



Meeting Agenda

Design Review Committee

Monday, August 19, 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 Alterations (Site And Principal) And An Addition (Principal) At 231 Myles Manor Ct.; Amanda McCreary, Applicant.
2. Discussion of Alterations (Principal And Accessory) At 340 Franklin Rd.; Benny Woody Applicant.
3. Discussion Of New Construction At 242 Myles Manor Ct.; Andrew King, Applicant.
4. Discussion Of Alterations (Principal And Accessory) At 1009 Fair St.; Ben McCreary, Applicant.

5. Discussion Of Alterations (Buildings 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



COVERED BACK PORCH

NON-HISTORIC WINDOWS



RESIDENCE FRONT



EXISTING ELECTRICAL METERS TO REMAIN



EXISTING ASPHALT DRIVEWAY WITH STONE EDGING.
STONE TO REMAIN. DRIVEWAY TO BE PEA GRAVEL.



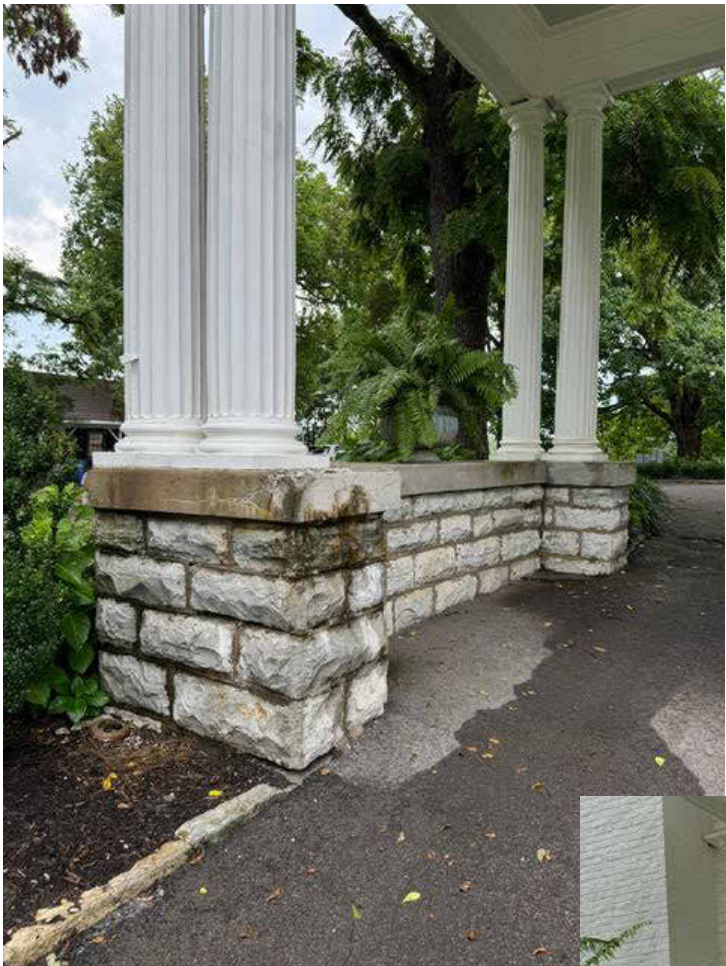
RESIDENCE LEFT SIDE

NEW CELLAR
DOOR COVER AT
EXISTING
ACCESS DOOR

ASPHALT TO BE
REMOVED



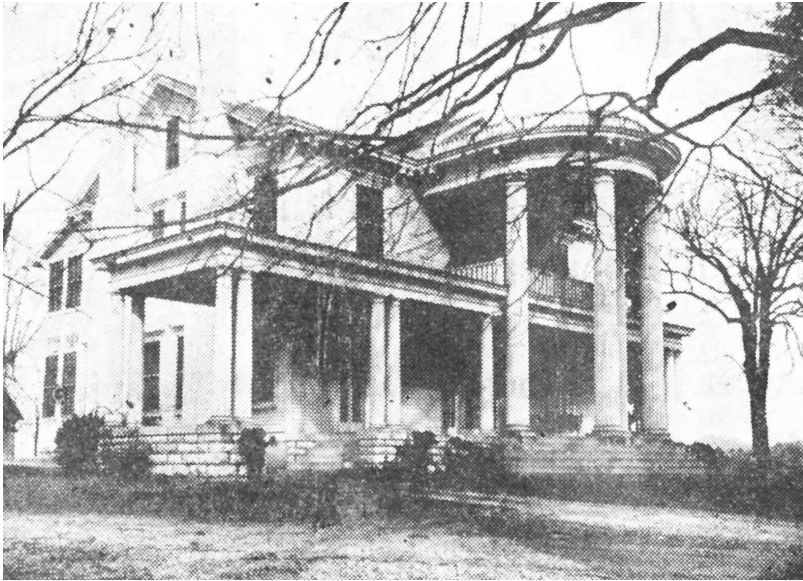
EXISTING LEFT SIDE
AND FRONT OF
PORTE COCHERE



REPAIR DAMAGE TO CONCRETE
WALL CAP AT PORTE COCHERE







DRIVEWAY ENTRY FRONT



FRONT PORCH SIDE VIEW



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



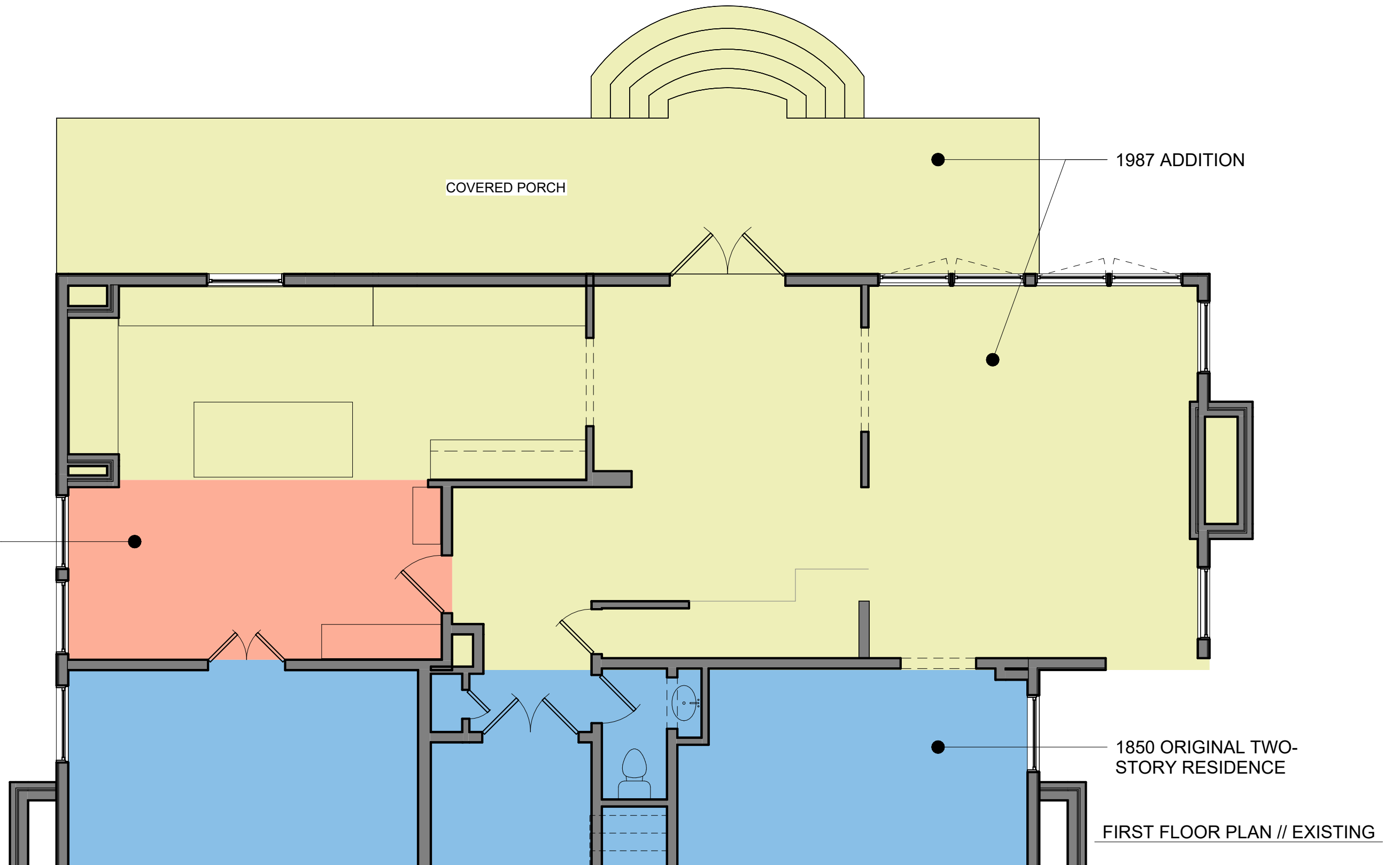
FRONT VIEW
CIRCA 1934

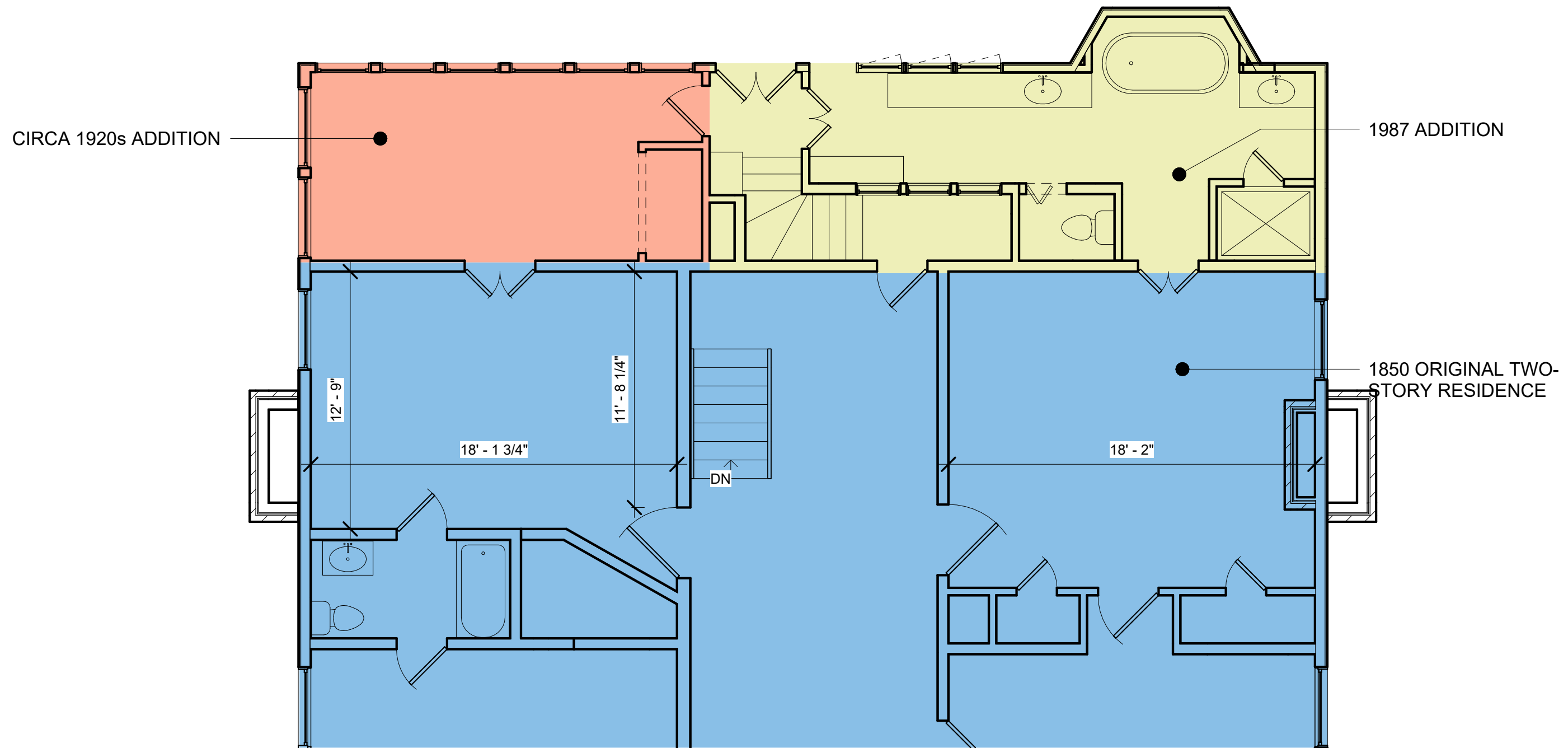


SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED



SIDE VIEW - EXISTING ADDITION THAT HAS BEEN DEMOLISHED





SECOND FLOOR PLAN // EXISTING

EXISTING BRICK
PAVERS TO REMAIN

PEA GRAVEL WITH
FLAGSTONES

PREVIOUSLY
APPROVED
GARAGE

NEW BRICK TRASH CAN ENCLOSURE WITH
WOOD GATE. SHOWN FOR SCHEMATIC
ONLY. ENCLOSURE TO BE SUBMITTED FOR
APPROVAL AT A LATER DATE.

EXISTING BRICK WALL
WITH ELECTRICAL
METERS TO REMAIN

EXISTING SHRUBS,
WALKS, AND TREES
TO REMAIN

PEA GRAVEL WITH
FLAGSTONES

SK12
1

EXISTING CONCRETE
WITH BRICK BORDER
TO REMAIN

EXISTING WELL AND
PERGOLA STRUCTURE
TO REMAIN

REMOVE EXIST
ASPHALT AT
HOUSE

NEW CELLAR DOOR
ABOVE EXISTING
STAIRWELL

NEW
LANDSCAPING

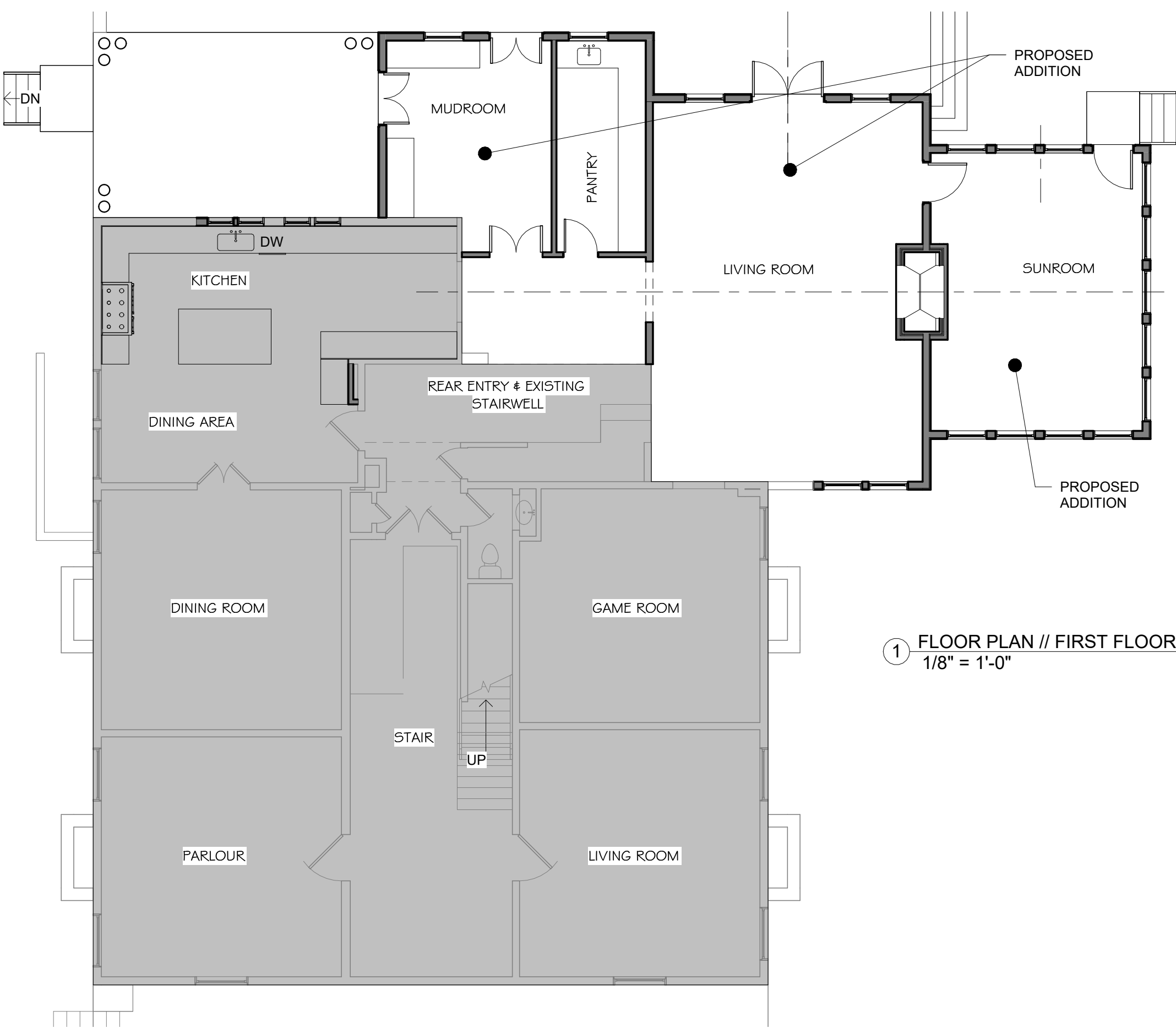
REMOVE EXISTING
ASPHALT AND ADD
NEW CONCRETE
PAVERS WITH BRICK
BORDER

EXISTING PORTE COCHERE
STRUCTURE TO REMAIN.
REPAIR CONCRETE WHERE
DAMAGED

EXISTING TREE TO REMAIN

PEA GRAVEL DRIVE WITH
STONE EDGE TO STREET.

PEA GRAVEL AT EXISTING
PORTE COCHERE TO ALLOW
FOR FOOT TRAFFIC AND
DISALLOW CARS. PEA GRAVEL
TO BE STONE EDGED.



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

1. ZONING CLASSIFICATION: ER - ESTATE RESIDENTIAL

2. ACTUAL LOT AREA: 9.95 ACRES OR 433,798 SF PER GIS

3. MINIMUM LANDSCAPE SURFACE AREA: 60%

FOOTPRINT OF APPROVED GARAGE	1,018 SF
MAIN RESIDENCE FOOTPRINT:	5,149 SF
FOOTPRINT OF OTHER EXISTING STRUCTURES:	4,517 SF
FOOTPRINT OF BUILDINGS:	10,684 SF

FOOTPRINT OF EXISTING & PROPOSED NON-PERVIOUS:

TOTAL LOT COVERAGE	18,939 SF
	28,799 SF

PROPOSED LSR WITH GARAGE ADDITION:

93.3%

5. MAXIMUM BUILDING COVERAGE PER HISTORIC ZONING: 35%

PROPOSED BUILDING FOOTPRINT: 10,684 SF

ACTUAL BUILDING COVERAGE: 2.5%

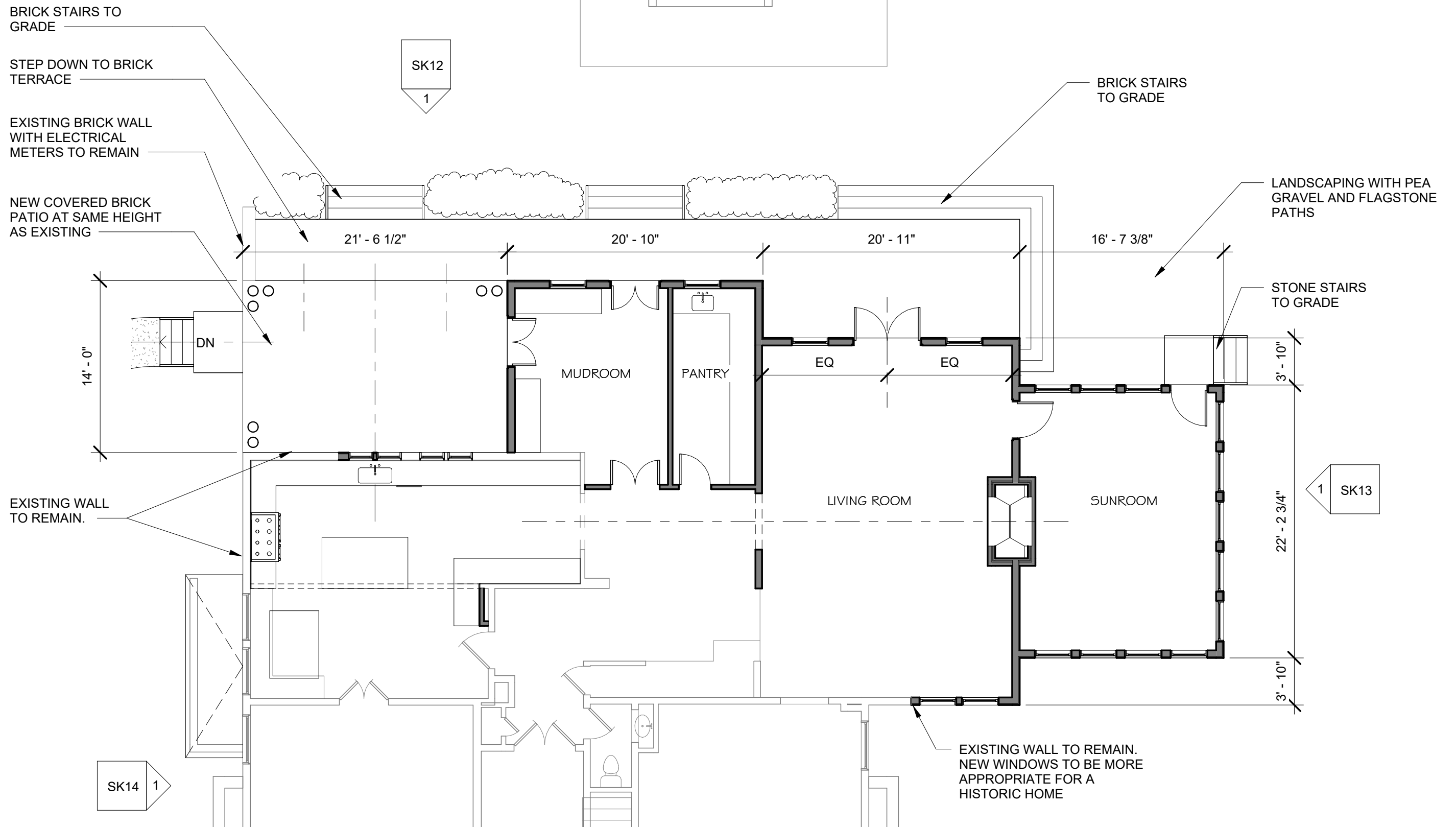
6. BUILDING AREA:

EXISTING FINISHED FIRST FLOOR	3,139 SF
ADDITION FINISHED FIRST FLOOR	927 SF
FIRST FLOOR AREA	4,066 SF

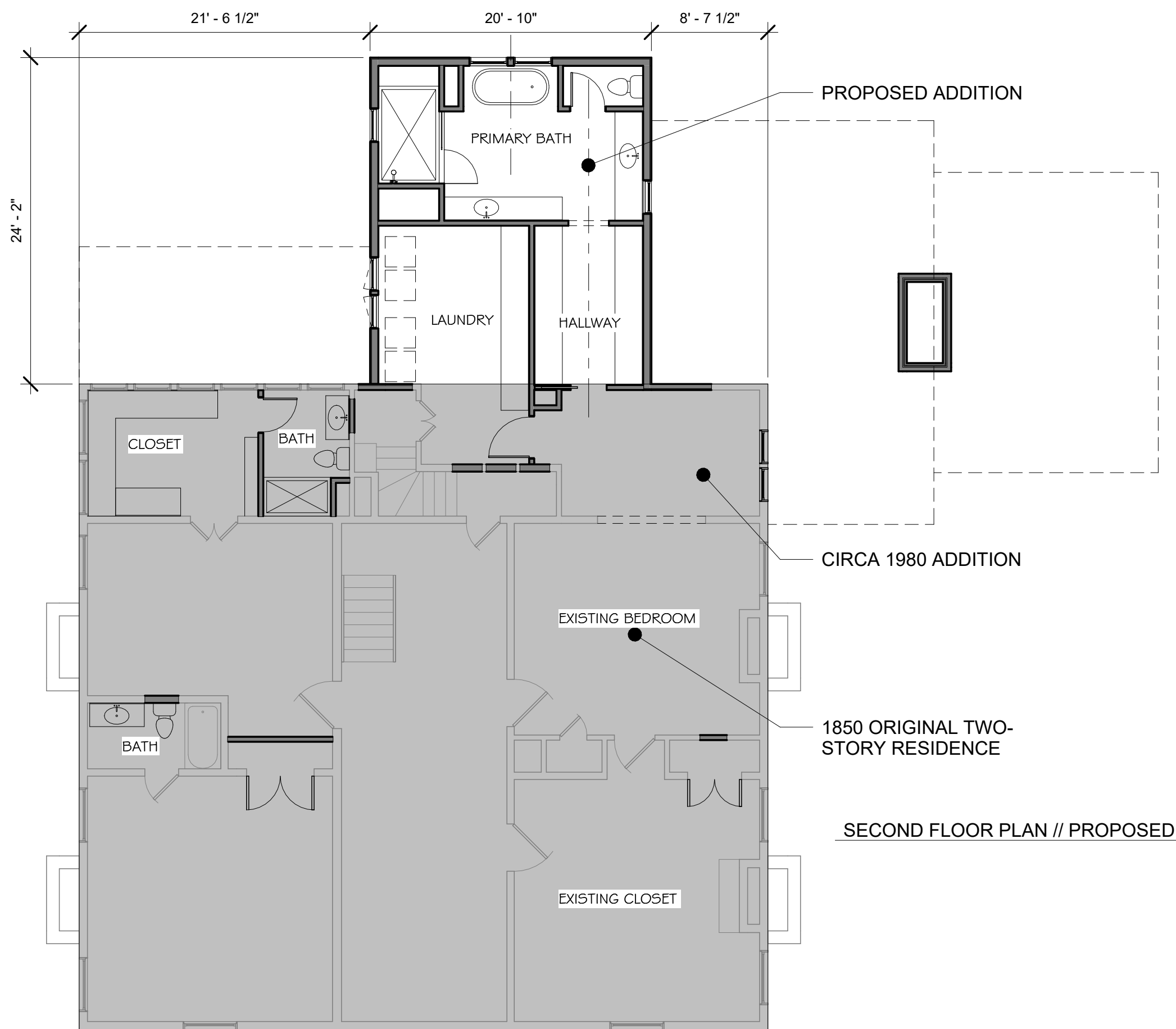
7. HISTORIC FOOTPRINT:

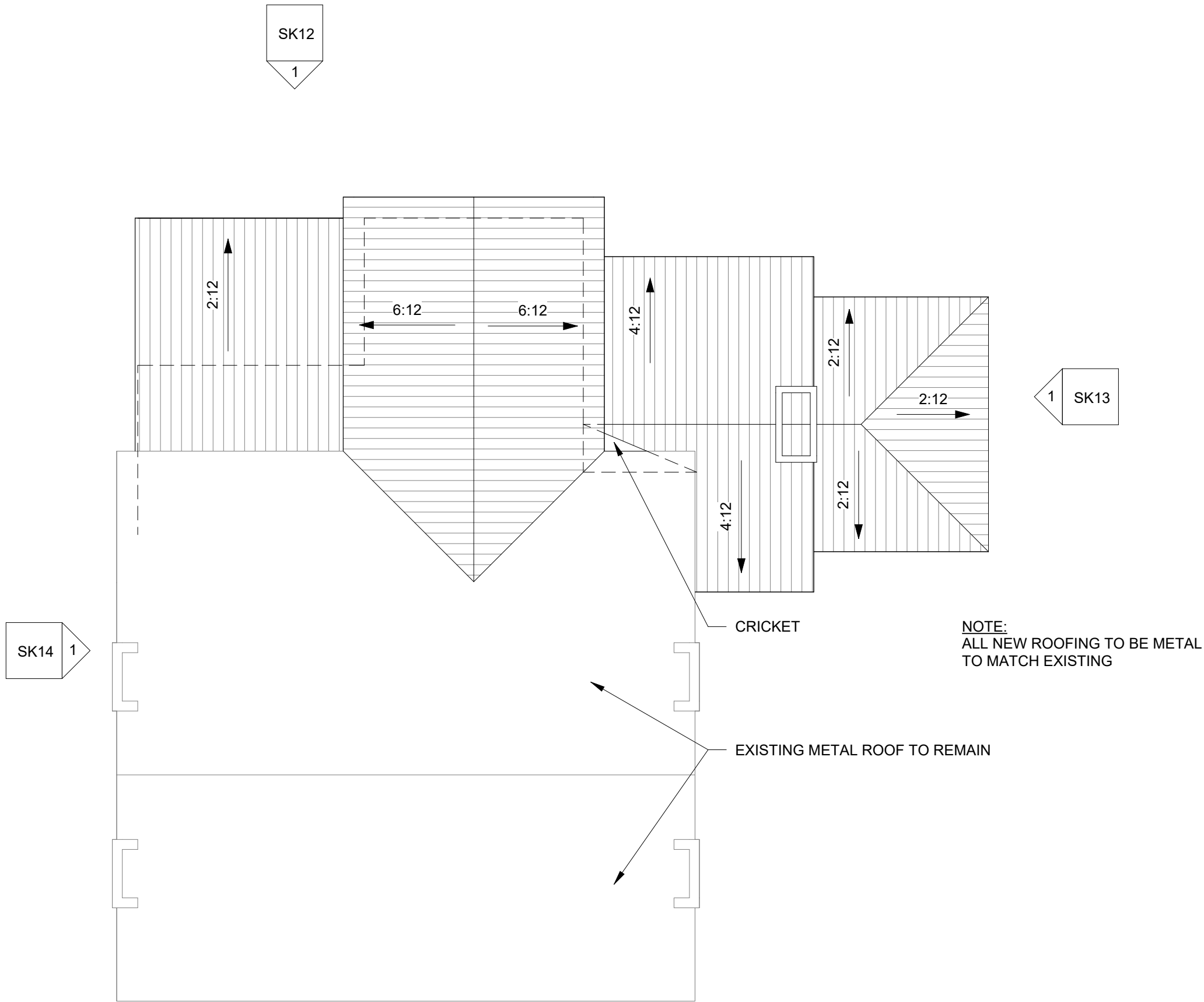
2,133 SF
- CHISEL

workshop
- JASMINE GROVE - 231 MYLES MANOR
- FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"
- SK09A
- 2024.08.12
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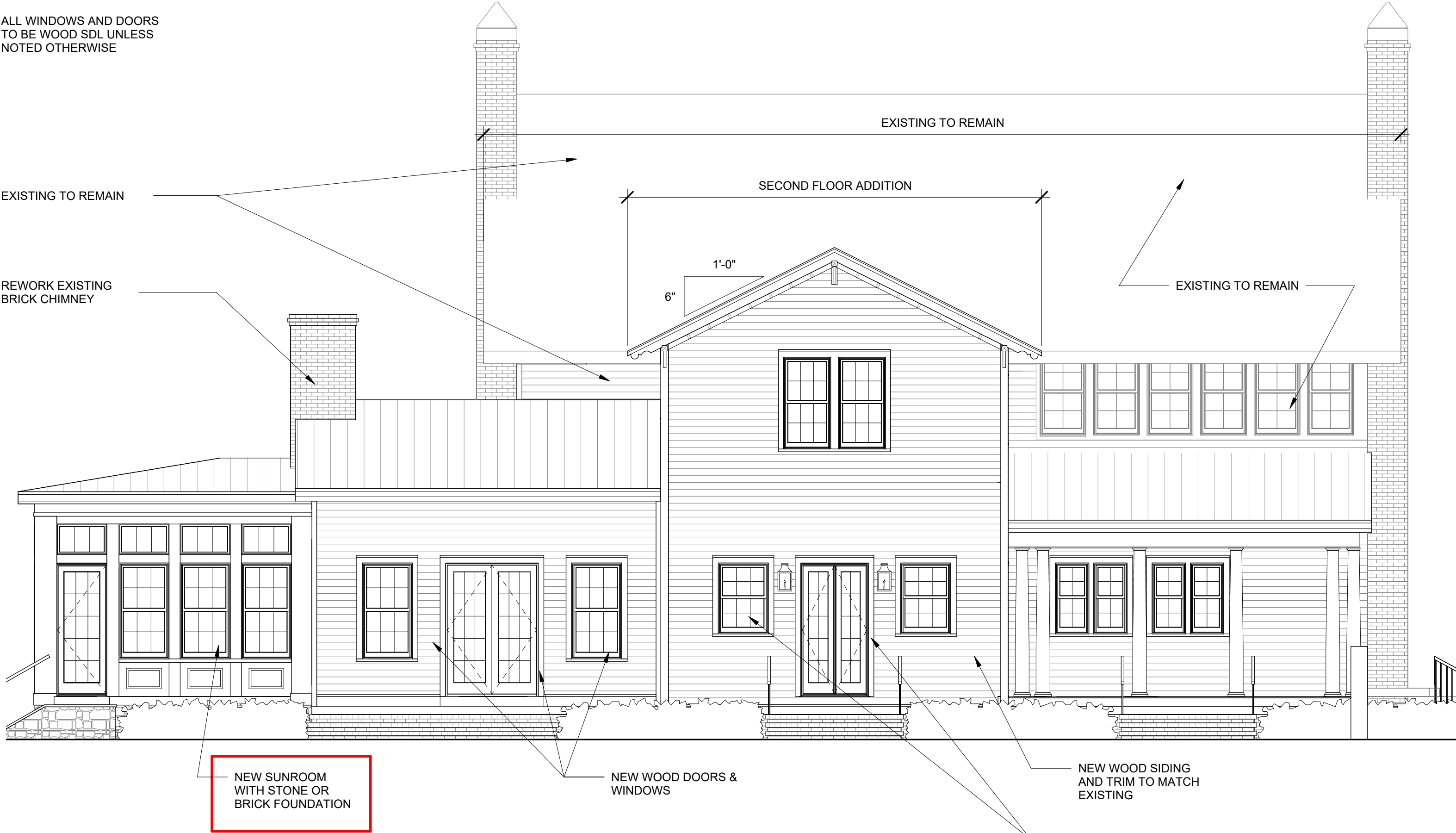


FIRST FLOOR PLAN // PROPOSED





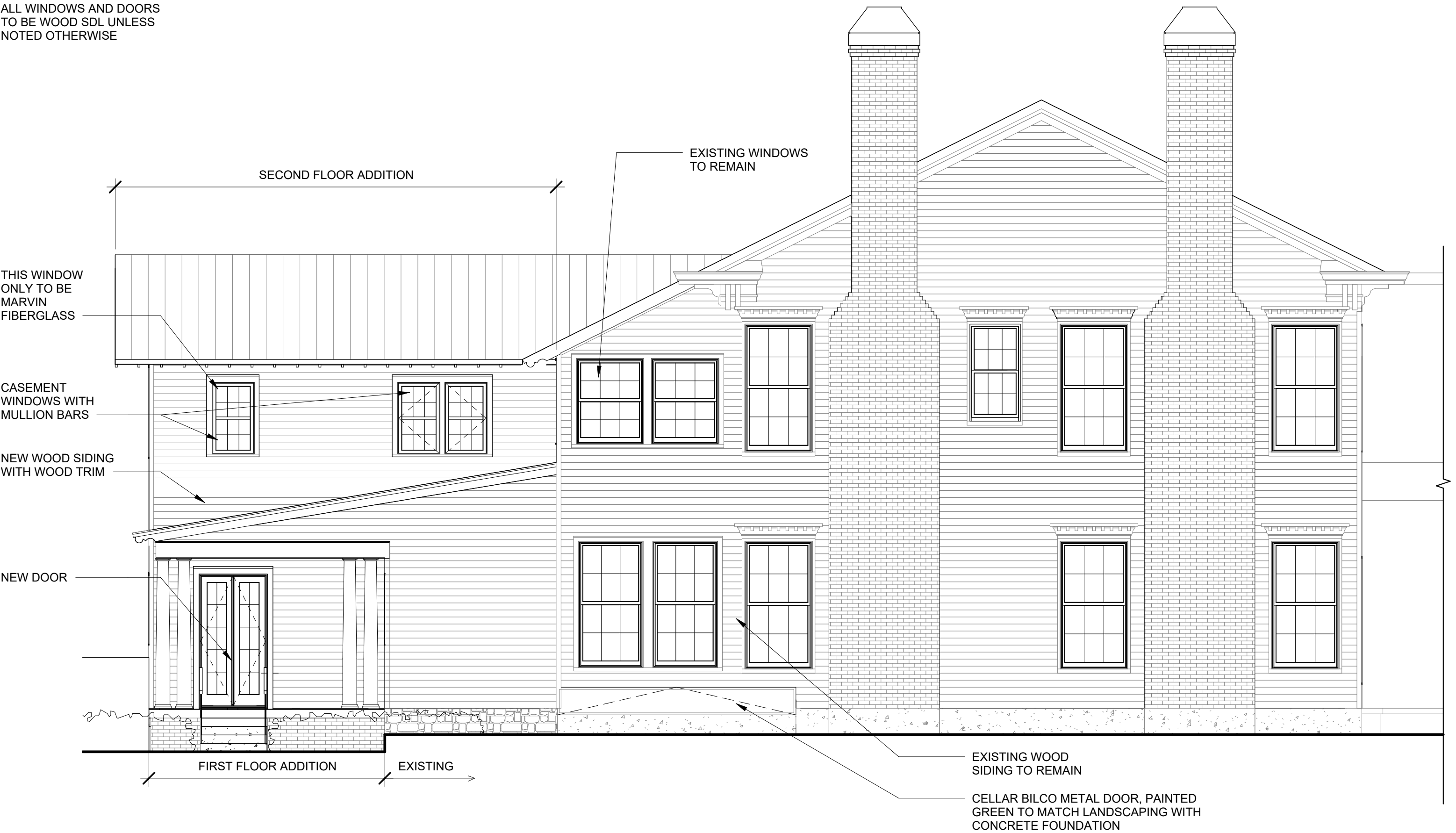
ALL WINDOWS AND DOORS
TO BE WOOD SDL UNLESS
NOTED OTHERWISE



ALL WINDOWS AND DOORS
TO BE WOOD SDL UNLESS
NOTED OTHERWISE



ALL WINDOWS AND DOORS
TO BE WOOD SDL UNLESS
NOTED OTHERWISE







BILCO (OR SIMILAR) DOOR AT CELLAR ACCESS. PAINTED GREEN TO BLEND WITH LANDSCAPE.



FAIR STREET



FAIR STREET



FRANKLIN ROAD



MAIN STREET



Carport ~1990



**32" Metal Exterior
Door under ~ 1990
Carport**





Addition ~1990



**Siding 1979
Hardplank**

1976 Hardplank siding



A close-up photograph of a roof's edge. On the left, a vertical strip of light-colored plywood sheathing is visible. To its right, a dark, textured asphalt shingle is partially missing, revealing the underlying wooden batten. The shingle has a wavy, organic pattern. The background consists of more plywood sheathing with a distinct vertical grain.

**Plywood was used for
siding in areas of repairs**







Garage / Shed started in 1961.

**The Original
Carport built
in 1976 and
enclosed in
~1990.**

NO CARDBOARD

RECYCLE ONLY

PR 220 PS18 23 C NGL INC. 100 CUBIC FT. 03



Original Carport
Enclosed in 1990



**Back of the
Original Carport
which was
enclosed in ~1990**



Interior of the 1976 Original Carport which was enclosed in ~1990.



1986 Sunroom





Aluminum Storm Windows in 1986 Sunroom

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

We/I Betty Cathcart Stelteneier
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

(Property Parcel/Tax ID Number)

and located at:

340 Franklin Road, Franklin TN 37069
(Street Address)

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

Benny Woody
(Please print Name/Names in Full - This should be the applicant listed in IDT)

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

Betty Cathcart Stelteneier
Owner Signature

Additional Owner Signature, if applicable

1627 Cooper Creek Ln.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

10 day of Aug 2024
Susan B Stark
Notary Public



My Commission Expires: 09-06-2024

Law Dept approved 03.25.24

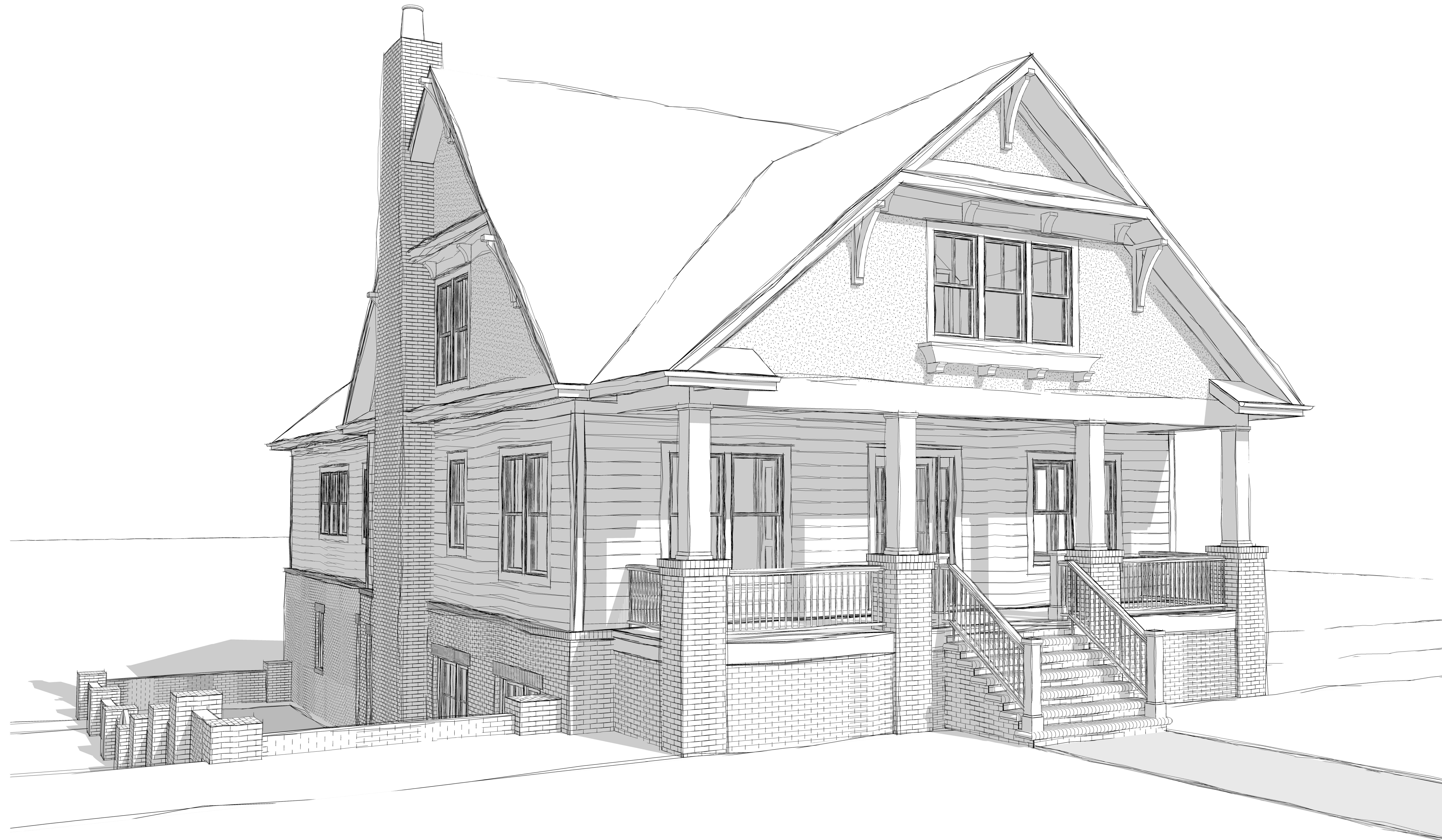
My mother-in-law, Betty Cathcart Steltemeier purchased the house at 340 Franklin Road, Franklin, TN 37069. This house was not purchased due to its curb appeal but because it was adjacent to our home, Wyatt Hall. There are several things on the exterior that will need to be addressed over the next couple of years; however, prior to Mrs. Steltemeier moving into this house there are 2 exterior items that she wants permission to change. The first request is to be granted permission to remove the aluminum windows on the front of the house and replace them with wooden windows. We are open to discussion as to the type of windows that would be appropriate. The second request is to be granted permission to change the exterior metal side door on the north end of the house under the carport. We wish to change this from a 32" door to a 36" door to better facilitate entry with a wheelchair if ever needed. The same style of door (9 lite metal or 9 lite wood) is planned to be used.

The construction of this house began in 1961. It was built in stages by its owners, Mr. & Mrs. A. B. Church, Jr. Their daughter, Savantha Fisher lived in the house until 1988. The family sold the house in 2014. I have spoken extensively with Mrs. Fisher and she has provided me with the following dates regarding the construction of the house with its additions and outbuildings. The house began as a covered basement which was built in the summer of 1961. The shed/garage to the back left of the house was started in 1961. The upstairs portion of the house was completed in 1969 (this included everything above grade except the sunroom on the front and the addition on the right end of the house). The structure immediately behind the left rear corner of the house with the corrugated fiberglass sheet roofing was the initial carport and was built in 1976. An additional entrance to the basement was constructed in the front or east side of the basement in 1983. In 1986, the enclosed east facing sunroom with the aluminum windows was added across the front of the house over the access to the 1983 basement entrance. The current front steps to the left of the sunroom and the small deck on the right of the sunroom were added in about 1990. The addition on the south end or right side of the house was done around 1990. The lapboard siding (a combination of plywood and hardboard) that is presently on the house was put on in 1979 with additional siding being added on the sunroom and on the south room addition between 1986 and about 1990. The initial 1976 carport was enclosed with a combination of wire, wood walls, storm windows and plexiglass about 1990. The current carport on the north end of the house was built about 1990. The exterior door from this carport into the north end of the house was also changed to the present metal door in about 1990.

Project Description

We are proposing a new build at 242 Myles Manor Ct. This corner lot house is of a craftsman style that will have brick at the basement level and siding for the main body of the house. To address the Winslow side of the lot, we have designed a courtyard entrance at the basement level. This will fence in the pool area while also adding some layers to the corner elevation. Attached to this proposal are:

- 1)Set of drawings
- 2)Original survey
- 3)Renderings
- 4) Owners Affidavit
- 5) Photographs of neighboring houses with approximate heights

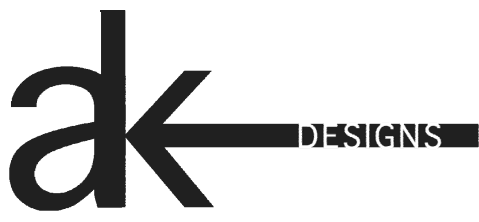
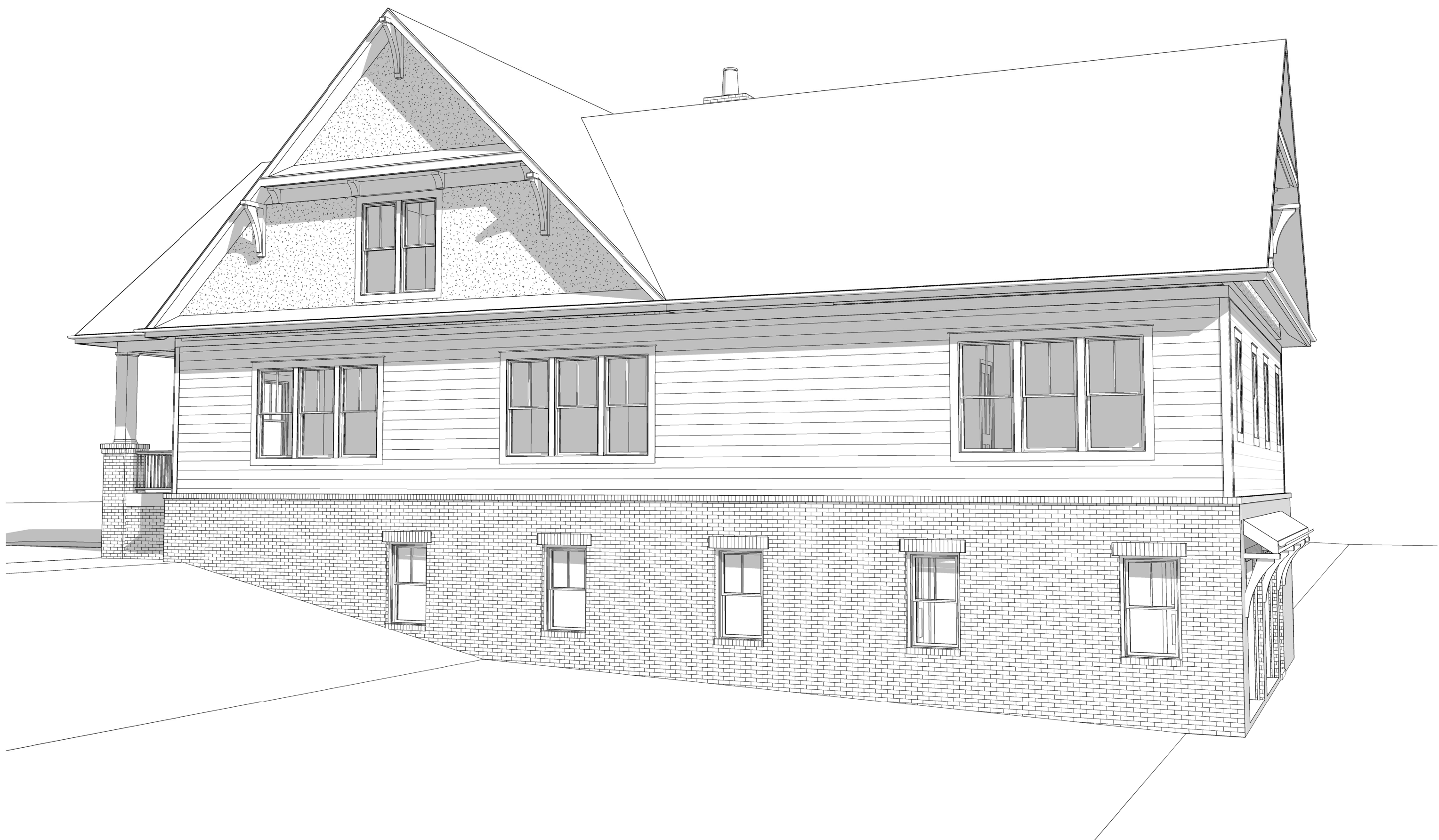


SPIVEY RESIDENCE

242 MYLES MANOR CT
FRANKLIN, TENNESSEE



08.12.24



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Brentwood, TN 37027

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242 MYLES MANOR CT
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Perspectives

Revision Date:

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Project Number: 24040
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Site Plan

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SITE PLAN NOTES

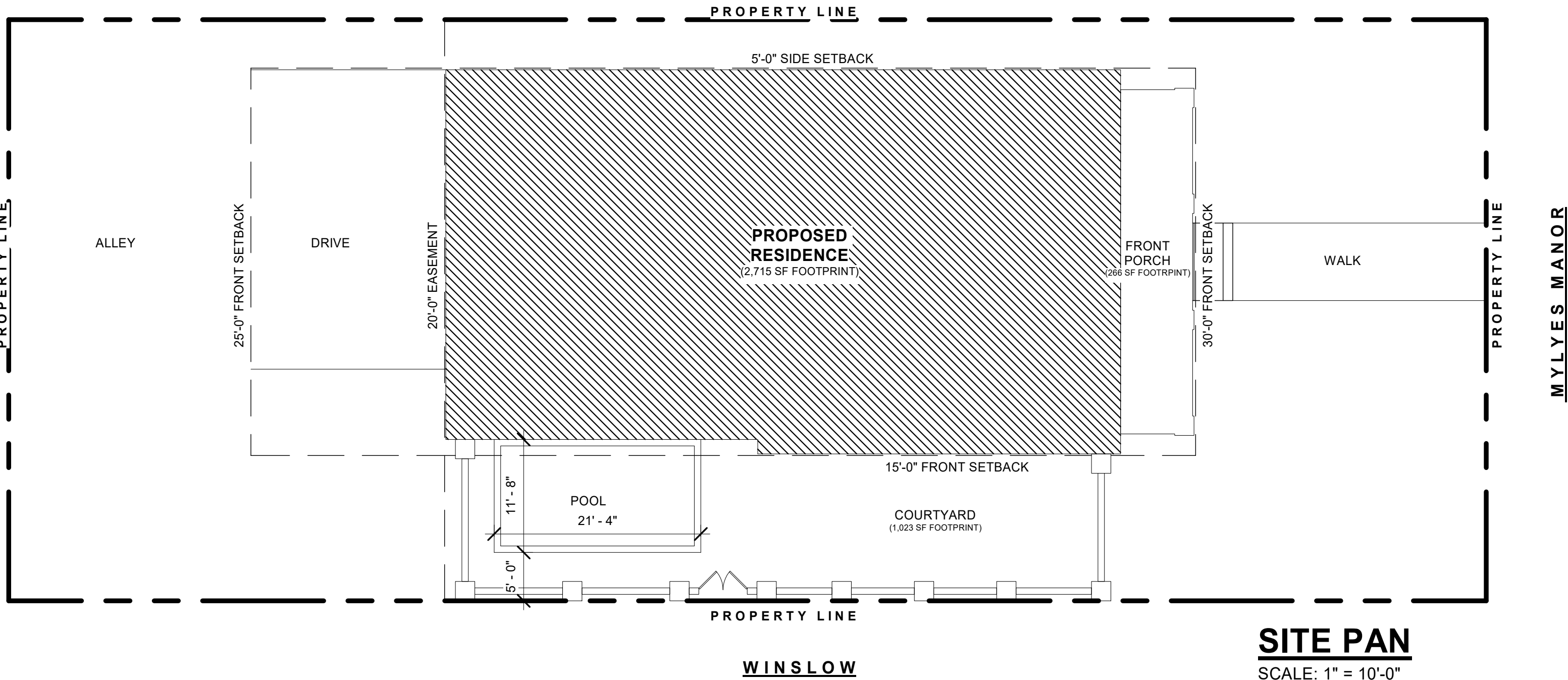
GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT, HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [1/4"] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12". ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.





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SPIVEY RESIDENCE

MYLES MANOR LOT 1
FRANKLIN, TENNESSEE

Basement Plan

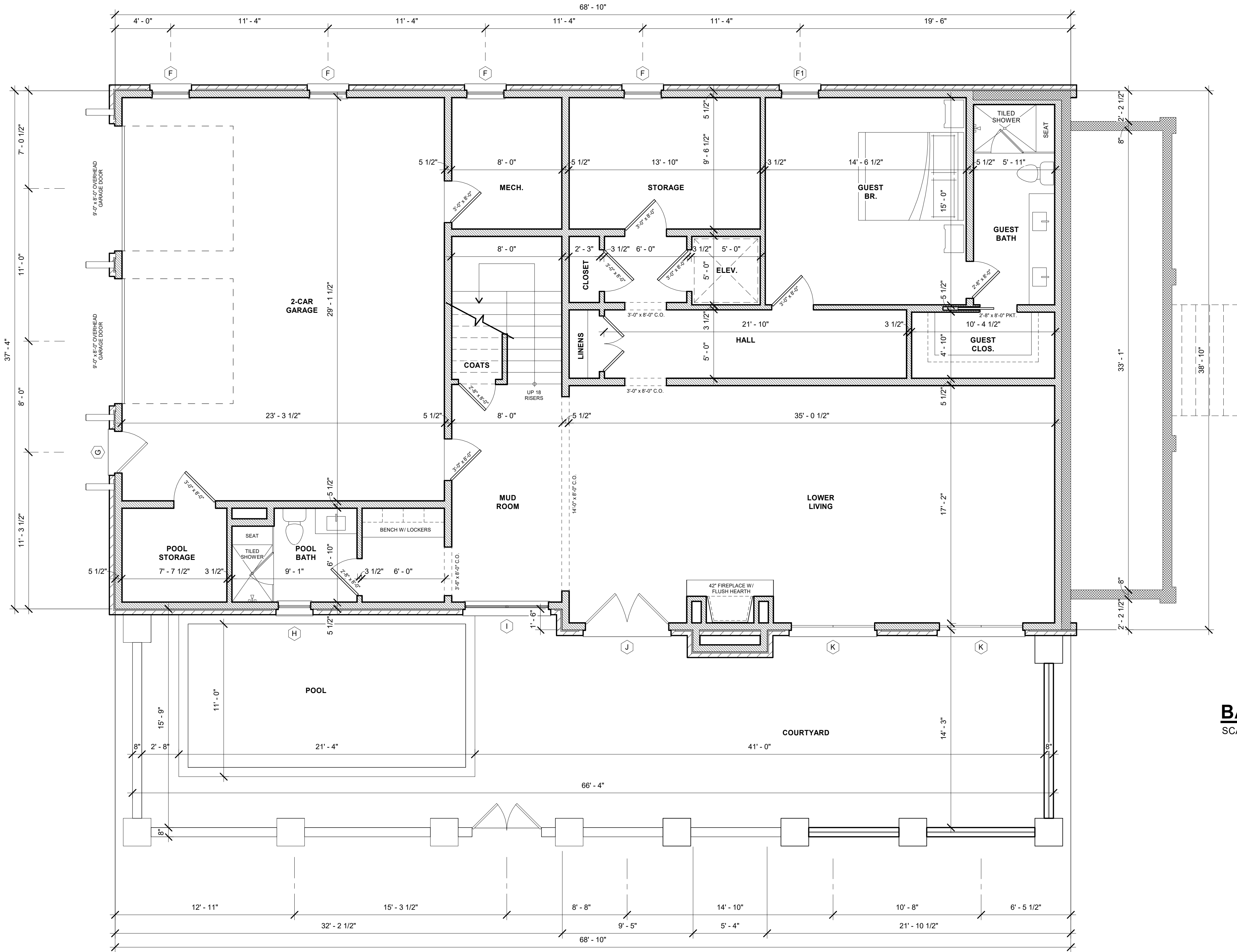
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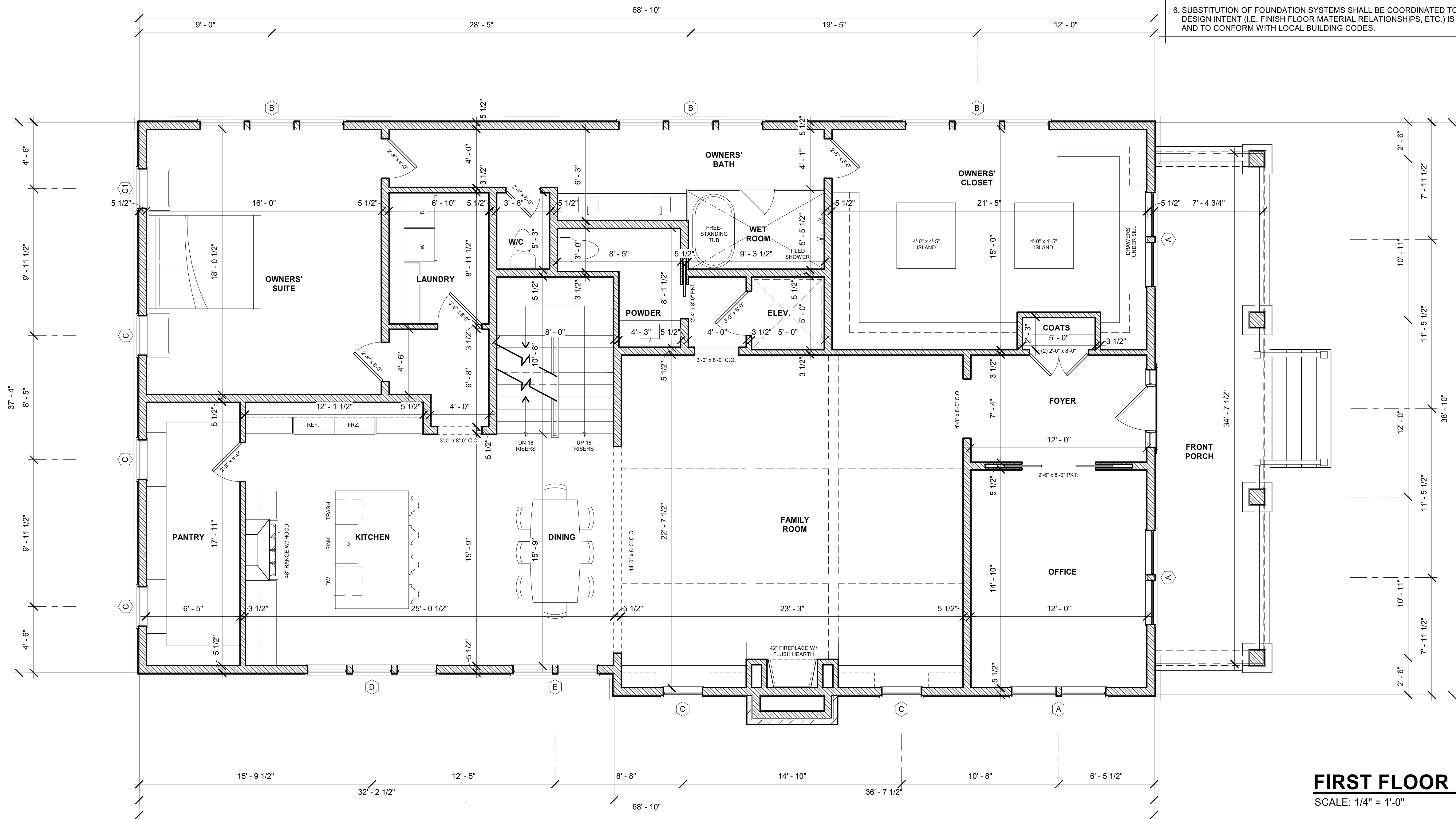
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BASEMENT PLAN
SCALE: 1/4" = 1'-0"

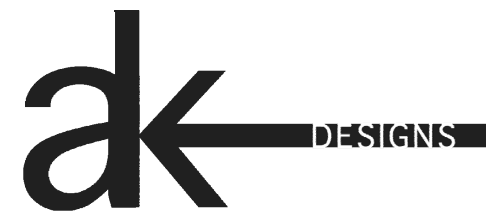


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
 - CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
 - 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.
 - DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
 - 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.
 - 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.

SQUARE FOOTAGE (O.F.S.)	
(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)	
HEATED	
Basement	1,693 SF
First Floor	2,655 SF
Second Floor	1,688 SF
	6,036 SF
UNHEATED	
2-Car Garage	703 SF
Mech.	88 SF
Pool Storage	63 SF
Front Porch	276 SF
	1,130 SF
TOTAL UNDER ROOF	7,165 SF
OTHER	
Courtyard	1,052 SF



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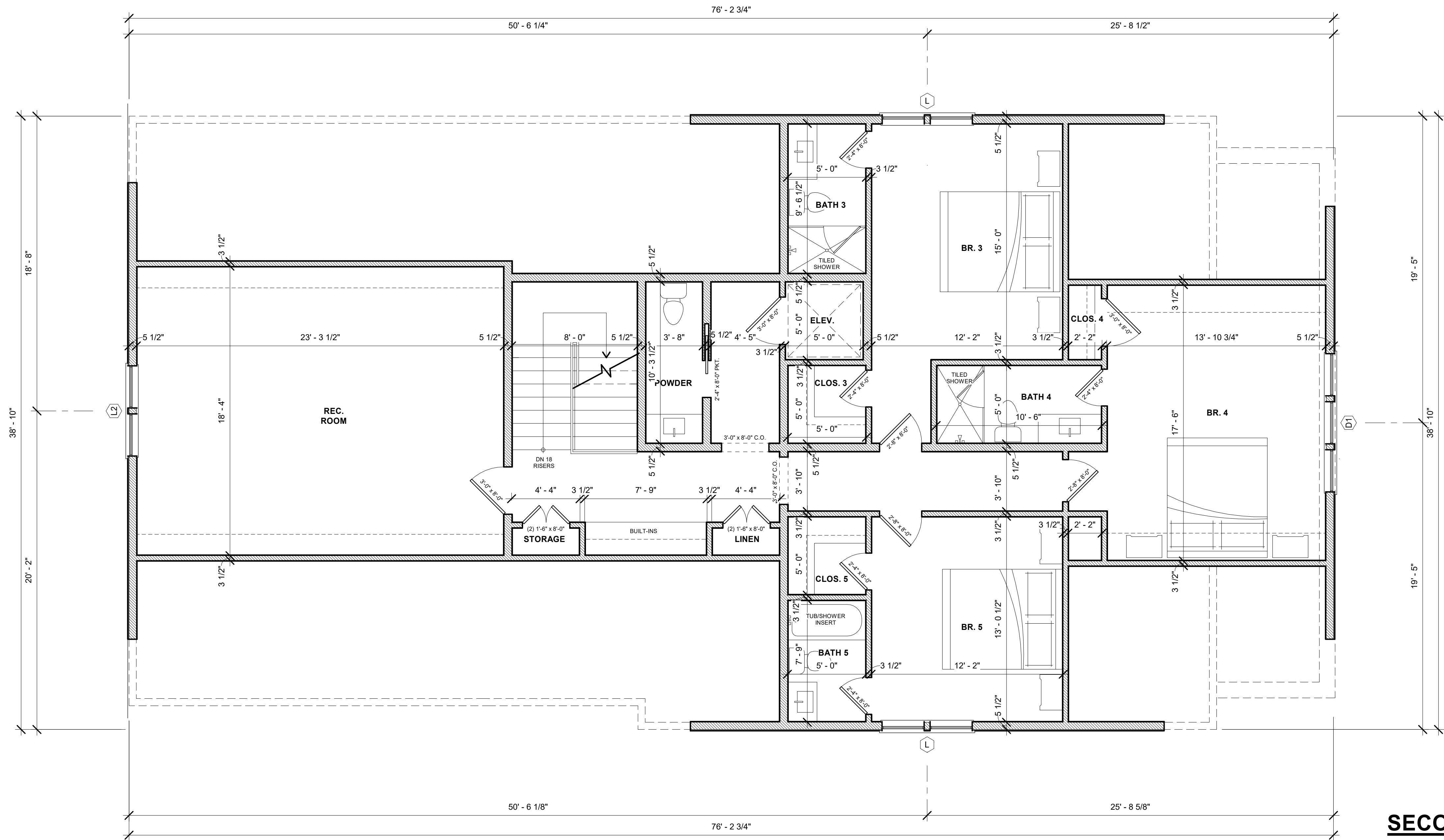
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First Floor Plan
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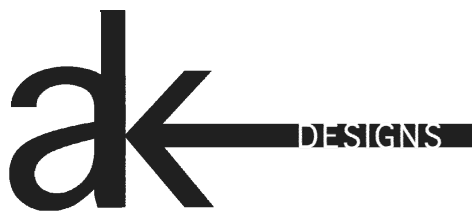
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

***NOTE:**
SEE FRAMING PACKAGE FOR ALL
JOIST ORIENTATION AND SPACING,
TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER
STRUCTURAL ENGINEER.



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SPIVEY RESIDENCE

242 MYLES MANOR CT
FRANKLIN, TENNESSEE

Second Floor Plan

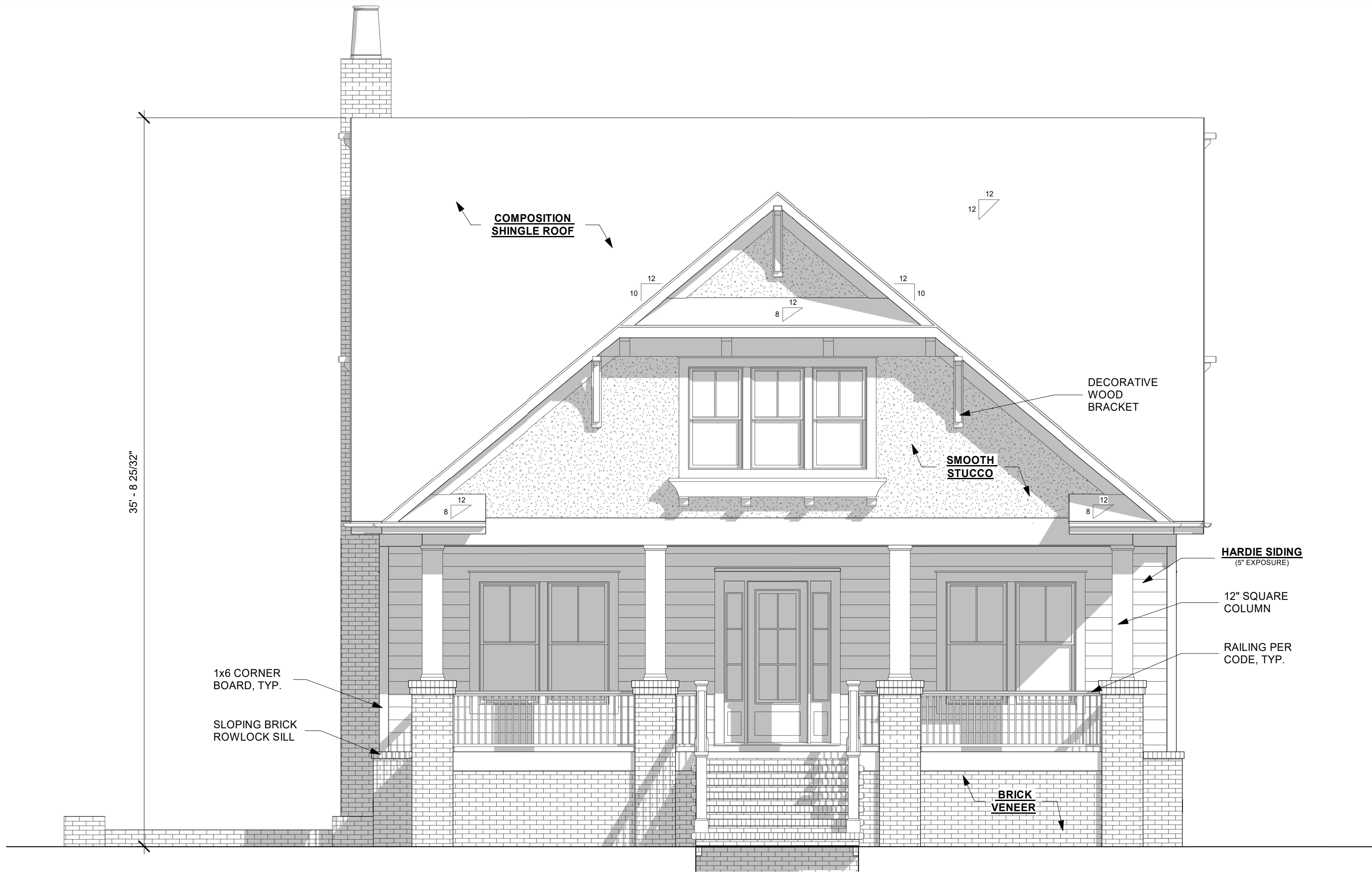
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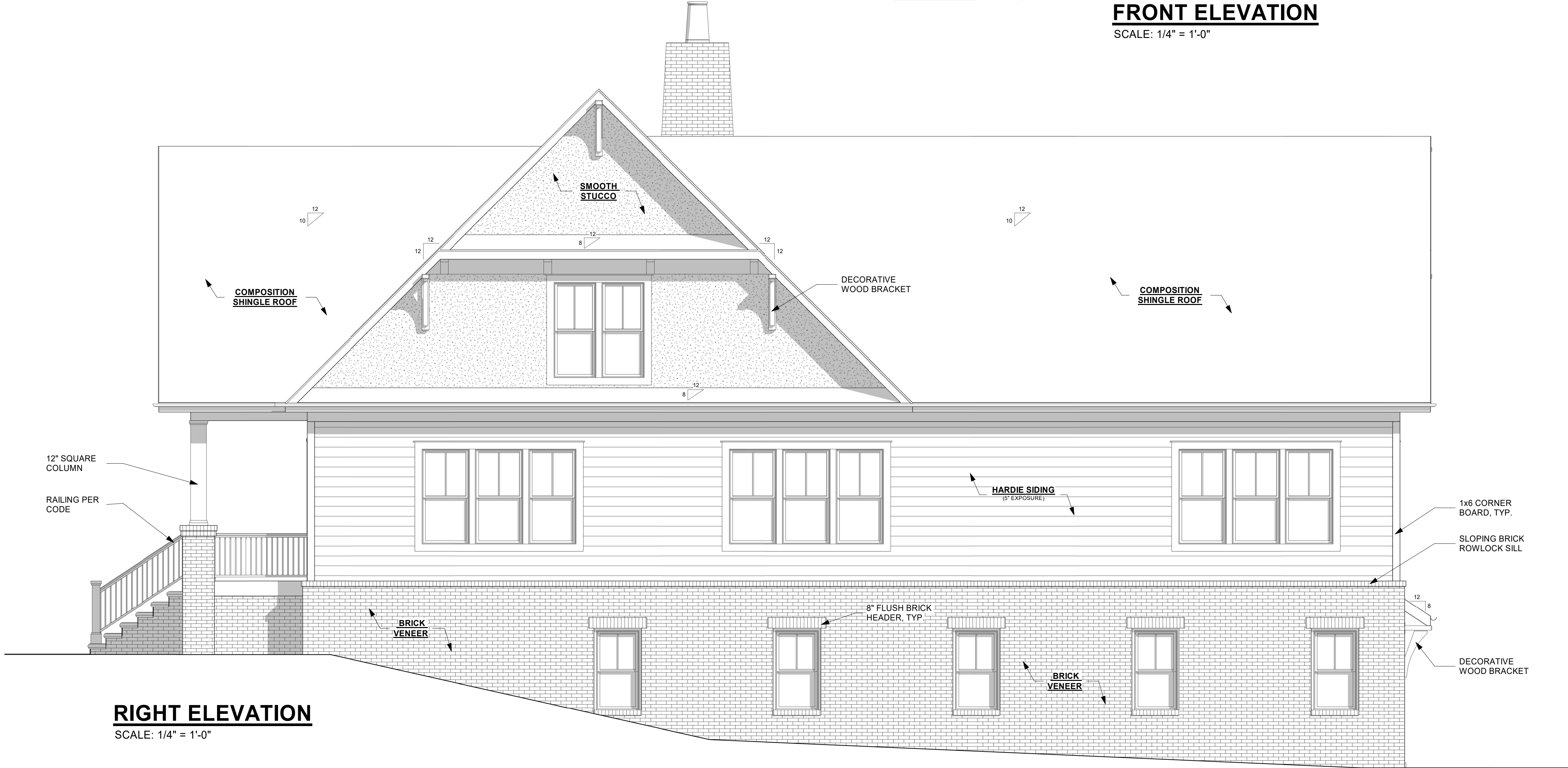
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FRONT ELEVATION

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RIGHT ELEVATION

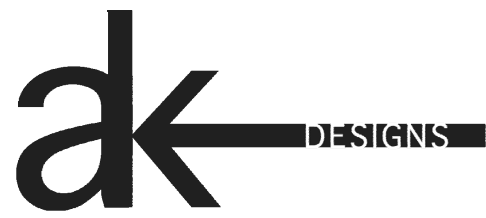
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TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
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.)

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



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SPIVEY RESIDENCE

242 MYLES MANOR CT
FRANKLIN, TENNESSEE

Front & Right Elevations

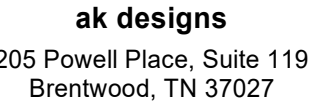
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1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
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9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS, GABLE VENTS, ETC.)

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



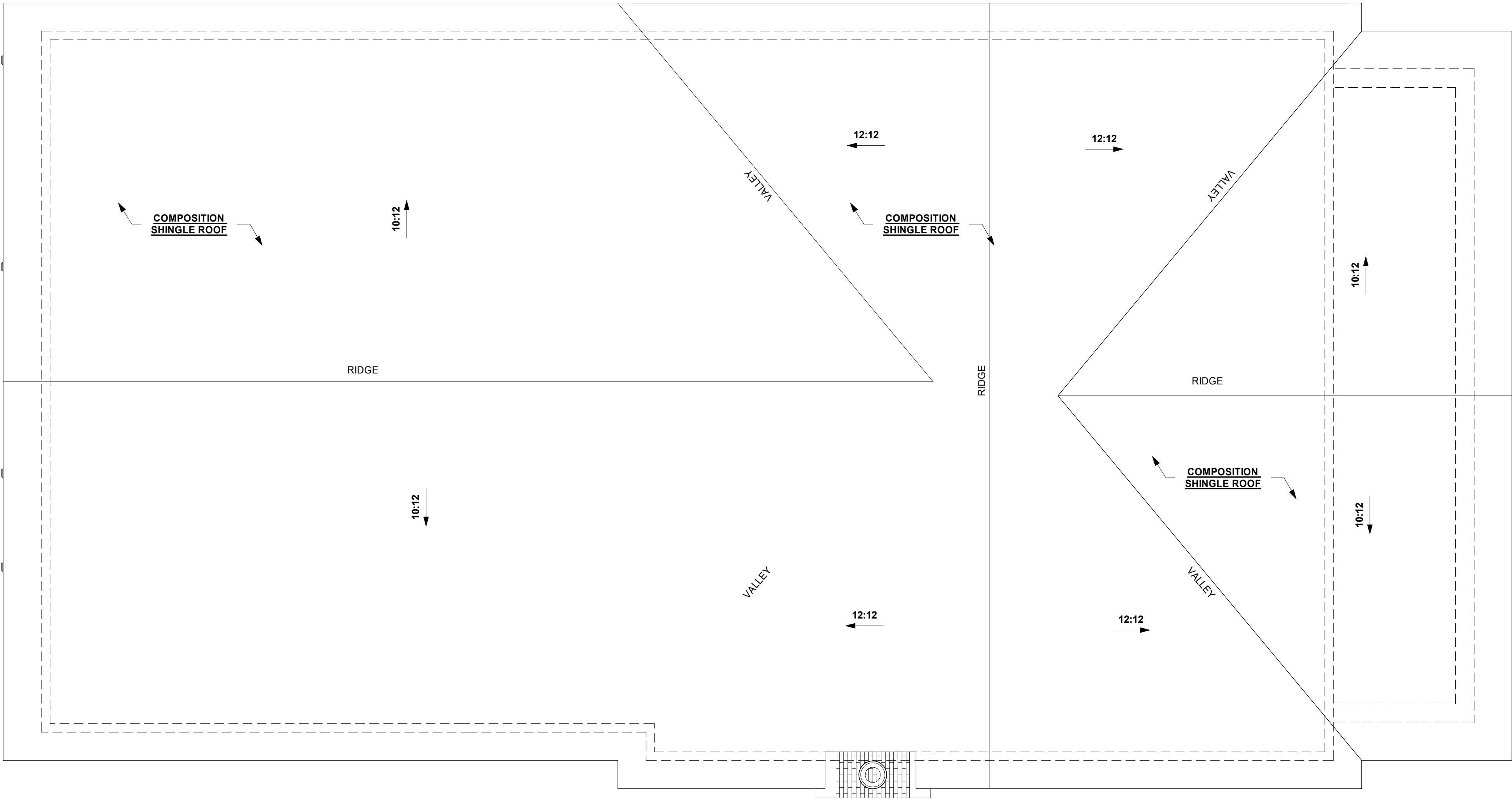
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A202



TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
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.)

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

ROOF PLAN

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



ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

**CONCEPTUAL
DESIGN**
not for construction

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SPIVEY RESIDENCE

242 MYLES MANOR CT
FRANKLIN, TENNESSEE

Roof Plan

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 08.12.24
Scale: 1/4" = 1'-0"

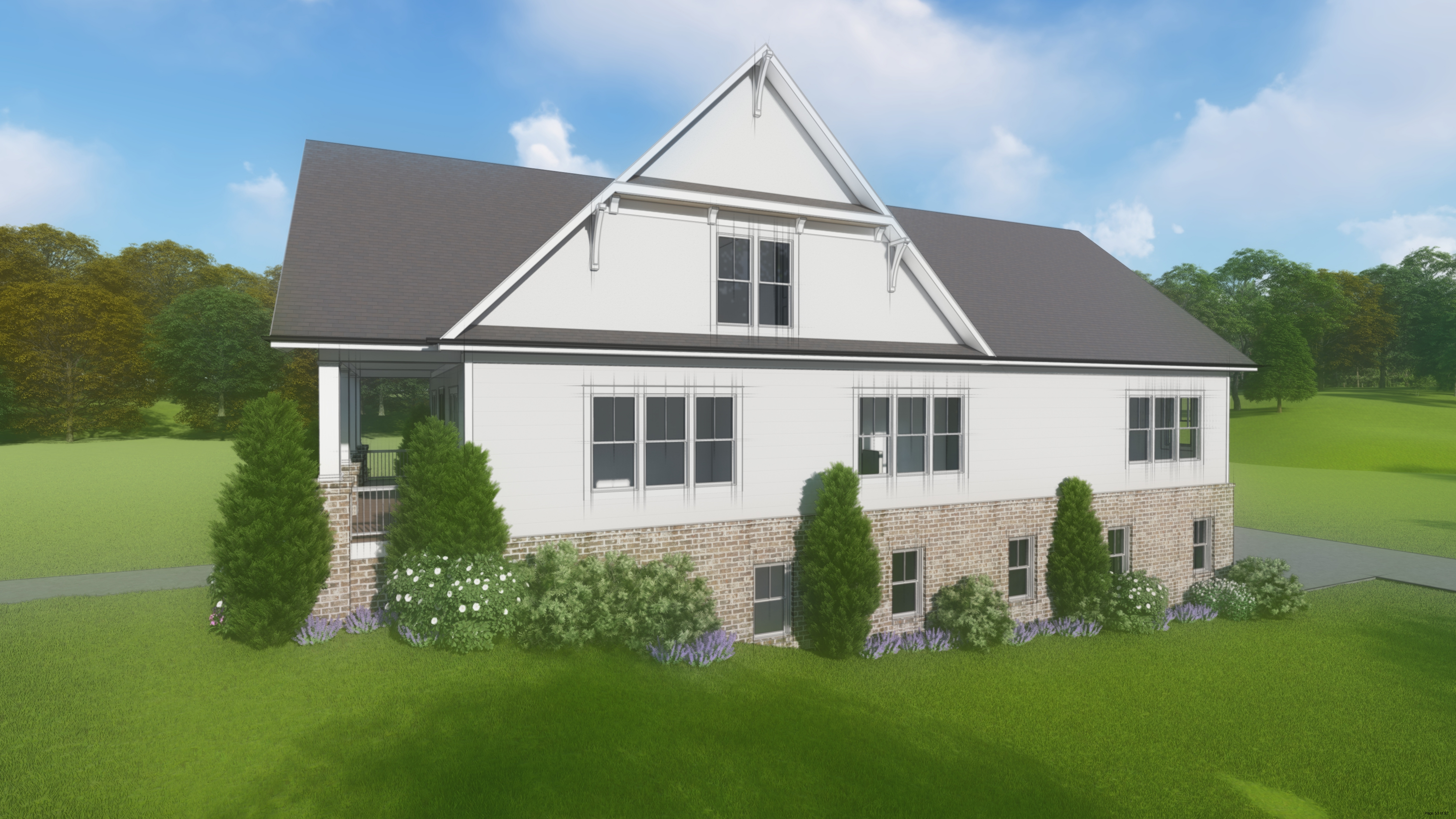
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A501









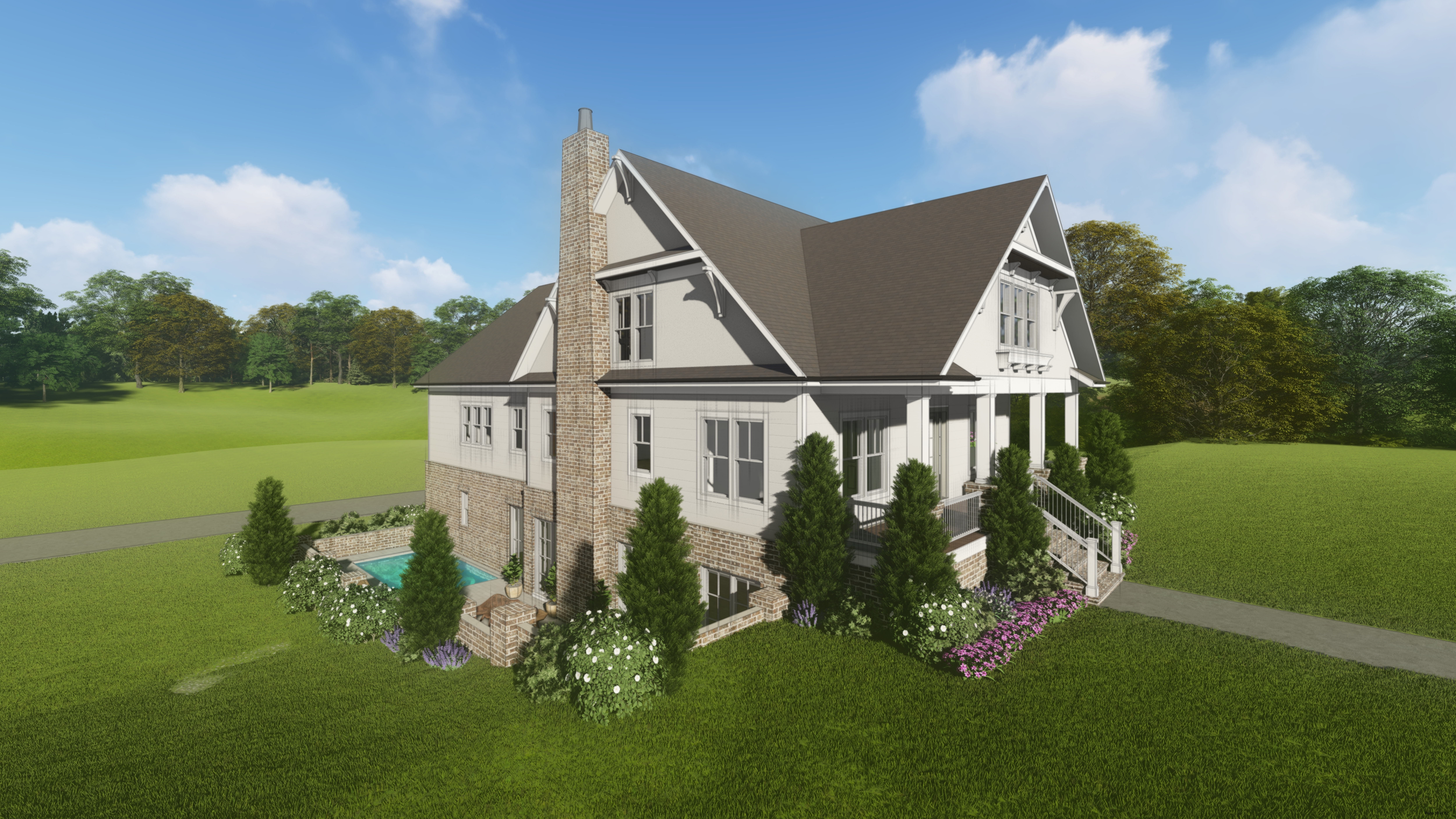












OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

We/I John Mark Spivey
(please print name as listed on deed; if property owner is a company, provide full company name plus specific name of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

063NA 00500 00009063K
(Property Parcel/Tax ID Number)

and located at:

242 Myles Manor Court Franklin, TN
(Street Address)

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

Andrew King
(Please print Name/Names in Full - This should be the applicant listed in IDT)

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

[Signature]
Owner Signature

Additional Owner Signature, if applicable

280 HARDING Place

Property Owner Mailing Address

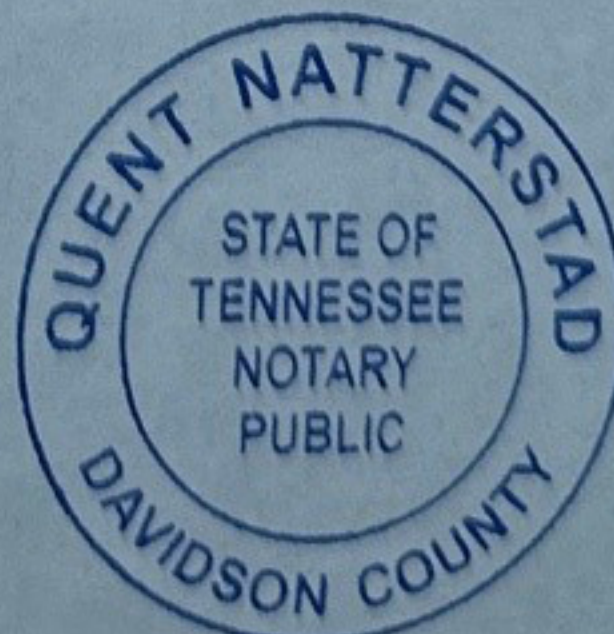
Nashville TN 37205
City, State & Zip

Subscribed and sworn to before me this

12 day of August, 20 24.

Quent Natterstad
Notary Public

My Commission Expires: 7/7/2025



My Commission Expires July 7, 2025

Law Dept approved 03.25.24



109 Winslow



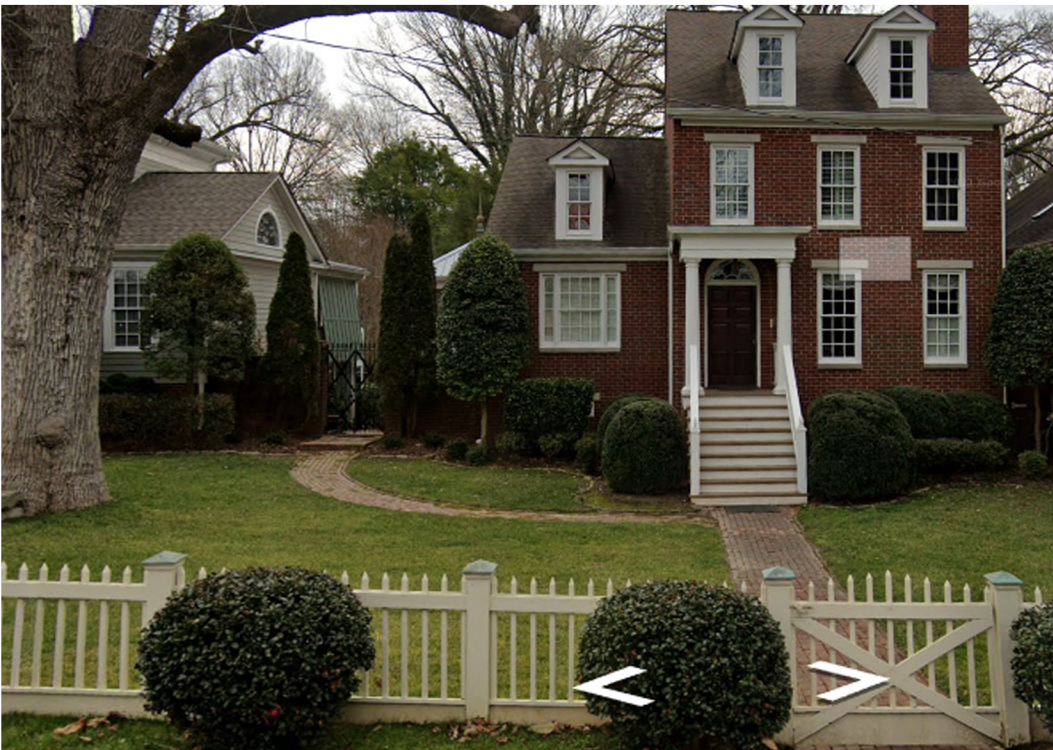
111 Winslow



115 Winslow



119 Winslow



234

(APPROXIMATE 37'-0" RIDGE HT.)



230

(APPROXIMATE 30'-0" RIDGE HT.)



238

(APPROXIMATE 44'-0" RIDGE HT.)



236

(APPROXIMATE 33'-0" RIDGE HT.)



FRONT ELEVATION



FRONT ELEVATION

1009 FAIR STREET | ORIGINAL STRUCTURE



RIGHT SIDE GABLE



RIGHT ELEVATION



LEFT SIDE GABLE



1009 FAIR | HISTORIC PHOTO



509 S MARGIN ST



205 LEWISBURG PIKE



509 S MARGIN ST

1009 FAIR STREET | HISTORIC HOME & RELATED PRECEDENT



FRONT ELEVATION



RIGHT SIDE GABLE



RIGHT SIDE GABLE DETAIL



RIGHT SIDE GABLE DETAIL



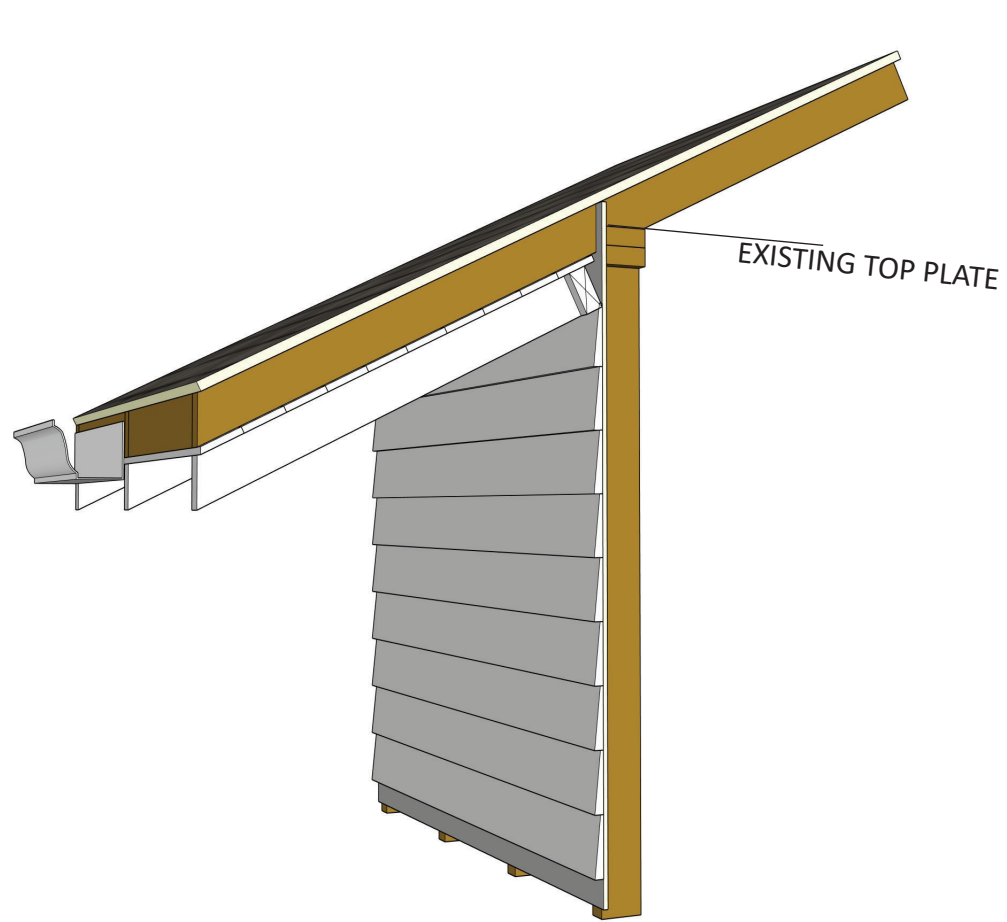
LEFT SIDE GABLE DETAIL



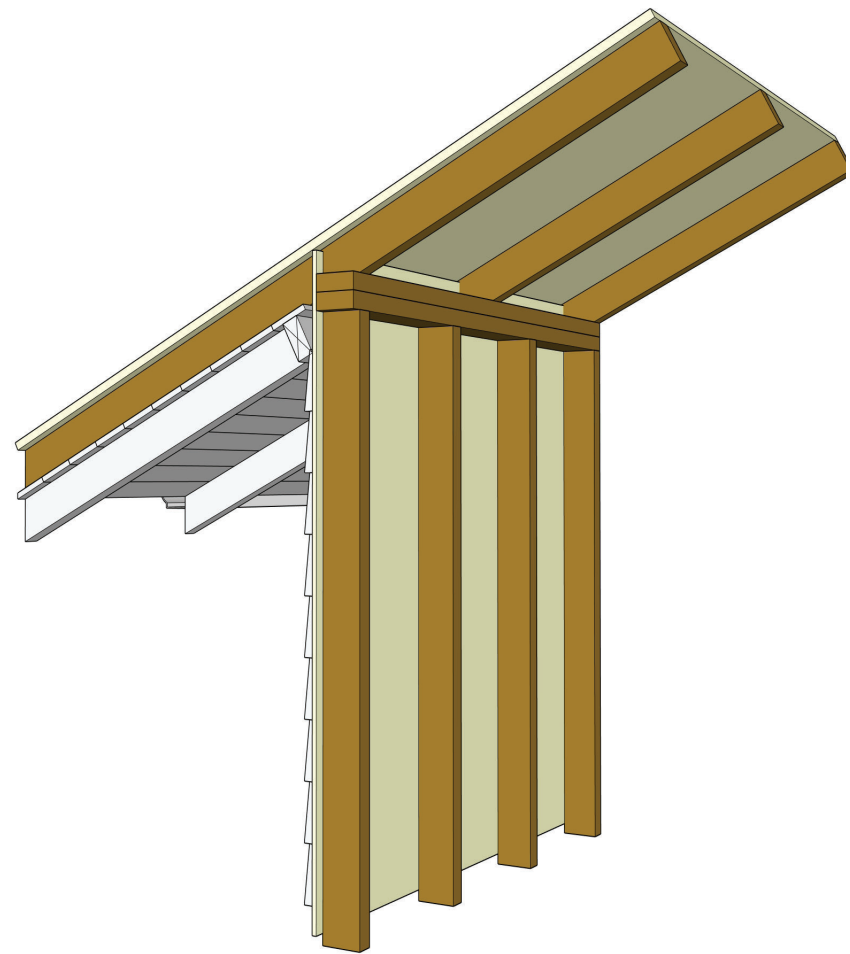
FRONT PORCH DETAIL



TYPICAL EAVE DETAIL



DETAIL OF ORIGINAL ROOF CONSTRUCTION



INTERIOR DETAIL OF EXISTING ROOF CONSTRUCTION



ORIGINAL PORCH ROOF



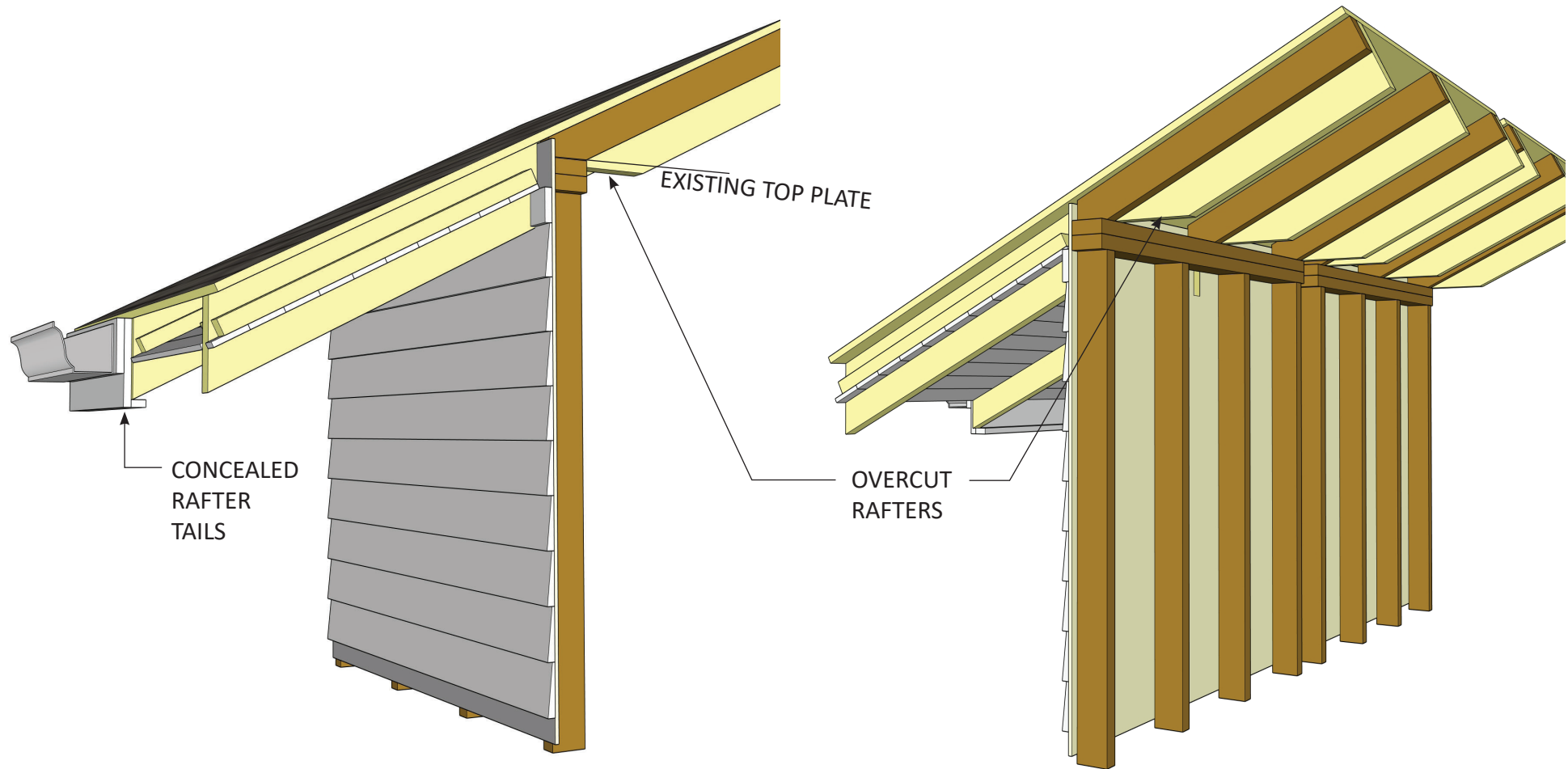
ORIGINAL EAVE CONSTRUCTION



ORIGINAL GABLE END DETAIL



ORIGINAL GUTTER AND RAFTER TAILS



DETAIL OF AS-BUILT ROOF CONSTRUCTION

INTERIOR DETAIL OF AS-BUILT ROOF CONSTRUCTION



AS-BUILT PORCH CONSTRUCTION DETAIL



AS-BUILT ROOF CONSTRUCTION



AS-BUILT EAVE & GABLE END CONSTRUCTION



FRONT PROCH ROOF SAGGING



IMPROPER RAFTER CONSTRUCTION



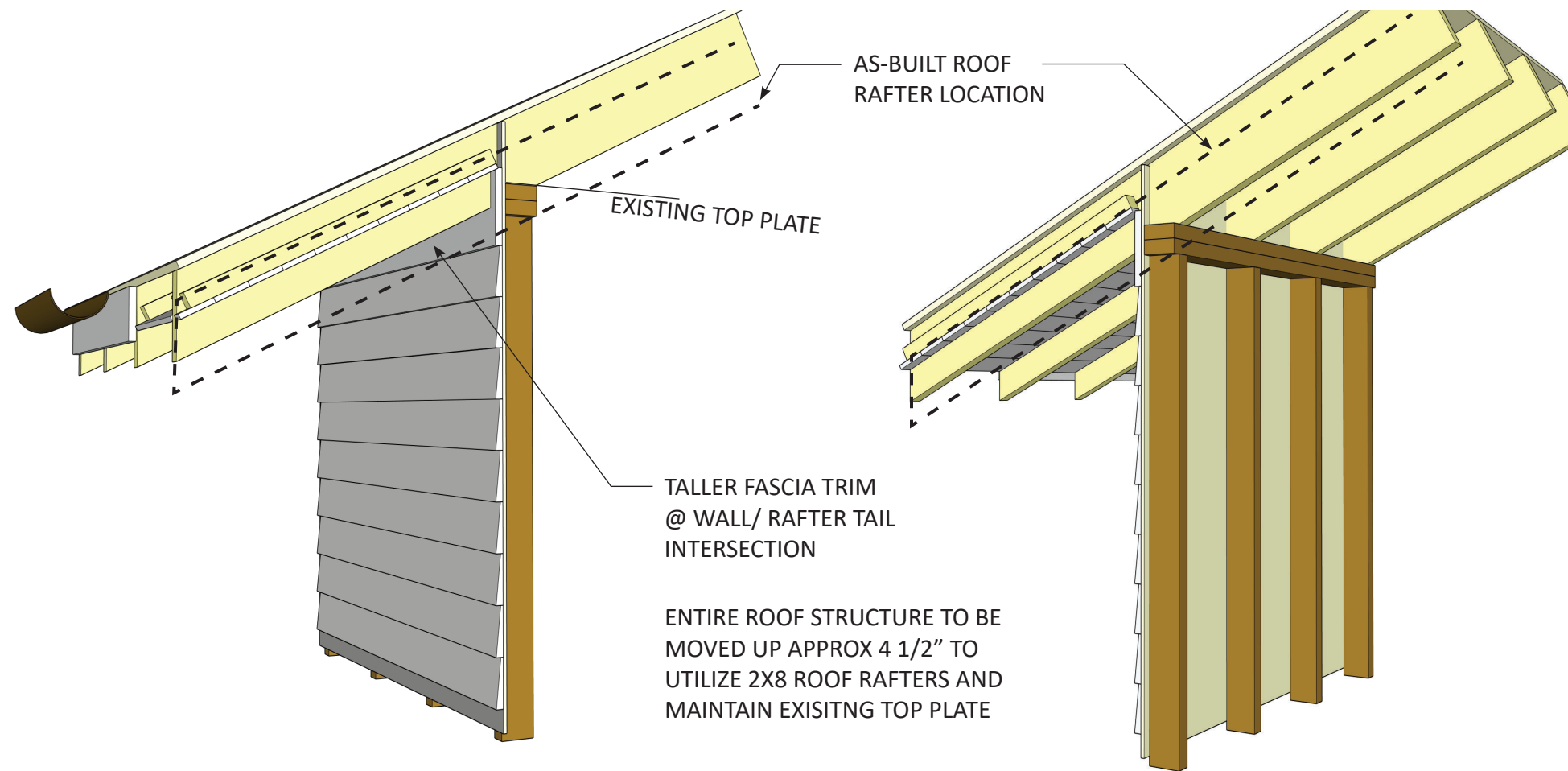
FRONT EAVE OUTER EDGE



FRONT EAVE OUTER EDGE

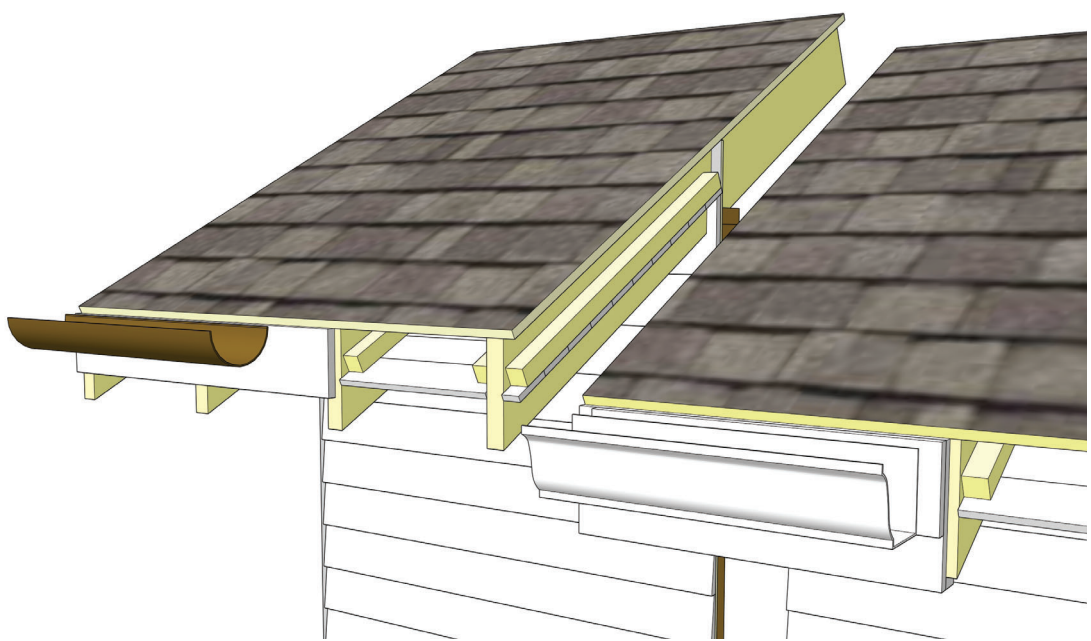


UNSUPPORTED PORCH ROOF CONSTRUCTION

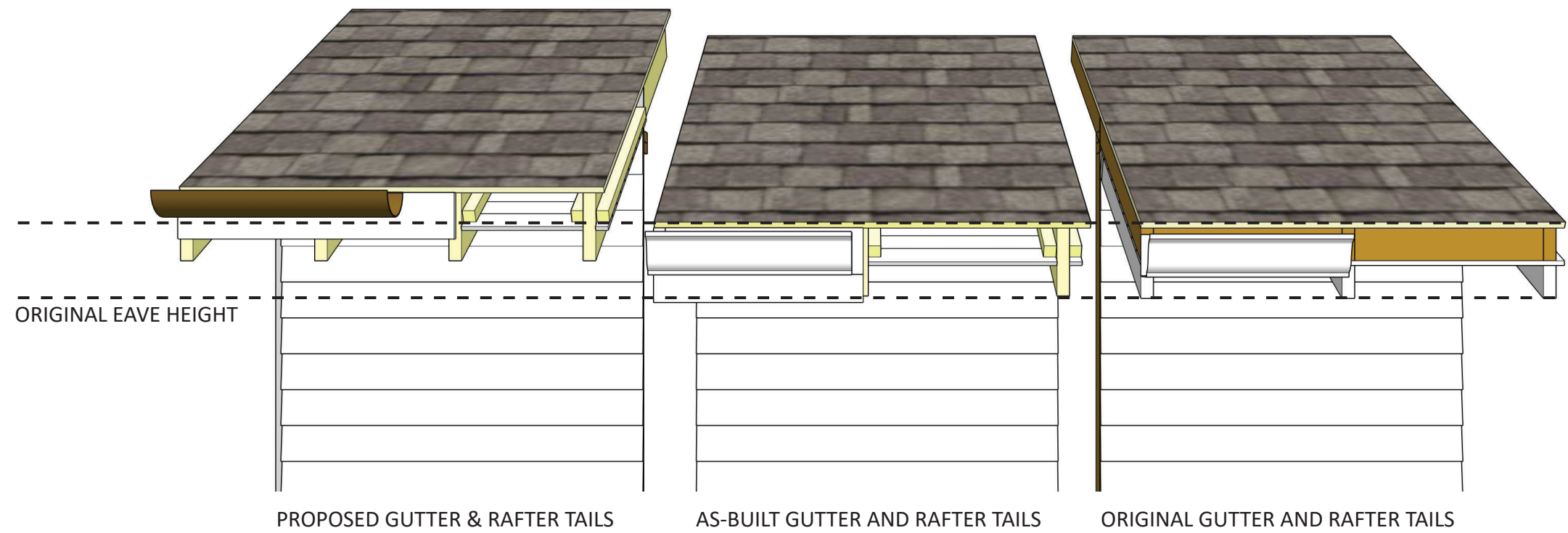


DETAIL OF ORIGINAL ROOF CONSTRUCTION

INTERIOR DETAIL OF EXISTING ROOF CONSTRUCTION



COMPARISON OF PROPOSED TO AS-BUILT EAVE CONDITION



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.

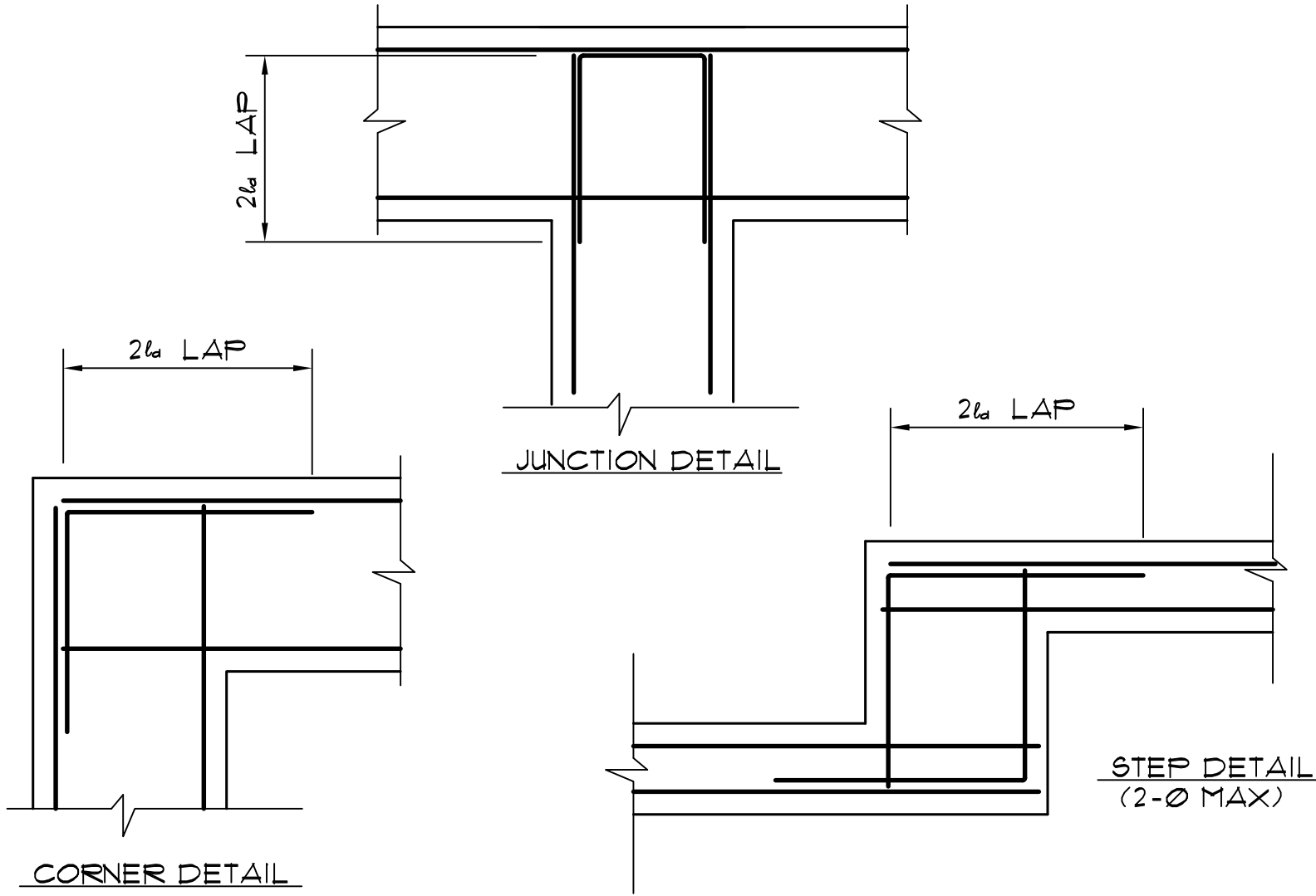
10. ANCHOR BOLTS SHALL BE F1554 GR 36 WITH HIGH STRENGTH NUTS.
11. THE LONGITUDINAL REINFORCING STEEL IN BOND BEAMS, WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS. SEE TYPICAL DETAILS, SHEET S01.
12. EXTERIOR SLABS-ON-GRADE SHALL BE 4 INCHES THICK ON A 4 INCH GRAVEL FILL AND REINFORCED WITH WUF6x6-W13xW13 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.

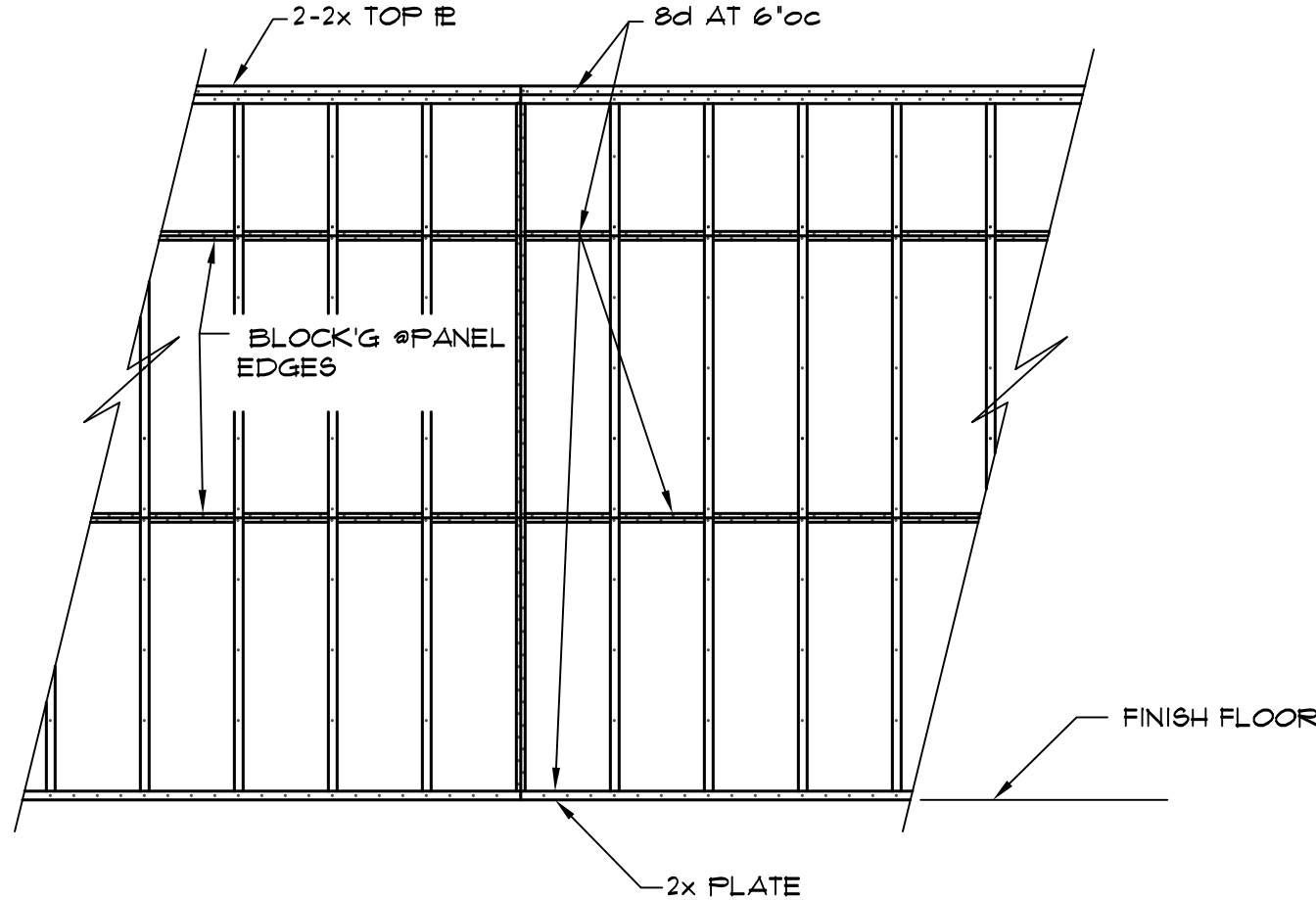
WOOD

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.

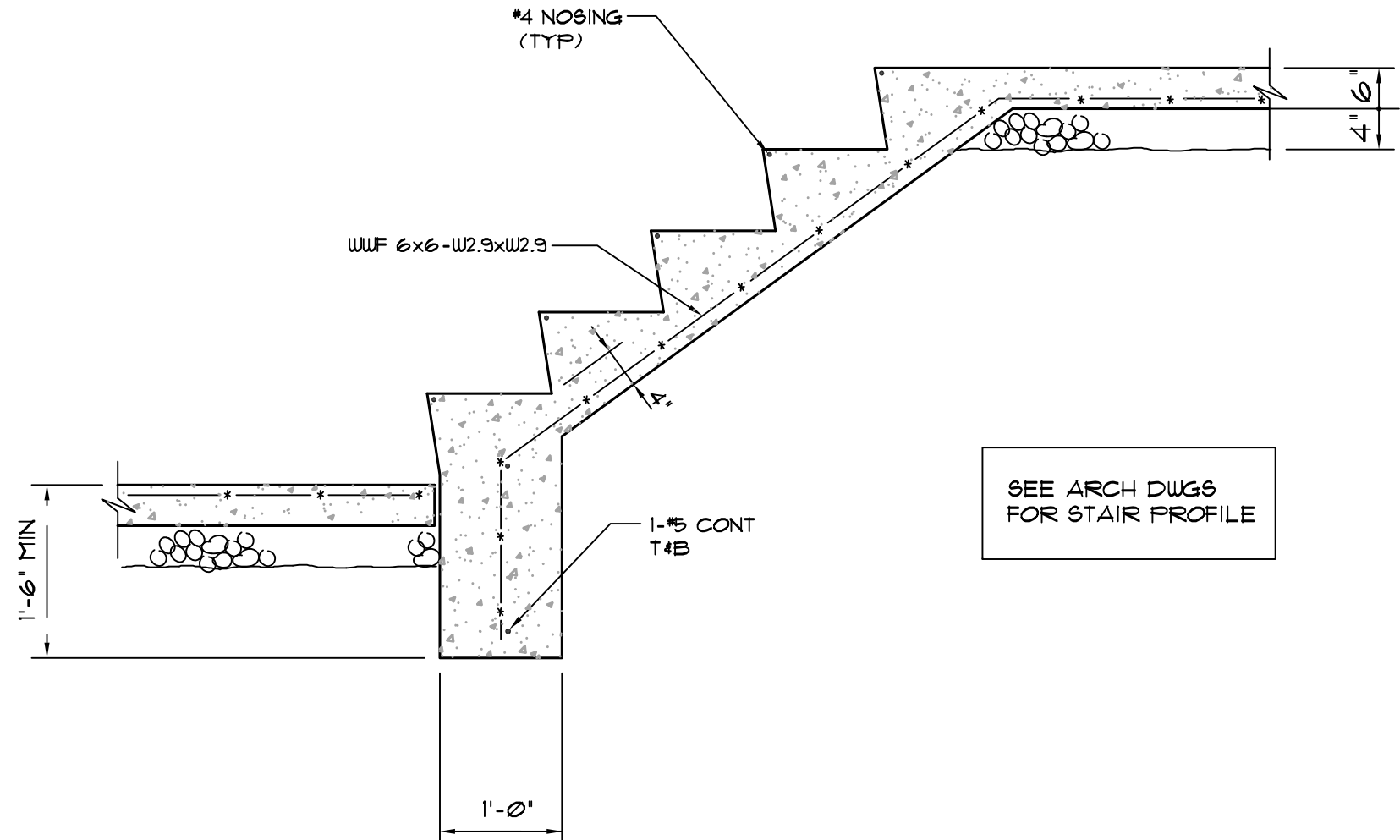


TYPICAL FOOTING & WALL DETAILS

NO SCALE

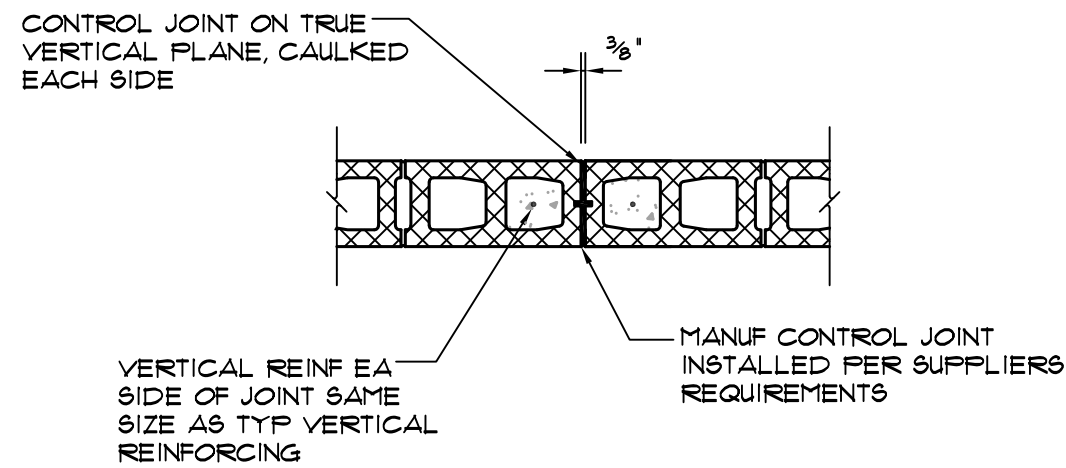


TYP PLYWOOD/OSB SHEAR PANEL

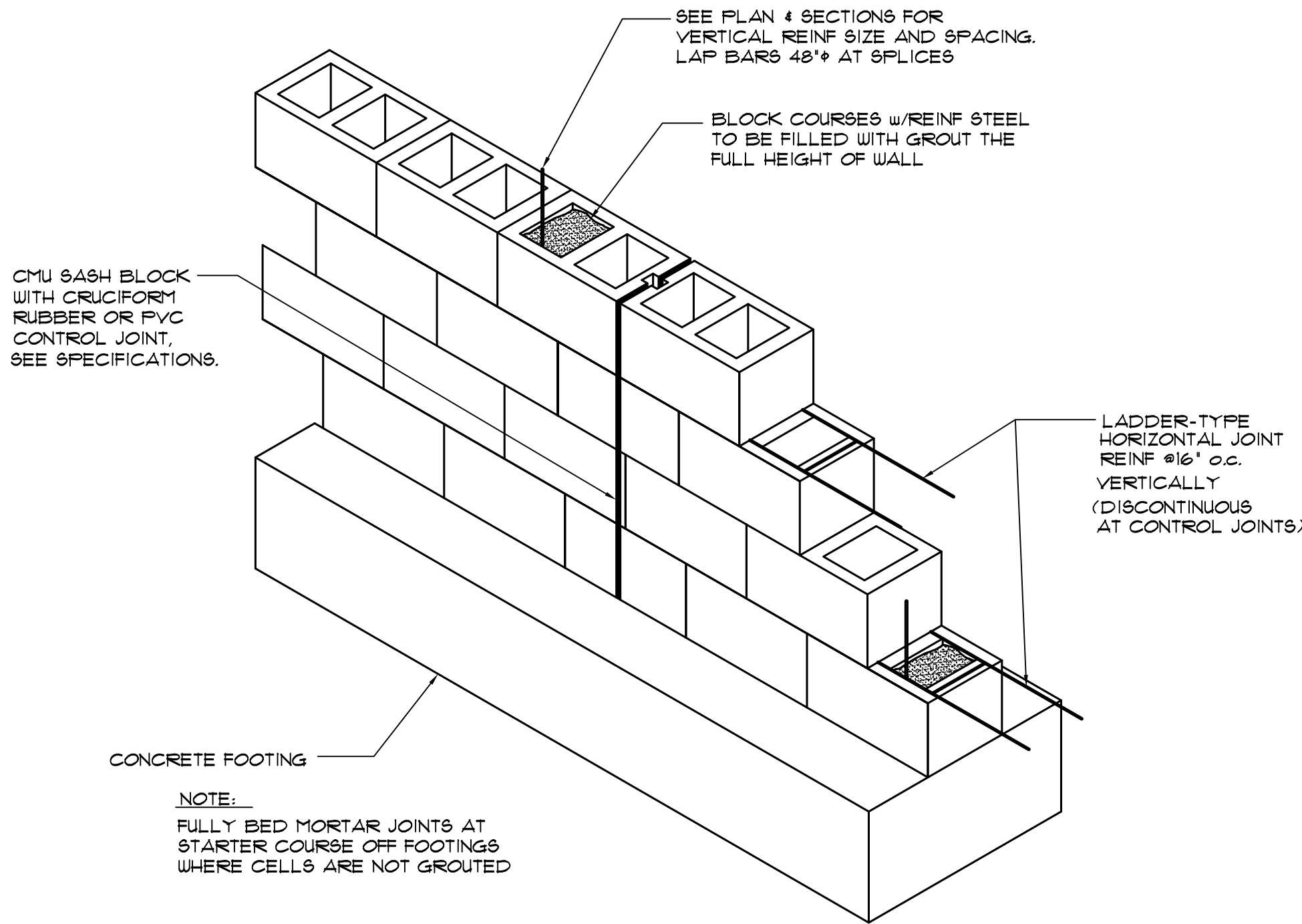


TYPICAL STAIR-ON-GRADE DETAIL

NO SCALE



TYPICAL CONTROL JOINT DETAIL



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

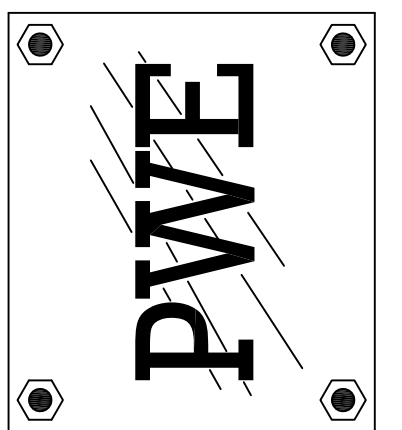
REINFORCED MASONRY DETAIL



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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, Lupton Park, TN 37027
PHONE: (615) 969-3306



REVISION					
DATE					
NO.					

SHEET NO.

S-1



SEAL



02/25/2024

DRAIN BY PEW	SCALE NOTED
CHECKED BY PEW	DATE 6/25/2024
APPROVED BY PEW	JOB NO. 24059

JOB TITLE RENOVATIONS & ADDITIONS

FAIR STREET RESIDENCE

121 MYLES MANOR CT, FRANKLIN, TN

94-SHEET TITLE

FRAMING PLANS

**PHILLIP
WHITE
ENGINEER**

PWE

NO.	DATE	REVISION

SHEET NO.

S-2



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

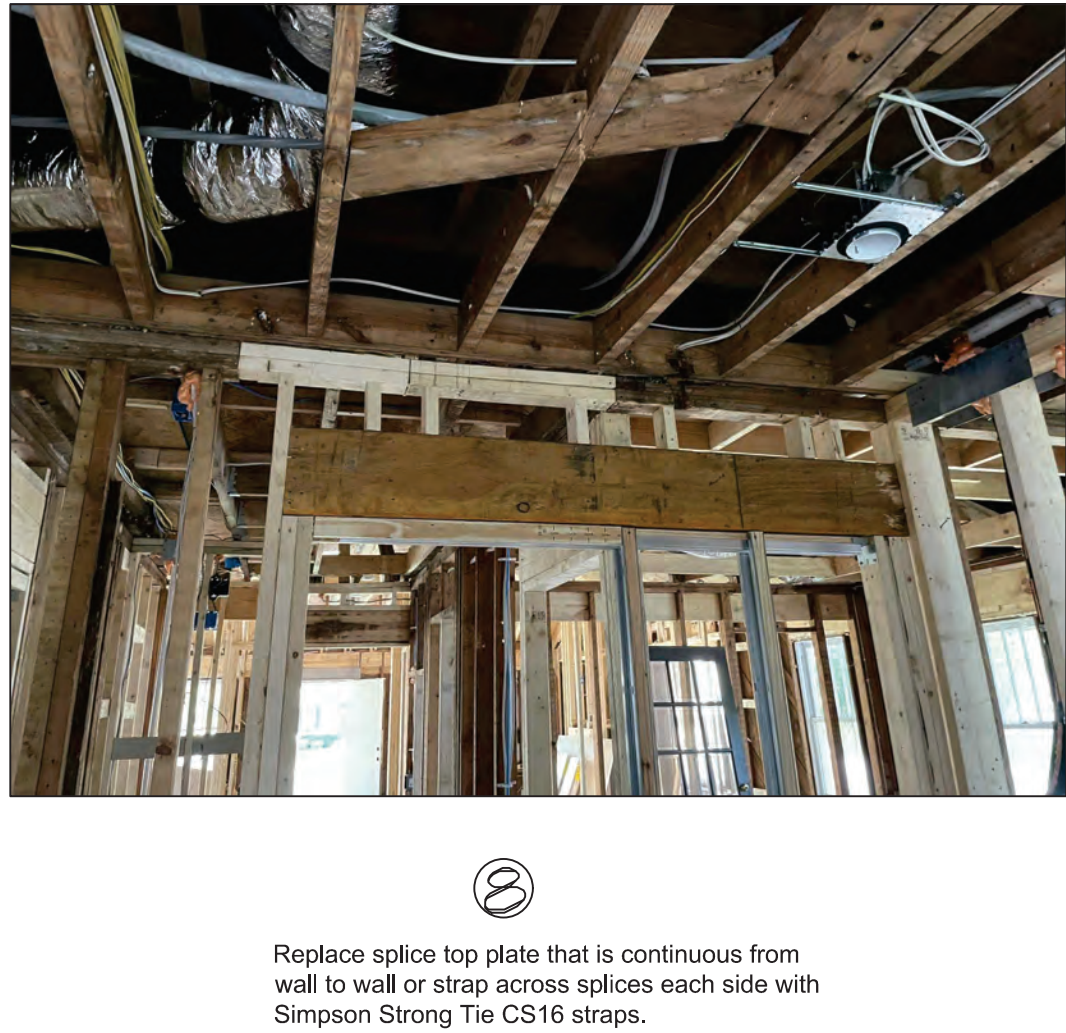
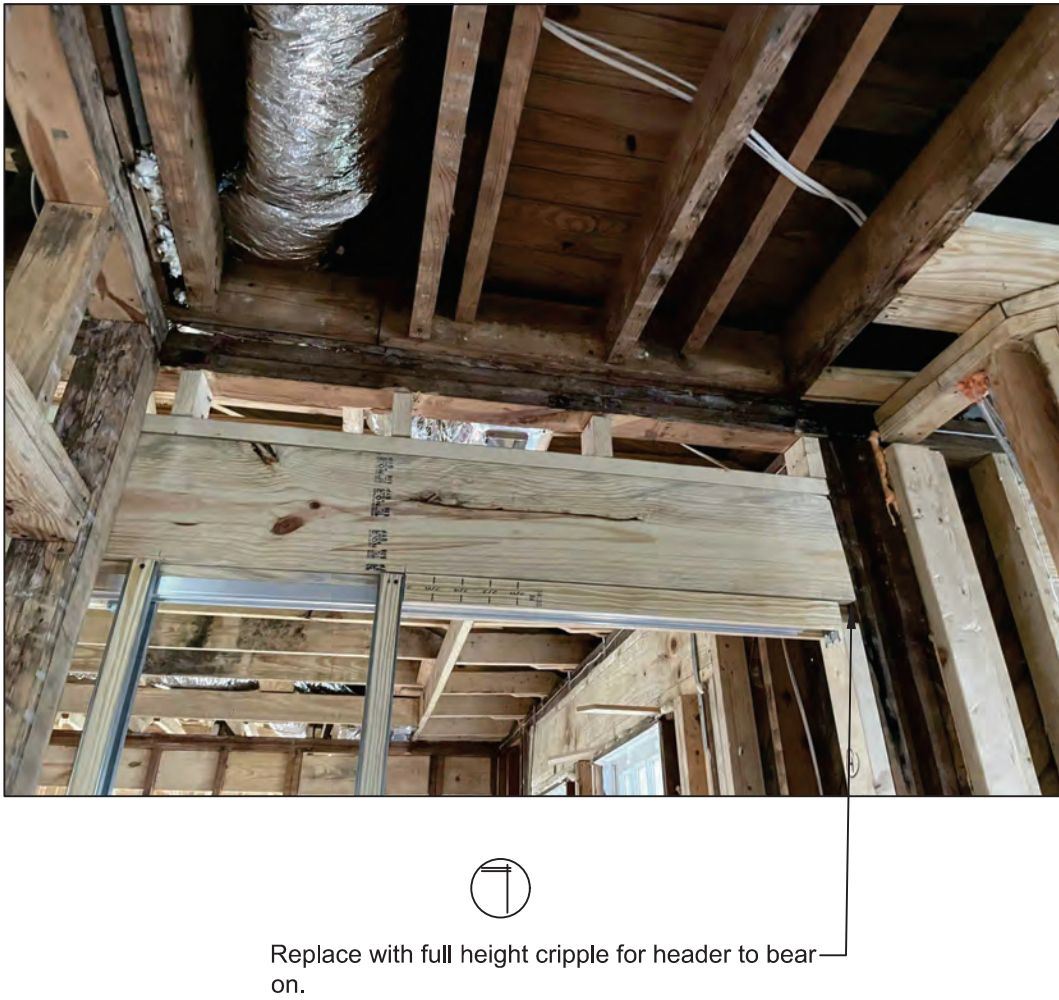
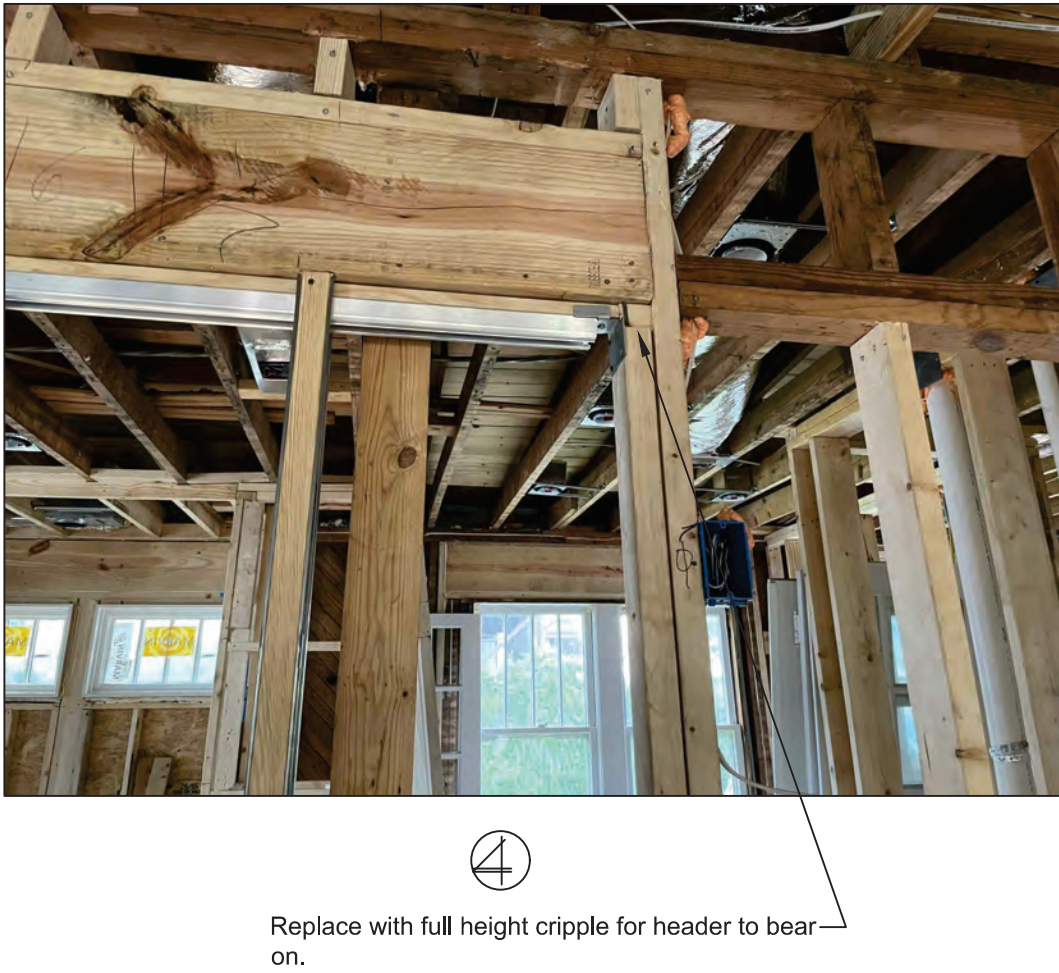
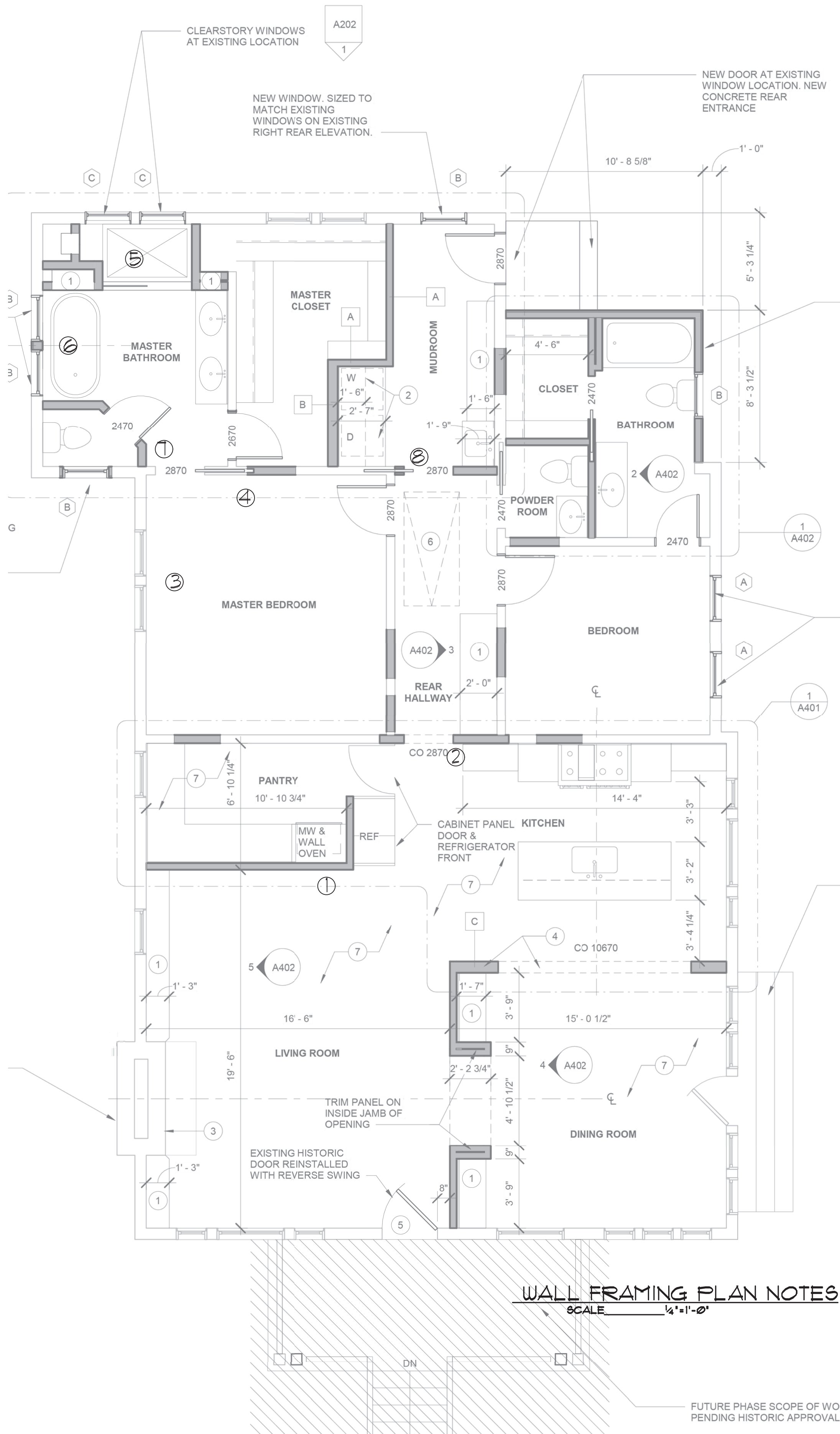


Replace screw jacks with CMU pier or steel post
at spacing indicated below:
If girder is (2) 2x8 -7'-0"
If girder is 4x6 -5'-6"

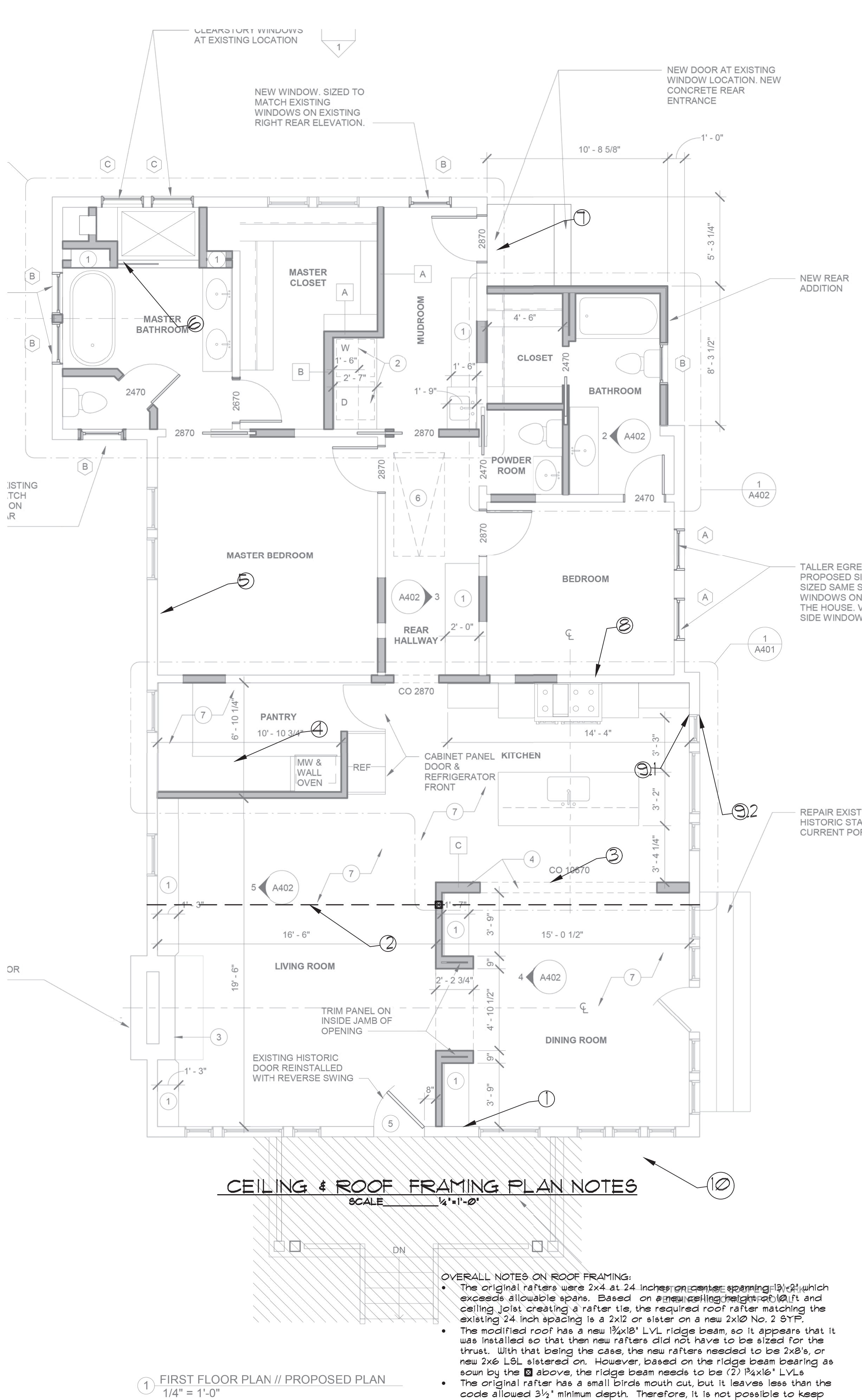


Installed supplemental girder is not continuous and is supported on 4x4 post and screw jacks. Replace with a (2) 1 3/4 x 11 7/8 LVL with CMU pier or steel post under the hallway walls as shown on plan.





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., LIPERS FORD, TN 37027					
PHONE: (615) 969-3506					
REVISION					
DATE					
NO.					
SHEET NO.					
S-3					



- OVERALL NOTES ON ROOF FRAMING:
- The original rafters were 2x4 at 24 inches on center spanning 13'-0" which exceeds allowable spans. Based on a new ceiling height of 10' it and ceiling joist creating a rafter i.e. the required roof rafter matching the existing 24 inch spacing is a 2x12 or sister on a new 2x12 No. 2 SYP.
 - The modified roof has a new 13x18' LVL ridge beam, so it appears that it was installed so that then new rafters did not have to be sized for the thrust. With that being the case, the new rafters needed to be 2x8's, or new 2x6 LVL sistered on. However, based on the ridge beam bearing as shown by the 8 above, the ridge beam needs to be (2) 13x18' LVL's.
 - The original rafter has a small birds mouth cut, but it leaves less than the code allowed 3 1/2' minimum depth. Therefore, it is not possible to keep the geometry of the original roof and also install new rafters that are properly sized for the span and meet the requirement that no more than the depth of the rafter /4 can be notched out.
 - The original rafters cantilever out 3'-0" which is more than the code allowed 2'-0".

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, Lepus Fork, TN 37027

PHONE: (615) 969-3506

REVISION

NO.	DATE	

10

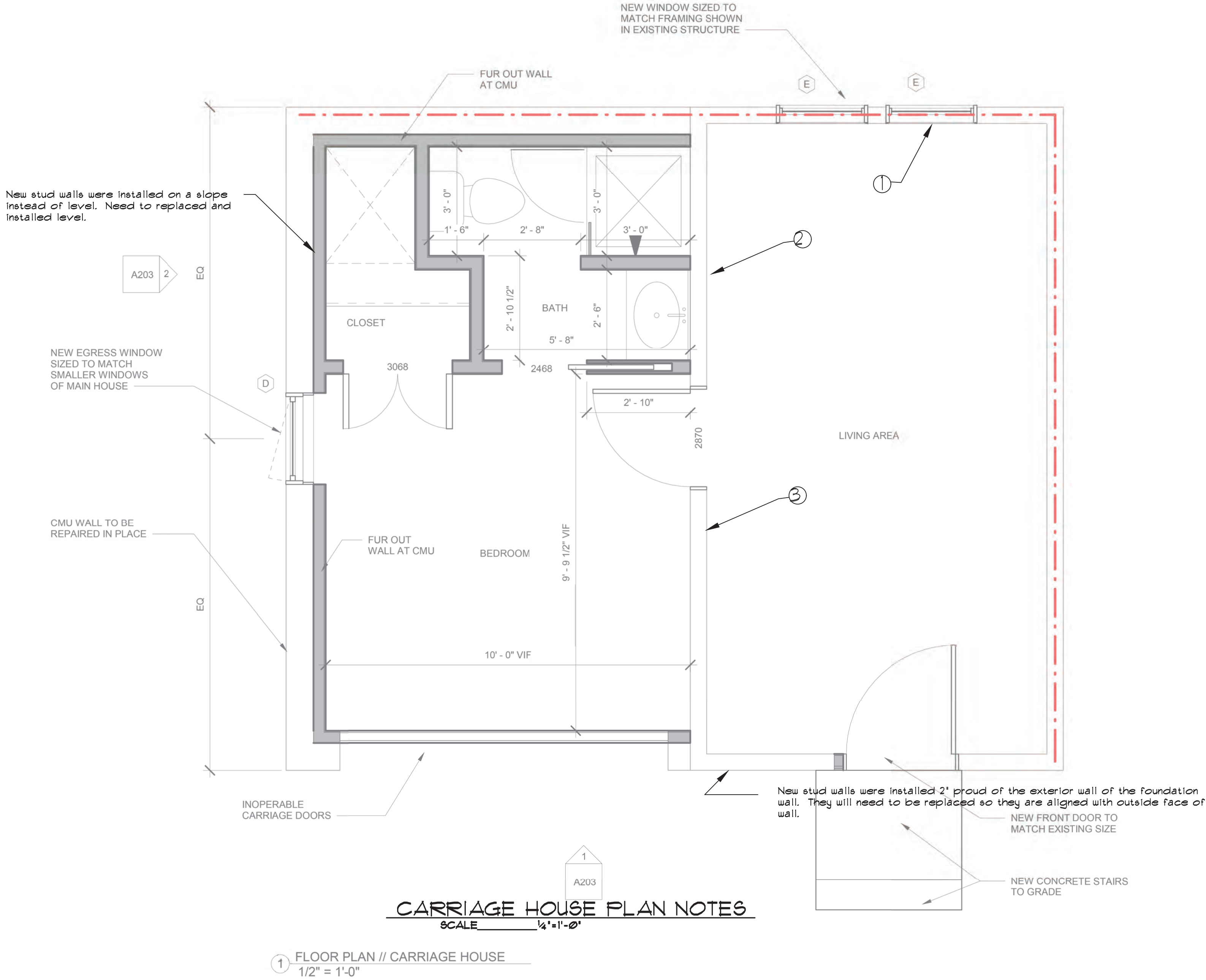
11

12

SHEET NO.

S-4

Page 75 of 92



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

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

NO.	DATE	REVISION

SHEET NO.

S-5

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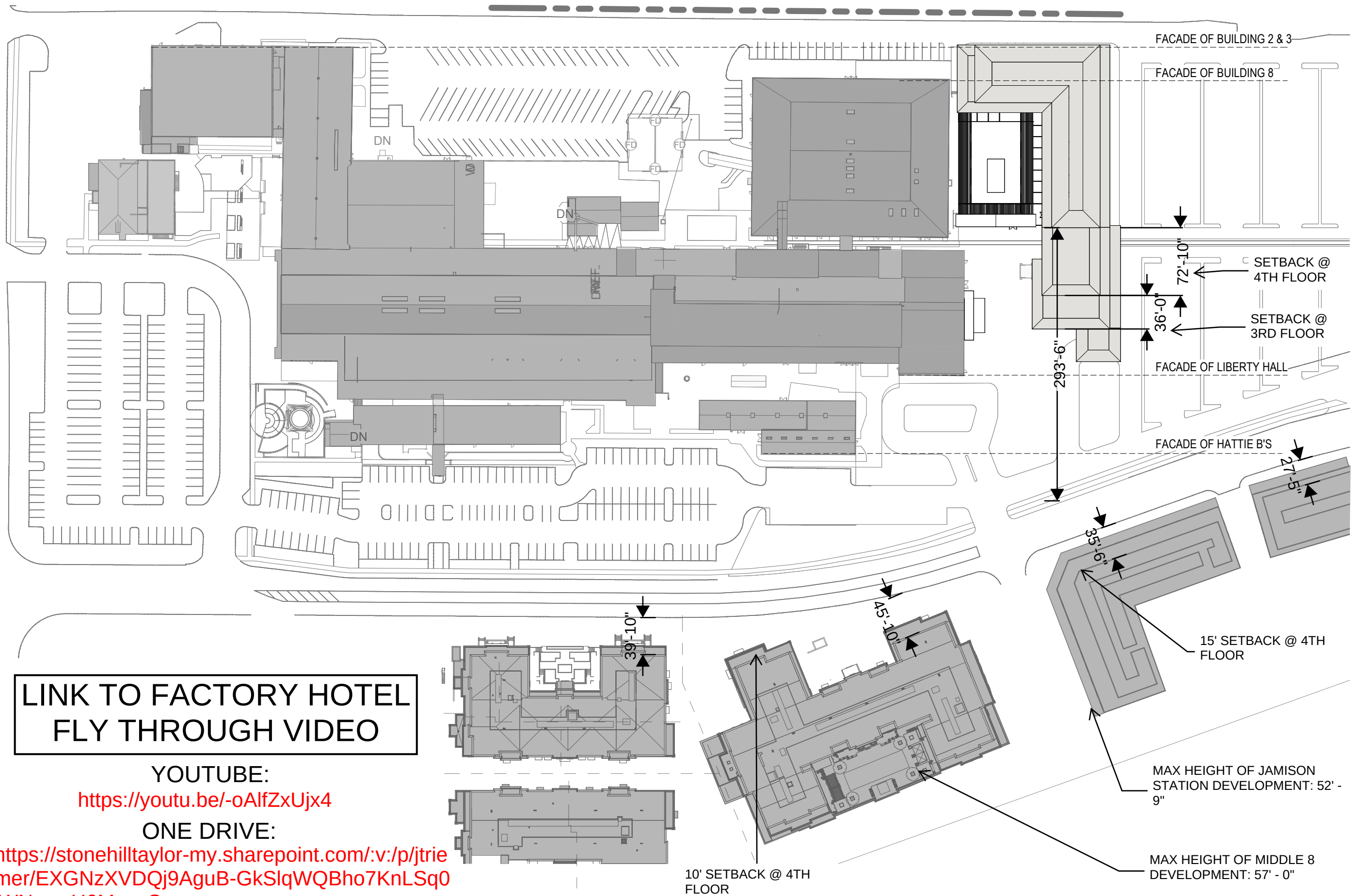
August 19th, 2024

FACTORY AT FRANKLIN HOTEL

Historic Zoning Design Review Committee Presentation

Holladay Properties

Stonehill Taylor



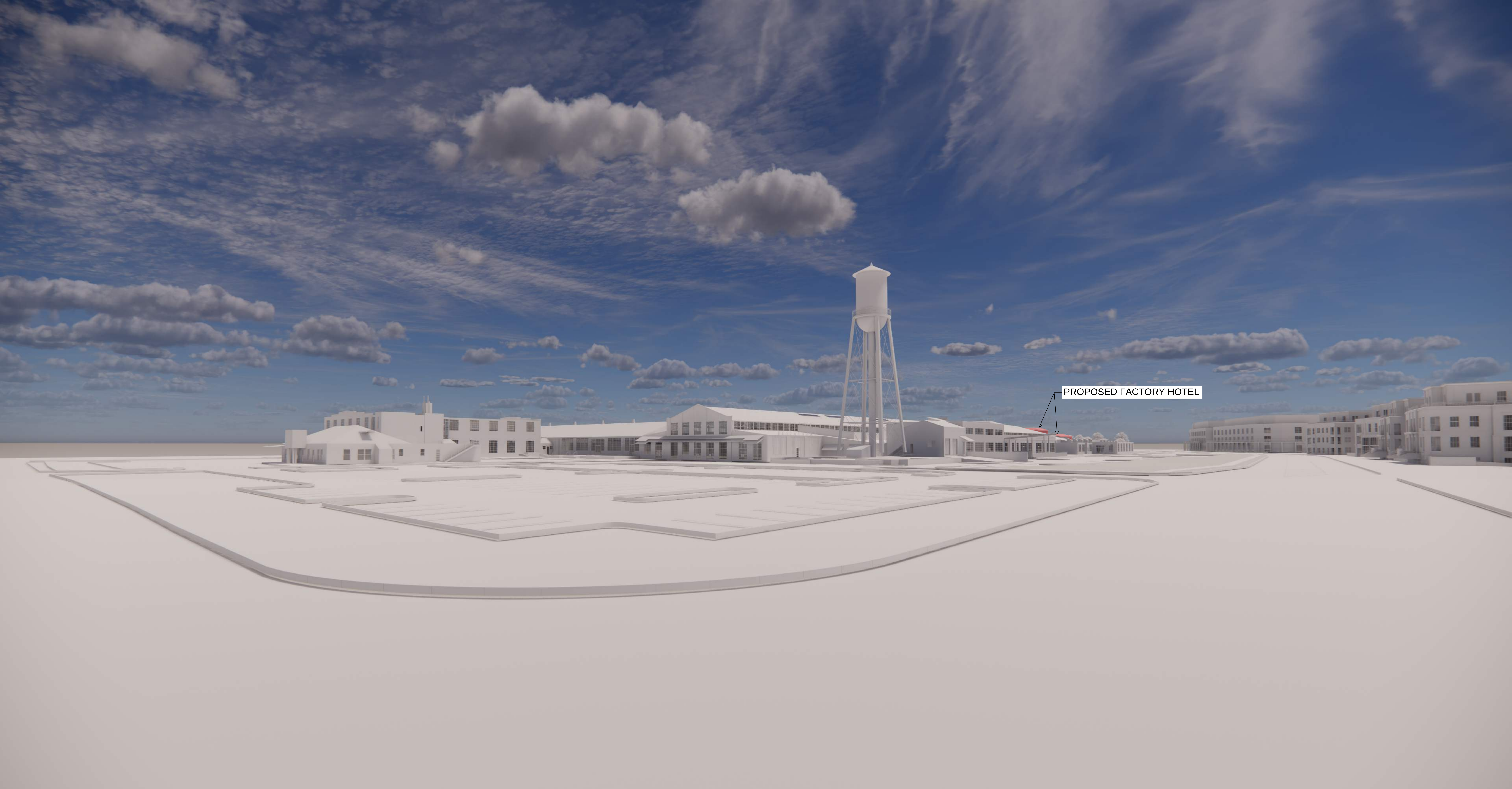
LINK TO FACTORY HOTEL
FLY THROUGH VIDEO

YOUTUBE:

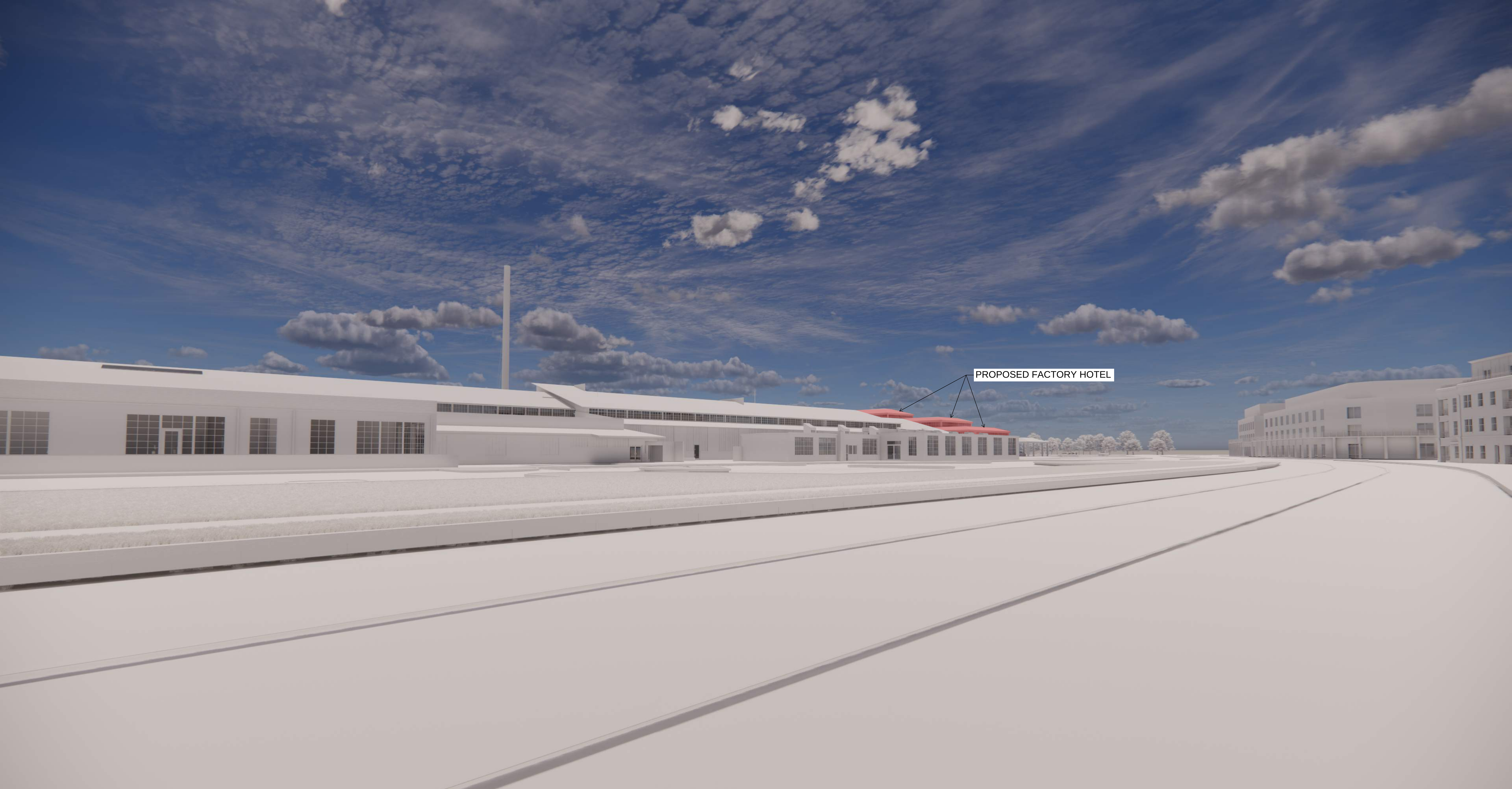
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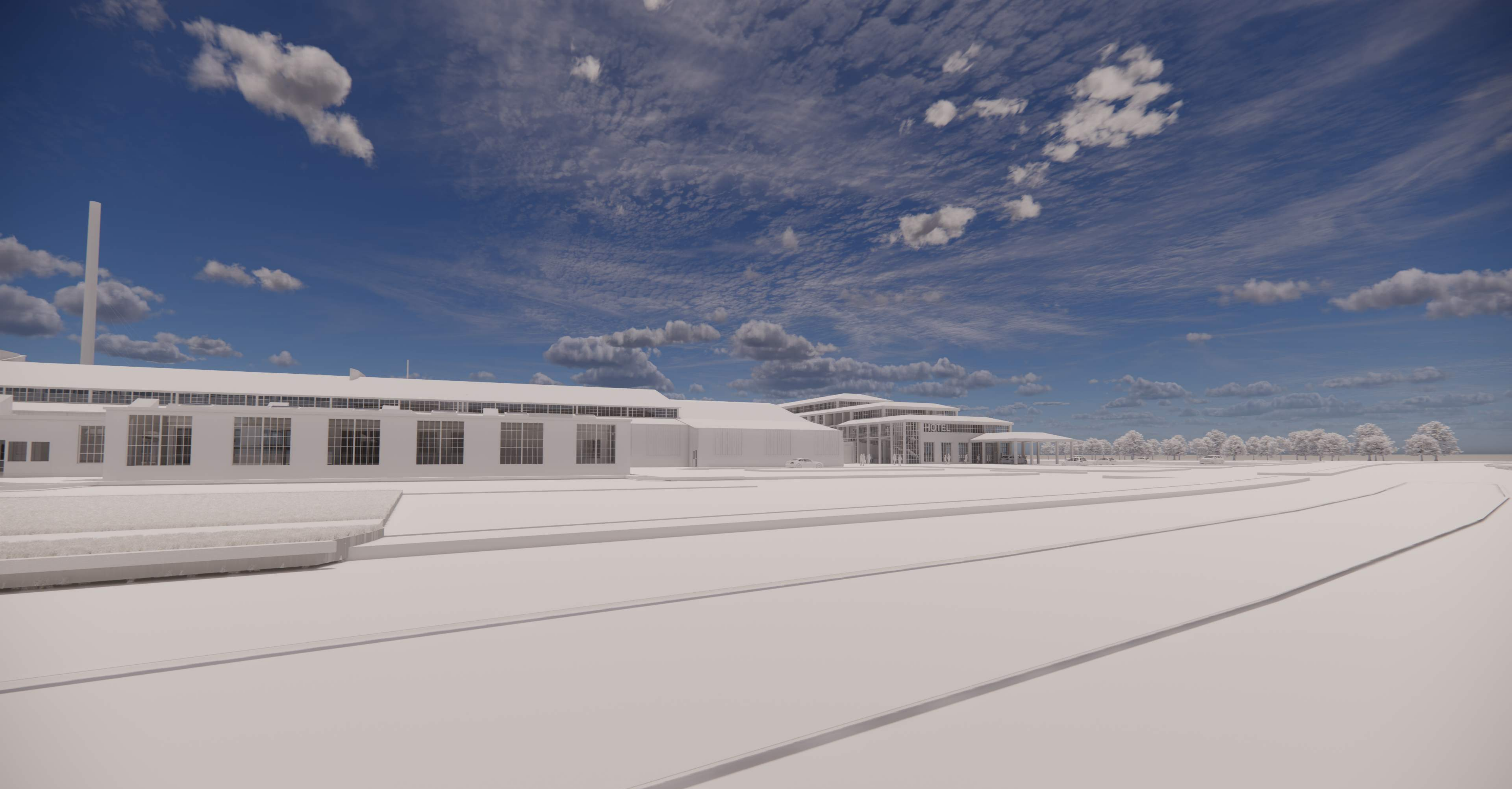
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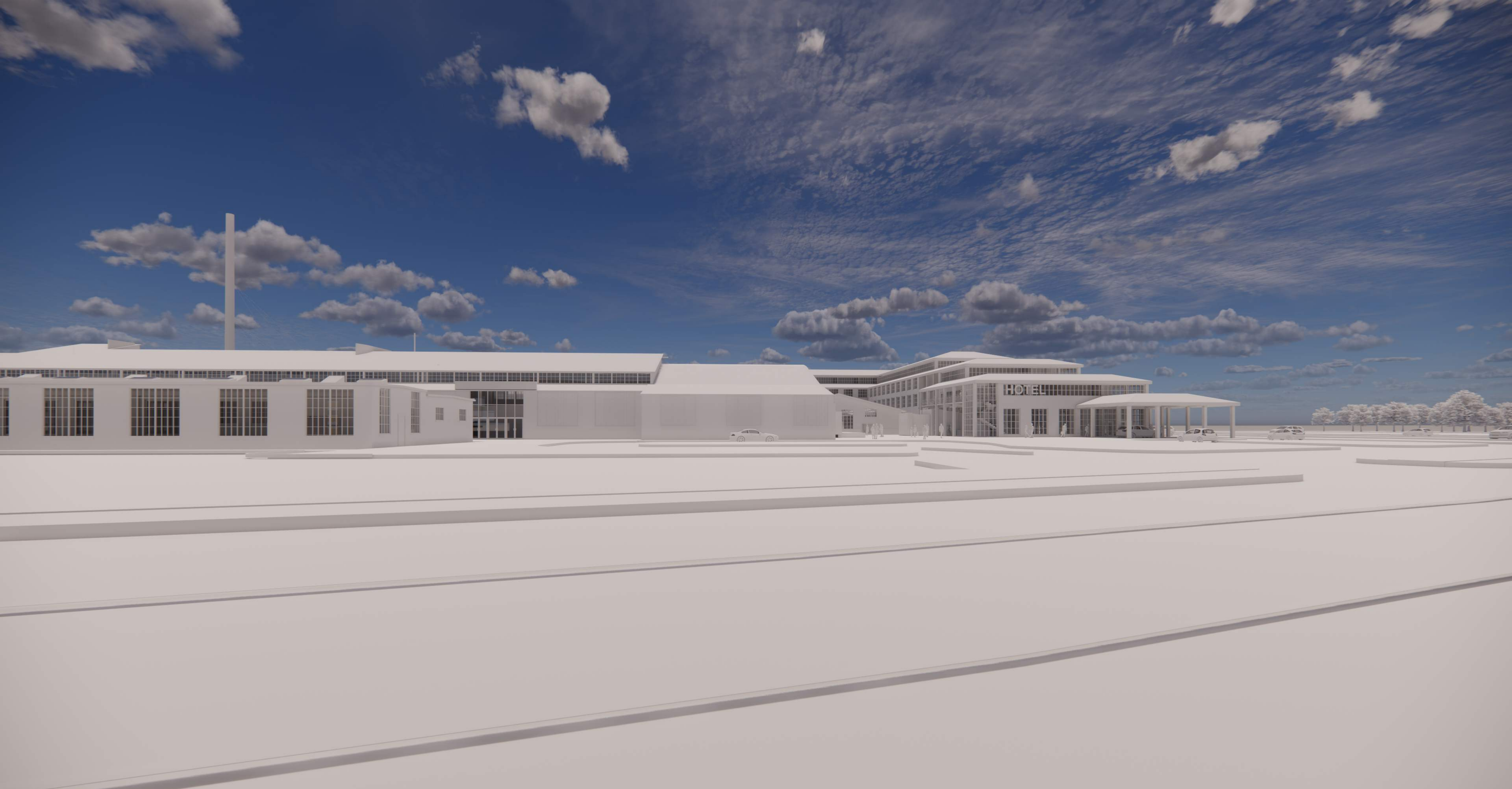
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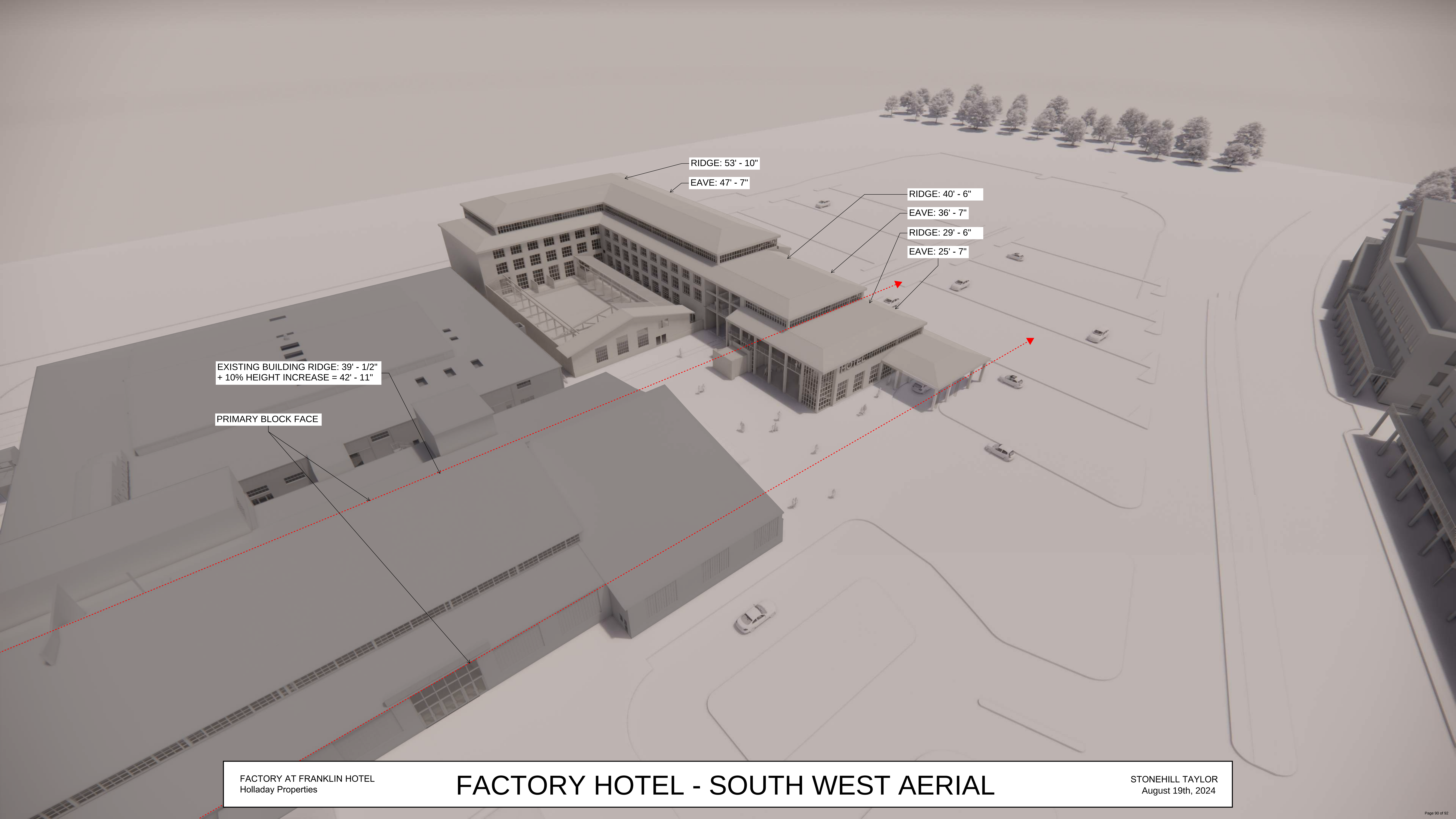












RIDGE: 53' - 10"

EAVE: 47' - 7"

RIDGE: 40' - 6"

EAVE: 36' - 7"

RIDGE: 29' - 6"

EAVE: 25' - 7"

EXISTING BUILDING RIDGE: 39' - 1/2"
+ 10% HEIGHT INCREASE = 42' - 11"

PRIMARY BLOCK FACE



EXISTING BUILDING RIDGE: 39' - 1/2"
+ 10% HEIGHT INCREASE = 42' - 11"

RIDGE: 53' - 10"

EAVE: 47' - 7"

RIDGE: 40' - 6"

EAVE: 36' - 7"

RIDGE: 29' - 6"

EAVE: 25' - 7"



FACTORY AT FRANKLIN HOTEL