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

City of Franklin

Meeting Agenda

Design Review Committee

Monday, June 17, 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 Signage At 234 Public Sq.; Tanya Hembree, Applicant.

2. Discussion Of Window Replacement At 137 4th Ave. N.; Laura DiPasquale, Applicant.

3. Discussion Of Alterations (Roofing) At 106 Bridge St.; Brandon Priddy, Applicant.

4. Discussion Of Screening And Roof Mounted Mechanical Equipment At 230 Franklin Rd. (The Factory, Building 11); Victor Lecoffre, Applicant.

5. Discussion Of New Construction (Accessory Structure) At 206 Lewisburg Ave.; Mike Hendren, Applicant.

6. Discussion Of Alterations At 94-98 E. Main St.; Mark Kozevski, Applicant.

7. Discussion Of An Addition (Principal Building) At 231 Myles Manor Ct. (Jasmine Grove); Amanda McCreary, Applicant.

8. Discussion Of New Construction (Principal Building) At 242 Myles Manor Ct. Lot 1; Mark Spivey, Applicant.

9. Discussion Of An Addition (Principal Building) At 121 Myles Manor Ct.; Scott Cash, Applicant.

10. Discussion Of Demolition And New Construction At 230 Franklin Rd. (The Factory); Greg Gamble, 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.


1892
OFFICES
ONYX + ALABASTER
234

234 Public Square, Franklin, TN 37064





Historic reference images to the black painted arches being utilized for store front signage purposes.


4.5in
COFFEE LOUNGE
COFFEE LOUNGE
MONDAY - SATURDAY
8AM TO 5PM
234


4.5in
INTERIOR DESIGN MARKET
HOME MARKET
MONDAY - SATURDAY
10AM to 5PM

57.5in x 4.6in COFFEE LOUNGE

94in x 4.6in INTERIOR DESIGN MARKET

137 4th Ave N

Front Façade



Right Façade




6
7
8

Rear Façade





Right Façade



137 4th Ave N – Front Façade

Window #1













Window #2





Window #3







137 4th Ave N – Right Façade
Window #4



Window #5



Window #6





Window #7



Window #8





137 4th Ave N- Rear Façade

Window #9





Window #10





137 4th Ave N- Left Façade

Window #11



Window #12



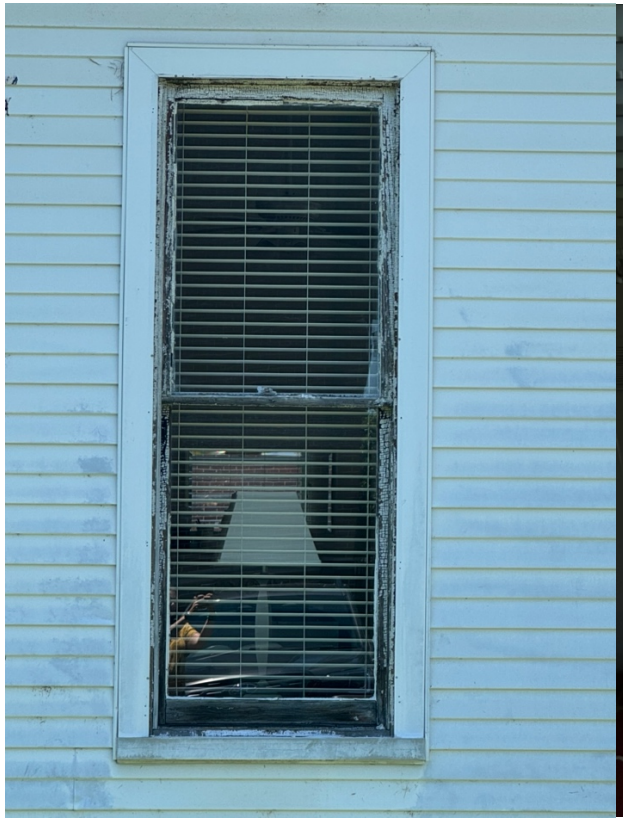
Window #13







Window #14

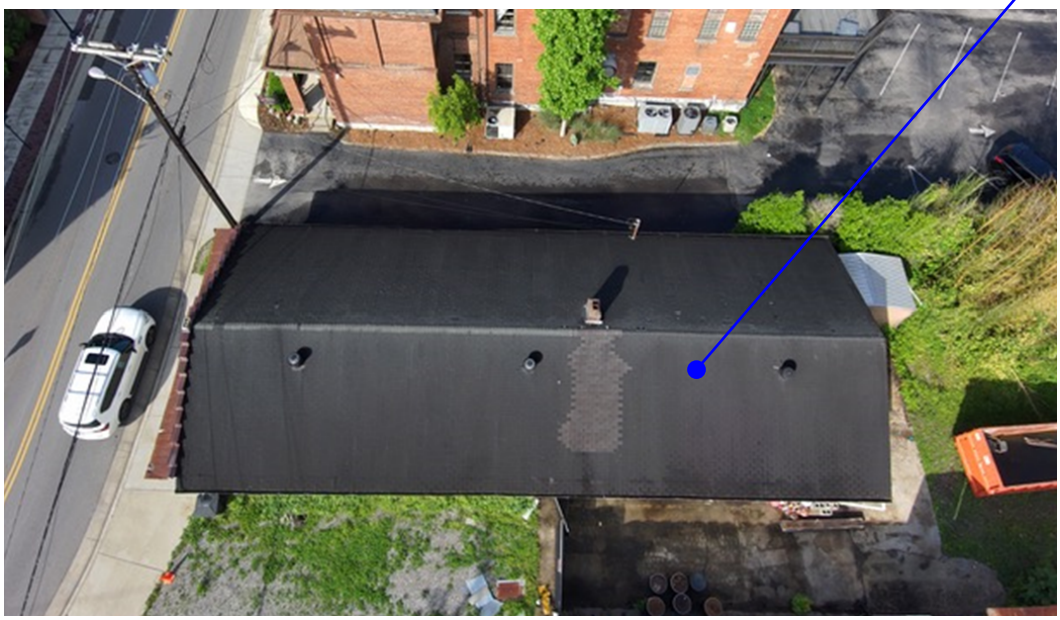


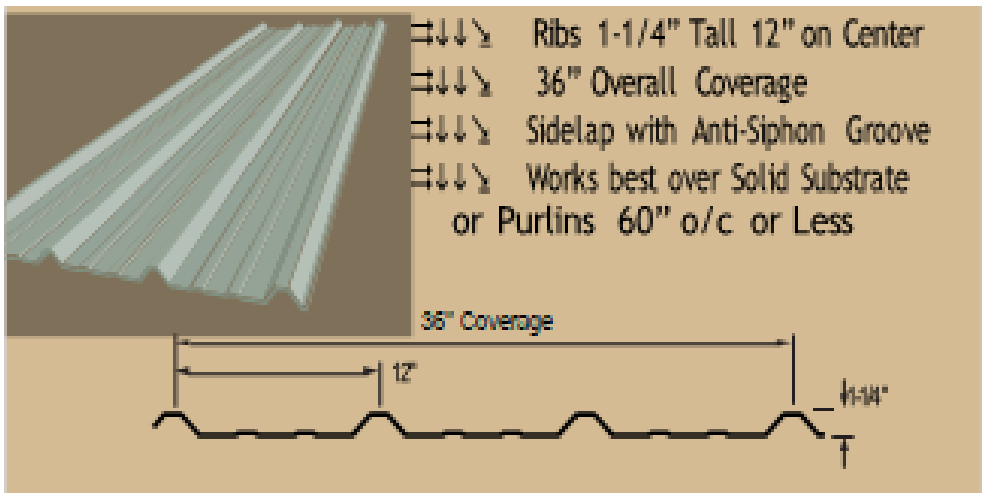


106 Bridge Street
Roof Replaacement



existing roof

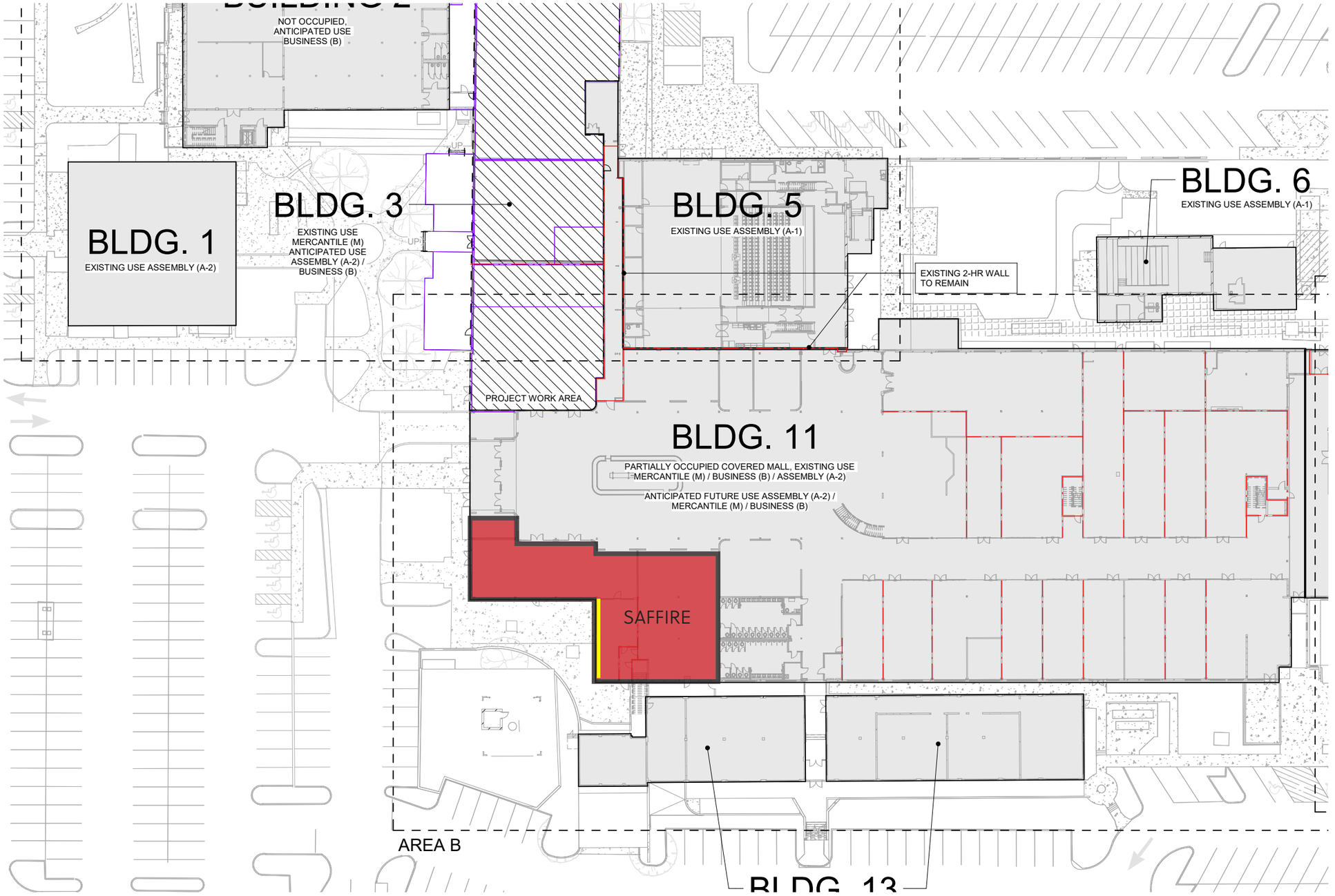




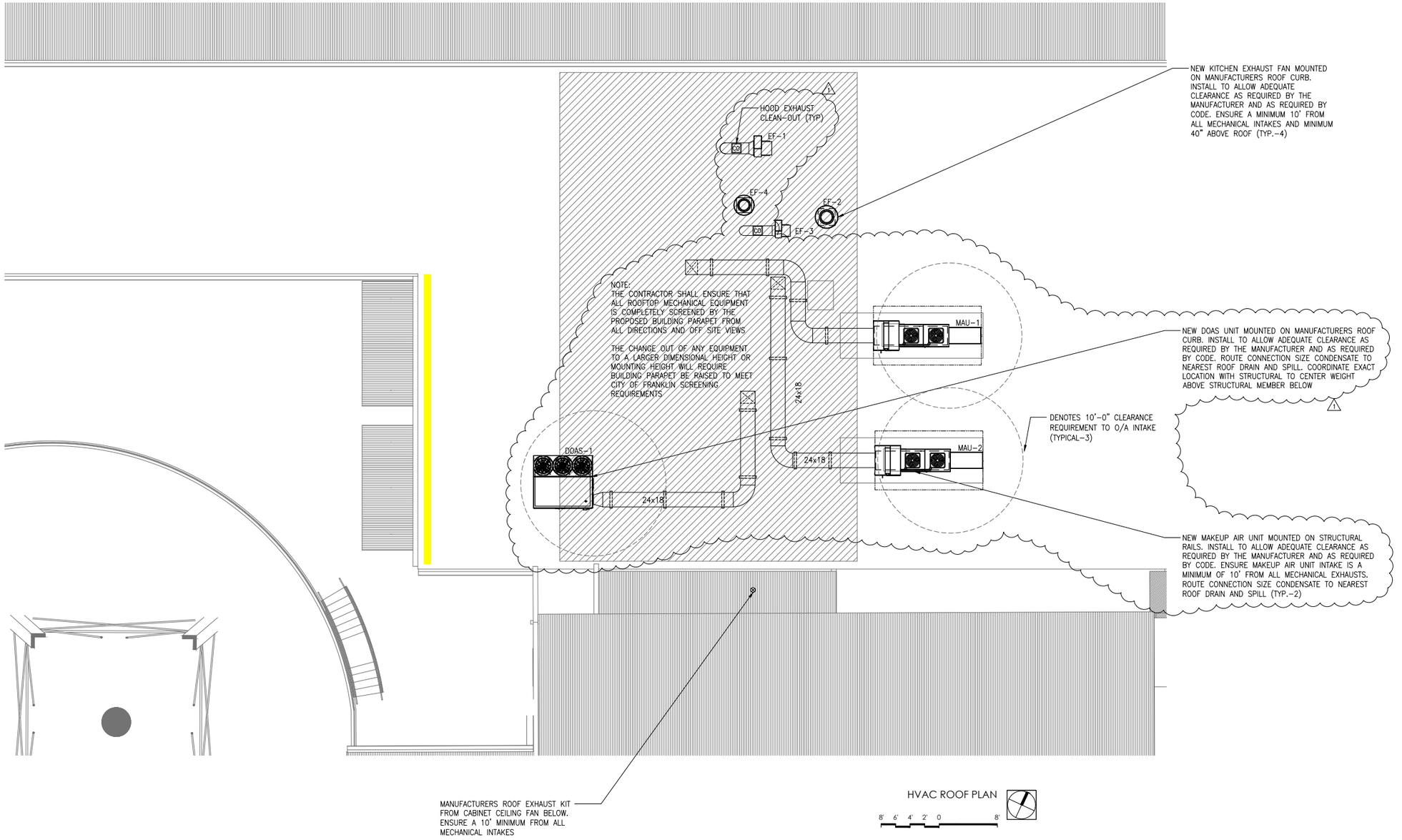
Proposed new metal roof - color to be dark (see provided physical sample)

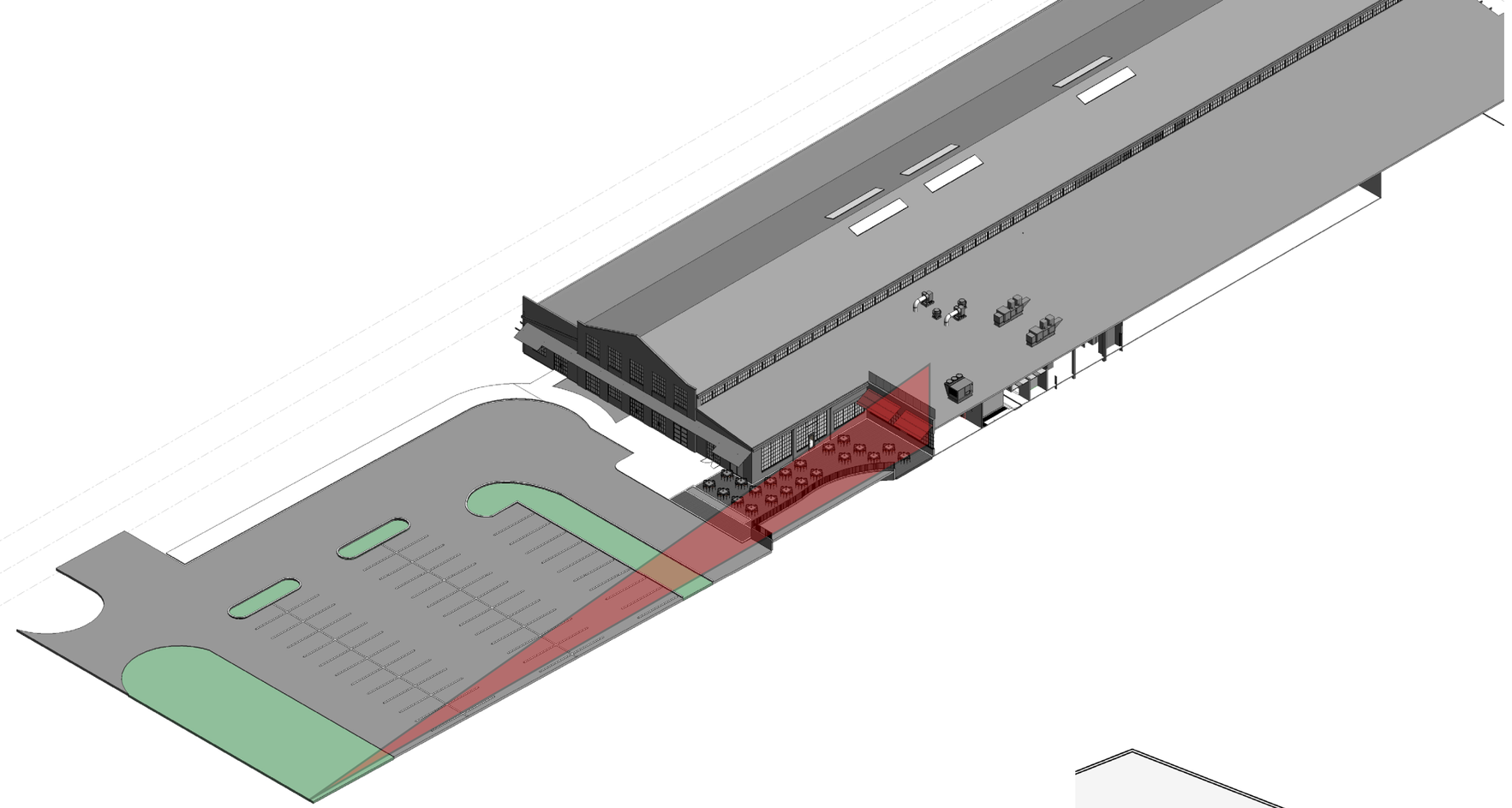
Construction to be: metal roof over self-healing membrane over 7/16" OSB sheathing

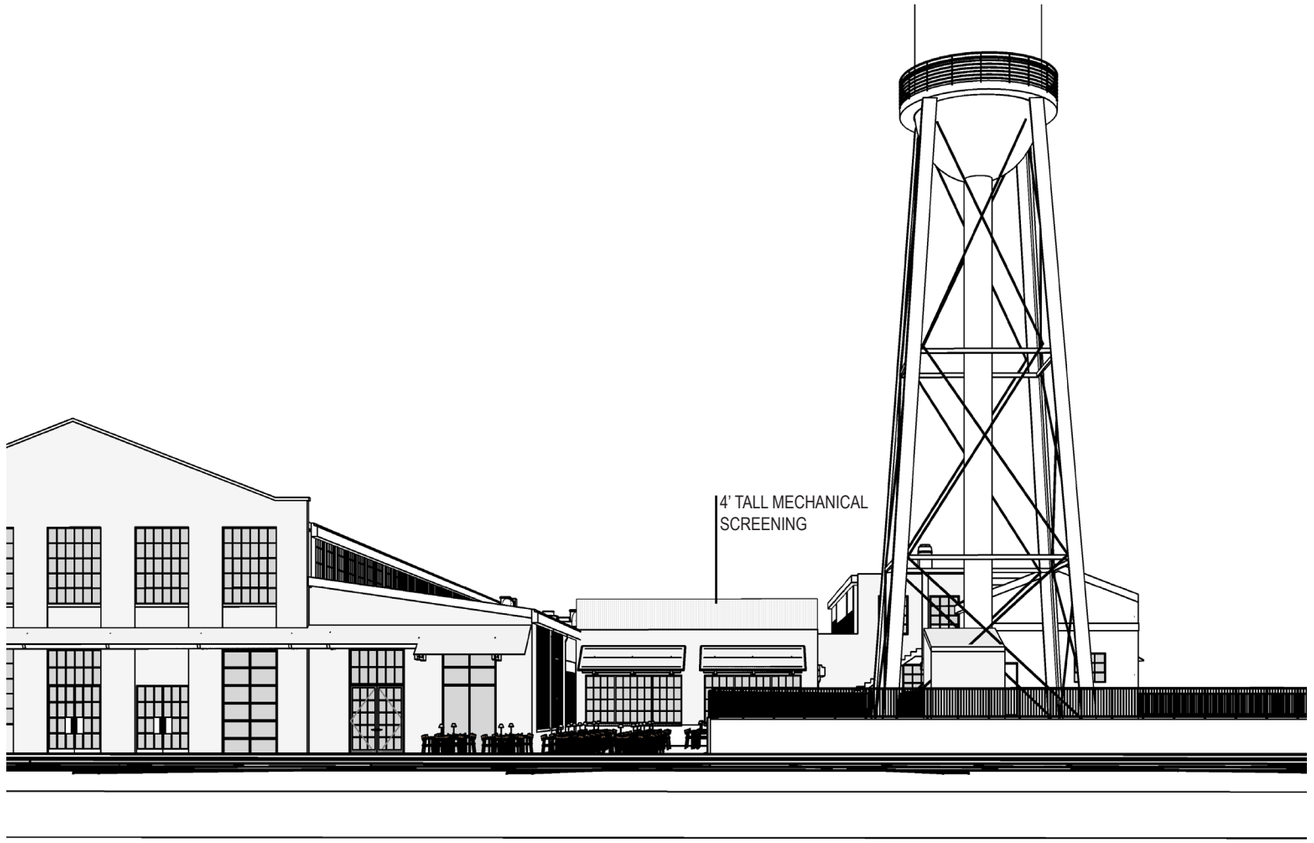

SAFFIRE RESTAURANT
TOMKATS HOSPITALITY
DRC MEETING
17 JUNE 24

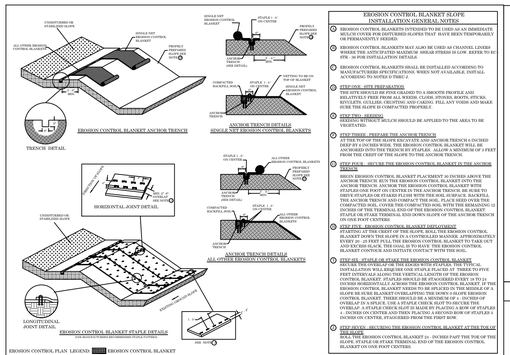

NOT OCCUPIED,
ANTICIPATED USE
BUSINESS (B)
BLDG. 1
EXISTING USE ASSEMBLY (A-2)
BLDG. 3
EXISTING USE
MERCANTILE (M)
ANTICIPATED USE
ASSEMBLY (A-2) /
BUSINESS (B)
BLDG. 5
EXISTING USE ASSEMBLY (A-1)
BLDG. 6
EXISTING USE ASSEMBLY (A-1)
EXISTING 2-HR WALL
TO REMAIN
PROJECT WORK AREA
BLDG. 11
PARTIALLY OCCUPIED COVERED MALL, EXISTING USE
MERCANTILE (M) / BUSINESS (B) / ASSEMBLY (A-2)
ANTICIPATED FUTURE USE ASSEMBLY (A-2) /
MERCANTILE (M) / BUSINESS (B)
SAFFIRE
AREA B
BLDG. 13

site


HOOD EXHAUST CLEAN-OUT (TYP)
EF-1
EF-4
EF-2
EF-3
NOTE:
THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS.
THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS
MAU-1
MAU-2
DOAS-1
24x18
24x18
24x18
NEW KITCHEN EXHAUST FAN MOUNTED ON MANUFACTURERS ROOF CURB. INSTALL TO ALLOW ADEQUATE CLEARANCE AS REQUIRED BY THE MANUFACTURER AND AS REQUIRED BY CODE. ENSURE A MINIMUM 10' FROM ALL MECHANICAL INTAKES AND MINIMUM 40" ABOVE ROOF (TYP.-4)
NEW DOAS UNIT MOUNTED ON MANUFACTURERS ROOF CURB. INSTALL TO ALLOW ADEQUATE CLEARANCE AS REQUIRED BY THE MANUFACTURER AND AS REQUIRED BY CODE. ROUTE CONNECTION SIZE CONDENSATE TO NEAREST ROOF DRAIN AND SPILL. COORDINATE EXACT LOCATION WITH STRUCTURAL TO CENTER WEIGHT ABOVE STRUCTURAL MEMBER BELOW
DENOTES 10'-0" CLEARANCE REQUIREMENT TO O/A INTAKE (TYPICAL-3)
NEW MAKEUP AIR UNIT MOUNTED ON STRUCTURAL RAILS. INSTALL TO ALLOW ADEQUATE CLEARANCE AS REQUIRED BY THE MANUFACTURER AND AS REQUIRED BY CODE. ENSURE MAKEUP AIR UNIT INTAKE IS A MINIMUM OF 10' FROM ALL MECHANICAL EXHAUSTS. ROUTE CONNECTION SIZE CONDENSATE TO NEAREST ROOF DRAIN AND SPILL (TYP.-2)
MANUFACTURERS ROOF EXHAUST KIT FROM CABINET CEILING FAN BELOW. ENSURE A 10' MINIMUM FROM ALL MECHANICAL INTAKES
HVAC ROOF PLAN
8' 6' 4' 2' 0 8'



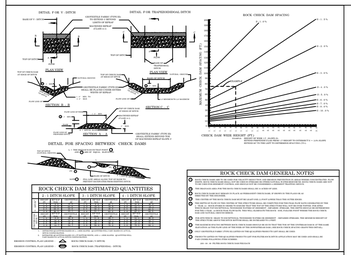

4' TALL MECHANICAL
SCREENING



EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

1. EROSION CONTROL BLANKETS INTENDED TO BE USED AS AN IMMEDIATE COVER ON DISTURBED AREAS AND SLOPES THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED.
2. EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINERS WHERE THE ANTICIPATED MAXIMUM SHEAR STRESS IS LOW. REFER TO ST. 970 - 36 FOR INSTALLATION DETAILS.
3. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES 5 THRU 4.
4. **STEP ONE - SITE PREPARATION**
   GRADE AND SHAPE SLOPES RECOMMENDED TO A SMOOTH PROFILE AND EVENTUALLY FREE FROM ALL WEEDS, CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING AND CAKING. FILL ANY VOIDS AND MAKE SURE THE SLOPE IS COMPACTED PROPERLY.
5. **STEP TWO - SEEDING**
   SEEDING OF THE ENTIRE SLOPE SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.
6. **STEP THREE - PREPARE THE ANCHOR TRENCH**
   BEFORE PLACING BLANKETS, A TRENCH SHALL BE EXCAVATED TO A DEPTH OF THE TOP OF THE SLOPE EQUATE AND ANCHOR TRENCH 6 INCHES DEEP AND 6 INCHES WIDE ALONG THE PERIMETER OF ALL AREAS TO BE PROTECTED. BLANKET WILL BE ANCHORED INTO THE TRENCH BY STAPLES. ALLOW A MINIMUM OF 3 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.
7. **STEP FOUR - BEGIN THE EROSION CONTROL BLANKET IN THE ANCHOR TRENCH**
   BEGIN EROSION CONTROL BLANKET PLACEMENT 30 INCHES ABOVE THE ANCHOR TRENCH. RUN THE EROSION CONTROL BLANKET INTO THE ANCHOR TRENCH. ANCHOR THE EROSION CONTROL BLANKET WITH STAPLES PLACED IN THE BOTTOM OF THE ANCHOR TRENCH AT 6 INCH INTERVALS OR STAPLES FLUSH WITH THE SOIL SURFACE. BACKFILL THE ANCHOR TRENCH AND COMPACT THE SOIL. PLACE SEED OVER THE COMPACTED SOIL. AFTER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE TRENCH. AT THE END OF THE EROSION CONTROL BLANKET STAPLE OR STAKE TERMINAL END DOWN SLOPE OF THE ANCHOR TRENCH ON FIVE FOOT CENTERS.
8. **STEP FIVE - EROSION CONTROL BLANKET DEPLOYMENT**
   ROLL THE EROSION CONTROL BLANKET DOWN OR HORIZONTAL EROSION CONTROL BLANKET DOWN THE SLOPE IN A CONTROLLED MANNER, APPROXIMATELY EVERY 20 - 25 FEET FULL THE EROSION CONTROL BLANKET TO TAKE OUT SLACK BUT DO NOT STRETCH. ALLOW THE BLANKET TO CONFORM TO THE SLOPE. BLANKET CONTACT AND ESTIMATE CONTACT WITH THE SOIL.
9. **STEP SIX - STAPLE OR STAKE THE EROSION CONTROL BLANKET**
   INSTALLATION WILL REQUIRE ONE STAPLE PLACED AT THREE TO FIVE FOOT INTERVALS. STAPLES SHOULD BE STAGGERED EVERY 4 TO 5 FEET. STAPLES SHOULD BE STAGGERED EVERY 12 TO 15 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. IF THE EROSION CONTROL BLANKET IS INSTALLED IN A CHANNEL OR ON A SLOPE BE SURE BLANKET OVERLAPPING THE DOWN SLOPE EROSION CONTROL BLANKET. THERE SHOULD BE A MINIMUM OF 4 - INCHES OF OVERLAP. PLACE A DOUBLE ROW OF STAPLES STAGGERED OVER THE OVERLAP 4 INCHES APART. LAST STAPLE IN EACH ROW OF STAPLES 4 - INCHES ON CENTER AND THEN PLACING A SECOND ROW OF STAPLES 2 INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.
10. **STEP SEVEN - BURYING THE EROSION CONTROL BLANKET AT THE TOP OF THE SLOPE**
    ROLL THE EROSION CONTROL BLANKET 12 - INCHES PAST THE TOP OF THE SLOPE. STAPLE OR STAKE THE TERMINAL END OF THE EROSION CONTROL BLANKET ON FIVE FOOT CENTERS.

EROSION CONTROL BLANKET INSTALLATION DETAIL



ROCK CHECK DAM ESTIMATED QUANTITIES

# = 1 DITCH SLOPE	# = 2 DITCH SLOPE	# = 3 DITCH SLOPE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

ROCK CHECK DAM GENERAL NOTES

ROCK CHECK DAM DETAIL

EROSION CONTROL NOTES

3.5.3. Erosion prevention and sediment controls

3.5.3.1. General criteria and requirements

a) The construction-phase erosion prevention controls shall be designed to minimize the dislodging and suspension of soil in water. Sediment controls shall be designed to retain mobilized sediment on site.

b) All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications (where applicable) and good engineering practices. All control measures selected must be able to slow runoff so that rill and gully formation is prevented. When steep slopes and/or fine particle soils are present at the site, additional physical or chemical treatment of storm water runoffmay be required, and must be fully described. If periodic inspections or other information indicates a control has been used inappropriately, or incorrectly, the permittee must replace or modify the control for relevant site situations.

c) If permanent or temporary vegetation is to be used as a control measure, then the timing of the planting of the vegetation cover must be discussed in the SWPPP. Delay in planting cover vegetation until winter months or dry months should be avoided, if possible.

d) If sediment escapes the construction site, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts (e.g., fugitive sediment that has escaped the construction site and has collected in a street must be removed so that it is not subsequently washed into storm sewers and streams by the next rain and/or so that it does not pose a safety hazard to users of public streets). Permittees shall not initiate remediation/restoration of a stream without consulting the division first. This permit does not authorize access to private property. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining landowner. Sediment should be removed from sediment traps, silt fences, sediment ponds, and other sediment controls as necessary, and must be removed when design capacity has been reduced by 50.

e) Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind (e.g -e forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g., screening outfalls, daily pick-up, etc.). After use, materials used for erosion prevention and sediment control should be removed or otherwise prevented from becoming a pollutant source for storm water discharges.

f) Offsite erodible material storage areas (also including overburden and stockpiles of dirt, etc.) used primarily by the permitted project are considered a part of the project and shall be addressed in the SWPPP and included in the fee calculation.

g) Pre-construction vegetative ground cover shall not be destroyed, removed or disturbed more than 10 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.

h) Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.

i) Construction must be sequenced to minimize the exposure time of graded or denuded areas.

j) Construction must be phased for projects in which over 50 acres of soil will be disturbed. Areas of the completed phase must be stabilized within 15 days (see subsection 3.5.3.2 below). No more than 50 acres of active soil disturbance is allowed at any time during the construction project.

l) Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.

m) The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease on a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records.

n) Permittees shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.

3.5.0.1. Stabilization practices

The SWPPP shall include a description of interim and permanent: stabilization practices, including site-specific scheduling of the implementation of the practices. Site plans should ensure that existing vegetation is preserved where attainable and that disturbed portions of the site are stabilized. Site plans should comply with buffer zone requirements (see section 4.4.2 below), if applicable, in which construction activities, borrow and/or fill are prohibited. Stabilization practices may include: temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Use of impervious surfaces for final stabilization in lieu of a permanent vegetative cover should be avoided where practicable. No stabilization, erosion control or sediment treatment measures are to be installed in a stream without obtaining an Aquatic Resource Alteration Permit (ARAP). Stabilization measures shall be initiated as soon as possible in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed not later than 15 days after the construction activity in that portion of the site has temporarily or permanently ceased. In the following situations, temporary stabilization measures are not required: where the initiation of stabilization measures is precluded by snow cover or frozen ground conditions or adverse soggy ground conditions, stabilization measures shall be initiated as soon as practicable; or

c) where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 15 days. Permanent stabilization with perennial vegetation (using native herbaceous and woody plants where practicable) or other permanently stable, non-eroding surface shall replace any temporary measures as soon as practicable. Unpacked gravel containing fines (silt and clay sized particles) or crusher runs will not be considered a non-eroding surface.

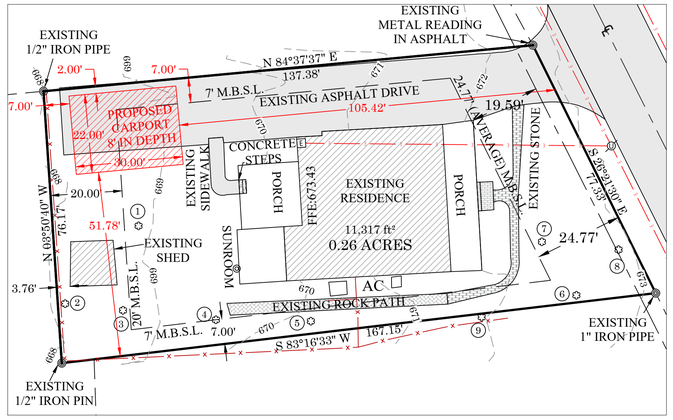
3.5.8.1. Schedule of inspections

a) Inspections described in paragraphs b, c and. d below, shall be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. Where sites or portion(s) of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions (e.g., site covered with snow or ice), such inspection only has to be conducted once per month until thawing results in runoff or construction activity resumes.
Inspections requirements do not apply to definable areas that have been finally stabilized, as described in subpart 3.1 above. Written notification of the intent to conduct only monthly inspections and the justification for such request must be submitted to the local Environmental Field Office, or the division's Nashville Central Office for projects of the Tennessee Department of Transportation (TDOT) and the Tennessee Valley Authority (TVA).

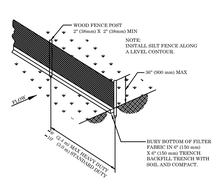
b) Qualified personnel (provided by the permittee or coopertively by multiple permittees) shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures. locations where vehicles enter or exit the site, and each outfall.

GENERAL NOTES

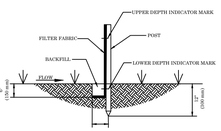
1. THE PURPOSE OF THIS MAP IS TO CREATE A SITE PLAN FOR PERMITTING USE.
2. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47187C0211G DATED 12/22/2016.
3. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
4. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE-CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
6. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
7. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
8. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
9. THE SUBJECT PROPERTY IS ZONED R-4 RESIDENTIAL; FRONT SETBACK (AVERAGE) 26.46 '; SIDE SETBACK 7', REAR SETBACK 20'.



DETAIL INSERT 1"=20'



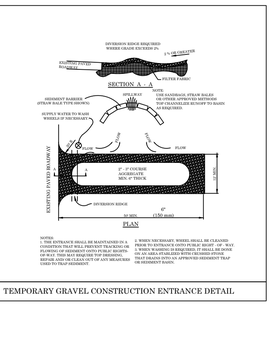
TYPICAL PREFABRICATED SILT FENCE INSTALLATION
N.T.S.



SECTION

SILT FENCE ANCHORING

SILT FENCE INSTALLATION DETAIL



NOTES:
1. THIS ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE DETAIL

SETBACK CALCULATIONS

200 LEWISBURG AVE	2.47'
202 LEWISBURG AVE	11.97'
204 LEWISBURG AVE	25.11'
206 LEWISBURG AVE	19.59'
208 LEWISBURG AVE	11.12'
210 LEWISBURG AVE	15.62'
212 LEWISBURG AVE	65.83'
220 LEWISBURG AVE	46.44'
TOTAL FRONT SETBACK	198.15'

198.15/8 = 24.77' AVERAGE FRONT SETBACK

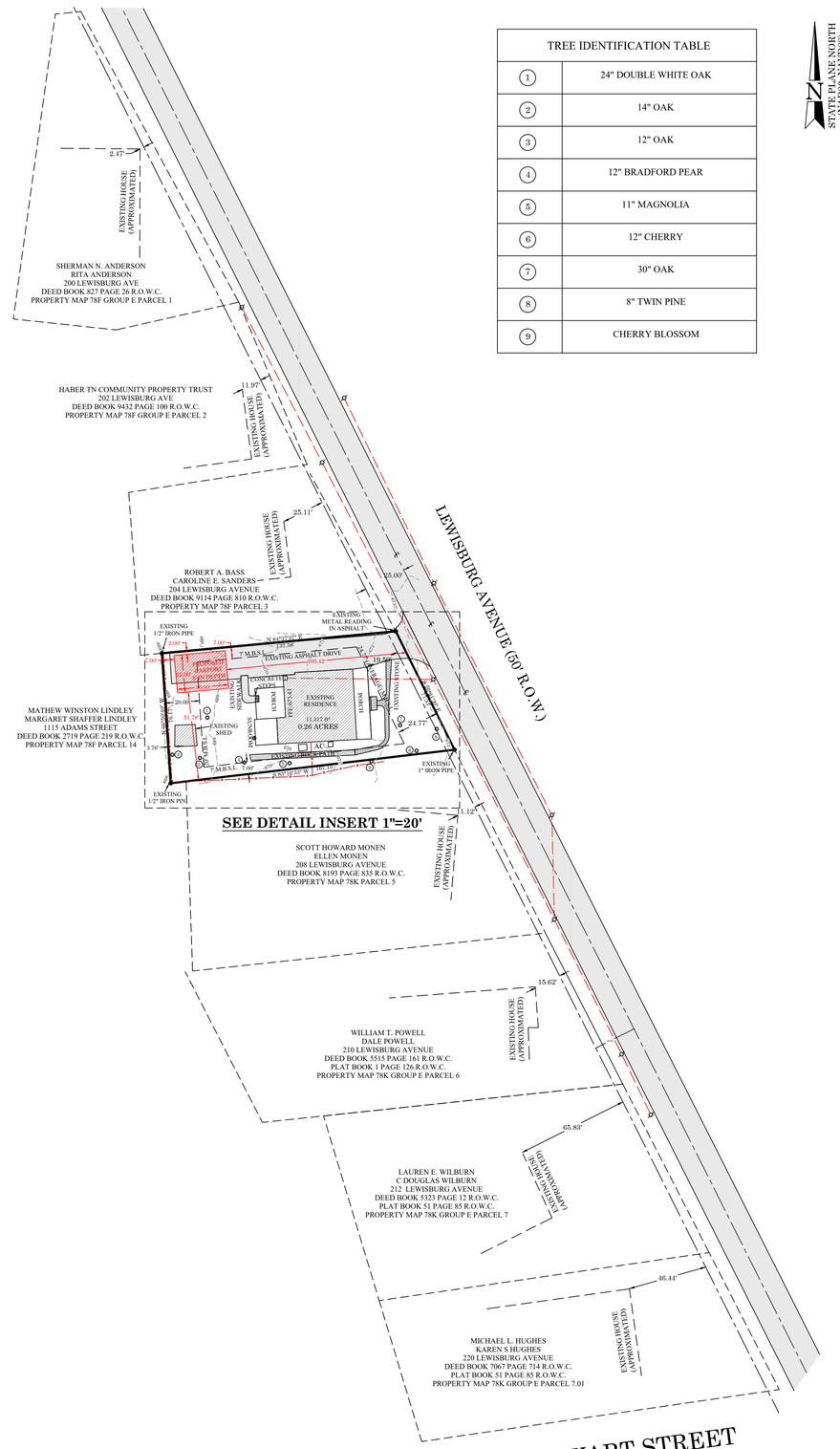
PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF SURVEY: 4/4/2024
d. DATUM / EPOCH: NAD83 (2011) EPOCH
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR: 0.99992714

TREE IDENTIFICATION TABLE

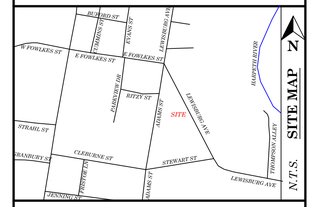
1	24" DOUBLE WHITE OAK
2	14" OAK
3	12" OAK
4	12" BRADFORD PEAR
5	11" MAGNOLIA
6	12" CHERRY
7	30" OAK
8	8" TWIN PINE
9	CHERRY BLOSSOM

STATE PLANE NORTH (NAD83 NAVD88)



CHAPDELAINE & ASSOCIATES
LAND SURVEYING

7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com





CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 — DATE

MICHAEL E. HENDREN
KATHLEEN V. HENDREN
206 LEWISBURG AVE
DEED BOOK 5968 PAGE 834 R.O.W.C.
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 78F GROUP E PARCEL 4

REVISION #	DATE

DATE: APRIL 25, 2024
DRAWN BY: GLH
JOB #: 8117
SCALE: 1" = 40'

0 40 80

V-1.1

SITE PLAN FOR MICHAEL E. HENDREN & KATHLEEN V. HENDREN PROPERTY

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.

2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.

3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC...

4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.

5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.

6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS (HEADS, JAMBS, & SILLS PER MFR.)
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS, GABLE VENTS, ETC.)

FLASHING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, OR PER BEST PRACTICES WHERE SPECIFICATIONS ARE NOT AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE INSTALLED FLASHING MEETS OR EXCEEDS MANUFACTURER'S SPECIFICATIONS, AND ALL APPLICABLE CODES.

GENERAL BUILDING SECTION NOTES:

1. CONTRACTOR TO VERIFY DEPTHS OF FOOTINGS MEET OR EXCEED ALL APPLICABLE CODES.

2. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION SYSTEM, INCLUDING SIZE AND REINFORCING OF CONTINUOUS FOOTERS, PIERS, CONCRETE BLOCK/POURED WALLS, SLABS AND THICKENED SLABS.

3. CONTRACTOR TO VERIFY ADEQUATE NATURAL BEARING CONDITIONS OR PROVIDE COMPACTED FILL TO MEET OR EXCEED ALL APPLICABLE CODES.

4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE BY MEANS OF NATURAL GRADING AND/OR BURIED DRAINAGE SYSTEMS.

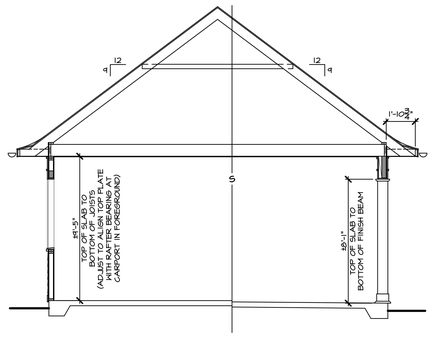
5. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR ALL STRUCTURAL TIES, BRACING AND CONNECTION REQUIREMENTS BETWEEN FRAMING AND FOUNDATION SYSTEM.

6. INSULATION NOT SHOWN FOR CLARITY OF DRAWINGS. BUILDER TO ENSURE INSULATION MEETS OR EXCEEDS ALL APPLICABLE CODES.

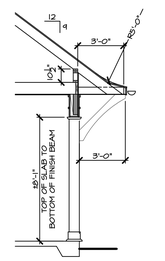
7. CONTRACTOR SHALL PROVIDE TIE BRACES AND COLLAR TIES PER CODE.

8. CONTRACTOR SHALL ENSURE ALL CONCRETE SLABS SLOPE AWAY FROM THE STRUCTURE AT A DEGREE SATISFACTORY TO ALL APPLICABLE CODES.

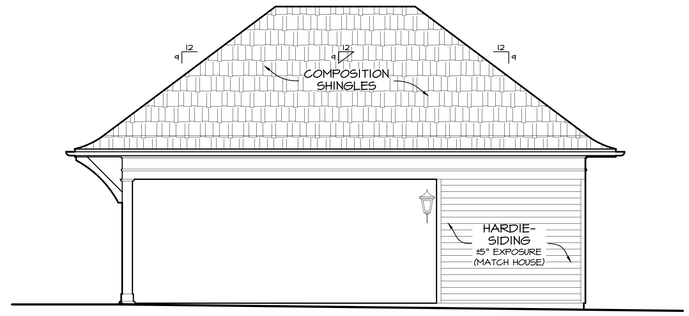
9. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER TO VERIFY REQUIREMENTS FOR STRUCTURAL RIDGE BEAMS, AS REQUIRED TO MEET OR EXCEED ALL APPLICABLE CODES.



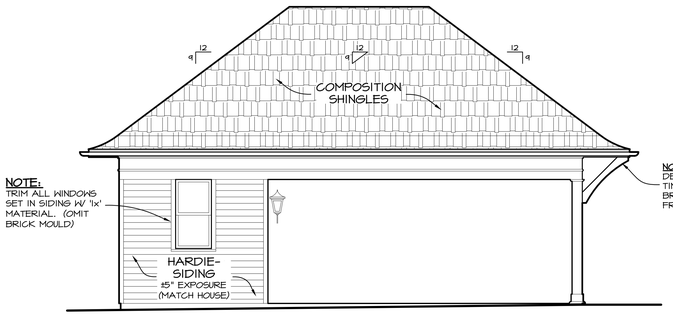
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



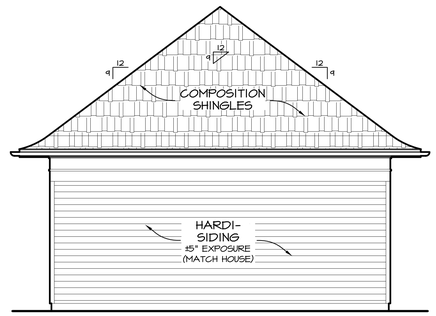
2 WALL SECTION
SCALE: 1/4" = 1'-0"



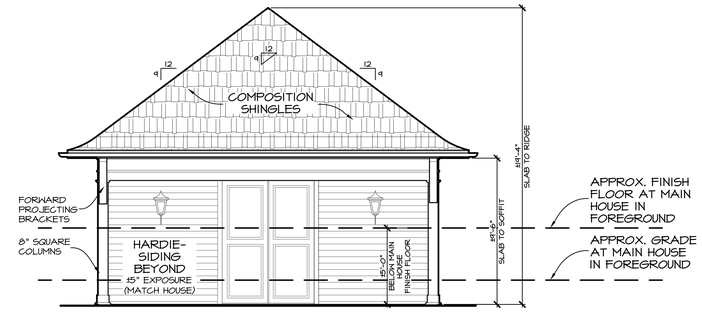
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



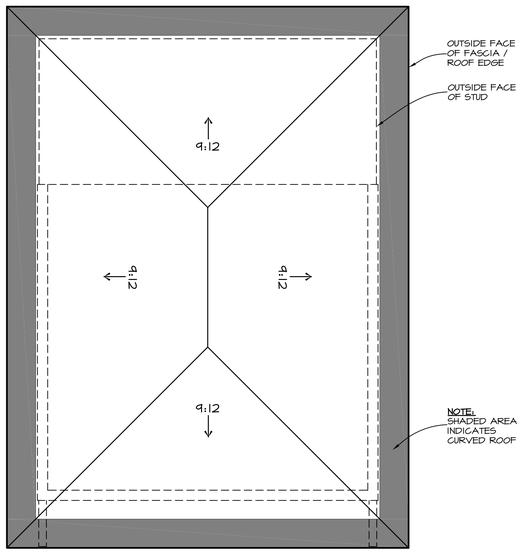
LEFT ELEVATION
SCALE: 1/4"=1'-0"



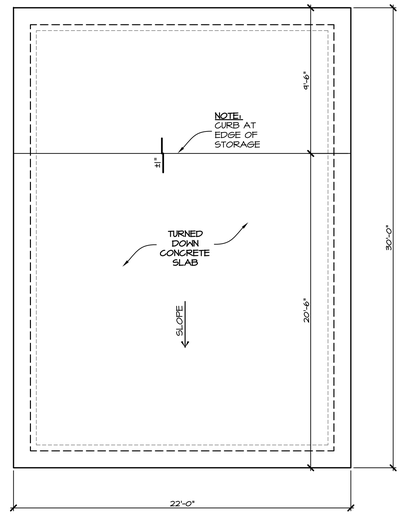
REAR ELEVATION
SCALE: 1/4"=1'-0"



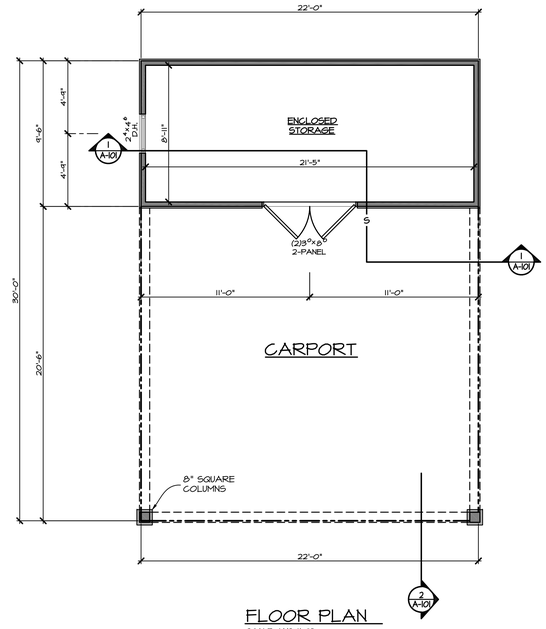
FRONT (STREET SIDE) ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

P.SHEA | DESIGN
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Franklin, TN 37064
www.pshea.com

HENDREN
206 LEWISBURG AVENUE
FRANKLIN, TN 37064

Notice:

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DO NOT SCALE
drawings; use given dimensions. Contact designer to verify dimensions as needed.

These drawings are for DESIGN INTENT ONLY. It is the contractor's responsibility to ensure construction meets or exceeds all applicable codes.

It is the contractor's responsibility to coordinate all mechanical, structural, electrical and plumbing systems with the framework and aesthetics of this home.

Issues:

No.	Date	Description
01	05.14.24	Design Development Set
02	06.03.24	Design Development Set

P.004

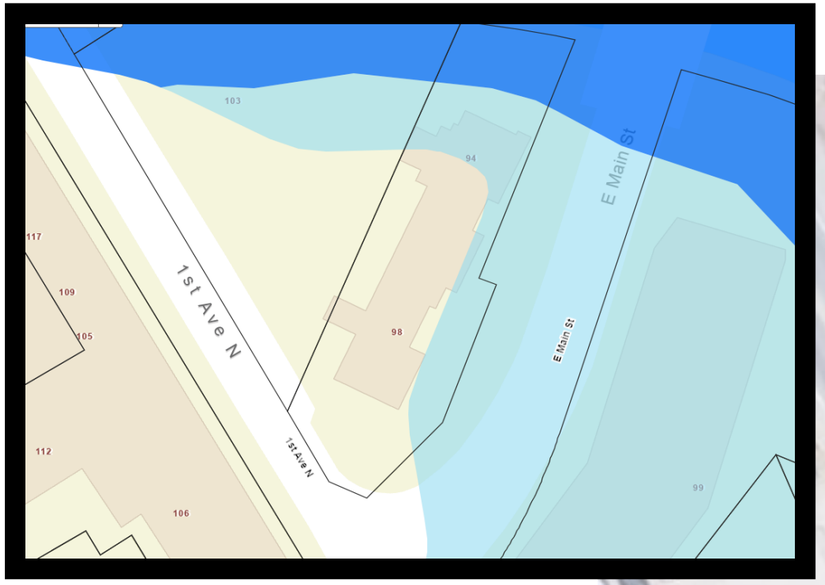
A-101

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FLOODPLAIN

PROPOSED MODIFICATIONS:

A. NEW 7'-0" A.F.G. GROUND MOUNTED SCREENING; WHITE BOARD & BATTEN SIDING FENCE ENCLOSURE. RUN ENCLOSURE PARALLEL TO EXISTING SIDEWALK WITH NEC COMPLAINT LEAVE-OUT AT ELECTRICAL PANELS, SUCH THAT EXISTING RADIUSED BUILDING CORNER IS VISIBLE.

B. EXISTING BOARD & BATTEN CLADDING AT EXISTING WALK-IN COOLER TO REMAIN; PATCH & REPAIR, NEW PAINT AS REQ'D.

C. NEW LANDSCAPING; FINAL DESIGN T.B.D. CLIENT INTENDS TO RELOCATE THE EXISTING METAL PLANTERS TO REAR FACADE & REPAINT.

D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS. AREA TO RECEIVE NEW LANDSCAPING, WITH NEW PAVERS AT REAR PERGOLA (D1).

E. NEW GLAZED FRENCH DOORS OUT TO TENANT PATIO.

F. NEW DARK FINISHED SHADOWBOX ROOFTOP EQUIPMENT SCREENING PER ZONING GUIDELINES.

G. WALK-UNDER TRELLIS WITH CLIMBING VINES. PORTION OF EXISTING SIDEWALK TO BE REMOVED & REPOURED TO PROVIDE A PLANTER BED BETWEEN COOLER & NEW SIDEWALK TO TENANT RIVERFRONT PATIO.

H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES.

I. NEW ACCESSIBLE RAMP & RAILINGS AT TENANT PORCH

J. EXISTING FENCE SEGMENTS & PLANTERS AT EXISTING PATIO TO REMAIN.

K. NEW FENCED ENCLOSURE AT EXISTING CENTER ENTRY PORCH FOR ADDITIONAL PATIO SETAING & TO DISCOURAGE USE AS PRIMARY ENTRANCE. EXISTING RAMP TO REMAIN WITH GATE FOR EGRESS.

L. EXISTING CHAIN LINK FENCE ALONG RIVERFRONT TO BE REPLACED TO MATCH EXISTING DECORATIVE PICKET FENCING

M. NEW BOARD & BATTEN ENCLOSURE AT EXISTING DUMPSTER LOCATION. ENCLOSURE TO BE EXPANDED TO INCLUDE CARDBOARD RECYCLING WITHOUT DIMINISHING EXISTING PARKING COUNTS.



PROPOSED

BEFORE



PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

I. NEW ACCESSIBLE RAMP & RAILING TO TENANT PORCH

J. EXISTING FENCE SEGMENTS & PLANTERS TO REMAIN. PLANTERS TO BE REPAINTED, COLOR T.B.D.

K. NEW FENCED ENCLOSURE AT EXISTING CENTER ENTRY PORCH FOR ADDITIONAL PATIO SETAING & TO DISCOURAGE USE AS PRIMARY ENTRANCE. EXISTING RAMP TO REMAIN WITH GATE FOR EGRESS.

AFTER



BEFORE



AFTER



PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

B. EXISTING FENCE SEGMENTS & PLANTERS AT EXISTING PATIO TO REMAIN. PLANTERS TO BE REPAINTED, COLOR T.B.D.

C. NEW PENDANT LIGHTING BELOW AWNING. FINAL SELECTION T.B.D.; POTENTIALLY TO MATCH THE BUILDING FIXTURES OR AS NOTED PER SUPPLEMENTAL TENANT EXHIBITS.

D. NEW WALL SCONCES. FINAL SELECTION T.B.D.; POTENTIALLY TO MATCH THE BUILDING FIXTURES OR AS NOTED PER SUPPLEMENTAL TENANT EXHIBITS.

E. NEW LANDSCAPING; FINAL DESIGN T.B.D. CLIENT INTENDS TO REPAINT THE EXISTING METAL PLANTERS & OR REPLACE THEM.

1ST & MAIN - FRONT ELEVATION STUDY

MJM ARCHITECTS, INC

BEFORE



AFTER



PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

I. NEW ACCESSIBLE RAMP & RAILING TO TENANT PORCH W/ SCUPPER AT EXISTING DOWNSPOUT LOCATION

BEFORE



AFTER



PROPOSED MODIFICATIONS:

A. NEW 7'-0" A.F.G. GROUND MOUNTED SCREENING; WHITE BOARD & BATTEN SIDING FENCE ENCLOSURE

B. EXISTING BOARD & BATTEN CLADDING AT EXISTING WALK-IN COOLER TO REMAIN; PATCH & REPAIR, NEW PAINT AS REQ'D. WITH NEW WALL-MOUNTED SIGN.

C. NEW LANDSCAPING; FINAL DESIGN T.B.D. CLIENT INTENDS TO RELOCATE THE EXISTING METAL PLANTERS TO REAR FACADE & REPAINT.

D. NEW WOOD (OR SIM.) PEGOLA AT TENANT PATIO WITH CAFE LIGHTS.

E. NEW GLAZED FRENCH DOORS OUT TO TENANT PATIO.

F. NEW DARK FINISHED SCREENING FOR ROOF TOP EQUIPMENT.

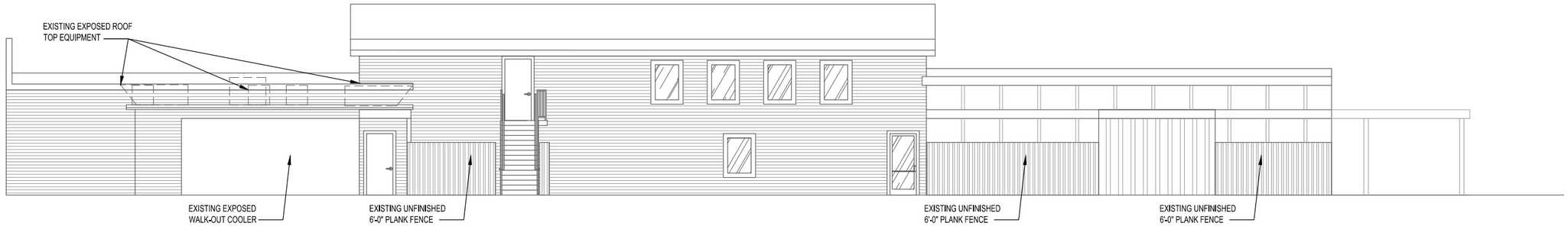
G. WALK-UNDER TRELLIS WITH CLIMBING VINES. PORTION OF EXISTING SIDEWALK TO BE REMOVED & REPOURED TO PROVIDE A PLANTER BED BETWEEN COOLER & NEW SIDEWALK TO TENANT RIVERFRONT PATIO.

H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES, WITH NEW WALL-MOUNTED SIGN.

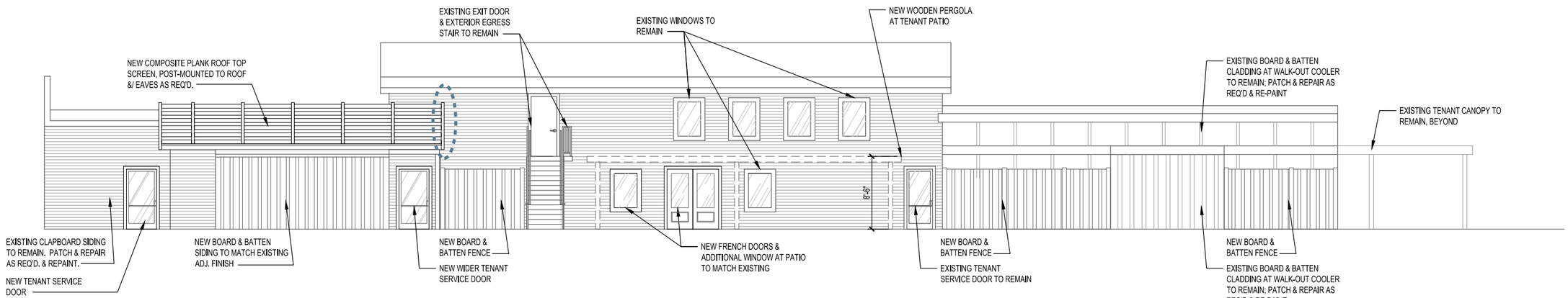
MJM ARCHITECTS

1ST & MAIN - REAR ELEVATION STUDY

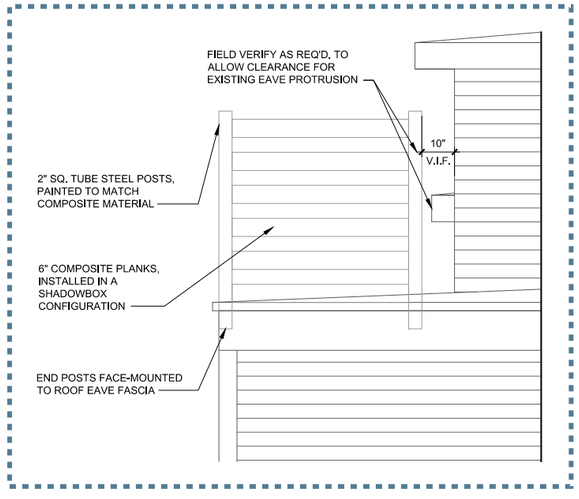
MJM ARCHITECTS, INC



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED TERMINATION OF SCREEN WALL AT BUILDING FACADE

BEFORE



PROPOSED MODIFICATIONS:

(NUMBERING CONTINUED FROM KEYNOTES ON SUBSEQUENT PAGES)

A. NEW 7'-0" A.F.G. GROUND MOUNTED SCREENING; WHITE BOARD & BATTEN SIDING FENCE ENCLOSURE

F. NEW DARK FINISHED SCREENING FOR ROOF TOP EQUIPMENT.

G. WALK-UNDER TRELLIS WITH CLIMBING VINES. PORTION OF EXISTING SIDEWALK TO BE REMOVED & REPOURED TO PROVIDE A PLANTER BED BETWEEN COOLER & NEW SIDEWALK TO TENANT RIVERFRONT PATIO.

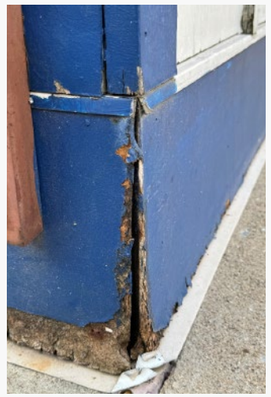
H. NEW BOARD & BATTEN SIDING ON EXISTING WALK-OUT COOLER TO MATCH ADJACENT TENANT EXISTING FINISHES, WITH NEW WALL-MOUNTED SIGN.

M. NEW BOARD & BATTEN ENCLOSURE AT EXISTING DUMPSTER LOCATION. ENCLOSURE TO BE EXPANDED TO INCLUDE CARDBOARD RECYCLING WITHOUT DIMINISHING EXISTING PARKING COUNTS.

AFTER



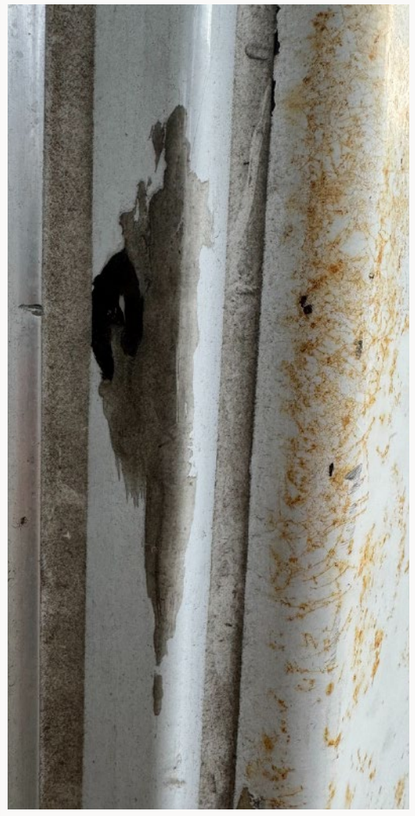
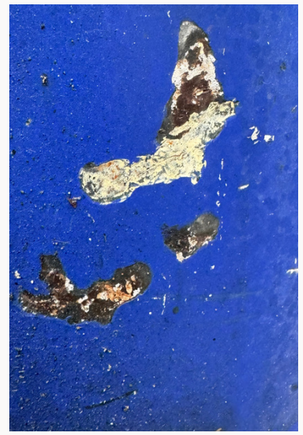














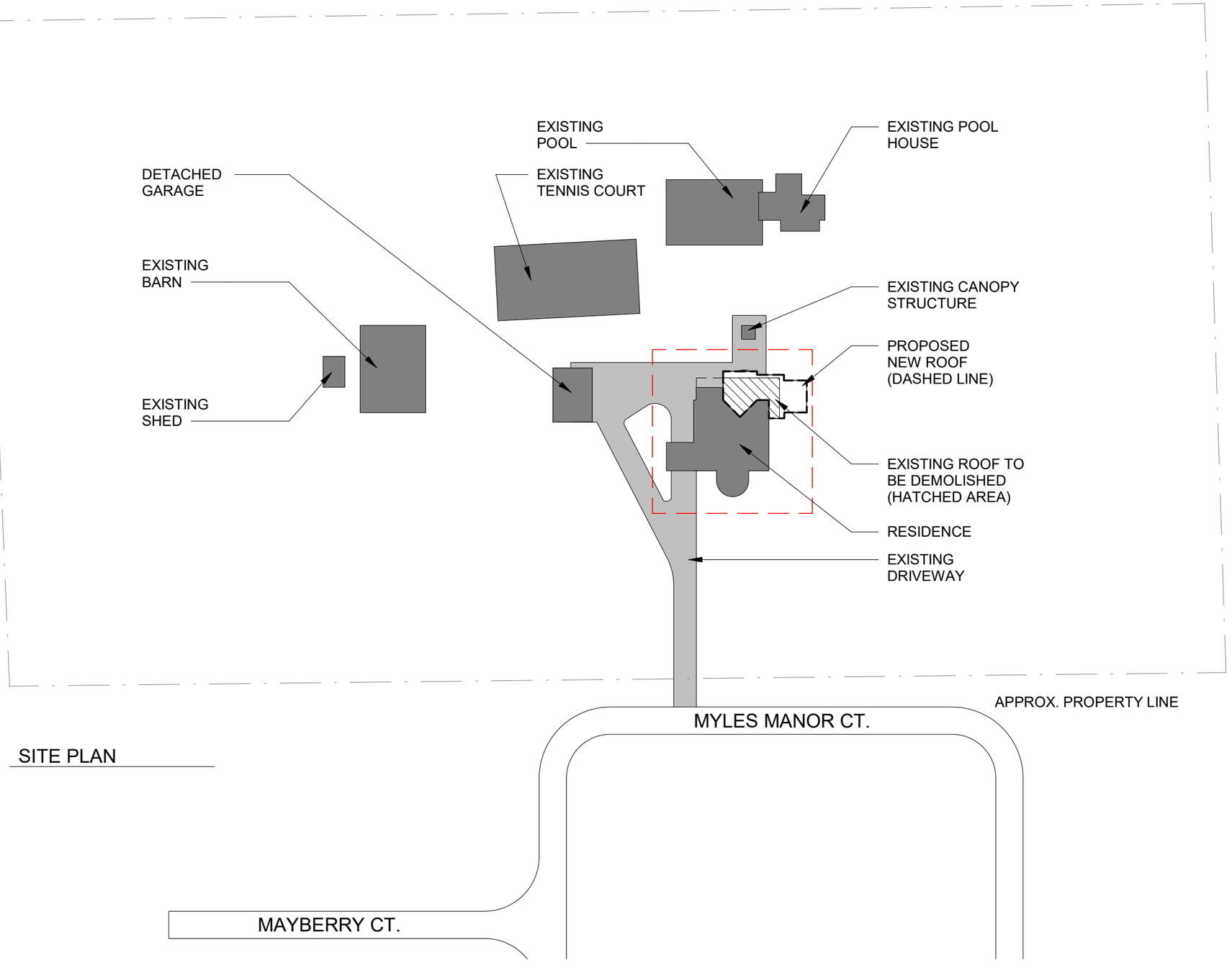












SITE PLAN

ZONING CALCULATION ESTIMATES

LOT SIZE:	436,501 SF
EXISTING RESIDENCE FOOTPRINT:	4,325 SF (1%)
PROPOSED ADDITION:	789 SF (.2%)



RESIDENCE ENTRY



REAR PATIO

HISTORIC WINDOWS OF VARIOUS PERIODS



RESIDENCE SIDE



REAR BALCONY



COVERED BACK PORCH

NON-HISTORIC WINDOWS



DRIVEWAY ENTRY FRONT



FRONT PORCH SIDE VIEW



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

CIRCA 1950





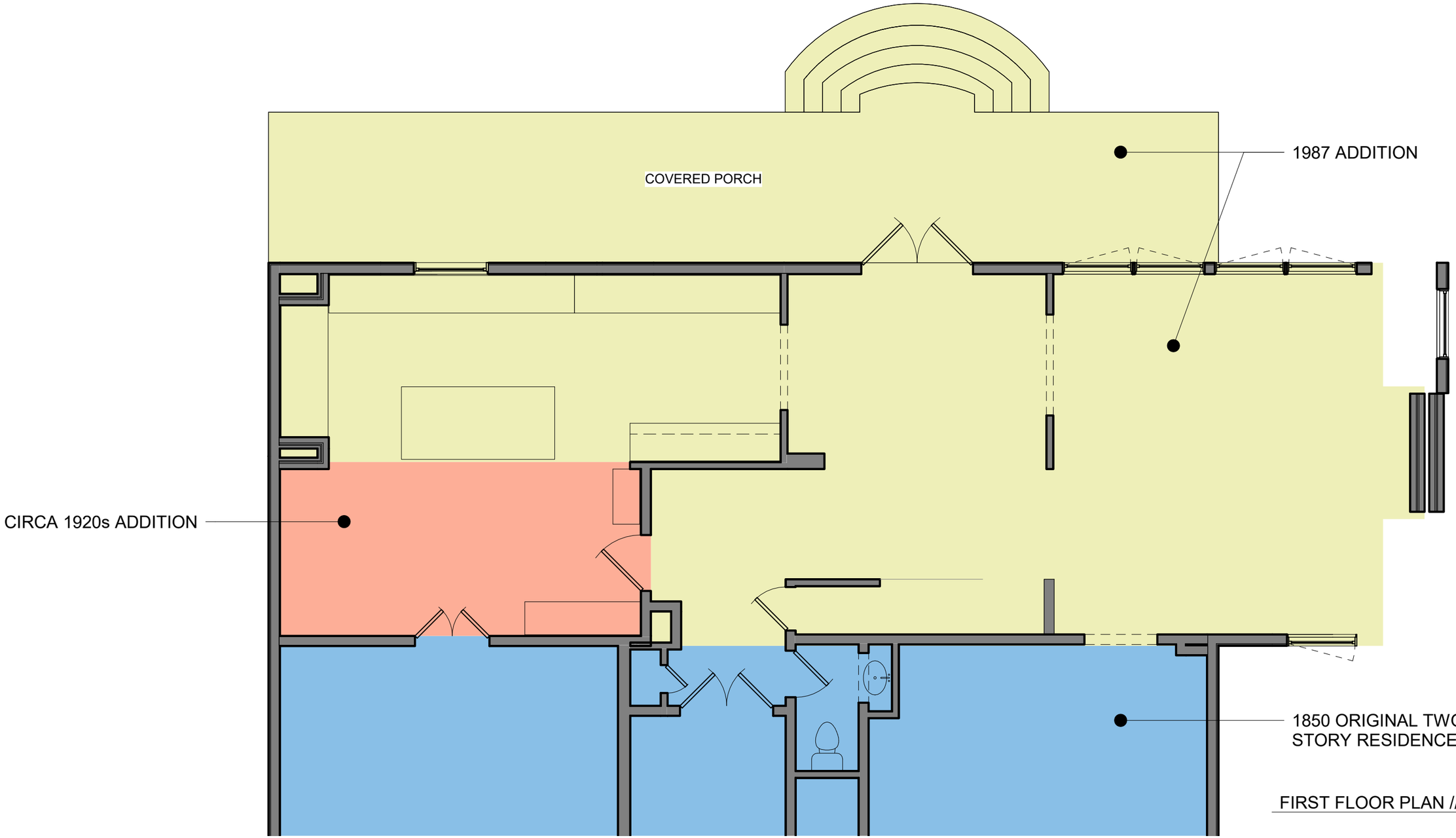
FRONT VIEW
CIRCA 1934



SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED



SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED



FIRST FLOOR PLAN // EXISTING

CHISEL workshop

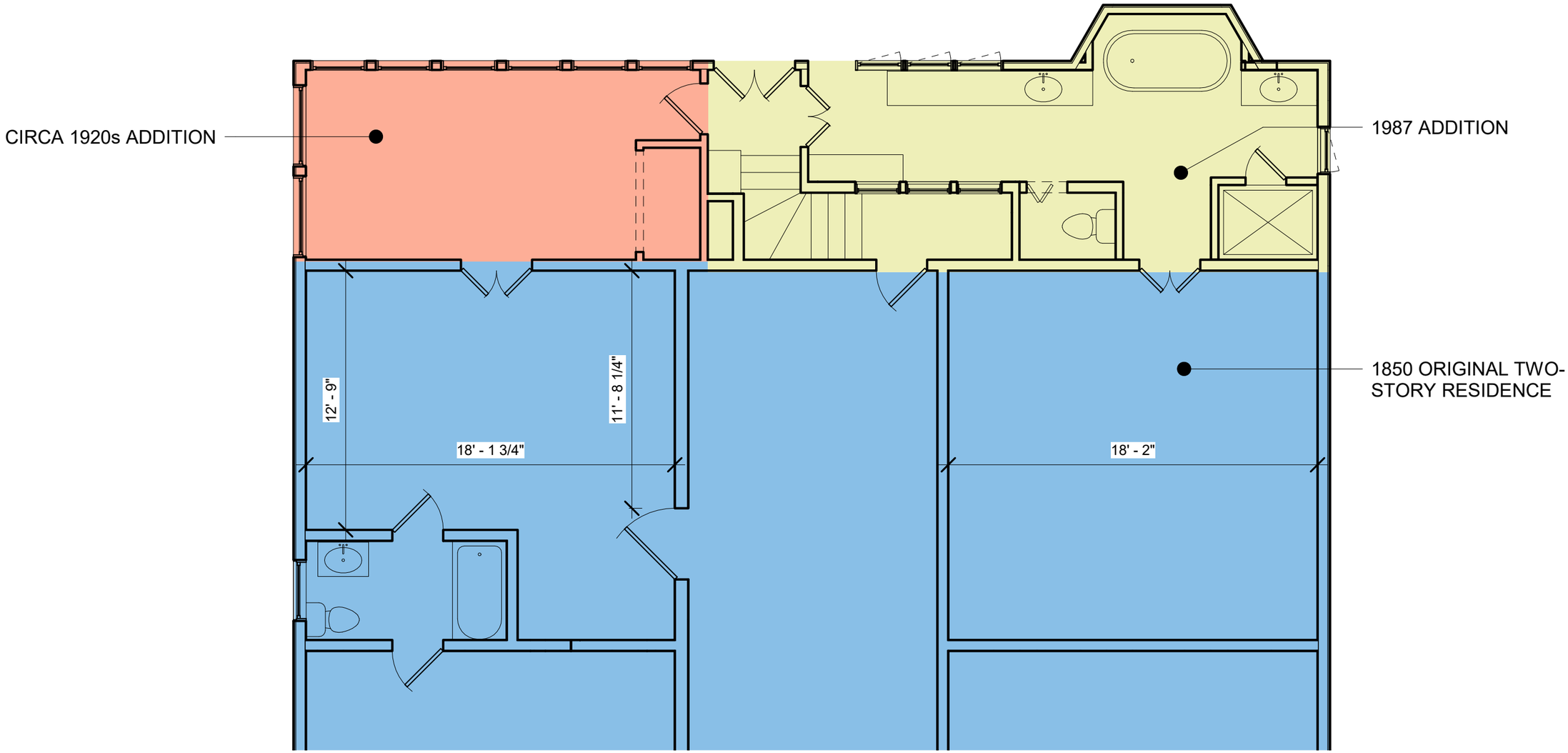
JASMINE GROVE

SK04

FIRST FLOOR EXISTING

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

2024.06.10



SECOND FLOOR PLAN // EXISTING

CHISEL workshop

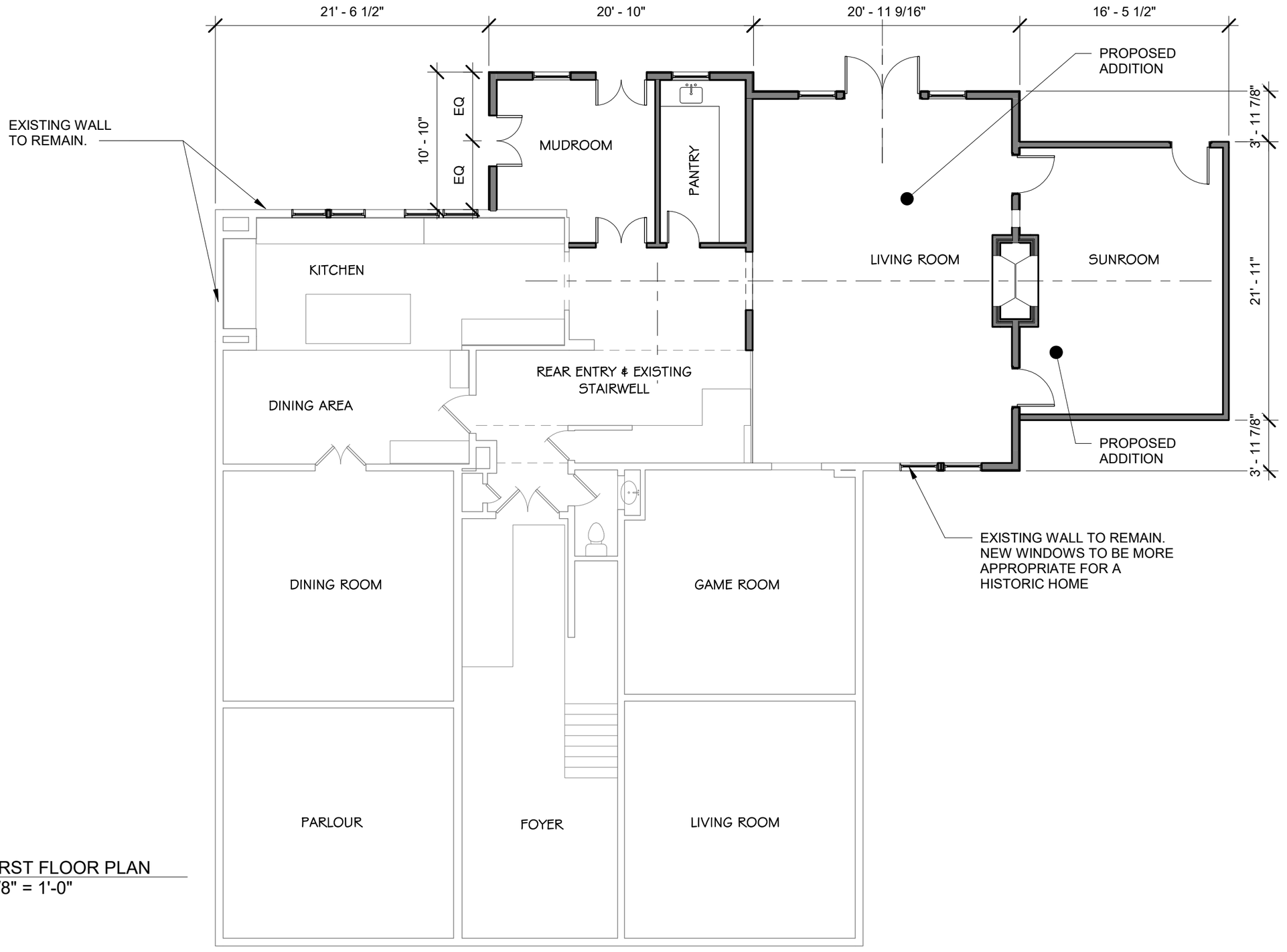
JASMINE GROVE

SK05

SECOND FLOOR EXISTING

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

2024.06.10



1 FIRST FLOOR PLAN
1/8" = 1'-0"

CHISEL workshop

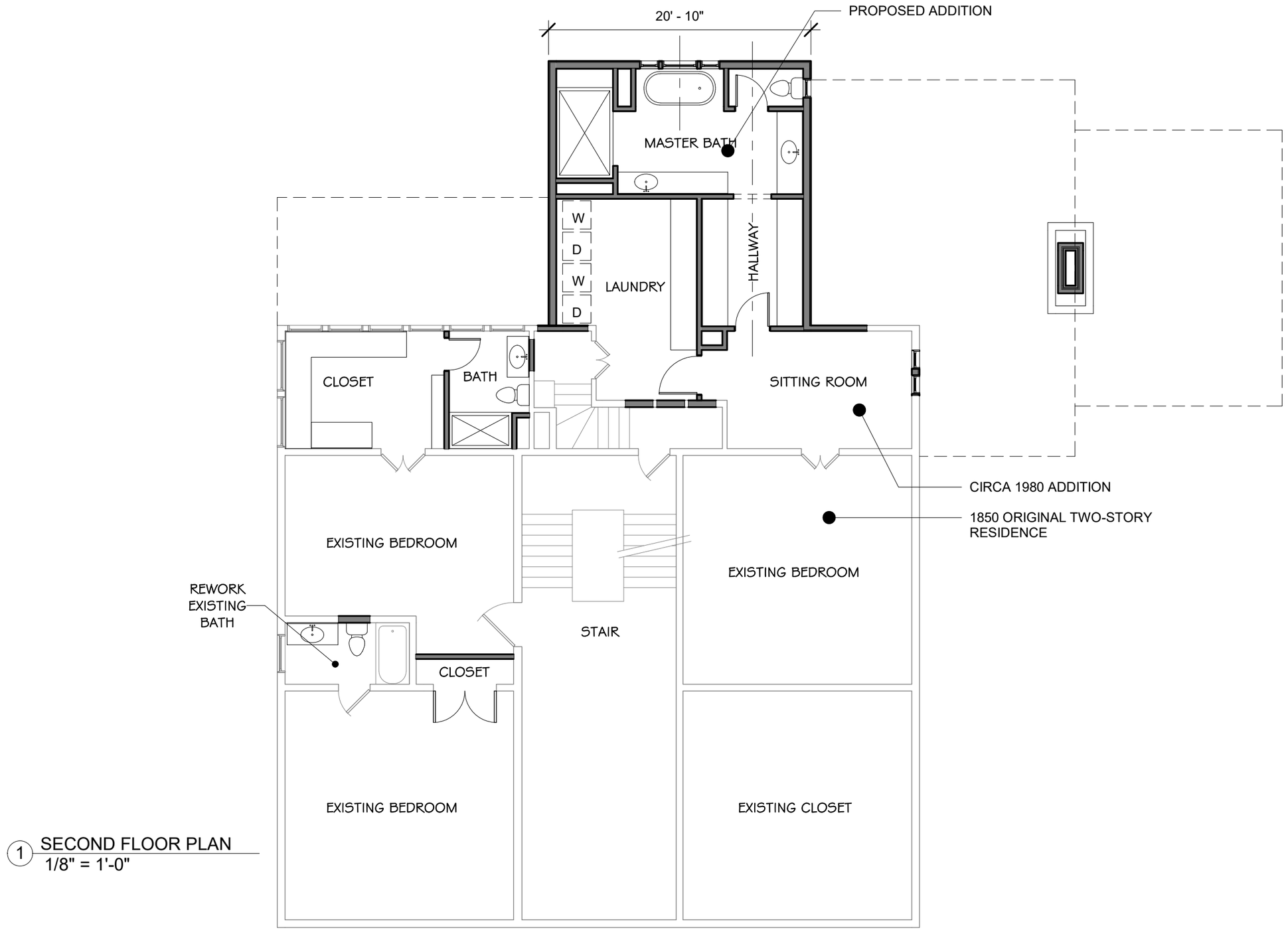
JASMINE GROVE

SK06

FIRST FLOOR PLAN - PROPOSED

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

2024.06.10



1 SECOND FLOOR PLAN
1/8" = 1'-0"

CHISEL workshop

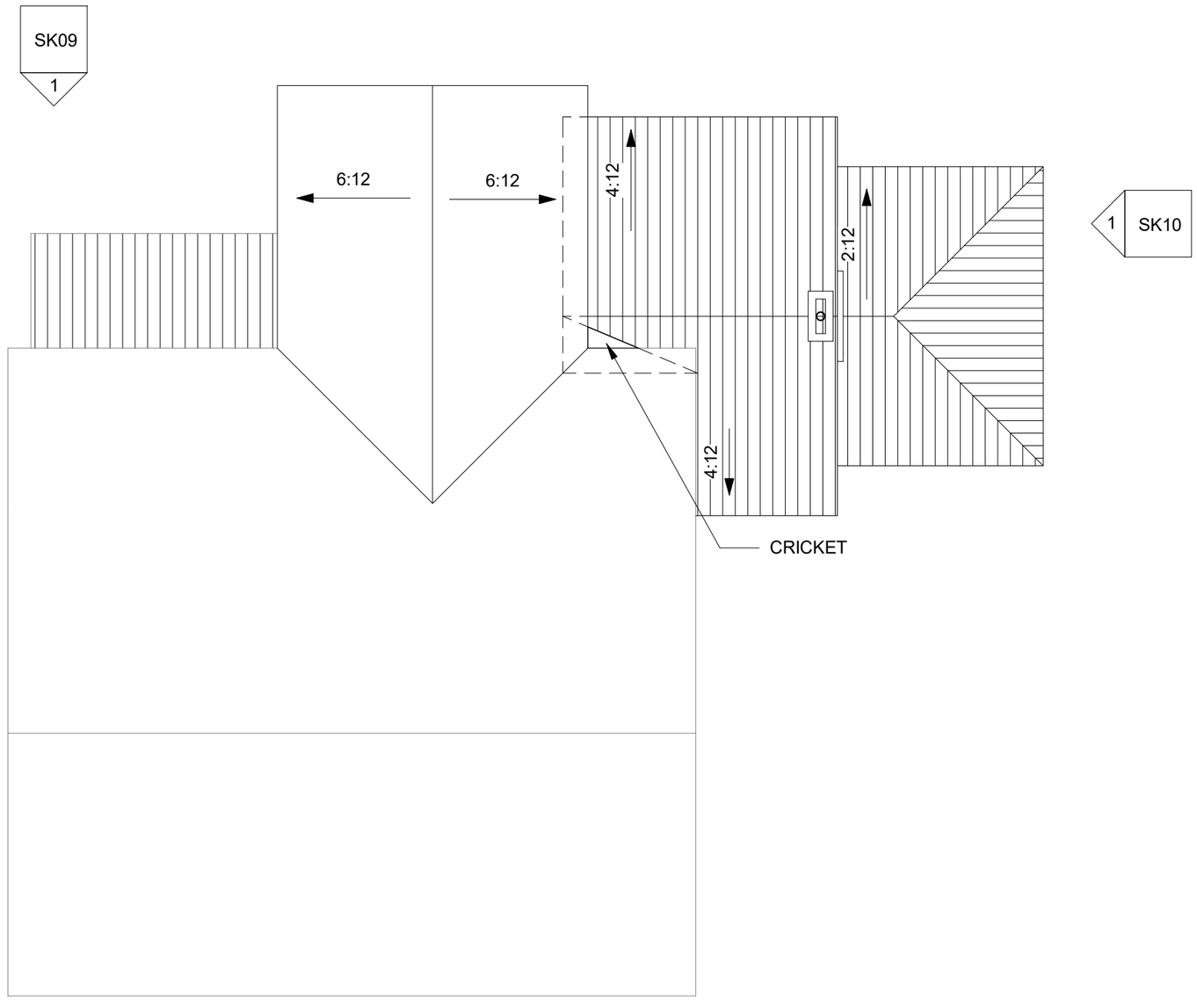
JASMINE GROVE

SK07

SECOND FLOOR PLAN - PROPOSED

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

2024.06.10



ROOF PLAN

CHISEL workshop

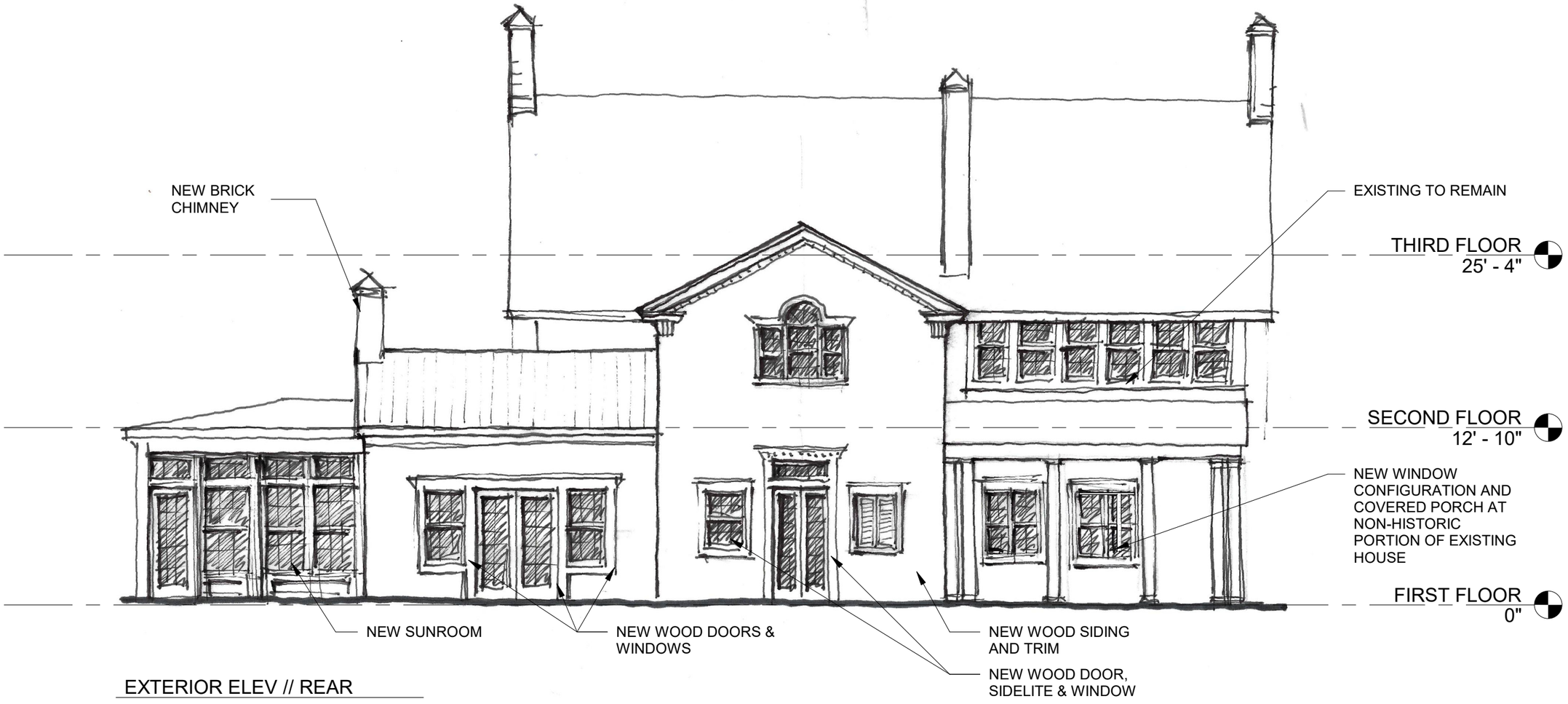
JASMINE GROVE

SK08

ROOF PLAN

SCALE: 3/32" = 1'-0"

2024.06.10



EXTERIOR ELEV // REAR

CHISEL workshop

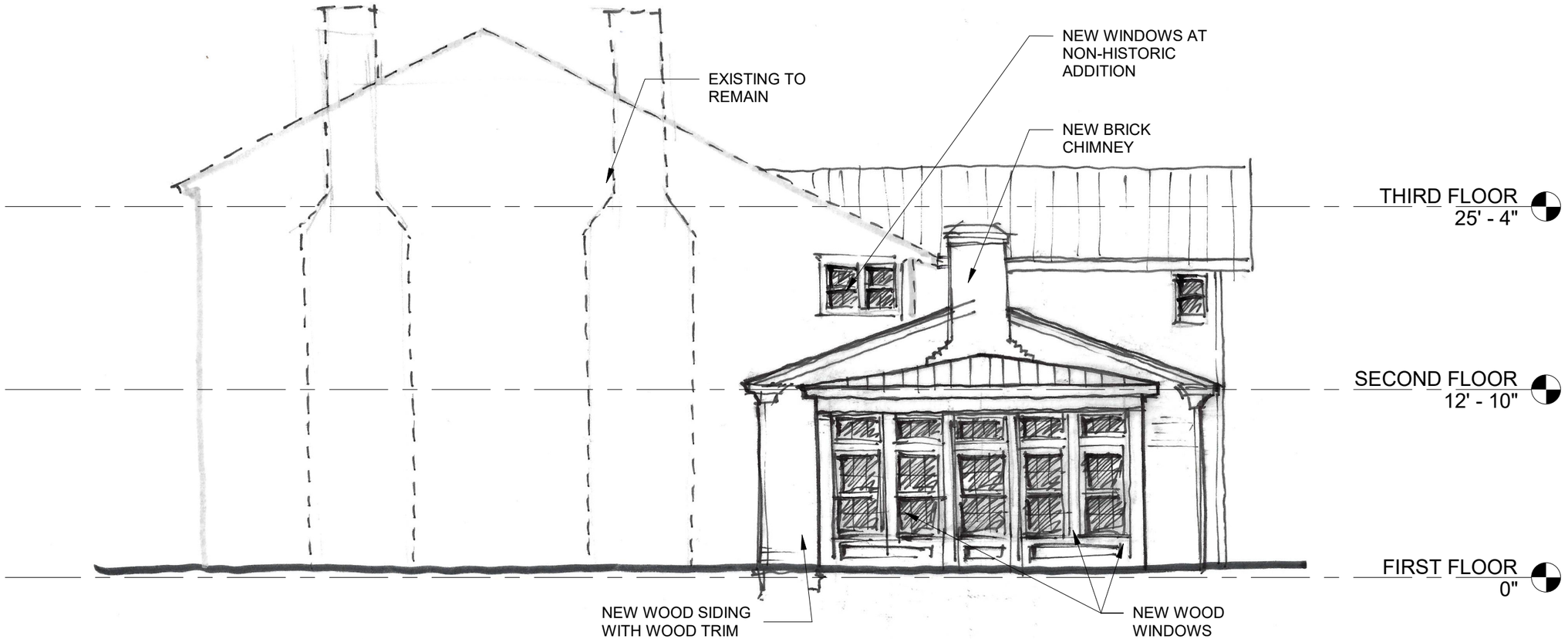
JASMINE GROVE

SK09

ADDITION - REAR ELEVATION - OPTION 2

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

2024.06.10



EXTERIOR ELEV // RIGHT SIDE

CHISEL workshop

JASMINE GROVE

SK10

ADDITION - RIGHT SIDE ELEVATION - OPTION 2

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

2024.06.10



FAIR STREET



FAIR STREET



FRANKLIN ROAD



MAIN STREET







SPIVEY RESIDENCE

MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

DESIGNS

05.24.24

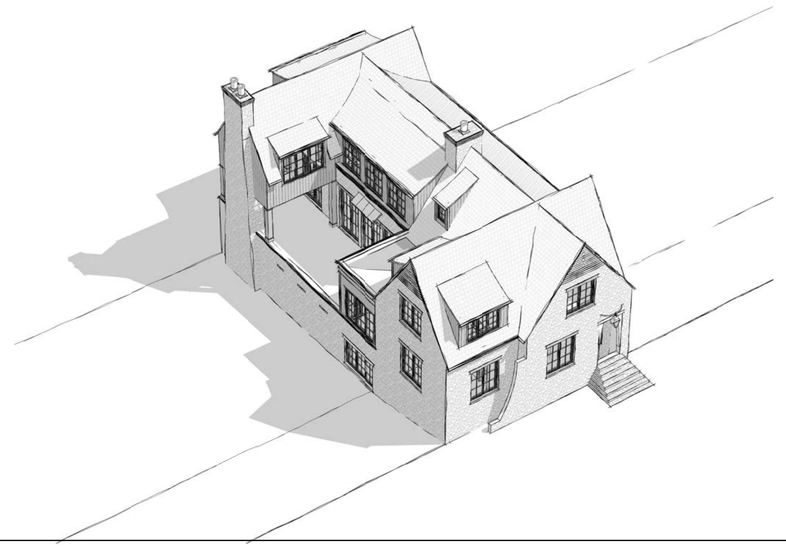












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SPIVEY RESIDENCE

MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

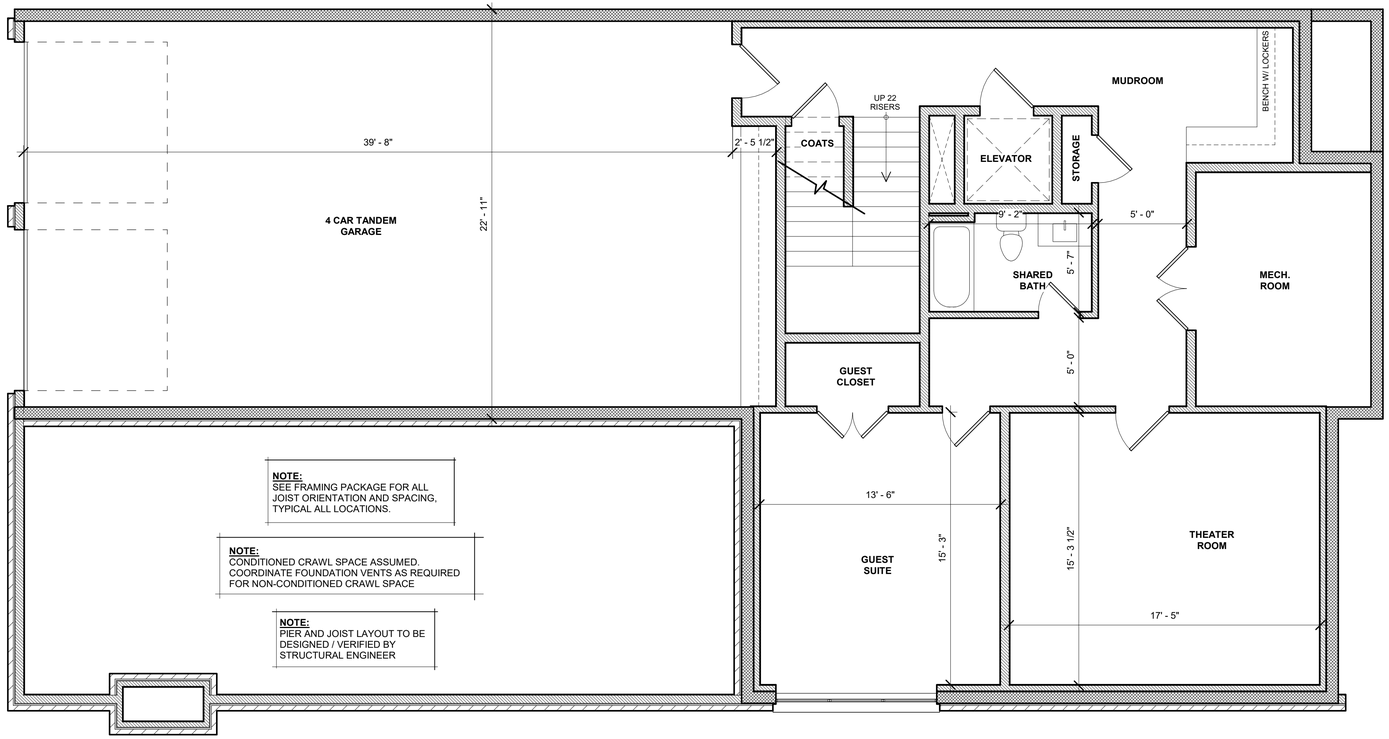
Perspectives

Revision Date:

1.	
2.	
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4.	
5.	
6.	

Project Number: A24040
Date: 05.24.24
Scale:

Sheet
G001



BASEMENT PLAN

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

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FRANKLIN, TENNESSEE

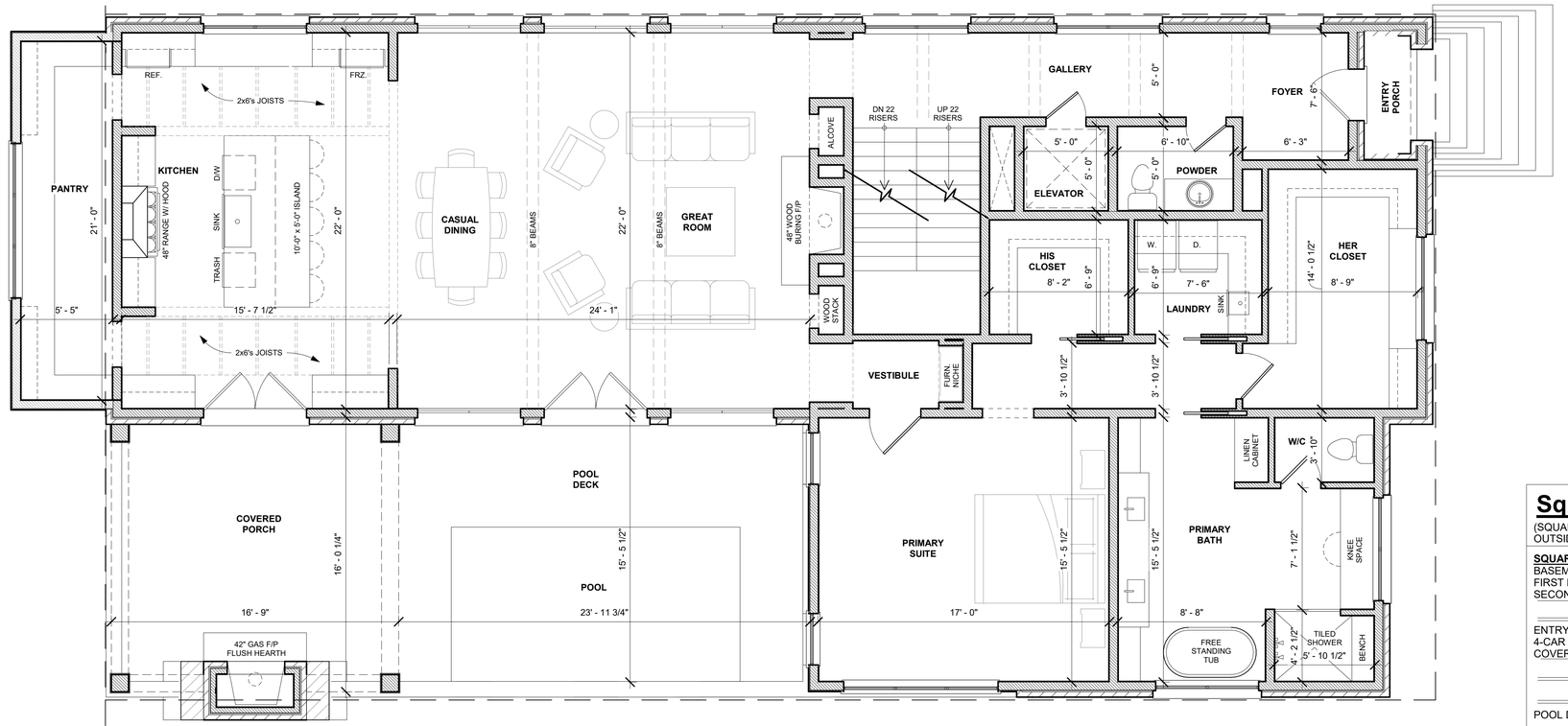
Foundation Plan

Revision Date:

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Project Number: A24040
Date: 05.24.24
Scale: 1/4" = 1'-0"

Sheet
A100



Square Footage

(SQUARE FOOTAGE IS TAKEN FROM THE OUTSIDE FACE OF STUD.)

SQUARE FOOTAGE	
BASEMENT	1,293
FIRST FLOOR	2,381
SECOND FLOOR	2,245
TOTAL HEATED	**5,919**
ENTRY PORCH	26
4-CAR TANDEM GARAGE	959
COVERED PORCH	279
TOTAL UNHEATED	**1,264**
TOTAL UNDER ROOF	**7,183**
POOL DECK	392

FIRST FLOOR PLAN

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

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MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

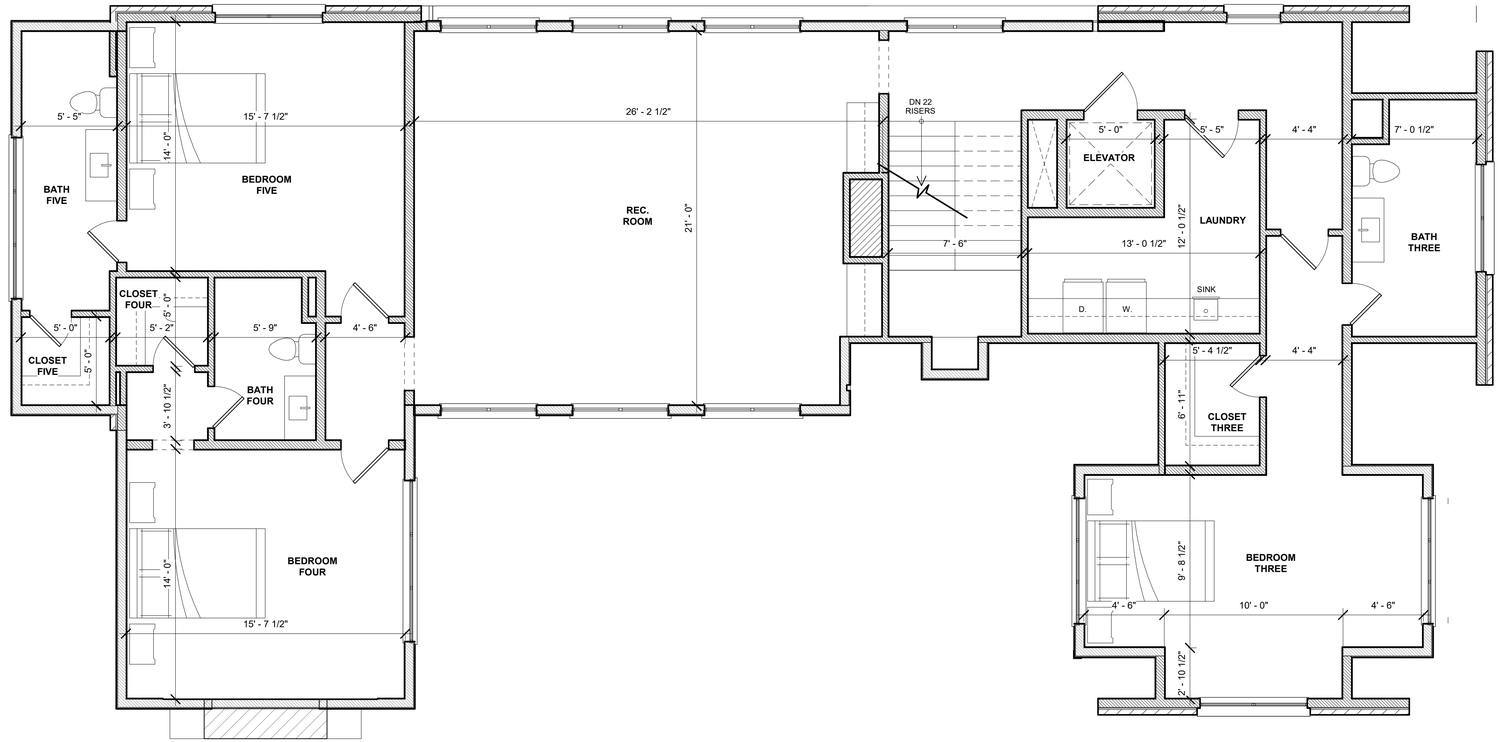
First Floor Plan

Revision Date:

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Project Number: A24040
Date: 05.24.24
Scale: 1/4" = 1'-0"

Sheet
A101



SECOND FLOOR PLAN

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

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SPIVEY RESIDENCE

MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

Second Floor Plan

Revision Date:

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6.	

Project Number: A24040
Date: 05.24.24
Scale: 1/4" = 1'-0"

Sheet
A102

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE

2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE

3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGESDIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)



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



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

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SPIVEY RESIDENCE

MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

Front & Right Elevations

Revision Date:

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6.	

Project Number: A24040
Date: 05.24.24
Scale: 1/4" = 1'-0"

Sheet
A201



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

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGESDIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE



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

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SPIVEY RESIDENCE

MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

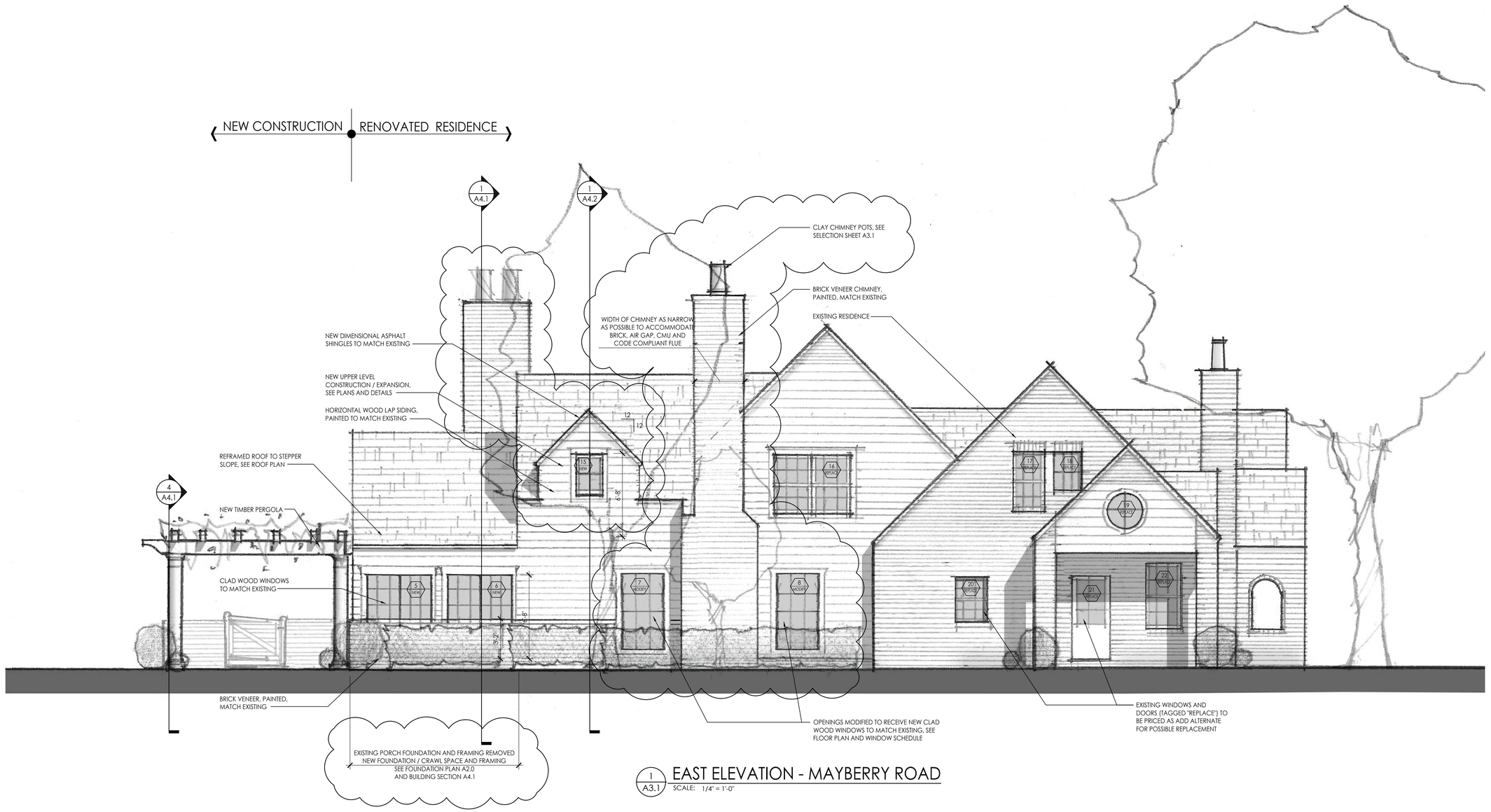
Left & Rear Elevations

Revision Date:

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Project Number: A24040
Date: 05.24.24
Scale: 1/4" = 1'-0"

Sheet
A202



1 A3.1 EAST ELEVATION - MAYBERRY ROAD
SCALE: 1/4" = 1'-0"

C.S. HARROP
ARCHITECTS
865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

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Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications and site conditions shall be immediately reported to the Architect in writing. The Architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

C. SCOTT HARROP REGISTERED ARCHITECT 102220 STATE OF TENNESSEE

October 19, 2023

Revisions
APRIL 4, 2024
APRIL 23, 2024
APRIL 26, 2024

■ Released for Construction
□ Not Released for Construction

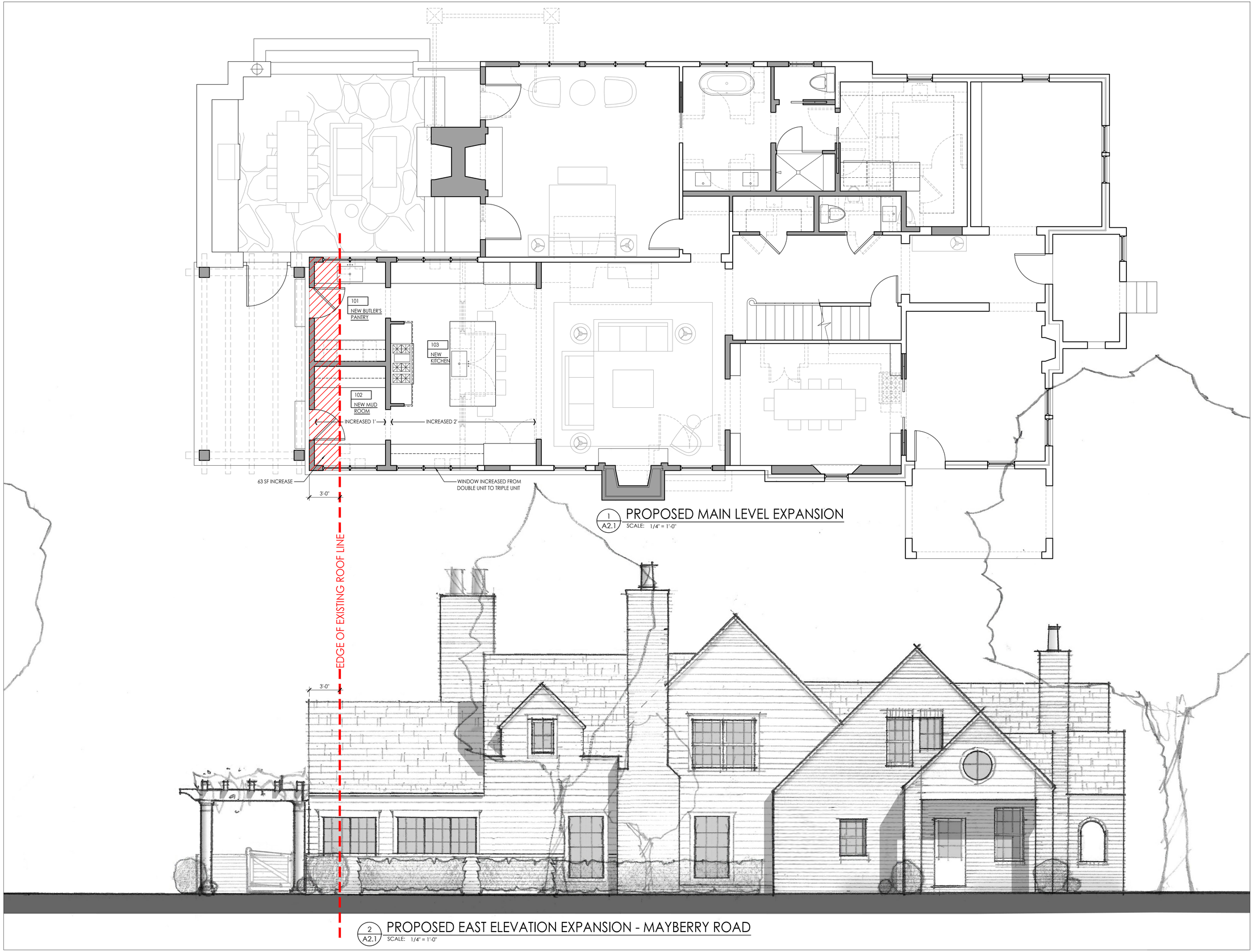
Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

EXTERIOR ELEVATIONS

A3.1



1 A2.1 PROPOSED MAIN LEVEL EXPANSION
SCALE: 1/4" = 1'-0"

2 A2.1 PROPOSED EAST ELEVATION EXPANSION - MAYBERRY ROAD
SCALE: 1/4" = 1'-0"

C.S. HARROP
ARCHITECTS
865.363.6930
130 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

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October 19, 2023

Revisions

JUNE 5, 2024

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■ Not Released for Construction

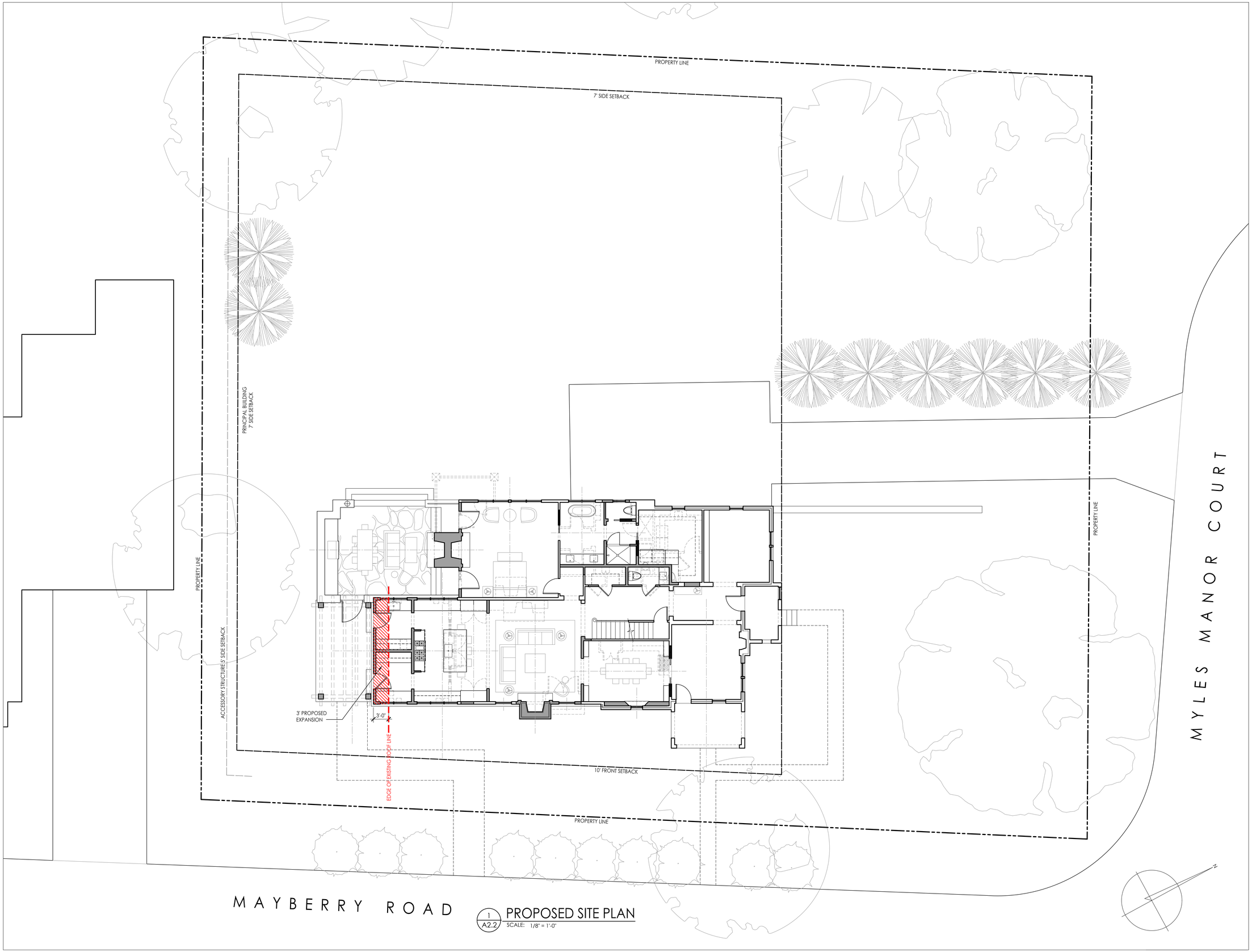
Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

PROPOSED EXPANSION CONCEPT

A2.1



1 A2.2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

C.S. HARROP
ARCHITECTS
865.363.6930
130 W. Jackson Avenue
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Knoxville, Tennessee 37902

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October 19, 2023

Revisions

JUNE 5, 2024

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Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

PROPOSED EXPANSION SITE PLAN

A2.2

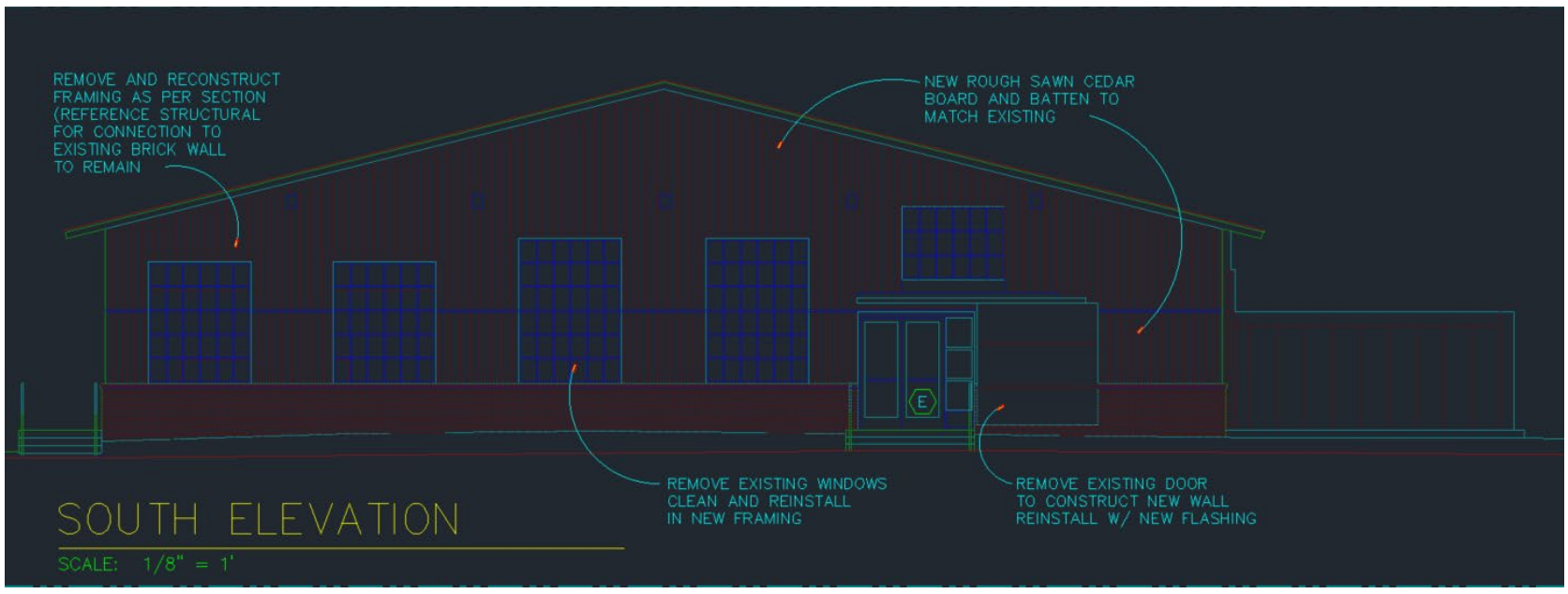
Historic Zoning Design Review Meeting, June 17, 2024

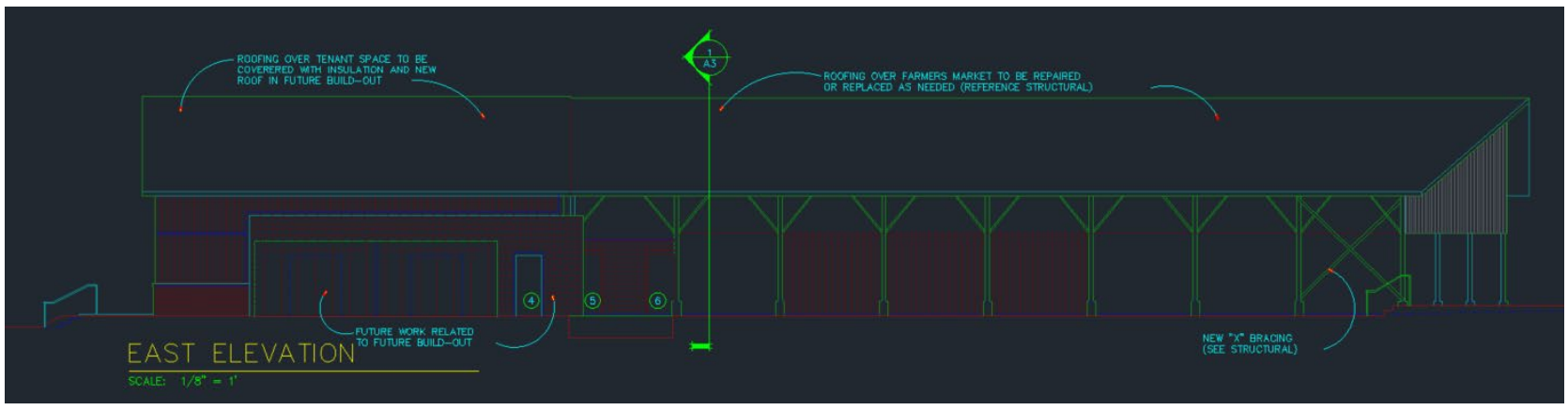
Building 9 Supplemental Documentation

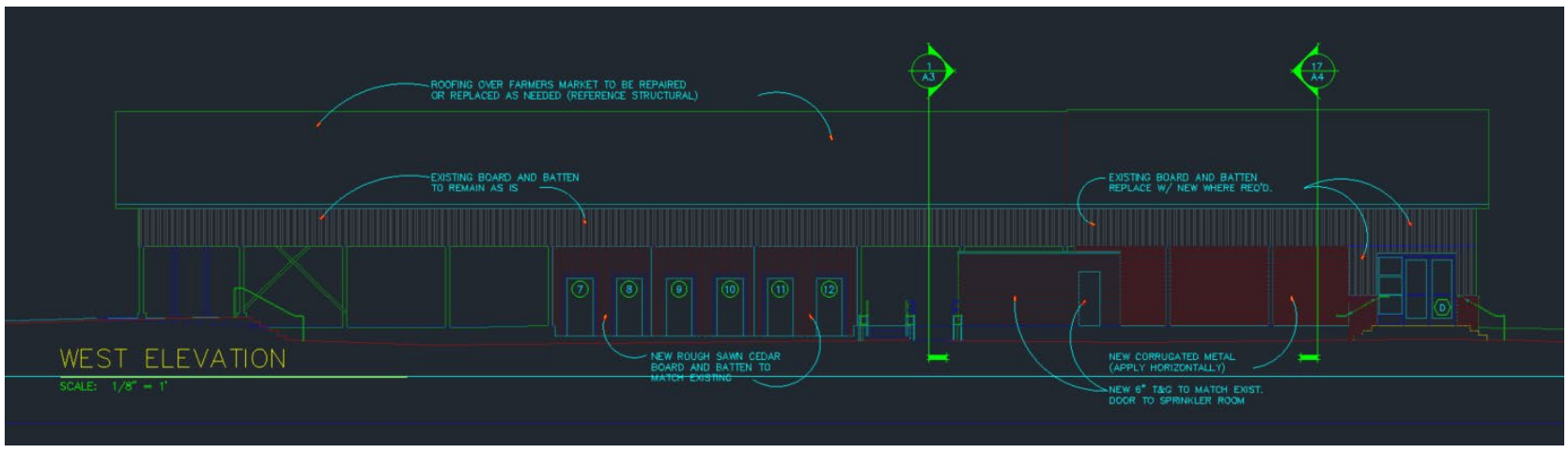
<u>Design Documents from Calvin LeHew Building Rehabilitation in 2002</u>

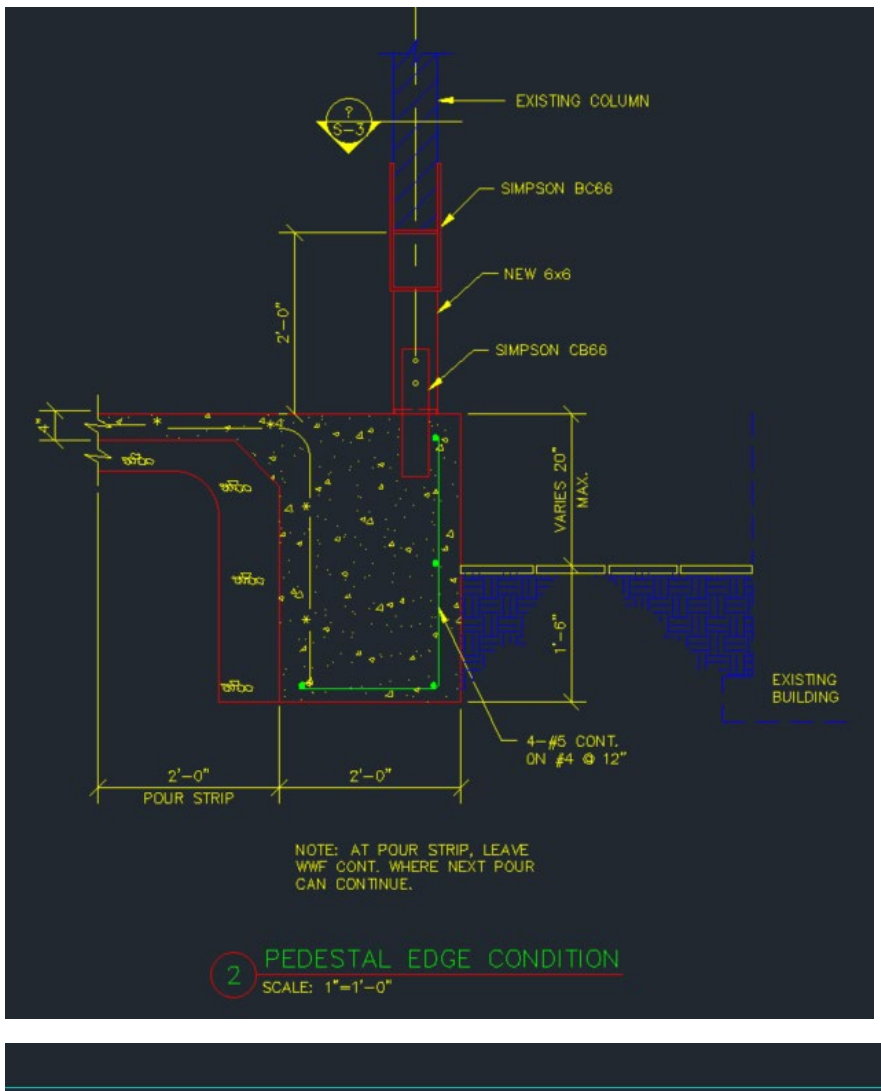
The 2002 rehabilitation included:

- Reconstruction of the south elevation for new structural support, including reinstallation of historic windows in new framing, new cedar barn board siding and new storefront doors.
- Reconstruction and repair of historic timber building structure using wood components
- Reconstruction of the historic metal roof
- Installation of an interior slab on grade
- Construction of exterior walls to enclose the open air structure with modern overhead doors
- Construction of restrooms and other interior improvements
- Installation of HVAC, electrical and fire protection systems

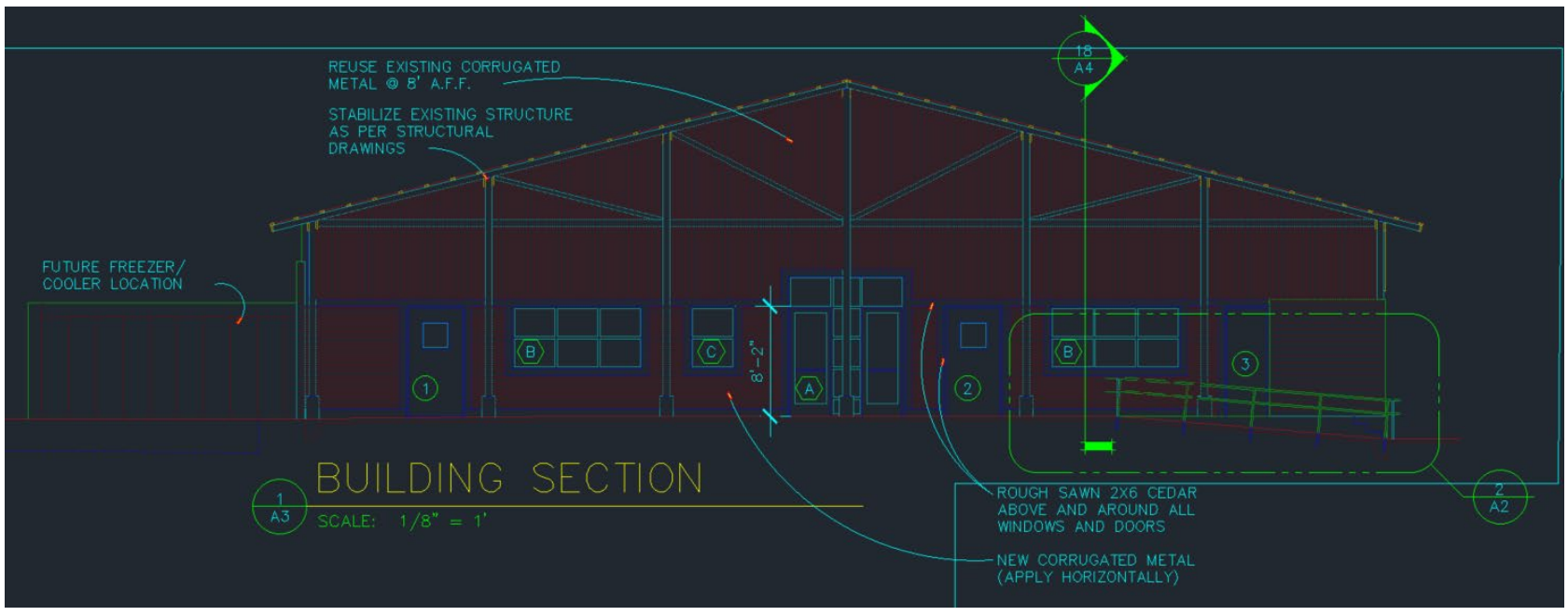








2 PEDESTAL EDGE CONDITION
SCALE: 1"=1'-0"



1
A3
BUILDING SECTION
SCALE: 1/8" = 1'

Past Building Images

1997 (National Register Documentation)





2002 (Calvin LeHew Rehabilitation)

















Building 9 Structural Condition Assessment (May 2022)

4101 Charlotte Ave. Suite E210 Nashville, TN 37209 615.451.8725 kpff.com

kpff

MEMORANDUM

TO: Read Talley, Holladay Properties

FROM: Nick DeBlasis, P.E. Associate, KPFF
Paul Sargent, P.E. Senior Structural Engineer, KPFF

DATE: 05/26/2022

SUBJECT: Building 9 – Structural Contidion Assessment

KPFF JOB #: 2100153



This memorandum serves to summarize our structural observations documented during our site visit on May 12, 2022. The intent of the site visit was to perform a general structural condition assessment of Building 9 at The Factory development in Franklin, TN.

Building 9 is a wood-framed building constructed of wood columns and dimensional lumber roof purlins and roof beams. The building currently has wood exterior walls tied into the main building structure in a variety of ways. We assume that the buiing was originally an open structure for agricultural use (i.e. a barn). Observations leading to this assumption are as follows:

- Column base connections to foundation are uncommon for enclosed building structures (i.e. above grade and inadequate fastening to foundation element) (see Photo 1);
- A series of slender dimensional lumber knee braces and horizontal members between columns is more typical of an open structure stability bracing system (no indication of an engineered lateral system) (see Photo 2);
- There is unique intergration and detailing of the current exterior wall at the main building wood columns and braces, not common to engineered and enclosed buildings (see Photo 3).

Based on these observations, we believe the exterior walls were added to the original building to enclose the structure. It is likely that the added walls are now acting as the lateral system of the structure. However, the load path between the original roof structure and the added exterior walls does not appear to be designed and may be occurring by unintentional means. This is not acceptable through the lens of the Building Code, but is likely providing some means of stability that is not rationally calculable or determinable using structural engineering methods.

Additional issues include the condition of certain structural and architectural elements. Each of the exterior wood columns has been spliced or in a few conditions replaced. The connections of the new section, to both the existing column and the foundation, are not acceptable connections (see Photos 3 & 4). They do not provide the required stability to the column/building that is required for this type of repair. In fact, many of the repaired columns are significantly leaning due to hinge behavior at the splice joint.

The exterior wood lap siding is showing signs of significant warping and rot. In some locations, the rot and warping is substantial enough to leave large holes for water penetration and insect infestation. If investigated, wood wall damage may be uncovered at these vulnerable locations.

In summary, while this building is not exhibiting signs of major instability, we recommend the following actions:

1. Replacement of all exterior columns including the appropriate cap and base connection;
2. Replacement of all interior column base connections with available retrofit hardware;
3. Investigation of the current exterior wall lateral system and creation of engineered load path to provide a code acceptable lateral resisting system;
4. Investigation of exterior wall damage at the major exterior façade holes. If damage is found remedial measures shall be taken. Regardless of the findings, all damaged pieces need to be replaced in-kind. Additionally, the building envelope needs to be properly enclosed, specifically at the roof line and the intersection of the exterior wall and building frame.
5. Replacement of broken knee braces and horizontal members in-kind

Removal of any existing structural elements (including portions of the exterior wall, knee braces, horiziontal members, etc.) may necessitate reevaulating the stability of the structure. It is very possible that this recommended work, coupled with the future alterations to the building, could require structural retrofits that make total replacement of the structure a more economically feasible option.

Photo 1 (typical interior column base condition)



Photo 2 (typical interior roof structure configuration)



Photo 3 (example of exterior wall system)



Photo 4 (typical exterior column repair)



Please do not hesitate to contact us with any questions. We will make ourselves available to talk through any of these points if necessary.

The opinions and conclusions developed by this investigation are based on engineering judgment constrained by the limited scope of the investigation noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended.

END OF MEMORANDUM

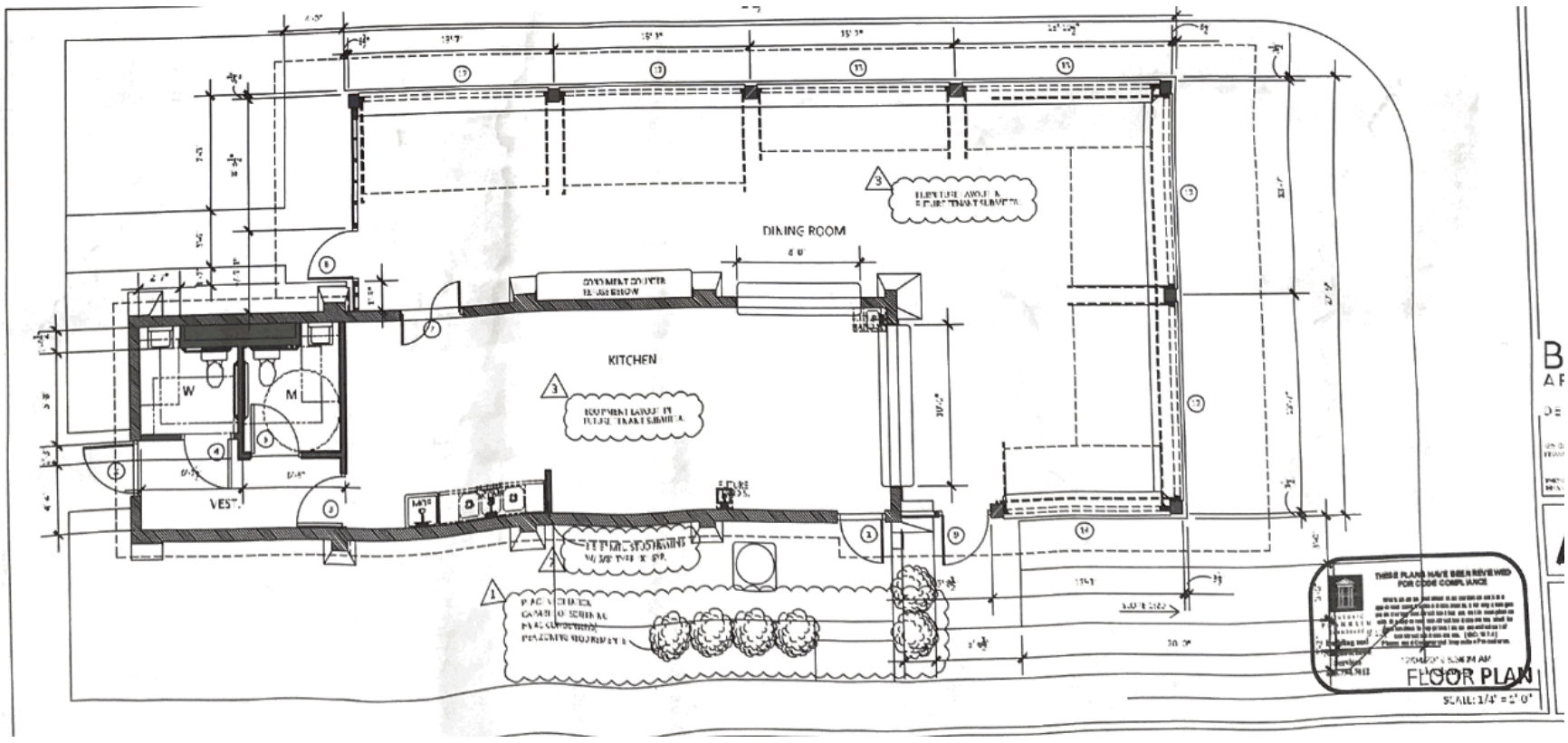
Historic Zoning Design Review Meeting, June 17, 2024

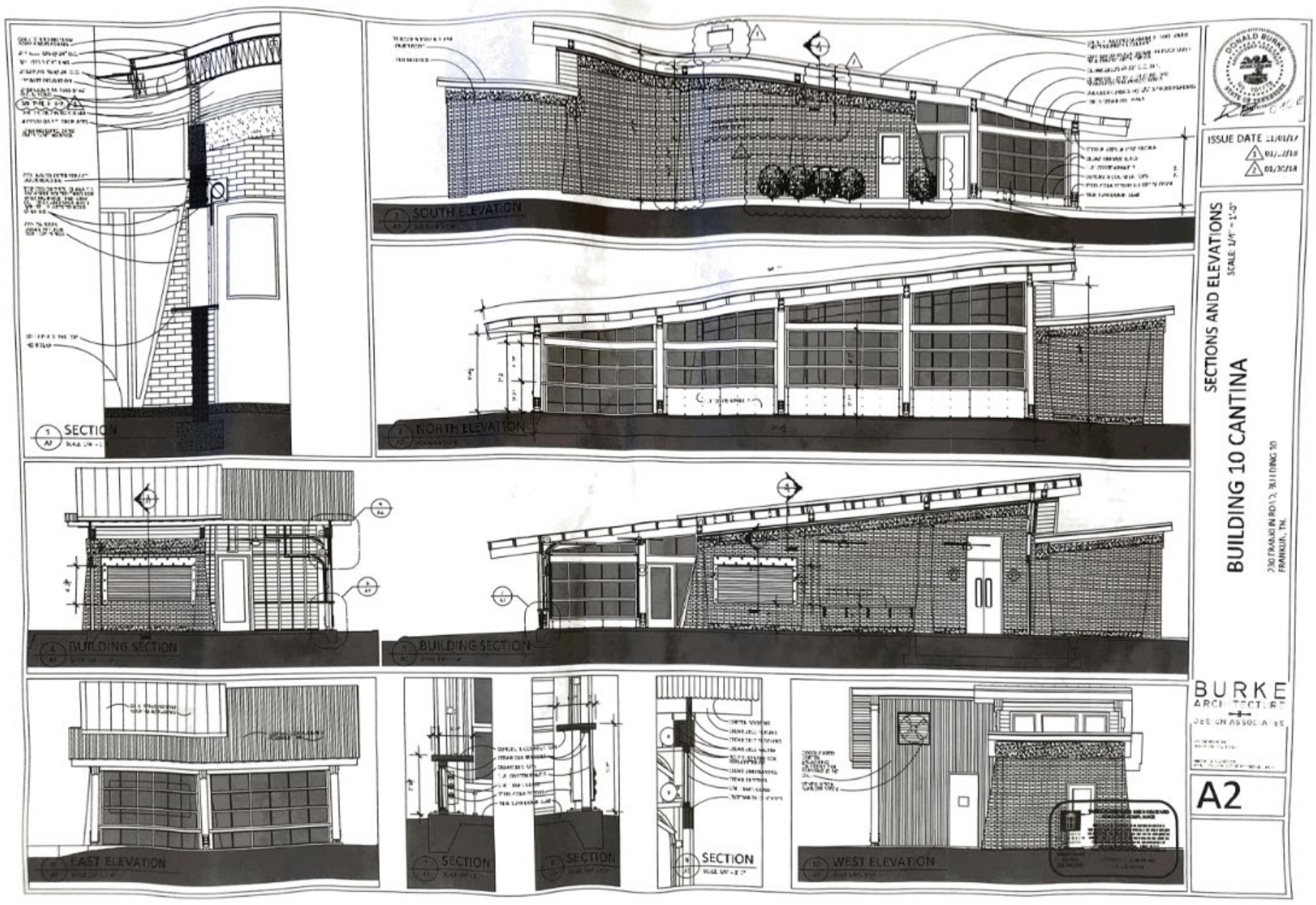
Building 10 Supplemental Documentation

<u>Design Documents from Building Addition and Improvements in 2019</u>

The 2019 improvements included:

- New building addition to double the usable area; addition includes heavy timber structure with contemporary operable storefront windows and doors
- Interior improvements to add a kitchen, restrooms and new openings in the historic building façade for serving windows/bars
- New roof





Past Building Images

1947 (Dortch Stoveworks)



2002 (Calvin LeHew predevelopment)













2004 (Calvin LeHew post-development)







June 17th, 2024

FACTORY AT FRANKLIN HOTEL

Historic Zoning Design Review Committee Presentation

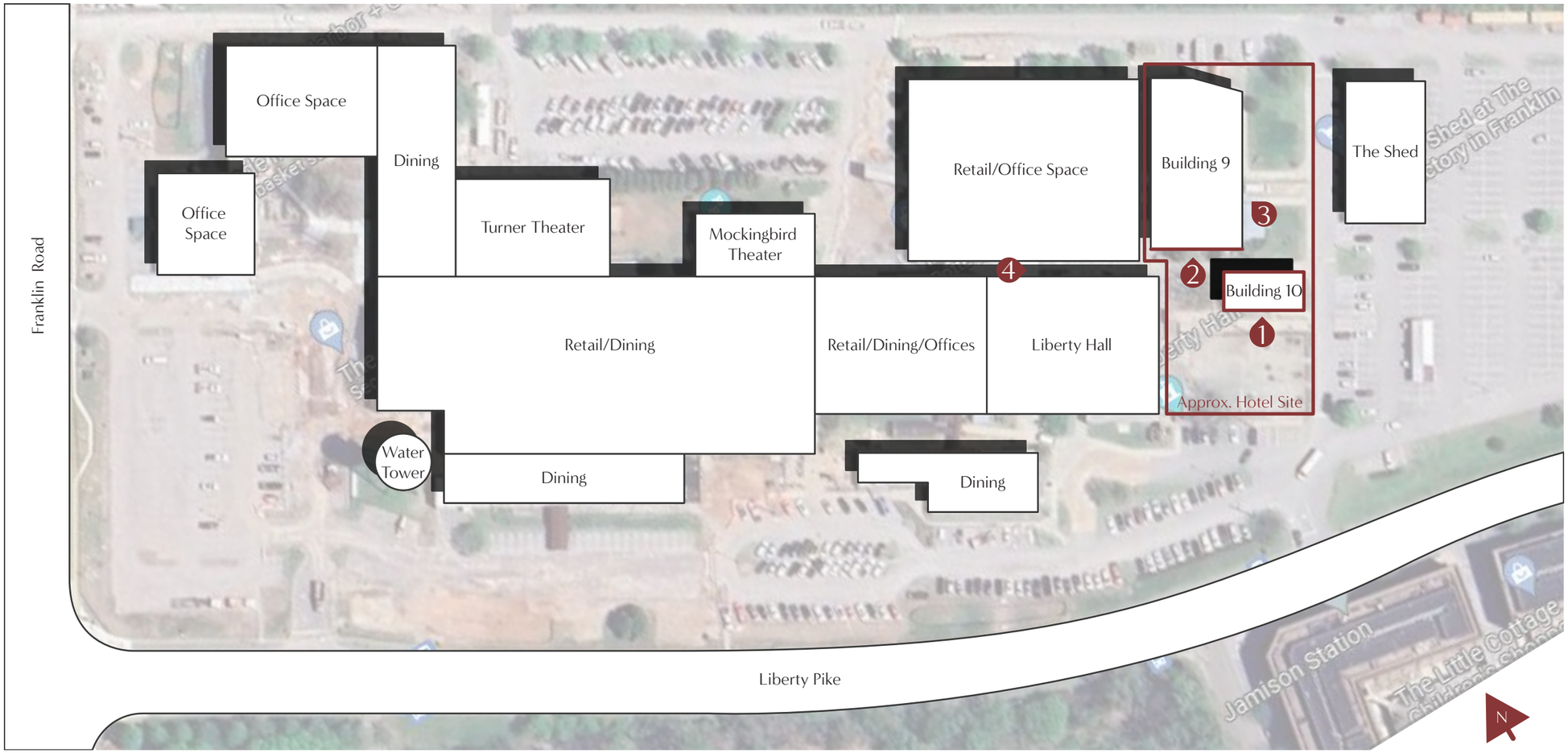
Holladay Properties

Stonehill Taylor

THE FACTORY
FRANKLIN, TN



The SITE





1. BUILDING 10



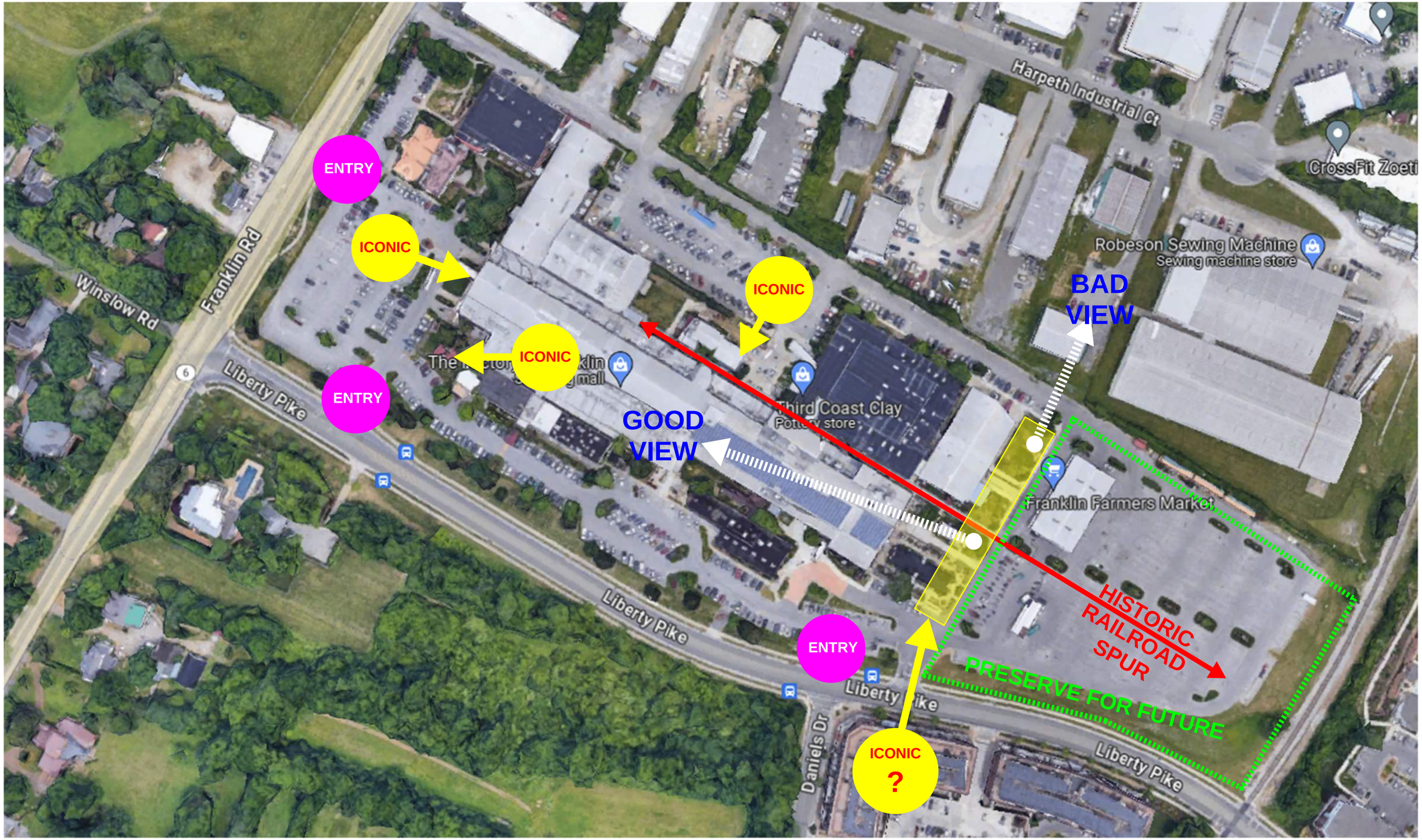
2. BUILDING 9



3. BUILDING 9

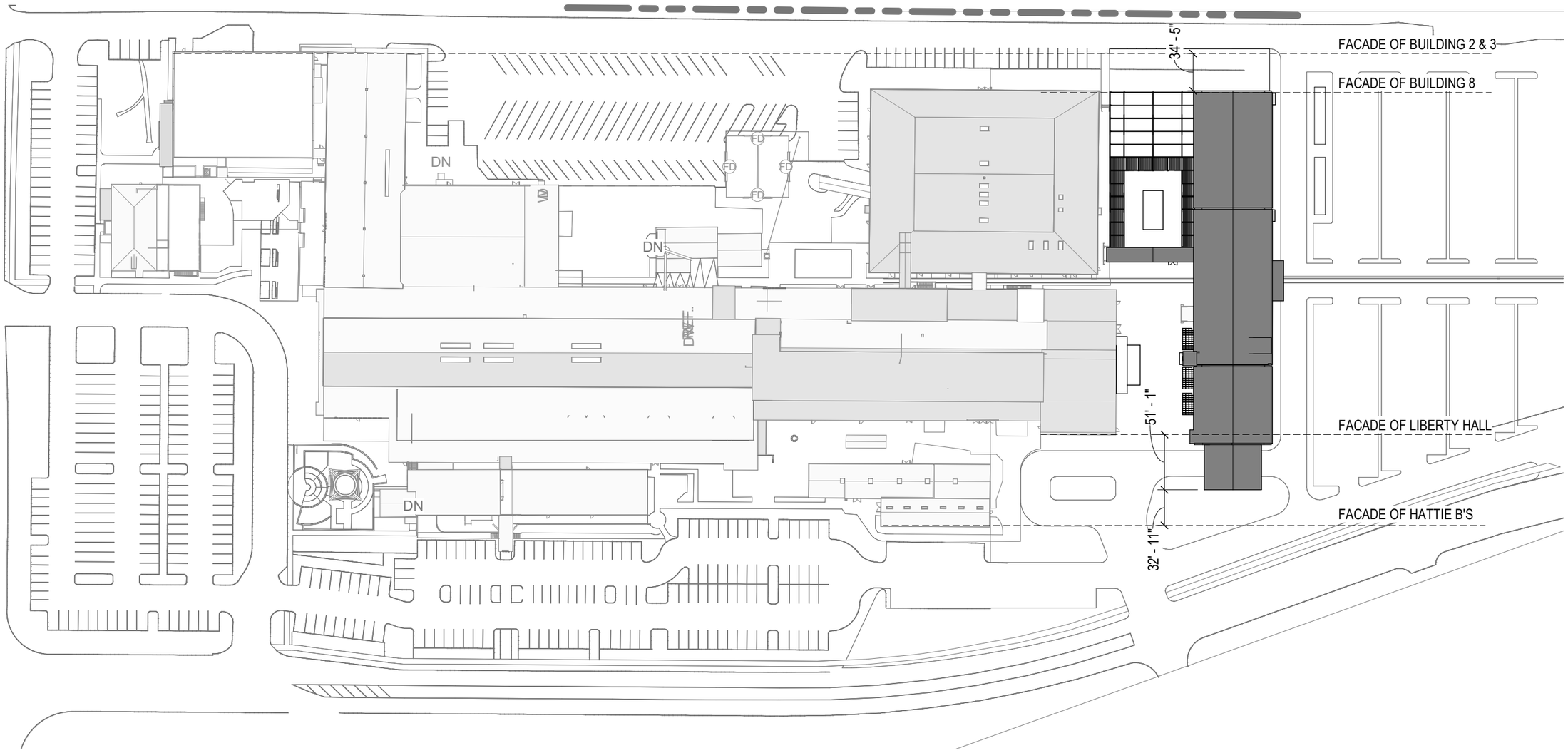


4. ALLEY


ENTRY
ICONIC
ICONIC
ICONIC
ENTRY
GOOD
VIEW
BAD
VIEW
ENTRY
ICONIC
?
HISTORIC
RAILROAD
SPUR
PRESERVE FOR FUTURE
Harpeth Industrial Ct
CrossFit Zoeti
Robeson Sewing Machine
Sewing machine store
Third Coast Clay
Pottery store
Franklin Farmers Market
Winslow Rd
Franklin Rd
Liberty Pike
Liberty Pike
Liberty Pike
Liberty Pike
Daniels Dr
6

FACTORY AT FRANKLIN HOTEL

FIVE STORY DESIGN OPTION



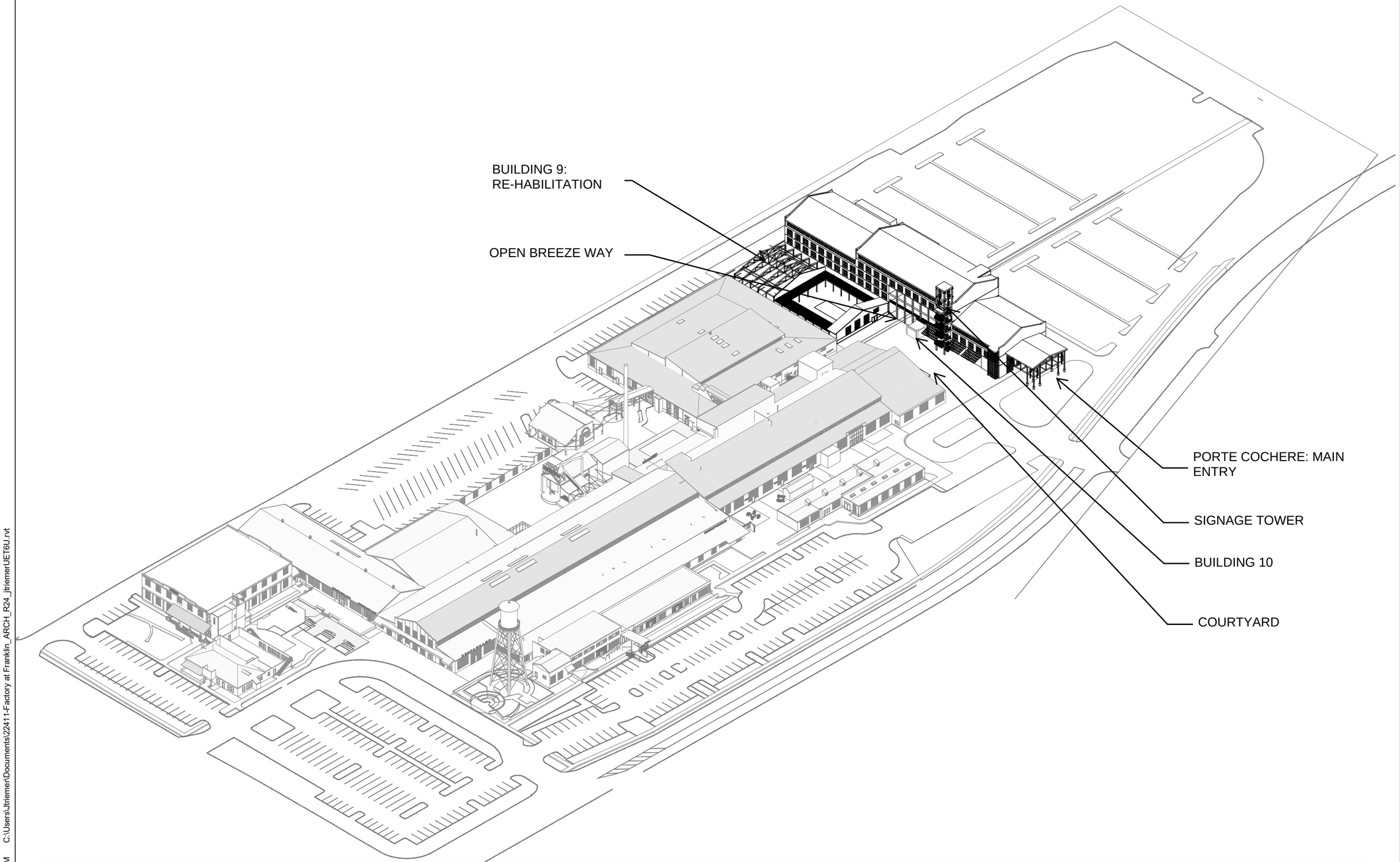
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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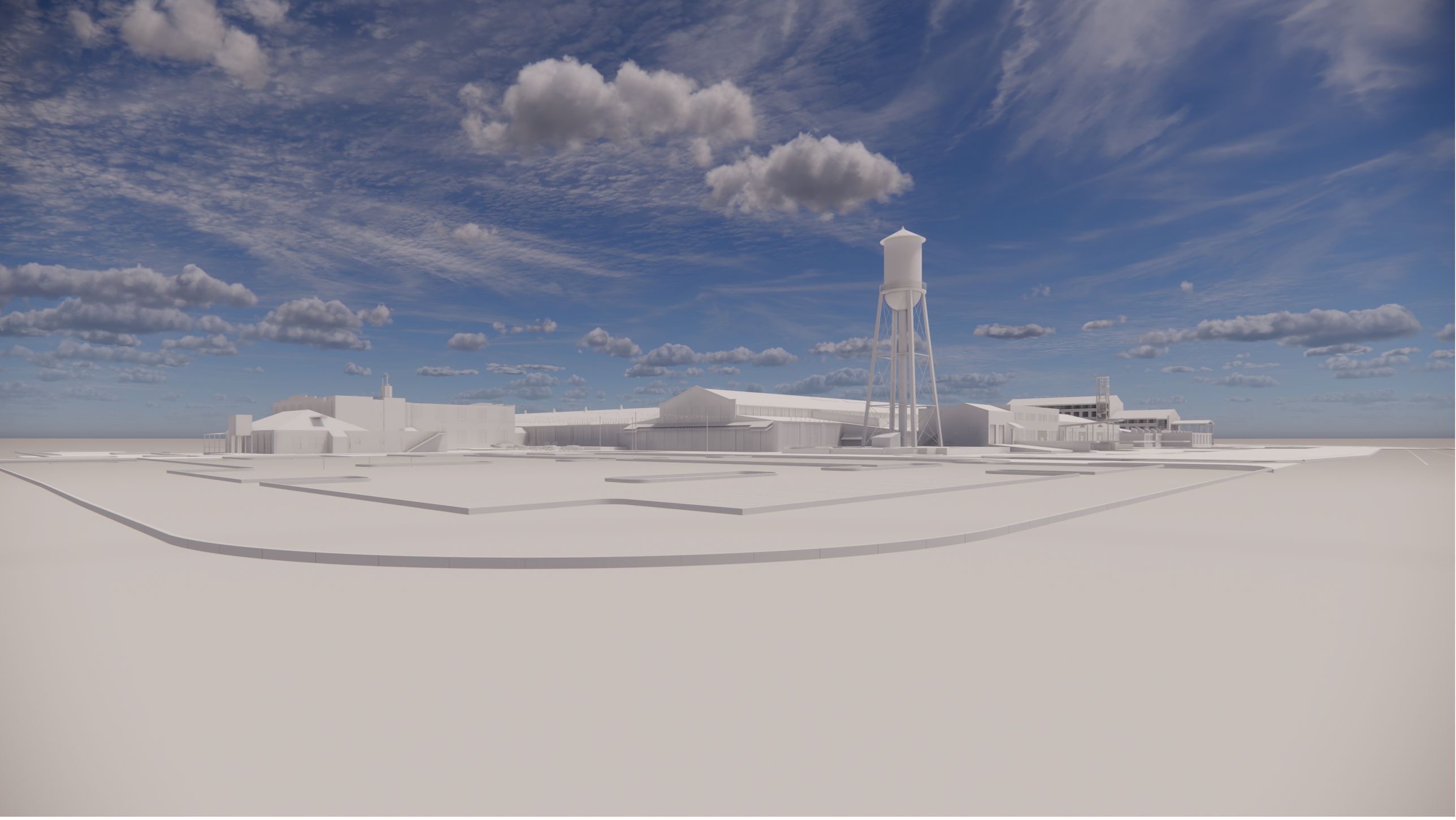
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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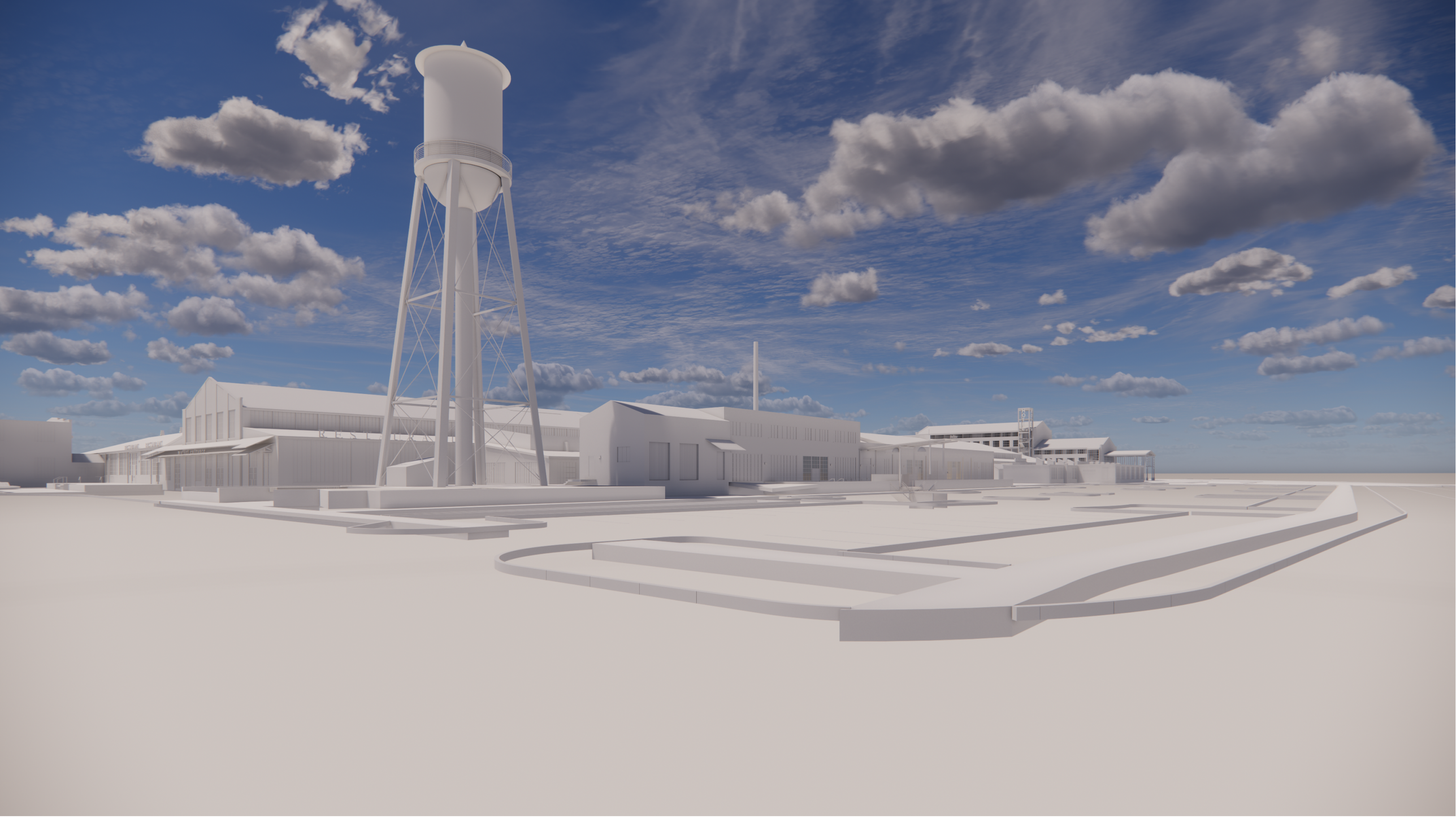


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW (FROM FRANKLIN/LIBERTY INTERSECTION)

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

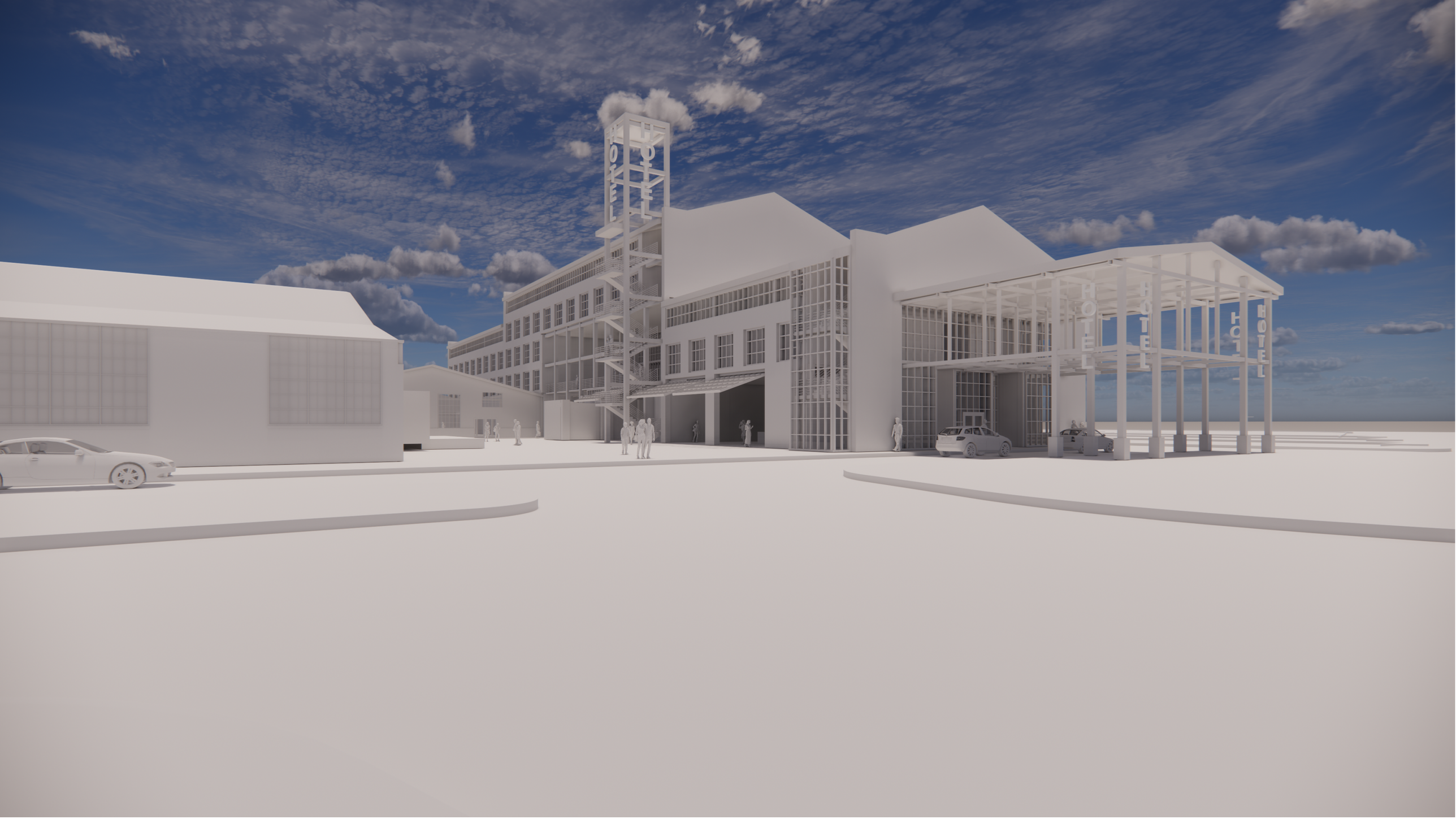


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

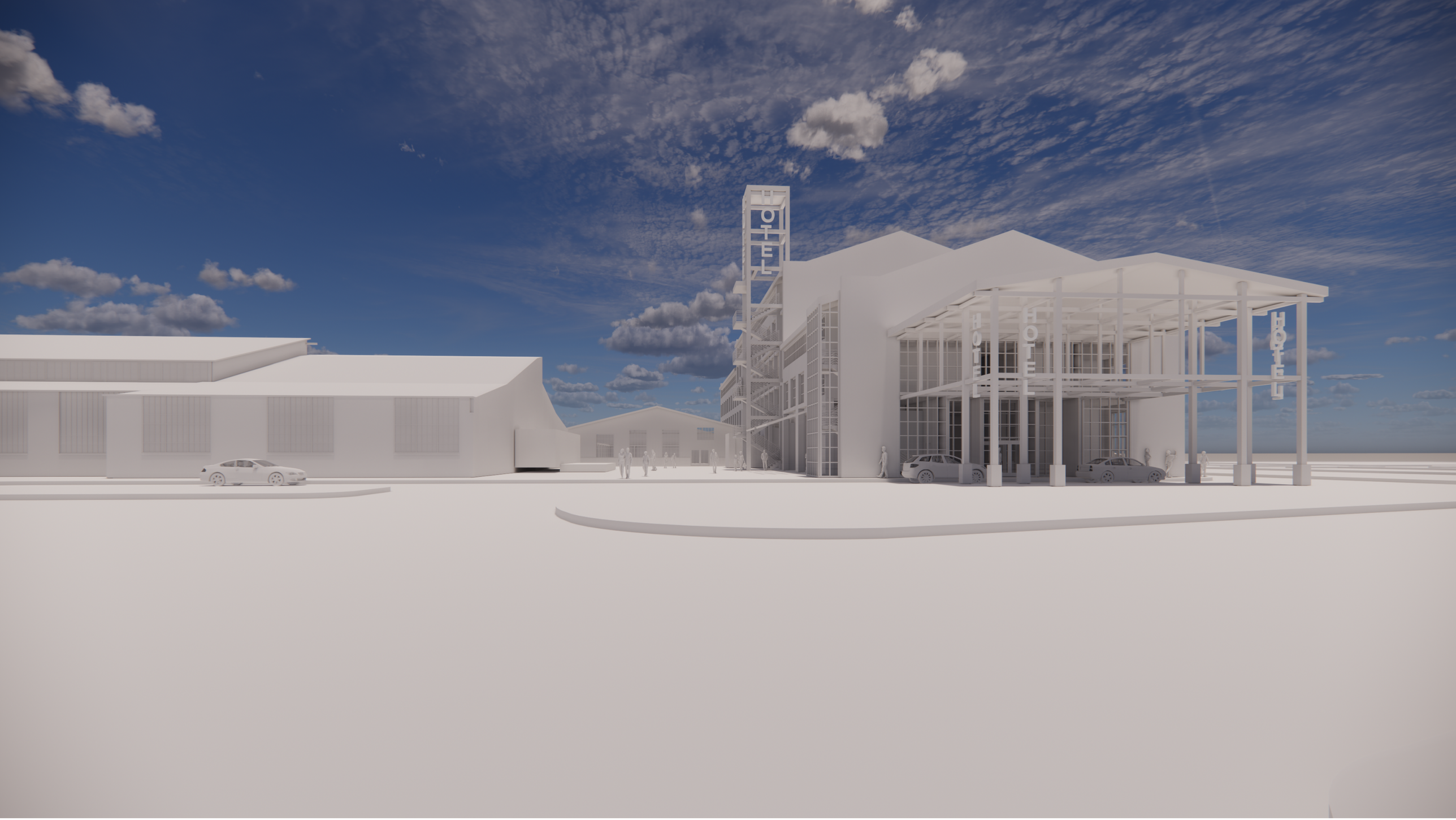


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

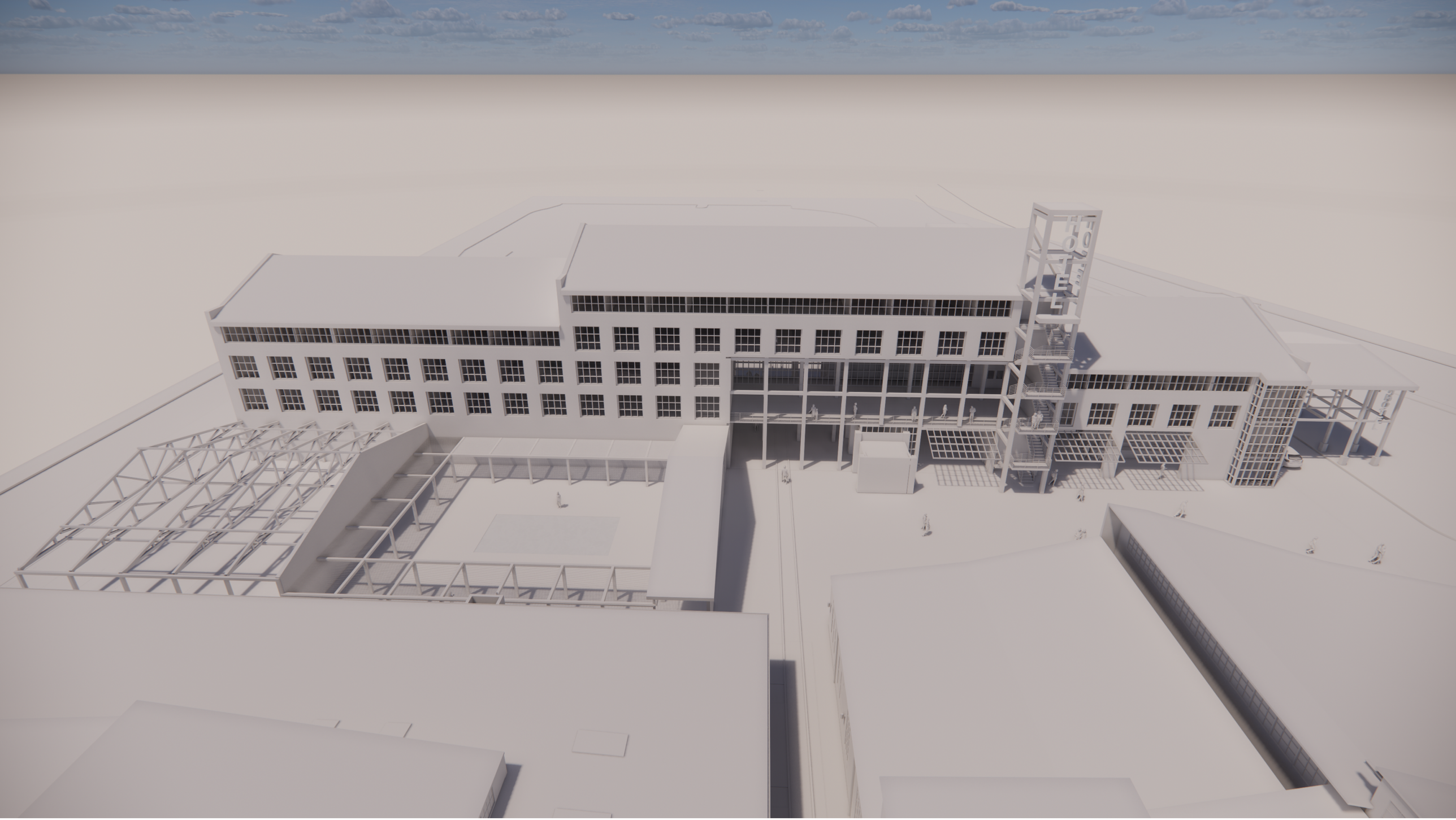


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

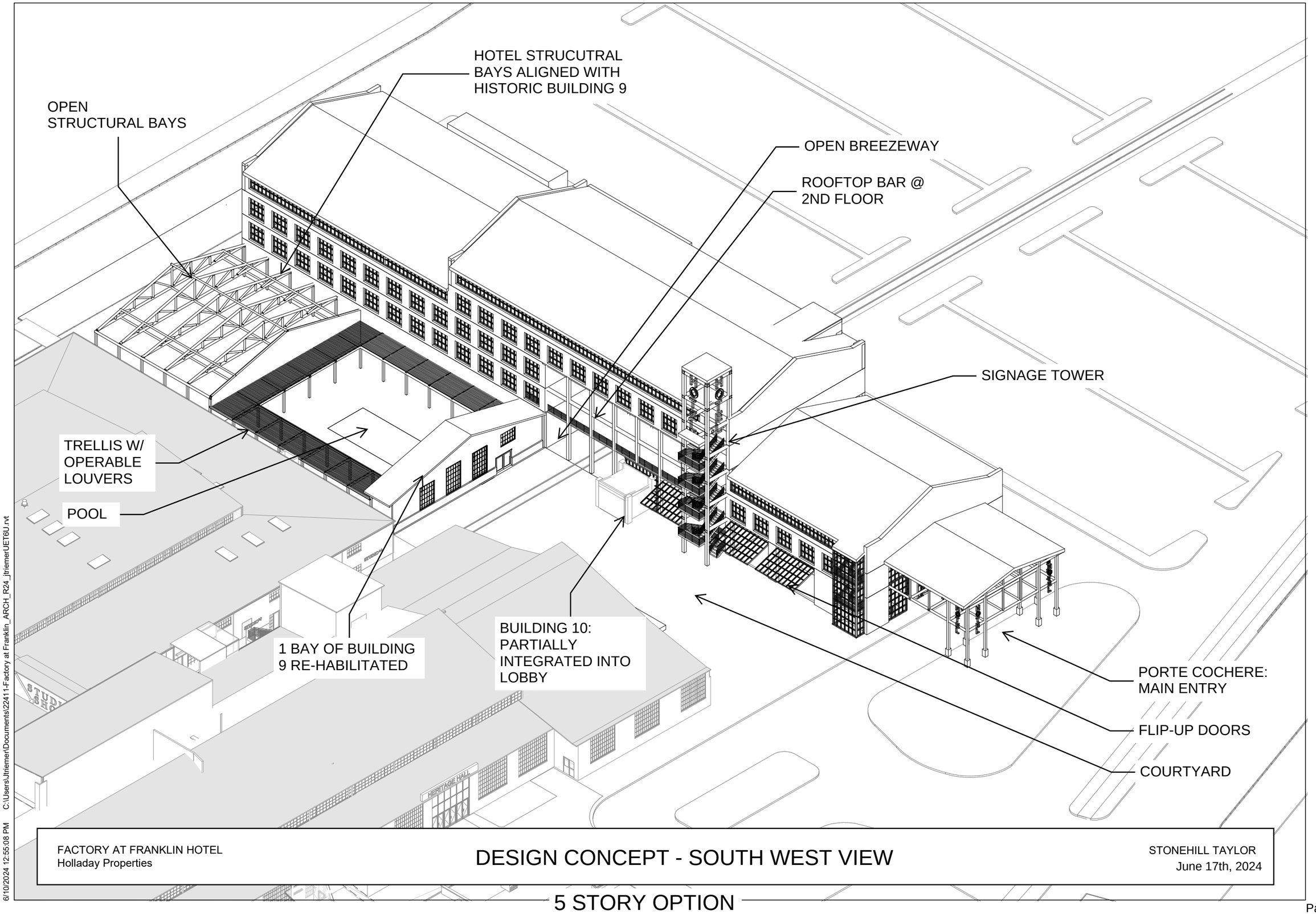


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - AERIAL VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



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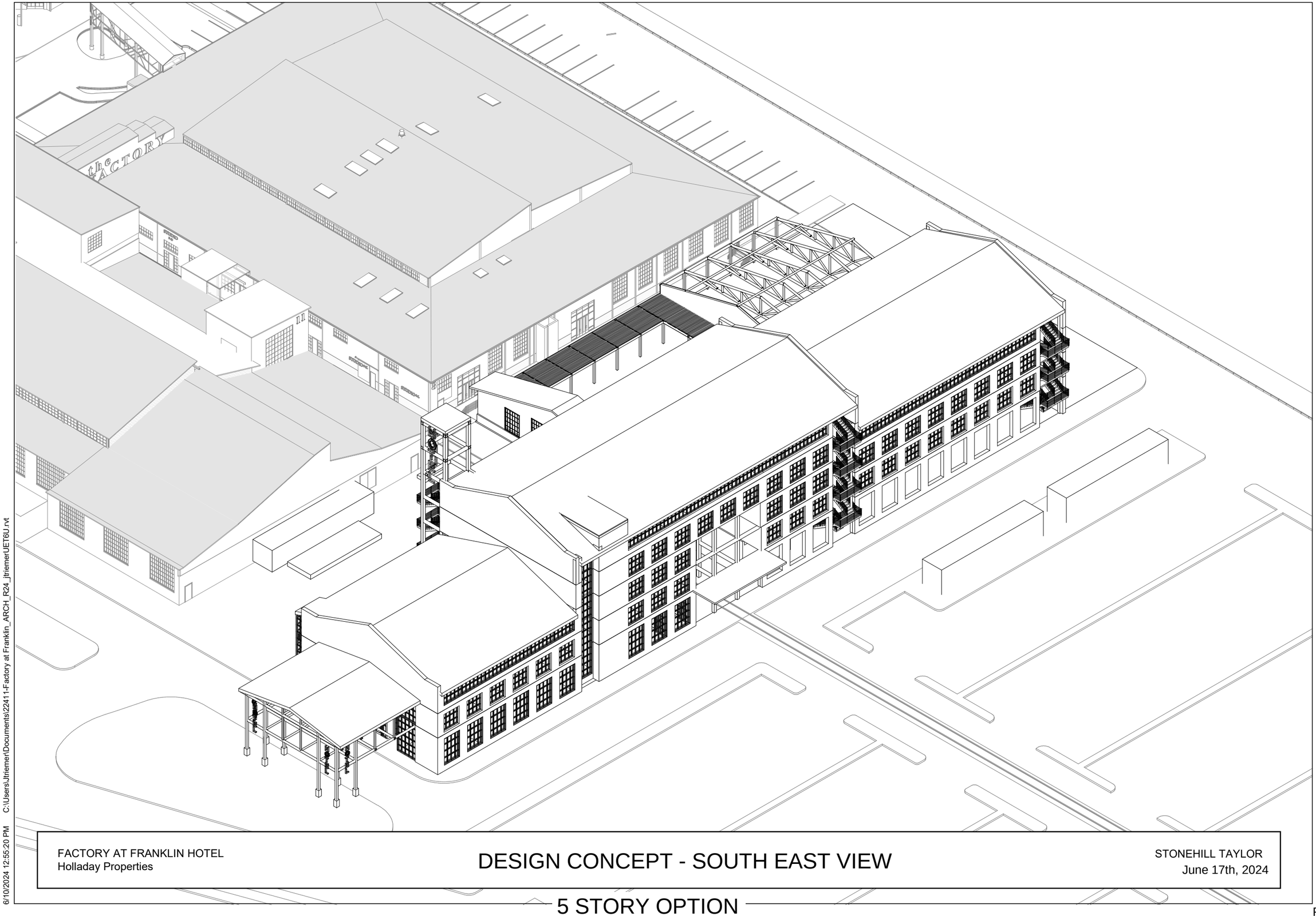
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FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



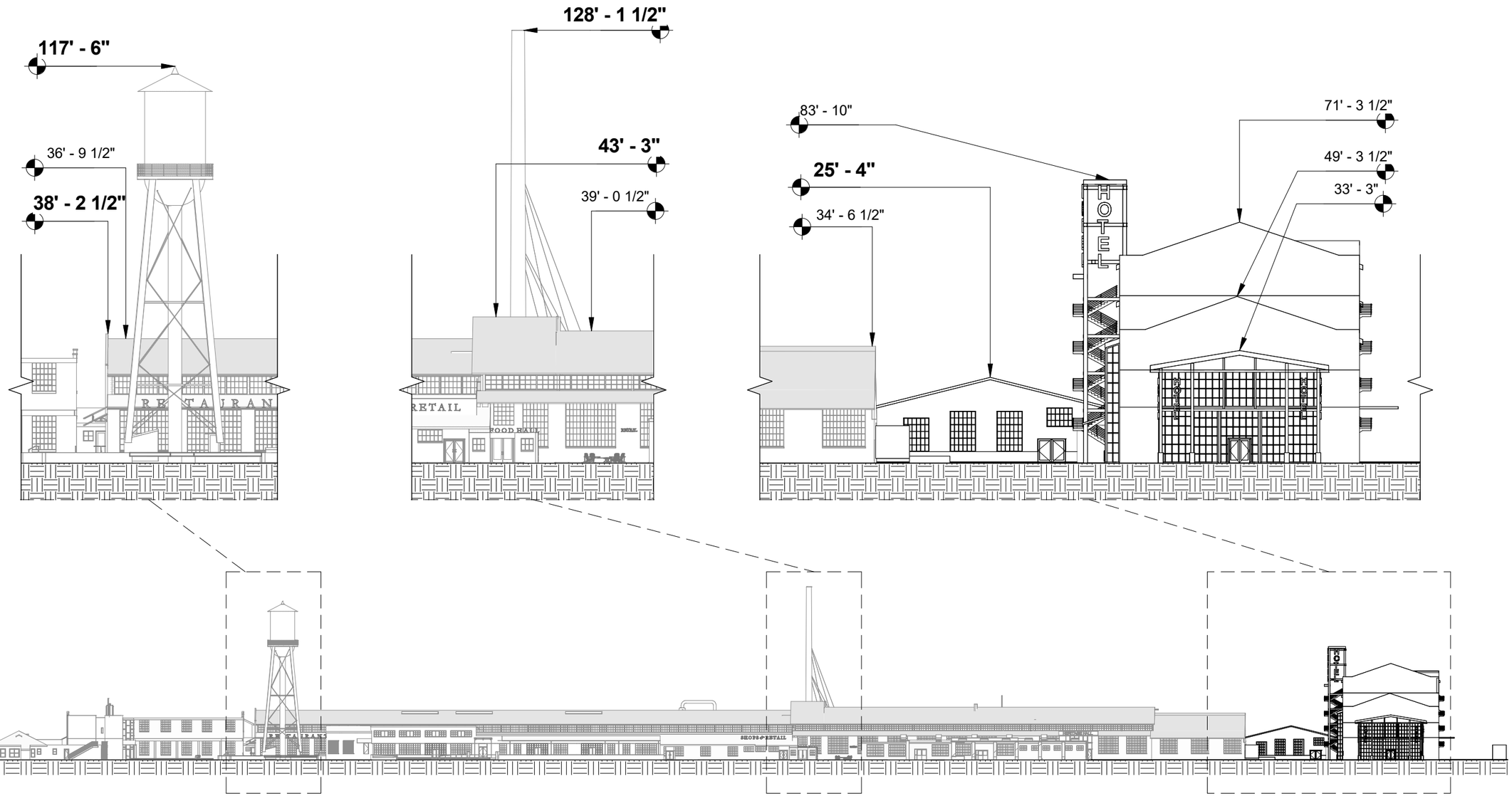
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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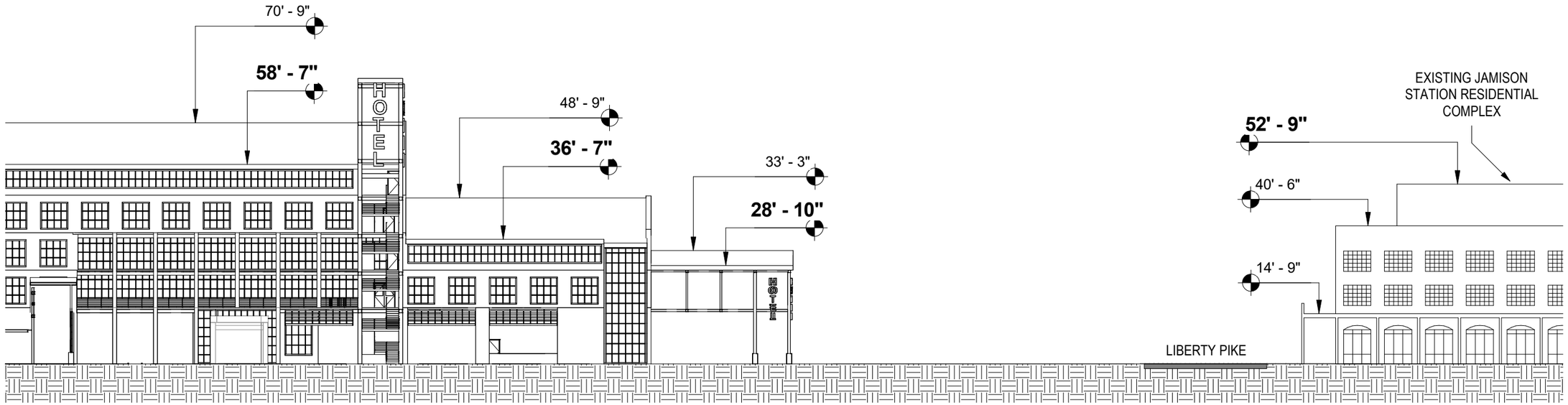


1 SOUTH ELEVATION - ALONG LIBERTY ROAD

1" = 80'-0"

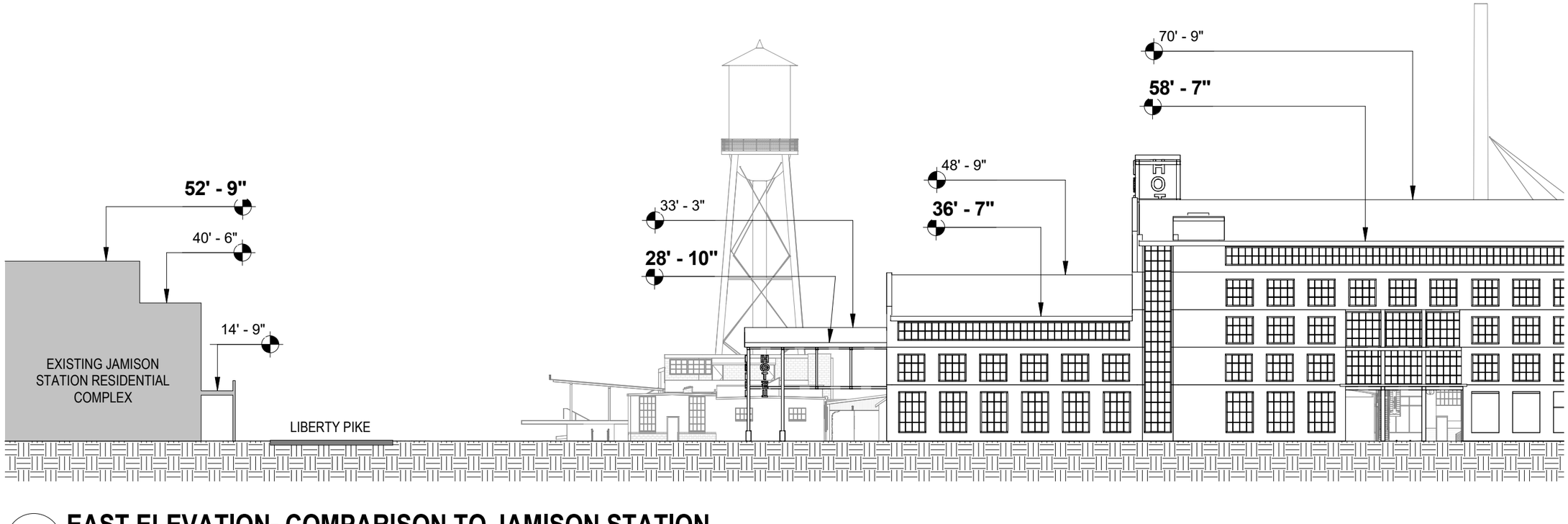
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1 **WEST ELEVATION - COMPARISON TO JAMISON STATION**

1/32" = 1'-0"

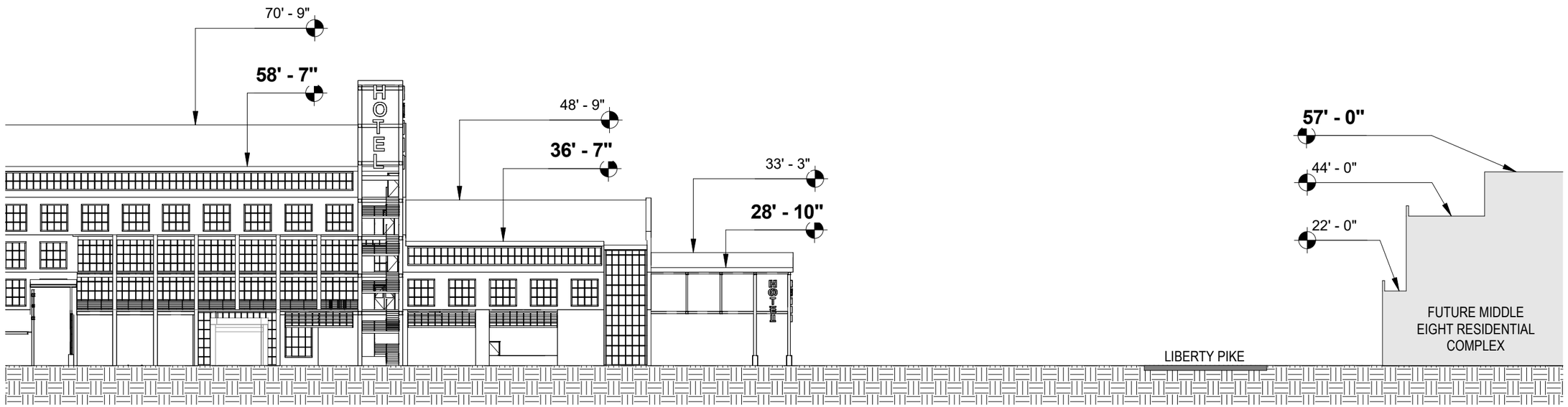


2 **EAST ELEVATION- COMPARISON TO JAMISON STATION**

1/32" = 1'-0"

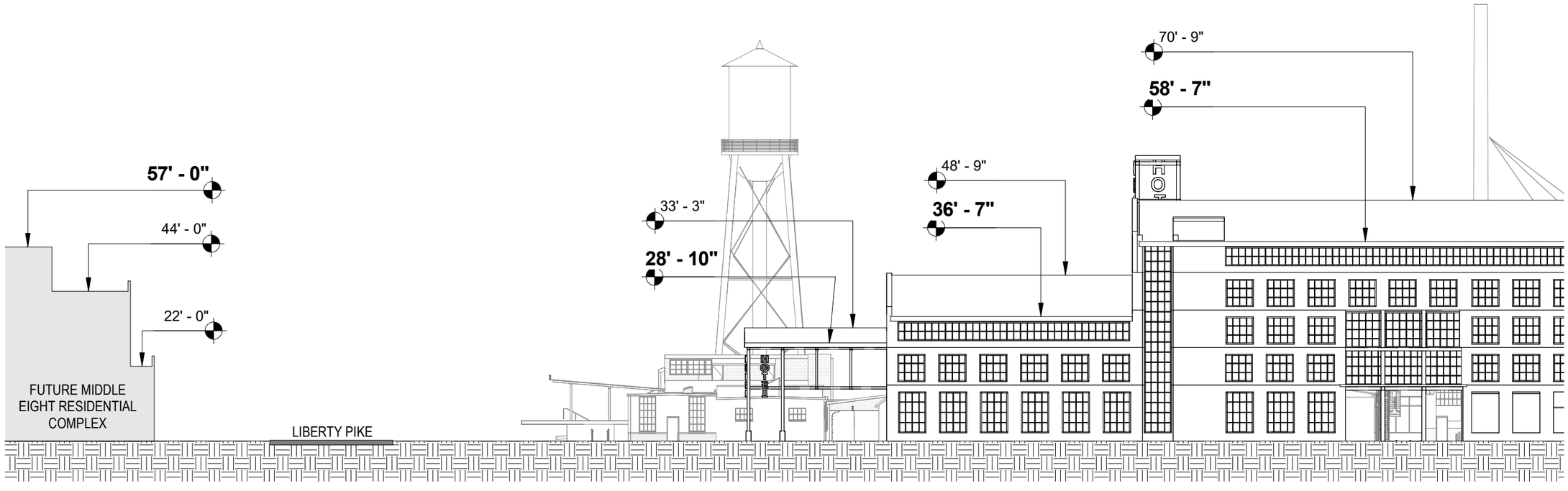
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5 STORY OPTION



1 WEST ELEVATION - COMPARISON TO MIDDLE EIGHT

1/32" = 1'-0"



2 EAST ELEAVTION - COMPARISON TO MIDDLE EIGHT

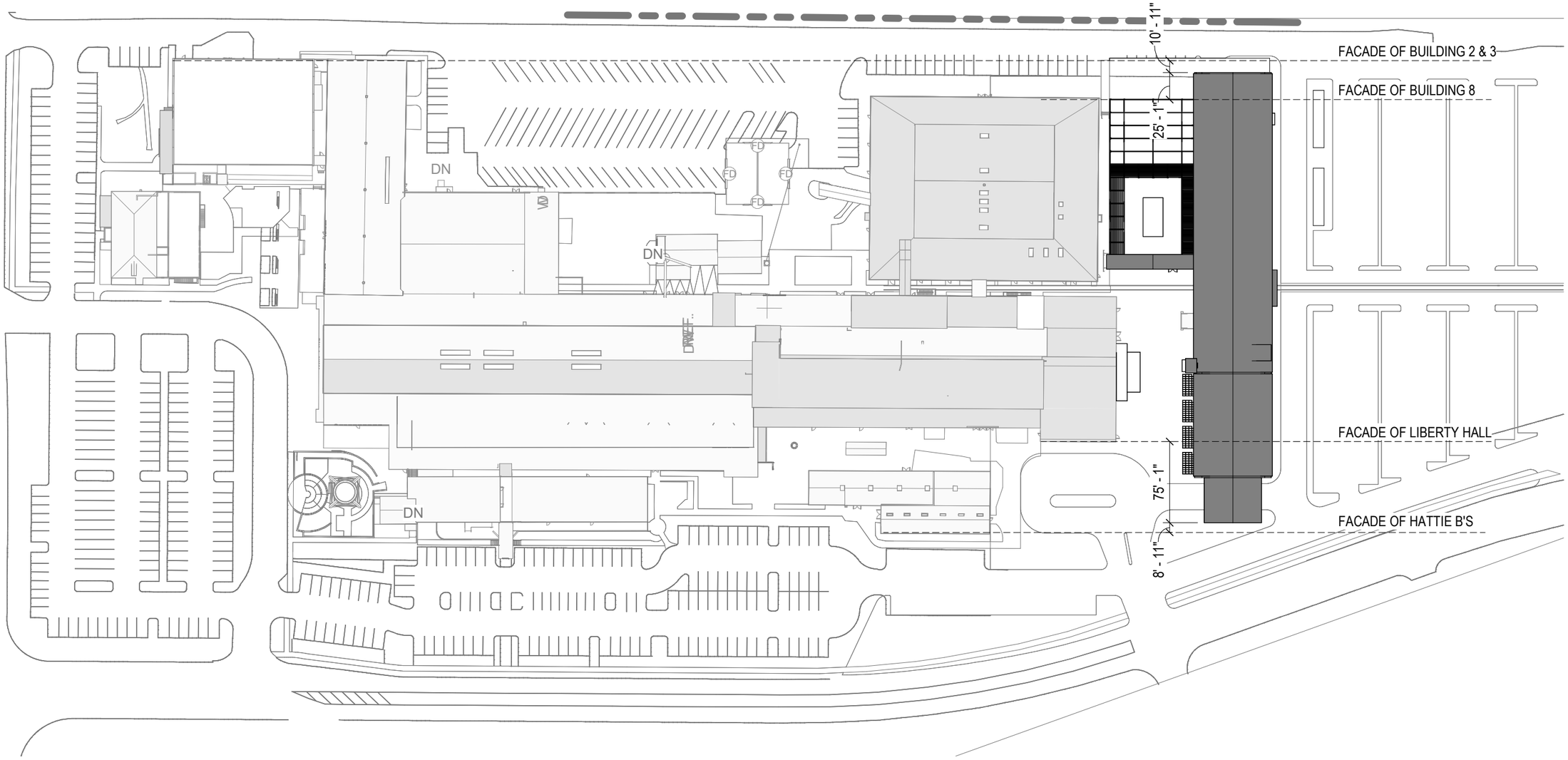
1/32" = 1'-0"

5 STORY OPTION

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FACTORY AT FRANKLIN HOTEL

FOUR STORY DESIGN OPTION



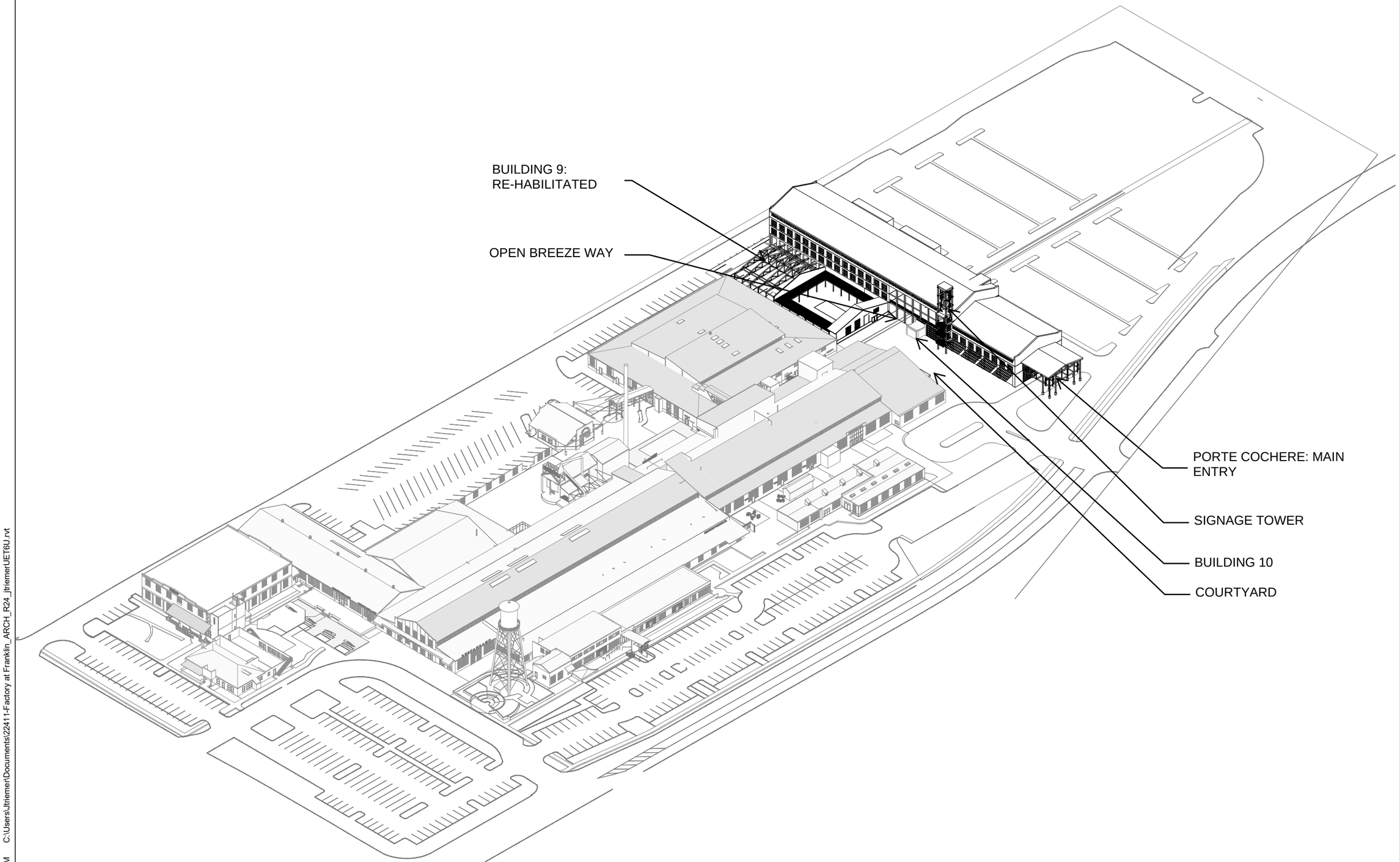
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 6th, 2024

4 STORY OPTION

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FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 6th, 2024

4 STORY OPTION

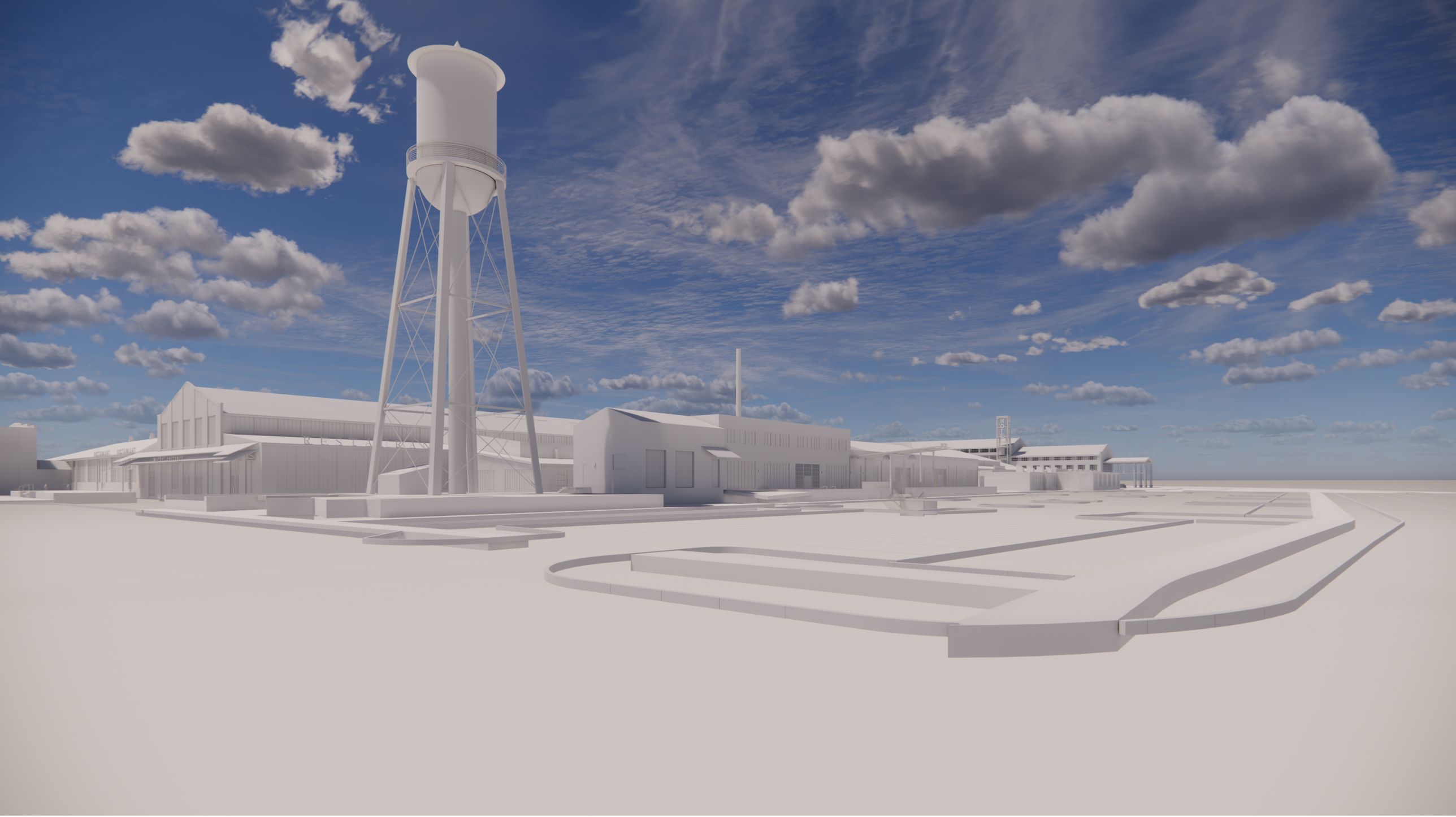
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FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW (FROM FRANKLIN/LIBERTY INTERSECTION)

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

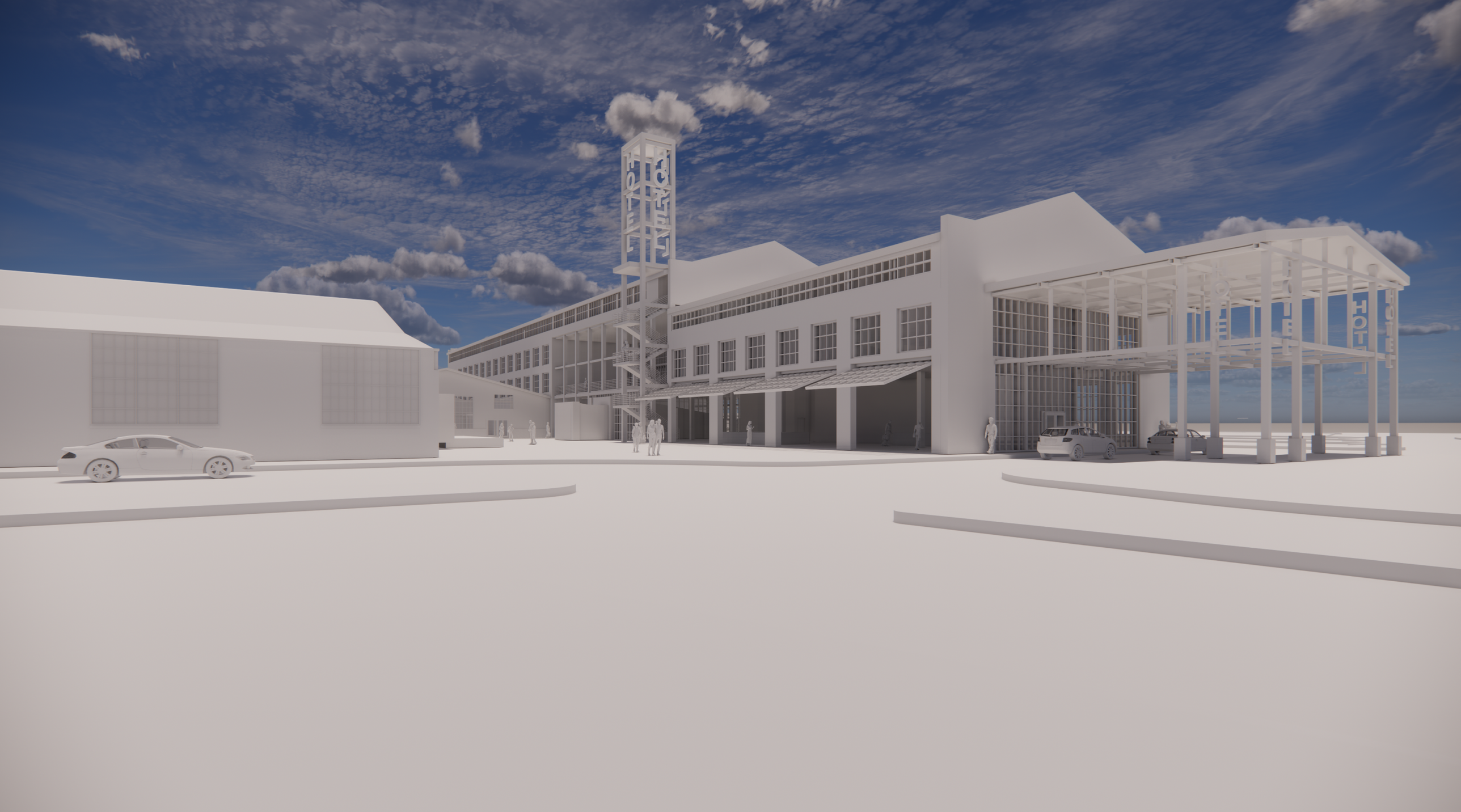


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

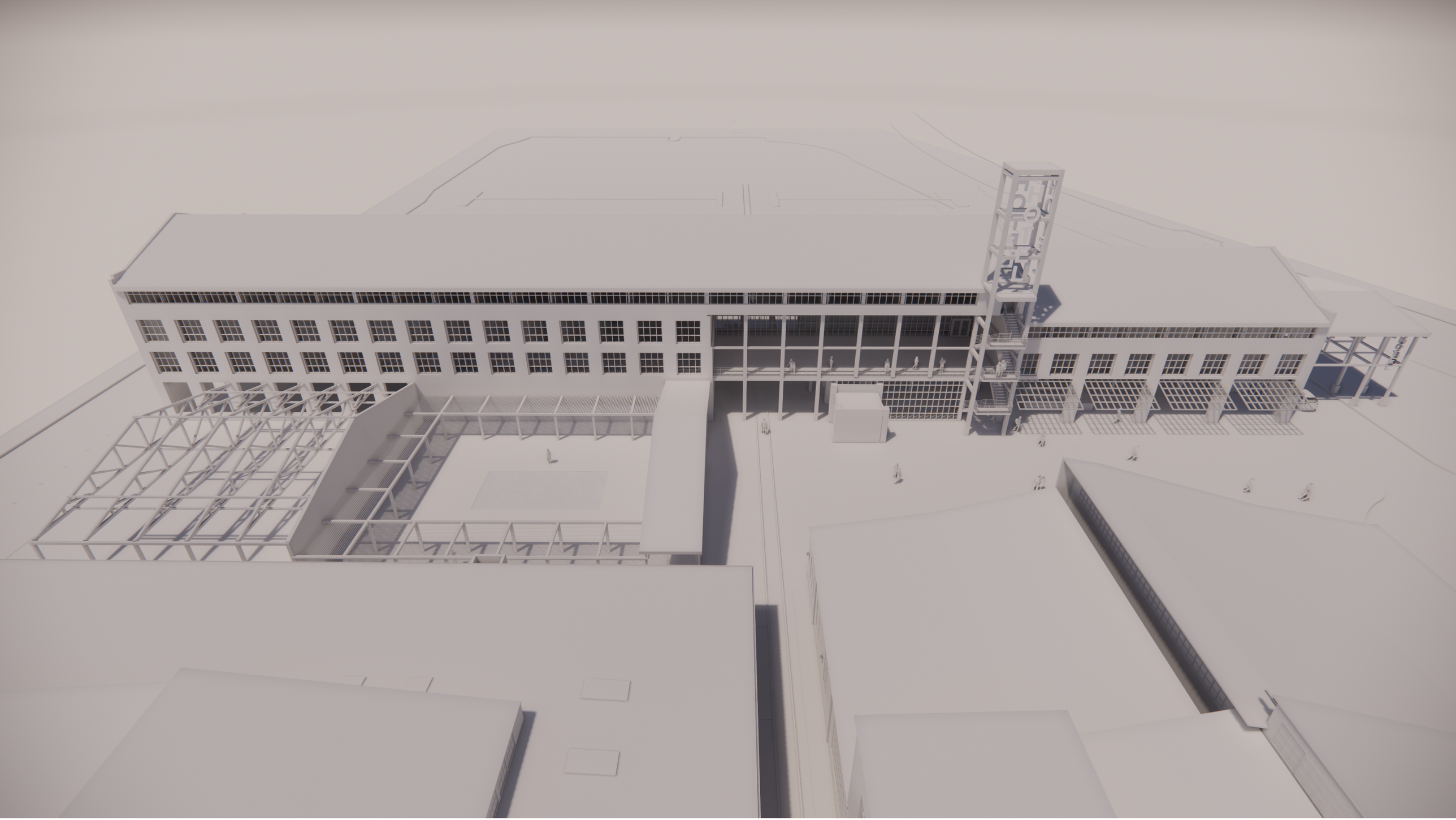


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

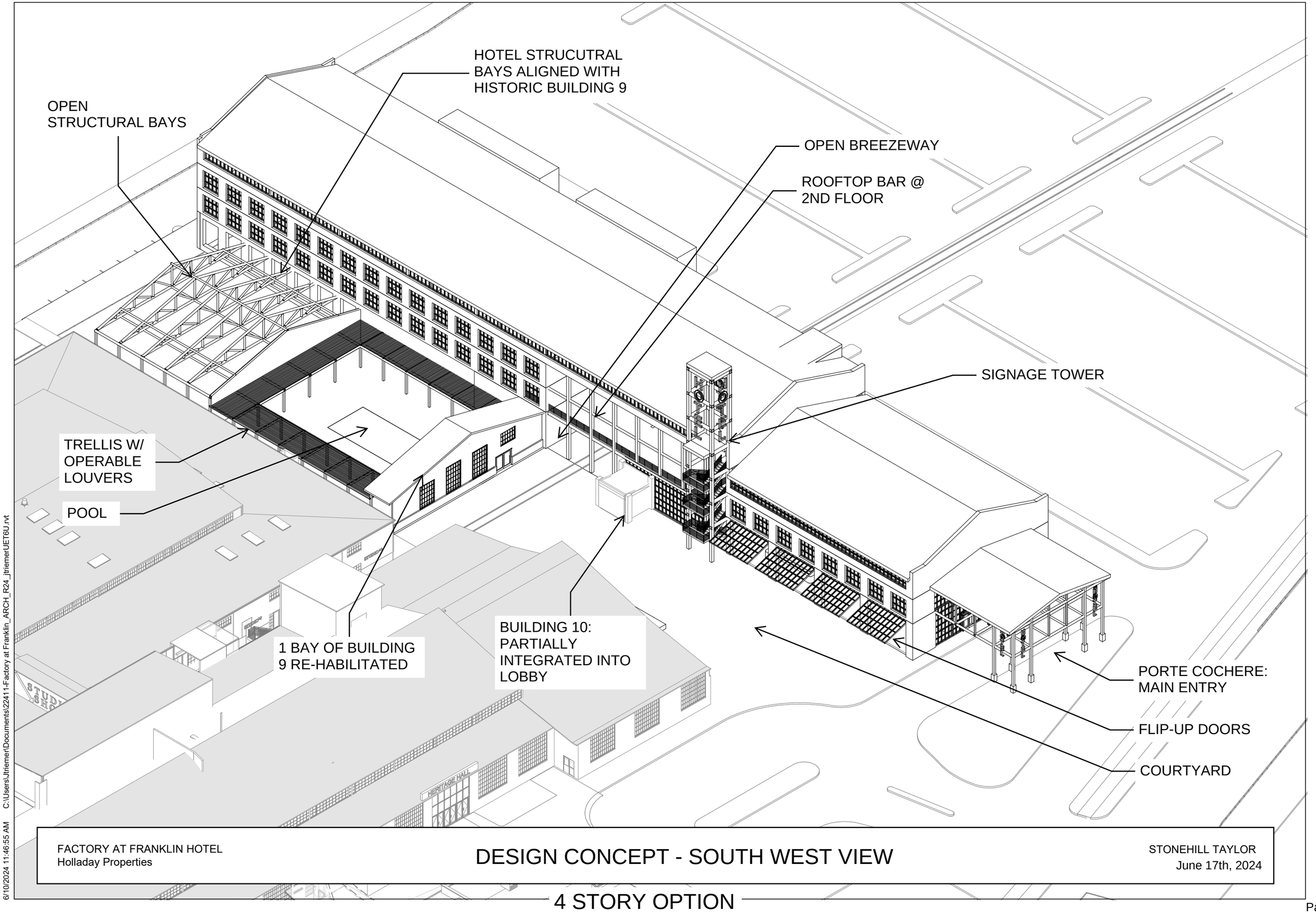


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - AERIAL VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



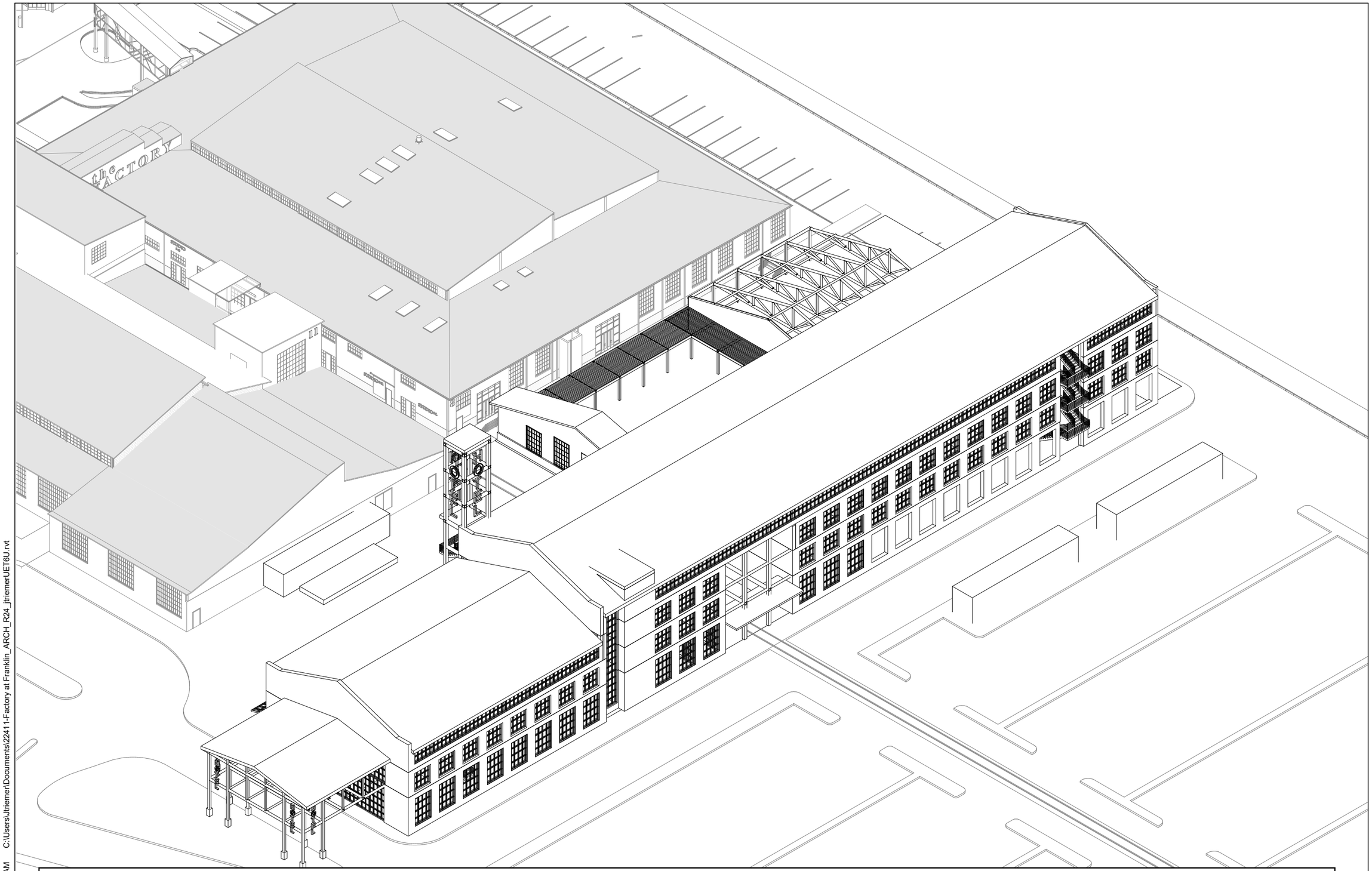
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

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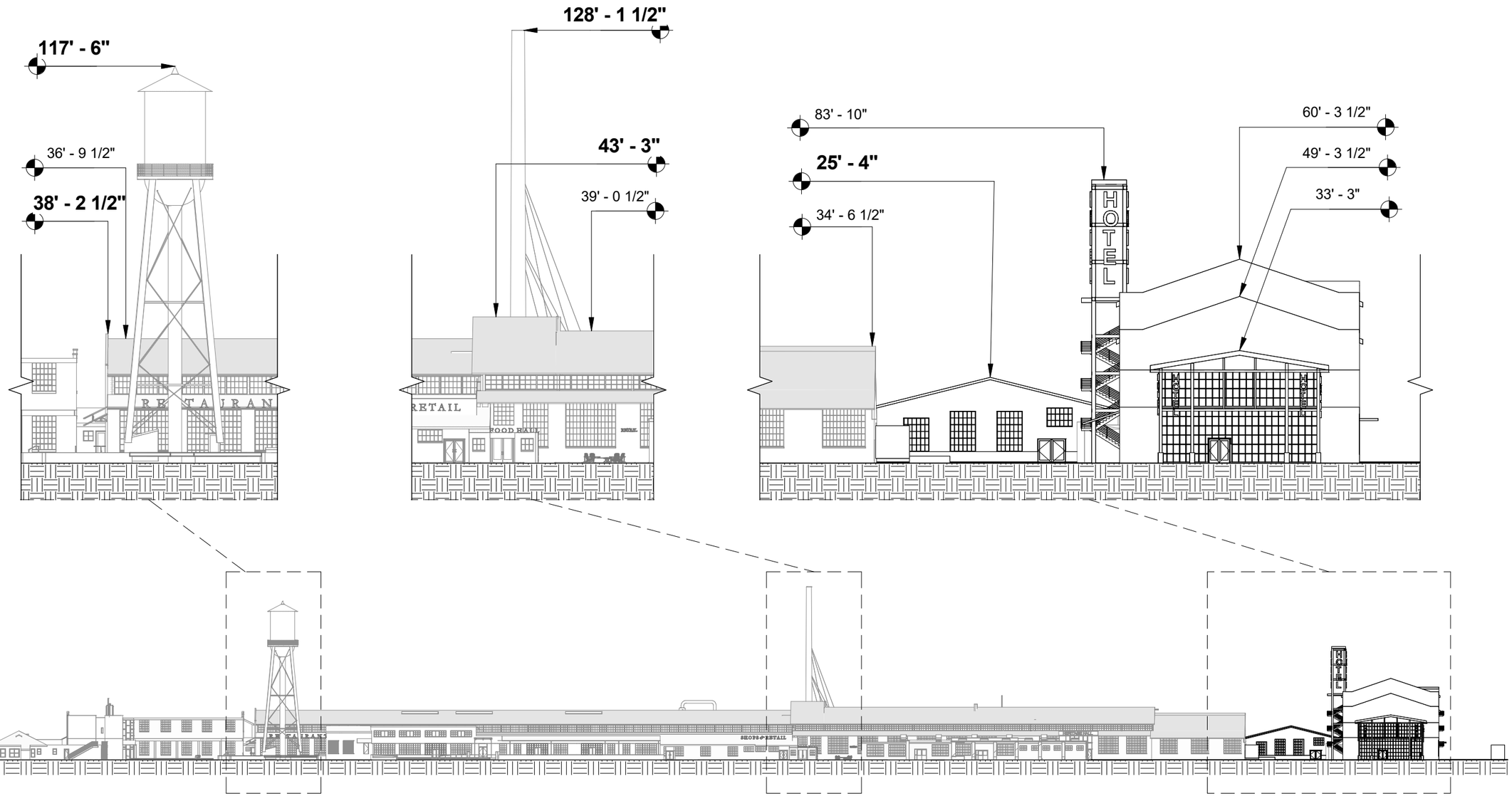
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

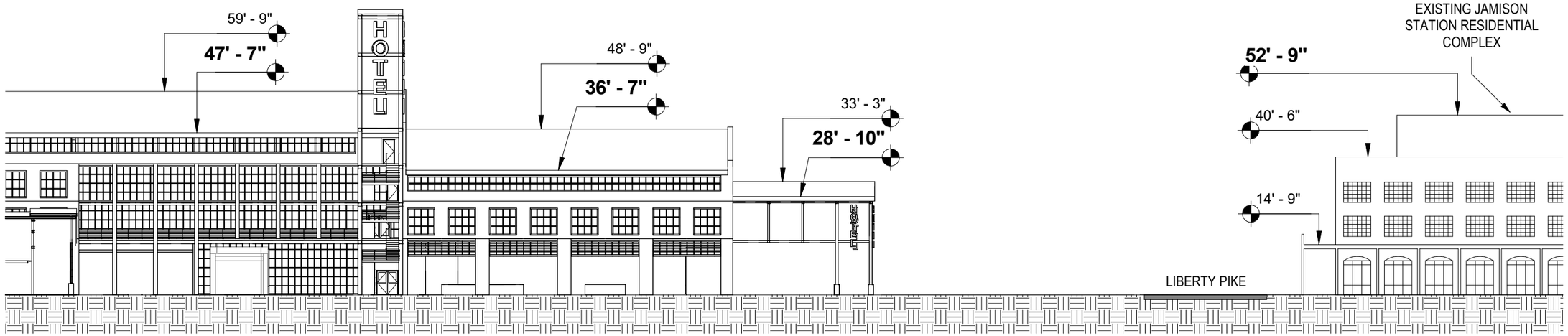
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1 **SOUTH ELEVATION - ALONG LIBERTY ROAD**

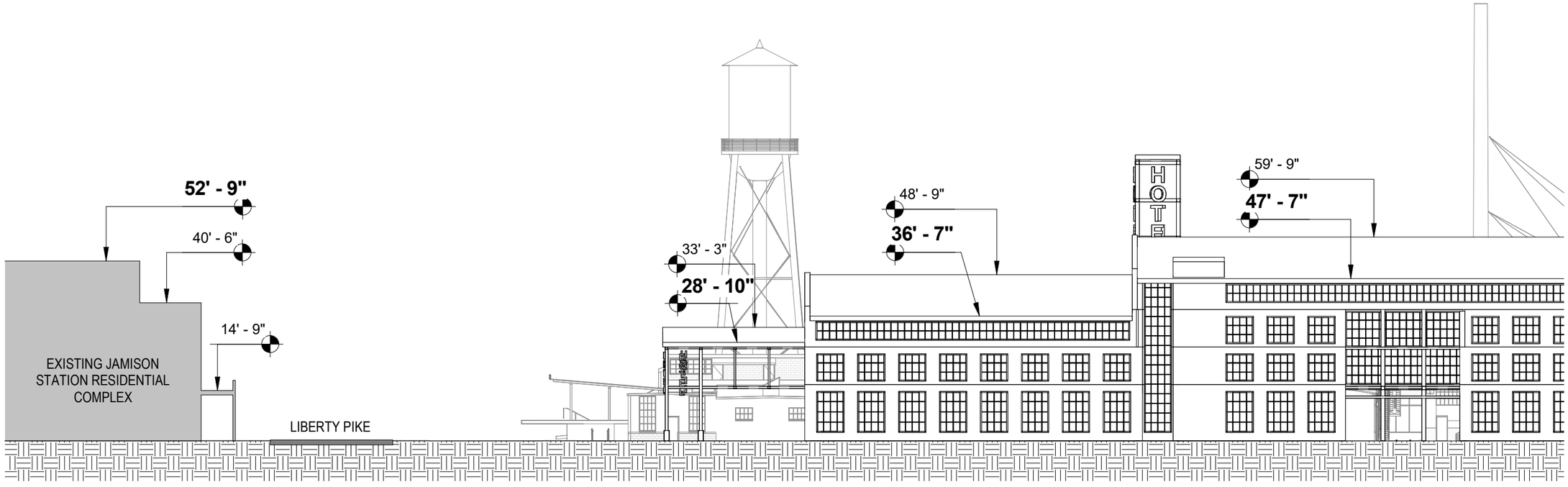
1" = 80'-0"

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1 WEST ELEVATION - COMPARISON TO JAMISON STATION

1/32" = 1'-0"

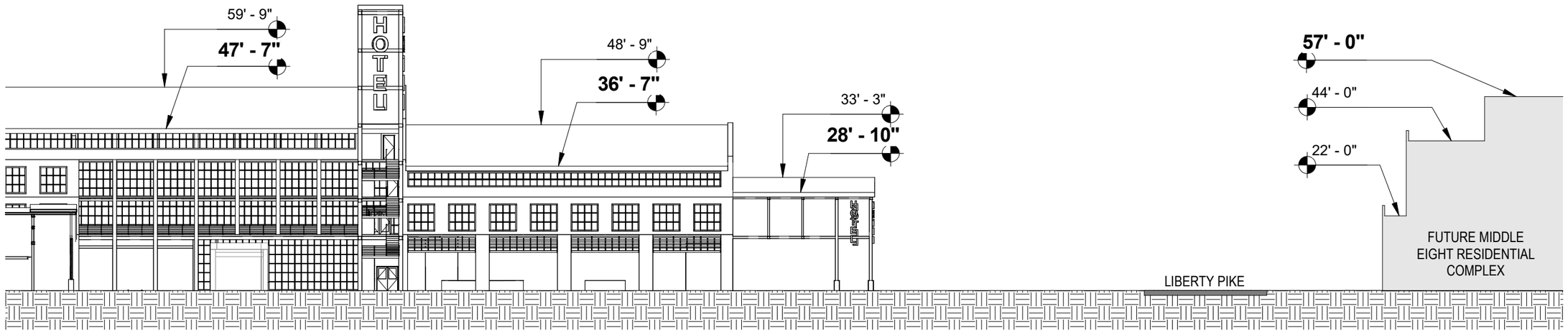


2 EAST ELEVATION- COMPARISON TO JAMISON STATION

1/32" = 1'-0"

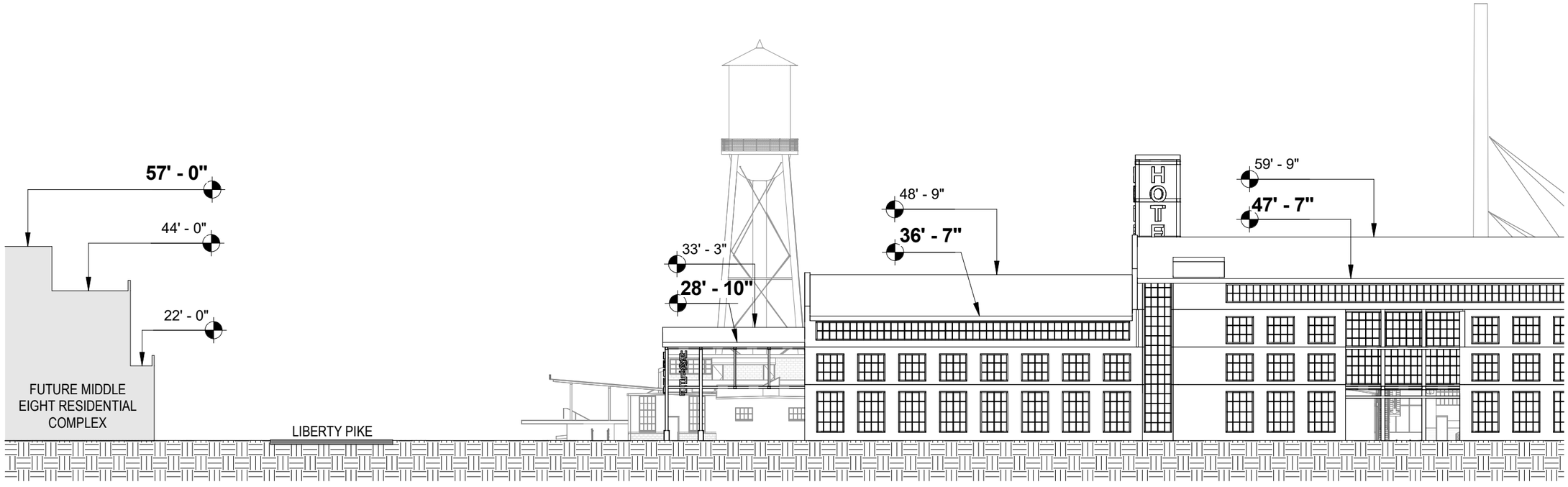
4 STORY OPTION

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1 **WEST ELEVATION - COMPARISON TO MIDDLE EIGHT**

1/32" = 1'-0"



2 **EAST ELEAVTION - COMPARISON TO MIDDLE EIGHT**

1/32" = 1'-0"

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4 STORY OPTION

FACTORY AT FRANKLIN HOTEL

June 17th, 2024

FACTORY AT FRANKLIN HOTEL

Historic Zoning Design Review Committee Presentation

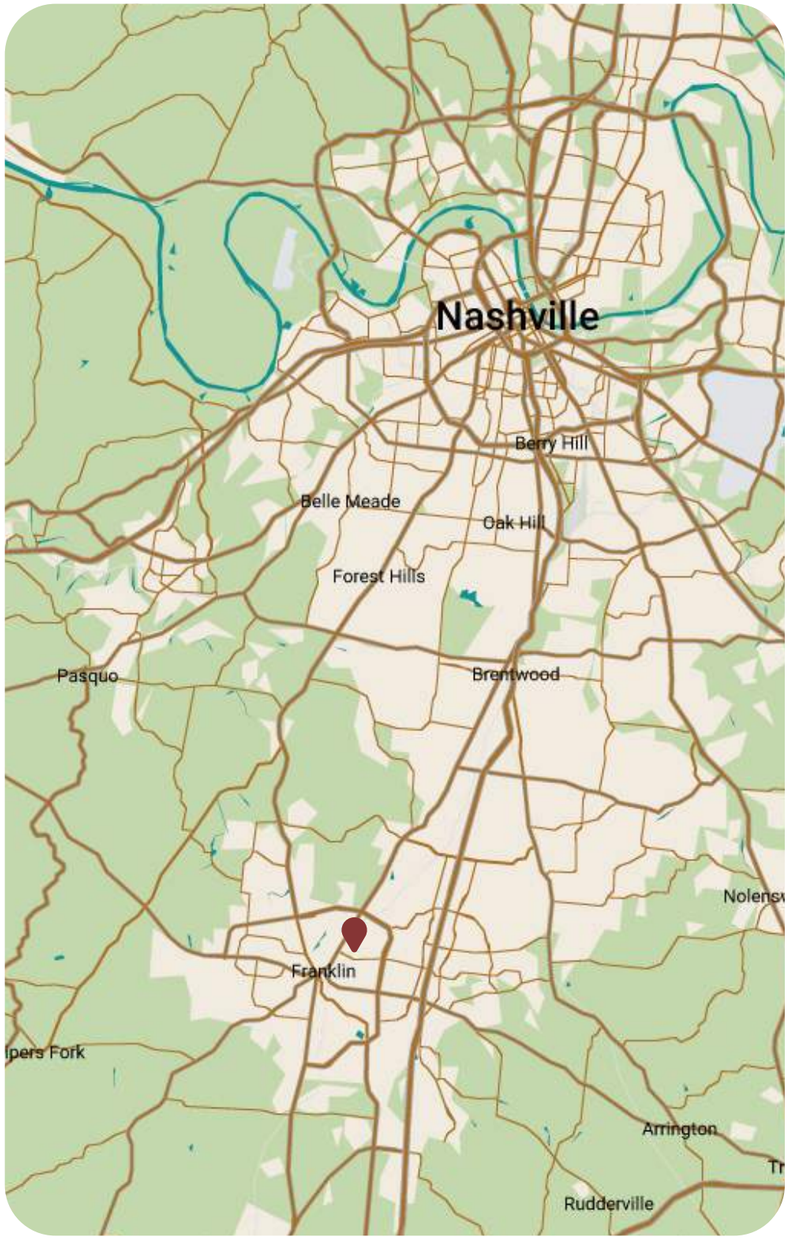
Holladay Properties

Stonehill Taylor

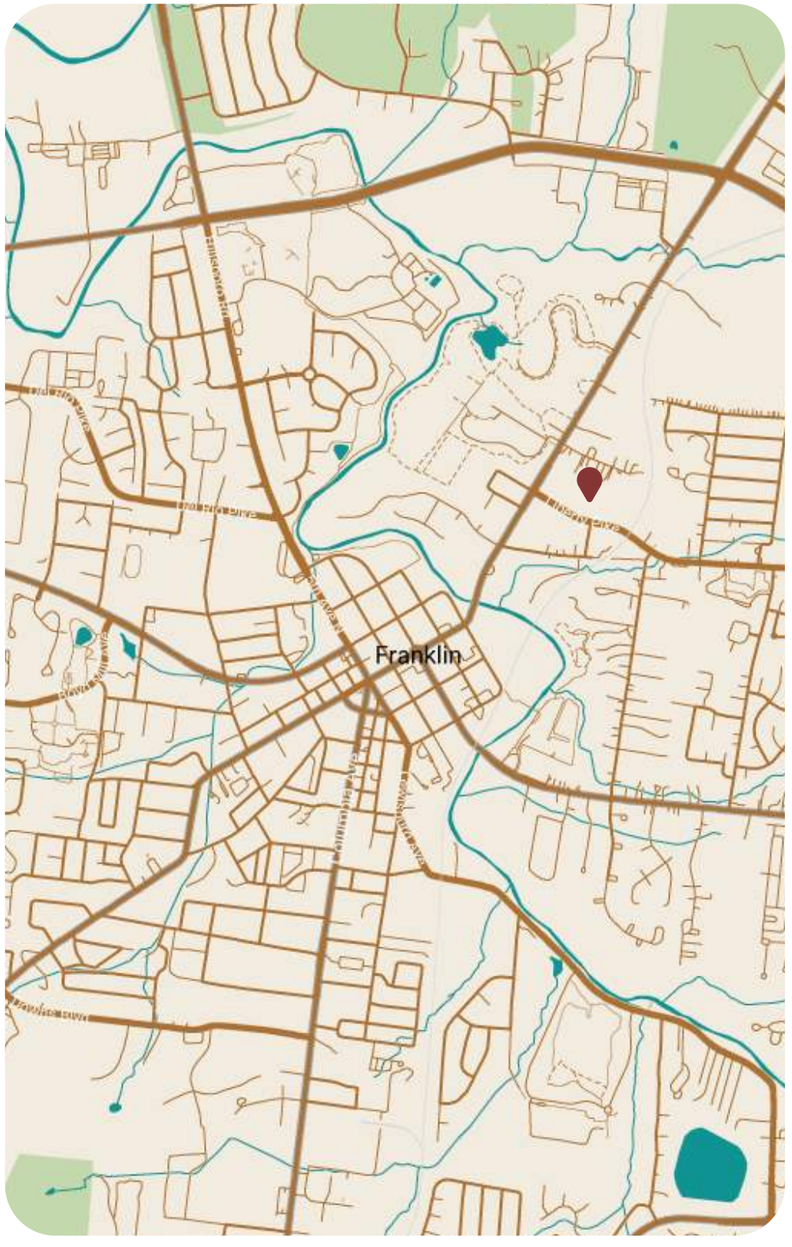
THE FACTORY
FRANKLIN, TN



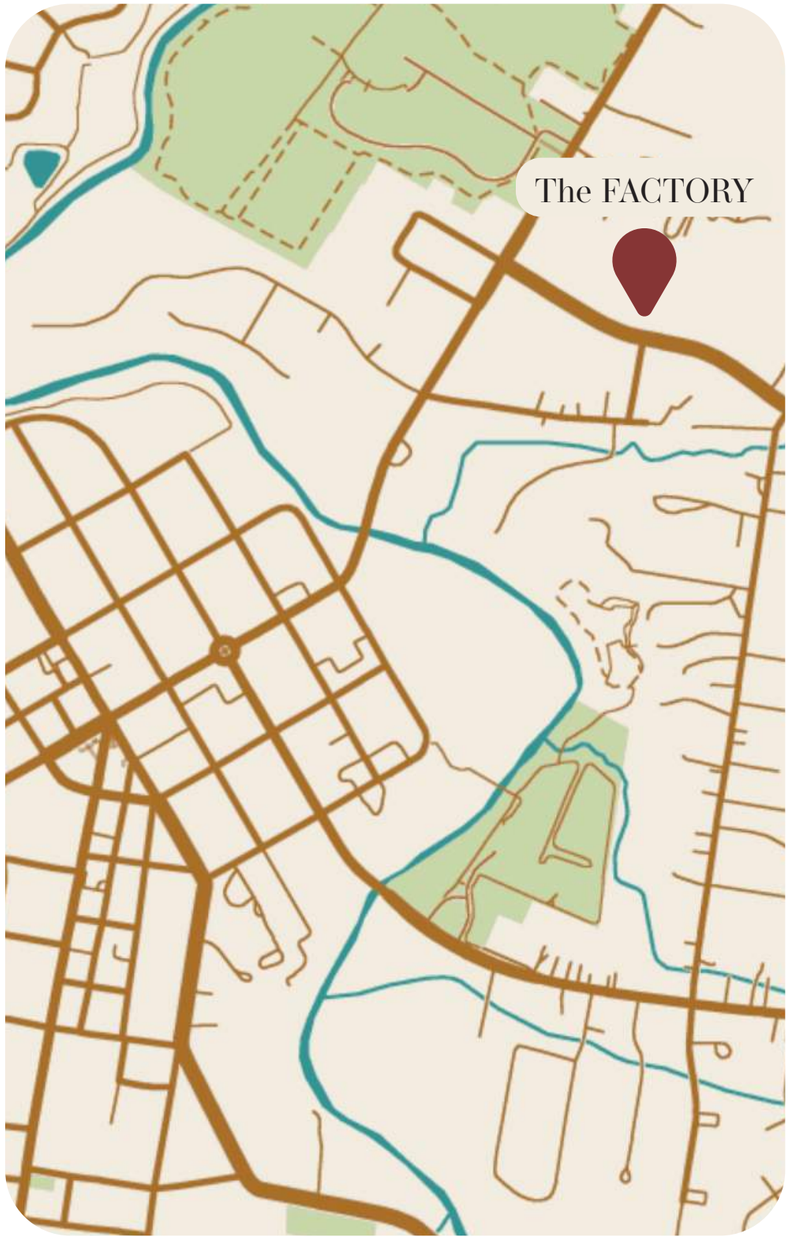
The SITE



GREATER AREA



FRANKLIN, TN



SITE

The SITE

The PARK at HARLINSDALE FARM



The HARPETH HOTEL
CURIO COLLECTION



LEIPERS FORK





The FACTORY



HARPETH RIVER



CARNTON



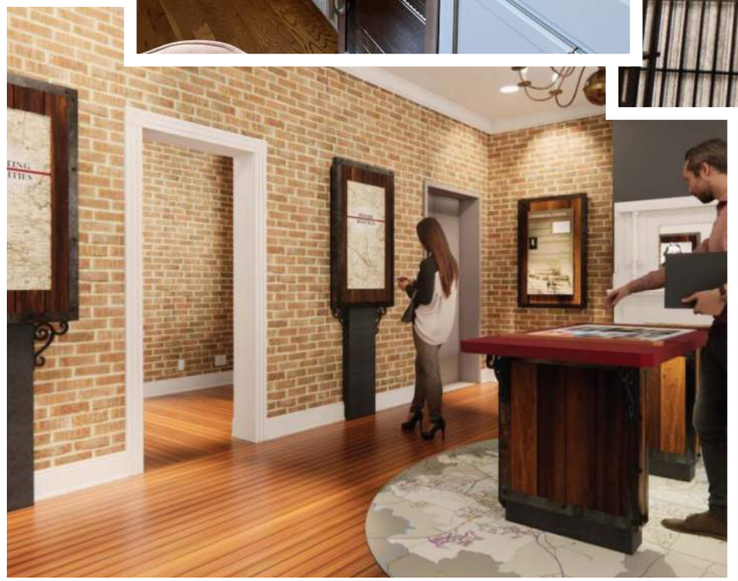
The HISTORY AND CULTURE CENTER

Tour Given By Bari Beasley

- Housed in an old jail
- "Interactive" exhibits chronicling the history of Franklin
- In addition to showcasing historical accounts of Franklin, the space can be rented for weddings, corporate events, and social events
- New exhibit includes a "Storytellers Studio" where people can come to record their own oral history













The CARNTON HOUSE

Tour Given By Eric Jacobson, Historian and Author

- Built in 1826, Carton grew to one of the largest farms in Williamson Country

- By 1860, John and Carry McGavock owned 44 slaves

- When the bloodiest battle of the Civil War took place nearby in Franklin, Carnton became a field hospital for hundreds of wounded and dying Confederate solders. This included four confederate generals.

- An exhibit is now on display at Carnton called The Enslaved Project. It looks into what a single day at Carnton would have looked like for the 44 enslaved human beings who lived on the property.













DOWNTOWN FRANKLIN

- Founded in 1799 and named after Benjamin Franklin

- As part of the "Fuller Story" project, Franklin unveiled a statue honoring enslaved troops and continues to work to tell a more inclusive and accurate history of the city.

- Franklin is one of the wealthiest cities in one of the wealthiest counties in the United States. It is a popular place for musicians to live, and is the 7th largest city in Tennessee.

- Downtown consists mainly of local eateries and shops.













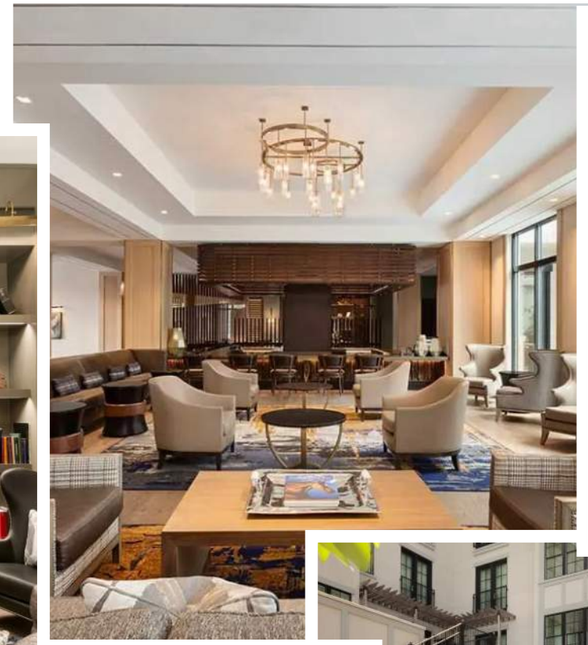




The HARPETH HOTEL

- Located in downtown Franklin, “where stories happen” tagline
- Curio Collection by Hilton
- 119 keys
- 1799 Restaurant serving a chef driven menu and cocktails
- McGavock’s Coffee Bar serves an all day experience
- Meeting and event space with the availability to rent the courtyard. There is also a private dining room off the courtyard















The PARK at HARLINSDALE FARM

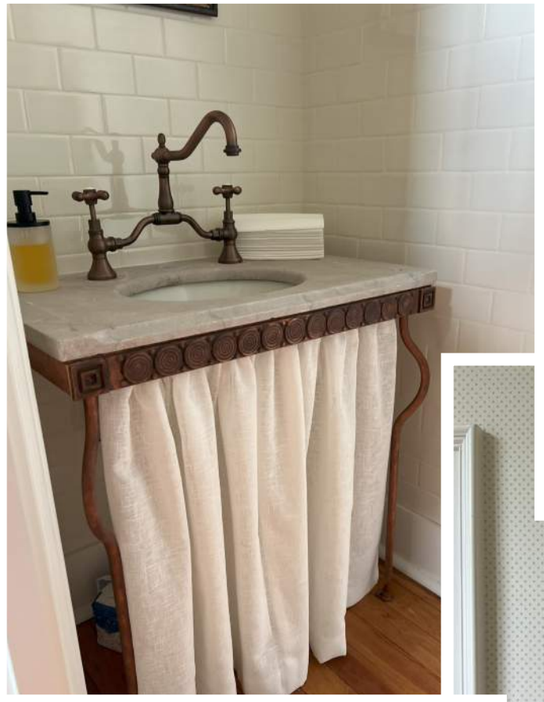
Tour By Clay Harlin, Jay Sheridan, and Torrey Barnhill

- 200 acres owned by the city of Franklin to be used as passive park and keep the protection of the Walking Horse history.

- Big part of the Tennessee Walking Horse industry, specifically the stallion named Midnight Sun.

- Hayes House has recently been restored with interiors as close as possible to its heyday in the 1930's.

- Home to Pilgrimage Music & Cultural Festival every September, with 27,000 people in attendance in 2023.















LEIPER'S FORK

- Located a 20 minute drive from The Factory

- Several art galleries including:
  Leiper´s Creek Gallery
  The Copper Fox Gallery
  Southern Underground Gallery

- Fox & Locke: Began as a general store in 1947, became Puckett´s in 1960, live music became a mainstay in 2002, name changed back to original name in 2022

- Leiper´s Fork Distillery

- Wines in the Fork













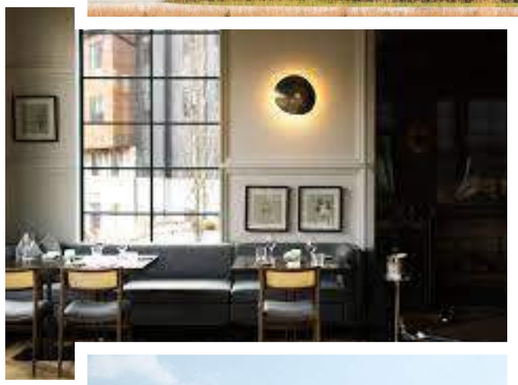


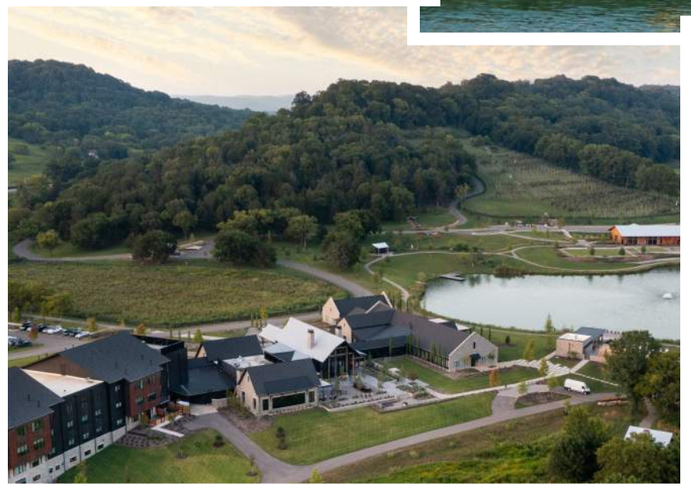
SOUTHALL

- Located a 15 minute drive from The Factory
- Opened in 2022
- Luxury Spa and Inn with 62 guestrooms and suites, 16 cottages
- Two restaurants, one serving all day and one fine dining with an open kitchen
- Emphasis on farm to table, multiple greenhouses and orchards and unique venues
- Expanding to become an incubator for small local businesses



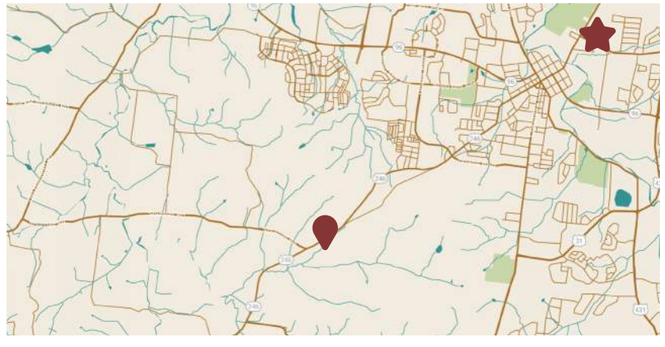






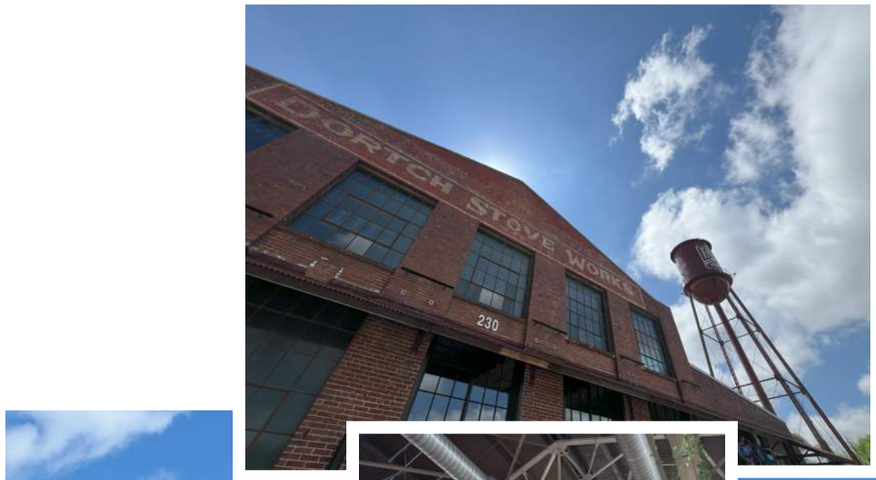


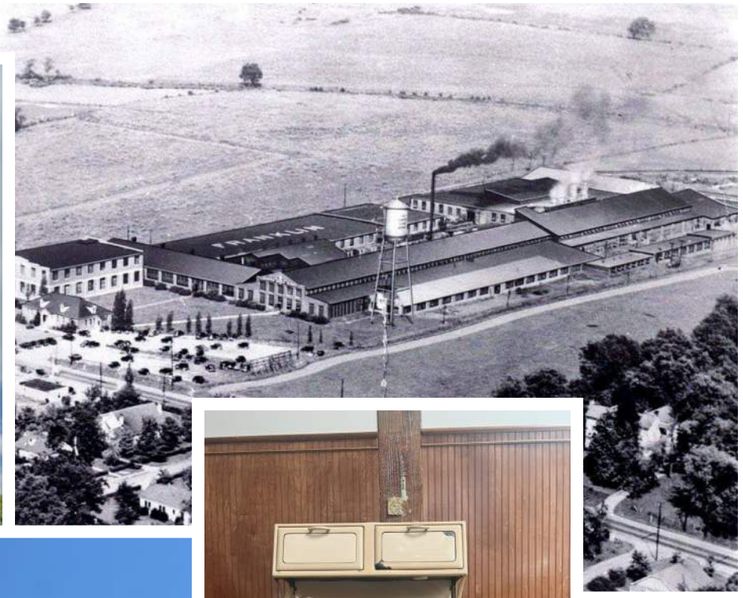




The FACTORY

- First built for Allen Manufacturing Co. in 1929
- Purchased by Dortch Stove Works in 1932
- Dortch Stove Works merges with Magic Chef in 1955
- Jamison Bedding Company moves in the plant in 1961
- The plant lays dormant from 1991 until 1996 when Calvin Lehew purchases the plant. The Factory becomes home to restaurants, creatives, antique shops and other merchants
- Brad Kelley purchases The Factory in 2012, He paints the signature water tower green, leading to disapproval by the city of Franklin.
- Holladay Properties purchases the factory in 2021, their first action is paint the water tower back to it´s signature red. The Factory is home to 3 theaters, several different dining options, a common space bar, and various creative merchants. There is also a very well known Farmer´s Market on Saturdays

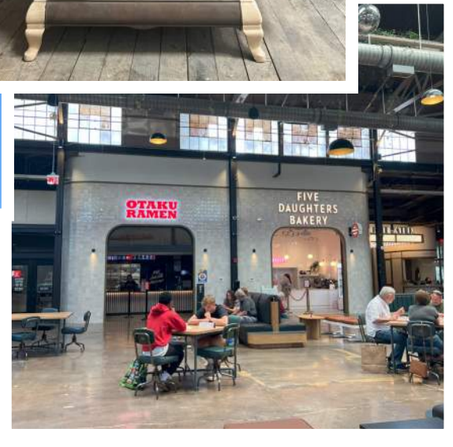




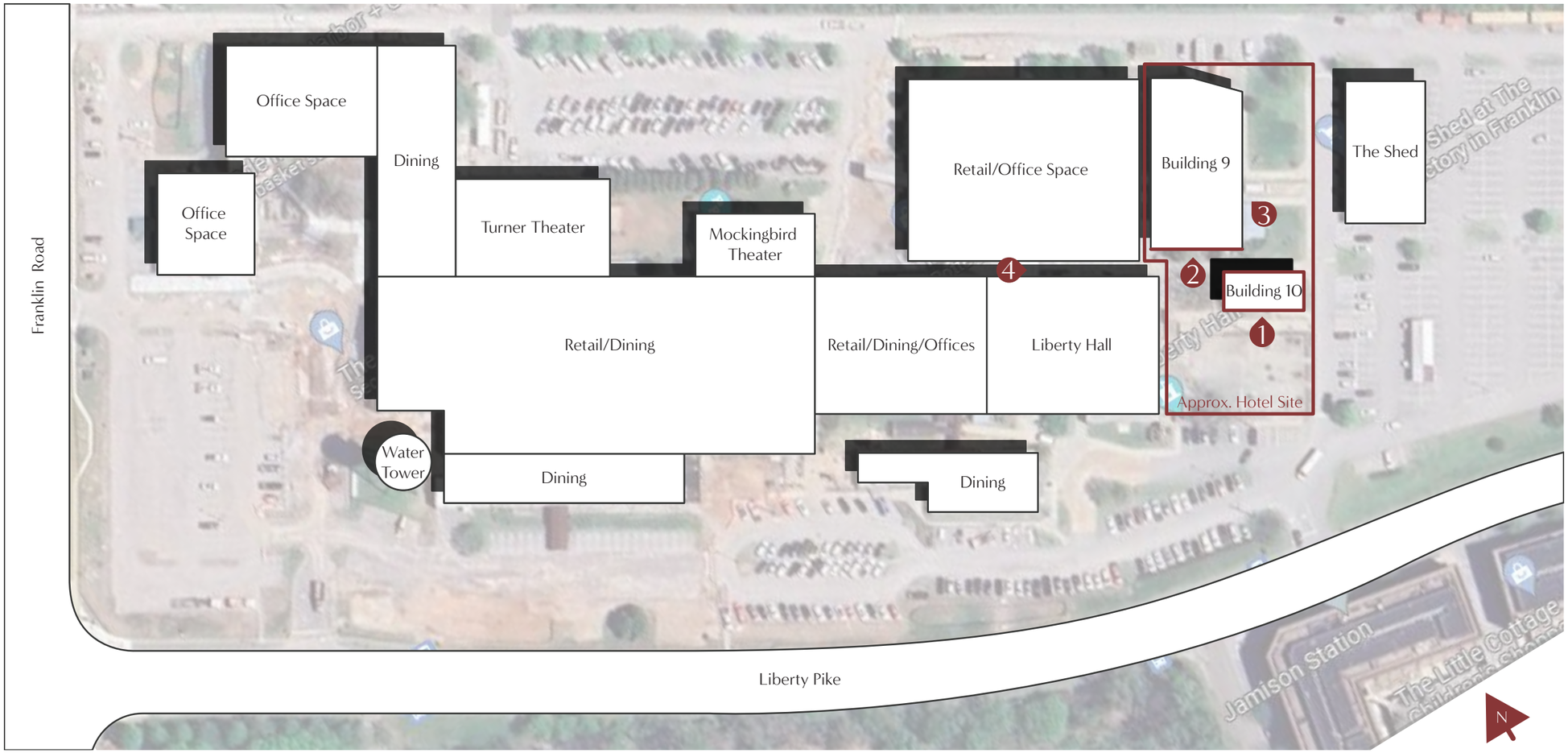








The SITE





1. BUILDING 10



2. BUILDING 9



3. BUILDING 9



4. ALLEY



The Principles of Scientific Management

BY

FREDERICK WINSLOW TAYLOR, M.E., Sc.D.

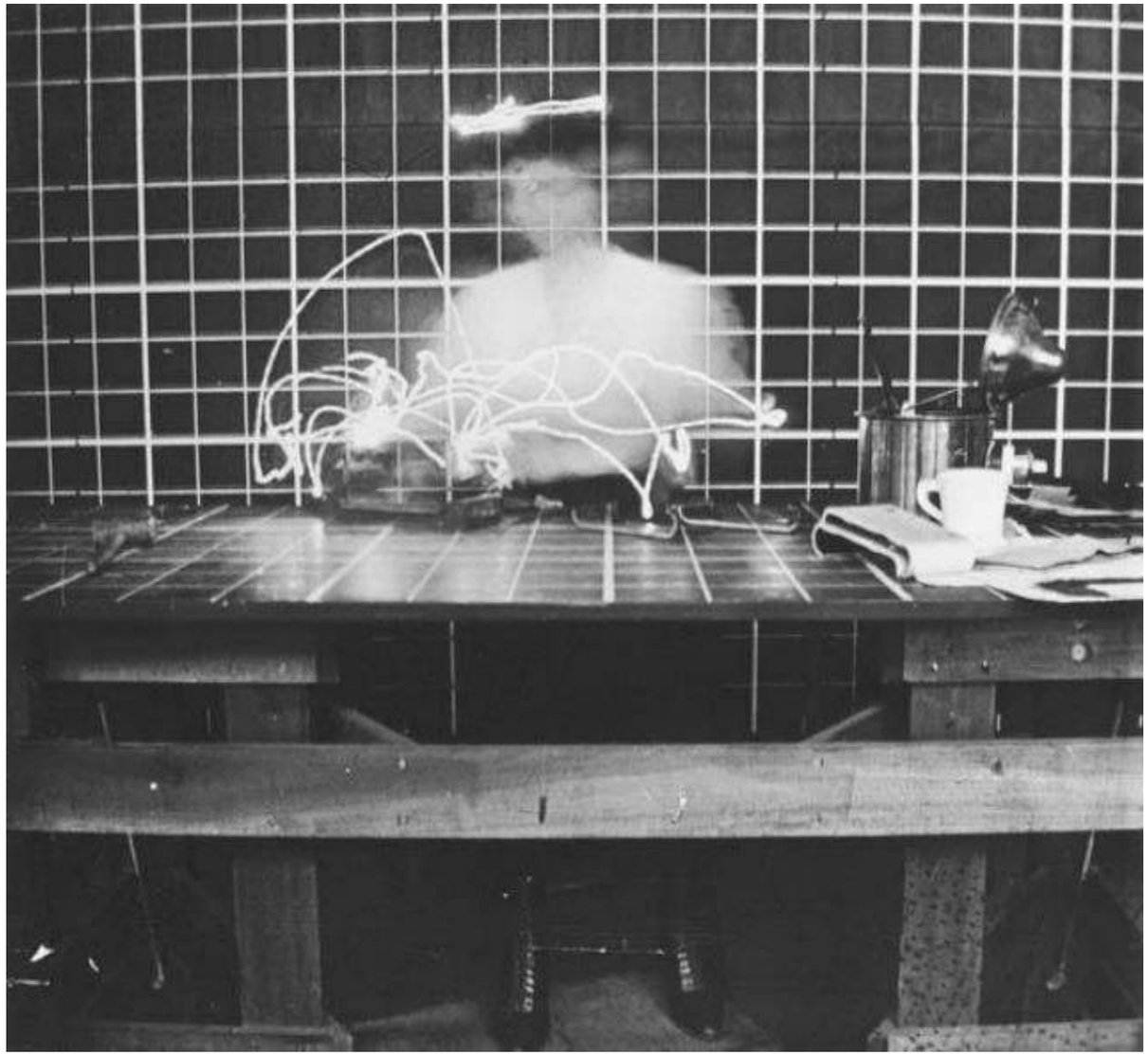
PAST PRESIDENT OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS



SCIENTIFIC
management

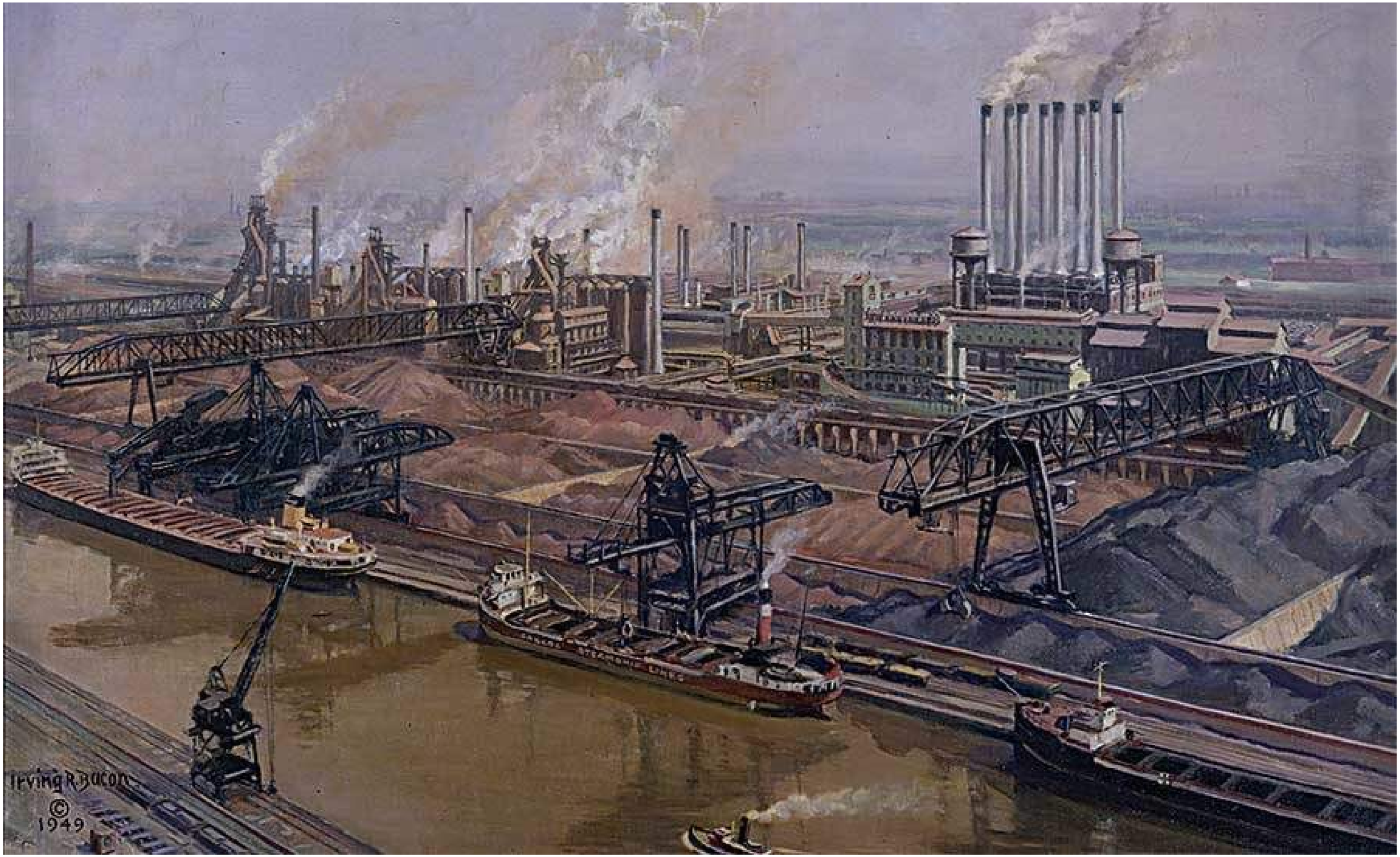
Scientific Management is an art of knowing exactly what you want your men to do and seeing that they do it in the best and cheapest way.

- *Science, Not Rule of Thumb*
- *Harmony, Not Discord*
- *Cooperation, Not Individualism*
- *Development of Each and Every Person to His / Her Greatest Efficiency and Prosperit*





"According to our time-and-motion studies, you handle your time very well but a lot of your motion is wasted."


Irving R. Bacon
© 1949




An Assembly Line
of the
ord Motor Company
gettyimages
Credit: Rykoff Collection
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gettyimages
Credit: Bettmann
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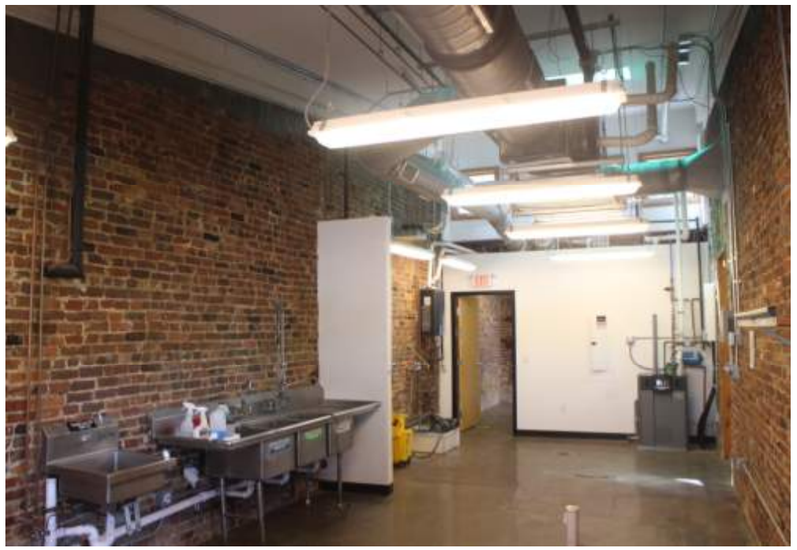







TC
7933






MAKE
SILHOUE E
WITH US T DAY!









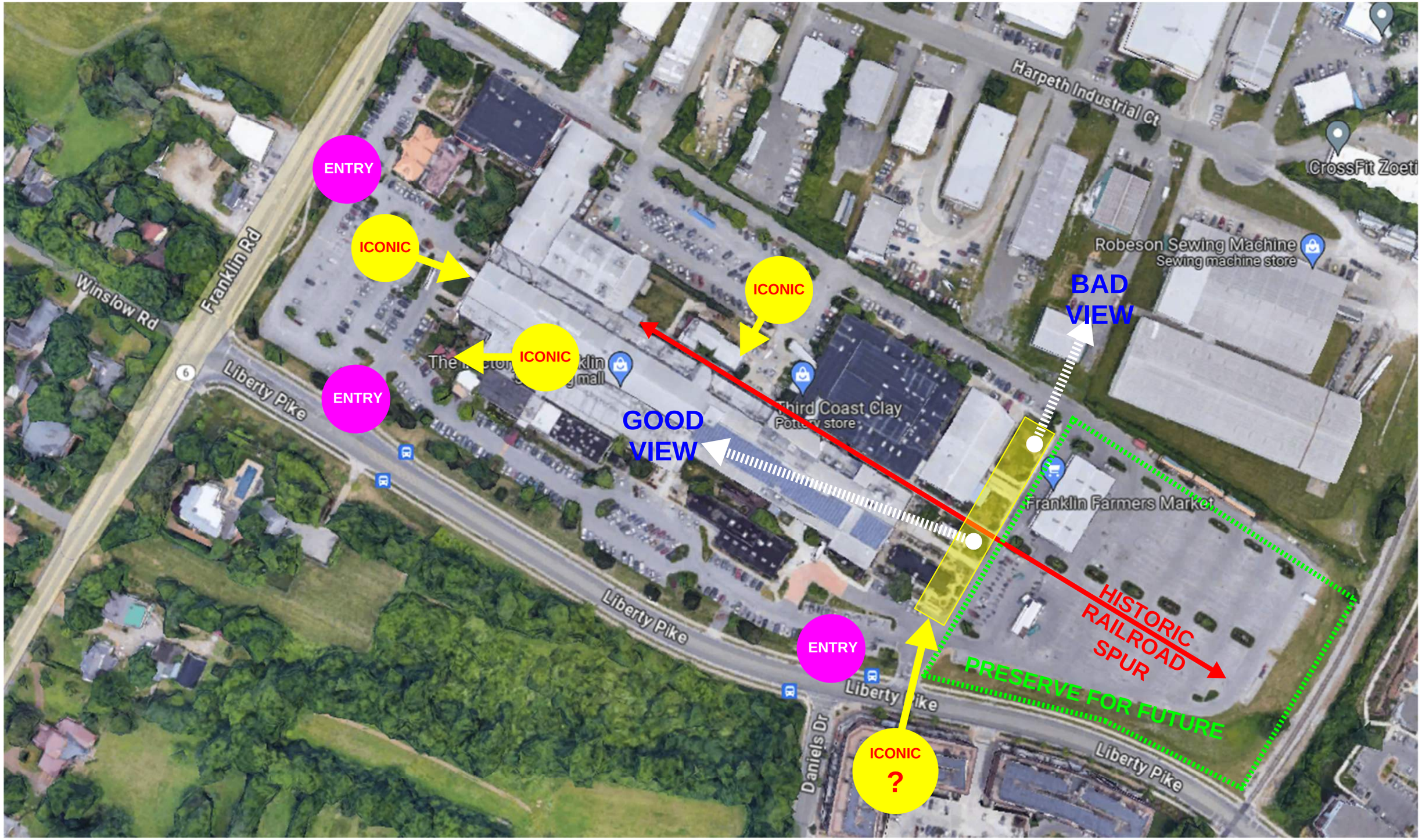






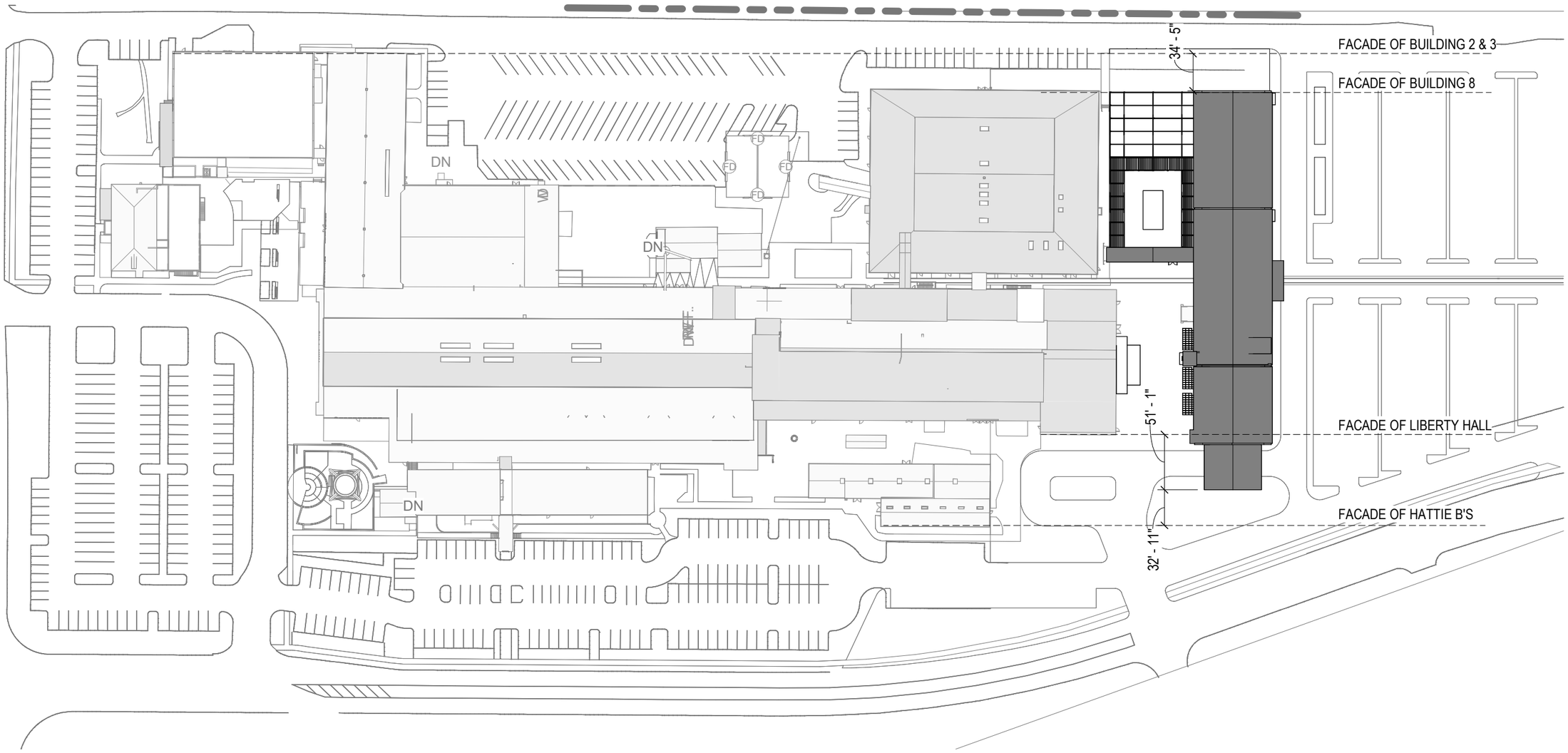


Photo: Mark Cohn


ENTRY
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?
HISTORIC
RAILROAD
SPUR
PRESERVE FOR FUTURE
Harpeth Industrial Ct
CrossFit Zoeti
Robeson Sewing Machine
Sewing machine store
Third Coast Clay
Pottery store
Franklin Farmers Market
Winslow Rd
Franklin Rd
Liberty Pike
Liberty Pike
Liberty Pike
Liberty Pike
Daniels Dr
6

FACTORY AT FRANKLIN HOTEL

FIVE STORY DESIGN OPTION



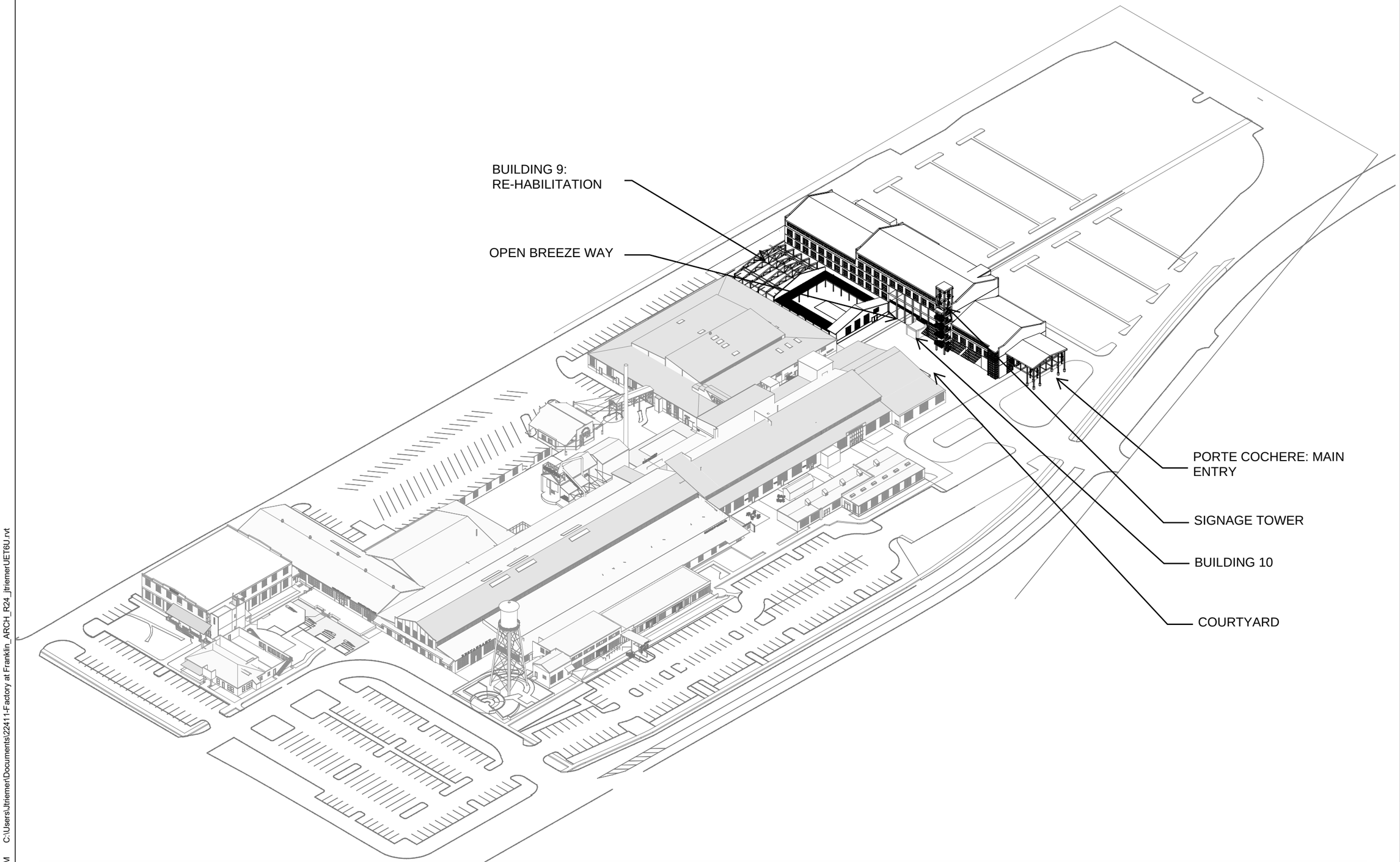
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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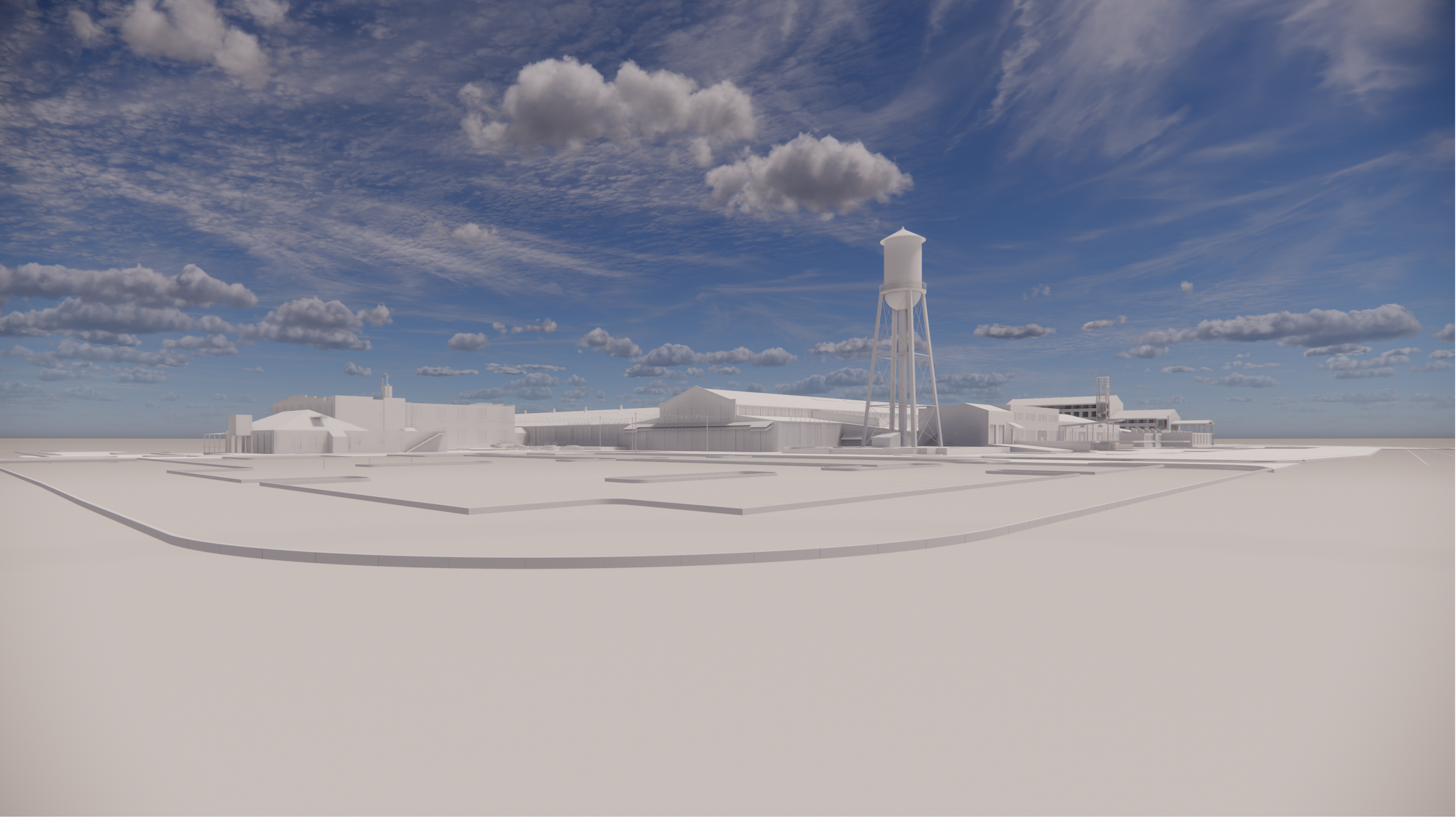
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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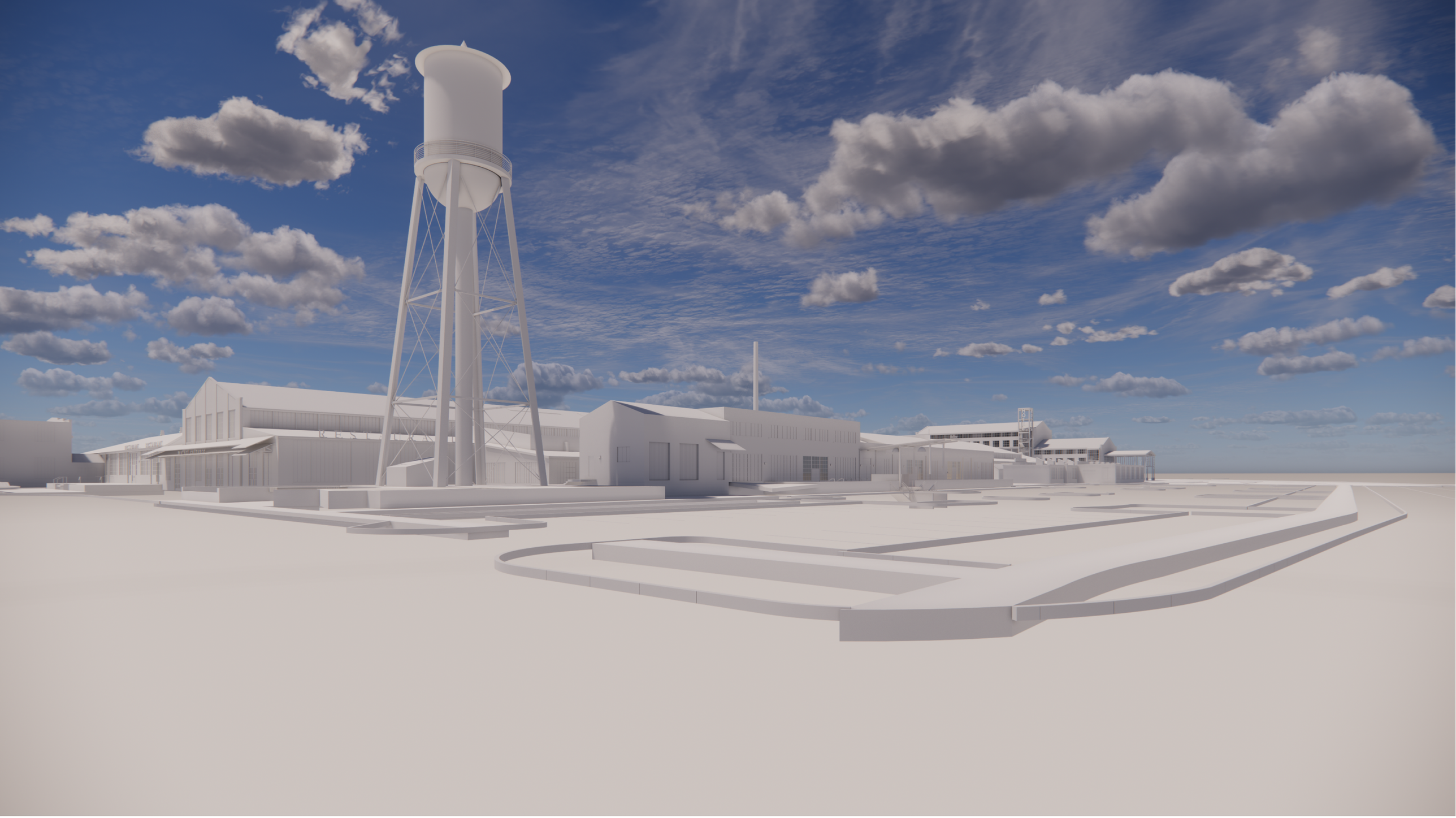


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW (FROM FRANKLIN/LIBERTY INTERSECTION)

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

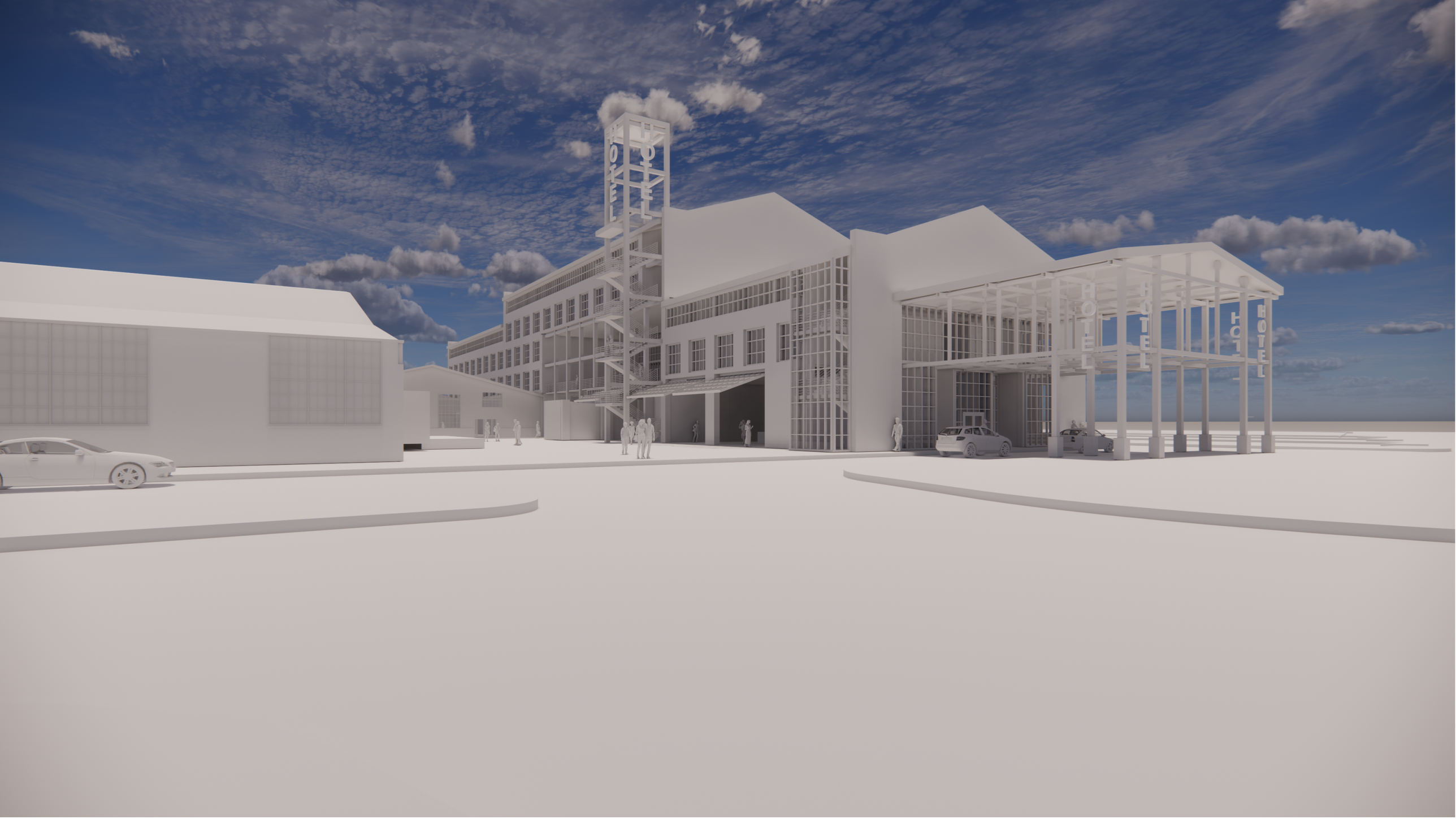


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

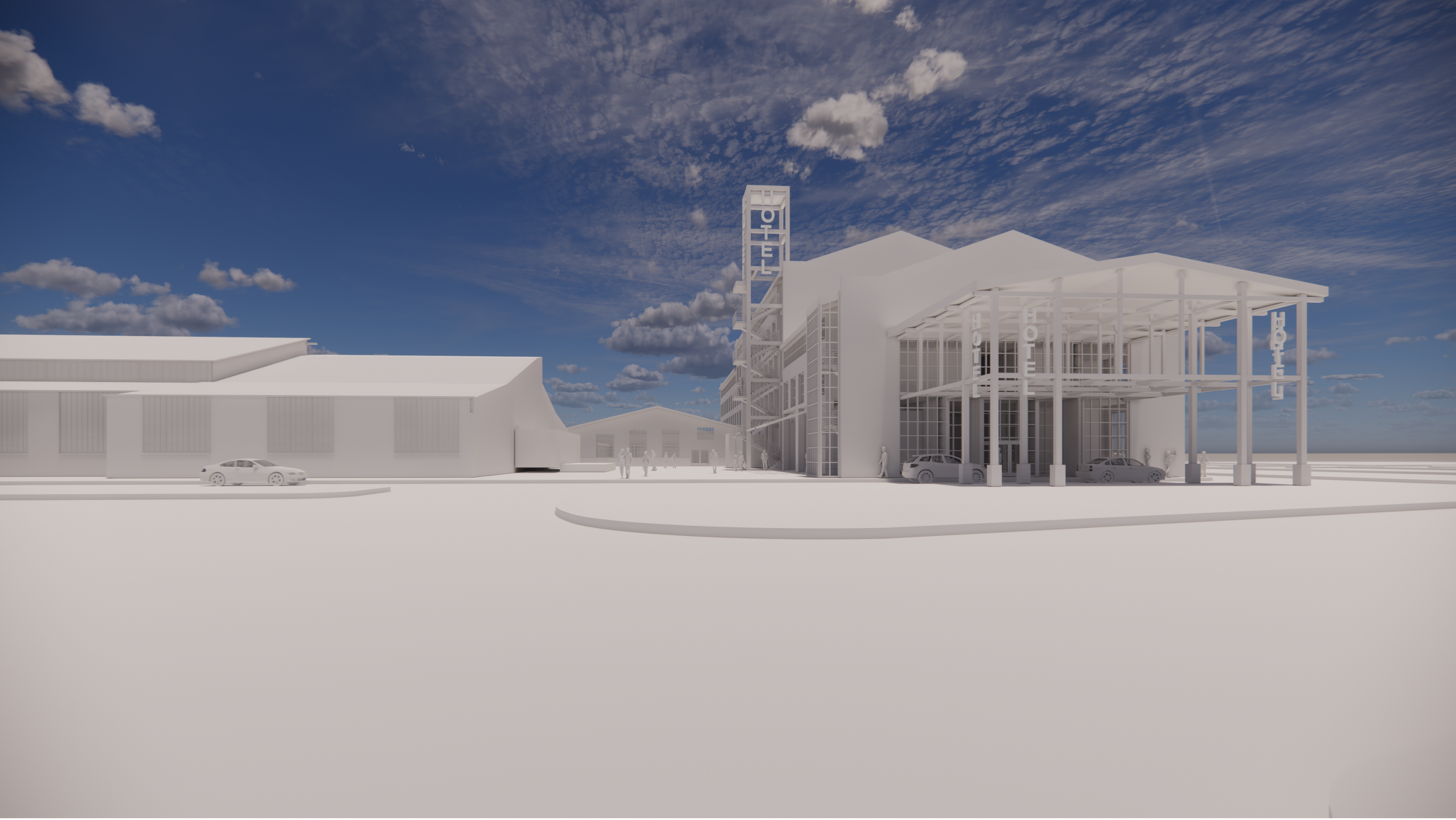


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

5 STORY OPTION

STONEHILL TAYLOR
June 17th, 2024

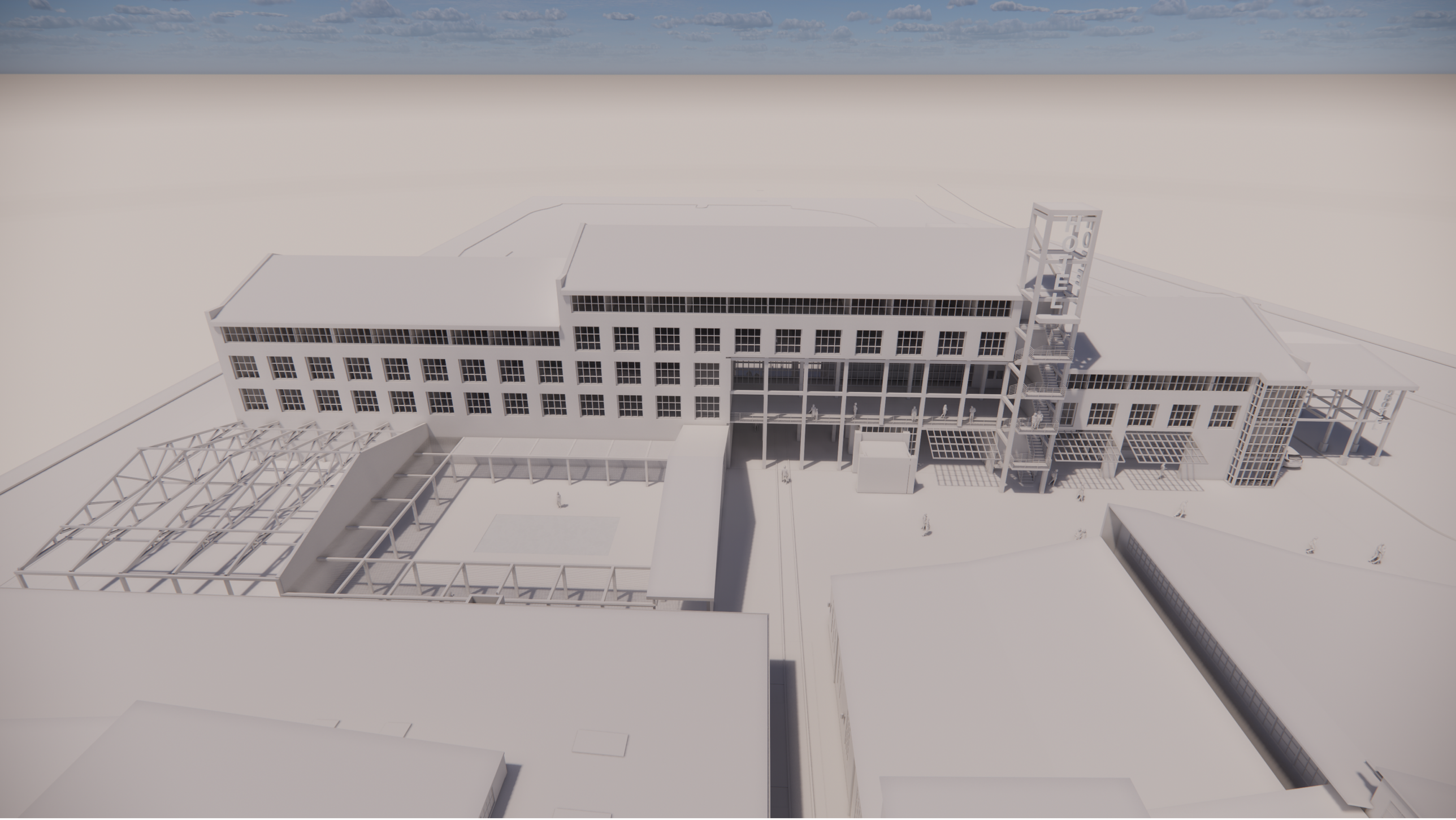


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

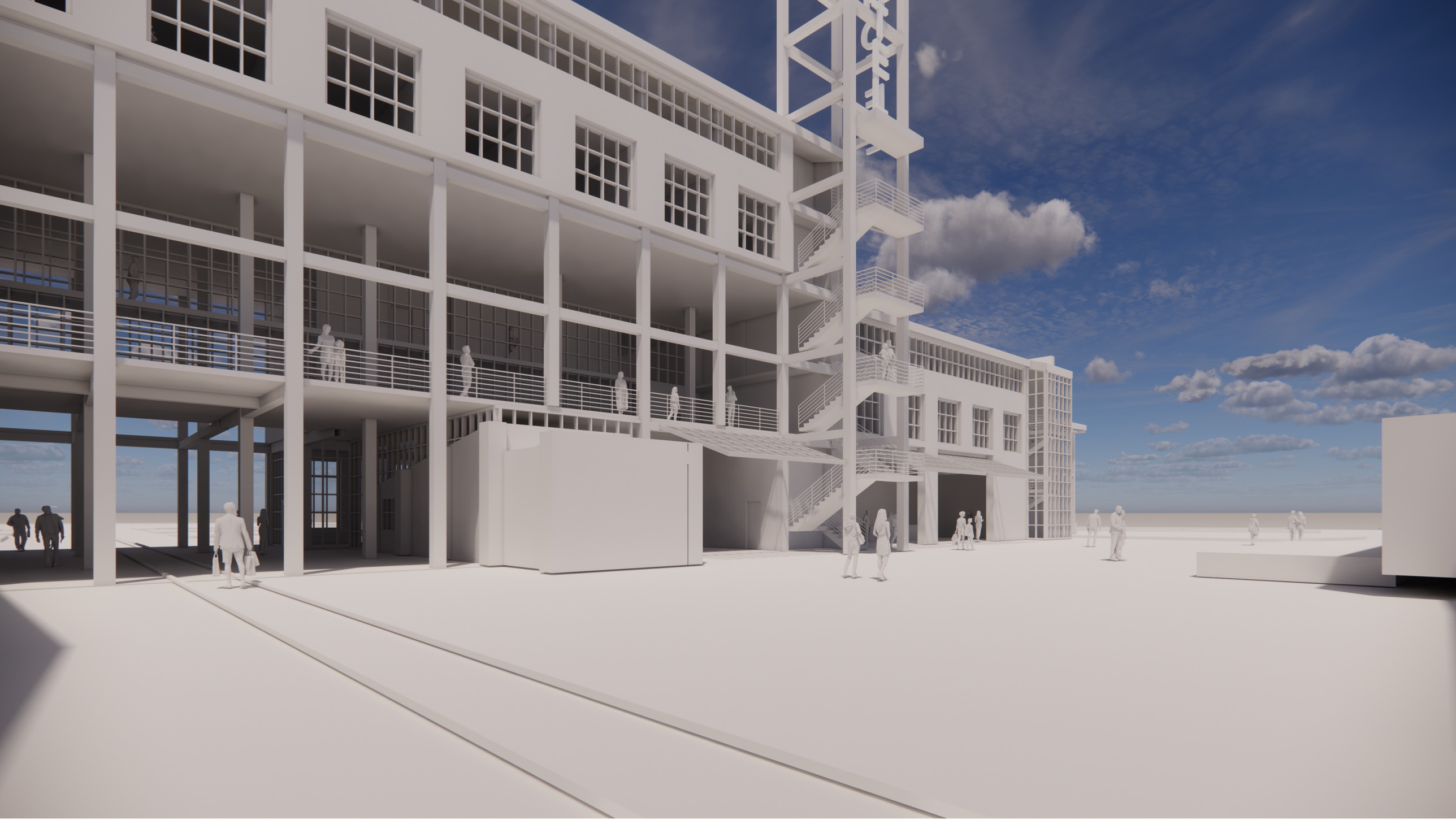


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - AERIAL VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

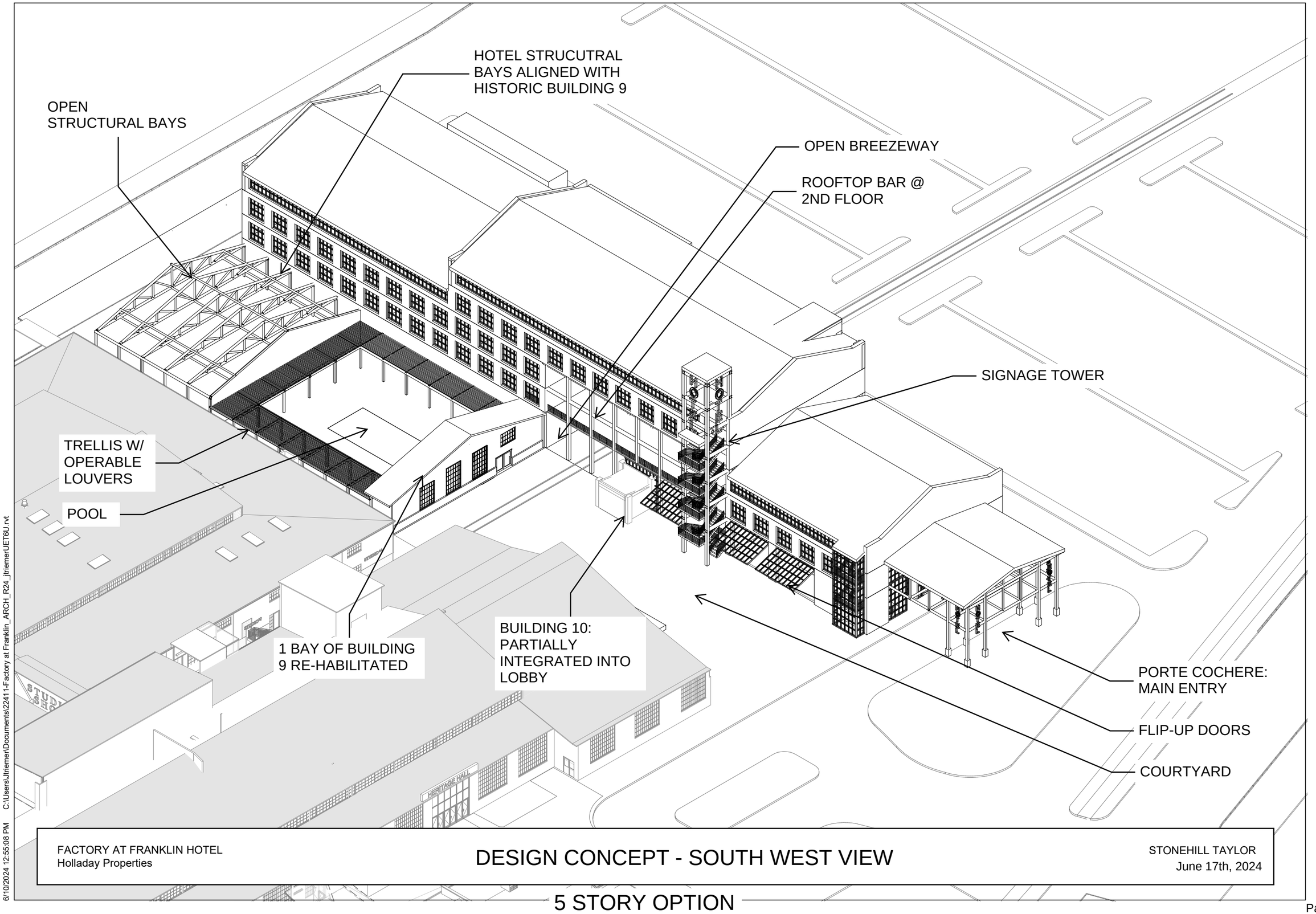


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - COURTYARD VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



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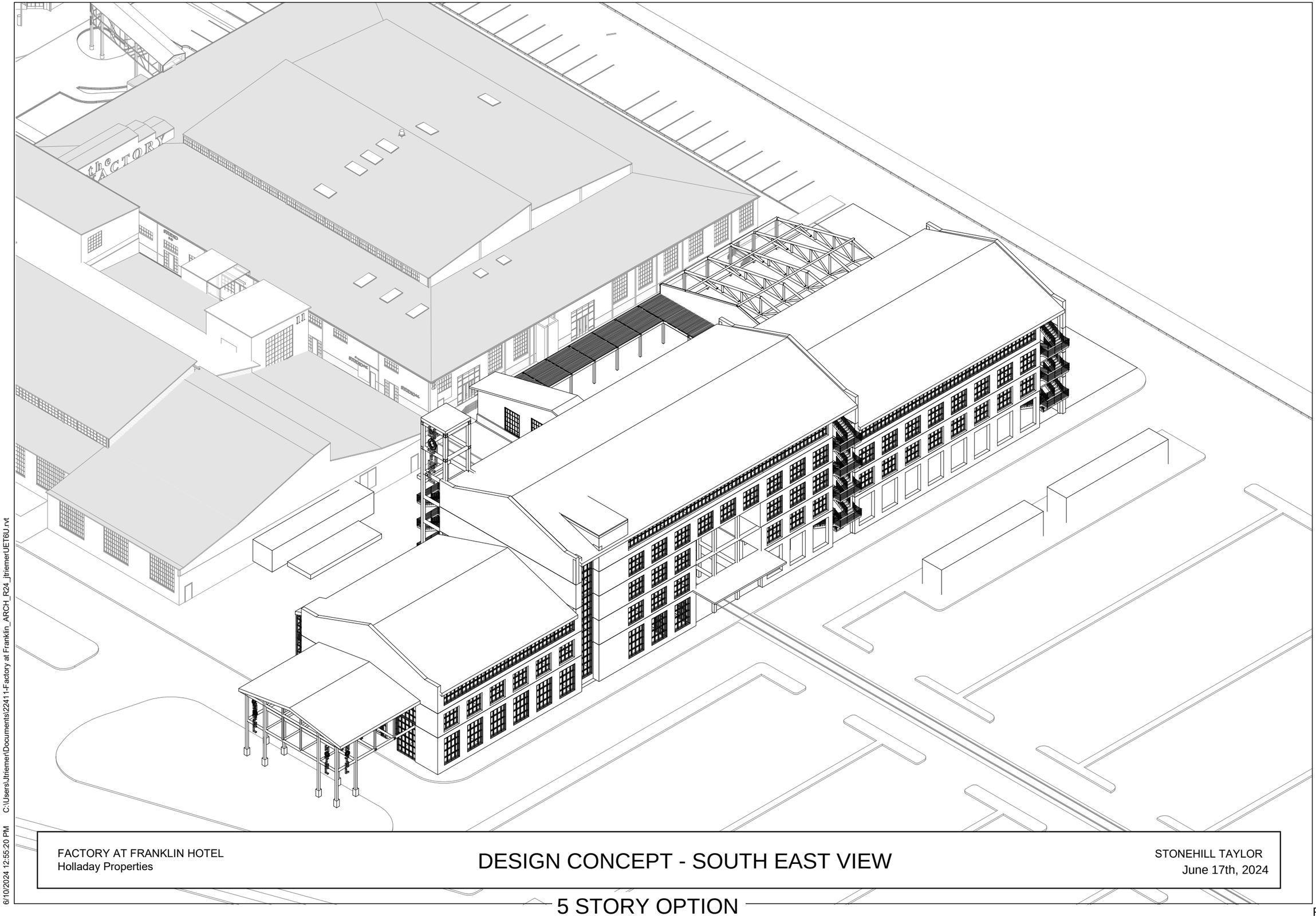
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FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION



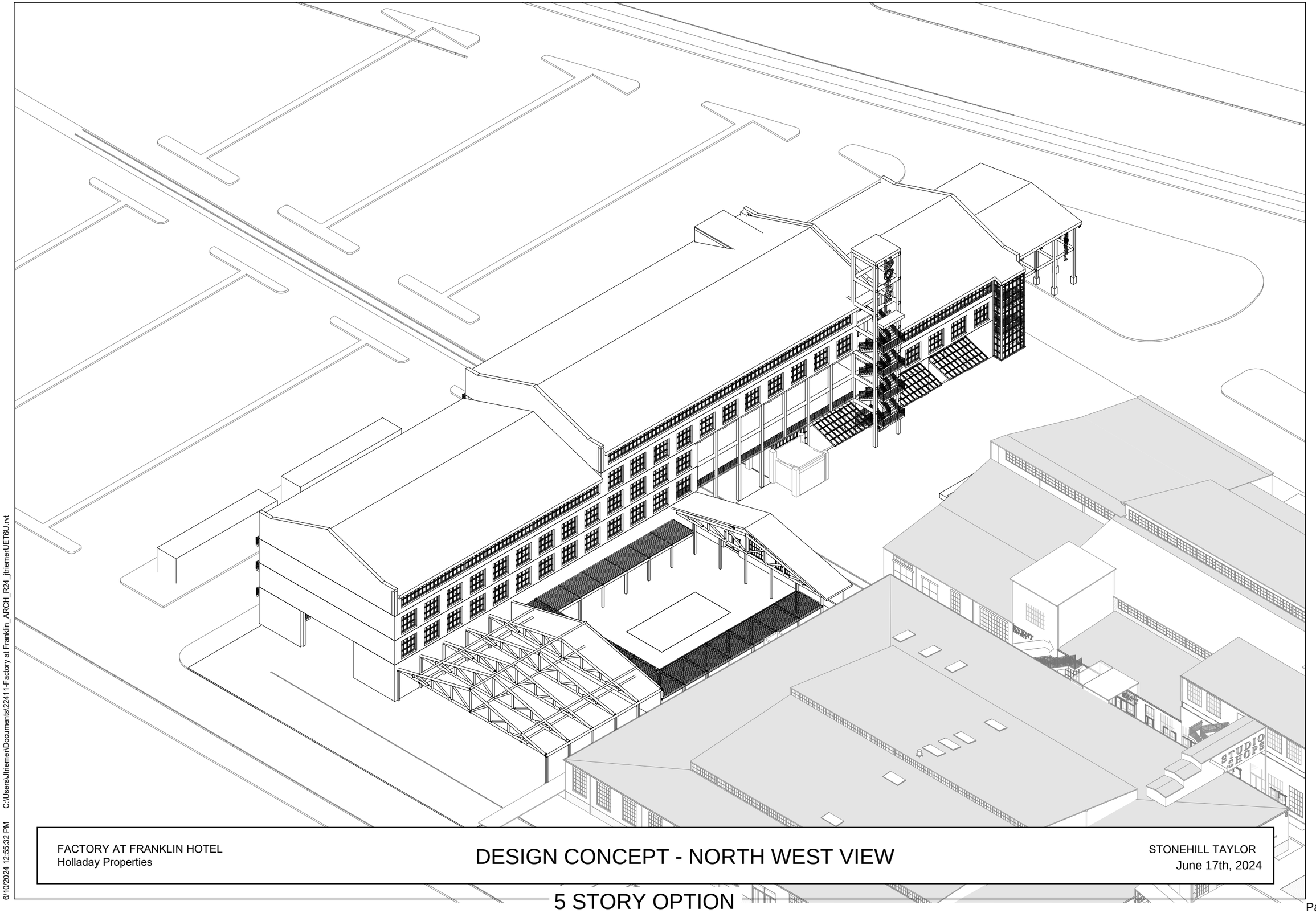
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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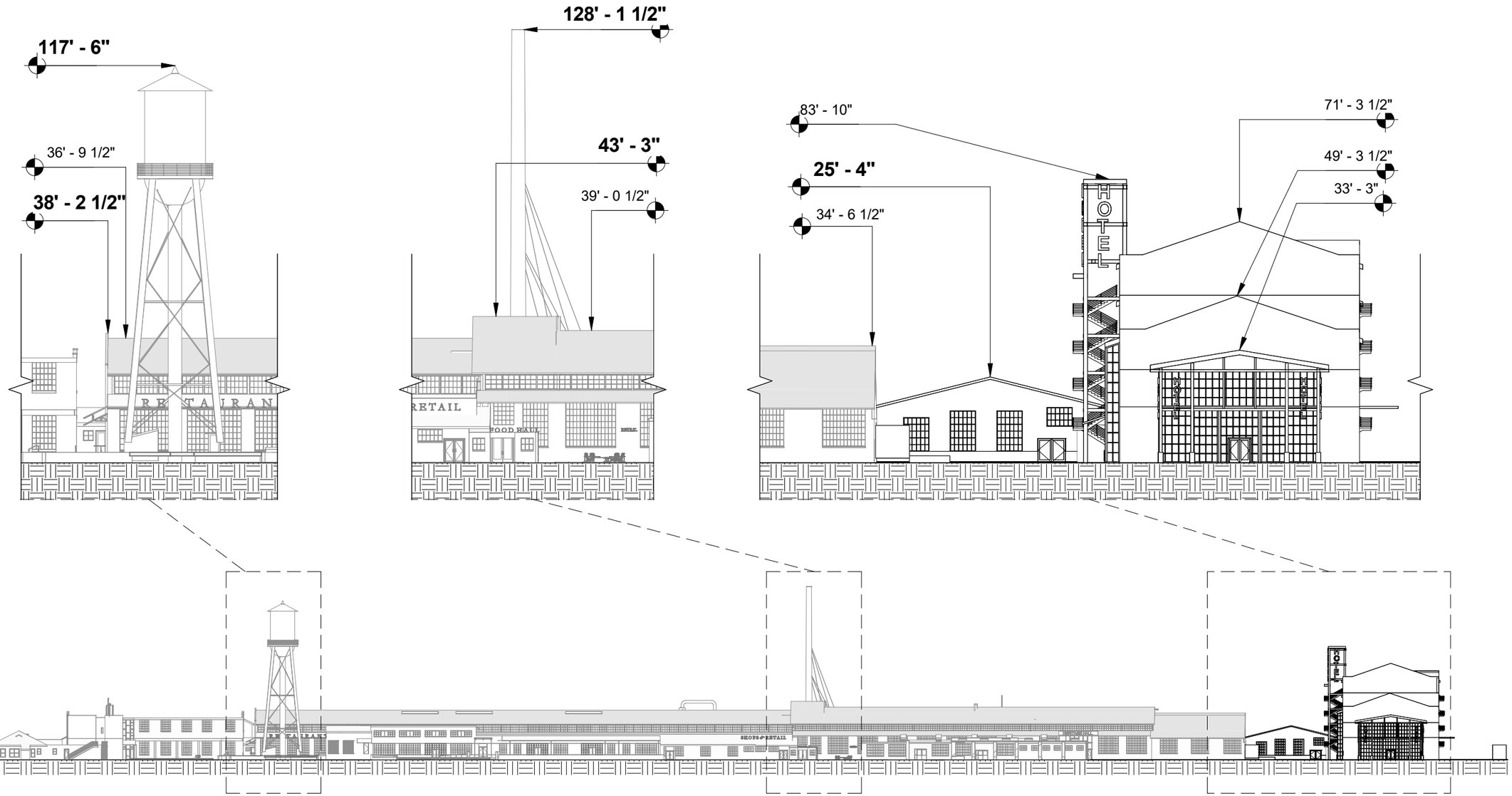
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - NORTH WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

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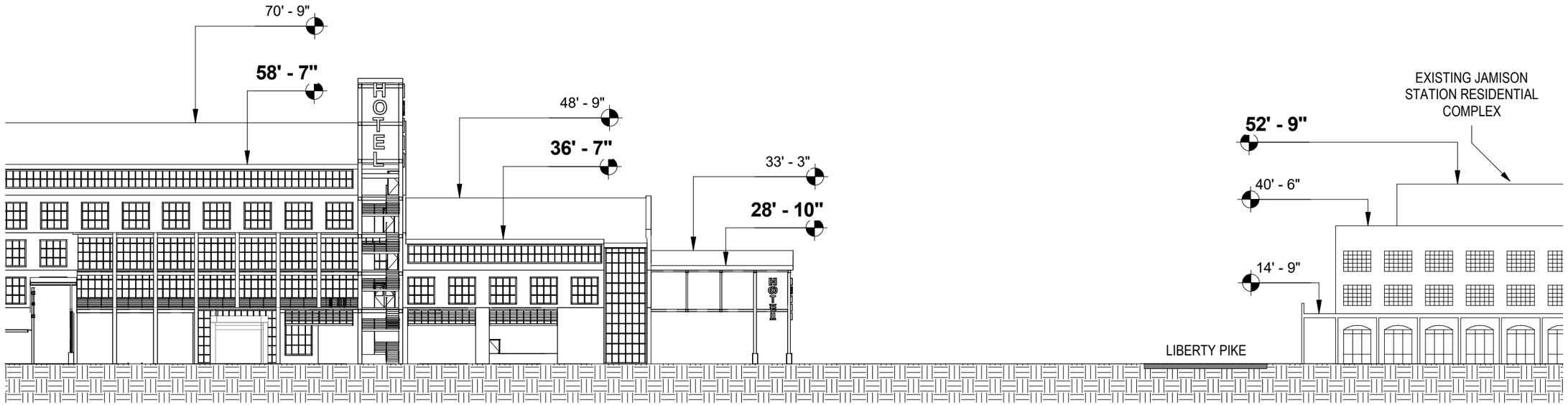


1 SOUTH ELEVATION - ALONG LIBERTY ROAD

1" = 80'-0"

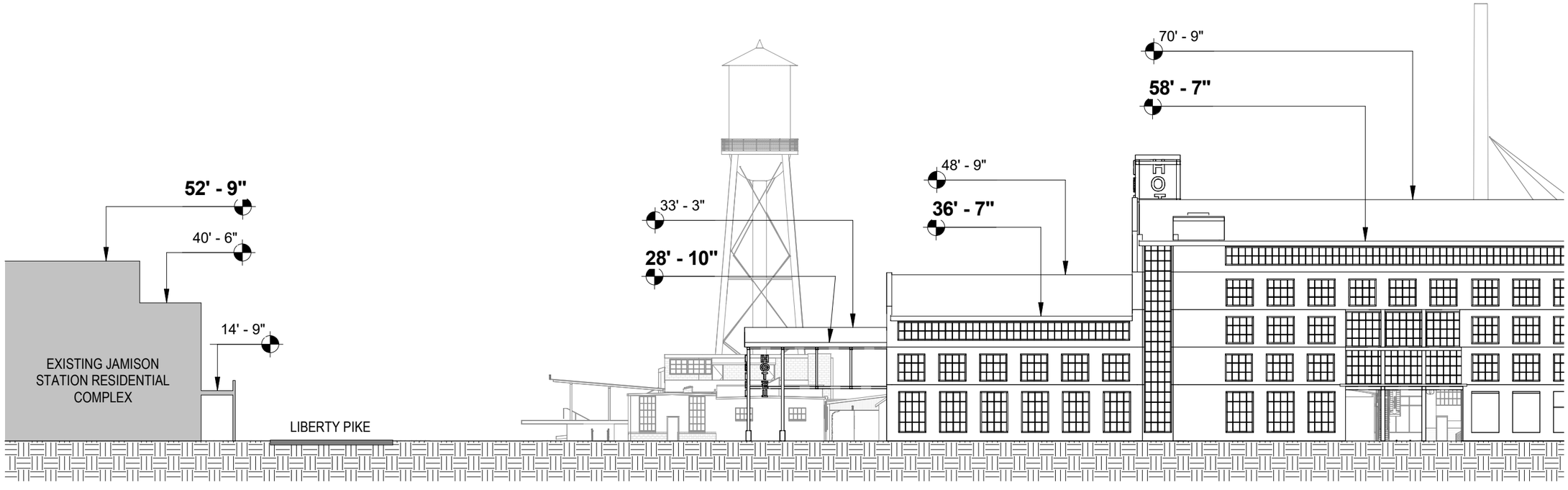
5 STORY OPTION

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1 WEST ELEVATION - COMPARISON TO JAMISON STATION

1/32" = 1'-0"

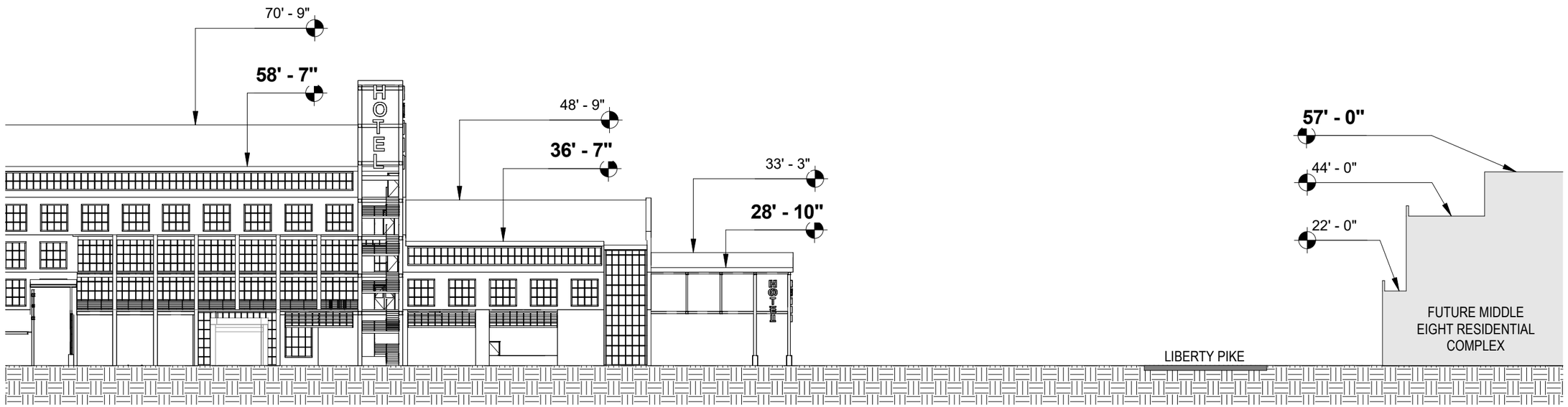


2 EAST ELEVATION- COMPARISON TO JAMISON STATION

1/32" = 1'-0"

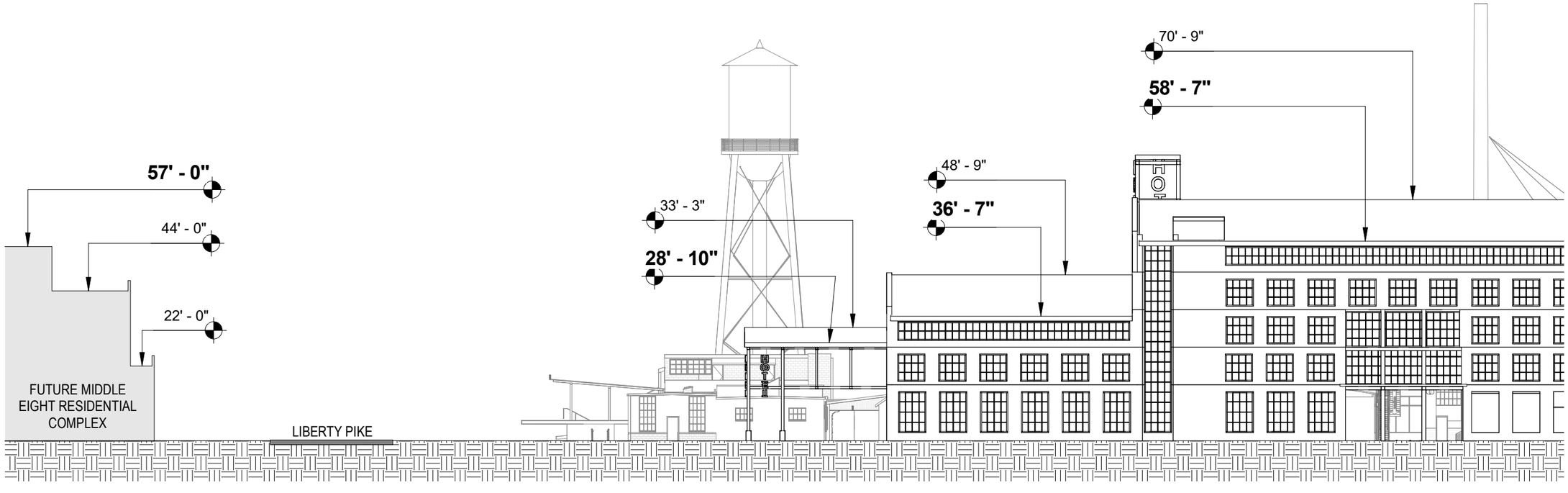
5 STORY OPTION

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1 WEST ELEVATION - COMPARISON TO MIDDLE EIGHT

1/32" = 1'-0"



2 EAST ELEAVTION - COMPARISON TO MIDDLE EIGHT

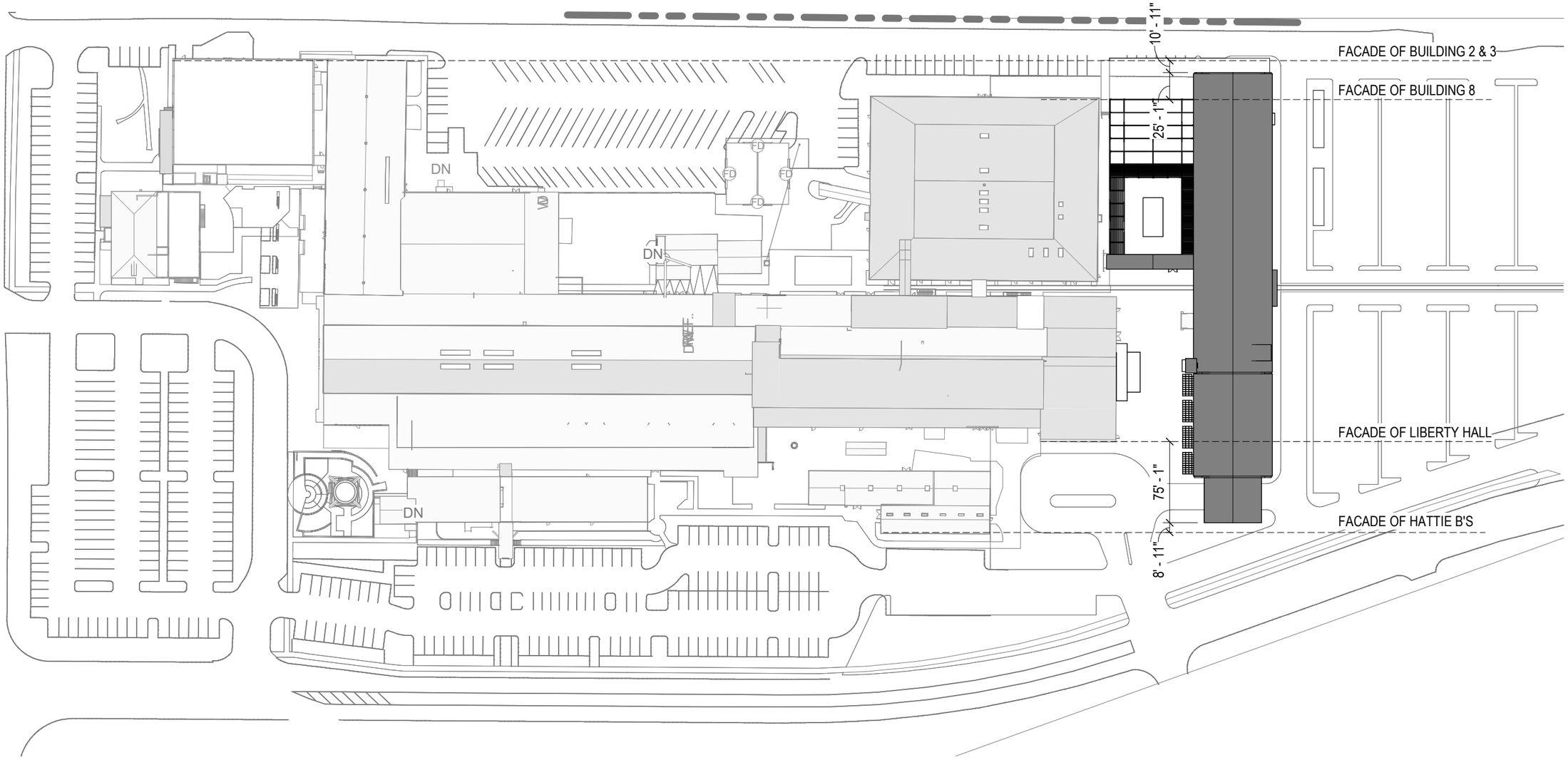
1/32" = 1'-0"

5 STORY OPTION

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FACTORY AT FRANKLIN HOTEL

FOUR STORY DESIGN OPTION



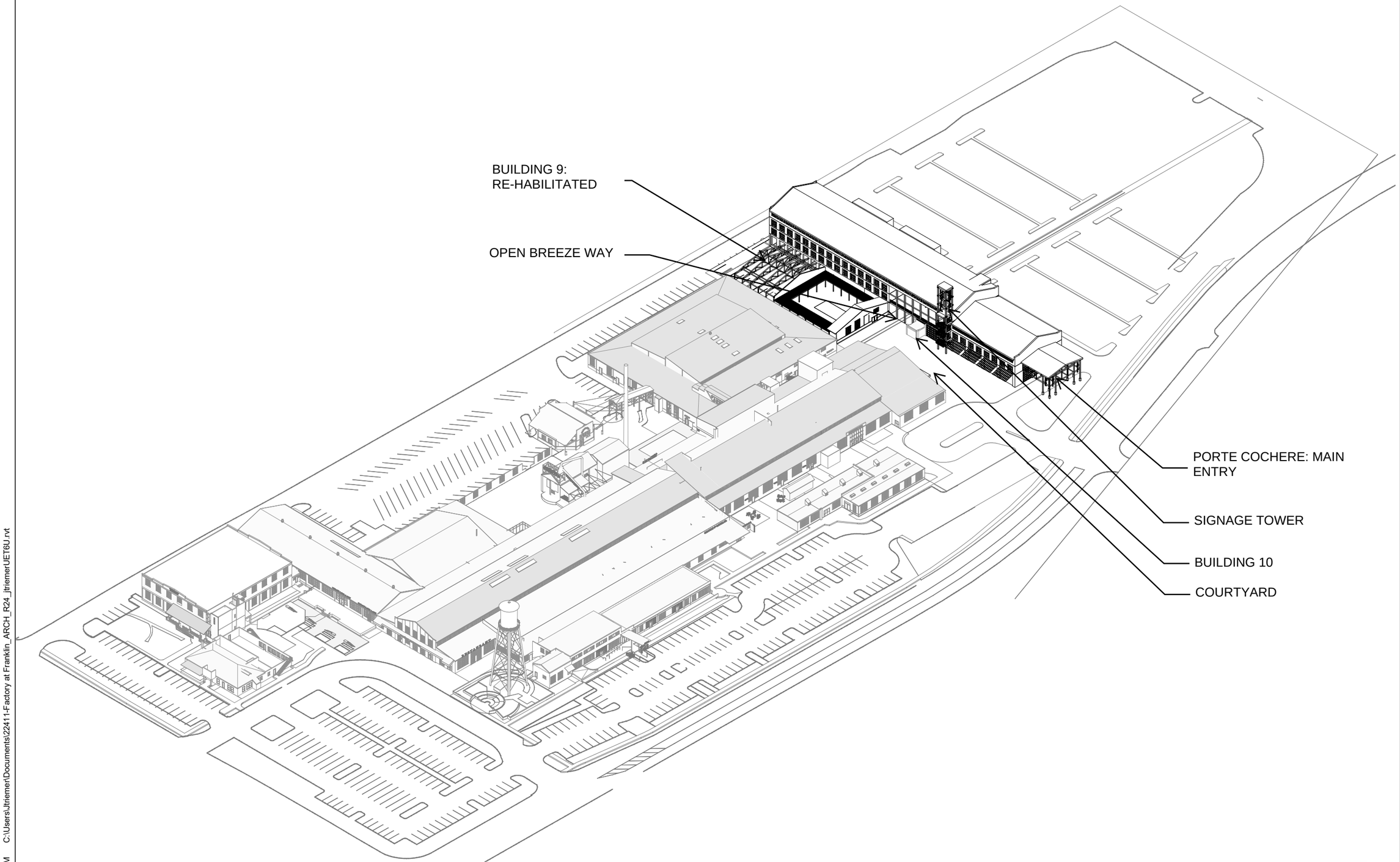
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 6th, 2024

4 STORY OPTION

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FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 6th, 2024

4 STORY OPTION

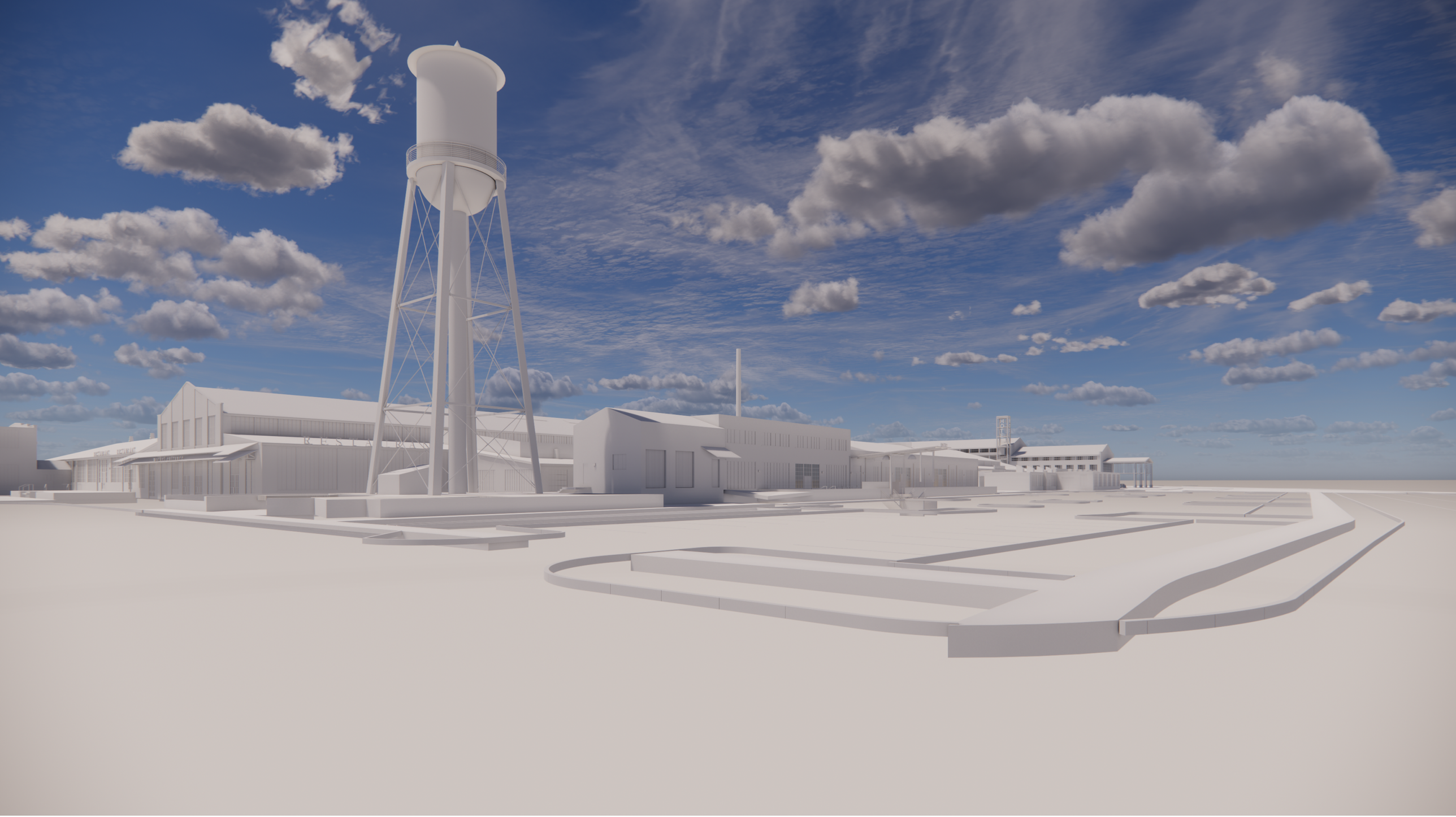
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FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW (FROM FRANKLIN/LIBERTY INTERSECTION)

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

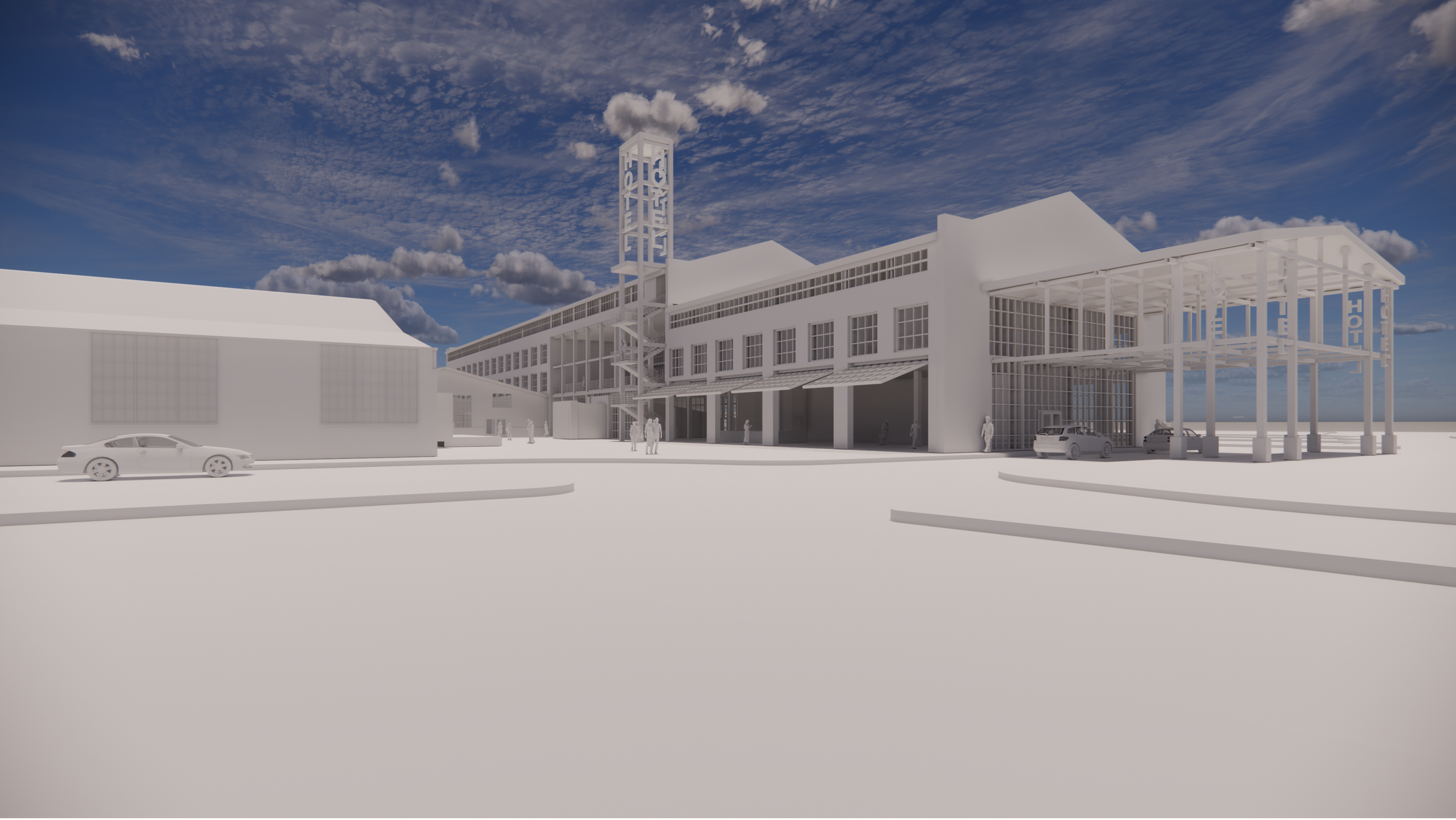


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

5 STORY OPTION

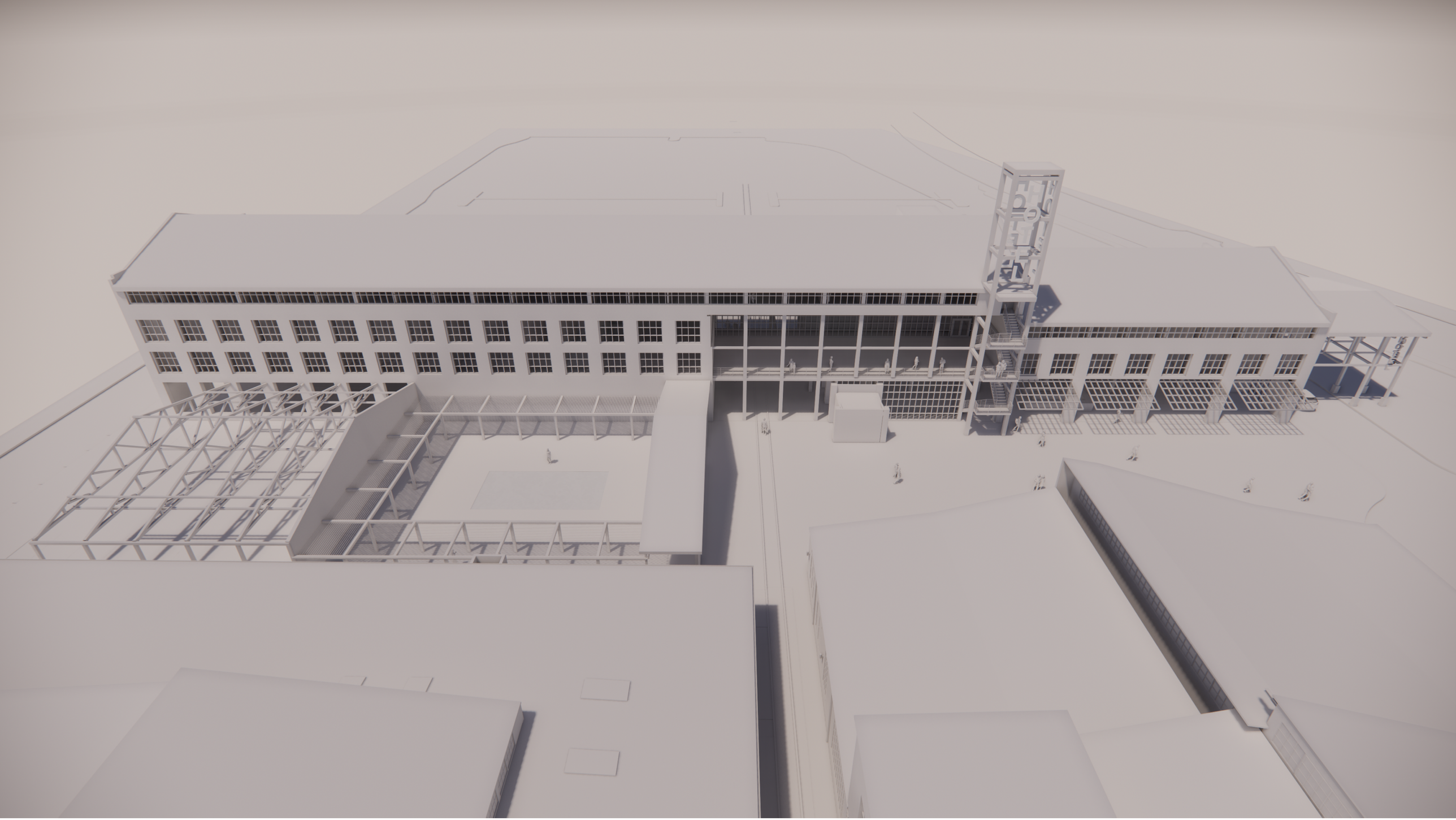


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - AERIAL VIEW

STONEHILL TAYLOR
June 17th, 2024

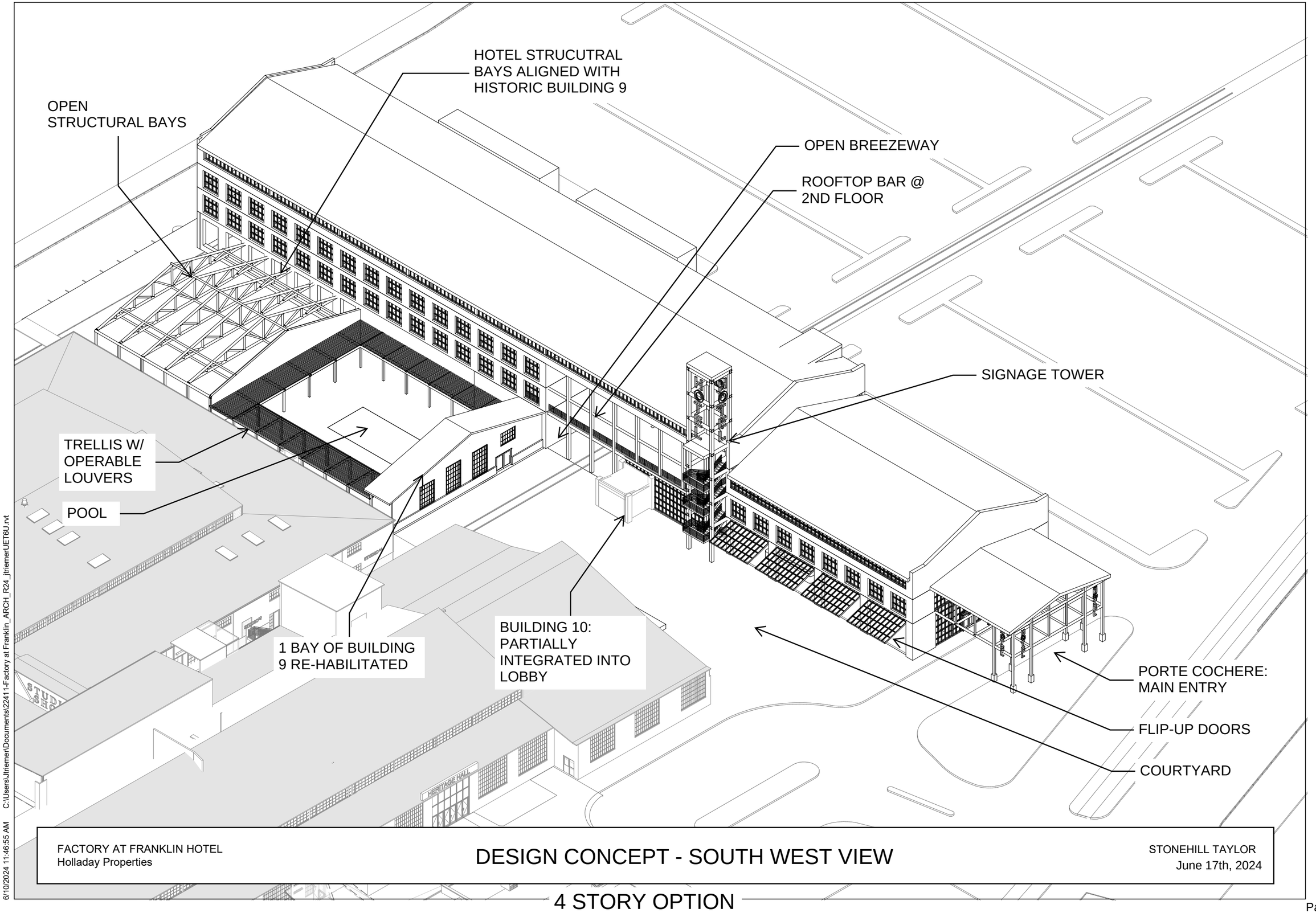
4 STORY OPTION

FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - COURTYARD VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION



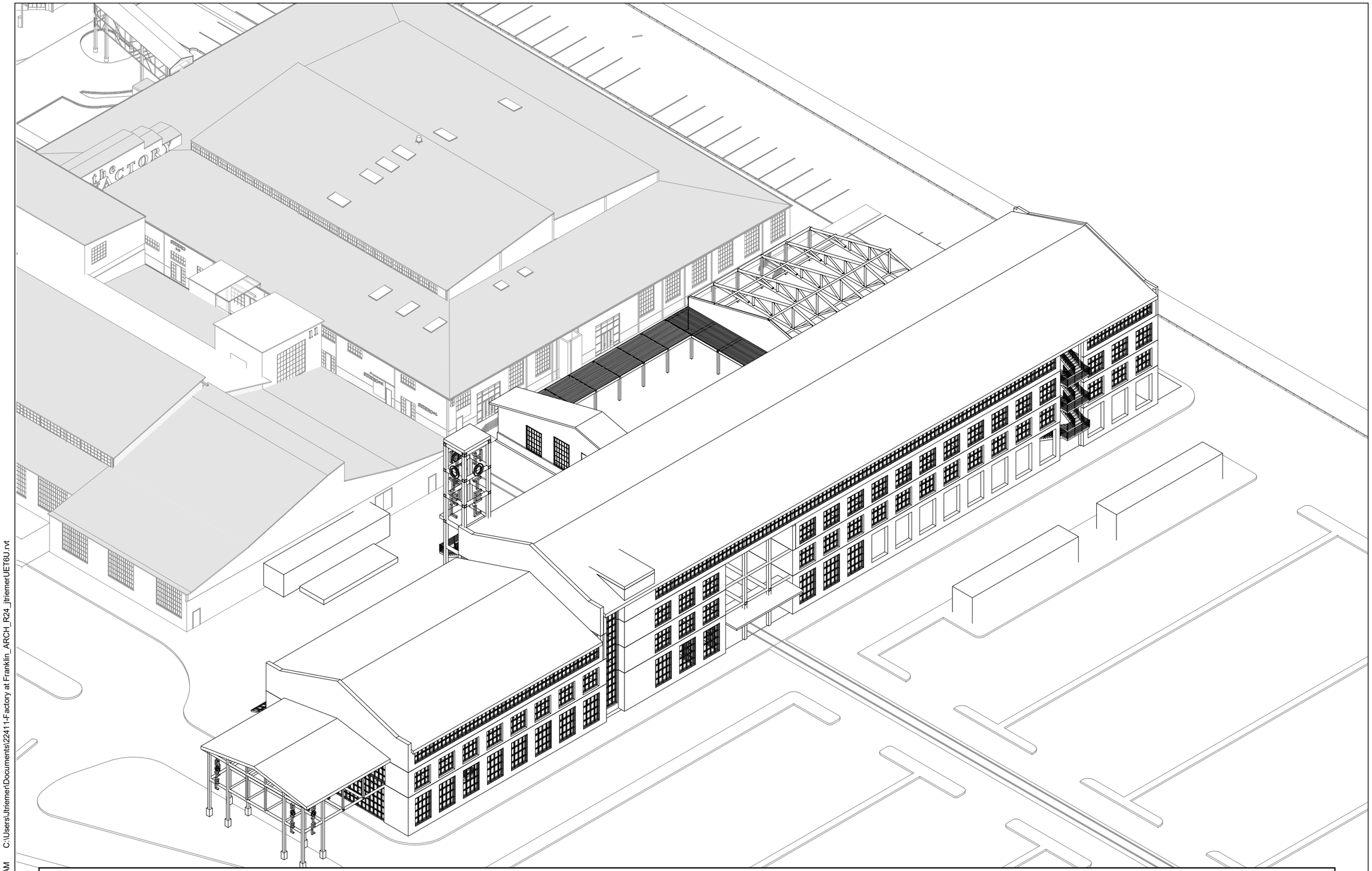
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

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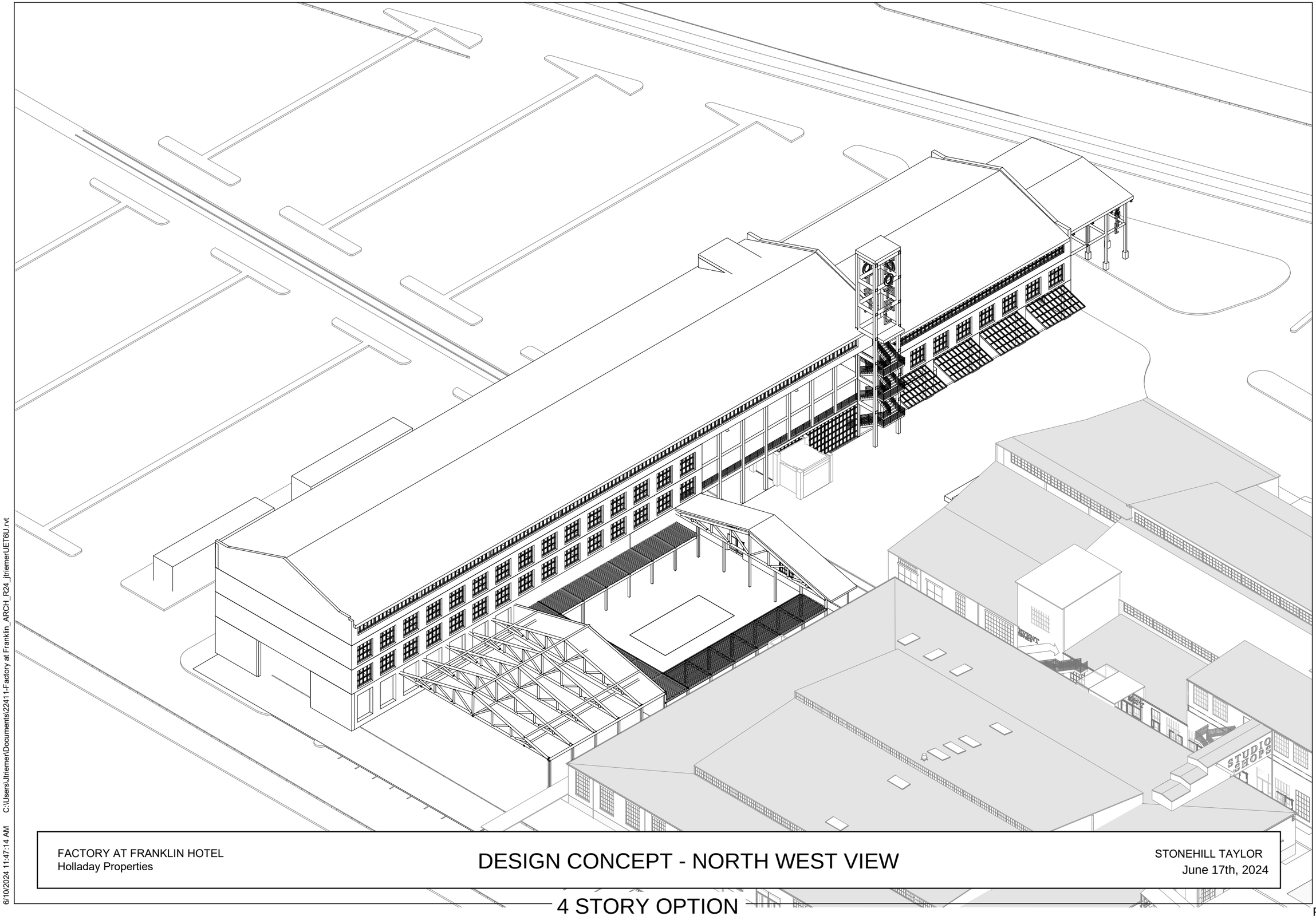
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

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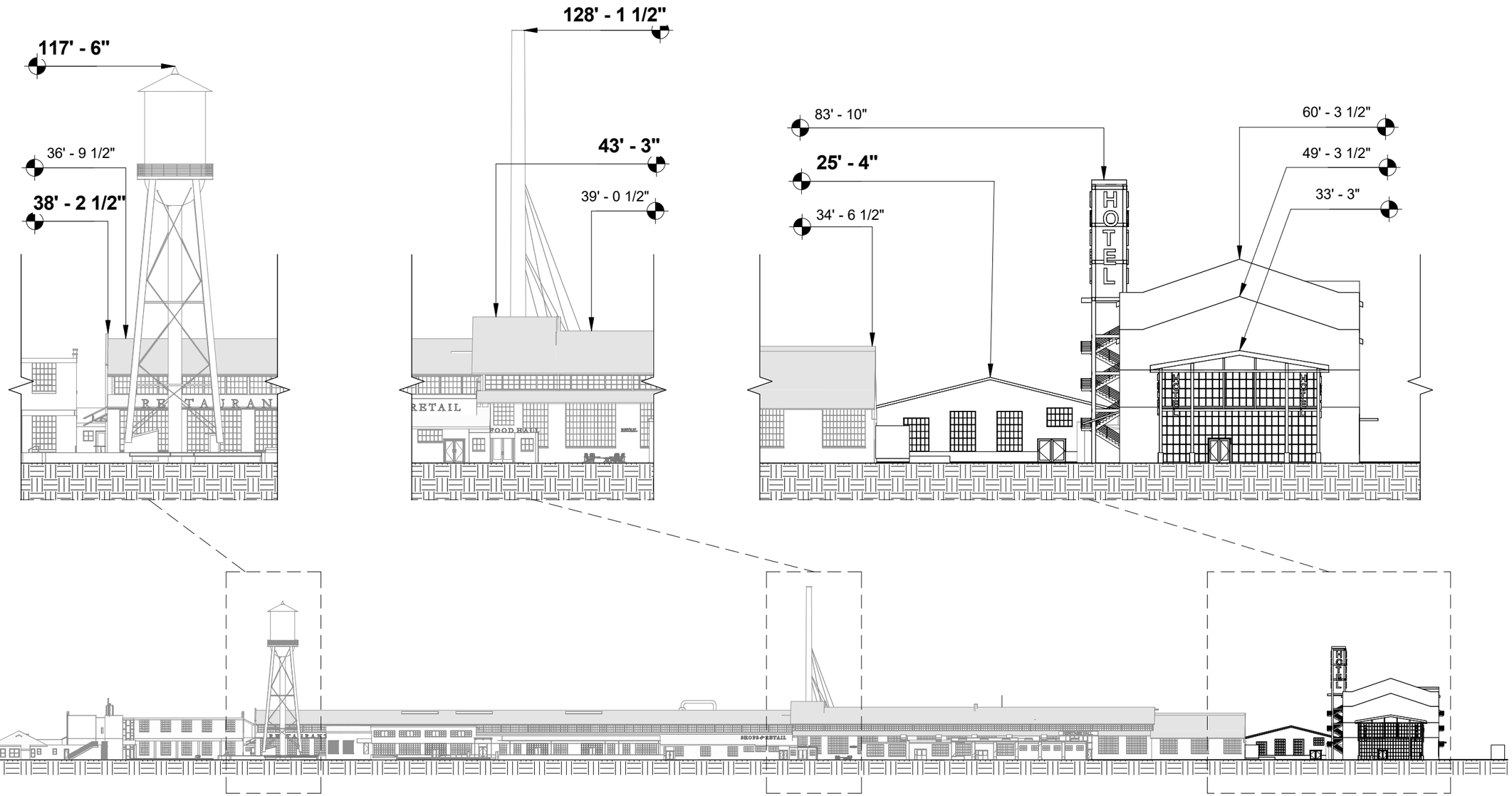
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - NORTH WEST VIEW

STONEHILL TAYLOR
June 17th, 2024

4 STORY OPTION

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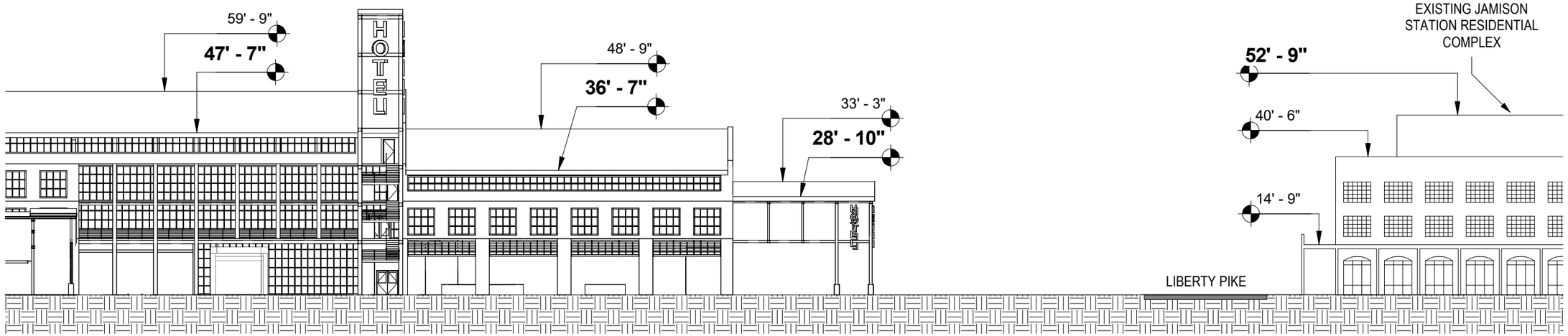


1 SOUTH ELEVATION - ALONG LIBERTY ROAD

1" = 80'-0"

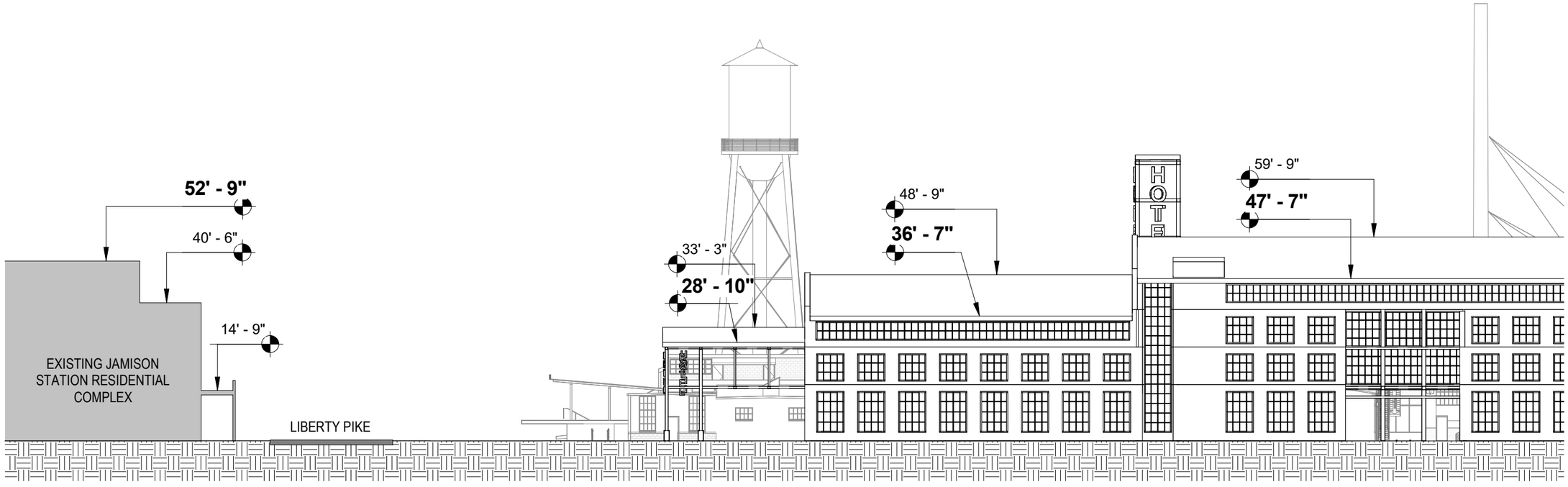
4 STORY OPTION

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1 WEST ELEVATION - COMPARISON TO JAMISON STATION

1/32" = 1'-0"

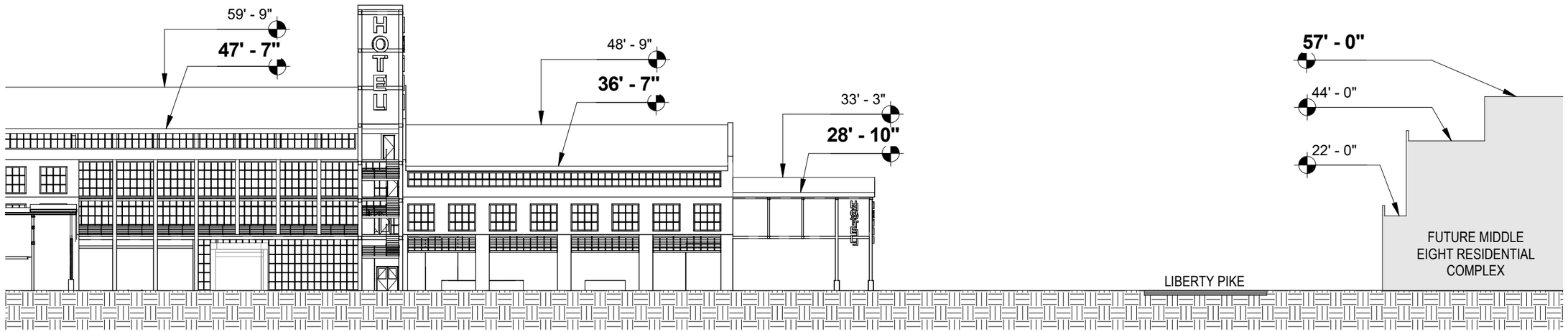


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1/32" = 1'-0"

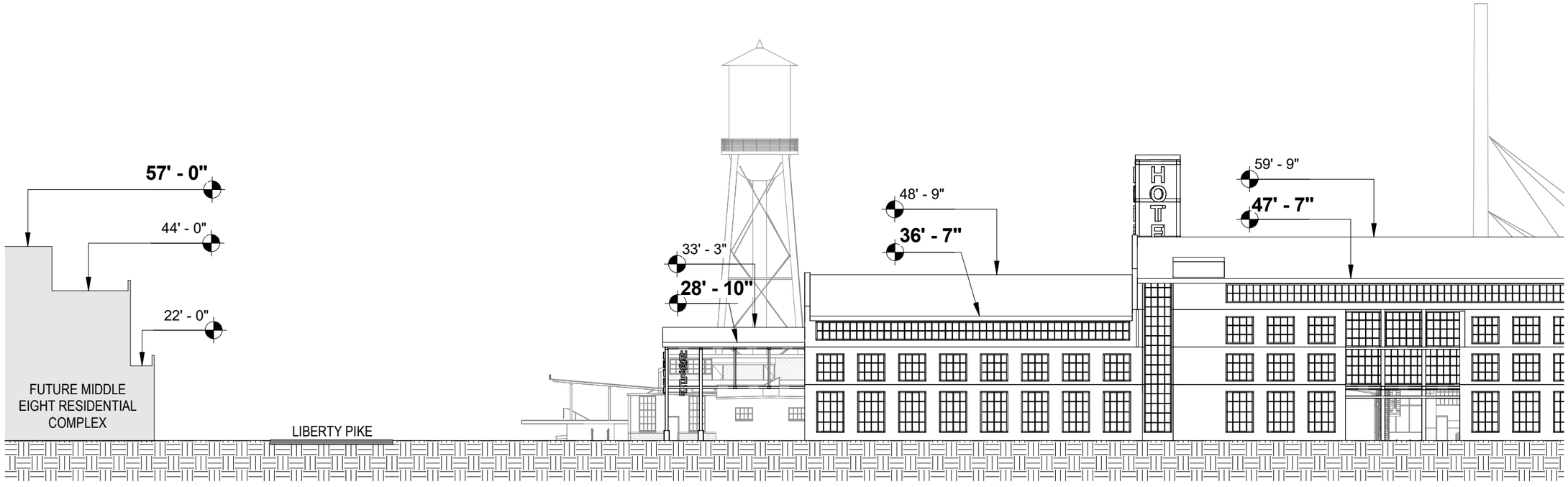
4 STORY OPTION

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1 **WEST ELEVATION - COMPARISON TO MIDDLE EIGHT**

1/32" = 1'-0"



2 **EAST ELEAVTION - COMPARISON TO MIDDLE EIGHT**

1/32" = 1'-0"

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4 STORY OPTION

FACTORY AT FRANKLIN HOTEL