City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, October 21, 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 New City Hall Materials And Park Elements At 109 3rd Ave. S.; City Of Franklin, Anna Ruth Kimbrough, Rep.

2. Discussion Of New Construction (Principal) At 115 Winslow Rd.; Michael Katsaitis, Applicant.

3. Discussion Of Previously Approved Alterations and Addition At 111 Winslow Rd.; Kevin Coffey, Applicant.

4. Discussion Of Alterations (Buildings 9 & 10), New Construction (Hotel & Parking Garage), And Site Alterations 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.



Franklin City Hall
Design Review Committee
Meeting 12

Window Specification Review
&
Building Exterior Update

21 October 2024
4PM

AGENDA:

WINDOW SPECIFICATION AND SAMPLE REVIEW

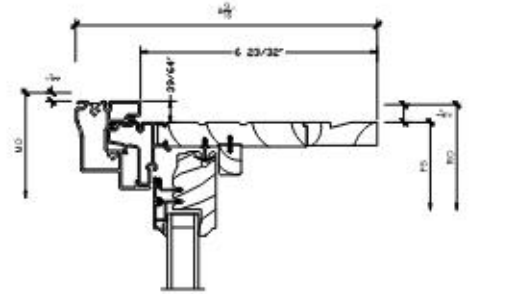
CONFIRMATION OF BRICK SELECTIONS

EXTERIOR ELEVATION UPDATES

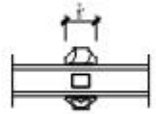
EGRESS STAIR ENCLOSURE

ROOFTOP MECHANICAL SCREEN

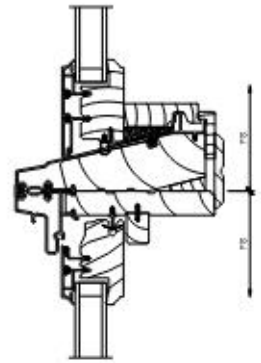
SUMMARY OF PARK FEEDBACK



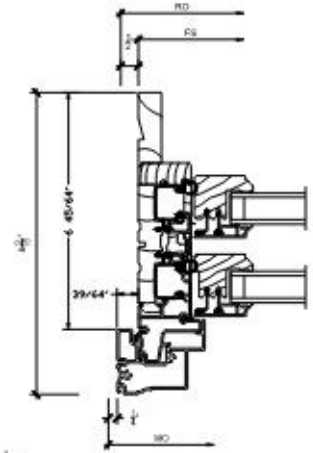
Head



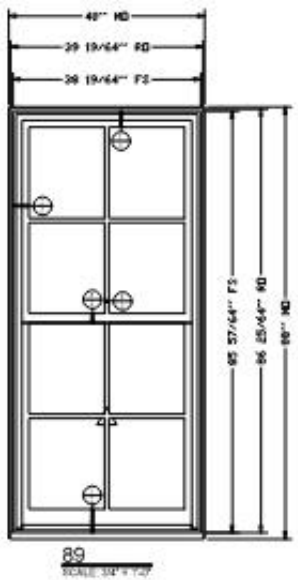
Divided Lite



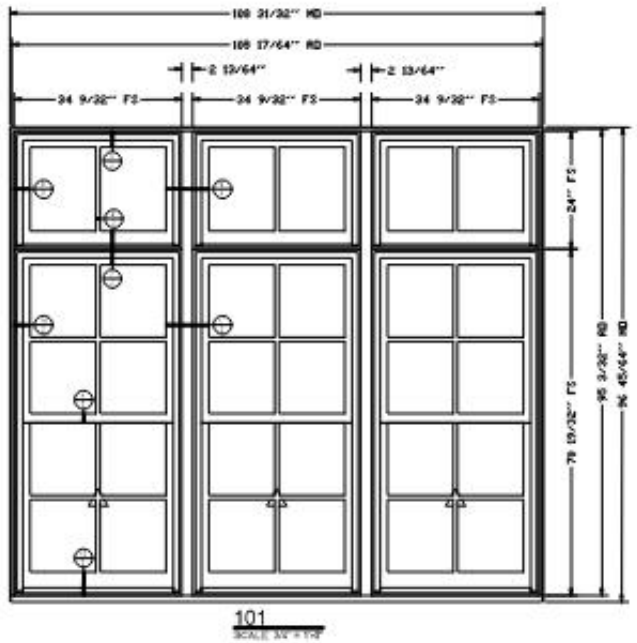
Horizontal Mullion



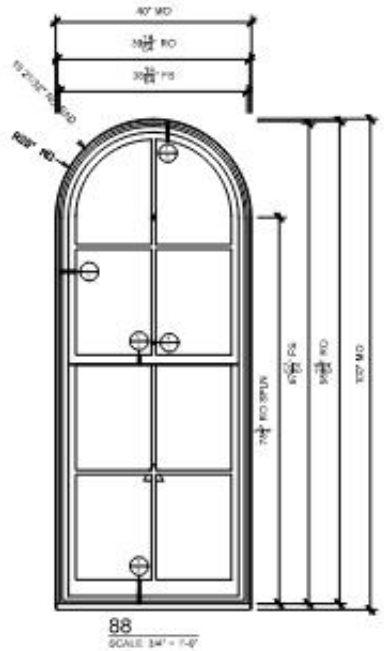
Jamb



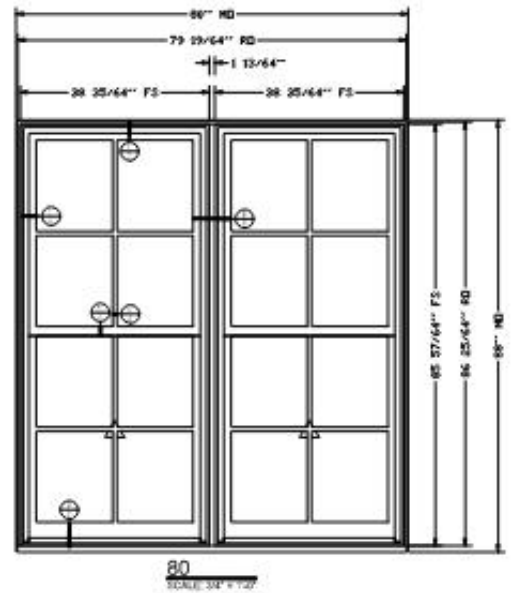
89



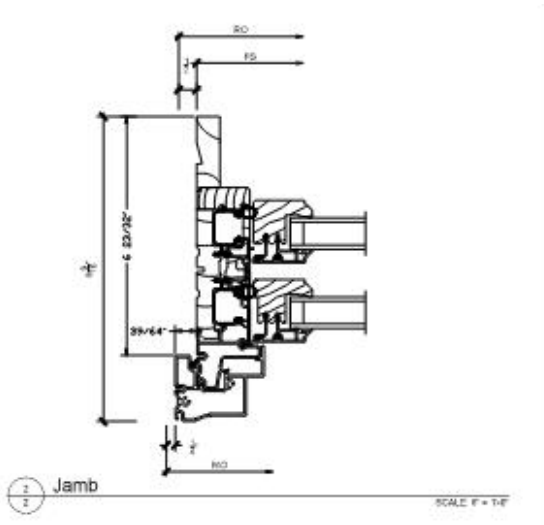
101



88

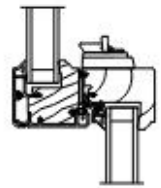


80



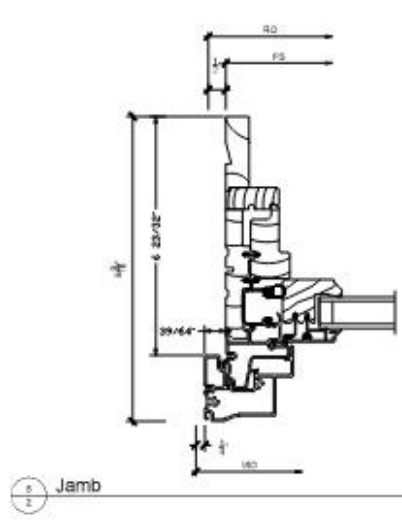
2/2 Jamb

SCALE: 6" = 1'-0"



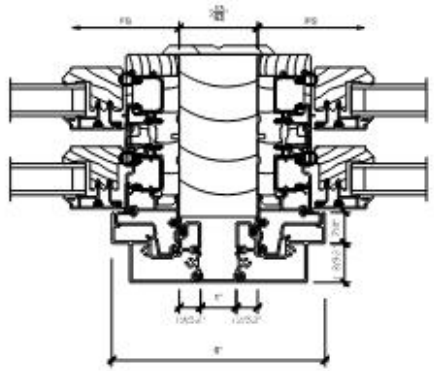
5/2 Checkrail

SCALE: 6" = 1'-0"



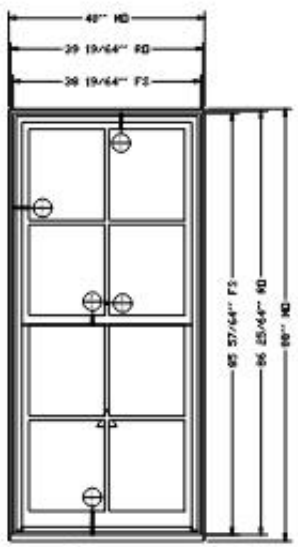
6/2 Jamb

SCALE: 6" = 1'-0"



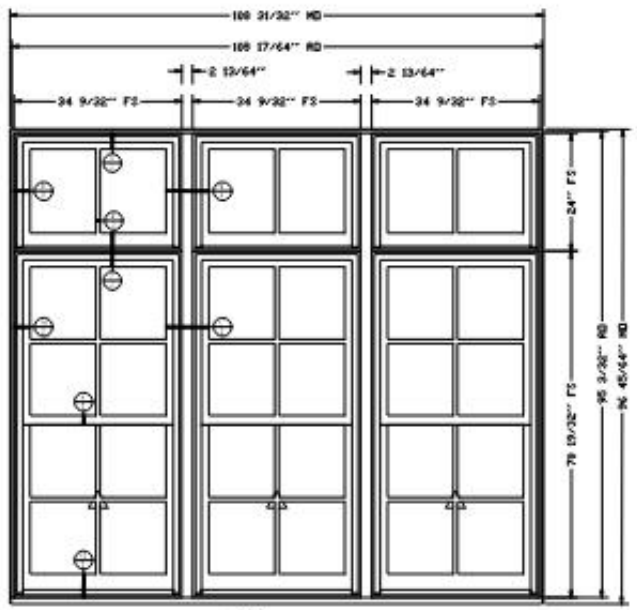
11/2 Vertical Mullion

SCALE: 6" = 1'-0"



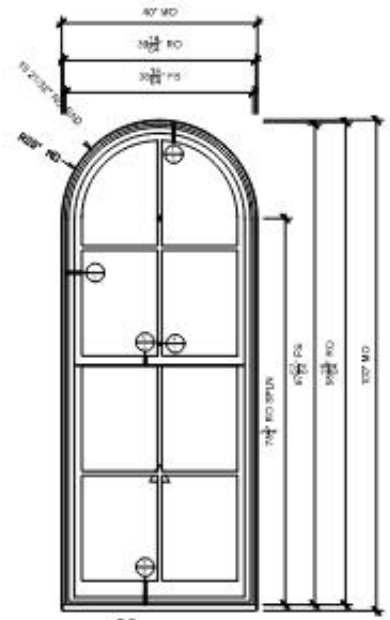
89

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



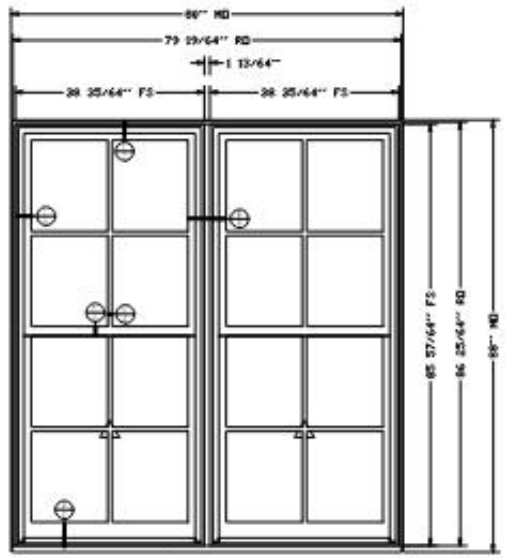
101

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



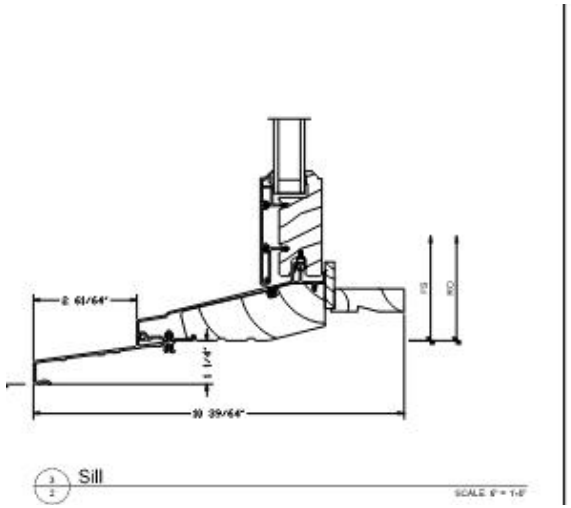
88

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

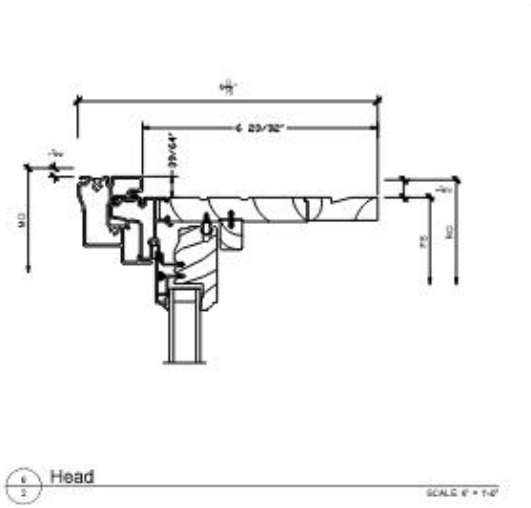


80

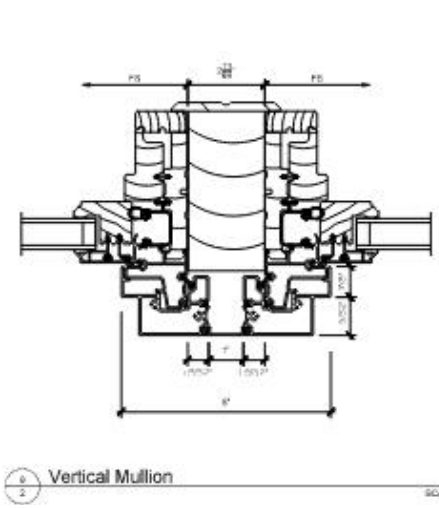
SCALE: 3/4" = 1'-0"



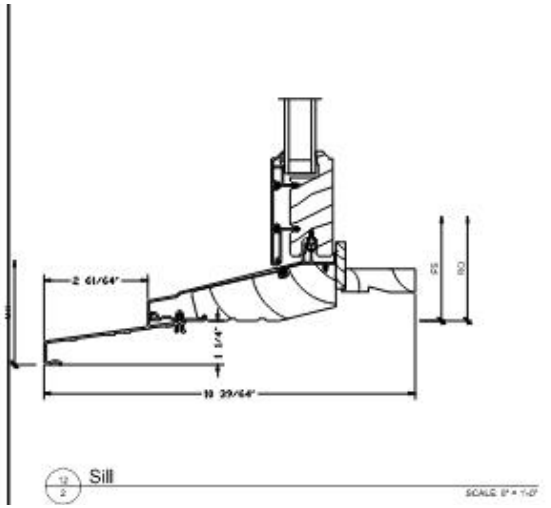
Sill



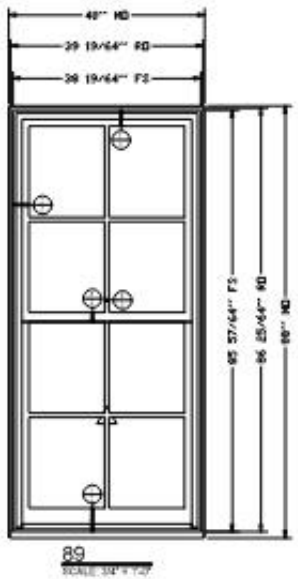
Head



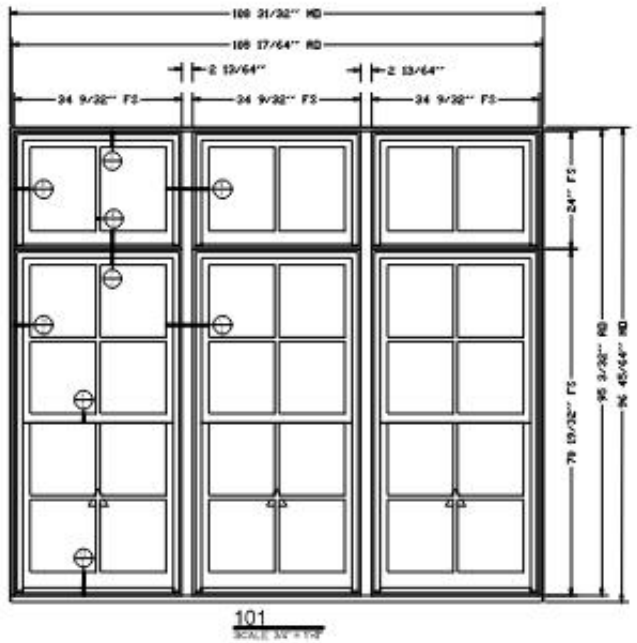
Vertical Mullion



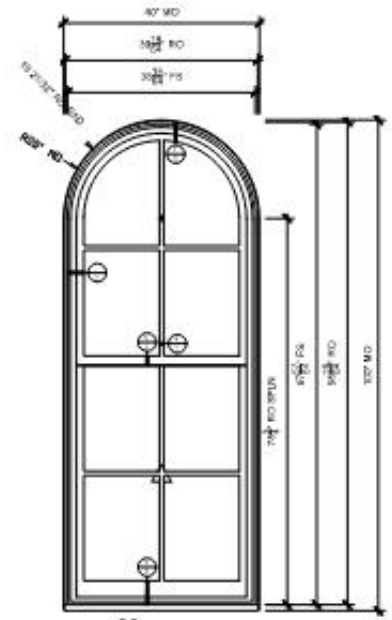
Sill



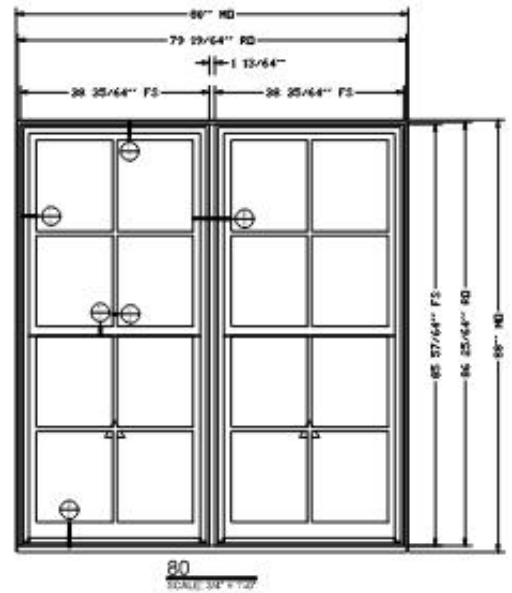
89



101



88



80



WEST ELEVATION

BRICK 1



SOUTH ELEVATION

BRICK 1

BRICK 2

BRICK 3



EAST ELEVATION

BRICK 3

BRICK 2



NORTH ELEVATION

BRICK 2

BRICK 1







COURTYARD ELEVATION LOOKING WEST



COURTYARD ELEVATION LOOKING NORTH



COURTYARD ELEVATION LOOKING EAST




2027
CITY HALL



















STAIR ENCLOSURE

BRICK 2

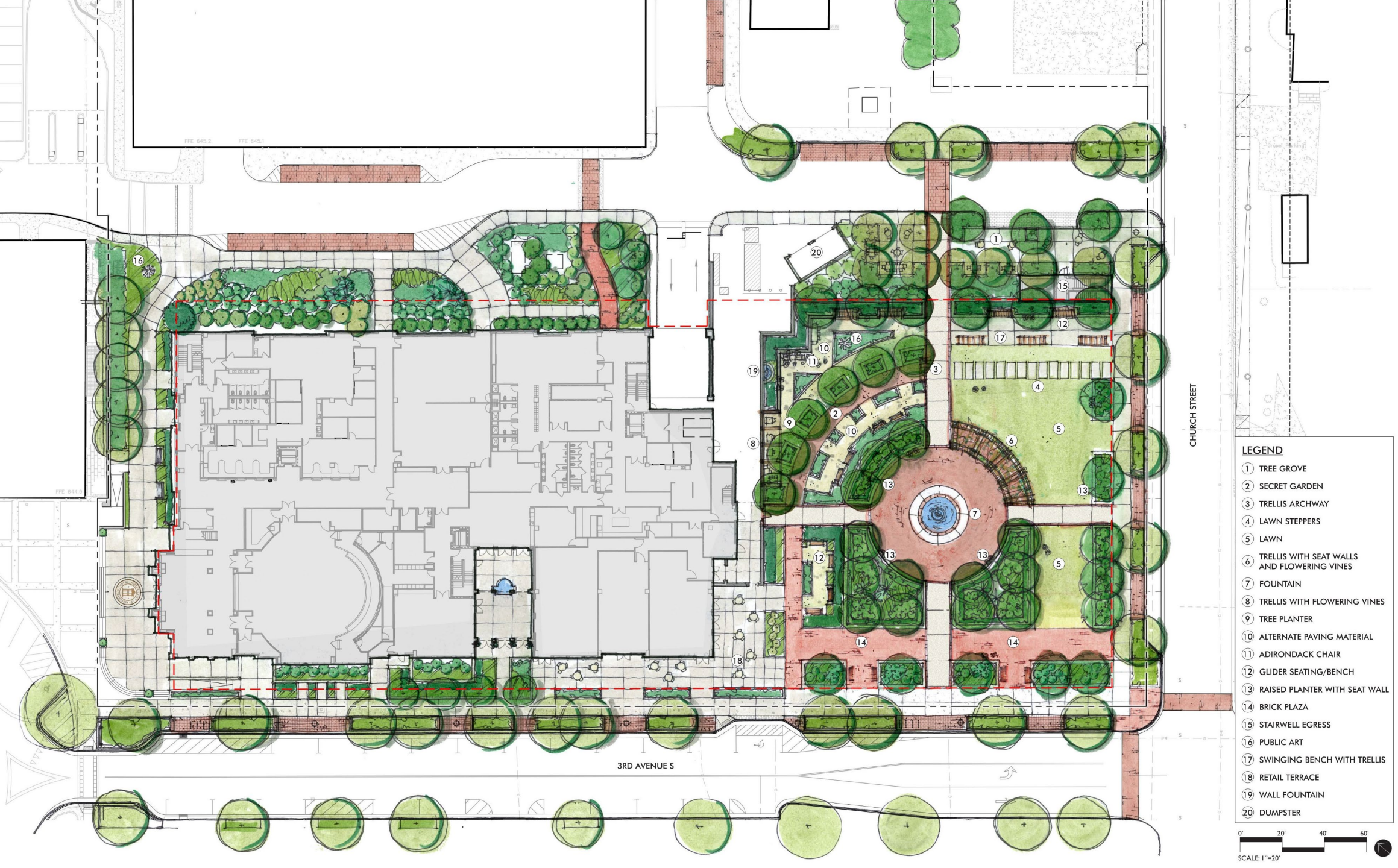











CHURCH STREET
3RD AVENUE S
LEGEND
1 TREE GROVE
2 SECRET GARDEN
3 TRELLIS ARCHWAY
4 LAWN STEPPERS
5 LAWN
6 TRELLIS WITH SEAT WALLS AND FLOWERING VINES
7 FOUNTAIN
8 TRELLIS WITH FLOWERING VINES
9 TREE PLANTER
10 ALTERNATE PAVING MATERIAL
11 ADIRONDACK CHAIR
12 GLIDER SEATING/BENCH
13 RAISED PLANTER WITH SEAT WALL
14 BRICK PLAZA
15 STAIRWELL EGRESS
16 PUBLIC ART
17 SWINGING BENCH WITH TRELLIS
18 RETAIL TERRACE
19 WALL FOUNTAIN
20 DUMPSTER
0' 20' 40' 60'
SCALE: 1"=20'

PARK FEEDBACK FROM 9/9/24 DRC/BOMA MEETING:

CONSENSUS ON THE OVERALL PARK CONCEPT DESIGN

POTENTIAL PHASING OF THE PARK

NO MOVABLE FURNITURE

POTENTIALLY RELOCATE THE TRELLIS IN UPPER LEFT QUADRANT TO KEEP UNOBSTRUCTED ACCESS TO LAWN

RECOGNIZE SISTER CITIES IN PARK

“BUY A BRICK” PROGRAM

AVOID WOOD FOR SEATING AND PERGOLAS DUE TO MAINTENANCE CONCERNS

USE EVERGREENS OR SEMI-EVERGREENS TO KEEP PARK GREEN THROUGHOUT THE YEAR

USE LIGHTING THAT IS NOT VISIBLE (NO LARGE ACORN FIXTURES WITHIN THE PARK)

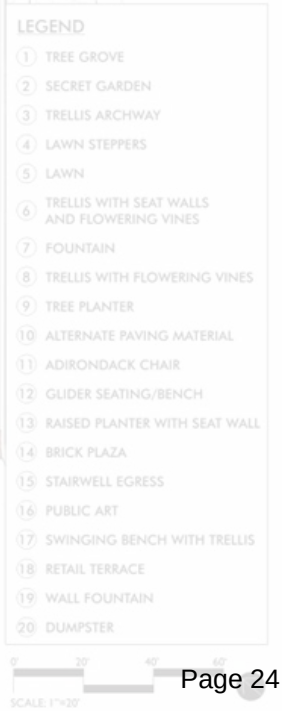
GENERAL SUPPORT FOR LIMESTONE FOUNTAIN BASIN (OPPORTUNITY FOR ENGRAVING)

UTILIZE STONE PAVING INSTEAD OF BRICK PAVING IN THE COURTYARD

INCREASE GREEN LAWN AREA / REDUCE BRICK PAVING ALONG THIRD AVENUE



PREFERRED FOUNTAIN DESIGN



From: michael.katsaitis@mkarchstudio.com
To: Emily Huffer; Elizabeth Bulay
Cc: "Doug Majors"
Subject: 115 Winslow Rd, Animation Streetscape
Date: Monday, October 14, 2024 1:23:24 PM
Attachments: image001.png

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Emily and Elizabeth,

I couldn't upload the virtual animation streetscape of 115 Winslow Rd. Please include this video link for the DRC presentation next Monday.
115 Winslow MK existing Street Scape.mp4

Thanks,

P.S. Let me know if you still require hard copies of the submittal package.

Michael V. Katsaitis | Principal
MK Studio
7123 Crossroad Blvd.
Suite C
Brentwood, TN 37027
Cell: 615.394.5845
michael.katsaitis@MKarchStudio.com

www.MKarchStudio.com
Follow Us: *Facebook* | *Instagram*

Description:
Nestled in the Historic District of Franklin, TN, 115 Winslow Rd is a stunning example of French Revival cottage architecture, blending timeless charm with a fresh, modern perspective. This enchanting home embodies a storybook style that captures the imagination while harmonizing with its surroundings and bridges nearly the 100 years architecture history between 111 Winslow (circa 1928) and 119 Winslow (circa 2023).

The design features a one-and-a-half story layout, characterized by elegant hipped and swooped roofs that evoke the grace of traditional French cottages. Exposed decorative scrolled rafter tails create a playful overhang eave, adding a touch of whimsy to the facade. Crafted from a rich blend of materials, the house boasts a careful arrangement of brick and mitered corner lap siding, providing a delightful contrast of color, pattern, and texture.

Thoughtfully designed, the sweeping wing wall on the North side not only enhances the home's architectural presence but also discreetly conceals HVAC equipment, ensuring a clean aesthetic. The overall composition reflects a sense of balance and harmony, making it feel as though the home has always belonged in this picturesque neighborhood.

Inside, the primary suite offers a luxurious retreat with expansive views of the pool, while the high ceilings in the Great Room and Kitchen create an airy and inviting atmosphere. This space is perfect for both relaxation and entertaining, filled with natural light that enhances the home's charm.

At 115 Winslow Rd, every detail has been meticulously designed to evoke nostalgia and character, seamlessly integrating elements from neighboring homes while establishing its own unique identity. We believe this home is a timeless sanctuary, appealing to the spirit of Franklin.

See plans for building height calculations.

AREA CALCULATIONS:

MAIN HOUSE

Area Calculations	
First Floor:	3,440 sq.ft. (1)
Second Floor:	1,514 sq.ft. (2)
TOTAL Conditioned:	4,954 sq.ft.
Front Porch:	143 sq.ft. (3)
Rear Porch:	333 sq.ft. (4)
Upper Mech. / Storage:	186 sq.ft. (5)
TOTAL Under Roof:	5,616 sq.ft.

Carriage House Area Calculations	
First Floor:	579 sq.ft. (6)
Second Floor:	414 sq.ft. (7)
TOTAL:	983 sq.ft.

LOT SIZE:	12,973 sq.ft.
35% of 12,973 sq.ft. =	4,540 sq.ft.
TOTAL Footprint (1+3+4+6)	4,495 sq.ft. (Allowed)
LOT COVERAGE:	34.65 %
LSA 40% of 12,973 sq.ft. =	5,189 sq.ft.
TOTAL Footprint:	4,495 sq.ft.
Pool:	240 sq.ft.
TOTAL Impervious Area:	4,735 Sq. Ft.
4,735 Sq. Ft. of 12,973 Sq. Ft.	LSA: 36.49%

List of Abbreviations

ABV	Above
A.F.F.	Above Finished Floor
ACC	Access
ACC PNL	Access Panel
ACOUS	Acoustical
ADJ	Adjustable
AGG	Aggregate
ALT	Alternate
ALUM	Aluminum
ANCH	Anchor
A.B.	Anchor Bolt
APT	Apartment
APPR	Approved
APPROX	Approximate
ARCH	Architectural
A.D.	Area Drain
AVG	Average
BSMT	Basement
BM	Beam
BRG	Bearing
BRG PLT	Bearing Plate
BITUM	Bituminous
BLKG	Blocking
BD	Boards
BOT	Bottom
B.O.B.	Bottom of Beam
BLDG	Building
CAB	Cabinet
C.O.	Cased Opening
CLG	Ceiling
CLG HGT	Ceiling Height
CEM	Cement
CER	Ceramics
C.T.	Ceramic Tile
CIR	Circle
CLO	Closet
COL	Column
COMP	Composition
CONC	Concrete
CMU	Concrete Mas. Unit
CONTR	Contractor
CONSTR	Construction
CONT	Continuous
C.J.	Control Join
DTL	Detail
DIA	Diameter
DIM	Dimension
DW	Dish Washer
DISP	Disposal
D.O.	Door Opening
DBL	Double
D.H.	Double Hung
DRWR	Drawer
DWG	Drawing
D.O.	Drywall Opening
EA	Each
E	East
ELEC	Electrical
EP	Electrical Panel Board
ELEV	Elevation
ENCL	Enclosure
ENG	Engineer
EQ	Equal
EQUIP	Equipment
EXIST	Existing
EXP	Expansion
E.J.	Expansion Joint
EXT	Exterior
F.O.B.	Face of Block
F.O.F.	Face of Finish
F.O.S.	Face of Stud
FT	Feet or Foot
FIN	Finish
FF	Finished Floor
F.D.	Fire Retardant
SS	Five Shelves
FD	Floor Drain
FURR DN	Fur Down
GA	Gauge
GALV	Galvanized
G.C.	General Contractor
GL	Glass
GYP	Gypsum
GYP BD	Gypsum Board
HWD	Hardware
HD	Head
HDR	Header
HGT	Height
HC	Hollow Core
HM	Hollow Metal
HORIZ	Horizontal
HB	Hose BIB
IN	Inch
ID	Inside Diameter
INSUL	Insulation
INT	Interior
JT	Joint
JST	Joist
KIT	Kitchen
LAM	Laminate
LAV	Lavatory
LGT	Light
LIN	Linen
LTL	Lintel
MFR	Manufacturer
M.O.	Masonry Opening
MATL	Material
MAX	Maximum
MECH	Mechanical
MC	Medicine Cabinet
MEMB	Membrane
MTL	Metal
MIN	Minimum
MIR	Mirror
MISC	Misc.
MTD	Mounted
MULL	Mullion
NOM	Normal
N	North
NIC	Not in Contract
NTS	Not to Scale
NO	Number
OFF	Office
O.C.	On Center
1R	One Rod
1S	One Shelf
OPNG	Opening
OPP HD	Opposite Hand
OSB	Oriented Strand Board
O.D.	Outside Diameter
OH	Overhead
PTD	Painted
PR	Paired
PNL	Panel
PKG	Parking
PART	Partition
PLAS	Plastic
P. LAM	Plastic Laminate
PL	Plate
PLYWD	Plywood
PT	Point
P.C.	Pull Chain
PT	Pressure Treated
RAD	Radius
RE	Reference
REF	Refrigerator
REINF	Reinforced
REQD	Required
RR	Restroom
RA	Return Air
REV	Reverse/Revision
RT	Right
RH	Right Hand
R.O.W.	Right of Way
R	Riser
RD	Roof Drain
RM	Room
RO	Rough Opening
SND	San. Napkin Dispenser
SNR	San. Napkin Receptacle
SCHED	Schedule
SECT	Section
SHT	Sheet
SHWR	Shower
SIM	Similar
SGD	Sliding Glass Door
S.C.	Solid Core
S	South
SPEC	Specification
SQ	Square
S.F.	Square Feet
S.S.	Stainless Steel
STD	Standard
STO	Storage
STRUC	Structural
SV	Sheet Vinyl Flooring
SUS CLG	Suspended Ceiling
SYS	System
TEL	Telephone
TV	Television
TEMP	Temperature
THR	Threshold
THK	Thick
TPH	Toilet Paper Holder
T & G	Tongue an Groove
TB	Towel Bar
TR	Thread
TYP.	Typical
TOS	Top of Slab
T.O.B.	Top of Beam
T.O.W.	Top of Wall
2R	Two Rods
2S	Two Shelves
UNO	Unless Noted Otherwise
UNFIN	Unfinished
UR	Urinal
VJ	Vee Joint
VNR	Veneer
VERT	Vertical
VCT	Vinyl Composition Tile
WSC	Wainscot
WIC	Walk in Closet
WC	Water Closet
WH	Water Heater
WP	Water Proof
WEEP	Weep Hole
WT	Weight
W	West
WDW	Window
WD	Wood
W/	With
W/O	Without
YD	Yard



General Notes

1. These notes and details are general and are appropriate to all phases of this project unless otherwise noted or shown. Any and all discrepancies shall be reported to MK Studio
2. Much care and effort have gone into the creation of the design of this building. However, because the builder/owner requested limited detail and the impossibility providing any personal and/or "On-Site" consultation, supervision, and control of the actual construction, and because of the great variance in local building code requirements, and other local building codes and weather conditions, MK Studio, assumes no responsibility for any damages, including structural failures, due to any deficiencies, omissions, or errors in the design of the building.
3. It is the builder's/owner's responsibility to provide a structurally sound and weather proofed building. The builder/owner shall notify a representative of MK Studio of any discrepancies or intricacies recognized before any construction of such.
4. All structural specifications are for reference only. Builder/owner shall have a licensed structural engineer review all structural elements such as foundation details. Framing details and other typical elements.
5. It is the builder's/owner's responsibility before the erection of this building to check all dimensions and details for overall accuracy appropriate to the site and final selection of material which can create revised dimensions and details. Do NOT scale these drawings.
6. It is the builder's/owner's responsibility to ensure that the construction of the building shall meet or exceed all applicable federal, state or local code requirements. It is the builder's/owner's responsibility to coordinate the entire construction of this building and for the compliance of all codes, laws and ordinances and that all contractor's and subcontractor's work conforms to the job conditions and the construction documents as indicated.
7. It is the builder's/owner's responsibility to review all drawings and details for desired elevations of finished floor above typical grade.
8. It is builder's/owner's responsibility to review all finished floor material. All finished floors shall be flush with the adjacent floors of similar or dissimilar materials adjust foundation framing or concrete as required.
9. Window sizes indicated on floor plans are noted as generic sizes. See floor plans and exterior elevations for window rough opening head heights above floor deck or slab, for transom and window alignments, window types and muntin patterns.
10. Prefabricated fireplace construction shall meet or exceed all applicable codes regarding fire separations, clearances, etc. It is the build's/owner's responsibility to ensure that the erection of the chimney and flue meet or exceed all applicable codes. Overall flue height shall be coordinated to match height shown on exterior elevations and shall not exceed top of chimney chase as constructed.
11. All exterior exposed work shall be installed in weather tight manner, caulk and provide weather barrier materials as required for weather tight conditions. All occupied spaces shall receive an insulation barrier as per local codes and conditions, that is continuous at wall, ceiling and floor surfaces.
12. Prior to construction the contractor or the owner shall be responsible for obtaining all required permits, approvals and final certificate of occupancy. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all the permitting authorities. Prior to construction, contractor or the owner to verify service with utility agency and schedule on site inspection to locate utility.
13. These documents are the property of MK Studio and shall not be used without written consent.

Structural Notes

General Notes:

1. All structural information and specification shown for reference purposes only. Builder/owner shall have a licensed structural engineer review actual site conditions and design all structural elements such as footings, foundation walls, girders, joists and slabs as per local code.
2. Builder/owner shall inspect the proposed site and excavated conditions prior to starting the erection of any part of this building. Contractor shall notify the builder/owner of any non-typical conditions regarding soils, ground water, or any other issue which may require additional or special engineering design.

Foundation Notes:

1. It is the builder's/owner's responsibility to review all floor finished material all finished floors shall be flush with the adjacent floors of similar or dissimilar material. Adjust Foundation framing or concrete as required.
2. Builder/Owner shall provide termite treatment which complies with all local codes.
3. The foundation is designed for a minimum soil bearing capacity of 2,000 P.S.F.
4. All Concrete work shall develop a minimum of 28-day compressive strength and all concrete shall be 3,000 P.S.I. except exterior concrete which shall be 4,000 P.S.I. air entrained concrete.
5. Footings shall be 2'-0" wide x 12" deep 3,000 P.S.I concrete reinforced with 2-#5 rebars and shall bear on firm undisturbed soil well below frost line.
6. Foundation walls shall be 8" x 8" x 16" concrete block with non-corrosive corner reinforced horizontal and at 16" O.C. vertical. If concrete block wall shall exceed 30" height above grade reinforce with #4 rebars at 12" O.C. vertical and fill cores solid with concrete.
7. Concrete slab shall be 3,000 P.S.I. 4" thick min. Reinf. with fiber-mesh over 6 MIL. Polyethylene moisture barrier. Slab shall be constructed on 4" of gravel or sand and on firm layer compacted fill dirt treated for prevention of termites as per local codes.
8. Concrete block piers shall be 8"x8"x16" blocks with 2-#5 rebars vertical on 2'-0" x 3'-0" x 1'-0" deep concrete footing with 3-#5 2'-6" rebars on top and 4-#5 1'-6" rebars on bottom.
9. Thickened slabs shall be 12" wide and 12" deep with 2-#5 rebars continuous provide postholes at 4'-0" O.C.
10. Reinforcing bars shall conform to A.S.T.M. -615 grade 60 (6,000 P.S.I. yield strength). Reinforcing in all concrete walls and footings shall be continuous around corners.
11. All sole plates at exterior and interior load bearing walls shall be anchored with ½" x 10" long anchor bolts embedded into concrete 7" and shall be spaced 4'-0" O.C. and 12" from all corners.

Framing Notes:

1. Structural swan and glued laminated timber shall conform to following species and stress grades.
   a. A. Stress grade swan lumber shall conform to national specification for surface dried No.2 select structural southern pine with allowable stress values of 1,300 P.S.I. in bending and a modulus of elasticity of 1,600 K.S.I.
   b. The production testing, inspection, identification and certification of structural glued laminated timber shall conform to U.S. commercial standard Cd 253-63 and A.I.T.C. 200. Glue used shall be waterproof. Allowable stress values shall be 2,400 P.S.I. in bending, 1,400 P.S.I. in tension parallel to grain 2,100 P.S.I. in shear and modulus of elasticity of 1,900 K.S.I.
2. Provide temporary bracing as required to maintain alignment and security of structures during construction.
3. Provide full solid stud bearing under all beam bearing points to solid foundation condition below.
4. Typical exterior 2x6 stud (unless otherwise noted) walls shall be sheathed with ½" exterior grade O.S.B. plywood. O.S.B. plywood shall span over all plates and headers and be adequately nailed to create a "diaphragm" wall.
5. Provide pressure treated lumber where required by code and good construction practices. (I.E. in contact with concrete).
6. All efforts shall be taken to assure a "quiet" floor system (glue and screw plywood decking to joists).

Mechanical/Electrical/Plumbing Notes

Mechanical Notes:

1. It shall be the sole responsibility of the mechanical contractor to design and engineer the H.V.A.C system to a comfort zone of 72 degrees heat and cool.
2. It shall be the sole responsibility of the mechanical contractor to coordinate all system data and requirements with the equipment supplier and to provide and submit engineered plans and specifications to builder/owner and the building department approval.
3. Provide and install all equipment and H.V.A.C. systems in strict compliance with all codes, ordinances, and governing bodies.
4. All plumbing and mechanical vents shall be grouped together within the attic space to minimize roof penetrations. All vents shall NOT be located on front roof and shall be located to be visually "non offensive" as possible pain vents and flues to match roof color.
5. Provide service (gas, electricity) to all equipment (I.E. H.V.A.C., water Heater, Ranges, REF., Washer, Dryer, ETC.)

Electrical Notes:

1. It shall be the sole responsibility of the electrical contractor to design and engineer the electrical system, service, metering panel boards and circuiting.
2. It shall be the sole responsibility of the electrical contractor to coordinate all system data and requirements with the provided layouts. And to provide and submit engineered plans and specifications to builder/owner and the building department for approval
3. The electrical plan provided indicates intent only. It shall be the sole responsibility of the electrical contractor to provide and install all systems, equipment, fixtures, as required by builder/owner and in strict compliance with all codes, ordinances, and governing bodies.
4. All receptacles near water conditions to be "ground fault interrupted" GFI type.
5. Hardwired (with battery backup) smoke detectors shall be installed on all floors and all bedrooms. Verify with local codes.
6. Electrical contractor to verify with builder/owner for exterior security lights, landscape lighting circuits and switches and location

Plumbing Notes:

1. It shall be the sole responsibility of the plumbing contractor to design and engineer the plumbing system, supply, waste, ventilation and gas services.
2. It shall be the sole responsibility of the plumbing contractor to provide and submit engineered plans and specifications to builder/owner and the building department for approval.
3. Provide and install all systems, equipment, fixtures as required by builder/owner in strict compliance with all codes, ordinances, and governing bodies.

Code Summary

- 2018 International Residential Code
- 2012 International Electrical Conservation Code
- 2017 National Electrical Code & "Special Guidelines of Brentwood
- Building Use Group: R-3 Residential One and Two
- Construction Type: VB (Wood Construction)

AREA CALCULATIONS

Main Level:	3,440 Sq. Ft.	(1)
Second Floor:	1,514 Sq. Ft.	(2)
Total Conditioned:	4,954 Sq. Ft.	
Front Porch:	143 Sq. Ft.	(3)
Rear Porch:	333 Sq. Ft.	(4)
Upper Mech/ Storage:	186 Sq. Ft.	(5)
Total Under Roof:	5,616 Sq. Ft.	
CARRIAGE GARAGE AREA CALCULATIONS		
First Floor:	579 Sq. Ft.	(6)
Flex Room Above Garage:	414 Sq. Ft.	(7)
35% of 12,973 Sq. Ft.=	4,540 Sq. Ft.	Allowed
Total Footprint (1+3+4+6)	4,495 Sq. Ft.	
Lot Size:	12,973 Sq. Ft.	
Lot Coverage:	34.65 %	
LSA 40% of 12,973 Sq. Ft.=	5,189 Sq. Ft.	
Total Footprint:	4,495 Sq. Ft.	
Pool:	240 Sq. Ft.	
Total Impervious Area:	4,735 Sq. Ft.	
4,735 Sq. Ft. of 12,973 Sq. Ft.	LSA: 36.49%	

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL KATSIAFAS@MKARCHSTUDIO.COM
711 JORDAN ROAD SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

SHEET
A0
COVER

10/10/2024 2:18:27 PM











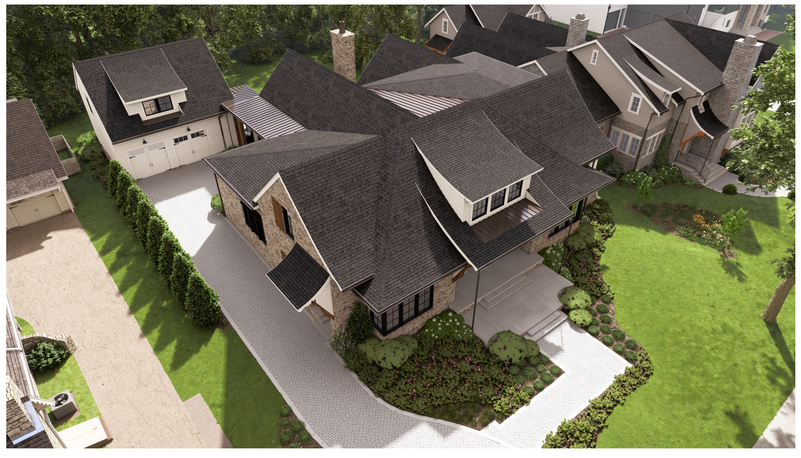












MK STUDIO
ARCHITECTURAL
DESIGNERS

MICHAEL.KATSAITIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

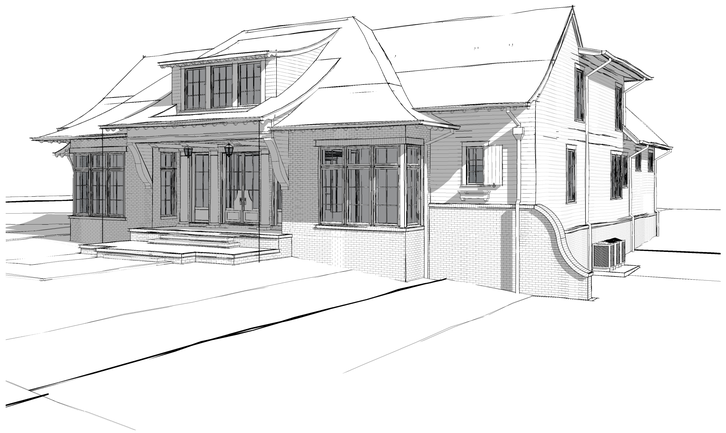
PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

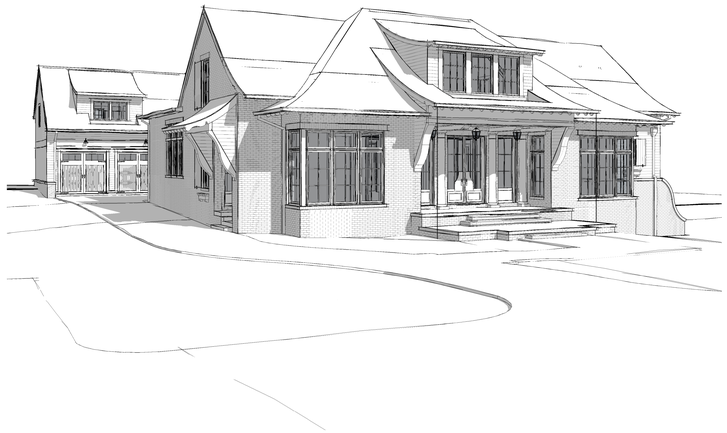
SHEET A2

PERSPECTIVES VIEWS

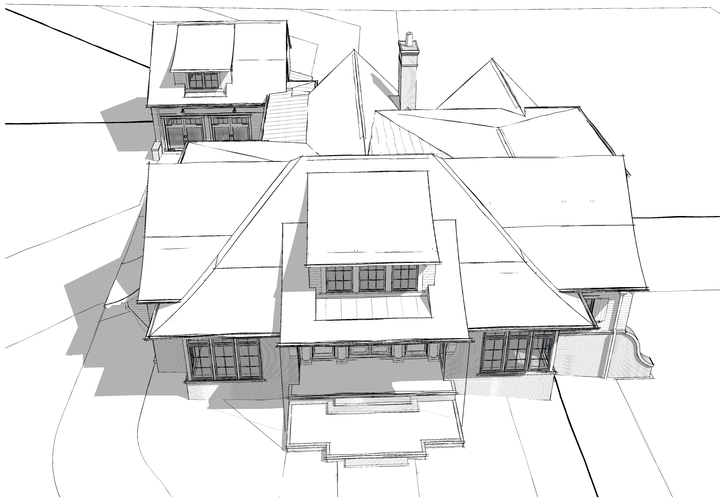
10/10/2024 2:18:41 PM



1 3D View 1



2 3D View 2



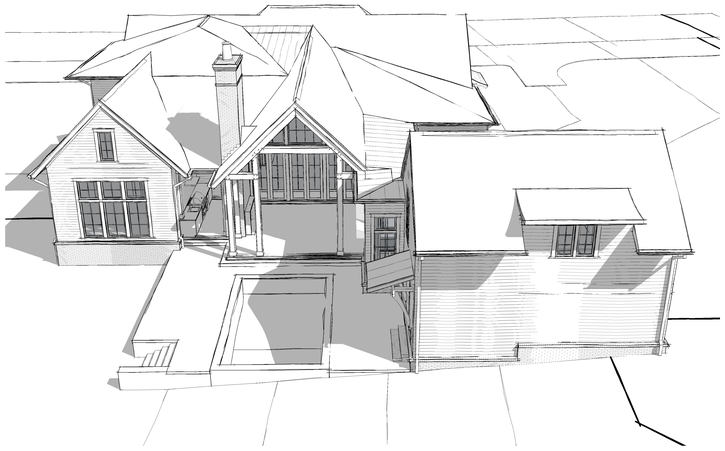
3 3D View 3



4 3D View 4



5 3D View 5



6 3D View 6

MK STUDIO
ARCHITECTURAL
DESIGNERS

MICHAEL.KATSATIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024

MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

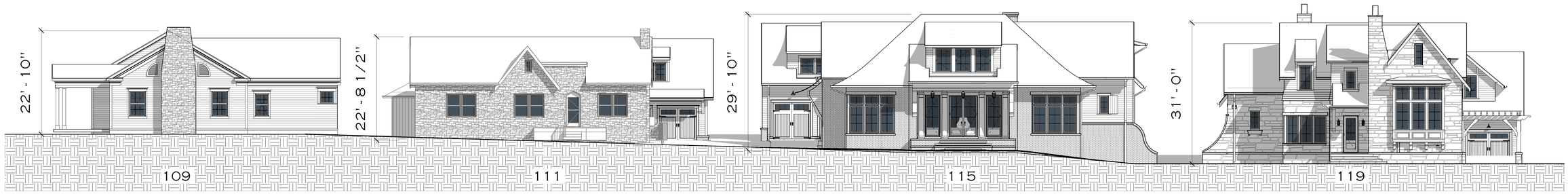
PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

SHEET A2b

PERSPECTIVES
VIEWS

10/10/2024 2:18:41 PM



WINSLOW RD. STREETSCAPE

BUILIDNG HEIGHT CALCULATIONS

109 Winslow:	22' - 10"
111 Winslow:	22' - 8.5"
119 Winslow:	31 - 0"
Street Avg:	25' - 6"
10% overage:	2' - 6"
allowed:	28' - 0"
Proposed 115:	29' - 10"
overage:	1' - 10"
	or 16.99% over avg.

MK STUDIO
ARCHITECTURAL
DESIGNERS
Michael.Katsaitis@MKarchStudio.com
7123 Crossroad Blvd, Suite C
Brentwood, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO
THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.
BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

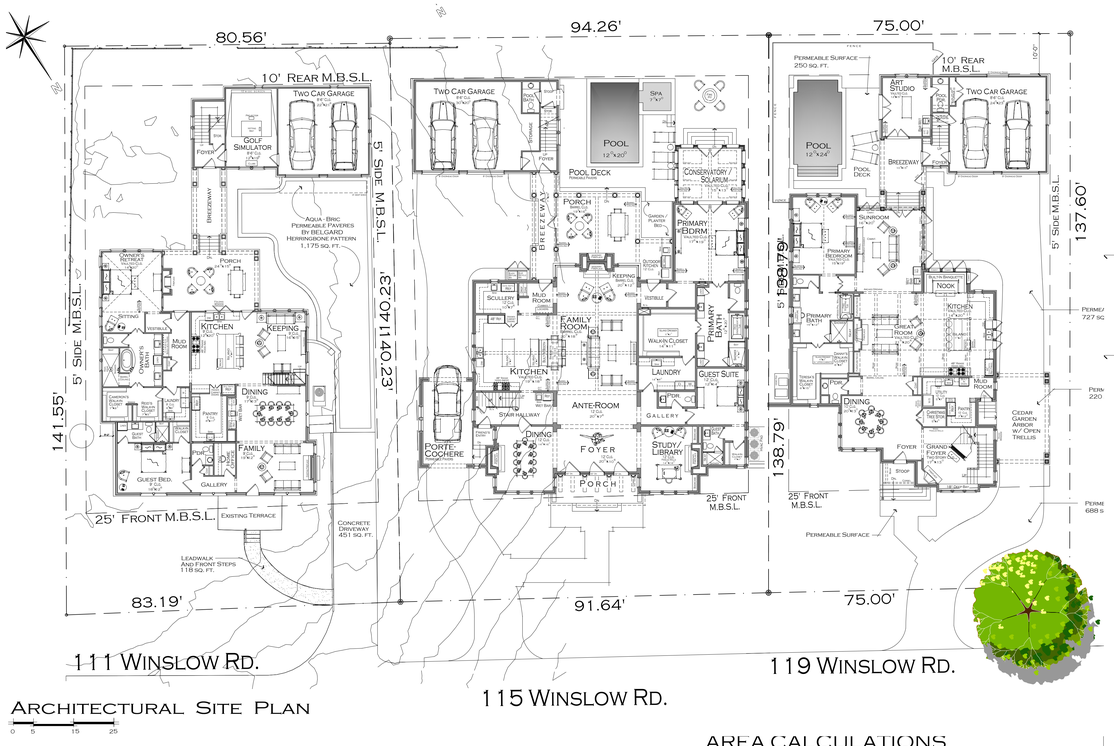
MAJORS CONSTRUCTION
115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: AUTHOR
DATE: 10/10/24

NO.	DESCRIPTION	DATE

SHEET
A18
STREETSCAPE

10/10/2024 2:13:56 PM



ARCHITECTURAL SITE PLAN

0 5 15 25

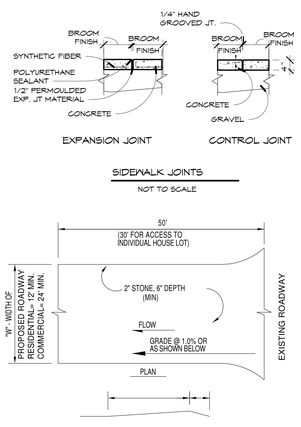
AREA CALCULATIONS

MAIN LEVEL:	3,440 SQ. FT.	(1)
SECOND FLOOR:	1,514 SQ. FT.	(2)
TOTAL CONDITIONED:	4,954 SQ. FT.	
FRONT PORCH:	143 SQ. FT.	(3)
REAR PORCH:	333 SQ. FT.	(4)
UPPER MECH/ STORAGE:	186 SQ. FT.	(5)
TOTAL UNDER ROOF:	5,616 SQ. FT.	
CARRIAGE GARAGE AREA CALCULATIONS		
FIRST FLOOR:	579 SQ. FT.	(6)
FLEX ROOM ABOVE GARAGE:	414 SQ. FT.	(7)
35% OF 12,973 SQ. FT.=	4,540 SQ. FT.	ALLOWED
TOTAL FOOTPRINT (1+3+4+6)	4,495 SQ. FT.	
LOT SIZE:	12,973 SQ. FT.	
LOT COVERAGE:	34.65 %	
LSA 40% OF 12,973 SQ. FT.=	5,189 SQ. FT.	
TOTAL FOOTPRINT:	4,495 SQ. FT.	
POOL:	240 SQ. FT.	
TOTAL IMPERVIOUS AREA:	4,735 SQ. FT.	
4,735 SQ. FT. OF 12,973 SQ. FT.	LSA: 36.49%	

SILT FENCE

SILT FENCE NOTES:

01. INSTALL SILT FENCE PRIOR TO THE START OF ANY WORK
02. INSTALL SILT FENCE ON THE DOWN SLOPE SIDE(S) OF THE SITE AND EXTEND THE ENDS UP THE SIDE SLOPES A SHORT DISTANCE
03. PLACE THE SILT FENCE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND THE SILT FENCE
04. ENTRENCHMENT SHALL BE 6 INCHES DEEP
05. STRAW BALES SHALL NOT BE USED
06. THERE SHALL BE NO GAPS BETWEEN SECTIONS OF THE SILT FENCE
07. INSPECT AND REPAIR ONCE PER WEEK (MIN.) AND AFTER EVERY ½" OF RAINFALL. REMOVE SEDIMENT IF AND WHEN IT REACHES HALF THE FENCE HEIGHT
08. MAINTAIN THE SILT FENCE UNTL A LAWN IS ESTABLISHED

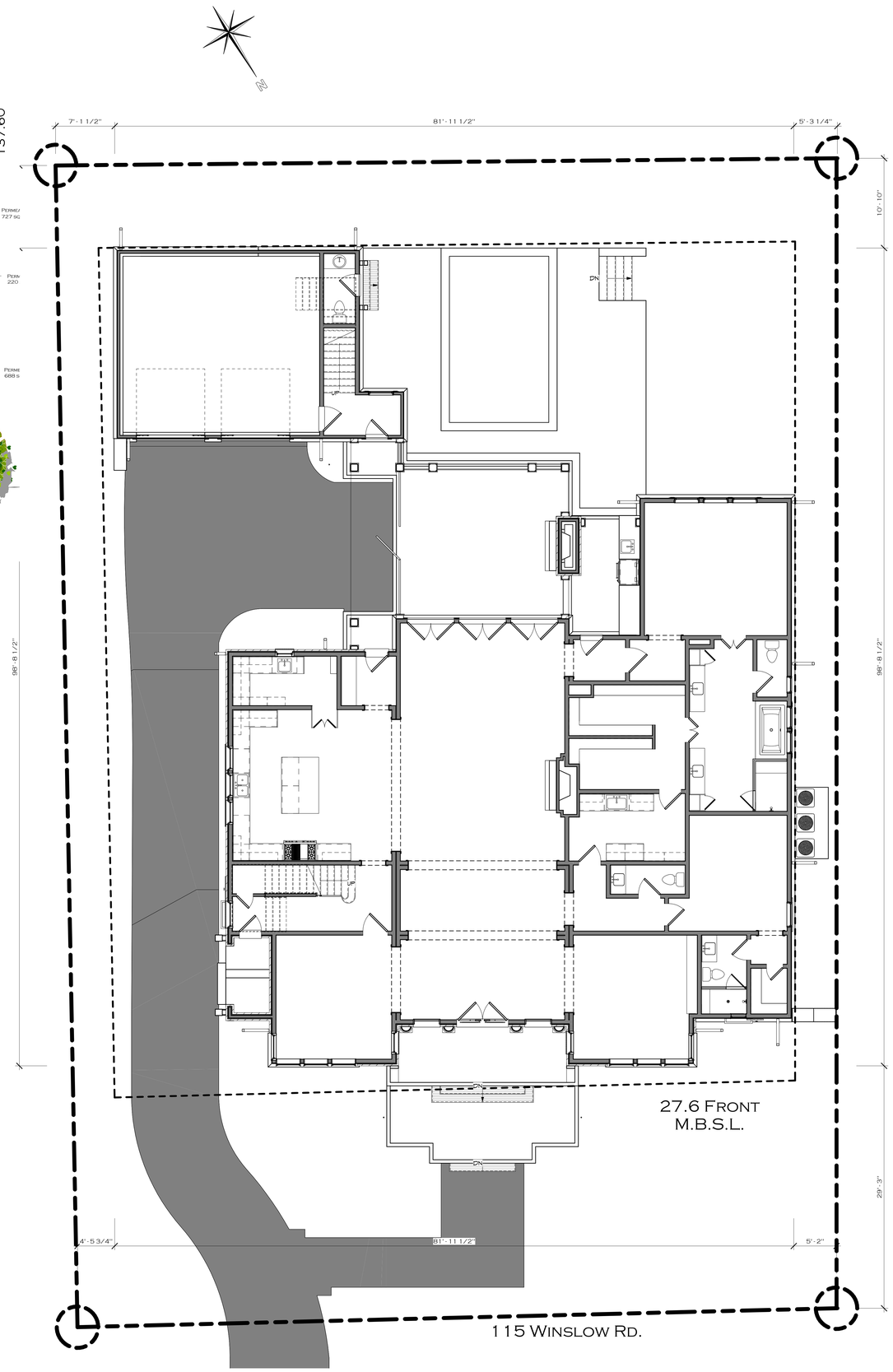


TEMPORARY CONSTRUCTION ENTRANCE DETAIL

TEMPORARY CONSTRUCTION ENTRANCE NOTES:

01. INSTALL A SINGLE ACCESS DRIVE USING 2" AGGREGATE
02. MAINTAIN THROUGHOUT CONSTRUCTION UNTIL DRIVEWAY IS PAVED
03. PARK ALL CONSTRUCTION VEHICLES ON THE STREET AND OFF THE SITE

② ARCH. SITE PLAN DETAILS
SCALE: N.T.S.



① SITE PLAN
3/16" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS
MICHAEL KATSIAFAS@MKARCHSTUDIO.COM
7205 CROCKETT PARK DRIVE, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO
THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.
BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

SHEET A3

ARCHITECTURAL SITE PLAN

10/10/2024 2:18:43 PM

PLAN NOTES: FIRST FLOOR

1. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF BRICK TO OUTSIDE FACE OF BRICK AND TO CENTERLINE OF OPENINGS. WHERE BRICK VENEER IS ABSENT, DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD AND TO THE CENTERLINE OF OPENINGS, UNLESS OTHERWISE NOTED
2. ALL EXTERIOR STUDS NOT DIMENSIONED ARE 6" UNLESS OTHERWISE NOTED. (5 1/2" STUD + 1/2" SHEATHING)
3. ALL INTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD. ALL INTERIOR STUDS NOT DIMENSIONED ARE 3 1/2" (ACTUAL) UNLESS OTHERWISE NOTED.
4. OUTSIDE FACE OF SHEATHING TO OUTSIDE FACE OF BRICK IS 4"
5. ALL ANGLED WALLS SHALL BE 45 UNLESS OTHERWISE NOTED
6. ALL FIRST FLOOR CEILINGS SHALL BE 10'-0" A.F.F. UNLESS OTHERWISE NOTED
7. THE WINDOW ROUGH OPENING HEAD HEIGHT SHALL BE 8'-2" A.F.F. AT THE FIRST FLOOR UNLESS OTHERWISE NOTED.
8. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW ALIGNMENT, WINDOW TYPES AND LITE PATTERNS
9. SUPERINTENDENT SHALL VERIFY THE NUMBER OF STEPS REQUIRED TO REACH GRADE OR SIDEWALK AS WELL AS ANY REQUIRED HANDRAILS OR GUARDRAILS PER CODE. VERIFY STYLE AGAINST ANY NEIGHBORHOOD COVENANTS/BY-LAWS
10. SUBCONTRACTOR(S) SHALL PROVIDE WATER, ELECTRICAL AND/OR GAS SERVICE FOR MECHANICAL EQUIPMENT AND KITCHEN/UTILITY APPLIANCES AS REQ'D IE.G. HVAC UNIT, WATER HEATER, DISHWASHER, RANGE, REFRIGERATOR, WASHER, DRYER, ETC...)
11. BUILDER SHALL COORDINATE WITH LOW VOLTAGE SUBCONTRACTOR AND OWNER FOR LOCATIONS OF ALL T.V., TELEPHONE NETWORK, ALARM COMPONENTS AND KEYPAD LOCATIONS.

NOTE:
SUPERINTENDENT TO VERIFY STEPS FROM PORCH TO GRADE & RAIL IF REQ'D. PER SITE & LOCAL COADES. RAILING TO BE TEMP. GLASS IF REQ'D.

NOTE:
WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS 8'-2" A.F.F. UNLESS OTHERWISE NOTED. SEE ALIGNMENT WINDOW TYPES, & LITE PATTERNS.

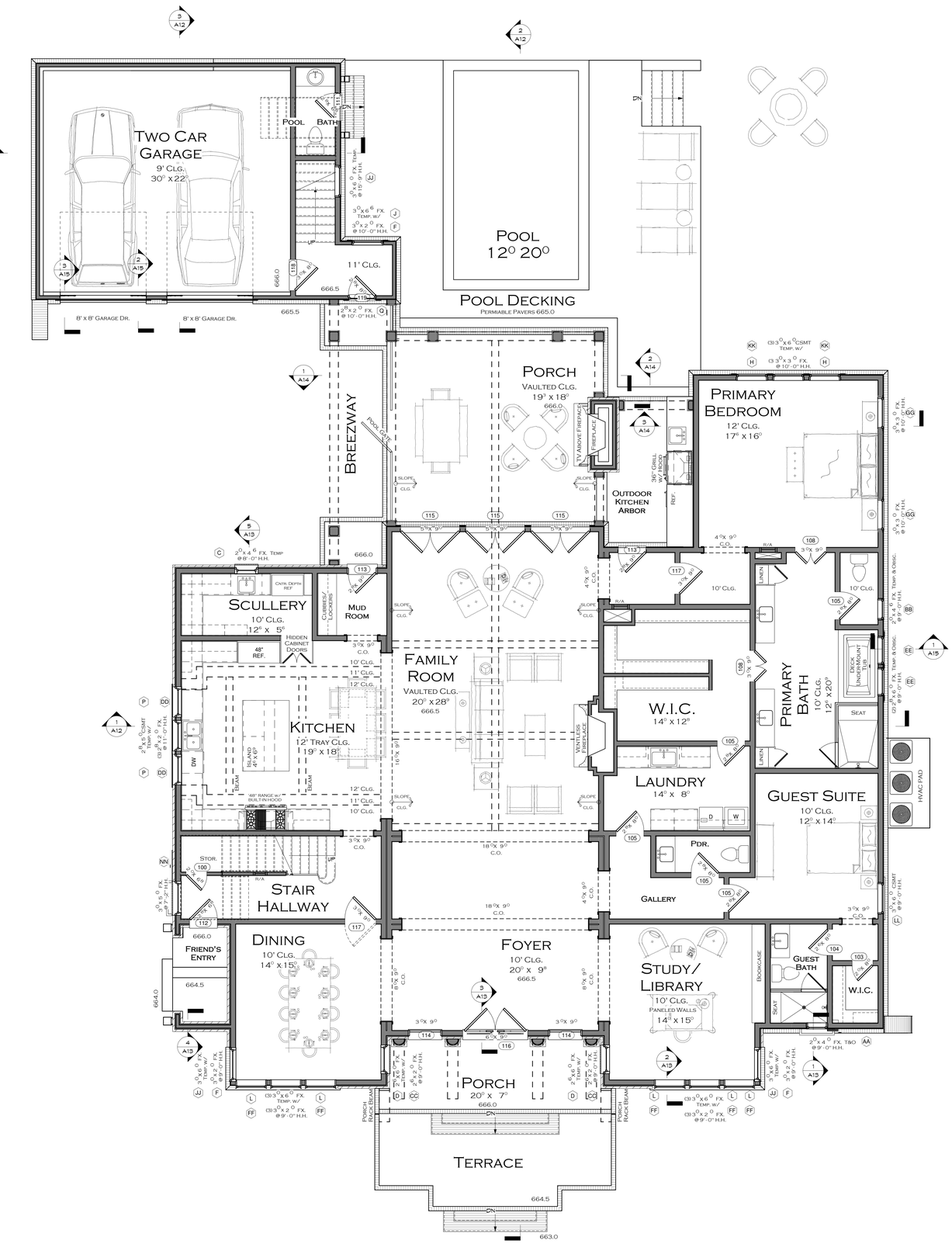
NOTE:
REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER

DOOR SCHEDULE

Type Mark	Width	Height	Count	Comments
100	2' - 0"	6' - 8"	3	Interior
101	2' - 4"	6' - 8"	8	Interior
102	2' - 8"	6' - 8"	4	Interior
103	2' - 0"	8' - 0"	1	Interior
104	2' - 6"	8' - 0"	1	Interior
105	2' - 8"	8' - 0"	5	Interior
107	5' - 0"	6' - 8"	1	Interior Double
108	3' - 0"	9' - 0"	2	Interior Double
110	3' - 0"	6' - 8"	3	Threshold
111	2' - 8"	6' - 8"	1	Exterior
112	2' - 8"	6' - 8"	1	Exterior
113	2' - 8"	9' - 0"	2	Exterior
114	3' - 0"	9' - 0"	2	Exterior
115	5' - 8"	9' - 0"	3	Exterior Double
116	6' - 0"	9' - 0"	1	Exterior Double
117	3' - 0"	9' - 0"	2	Interior
118	3' - 0"	8' - 0"	1	Threshold
119	2' - 8"	8' - 0"	1	Exterior

WINDOW SCHEDULE

Type Mark	Width	Height	Operation	Keynote	Count
A	2' - 0"	4' - 0"	FX.	Fixed/ Temp.	2
AA	2' - 0"	4' - 0"	FX.	Fixed Temp. & Obsc.	2
B	2' - 0"	4' - 6"	FX.	Fixed	1
BB	2' - 0"	4' - 6"	FX.	Fixed/ Temp. & Obsc.	1
C	2' - 0"	4' - 6"	FX.	Fixed/ Temp.	1
CC	2' - 6"	2' - 0"	FX.	Fixed	2
D	2' - 6"	6' - 0"	FX.	Temp.	2
DD	2' - 8"	2' - 0"	FX.	Fixed	3
EE	2' - 8"	6' - 0"	FX.	Fixed/ Temp & Obsc.	2
F	3' - 0"	2' - 0"	FX.	Fixed	3
FF	3' - 0"	2' - 0"	FX.	Triple	6
GG	3' - 0"	3' - 0"	FX.	Fixed.	2
H	3' - 0"	3' - 0"	FX.	Fixed	3
HH	3' - 0"	3' - 6"	CSMT	Casement	2
J	3' - 0"	6' - 6"	FX.	Fixed/ Temp.	1
JJ	3' - 0"	6' - 0"	FX.	Fixed Temp./	4
K	3' - 0"	6' - 0"	CSMT Temp.	Casement/ Temp.	2
KK	3' - 0"	6' - 0"	CSMT	Casement/ Temp.	3
L	3' - 0"	6' - 0"	FX.	Triple/ Temp.	6
LL	3' - 0"	6' - 0"	CSMT	Casement	1
M	3' - 6"	5' - 2"	CSMT	Casement	3
MM	5' - 8"	4' - 7"		Trapazoid	2
N	5' - 8"	9' - 0"		Trapazoid	1
NN	3' - 0"	5' - 0"	FX.	Fixed/ Temp.	1
P	2' - 8"	5' - 0"	CSMT	Casement/ Temp.	3
Q	2' - 8"	2' - 0"	FX.	Fixed	1



1 FIRST FLOOR DD SET
1/4" = 1'-0"

MK STUDIO ARCHITECTURAL DESIGNERS
MICHAEL.KATSAITIS@MKARCHITECTSTUDIO.COM
7115 MOORLAND DRIVE SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO
THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.
BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

SHEET A6

FIRST FLOOR PLAN

10/10/2024 2:18:47 PM

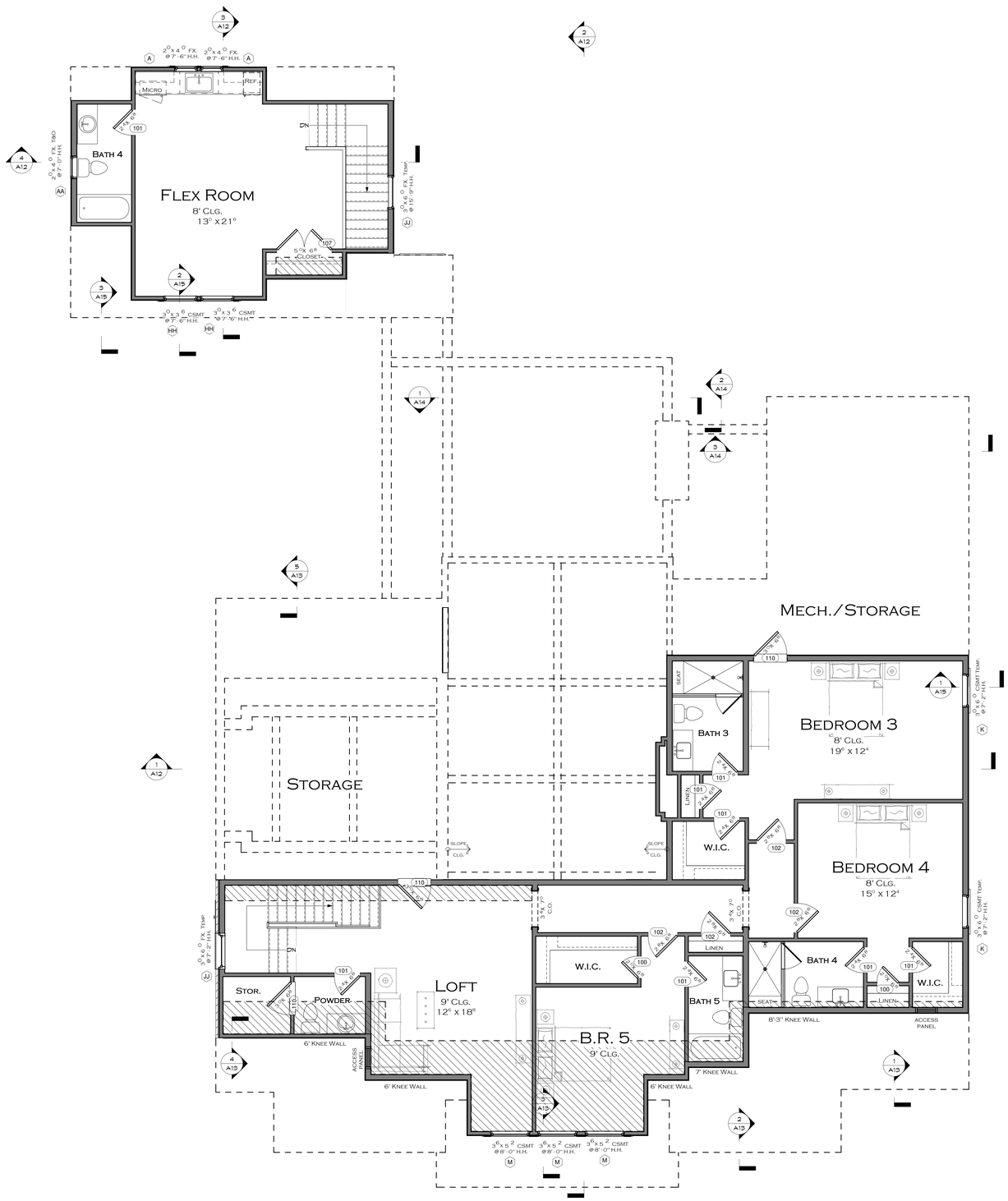
PLAN NOTES: SECOND FLOOR

1. ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF BRICK TO OUTSIDE FACE OF BRICK AND TO CENTERLINE OF OPENINGS. WHERE BRICK VENEER IS ABSENT, DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD AND TO THE CENTERLINE OF OPENINGS, UNLESS OTHERWISE NOTED
2. ALL EXTERIOR STUDS NOT DIMENSIONED ARE 6" UNLESS OTHERWISE NOTED. (5 1/2" STUD + 1/2" SHEATHING)
3. ALL INTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD. ALL INTERIOR STUDS NOT DIMENSIONED ARE 3 1/2" (ACTUAL) UNLESS OTHERWISE NOTED.
4. OUTSIDE FACE OF SHEATHING TO OUTSIDE FACE OF BRICK IS 4"
5. ALL ANGLED WALLS SHALL BE 45 UNLESS OTHERWISE NOTED
6. ALL SECOND FLOOR CEILINGS SHALL BE 9'-0" A.F.F. UNLESS OTHERWISE NOTED
7. THE WINDOW ROUGH OPENING HEAD HEIGHT SHALL BE 7'-2" A.F.F. AT THE SECOND FLOOR UNLESS OTHERWISE NOTED.
8. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW ALIGNMENT, WINDOW TYPES AND LITE PATTERNS
9. SUPERINTENDENT SHALL VERIFY THE NUMBER OF STEPS REQUIRED TO REACH GRADE OR SIDEWALK AS WELL AS ANY REQUIRED HANDRAILS OR GUARDRAILS PER CODE. VERIFY STYLE AGAINST ANY NEIGHBORHOOD COVENANTS/BYLAWS
10. SUBCONTRACTOR(S) SHALL PROVIDE WATER, ELECTRICAL AND/OR GAS SERVICE FOR MECHANICAL EQUIPMENT AND KITCHEN/UTILITY APPLIANCES AS REQ'D (E.G. HVAC UNIT, WATER HEATER, DISHWASHER, RANGE, REFRIGERATOR, WASHER, DRYER, ETC...)
11. BUILDER SHALL COORDINATE WITH LOW VOLTAGE SUBCONTRACTOR AND OWNER FOR LOCATIONS OF ALL T.V., TELEPHONE NETWORK, ALARM COMPONENTS AND KEYPAD LOCATIONS.

NOTE:
SUPERINTENDENT TO VERIFY STEPS FROM PORCH TO GRADE & RAIL IF REQ'D. PER SITE & LOCAL COADES. RAILING TO BE TEMP. GLASS IF REQ'D.

NOTE:
WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS 8'-2" A.F.F. UNLESS OTHERWISE NOTED. SEE ALIGNMENT WINDOW TYPES, & LITE PATTERNS.

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



1 SECOND FLOOR DD SET
1/4" = 1'-0"

MK STUDIO ARCHITECTURAL DESIGNERS

MICHAEL KATSIATIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

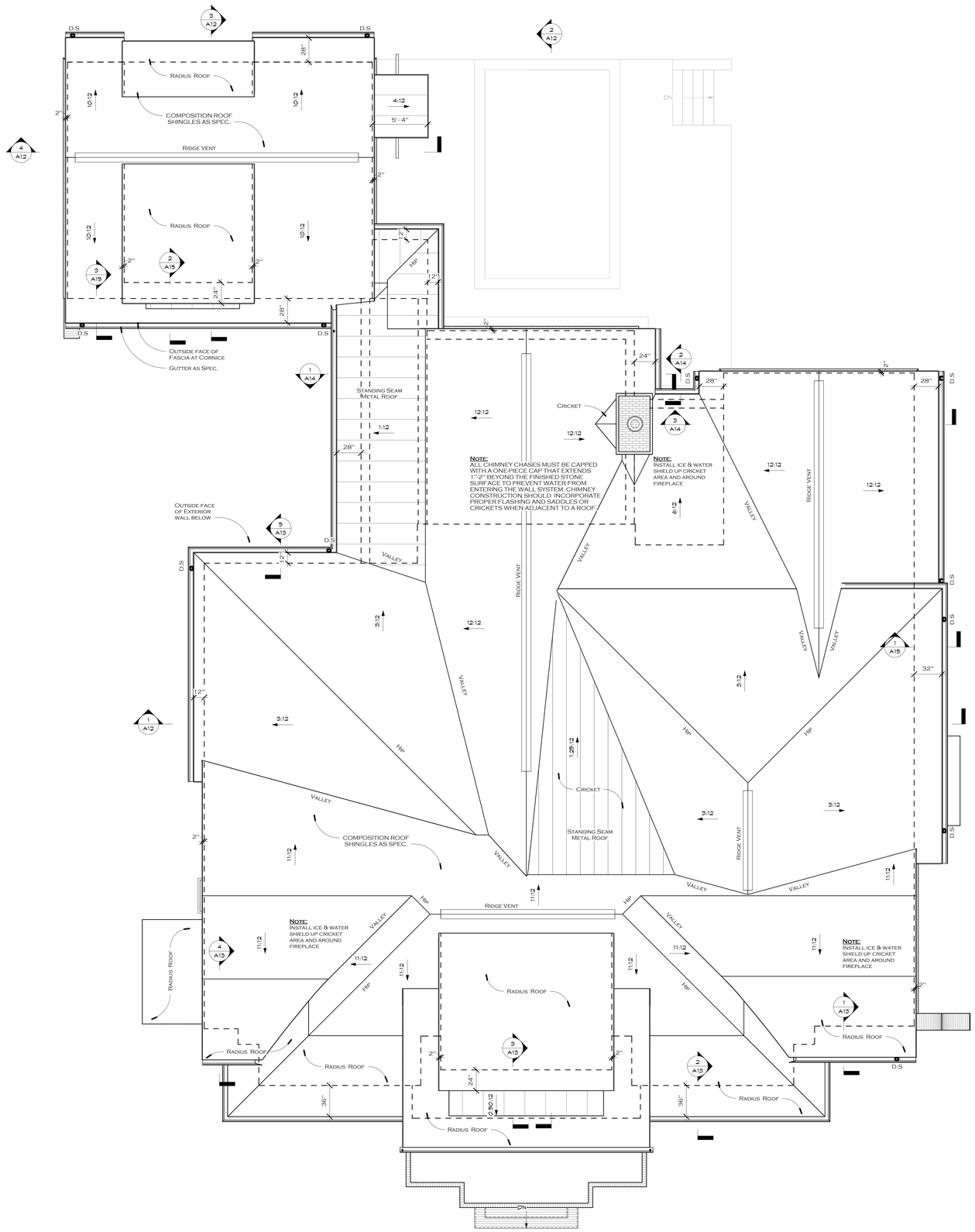
SHEET A7

SECOND FLOOR PLAN

10/10/2024 2:18:49 PM

ROOF PLAN NOTES

1. SEE ROOF PLAN FOR DETAILED SELECTION OF ROOFING MATERIALS
2. PROVIDE DRIP EDGE FLASHING AT ALL ROOF EDGES.
3. PROVIDE ICE DAM UNDERLAYMENT WHERE REQ'D BY CODE.
4. BUILDER SHALL PROVIDE ROOF VENTILATION SYSTEM AS REQ'D BY CODE AND IN COMPLIANCE WITH NEIGHBORHOOD ASSOCIATION RULES/COVENANTS.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS DISCHARGING AT GRADE.
6. ALL ROOF SADDLES/CRICKETS SHALL BE PLYWOOD SHEATHED WITH BUILDING PAPER AND SHINGLES.
7. FIREPLACE FLUE SHALL BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
8. CONTINUOUS RIDGE VENTS SHALL BE BAFFLED TO PREVENT BACKFLOW.
9. PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS - TYPICAL.
10. ACCENT ALUMINUM CORNERS TYPICAL UNLESS OTHERWISE NOTED.
11. SUBCONTRACTOR(S) SHALL COORDINATE THE LOCATION OF ALL PLUMBING/MECHANICAL VENTS, ATTIC BOX VENTS AND CHIMNEY PENETRATIONS ON REAR FACING SLOPE OF ROOF.
12. STRUCTURAL COMPONENTS (HIP & VALLEY RAFTERS, RIDGE BOARDS) SHALL BE DESIGNED/SPEC'D BY LUMBER ENGINEER



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

MK STUDIO ARCHITECTURAL DESIGNERS

MICHAEL KATSANIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

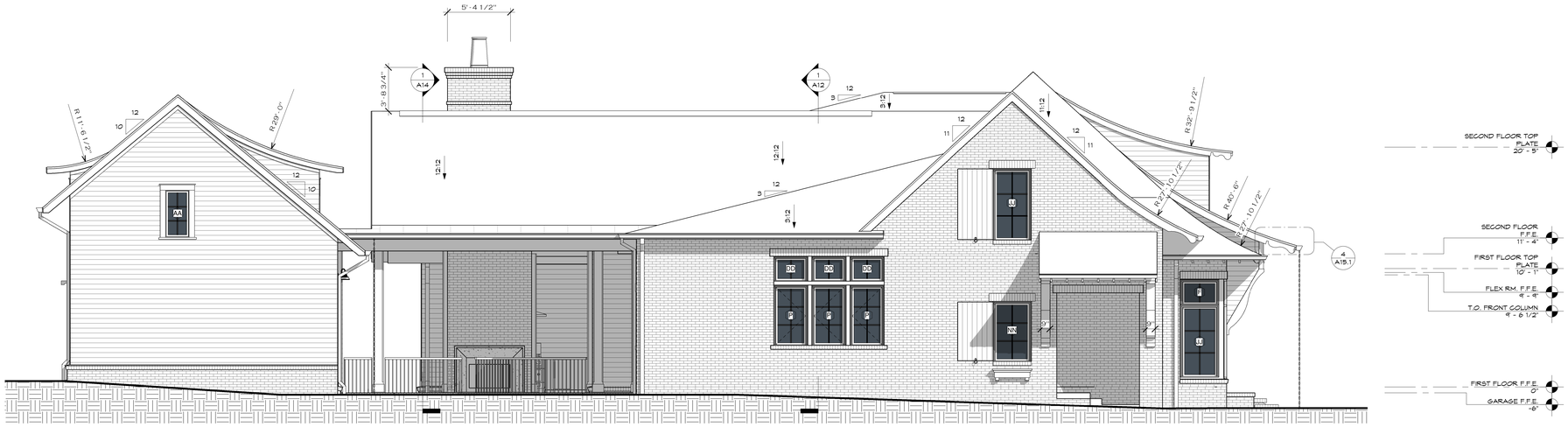
SHEET A8

ROOF PLAN

10/10/2024 2:18:50 PM



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



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

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL.KATSAITIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO
THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.
BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

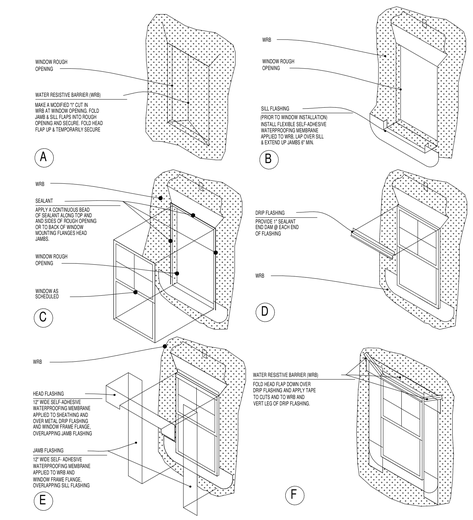
MAJORS CONSTRUCTION
115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

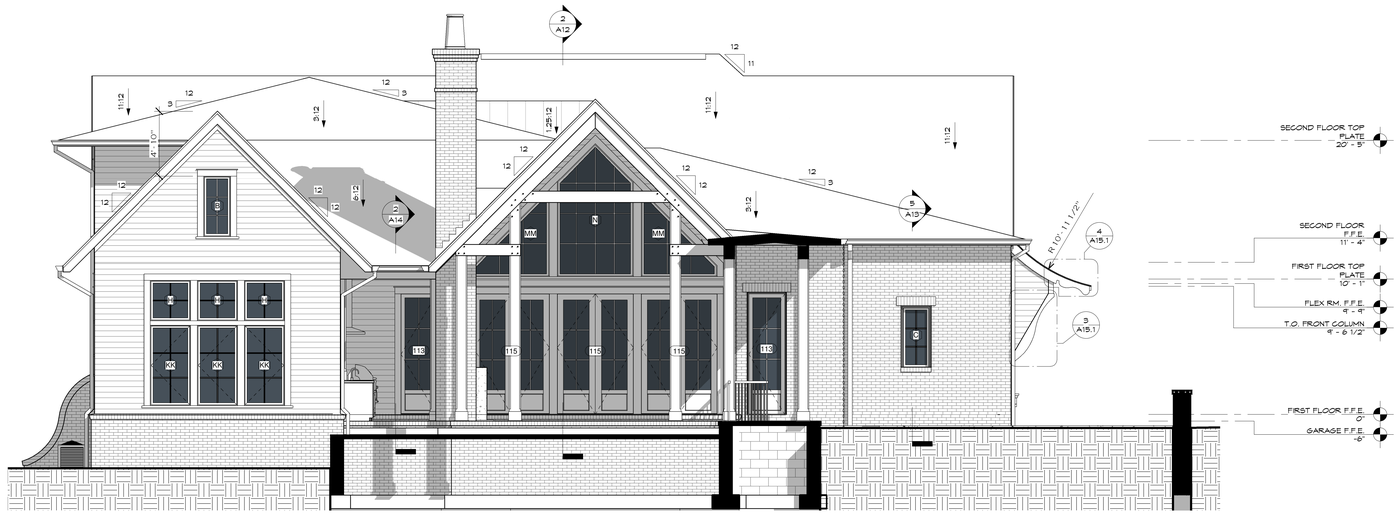
SHEET A9
EXTERIOR ELEVATIONS

10/10/2024 2:18:55 PM



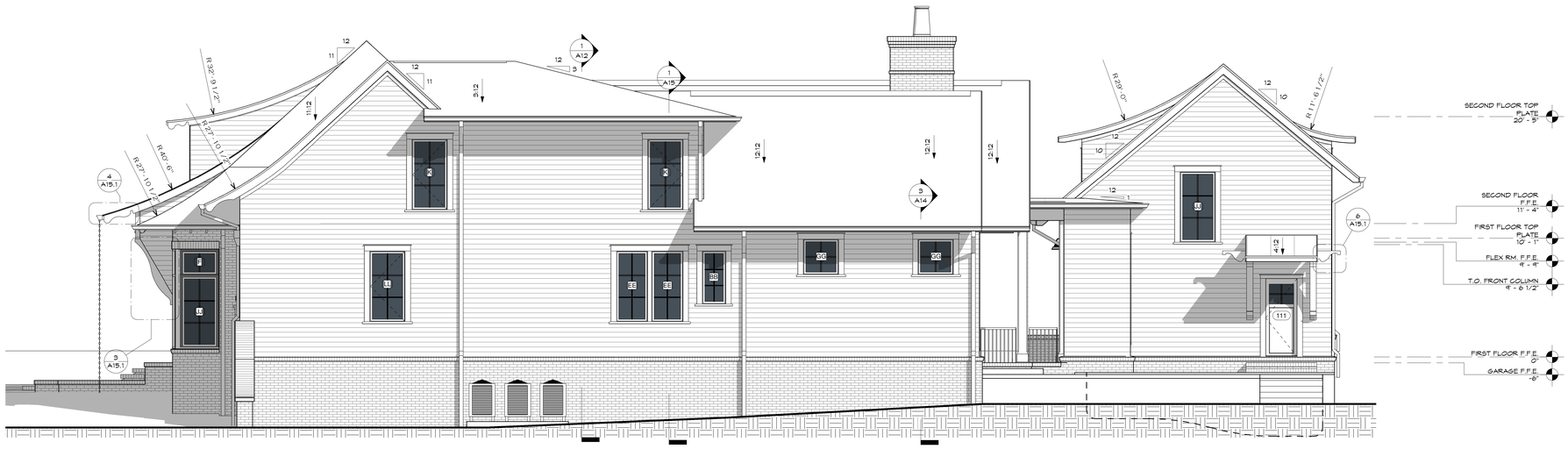
FLEXABLE FLASHING DETAILS

SCALE: N.T.S.



1 REAR ELEVATION

1/4" = 1'-0"



2 RIGHT ELEVATION

1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL
DESIGNERS

MICHAEL KATSAITIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024

MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 10.04.2024

NO.	DESCRIPTION	DATE

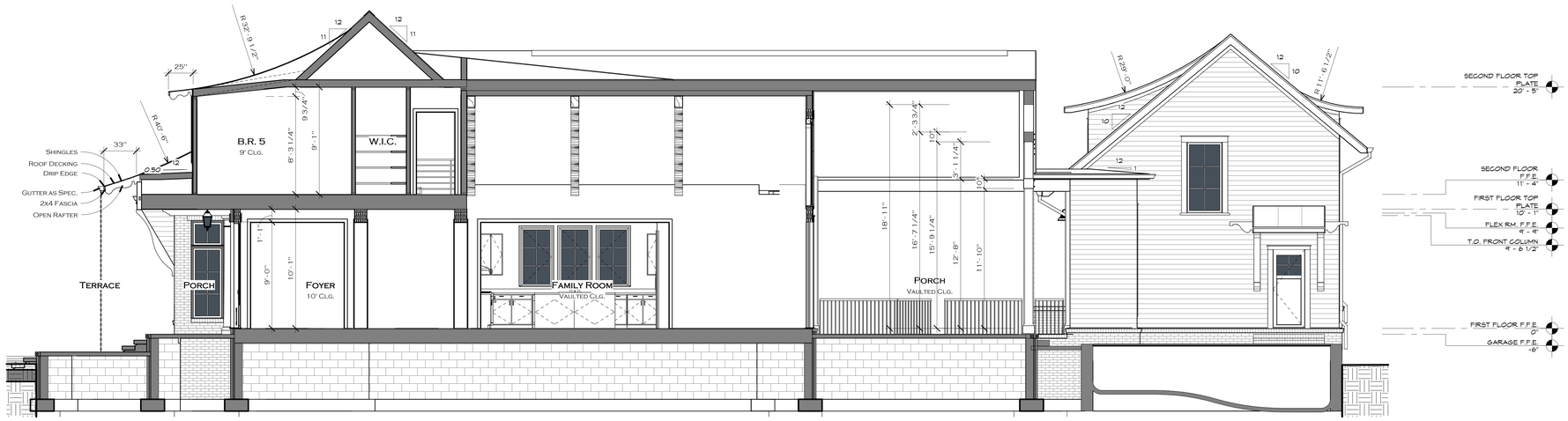
SHEET A10

EXTERIOR ELEVATIONS

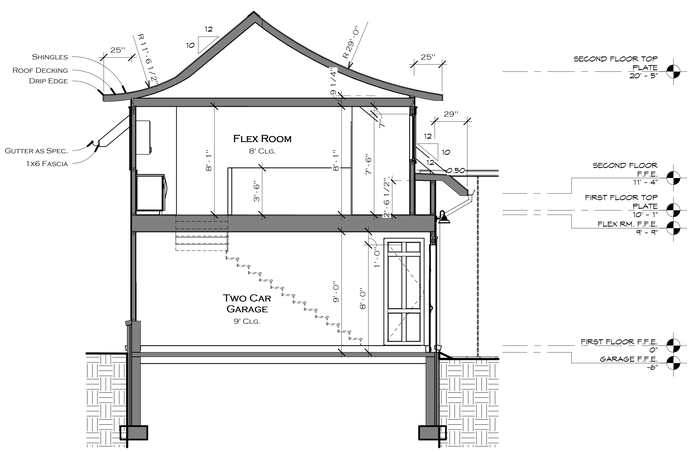
10/10/2024 2:19:01 PM



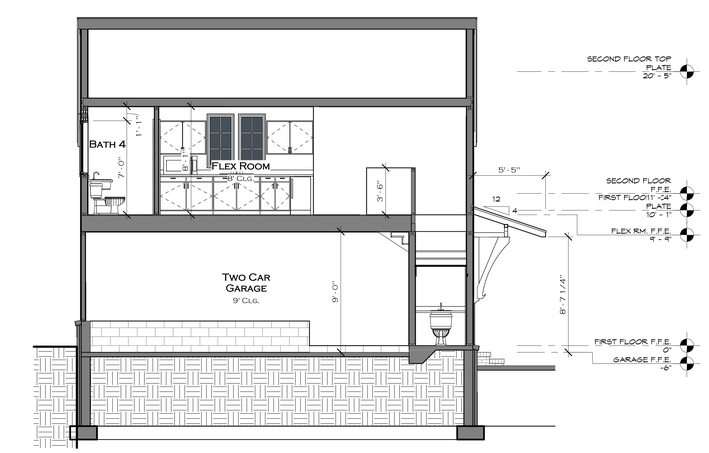
1 Building Section 1
1/4" = 1'-0"



2 Building Section 2
1/4" = 1'-0"



3 Building Section 3
1/4" = 1'-0"



4 Building Section 4
1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL.KATSAITIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO
THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.
BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 09.24.2024

NO.	DESCRIPTION	DATE

SHEET A12

BUILDING SECTIONS

10/10/2024 2:19:07 PM

Wood Brackets & Beams



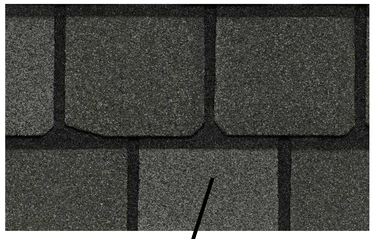
Color: Dark Walnut
Finish:

Brick



Color: Marshton

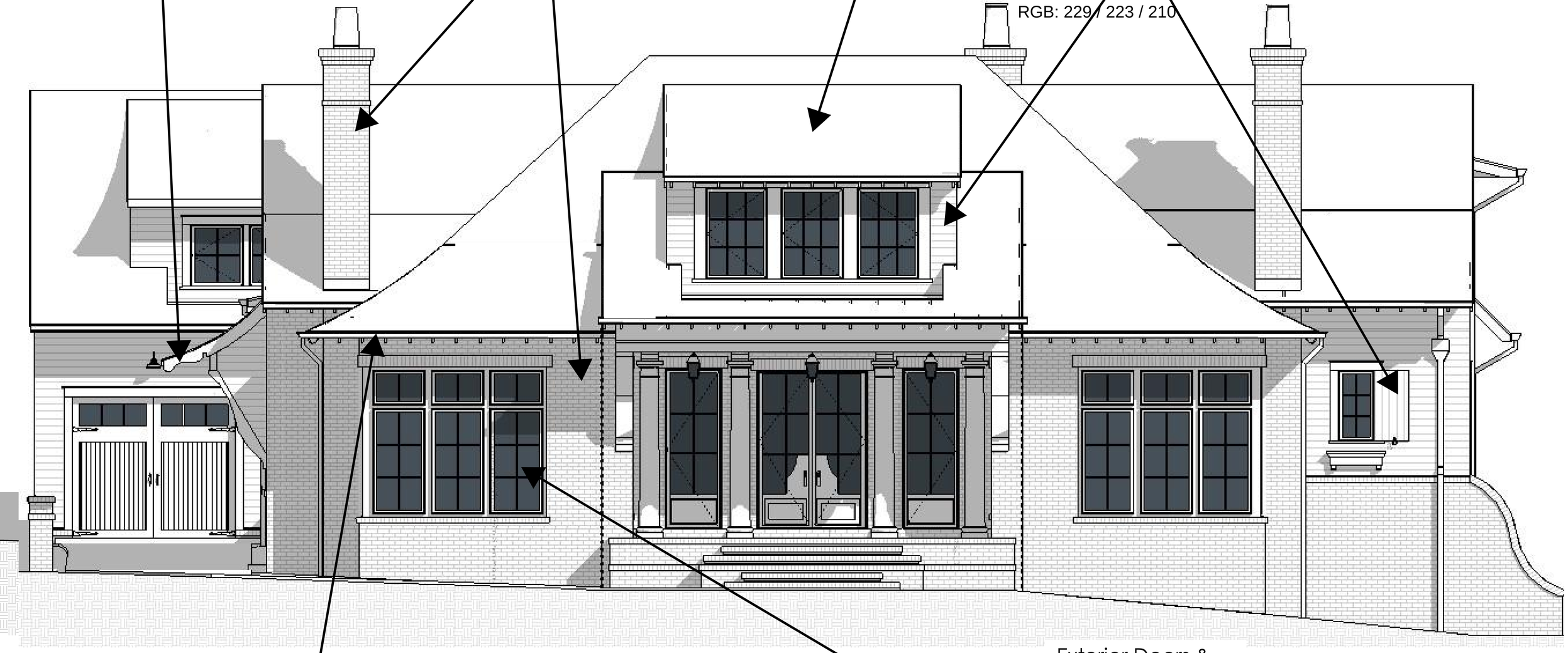
Shingles



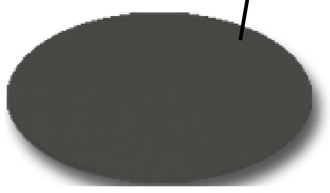
Hardie Trim, Hardie Siding, Lap Siding, Cornice, Columns & Shutters

SW7010

Manufacturer: Sherwin-Williams
Number: SW 7010
Color: White Duck
RGB: 229 / 223 / 210



Gutters



Color: Dark Bronze

Exterior Doors & Windows (Sashes)



Color: Black

Hardie Trim, Hardie Siding, Lap Siding, Cornice, Columns & Shutters

SW7010

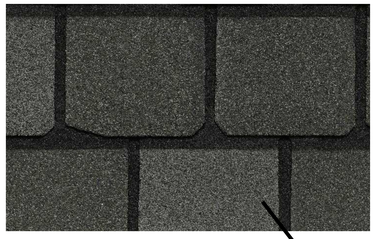
Manufacturer: Sherwin-Williams
Number: SW 7010
Color: White Duck
RGB: 229 / 223 / 210

Brick

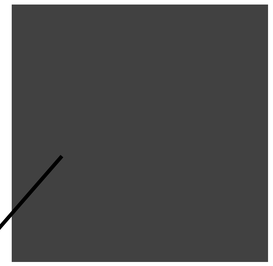


Color: Marshton

Shingles



Standing Seam Roof

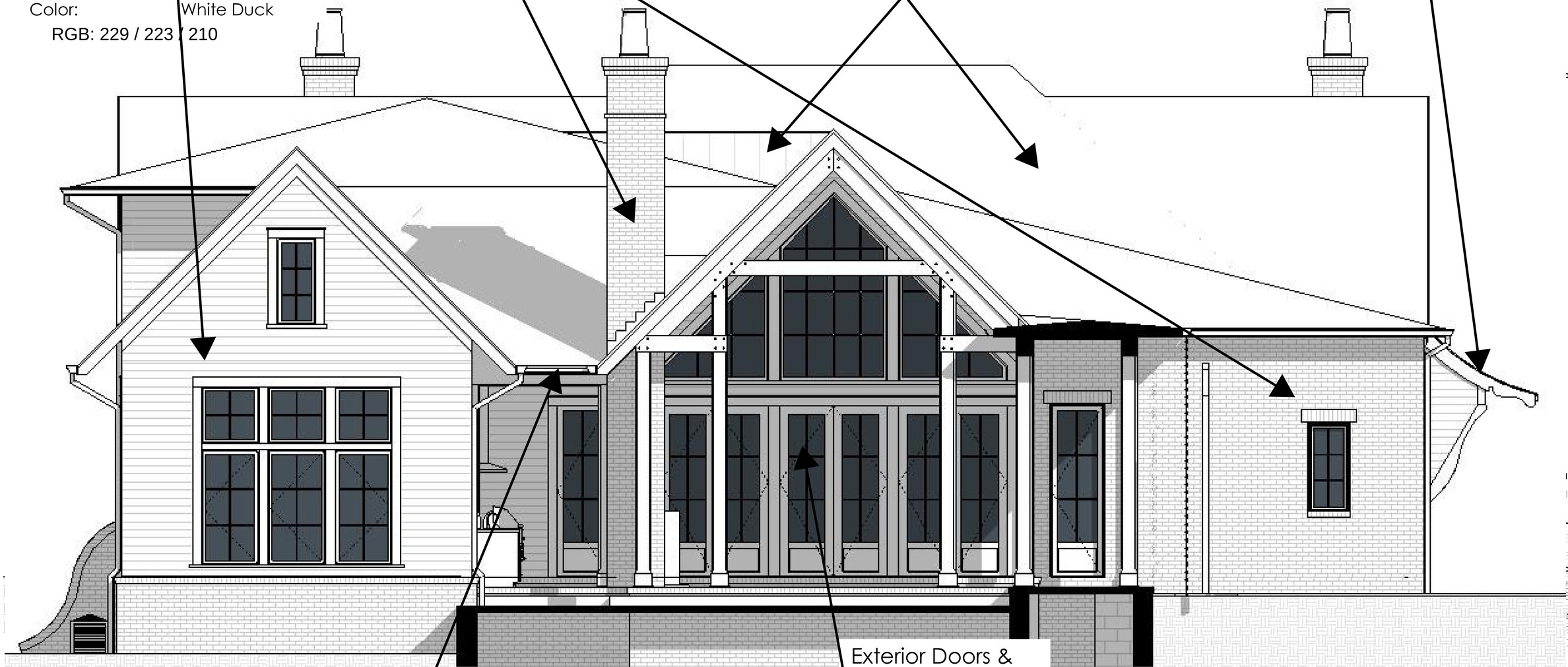


Dark Bronze

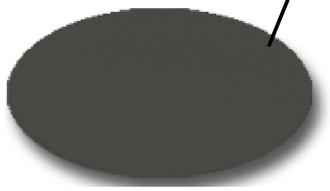
Wood Brackets & Beams



Color: Dark Walnut
Finish:

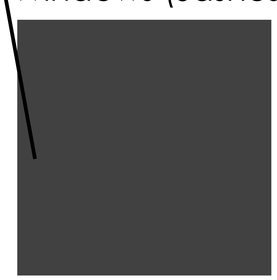


Gutters



Color: Dark Bronze

Exterior Doors & Windows (Sashes)



Color: Black

MK STUDIO ARCHITECTURAL DESIGNERS

MICHAEL.KATSAITIS@MKARCHSTUDIO.COM
7123 CROSSROAD BLVD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

THIS DRAWING SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM IN WHOLE OR PART. THIS DRAWING IS LIMITED TO ONE TIME USE AND SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MK STUDIO.

BEFORE STARTING CONSTRUCTION, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, AND INFORMATION GIVEN IN THIS DRAWING. USE ONLY GIVEN DIMENSIONS. DO NOT SCALE THIS DRAWING. ALL CODES SHALL BE ADHERED TO AND CONSIDERED AS PART OF THIS DRAWING EVEN IF THEY ARE IN VARIANCE WITH THIS DRAWING IN PART OR WHOLE.

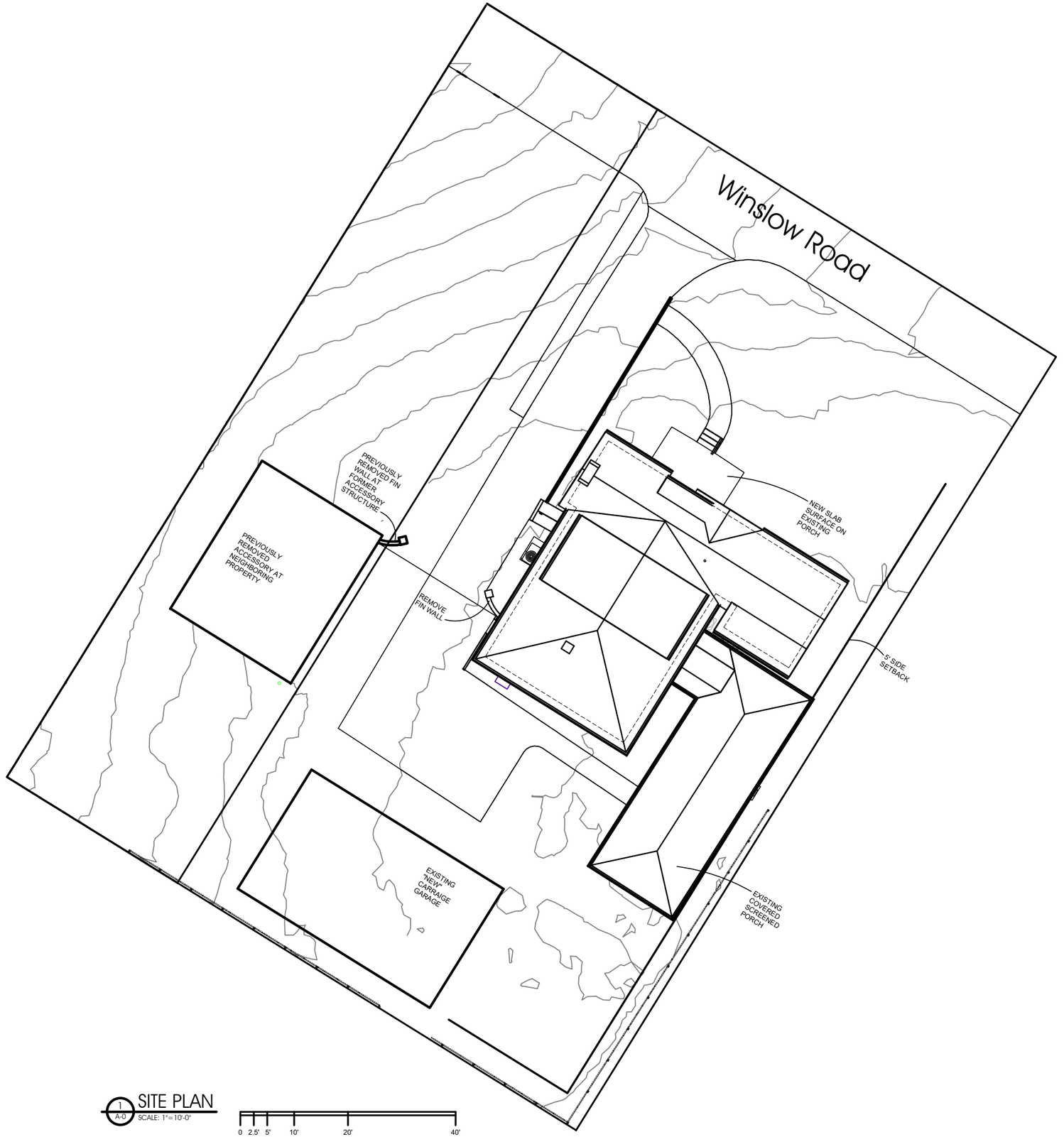
MAJORS CONSTRUCTION
115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: AUTHOR
DATE: 09/27/24

NO.	DESCRIPTION	DATE

SHEET
A19
UNNAMED

9/27/2024 12:45:24 PM



1 A-0 SITE PLAN
SCALE: 1"=10'-0"

0 2.5' 5' 10' 20' 40'





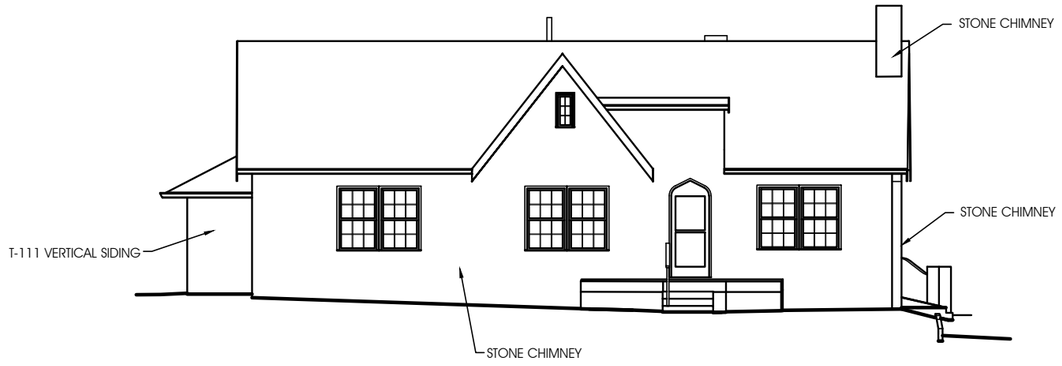








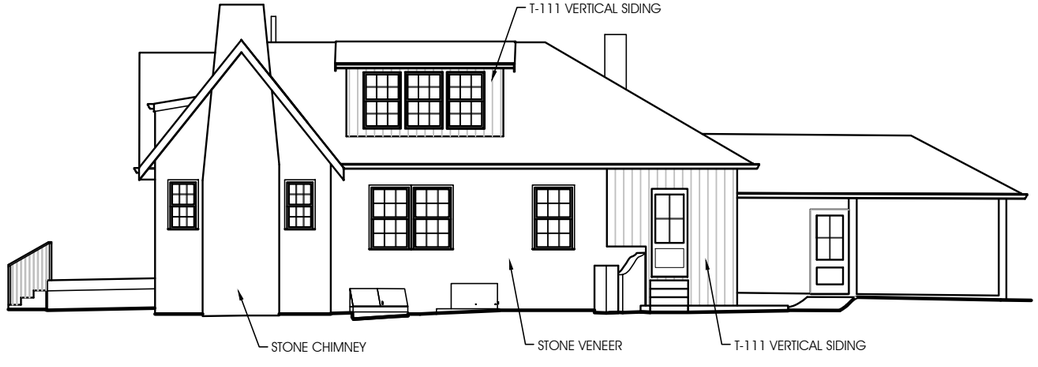




1 AB-2 FRONT elevation - house

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

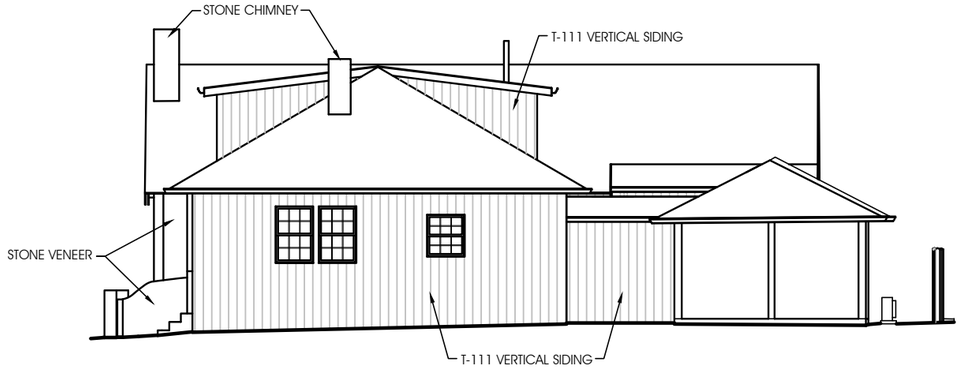
0 2' 4' 8' 16' 32'



2 AB-2 RIGHT elevation - house

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

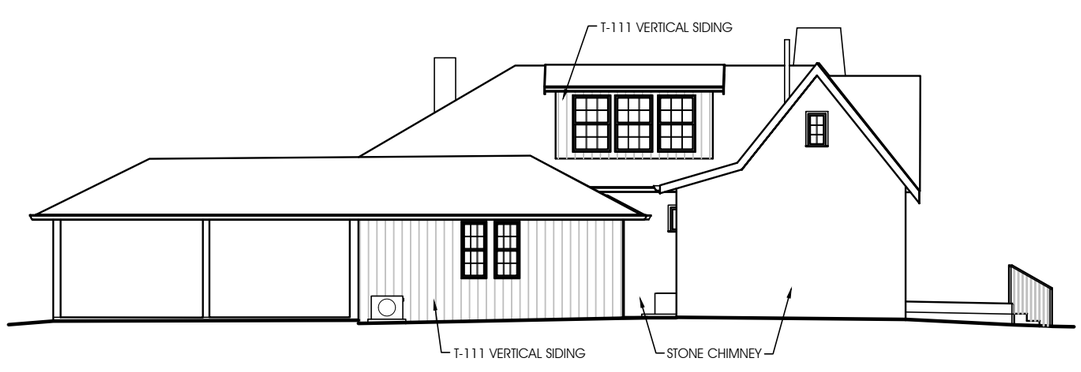
0 2' 4' 8' 16' 32'



3 AB-2 REAR elevation - house

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

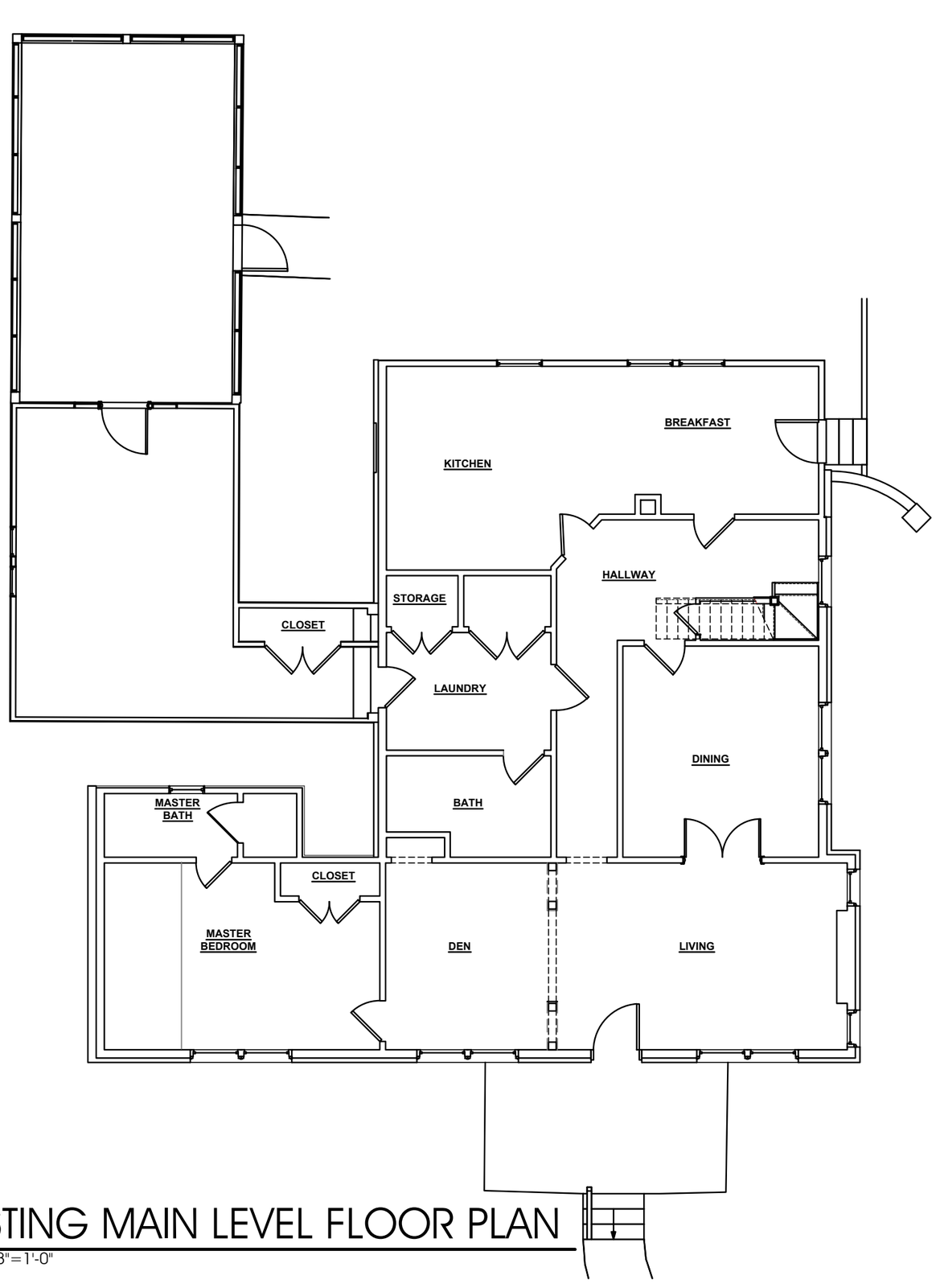
0 2' 4' 8' 16' 32'



4 AB-2 LEFT elevation - house

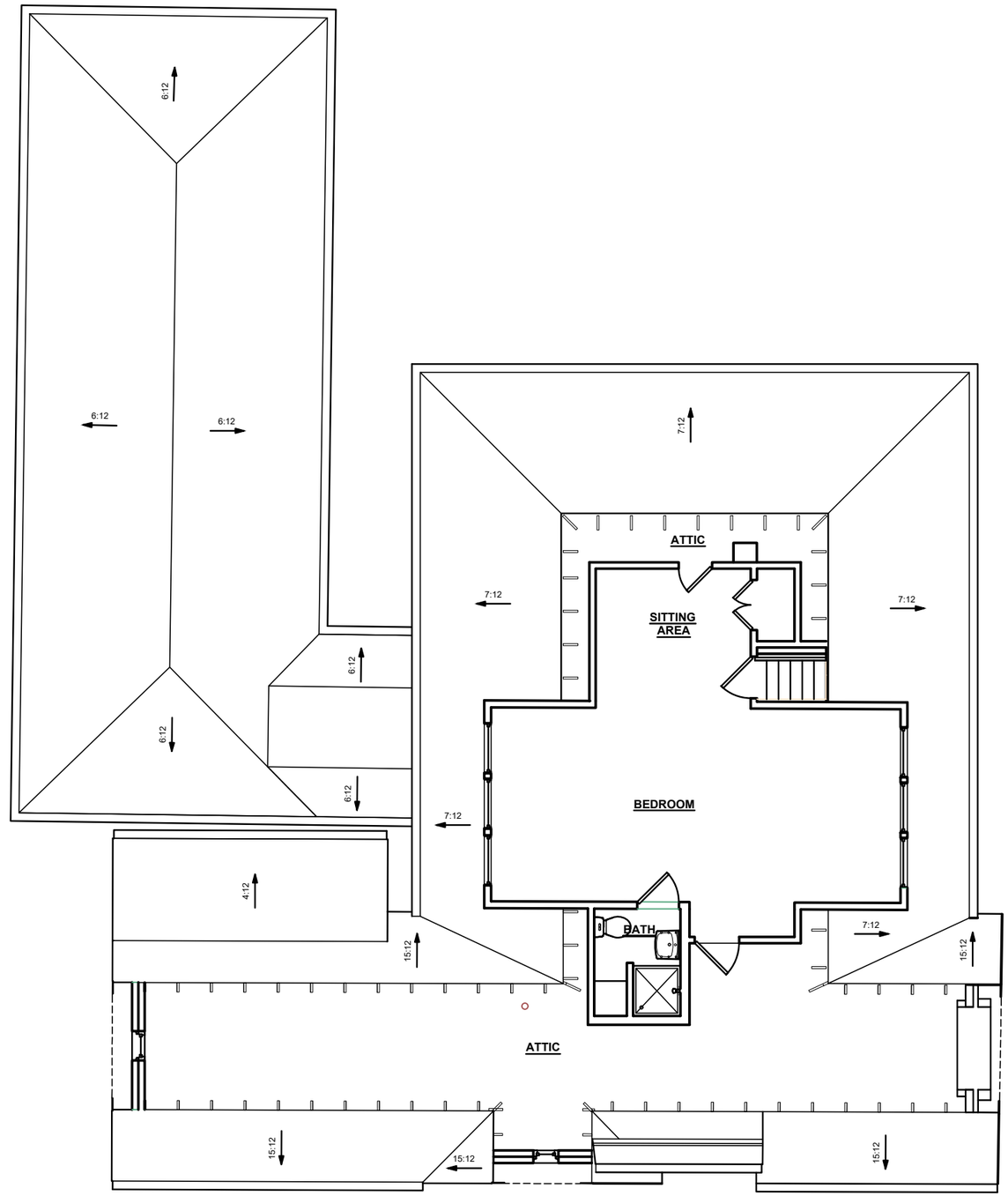
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 32'



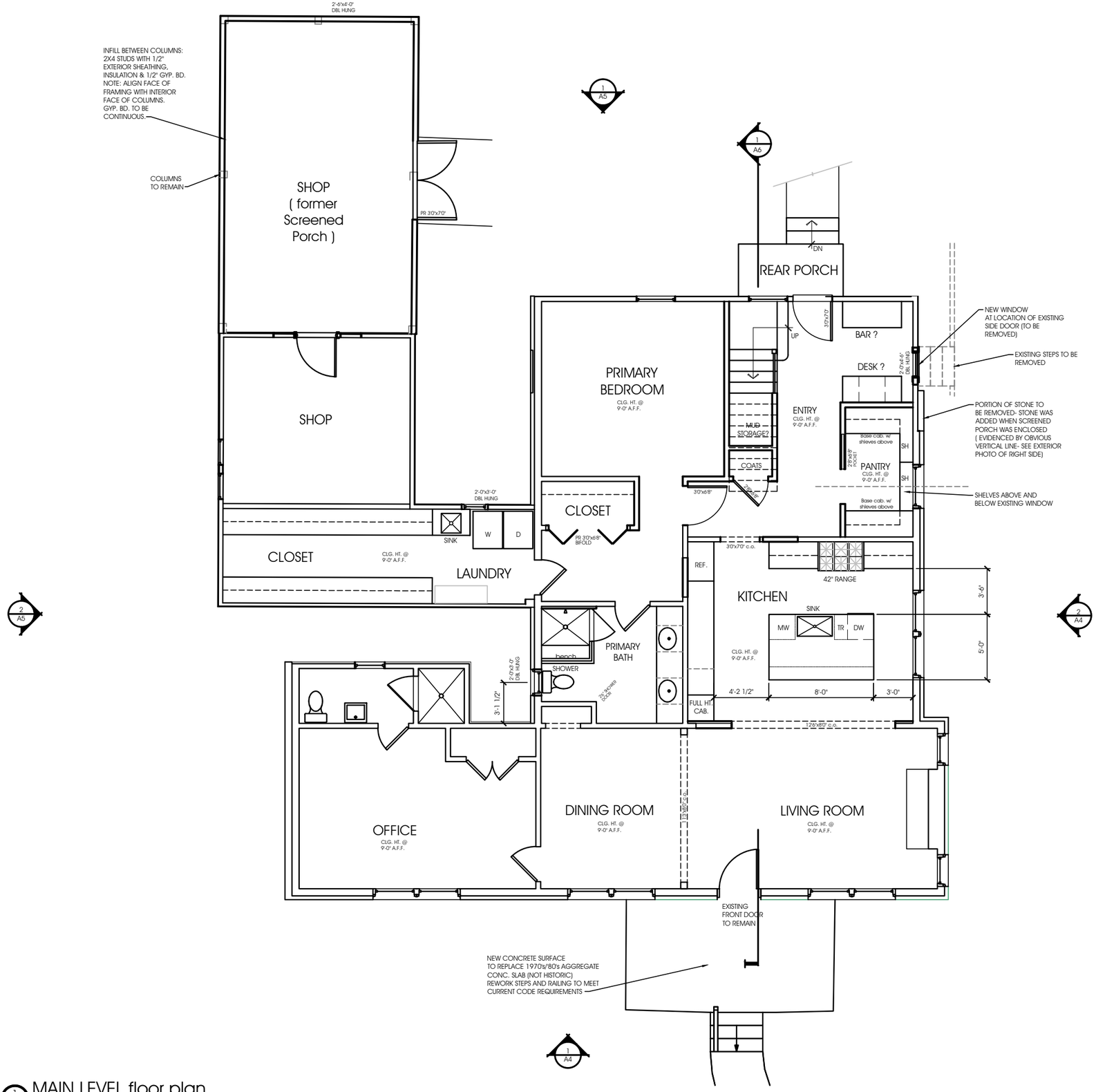
EXISTING MAIN LEVEL FLOOR PLAN

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

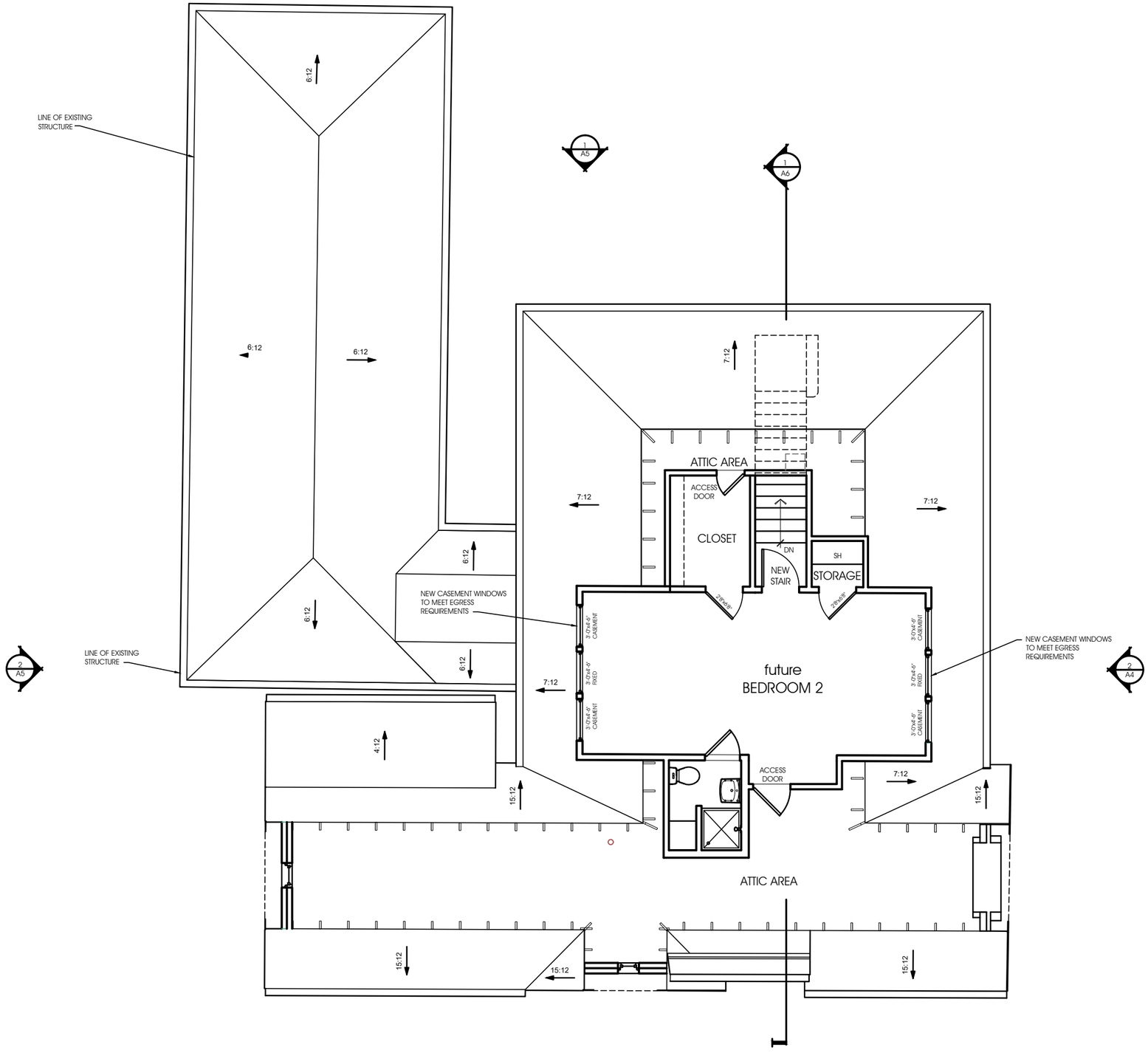


EXISTING UPPER LEVEL FLOOR PLAN

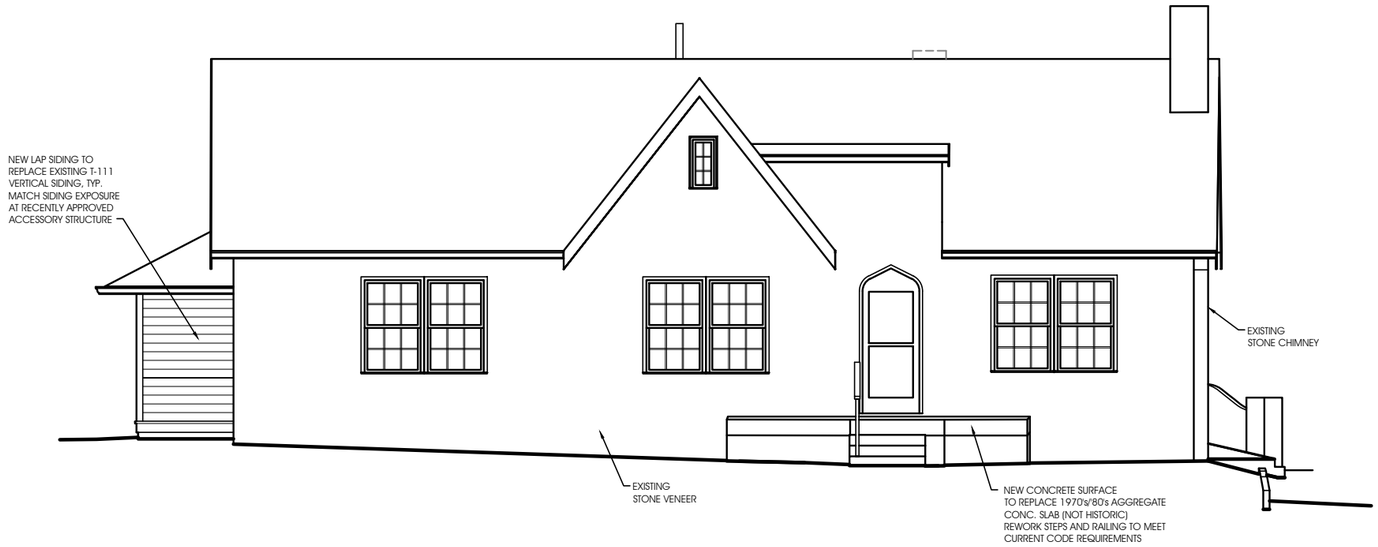
2 AB-1 SCALE: 1/8"=1'-0"



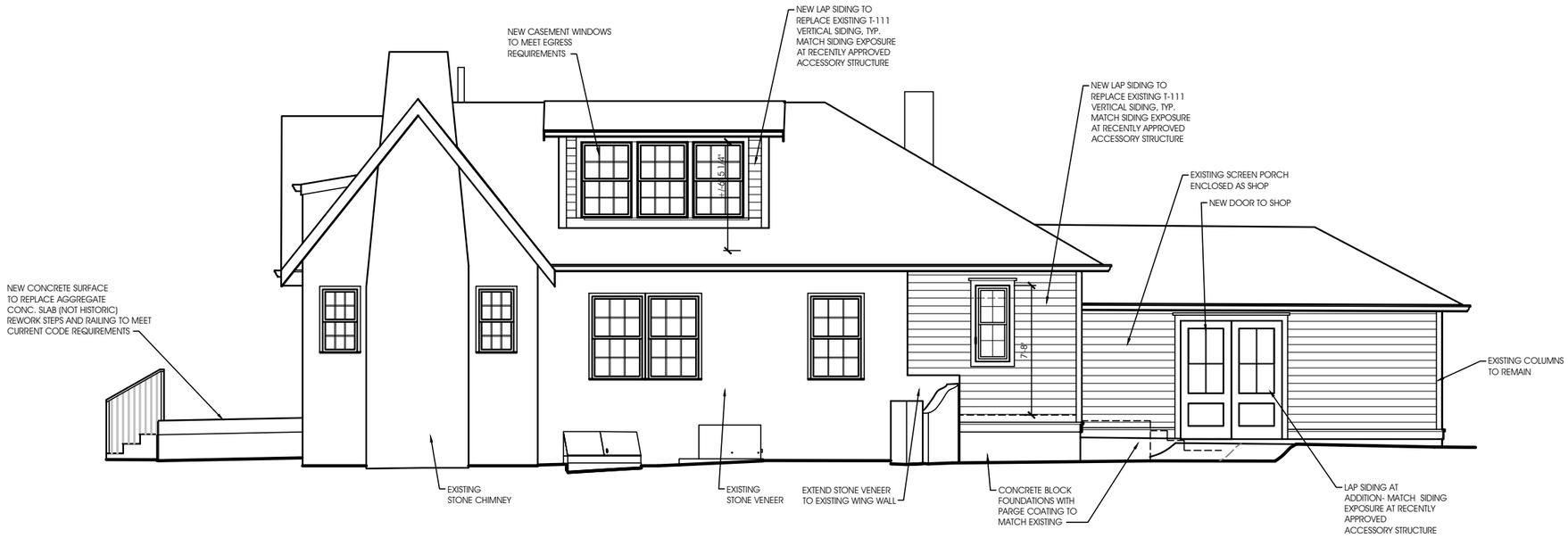
1 A-2 MAIN LEVEL floor plan
SCALE: 1/4"=1'-0"



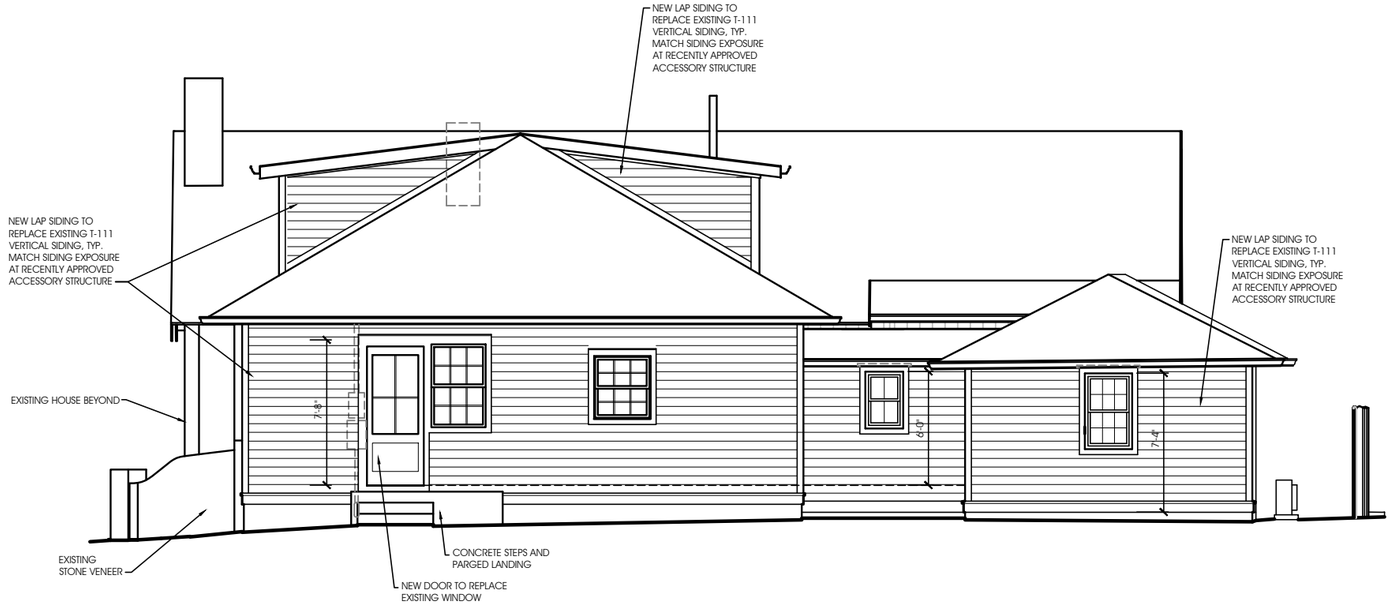
1 A-3 UPPER LEVEL floor plan
SCALE: 1/4"=1'-0"



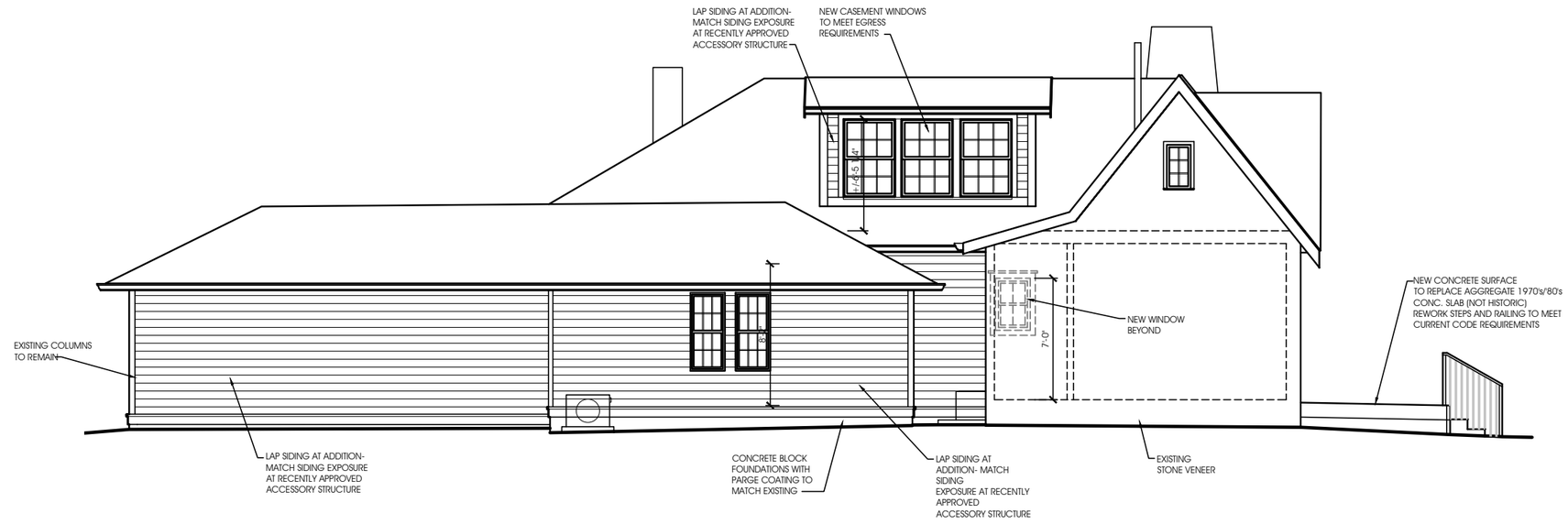
1 A-4 FRONT ELEVATION
SCALE: 1/4"= 1'-0"



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



1 A-5 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 A-5 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

THE FACTORY AT FRANKLIN

Oct. 21st, 2024

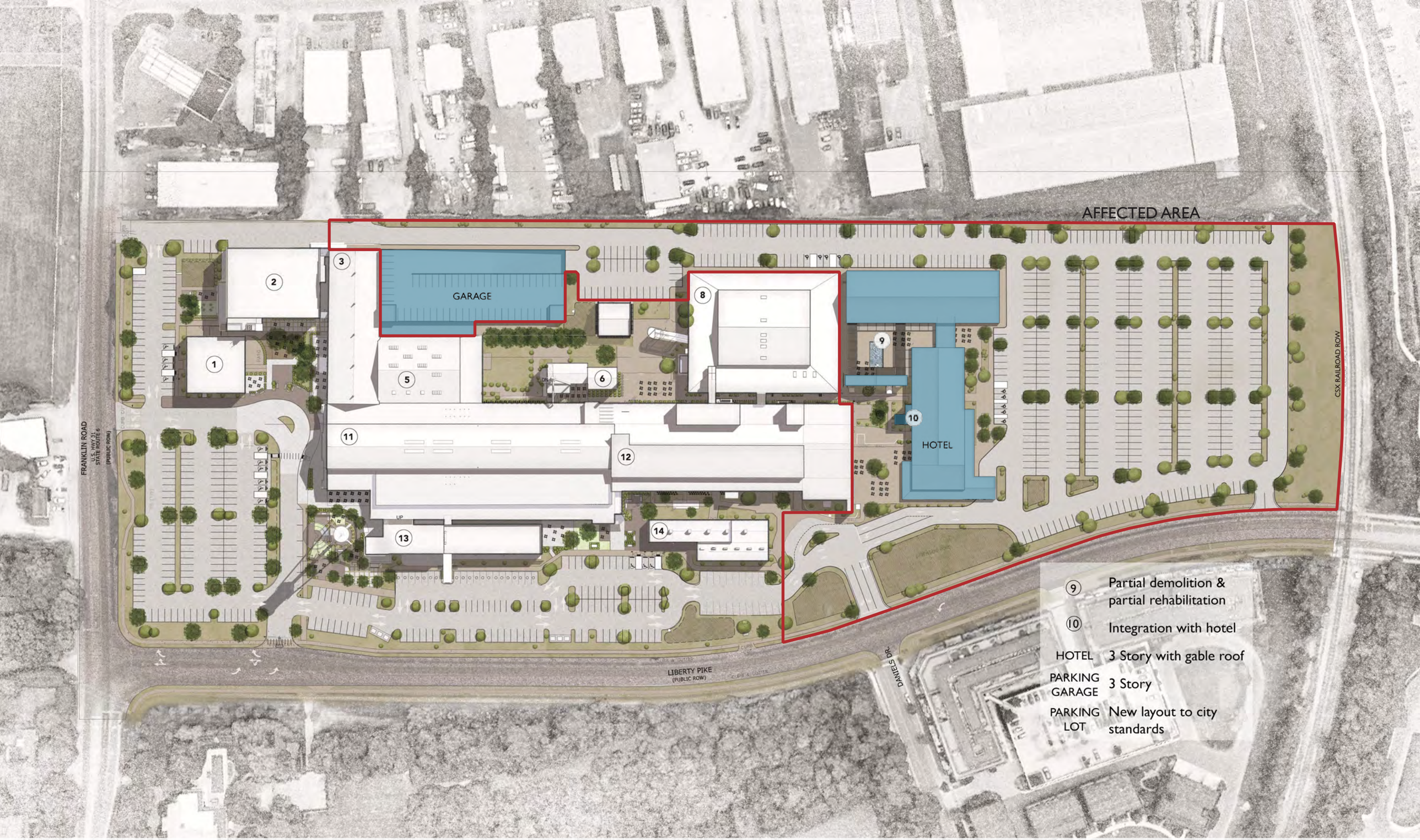
FACTORY AT FRANKLIN HOTEL AND PARKING

Historic Zoning Design Review Committee Presentation

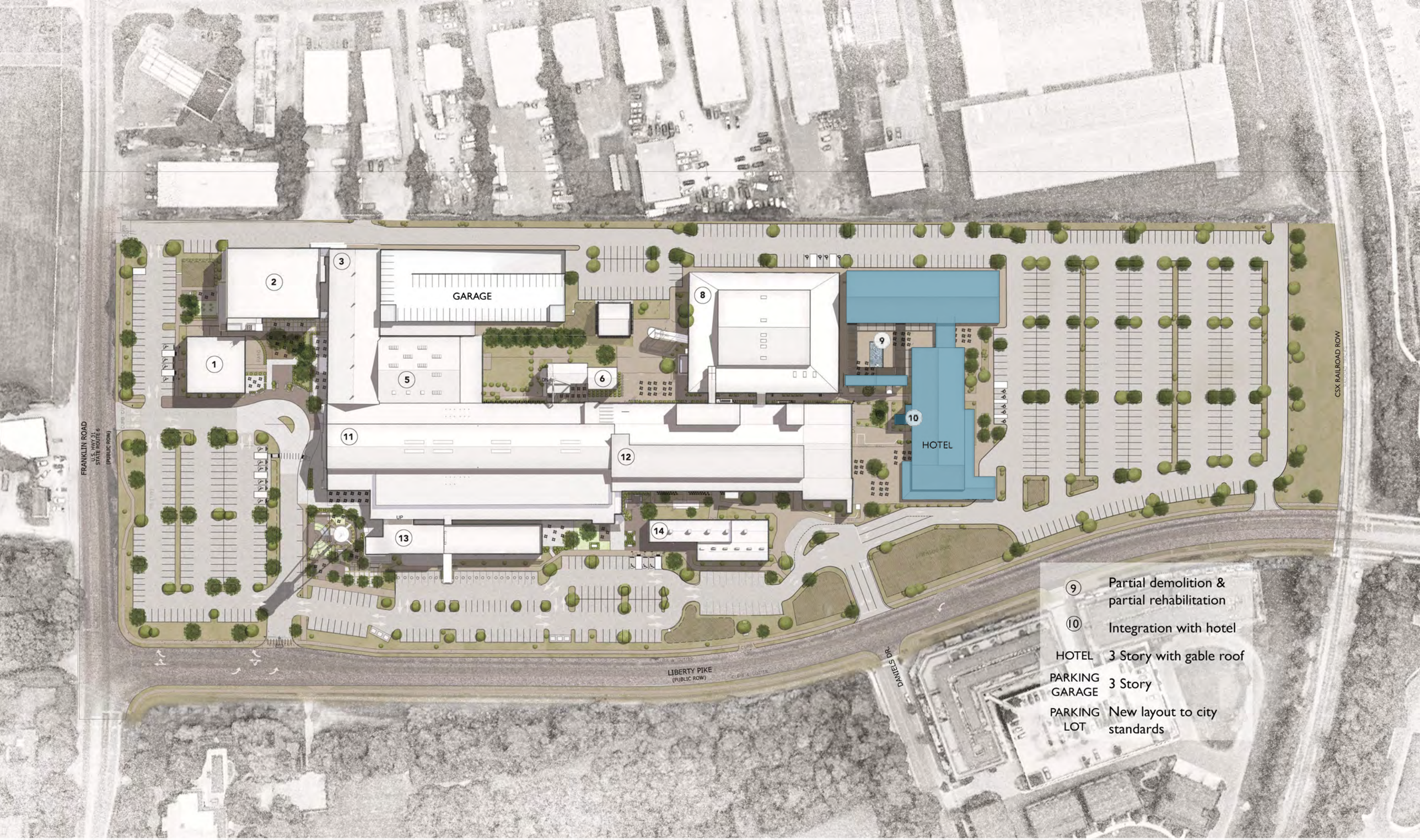
Holladay Properties
Gamble Design Collaborative

Stonehill Taylor
Centric Architecture

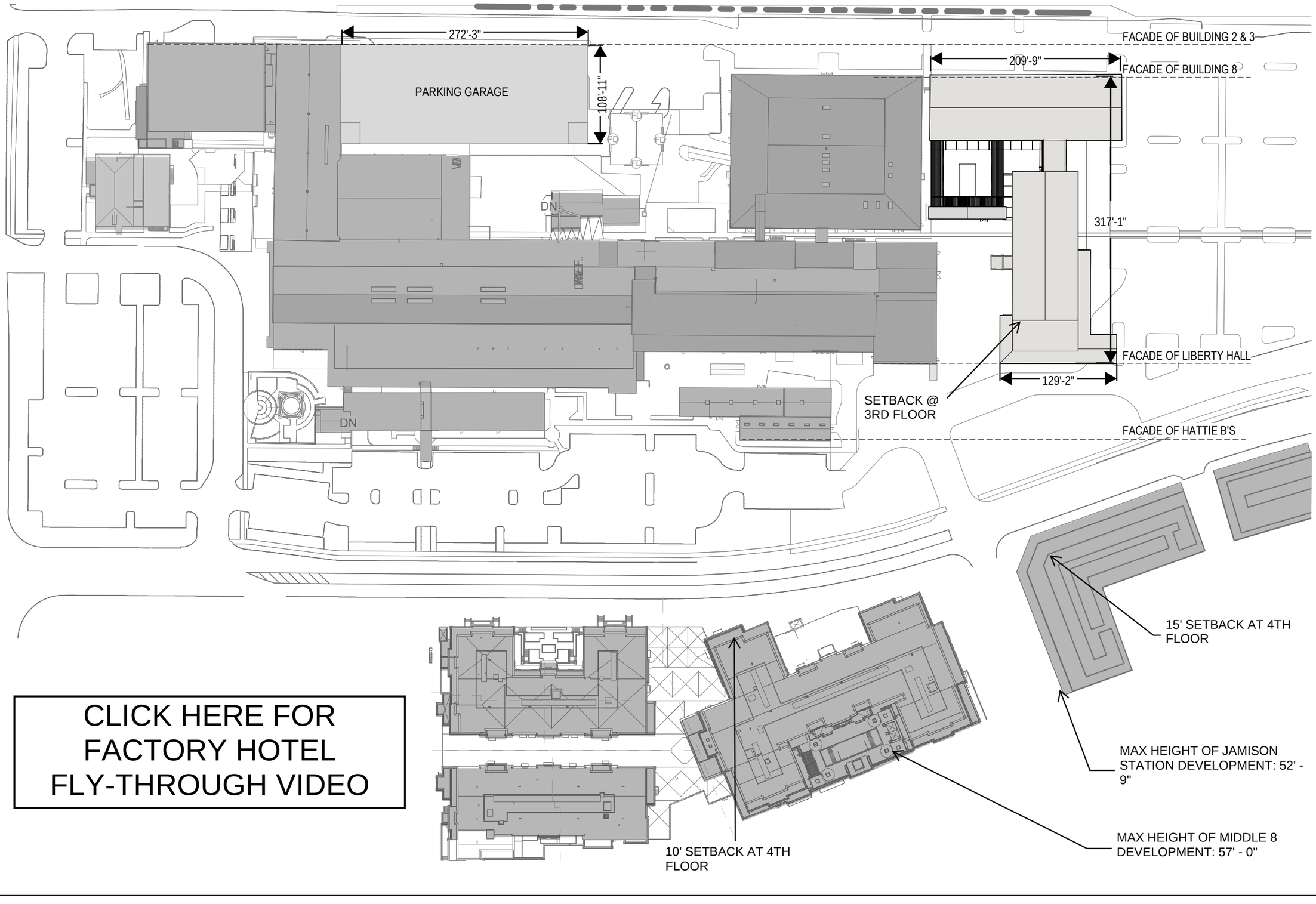
THE FACTORY
FRANKLIN, TN



THE FACTORY AT FRANKLIN MASTER PLAN

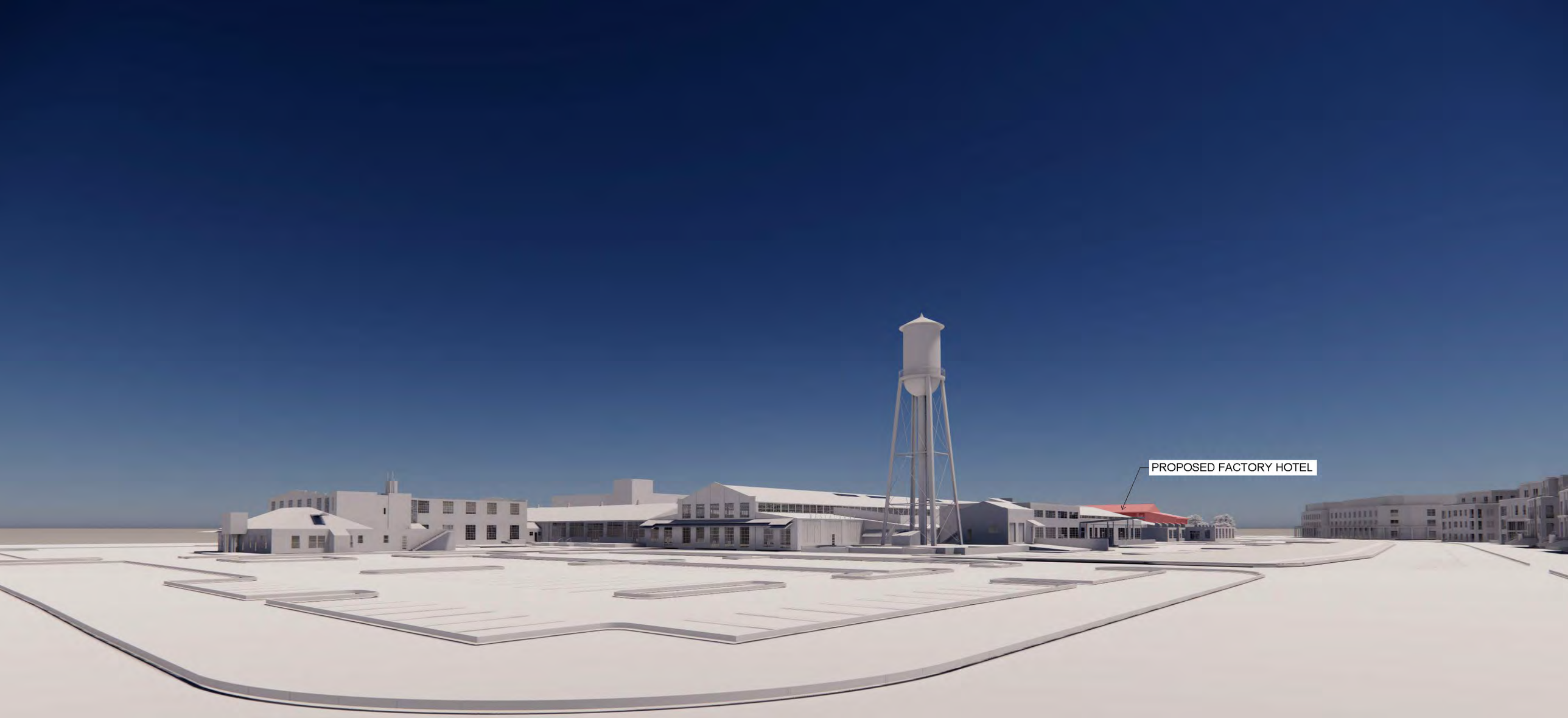


THE FACTORY AT FRANKLIN HOTEL



CLICK HERE FOR
FACTORY HOTEL
FLY-THROUGH VIDEO

10/14/2024 1:33:04 PM C:\Users\JtriemerUDocuments\22411-Factory at Franklin_ARCH_R24_JtriemerUET6U.rvt



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - WEST VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH WEST VIEW

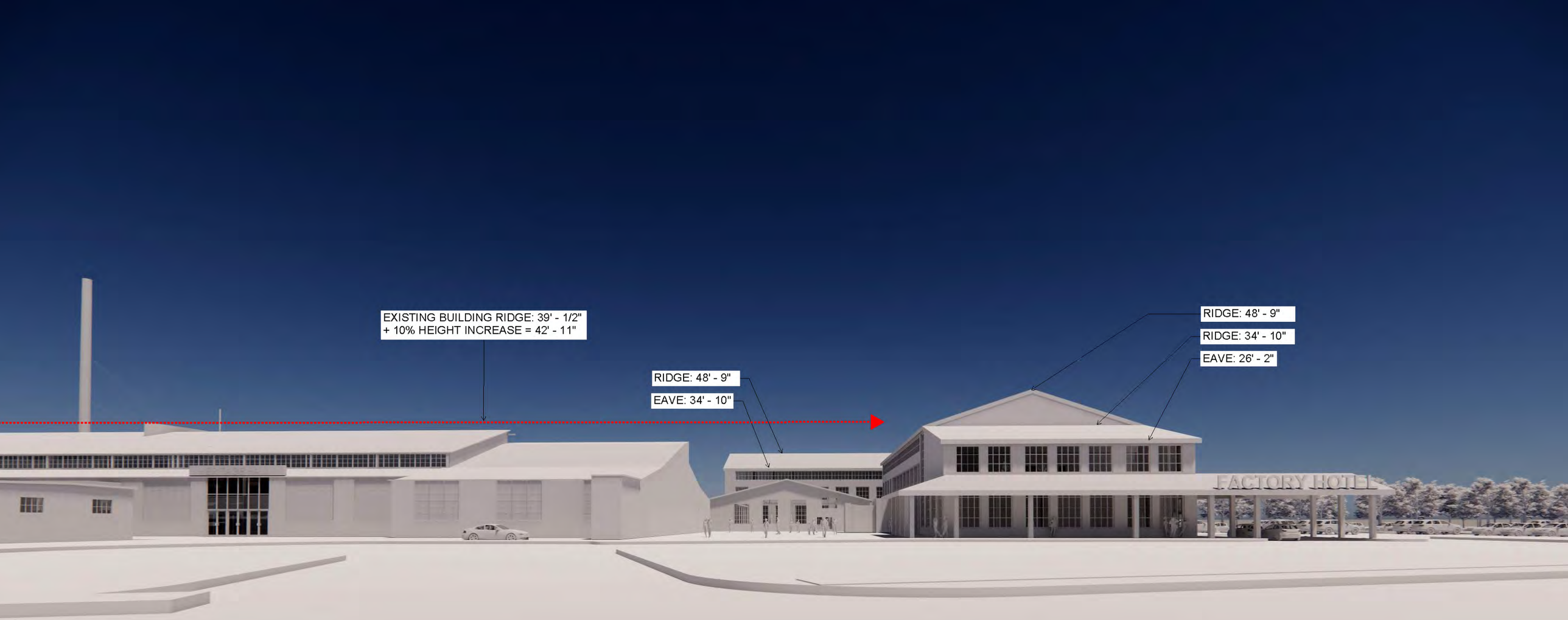
STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH WEST VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH EAST VIEW

STONEHILL TAYLOR
October 14th, 2024

FACTORY AT FRANKLIN HOTEL
Holladay Properties

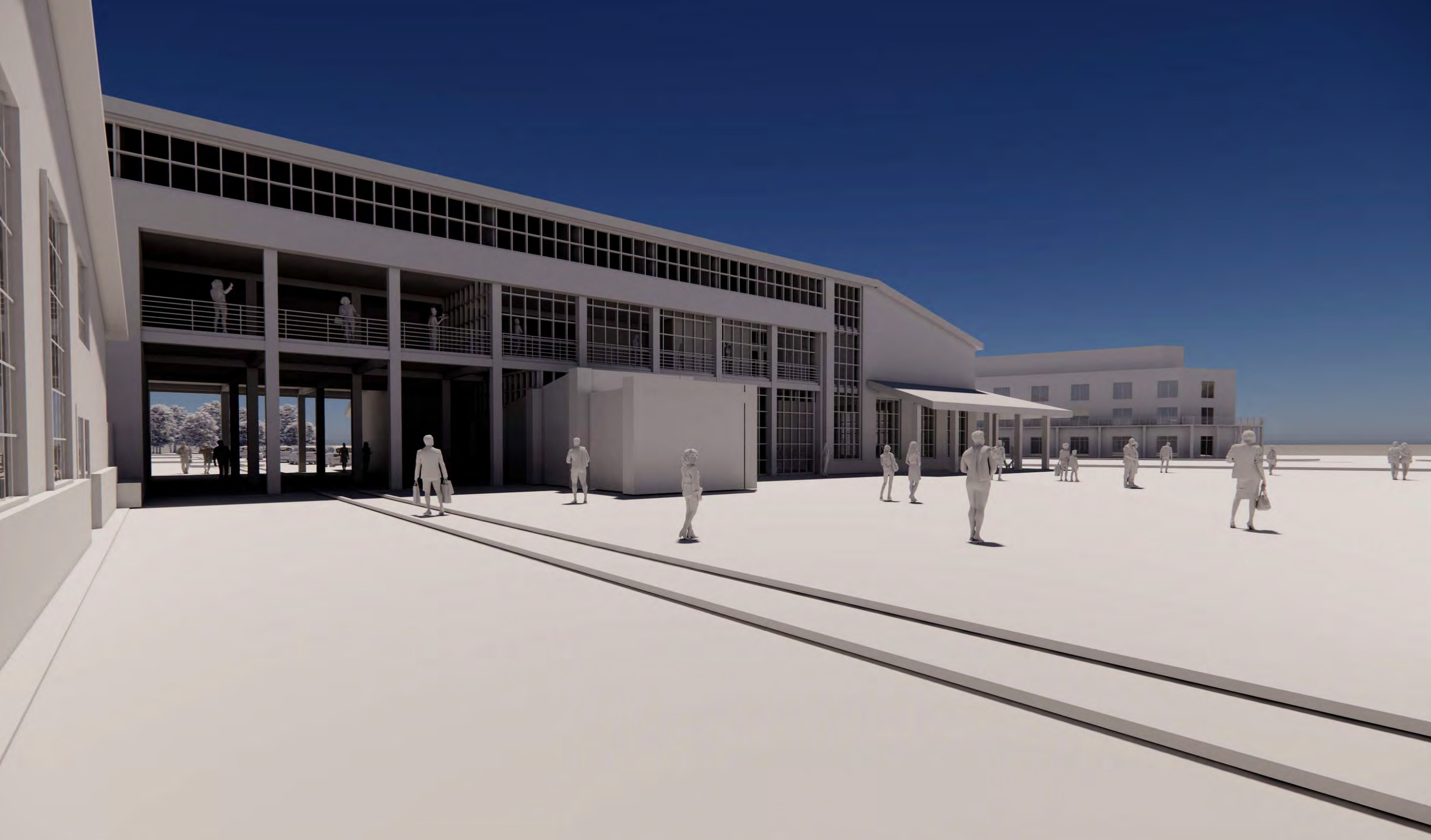
FACTORY HOTEL - SOUTH EAST VIEW

STONEHILL TAYLOR
October 14th, 2024

FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - EAST VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL -COURTYARD VIEW

STONEHILL TAYLOR
October 14th, 2024



FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH WEST AERIAL

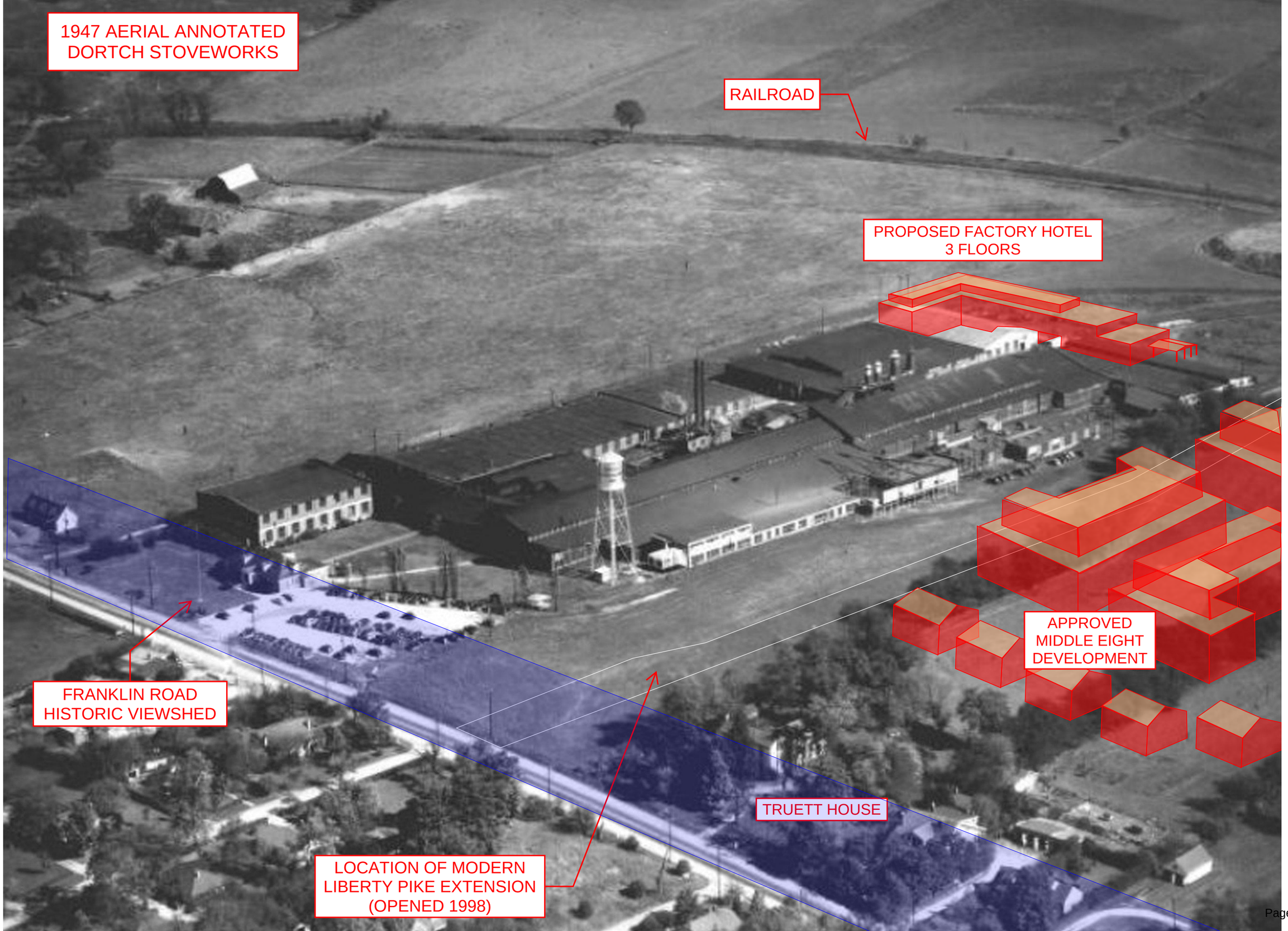
STONEHILL TAYLOR
October 14th, 2024

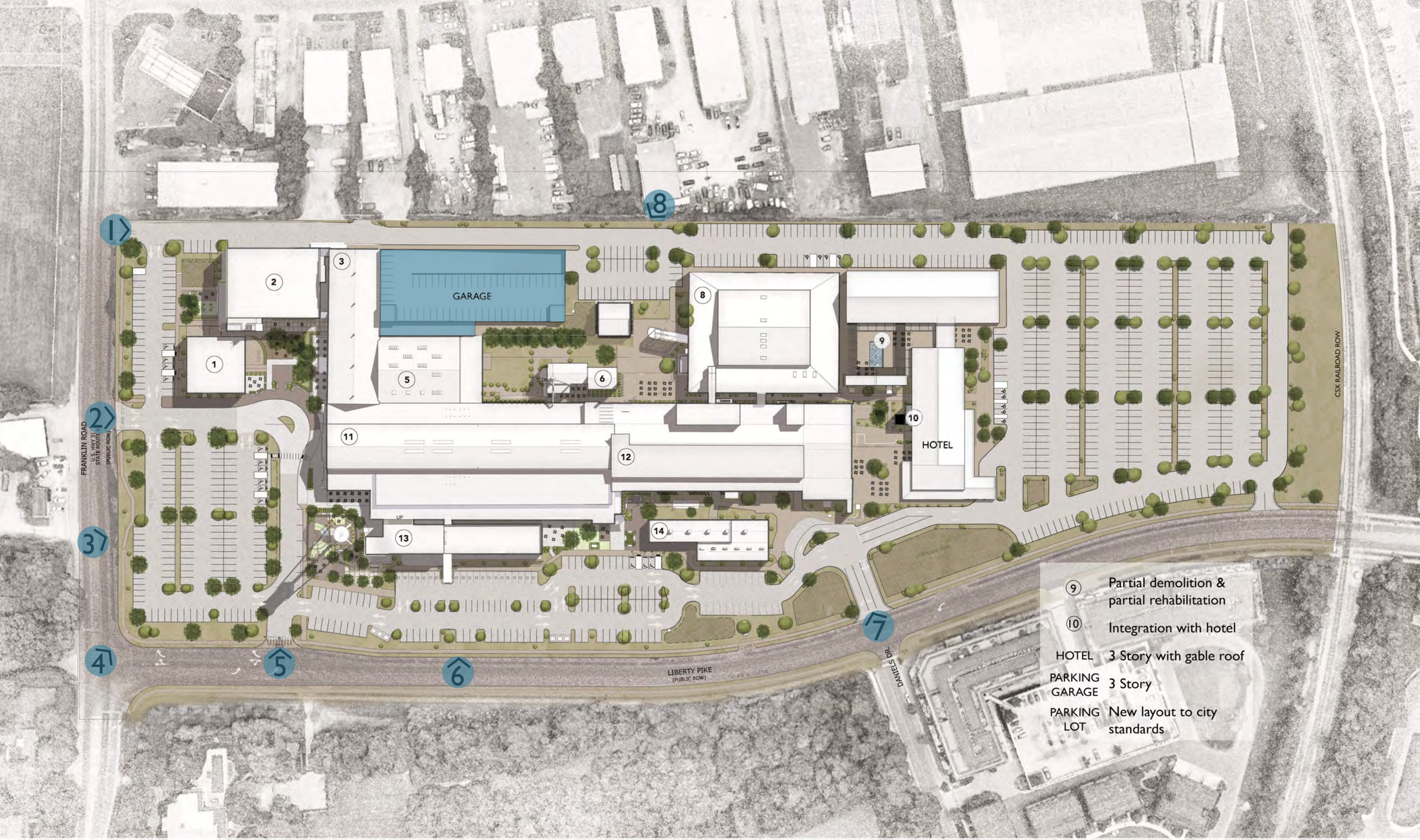


FACTORY AT FRANKLIN HOTEL
Holladay Properties

FACTORY HOTEL - SOUTH EAST AERIAL

STONEHILL TAYLOR
October 14th, 2024


1947 AERIAL ANNOTATED
DORTCH STOVEWORKS
RAILROAD
PROPOSED FACTORY HOTEL
3 FLOORS
APPROVED
MIDDLE EIGHT
DEVELOPMENT
FRANKLIN ROAD
HISTORIC VIEWSHED
TRUETT HOUSE
LOCATION OF MODERN
LIBERTY PIKE EXTENSION
(OPENED 1998)



THE FACTORY AT FRANKLIN PARKING GARAGE

MATERIALITY
BRICK BASE + METAL PANEL TOP

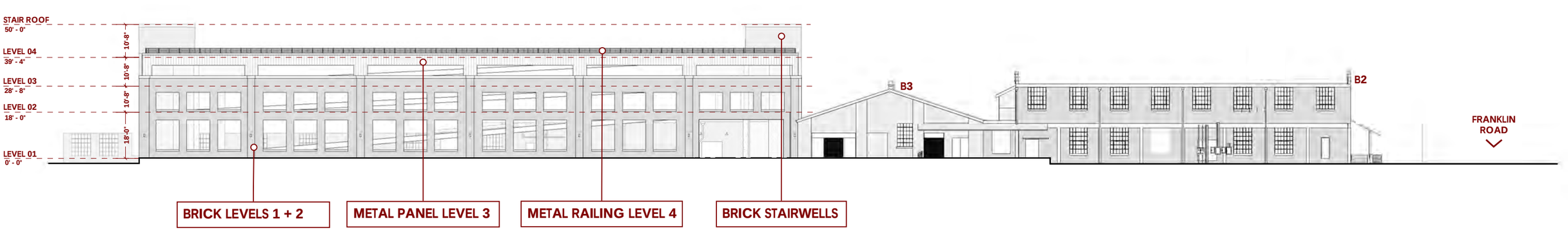


OPENING RHYTHM
STACKED / LARGE ON LOWER LEVEL + SMALL ON UPPER LEVEL

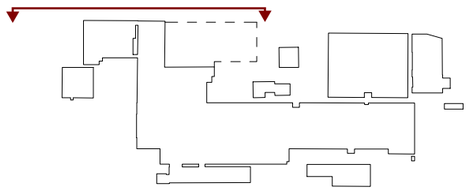


OPENING RHYTHM
RIBBON WINDOWS





FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**
10/14/24



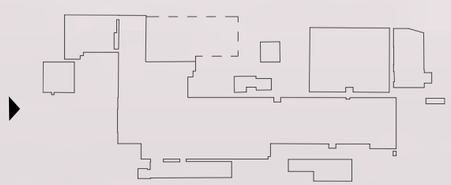
CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
10/14/24

CENTRIC
ARCHITECTURE





FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**
10/14/24

CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **03 FRANKLIN ROAD**
10/14/24

CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN

PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**

10/14/24

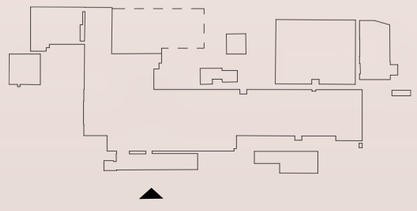
CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**
10/14/24

CENTRIC
ARCHITECTURE





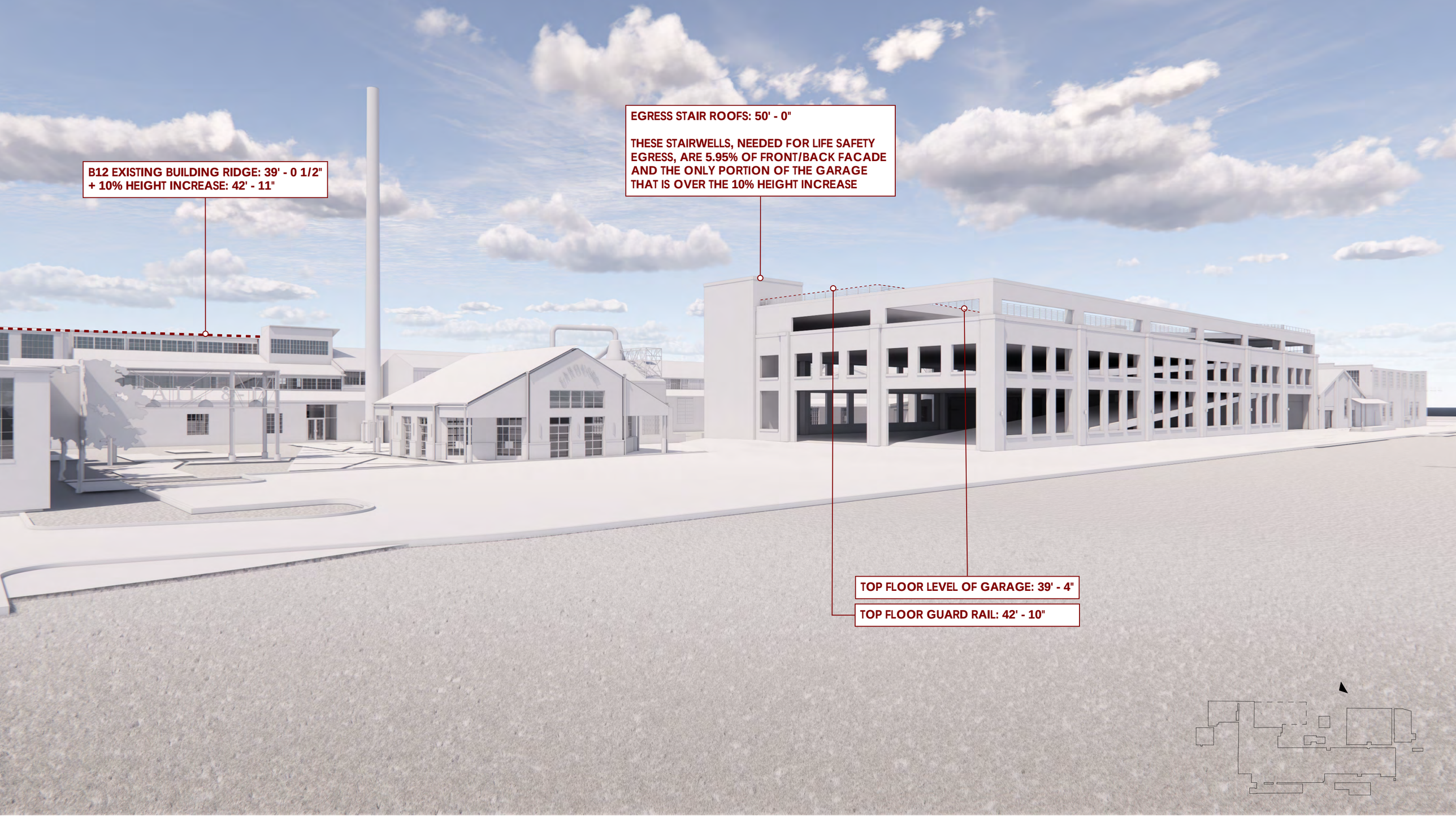
FACTORY AT FRANKLIN
PARKING GARAGE | **06 LIBERTY PIKE**
10/14/24

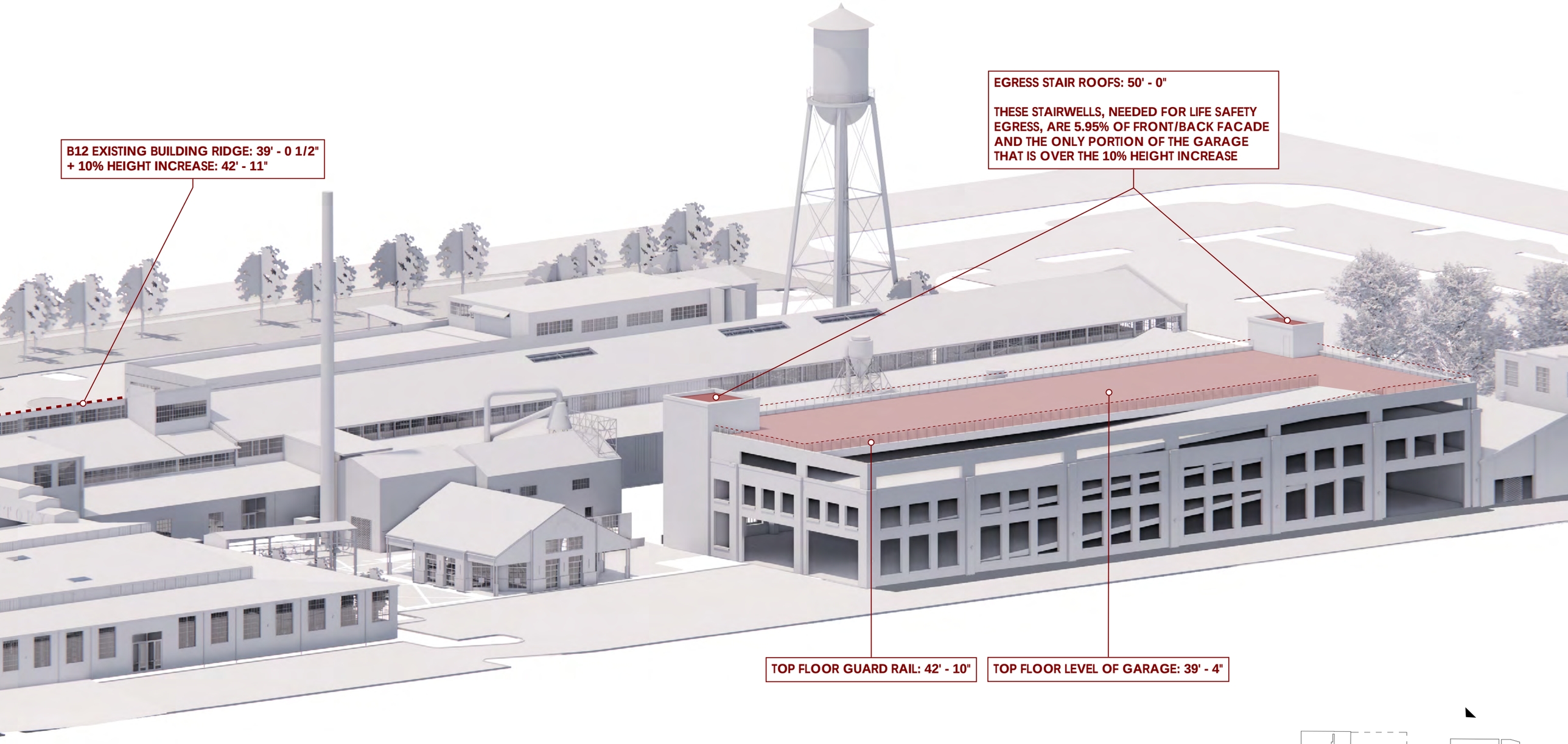
CENTRIC
ARCHITECTURE

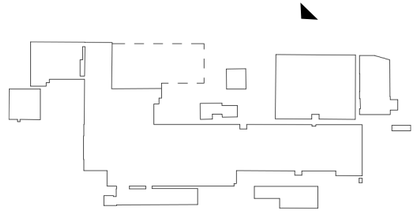


FACTORY AT FRANKLIN
PARKING GARAGE | **07 LIBERTY PIKE**
10/14/24

CENTRIC
ARCHITECTURE

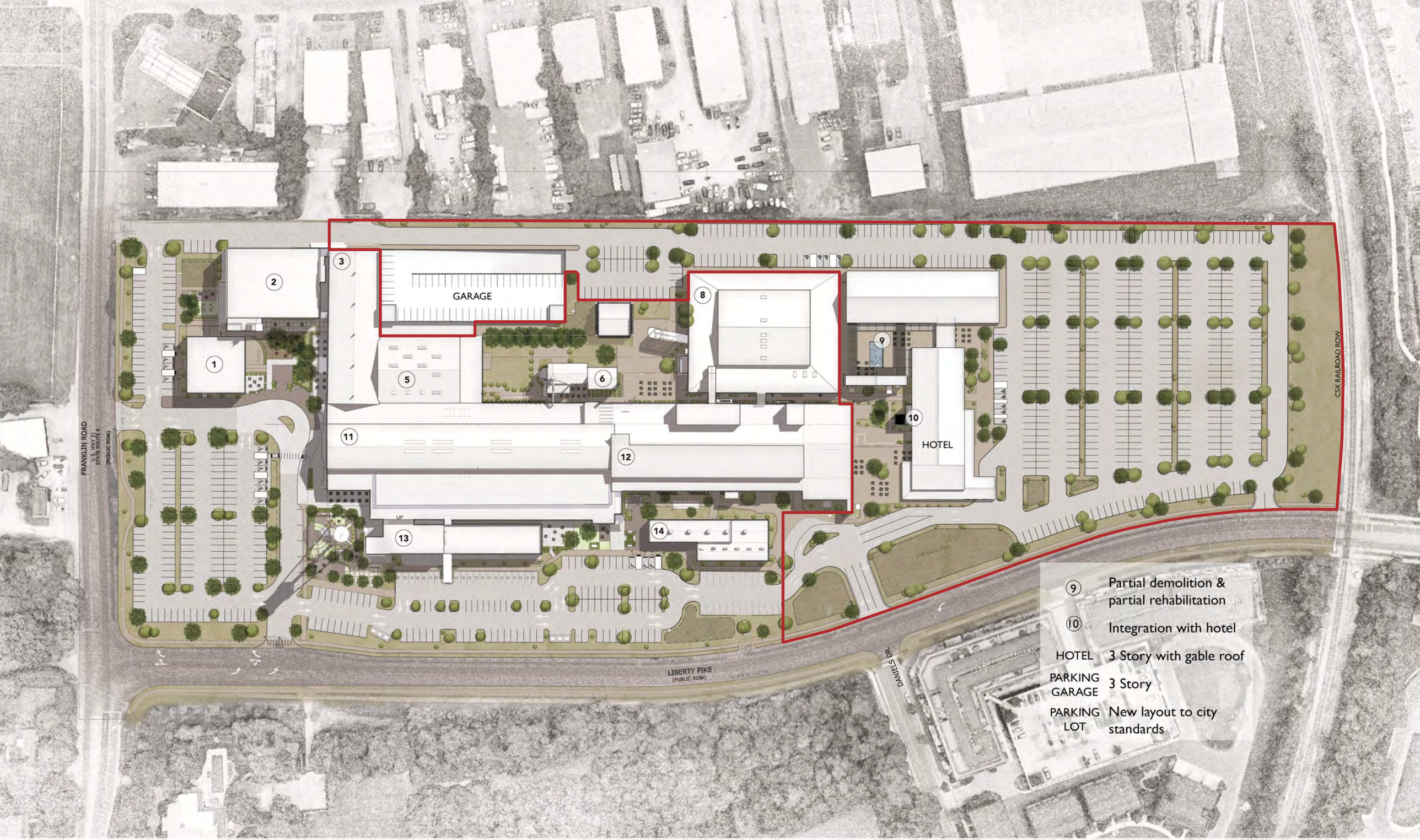

B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"
EGRESS STAIR ROOFS: 50' - 0"
THESE STAIRWELLS, NEEDED FOR LIFE SAFETY EGRESS, ARE 5.95% OF FRONT/BACK FACADE AND THE ONLY PORTION OF THE GARAGE THAT IS OVER THE 10% HEIGHT INCREASE
TOP FLOOR LEVEL OF GARAGE: 39' - 4"
TOP FLOOR GUARD RAIL: 42' - 10"



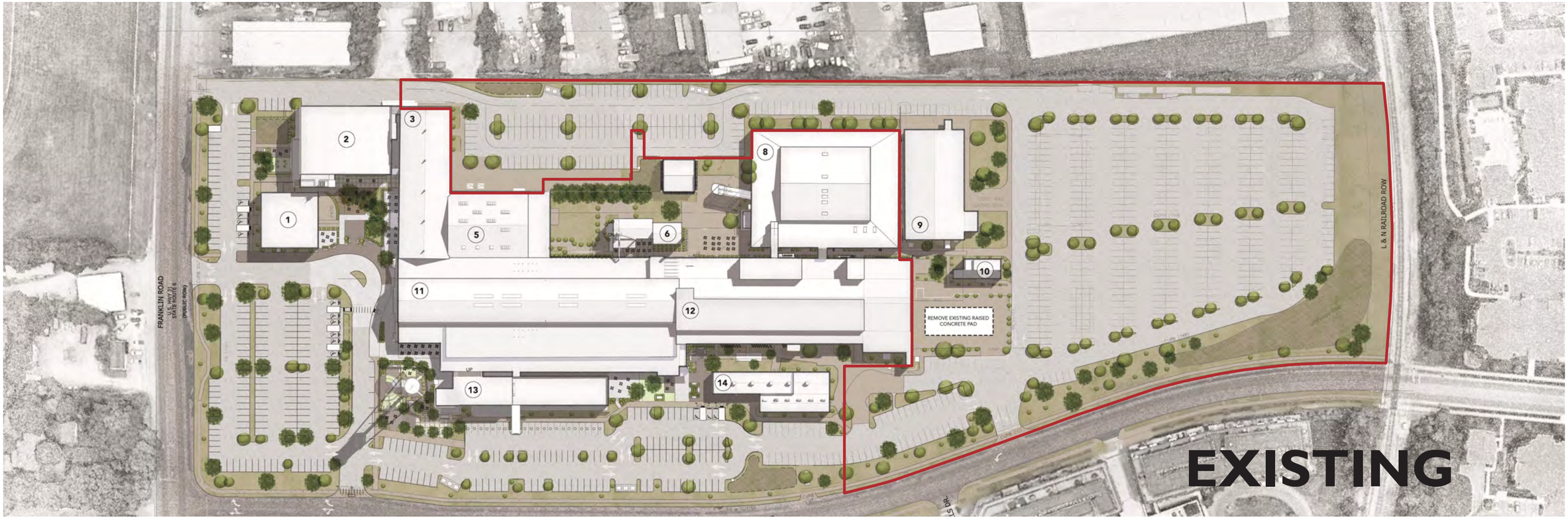


FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
10/14/24

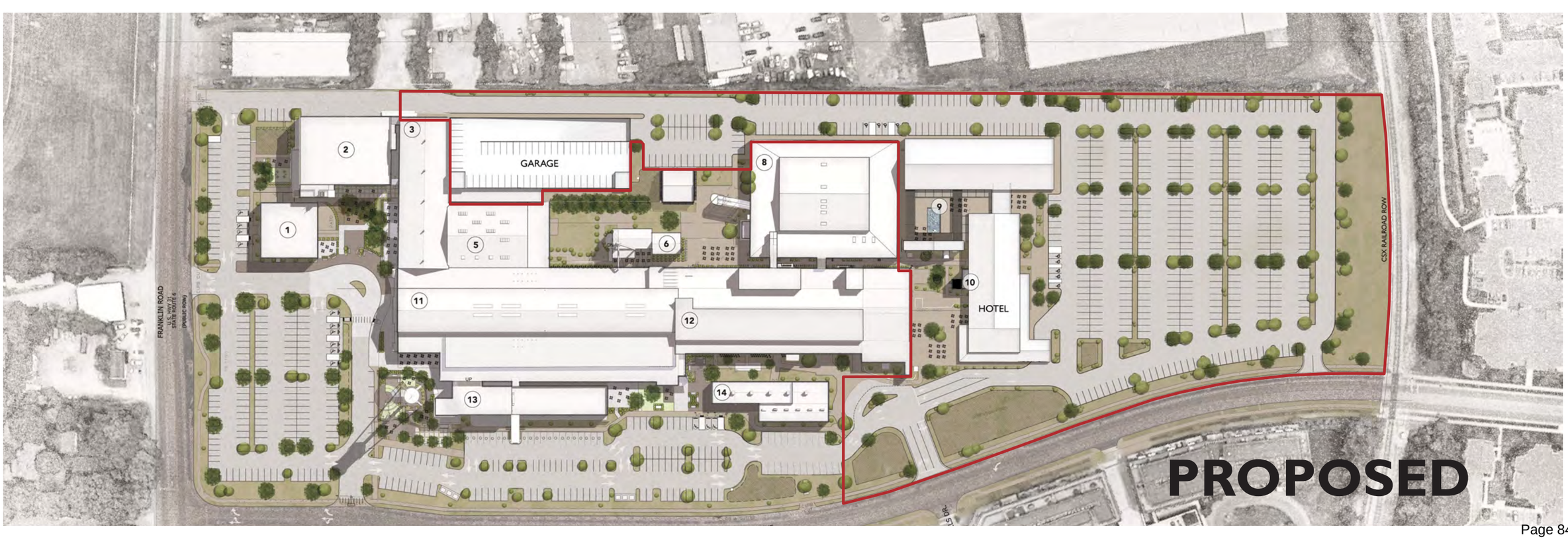
CENTRIC
ARCHITECTURE



THE FACTORY AT FRANKLIN ON-SITE PARKING



EXISTING



PROPOSED


OVERHEAD POWER LINES TO BE UNDERGROUND