



Meeting Agenda

Design Review Committee

Monday, July 15, 2024

4:00 PM

Board Room

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

CALL TO ORDER

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

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

APPLICATIONS

1. Discussion Of An Addition (Principal Building) And Site Alterations At 231 Myles Manor Ct. (Jasmine Grove); Amanda McCreary, Applicant.
2. Discussion Of New Construction (Accessory Structures) And Alterations At 315 4th Ave. S.; Ben McCreary, Applicant.
3. Discussion Of An Addition (Principal Building) At 114 Lewisburg Ave.; Megan Glenn, Applicant.

4. Discussion Of Alterations (Principal Building And Accessory Structure) At 1009 Fair St.; Noel Jones, Applicant.
5. Discussion Of Alterations (Building 9 & 10) 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.



RESIDENCE ENTRY



REAR PATIO



RESIDENCE SIDE



REAR BALCONY

HISTORIC WINDOWS
OF VARIOUS
PERIODS

ADDITION SCOPE OF WORK:

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



COVERED BACK PORCH

NON-HISTORIC WINDOWS



RESIDENCE FRONT



EXISTING ELECTRICAL METERS TO REMAIN



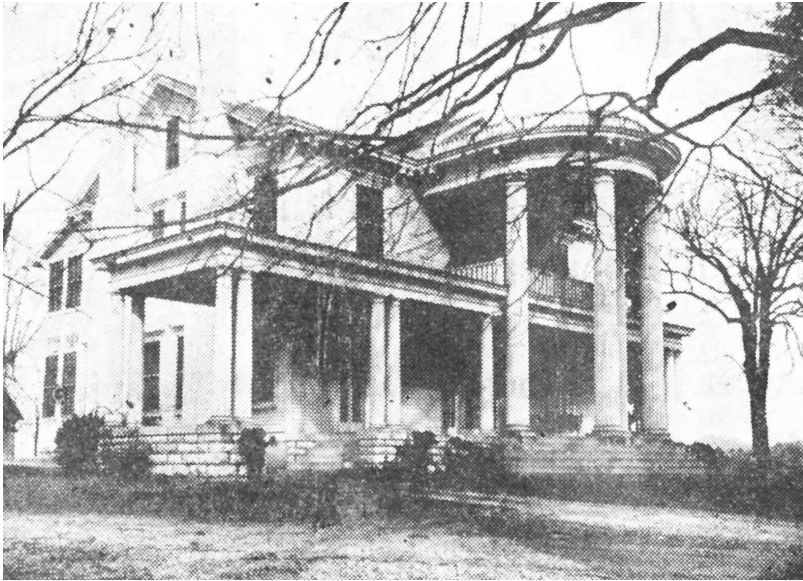
DAMAGE AT PORTE COCHERE



RESIDENCE LEFT SIDE

NEW CELLAR
DOOR COVER AT
EXISTING
ACCESS DOOR

ASPHALT TO BE
REMOVED



DRIVEWAY ENTRY FRONT



FRONT PORCH SIDE VIEW



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



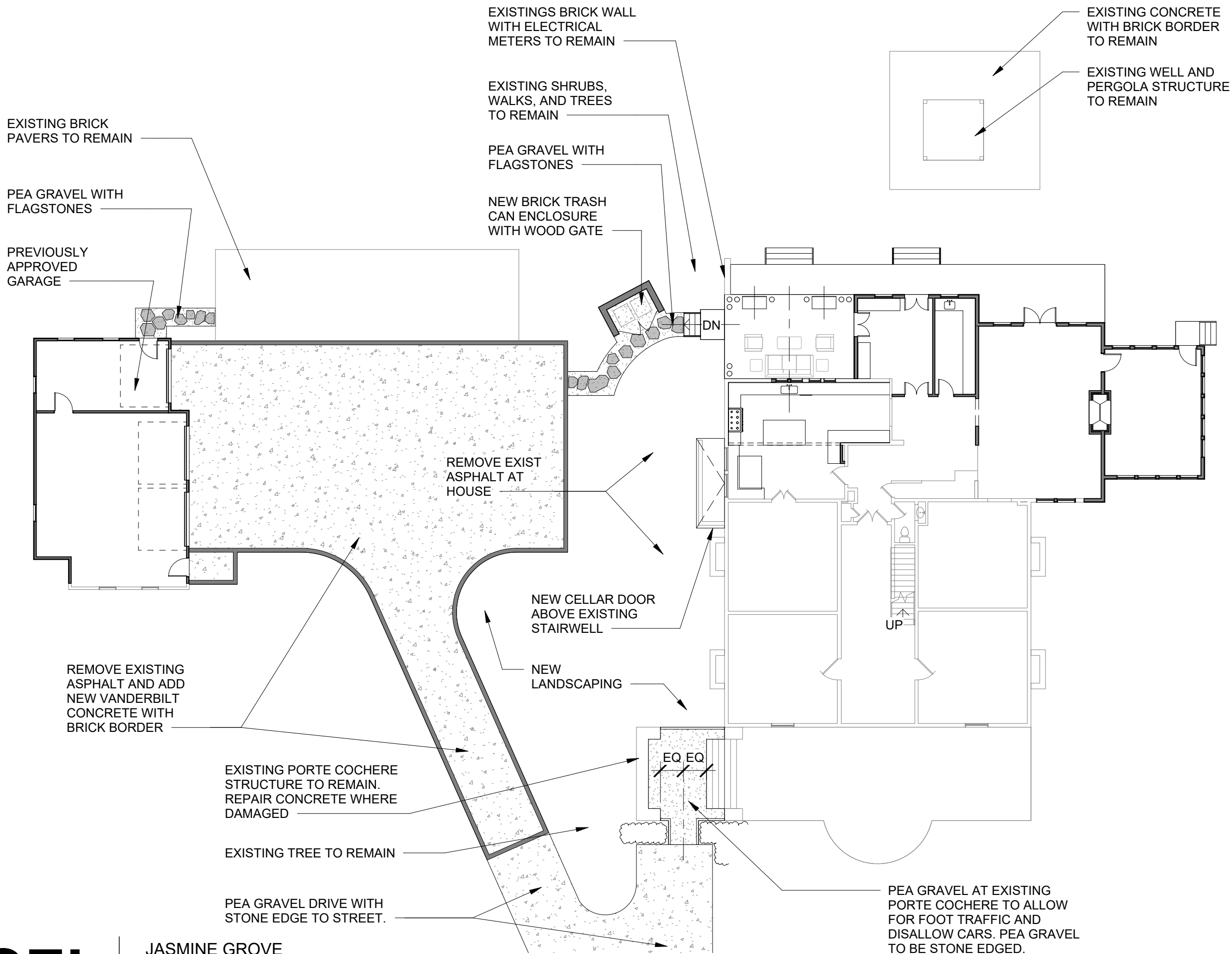
FRONT VIEW
CIRCA 1934

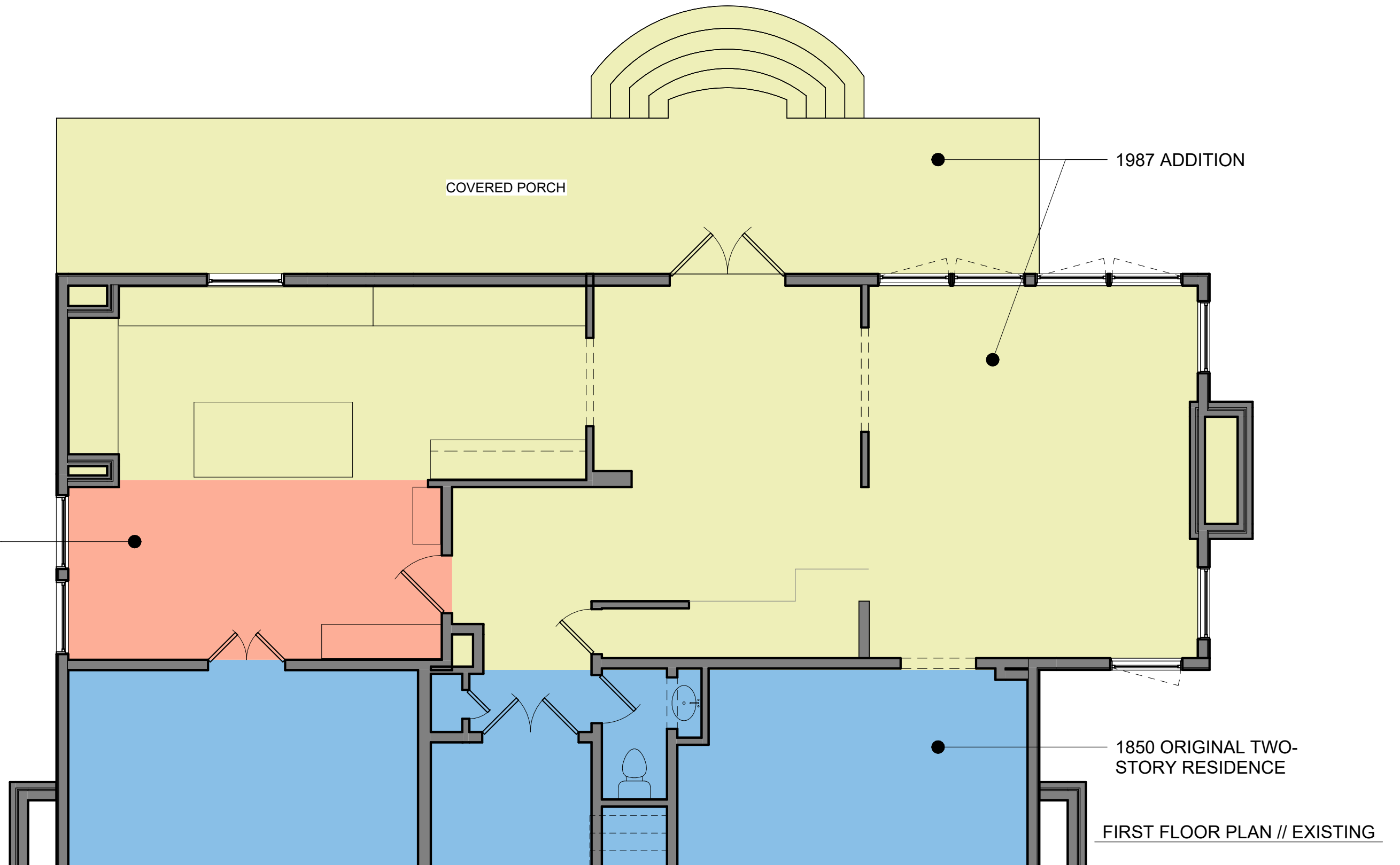


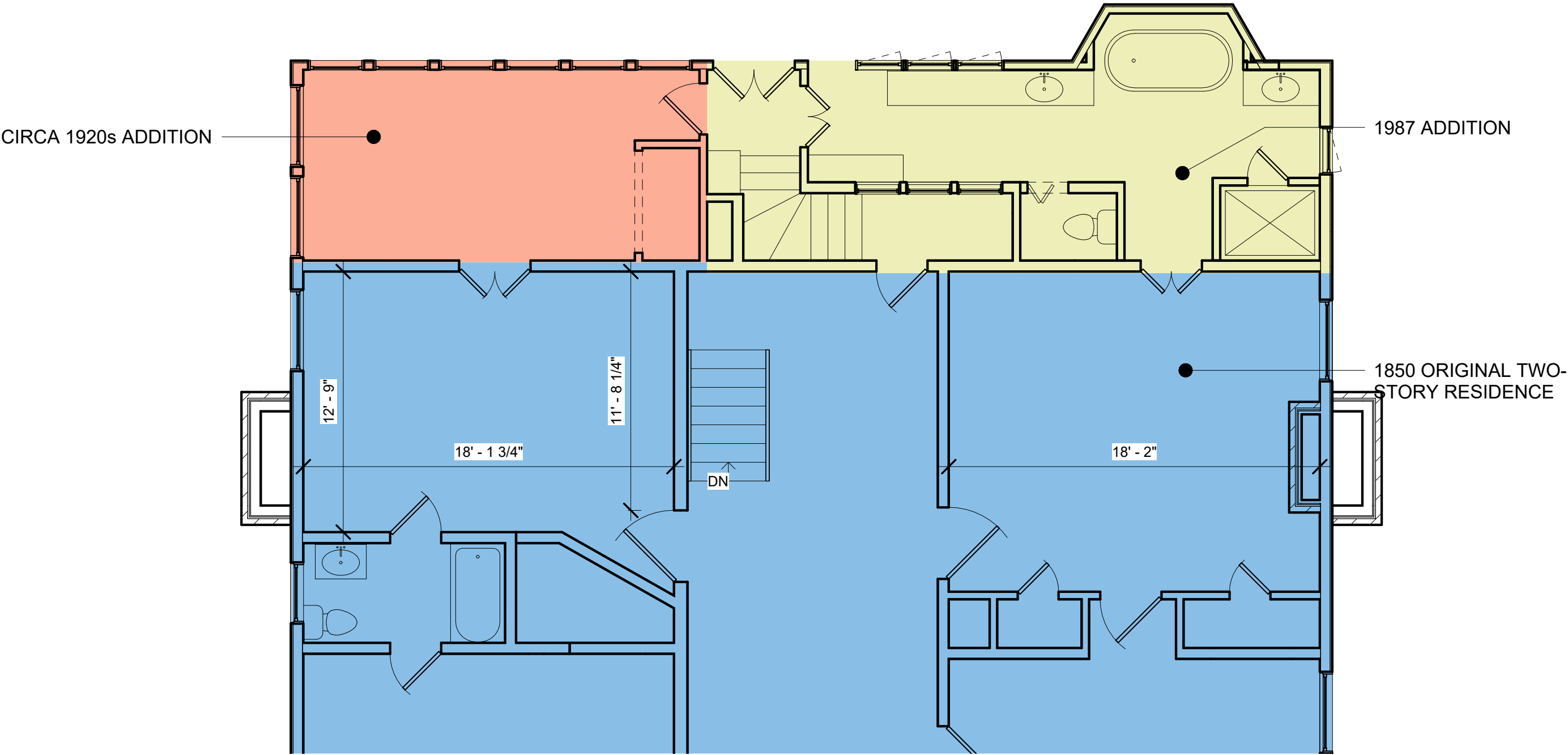
SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED



SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED







SECOND FLOOR PLAN // EXISTING

BRICK STAIRS TO GRADE

STEP DOWN TO BRICK TERRACE

EXISTINGS BRICK WALL WITH ELECTRICAL METERS TO REMAIN

NEW COVERED BRICK PATIO AT SAME HEIGHT AS EXISTING

EXISTING WALL TO REMAIN.

A201
2

BRICK STAIRS TO GRADE

LANDSCAPING WITH PEA GRAVEL AND FLAGSTONE PATHS

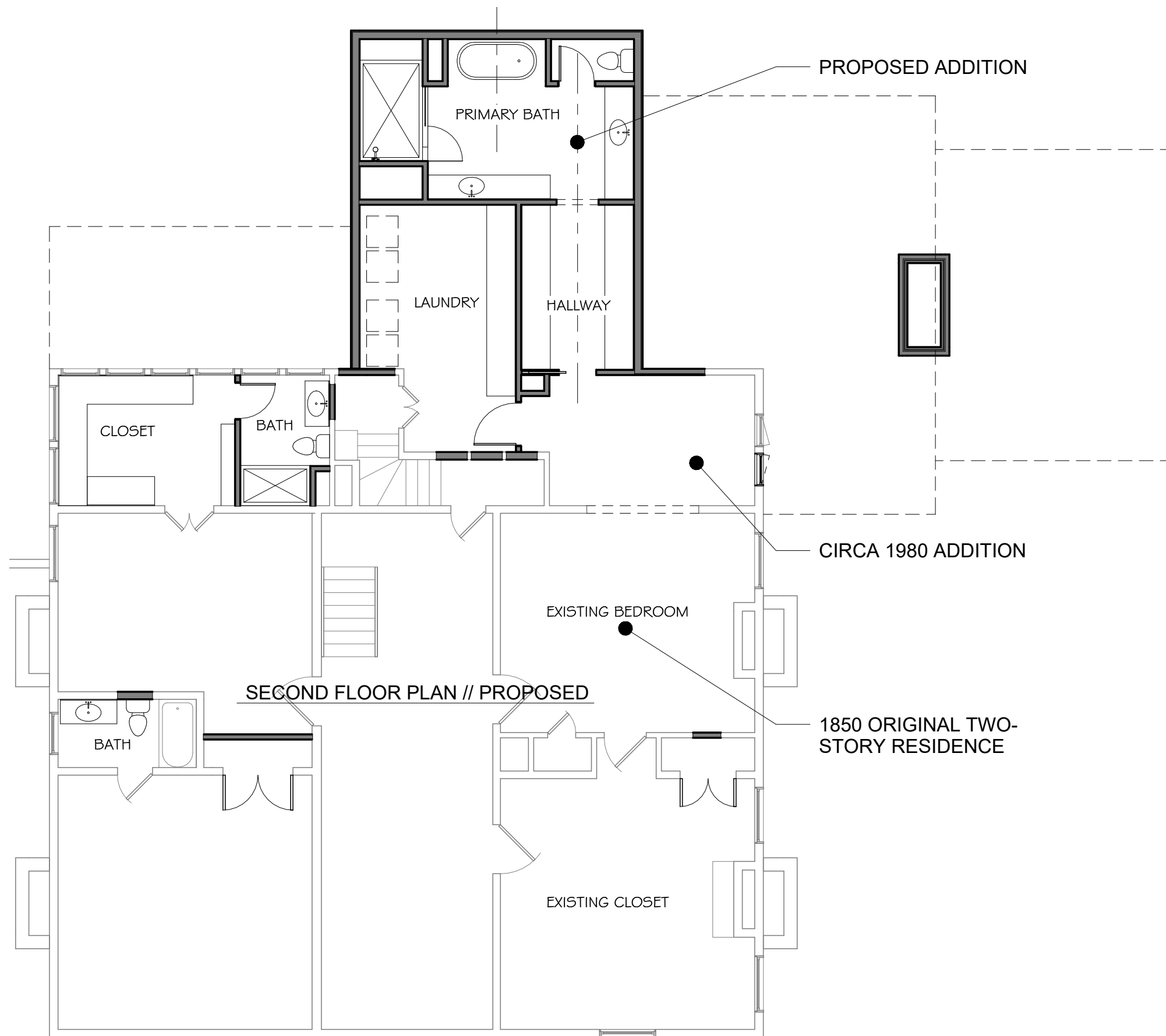
STONE STAIRS TO GRADE

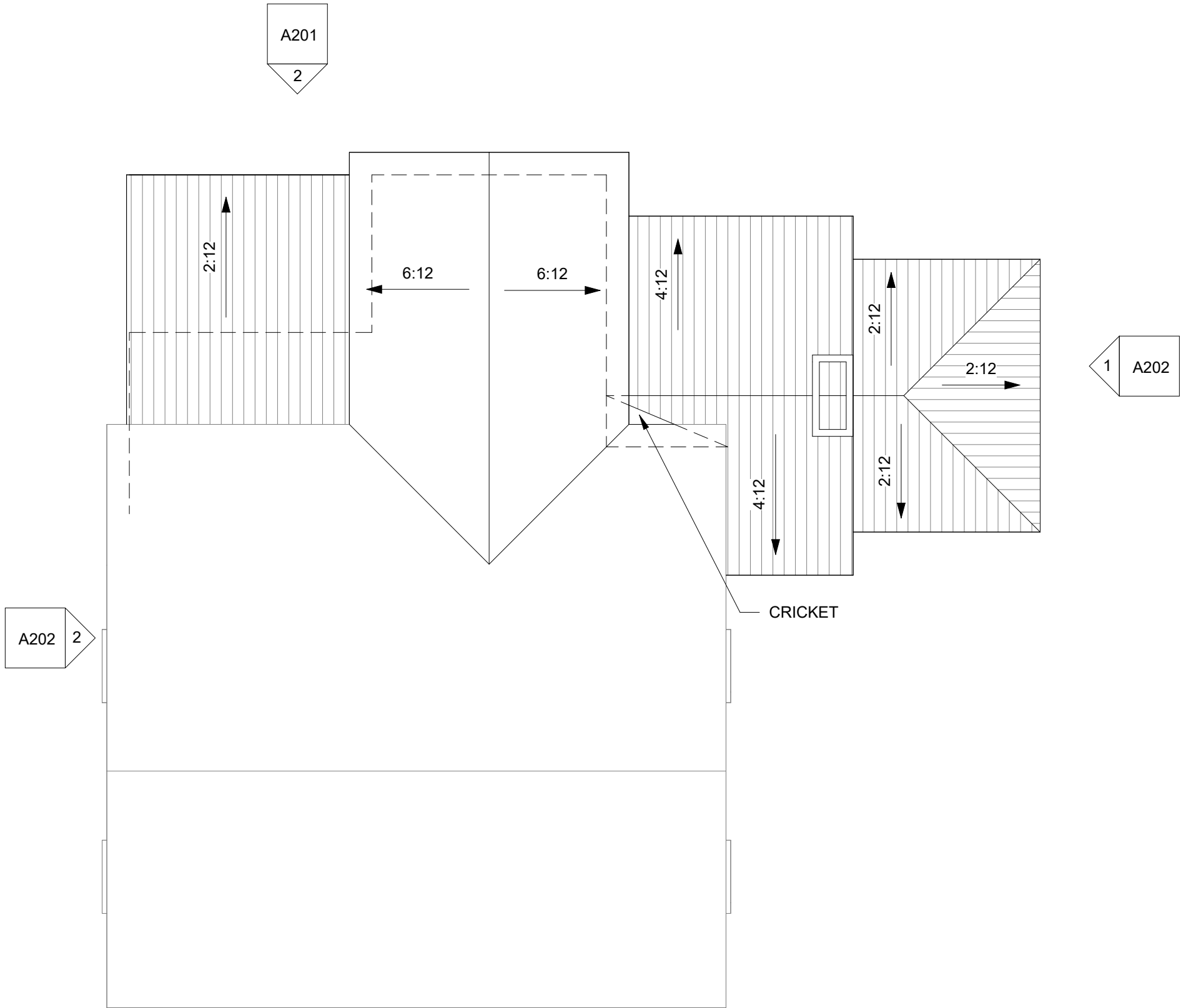
1 A202

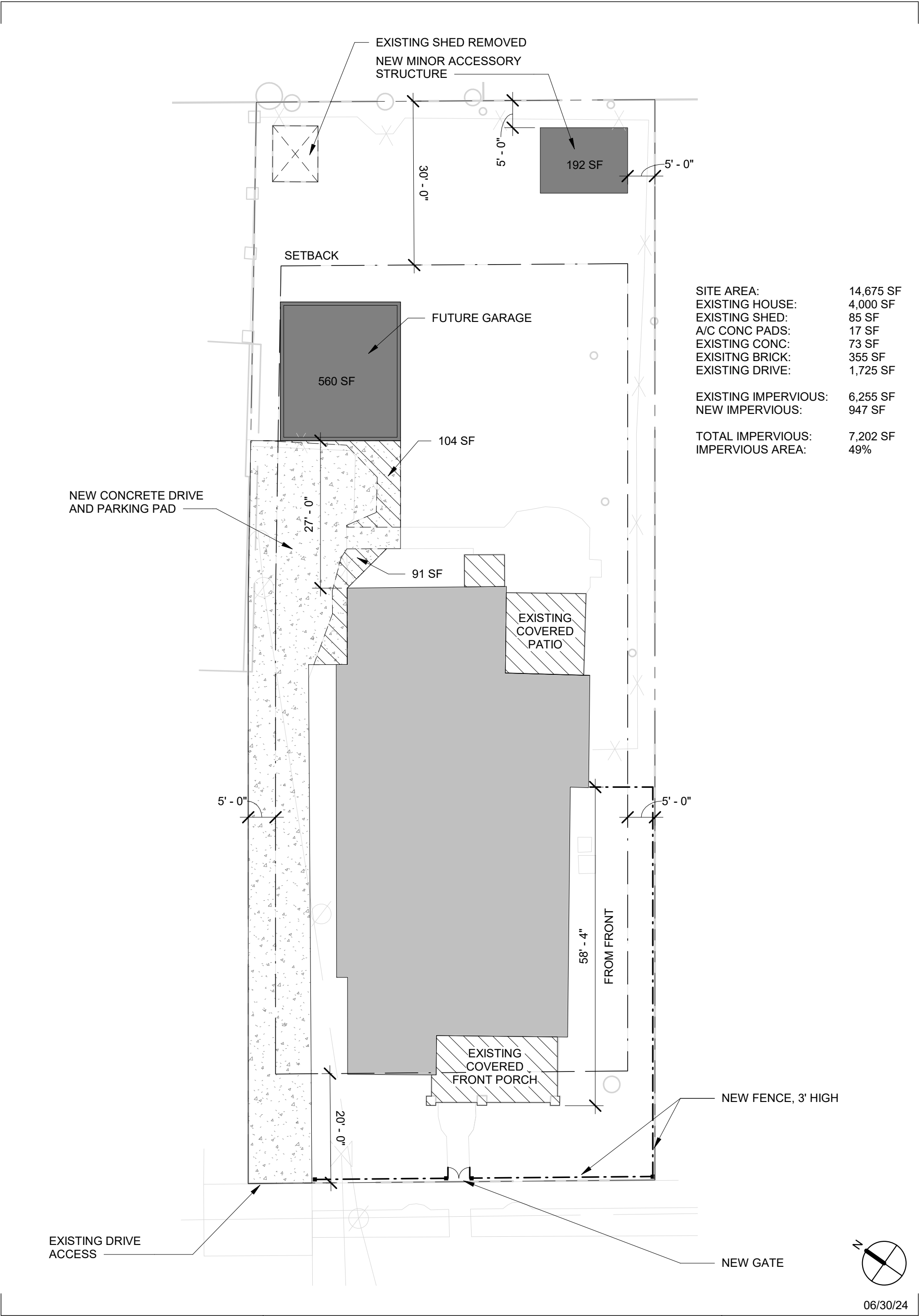
A202 2

EXISTING WALL TO REMAIN.
NEW WINDOWS TO BE MORE APPROPRIATE FOR A HISTORIC HOME

FIRST FLOOR PLAN // PROPOSED







SITE AREA:	14,675 SF
EXISTING HOUSE:	4,000 SF
EXISTING SHED:	85 SF
A/C CONC PADS:	17 SF
EXISTING CONC:	73 SF
EXISTING BRICK:	355 SF
EXISTING DRIVE:	1,725 SF
EXISTING IMPERVIOUS:	6,255 SF
NEW IMPERVIOUS:	947 SF
TOTAL IMPERVIOUS:	7,202 SF
IMPERVIOUS AREA:	49%



07/08/24

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

DRC SUBMISSION

315 4TH AVE S, FRANKLIN, TN 37064

EXISTING HOUSE

SK02

SCALE:



07/08/24

CHISEL
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PO BOX 680566 | FRANKLIN, TN 37068

DRC SUBMISSION

315 4TH AVE S, FRANKLIN, TN 37064

EXISTING PORCH TRIM

SK03

SCALE:



ORIGINAL DECORATIVE TRIM



REPLACEMENT SILL AND JAMB TRIM

07/08/24



07/08/24

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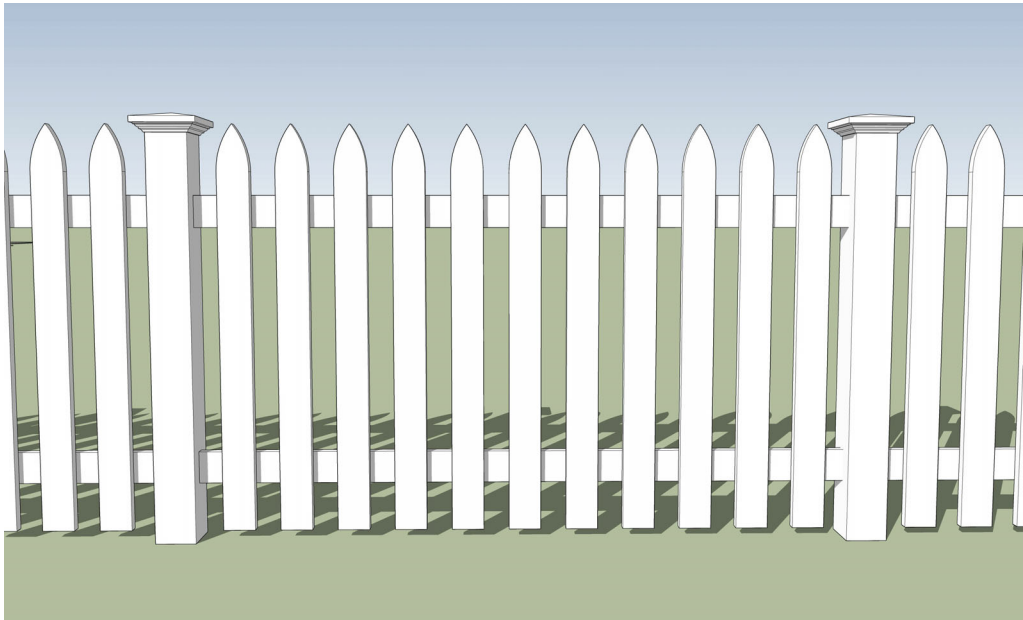
DRC SUBMISSION

315 4TH AVE S, FRANKLIN, TN 37064

NEW FRONT DOOR CONCEPT

SK05

SCALE:



ROUNDED EDGES ON PICKETS

07/08/24

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DRC SUBMISSION

315 4TH AVE S, FRANKLIN, TN 37064

FRONT FENCE & GATE CONCEPT

SKo6

SCALE:



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DRC SUBMISSION

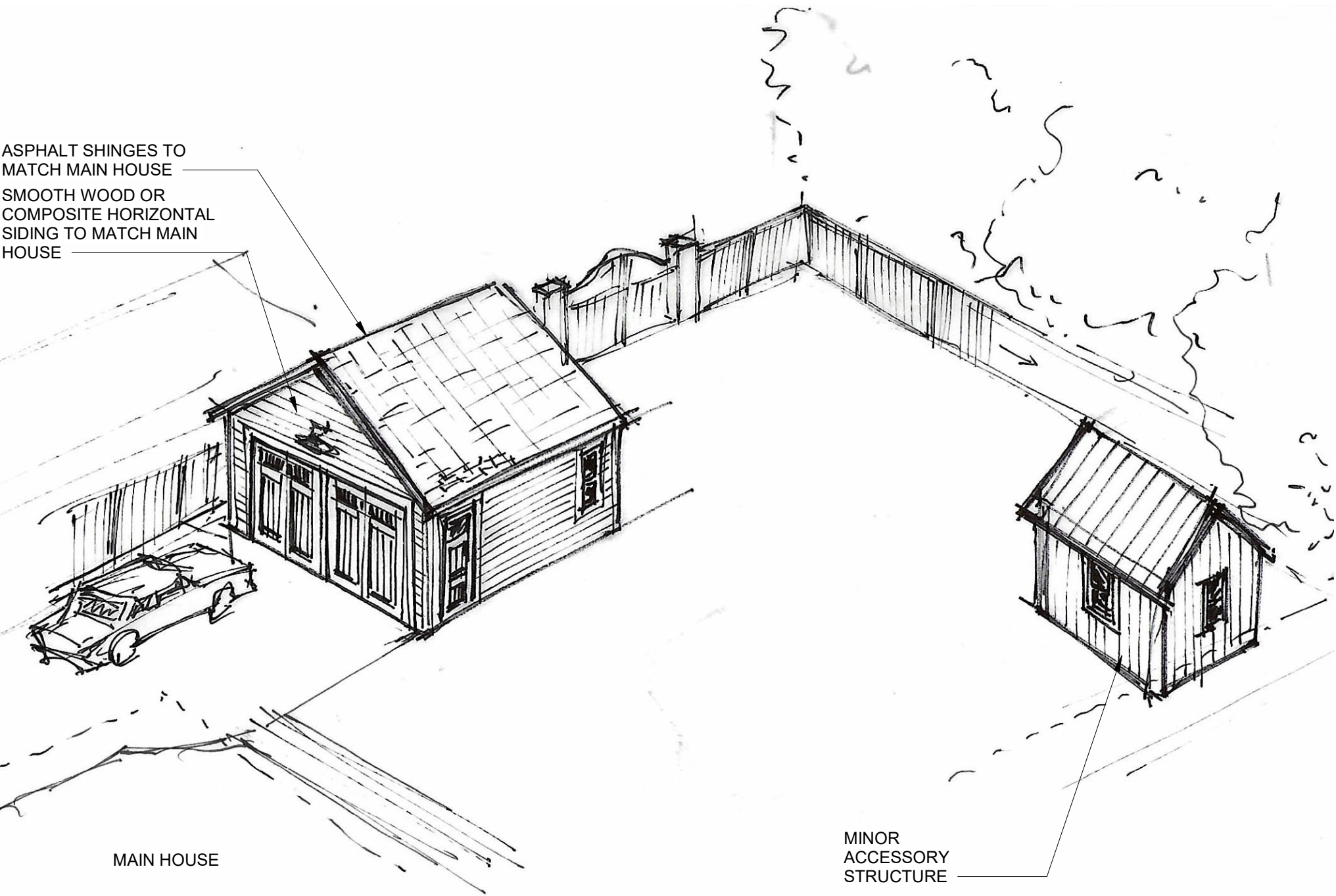
315 4TH AVE S, FRANKLIN, TN 37064

EXISTING YARD SHED

SK07

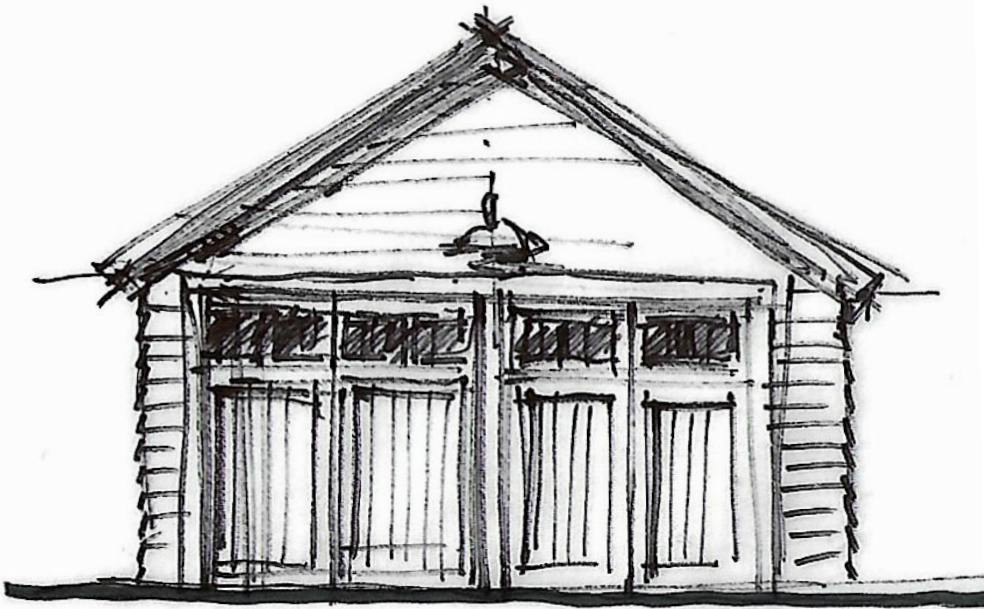
SCALE:

ASPHALT SHINGLES TO
MATCH MAIN HOUSE
SMOOTH WOOD OR
COMPOSITE HORIZONTAL
SIDING TO MATCH MAIN
HOUSE



MAIN HOUSE

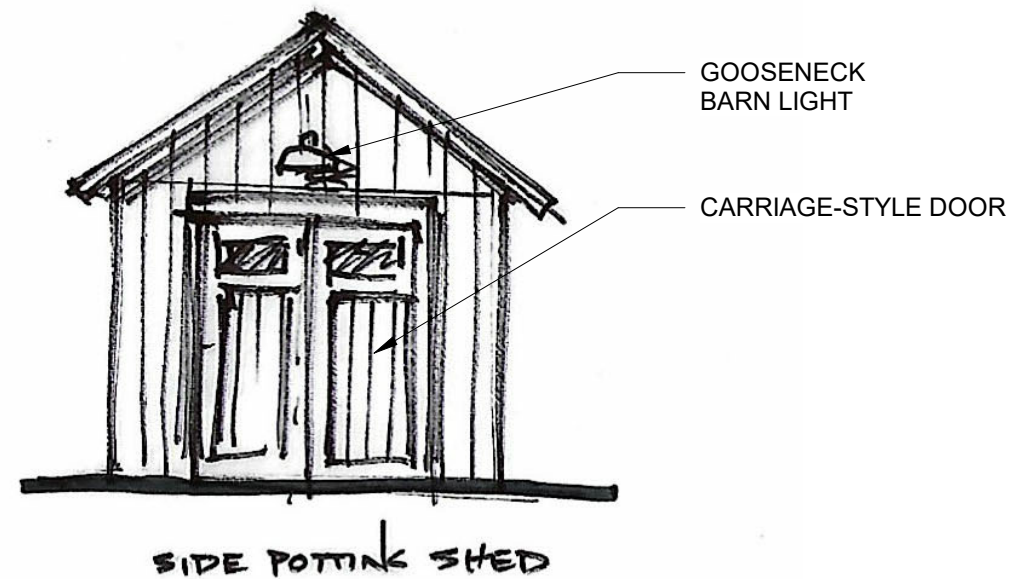
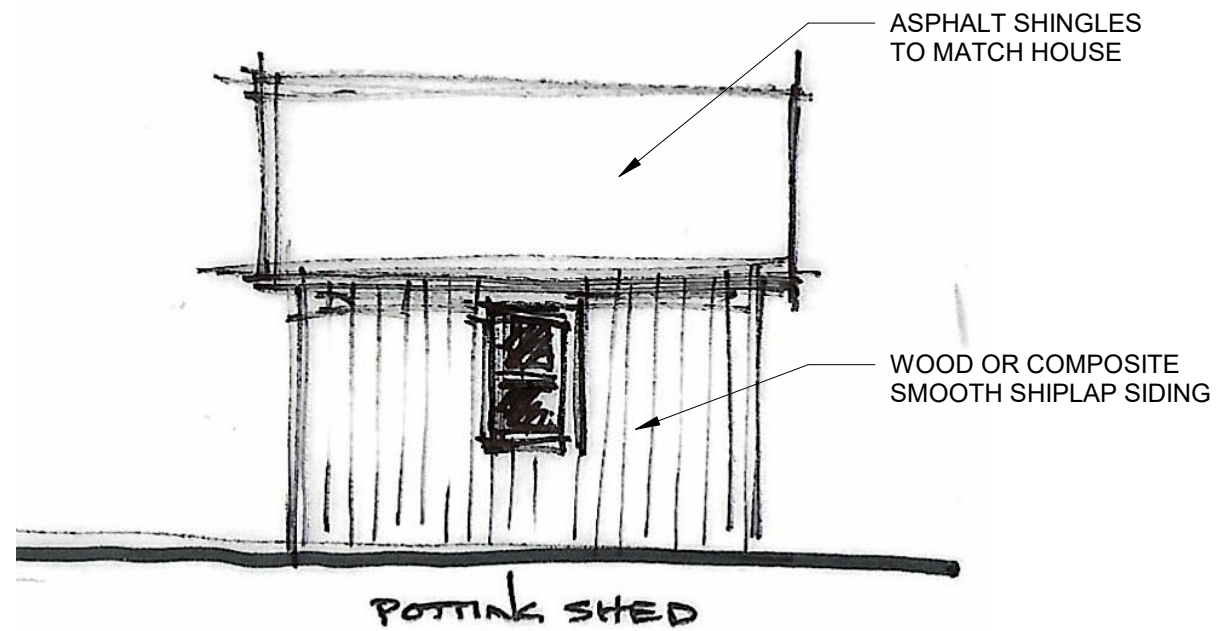
MINOR
ACCESSORY
STRUCTURE



2 CAR GARAGE
CONCEPTUAL SKETCH



07/08/24



CONCEPTUAL SKETCHES

07/08/24

CHISEL
workshop

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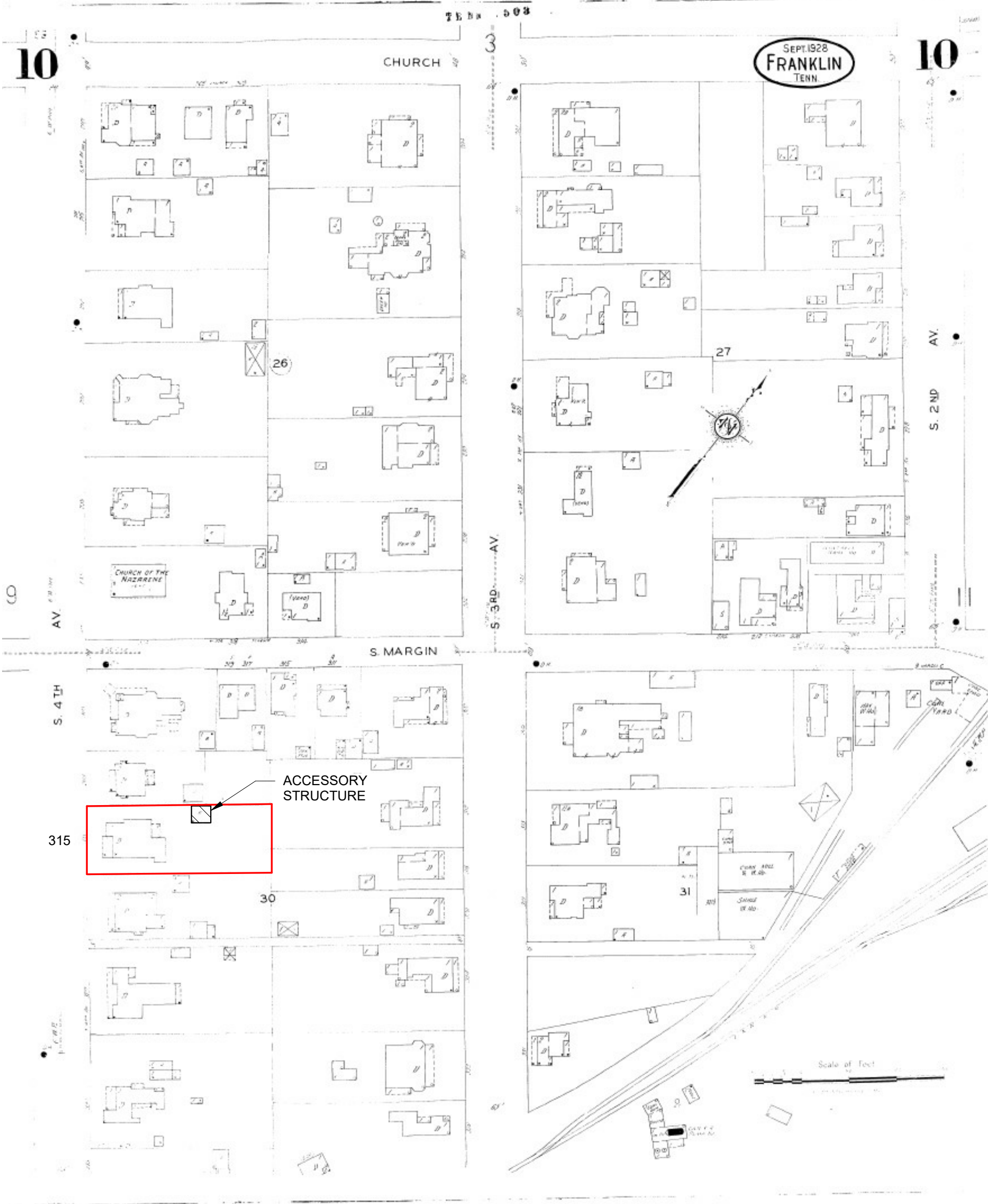
DRC SUBMISSION

315 4TH AVE S, FRANKLIN, TN 37064

MINOR ACCESSORY STRUCTURE CONCEPT

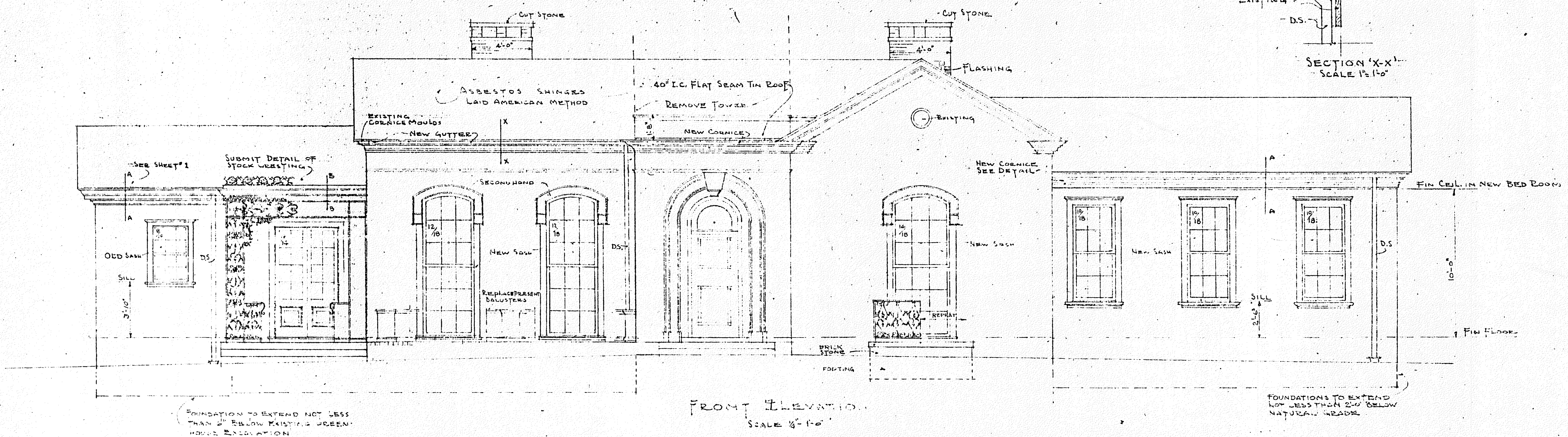
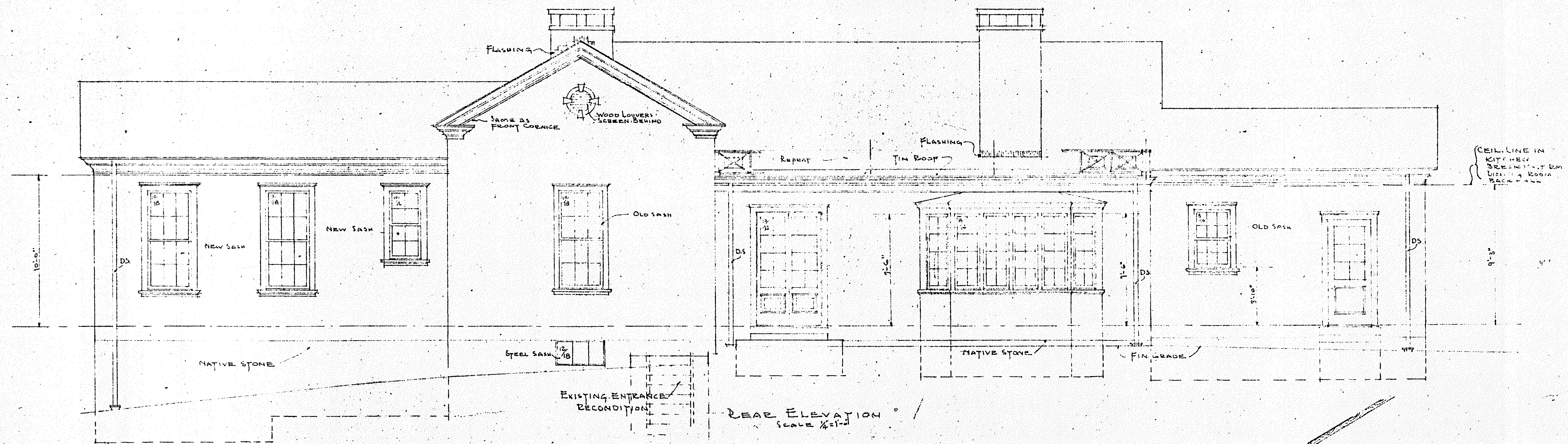
SK09

SCALE:



07/08/24

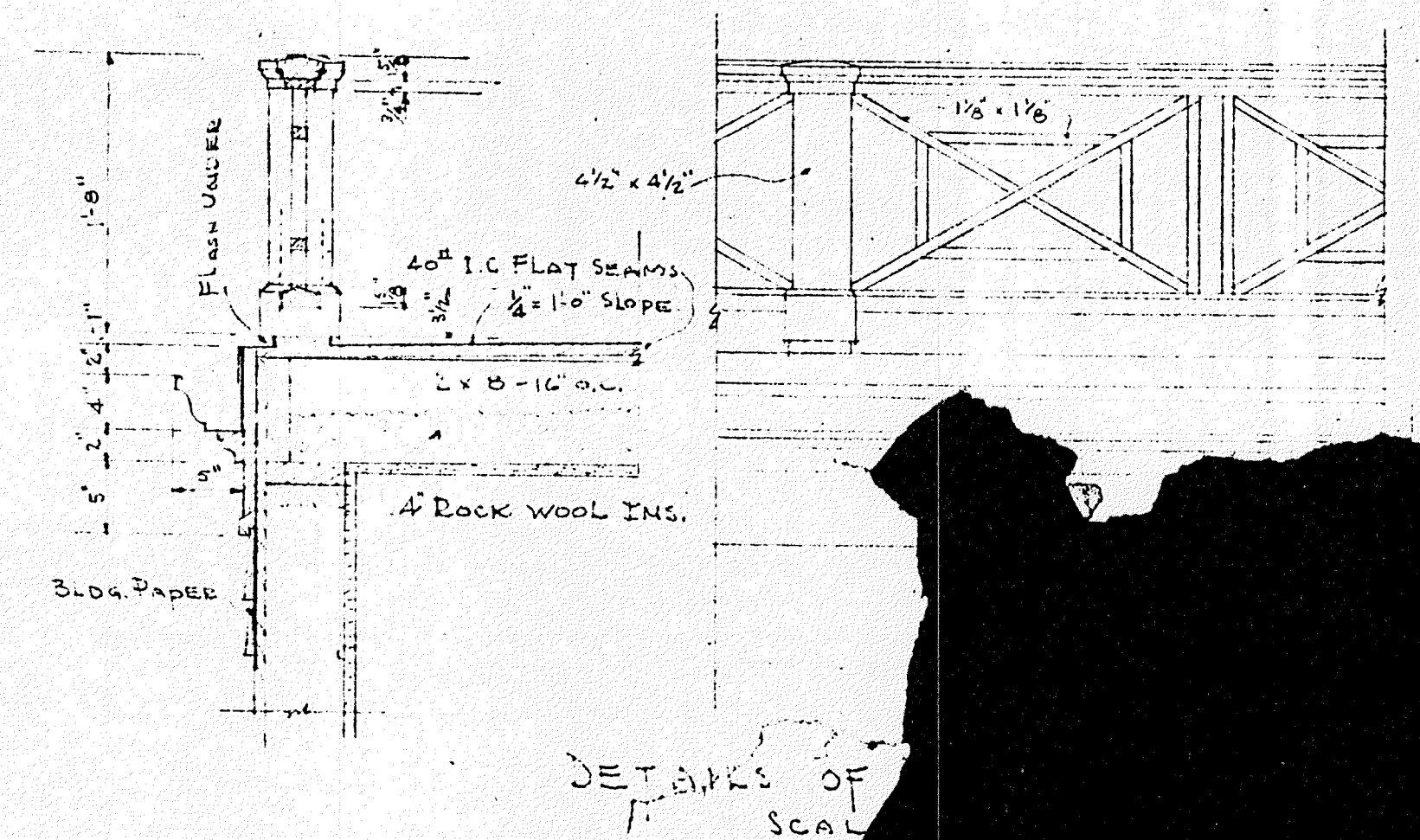
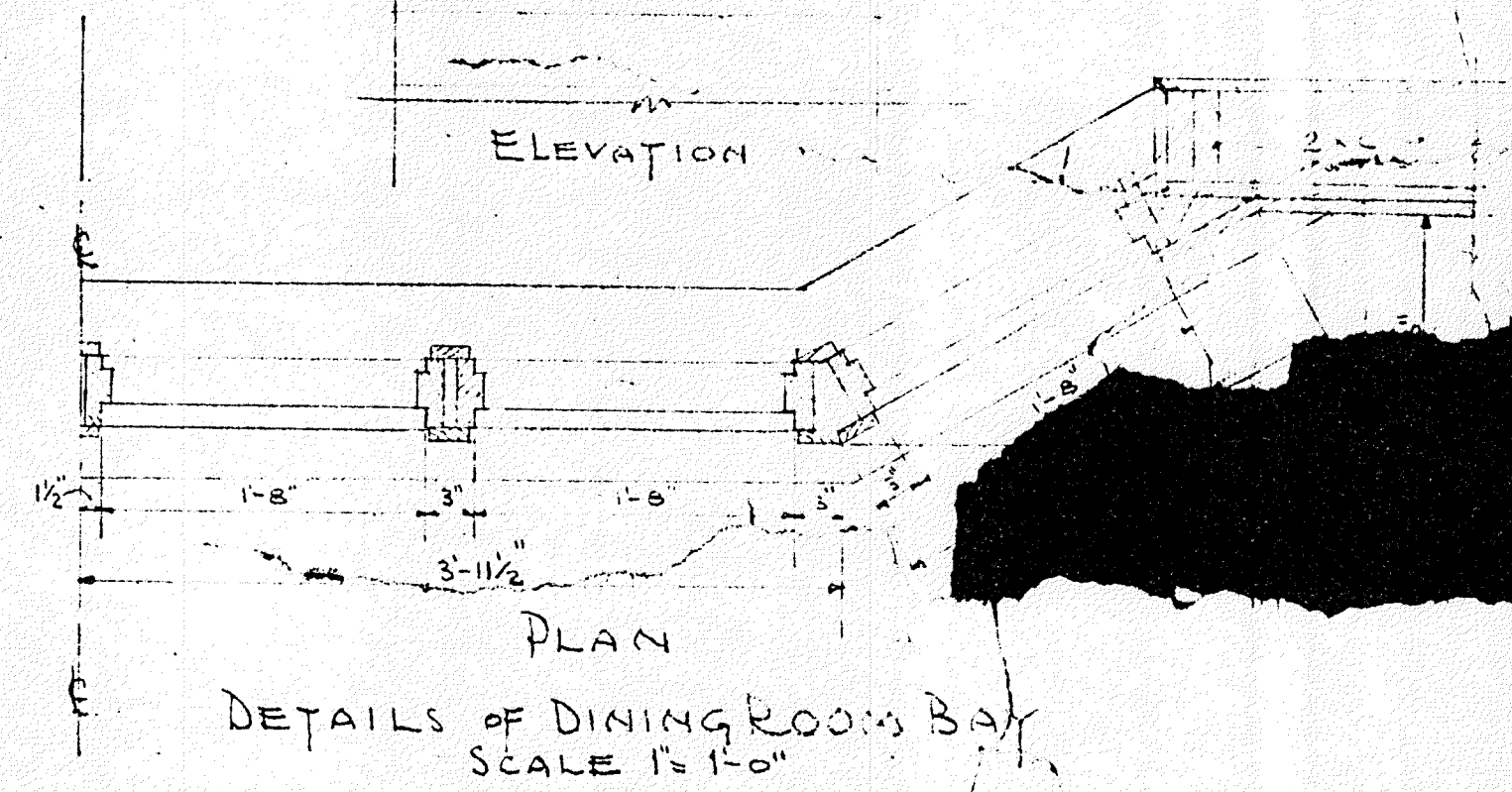
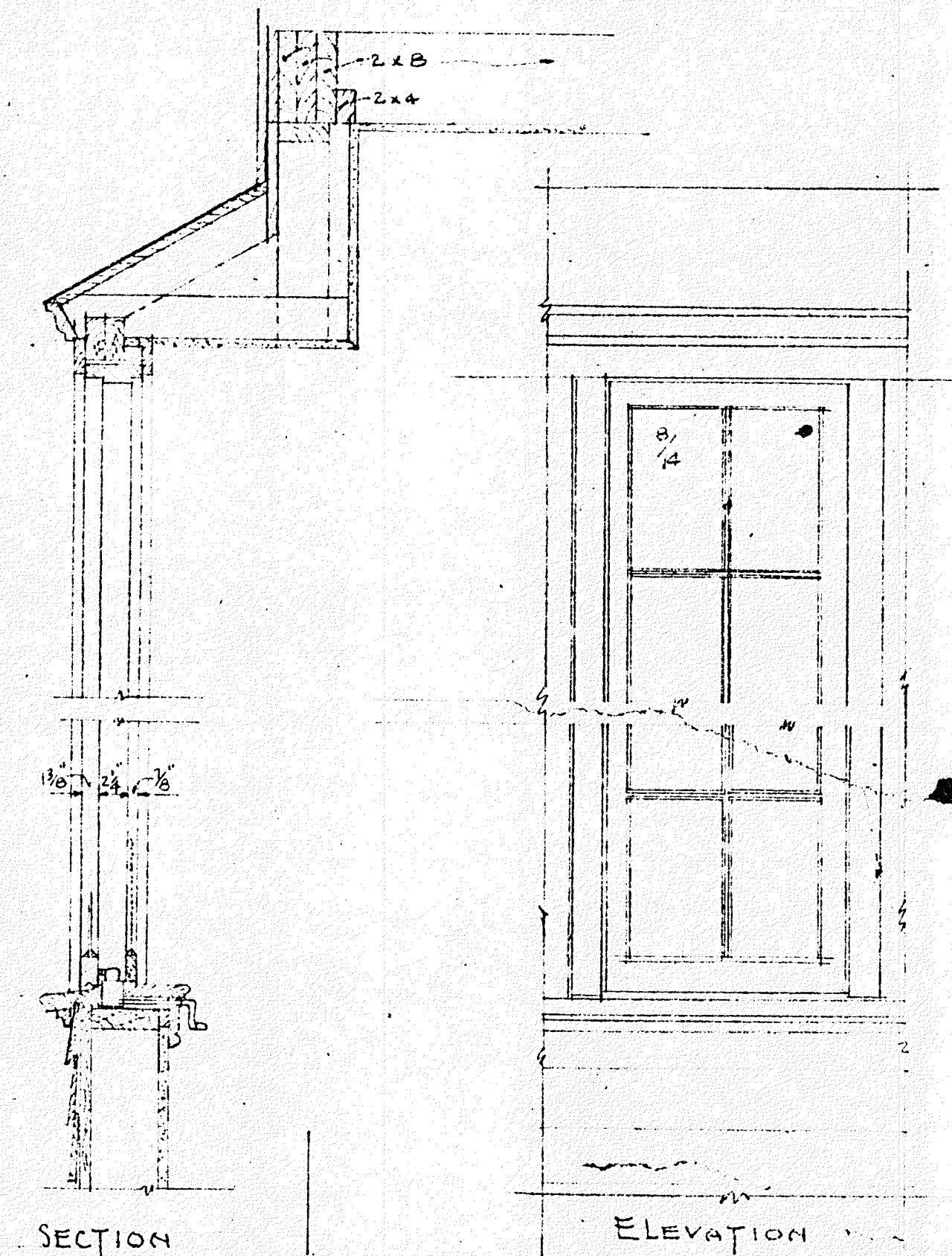
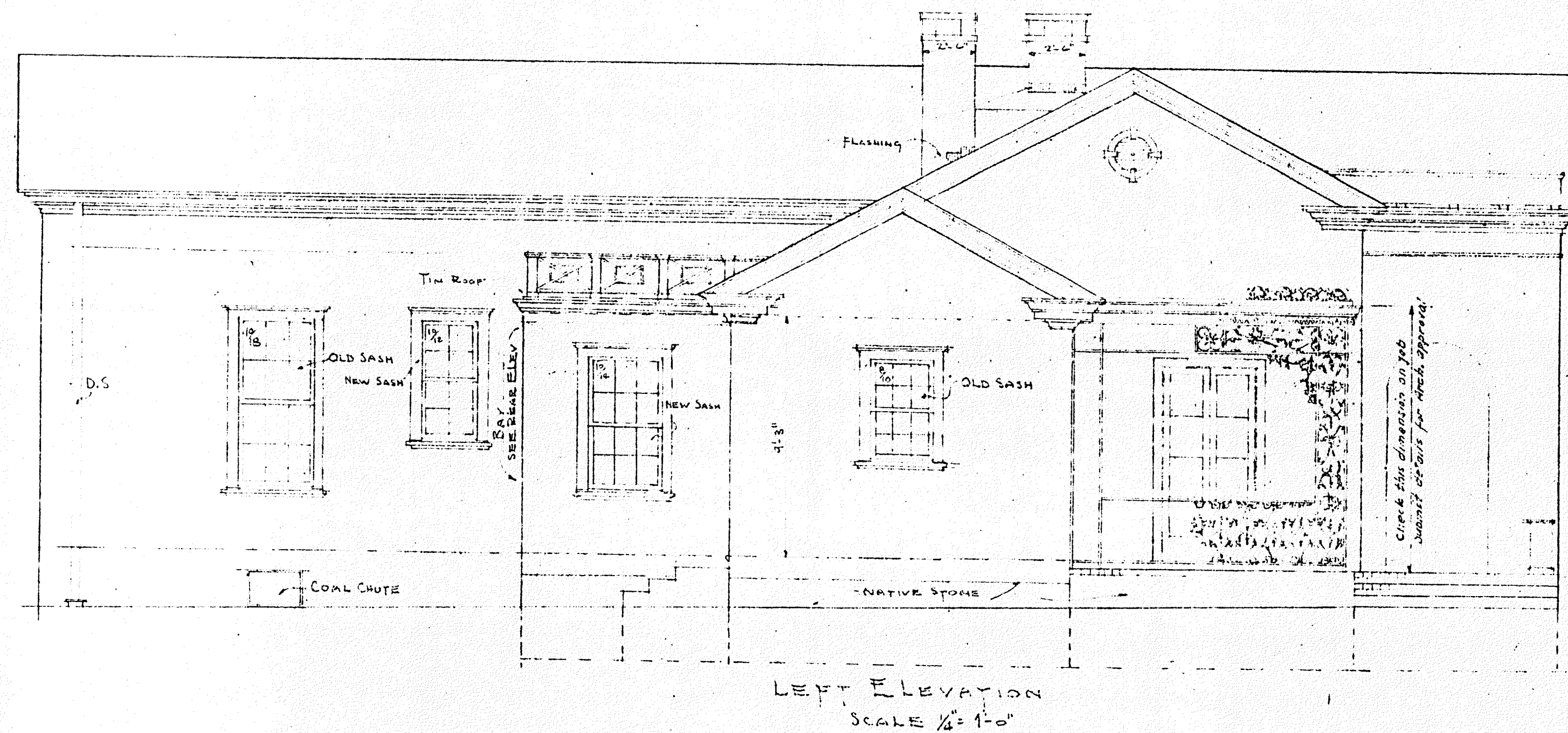
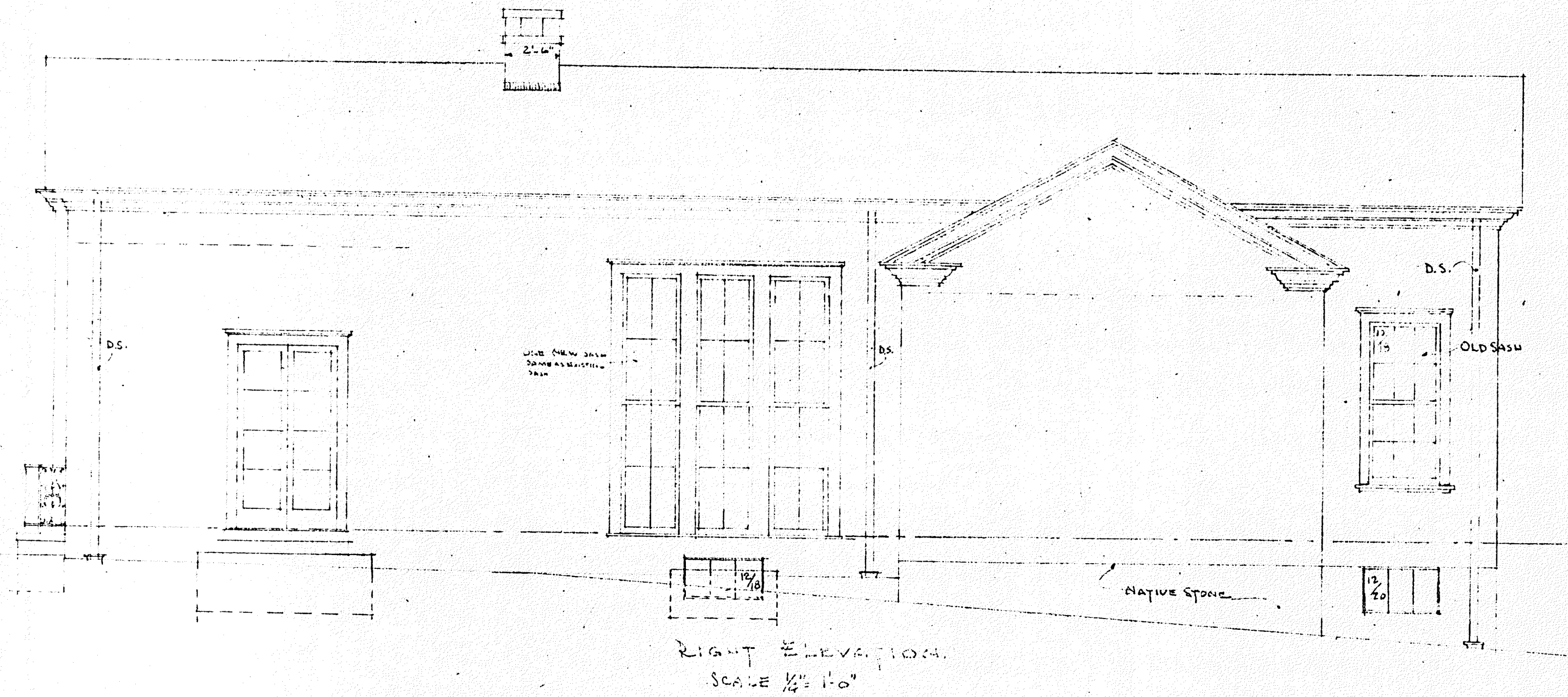
ALTERATIONS & ADDITIONS TO MR. & MRS. H.H. MAYBERRY JR'S RESIDENCE AT FRANKLIN, TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE, TENNESSEE



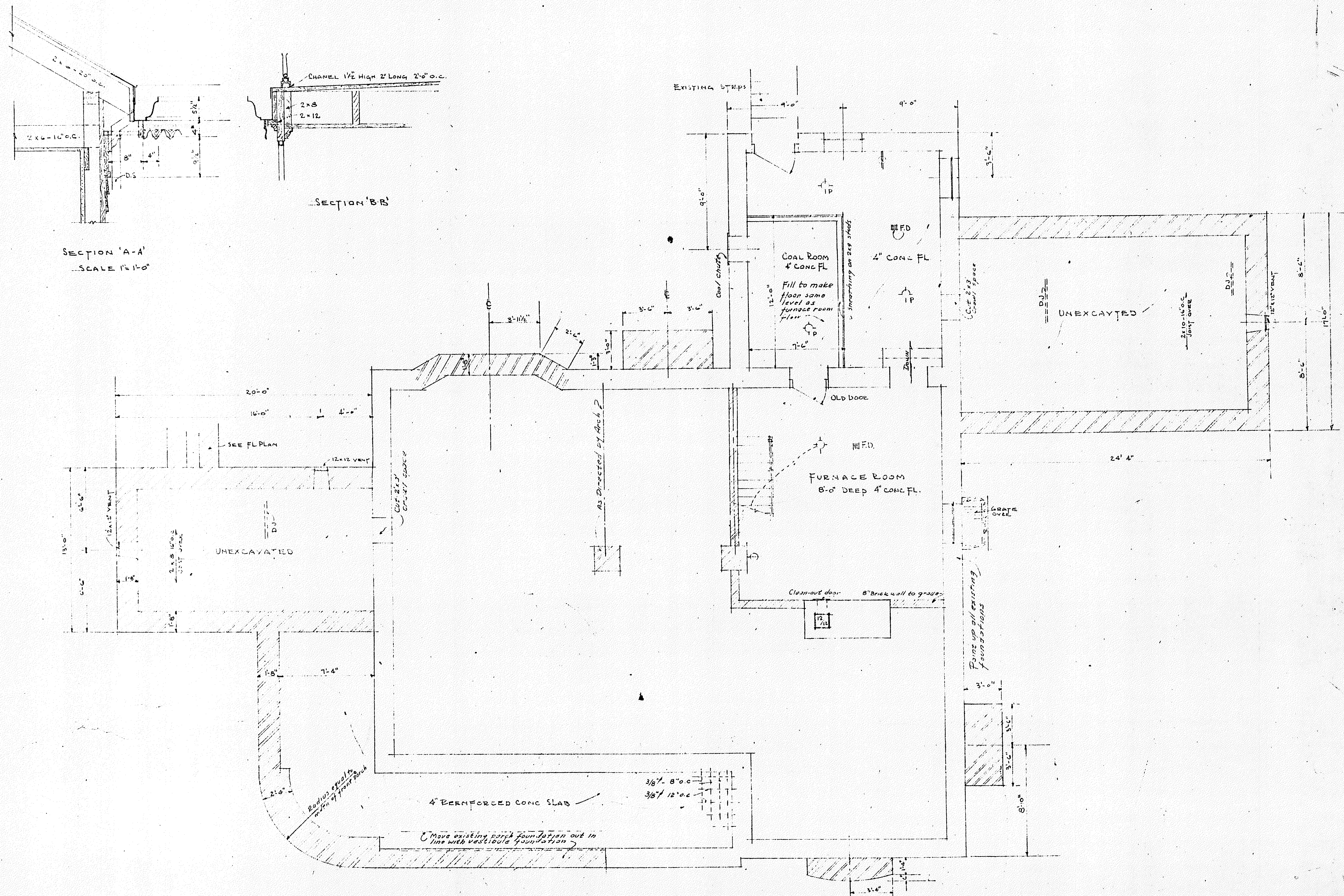
REVISED SEPT. 14, '36
 AUG 14 1936

SHEET 3

ALTERATIONS & ADDITIONS TO MR & MRS H H MAYBERRY JR'S RESIDENCE AT FRANKLIN, TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE, TENNESSEE



ALTERATIONS & ADDITIONS TO MR & MRS H.H. MAYBERRY JR'S RESIDENCE AT FRANKLIN TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE TENNESSEE

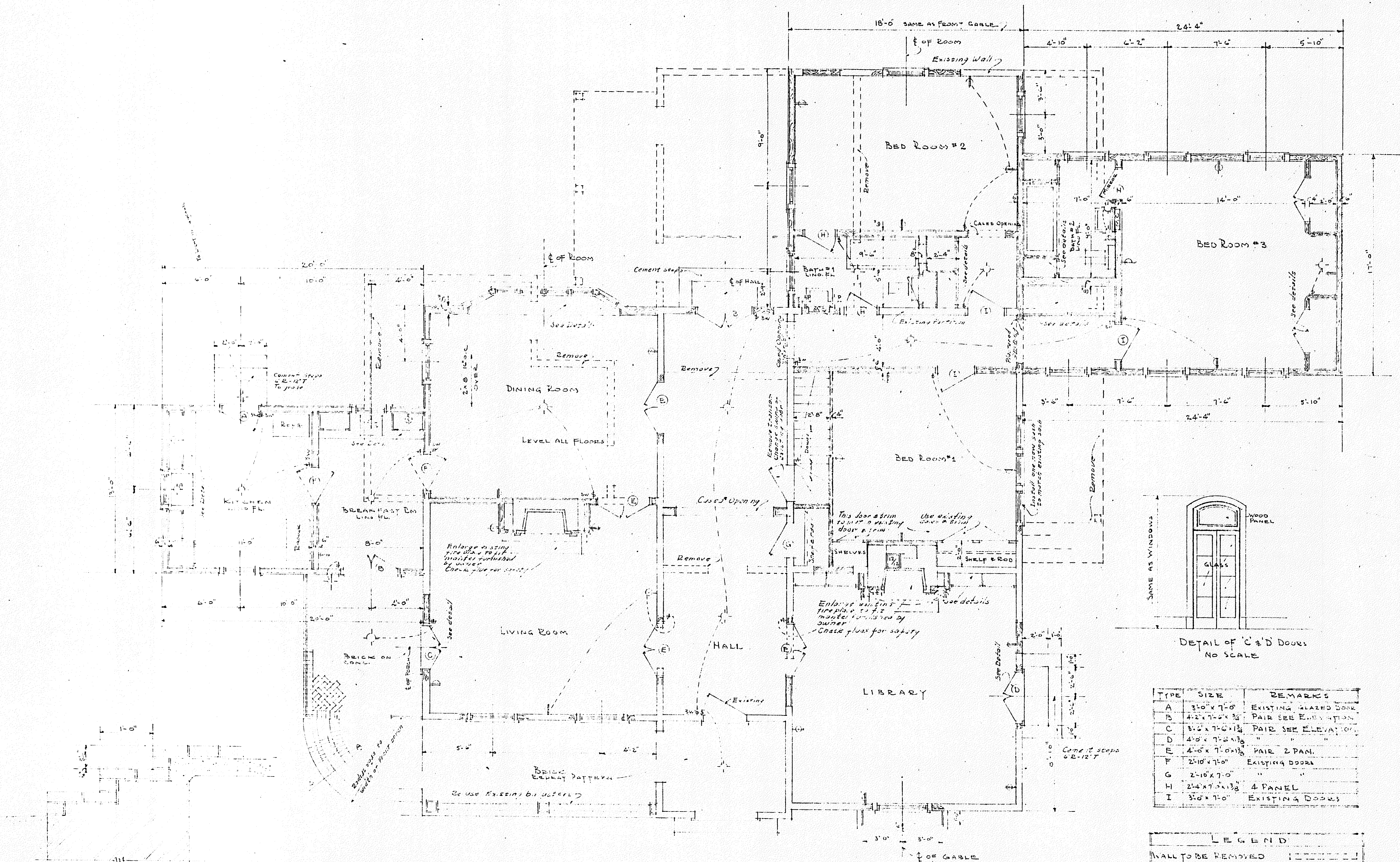


BASEMENT & FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

SEPT 14 1936

SHEET #1

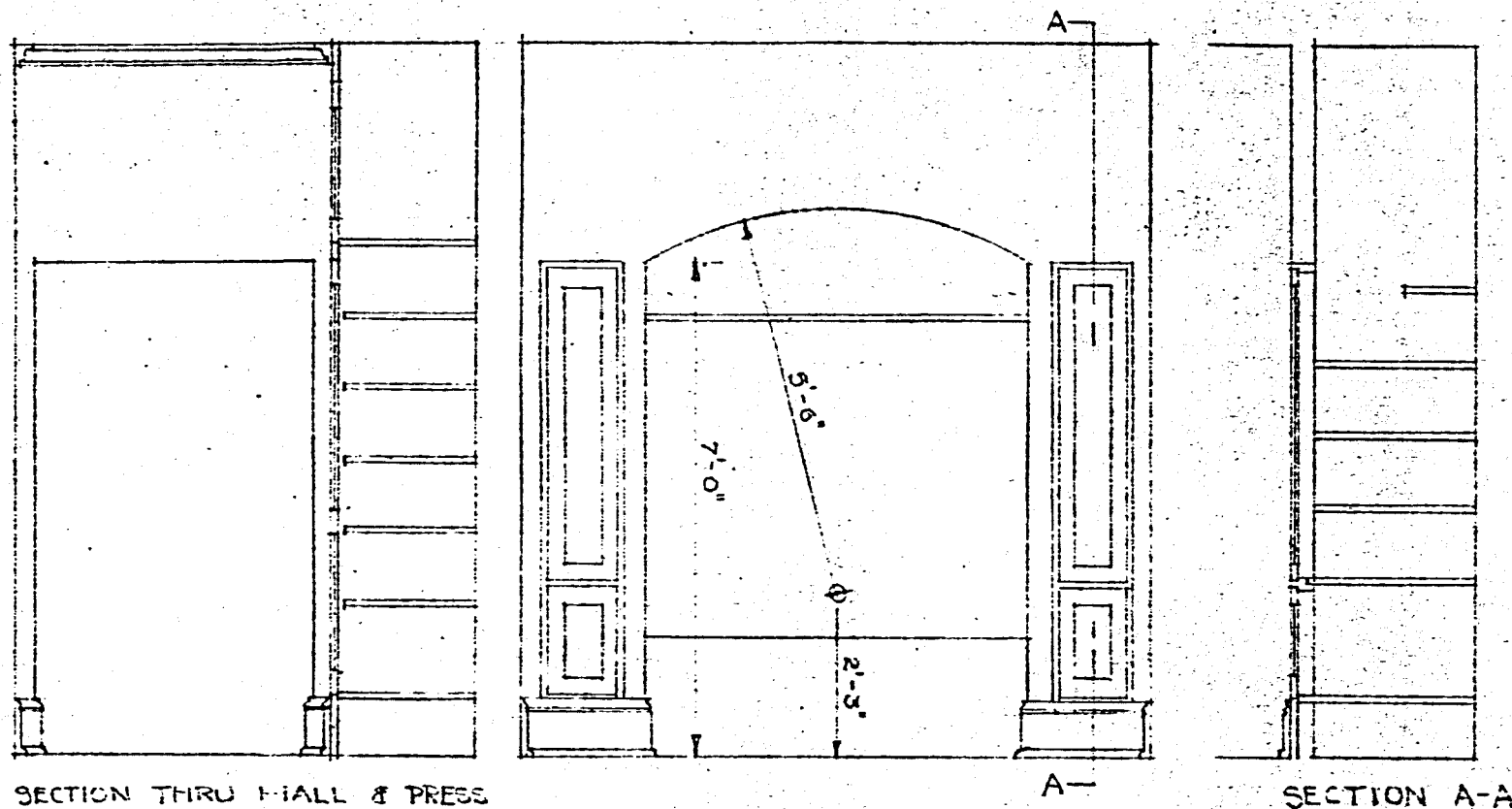
ALTERATIONS & ADDITION TO MR & MRS H. H. MAYBERRY JR'S RESIDENCE AT FRANKLIN TENNESSEE
 WARFIELD & KEEBLE ARCHITECTS
 NASHVILLE TENNESSEE.



TYPE	SIZE	REMARKS
A	3'-0" x 7'-0"	EXISTING GLAZED DOOR
B	4'-2" x 7'-0" x 3/4"	PAIR SEE ELEVATION
C	3'-0" x 7'-0" x 1 1/2"	PAIR SEE ELEVATION
D	4'-0" x 7'-0" x 3/4"	"
E	4'-0" x 7'-0" x 1 1/2"	PAIR 2 PAN.
F	2'-10" x 7'-0"	EXISTING DOORS
G	2'-10" x 7'-0"	"
H	2'-4" x 7'-0" x 1 1/2"	4 PANEL
I	3'-0" x 7'-0"	EXISTING DOORS

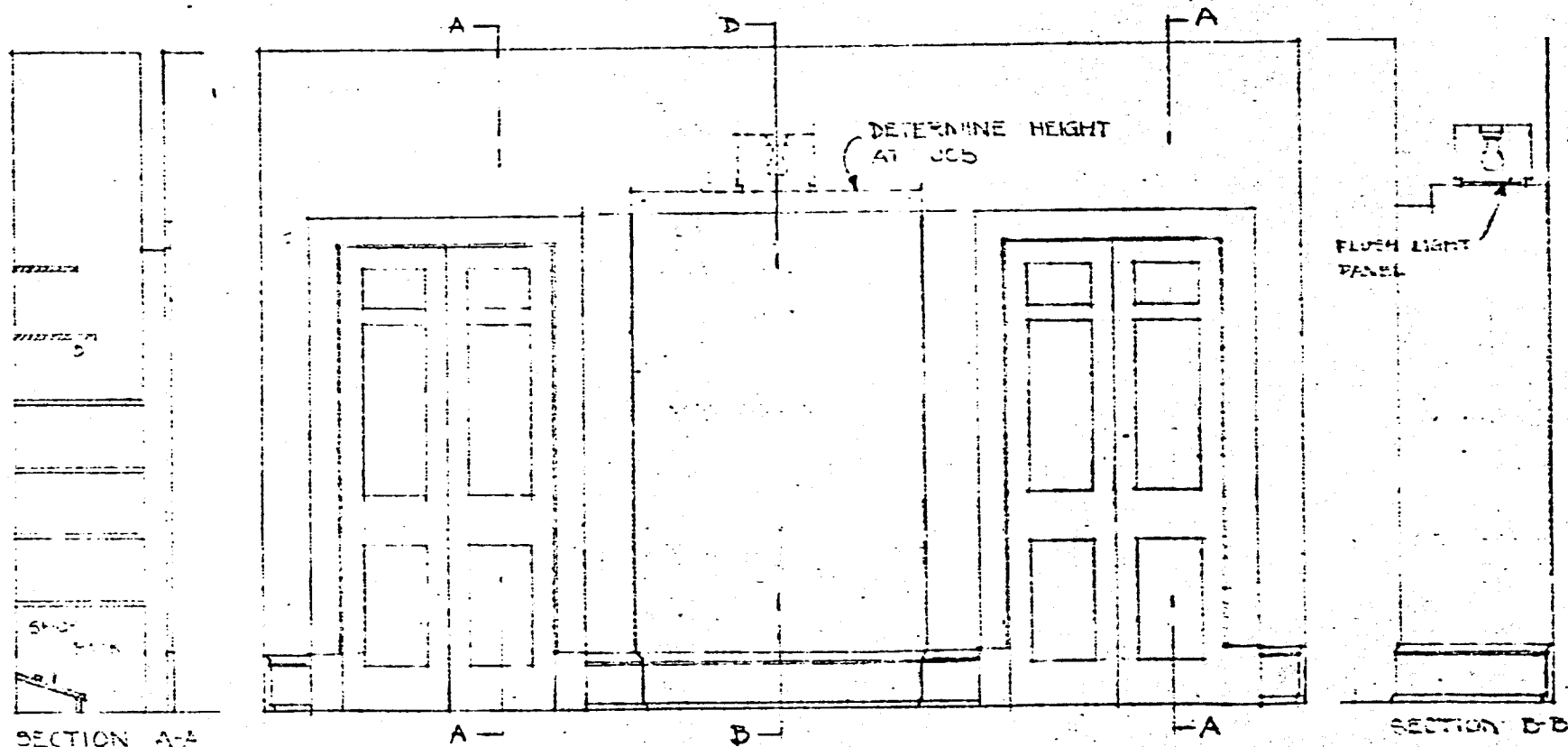
LEGEND	
WALL TO BE REMOVED	[Dashed line]
EXISTING WALLS	[Solid line]
NEW FRAME WORK	[Hatched pattern]
NEW BRICK WORK	[Cross-hatched pattern]
NEW STONE WORK	[Stippled pattern]
NEW CONC. WORK	[Diagonal lines]

SECTION 3-3
 SCALE 1/4" = 1'-0"
 DRAWN BY V. NIELSEN 7-14-32



SEPT. 2 - 1936
DRAWN BY
G. O. UTHMAN

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE - TENN.

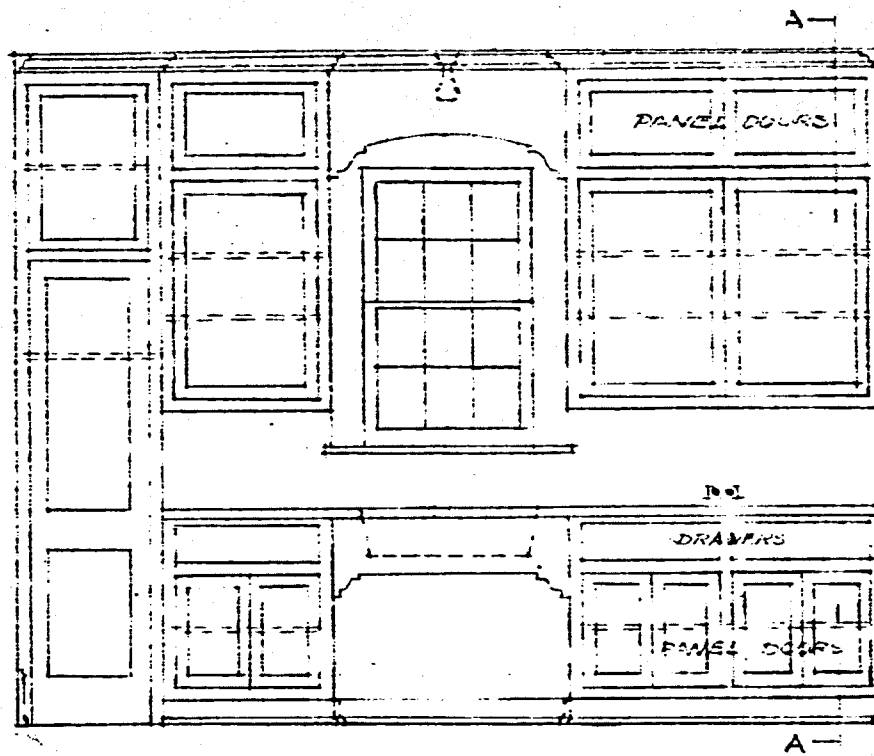


DETAILS - NORTH WALL - BEDROOM # 3.

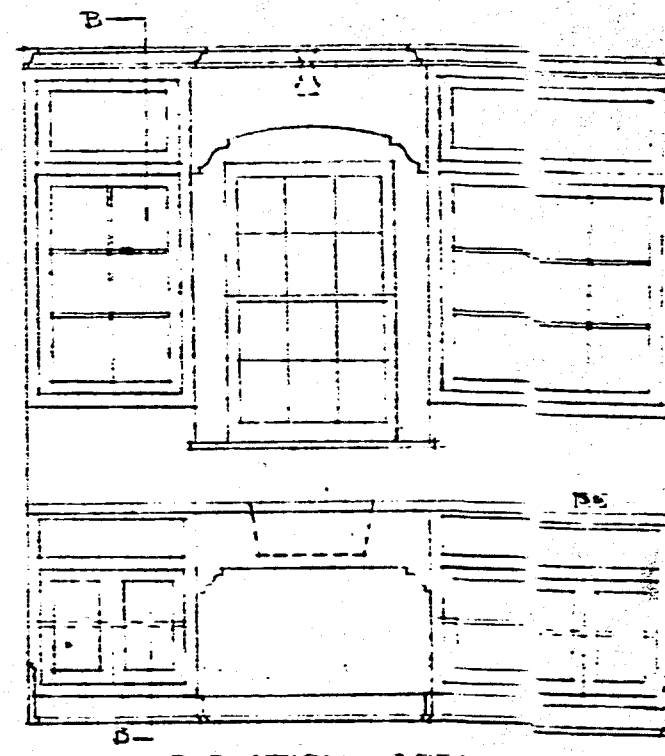
Scale $\frac{3}{8}" = 1'-0"$

SEPT. 2 - 1936
DRAWN BY
G. O. LUTHER

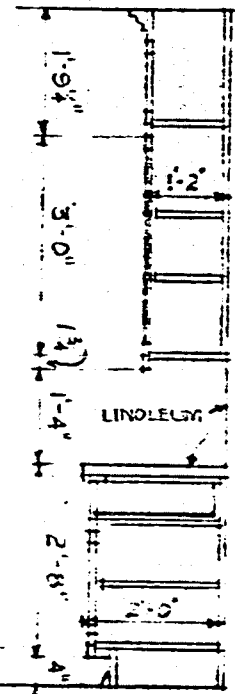
WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE - TENN.



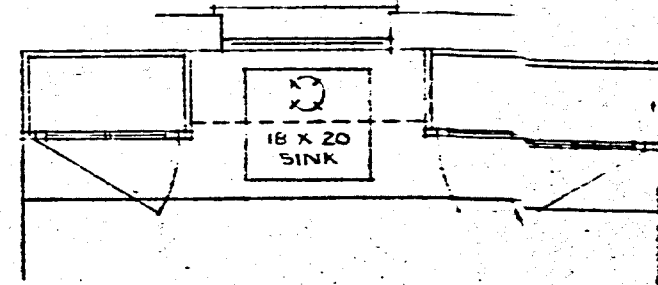
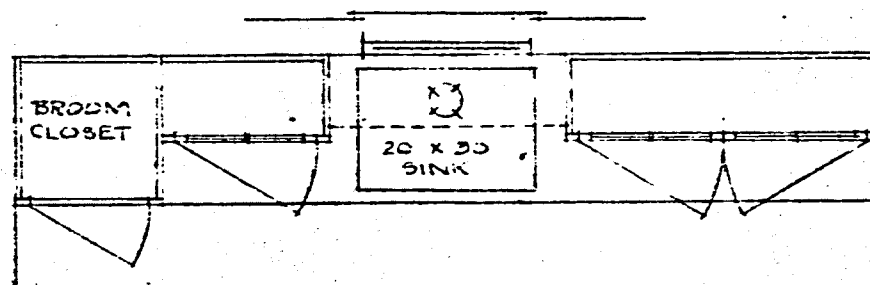
SOUTH ELEVATION - KITCHEN



WEST ELEVATION - BREAKFAST RM.



SECTION A-A

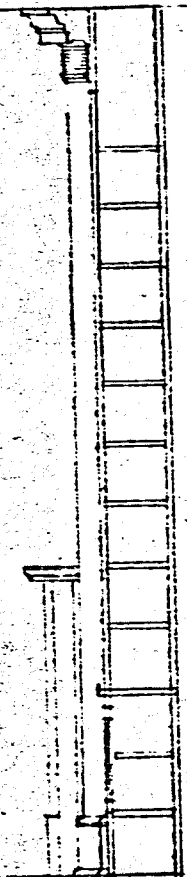
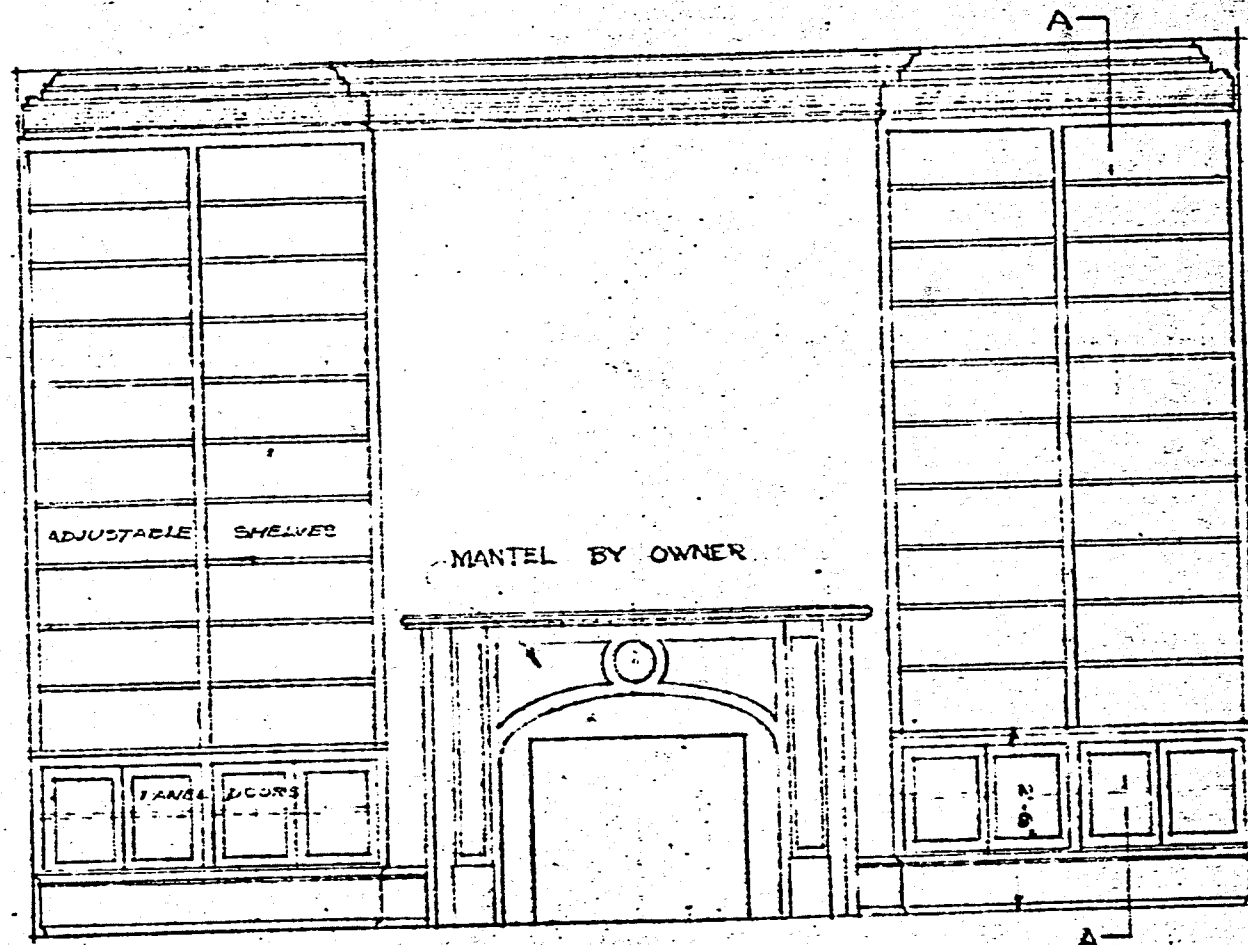


KITCHEN & BREAKFAST RM. DETAILS

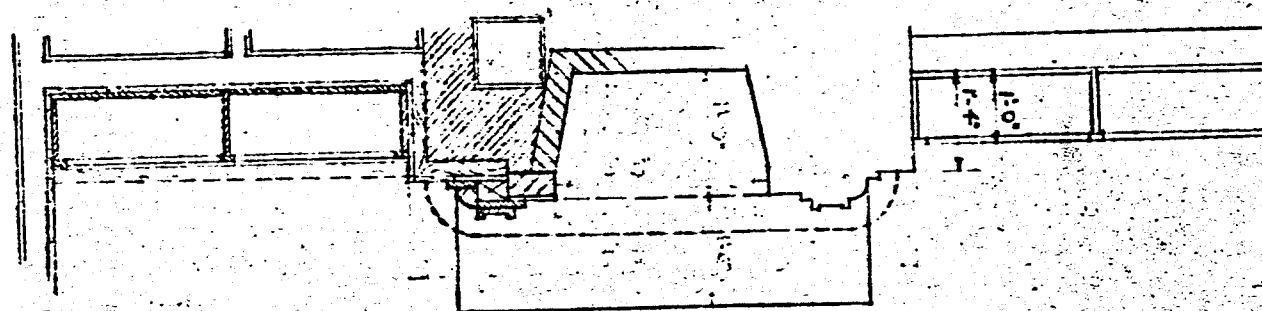
Scale $\frac{3}{8}" = 1'-0"$

AUGUST 27 - 1936
DRAWN BY
G. O. UTHMAN

WARFIELD & KELBL
ARCHITECTS
NASHVILLE - TENN.



SECTION A-A

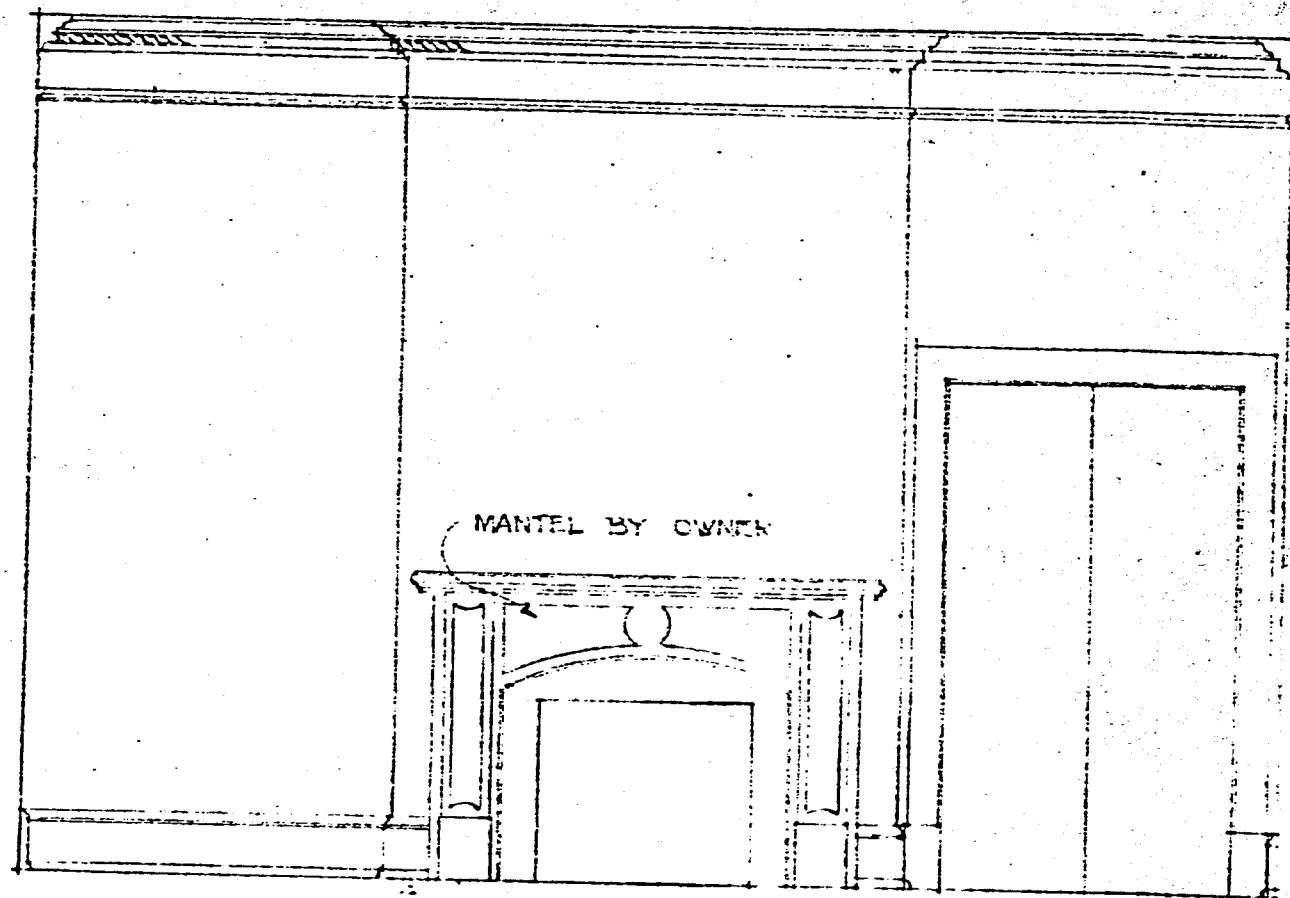


NOTE:
FIREPLACE DIMENSIONS
TO FIT MANTEL
FURNISHED BY OWNER

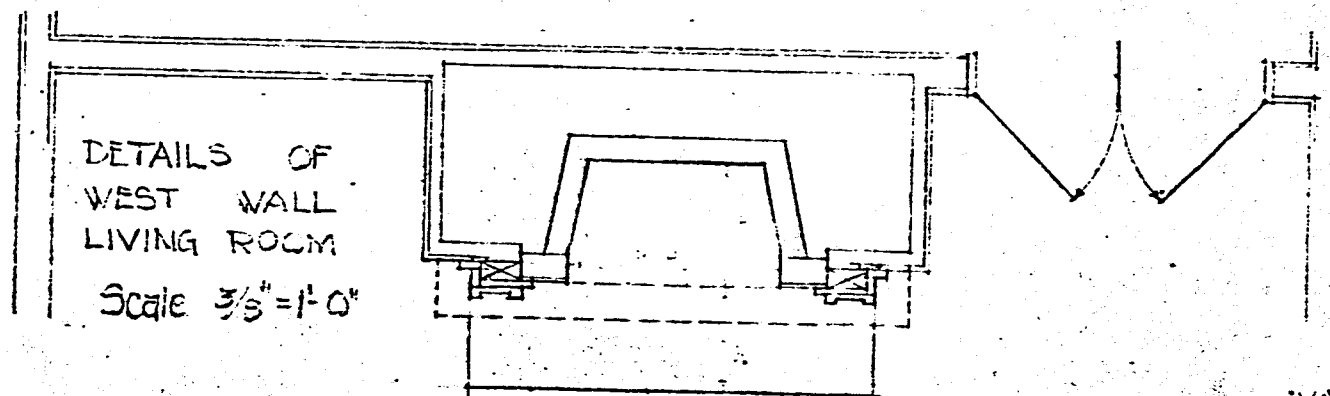
SEPT. 3 - 1936
DRAWN BY
G. D. UTHMAN

DETAILS OF WEST WALL OF LIBRARY
Scale $\frac{3}{8}" = 1'-0"$

WARFIELD & KEE
ARCHITECTS
NASHVILLE - TENN.

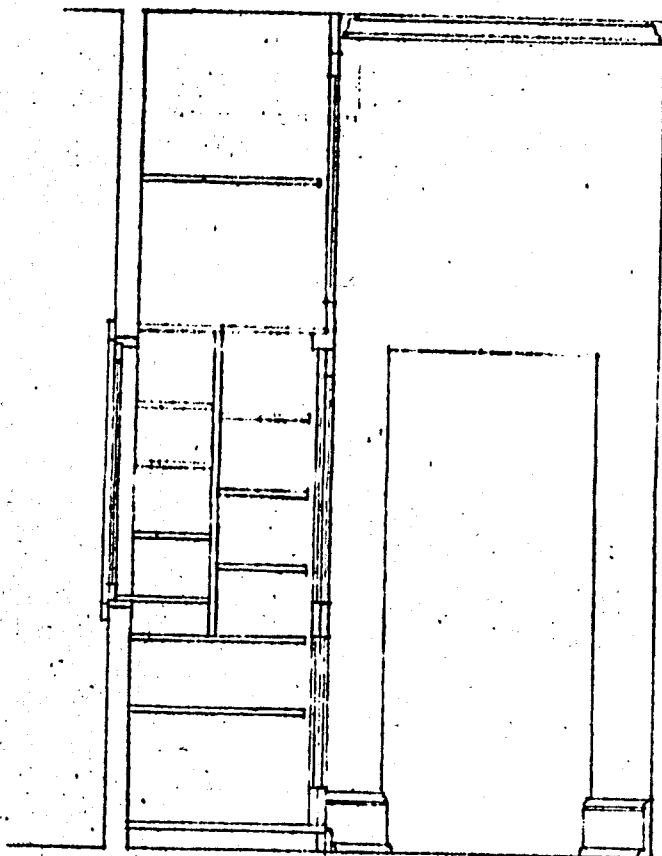


NOTE:
FIREPLACE DIMENSIONS
TO FIT MANTEL
FURNISHED BY
OWNER

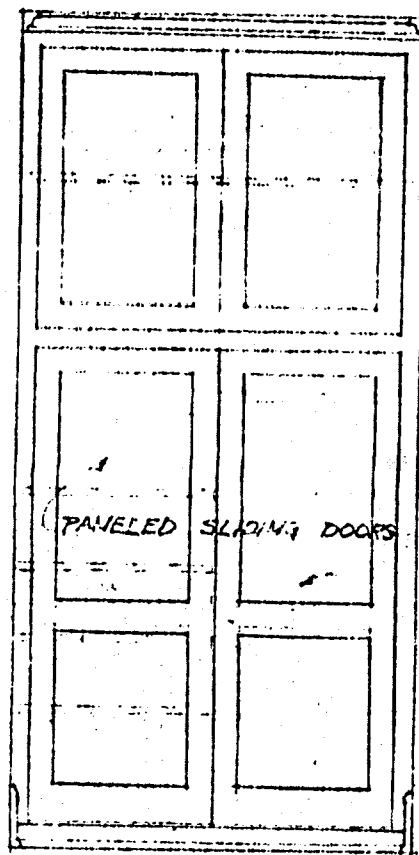


SEPT. 3 - 1936
DRAWN BY
G. O. UTTMAN

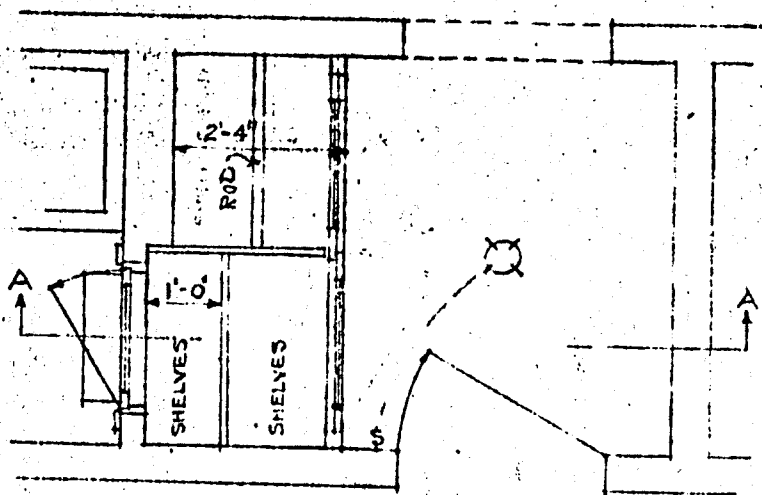
WARFIELD & KEEBLER
ARCHITECTS
NASHVILLE - TENN.
Page 30



SECTIONAL ELEVATION THRU A-A OF PLAN

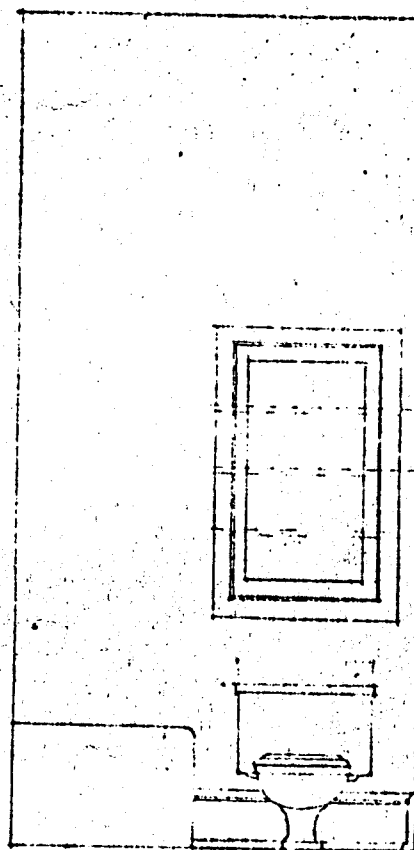


ELEVA. CLOSET DOORS



PLAN

DETAILS OF CLOSET
TO BEDROOM # 2.
Scale $\frac{3}{8}'' = 1'-0''$



N. ELEVA. BATH # 1.

SEPT. 2 - 1936
DRAWN BY
G. O. UTHMAN

WARFIELD & KEEBLE
ARCHITECTS
NASHVILLE - TENN.

SQUARE FOOTAGES:

LOT: 29,440.6 SF

HOUSE:

1866 ORIGINAL HOUSE PLUS 1936 ADDITION RENOVATION:
(INCLUDES COVERED ENTRY PORCH AND FRONT PORCH OFF OF 1936 KITCHEN) 2,723 SF

2006 COVERED ENTRY TO BACKSIDE OF 1936 KITCHEN: 42 SF

PROPOSED FAMILY ROOM ADDITION PLUS SCREENED PORCH AND BREEZEWAY: 1,073 SF

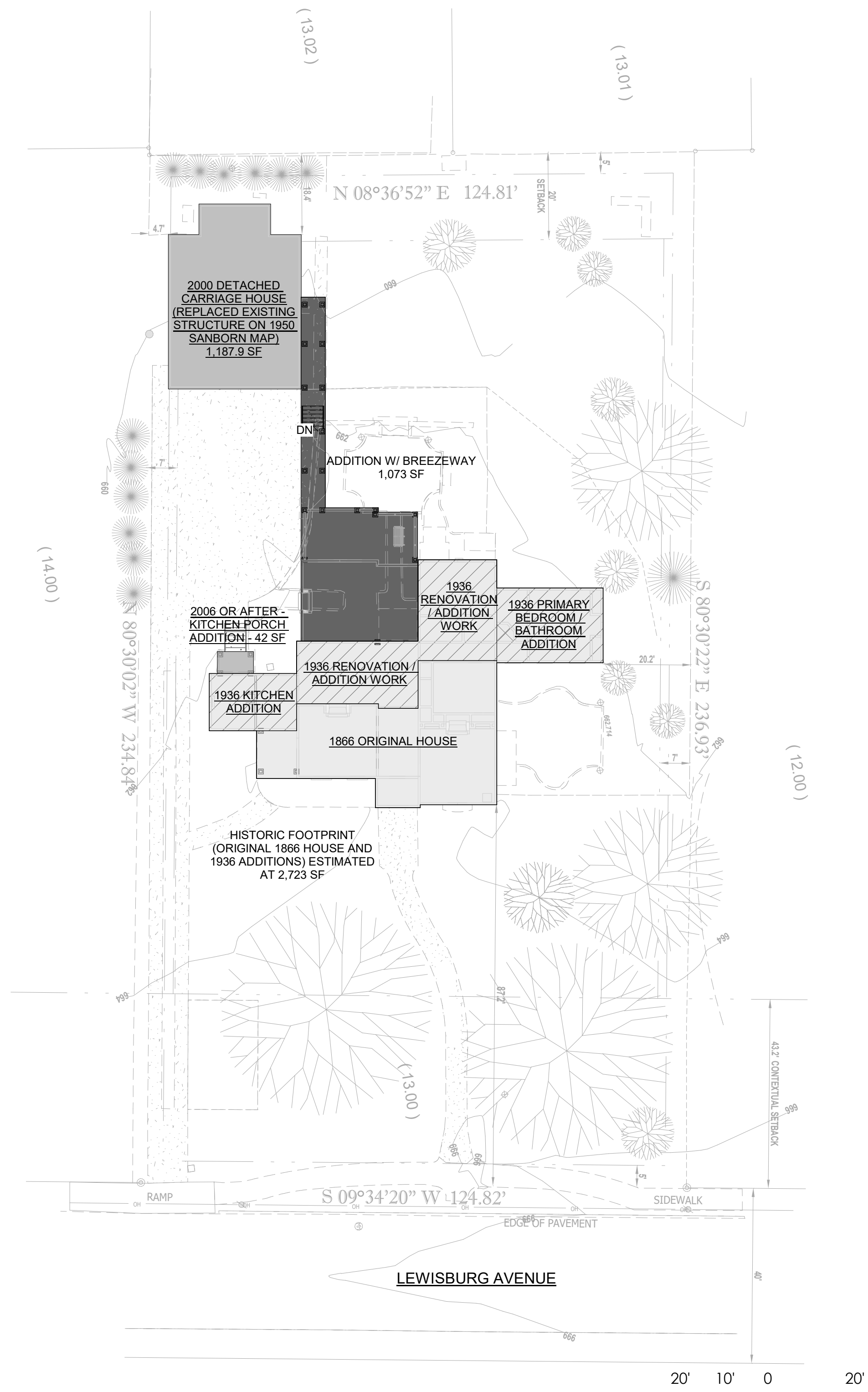
SITE AND ADDITION CALCULATIONS:

ALLOWABLE LOT COVERAGE BY BUILDINGS (35% OF TOTAL LOT): 10,304 SF

PROPOSED LOT COVERAGE BY BUILDINGS AFTER ADDITION: 5,025 SF

ALLOWABLE ADDITION TO EXISTING HISTORIC HOUSE: 1,361 SF

PROPOSED ADDITION TO EXISTING HISTORIC HOUSE:
(PLUS 2006 COVERED ENTRY) 1,115 SF



OWNER:

STACEY WADE
114 LEWISBURG AVENUE
FRANKLIN, TN 37064
T. 615-604-6068
EMAIL: STACEY.WADE@ME.COM

ARCHITECT:

MEGAN GLENN ARCHITECTURE, PLLC
4110 EDWARDS AVENUE
NASHVILLE, TN 37216
T. 615-604-6068
EMAIL: MEGAN@MEGANGLENNARCH.COM

PROJECT TEAM

WADE RESIDENCE

FOWLKES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

DESIGN REVIEW COMMITTEE
2024-07-15





GRAPHIC SYMBOLS

EXISTING

DEMOLISH

GENERAL NOTES - DEMOLITION PLAN

1.

KEYNOTES

1
A101

DEMOLITION PLAN

1/8" = 1'-0"

**MEGAN
GLENN**
ARCHITECTURE

WADE RESIDENCE

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE.,
FRANKLIN, TN 37064

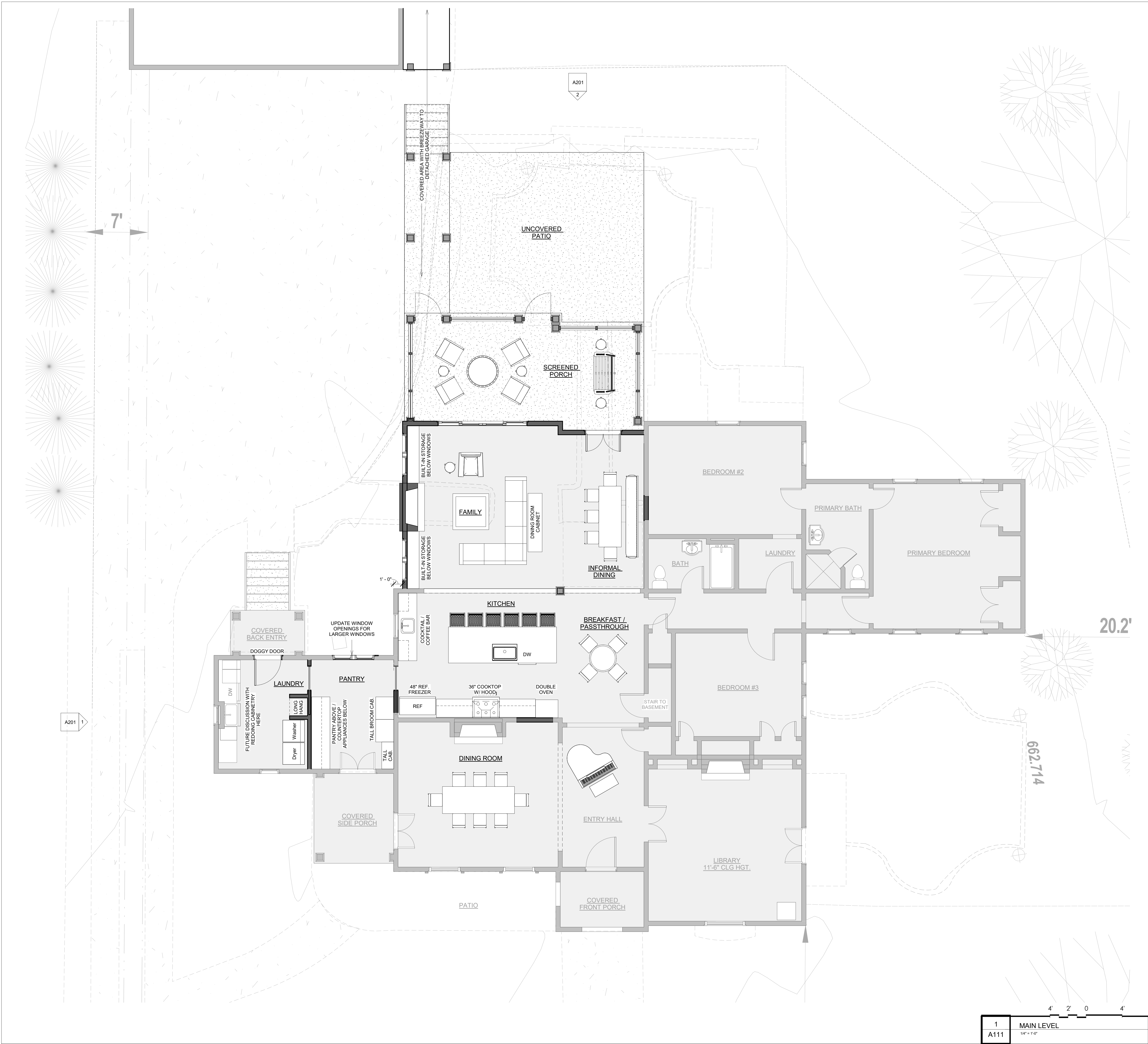
DESIGN REVIEW COMMITTEE
2024-07-15

#2024-05

NOT FOR
CONSTRUCTION

DEMOLITION PLAN - MAIN
LEVEL

A101



GRAPHIC SYMBOLS

NEW

EXISTING

ABOVE / OVERHEAD

NOT IN SCOPE

- GENERAL NOTES - FLOOR PLAN**
- ALL WALLS ARE DIMENSIONED FROM F.O. WOOD STUD TO F.O. WOOD STUD UNLESS OTHERWISE SPECIFIED.
 - ALL WINDOWS ARE DIMENSIONED TO CENTERLINE OF WINDOW UNLESS NOTED OTHERWISE. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
 - CONTRACTOR RESPONSIBLE FOR COORDINATION OF COMPLETE ELECTRICAL CIRCUITRY ON SITE WHIT THE OWNER ONCE FRAMING IS COMPLETE.

KEYNOTES

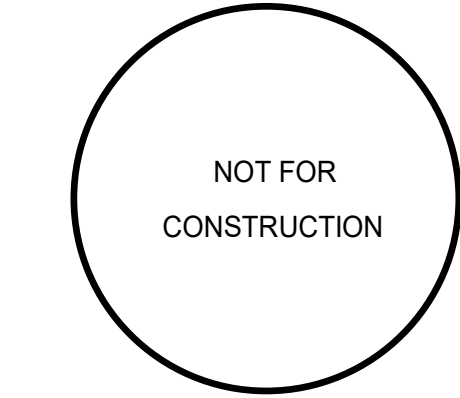


WADE RESIDENCE

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE.,
FRANKLIN, TN 37064

DESIGN REVIEW COMMITTEE
2024-07-15

#2024-05



FLOOR PLAN

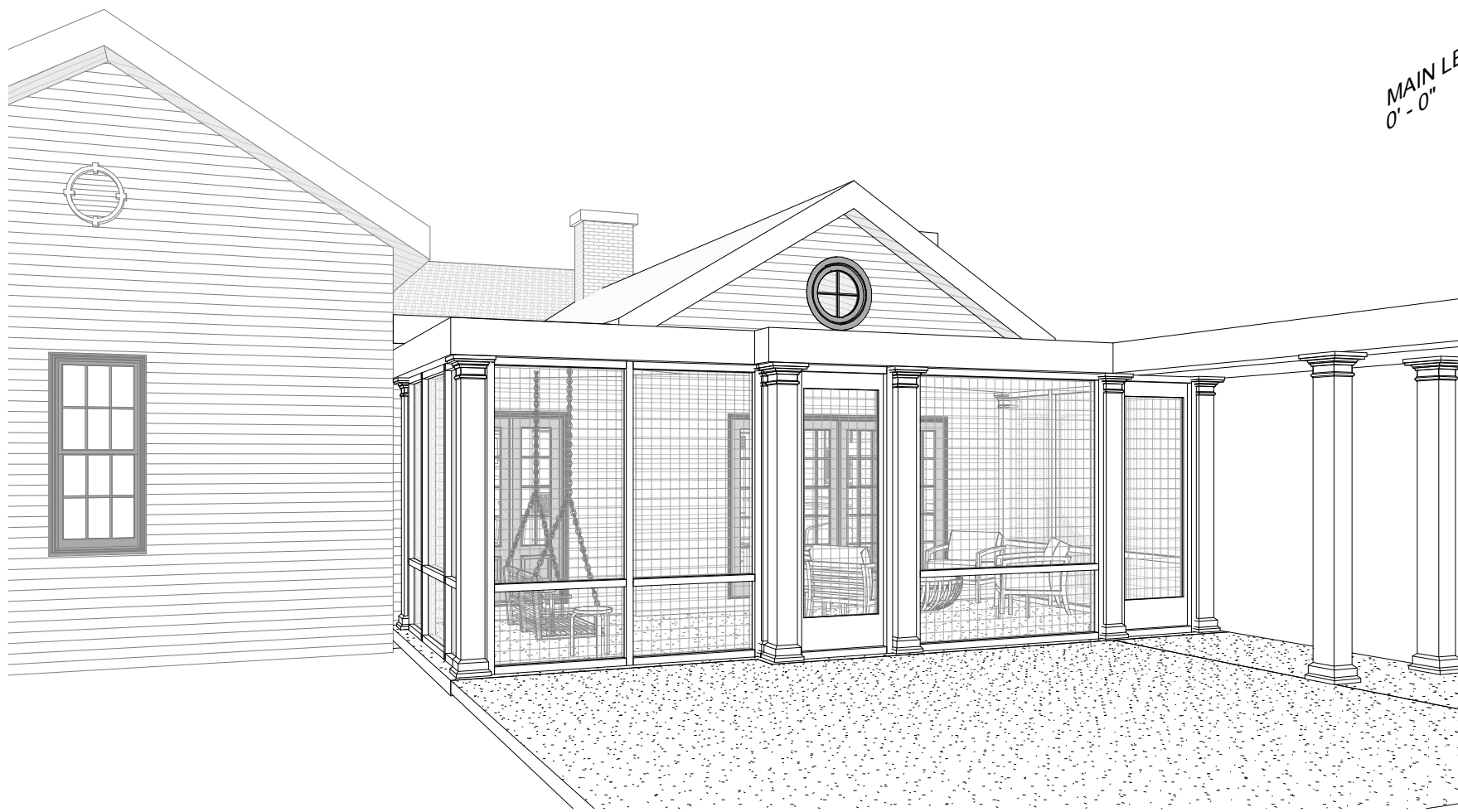
A111

1
A111

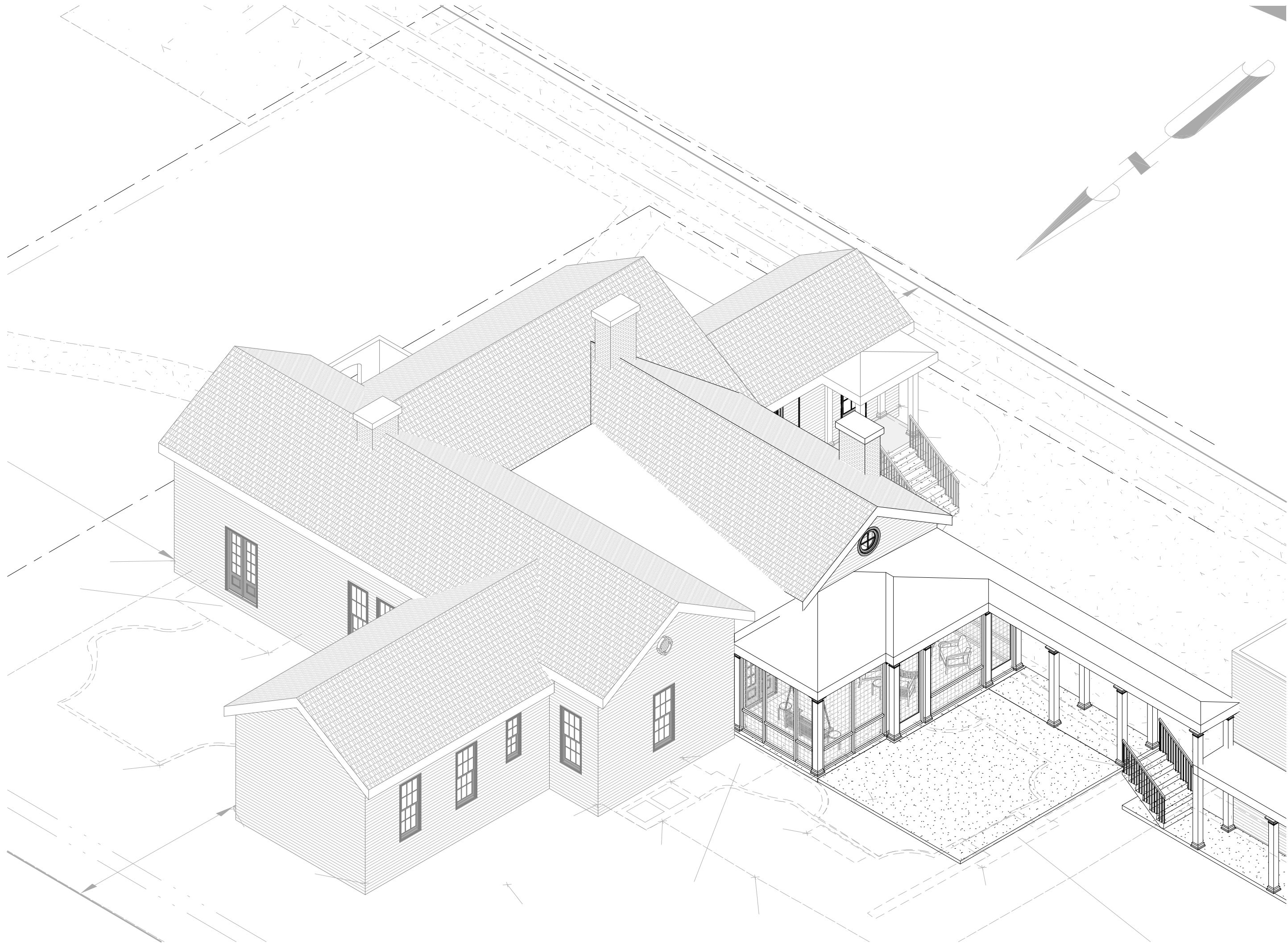
MAIN LEVEL
1/8" = 1'-0"



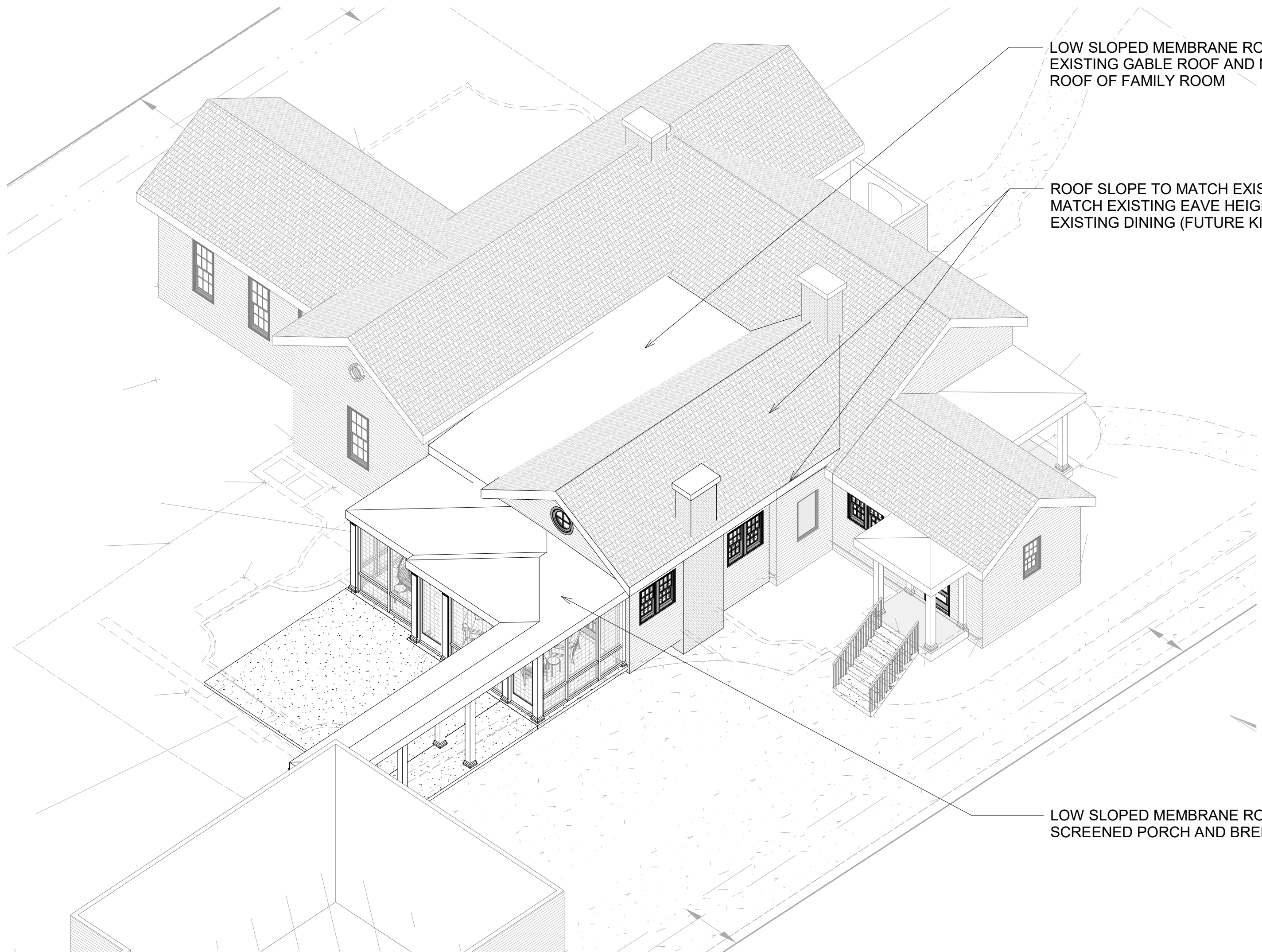
1	VIEW FROM DETACHED STRUCTURE
A200	



2	VIEW FROM BACK PATIO
A200	



3	AERIAL VIEW - NORTHWEST
A200	



4	AERIAL VIEW - SOUTHWEST
A200	



MEGAN
GLENN
ARCHITECTURE

WADE RESIDENCE

FOWL KES-MAYBERRY HOUSE
114 LEWISBURG AVE,
FRANKLIN, TN 37064

DESIGN REVIEW COMMITTEE
2024-07-15

#2024-05

NOT FOR
CONSTRUCTION

AERIAL VIEWS AND 3D VIEWS

A200

RENOVATIONS AND ADDITIONS

1009 FAIR STREET
FRANKLIN, TENNESSEE 37064

2023.03.25 // CONSTRUCTION DOCUMENTS

ARCHITECTURE SHEET LIST

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

CHISEL

workshop

PO BOX 680566 | FRANKLIN, TN 37068

AMANDA W. MCCREARY

REGISTERED ARCHITECT

2023.03.25

CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

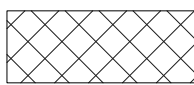
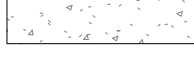
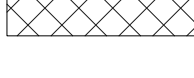
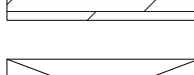
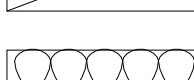
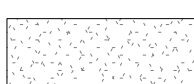
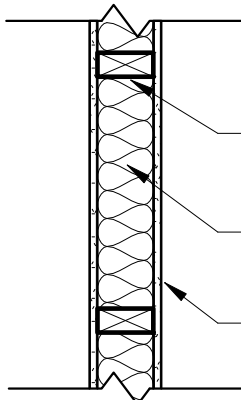
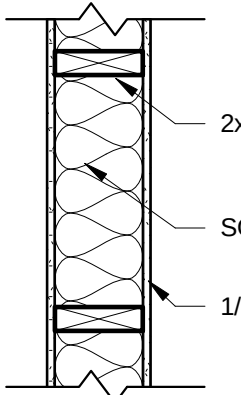
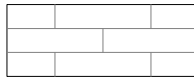
RENOVATIONS AND ADDITIONS

2023.03.25 | 230102

COVER SHEET

G001

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

STANDARD MATERIAL		WALL TYPES		CODE ANALYSIS							
PLAN AND SECTION VIEWS  CMU WALL  BRICK VENEER  STUD WALL  EARTH  CONCRETE  RIGID INSULATION  STEEL  ENGINEERED LUMBER  WOOD FRAMING MEMBER (CONTINUOUS)  WOOD FRAMING MEMBER (DISCONTINUOUS)  BATT INSULATION  GRAVEL  FINISHED WOOD  PLYWOOD  GYPSUM BOARD		 2x4 STUD WALL AT 16" OC 3" SOUND ATTENUATION BATT 1/2" GYPSUM BOARD BOTH SIDES 1 TYPE A 1" = 1'-0"  2x6 STUD WALL AT 16" OC SOUND ATTENUATION BATT 1/2" GYPSUM BOARD BOTH SIDES 2 TYPE B 1" = 1'-0"		APPLICABLE CODES: 2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS 2018 INTERNATIONAL EXISTING BUILDING CODE ZONING AND CODE ANALYSIS: 1. ZONING CLASSIFICATION: R-4 RESIDENTIAL 2. EXISTING LOT SIZE: 0.23 ACRES OR 9826 SF (PER SURVEY DATED 20 DEC 2022) 3. MAIN STRUCTURE SETBACKS (SEE SHEET SP100): REAR SETBACK: 20' EXISTING REAR ADDITION IS NON-CONFORMING. NO CHANGE TO EXISTING BUILDING FOOTPRINT AT THIS LOCATION. BUILDING FOOTPRINT OF NON-CONFORMING REAR ADDITION TO REMAIN THE SAME ADDITION TO REAR TO BE WITHIN 20' SETBACK REQUIREMENT SIDE YARD SETBACK: 7' (NO CHANGE TO EXISTING) FRONT YARD SETBACK: AVERAGE SETBACK OF EXISTING BUILDINGS (NO CHANGE TO EXISTING) 4. ACCESSORY STRUCTURE SETBACKS (SEE SHEET SP100): MINIMUM 5' BEHIND PRINCIPAL STRUCTURE AND 5' FROM ANY LOT LINE EXISTING DETACHED ACCESSORY STRUCTURE IS NON-CONFORMING. NO CHANGE TO EXISTING BUILDING FOOTPRINT OF CARRIAGE HOUSE. BUILDING FOOTPRINT TO REMAIN THE SAME 5. LANDSCAPE SURFACE AREA: MIN 40% SEE SHEET SP100 FOR CALCULATIONS 6. FINISHED BUILDING AREA: MAIN HOUSE: FIRST FLOOR EXISTING 1,633 SF FIRST FLOOR ADDITION 86 SF TOTAL OF MAIN HOUSE 1,719 SF CARRIAGE HOUSE: 342 SF TOTAL FINISHED AREA OF PROJECT: 2,061 SF							
PLAN DESIGNATION  WINDOW SYMBOL  DOOR SYMBOL  WALL TYPE SYMBOL  LIGHTING TYPE SYMBOL  FIXTURE TYPE SYMBOL  FINISH TYPE SYMBOL COUNTER -TOP SS1 CABINET BASE WD1 CASEWORK SYMBOL TYPE 1'-0" CEILING DESIGNATION HEIGHT 1 DEMO KEYNOTE 1 PLAN KEYNOTE Room name 101 ROOM DESIGNATION N NORTH ARROW		ELEVATION VIEWS  BRICK  METAL PANEL  SIDING  STONE									

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS

2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK

3. GC SHALL CHECK AND VERIFY ALL GRADES, ELEVATIONS, SIZES, AND DIMENSIONS AND SHALL COORDINATE ALL DISCREPANCIES WITH THE ARCHITECT.

4. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING ON SITE CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY FIELD DESIGN OR DECISIONS HE MAKES WITHOUT FIRST CONSULTING THE ARCHITECT OR OWNER.

5. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK

6. ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE

7. MEP & STRUCTURAL SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS

8. UNLESS INDICATED OTHERWISE, ANY NOTES, DETAILS, AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IS SPECIFICALLY INDICATED OR NOTED.

9. THE ARCHITECT OR OWNER WILL NOT BE RESPONSIBLE FOR ANY WORK OR INSTALLATION OF COMPONENTS THAT DOES NOTE COMPLY WITH THE DRAWINGS, ETC.

10. CHISEL WORKSHOP. PLC EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE CONSIDERED PROPRIETARY INFORMATION AND SHALL NOT BE UPGRADED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CHISEL WORKSHOP, PLC.

CHISELworkshop

PO BOX 680566 | FRANKLIN, TN 37068



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

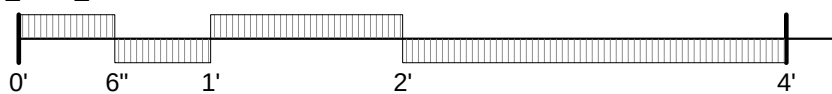
230102

GENERAL NOTES & LIFE SAFETY

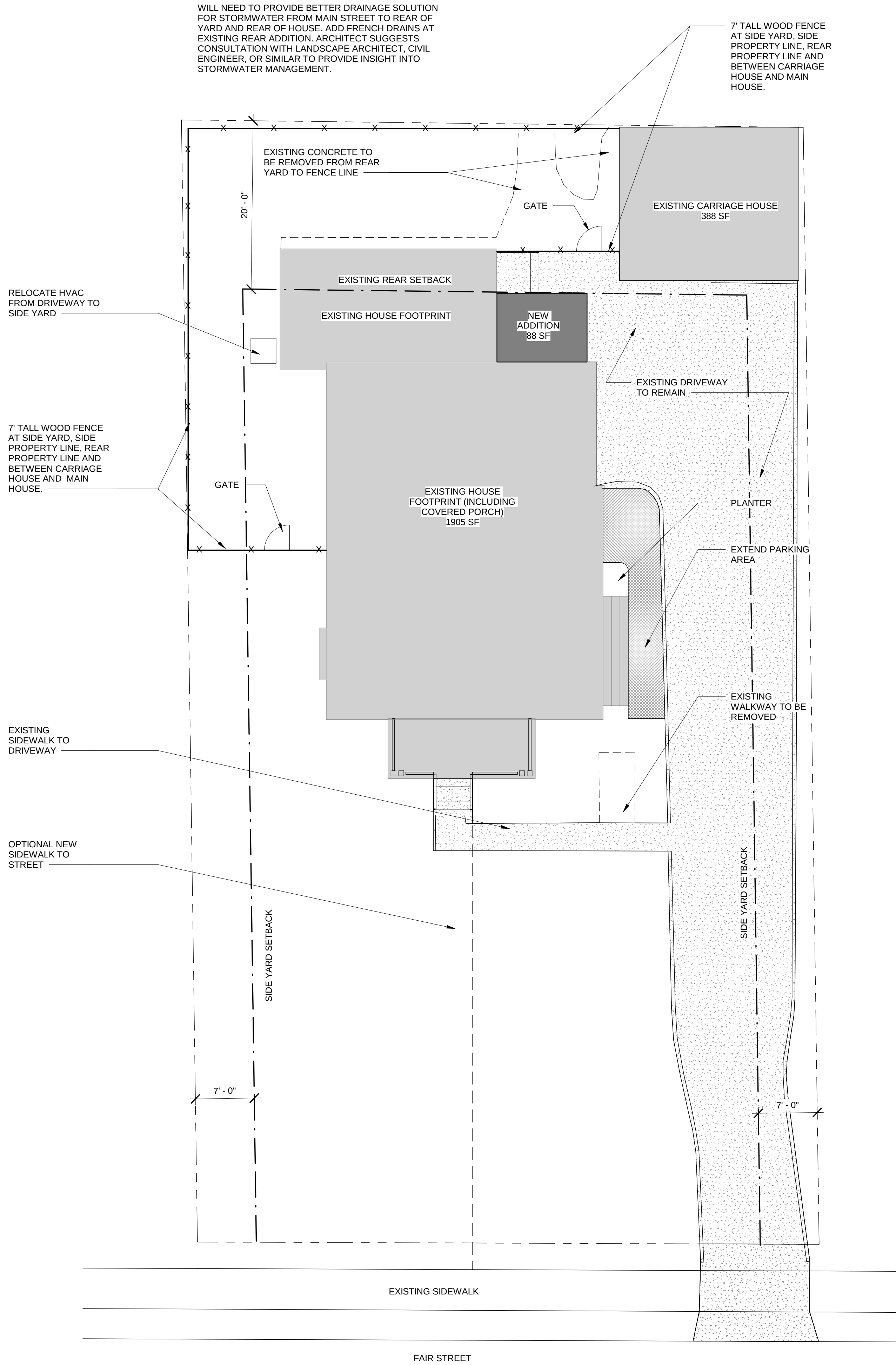
G002

GRAPHIC SCALES

1" = 1'



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① SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

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

SITE PLAN CALCULATIONS

LANDSCAPE SURFACE RATIO: MIN 40%

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

EXISTING CARRIAGE HOUSE 388 SF

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

TOTAL IMPERVIOUS 4827 SF

LOT AREA (PER SURVEY) 9826 SF

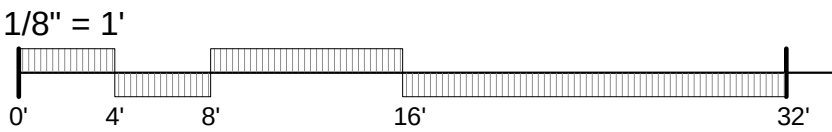
LSR 51%

EXISTING HOUSE MINUS REAR ADDITION: 1386 SF
NEW REAR ADDITION: 88 SF

ADDITION IS 6.3% AREA OF EXISTING HISTORIC HOME



GRAPHIC SCALES



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CONSTRUCTION
DOCUMENTS

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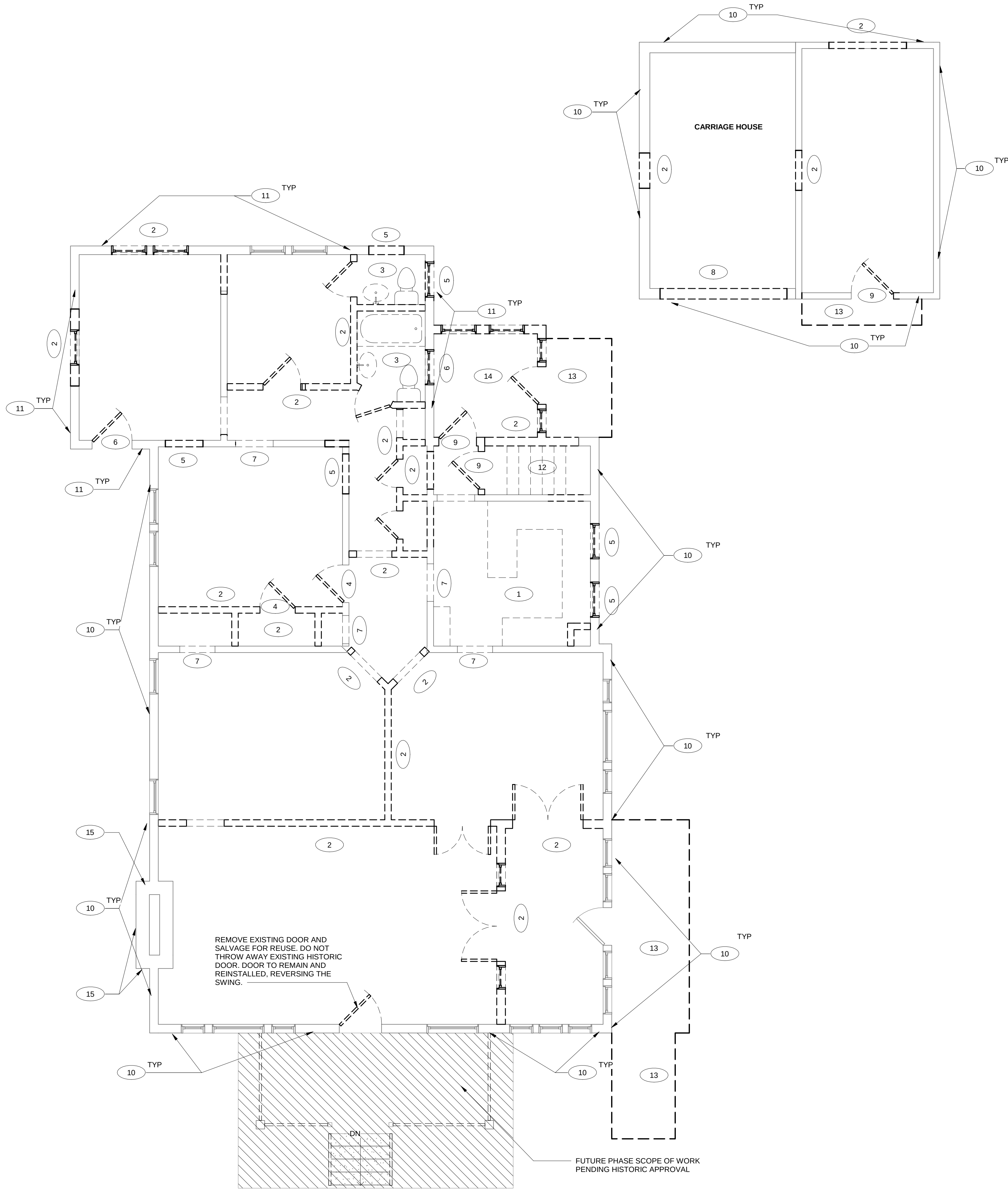
RENOVATIONS AND ADDITIONS

2023.03.25

230102

SITE PLAN

SP100



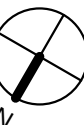
1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES

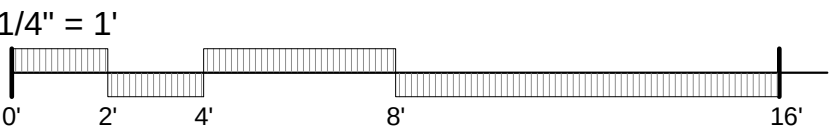
1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING, BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED.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

DEMOLITION KEYNOTES

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



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

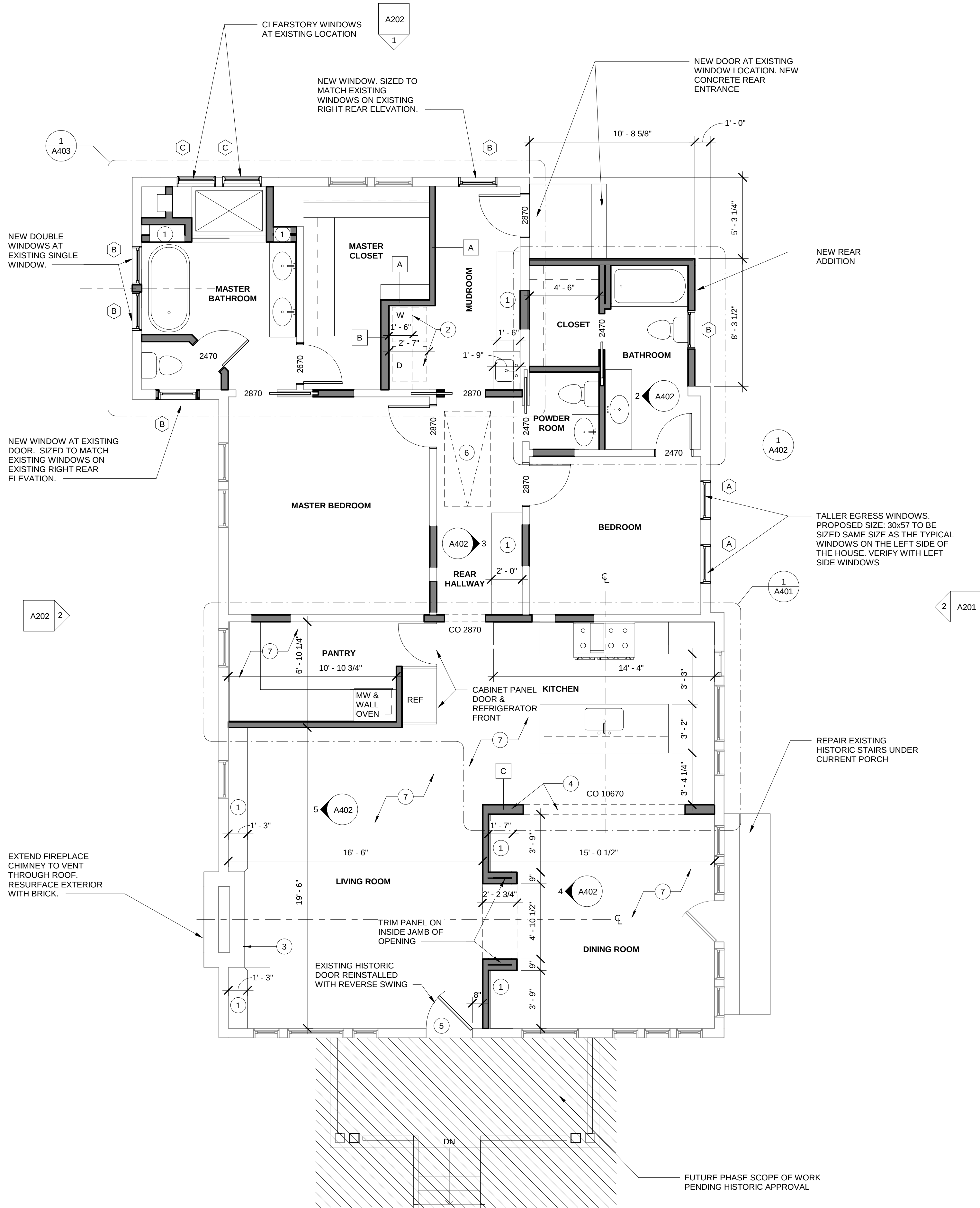
RENOVATIONS AND ADDITIONS

2023.03.25

230102

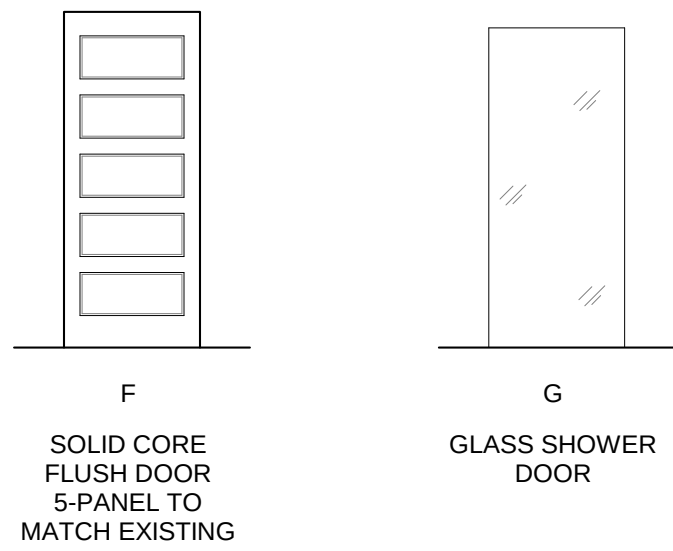
DEMO PLAN

D101

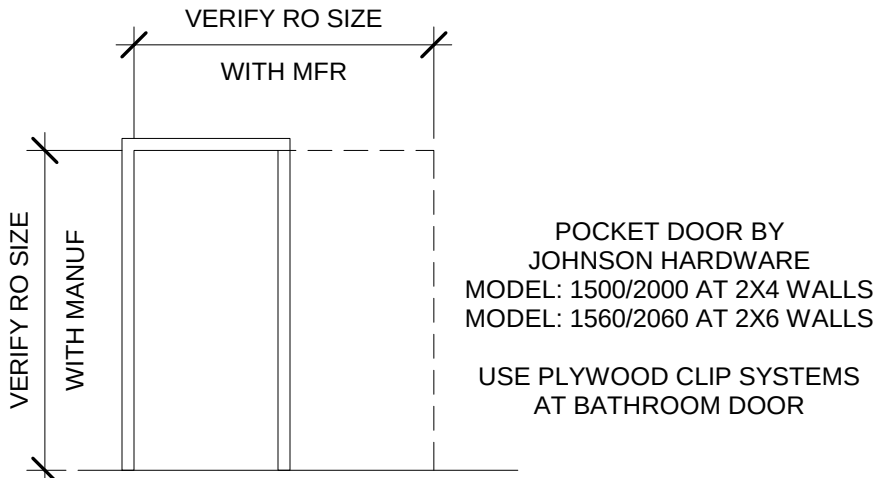


1 FIRST FLOOR PLAN // PROPOSED PLAN
1/4" = 1'-0"

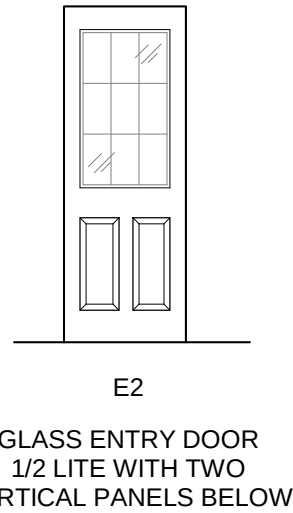
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

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

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

FLOOR PLAN LEGEND

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

GENERAL NOTES

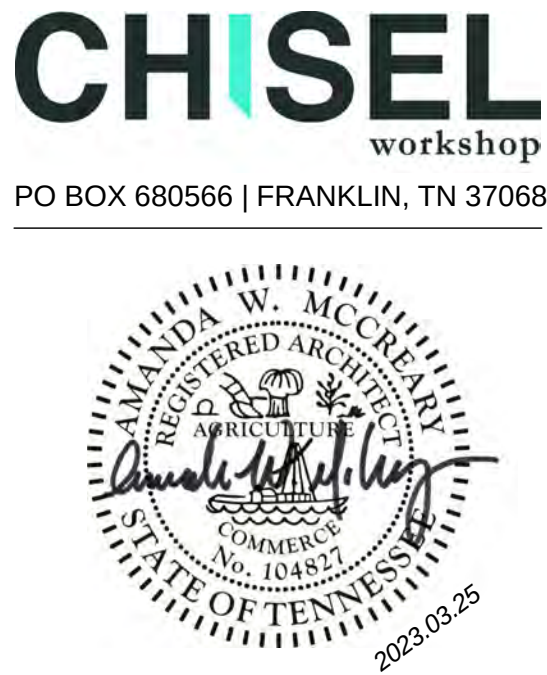
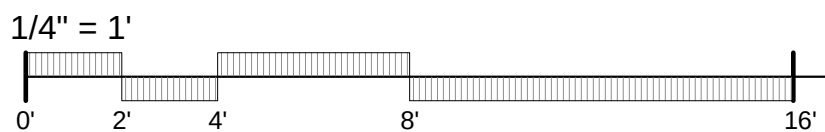
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- PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.
- REPAIR ALL HISTORIC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

FLOOR PLAN KEYNOTES

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



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

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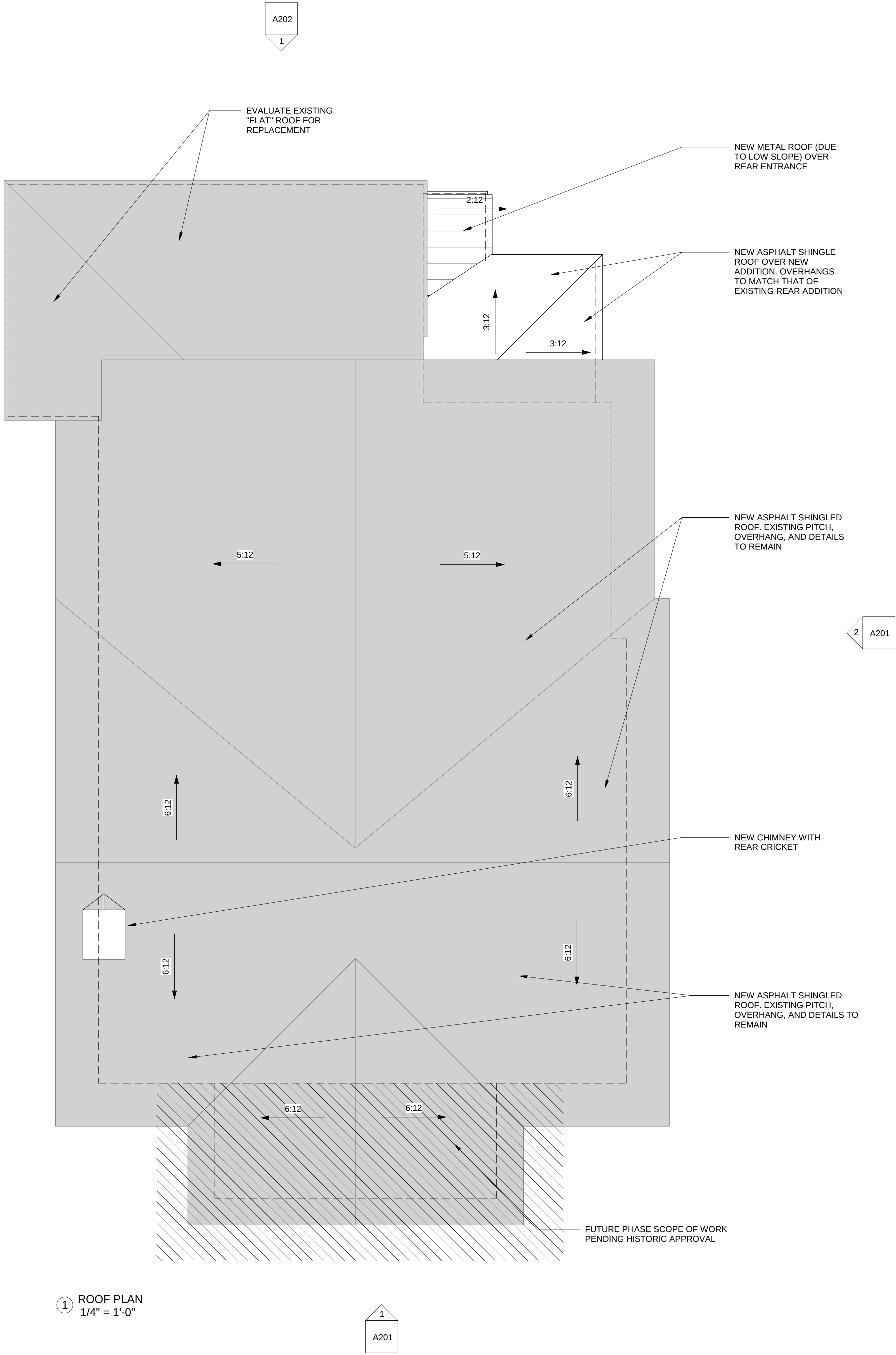
RENOVATIONS AND ADDITIONS

2023.03.25

230102

FIRST FLOOR PLAN

A101

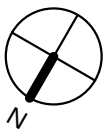


ROOF PLAN LEGEND

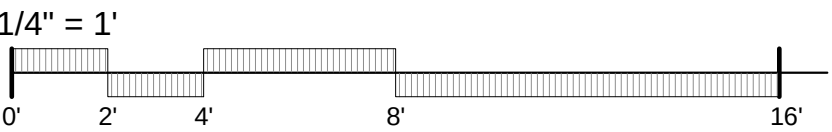
- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

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



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

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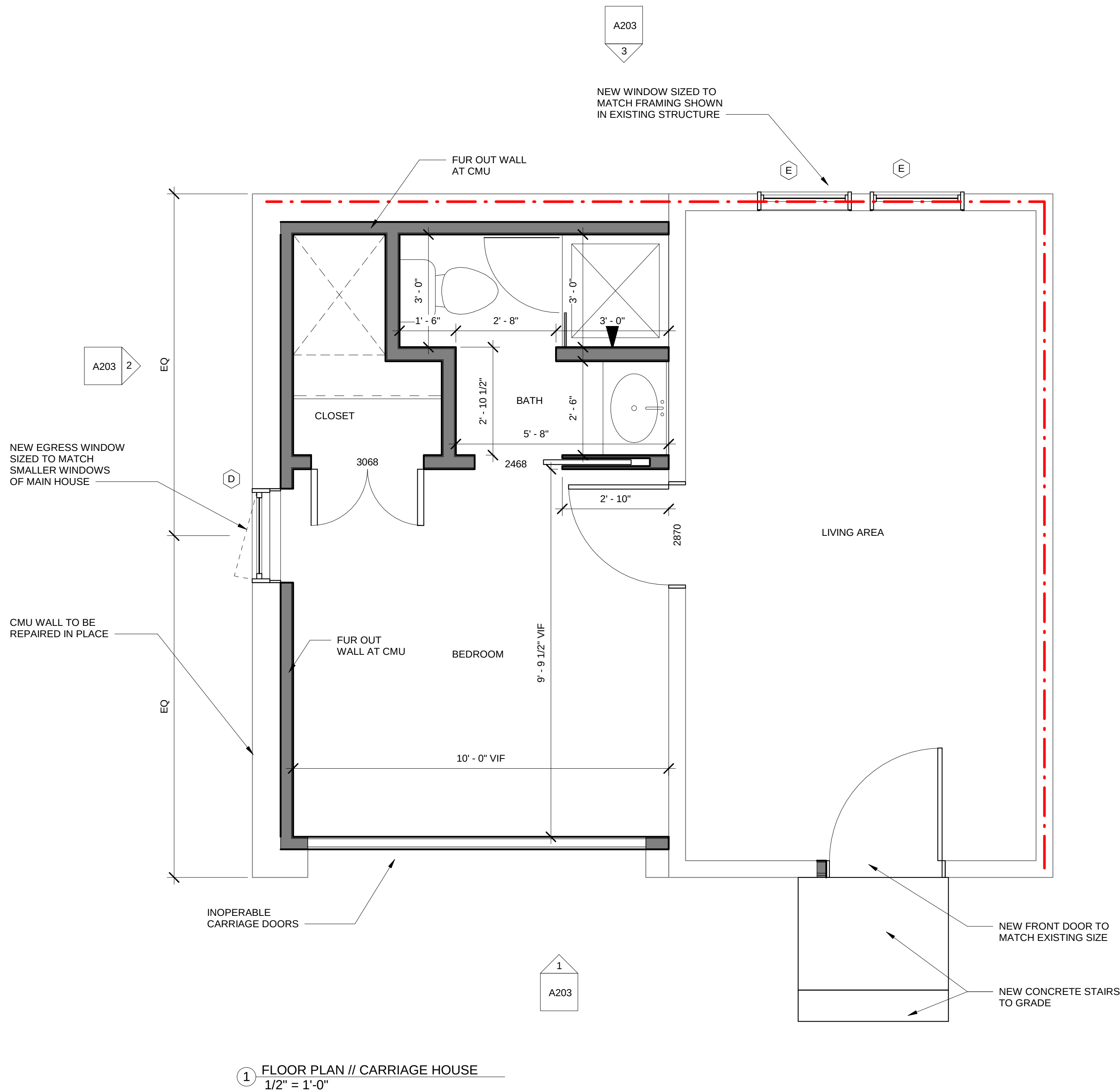
RENOVATIONS AND ADDITIONS

2023.03.25

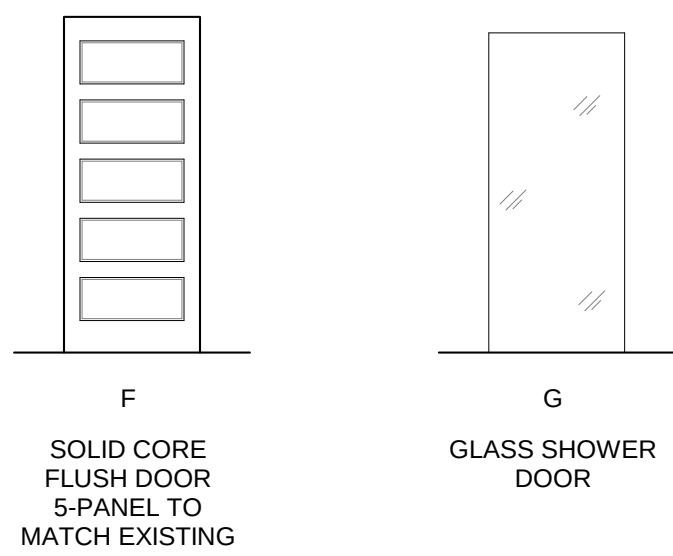
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ROOF PLAN

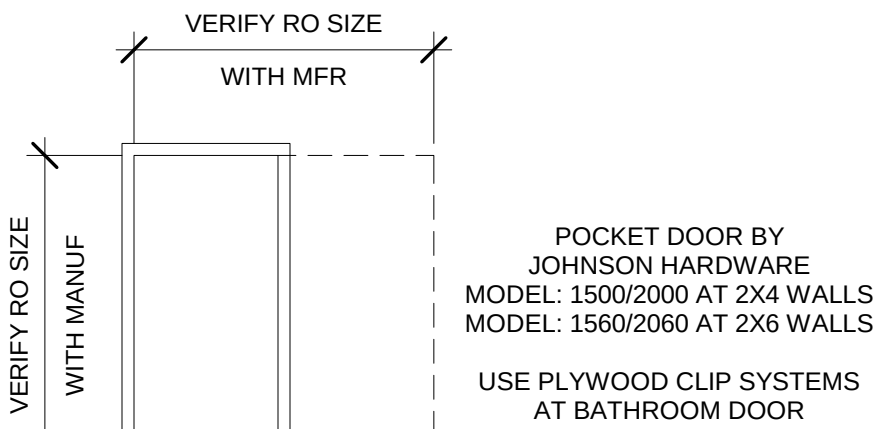
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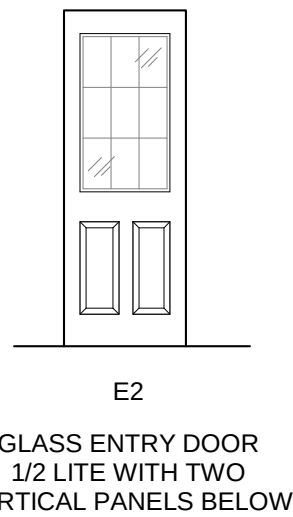
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE			
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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A WALL TYPE - SEE G002
- 1 FIXTURE KEYNOTE
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS
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GENERAL NOTES

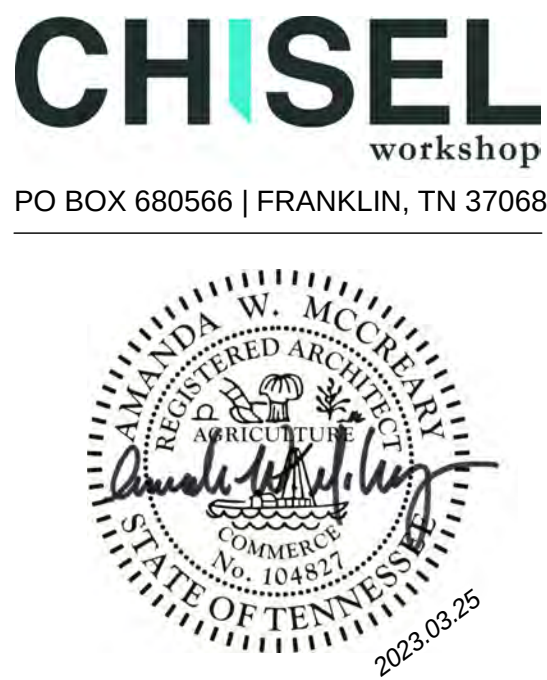
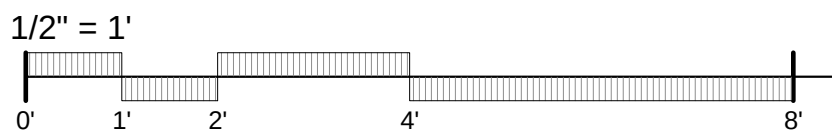
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- BUILT-INS. SEE ELEVATION.
- 30" DEEP COUNTERTOP ABOVE WASHER AND DRYER WITH 18" DEEP WALL CABINETS ABOVE
- REFINISH EXISTING STONE FIREPLACE TBD. MAKE FIREPLACE OPERATIONAL
- NEW WALL AT LOCATION OF EXISTING WALL
- REPAIR BROKEN GLASS PANE WITH NEW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



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE
HOUSE FLOOR
PLAN

A103



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

CARRIAGE
HOUSE ROOF
PLAN

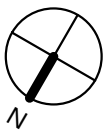
A104

ROOF PLAN LEGEND

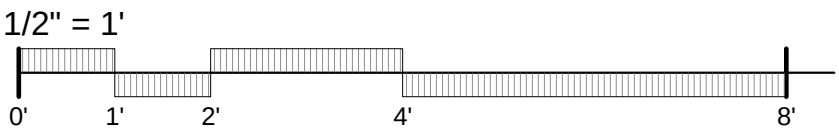
- ASPHALT SHINGLE ROOF
- METAL ROOF

ROOF PLAN NOTES

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

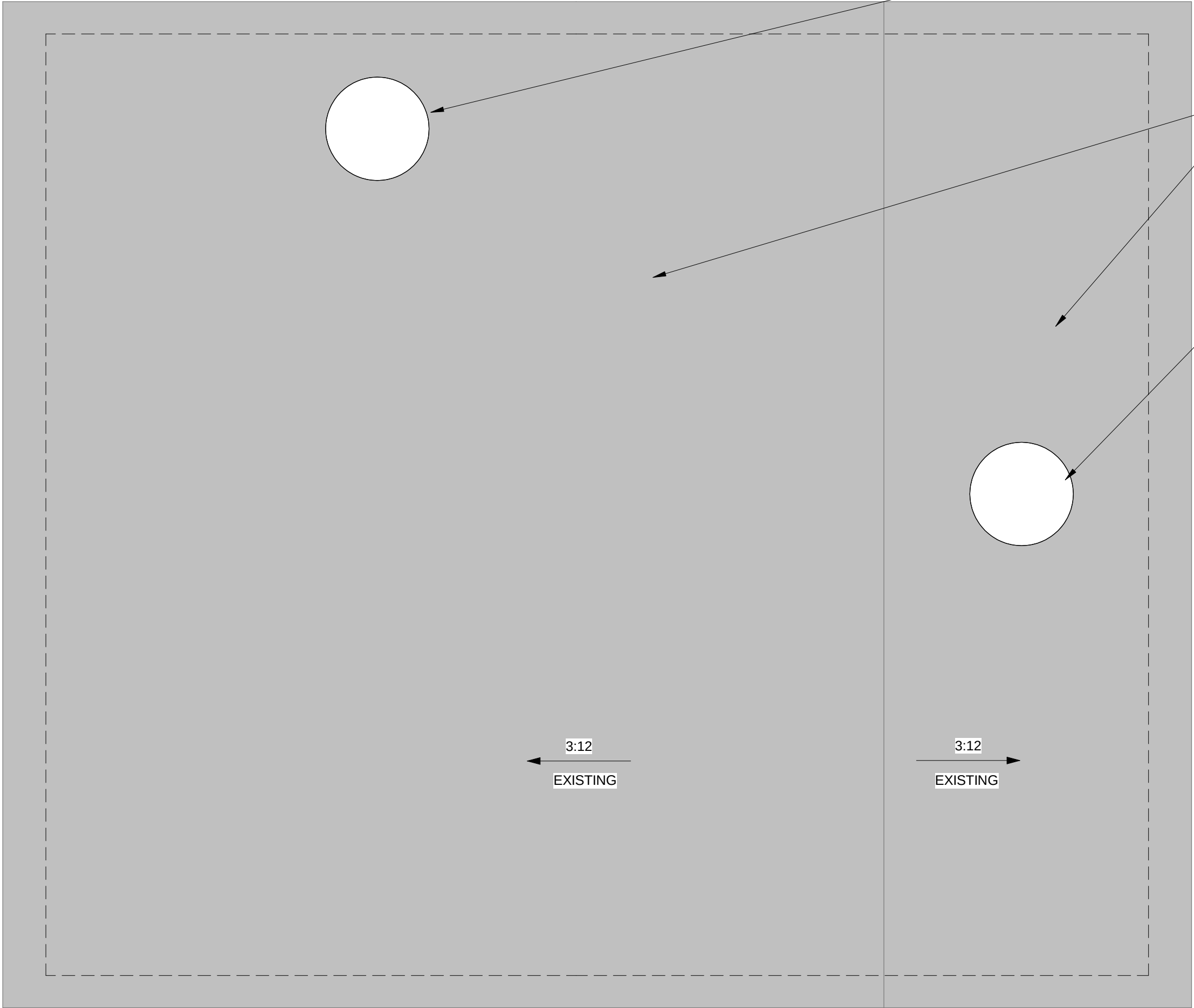
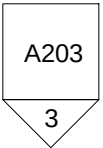
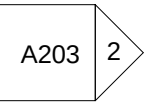
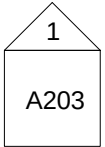


GRAPHIC SCALES



1 ROOF PLAN // GARAGE

1/2" = 1'-0"



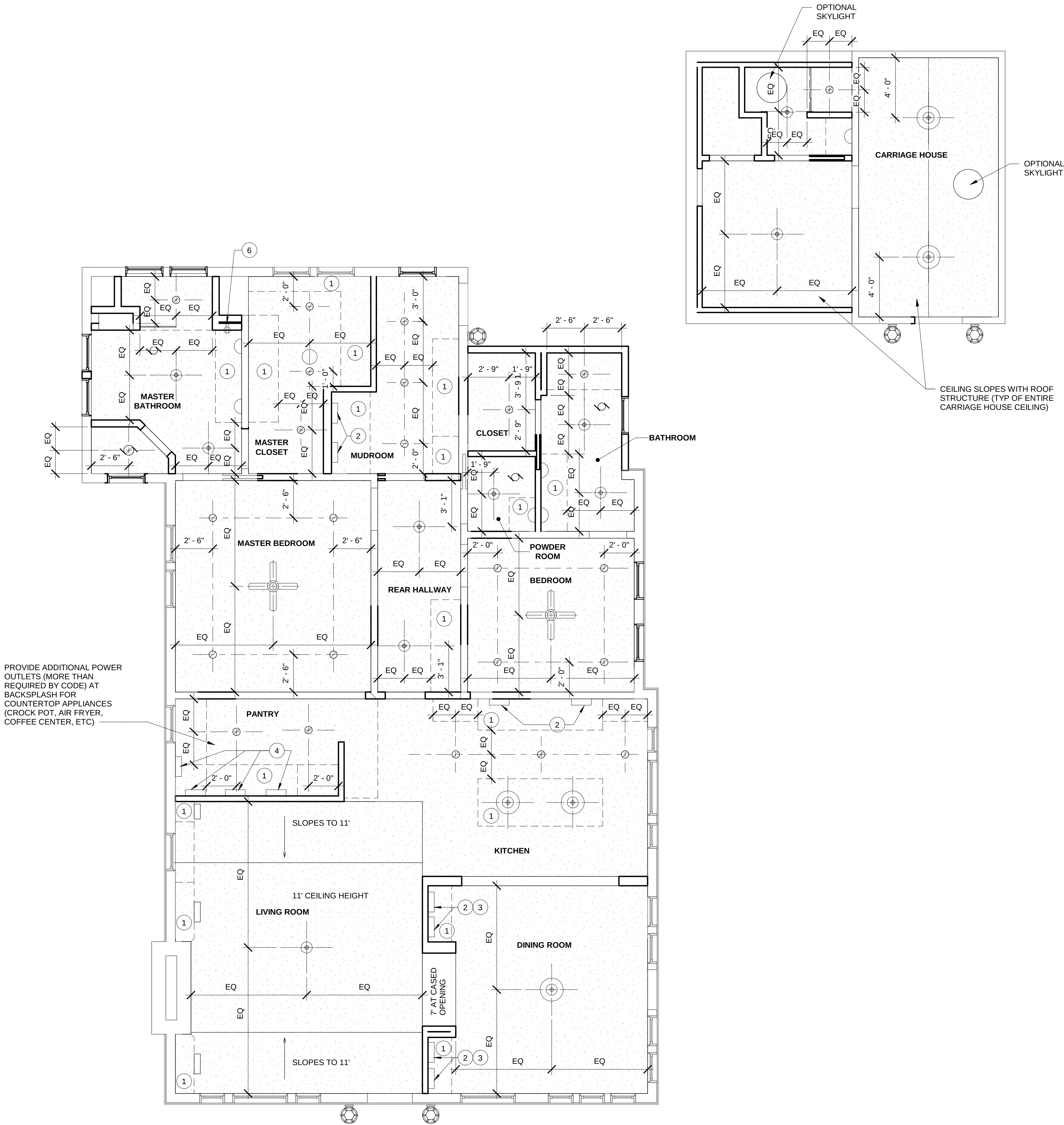
OPTIONAL SKYLIGHTS OR
SOLATUBES

NEW ASPHALT SHINGLED
ROOF, EXISTING PITCH,
OVERHANG, AND DETAILS
TO REMAIN

OPTIONAL SKYLIGHTS OR
SOLATUBES

3:12
EXISTING

3:12
EXISTING



PROVIDE ADDITIONAL POWER
OUTLETS (MORE THAN
REQUIRED BY CODE) AT
BACKSPLASH FOR
COUNTERTOP APPLIANCES
(CROCK POT, AIR FRYER,
COFFEE CENTER, ETC)

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

RCP LEGEND

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

RCP TYPES X 1'-0"

A GWB CEILING

ELECTRICAL NOTES

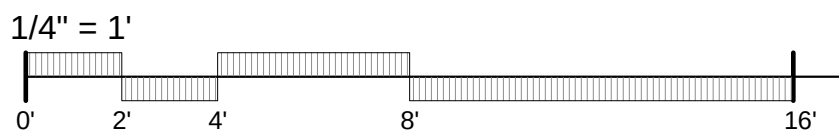
- ALL NEW LIGHTING TO INCLUDE LED LAMPS, CRI OF 90 OR ABOVE AND 2700K COLOR TEMPERATURE UNO
- RECEPTACLES TO BE LOCATED HORIZONTALLY ALONG BASE UNO
- PROVIDE CAN LIGHT SHOWER TRIM KITS AT WET LOCATIONS.
- PROVIDE RECESSED CAN LIGHT SLOPED CEILING HOUSING AT ALL LOCATIONS WITH SLOPED OR VAULTED CEILINGS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

ELECTRICAL KEYNOTES

- 1 LINE OF CABINETRY BELOW
- 2 UNDERCABINET LIGHTS AND UNDERCABINET POWER STRIP
- 3 4" MINI-CANS OR LED LIGHTS AT GLASS CABINETS
- 4 UNDERCABINET LIGHTS, (POWER TO BE LOCATED AT TYPICAL WALL ABOVE COUNTER)
- 5 SCONCE LIGHTS ON BOOKCASES
- 6 PROVIDE POWER INSIDE MEDICINE CABINET



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

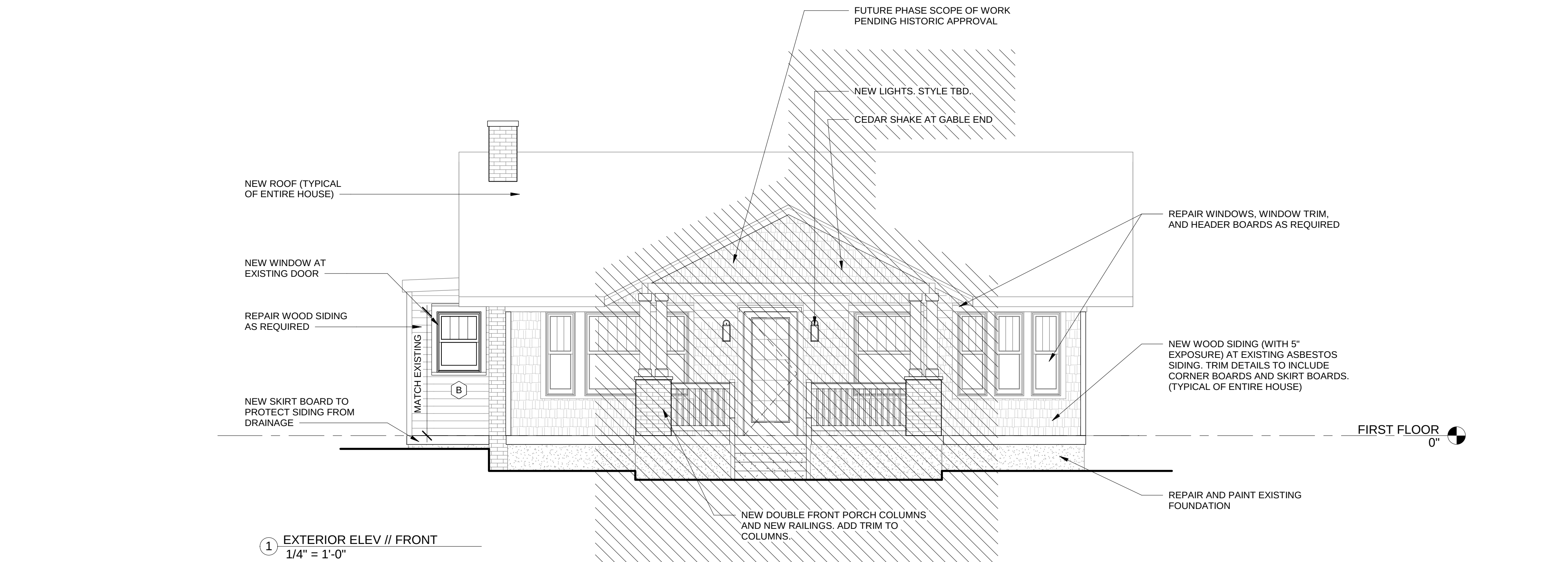
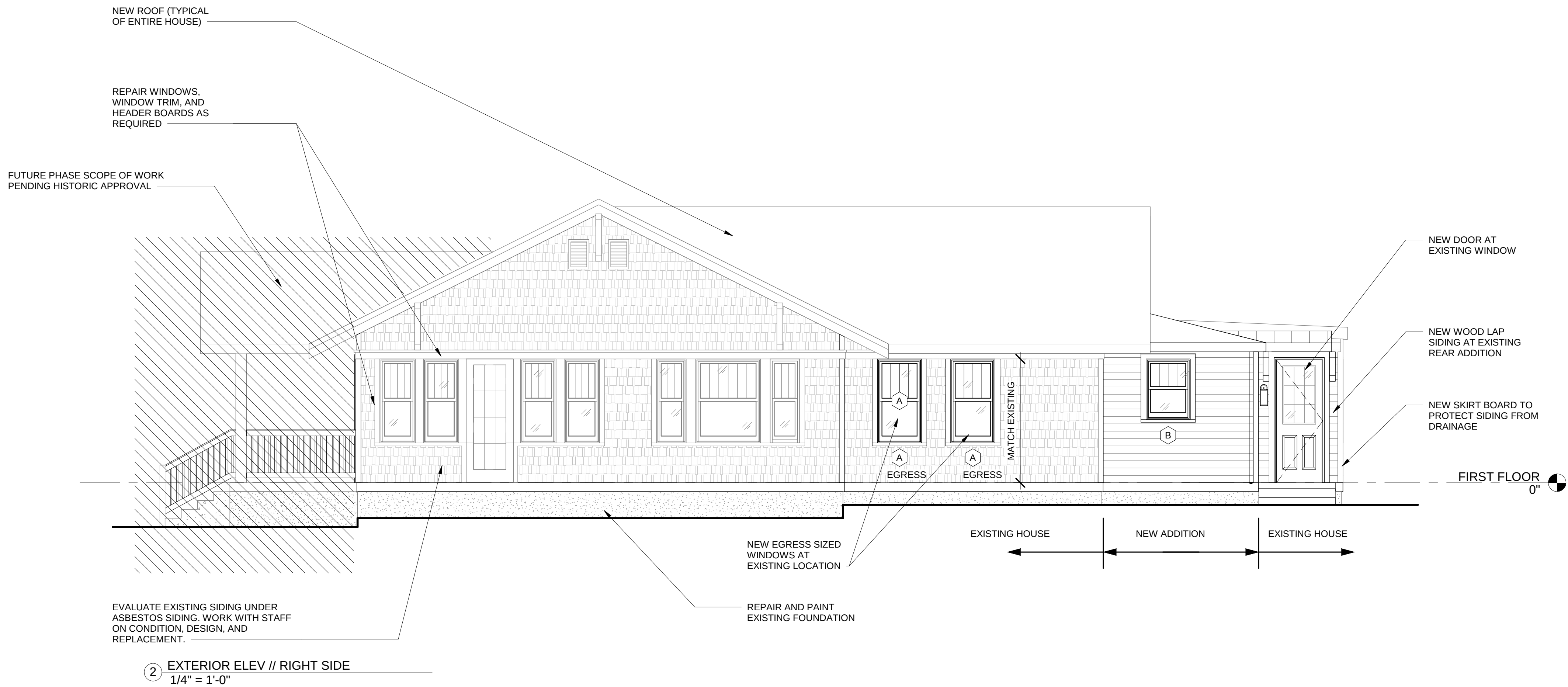
RENOVATIONS AND ADDITIONS

2023.03.25

230102

FIRST FLOOR
RCP

A111



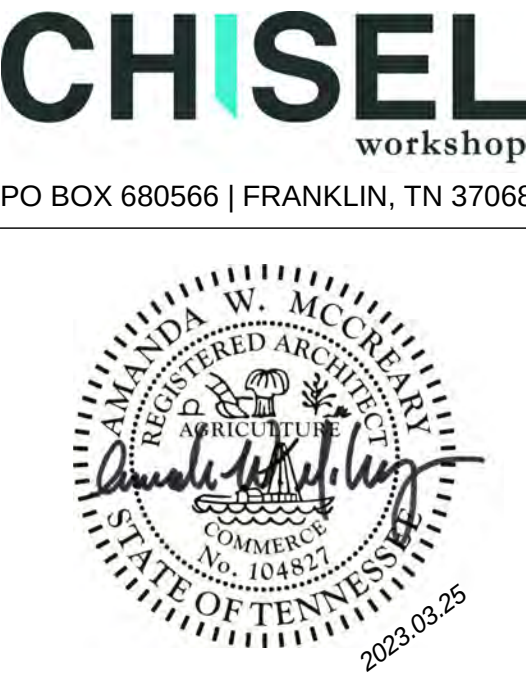
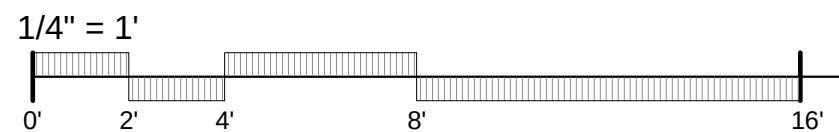
ELEVATION LEGEND

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

GENERAL NOTES

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

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25 | 230102

EXTERIOR ELEVATIONS

A201



CONSTRUCTION
DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR
ELEVATIONS

A202

ELEVATION LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

WINDOW TYPE - SEE A601

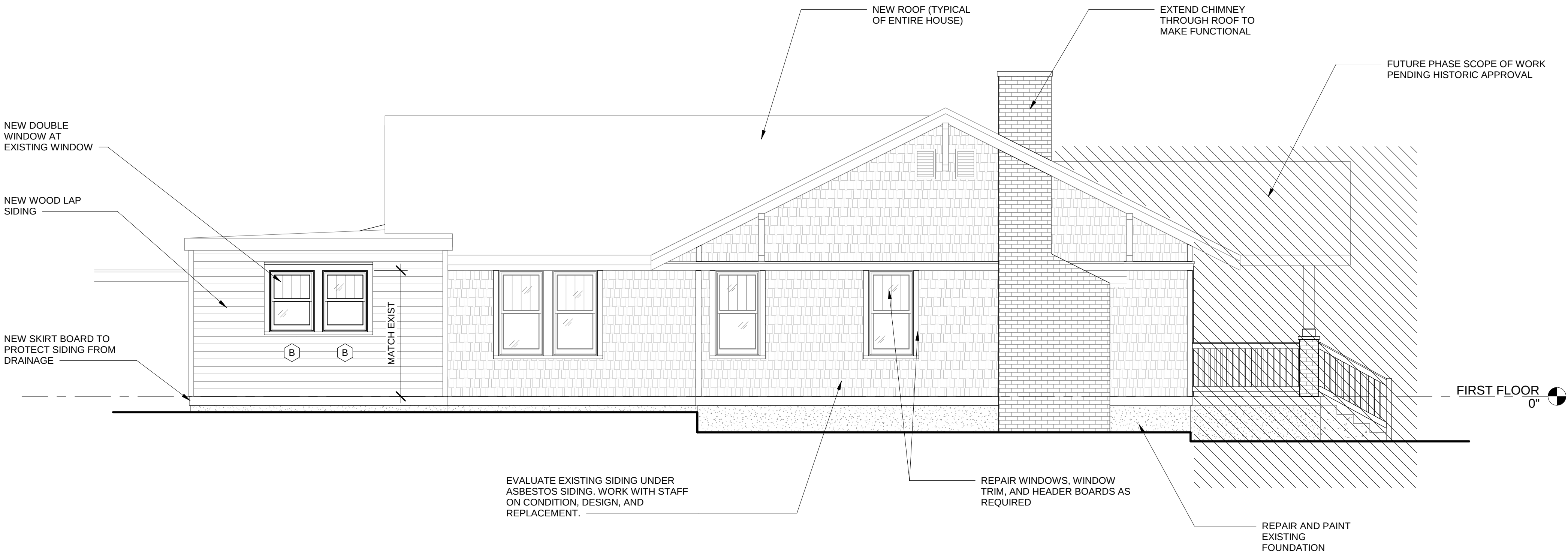
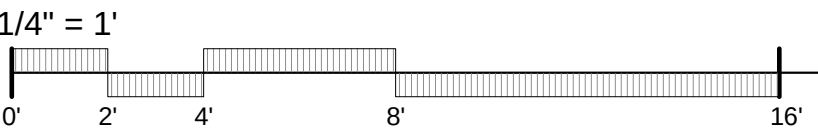
EXISTING CEDAR SHAKE (ASSUMED) UNDER
CURRENT SIDING. SEE NOTES BELOW

WOOD CLAPBOARD SIDING EXTERIOR

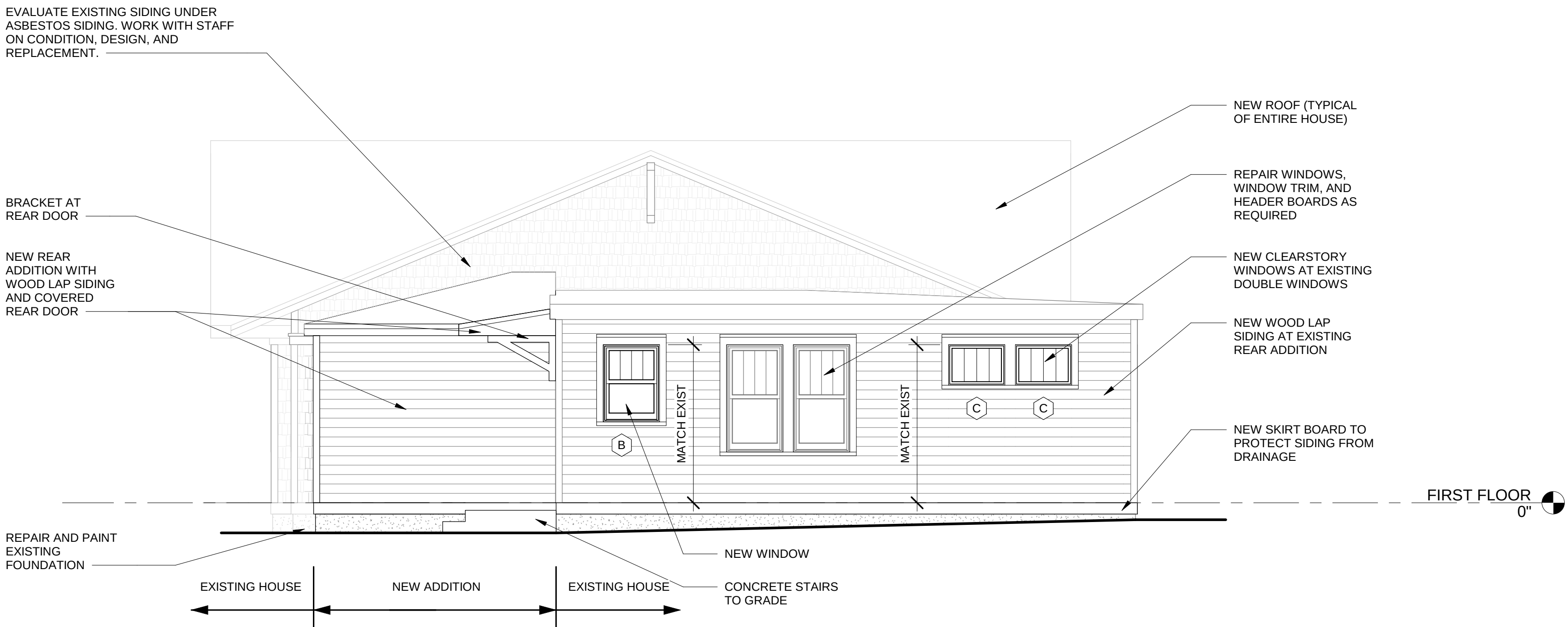
GENERAL NOTES

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

GRAPHIC SCALES



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



① EXTERIOR ELEV // REAR
1/4" = 1'-0"



CARRIAGE HOUSE FRONT



CARRIAGE HOUSE LEFT SIDE

SCOPE OF WORK - CARRIAGE HOUSE EXTERIOR

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

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



INTERIOR OF RIGHT PORTION OF CARRIAGE HOUSE



INTERIOR OF LEFT PORTION SHOWING SHAKE EXTERIOR

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601

- EXISTING CEDAR SHAKE (ASSUMED) UNDER CURRENT SIDING. SEE NOTES BELOW
- WOOD CLAPBOARD SIDING EXTERIOR

GENERAL NOTES

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

IMAGE NOTES

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



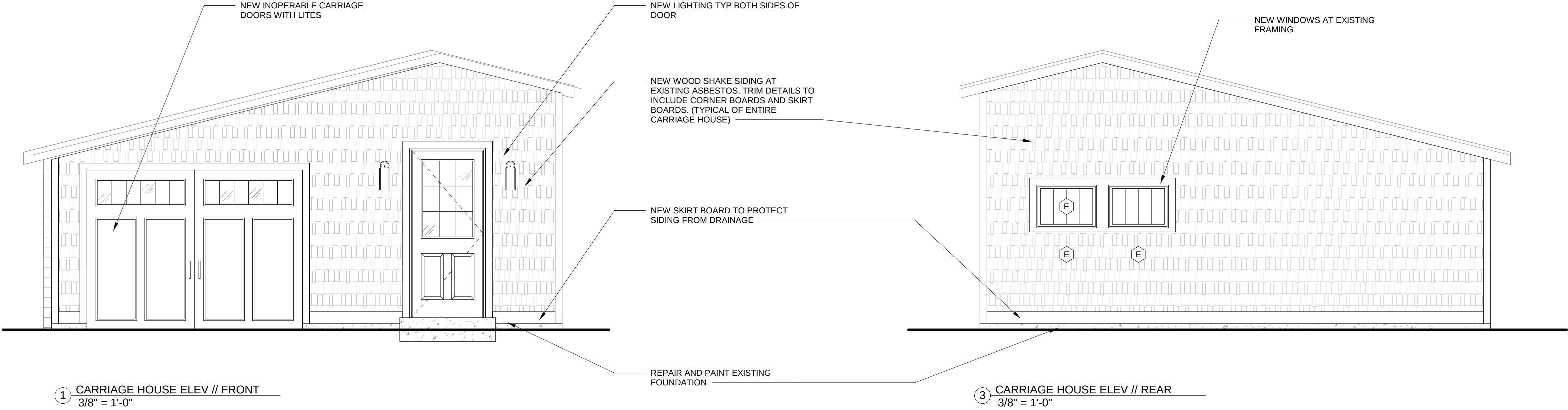
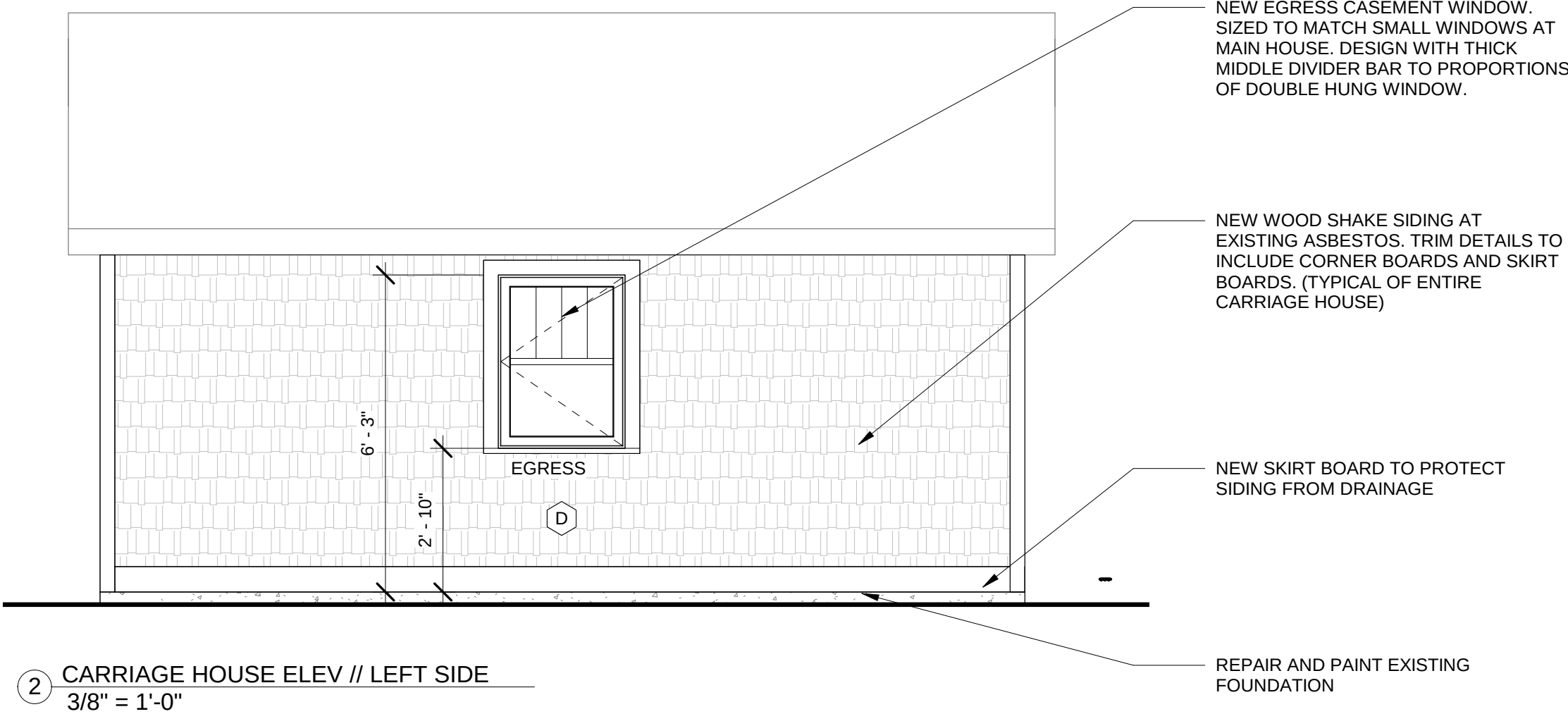
CONSTRUCTION DOCUMENTS

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

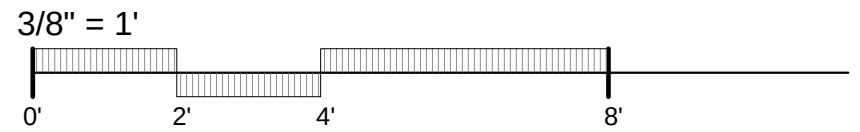
2023.03.25 | 230102

CARRIAGE HOUSE ELEVATIONS
A203

4 CARRIAGE HOUSE ELEVATIONS



GRAPHIC SCALES





RIGHT ELEVATION

EGRESS WINDOWS AT THIS LOCATION

NEW DOOR AT THIS LOCATION

SCOPE OF WORK - RIGHT ELEVATION

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

SCOPE OF WORK - REAR ELEVATION

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



REAR ELEVATION

NEW WINDOW

NEW CLEARSTORY WINDOWS AT THIS LOCATION



SCOPE OF WORK - REAR MUDROOM

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

MUDROOM WALL CONSTRUCTED OVER EXISTING SIDING



FRONT RIGHT SIDE ENTRANCE

REMOVE SIDE PORCH (RETAIN SIDE DOOR)



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



REAR ADDITION

SOME BOARDS HAVE BEEN REPLACED WITH WOOD GRAIN HARDIE SIDING



REAR MUDROOM

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



INTERIOR MUDROOM

4 RIGHT SIDE SCOPE OF WORK



LEFT ELEVATION

NEW WINDOW AT THIS LOCATION

SCOPE OF WORK - LEFT ELEVATION

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

REPAIR AND RESURFACE CHIMNEY



509 S. MARGIN



LEFT SIDE CHIMNEY



EXISTING CHIMNEY IN ATTIC SHOWING BRICK



LEFT REAR ELEVATION

NEW DOUBLE WINDOW AT THIS LOCATION

2 LEFT SIDE SCOPE OF WORK



FRONT RIGHT

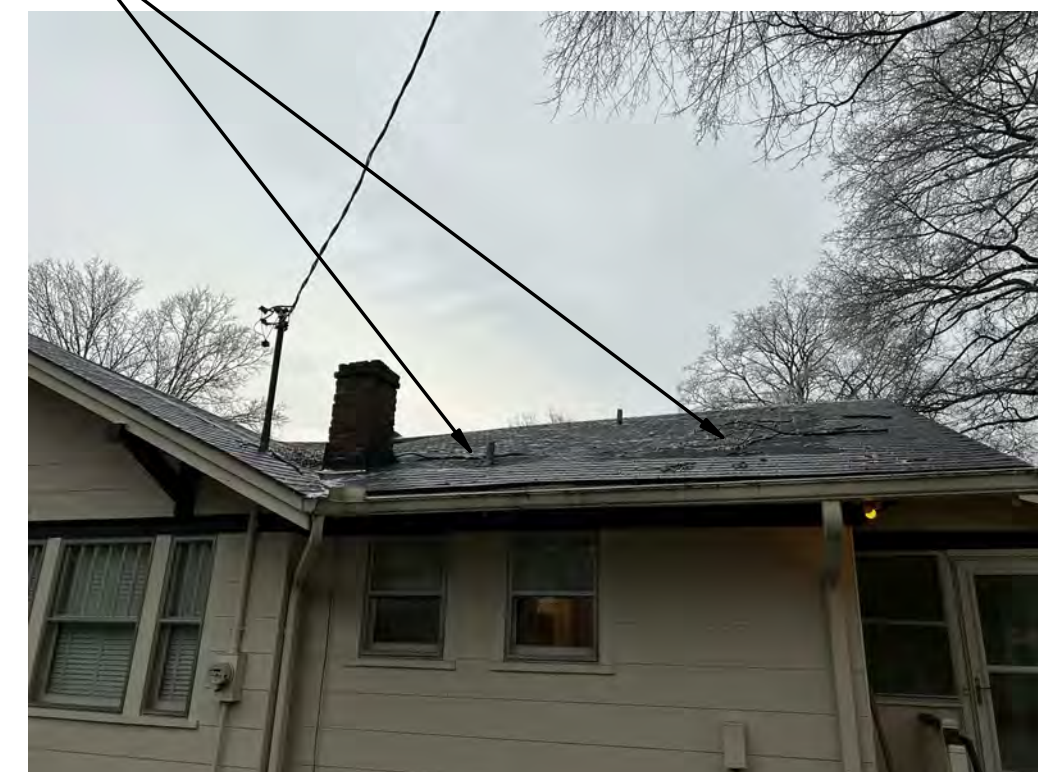


FRONT OF HOUSE, SHOWING STRUCTURAL SAG

STRUCTURAL SAG OF EXISTING ROOF STRUCTURE TYPICAL THROUGHOUT



REAR RIGHT



REAR OF HOUSE, SHOWING STRUCTURAL SAG

SCOPE OF WORK - TYPICAL OF ENTIRE HOUSE

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

ASBESTOS SIDING ON MAIN HOUSE.

1009 FAIR STREET

- YEAR BUILT: 1930

1 TYP EXTERIOR SCOPE OF WORK

IMAGE NOTES

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CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

EXTERIOR HZC SCOPE OF WORK

A204

1. TILE SHALL BE INSTALLED TO MEET STANDARDS SET FORTH BY THE TILE COUNCIL OF NORTH AMERICA (TCNA) IN THE MOST RECENT HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION. TILE INSTALLATION SHALL ALSO CONFORM TO MOST RECENT EDITION OF AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR TILE, INCLUDING BUT NOT LIMITED TO:
ANSI A108/A118/A136.1 FOR CERAMIC TILE
ANSI A137.1 FOR CERAMIC TILE
ANSI A137.2 FOR GLASS TILE

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

1/2" = 1'

0' 1' 2' 4' 8'

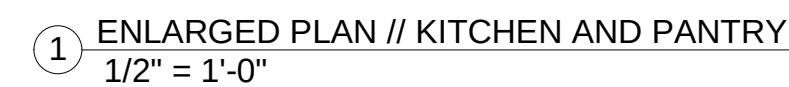


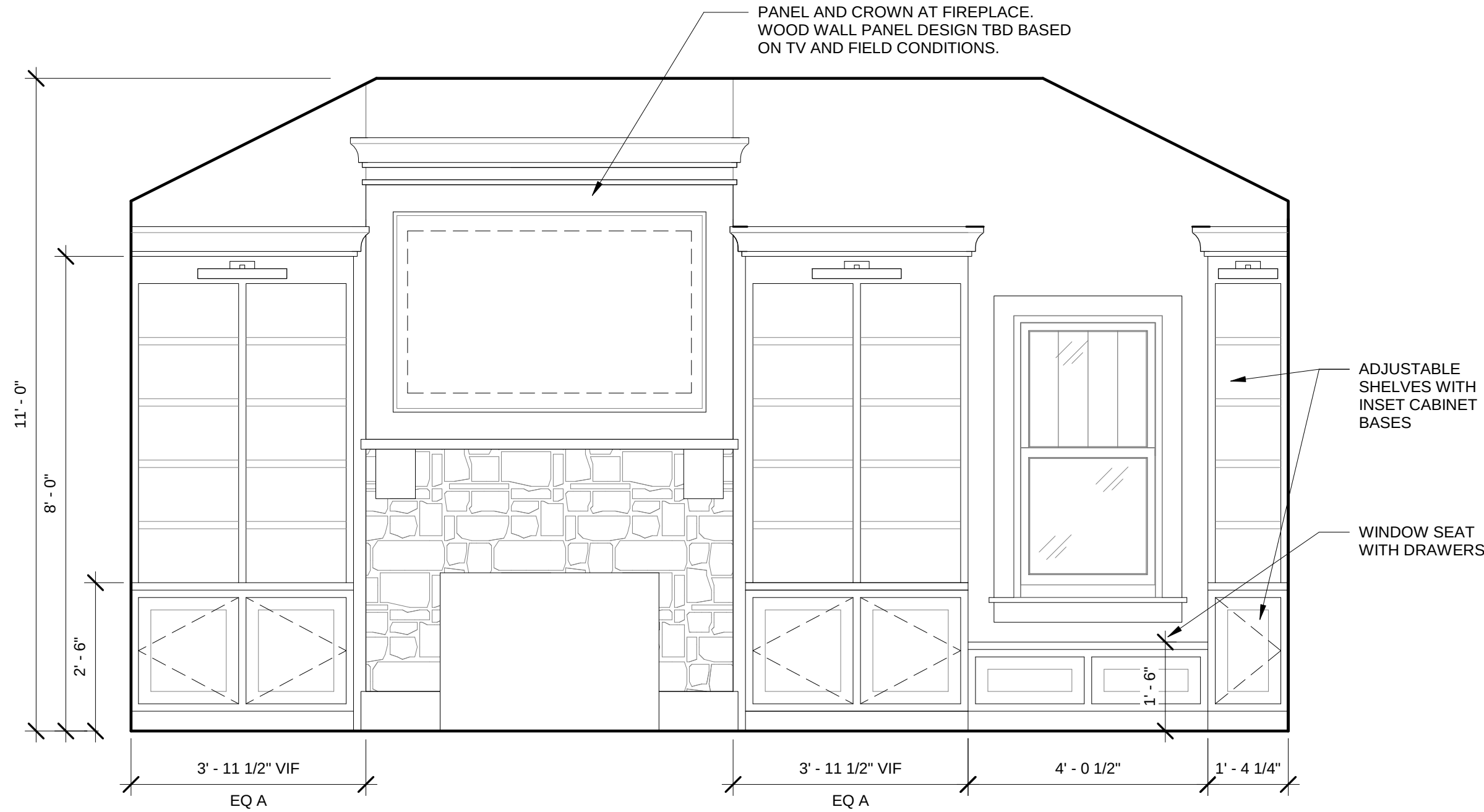
1009 FAIR STREET RESIDENCE
1009 FAIR STREET, FRANKLIN TN 37064
RENOVATIONS AND ADDITIONS

2023.03.25	230102
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**ENLARGED
PLANS & INT
ELEVATIONS**

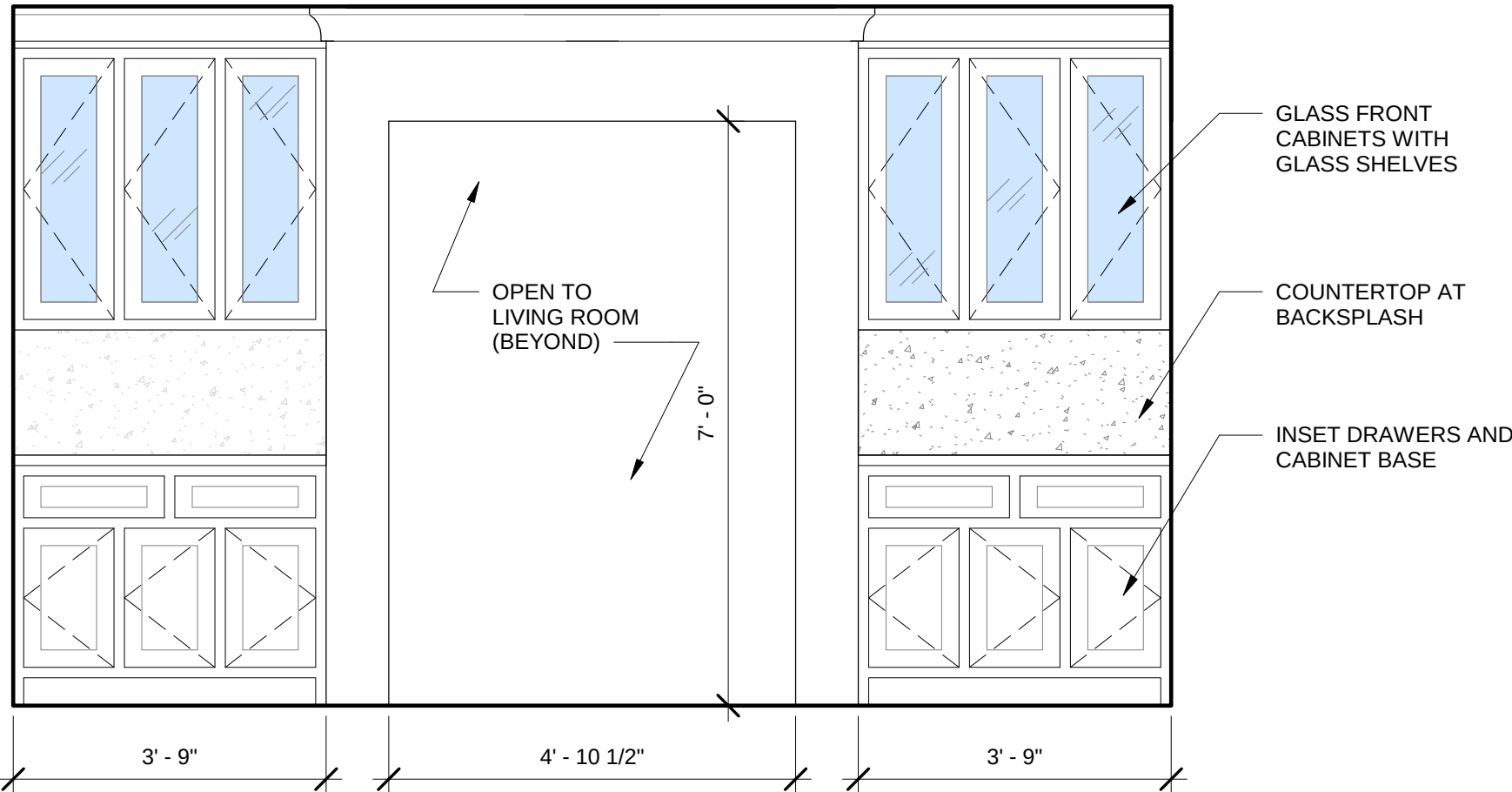
A401



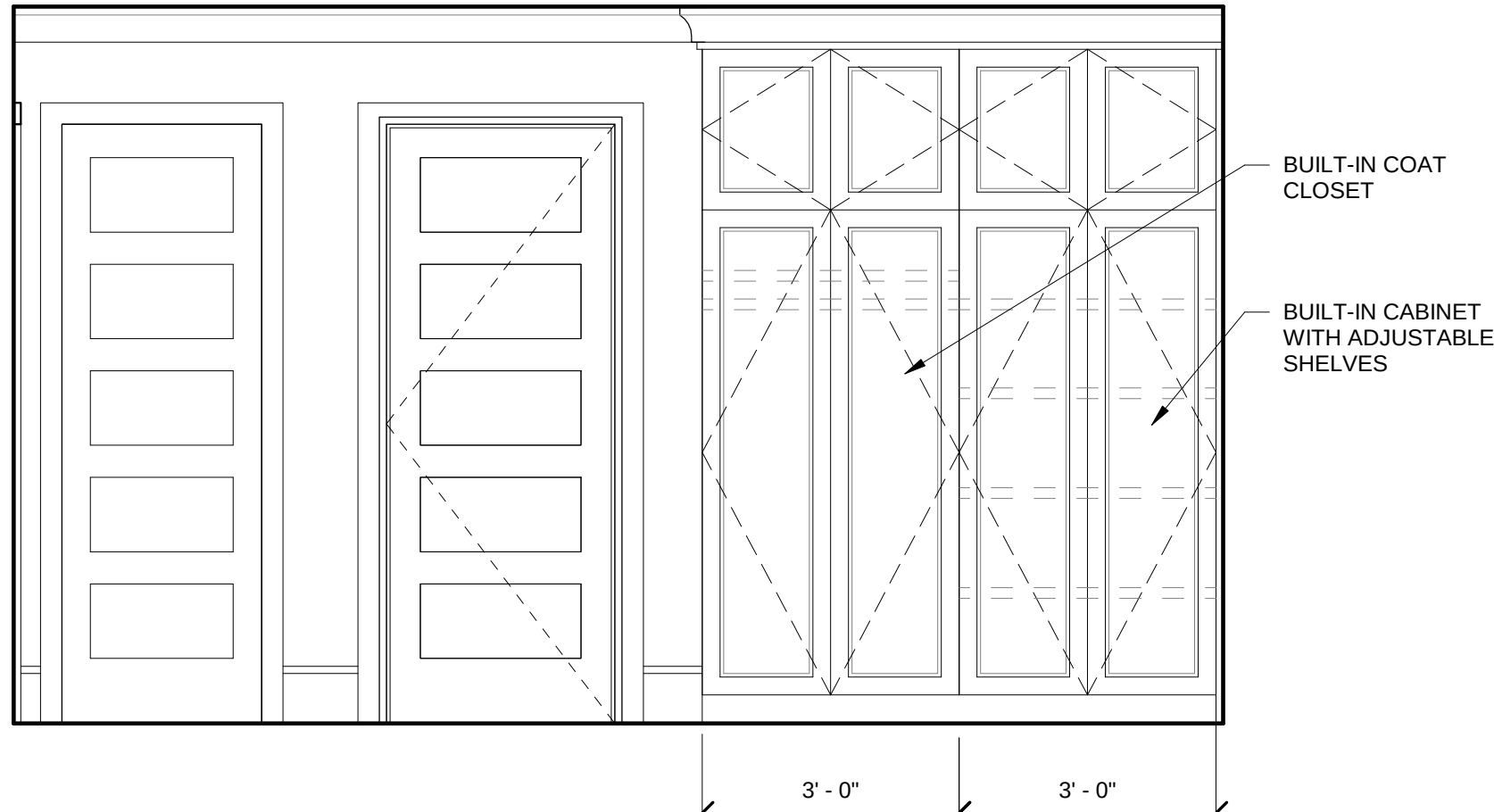


5 ELEV // LIVING ROOM FIREPLACE
1/2" = 1'-0"

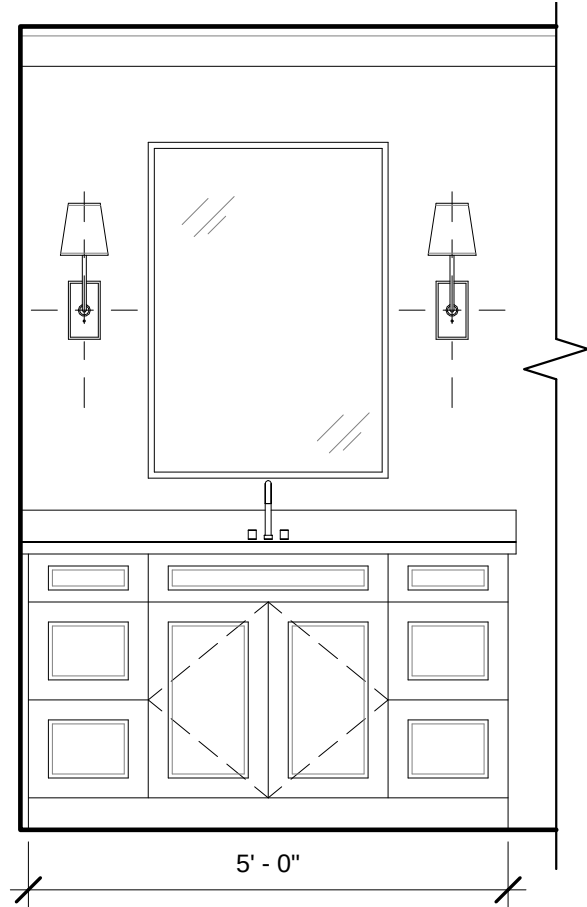
PRICE AS STAINED CABINET



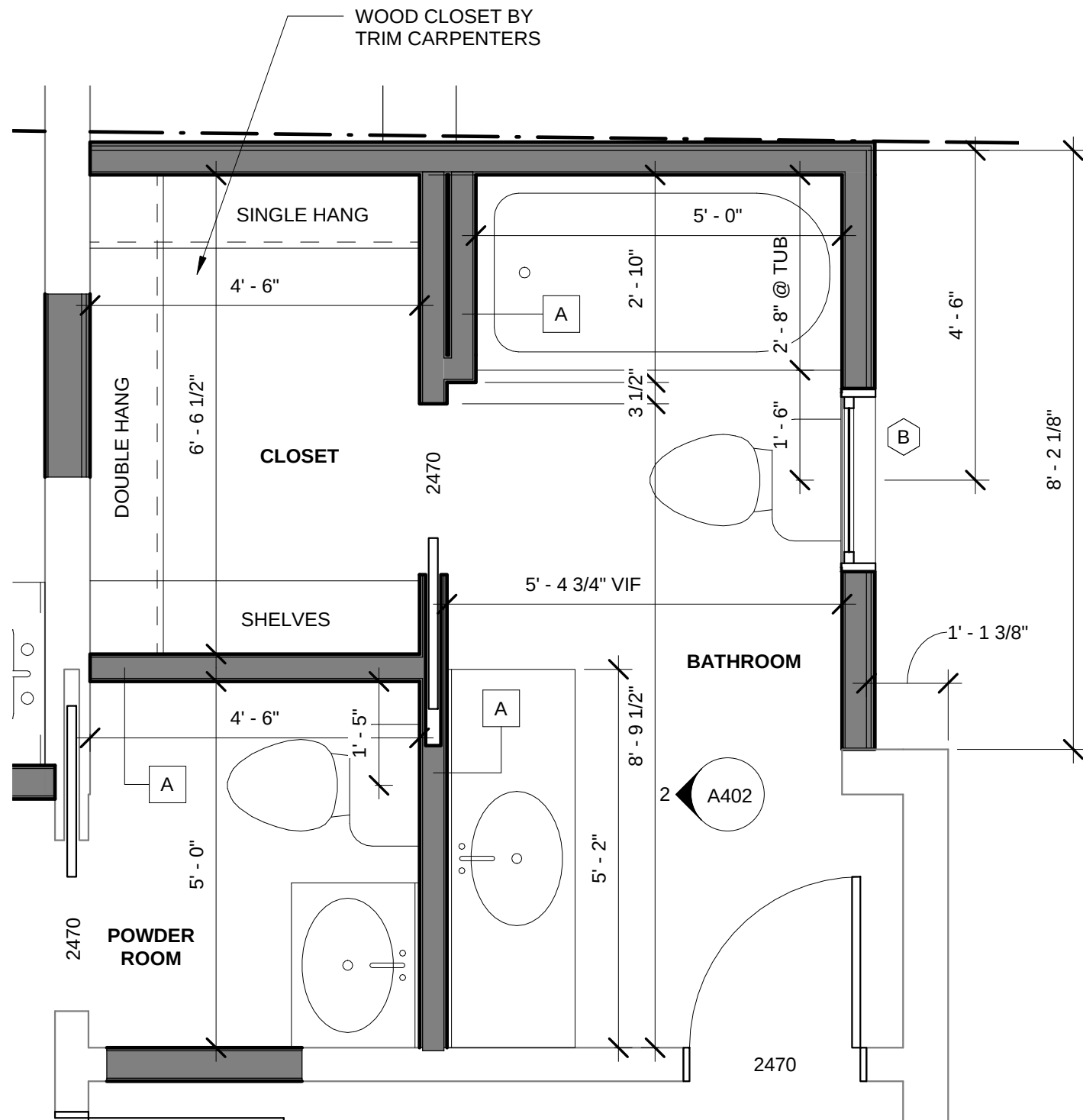
4 ELEV // DINING ROOM BUILT-INS
1/2" = 1'-0"



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



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



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

INTERIOR ELEV NOTES

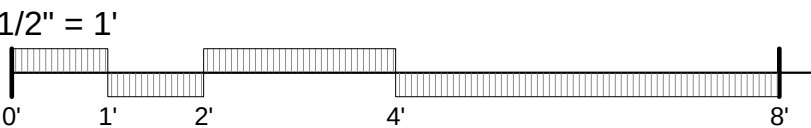
1. TILE SHALL BE INSTALLED TO MEET STANDARDS SET FORTH BY THE TILE COUNCIL OF NORTH AMERICA (TCNA) IN THE MOST RECENT HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION. TILE INSTALLATION SHALL ALSO CONFORM TO MOST RECENT EDITION OF AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR TILE, INCLUDING BUT NOT LIMITED TO:
ANSI A108/A118/A136.1 FOR CERAMIC TILE
ANSI A137.1 FOR CERAMIC TILE
ANSI A137.2 FOR GLASS TILE

MILLWORK NOTES

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



GRAPHIC SCALES



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

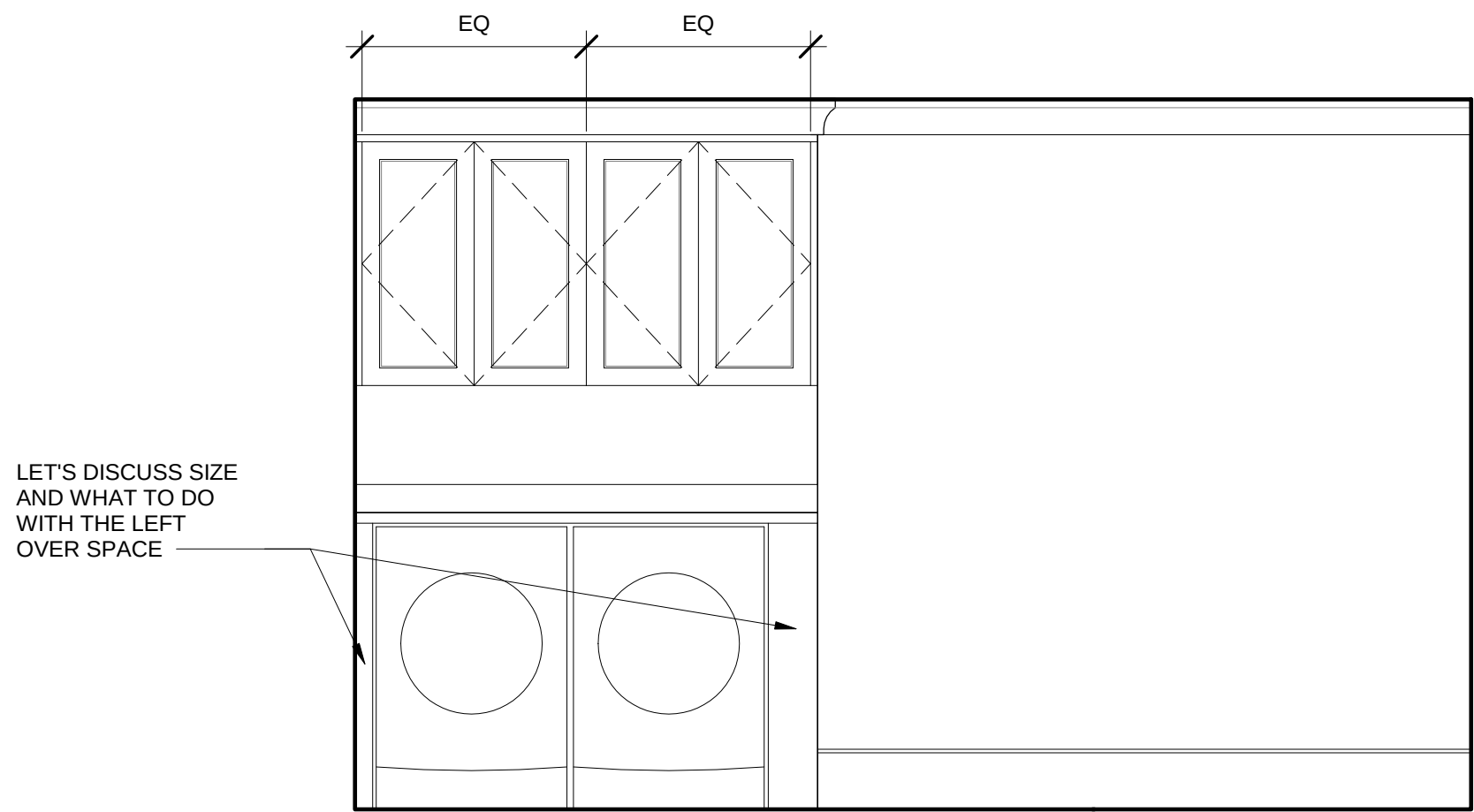
RENOVATIONS AND ADDITIONS

2023.03.25

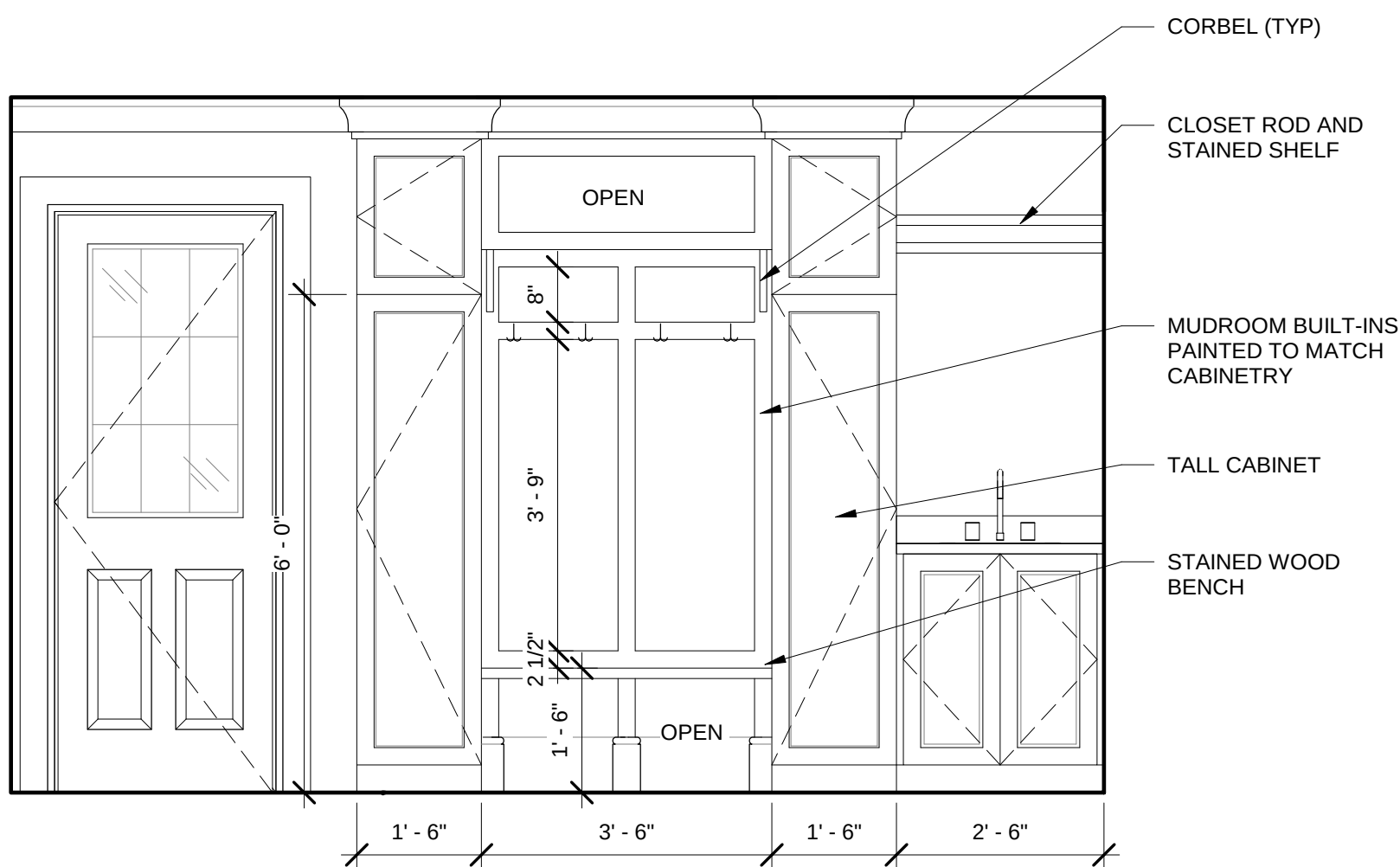
230102

ENLARGED PLANS & INT ELEVATIONS

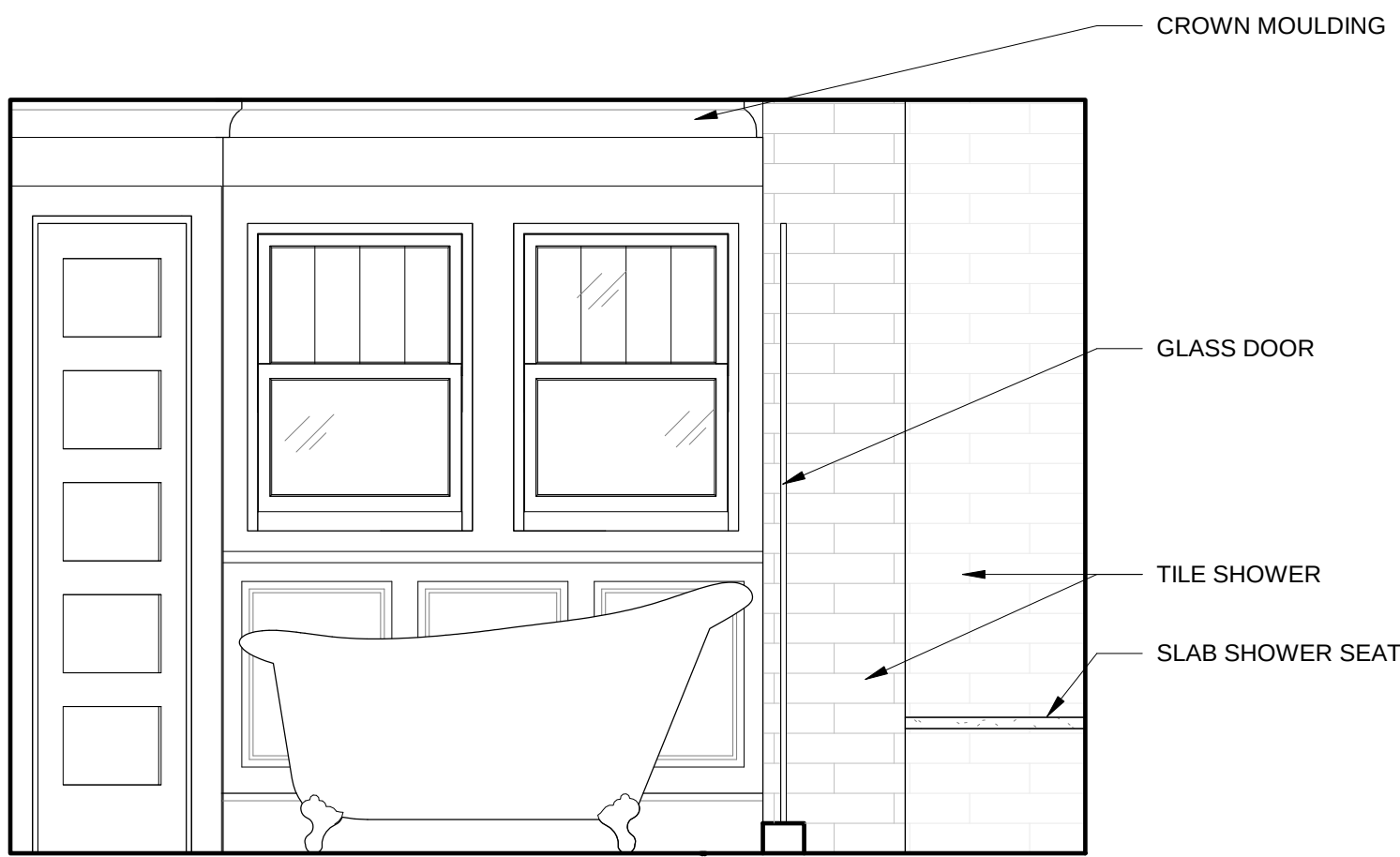
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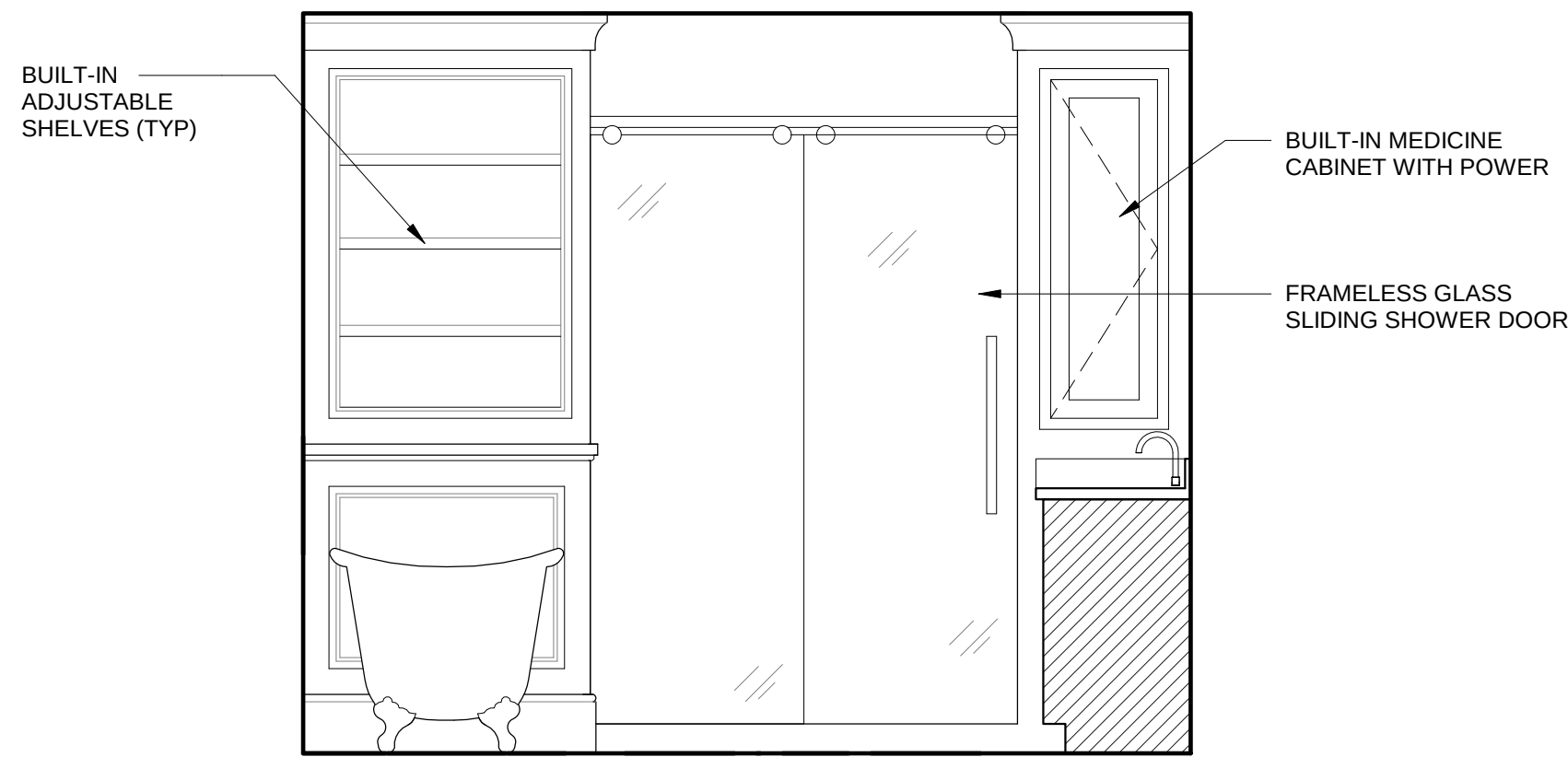
6 ELEV // MUDROOM @ W/D
1/2" = 1'-0"



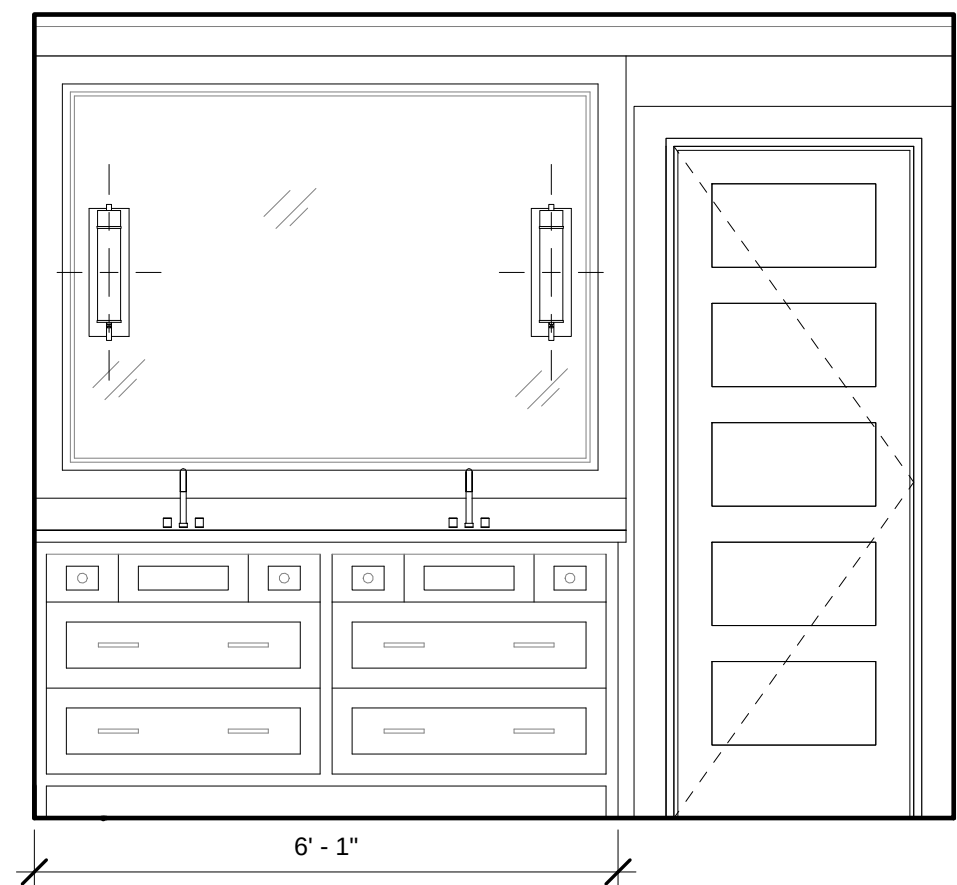
5 ELEV // MUDROOM @ SINK AND EXTERIOR DOOR
1/2" = 1'-0"



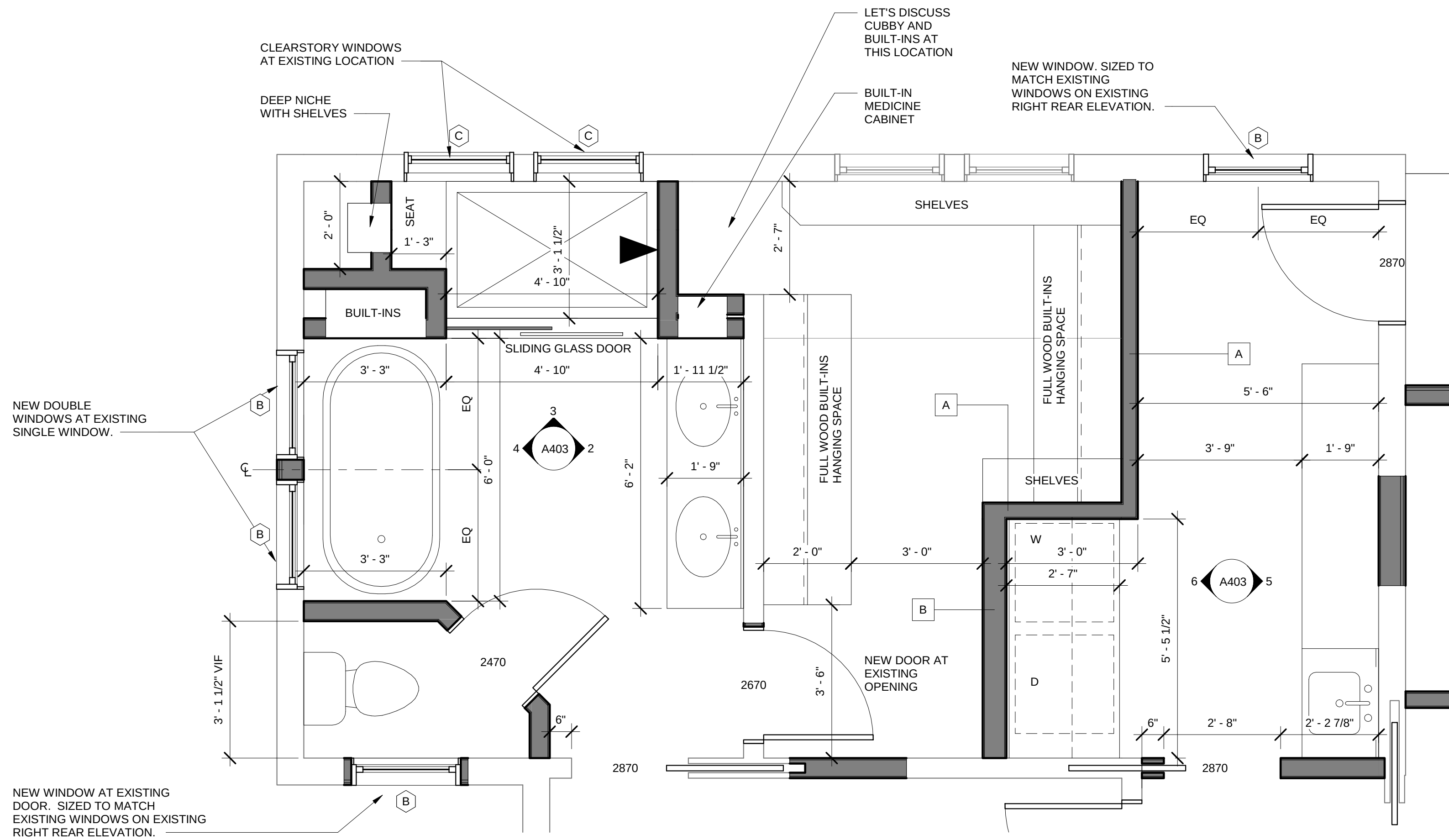
4 ELEV // MASTER BATH @ TUB WALL
1/2" = 1'-0"



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



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



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

INTERIOR ELEV NOTES

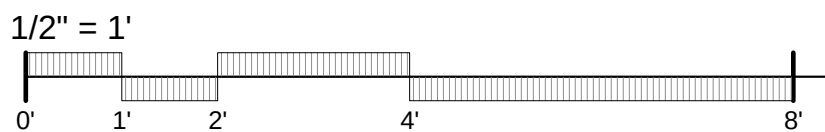
1. TILE SHALL BE INSTALLED TO MEET STANDARDS SET FORTH BY THE TILE COUNCIL OF NORTH AMERICA (TCNA) IN THE MOST RECENT HANDBOOK FOR CERAMIC, GLASS, AND STONE TILE INSTALLATION. TILE INSTALLATION SHALL ALSO CONFORM TO MOST RECENT EDITION OF AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR TILE, INCLUDING BUT NOT LIMITED TO:
ANSI A108/A118/A136.1 FOR CERAMIC TILE
ANSI A137.1 FOR CERAMIC TILE
ANSI A137.2 FOR GLASS TILE

MILLWORK NOTES

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



GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

1009 FAIR STREET RESIDENCE

1009 FAIR STREET, FRANKLIN TN 37064

RENOVATIONS AND ADDITIONS

2023.03.25

230102

ENLARGED
PLANS & INT
ELEVATIONS

A403

GENERAL NOTES

DESIGN CRITERIA INFORMATION

1. ALL SHALL CONFORM TO THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. REPRODUCTION OF CONTRACT SET FOR USE AS SHOP DRAWINGS IS NOT PERMITTED.
3. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONDITIONS WHICH DO NOT COMPLY WITH PLANS AND SPECIFICATIONS.
4. SERVICE DESIGN LIVE LOADS ARE AS FOLLOWS:
- | | |
|---------|--------|
| FLOORS: | 40 PSF |
| ROOF: | 20 PSF |
5. THE DESIGN SNOW LOAD (Pg) IS 10 PSF

FOUNDATION NOTES

1. FOOTINGS WERE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 2000 PSF. ALL FOOTINGS SHALL BEAR ON FOOTING EXCAVATIONS THAT HAVE BEEN INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER.
2. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 1'-6" MINIMUM BELOW FINISHED GRADE UNLESS NOTED OTHERWISE.
3. WHERE FOOTINGS STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL EXCEPT AS SHOWN ON THE CONTRACT SET.
4. FOUNDATION DESIGN BASED ON GEOTECHNICAL INVESTIGATION BY BURNS, COOLEY, DENNIS, INC. PROJECT NO: M1008 DATED APRIL 25, 2011

MISCELLANEOUS

1. FOR LOCATION OF THE MISCELLANEOUS ITEMS (SUCH AS OPENINGS, INSERTS, ETC.) AFFECTING STRUCTURAL WORK, SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. ALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
2. ALL CAVITY WALLS SHALL HAVE 3/16" DIAMETER CAVITY WALL TIES SPACED TO PROVIDE AT LEAST ONE TIE FOR EACH 3 SQUARE FEET OF WALL.
3. USE LIGHTWEIGHT BLOCK PARTITIONS ON ALL FRAMED FLOORS.
4. WHERE LINTELS BEAR ON MASONRY WALLS, THEY SHALL BEAR ON EITHER A BOND BEAM COURSE OR ON CORES FILLED WITH CONCRETE. ALL LINTELS SHALL HAVE AT LEAST 8" OF BEARING AT EACH END UNLESS NOTED OTHERWISE.
5. ALL CONCRETE WEDGE-TYPE ANCHORS SHOWN SHALL BE HILTI WEDGE ANCHORS OR EQUAL.

REINFORCED CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. THE 28-DAY STRENGTH OF CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:
- | | |
|------------------------|----------------------|
| SLAB-ON-GRADE FOOTINGS | 3000 PSI
3000 PSI |
|------------------------|----------------------|
3. ALL CONCRETE PLACED SHALL BE VIBRATED BY MECHANICAL VIBRATORS.
4. REINFORCING BARS SHALL CONFORM TO ASTM-A615, "SPECIFICATION FOR DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT". THE MINIMUM YIELD STRESS OF REINFORCING BARS SHALL BE 60,000 PSI.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185 "SPECIFICATION FOR WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT".
6. COMPLETE DRAWINGS FOR FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE SUBMITTED FOR APPROVAL. NO FABRICATION MAY BEGIN UNTIL DRAWINGS ARE COMPLETED AND APPROVED.
7. LAP SPLICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318. ALL UNSPECIFIED LAP SPLICES SHALL BE MAXIMUM LENGTH.
8. REINFORCING OF ALL CONCRETE MEMBERS SHALL HAVE THE FOLLOWING CLEAR CONCRETE COVER:

	COVER INCHES
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
CONCRETE EXPOSED TO EARTH OR WEATHER: #6 THROUGH #8 BARS	2
#5 BAR, #31 OR D31 WIRE, AND SMALLER	1-1/2
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: #4 AND #8 BARS	1-1/2
#11 BAR AND SMALLER	3/4
BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1-1/2
SHELLS, FOLDED PLATE MEMBERS: #6 BAR AND LARGER	3/4
#5 BAR, #31 OR D31 WIRE, AND SMALLER	1/2

9. THE CONTRACTOR SHALL PROVIDE CHAIRS AT 36 INCHES CENTER TO CENTER TO SUPPORT WIRE MESH WHILE CASTING SLAB. FULL FABRIC UP BETWEEN SUPPORTS TO PROVIDE 2" CLEARANCE TO TOP OF SLAB. MINIMUM SIDE AND END LAP ON FABRIC SHALL BE ONE WIRE SPACE.

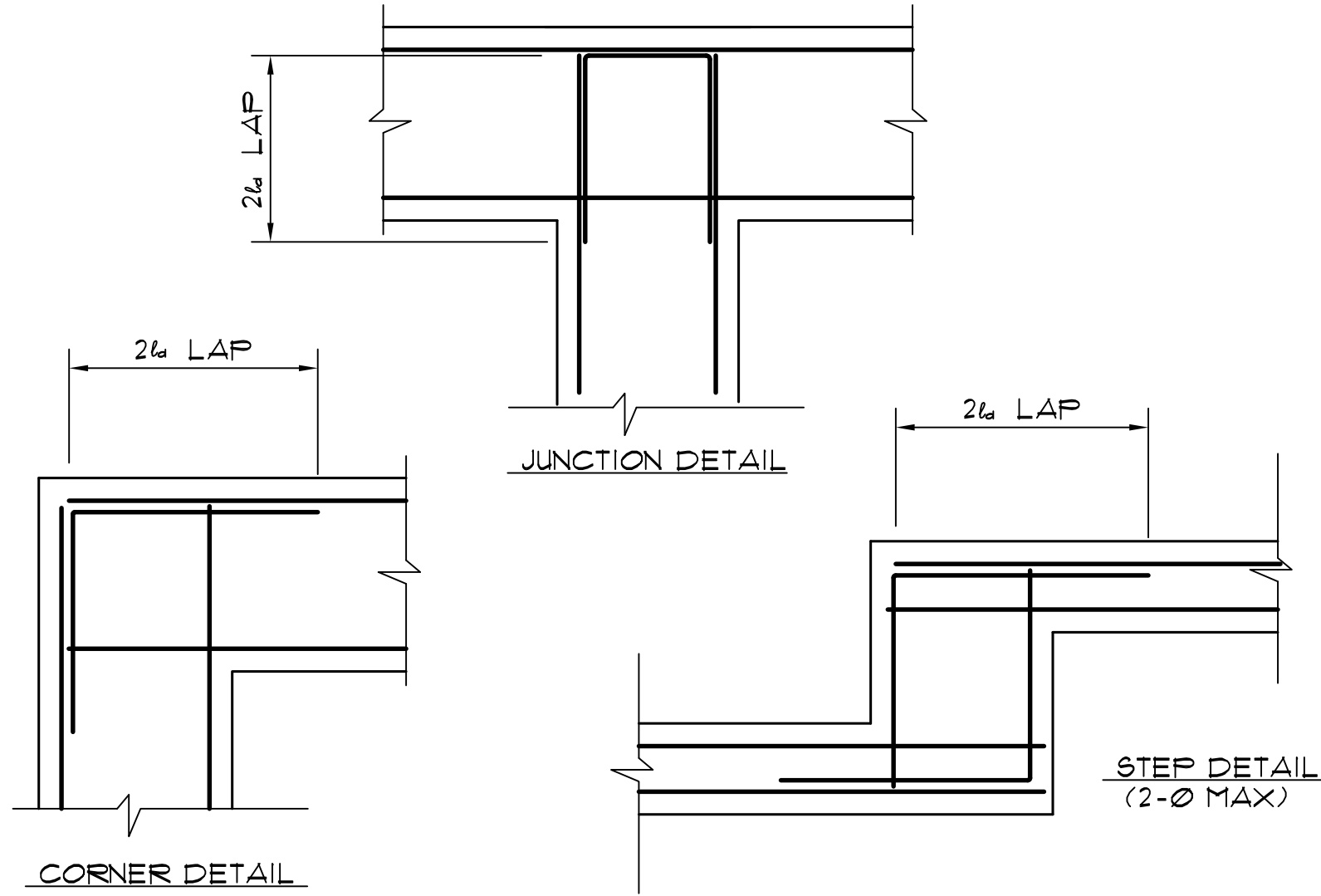
10. ANCHOR BOLTS SHALL BE F1554 GR 36 WITH HIGH STRENGTH NUTS.
11. THE LONGITUDINAL REINFORCING STEEL IN BOND BEAMS, WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS. SEE TYPICAL DETAILS, SHEET S01.
12. EXTERIOR SLABS-ON-GRADE SHALL BE 4 INCHES THICK ON A 4 INCH GRAVEL FILL AND REINFORCED WITH WUF6x6-W13xW13 UNLESS NOTED OTHERWISE. CONTRACTION JOINTS 12 FEET O.C. MAXIMUM.
13. SAWN JOINTS IN SLABS-ON-GRADE SHALL BE ACCOMPLISHED WITHIN 12 HOURS OF SLAB PLACEMENT.
14. USE EXPANSION JOINT MATERIAL BETWEEN ALL EXTERIOR SLABS-ON-GRADE AND THE ABUTTING STRUCTURE EXCEPT AT RETAINING WALLS AND FOUNDATION WALLS.

REINFORCED MASONRY

1. ALL MASONRY SHALL COMPLY WITH ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
2. ALL CONCRETE MASONRY UNITS FOR LOAD-BEARING WALLS SHALL CONFORM TO ASTM C-90, "SPECIFICATION FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS". TYPE M OR S MORTAR SHALL BE USED.
3. ALL LOAD-BEARING BLOCK MASONRY SHALL HAVE A MINIMUM FRISN STRENGTH OF 1350 PSI. CONCRETE OR GROUT USED FOR FILLING CELLS SHALL BE 3000 PSI.
4. ALL REINFORCED HOLLOW UNIT MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS TO BE FILLED. WALLS AND CROSS WEBS FORMING SUCH CELLS TO BE FILLED SHALL BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT. ALL HEAD (OR END) JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM THE FACE OF THE WALL OR UNIT NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS. BOND SHALL BE PROVIDED BY LAPPING UNITS IN SUCCESSIVE VERTICAL COURSES OR BY EQUIVALENT MECHANICAL ANCHORAGE.
5. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 3' AND HAVING A CLEAR AREA OF 10 SQUARE INCHES.
6. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CELLS TO BE FILLED IN EACH FOUR OF GROUT WHERE SUCH GROUT FOUR IS IN EXCESS OF 4 FEET IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS. THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION.
7. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 DIAMETERS OF THE REINFORCEMENT OR 10 FEET.
8. ALL CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE POURED IN LIFTS OF 8 FEET MAXIMUM HEIGHT. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF POURING BY PUDDLING OR VIBRATION AND THEN RECONSOLIDATED AGAIN BY PUDDLING LATER, BEFORE PLASTICITY IS LOST.
9. WHEN TOTAL GROUT POUR EXCEEDS 8 FEET IN HEIGHT, THE GROUT SHALL BE PLACED IN FOUR FOOT LIFTS AND SPECIAL INSPECTION DURING GROUTING SHALL BE REQUIRED. MINIMUM CELL DIMENSION SHALL BE 3 INCHES.
10. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT NOT LESS THAN 1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.

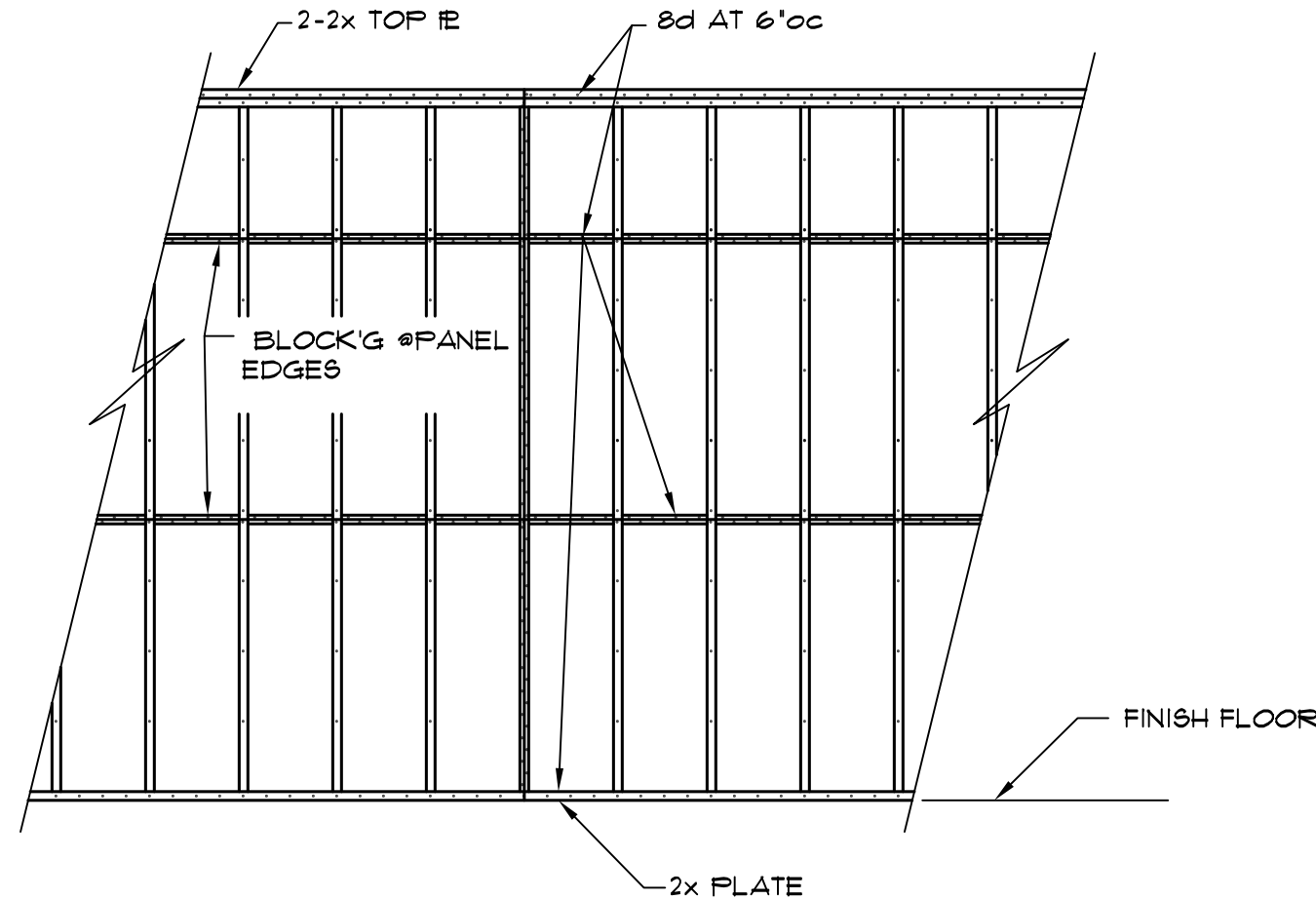
WOOD

1. WOOD MEMBERS SHALL MEET THE FOLLOWING SPECIFICATIONS IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION" (2018 EDITION).
- ROOF DECK: APA RATED EXPOSURE I
- FLOOR DECK: APA RATED EXPOSURE I
- ROOF FRAMING: SEE PLAN
- FLOOR FRAMING: SEE PLAN
- LOAD-BEARING WALL STUDS: 2x 8P NO 2, GRADE
- OTHER:
2. FRAMING LUMBER GRADE: NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE
3. PROVIDE 2 X LATERAL BRIDGING TO INTERIOR LOAD-BEARING WALLS AT 48" O.C. MAXIMUM SPACING.
4. SILL PLATES SHALL BE MADE OF TREATED WOOD.
5. FOUNDATION PLATE SHALL BE BOLTED TO THE FOUNDATION WITH 1/2 INCH DIAMETER A307 BOLTS EMBEDDED AT LEAST 1" AND SPACED NOT MORE THAN 6 FEET APART. CONNECT EACH PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END AND A MINIMUM OF TWO BOLTS PER PIECE.

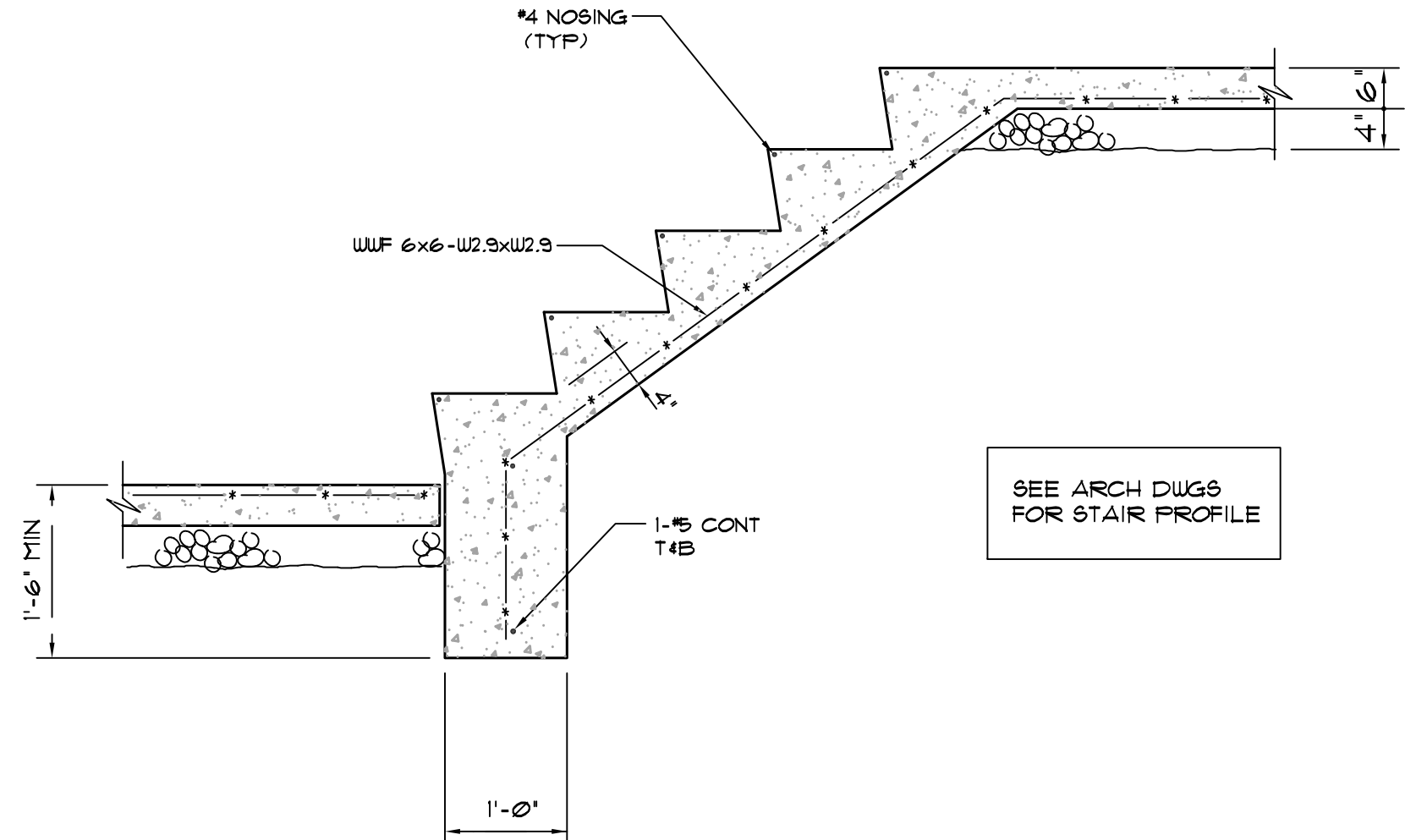


TYPICAL FOOTING & WALL DETAILS

NO SCALE

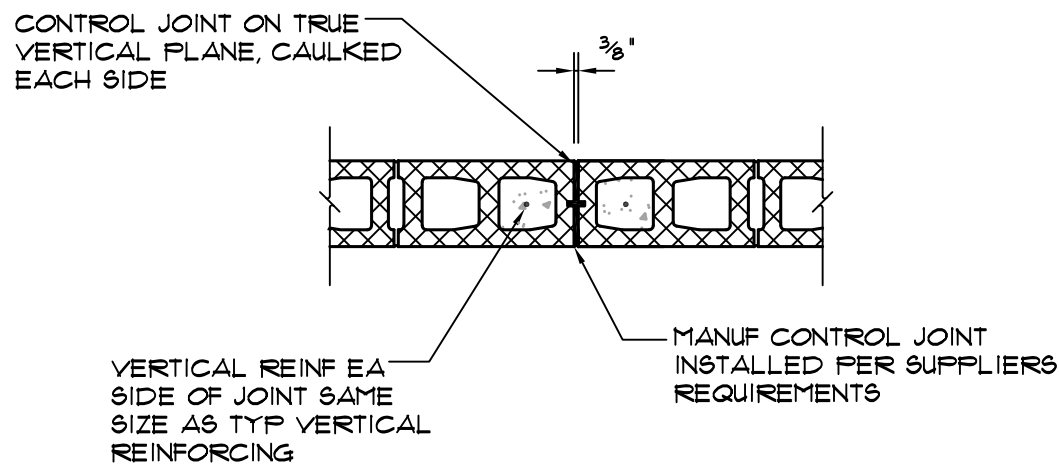


TYP PLYWOOD/OSB SHEAR PANEL

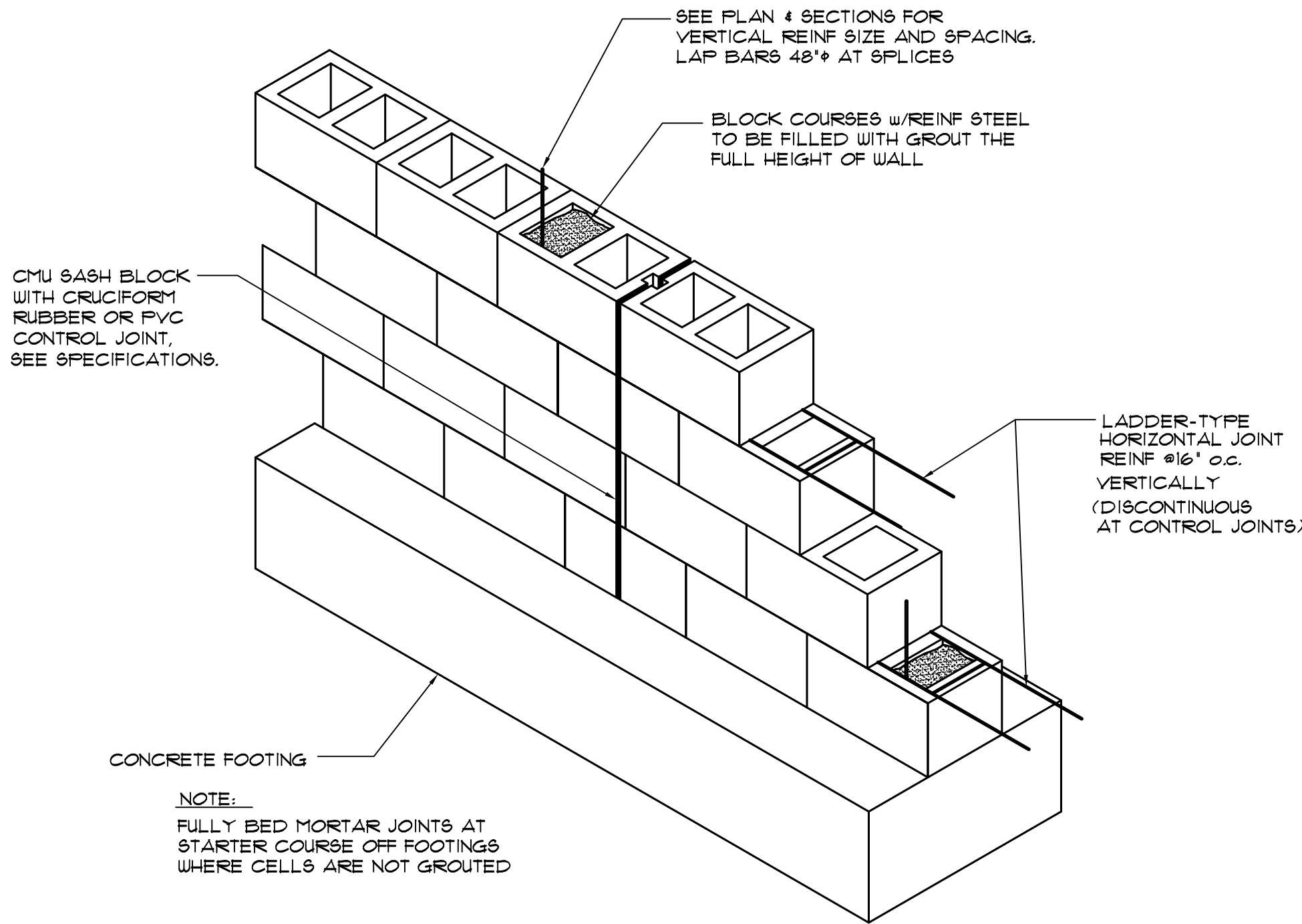


TYPICAL STAIR-ON-GRADE DETAIL

NO SCALE

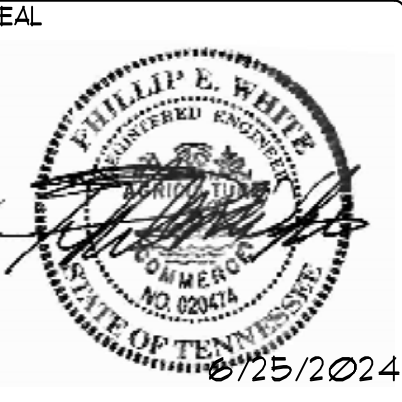


TYPICAL CONTROL JOINT DETAIL



NOTE:
FULLY BED MORTAR JOINTS AT STARTER COURSE OFF FOOTINGS WHERE CELLS ARE NOT GROUTED

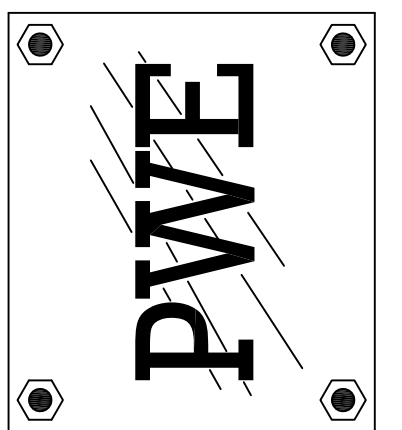
REINFORCED MASONRY DETAIL



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DATE	6/25/2024
JOB NO.	24059
DRAWN BY	FEW
CHECKED BY	FEW
APPROVED BY	FEW

JOB TITLE	RENOVATIONS & ADDITIONS
FAIR STREET RESIDENCE	
121 MYLES MANOR CT, FRANKLIN, TN	
SHEET TITLE	GENERAL NOTES

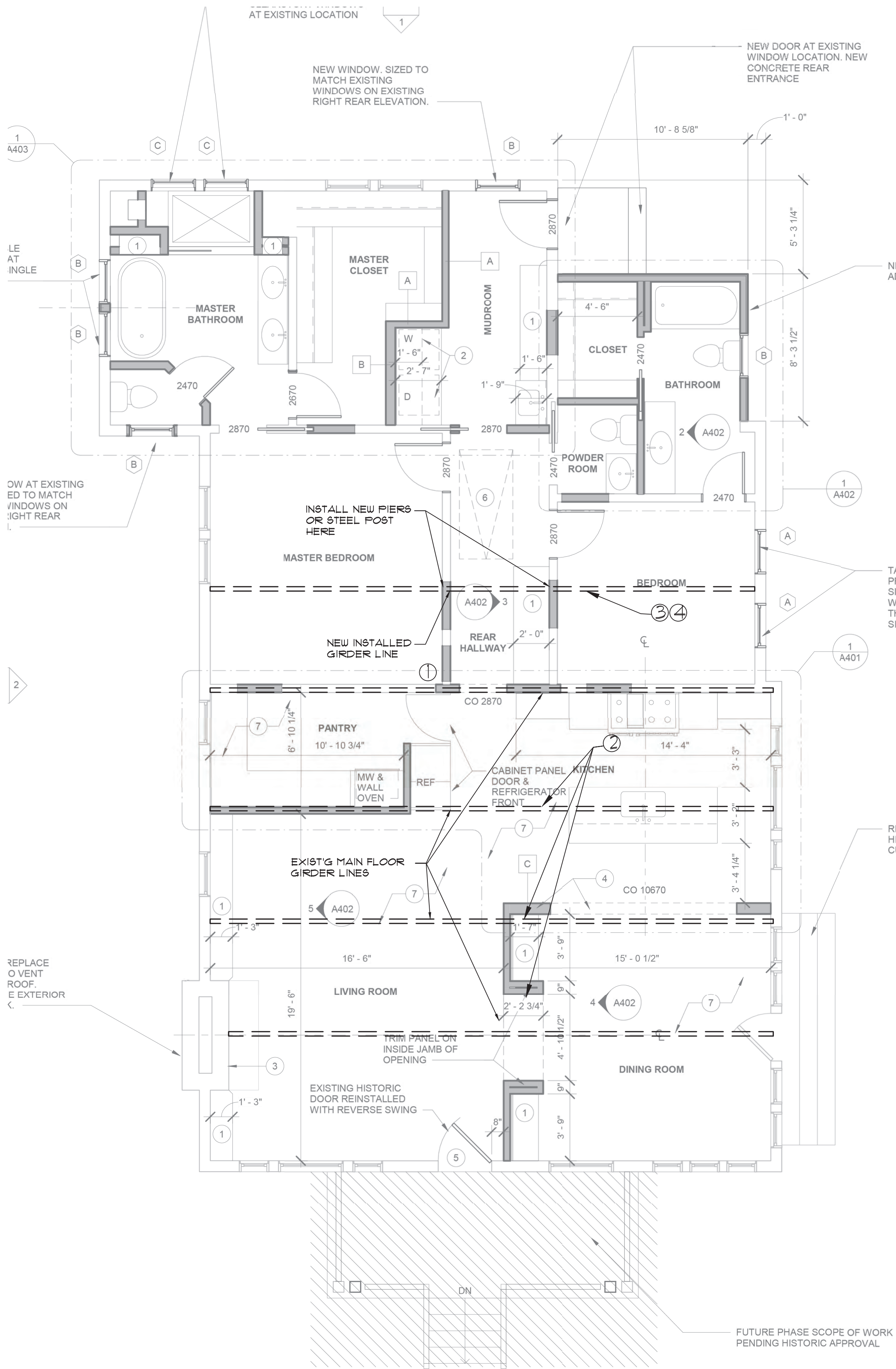
PHILLIP
WHITE
ENGINEER
912 HIDDEN OAK BL, Leipers Fork, TN 37072
PHONE: (615) 969-3306



REVISION					
DATE					
NO.					

SHEET NO.

S-1



MAIN FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

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



1

Existing Girder exhibits rotation and been supplemented with screw jacks. Straighten beam and support with masonry pier or steel post at 7'-0" max spacing



2

Replace screw jacks with CMU pier or steel post at spacing indicated below:
If girder is (2) 2x8 -7'-0"
If girder is 4x6 -5'-6"



3

Installed supplemental girder is not continuous and is supported on 4x4 post and screw jacks. Replace with a (2) 1 3/4 x 11 7/8 LVL with CMU pier or steel post under the hallway walls as shown on plan.



4

SEAL

6/25/2024

SCALE

NOTED

DATE

6/25/2024

JOB NO.

24059

JOB TITLE RENOVATIONS & ADDITIONS

FAIR STREET RESIDENCE

121 MYLES MANOR CT, FRANKLIN, TN

SHEET TITLE

FRAMING PLANS

PHILLIP WHITE

ENGINEER

912 HIDDEN OAK BL, Lepers Fork, TN 37027

PHONE: (615) 969-3506

NO.

DATE

REVISION

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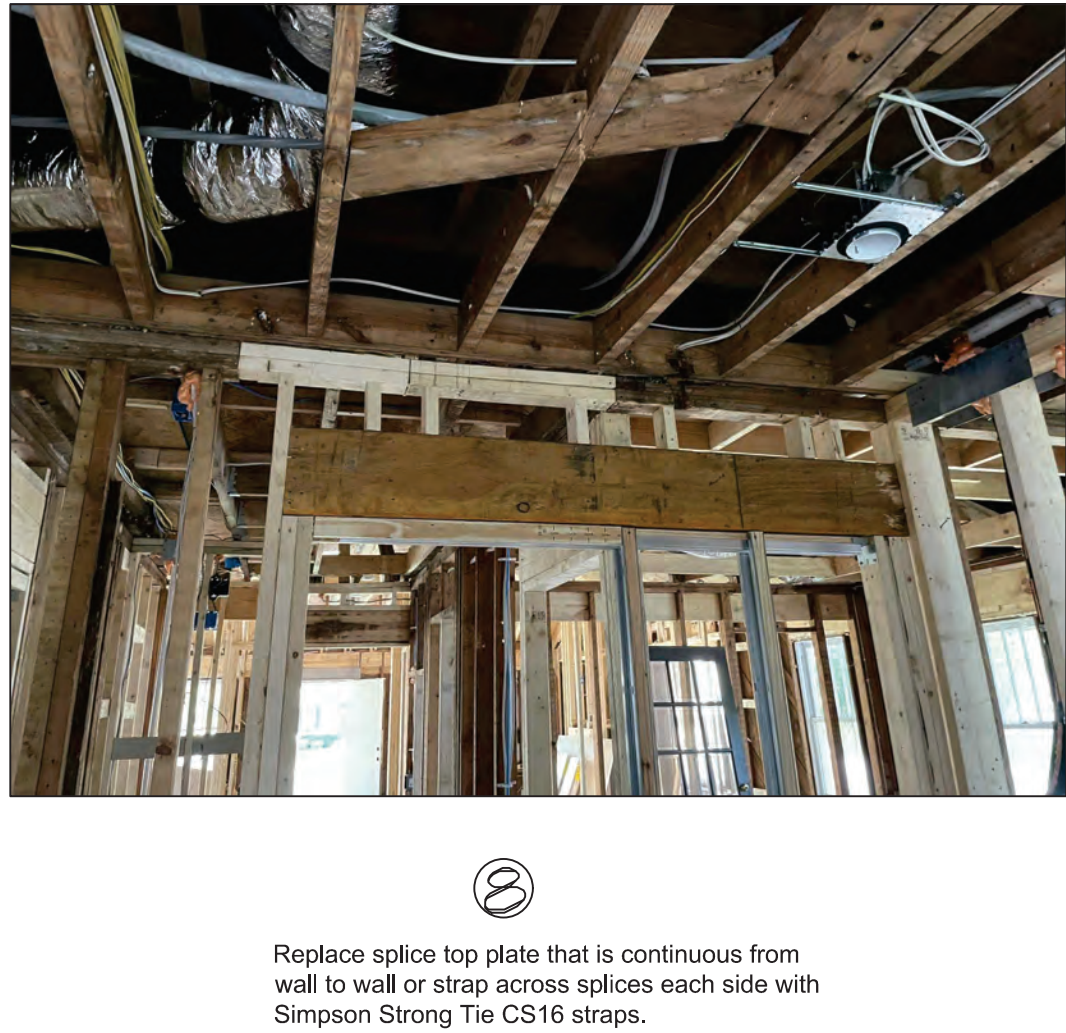
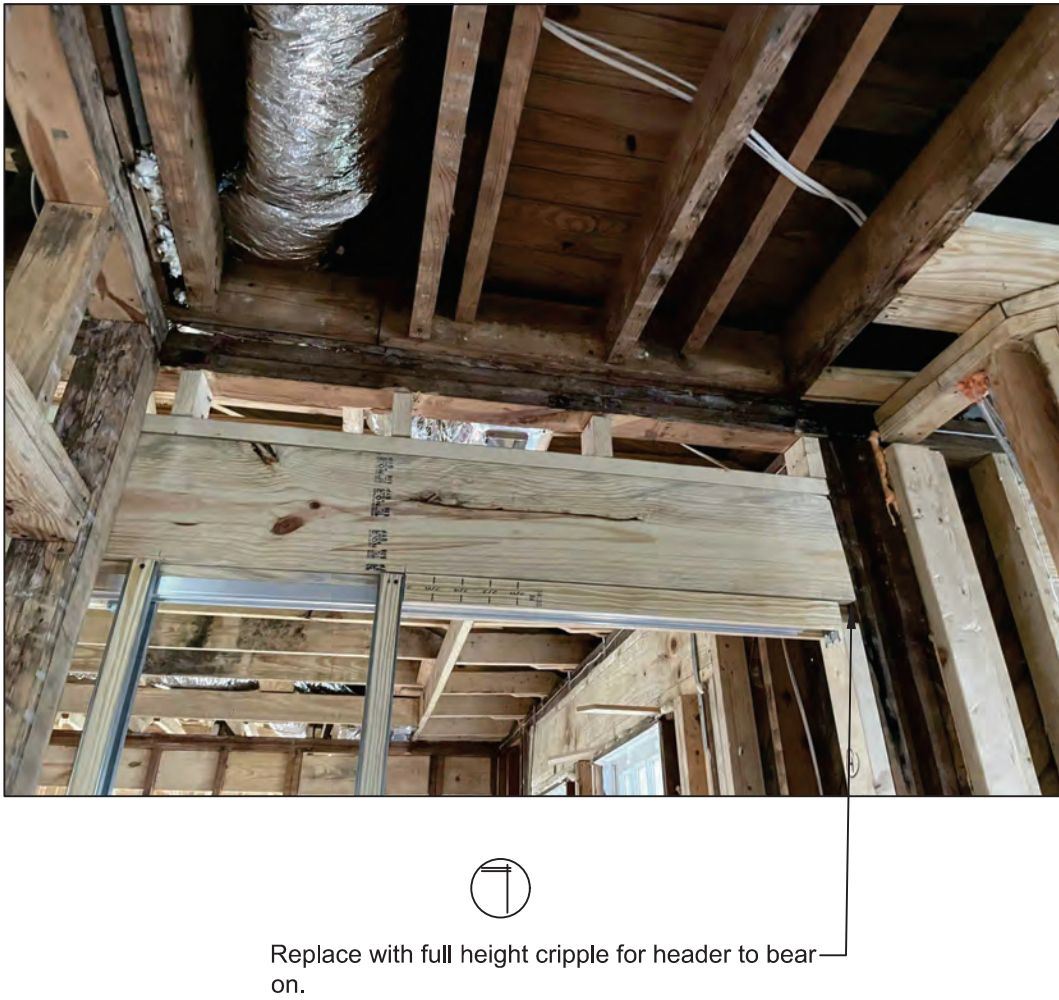
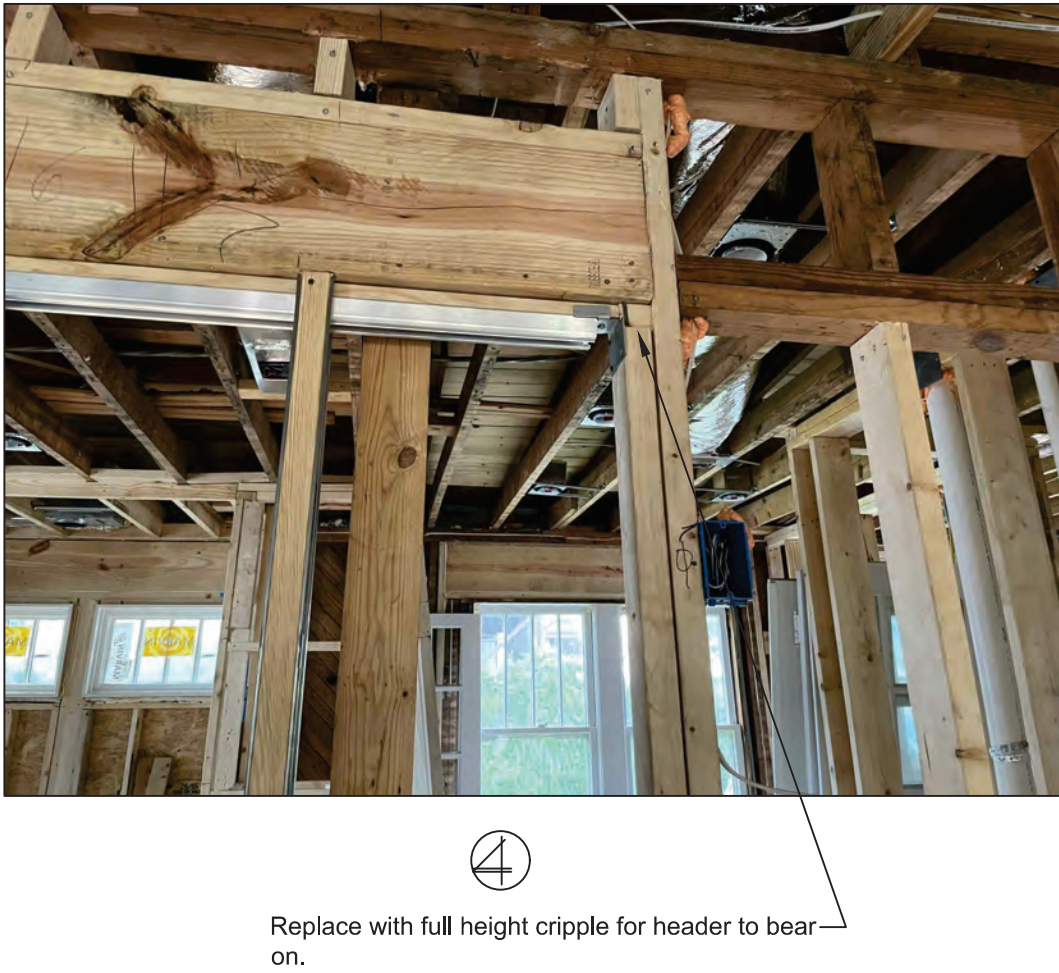
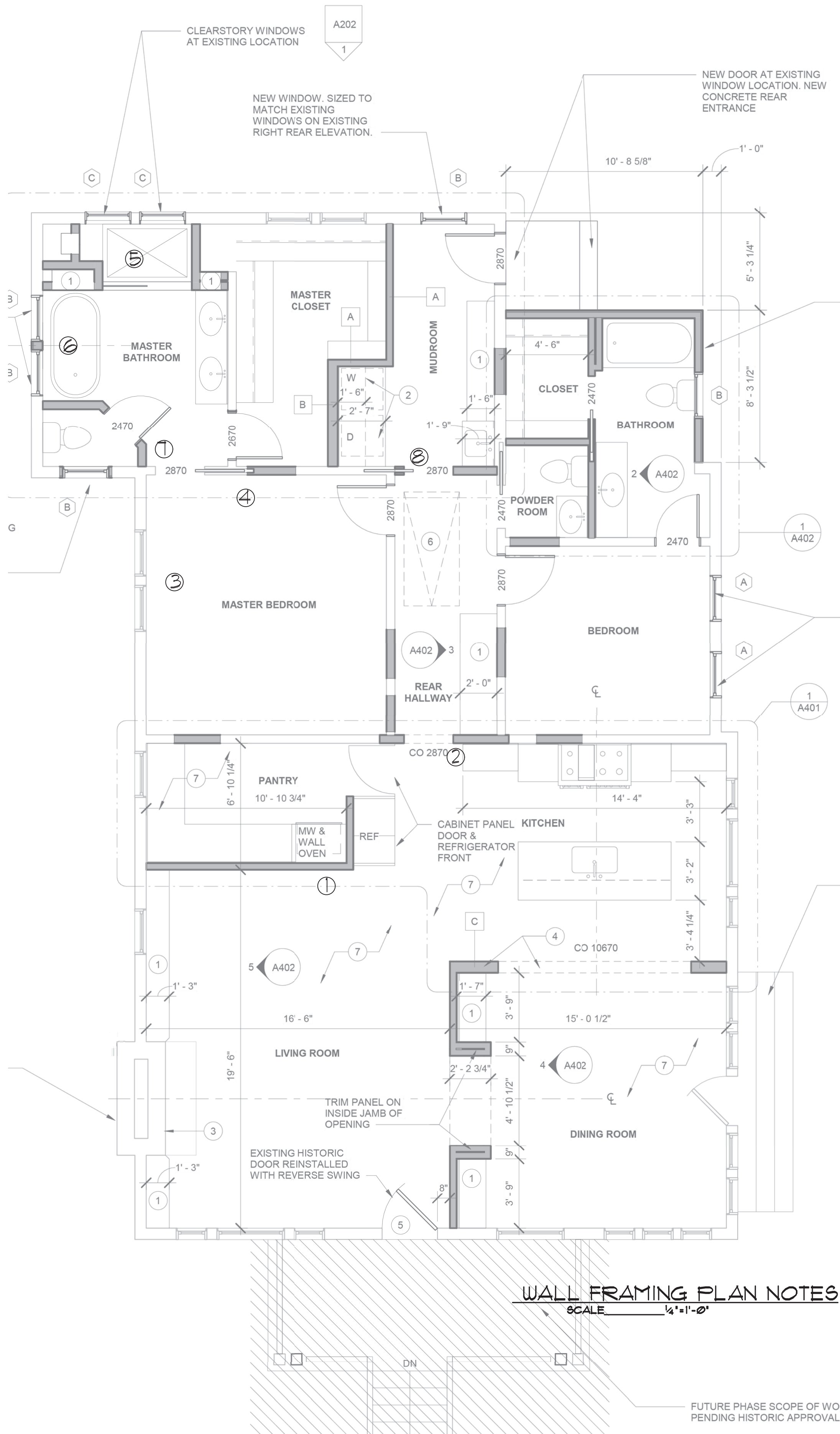
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SHEET NO.

S-2

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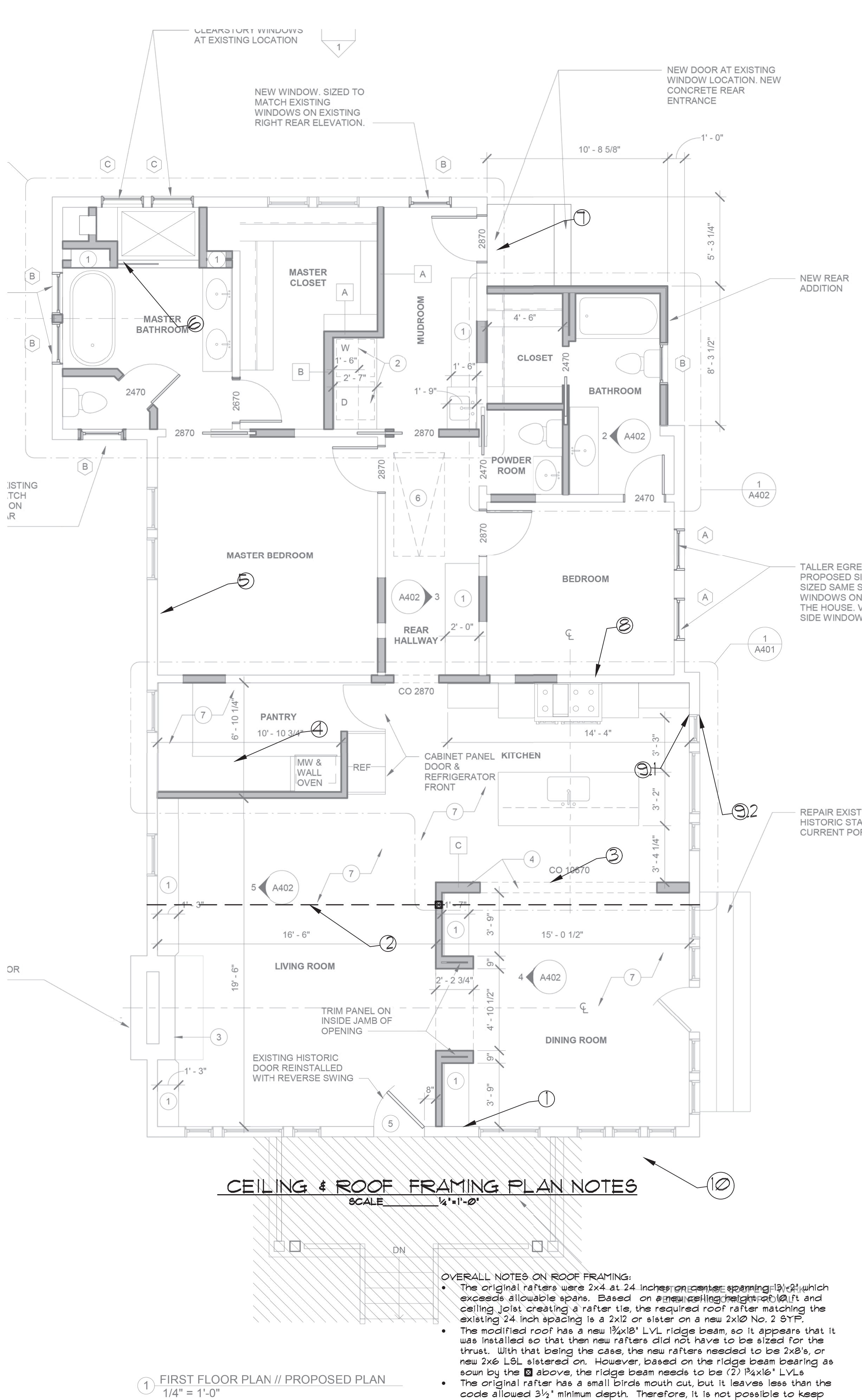


WALL FRAMING PLAN NOTES

SCALE 1/4"=1'-0"

FUTURE PHASE SCOPE OF WORK
PENDING HISTORIC APPROVAL

SEAL		DATE		JOB NO.	
		6/25/2024		24059	
DRAWN BY		CHECKED BY		APPROVED BY	
FEW		FEW		FEW	
SCALE		NOTED			
JOB TITLE RENOVATIONS & ADDITIONS					
FAIR STREET RESIDENCE					
121 MYLES MANOR CT, FRANKLIN, TN					
SHEET TITLE					
FRAMING PLANS					
PHILLIP WHITE ENGINEER					
912 HIDDEN OAK BL., LUTHERS BOKE, TN 37027 PHONE: (615) 969-3506					
REVISION					
DATE					
NO.					
SHEET NO.					
S-3					



SEAL

6/25/2024

SCALE	NOTED
DRAWN BY	FEW
CHECKED BY	FEW
DATE	6/25/2024
JOB NO.	24059
APPROVED BY	FEW

JOB TITLE RENOVATIONS & ADDITIONS

FAIR STREET RESIDENCE

121 MYLES MANOR CT, FRANKLIN, TN

SHEET TITLE

FRAMING PLANS

PHILLIP WHITE

ENGINEER

912 HIDDEN OAK BL, Lupton Park, TN 37027

PHONE: (615) 969-3506

REVISION

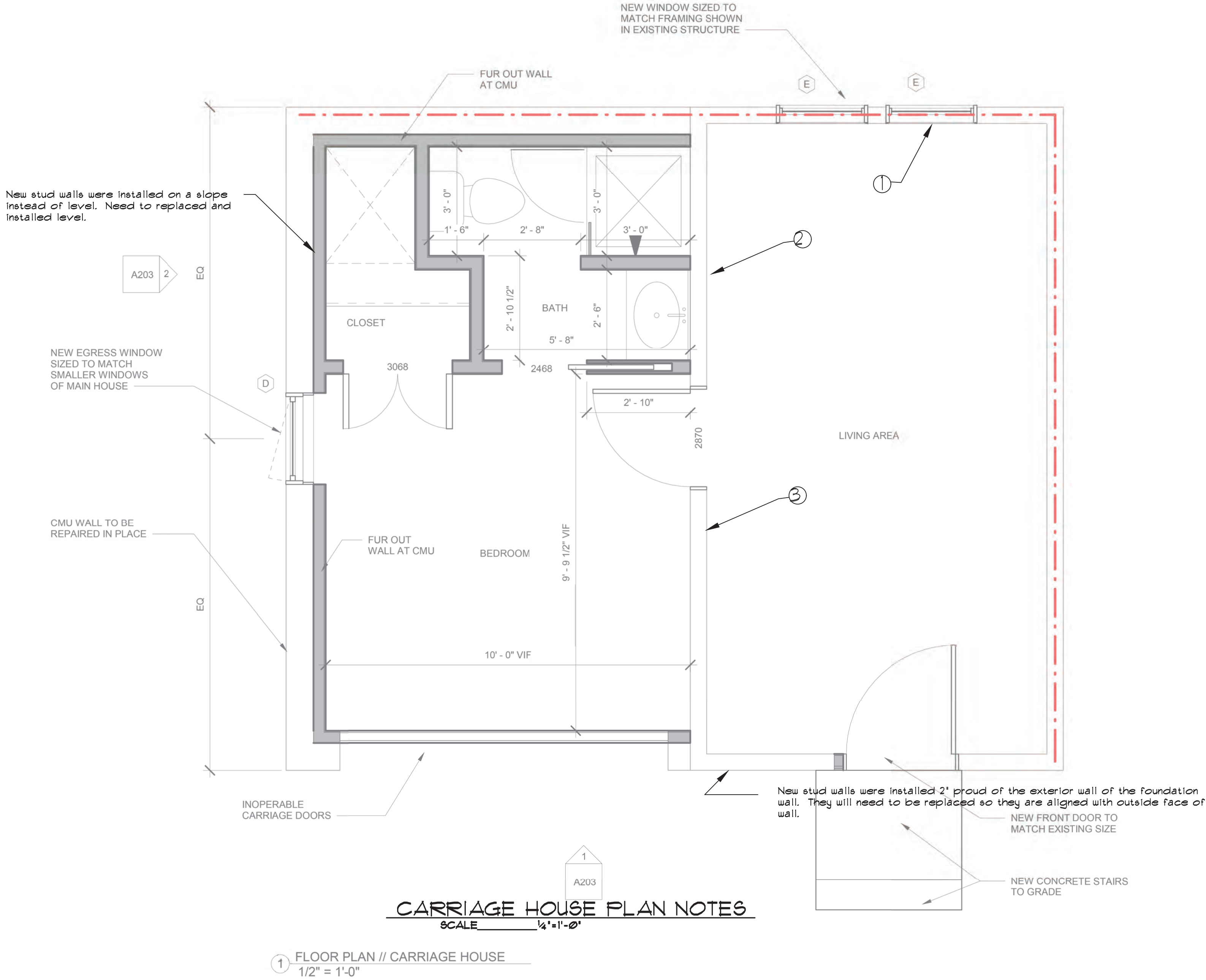
DATE

NO.

SHEET NO.

S-4

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① No anchor rods between sill and foundation wall. Install 1/2" diameter x 5' Titen HDs at 32" oc.



③ Improper connection of ceiling joists. Improper splicing and support of roof rafters.



② Improper laps on ceiling joists. Improper splicing and support of roof rafters.

SEAL

6/25/2024

SCALE

NOTED

DRAWN BY

FEW

CHECKED BY

FEW

APPROVED BY

FEW

DATE

6/25/2024

JOB NO.

24059

JOB TITLE RENOVATIONS & ADDITIONS

FAIR STREET RESIDENCE

121 MYLES MANOR CT, FRANKLIN, TN

SHEET TITLE

FRAMING PLANS

PHILLIP WHITE

ENGINEER

912 HIDDEN OAK BL, Lupton Park, TN 37027

PHONE: (615) 969-3506

NO.	DATE	REVISION

SHEET NO.

S-5



July 15th, 2024

FACTORY AT FRANKLIN HOTEL

Historic Zoning Design Review Committee Presentation

Holladay Properties

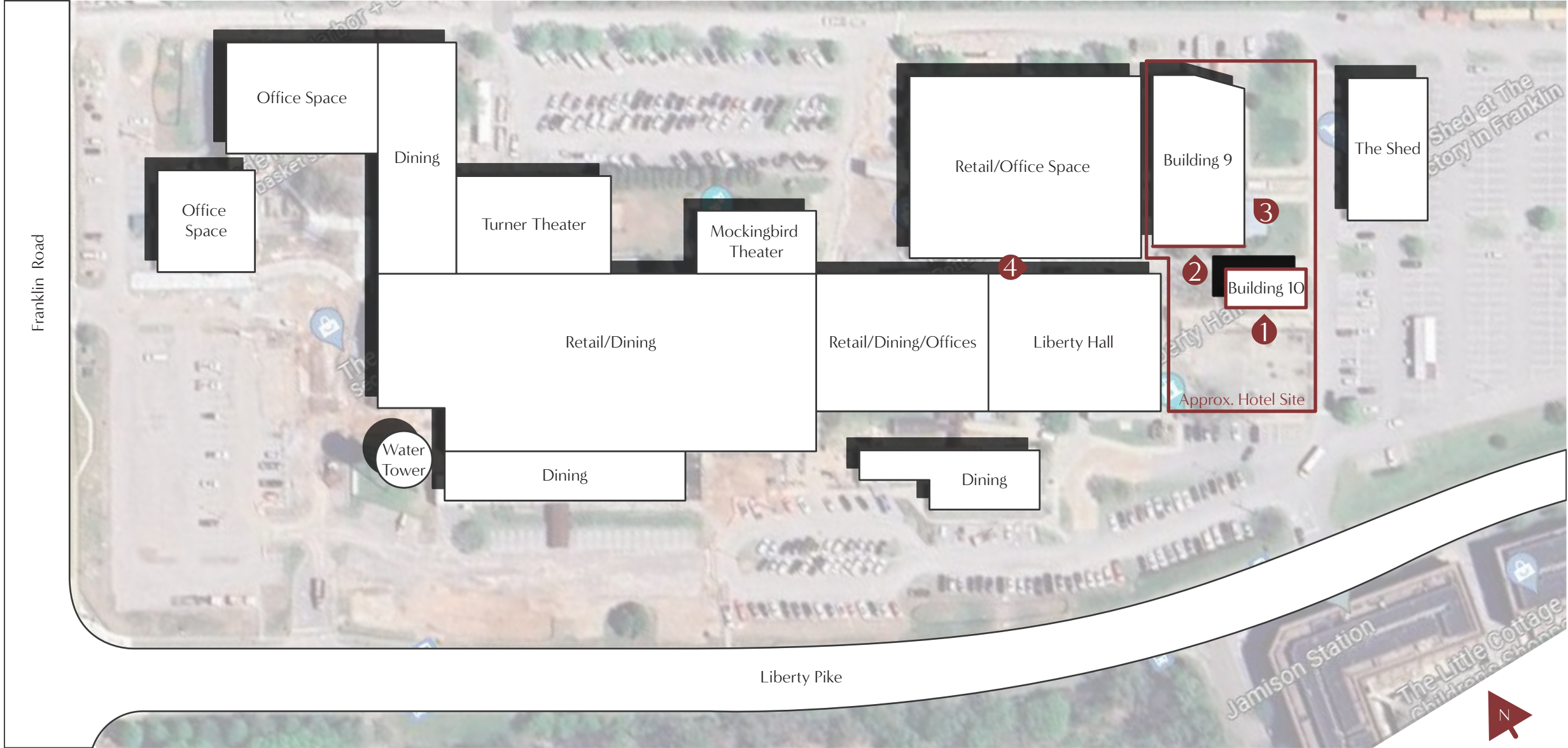
Stonehill Taylor

THE FACTORY

FRANKLIN, TN



The SITE



1. BUILDING 10



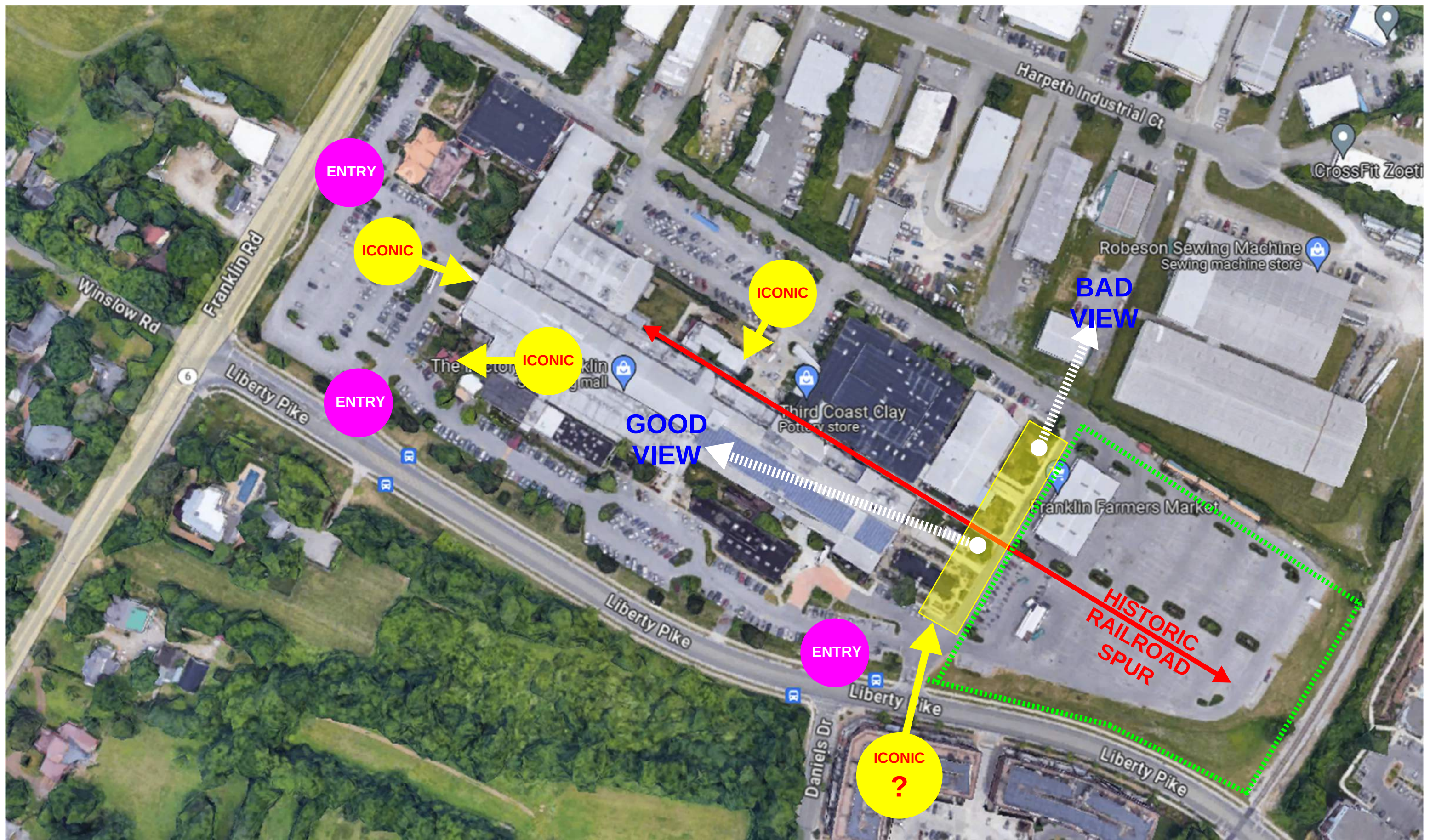
2. BUILDING 9



3. BUILDING 9



4. ALLEY



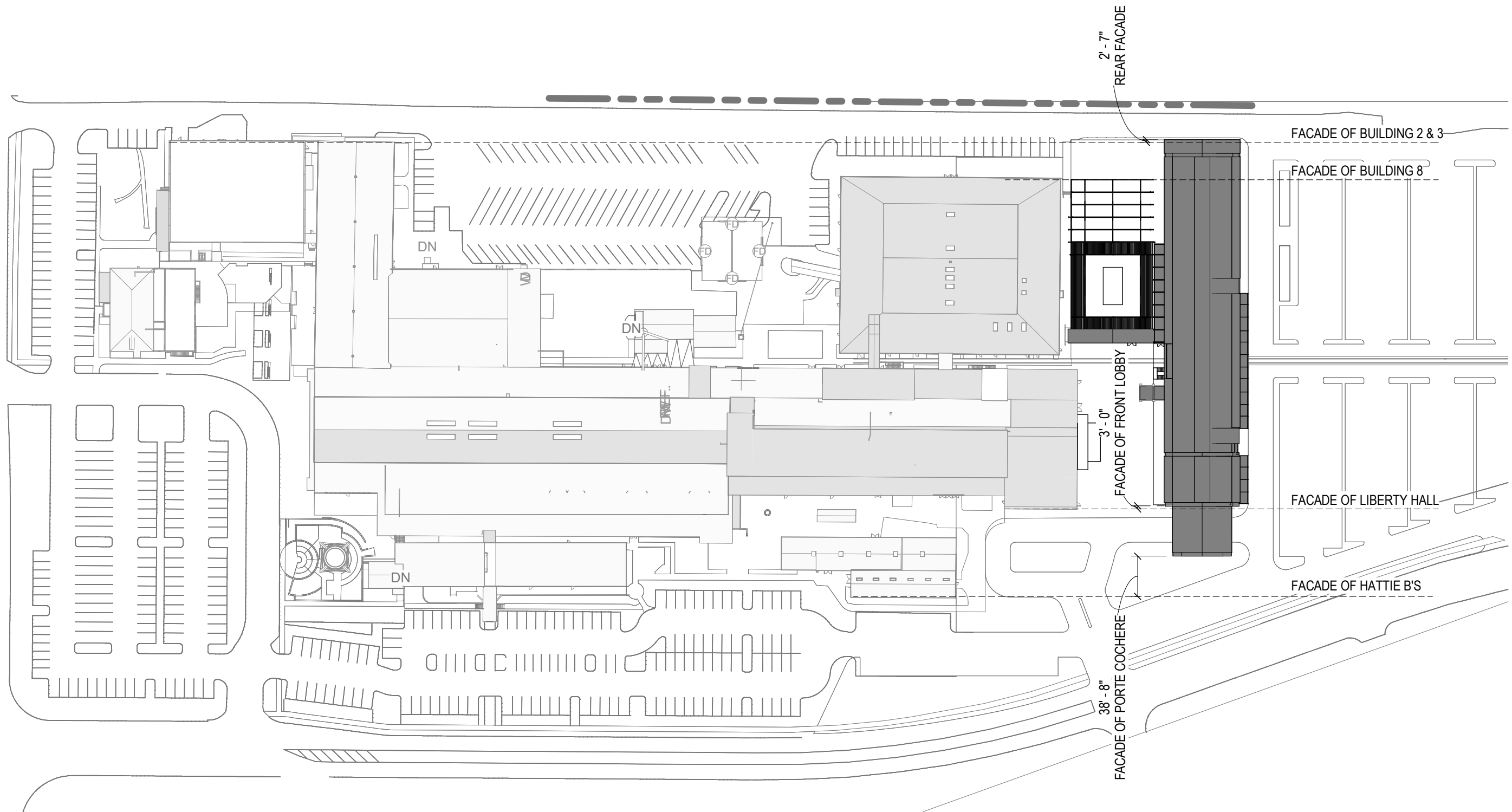
FACTORY AT FRANKLIN HOTEL

PREVIOUSLY PROPOSED DESIGN



FACTORY AT FRANKLIN HOTEL

PROPOSED DESIGN: OPTION A:
SMALLER SETBACK @ TOP FLOORS



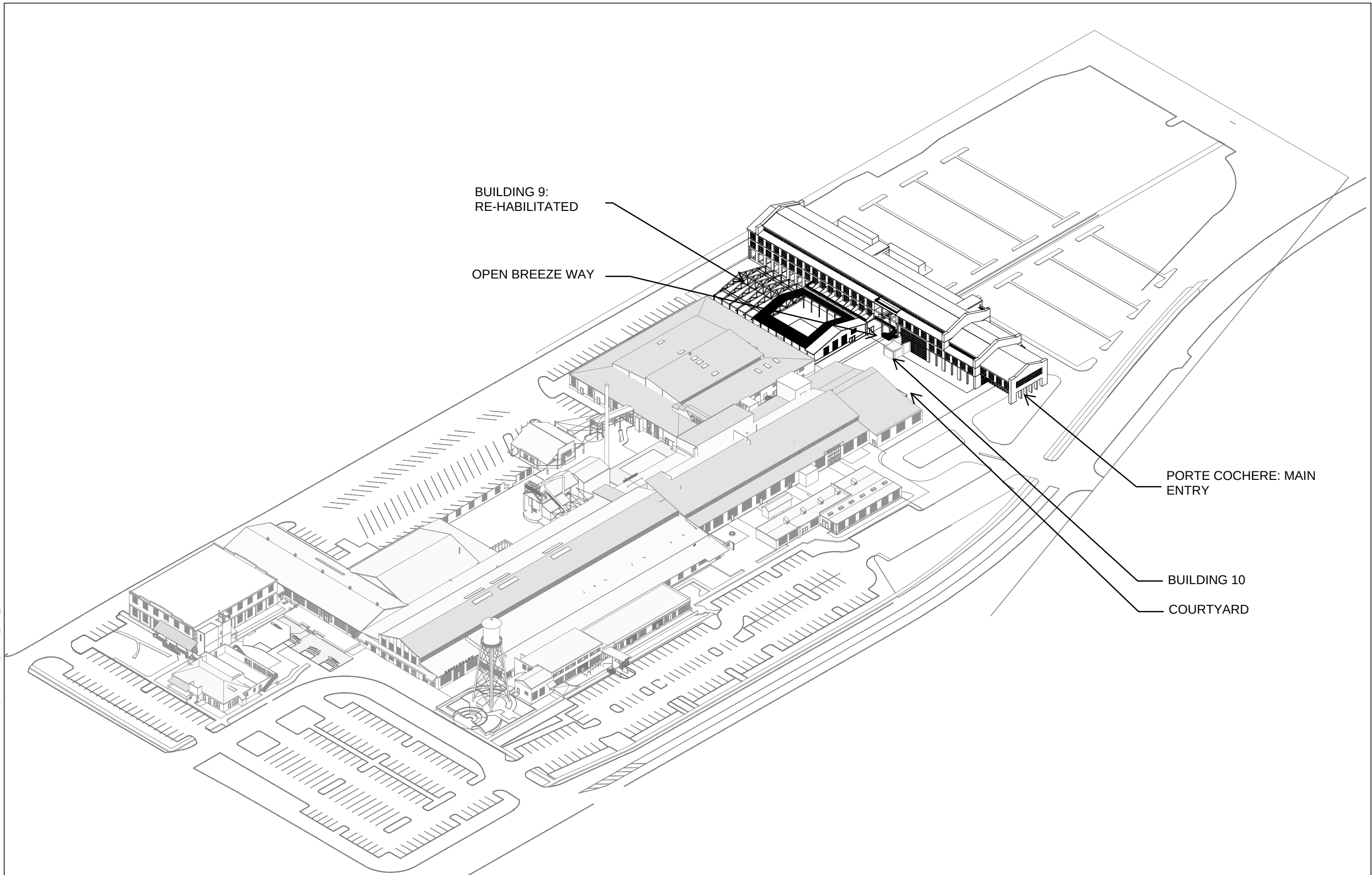
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
July 15th, 2024

OPTION A

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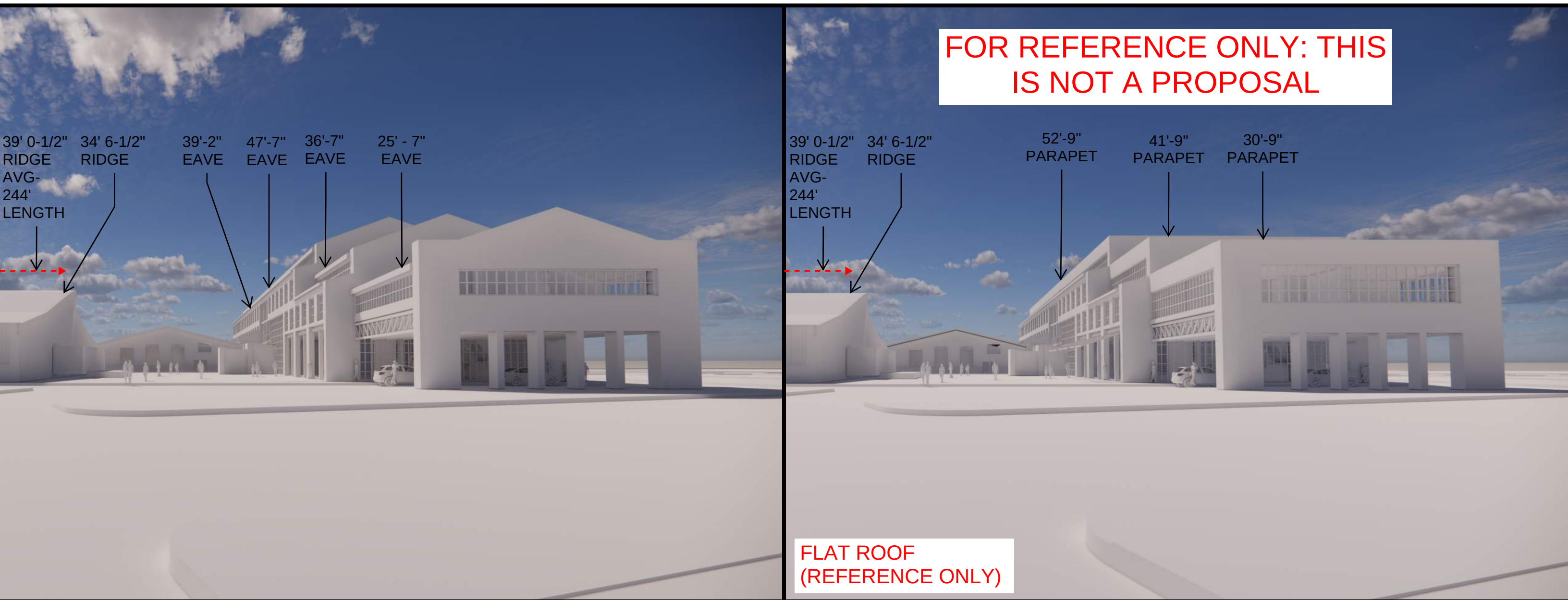
FACTORY AT FRANKLIN HOTEL
Holladay Properties

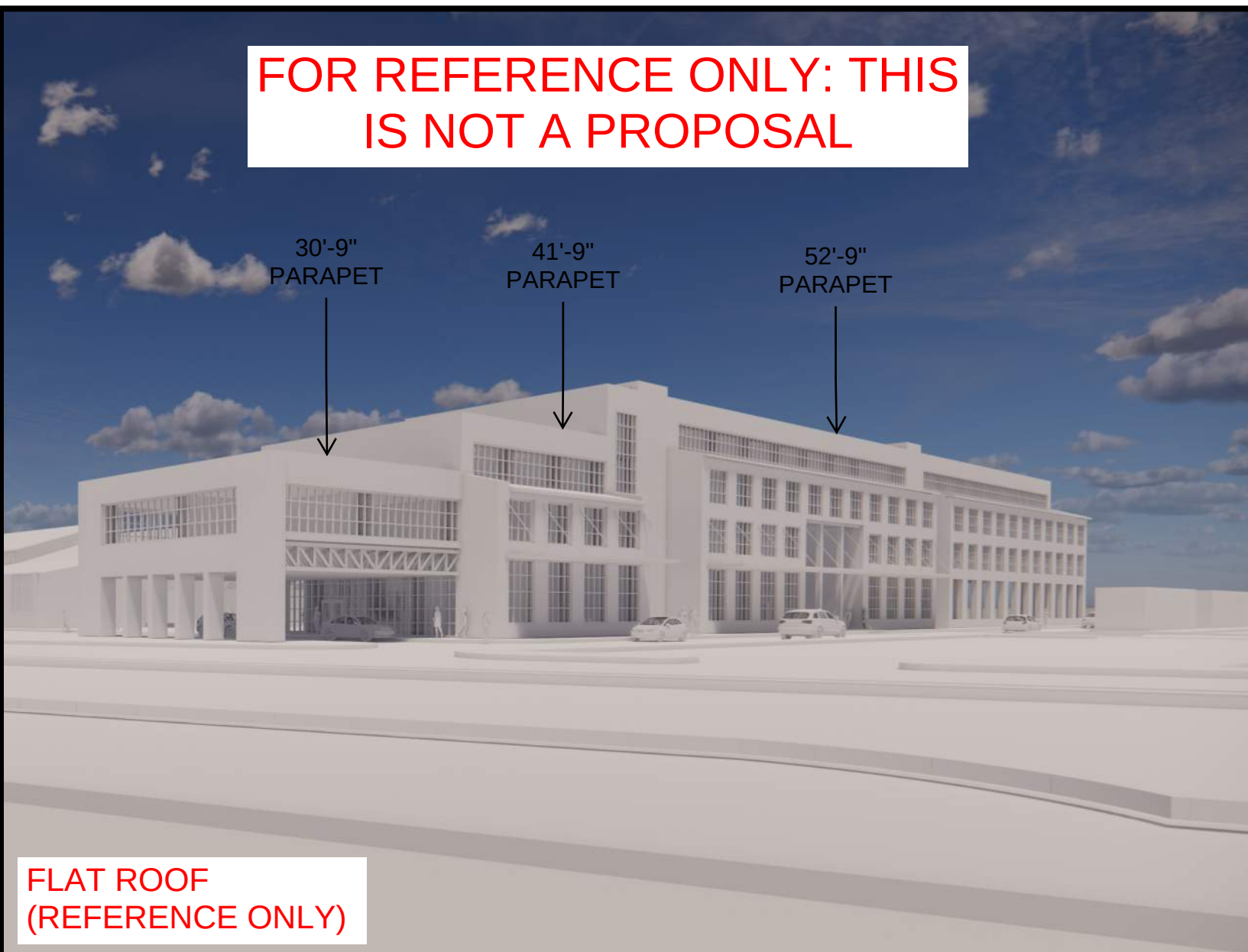
DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
July 15th, 2024

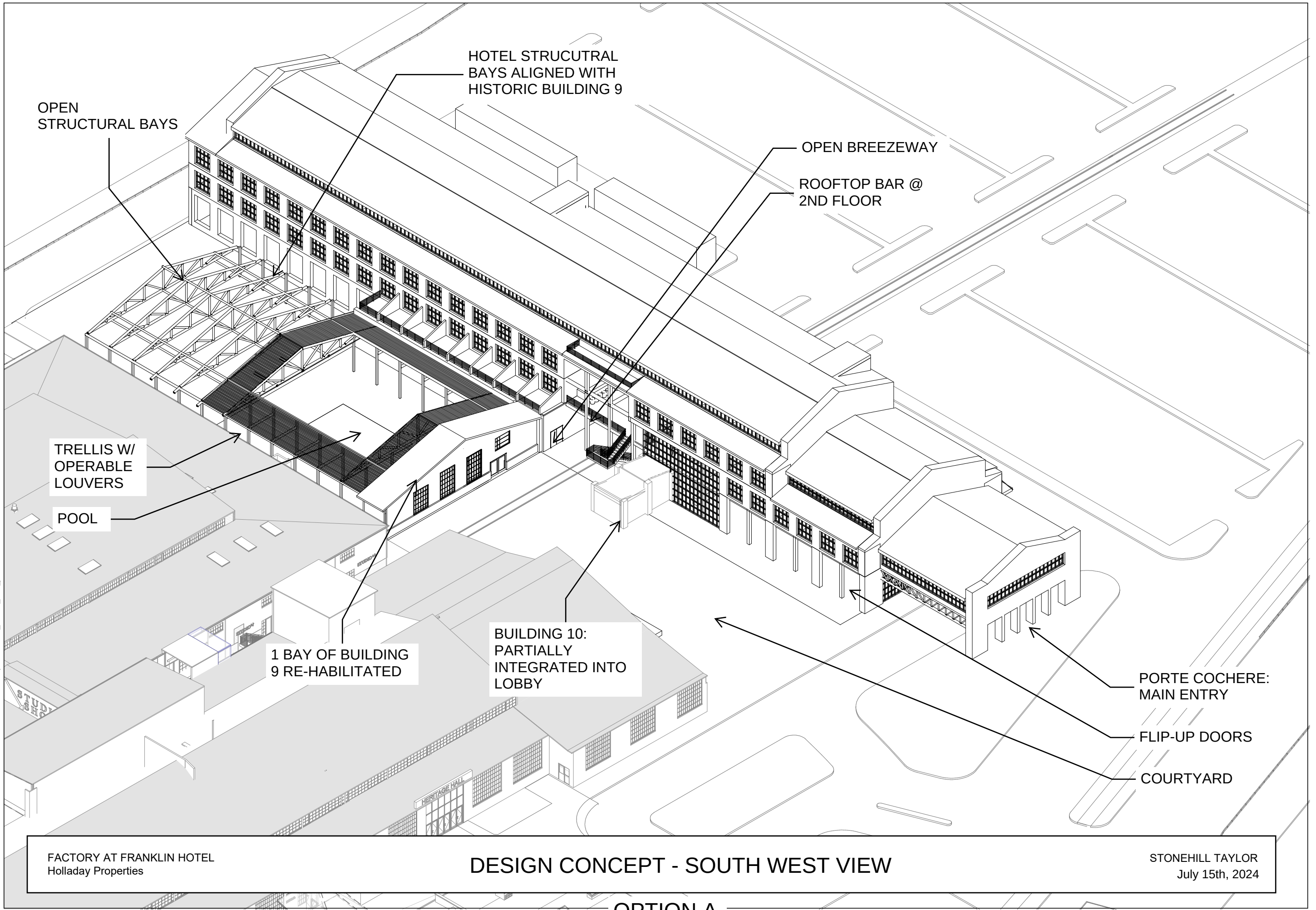
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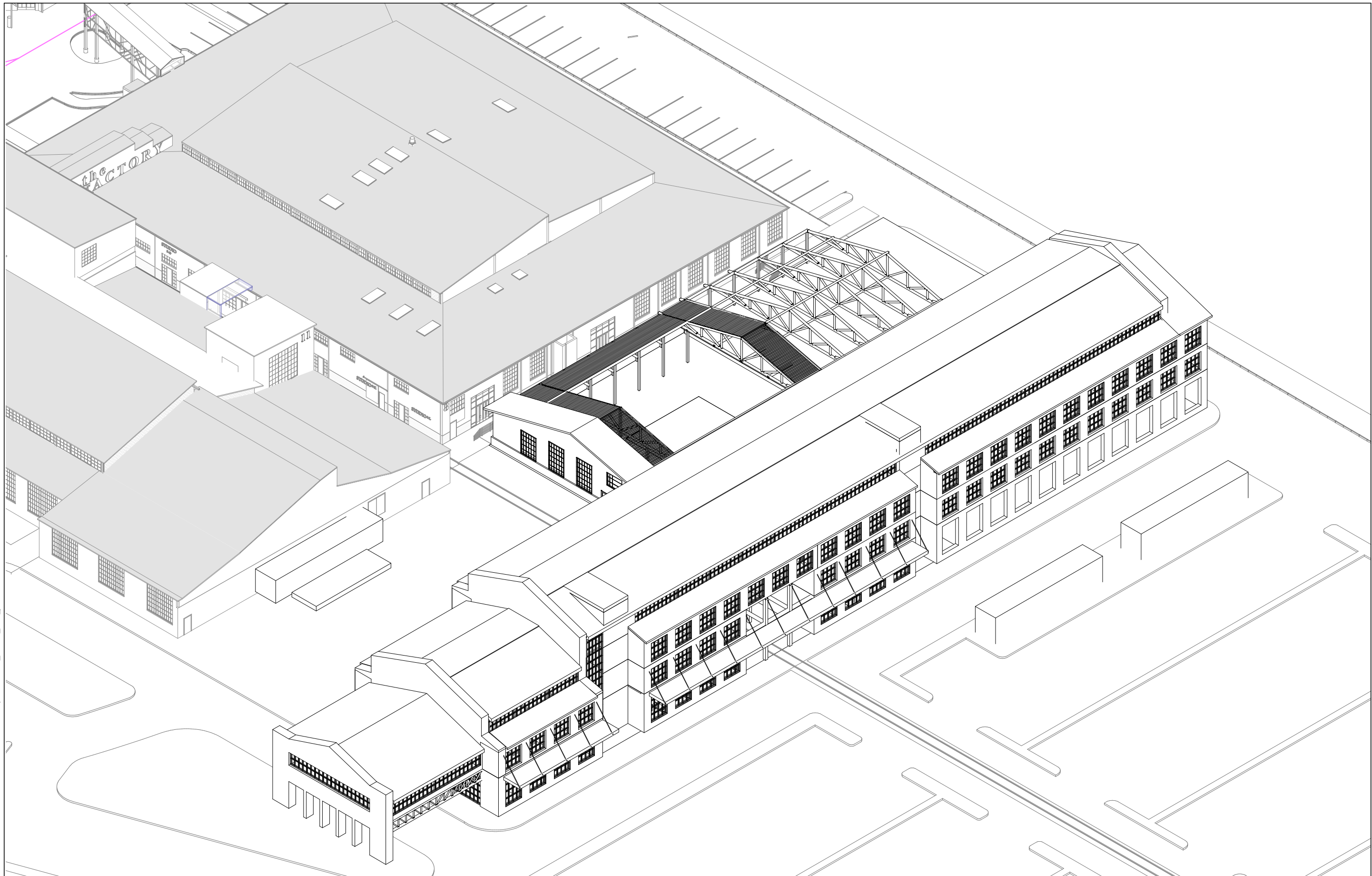






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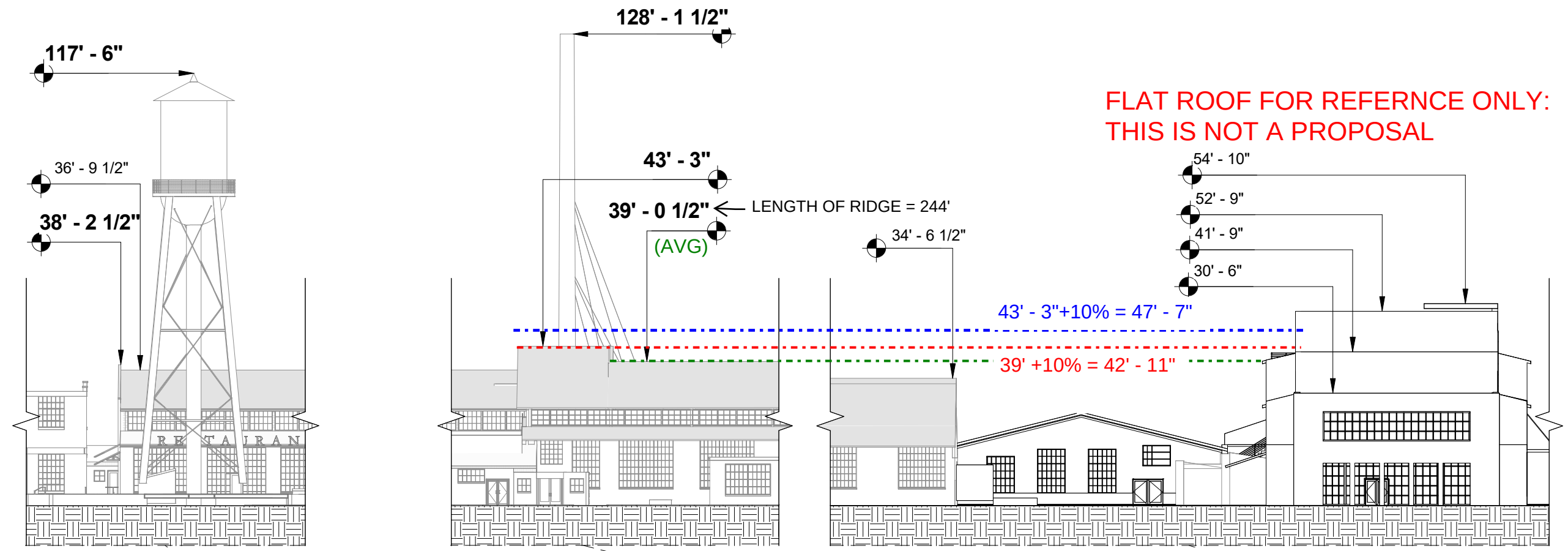
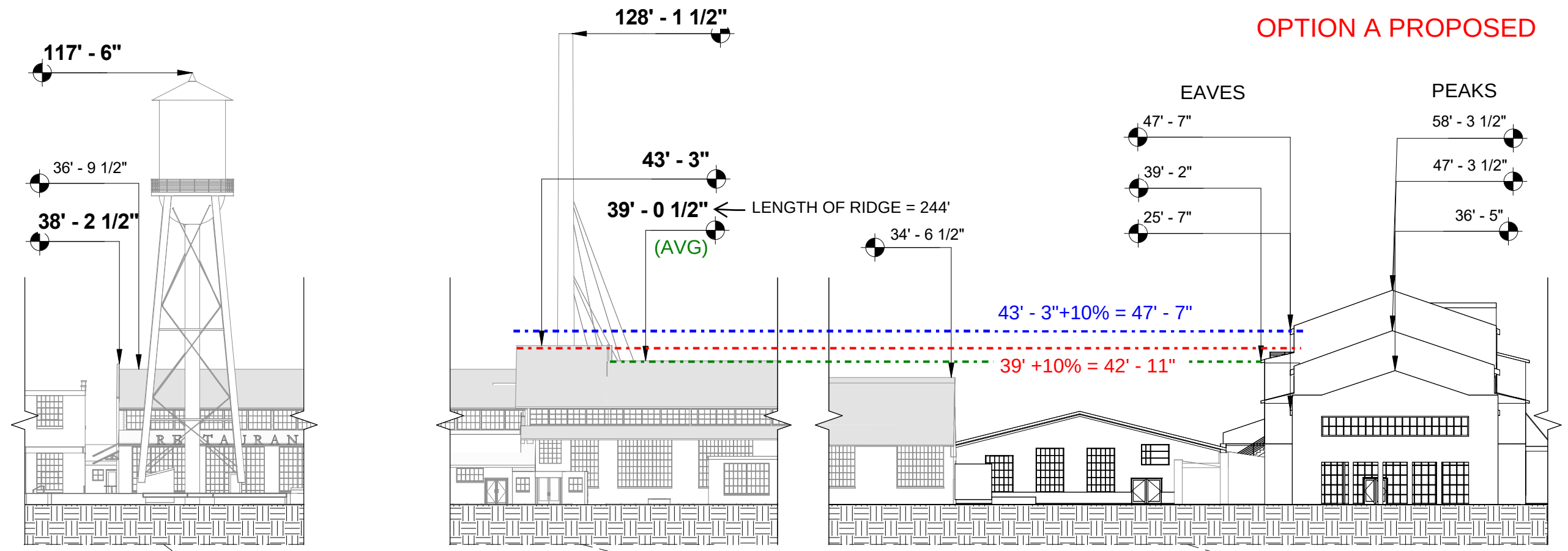


FACTORY AT FRANKLIN HOTEL
Holladay Properties

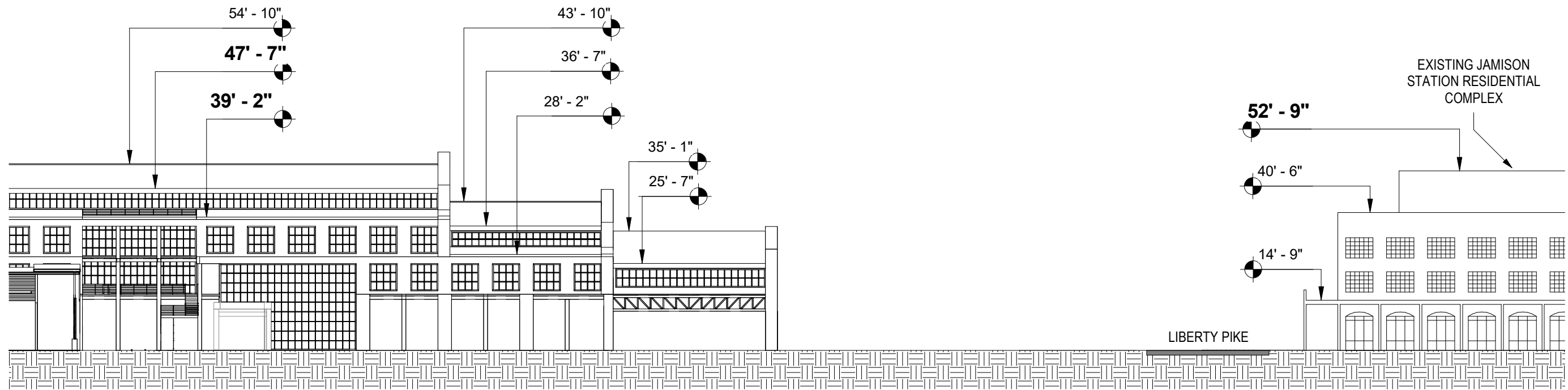
DESIGN CONCEPT - SOUTH EAST VIEW

STONEHILL TAYLOR
July 15th, 2024

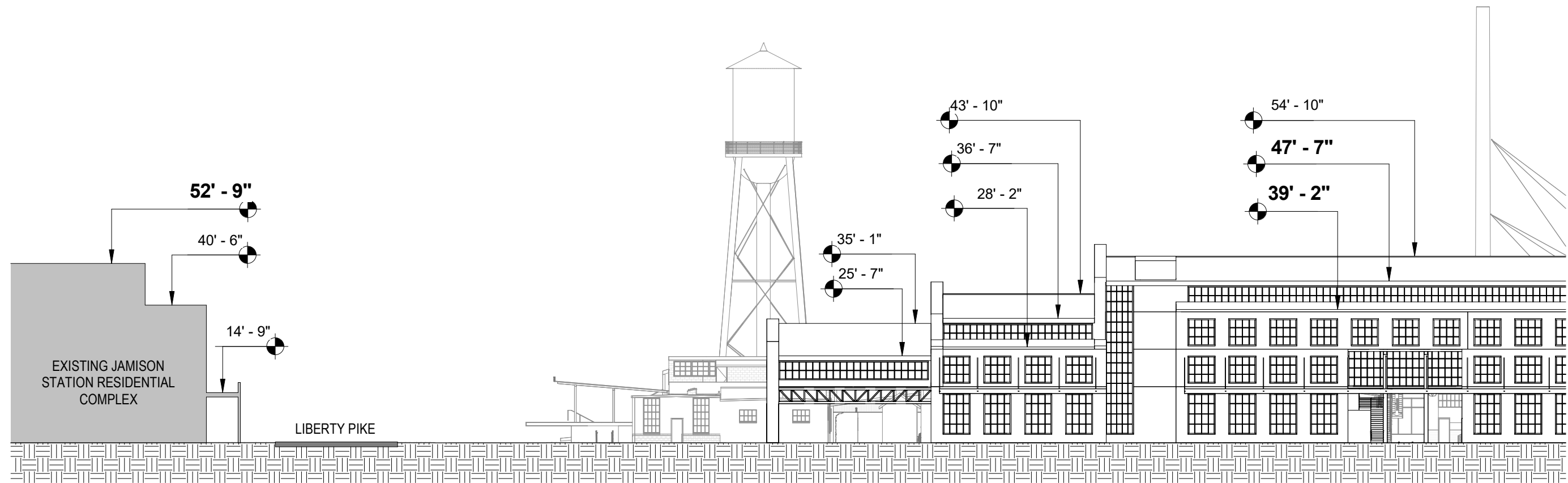
OPTION A



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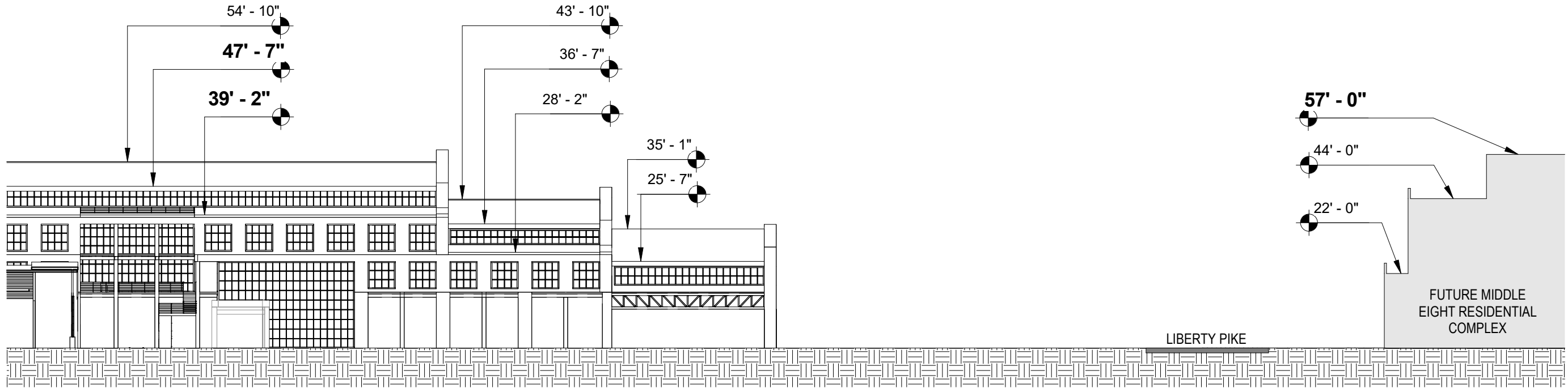
1 WEST ELEVATION - COMPARISON TO JAMISON STATION
1/32" = 1'-0"



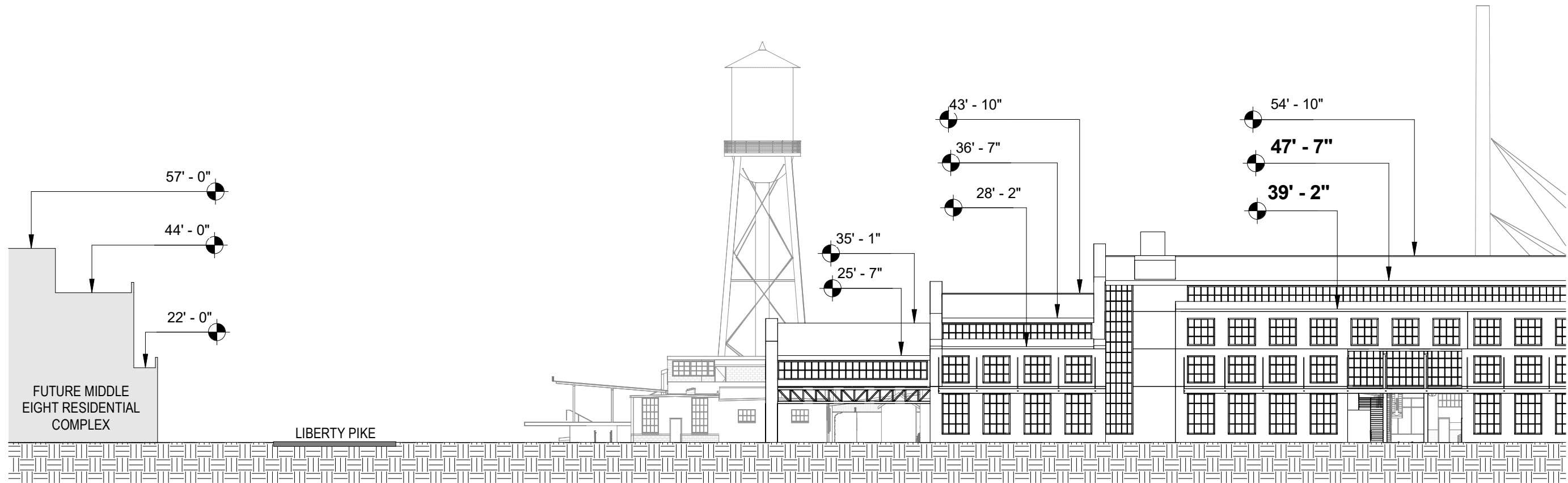
2 EAST ELEVATION- COMPARISON TO JAMISON STATION
1/32" = 1'-0"

OPTION A

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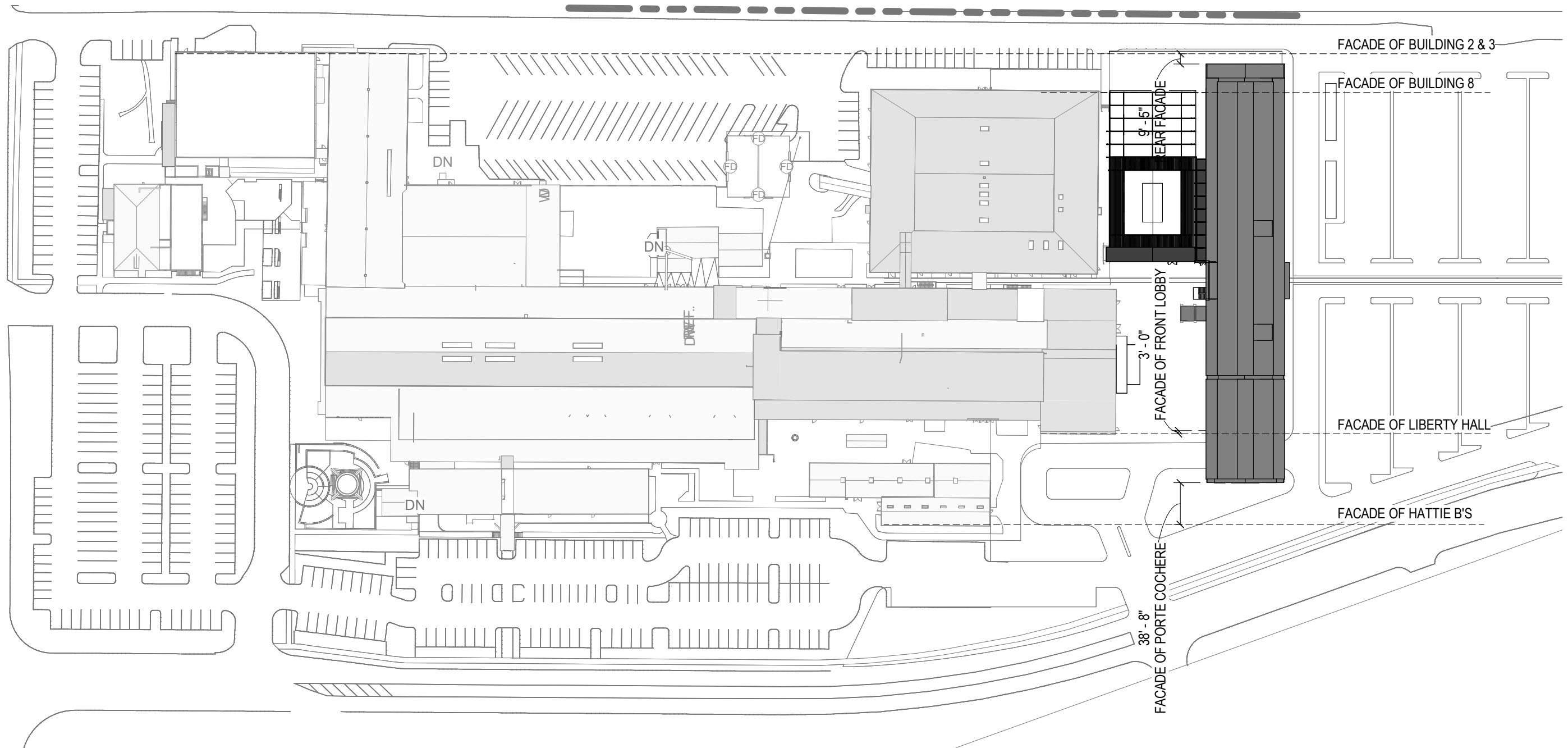
1 WEST ELEVATION - COMPARISON TO MIDDLE EIGHT
1/32" = 1'-0"



2 EAST ELEVATION - COMPARISON TO MIDDLE EIGHT
1/32" = 1'-0"

FACTORY AT FRANKLIN HOTEL

PROPOSED DESIGN: OPTION B:
DEEPER SETBACK @ TOP FLOORS

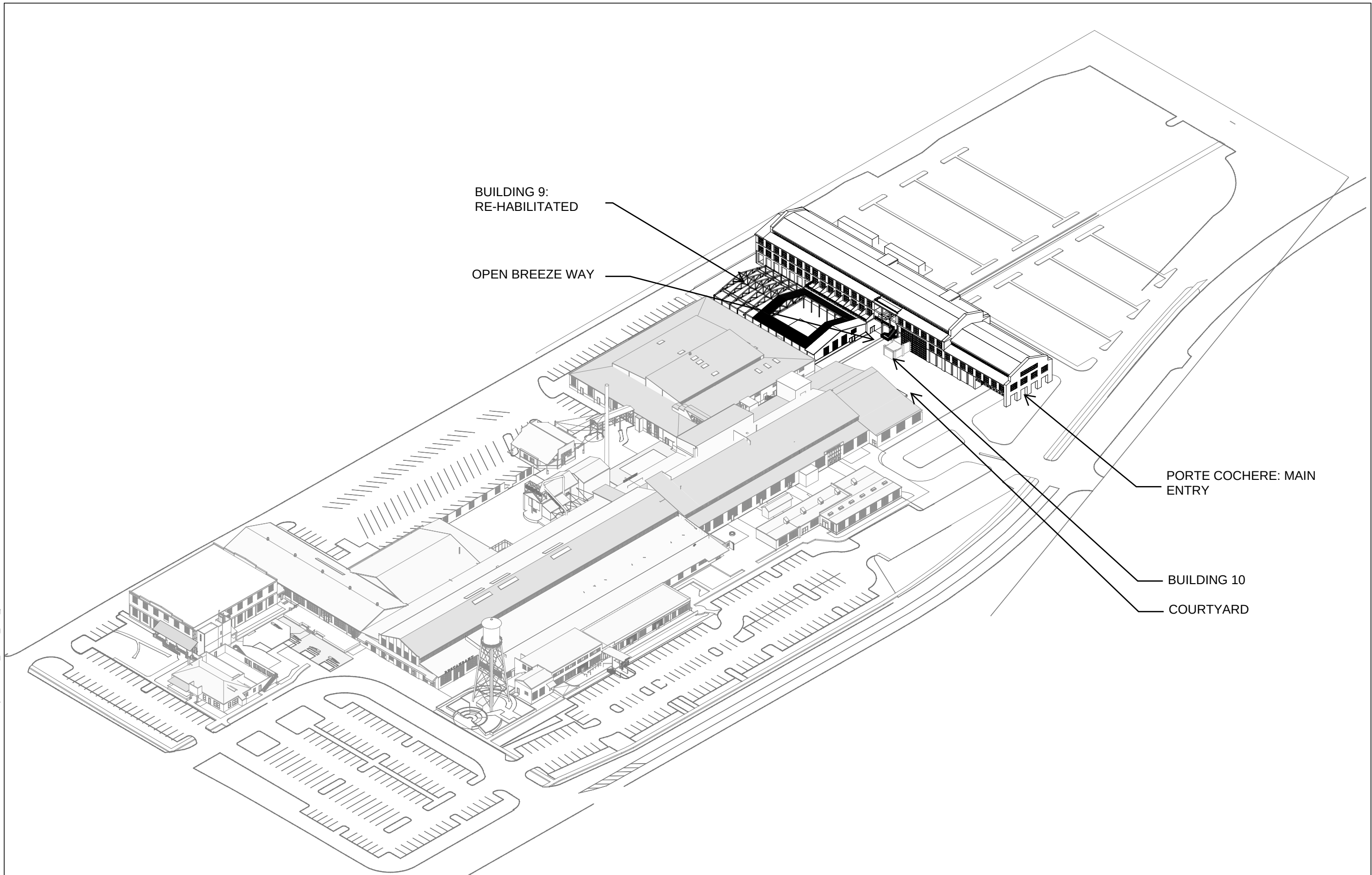


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
June 6th, 2024

OPTION B

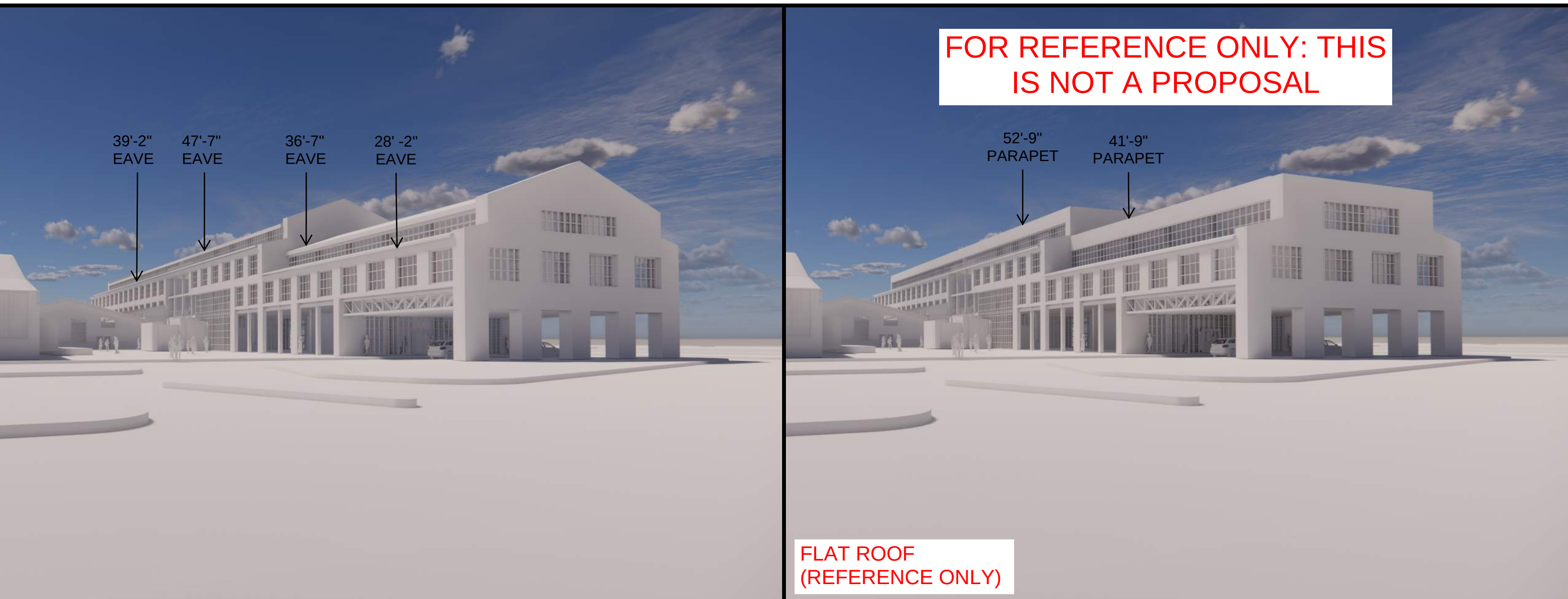


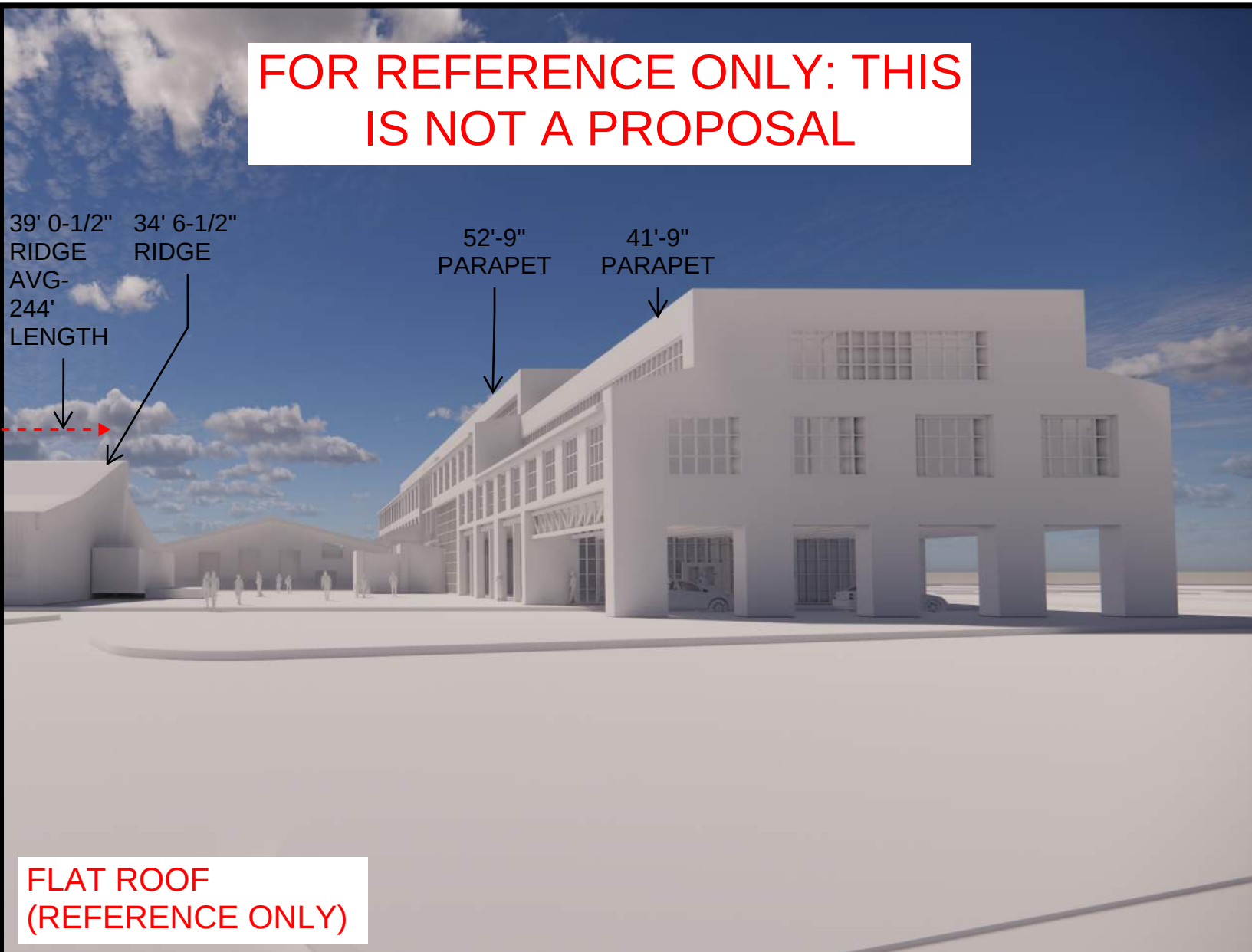
FACTORY AT FRANKLIN HOTEL
Holladay Properties

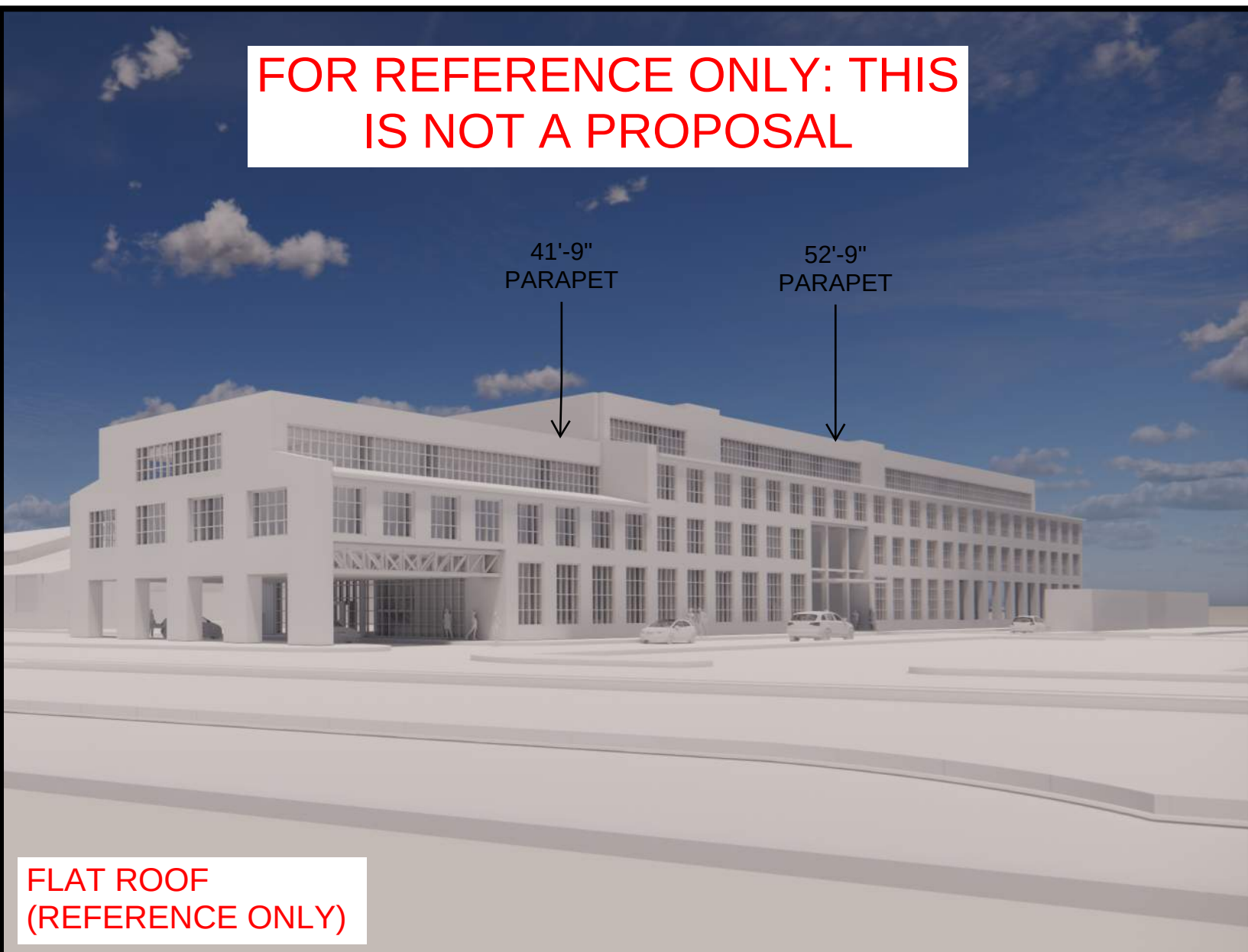
DESIGN CONCEPT - MASTER PLAN

STONEHILL TAYLOR
July 24th, 2024

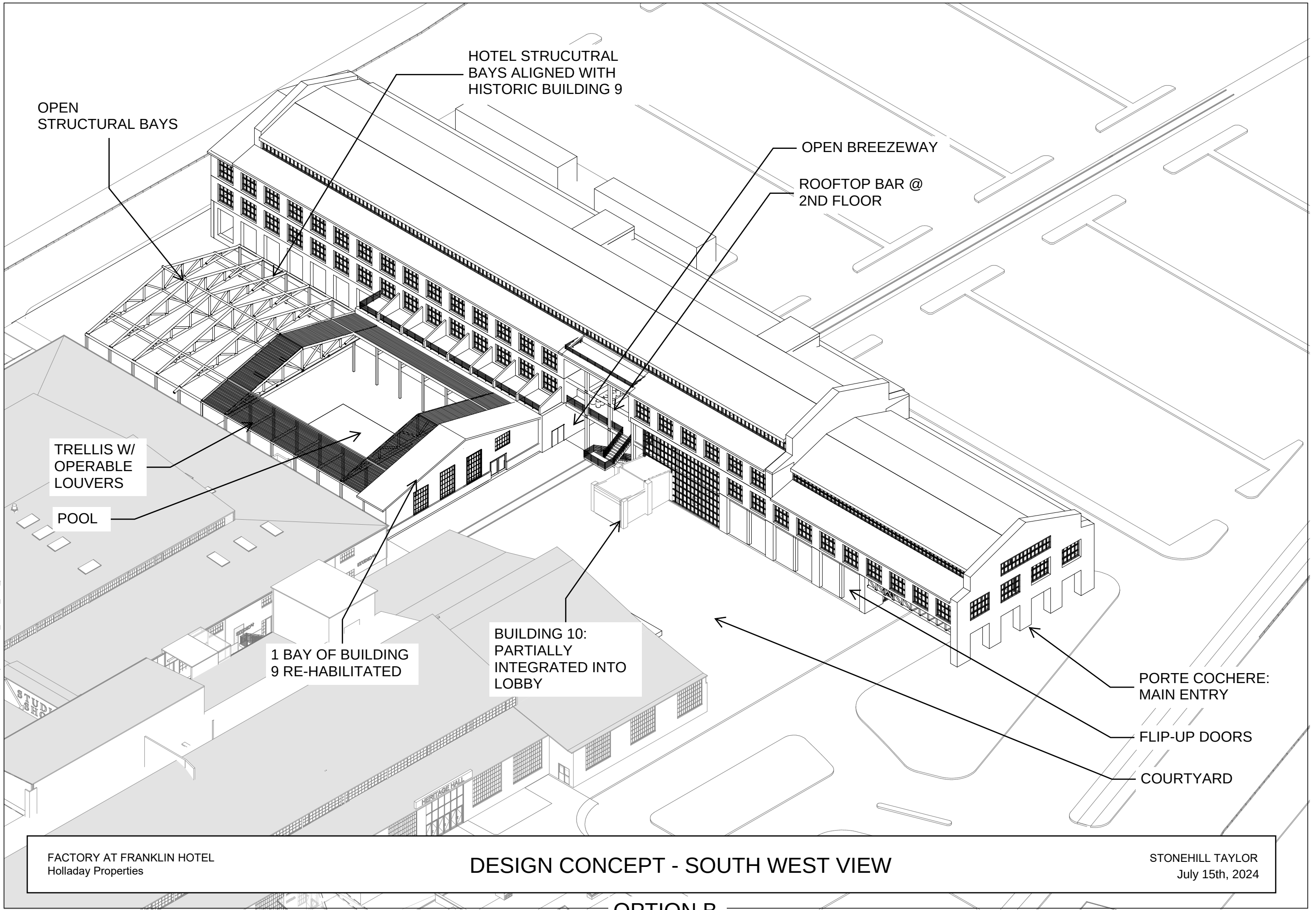
OPTION B







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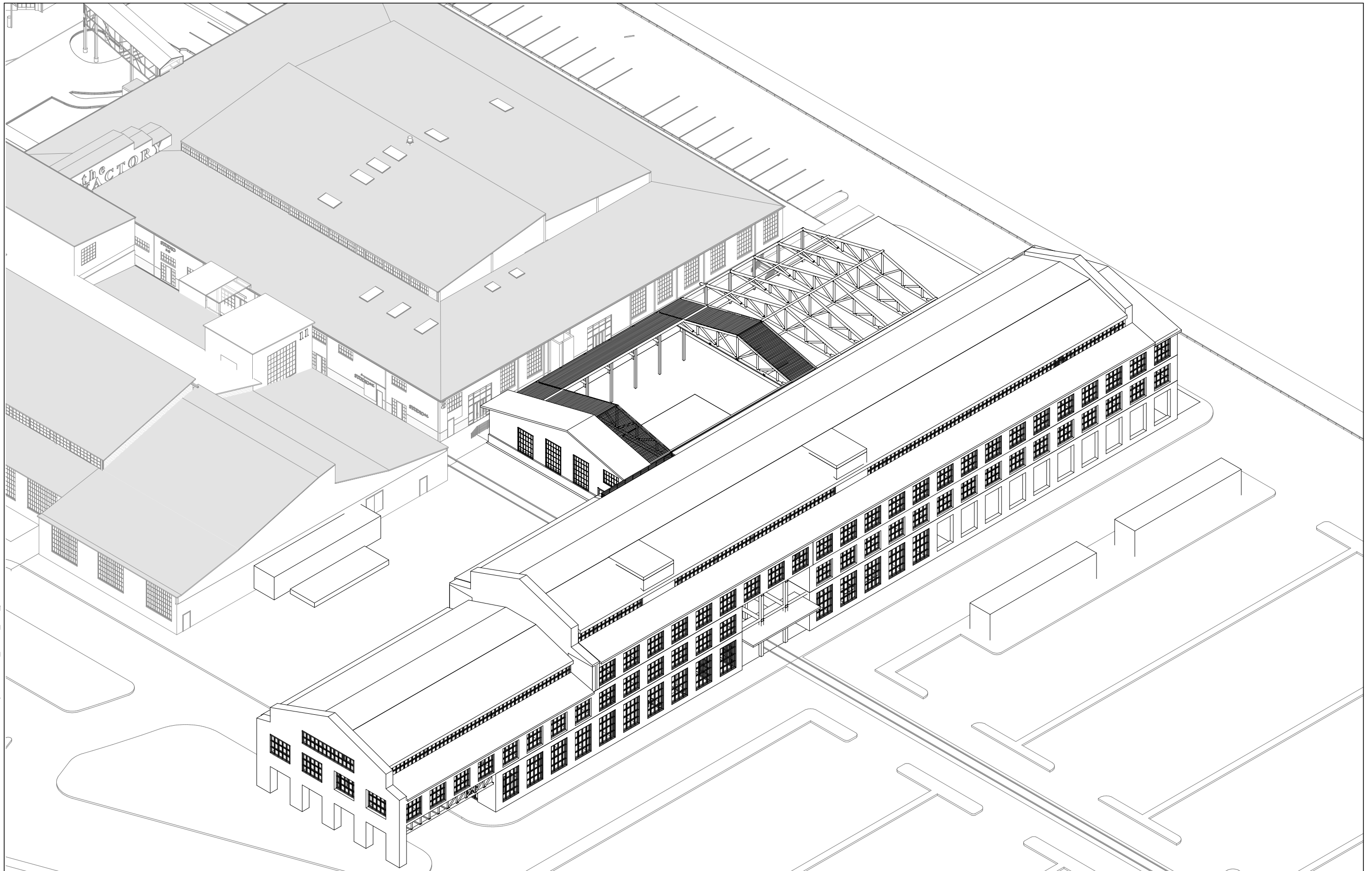
FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH WEST VIEW

STONEHILL TAYLOR
July 15th, 2024

OPTION B

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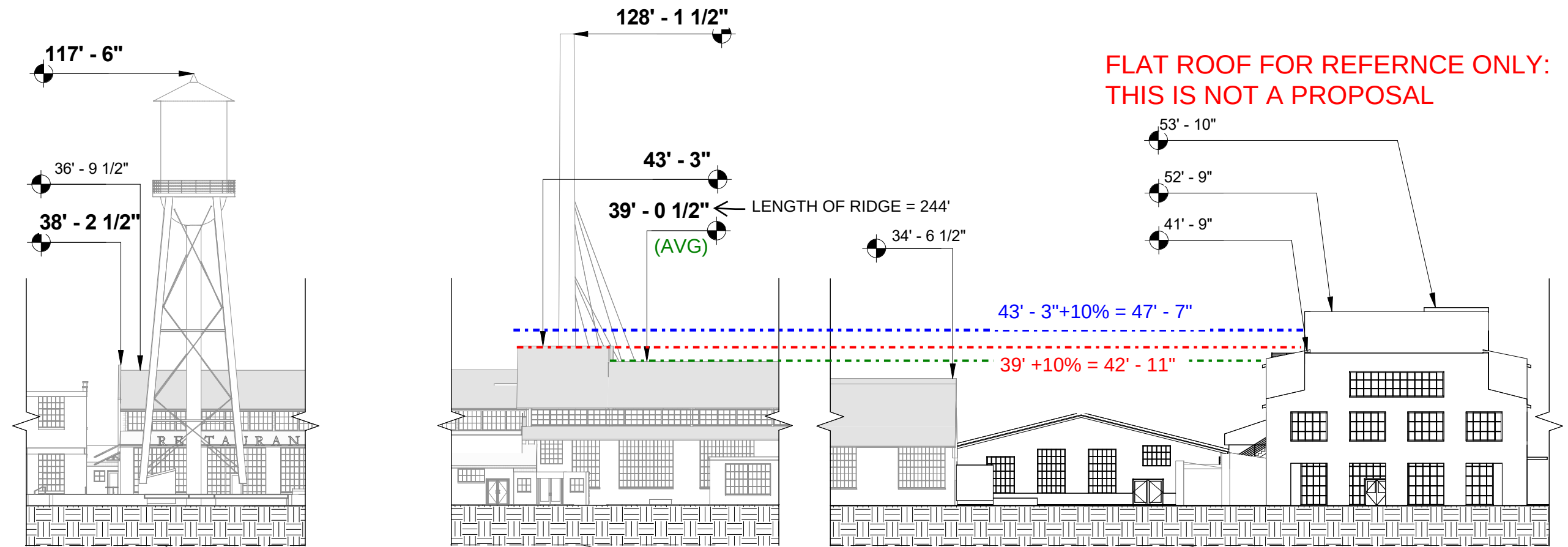
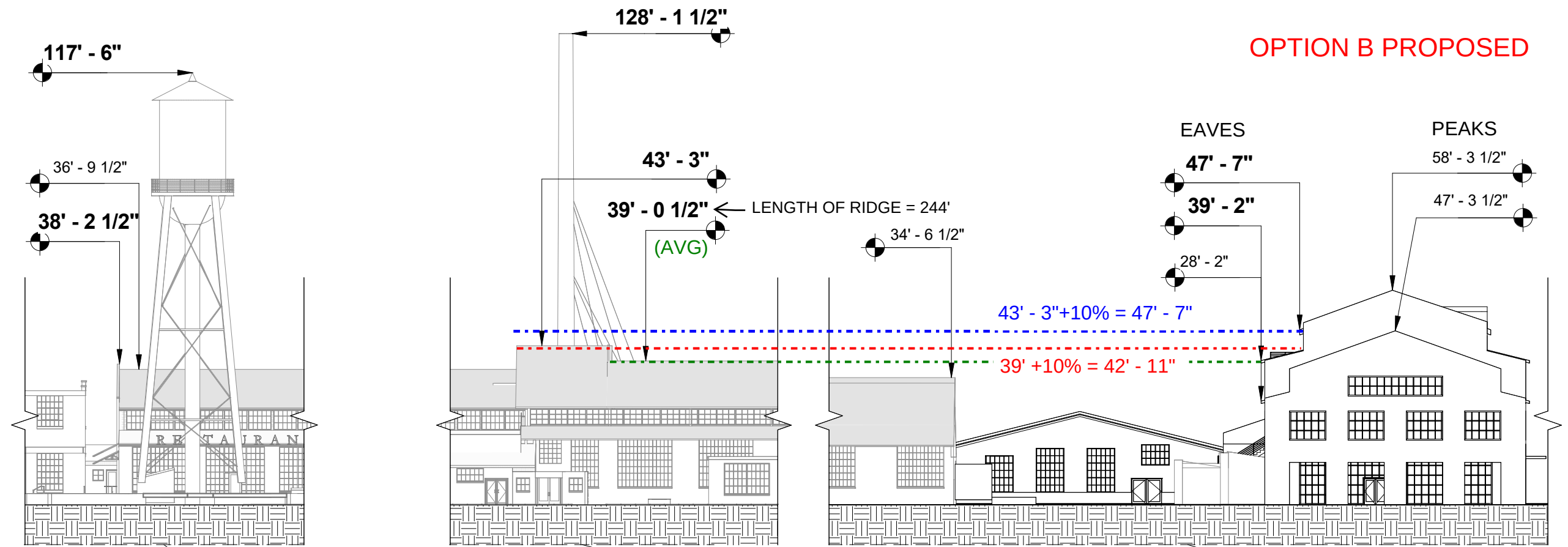


FACTORY AT FRANKLIN HOTEL
Holladay Properties

DESIGN CONCEPT - SOUTH EAST VIEW

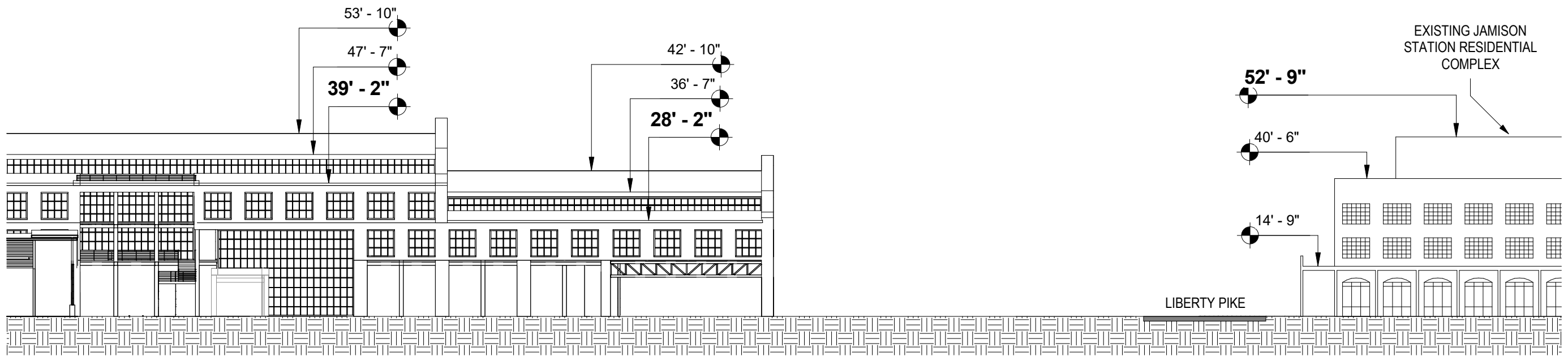
STONEHILL TAYLOR
July 15th, 2024

OPTION B



OPTION B

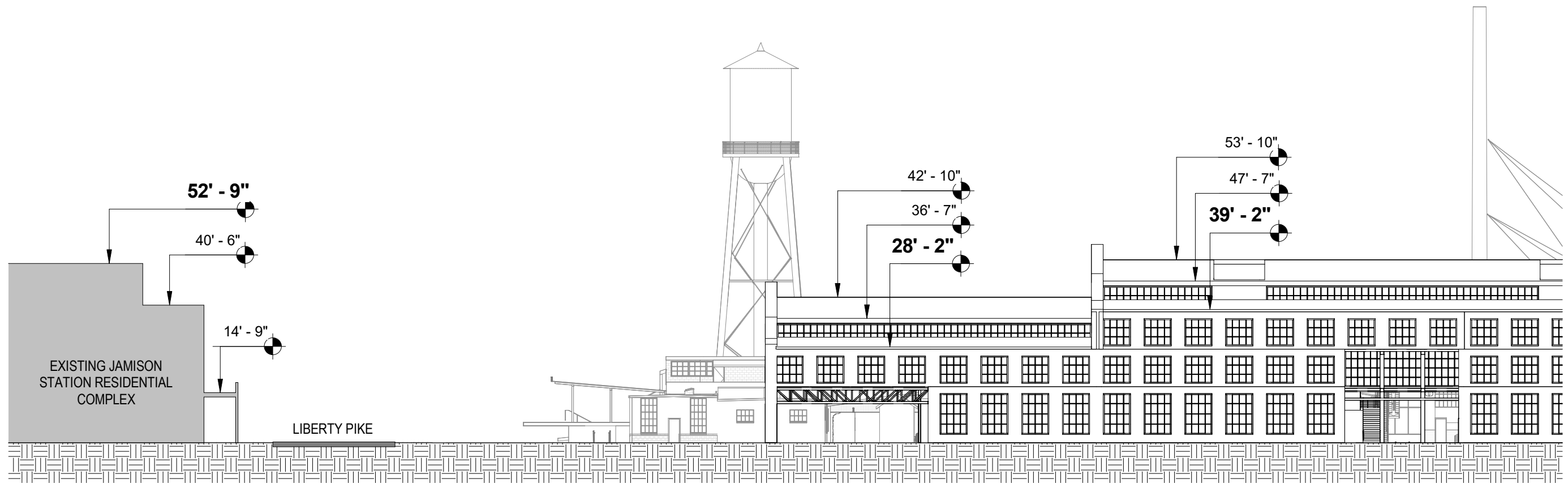
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1

WEST ELEVATION - COMPARISON TO JAMISON STATION

1/32" = 1'-0"



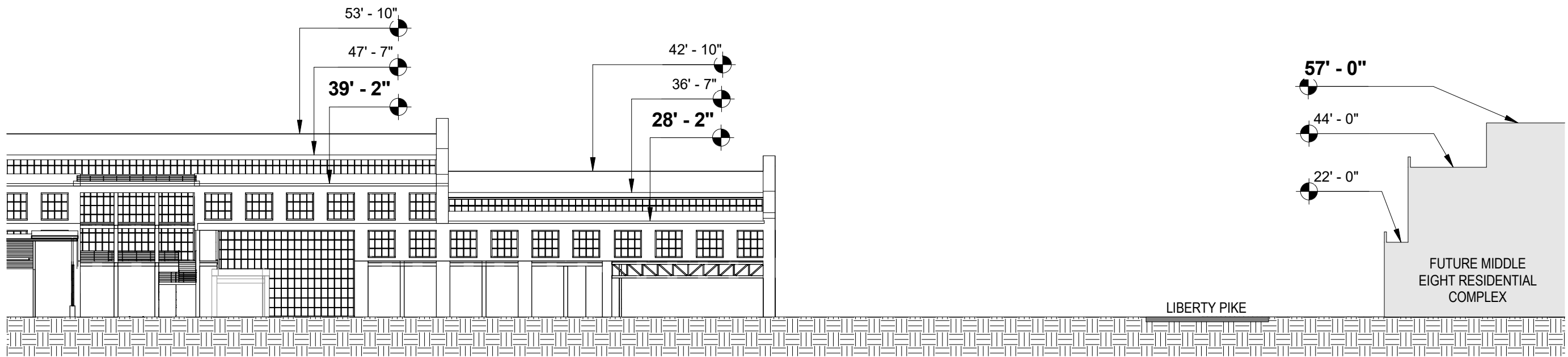
2

EAST ELEVATION- COMPARISON TO JAMISON STATION

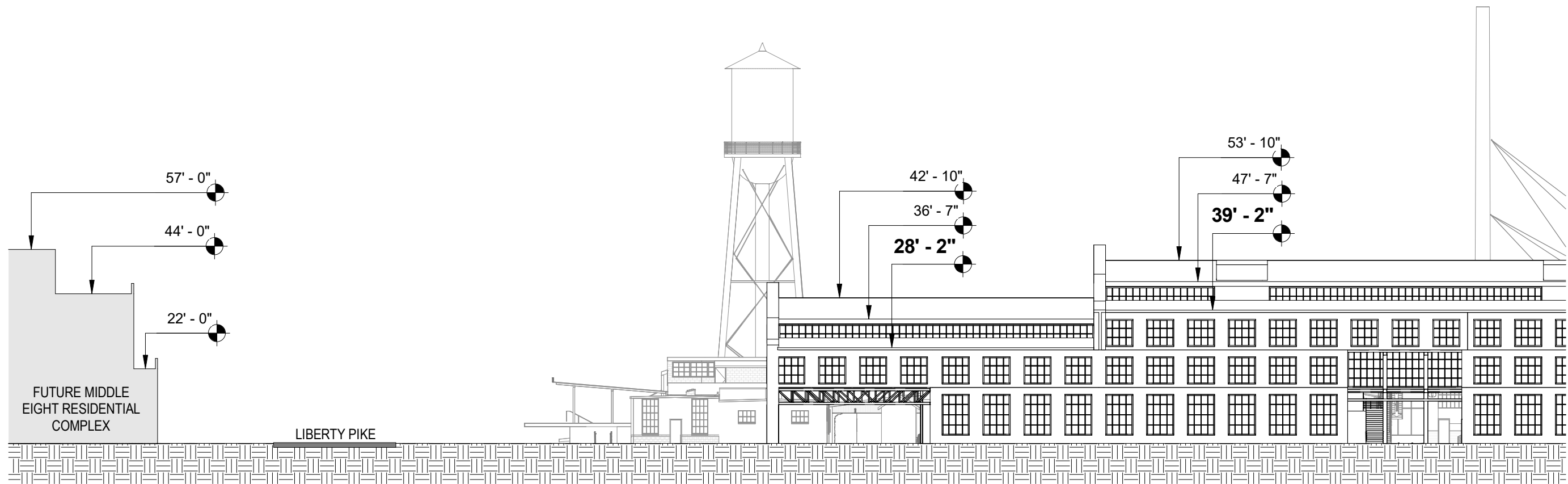
1/32" = 1'-0"

OPTION B

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1 WEST ELEVATION - COMPARISON TO MIDDLE EIGHT
1/32" = 1'-0"



2 EAST ELEVATION - COMPARISON TO MIDDLE EIGHT
1/32" = 1'-0"



FACTORY AT FRANKLIN HOTEL