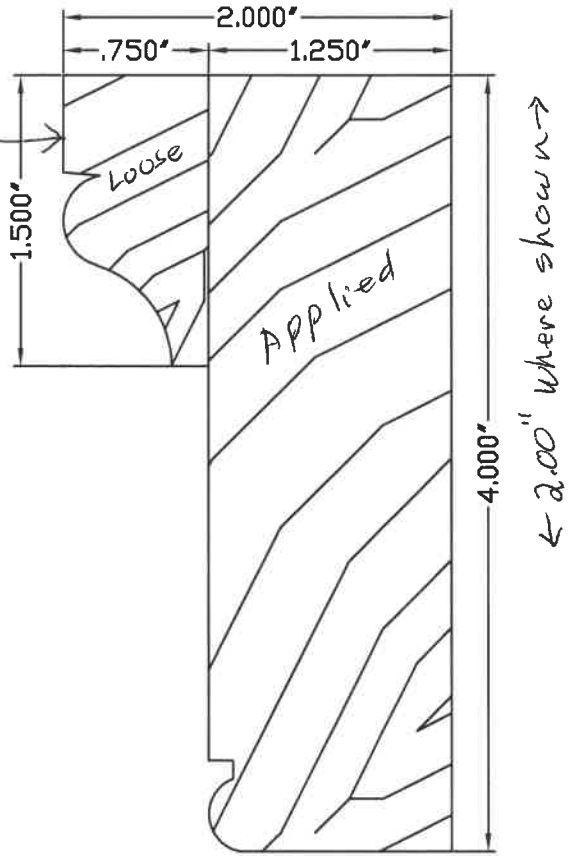
Custom Brickmould & Backband

Line 600-1

WO#

#143 Lineal Feet
sapele mahogany primed
all surfaces

4 pieces 114"
10 pieces 96"
1 piece 51"
4 pieces 46"
2 pieces 32"



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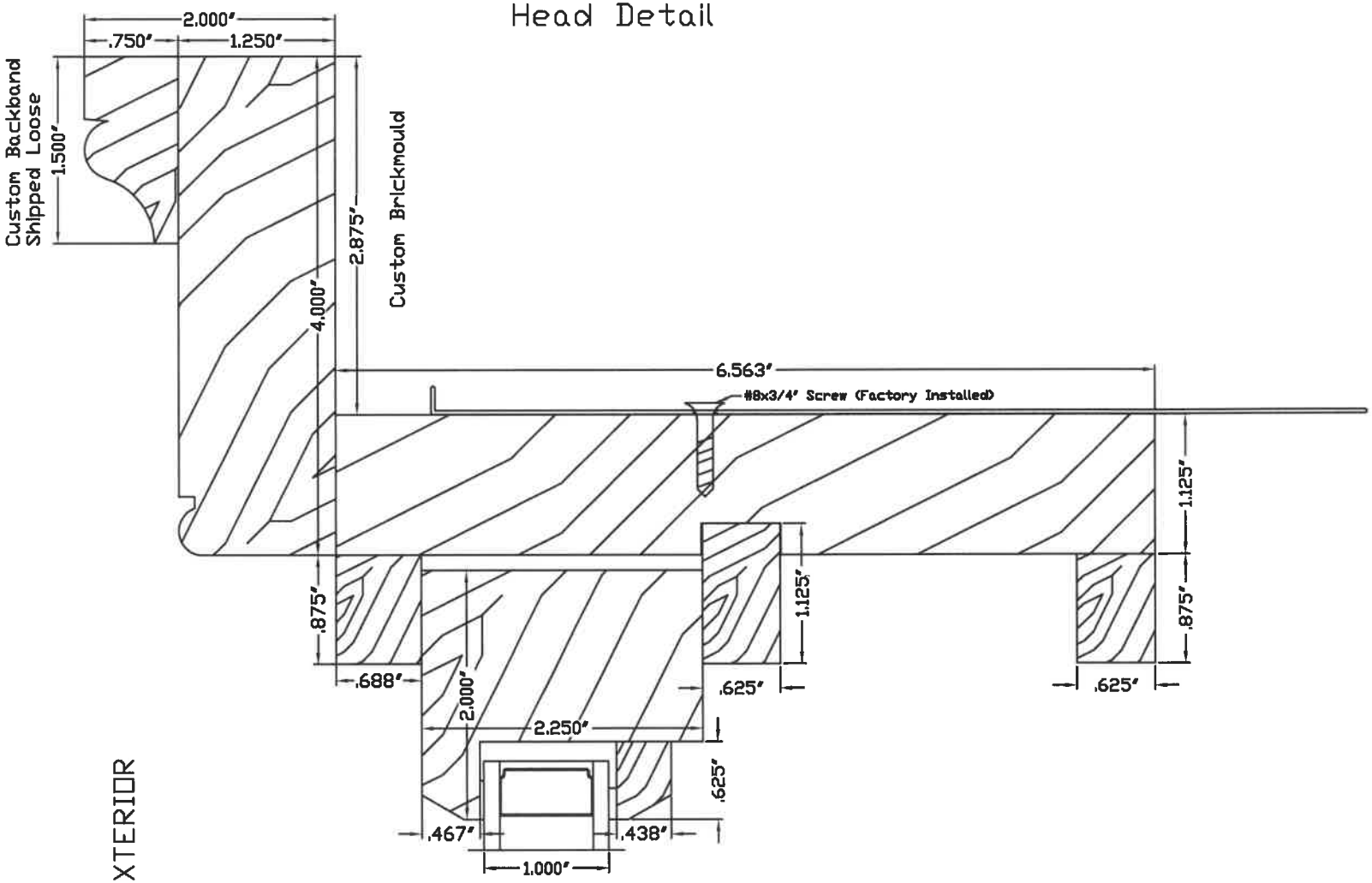
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CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain

Head Detail



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DATE _____

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DETAIL: **A**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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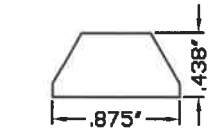
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CK'D BY: **Paul**

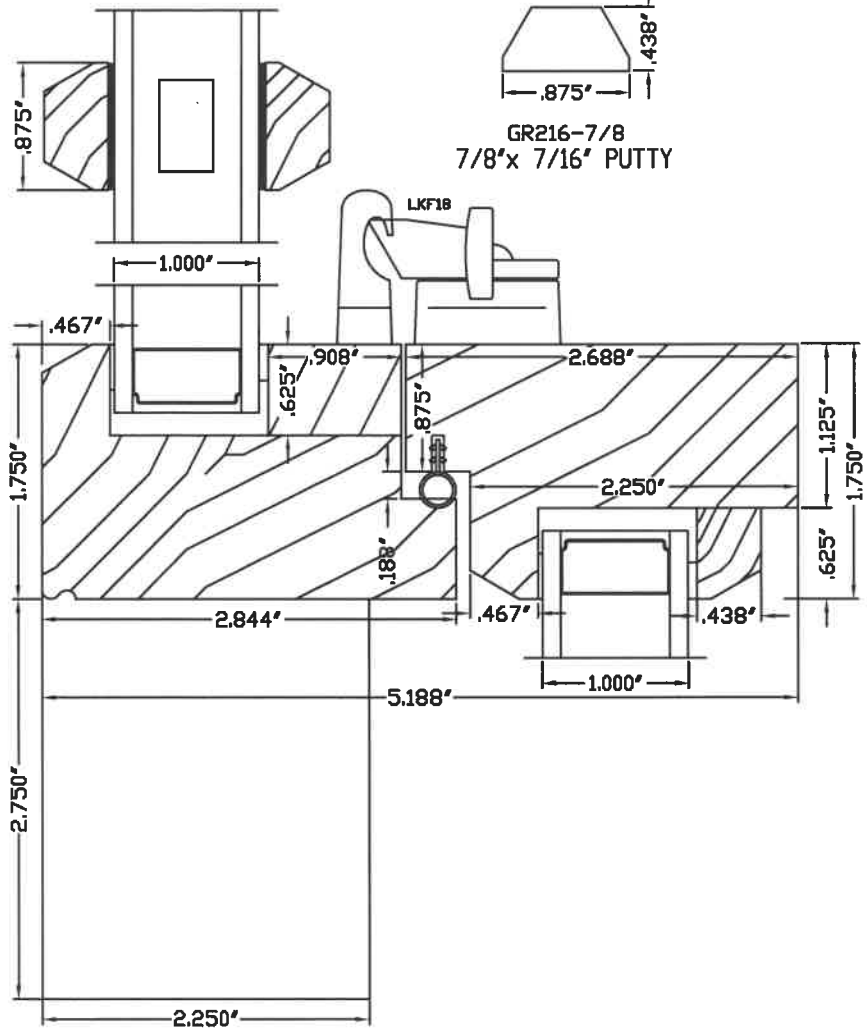
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Wood Magnum SH Weight & Chain
Checkrail & SDL Detail



GR216-7/8
7/8"x 7/16" PUTTY

EXTERIOR



GR216-7/8
7/8"x 7/16" PUTTY

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DATE _____

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DETAIL: **B**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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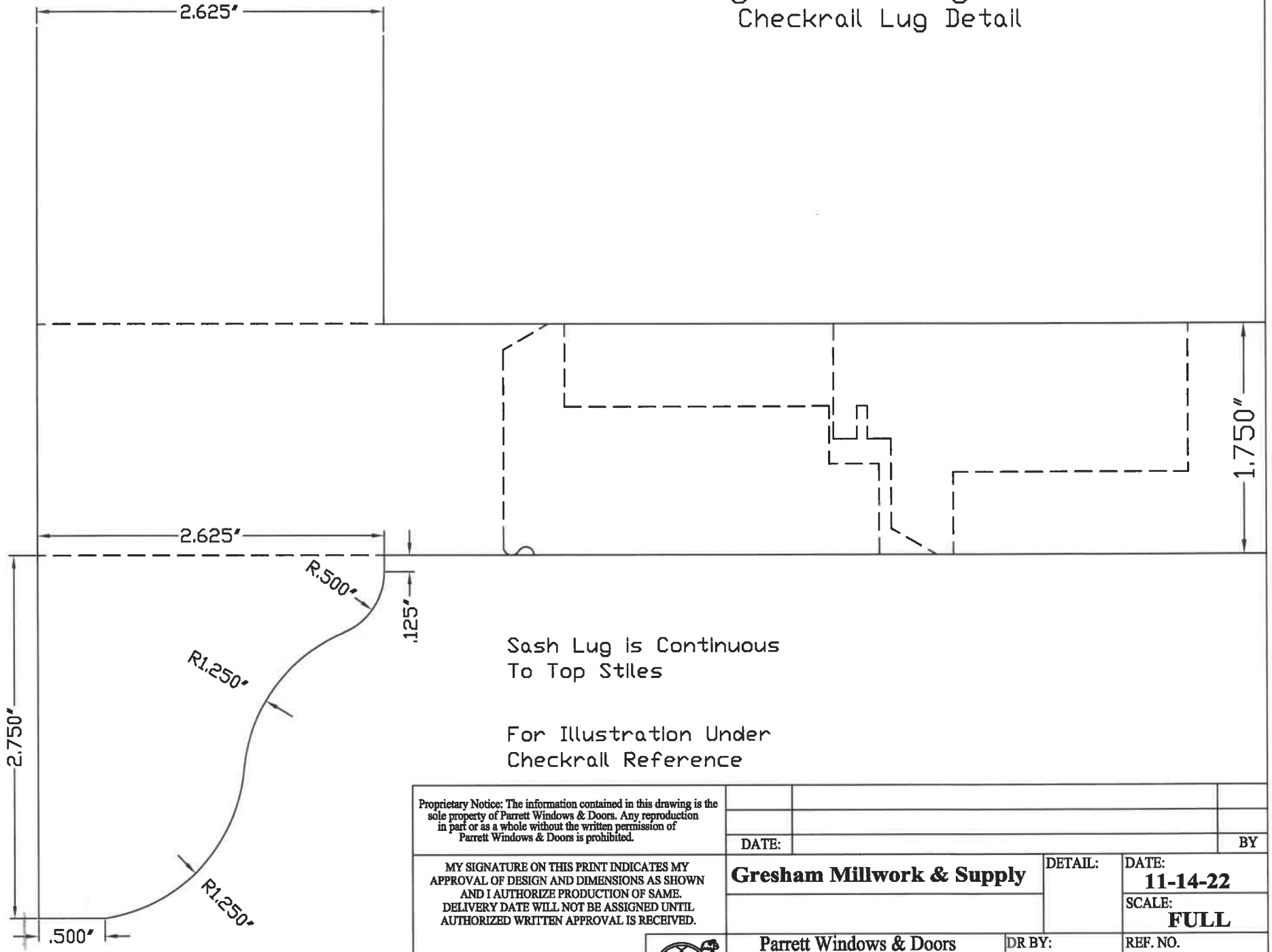
DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Checkrail Lug Detail



Sash Lug is Continuous
To Top Stiles

For Illustration Under
Checkrail Reference

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CUSTOMER _____

BY _____

DATE _____

Gresham Millwork & Supply

DETAIL:

DATE: **11-14-22**

SCALE: **FULL**

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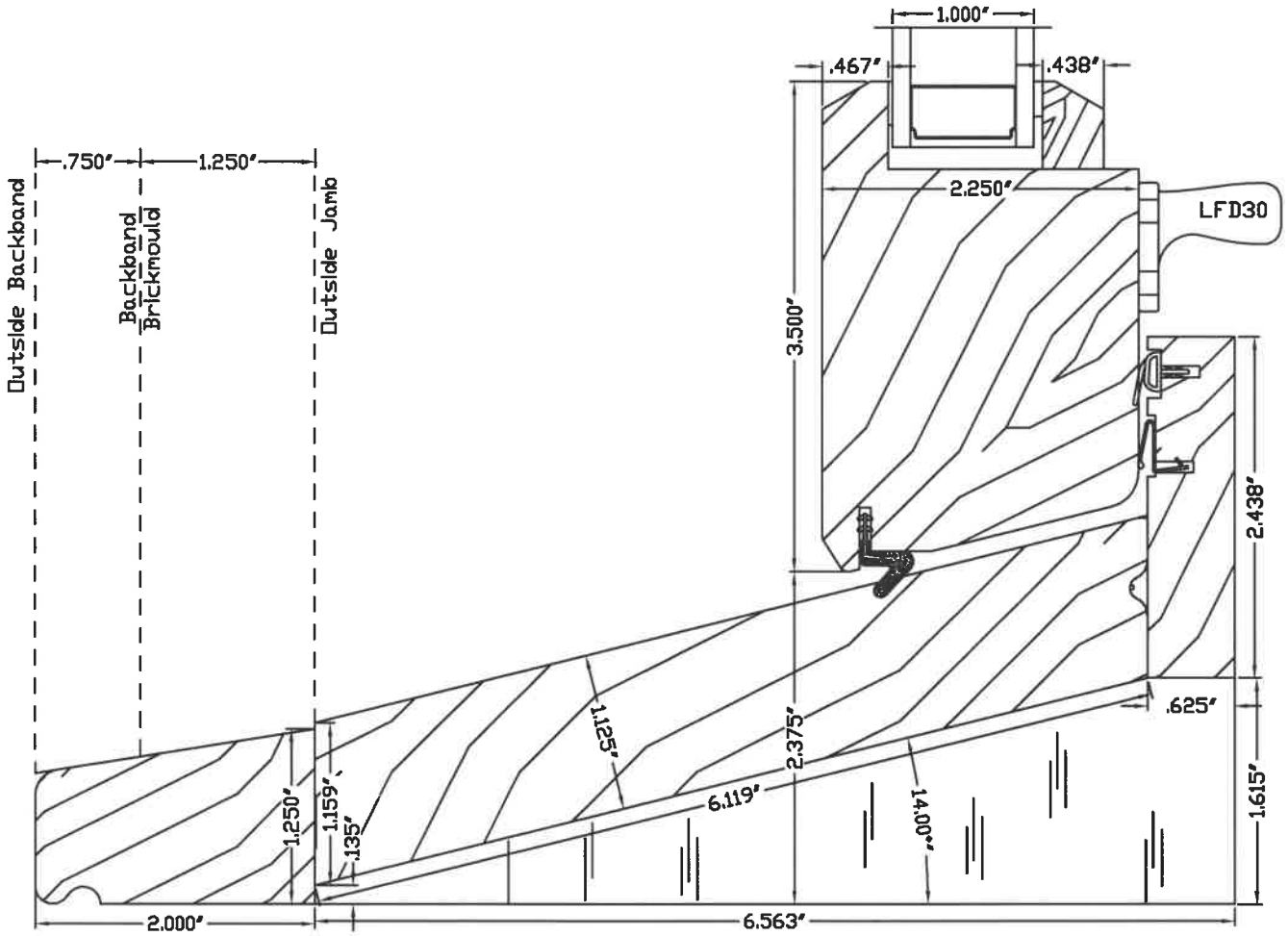
DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Sill Detail



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CUSTOMER _____

BY _____

DATE _____

Gresham Millwork & Supply

DETAIL: **C**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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DR BY: **KJ**

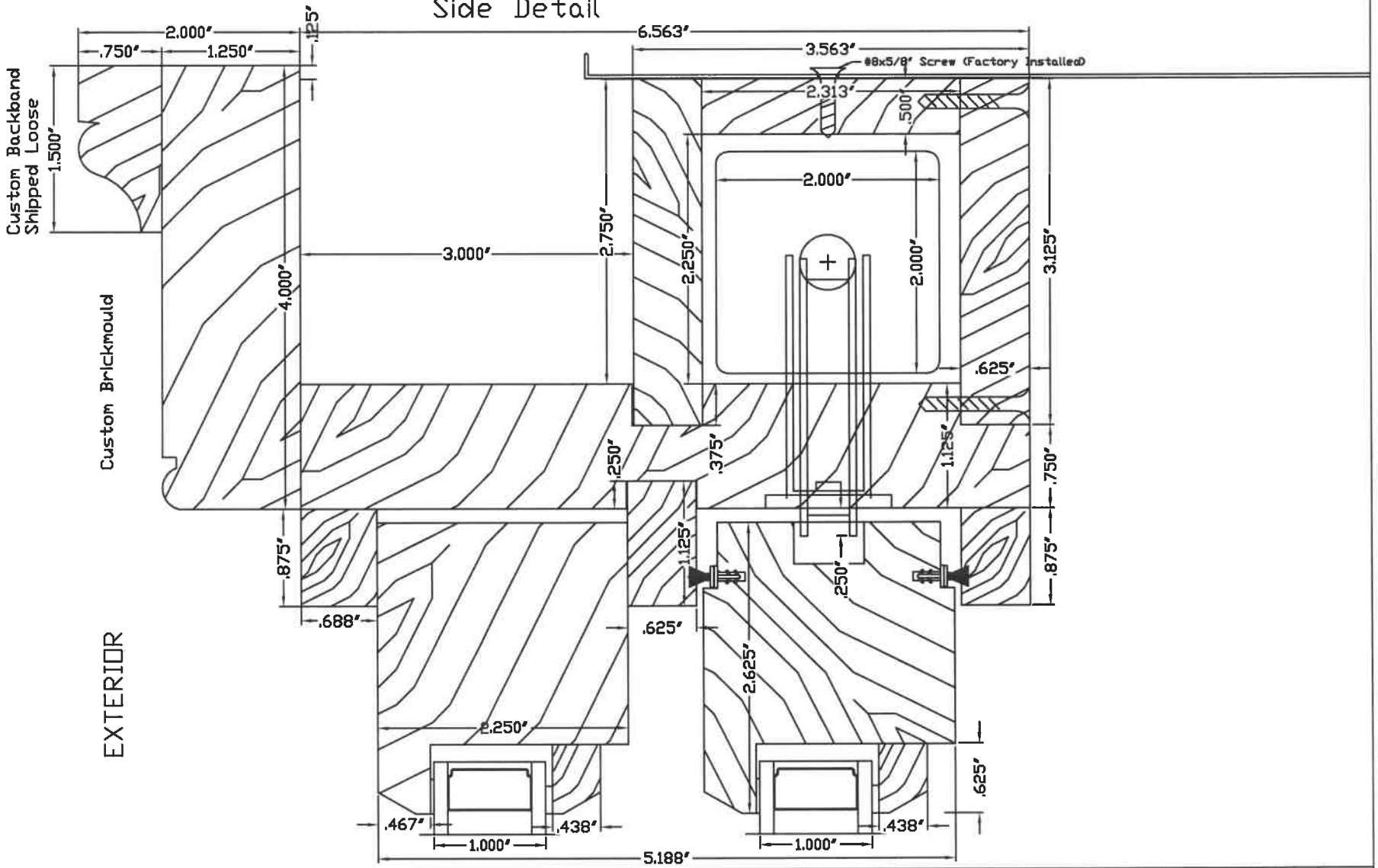
REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain

Side Detail



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CUSTOMER _____

BY _____

DATE _____

Gresham Millwork & Supply

DETAIL: **D**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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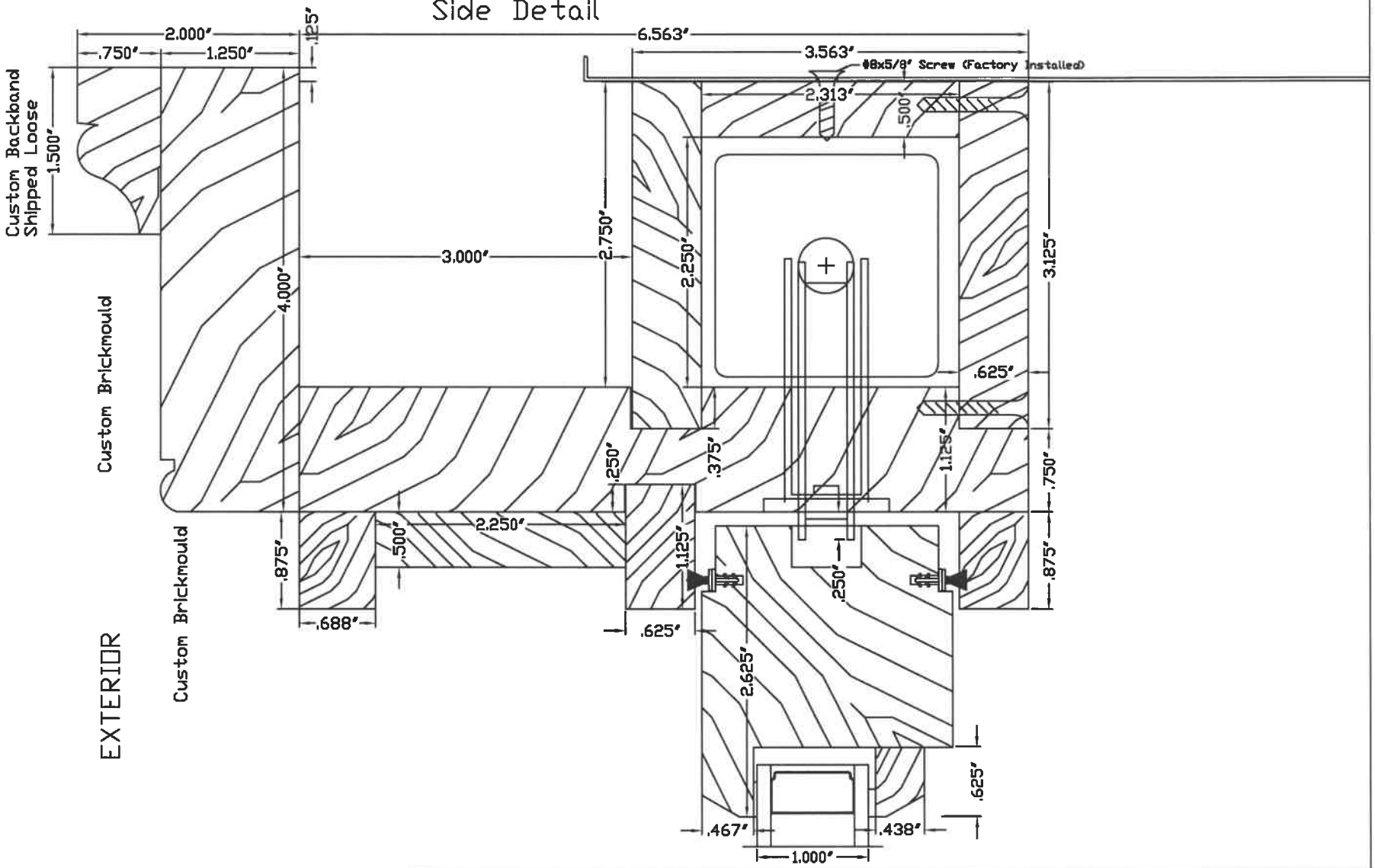
DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Side Detail



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CUSTOMER _____

BY _____

DATE _____

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DETAIL: **E**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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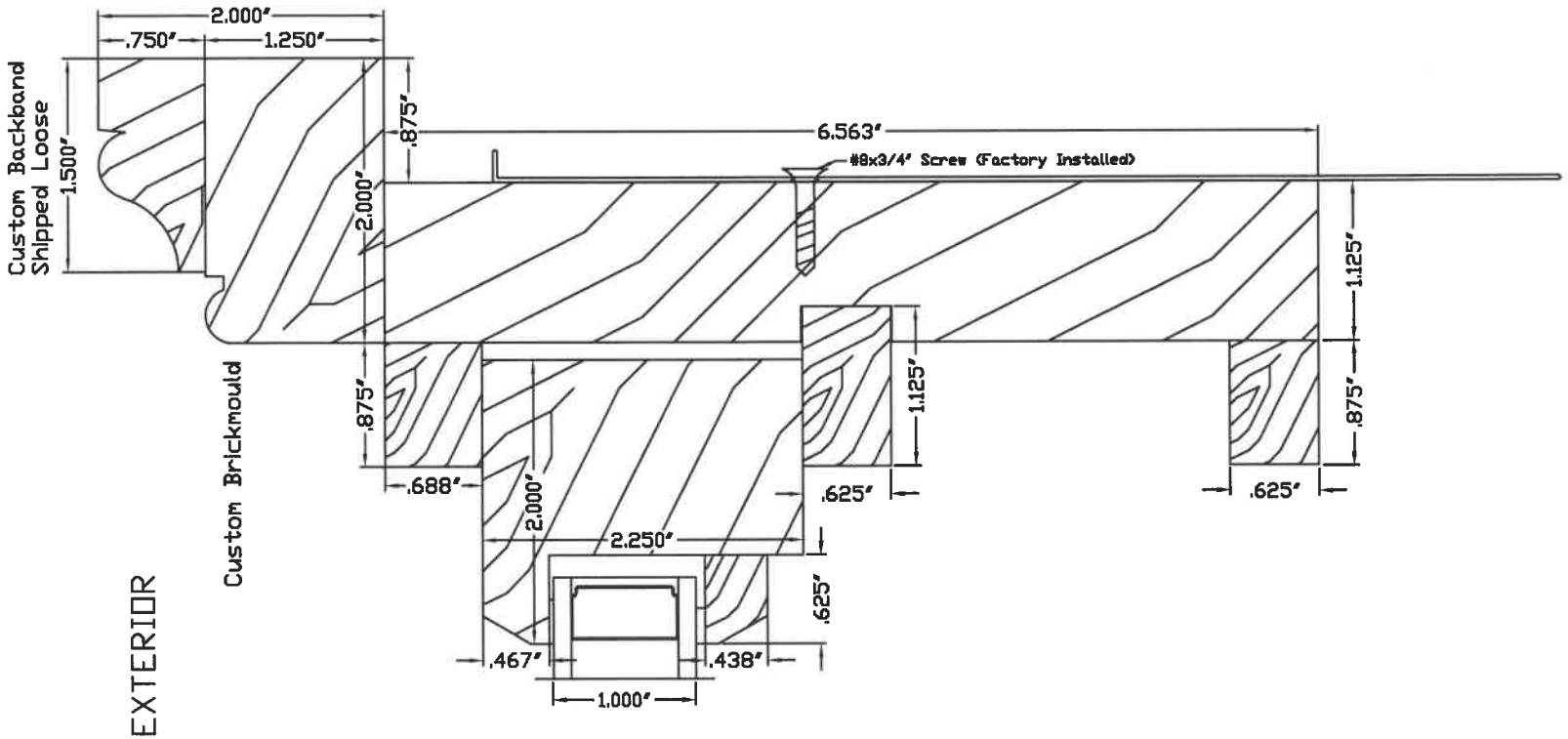
DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Head Detail



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DETAIL: **F**

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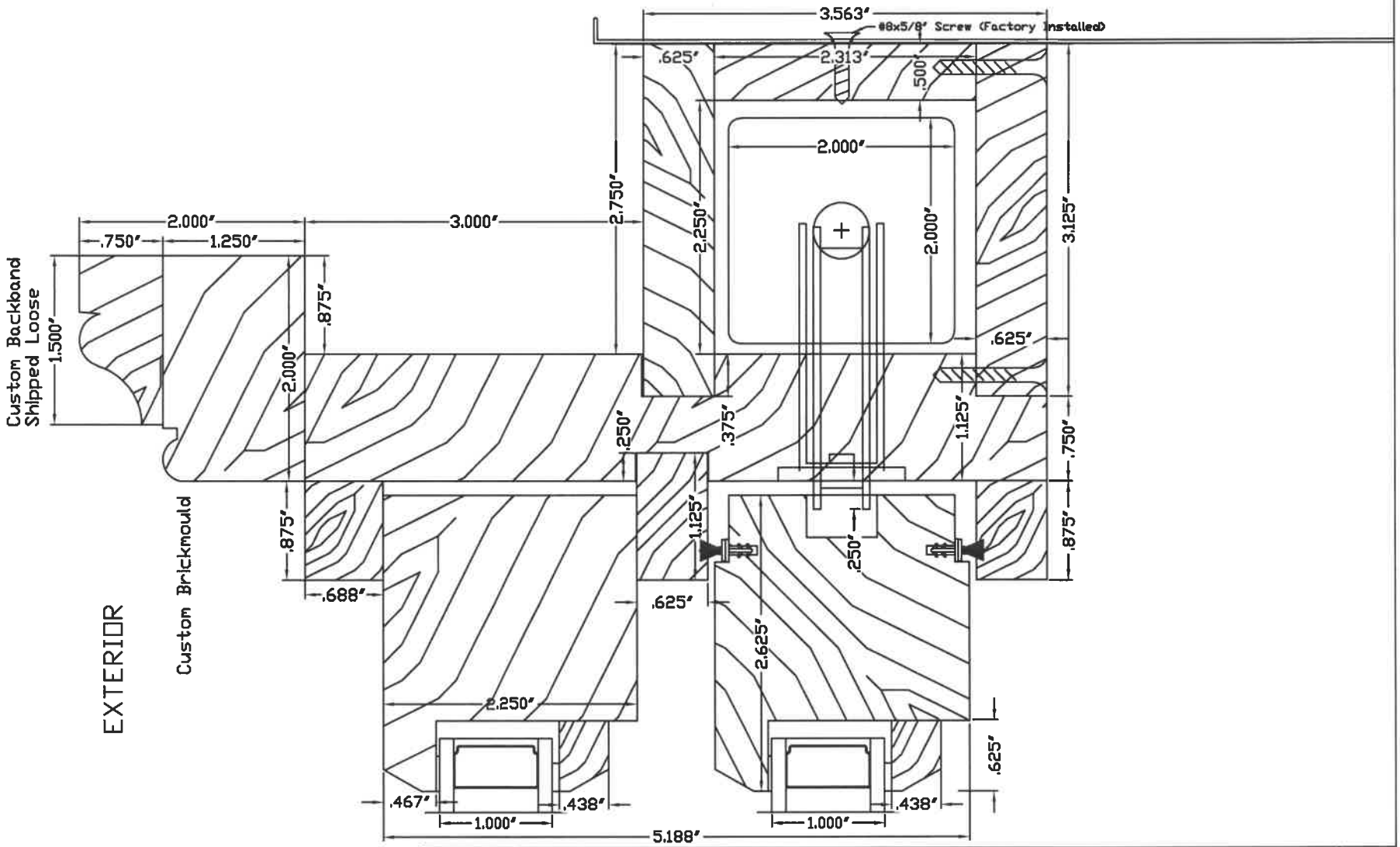
DR BY: **KJ**

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DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Side Detail



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DETAIL: **G**

DATE: **11-14-22**

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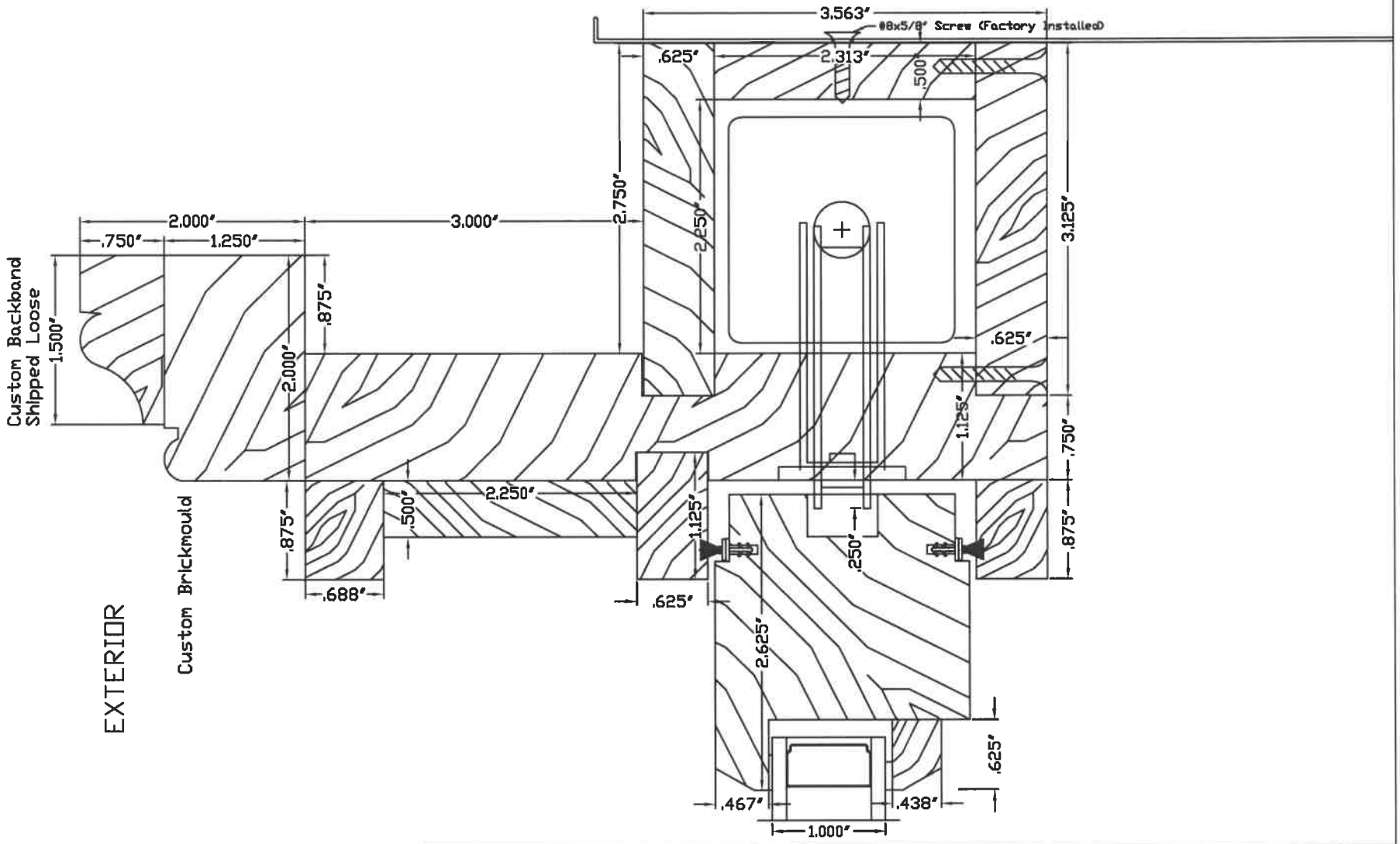
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REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Side Detail



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DETAIL: **H**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

306 Public Square Franklin, TN 37064

Jason McConnell, Sharon Davis, Brent Ogles/Branch Building Group

Page 2 Intentions
Pages 3-5 Front of Building
Page 6 Back of Building
Page 7 Side of Building, Second Floor
Page 8-9 Side of Building, First Floor
Page 9 Addressing mortar

The applicant purchased this property more than 8 years ago and inherited a long term tenant. With their departure, the applicant is attempting to make critical repairs and also restore the exterior of the building. The goal is to remove/restore modifications that, in our mind, steered away from original architecture and historical value. In relation to windows we hope to repair (versus replace) as much as is possible. Any replacements will be made to exact molding, etc.

We are removing all window units and installing HVAC.
The window on the right will, then, need to be replaced. While the window on the left is in good condition, we would like to replace both windows so that they will match. We request to install double hung windows to make it more historically accurate.
Casings will be wood. See specs for more details.



We are requesting to remove wood and return these three areas to transom windows. Wood casings, etc. See specs.



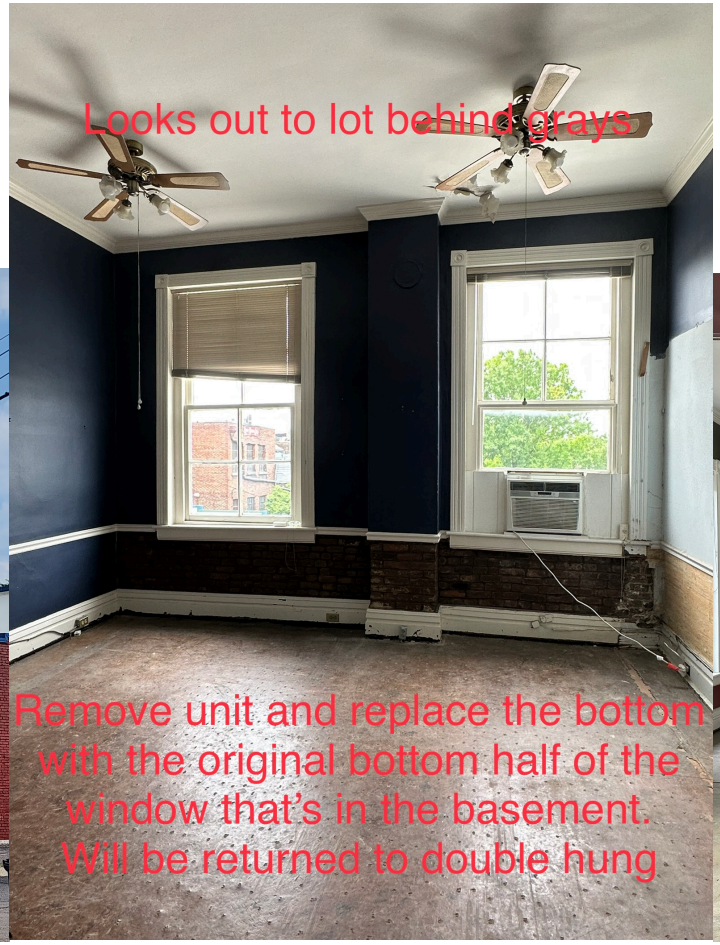
We are requesting to replace this door and “boarded up window” with a window- to match the other side and to return it to what it originally was. We also request to remove the stairs (not original to the building). Wood casings, etc.



We intend to remove the window units and replace glass to match the other double hung windows. Wood casings, etc. Doors will remain as is, for now. We will return to HZC for those when we know usage, etc. Bars to remain on windows, for now.









2nd floor side windows

Window units will be removed. Bottom half of window glass will be replaced with the original glass that has been stored in the basement. Wood casings will be the same, repaired, repainted- nothing significant here.









1st floor side windows

These windows must be replaced. The lack of sunshine and continuous moisture has caused these wood casings to rot. We request to replace these windows with aluminum clad windows for the

integrity of the building. Per request at DRC we are investigating (see spec) the option to have the interior clad in wood. The spec received shows these as divided with mullions but the owner would like to have to have these replaced with something similar (no mullions) to what is there now. We requested frosted glass so that we can have light come in but not have the view of the neighbor's brick.
The applicant requests the commission take into consideration the extraordinary conditions of these windows. There is a workspace/alley that is approximately 1' wide. We have been unable to find product and workers who will work in the space. For this reason we are at the mercy of limited options and would prefer to install the product which will require the least maintenance.

Mortar

The applicant and his contractor have been working alongside a structural engineer in regards to the mortar at 306 Public Square. This property is in critical need for mortar repair and replacement. The brick on the front and back of the building are different and so is the mortar. Our wish is repair the mortar in a way that is minimally impactful to the aesthetic of the building. The applicant will present a custom color mortar sample with a replica of the brick.

Parrett Windows & Doors
Hung Window

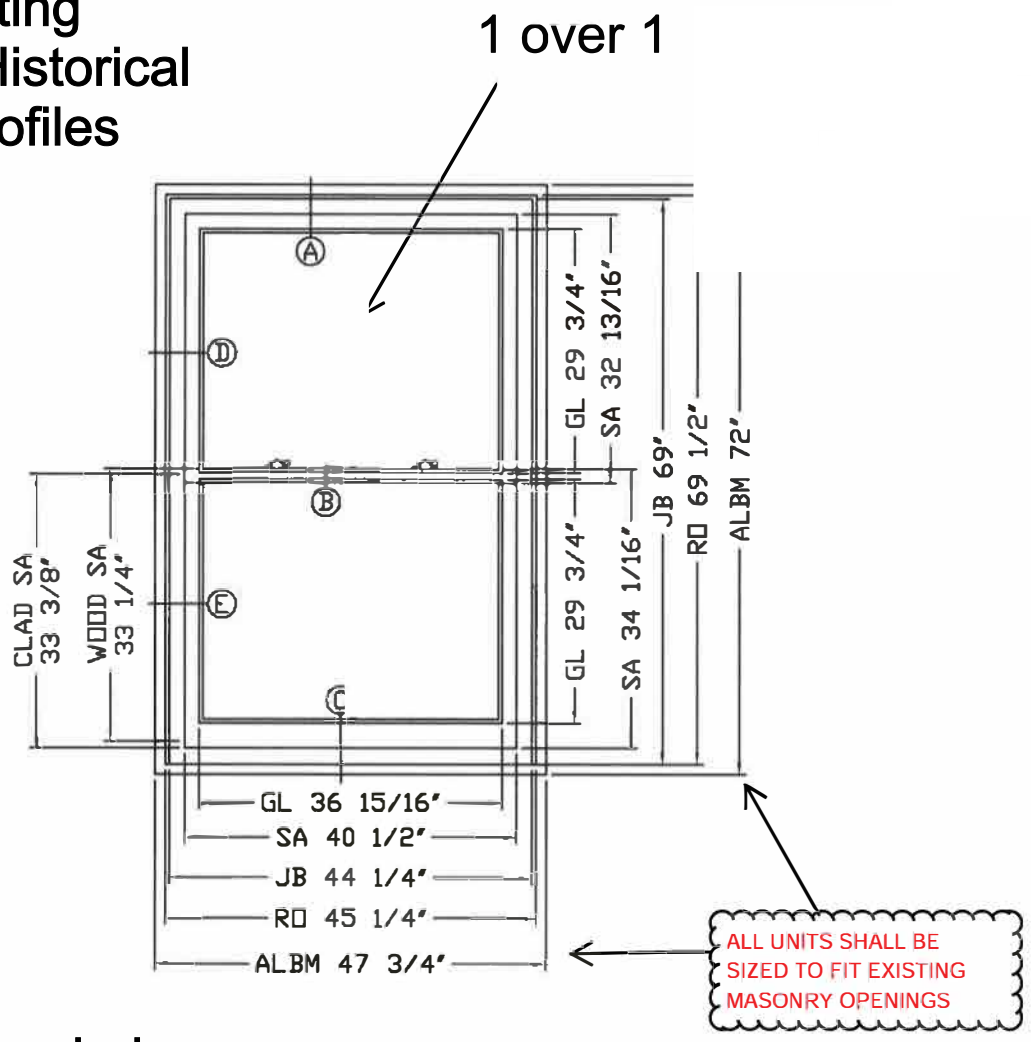
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CUSTOMER: **Gresham Millwork & Supply**

P.O.# | Tag: **A** | ATTN: **Mike G**

QUANTITY	
UNIT TYPE	
All Wood	Clad AC X
MULL	
Factory	Jobsite
MULL COVERS	
Exterior	Interior
EXTERIOR FINISH	**Clad**
Poly	Primed
Unfinished	Stained
Color: **Kynar 70%(2605) SW Arcade**	
JAMB MATERIAL (INTERIOR)	
Pine X	Sap. Mah.
Other:	
INTERIOR FINISH	
Unfinished	Primed
Stained	Poly
Color: **PL White**	
Jamb Depth	**5 1/2"**
BEAD / STOP	
Custom (See Dtl)	**GR209**
EXTERIOR CASING	X
ALBM-25 FC	
Applied X	Loose
SUBSILL	SS# **ALBM-22**
Applied X	Loose
Extended Horns:	
DRIP CAP	Type **None**
Applied	Loose
NAILING FIN	Type **None**
Applied	Loose
Nail Fin On Sill	
Masonry Clips **7 1/2"**	X
GLASS THICKNESS:	**3/4"**
Low-E **366**	
Outboard Lite: **3.0mm**	
Inboard Lite: **3.1mm**	
Clear	Temp X
Argon X	Deco
Breather Tubes	
Laminated	
GLASS SPACER	
Aluminum:	
Stainless Steel: **Black**	X
Technoform:	
Super Spacer:	

Molding Profiles will match existing Buildings Historical Molding Profiles exactly



6 first floor windows in alley

OPERATION TYPE:	
SB X	W & C
CONFIGURATION:	
SH	DH X TH
Magnum	S. Mag
SHIPPED LOOSE:	**No**
JOINERY:	
Blind M & T	X
al M & T	
Miter Blind M & T	
Color: **Pol.Brass Lac.**	
LKF18	# **2**
LFD30	# **2**
Chain:	
Weatherstripping Color	
Int: **White**	
Ext: **White**	
DO to ℄ of Lock:	**9"**
	Grille In Airspace
Color:	
	Flat Sculptured
	SDL TDL
	SDL Sim Bars
Bar Width:	
EXT:	
INT:	
Tape	Grey Black
	Interior Trim
Style:	
Species:	
Finish:	Reveal:
Set	3 Sides
None	SCREEN
Wood	Aluminum
Color:	
Fiberglass	Brass
Better-Vue	
Other:	
SCREEN SIZE:	
Width:	
Height:	

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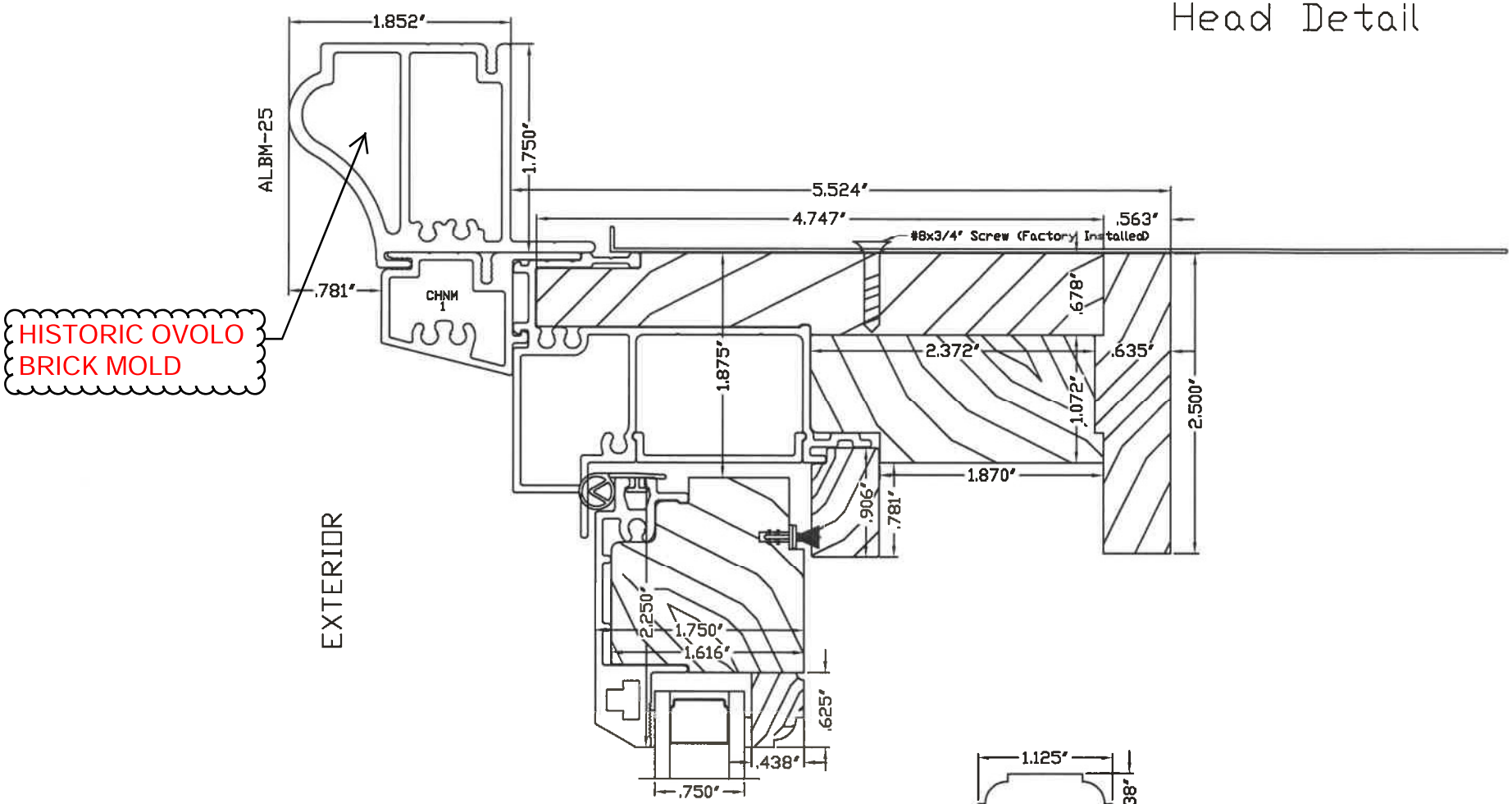
DATE:	BY

DATE:	DR BY:	REF. NO.
5-03-23	KJ	82495

SCALE:	CK'D BY:	DWG. NO.
1/2" = 1'	Paul	82495-1-1

Clad DH

Head Detail



GR209-1 1/8
1 1/8"x 7/16" WILLIAMSBURG

Used for Interior Bead

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DETAIL: **A**

DATE: **5-03-23**

SCALE: **3/4"=1"**

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DR BY: **KJ**

CK'D BY: **Paul**

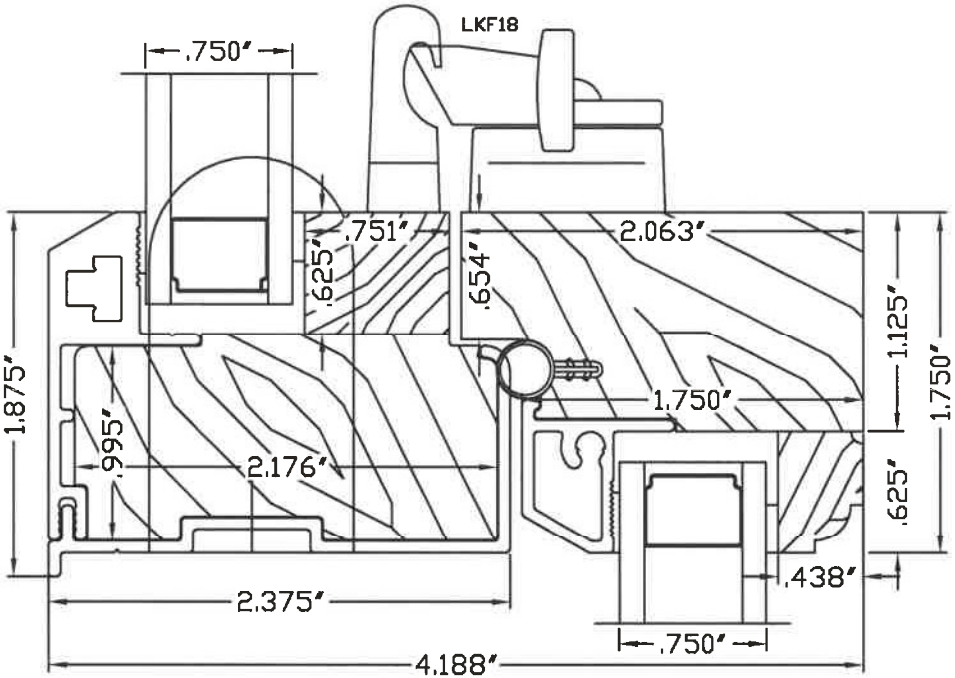
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DWG. NO. **82495X**

Clad DH

Checkrail Detail

EXTERIOR



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DETAIL: **B**

DATE: **5-03-23**

SCALE: **FULL**

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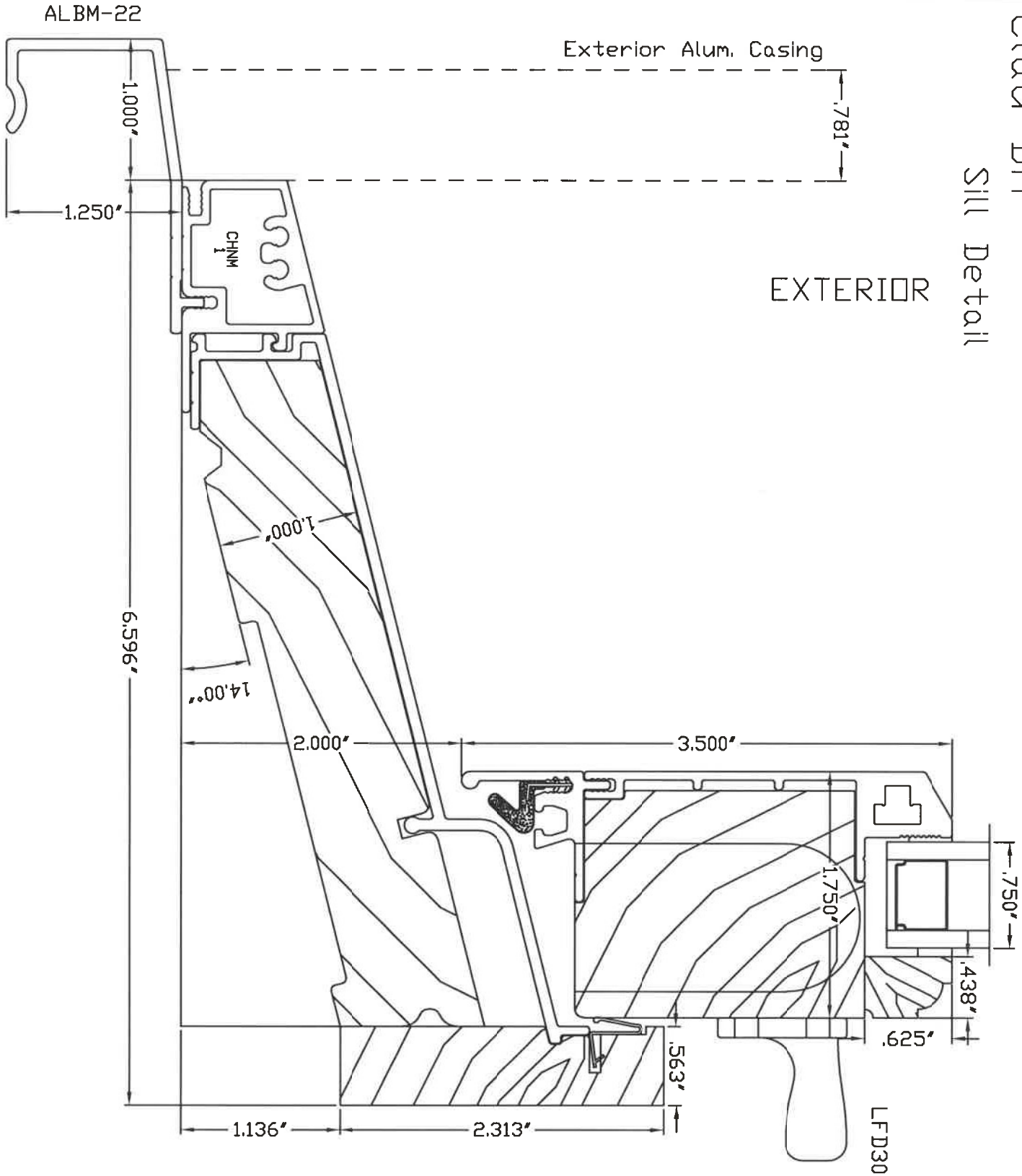
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CK'D BY: **Paul**

DWG. NO. **82495X**

Clad DH Sill Detail



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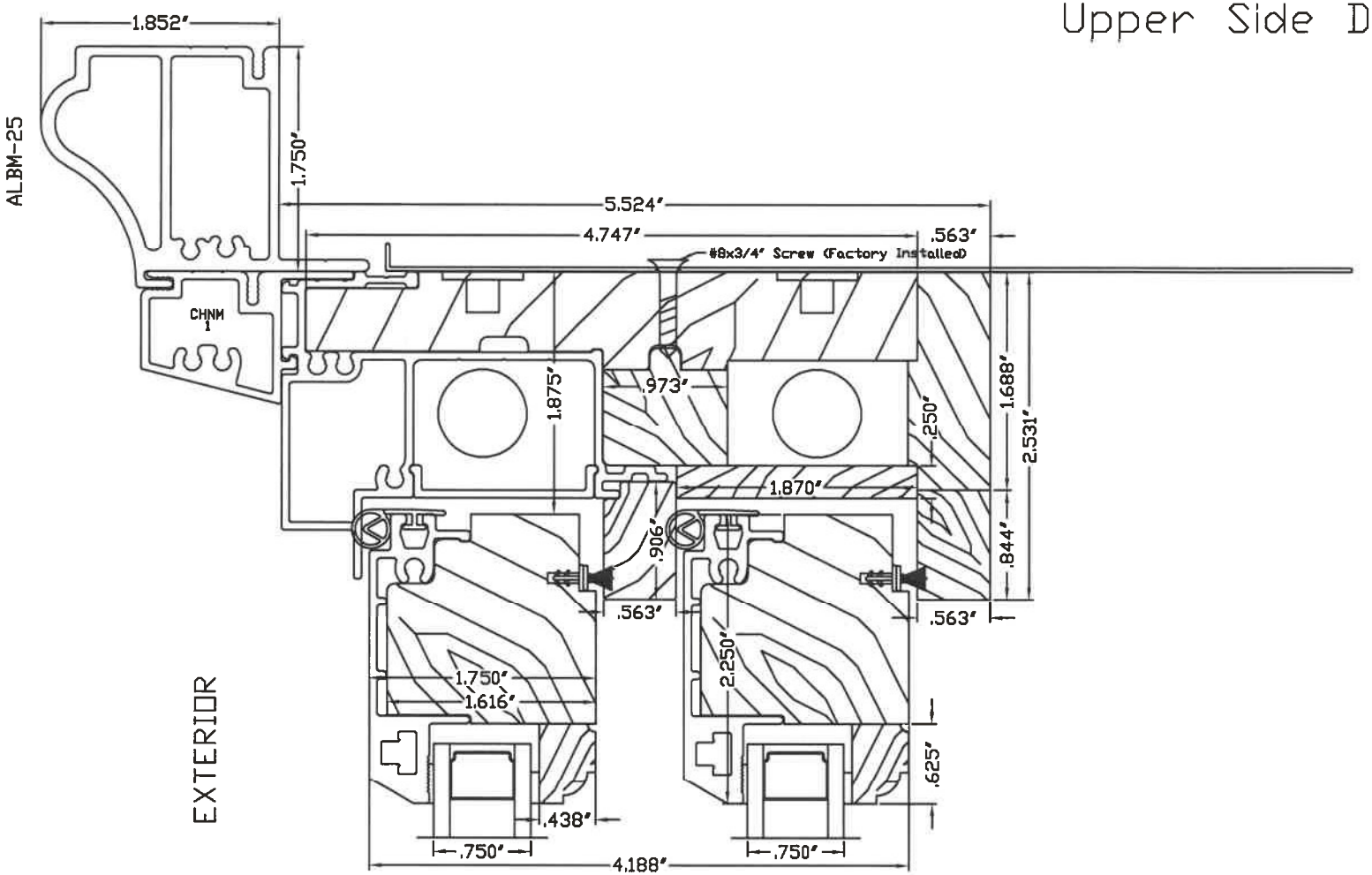
DETAIL:	DATE:
C	5-03-23
	SCALE: FULL

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DR BY:	REF. NO.
KJ	82495
CK'D BY:	DWG. NO.
Paul	82495X

Clad DH

Upper Side Detail



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DETAIL: **D**

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DR BY: **KJ**

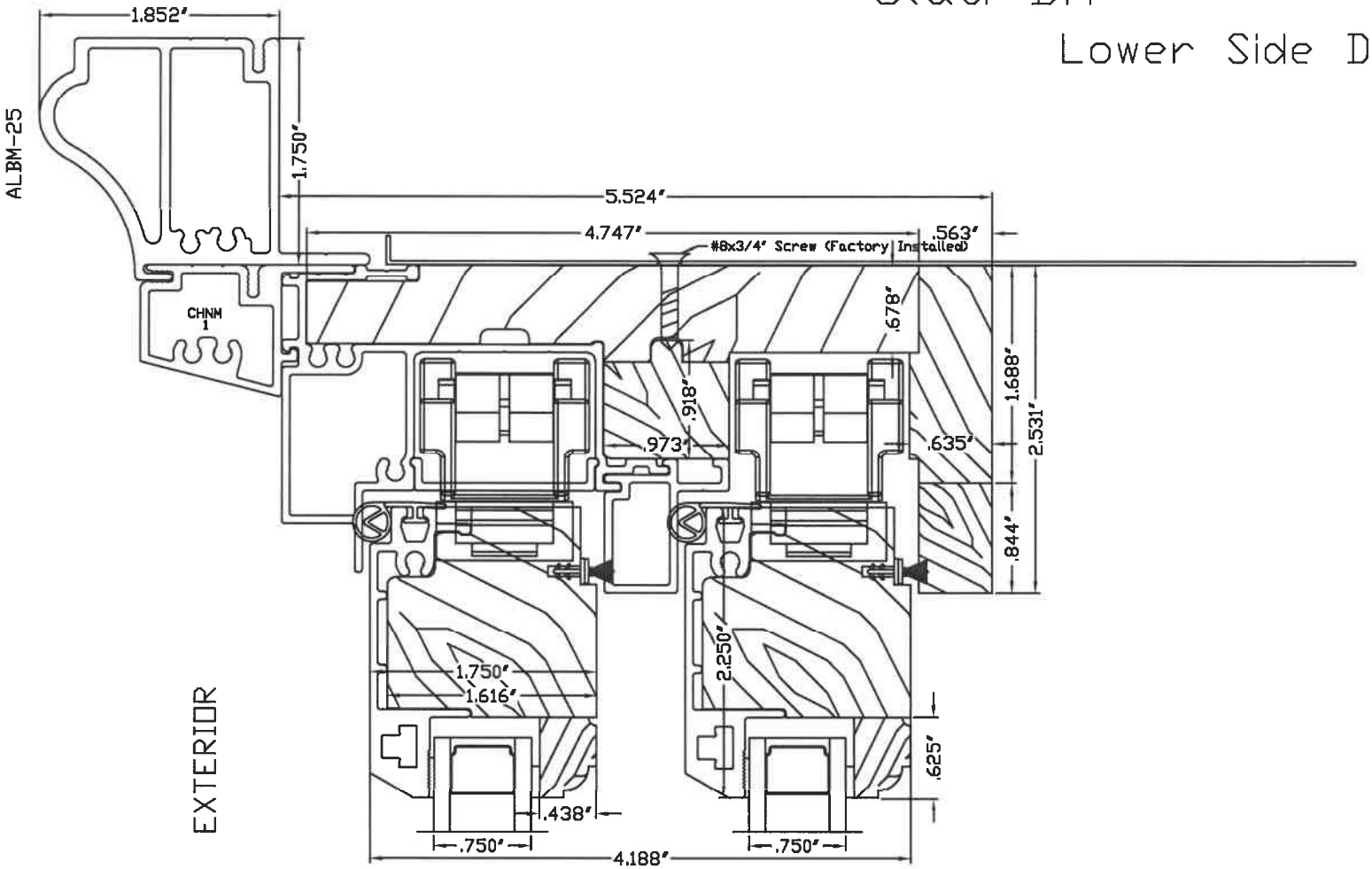
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Clad DH

Lower Side Detail



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DETAIL: **E**

DATE: **5-03-23**

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DR BY: **KJ**

REF. NO. **82495**

CK'D BY: **Paul**

DWG. NO. **82495X**

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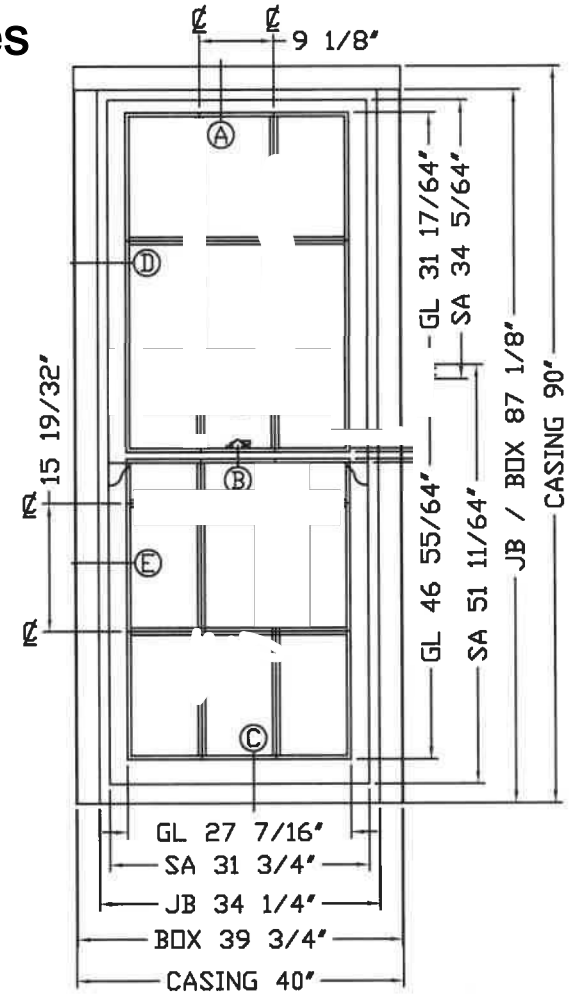
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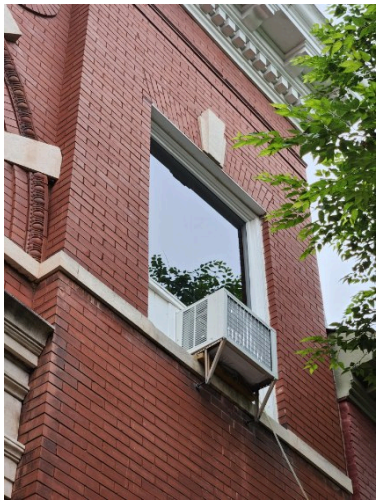
P.O.# | Tag: | ATTN: **Mike G**

QUANTITY	2
UNIT TYPE	
All Wood X / Clad	
MULL	
Factory / Jobsite	
MULL COVERS	
Exterior / Interior	
EXTERIOR FINISH	
Poly / Primed	X
Unfinished / Stained	
Color:	
JAMB MATERIAL (INTERIOR)	
Pine / Sap. Mah.	X
Other:	
INTERIOR FINISH	
Unfinished / Primed	X
Stained / Poly	
Color:	White
Jamb Depth	6 9/16"
BEAD / STOP	
Custom (See Dtl)	GR216
EXTERIOR CASING	X
BM **Custom**	Applied
Backband **Custom**	Loose
SUBSILL / SS#	**Custom**
Applied X / Loose	
Extended Horns:	
DRIP CAP / Type	
Applied / Loose	
NAILING FIN / Type	
Applied / Loose	
Nail Fin On Sill	
Masonry Clips 7 1/2"	X
GLASS THICKNESS:	1"
Low-E 272	
Outboard Lite: 3.9mm	
Inboard Lite: 3.9mm	
Clear / Temp	X
Argon X / Deco	
Breather Tubes	
Laminated	
GLASS SPACER	
Aluminum:	
Stainless Steel:	X
Technoform:	
Super Spacer:	

Molding profiles will match existing building Profiles exactly







OPERATION TYPE	
SB / W &	X
CONFIG / A	
SH X / TH	
Magnum X / S.M	
SAS	No
SASH JOINERY:	
Coped Blind M & T	X
Historical M & T	
French Miter Blind M & T	
HDWR Color:	
S Lock: LK 8	# 1
S Lift: LFL 0	# 2
Pulleys: **SP250BBRE**	
Chain: **#10 Cord**	
Weatherstripping Color	
Int: **White**	
Ext: **White**	
DO to ℄ of Lock: **Lock @ ℄**	
Grille In Airspace	
Color:	
Flat / Sculptured	
X SDL / TDL	
X SDL Sim Bars	
Bar Width:	
EXT:	
INT:	
Tape X Grey / Black	
None SCREEN	
Wood	
Color:	
Fiberglass / Brass	
Better-Vue	
Other:	
SCREEN SIZE:	
Width:	
Height:	

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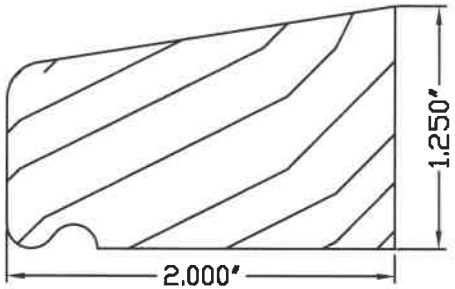
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BY _____
DATE _____

DATE:		BY
DATE: 11-14-22	DR BY: KJ	REF. NO. 80499
SCALE: 1/2" = 1'	CK'D BY: Paul	DWG. NO. 80499-1-1

Custom Subsill



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DR BY: **KJ**

CK'D BY: **Paul**

REF. NO. **80499**

DWG. NO. **80499X**

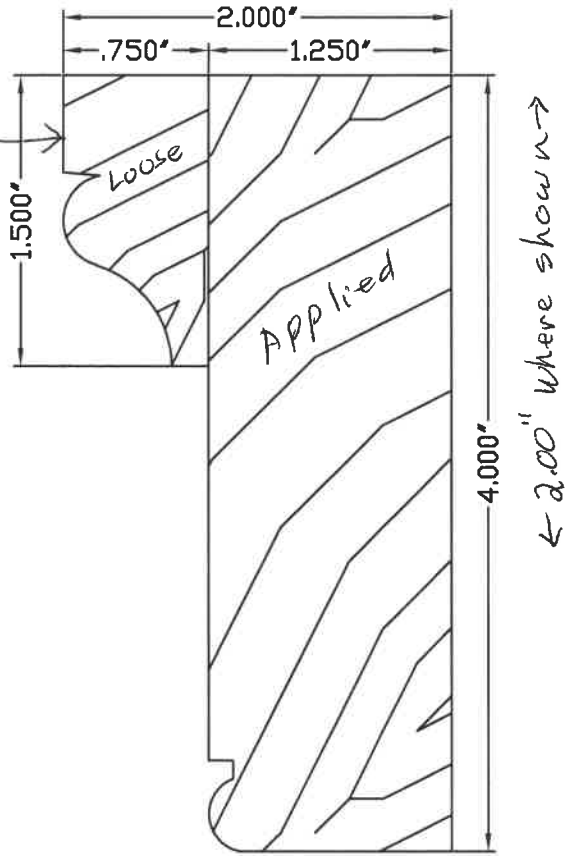
Custom Brickmould & Backband

Line 600-1

WO#

#143 Lineal Feet
sapele mahogany primed
all surfaces

4 pieces 114"
10 pieces 96"
1 piece 51"
4 pieces 46"
2 pieces 32"



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DETAIL:

DATE: **11-14-22**

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DR BY: **KJ**

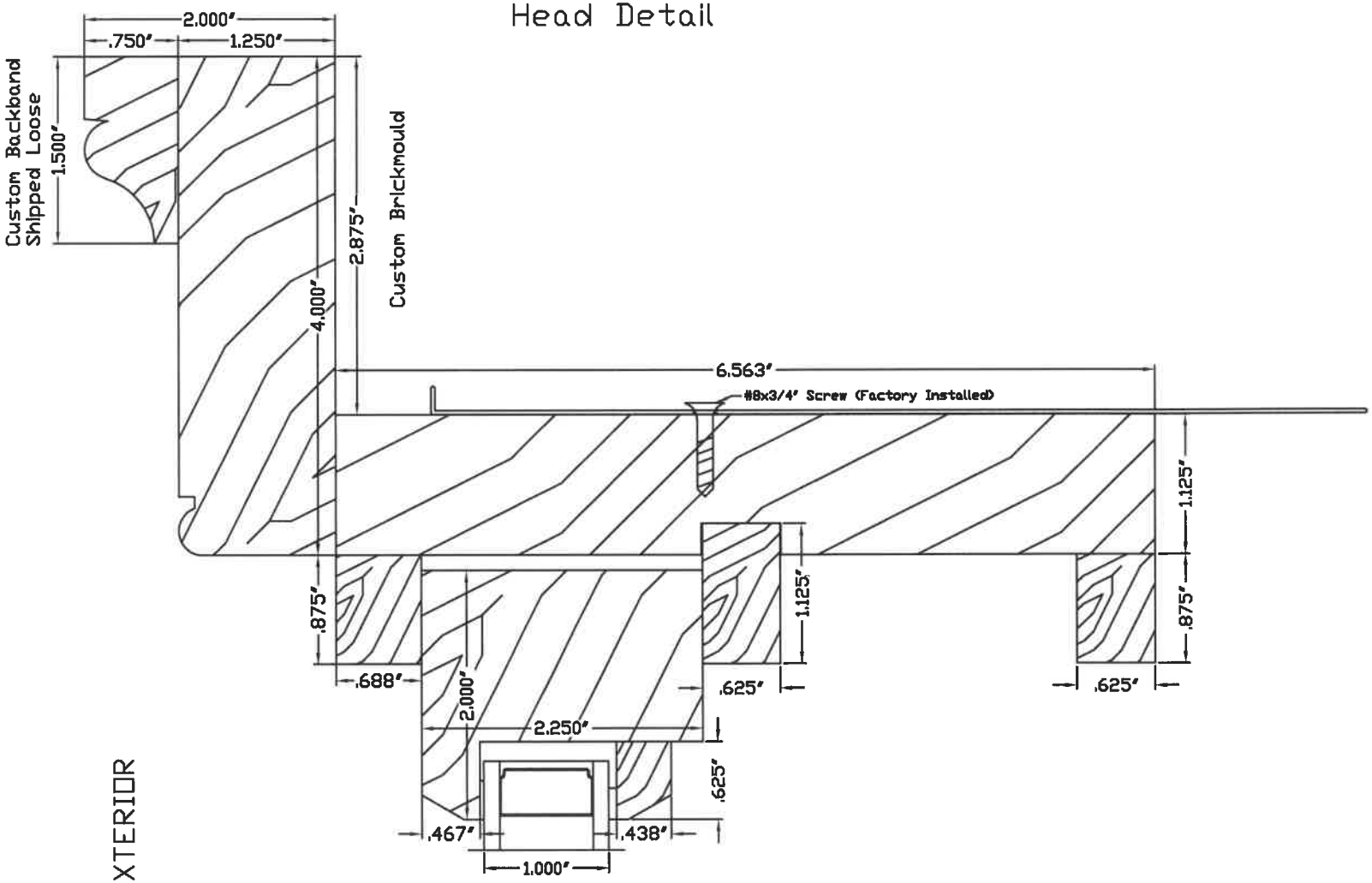
REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain

Head Detail



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DETAIL: **A**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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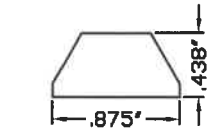
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REF. NO. **80499**

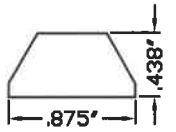
CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Checkrail & SDL Detail



GR216-7/8
7/8"x 7/16" PUTTY



GR216-7/8
7/8"x 7/16" PUTTY

EXTERIOR

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DETAIL: **B**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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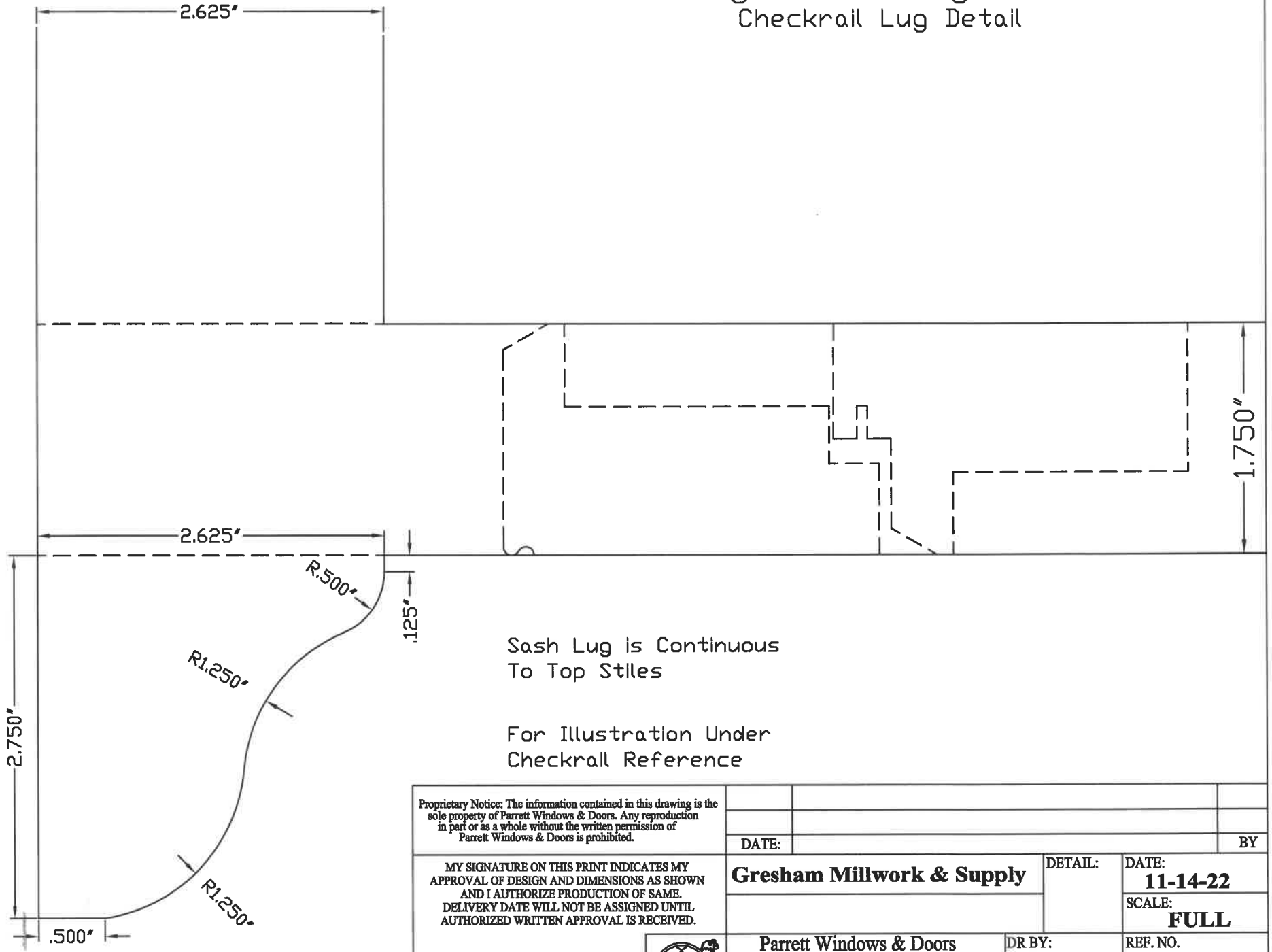
DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Wood Magnum SH Weight & Chain
Checkrail Lug Detail



Sash Lug is Continuous
To Top Stiles

For Illustration Under
Checkrail Reference

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DETAIL:

DATE: **11-14-22**

SCALE: **FULL**

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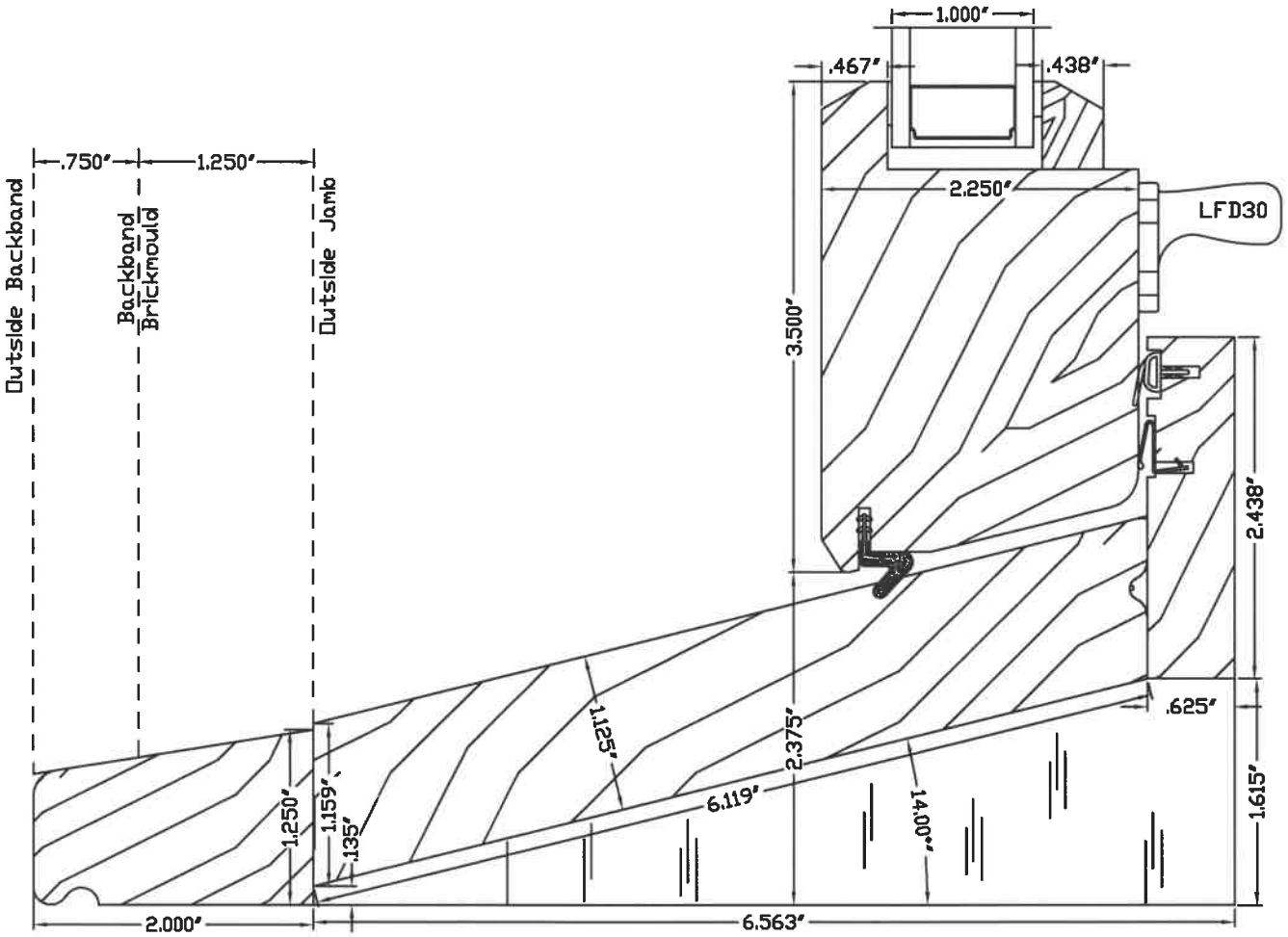
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Wood Magnum SH Weight & Chain
Sill Detail

EXTERIOR



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DETAIL: **C**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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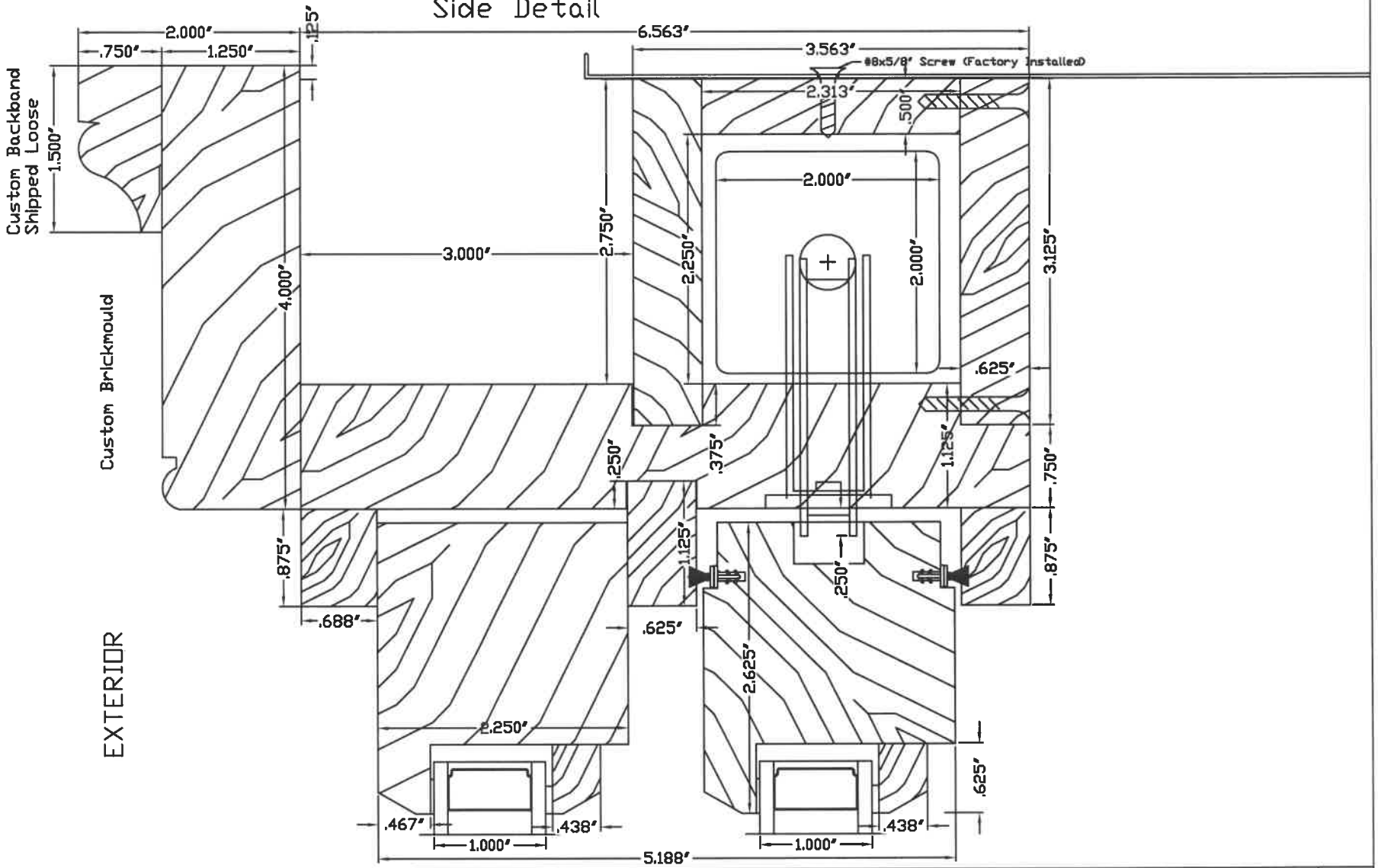
REF. NO. **80499**

CK'D BY: **Paul**

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Wood Magnum SH Weight & Chain

Side Detail



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DATE _____

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DETAIL: **D**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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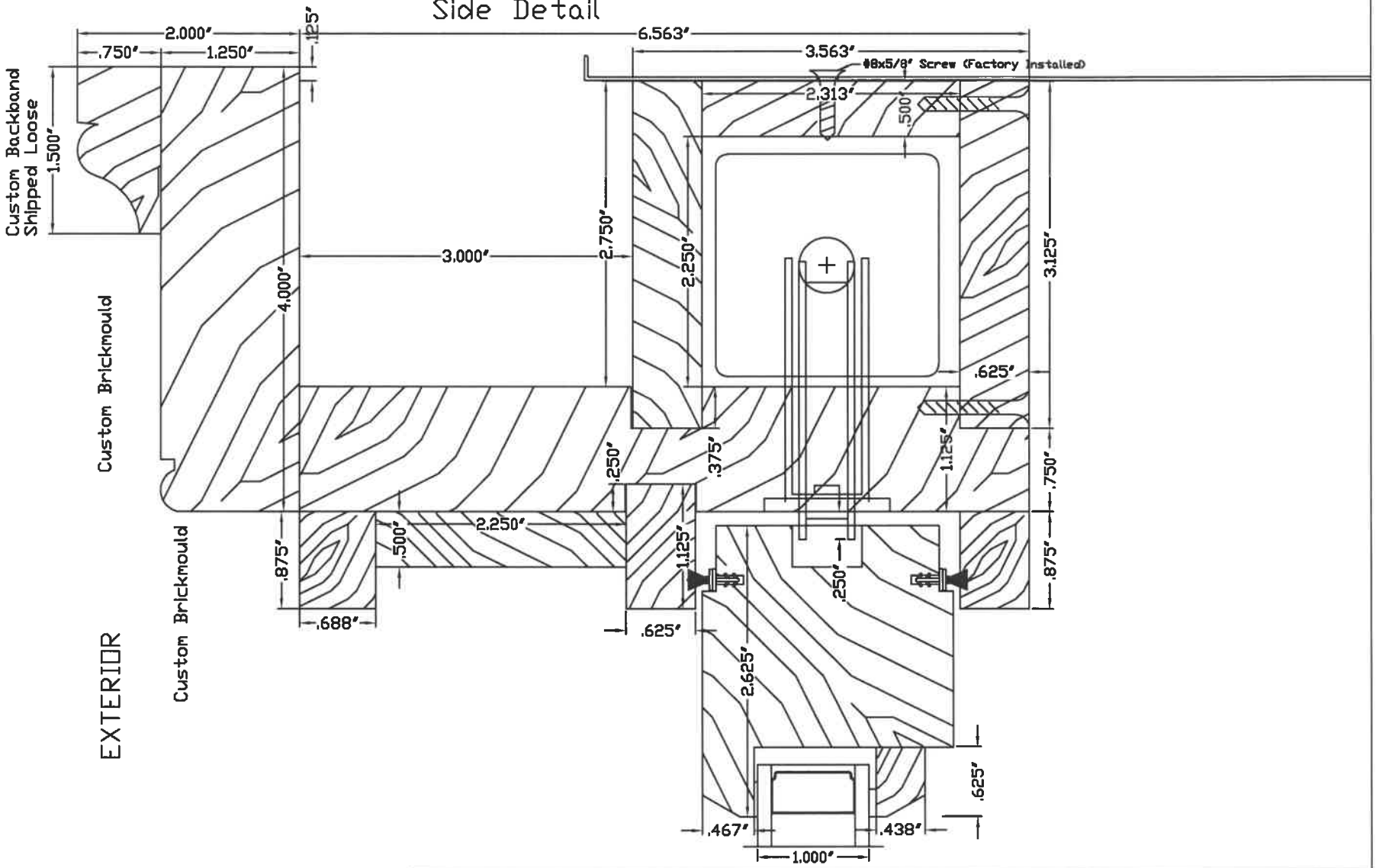
DR BY: **KJ**

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Wood Magnum SH Weight & Chain
Side Detail



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DETAIL: **E**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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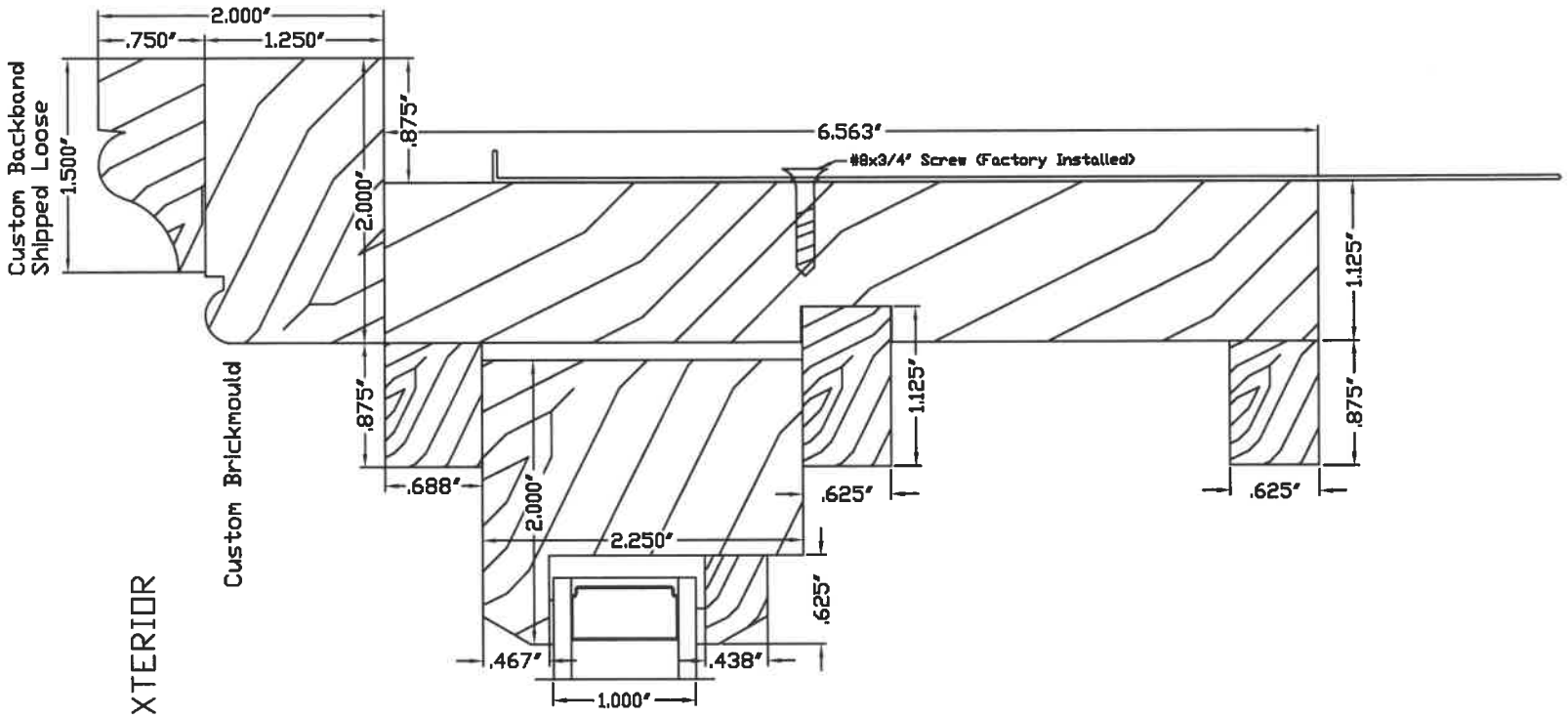
DR BY: **KJ**

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Wood Magnum SH Weight & Chain
Head Detail



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BY _____

DATE _____

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DETAIL: **F**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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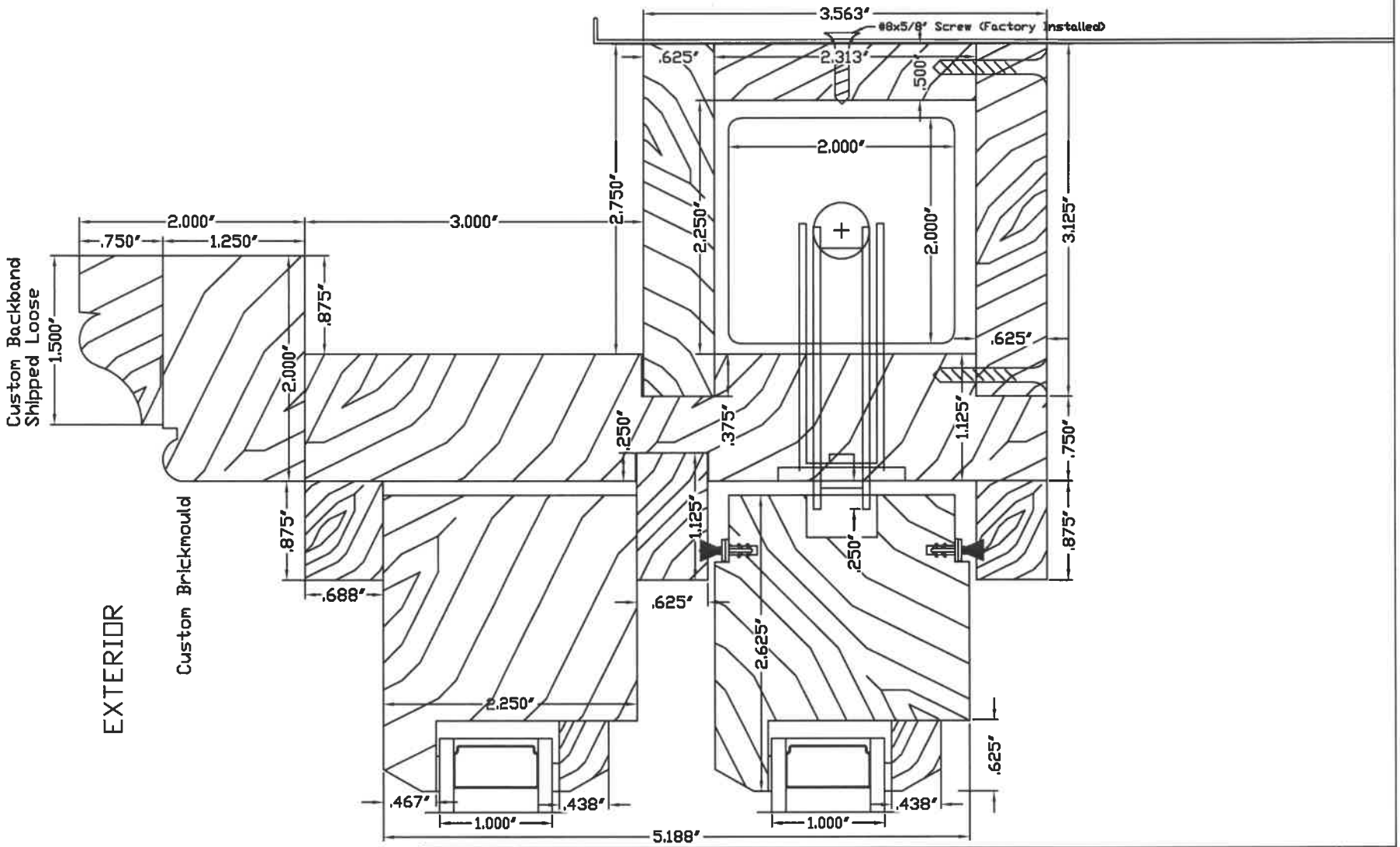
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Wood Magnum SH Weight & Chain
Side Detail



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BY _____

DATE _____

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DETAIL: **G**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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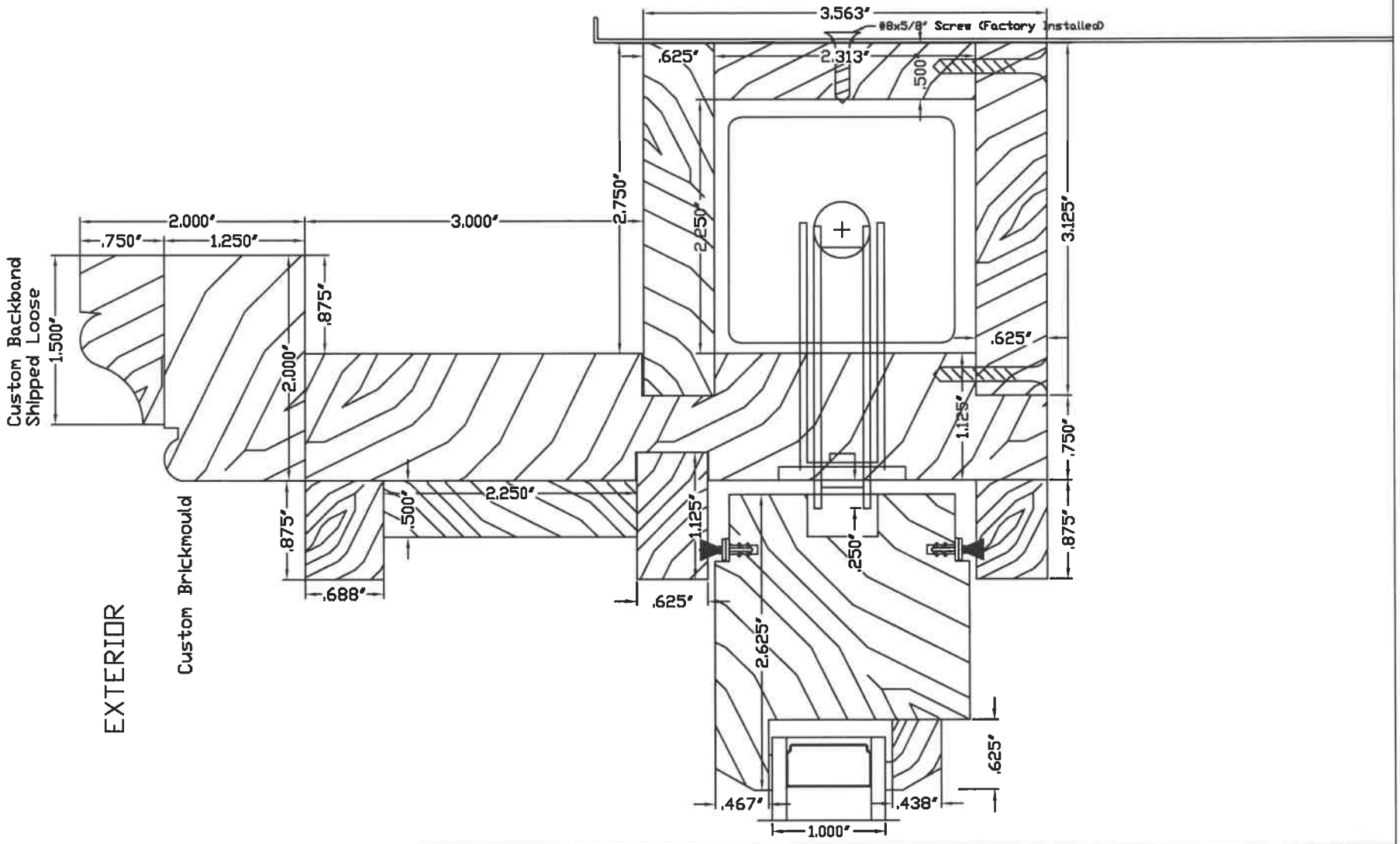
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Wood Magnum SH Weight & Chain
Side Detail



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BY _____

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DETAIL: **H**

DATE: **11-14-22**

SCALE: **3/4"=1"**

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DR BY: **KJ**

REF. NO. **80499**

CK'D BY: **Paul**

DWG. NO. **80499X**

Parrett Windows & Doors
Hung Window

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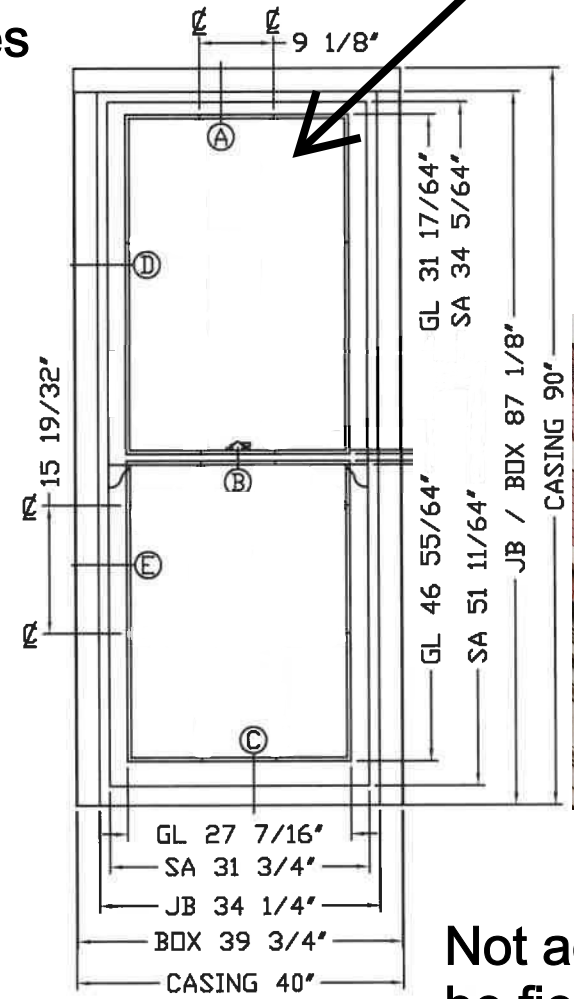
P.O.# | Tag: | ATTN: **Mike G**

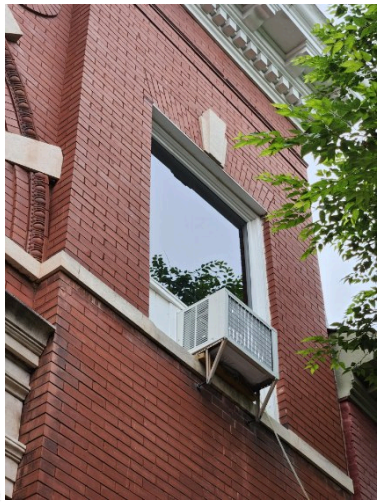
QUANTITY	2
UNIT TYPE	
All Wood	X
Clad	
MULL	
Factory	
Jobsite	
MULL COVERS	
Exterior	
Interior	
EXTERIOR FINISH	
Poly	
Primed	X
Unfinished	
Stained	
Color:	White
JAMB MATERIAL (INTERIOR)	
Pine	
Sap. Mah.	X
Other:	
INTERIOR FINISH	
Unfinished	
Primed	X
Stained	
Poly	
Color:	White
Jamb Depth	6 9/16"
BEAD / STOP	
Custom (See Dtl)	GR216
EXTERIOR CASING	X
BM **Custom**	Applied
Backband **Custom**	Loose
SUBSILL	SS# **Custom**
Applied X	Loose
Extended Horns:	
DRIP CAP	Type
Applied	Loose
NAILING FIN	Type
Applied	Loose
Nail Fin On Sill	
Masonry Clips 7 1/2"	X
GLASS THICKNESS:	1"
Low-E 272	
Outboard Lite: **3.9mm**	
Inboard Lite: **3.9mm**	
Clear	Temp X
Argon X	Deco
Breather Tubes	
Laminated	
GLASS SPACER	
Aluminum:	
Stainless Steel:	X
Technoform:	
Super Spacer:	

Molding profiles will match existing building Profiles exactly



1 over 1





Not actual dems, To be field verified.

OPERATION TYPE:	
SB	
W & C	X
CONFIGURATION:	
SH X	DH
TH	
Magnum X	S. Mag
SASH SHIPPED LOOSE:	No
SASH JOINERY:	
Coped Blind M & T	X
Historical M & T	
French Miter Blind M & T	
HDWR Color:	
S Lock: **LKF18**	# 1
S Lift: **LFD30**	# 2
Pulleys: **SP250BBRE**	
Chain: **#10 Cord**	
Weatherstripping Color	
Int: **White**	
Ext: **White**	
DO to ℄ of Lock: **Lock @ ℄**	
Grille In Airspace	
Color:	
Flat	Sculptured
X SDL	TDL
X SDL Sim Bars	
Bar Width:	
EXT:	
INT:	
Tape X Grey	Black
None SCREEN	
Wood	
Color:	
Fiberglass	Brass
Better-Vue	
Other:	
SCREEN SIZE:	
Width:	
Height:	

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(80499X)

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****CAD DRAWING IS OUTSIDE VIEW****

CUSTOMER _____
BY _____
DATE _____

DATE:		BY
DATE: 11-14-22	DR BY: KJ	REF. NO. 80499
SCALE: 1/2" = 1'	CK'D BY: Paul	DWG. NO. 80499-1-1

Gresham Millwork & Supply
211 Stoner Avenue, Paris, Kentucky 40361
859-749-7187 mikegresham4@gmail.com

- Material Quotation -

For

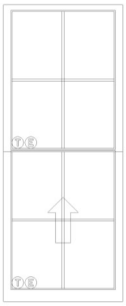
Historic Aluminum-Clad Wood Windows

Branch Building Group Project, Franklin, Tennessee
June 22, 2023, by: Mike Gresham

Overview:

I propose to furnish six (6) Historic Aluminum-Clad Wood single-hung replacement windows per discussions with Brent Ogles, Branch Building Group, Franklin, Tennessee. Design features shall include:

* Extruded aluminum-clad exterior surfaces, AAMA 2605 white finish
* Factory installed historic Ovolo brick mold & sill nose with historic sash lugs
* Clear Pine interior, fully painted with acrylic paint, white with all nail holes filled
* Glazing shall be Obscure Tempered IG
* (1 over 1)
* 4-9/16" jamb width w/o interior jamb extensions or trim
* White sash locks/lift handles
* Furnished w/o insect screens



Unit ID:	Size:
#1	64-1/2" x 88"
#2	51" x 127-1/2"
#3	51" x 128"
#4	51" x 127"
#5	42-1/2" x 127"
#6	44" x 128"

Terms & Conditions:

* Pricing valid for thirty (30) days from today's date
* Pricing is for delivered merchandise only; installation not included, retainage not applicable
* Lead time – Eight (8) weeks after acceptance
* F.O.B. delivered; labor to unload & distribution at jobsite not included
* Payment terms –50% with acceptance of this proposal, balance Net at delivery

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Proposed by: Mike Gresham Date: June 22, 2023

Accepted by: _____ Date: _____

repairs begin.



Confederate Monument on Franklin's Public Square c



File #: 21-04863

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration of Addition (Principal) At 106 Lewisburg Ave.; Noel Jones, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building at 106 Lewisburg Avenue.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings

PROJECT INFORMATION:
COF Project Number: 8227
Applicant: Noel Jones
Owner: Ned Jones

BACKGROUND:
The property at 106 Lewisburg Ave. is in the Lewisburg Avenue Historic District and was constructed in 1915. The proposal includes an addition to the rear portion of the building to serve as a garage and bonus room. The application appeared before the Design Review Committee during its June 2023 meeting. Per the Guidelines, additions are to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. Character-defining features of the historic building should not be removed, damaged, or obscured. Wherever possible, construct additions in such a manner that, if an addition were to be removed, the essential form and integrity of the historic building would be unimpaired.

The Guidelines state that attached additions should be properly placed at the rear of the dwelling and be distinguishable from the original in the clear inset and differing materials. The location of the proposed addition to the principal building will be located at the rear of the house. The addition will be a two-story, side gable design on a concrete block foundation.

The Guidelines state that additions are to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. Additionally, one should use lap,

weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. The materials for the addition to the principal building will be wood siding with a 4" reveal, which meets this guideline due to the principal building being composed of wood siding with a 4” reveal. The addition will also utilize arch shingles that will match the existing house. On the right elevation, the proposal includes the utilization of a garage door on the bottom level and six double-hung windows with a window lite pattern that blends with the existing windows on the principal building. On the left elevation, two windows on the bottom level and two windows on the top level are proposed that will utilize the existing window lite pattern. This window choice is appropriate due to the age and architectural style of the house. On the rear of the proposed addition, are three windows that will match the other proposed windows, a louvered vent near the top of the gable, and a six-paneled door on the bottom floor.

On the existing wing of the building that faces the driveway, a French door with window lite will be centered in between four double-hung windows that will match the existing windows. A new standing seam roof is proposed to be utilized. Additionally, a wood deck and stairs is proposed in the space in front of the existing wing to connect the new addition to the building. Vertical siding is proposed to be used under the stairs.

Since the property in located in the R4 district, the rear yard setbacks are to be 7'.

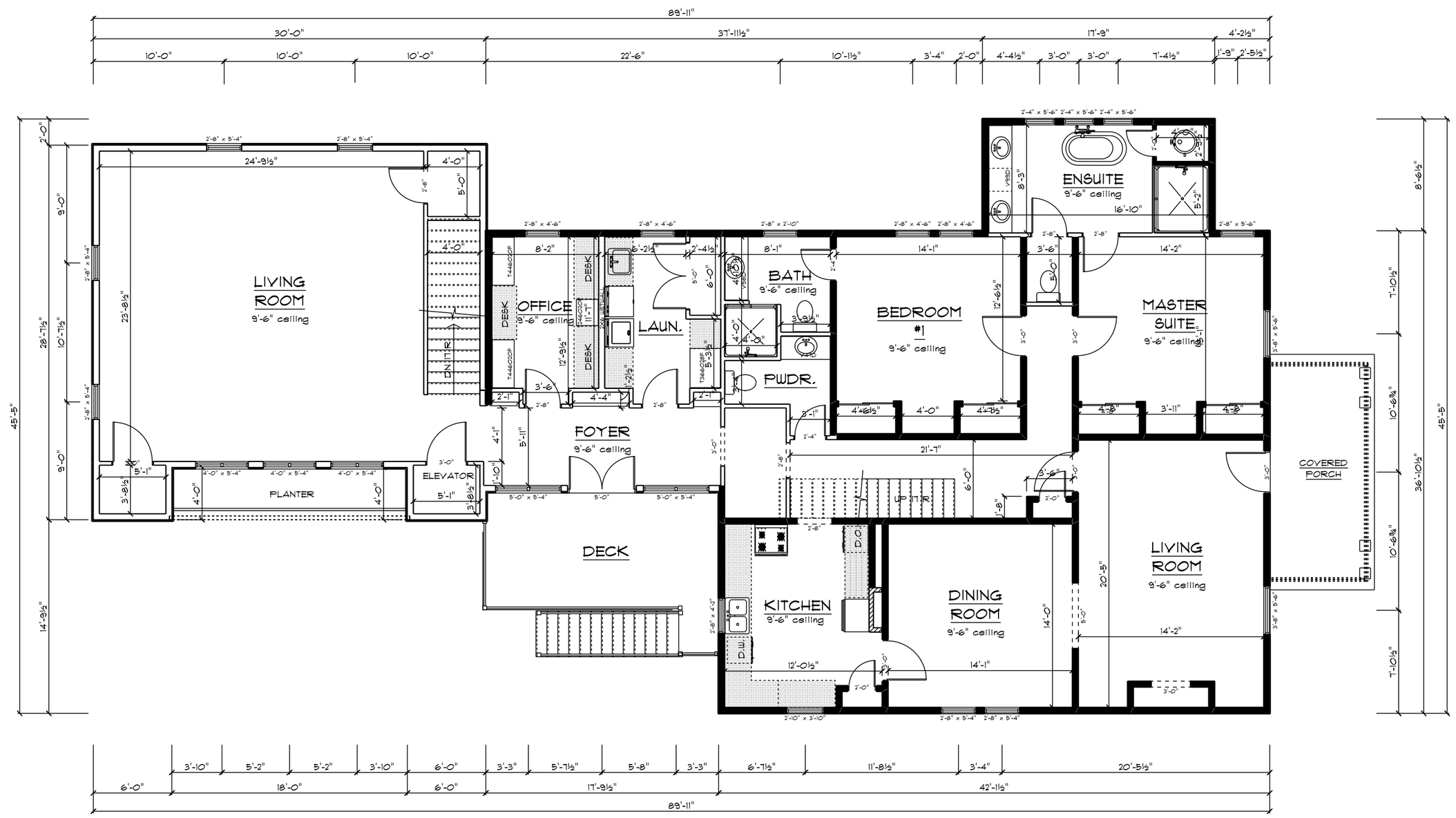
The lot square footage is 16,557 sq. ft. The existing footprint of the house is 2160 sq. ft. which equates to 13% of lot coverage. With the proposed addition, the footprint will become 3,061 sq. ft. which equates to 18.5% of lot coverage. The Guidelines recommend sizing the overall building footprints (of all portions of the existing principal
buildings, accessory structures, and proposed additions on the lot) so
that it does not exceed 35 percent of the lot. The proposal meets the recommendation of the Guidelines.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.







1ST FLOOR PLAN

Graphic Scale 2' 4' 8' 16'

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.

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.

EXTERIOR AREA PER UNIT:

Main	2831 SF
Second	1275 SF
Total	4106 SF
Basement	235 SF
Garage	800 SF
Covered Porch	144 SF

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

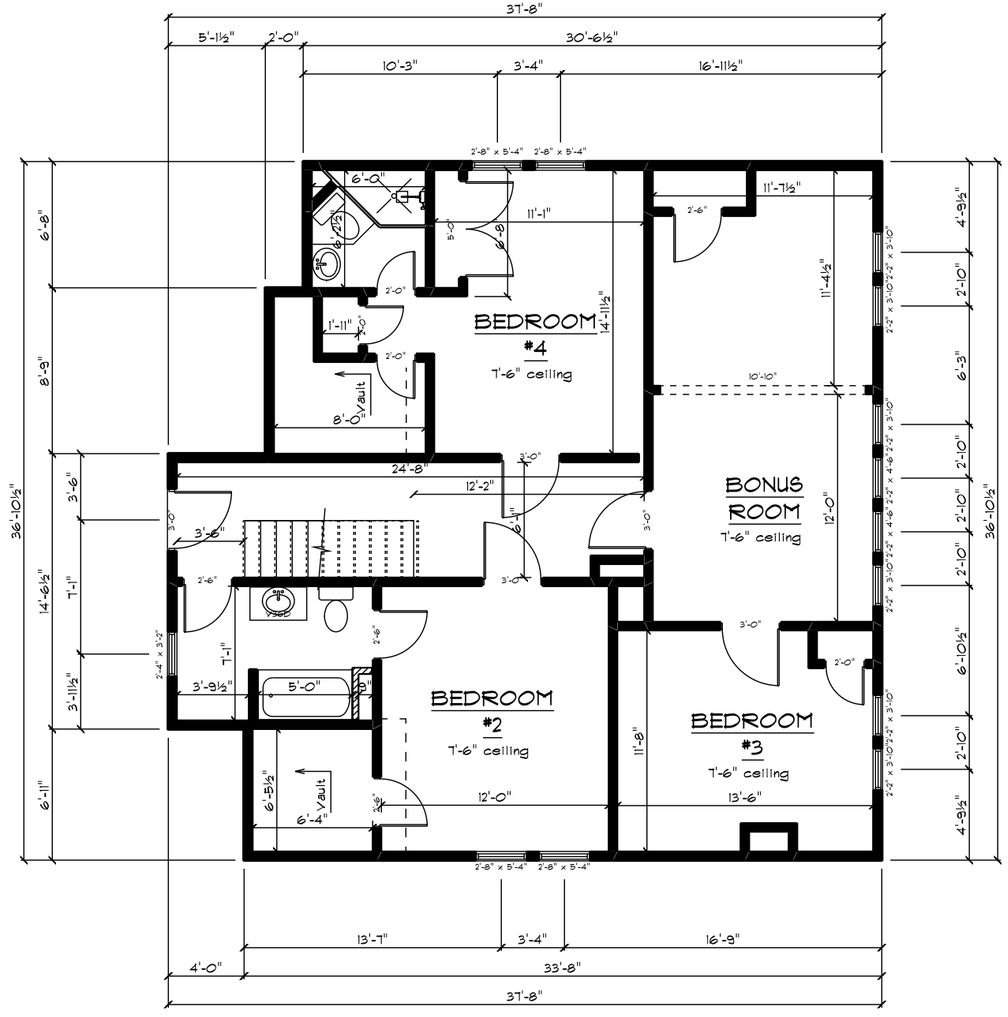
PREMIER HOME DESIGNS
@GMAIL.COM
615.720.7598

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

Graphic Scale 2' 4' 8' 16'

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	2831 SF
Second	1275 SF
Total	4106 SF
Basement	235 SF
Garage	800 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.

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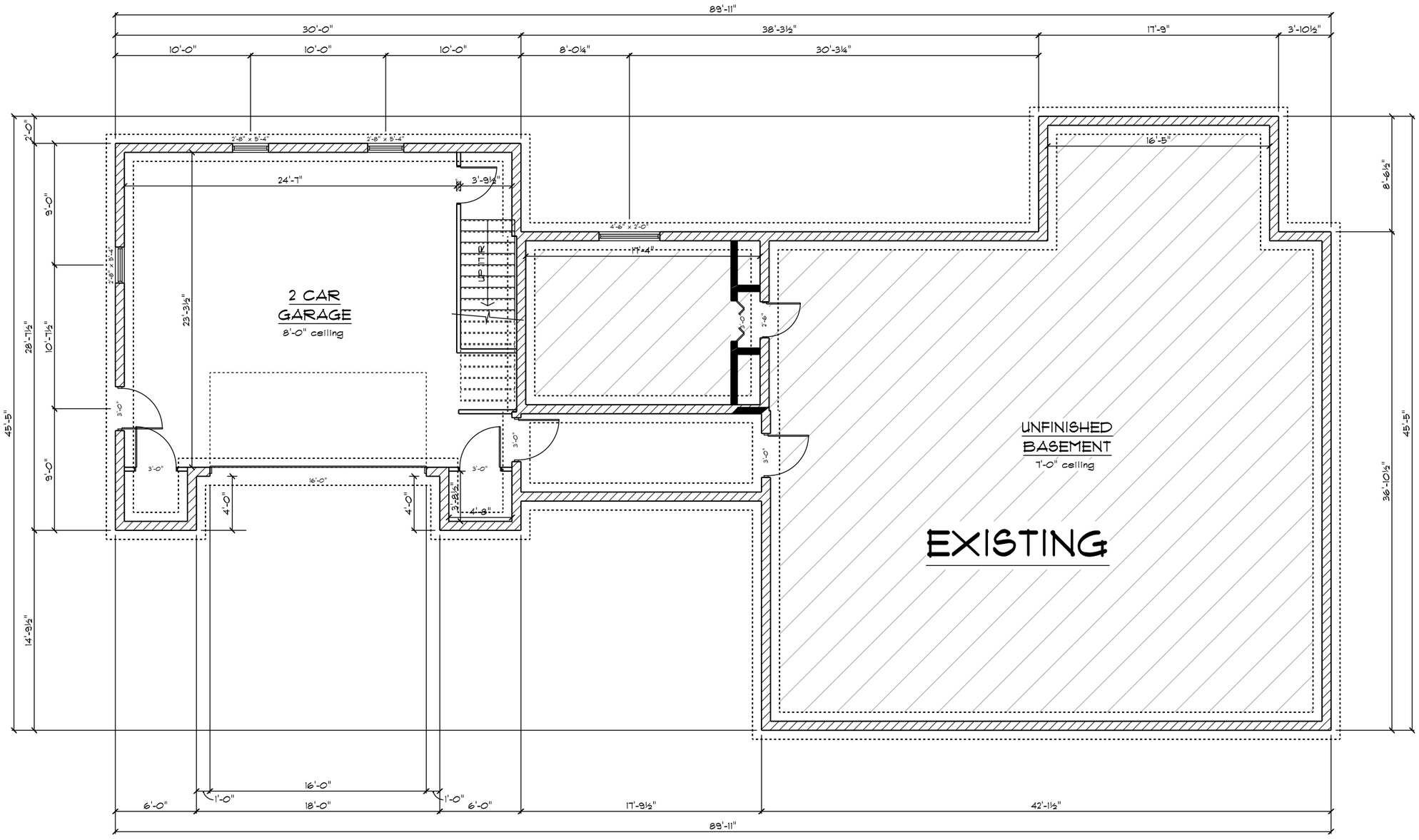
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BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

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



FOUNDATION PLAN

2' 4' 8' 16'

Graphic Scale

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BISON HOME BUILDERS
106 Lewisburg Ave.
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



FRONT ELEVATION



REAR ELEVATION

2' 4' 8' 16'
Graphic Scale

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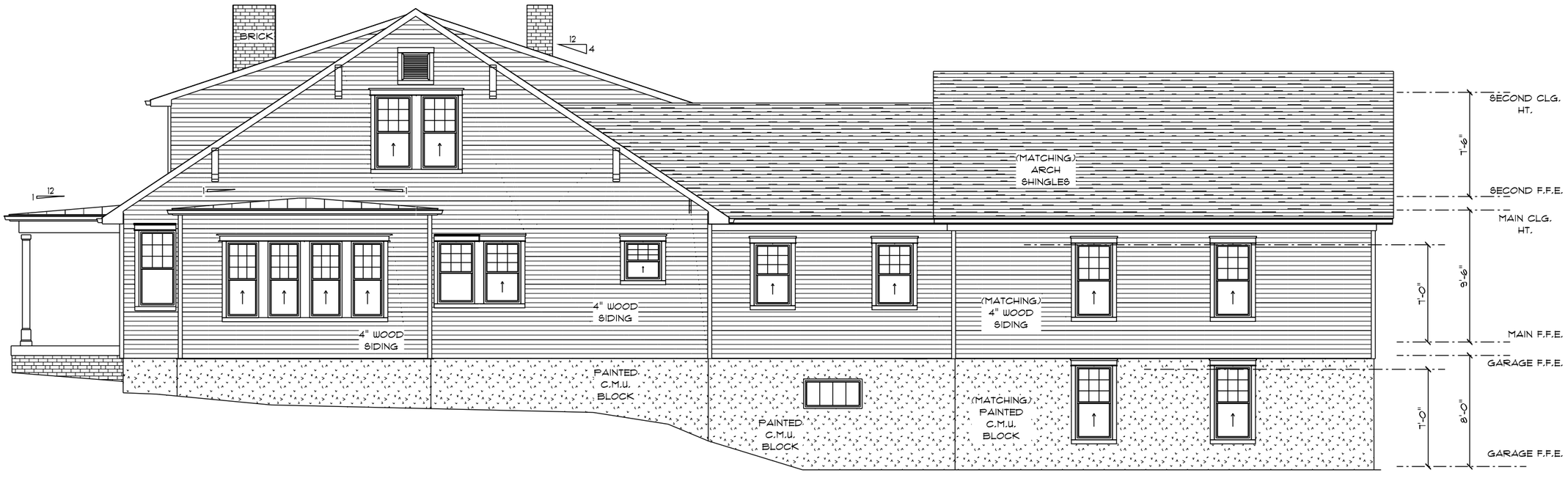
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HOME DESIGNS
@GMAIL.COM
615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

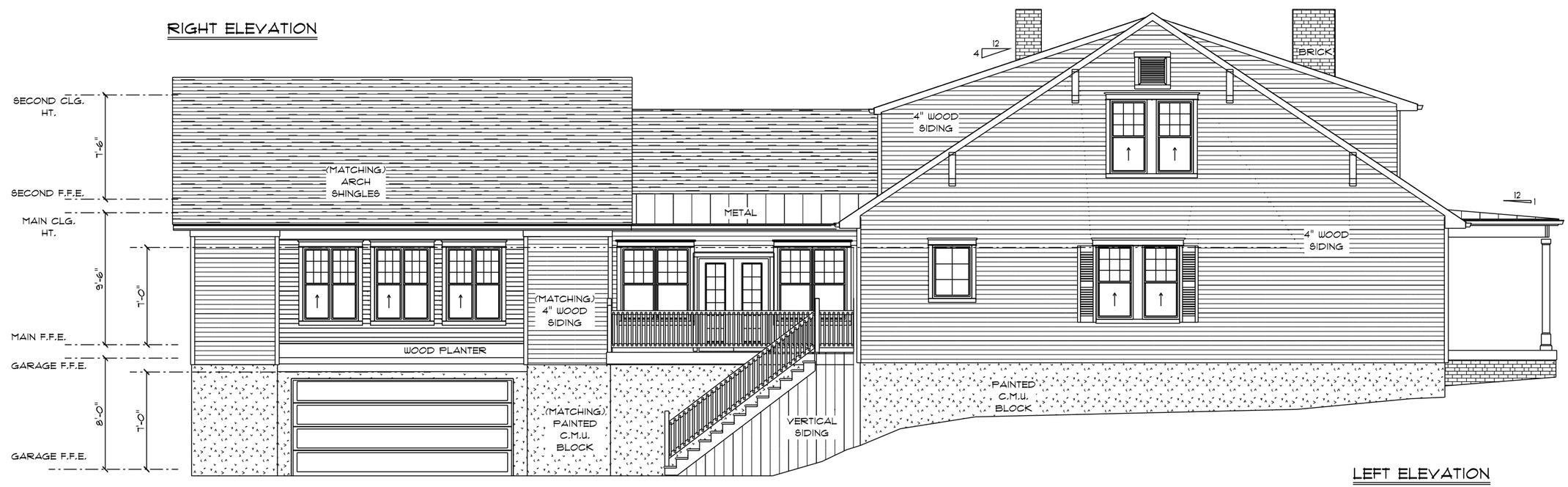
Front and Rear Elevation
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

A-4



RIGHT ELEVATION



LEFT ELEVATION

2' 4' 8' 16'
Graphic Scale

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

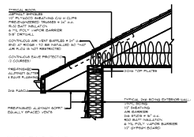
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BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

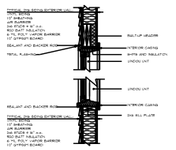
Right and Left Elevation
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 11-8-21

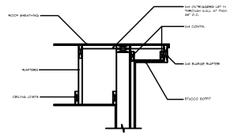
A-5



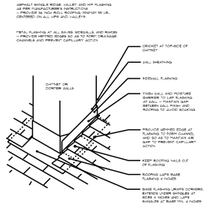
2X6/SIDING EAVE



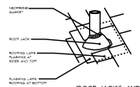
2X6/SIDING HEADER & SILL



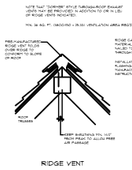
BOXED RAKE GABLE END STICK FRAMED



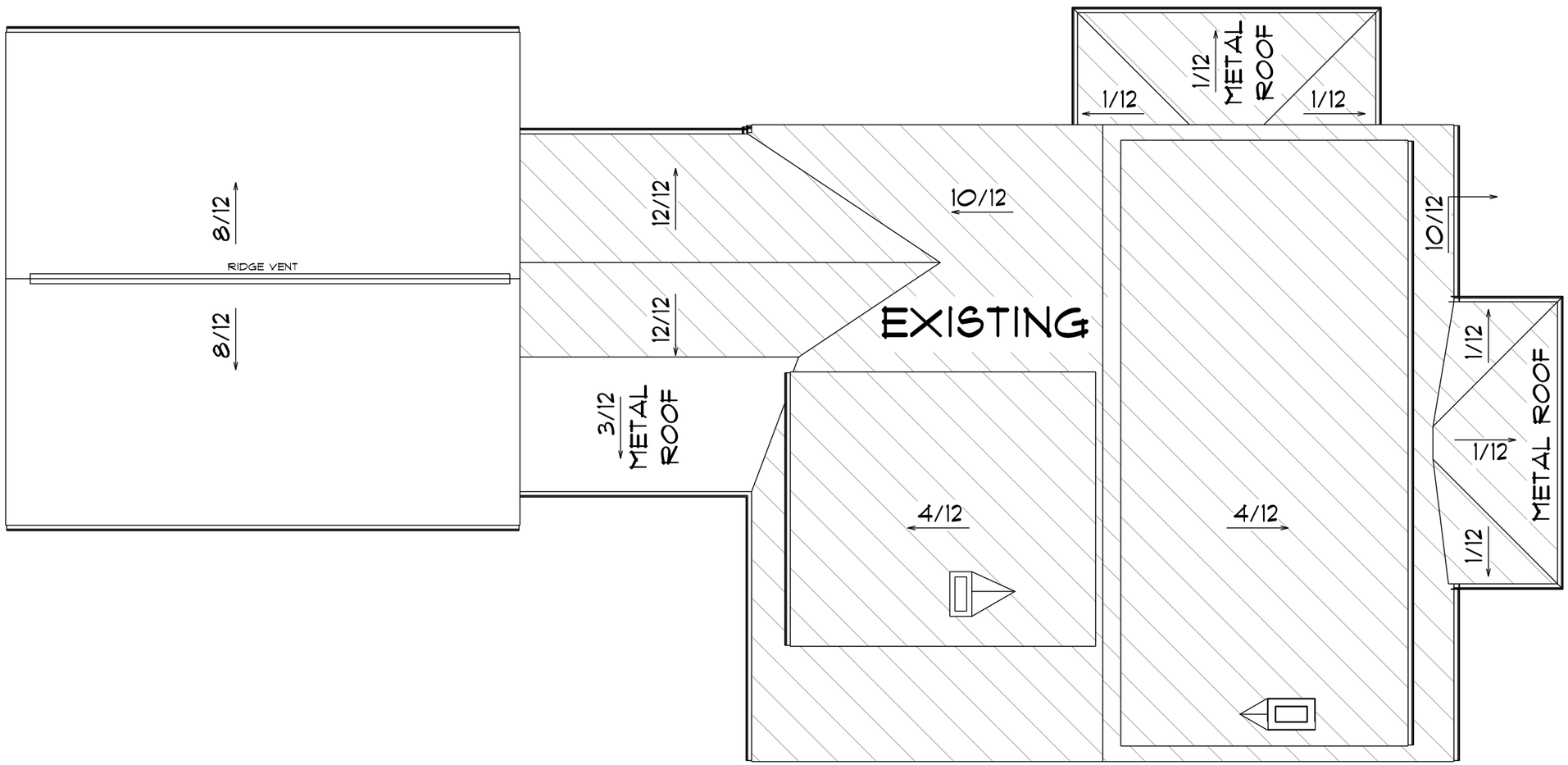
FLASHING DETAILS / NOTES



ROOF JACKS AND VENTS



RIDGE VENT



ROOF PLAN

2' 4' 8' 16'

Graphic Scale

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

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HOME DESIGNS
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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-6

LOT SQUARE FOOTAGE: 16,557 SQFT
EXISTING FOOTPRINT: 2160 SQFT
ADDITION FOOTPRINT: 901 SQFT (42% OF EXISTING)
PROPOSED FOOTPRINT: 3061 SQFT
PROPOSED RESIDENCE SQFT: 5076 SQFT (30% OF LOT)

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, ELECTRICAL AND PLUMBING SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

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615.720.7598

BISON HOME BUILDERS
106 Lewisburg Ave.
Franklin, TN 37064

Site Plan
Scale = N.T.S.

Date: 5-31-23

S-1


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

GENERAL NOTES:

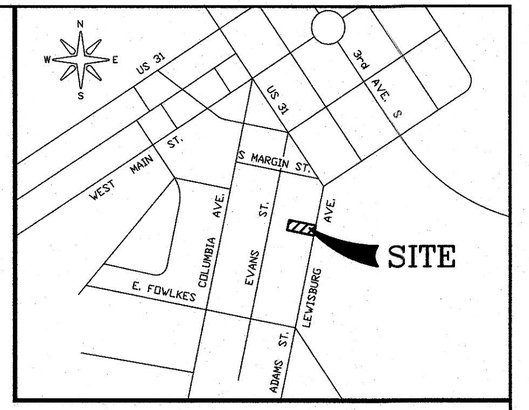
1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FUTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. PANEL 47187C0211G, FRANKLIN, WILLIAMSON COUNTY, DATED 12/22/2016.
3. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4. BEARINGS BASED ON PLAT OF CROSBY LOT SUBDIVISION, AS RECORDED IN PLAT BOOK P54, PAGE 6, R.O.W.C. TENN.
5. ALL DISTANCES BASED ON A SURVEY MADE USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
6. SETBACKS PER CITY OF FRANKLIN, BUILDER TO VERIFY PRIOR TO ANY CONSTRUCTION.

N
W E
S

GRAPHIC SCALE

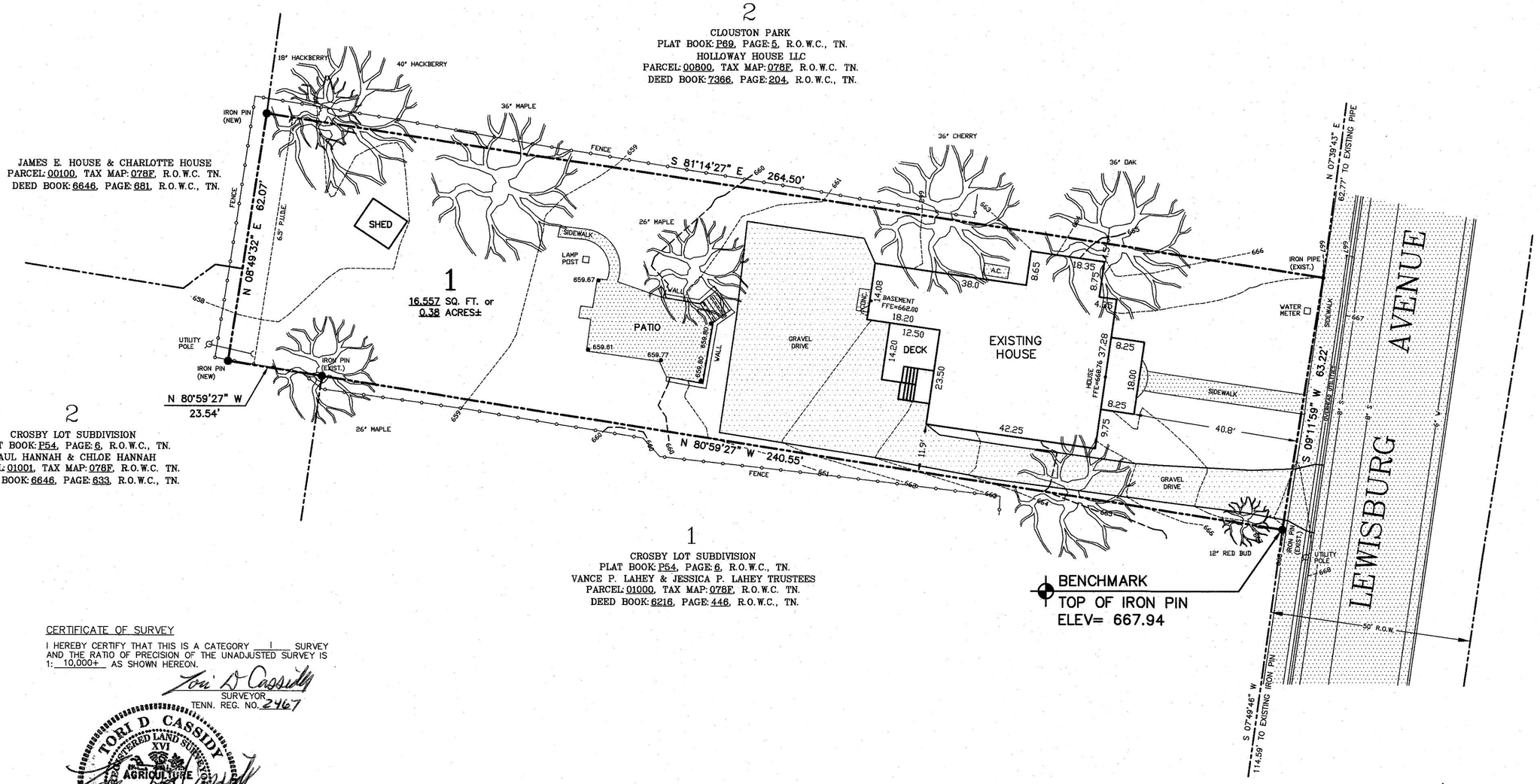
0′ 20′ 40′ 60′

Scale: 1" = 20′



LOCATION MAP

N.T.S.



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000+ AS SHOWN HEREON.

Tori D Cassidy
SURVEYOR
TENN. REG. NO. 2467

TORI D CASSIDY REGISTERED LAND SURVEYOR XVI STATE OF TENNESSEE AGRICULTURE COMMERCE TENNESSEE NO. 2467 3/23/23

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

LOT No.1

CLOUSTON ADDITION

106 LEWISBURG AVENUE

9th COUNCIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

PROPERTY TITLE REFERENCE

PROPERTY BEING PARCEL: 00900, TAX MAP: 078F, WILLIAMSON COUNTY, TENNESSEE, AND BEING PROPERTY CONVEYED TO RAILROAD TRUST, NED H. JONES & RACHEL E. JONES TRUSTEES, BY DEED BOOK 8361, PAGE 274, R.O.W.C. TN. AND BEING LOT NO. 1, CLOUSTON ADDITION, AS RECORDED IN PLAT BOOK 1, PG.125, R.O.W.C. TN.

Delta Associates
INCORPORATED
Design – Surveying

7121 Crossroads Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE : 1" = 20'	DRAWN BY TDC	DATE 3-23-23	DRAWING NO.
	CHECKED BY TDC	JOB NO. 23-1910LP-106	1 OF 1

File #: 21-04864

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Alterations (Window And Ramp) At 230 Franklin Rd. (Bldg 13); David Collier, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to building 13 on The Factory Campus at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Design Guidelines
Chapter 3: Commercial Buildings
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8228
Applicant: David Collier
Owner: Allen Arender, Factory Partners, LLC

BACKGROUND:
The proposal includes the installation of a door into a window opening and a ramp at building 13. The alterations will serve as an accessible emergency egress path from the main seating area and it will also be an accessible route to terrace dining. The proposal will use the previously approved new ramp on the other end of building 13 as the design basis for this ramp. The Guidelines recommend orienting additions to historic commercial buildings so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained. The alterations to building 13 will face Old Liberty Pike and will be visible from the right of way.

Window Alterations- Part of the proposal includes utilizing the single window that is next to the triple window and converting it into a doorway. The door specifications were not included in the submittal.

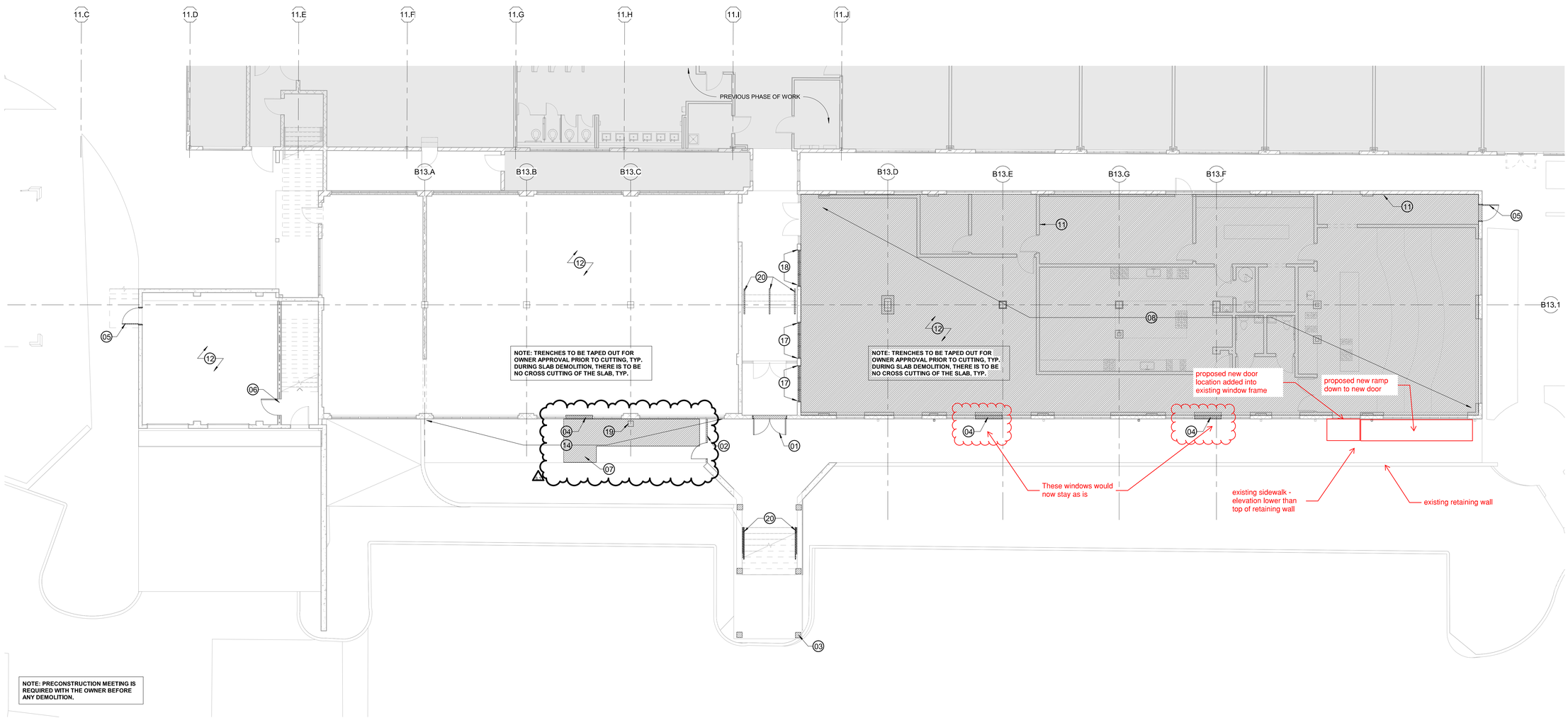
Ramp Installation- The Guidelines recommend positioning ramps and lifts on rear or side facades where not readily visible. As proposed, the ramp will be on the front elevation of the building.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:
1. The Guidelines recommend orienting additions to historic commercial buildings so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.

If the HZC decides to approve the COA, the following conditions are recommended:
1. Specifications on the door must return to Preservation Planning staff for approval.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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 COMDENSING UNITS TO BE COORDIANTED 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.

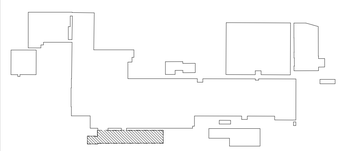
17 EXISTING STOREFRONT TO BE REMOVED AND REPLACED WITHIN EXTENTS OF EXISTING OPENINGS, TYP.

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

- (1) EXISTING GRIDLINE
- (1) 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 — STATE OF TENNESSEE — No. 103401 — AGRICULTURE

DEMO PLAN - BUILDING 13

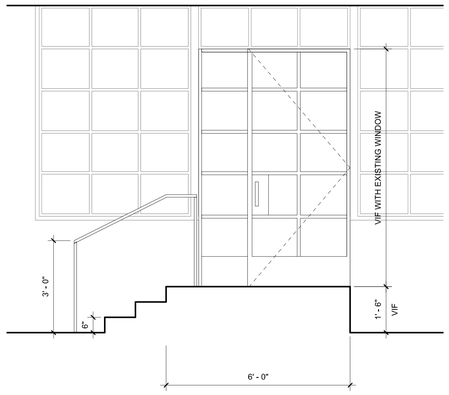
6.A0.1

01/06/23
Project # 21040

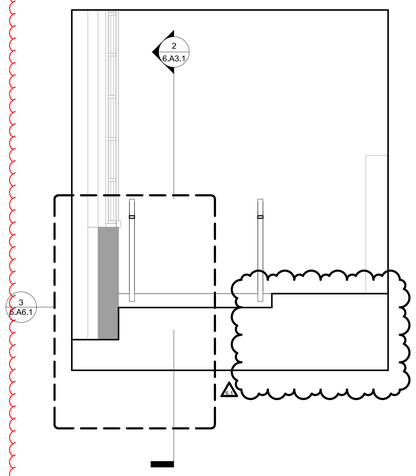
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THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL. COPYRIGHT 2022, CENTRIC ARCHITECTURE

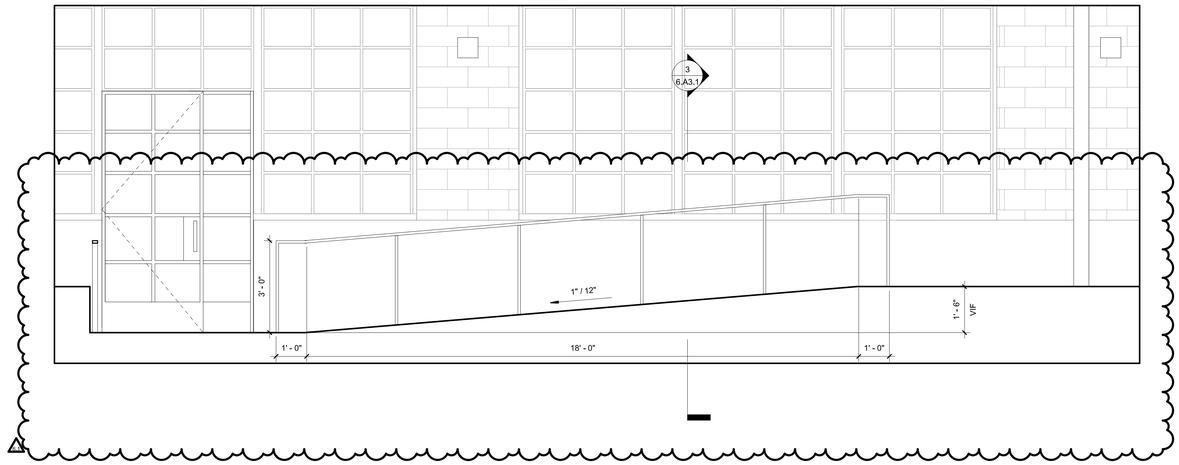
Basis of Design for new ramp at other end of Building 13



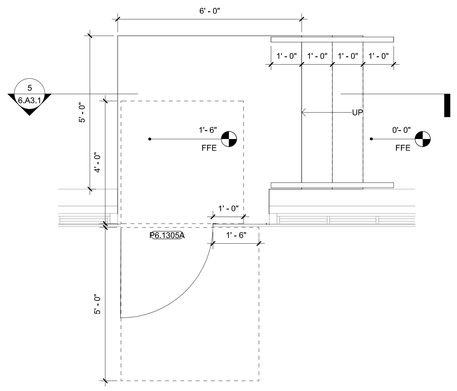
5 STAIR SECTION



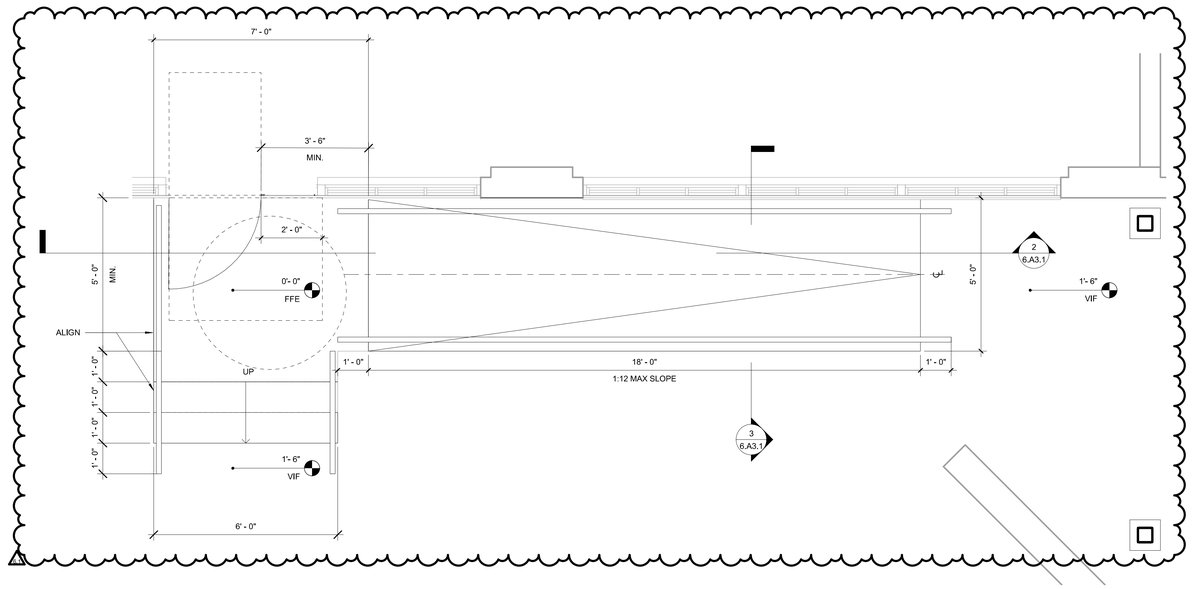
3 RAMP SECTION 01



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.

Basis of Design for new ramp at other end of Building 13

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
No. 103407
STATE OF TENNESSEE

ENLARGED PLANS

6.A3.1

01/06/23
Project # 21040

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LIFE SAFETY LEGEND

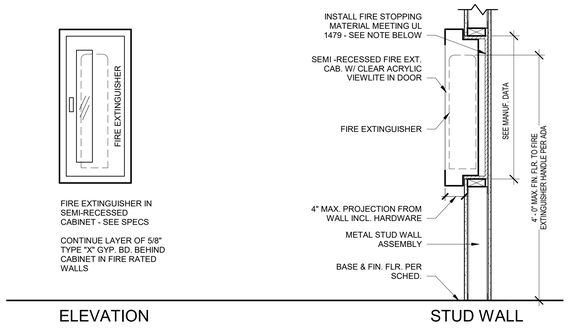
#	EXIT CAPACITY (OCCUPANTS)
xx'	DISTANCE AND PATH OF TRAVEL
	EXIT LIGHT
FEC	FIRE EXTINGUISHER CABINET
45	DOOR RATING (MINUTES)
	1 HOUR FIRE RATED

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

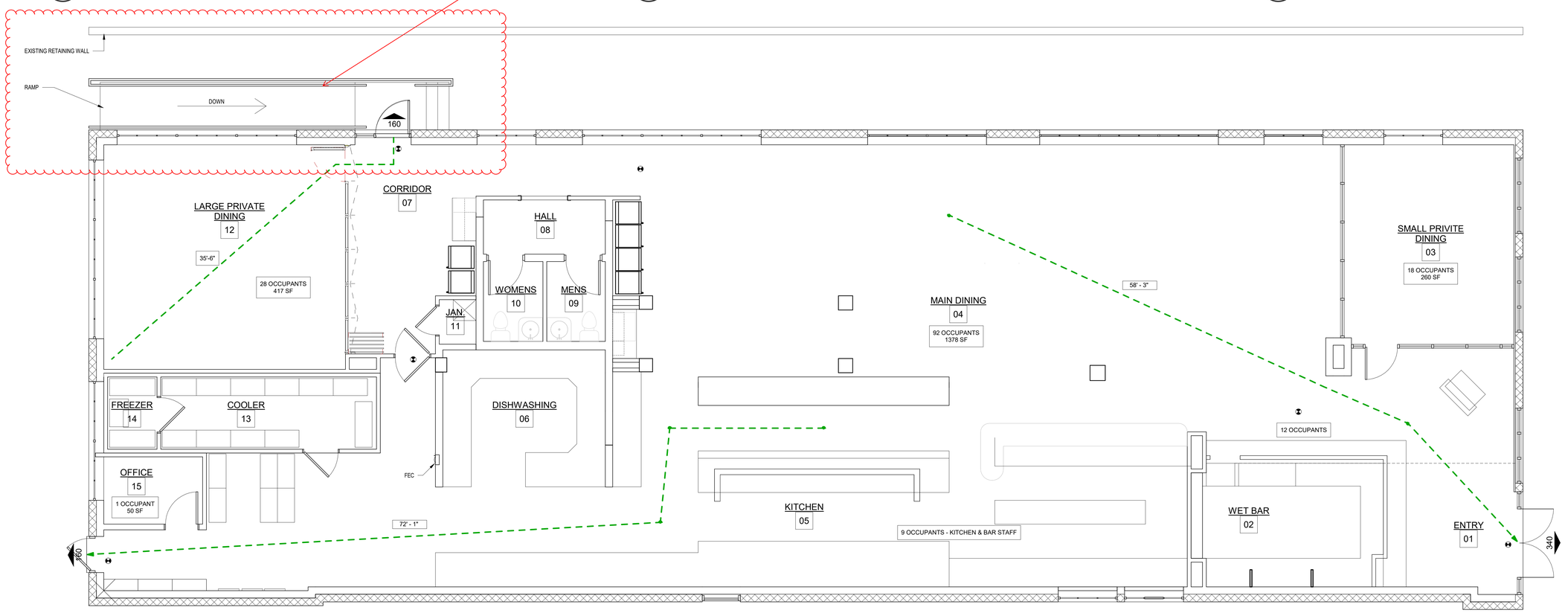
WATER CLOSETS = 18.89 PER SEX
LAVATORIES = 7.612 PER SEX
DRINKING FOUNTAINS = 6.35

	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 FLEXIBILITY WITH ANTICIPATED NEW WORK AND FUTURE OCCUPANT LOADS.

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

PROPOSED NEW ACCESSIBLE ENTRACE RAMP WITH RAILINGS TO MATCH EXISTING



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
106 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

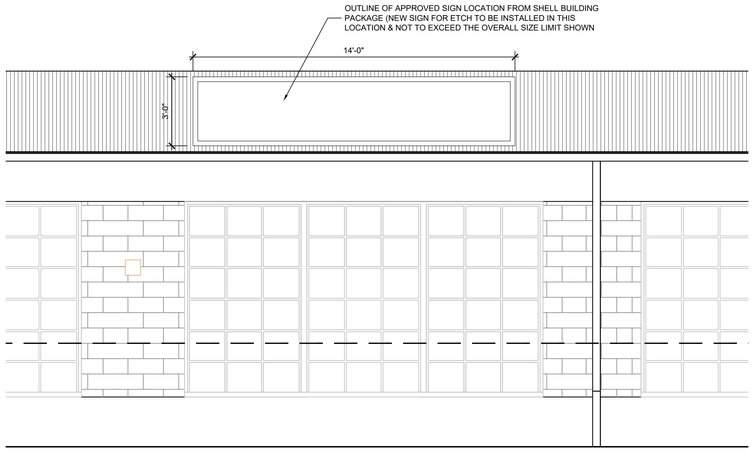
STAMP

PRELIMINARY NOT FOR CONSTRUCTION CHECKSET

SHEET TITLE

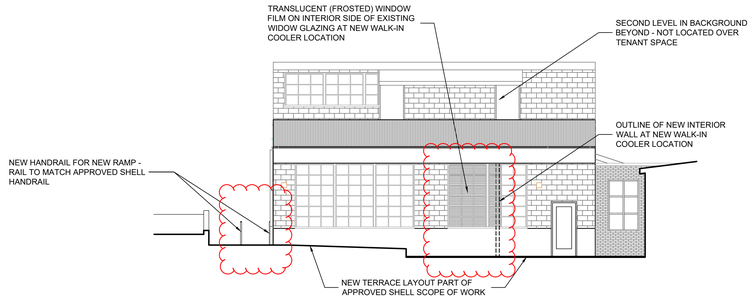
LIFE SAFETY PLAN

LS1.0



C A2.0 SIGN ELEVATION

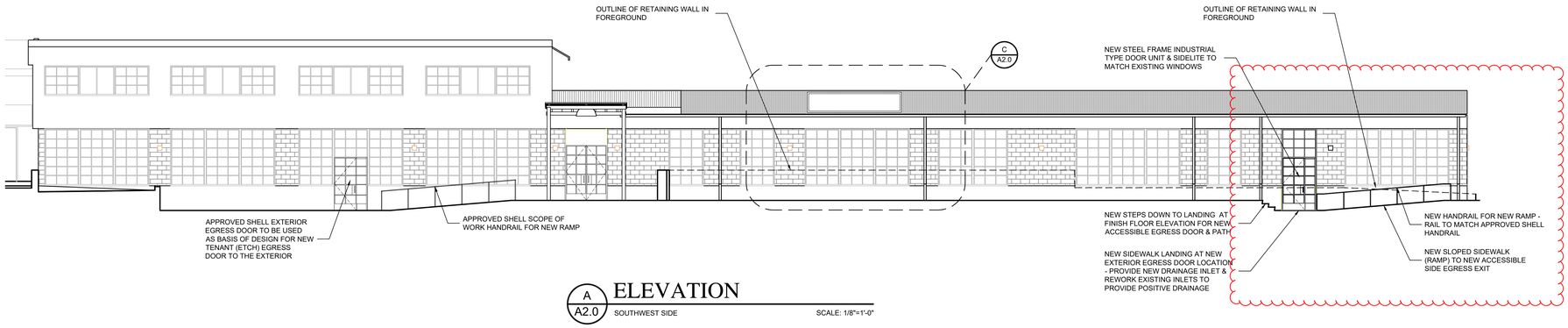
SCALE: 3/8"=1'-0"



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



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

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


LOADING ZONE
NO PARKING
existing steel pipe railing at loading dock
LOADING DOCK BUILDING 5


existing steel pipe
hand railing at steps
ENTRANCE INTO BUILDING 9


existing steel pipe ramp railing
ENTRANCE INTO BUILDING 10







MAIN ENTRANCE INTO BUILDING 13

File #: 21-04865

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Alterations (Canopy And Fence Barrier) At 230 Franklin Rd. (Bldg 3); Scott Wenz, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to building 3 on The Factory Campus at 230 Franklin Road.
The application was previously presented at the February 2023 Design Review Committee.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 3: Commercial Buildings

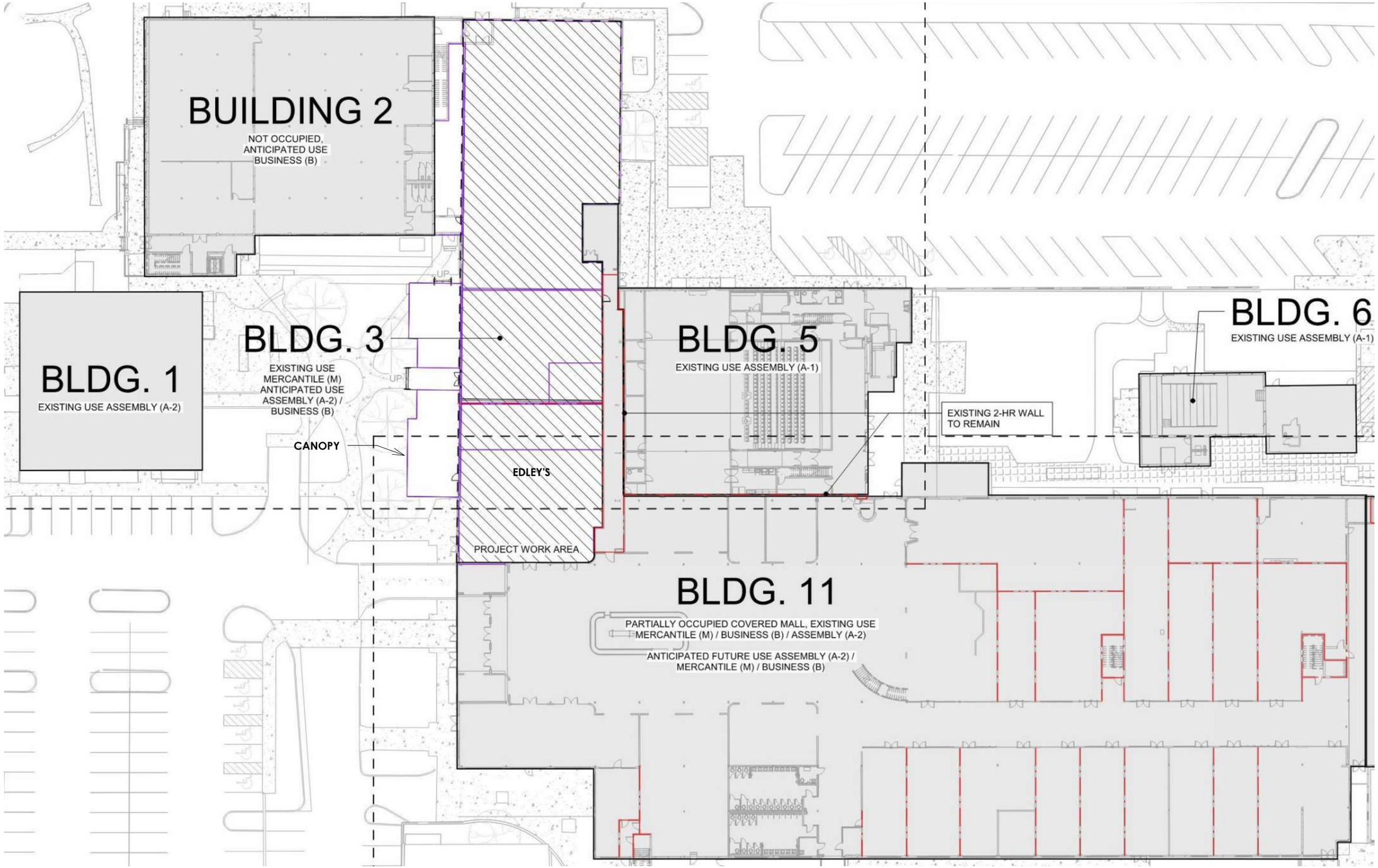
PROJECT INFORMATION:
COF Project Number: 8229
Applicant: Scott Wenz
Owner: Read Talley, Holladay Properties

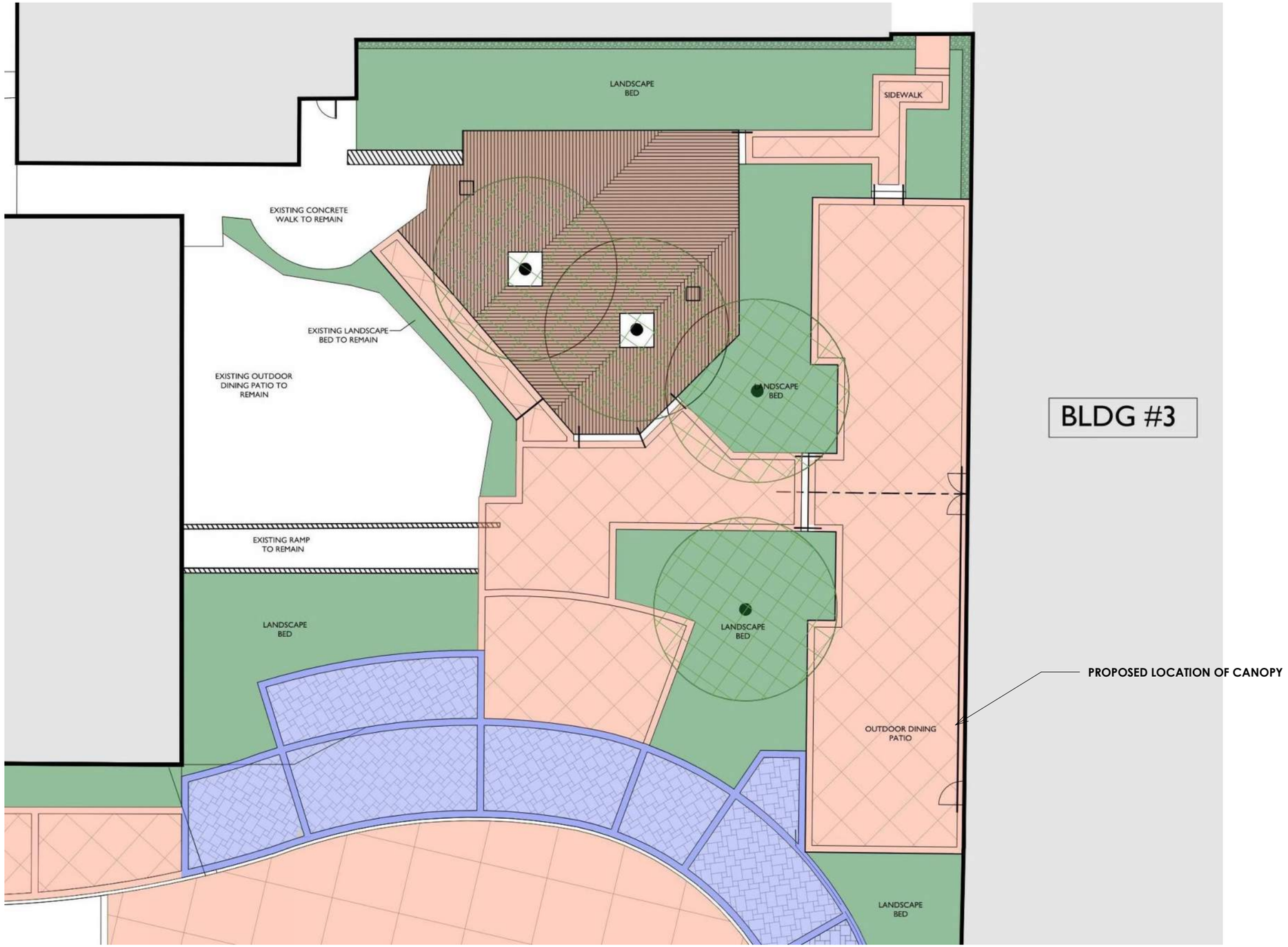
BACKGROUND:
The proposed application includes the installation of a canopy and fence barrier to building three on the Factory Campus. The canopy will be partly behind building one (Mafiaoza's) but could be seen on Franklin Road. The project materials will consist of steel posts, reclaimed brick, black metal railings, and roofing materials that will be consistent with what has been approved previously at The Factory campus. The project materials are consistent within the Gudielines that state that design details or ornamentation elements should be compatible with the historic building and the district. No alterations to the existing windows to create a doorway are included in the scope of this proposal. The Guidelines recommend avoid adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing. Canopies should be proportional with and complimentary to nearby buildings and canopies.

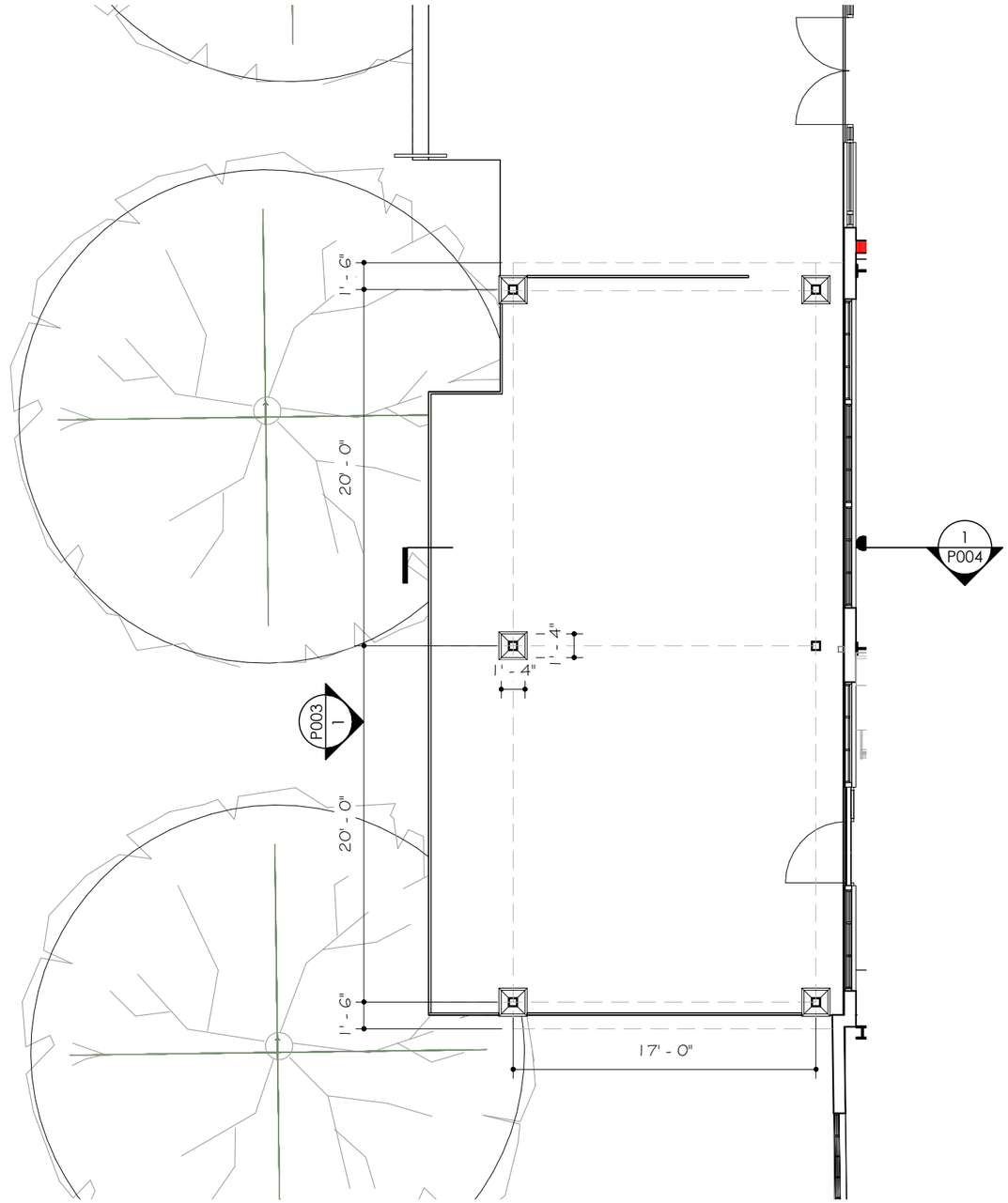
RECOMMENDATION:
Staff recommends denial of this application based on the following grounds:
1. The Guidelines recommend avoid adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the

street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing. Canopies should be proportional with and complimentary to nearby buildings and canopies.

If the HZC decides to approve the COA, the following conditions are recommended:
1. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.


BUILDING 2
NOT OCCUPIED,
ANTICIPATED USE
BUSINESS (B)
BLDG. 1
EXISTING USE ASSEMBLY (A-2)
BLDG. 3
EXISTING USE
MERCANTILE (M)
ANTICIPATED USE
ASSEMBLY (A-2) /
BUSINESS (B)
CANOPY
EDLEY'S
PROJECT WORK AREA
BLDG. 5
EXISTING USE ASSEMBLY (A-1)
EXISTING 2-HR WALL
TO REMAIN
BLDG. 6
EXISTING USE ASSEMBLY (A-1)
BLDG. 11
PARTIALLY OCCUPIED COVERED MALL, EXISTING USE
MERCANTILE (M) / BUSINESS (B) / ASSEMBLY (A-2)
ANTICIPATED FUTURE USE ASSEMBLY (A-2) /
MERCANTILE (M) / BUSINESS (B)


LANDSCAPE BED
SIDEWALK
EXISTING CONCRETE WALK TO REMAIN
EXISTING LANDSCAPE BED TO REMAIN
EXISTING OUTDOOR DINING PATIO TO REMAIN
LANDSCAPE BED
EXISTING RAMP TO REMAIN
LANDSCAPE BED
LANDSCAPE BED
OUTDOOR DINING PATIO
LANDSCAPE BED
BLDG #3
PROPOSED LOCATION OF CANOPY



8' 6' 4' 2' 0 8'

EDLEY'S BBQ IN THE FACTORY

anecdote...

FLOOR PLAN

22028

06/23/23



16' 12' 8' 4' 0 16'

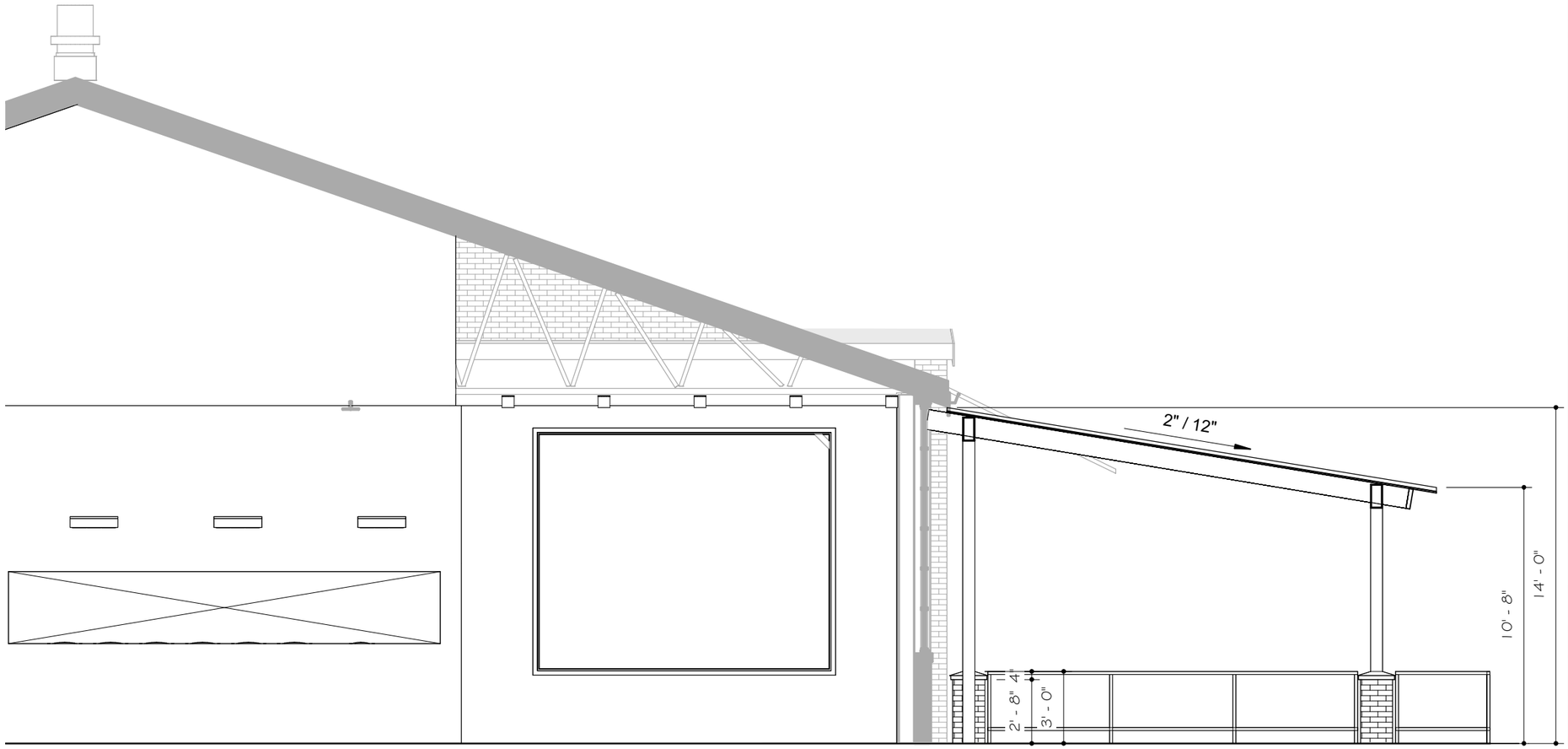
EDLEY'S BBQ IN THE FACTORY

anecdote...

ELEVATION

22028

06/23/23



EXISTING CONDITIONS FOR CONTEXT:



8' 6' 4' 2' 0 8'

EDLEY'S BBQ IN THE FACTORY

anecdote...

SECTION

22028

06/23/23



EXISTING CONDITIONS FOR CONTEXT:









EXISTING CONDITIONS FOR CONTEXT:








DORTCH STOVE WORKS


DORTCH STOVE WORKS





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

Anecdote (Scott Wenz) representing Edley's BBQ facade improvements
(Please print Name/Names in Full)

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

Signature

2710 Old Lebanon Rd, Ste 5
Property Owner Mailing Address

Nashville, TN 37214
City, State & Zip

Subscribed and sworn to before me this

13th day of February, 2023.

Tami A Pryce
Notary Public

My Commission Expires: 10/26/26

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 21-04868

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration of Alterations (Canopy And Signage) At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to building 14 on The Factory Campus at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Design Guidelines:
Chapter 3: Commercial Buildings
Chapter 8: Signs

PROJECT INFORMATION:
COF Project Number: 8230
Applicant: James Carroll
Owner: David Click, Holladay Properties

BACKGROUND:
The application includes the proposal to install a canopy in the existing location of a non-historic canopy that previously received approval to remove in April 2023 and two signs.

Small Projecting Sign:
The proposal includes the installation of a small projecting sign that will measure 34.5" x 27.5" which equates to 6.59 sq. ft. Per the Zoning Ordinance, and what was approved within the recommendation request on July 2022 is that small hanging/projecting signs are small signs that either hang from beams, brackets, or poles or that project from poles or brackets from a building. They are limited to a maximum of one per building main entrance, in addition to other building signage, and may measure up to 4.5 sq. ft. in size. The size of the sign proposed exceeds what was approved. A larger sign cannot be approved without a revision to the development plan/MOS or variance.

The background of the sign is proposed to be bright red and white lettering. The Guidelines a maximum of 3 colors, and with a darker background color than the lettering color. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign does not meet the Guidelines due to the accent color covering the background of

the sign.

The small projecting sign is proposed to utilize white slim LED illumination. The Guidelines recommend using only external illumination and downlights, no spotlights. Fixtures such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color and warm-colored lighting are appropriate for this type of signage. Additionally, neon should be avoided, as sign materials that are compatible with the facade and the district should be utilized. The proposed sign lighting does not meet the Guidelines.

Canopy & Canopy Sign:
The proposal includes the installation of a canopy that measures 13'-5" in length and 5' in width. The proposed canopy will replace the existing non-historic canopy that was previously approved in April 2023 to be removed. The canopy will consist of metal and will be attached to the building by hanging rods. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing. Canopies should be proportional with and complimentary to nearby buildings and canopies. New canopies should be simply designed to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district. The proposed location faces Old Liberty Pike and will be seen from street view.

The proposed sign on the canopy will measure 29" in height by 97" in width, which equates to 19.53 sq. ft. The application shows that the sign would measure 14.4 sq. ft. The Guidelines recommend that canopy signs measure a maximum of 90 percent of the canopy face or 120 square feet, whichever is smaller. Based on the proposed signage in relation to the canopy, the canopy will measure 161" (13'5") and the proposed signage will measure 97" (8'-1"). 90% of 161" equates to 144.9, which exceeds the Guideline and should be reduced. The Guidelines recommend that canopy signs shall not project above or below the canopy or be located above the building roofline. The MOS for The Factory Campus, approved in July 2022, allows for the sign to be installed above the canopy.

The proposed sign will utilize a red background and red LED tetra contour lighting. A line of LED contour lighting is also proposed on the canopy The Guidelines recommend a maximum of 3 colors, and with a darker background color than the lettering color on canopy signs. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. Additionally, the Guidelines recommend using only external illumination and downlights, no spotlights. Fixtures such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color and warm-colored lighting are appropriate for this type of signage. Additionally, neon should be avoided, as sign materials that are compatible with the facade and the district should be utilized.

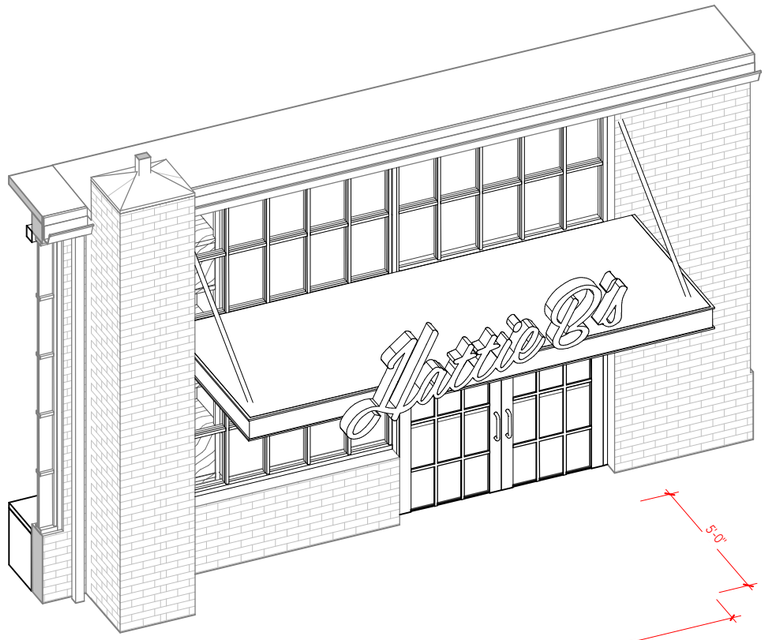
RECOMMENDATION:
Staff recommends denial of this application based on the following grounds:

1. The size of the small projecting may measure up to 4.5 square feet, per the Guidelines. A larger sign cannot be approved without a revision to the development plan/MOS or variance.
2. The Guidelines recommend that the background colors of the small projecting sign and canopy sign should use muted colors that complement the facade. Vibrant accent colors should be used as an accent.
3. The Guidelines recommend the use of external illumination on the small projecting sign and the canopy signs. The use of concealed lighting to mimic neon lighting is not recommended in the Guidelines.
4. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist

historically.
5. The Guidelines recommend that canopy signs measure a maximum of 90 percent of the canopy face or 120 square feet, whichever is smaller. Based on the proposed signage in relation to the canopy, the canopy will measure 161" (13'5") and the proposed signage will measure 97" (8'-1"). 90% of 161" equates to 144.9, which exceeds the Guideline and should be reduced.

If the HZC decides to approve the COA, the following conditions are recommended:

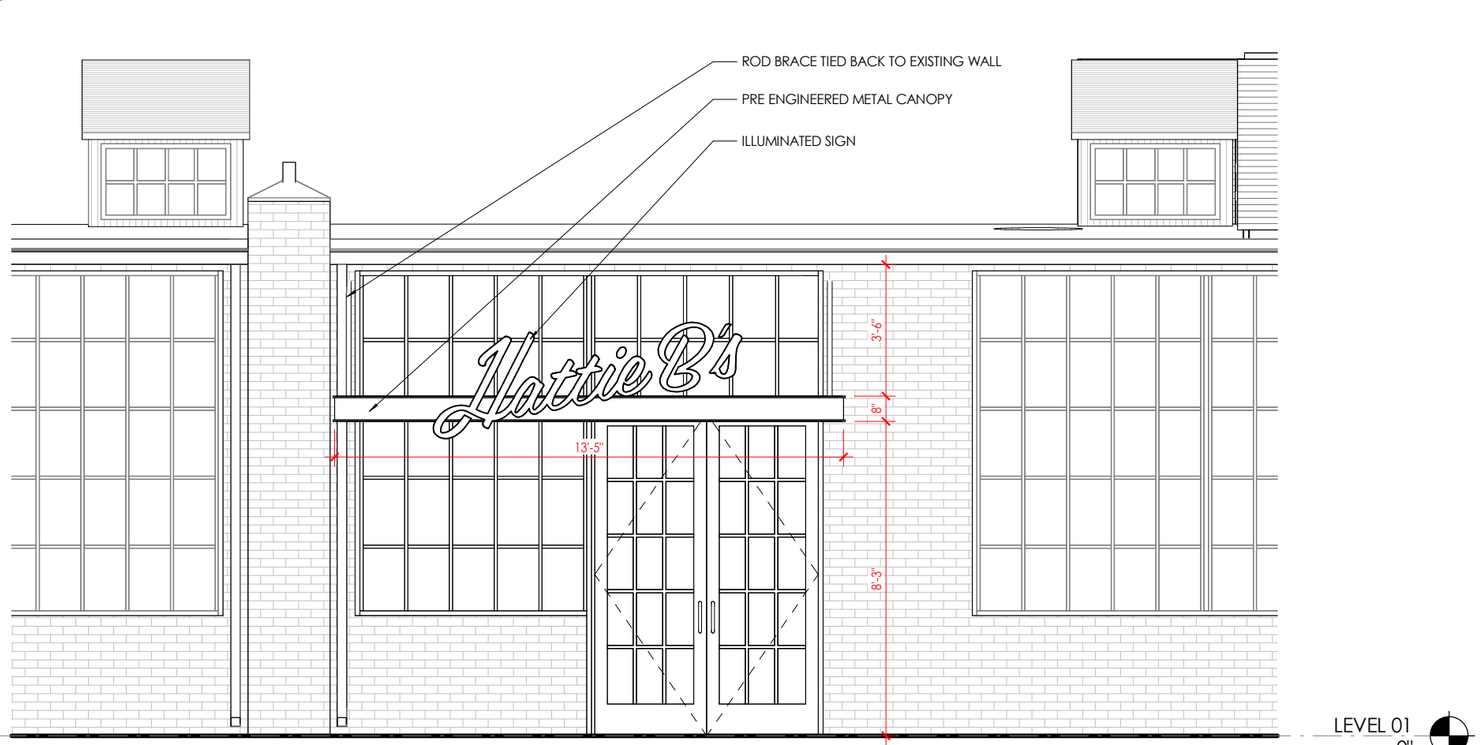
1. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



3 AXON - CANOPY



2 EXTERIOR - CANOPY



1 ENLARGED ELEV - ENTRY CANOPY

1/4" = 1'-0"

HATTIE Bs - FACTORY AT FRANKLIN
230 FRANKLIN RD SUITE 14B
FRANKLIN, TN 37064

POWELL



EXISTING PHOTO - ENTRY CANOPY



EXISTING PHOTO - BLADE SIGN LOCATION

HATTIE Bs - FACTORY AT FRANKLIN
230 FRANKLIN RD SUITE 14B
FRANKLIN, TN 37064

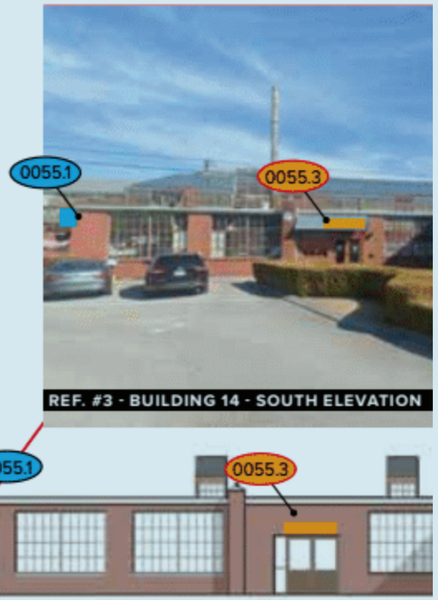
POWELL

EXTERIOR SIGNAGE

S1 HBS Reverse Channel Letters
on Front Canopy
Installed on South Elevation

S2 HBS Hex Logo
Blade Sign
Installed on West Elevation

A1 Red LED Tetra® Contour
Canopy Detail Lighting



3 BUILDING 14 - SOUTH ELEVATION

Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above

wearelfb.com

LOADED FOR BEAR

PROJECT HATTIE B'S HOT CHICKEN
30 FRANKLIN RD SUITE 14B FRANKLIN, TN 37064

DESIGN Exterior Signage

DATE 06.06.23

Hattie B's

POWELL

HOT Hattie B's CHICKEN

wearelfb.com

LOADED FOR BEAR

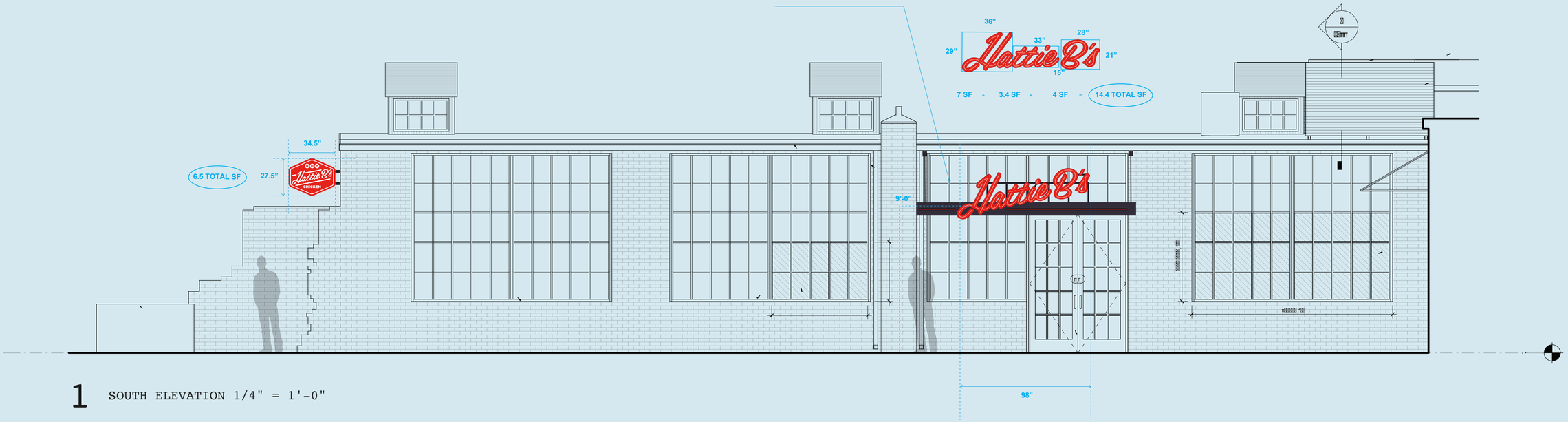
PROJECT
HATTIE B'S HOT CHICKEN
30 FRANKLIN RD SUITE
148 FRANKLIN, TN 37064

DESIGN
Exterior
Signage

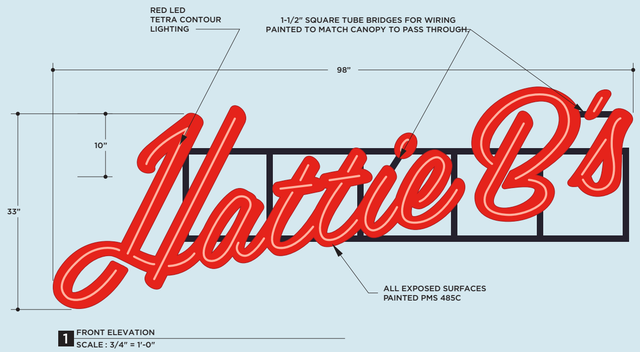
DATE
06.06.23

A1

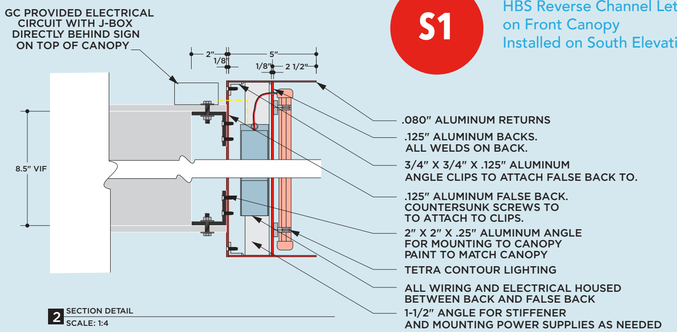
Red LED Tetra® Contour
Canopy Detail Lighting
Surface Mount on face
and return of canopy
See P.4 for finished example



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



1 FRONT ELEVATION
SCALE : 3/4" = 1'-0"

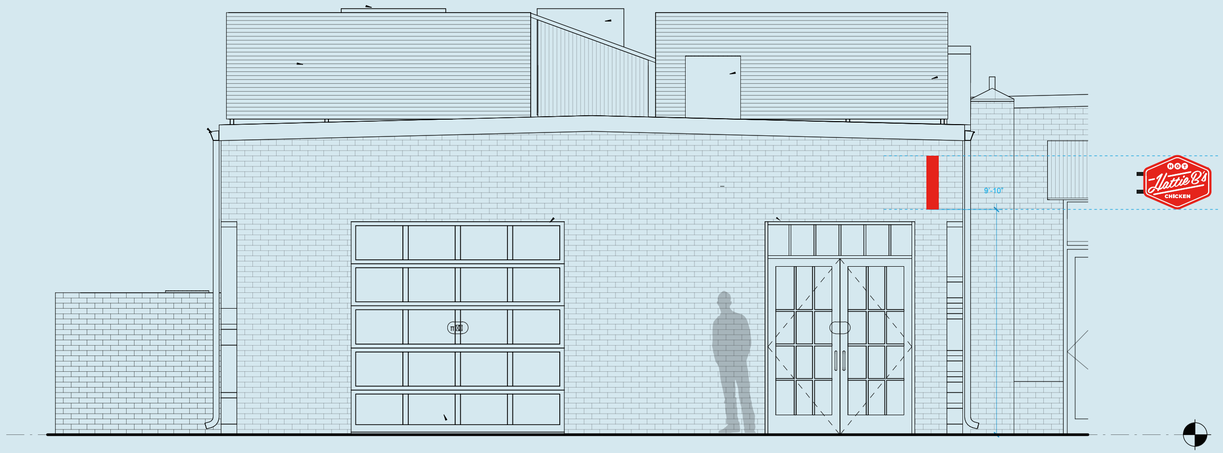


2 SECTION DETAIL
SCALE: 1:4

S1

HBS Reverse Channel Letters
on Front Canopy
Installed on South Elevation

POWELL

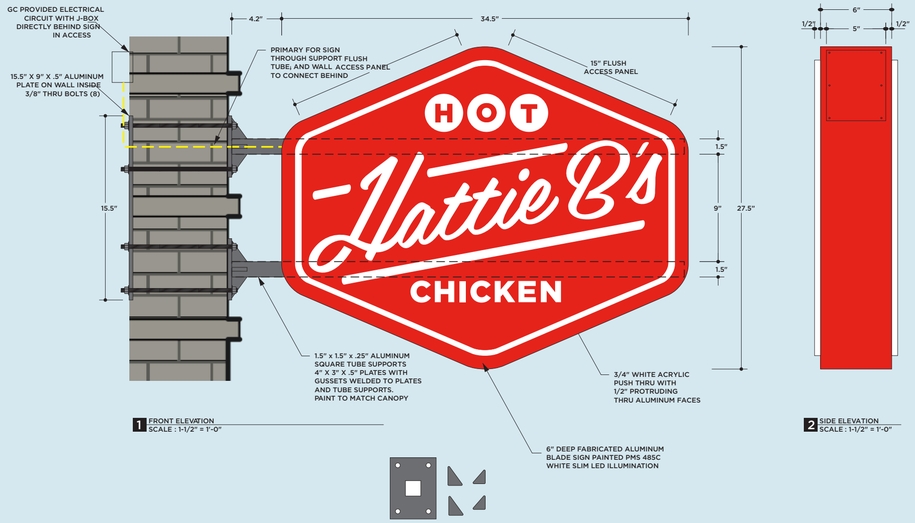


2 WEST ELEVATION 1/4" = 1'-0"

36"

S2

HBS Hex Logo
Blade Sign
Installed on West Elevation



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

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

LOADED FOR BEAR

PROJECT
HATTIE B'S HOT CHICKEN
30 FRANKLIN RD SUITE 148 FRANKLIN, TN 37064

DESIGN
Exterior Signage

DATE
06.06.23

wearelfb.com

POWELL


HOT
Hattie B's
CHICKEN
Hattie B's
CHICKEN
Hattie B's

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Factory Partners, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Tax Map 63M, Group A, Parcel 21.00
(Property Parcel/Tax ID Number)
and located at:

230 Franklin Rd, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Powell (James Carroll) representing Hattie B's facade improvements
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

2710 Old Lebanon Rd, Ste 5
Property Owner Mailing Address

Nashville TN 37214
City, State & Zip

MELANIE TOMLYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this

10 day of March, 2023.

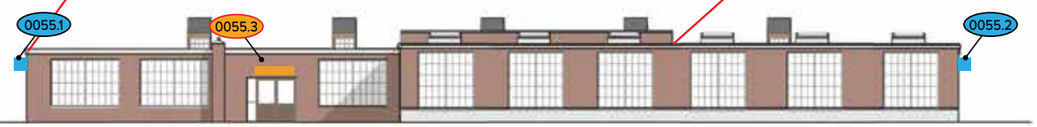
Notary Public

My Commission Expires: 11/2025

BLDG 14 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above
0055.4	(Retail/Tenant ID)	Canopy	21 sq ft	Located Above
0055.5	(Retail/Tenant ID)	Wall	21 sq ft	N/A





3 BUILDING 14 - SOUTH ELEVATION



2 BUILDING 14 - EAST ELEVATION



1 BUILDING 14 - WEST ELEVATION



REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS





PROJECTING SIGNS



WALL SIGNS

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED

File #: 21-04872

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Addition (Principal, Accessory) At 345 4th Avenue South; Kevin Coffey, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed addition to the principal building and an addition to the existing accessory structure for the property located at 345 4th Ave S.

APPLICABLE DESIGN GUIDELINES:
Chapter 2: Residential Buildings; Additions to Historic Buildings
Chapter 5: Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8233
District: Downtown Franklin
Applicant: C. Kevin Coffey
Owner: Robert D. Ravener

BACKGROUND:
The applicant has submitted an application for a proposed rear addition to the principal structure for the residence located at 345 4th Avenue South, as well as an addition to the existing detached garage located to the left of the historic dwelling. The home is a gable-and-wing frame house with a two-thirds front porch and Italianate style bracketing along the eave line. The historic home dates to ca. 1900. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings. The Guidelines recommend that additions to historic residential buildings be located to the rear of the building and that they be subordinate in appearance to the historic building through size, massing, scale, height, and materials. The rear addition is a long, linear design that utilizes insets, offsets, and roof breaks to differentiate it from the historic main form of the dwelling. The proposed materials would be brick for the foundation and base as well as composite or woof lap siding with an exposure to match that of the historic home. The applicant has also indicated the use of one-over-one or 2-over two double-hung windows. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines. Different exterior materials and a lap exposure that is different from the main form of the home would further differentiate the addition to the historic dwelling.

In terms of size of the addition, the applicant has indicated that the historic footprint measures 2,258

square feet. The proposed addition, measuring 1,220 square feet, would be 55% of the historic footprint. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)." While the footprint does exceed the recommended limit by 5%, the placement of the addition entirely to the rear of the historic main form does limit visibility from public view.

The application also includes a proposed addition to the existing non-historic detached garage to be located behind the structure connected with a hyphen. A new side-facing garage is at the rear of the addition. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines. The Guidelines do not give specific recommendations about size of additions to accessory structures. They do recommend that the total building footprint of all structures not exceed 35% lot coverage. The total lot coverage including proposed additions is 20.6%.

RECOMMENDATION:

Staff recommends approval with the following:

1. Additional materials or a differing lap exposure be incorporated into the principal addition design.
2. Window specs be provided to Planning Staff for review and approval.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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

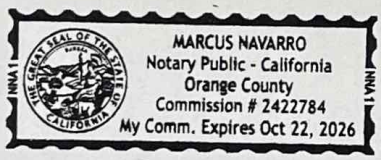
County of Orange

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.



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.

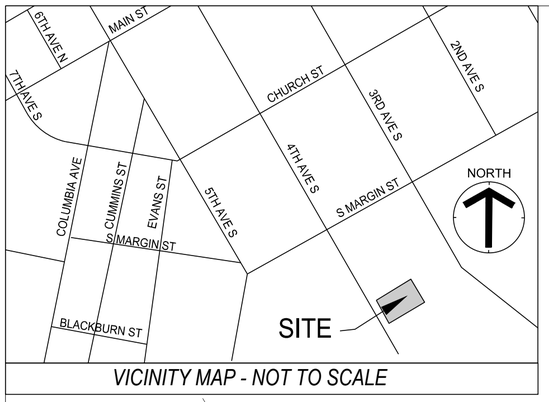
Description of Attached Document

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

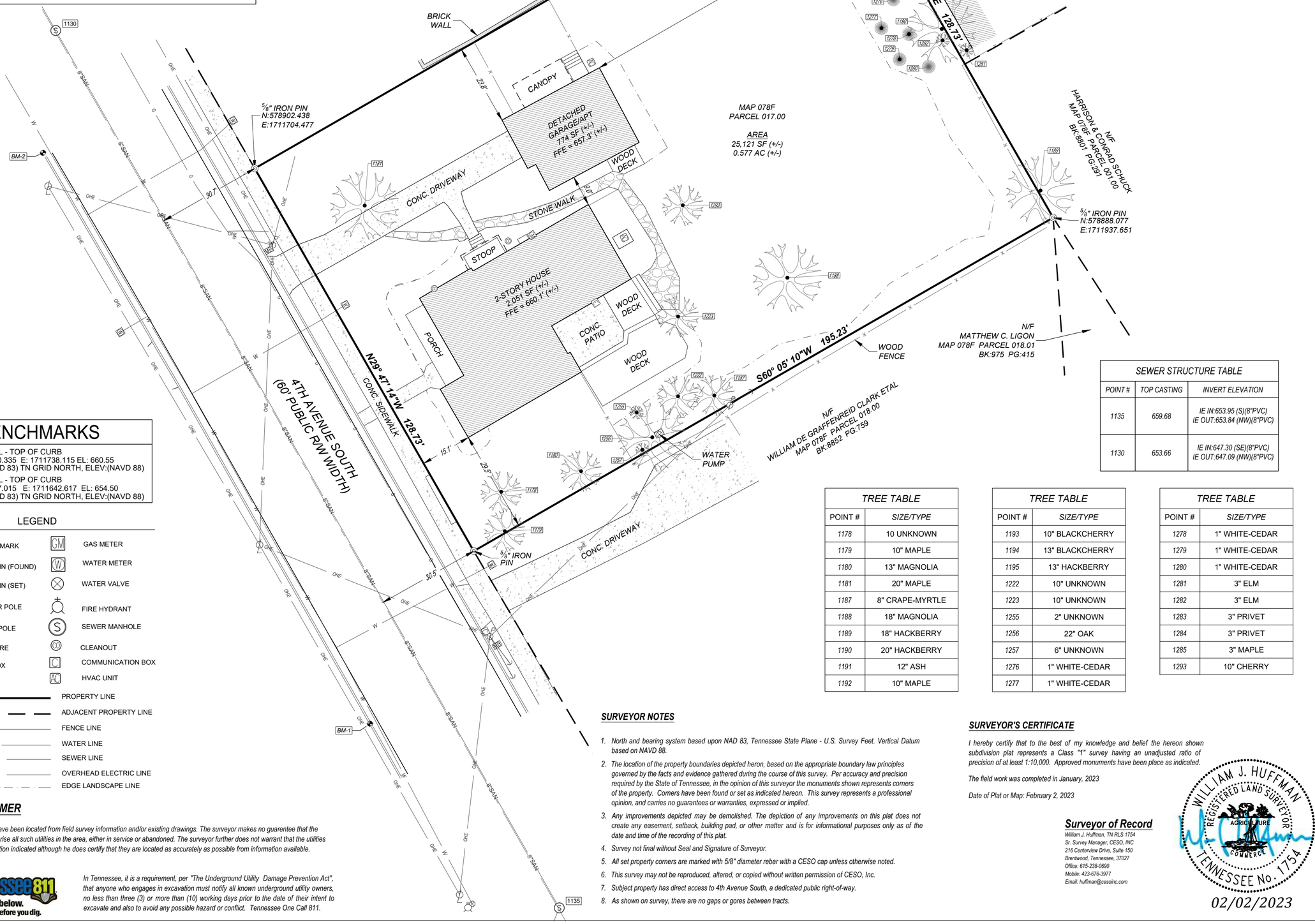
Tax Map 078F Parcel 017.00

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"



BENCHMARKS

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

LEGEND

BENCHMARK	GAS METER
IRON PIN (FOUND)	WATER METER
IRON PIN (SET)	WATER VALVE
POWER POLE	FIRE HYDRANT
LIGHT POLE	SEWER MANHOLE
GUY WIRE	CLEANOUT
MAILBOX	COMMUNICATION BOX
	HVAC UNIT
PROPERTY LINE	
ADJACENT PROPERTY LINE	
FENCE LINE	
WATER LINE	
SEWER LINE	
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) IE OUT:653.84 (NW)(8"PVC)
1130	653.66	IE IN:647.30 (SE)(8"PVC) 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

CESO
WWW.CESOINC.COM

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



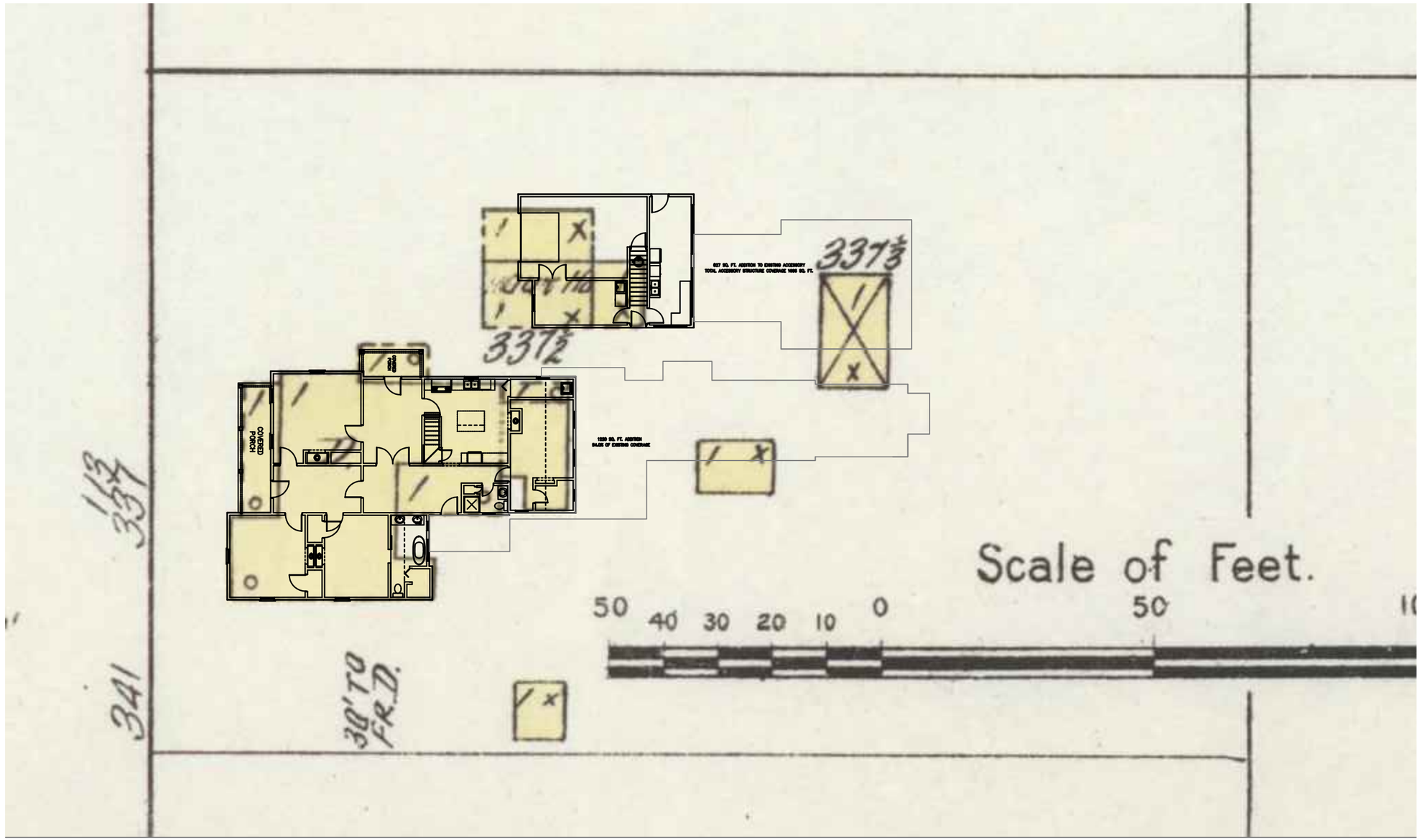
BOUNDARY With Additions

RAVENER RESIDENCE

345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



Floor Plan Compared to 1913 Sanborn Map

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC





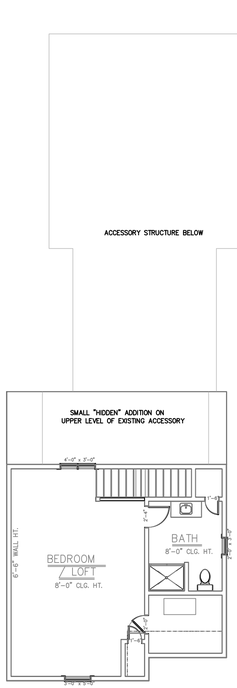




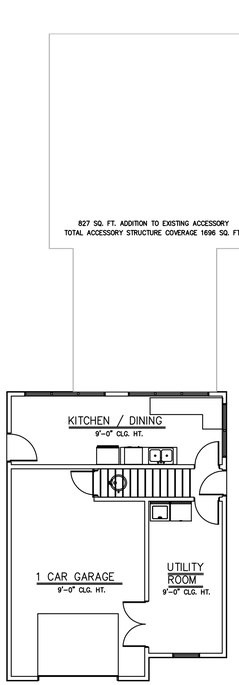




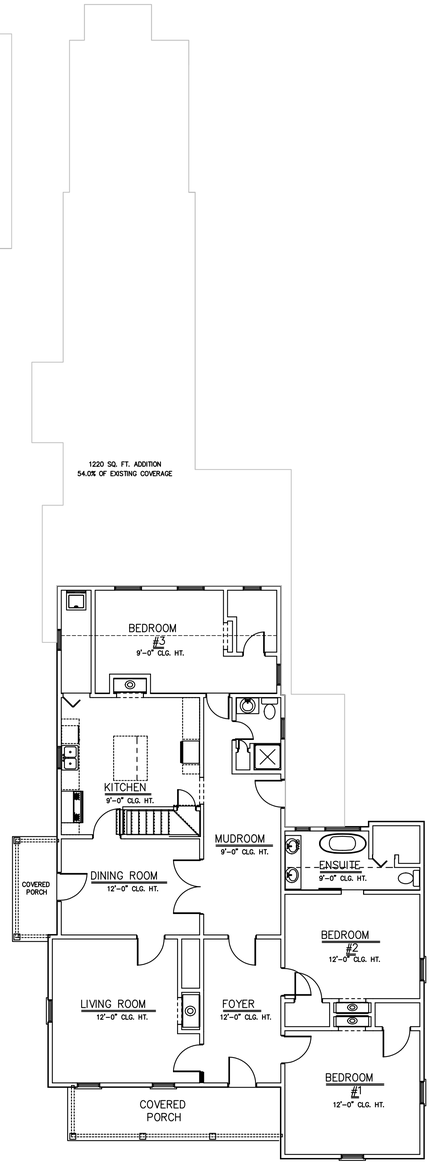




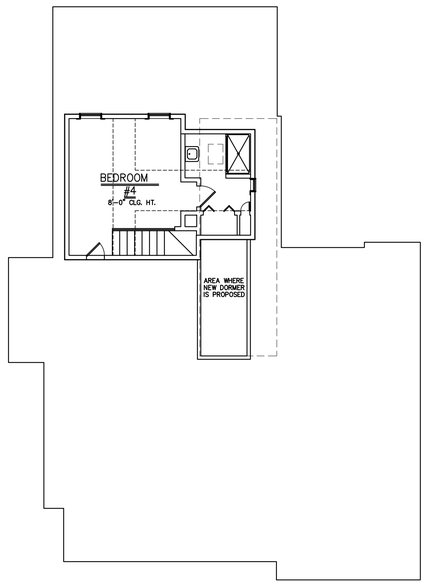
EXISTING CARRIAGE HOUSE UPPER LEVEL



EXISTING CARRIAGE HOUSE MAIN LEVEL



EXISTING HOUSE MAIN LEVEL



EXISTING HOUSE UPPER LEVEL

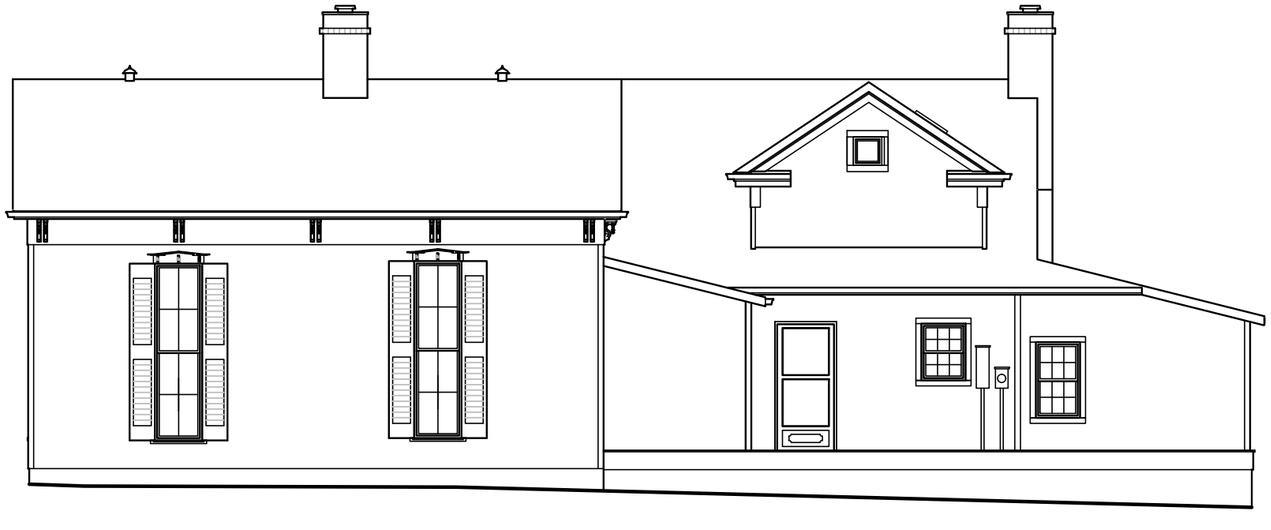
RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



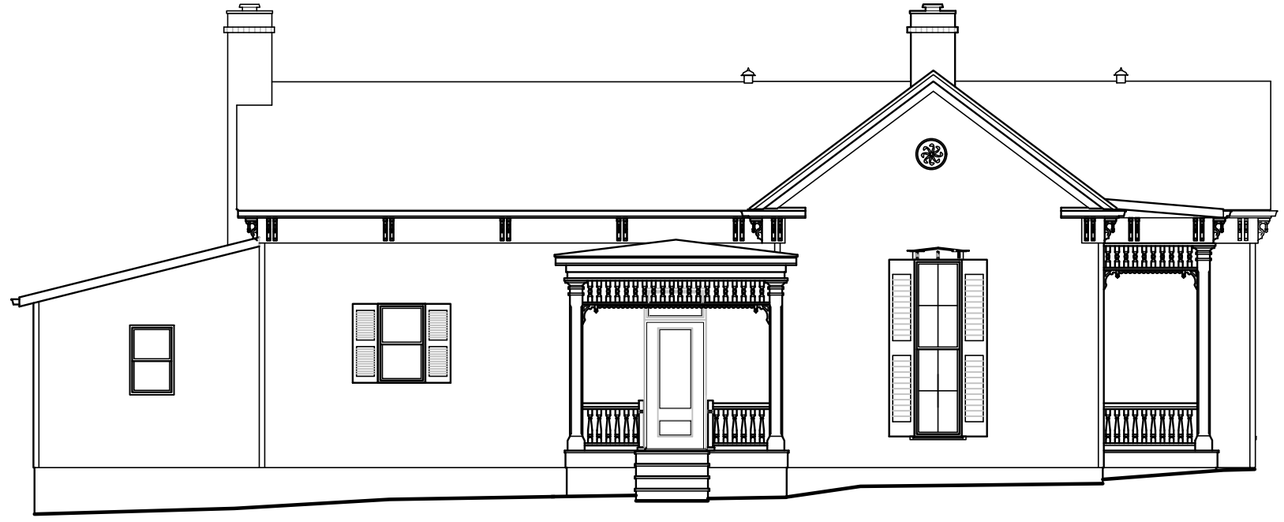
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



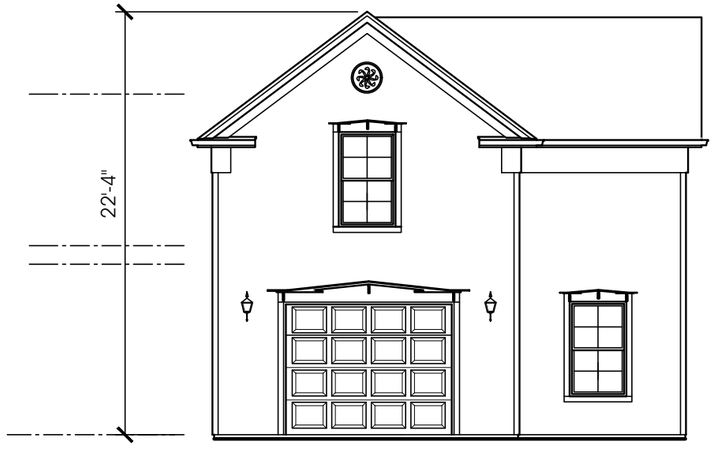
LEFT ELEVATION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE

345 4TH AVENUE SOUTH, FRANKLIN, TN

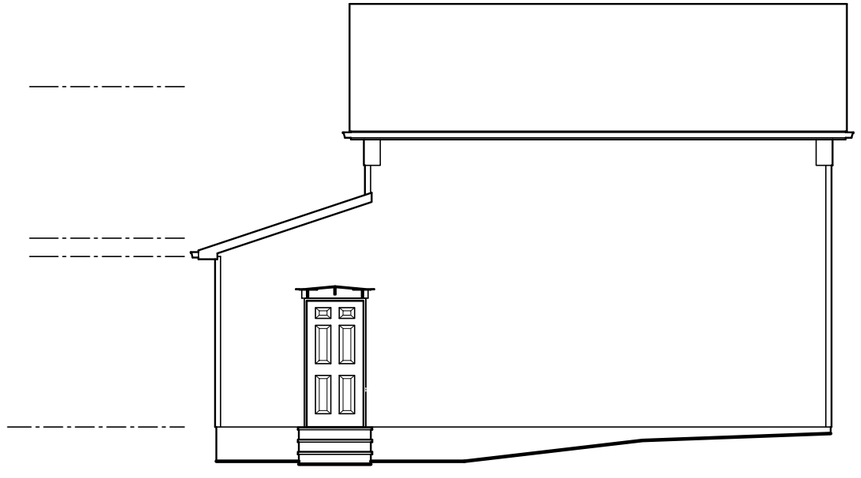
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FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

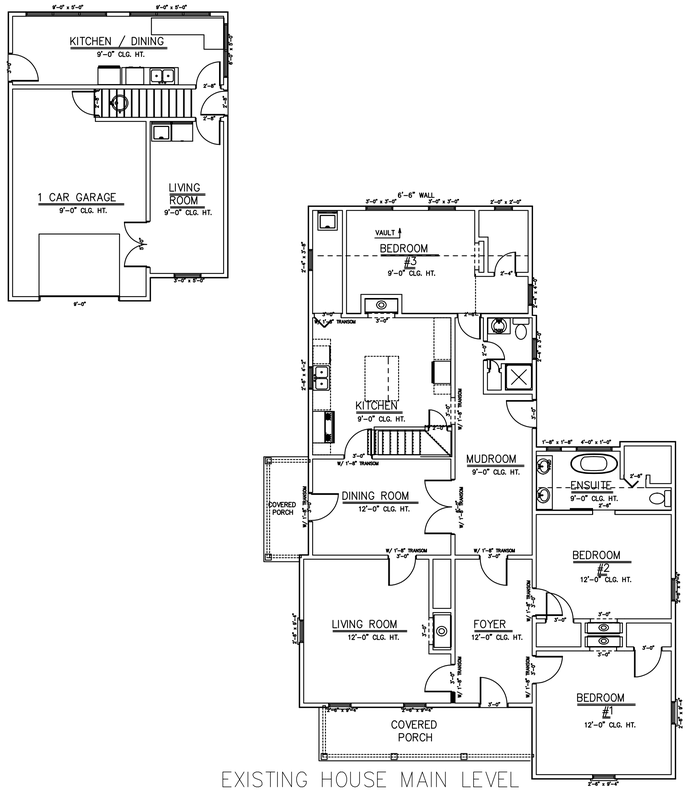


REAR ELEVATION

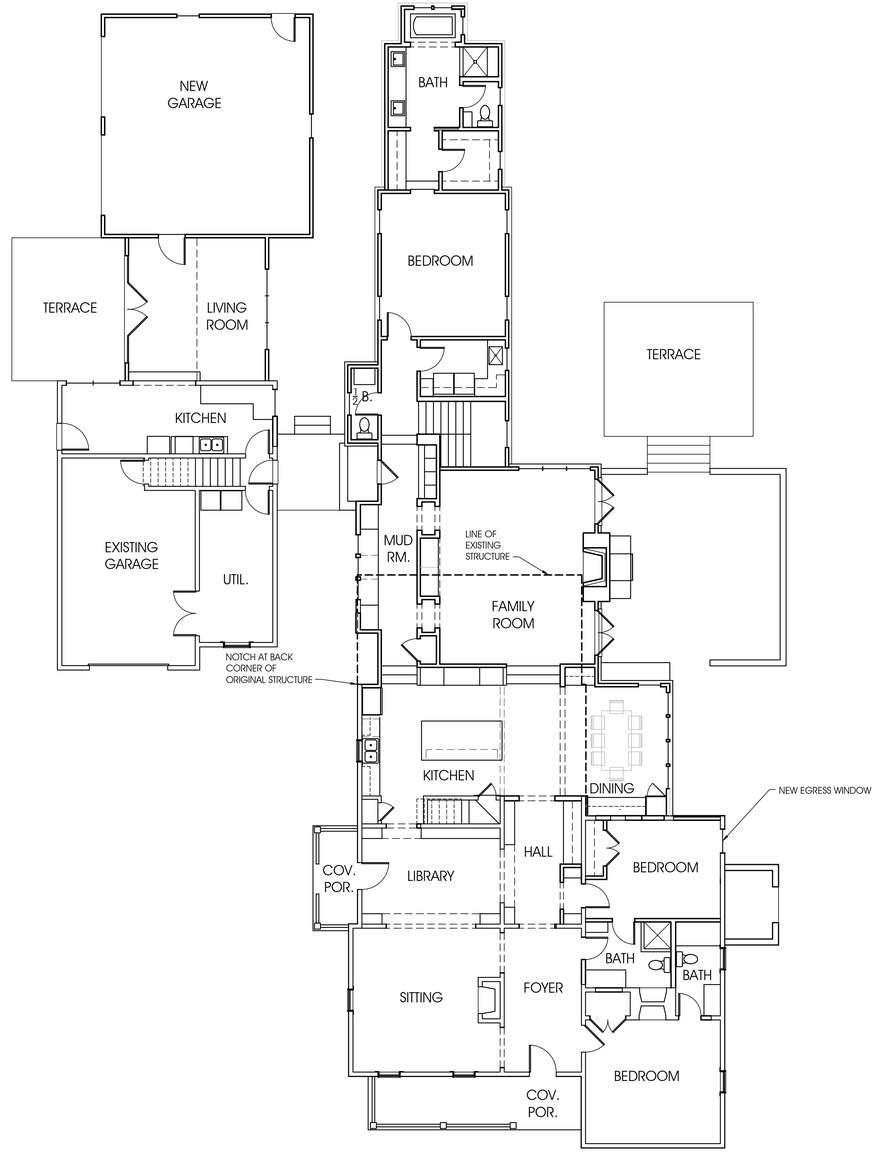
C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



EXISTING HOUSE MAIN LEVEL

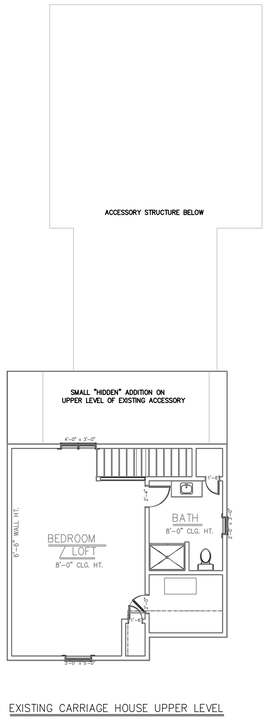


PROPOSED MAIN LEVEL

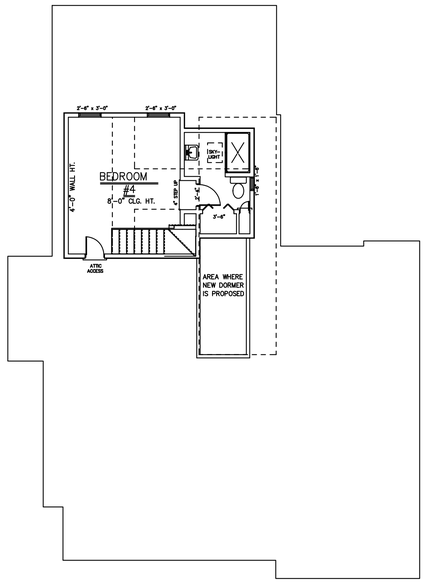
RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

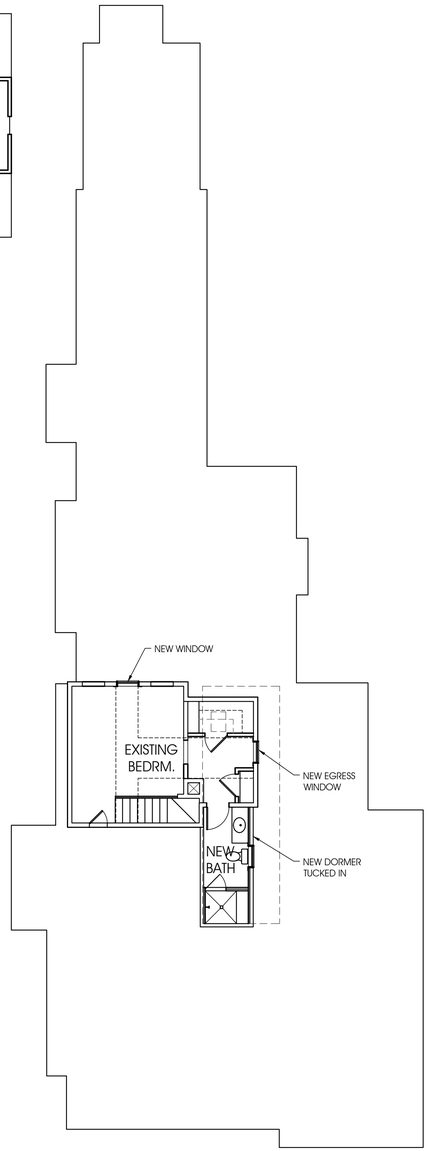
6.23.23



EXISTING CARRIAGE HOUSE UPPER LEVEL



EXISTING HOUSE UPPER LEVEL

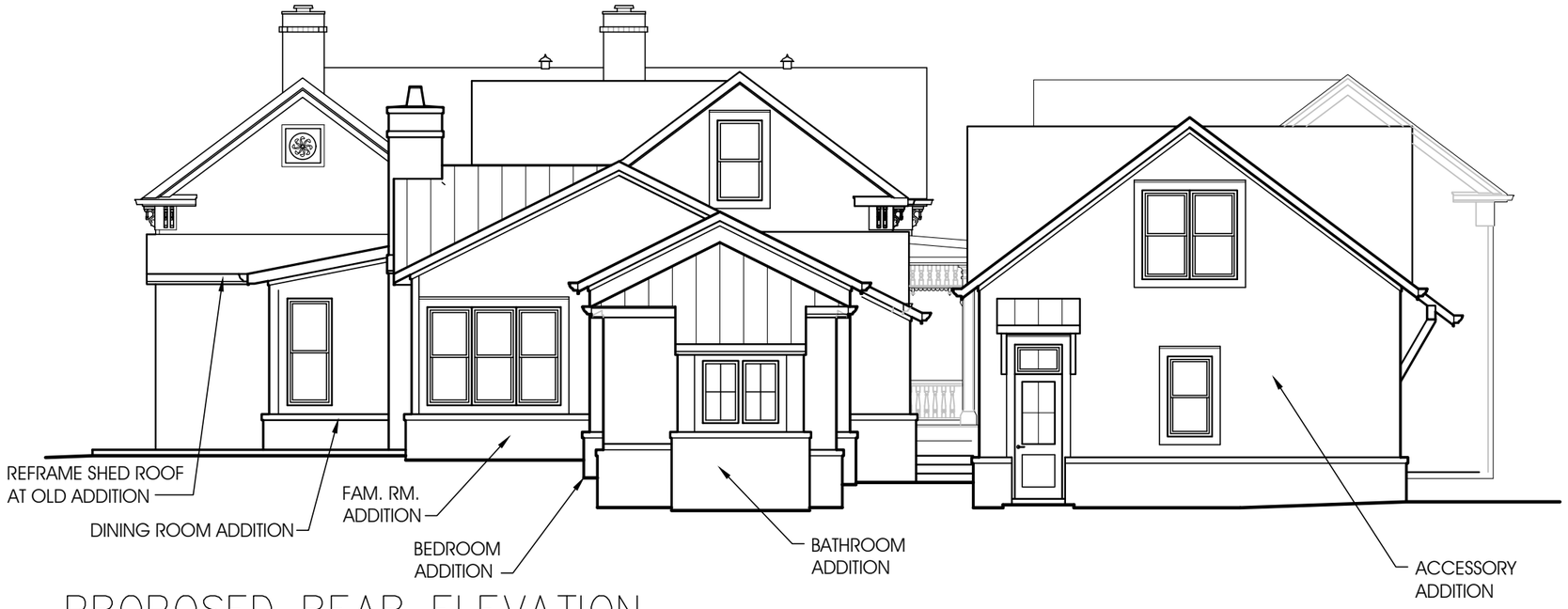


UPPER LEVEL BATH ADDITION

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



PROPOSED REAR ELEVATION



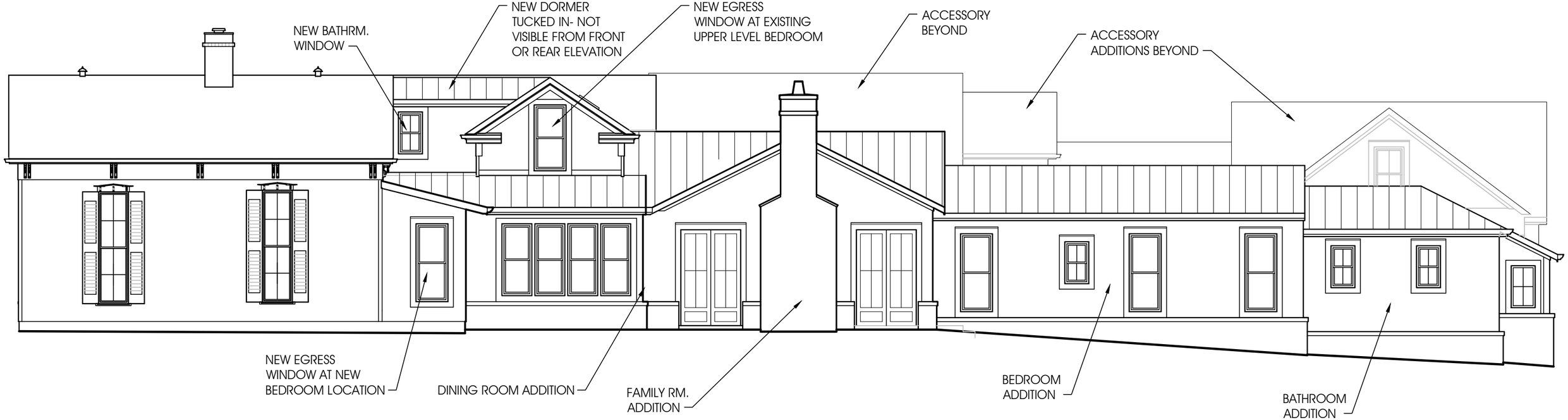
EXISTING REAR ELEVATION

RAVENER RESIDENCE

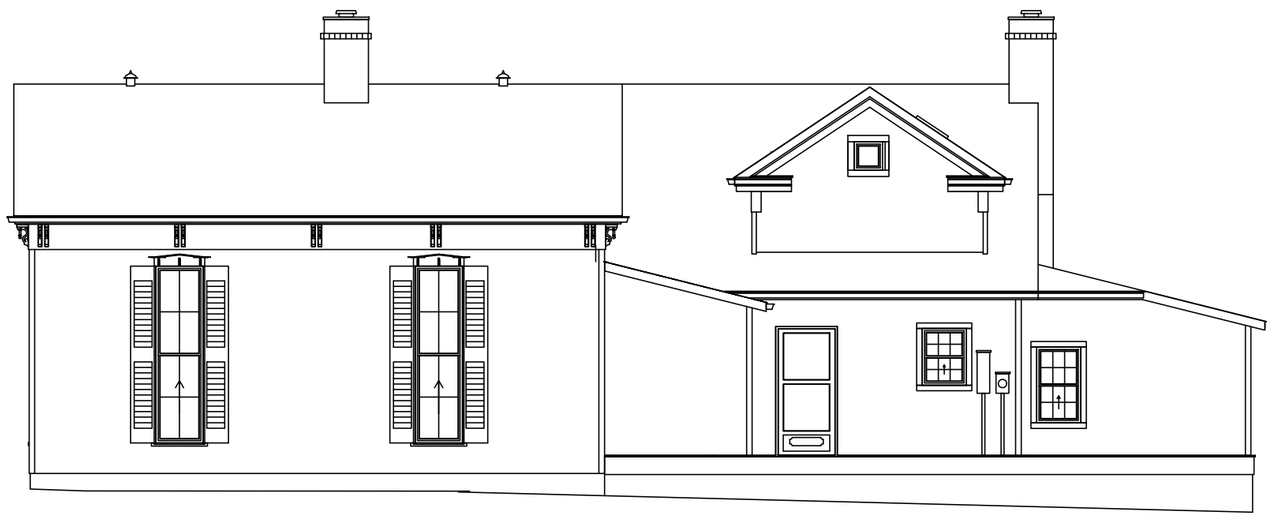
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



PROPOSED RIGHT SIDE ELEVATION



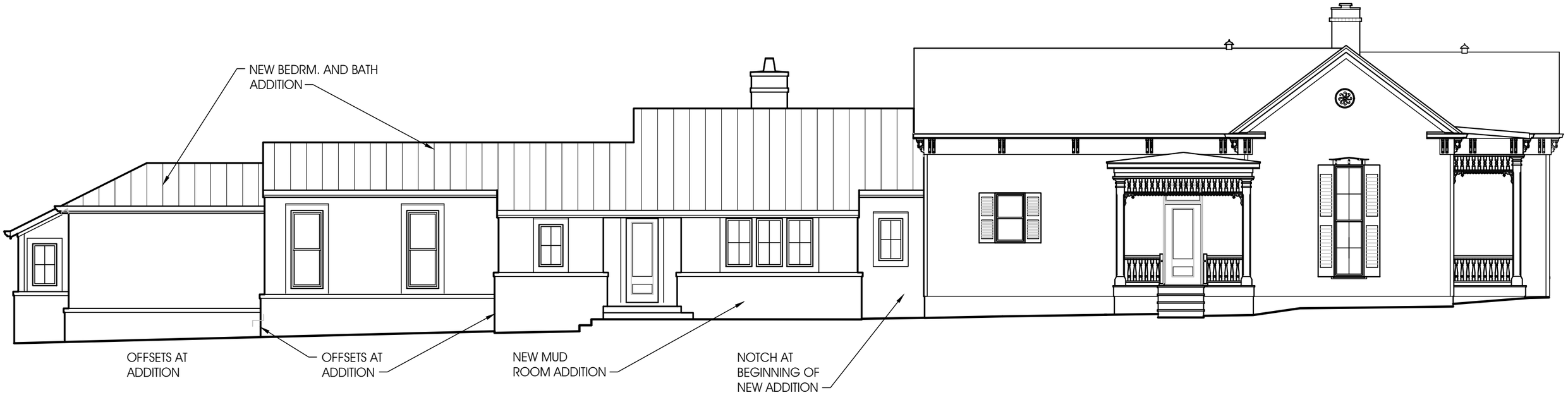
EXISTING RIGHT SIDE ELEVATION

RAVENER RESIDENCE

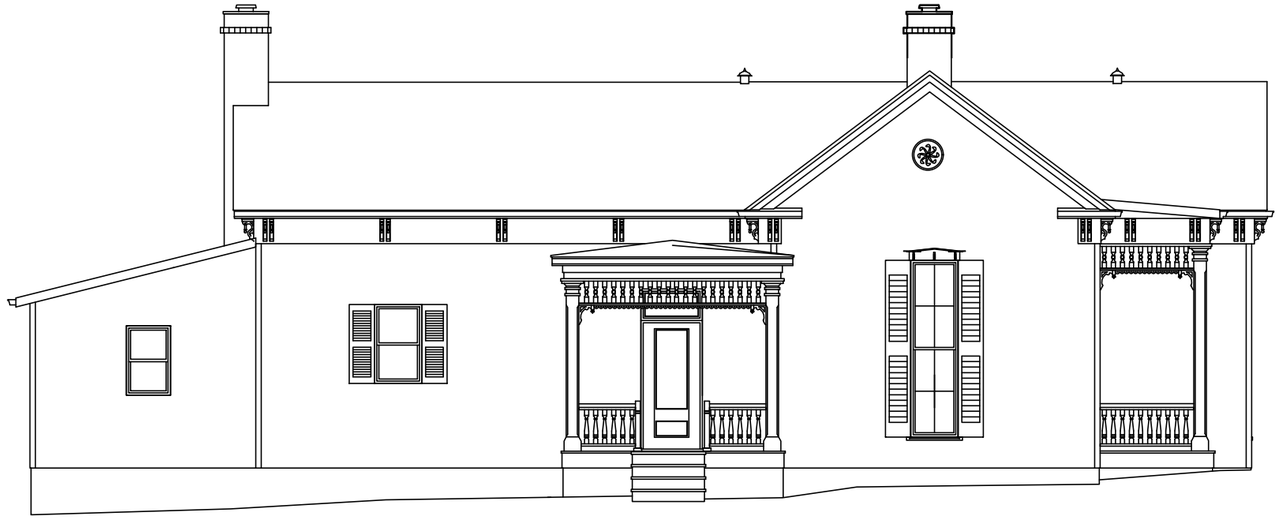
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



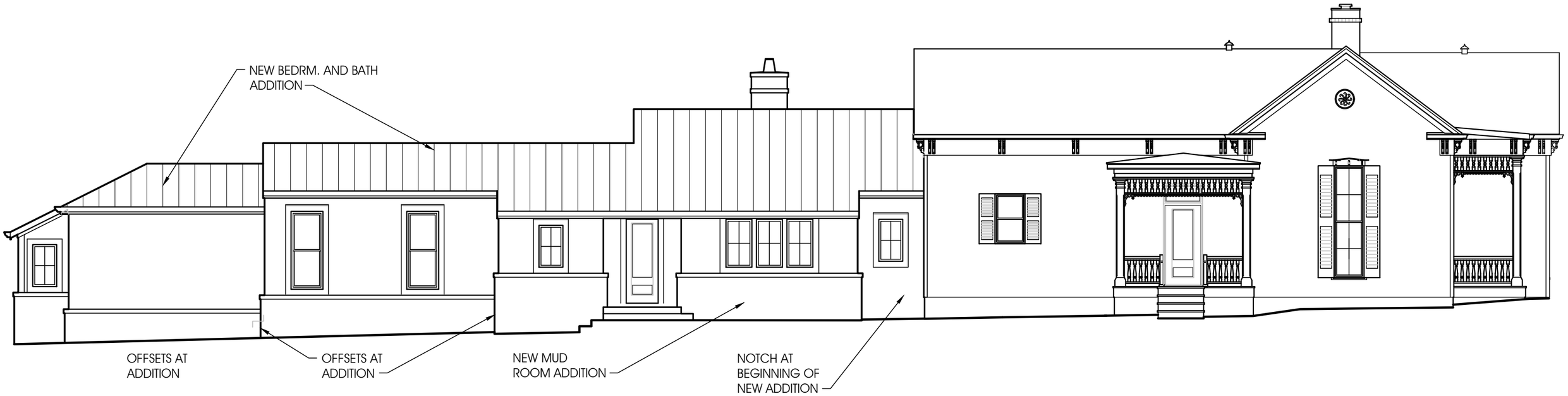
LEFT SIDE ELEVATION ALTERNATE ROOF SCHEME



EXISTING LEFT SIDE ELEVATION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN



LEFT SIDE ELEVATION ALTERNATE ROOF SCHEME

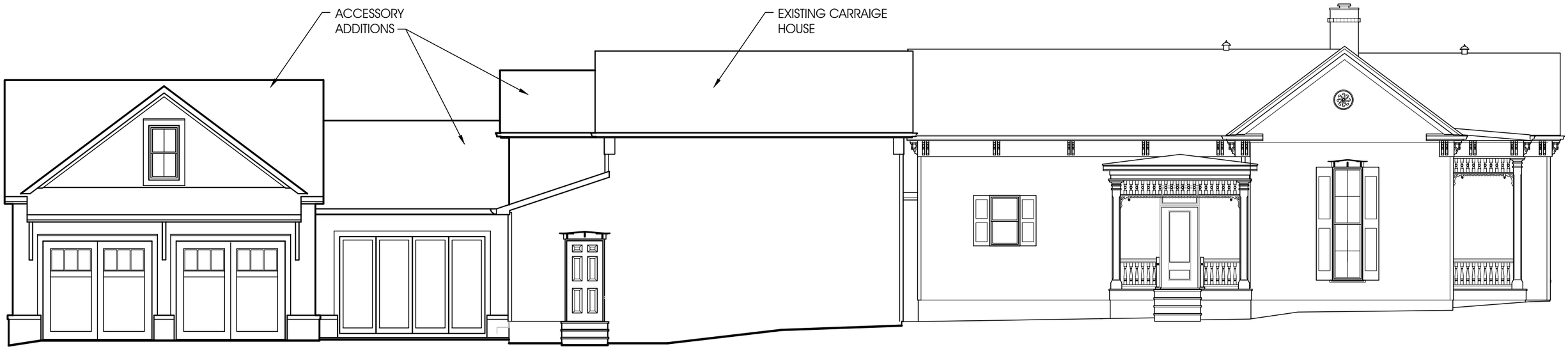


LEFT SIDE ELEVATION WITH ADDITION– THROUGH COURTYARD

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



LEFT SIDE ELEVATION WITH CARRIAGE HOUSE AND ADDITIONS

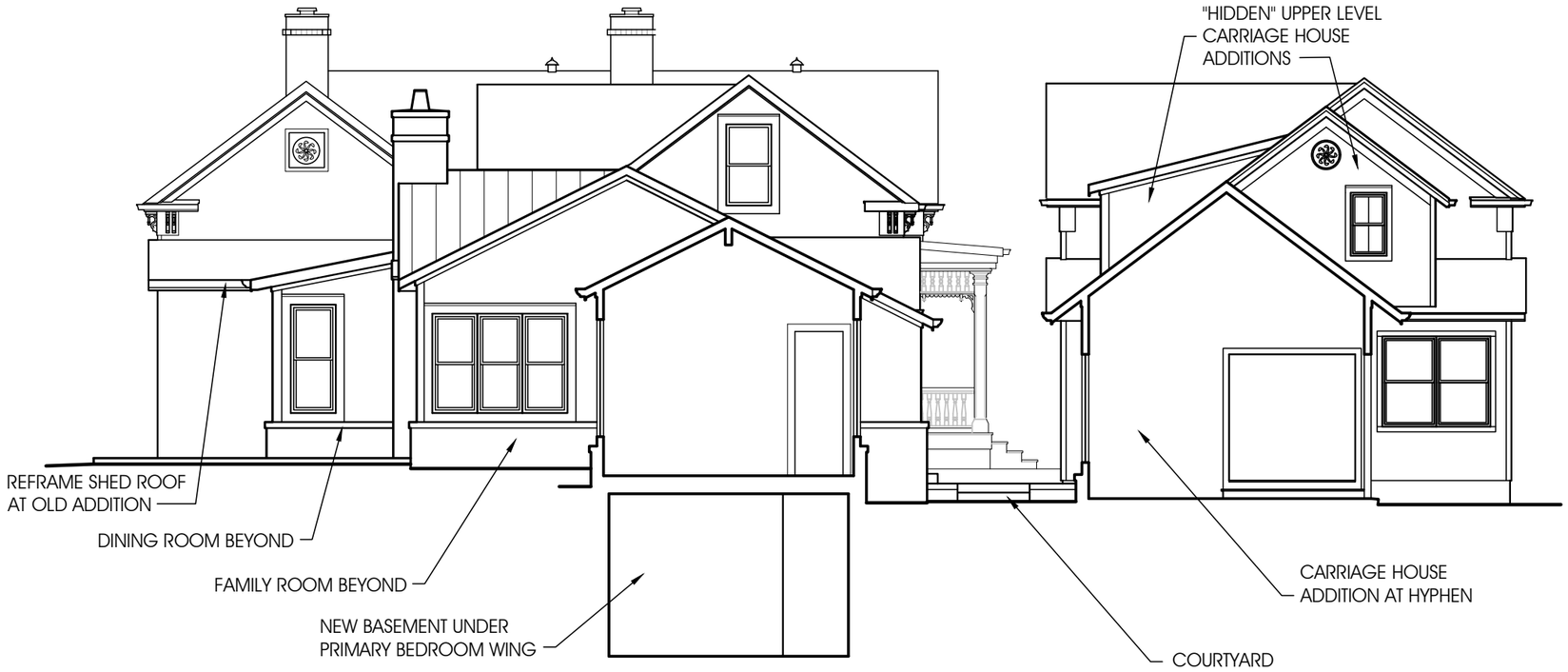


EXISTING LEFT SIDE ELEVATION WITH CARRIAGE HOUSE

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



SECTION AT PRIMARY BEDROOM AND CARRIAGE HOUSE ADDITION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

File #: 21-04876

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Alterations (Windows, Skylight) At 800 Fair Street; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning

APPLICABLE DESIGN GUIDELINES:
Chapter 2 - Residential Buidlings; Windows,Entrances
Chapter 9 - Modern Features; Skylights

PROJECT INFORMATION:
COF Project Number: 8175
District: Hincheyville
Applicant: Amanda McCreary, Chisel Workshop
Owner: William & Kimberly Crankshaw

BACKGROUND:
The applicant has submitted an application for several alterations and an addition to the home located at 800 Fair Street. The scope of work includes removal of a door entry from the non-historic addition, installation of a new rear window, and the installation of three skylights, two to the main form of the home and one to the 80s-era addition. The skylights were previously discussed at the May 8th Historic Zoning Commission meeting. The entry that is requested for removal is located on the left side elevation of the non-historic addition, so it's removal can be supported. The applicant is requesting to add a new window opening with a one-over-one lite pattern on the rear elevation of the historic home. The Guidelines recommend to avoid adding new windows to the front facade or readily visible facades. Given the location of the new window opening being entirely out of public view, the request for the new opening can be supported. The one-over-one pattern matches the established pattern on the historic structure. Window materials have not been provided.

The applicant is proposing the addition of three skylights. The application specifies a flat, tunnel-style skylight that appears flush with the roofline. The Guidelines recommend that historic roof forms should be preserved and that skylights should be positioned so they are not visible from the street. The two skylights on the right side of the home are sufficiently placed to the rear of the home or

obscured from view from the street. The skylight on the left side is positioned in front of the existing chimney, so it may be more visible.

RECOMMENDATION:

Staff recommends approval with the following:

1. The applicant must submit window specs to Planning Staff prior to issuance of a building permit.
2. The applicant must remove the leftside skylight from the proposal, or to relocate to a location that better meets the intent of the Guidelines.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a demolition permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



PERSPECTIVE // FRONT LEFT



PERSPECTIVE // FRONT ELEVATION



PERSPECTIVE // FRONT RIGHT



PERSPECTIVE // RIGHT REAR



PERSPECTIVE // LEFT REAR



PERSPECTIVE // RIGHT SIDE





CHISEL workshop

800 FAIR STREET RESIDENCE

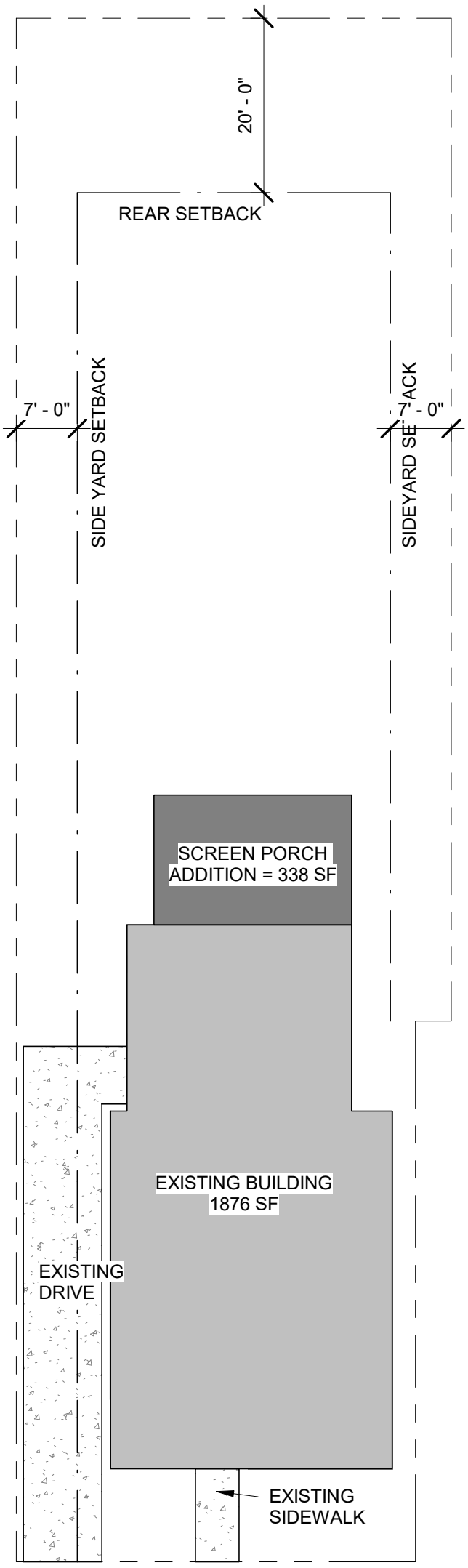
SK02

EXISTING HOUSE

SCALE: NOT TO SCALE

2023.06.22





2 SITE PLAN - SKETCH
1/16" = 1'-0"

LOT COVERAGE:

EXISTING BUILDING:	1876 SF
SCREEN PORCH ADDITION:	338 SF
APPROX DRIVE AND WALK:	604 SF
TOTAL COVERAGE	2818 SF

LOT AREA PER GIS:	**8432 SF**
LOT COVERAGE:	**33%**
LANDSCAPE SURFACE AREA:	**67%**

N

CHISEL workshop

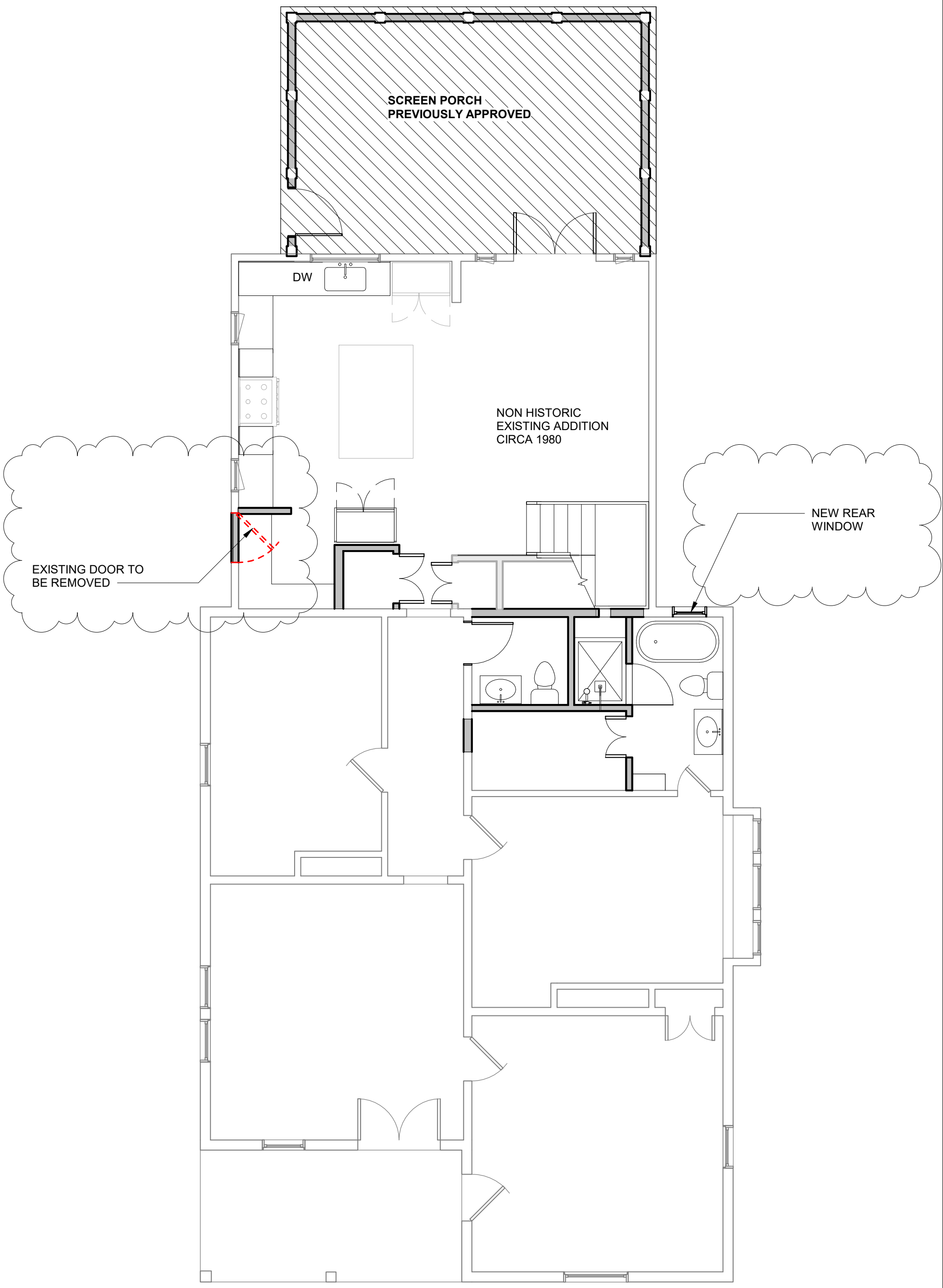
800 FAIR STREET RESIDENCE

SK03

SITE PLAN

SCALE: NOT TO SCALE

2023.06.22



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

CHISEL workshop

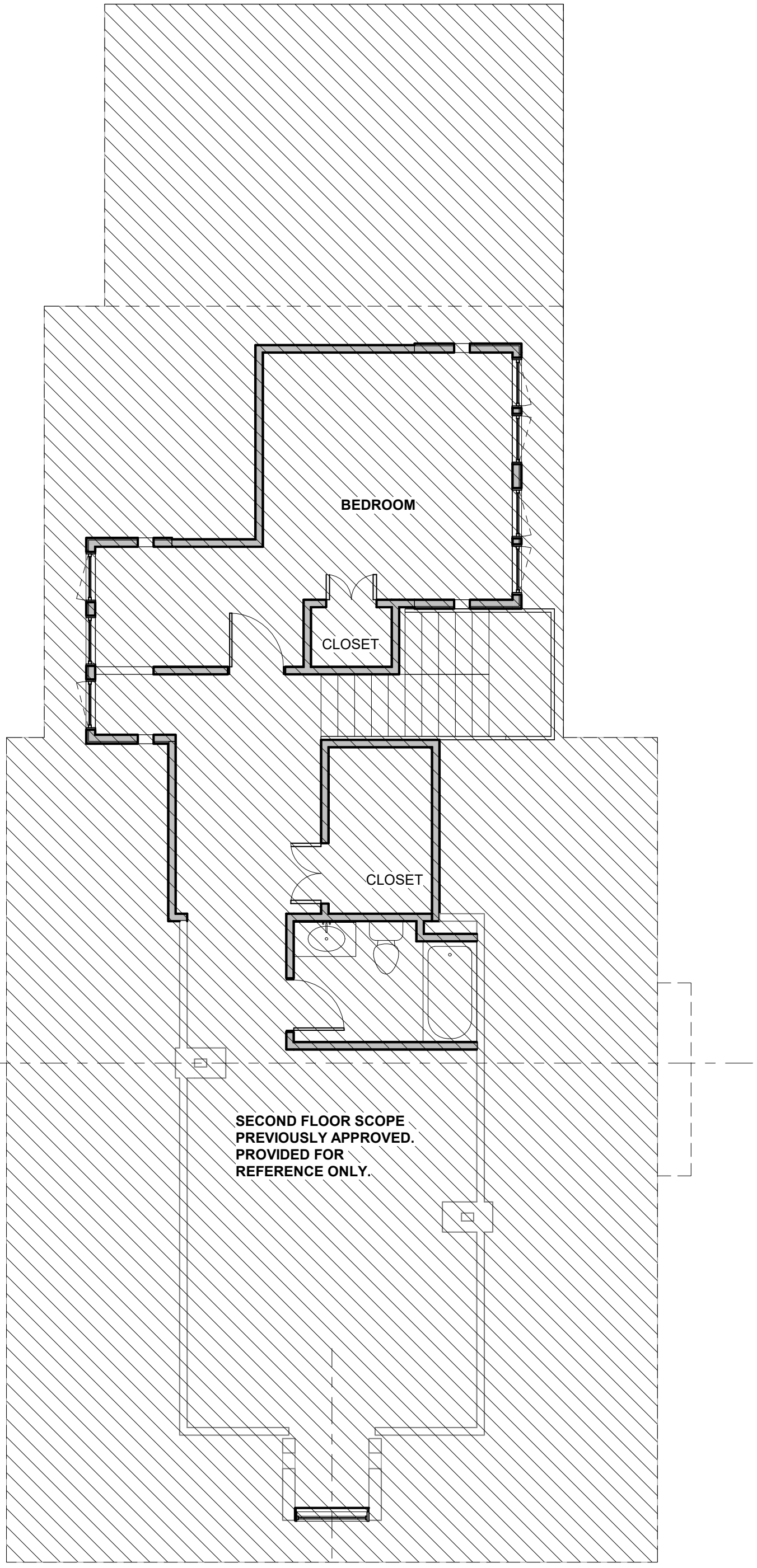
800 FAIR STREET RESIDENCE

SK04

PROPOSED PLAN

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

2023.06.22



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

CHISEL workshop

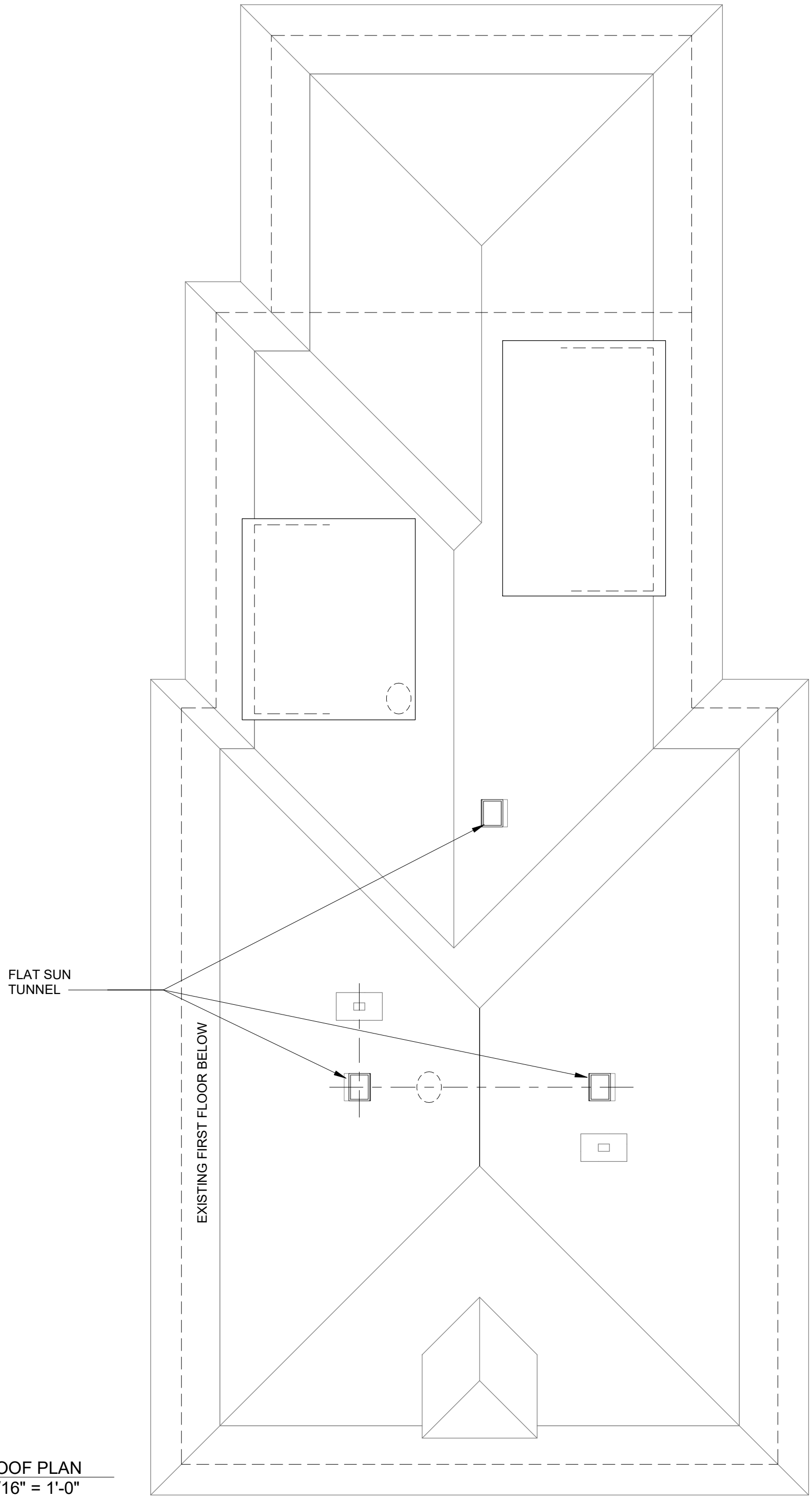
800 FAIR STREET RESIDENCE

SK05

PROPOSED PLAN

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

2023.06.22



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

CHISEL workshop

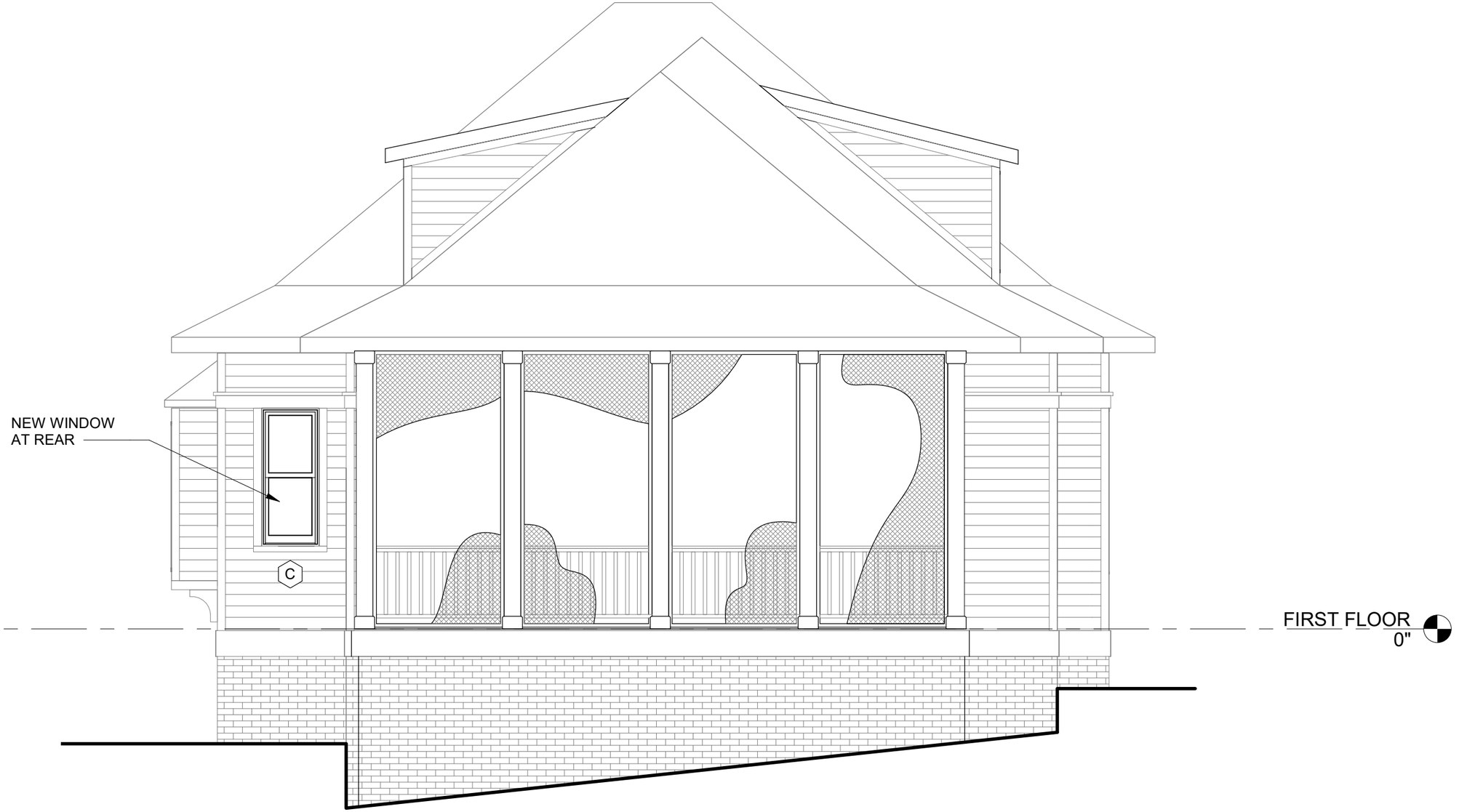
800 FAIR STREET RESIDENCE

SK06

ROOF PLAN

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

2023.04.21



1 EXTERIOR ELEV // REAR
1/4" = 1'-0"

CHISEL workshop

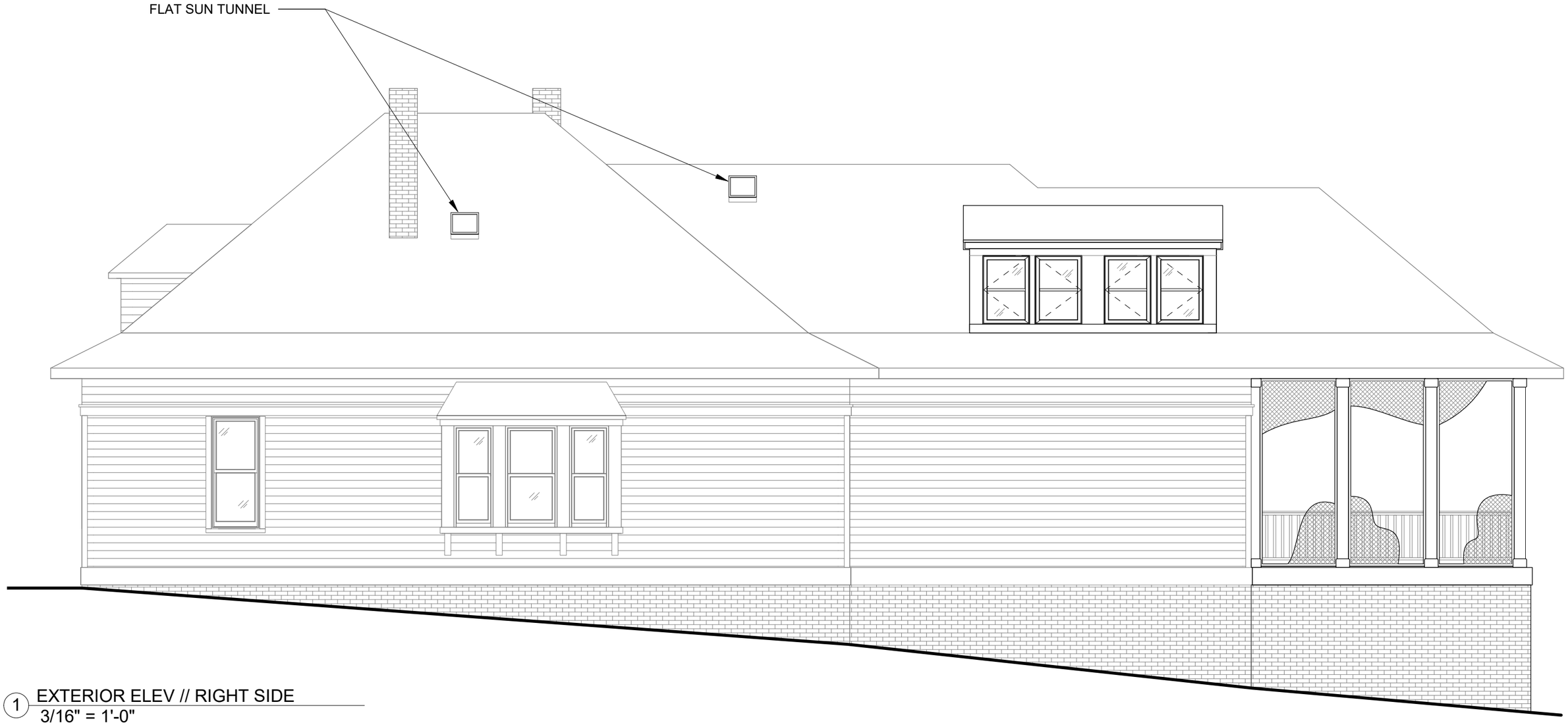
800 FAIR STREET RESIDENCE

SK07

EXTERIOR ELEVATIONS

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

2023.06.22



1 EXTERIOR ELEV // RIGHT SIDE
3/16" = 1'-0"

CHISEL workshop

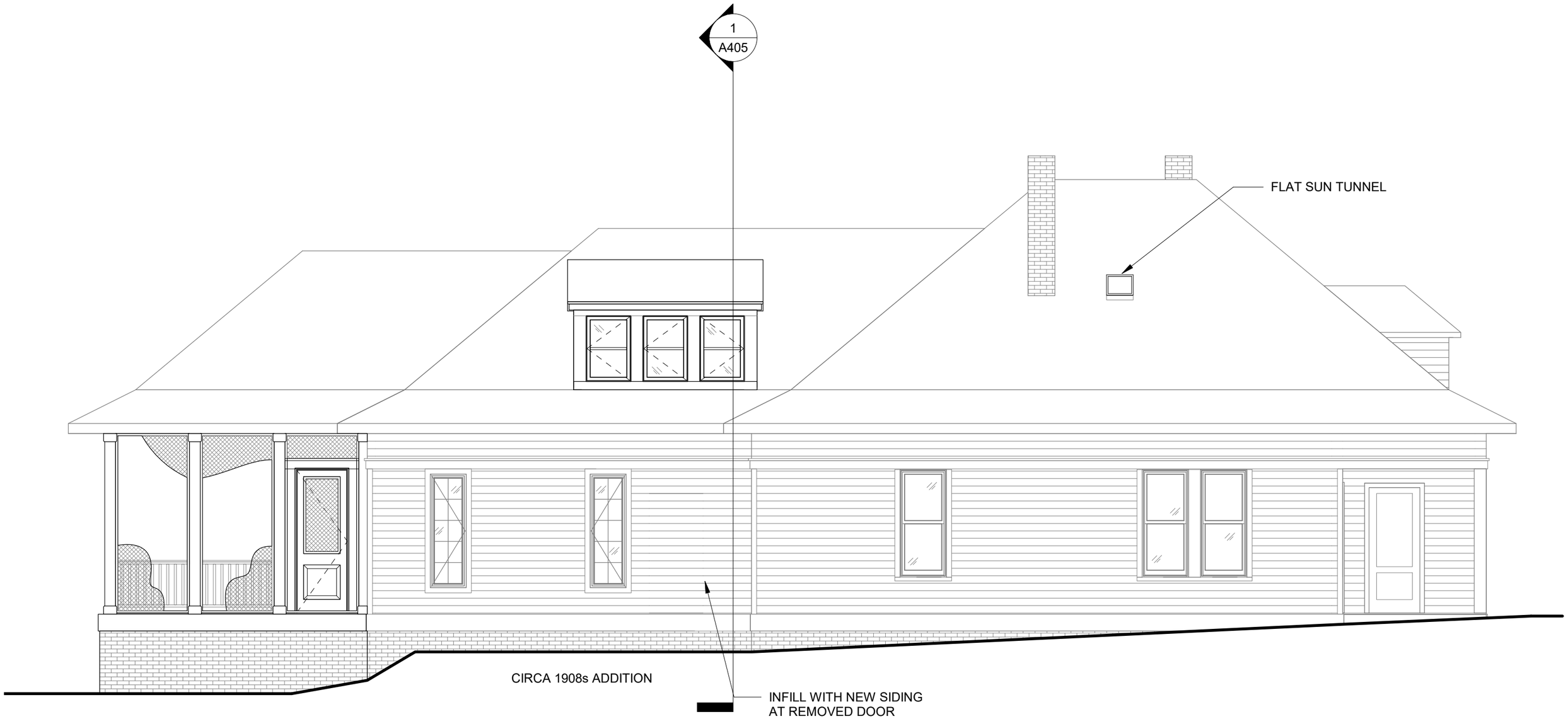
800 FAIR STREET RESIDENCE

SK08

EXTERIOR ELEVATIONS

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

2023.06.22



1 EXTERIOR ELEV // LEFT SIDE
3/16" = 1'-0"

CHISEL workshop

800 FAIR STREET RESIDENCE

SK09

EXTERIOR ELEVATIONS

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

2023.06.22



FLAT SUN TUNNEL DETAIL



OPTION 1: FLAT PANEL SUN TUNNEL



FLAT SUN TUNNEL DETAIL



FLAT SUN TUNNEL DETAIL

CHISEL workshop

800 FAIR STREET RESIDENCE

SK10

SUN TUNNEL - FLAT TUNNEL OPTION 1

SCALE:

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I William Crankshaw and Kimberly Crankshaw
(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 B 01000 00009078B
(Property Parcel/Tax ID Number)

and located at:

800 Fair Street Franklin, TN
(Street Address)

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

Amanda and Ben McCreary, Chisel Workshop
(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.

William Crankshaw / Kimberly Crankshaw
Signature

800 Fair Street
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10 day of April, 2023.

Notary Public

My Commission Expires: 06/03/2024

CYNTHIA POSEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 03, 2024
COUNTY OF WILLIAMSON

City of Franklin

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

File #: 21-04870

DATE: June 29, 2023

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Alterations (Roof) At 324 3rd Avenue South; Scott Nicodemus, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the reconstruction of a roof at 324 3rd Avenue South.

APPLICABLE DESIGN GUIDELINES:
Chapter 2: Residential Buildings; Roofs

PROJECT INFORMATION:
COF Project Number: 8231
District: Downtown
Applicant: Scott Nicodemus
Owner: Brandon Hutchenson

BACKGROUND:
The subject property at 324 3rd Avenue South received a Certificate of Appropriateness in April 2022 for a series of alterations and demolition in regards to constructing a new rear addition to the historic dwelling. No alterations to the historic roofline were approved under that COA. On June 1, 2023, members of City Staff were notified that the roof structure on the main form of home had been completely removed without a permit. The scope of this kind of roof work requires a building permit from Building & Neighborhood Services, and because it is in the historic preservation overlay, a COA is required prior to issuance of a building permit. A stop work order was placed on the property immediately. The applicant has submitted an application to reconstruct the roof. The applicant has supplied photos showing the structure's current condition.

For alteration to roofs on historic residential buildings, the City of Franklin Historic District Design Guidelines recommend to "Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered," and that "If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials." The applicant has provided a letter from an engineer describing the condition of the original roof, however this was not part of the original application submittal. Once issues with the roof had been discovered, the applicant should have returned to the Historic Zoning Commission with a modified application addressing the roof concerns.

An alternate plan may have been established that would have preserved as much of the roof as possible rather than its entire removal. Entire roof replacement on historic structures is not recommended, however, given the circumstances and the current state of the dwelling, in this instance the application can be supported. The roof must be reconstructed to match what was there previously using materials that match the original.

RECOMMENDATION:

Staff recommends approval with the following:

1. The roof must be reconstructed to match what was there previously using materials that match the original.
2. Any additional damage to windows or exterior walls outside of what was approved with the April 2022 COA must be repaired.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

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

324 Third Avenue S

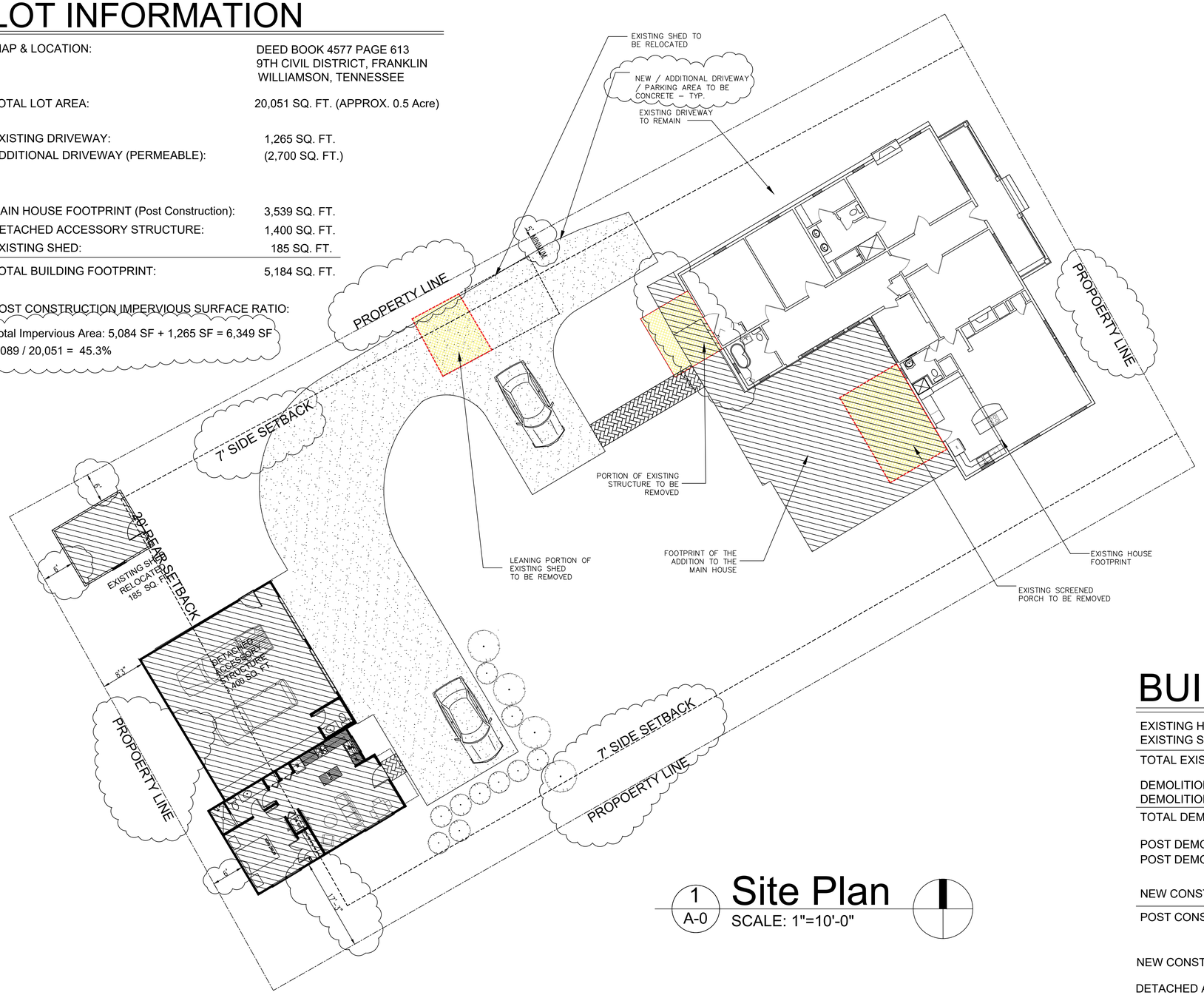
LOT INFORMATION

MAP & LOCATION:	DEED BOOK 4577 PAGE 613 9TH CIVIL DISTRICT, FRANKLIN 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:	5,184 SQ. FT.

POST CONSTRUCTION IMPERVIOUS SURFACE RATIO:

Total Impervious Area: 5,084 SF + 1,265 SF = 6,349 SF

9,089 / 20,051 = 45.3%



1 / A-0 **Site Plan**

SCALE: 1"=10'-0"

ARCHITECTURAL DRAWING INDEX

A-0	TITLE & SITE PLAN
A-1	ROOF PLAN
A-2	FOUNDATION PLAN
A-3	MAIN FLOOR PLAN
A-4	FRONT ELEVATION & DETACHED STRUCTURE ELEVATIONS
A-5	RIGHT ELEVATIONS
A-6	LEFT ELEVATIONS
A-7	REAR ELEVATIONS
A-8	DETACHED ACCESSORY
A-9	RELOCATED SHED
	FOR REVIEW JUNE 22, 2023
B-1	EXISTING FLOOR PLAN PROPOSED FLOOR PLAN
B-2	EXISTING ROOF PLAN PROPOSED ROOF PLAN
B-3	EXISTING FRONT ELEVATION PROPOSED FRONT ELEVATION
9-4	EXISTING REAR ELEVATION PROPOSED REAR ELEVATION
B-5	EXISTING RIGHT ELEVATION PROPOSED RIGHT ELEVATION
B-6	EXISTING LEFT ELEVATION PROPOSED LEFT ELEVATION
B-7	BUILDING SECTIONS

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: 1,360 / 3,539 = 38.4%

MYATT ARCHITECTURE

REVISED PER OWNER

BRANDON HUTCHESON

HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

DATE	DESCRIPTION

PROJECT NO.

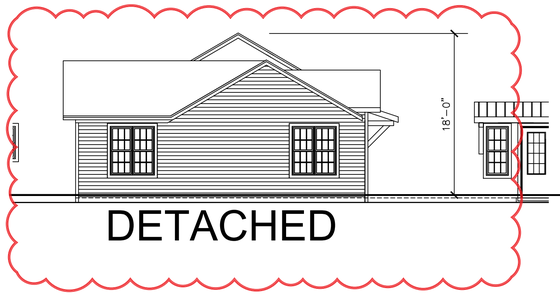
DATE 04/14/2023

DRAWN BY J. MYATT RA

CHECKED BY

A-0

TITLE SHEET



DETACHED

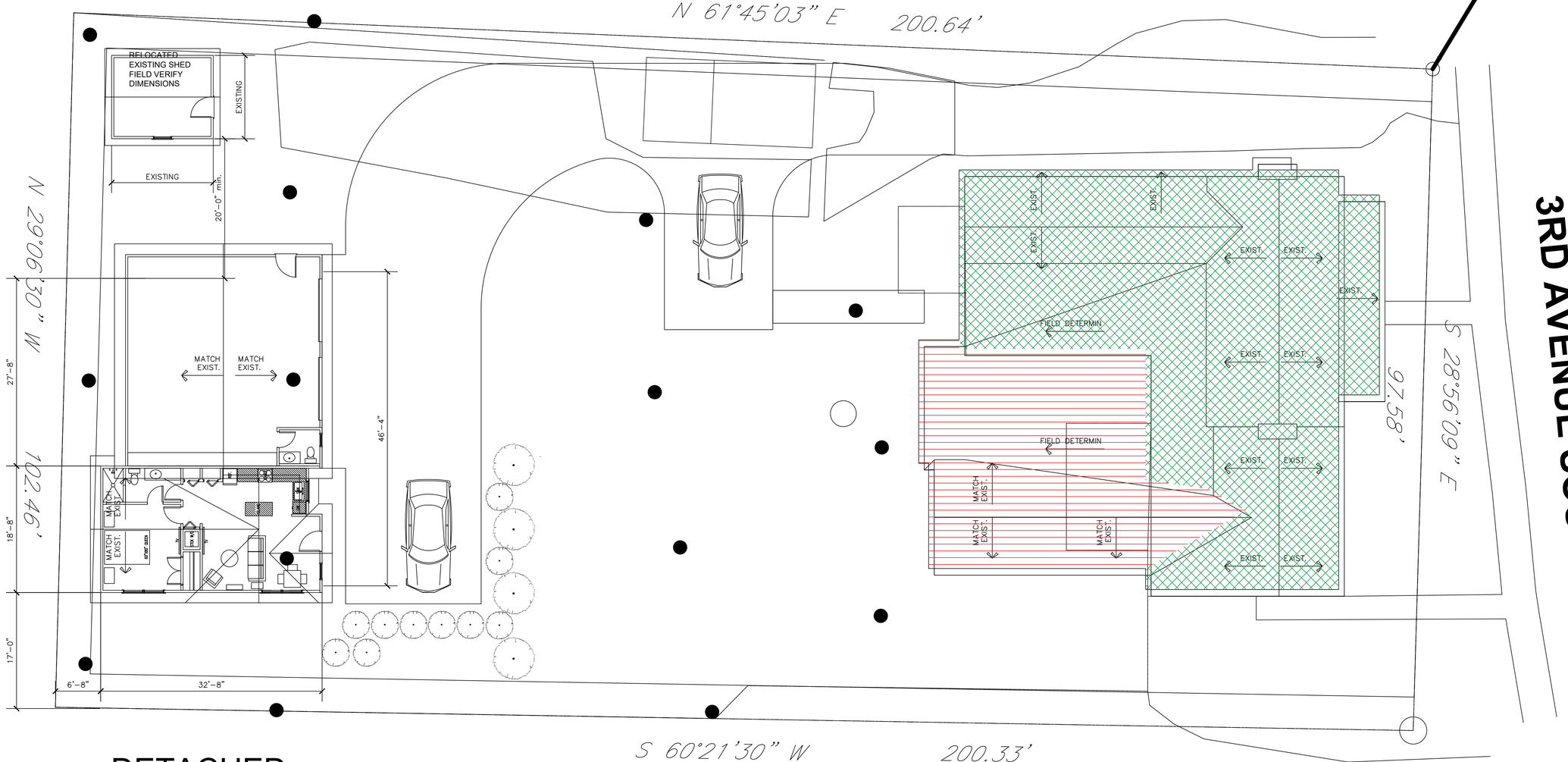


MAIN HOUSE

3
A-1

SITE ELEVATION

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



DETACHED STRUCTURE ROOF PLAN

2
A-1

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

MAIN HOUSE ROOF PLAN

1
A-1

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

ROOF PLAN LEGEND

EXISTING ROOF TO REMAIN

NEW ROOF AREAS

MYATT ARCHITECTURE

REVISED PER OWNER

POINT O

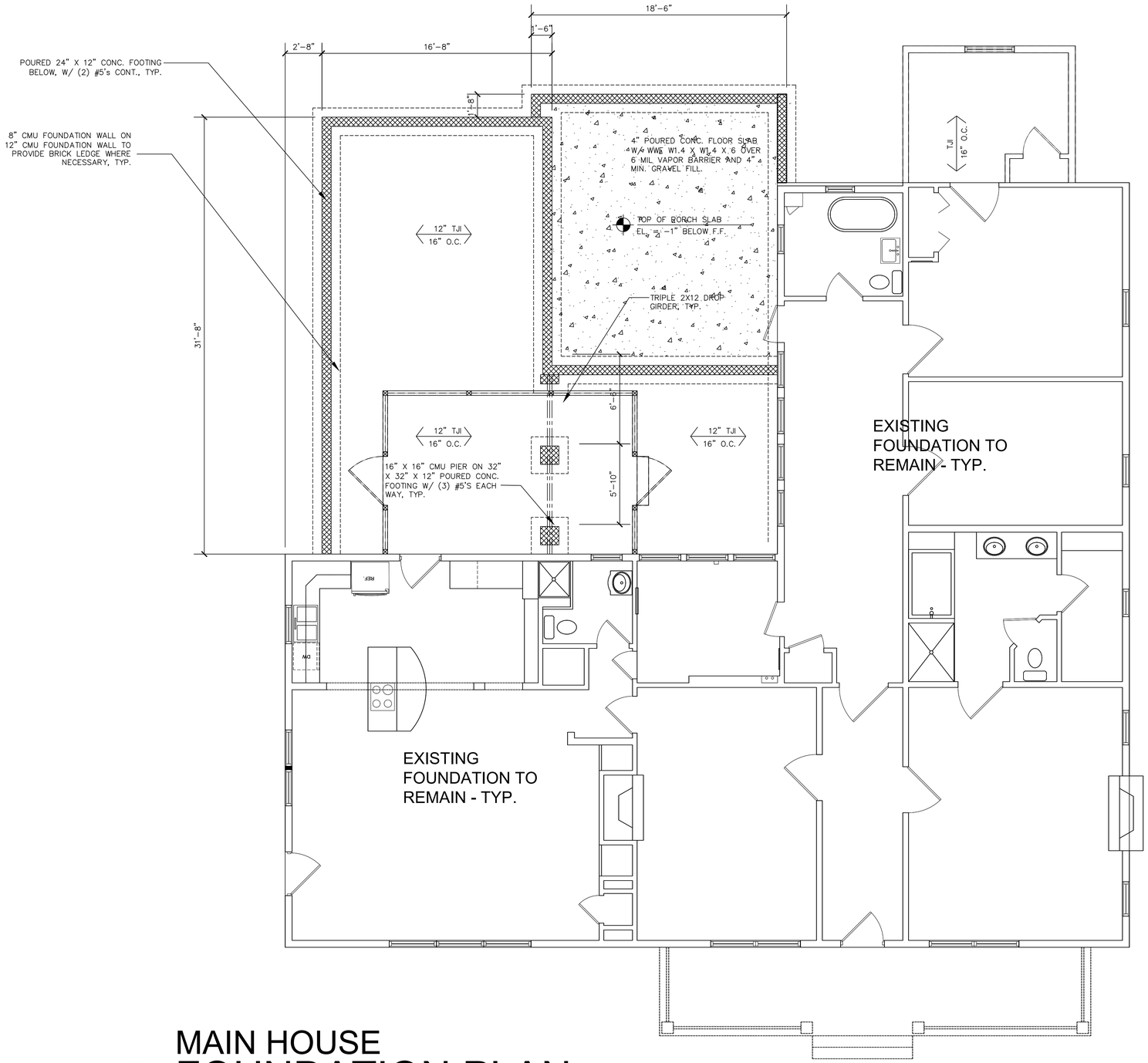
3RD AVENUE SOUTH

BRANDON HUTCHESON
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

HOUSE PLAN

REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	04/14/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A-1
ROOF PLAN



MAIN HOUSE FOUNDATION PLAN

1 / A-2

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

MYATT ARCHITECTURE

REVISED PER OWNER

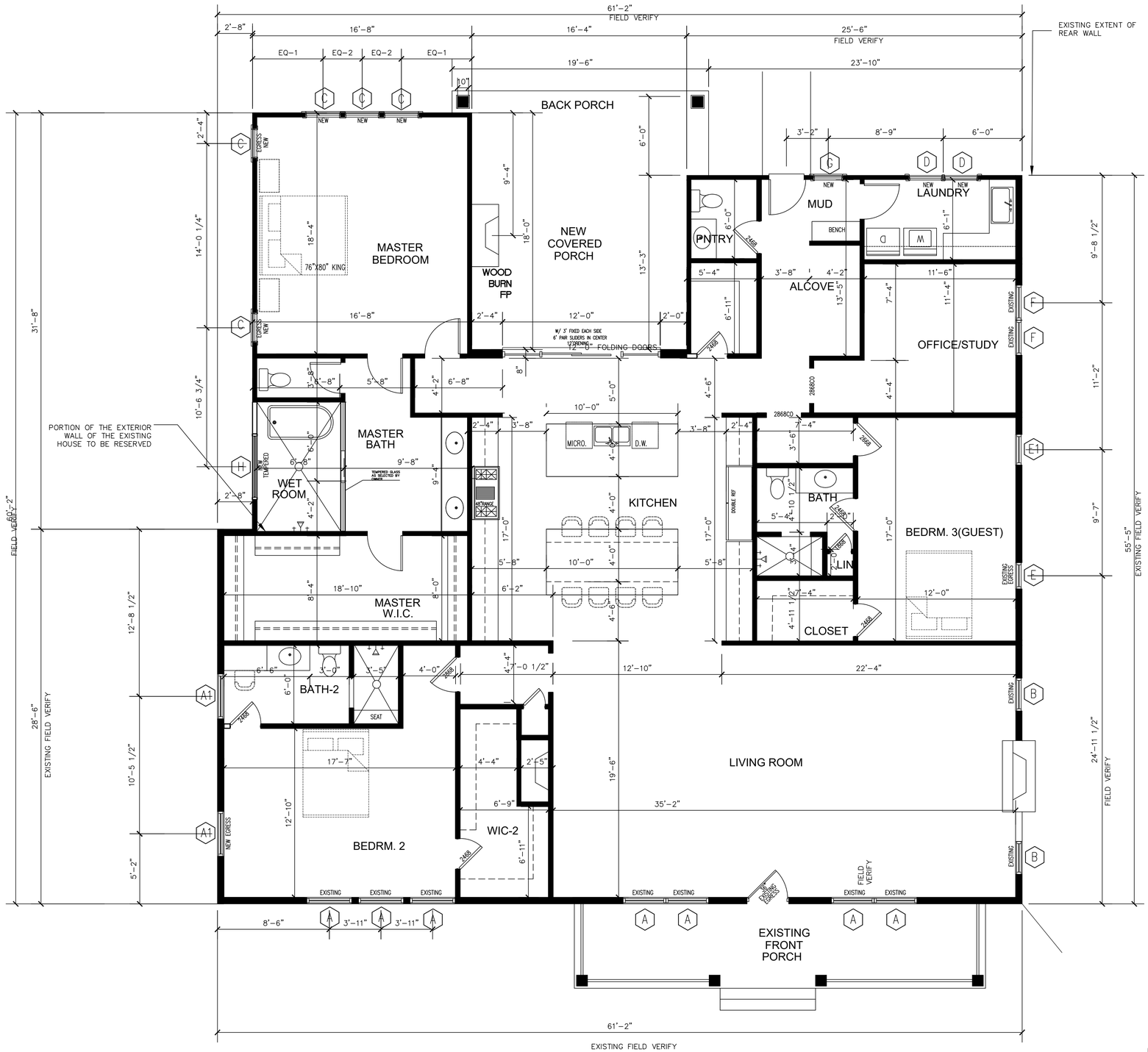
BRANDON HUTCHESON

HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	04/14/2023
DRAWN BY	J. MYATT RA
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A-2
FOUNDATION PLAN



WINDOW SCHEDULE

MARK	SIZE Width	SIZE HEIGHT	TYPE	MATERIAL	NOTES	COUNT
A	3'-6"	4'-8"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	7
A1	3'-6"	4'-8"	DOUBLE HUNG	WOOD	NEW TO MATCH EXIST A	2
B	2'-8"	6'-5"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	2
C	2'-8"	6'-2"	DOUBLE HUNG	WOOD	NEW	5
D	2'-8"	3'-8"	DOUBLE HUNG	WOOD	NEW (TEMPERED)	2
E	2'-8"	6'-2"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	1
E1	2'-8"	6'-2"	DOUBLE HUNG	WOOD	MATCHES EXISTING E	1
F	2'-4"	4'-8"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	2
G	1'-8"	3'-0"	DOUBLE HUNG	WOOD	NEW	1
H	4'-0"	1'-6"	FIXED	WOOD	NEW IN MASTER BED SHOWER	1
					TEMPERED	

3,338 SF TOTAL W/ ADDN

1 / A-3 MAIN HOUSE FLOOR PLAN

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

MYATT ARCHITECTURE

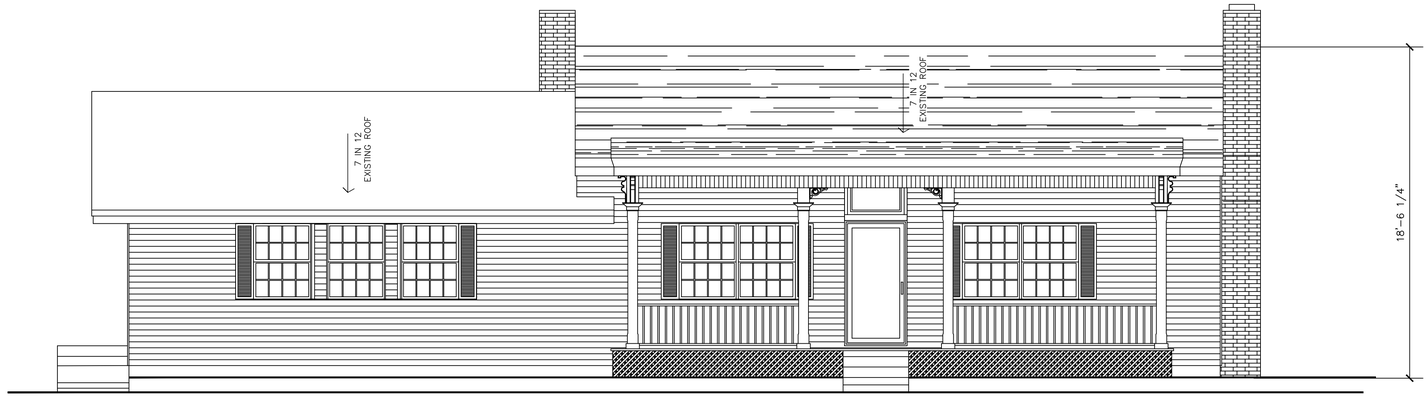
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FRANKLIN, TENNESSEE 37064

HOUSE PLAN

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A-3

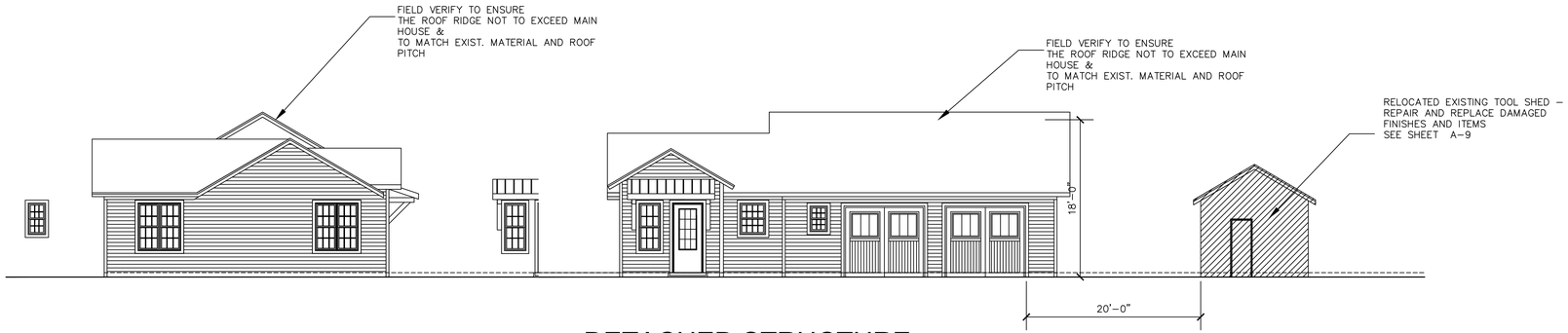


1 / A-4 **MAIN HOUSE FRONT ELEVATION**

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

NOTE FOR MAIN HOUSE FRONT ELEVATION:

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



DETACHED STRUCTURE

2 / A-4 **EAST ELEVATION**

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

Facing Front w/ Relocated Existing Shed

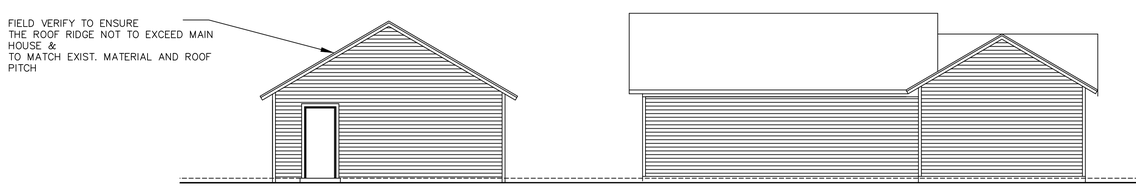
NOTE FOR DETACHED STRUCTURE ELEVATIONS:

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

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"

MYATT ARCHITECTURE

REVISED PER OWNER

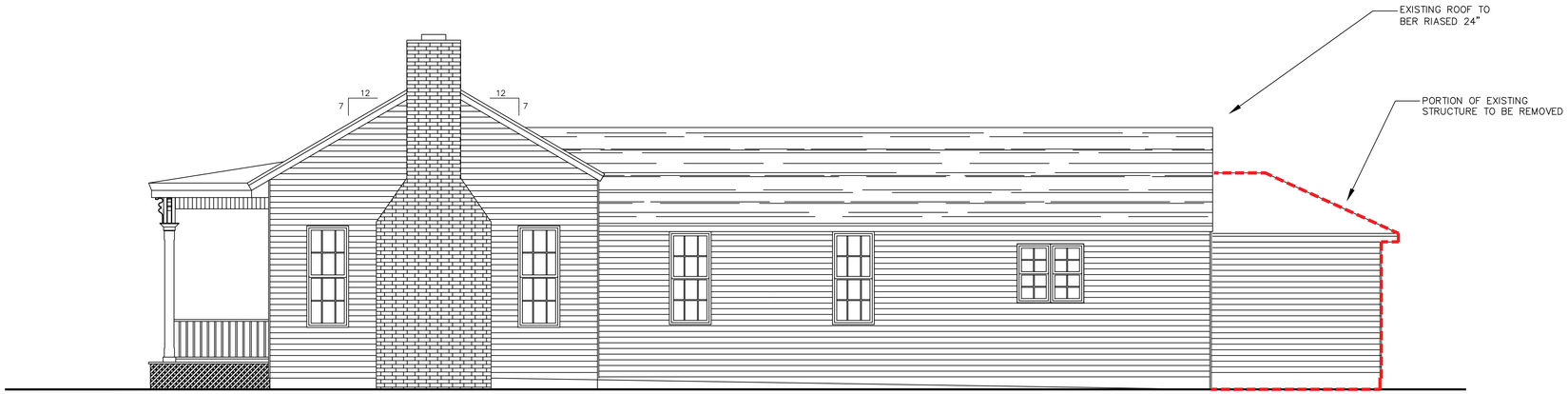
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HOUSE PLAN

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FRANKLIN, TENNESSEE 37064

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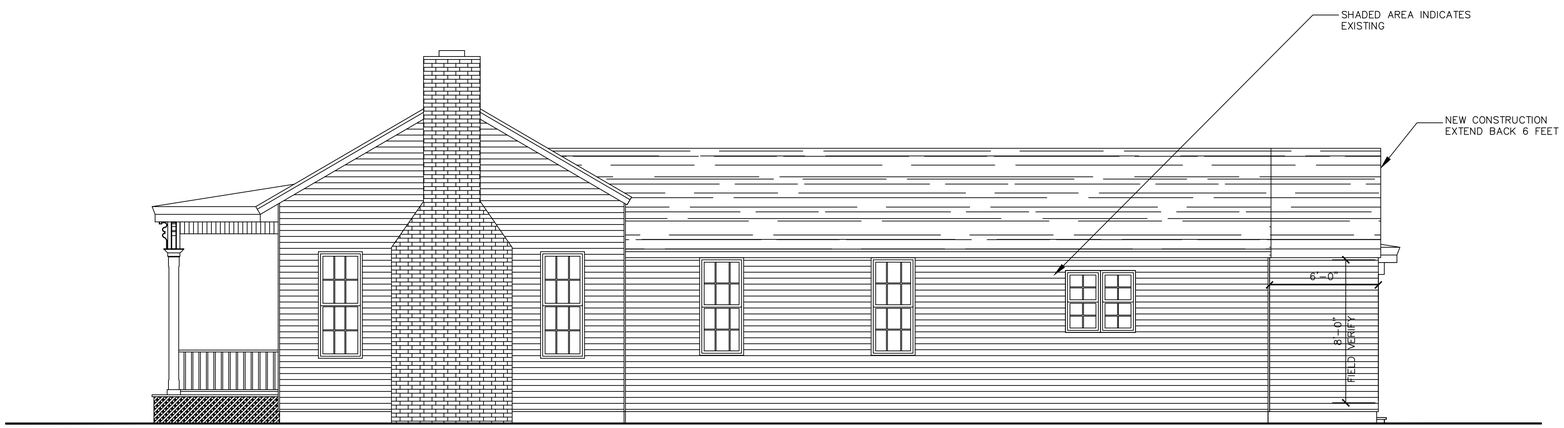
A-4
EXTERIOR ELEVATIONS



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.

COMPARISON
OF RIGHT
ELEVATION

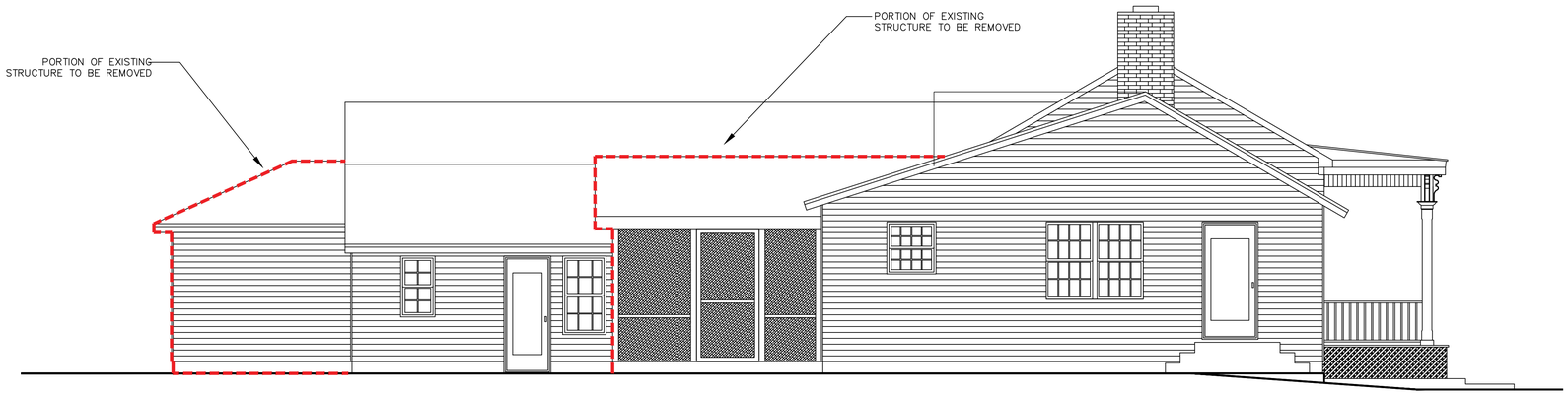
MYATT
ARCHITECTURE

REVISED
PER OWNER

BRANDON HUTCHESON
HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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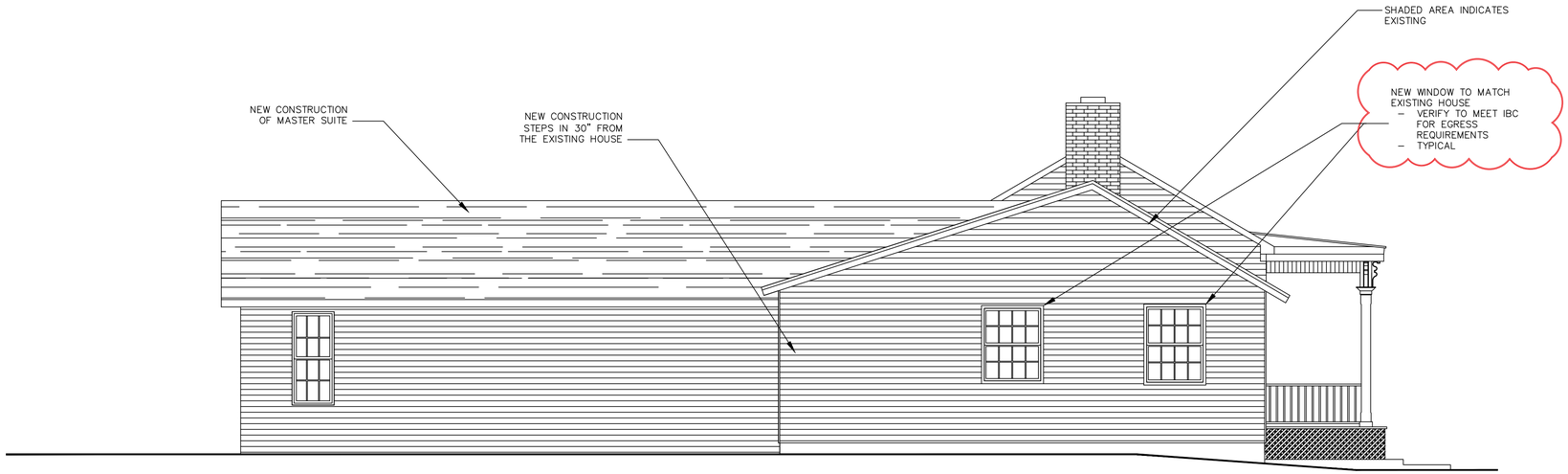
A-5



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.

MYATT ARCHITECTURE

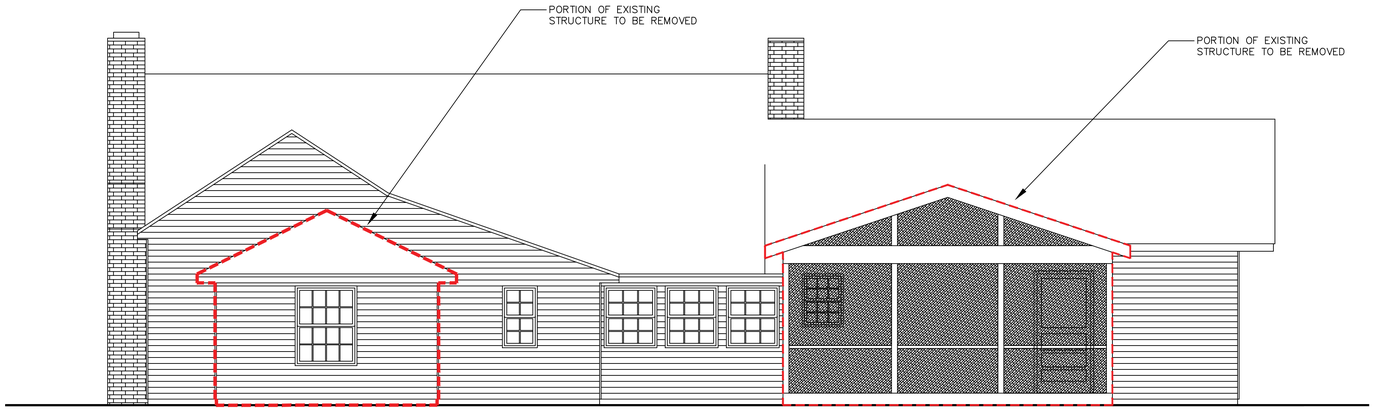
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PER OWNER

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324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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COMPARISON
OF LEFT
ELEVATION

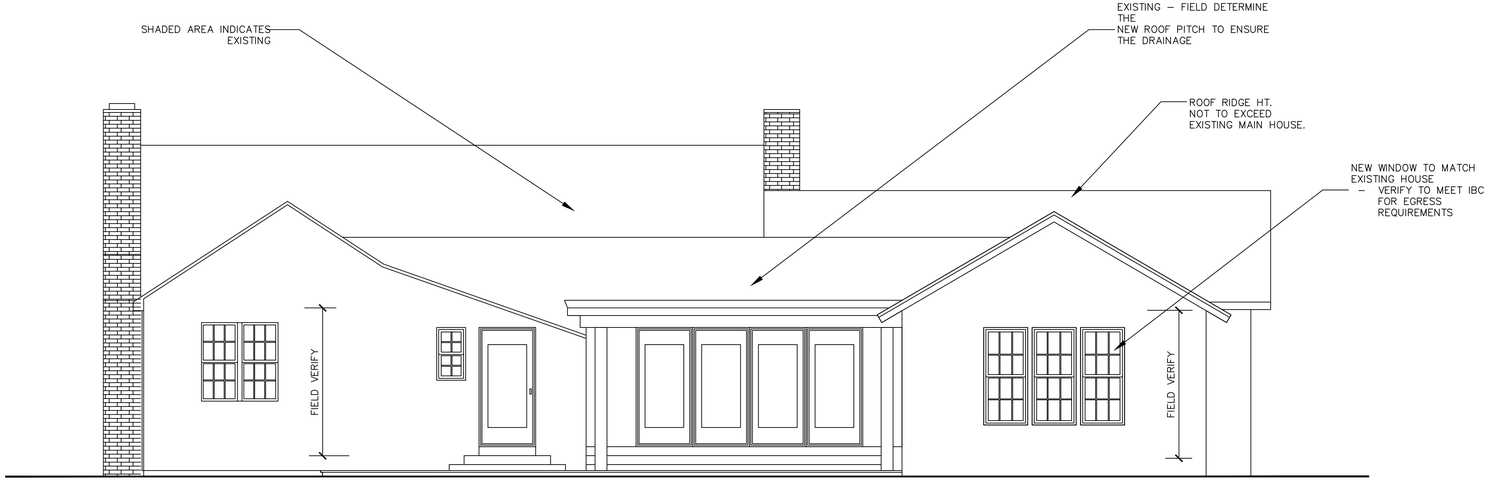
A-6



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.

COMPARISON OF REAR ELEVATION

MYATT ARCHITECTURE

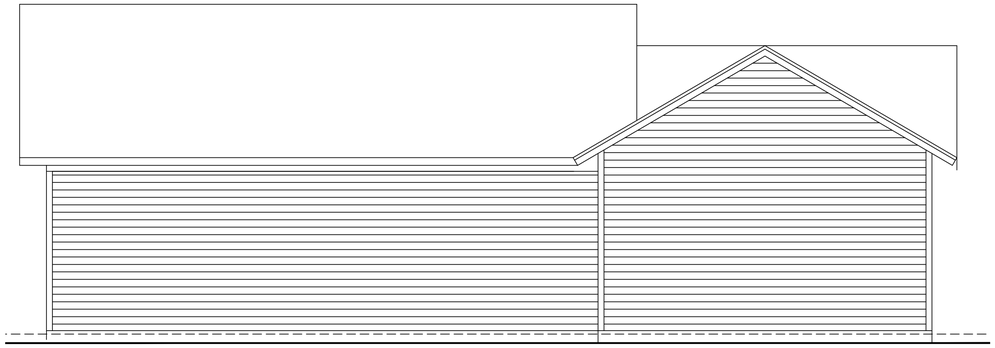
REVISED PER OWNER

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HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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A-7



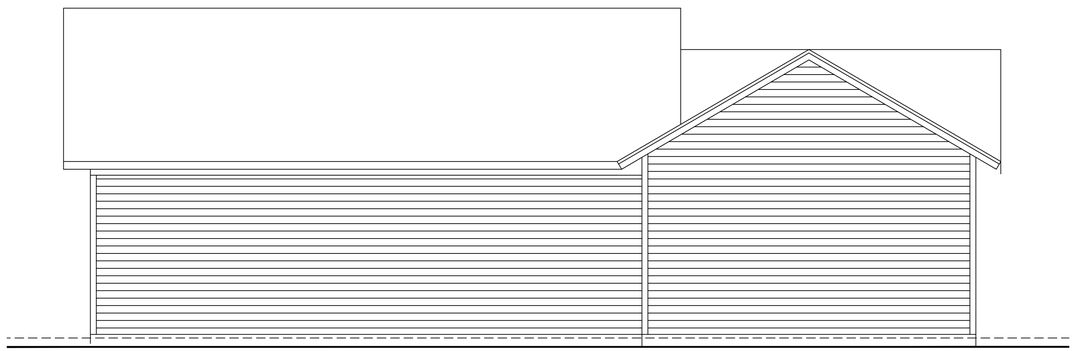
2 A-8 **REAR ELEVATION**
SCALE: 1/4"=1'-0"



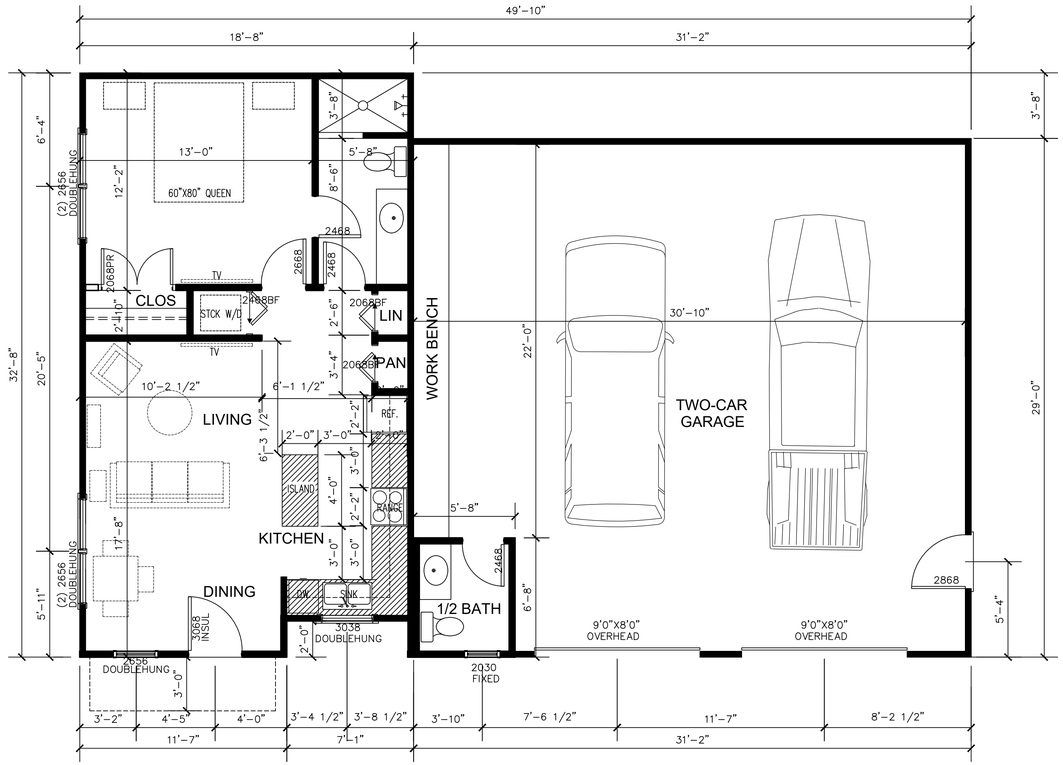
1 A-8 **FRONT ELEVATION**
SCALE: 1/4"=1'-0"



3 A-8 **LEFT ELEVATION**
SCALE: 1/4"=1'-0"



4 A-8 **RIGHT ELEVATION**
SCALE: 1/4"=1'-0"



5 A-8 **FLOOR PLAN**
SCALE: 1/4"=1'-0"

DETACHED STRUCTURE

MYATT ARCHITECTURE

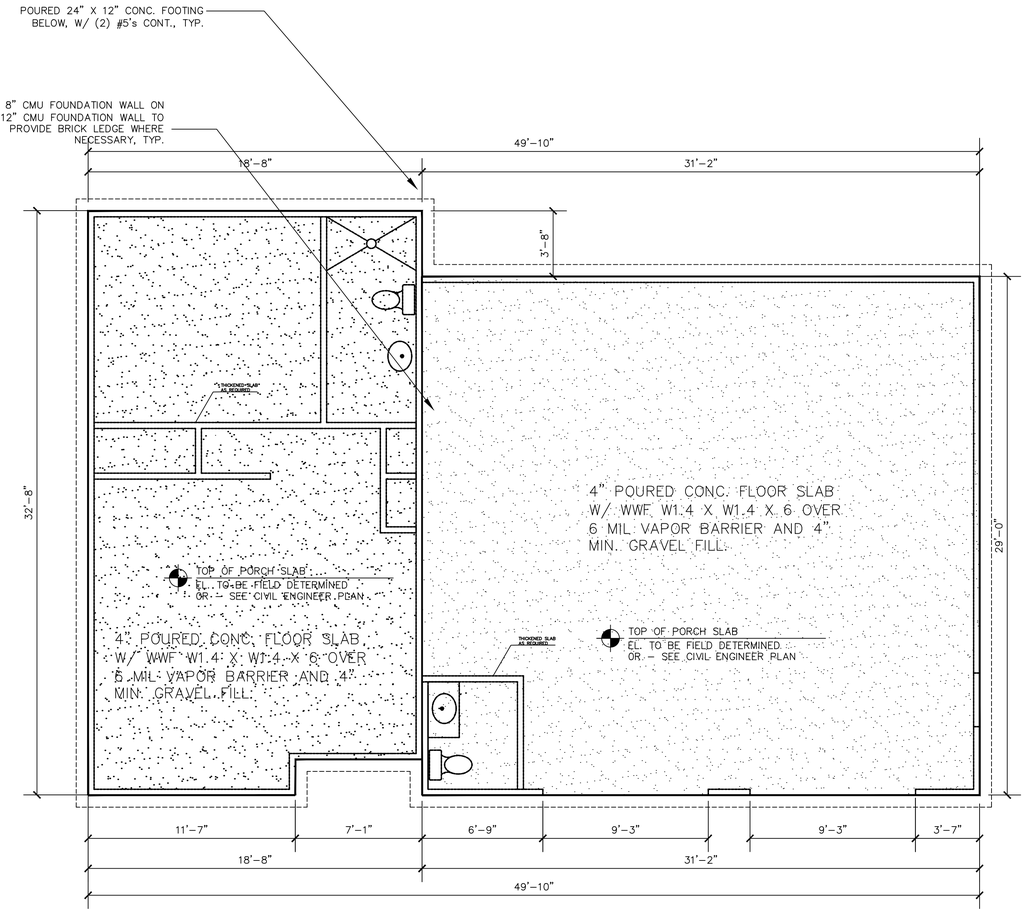
REVISED PROPOSED

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FRANKLIN, TENNESSEE 37064

GUEST HOUSE PLAN

REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	02/06/2023
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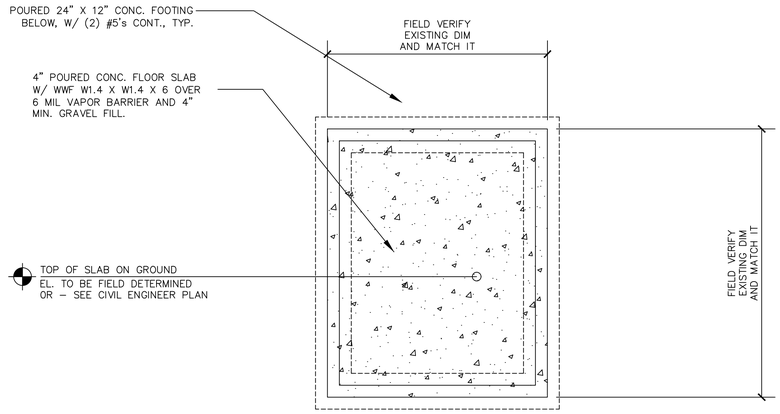
A-8



DETACHED STRUCTURE
FOUNDATION PLAN

2 / A-8

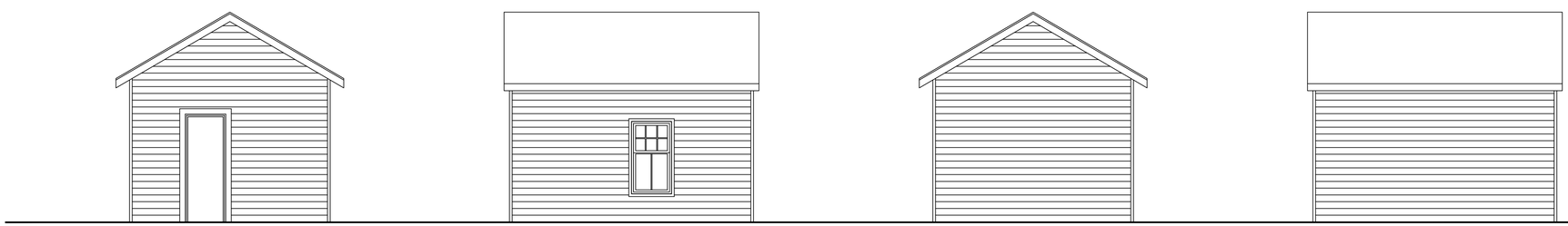
SCALE: 1/4"=1'-0"



RELOCATED EXIST. SHED
FOUNDATION PLAN

1 / A-9

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



RELOCATED EXIST. SHED
EXTERIOR ELEVATIONS

2 / A-9

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

NOTE FOR RELOCATION OF THE EXISTING SHED:

REPAIR AND REPLACE / REBUILD DAMAGED STRUCTURE, FINISHES , WINDOW & DOOR

RELOCATED EXIST. SHED

MYATT ARCHITECTURE

REVISED PER OWNER

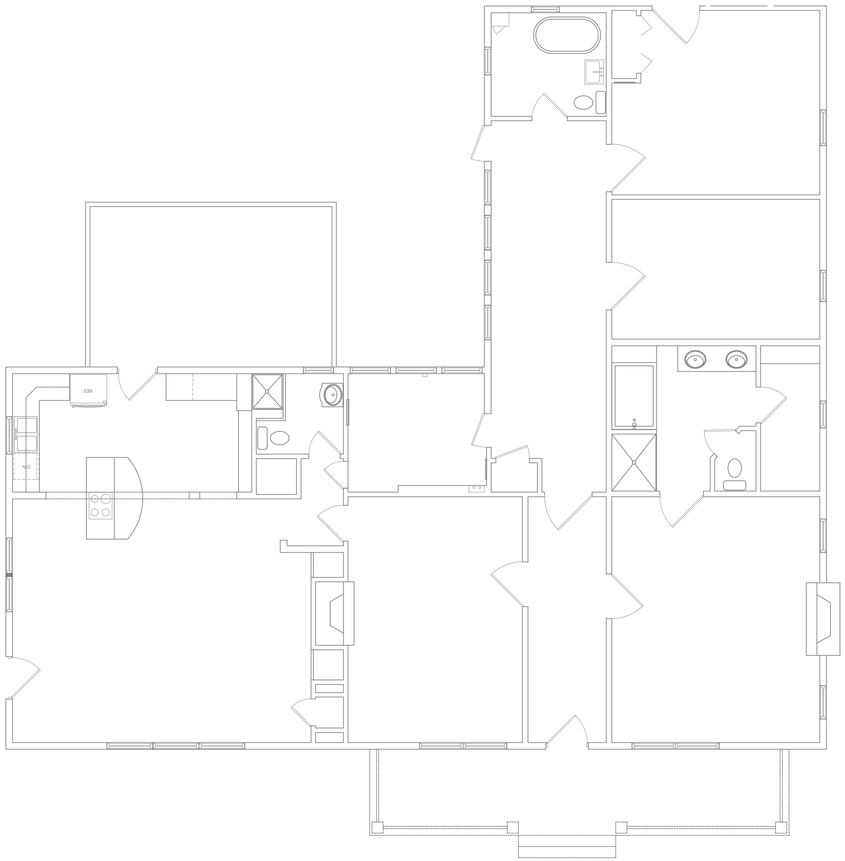
BRANDON HUTCHESON

HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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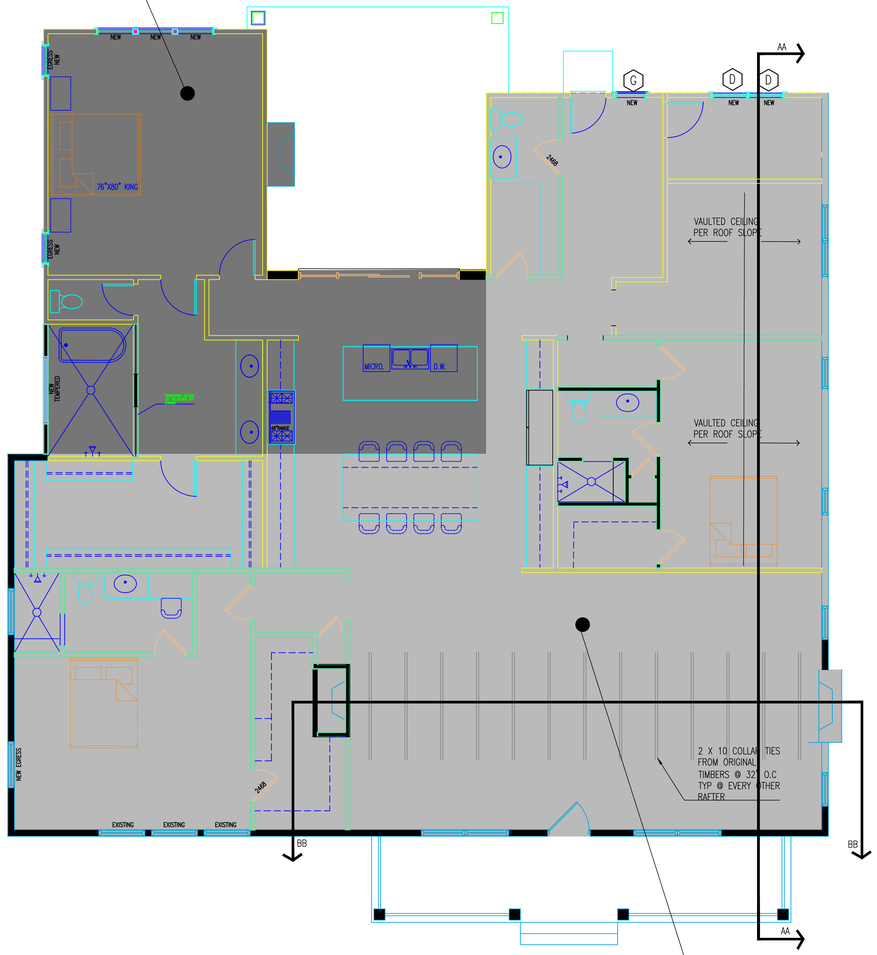
A-9



EXISTING FLOOR PLAN

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

NOTE: DARKER SHADED AREA REPRESENTS NEW PORTION OF HOUSE.



NOTE:LIGHTER SHADED AREA REPRESENTS EXISTING PORTION OF ORIGINAL HOUSE.

PROPOSED FLOOR PLAN

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

MYATT ARCHITECTURE

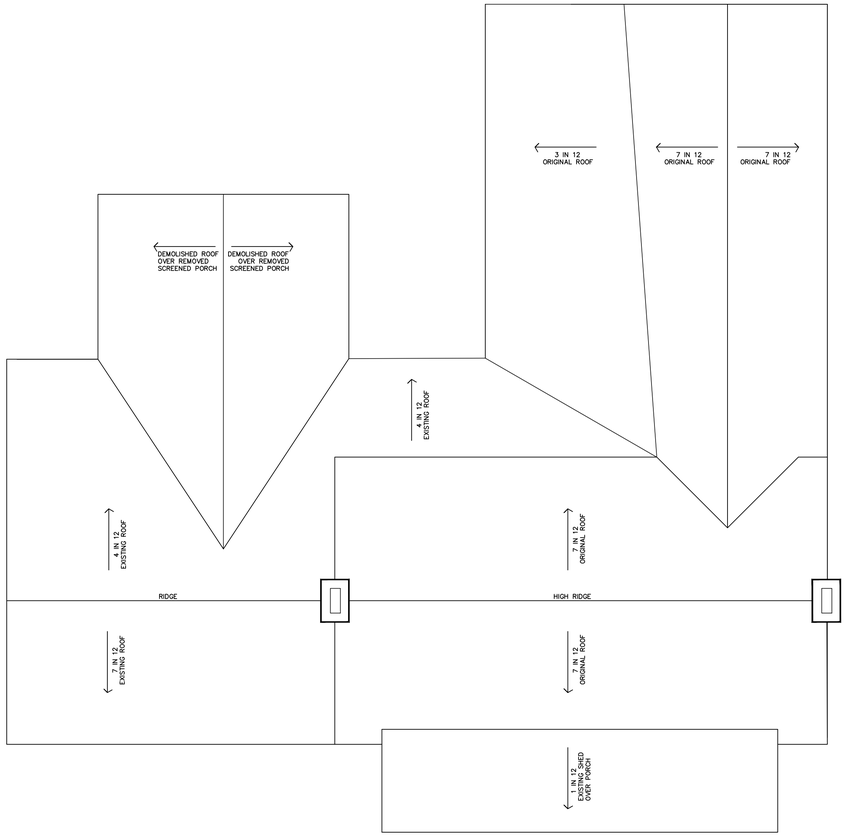
FOR REVIEW

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324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

HOUSE PLAN

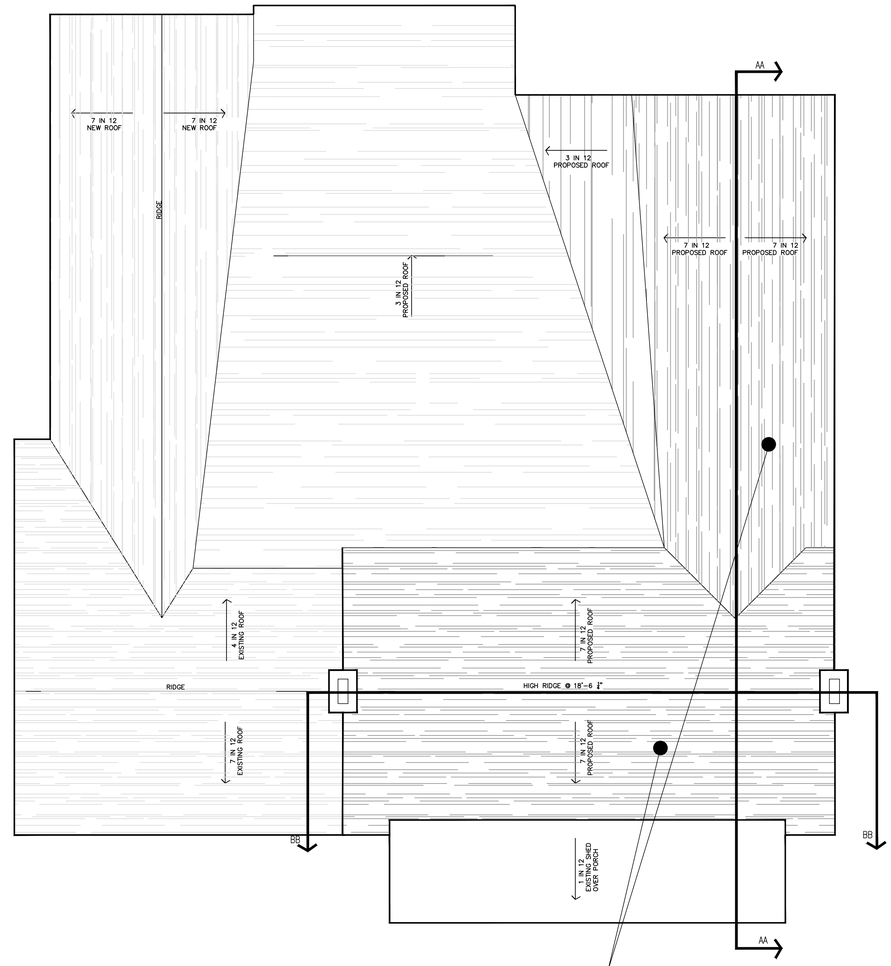
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DATE	DESCRIPTION
PROJECT NO.	
DATE	06/22/2023
DRAWN BY	J. MYATT RA
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B1



EXISTING ROOF PLAN

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



NOTE: DARKEST ROOF NOTATION REPRESENTS AREA OF ROOF TO BE RE CONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT.

PROPOSED ROOF PLAN

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

MYATT ARCHITECTURE

FOR REVIEW

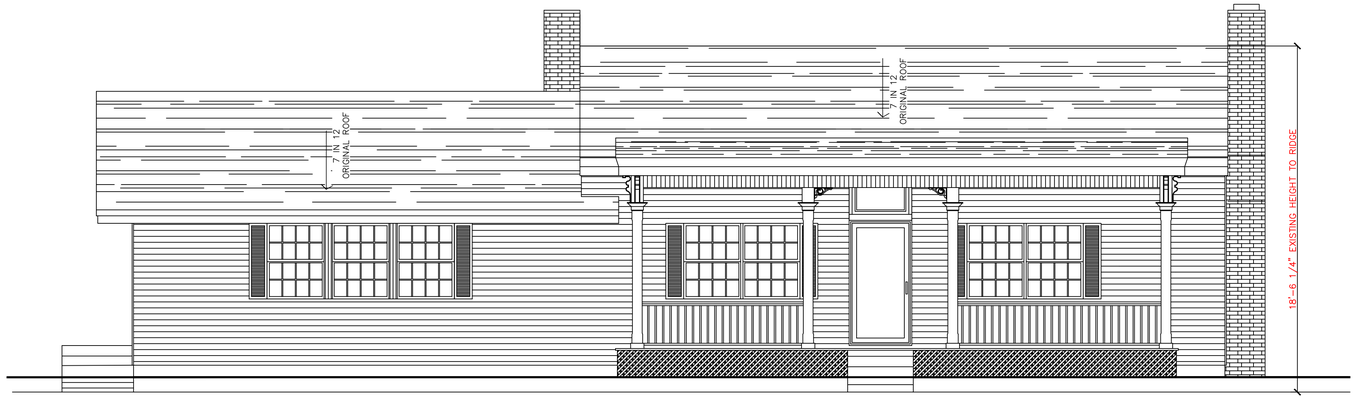
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FRANKLIN, TENNESSEE 37064

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B2



EXISTING FRONT ELEVATION

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



PROPOSED FRONT ELEVATION

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

NOTE: DARKEST ROOF NOTATION REPRESENTS AREA OF ROOF TO BE RE CONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT.

MYATT ARCHITECTURE

FOR REVIEW

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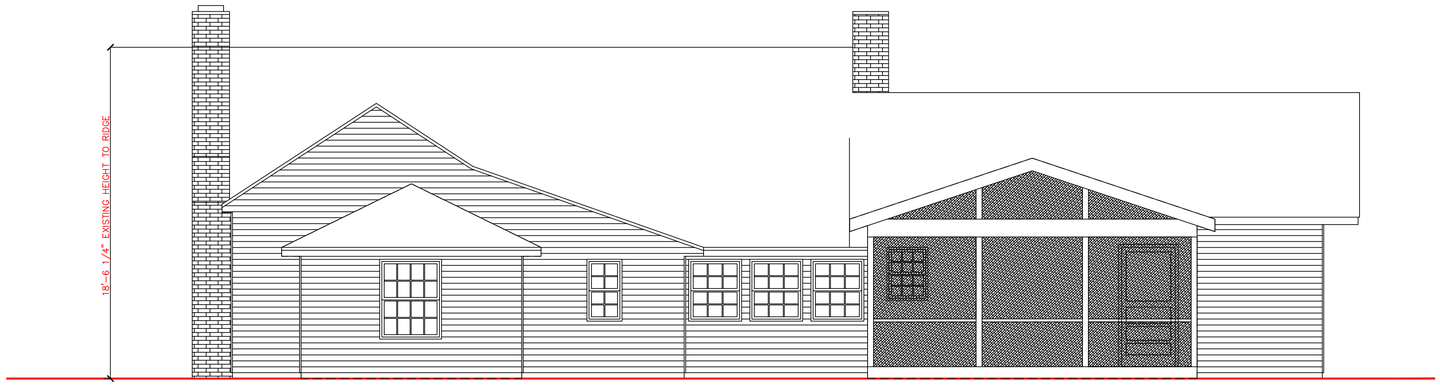
HOUSE PLAN

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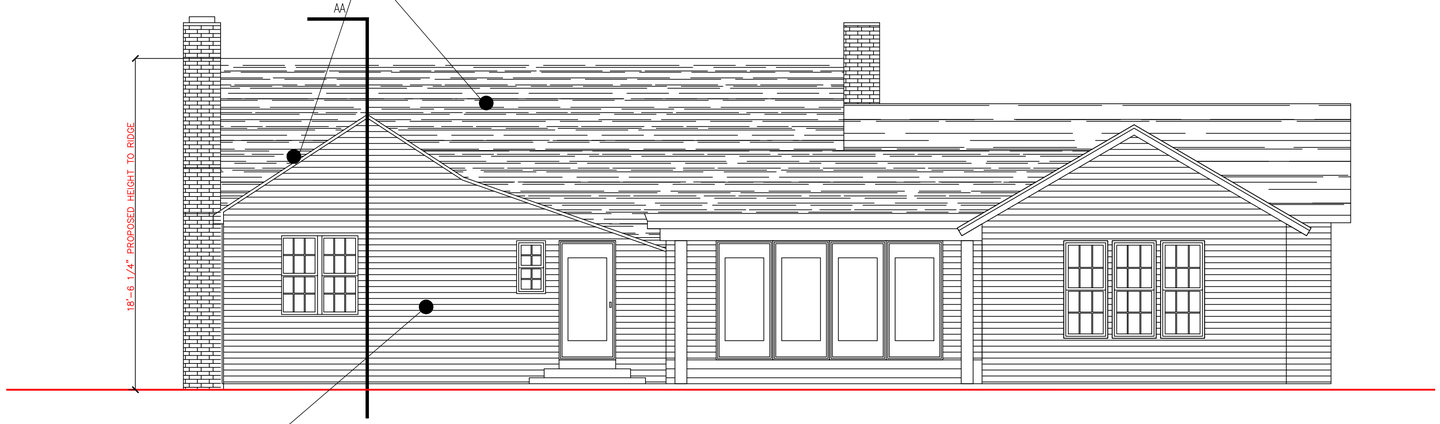
B3



EXISTING REAR ELEVATION

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

NOTE: DARKEST ROOF NOTATION REPRESENTS AREA OF ROOF TO BE RE CONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT.



NOTE: THIS EXTERIOR WALL IS TO BE CONSTRUCTED BACK TO IT'S ORIGINAL HEIGHT AND MATERIALS

PROPOSED REAR ELEVATION

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

MYATT ARCHITECTURE

FOR REVIEW

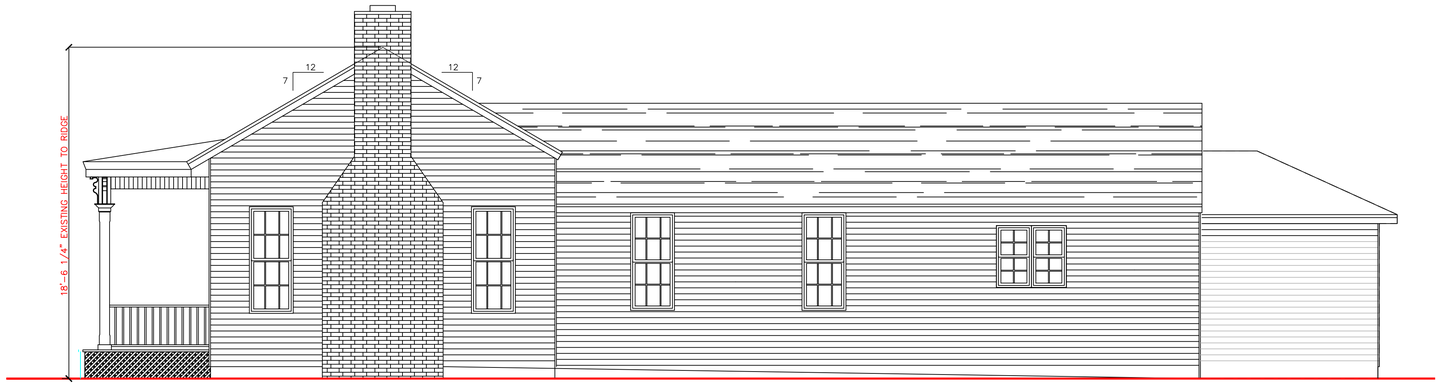
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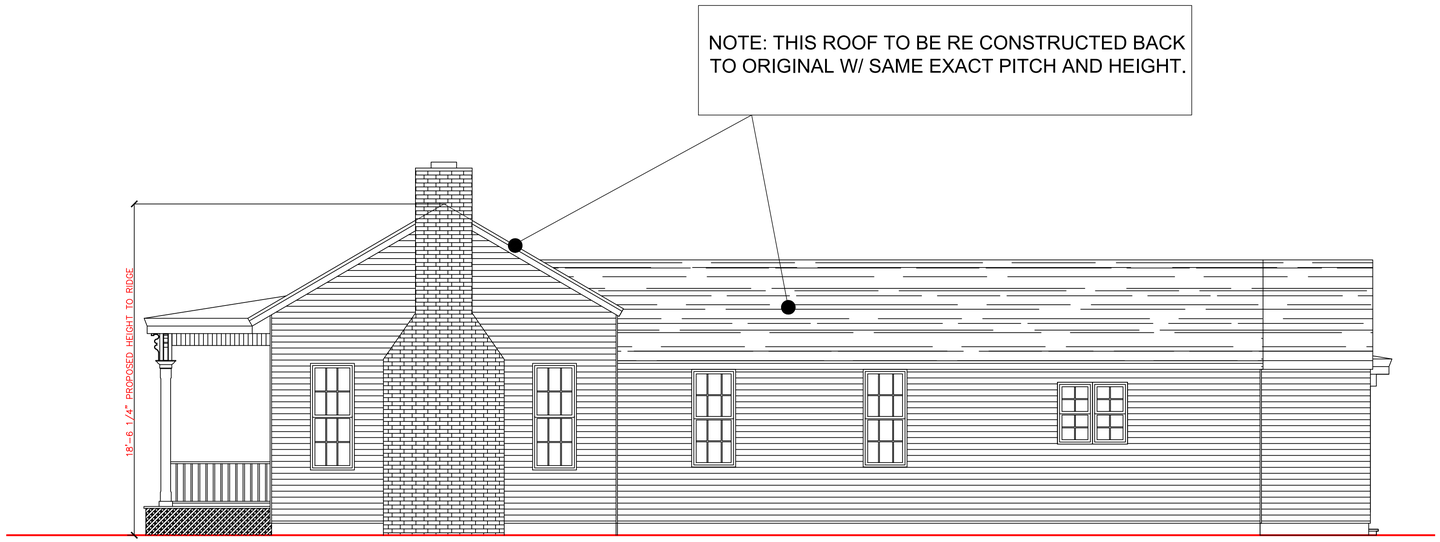
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PROJECT NO.	
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B4



EXISTING RIGHT SIDE ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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

MYATT ARCHITECTURE

FOR REVIEW

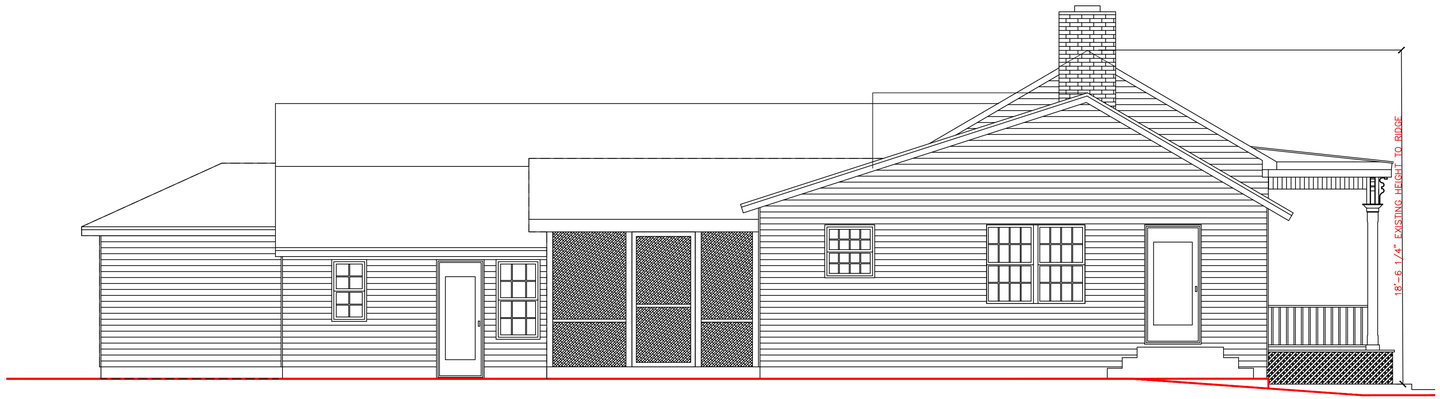
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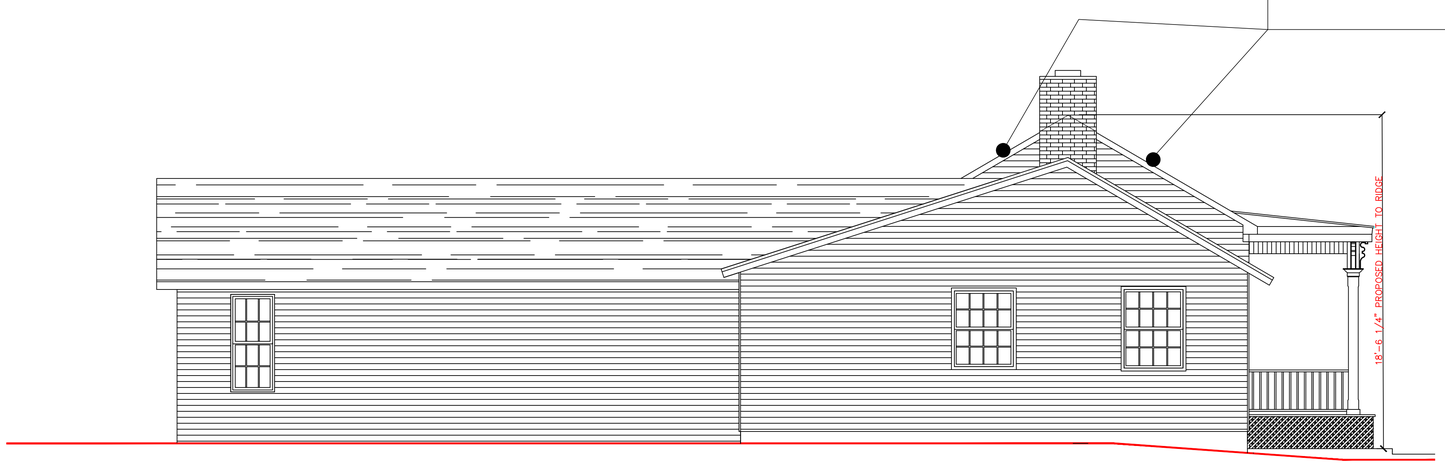
B5



EXISTING LEFT SIDE ELEVATION

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

NOTE: THIS ROOF TO BE RE CONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT.



PROPOSED LEFT SIDE ELEVATION

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

MYATT ARCHITECTURE

FOR REVIEW

BRANDON HUTCHESON

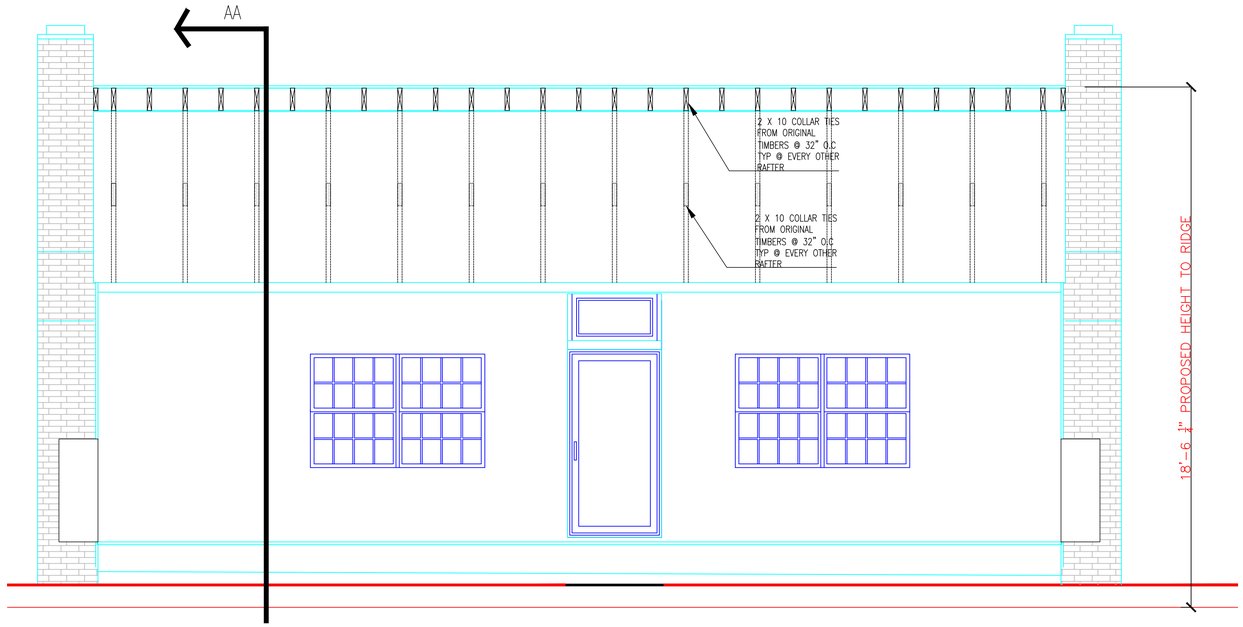
HOUSE PLAN

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FRANKLIN, TENNESSEE 37064

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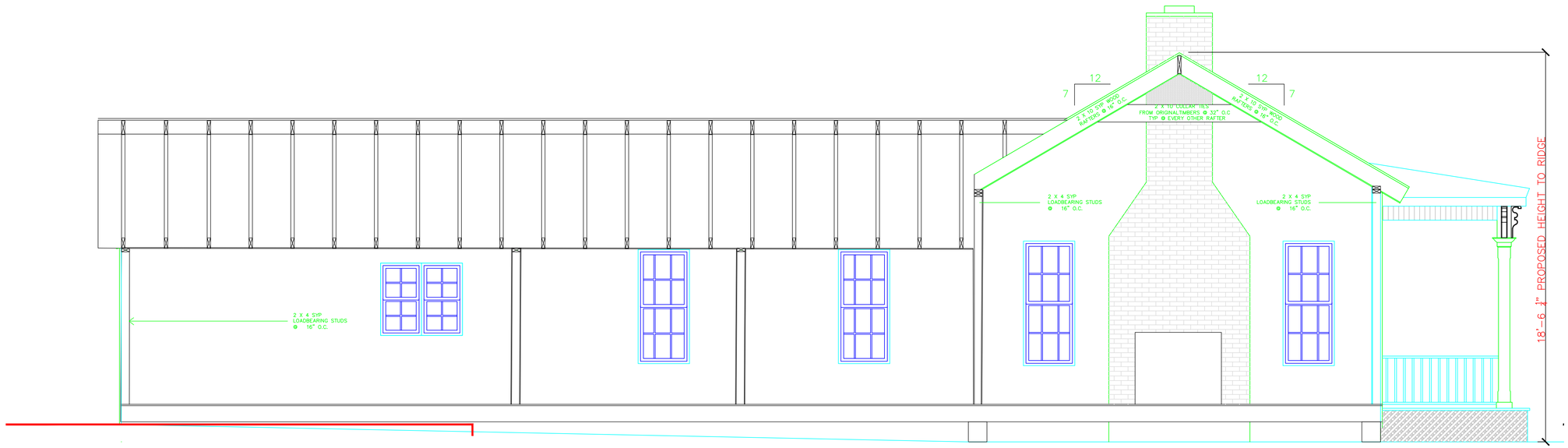
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B6



SECTION AA

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



SECTION BB

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

MYATT ARCHITECTURE

FOR REVIEW

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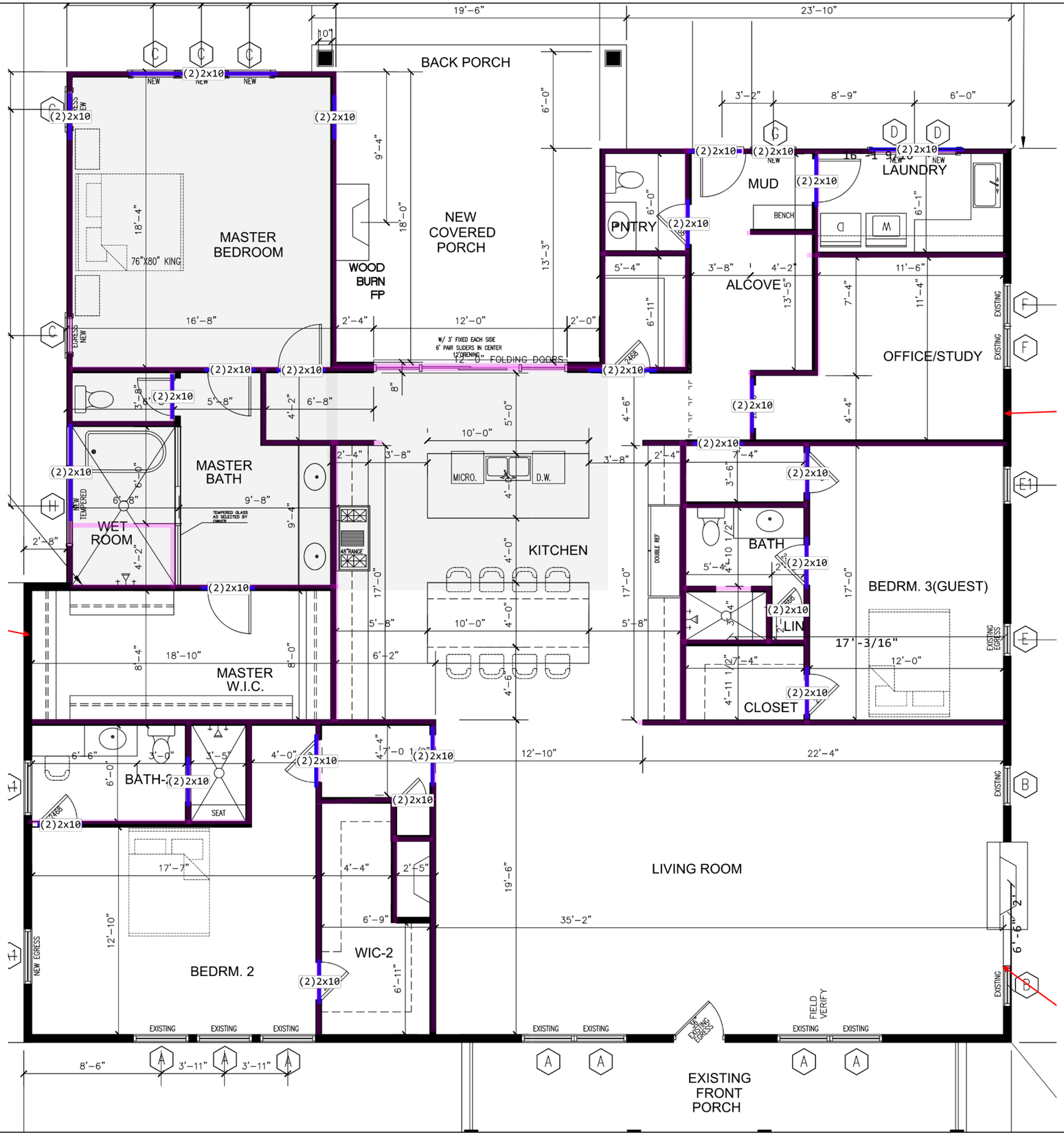
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B7



Tag	Qty	Product	Len	Cut Logic
Exterior Stud				
	141	2x4x92-5/8" SPF Stud		
Exterior Plate				
	19	2x4 SPF Standard	16'	19/16
	14	2x4 SPF Standard	14'	14/14
Exterior Sheathing				
	36	7/16"x4'x8' OSB		
Interior Stud				
	394	2x4x92-5/8" SPF Stud		
	42	2x6x92-5/8" SPF Stud		
Interior Plate				
	58	2x4 SPF Standard	16'	58/16
	32	2x4 SPF Standard	14'	32/14
	5	2x6 SPF #2	16'	5/16
	6	2x6 SPF #2	14'	6/14
Header				
2x10	6	2x10 SYP #2	16'	5x(4/4) 1x(5/3)
2x10	9	2x10 SYP #2	14'	2x(1/4 1/10) 1x(2/7) 1x(1/2 2/6) 1x(1/4 2/5) 1x(1/2 3/4) 1x (2/3 2/4) 1x(4/3) 1x (3/3)
Hanger				
H3	5	LUS210 Z Simpson Strong Tie		
Floor Decking				
	27	23/32"x4'x8' LP TopNotch 350 Series T&G		

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324 THIRD AVE N

1ST FLR HEADER LAYOUT

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assurance; it is not intended to circumvent the need for a design professional as determined by the building codes. The designer of record and/or builder/framer is responsible to assure these drawings are compatible with the overall project.

Estimator:

Tracking:

Sheet 1 of 1

ALL CEILING JOISTS 16" O.C. UNLESS NOTED OTHERWISE

2X10'S 12" O.C.

2X10'S 12" O.C.

2X10 COLLAR TIES @ 32" O.C.

PORTION OF THE EXTERIOR WALL OF THE EXISTING HOUSE TO BE RESERVED

Tag	Qty	Product	Len	Cut Logic
Exterior Stud				
	141	2x4x92-5/8" SPF Stud		
Exterior Plate				
	19	2x4 SPF Standard	16'	19/16
	14	2x4 SPF Standard	14'	14/14
Exterior Sheathing				
	36	7/16"x4'x8' OSB		
Interior Stud				
	394	2x4x92-5/8" SPF Stud		
	42	2x6x92-5/8" SPF Stud		
Interior Plate				
	58	2x4 SPF Standard	16'	58/16
	32	2x4 SPF Standard	14'	32/14
	5	2x6 SPF #2	16'	5/16
	6	2x6 SPF #2	14'	6/14
Ceiling Joist				
2x10	26	2x10 SYP #2	22'	26x(1/21)
2x10	20	2x10 SYP #2	20'	20x(1/20)
2x10	25	2x10 SYP #2	18'	25x(1/17)
2x10	16	2x10 SYP #2	12'	15x(1/11) 1x(3/4)
2x10	13	2x10 SYP #2	8'	13x(2/4)
2x6	9	2x6 SYP #2	18'	8x(2/9) 1x(3/6)
2x6	11	2x6 SYP #2	12'	11x(2/6)
2x6	8	2x6 SYP #2	10'	1x(1/1 1/9) 6x(2/5) 1x(1/9)
2x8	28	2x8 SYP #2	14'	28x(1/14)
Header				
2x10	6	2x10 SYP #2	16'	5x(4/4) 1x(5/3)
2x10	9	2x10 SYP #2	14'	2x(1/4 1/10) 1x(2/7) 1x(1/2 2/6) 1x(1/4 2/5) 1x(1/2 3/4) 1x(2/3 2/4) 1x(4/3) 1x(3/3)
Beam				
2x10	1	2x10 SYP #2	16'	1x(3/5)
2x10	1	2x10 SYP #2	12'	1x(2/6)
2x10	2	2x10 SYP #2	8'	2x(1/2 1/6)
Rim				
Rm1	9	2x8 SYP #2	16'	9/16
Rm2	12	2x6 SYP #2	16'	12/16
Rm3	32	2x10 SYP #2	16'	32/16
Hanger				
H1	28	LUS28 Z Simpson Strong Tie		
H2	46	LUS26 Z Simpson Strong Tie		
Floor Decking				
	27	23/32"x4'x8' LP TopNotch 350 Series T&G		

WINDOW SCHEDULE

SIZE

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1ST FLR CEILING JOISTS

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Estimator:

Tracking:

Sheet 1 of 1

Tag	Qty	Product	Len	Cut Logic
Rafter				
2x6	16	2x6 SYP #2	18'	16x(2/9)
2x6	2	2x6 SYP #2	14'	2x(2/7)
2x6	32	2x6 SYP #2	12'	6x(1'/12) 26x(1/11)
2x6	50	2x6 SYP #2	10'	2x(1/2 1/8) 2x(2/5) 45x(1/10) 1x(1/4 1/6)
2x6	16	2x6 SYP #2	8'	3x(1'/1 1/7) 3x(1'/2 1/6) 4x(1/3 1/5) 3x (2/4) 3x(1/8)
2x10	4	2x10 SYP #2	24'	4x(1/23)
2x10	23	2x10 SYP #2	22'	23x(1/22)
2x10	2	2x10 SYP #2	20'	1x(1/20) 1x(1/9 1/11)
2x10	1	2x10 SYP #2	18'	1x(1/18)
2x10	2	2x10 SYP #2	16'	2x(1/16)
2x10	60	2x10 SYP #2	14'	59x(1/13) 1x(2/7)
2x10	1	2x10 SYP #2	12'	1x(1/11)
2x10	1	2x10 SYP #2	10'	1x(1/4 1/6)
2x10	1	2x10 SYP #2	8'	1x(1/2 1/6)
Beam				
2x10	1	2x10 SYP #2	20'	1x(1/20)
2x10	1	2x10 SYP #2	18'	1x(1/18)
2x10	2	2x10 SYP #2	16'	2x(1/16)
2x10	1	2x10 SYP #2	14'	1x(1/13)
2x10	1	2x10 SYP #2	10'	1x(1/10)
2x12	1	2x12 SYP #2	12'	1x(1/12)
M2	1	1-3/4"x11-7/8" Microllam® LVL 1.9E	38'	1x(1/37)
M2	1	1-3/4"x11-7/8" Microllam® LVL 1.9E	26'	1x(1/25)
Hip / Valley Rafter				
2x12	1	2x12 SYP #2	18'	1x(1/17)
2x12	1	2x12 SYP #2	8'	1x(1/5)
M3	1	1-3/4"x11-7/8" Microllam® LVL 1.9E	28'	1x(1/27)
M3	1	1-3/4"x11-7/8" Microllam® LVL 1.9E	28'	1x(1/26)
Roof Decking				
	126	7/16"x4'x8' LP TechShield		

84 LUMBER
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324 THIRD AVE N

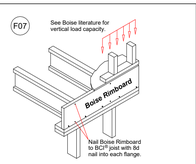
ROOF PLAN

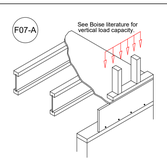
These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assurance; it is not intended to circumvent the need for a design professional as determined by the building codes. The designer of record and/or builder/framer is responsible to assure these drawings are compatible with the overall project.

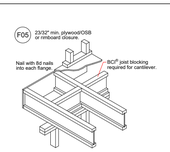
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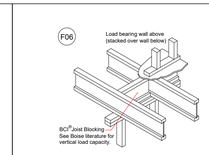
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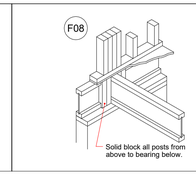
Sheet 1 of 1

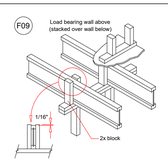


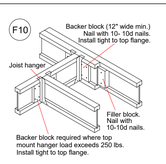


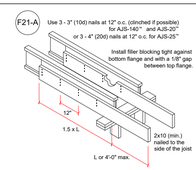


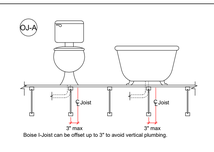


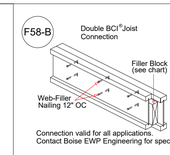












Backer and Filler Block Dimensions		
BCI® Joist Series	Backer Block Thickness	Filler Block Thickness
5000s 1.8	3/4" or 7/8" wood panels	Two 3/4" wood panels or 2 x __
6000s 1.8	1-1/8" or two 1/2" wood panels	2 x __ + 5/8" or 3/4" wood panel
6500s 1.8	1-1/8" or two 1/2" wood panels	2 x __ + 5/8" or 3/4" wood panel
60 2.0	1-1/8" or two 1/2" wood panels	2 x __ + 5/8" or 3/4" wood panel
90 2.0	2 x __ lumber	Double 2 x __ lumber

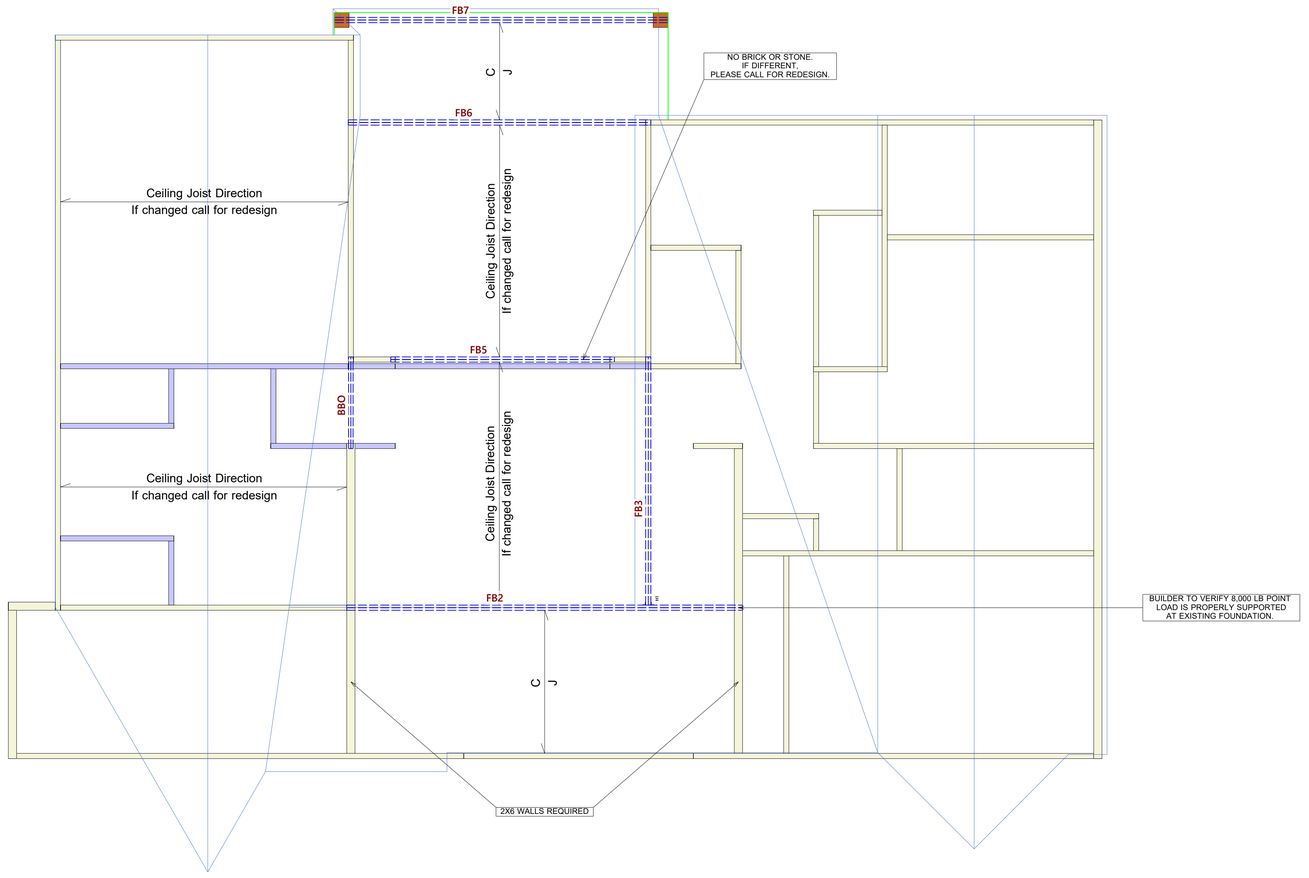
Products

PlotID	Net Qty	Product	Length	Plies
FB7	2	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	20' 0"	2
FB3	2	1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP	16' 0"	2
FB6	2	1-3/4" x 18" VERSA-LAM® LVL 2.1E 3100 SP	18' 0"	2
FB5	2	1-3/4" x 18" VERSA-LAM® LVL 2.1E 3100 SP	14' 0"	2
FB2	2	1-3/4" x 24" VERSA-LAM® LVL 2.1E 3100 SP	24' 0"	2

Connector Summary

PlotID	Qty	Manuf	Product
H1	1	Simpson	HGUS414

DESIGN LOADS:
Floor Load - 40 # LL / 10 # DL
Ceiling Load (Attic) - 20 # LL / 10 # DL
Ceiling Load (No Attic) - 10 # LL / 10 # DL
Roof Load - 20 # LL / 10 # DL @ 115%



Builder/Framer to ensure head clearance at stairs meets code.

Pier required under all point loads on girders	Pier spacing and girder size by others

All girders to be directly under load bearing walls. Builder to verify dimensions and that walls stack on girders

GENERAL NOTES

1. Roof Loads must be braced to stacked load bearing walls. Bracing to non-load bearing walls may require additional material to support.

2. It is the builder's responsibility to align BCI Joists to allow for plumbing and mechanical installation.

3. BCI Joists must be laterally supported at ends with hangers, BCI rim joists, Versa-Rim board, BCI blocking panels, or x-bracing. BCI blocking panels are required at all cantilevered supports.

4. 1 3/4" is required at end bearings. 3 1/2" is required at all intermediate and cantilevered supports.

5. Nail BCI rim joist, Versa-Rim board, or closure panels to BCI Joist with 2-8d box nails, one each at the top and bottom flange.

6. Nail BCI rim joist, Versa-Rim board, or BCI blocking panels to support with 8d box nails at 6" on center.

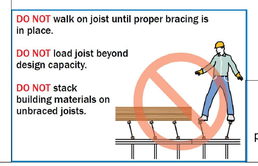
7. Nail BCI Joist to support with 2/8d nails, one on each side of the web placed 1 3/4" (min.) from the end of the BCI Joist.

8. Dimensional lumber is not suitable for use as rim board.

9. 3/4" plywood may be used as a closure panel only at the ends of cantilevered joists.

10. This design assumes 3/4" T&G decking to be both glued and nailed.

11. Unless noted otherwise, loading assumed to be 40# LL and 10# DL.



Boise Cascade - Birmingham prepared this placement plan exclusively for the use of Boise Cascade Products BCI Joist, Versa-Lam, & Versa-Rim. Neither Boise Cascade nor any of its dealers will accept any responsibility for the performance of products substituted for the Boise Cascade products referenced on this placement plan.

IMPORTANT:
Please review the Installation Guide and cut list before beginning construction. If cut list is not on the job, please contact Boise Cascade before beginning construction.

Legend

- Point Load From Above
- Load Bearing Wall / Non Load Bearing Wall
- Plumbing Drop
- Do Not Cut From This End
- Web Stiffener/Backer Block
- Point Load From Roof
- Post/Column/Pier
- Roof Overframe Area

REQUIRED SECOND FLOOR LAYOUT

Boise Cascade®
BUILDING MATERIALS DISTRIBUTION

Customer:	84 Lumber Co. - Murfreesboro
Salesperson:	Tyler Woods
Job Name:	18561 - 324 Third Ave N
Job Number:	18561
Designer:	Ashley Woods
Office:	(931) 319-3242
Date:	9/30/2022
Scale:	1/4" = 1'-0"

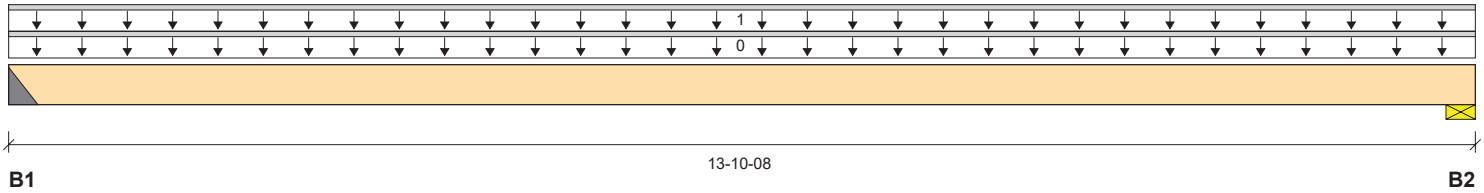
Double 1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

2nd Floor\Dropped Beams\FB3(i322) (Dropped Beam)

BC Design Engine Member Report — Dry | 1 span | No cant. — September 30, 2022 12:52:31
Build 8023

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB3(i322)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 13-10-08

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 2"	1031 / 0	1163 / 0	1100 / 0		
B2, 3-1/2"	1050 / 0	1184 / 0	1120 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	13-10-08	Top		14				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	13-10-08	Top	150	155	160			n\a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	9208 ft-lbs	27.6%	115%	7	06-10-08
End Shear	2226 lbs	20.8%	115%	7	01-04-00
Total Load Deflection	L/807 (0.201")	29.8%	n\a	7	06-10-08
Live Load Deflection	L/999 (0.117")	n\a	n\a	18	06-10-08
Max Defl.	0.201"	n\a	n\a	7	06-10-08
Span / Depth	11.6				

Bearing Supports

		Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Hanger	2" x 3-1/2"	2762 lbs	n\a	52.6%	HGUS414
B2	Wall/Plate	3-1/2" x 3-1/2"	2812 lbs	54.0%	30.6%	Unspecified

Cautions

Header for the hanger HGUS414 is a Double 1-3/4" x 24" LVL Beam.

Hanger model HGUS414 and seat length were input by the user. Hanger has not been analyzed for adequate capacity.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

Design meets Code minimum (L/360) Live load deflection criteria.

Hanger Manufacturer: Simpson Strong-Tie, Inc.

BC CALC® analysis is based on IBC 2009.

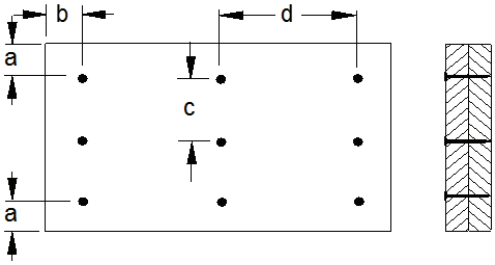
Unbalanced snow loads determined from building geometry were used in selected product's verification.

Design based on Dry Service Condition.

Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB3(i322)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member



a minimum = 2" c = 5"
b minimum = 3" d = 24"

Calculated Side Load = 0.0 lb/ft
Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER® , AJS™, ALLJOIST® , BC RIM BOARD™, BCI® , BOISE GLULAM™, BC FloorValue® , VERSA-LAM®, VERSA-RIM PLUS® ,

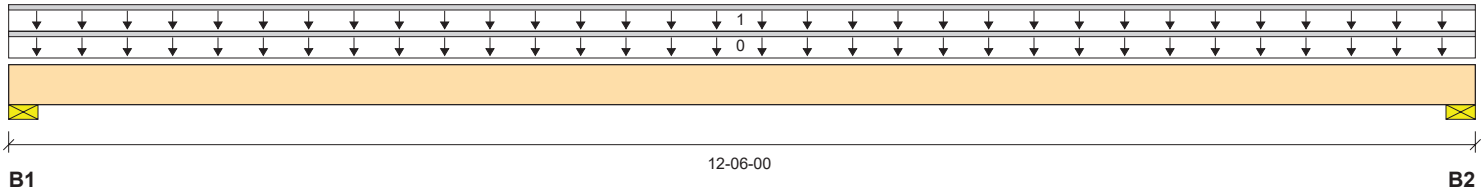
Double 1-3/4" x 18" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

2nd Floor\Dropped Beams\FB5(i240) (Dropped Beam)

BC Design Engine Member Report | Dry | 1 span | No cant. | September 30, 2022 12:52:31
Build 8023

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB5(i240)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 12-06-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3"	1750 / 0	1864 / 0	1750 / 0		
B2, 3"	1750 / 0	1864 / 0	1750 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	12-06-00	Top		18				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	12-06-00	Top	280	280	280			n\a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	13199 ft-lbs	24.6%	115%	7	06-03-00
End Shear	3232 lbs	23.5%	115%	7	01-09-00
Total Load Deflection	L/999 (0.121")	n\a	n\a	7	06-03-00
Live Load Deflection	L/999 (0.071")	n\a	n\a	18	06-03-00
Max Defl.	0.121"	n\a	n\a	7	06-03-00
Span / Depth	8.1				

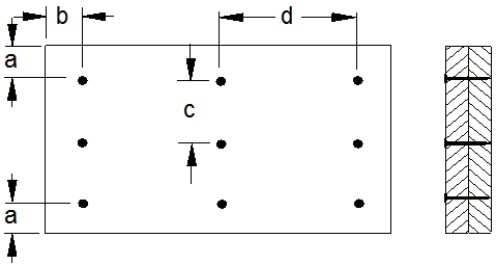
Bearing Supports

		Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate	3" x 3-1/2"	4489 lbs	59.0%	57.0%	Unspecified
B2	Wall/Plate	3" x 3-1/2"	4489 lbs	59.0%	57.0%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
BC CALC® analysis is based on IBC 2009.
Unbalanced snow loads determined from building geometry were used in selected product's verification.
Design based on Dry Service Condition.
Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member



Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB5(i240)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2" c = 7"
b minimum = 3" d = 24"

Calculated Side Load = 0.0 lb/ft
Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

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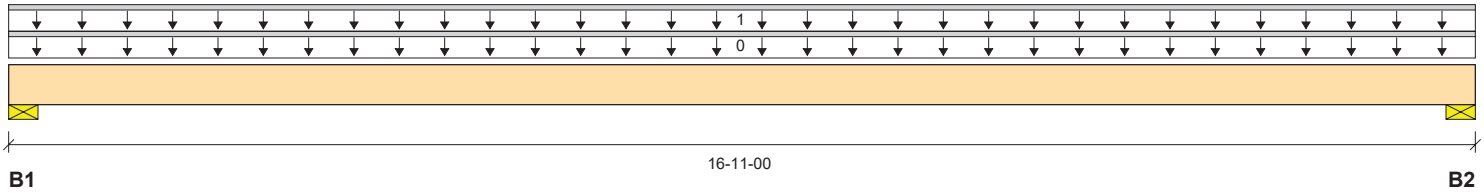
Double 1-3/4" x 18" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

2nd Floor\Dropped Beams\FB6(i241) (Dropped Beam)

BC Design Engine Member Report | Dry | 1 span | No cant. | September 30, 2022 12:52:31
Build 8023

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB6(i241)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 16-11-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	1692 / 0	1846 / 0	1692 / 0		
B2, 3-1/2"	1692 / 0	1846 / 0	1692 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	16-11-00	Top		18				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	16-11-00	Top	200	200	200			n\a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	17548 ft-lbs	32.7%	115%	7	08-05-08
End Shear	3455 lbs	25.1%	115%	7	01-09-08
Total Load Deflection	L/731 (0.27")	32.8%	n\a	7	08-05-08
Live Load Deflection	L/1263 (0.156")	28.5%	n\a	18	08-05-08
Max Defl.	0.27"	n\a	n\a	7	08-05-08
Span / Depth	11.0				

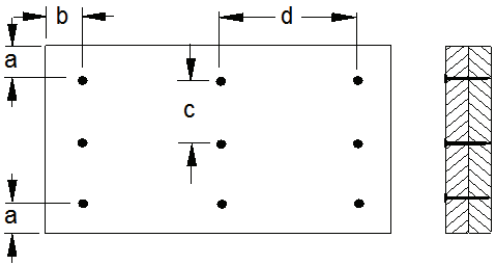
Bearing Supports

		Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate	3-1/2" x 3-1/2"	4383 lbs	84.2%	47.7%	Unspecified
B2	Wall/Plate	3-1/2" x 3-1/2"	4383 lbs	84.2%	47.7%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
BC CALC® analysis is based on IBC 2009.
Unbalanced snow loads determined from building geometry were used in selected product's verification.
Design based on Dry Service Condition.
Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member



Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB6(i241)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2" c = 7"
b minimum = 3" d = 24"

Calculated Side Load = 0.0 lb/ft
Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

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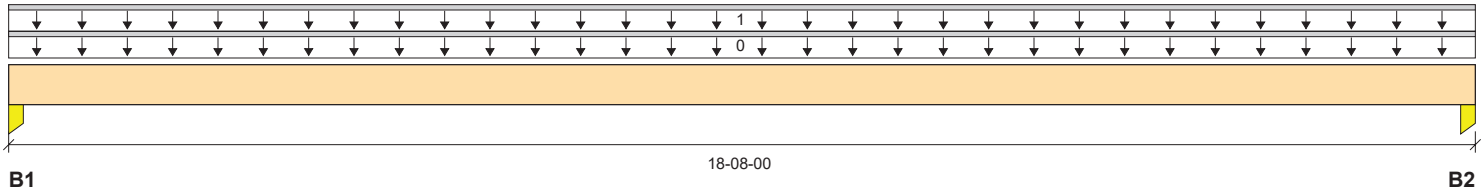
Double 1-3/4" x 14" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

2nd Floor\Dropped Beams\FB7(i242) (Dropped Beam)

BC Design Engine Member Report — Dry | 1 span | No cant. — September 30, 2022 12:52:31
Build 8023

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB7(i242)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 18-08-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 10"	653 / 0	832 / 0	747 / 0		
B2, 10"	653 / 0	832 / 0	747 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	18-08-00	Top		14				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	18-08-00	Top	70	75	80			n\a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	7394 ft-lbs	22.1%	115%	7	09-04-00
End Shear	1479 lbs	13.8%	115%	7	02-00-00
Total Load Deflection	L/826 (0.249")	29.1%	n\a	7	09-04-00
Live Load Deflection	L/1481 (0.139")	24.3%	n\a	18	09-04-00
Max Defl.	0.249"	n\a	n\a	7	09-04-00
Span / Depth	14.7				

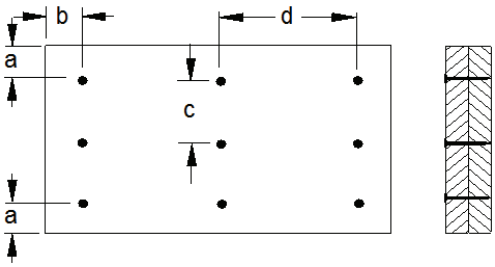
Bearing Supports

		Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Column	10" x 3-1/2"	1882 lbs	7.4%	7.2%	Unspecified
B2	Column	10" x 3-1/2"	1882 lbs	7.4%	7.2%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
BC CALC® analysis is based on IBC 2009.
Unbalanced snow loads determined from building geometry were used in selected product's verification.
Design based on Dry Service Condition.
Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member



Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Dropped Beams\FB7(i242)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2" c = 5"
b minimum = 3" d = 24"

Calculated Side Load = 0.0 lb/ft
Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

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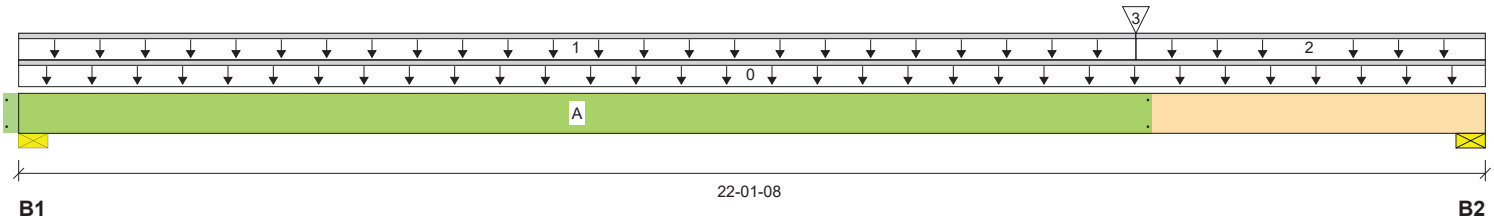
Double 1-3/4" x 24" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

2nd Floor\Flush Beams\FB2(i261) (Flush Beam)

BC Design Engine Member Report | Dry | 1 span | No cant. | September 30, 2022 12:52:31
Build 8023

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Flush Beams\FB2(i261)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 22-01-08

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 5-1/2"	2701 / 0	3039 / 0	2794 / 0		
B2, 5-1/2"	2675 / 0	3375 / 0	3388 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	22-01-08	Top		24				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	16-10-04	Top	230	230	230			n\a
2	User Load	Unf. Lin. (lb/ft)	L	16-10-04	22-01-08	Top	90	160	230			n\a
3	FB3(i322)	Conc. Pt. (lbs)	L	16-10-04	16-10-04	Back	1025	1156	1093			n\a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	39980 ft-lbs	43.3%	115%	7	11-10-14
End Shear	6879 lbs	37.5%	115%	7	19-08-00
Total Load Deflection	L/578 (0.443")	41.5%	n\a	7	11-02-12
Live Load Deflection	L/1005 (0.255")	35.8%	n\a	18	11-02-12
Max Defl.	0.443"	n\a	n\a	7	11-02-12
Span / Depth	10.7				

Bearing Supports

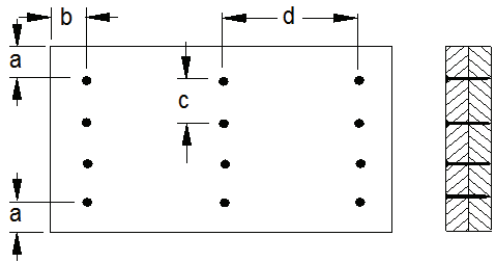
		Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate	5-1/2" x 3-1/2"	7160 lbs	87.5%	49.6%	Unspecified
B2	Wall/Plate	5-1/2" x 3-1/2"	7922 lbs	96.8%	54.9%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets Code minimum (L/360) Live load deflection criteria.
BC CALC® analysis is based on IBC 2009.
Unbalanced snow loads determined from building geometry were used in selected product's verification.
Design based on Dry Service Condition.
Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Job name:	18561 - 324 Third Ave N	File name:	18561 - 324 THIRD AVE N.mmdl
Address:		Description:	2nd Floor\Flush Beams\FB2(i261)
City, State, Zip:		Specifier:	
Customer:	Unknown	Designer:	Ashley Woods
Code reports:	ESR-1040	Company:	Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

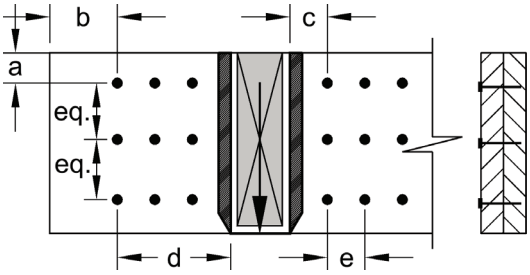


a minimum = 2" c = 6-5/8"
b minimum = 3" d = 24"

Calculated Side Load = 0.0 lb/ft
Connectors are: 3-1/4 in. Pneumatic Gun Nails

Connection Diagrams: Concentrated Side Loads

Connection Tag: A Applies to load tag(s): 3+6



a minimum = 2"
b minimum = 4"
c minimum = 4"
d maximum = 12"
e minimum = 4"
Connectors are: 18 x 16d Common Nails

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FLAT OUT BEST
FOR A QUIET, STIFF FLOOR


FLAT OUT BEST

















Planning, Design & Research Engineers, Inc.
2000 Lindell Avenue
Nashville, Tennessee 37203-5509
615-298-2065 jgoff@pdre.net

June 7, 2023

Scott Nicodemus
Southern Build LLC
625 Baker Bridge Avenue
Suite 105
Franklin, Tennessee 37067

RE: STRUCTURAL INSPECTION
324 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE
PERMIT No: 159743

Dear Mr. Nicodemus:

As per your request, Jon Goff, P.E. with Planning, Design and Research Engineers, Inc. (PDRE) performed an inspection to observe and evaluate the shingles, roof decking, roof joists and top plate for the above referenced single-family dwelling.

The dwelling is located near downtown Franklin. It is a single-story residential dwelling constructed in the 1920s based upon information supplied by the builder. The builder had demolished part of the building's interior, roof and exterior walls prior to PDRE site visit. The materials were stored onsite or in a dumpster and were available for PDRE inspection.

During the site visit PDRE observed the following:

- The front exterior wall of the dwelling and a portion of the right and left exterior walls had not been demolished and had not been significantly altered from construction activities. The windows and doors remained. The interior drywall had been removed to the framing. It should be noted that portions of these walls had been renovated previously. Some windows had been replaced, original framing had been cut and improperly or not repaired.

- The builder had removed the roof and roof rafters for the original (right side) of the dwelling. The shingles were asphalt and had been replaced in the last thirty (30) years. It appears portions of the roof had leaked and roof boards had deteriorated/rotted. The deteriorated/rotted boards had not been replaced. Instead, plywood was placed over the boards. The plywood was modern and of no historical value. The boards which acted as the roof sheathings were probably ½" to 5/8". Based upon an examination of the boards in the dumpster, it appear that a portion of the boards had been damaged either by the leaking roof or by moisture trapped under the added

plywood. PDRE could not determine the amount of roof sheathing that would have to be replaced, but it appears to be a significant amount. The roof rafters were from non-dimensional rough-cut lumber. The roof rafters were not on standard 16" centers. The spacing appears to be approximately 24" inches, but are not consistent. The roof rafters need to be modified to conform to current codes.

- The top wall plate is from non-dimensional rough-cut lumber. The roof leaks that had destroyed the roof sheathings had also rotted a portion of the top plate and caused the top plate to sag. The top plate will have to be replaced or modified, which will probably require modification of the wall studs.

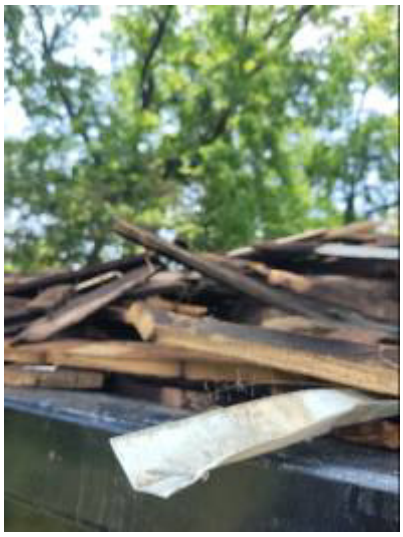
- The walls studs have been modified at several locations due to installation of new windows. The studs have been cut and are no longer founded on headers or the floor plate. The studs will have to be repaired. The wall studs are non-dimensional rough-cut lumber and do not form a flat plane for the drywall.

Please feel free to contact our office if you have any questions regarding this matter.

Sincerely,

Jon F. Goff, P.E.















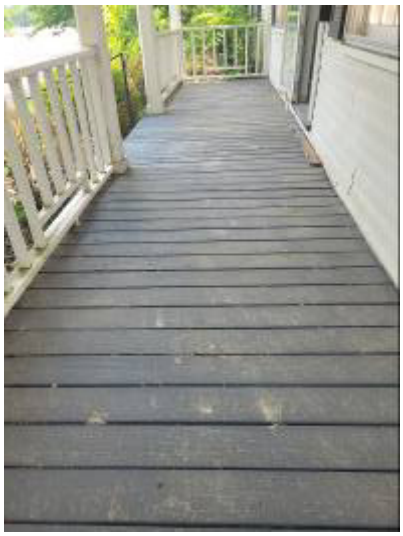
















Southern Build, LLC
c/o Scott Nicodemus
625 Bakers Bridge Ave., Ste 105
Franklin, TN 37067

June 5, 2023

RE: Roof & Back Wall 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 and misunderstanding the roof and back yard wall has already been removed via a sub-contractor. 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 (see the attached drawings pages B1-B7 along with a new material list from our lumber supplier) and refurbishing some of the old material to “put back to work”. New material proposed would be as follows:

ROOF: Southern yellow pine 2x4’s, 2x8’s, 2x10’s, refurbished collar ties, proper sheathing and black architectural shingles as was before.

WALLS: Southern yellow pine 2x4’s, 2x6’s, proper sheathing and 7” lap siding with a 4” reveal painted white to match original house.

It has also come to my attention that one or some of the historic windows were damaged upon further inspection we did not find any damaged windows (see the attached photos)

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

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**126 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Mike Alexander**
Owner:	**Jason Childress**
Project #:	**8196**
Type of Work:	**Consideration of Signage (Wall)**
Status:	**Approved with Conditions** **(See "Approved Work Specifications" below)**
Approval Date:	**June 5, 2023**
Expiration Date:	**June 5, 2025** (if work has not commenced)

BACKGROUND

The applicant is requesting an Administrative Certificate of Appropriateness (COA) for the installation of a wall sign at 126 3rd Avenue North. Wall signs are described as signage that is applied directly to the building or is flat against the building façade.

Proposed Wall Sign:

- **Appropriate Sign Types:** The utilization of a wall sign for residential buildings is appropriate at this property, as the building at 126 3rd Av. N. is a residential building.
- **Quantity:** The Guidelines recommend that residential buildings should have a maximum of one wall sign per building façade only if no band sign exists on the building. The building does not utilize a band sign, so the wall sign is appropriate at this location.
- **Sign Area:** The proposed sign measures 24 inches in width and 12 inches in height. The sign measures approximately 2 sq. ft. in area. The proposed sign area meets the Guidelines, as wall signs can measure a maximum of 4.5 square feet.
- **Sign Thickness:** The proposed sign will be 0.25 inches thick. This meets the Guidelines, as wall signs are to have a sign thickness of a maximum of 2 inches.
- **Placement/Height from Grade:** The proposed placement of the wall sign is to the right of the front door. It will be approximately 70 inches from the ground. The placement and height from grade meet the Guidelines as wall signs are to be located below any second-story or building cornice.
- **Material:** The proposed material for the wall sign will consist of cast bronze. This meets the Guidelines, as wall signs are to utilize finished wood or metal, with matte background finishes rather than reflective or shiny background finishes.

- **Color:** The background of the proposed sign will be painted satin black, and the letters and a small border are proposed to be bronze. The proposed colors meet the Guidelines, as wall signs are to utilize signs that have a darker background than lettering color.
- **Illumination:** No illumination is proposed within the application.
- **Sign Application:** The Guidelines recommend that mounting bolts be placed through mortar joints and not through the face of the masonry so as to preserve the integrity of the historic façade.

APPLICABLE DESIGN GUIDELINES

Chapter 8: Signs

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The mounting bolts shall be placed through mortar joints and not through the face of the historic masonry.

2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit.

3. Any changes to the approved plans must be returned to the Preservation Planning staff for review and approval.

Emily Huffer
Assistant Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklintn.gov/planning



70in from Bottom of Ground
Roofline approx. 357in from ground

USINESS FIRST

ORDER #: 6457120	CUSTOMER PO #: CURO FINANCIAL	SALESPERSON: Monika H.@ ext.2516	DATE: 5/15/2023	Page: 1/1



PRECISION TOOLED PLAQUE

MATERIAL	-	BRONZE
SIZE	-	24"W X 12"H
QTY	-	1
DEPTH	-	1/4" Thick: Painted Edges
SHAPE	-	Rectangle(or Square)
COPY	-	Raised Copy-Horizontal Stroke
FINISH	-	Sand Bckgr w/Oxidized Surface
BORDER	-	BEVEL-Inset Single Line Border
COLOR	-	2025 Black SATIN Painted
STYLE	-	Per Artfile Supplied
CLEAR	-	Satin
MOUNT	-	Blind:Standard Stud
ROSETTES	-	No Rosettes Required
PATTERN	-	No



RAISED
Oxidized

RECESSED
2025 Black



Colors and shading on this PDF are approximations only. A digital proof cannot predict the final outcome of the hand finished process.

VERSION: 1

Layout Artist: Alex A. ext 1811 RTF: 230204

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Jason Childress
(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:

Curo Financial / 62-1739765
(Property Parcel/Tax ID Number)
and located at:

126 3rd Ave. N., 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

Mike Alexander - Signs First Franklin
(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

126 3rd Ave. N. Franklin, TN 37064
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this
23rd day of May, 2023.
Christie Sheats
Notary Public

My Commission Expires: 5/16/2026

CHRISTIE SHEATS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-16-2026

CURO
FINANCIAL MANAGEMENT
126 3RD AVE N, FRANKLIN, TN 37064
615 599-1300 t 615 599-1333 f

February 7, 2023

City Hall
109 3rd Avenue South
Franklin, TN 37064

Dear City of Franklin TN,

I, Jason Childress authorize Mike Alexander of Signs First Franklin to act on my behalf in filing the Certificate of Acceptance and Sign Permit for the sign that will be placed at my business, Curo Financial Management located at 126 3rd Ave. N, Franklin, TN 37064.

Thank you,

Jason Childress
Curo Financial Management, Owner

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #1026715

Project Title: 126 Third Avenue N.
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklintn.gov/hzcdrc.

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

New Construction, Additions, and/or Porch/Deck Projects

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

Exterior Alterations

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

Demolition, Relocation

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Administrative Review

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Mike Alexander
Signs First of Franklin
731 Columbia Ave, Suite 101
Franklin, TN 37064
P:615-791-7007
mike@signsfirstfranklin.com

Contact Information - Property Owner

Property Owner
Jason Childress
CURO Financial Management
126 3rd Ave. N
Franklin, TN 37064
P:615-599-1300
jason@curofinancial.com

Address or Parcel

Project Address or Parcel: 126 3RD AVE N (078C-D00300)
Calculated Acreage: Parcel

- 126 3RD AVE N: 0.28230354000000002

Columbia Avenue Overlay:
Zoning District:
Scenic Corridor Overlay:
Central Franklin Overlay:
Hillside/Hillcrest Overlay:
Historic Preservation Overlay:
Flood Fringe Overlay:
Floodway Overlay:
500ft Buffer of Hillside Overlay: <500BHO>
COF Number of Site Plan: 078C-D00300

Project information

Review Type: Nonresidential
Type of Work Proposed: Signage
Construction Type:
Porch or Deck Project:
New Addition Type:
Windows or Exterior Door Work:

Note: Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines.*

Indicate the materials/dimensions of the fencing to be installed.:
Demolition or Relocation Proposed:
Other Exterior Alterations Proposed:
Estimated Age of Addition:
Footprint Square Footage of Recent Addition:
Number of Attached Signs Proposed: 1

Sign 1

Type of Signage Proposed: Wall-Mounted
Height of Overall Sign: 6.83
Height of Sign Face or Sign Area: 1

Sign 2

Type of Signage Proposed:
Height of Overall Sign:
Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?:	**Type of Signage Proposed:**
Height of Existing and Proposed Construction (from FFE to Roof Peak):	**Height of Overall Sign:**
Lot Square Footage:	**Height of Sign Face or Sign Area:**
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	**Footprint Square Footage of Existing Structures on Lot:**
Footprint Square Footage of Proposed Additions/Structures:	**HVAC Type:**

Narrative

Project Description:

Precision tooled plaque, Bronze. 24" wide x 12" tall.

1/4" thick, rectangular shape. It will have raised copy and border.

Background is a sand finish w/ozidized surface. It will have a Bevel-Inset single line border.

The color is 2025 Black Satin Painted. It will be mounted with Blind Studs. Proof will be provided.