



Meeting Agenda

Design Review Committee

Monday, October 16, 2023

4:00 PM

Board Room

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

CALL TO ORDER

APPLICATIONS

1. Discussion Of An Addition (Rear Deck) At 1319 Adams St.; Kacie Dunavan, Applicant.
2. Discussion Of New Construction (Accessory) At 425 Boyd Mill Ave.; Stephanie Bach, Applicant.
3. Discussion Of Alterations On Principal Building And Accessory Structure At 1009 Fair St.; Patrick Ogle, Applicant.
4. Discussion Of An Addition and Relocation (Accessory Structure) At 1003 Fair St.; Ben McCreary, Applicant.
5. Discussion Of An Addition (Principal) And An Addition (Accessory) At 328 Franklin Rd.; Matt Christensen, Applicant.
6. Discussion Of Alterations And Addition (Principal) At 111 Winslow Rd.; Kevin Coffey, Applicant.
7. Discussion Of Demolition (Accessory) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.
8. Discussion Of New Construction (Accessory Structure) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

9. Discussion Of An Addition (Principal) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.
10. Discussion Of An Addition (Principal) At 203 2nd Ave. S.; Amanda McCreary, Applicant.
11. Discussion Of A Retaining Wall At 904 Fair St.; Greg Gamble, Applicant.
12. Discussion of New Construction (Multifamily Building 3) At 209 Old Liberty Pk.; Gary Vogrin, Applicant.
13. Discussion Of New Construction (Townhomes) At 209 Old Liberty Pike (The Middle Eight, Lots 4-6); Gary Vogrin, Applicant.

ADJOURN

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

Dunavan Deck Proposal

1319 Adams Street

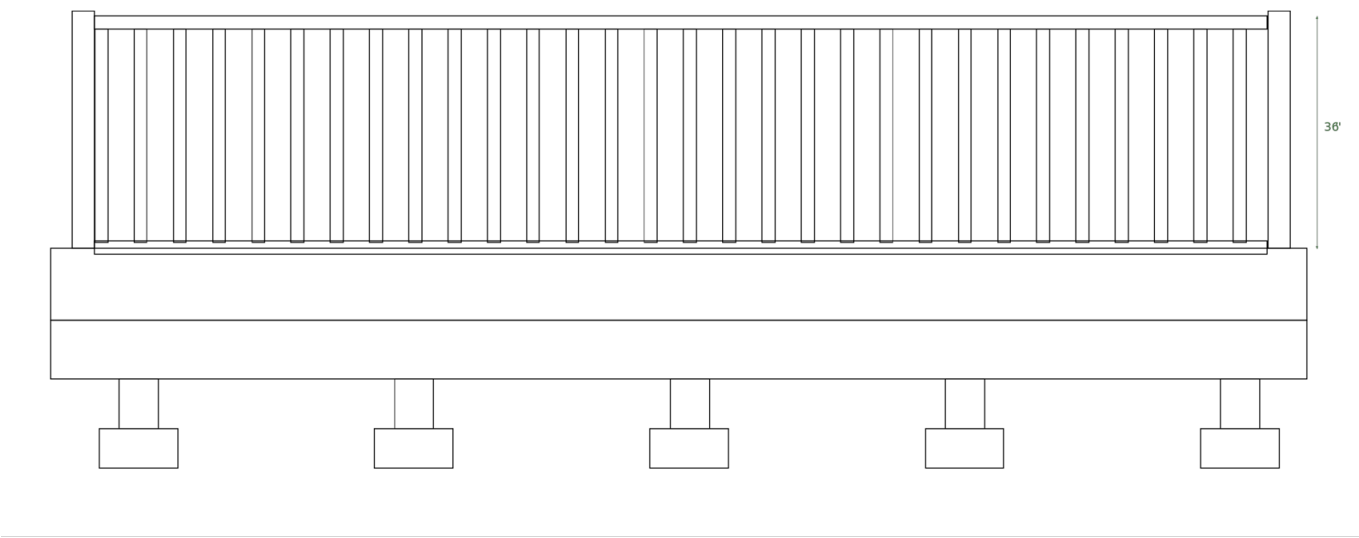
9/20/2023

Dunavan Deck Proposal – 9/20/2023

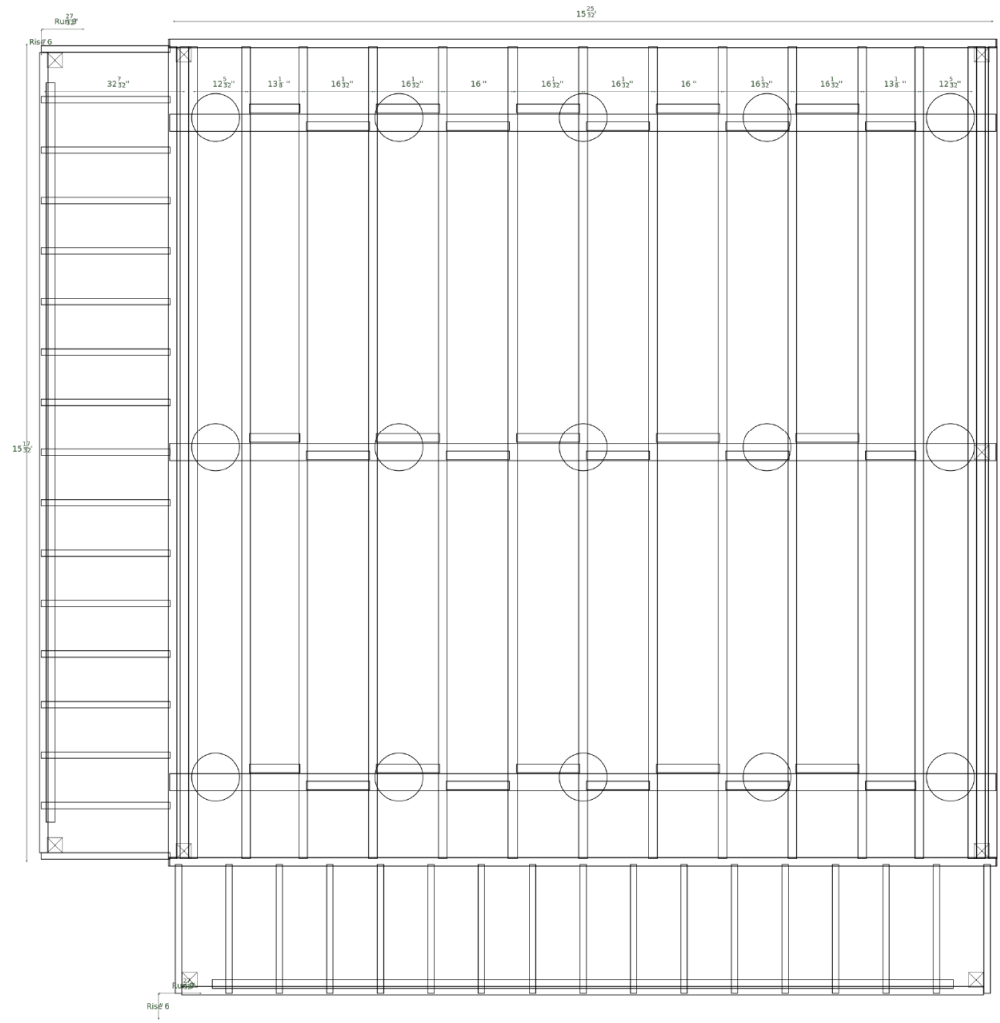


- Dimensions - 16'x16'
- Composite deck surface, steps, railing
- Wood posts
- Concrete pads
- Elevation to match adjacent existing rear porch floor
- Railing on east side of deck at highest elevation
- Width to match room east of proposed deck
- Length to match adjacent existing rear porch floor
- Proposed site is behind the room to the east - and concealed by a 7' privacy fence

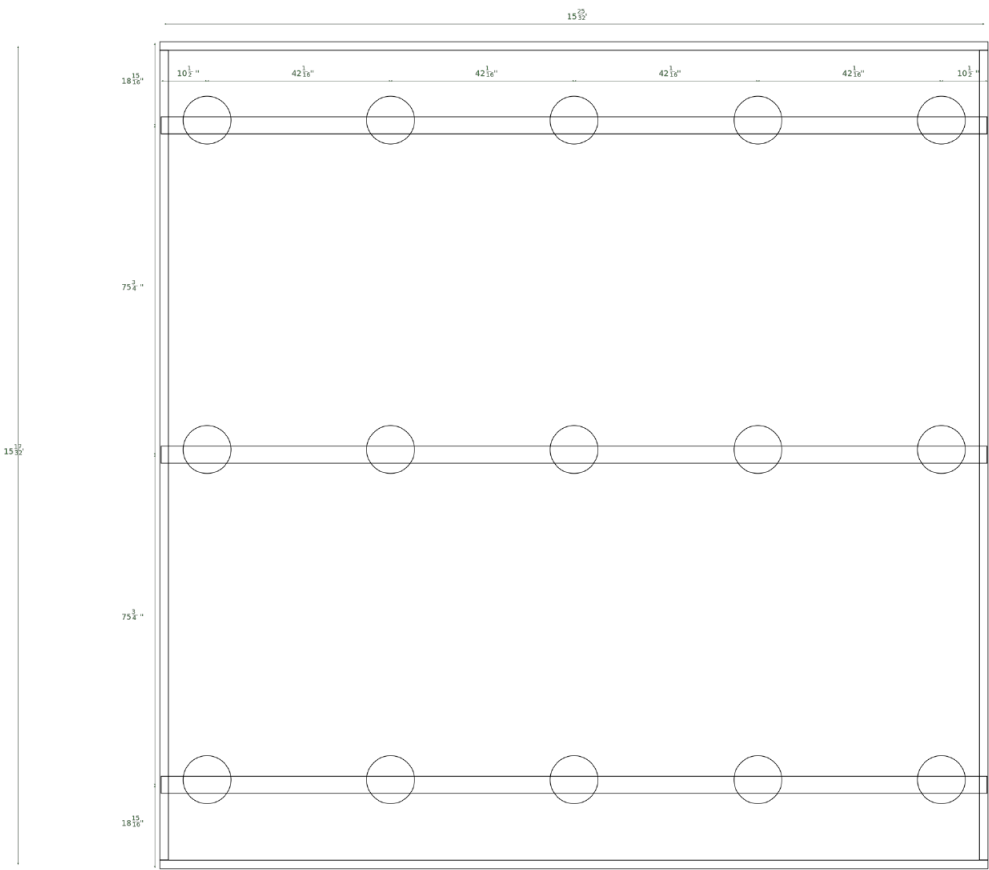
Side View



Framing Plan
Frame Structure



Foundation Plan



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I

John Duravan

(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:

Plat Book: P58 Page: 89

(Property Parcel/Tax ID Number)

and located at:

1319 Adams Street

(Street Address)

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

Self and Kacie Duravan

(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

1319 Adams St. Franklin TN 37064

Property Owner Mailing Address

Franklin TN 37064

City, State & Zip

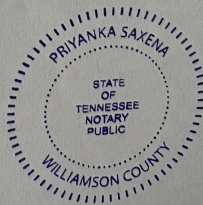
Subscribed and sworn to before me this

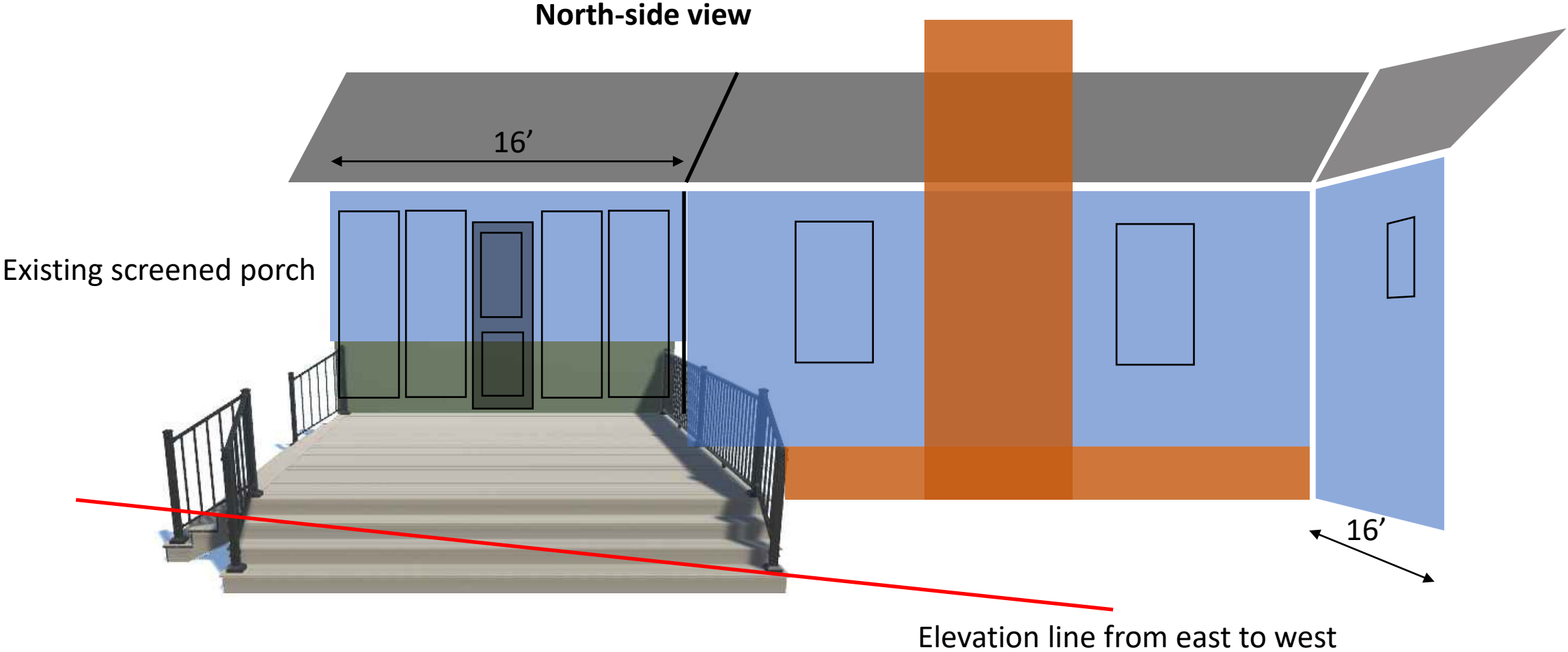
25 day of Sept., 2023.

Bauer

Notary Public

My Commission Expires: 3/21/26





North-side view



CERTIFICATE OF APPROPRIATENESS APPLICATION

FRANKLIN HISTORIC ZONING COMMISSION

APPLICANT CONTACT INFORMATION

PROPERTY INFORMATION

Applicant:* <u>DREW LUNA</u>	Project Address: <u>425 BOYD MILL AVE</u>
Business (if applicable): <u>BOYD MILL PIKE, LLC</u>	Property Owner: <u>KENNETH GAINES</u>
Daytime Phone (required): <u>417.3344</u>	Map and Parcel Number: <u>0 78 B G 011.00</u>
Email Address (required): <u>LUNAD@WCRTN.COM</u>	*NOTE: If the applicant is not the owner, an Owner Affidavit must be completed and submitted to the Planning & Sustainability Department prior to the request being added to the HZC agenda for review.

PROJECT INFORMATION: WORK SPECIFICATIONS

Check all that apply.

☐ New Construction (does not include additions) Type: ☐ Principal Structure ☐ Accessory Structure Zoning: ☐ Commercial ☐ Residential or Office Residential	☐ Porch or Deck Project Type: ☐ Principal Structure ☐ Accessory Structure Zoning: ☐ Commercial ☐ Residential or Office Residential
☒ New Addition ITEM 1 Type: ☐ Principal Structure ☒ Accessory Structure Zoning: ☐ Commercial ☒ Residential or Office Residential	☐ Windows or Exterior Doors Type: ☐ Replacement ☐ Alteration via Enclosure or Opening ☐ Shutters
☒ Demolition ITEM 2 (Note: Pre-application meeting with staff is required for proposed demolition of primary structures) Type: ☐ Principal Structure ☒ Accessory Structure ☐ Site Features Zoning: ☐ Commercial ☒ Residential or Office Residential Demolition COA application is based on the following criteria (see Franklin Historic District Design Guidelines): ☐ Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character ☐ Denial of demolition will result in unreasonable economic hardship on the applicant (please refer to <i>Guidelines</i> Evidentiary Checklist) ☒ Public safety and welfare requires the removal of the structure(s) ☐ Structural instability or deterioration of structure(s) as Demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.	☒ Relocation (Note: Pre-application meeting with staff is required for proposed relocation of primary structures) Type: ☐ Principal Structure ☒ Accessory Structure ☐ Site Features Zoning: ☐ Commercial ☐ Residential or Office Residential ☐ Other Exterior Alteration(s)—Please indicate below: ☐ Roofing/Roof Structures (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Exterior Lighting ☐ Other (explain) • _____ • _____ • _____ *NOTE: Refer to Administrative Review COA application regarding proposed signage, fencing, awnings, and/or HVAC equipment/screening.

PROJECT INFORMATION: SQUARE FOOTAGE & HEIGHT

Complete the following for infill construction, new additions, & porch/deck projects ONLY.

Lot Square Footage:	<u>15742</u>
Footprint Square Footage of Existing Structures on Lot:*	<u>3577</u>
Footprint Square Footage of Proposed Additions/Structures:*	<u>632</u>
Does the existing structure have any recent additions? If yes, indicate estimated age and footprint square footage of addition(s): _____	
Number of Stories of Existing and Proposed Construction: <u>1</u> Existing <u>1</u> Proposed _____	
Height of Existing and Proposed Construction (ground level to roof peak): <u>14'-9"</u>	

*'Footprint square footage' refers to square footage of the largest floor of a structure.

PROJECT INFORMATION: NARRATIVE

Describe proposed project(s) and list all proposed materials. Attach additional sheets if necessary.

ITEM 1: RELOCATION AND ADDITION TO EXISTING GARAGE.
MOVE SINGLE - CAR GARAGE TO SIDE AND EXPAND TO TWO - CAR
CAPACITY. GARAGE IS NOT ORIGINAL TO PROPERTY. WILL USE
LIKE MATERIALS (WOOD SIDING AND WINDOW, EXPOSED RABBERS,
COMPOSITION SHINGLES).

ITEM 2: DEMOLITION OF BARN/SHED
SHED IS LEANING $\frac{1}{2}$ " TO RIGHT. STRUCTURE AT GRADE IS
ROTTEN. STRUCTURE IS A HAZARD.

AUTHORIZATION

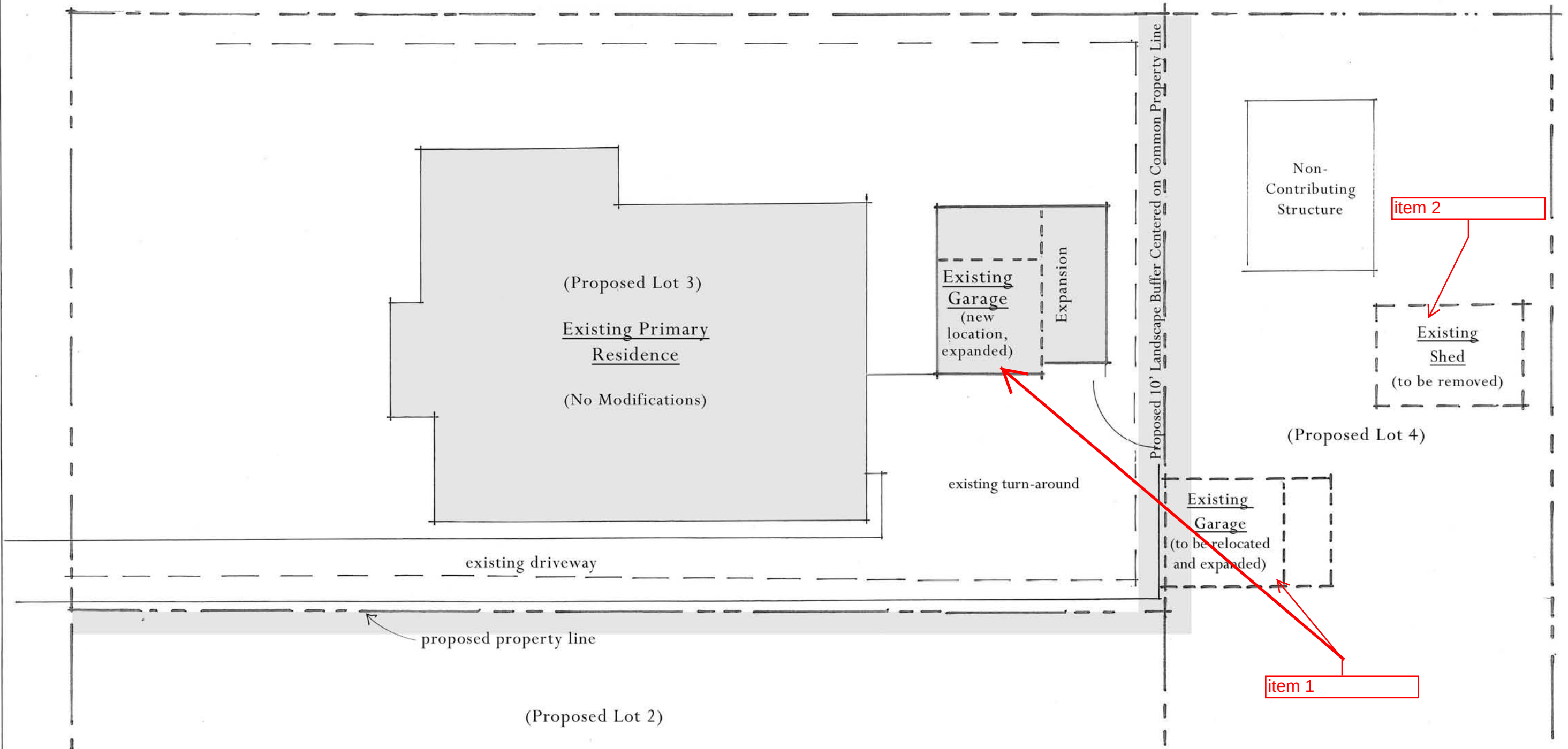
The undersigned acknowledges that the above application refers to construction and alterations to be undertaken at this time; however, alterations not addressed in this document will require an additional application. If the applicant is different than the property owner, an Owner Affidavit must be completed and submitted to the Planning & Sustainability Department prior to the request being added to the HZC agenda for review.

In filling out this application, I understand that it becomes part of the Public Record of the City of Franklin and hereby certify that all information contained herein is accurate to the best of my knowledge.

Signature: SEE ATTACHED AFFIDAVIT

Print Name: _____

Date: 8.26.13

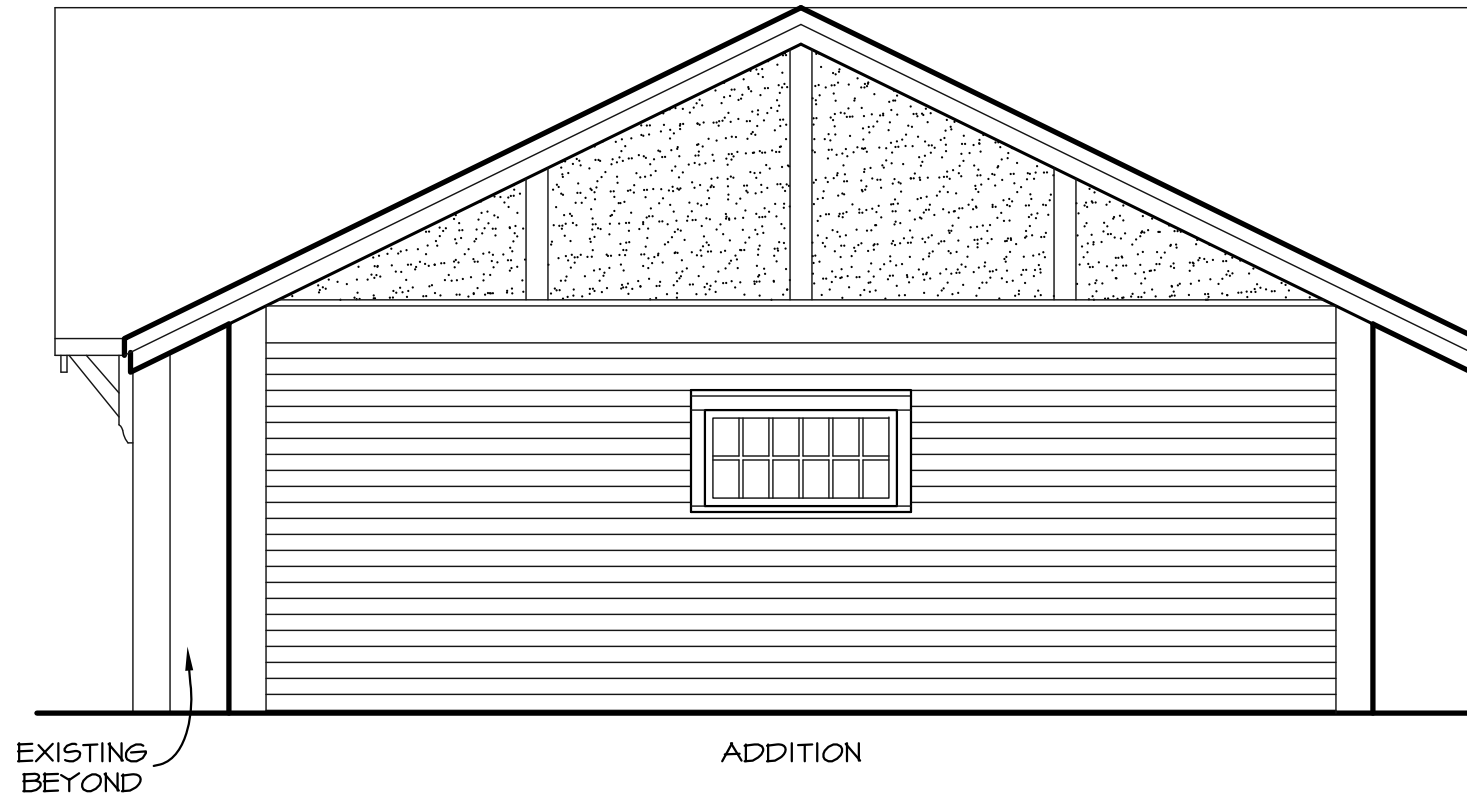


425 Boyd Mill Avenue Site Schematic
(As Pertains to Garage Relocation and Addition)
Scale: Approximately 1/16" = 1'-0"

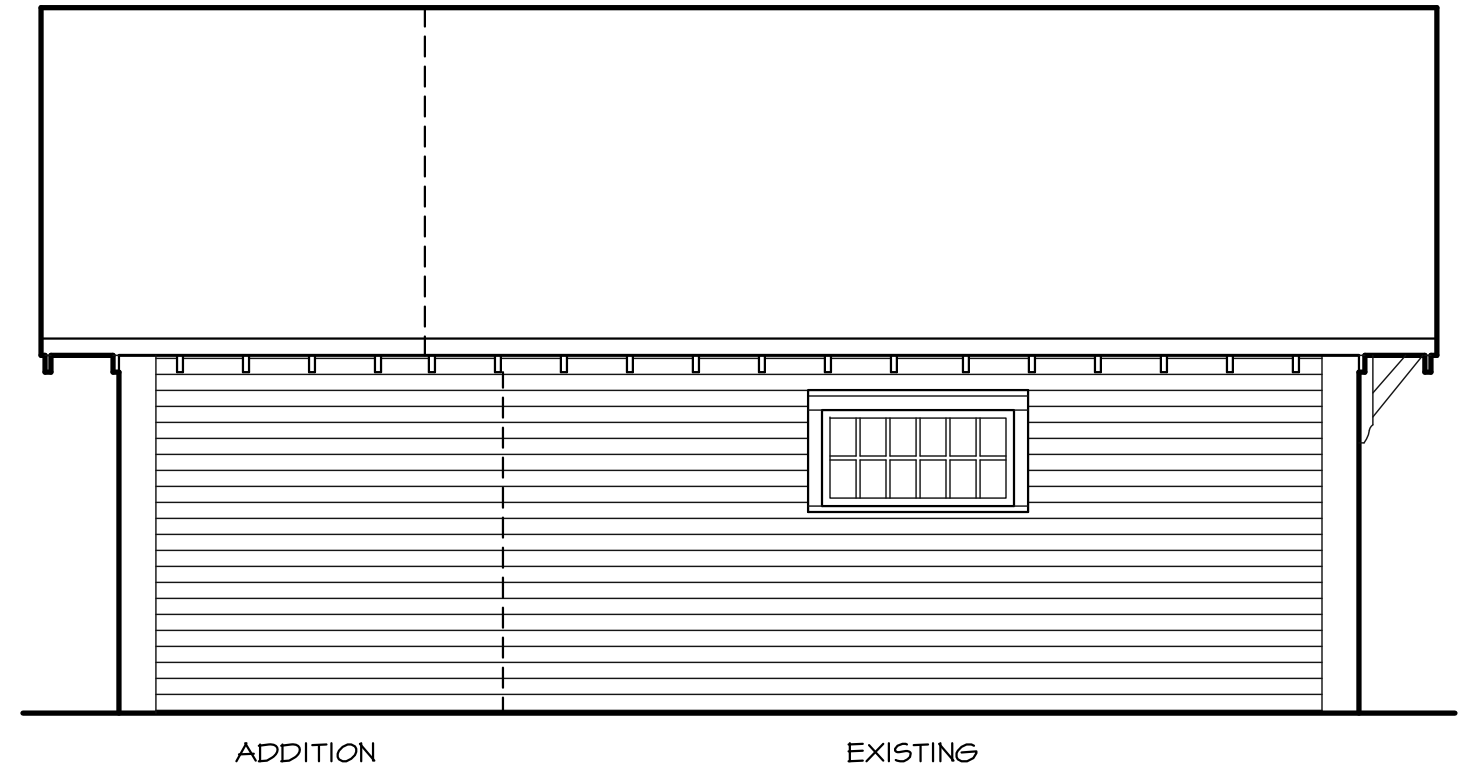


Garage to be relocated
to rear of home,
roughly at back edge
of existing turn-around

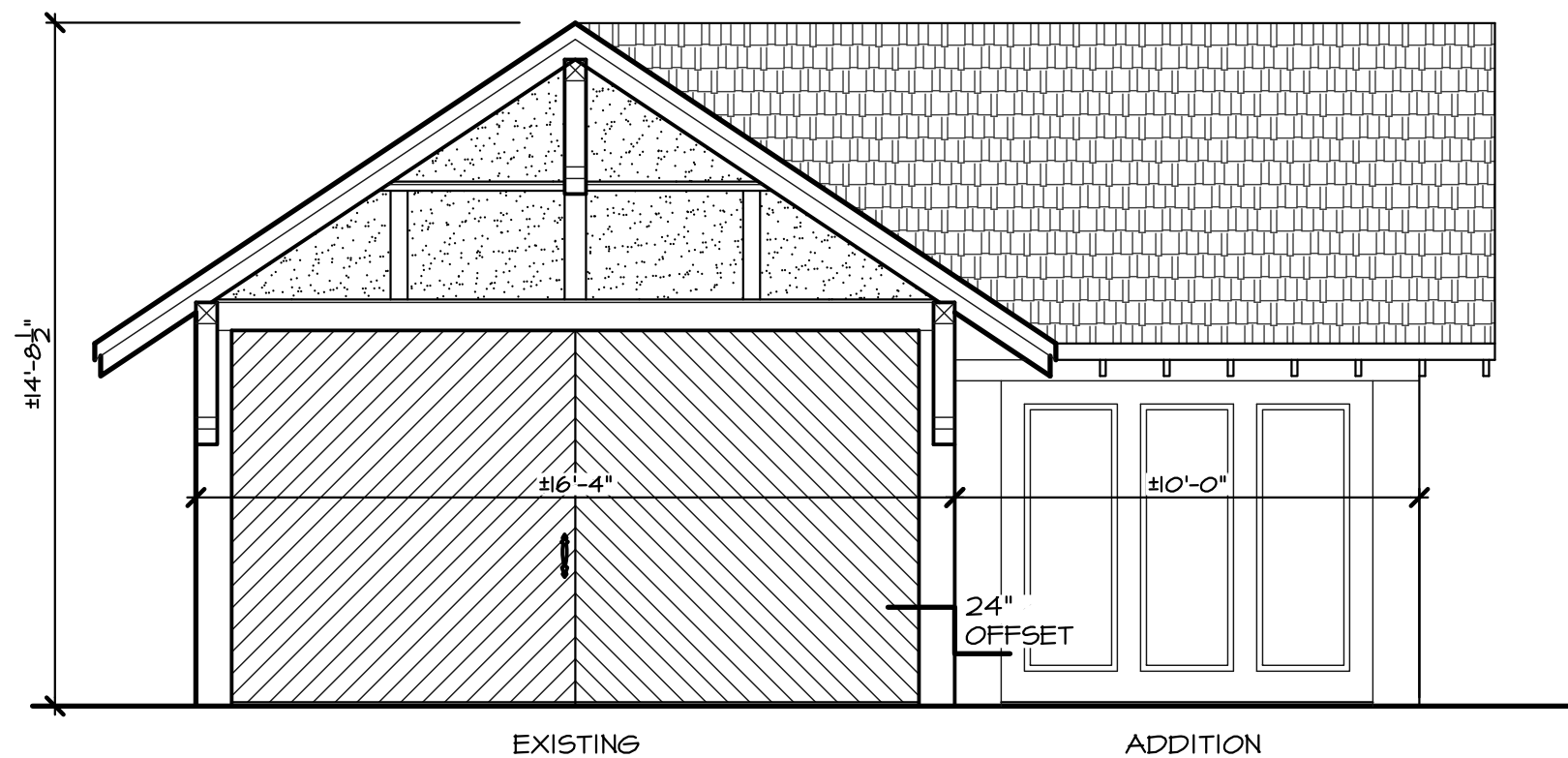




CONCEPTUAL RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



CONCEPTUAL LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



(existing)

(addition)

Photo Mock-up of Garage Addition



Garage Side



Shed - Front



shed - rear



shed - side

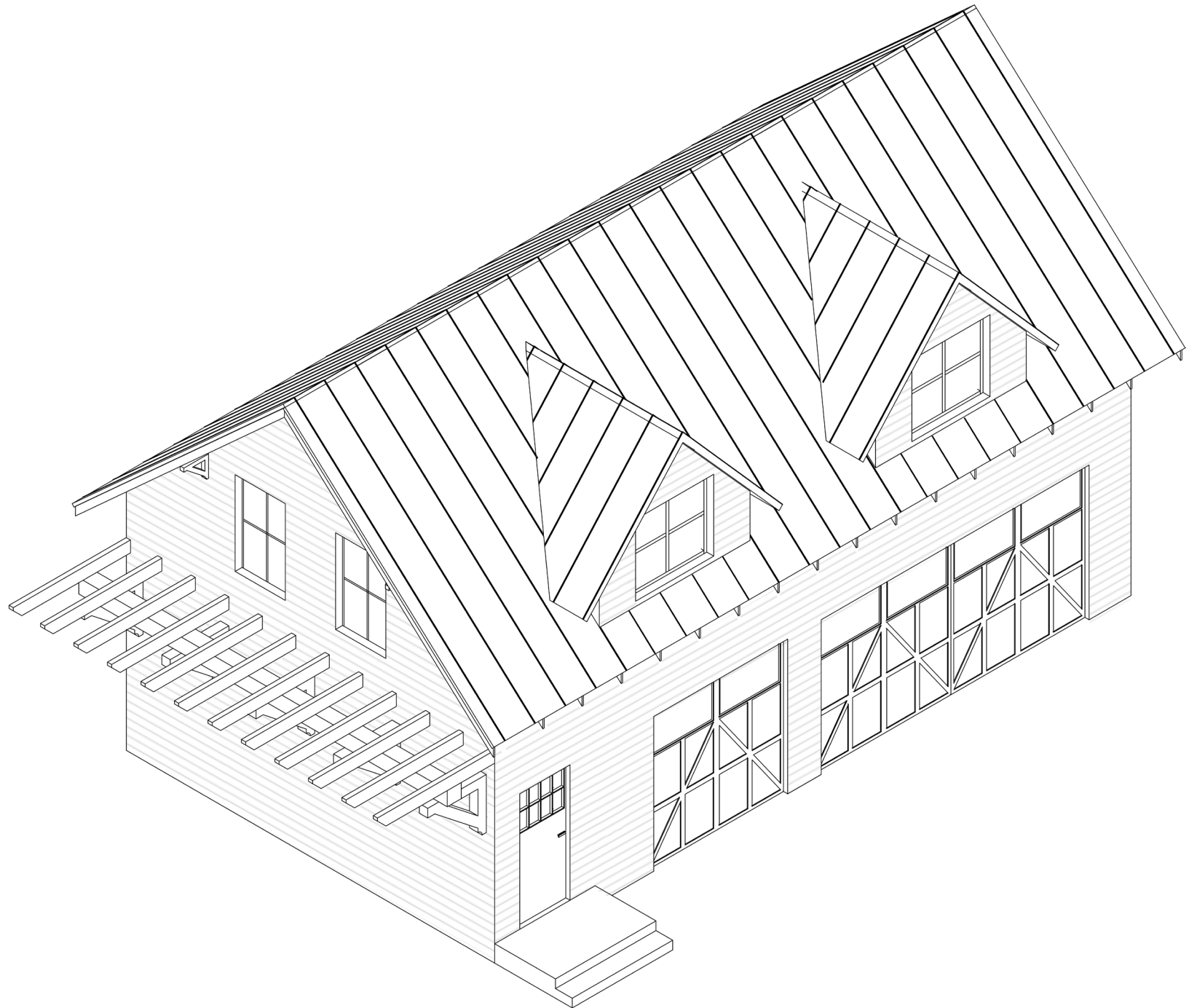
Bach Garage Renovation



Existing



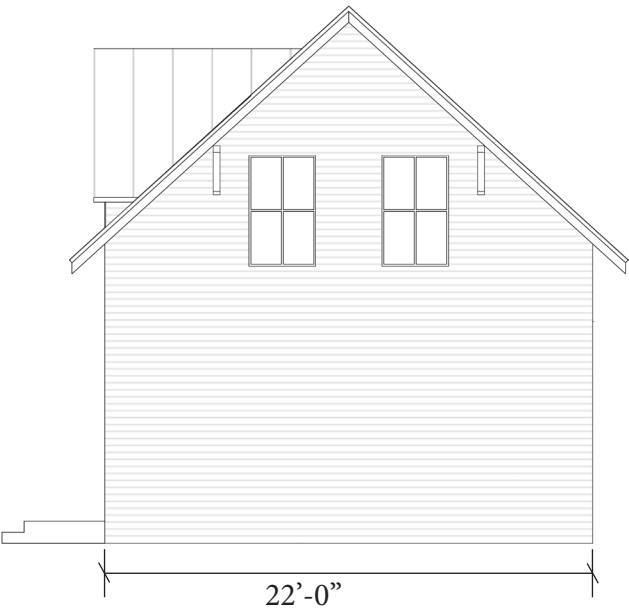
Proposal



Axon



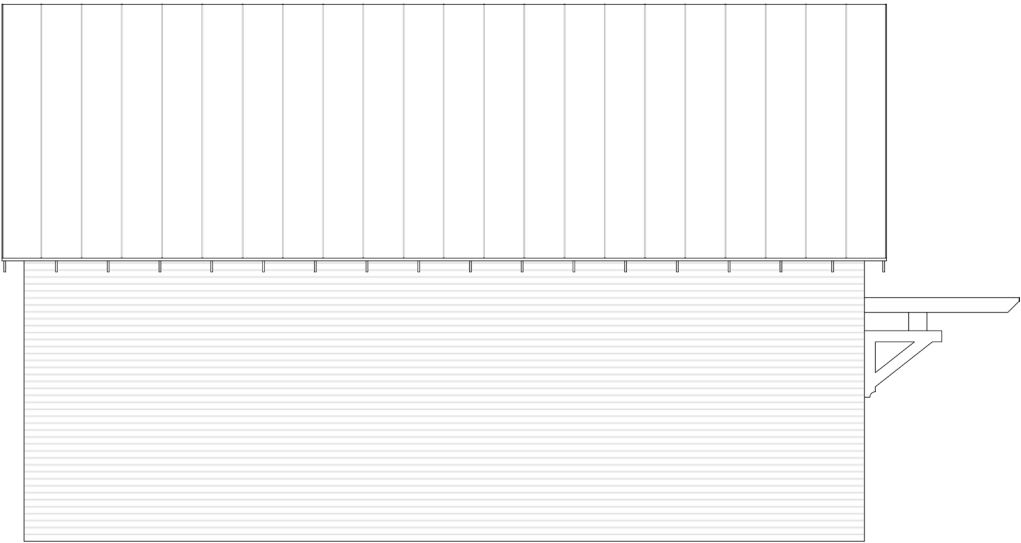
Front Elevation



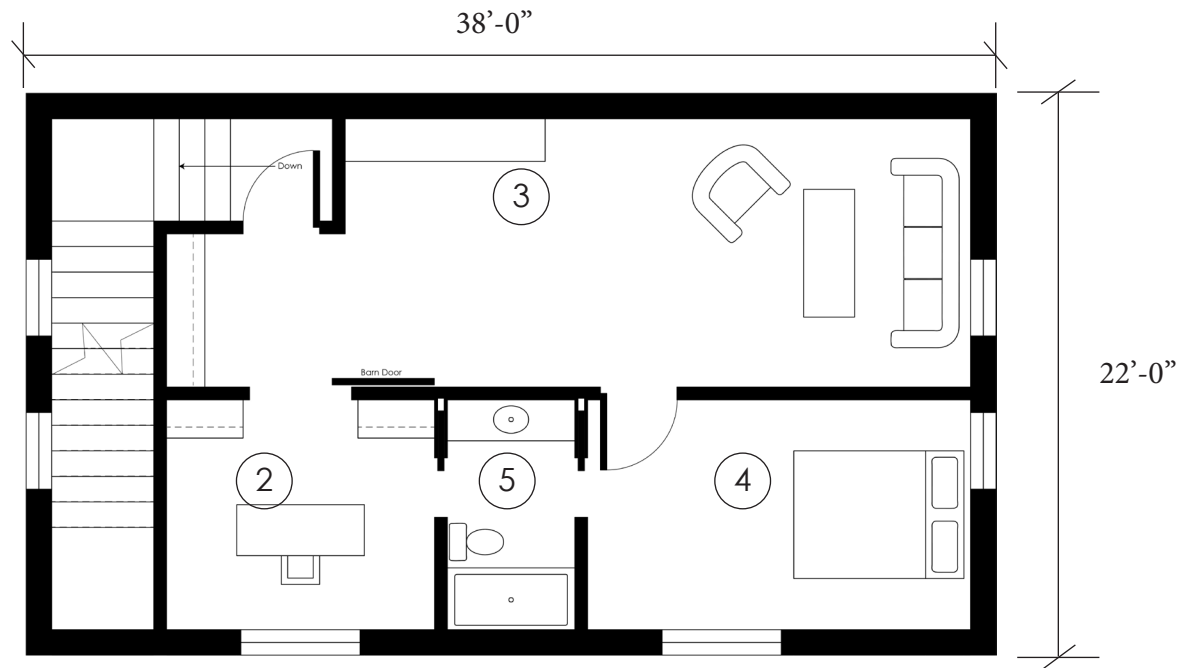
Right Elevation



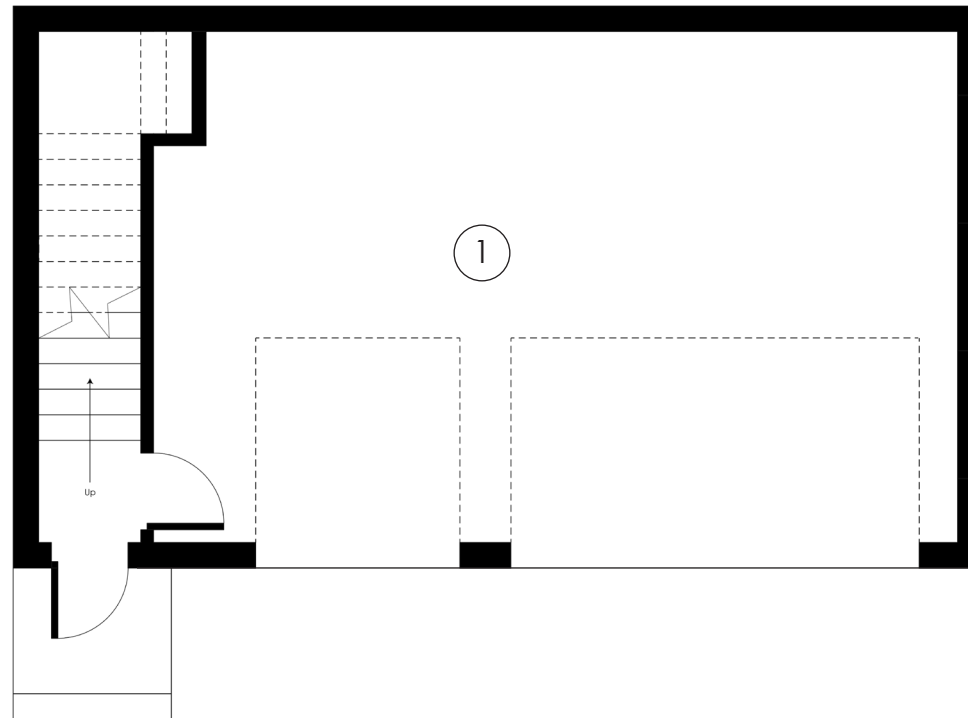
Left Elevation



Back Elevation



Floor 2 - 836 sqft



Floor 1 - 836 sqft

Key:

- 1. Garage - 31'-6" x 20'
- 2. Office - 10' x 9'
- 3. Lounge - 24'-6" x 10'-6"
- 4. Bedroom - 15' x 9'
- 5. Bathroom - 5' x 9'

Total: 1,672 sqft

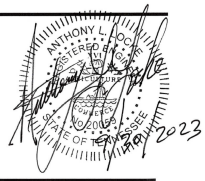
Proposed Relocation and New Construction at 425 Boyd Mill Avenue

Submitted by: Stephanie and Nick Bach

As history lovers and conservers of multiple historic properties, we are committed to both the preservation and advancement of the historical significance of this property. As current owners, we hope also to contribute to the history of this property over time by adding to the overall value and aesthetic of the home and surrounding property.

	Property in question is located at 425 Boyd Mill Avenue Primary structure is approx. 3362 SF Purchased in 2017
	Front view of accessory shed at the end of the driveway Accessory dimensions: 16'2"x15'10" Approx. 258 SF

	View of the interior of the accessory structure showing modified rear wall featuring siding and framing that do not match the rest of the structure, indicating newer modification
	Exterior view of rear and right sides of the structure Rear wall features 4" siding Left and right walls feature 2" siding Based on review and analysis of the building and hardware materials used on three of the four walls, the building has been assessed to have been constructed in the 1970's. The fourth wall, constructed of much newer materials and hardware, has been assessed to have been modified /constructed between 2013 and 2017. See Appendix 3
ATTESTATION	Based on field study documentation dated 9/26/2013 previously submitted to this board, dimensions of the original structure measured 16'-6" x 19'-0" This would indicate that the original structure was modified between 2013 and 2017 when the property was sold. Based on the close proximity of the rear wall to the current property line, it is clear that this modification was done in order to meet the easement requirements of the

	new development adjacent to the property. See Appendix 1
PROJECT INFORMATION: NARRATIVE Describe proposed project(s) and list all proposed materials. Attach additional sheets if necessary. <u>ITEM 1: RELOCATION AND ADDITION TO EXISTING GARAGE.</u> <u>HAVE SINGLE-CAR GARAGE TO SIDE AND EXPAND TO TWO-CAR</u> <u>CAPACITY. GARAGE IS NOT ORIGINAL TO PROPERTY. WILL USE</u> <u>LIKE MATERIALS (WOOD SIDING AND WINDOWS, EXPOSED RAFTERS,</u> <u>COMPOSITION SHINGLES).</u>	Based on documentation previously provided to this board for review, the garage was evaluated by structural engineers and deemed not original to the property. It was not relocated as illustrated in the proposed plans of the time. See Appendix 2
ATTESTATION ENGINEERED SOLUTIONS 1828 TINNIN ROAD GOODLETTSVILLE, TENNESSEE 37072 PHONE (615) 945-9119 • FAX (615) 859-9177 SITE OBSERVATION & EVALUATION REPORT PROJECT: Residence Existing Garage / Shed LOCATION: 425 Boyd Mill Avenue / Franklin, Tennessee OWNER: Stephanie and Nick Bach DATE: 9/30/2023 	Based on a structural engineering evaluation conducted in September 2023, the accessory building was assessed to be neither historical in nature nor sound in structure. This most current assessment, attests that the building was constructed using materials common in the 1970's and the alteration of the building, in addition to the deterioration of the materials used renders the building unusable and excessively expensive to reconstruct in his opinion. See Appendix 5

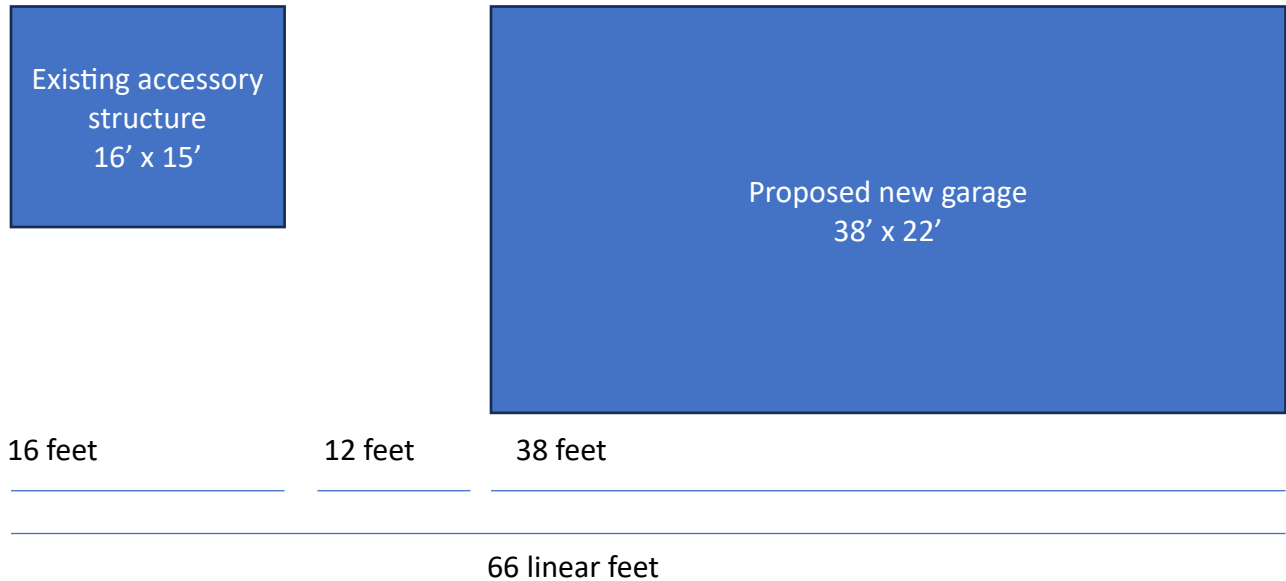
PROPOSED APPROACH

The modification of the accessory structure renders it unusable as a garage. Because the existing concrete slab foundation of the accessory building is not sufficient to support a second story, we will need to dismantle the current structure in order accommodate any integration, modification or relocation of the structure.

We would like to propose the addition of a 1.5 story, 3-bay garage, constructed of materials similar to the primary structure (wood siding and windows, exposed rafters, decorative corbels) to be constructed on the location of the accessory structure.

In order to do this, we propose dismantling and relocating the accessory structure to the best of our ability given the condition of the existing materials, along the same property line,

adjacent to the new structure and adding a total of **1672 SF** to the property, with a footprint of **836 SF**. The space on the current lot allows for this without the need to remove any existing trees. This would bring the total square footage on the lot to 32%, meeting the requirement of 35% or less in total SF.



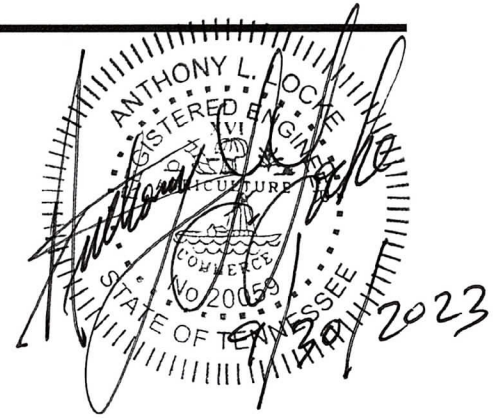
See proposed plans: **APPENDIX 4**

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

SITE OBSERVATION & EVALUATION REPORT

PROJECT: Residence Existing Garage / Shed
LOCATION: 425 Boyd Mill Avenue / Franklin, Tennessee
OWNER: Stephanie and Nick Bach

DATE: 9/30/2023



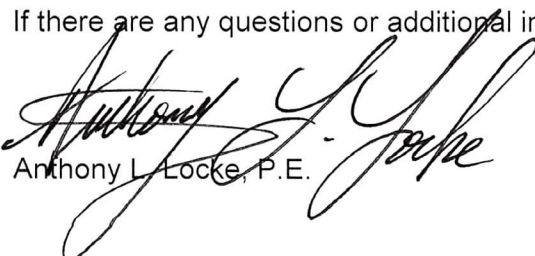
An engineering observation was performed to review the existing garage / shed residence structure located at the rear of the driveway behind the residence at the above referenced location. The structures' appearance and physical condition were observed. The main purpose for this observation was to review the current condition of the garage / shed and to possibly determine the approximate age to this structure.

The wood framed garage / shed measured approximately 240 square feet (16'-0" x 15'-0") and consist with a gable roof with an exposed concrete slab. The walls were constructed of 2x4 studs with horizontal plank sheathing. The roof included 2x8 framing at 24" c/c. There was a ceiling in the structure but the attic space was inaccessible. The observation of this structure revealed deteriorated material in several of the framing members, nailed connections lacking proper attachments, and minimal if any proper lateral stability or hold-down resistance.

Based on the review of the wood materials, nails and concrete that the structure was constructed with; it is obvious that the structure was not constructed when the original house was built; and most likely built during the 1970's. Several of the appeared to possibly be older that the 1970's but they revealed that they had been reused material; therefore not historically built structure, just a combination of older and newer materials. There was documentation (a review that was completed in 2013) that had reviewed of this structure revealing the structure has been modified and reduced in size. A rear lean-to greenhouse and several feet of the building were removed from the rear of the structure. Since the time of the previous completed report two other shed out-buildings had been removed and rear property changed with new additional residences built around 2017. The likely need to for the reduction and removal of the rear portion of this garage / shed structure during the years between 2013 and 2017 to be completed was a need to get the structure on or at the current property line.

The observation of the structure and the non-historically contributing materials reviewed; seem to reveal no historical value. The past modifications and reduction of the size of this structure has rendered the structure to small for use as a garage. Additionally, it is estimation the work necessary to address current deficiencies, reinforcement of the structure, and/or reconstruction to alignment with current building codes requirements would be excessive.

If there are any questions or additional information required, please feel free to call.


Anthony L. Locke, P.E.

FIELD OBSERVATION MEMO

DATE: SEPTEMBER 26, 2013
TO: DREW LUNA
FROM: MICHAEL LIVINGSTON, P.E.
RE: 425 BOYD MILL AVE – FRANKLIN, TN

On September 19, 2013 I made a site visit to observe three out buildings at 425 Boyd Mill Ave. The three structures were a garage, a barn and a shed.

Garage Building



The wood framed garage was approximately 16'-6" x 19'-0" with a gable roof. The top plate was about 8'-9" above grade and the roof ridge was about 13'-9" above grade. The garage had a concrete slab. The walls were constructed of 2x4 studs with horizontal plank sheathing. The roof included 2x8 framing at 24" o.c. There was a ceiling in the garage but the attic space was inaccessible. Based on my observations this structure was in relatively good condition considering the age of the building. Any potential rehabilitation of the structure should include increasing the lateral stability of the building by adding strapping or sheathing to the walls and anchoring the building to the foundation. The slab thickness would need to be investigated and additional footings may be required to support the lateral resisting elements.

Barn Building



The wood barn was approximately 36'-0" x 20'-0" and had a partial concrete slab. The top plate was about 9'-6" above grade and it had a gable roof. There was a front porch that was supported by three 8" (nominal) wood posts and the porch roof was framed with 2x4's @ 24" and a 4x4 girder. The barn walls had 2x4 studs at various spacing ranging from 30" to 48" o.c. with horizontal plank sheathing. The attic joists were 2x6's @ 24" with a center girder consisting of 2-2x6's. There was a rear porch and enclosed area that had a dirt floor and had 2x6 rafters, a 2x6 girder, and 4" wood post supports. The building had a noticeable lean to it indicating lateral movement had occurred to the overall structure. Very few of the structural components would meet modern codes. There was virtually no lateral resisting system and much of the building had no foundation. Most of the members appeared to be undersized for the code required gravity loads. There were many elements that had begun to rot and deteriorate. After reviewing this structure it is our opinion that this structure is beyond repair.

Shed Building



The shed was approximately 20'-3" x 39'-8" and had a single sloped roof. The eave height on one side of the building was about 5'-9" above grade and while the eave at the other side was about 8'-6". There was a concrete slab in the building. The exterior walls were vertical wood planks from the slab to the top rafters. There were five 4x4 posts, two in the exterior walls and three in the middle of the building. The post supported a 2x6 girder at the center of the building and the roof rafters were 2x4 at 24" o.c. Based on our observations the building appeared to be in reasonable condition, however most all of the building would not meet the current building code requirements. All of the roof framing, including the rafters and girders, were inadequate for the code required minimum loads. The building does not contain a code accepted lateral system. Providing a new load system would include removing and replacing the exterior walls with studs and sheathing. It would also include adding sheathing to the entire roof. Lateral hold downs and additional foundation work would also be required.



RENOVATIONS AND ADDITIONS

1009 FAIR STREET
FRANKLIN, TENNESSEE 37064

2023.03.25 // CONSTRUCTION DOCUMENTS

ARCHITECTURE SHEET LIST

G001	COVER SHEET
G002	GENERAL NOTES & LIFE SAFETY
SP100	SITE PLAN
D101	DEMO PLAN
A101	FIRST FLOOR PLAN
A102	ROOF PLAN
A103	CARRIAGE HOUSE FLOOR PLAN
A104	CARRIAGE HOUSE ROOF PLAN
A111	FIRST FLOOR RCP
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	CARRIAGE HOUSE ELEVATIONS
A204	EXTERIOR HZC SCOPE OF WORK
A401	ENLARGED PLANS & INT ELEVATIONS
A402	ENLARGED PLANS & INT ELEVATIONS
A403	ENLARGED PLANS & INT ELEVATIONS

CHISEL

workshop

PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY

REGISTERED ARCHITECT

2023.03.25

CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

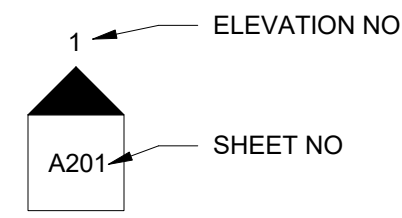
2023.03.25 | 230102

COVER SHEET

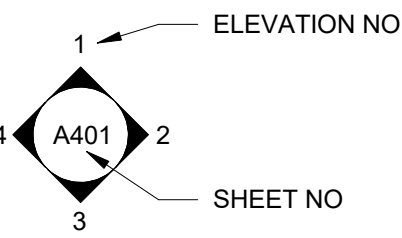
G001

STANDARD SYMBOLS

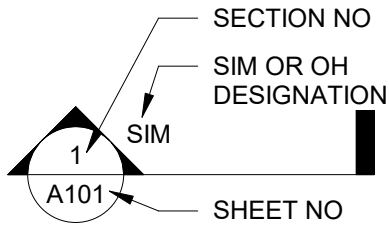
EXTERIOR ELEVATION



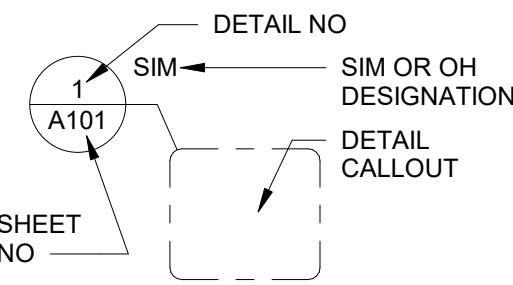
INTERIOR ELEVATION



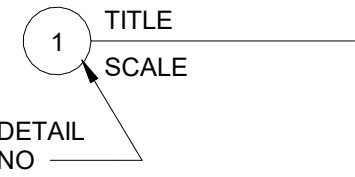
SECTION CUT DESIGNATION



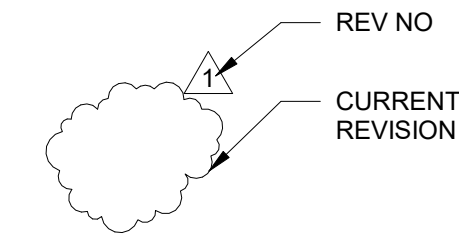
DETAIL DESIGNATION



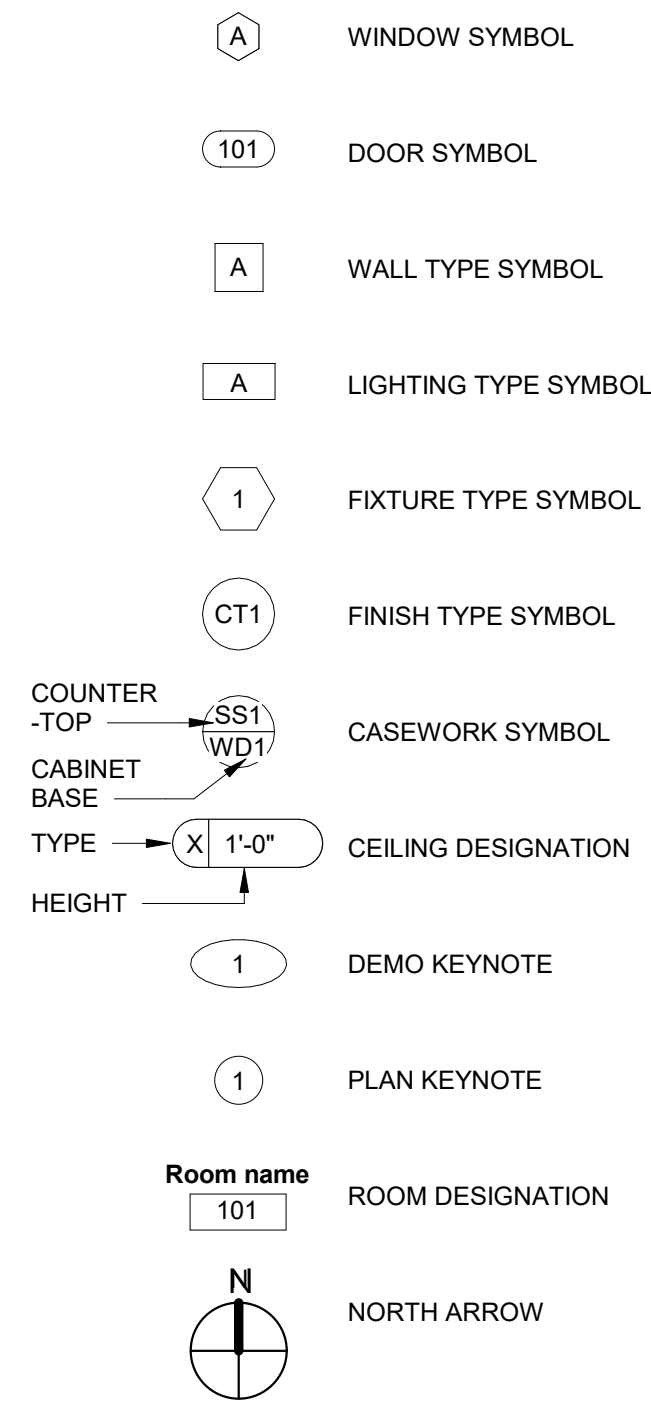
DRAWING DESIGNATION



REVISION DESIGNATION



PLAN DESIGNATION

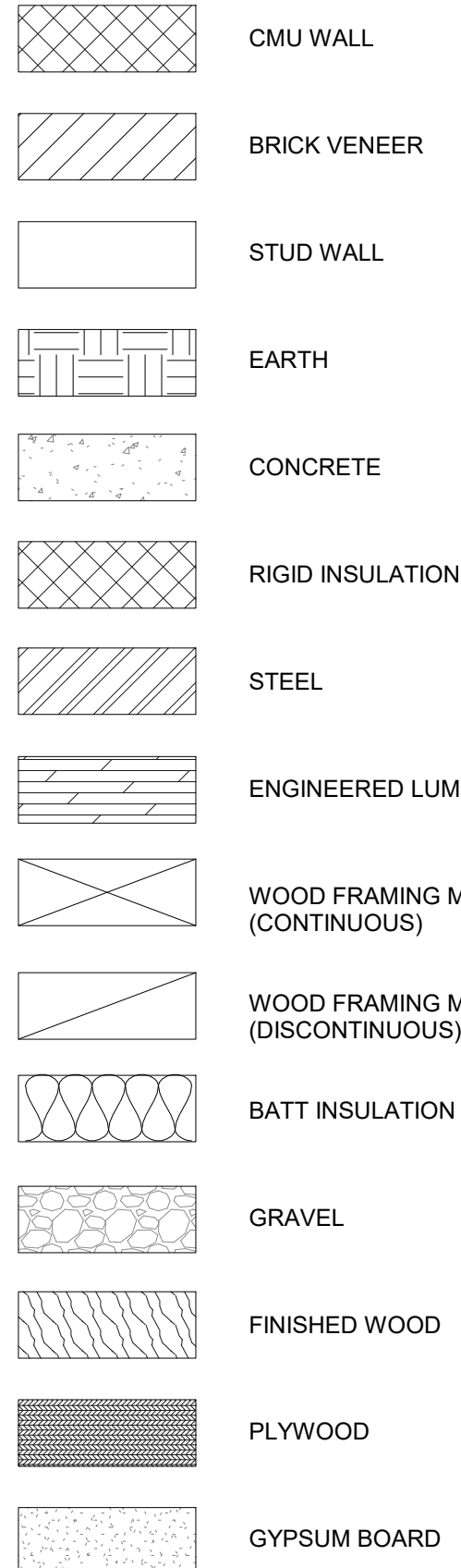


ABBREVIATIONS

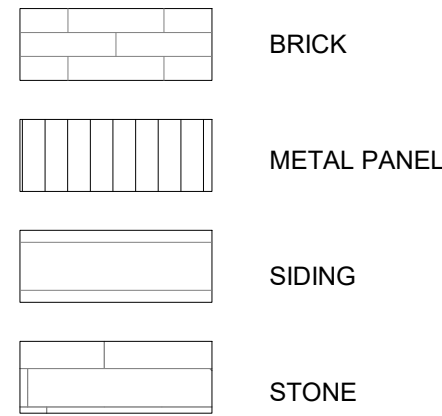
ACT	ACOUSTIC CEILING TILE	DEMO	DEMOLISH/DEMOLITION	HORIZ	HORIZONTAL	R	RISER	U/S	UNDERSIDE
AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	HR	HOOR	RCP	REFLECTED CEILING PLAN	UC	UNDERCOUNTER
ALT	ALTERNATE	DIM	DIMENSION	HT	HEIGHT	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE
ALUM	ALUMINUM	DIMS	DIMENSIONS	INSUL	INSULATED/INSULATION	REF	REFRIGERATOR	VERT	VERTICAL
ANOD	ANODIZED	DN	DOWN	INT	INTERIOR	REQD	REQUIRED	VIF	VERIFY IN FIELD
BA	BATH	DR	DOOR	KIT	KITCHEN	REV	REVISION	VS	VISION PANEL
BFF	BELOW FINISH FLOOR	DWG	DRAWING	LAV	LAVATORY	RM	ROOM	W/	WITH
BOT	BOTTOM	EA	EACH	MAX	MAXIMUM	RO	ROUGH OPENING	W/O	WITHOUT
BR	BEDROOM	ELEC	ELECTRICAL	MECH	MECHANICAL	SDL	SIMULATED DIVIDED LIGHT	WD	WOOD
BSMT	BASEMENT	ELEV	ELEVATION	MET	METAL	SECT	SECTION		
BYND	BEYOND	EQ	EQUAL	MFR	MANUFACTURER/MANUFACTURING	SIM	SIMILAR		
CAB	CABINET	EXIST	EXISTING			SPEC	SPECIFIED/SPECIFICATION		
CD	CONSTRUCTION DOCUMENTS	EXT	EXTERIOR	MIN	MINIMUM	SPK	SPRINKLER/SPEAKER		
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	FD	FLOOR DRAIN	MO	MASONRY OPENING	SS	SOLID SURFACE		
		FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT	SSTL	STAINLESS STEEL		
CHNL	CHANNEL	FIXT	FIXTURE	NO	NUMBER	STC	SOUND TRANSMISSION CLASS		
CJ	CONTROL JOINT	FL	FLOOR	NOM	NOMINAL	STL	STEEL		
CL	CENTERLINE	FND	FOUNDATION	OC	ON CENTER	STRL	STRUCTURAL		
CLG	CEILING	FO	FACE OF	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	T	TREAD		
CLR	CLEAR	FP	FIREPLACE	OFOI	OWNER FURNISHED, OWNER INSTALLED	T&G	TOUNGE AND GROOVE		
CMU	CONCRETE MASONRY UNIT	FURN	FURNITURE			T/D	TELEPHONE/DATA		
COL	COLUMN	GA	GAUGE	OH	OPPOSITE HAND	TBD	TO BE DETERMINED		
CONC	CONCRETE	GALV	GALVANIZED	PLUMB	PLUMBING	TELE	TELEPHONE		
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	PLWD	PLYWOOD	TO	TOP OF		
CPT	CARPET	GWB	GYPSUM WALL BOARD	PNL	PANEL	TOC	TOP OF CONCRETE		
CRI	COLOR RENDERING INDEX	HC	HOLLOW CORE	PNT	PAINT	TOS	TOP OF STEEL		
CT	CERAMIC TILE	HM	HOLLOW METAL	PT	PRESURE TREATED	TYP	TYPICAL		

STANDARD MATERIAL

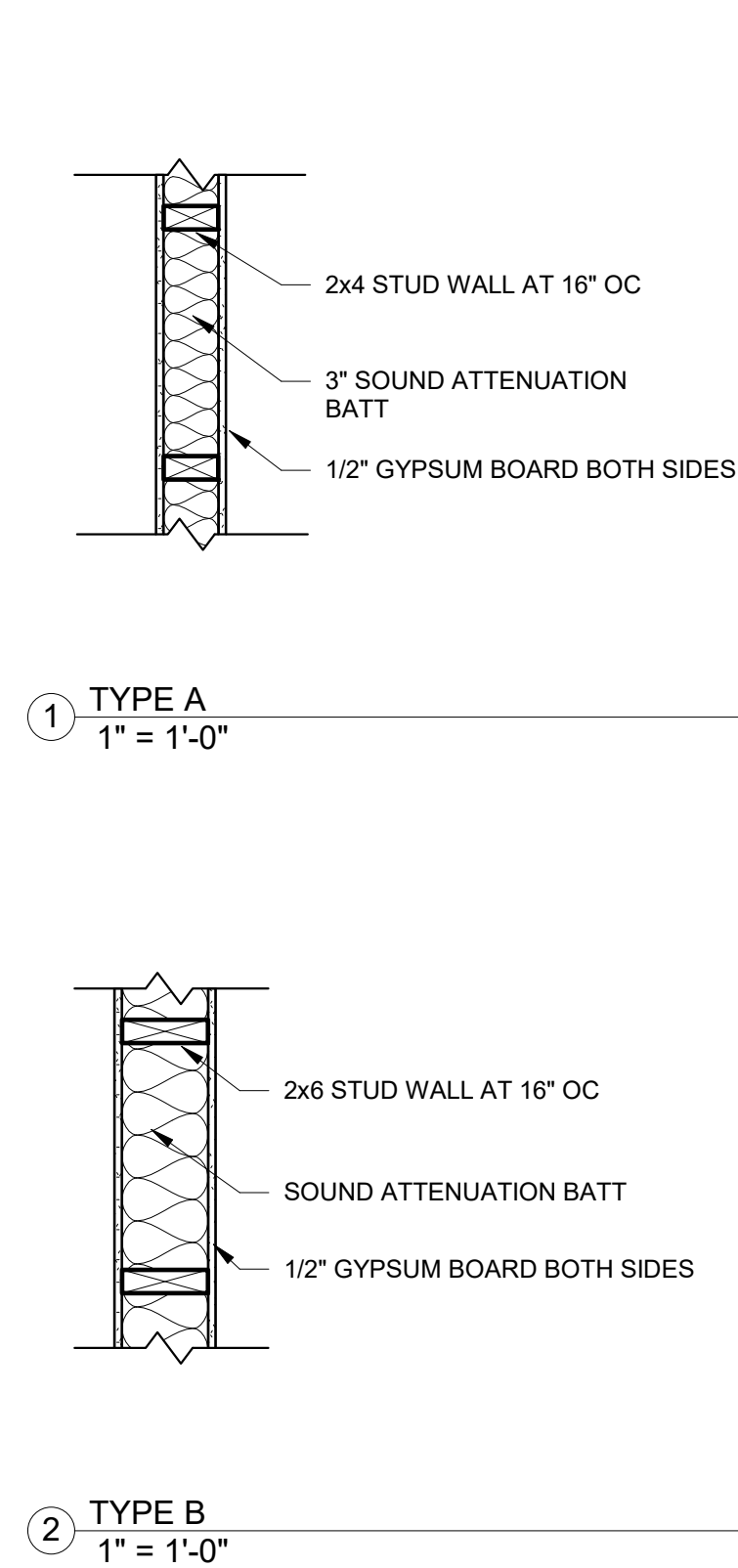
PLAN AND SECTION VIEWS



ELEVATION VIEWS



WALL TYPES



CODE ANALYSIS

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE

ZONING AND CODE ANALYSIS:

- ZONING CLASSIFICATION: R-4 RESIDENTIAL**
- EXISTING LOT SIZE: 0.23 ACRES OR 9826 SF (PER SURVEY DATED 20 DEC 2022)**
- MAIN STRUCTURE SETBACKS (SEE SHEET SP100):**
REAR SETBACK: 20'
EXISTING REAR ADDITION IS NON-CONFORMING. NO CHANGE TO EXISTING BUILDING FOOTPRINT AT THIS LOCATION. BUILDING FOOTPRINT OF NON-CONFORMING REAR ADDITION TO REMAIN THE SAME
ADDITION TO REAR TO BE WITHIN 20' SETBACK REQUIREMENT
SIDE YARD SETBACK: 7' (NO CHANGE TO EXISTING)
FRONT YARD SETBACK: AVERAGE SETBACK OF EXISTING BUILDINGS (NO CHANGE TO EXISTING)
- ACCESSORY STRUCTURE SETBACKS (SEE SHEET SP100):**
MINIMUM 5' BEHIND PRINCIPAL STRUCTURE AND 5' FROM ANY LOT LINE
EXISTING DETACHED ACCESSORY STRUCTURE IS NON-CONFORMING. NO CHANGE TO EXISTING BUILDING FOOTPRINT OF CARRIAGE HOUSE. BUILDING FOOTPRINT TO REMAIN THE SAME
- LANDSCAPE SURFACE AREA: MIN 40%**
SEE SHEET SP100 FOR CALCULATIONS
- FINISHED BUILDING AREA:**

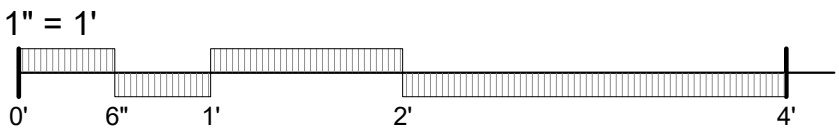
MAIN HOUSE:	
FIRST FLOOR EXISTING	1,633 SF
FIRST FLOOR ADDITION	86 SF
TOTAL OF MAIN HOUSE	1,719 SF

CARRIAGE HOUSE:	342 SF
TOTAL FINISHED AREA OF PROJECT:	2,061 SF

GENERAL NOTES

- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- GC SHALL CHECK AND VERIFY ALL GRADES, ELEVATIONS, SIZES, AND DIMENSIONS AND SHALL COORDINATE ALL DISCREPANCIES WITH THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY FIELD DESIGN OR DECISIONS HE MAKES WITHOUT FIRST CONSULTING THE ARCHITECT OR OWNER.
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE
- MEP & STRUCTURAL SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS
- UNLESS INDICATED OTHERWISE, ANY NOTES, DETAILS, AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IS SPECIFICALLY INDICATED OR NOTED.
- THE ARCHITECT OR OWNER WILL NOT BE RESPONSIBLE FOR ANY WORK OR INSTALLATION OF COMPONENTS THAT DOES NOTE COMPLY WITH THE DRAWINGS, ETC.
- CHISEL WORKSHOP, PLC EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE CONSIDERED PROPRIETARY INFORMATION AND SHALL NOT BE UPGRADED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CHISEL WORKSHOP, PLC.

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

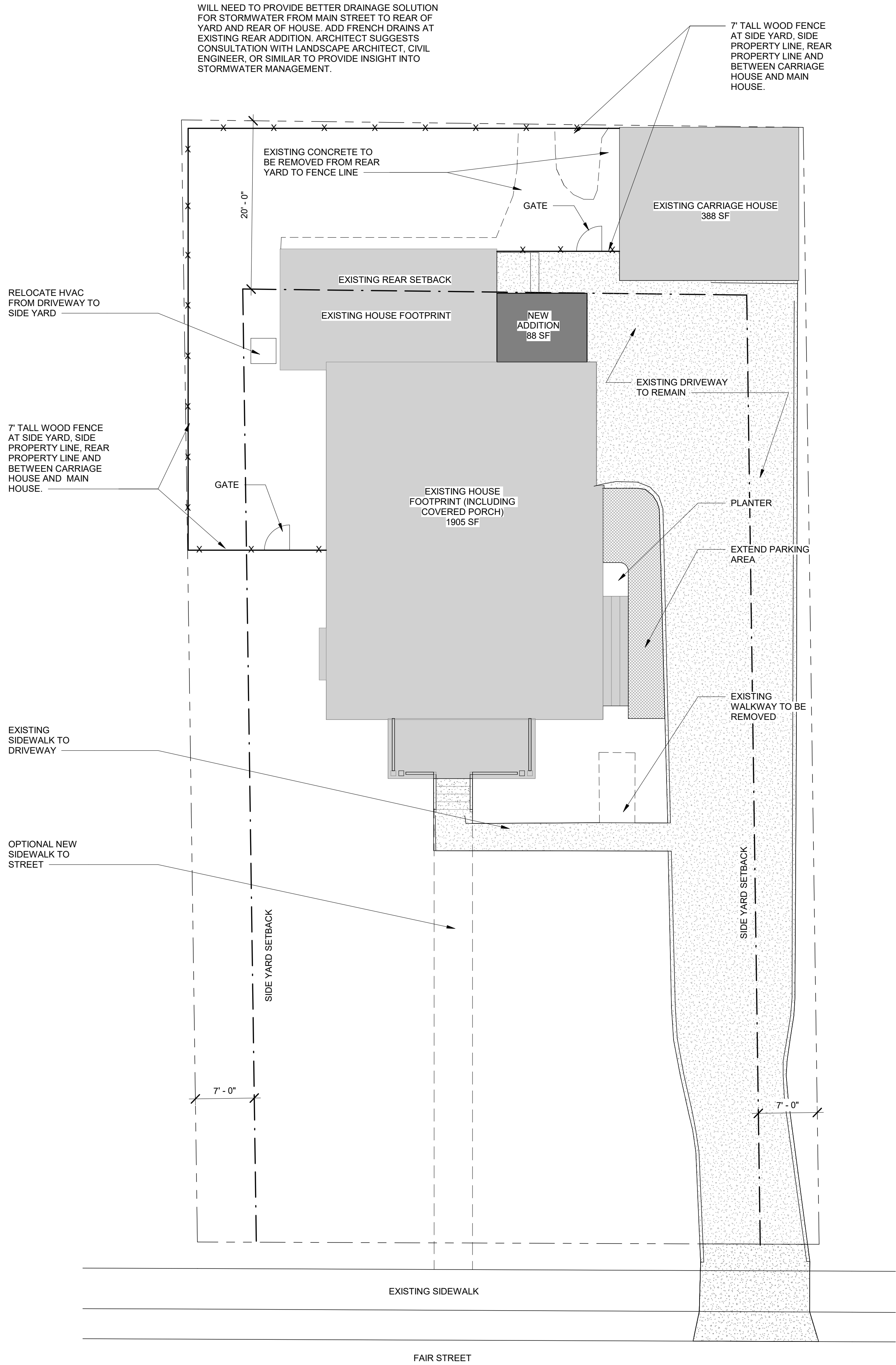
RENOVATIONS AND ADDITIONS

2023.03.25

230102

GENERAL
NOTES & LIFE
SAFETY

G002



1 SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

- SEE G002 FOR ADDITIONAL ZONING AND CODE ANALYSIS
- GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

SITE PLAN CALCULATIONS

LANDSCAPE SURFACE RATIO: MIN 40%

MAIN HOUSE:	
EXISTING FOOTPRINT	1905 SF
ADDITION	88 SF
MAIN HOUSE TOTAL	1993 SF

EXISTING CARRIAGE HOUSE 388 SF

EXISTING DRIVEWAY, FRONT, AND REAR SIDEWALKS TO REMAIN	2097 SF
EXTENDED PARKING	139 SF
POTENTIAL FRONT WALK	210 SF
TOTAL HARDSCAPE	2446 SF

TOTAL IMPERVIOUS 4827 SF

LOT AREA (PER SURVEY) 9826 SF

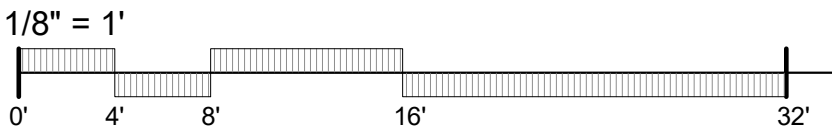
LSR 51%

EXISTING HOUSE MINUS REAR ADDITION: 1396 SF
NEW REAR ADDITION: 88 SF

ADDITION IS 6.3% AREA OF EXISTING HISTORIC HOME



GRAPHIC SCALES



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CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

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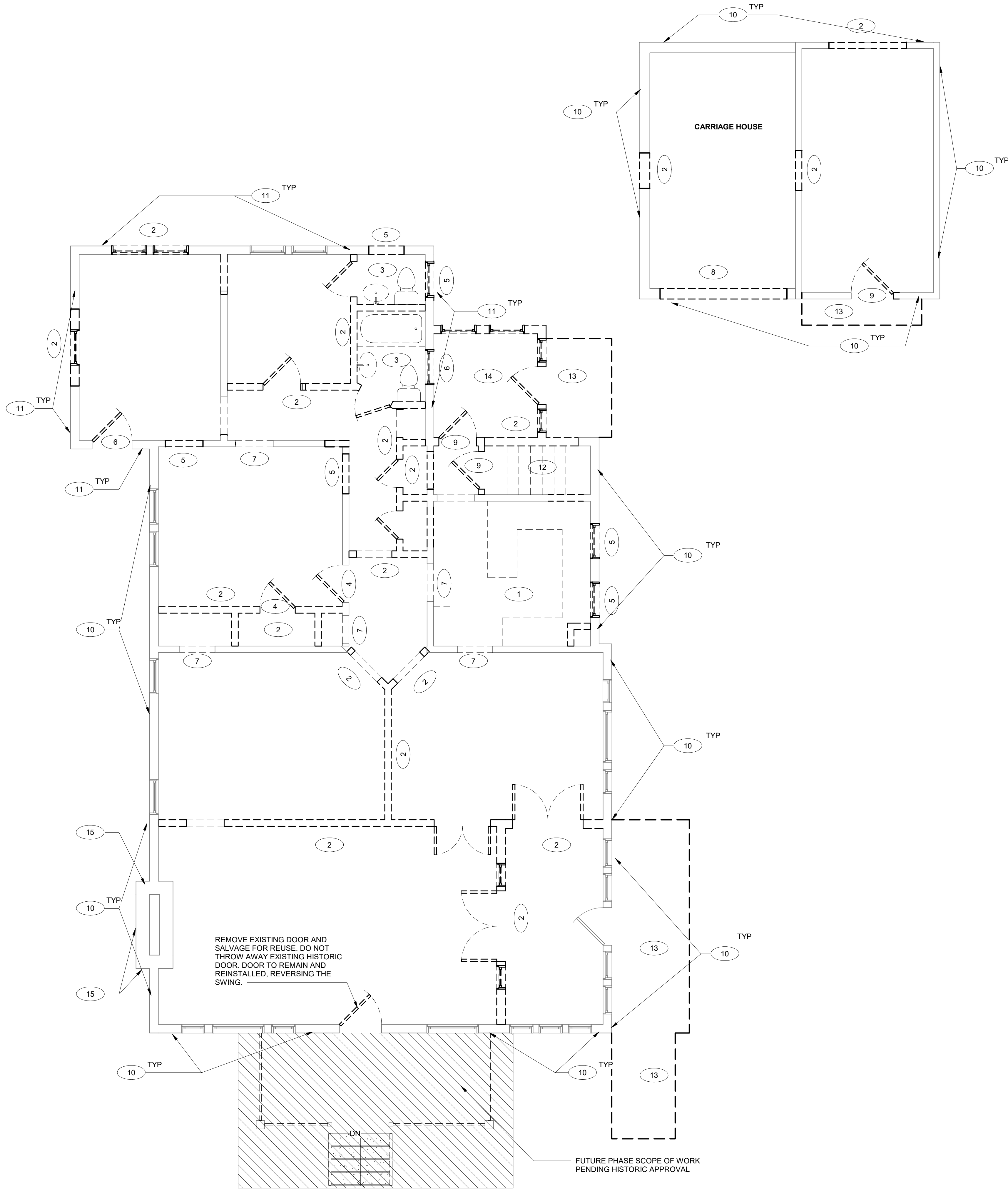
RENOVATIONS AND ADDITIONS

2023.03.25

230102

SITE PLAN

SP100



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES

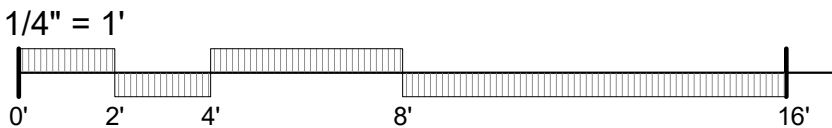
1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING, BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXERCISE CARE IN PROTECTING FINISHES AND FIXTURES TO REMAIN. THE COST TO REPAIR OR REPLACE DAMAGED FIXTURES AND FINISHES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. REPAIR ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATION. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
4. VERIFY THAT ALL STRUCTURAL ALTERATIONS ARE PROPERLY SUPPORTED AND SHORED DURING REMOVAL AND CONSTRUCTION. CONTACT THE OWNER PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. PROCURE ENGINEERING SERVICES FOR SUPPORT OF EXISTING STRUCTURE WHERE LOAD BEARING WALL IS REMOVED.

DEMOLITION KEYNOTES

- 1 REMOVE KITCHEN EQUIPMENT AND CASEWORK.
- 2 REMOVE PORTIONS OF WALL - SEE NEW WORK PLANS FOR EXTENTS
- 3 REMOVE ALL BATHROOM FIXTURES, FINISHES: TOILET, SINK, TILE, TUB, ETC
- 4 REMOVE DOOR - SALVAGE FOR REUSE IF FEASIBLE
- 5 REMOVE PORTION OF NEW WALL FOR NEW DOOR OR WINDOW. SEE NEW WORK PLANS
- 6 REMOVE EXISTING WINDOW AND DOOR. SEE NEW WORK PLANS FOR INFILL OF NEW WINDOW, DOOR, OR WALL.
- 7 REMOVE EXISTING TRIM AROUND CASED OPENING AND PREPARE FOR DRYWALL INFILL
- 8 REMOVE EXISTING INFILL. HISTORIC CARRIAGE HOUSE DOOR OPENING SIZE TO REMAIN.
- 9 REMOVE EXISTING DOOR.
- 10 REMOVE EXTERIOR SIDING TO REVEAL HISTORIC SIDING. DO NOT REMOVE HISTORIC SIDING WITHOUT FURTHER EVALUATION FROM THE HZC.
- 11 REMOVE WOOD SIDING AT REAR ADDITION
- 12 REMOVE STAIRCASE TO BASEMENT
- 13 REMOVE EXISTING PORCHES AND CONCRETE STOOPS
- 14 REMOVE EXISTING MUDROOM ADDITION
- 15 SELECTIVE DEMOLITION AT EXISTING FIREPLACE CHIMNEY TO DETERMINE HISTORIC FINISH



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

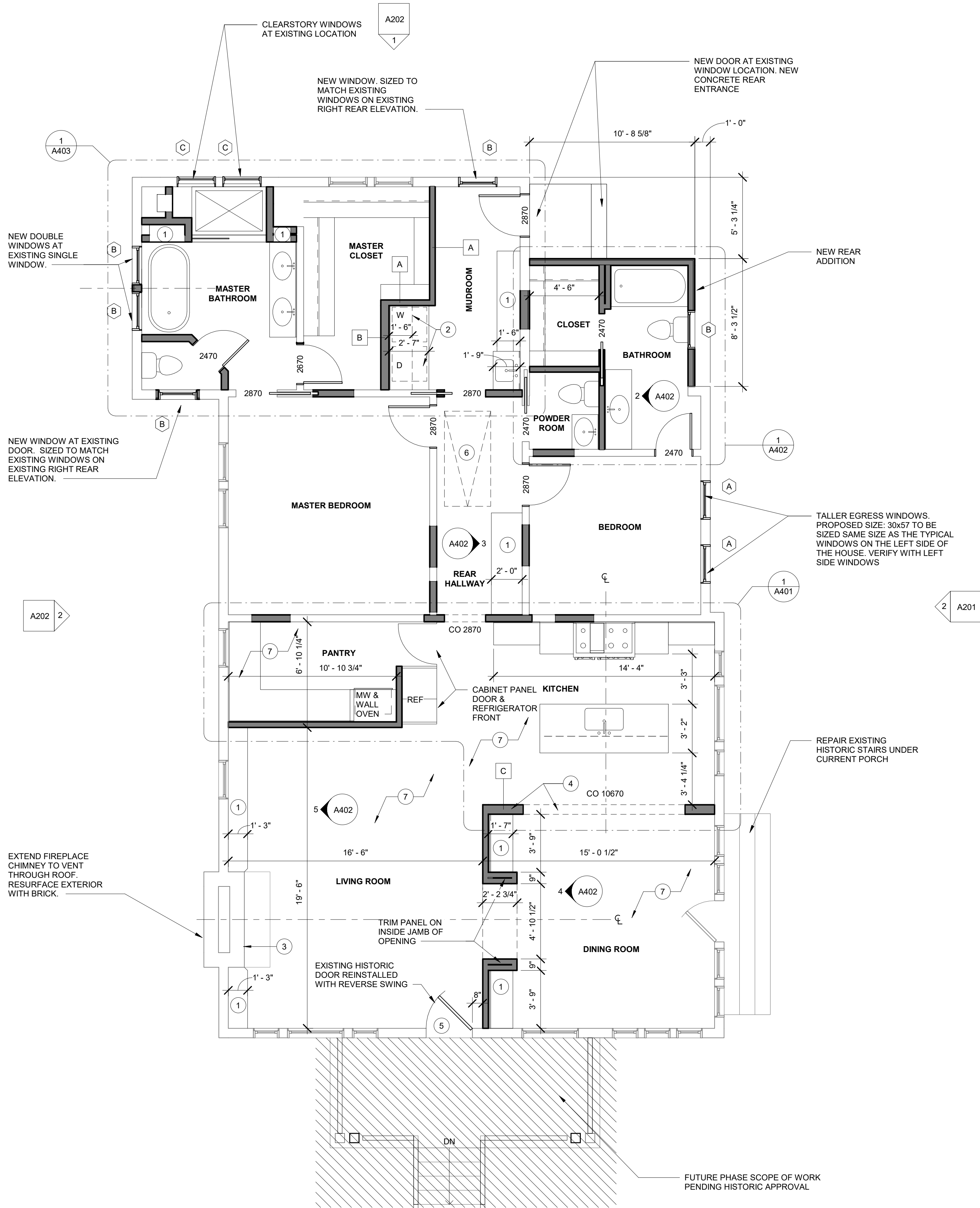
RENOVATIONS AND ADDITIONS

2023.03.25

230102

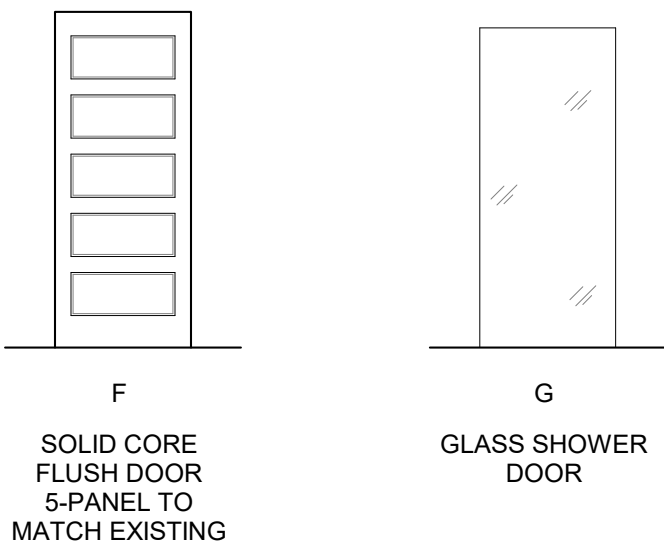
DEMO PLAN

D101

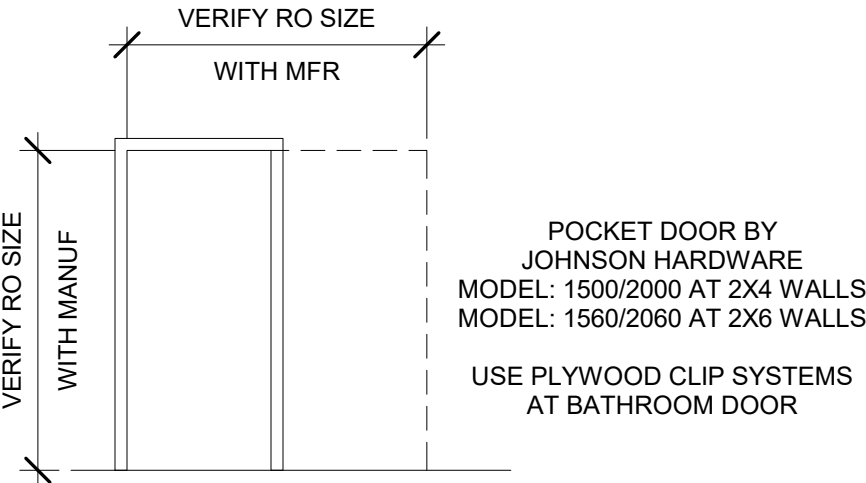


1 FIRST FLOOR PLAN // PROPOSED PLAN
1/4" = 1'-0"

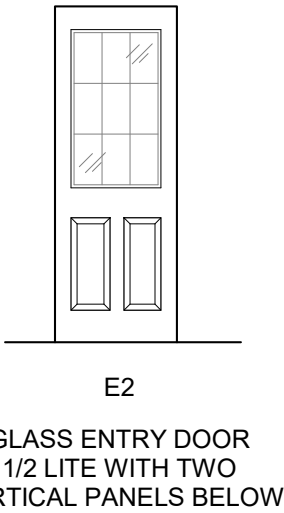
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	NOTES
A	2' - 6"	4' - 9"	SIZE TO MATCH EXIST WINDOW AT LEFT SIDE OF HOUSE
B	2' - 6"	3' - 5"	SIZE TO MATCH EXIST WINDOW AT RIGHT REAR OF HOUSE
C	2' - 6"	1' - 9 1/2"	
D	2' - 6"	3' - 5"	
E	2' - 6"	1' - 9 1/2"	

- MFR BASIS OF DESIGN: MARVIN WOOD WINDOWS
- EXTERIOR FINISH: PAINTED
- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: TBD
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE - SEE G002
- FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS
- 1-HOUR FIREWALL AT EXISTING CARRIAGE HOUSE WALLS THAT ARE ON PROPERTY LINE. USE TYPE "X" GWB

GENERAL NOTES

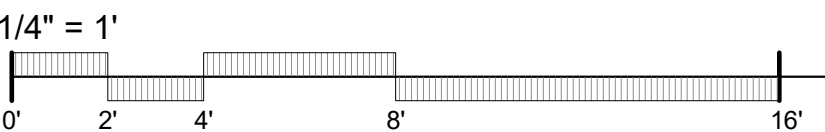
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- PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.
- REPAIR ALL HISTORIC WINDOWS TO OPERATIONAL CONDITION INCLUDING WOOD SASHES, TRIM, GLAZING, AND PUTTY, WEIGHTS, HARDWARE, ETC.

FLOOR PLAN KEYNOTES

- BUILT-INS. SEE ELEVATION.
- 30" DEEP COUNTERTOP ABOVE WASHER AND DRYER WITH 18" DEEP WALL CABINETS ABOVE
- REFINISH EXISTING STONE FIREPLACE TBD. MAKE FIREPLACE OPERATIONAL
- NEW WALL AT LOCATION OF EXISTING WALL
- REPAIR BROKEN GLASS PANE WITH NEW BEVELED EDGE GLASS TO MATCH EXISTING. REPAIR HISTORIC WOOD AT DOOR
- HIDDEN STAIR HATCH TO BASEMENT
- SHORE UP FLOOR SYSTEM. MAY REQUIRE REMOVING EXISTING FLOORING AND LEVELING STRUCTURE. PROVIDE NEW FLOORING.



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

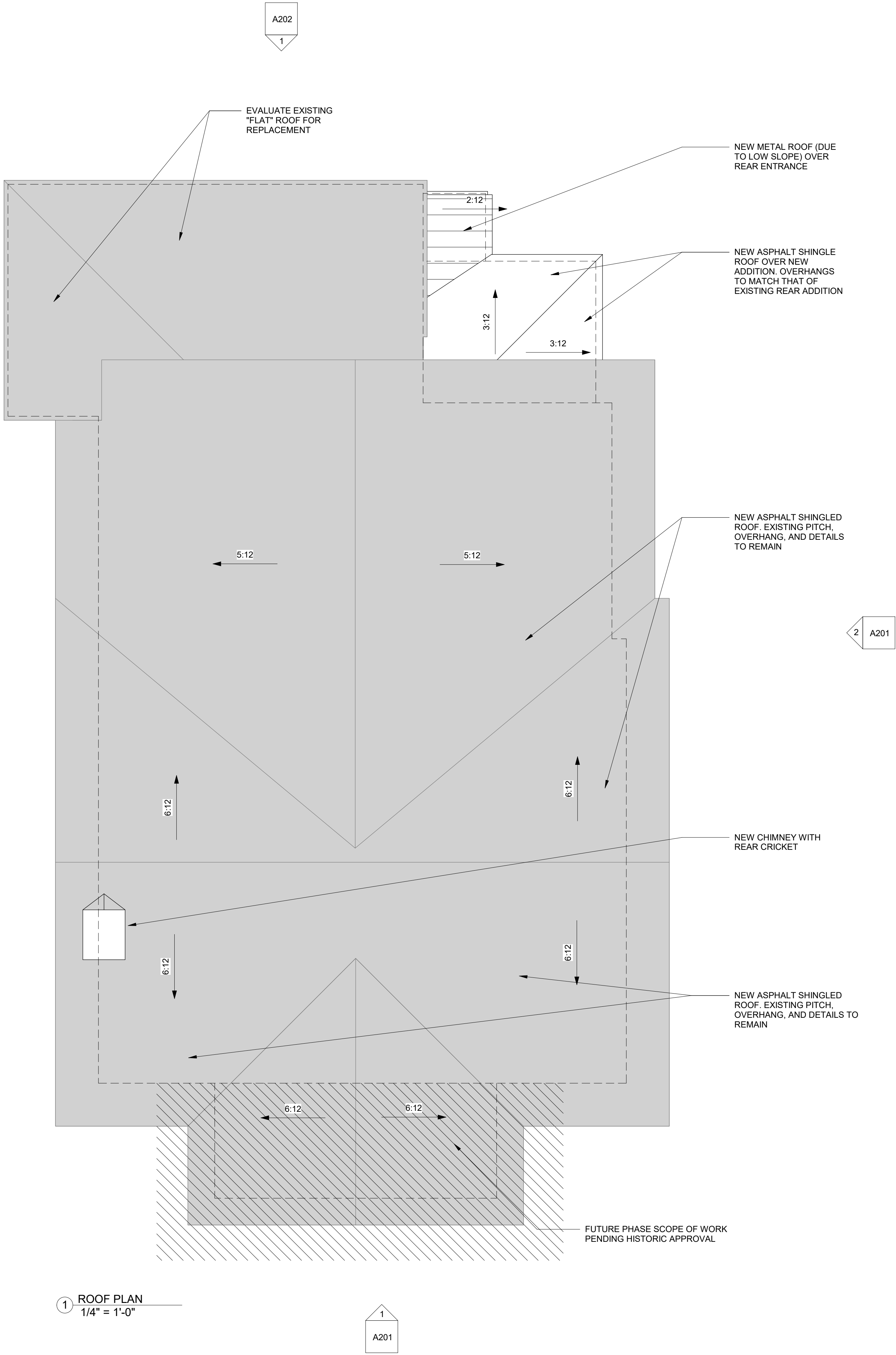
RENOVATIONS AND ADDITIONS

2023.03.25

230102

FIRST FLOOR PLAN

A101

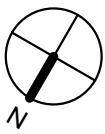


ROOF PLAN LEGEND

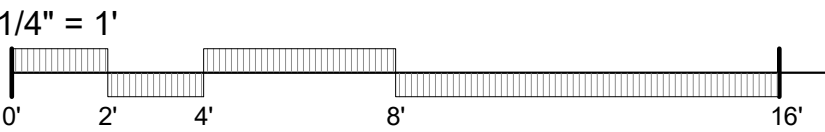
- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

- PROVIDE RIDGE VENTS
- PROVIDE METAL FLASHING
- ASPHALT SHINGLE ROOF: MFR: CERTAINTED LANDMARK COLOR: TBD
- METAL ROOF: COLOR: TBD



GRAPHIC SCALES



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AMANDA W. MCCREARY
REGISTERED ARCHITECT
No. 10487
COMMERCIAL
STATE OF TENNESSEE
2023.03.25

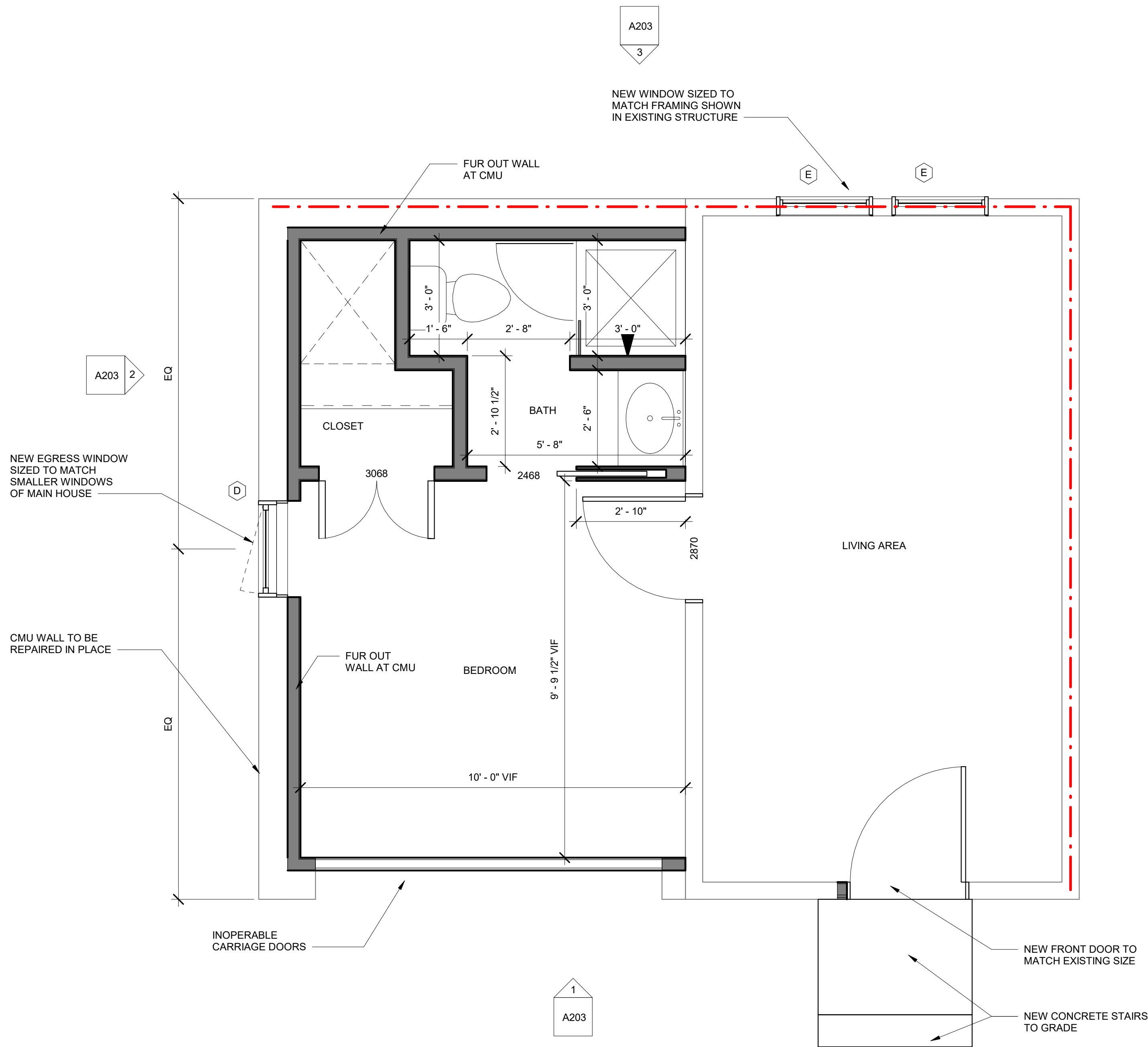
CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE
1009 FAIR STREET, FRANKLIN TN 37064
RENOVATIONS AND ADDITIONS

2023.03.25 | 230102

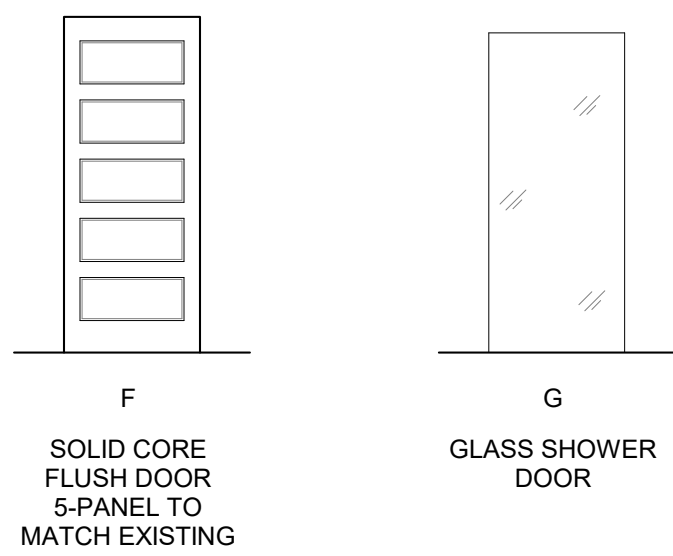
ROOF PLAN

A102

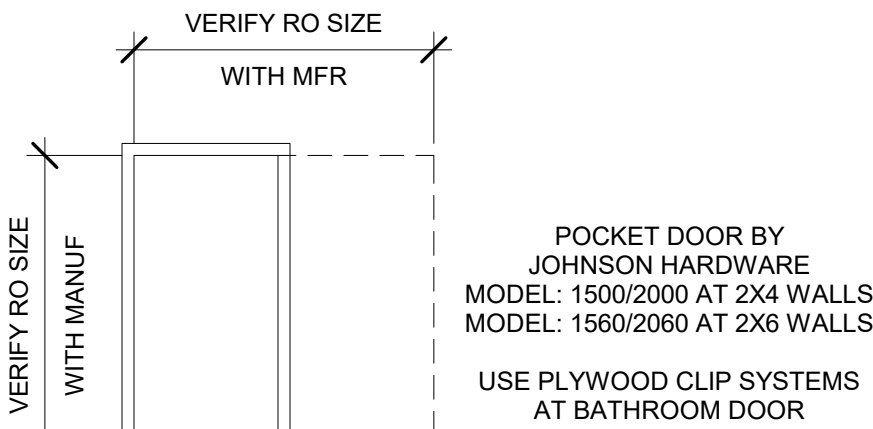


1 FLOOR PLAN // CARRIAGE HOUSE
1/2" = 1'-0"

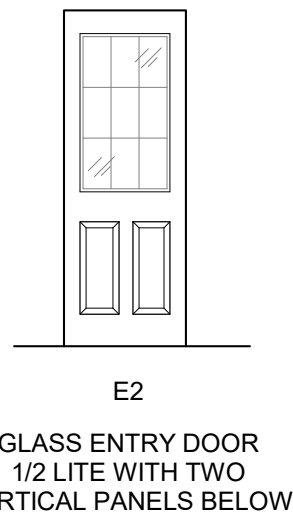
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	NOTES
A	2' - 6"	4' - 9"	SIZE TO MATCH EXIST WINDOW AT LEFT SIDE OF HOUSE
B	2' - 6"	3' - 5"	SIZE TO MATCH EXIST WINDOW AT RIGHT REAR OF HOUSE
C	2' - 6"	1' - 9 1/2"	
D	2' - 6"	3' - 5"	
E	2' - 6"	1' - 9 1/2"	

- MFR BASIS OF DESIGN: MARVIN WOOD WINDOWS
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- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: TBD
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLS). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE - SEE G002
- FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS
- 1-HOUR FIREWALL AT EXISTING CARRIAGE HOUSE WALLS THAT ARE ON PROPERTY LINE. USE TYPE "X" GWB

GENERAL NOTES

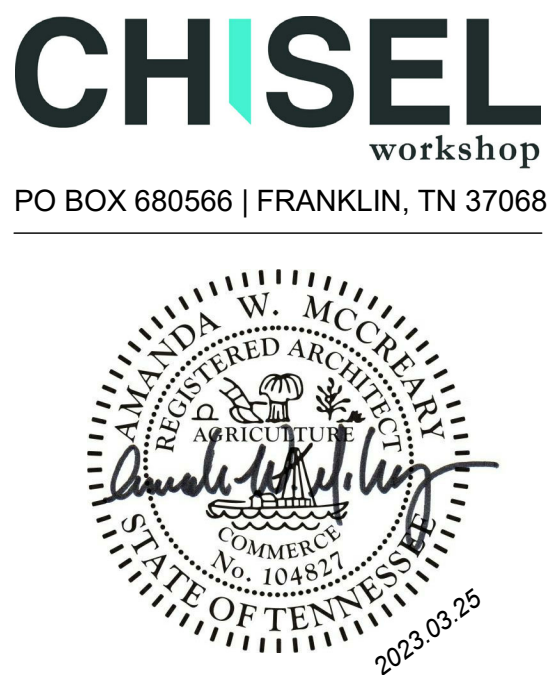
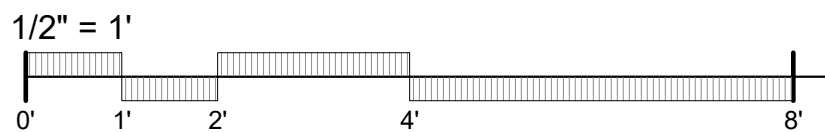
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- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.
- REPAIR ALL HISTORIC WINDOWS TO OPERATIONAL CONDITION INCLUDING WOOD SASHES, TRIM, GLAZING, AND PUTTY, WEIGHTS, HARDWARE, ETC.

FLOOR PLAN KEYNOTES

- BUILT-INS. SEE ELEVATION.
- 30" DEEP COUNTERTOP ABOVE WASHER AND DRYER WITH 18" DEEP WALL CABINETS ABOVE
- REFINISH EXISTING STONE FIREPLACE TBD. MAKE FIREPLACE OPERATIONAL
- NEW WALL AT LOCATION OF EXISTING WALL
- REPAIR BROKEN GLASS PANE WITH NEW BEVELED EDGE GLASS TO MATCH EXISTING. REPAIR HISTORIC WOOD AT DOOR
- HIDDEN STAIR HATCH TO BASEMENT



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

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CARRIAGE
HOUSE FLOOR
PLAN

A103



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE
HOUSE ROOF
PLAN

A104

ROOF PLAN LEGEND

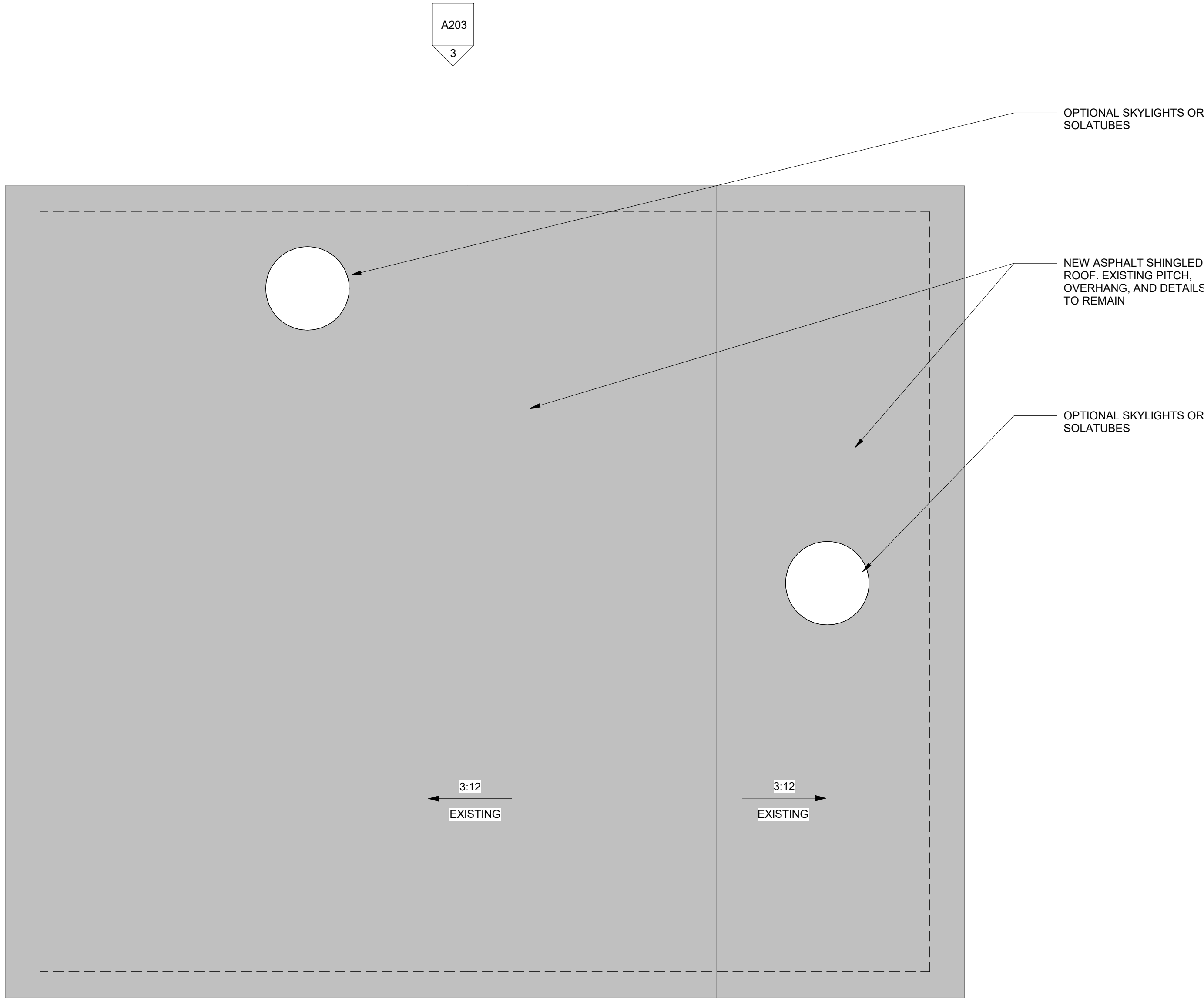
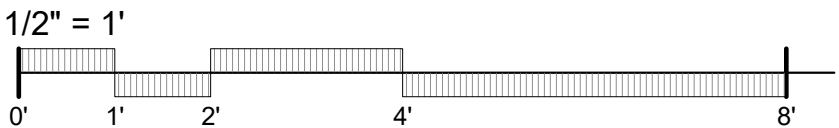
- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

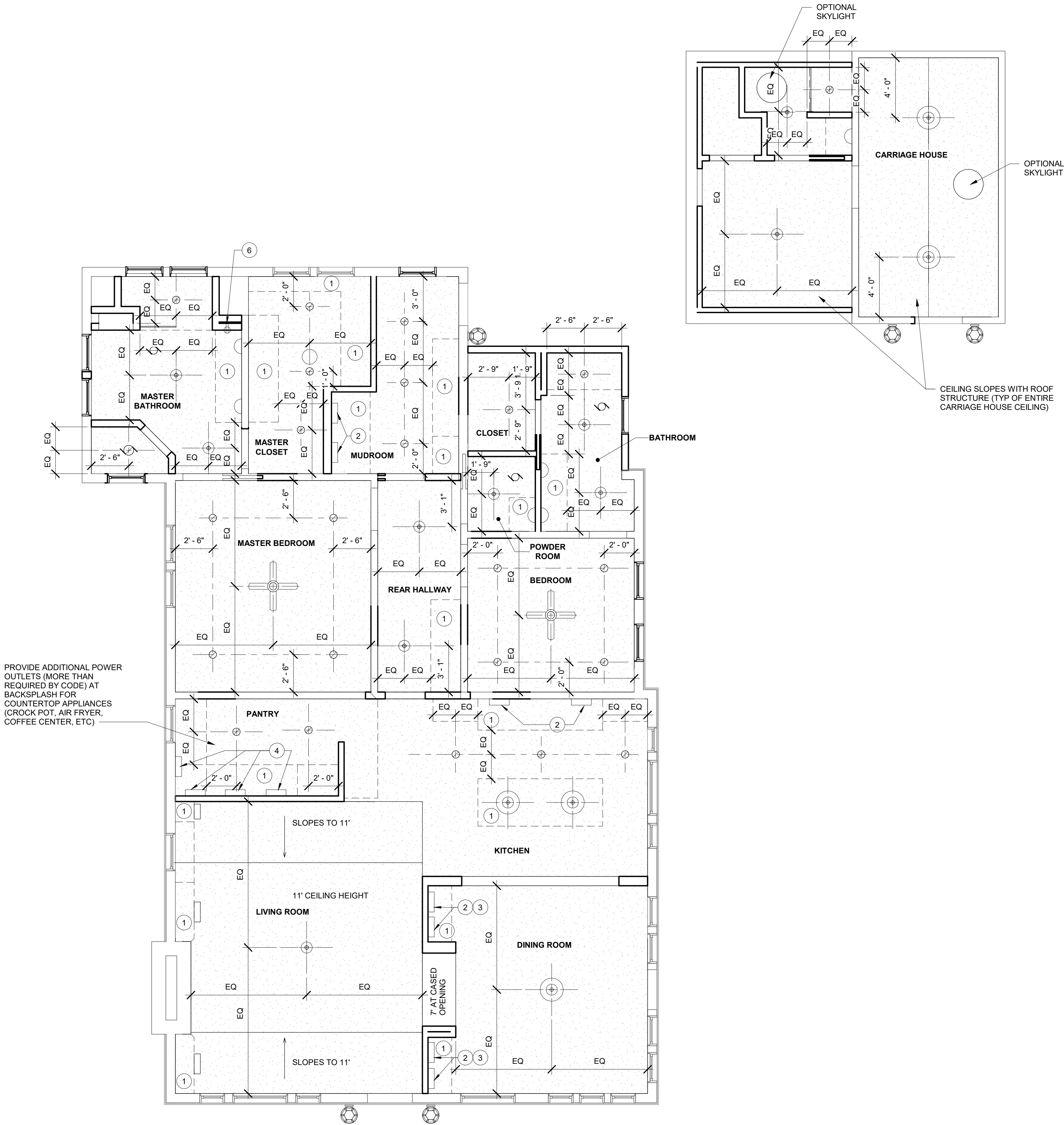
1. PROVIDE RIDGE VENTS
2. PROVIDE METAL FLASHING
3. ASPHALT SHINGLE ROOF:
MFR: CERTAINTED LANDMARK
COLOR: TBD
4. METAL ROOF:
COLOR: TBD



GRAPHIC SCALES



1 ROOF PLAN // GARAGE
1/2" = 1'-0"



1 FIRST FLOOR RCP
1/4" = 1'-0"

RCP LEGEND

- RECESSED CAN LIGHT
- CEILING MOUNT LIGHT
- CHANDELIER FIXTURE
- PENDANT OR SEMI-FLUSH FIXTURE
- BATHROOM SCONCE LIGHT
- UNDER CABINET LIGHT
- EXTERIOR SCONCE LIGHT
- EXHAUST FAN - PANASONIC WHISPER SENSE OR SIMILAR
- RECESSED CAN LIGHT AND EXHAUST FAN COMBO - BROAN 744 OR SIMILAR
- SWITCH
- THREE-WAY SWITCH
- DIMMER SWITCH

RCP TYPES

A GWB CEILING

ELECTRICAL NOTES

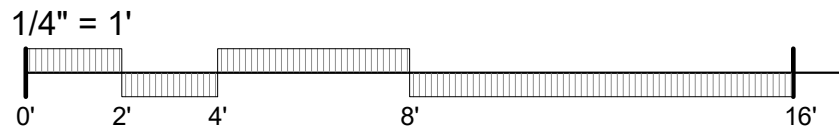
- ALL NEW LIGHTING TO INCLUDE LED LAMPS, CRI OF 90 OR ABOVE AND 2700K COLOR TEMPERATURE UNO
- RECEPTACLES TO BE LOCATED HORIZONTALLY ALONG BASE UNO
- PROVIDE CAN LIGHT SHOWER TRIM KITS AT WET LOCATIONS.
- PROVIDE RECESSED CAN LIGHT SLOPED CEILING HOUSING AT ALL LOCATIONS WITH SLOPED OR VAULTED CEILINGS
- ALL UPPER CABINETS TO RECEIVE LED STRIP UNDER CABINET LIGHTING AND POWER STRIPS UNO
- ALL GLASS FRONT CABINETS TO RECEIVE LED STRIP LIGHTING OR MINI CANS INSIDE TOP OF CABINET

ELECTRICAL KEYNOTES

- LINE OF CABINETRY BELOW
- UNDERCABINET LIGHTS AND UNDERCABINET POWER STRIP
- 4" MINI-CANS OR LED LIGHTS AT GLASS CABINETS
- UNDERCABINET LIGHTS, (POWER TO BE LOCATED AT TYPICAL WALL ABOVE COUNTER)
- SCONCE LIGHTS ON BOOKCASES
- PROVIDE POWER INSIDE MEDICINE CABINET



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

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1009 FAIR STREET, FRANKLIN TN 37064

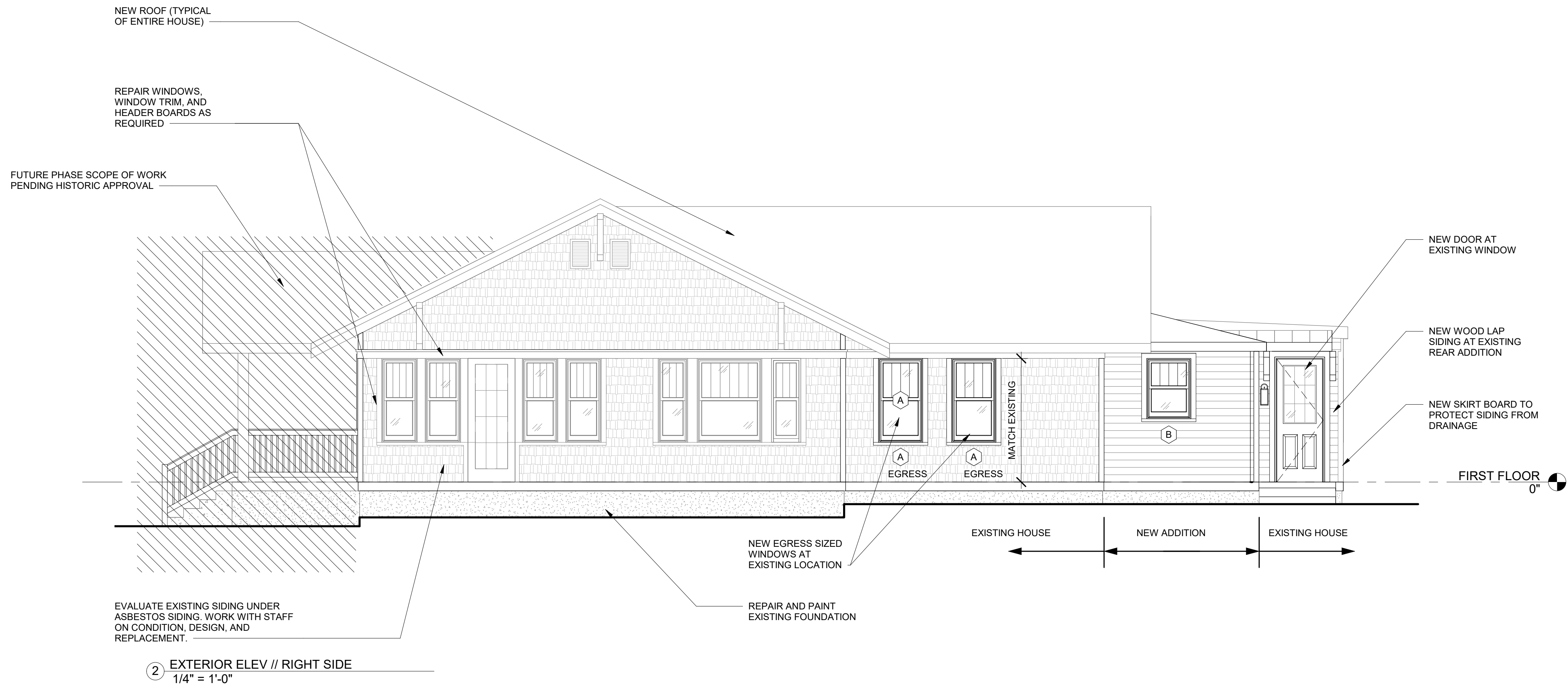
RENOVATIONS AND ADDITIONS

2023.03.25

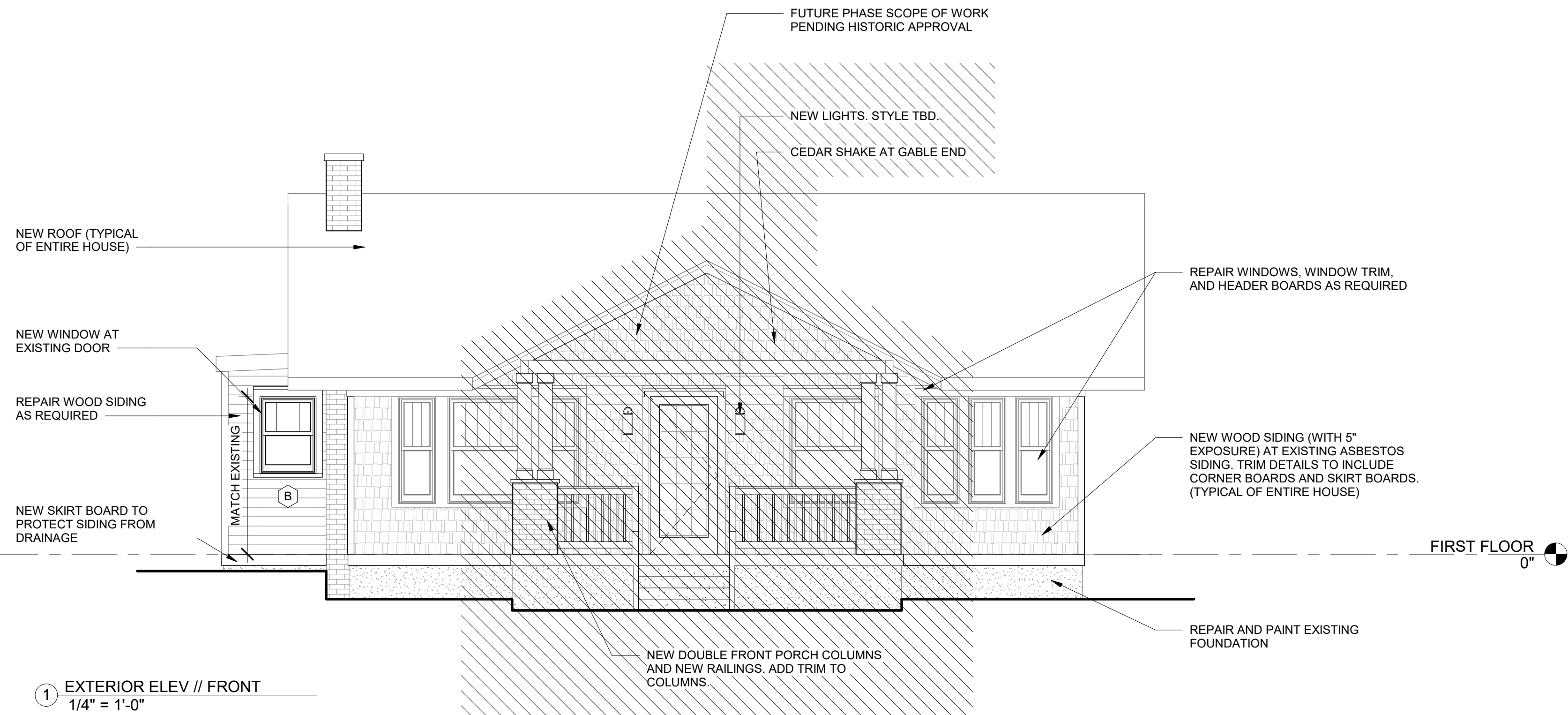
230102

FIRST FLOOR
RCP

A111



② EXTERIOR ELEV // RIGHT SIDE
1/4" = 1'-0"



① EXTERIOR ELEV // FRONT
1/4" = 1'-0"

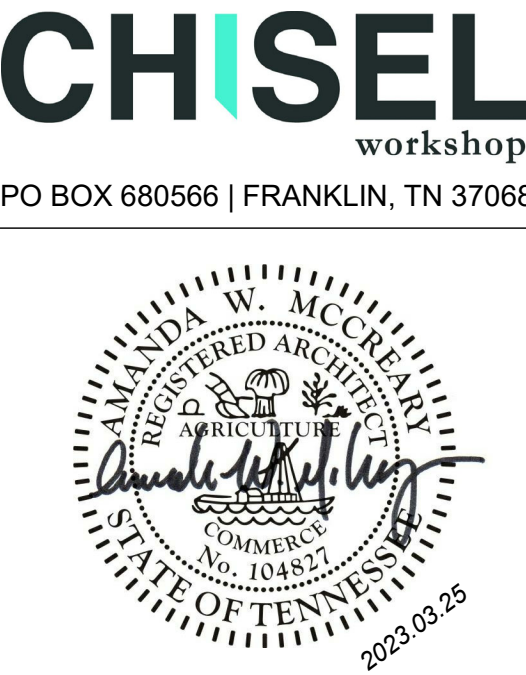
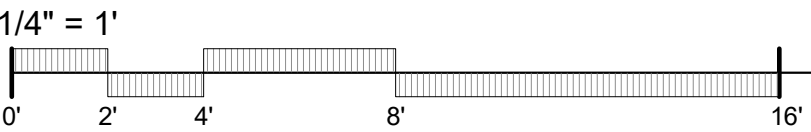
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- EXISTING CEDAR SHAKE (ASSUMED) UNDER CURRENT SIDING. SEE NOTES BELOW
- WOOD CLAPBOARD SIDING EXTERIOR

GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- EXTERIOR FINISHES:
SIDING COLOR: TBD
ASPHALT SHINGLE: CERTAINTEED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: TBD
METAL ROOF COLOR: TBD
TRIM COLOR: TBD
- AFTER REMOVAL OF EXISTING SIDING, HISTORIC SIDING TO BE SALVAGED AND EVALUATED FOR HZC APPROVAL. DO NOT REMOVE HISTORIC SIDING BELOW CURRENT SIDING AT HISTORIC PORTIONS OF THE HOUSE AND CARRIAGE HOUSE. CEDAR SHAKE IS ASSUMED UNDER SIDING BASED ON CURRENT FIELD CONDITIONS. SHAKE SHOWN ON DRAWINGS IS FOR GRAPHIC REPRESENTATION ONLY. THE EXISTING SHAKE THAT IS VISIBLE IS A FLAT, STRAIGHT EDGE SHINGLE SHAKE AND NOT STAGGERED SHINGLE SHAKE AS SHOWN ON THE CAD GRAPHIC REPRESENTATION.

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR ELEVATIONS

A201



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR
ELEVATIONS

A202

ELEVATION LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

WINDOW TYPE - SEE A601

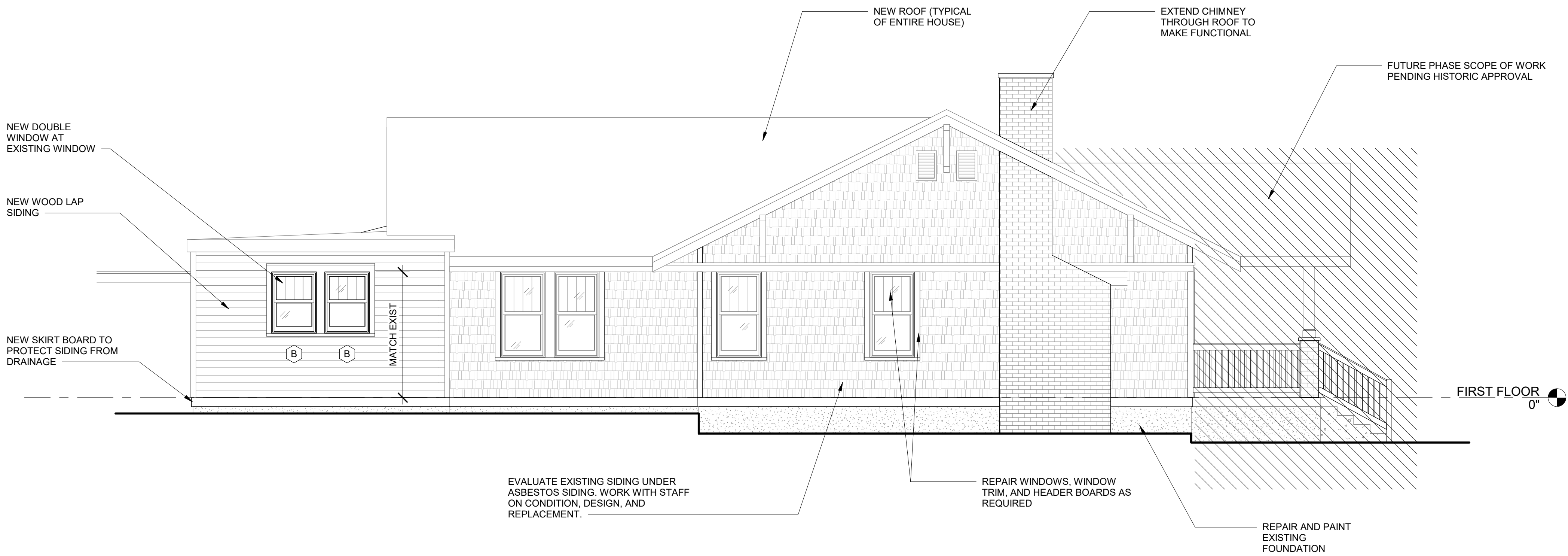
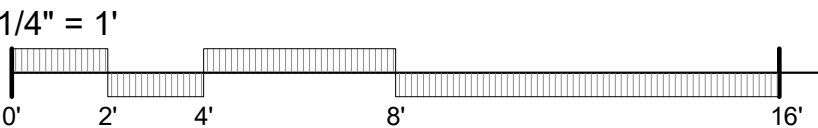
EXISTING CEDAR SHAKE (ASSUMED) UNDER
CURRENT SIDING. SEE NOTES BELOW

WOOD CLAPBOARD SIDING EXTERIOR

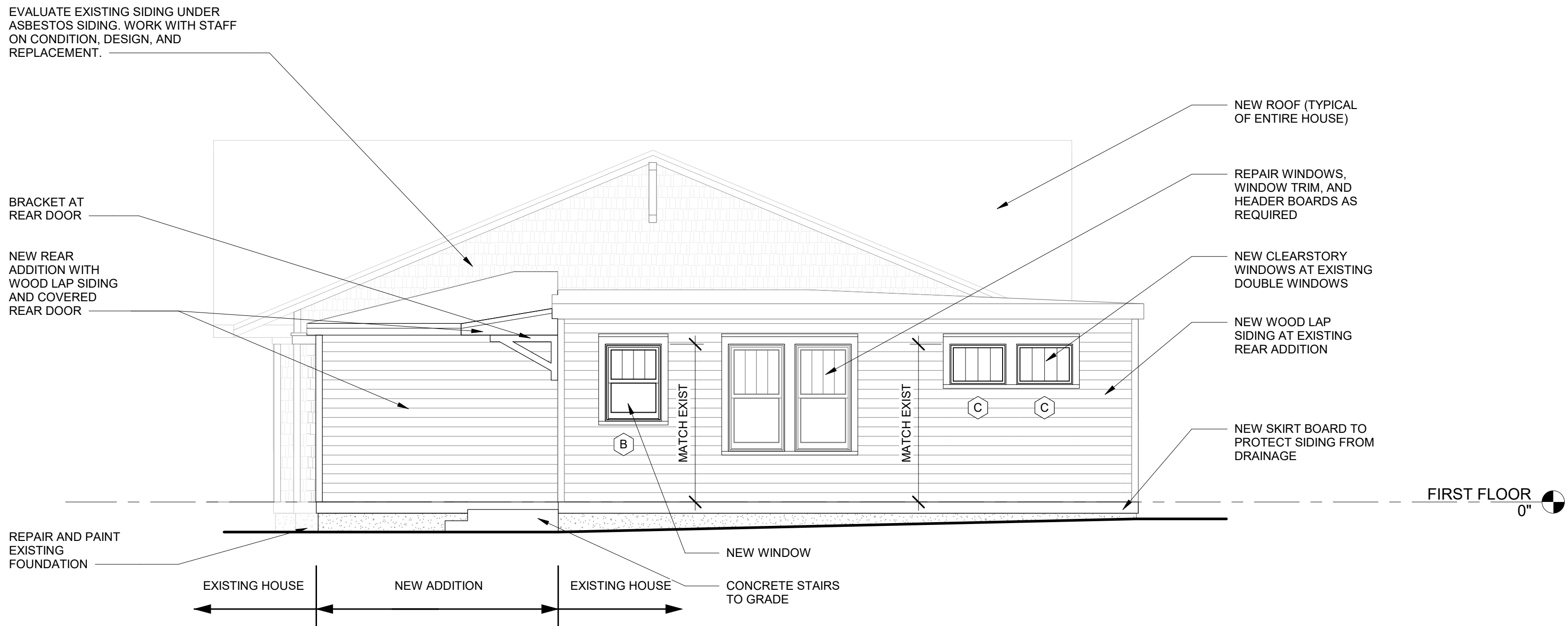
GENERAL NOTES

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2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. EXTERIOR FINISHES:
SIDING COLOR: TBD
ASPHALT SHINGLE: CERTAINTEED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: TBD
METAL ROOF COLOR: TBD
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GRAPHIC SCALES



② EXTERIOR ELEV // LEFT SIDE
1/4" = 1'-0"



① EXTERIOR ELEV // REAR
1/4" = 1'-0"



CARRIAGE HOUSE FRONT



CARRIAGE HOUSE LEFT SIDE

SCOPE OF WORK - CARRIAGE HOUSE EXTERIOR

- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTED LANDMARK OR SIMILAR.
- REPLACE EXISTING ASBESTOS SIDING WITH WOOD SHAKE SIDING.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- NEW WINDOW ON LEFT PORTION AS SHOWN ON ELEVATIONS
- NEW WINDOW AT REAR PORTION WHERE FRAMING IS INDICATED IN INTERIOR WALLS
- NEW INOPERABLE CARRIAGE DOORS
- NEW EXTERIOR LIGHTING

WINDOW FRAMING AT REAR OF RIGHT PORTION OF CARRIAGE HOUSE. THOUGH NEWER 2x4s CAN BE SEEN IN THIS PHOTO, ZOOMING IN SHOWS HISTORIC WOOD FRAMING AS THIS WINDOW LOCATION AS WELL.



INTERIOR OF RIGHT PORTION OF CARRIAGE HOUSE



INTERIOR OF LEFT PORTION SHOWING SHAKE EXTERIOR

ELEVATION LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

WINDOW TYPE - SEE A601

EXISTING CEDAR SHAKE (ASSUMED) UNDER CURRENT SIDING. SEE NOTES BELOW

WOOD CLAPBOARD SIDING EXTERIOR

GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
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- EXTERIOR FINISHES:
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ASPHALT SHINGLE: CERTAINTED
ASPHALT SHINGLE MODEL: LANDMARK
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IMAGE NOTES

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CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

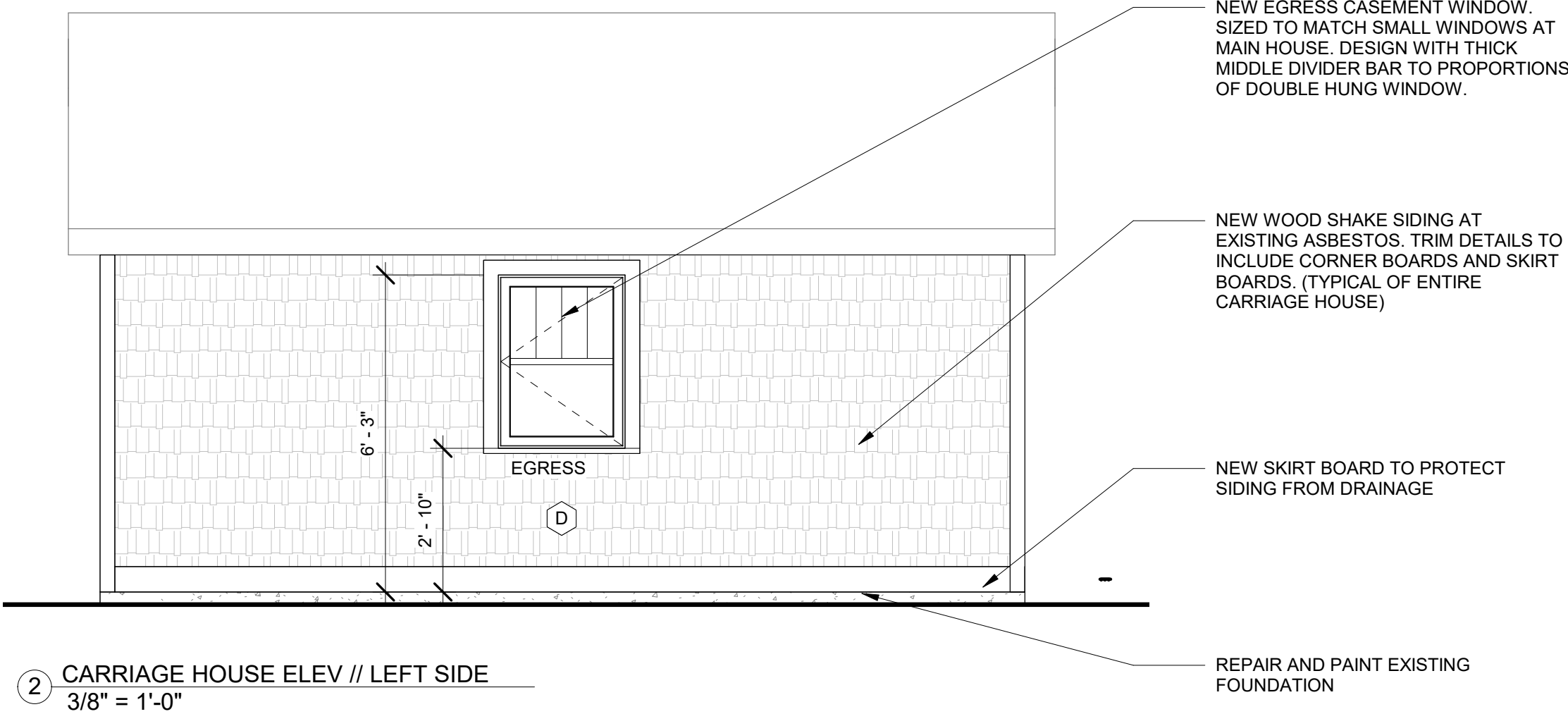
2023.03.25

230102

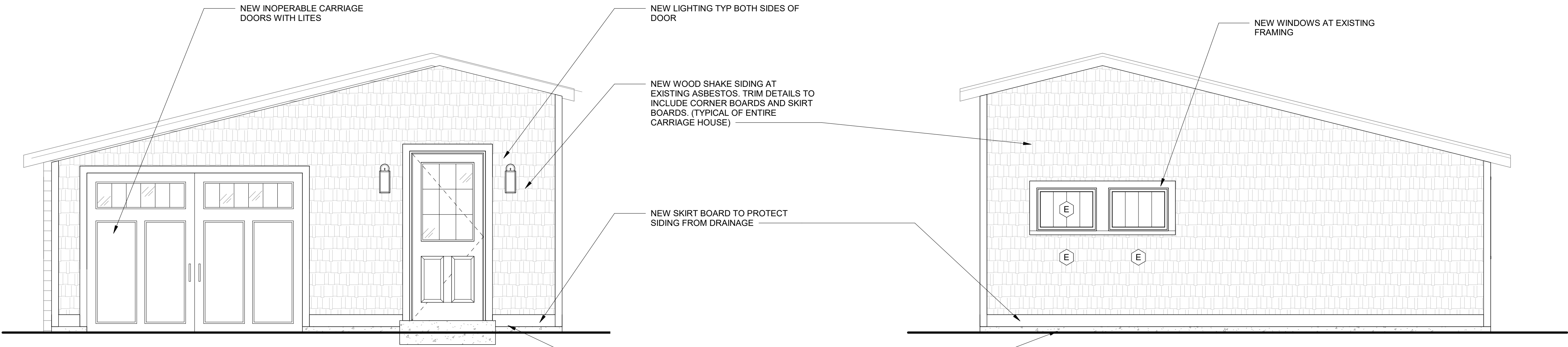
CARRIAGE HOUSE ELEVATIONS

A203

4 CARRIAGE HOUSE ELEVATIONS



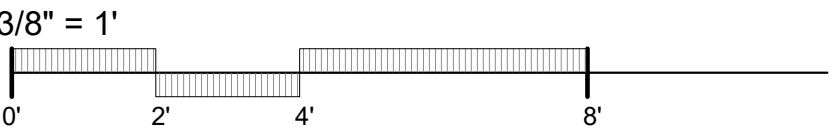
2 CARRIAGE HOUSE ELEV // LEFT SIDE
3/8" = 1'-0"



1 CARRIAGE HOUSE ELEV // FRONT
3/8" = 1'-0"

3 CARRIAGE HOUSE ELEV // REAR
3/8" = 1'-0"

GRAPHIC SCALES





RIGHT ELEVATION

EGRESS WINDOWS AT THIS LOCATION

NEW DOOR AT THIS LOCATION

SCOPE OF WORK - RIGHT ELEVATION

- REMOVE SIDE PORCH.
- DUE TO FOOTPRINT OF EXISTING HOME AND DESIRE TO KEEP THE HOUSE RENOVATIONS WITHIN SCALE (I.E. NOT POP UP A SECOND FLOOR OR PROVIDE A LARGE ADDITION), WE NEED TO ENLARGE WINDOWS AT REAR PORTION OF THE HOME TO PROVIDE EGRESS FOR A BEDROOM.
- REMOVE EXISTING MUDROOM ADDITION AND ADD NEW (SEE NEXT SHEET)
- NEW DOOR AT WINDOW ON RIGHT SIDE OF FURTHEST REAR ADDITION

SCOPE OF WORK - REAR ELEVATION

- NEW CLEARSTORY WINDOWS AT EXISTING FAR RIGHT DOUBLE WINDOWS
- NEW WINDOW AT REAR MUDROOM ENTRANCE



REAR ELEVATION

NEW WINDOW

NEW CLEARSTORY WINDOWS AT THIS LOCATION



REAR RIGHT

SCOPE OF WORK - REAR MUDROOM

- REMOVE REAR MUDROOM
- MUDROOM CURRENTLY HAS ALUMINUM WINDOWS AND ALUMINUM STORM DOORS
- KITCHEN (NEXT TO THE MUDROOM) APPEARS TO BE A 1970s RENOVATION. ARGUMENT COULD BE MADE, DUE TO ALUMINUM WINDOW AND STORM DOORS, THIS MUDROOM WAS ADDED AT THAT TIME AS WELL.

MUDROOM WALL CONSTRUCTED OVER EXISTING SIDING



FRONT RIGHT SIDE ENTRANCE

REMOVE SIDE PORCH (RETAIN SIDE DOOR)



STAIRS UNDER EXISTING SIDE PORCH. INVESTIGATE CONDITION AFTER REMOVAL OF SIDE PORCH AND WORK WITH STAFF FOR REPAIR OR NEXT STEPS.



REAR ADDITION

SOME BOARDS HAVE BEEN REPLACED WITH WOOD GRAIN HARDIE SIDING



REAR MUDROOM

REMOVE REAR MUD ROOM ADDITION AND REAR ENTRY. CONSTRUCT NEW ADDITION. SEE PROPOSED PLANS.



INTERIOR MUDROOM

4 RIGHT SIDE SCOPE OF WORK



LEFT ELEVATION

NEW WINDOW AT THIS LOCATION

SCOPE OF WORK - LEFT ELEVATION

- AT REAR ADDITION, REMOVE SINGLE WINDOW AND REPLACE WITH NEW DOUBLE WINDOW
- AT REAR ADDITION, REMOVE EXISTING DOOR AND REPLACE WITH NEW WINDOW.
- REPAIR CHIMNEY. THE FIREPLACE CURRENTLY DOESN'T FUNCTION AS CHIMNEY DOES NOT EXHAUST THROUGH THE ROOF. ORIGINAL CHIMNEY HAS BEEN REMOVED.
- RESURFACE WITH BRICK, SIMILAR TO HOME AT 509 S. MARGIN STREET.

REPAIR AND RESURFACE CHIMNEY



509 S. MARGIN



LEFT REAR ELEVATION

NEW DOUBLE WINDOW AT THIS LOCATION



LEFT SIDE CHIMNEY



EXISTING CHIMNEY IN ATTIC SHOWING BRICK

2 LEFT SIDE SCOPE OF WORK



FRONT RIGHT

STRUCTURAL SAG OF EXISTING ROOF STRUCTURE TYPICAL THROUGHOUT



FRONT OF HOUSE, SHOWING STRUCTURAL SAG

OVERHANGS SAG AT EXTERIOR WALL



REAR RIGHT

ASBESTOS SIDING ON MAIN HOUSE.



REAR OF HOUSE, SHOWING STRUCTURAL SAG

SCOPE OF WORK - TYPICAL OF ENTIRE HOUSE

- EXISTING ROOF IS STRUCTURALLY COMPROMISED. ROOF WILL REQUIRE STRUCTURAL REPAIRS. SOME FRAMING MEMBERS AND ALL OF THE SHEATHING WILL BE REPLACED.
- CARE WILL BE TAKEN ON OVERHANGS TO RETAIN AS MUCH HISTORIC EAVE DETAILING AS POSSIBLE. COMPROMISED COMPONENTS TO BE REPLACED IN KIND.
- REPAIR ANY DETERIORATED WOOD FASCIA AND SOFFIT BOARDS.
- RETAIN ALL KNEE-BRACE BRACKETS AND REPAIR WHERE NECESSARY.
- REPLACE ROOF WITH NEW ARCHITECTURAL ASPHALT SHINGLE. CERTAINTED LANDMARK OR SIMILAR.
- REMOVE EXISTING ASBESTOS SIDING.
- NEW HALF ROUND GUTTERS AND ROUND DOWNSPOUTS
- REMOVE EXTERIOR STORM WINDOWS
- REPAIR HISTORIC WINDOWS TO BE OPERATIONAL
- REPAIR AND PAINT EXISTING PARGE COATED FOUNDATION

1009 FAIR STREET

- YEAR BUILT: 1930

1 TYP EXTERIOR SCOPE OF WORK

IMAGE NOTES

1. IMAGES AND SCOPE OF WORK LISTED WAS APPROVED BY CITY OF FRANKLIN HISTORIC ZONING COMMISSION AND IS PROVIDED FOR REFERENCE ONLY. ANY DEVIATION FROM THE EXTERIOR SCOPE OF WORK PRESENTED IN THESE IMAGES OR THE DRAWING SET WILL REQUIRE FURTHER HZC APPROVAL.



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

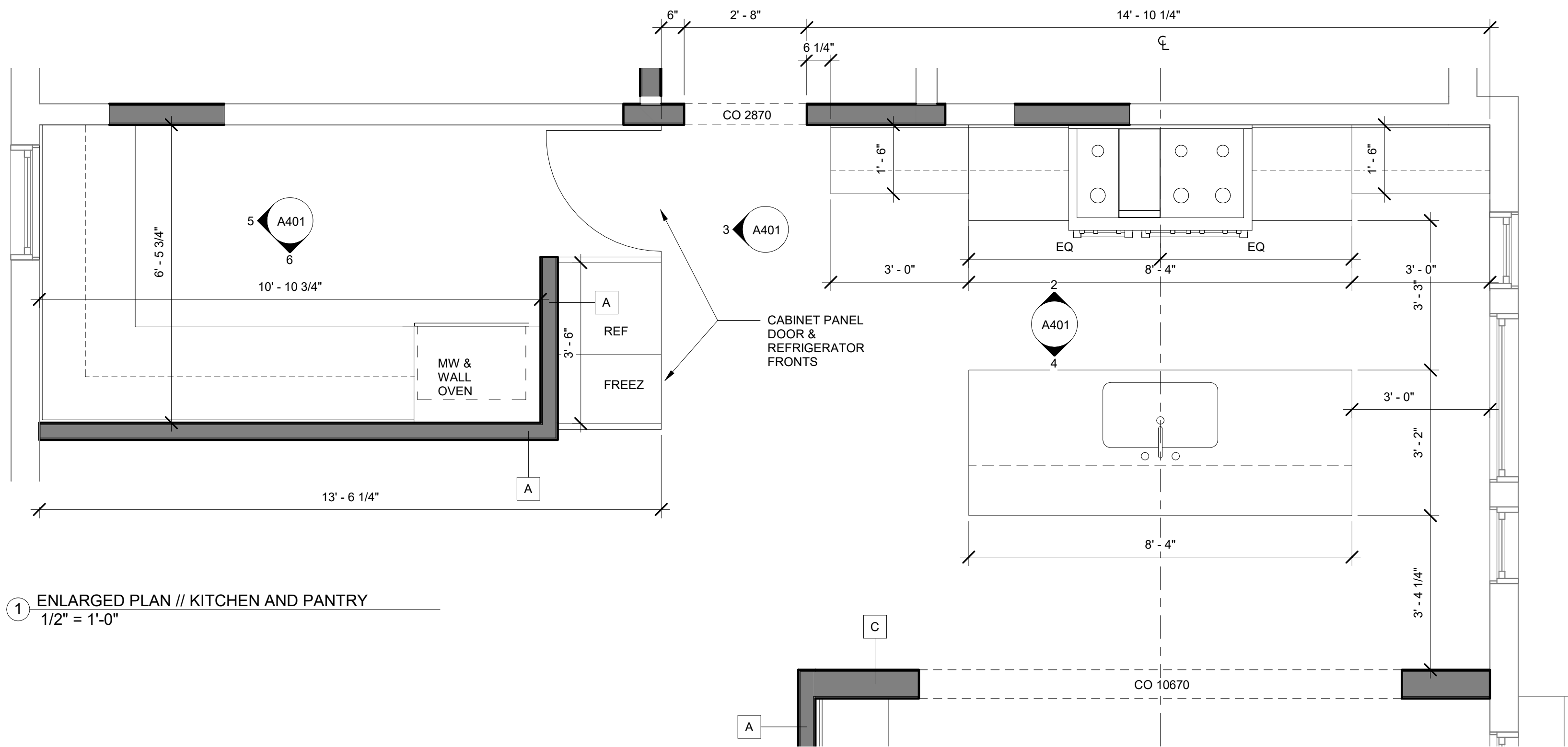
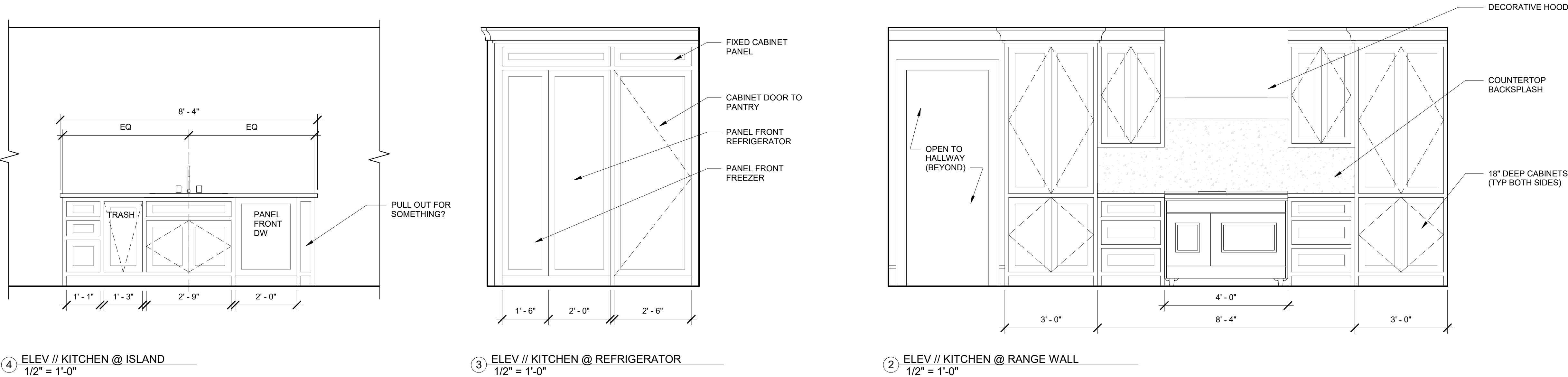
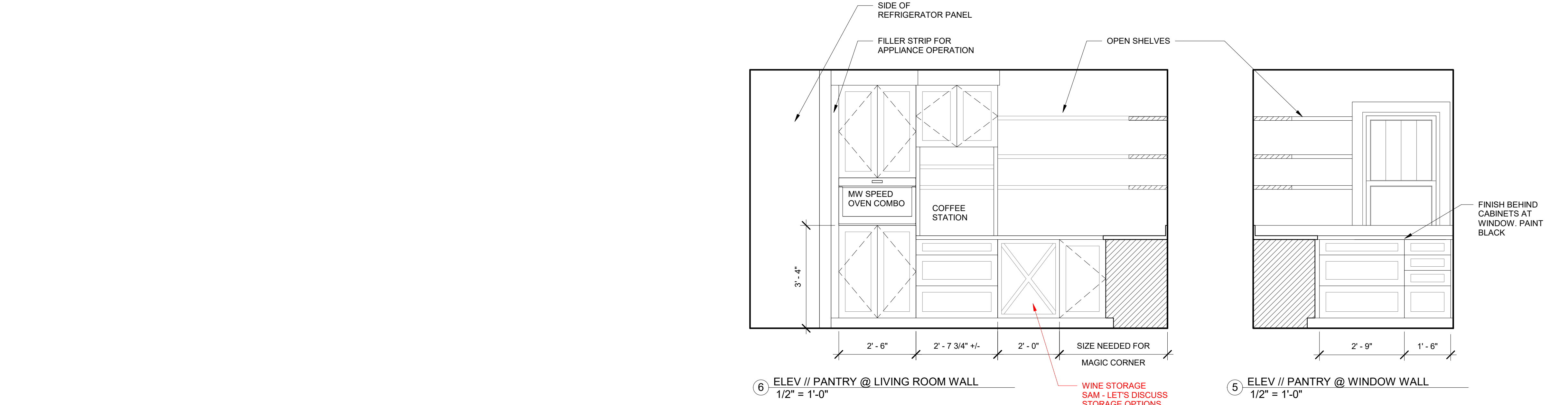
RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR HZC SCOPE OF WORK

A204



INTERIOR ELEV NOTES

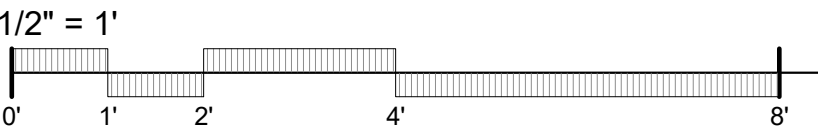
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ANSI A108/A118/A136.1 FOR CERAMIC TILE
ANSI A137.1 FOR CERAMIC TILE
ANSI A137.2 FOR GLASS TILE

MILLWORK NOTES

1. ALL GLASS FRONT DOORS TO HAVE GLASS SHELVES UNO.
2. ALL GLASS FRONT DOORS TO HAVE LED CABINET LIGHT. SEE RCP SHEETS.
3. ALL UPPER CABINETS TO HAVE UNDER COUNTER LIGHTING. SEE RCP SHEETS.
4. VERIFY UPPER CABINET DEPTH WITH CABINET MANUFACTURER. ADJUST FILLER PANELS AND CABINET AS REQUIRED TO ALIGN WITH LOWER CABINETS.
5. PROVIDE FILLER PANELS AT WALL AS REQUIRED FOR DOOR OPERATION AT FULL OVERLAY DOORS.
6. HVAC INTEGRATED INTO THE TOE KICK OF KITCHEN CABINETS
7. MILLWORK CONSTRUCTION SHALL COMPLY WITH STANDARDS SET FORTH IN THE MOST RECENT EDITION OF "ARCHITECTURAL WOODWORK STANDARDS" PRODUCED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI). UNLESS NOTED OTHERWISE, CASEWORK TO BE FLUSH INSET, FACE FRAME STYLE TO MEET OR EXCEED AWI CUSTOM GRADE STANDARDS FOR WOOD CASEWORK. CABINET DOORS AND FRAMES TO BE SOLID WOOD UNO. DEVIATION FROM AWI/AWS STANDARDS SHALL BE REVIEWED BY ARCHITECT/OWNER.
8. ALL CABINET DRAWERS TO BE SOFT/SLOW CLOSET
9. EXPOSED SHELVES SHALL HAVE 1-1/2" FRONT. SEE DETAIL



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

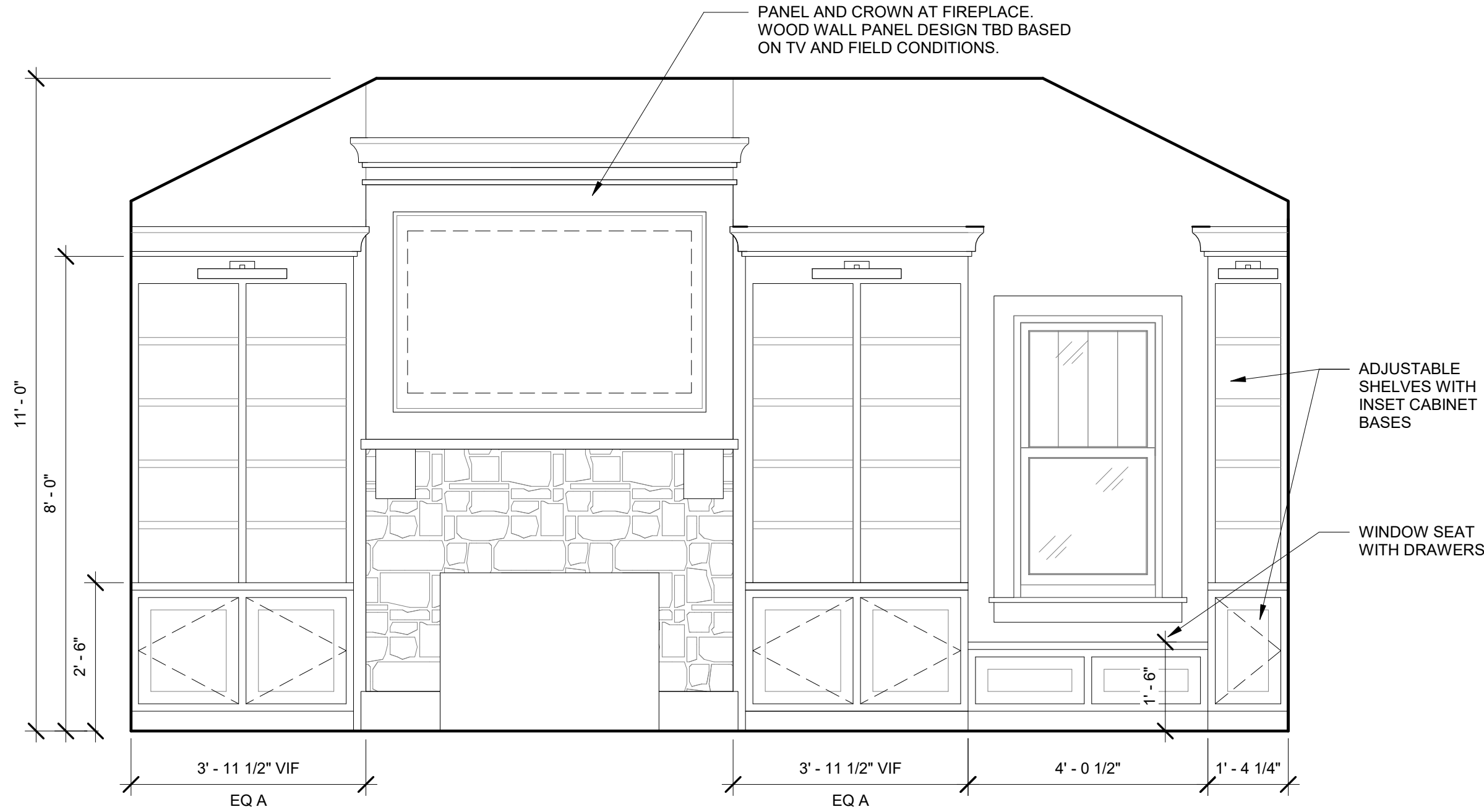
RENOVATIONS AND ADDITIONS

2023.03.25

230102

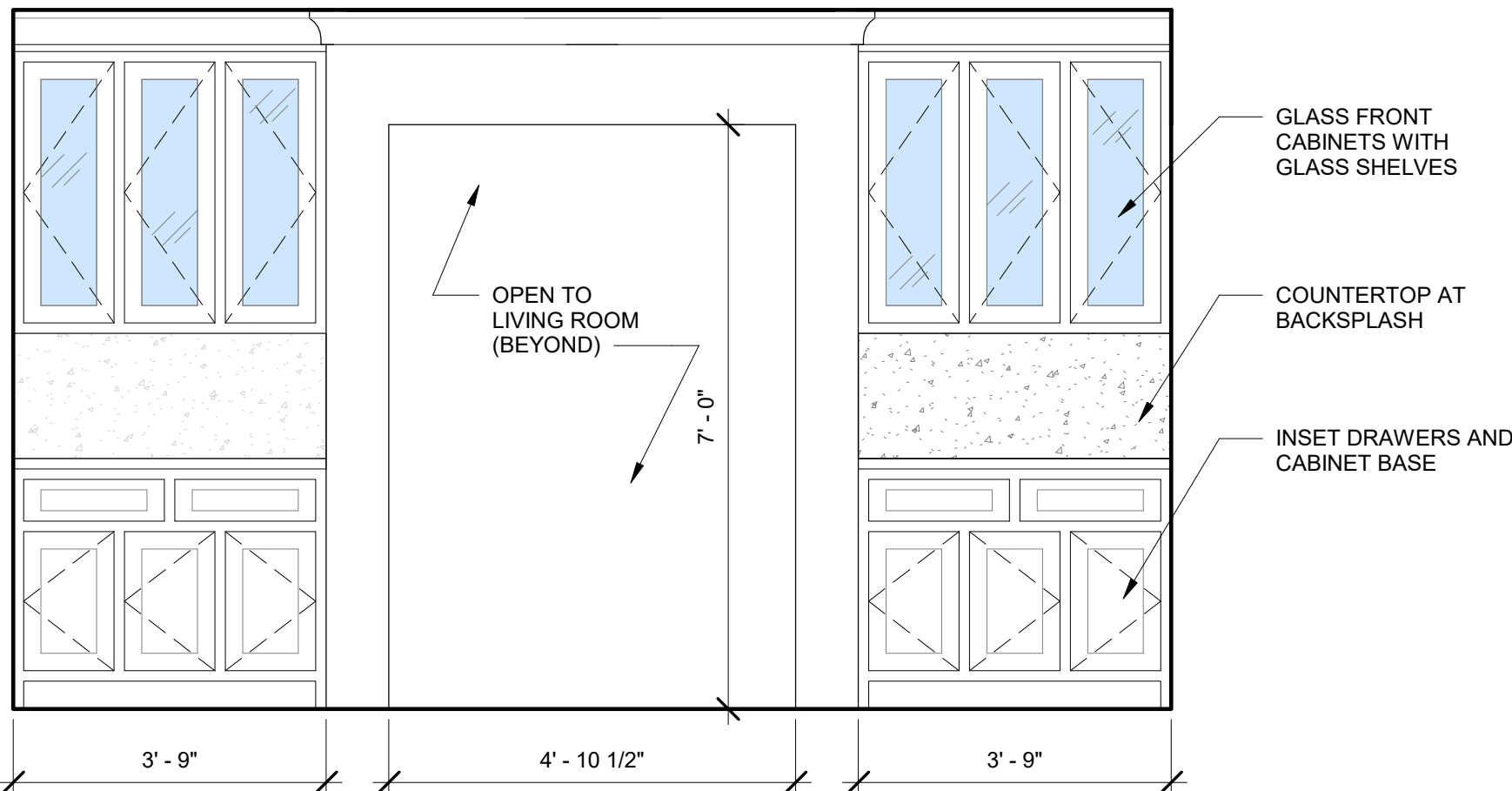
ENLARGED
PLANS & INT
ELEVATIONS

A401

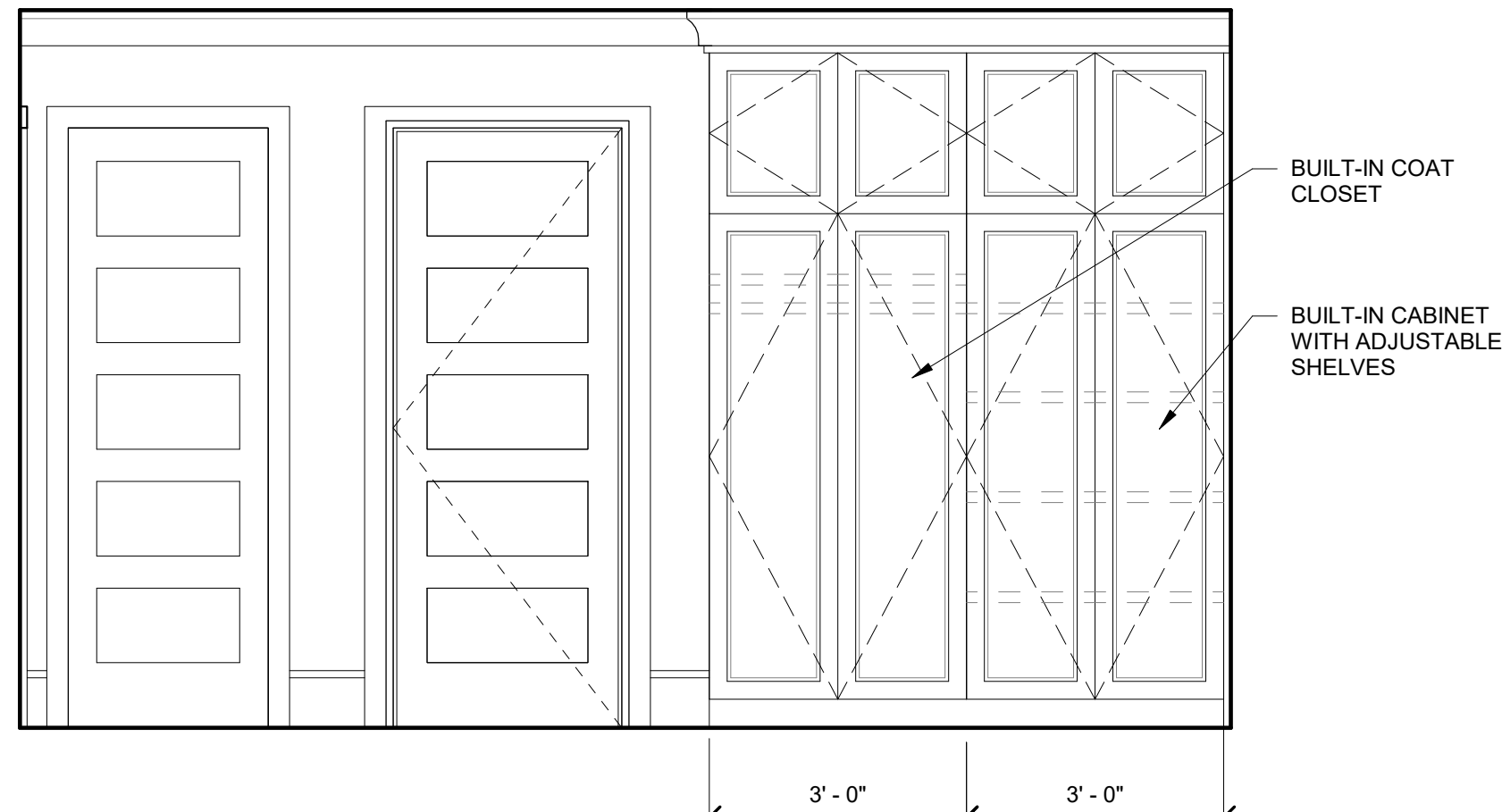


5 ELEV // LIVING ROOM FIREPLACE
1/2" = 1'-0"

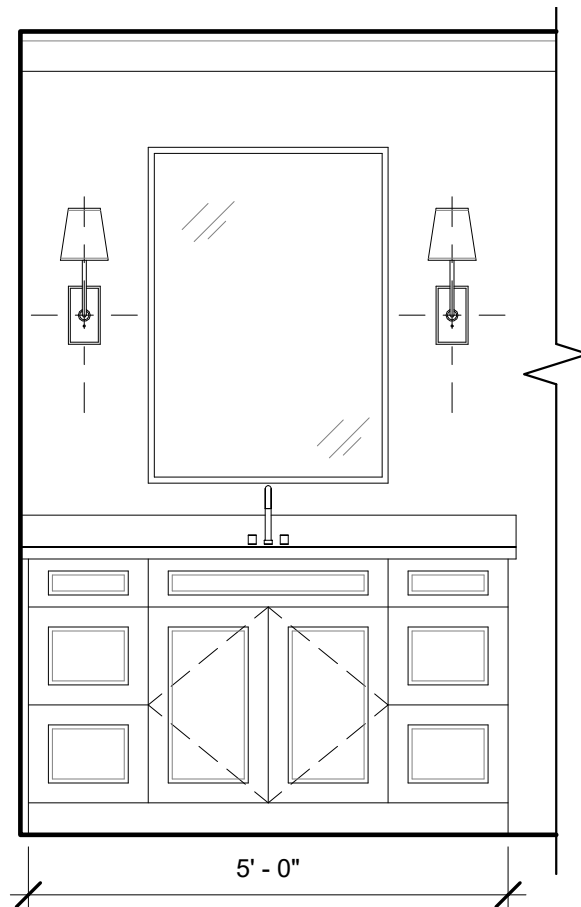
PRICE AS STAINED CABINET



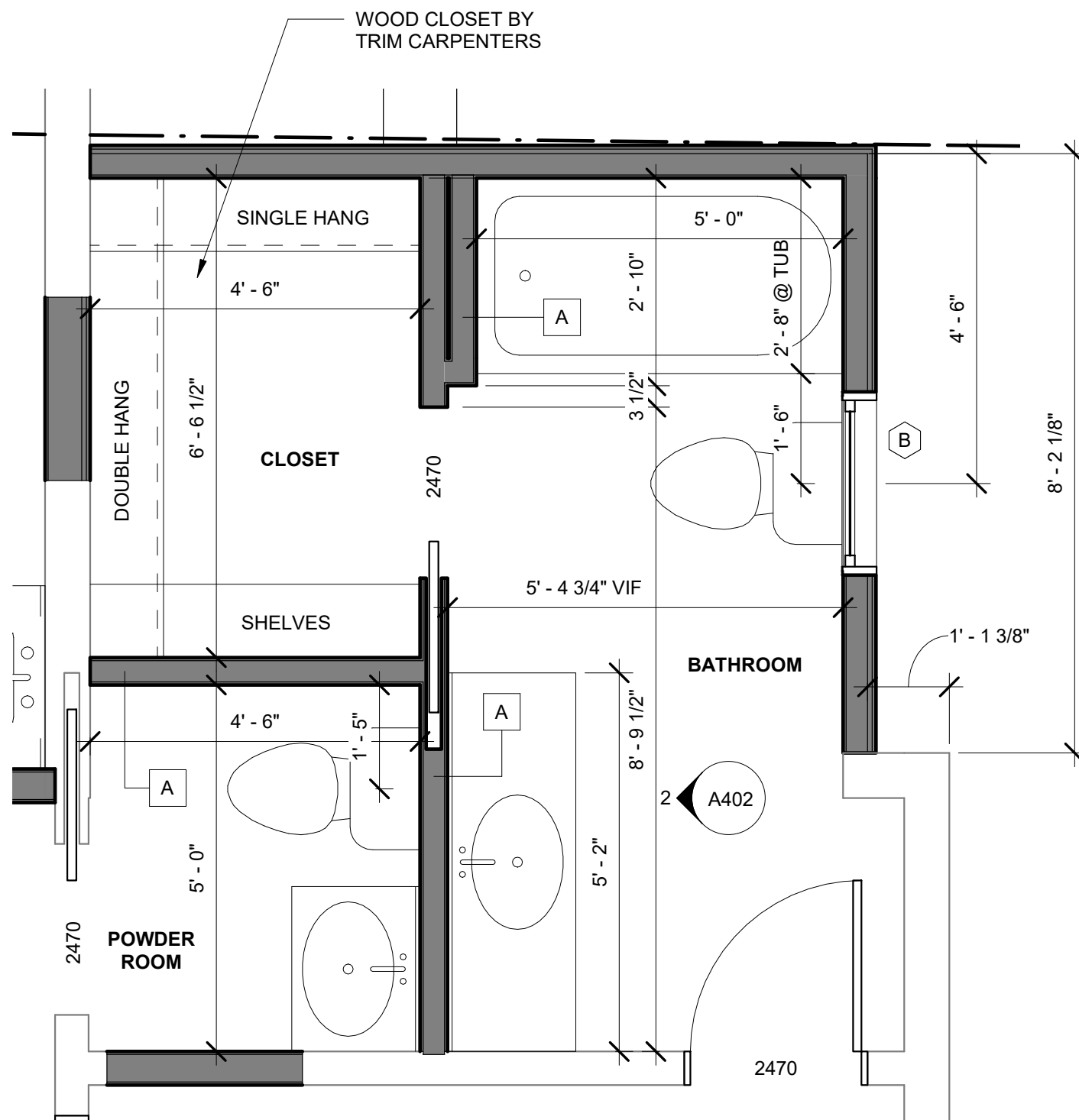
4 ELEV // DINING ROOM BUILT-INS
1/2" = 1'-0"



3 ELEV // REAR HALLWAY BUILT-INS
1/2" = 1'-0"



2 ELEV // BATHROOM VANITY // OPTION 2
1/2" = 1'-0"



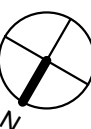
1 ENLARGED PLAN // BATHROOM
1/2" = 1'-0"

INTERIOR ELEV NOTES

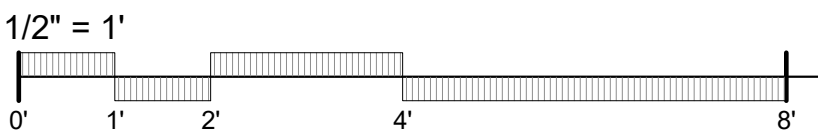
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ANSI A137.1 FOR CERAMIC TILE
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MILLWORK NOTES

1. ALL GLASS FRONT DOORS TO HAVE GLASS SHELVES UNO.
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7. MILLWORK CONSTRUCTION SHALL COMPLY WITH STANDARDS SET FORTH IN THE MOST RECENT EDITION OF "ARCHITECTURAL WOODWORK STANDARDS" PRODUCED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI). UNLESS NOTED OTHERWISE, CASEWORK TO BE FLUSH INSET. FACE FRAME STYLE TO MEET OR EXCEED AWI CUSTOM GRADE STANDARDS FOR WOOD CASEWORK. CABINET DOORS AND FRAMES TO BE SOLID WOOD UNO. DEVIATION FROM AWI/AWS STANDARDS SHALL BE REVIEWED BY ARCHITECT/OWNER.
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9. EXPOSED SHELVES SHALL HAVE 1-1/2" FRONT. SEE DETAIL



GRAPHIC SCALES



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

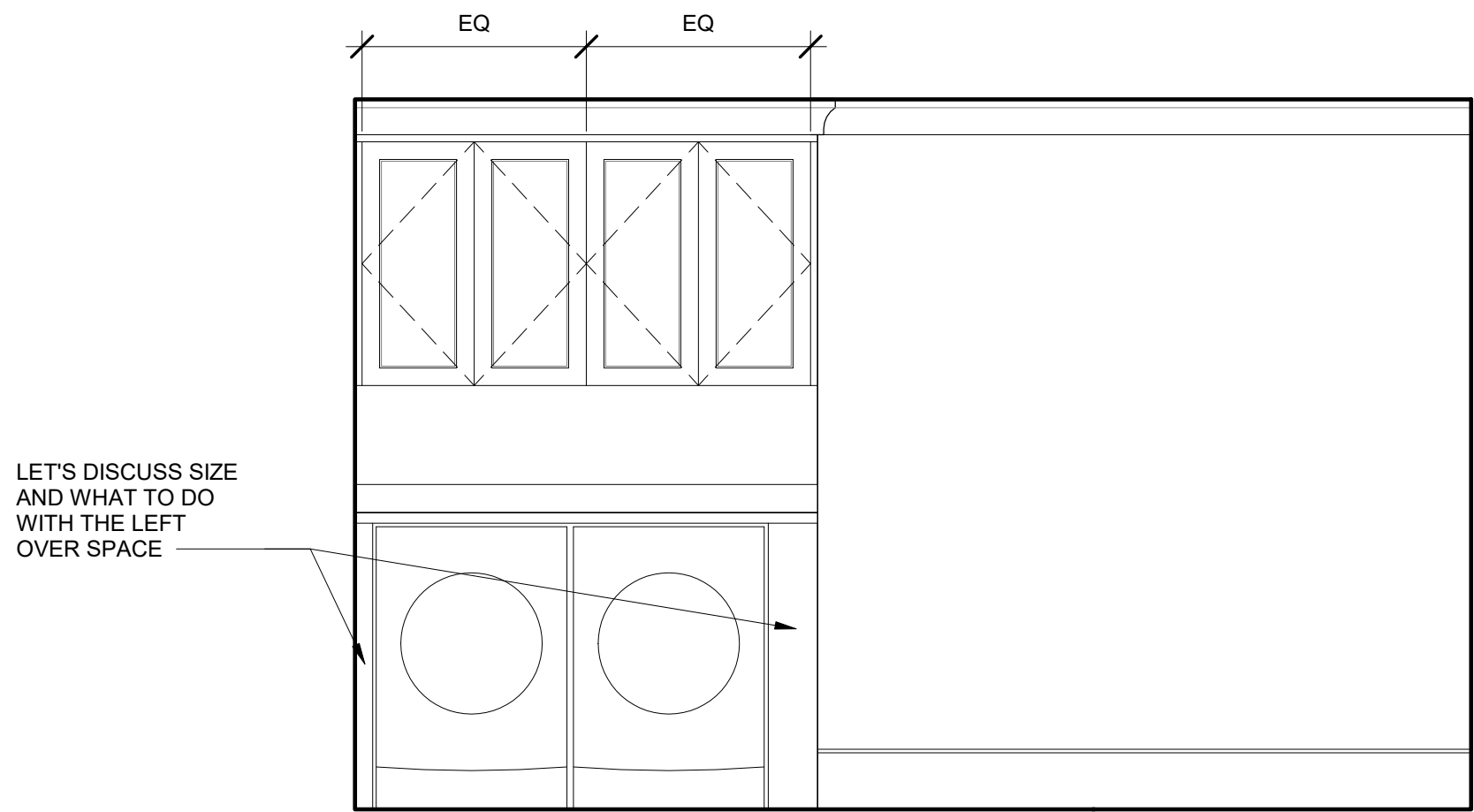
RENOVATIONS AND ADDITIONS

2023.03.25

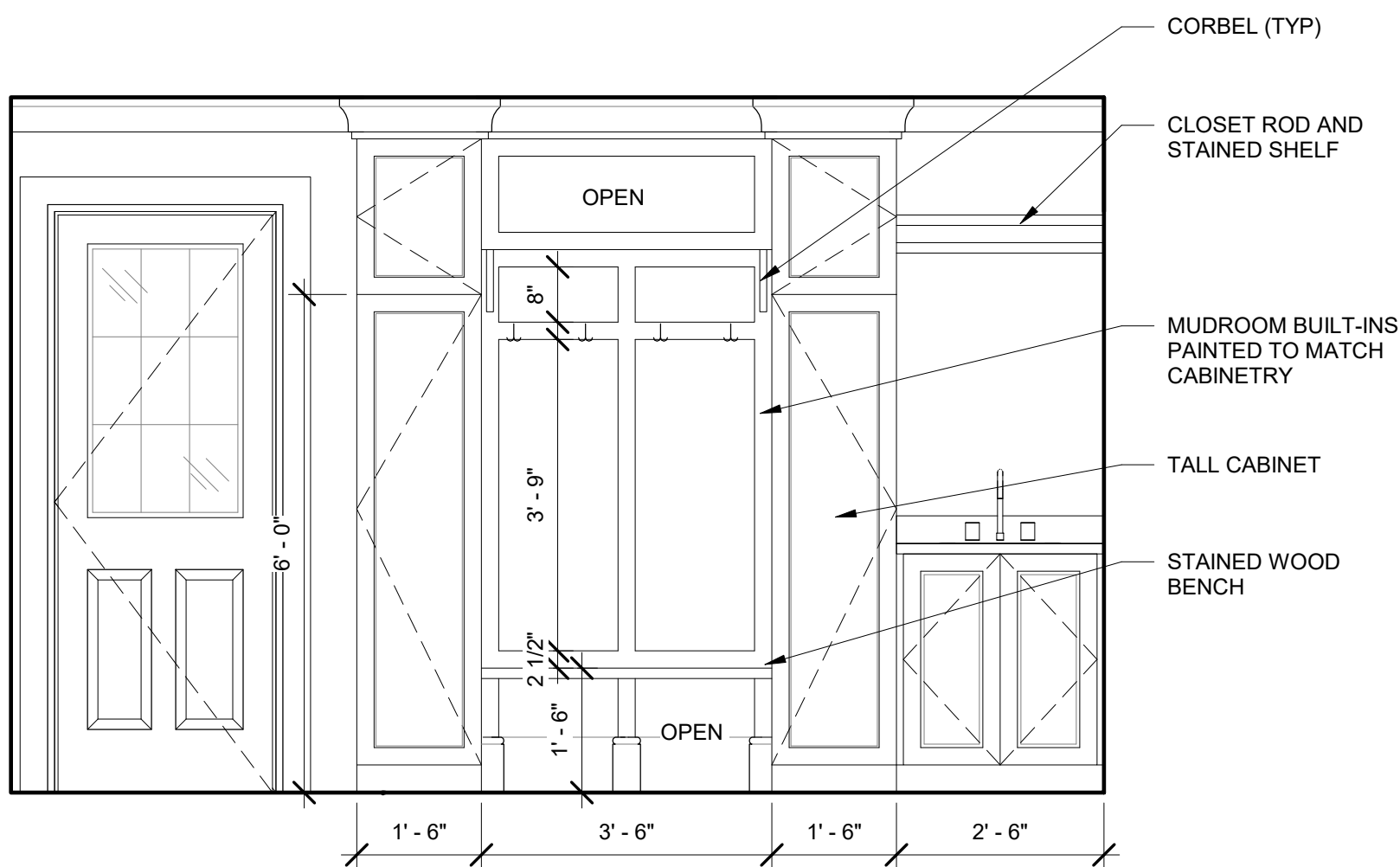
230102

ENLARGED
PLANS & INT
ELEVATIONS

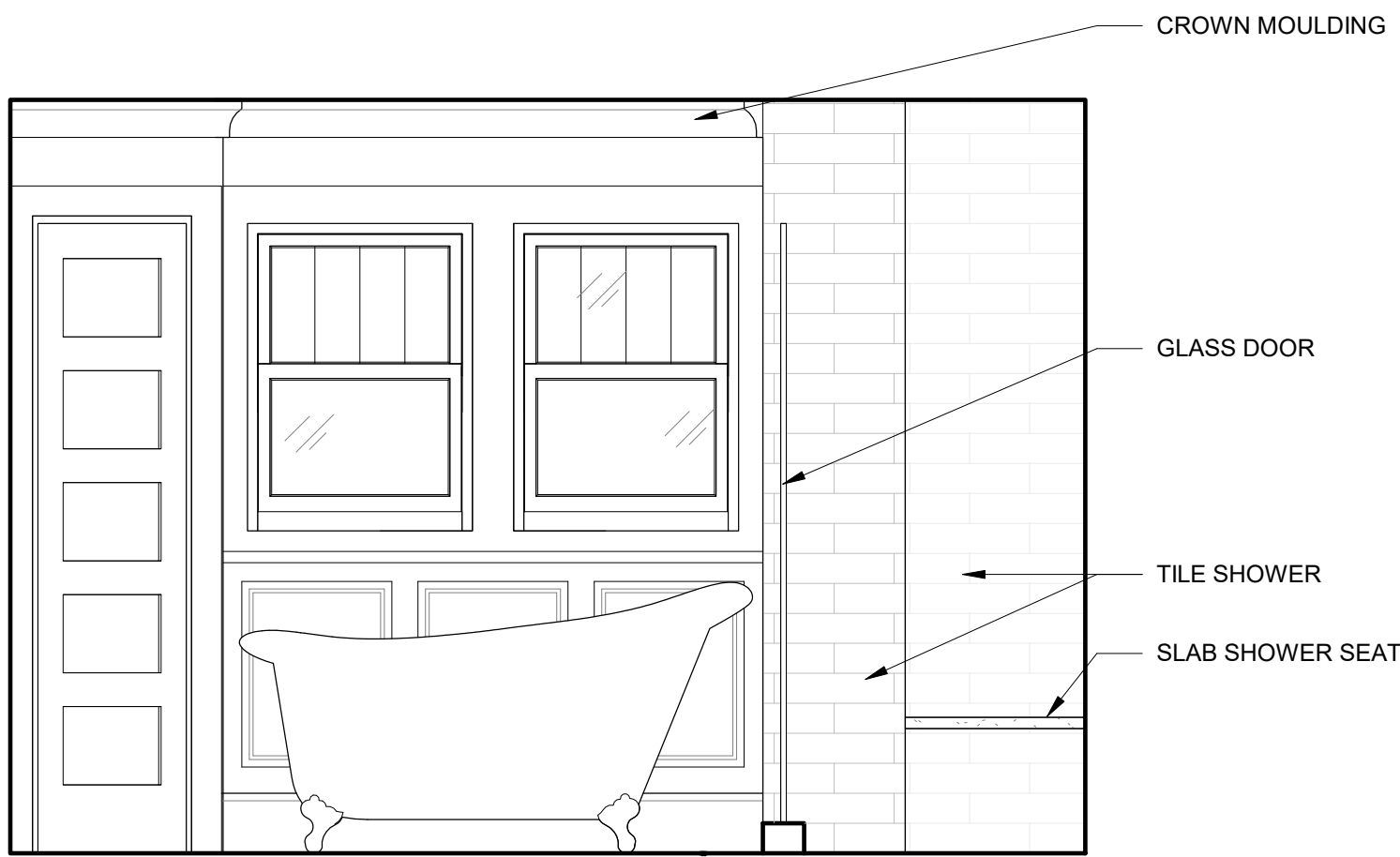
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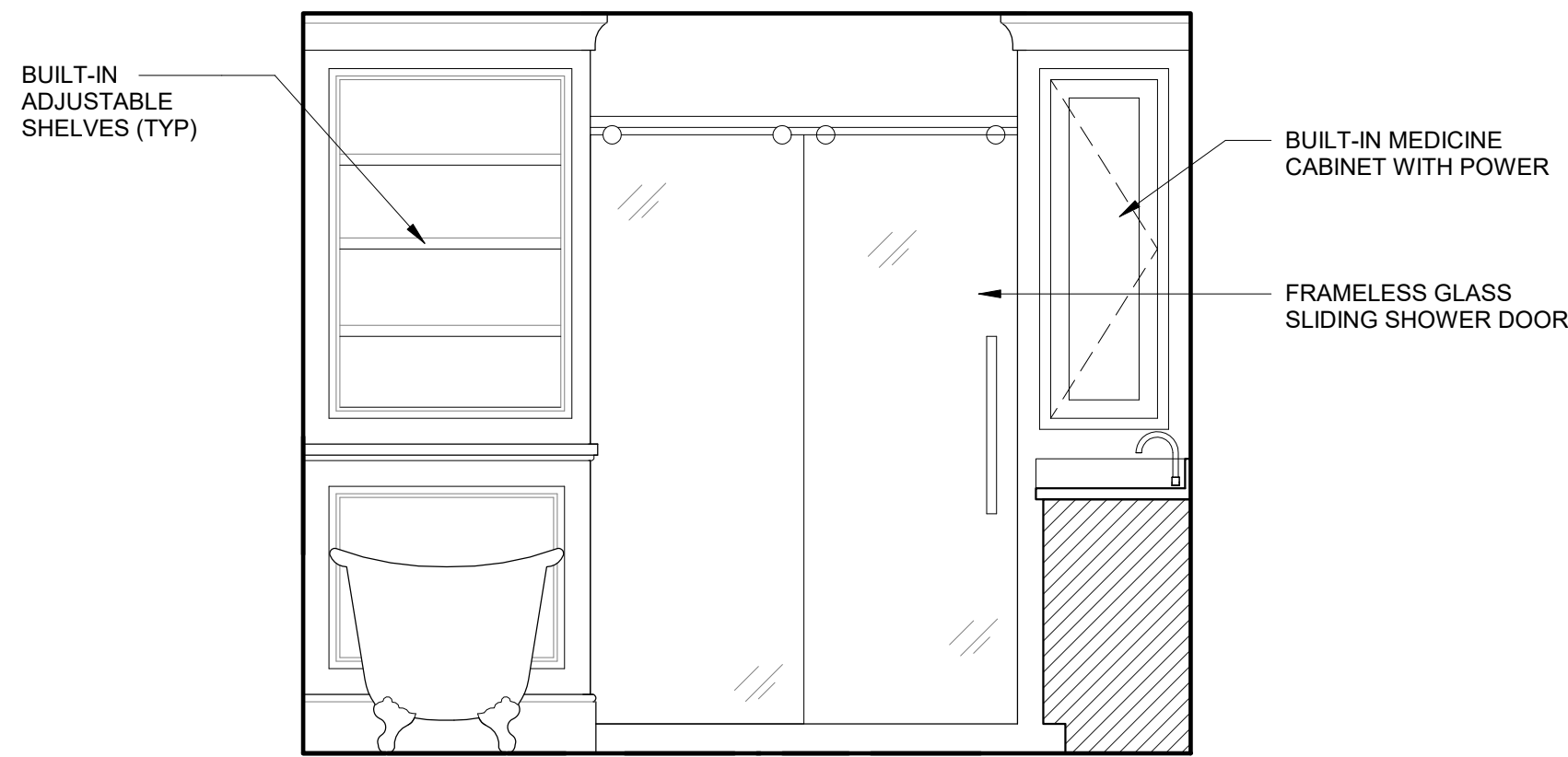
⑥ ELEV // MUDROOM @ W/D
1/2" = 1'-0"



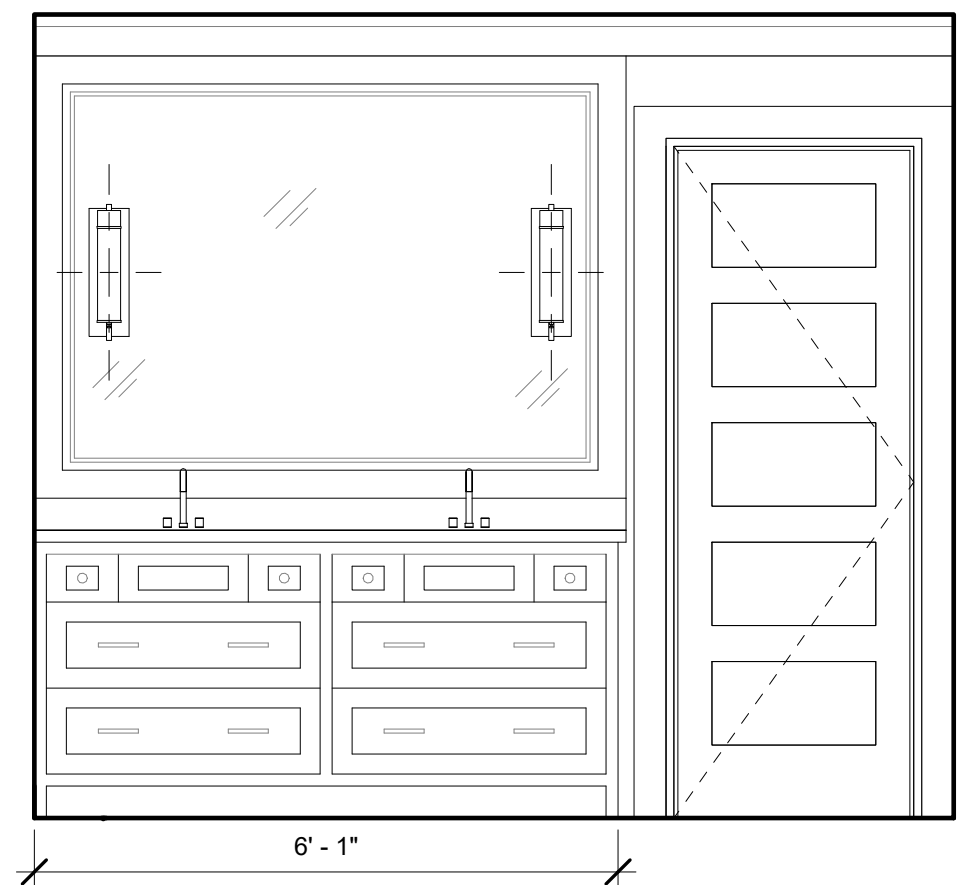
⑤ ELEV // MUDROOM @ SINK AND EXTERIOR DOOR
1/2" = 1'-0"



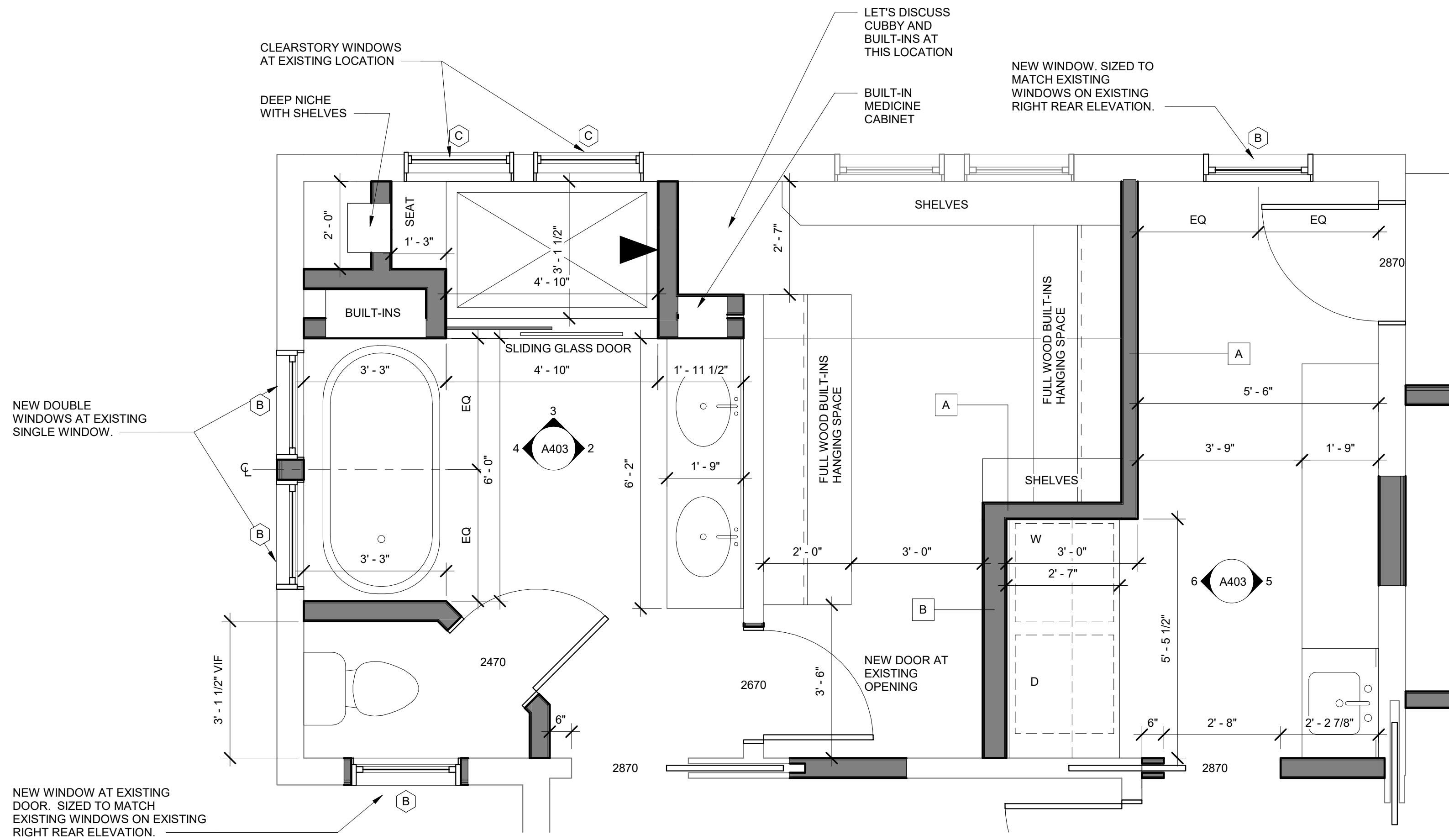
④ ELEV // MASTER BATH @ TUB WALL
1/2" = 1'-0"



③ ELEV // MASTER BATH @ SHOWER WALL
1/2" = 1'-0"



② ELEV // MASTER BATH @ VANITY WALL
1/2" = 1'-0"



① ENLARGED PLAN // MASTER BATH, MASTER CLOSET, AND MUDROOM
1/2" = 1'-0"

INTERIOR ELEV NOTES

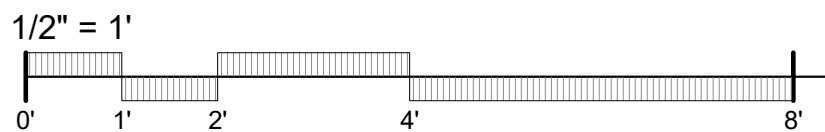
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GRAPHIC SCALES



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

ENLARGED
PLANS & INT
ELEVATIONS

A403

Requests for Modifications to Home Exterior

1009 Fair Street
Franklin, Tennessee
Hincheyville Historic District

SUMMARY OF REQUESTS:

Five (5) requests for approval of exterior home modifications as follows: (1) replace siding; (2) restore roof and posts to original design; (3) restore porch to original design with modifications; (4) install gas lamp next to door on front porch and next to door on front of accessory building; and (5) replace the man door of accessory building.

REQUEST #1: REPLACE SIDING

- Remove asbestos shingle siding (circa 1950s; prior to 1957).
- Replace with new wood lap siding with a 6" reveal / exposure.

REQUEST #2: RESTORE ROOF AND POSTS TO ORIGINAL

- Remove existing roof over the front porch circa 1974.
- Replace with original roof and post design circa 1930.

REQUEST #3: RESTORE PORCH TO MODIFIED ORIGINAL

- Remove existing stairs, railings, and posts from front porch circa 1974.
- Replace with expanded concrete porch, widen front steps, and install brick-construction pillars consistent with original design circa 1930.
- Modify original design to terrace down to an intermediate level (approx. 18" lower) on each side of the center porch to eliminate need for all railings (less than 30" height versus adjoining levels or ground).

REQUEST #4: INSTALL GAS LAMPS

- Remove existing light fixtures circa 1982.
- Replace with gas lamps next to front door of house and front door of accessory building.

REQUEST #5: REPLACE MAN DOOR OF ACCESSORY BUILDING

- Remove existing door circa 1978.
- Replace with single-lite new door.

[History of Home and Renovations Follows on Next Page]

History of Home:

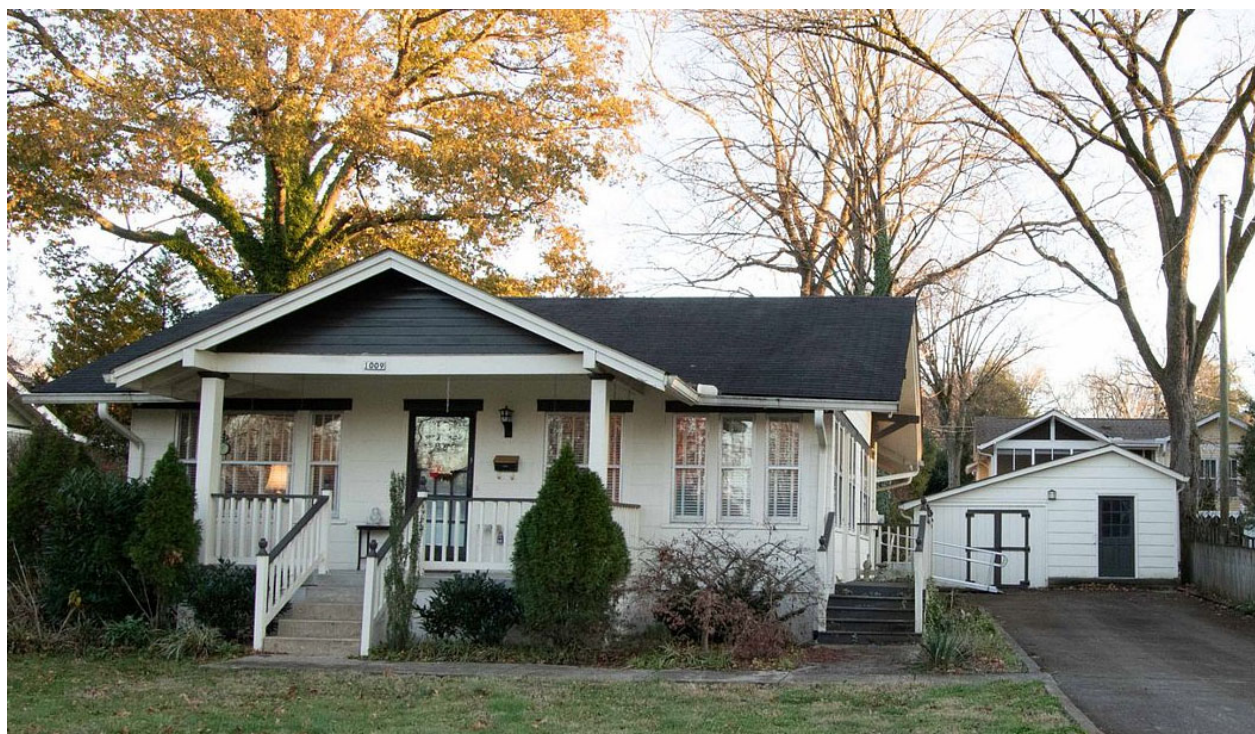
- Built around 1930; possibly as early as 1928. No specific date confirmation as of yet. Assessor's records reflect 1930.
- Applicants are the third owners. Recent prior owner lived in the home for 65 years; purchased in approximately 1957. Daughter and son of prior owner are living and have confirmed the information contained herein to the best of their recollection.
- Home was not pictured in the application for the district to be placed on the National Register of Historic Places that was approved on April 15, 1982.
 - Home was deemed to be non-contributory, but non-intrusive to the historic district. Presumably as a result, no picture was taken or included in the application.
 - We believe the reason the home was deemed non-contributory is because of a major renovation to the front of the home that was completed on or about December 4, 1974.

Home Renovation History:

- Oldest available picture of the home is from May 1968.
 - At that time, the original outdoor side porch had been enclosed as interior living space and the home had the current asbestos siding. Notably, the front roofline and porch of the home were different from their current design.
 - We have the original vendor receipts for substantially all work performed since 1974.
- In December 1974, the entire front roofline of the house was changed to the current design.
- In June 1978, the porch was redesigned and new stairs were added.
- In August 1982, the entire roof and siding of the accessory building were removed and replaced.
- In August 1982, the entire rear addition of the home was re-sided with lap siding and the windows on the rear left of the home were removed and replaced in a new location.
 - 11 asbestos siding shingles were replaced with Masonite shingles.
- In January 1986, the entire rear roof of the home addition was removed and replaced.
- In October 1999, the entire roof of the accessory building was removed and replaced.
- In November 2012, the original pitched roof was completely redone.
 - Including 80' of 1" x 6" plank decking and 20 sheets of 1/2" thick 4' x 8' plywood decking.
- In May 2013, the original flat roof in the rear home addition was completely redone.
 - Including 408 feet of 1" x 6" plank decking.

[History of Home and Renovations Follows on Next Page]

Photos of Home (May 1968 vs. Now)



1008 Fair Street (Sept. 1981 vs. Now)



1007 Fair Street (Sept. 1981 vs. Now)



428 Boyd Mill (circa 1937) (2014 vs. Now) – Before and After Gas Lamps Added



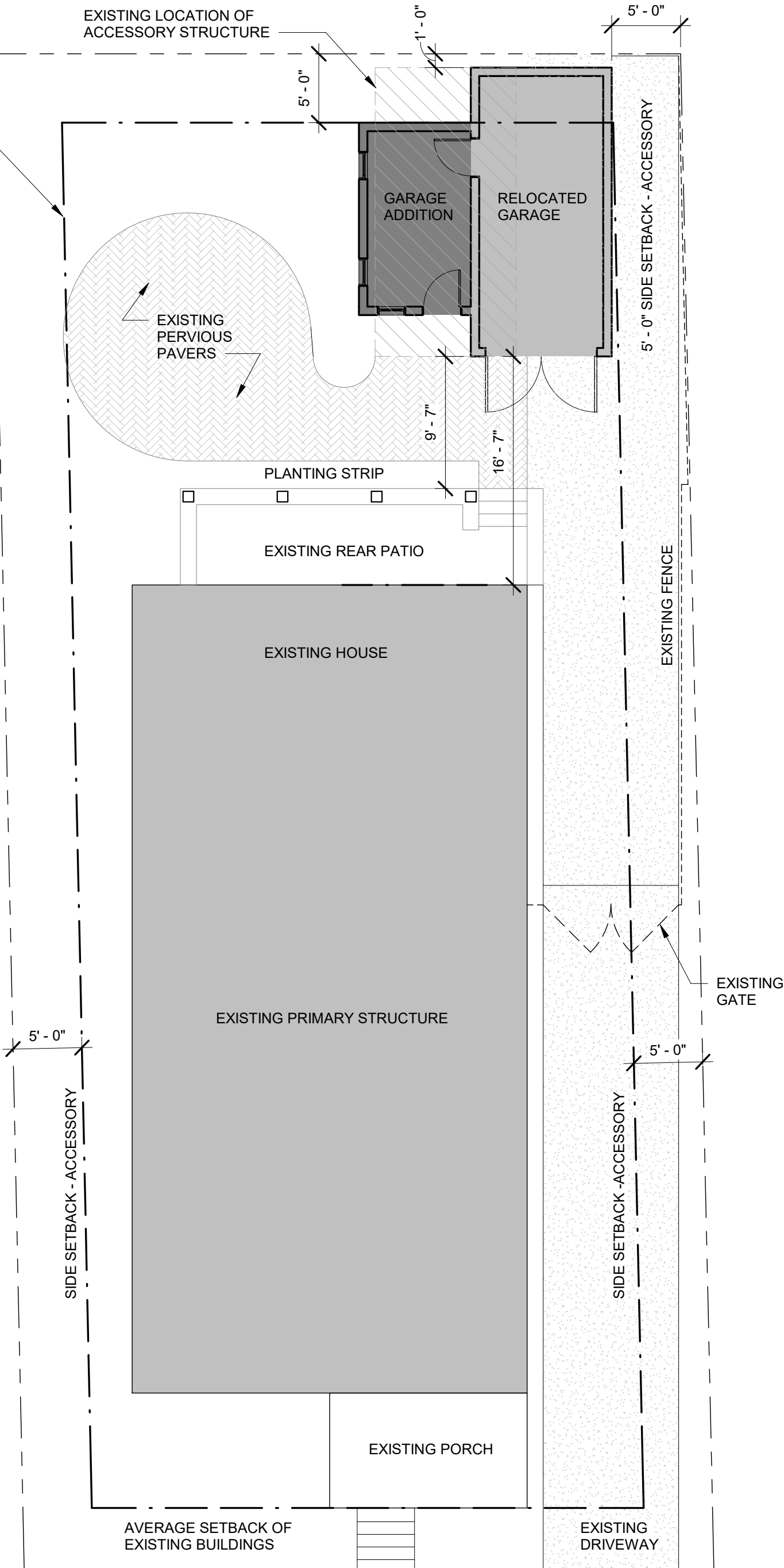
ZONING:

1. ZONING CLASSIFICATION: R4
2. MINIMUM LOT AREA: 6,500 SF
ACTUAL LOT AREA: 6,676 SF
3. ACCESSORY STRUCTURE SETBACKS
AT LEAST 5FT BEHIND PRINCIPAL BUILDING
AT LEAST 5 FT FROM ANY LOT LINE
4. MINIMUM LANDSCAPE SURFACE AREA: 0.40
LOT COVERAGE AREA:
EXISTING HOUSE: 1,984 SF
EXISTING GARAGE: 214 SF
EXISTING DRIVEWAY: 1,350 SF
EXISTING HARDSCAPE: 103 SF
3,651 SF

NEW IMPERVIOUS: 32 SF
GARAGE RELOCATE: - 49 SF
NEW GARAGE AREA: + 17 SF

TOTAL LOT COVERAGE:
EXISTING: 3,651 SF
NEW: 32 SF
3,683 SF = 0.55

ACTUAL LANDSCAPE SURFACE AREA: 0.45
5. MAX. ACCESSORY STRUCTURE HEIGHT:
1 1/2 STORIES, BUT SHALL NOT EXCEED
HEIGHT OF PRINCIPAL BUILDING



10/05/23



STREET VIEW



STREET VIEW

10/05/23

CHISEL
workshop

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GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITIONS

SK02

SCALE: NO SCALE



APPROACH VIEW



APPROACH VIEW

10/05/23

CHISEL
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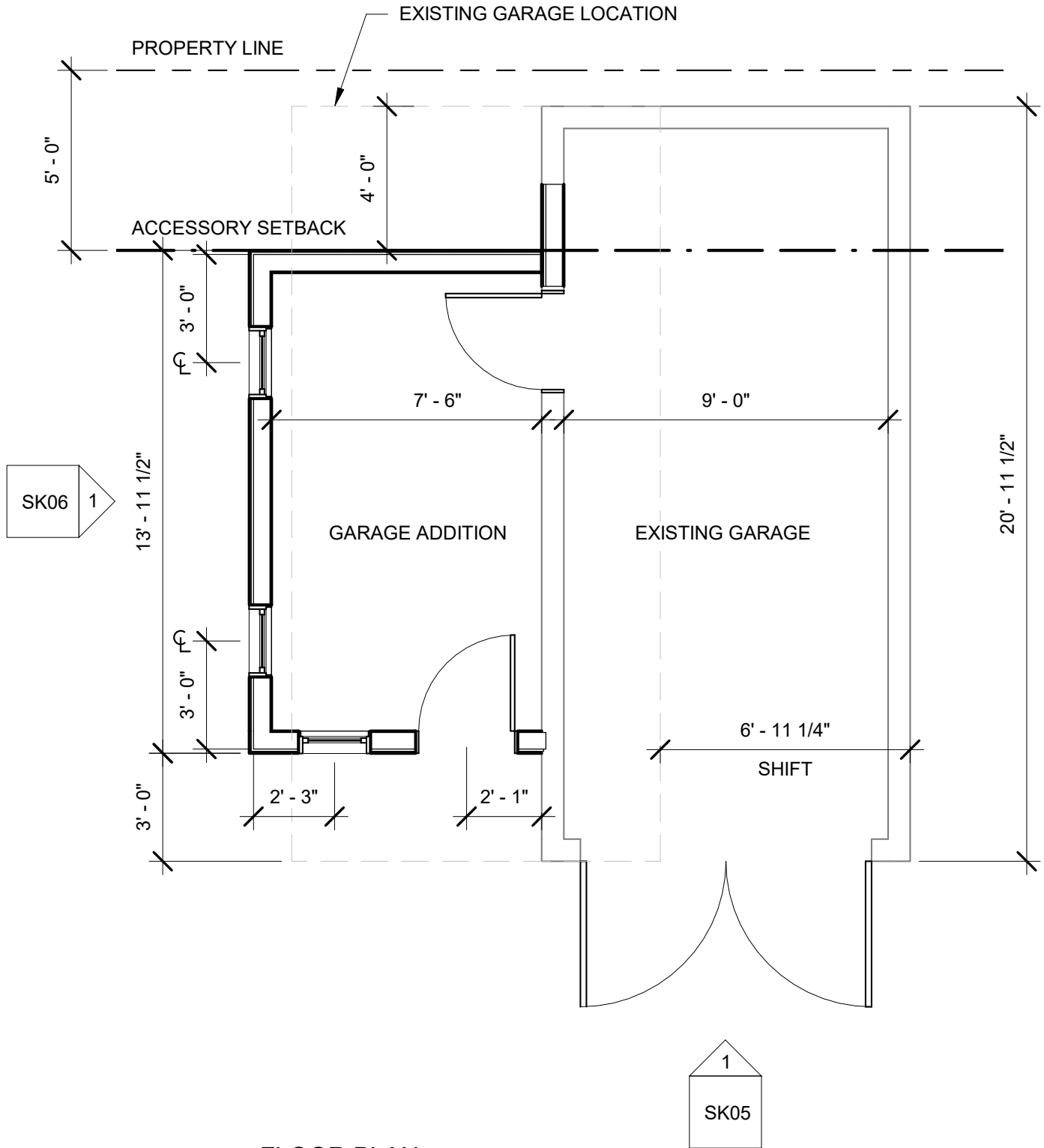
GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXISTING CONDITIONS

SK03

SCALE: NO SCALE



1 FLOOR PLAN
1/4" = 1'-0"

10/05/23

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GARAGE RELOCATION
1003 FAIR STREET, FRANKLIN, TN 37064

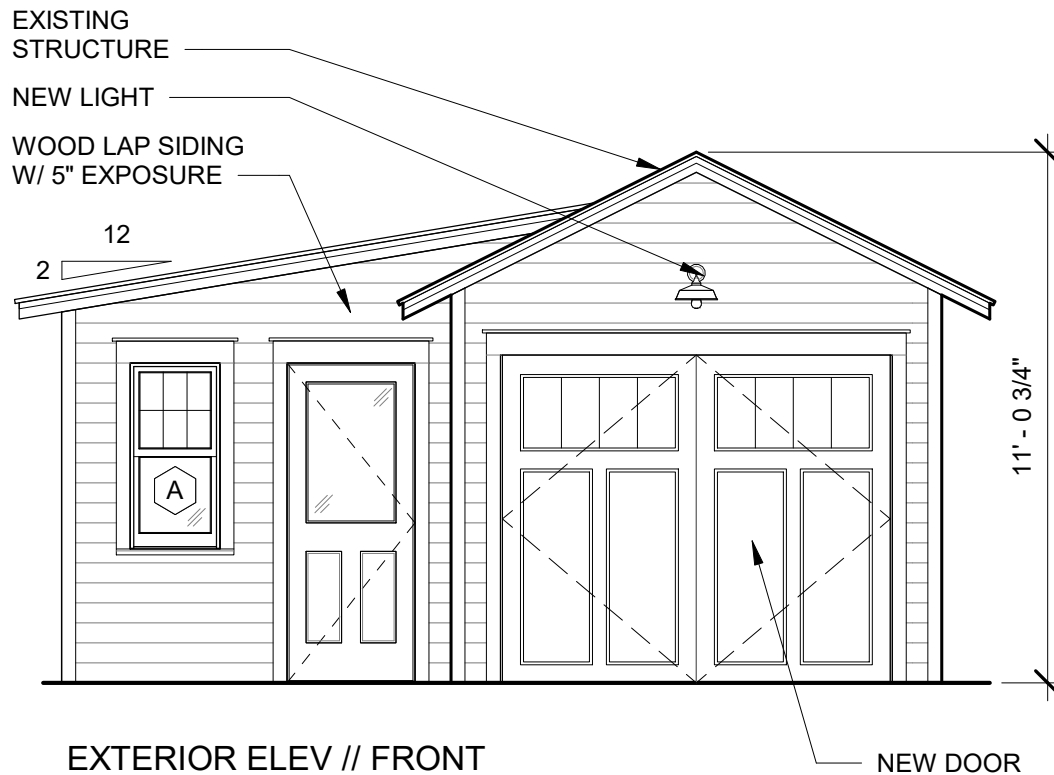
FLOOR PLAN

SK04
Page 60 of 161

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
------	-------	--------	-------------	-------

A	2' - 0"	4' - 0"	2' - 8 3/4"	
---	---------	---------	-------------	--



EXISTING ELEVATION

10/05/23

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GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

FRONT ELEVATION

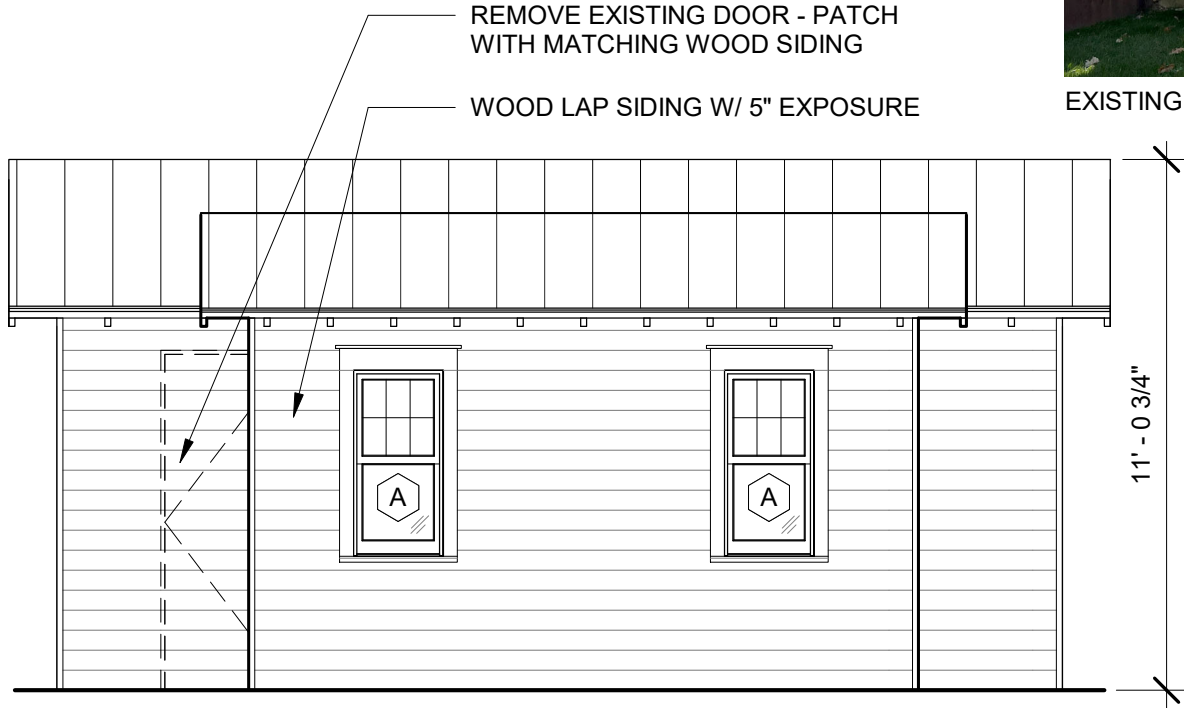
SK05

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

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 0"	4' - 0"	2' - 8 3/4"	



EXISTING SIDE ELEVATION

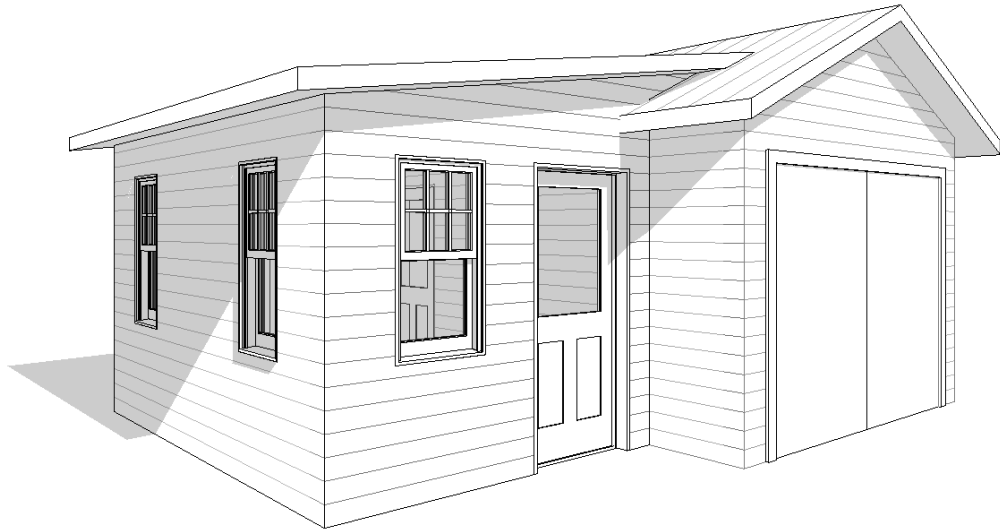


EXTERIOR ELEV // LEFT SIDE

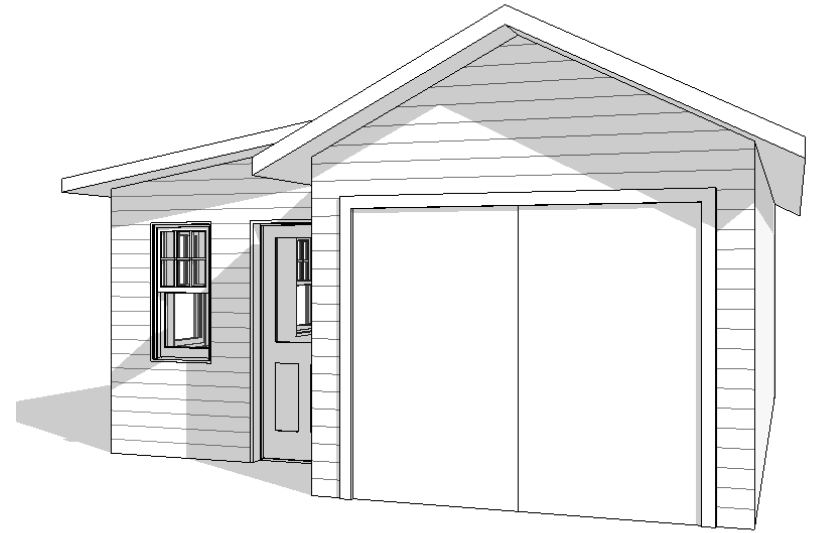


EXISTING SIDE ELEVATION

10/05/23



PERSPECTIVE // LEFT SIDE



PERSPECTIVE // RIGHT SIDE

10/05/23

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workshop

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GARAGE RELOCATION

1003 FAIR STREET, FRANKLIN TN 37064

EXTERIOR PERSPECTIVES

SKo7

SCALE: NO SCALE



HISTORIC
FRANKLIN
TENNESSEE

DATE: July 6, 2023

TO: Board of Zoning Appeals

FROM: Ariella Stanford, Planner
Amy Diaz-Barriga, Assistant Director

Subject

A **Variance Request** To Allow A 21-Foot Encroachment Into The Required 35-Foot Side Yard Setback For An Existing Principal Building, For The Property Located At 328 Franklin Road (F.Z.O. 3.3.5).

Project Information

COF Project Number: 8222
Applicant: Matt Christensen

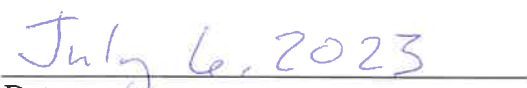
Summary of Action Taken

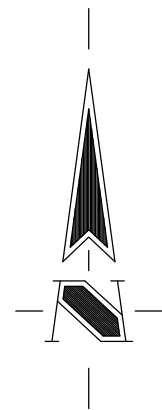
The Board of Zoning Appeals has reviewed this item, held a public hearing, and voted to:

- ☒ Approve the variance based on the criteria that authorize a variance to be established.
- ☐ Disapprove the variance because one or more of the criteria for approving a variance was not established.
- ☐ Defer the variance request for continued review of the application.
- ☐ Approve the variance with conditions based on the criteria that authorize a variance to be established: _____

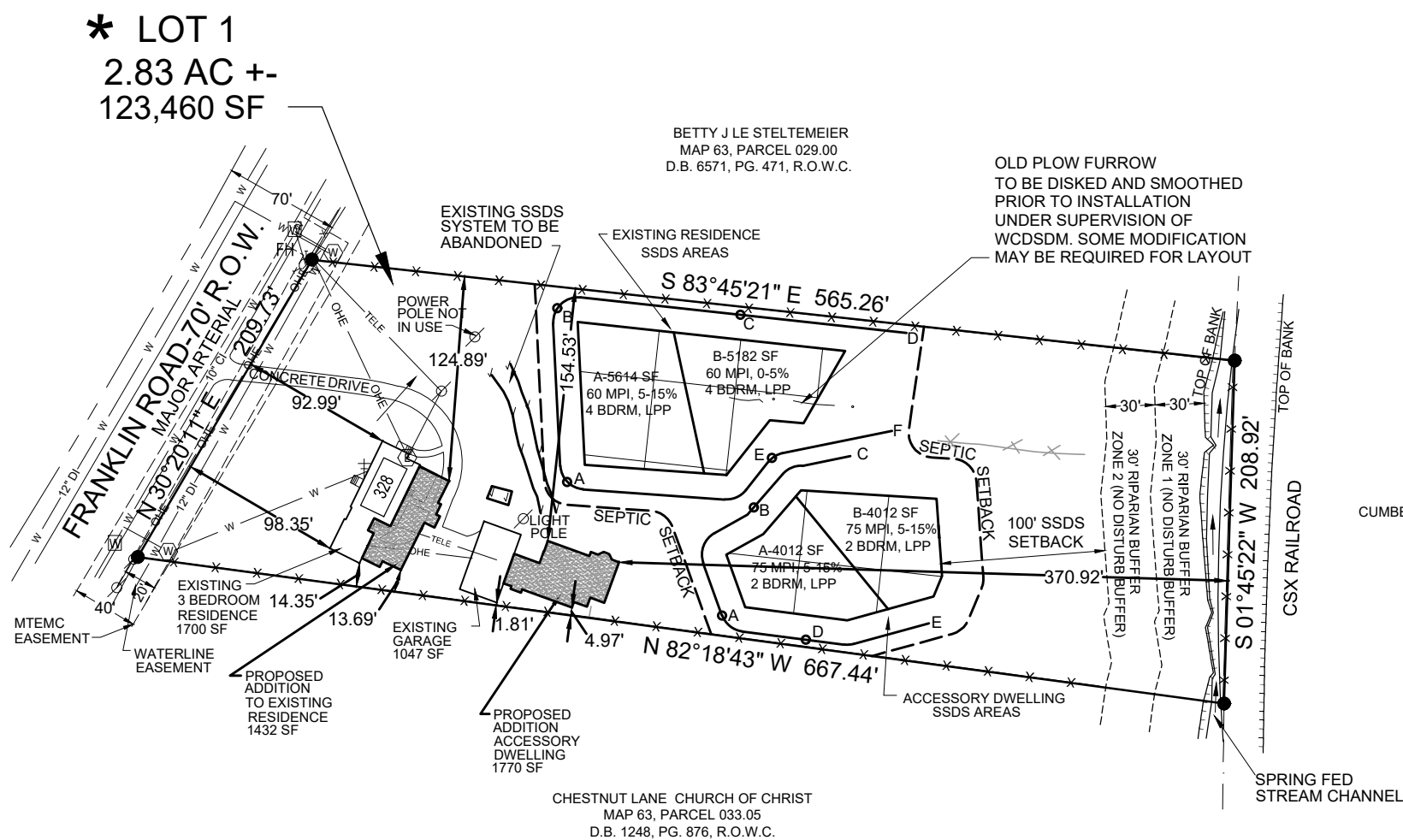
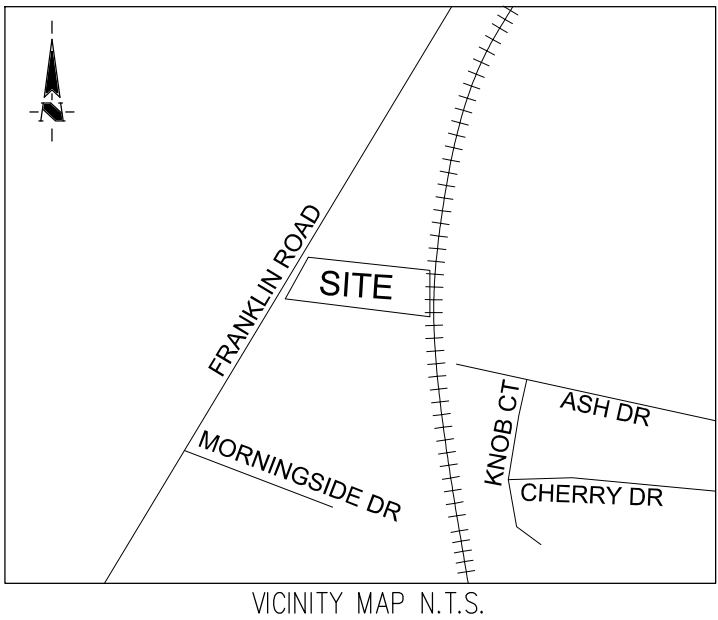

BZA Chair


BZA Recording Secretary


Date



LEGEND	
●	IRON FOUND (IPF)
○	IRON PIN SET (IPS)
■	MONUMENT FOUND
—	PROPERTY BOUNDARY
—○—	UTILITY POLE WITH GUY WIRE
—E—	OVERHEAD UTILITY LINES
—W—	WATER LINE
—G—	GAS LINE
⊙	WATER METER
⊙	GAS METER
⊙	ELECTRIC METER
FH	FIRE HYDRANT
⊞	TELEPHONE PEDESTAL
✓	FIELD LOCATED FLAGS
—X—	FENCE LINE
XXXX	STREET ADDRESS



LOT AREA: 123,460 SF
EXISTING LOT COVERAGE
(EXISTING RESIDENCE & GARAGE): 2747 SF
% EXISTING LOT COVERAGE: 2.2 %

PROPOSED ADDITIONAL LOT COVERAGE
(ADDITION TO RESIDENCE
AND NEW ACCESSORY DWELLING): 3202 SF

TOTAL PROPOSED LOT COVERAGE: 5949 SF
TOTAL % PROPOSED LOT COVERAGE: 4.8%

CUMBERLAND & WESTERN RESOURCES LLC
MAP 63, PARCEL 028.00
D.B. 6303, PG. 907, R.O.W.C.

CHESTNUT LANE CHURCH OF CHRIST
MAP 63, PARCEL 033.05
D.B. 1248, PG. 876, R.O.W.C.



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1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

OWNER OF RECORD SUNSHINE VENTURES LLC 1367 ELIOT RD FRANKLIN, TN 37064 DEED BOOK 8981, PAGE 322 R.O.W.C. TN
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212



PROJECT
22-0128

SHEET
1 OF 1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

REVISIONS

DATE

NO.

DATE: 10-9-2023

SCALE: 1"=100'

DRAWN BY: PRT

REVIEWER:

SITE PLAN
(COF PROJECT #8151)
MAP 63, PARCEL 30.00
CITY OF FRANKLIN, TENNESSEE

LOTS 1, 2 & 3
HILLS SUBDIVISION, FINAL PLAT
SECTION A, REVISION 1

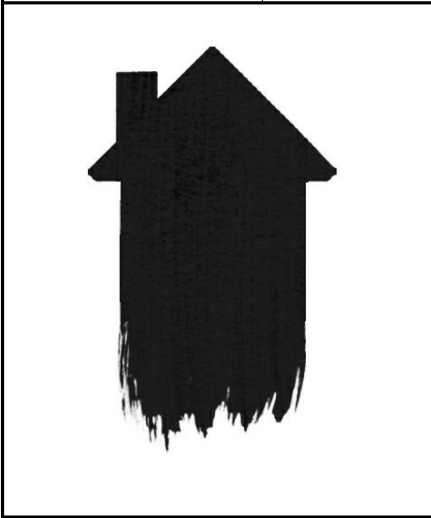
328 FRANKLIN ROAD
FRANKLIN, TN 37069



GARDEN GATE HOMES

328 FRANKLIN RD.
FRANKLIN, TN 37069

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1011 ALPACA DRIVE
SPRING HILL, TN 37174
PHONE: 615.626.9230
TURNER@BINKLEYDESIGNED.COM



GARDEN GATE HOMES
328 FRANKLIN RD.

REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	KC
CHECKED BY:	TB
SHEET TITLE:	COVER
SHEET NUMBER:	AO

DEMOLITION WALL TYPES

EXISTING WALL, MATERIAL, FIXTURES, ETC TO BE REMOVED - - - - -

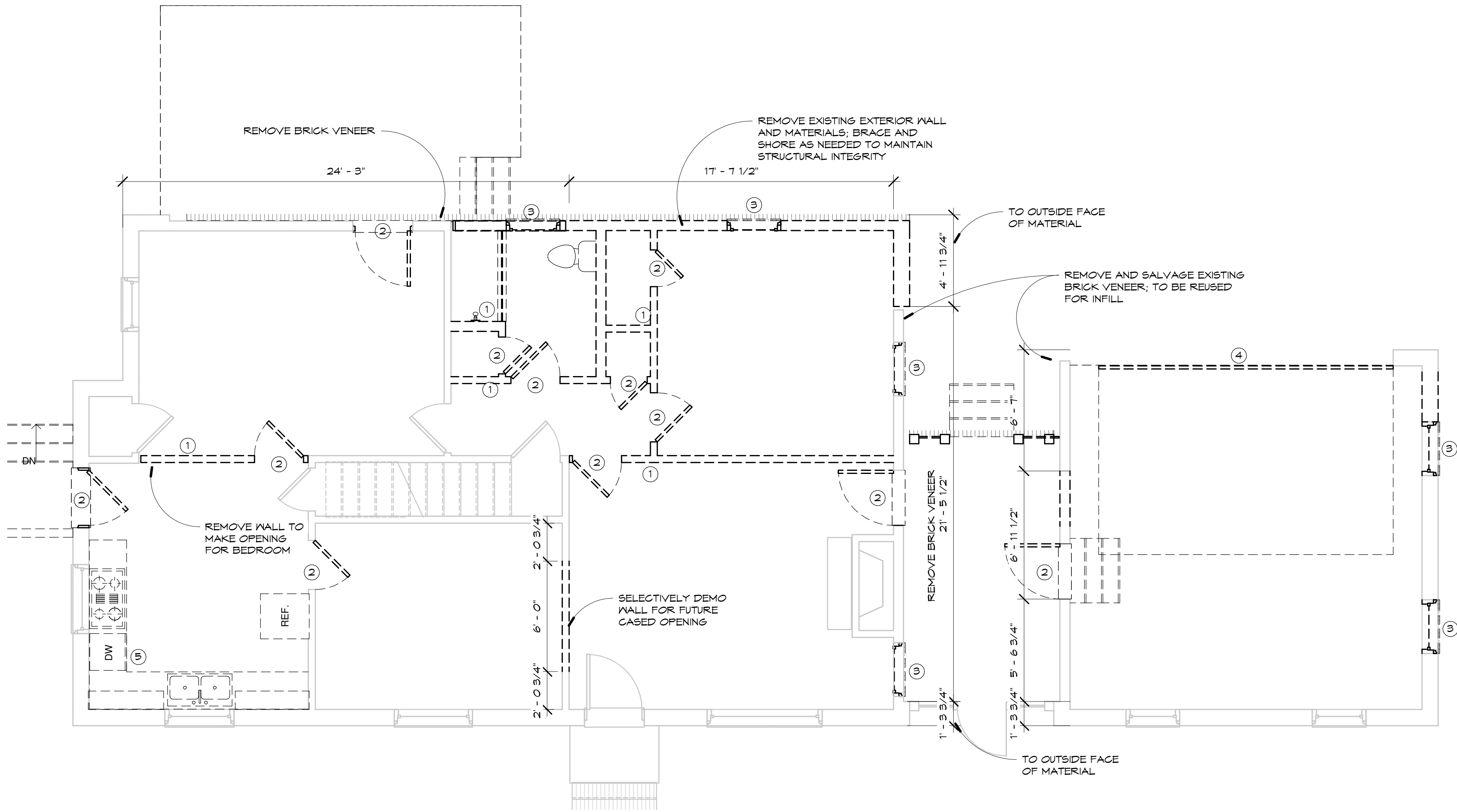
EXISTING WALL TO REMAIN - = = = = =

DEMOLITION KEY NOTES

- 1. REMOVE ENTIRETY OF WALL DOWN TO SUB-FLOOR, BRACE AND SHORE AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY.
- 2. REMOVE EXISTING DOOR AND DOOR FRAME.
- 3. REMOVE EXISTING WINDOW AND ANY ASSOCIATED TRIM, REFRAME WALL SO AS TO CREATE A FLUSH, SMOOTH SURFACE WITH INTERIOR AND EXTERIOR FACE OF FINISH.
- 4. REMOVE EXISTING GARAGE DOOR AND ANY ASSOCIATED TRIM, INFILL EXISTING WALL AS REQ'D. TO CREATE A FLUSH, SMOOTH SURFACE WITH INTERIOR AND EXTERIOR FACE OF FINISH.
- 5. REMOVE EXISTING KITCHEN CABINETRY AND SALVAGE ANY KITCHEN APPLIANCES.

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL COORDINATE WITH LOCAL CODE OFFICIALS TO ENSURE THAT DEMOLITION OPERATIONS ARE CONDUCTED IN COMPLIANCE WITH ALL APPLICABLE CODES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONDUCT DEMOLITION OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURE, AND OTHER ADJACENT FACILITIES TO REMAIN AND INJURY TO PERSONS. THE CONTRACTOR IS TO PROVIDE SUFFICIENT PROTECTION WITHIN AND BEYOND DEMOLITION AREAS TO ELIMINATE ANY RISK TO CONTRUCTION PERSONNEL AND/OR OTHER THIRD PARTY INDIVIDUALS.
- 3. LIMIT USE OF THE PREMISES TO CONSTRUCTION ACTIVITIES IN AREAS INDICATED AS SCOPE OF THE PROJECT. ALL DRIVEWAYS AND CIRCULATION PATHS SHALL REMAIN OPEN AND AVAILABLE TO OWNER.
- 4. OWNER WILL ARRANGE TO SHUT OFF UTILITIES WHEN REQUIRED BY CONTRACTOR. DO NOT START DEMOLITION UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
- 5. CONTRACTOR TO PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM THE SELECTIVE DEMOLITION.
- 6. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF THE CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO THE ARCHITECT BEFORE PROCEEDING WITH DEMOLITION ACTIVITIES.
- 7. IT IS NOT EXPECTED THAT ASBESTOS WILL BE ENCOUNTERED IN THE WORK. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER.
- 8. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE WORK WITHIN LIMITATION OF GOVERNING REGULATIONS AND AS FOLLOWS:
 - A. NEATLY CUT OPENING AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
 - B. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
 - C. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHES SURFACES.
- 9. MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING. PROVIDE AND MAINTAIN INTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PROVIDE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF ITEMS TO BE SELECTIVELY DEMOLISHED AND ITEMS WHICH ARE IMMEDIATELY ADJACENT TO THOSE BEING REMOVED.
- 10. REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
- 11. PROTECT WALLS, CEILING, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING DEMOLITION. COVER AND PROTECT EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN AREAS WHERE SUCH ITEMS HAVE NOT BEEN OR CANNOT BE REMOVED.
- 12. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
- 13. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION.
- 14. WHERE UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF THE BUILDING BEFORE PROCEEDING.
- 15. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL THE REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
- 16. DEBRIS RESULTING FROM DEMOLITION AND CONTRUCTION SHALL BE REMOVED DAILY FROM THE CONSTRUCTION SITE TO A WASTE AREA PROVIDED BY THE CONTRACTOR IN COORDINATION WITH THE OWNER.
- 17. UPON COMPLETION OF DEMOLITION, SPACE SHOULD BE STRIPPED, CLEANED, AND MADE READY FOR NEW CONSTRUCTION. SWEEP THE PROJECT SITE BROOM CLEAN AND CHANGE FILTERS ON AIR-HANDLING EQUIPMENT UPON COMPLETION OF DEMOLITION.
- 18. RETURN ELEMENTS OF CONTRUCTION AND SURFACES TO REMAIN TO CONDITION EXISTING BEFORE START OF DEMOLITION.
- 19. ALL REUSED ITEMS TO BE REPAIRED, CLEANED, AND FINISHED TO A LIKE-NEW CONDITION.



1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

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SPRING HILL, TN 37174

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GARDEN GATE HOMES

328 FRANKLIN RD.

REV.	DATE
	10/04/2023
PROJECT NUMBER:	
DRAWN BY: KC	
CHECKED BY: TB	
SHEET TITLE: DEMOLITION PLAN	
SHEET NUMBER: A2	

BUILD SET



NOTE:
REFER TO FRAMING PACKAGE FOR ALL
JOIST ORIENTATION & SPACING, TYPICAL
ALL LOCATIONS. SUPPLEMENT & SIZE
BEAMS PER STRUCTURAL ENGINEER

328 FRANKLIN RD.

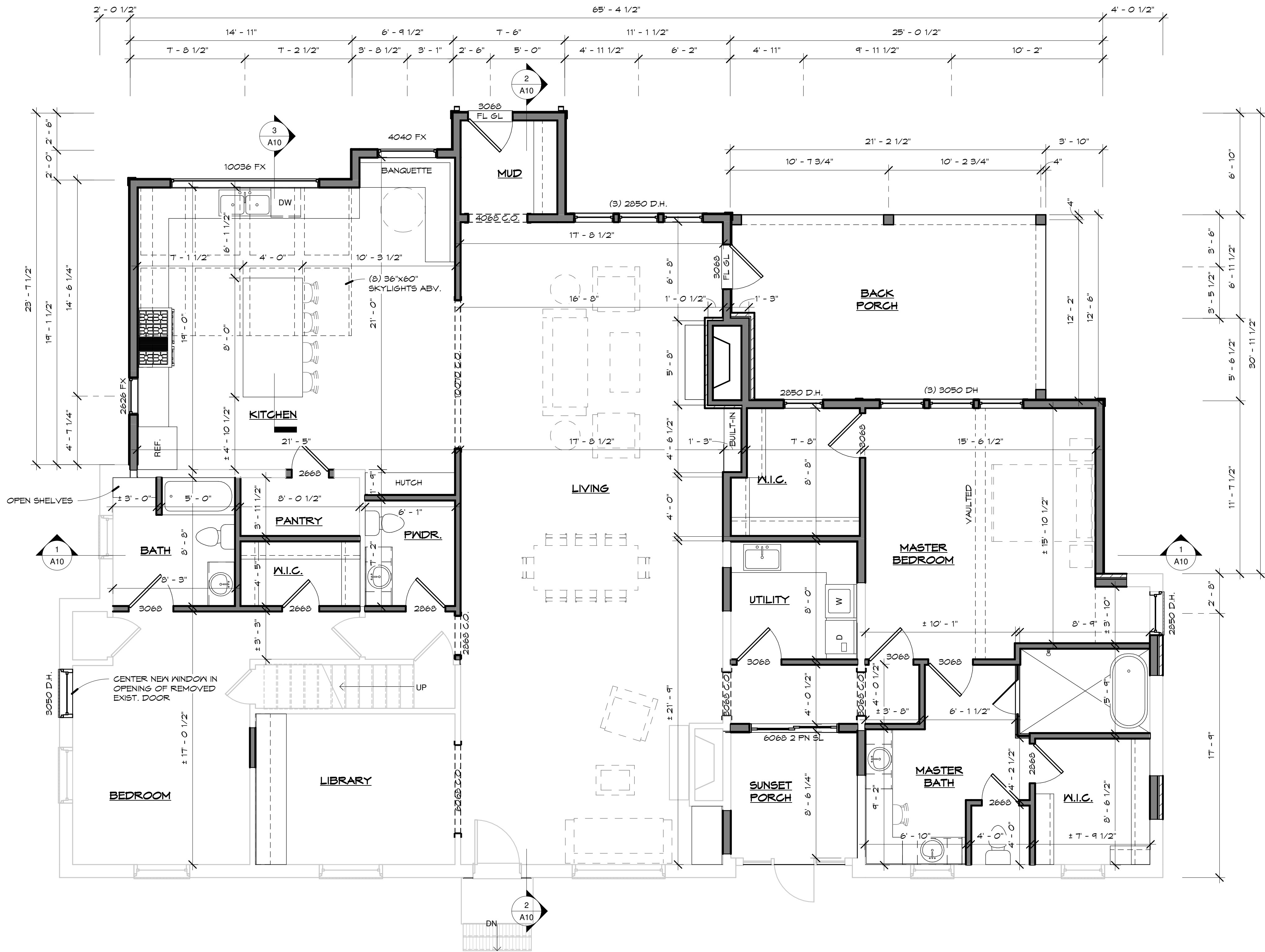


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REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	
	KC
CHECKED BY:	
	TB
SHEET TITLE:	
FOUNDATION PLAN	
SHEET NUMBER:	
	A3

1 FIRST FLOOR PLAN
1/4" = 1'-0"



AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK
HEATED

FIRST FLOOR	2781 SF
GARAGE APARTMENT	1246 SF
SECOND FLOOR	901 SF
HEATED	4928 SF

UNHEATED

DETACHED GARAGE	722 SF
REAR PORCH	258 SF
BREEZEWAY	289 SF
APARTMENT PORCH	190 SF
UNHEATED	1459 SF
GRAND TOTAL	6387 SF

NOTE:
BUILDER TO COORDINATE FINAL PORCH &
STAIRS WITH GRADING PLAN AND
LANDSCAPE ARCHITECTS DRAWINGS

NOTE:
REFER TO FRAMING PACKAGE FOR ALL
JOIST ORIENTATION & SPACING, TYPICAL
ALL LOCATIONS. SUPPLEMENT & SIZE
BEAMS PER STRUCTURAL ENGINEER

GARDEN GATE HOMES

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REV. DATE

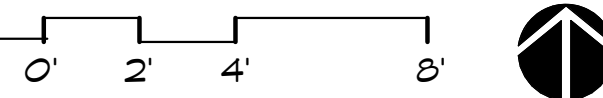
DATE: 10/04/2023
PROJECT NUMBER:

DRAWN BY: KC

CHECKED BY: TB

SHEET TITLE:
FIRST FLOOR
PLAN

SHEET NUMBER:
A4


$$1/4'' = 1'-0''$$


NOTE:
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ALL LOCATIONS. SUPPLEMENT & SIZE
BEAMS PER STRUCTURAL ENGINEER

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REV.	DATE
DATE:	
10/04/2023	
PROJECT NUMBER:	
DRAWN BY:	
KC	
CHECKED BY:	
TB	

SHEET TITLE:
SECOND FLOOR
PLAN

SHEET NUMBER:

A5

BUILD SET

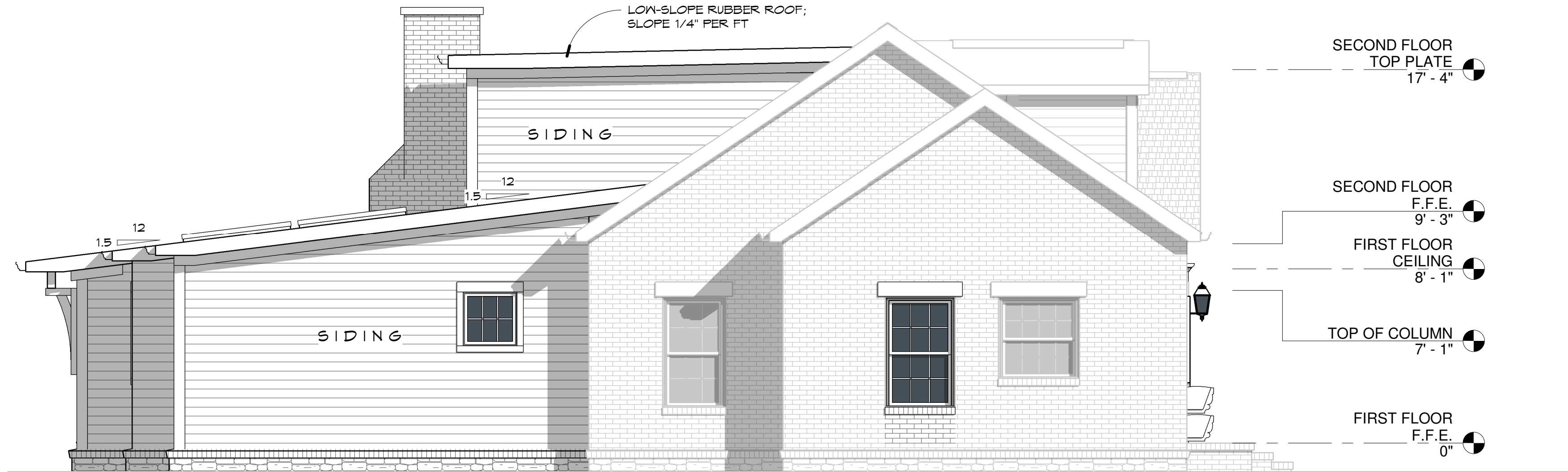
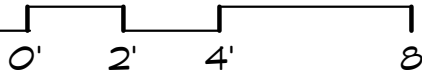


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TURNER@BINKLEYDESIGNED.COM

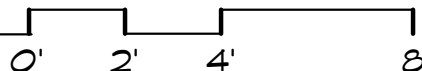
DOWNSPOUT NOTE:
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



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



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



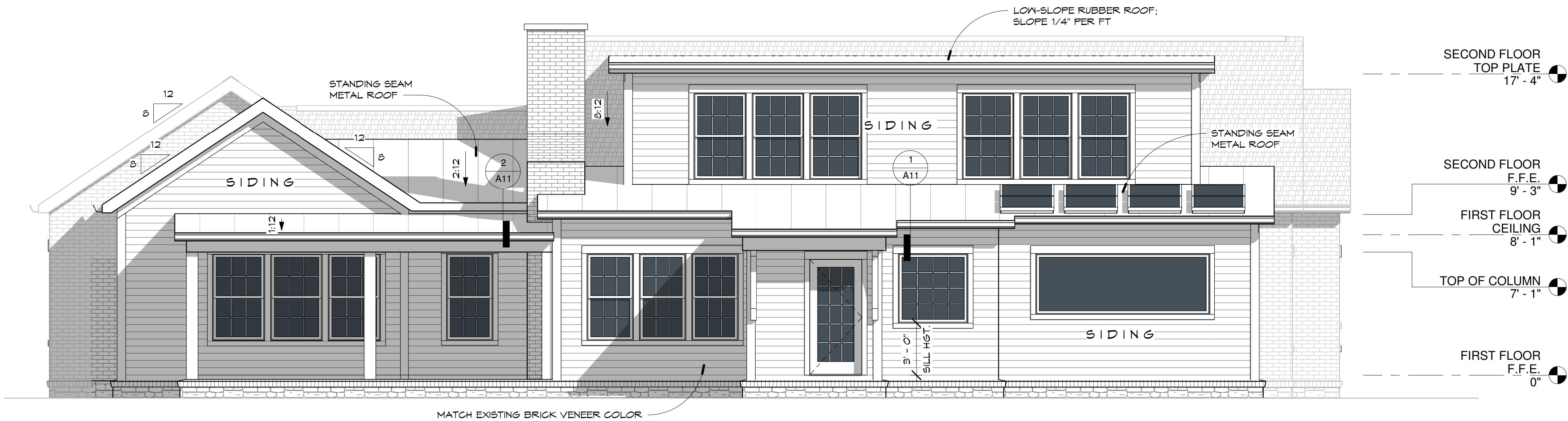
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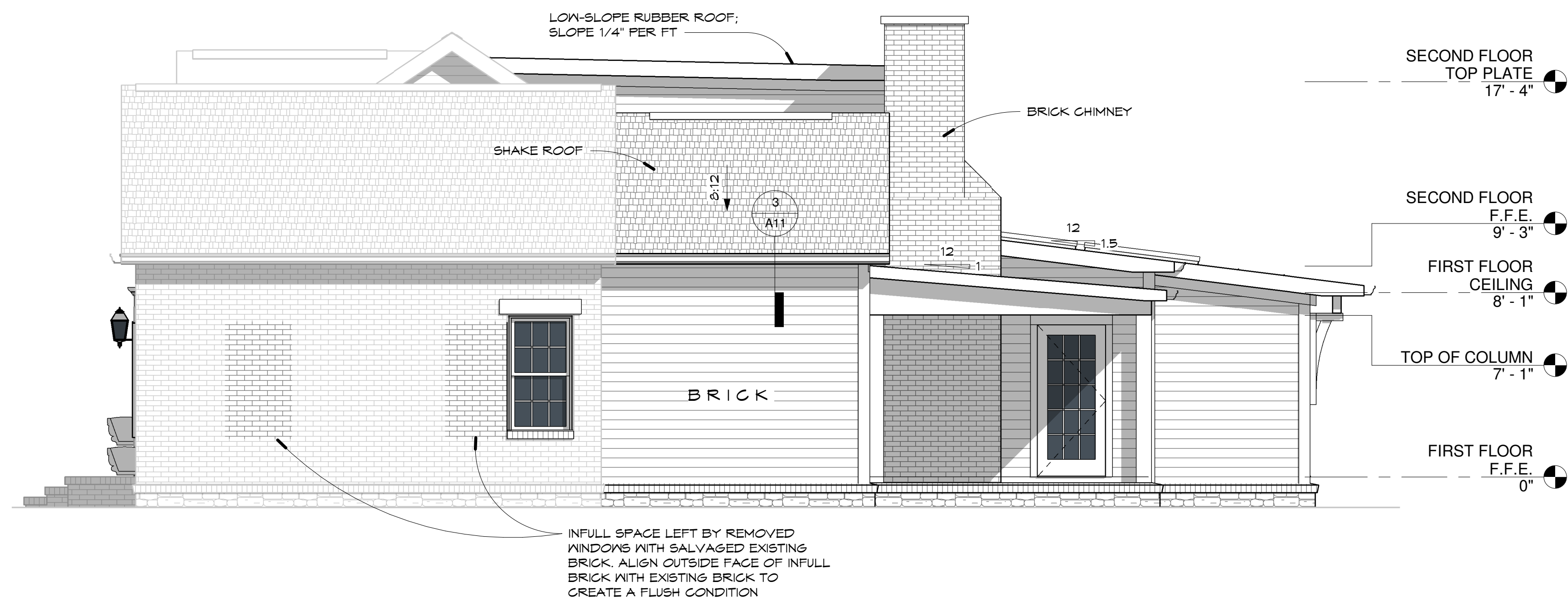
GARDEN GATE HOMES
328 FRANKLIN RD.

REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	KC
CHECKED BY:	TB
SHEET TITLE:	ELEVATIONS
SHEET NUMBER:	A7

DOWNSPOUT NOTE:
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.

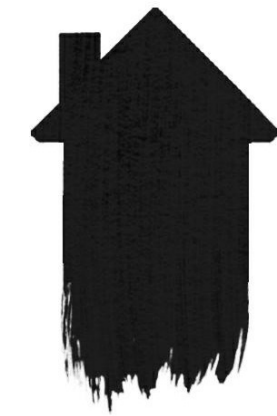


1 REAR ELEVATION
1/4" = 1'-0"



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

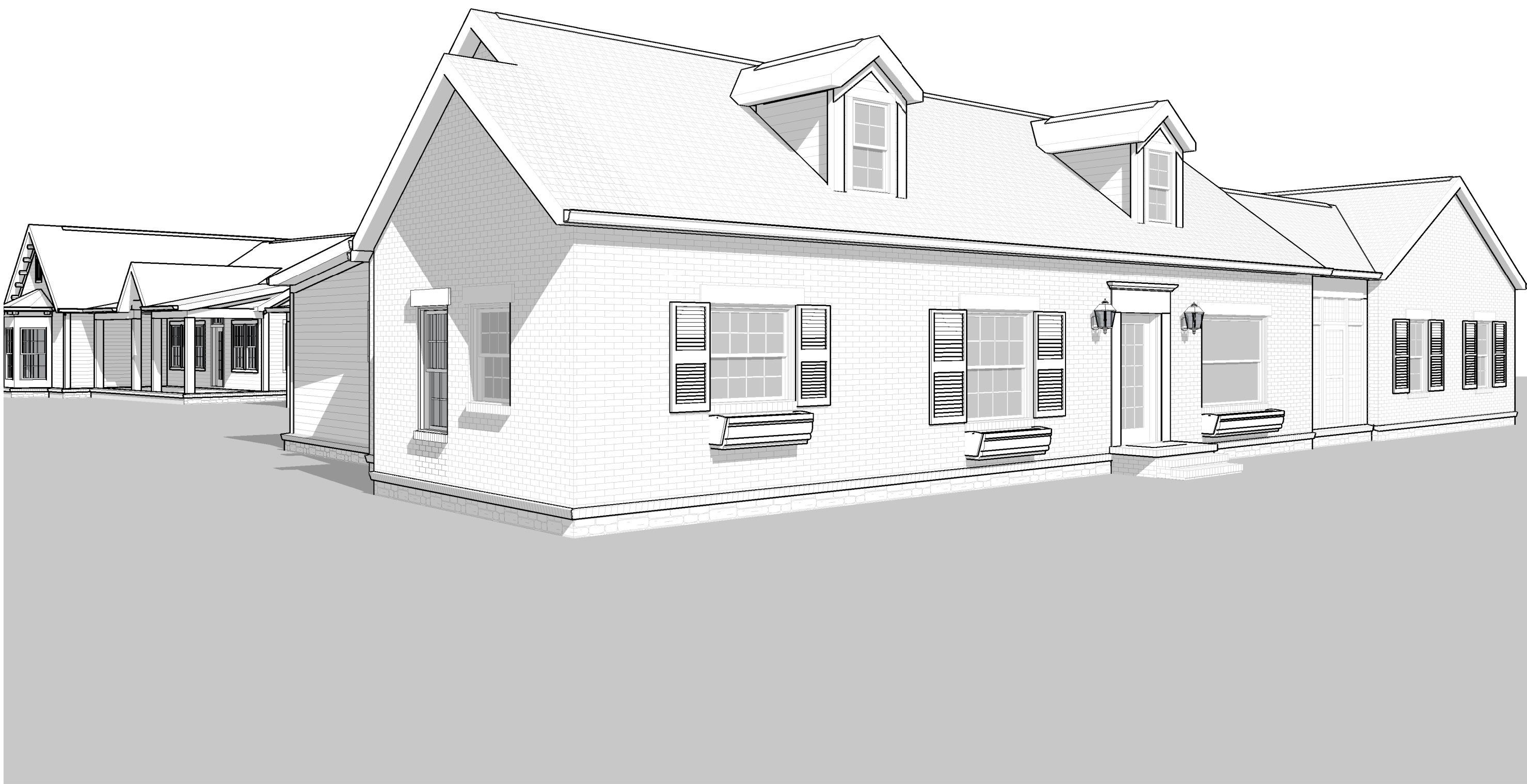
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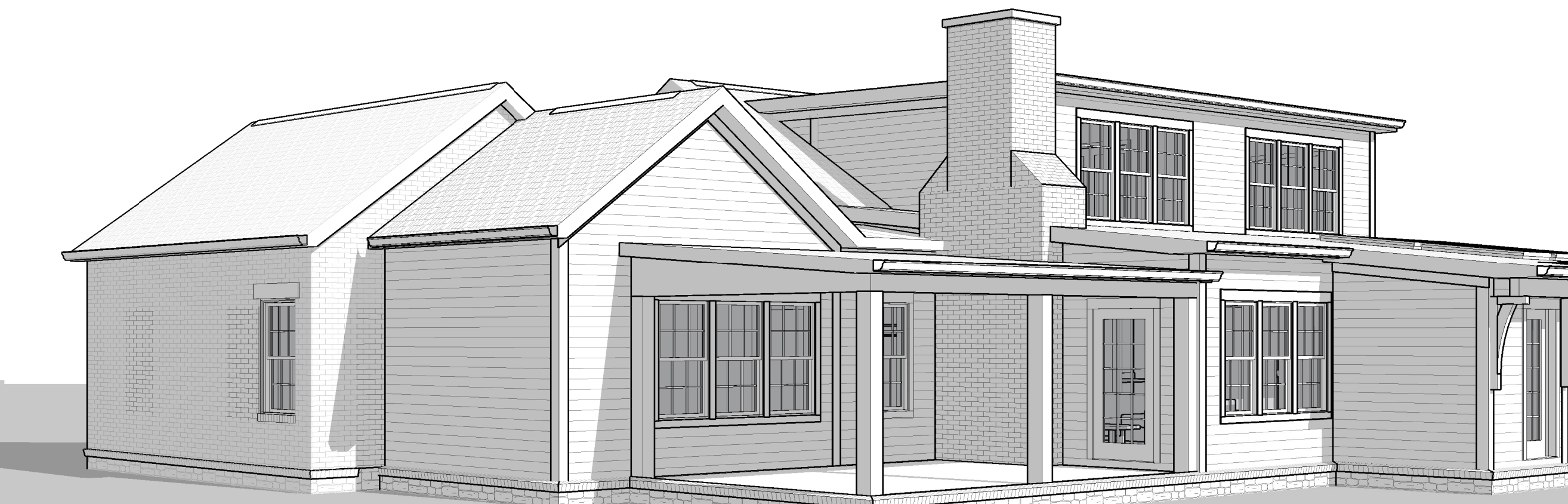
GARDEN GATE HOMES
328 FRANKLIN RD.

REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	KC
CHECKED BY:	TB
SHEET TITLE:	ELEVATIONS
SHEET NUMBER:	A8

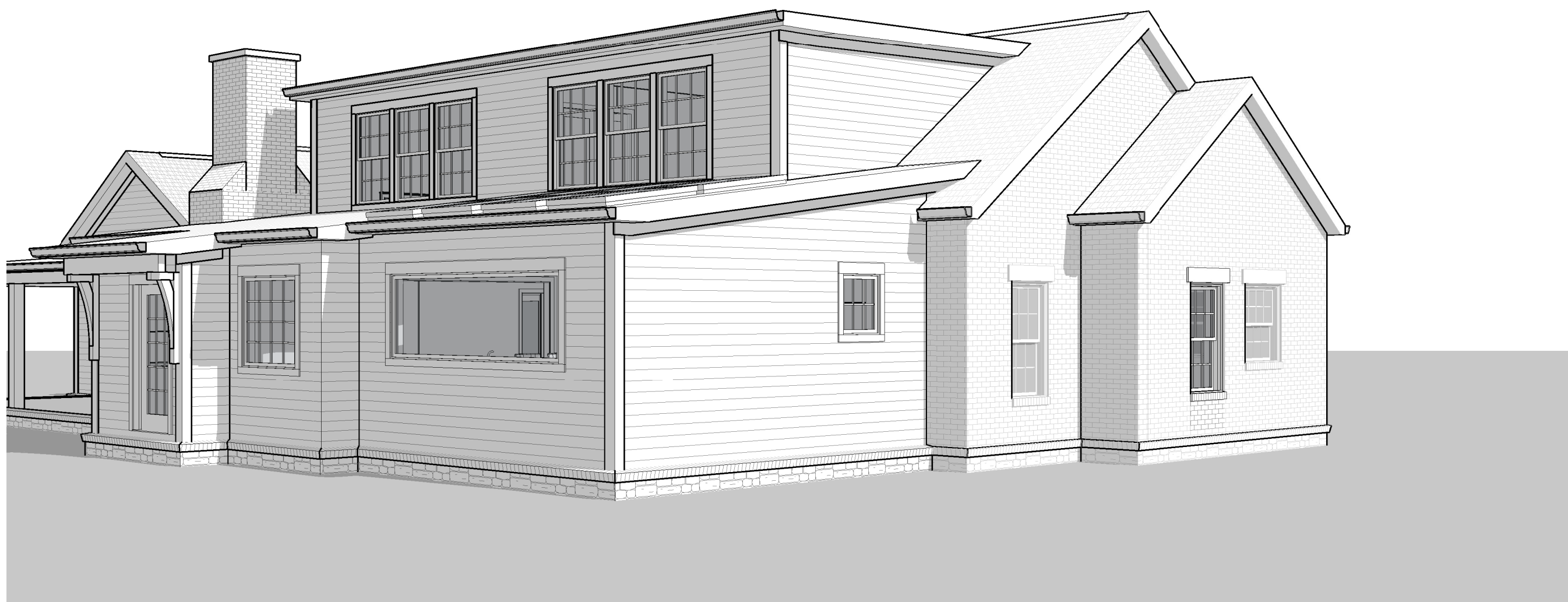
Page 74 of 161



1 PERSPECTIVE VIEW 1



2 PERSPECTIVE VIEW 2



3 PERSPECTIVE VIEW 3



4 PERSPECTIVE VIEW 4

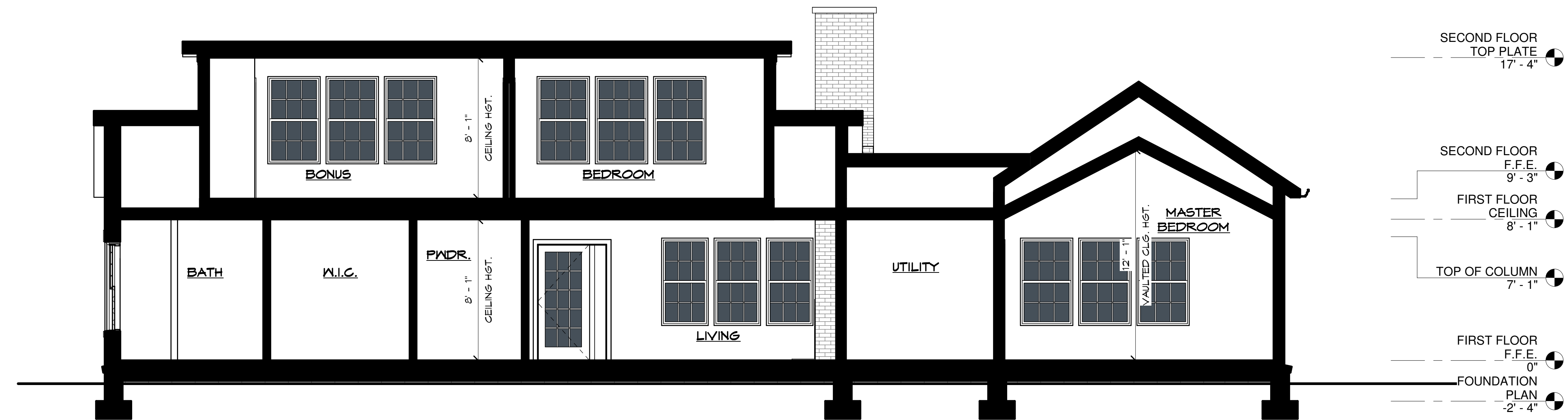
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GARDEN GATE HOMES
328 FRANKLIN RD.

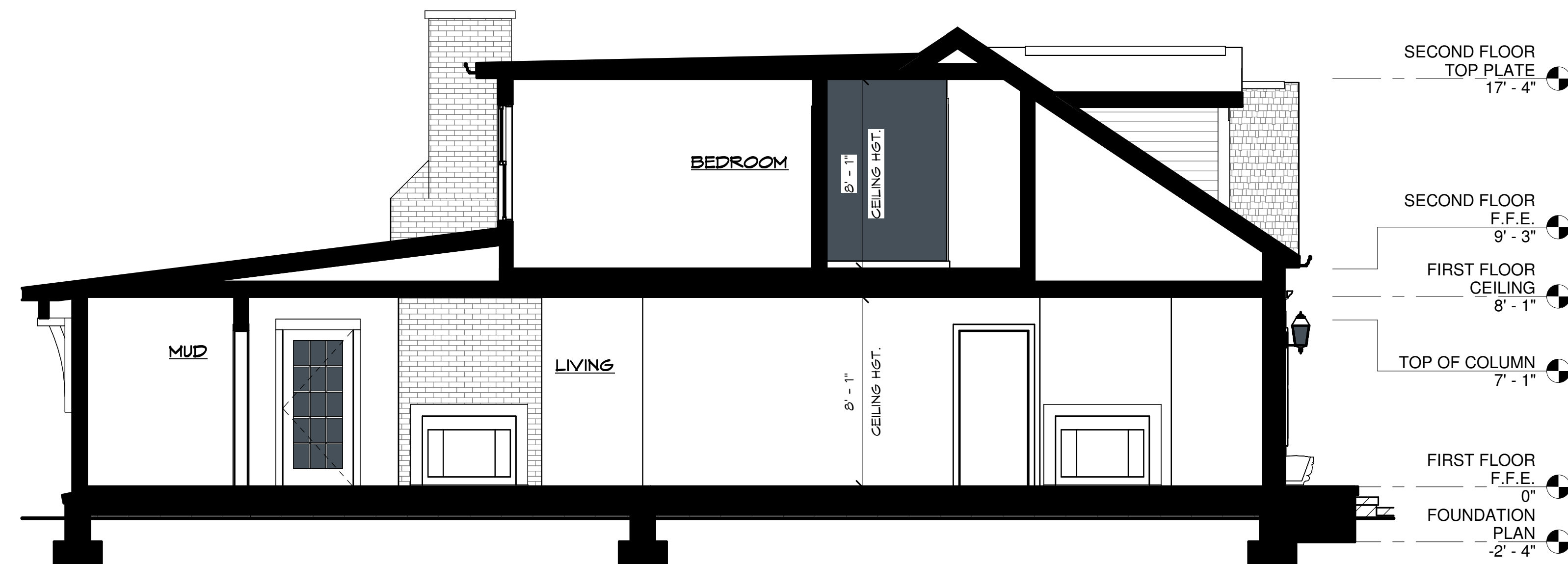
REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	KC
CHECKED BY:	TB
SHEET TITLE:	PERSPECTIVE VIEWS
SHEET NUMBER:	A9

BUILD SET

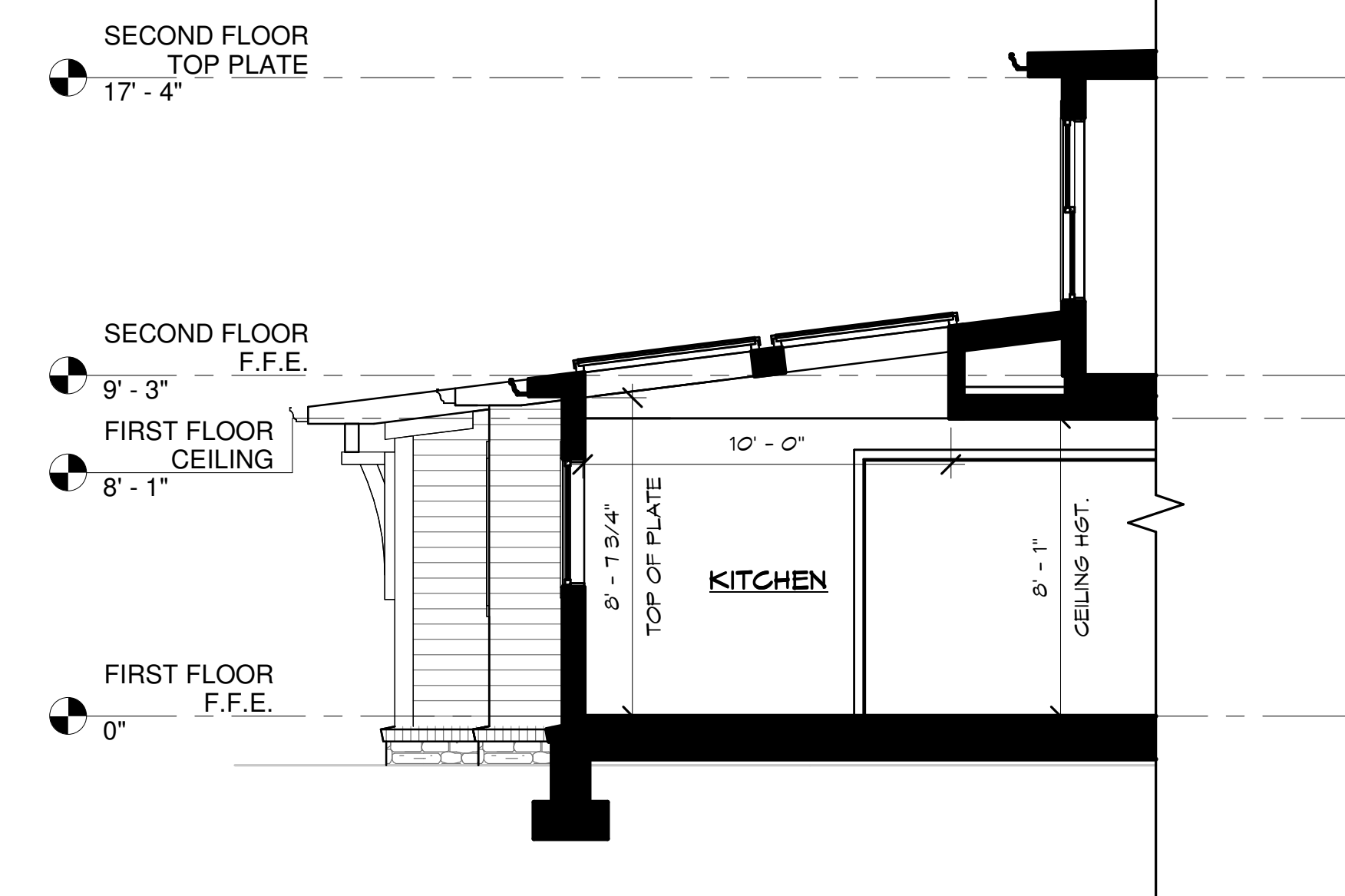
Page 75 of 161



1 BUILDING SECTION 1



2 BUILDING SECTION 2



3 KITCHEN SECTION
1/4" = 1'-0"



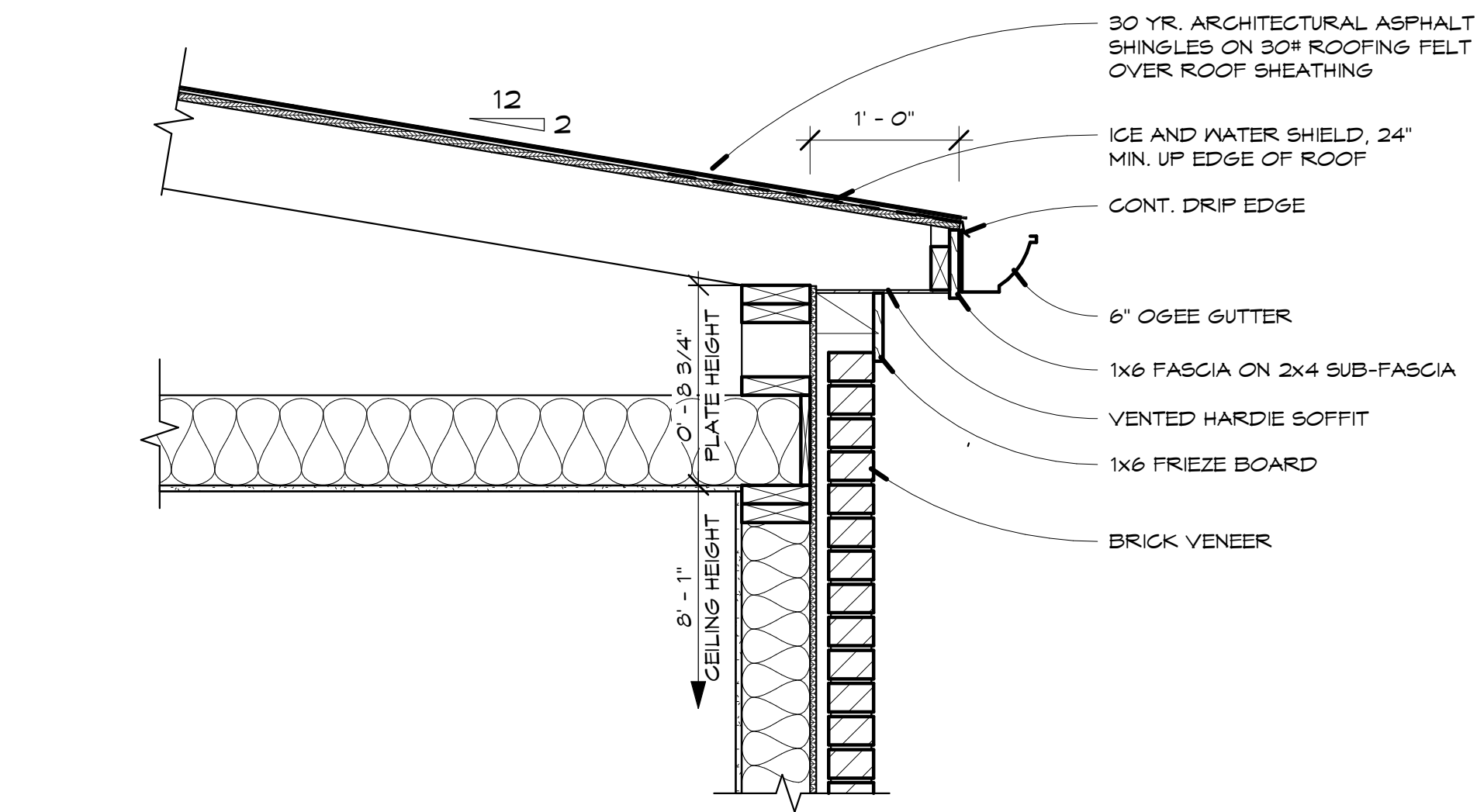
BINKLEY DESIGNED
1011 ALPACA DRIVE
SPRING HILL, TN 37174

TURNER@BINKLEYDESIGNED.COM

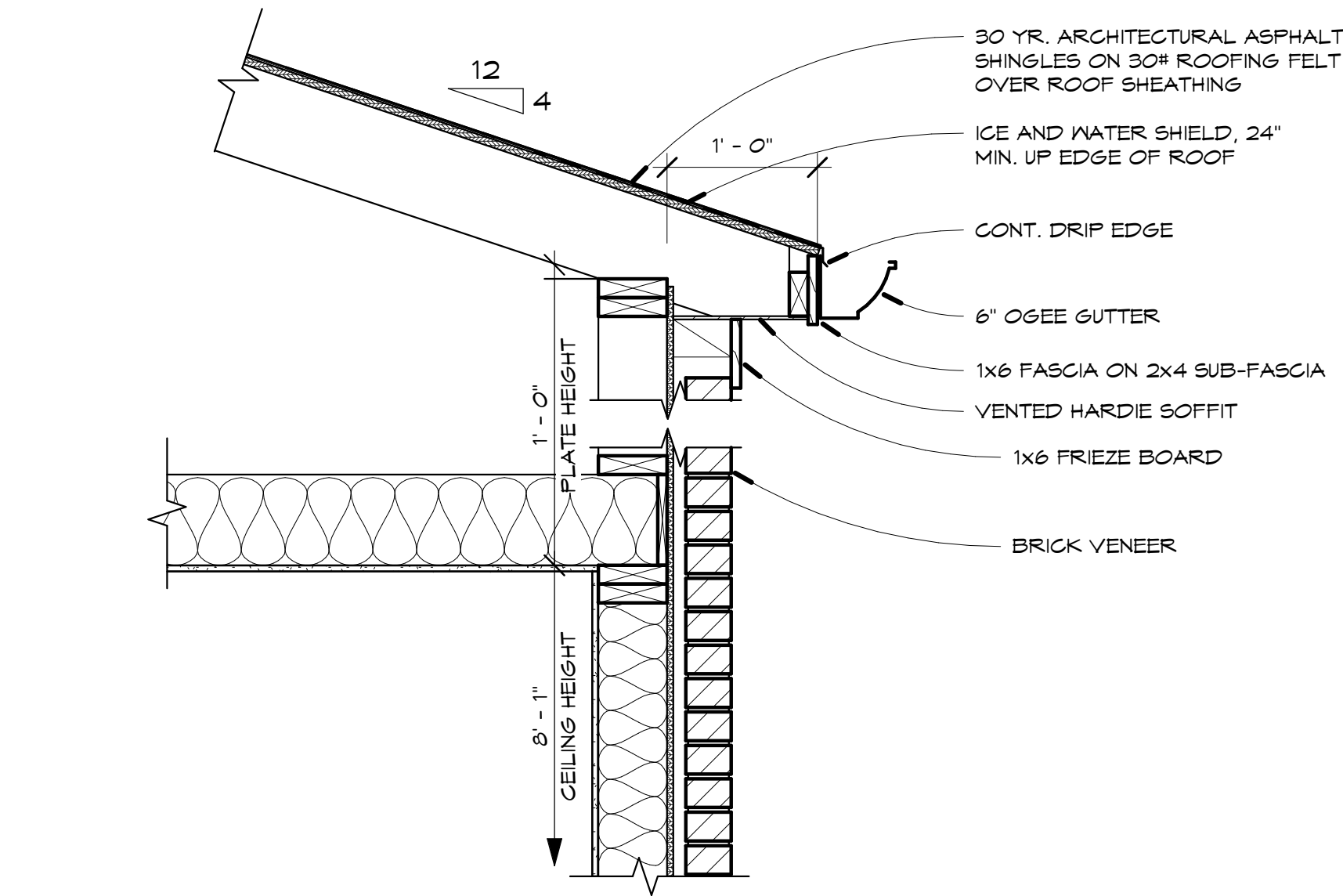
GARDEN GATE HOMES

328 FRANKLIN.

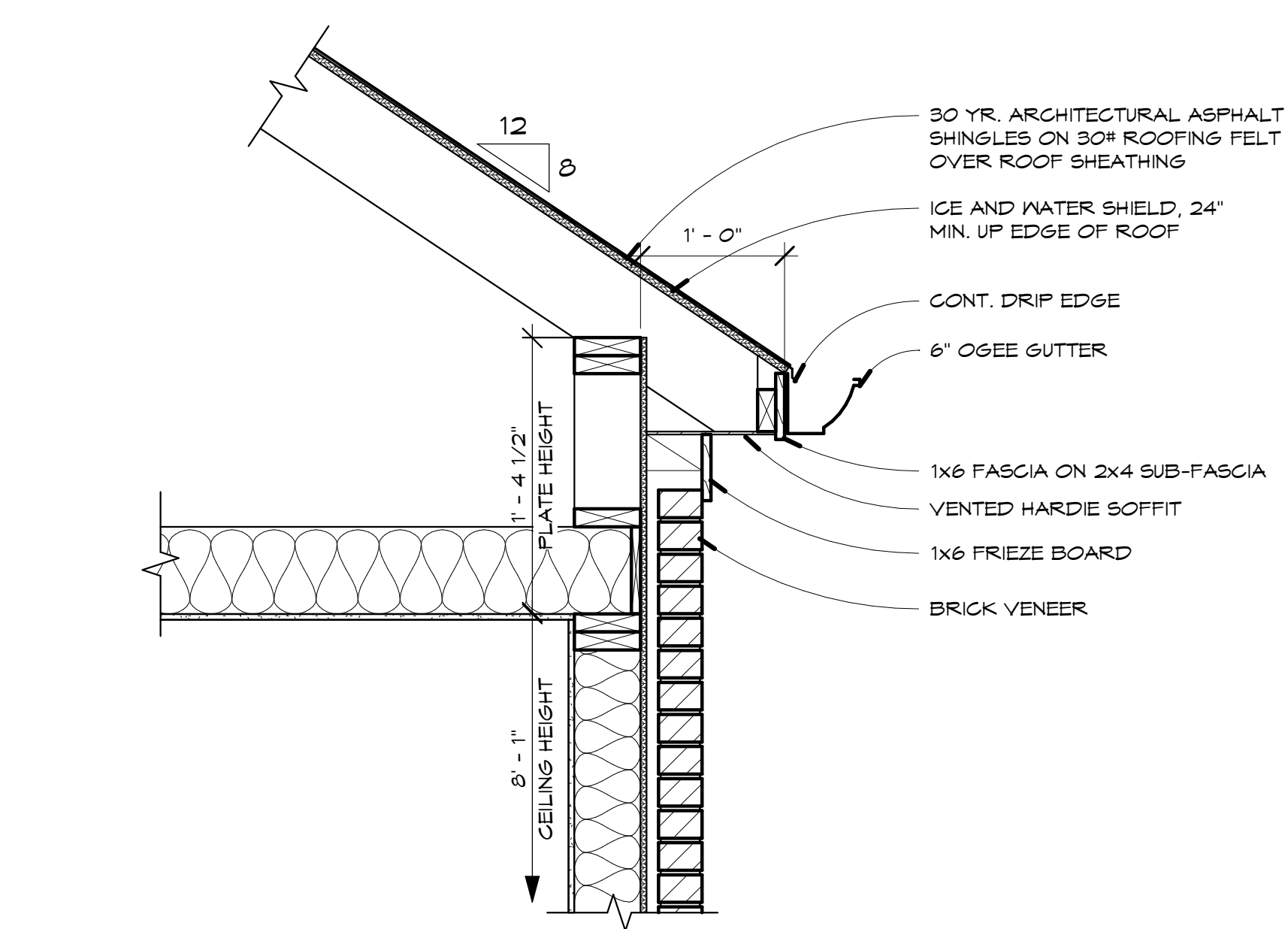
REV.	DATE
DATE: 10/04/2023	
PROJECT NUMBER:	
DRAWN BY: KC	
CHECKED BY: TB	
SHEET TITLE: BUILDING SECTIONS	
SHEET NUMBER: A10	



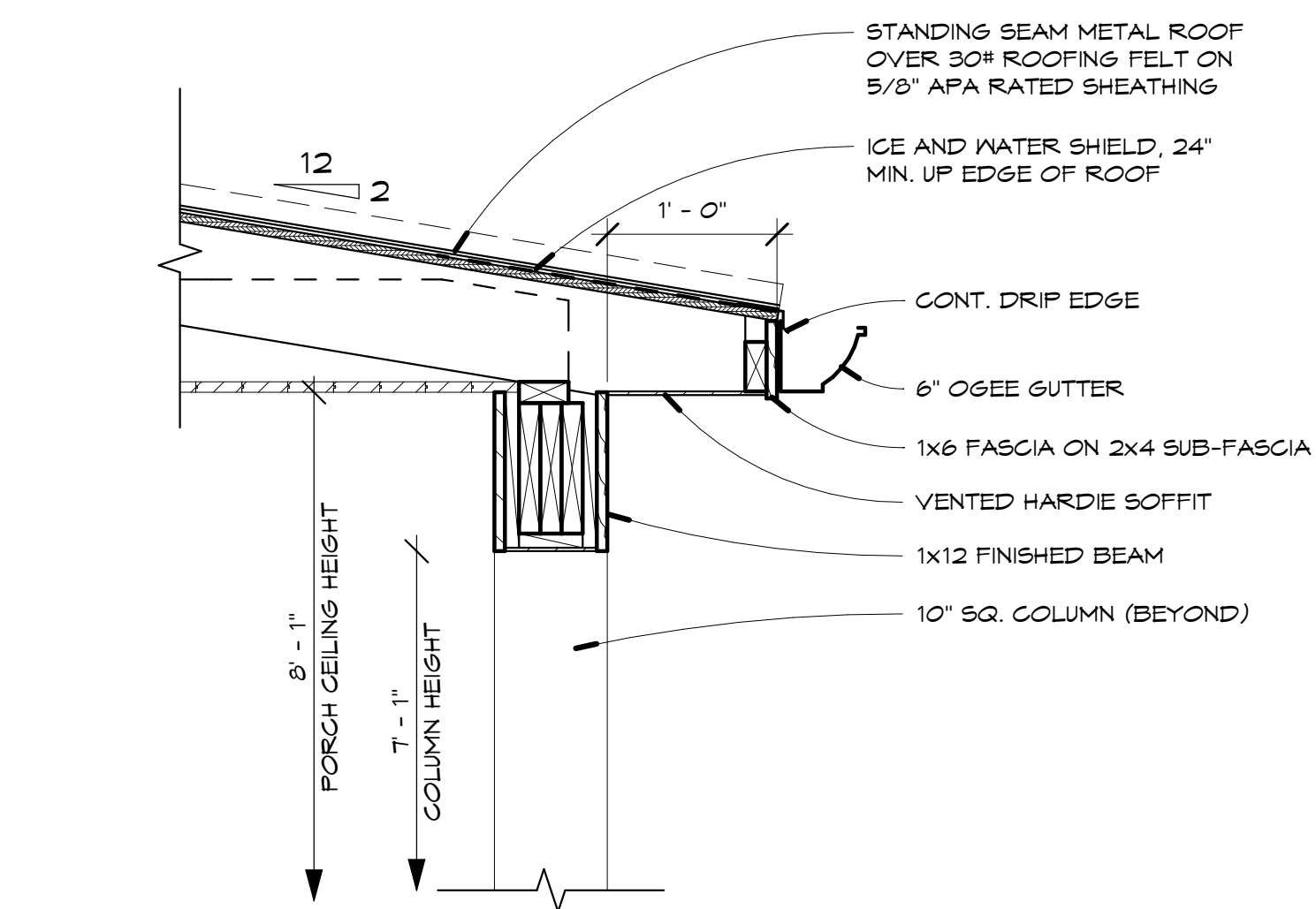
1 2/12 EAVE DETAIL @ KITCHEN
1" = 1'-0"



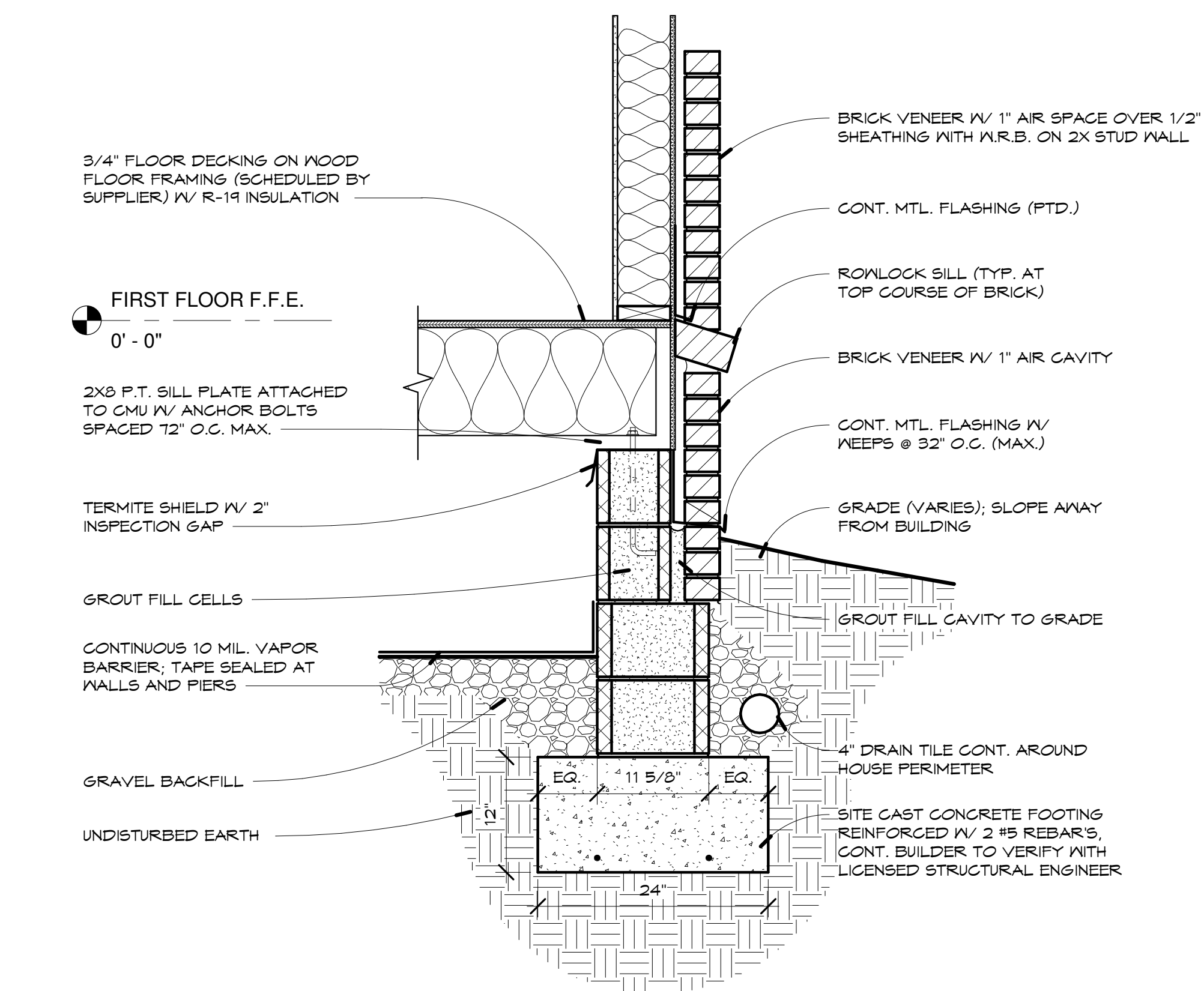
2 4/12 EAVE DETAIL @ UTILITY
1" = 1'-0"



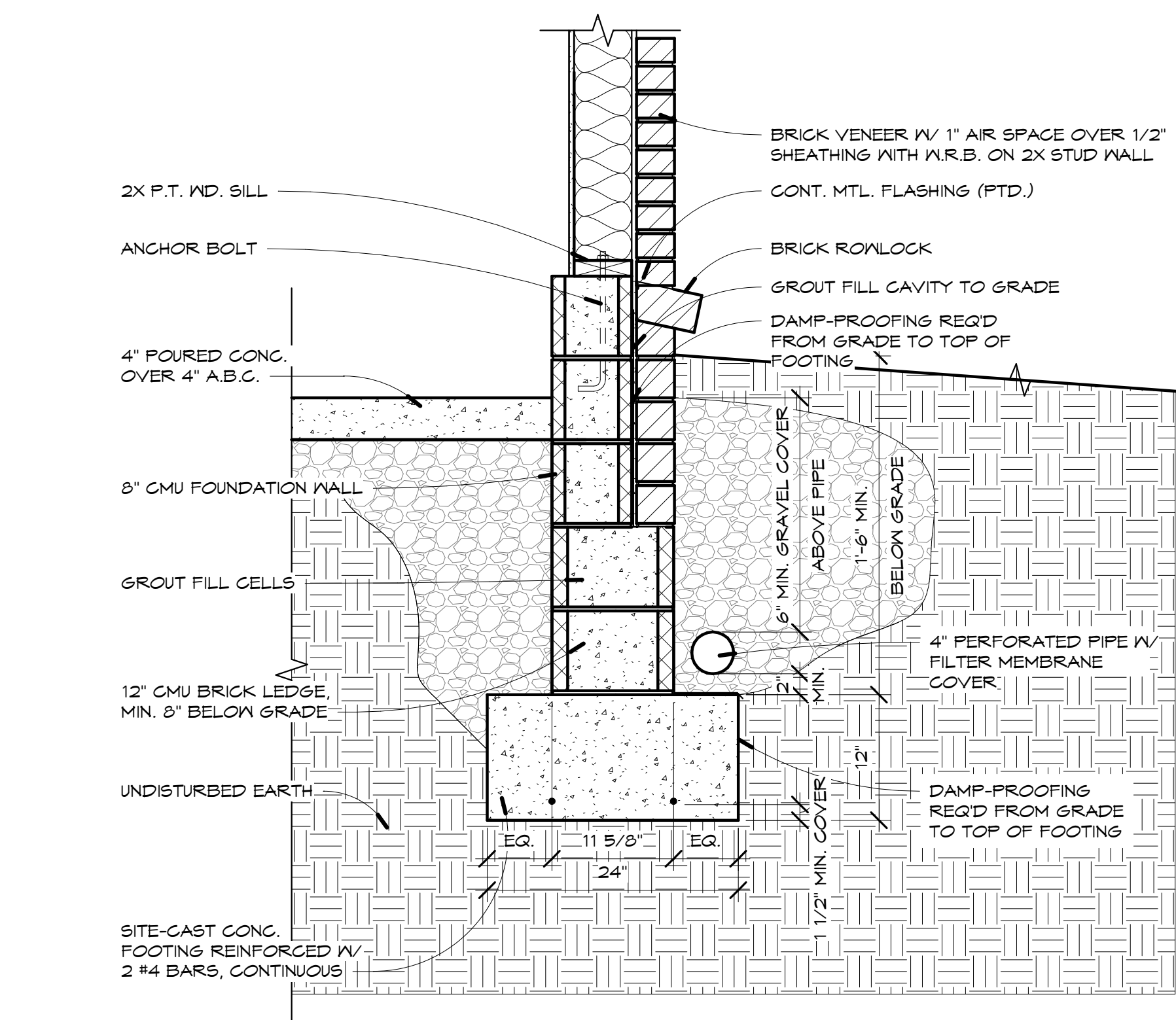
3 8/12 EAVE DETAIL @ M. BEDROOM
1" = 1'-0"



4 2/12 PORCH DETAIL @ GARAGE
1" = 1'-0"



5 TYP. FOUNDATION DETAIL
1" = 1'-0"



6 GARAGE FOUNDATION DETAIL
1" = 1'-0"

BINKLEY DESIGNED
1011 ALPACA DRIVE
SPRING HILL, TN 37114

PHONE 615.626.9290
TURNER@BINKLEYDESIGNED.COM



GARDEN GATE HOMES

328 FRANKLIN RD.

REV. DATE

DATE: 10/04/2023

PROJECT NUMBER:

DRAWN BY: KC

CHECKED BY: TB

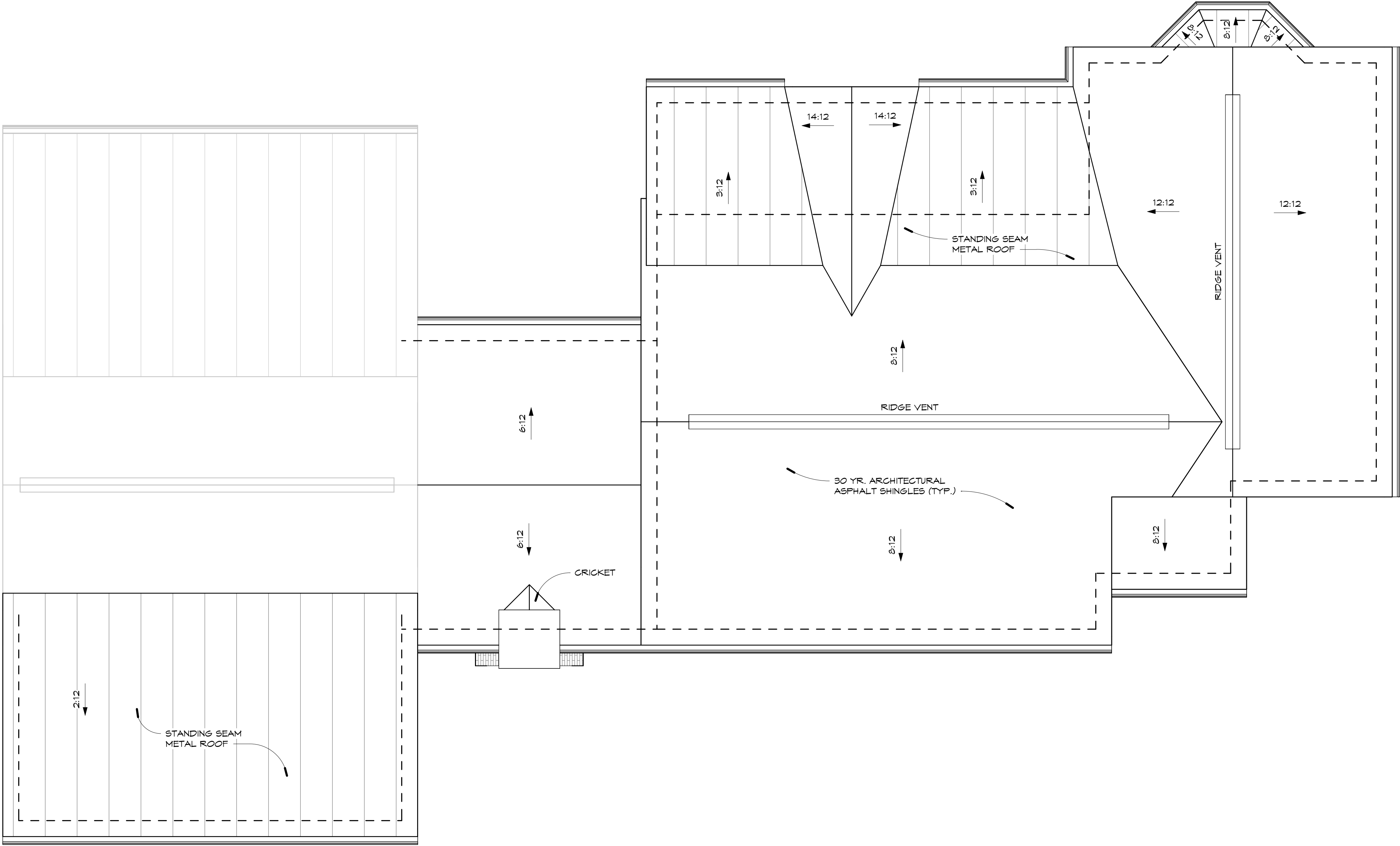
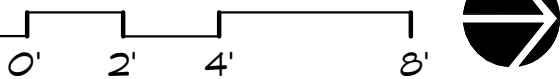
SHEET TITLE: DETAILS

SHEET NUMBER: A11

BUILD SET



1 DETACHED GARAGE ROOF PLAN
1/4" = 1'-0"



GARDEN GATE HOMES

328 FRANKLIN RD.

BINKLEY DESIGNED
1011 ALPACA DRIVE
SPRING HILL, TN 37174

PHONE 615.626.9230
TURNER@BINKLEYDESIGNED.COM



REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	SE
CHECKED BY:	TB
SHEET TITLE:	DETACHED GARAGE ROOF PLAN
SHEET NUMBER:	A13

BUILD SET



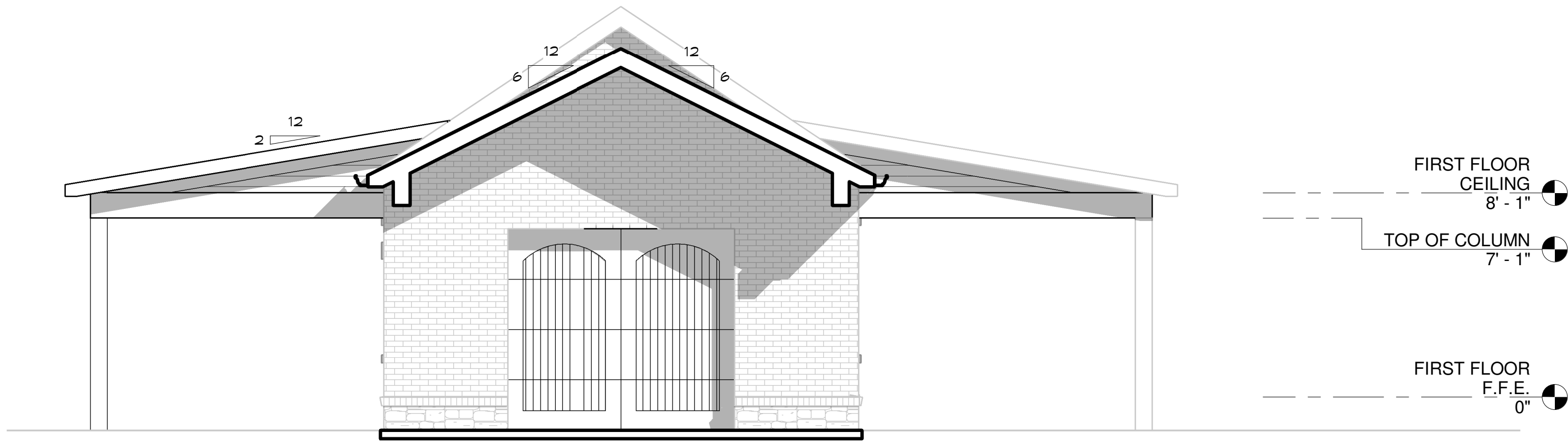
TURNER@BINKLEYDESIGNED.COM



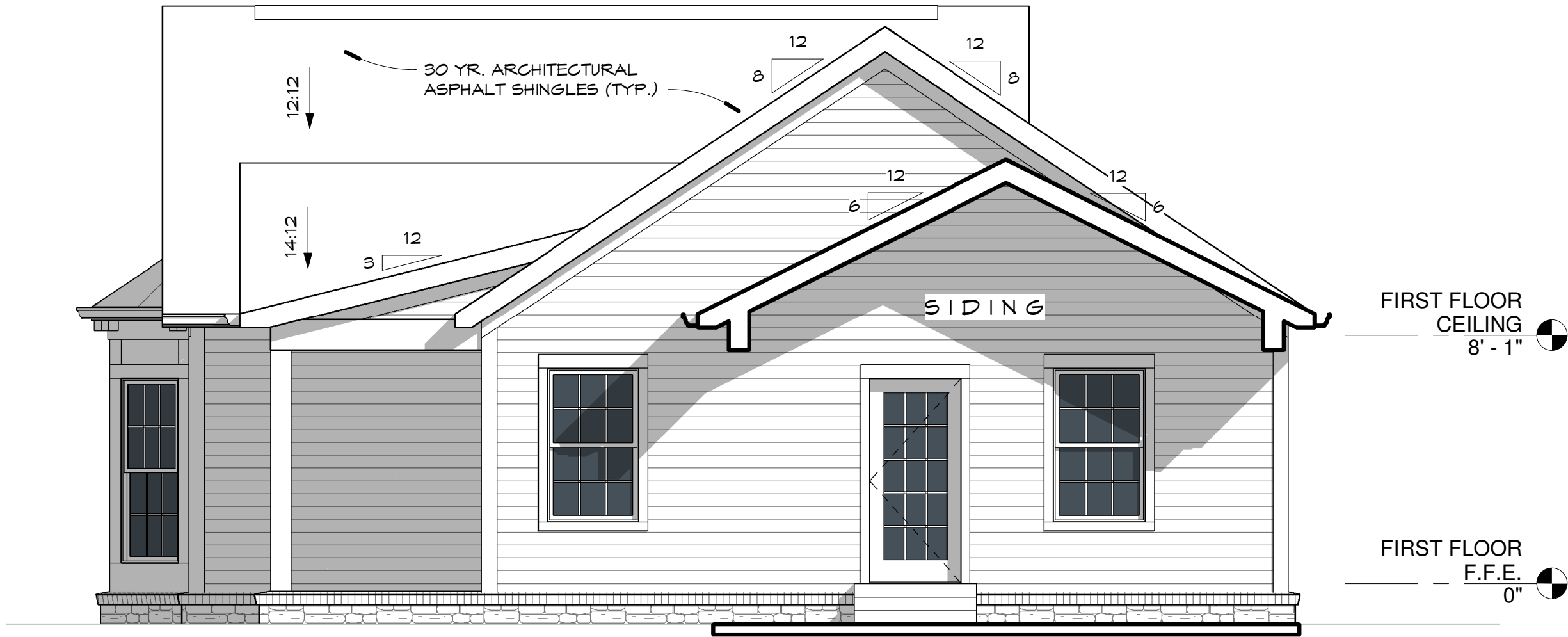
04/05/2019

REV.	DATE		
DATE:		10/04/2023	
PROJECT NUMBER:			
DRAWN BY:		KC / SE	
CHECKED BY:		TB	
SHEET TITLE:		DETACHED GARAGE ELEVATIONS	
SHEET NUMBER:			

14



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



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

BINKLEY DESIGNED
1011 ALPACA DRIVE
SPRING HILL, TN 37174
PHONE: 615.626.9230
TURNER@BINKLEYDESIGNED.COM



GARDEN GATE HOMES
328 FRANKLIN RD.

REV.	DATE
DATE:	10/04/2023
PROJECT NUMBER:	
DRAWN BY:	SE
CHECKED BY:	TB
SHEET TITLE:	DETACHED GARAGE ELEVATIONS
SHEET NUMBER:	A15

Checklist Design Review Committee (DRC) Application

The Design Review Committee (DRC) of the Historic Zoning Commission (HZC) is available to help guide applicants through the approval process for a Certificate of Appropriateness (COA). Projects in the Historic Preservation Overlay (HPO) District are reviewed in light of the Historic District Design Guidelines. This collaborative review with the applicant, committee members, and staff helps to streamline the overall process by resolving most design issues prior to submittal of a formal COA application. The DRC meets monthly prior to the COA submittal date. Feedback provided is informal and non-binding on the DRC, the HZC, and the applicant. No decisions are made by the DRC. While participation is voluntary and encouraged for any interested applicants, applicants representing complex proposals such as new construction, additions, or demolitions are especially encouraged to attend the DRC prior to submitting a COA application.

☒ Address

☒ Project Description:

This is a narrative description of the proposed scope of work. Examples include new construction of principal or accessory structures, additions to principal or accessory structures, alterations of existing features on buildings, demolition, etc.

☒ Upload, drawings, illustrations, or photographs that help describe the project

- These should be visual aids that demonstrates your project conceptually. Examples include photographs of existing conditions vs. examples of proposed treatments, preliminary architectural elevations, preliminary site plan, etc.

☒ Upload Notarized Owner Affidavit:

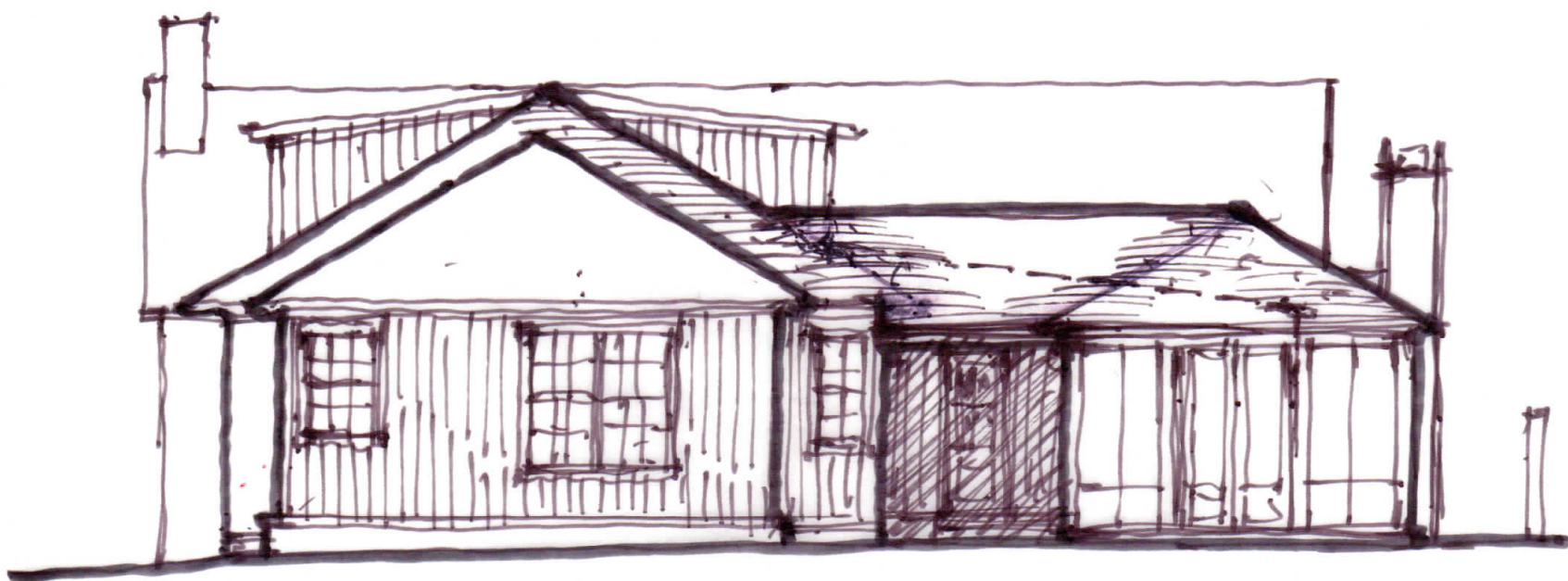
The applicant is the person who will represent the item at both the DRC meeting and the formal Historic Zoning Commission (HZC) hearing at a later date. The applicant must be the property owner or an authorized representative as indicated through a signed, notarized affidavit by the property owner. An affidavit is required for all projects.









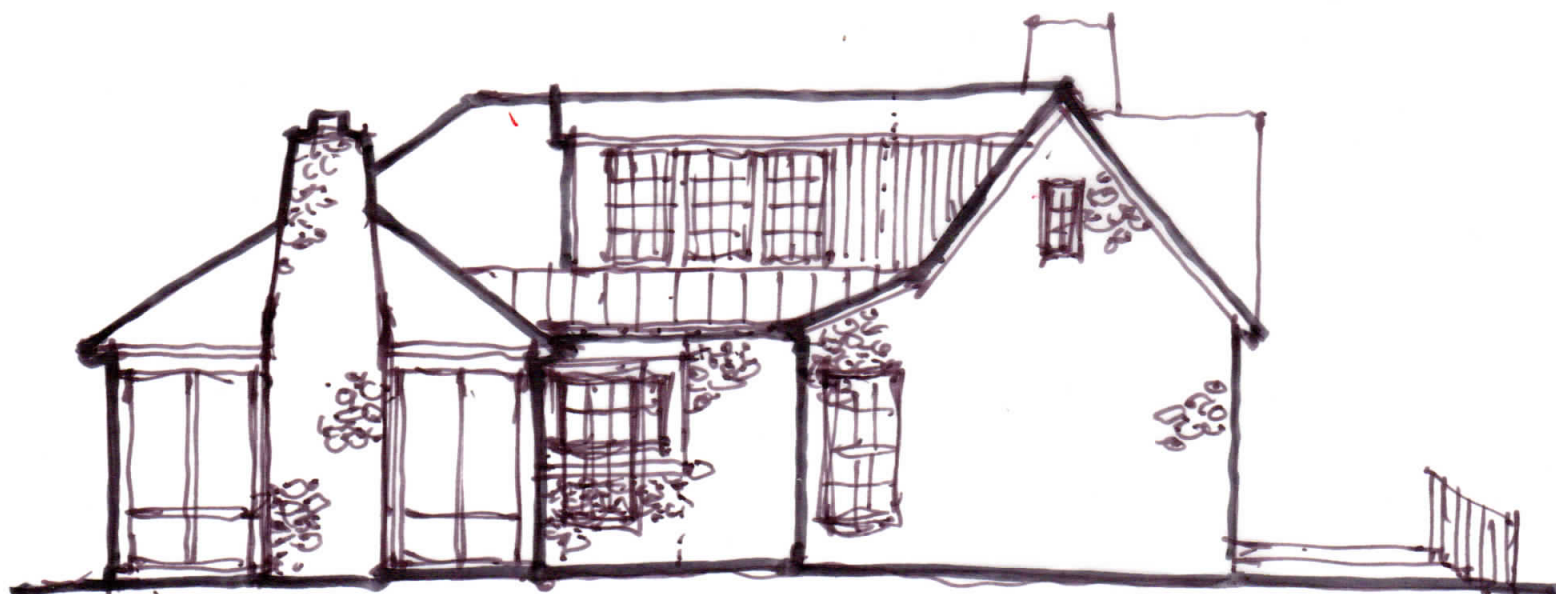


REAR



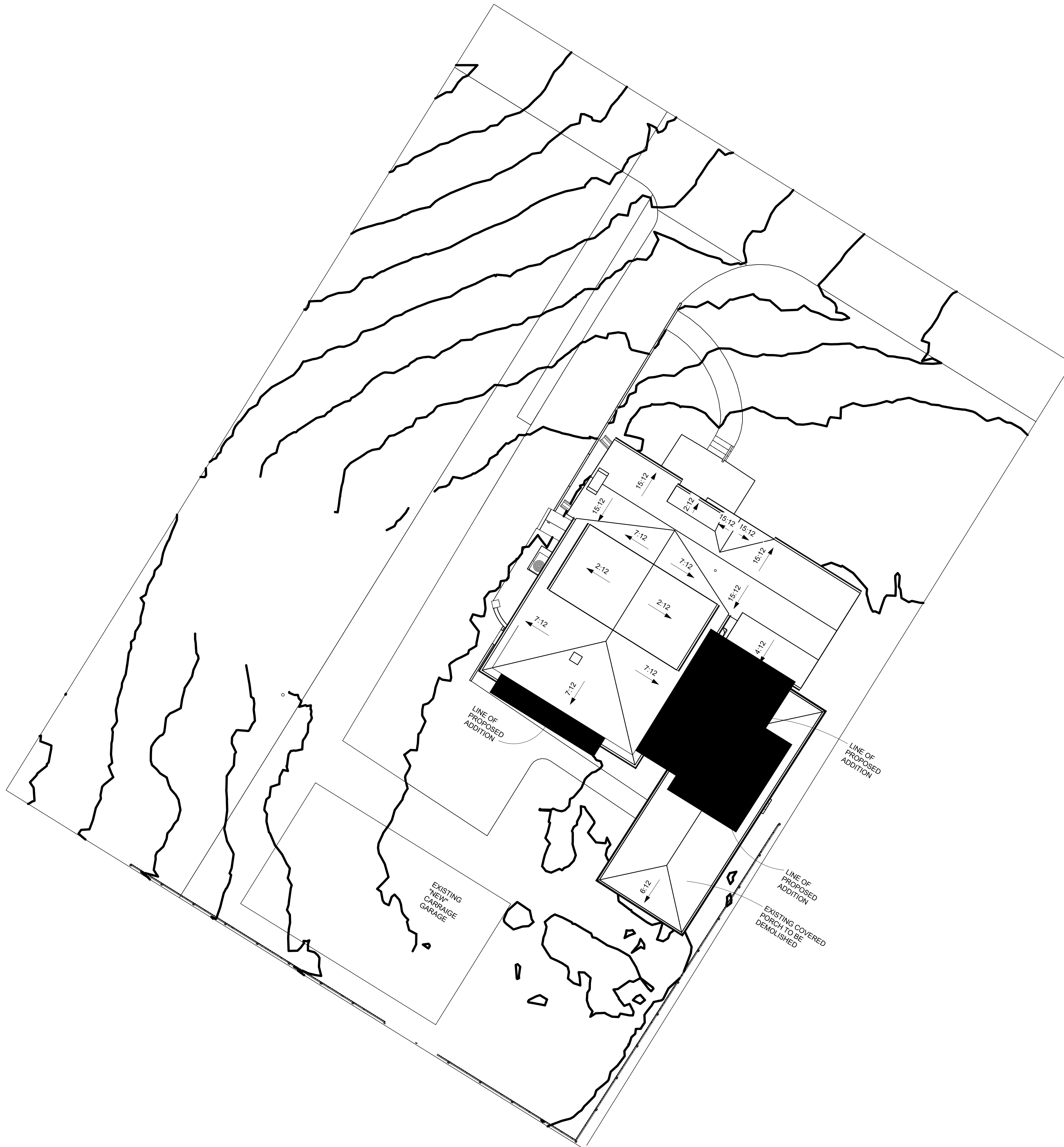
RIGHT SIDE

9.27.23

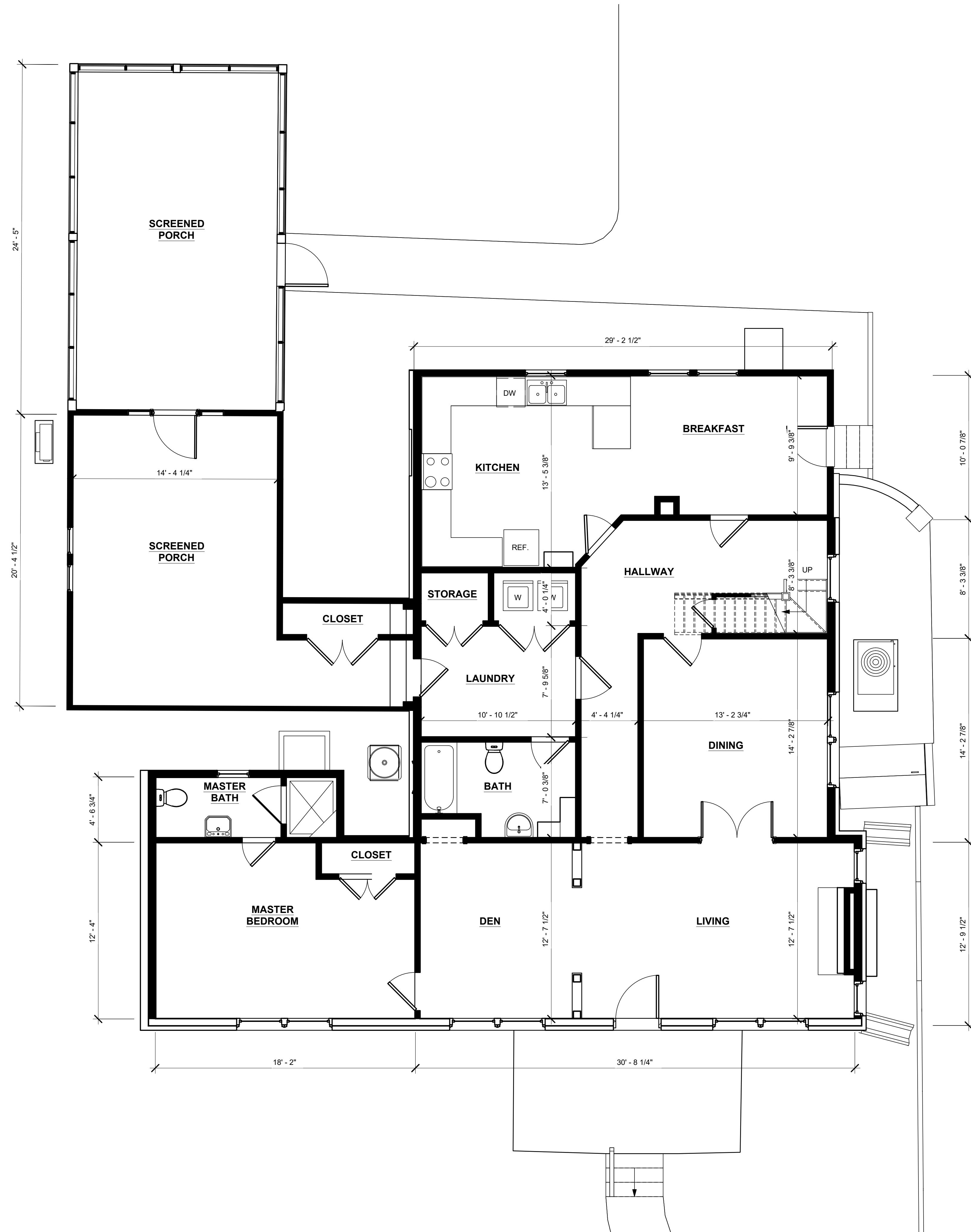


LEFT SIDE

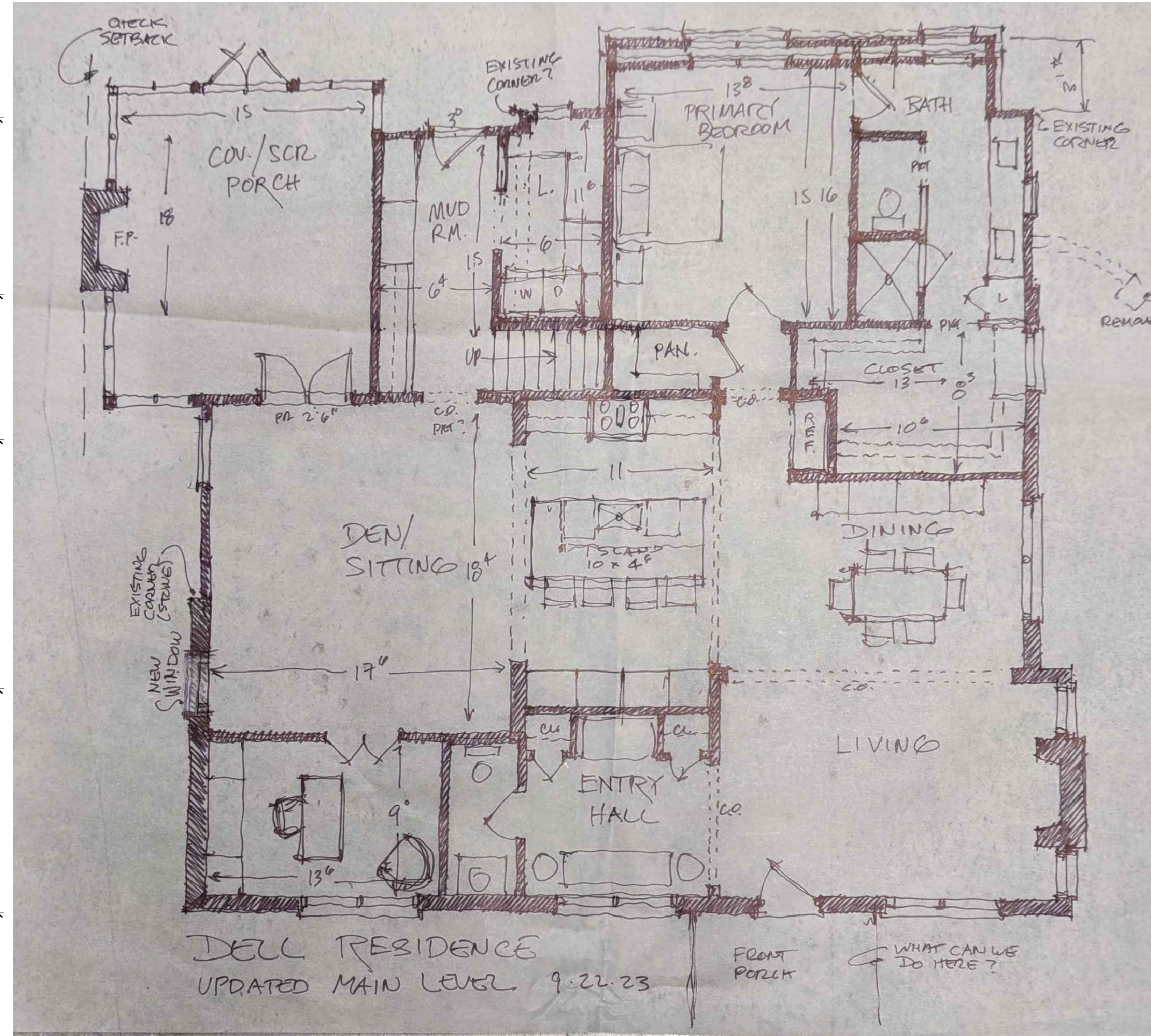
9.27.23



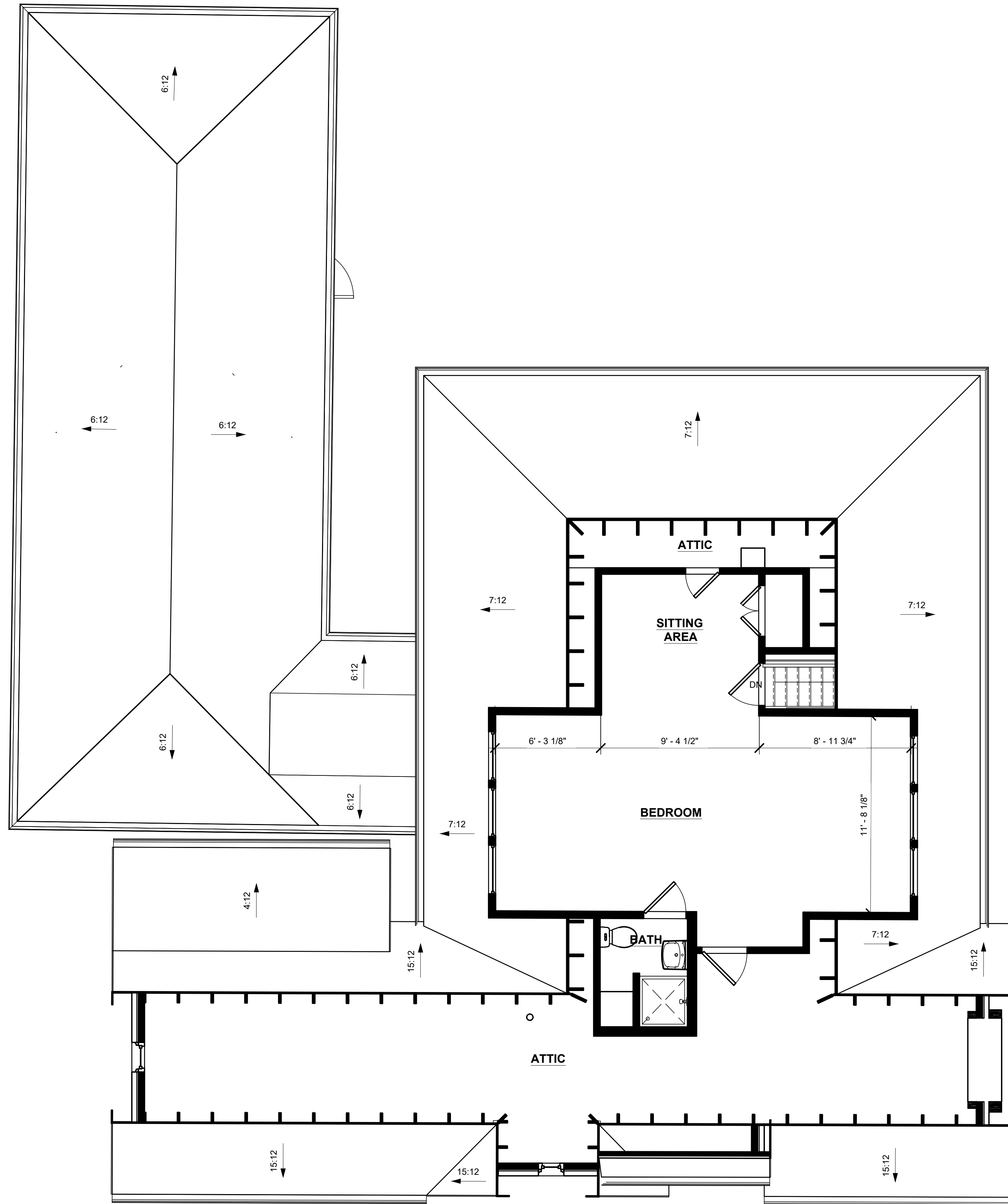
① SITE PLAN
1" = 10'-0"



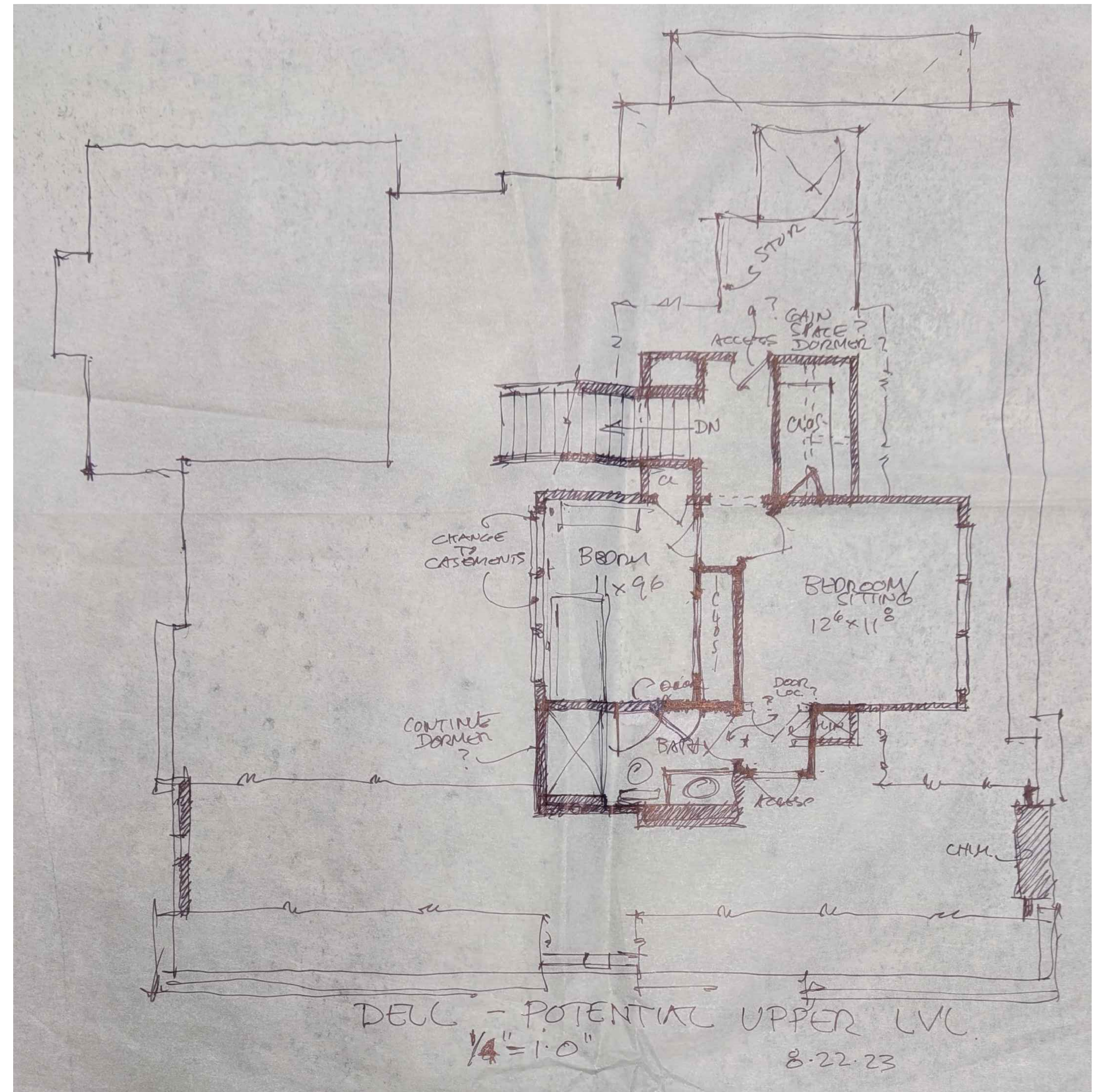
① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



② PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



① EXISTIN SECOND FLOOR PLAN
1/4" = 1'-0"



② PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kevin Chase and Courtney Chase
(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 number - 063NA00600000
(Property Parcel/Tax ID Number)

and located at:

111 Winslow 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

Kevin Coffee
(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

400 Blackstone Blvd

Property Owner Mailing Address

Providence, RI, 02906

City, State & Zip

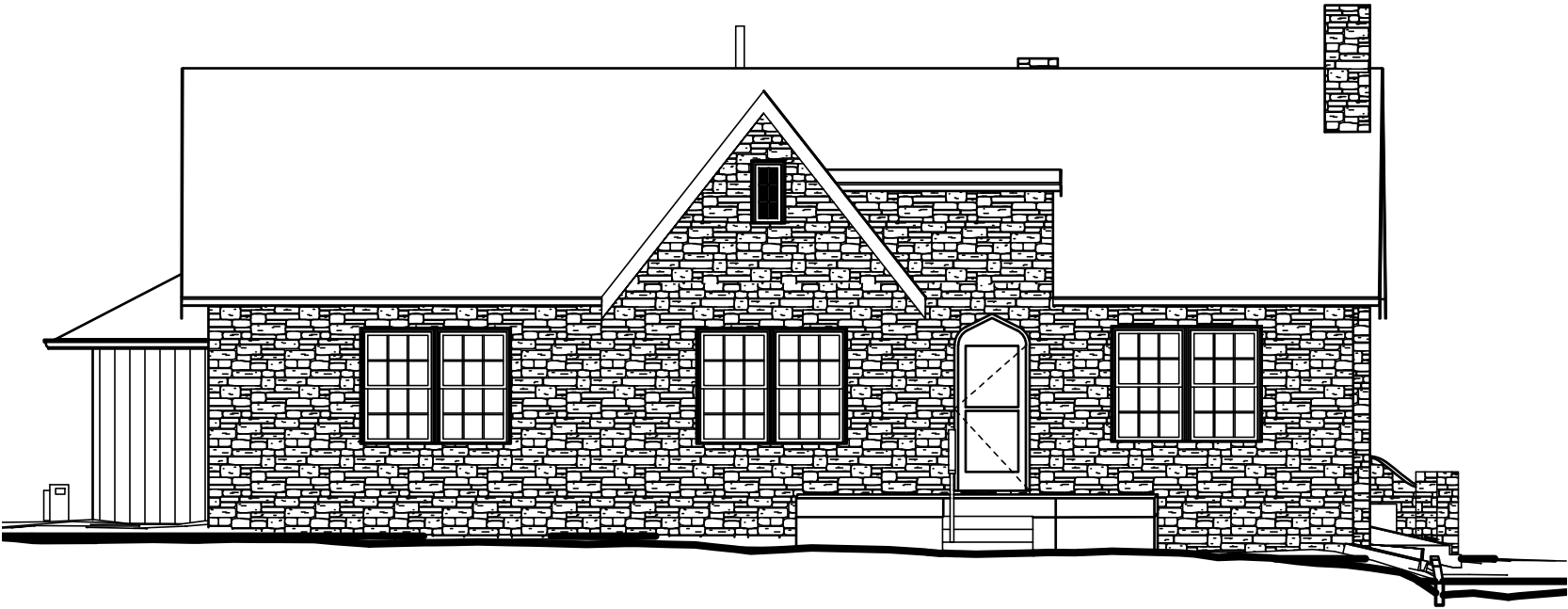
Subscribed and sworn to before me this

6th day of October, 2023.

Notary Public

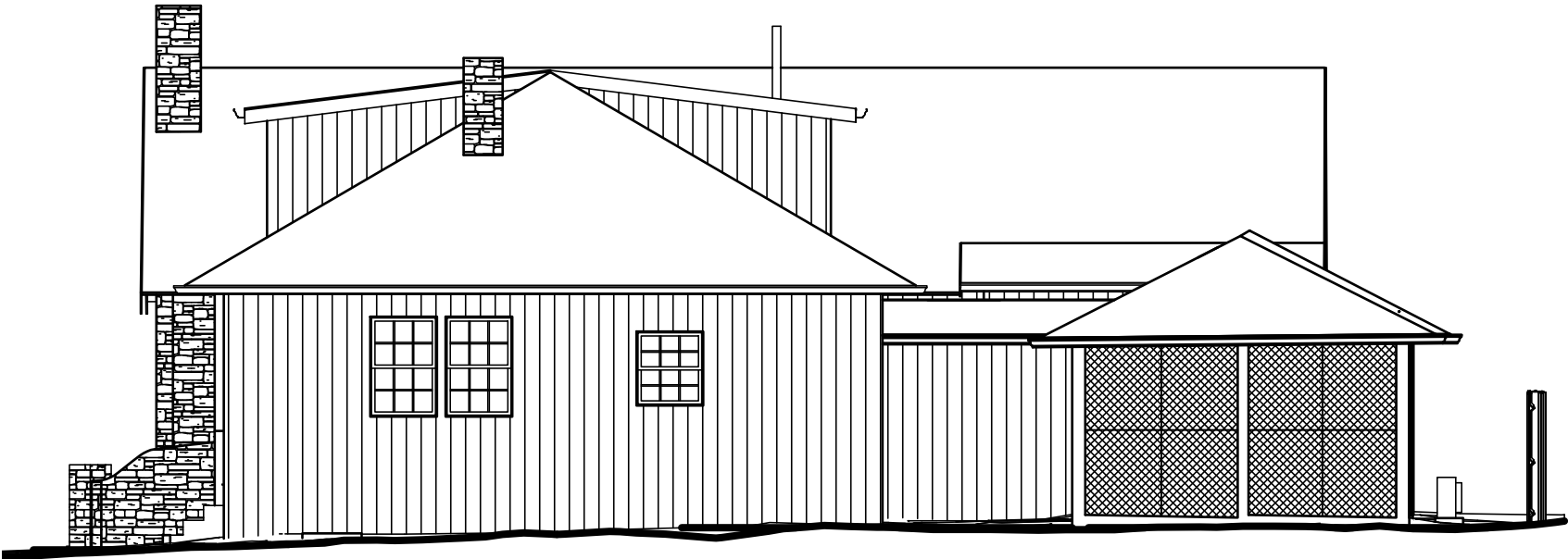
My Commission Expires: 2/2/2025

Josh L. Celeste
State of Rhode Island
Notary Public No. 49333



1 FRONT ELEVATION

1/4" = 1'-0"



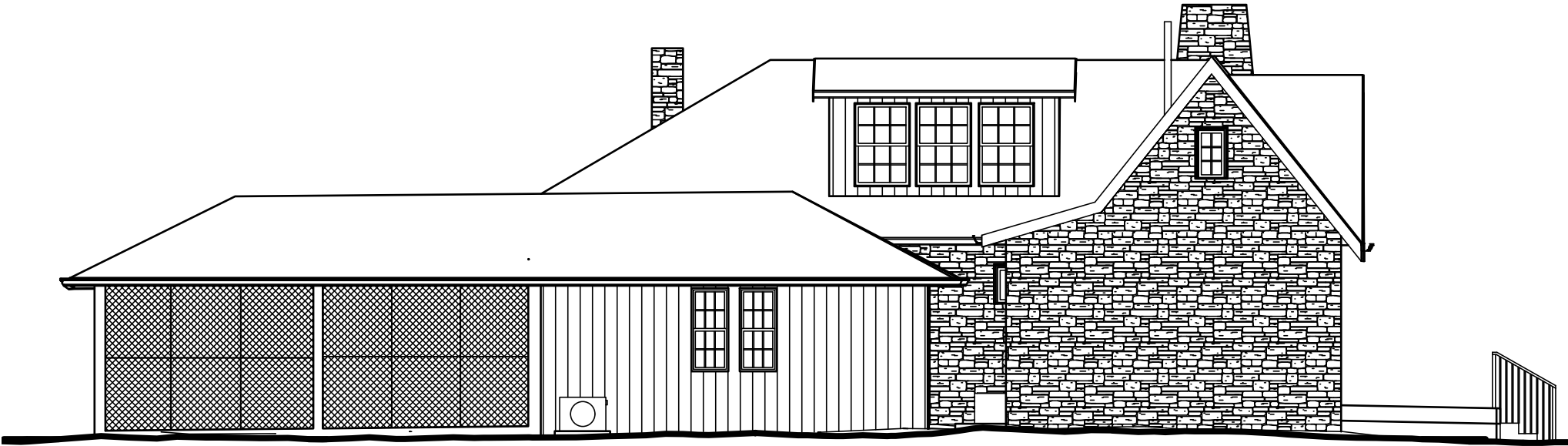
2 REAR ELEVATION

1/4" = 1'-0"



4 RIGHT ELEVATION

1/4" = 1'-0"



3 LEFT ELEVATION

1/4" = 1'-0"

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Brian and Lucibeth Mayberry, (aka: Lauren Lucibeth Nave Mayberry)
(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:

063 03600 0000 9063

(Property Parcel/Tax ID Number)

and located at:

231 Myles Manor Ct 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

Amanda and Ben McCreary, Chisel Workshop PLC

(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.

Lucibeth Mayberry

Signature

231 Myles Manor Ct

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

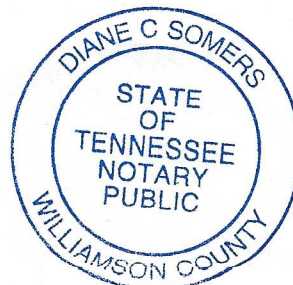
Subscribed and sworn to before me this

3 day of 10, 2023.

Diane CS

Notary Public

My Commission Expires: 7-21-26



FRANKLIN HISTORIC ZONING COMMISSION

STAFF REPORT & RECOMMENDATION

February 8, 2016

Project PL-#6029

Item:	5
Address:	231 Myles Manor Ct. (Franklin Road Historic District)
Applicant:	Brian and Lucibeth Mayberry
Owner:	Brian & Lucibeth Mayberry
Project Staff:	Amanda Hall
Application:	Demolition (Accessory)
Staff Recommendation:	Approval with conditions

PROJECT INFORMATION: The applicants are requesting a Certificate of Appropriateness (COA) for the demolition of an accessory structure, specifically, the garage, located at 231 Myles Manor Ct.

The property, known historically as the Maney Sidway House (and commonly as Jasmine Grove), is listed on the National Register of Historic Places for architectural significance. The principal structure is a fine example of an early 20th century neoclassical style. While the home was built ca. 1850, it was redesigned extensively by architect Marshall Field in 1916. The listing has four accessory structures associated with it, two of which are contributing.

The subject structure is a frame garage located to the left of the house and situated at the driveway. The accessory structure, constructed at approximately 1940 according to National Register listing documentation, is approximately 75 years in age and may be considered historic in age by federal standards. According to the Maney Sidway House National Register documentation, however, it dates to ca. 1940 and is non-contributing to the architectural significance of the principal structure and the two contributing accessory structures (tenant house and gazebo).

APPLICABLE DESIGN GUIDELINES:

- Secretary of Interior's Standards for Preservation (p.2)
- Demolition (p.50)

PROJECT REVIEW:

Demolition (Accessory)—The *Guidelines* recommend against the removal of historic buildings from historic districts if they retain architectural and historical integrity and state that demolition may be approved by the Franklin Historic Zoning Commission if one or more of the demolition criteria are met (p.50, #1). The applicant has applied for demolition based on the following criterion:

- **Structural Instability or Deterioration:** The *Guidelines* recommend that a structural engineer or architect's report demonstrate hardship by detailing the property's physical condition, explaining the reasons why rehabilitation is not feasible, and providing cost estimates for rehabilitation versus demolition. The Guidelines also recommend that the report should include details regarding proposed future action on the site.

The applicant has supplied a report from a consulting engineer concerning the structural integrity of the building. The report maintains the following:

- The accessory structure "appears to have been constructed at least partially on filled material;"
- The walls are out of plumb and "have leaned [sic] from back to front over time" (see photos 1-2 in report), which is "due partially to settlement in the foundation and very likely due to water and termite damage;"
- "Termite damage is extensive in the frame walls and also in the support columns as shown in Photos 2, 3, 5, 6, and 7);"
- "Photos 4, 5, and 8 show the degree of settlement crack failures in the slab and the foundation;" and
- "Photo 9 shows that the frame wall, at some point, may have shifted on the foundation along the building's sidewall."

The report also maintains that "this structure can and very likely may suffer total failure and collapse" during weather events "that include extreme wind velocities." It is also the engineer's recommendation that "the building has no value, either architecturally or monetary, due to the amount of damage and instability" and "should be demolished sooner rather than later because [he] believe[s] there is more than a slight risk of further failure and/or collapse in the not to [sic] distant future."

The report does not detail any proposed future action on site, though it should be noted that in accordance with Section 4.1.2(8) of the Franklin Zoning Ordinance, accessory structures shall "be limited to a maximum of one accessory building on lots in residential districts." As such, with the subject property zoned as Estate Residential (ER), if the structure is removed, a new one cannot be constructed.

STAFF RECOMMENDATION: It is recommended that the Historic Zoning Commission **approve with conditions** the proposed **accessory structure demolition, specifically, the frame garage**, with the following:

1. The accessory garage structure is not contributing to the listing of the Maney Sidway House property on the National Register of Historic Places.
2. The engineer's report maintains that there is a high level of structural instability associated with the garage.
3. The building must be satisfactorily documented inside and out with photographs and submitted to staff for the Commission records.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to HZC-approved plans must be returned to the HZC for review and approval.

SUGGESTED MOTION:

- I move that the Franklin Historic Zoning Commission **approve with conditions** a Certificate of Appropriateness for Project PL #6029 for the **accessory structure demolition, specifically, the frame garage**, with **staff's comments**, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated February 8, 2016.

EXHIBITS:

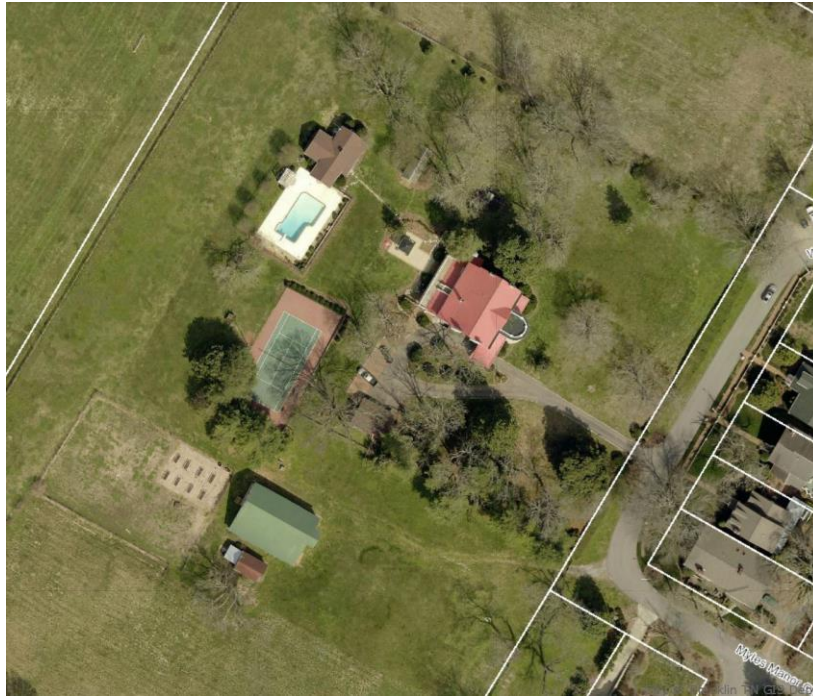
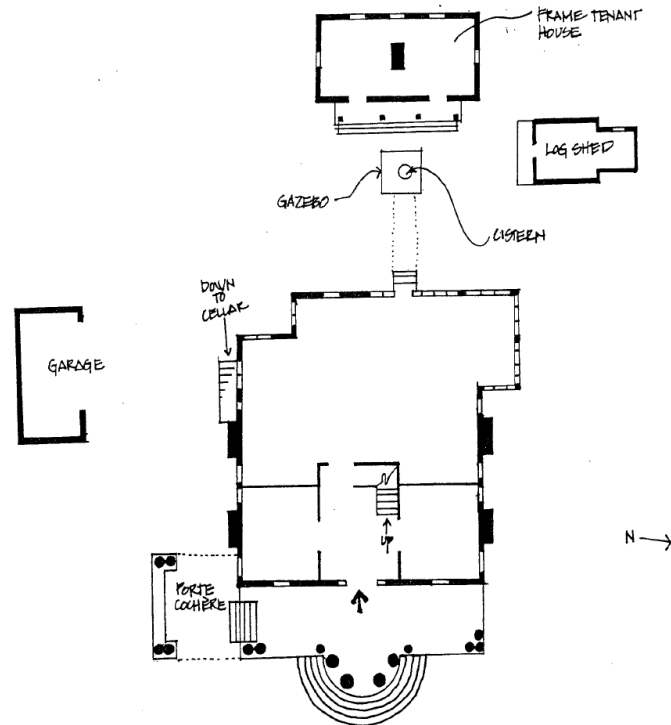


Exhibit 1—Aerial view of subject property, 231 Myles Manor Ct. The subject accessory structure is located to the left of the principal structure, off the driveway pad.

66 MANEY-SIDWAY HOUSE

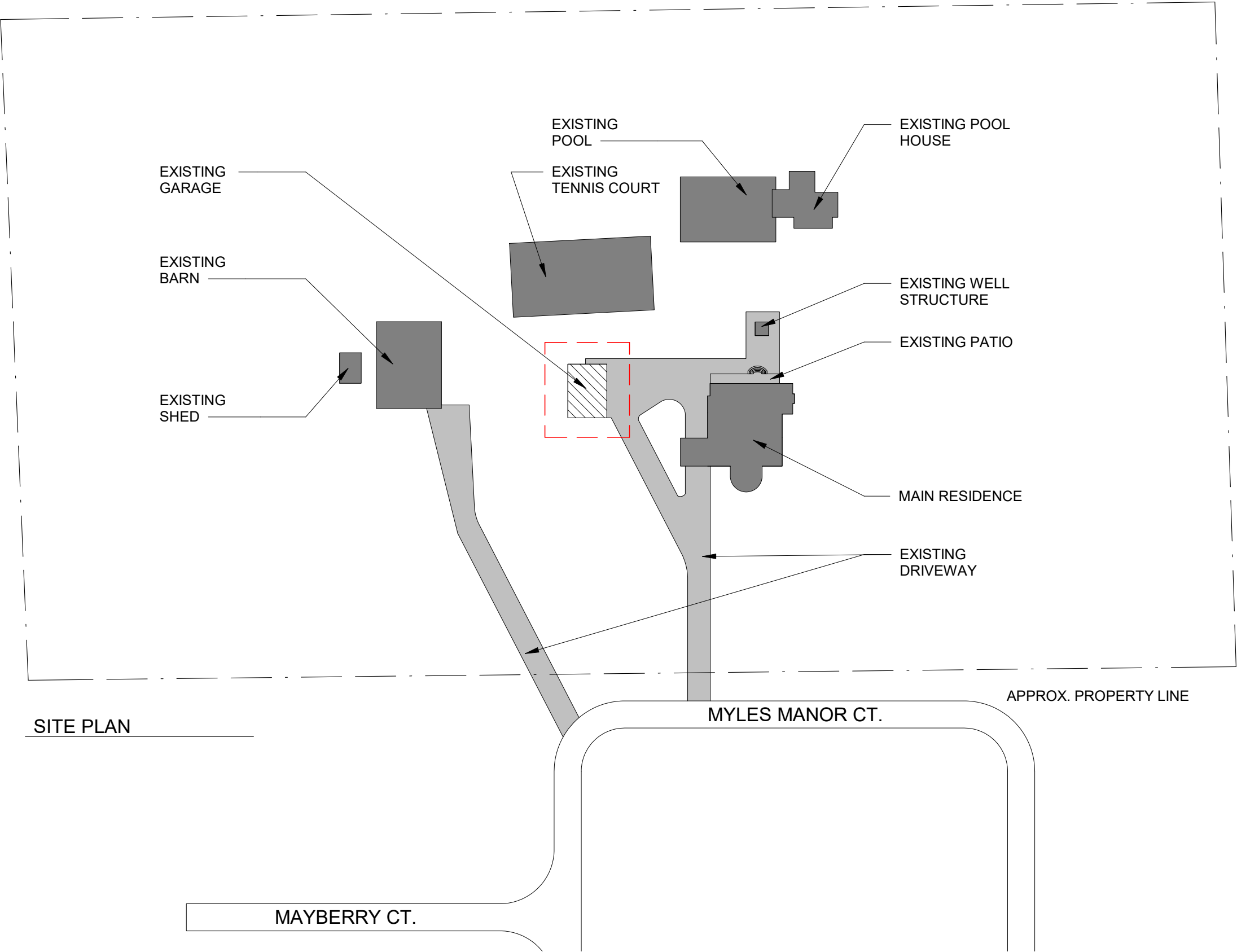
LISTED

APR 18 1988



* NOT TO SCALE

Exhibit 2—Excerpt from National Register documentation for Maney Sidway House, the historic name of the subject property, located at 231 Myles Manor Ct. The subject accessory structure is located to the left of the principal structure, off the driveway pad. The documentation lists the garage as non-contributing.



ZONING CALCULATION ESTIMATES	
LOT SIZE:	436,501 SF
EXISTING RESIDENCE FOOTPRINT:	4,325 SF (1%)
EXISTING GARAGE FOOTPRINT:	1,139 SF (.26%)
EXISTING POOL HOUSE FOOTPRINT:	1,445 SF (.33%)
EXISTING POOL FOOTPRINT:	3,384 SF (.78%)
EXISTING TENNIS COURT FOOTPRINT:	5,668 SF (1.3%)
EXISTING BARN FOOTPRINT:	3,072 SF (.70%)
EXISTING SHED FOOTPRINT:	360 SF (.08%)
EXISTING LANDSCAPE SURFACE:	417,108 SF (95%)



GARAGE FRONT



GARAGE FRONT



SUPPORT POSTS
(OUT OF SQUARE)



GARAGE INTERIOR



GARAGE SIDE REAR



GARAGE SIDE REAR
(OUT OF SQUARE)



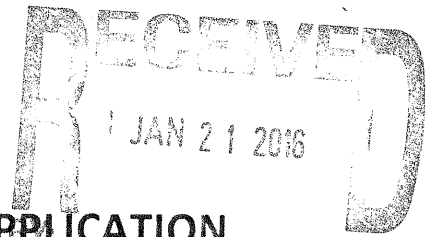
GARAGE SIDE
(OUT OF SQUARE)



GARAGE INTERIOR WINDOW
(OUT OF SQUARE)

EXISTING GARAGE SCOPE
OF WORK:

- UTILIZE EXISTING
DEMOLITION
COMMITTEE APPROVAL
- DEMOLISH EXISTING
GARAGE



CERTIFICATE OF APPROPRIATENESS APPLICATION

FRANKLIN HISTORIC ZONING COMMISSION

APPLICANT CONTACT INFORMATION

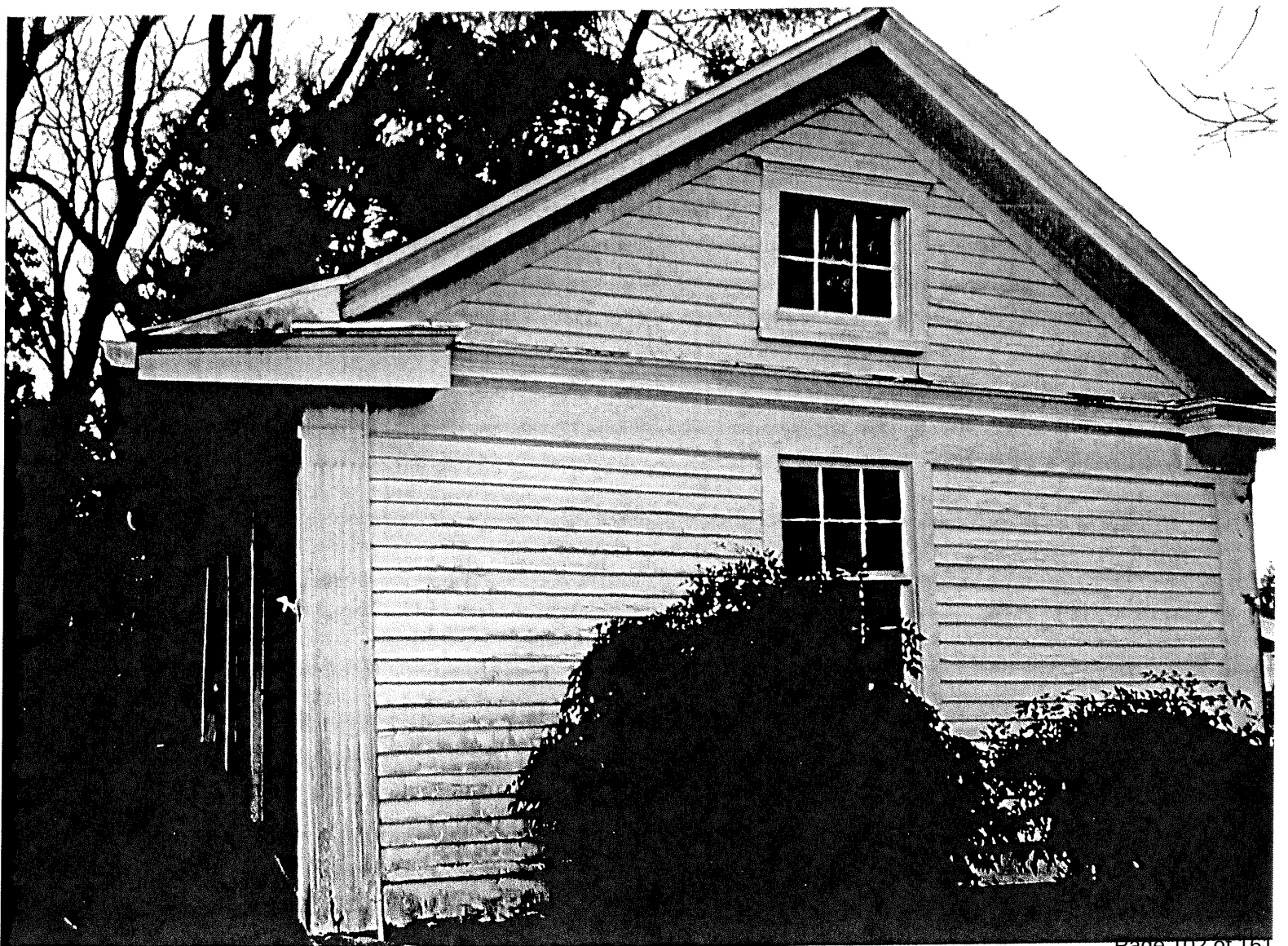
PROPERTY INFORMATION

Applicant:* <u>BRIAN & LUCIBETH MAYBERRY</u>	Project Address: <u>231 MYLES MANOR COURT</u>
Business (if applicable): _____	Property Owner: <u>BRIAN & LUCIBETH MAYBERRY</u>
Daytime Phone (required): <u>015 305 9577</u>	Map and Parcel Number: <u>MAP 063 PARCEL 036.00</u>
Email Address (required): <u>lucibeth@me.com</u>	*NOTE: If the applicant is not the owner, an Owner Affidavit must be completed and submitted to the Planning & Sustainability Department prior to the request being added to the HZC agenda for review.

PROJECT INFORMATION: WORK SPECIFICATIONS

Check all that apply.

New Construction (does not include additions) Type: Principal Structure ☐ Accessory Structure Zoning: Commercial ☐ Residential or Office Residential	Porch or Deck Project Type: Principal Structure ☐ Accessory Structure Zoning: Commercial ☐ Residential or Office Residential
New Addition Type: Principal Structure ☐ Accessory Structure Zoning: Commercial ☐ Residential or Office Residential	Windows or Exterior Doors Type: Replacement ☐ Alteration via Enclosure or Opening Shutters
☒ Demolition (Note: Pre-application meeting with staff is required for proposed demolition of primary structures) Type: Principal Structure ☐ Accessory Structure ☒ Site Features Zoning: Commercial ☐ Residential or Office Residential ☒ Demolition COA application is based on the following criteria (see <i>Franklin Historic District Design Guidelines</i>): Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character Denial of demolition will result in unreasonable economic hardship on the applicant (please refer to <i>Guidelines</i> Evidentiary Checklist) Public safety and welfare requires the removal of the structure(s) ☒ Structural instability or deterioration of structure(s) as Demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.	Relocation (Note: Pre-application meeting with staff is required for proposed relocation of primary structures) Type: Principal Structure ☐ Accessory Structure ☐ Site Features Zoning: Commercial ☐ Residential or Office Residential ☐ Other Exterior Alteration(s)—Please indicate below: Roofing/Roof Structures (Dormers, Chimneys) Exterior Door Replacement/Alterations Foundation Alterations Exterior Siding/Finishes/Masonry Exterior Lighting Other (explain) • _____ • _____ • _____ *NOTE: Refer to Administrative Review COA application regarding proposed signage, fencing, awnings, and/or HVAC equipment/screening.



GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. BOX 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

City of Franklin
Planning Department
109 3rd Ave. S.
Suite 133
Franklin, Tn. 37064

Attn: Ms. Amanda Hall, Preservation Planner
Franklin Historic Zoning Commission

January 13, 2016

Re: 231 Myles Manor Ct.
Garage Outbuilding
Structural Inspection Report

Amanda:

Per the owner's request, I visited the above referenced address on day last. The purpose of this visit was to inspect and to assess the structural integrity of the existing garage/outbuilding located just to the South of the main residence.

The structure appears to be roughly 1940's era construction. It appears to have been constructed at least partially on filled material. This material was very likely not well placed and compacted, as was often the case during that time.

Photographs of the structure, which are attached to this report, will show that the walls have leaned from back to front over time. (See Photos 1 and 2.) This leaning due partially to settlement in the foundation and very likely also due to water and termite damage, which has taken a heavy toll over time.

Termite damage is extensive in the frame walls and also in the support columns as shown in Photos 2,3,5,6 and 7.

Cont.
Page Two

Page Two

Photos 4,5 and 8 show the degree of settlement crack failures in the slab and the foundation.

Photo 9 shows that the frame wall, at some point, may have shifted on the foundation along the building's sidewall.

There is little doubt that, during weather events that include extreme wind velocities, this structure can and very likely may suffer total failure and collapse.

It is my recommendation that children not be allowed in the building, particularly in times when there is moderate to heavy wind. The front (north side of the building) has no doors and can therefore be easily caught by gusty winds.

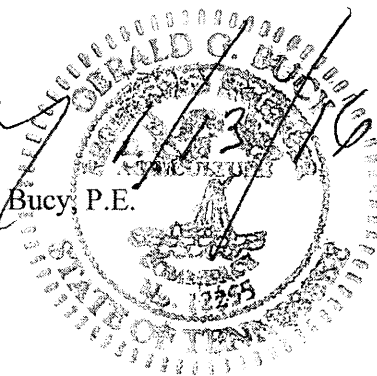
It is my opinion that the building has no value, either architecturally or monetary, due to the amount of damage and instability. Further, it is my opinion that this structure should be demolished sooner rather than later because I believe there is more than a slight risk of further failure and/or collapse in the not to distant future.

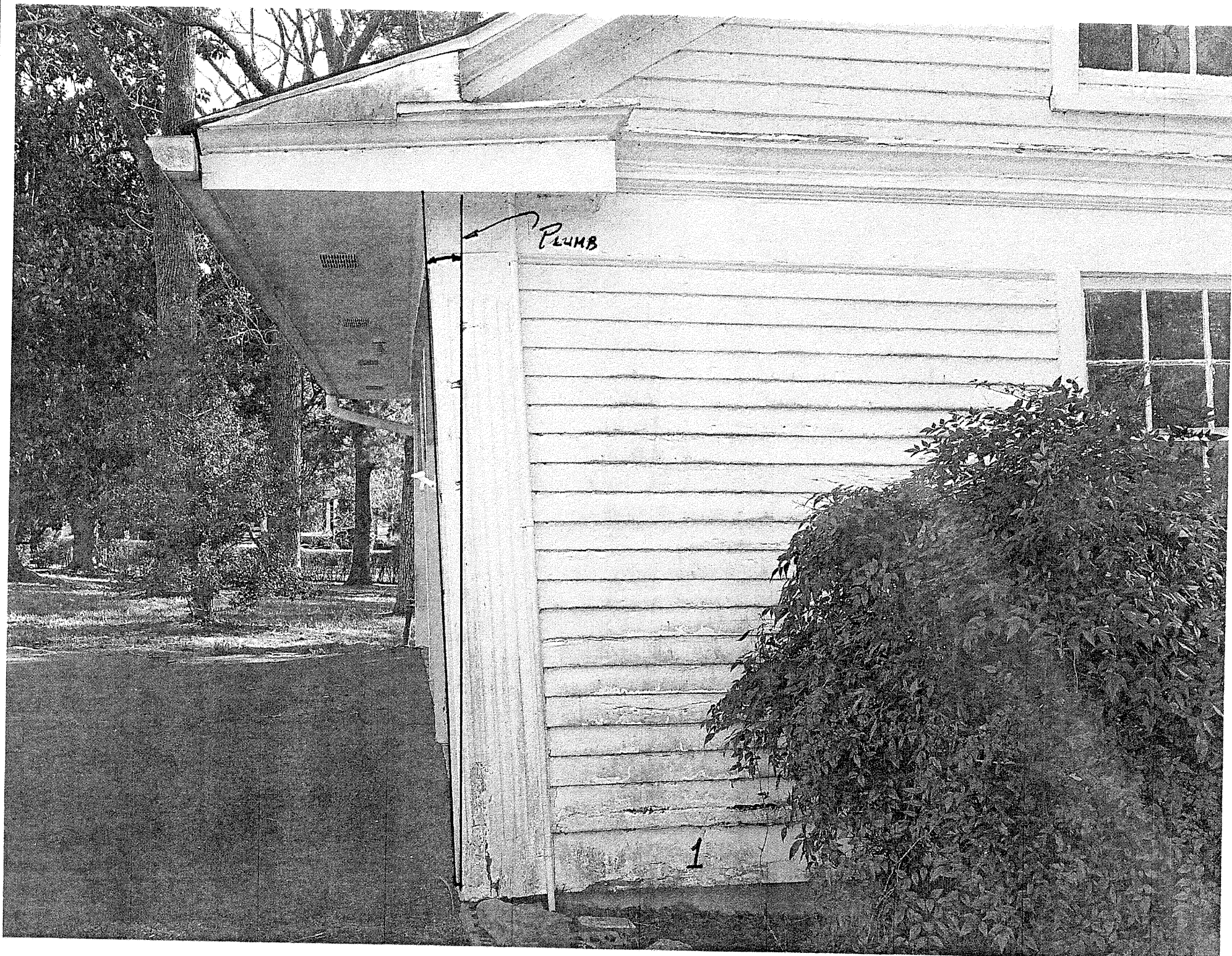
Hopefully, this will adequately inform you and the commission regarding this matter. However, should you require further assistance, please do not hesitate to contact this office.

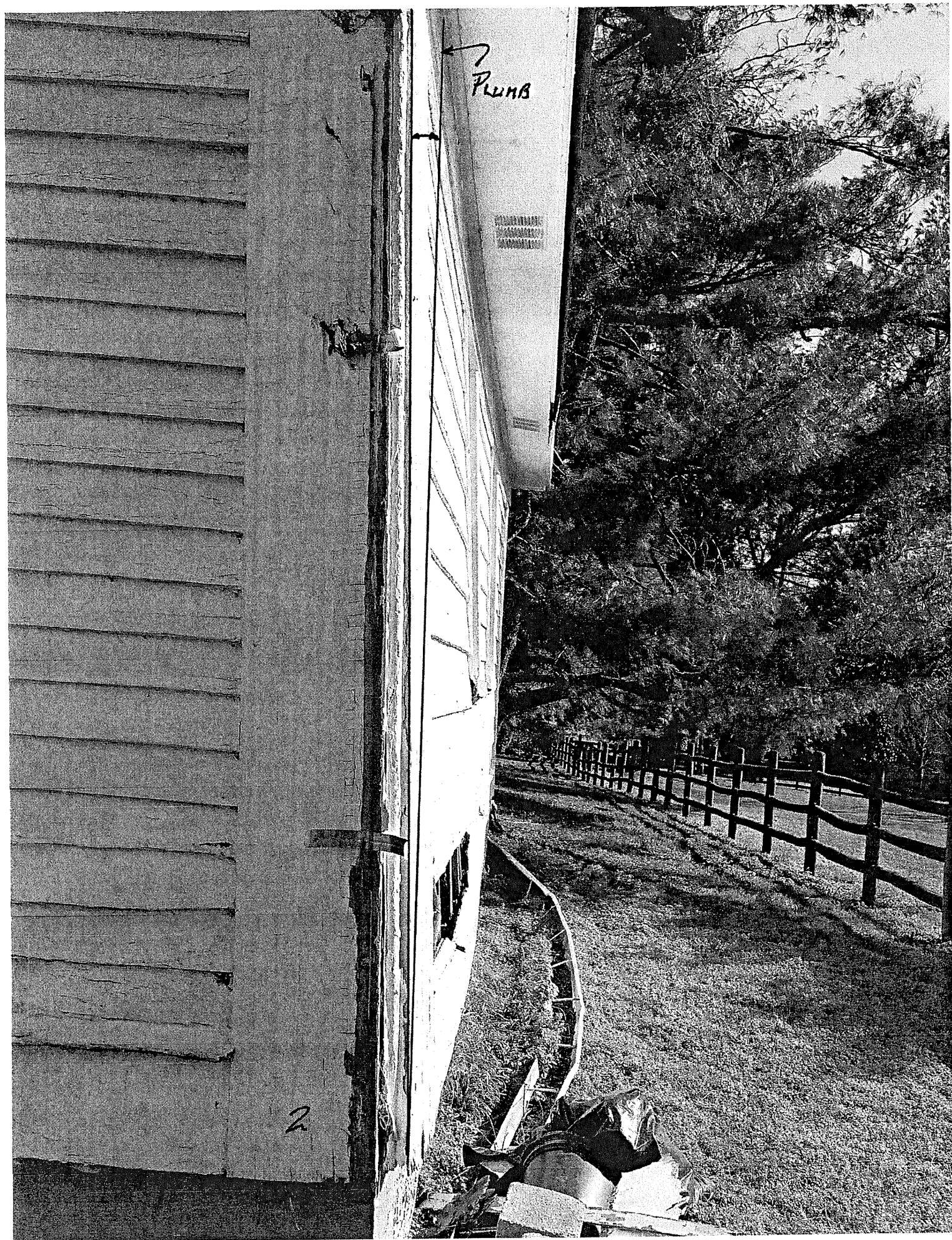
Sincerely,

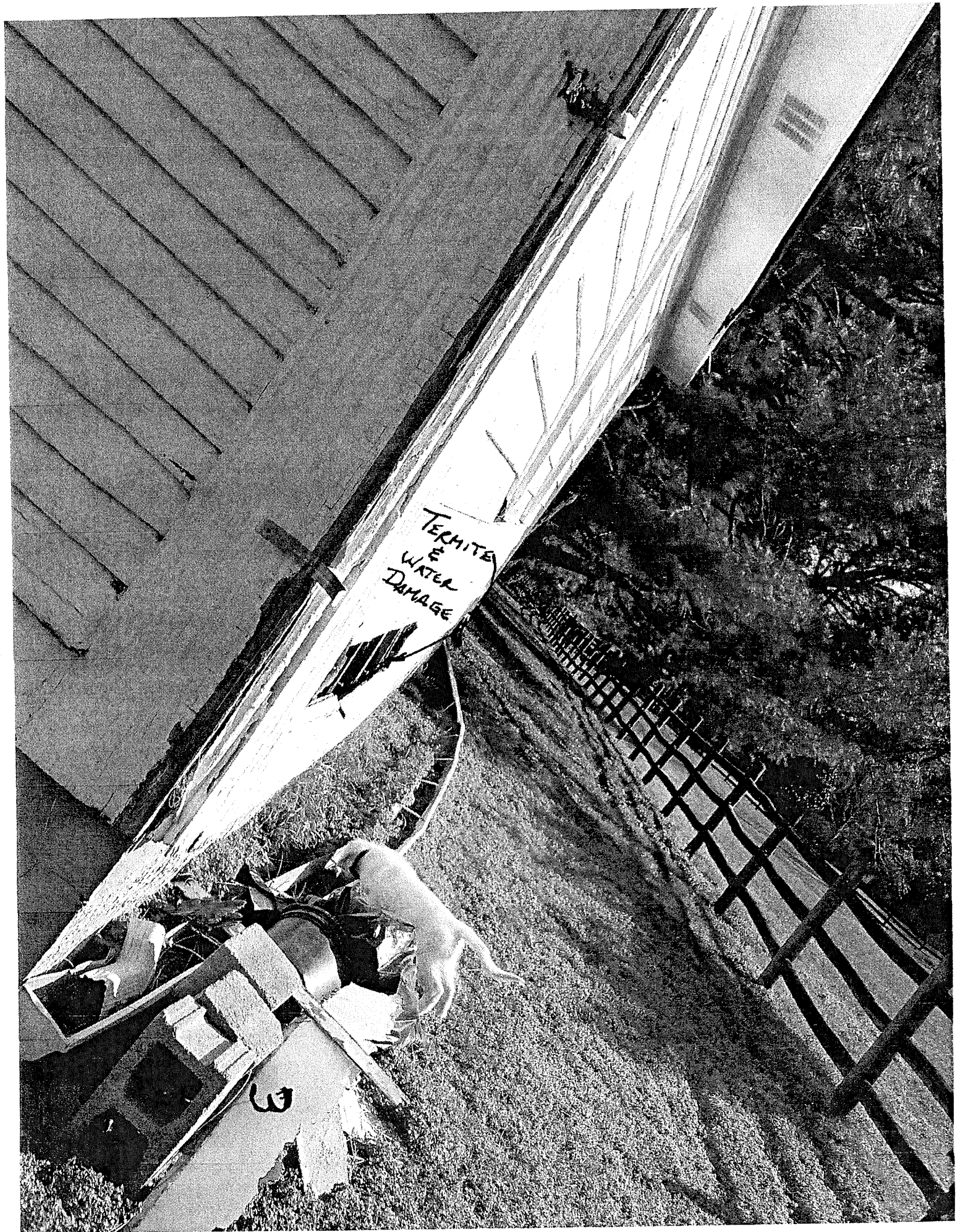
Gerald G. Bucy, P.E.

attach



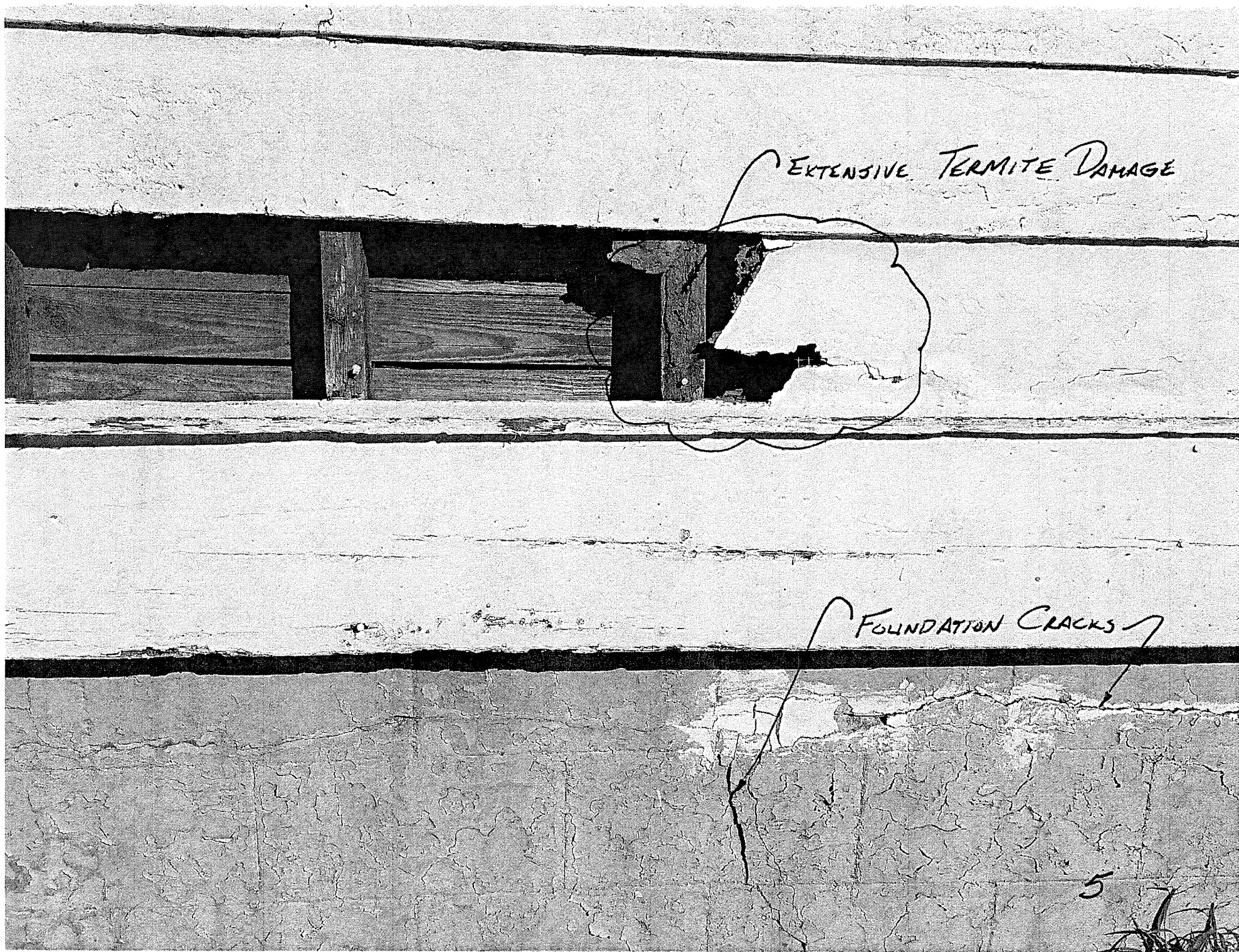






NUMEROUS FOUNDATION CRACKING FAILURES

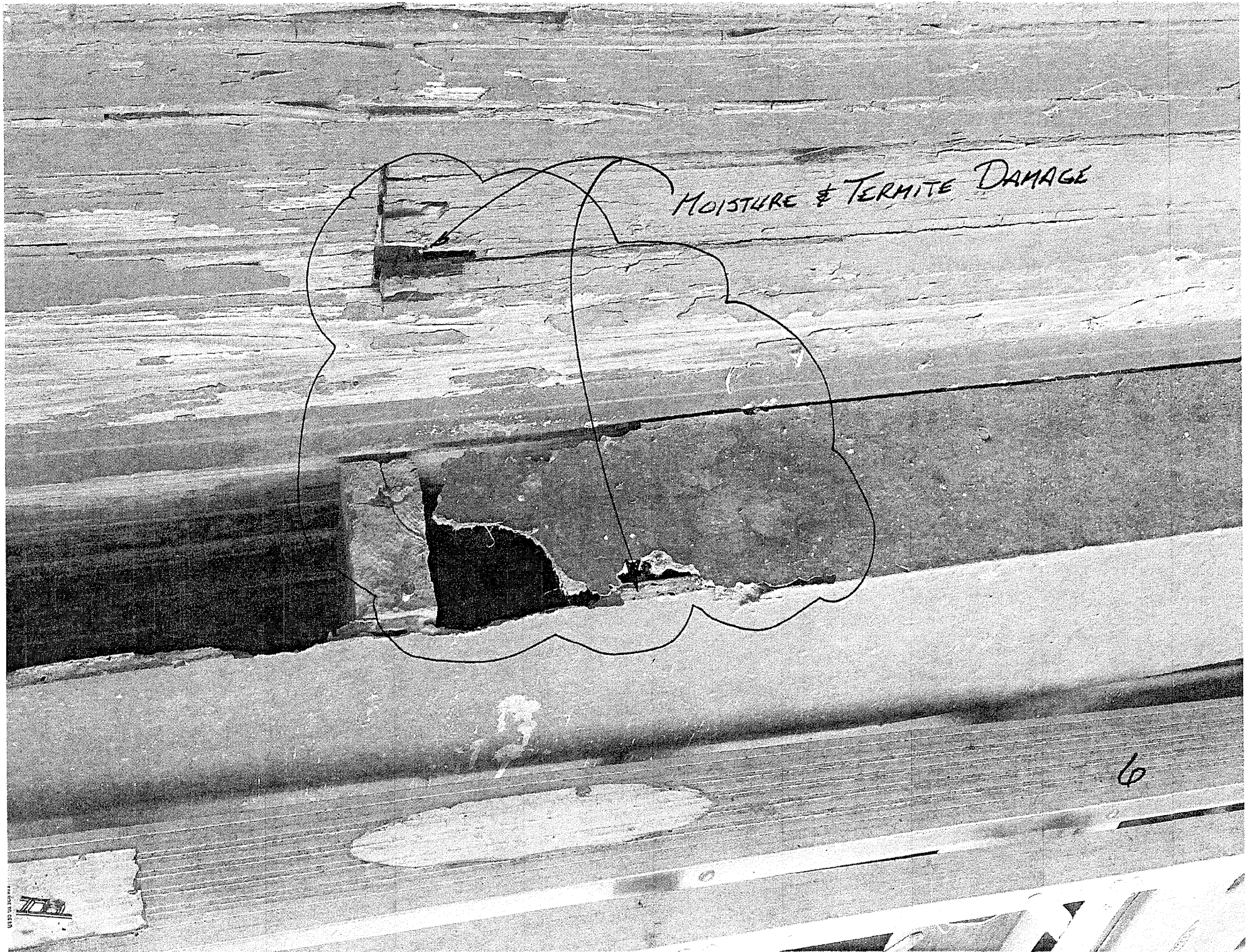
4



EXTENSIVE TERMITE DAMAGE

FOUNDATION CRACKS

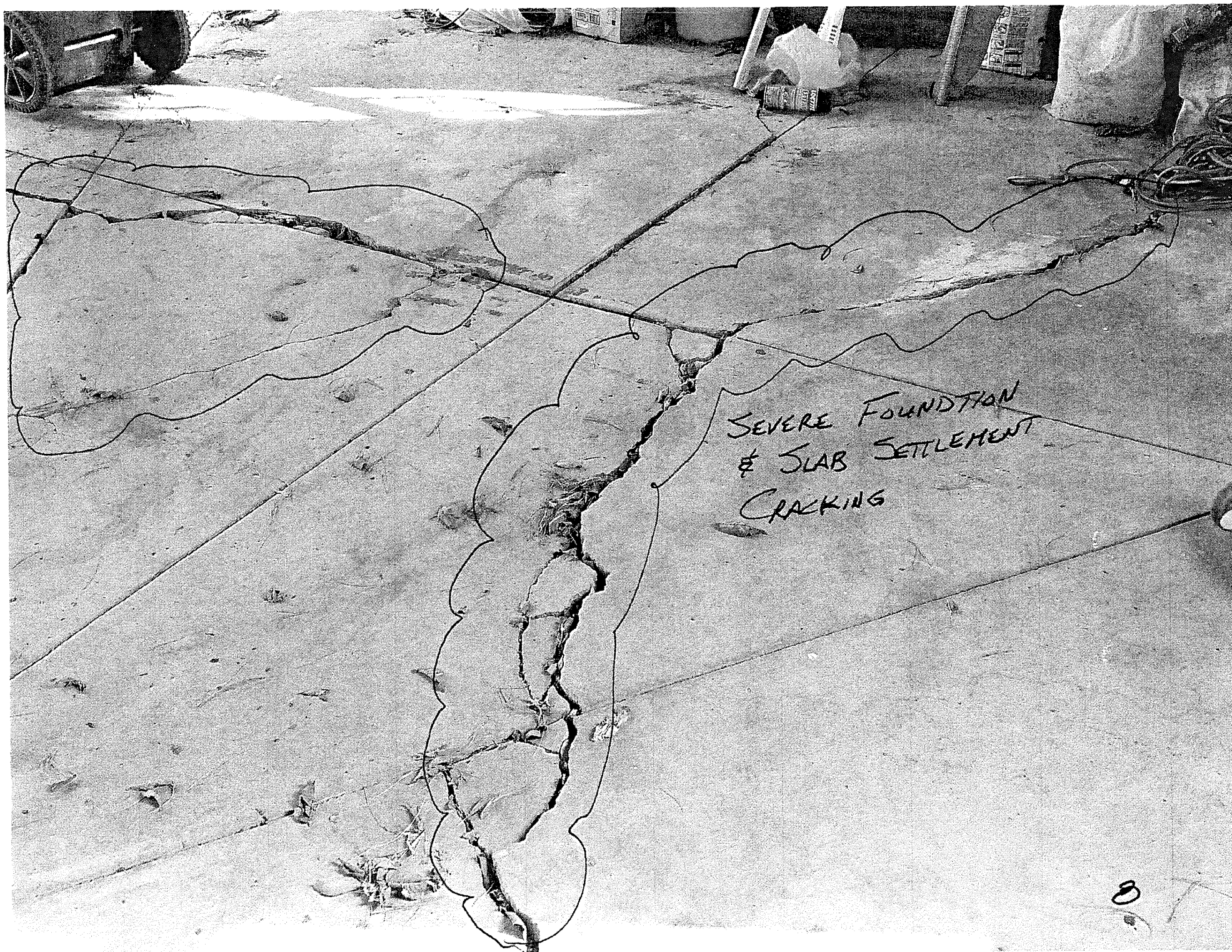
5





EXTENSIVE
TERMITE
DAMAGE
TO
FRONT
COLUMN

7



SIDEWALL FRAMING HAS
MOVED RELATIVELY FROM FOUNDATION

↑
FRAME WALL

↓
FOUNDATION

9

TENNESSEE MULTIPLE PROPERTY FORM

Title: Historic Resources of Williamson County

APR 13 1988

Historic Name: Maney-Sidway House (WM-66)Common Name: Myles ManorClassification: BuildingOwner: John Noel, 231 Myles Manor Court, Franklin, TN 37064.Location: On Myles Manor Court west of Franklin Road (Highway 31).

<u>Contributing:</u>		<u>Non-Contributing:</u>	
Buildings	2	Buildings	0
Structures	1	Structures	2
Sites	0	Sites	0
<u>Total:</u>	3	<u>Total:</u>	2

Description:

The Maney-Sidway House is a two-story frame residence which was remodeled into its present Neo-classical design in 1916. The house was originally constructed ca. 1850 but most original details of this early residence were removed during the 1916 remodeling. On the main (east) facade is a two-story elliptical portico with four metal Doric columns. The portico has modillion blocks, large paired brackets, and a balustrade. On the second story is a balcony with square balusters and this porch has been screened in. Across the front of the house is also a one-story porch with metal Doric columns.

The main entrance is an eight panel door with multi-light sidelights and an elliptical transom. Windows are six-over-six sash with dentilled cornices. There are four exterior end, brick chimneys and at the eaves is dentil molding. At the northwest facade is an original one-story porch now enclosed with glass. On the south facade is an open porte cochere with Doric columns.

To the rear of the house are both contributing and non-contributing outbuildings. Contributing buildings are a ca. 1900 frame tenant house and ca. 1900 gazebo. Non-contributing buildings include a ca. 1940 frame garage and ca. 1950 log shed. The house sits on a large lot with extensive open fields to the rear of the residence. The interior of the house was inaccessible.

Period of Significance: 1900; 1916Area of Significance: ArchitectureCriterion: CArchitect/Builder: Marshall Field, ArchitectStatement of Significance:

The Maney-Sidway House is a notable example of the Neo-Classical style of the

APR 13 1988

early 20th century. The original home at this site was constructed ca. 1850 by William Maney and this residence was a central hall I-House plan typically found in the county. This residence was later the home of Dr. John S. Park and Robert J. Gordon. In the early 1900s the property was sold to the Charles Sidway family who in 1916 hired architect Marshall Field from Chicago to redesign the residence. Little is known of Field and he did not design any other residences in Williamson County.

Field's remodeling resulted in an excellent Neo-Classical design. The main facade has an elliptical portico with Doric columns and this appearance is the only one of its kind in the county. The house also features an elliptical fanlight transom and large eave modillion blocks and dentils. The interior was also remodeled at this time. Since 1916, remodelings to the house have been restricted to the rear facades. These additions took place after 1935 when the house was bought by Wirt Harlin. The residence remains an excellent example of the Neo-Classical style.

Acreage: 11.9 acres

UTM References: Franklin Quad/A. 16/511910/3976340 B. 16/512080/3976560 C. 16/512100/3976200 D. 16/ 512260/3976440

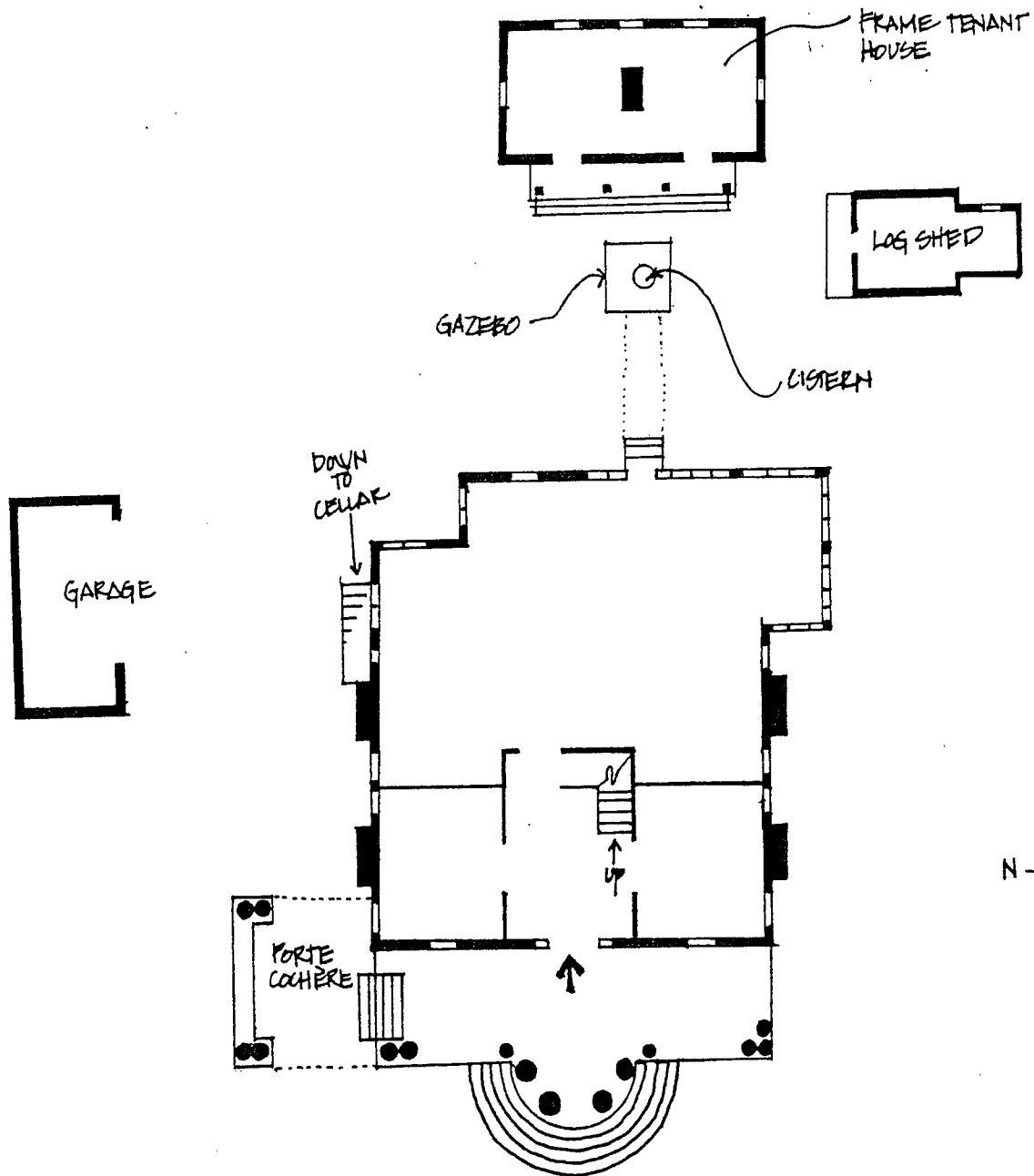
Verbal Boundary and Justification: The boundary for the Maney-Sidway House is illustrated on accompanying Williamson County tax map # 63, lot 36. The boundary is drawn to include all of the property associated with the house and follows the existing property lines. The boundary includes sufficient property to protect the historical integrity of the site.

Supplemental Bibliographical References: Historic Williamson County, Bowman.

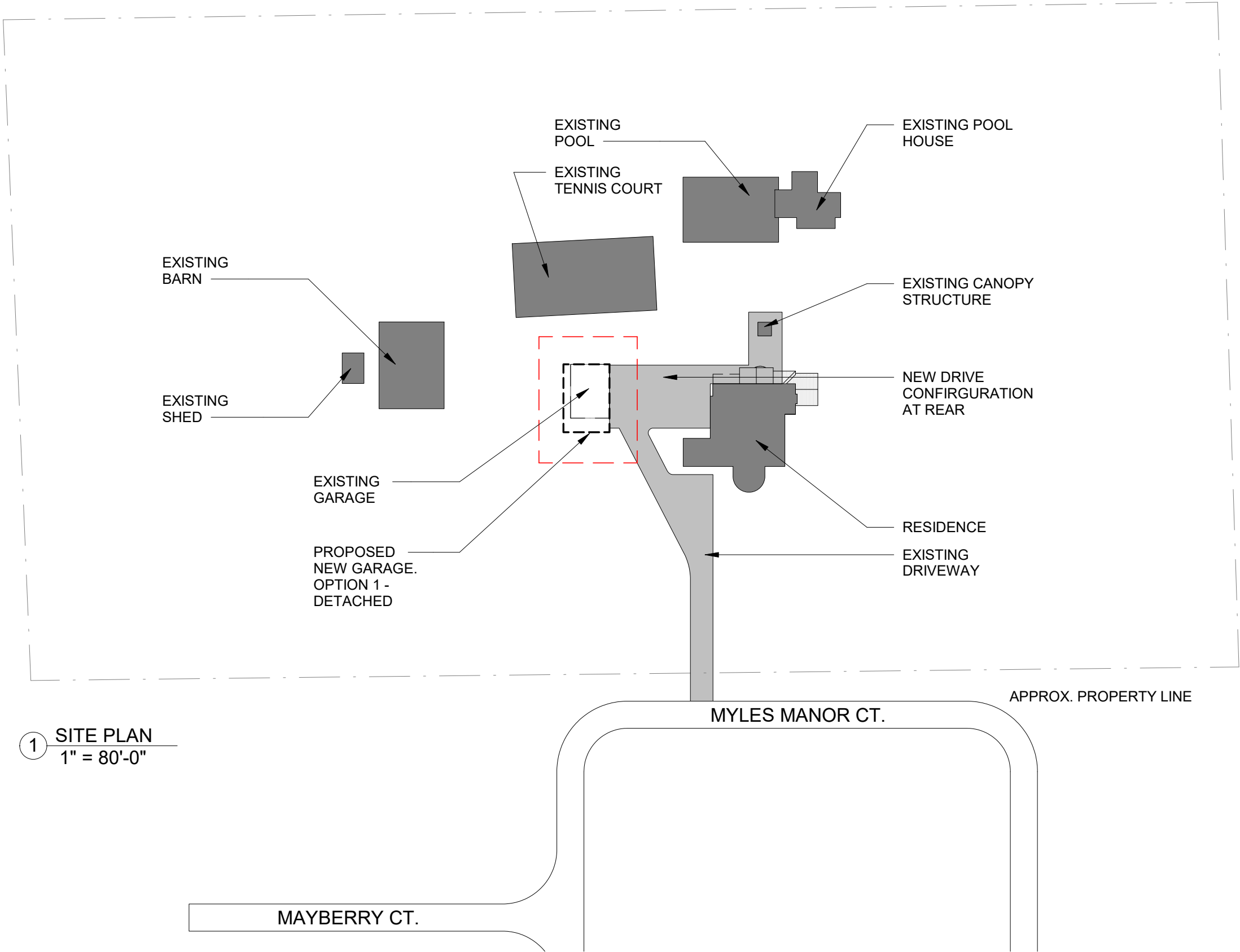
LISTED

#66 MANEY-SIDWAY HOUSE

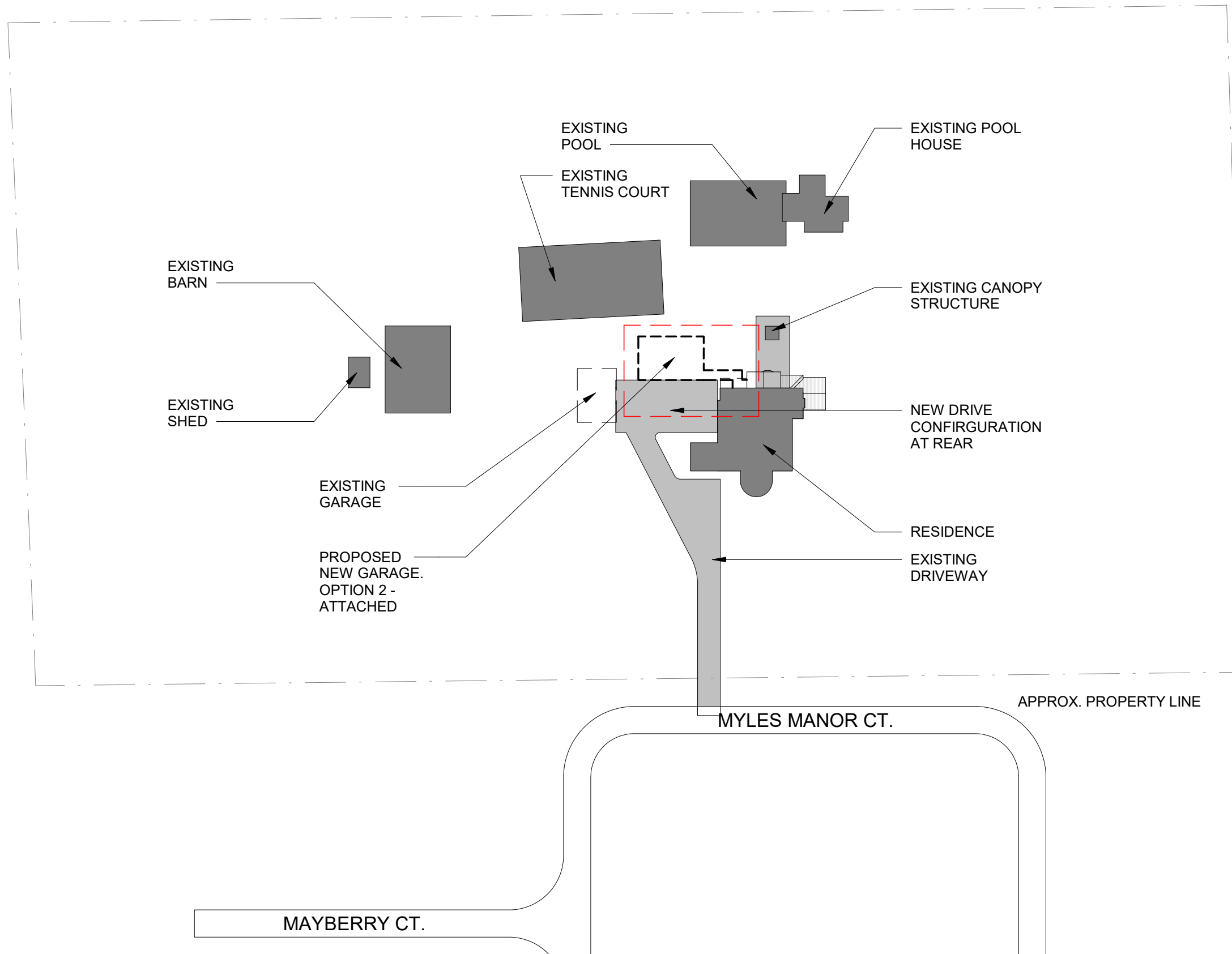
APR 13 1988

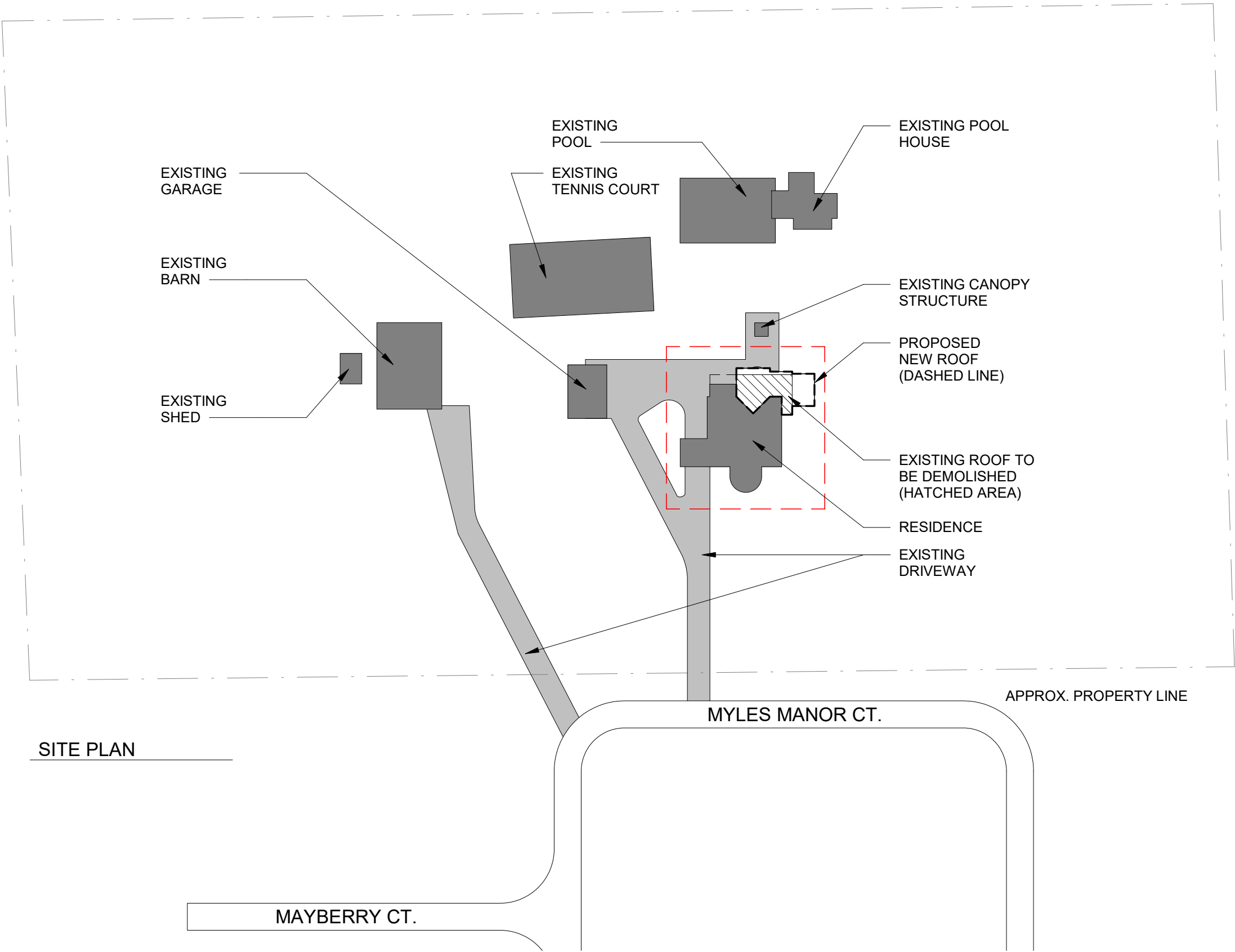


* NOT TO SCALE



ZONING CALCULATION ESTIMATES	
LOT SIZE:	436,501 SF
EXISTING RESIDENCE FOOTPRINT:	4,325 SF (1%)
PROPOSED ADDITION:	789 SF (.2%)
NEW GARAGE FOOTPRINT:	TBD SF (.XX%)
EXISTING POOL HOUSE FOOTPRINT:	1,445 SF (.33%)
EXISTING POOL FOOTPRINT:	3,384 SF (.78%)
EXISTING TENNIS COURT FOOTPRINT:	5,668 SF (1.3%)
EXISTING BARN FOOTPRINT:	3,072 SF (.70%)
EXISTING SHED FOOTPRINT:	360 SF (.08%)
EXISTING LANDSCAPE SURFACE:	416,319 SF (95%)





ZONING CALCULATION ESTIMATES

LOT SIZE:	436,501 SF
EXISTING RESIDENCE FOOTPRINT:	4,325 SF (1%)
PROPOSED ADDITION:	789 SF (.2%)
EXISTING GARAGE FOOTPRINT:	1,139 SF (.26%)
EXISTING POOL HOUSE FOOTPRINT:	1,445 SF (.33%)
EXISTING POOL FOOTPRINT:	3,384 SF (.78%)
EXISTING TENNIS COURT FOOTPRINT:	5,668 SF (1.3%)
EXISTING BARN FOOTPRINT:	3,072 SF (.70%)
EXISTING SHED FOOTPRINT:	360 SF (.08%)
EXISTING LANDSCAPE SURFACE:	416,319 SF (95%)

SITE PLAN



RESIDENCE ENTRY



REAR PATIO



RESIDENCE SIDE



REAR BALCONY

HISTORIC WINDOWS
OF VARIOUS
PERIODS

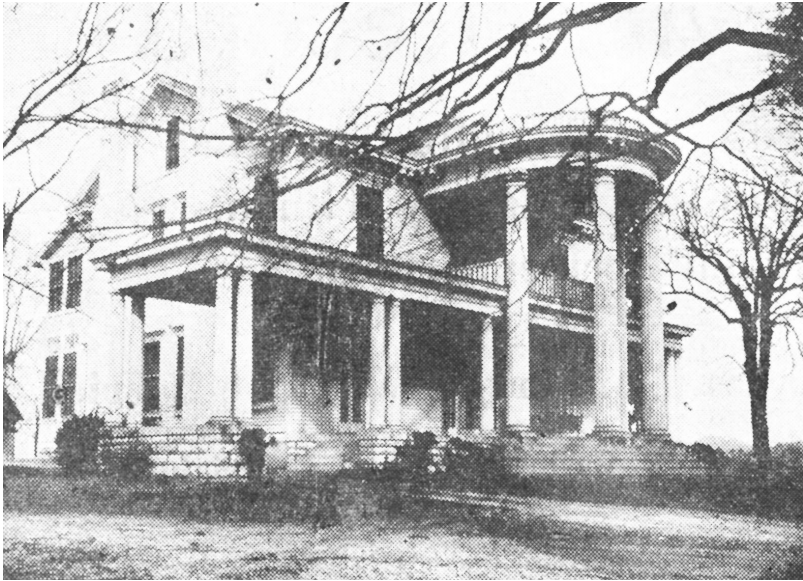
ADDITION SCOPE OF WORK:

- ADDING APROX. 661 SF TO THE FIRST FLOOR INCLUDING NEW SCREENED-IN PORCH.
- ADDING APPROX. 453 SF TO THE SECOND FLOOR.



COVERED BACK PORCH

NON-HISTORIC WINDOWS



DRIVEWAY ENTRY FRONT



FRONT PORCH SIDE VIEW



Aerial view of Myles Manor and Harlansdale Farm, Magic Chef Factory



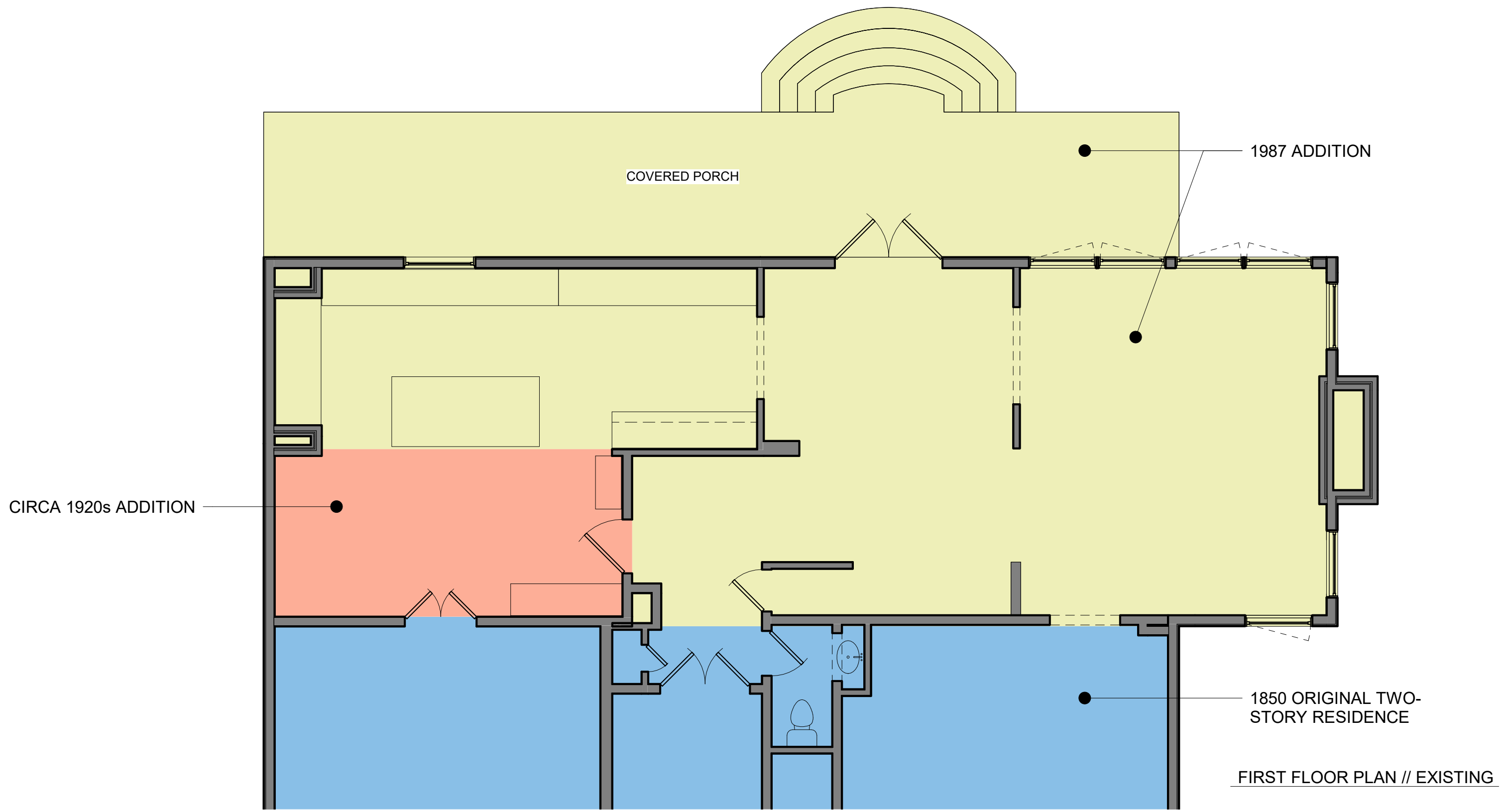
FRONT VIEW
CIRCA 1934

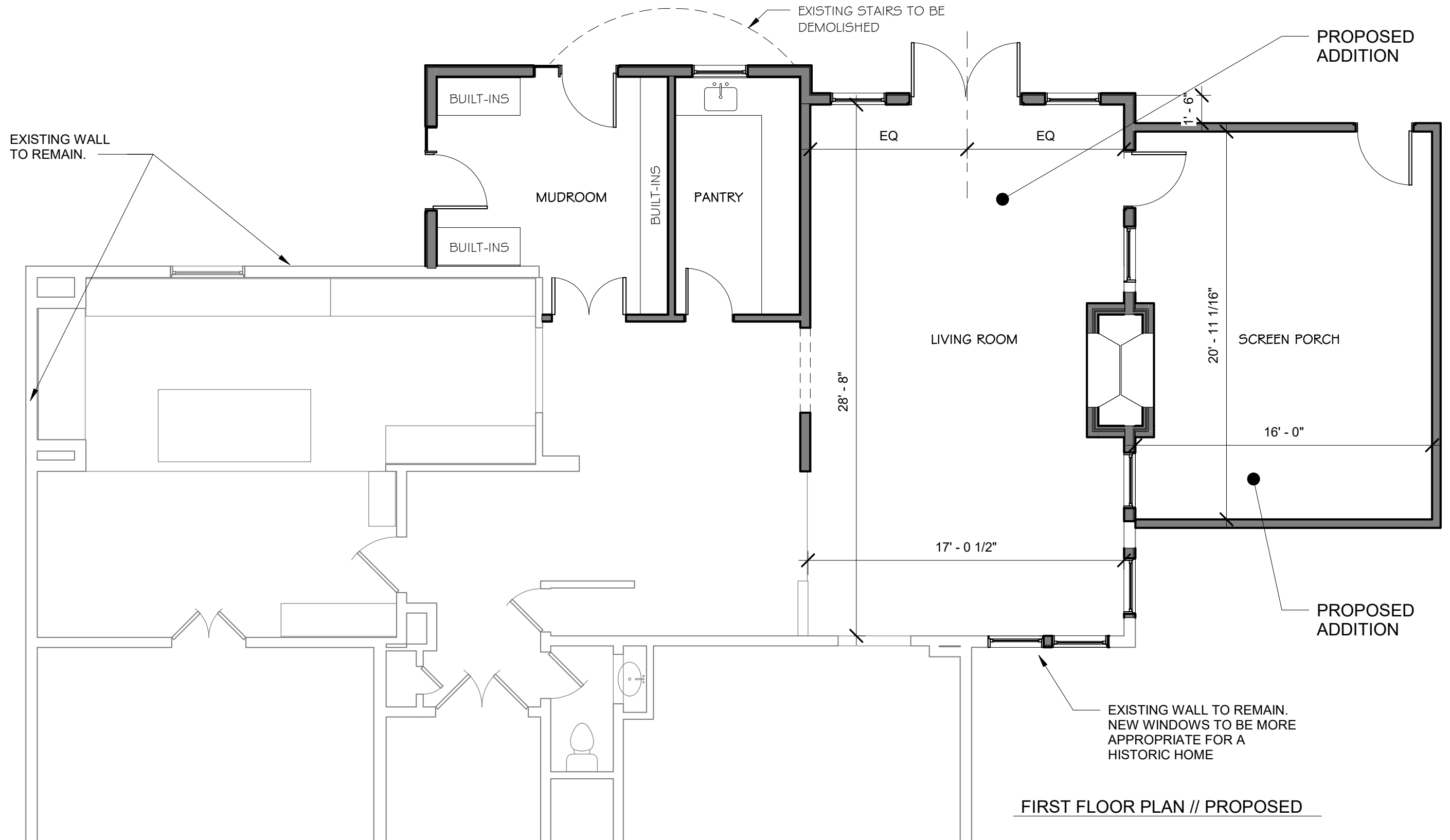


SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED



SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED

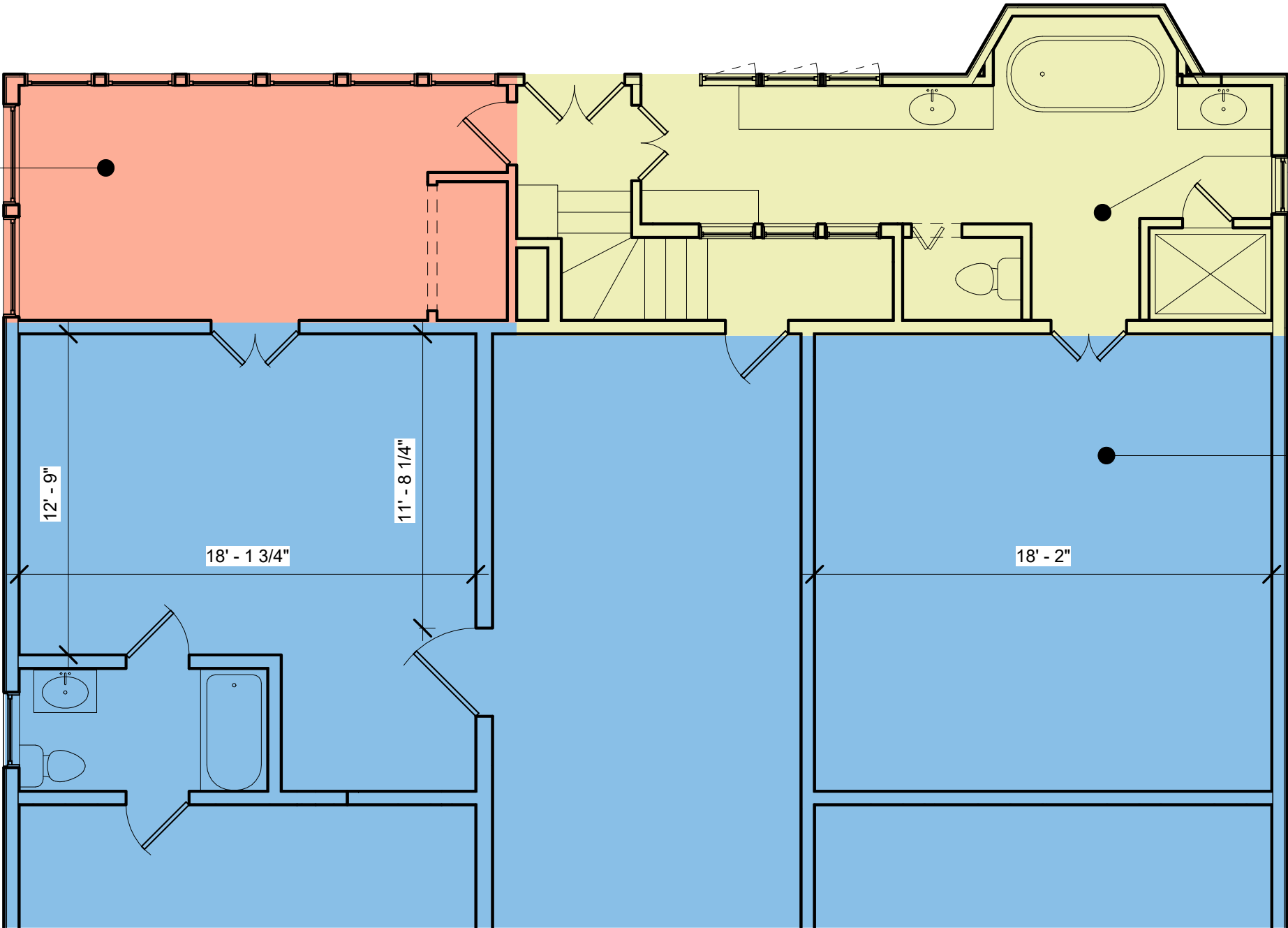




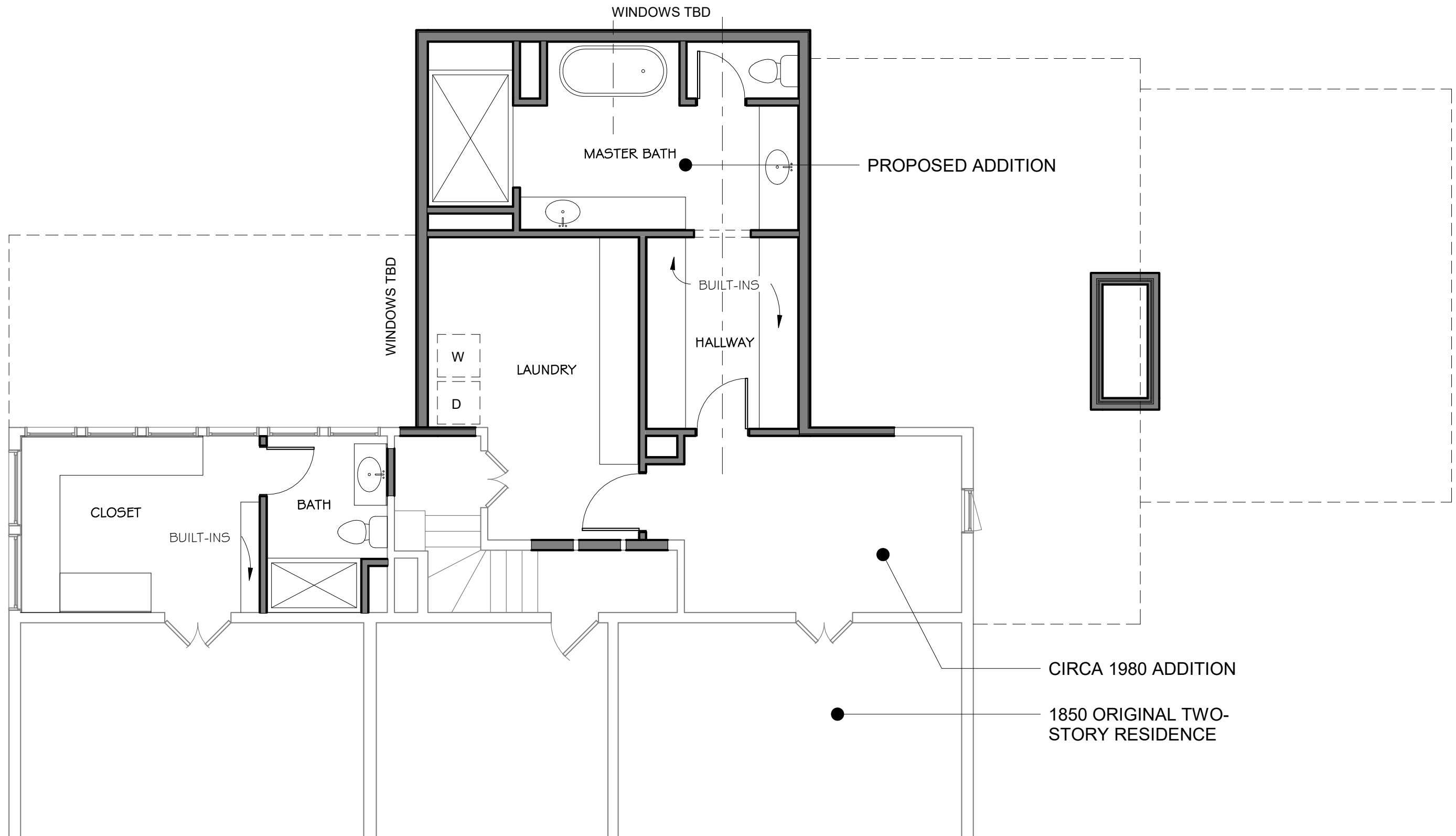
CIRCA 1920s ADDITION

1987 ADDITION

1850 ORIGINAL TWO-STORY RESIDENCE



SECOND FLOOR PLAN // EXISTING

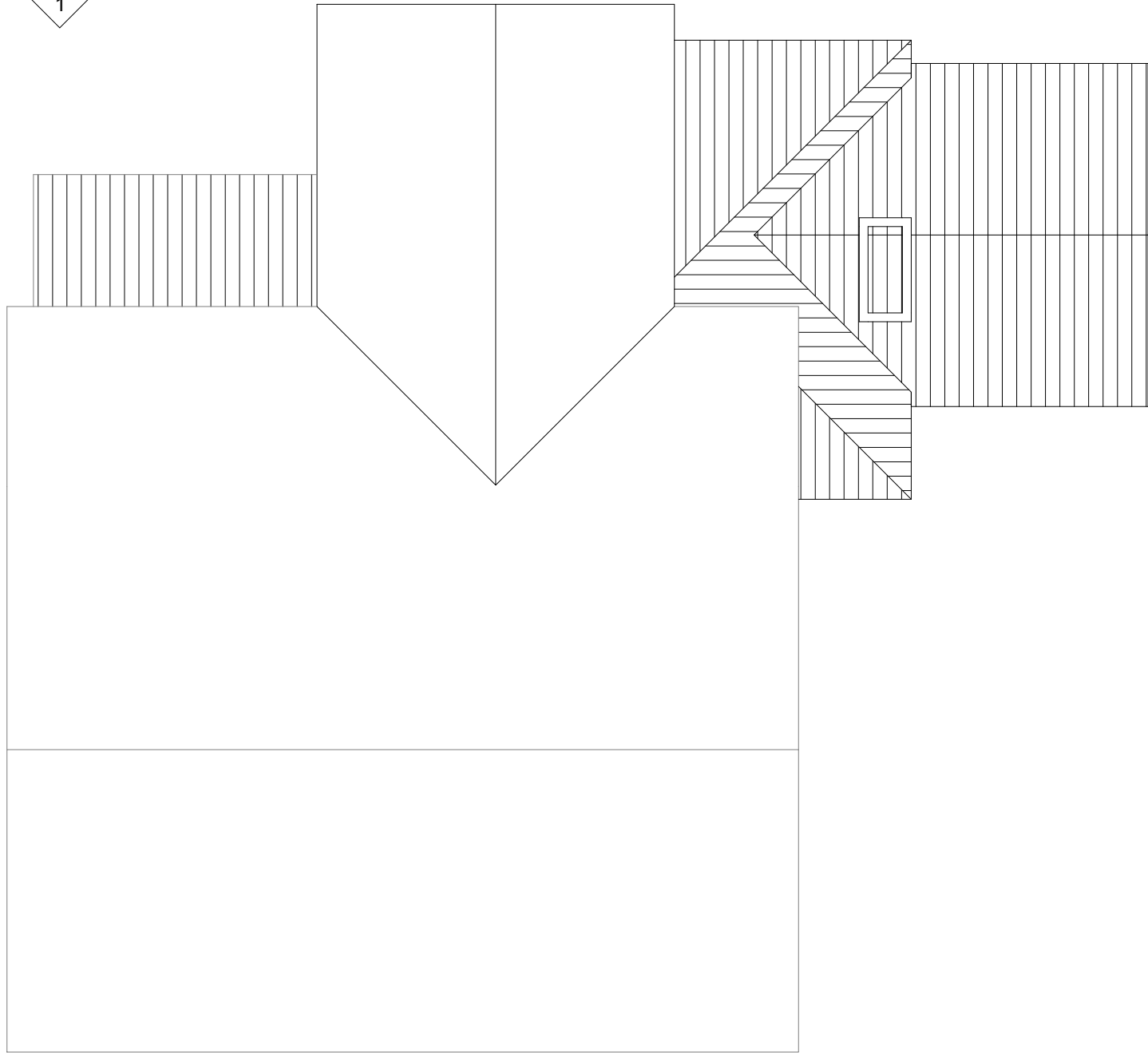


SECOND FLOOR PLAN // PROPOSED

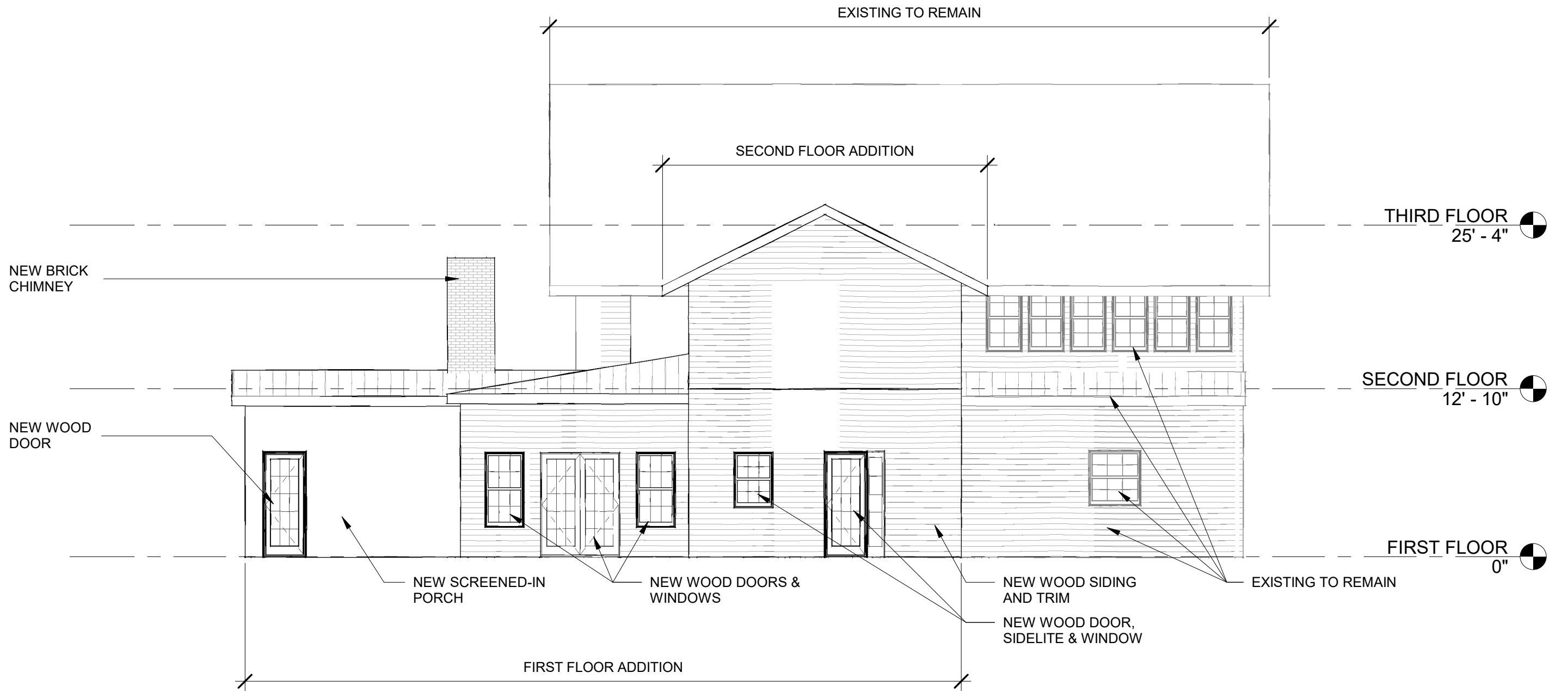
SK2.9
1

1 SK2.10

SK2.11 1

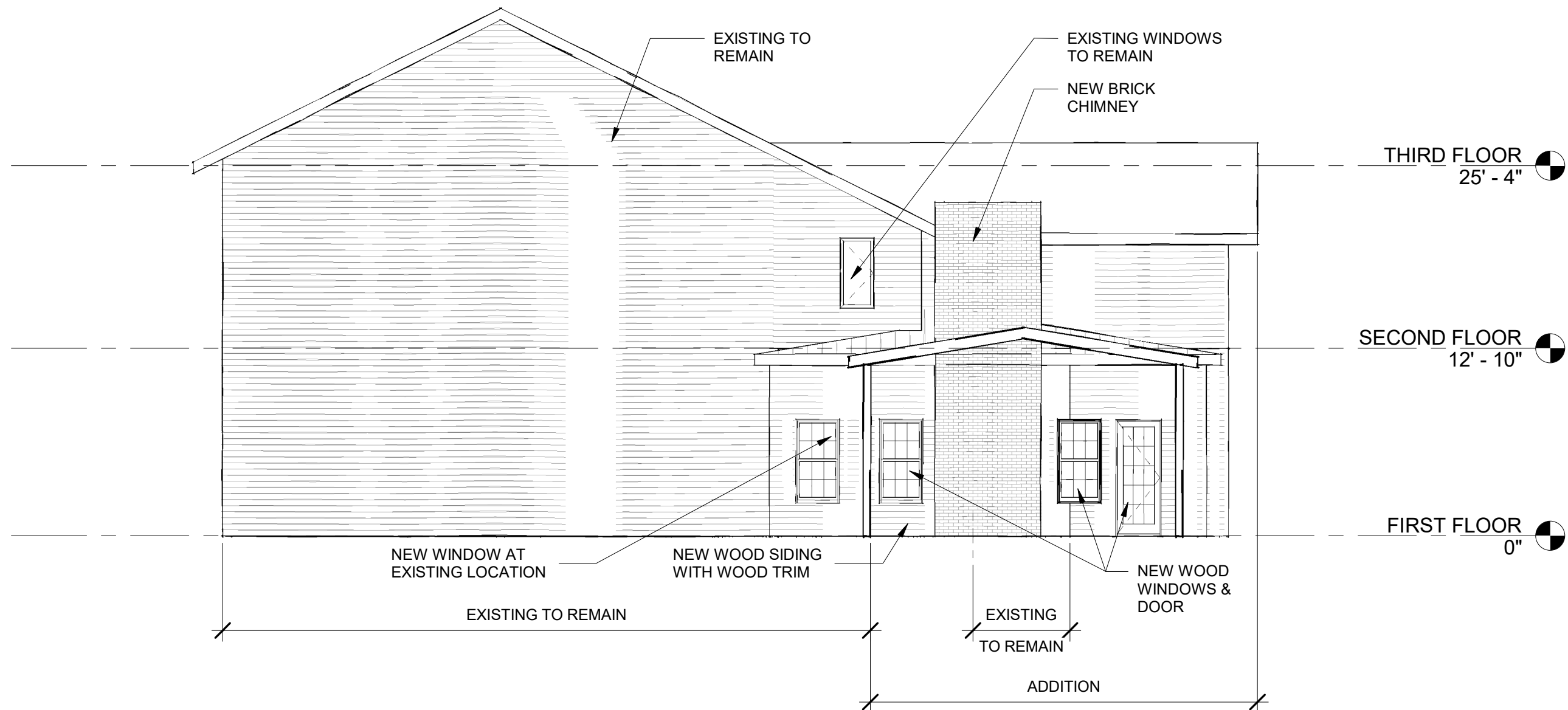


ROOF PLAN



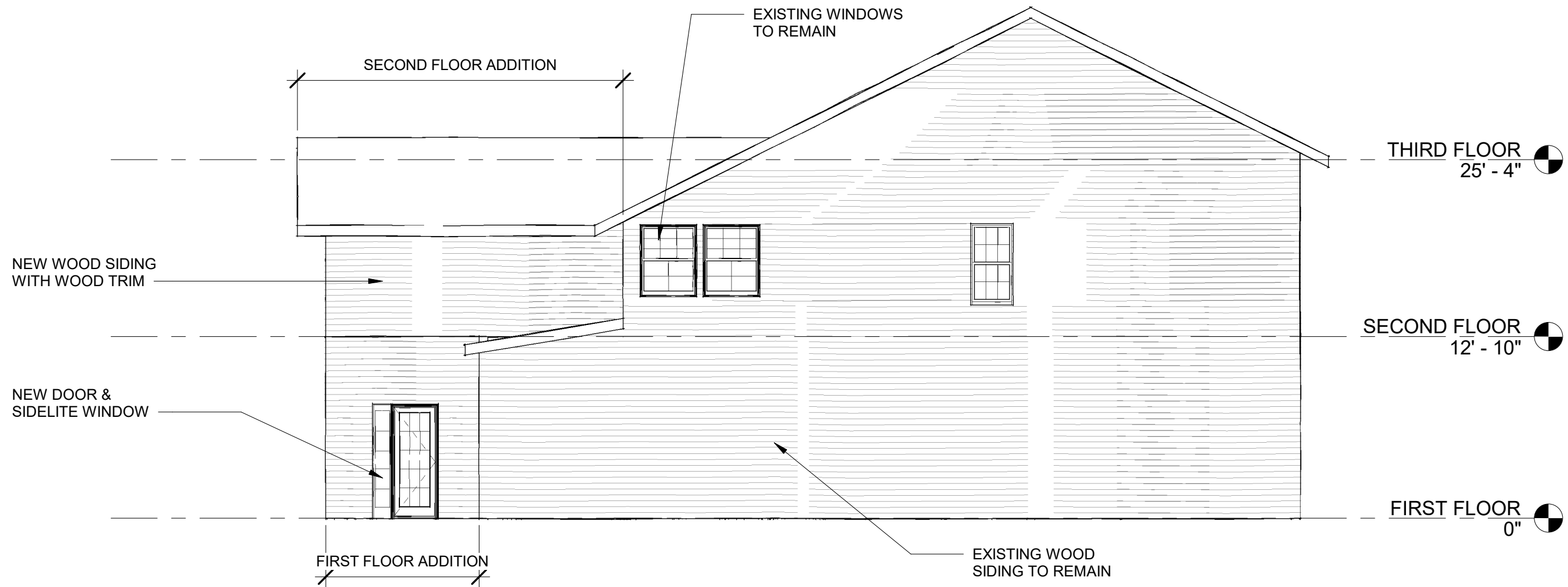
EXTERIOR ELEV // REAR

NOTES:
WINDOW AND DOOR PATTERN AT
ADDITION TBD.
ELEVATIONS AND 3D SHOWN FOR
MASSING ONLY. DETAILS SUCH AS
CORNICES AND TRIM TO BE ADDED.



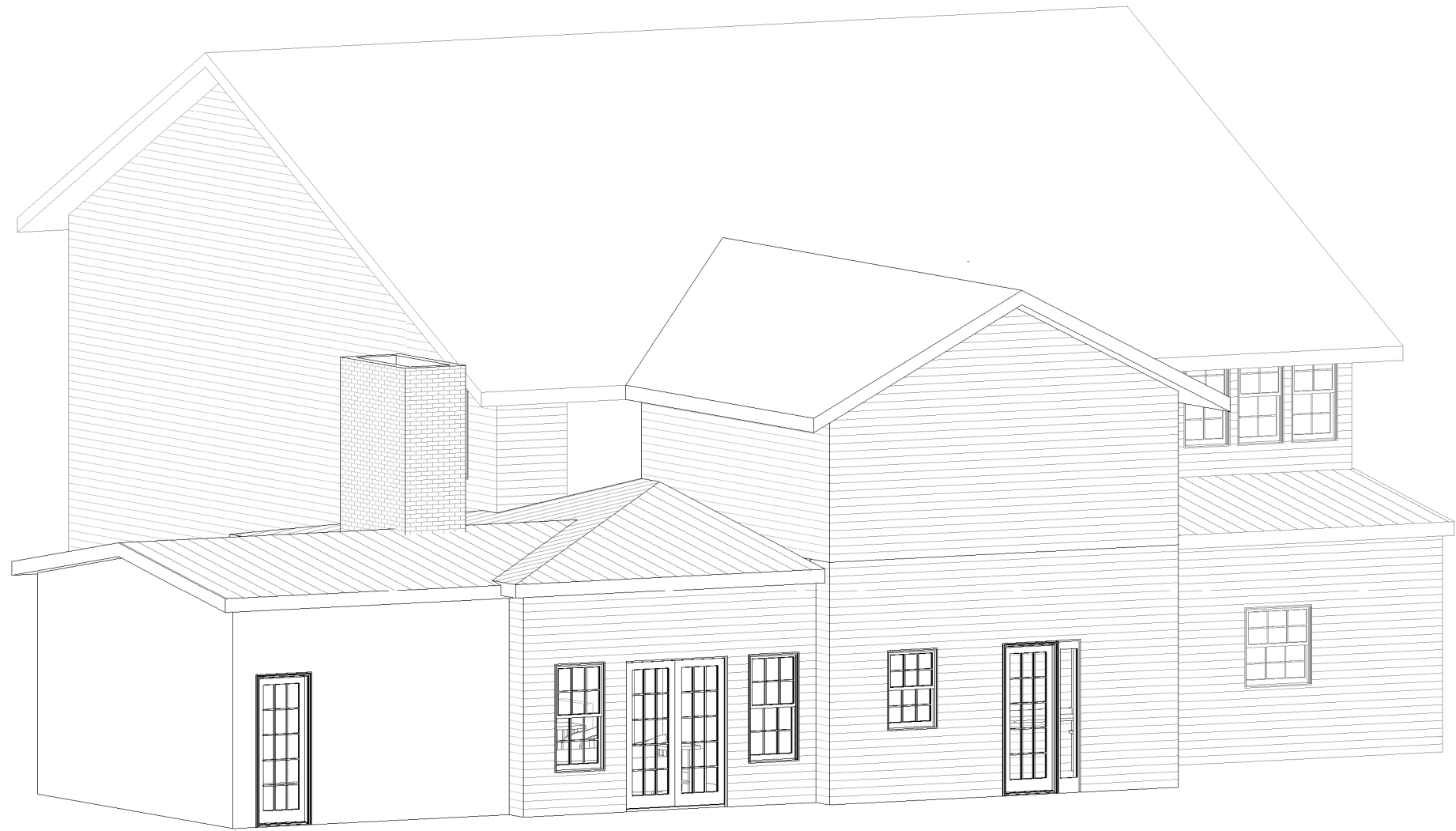
EXTERIOR ELEV // RIGHT SIDE

NOTES:
 WINDOW AND DOOR PATTERN AT
 ADDITION TBD.
 ELEVATIONS AND 3D SHOWN FOR
 MASSING ONLY. DETAILS SUCH AS
 CORNICES AND TRIM TO BE ADDED.



EXTERIOR ELEV // LEFT SIDE

NOTES:
WINDOW AND DOOR PATTERN AT
ADDITION TBD.
ELEVATIONS AND 3D SHOWN FOR
MASSING ONLY. DETAILS SUCH AS
CORNICES AND TRIM TO BE ADDED.



NOTES:
WINDOW AND DOOR PATTERN AT
ADDITION TBD.
ELEVATIONS AND 3D SHOWN FOR
MASSING ONLY. DETAILS SUCH AS
CORNICES AND TRIM TO BE ADDED.



FRONT ELEVATION



RIGHT SIDE (DRIVEWAY SIDE) ELEVATION

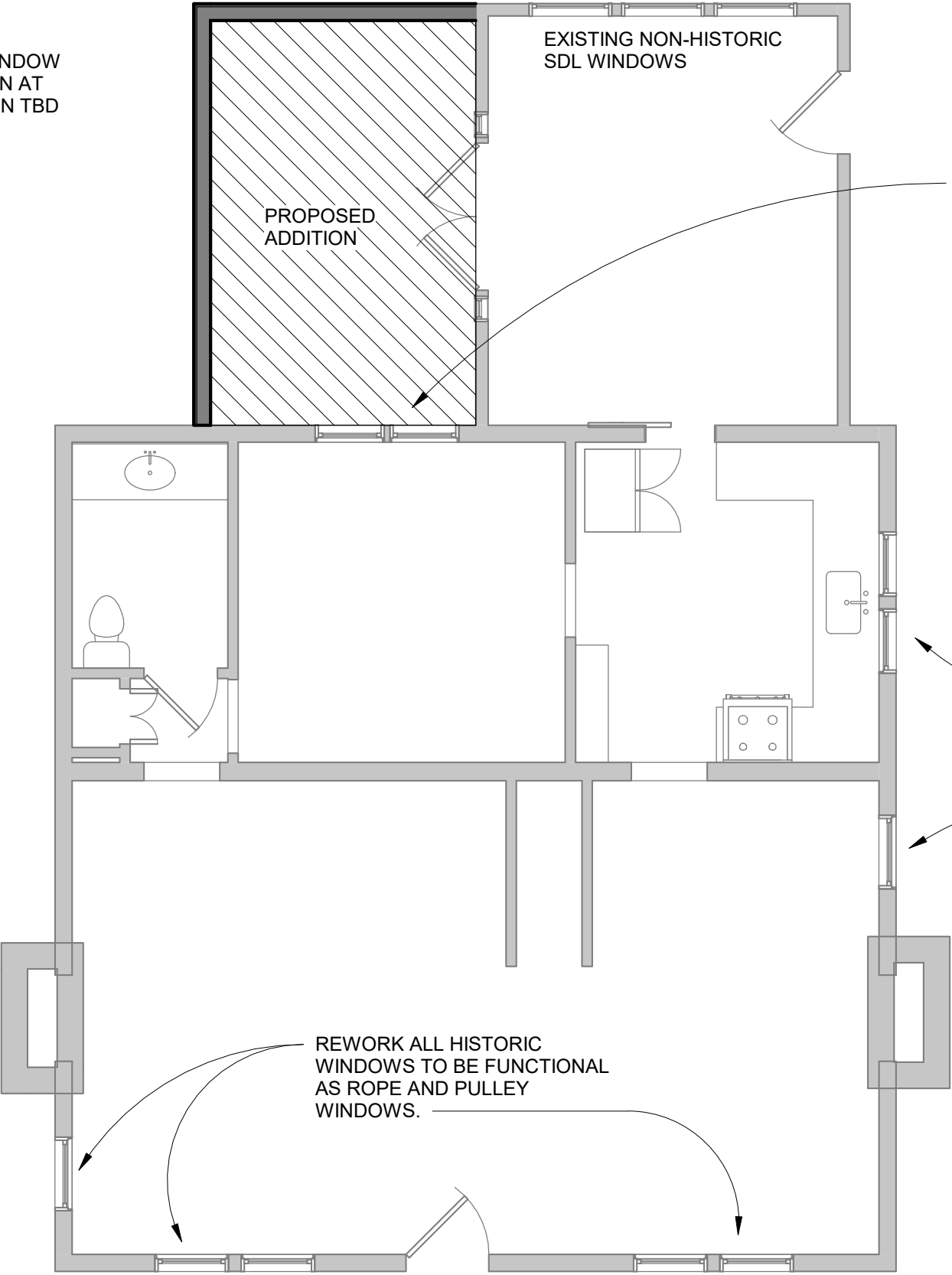


REAR ELEVATION



LEFT SIDE (CHURCH STREET) ELEVATION

NEW WINDOW
PATTERN AT
ADDITION TBD



EXISTING NON-HISTORIC
SDL WINDOWS

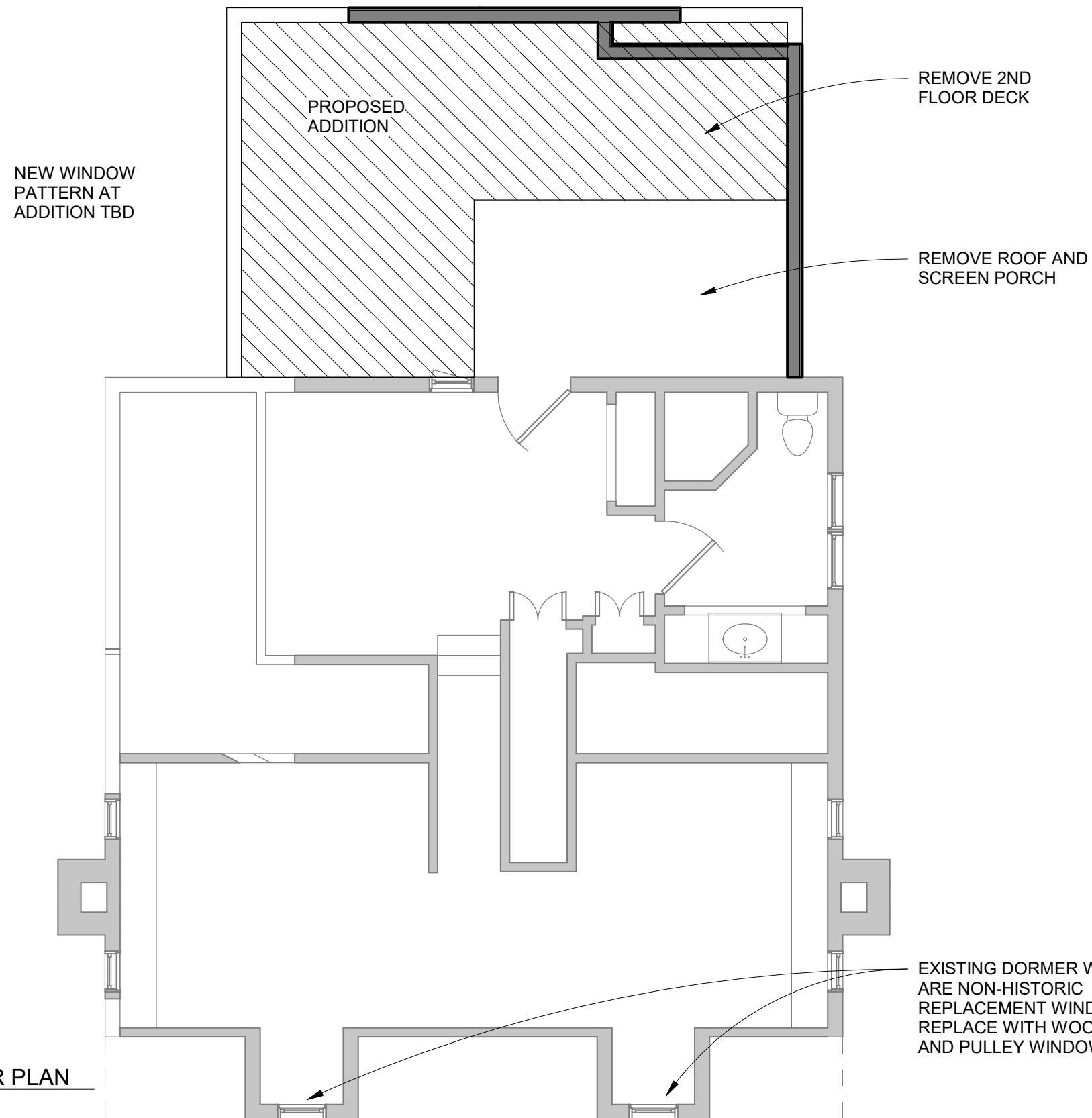
THE EXISTING REAR WINDOWS
ARE NON-HISTORIC VINYL
ONE-OVER-ONE WINDOWS



REWORK ALL HISTORIC
WINDOWS TO BE FUNCTIONAL
AS ROPE AND PULLEY
WINDOWS.

REWORK ALL HISTORIC
WINDOWS TO BE FUNCTIONAL
AS ROPE AND PULLEY
WINDOWS.

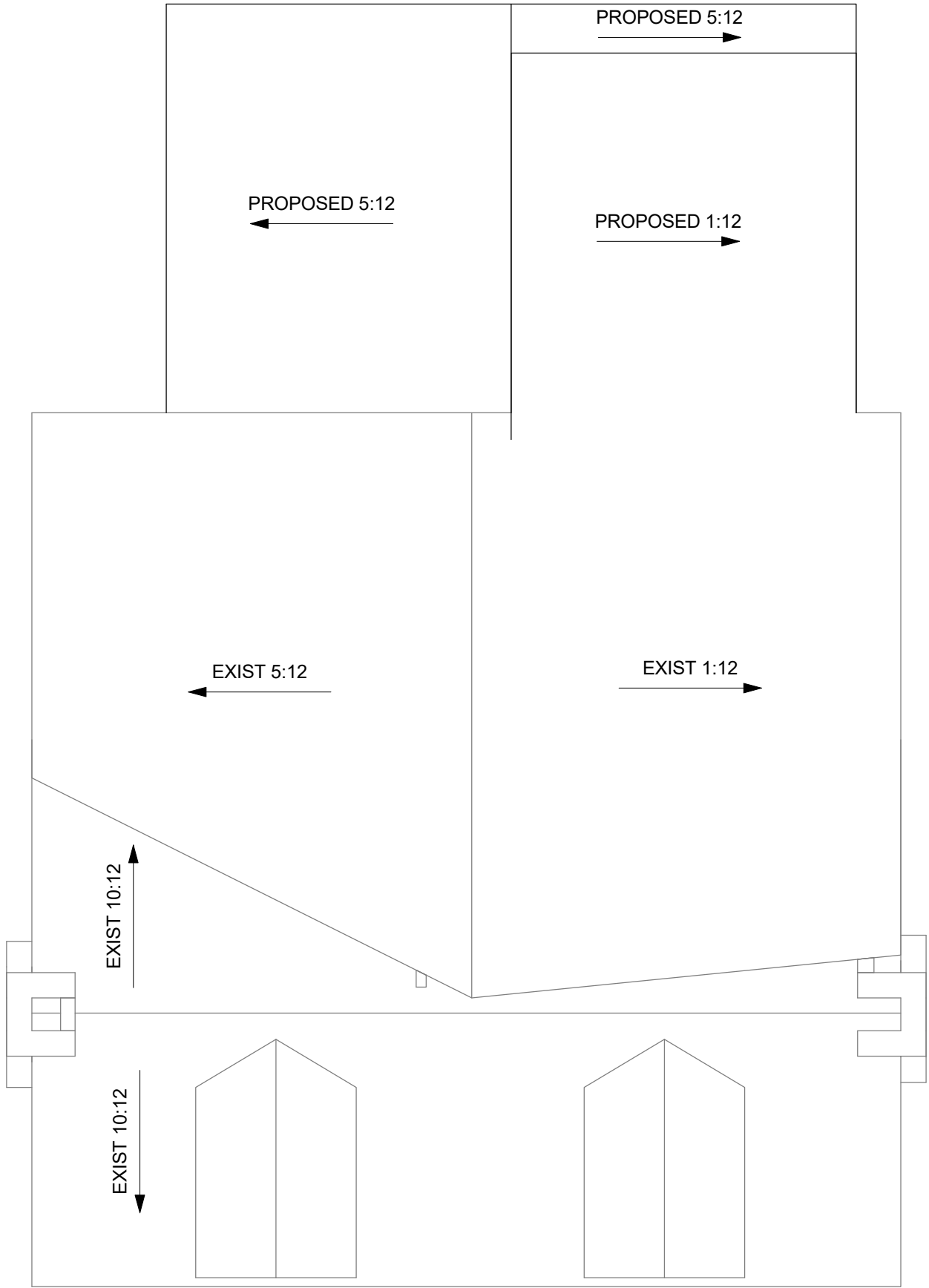
1 FIRST FLOOR PLAN
3/16" = 1'-0"

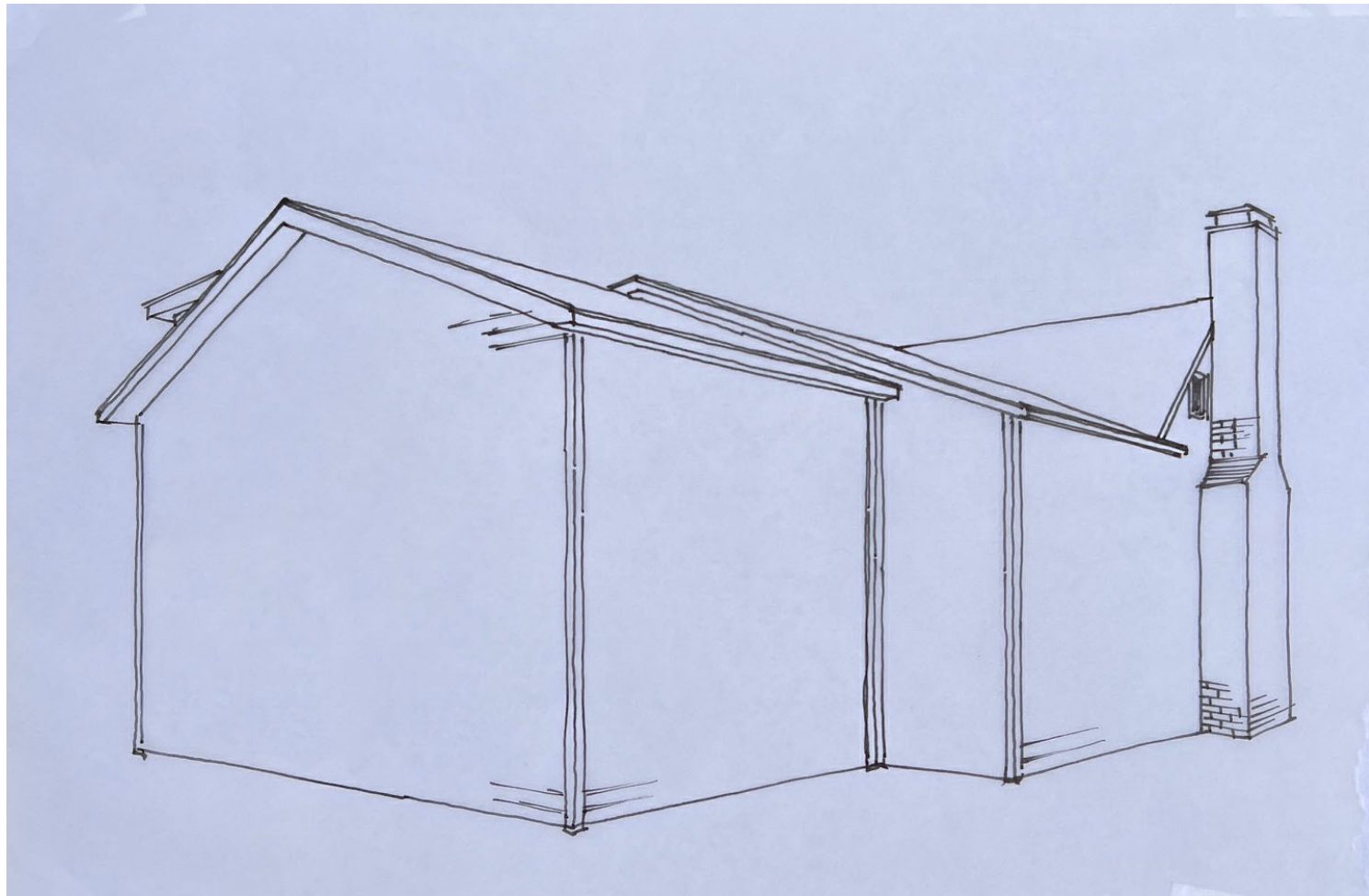


1 SECOND FLOOR PLAN
3/16" = 1'-0"

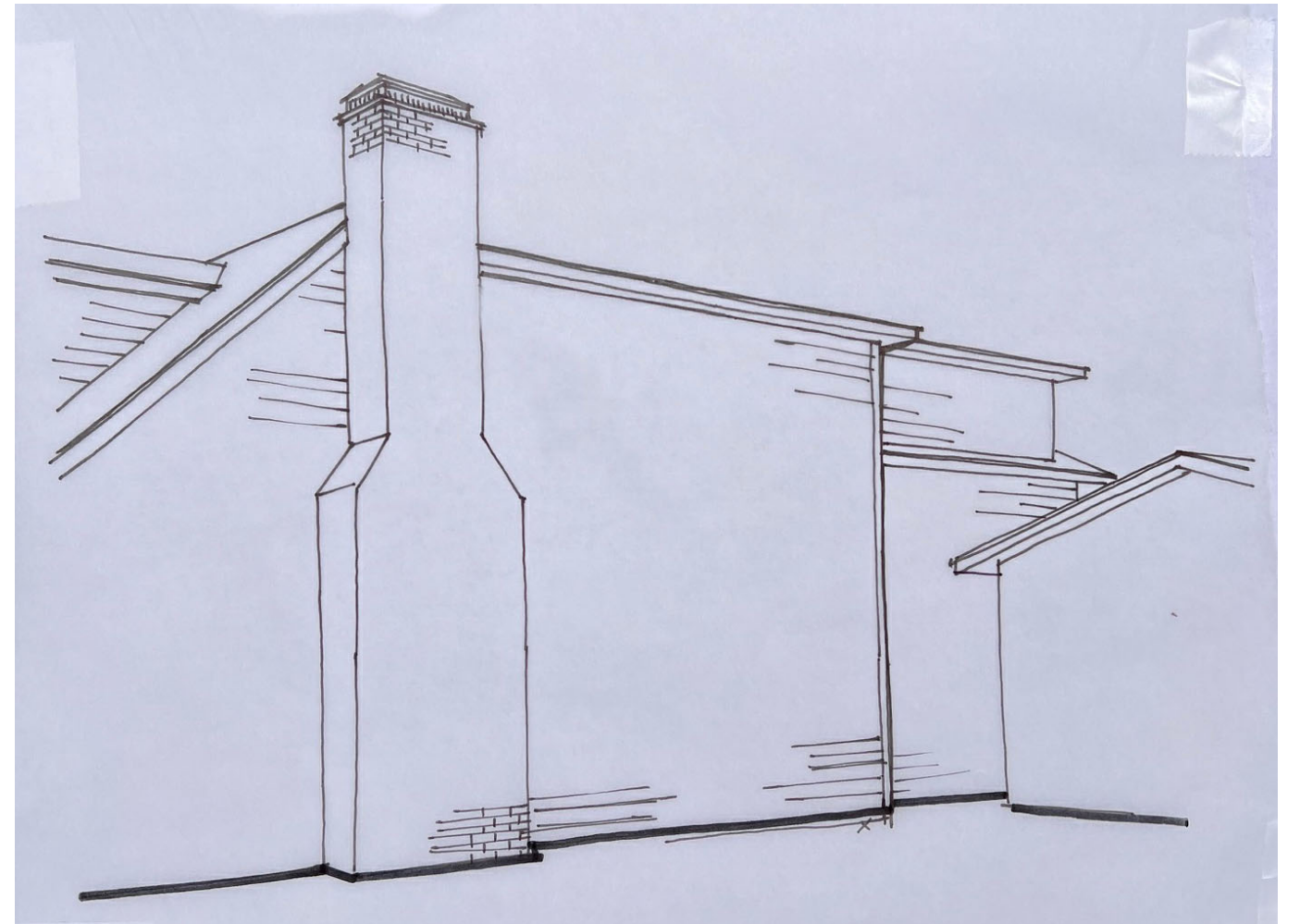


① ROOF PLAN
3/16" = 1'-0"





REAR AND LEFT ELEVATION



RIGHT SIDE ELEV



904 FAIR STREET
FRANKLIN, TN
DRC SUBMITTAL 10/09/2023



JOHNSON
ELEMENTARY
SCHOOL

Sharp Branch

Frank

RT 96

7TH AVENUE N.

5TH AVENUE NORTH

SITE:
904 FAIR STREET



9TH AVENUE N.

FAIR STREET

WEST MAIN STREET

9TH AVENUE N.

11TH AVENUE N.

COLUMBIA AVENUE

FRANKLIN
POLICE
DEPARTMENT

904 FAIR STREET

CONTEXT MAP

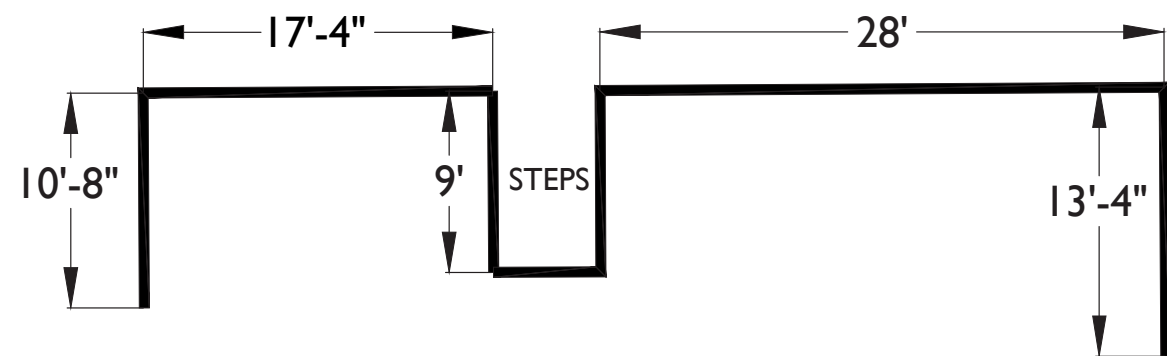
2023-10-09 DRC SUBMITTAL



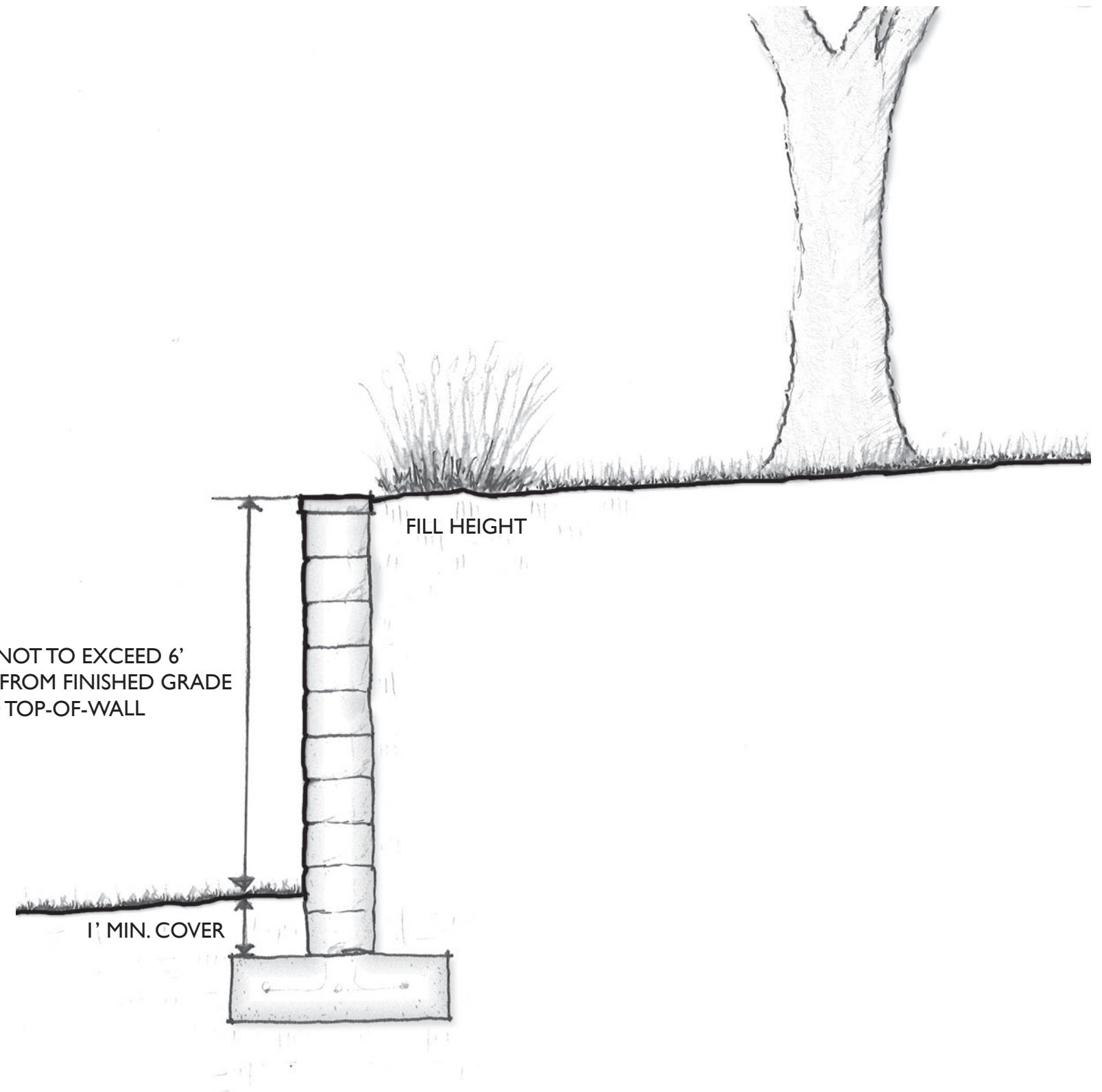


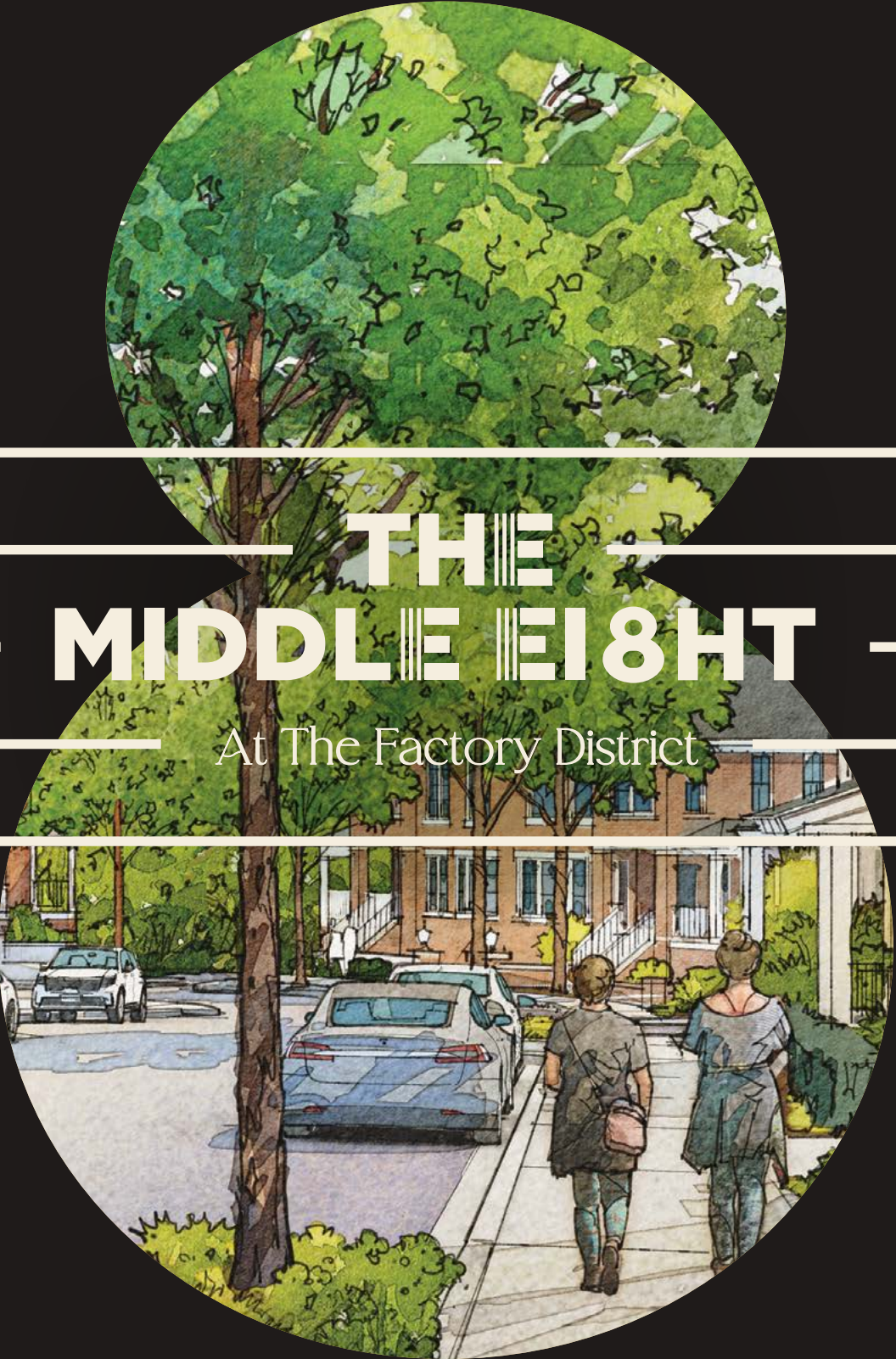






WALL NOT TO EXCEED 6'
MEASURED FROM FINISHED GRADE
TO TOP-OF-WALL





THE MIDDLE EIGHT

At The Factory District

Historic Zoning Commission, DRC - Multi-Family Residential Building #3
October 16, 2023

BUILDING 3 - NORTH ELEVATION



ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING

BUILDING 3 - NORTH ELEVATION



ELEVATION AS PRESENTED 10-9-2023

BUILDING 3 - WEST ELEVATION



ELEVATION PREPARED FOR 10-16-2023 DRC MEETING

BUILDING 3 - WEST ELEVATION



ELEVATION AS PRESENTED 10-9-2023



THE MIDDLE EIGHT

TRULAND DEVELOPMENT COMPANY DEVELOPER • ANTUNOVICH ASSOCIATES ARCHITECTURE, PLANNING, INTERIOR DESIGN • K V + D LANDSCAPE ARCHITECTS

BUILDING 3 ELEVATIONS

FRANKLIN, TENNESSEE • OCTOBER 11, 2023



**PREFERRED OPTION
BUILDING 3 WEST ENTRANCE AS PRESENTED 10-9-2023**

**OPTION 2
BUILDING 3 WEST ENTRANCE WITH STAFF COMMENTS
INCLUDED FOR 10-16-2023 DRC MEETING**



THE MIDDLE EIGHT

TRULAND DEVELOPMENT COMPANY DEVELOPER • ANTUNOVICH ASSOCIATES ARCHITECTURE, PLANNING, INTERIOR DESIGN • K V + D LANDSCAPE ARCHITECTS

BUILDING 3 ELEVATIONS

FRANKLIN, TENNESSEE • OCTOBER 11, 2023

BUILDING 3 - SOUTH ELEVATION



ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING

BUILDING 3 - SOUTH ELEVATION



ELEVATION AS PRESENTED 10-9-2023

BUILDING 3 - EAST ELEVATION



OPTION 1 - ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING

BUILDING 3 - EAST ELEVATION



ELEVATION AS PRESENTED 10-9-2023



THE MIDDLE EIGHT

TRULAND DEVELOPMENT COMPANY • DEVELOPER • ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • K V + D • LANDSCAPE ARCHITECTS

BUILDING 3 ELEVATIONS

FRANKLIN, TENNESSEE • OCTOBER 11, 2023

BUILDING 3 - EAST ELEVATION



OPTION 2 - ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING

BUILDING 3 - EAST ELEVATION



ELEVATION AS PRESENTED 10-9-2023

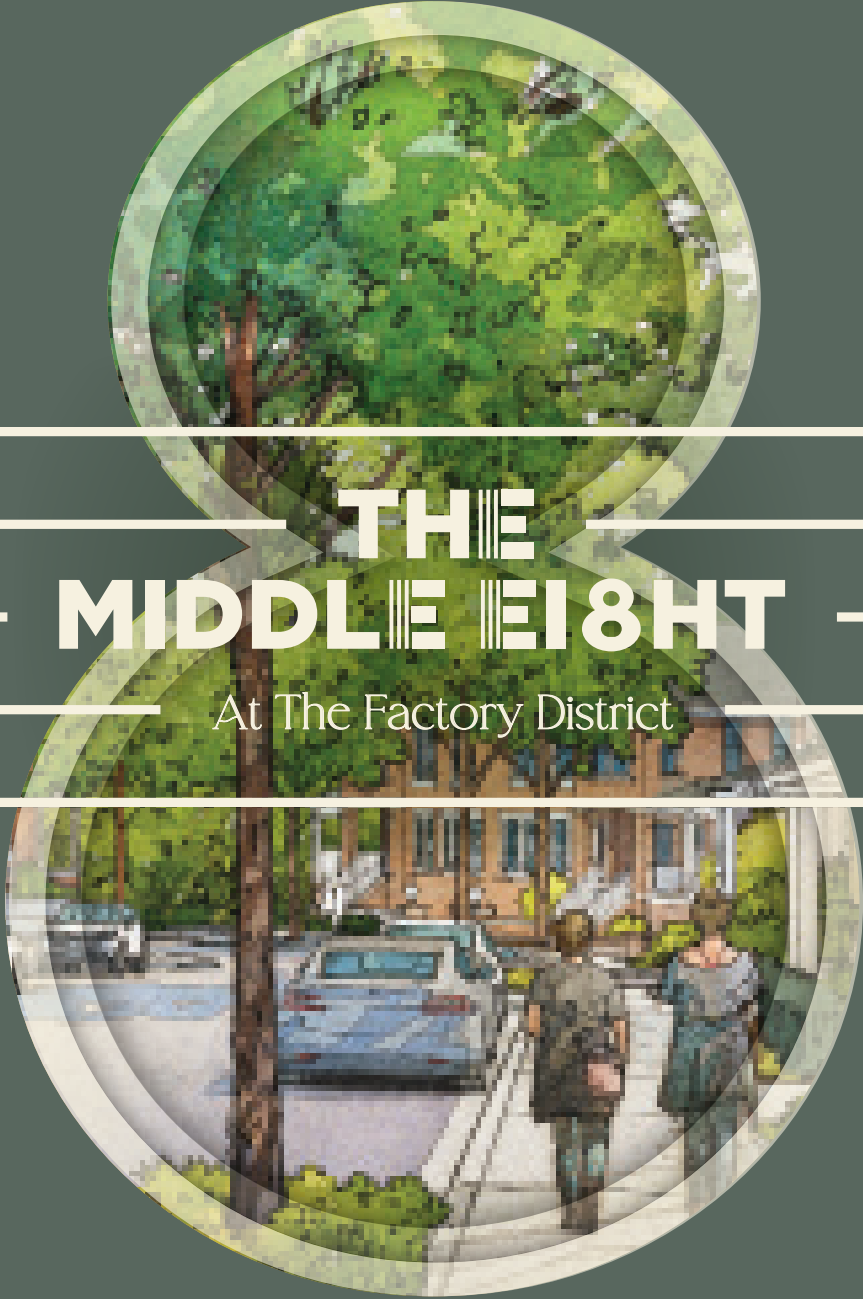


THE MIDDLE EIGHT

TRULAND DEVELOPMENT COMPANY DEVELOPER • ANTUNOVICH ASSOCIATES ARCHITECTURE, PLANNING, INTERIOR DESIGN • K V + D LANDSCAPE ARCHITECTS

BUILDING 3 ELEVATIONS

FRANKLIN, TENNESSEE • OCTOBER 11, 2023



THE MIDDLE EIGHT

At The Factory District

Historic Zoning Commission - Certificate of Appropriateness Submission - Townhomes
October 16, 2023



Townhomes

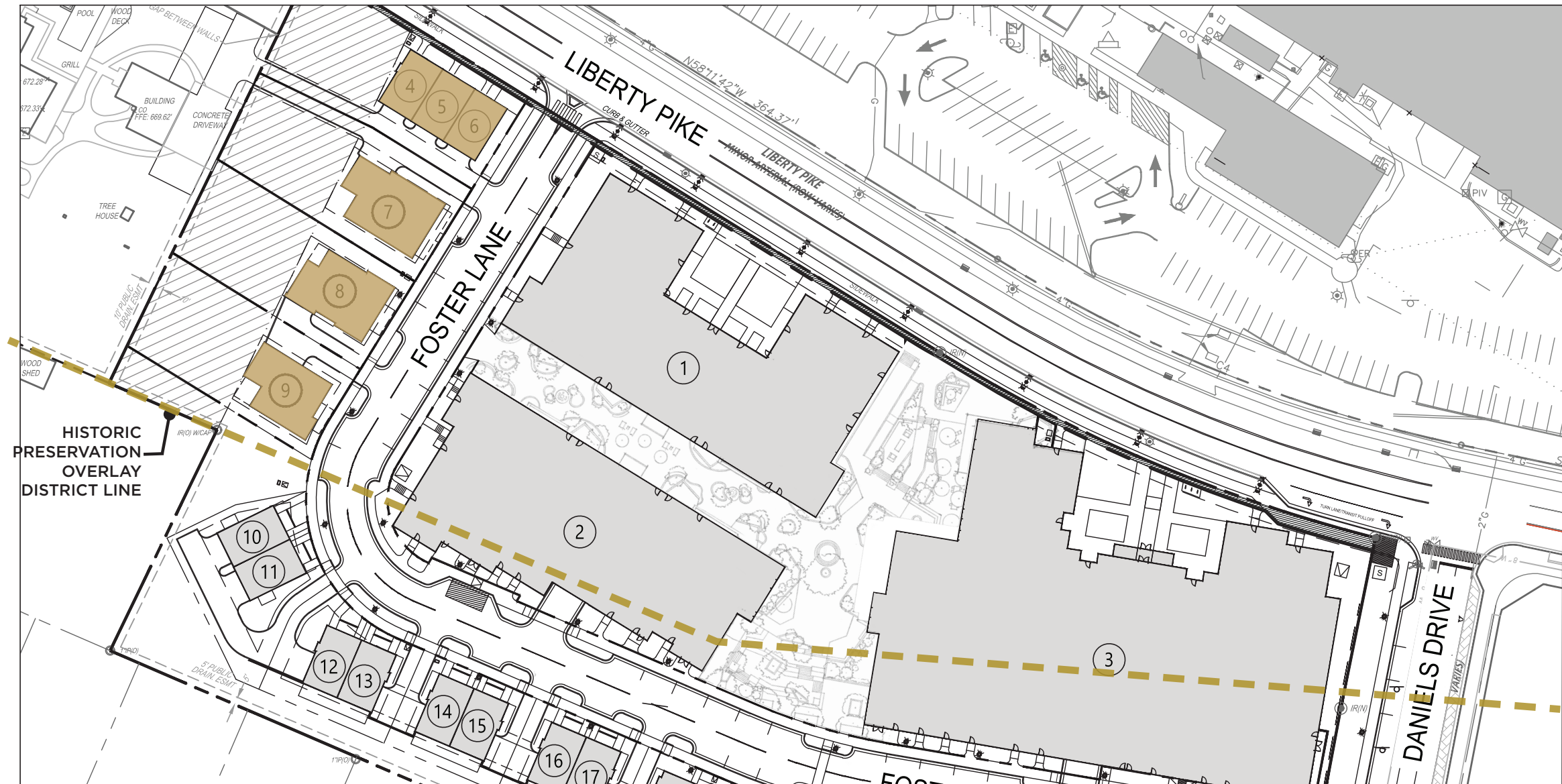
“

There is no logic that can be superimposed on the city; **people make it, and it is to them, not buildings, that we must fit our plans.**

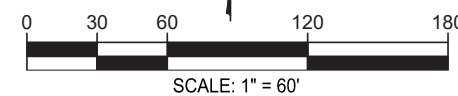
”

— Jane Jacobs, *Urbanist*





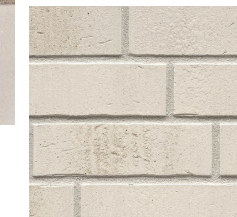
THE MIDDLE EIGHT - OVERALL SITE PLAN



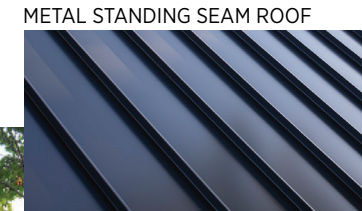
Townhome Material Selections



ARRISCRAFT LIMESTONE BASE

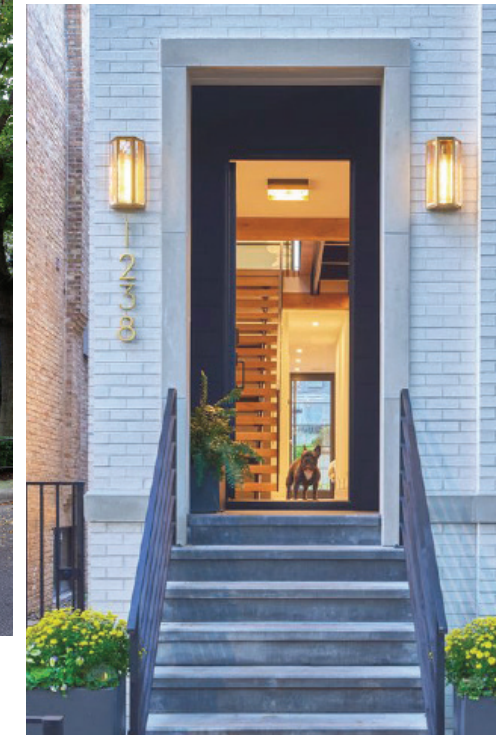


FACEBRICK



METAL STANDING SEAM ROOF

SCONCE LIGHTS



MODERN DOOR STYLE

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PERSPECTIVE AS PROPOSED FOR 10-16-2023 DRC MEETING



PERSPECTIVE AS PRESENTED 10-9-2023



ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING



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

ELEVATION AS PRESENTED 10-9-2023



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

ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING



2 BACK ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION AS PRESENTED 10-9-2023



2 BACK ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING



3 SIDE ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION AS PRESENTED 10-9-2023



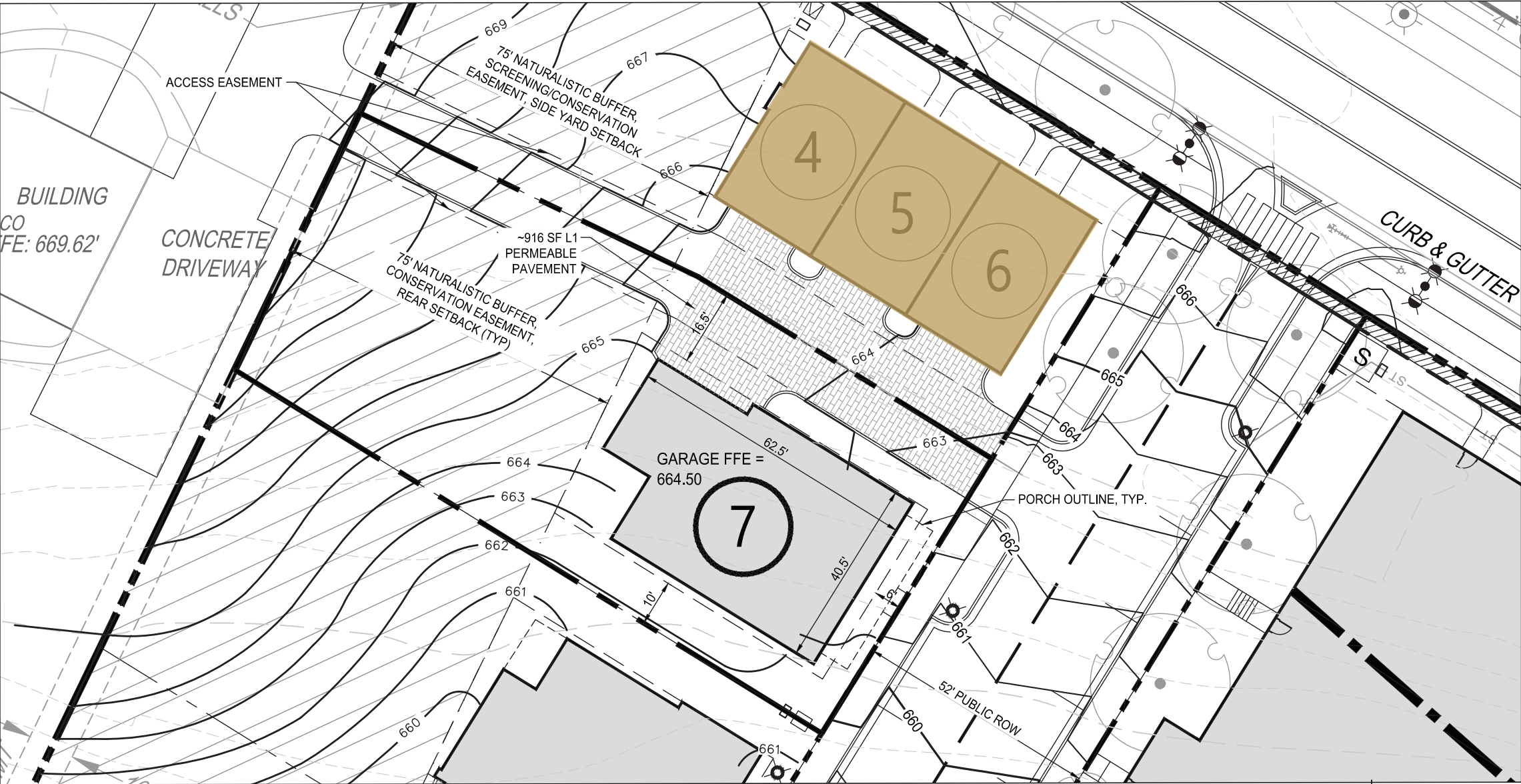
3 SIDE ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION AS PROPOSED FOR 10-16-2023 DRC MEETING



ELEVATION AS PRESENTED 10-9-2023





LOT INFORMATION:
LOT AREA = 10,151 SF
FOOTPRINT COVERAGE AREA = 2,298 SF (22.6%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

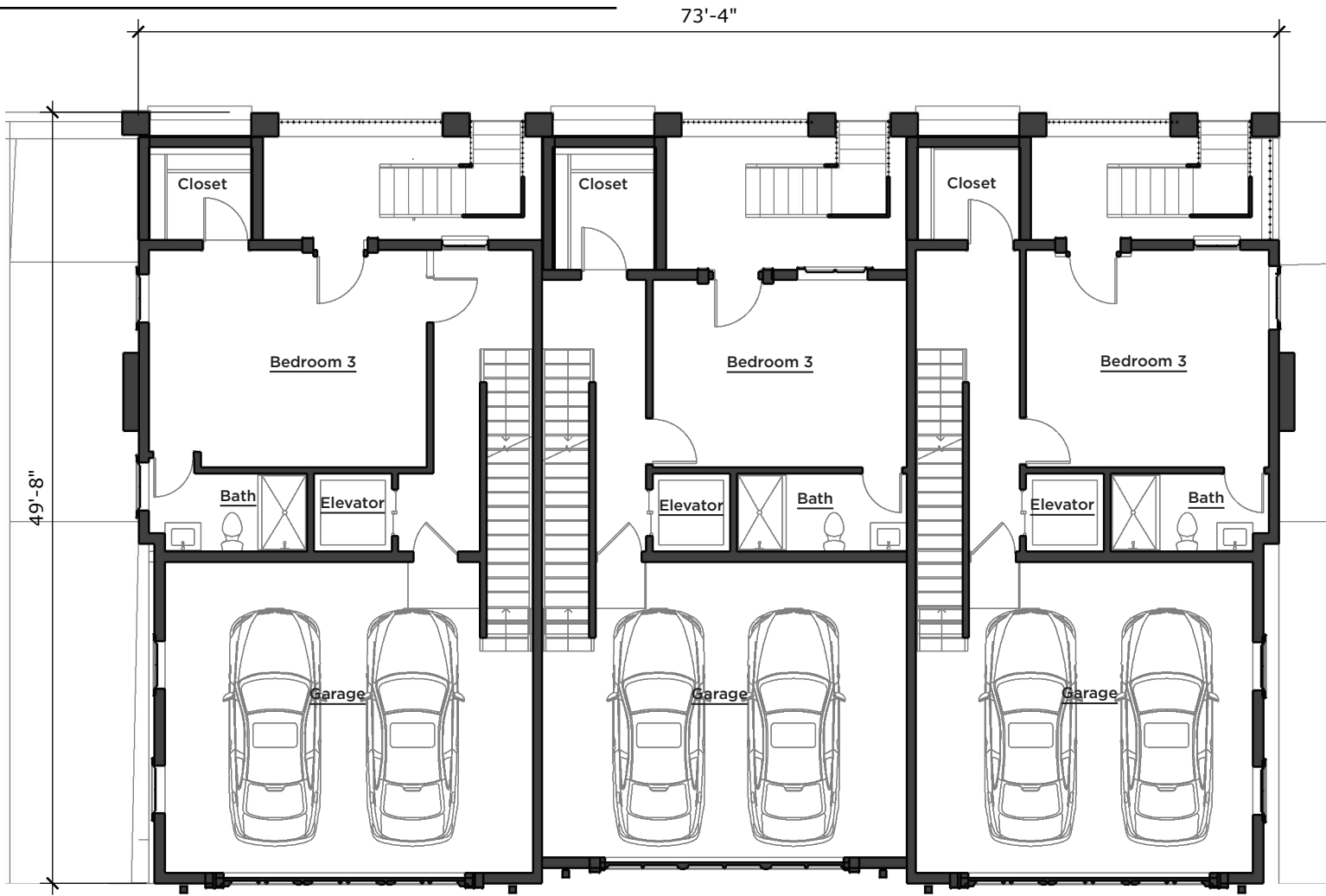
THE MIDDLE EIGHT - LOT 4,5, & 6

Townhomes - Lower Level

3 bed | 2.5 Bath | 2 Car Garage

Basement:
First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**

Total Living Area: **3,609 sq. ft.**



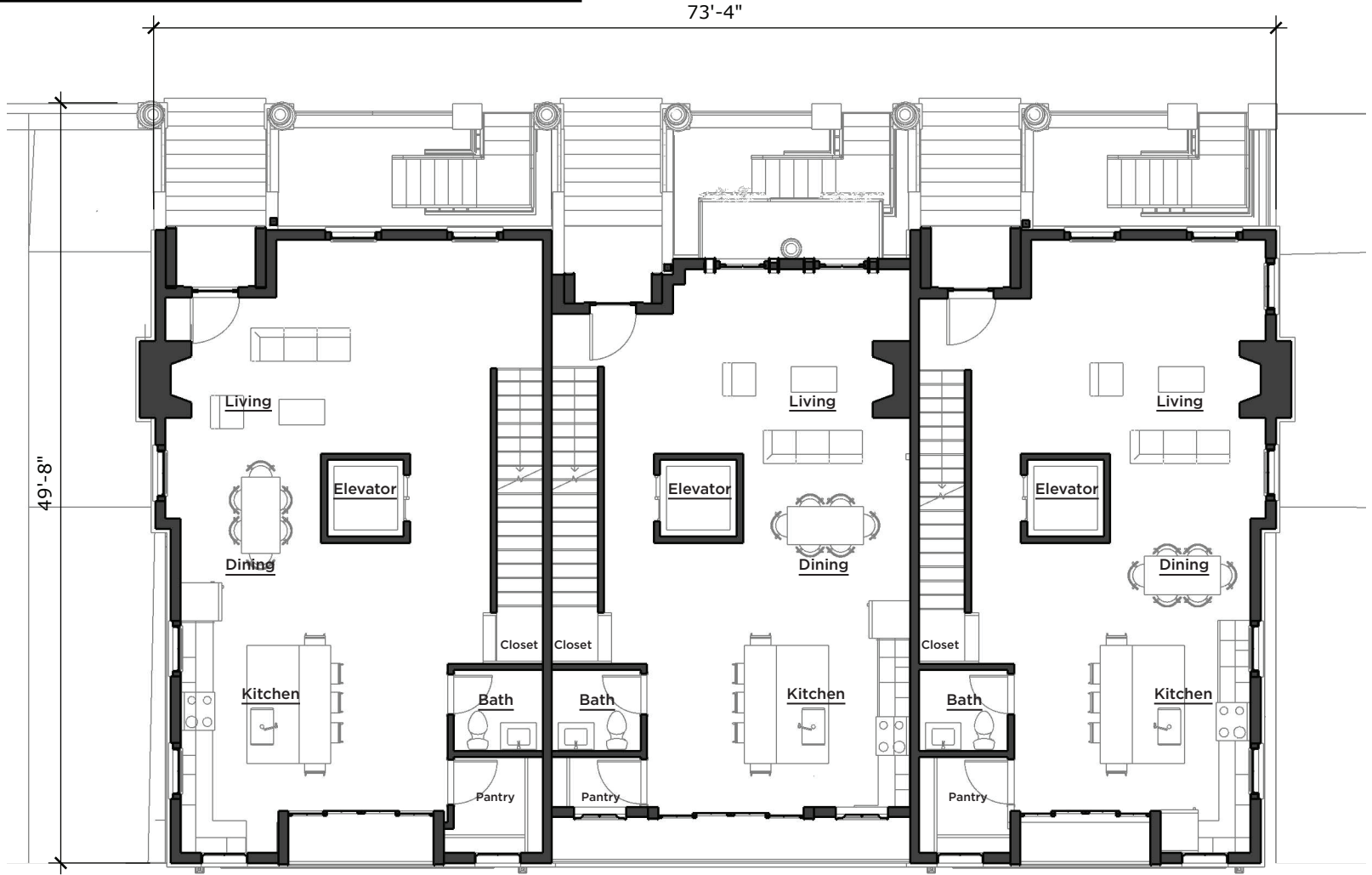
1 LOWER LEVEL PLAN
Scale: 3/32" = 1'-0"

Townhomes - First Floor

3 bed | 2.5 Bath | 2 Car Garage

Basement:
First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**

Total Living Area: **3,609 sq. ft.**



2 LEVEL 1 PLAN
Scale: 3/32" = 1'-0"

Townhomes - Second Floor

3 bed | 2.5 Bath | 2 Car Garage

Basement:
First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**

Total Living Area: **3,609 sq. ft.**



3 LEVEL 2 PLAN
Scale: 3/32" = 1'-0"



“ People will forget what you said,
people will forget what you did,
but people will never forget
how you made them feel. ”

— Maya Angelou

