



Meeting Agenda

Design Review Committee

Monday, November 18, 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 (Loading Dock) At 252 5th Ave. N.; Sam Johnson, Applicant.
2. Discussion Of Fencing (Rear Yard) And Vehicular Gate At 112 Lewisburg Ave.; Jennifer Lombard, Applicant.
3. Discussion Of Signage And Alterations (Refuse Enclosure) At 94-98 E. Main St.; Mark Kozevski, Applicant.

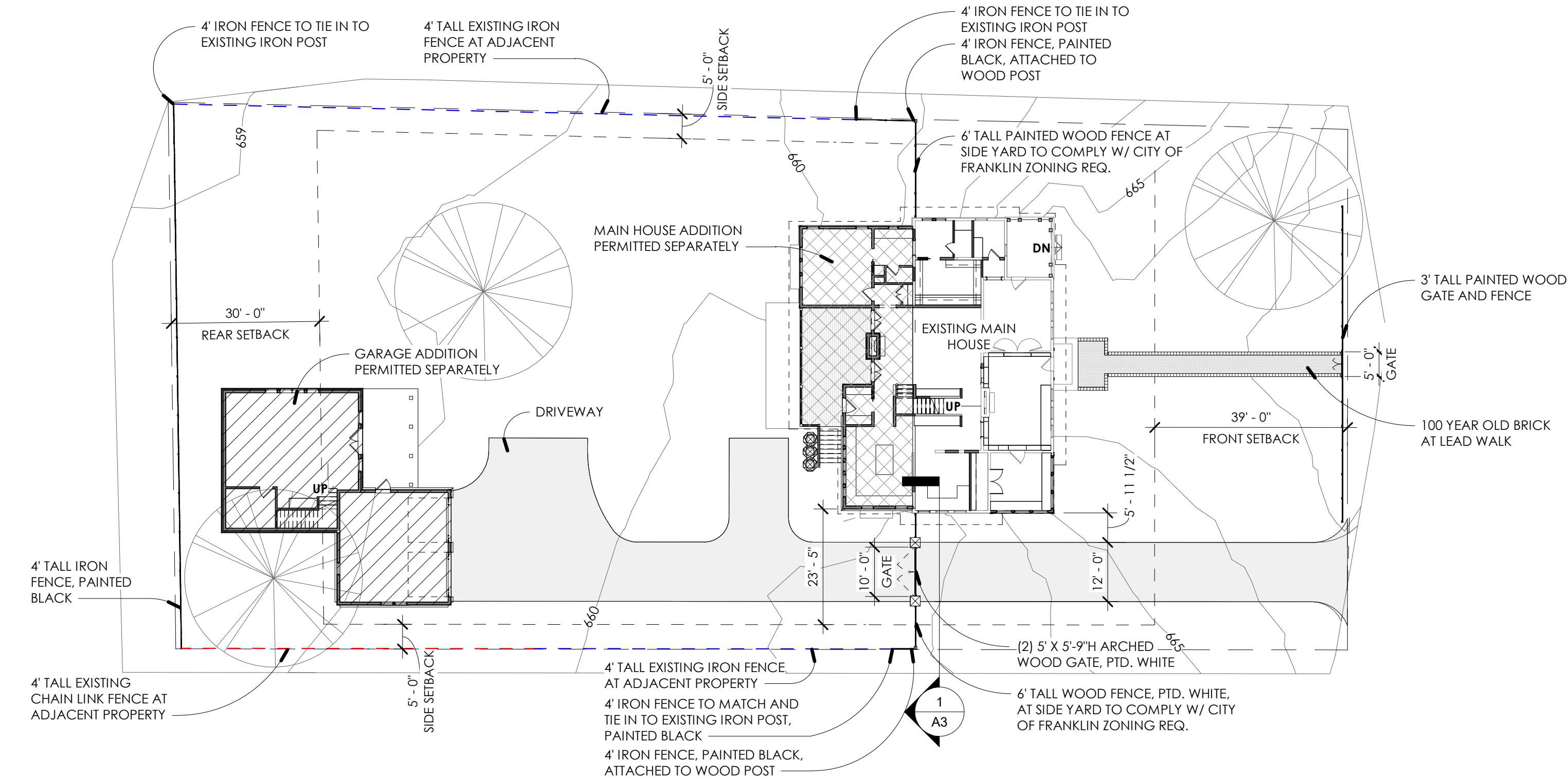
4. Discussion Of Alterations (Courtyard) At 159 1st Avenue N.; Brandon Priddy, Applicant.
5. Discussion Of Site Alterations At 328 Franklin Rd.; Linda Childs, Applicant.
6. Discussion Of Alterations (Site Alterations) And Additions (Principal And Accessory) At 720 W. Main St.; Amanda McCreary, Applicant.
7. Discussion Of An Addition (Accessory Structure) And Site Alterations At 1303 Adams St.; Zachary Correa, Applicant.
8. Discussion of Preliminary Historic Zoning Commission Recommendation For A Proposed Hotel, Parking Structure, And Partial Demolition 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.

FOWLER RESIDENCE
RENO./ADDITION

ARCHITECTURAL SITE PLAN
BRYAN & LACI FOWLER





FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

SIDE FENCE & GATE
BRYAN & LACI FOWLER





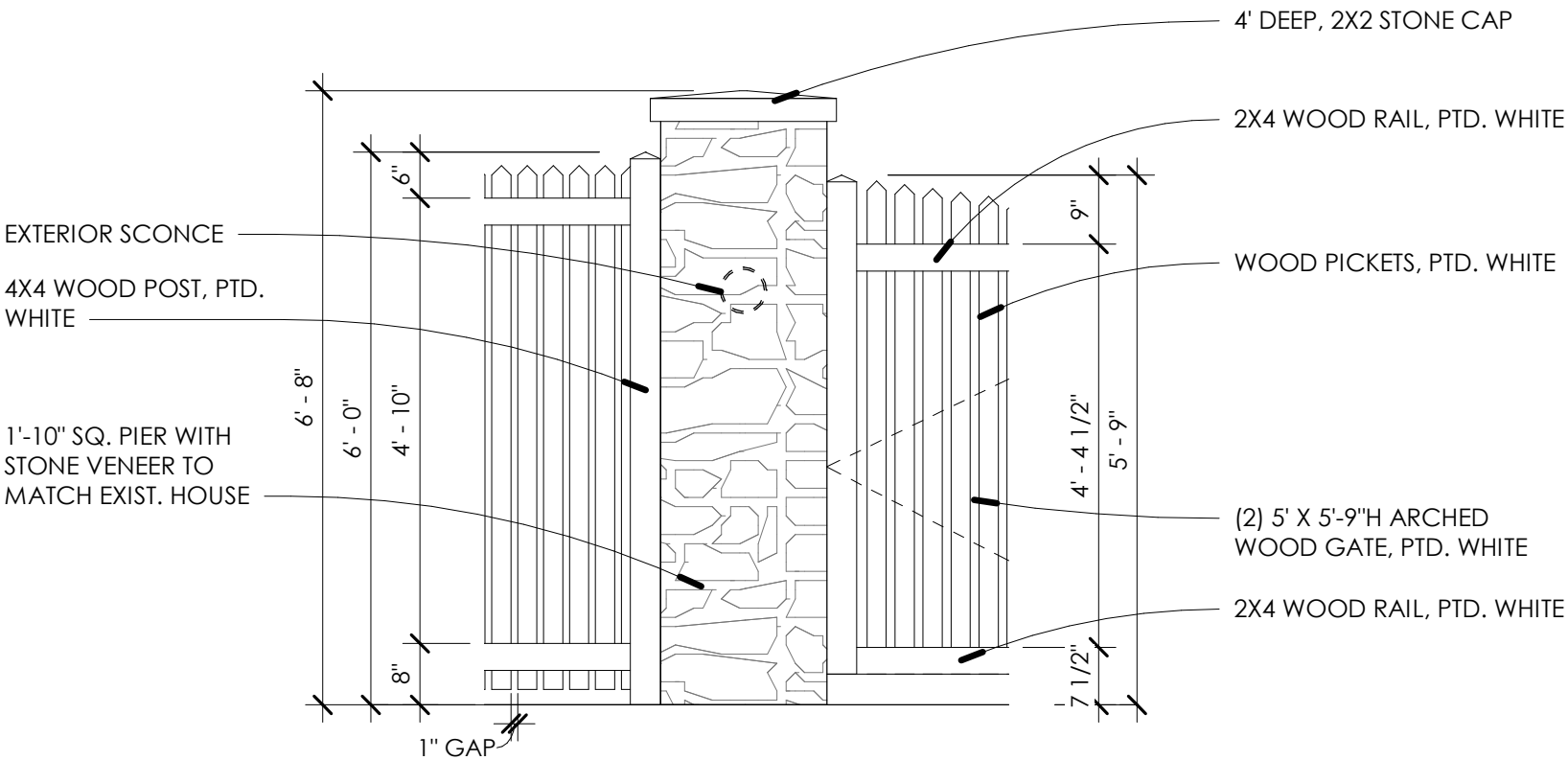
OUTDOOR WALL
SCONCE FOR PIERS



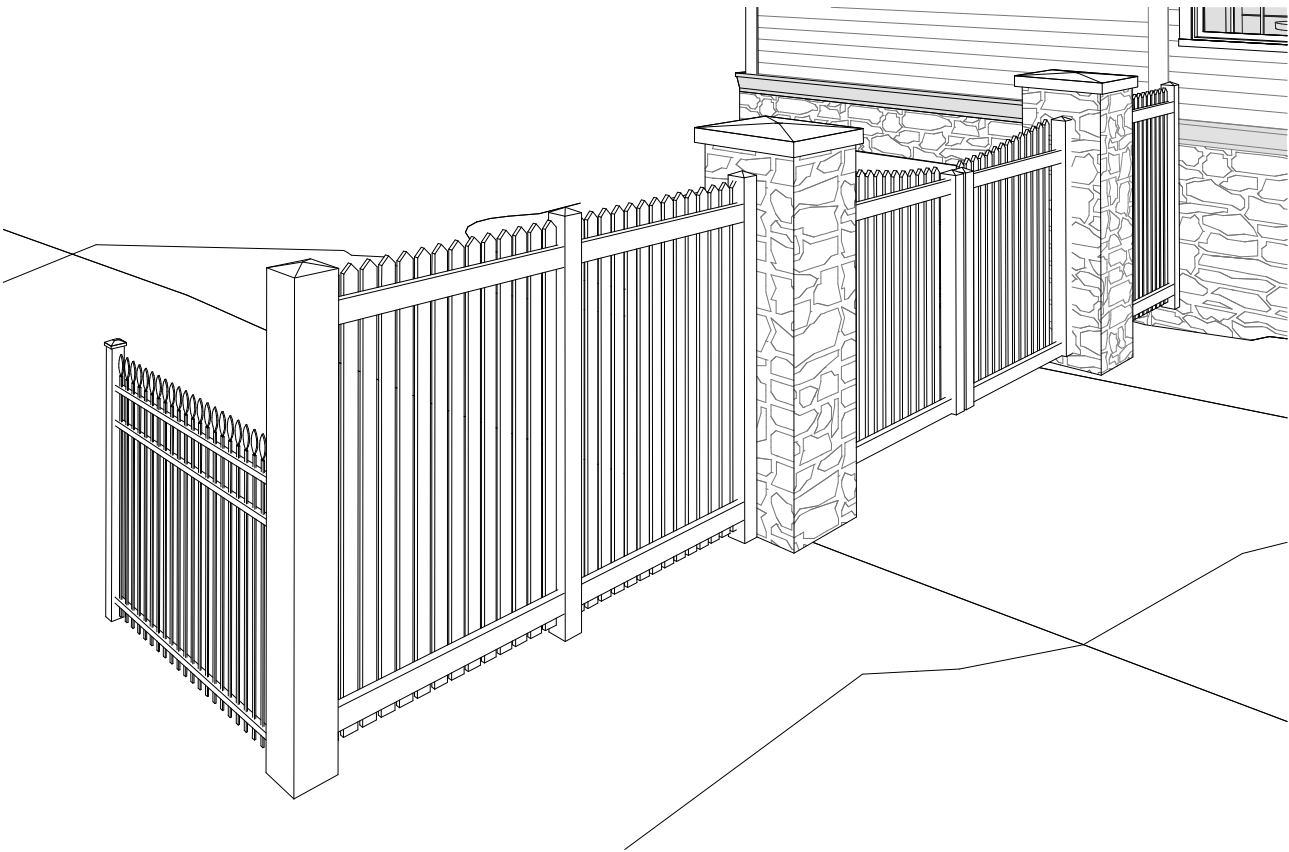
STONE PIERS



WROUGHT IRON FENCE STYLE TO
MATCH ADJACENT PROPERTY



1 SIDE FENCE/GATE DETAIL
1/2" = 1'-0"



2 3D VIEW - SIDE FENCE/GATE



EXISTING IRON FENCE ON ADJACENT PROPERTY TO THE LEFT



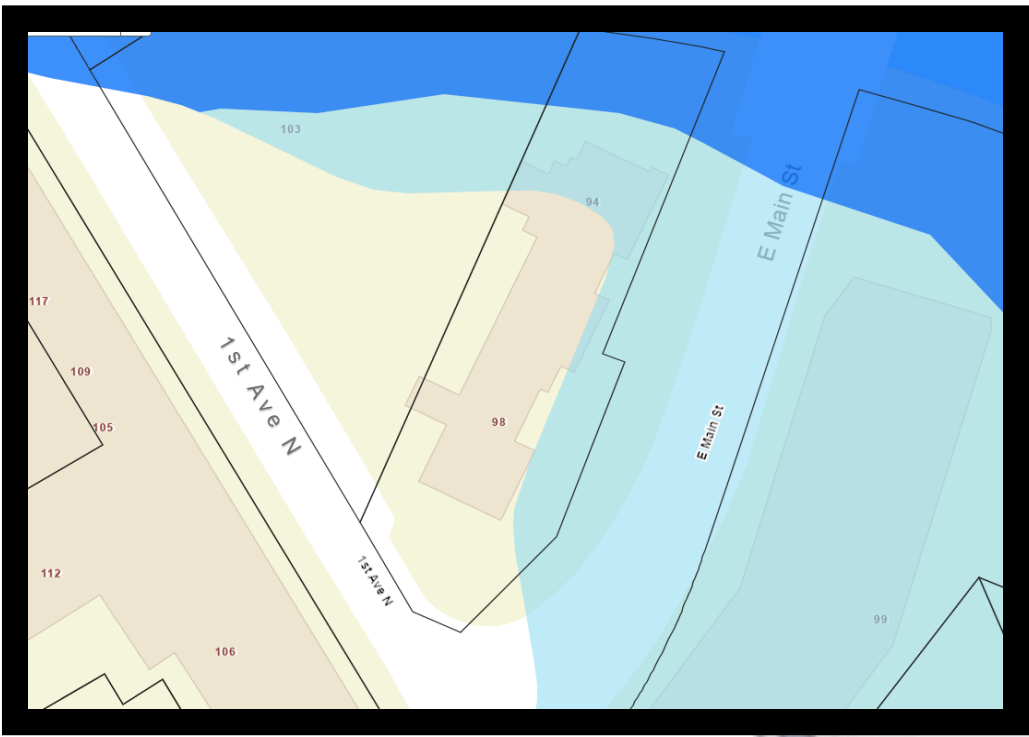
EXISTING CHAIN LINK FENCE ON ADJACENT PROPERTY TO THE LEFT



EXISTING IRON FENCE AND CHAIN LINK CONNECTION AT
ADJACENT PROPERTY TO THE LEFT



EXISTING IRON FENCE ON ADJACENT PROPERTY TO THE RIGHT



FLOODPLAIN

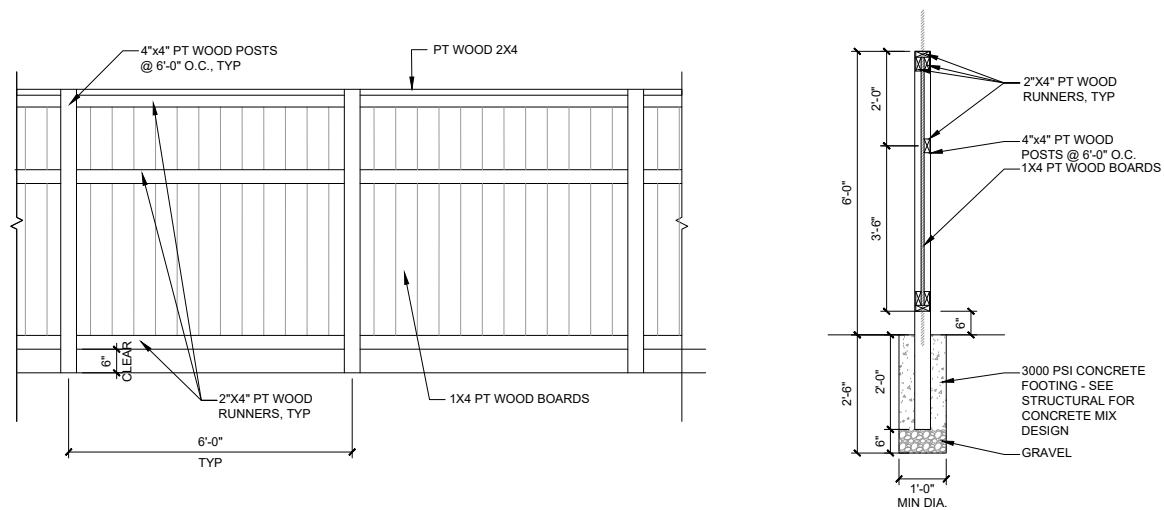
- PROPOSED MODIFICATIONS:**
- A. NEW TENANT SIGNAGE WITH STEM-MOUNTED LIGHTING, SEE INCLUDED SIGN PACKAGE
 - B. EXISTING DUMPSTER ENCLASURE LOCATION. EXISTING ENCLASURE TO BE REMOVED.
 - C. NEW DUMPSTER PAD & ENCLOSURE. SEE ATTACHED DETAILS.

PROPOSED

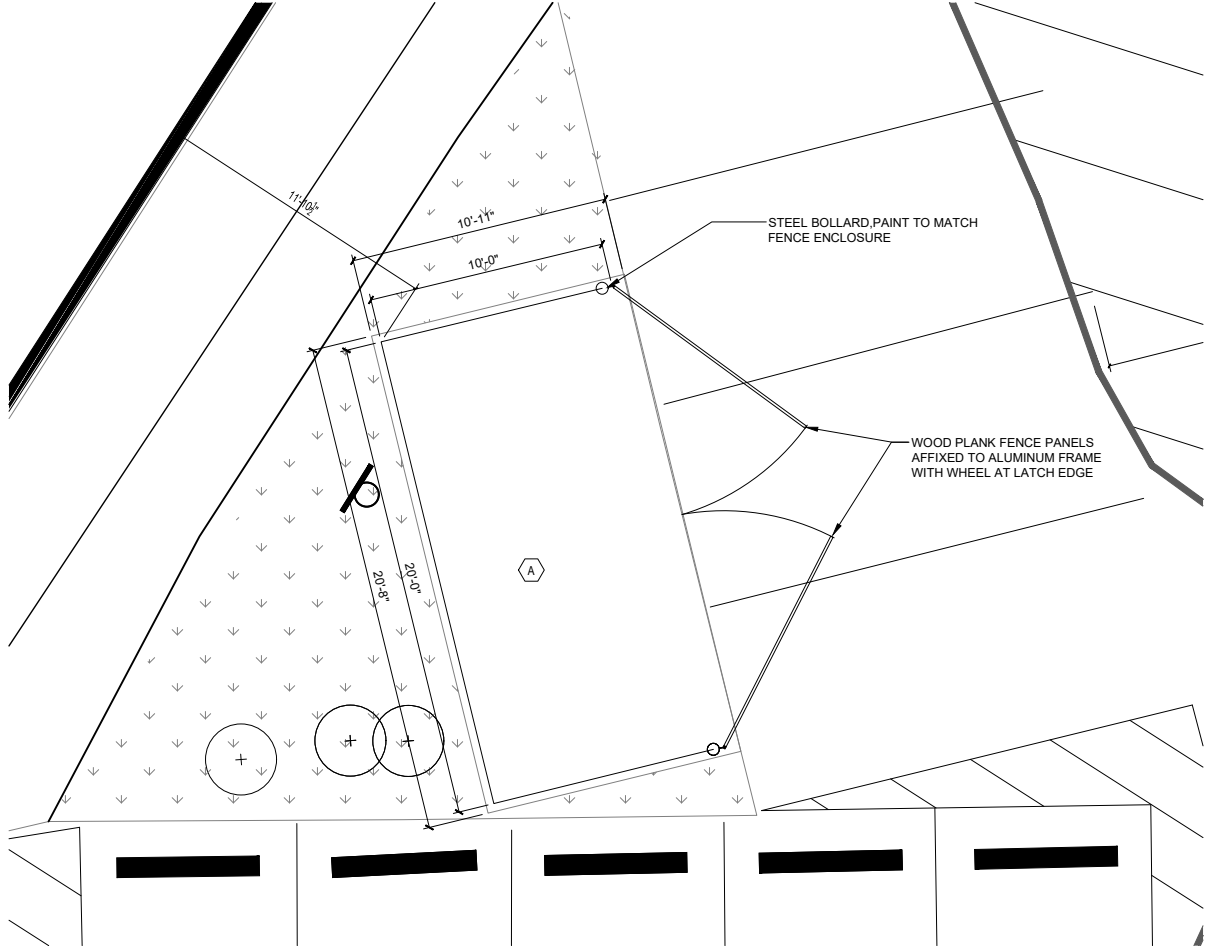


1ST & MAIN - SCOPE OF WORK OVERVIEW

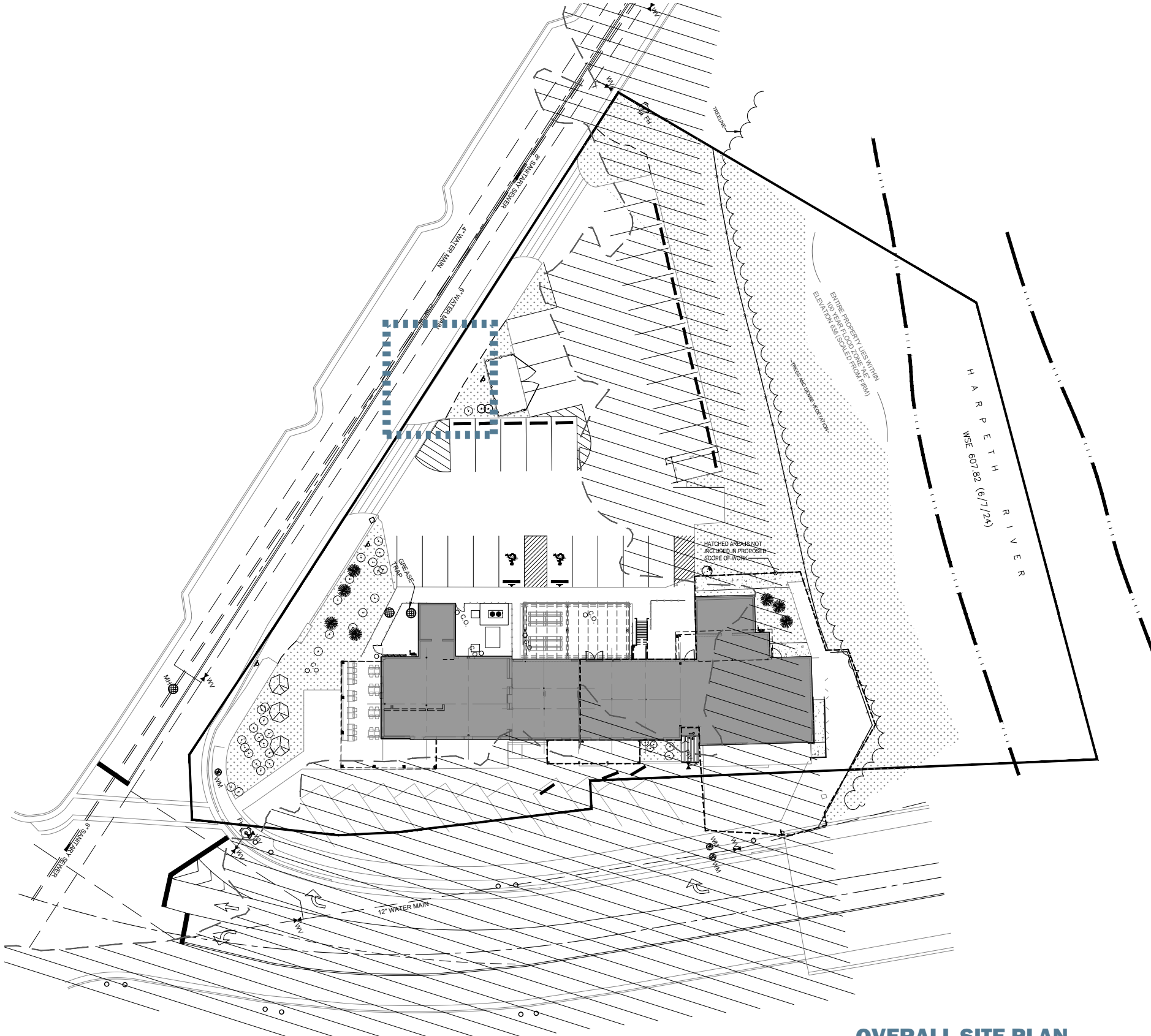
MJM ARCHITECTS, INC



TYPICAL DUMPSTER ENCLOSURE SCREENING



ENLARGED SITE PLAN



OVERALL SITE PLAN



1ST & MAIN - SITE PLAN

MJM ARCHITECTS, INC



PROPOSED DUMPSTER ENCLOSURE



EXISTING FRONT FACADE

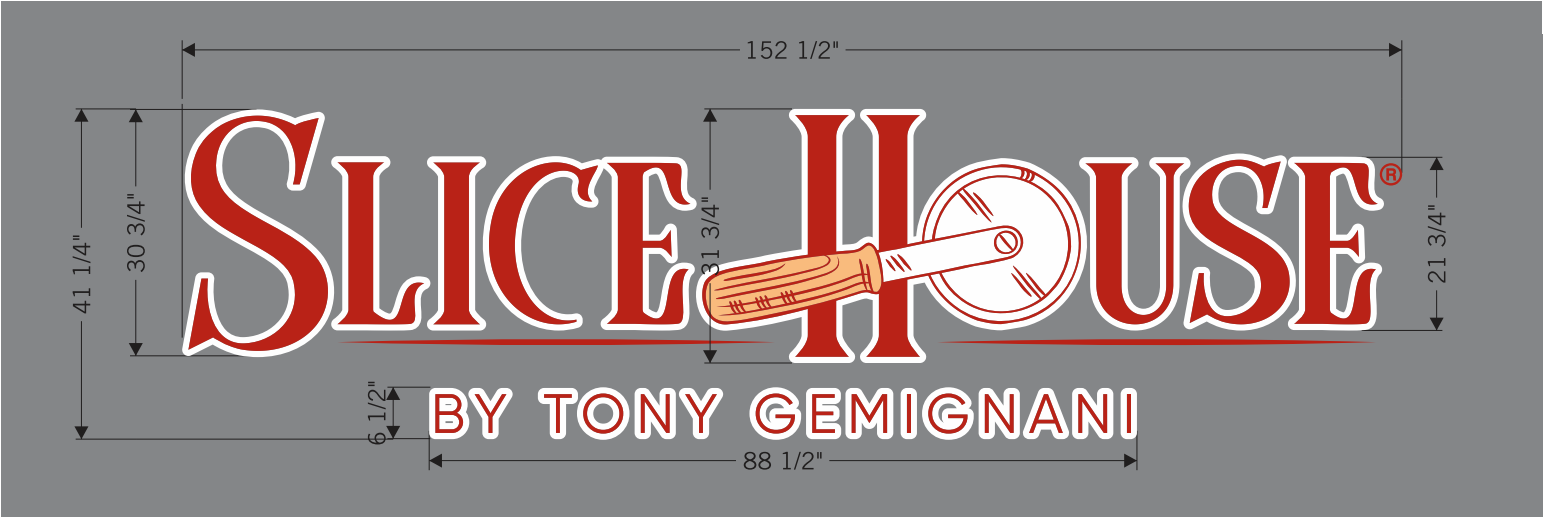


PROPOSED FACADE WITH TENANT SIGNAGE



1ST & MAIN - SIGNAGE @ FRONT ELEVATION

MJM ARCHITECTS, INC



43.7 SQ FT

ONE (1)
PLATE LETTERS

SCALE: 1/2"=1'0"

-.25" THICK PLATE ALUM. LETTERS

-PAINTED WHITE / PMS 2350 C / PMS 156 C

JOSLIN
AND SON **SIGNS**
CUSTOM SINCE 1977

630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX

JOSLINSIGN.COM

SLICE HOUSE

96 E MAIN ST
FRANKLIN, TN 37064

DRW#_ 240633-K50

QUOTE#_ 110802

WK_ORD#_ -----

DESIGNER_ J.MORTON

PROJ_MGR_ K.CLARK

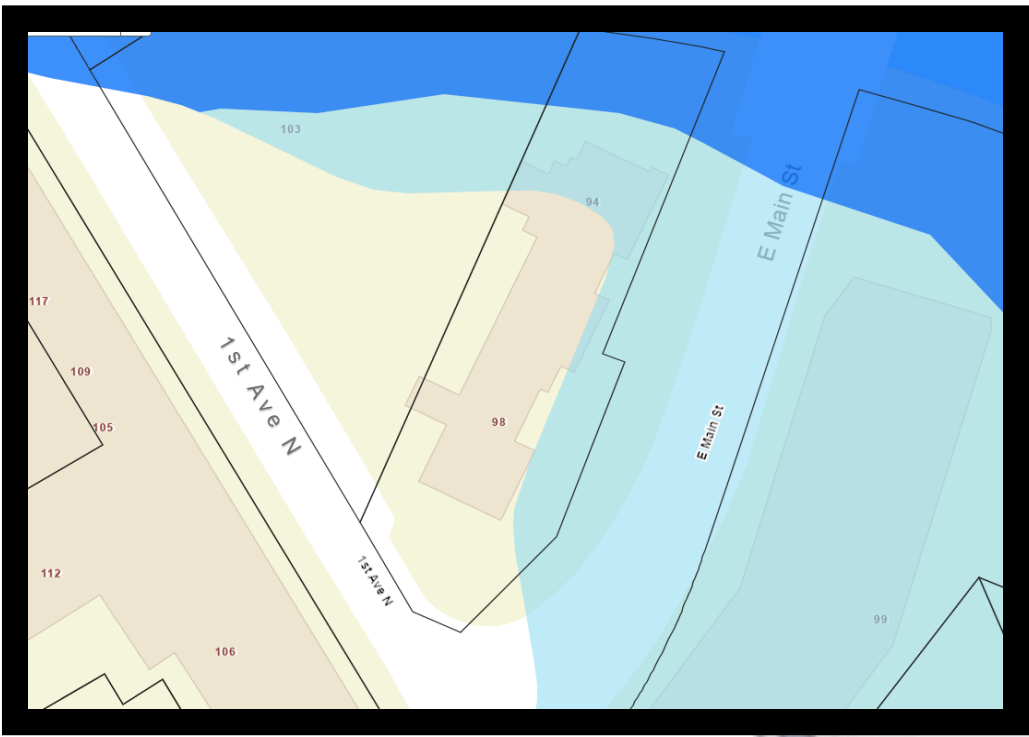
DATE_ 09.23.24

COLORS & FINISHES:

- ☐ STANDARD WHITE, SATIN
- ☐ PMS 156 C
- ☐ PMS 2350 C

CUSTOMER SIGNATURE

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FLOODPLAIN



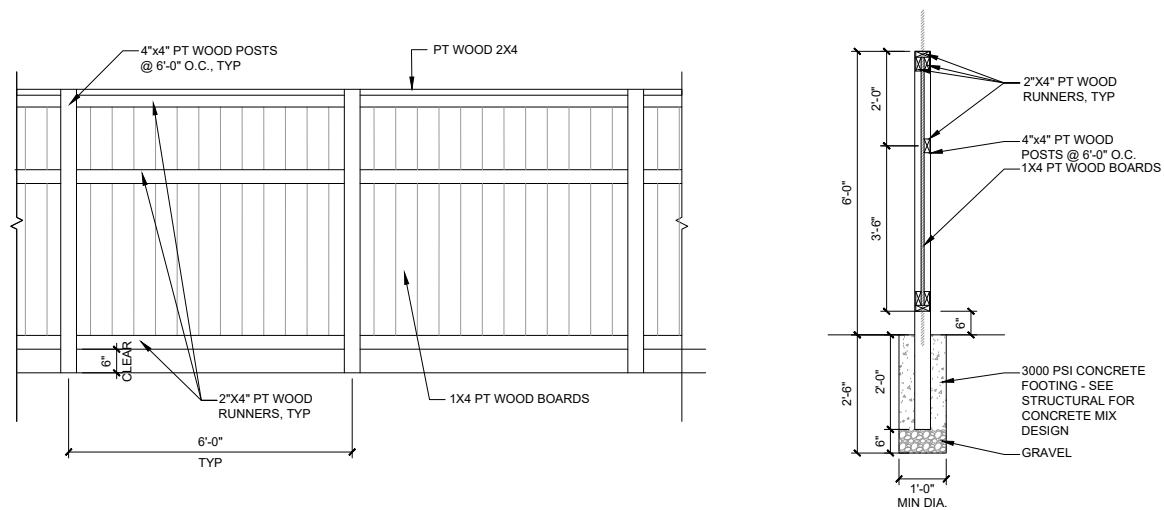
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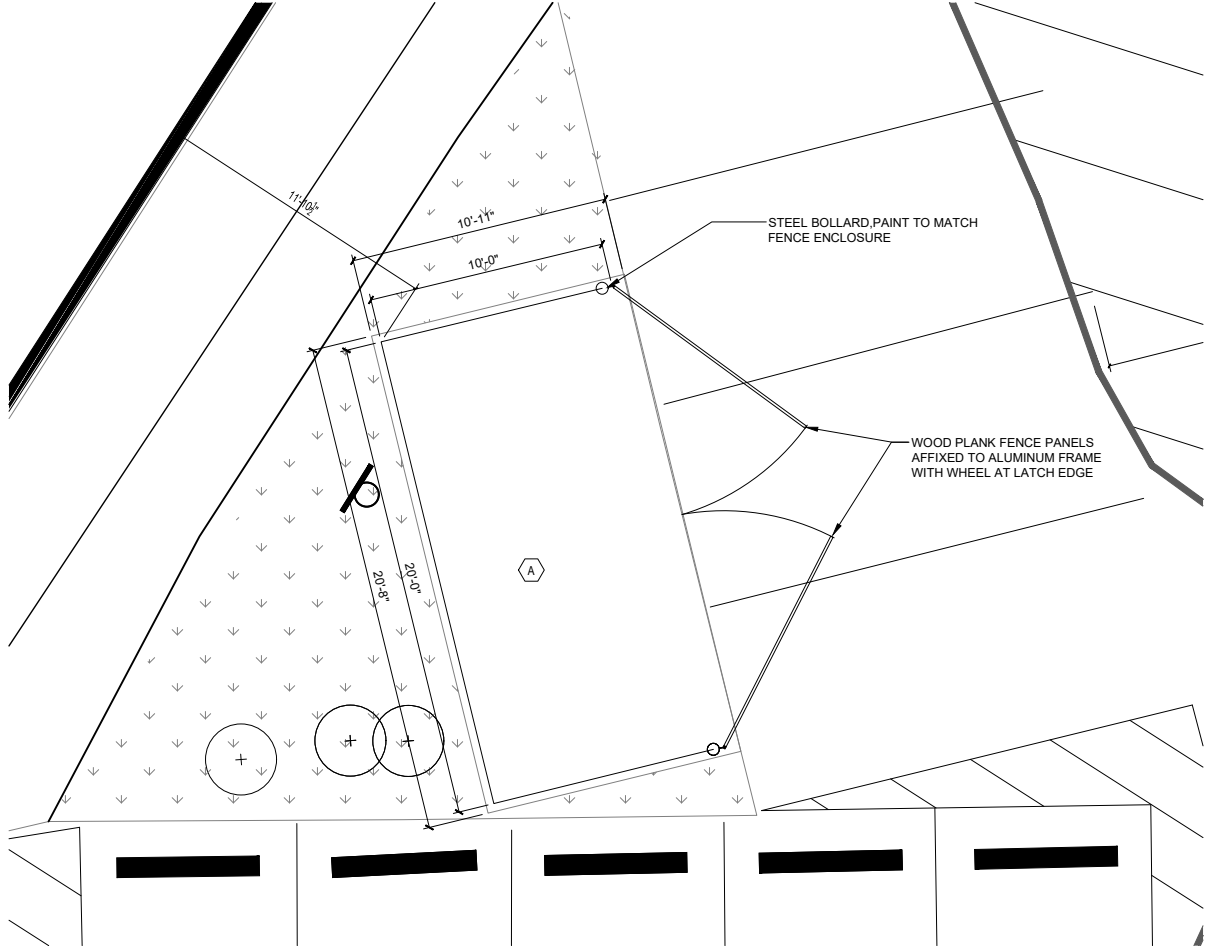


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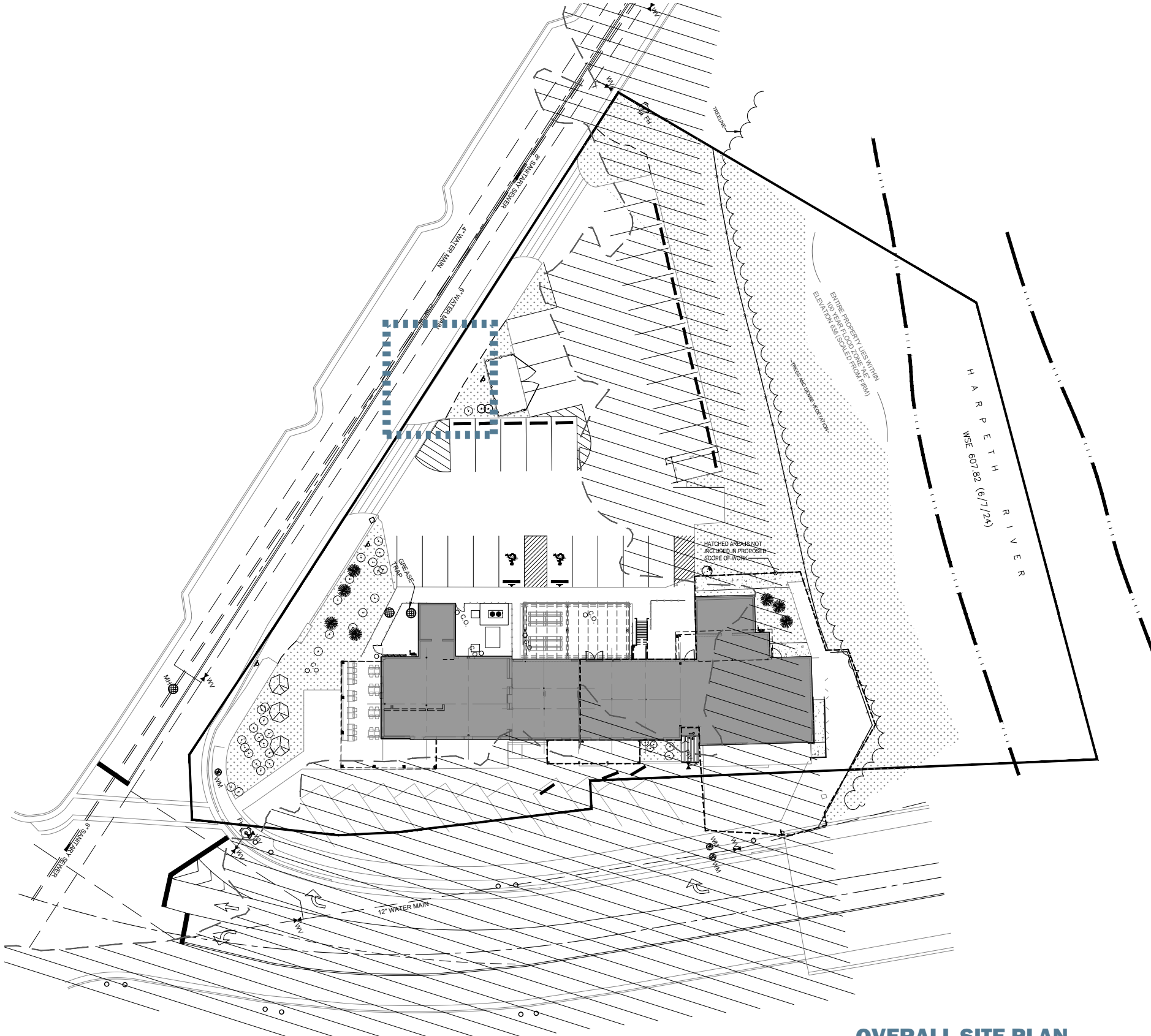
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TYPICAL DUMPSTER ENCLOSURE SCREENING



ENLARGED SITE PLAN



OVERALL SITE PLAN



1ST & MAIN - SITE PLAN

MJM ARCHITECTS, INC



EXISTING DUMPSTER ENCLOSURE IMAGERY





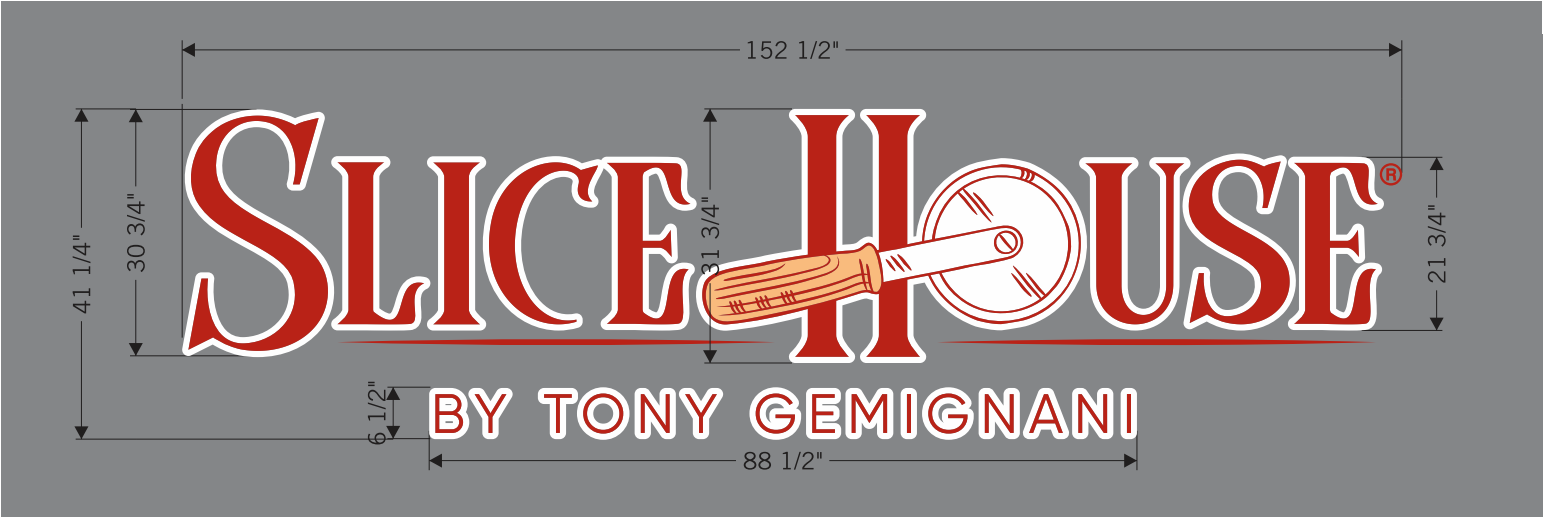
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EXISTING CONDITIONS

HARPETH ENTRANCE

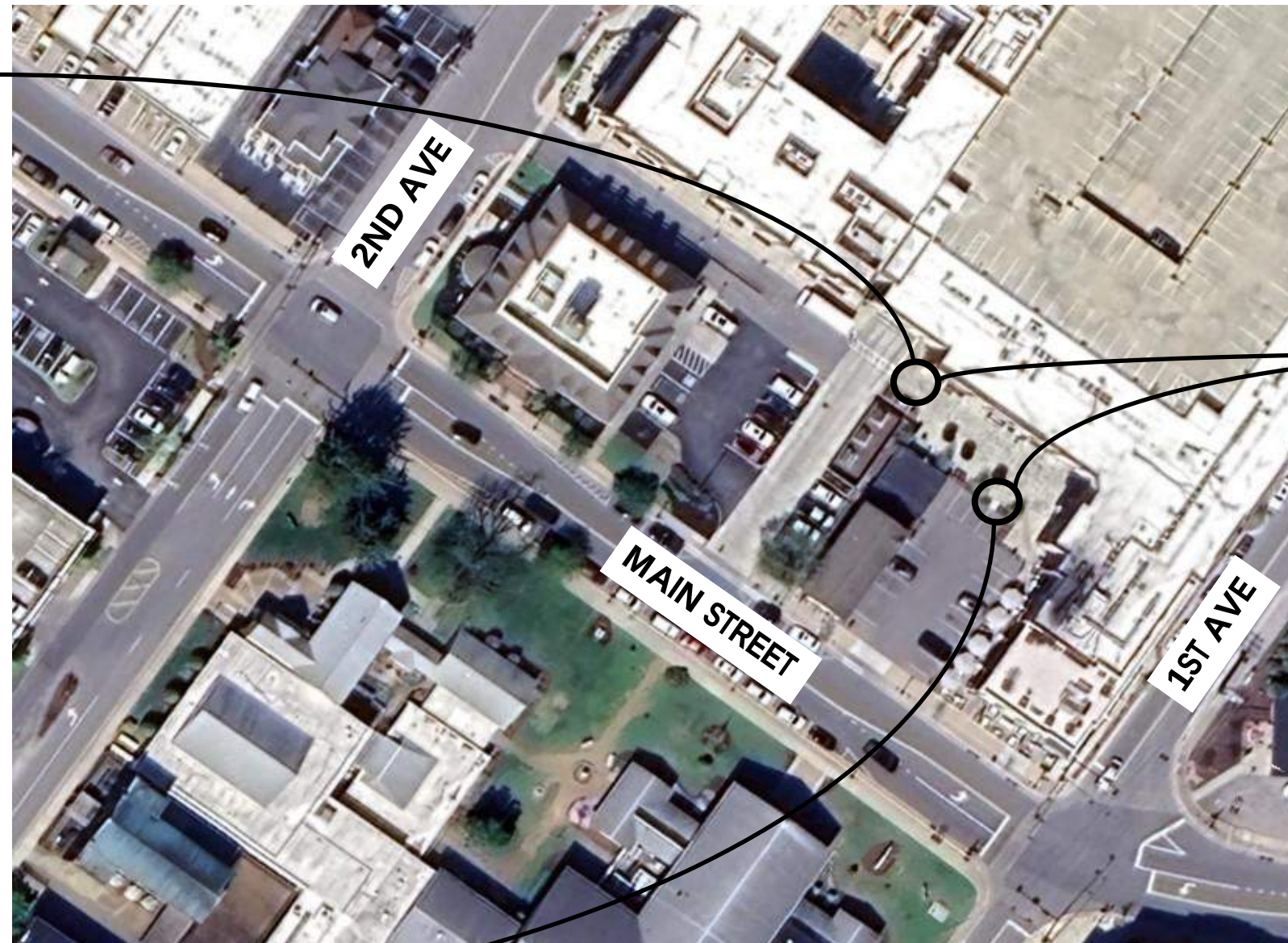
159 1ST AVE N, FRANKLIN TN, 37064



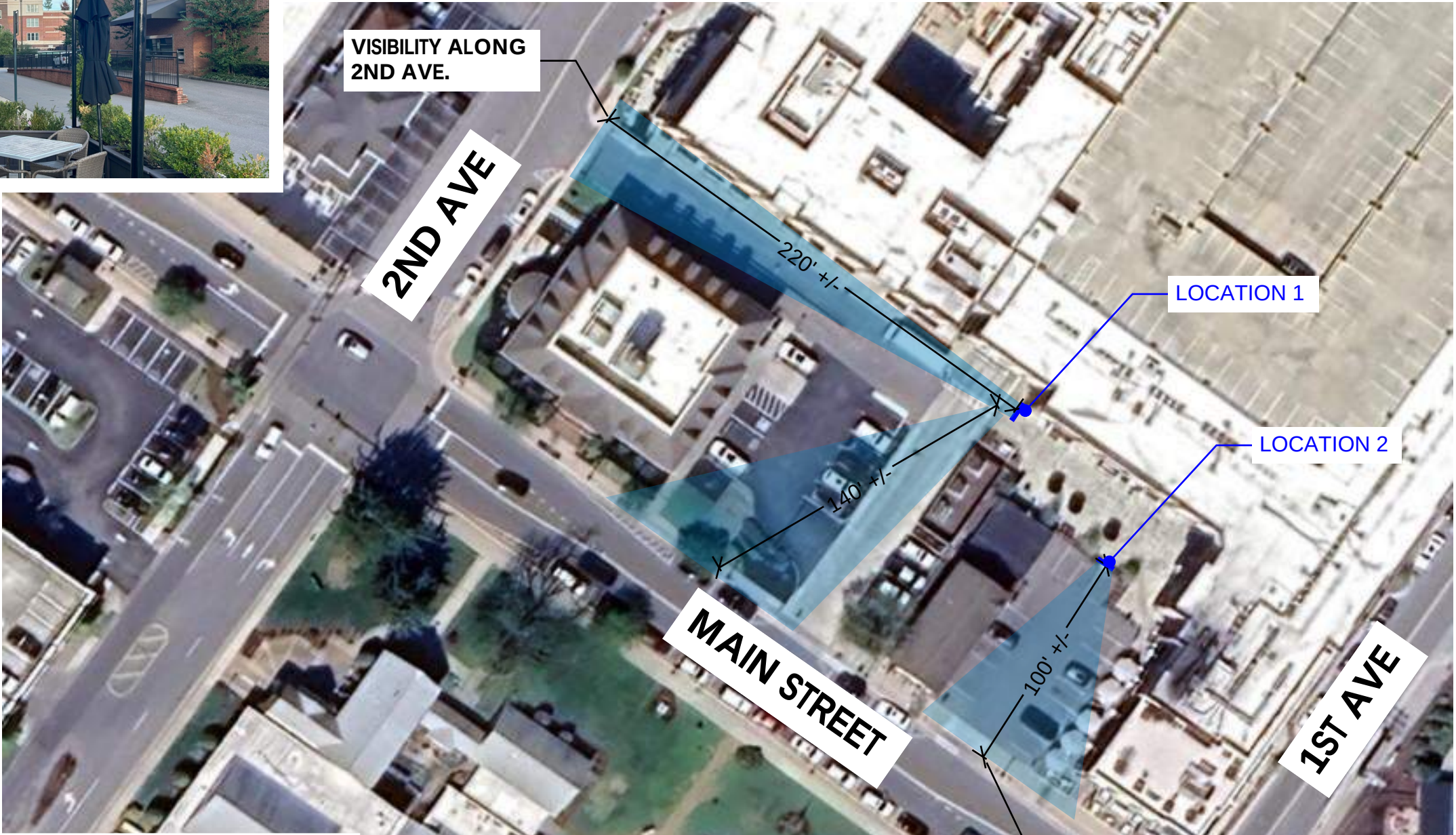
2ND AVE ENTRANCE



MAIN STREET ENTRANCE



LOCATION OF EXISTING PILLARS AND
NEW PROPOSED METAL ARCHWAY





2ND AVE ENTRANCE

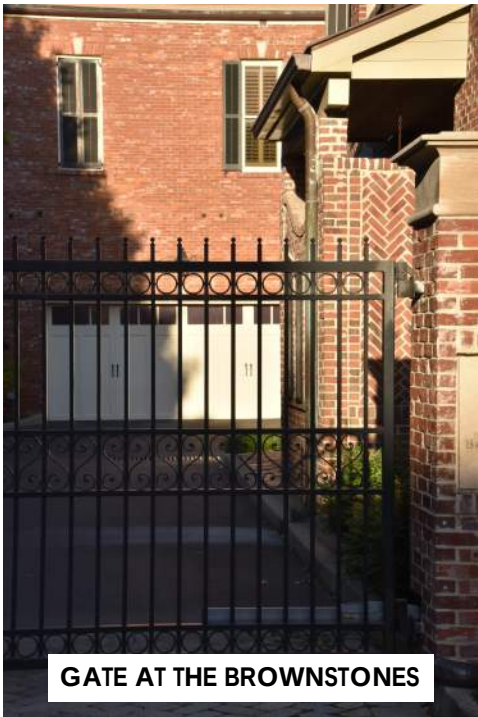


MAIN STREET ENTRANCE



PRECEDENT IMAGES

HARPETH ENTRANCE
159 1ST AVE N, FRANKLIN TN, 37064



Harpeth Square Courtyard Narrative

Harpeth Associates has expressed the desire to create an entry form to sit atop the existing stone columns that would be unique within the downtown and provide a recognizable, notable form to visitors while still working within a palette of materials currently present in the immediate area.

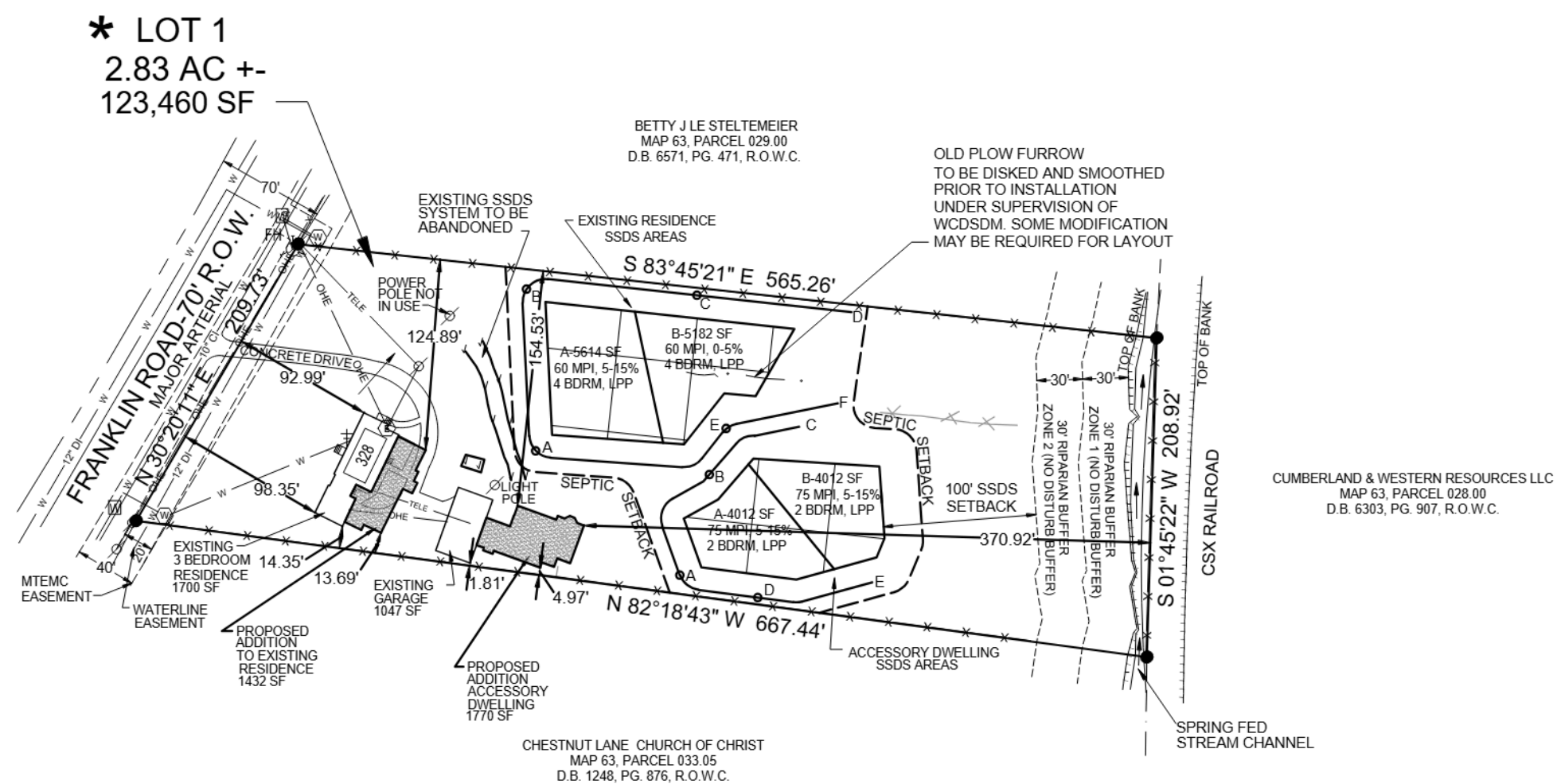
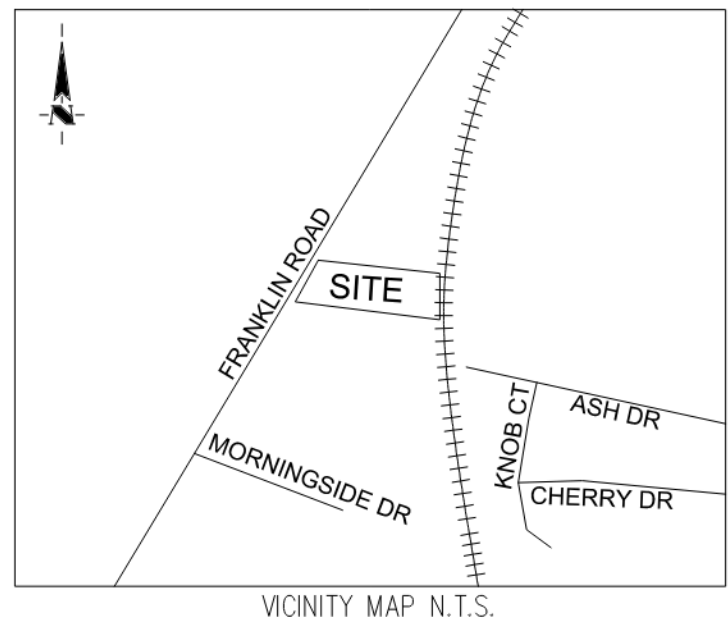
As we looked at what would be appropriate for these areas, we considered a variety of factors. We wanted something that made a statement but did not overpower the surrounding historical fabric while also creating some form of note. A courtyard is above all a place of relaxation, so it seemed fitting that the entry to this space be both light and even somewhat playful. Finally, in order to feel appropriate we wanted to use materials and colors that had precedent in the district.

Based on this we decided on a soft arch constructed of thin steel, referencing the variety of gates, railings, brackets and other metal detailing within this area of downtown. It would make a subdued and respectful statement to those who approached, but the construction and color mean that because of the setback from the primary roads (Main St. and Second Ave) and relative lack of visibility along the street it will also recede into the existing streetscape.

Note that a sign is shown but that is only for graphic effect. We understand that any sign would need to be discussed with Planning. The guidelines don't necessarily address this specific courtyard condition and we understand this would necessitate some special consideration.



LEGEND	
●	IRON FOUND (IPF)
○	IRON PIN SET (IPS)
■	MONUMENT FOUND
—	PROPERTY BOUNDARY
—○—	UTILITY POLE WITH GUY WIRE
—E—	OVERHEAD UTILITY LINES
—W—	WATER LINE
—G—	GAS LINE
⊙	WATER METER
⊙	GAS METER
⊙	ELECTRIC METER
FH	FIRE HYDRANT
⊞	TELEPHONE PEDESTAL
✓	FIELD LOCATED FLAGS
—X—	FENCE LINE
XXXX	STREET ADDRESS



LOT AREA: 123,460 SF
EXISTING LOT COVERAGE
(EXISTING RESIDENCE & GARAGE): 2747 SF
% EXISTING LOT COVERAGE: 2.2 %

PROPOSED ADDITIONAL LOT COVERAGE
(ADDITION TO RESIDENCE
AND NEW ACCESSORY DWELLING): 3202 SF

TOTAL PROPOSED LOT COVERAGE: 5949 SF
TOTAL % PROPOSED LOT COVERAGE: 4.8%

OWNER OF RECORD SUNSHINE VENTURES LLC 1367 ELIOT RD FRANKLIN, TN 37064 DEED BOOK 8981, PAGE 322 R.O.W.C. TN
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

DATE:	NO.	DATE	REVISIONS
10-9-2023			
SCALE: 1:100			
DRAWN BY: PRT			
REVIEWER:			

SITE PLAN
(COF PROJECT #8151)
MAP 63, PARCEL 30.00
CITY OF FRANKLIN, TENNESSEE

LOTS 1, 2 & 3
HILLS SUBDIVISION, FINAL PLAT
SECTION A, REVISION 1

328 FRANKLIN ROAD
FRANKLIN, TN 37069



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



PROJECT
22-0128

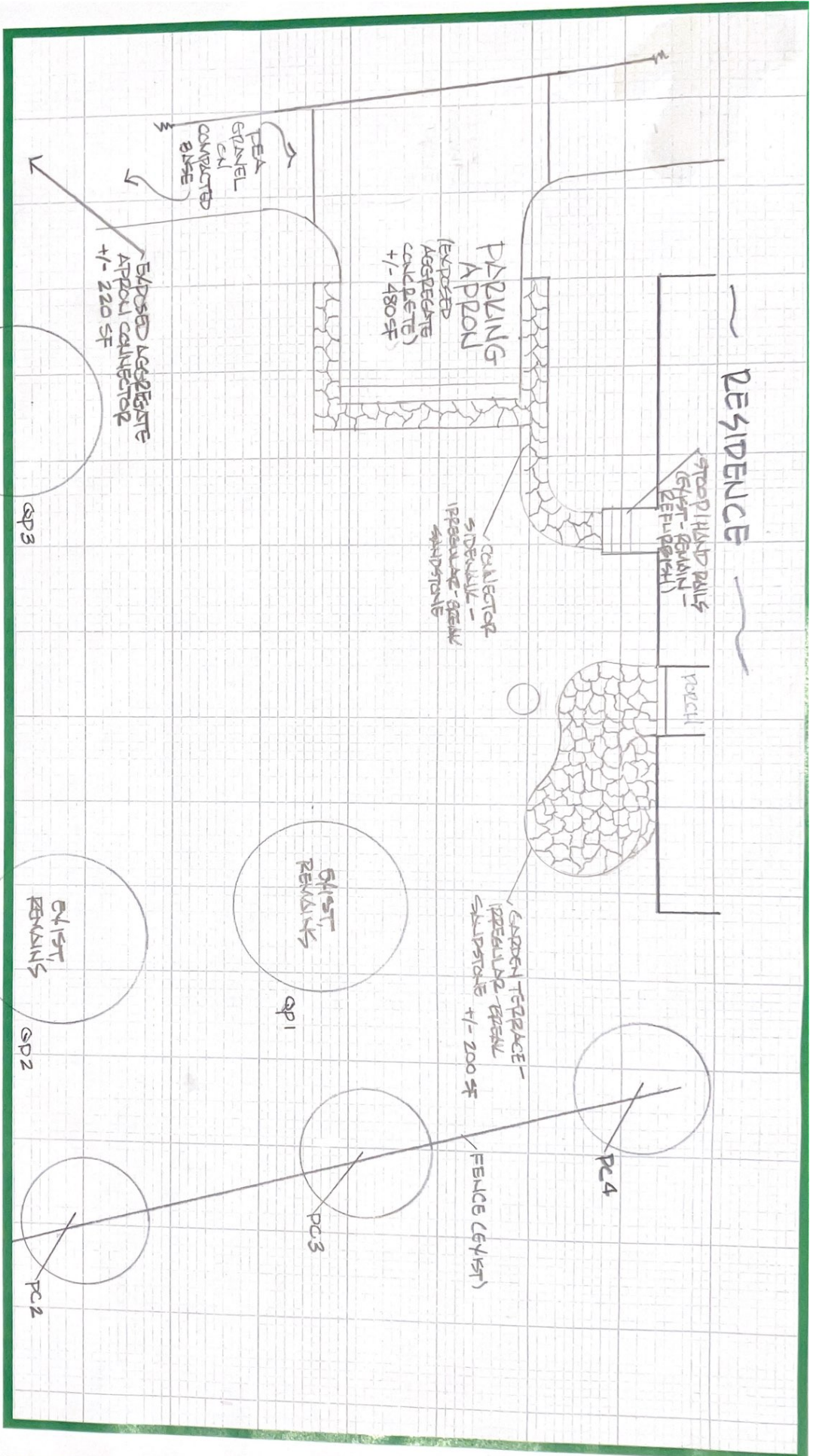
SHEET
1 OF 1

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

Project: JAMES RESIDENCE
Address: 328 SPANGLIN RD.
City: FRANKLIN
Email/Phone: _____

Notes: WEST LAWN

Date: SEPTEMBER 5, 2021
Drawn By: _____
Email: _____
Scale: NOT TO SCALE



928 FRANKLIN ROAD



STREET VIEW



CLOSE UP VIEW OF WALKWAY &
TERRACE LOCATION



VIEW OF EXISTING
LIMESTONE
FOUNDATION



IRREGULAR BREAK
SANDSTONE SAMPLE FOR
WALKWAY & TERRACE



FRONT

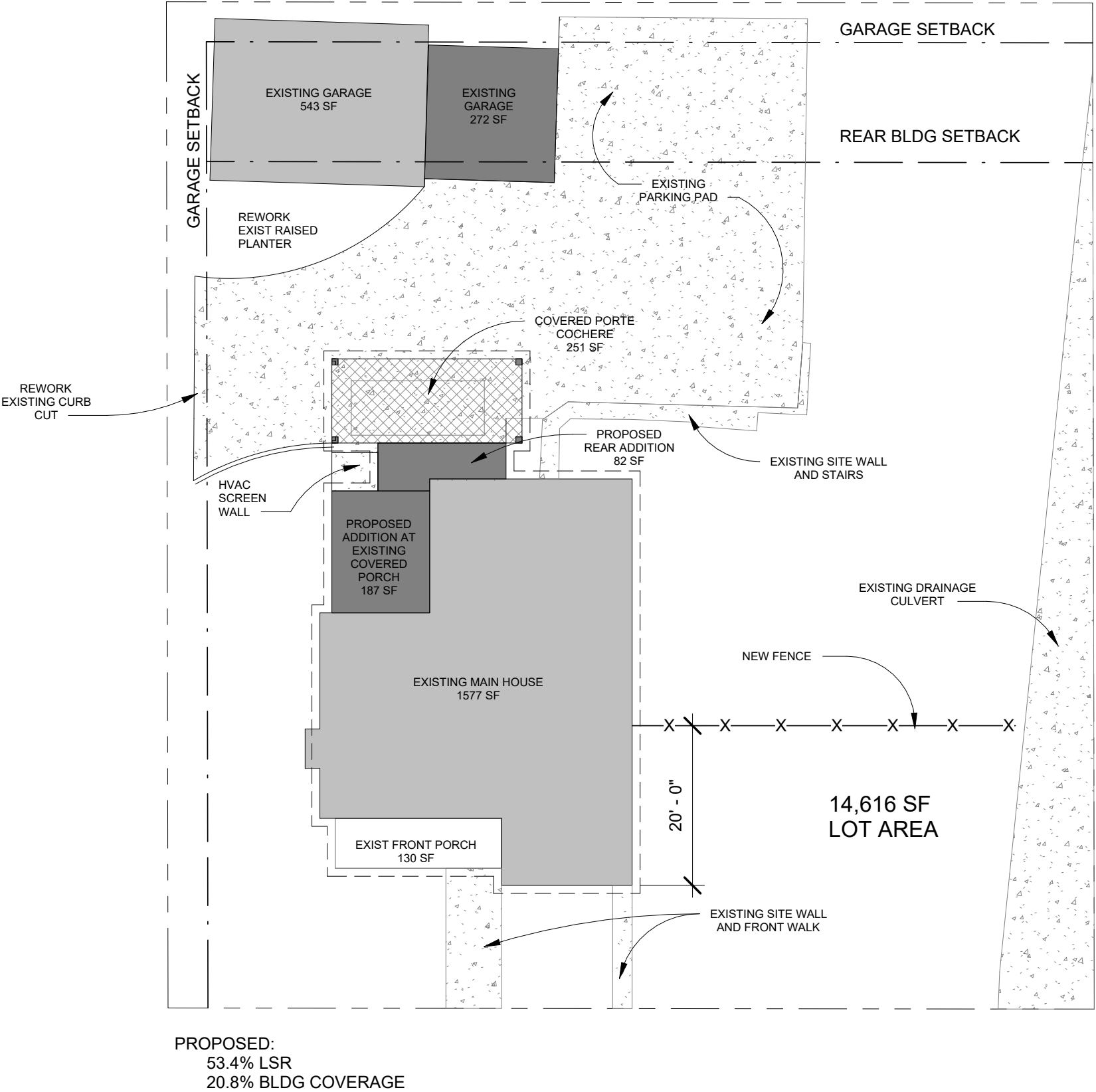
HOME WAS BUILT FOR JOHN B. McEWEN FOR HIS ADOPTED SON AFTER 1880.
TAX RECORDS SHOW 1900 AS AGE BUILT

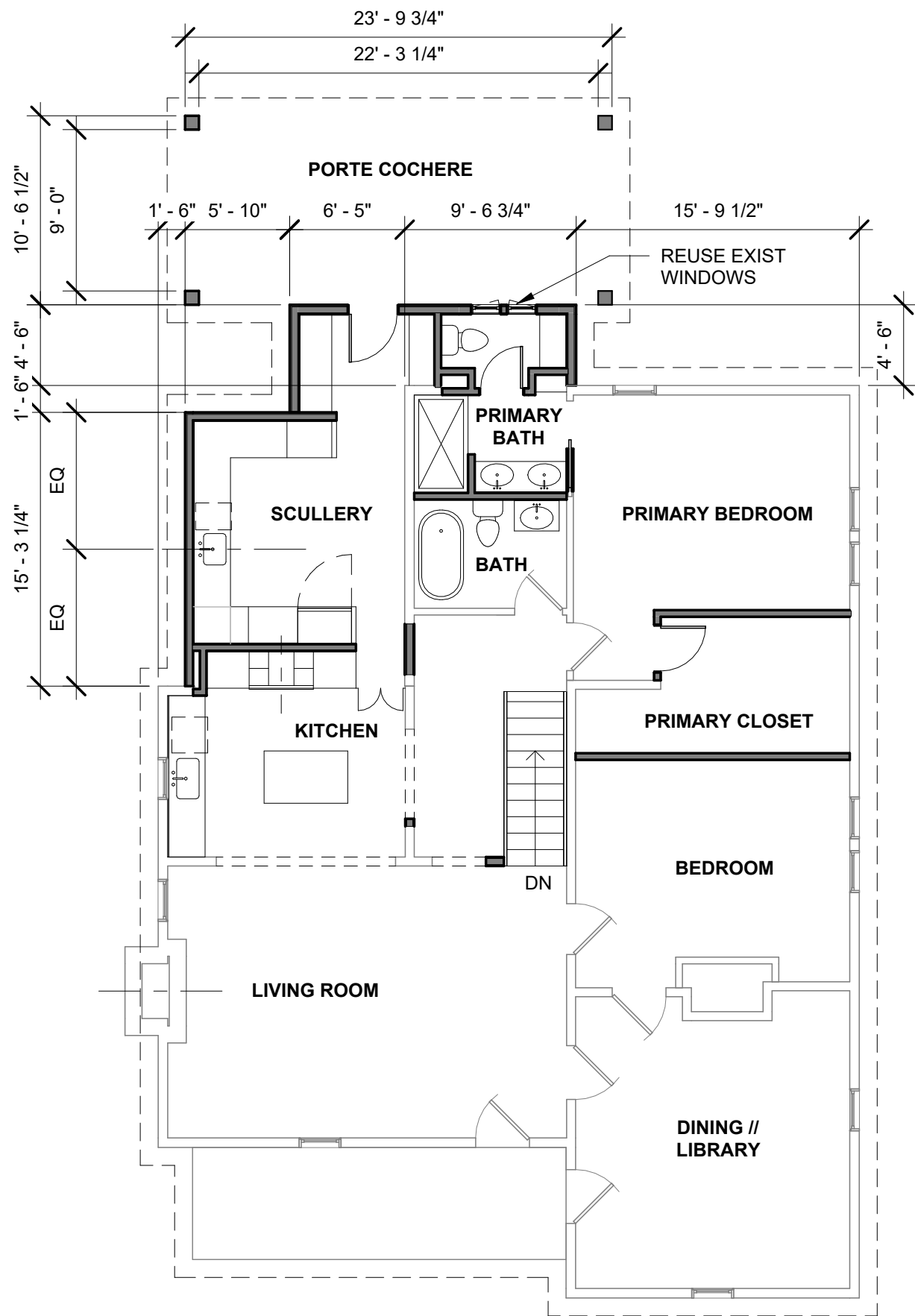


REAR LEFT - 8TH AVENUE FACING

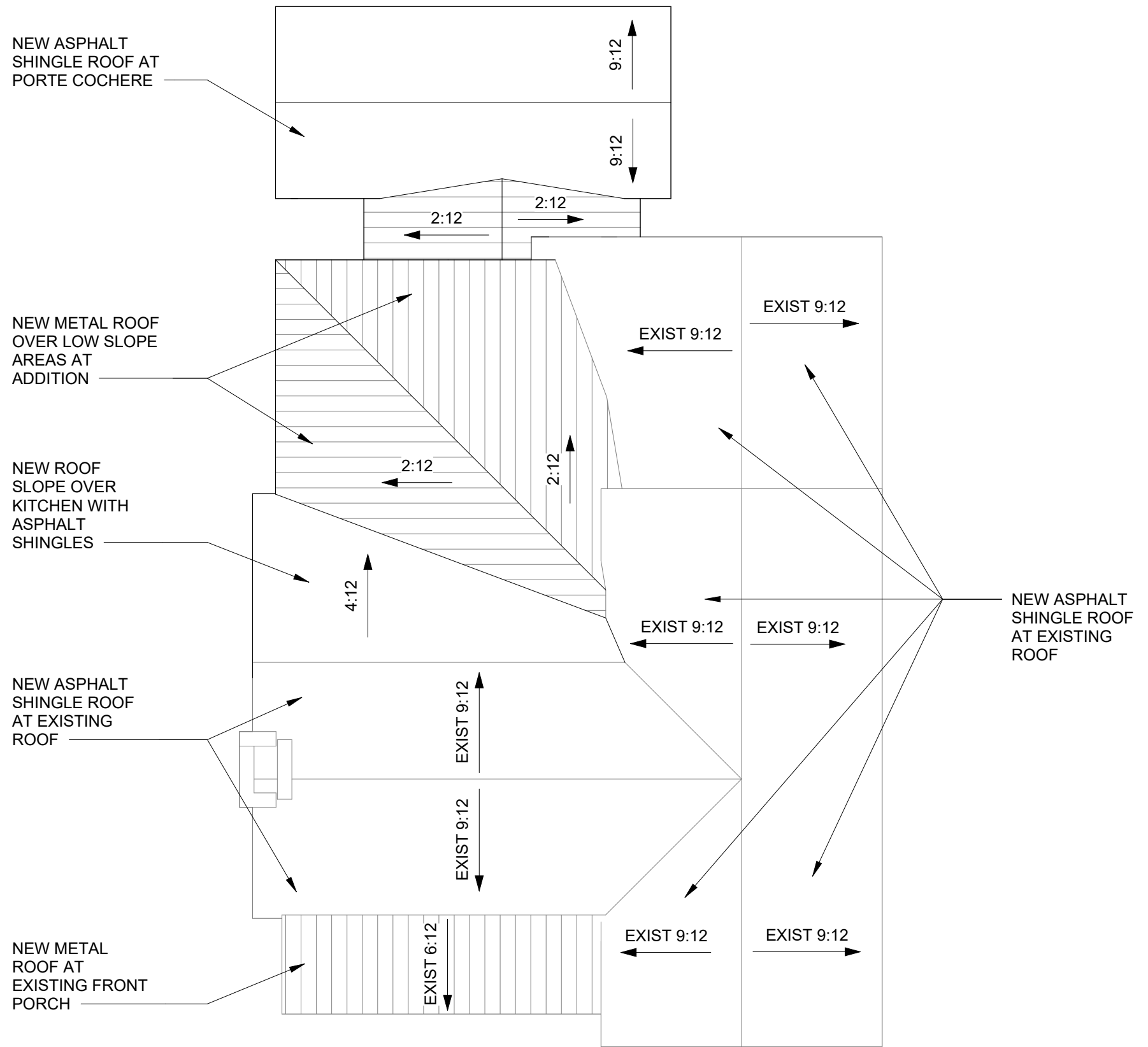


REAR RIGHT

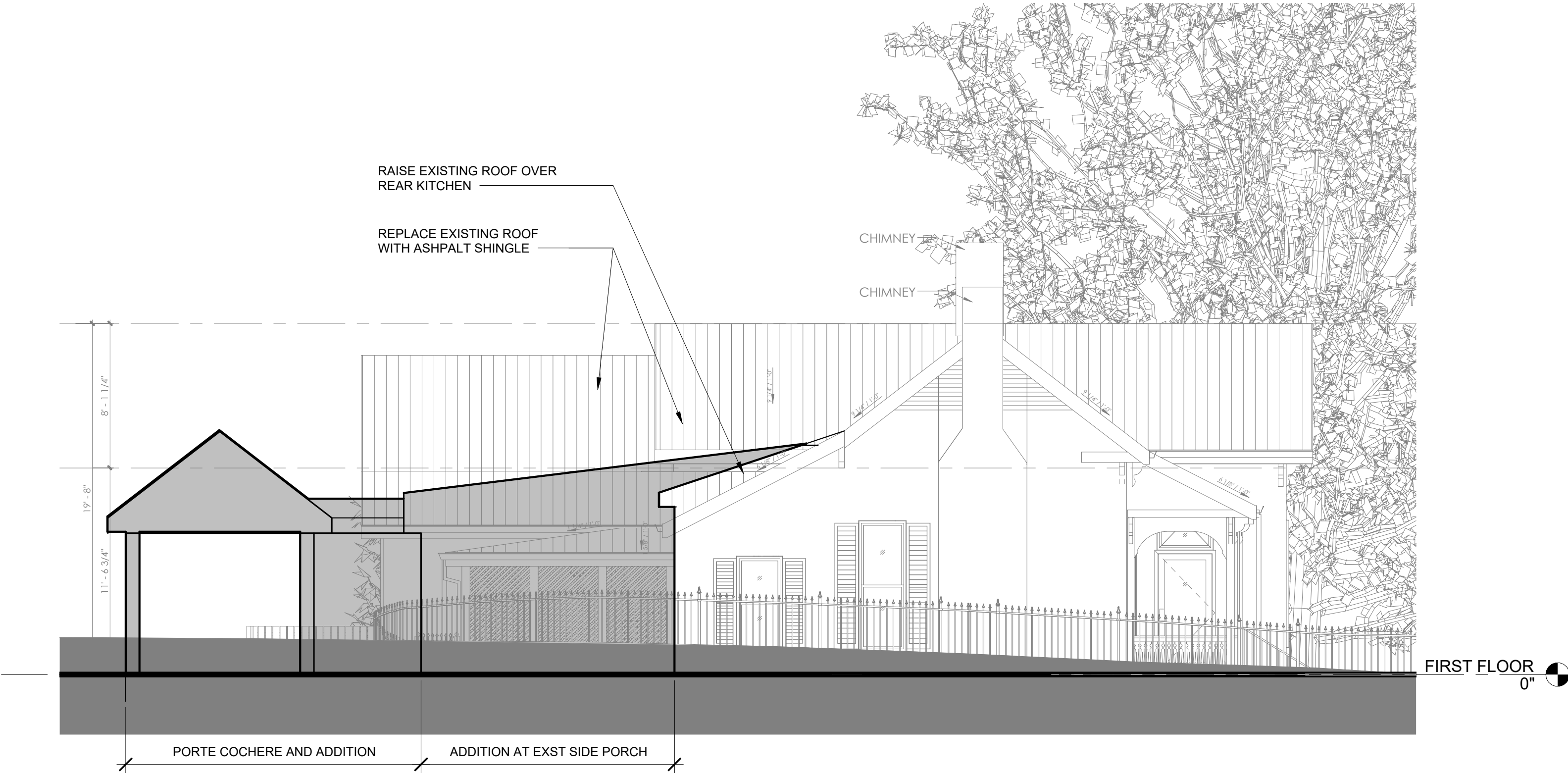




FLOOR PLAN // MAIN LEVEL



ROOF PLAN // PROPOSED



ADDITIONAL EXTERIOR SCOPE OF WORK



ADD PRIVACY FENCE TO SIDE YARD:
-DISCUSS MATERIALS
-DISCUSS HEIGHT

RELOCATE HVAC SYSTEMS
-DISCUSS LOCATION



REWORK FRONT STAIR RAILINGS TO MATCH PORCH
-DISCUSS MATERIALS OF STAIRS
-SIMILAR TO IT'S SISTER HOUSE ON FAIR STREET



GENERAL REQUIREMENTS

- A. THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE IN THE ENGLISH LANGUAGE. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE TO TAKE ALL ACTIONS NECESSARY (INCLUDING, BUT NOT LIMITED TO, THE USE OF INTERPRETERS) TO ENSURE THAT THEIR EMPLOYEES ARE ABLE TO READ AND UNDERSTAND THE CONTRACT DOCUMENTS, WHICH ARE DRAFTED IN THE ENGLISH LANGUAGE. THE CONTRACTOR SHALL DESIGNATE IN WRITING BEFORE STARTING WORK ON THE PROJECT, A COMPETENT, ENGLISH-SPEAKING SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE CONTRACT DOCUMENTS, AND THOROUGHLY EXPERIENCED IN THE TYPE OF CONSTRUCTION BEING PERFORMED.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION. THESE DOCUMENTS REQUIRES FURTHER COOPERATION AMONG THE OWNER, THEIR CONTRACTOR AND THE ARCHITECT TO ACHIEVE PROJECT SUCCESS. DESIGN AND CONSTRUCTION ARE VERY COMPLEX. ALTHOUGH THE ARCHITECT AND THEIR CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IN WRITTEN/ DRAWN FORM IS CHALLENGING AND IMPERFECT. ALTHOUGH EFFORT IS MADE TO DO SO, EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY, DISCREPANCY OR OMISSION DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES. THE ARCHITECT OR RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES.
- C. ALL WORK, INCLUDING ALL MATERIALS AND WORKMANSHIP, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAWS, CODES, ORDINANCES, AND STANDARDS OF ALL LOCAL, STATE AND NATIONAL JURISDICTIONS. ALL SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- D. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED AND CLEANED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS AND TRADES.
- E. DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.
- F. COORDINATION OF ALL TRADES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- G. EACH TRADE OR CRAFT CERTIFIES THAT PRECEDING WORK IS ACCEPTABLE WHEN THAT TRADE OR CRAFT COMMENCES ITS OWN WORK ON THE PROJECT.
- H. WINDOW SIZES INDICATED ARE OVERALL FRAME SIZES IN INCHES. REFERENCE DOORS AND WINDOWS SECTION FOR ADDITIONAL WINDOW NOTES.
- I. INTERIOR DIMENSIONS ARE TO CENTER OF WALL UNLESS OTHERWISE INDICATED.
- J. PLUMB EXISTING WALLS AND LEVEL EXISTING FLOORS AND CEILINGS IN ALL RENOVATED AREAS BEFORE PROCEEDING WITH ANY FINISH WORK.
- K. NOTIFY ARCHITECT OF ANY UNFORESEEN STRUCTURAL, MECHANICAL OR ARCHITECTURAL PROBLEMS BEFORE ANY CORRECTIVE MEASURES ARE TAKEN.
- L. PLUMBING CONTRACTOR SHALL RE-WORK EXISTING WATER AND SOIL LINES AS REQUIRED TO CONFORM WITH THE NEW PLAN.
- M. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON-SITE. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE FIELD MEASUREMENTS AND THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY NOTIFY THE ARCHITECT FOR RESOLUTION.
- N. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, VISIT THE SITE TO EXAMINE EXISTING CONDITIONS AND FAMILIARIZE THEMSELVES WITH CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.
- O. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CABINERY FOR ARCHITECT REVIEW AND APPROVAL.
- P. THIS PLAN ONLY CONSIDERS GRAVITY & WIND LOADING ON STRUCTURES. ANY OTHER LOADING CASES RELEVANCE SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY UPON DISCOVERY.
- Q. THERE SHALL BE NO FIELD REVISIONS OF ANY STRUCTURAL COMPONENT OR SIGNIFICANT DESIGN DETAIL WITHOUT THE ARCHITECTS ADVANCE APPROVAL.
- R. THERE SHALL BE NO FIELD WELDS.
- S. ALL MANUFACTURED COMPONENTS SHALL BE INSTALLED IAW (IN ACCORDANCE WITH OEM/ORIGINAL EQUIPMENT MANUFACTURER) INSTRUCTIONS & USED IN MANNER/APPLICATION INTENDED BY OEM.
- T. MATERIALS DAMAGED IN TRANSIT SHALL BE REPAIRED / RESTORED BY APPROVED MEANS / METHODS TO ORIGINAL CONDITION OR BETTER BEFORE DELIVERY TO JOBSITE.

MASONRY

- A. SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE SPECIFIED.
- B. CONTRACTOR SHALL USE TYPES S (ACI 630) OR STRONGER MORTAR.
- C. CONTRACTOR SHALL USE APPROVED MASONRY BRICK/BRICKS REINFORCEMENT EVERY THIRD CMU COURSE- MINIMUM FROM CORNERS OUT 8'-FT.
- D. NEW MASONRY SHALL CONNECT TO EXISTING MASONRY BY WEATHER SEAL ONLY.
- E. CONTRACTION JOINTS:
- a. HORIZONTAL SPACING BETWEEN JOINTS SHALL NOT BE GREATER THAN 32'-FT.
 - b. REINFORCEMENT SHALL NOT BRIDGE/DEFEAT CONTRACTION JOINT PURPOSE.
 - c. PRODUCT/SYSTEM USED SHALL HAVE FLORIDA PCA FOR PURPOSE & BE INSTALLED IAW APPROVAL.
 - d. JOINT WIDTH SHALL BE 1/2" INCH MINIMUM.
- F. CONTRACTOR SHALL INSTALL GROUTED CELLS & REBAR @ CORNERS, 4'-FT C-C @ SIDES OF OPENINGS, UNDER GIRDER / BEAM ENDS - CONTRACTOR SHALL KEEP.

CONCRETE

- A. ALL CONCRETE SHALL BE MINIMUM 3,000 PSI, 8-INCH MAX SLUMP.
- B. SLAB ON GRADE
- a. SOIL- UNDISTURBED, GRANULAR SOIL SHALL BE ASSUMED TO HAVE A BEARING CAPACITY OF 2,000-PSF.
 - b. IF LOOSE SOIL, 10% SOFT CLAY, DEBRIS, ETC. ARE OBSERVED, CONTACT ARCHITECT.
 - c. 95% COMPACTION REQUIRED FOR ALL FILL PER ASTM D 155, MAX 1'-FT PER LIFT.
- C. SLAB SHALL BE 4-INCHES THICK, MINIMUM.
- D. MIX SHALL BE TYPE II CEMENT.
- E. VERTICAL EDGES SHALL BE FORMED.
- F. GROUND SHALL BE TERMITE TREATED WITH APPROVED PRODUCT - IAW OEM. UNDER ALL STRUCTURES & TREATMENT DOCUMENTED BEFORE ANY CONCRETE IS PLACED.
- G. FOLLOWING TERMITE TREATMENT, CONTRACTOR SHALL INSTALL CONTINUOUS, MINIMUM 6-MIL, PLASTIC VAPOR BARRIER WITH MINIMUM 6" LAPPED JOINTS.
- H. BOTH 6"x6, 10"x10, WWF & FIBER MIX ARE ACCEPTABLE - UNLESS OTHERWISE SPECIFIED.
- I. CONTRACTOR SHALL SAW CUT, CONCRETE SLAB, WITHIN 24-HOURS OF POUR, 1/2-INCH DEEP, MAX 10'-FT C-C EACH WAY.
- J. ABOVE GRADE CONCRETE SHALL BE SUPPORTED ON SHORING APPROVED BY ARCHITECT. SHORING SHALL ONLY BE REMOVED WITH ARCHITECTS APPROVAL & ON SITE PRESENCE.
- K. REBAR, MINIMUM #5, DEFORMED, A36 UNLESS OTHERWISE SPECIFIED.
- a. LAP REBAR 40-DIAMETERS OR USE APPROVED REBAR CONNECTION IAW OEM INSTRUCTION.
 - b. REBAR IN CONCRETE CAST AGAINST EARTH, SUCH AS FOOTINGS, SHALL HAVE MINIMUM 3-INCH COVER, 2-INCHES COVER REQUIRED IN VERTICAL ELEMENTS EXPOSED TO WEATHER, 1-1/2-INCHES COVER FOR INTERIOR COLUMNS & BEAMS, & 3/4-INCH COVER FOR INTERIOR WALLS & SLABS ABOVE GRADE.

STEEL

- A. MINIMUM A36/AISC A-307.
- B. SHALL BE PROTECTED AGAINST CORROSION IAW APPLICATION EXPOSURE, OEM PLATING, GALVANIZING, OR PAINTING SHALL BE DEEMED ADEQUATE IF INTENDED FOR APPLICATION.
- C. ALL FRAMING, ROOFING, & SHEETING NAILS SHALL BE RING SHANK, MINIMUM SIZE SPECIFIED & INSTALLED PER APPLICABLE CODE.
- D. LUMBER
- a. NOT OTHERWISE CALLED OUT, SHALL BE MEM-FIR #2 OR STRONGER.
 - b. P/T REQUIRED FOR EXPOSURE TO WEATHER, OR CONTACT WITH MASONRY / CONCRETE.
 - c. ALL SHEETING/FLOORING/ETC. SHALL BE EXTERIOR GRADE, SPAN RATED, & INTENDED BY OEM FOR APPLICATION.

EQUIPMENT

- A. PROVIDE AND INSTALL ALL APPLIANCES AND EQUIPMENT AS NOTED ON PLANS AND AS SELECTED BY THE OWNER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, CODES, AND ORDINANCES.

SPECIFICATIONS

- A. REFER TO THE TECHNICAL SPECIFICATION DOCUMENT FOR ALL DETAILED SPECIFICATIONS, MATERIALS, AND WORKMANSHIP REQUIREMENTS. IN THE EVENT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS, THE TECHNICAL SPECIFICATIONS SHALL PREVAIL.

DOORS AND WINDOWS

- A. WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS.
- B. THE PRODUCT SUPPLIER SHALL IDENTIFY AND APPLY SAFETY GLAZING AT LOCATIONS REQUIRED BY CODE AND MEET APPLICABLE WINDOW EGRESS REQUIREMENTS.
- C. THE BUILDER SHALL PROVIDE ARCHITECT WITH WINDOW AND DOOR ORDER FOR REVIEW.
- D. ALL INTERIOR DOORS SHALL BE THE SIZES INDICATED. DOOR MATERIALS, STYLE & FINISH SHALL BE AS SPECIFIED BY THE ARCHITECT.
- E. MINIMUM +30/-35 PSF RATING. EXTERIOR GLAZING SHALL BE IMPACT RATED OR PROTECTED.
- F. FENESTRATION SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, LISTED BY AN APPROVED ENTITY, AND BEAR A LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:
- a. ASTM E1886 and ASTM E1996, OR AAMA 501.
 - b. WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEMS USED FOR SUBSTRATES NOT SPECIFIED BY THE FENESTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.
 - c. PERFECTURE R609 7/2" FRAME CLIP, TAPERED BUCKS ARE NOT ALLOWED.
 - d. R609 7/2" MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE.
 - e. WHERE THE WOOD SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2-INCHES, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP AND ANCHORS SHALL BE EMBEDDED DIRECTLY INTO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE MATERIAL, UNLESS OTHERWISE TESTED. BUCKS SHALL EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME SUCH THAT FULL SUPPORT OF THE FRAME IS PROVIDED. ANCHORS SHALL ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME INTO THE ROUGH OPENING SUBSTRATE.
 - f. WHERE THE WOOD SHIM OR BUCK THICKNESS IS 1 1/2-INCHES OR MORE, AND THE BUCK IS SECURELY FASTENED TO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP, OR THROUGH THE FLANGE TO THE SECURED WOOD BUCK, UNLESS OTHERWISE TESTED. BUCKS SHALL EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME SUCH THAT FULL SUPPORT OF THE FRAME IS PROVIDED. ANCHORS SHALL BE EMBEDDED INTO THE SECURED WOOD BUCK TO ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME ASSEMBLY.
 - g. SUBSTITUTION OF DOOR COMPONENTS SHALL COMPLY WITH EITHER: a. ANSII/WMA100, OR b. BE EVALUATED BY AN ENGINEER, AND MAY BE INTERCHANGEABLE IN EXTERIOR DOOR ASSEMBLIES IF THE COMPONENTS PROVIDE EQUAL OR GREATER STRUCTURAL PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICES.

BUILDING CODES

- A. ALL BUILDING COMPONENTS / ELEMENTS / SYSTEMS SHALL POSSESS CURRENT FLORIDA BUILDING COMMISSION (FBC) PRODUCT CONTROL APPROVAL (PCA) FOR APPLICATION IF SAID FBC APPROVAL CATEGORY EXISTS.
- B. FBC PRODUCT APPROVED EQUAL COMPONENTS MAY BE SUBSTITUTED FOR CALLED OUT ITEMS.
- C. COMMODITY ITEMS SUCH AS CMU, LUMBER FASTENERS, ETC., SHALL BE FREE FROM OBSERVED DAMAGE/DEFECTS & SHALL MEET APPLICABLE CODE & INDUSTRY STANDARDS.
- D. WINDOWS & DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4 OF THE CURRENT FBC RESIDENTIAL.

EXTERIOR WALL COVERING

- A. PRODUCTS SENSITIVE TO ADVERSE WEATHER SHALL NOT BE INSTALLED UNTIL ADEQUATE WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. EXTERIOR SHEATHING SHALL BE DRY BEFORE APPLYING EXTERIOR COVER.
- B. TI-1 SIDING
- a. MUST BE THE PLYWOOD VERSION, NOT OSB.
 - b. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR OVER FRAMING MEMBERS, UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIP LAPPED OR COVERED WITH A BATTEN & CAULKED. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED NOT LESS THAN 1-INCH OR SHALL BE SHIP LAPPED OR FLASHED WITH 2" FLASHING AND OCCUR OVER SOLID BLOCKING, WOOD OR WOOD STRUCTURAL PANEL SHEATHING.
 - c. VERTICAL JOINTS, IF STAGGERED, SHALL BE PERMITTED TO BE AWAY FROM STUDS IF APPLIED OVER WOOD STRUCTURAL PANEL SHEATHING.
 - d. 3/8" WOOD STRUCTURAL PANEL SIDING SHALL NOT BE APPLIED DIRECTLY TO STUDS SPACED MORE THAN 16-INCHES ON CENTER WHERE LONG DIMENSIONS IS PARALLEL TO STUDS. WOOD STRUCTURAL PANEL SIDING 7/16-INCH OR THINNER SHALL NOT BE APPLIED DIRECTLY TO STUDS SPACES MORE THAN 24 INCHES ON CENTER. THE STUD SPACING SHALL NOT EXCEED THE PANEL SPAN RATING PROVIDED BY THE MANUFACTURER UNLESS THE PANELS ARE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE STUDS OR OVER SHEATHING APPROVED FOR THAT STUD SPACING.
 - e. APPLY WATER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING TO PREVENT WATER INTRUSION INTO THE WALL ASSEMBLY. MUST SEAL THE SIDING WITH WEATHER PROTECTIVE WOOD SEALER OR EQUIVALENTLY PROTECTIVE PAINT, PRE-SEAL THE EDGES OF EACH BOARD BEFORE INSTALLATION TO PREVENT MOISTURE.
 - f. MUST NOT BE INSTALLED WHERE IT IS IN CONTACT WITH FINISH GRADE.
 - g. WHEN CUTTING AROUND WINDOWS AND DOOR, LEAVE 1/2" GAP FOR EXPANSION OF MATERIALS.
 - h. FASTEN TO WALL PER MANUFACTURER SPECIFICATIONS. IF MANUFACTURER DOESN'T SPECIFY, THEN USE A MINIMUM NAIL DIAMETER OF 0.099" ANCHORED EVERY 2-INCHES PER FBC - RESIDENTIAL, 2023 TABLE R703.3(1) SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS.
- C. EXTERIOR WALL COVERINGS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL, OR RUST-PREVENTATIVE COATED NAILS / SCREWS IN ACCORDANCE WITH FBC - RESIDENTIAL, TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

FOUNDATIONS

- R403.1.4 MINIMUM DEPTH.
- EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE FINISHED GRADE OF GROUND SURFACE, WHERE APPLICABLE. THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTION R403.1.4.1.

- R403.1.5 SLOPE.
- THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE).

FINISHES

- A. PROVIDE 1/2" GYPSUM BOARD ON BOTH FACES OF INTERIOR WALLS, AND ALL CEILINGS. PROVIDE 1/2" WATER-RESISTANT GYPSUM BOARD ON WALLS AND CEILINGS OF WET AREAS (I.E. BAR). PROVIDE 5/8" TYPE-X GYPSUM BOARD ON WALLS DIVIDING PROJECT SPACE FROM ADJACENT OFFICE SPACES WITH MINIMUM 1-HR FIRE RATING.
- B. ALL GYPSUM CEILINGS SHALL BE FINISHED FOR PAINTING. DO NOT SPRAY TEXTURE GYPSUM CEILINGS AREAS WITH EXPOSED DECK SHALL BE FINISHED WITH DRYFALL AS SPECIFIED IN PLANS.
- C. THE CONTRACTOR SHALL FURNISH THE OWNER WITH SAMPLES OF ALL FINISH MATERIAL AND COLORS AS MAY BE REQUIRED FOR OWNER APPROVAL.
- D. APPLY WATERPROOFING SEALER TO VENETIAN PLASTER AT BAR WALLS PER SPECIFICATIONS.

METALS

- A. ALL ITEMS SHALL BE FABRICATED INsofar as POSSIBLE IN THE SHOP AND ERECTED PLUMB, STRAIGHT AND TRUE COMPLETE WITH BOLTS, PLATES, AND SLEEVES.
- B. ALL STEEL SHALL RECEIVE ONE COAT OF GOOD RUST INHIBITIVE PRIMER IN THE SHOP AND SHALL BE TOUCHED UP IN THE FIELD AFTER ERECTION.
- C. IRON WORK INCLUDING BALCONIES, GRATES AND RAILINGS SHALL BE FABRICATED OF COMPONENTS AS SHOWN WITH ALL WELDS AND JOINTS GROUND SMOOTH. FINAL DESIGNS SHALL BE COORDINATED AND SELECTED BY THE OWNER. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT.
- D. FINISH SHALL BE AAMA 2605 FLUOROPOLYMER FINISH CONTAINING NOT LESS THAN 70 PERCENT POLYVINYLIDENE FLUORIDE (PVDF) RESIN BY WEIGHT IN BOTH COLOR COAT AND CLEAR TOP COAT.
- E. INSTALLATION SHALL BE IN STRICT CONFORMANCE TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS WITH CONCEALED FASTENERS.

ELECTRICAL

- A. ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE FOR CONSTRUCTION SITE AND LOAD CALCULATIONS FOR LOCAL UTILITY COMPANY, IF NECESSARY.
- B. ELECTRICAL CONTRACTOR SHALL VERIFY SOURCE OF ELECTRICAL SERVICE AND PROVIDE COMPLETE SERVICE FROM ELECTRICAL SUPPLY. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE LOCAL UTILITY.
- C. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL U.L. LISTED MAIN LOAD CENTERS AND CIRCUIT BREAKERS PROPERLY SIZED ACCORDING TO LOAD CALCULATIONS. BREAKERS SHALL BE PROPERLY IDENTIFIED WITH THEIR DESIGNATED USE AND LOAD CENTERS SHALL HAVE 20% SPARE CIRCUITS.
- D. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE DISTRIBUTION WIRING SYSTEM TO ALL EQUIPMENT, FIXTURES, RECEPTACLES, SWITCHES, DIMMERS, AND CONTROLS. GFCI CIRCUITS SHALL BE PROVIDED AT ALL WET LOCATIONS (I.E. BAR).
- E. ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
- F. SMOKE DETECTORS SHALL MEET THE REQUIREMENTS OF NFPA 72 AND SHALL BE INTERCONNECTED, POWERED BY THE BUILDING POWER WITH A BATTERY BACKUP SYSTEM.

HVAC

- A. EQUIPMENT SHALL BE SIZED TO MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F D.B. AT AN EXTERIOR DESIGN TEMPERATURE OF -10 DEGREES F D.B., AND SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 75 DEGREES F D.B. AT AN EXTERIOR DESIGN TEMPERATURE OF 100 DEGREES F D.B.
- B. SYSTEM SHALL BE TESTED AND BALANCED TO GIVE EVEN AIR FLOWS.
- C. ADJUSTMENTS SHALL INCLUDE TESTING AND BALANCING THE HVAC SYSTEM, EQUIPMENT SHALL BE LEVELED AND ALL RATTLES, VIBRATIONS, AND POPS SHALL BE REMOVED FROM ALL DUCTS, HOUSINGS, DAMPER CONTROLS AND EQUIPMENT.
- D. MANUFACTURER'S GUARANTEES AND WARRANTIES ON ALL EQUIPMENT SHALL BE DELIVERED TO THE OWNER AND INSTRUCTIONS GIVEN ON THE OPERATION OF ALL EQUIPMENT, AT THE COMPLETION OF THE PROJECT.
- E. ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SHEET METAL CONTRACTOR'S NATIONAL ASSOCIATION, INC. AS SET FORTH IN THE CURRENT EDITION OF STANDARD PRACTICES IN SHEET METAL WORK MANUALS #1 AND #2.
- F. THE MECHANICAL CONTRACTOR SHALL GUARANTEE THE PERFORMANCE OF THE INSTALLED HEATING AND COOLING EQUIPMENT. EQUIPMENT SHALL BE CAPABLE OF MAINTAINING THE SPECIFIED TEMPERATURES AND THE DUCT SYSTEM SHALL DELIVER UNIFORM, BALANCED AIR FLOWS.
- G. AIR DUCTS PASSING THROUGH FIRE RESISTIVE CONSTRUCTION MUST BE 26 GAUGE SHEET METAL OR INCORPORATE A FIRE DAMPER.

SHUTTERS

- A. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996 AND ASTM E1886 AS MODIFIED IN SECTION 301.2.1.2.1, TAS 201, 202 AND 203, OR AAMA 504, AS APPLICABLE.
- B. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ATTACHMENT METHOD AND SECURED WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PERMANENTLY INSTALLED ON THE BUILDING.
- C. FOR WOOD FRAME CONSTRUCTION, FASTENERS SHALL BE LOCATED ON THE WALL SUCH THAT THEY ARE EMBEDDED INTO THE WALL FRAMING MEMBERS, NOMINALLY A MINIMUM OF 1-INCH FROM THE EDGE OF THE OPENING AND 2-INCHES INWARD FROM THE PANEL EDGE. PERMANENTLY INSTALLED ANCHORS USED FOR BUILDINGS WITH WOOD FRAME WALL CONSTRUCTION SHALL HAVE THE 1-THREADED PORTION THAT WILL BE EMBEDDED INTO THE WALL FRAMING BASED ON 1/4-INCH LAG-SCREWS AND SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH SUFFICIENT EMBEDMENT LENGTH TO PROVIDE AN ALLOWABLE MINIMUM 300 POUNDS ASD DESIGN WITHDRAWAL CAPACITY.
- D. IN LIEU OF HURRICANE SHUTTERS, 5/8-INCH OR THICKER PLYWOOD MAY BE USED AS A TEMPORARY PROTECTIVE COVERING FOR WINDOWS AND DOORS.
- a. PLYWOOD COVERINGS MUST BE SECURELY ATTACHED TO THE BUILDING STRUCTURE USING APPROPRIATE FASTENERS SUCH AS SCREWS OR BOLTS THAT ARE SECURED AT INTERVALS NOT GREATER THAN 4' APART ALONG THE EDGES OF THE PLYWOOD SHEET.
 - b. THE PLYWOOD SHOULD EXTEND BEYOND THE WINDOW OPENING ON ALL SIDES, BY A MINIMUM OF 4-INCHES.
 - c. ALL PLYWOOD INSTALLATIONS MUST COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS AND BE APPROVED BY THE BUILDING INSPECTOR.

WALL COVERING

- A. EXTERIOR COVERING:
- a. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WATER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN CURRENT APPLICABLE CODE. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY.
 - b. PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY CODE AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT APPLICABLE CODE.
- B. WATER-RESISTIVE BARRIER:
- a. ONE LAYER OF APPROVED WEATHER-RESISTANT MATERIAL, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE1 APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES, WHERE JOINTS OCCUR, MATERIAL SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN CURRENT APPLICABLE CODE.
 - c. FLASHING:
 - a. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AIAA 712. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C 920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
 - b. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING OR OTHER APPROVED METHOD:
 - 1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS, WHERE FLASHING INSTRUCTIONS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOWS AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
 - 2. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
 - 3. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
 - 4. IN ACCORDANCE WITH OTHER APPROVED METHODS.
 - 5. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300, OR FMA/AAMA/WDMA 400.
 - 6. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - 7. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
 - 8. AT WALL AND ROOF INTERSECTIONS.
 - 9. AT BUILT-IN GUTTERS.



Project Team

Architect:

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As-Built Laser Scanning

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Swift Pool House

Backyard pool house renovation

Sheet Number Key

DISCIPLINE DESIGNATOR	SHEET TYPE CATEGORY	SHEET SEQUENCE	PHASE / OPTION / ALTERNATIVE
A	1	0	3 . X . X

Sheet Index

SHEET NO.	SHEET NAME
ARCHITECTURAL	
A000	COVER SHEET
A001	GENERAL NOTES
A002	EXISTING FLOOR PLAN
A003	PROPOSED SITE PLAN
A100	PROPOSED FLOOR PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	3D VIEWS

Code Summary

Project Description

Backyard pool house renovation

Authority Having Jurisdiction (AHJ)

City of Franklin, TN

Zoning

R-4 Residential

Setbacks

At least 5 feet behind the principal building
At least 5 feet from any lot line
Any dormers shall be set back a min. of 1' from the exterior wall.

Construction

TYPE V-A, V-B, OR V

Building Height

1-1/2 Stories, but not taller than principal building.

Building Area

Max. 50% of Primary Residence: 2,202 GSF
Max. 35% of Site (including all structures): 12,631 SF

Building Occupancy

Residential Accessory Building

Codes Used - City of Franklin, TN

All construction shall comply with the following codes:

- International Residential Code (2018) including Appendices G and J.
- International Energy Conservation Code (2009) - For buildings reviewed under IRC.
- International Swimming Pool & Spa Code (2018)
- International Mechanical Code (2018)
- International Plumbing Code (2018)
- International Existing Building Code (2018)
- International Fuel Gas Code (2018)
- National Electric Code (2017)
- NFPA 101 Life Safety Code (2018)

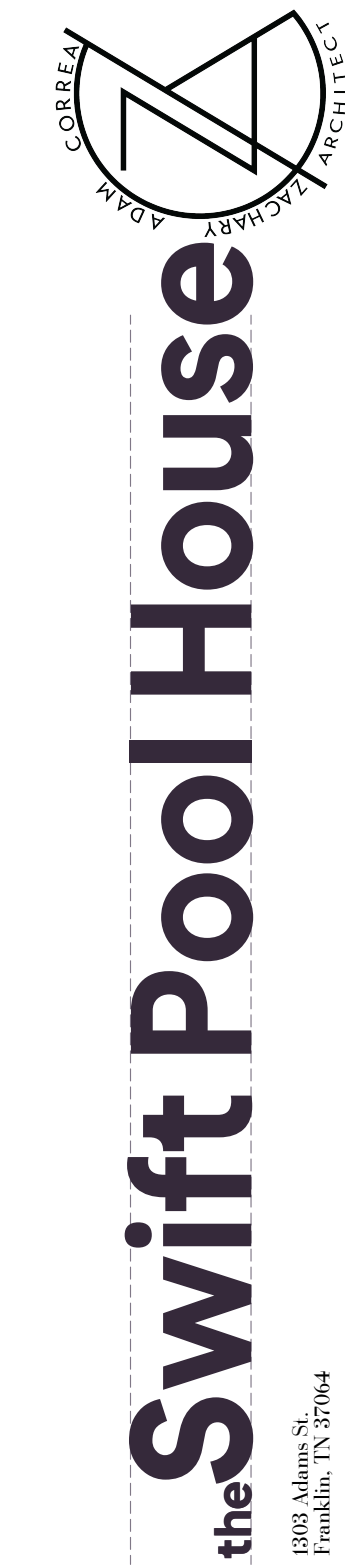
Client Approval

By signing below, I acknowledge that I have reviewed the sheets and documents listed in this contract Documents and approve them for further action.

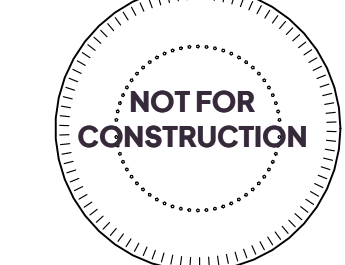
Signature

Client Name

Date



Project Number 240827

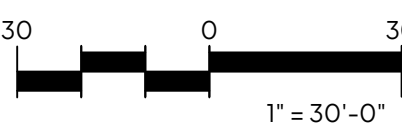


Distribution

SD REVIEW SET - 10/10/24

Revisions

Notes

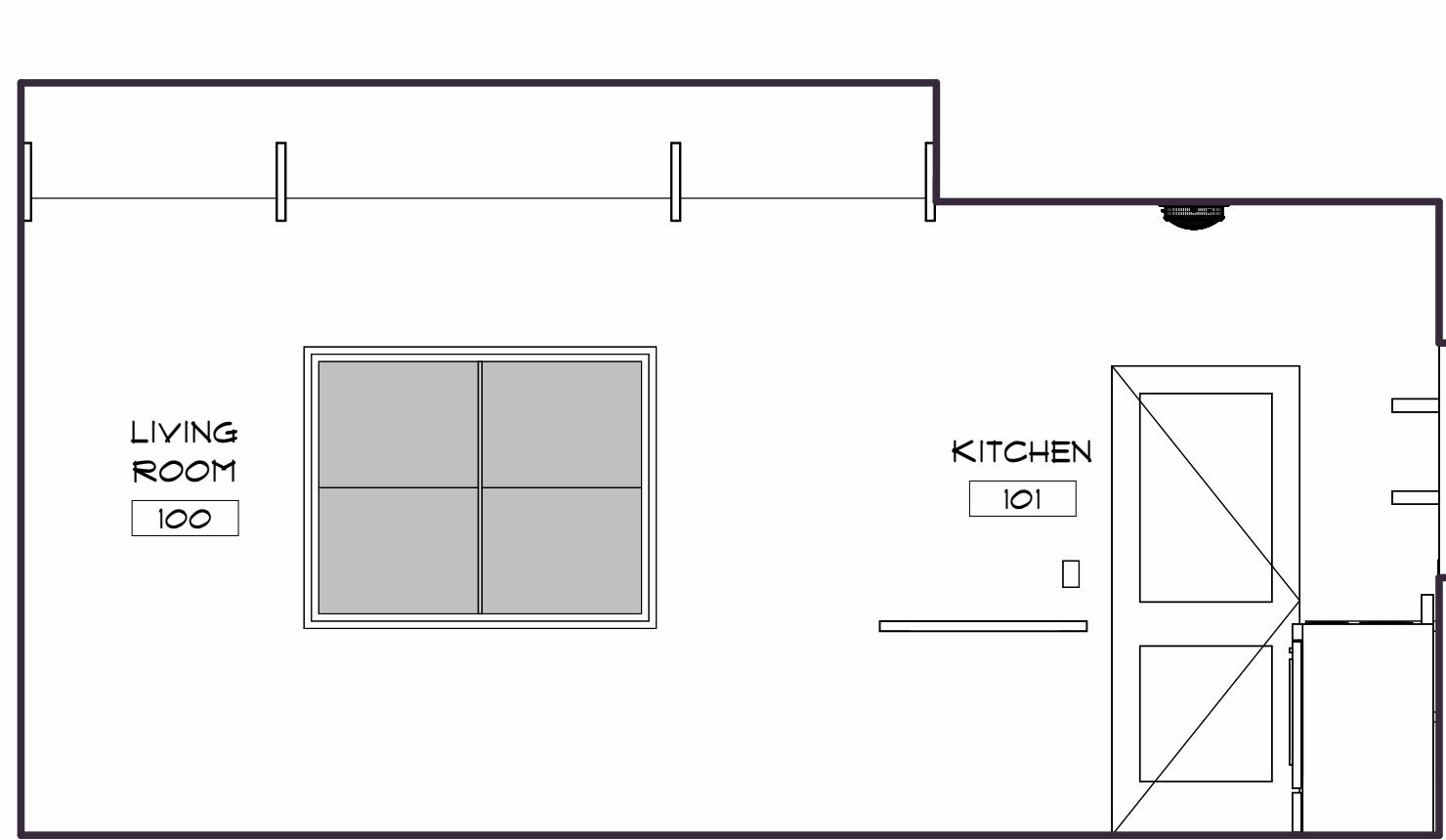


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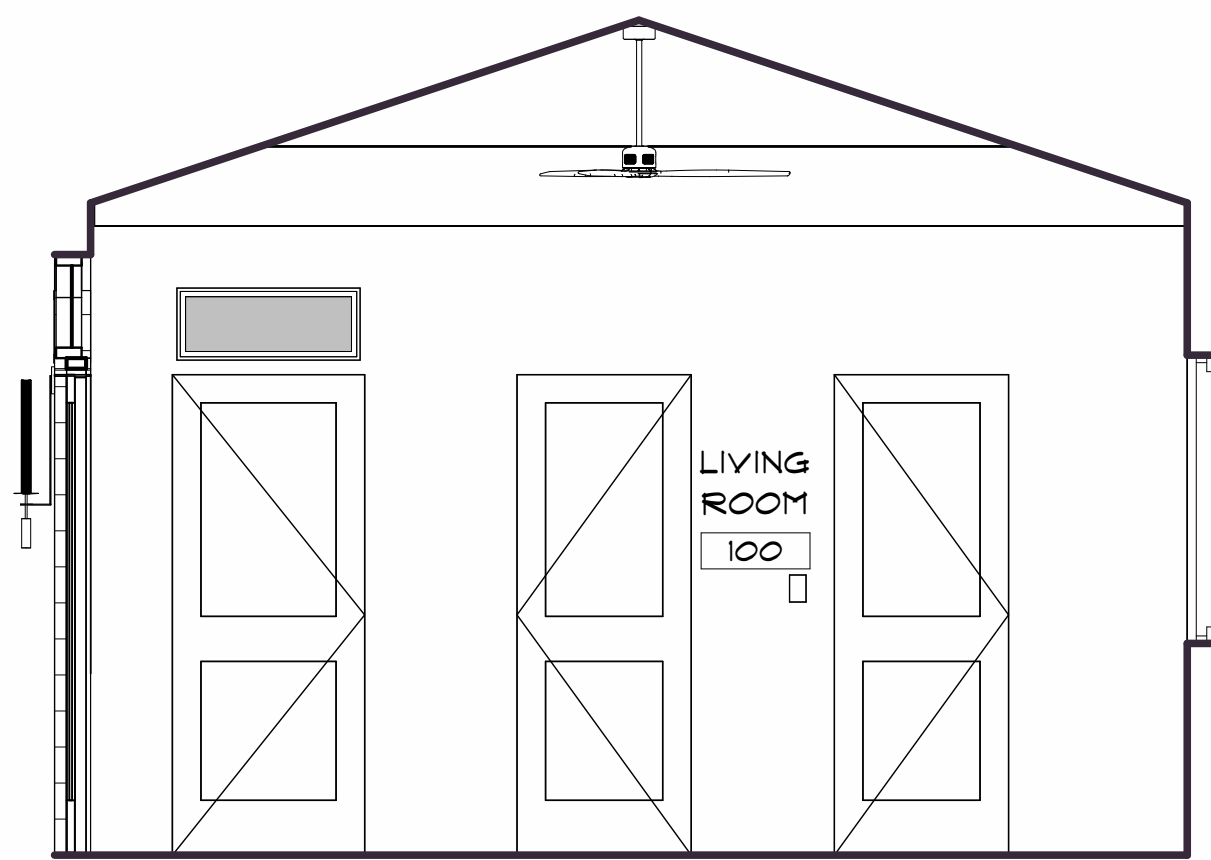
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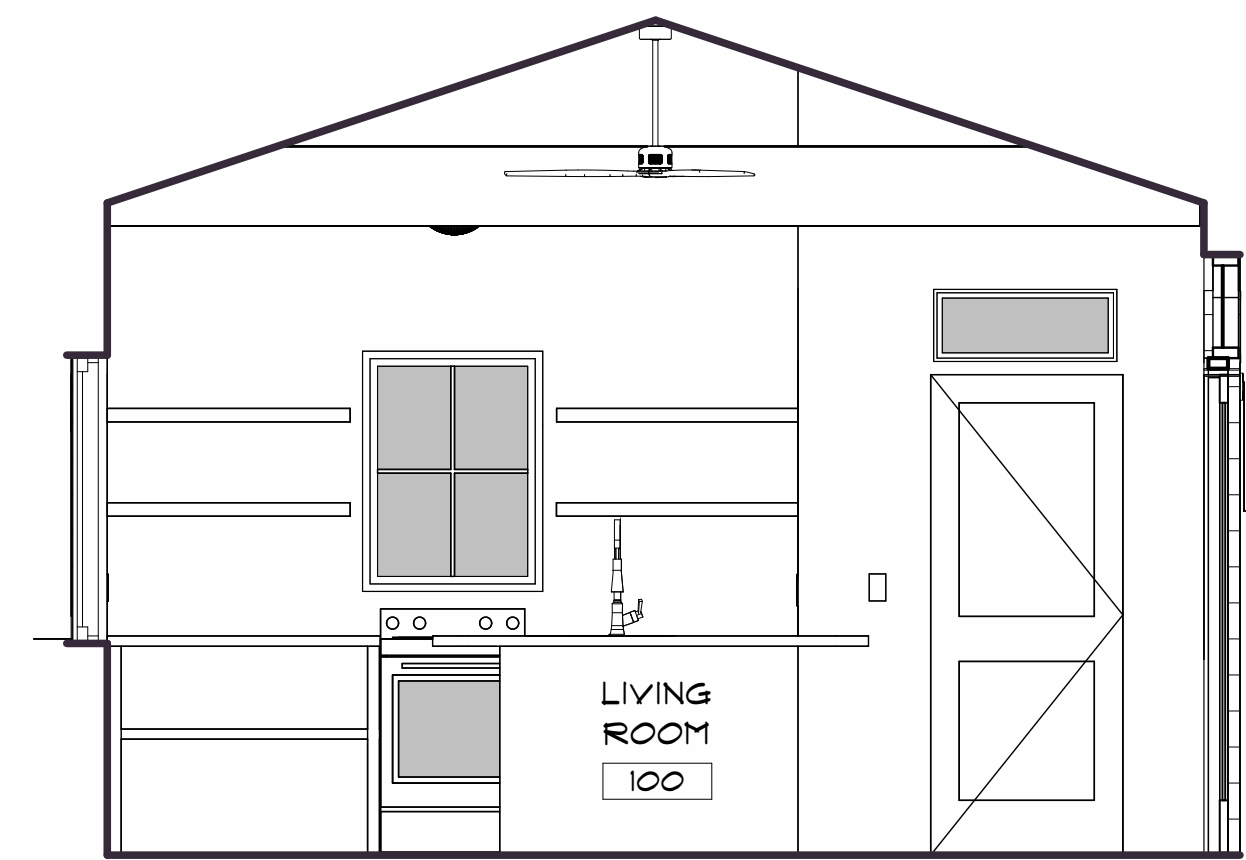
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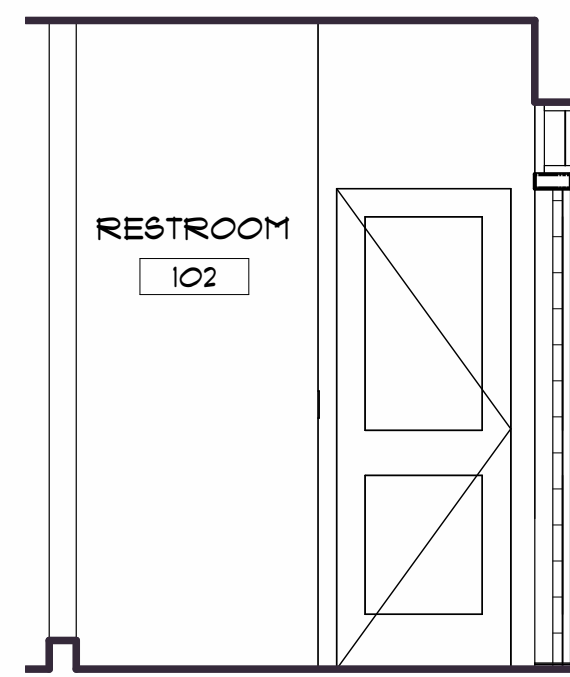
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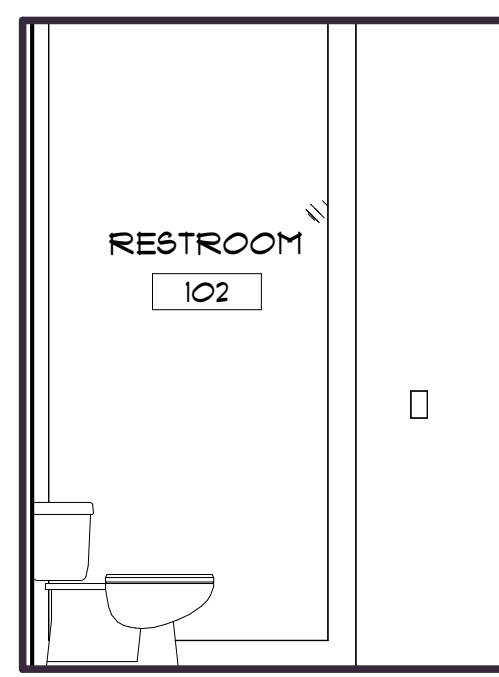
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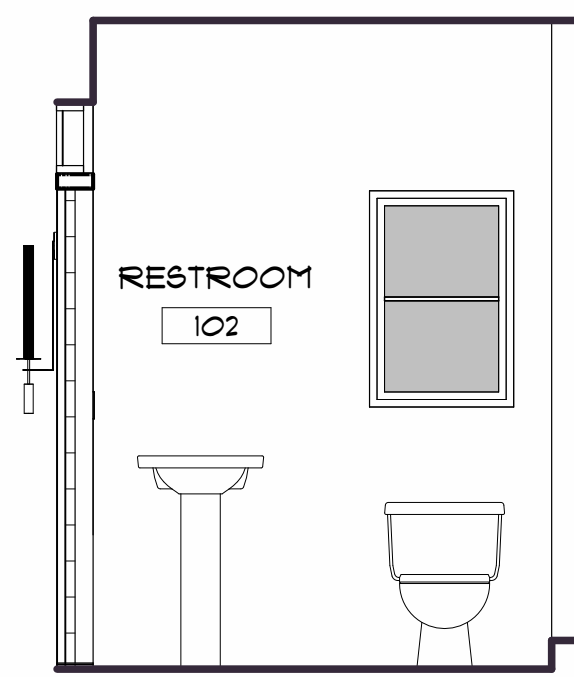
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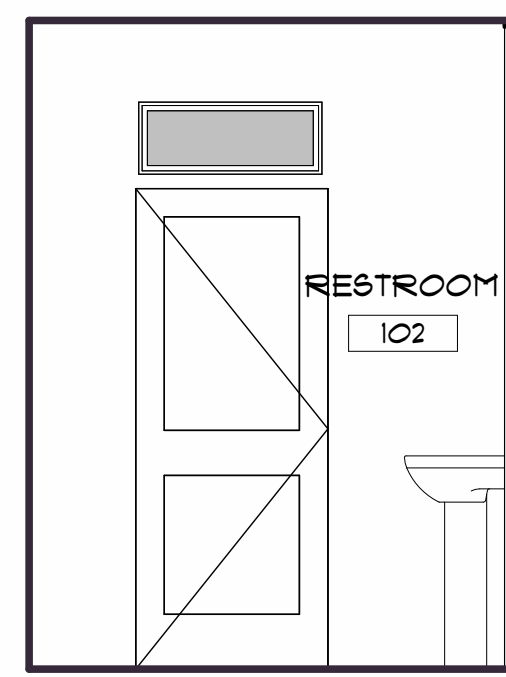
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3c 102 BOTTOM
3/8" = 1'-0"



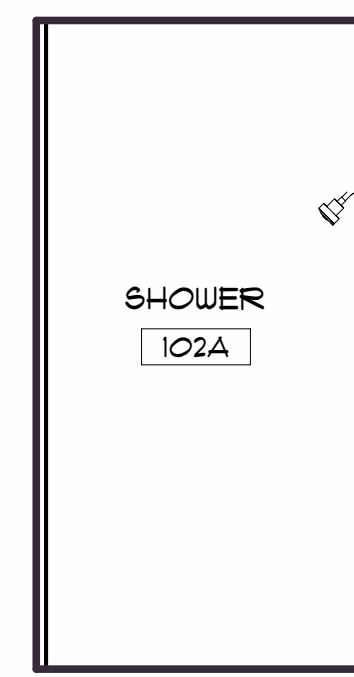
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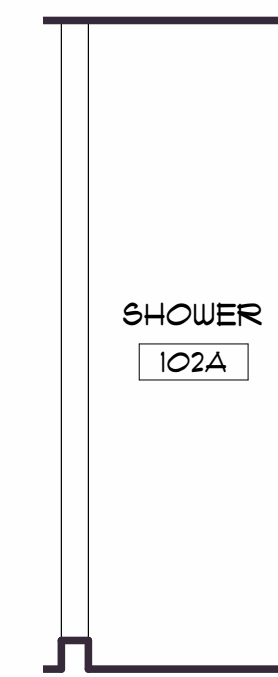
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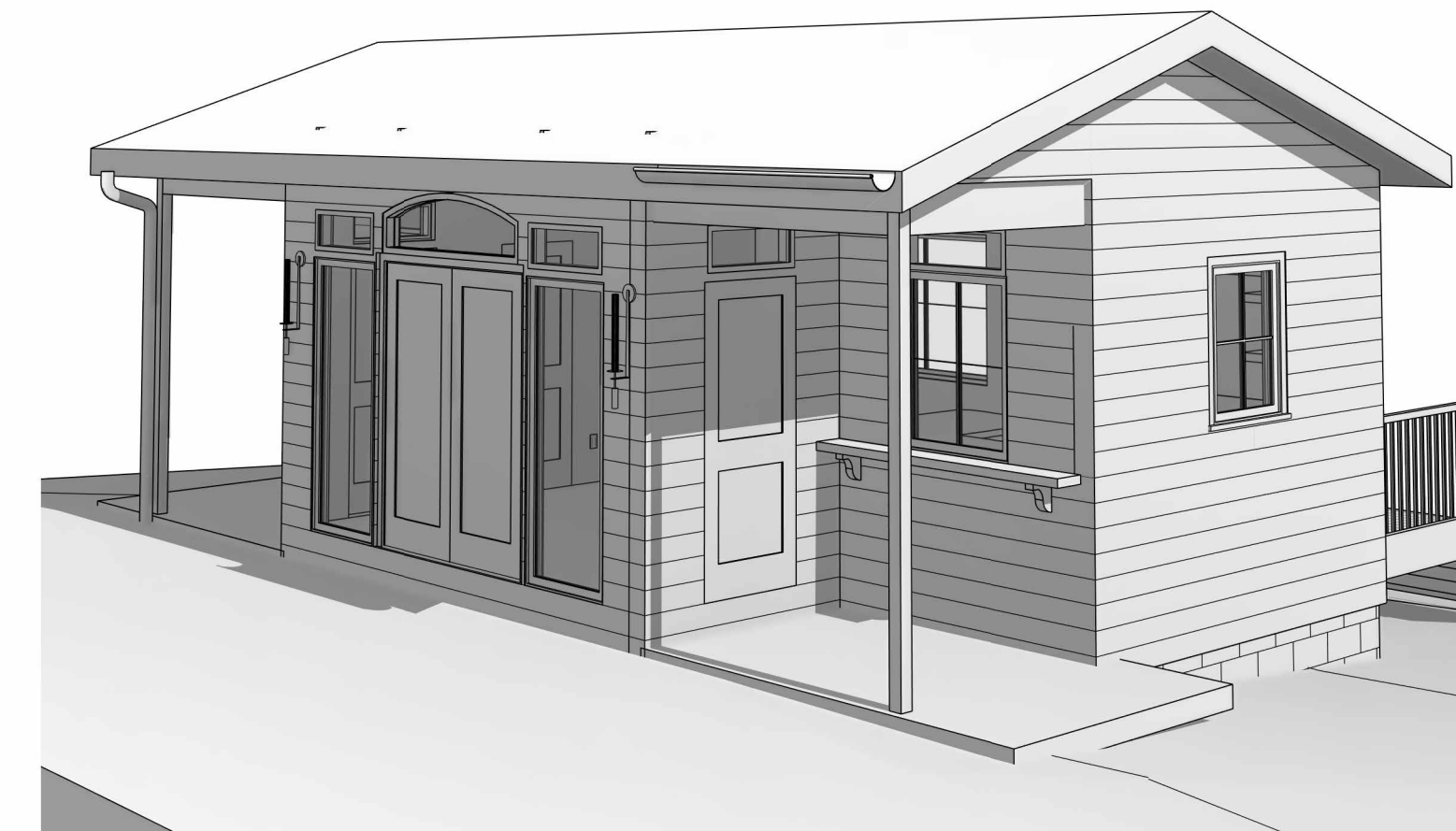
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2b 102A BOTTOM
3/8" = 1'-0"



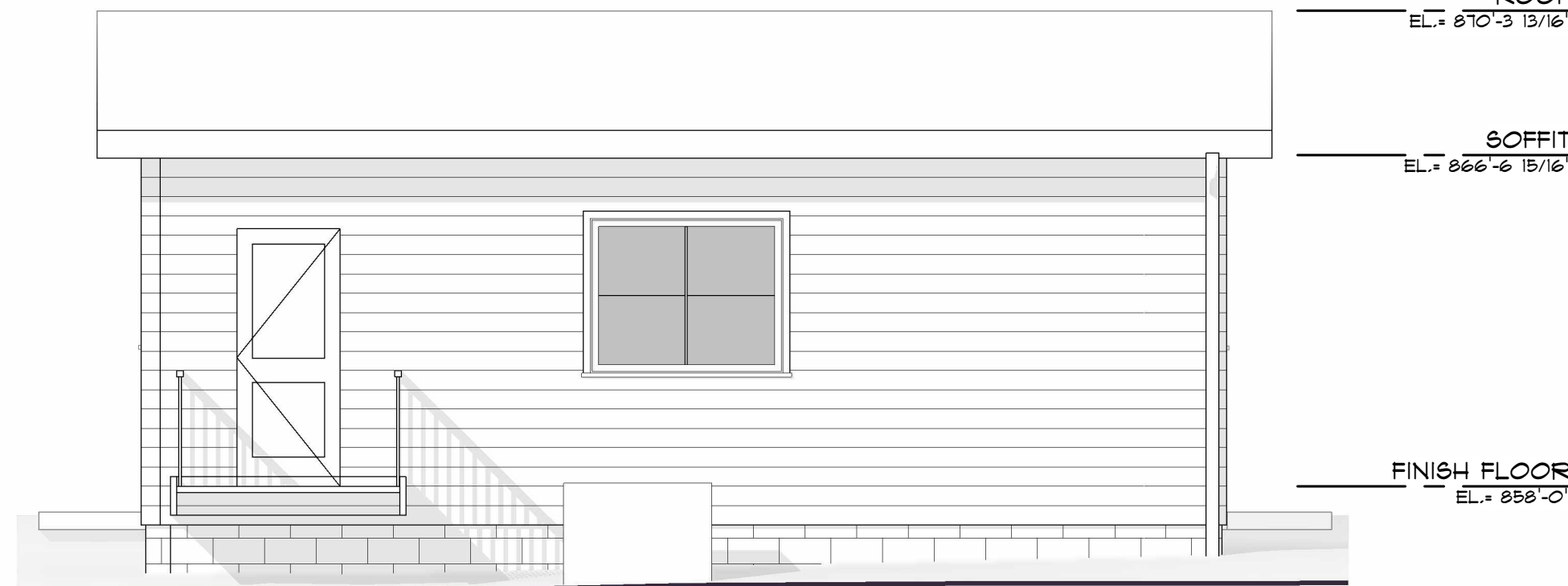
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3/8" = 1'-0"



3 EXISTING POOL HOUSE - 3D



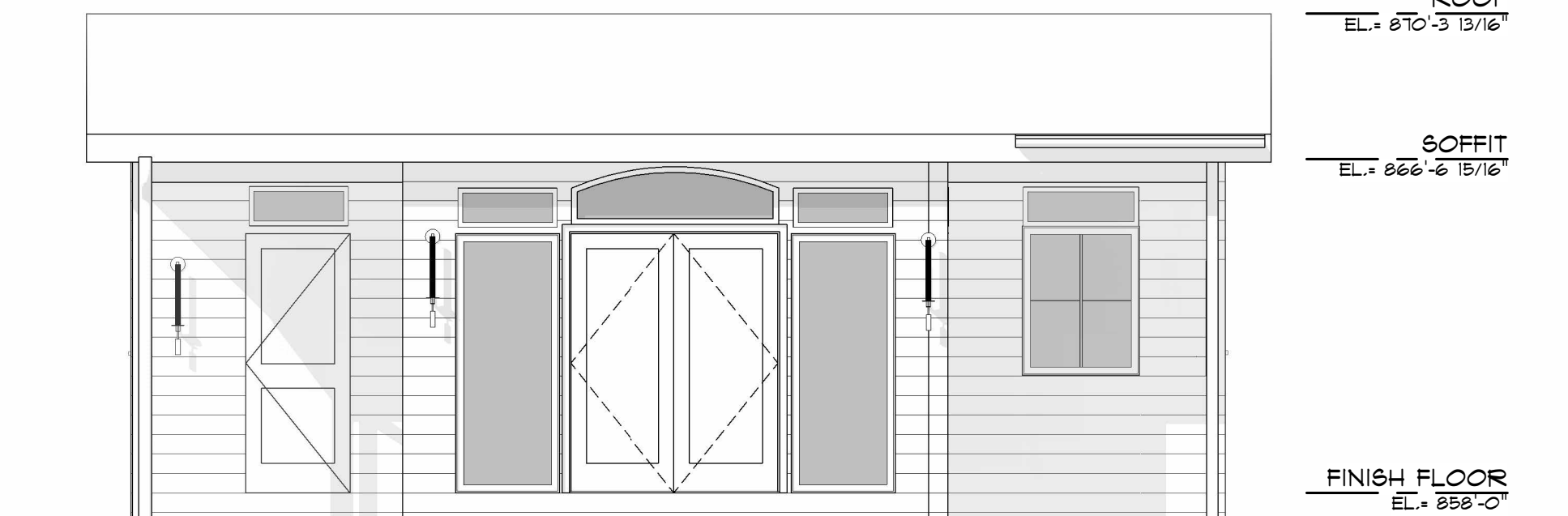
1d EXIST. EXT. ELEVATION - NORTH
1/4" = 1'-0"



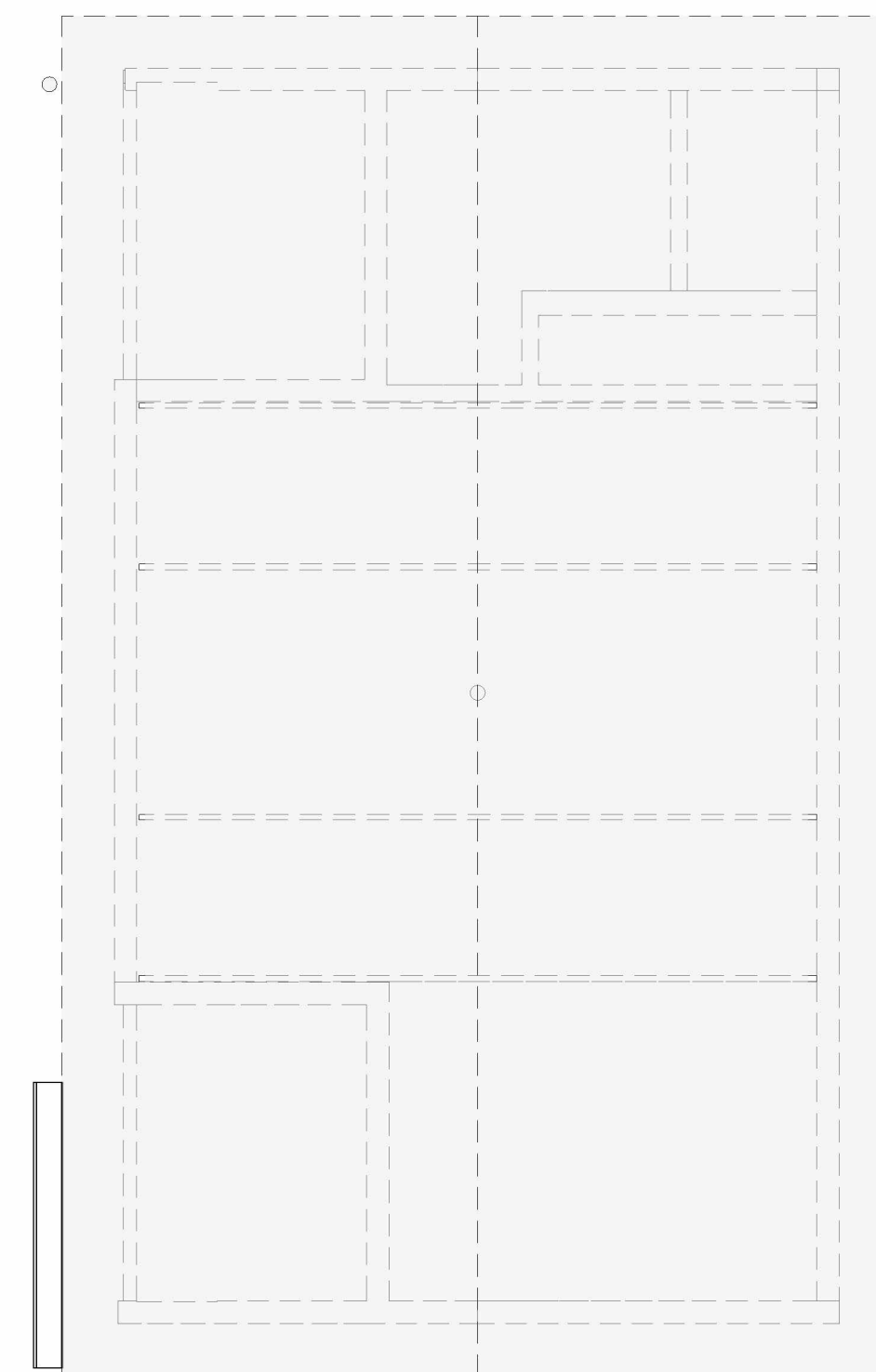
1b EXIST. EXT. ELEVATION - EAST
1/4" = 1'-0"



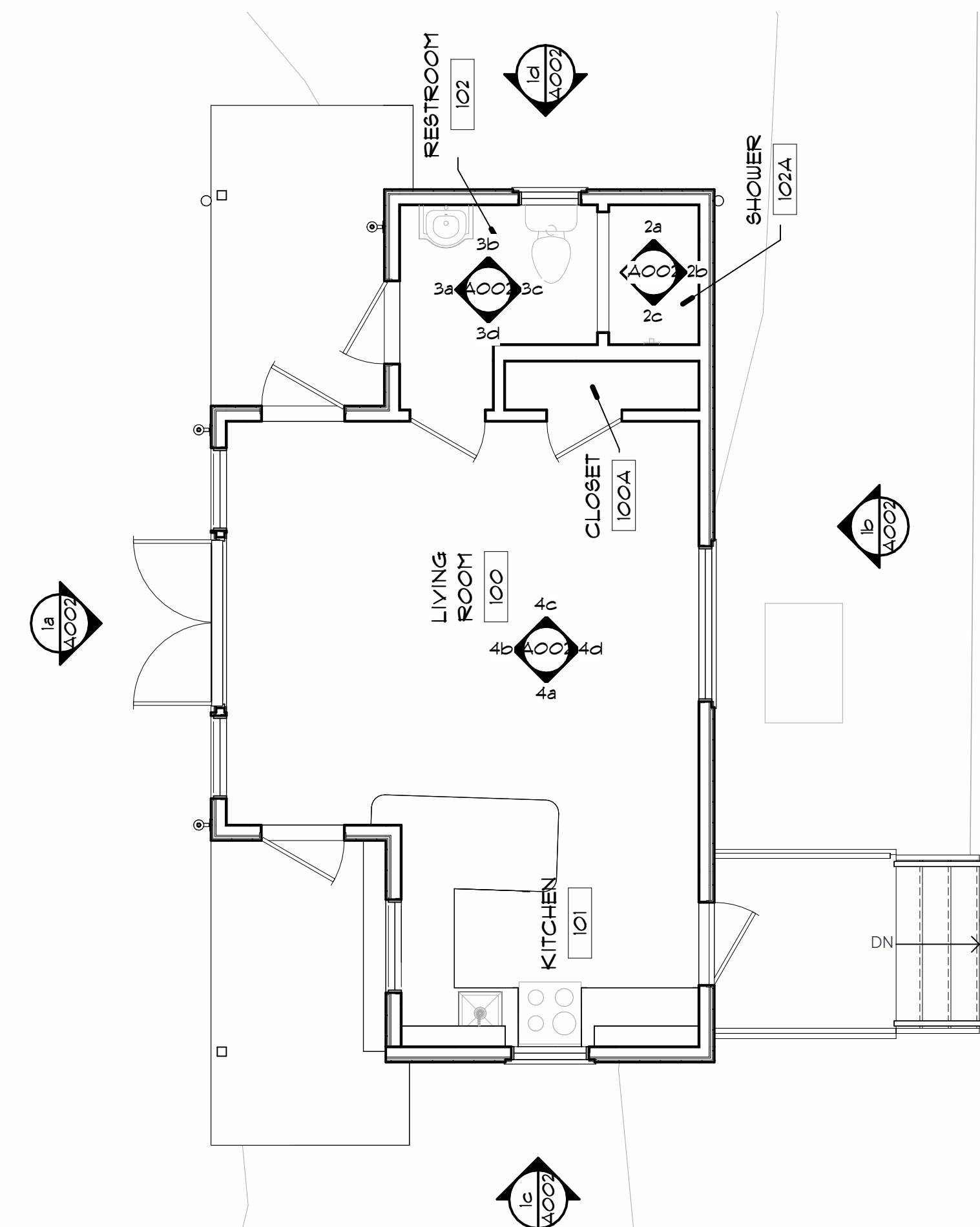
1c EXIST. EXT. ELEVATION - SOUTH
1/4" = 1'-0"



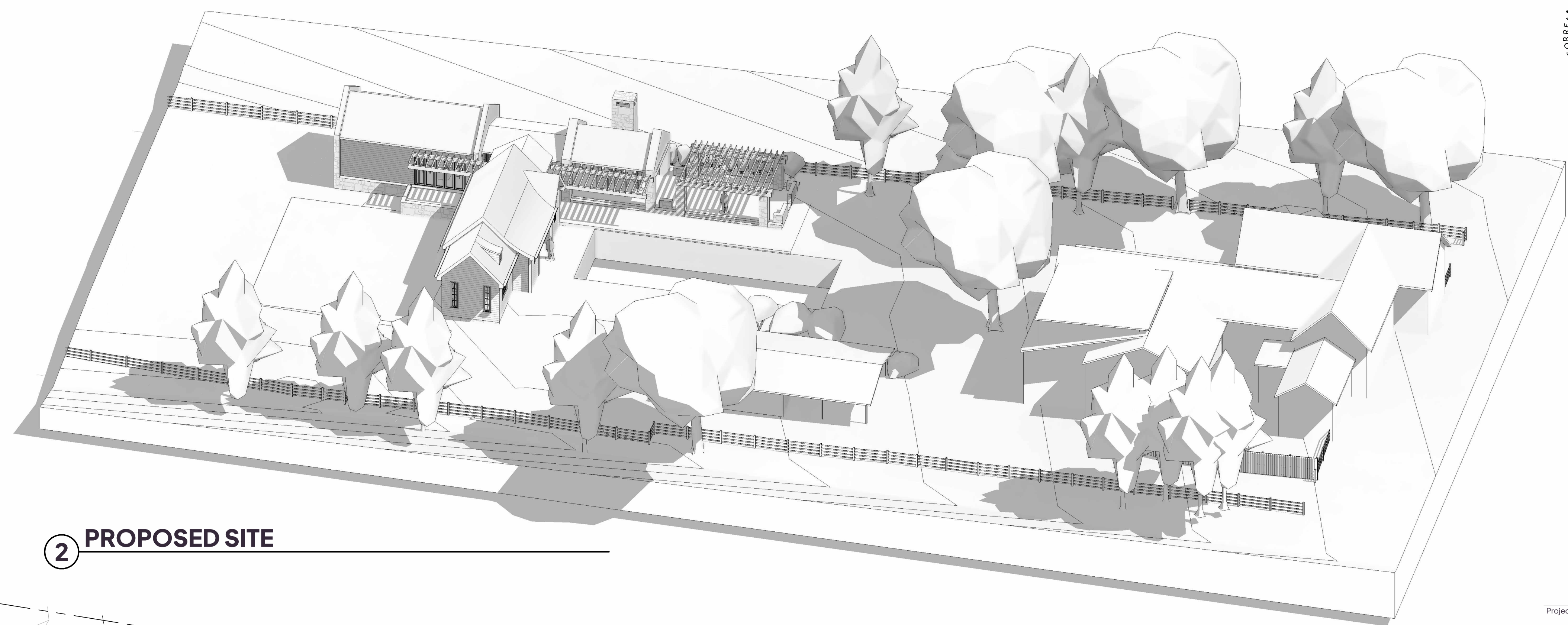
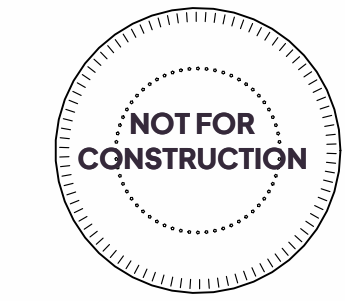
1a EXIST. EXT. ELEVATION - WEST
1/4" = 1'-0"



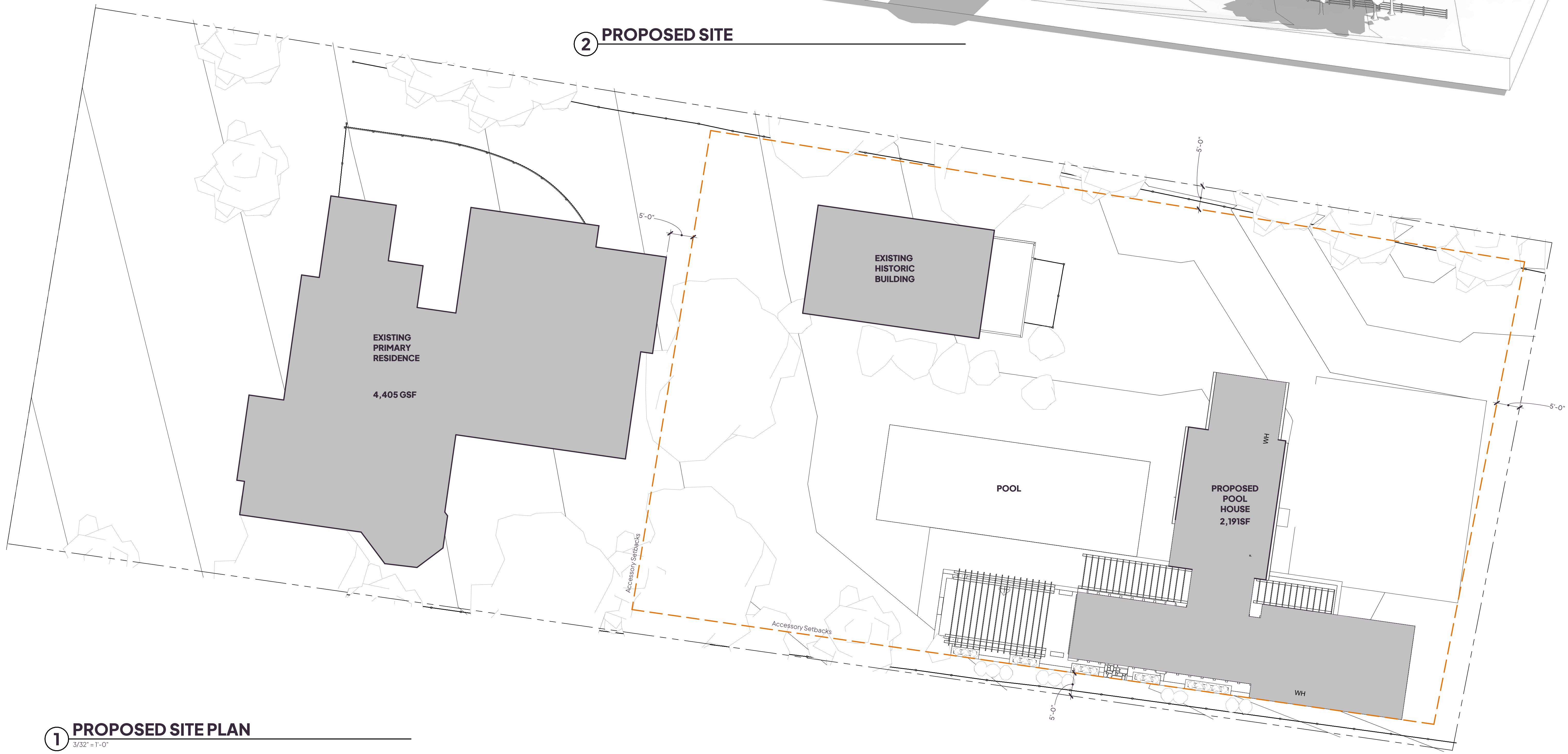
2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



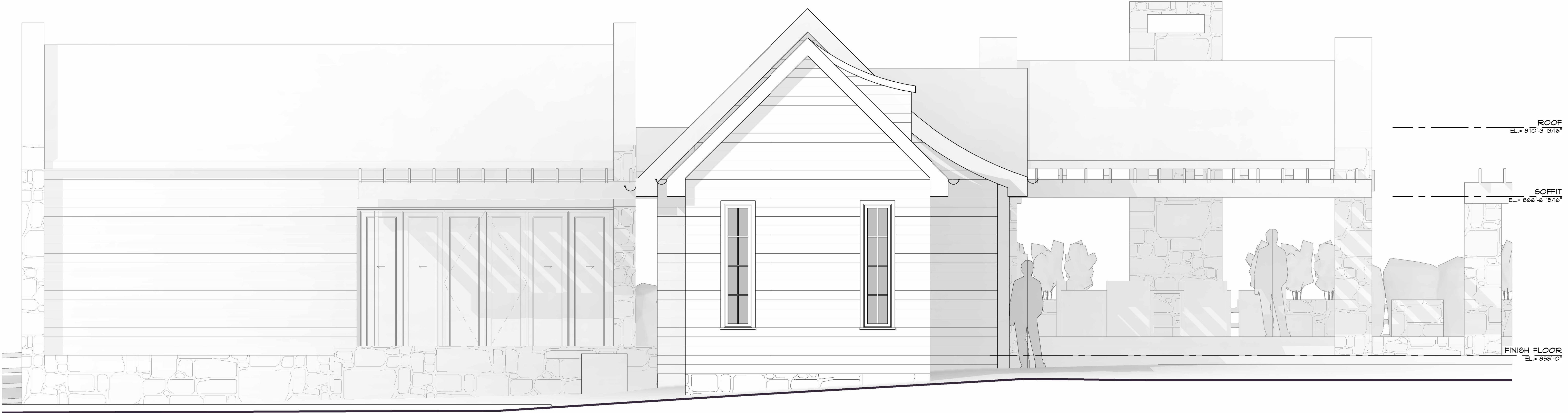
2 PROPOSED SITE



1 PROPOSED SITE PLAN

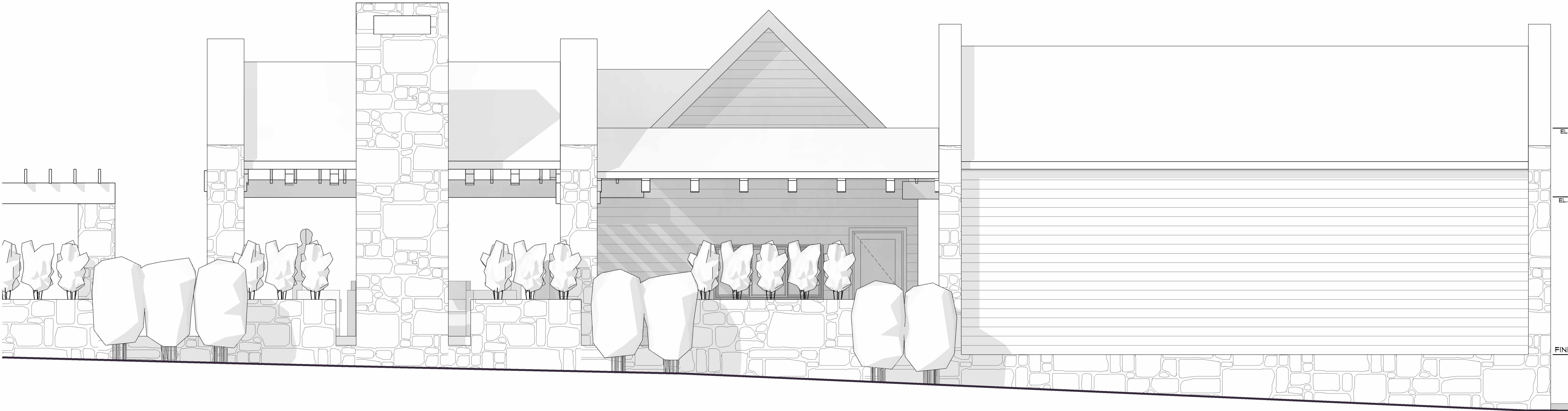
3/32" = 1'-0"





2 NORTH EXTERIOR ELEVATION

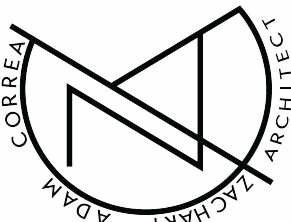
3/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION

3/8" = 1'-0"





the Swift Pool House

1323 Adams St.
Franklin, TN 37064

Project Number 240827



Distribution
SD REVIEW SET - 11/10/24

Revisions

Notes

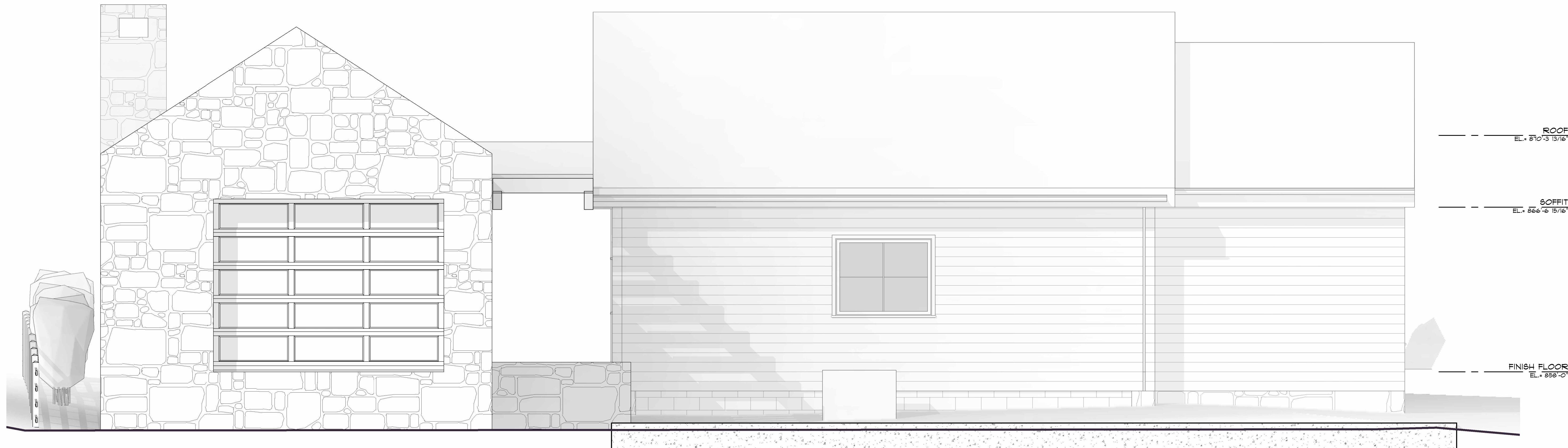
EXTERIOR
ELEVATIONS

A201

Sheet No. © 2024



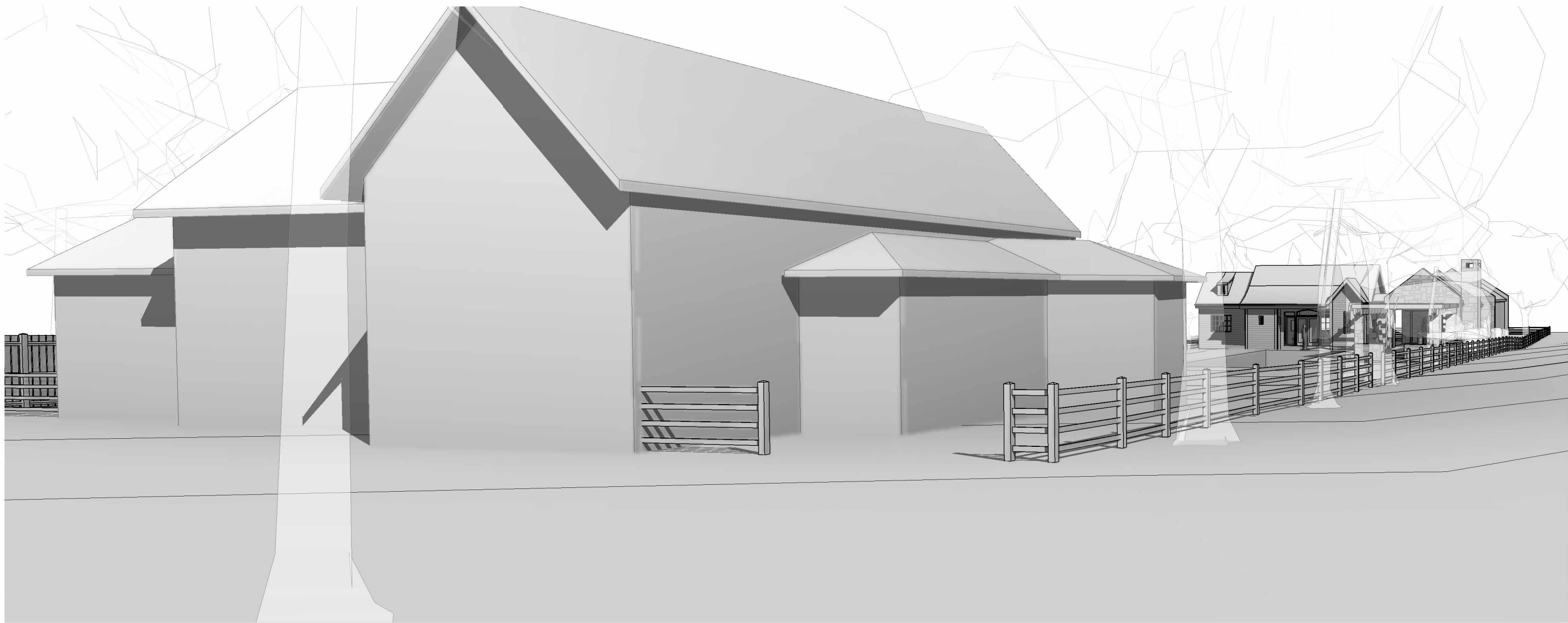
2 WEST EXTERIOR ELEVATION
3/8" = 1'-0"



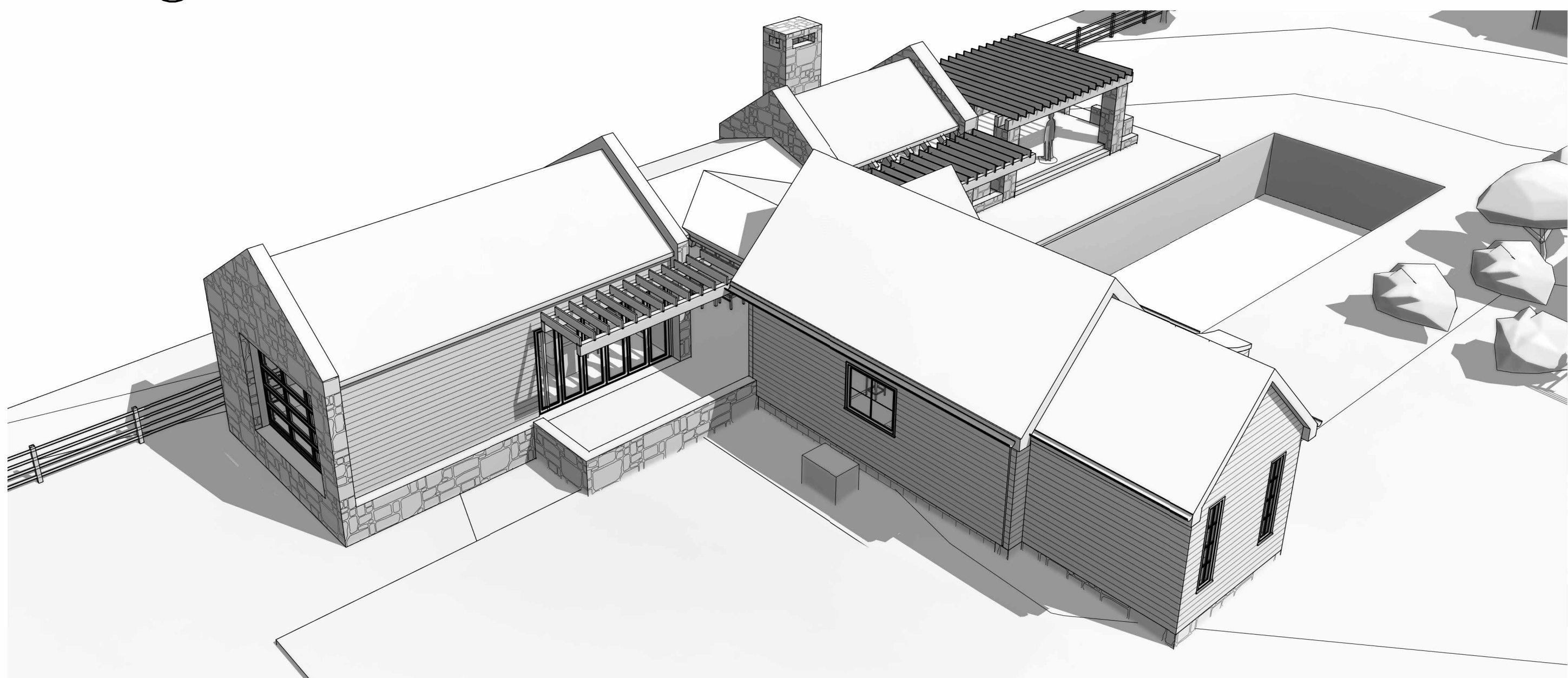
1 EAST EXTERIOR ELEVATION
3/8" = 1'-0"



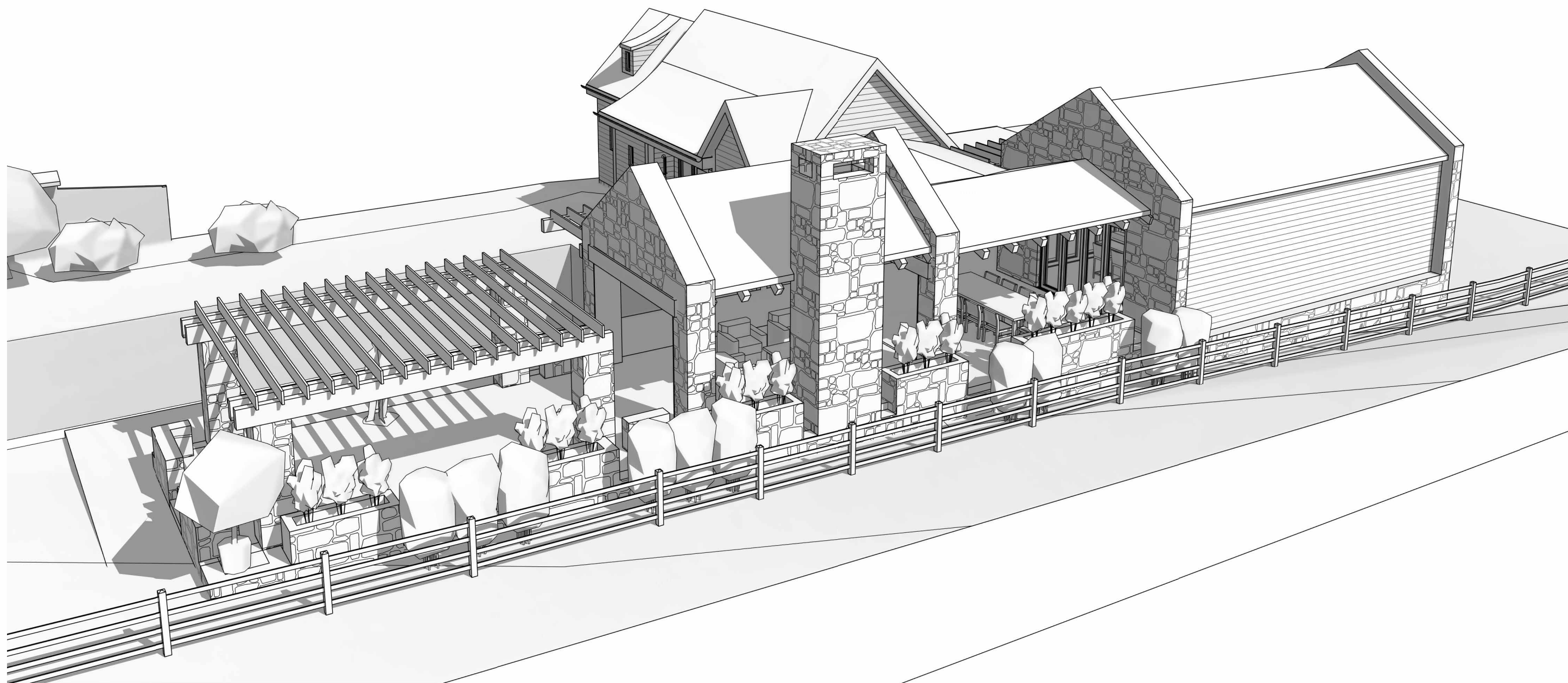
5 PAVILION INTER PERSPECTIVE



4 STREET VIEW



3 POOL HOUSE - NORTH EAST



2 POOL HOUSE - SOUTH



1 POOL HOUSE - NORTH WEST



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I David Swift

(Please print Name/Names in Full)

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

DI:09, Map:078K, Group:E, Ctrl:078K, Parcel: 01500, Lot:0017,

(Property Parcel/Tax ID Number)

and located at:

1303 Adams St. Franklin, TN 37064

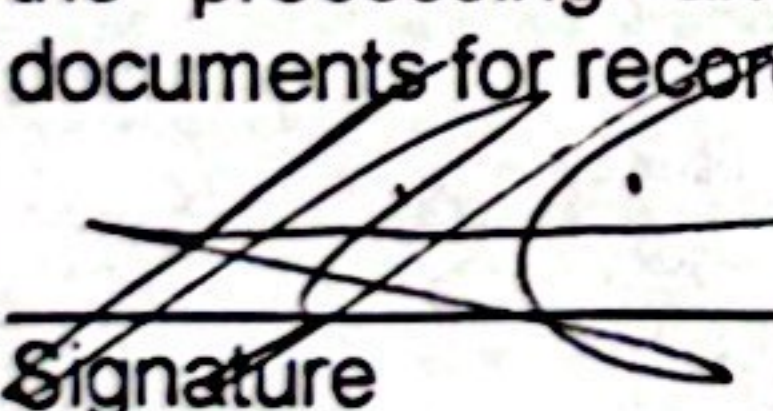
(Street Address)

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

Zachary Correa

(Please print Name/Names in Full)

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


Signature

1303 Adams St.

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

5 day of November 2024.

Katie Miller

Notary Public

My Commission Expires: 11-11-24





Nov. 11th, 2024

FACTORY AT FRANKLIN HOTEL AND PARKING

Historic Zoning Design Review Committee Presentation

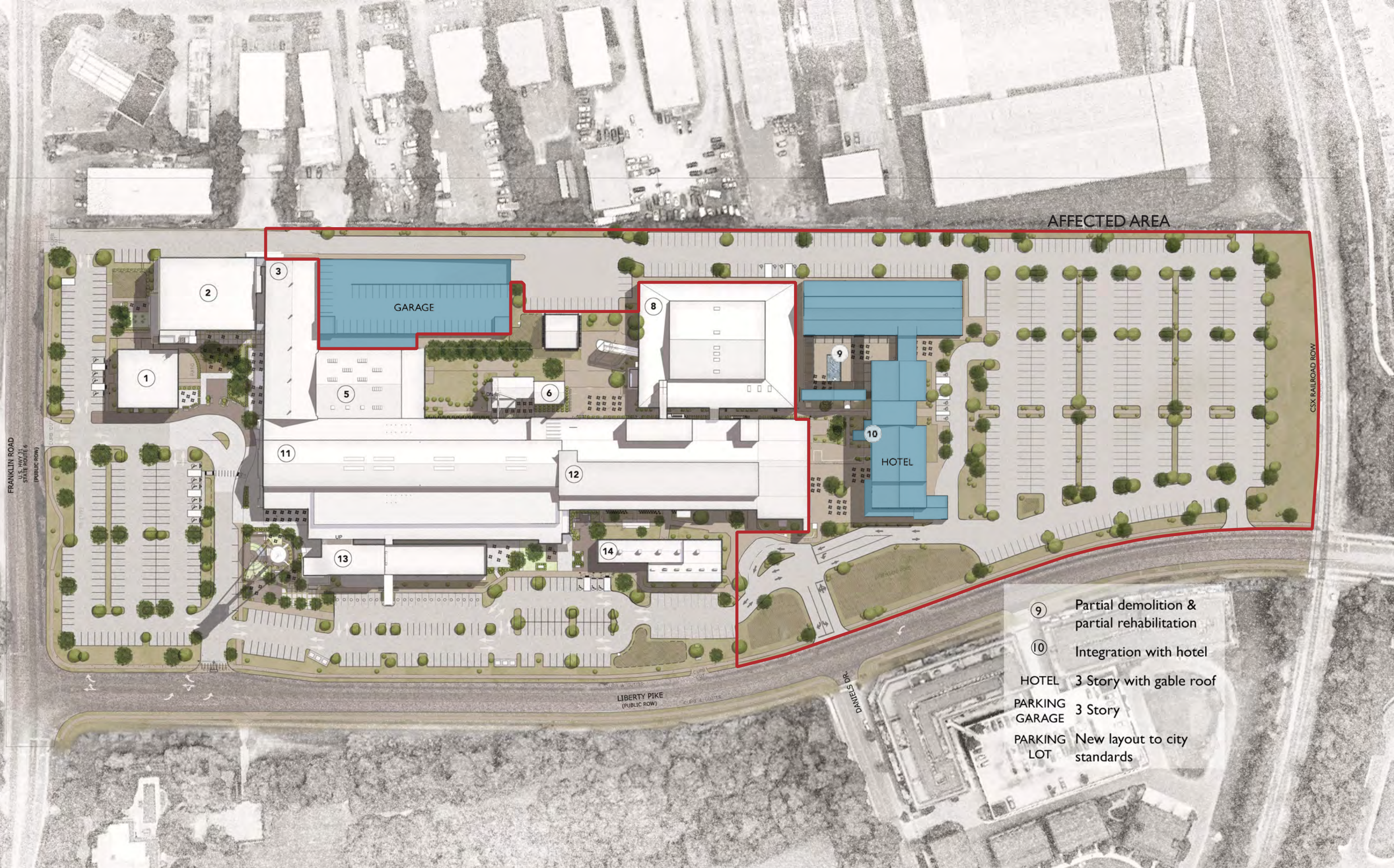
Holladay Properties
Gamble Design Collaborative

Stonehill Taylor
Centric Architecture

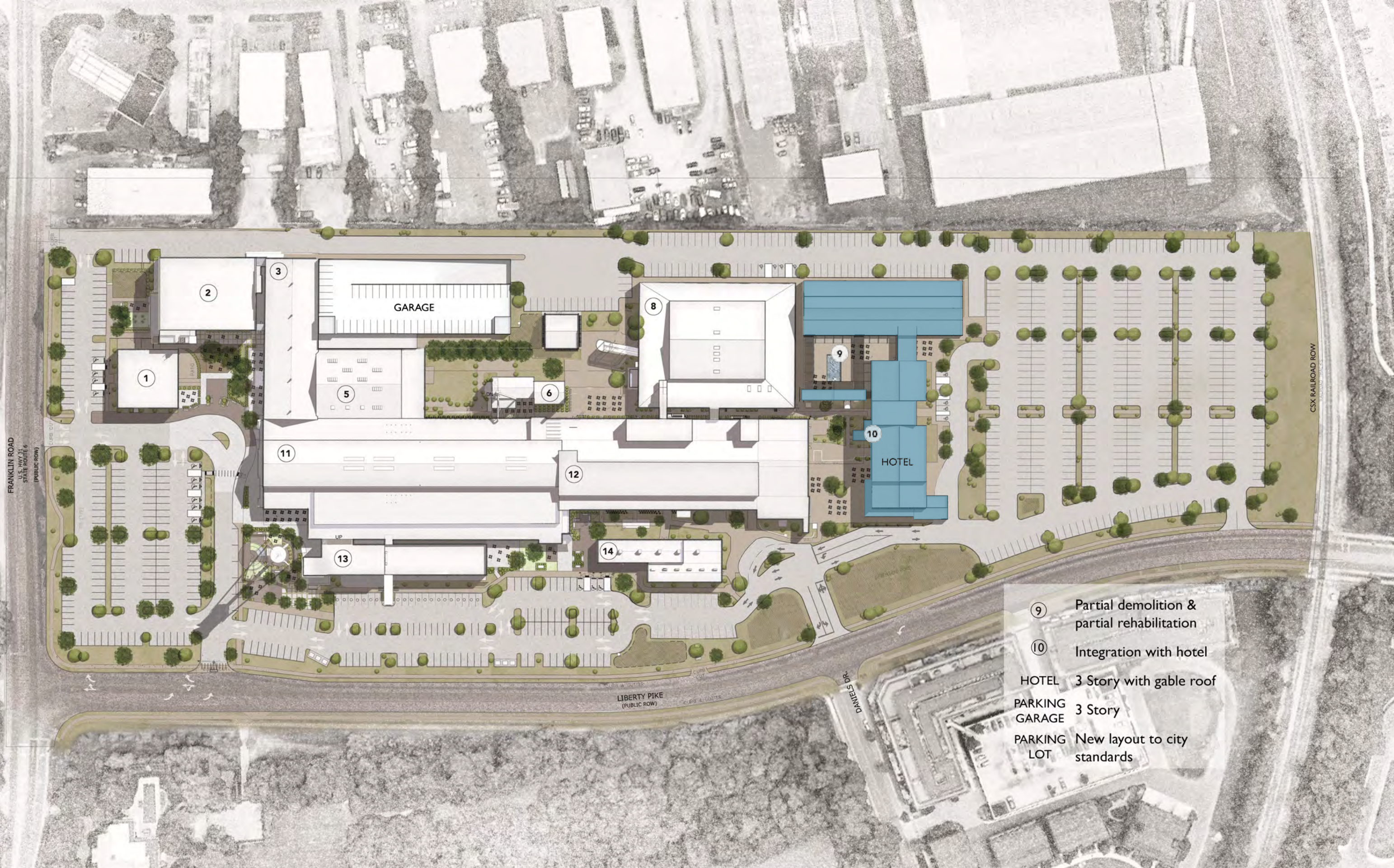
THE FACTORY

FRANKLIN, TN





THE FACTORY AT FRANKLIN MASTER PLAN



- ⑨ Partial demolition & partial rehabilitation
- ⑩ Integration with hotel
- HOTEL 3 Story with gable roof
- PARKING GARAGE 3 Story
- PARKING LOT New layout to city standards

THE FACTORY AT FRANKLIN HOTEL



1947 AERIAL (ANNOTATED)
DORTCH STOVEWORKS

RAILROAD

HARPETH INDUSTRIAL BLVD
(Outside Historic Overlay except
for Franklin Rd parcels)

PROPOSED GARAGE
3 LEVELS + 4TH LEVEL EXITS

CONCEPT PROJECT
3 LEVELS
(Outside of Historic Overlay)

PROPOSED FACTORY HOTEL
3 LEVELS

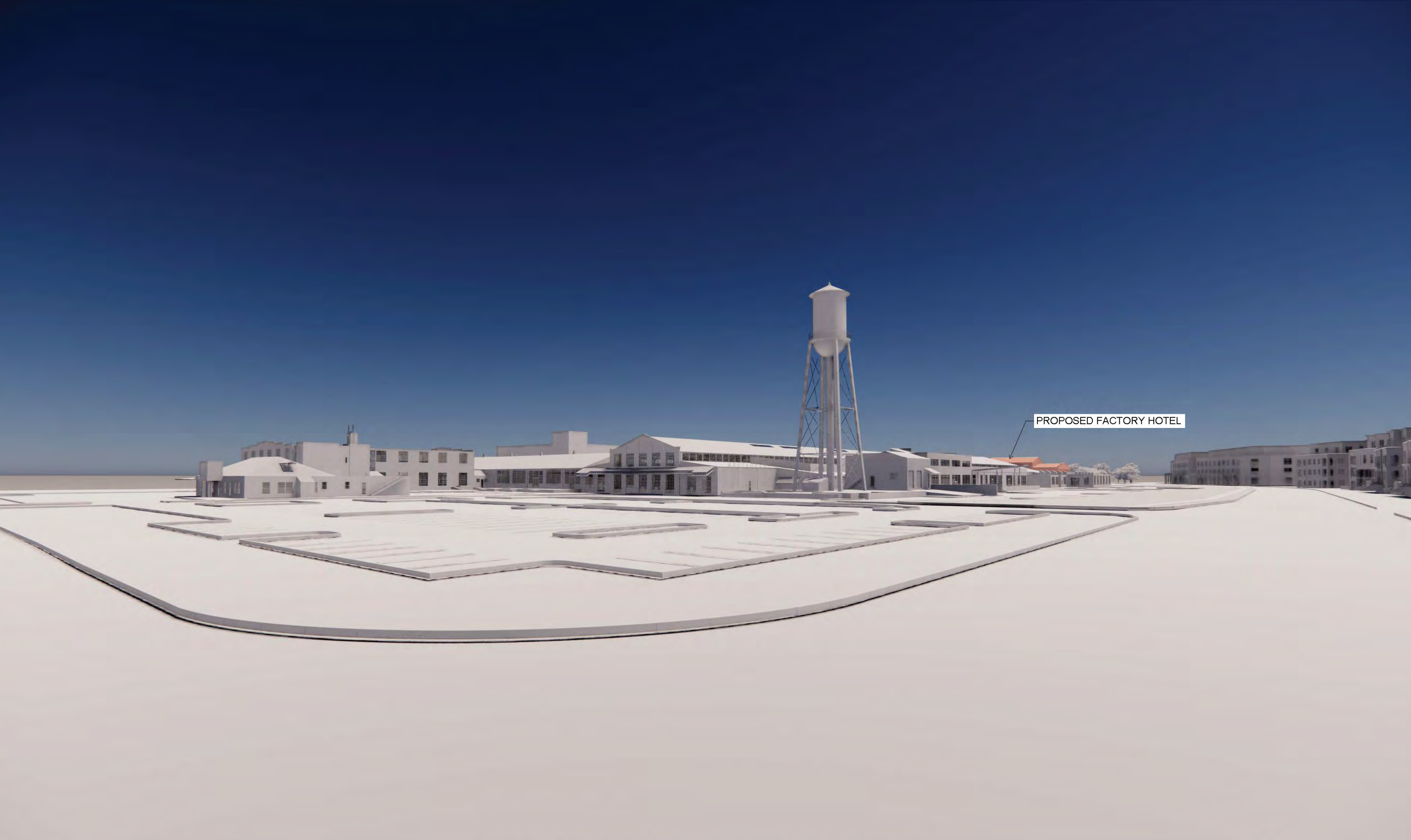
CONCEPT PROJECT
3 LEVELS
(Outside of Historic Overlay)

FRANKLIN ROAD
HISTORIC VIEWSHED

LIBERTY PIKE EXTENSION
(OPENED 1998)

TRUETT HOUSE

APPROVED
MIDDLE EIGHT
DEVELOPMENT
UP TO 4 LEVELS

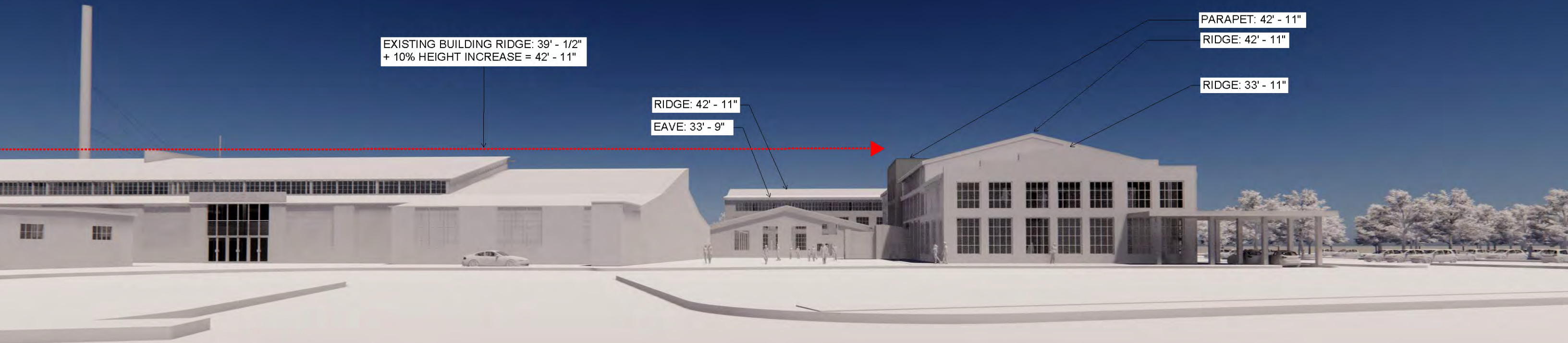
























RIDGE: 42' - 11"

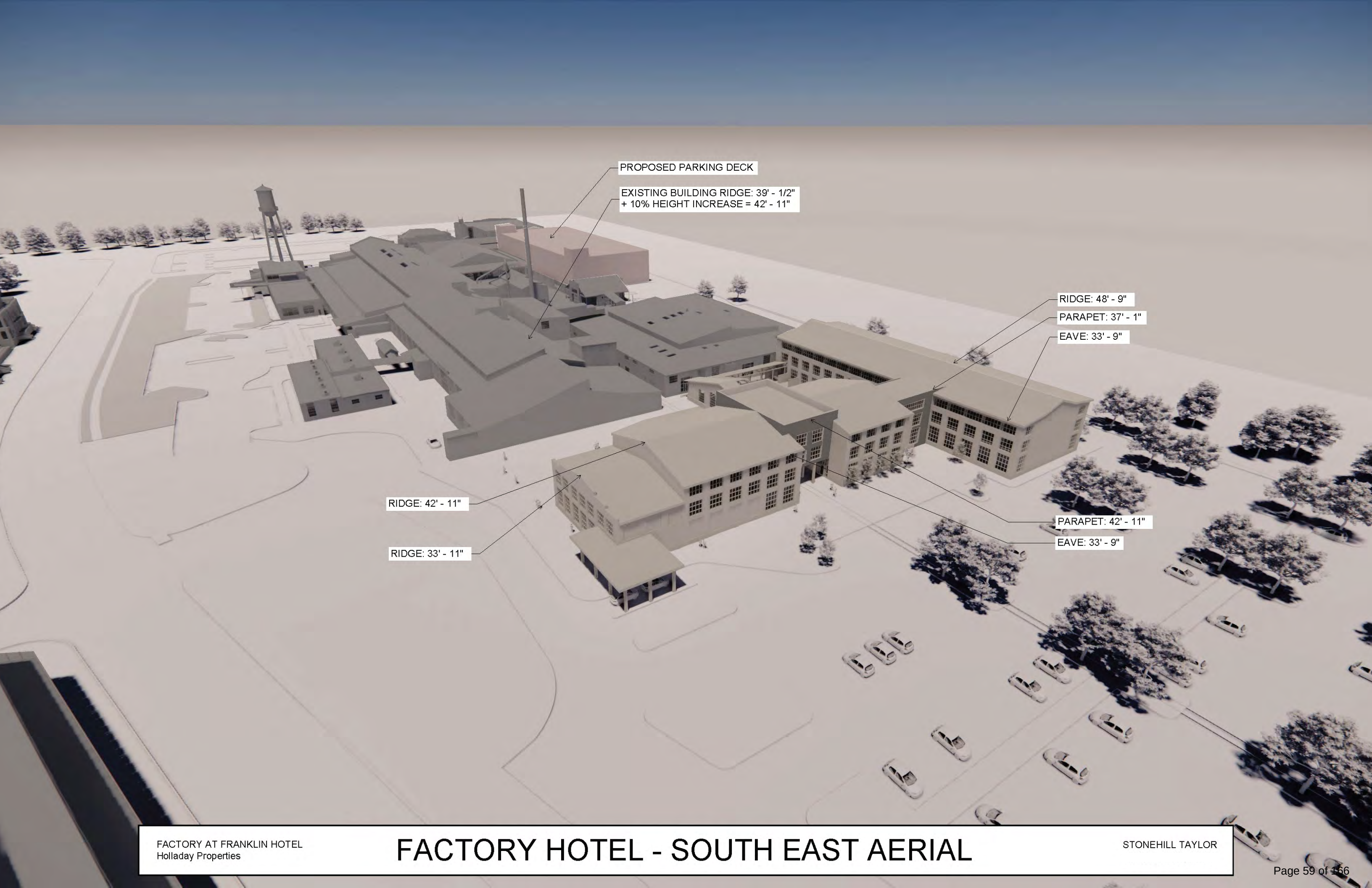
EAVE: 33' - 9"

RIDGE: 42' - 11"

EAVE: 33' - 9"

RIDGE: 33' - 11"

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



PROPOSED PARKING DECK

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

RIDGE: 48' - 9"

PARAPET: 37' - 1"

EAVE: 33' - 9"

RIDGE: 42' - 11"

RIDGE: 33' - 11"

PARAPET: 42' - 11"

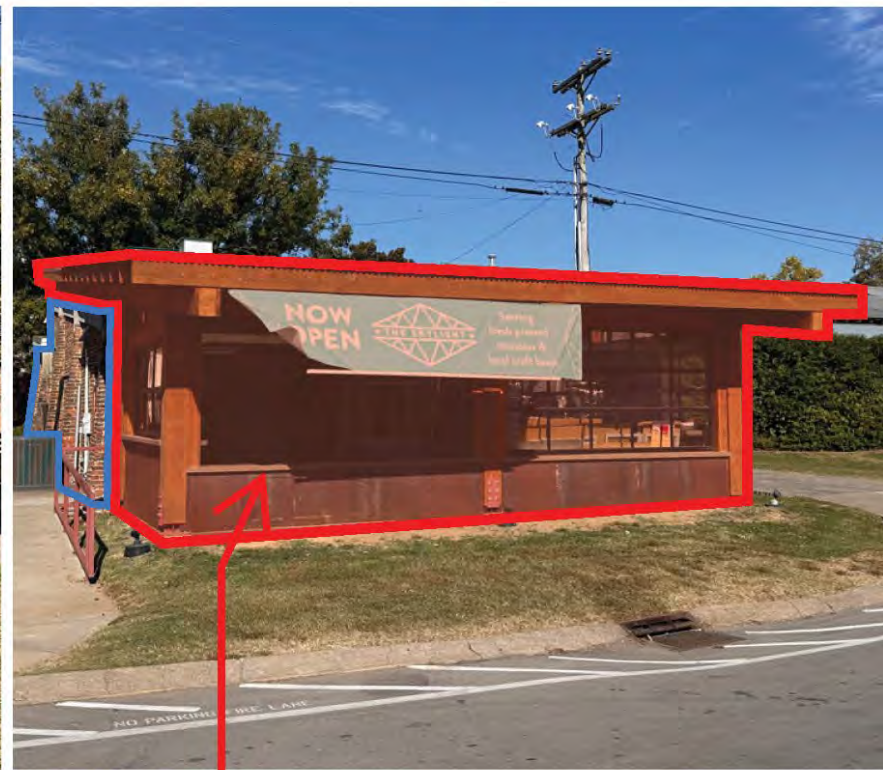
EAVE: 33' - 9"



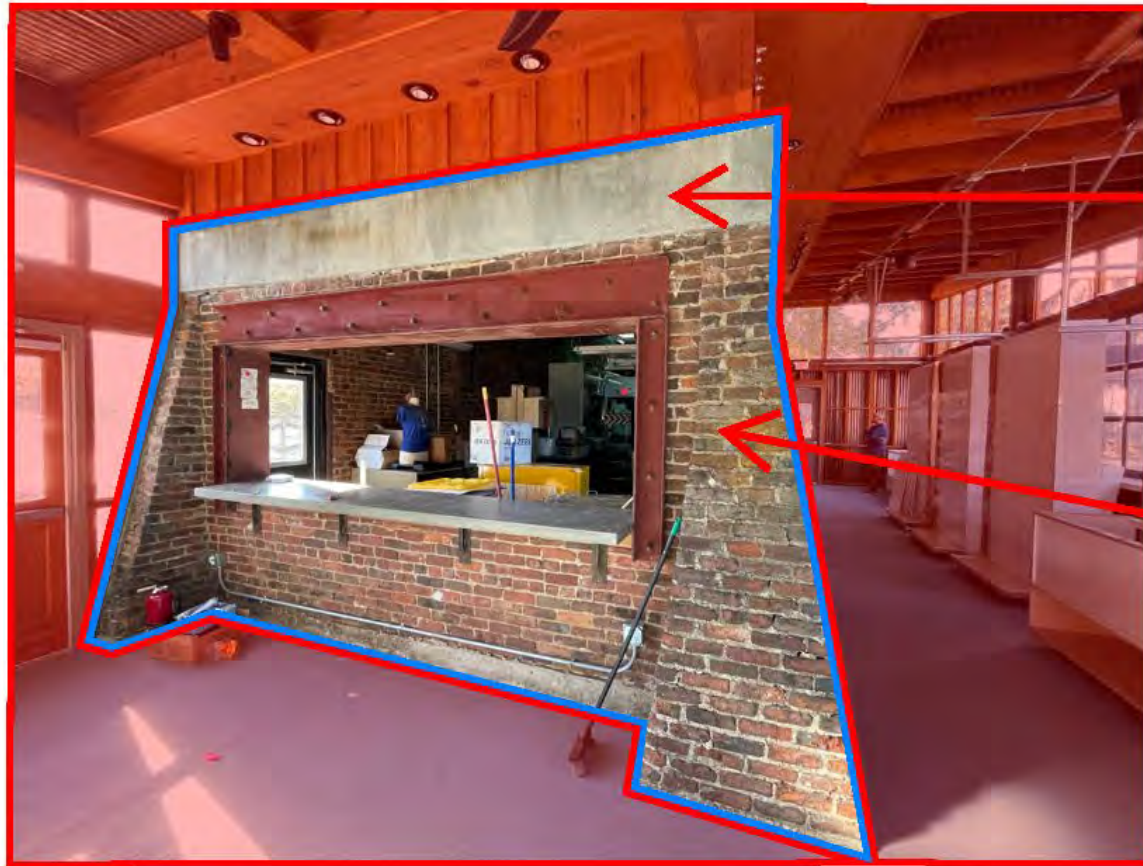
Current roof is contemporary & will be removed/replaced.



Brick & concrete wall/column coping to remain exposed/visible from within hotel lobby and courtyard. Existing door opening to remain.



Historic building is not currently visible from the North, East, and West. Contemporary addition to be demolished.



Brick & concrete wall/column coping to remain. Existing wall opening will remain & continue functioning as a guest counter.



North & East facades are currently enclosed & hidden from public view. Contemporary addition will be removed to expose historic structure to pedestrian alley.



Existing guest counter openings will continue functioning as guest counters for hotel + general factory guests.

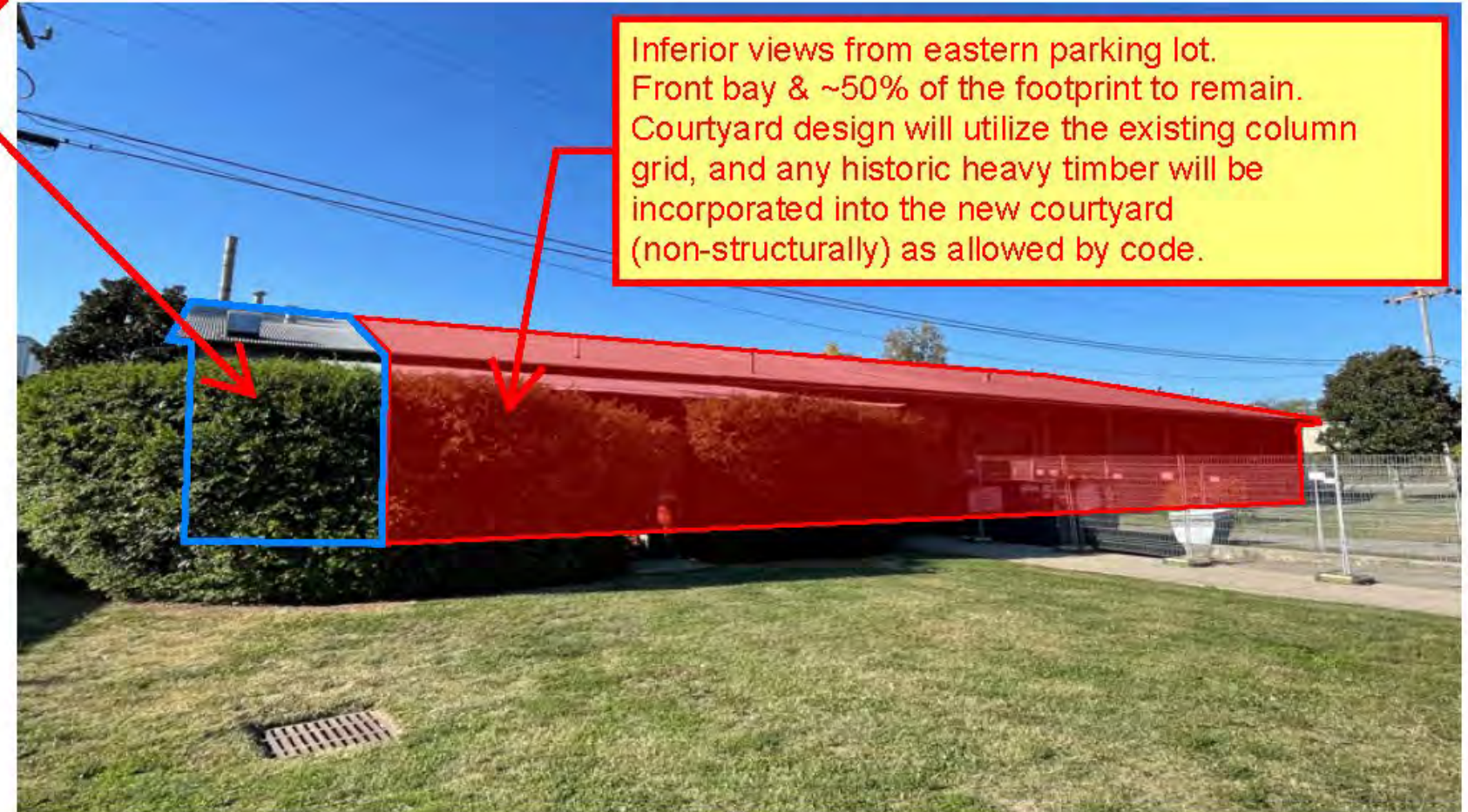
Pass-thru door to be replaced with exterior door.



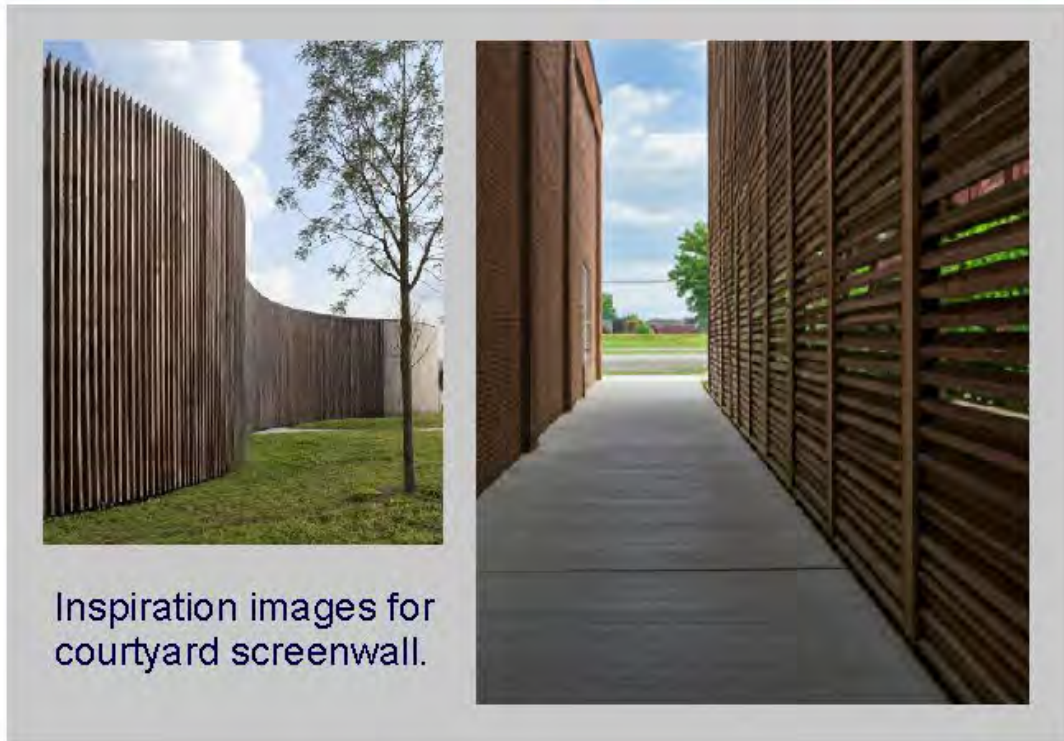


New, wood screening for courtyard.

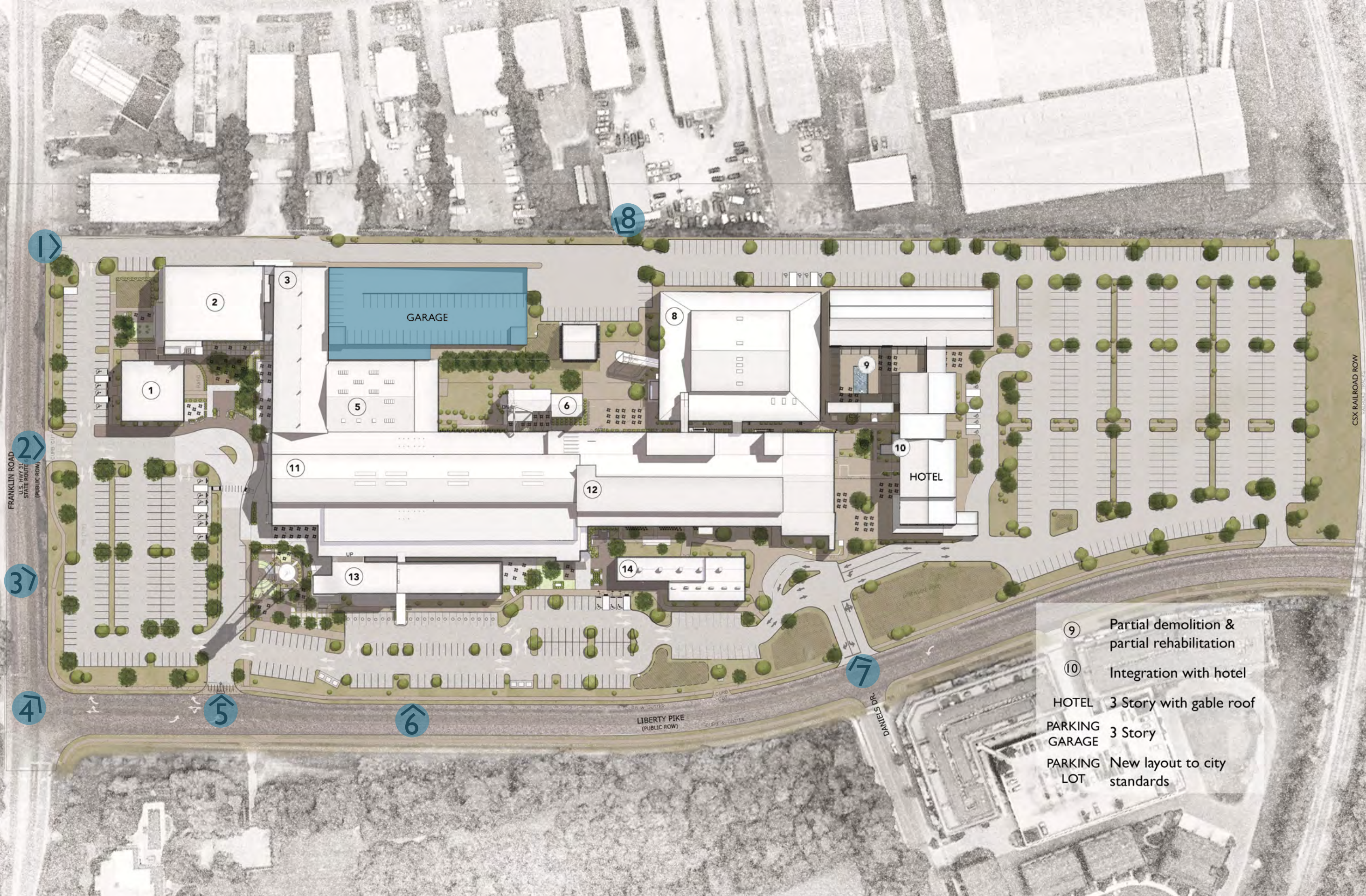
Front elevation, first structural bay & roof will be re-rehabilitated. (Note: this facade was previously rebuilt ~20 years ago).



Inferior views from eastern parking lot. Front bay & ~50% of the footprint to remain. Courtyard design will utilize the existing column grid, and any historic heavy timber will be incorporated into the new courtyard (non-structurally) as allowed by code.



Inspiration images for courtyard screenwall.



THE FACTORY AT FRANKLIN PARKING GARAGE

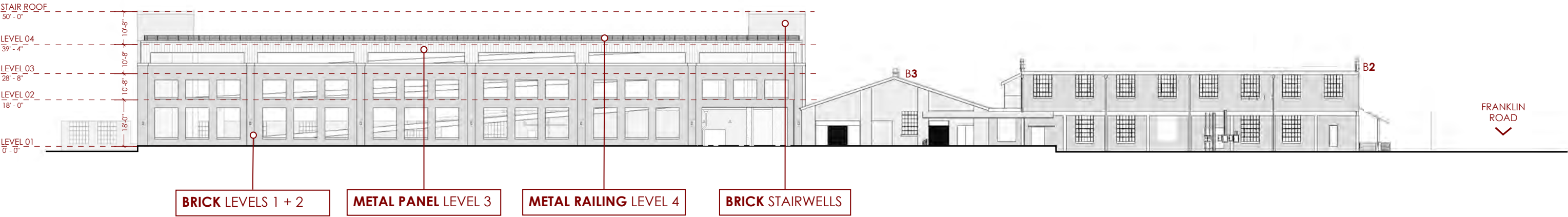
MATERIALITY
BRICK BASE + METAL PANEL TOP



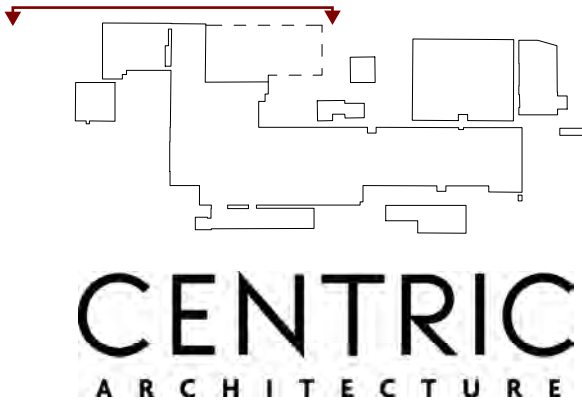
OPENING RHYTHM
STACKED / LARGE ON LOWER LEVEL + SMALL ON UPPER LEVEL



OPENING RHYTHM
RIBBON WINDOWS



FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**





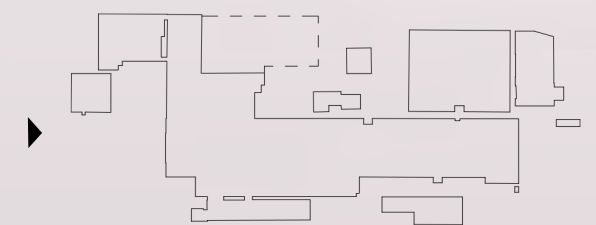
FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**



FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**

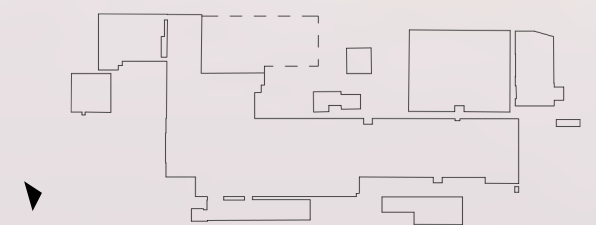


FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**





FACTORY AT FRANKLIN
PARKING GARAGE | **03 FRANKLIN ROAD**

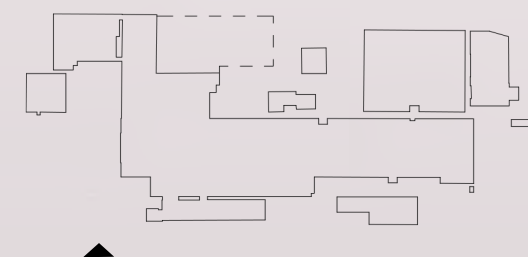


FACTORY AT FRANKLIN
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**

CENTRIC
ARCHITECTURE



GARAGE NOT VISIBLE

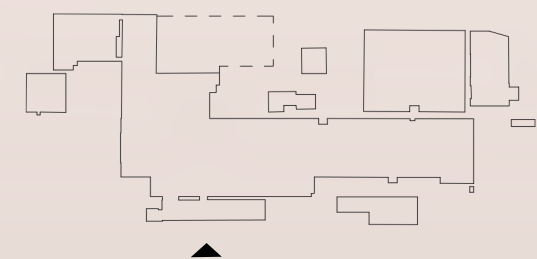


FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**

CENTRIC
ARCHITECTURE



GARAGE STAIR TOWER

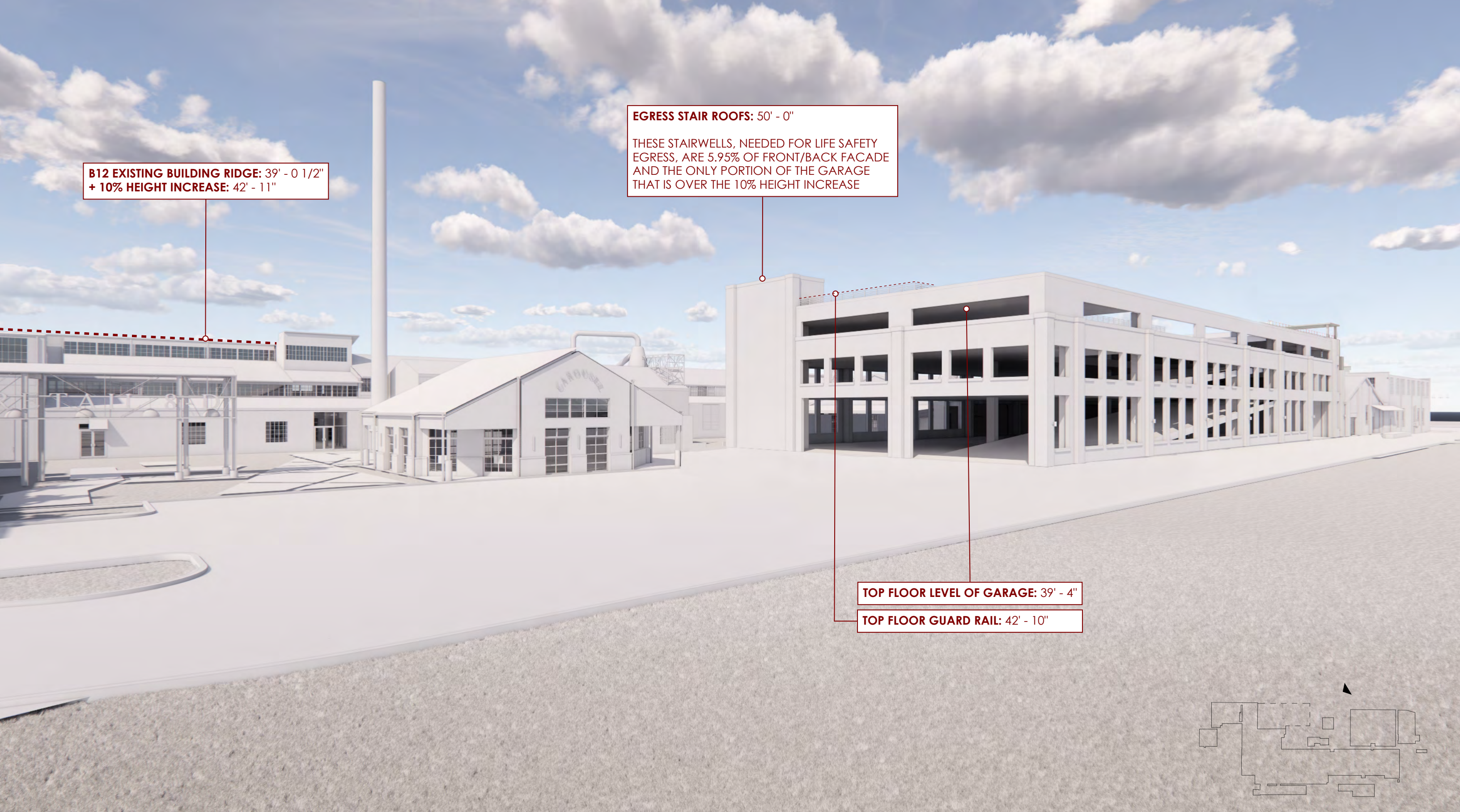


FACTORY AT FRANKLIN
PARKING GARAGE | **06 LIBERTY PIKE**

CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **07 LIBERTY PIKE**



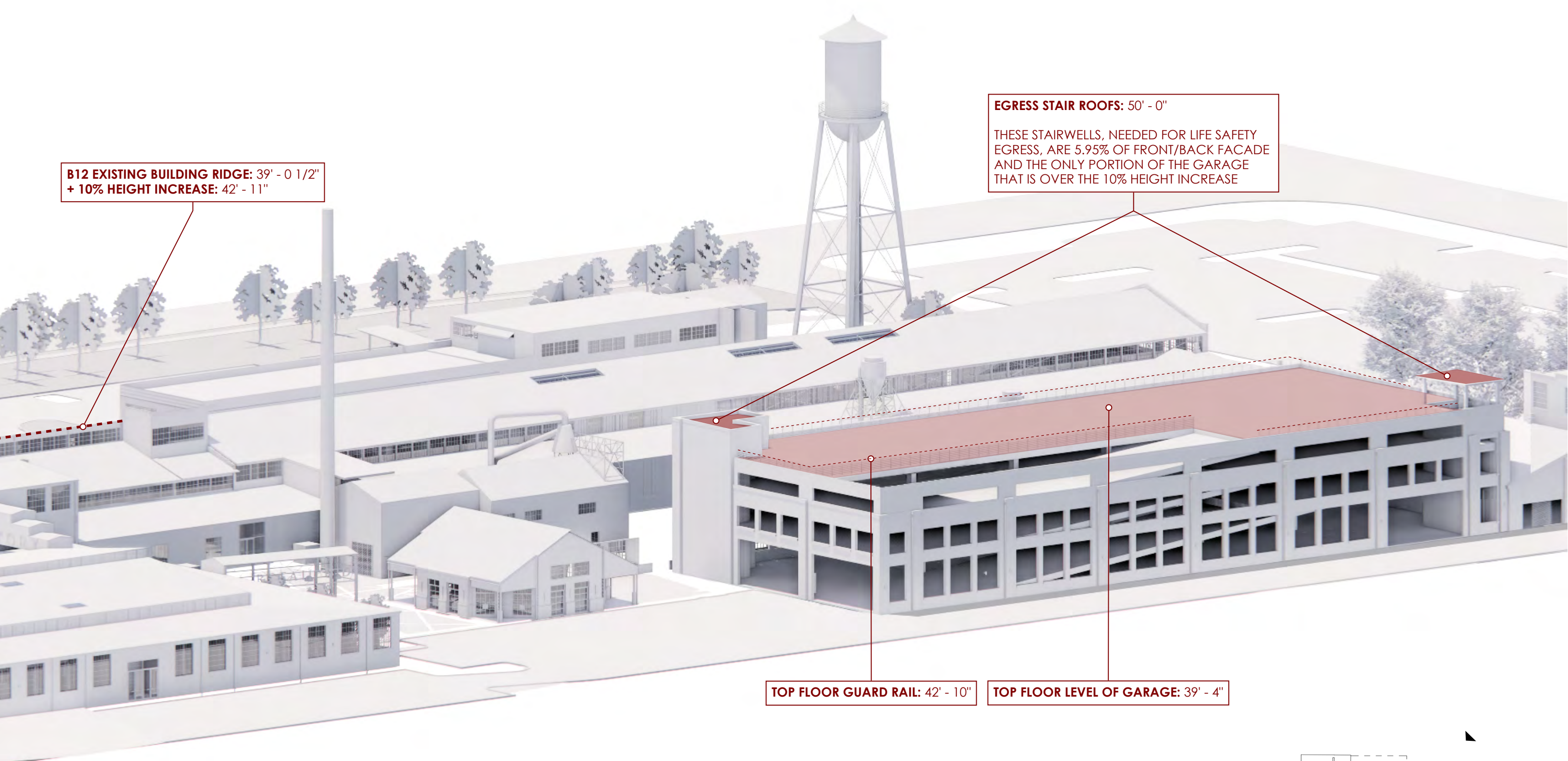
B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"

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"



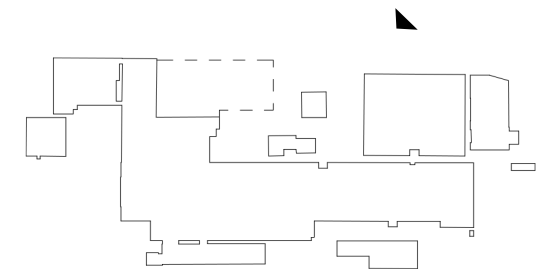
B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"

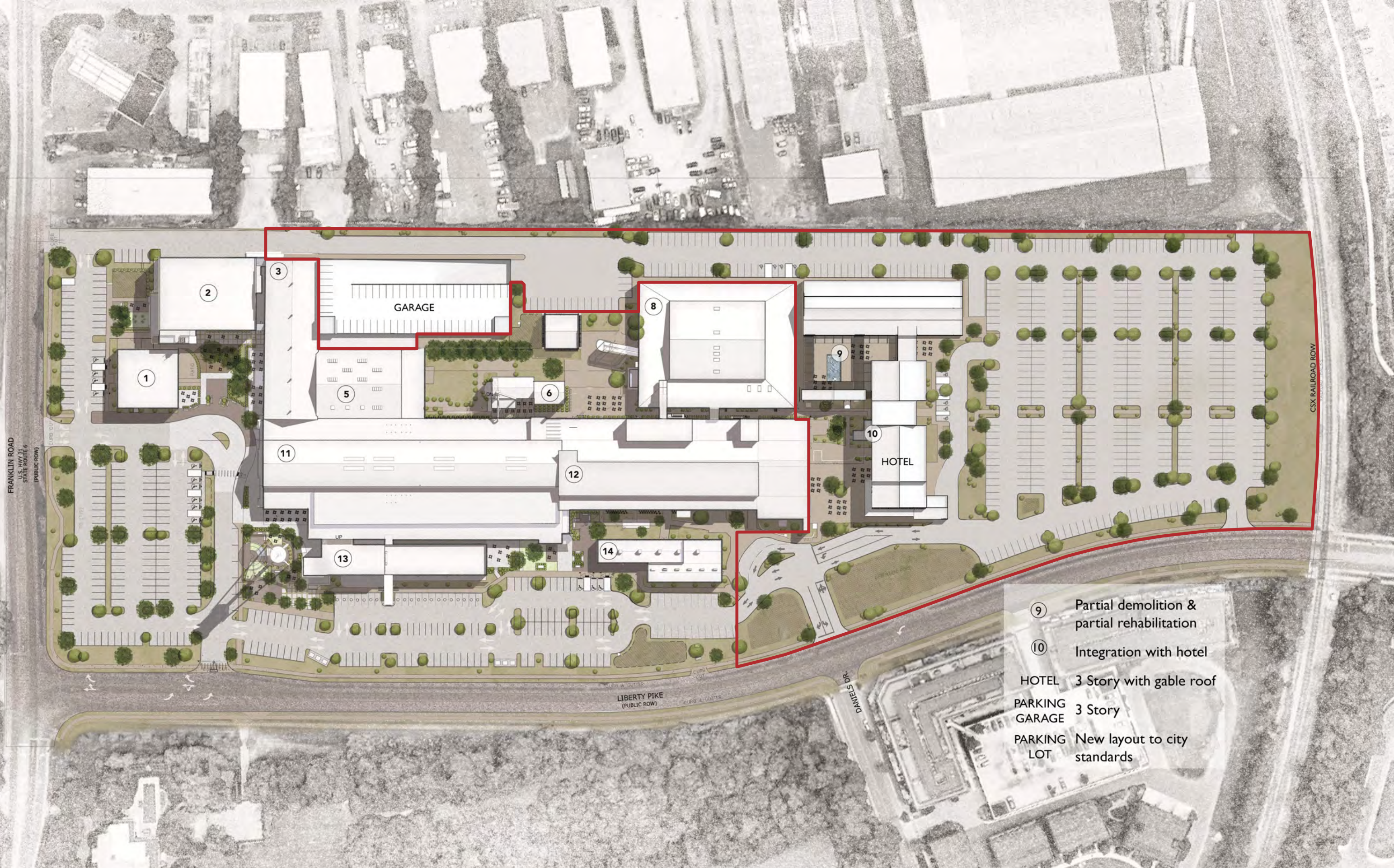
EGRESS STAIR ROOFS: 50' - 0"

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 GUARD RAIL: 42' - 10"

TOP FLOOR LEVEL OF GARAGE: 39' - 4"





THE FACTORY AT FRANKLIN ON-SITE PARKING





OVERHEAD POWER LINES TO BE UNDERGROUND

	Gross SF	Size Proportionate to Historic Factory
Historic Factory Buildings	260,500	
Proposed Hotel	83,650	32%
Proposed Parking Garage	79,900	31%

At the November 11, 2024 meeting of the Historic Zoning Commission City Staff recommended denial of the proposed Development Plan to the FMPC and BOMA based on the following elements of the proposal that they felt did not meet the Guidelines:

1. Demolition of half of the contributing Building 9 is not supported by the Guidelines: Demolition is highly discouraged unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts.
2. Incorporation of Building 10 into the new hotel without definitive evidence that Building 10 was once inside another building.
3. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.
4. Additional information is needed to understand the impacts of the proposal to attach the parking structure to the adjacent contributing Buildings 3 and 5.
5. The egress stair towers of the parking structure exceed the recommended height for new commercial buildings.

The following pages address these points.

1. The Guidelines allow approval for demolition if one or more of the following conditions are met:

- a) If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character.**

SHPO confirmed the demolition and rehabilitation of Building 9 will not adversely affect the National Register status of the Factory.

Also note the 2002 rehabilitation of the building included a substantial reconstruction, substantially altering the pole barn into a building.

- Reconstruction of the south elevation
- Reconstruction and repair of historic timber building structure using conventional wood components
- Reconstruction of the historic metal roof
- Installation of an interior slab on grade (previously dirt floor)
- Construction of exterior walls to enclose the historically open air structure with modern overhead doors



1997

2019

Proposed Factory Hotel and Garage

b) If the denial of the demolition will result in an unreasonable economic hardship on the applicant.

From Centric report dated November 13, 2023 (full report included with supplemental materials)



Building 9 – The Factory at Franklin
Historic Zoning Commission Design Review Committee
230 Franklin Pike
Franklin, TN 37064
November 13, 2023

Holladay Properties has been exploring the reuse or removal of Building 9 on the Factory of Franklin's campus. The existing building is being explored for use as restaurant or office space. During further investigation, multiple code, structural issues, and general poor conditions were uncovered throughout the building. Much of the structure is not original as the original contained a dirt floor and was open air.

In order to repair the structure to a safe condition, it will largely need to be reconstructed. Minor repairs will not suffice. A large majority of the remaining historic fabric will need to be replaced (columns, and roof) and much of the historic fabric has already been replaced in prior building projects.

Building Reconstruction Costs

The as-is value of the building according to a cost segregation study by BDO USA, LLP dated February 2022 is \$1,051,032.

Estimated costs to repair and reconstruct the existing building shell are broken out by proposed use as follows:

Restaurant

- Core/Shell: \$2,565,569 (\$210 psf)¹
- Tenant Improvement Allowance: \$1,830,000 (\$150 psf)
- **TOTAL: \$4,395,569 (\$360 psf)**

Office

- Core/Shell: \$2,505,569 (\$205 psf)²
- Tenant Improvement Allowance: \$1,220,000 (\$100 psf)
- **TOTAL: \$3,725,569 (\$305 psf)**

Costs to repair and reconstruct the building for use as a leasable asset therefore range from 3.5 – 4.2 times the building value.

Repair and reconstruction costs for the core/shell alone range from \$205 to \$210 per square foot which is comparable to the construction costs for a new class A single story retail building using structural steel, light gauge framing, TPO roof and masonry façade which range from \$200 to \$230 per square foot.

c) If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures.

From KPFF Engineering dated May 26, 2022 (full report included with supplemental materials)

kpff



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

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

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

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

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

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



2. “Incorporation of Building 10 into the new hotel without definitive evidence that Building 10 was once inside another building”

During the period of significance, Building 10 was clearly a room located inside a since demolished building that was attached to the east elevation of Building 12.

1947
Dortch Stove
Works



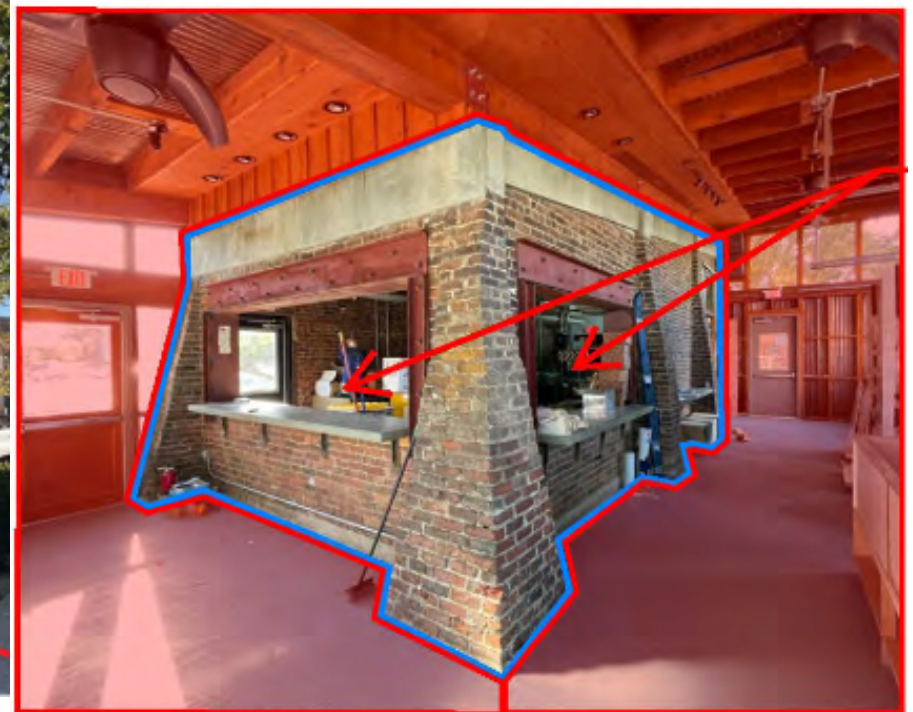
Angle of roofline at
higher elevation
lines up to the
same corner of
Building 9.

1996
Calvin LeHew



Estimated roofline lines up with color and brick change on Building 12. It's believed that the change is the difference between exterior and interior brick. The darker bricks on Building 12 are more uniform and smooth, while the bricks on the lower portion of Building 12 and on Building 10 are rougher, lighter, and less uniform, indicating an interior origin.

Building 10 is presently located inside a contemporary building addition per previous HZC COA allowing for construction of a heavy timber structure enclosing the historic 'building' on three elevations.



3. “New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.”

The below exhibit is from the Historic Guidelines regarding new buildings on established block faces. The visibility of the side elevation of the historic building is blocked by the new building.

New Buildings on Established Block Faces

- Make the height of new buildings consistent with the height of all historic buildings on the same block face by designing buildings to be within ten percent above or below the average height of the historic buildings on the same block face.

- 10% Above the Average Building Height
- Average Building Height on the Block Face
- 10% Below the Average Building Height
- New Residential Building

The visibility of the side elevation of this historic building is blocked by the newly constructed building



New Buildings for Larger Redevelopment Areas

- Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
- Transition the height of new buildings to be within ten percent of the

Precedent images of new buildings constructed on established blockface including the partial blocked visibility of historic buildings.

The house at 134 2nd Avenue North was constructed in 1880. The house at 144 2nd Avenue North was constructed in 1900.



Precedent image of a new building constructed behind and to the side of a historic building.

The building at 114 East Main Street is the Old Factory Store, built 1806 – 1808, and has been on the National Register of Historic Places since 1972.



The side elevation of 114 E. Main Street is blocked by a new building on the same blockface



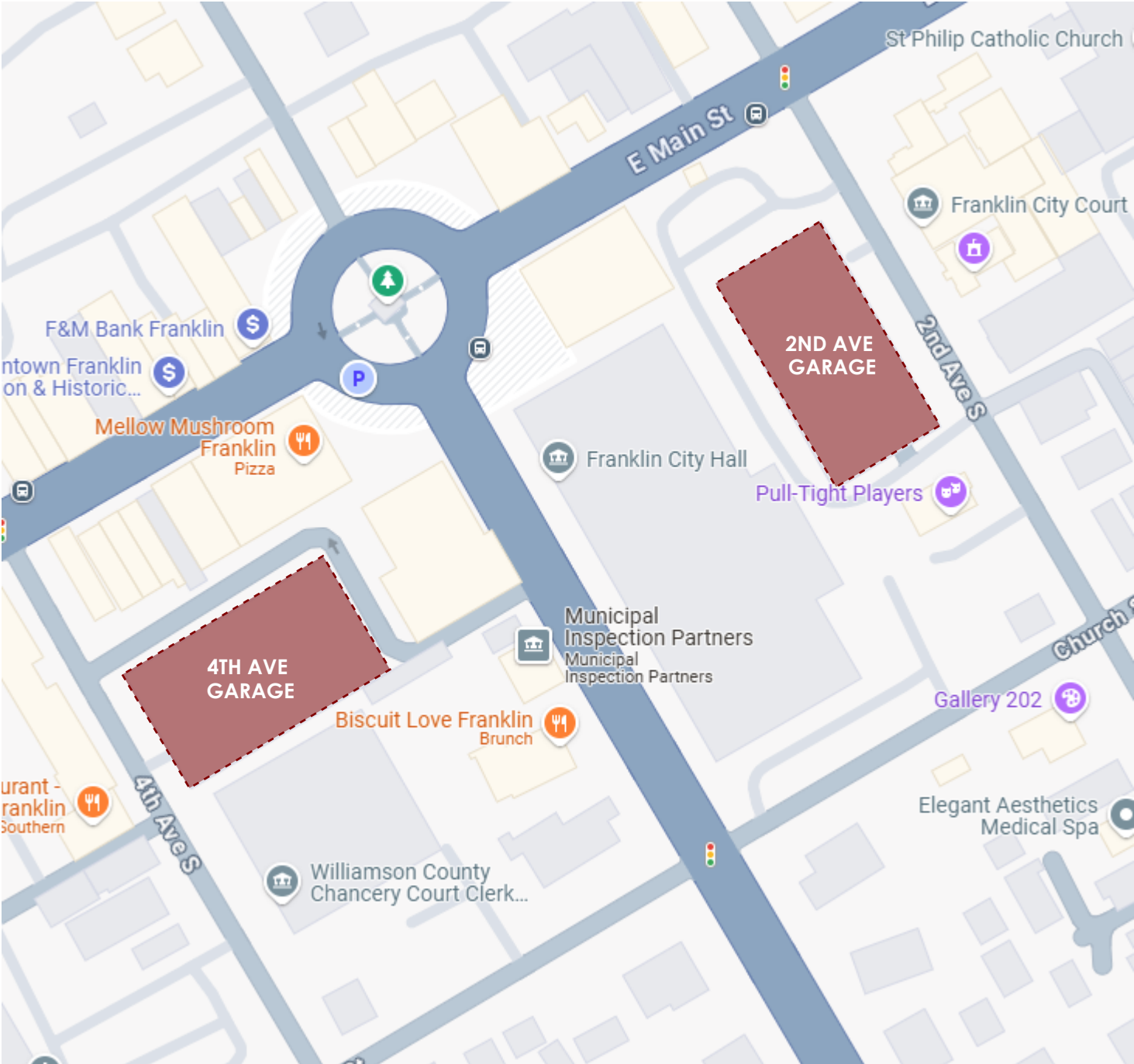
The proposed hotel building is in line with the established blockface; it is positioned behind and to the side of historic buildings and does not block the view of the historic buildings. The proposed parking garage is positioned behind the historic buildings and does not block the view of the historic buildings.

*Liberty Pike was constructed in 1998. The National Register application was approved in 1997. Prior to 1998, these views did not exist and were back of house.

**The east elevation of Building 12 was an interior elevation as previously demolished Building X was attached to the building here.

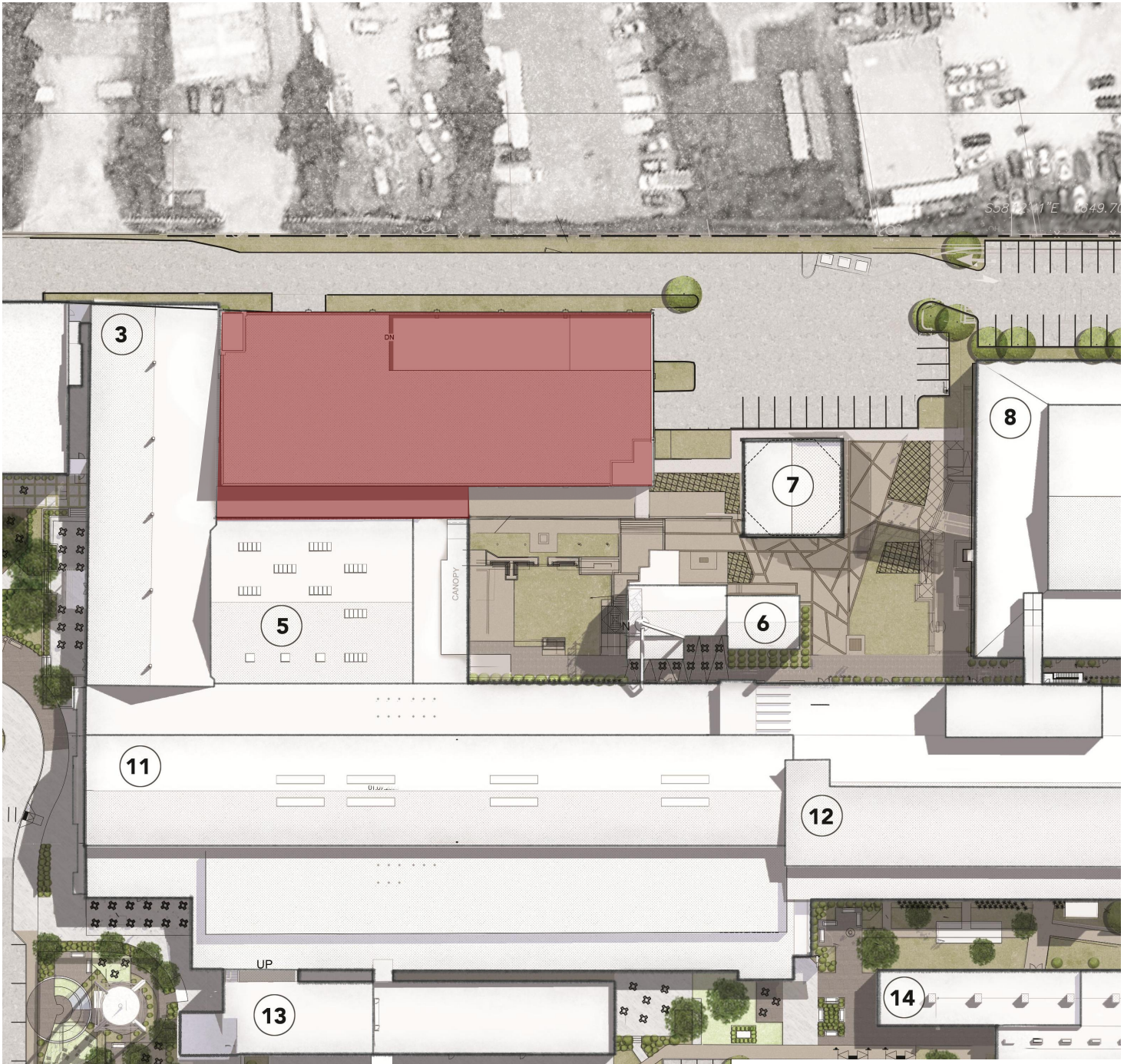
Views are looking westward on Liberty Pike (top image is existing, bottom rendering is proposed):





2ND AVE GARAGE
~33,000 SF FOOTPRINT
251 PARKING SPACES

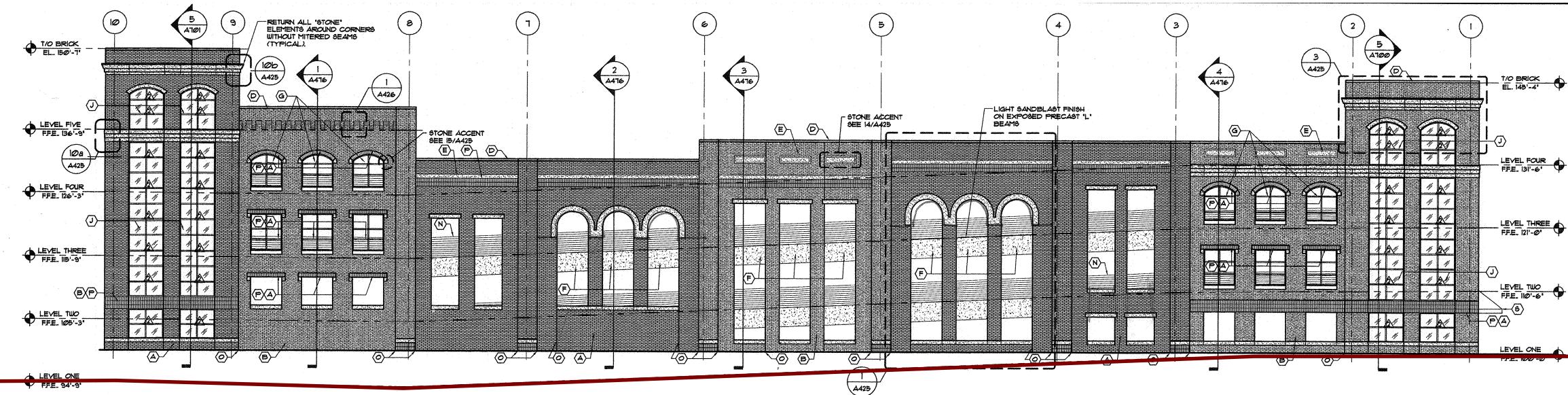
4TH AVE GARAGE
~34,000 SF FOOTPRINT
332 PARKING SPOTS



FACTORY GARAGE
~28,600 SF FOOTPRINT
~26,625 SF UPPER FLOORS
APPROX. 170-190 PARKING SPACES



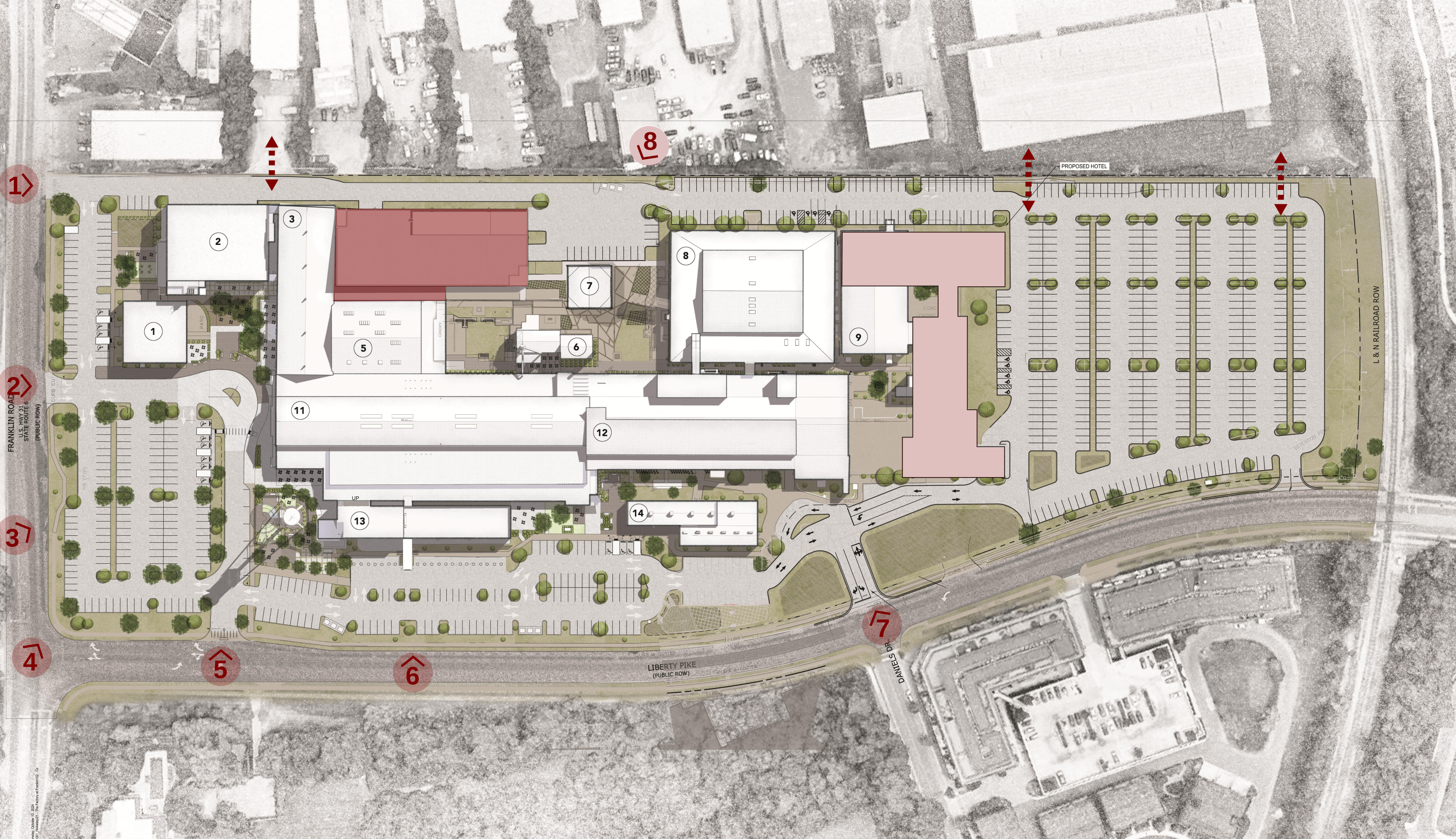
2ND AVE GARAGE
4 STORIES
~47'-0"



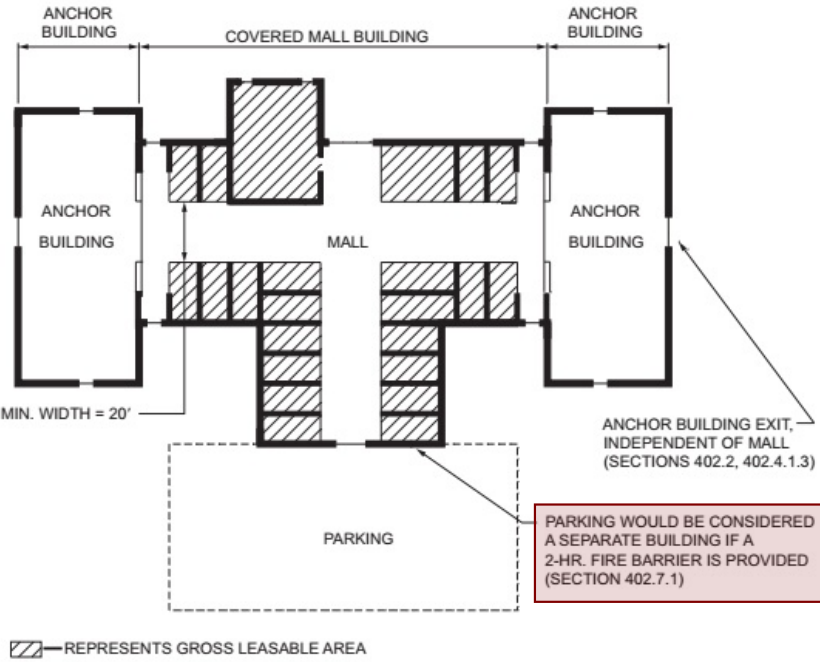
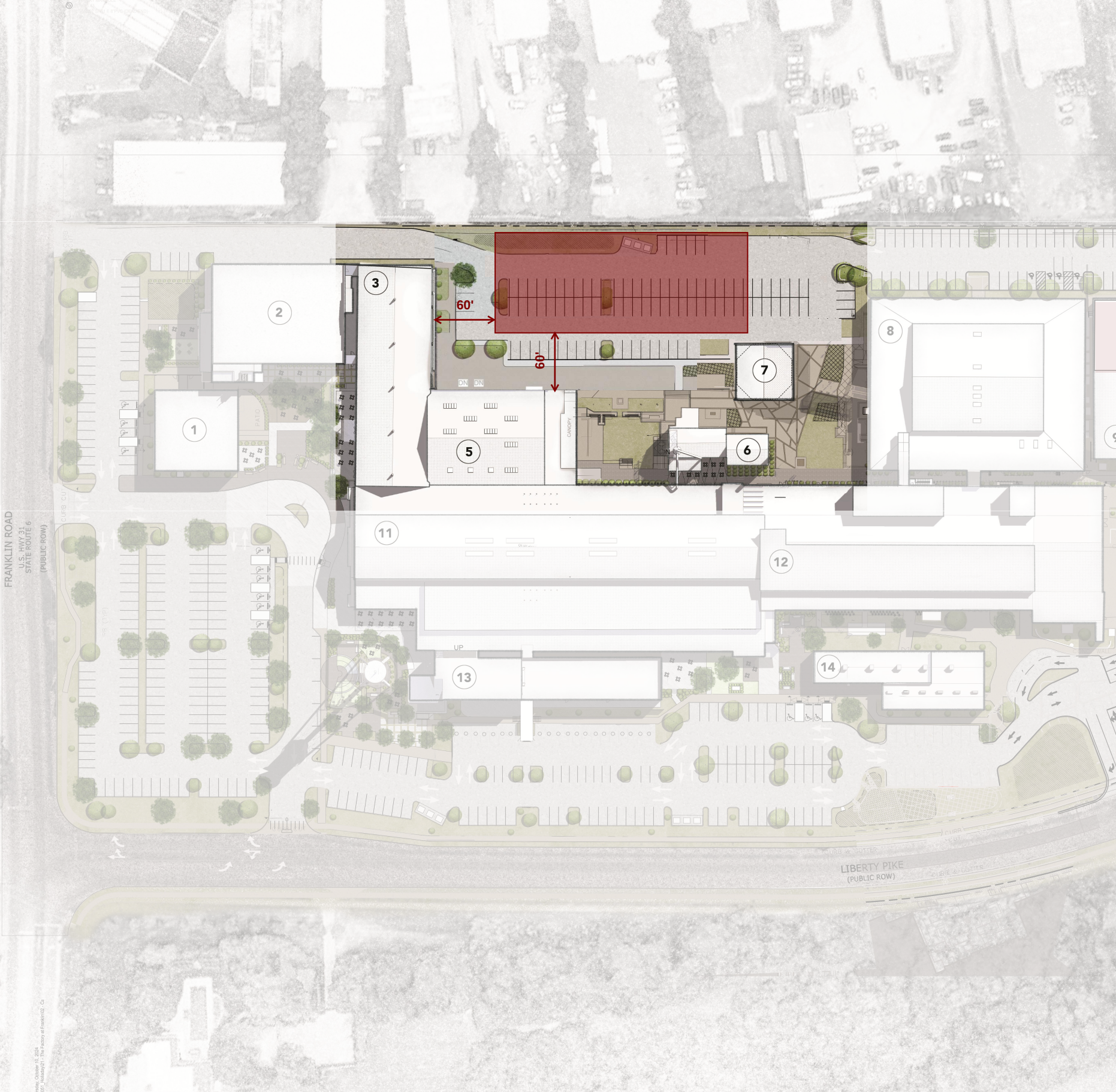
4TH AVE GARAGE
5 STORIES
55'-10"



FACTORY GARAGE
4 STORIES
47'-0"



FACTORY AT FRANKLIN
 PARKING GARAGE | **SITE PLAN**
 11/13/24



- 402.2 Open space.**
- A covered mall building and attached anchor buildings and parking garages shall be surrounded on all sides by a permanent open space or not less than 60 feet (18 288 mm). An open mall building and anchor buildings and parking garages adjoining the perimeter line shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm).
- Exception:** The permanent open space of 60 feet (18 288 mm) shall be permitted to be reduced to not less than 40 feet (12 192 mm), provided that the following requirements are met:
1. The reduced open space shall not be allowed for more than 75 percent of the perimeter of the covered or open mall building and anchor buildings.
 2. The exterior wall facing the reduced open space shall have a fire-resistance rating of not less than 3 hours.
 3. Openings in the exterior wall facing the reduced open space shall have opening protectives with a fire protection rating of not less than 3 hours.
 4. Group E, H, I or R occupancies are not located within the covered or open mall building or anchor buildings.

402.4.1.3 Parking garage.

The building area and building height of any parking garage shall be based on the type of construction as required by Sections 406.5 and 406.6, respectively.

❖ This section provides a reminder that the construction of parking garages is regulated by the general provisions found in Sections 406.5 and 406.6 and that they are not regulated by the covered mall building's type of construction. It also clarifies that the garage is not included in the unlimited area allowance given to the mall building and anchor stores.

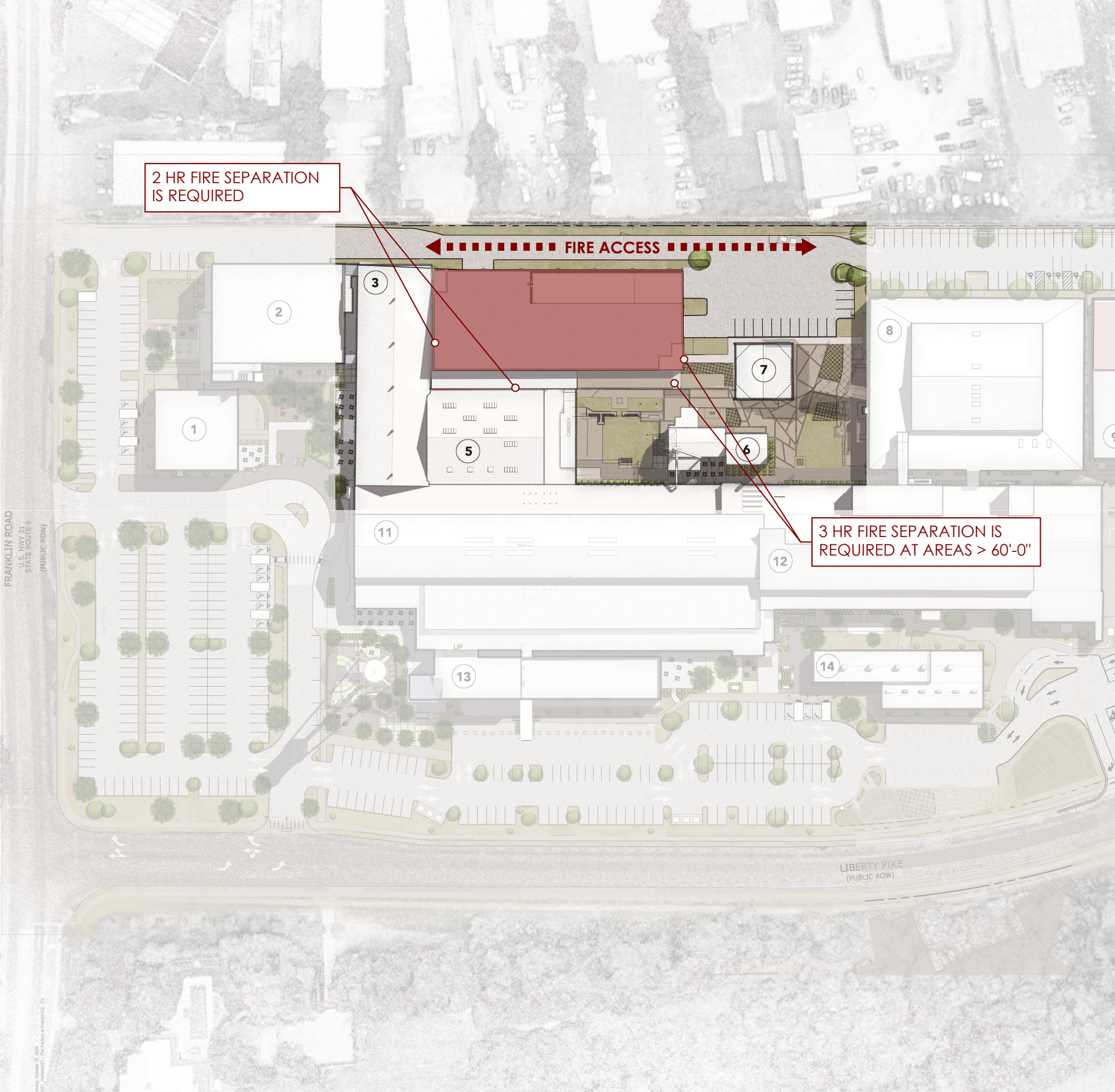


TABLE 722.4.1(1) FIRE-RESISTANCE PERIODS OF CLAY MASONRY WALLS

MATERIAL TYPE	MINIMUM REQUIRED EQUIVALENT THICKNESS FOR FIRE RESISTANCE ^{a, b, c} (inches)			
	1 hour	2 hours	3 hours	4 hours
Solid brick of clay or shale ^d	2.7	3.8	4.9	6.0
Hollow brick or tile of clay or shale, unfilled	2.3	3.4	4.3	5.0
Hollow brick or tile of clay or shale, grouted or filled with materials specified in Section 722.4.1.1.3	3.0	4.4	5.5	6.6

402.4.2.3 Parking garages.

An attached garage for the storage of passenger vehicles having a capacity of not more than nine persons and **open parking garages** shall be considered as a separate building where it is separated from the covered or open mall building or anchor building by not less than 2-hour fire barriers constructed in accordance with [Section 707](#) or horizontal assemblies constructed in accordance with [Section 711](#), or both.

Parking garages, which are separated from covered mall buildings, open mall buildings or anchor buildings, shall comply with the provisions of [Table 602](#).

Pedestrian walkways and tunnels that connect garages to mall buildings or anchor buildings shall be constructed in accordance with [Section 3104](#).

C ♦ Buildings adjacent to mall buildings are typically considered separate buildings provided they are separated by exterior walls or fire walls. In recognition of the limited hazard presented by attached garages and open parking garages, this section permits such structures to be considered separate buildings, where fire barriers and horizontal assemblies having a fire-resistance rating of at least 2 hours are provided. See the commentary to [Section 707](#) relative to the construction of fire barriers and [Section 711](#) relative to the construction of horizontal assemblies.

The 2-hour fire-resistance rating is consistent with the requirements of [Table 508.4](#) for Groups M and S-2 occupancies. Where the 2-hour fire barrier or horizontal assembly is not provided, the parking structure can be considered part of the covered mall building and be limited. [Table 602](#), regulating exterior wall protection, is applicable for those parking garages that are not attached to the covered or open mall building or anchor buildings. See the commentary to [Section 3104](#) for the requirements related to any pedestrian walkways or tunnels that connect the garages to mall buildings or anchor stores.

406.5.4 Area and height.

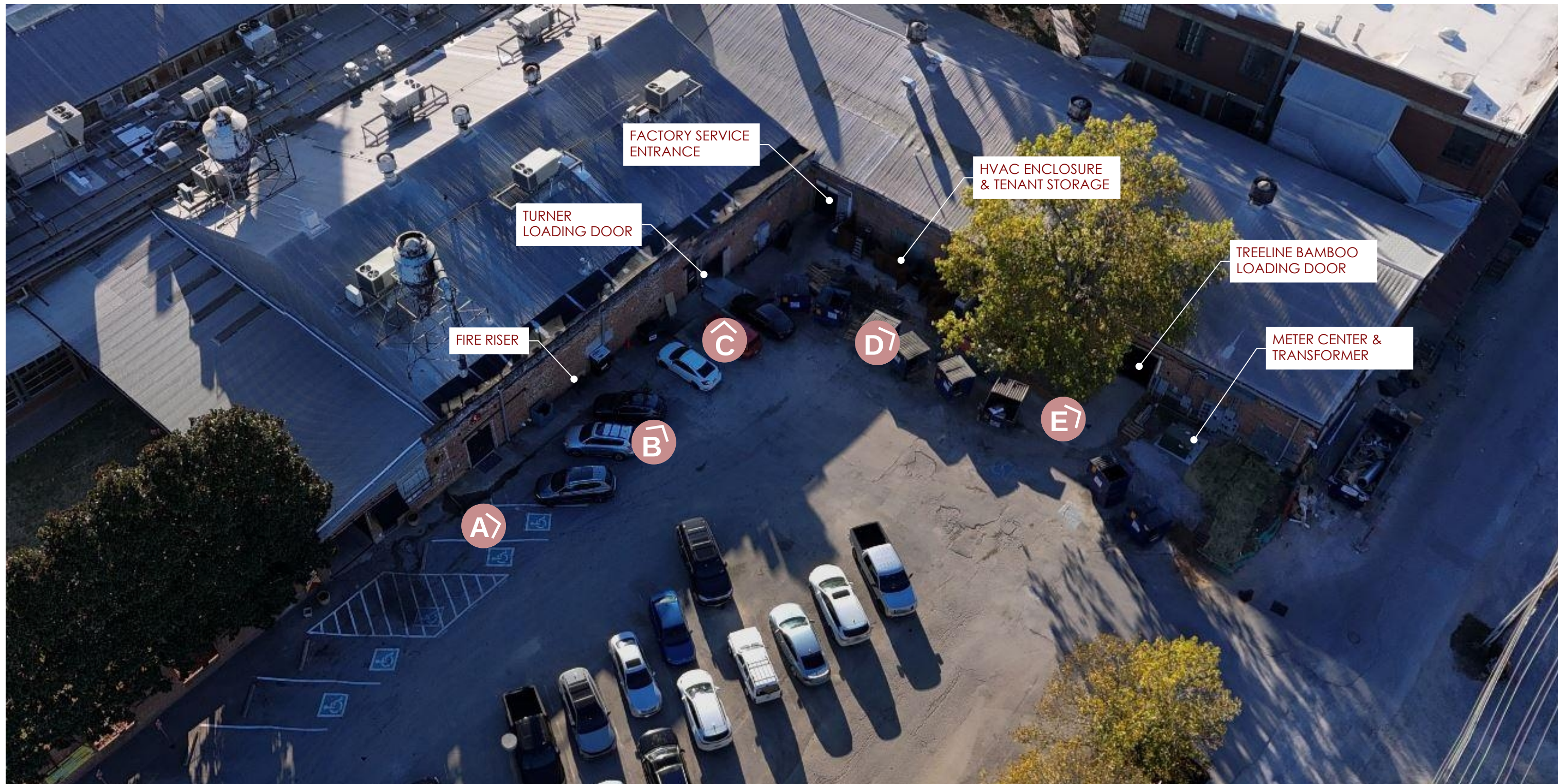
Area and height of open parking garages shall be limited as set forth in [Chapter 5](#) for Group S-2 occupancies and as further provided for in [Section 508.1](#).

C ♦ Where an open parking garage is located within a building containing other occupancies, the code requires that the height and area limitations for the open parking garage be determined by using the normal provisions found in [Chapter 5](#) for a Group S-2 occupancy. This essentially means that the garage would receive the same allowable areas of an enclosed parking garage or a storage building that was classified in the same occupancy.

TABLE 406.5.4 OPEN PARKING GARAGES AREA AND HEIGHT

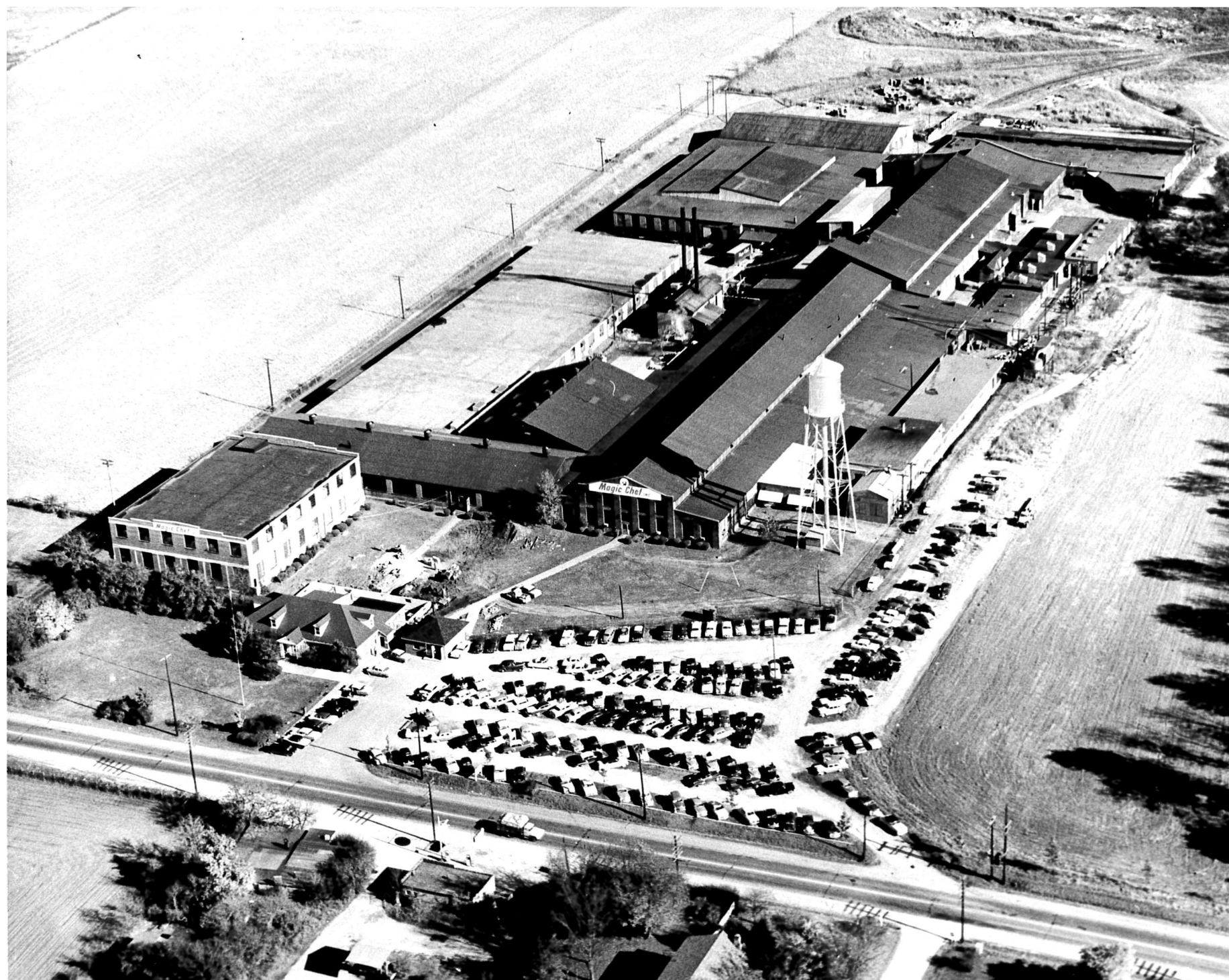
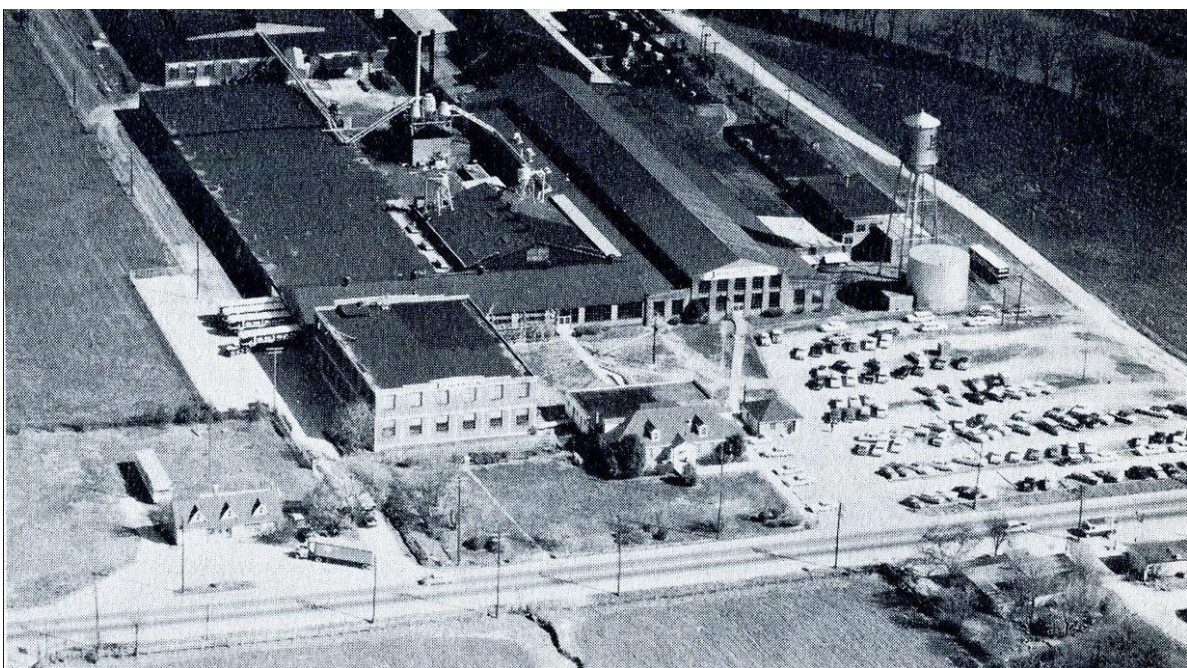
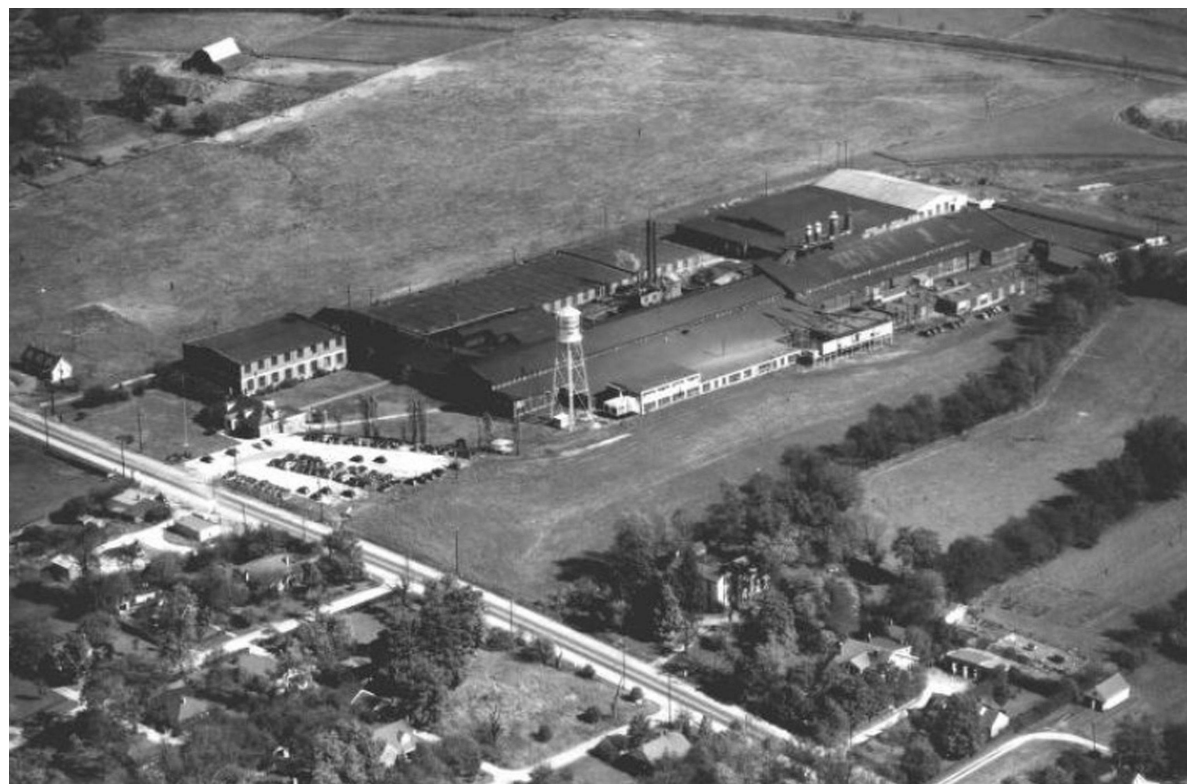
TYPE OF CONSTRUCTION	AREA PER TIER (square feet)	Ramp access	HEIGHT (in tiers)	
			Mechanical access	
			Automatic sprinkler system	
			No	Yes
IA	Unlimited	Unlimited	Unlimited	Unlimited
IB	Unlimited	12 tiers	12 tiers	18 tiers
IIA	50,000	10 tiers	10 tiers	15 tiers
IIB	50,000	8 tiers	8 tiers	12 tiers
IV	50,000	4 tiers	4 tiers	4 tiers

For SI: 1 square foot = 0.0929 m².



FACTORY AT FRANKLIN
 PARKING GARAGE | **EXISTING CONDITIONS**
 11/13/24





FACTORY AT FRANKLIN
PARKING GARAGE | **HISTORIC IMAGERY**
11/13/24

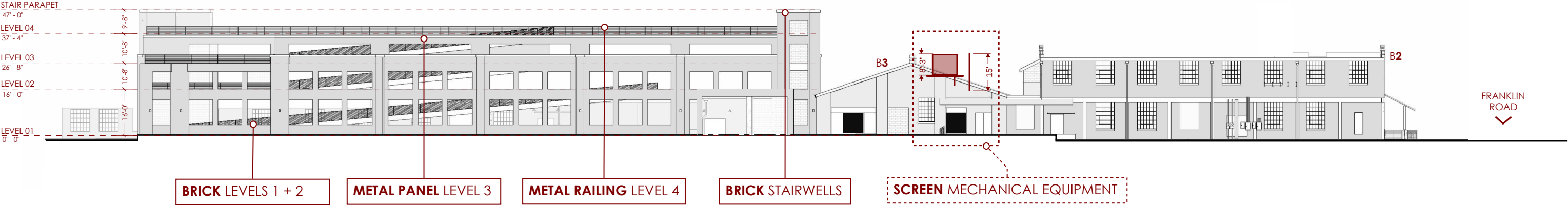
MATERIALITY
BRICK BASE + METAL PANEL TOP



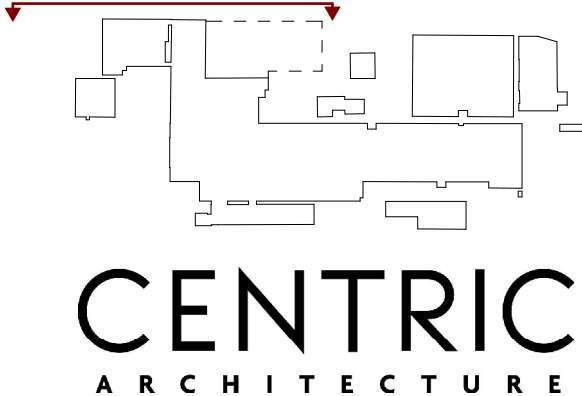
OPENING RHYTHM
STACKED / LARGE ON LOWER LEVEL + SMALL ON UPPER LEVEL



OPENING RHYTHM
RIBBON WINDOWS



FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**
11/13/24





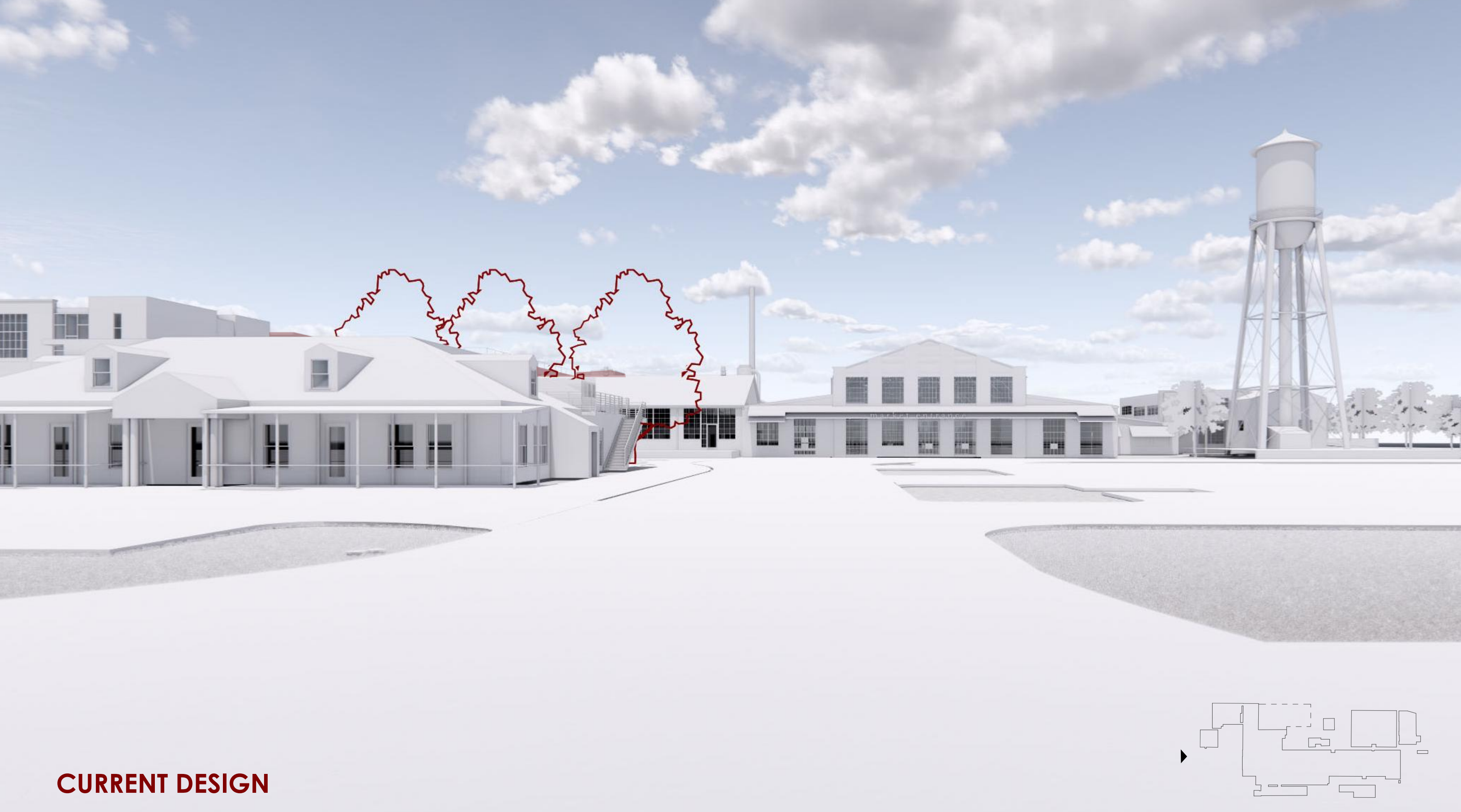
CURRENT DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
11/13/24



PREVIOUS SUBMISSION

FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
11/13/24



CURRENT DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**
11/13/24

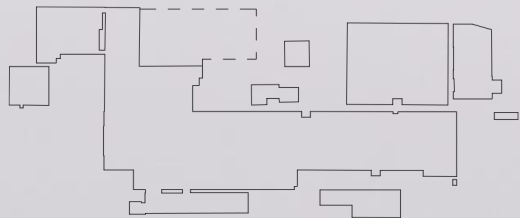


PREVIOUS SUBMISSION

FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**
11/13/24



CURRENT DESIGN

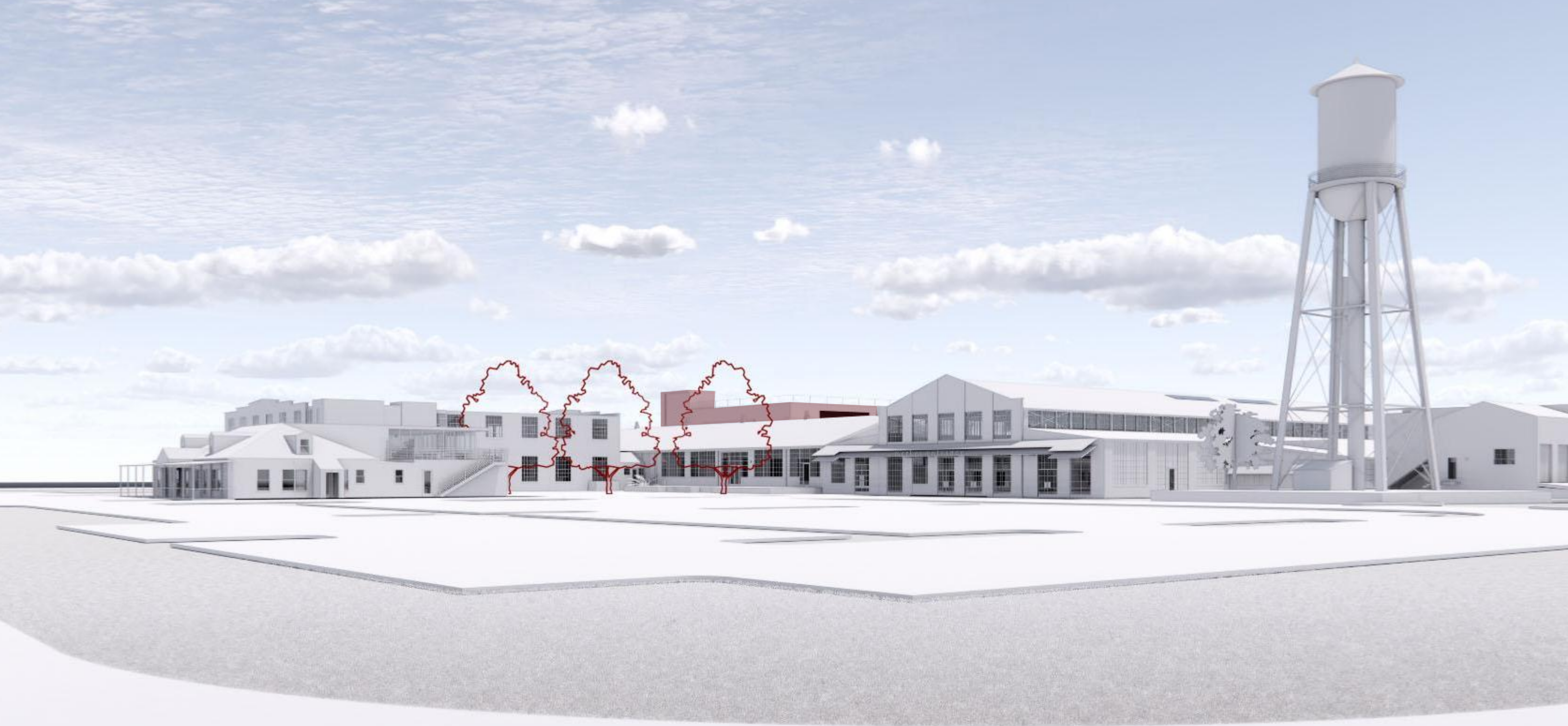


FACTORY AT FRANKLIN
PARKING GARAGE | 03 FRANKLIN ROAD
11/13/24

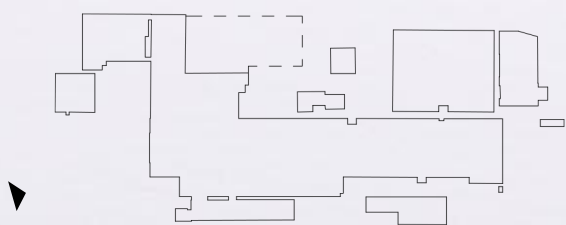


PREVIOUS SUBMISSION

FACTORY AT FRANKLIN
PARKING GARAGE | **03 FRANKLIN ROAD**
11/13/24



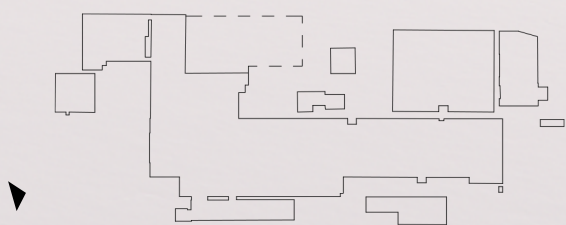
CURRENT DESIGN



FACTORY AT FRANKLIN
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**
11/13/24



PREVIOUS SUBMISSION

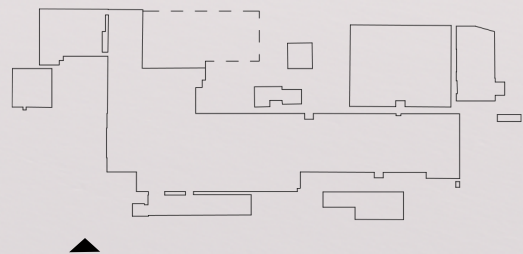


FACTORY AT FRANKLIN
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**
11/13/24

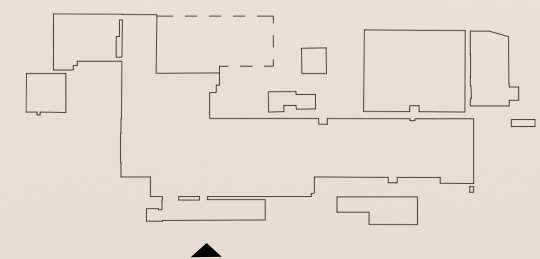


GARAGE NOT VISIBLE

FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**
11/13/24



CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **06 LIBERTY PIKE**
11/13/24

CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **07 LIBERTY PIKE**
11/13/24

B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"

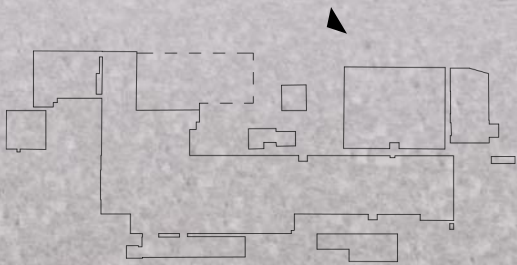
EGRESS STAIR ROOFS: 47' - 0"

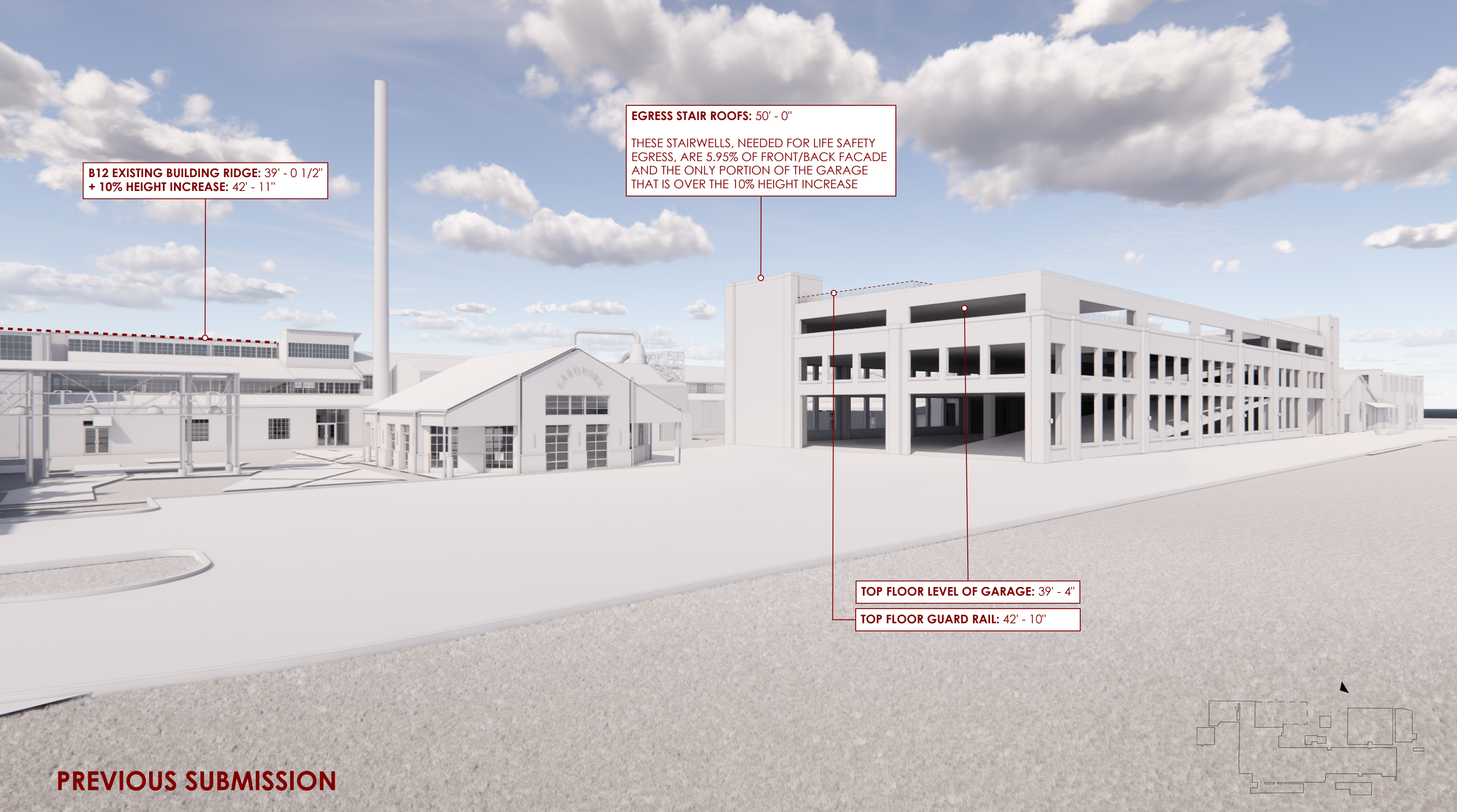
THESE STAIRWELLS, NEEDED FOR LIFE SAFETY
EGRESS, ARE 5.95% OF FRONT/BACK FACADE
AND THE ONLY PORTION OF THE GARAGE
THAT IS OVER THE 10% HEIGHT INCREASE

TOP FLOOR LEVEL OF GARAGE: 39' - 4"

TOP FLOOR GUARD RAIL: 42' - 10"

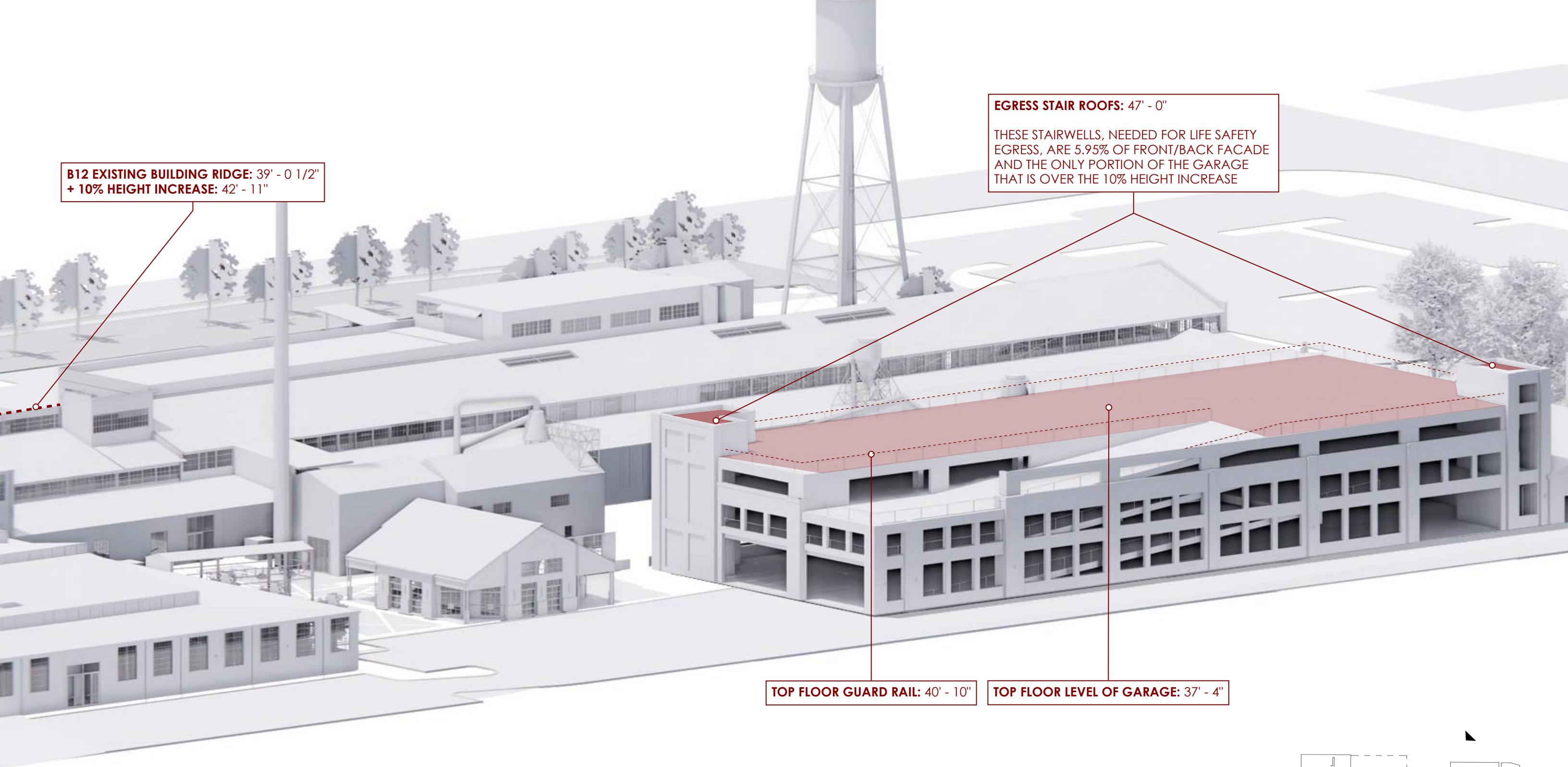
CURRENT DESIGN





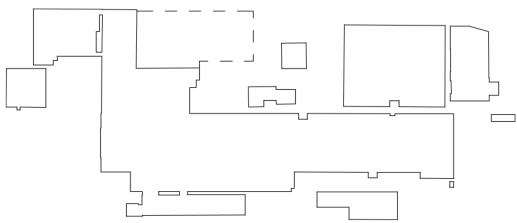
PREVIOUS SUBMISSION

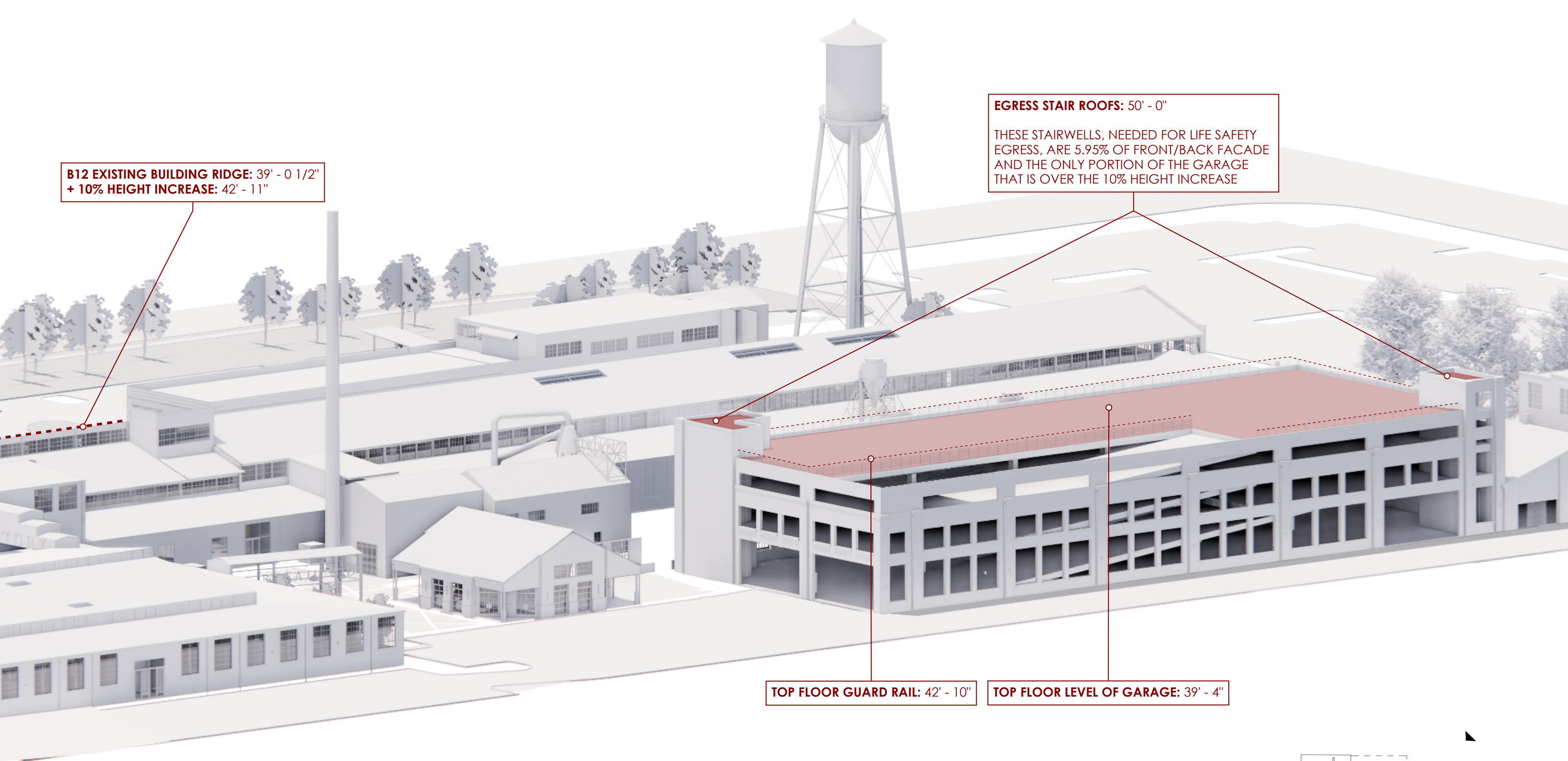
FACTORY AT FRANKLIN
PARKING GARAGE | **08 MARKET PLACE**
11/13/24



CURRENT DESIGN

FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
11/13/24





B12 EXISTING BUILDING RIDGE: 39' - 0 1/2"
+ 10% HEIGHT INCREASE: 42' - 11"

EGRESS STAIR ROOFS: 50' - 0"

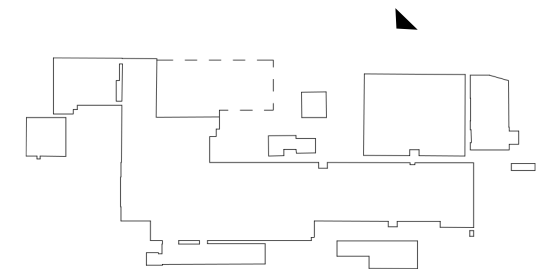
THESE STAIRWELLS, NEEDED FOR LIFE SAFETY
EGRESS, ARE 5.95% OF FRONT/BACK FACADE
AND THE ONLY PORTION OF THE GARAGE
THAT IS OVER THE 10% HEIGHT INCREASE

TOP FLOOR GUARD RAIL: 42' - 10"

TOP FLOOR LEVEL OF GARAGE: 39' - 4"

PREVIOUS SUBMISSION

FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
11/13/24



CENTRIC
ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **MECHANICAL SCREEN**
11/13/24

Building 9 – The Factory at Franklin
Historic Zoning Commission Design Review Committee
230 Franklin Pike
Franklin, TN 37064
November 13, 2023

Holladay Properties has been exploring the reuse or removal of Building 9 on the Factory of Franklin's campus. The existing building is being explored for use as restaurant or office space. During further investigation, multiple code, structural issues, and general poor conditions were uncovered throughout the building. Much of the structure is not original as the original contained a dirt floor and was open air.

In order to repair the structure to a safe condition, it will largely need to be reconstructed. Minor repairs will not suffice. A large majority of the remaining historic fabric will need to be replaced (columns, and roof) and much of the historic fabric has already been replaced in prior building projects.

Due to the location of the building (not fronting either Franklin Rd or Liberty Pike) and that its uses were not integral to the Factory of Franklin Campus as a whole, we believe its removal would not impact the National Register Nomination. We corresponded with the Tennessee Historical Commission to review removal of this building. Based on a previous site tour, they noted the building as contributing but did not state whether removing or completely reconstructing would be an issue with the listing. They did this tour prior to understanding the gravity of the structural issues present.

The attached report includes the following information as we would like to discuss the removal of this building.

- Location Map
- Building Significance + Photos (1997 and Current Day)
- Building Reconstruction Costs
- Photos of Deficient Building Conditions
- Pricing Narratives (EXHIBIT A)
- Initial Building Condition and Structural Reports (EXHIBIT B)
- Pricing from General Contractor (EXHIBIT C)
- BDO Cost Segregation Report (EXHIBIT D)



History + Significance of Building 9

The use of Building 9 prior to Jamison Bedding Company's occupancy of The Factory is largely unknown. At the time of the property's listing on the National Register in 1997, Building 9 was included as a contributing structure and described as "a shedlike building, constructed primarily of wood, with a wood gable roof, dirt floor, and no exterior walls" covering around 12,000 square feet. A portion of the building closest to Building 10 was partially enclosed but largely undivided.

Building 9 was likely added to the property under Dortch Stove Works sometime between 1935 – 1940 according to our National Register Listing. Dortch made many expansions to the property over the years as they increased the scale of their production, including the addition of Building 8, Building 2, Building 13, and Building 14.

Due to Building 9's proximity to the railroad spurs, it was probably used for storage - potentially of raw materials coming in from the railroad, or else for lumber and shipping supplies. Building 8, which sits adjacent to Building 9, was used for crate and shipping assembly – band saws were used to shape lumber into the planks needed to build shipping crates, making it likely that the lumber itself was stored in Building 9.

Under Jamison Bedding Company, Building 9 was used as a cooling shed for lumber that had been dried in the kiln located where The Shed stands today. It took several days for the lumber to cool after drying in the kiln before it could be transferred to the woodworking department, located in Building 8. The low concrete supports stationed regularly throughout the shed (visible in Slide 2, 7, and 8) helped lift the lumber off the ground so air could circulate, allowing the lumber to cool quickly.

By the time Calvin LeHew purchased the property in the late 1990s, both the cooling shed and the kiln were overgrown and in serious disrepair. The kiln was demolished, but the shed was renovated. With Mr. LeHew's redevelopment, a new concrete floor was poured, exterior walls were constructed, and tenant spaces were sectioned off.

Since then, the space has been occupied by O'More College, Gulf Pride Seafood, J. Kelly Studios, Seventh Story Productions, Jeremy Cowart, and Ken Means. In the last few years, most of the structure has been used as a storage room for Factory furniture and artifacts.

In terms of impact to the site relating to past function, Building 9 holds less significance than the main structure or Building 8, both of which were vital to the manufacturing processes that drove The Factory. The raw materials stored in this building were noteworthy for their role in the plant's 62-year legacy of material-to-final-product craftsmanship, but their transformation in Buildings 11, 12, 5, and 8 says more about the work that went on at The Factory than their storage in Building 9.

In terms of the physical structure itself, most of the building is new construction, excluding the support pillars, which are original (however many of these have been spliced with contemporary repairs). The walls, rolling doors, and colorful windows are all new construction as of the late 1990s. Building 9's companion structure, the lumber kiln, which provided context for Building 9's use as a lumber cooling shed, had previously been demolished, leaving the building somewhat untethered.

Building Reconstruction Costs

The as-is value of the building according to a cost segregation study by BDO USA, LLP dated February 2022 is \$1,051,032.

Estimated costs to repair and reconstruct the existing building shell are broken out by proposed use as follows:

Restaurant

- Core/Shell: \$2,565,569 (\$210 psf)¹
- Tenant Improvement Allowance: \$1,830,000 (\$150 psf)
- TOTAL: \$4,395,569 (\$360 psf)

Office

- Core/Shell: \$2,505,569 (\$205 psf)²
- Tenant Improvement Allowance: \$1,220,000 (\$100 psf)
- TOTAL: \$3,725,569 (\$305 psf)

Costs to repair and reconstruct the building for use as a leasable asset therefore range from 3.5 – 4.2 times the building value.

Repair and reconstruction costs for the core/shell alone range from \$205 to \$210 per square foot which is comparable to the construction costs for a new class A single story retail building using structural steel, light gauge framing, TPO roof and masonry façade which range from \$200 to \$230 per square foot.

¹ Cost proposal for the B9 Structural Repair and Core/Shell. Solomon Builders. November 7, 2023.

² Ibid.

Past Building Images

1997



Current Images



View from southeast side of site



View at southeast eaves and column line



East elevation looking south

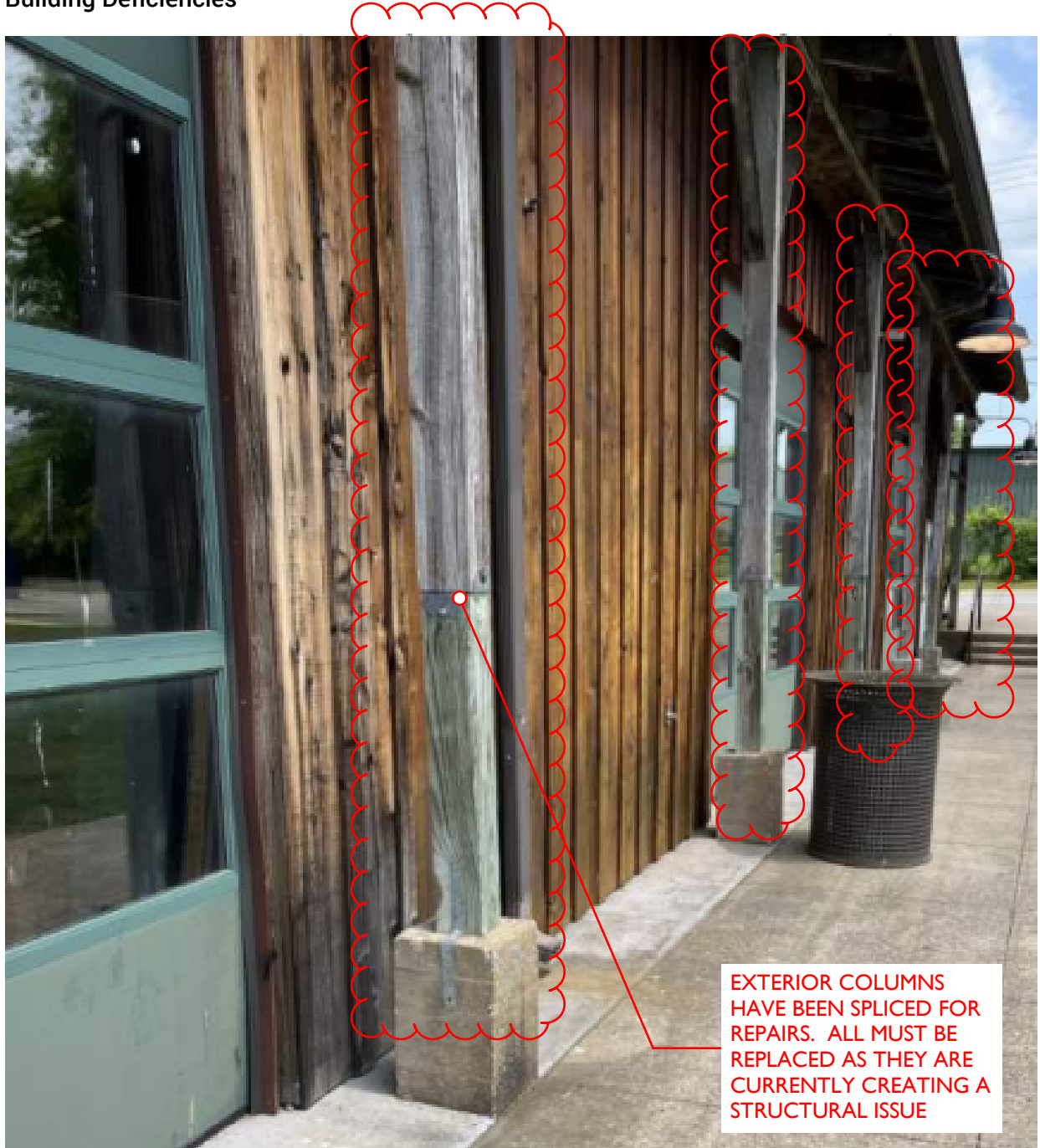


Typical Interior View



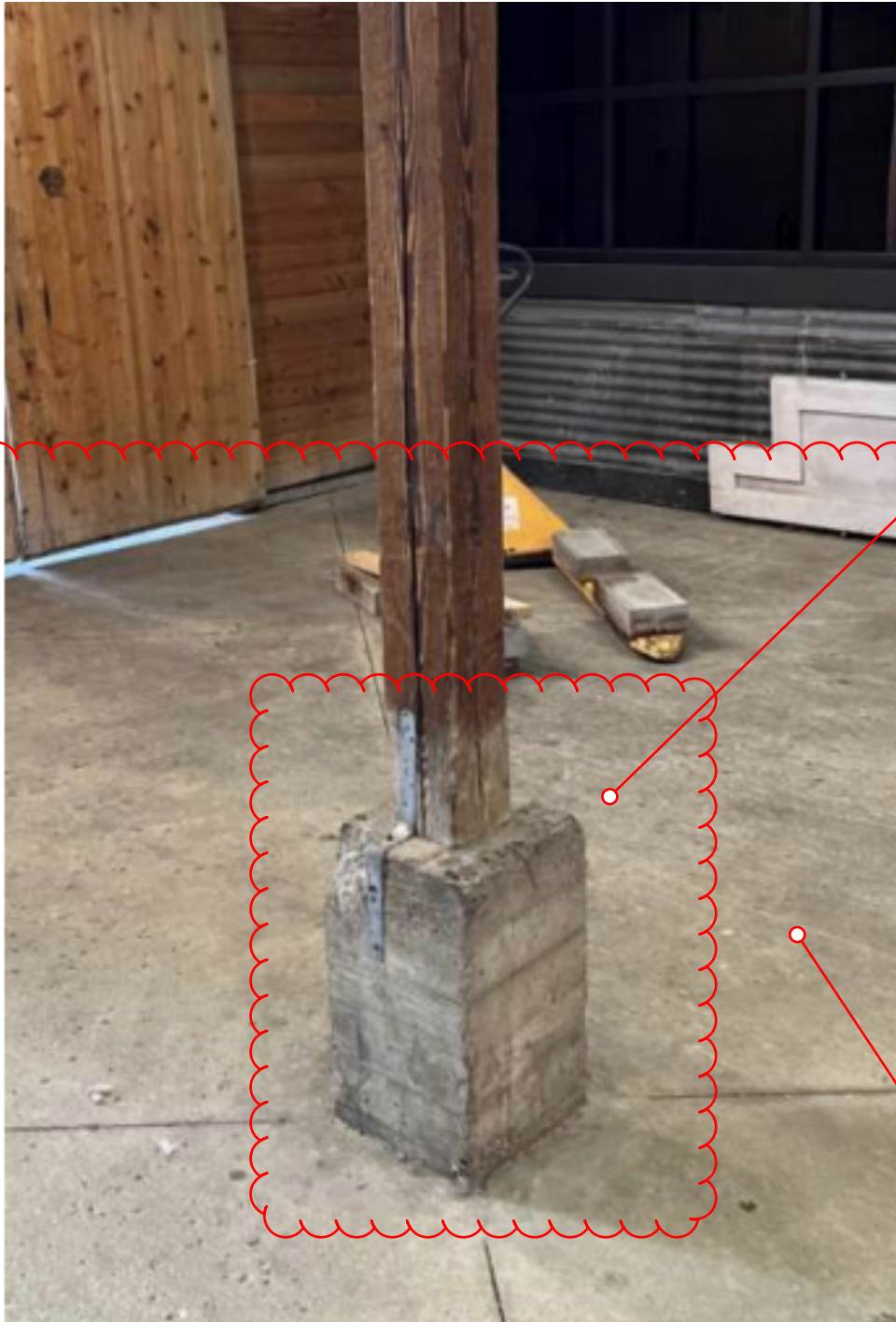
Typical Interior View

Building Deficiencies



Condition: Damaged columns have been spliced and replaced creating a structural issue

Solution: Fully replace all exterior columns



POST BASE
CONNECTORS ARE
REQUIRED AT ALL
COLUMN BASES.

THE CONCRETE SLAB TO
BE REMOVED AND
REPLACED AROUND THE
PERIMETER SO IT GOES
BENEATH THE FROST LINE
AS THE SLAB HEAVING
FROM FREEZE AND THAW
CAUSES LONG TERM
DAMAGE TO BUILDING
COMPONENTS

Condition: Column based not adequately connected to building foundation.

Solution: Engineered post base connector to be added to each column. Replace large sections of concrete floor slab.



WATER DAMAGE AT ALL
ROOF COMPONENTS
INCLUDING RAFTERS
AND ROOF SHEATHING.

Condition: Deterioration and moisture intrusion damage at all roof members at exterior.

Solution: Replace or repair sections of roof framing components around perimeter of building.

Other deficiencies not shown:

1. In order to gain lateral support, roof replacement and the addition of plywood shear walls on new exterior walls and new roof are required.
2. New interior sections of lateral support shear walls to be added.
3. Concrete floor slab to be replaced around perimeter to be below the frost line and interior slab removal to accommodate utilities for future uses.
4. Add uplift ties to existing roof purlins at walls.



Pricing Narrative

B9 – The Factory at Franklin

230 Franklin Pike

Franklin, TN 37064

REVISED 10/26/2023

Architect's Project Number: 21040

Holladay Properties wishes to understand the cost to do code required, structural, and other building updates in order to redevelop Building 9 on the Factory at Franklin Campus. The building is currently in use as storage and as some office space.

The original building was designed as an open air shed with wood columns, structure, dirt floor and a pitched roof. The attached National Register of Historic Places nomination for the Factory notes this as a contributing building. Over time with various owners, many changes were made to the building, so it no longer appears in its original form. The current exterior siding and walls are in poor condition and need to be replaced. It does not appear that a vapor barrier is present in the current construction and that will be needed to avoid the long-term moisture issues evident on the current building. Many of the exterior roof rafters exhibit damage associated with water as well and require replacement along with a new fully insulated roof. Due to being planned as an assembly space with these upgrades, some seismic upgrades may be needed. See pertinent structural notes in the narrative.

The building is ~ 12,000 SF and we are classifying the building as VB construction type. The existing building is currently sprinklered and any modifications needed to serve the uses listed below should be included in pricing. It is expected that further modifications will be made to the sprinkler system by individual tenants as a part of their tenant improvement work. The planned exterior envelope of the building features new metal panel cladding, storefronts and entry canopies

Additional attachments included:

1. National Register Nomination of Historic Places
2. Building 9 Historic Significance Documentation.
3. Initial Building Assessment Letter – Centric Architecture
4. Initial Structural Assessment Letter - KPFF

We wish to explore using the building for the following uses:

- Option A: 4 restaurant tenants + outdoor patios.
- Option B: 2 – 3 restaurant tenants (with outdoor patios) + a brewery taproom. Assume the brewery space as 6000 SF for this option.
- Option C: Office Use Only 4 office tenants at 3000 SF each.

Use Classifications:

- Restaurant/Taproom: A-2
- Wall rating Requirements:
 - Separation from A-2 Occupancy to A-2 Occupancy: 0 Hours

- Structural Frame, Interior and Exterior Bearing Walls, Non-Bearing Exterior and Interior Walls, Floor Construction and Roof Construction: 0 Hours

The work will also include the addition of an outdoor patio, complete with concrete flatwork, planters, and landscaping. See Section 3 for extents.

General Conditions & Division 1 Requirements:

- This is not a LEED project, but we will specify and design it to be as energy efficient as possible. When there are non-paperwork-related items like well insulated walls, efficient mechanical systems, and recycling of construction waste, we expect those to be part of normal construction practice.
- The contract type is expected to be a GMP (guaranteed maximum price).
- The scope of work will include grading, site debris cleanup/removal, new underground and overhead utilities, paving, and new building construction.
- All work to be performed by persons qualified to produce work required of specified quality.
- Coordinate and cooperate with Owner's agent for required special inspections.
- Provide temporary facilities and utilities as necessary to complete work.
- Use of designated areas (to be determined) of the site for parking will be permitted. When site space is not adequate, provide additional off-site parking.
- Working hours will be as allowed per local jurisdiction.
- All work is to comply with applicable codes and industry standards.
- Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes or specified requirements indicate higher standards or more precise workmanship.
- Demolition/cleaning of the site and existing structures to be performed by a firm specializing in the type of work required.
- For field engineering, employ a professional engineer of the discipline required for specific service on Project, licensed in Tennessee.
- For design of temporary shoring and bracing, employ a professional engineer experienced in design of this type of work licensed in Tennessee.
- Use of explosives is not permitted. Notify owner of any utility requirements or changes as preservation of existing site structures is critical.
- Protect all existing work and site elements to remain.
- Whenever possible, execute the work by methods that avoid cutting or patching.
- Provide progress cleanings. Maintain site in a clean and orderly condition
- Protect installed work from damage by construction operations.
- Provide final cleaning.
- Provide project record and closeout submittals.
- Refer to environmental reports, submittals, and Geotech reports included from the owner. The GC is to coordinate all related work directly with the owner.

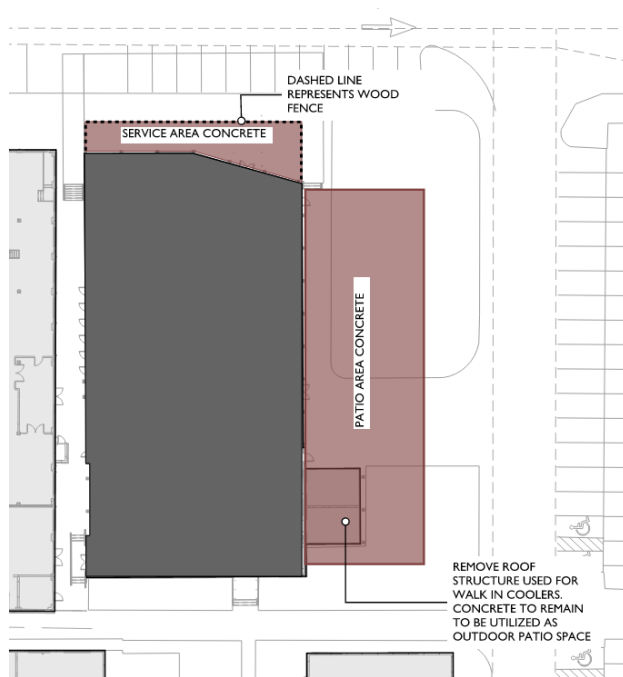
Division 2 – Site Work + Demolition:

- Remove existing concrete ramp and stairs at west central portion of the building. New ramp and stairs to be provided at exterior of building envelope to provide access to all tenant spaces. Assume 1 ramp and 4 sets of stairs.
- Remove roof addition previously provided for walk in coolers. Concrete pad can remain to be repurposed as outdoor patio.
- Remove exterior cladding and infilled exterior walls along with damaged fascia boards around the building. Provide shoring as needed as exterior walls are removed.
- Remove all existing gutters and downspouts.

- Provide a landscape allowance for the patio area of \$25,000.
- Discuss potential bioretention requirements with civil engineer.

Division 3 - Concrete:

- Refer to Structural Narrative by KPFF attached.
- Service area to be provided as noted on site plan below. Provide allowance for 1000 SF of concrete pad. See fence notes in Division 6.
- Provide Stego Industries; Stego Wrap Vapor Barrier (15 Mil) under all concrete slabs on grade, typ. where the concrete is removed. It is likely not possible to go under existing columns. Turn up vapor barrier at the base of each column in order to provide a fully "sealed" condition. We expect a large amount of under slab plumbing and sanitary sewer connections to be needed for a restaurant and brewery use. Preserve foundations and bases of each wood column when removing concrete for necessary infrastructure.
- Sidewalks and associated stairs to receive broom finish.
- Provide an allowance for short patio concrete walls (assume 100 linear feet at 2' tall) and planters. As an alternative, provide parged CMU walls @~12" thick.
- Provide an allowance for 4,000 SF of patio concrete as shown below.
- Provide foundations as needed for canopy columns noted in Division 5.



Division 4 - Masonry:

- Provide precast masonry at wall cap for the 100' of linear patio walls.

Division 5 – Metals:

- Refer to Structural Narrative by KPFF attached.
- Exterior finish material to be metal panel in black with Basis of Design as Pac Clad HWP Metal Wall Panel in Matte Black.
- Provide exterior guardrails and handrails as required. Guardrails to be 1" x 2" painted steel bar stock with 2" x 2" painted steel tube posts and 3/4" bar stock pickets at 4" on center typical. Handrails to

be 1 ½" painted steel tube attached to guardrail or wall. Provide stamped engineered structural design by person licensed in the state in which the project is located.

- Provide prefinished aluminum sheet metal flashing and trim as required.
- Provide rectangular profile gutters and downspouts. Provide cast iron downspout boots at each downspout termination, typ. Gutters and downspouts to be coordinated with Civil.
- Architect to select from full line of manufacturer's colors for all metal finishes
- Provide exterior ladder for roof maintenance from building side adjacent to B8.
- Provide fall protection on roof platforms for HVAC mentioned in Division 6.
- Provide allowance for monumental building signage @ ~ \$10,000.
- Provide 4 steel canopies on the east elevation of the building. Each canopy is made of steel tubes with sloped metal deck on a steel frame (2 columns per canopy). Assume 8' x 6' in size for each canopy.

Division 6 – Wood and Plastics:

- Refer to Structural Narrative by KPFF attached.
- New infilled exterior walls to be 2 x 6 framed.
- Infill interior walls with 2 x 6" wood studs.
- Provide rough carpentry as required for framing doors, windows, roof openings, etc.
- Provide wood blocking for roofing nailers, roof-mounted curbs, etc. We expect metal framed roof platforms will be required for HVAC on the pitched roof. Additional wood supports will be needed for rooftop equipment weight, see structural.
- Provide communication and electrical room mounting boards.
- All wood in contact with concrete or masonry to be preservative treated
- All wood in contact with roofing, waterproofing, or flashing to be preservative treated.
- All wood exposed to weather to be preservative treated.
- Exterior wall sheathing to be 5/8" Type X glass mat faced gypsum board.
- Provide 6' tall, stained wood fence around service area noted on plan.

Division 7 – Thermal and Moisture Protection:

- Provide sheet waterproofing with R-7.5 continuous insulation and drainage board at below grade walls.
- Provide dampproofing with R-10 continuous insulation for 24" below grade at full perimeter of slab on grade floors.
- Exterior walls to be wood framed (2 x 6) with R-13 unfaced batt cavity insulation between studs and R3.8 continuous insulation on the exterior side of the exterior sheathing board.
- Exterior finish material to be metal panel in black with Basis of Design as Pac Clad HWP Metal Wall Panel in Matte Black.
- Gable roof to be re-roofed with standing seam metal roof similar to MBCI Standing Seam Roofing with R-30 continuous insulation on top side of roof sheathing to enable wood exposed roof below.
- Edge metal, terminations, metal copings, etc. to be provided by roof membrane manufacturer. Edge metal to have ES-1 test approval. Color to be selected from full range of manufacturer's colors.
- Provide an allowance for interior demising walls for each tenant configuration noted. Gypsum board and insulation to be provided in each demising wall.
- All exterior framing is to be fully caulked/sealed per code for maximum acoustic tightness
- New exterior framed walls will have a fluid-applied air barrier, per the IECC and IGCC.
- Provide firestopping and joint sealants as required.

Division 8 – Doors and Windows:

- Windows/Exterior Doors:
 - Entry openings and fixed panes to be storefront; basis of design to be Kawneer Trifab VG 451-T (in black)
 - Glazing to be double glazed Low-E 1" insulated glass unit
 - Basis of design Guardian Sunguard Super Neutral 54 Low-E on Crystal Gray
 1. U-factor .29 Air, .24 Argon minimum
 2. SHGC .23 minimum
 - Storefront doors to be medium style, thermally broken swinging doors. Basis of design Kawneer Insulclad 560 (black)
 - U-factor .77 minimum
 - SHGC .40 minimum
 - As basis of design, provide Rockwood NeoCylinder Pull and Push Bar at each storefront door, typ. (36" pull bar, black)
 - Provide allowance for 1400 SF of storefront glass and 8 double leaf doors.
 - Provide allowance for 4 single leaf doors.
- Door hardware
 - Provide hinges, closers, stops, gasketing, mortise locksets, latchsets, exit devices, kick plates, rain guards, sweeps, push/pulls, silencers, etc. as required. Finish to be black.
 - Basis of design manufacturers:
 - McKinney
 - Pemko
 - Rockwood
 - Corbin Russwin
 - Sargent
 - Yale

Division 9 - Finishes:

- Interior wall finishes will be painted 5/8" drywall, typical, except at rated walls, where 5/8" Type X is required.
- Do not install drywall in tenant space unless required for wall rating.
- There are no shared common core restrooms. All restrooms and associated finishes will be provided by tenants.
- General interior finish schedule:
 - Tenant Areas
 - Interior finishes to be determined by future tenants

Division 10 – Specialties:

- Provide fire extinguishers and semi-recessed fire extinguisher cabinets in core spaces.
- Provide fire extinguishers on brackets in unfinished tenant spaces.
- Provide interior room signage for each room and all code required signage as code requires. Signage to be APCO Elevate frameless system or equal.

Division 11 – Equipment:

- There are no requirements for equipment at this time.

Division 12 - Furnishings:

- There are no requirements for furnishings at this time.

Division 13 - Special Construction:

- There are no requirements for special construction at this time.

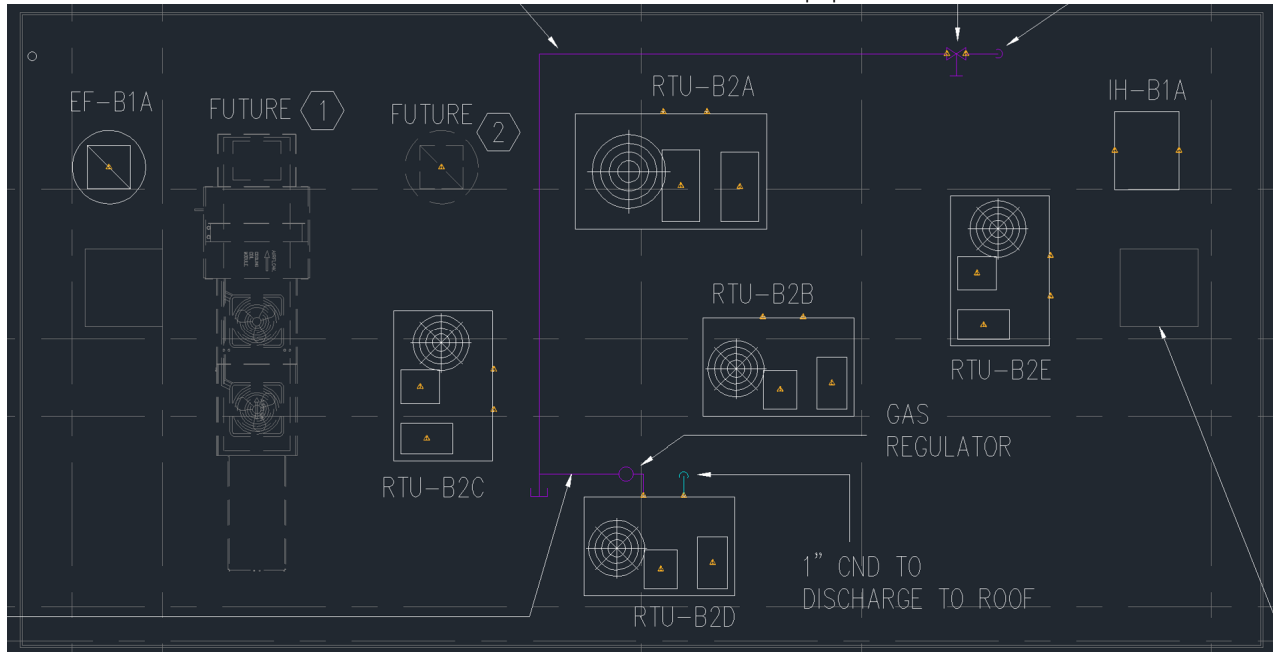
Division 14 – Conveying Systems:

- There are no requirements for special construction at this time.

Division 15 – Mechanical:

HVAC:

- The below file is a generic layout of a typical restaurant tenant, to help visualize a general layout and spacing of the equipment. For reference, the area shown in the screenshot is approximately 1,100 square feet. The attached screenshot has a tight layout, so it may be worth noting that the dining area units could be located more remote from the kitchen equipment.



- The table below represents the typical equipment type and weights per tenant. Most restaurants would only require (1) hood grease exhaust fan; (2) are included as a precaution.

Restaurant/Brewery Tenant			
Unit Type	Quantity	Unit Weight - lbs	Total Weight - lbs
Hood MAU/DOAS	1	1,700	1700
Hood Grease Exhaust	2	250	500
Dishwasher Exhaust	1	100	100
Kitchen Rooftop Unit	1	1,600	1600
Dining Rooftop Unit	3	1,000	3000
		Grand Total	6900

Option C HVAC: Office Uses Only

The HVAC equipment will include packaged rooftop DX cooling with natural gas heat to serve each tenant space.

The table below would be the typical equipment quantity and weights.

Office/Retail Tenant						
Tenant	Area - ft^2	Approx sq ft/ton	Tons	RTU Quantity	RTU Weight/Unit	Weight/Tenant - lbs
Office 1	3000	350	8.6	3	800	2400
Office 2	3000	350	8.6	3	800	2400
Office 3	3000	350	8.6	2	800	2400
Office 4	3000	350	8.6	2	800	2400
					Grand Total	9600

Plumbing:

- Option A and B
 - Building Domestic Water = 3"
 - Restaurant Tenant = 1-1/2" or 2" per tenant.
 - Brewery Tenant = 2"
 - Building Sanitary Sewer = 6"
 - Restaurant Tenant Sanitary Sewer = 4"
 - Brewery Tenant Sanitary Sewer = 6"
 - Building Grease Waste = 4"
 - Tenant Grease Waste = 4"
 - Grease Interceptors = (2) 2,000 gallons and I would include space for an additional 1,500 gallon just in case we need additional capacity for the brewing process.
- Option C:
 - Building Domestic Water = 2-1/2"
 - Office/Retail Tenant = 1-1/2" or 2" per tenant (this assumes restrooms are within the tenant spaces and are flush valves).
 - Building Sanitary Sewer = 4"
 - Office/Retail Tenant Sanitary Sewer = 4"

Other Items to Consider:

- Space and provisions for the brewery process equipment chillers, boilers, hydronic pumps, etc. that may be required for the brewing operation.
- Each tenant will require a natural gas service/meter.
- It will be unlikely equipment will maintain 10 feet from the roof edge with all the equipment, so we will most likely need fall protection via a rail or parapet wall.
- Some brewery tenants will opt to locate silos/grain tanks, etc. outside the building. This is assumed to be located in the service area. Certain equipment may require the concrete in the service area to expand from what is shown.
- All buildings will be fully sprinklered
- Rooftop equipment will serve each tenant space.

Division 16 – Electrical:

- Refer to the below for electrical service per use option:
 - Option A:

- A new 120/208V, 3 phase, 4 wire, 1600A underground electrical service from the MTE pad mounted transformer to a new 120/208V, 3 phase, 4 wire, 1600A MLO multi-gang meter center.
 - Service conductors shall be copper with 5 sets: 4 #400kcmil in 3-1/2"C.
 - The meter center shall have (4) 400A, 208V, 3 phase meter socket and branch breakers for the restaurant tenants, and (1) 200A, 208V, 3 phase meter socket and branch breaker for a house service.
 - Multi-gang meter center shall be approved by MTE.
- Option B:
 - Two new 120/208V, 3 phase, 4 wire 800A underground electrical services from the MTE pad mounted transformer to the building.
 - The first 800A service will be dedicated to the brewery. The service will require a 240V, 800A, 3 phase, non-fused meter disconnect, a CT cabinet & KWH meter, and service entrance rated 240V, 800A, 3 phase, fused disconnect service switch.
 - Service conductors for the first service shall be copper with 2 sets: 4 #600kcmil in 3-1/2"C from the MTE pad mounted transformer to the 800A meter disconnect.
 - The second 800A service will be to a new 120/208V, 3 phase, 4 wire, 800A MLO multi-gang meter center to serve the restaurants and house service.
 - The meter center shall have (3) 400A, 208V, 3 phase meter sockets with 250A branch breakers for the restaurant tenants, and (1) 200A, 208V, 3 phase meter socket and branch breaker for a house service.
 - Multi-gang meter center shall be approved by MTE.
 - Service conductors shall be copper with 2 sets: 4 #600kcmil in 3-1/2"C from the MTE pad mounted transformer to the 800A multi-gang meter center.
 - Option C:
 - A new 120/208V, 3 phase, 4 wire, 1000A underground electrical service from the MTE pad mounted transformer to a new 120/208V, 3 phase, 4 wire, 1200A MLO multi-gang meter center.
 - Service conductors shall be copper with 3 sets: 4 #400kcmil in 3-1/2"C.
 - The meter center shall have (5) 225A, 208V, 3 phase meter socket and branch breakers for the (4) office tenants and (1) house service.
 - Multi-gang meter center shall be approved by MTE.
- Provide allowance for interior lighting:
 - Provide utility strip lighting in all utility closets (riser rooms, janitor closets, electrical and mechanical rooms, etc)
 - Provide allowance for exterior lighting:
 - Site lighting (in-ground and pole-mounted). Assume 20 light fixtures or bollards.
 - Patio lighting and illuminated step lighting
 - Signage lighting and externally-lit major building identification signs. Assume 2 for a total of 25 SF.
 - Provide electrical at each tenant opening for future tenant sign lighting.

This design narrative is not intended to be fully comprehensive of the final scope of work, but a general outline of major items and components being considered as part of the project at the time of issuance.



MEMORANDUM

TO: Gina Emmanuel, Centric Arch

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

DATE: 11/10/2023

SUBJECT: Building 9 – Factory at Franklin – Pricing Narrative – Revised

KPFF JOB #: 2100153

This memorandum serves to provide additional information to assist the General Contractor in pricing the work required to repair/upgrade the existing Building 9 at the Factory at Franklin for restaurant and/or brewery use. This memo should be used in tandem with the Structural Condition Assessment letter written by KPFF on 5/26/22 to better understand the needs/scale of structural repair/upgrade/retrofit.

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

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

In summary, we estimate the following actions will be required to repair/restore the building:

- 1) Per the 2018 International Existing Building Code (IEBC), structures that undergo changes of occupancy that increase the risk category are required to be seismically upgraded to the level of the current building code, which in this case is the 2018 International Building Code.
 - a) A complete lateral analysis of the building will most likely reveal:
 - i) New lateral force resisting system(s) will be required.
 - (1) New plywood shear walls at perimeter (approx. 120ft aggregate total) with new foundation elements holdowns (assume 12 new thickened foundation elements).
 - (2) New plywood shear wall at interior (approx. 30ft) to reduce span of roof diaphragm.
 - (3) New plywood decking at roof to serve as new diaphragm.
 - (4) New attachment from roof diaphragm to new shear walls with steel connectors (i.e. Simpson Strong-tie connectors) to complete load path from roof to foundation.
- 2) Other items
 - a) Division 3 – Concrete
 - i) Slab-on-grade replacement around perimeter of building at exterior walls. New foundation elements will need to bear below frost depth.
 - (1) Requires turndown to 1'-6" below exterior finished grade (min 8" thick at bottom) or



- (2) Continuous footing 1'-0" x 2'-0" x cont. bearing at 1'-6" below exterior finished grade with typical turndown of new slab-on-grade on top.
- ii) New foundation element(s) at shear walls (see sections 1 or 3)
- iii) New foundation element(s) to replace existing foundation(s) at gravity elements seeing additional load from new rooftop units (approx. 4'-0"x4'-0"x1'-6")
- iv) New approx. 8" thick reinforced slab-on-grade foundation elements under any new tanks required for brewery or storage use.
- v) New approx. 6" thick reinforced slab-on-grade foundation elements under any new walk-in cooler equipment.
- b) Division 6 – Wood
 - i) All exterior building columns to be replaced with full height members.
 - ii) All building columns to have engineered post base connector installed as attachment at foundation.
 - iii) Repair or replace damaged or missing roof purlins, beams, girders, braces, etc. that will remain.
 - iv) All exterior walls to be replaced with new 2x6 walls with new continuous sill and top plates and foundation elements (see section 1).
 - v) All existing roof purlins to have uplift ties installed at all walls
 - vi) Any roof mounted/supported mechanical equipment larger than 300 lbs will require structural reinforcing of the existing roof purlins with new LVLs.
 - vii) Any roof mounted/supported mechanical equipment larger than 1,000lbs will require structural reinforcing with new LVLs as well as new vertical elements from ground to roof (i.e. wall or posts).
 - viii) Screen at roof must be framed with 2x6 studs and kickers at 16" o.c. with blocking at roof structure in-between structural members.
- 3) In the event the building occupancy does not change, we still recommend the following actions:
 - a) Investigation of the current exterior wall lateral system and creation of engineered load path to provide a justifiable lateral resisting system (i.e. new diaphragm elements, shear walls, and foundations);
 - b) Investigation of the current exterior walls to assess gravity load carrying capacity, uplift resistance, and identify areas of damage.
 - c) Regardless of the findings of investigations, all damaged or missing elements need to be replaced in-kind. Additionally, the building envelope needs to be properly enclosed, specifically at the roof line and at the intersection of the exterior wall and building frame.
 - d) The following items from Section 2.a: ii
 - e) The following items from Section 2.b: i, ii, iii, v

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

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

END OF MEMORANDUM



MEMORANDUM

TO: Read Talley, Holladay Properties

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

DATE: 05/26/2022

SUBJECT: Building 9 – Structural Condition Assessment

KPFF JOB #: 2100153



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

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

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

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

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

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

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

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

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

Photo 1 (typical interior column base condition)



Photo 2 (typical interior roof structure configuration)



Photo 3 (example of exterior wall system)



Photo 4 (typical exterior column repair)



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

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

END OF MEMORANDUM

MEMORANDUM

1206 Buchanan St.
Nashville, TN 37208
615.385.9600
Email: gemmanuel@centricarchitecture.com
ldougal@centricarchitecture.com

To: **Read Talley, Holladay Properties**

Date: **June 20, 2022** Project #: **21040**

Project Name:
The Factory at Franklin

Signed
Gina Emmanuel and Luke Dougal

Regarding: **Building 9 Assessment**

This memorandum serves to summarize our observations on our site visit on Thursday, June 2, 2022. Centric Architecture explored Building 9 on the Factory Campus to assess its general condition. As noted in a structural report from KPFF dated 5/26/2022, the building is wood framed constructed of wood columns and dimensional lumber. It is our understanding the building's original use was an open-air storage shed. Over time, the structure had been enclosed for other uses.

While observing the building, we noted some deficiencies that need to be corrected:

1. It did not appear any sort of sheathing or vapor barrier is present on the building. This is and will continue to create long term moisture issues.
2. The exterior siding is in poor condition and likely needs replacement. This has the potential for long term water intrusion issues.
3. It is unlikely consistent insulation is present in the wall cavities.
4. Sections of the exterior rafters and fascia boards are damaged.

It is likely that seismic upgrades will be required as the building's original use was an open-air structure and over time it has been converted to an enclosed building. For future uses these upgrades could involve a large rework of the existing framing.

It is our recommendation that the following items be corrected for future uses of the building:

1. All siding be removed. Sheathing and vapor barrier is to be installed throughout before reinstalling new siding that is not exhibiting signs of damage. Please note that in order to add the sheathing and vapor barrier, all exterior trimwork and some window/door framing will largely need to be redone.
2. Replace all fascia boards around the building and seal appropriately at the interface with the new siding.
3. Insulate the building throughout in accordance with the Energy Code.
4. Replace all damaged rafters present in the building.

5. We were not able to assess the condition of the shingle roof but did note the rafters themselves were undersized and a future reroof may also require reframing of this structure.

Below is a visual summary of observations noted above.





Please don't hesitate to contact us with any questions.



**SOLOMON
BUILDERS**

November 7, 2023

Mr. Benton Smothers
Holladay Properties
2710 Old Lebanon Rd, Ste 5
Nashville, TN 37214

Re: Factory at Franklin – B9 Structural Repairs & Core / Shell

Dear Benton:

Solomon Builders has prepared this budget for the construction of the B9 Factory Structural Repair and Core / Shell. All work is in accordance with the narratives prepared by Centric Architecture and as outlined below:

Total Project: \$2,565,569

General Qualifications:

- Contractor has included cost and time to accommodate for 15 days lost due to normal weather events during the course of the for the project.
- The contract amount does not include the following customary Owner related costs/expenses:
 - Cost to modify any systems or structures for publicly or privately owned utilities or entities located outside of the property lines or utilities that are attached to any surrounding structures.
 - This proposal is based on current market conditions. We have seen significant volatility in the marketplace related to lumber, steel and other construction materials. Should the price of any category of material, equipment, insurance, or energy increase significantly, Contractor reserves the right to increase its proposal to account for such cost increases.
 - Some of the materials and products to be used and installed in the construction of this Project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Contractor, including the COVID-19 pandemic. Contractor will require a price escalation clause to be included in any final agreement between the parties.
 - Flagmen for any work by owner or tenants.
 - Environmental testing
 - Builders Risk Insurance and Associated Deductibles
 - Design Fees
 - Impact or Capacity Fees
 - Facility Taxes
 - Road Improvements Fees
 - Tap Fees
 - Electrical Fee
- The contract amount excludes:
 - Payment and/or Performance Bonds
 - Removal or Replacement of Unsuitable Soils
 - Special or hazardous or classified material testing, handling, disposal or remediation.
 - Rock Excavation
 - Materials testing and special inspection.
 - Third-party certifications, including, but not limited to soils, concrete, asphalt, masonry, roofing, fireproofing, storefront /curtain wall systems.
 - Steel fabricator that participates in the AISC Quality Certification Program and is designated an AISC-Certified Plant.



- Commissioning of any systems such as fire protection, HVAC, plumbing or electrical systems.
- Off duty police officers or other similar security guards or security systems
- LEED requirements
- All Interior and Exterior Signage
- **Specific Inclusions**
 - Remove and replace exterior wood framed walls with 2x6 walls @ 16" OC and R-13 Batt Insulation
 - Install Vapor Barrier at exposed foundations and new exterior walls
 - Does not include new vapor barrier / mastic / insulation and foundations not exposed
 - Remove and replace roof rafter tails
 - Remove and replace roof (including gutters & downspouts), including roofing insulation. New roof to be standing seam metal with R-30 Iso insulation.
 - Includes reworking layout of existing sprinkler heads to accommodate a "cold dark shell" finish status
 - Remove and replace interior slab on grade, with new underground plumbing to accommodate the potential use of 4 future tenants.
 - Remove exterior loading dock ramp and stairs, replace with new sidewalk and sidewalk ramp
 - Remove existing "patio" roofing and roof structure. No additional structure in this area.
 - Landscape allowance of \$25,000 provided
 - Concrete Allowances as listed below:
 - 1,000 SF of exterior service area pad
 - 100 Inft of 2' concrete walls and planters at Patio
 - 4,000 SF of new patio concrete
 - 12,500 SF of interior slab replacement w/ continuous footing (2'x1') and turndown edge (1'6") at perimeter and at new shear walls
 - \$20,000 for repairs to existing column bases showing damage (assumes 4 repairs)
 - Exterior sidewalks with 1 ramp and 4 sets of stairs
 - 100 LF of masonry wall cap for patio walls, including stainless steel drip edge
 - Pac Clad Metal Wall panel at all exterior walls
 - Metal guardrail / handrail at exterior sidewalks & stairs (130 Inft)
 - Four structural steel canopies, 8'x6'
 - Monument Signage allowance of \$10,000
 - Interior walls for electrical and comm rooms, including plywood on walls
 - Interior Demising Walls for future tenants (3 interior walls)
 - Stained fencing around the new service area (115 Inft)
 - Exterior site caulking
 - Historically accurate steel windows and doors to match Factory campus
 - 1,400 SF window
 - 12 door leafs
 - Fire Extinguishers and Cabinets in common areas
 - 6" PVC sanitary trunk line
 - 4" PVC Grease trunk line
 - Stubbed out of the center of the building in a single location
 - 3" copper water trunk line
 - Tenant isolation valves, as needed
 - (2) 2,000 gallon grease interceptors



**SOLOMON
BUILDERS**

- **Specific Exclusions**

- Bioponds
 - Budget \$30/SF if needed
- New Storm / Sanitary / Domestic / Fire Lines or Services to building
- Drywall on interior of building (Exterior walls to be left insulated and exposed)
- Restrooms
- Interior finishes
- Signage
- Mechanical Equipment or duct work (will provide freeze-proof EUH's as needed)
- Plumbing equipment, fixtures or finishes
- Concrete pads for future tenant equipment
- Thickened slab at future tenant equipment
- Roof Equipment Platforms

Sincerely,

Huston Parkhurst

Solomon Builders, Inc.

1100.00	GENERAL REQUIREMENTS		
	1101.00 Superintendent	\$	28,566.00
	1102.00 General Superintendent	\$	3,061.00
	1131.00 Pre-Construction	\$	3,207.00
	1140.00 Project Manager	\$	20,404.00
	1511.00 Temp Phone	\$	160.00
	1515.01 Temp Toilets	\$	404.00
	1590.00 Temp Storage	\$	562.00
	1590.02 Supplies	\$	292.00
	1590.05 Blue Prints	\$	585.00
	1592.05 Controls: Safety	\$	785.00
	1598.01 Cups & Ice	\$	2,234.00
	1655.00 Scheduling & PM Software	\$	3,209.00
	1704.00 Dumpster	\$	3,316.00
	1705.00 Clean Up - Current	\$	10,202.00
	1730.00 Tools & Equipment	\$	4,061.00
	1745.01 Mileage/Gas	\$	11,510.00
	GENERAL REQUIREMENTS	\$	92,558.00
2050.00	DEMOLITION		
	2070.01 Demolition	\$	115,715.00
	DEMOLITION	\$	115,715.00
2100.00	SITEWORK		
	2210.00 Grading	\$	29,239.00
	2513.00 Paving: Concrete	\$	86,254.00
	2831.00 Improvmnts: Fencing	\$	11,432.00
	2900.00 Landscape: General	\$	37,416.00
	SITEWORK	\$	164,341.00
3000.00	CONCRETE		
	3410.01 Concrete	\$	286,348.00
	CONCRETE	\$	286,348.00
4000.00	MASONRY		
	4415.00 Stone Caps	\$	30,993.00
	MASONRY	\$	30,993.00
5000.00	METALS		
	5510.05 Misc: Steel	\$	96,488.00
	METALS	\$	96,488.00
6000.00	WOOD & PLASTICS		
	6113.60 Wood Columns	\$	211,538.00
	WOOD & PLASTICS	\$	211,538.00

7000.00	THERMAL & MOISTURE PROT		
	7160.00 Dampproofing	\$	12,975.00
	7192.00 Vapor Barrier	\$	77,850.00
	7211.00 Insulation: Batt	\$	19,463.00
	7410.00 Siding	\$	175,163.00
	7510.00 Membrane roofing	\$	230,012.00
	7910.00 Caulking/Sealants	\$	11,795.00
	THERMAL & MOISTURE PROT	\$	527,258.00
8000.00	DOORS & WINDOWS		
	8115.01 Doors:Hollow Metal	\$	149,721.00
	8510.01 Windows: Steel	\$	487,153.00
	DOORS & WINDOWS	\$	636,874.00
9000.00	FINISHES		
	9250.00 Drywall	\$	27,835.00
	9910.00 Paint	\$	421.00
	FINISHES	\$	28,256.00
10000.00	SPECIALTIES		
	10523.00 Fire Extinguishers	\$	3,541.00
	SPECIALTIES	\$	3,541.00
15000.00	MECHANICAL		
	15010.00 Plumbing	\$	143,597.00
	15030.00 HVAC Systems	\$	29,239.00
	15070.00 Sprinkler	\$	22,806.00
	MECHANICAL	\$	195,642.00
16000.00	ELECTRICAL		
	16010.00 Electrical	\$	176,017.00
	ELECTRICAL	\$	176,017.00
	GRAND TOTAL	\$	2,565,569.00

EXHIBIT D

Factory Partners LLC

The Factory at Franklin
230 Franklin Road, Franklin, Tennessee
In Service: October 2021

APPENDIX A1

The Factory at Franklin 230 Franklin Road, Franklin, Tennessee In Service: October 2021		REPLACEMENT COST NEW	GENERAL FEES	TOTAL REPLACEMENT COST NEW	EFFECTIVE AGE ADJ. COST	ALLOCATED PURCHASE PRICE	TAX REF.	FEDERAL TAX CLASSIFICATIONS				LAND NON DEPRECIABLE
								5 YEAR	7 YEAR	15 YEAR	39 YEAR	
								CLASS #57.0 PROPERTY	NO CLASS PROPERTY	CLASS #00.3 PROPERTY	REAL PROPERTY	
BUILDING 9 - TENANT SUITES												
901												
SUITE INTERIOR WALLS		7,550	3,214	10,763	8,934	17,443						17,443
SUITE INTERIOR DOORS		1,683	717	2,400	1,992	3,889						3,889
SUITE WALL FINISHES - PAINT		5,968	2,541	8,509	7,062	13,790						13,790
SUITE FLOORING - CARPET & VINYL		26,653	11,346	37,999	31,539	61,582	7	61,582				
SUITE CEILING		12,523	5,331	17,854	14,819	28,935						28,935
WALL HUNG CABINETS		5,300	2,256	7,556	6,272	12,246	5	12,246				
BASE CABINETS		5,836	2,484	8,320	6,905	13,483	5	13,483				
SUITE PLUMBING FIXTURES		24,307	10,347	34,654	28,763	56,161						56,161
SUITE PLUMBING PIPING		14,666	6,243	20,909	17,354	33,885						33,885
SUITE HVAC		101,410	43,169	144,579	120,000	234,307						234,307
SUITE FIRE SPRINKLERS		24,077	10,249	34,327	28,491	55,630						55,630
SUITE ELECTRICAL LIGHTING & BRANCH CIRCUITRY		17,871	7,608	25,479	21,148	41,292						41,292
DÉCOR DOWN LIGHTS		396	169	565	469	916	6	916				
DEDICATED EQUIPMENT RECEPTACLES		7,926	3,374	11,300	9,379	18,314	3	18,314				
SUITE FIRE ALARM & EMERGENCY LIGHTING SYSTEM		3,944	1,679	5,623	4,667	9,112						9,112
PHONE/DATA CONNECTIONS		5,697	2,425	8,123	6,742	13,164	3	13,164				
TOTAL SUITE - 901		265,808			314,536	614,148		119,704	-	-		494,443
902												
SUITE INTERIOR WALLS		3,054	1,300	4,354	3,613	7,055						7,055
SUITE INTERIOR DOORS		681	290	971	806	1,573						1,573
SUITE WALL FINISHES - PAINT		2,414	1,028	3,442	2,857	5,578						5,578
SUITE FLOORING - CARPET & VINYL		10,781	4,589	15,370	12,757	24,909	7	24,909				
SUITE CEILING		5,065	2,156	7,222	5,994	11,703						11,703
WALL HUNG CABINETS		4,028	1,715	5,743	4,766	9,307	5	9,307				
BASE CABINETS		6,101	2,597	8,698	7,219	14,096	5	14,096				
SUITE PLUMBING FIXTURES		8,755	3,727	12,482	10,360	20,228						20,228
BREAK ROOM CABINET SINK		1,077	458	1,535	1,274	2,488	5	2,488				
SUITE PLUMBING PIPING		5,932	2,525	8,457	7,019	13,706						13,706
SUITE HVAC		41,018	17,461	58,479	48,537	94,772						94,772
SUITE FIRE SPRINKLERS		9,739	4,146	13,884	11,524	22,501						22,501
SUITE ELECTRICAL LIGHTING & BRANCH CIRCUITRY		7,192	3,062	10,254	8,510	16,617						16,617
DÉCOR DOWN LIGHTS		396	169	565	469	916	6	916				
DEDICATED EQUIPMENT RECEPTACLES		3,007	1,280	4,286	3,558	6,947	3	6,947				
SUITE FIRE ALARM & EMERGENCY LIGHTING SYSTEM		418	178	596	494	966						966
PHONE/DATA CONNECTIONS		3,482	1,482	4,964	4,120	8,044	3	8,044				
TOTAL SUITE - 902		113,138			133,879	261,405		66,706	-	-		194,699
903												
SUITE INTERIOR WALLS		2,102	895	2,997	2,487	4,857						4,857
SUITE INTERIOR DOORS		469	200	668	555	1,083						1,083
SUITE WALL FINISHES - PAINT		1,662	707	2,369	1,966	3,840						3,840
SUITE FLOORING - CARPET & VINYL		7,421	3,159	10,581	8,782	17,147	7	17,147				

Factory Partners LLC

The Factory at Franklin
230 Franklin Road, Franklin, Tennessee
In Service: October 2021

APPENDIX A1

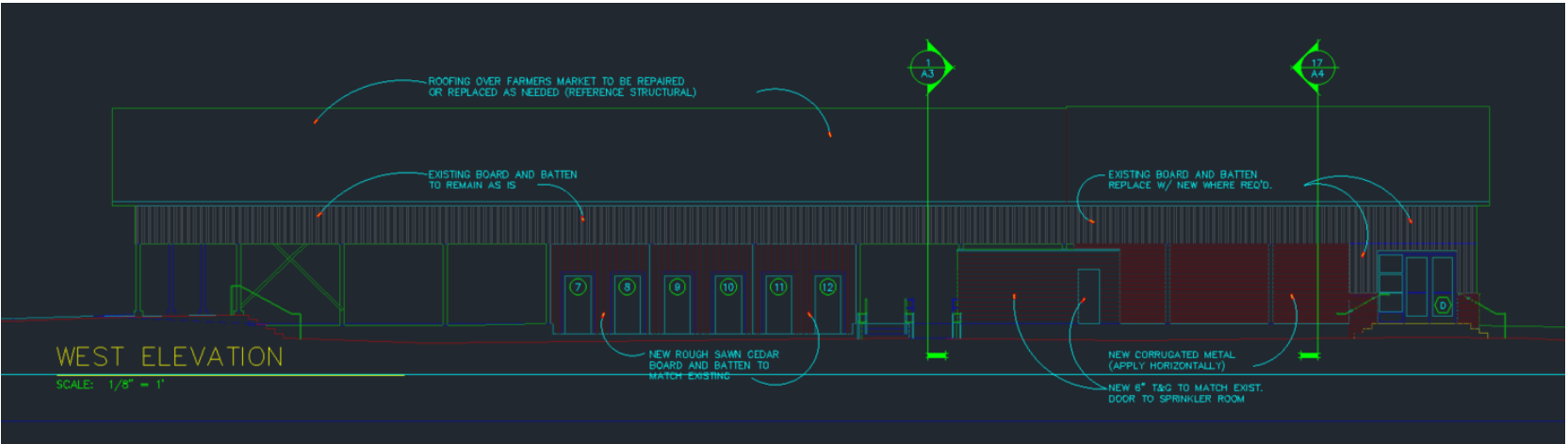
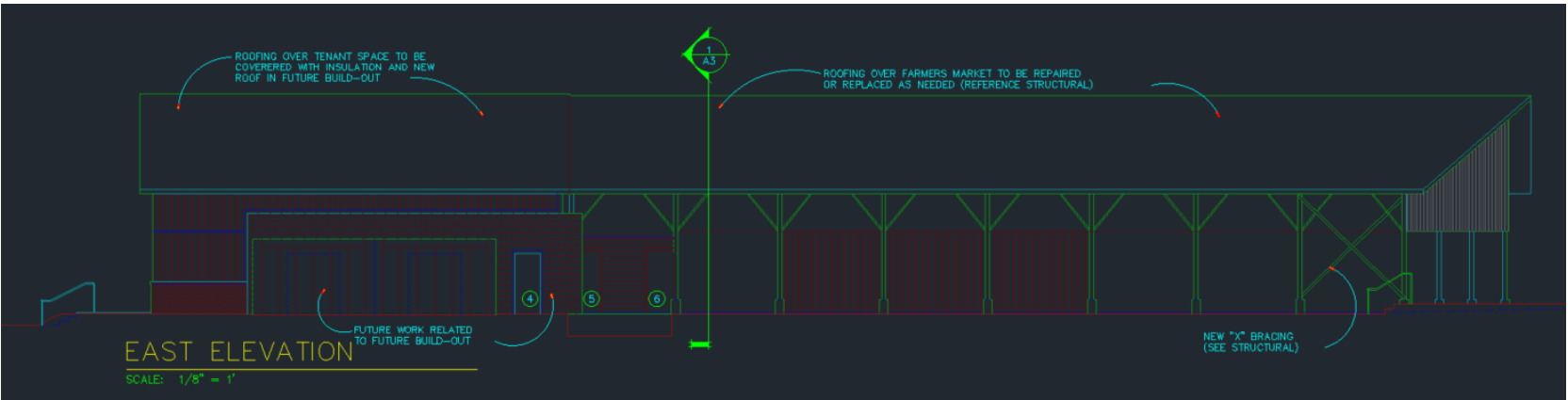
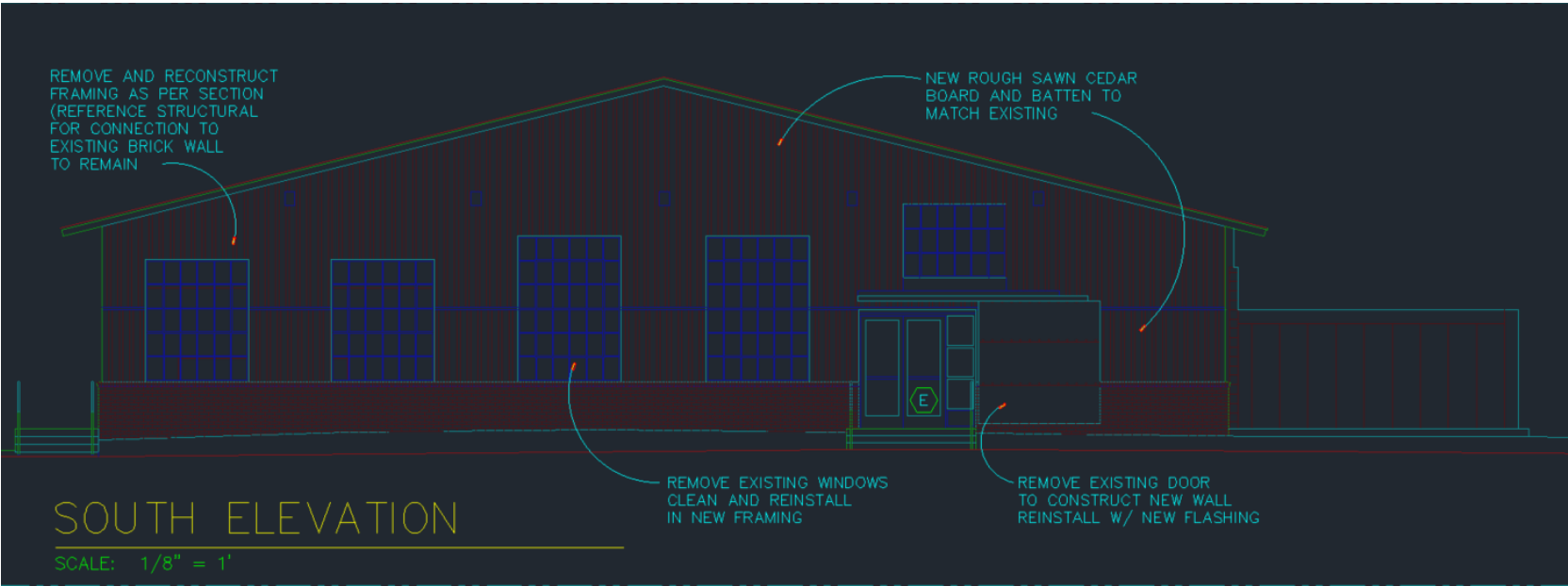
	REPLACEMENT COST NEW	GENERAL FEES	TOTAL REPLACEMENT COST NEW	EFFECTIVE AGE ADJ. COST	ALLOCATED PURCHASE PRICE	TAX REF.	FEDERAL TAX CLASSIFICATIONS				LAND NON DEPRECIABLE
							5 YEAR CLASS #57.0 PROPERTY	7 YEAR NO CLASS PROPERTY	15 YEAR CLASS #00.3 PROPERTY	39 YEAR REAL PROPERTY	
SUITE CEILING	3,487	1,484	4,971	4,126	8,057					8,057	
WALL HUNG CABINETS	2,120	902	3,022	2,509	4,898	5	4,898				
BASE CABINETS	2,918	1,242	4,160	3,453	6,742	5	6,742				
SUITE PLUMBING FIXTURES	6,768	2,881	9,649	8,009	15,637					15,637	
SUITE PLUMBING PIPING	4,084	1,738	5,822	4,832	9,435					9,435	
SUITE HVAC	28,237	12,020	40,257	33,413	65,241					65,241	
SUITE FIRE SPRINKLERS	6,704	2,854	9,558	7,933	15,490					15,490	
SUITE ELECTRICAL LIGHTING & BRANCH CIRCUITRY	6,200	2,639	8,840	7,337	14,326					14,326	
DEDICATED EQUIPMENT RECEPTACLES	1,093	465	1,559	1,294	2,526	3	2,526				
SUITE FIRE ALARM & EMERGENCY LIGHTING SYSTEM	1,418	604	2,022	1,678	3,277					3,277	
PHONE/DATA CONNECTIONS	1,266	539	1,805	1,498	2,925	3	2,925				
TOTAL SUITE - 903	75,949			89,872	175,480		34,238	-	-	141,242	
TOTAL BUILDING 9 - TENANT SUITES:	454,895			538,287	1,051,032		220,648	-	-	830,384	

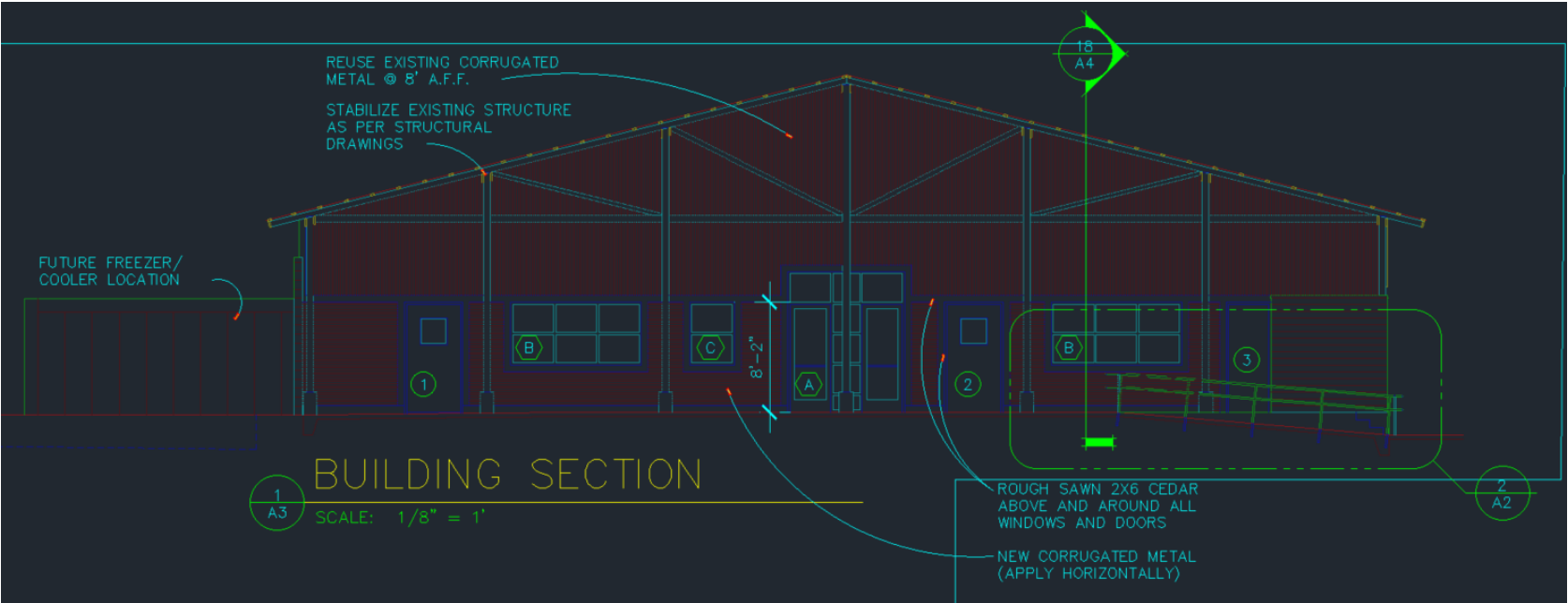
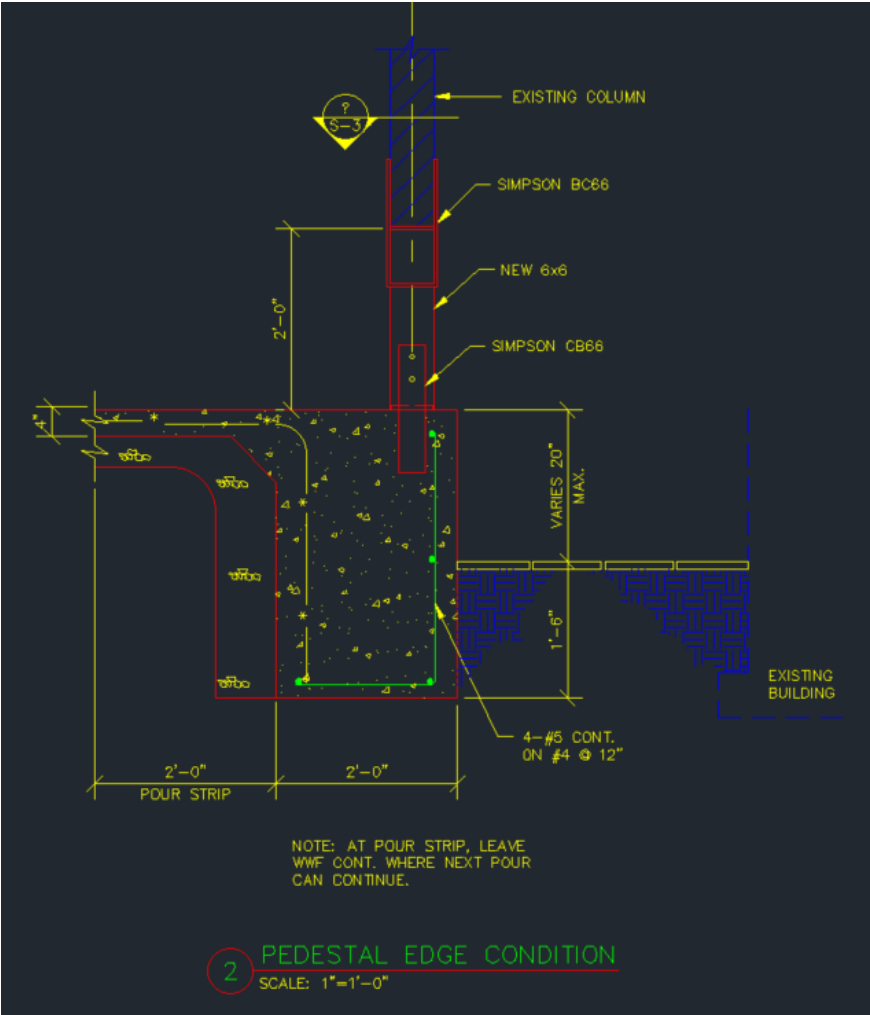
Building 9 Supplemental Documentation

Design Documents from Calvin LeHew Building Rehabilitation in 2002

The 2002 rehabilitation included:

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





Past Building Images

1997 (National Register Documentation)



2002 (Calvin LeHew Rehabilitation)











MEMORANDUM

TO: Read Talley, Holladay Properties

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

DATE: 05/26/2022

SUBJECT: Building 9 – Structural Condition Assessment

KPFF JOB #: 2100153



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

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

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

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

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





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

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

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

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

Photo 1 (typical interior column base condition)





Photo 2 (typical interior roof structure configuration)



Photo 3 (example of exterior wall system)





Photo 4 (typical exterior column repair)



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

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

END OF MEMORANDUM

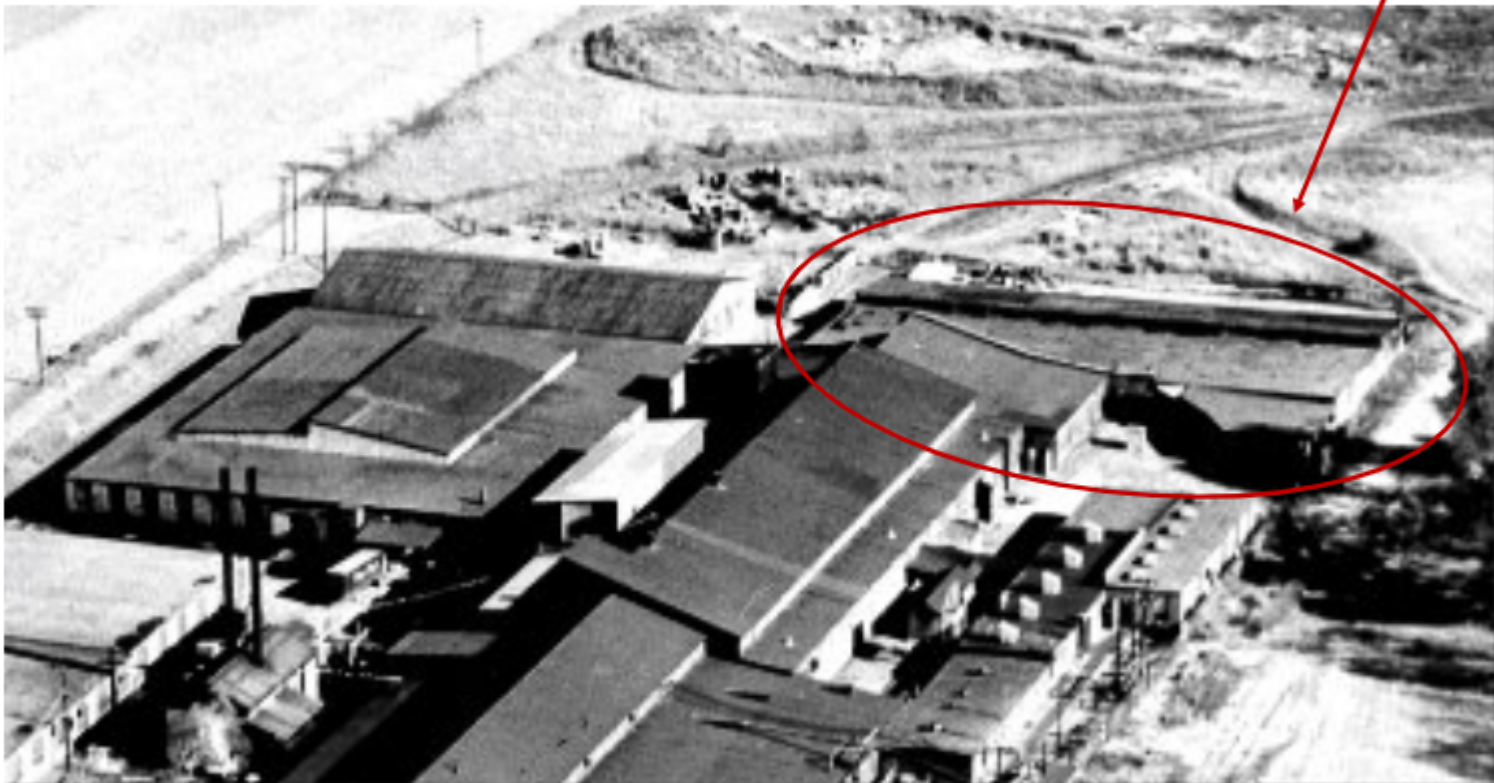
Building 10 Supplemental Documentation

The National Register period of significance for the Factory is the Dortch era from 1933 – 1946. During this period, Building 10 was a room within the larger Building X.



1947
Dortch Stove Works

Building X still standing in late 1950s. Shows a single row of clerestory windows, the same roofline as present-day Building 10.



Late 1950s
Magic Chef Inc.

1947
Dortch Stove
Works



Angle of roofline at
higher elevation
lines up to the
same corner of
Building 9.

1996
Calvin LeHew



Estimated roofline lines up with color and brick change on Building 12. It's believed that the change is the difference between exterior and interior brick. The darker bricks on Building 12 are more uniform and smooth, while the bricks on the lower portion of Building 12 and on Building 10 are rougher, lighter, and less uniform, indicating an interior origin.

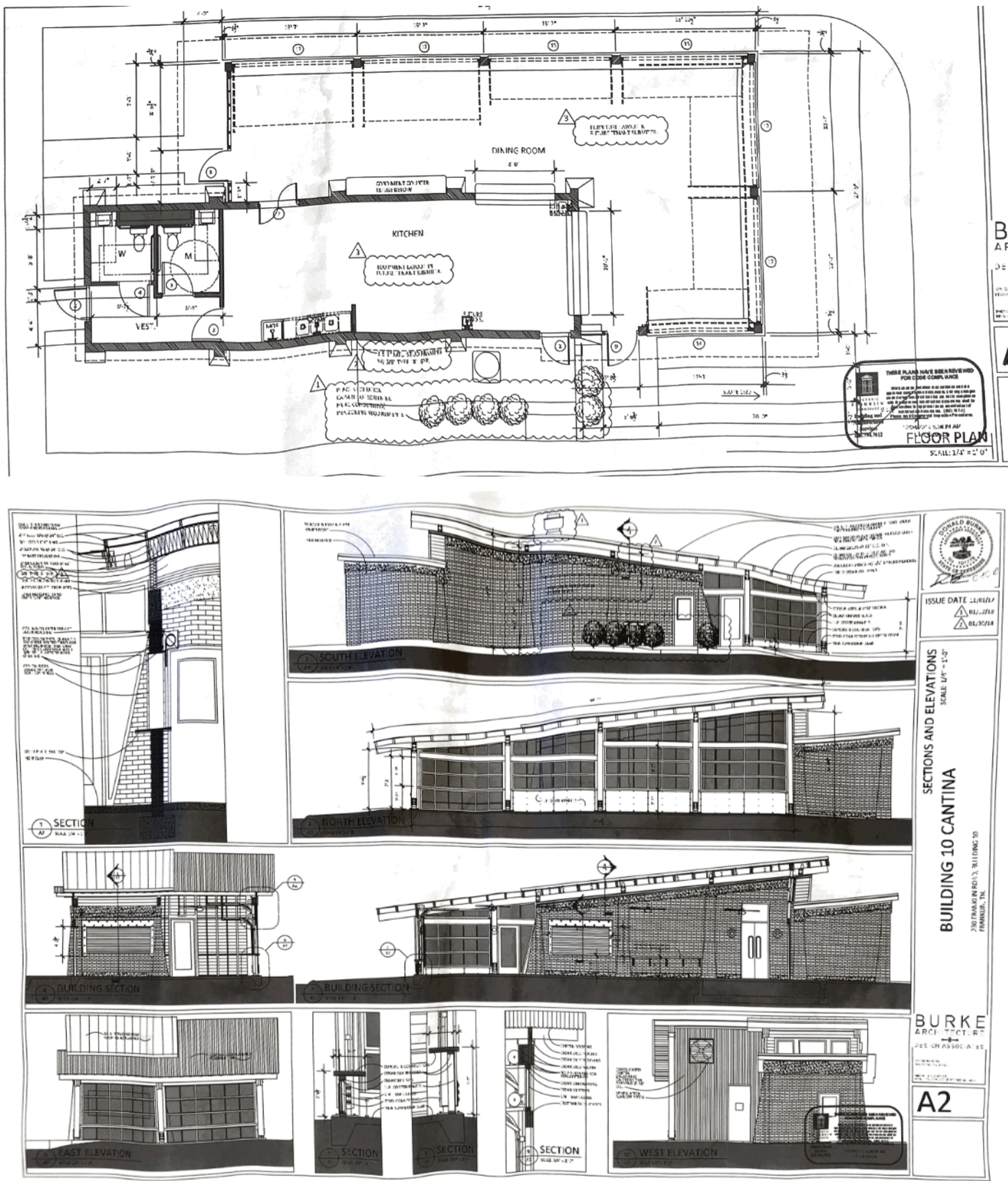


Leftover flashing from the conjunction of Building 12 and Building X.

Design Documents from Building Addition and Improvements in 2019

The 2019 improvements included:

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



Supplemental Documentation - November 2024 DRC

	Gross SF	Proportionate to Factory	Footprint SF	Proportionate to Factory
Historic Factory Buildings	260,500		231,880	
Proposed Hotel	83,650	32%	31,225	13%
Proposed Parking Garage	79,900	31%	29,648	13%