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

City of Franklin

Meeting Agenda

Design Review Committee

Monday, April 15, 2024 | **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

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

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

APPLICATIONS

1. Discussion of Window Replacement at 137 4th Ave. N.; Laura DiPasquale, Applicant.

2. Discussion of Front Yard Fencing At 725 W. Main St. (The Arlington); Bernie Butler, Applicant.

3. Discussion of Alterations (Awning) AT 400 Main St. Suite 130 (Franklin Visitor's Center); Nicole Sluser, Applicant.

4. Discussion of Alterations (Front Stoop) At 334 Main St.; Amanda McCreary, Applicant.

5. Discussion of Alterations (Side Door Replacement) At 113 2nd Ave. S. (St. Phillip Church); Kimberlie Leisinger, Applicant.

6. Discussion of Roofing Materials at 600 Boyd Mill Ave. (Historic Magnolia Hall); Doug Julian, Applicant.

7. Discussion of Materials (Windows) At 345 4th Ave. S.; Noel Jones, Applicant.

8. Discussion of Recommendation Request to Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) at 94-98 E. Main St.; Mark Kozevski, Applicant.

9. Discussion of Minor Alterations At 1835 William Campbell Ct. (Lot 2); Jennifer Lombard, Applicant.

10. Discussion of New Construction (Accessory Structure) At 316 Bridge St.; Eric Smith, Applicant.

11. Discussion of Alterations At 239 Franklin Rd. (Hayes House Barn); Shahad Abdulrahman, 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.

Contract - Detailed

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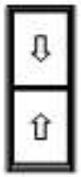
Phone: **Fax:**

Sales Rep Name: Coffman, Brittany
Sales Rep Phone: 615-207-0872
Sales Rep Fax:
Sales Rep E-Mail: bcoffman@pelladirect.com

Customer Information	Project/Delivery Address	Order Information
4th Ave Church of Christ Prayer House 137 4th Ave N Franklin, TN 37064-2601 **Primary Phone:** (615) 9699419 **Mobile Phone:** **Fax Number:** **E-Mail:** laura@fourthavenue.church **Great Plains #:** 1007778500 **Customer Number:** 1011529481 **Customer Account:** 1007778500	**4th Ave Church of Christ Prayer House - 137 4th Av** 137 4th Ave N **Lot #** Franklin, TN 37064 **County:**	**Quote Name:** 4th Ave Church of Christ Prayer House - Clad **Order Number:** 770 **Quote Number:** **18017303** **Order Type:** Installed Sales **Payment Terms:** **Tax Code:** WMEINSTALL **Quoted Date:** 4/3/2024

Line #	Location:	Attributes	Qty
10	Lobby/Bath	**Pella® Reserve, , Traditional Double Hung, White**	3

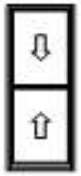


Viewed From Exterior

PK #
2163

1: SizeNon-Standard Size Double Hung, Equal
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, STC 28, OITC 24, Clear Opening Width 28.375, Clear Opening Height 38.687, Clear Opening Area 7.623219, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Line #	Location:	Attributes	Qty
15	Piano room/storage	**Pella® Reserve, , Traditional Double Hung, White**	3



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Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, STC 28, OITC 24, Clear Opening Width 28.375, Clear Opening Height 38.687, Clear Opening Area 7.623219, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Line #	Location:	Attributes	Qty
20	Front LR	**Pella® Reserve, , Traditional Sash Set, Fixed, White**	1

Viewed From Exterior

PK #
2163

1: SizeNon-Standard Size Fixed Sash Set
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-1-59311-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11
Grille: No Grille,

Line #	Location:	Attributes	Qty
25	Front LR	**Pella® Reserve, , Traditional Sash Set, Fixed, White**	1

Viewed From Exterior

PK #
2163

1: SizeNon-Standard Size Fixed Sash Set
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-1-59311-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 11, STC 28, OITC 24
Grille: No Grille,

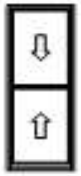
Line #	Location:	Attributes	Qty
30	Front LR	**Pella® Reserve, , Traditional Sash Set, Fixed, White**	1

Viewed From Exterior

PK #
2163

1: SizeNon-Standard Size Fixed Sash Set
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.30, VLT 0.57, CPD PEL-N-1-59311-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11
Grille: No Grille,

Line #	Location:	Attributes	Qty
35	front LR	**Pella® Reserve, , Traditional Double Hung, White**	1



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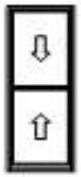
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, STC 28, OITC 24, Clear Opening Width 28.375, Clear Opening Height 38.687, Clear Opening Area 7.623219, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Line #	Location:	Attributes	Qty
40	DR	**Pella® Reserve, , Traditional Double Hung, White**	2



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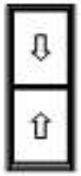
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, STC 28, OITC 24, Clear Opening Width 28.375, Clear Opening Height 38.687, Clear Opening Area 7.623219, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Line #	Location:	Attributes	Qty
45	Kitchen/pantry	**Pella® Reserve, , Traditional Double Hung, White**	2



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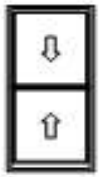
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, STC 28, OITC 24, Clear Opening Width 28.375, Clear Opening Height 38.687, Clear Opening Area 7.623219, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Line #	Location:	Attributes	Qty
50	Kitchen sink	**Pella® Reserve, , Traditional Double Hung, White**	1



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General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
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Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Half Screen, Standard EnduraClad, White, Premium, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, STC 28, OITC 24, Clear Opening Width 28.625, Clear Opening Height 29.062, Clear Opening Area 5.777081, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Line #	Location:	Attributes	Qty
55	None Assigned	**02-04-36 - Retail Installation of Windows and/or Doors**	1

Line #	Location:	Attributes	Qty
65	None Assigned	**24" wide Aluminum Coil, Length: 600, White**	5

1: Accessory

PK # 2163

General Information: 24" wide Aluminum Coil

Exterior Color / Finish: Painted, Standard Enduraclad, White

Viewed From Exterior

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product

for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

Terms and conditions of sale:

If Customer is purchasing Pella goods, but not having Seller do the installation, it is the responsibility of the Customer to provide exact sizes to build the products (not rough opening). Neither Pella, nor seller, will refund money or exchange products based on provided sizes being incorrect. Customer's initials:_____

Customer agrees that Pella, Seller, and Seller's installers are not responsible for wood rot or insect damage found during installation work, either latent or visible. Any such damage is Customer's responsibility. Pella and Seller cannot be responsible for out of square or out of plumb walls in existing homes. Seller will make every effort to install new window and door units as close to square, plumb, and level that wall conditions allow. In the unlikely event that problems arise with Pella Products, Pella and Seller reserves the right to service and/or repair products before replacing them. While Pella offers a wide range of colors, color selection is the Customer's responsibility. As such, Pella and Seller will not provide refunds or exchanges if the Customer is not happy with the Customer's selection. Some minor variation in actual color, as compared to samples, is normal and to be expected. Customer's initials:_____

For all homes built prior to 1978, regulations require that all openings are tested inside and outside for lead paint; or otherwise assume that lead paint is present. Seller will perform this test if Seller is contracted to perform the installation. It is necessary to cut into the painted surface to perform this test. This process causes staining in the area being tested. Seller is not responsible to repair the cut or stain resulting from the required test procedure. If Seller is installing and lead paint is found, the work site must conform to government regulations pertaining to proper isolation, handling, and cleaning of the contaminated area. Customer states that home was built in; _____ Customer's initials: _____

With specific regard to stucco, E.I.F.S., tile, wallpaper, plaster, and other structural and decorative materials, Seller and its installers will make every effort to ensure that care is taken to minimize damage due to removal and installation work; however it is possible that these items may be damaged. Customer will be responsible for the repair of these items. Seller is not responsible for damages to Pella products or other products caused by moisture problems in stucco or E.I.F.S. homes. Customer's initials:_____

Customer understands that when replacing existing windows and/or doors, the visible glass may decrease from the original windows and/or doors. Customer's initials:
_____

Seller cannot guarantee that existing window or door treatments, such as, but not limited to, blinds, shutters, shades, storm doors, and storm windows; will fit the new windows or doors. Removal & reinstallation of interior treatments such as blinds, shades, drapes, valences, and shutters are the Customer's responsibility. During the replacement of window and door units, the trim may not fit back in exactly the same location. There may be visible lines around paint, caulk, wallpaper, tile, etc., that require work. This work is the responsibility of the Customer. Seller is not a licensed security company and therefore cannot reattach security system hardware or guarantee that existing security system will work with Pella products. Customer's initials:_____.

Customer understands that Seller is not a professional window cleaning company. Seller's installers will clean the windows to the best of their ability. Customer understands that additional cleaning by Customer may be needed after installation. Customer's initials:_____.

Customer hereby authorizes Pella and Seller and their affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to the Customer and the project, including products purchased under this Contract. Customer, Pella, and Seller agree Customer is not entitled to compensation for such use, reproduction or publication. Customer understands Pella and Seller may use this material in any way including without limitation in promotional materials, newsletters, on websites, etc.

Seller agrees to unload product from tailgate to an easily accessible location (e.g. garage) unless otherwise specified herein. Seller will make every effort to meet customer's delivery and installation needs but will not be liable for claims resulting from delays. Customer agrees to inspect goods immediately upon delivery/installation and give written notice within five days of delivery/installation specifying any and all defects and discrepancies. Failure to give notice shall constitute final and irrevocable acceptance of the Pella goods. Pella goods are covered by the "Pella Warranty". A copy of the warranty or detailed information can be obtained at pella.com. No other warranties, expressed or implied, including warranties of merchantability are made. Customer agrees to pay for items delivered, as set forth herein. Customer agrees to pay interest of 1.5% per month (A.P.R. of 18%) on any past due balances.

Customer grants Seller a security interest in goods herein described to secure payment of the contract price and agrees to pay any collection costs and attorney fees required to collect the balance due. This document constitutes the entire contract between Seller and the Customer. Customer warrants that Customer is not relying on any additional or different oral representations or any other person in making this Contract. THESE PELLA PRODUCTS WILL BE MANUFACTURED FOR THE CUSTOMER. After 3 days, cancellation of this Contract by the Customer will result in forfeiture of the deposit to cover the cost incurred.

Lead times given at the point of sale are an estimated timeframe and are subject to change for numerous reasons that are out of Seller's control. Approximate installation date (subject to change):_____

Seller shall notify Customer of the installation date approximately one week before installation of the Pella Goods (Notification of Installation Date).

Unless Customer is financing the purchase through _____, Customer agrees to pay 50% of the contract price at the time of signing Contract and balance of the contract price upon Notification of Installation Date. All payments must be made before installation is commenced. If Customer is financing the purchase price through _____, payments shall be made pursuant to the terms of the financing.

Signature constitutes acceptance of this proposal and results in a binding contract, subject to job site verification. If this Contract is made at a location other than the place of business of the Seller's Sales Office, the Customer may cancel this transaction any time prior to midnight of the third business day after the date of this transaction. See terms and conditions of sale for further contract information.

Window & Patio Door Attributes			
Exterior Color		**Interior Color**	
Glass		**Hardware**	
Screen		**Grilles**	
Cellular Shade/Slimshade			
Exceptions to the above attributes:			

Entry Door Attributes			
Panel Style		**Glass Type**	
Panel Material		**Panel Grain**	

Exterior Panel Color		**Interior Panel Color**	
Exterior Frame Color		**Interior Frame Color**	
Handle Set Style & Finish		**Sill Finish**	
Exceptions to the above attributes:			

Reviewed, understand, and agree to all attributes above? **Yes**_____

Signature: _____ Date: _____

Work Outside of Normal Scope:

_____

_____

_____

_____

_____

_____

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Customer Signature

Date

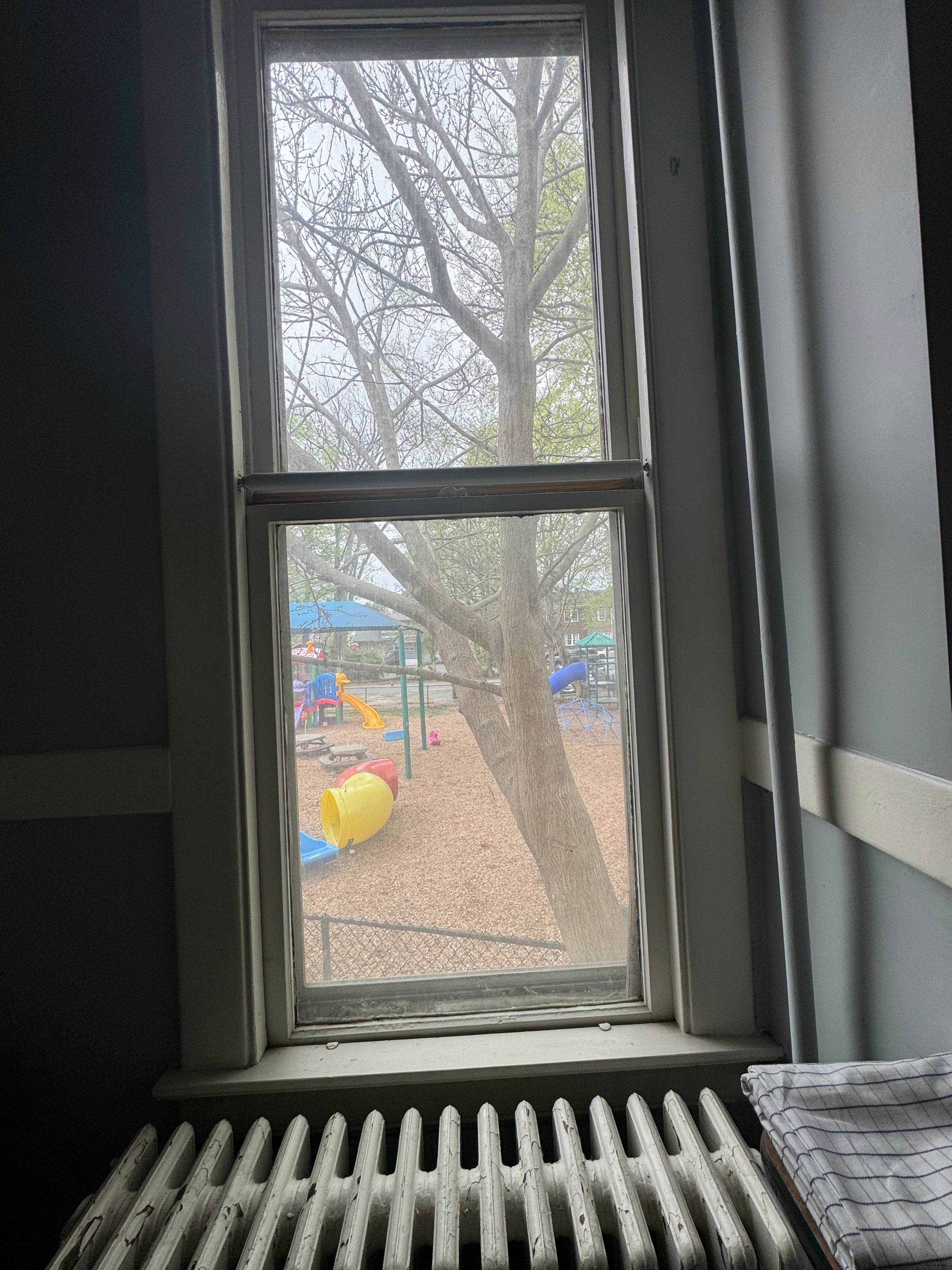
Credit Card Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

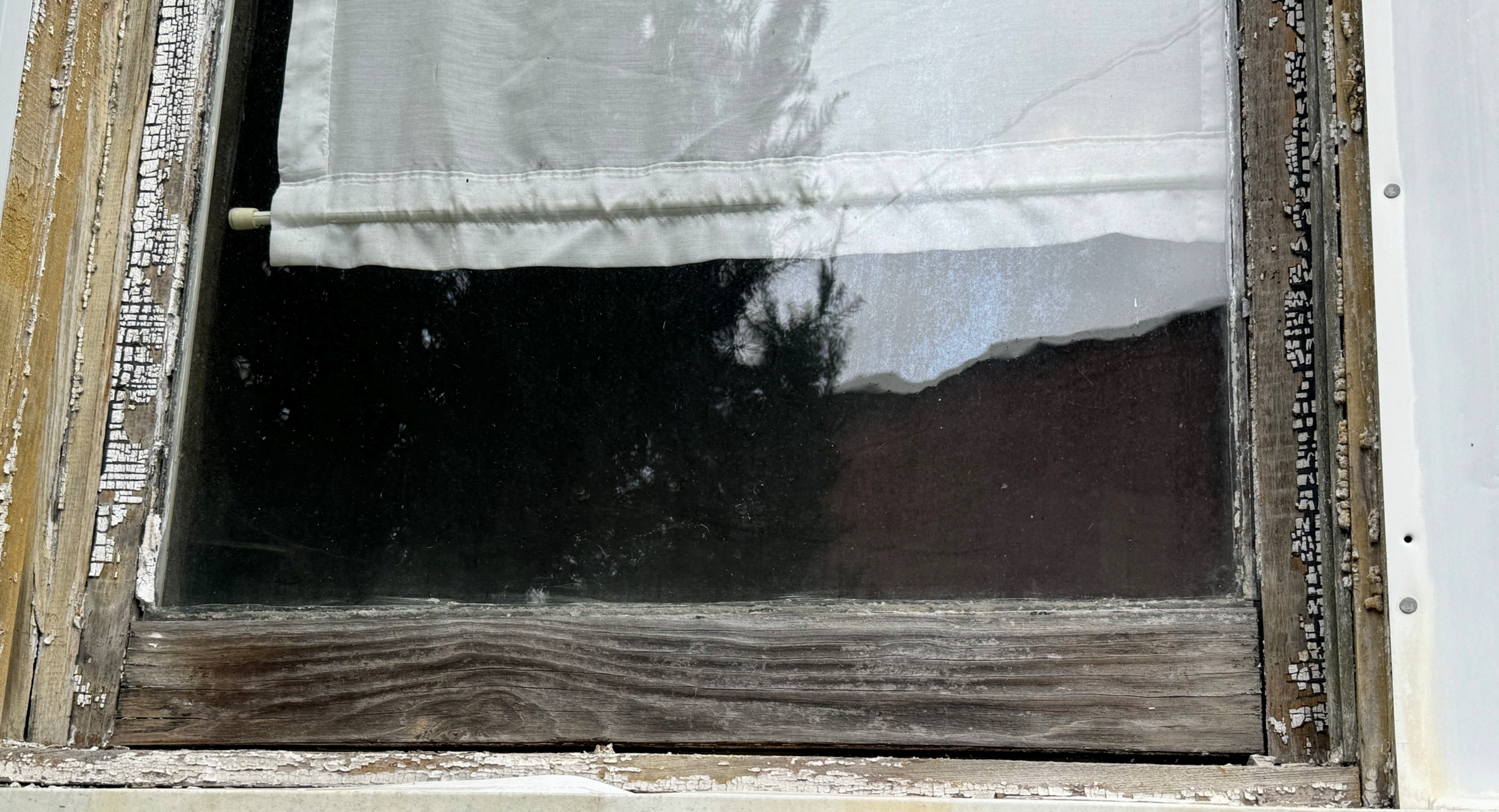
Date

Order Totals	
Taxable Subtotal	$16,880.92
Sales Tax @ 0%	$0.00
Non-taxable Subtotal	$4,350.00
Total	$21,230.92
Deposit Received	
Amount Due	**$21,230.92**



NO PARKING

NO PARKING



LIVE
FINANCED BY
FIRST CITIZENS
NATIONAL BANK
Chris Wilson
615-550-2220
The Arlington
725 West Main

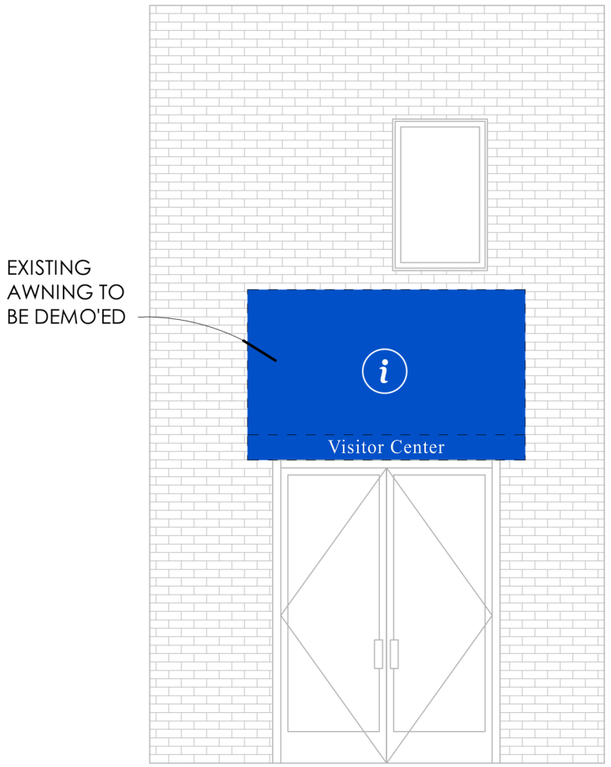
FINANCED BY
FIRST CITIZENS NATIONAL BANK
Chris Wilson
615-550-2220
FirstCNB.com
One Level Luxury Living
The Arlington
725 West Main

FINANCED BY
FIRST CITIZENS
NATIONAL BANK
Chris Wilson
615-550-2220
FirstCNB.com
One Level Luxury Living
615-419-6923
The Arlington
725 West Main

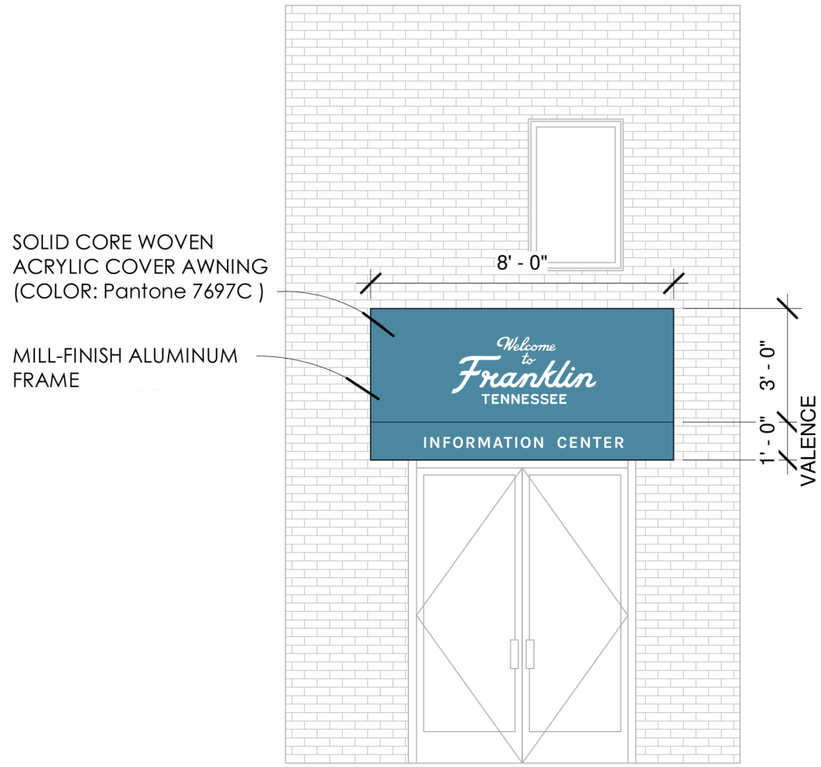
FRONT ELEVATION - AWNING

VISIT FRANKLIN AWNING UPDATE

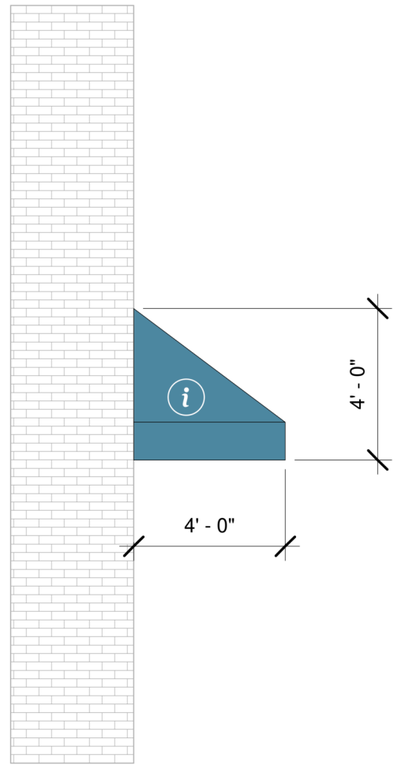
400 MAIN ST. SUITE 130
FRANKLIN, TN 37064



FRONT ELEVATION - EXIST. AWNING



FRONT ELEVATION - NEW AWNING



SIDE ELEVATION

DRC SUBMITTAL 906 04/08/24

CURRENT CONDITIONS AND PROPOSED AWNING

VISIT FRANKLIN AWNING UPDATE

400 MAIN ST. SUITE 130
FRANKLIN, TN 37064

PROPOSED NEW AWNING DESIGN

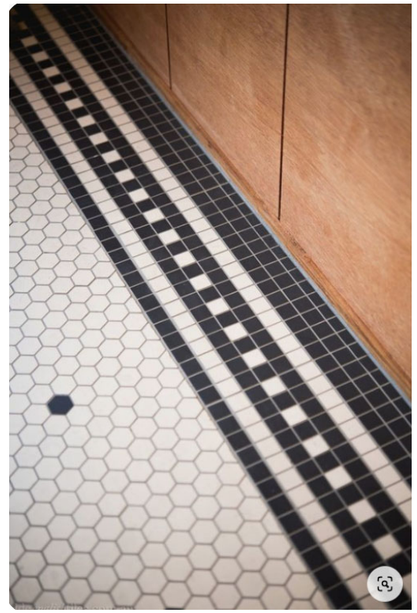
EXISTING CONDITIONS: AWNING TO BE DEMOLISHED

DRC SUBMITTAL 906 04/08/24

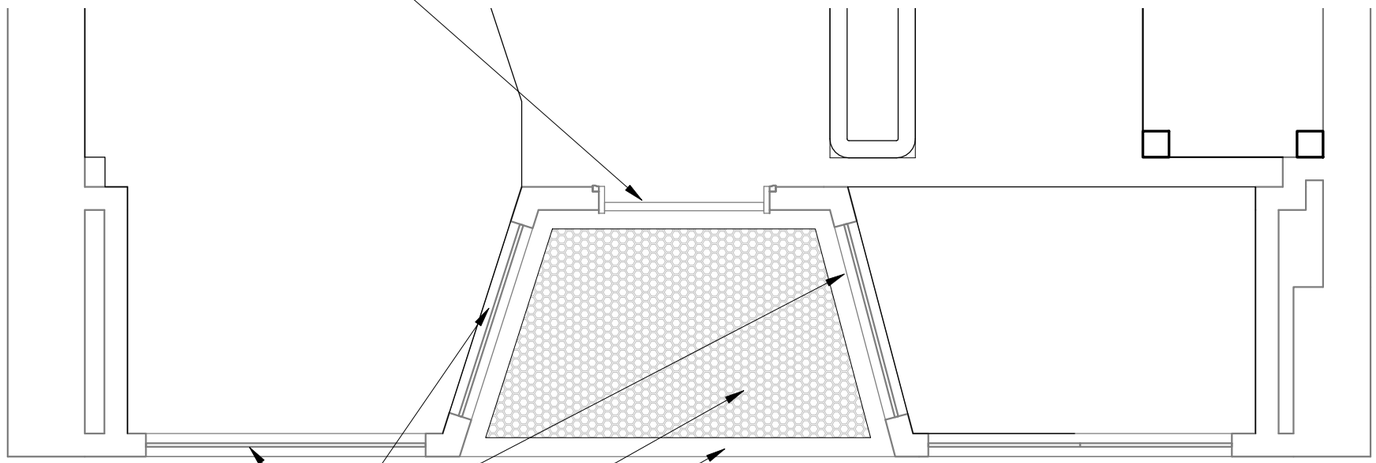
The Grilled Cheeserie
MELTS N' SHAKES
&
3·3·4
FDC

3·3·4

LFD MEDALLION



EXISTING ENTRY
DOOR TO REMAIN



EXISTING
STOREFRONT TO
REMAIN

TILE MOSAIC
ENTRY

TILE BORDER

N

1 PROPOSED TILE ENTRY
3/8" = 1'-0"

ENTRY TEXT TO READ:

WELCOME
EST. 2016

OR

WELCOME
ESTABLISHED 2016

(CAPITALIZATION TBD)

CHISEL workshop

334 MAIN STREET, FRANKLIN TN 37064

SK02

ENTRY // PROPOSED TILE

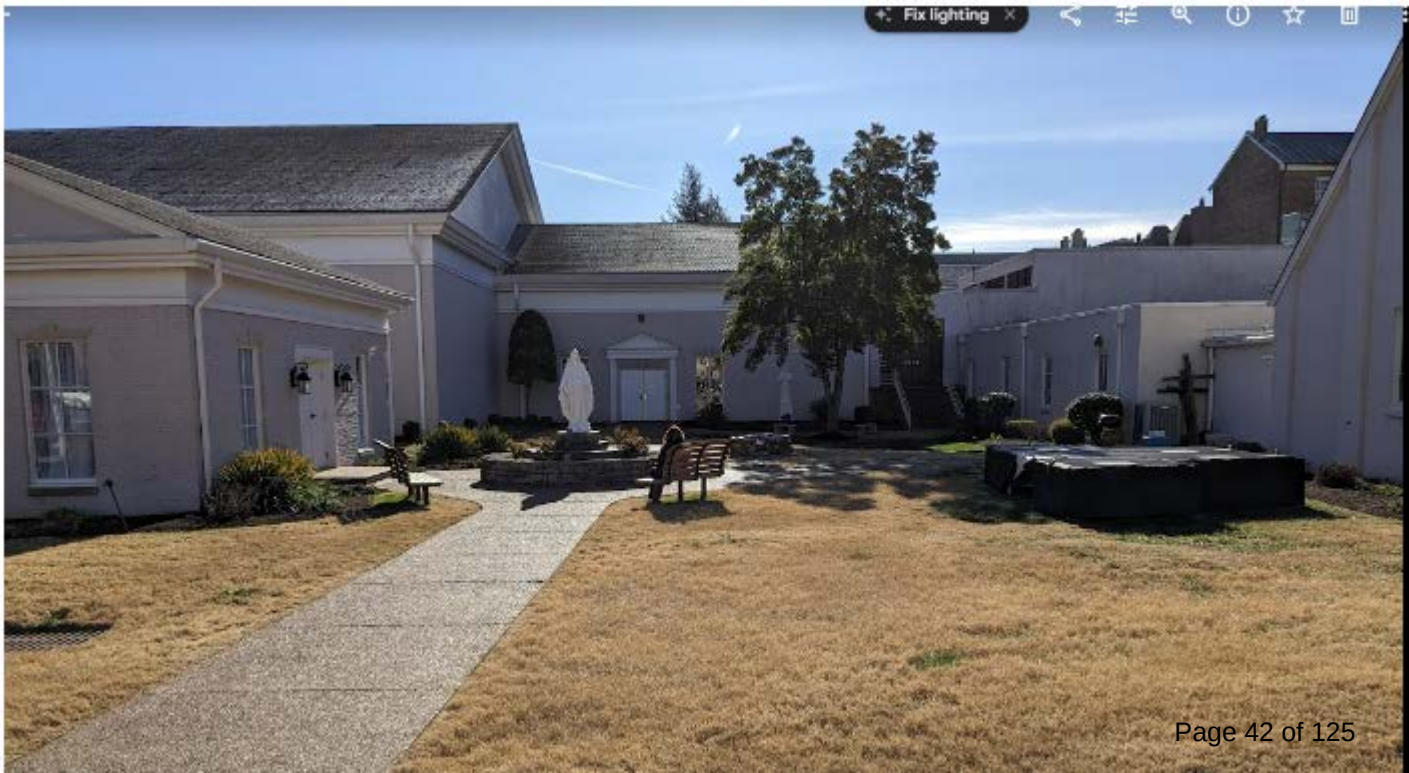
SCALE: 3/8" = 1'-0"

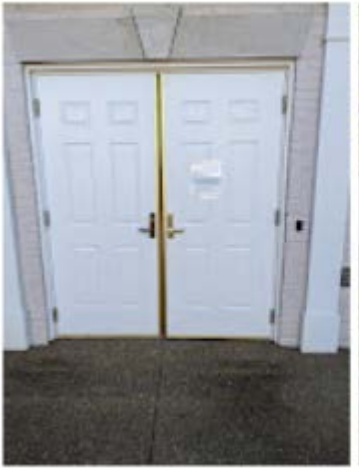
2024.04.08

434 MAIN STREET

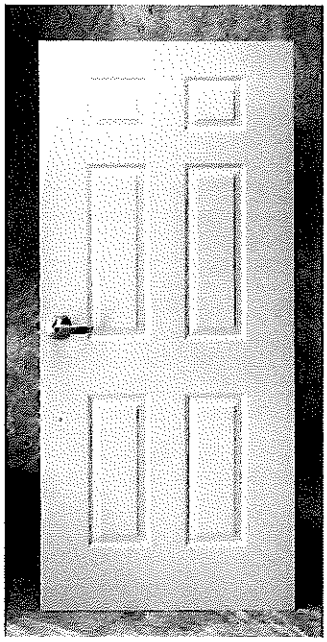
436 MAIN STREET

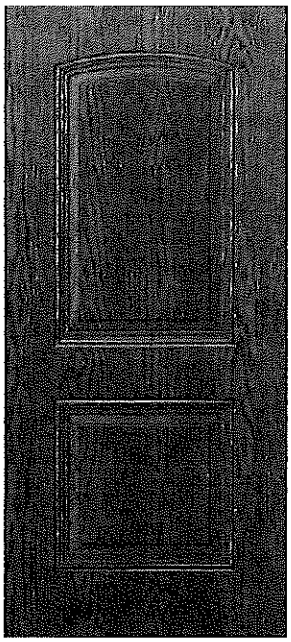
WALTONS @ 410 MAIN STREET


Fix lighting



CE Series





About the product

The CE, HD2, and HD2A Series embossed panel doors are designed to meet the architectural requirements for embossed panel doors. The door construction combines the features and benefits of polystyrene core laminated construction. Refer Architectural section for specifications and the selection and usage guide of the appropriate door constructions.

This premium door construction combines the strength and dimensional stability of steel with the structural integrity of the laminate core. The continuous bonding of core to steel face sheets provides an attractive, flat door, free of face welding marks.

To meet application, specification and performance requirements, the CE Series embossed panel doors offers a wide range of specifiable options including sizes, glass light designs and hardware (mechanical, pneumatic, electrical) preparations.

CE Series doors are 1 ¾" (45 mm) thick.

Installation

1. Installation shall conform to the published Steelcraft installation instructions, ANSI A250.11-2012 *Recommended Erection Instructions for Steel Frames and HMMA 840.*
2. Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The *Authority Having Jurisdiction* is the final authority on issues related to the installation and use of installed Fire Rated Doors.

Features and benefits

Steelcraft's CE Series embossed panel doors offer the following standard unique features, which enhance long term performance and durability:

1. **A-40 Galvannealed steel** face sheets
2. **Polystyrene Core** provides enhanced thermal performance
3. **Full Height, Epoxy Filled Mechanical Interlock Edges** provide structural support and stability the full height of the door edges. Available edge options:
   - **Visible Edge Seam (standard):** full height, epoxy filled mechanical interlocked edges
   - **Filled Edge Seam (optional add to standard):** seam filled with structural adhesive and dressed smooth. Includes tack welds above and below edge cutouts for hinges, locks, etc.
4. **Universal Hinge Preparations** (patented) allow for easy field conversion from standard weight .134" (3.3 mm) hinges to heavy weight .180" (4.7 mm) hinges.
5. **14 Gauge [0.067" (1.7 mm)] Inverted Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.
6. **Beveled Hinge and Lock Edges** allow for tighter installation tolerances, ensure easier operation and eliminate binding and sticking.
7. **Recessed Dezigner™ Glass Trim** provides a clean, neat and flush finish with the door surface.
8. **Factory Applied Baked-On Rust Inhibiting Primer** paint in accordance with ANSI A250.10-2011.

Specification compliance

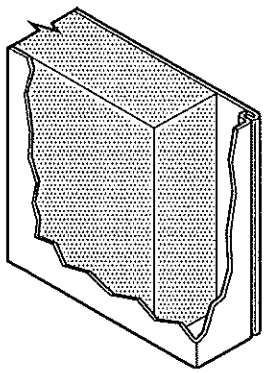
1. Door construction for Steelcraft CE Series embossed panel doors meets the requirements of ANSI A250.8-2017.
2. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115 unless otherwise stated.
3. Door construction for the CE Series embossed panel doors meets ANSI A117.1-1998 (ADA) requirements for minimum 10" (254 mm) bottom rail height measured from the floor.

Fire ratings

CE Series embossed panel doors meet the broadest fire rating requirements. They are listed for installations requiring compliance to both neutral pressure testing (ASTM E152 and UL-10B) and positive pressure standards (UL-10C).

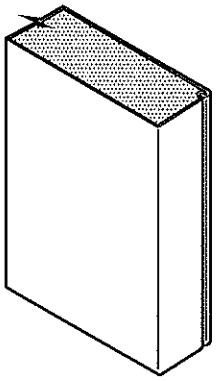
Laminated core

Standard CE Series Core



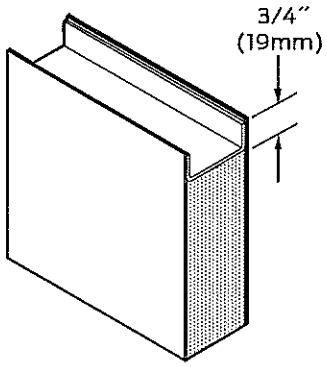
- 1 pound (453.6g) per ft^3 density polystyrene slab
- Laminated to both face sheets with contact adhesive
- Assembled door is run through high pressure pinch rollers, achieving ultimate bond

Standard Premium Edge Construction



- Beveled hinge & lock edges
- Full height mechanical interlock with epoxy adhesive
- Visible edge seam standard
- Seamless edge optional

Standard Rigid 14 Gauge End Channel Construction



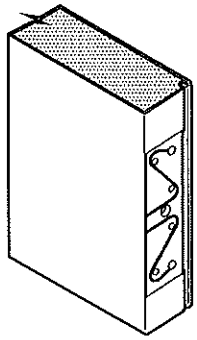
- 14 gauge inverted galvannealed top & bottom channels
- Projection welded to both face sheets
- For optional caps, see ""Weather seals" on page 150.

Door application and usage

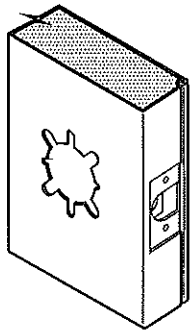
Series	Steel Thickness	Opening	Usage Frequency
CE20	20 Ga (0.8 mm)	Interior or Exterior - Galvannealed Steel	Standard Duty Light Commercial applications with minimal use and abuse
CE18, HD18, HD2A18	18 Ga (1.0 mm)		Heavy Duty Heavy Commercial & Institutional applications with high use
CE16, HD16, HD2A16	16 Ga (1.3 mm)		Extra Heavy Duty Extra Heavy Commercial applications with potential of very high use

Standard hardware preparations

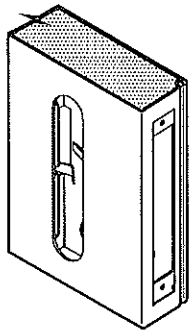
Typical hardware applications shown. Refer to "Hardware" section for more details.



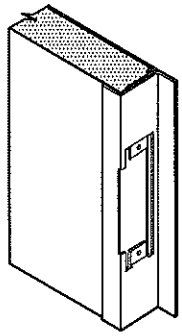
Universal Mortise Hinge Prep
7 Gauge Universal hinge reinforcement



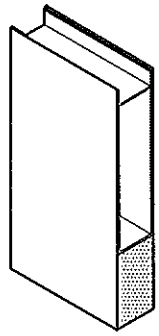
61L Lock



86 Lock



Inactive Leaf ASA Strike Prep with Astragal attached



Optional 14 Gauge Closer Reinforcement

Standard: mortised and reinforced for

- Patented Universal hinge preparations allow for easy field conversion from standard 4 ½" x .134" standard weight hinges to 4 ½" (114 mm) x .180" heavy weight hinges. Optional hinge preparation for 5" x .146" standard weight hinges or for 5" (127 mm) x .190" heavy weight hinges is also available.
- The cylindrical 161, 61L and mortise 86 lock preps are the most commonly used active leaf preparations. The 4 7/8 (124 mm) strike prep is the most commonly used inactive leaf preparation
- Optional reinforcements for surface Closers are available.
- Special hardware applications are available.

Door Sizes and ANSI A250.8 Conversions

Steelcraft product selection for CE Series doors has been matched to ANSI/ISD Level and Model designations.

- In accordance with ANSI A250.8-2017, core material is not specific to the level or model designations. Core material selection is specified based on preference and application.
- Recommended minimum frame gauge also applies to the frequency of operation of the opening.

Series	ANSI A250.8			Edge Construction	Edge Maximum Sizes			
					6 Panel Door Design		8 Panel Door Design	
	Level	Model	Description		Single	Pair	Single	Pair
Level 1: Light Commercial								
CE20	1	1	Full Flush	Visible	3'0" x 8'0" 914 mm x 2438 mm	6'0" x 8'0" 1829 mm x 2438 mm	3'0" x 7'0" 914 mm x 2134 mm	6'0" x 7'0" 1829 mm x 2134 mm
CE20		2	Seamless	Filled				
Level 2: Heavy Duty Commercial & Institutional								
CE18	2	1	Full Flush	Visible	3'8" x 7'0" 1118 mm x 2134 mm	7'4" x 7'0" 2235 mm x 2134 mm	Not Available	Not Available
HD218		2	Seamless	Filled				
HD2A18								
Level 3: Extra Heavy Duty Commercial & Institutional								
CE16	3	1	Full Flush	Visible	3'0" x 8'0" 914 mm x 2438 mm	6'0" x 8'0" 1829 mm x 2438 mm	Not Available	Not Available
HD216		2	Seamless	Filled	3'8" x 7'0" 1118 mm x 2134 mm	7'4" x 7'0" 2235 mm x 2134 mm		
HD2A16								

Door edge construction

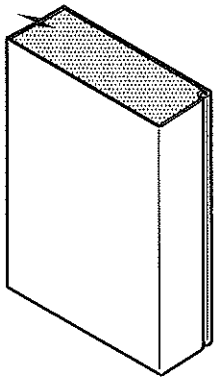
- Optional Edge Seams available in the CE Series doors:
  - **CF:** the mechanical edge seam is dressed smooth and finished prior to applying the factory primer.

Beveled Edge with Full Height Mechanical Interlock

Standard Visible Edge Seam

CE Series Visible Seam Features

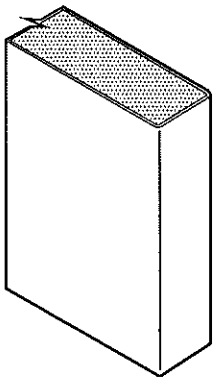
- Full height mechanical interlock
- Interlock filled with epoxy adhesive
- Visible edge seam



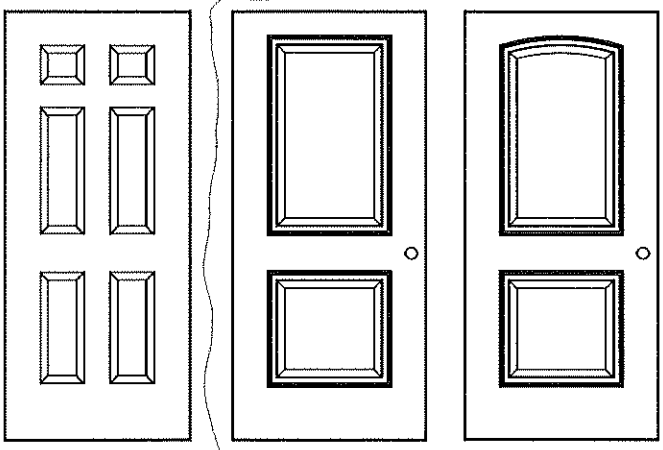
Optional Seamless Edge

CF Series Seam Filled Features

- Standard Visible Edge Seam is tack welded above and below edge cutouts as required for doors over 7'2" rated over 20 min.
- Edge Seam is then filled with structural adhesive and dressed smooth
- No visible edge seam



Embossed Pattern Designs



6 Panel HD2 HD2A

Notes:

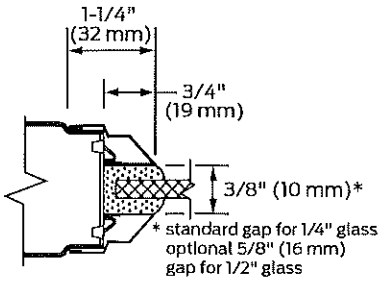
1. Standard door sizes are available.
2. Refer to pages 126 of this manual for all panel dimensions.
2. Availability of non standard door sizes is limited.

Glass light options

(Refer to the Lights and Louvers section for further details and options)

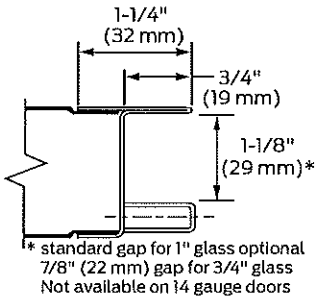
Dezigner® Trim

- Standard for ¼" Thick Glass
- Optional for ½" Thick Glass

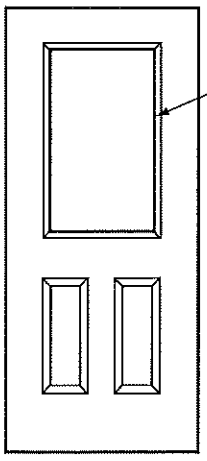


Flush Mounted Steel Trim

- For 1" Thick Glass



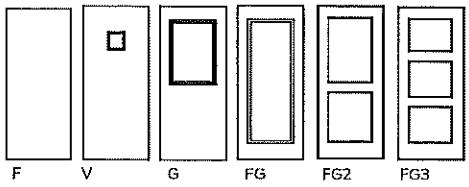
Divider Muntins are Not Available

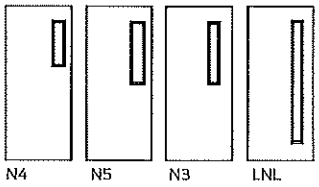


Note: Glazing type and thickness vary per job requirements.

Typical elevations

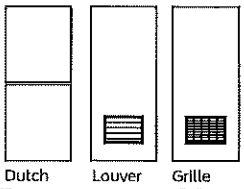
Flush panel and glass doors



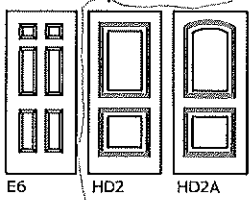


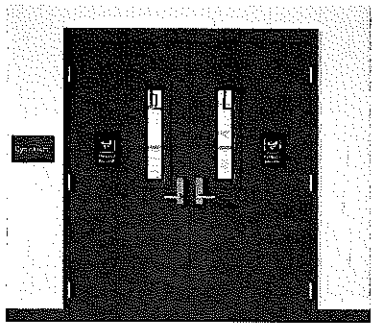
Dutch doors

Doors with louvers or grilles

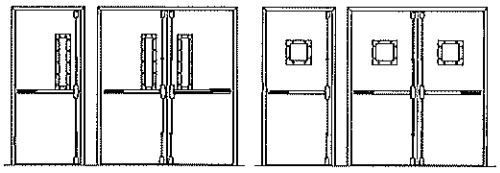


Embossed panel doors

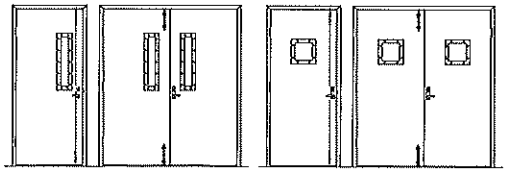




ADA Compliant PN(F) Narrow and PN(F) Vision Lights – WS98/9927, WS98/9957



PN(F) Narrow and PV(F) Vision Lights – LM 9300



Flush doors

Flush doors are defined as having no seams on the face, with seams permitted on the edges. Doors are available in commercial-quality carbon steel or A-60 galvannealed steel, G-90 galvanized steel and stainless steel (Type 304 and 316).

L Series

The L Series door has a honeycomb core, beveled hinge, and lock edge with a visible seam on both edges. Optional cores are polystyrene or polyurethane. L Series doors are available in 14-, 16-, 18- and 20-gauge steel.

B Series

The B Series door has a steel-stiffened core with visible seams on the hinge and lock edges. 20-gauge vertical steel stiffeners are welded to the inside of one face sheet and bonded to the opposite face. Void areas between the stiffeners are filled with fiber bat insulation. B Series doors are available in 14-, 16- and 18-gauge steel.

T Series

The T Series doors are designed to meet the requirements for temperature rise fire-rated applications. These doors include the same construction features of the L Series doors, yet include a mineral board core for a 250° or 450° temperature rise rating. T Series doors are available in 14-, 16-, 18- and 20-gauge steel.

CE Series

CE Series are decorative doors featuring deeply embossed panels on both sides, creating the appearance of hand-carved doors. The door includes all construction features of the L Series door and is available with a variety of glass sizes. These doors are available in 16-, 18- and 20-gauge steel.

H Series

H Series hurricane-rated doors offer the utmost in life safety solutions. Each door, frame and hardware configuration offered has been tested and certified as an assembly to meet stringent Florida Building Code, Miami Dade and Texas Department of Insurance standards. With this approach of assembly approval, Allegion offers the assurance of a turnkey solution that is certified as a whole, while also expediting project approval.

Paladin™ Series

The Paladin opening system is designed and tested to ICC 500 standards and FEMA 361/320 guidelines, and those established by the Red Cross to protect the general public from the extreme environmental effects of tornadoes. The severe storm opening system is designed for commercial and residential tornado storm shelters. Paladin options include patented factory installed ADA glass lights from Technical Glass Products (TGP).

Design options

GRAINTECH™

GRAINTECH™ doors are L,T, H or CE Series doors, produced using steel sheets that have been embossed to create a wood grain appearance. GRAINTECH™ doors are fabricated from stainable steel and available with an optional factory finish in six standard color stains, including a factory-applied clear coat with ultraviolet (UV) inhibitors. GRAINTECH™ gives you the look of wood with the durability and fire-rating of a steel door.

Specifications

Door thickness	1 3/4" (45mm)	
Standard heights L and B Series	6'8" (2032mm) 7'2" (2184mm) 9'0" (2743mm)	7'0" (2134mm) 8'0" (2438mm) 10'0" (3048mm)
Standard heights CE Series	6'8" (2032mm) 8'0" (2438mm)	7'0" (2134mm)
Standard widths L and B Series	Increments of 2" (50mm) from 1'6" (457mm) to 4'0" (1219mm) Custom dimensions available on request	
Standard widths CE Series	Increments of 2" (50mm) from 2'6" (762mm) to 3'8" (1118mm)	

Custom sizes per request.

SLATE BLACK
DaVinci
DaVinci Slate
MULTI-WIDTH

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

Franklin Historic Zoning Commission
Certificate of Appropriateness (COA)

Address:	**345 4th Ave. S. (Downtown Franklin Historic District)**
Applicant:	**C. Kevin Coffey**
Owner:	**Robert D. Ravener**
Project #:	**8233**
Type of Work:	**Consideration of Additions (Principal And Accessory)**
Status:	**Approved with Conditions (See "Approved Work Specifications" below)**
Approval Date:	**July 10, 2023**
Expiration Date:	**July 10, 2025** (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for a rear addition to the principal building for the residence located at 345 4th Avenue South, as well as an addition to the existing detached garage located to the left of the historic dwelling.

APPLICABLE DESIGN GUIDELINES

2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings; Additions to Historic Buildings
Chapter 5: Accessory Structures

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

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

Joseph Bryan, AICP
Principal Planner
City of Franklin Planning & Sustainability Department
615.550.6730 | www.franklintn.gov/planning

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

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

345 4th Ave S Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Kevin Coffey
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Robert D Ravener
Signature

345 4th Ave S
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

_____day of_____, 20_____.

_____
Notary Public

My Commission Expires: Oct 22, 2026

See attached Notary

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

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

State of California

County of Orange

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

(1) Robert D. Ravener

(and (2) _____).
Name(s) of Signer(s)

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

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

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

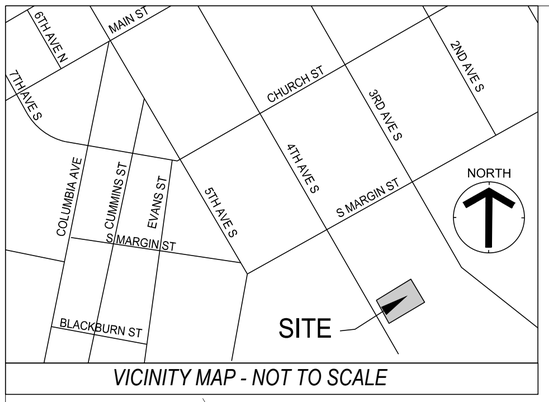
Description of Attached Document

Title or Type of Document: Affidavit

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

Signer(s) Other Than Named Above: _____

©2019 National Notary Association



VICINITY MAP - NOT TO SCALE

PROPERTY INFORMATION

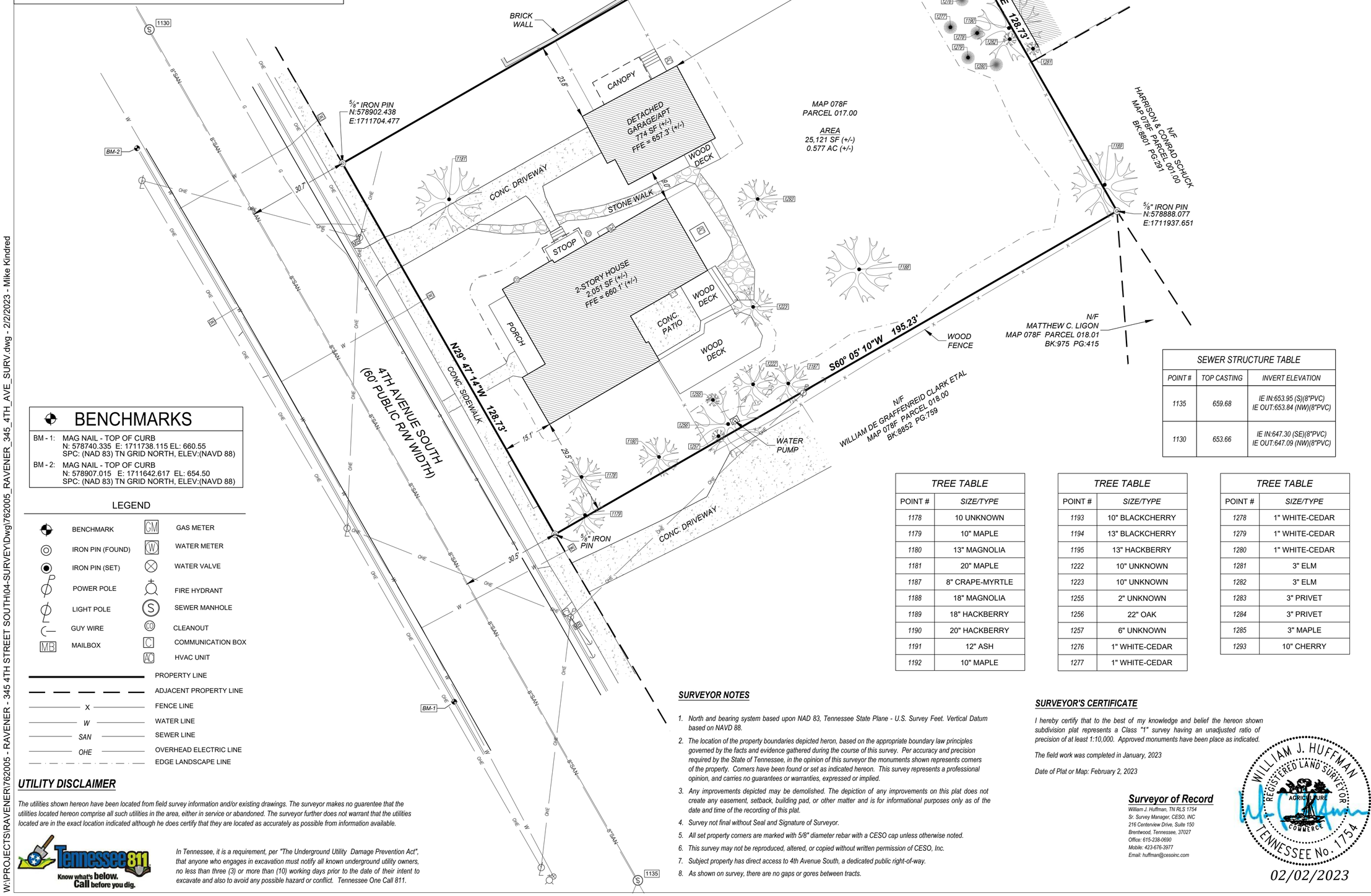
Tax Map 078F Parcel 017.00

Address: 345 4th Avenue South

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

Recorded Documents for Property:
DB: 8936 PG: 716

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



BENCHMARKS

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

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

LEGEND

- BENCHMARK
- IRON PIN (FOUND)
- IRON PIN (SET)
- POWER POLE
- LIGHT POLE
- GUY WIRE
- MAILBOX
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- CLEANOUT
- COMMUNICATION BOX
- HVAC UNIT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- WATER LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- EDGE LANDSCAPE LINE

UTILITY DISCLAIMER

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

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

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

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

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

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

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

SURVEYOR NOTES

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

SURVEYOR'S CERTIFICATE

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

The field work was completed in January, 2023

Date of Plat or Map: February 2, 2023

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

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE No. 1754
02/02/2023

CESO
WWW.CESOINC.COM

ROBERT D. RAVENER PROPERTY

GENERAL PROPERTY SURVEY

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

Revisions / Submissions

ID	Description	Date

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

Drawing Title:

GENERAL PROPERTY SURVEY

1 OF 1

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

Aerial With Additions

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

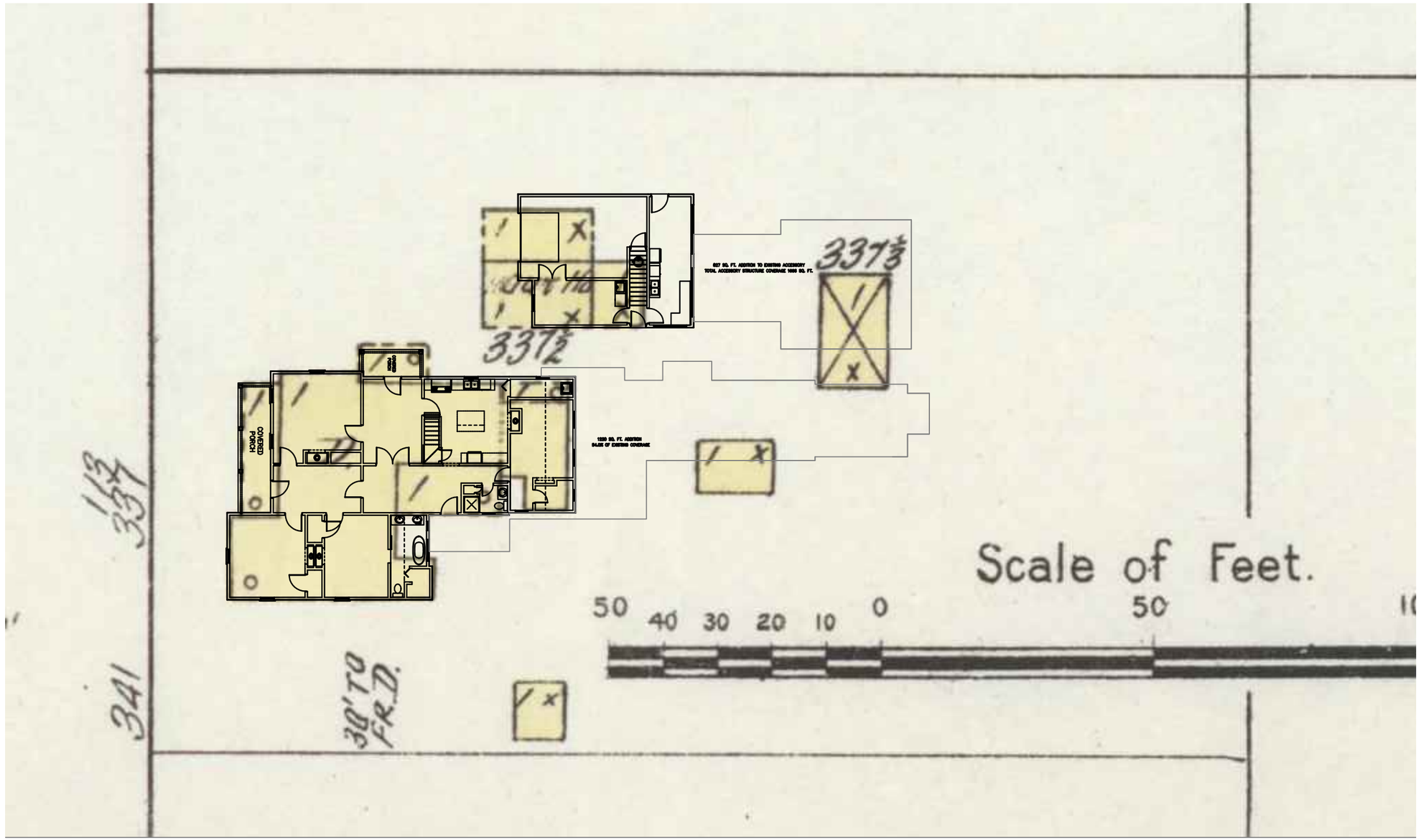
BOUNDARY With Additions

RAVENER RESIDENCE

345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

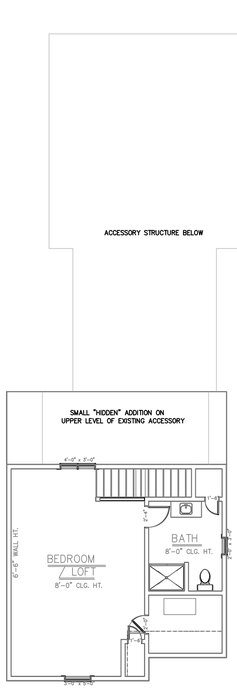
6.23.23



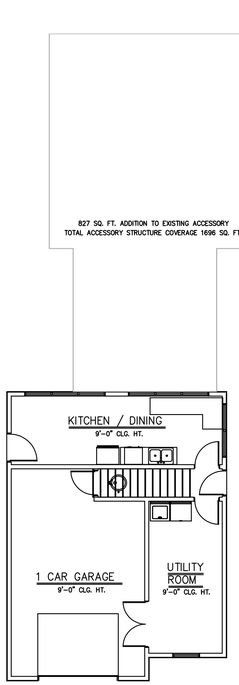
Floor Plan Compared to 1913 Sanborn Map

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

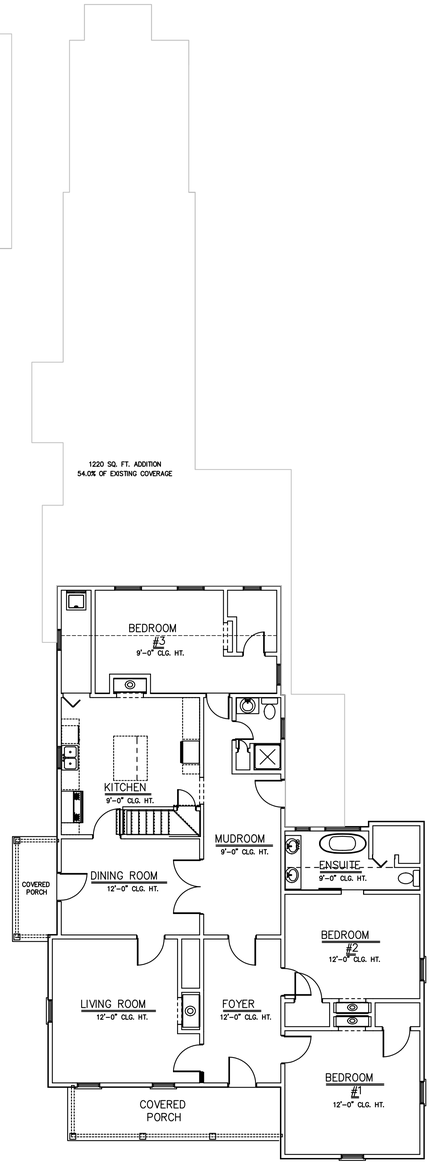
C Kevin Coffey
DWELLINGS | DESIGN
LLC



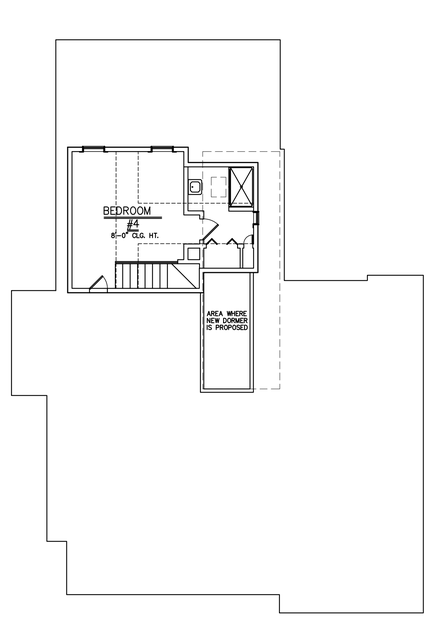
EXISTING CARRIAGE HOUSE UPPER LEVEL



EXISTING CARRIAGE HOUSE MAIN LEVEL



EXISTING HOUSE MAIN LEVEL



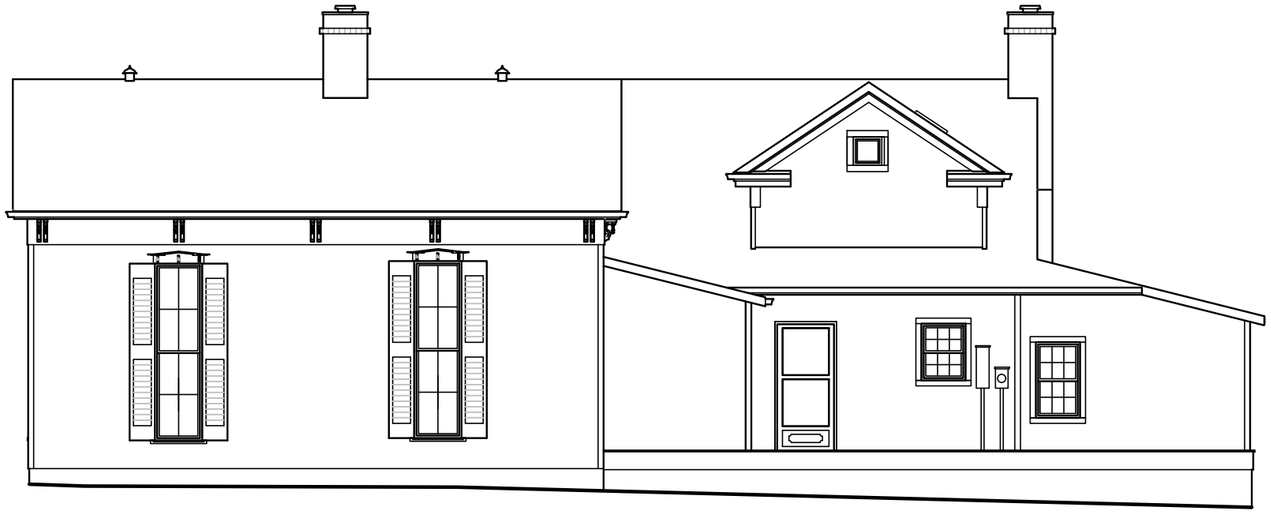
EXISTING HOUSE UPPER LEVEL

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

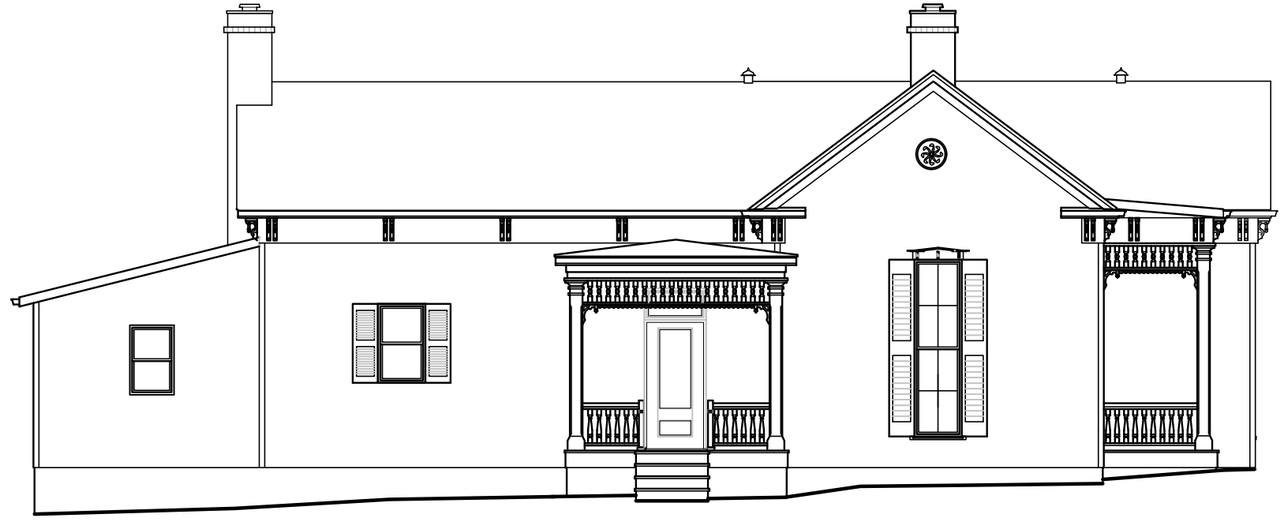
6.23.23

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION



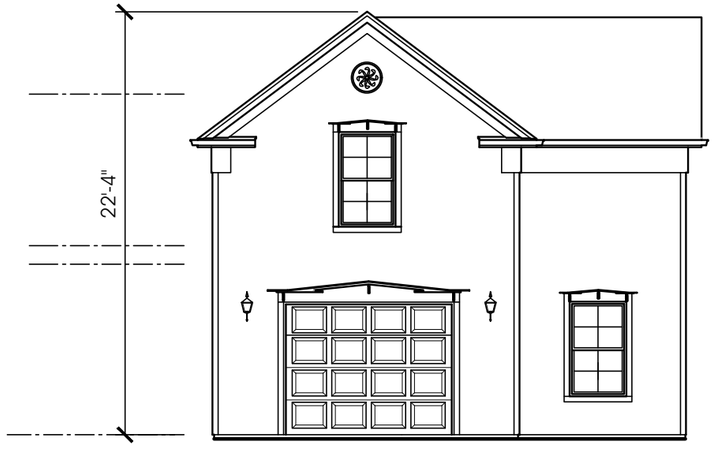
LEFT ELEVATION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE

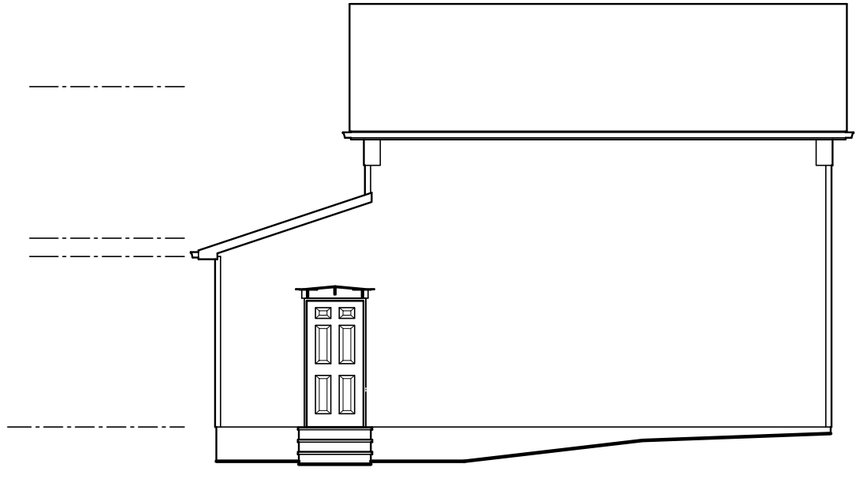
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



FRONT ELEVATION

RIGHT ELEVATION



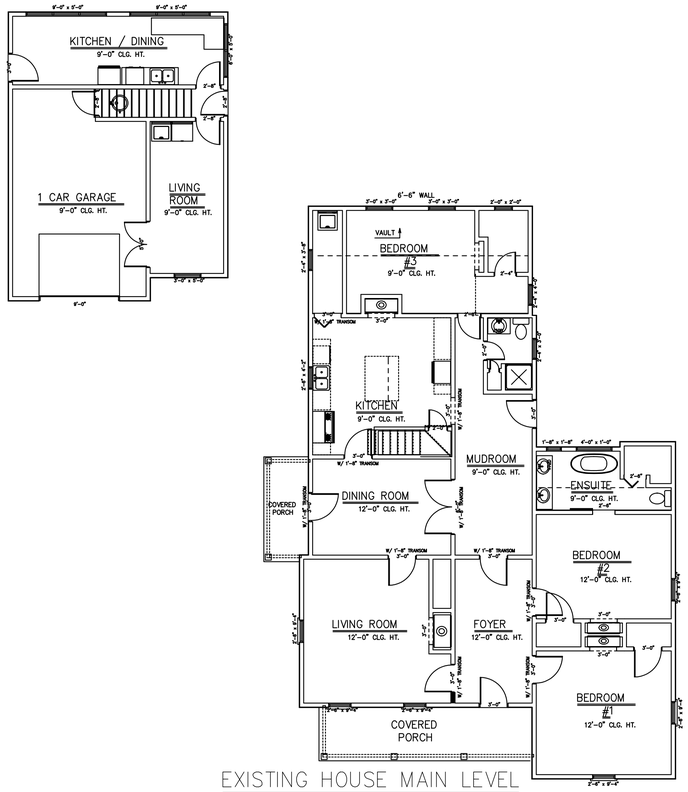
LEFT ELEVATION

REAR ELEVATION

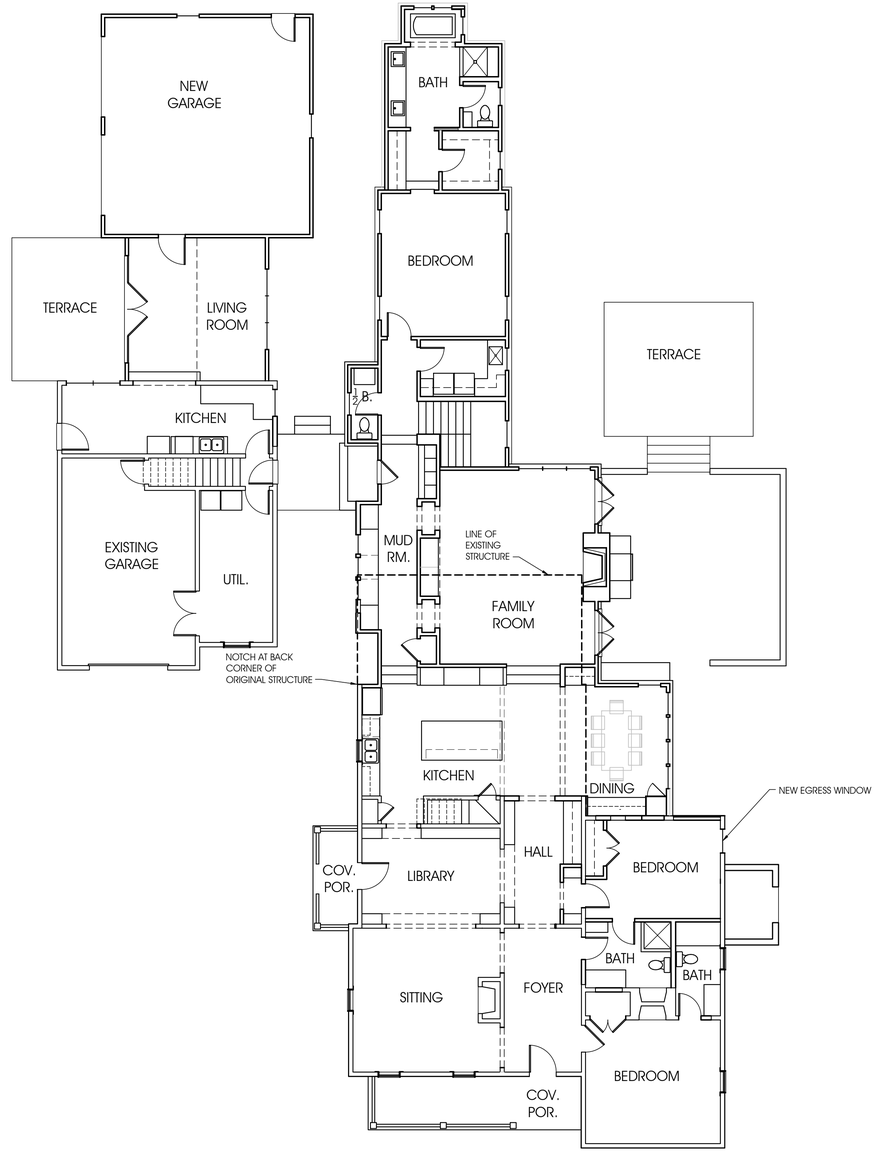
C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



EXISTING HOUSE MAIN LEVEL

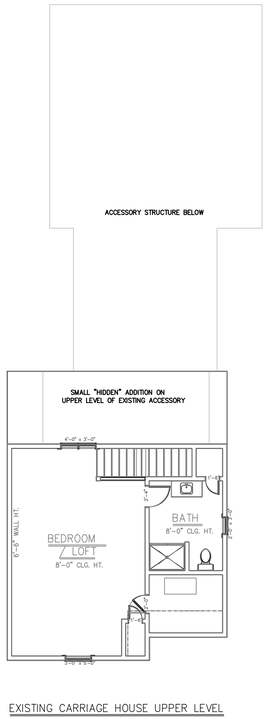


PROPOSED MAIN LEVEL

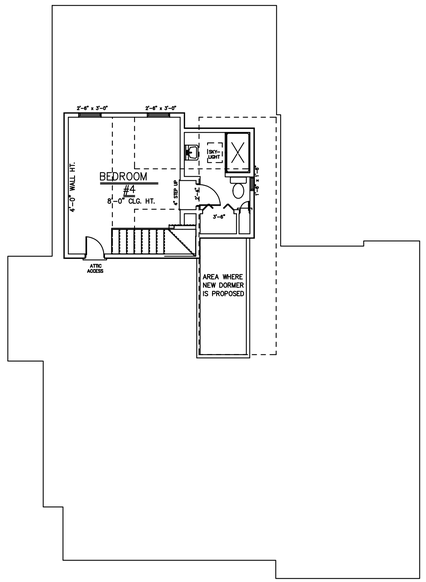
RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

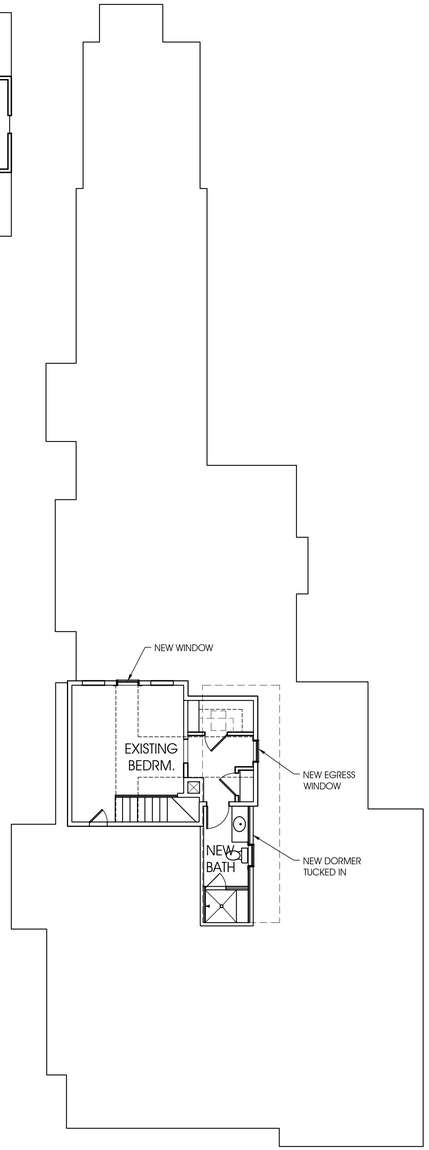
6.23.23



EXISTING CARRIAGE HOUSE UPPER LEVEL



EXISTING HOUSE UPPER LEVEL

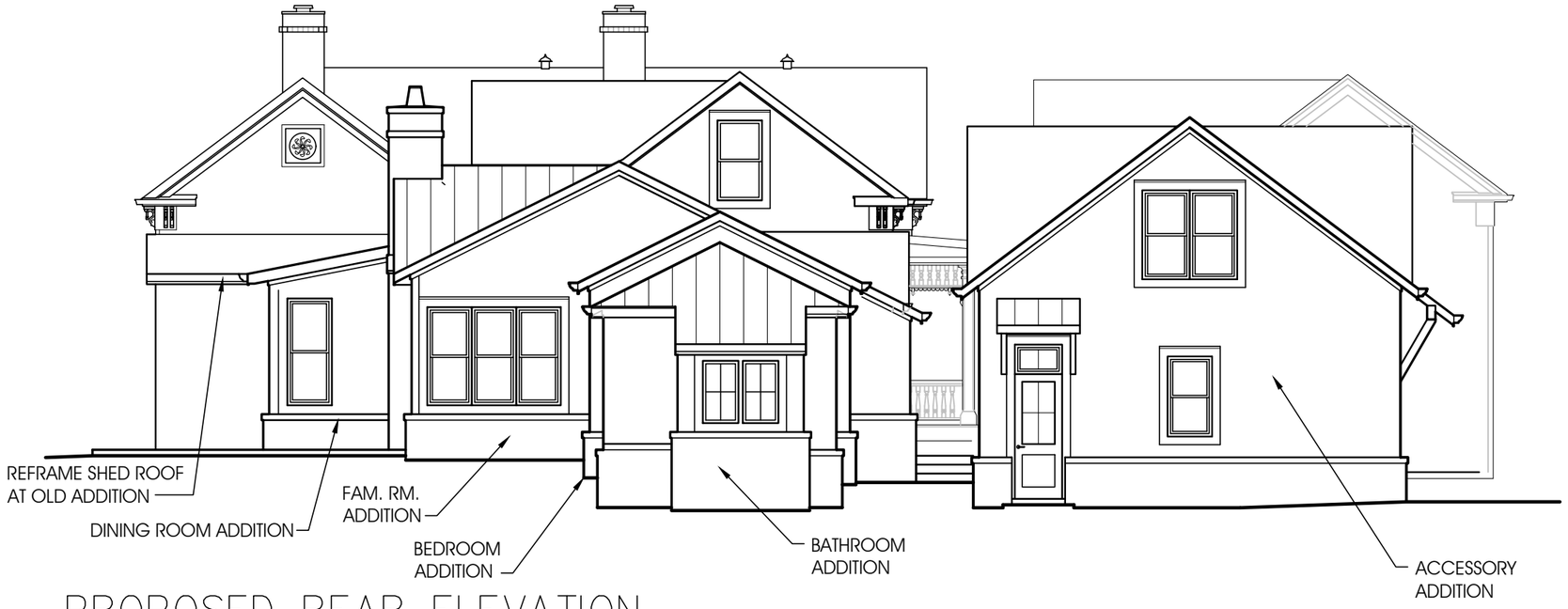


UPPER LEVEL BATH ADDITION

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



PROPOSED REAR ELEVATION

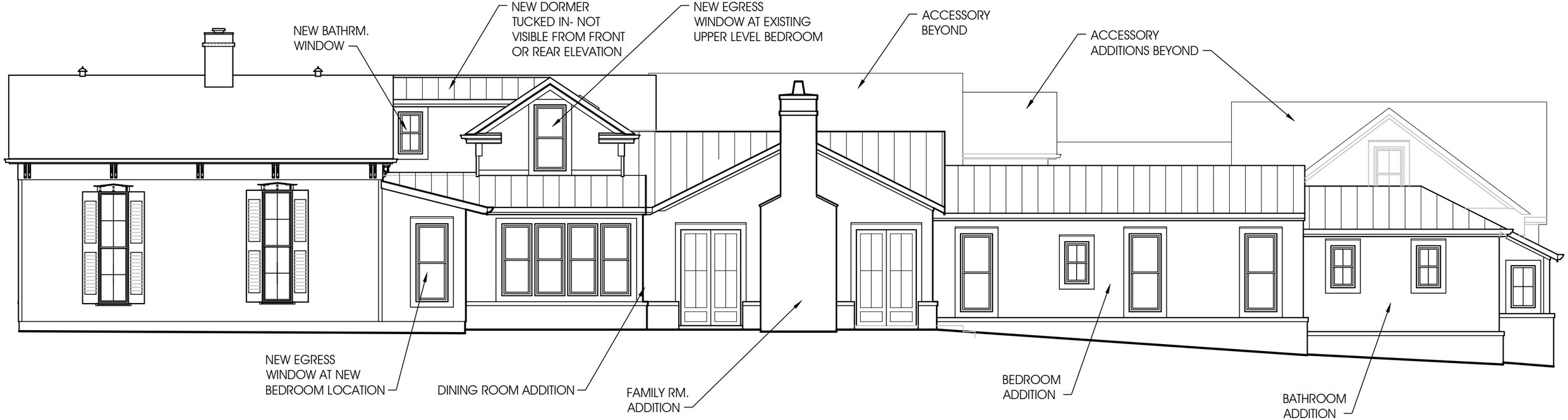
EXISTING REAR ELEVATION

RAVENER RESIDENCE

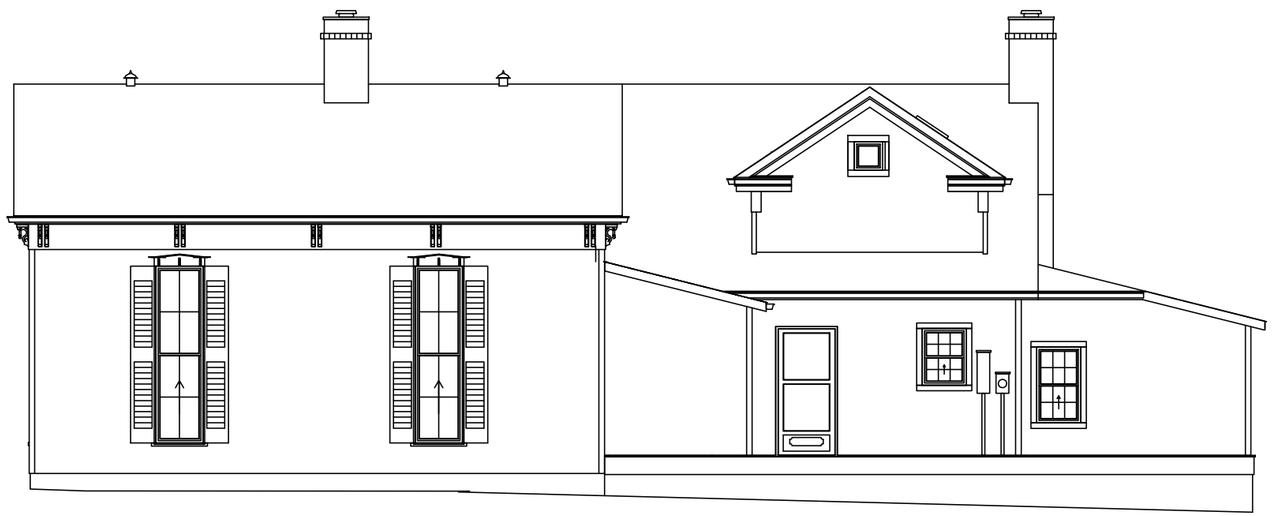
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



PROPOSED RIGHT SIDE ELEVATION



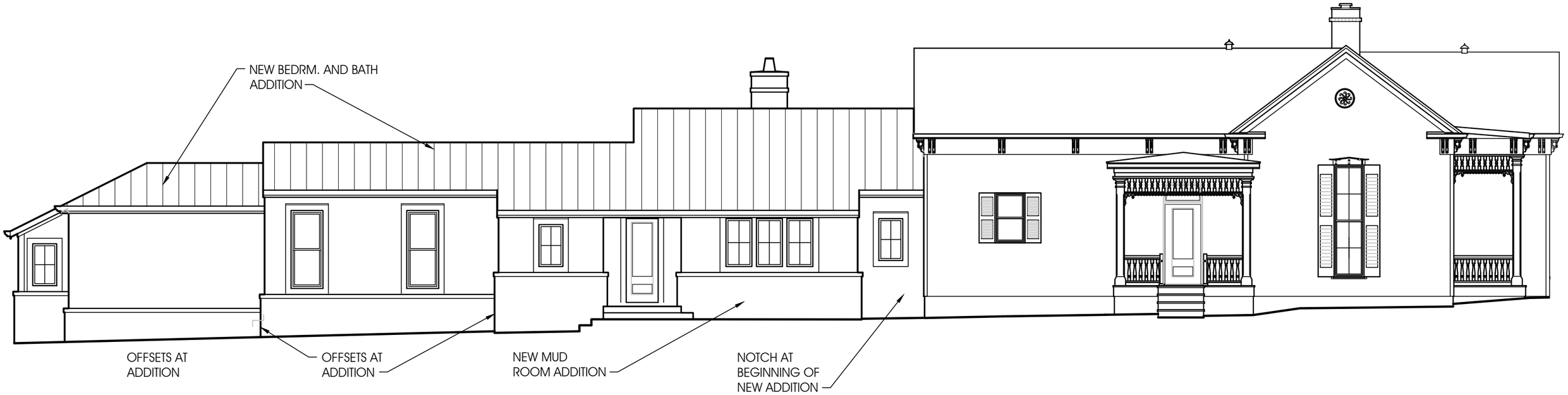
EXISTING RIGHT SIDE ELEVATION

RAVENER RESIDENCE

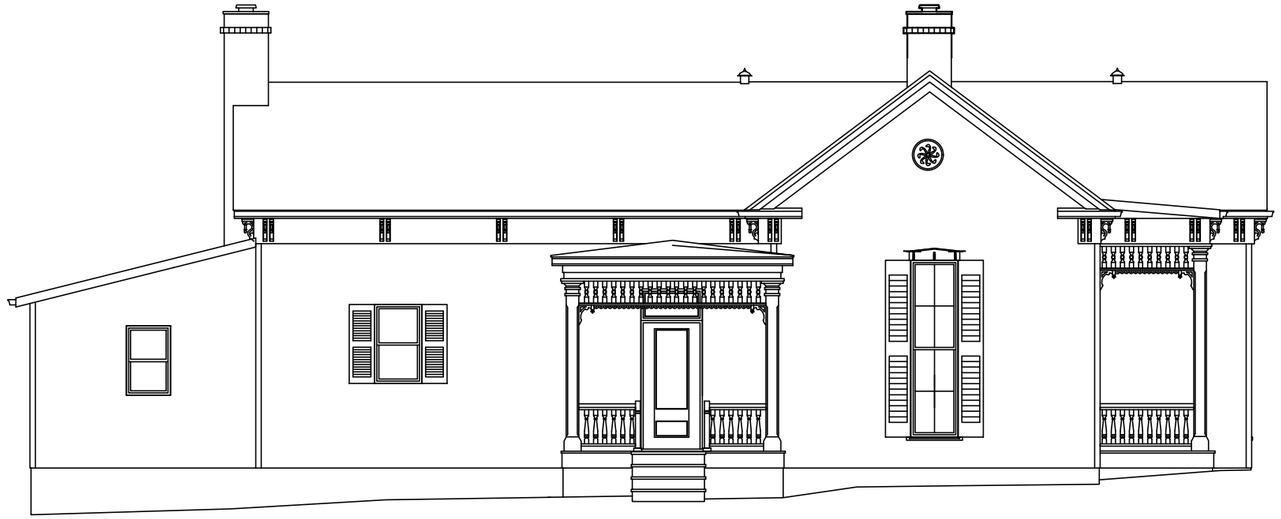
345 4TH AVENUE SOUTH, FRANKLIN, TN

C Kevin Coffey
DWELLINGS | DESIGN
LLC

6.23.23



LEFT SIDE ELEVATION ALTERNATE ROOF SCHEME

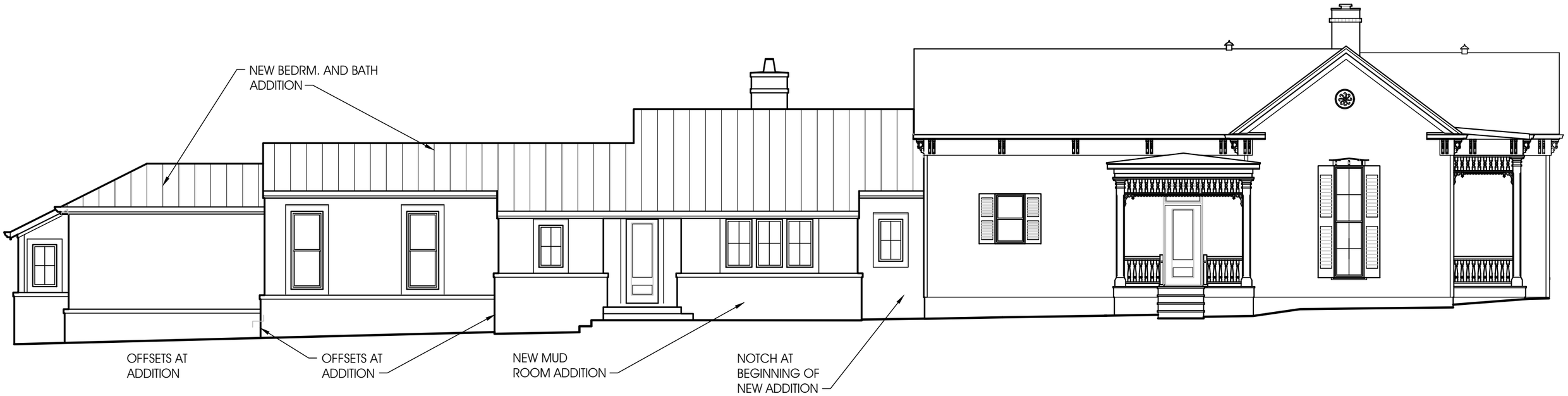


EXISTING LEFT SIDE ELEVATION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



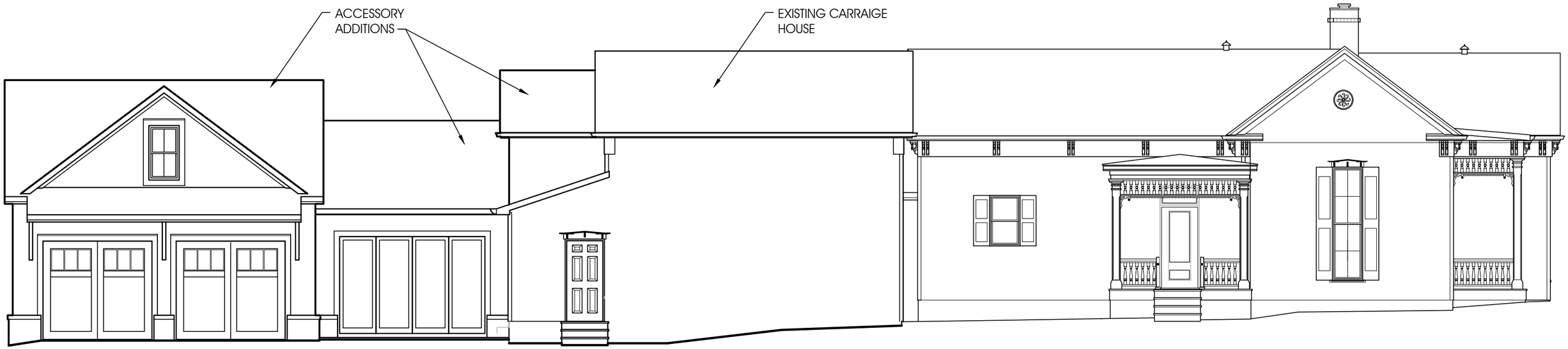
LEFT SIDE ELEVATION ALTERNATE ROOF SCHEME

LEFT SIDE ELEVATION WITH ADDITION– THROUGH COURTYARD

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



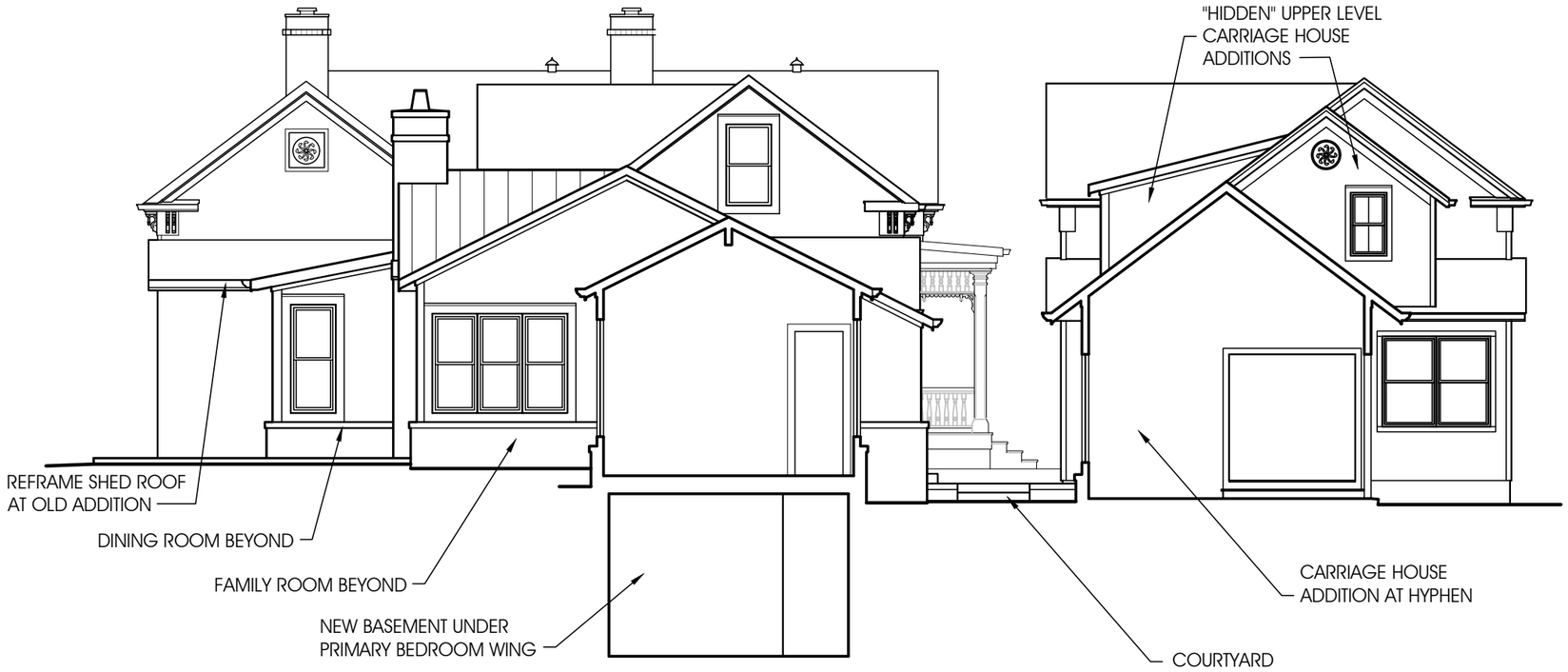
LEFT SIDE ELEVATION WITH CARRIAGE HOUSE AND ADDITIONS

EXISTING LEFT SIDE ELEVATION WITH CARRIAGE HOUSE

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

6.23.23



SECTION AT PRIMARY BEDROOM AND CARRIAGE HOUSE ADDITION

C Kevin Coffey
DWELLINGS | DESIGN
LLC

RAVENER RESIDENCE
345 4TH AVENUE SOUTH, FRANKLIN, TN

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #1052885

Project Title: 345 4th Avenue South
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklintn.gov/hzcdrc.

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

New Construction, Additions, and/or Porch/Deck Projects

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

Exterior Alterations

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

Demolition, Relocation

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Administrative Review

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
C Kevin Coffey
C Kevin Coffey Dwellings | Design LLC
230 Franklin Road, #807
Franklin, TN 37064
P:615-210-0599
kevinbcad@comcast.net

Contact Information - Property Owner

Property Owner
Robert D. Ravener

345 4th Ave. South
Franklin, TN 27064
P:615-681-3182
bobravener@gmail.com

Address or Parcel

Project Address or Parcel: 345 4TH AVE S (078F-F01700)

Calculated Acreage: Parcel

- 345 4TH AVE S: 0.57433122000000003

Columbia Avenue Overlay:

Zoning District:

Scenic Corridor Overlay:

Central Franklin Overlay:

Hillside/Hillcrest Overlay:

Historic Preservation Overlay:

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1044899

Project information

Review Type: Residential

Type of Work Proposed: New Addition,Windows or Exterior Doors,Other Exterior Alterations

Construction Type:

Porch or Deck Project:

New Addition Type: Principal Structure

Windows or Exterior Door Work: Alteration via Enclosure or Opening

Note: Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines.*

Indicate the materials/dimensions of the fencing to be installed.:

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed: Roofing/Roof Structures (Dormers, Chimneys),Roofing/Roof Structures (Dormers, Chimneys),Roofing/Roof Structures (Dormers, Chimneys),Roofing/Roof Structures (Dormers, Chimneys)

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 20

Height of Overall Sign:

Lot Square Footage: 25121

Height of Sign Face or Sign Area:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Footprint Square Footage of Existing Structures on Lot: 2258

Footprint Square Footage of Proposed Additions/Structures: 1220

HVAC Type:

Narrative

Project Description:

The proposed project consists of two major parts.

(1) An addition to the principal structure (original structure has 2258 square feet of coverage) consisting of 1220 square feet of coverage or 55% of the principal structure, which while the 55% exceeds the recommended 50%, we feel that the size of the lot and the sizes/development of the neighboring homes makes this logical and contextual (please refer to the aerial view to get some idea of the size of the neighbor's homes in comparison to our proposal). There is also a small addition proposed for the upper level to add a better bathroom and a legitimate egress window that appears on the right side elevation in the existing gable. The shed dormer roof is tucked behind the existing gable and would not be apparent from the front elevation of the house (blocked by the main ridge) or the rear elevation (blocked by the existing bedroom dormer/gable).

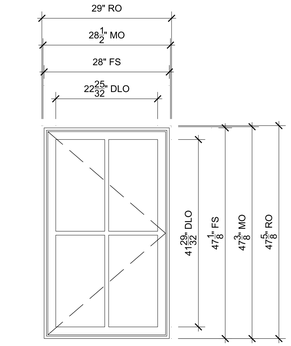
(2) An 848 square foot addition to the existing accessory structure (presently 774 square feet) to add a 2 car garage and a garden room hyphen is proposed to be added to the rear of the existing Carriage House. Total accessory coverage would be 1622 square feet, which would be 47% of the proposed principal structure plus proposed addition. A small addition is also proposed to the upper level of the existing accessory which would not be apparent from the front elevation as it sits behind the main roof ridge. We are aware of the percentage of space allowed for the upper level and will comply with the zoning regulations.

All additions are substantially shorter than the principal structure- the tallest addition at the main house is approximately 5'-6" below the main ridge. Additions would have very limited visibility from the front of the house. The tallest ridge of the proposed addition to the accessory structure is approximately 2'-10" below the existing accessory roof. Again, the additions have very limited visibility from the front of the house.

Proposed materials would include masonry bases (brick) and horizontal composite or wood lap siding to match the lap exposure of the main stucture(s). Wood siding will be used where repairs to existing siding are required. Windows are primarily double hung units of either 1 over 1 or 2 over 2 configurations depending on size and location. Windows will likely be clad wood and will be submitted to the Preservation Planning Department for approval. Roofing would be a combination of asphalt shingle and standing seam metal depending on location and pitch.

The house is proposed to step down a total of approximately 2'-6" to follow the existing grade change toward the back of the lot. Additions are arranged in a "shotgun" fashion to preserve areas of landscape and to form a series of courtyards between the principal structure and the accessory with its proposed additions. A dining addition is added behind the existing bedroom wing of the house. Outside corners of the original structure are left exposed as in keeping with the guidelines.

After two rounds at Design Review we have decided to remove the screened porch from consideration, simplified the roof form slightly, and reduced the size of the originally proposed accessory structure addition.

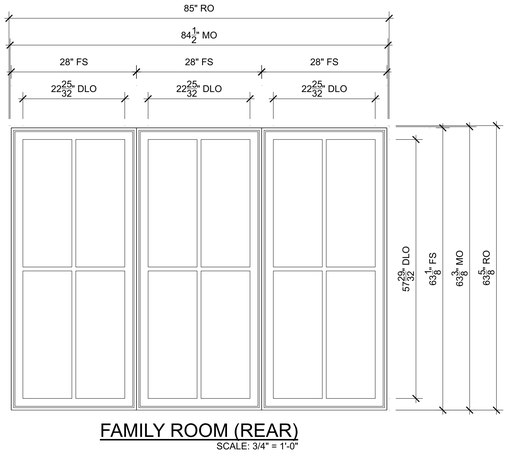


FLEX ROOM (LOWER)

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

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: Flex Room (Lower)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 29" X 47 5/8"
Frame Size: 28" X 47 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

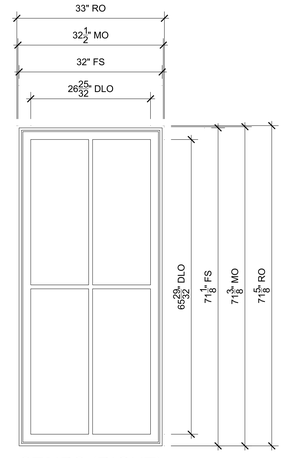


FAMILY ROOM (REAR)

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

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: Family Room (Rear)
Product Line: Elevate
Unit Description: Elevate Assembly
Rough Opening: 85" X 63 5/8"
Frame Size: 84" X 63 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: Bare
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"

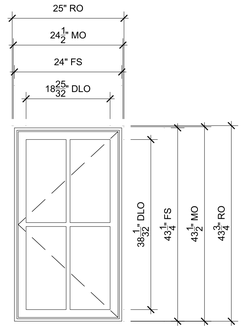


STAIRS (RIGHT)

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

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: Stairs (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 33" X 71 5/8"
Frame Size: 32" X 71 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"

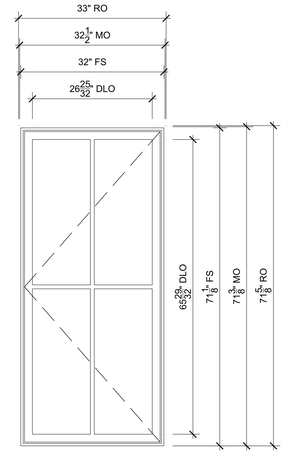


LAUNDRY (RIGHT)

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

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: Laundry (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

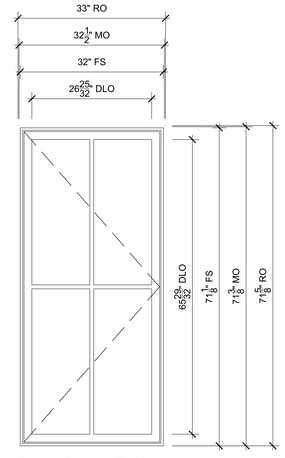


BEDROOM (RIGHT)

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

SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: Bedroom (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 33" X 71 5/8"
Frame Size: 32" X 71 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

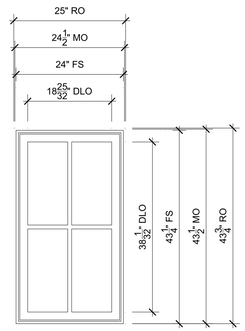


BEDROOM (RIGHT)

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

SPECIFICATIONS

Line #: 6
Qty: 1
Mark Unit: Bedroom (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 33" X 71 5/8"
Frame Size: 32" X 71 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

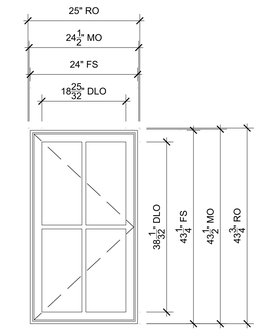


CLOSET (RIGHT)

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

SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: Closet (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"

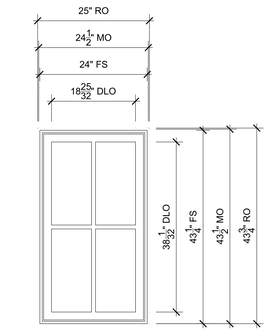


BATH (RIGHT)

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

SPECIFICATIONS

Line #: 8
Qty: 1
Mark Unit: Bath (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

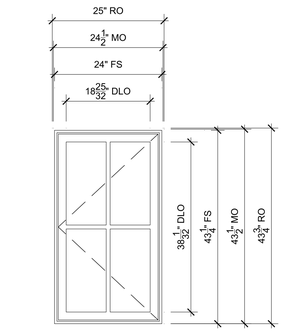


BATH (LEFT/RIGHT)

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

SPECIFICATIONS

Line #: 9
Qty: 2
Mark Unit: Bath (Left/Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"

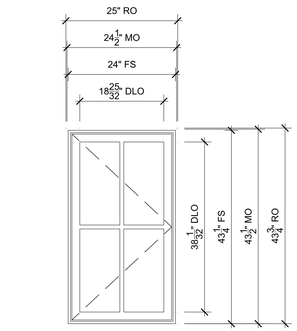


BATH (REAR)

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

SPECIFICATIONS

Line #: 10
Qty: 1
Mark Unit: Bath (Rear)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

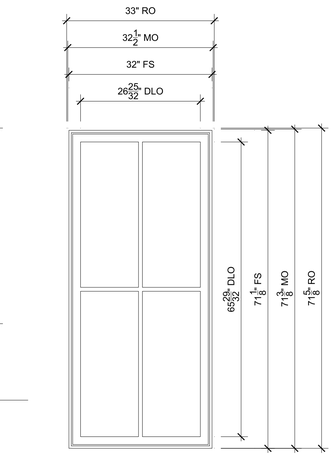


BATH (REAR)

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

SPECIFICATIONS

Line #: 11
Qty: 1
Mark Unit: Bath (Rear)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

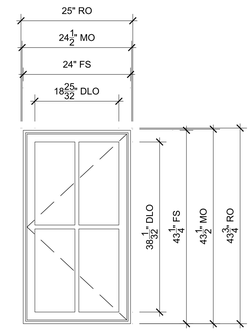


BEDROOM (LEFT)

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

SPECIFICATIONS

Line #: 12
Qty: 2
Mark Unit: Bedroom (Left)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 33" X 71 5/8"
Frame Size: 32" X 71 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"



1/2 BATH (LEFT)

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

SPECIFICATIONS

Line #: 13
Qty: 1
Mark Unit: 1/2 Bath (Left)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 03/25/2024

PROJ/JOB: Marvin Options / Ravener Residence

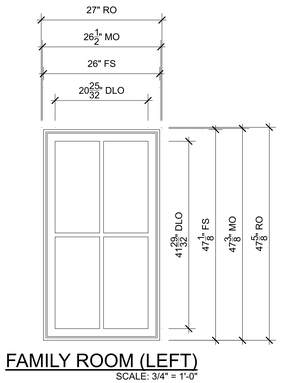
DIST/DEALER: DALE INC

DRAWN: MISSI DEAN

PK VERSION: 0004.07.01

QUOTE#: YVRGF5L

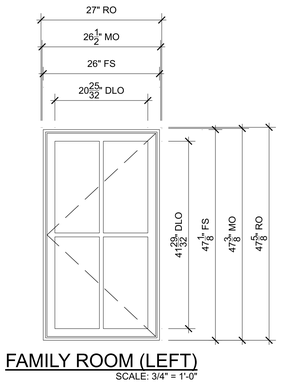
SHEET
1
OF 2



FAMILY ROOM (LEFT)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

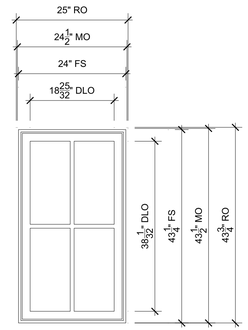
Line #: 14
Qty: 2
Mark Unit: Family Room (Left)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 27" X 47 5/8"
Frame Size: 26" X 47 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"



FAMILY ROOM (LEFT)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

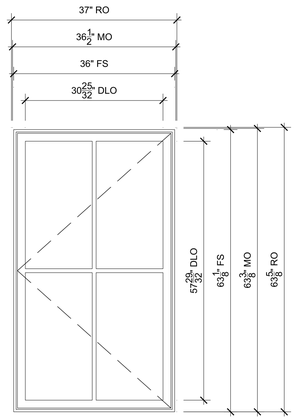
Line #: 15
Qty: 1
Mark Unit: Family Room (Left)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 27" X 47 5/8"
Frame Size: 26" X 47 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"



FAMILY ROOM (LEFT)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

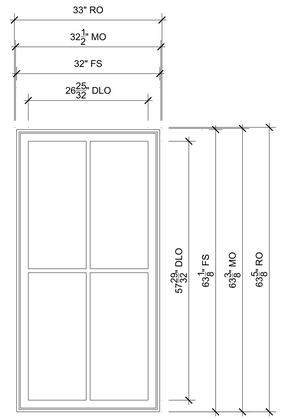
Line #: 16
Qty: 1
Mark Unit: Family Room (Left)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 25" X 43 3/4"
Frame Size: 24" X 43 1/4"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"



KITCHEN (LEFT)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

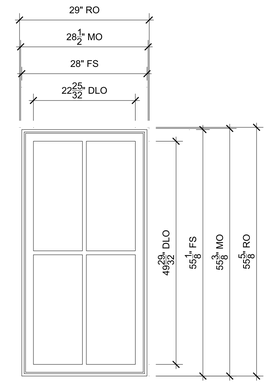
Line #: 17
Qty: 1
Mark Unit: Kitchen (Left)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 37" X 63 5/8"
Frame Size: 36" X 63 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: White
Jamb Depth: 6 9/16"



GARAGE (RIGHT)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

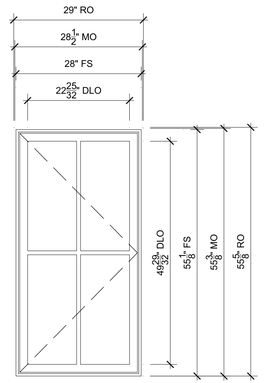
Line #: 18
Qty: 1
Mark Unit: Garage (Right)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 33" X 63 5/8"
Frame Size: 32" X 63 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"



GARAGE (REAR)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

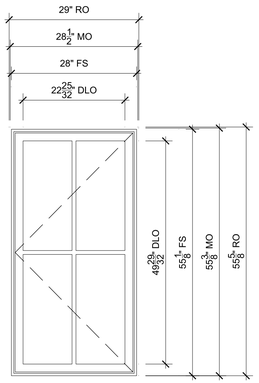
Line #: 19
Qty: 1
Mark Unit: Garage (Rear)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 29" X 55 5/8"
Frame Size: 28" X 55 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"



ATTIC SPACE
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

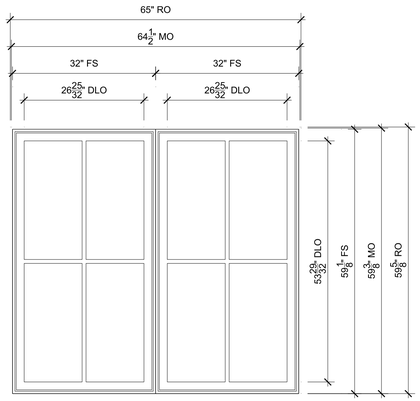
Line #: 20
Qty: 1
Mark Unit: Attic Space
Product Line: Elevate
Unit Description: Casement
Rough Opening: 29" X 55 5/8"
Frame Size: 28" X 55 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"



ATTIC SPACE
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

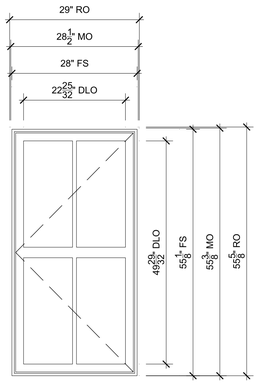
Line #: 21
Qty: 1
Mark Unit: Attic Space
Product Line: Elevate
Unit Description: Casement
Rough Opening: 29" X 55 5/8"
Frame Size: 28" X 55 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: Matte Black
Jamb Depth: 6 9/16"



ATTIC SPACE (REAR)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 22
Qty: 1
Mark Unit: Attic Space (Rear)
Product Line: Elevate
Unit Description: Elevate Assembly
Rough Opening: 65" X 59 5/8"
Frame Size: 64" X 59 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: Bare
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: None
Screen Type: None
Hardware Color: None
Jamb Depth: 6 9/16"



EXISTING BEDROOM (REAR)
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 23
Qty: 1
Mark Unit: Existing Bedroom (Rear)
Product Line: Elevate
Unit Description: Casement
Rough Opening: 29" X 55 5/8"
Frame Size: 28" X 55 1/8"
Exterior Finish: Stone White
Species: None
Interior Finish: White
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Variable Vertical Rectangle SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: No Screen
Hardware Color: White
Jamb Depth: 6 9/16"

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

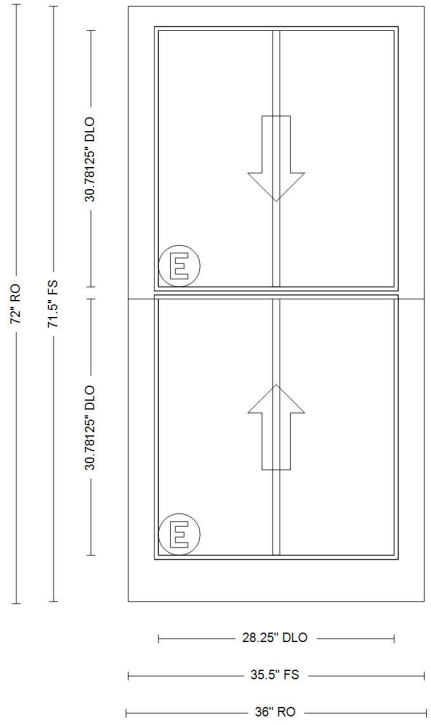
CREATED: 03/25/2024

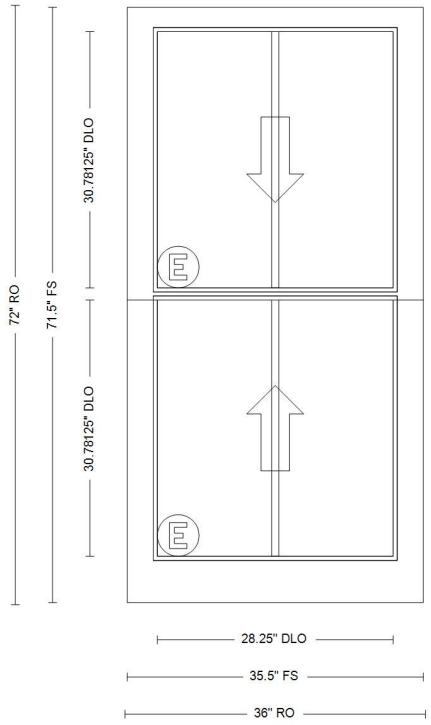
PROJ/JOB: Marvin Options / Ravener Residence
DIST/DEALER: DALE INC
DRAWN: MISSI DEAN
PK VERSION: 0004.07.01
QUOTE#: YVRGF5L

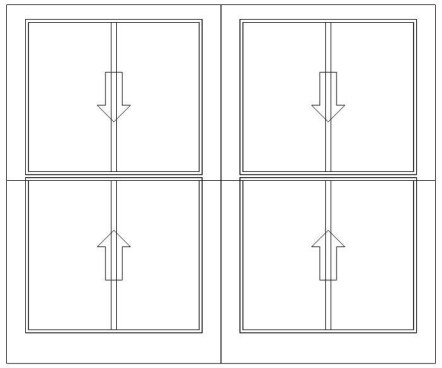
SHEET
2
OF 2

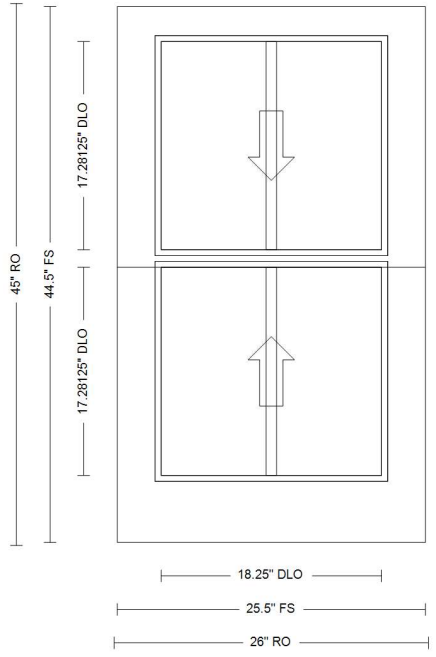
- It is the responsibility of the architect and/or contractor to determine proper fit and function of any product relative to code requirements in the municipality of a given building site. - All installations should be performed by an approved, certified installer and be installed in accordance with AAMA Installation Masters methodology. - It is the responsibility of the installer to properly install products and to verify compatibility of sealants, flashing, and all building envelope membrane system components. - It is the responsibility of the installer to adequately shim all windows and doors. The shim placement should start no more than 4 inches from each corner, then every 12 to 16 inches thereafter. Shims are required at the check rails on double hung windows. - For complete and product specific installation instructions please refer to our installation manual or contact your Sierra Pacific Windows Representative. - Blocking, sealant / caulking, installation, interior trim, fasteners, flashing, metal trim, sill pans and shims are not supplied unless otherwise noted. - Sierra Pacific Windows is not responsible for repair or replacement of products damaged by other trades, window protection or storage following delivery, label removal orfinal cleaning. - For warranty questions, please refer to Sierra Pacific Limited Warranty. - Improper installation will void the warranty. - Manufacturing lead time does not begin until all signed submittals have been received at the Sierra Pacific Windows Office. - Sierra Pacific is not responsible for the design of, conditions in, or performance of building construction beyond the perimeters of the Sierra Pacific units. - Sierra Pacific is not responsible for any errors incurred through the use of these drawings by others. - Sierra Pacific is not responsible for improper installation. - It is the Distributor's responsibility to verify that all items specified on the order are correct. TEMPERED GLASS NOTES: The manufacturing of tempered glass involves heating and cooling processes that impart a minor wave distortion in the glass surface resulting in non-flat reflection. Currently, there is no industry standard for wave distortion in tempered glass. There are no methods or tools available for measuring wave distortion in the field and any attempt at measurement is subjective at best. Most field applications are insulated glass units which, due to their construction and in combination with various environmental factors, also affect reflection. Wave distortion is an unavoidable characteristic of tempered glass that does not impair the integrity of the glass, is not recognized in the industry as a defect and is, therefore, a non-warrantable item.

SIERRA PACIFIC WINDOWS









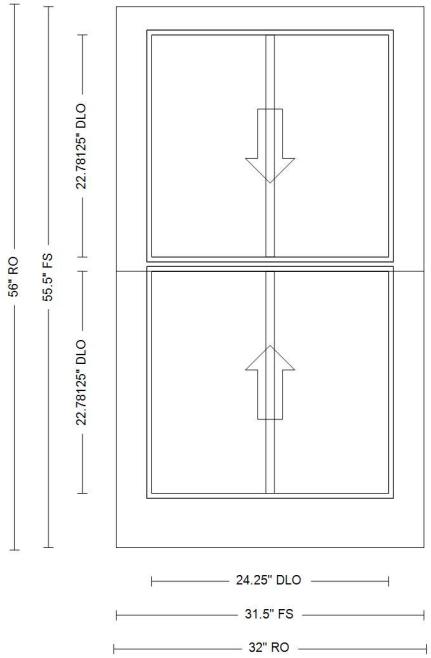
Room Location: Bedroom	Room Location: Dining Room	Room Location: Kitchen (Rear) VIF	Room Location: New Bath (Right)
Line Item: 100 Qty: 2	Line Item: 200 Qty: 6	Line Item: 300 Qty: 1	Line Item: 400 Qty: 1
•35.5" X 71.5" FRAME Double Hung •36" X 72" ROUGH OPENING	•35.5" X 71.5" FRAME Double Hung •36" X 72" ROUGH OPENING	•71" X 59.5" FRAME Double Hung •71.5" X 60" ROUGH OPENING	•25.5" X 44.5" FRAME Double Hung •26" X 45" ROUGH OPENING

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER.THE SIGNATURES REQUIRED ARE TO CONFIRM THAT QUANTITIES, SIZES, AND HANDING. HAVE BEEN REVIEWED AND APPROVED.

Distributor _____ Date _____ Architect _____ Date _____ Contractor _____ Date _____

- It is the responsibility of the architect and/or contractor to determine proper fit and function of any product relative to code requirements in the municipality of a given building site. - All installations should be performed by an approved, certified installer and be installed in accordance with AAMA Installation Masters methodology. - It is the responsibility of the installer to properly install products and to verify compatibility of sealants, flashing, and all building envelope membrane system components. - It is the responsibility of the installer to adequately shim all windows and doors. The shim placement should start no more than 4 inches from each corner, then every 12 to 16 inches thereafter. Shims are required at the check rails on double hung windows. - For complete and product specific installation instructions please refer to our installation manual or contact your Sierra Pacific Windows Representative. - Blocking, sealant / caulking, installation, interior trim, fasteners, flashing, metal trim, sill pans and shims are not supplied unless otherwise noted. - Sierra Pacific Windows is not responsible for repair or replacement of products damaged by other trades, window protection or storage following delivery, label removal orfinal cleaning. - For warranty questions, please refer to Sierra Pacific Limited Warranty. - Improper installation will void the warranty. - Manufacturing lead time does not begin until all signed submittals have been received at the Sierra Pacific Windows Office. - Sierra Pacific is not responsible for the design of, conditions in, or performance of building construction beyond the perimeters of the Sierra Pacific units. - Sierra Pacific is not responsible for any errors incurred through the use of these drawings by others. - Sierra Pacific is not responsible for improper installation. - It is the Distributor's responsibility to verify that all items specified on the order are correct. TEMPERED GLASS NOTES: The manufacturing of tempered glass involves heating and cooling processes that impart a minor wave distortion in the glass surface resulting in non-flat reflection. Currently, there is no industry standard for wave distortion in tempered glass. There are no methods or tools available for measuring wave distortion in the field and any attempt at measurement is subjective at best. Most field applications are insulated glass units which, due to their construction and in combination with various environmental factors, also affect reflection. Wave distortion is an unavoidable characteristic of tempered glass that does not impair the integrity of the glass, is not recognized in the industry as a defect and is, therefore, a non-warrantable item.

SIERRA PACIFIC WINDOWS



Room Location:
New Closet (Right)

Line Item: 500 Qty: 1

•31.5" X 55.5" FRAME **Double Hung**
•32" X 56" ROUGH OPENING

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER.THE SIGNATURES REQUIRED ARE TO CONFIRM THAT QUANTITIES, SIZES, AND HANDING. HAVE BEEN REVIEWED AND APPROVED.

Distributor	Date	Architect	Date	Contractor	Date

MJM Architects, Inc
2948 Sidco Drive
Nashville, TN 37204
Office: 615-244-8170
4/8/2024

Design Review Committee
109 Third Avenue South,
Franklin, TN 37064

Dear Members of the Design Review Committee,
Subject: Variance Request for Floodproofing Requirements - 94-98 E. Main Street, Franklin, TN 37064

I am writing to formally request a recommendation from the Design Review Committee that can be submitted to the Board of Zoning Appeals for consideration of a variance regarding the floodproofing requirements for the structure located at the referenced address above.

During the previous Design Review Committee meeting on March 18th, there was a consensus regarding the preservation of the building's historic essence. Concerns were raised about the ongoing loss of historic character in certain sections of Frankling due to recent developments, posing a risk of further erosion in the future. Situated within the downtown scenic corridor, this location stands as a testament to the historical ambiance of the area, notably being one of the last remaining filling stations. Despite undergoing several reappropriations, the filling station has admirably maintained its overarching historical charm.

The imposition of the floodproofing requirements, however, threatens to compromise the building's historical integrity. We find it impractical to incorporate floodproofing designs due to the significant financial and aesthetic implications that would exceed the allocated budget for redevelopment. Compliance would clearly exceed any reasonable financial pro forma for reuse of this structure but also detract from the building's historical authenticity. Should the variance be granted, it would facilitate the continuation of development with a primary focus on internal enhancements for incoming tenants. We firmly believe that this approach will significantly enhance the area and create a more appealing destination for both locals and visitors alike.

We respectfully request the Design Review Committee's support in recommending this variance to the Board of Zoning Appeals for consideration. Your understanding of our concerns and support in preserving the historical character of our community are greatly appreciated.

Thank you for your attention to this matter.

Sincerely,
Mark Kozevski
Client Manager – MJM Architects, Inc

2948 Sidco Drive
Nashville, Tennessee 37204
615-244-8170

94 - 98 E. Main St. Franklin

ENTRANCE
2.2 FT
2.2 FT

2.2 FT

2.2 FT

2.2 FT

2.2 FT

2.2 FT

2007

2011-2013

1: The gas station exterior was restored sometime after 2007.

2. Buildings were joined as part of the renovation sometime before 2010.

3. The boat garage building has undergone many various aesthetic updates to the coloration and awning type.

2015-2018

There were three gas filling stations located on the corners of 1st Ave and East Main St. in 1928. A new bridge was being constructed across the Harpeth River as part of the Andrew Jackson Highway which connected East Main Street to Franklin Road. Before this bridge was constructed, the principal bridge was located between Bridge Street and East Main. At the dedication in 1929, the bridge was named Memorial Bridge as a tribute to WWI soldiers.

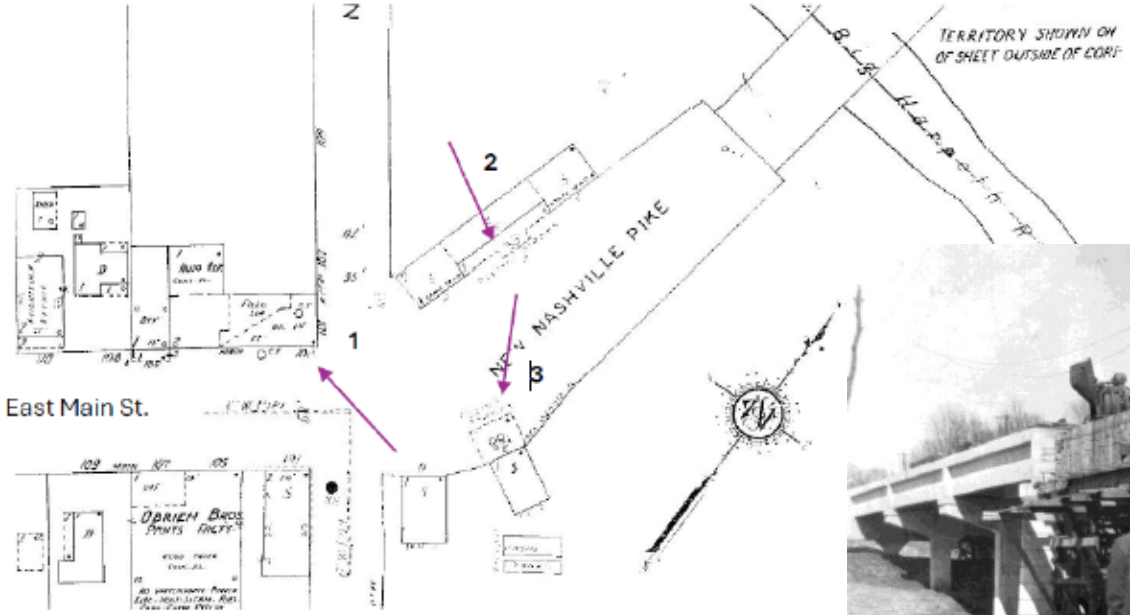


Figure 1 *Sanborn Map 1928*

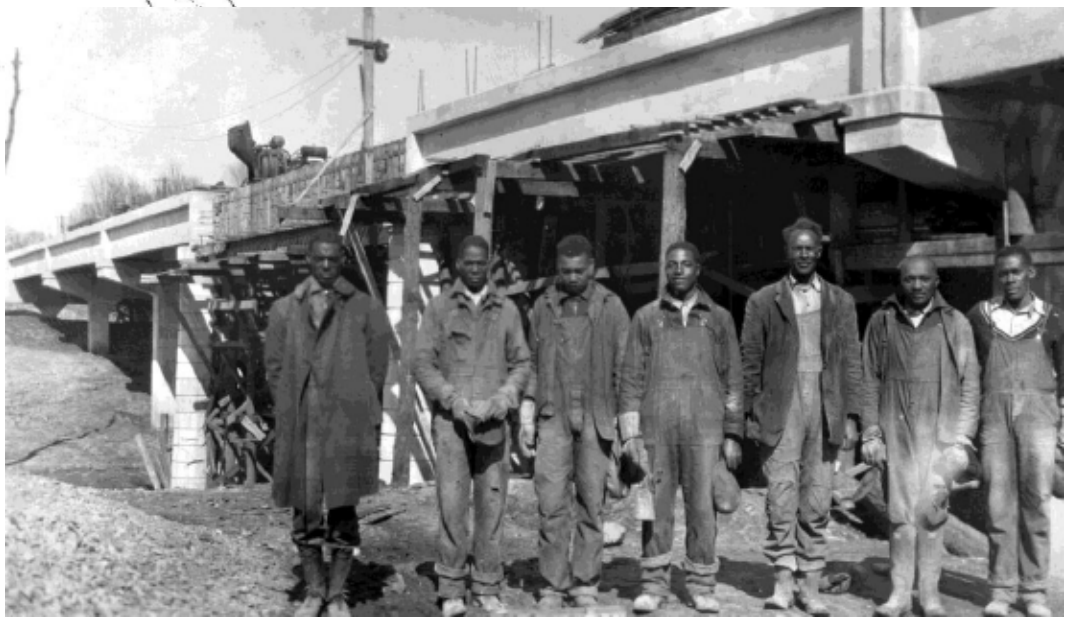


Figure 2 *Franklin Road bridge workers circa 1928. Black American menrepresented a significant workforce of brick/stone masons and concrete workers.*

Figure 3 *Becky Holt Sharber in front of her grandmother's gas station circa 1950. The Amoco station can be seen on the left. Harpeth Square in located on this corner today.*

1. On the southwest corner, where Harpeth Square is located today was the Amoco Station owned by Spencer and Ivy Ellis Holt.

2. On the northwest corner was a series of three connected buildings (see figure 7). The two end buildings had veneered stone with sloping roofs. The middle building was the longest and had two end gables with a tile roof. The stone veneered building closest to 1st Ave. was Dr. R.A. Gathmann's Animal Hospital. Dr. Gathmann moved to Franklin in 1939. The middle building was a gas station in 1928 but later became the Riverview Club which served food and drinks. It was one of 15 "Honky Tonks" between Brentwood and Franklin in the 1930s and 40s. The stone veneered building closest to the river eventually became Givens Gulf which moved to this location from across East Main. This location is where Americana Tap House and Burger Dandy are located today.

Figure 4 *Dr. Ray Gathmann's Animal Hospital. The center building barely seen in this photo, on the right, had gabled ends. It was anchored on both sides by stone veneered buildings. By 1939, the center building became the Riverview Club and the end building closest to the river became a Gulf Station. These buildings were demolished prior to 1958.*

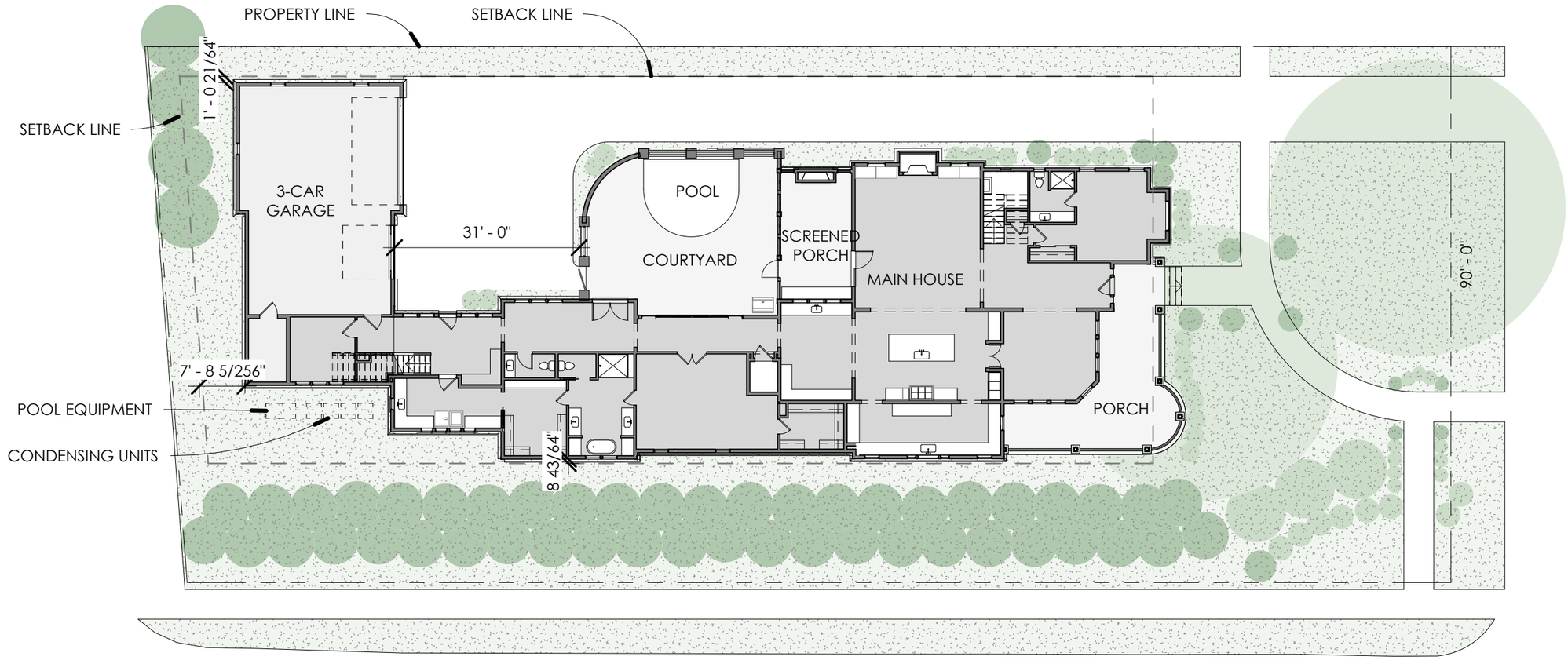
3. Across the street on the northeast corner of 1st and East Main was James Given's Gulf filling station.

Figure 5 *James Given's Gulf Service Station circa 1928. The Lillie Mills' silos can be seen in the background.*

Figure 6 *By 1958, aerial photos confirm that the stone veneered buildings and Riverview Club were demolished and replaced with a new service station. Burger Dandy occupies the location today. The adjoining buildings were constructed after 1974.*

Figure 7 *1950 aerial of East Main St. showing Holt's Amoco, Dr. Gathmann's building, and the Riverview Club.*

Figure 8 *11958 aerial of East Main St. showing a new service station and old buildings demolished.*



LOT AREA:	19,391 SQ. FT.
BUILDING FOOTPRINT:	5,963 SQ. FT.
IMPERVIOUS AREA:	9,891 SQ. FT.
LSA:	49% (20% MIN.)

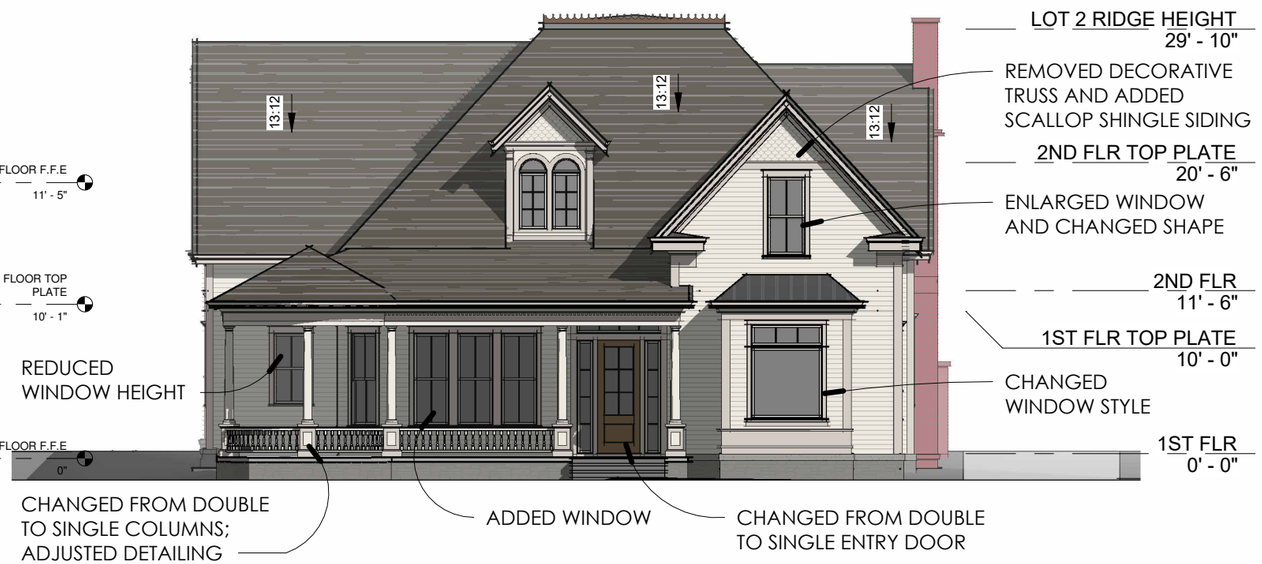
SCHEMATIC SITE PLAN

1" = 20'-0"

04/08/2024

MAGNOLIA HALL
FRANKLIN, TN

MAGNOLIA HALL - LOT 2
1835 WILLIAM CAMPBELL COURT
FRANKLIN, TN

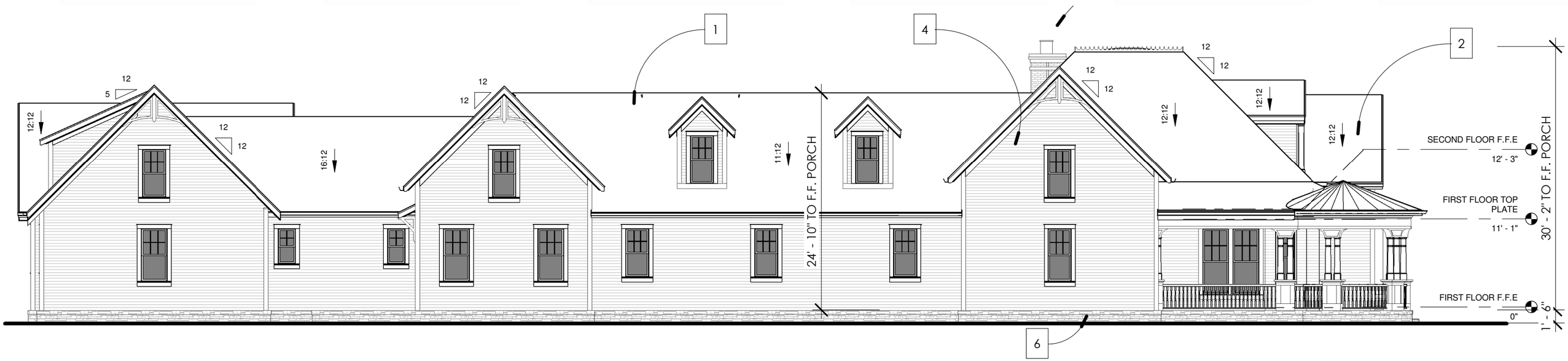


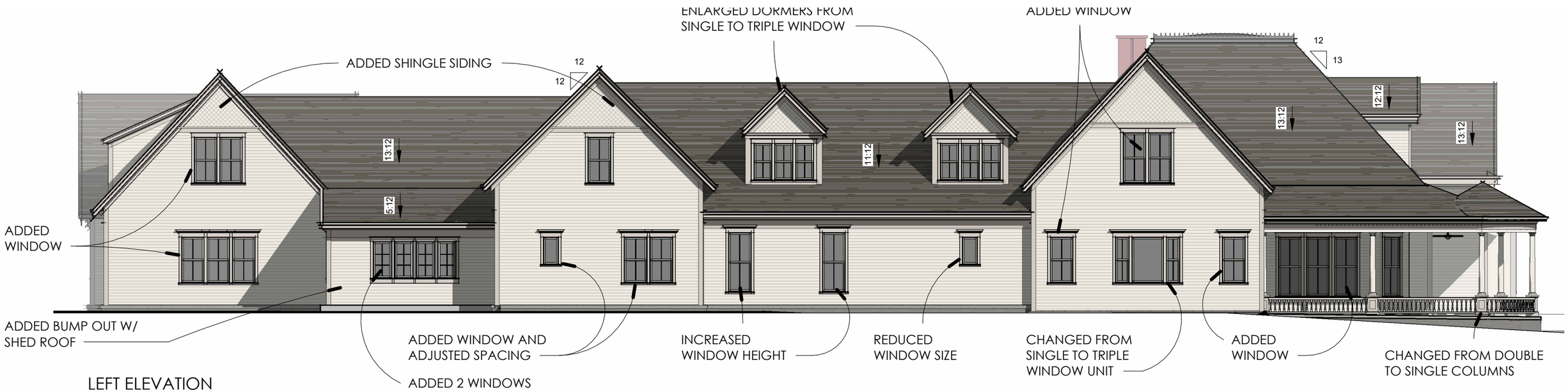
FRONT ELEVATION
3/32" = 1'-0"

04/08/2024

MAGNOLIA HALL
FRANKLIN, TN

MAGNOLIA HALL - LOT 2
1835 WILLIAM CAMPBELL COURT
FRANKLIN, TN



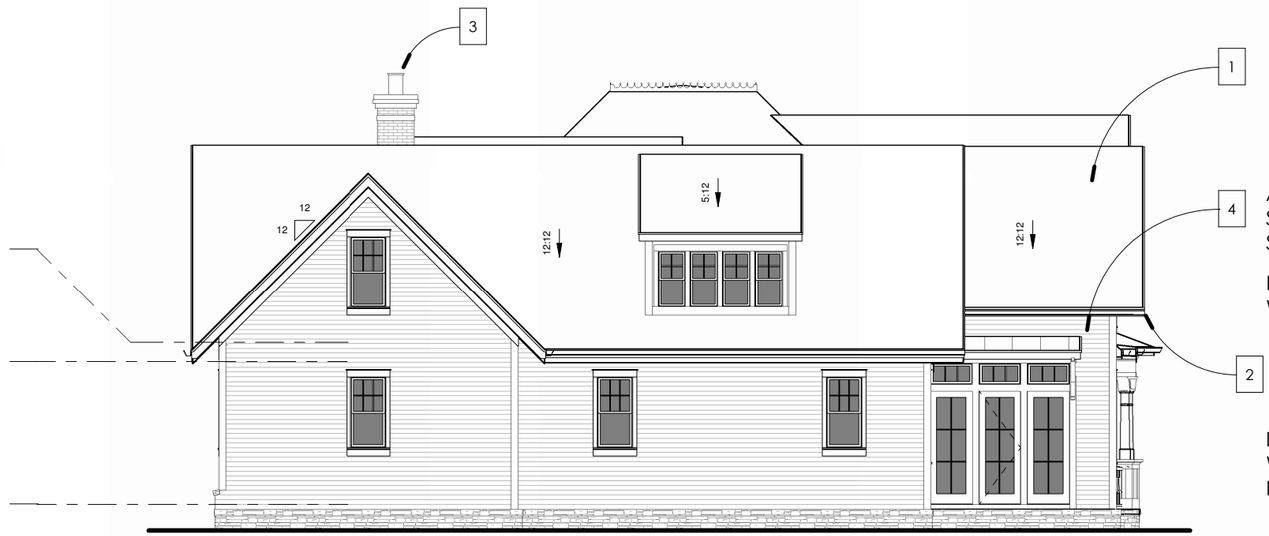


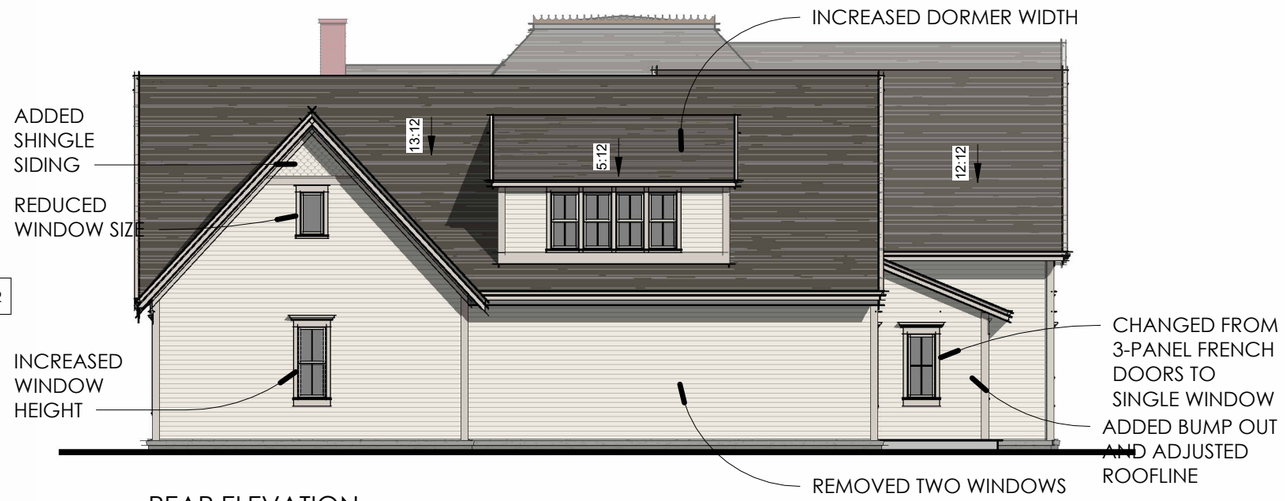
LEFT ELEVATION
3/32" = 1'-0"

04/08/2024

MAGNOLIA HALL
FRANKLIN, TN

MAGNOLIA HALL - LOT 2
1835 WILLIAM CAMPBELL COURT
FRANKLIN, TN





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

04/08/2024

MAGNOLIA HALL
FRANKLIN, TN

MAGNOLIA HALL - LOT 2
1835 WILLIAM CAMPBELL COURT
FRANKLIN, TN

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

04/08/2024

Existing Street View

Layout Page Table			
Label	Title	Description	Comments
SV	Existing Street View		
PS	Proposed Structure		
SP	Site Plan		
P-1	Floor Plan		
E-0	Building Height Study		
E-1	Front Elevation		
E-2	Right Elevation		
E-3	Left Elevation		
E-4	Rear Elevation		
PV-1	Perspectives		
PV-2	Perspectives		
PV-3	Perspectives Street		
PV-4	Perspectives Rear		
O-1	Other Doc		

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:

SHEET:
SV

Proposed Structure

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

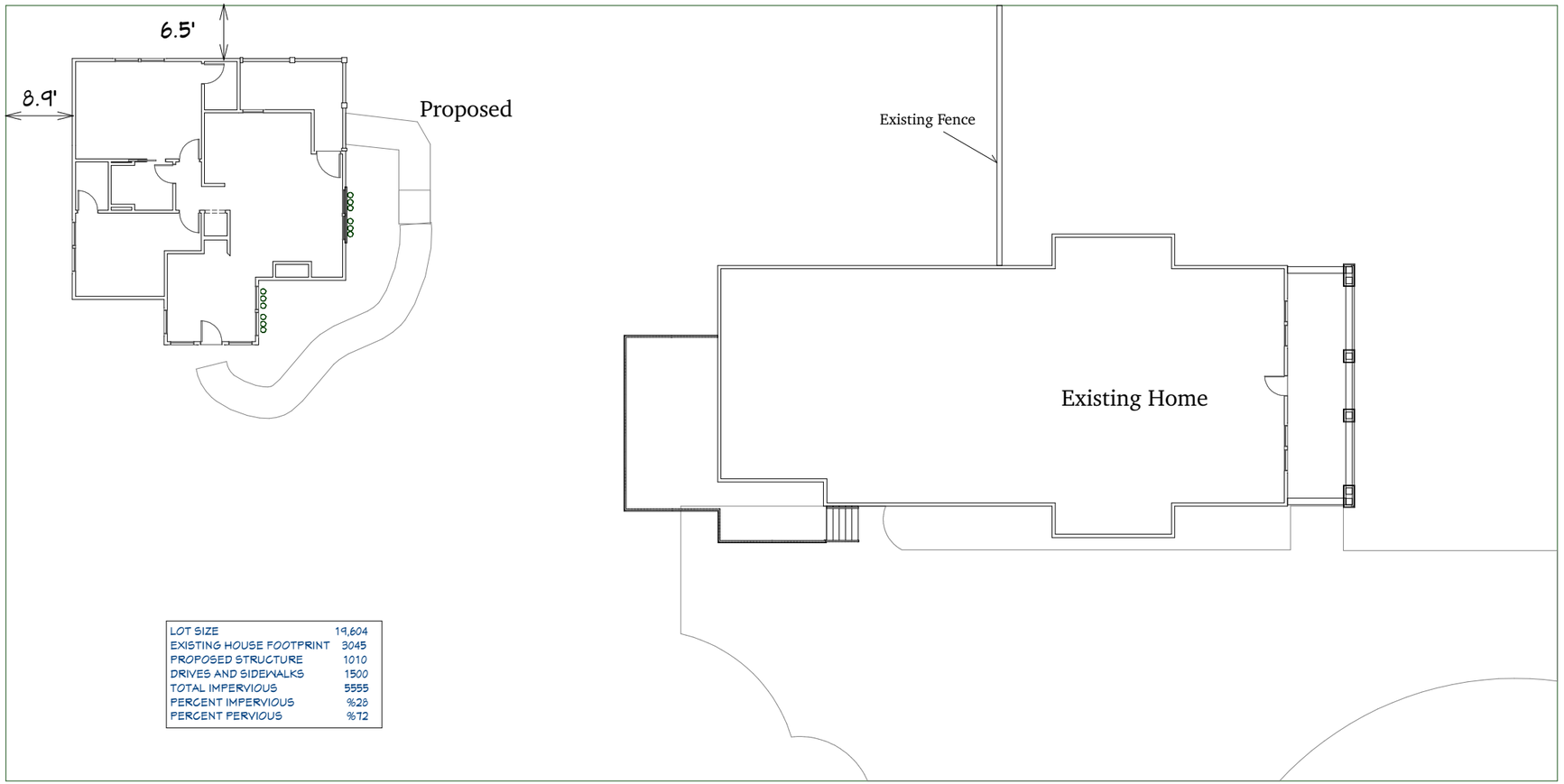
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:

SHEET:
PS

Site Plan



LOT SIZE	19,604
EXISTING HOUSE FOOTPRINT	3045
PROPOSED STRUCTURE	1010
DRIVES AND SIDEWALKS	1500
TOTAL IMPERVIOUS	5555
PERCENT IMPERVIOUS	%28
PERCENT PERVIOUS	%72

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

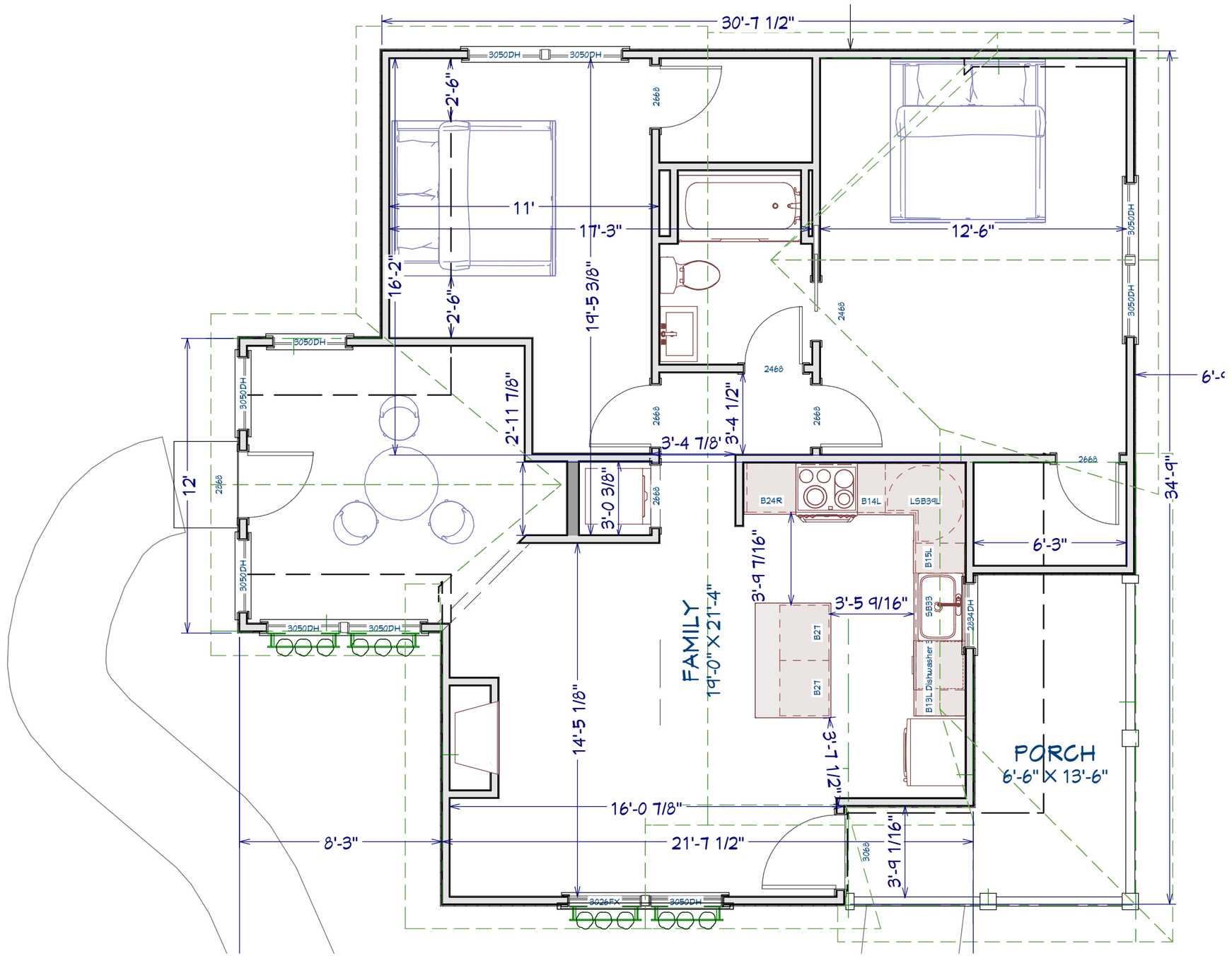
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:

SHEET:
SP

Floor Plan



1st Floor

VALLEY VIEW BUILDERS LLC

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

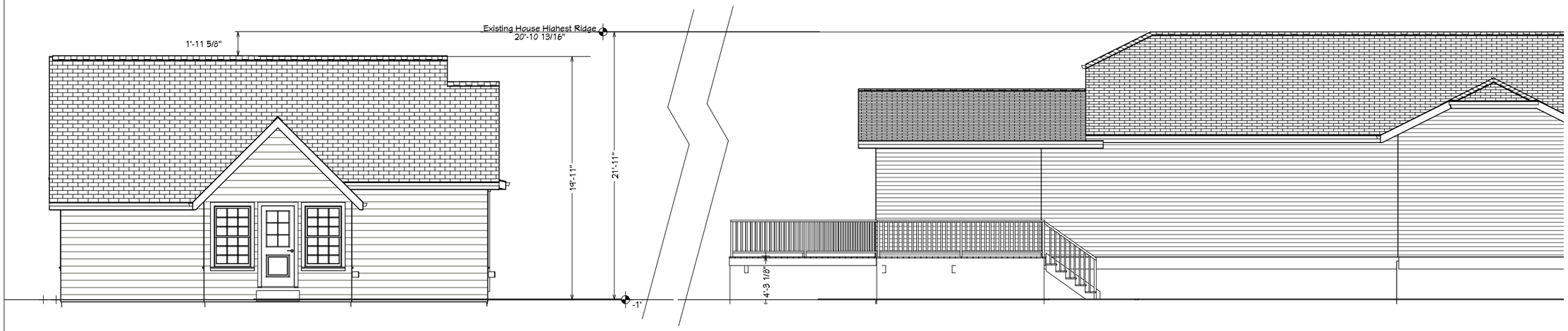
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:
1/2" = 1'

SHEET:
P-1

Building Height Study



EXISTING	1ST FLOOR SQ. FT. 2553
EXISTING	2ND FLOOR SQ. FT. 954
PROPOSED	1ST FLOOR SQ. FT. 1010

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:
1/4" = 1'

SHEET:
E-0

Front Elevation

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:
1/2" = 1'

SHEET:
E-1

RIGHT ELEVATION

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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FRANKLIN, TN 37064

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ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:

SHEET:
E-2

LEFT ELEVATION

REVISION TABLE

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FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
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VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:

SHEET:
E-3

REAR ELEVATION

VALLEY VIEW BUILDERS LLC

REVISION TABLE

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VALLEY VIEW BUILDERS, LLC

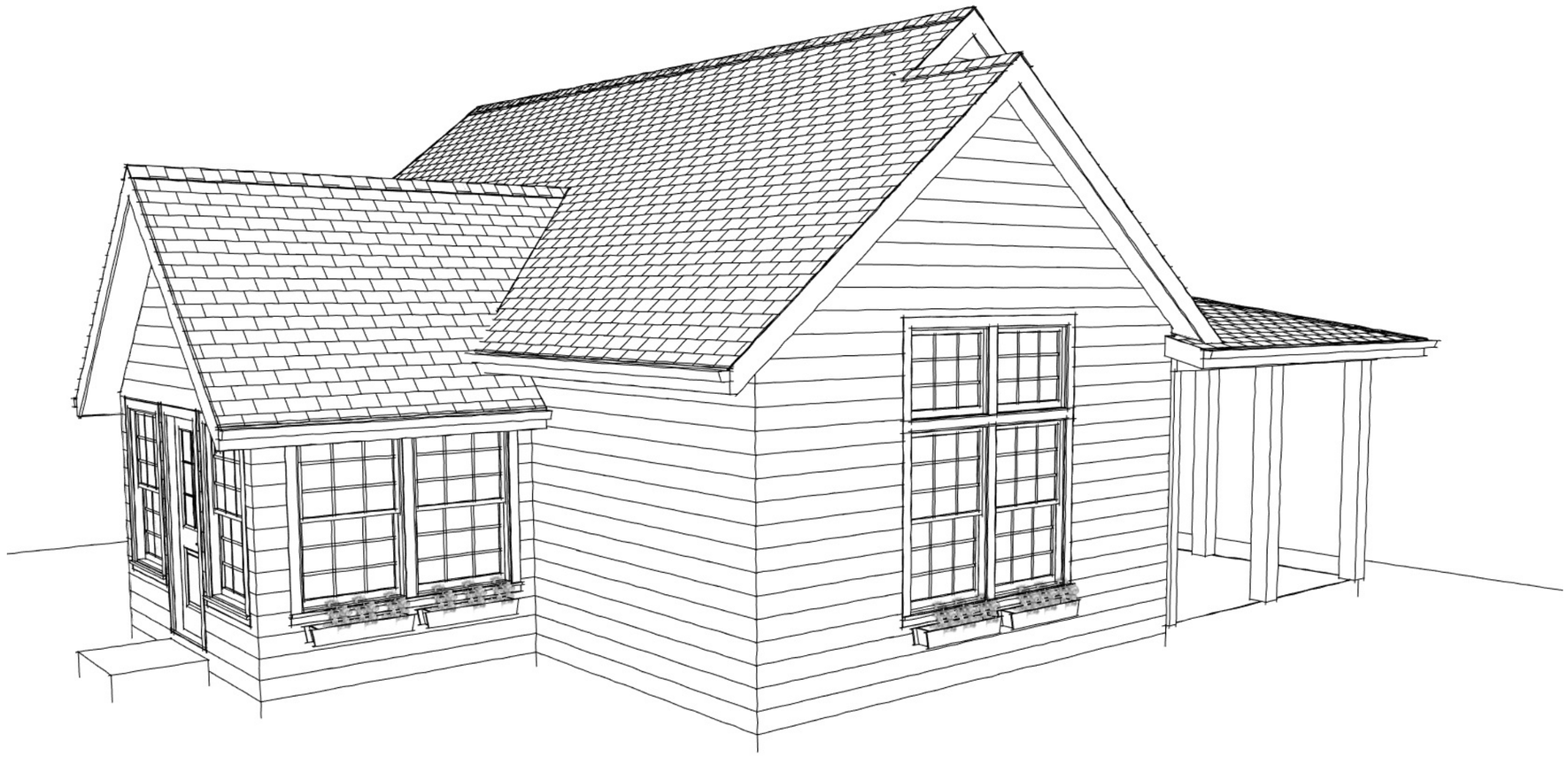
DATE:
4/8/24

SCALE:

SHEET:
E-4

Perspectives

Over View



VALLEY VIEW BUILDERS LLC

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DATE:
4/8/24

SCALE:
1/4" =1'

SHEET:
PV-1

Perspectives

Over View

VALLEY VIEW BUILDERS LLC

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DATE:
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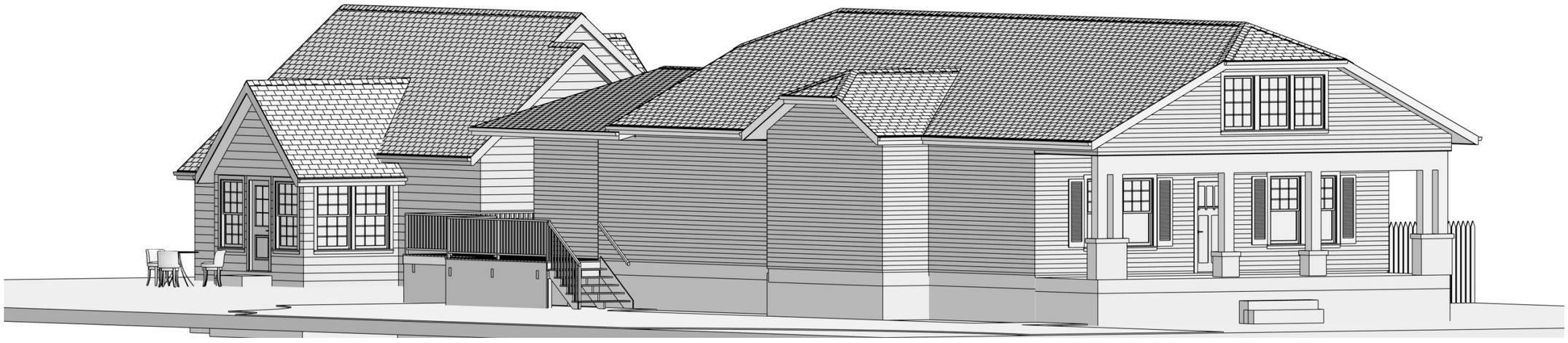
SCALE:
1/4" =1'

SHEET:
PV-2

Perspectives

Street View



VALLEY VIEW BUILDERS LLC

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DATE:
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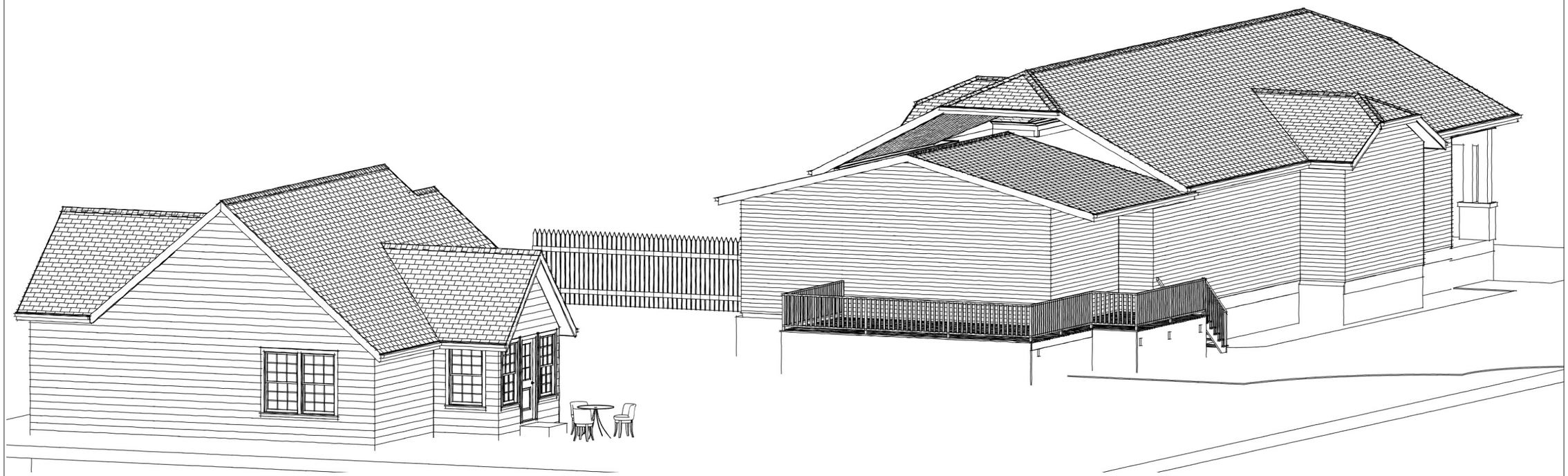
SCALE:
1/4" =1'

SHEET:
PV-3

Perspectives

Rear View



VALLEY VIEW BUILDERS LLC

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DATE:
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SCALE:
1/4 = 1'

SHEET:
PV-4

Existing Neighboring Accessory Structure

VALLEY VIEW BUILDERS LLC

REVISION TABLE

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DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
4/8/24

SCALE:

SHEET:
O-1

VALLEY VIEW
BUILDERS LLC

Scope of Work
316 Bridge St.
Franklin, TN 37064

April 8, 2024

Valley View Builders proposes a new home at 316 Bridge St. Franklin, TN, 37064.

Scope of the project:

Valley View Builders, LLC., will add an accessory dwelling unit to the rear of the property. The structure will be 1010 square feet at 316 Bridge St. Franklin, TN, 37064. The details are as shown in the attached plans.

906

Narrative for Proposed Work at The Hayes House Side Barn

March 11, 2024

Project Description:

The work on the Hayes House restoration / rehabilitation is complete and now some work is required at the side barn adjacent to the house. It will be used by the Friends of Franklin Park and City of Franklin for storage.

Project Goals:

Structural Stability: The side barn is in partial disrepair, in particular where columns connect to footings. These connections are weak and in some cases not present. In addition the columns themselves have deteriorated to the point of needing significant repair and replacement. We are proposing to provide long-term structural stability with the least amount of visual impact possible. This will include:

- Repair & replacement of columns & footings as shown in drawings
- Repair existing beams by “sistering” new beams to existing

Building skin: wood siding has fallen off or deteriorated to the extent that the barn can barely act as an enclosure. We propose to “tooth-in” new siding, utilizing in-kind material (salvaged weathered wood) to provide for restoration to previous appearance and allow it to function as its intended storage function.

New Doors: new doors will be added at “lean to” extension of barn to both restore it to previous look (see historic picture in drawing set) and allow it to function for storage. Doors will be of salvaged weathered wood to provide in-kind material.

143 Fifth Ave. South Franklin, Tennessee 37064 615.988.9065

VIEW 1

VIEW 2

HISTORIC PHOTO SHOWING PREVIOUS CONDITION OF BARN

906 STUDIO
ARCHITECTS +INTERIORS
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FRIENDS OF FRANKLIN PARKS

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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RENOVATION & REHABILITATION OF THE HISTORIC HAYES HOUSE ON THE PARK AT HARLINSDALE FARM

FRIENDS OF FRANKLIN PARKS

317 Franklin Road
Franklin, TN

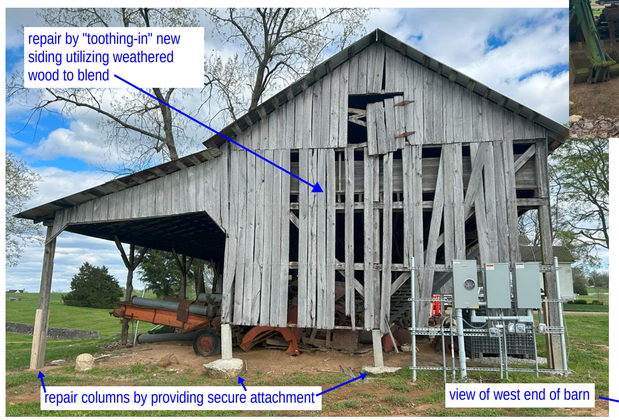
2023, 906 STUDIO, PLLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO, PLLC.

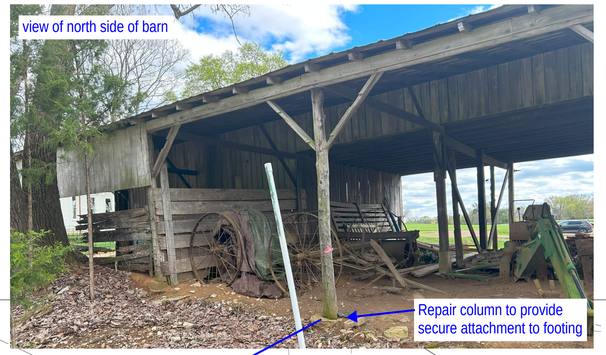
NO.	DESCRIPTION	DATE
		4/5/2024

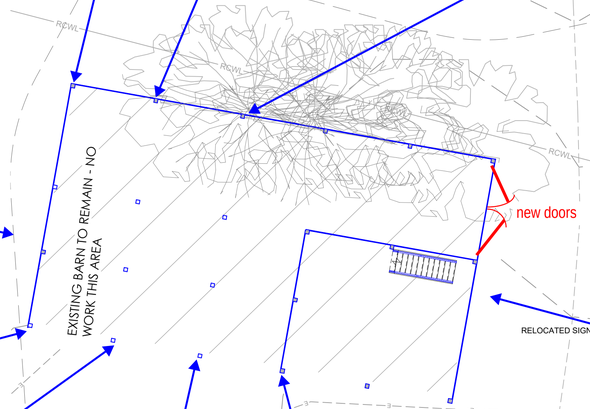
Project Number
22.1034

EXISTING CONDITIONS

A1







new doors of weathered wood to enclose this storage area

Scope of Work

Scope of work is intended to provide long-term structural stability for the side barn as well as enclose a small area within the barn to allow it to provide storage. Here are the individual scope items:

1)Secure all posts to existing concrete footings (see images) - we will preserve existing columns to greatest extent possible by wrapping them in new framing material and then wrapping that in recovered wood veneer in order to preserve look of barn to greatest extent possible.

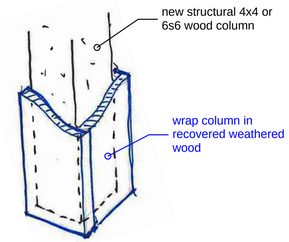
2)Supplement footings as necessary: pour new footings in some places & secure columns to footings

4)"sister" new structural members against existing beams to carry attic storage platform load

5)Repair stairs up to attic & provide column at "floating" corner

6)Tooth-in new weathered wood siding (to match existing to greatest extent possible in size and color) at both ends of barn

7)Add slatted wood doors (approx. 4 ft. each to provide 8 ft wide opening) at end of barn closest to house to provide enclosed storage area



TYPICAL COLUMN DETAIL

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

906 STUDIO
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143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
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FRIENDS OF FRANKLIN PARKS

Kimley»Horn
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RENOVATION & REHABILITATION OF THE HISTORIC HAYES HOUSE ON THE PARK AT HARLINSDALE FARM

FRIENDS OF FRANKLIN PARKS

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Franklin, TN

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NO.	DESCRIPTION	DATE
		4/5/2024

Project Number
22.1034

NEW WORK

A2