



City of Franklin

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

Meeting Agenda

Board of Zoning Appeals

Thursday, December 5, 2024

6:00 PM

Board Room

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklinton.gov/planning. 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.

Applicants are encouraged to attend the meeting, even if they agree with staff recommendation. The Board of Zoning Appeals may defer or disapprove an application/request unless someone is present to represent it.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov until the day prior to 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.

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.)

APPROVAL OF MINUTES

1. Consideration Of Approval Of The November 7, 2024, BZA Minutes

ANNOUNCEMENTS

APPLICATIONS

2. A **Variance Request** To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater, For The Property Located At 3270 And 3244 Boyd Mill Avenue (F.Z.O. 17.1.2.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



Meeting Minutes

Board of Zoning Appeals

Thursday, November 7, 2024

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CALL TO ORDER

Chair Langley called the meeting to order at 6:01 PM.

Board Members Present: Jonathan Langley, Dorinda Smith, and Jeff Fleishour

Board Members Absent: Lee Reeves and William Scales

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.)

Chair Langley asked for citizen comments. There were none.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 3, 2024, BZA Minutes

Sponsors:

Board Member Smith motioned to approve the minutes from the October 3, 2024, BZA meeting, seconded by Board Member Fleishour. The motion carried 3-0.

ANNOUNCEMENTS

Chair Langley asked if Staff had any announcements. There were none.

APPLICATIONS

2. **Appeal of Administration Decision Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries For The Property Located At The Poteat Place South Subdivision (Map 052 Parcel 02701)(F.Z.O. 4.3).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Sanford. The applicant is requesting an Appeal of Administrative Decision to interpret the City's FFO boundaries for Poteat Place South Subdivision (Map 052 Parcel 02701). The request is based on the Letter of Map Revision Based on Fill (LOMR-F) document issued by FEMA on October 10, 2024. The Zoning Ordinance states that the FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection (F.Z.O. 4.3.2). This request is for the BZA to interpret the FFO boundary based on the FEMA-approved floodplain boundary change as identified in the LOMR-F.

Recommendation: Staff recommends the Board of Zoning Appeals move to approve the applicant's request to interpret the FFO boundary on the City of Franklin Zoning Map, based on a Letter of Map Revision Based on Fill issued by FEMA on October 10, 2024 (FEMA Case No. 24-04-07259A).

Applicant: Nathan Quinn, 2925 Berry Hill Drive. Mr. Quinn was available to answer questions but did not have any additional information to discuss.

Citizen Comments: None

Board Member Smith motioned to close the citizen comment portion of the item, seconded by Board Member Fleishour. The motion carried 3-0.

Board Member Smith asked if the updated FEMA boundaries were reflected on the map provided in the application documents and which document would show the boundaries.

Ms. Stanford stated that the updated maps are reflected in the application documents but not in the city GIS maps.

Ms. Diaz-Barriga explained that the document labeled Draft of Final Plat would show the current FFO line and the proposed FFO line.

Chair Langley explained that the surveyor uses the Letter of Map Revision LOMR to plot the new coordinates on the final plat.

Ms. Diaz-Barriga stated that the surveyor signs and seals that the lines are in the correction location. The BZA is tasked with approving or denying the change of the line according to the language in the appeal of an administrative decision. If approved, the plat will be recorded with the new line so that the city can update the maps.

Motion

Board Member Smith motioned to approve Appeal of Administration Decision Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries For The Property Located At The Poteat Place South Subdivision (Map 052 Parcel 02701)(F.Z.O. 4.3), seconded by Board Member Fleishour.

The motion carried 3-0.

3. **A Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 4 Feet For The Property Located At 601 West End Circle (F.Z.O. 13.1.2.C.)**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. The subject property is located at 601 West End Circle and is zoned Residential R-4 District. The property is a corner lot and there is an existing single-family home with a driveway extending to the northern corner of the property, and an existing fence extending from the front facade of the house to the driveway. Upon submitting a building permit for a swimming pool in June 2024, it was discovered that the existing fence in the front yard is not in

compliance with the Zoning Ordinance regulations. Seeing as the property is a corner lot and the driveway extends to a side street, the fence is required to be either setback 15 feet from the street, or a maximum of 3 feet in height. The fence reaches a maximum of 4 feet in height. For this reason, the applicant is requesting a variance to allow the fence to remain at 4 feet in height. Staff Analysis The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance. The shape of this lot and the fact that it is a corner lot make this situation unique. In addition to the unique shape of the lot, the lot slopes down towards the northern side of the lot. While there are multiple unique conditions with this lot, Staff does not find that these conditions prevent the fence from being a maximum of 3 feet in height. Staff finds that this criteria is not met.
2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. The fence height is 3 feet where the fence is closest to the front door of the house, and then it gradually reaches 4 feet in height as the property slopes downward, with the top of the fence varying between the columns. Seeing as the height of the fence varies and is not consistent between the columns as it was built, the fence could just as easily have been built with more variation in height between the columns as the yard slopes downward, to maintain a maximum height of 3 feet. Staff finds this criteria is not met.
3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance. Staff finds that the fence height is not a detriment to the public good and meets the intent of the Zoning Ordinance. Part of the intent of this Zoning Ordinance in this case is to ensure that fences in front yard areas and facing streets are consistent in height. Given the slopes on the lot, the strange shape of the lot, and the existing trees directly in front of the fence, the difference in height between the portion of the fence that is 3 feet and the portion that is 4 feet is barely distinguishable. Additionally, part of the intent of this regulation for corner lots is to ensure the fence doesn't block visibility around the corner from the street. Given the slopes on the lot and the minimal additional height, the fence does not have a significant impact on the visibility around the corner from the street. For these reasons, Staff also finds that the fence height would not be a detriment to the public good. Staff finds this criteria is met.

Recommendation: Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 4 Feet For The Property Located At 601 West End Circle, because the criteria for granting a variance have not been met.

Applicant: Jennifer Bush, 601 Westgate Circle. Ms. Bush stated that she believes criteria one and two have been met for the following reasons. The unique and exceptional shape of the lot make it difficult to differentiate between the front, back and side yards due to the semicircle shape of the lot. The significant slope of the lot along with the curved corner also make it difficult to determine the front, side and backyards of the lot. Reduction of the fence height would create exceptional difficulties for the family related to privacy. North Petway adjacent to the home is a high traffic road with school and city bus stops that further restricts the family's privacy. There have been no fence complaints by anyone since the home and fence were built in 2019. Ms. Bush noted that the current fence exceeds the aesthetics of a 4.5 foot four board horse fence that is allowed by the zoning ordinance.

Citizen Comments: None

Board Member Fleishour motioned to close the citizen comment portion of the item, seconded by Board member Smith. The motion carried 3-0.

Board Member Smith asked staff if there were height restrictions on landscaping.

Ms. McCoy stated that there is not a restriction on landscaping height other than landscaping that obstructs street visibility.

Board Member Fleishour stated that the home is beautifully built on a sloped curved lot, making it difficult to determine the front yard versus the backyard. As staff noted, the fence height is not a detriment to the public good and meets the intent of

the zoning ordinance.

Motion

Board Member Smith motioned to approve A Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 4 Feet For The Property Located At 601 West End Circle because she believes the criteria have been met, seconded by Board Member Fleishour.

Board Member Smith stated that when driving by the property from any direction, visibility of the fence nor landscaping impacted the view. The uniqueness and the slope of the lot allows the fence not to appear four feet in height.

Board Member Fleisher and Chair Langley agreed with Ms. Smith.

Chair Langley stated that the context of how the home is positioned on the lot allows the fence height to meet the intent of the zoning ordinance. Because of the grade change, the three-foot fence sections are actually higher than the four-foot sections. The three criteria required for a variance can be checked off in this peculiar situation.

The motion carried 3-0.

4. **A Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, A Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, And A Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building for the property located at 3270 and 3244 Boyd Mill Avenue (F.Z.O. 13.2.4., and 6.3.).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Residential R-1 District and is within the Hillside/Hillcrest Overlay and the 500-foot Buffer of the Hillside Overlay. Most of the lot is within the 500-foot buffer of Hillside Overlay and is covered in 14-20% or greater slopes, and most of the site is heavily wooded. This property was platted prior to the establishment of the Hillside/Hillcrest Overlay District and the 500-foot Buffer of the Hillside Overlay. This property now lies within the HHO district and the 500-foot Buffer of the Hillside Overlay. As shown in the 'Slopes Greater Than 20% Exhibit', most of the lot is covered in slopes with grades over 20%. This topography also creates difficulties for site design and development. The owners of this property own 3270, 3244, 3250, and 3248 Boyd Mill Avenue, and intend to build a single-family residential home on 3270 and 3244 Boyd Mill Avenue. Due to conditions of the site, they intend to replat 3270 and 3244 Boyd Mill Avenue to consolidate the lots and utilize the existing driveway that connects from Boyd Mill Avenue to 3244 Boyd Mill Avenue. To achieve the proposed design, the applicant is requesting the Variance Requests stated in the caption.

After public notice was sent out for these requests, Staff realized that this property would need one more Variance Request. They need a Variance Request to allow development on slopes greater than 20%, according to Franklin Zoning Ordinance section 17.1.2. The applicant will need to send proper public notice for this additional request before it can be considered by the Board of Zoning Appeals, so that request cannot be considered until next month. The applicant has requested to proceed with the current application, knowing they'll need to apply for the fourth variance request next month.

Ms. Stanford stated that she will not read each variance criteria but would be happy to read upon request. Instead, Ms. Stanford will read the staff analysis for criteria for each request.

Request 1: To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard

1. **Criteria 1 Staff Analysis:** There are exceptional topographic conditions on this site which require the use of retaining walls to support development. Most of the lot is within the 500-foot Buffer of the Hillside Overlay and is covered in 14-20% or greater slopes, which is unique from most residential sites. In addition, the property is heavily wooded, which is restricting the location of the house and driveway, because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. For these reasons, the development needs to be supported by retaining walls up to 5.5 feet tall in the front yard area. The Franklin Zoning Ordinance allows for

retaining walls located in the front yard of a residence to be a maximum of 2 feet in height. Due to the exceptional slopes and the heavily wooded area on this property, Staff finds this criteria for Request 1 is met.

2. **Criteria 2 Staff Analysis:** Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the exceptional slope conditions across the site and the location of the heavily wooded area, retaining walls higher than 2-feet in the front yard are necessary to support the house and driveway. Therefore, Staff finds this criteria for Request 1 is met.
3. **Criteria 3 Staff Analysis:** Allowing for taller retaining walls in the front yard of this site would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The Zoning Ordinance limits the number and height of retaining walls on a residential site to prevent a site from being dominated by retaining walls, which may result in aesthetic concerns for neighboring property owners and the community. Due to the location of the proposed house and driveway in relation to the street, and the large number of trees blocking visibility of the property and the proposed house, the retaining walls will likely not be visible from the street. This meets the intent of the Zoning Ordinance and should not be a detriment to the public good. Staff finds this criteria for Request 1 is met.

Request 2: To Allow More Than The Maximum Number Of Retaining Walls On A Site

1. **Criteria 1 Staff Analysis:** The majority of the lot is within the 500-foot Buffer of the Hillside Overlay and is covered in 14-20% or greater slopes, which is unique from most residential sites. In addition, the property is heavily wooded, which is restricting the location of the house and driveway, because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. These exceptional topographic conditions require the use of retaining walls to provide support for development. The Franklin Zoning Ordinance allows a maximum of three retaining walls for a residential lot. The applicant is requesting a total of seven retaining walls. The applicant has determined that this is the minimum number of retaining walls required to develop a single-family home on this lot. Due to the exceptional slope conditions across the site and the trees restricting the location of the house, Staff finds this criteria for Request 2 is met.
2. **Criteria 2 Staff Analysis:** Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the exceptional slope conditions across the site, more than three retaining walls are needed to support development of this site. Staff finds this criteria for Request 2 is met.
3. **Criteria 3 Staff Analysis:** Allowing seven retaining walls on this site would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The Zoning Ordinance limits the number and height of retaining walls on a residential site to prevent a site from being dominated by retaining walls, which may result in aesthetic concerns for neighboring property owners and the community. Due to the location of the proposed house and driveway in relation to the street, and the large number of trees blocking visibility of the property and the proposed house, the retaining walls will likely not be visible from the street. This meets the intent of the Zoning Ordinance and should not be a detriment to the public good. Staff finds this criteria for Request 2 is met.

Request 3: To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building

1. **Criteria 1 Staff Analysis:** The majority of the lot is within the 500-foot Buffer of the Hillside Overlay and is covered in 14-20% or greater slopes, which is unique from most residential sites. In addition, the property is heavily wooded, which is restricting the location of the house and driveway, because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. Due to the extreme slopes and restricted location of the house, if the garage were to be located at least 20 feet behind the front façade of the house, even more retaining walls would be necessary and there is already more than the permissible amount of retaining walls proposed on the site. This situation makes it difficult to comply with the Zoning Ordinance regulations in this case. Staff finds this criteria for Request 3 is met.
2. **Criteria 2 Staff Analysis:** Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the extreme slopes and restricted location of the house, if the garage were to be located at least 20 feet behind the front façade of the house, even more retaining walls would be necessary and there is already more than the permissible amount of retaining walls proposed on the site. Staff finds this criteria for Request 3 is met.

3. **Criteria 3 Staff Analysis:** Staff finds that this request would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The intent of the Zoning Ordinance in this case is that garages would not dominate or take away from the front façade and entrance of the house from street view. Due to the location of the proposed house and driveway in relation to the street, and the large number of trees blocking visibility of the property and the proposed house, the front façade of the house and the garage will likely not be visible from the street. This meets the intent of the Zoning Ordinance and should not be a detriment to the public good. Staff finds this criteria for Request 3 is met.

Recommendation: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, and the Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, and the Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building for the property located at 3270 and 3244 Boyd Mill Avenue, because the criteria for granting a variance have been met.

Applicant: Dustin Timmons, contractor. Mr. Timmons did not have additional information to add.

Citizen Comments: None

Board Member Fleishour motioned to close the citizen comment portion of the item, seconded by Board Member Smith. The motion carried 3-0.

Chair Langley stated that document pages 7-12 show the lot lines and how the home would be situated on the lot. The Board can address the three-variance requests in one motion, or each variance request can be addressed in a separate motion.

Motion

Board Member Smith motioned to approve A Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, A Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, And A Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building for the property located at 3270 and 3244 Boyd Mill Avenue because the criteria for a variance have been met, Seconded by Board Member Fleishour.

Board Member Smith noted that if neighbors had any concerns about the proposed retaining wall and garage setback, they would have attended the meeting to express themselves. It may be because the house is so far up the hill behind the other homes, the changes will not be as visible.

Board Member Fleishour agreed and stated that if the home was presented on the road, the situation would be different.

Chair Langley also agreed and stated the lot is unique in its shape and characteristics, as stated by staff.

The motion carried 3-0.

5. A Variance Request To Provide Less Than The Minimum Required Parking Spaces For The Property Located At 112 Seaboard Lane (F.Z.O. 10.1.6.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. The subject property is located at 112 Seaboard Lane and is zoned LI Light Industrial District. The site has an existing building with 55 parking spaces provided for building's use. In August 2024, a Site Plan was submitted for a proposed addition to the existing building at this property, and a reduction to 50 parking spaces provided. The current use of the building is primarily recording studios, and the proposed use will remain recording studios. Upon review of the Site Plan by Staff, a comment was posted that the provided parking information provided was not sufficient. Staff provided the following comment on the Site Plan: "The building use listed is not consistent with the requirements of the Zoning Ordinance, and as such the provided parking information is not sufficient. The City of Franklin has consistently treated recording studios as "office" use; however, the plans list "warehouse" use. The correct building use and square footage per

use shall be reflected on the plans, and the provided parking shall be calculated at 4 spaces per 1,000 sf for the "office" square footage." The applicant has not requested a zoning determination letter, to allow staff to consider the unique nature of their specific business and whether it qualifies as an "office" use. With the addition being proposed, the total square footage of the building is 22,248 square feet, which would require 88 parking spaces to comply with the office use regulations. The proposed parking shown on the plans does not meet the minimum standards for the Zoning Ordinance regulations. The applicant is requesting a variance to provide less than the minimum required parking for the property, to provide 50 spaces.

Ms. Stanford provided a staff analysis of the criteria required to grant a variance request.

1. **Criteria 1 Staff Analysis:** Staff finds that the condition preventing development as required under this Ordinance is self-imposed, not a unique condition of the lot itself. There is no room on the site for the required parking because of the existing building and the proposed addition as well. Staff finds this criteria is not met.
2. **Criteria 2 Staff Analysis:** Staff does not find that this regulation presents a peculiar practical difficulty or undue hardship for the owner of the property. The hardship in this case is self-imposed, because the lack of parking space is due to the size of the existing building and the proposed addition in relation to the size of the lot. Staff finds this criteria is not met.
3. **Criteria 3 Staff Analysis:** Staff finds that this request would not be a detriment to the public good and it would not impair the purpose of the Zoning Ordinance. The concern for both the public good and the intent of the Zoning Ordinance is that there is enough provided parking for the use of the building. If there is a lack of parking spaces, it may negatively affect those needing to park for this building, and the parking demand may be put on the surrounding available parking and neighborhood parking situations. The applicant provided a parking memo that demonstrates that the provided parking is sufficient for the use. The calculated parking required is based on the current use and parking demand of the building, as well as predicted occupancy of the building. The predicted occupancy and associated necessary parking numbers are calculated assuming that all 7 studios are booked at maximum capacity at a single time, which is a higher parking demand than anticipated. Even with higher capacity estimates than anticipated, the parking need is shown to be 45 parking spaces, and they are providing 50 spaces. Seeing as the provided parking should be sufficient for the specific use of the building, it should not be a detriment to the public good or impair the intent of the Zoning Ordinance. Staff finds this criteria is met.

Recommendation: Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Provide Less Than The Minimum Required Parking Spaces For The Property Located At 112 Seaboard Lane, because the criteria for granting a variance have not all been met.

Applicant: Deaton Hildabrand, with Kimberly Horn, 2127 Melody Drive, Franklin. Mr. Hildabrand stated that the proposed plan for the location is renovation of the existing building and an addition of 3,000 square feet. The zoning ordinance does not define a recording studio or a similar designation as a building use. To accurately represent the intended use of the building and to determine the number of parking spaces, the building was broken down into office use and warehouse use. Staff indicated that the building would need to be classified as all office space or all warehouse space. The team believes that the existing parking spaces are adequate for the needs of a recording studio with minimal office space. It is rare that all parking spaces would ever be occupied and because the zoning ordinance does not accurately address parking for a recording studio, the existing parking with a few additional parking spaces will meet the parking requirements of the building.

Citizen Comments: None

Board Member Smith motioned to close the citizen comment portion of the item, seconded by Board Member Fleishour. The motion carried 3-0.

Chair Langley asked staff if the current variance request, if passed, would require parking for office use.

Board Member Smith stated that she struggles with understanding how a recording studio is classified as office use.

Ms. McCoy explained that there isn't a defined use on the use chart for a recording studio. In the past, the city has designated a recording studio as office space. The applicant can request a determination letter to be considered in front of

the BZA for an appeal of an administrative decision. There are 4-5 recording studios in Franklin, with the most recently approved on Fowlkes Street.

Ms. Diaz-Barriga also added that the applicant can provide more information to see if there is a better building use to more accurately represent the recording studio.

Ms. McCoy and Ms. Diaz-Barriga agreed that parking for the recording studio, currently defined as office use, would continue if ownership changed. (Office to Office)

Board Member Smith stated that, based on the square footage for office use, the building should have 88 parking spaces.

Board Member Fleishour stated that a recording studio, if designated as office space, would need that much parking but would need more parking if designated as warehouse use.

Mr. Hildabrand stated that the current architectural design of the building would not effectively support office space should the building come under new ownership. The only office space is 200-300 square feet for the building manager. Significant redesign would be required to support an office environment.

Board Member Smith asked if construction had begun on the site as it appeared to be blocked off with construction fencing.

Dallas Cole, architect. Mr. Cole stated that construction had not begun, but the site was deemed unsafe and was fenced off for minor demolition in preparation for construction. The floor plan is unique and would require significant renovation to make the space usable as office space.

Chair Langley pointed out that the variance would exist for the building even under different ownership.

Ms. McCoy explained that the variance request will continue to exist for the property unless a different use for the property/building is determined.

Chair Langley noted the existing parking problems not far from this location for a building designated as office use. Practically speaking, parking issues need to be avoided regarding this application. In 15 years, if the building use changes, fewer parking spaces could potentially not meet the needs of the new building use. Chair Langley stated that the applicant has not requested a zoning determination letter, to allow staff to consider the unique nature of their specific business and whether it qualifies as an "office" use and asked the applicant to help the Board understand the use of the building.

Mr. Hildabrand stated that the first determination letter was sent to confirm that a recording studio would be an appropriate use in the light industrial category in the zoning ordinance.

Chair Langley stated that the unknowns are a concern and, for this area of Franklin designated as light industrial, there could be multiple stories requiring more parking spaces in the future.

Board Member Fleishour pointed out that with 6-7 studios and 6-7 or more people occupying each studio, the parking needs could be up to 50-60 spaces. There would be musicians and engineers/techs for each studio.

Mr. Cole explained that some studios are smaller with on-site engineers to assist the musicians, making the parking requirement less per studio. The occupancy numbers are based on the fire occupancy, which is the maximum number of people who could be using the studios at one time.

Motion

Chair Langley motioned to deny A Variance Request To Provide Less Than The Minimum Required Parking Spaces For The Property Located At 112 Seaboard Lane because the criteria for meeting a variance request have not been met, seconded by Board Member Fleishour.

Chair Langley stated that if there is a way to make the parking work looking at the use demand or parking demand study, but the longer-term detriment is passing the variance request. Especially considering existing parking demand issues in the

Seaboard Lane area.

Board Member Smith noted that for this area of Seaboard Lane, there isn't convenient overflow parking or sidewalks available for people to park and walk to the recording studio. If there was an option to have the recording studio designated under warehouse use, the variance request would be easier to consider.

Board Member Fleishour stated that, in his opinion, the recording studio should not be held to the same parking requirements as a building designated as office use. The recording studio will not require as many parking spaces as a regular office use space.

Chair Langley asked for clarification on the applicant's ability to request a variance if the current request is denied by the Board.

Mr. Squires explained that the applicant would be required to provide additional information to the Board for reconsideration of the variance request.

Mr. Hildabrand asked what information is needed to be presented to the Board for favorable consideration.

Board Member Fleishour explained that more information should be provided to staff on the exact use of the building so that a decision can be made.

Mr. Squires explained that the applicant would appeal the administrative decision because the zoning ordinance does not address a recording studio as a building use.

Mr. Hildabrand noted that the letter of determination process had been started in case a favorable decision wasn't made by the BZA.

Mr. Cole asked what information could be provided to staff that could better explain why fewer parking spaces are needed.

Chair Langley stated that staff's determination was based on office use as the use for the building.

The motion was denied 3-0.

OTHER BUSINESS

Chair Langley asked if there was any further business. There was none.

ADJOURN

Board Member Smith motioned to close the November 7, 2024, BZA meeting, seconded by Board Member Fleishour. The motion carried 3-0.

There being no further business, the meeting adjourned at 7:13 PM.

Chair

Date



File #: 21-01281

DATE: November 19, 2024
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A **Variance Request** To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater, For The Property Located At 3270 And 3244 Boyd Mill Avenue (F.Z.O. 17.1.2.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8652
Applicant: Joseph Donnelly
Owner: Richard Clark and Tania Clark

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Residential R-1 District / Vacant
North: Planned PD District / Residential Multifamily
South: Residential R-1 District / Residential Single Family
East: Residential R-1 District / Estate Residential
West: Planned PD District / Estate Residential

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

17.1.2. - Steep Slopes; Prohibited Development

Other than public infrastructure and passive parks, development shall be prohibited on naturally occurring slopes having at least 20 feet of rise over 100 feet of run.

Background

The subject property is located at 3270 and 3244 Boyd Mill Avenue. The property is zoned Residential R-1 District and is within the Hillside/Hillcrest Overlay and the 500-foot Buffer of the Hillside Overlay. The majority of the lot is within the 500-foot buffer of Hillside Overlay and is covered in 14-20% or greater slopes, and the majority of the site is heavily wooded.

This property was platted prior to the establishment of the Hillside/Hillcrest Overlay District and the 500-foot Buffer of the Hillside Overlay. This property now lies within the HHO district and the 500-foot Buffer of the Hillside Overlay. As shown in the 'Slopes Greater Than 20% Exhibit', the majority of the lot is covered in slopes with grades over 20%. This topography creates difficulties for site design and development.

The owners of this property own 3270, 3244, 3250, and 3248 Boyd Mill Avenue, and intend to build a single-family residential home on 3270 and 3244 Boyd Mill Avenue. Due to conditions of the site, they intend to replat 3270 and 3244 Boyd Mill Avenue to consolidate the lots and utilize the existing driveway that connects from Boyd Mill Avenue to 3244 Boyd Mill Avenue.

The Board of Zoning Appeals approved the following 3 Variance Requests for this property at last month's meeting on November 7, 2024:

1. A Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard
2. A Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site
3. A Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Foot To 0-Foot Behind The Front Facade And Front Door Of The Principal Building

Staff realized that this property would need to apply for one more Variance Request to allow development on slopes greater than 20%. In order to send out proper public notice for the request, the applicant needed to submit this request as a new application this month. This is why the applicant is now requesting a Variance to allow encroachment into areas with slopes greater than 20%.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The slopes existing on this lot present an exceptional situation for development of this property. In addition, the property is heavily wooded which is restricting the location of the house and driveway because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. Given the topography of the site, encroachment into 20% slopes is necessary for development; however, the Franklin Zoning Ordinance does not allow for encroachment into areas with slopes of 20% or greater. Staff recognizes the exceptional slope conditions across the site and believes that encroachment into areas with a slope of 20% is necessary in this case. For these reasons, staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Due to exceptional topographic conditions, the strict application of the Zoning Ordinance would create practical difficulties in the development of this site. As shown in the attached exhibit, slopes greater than 20% cover most of the lot. It would not be feasible to build a house on the portion of the lot that does not have slopes greater than 20%, while also minimizing tree removal on the site. Given the unique topography and wooded area of the site, the strict application of the Zoning Ordinance would prevent development on this site. For these reasons, staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Allowing for encroachment into areas with slopes of 20% or greater on the site would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The intent of the Zoning Ordinance is to allow a single-family residential home on this lot, and this variance is the minimum necessary deviation from the requirements of the Zoning Ordinance in order to develop a single-family home on the lot, given the current conditions of the site. Staff finds this criteria is met.

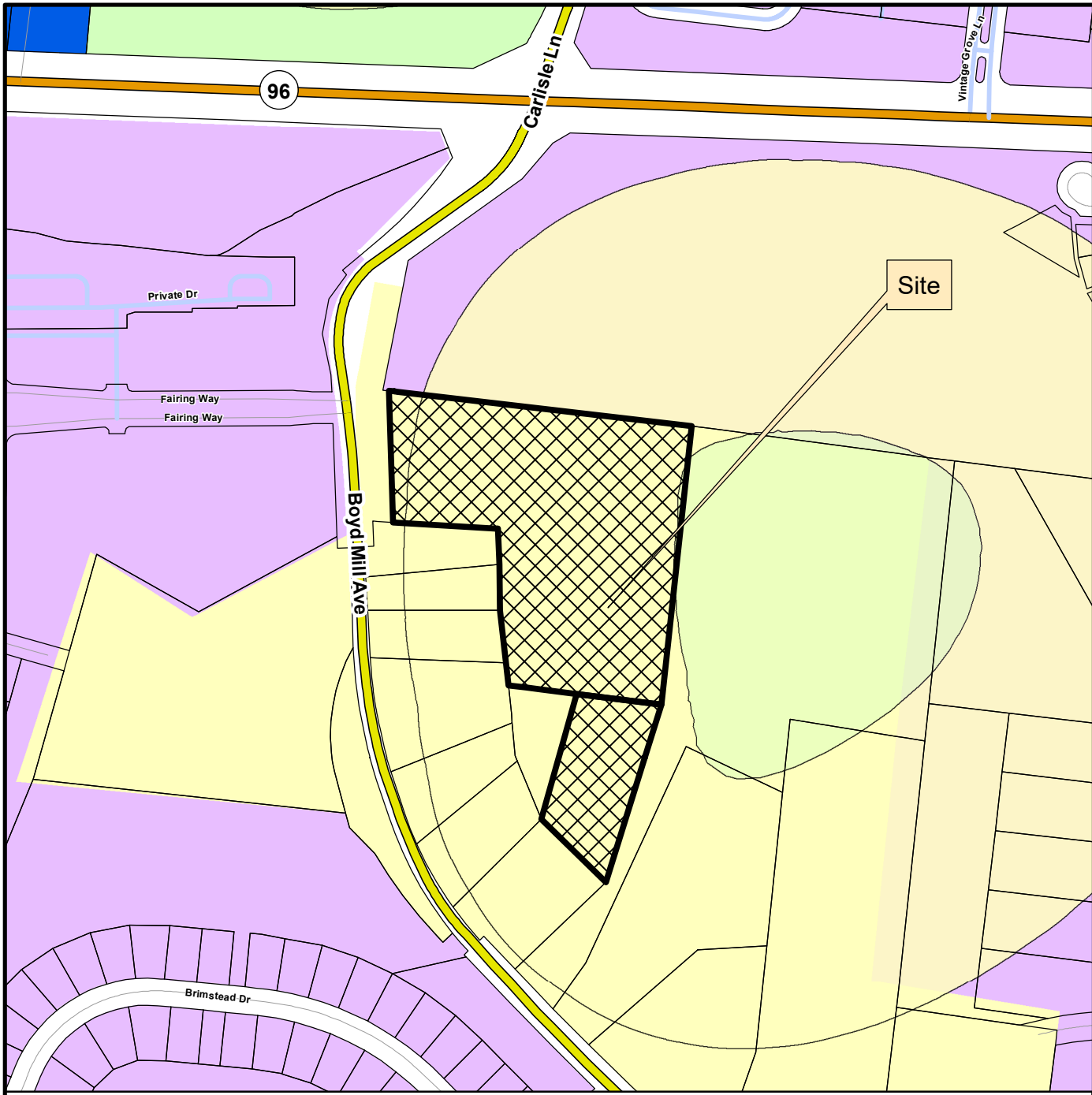
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the **Variance Request To Allow For Encroachments Into Areas With Slopes Of 20% Or Greater, For The Property Located At 3270 And 3244 Boyd Mill Avenue**, because the criteria for granting a variance have been met.

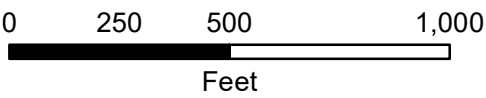
3270 AND 3244 BOYD MILL AVENUE
 TAX MAP 064, PARCEL 02900
 TAX MAP 077, PARCEL 00500
 BOARD OF ZONING APPEALS
 DECEMBER 5, 2024



Legend

-  3270 and 3244 Boyd Mill Avenue
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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3270 Boyd Mill Avenue Variance Request

Due to the unique characteristics of our lot, we seek the following variance:

Variance for Retaining Walls: Permission to construct on slopes 20% or greater around the property

- The slopes in the area of the proposed home and the other hardscape features are steeper than the City will allow per Franklin Zoning Ordinance section 17.1.2. We are requesting permission to build on these slopes due to the proposed location of the home being the best spot on the lot when taking into consideration the impacts of grading and tree removal in order to best preserve the natural landscape of the site.

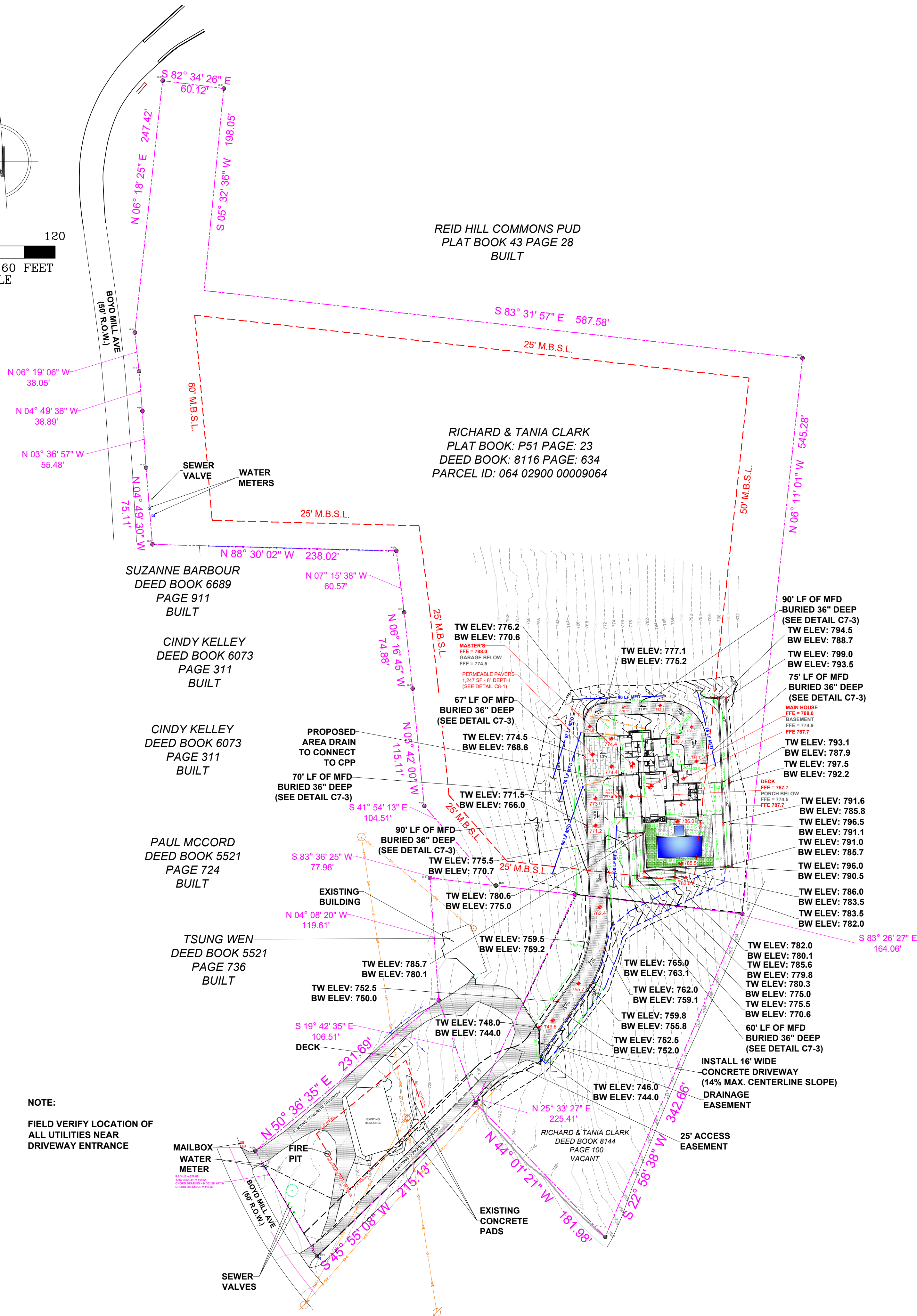
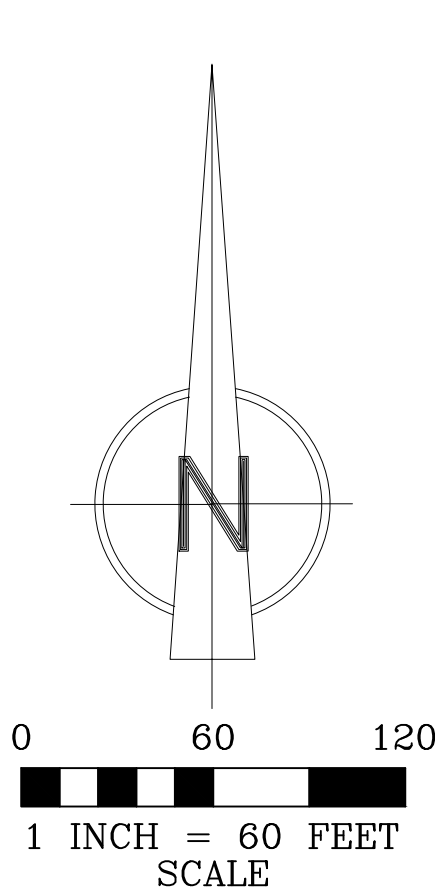
Justification for Variance:

Our lot presents significant challenges due to its irregular shape and steep slopes. We have carefully planned the location of the house and driveway to minimize grading and tree removal, thereby preserving the natural landscape. The proposed locations are the least impactful options available, given the site's constraints.

Additionally, ongoing road construction on Boyd Mill Avenue has created substantial access challenges from the north end. To facilitate access, we had to acquire additional properties, which, while improved, did not fully comply with the City of Franklin Zoning Ordinance. We have taken steps to enhance their appearance in light of the roadwork.

Conclusion:

We are committed to developing this property in a manner that respects both community standards and the natural environment. We respectfully request your consideration of our circumstances and hope to receive the variance necessary to facilitate this development.



NOTE:
FIELD VERIFY LOCATION OF
ALL UTILITIES NEAR
DRIVEWAY ENTRANCE

MAXIMUM LOT COVERAGE:

TOTAL SITE AREA:	265,924 S.F. (6.1 AC)
PROPOSED:	
DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL):	7,401 S.F.
PATIOS/UNCOVERED PORCHES/DECKS:	2,349 S.F.
POOL/SPA/POOL DECKS:	1,123 S.F.
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA:	1,400 S.F.
ROOFED AREA OF ALL BUILDINGS:	4,498 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	16,771 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	0 S.F.
NET ADDITIONAL I.A.:	16,771 S.F.
TOTAL EXISTING I.A. / TOTAL LOT SF:	0 SF / 265,924 SF = 0%
TOTAL PROPOSED I.A./TOTAL LOT SF:	16,771 SF / 265,924 SF = 6.31%

IMPERVIOUS AREA SPLIT TO BMP OPTIONS

IA OFFSET M.F.D. =	13,732 S.F.
IA OFFSET PERMEABLE PAVERS =	3,039 S.F.

TOTAL IMPERVIOUS AREA 16,771 S.F.

ROOFTOP AREA (SQUARE FEET)	DEPTH OF GRAVEL FROM TOP OF PIPE (INCHES)			
	18	24	30	36
	REQUIRED LINEAR FEET OF MFD			
4000	245	190	155	130
5000	305	235	195	165
6000	365	283	235	197
7000	425	331	275	229
8000	485	378	315	262
9000	545	426	355	294
10000	605	473	395	327
13732				450.16

MODIFIED FRENCH DRAIN SIZE:

DEPTH OF AMENDED SOIL	= 36"
CONTRIBUTING IA	= 13,732 SF
TOTAL MFD LN.FT. REQUIRED	= 450.16 LF
TOTAL MFD LN.FT. PROPOSED	= 452 LF

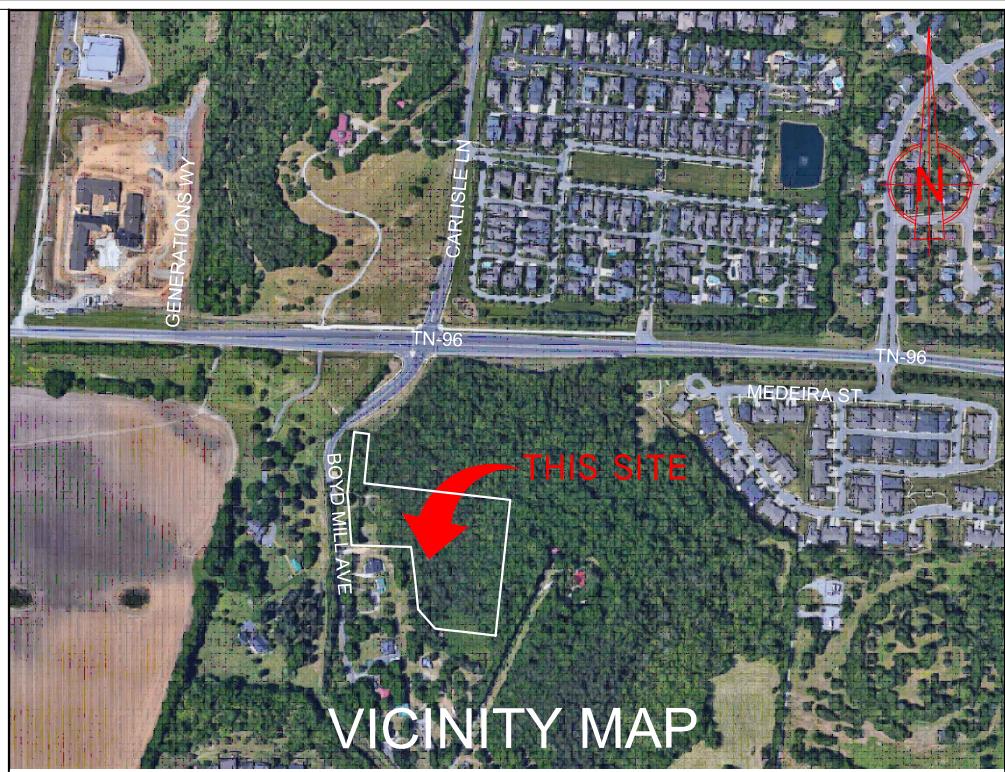
CONTRIBUTING DRAINAGE AREA (SQUARE FEET)	DEPTH OF LOWER STONE STORAGE LAYER (INCHES)				
	3	4	5	6	8
	AREA OF PAVERS (SQUARE FEET)				
3000	1630	1360	1170	1020	820
3039					830.53
4000	2180	1810	1560	1360	1090
5000	2720	2270	1940	1700	1360
6000	3055	2546	2183	1909	1529
7000	3515	2929	2512	2197	1759
8000	3974	3313	2841	2484	1989
9000	4434	3696	3169	2772	2219

PERMEABLE PAVERS SYSTEM :

DEPTH OF STONE MEDIA	= 8"
CONTRIBUTING DRAINAGE AREA	= 3,039 SF
CALCULATED PERMEABLE PAVER AREA	= 830.53 SF

REQUIRED PAVER AREA = 1.5 X CALCULATED PAVER AREA

REQUIRED PERMEABLE PAVER AREA	= 830.53 X 1.5
	= 1,245.80 SF
PERMEABLE AREA PROPOSED	= 1,247 SF



GENERAL NOTES:

- THIS PROPERTY IS LOCATED AT 3270 BOYD MILL AVENUE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
- THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
- IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
- NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0195F ON FLOOD INSURANCE RATE MAP IN THE CITY OF FRANKLIN, TN, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- SEE ADDITIONAL NOTES IF APPLICABLE ON SHEET C13.

LEGEND:

PROPERTY LINE	SEWER LINE CLEANOUT
ELEV	WATER METER
EX. MAJOR CONTOUR (EVERY 10')	PROPANE TANK
EX. MINOR CONTOUR (EVERY 2')	SEWER VALVE
PR. MAJOR CONTOUR (EVERY 10')	GRINDER PUMP
PR. MINOR CONTOUR (EVERY 2')	BOOSTER PUMP
SETBACK LINE (MSL)	BALL VALVE
DRAINAGE EASEMENT	CHECK VALVE
ACCESS EASEMENT	MAILBOX
TREE PROTECTION FENCE	IRON ROD (IR)
SILT FENCE LINE	X' DECIDUOUS TREE
OVERHEAD ELECTRIC LINE	X' EVERGREEN TREE
WATER LINE	POWER POLE
SEWER LINE	ELECTRIC METER
GUY WIRE	CONCRETE (HATCH)
TREE LINE	GRAVEL (HATCH)
FENCE LINE	PAVEMENT (HATCH)
MODIFIED FRENCH DRAIN	PERMEABLE PAVERS (HATCH)
CORRUGATED PLASTIC PIPE	POOL (HATCH)
ELECTRIC LINE	SOD (HATCH)
GAS LINE	WALL (HATCH)
FIRE PIT	
ROCK CHECK DAM	

DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CRITICAL LOT PLAN

DATE	03/04/23	03/05/23	03/06/23		
REVIEWED BY	WHP	WHP	LEL	LEL	LEL
DATE	02/12/23	03/05/23	03/06/23	03/07/23	07/09/24
CAD BY	EKC	EKC	EKC	EKC	EKC
REV. NO.	0	1	2	3	4

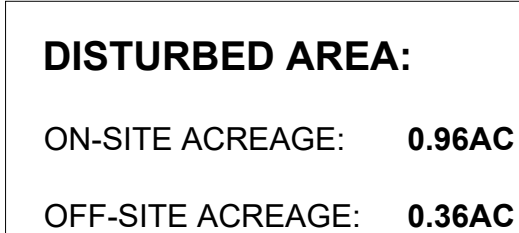
REMARKS:

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SHEET CONTENT:

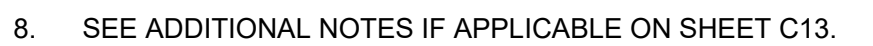
C1

1"=.60'



TREE TABLE			TREE TABLE			TREE TABLE		
NO.	TREE SIZE	TREE TYPE	NO.	TREE SIZE	TREE TYPE	NO.	TREE SIZE	TREE TYPE
141	10"	EVERGREEN	181	12"	EVERGREEN	201	14"	EVERGREEN
142	10"	EVERGREEN	182	12"	EVERGREEN	202	16"	EVERGREEN
143	8"	EVERGREEN	183	10"	DECIDUOUS	203	10"	EVERGREEN
144	10"	EVERGREEN	184	8"	DECIDUOUS	204	8"	EVERGREEN
145	10"	EVERGREEN	185	12"	DECIDUOUS	205	10"	EVERGREEN
146	6"	EVERGREEN	186	18"	DECIDUOUS	206	14"	EVERGREEN
147	10"	EVERGREEN	187	10"	EVERGREEN			
148	14"	EVERGREEN	188	10"	EVERGREEN			
149	10"	EVERGREEN	189	10"	EVERGREEN			
150	8"	EVERGREEN	190	12"	EVERGREEN			
151	8"	DECIDUOUS	191	10"	EVERGREEN			
152	8"	DECIDUOUS	192	10"	EVERGREEN			
153	6"	EVERGREEN	193	10"	EVERGREEN			
154	12"	EVERGREEN	194	16"	EVERGREEN			
155	8"	EVERGREEN	195	12"	EVERGREEN			
156	14"	EVERGREEN	196	8"	EVERGREEN			
157	16"	EVERGREEN	197	8"	DECIDUOUS			
158	14"	EVERGREEN	198	10"	EVERGREEN			
159	16"	EVERGREEN	199	16"	DECIDUOUS			
160	18"	DECIDUOUS	200	14"	DECIDUOUS			

9. GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.



	PROPERTY LINE		SEWER LINE CLEANOUT
	ELEV		WATER METER
	ELEV		PROPANE TANK
	ELEV		SEWER VALVE
	ELEV		GRINDER PUMP
	ELEV		BOOSTER PUMP
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	FENCE LINE		PAVEMENT (HATCH)
	XX' LF MFD		PERMEABLE PAVERS (HATCH)
	MODIFIED FRENCH DRAIN		POOL (HATCH)
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	ELECTRIC LINE		WALL (HATCH)
	GAS LINE		
	FIRE PIT		
	ROCK CHECK DAM		

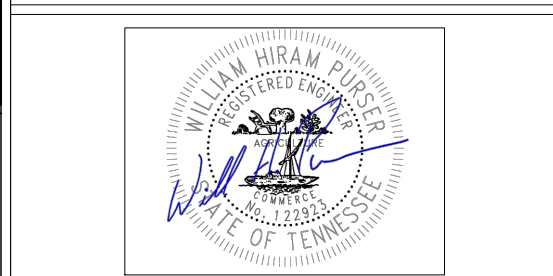
1"-60'



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8. SEE ADDITIONAL NOTES IF APPLICABLE ON SHEET C13.



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Alliance Engineering & Consulting, LLC



William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 10/3/24

PROJECT:

**3270 BOYD MILL AVENUE
CIVIL SITE PLANS**

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

**STORMWATER POLLUTION
PREVENTION PLAN
STAGE 2
PLAN**

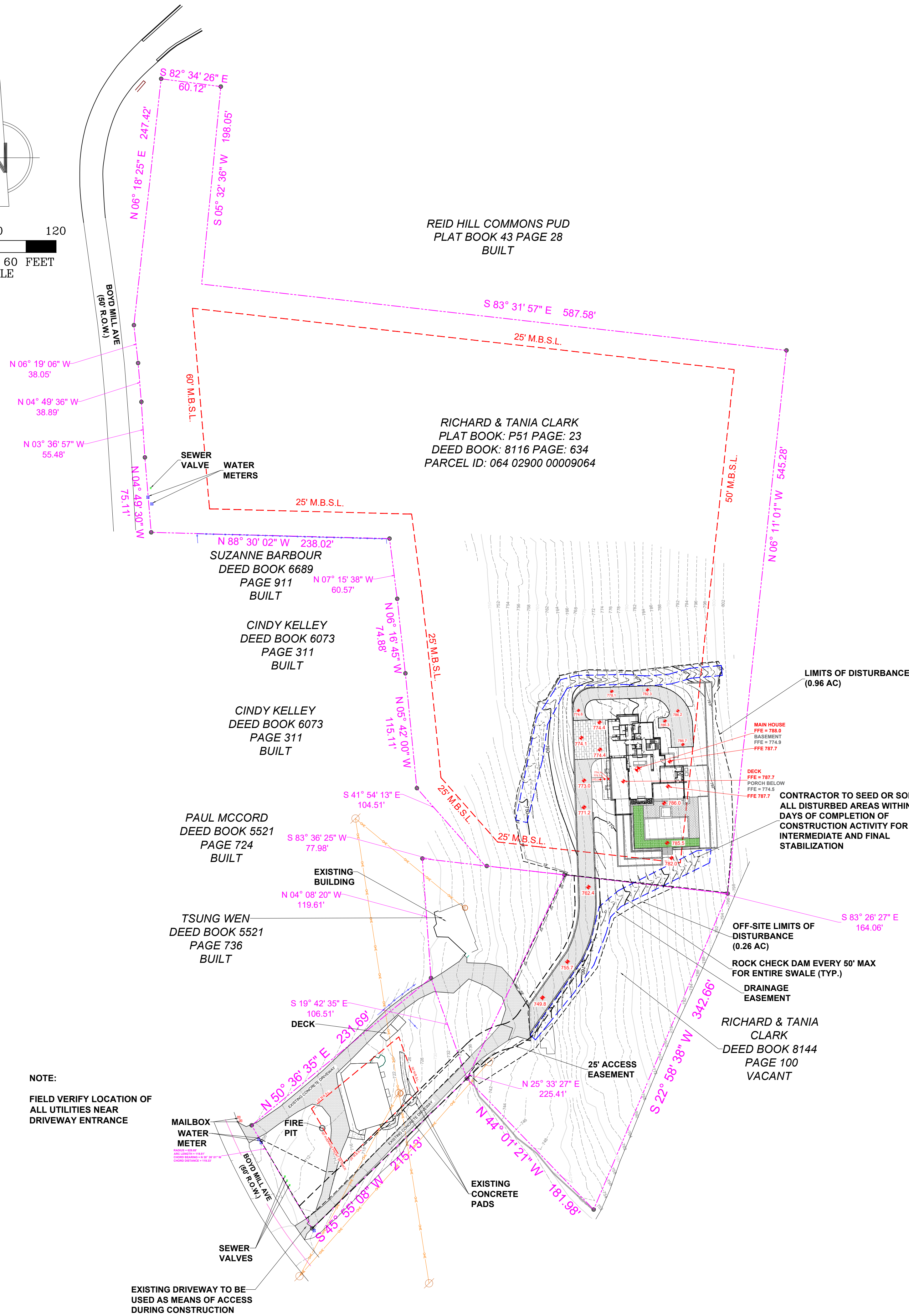
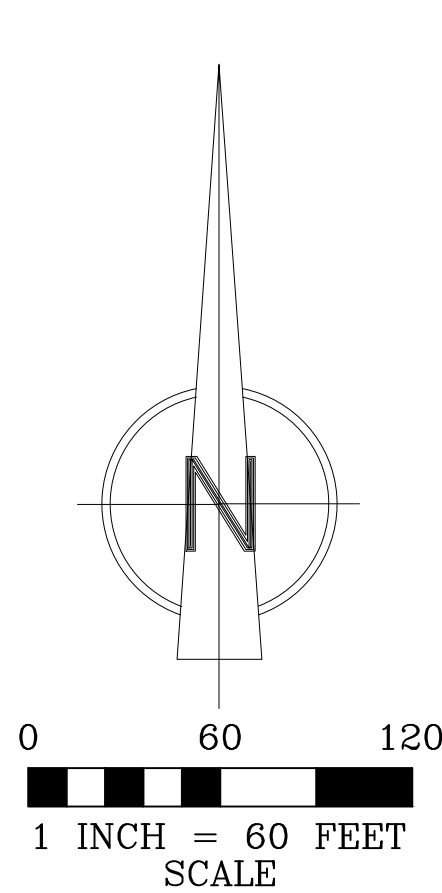
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1	EKC	03/05/23	WHP	03/05/23
2	EKC	03/06/23	LEL	03/06/23
3	EKC	03/07/23	LEL	
4	EKC	07/09/24	LEL	

REMARKS:

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SHEET CONTENT:	
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C3	1":60
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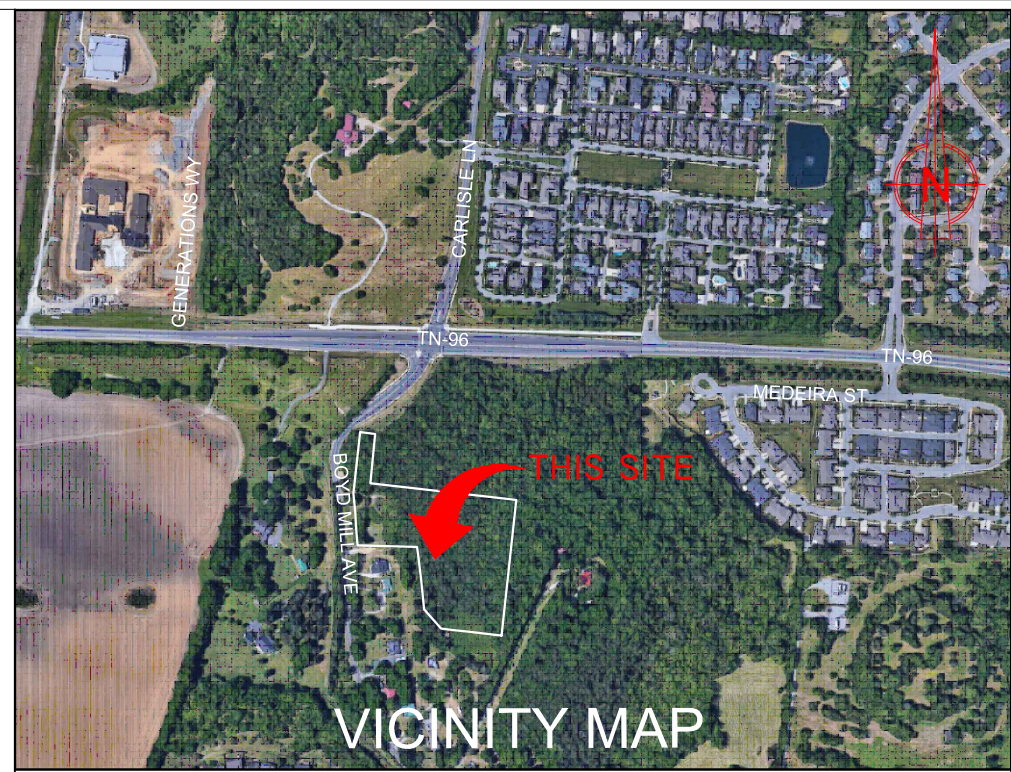
NOTE:
FIELD VERIFY LOCATION OF ALL UTILITIES NEAR DRIVEWAY ENTRANCE

MARGARET FORD
DEED BOOK 527
PAGE 1
BUILT

THE HOMEOWNER AND THE CITY OF FRANKLIN
MUST HAVE AN AGREEMENT PRIOR TO THE
INSTALLATION OF THE E-ONE GRINDER PUMP

EPSC GENERAL NOTES

- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE: SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR >35% SLOPES).
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
- VEGETATION, EPSC'S & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- EPSC'S SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
- TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM 210 ACRES; 25 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL IN WATERS.
- GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.



GENERAL NOTES:

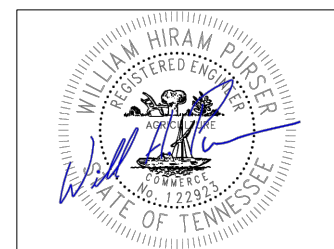
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TREE PROTECTION FENCE	MAILBOX
SILT FENCE LINE	IRON ROD (IR)
OVERHEAD ELECTRIC LINE	X' DECIDUOUS TREE
WATER LINE	X' EVERGREEN TREE
GUY WIRE	POWER POLE
TREE LINE	ELECTRIC METER
FENCE LINE	CONCRETE (HATCH)
MODIFIED FRENCH DRAIN	GRAVEL (HATCH)
CORRUGATED PLASTIC PIPE	PAVEMENT (HATCH)
ELECTRIC LINE	POOL (HATCH)
GAS LINE	SOD (HATCH)
FIRE PIT	WALL (HATCH)
ROCK CHECK DAM	



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

STORMWATER POLLUTION
PREVENTION PLAN
STAGE 3
PLAN

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
03/04/23	WHP	02/12/23	EKC	0
03/05/23	WHP	03/05/23	EKC	1
03/06/23	LEL	03/06/23	EKC	2
	LEL	03/07/23	EKC	3
	LEL	07/09/24	EKC	4

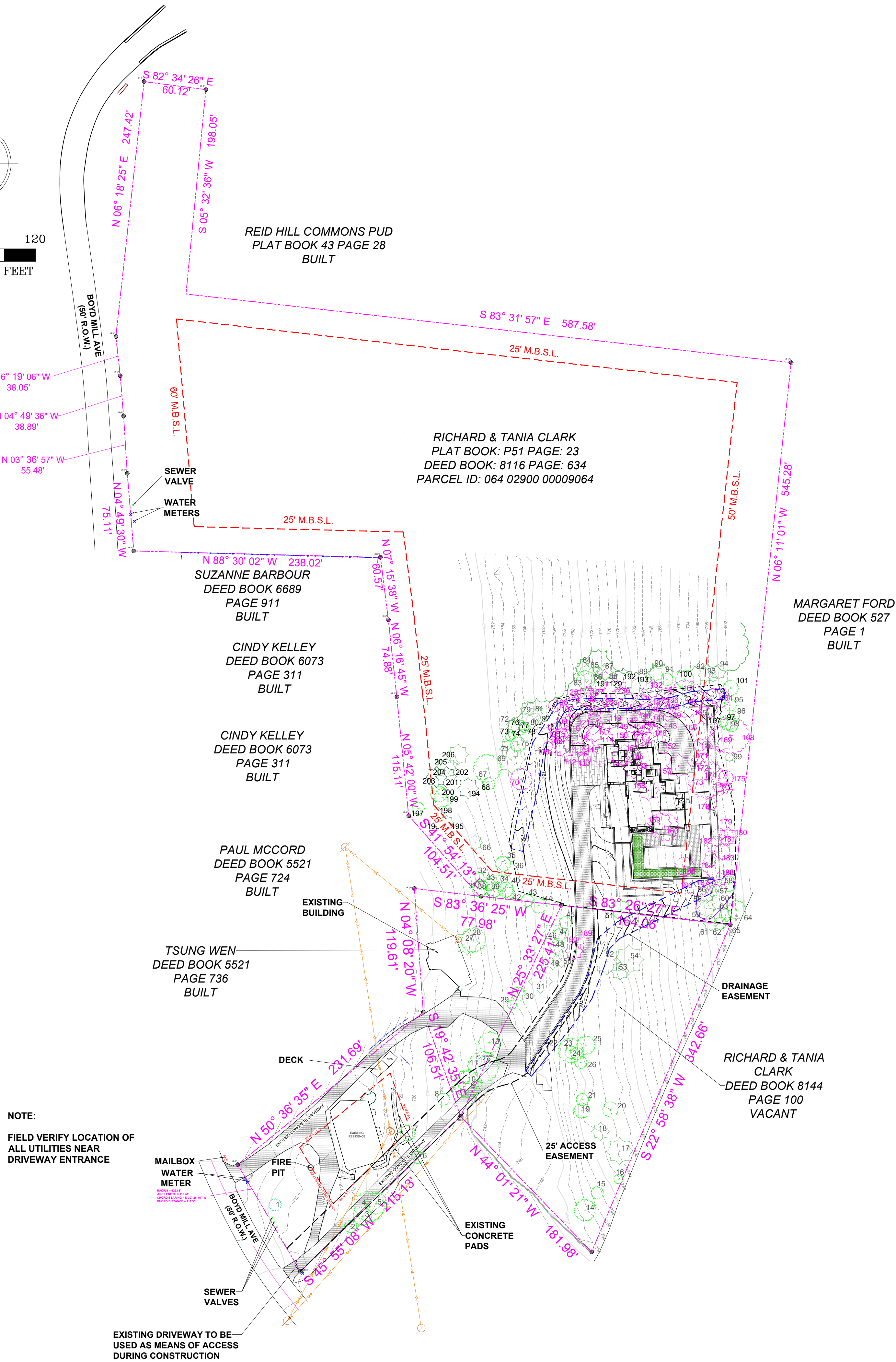
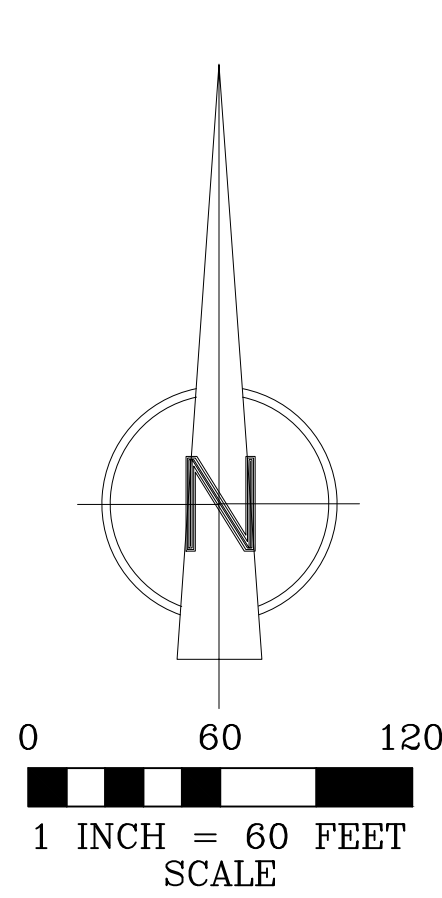
REMARKS:

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SHEET CONTENT:

C4

1"=60'



NOTE:
FIELD VERIFY LOCATION OF ALL UTILITIES NEAR DRIVEWAY ENTRANCE

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
1	24"	HACKBERRY	TO REMAIN
2	8"	DECIDUOUS	TO REMAIN
3	12"	DECIDUOUS	TO REMAIN
4	20"	DECIDUOUS	TO REMAIN
5	14"	DECIDUOUS	TO REMAIN
6	8"	DECIDUOUS	TO REMAIN
7	10"	DECIDUOUS	TO REMAIN
8	8"	DECIDUOUS	TO REMAIN
9	14"	DECIDUOUS	TO REMAIN
10	18"	DECIDUOUS	TO REMAIN
11	20"	DECIDUOUS	TO REMAIN
12	24"	HACKBERRY	TO REMAIN
13	14"	DECIDUOUS	TO REMAIN
14	14"	DECIDUOUS	TO REMAIN
15	8"	DECIDUOUS	TO REMAIN
16	6"	DECIDUOUS	TO REMAIN
17	18"	DECIDUOUS	TO REMAIN
18	12"	DECIDUOUS	TO REMAIN
19	10"	DECIDUOUS	TO REMAIN
20	10"	DECIDUOUS	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
41	10"	DECIDUOUS	TO REMAIN
42	8"	DECIDUOUS	TO REMAIN
43	8"	DECIDUOUS	TO REMAIN
44	10"	DECIDUOUS	TO REMAIN
45	8"	DECIDUOUS	TO REMAIN
46	12"	EVERGREEN	TO REMAIN
47	8"	DECIDUOUS	TO REMAIN
48	10"	EVERGREEN	TO REMAIN
49	12"	EVERGREEN	TO REMAIN
50	12"	EVERGREEN	TO REMAIN
51	12"	DECIDUOUS	TO REMAIN
52	18"	EVERGREEN	TO REMAIN
53	12"	EVERGREEN	TO REMAIN
54	20"	EVERGREEN	TO REMAIN
55	10"	EVERGREEN	TO REMAIN
56	10"	EVERGREEN	TO REMAIN
57	8"	EVERGREEN	TO REMAIN
58	10"	DECIDUOUS	TO REMAIN
59	12"	EVERGREEN	TO REMAIN
60	10"	EVERGREEN	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
81	10"	EVERGREEN	TO REMAIN
82	12"	EVERGREEN	TO REMAIN
83	12"	DECIDUOUS	TO REMAIN
84	12"	EVERGREEN	TO REMAIN
85	10"	EVERGREEN	TO REMAIN
86	6"	DECIDUOUS	TO REMAIN
87	10"	EVERGREEN	TO REMAIN
88	12"	EVERGREEN	TO REMAIN
89	6"	EVERGREEN	TO REMAIN
90	10"	EVERGREEN	TO REMAIN
91	8"	DECIDUOUS	TO REMAIN
92	10"	EVERGREEN	TO REMAIN
93	6"	EVERGREEN	TO REMAIN
94	10"	EVERGREEN	TO REMAIN
95	8"	DECIDUOUS	TO REMAIN
96	6"	DECIDUOUS	TO REMAIN
97	10"	DECIDUOUS	TO REMAIN
98	8"	DECIDUOUS	TO REMAIN
99	6"	EVERGREEN	TO REMAIN
100	12"	DECIDUOUS	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
121	15"	EVERGREEN	TO BE REMOVED
122	6"	EVERGREEN	TO BE REMOVED
123	8"	EVERGREEN	TO BE REMOVED
124	10"	EVERGREEN	TO BE REMOVED
125	6"	EVERGREEN	TO BE REMOVED
126	12"	EVERGREEN	TO BE REMOVED
127	10"	EVERGREEN	TO BE REMOVED
128	15"	DECIDUOUS	TO BE REMOVED
129	24"	EVERGREEN	TO REMAIN
130	18"	EVERGREEN	TO BE REMOVED
131	6"	DECIDUOUS	TO BE REMOVED
132	12"	EVERGREEN	TO BE REMOVED
133	10"	EVERGREEN	TO BE REMOVED
134	10"	EVERGREEN	TO BE REMOVED
135	8"	EVERGREEN	TO BE REMOVED
136	8"	EVERGREEN	TO BE REMOVED
137	8"	EVERGREEN	TO BE REMOVED
138	8"	EVERGREEN	TO BE REMOVED
139	8"	DECIDUOUS	TO BE REMOVED
140	8"	DECIDUOUS	TO BE REMOVED

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
161	24"	DECIDUOUS	TO BE REMOVED
162	12"	EVERGREEN	TO BE REMOVED
163	10"	DECIDUOUS	TO BE REMOVED
164	12"	DECIDUOUS	TO BE REMOVED
165	12"	DECIDUOUS	TO BE REMOVED
166	16"	EVERGREEN	TO BE REMOVED
167	6"	DECIDUOUS	TO REMAIN
168	24"	DECIDUOUS	TO BE REMOVED
169	10"	DECIDUOUS	TO BE REMOVED
170	8"	DECIDUOUS	TO BE REMOVED
171	8"	EVERGREEN	TO BE REMOVED
172	12"	EVERGREEN	TO BE REMOVED
173	24"	DECIDUOUS	TO BE REMOVED
174	12"	EVERGREEN	TO BE REMOVED
175	10"	DECIDUOUS	TO BE REMOVED
176	6"	DECIDUOUS	TO BE REMOVED
177	7"	DECIDUOUS	TO BE REMOVED
178	8"	DECIDUOUS	TO BE REMOVED
179	8"	DECIDUOUS	TO BE REMOVED
180	12"	EVERGREEN	TO BE REMOVED

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
201	14"	EVERGREEN	TO REMAIN
202	18"	EVERGREEN	TO REMAIN
203	10"	EVERGREEN	TO REMAIN
204	8"	EVERGREEN	TO REMAIN
205	10"	EVERGREEN	TO REMAIN
206	14"	EVERGREEN	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
21	8"	DECIDUOUS	TO REMAIN
22	16"	DECIDUOUS	TO REMAIN
23	8"	DECIDUOUS	TO REMAIN
24	8"	DECIDUOUS	TO REMAIN
25	12"	DECIDUOUS	TO REMAIN
26	8"	DECIDUOUS	TO REMAIN
27	16"	EVERGREEN	TO REMAIN
28	16"	DECIDUOUS	TO REMAIN
29	6"	DECIDUOUS	TO REMAIN
30	9"	DECIDUOUS	TO REMAIN
31	16"	EVERGREEN	TO REMAIN
32	6"	DECIDUOUS	TO REMAIN
33	10"	EVERGREEN	TO REMAIN
34	10"	DECIDUOUS	TO REMAIN
35	10"	DECIDUOUS	TO REMAIN
36	12"	EVERGREEN	TO REMAIN
37	10"	DECIDUOUS	TO REMAIN
38	6"	DECIDUOUS	TO REMAIN
39	8"	DECIDUOUS	TO REMAIN
40	10"	DECIDUOUS	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
61	10"	EVERGREEN	TO REMAIN
62	8"	DECIDUOUS	TO REMAIN
63	8"	DECIDUOUS	TO REMAIN
64	12"	DECIDUOUS	TO REMAIN
65	6"	DECIDUOUS	TO REMAIN
66	10"	EVERGREEN	TO REMAIN
67	18"	DECIDUOUS	TO REMAIN
68	8"	DECIDUOUS	TO REMAIN
69	18"	EVERGREEN	TO REMAIN
70	14"	DECIDUOUS	TO BE REMOVED
71	14"	EVERGREEN	TO REMAIN
72	10"	EVERGREEN	TO REMAIN
73	6"	DECIDUOUS	TO REMAIN
74	6"	DECIDUOUS	TO REMAIN
75	10"	DECIDUOUS	TO REMAIN
76	10"	DECIDUOUS	TO REMAIN
77	6"	EVERGREEN	TO REMAIN
78	6"	DECIDUOUS	TO REMAIN
79	10"	EVERGREEN	TO REMAIN
80	15"	EVERGREEN	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
101	10"	DECIDUOUS	TO REMAIN
102	8"	DECIDUOUS	TO BE REMOVED
103	6"	DECIDUOUS	TO BE REMOVED
104	12"	EVERGREEN	TO BE REMOVED
105	8"	EVERGREEN	TO BE REMOVED
106	10"	EVERGREEN	TO BE REMOVED
107	8"	DECIDUOUS	TO BE REMOVED
108	6"	EVERGREEN	TO BE REMOVED
109	8"	EVERGREEN	TO BE REMOVED
110	8"	EVERGREEN	TO BE REMOVED
111	14"	EVERGREEN	TO BE REMOVED
112	12"	EVERGREEN	TO BE REMOVED
113	8"	DECIDUOUS	TO BE REMOVED
114	24"	EVERGREEN	TO BE REMOVED
115	8"	EVERGREEN	TO BE REMOVED
116	8"	EVERGREEN	TO BE REMOVED
117	12"	EVERGREEN	TO BE REMOVED
118	8"	EVERGREEN	TO BE REMOVED
119	14"	EVERGREEN	TO BE REMOVED
120	8"	EVERGREEN	TO BE REMOVED

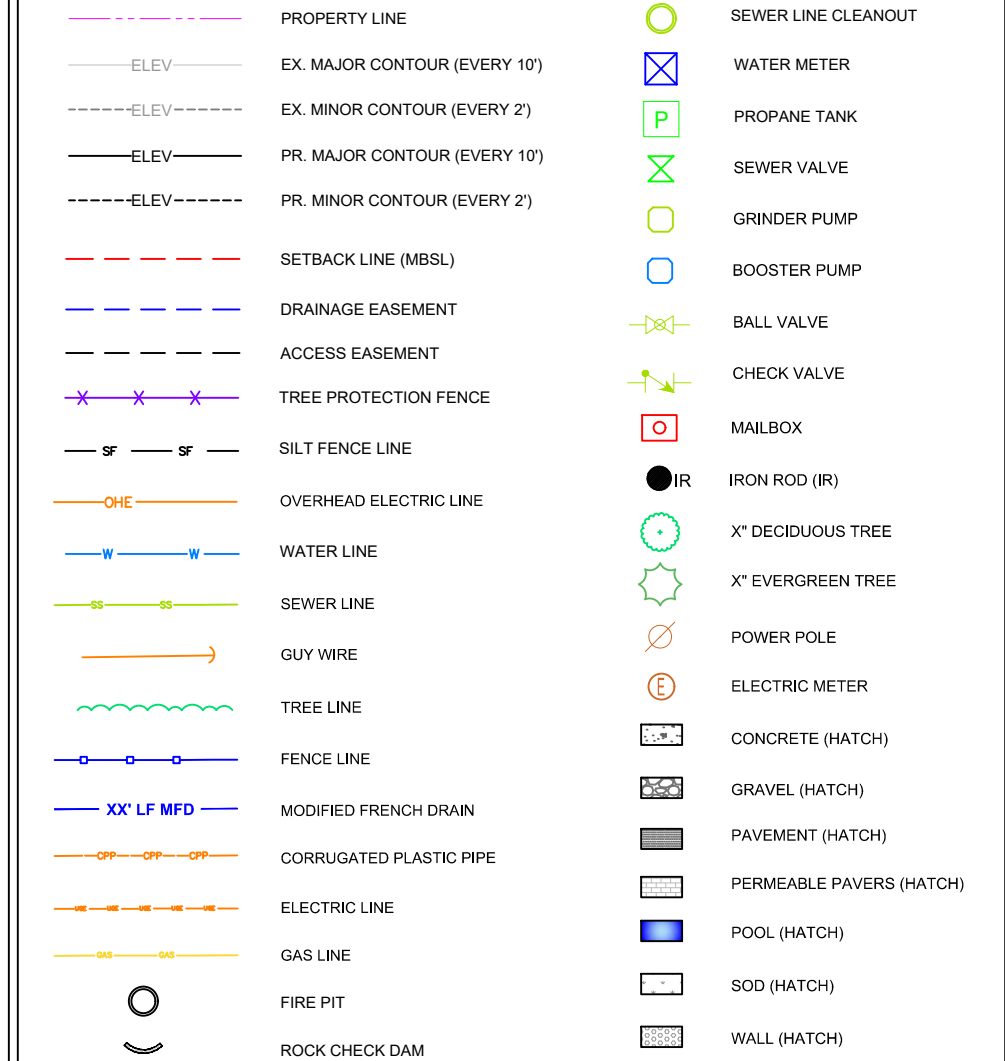
TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
141	10"	EVERGREEN	TO BE REMOVED
142	10"	EVERGREEN	TO BE REMOVED
143	8"	EVERGREEN	TO BE REMOVED
144	10"	EVERGREEN	TO BE REMOVED
145	10"	EVERGREEN	TO BE REMOVED
146	6"	EVERGREEN	TO BE REMOVED
147	10"	EVERGREEN	TO BE REMOVED
148	14"	EVERGREEN	TO BE REMOVED
149	10"	EVERGREEN	TO BE REMOVED
150	8"	EVERGREEN	TO BE REMOVED
151	8"	DECIDUOUS	TO BE REMOVED
152	8"	DECIDUOUS	TO BE REMOVED
153	6"	EVERGREEN	TO BE REMOVED
154	12"	EVERGREEN	TO BE REMOVED
155	8"	EVERGREEN	TO BE REMOVED
156	14"	EVERGREEN	TO BE REMOVED
157	16"	EVERGREEN	TO BE REMOVED
158	14"	EVERGREEN	TO BE REMOVED
159	16"	EVERGREEN	TO BE REMOVED
160	18"	DECIDUOUS	TO BE REMOVED

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
181	12"	EVERGREEN	TO BE REMOVED
182	12"	EVERGREEN	TO BE REMOVED
183	10"	DECIDUOUS	TO BE REMOVED
184	8"	DECIDUOUS	TO BE REMOVED
185	12"	DECIDUOUS	TO BE REMOVED
186	18"	DECIDUOUS	TO BE REMOVED
187	10"	EVERGREEN	TO BE REMOVED
188	10"	EVERGREEN	TO BE REMOVED
189	10"	EVERGREEN	TO BE REMOVED
190	12"	EVERGREEN	TO BE REMOVED
191	10"	EVERGREEN	TO REMAIN
192	10"	EVERGREEN	TO REMAIN
193	10"	EVERGREEN	TO REMAIN
194	16"	EVERGREEN	TO REMAIN
195	12"	EVERGREEN	TO REMAIN
196	8"	EVERGREEN	TO REMAIN
197	8"	DECIDUOUS	TO REMAIN
198	10"	EVERGREEN	TO REMAIN
199	16"	DECIDUOUS	TO REMAIN
200	14"	DECIDUOUS	TO REMAIN



- GENERAL NOTES:
- THIS PROPERTY IS LOCATED AT 3270 BOYD MILL AVENUE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
 - BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
 - THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
 - IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
 - NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0195F ON FLOOD INSURANCE RATE MAP IN THE CITY OF FRANKLIN, TN, EFFECTIVE DATE SEPTEMBER 29, 2008.
 - ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - SEE ADDITIONAL NOTES IF APPLICABLE ON SHEET C13.

LEGEND:



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 10/3/24

PROJECT:
**3270 BOYD MILL AVENUE
CIVIL SITE PLANS**

LOCATION:
**3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE**

OWNER:

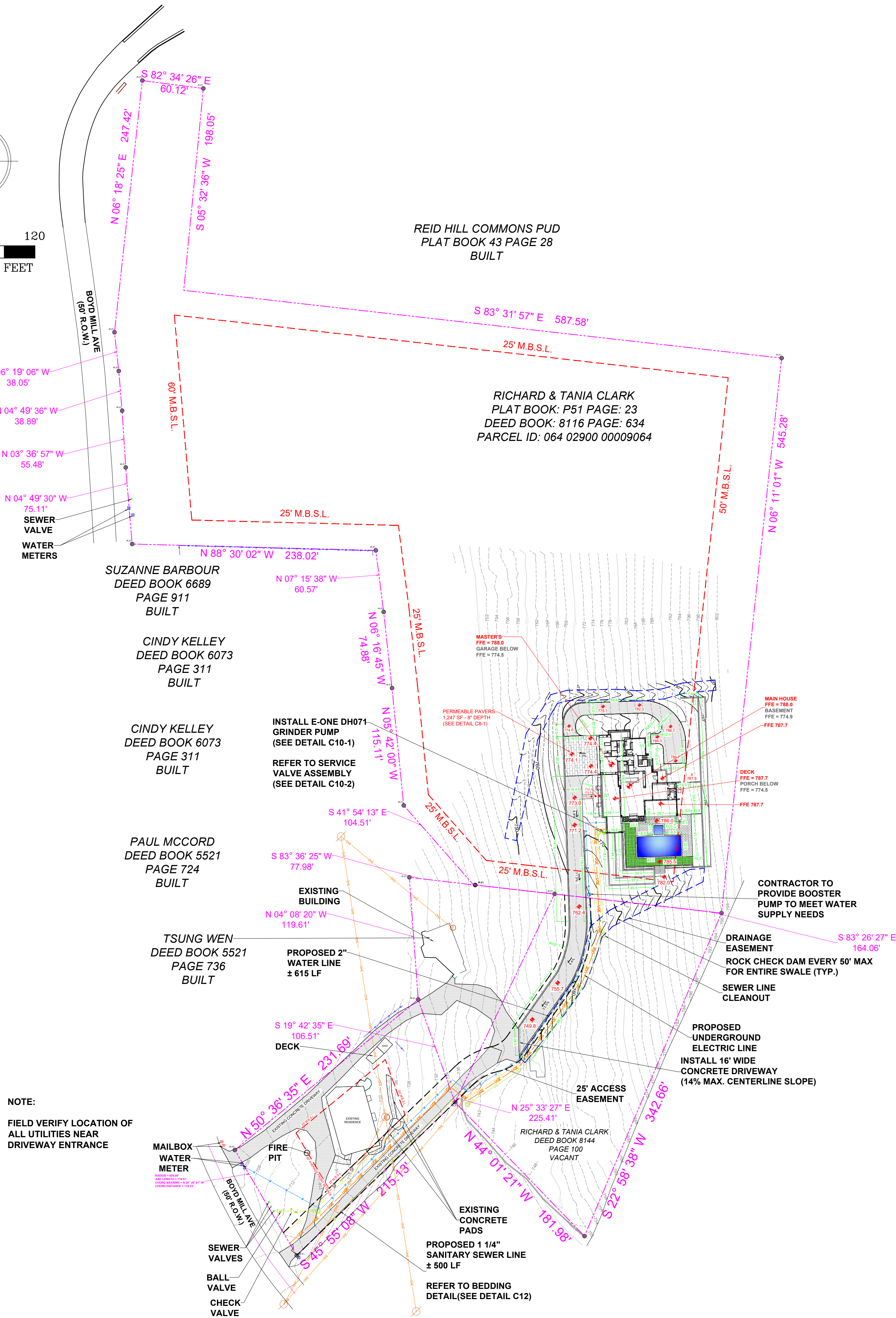
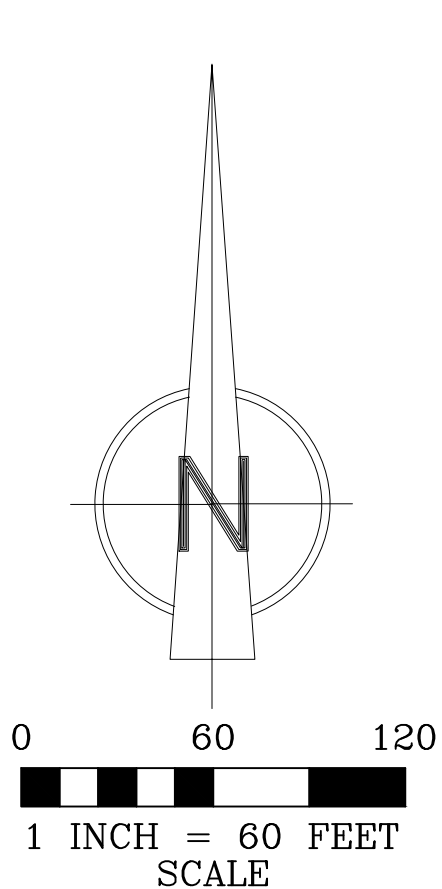
SHEET CONTENT:
TREE REMOVAL PLAN

DATE	03/04/23	03/05/23	03/06/23
REVIEWED BY	WHP	WHP	LEL
DATE	02/12/23	03/05/23	03/06/23
DATE	03/07/23	07/08/24	
CAD BY	EKC	EKC	EKC
REV. NO.	0	1	2
REV. NO.	3	4	

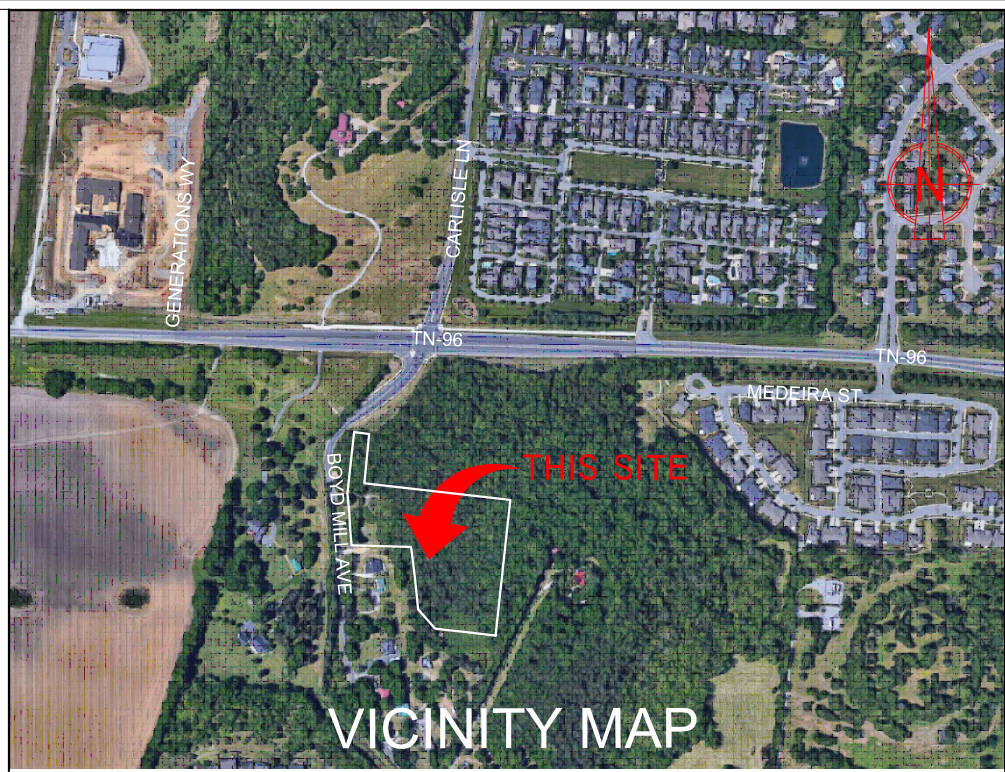
REMARKS:
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SHEET CONTENT:
C5
1"=.60'

DRAFT



NOTE:
FIELD VERIFY LOCATION OF
ALL UTILITIES NEAR
DRIVEWAY ENTRANCE



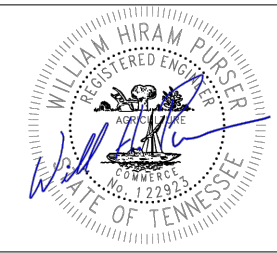
- GENERAL NOTES:
- THIS PROPERTY IS LOCATED AT 3270 BOYD MILL AVENUE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
 - BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
 - THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
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 - NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0195F ON FLOOD INSURANCE RATE MAP IN THE CITY OF FRANKLIN, TN, EFFECTIVE DATE SEPTEMBER 29, 2006.
 - ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - SEE ADDITIONAL NOTES IF APPLICABLE ON SHEET C13.

LEGEND:

PROPERTY LINE	SEWER LINE CLEANOUT
EX. MAJOR CONTOUR (EVERY 10')	WATER METER
EX. MINOR CONTOUR (EVERY 2')	PROANE TANK
PR. MAJOR CONTOUR (EVERY 10')	SEWER VALVE
PR. MINOR CONTOUR (EVERY 2')	GRINDER PUMP
SETBACK LINE (MBSL)	BOOSTER PUMP
DRAINAGE EASEMENT	BALL VALVE
ACCESS EASEMENT	CHECK VALVE
TREE PROTECTION FENCE	MAILBOX
SILT FENCE LINE	IRON ROD (IR)
OVERHEAD ELECTRIC LINE	X" DECIDUOUS TREE
WATER LINE	X" EVERGREEN TREE
SEWER LINE	POWER POLE
GUY WIRE	ELECTRIC METER
TREE LINE	CONCRETE (HATCH)
FENCE LINE	GRAVEL (HATCH)
MODIFIED FRENCH DRAIN	PAVEMENT (HATCH)
CORRUGATED PLASTIC PIPE	PERMEABLE PAVERS (HATCH)
ELECTRIC LINE	POOL (HATCH)
GAS LINE	SOD (HATCH)
FIRE PIT	WALL (HATCH)
ROCK CHECK DAM	


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DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

LOT UTILITY PLAN

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
03/04/23	WHP	02/12/23	EKC	0
03/05/23	WHP	03/05/23	EKC	1
03/06/23	LEL	03/06/23	EKC	2
	LEL	03/07/23	EKC	3
	LEL	07/09/24	EKC	4

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SHEET CONTENT:

C6
1"=.60'



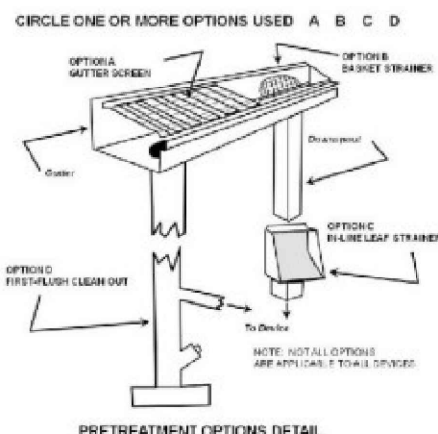
TYPICAL SILT FENCE INSTALLATION



1 TEMPORARY SILT FENCE DETAILS



- Review potential MFD areas and layout. MFDs should slope between 0.5% and 6% away from the structure and should not be located: (1) beneath an impervious (paved) surface; (2) above an area where water table is likely to be present; (3) within 10 feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylight is at least ten feet from property line.
- Measure the area draining to the MFD and determine required length from the table on the next page using assumed width and gravel depth, and plan route and excavation depth.
- Check for obstructions. If the trench is to be installed in a driveway, according to Section 5. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the length of the ditch may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
- Determine elevation and lay out the 25' x 25' grid. Required dimensions marking the route and required excavation depths. Often a level line (topsoil level) is used.
- Remove sod using a sod cutter if appropriate. Excavate ditch to the depth of the gravel plus six inches for topsoil/gravel per inch of the additional depth. If the trench is to be installed in a driveway, according to Section 5. Be careful not to compact soils in the bottom. Level the bottom laterally as much as possible to maximize infiltration area. Roughen the bottom of the ditch with a shovel. The depth of the ditch should be at least three inches and trim roots.
- Place a damp gravel in ditch to planned depth placing the pipe three inches above the gravel. The gravel should be placed in the bottom portion of the trench. Then place and gently tamp gravel until it covers the pipe.
- Place drainage fabric over top of pipe and stone.
- Place topsoil and sod or pea gravel.
- Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected option(s) on Treatment Options Detail figure). Strap and support as needed.
- Create a safe overfall at least 10 feet from your property edge and insure it is protected from erosion.



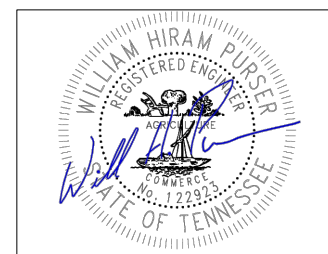
3 MODIFIED FRENCH DRAIN DETAIL

2 STABILIZED CONSTRUCTION ENTRANCE DETAIL



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ENGINEERING & CONSULTING, LLC

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Alliance Engineering & Consulting, LLC



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DATE: 10/3/24

PROJECT:

**3270 BOYD MILL AVENUE
CIVIL SITE PLANS**

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

TYPICAL DETAILS

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	02/12/23	WHP	03/04/23
1	EKC	03/05/23	WHP	03/05/23
2	EKC	03/06/23	LEL	03/06/23
3	EKC	03/07/23	LEL	
4	EKC	07/09/24	LEL	

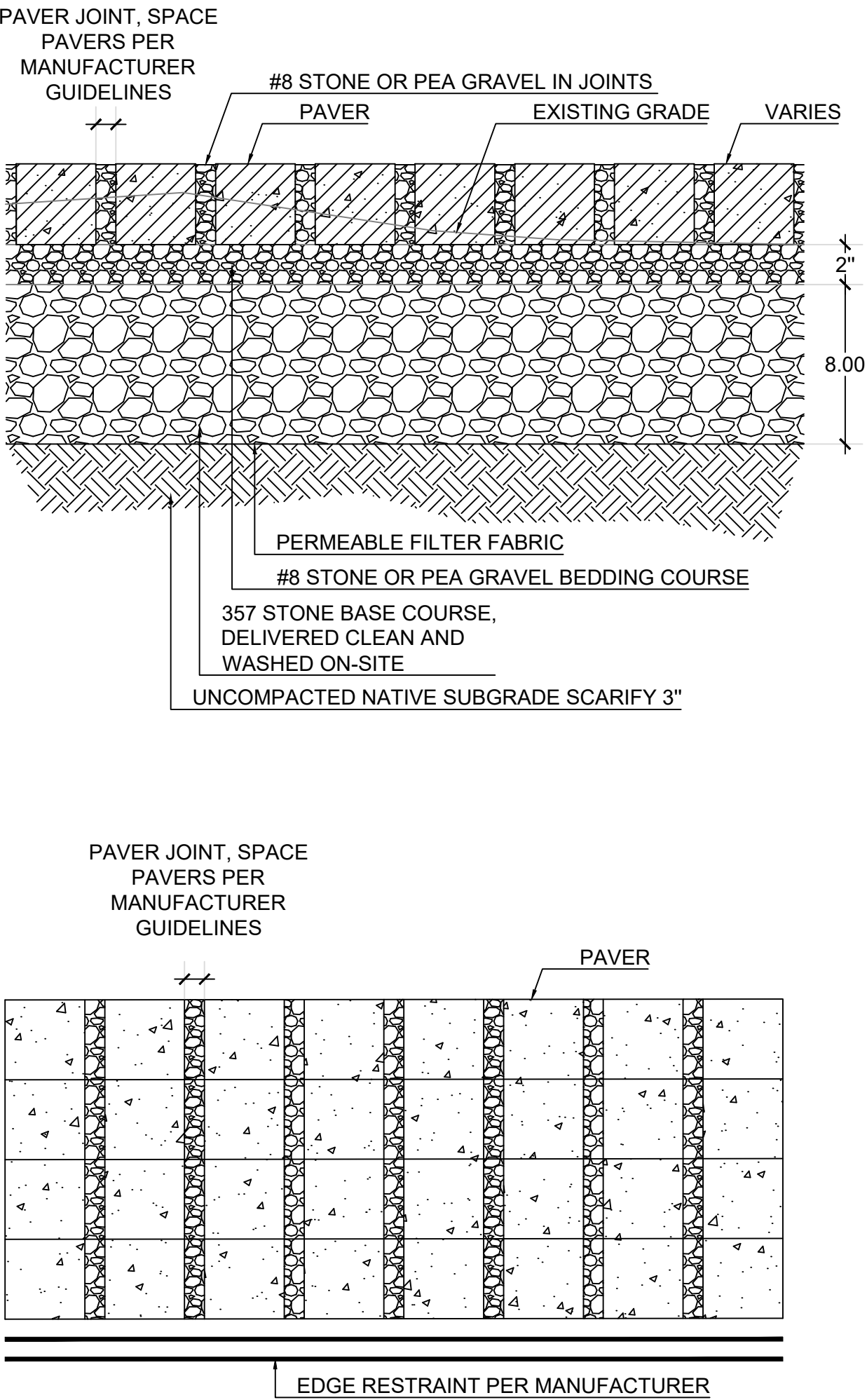
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SHEET CONTENT:

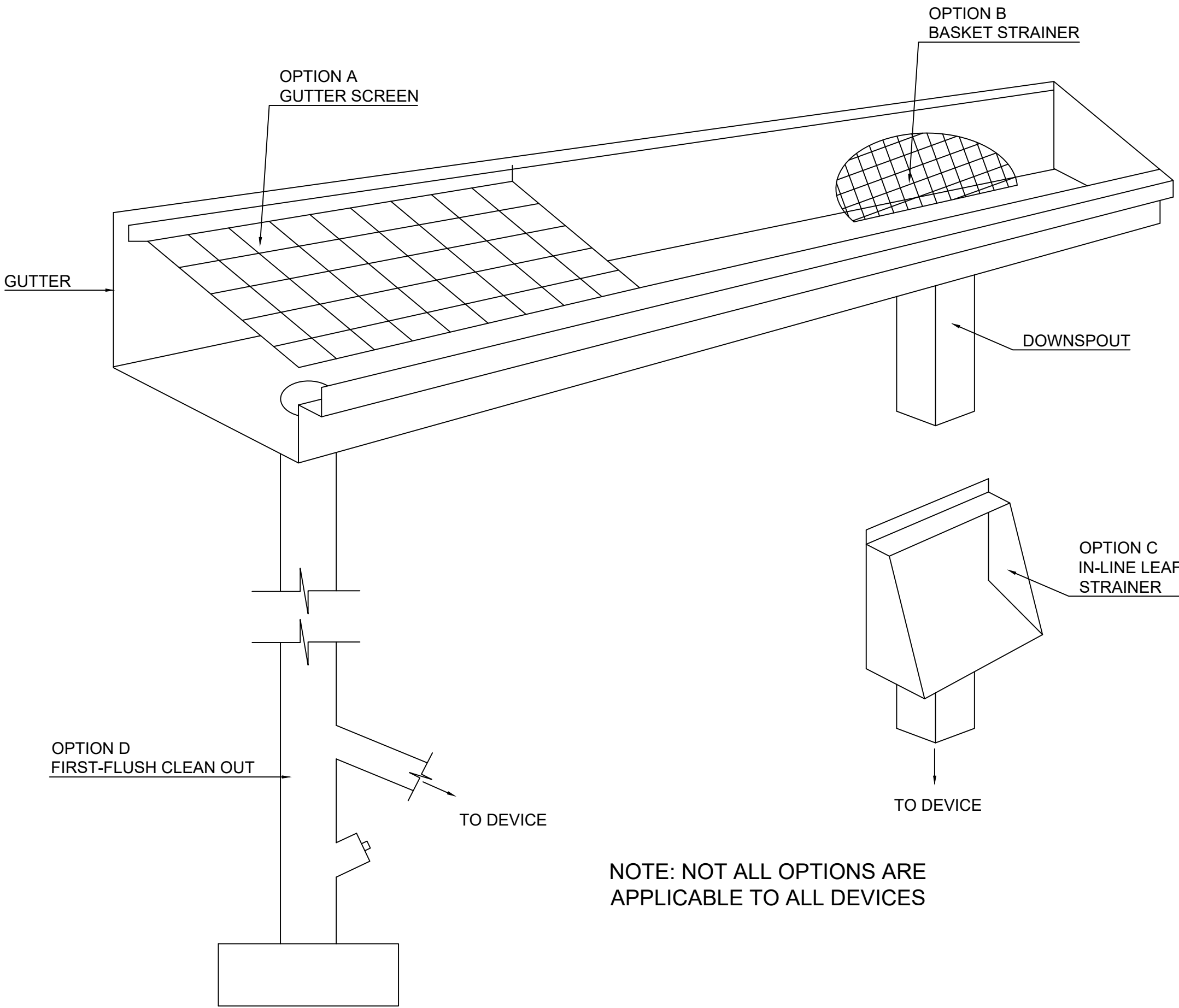
C7

NTS.



CIRCLE ONE OR MORE OPTIONS USED

A B C D



PRETREATMENT OPTIONS DETAIL

TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential paver areas and layout.Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
2. Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
3. If soil is a concern perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the pave area may be decreased to 10% for every 0.5 in/hr infiltration rate increase above 0.50 in/hr.
4. Excavate area to appropriate depth and scarify soil to 3-4".
5. Place, level and compact gravel to planned depth in no more than 6" lifts. Three inch minimum depth.
6. Place, level and compact #8 stone or pea gravel bedding layer. Two inch minimum depth.
7. Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
8. Install edge restraints per manufacturer's specifications.
9. Sweep more #8 stone or pea gravel into stone joints until filled and even.
10. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.

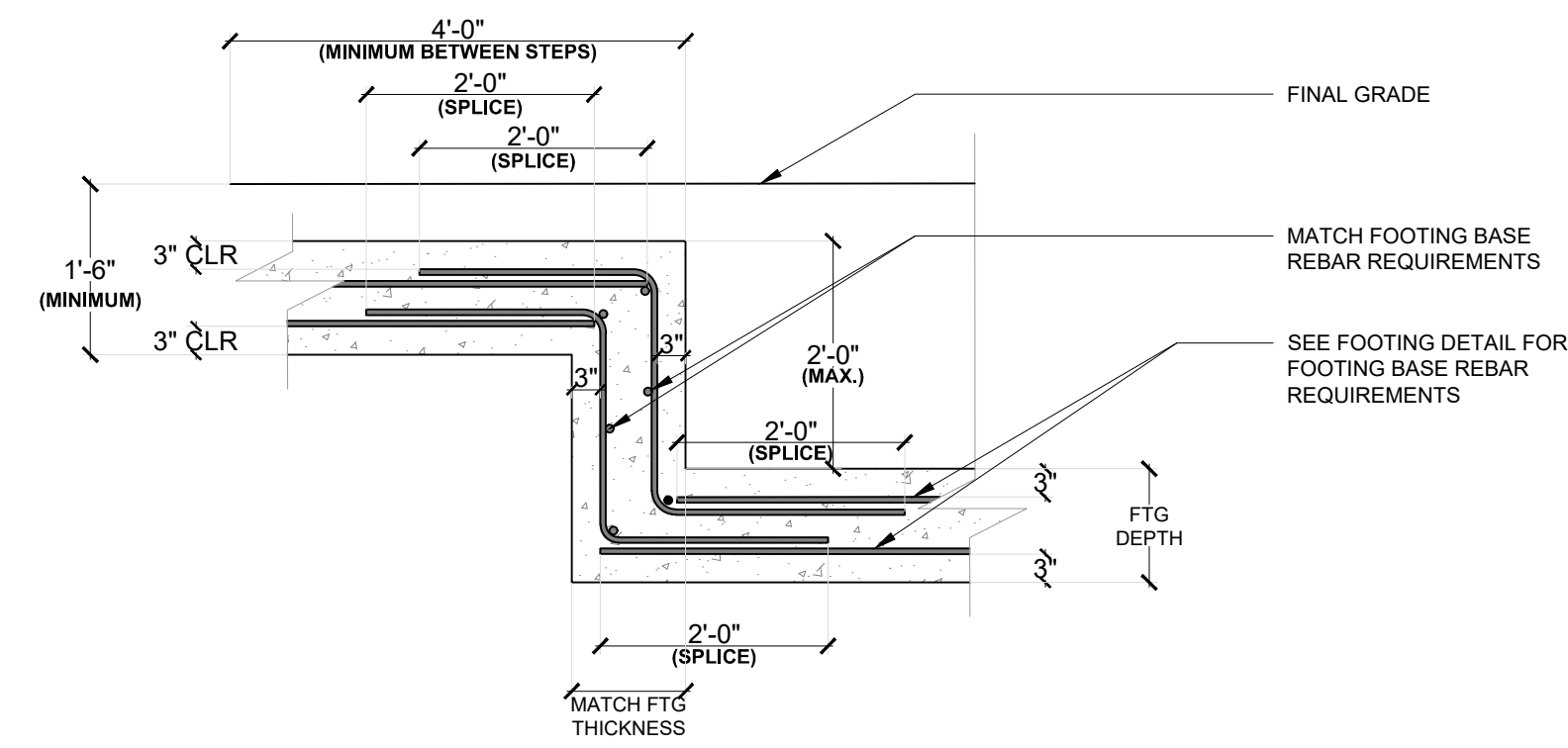
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1	EKC	03/05/23	WHP	03/05/23
2	EKC	03/06/23	LEL	03/06/23
3	EKC	03/07/23	LEL	
4	EKC	07/09/24	LEL	

REMARKS:

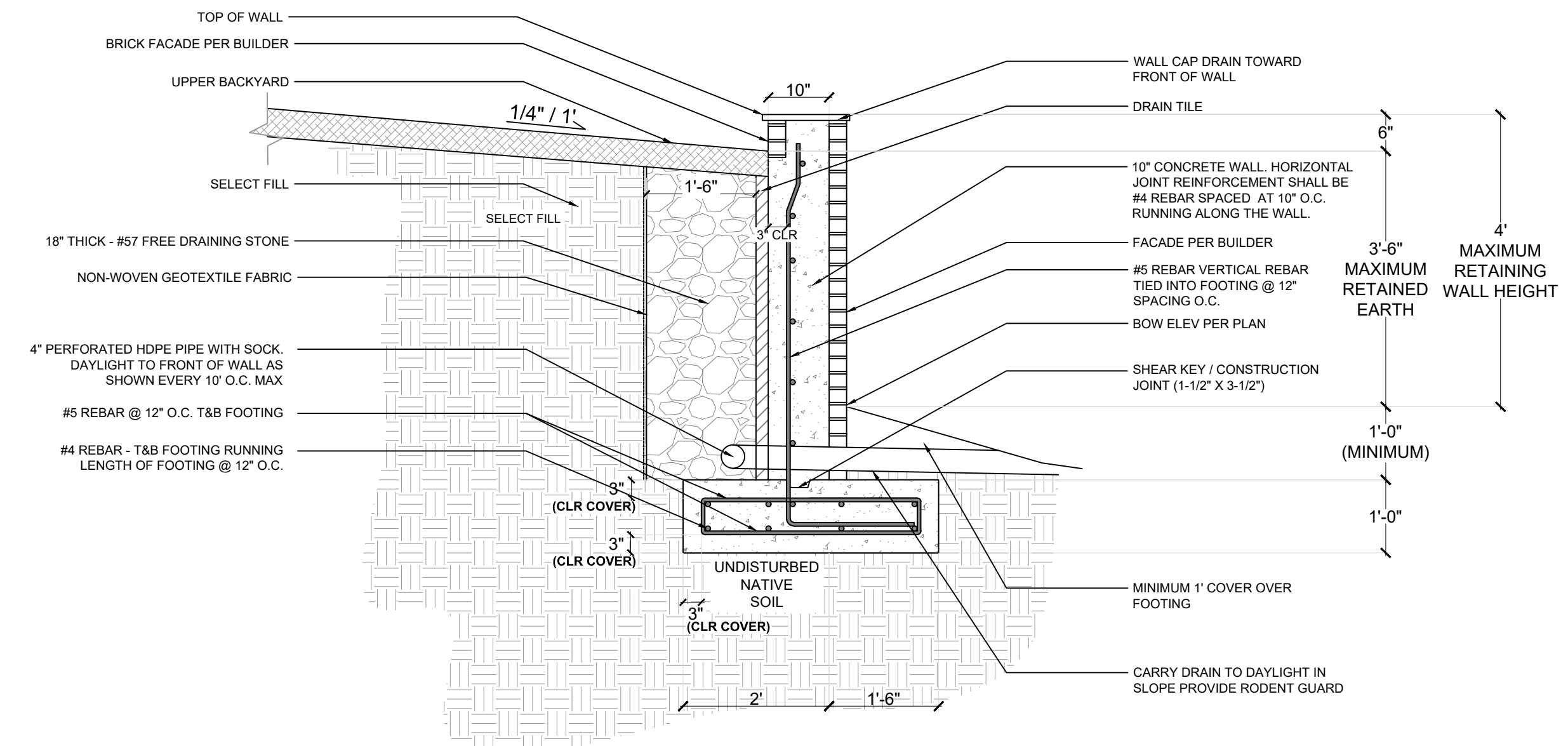
These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

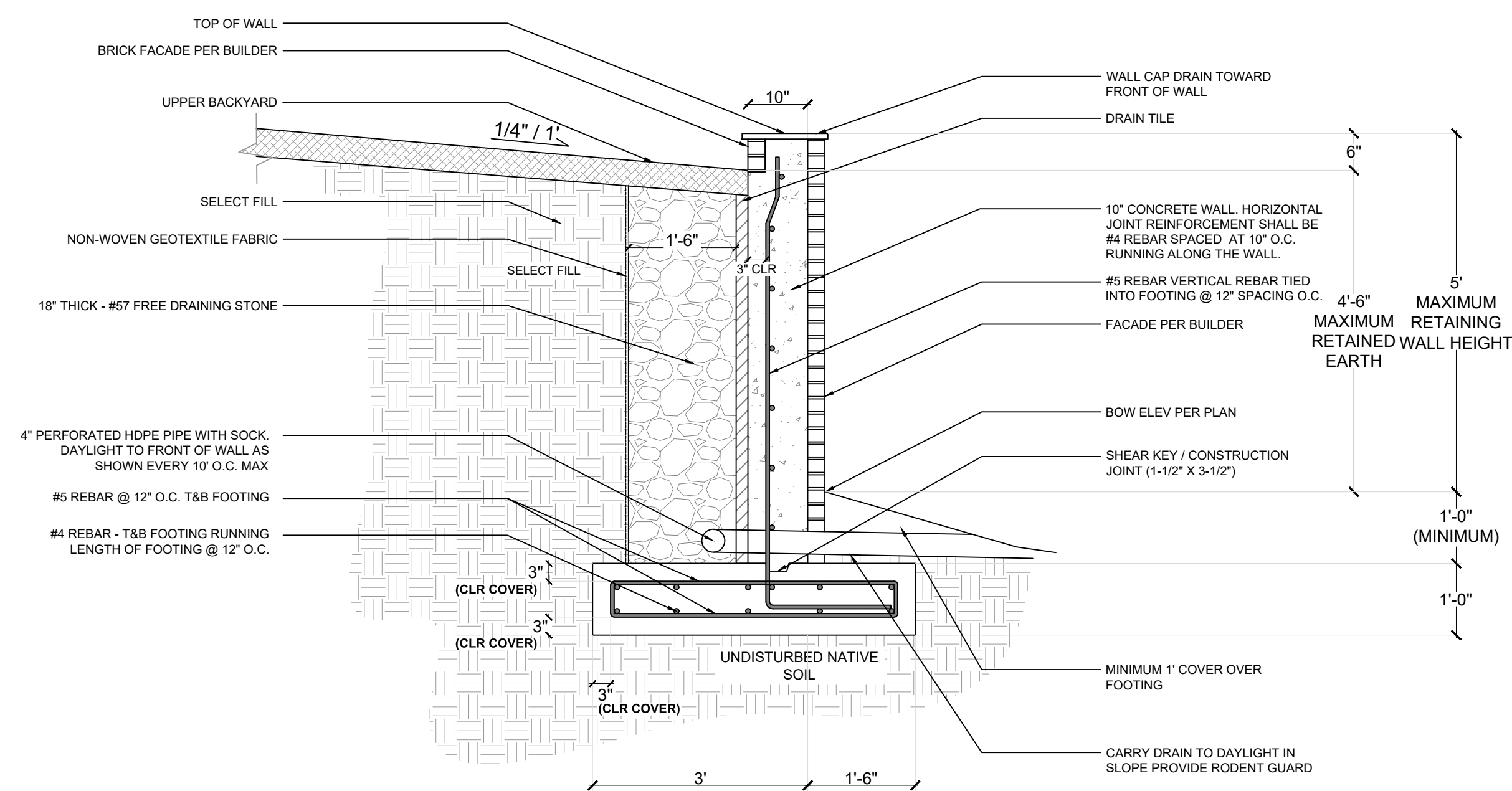
NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF VERY LOOSE OR SOFT SOIL OR MUCK IS ENCOUNTERED
BELOW WALL



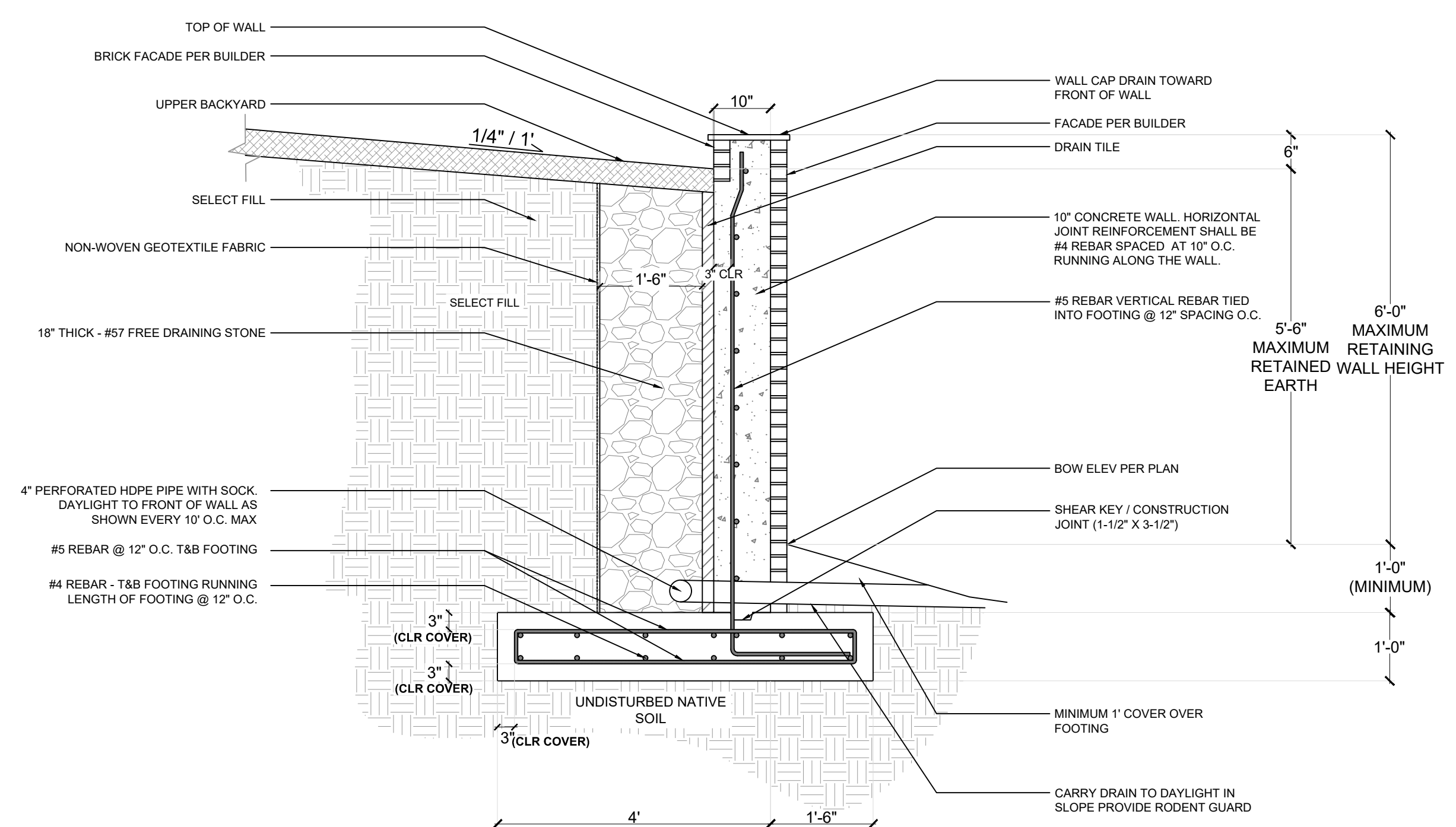
1 TYPICAL FOOTING STEP DETAIL



2 UPPER 4' RETAINING WALL DETAIL



3 UPPER 5' RETAINING WALL DETAIL



4 UPPER 6' RETAINING WALL DETAIL



NOTES:

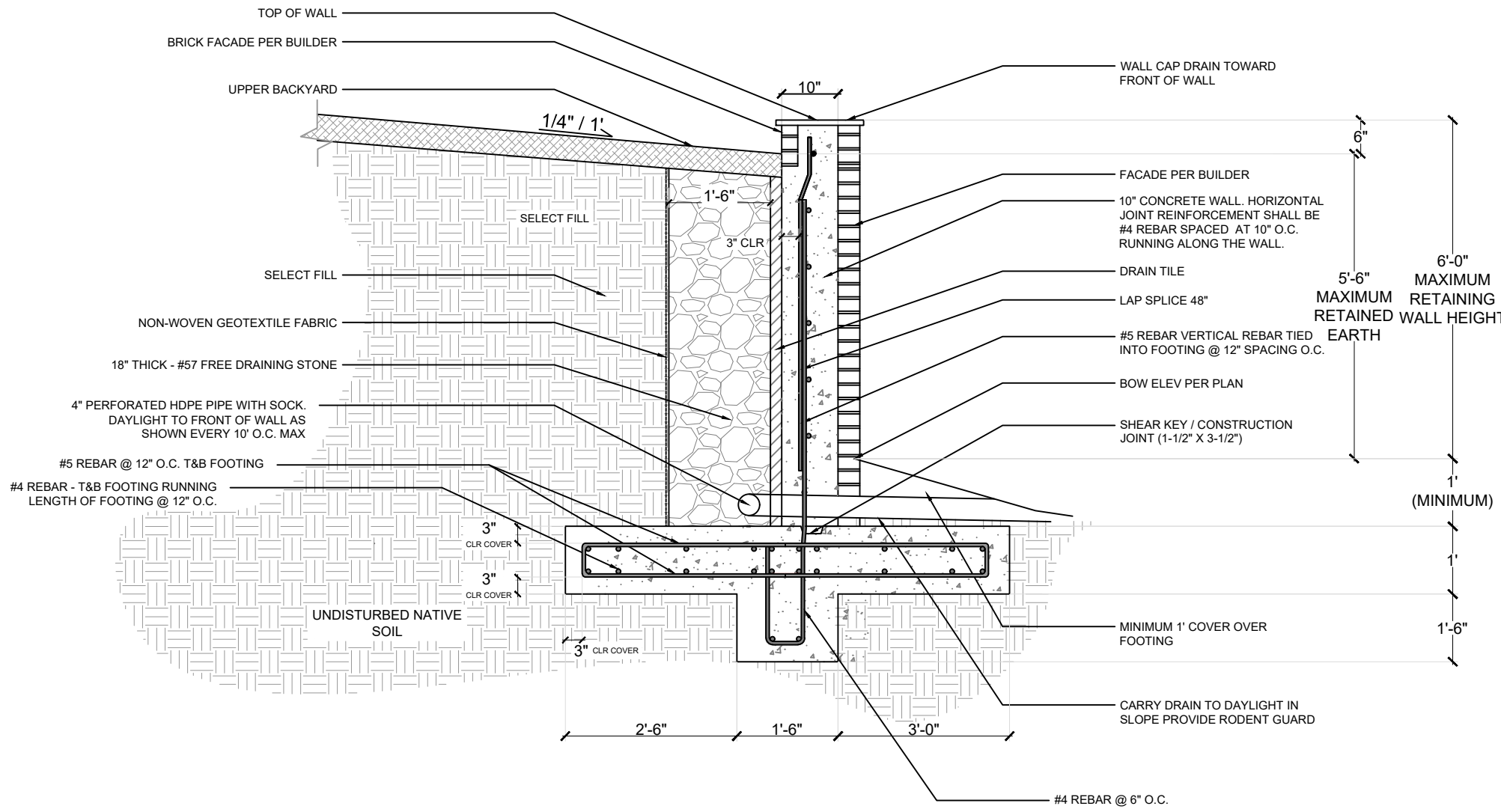
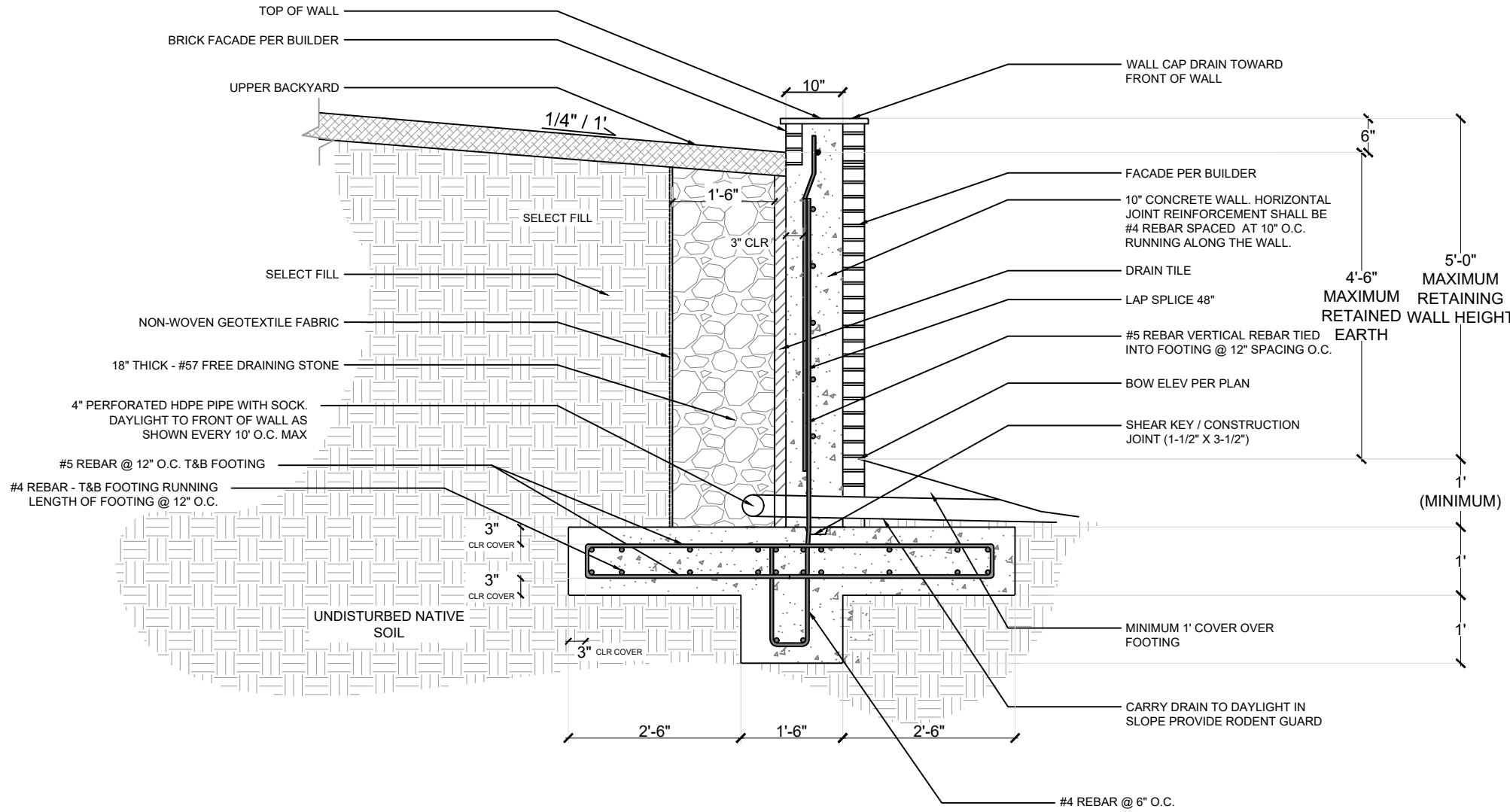
ASSUMED SOIL PARAMETERS OF SELECT FILL:

NET ALLOWABLE BEARING PRESSURE: 2,000 PSF
COEFFICIENT OF FRICTION AGAINST SLIDING: 0.35
ANGLE OF INTERNAL FRICTION: 30 DEGREES
ACTIVE EARTH PRESSURE, Ka = 0.37
PASSIVE EARTH PRESSURE, Kp = 3.0

NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF ASSUMED SOIL PARAMETERS ARE NOT APPLICABLE

NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF GROUNDWATER IS ABOVE BOTTOM OF FOOTING

NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF VERY LOOSE OR SOFT SOIL OR MUCK IS ENCOUNTERED
BELOW WALL



1

LOWER 5' RETAINING WALL DETAIL

2

LOWER 6' RETAINING WALL DETAIL



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Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
matt@alliance.com

DATE: 3/8/24

PROJECT:

3270 BOYD MILL
AVENUE CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

RETAINING WALL
LOWER DETAILS

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	02/12/23	WHP	02/12/23
1	EKC	02/12/23	WHP	03/04/23
2	EKC	03/05/23	LEL	03/05/23
3	EKC	03/06/23	LEL	03/06/23
4	EKC	03/07/23	LEL	

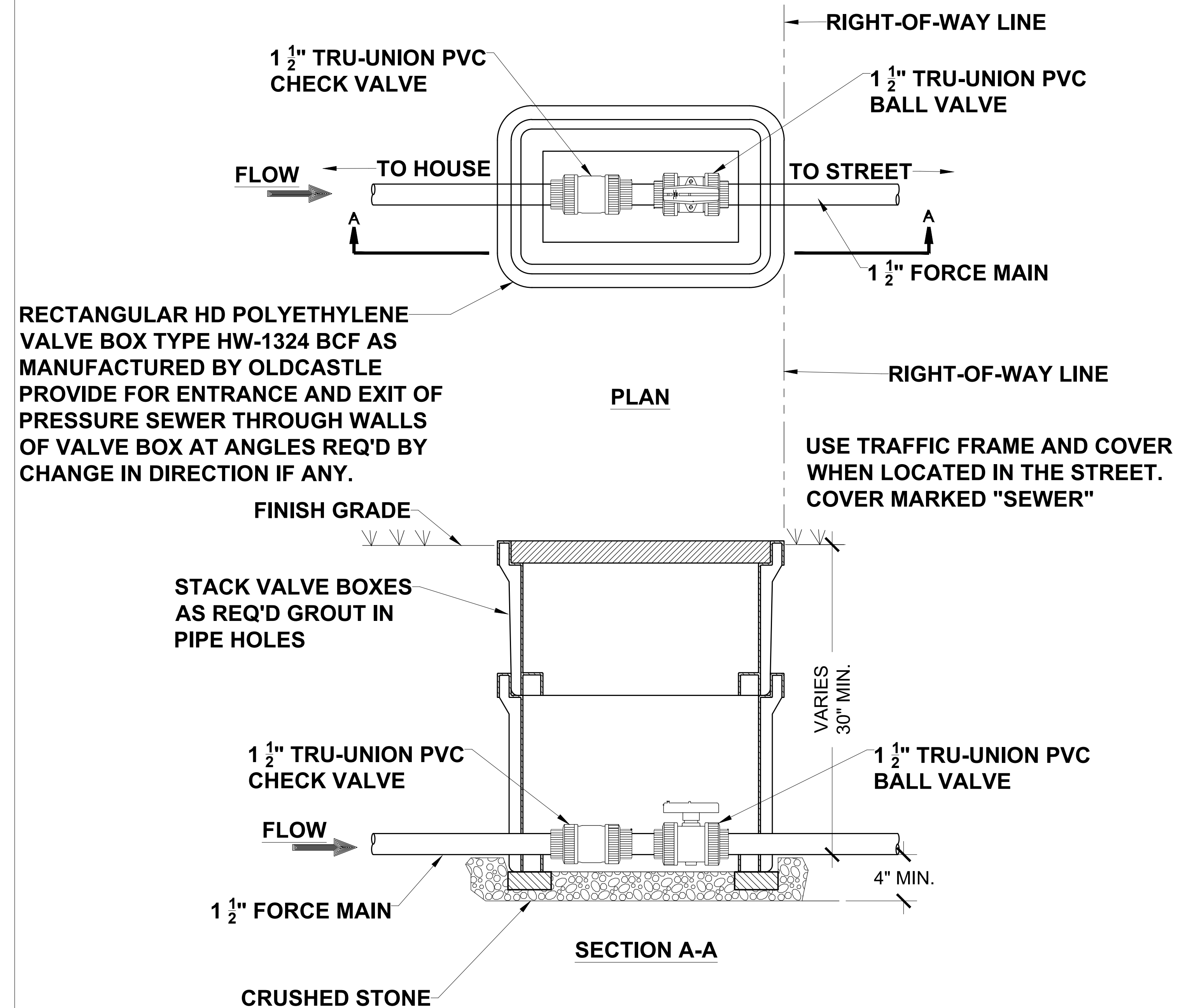
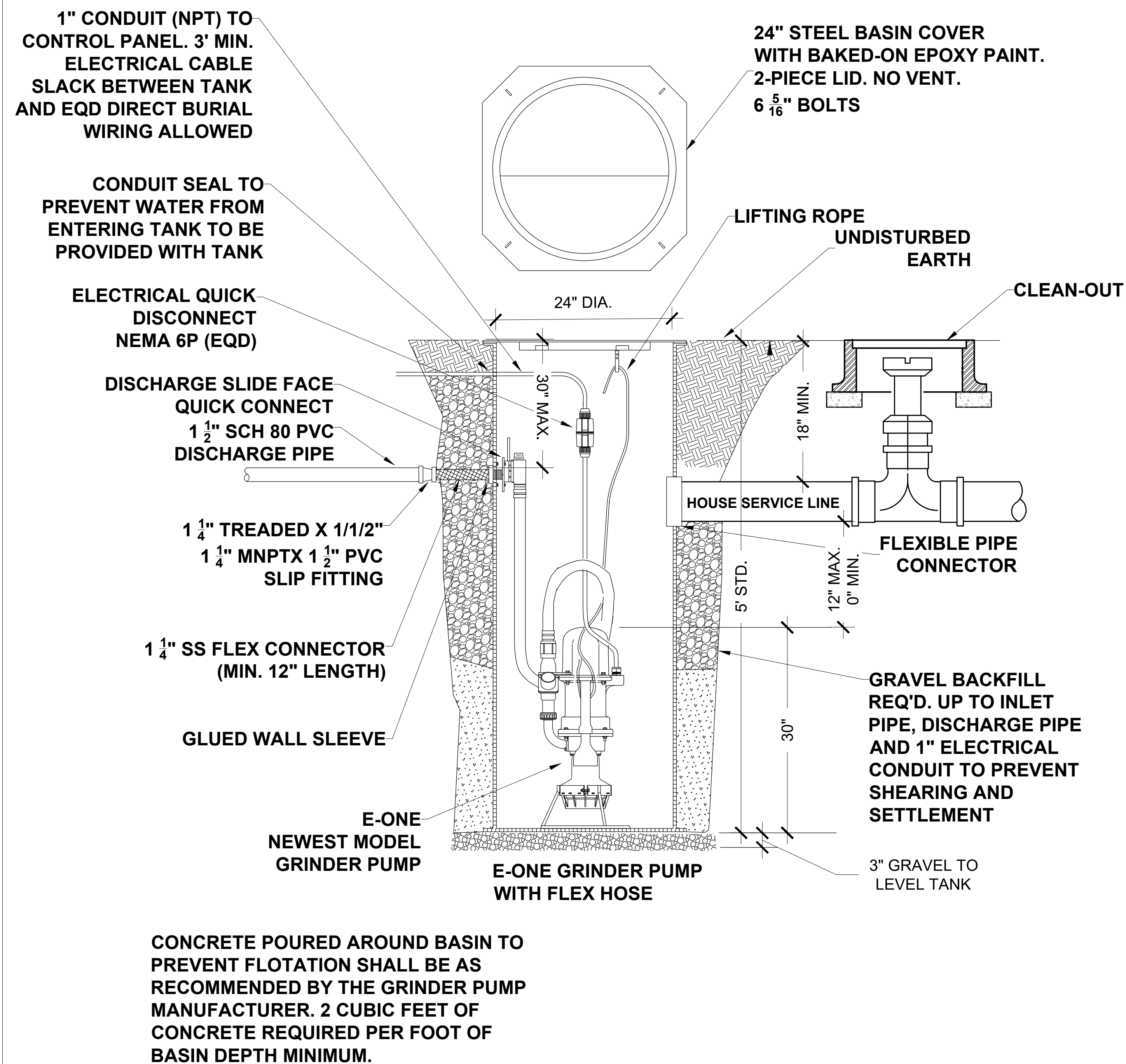
REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

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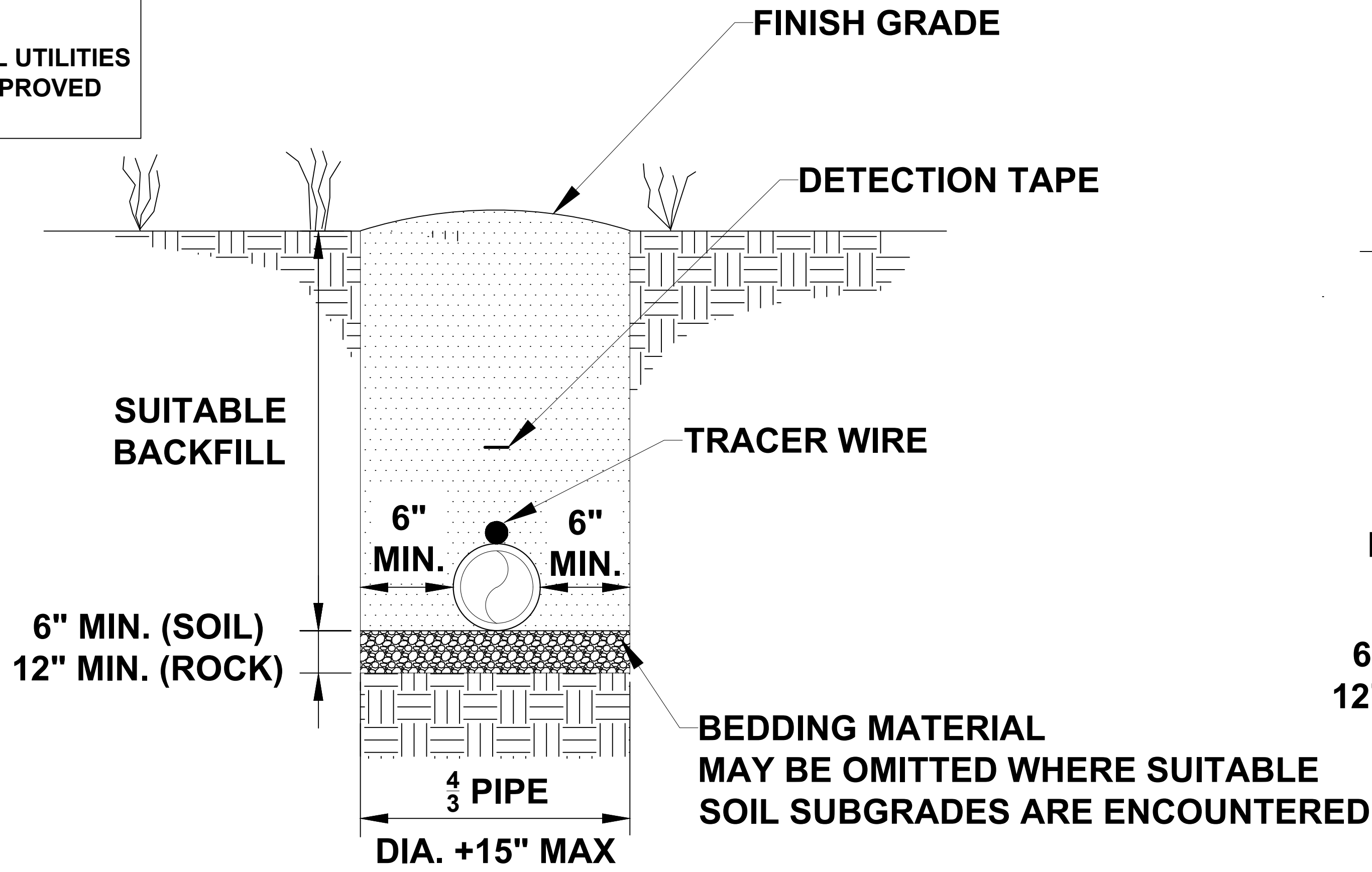
C9-B

NTS

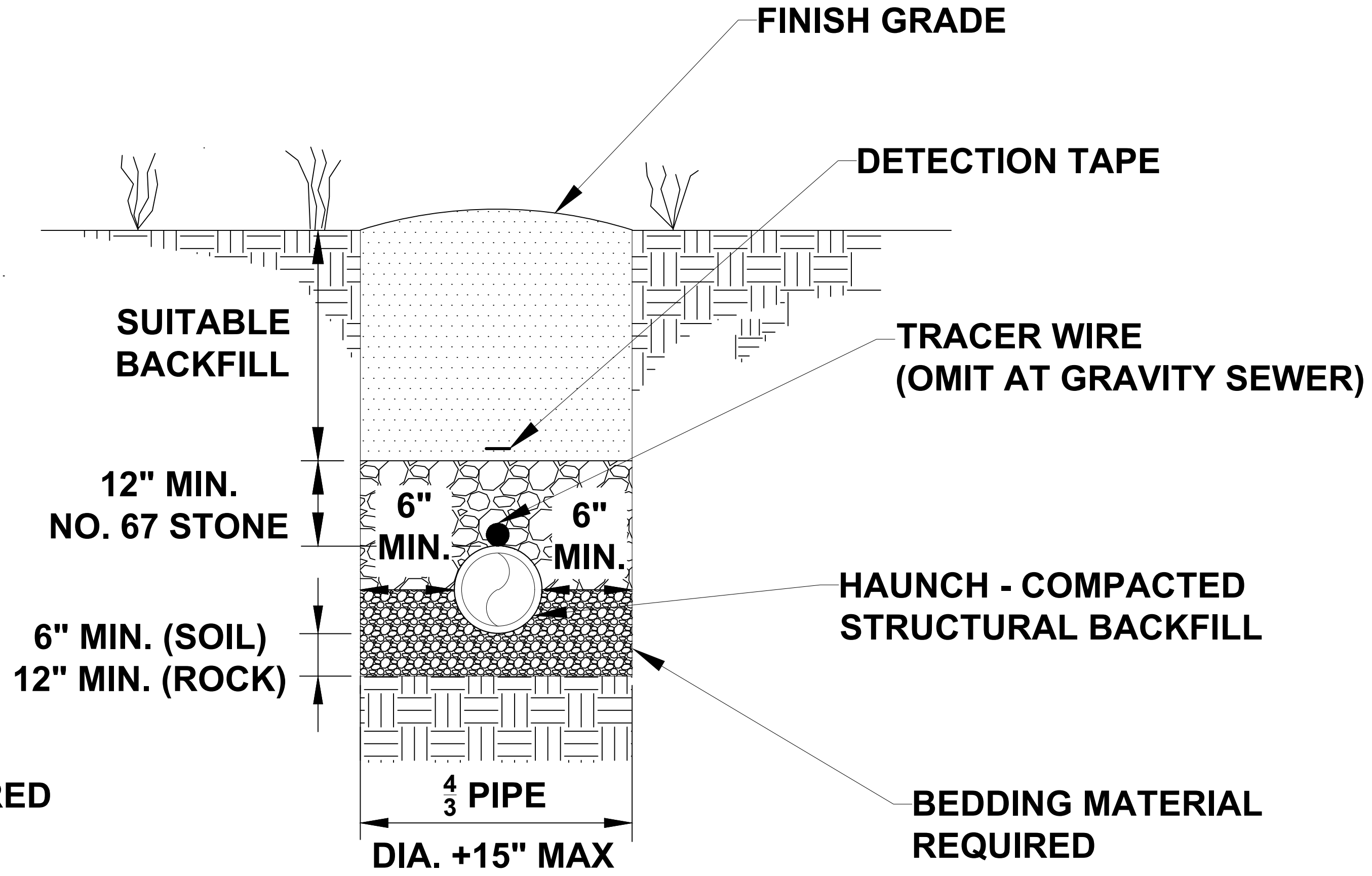


DRAFT

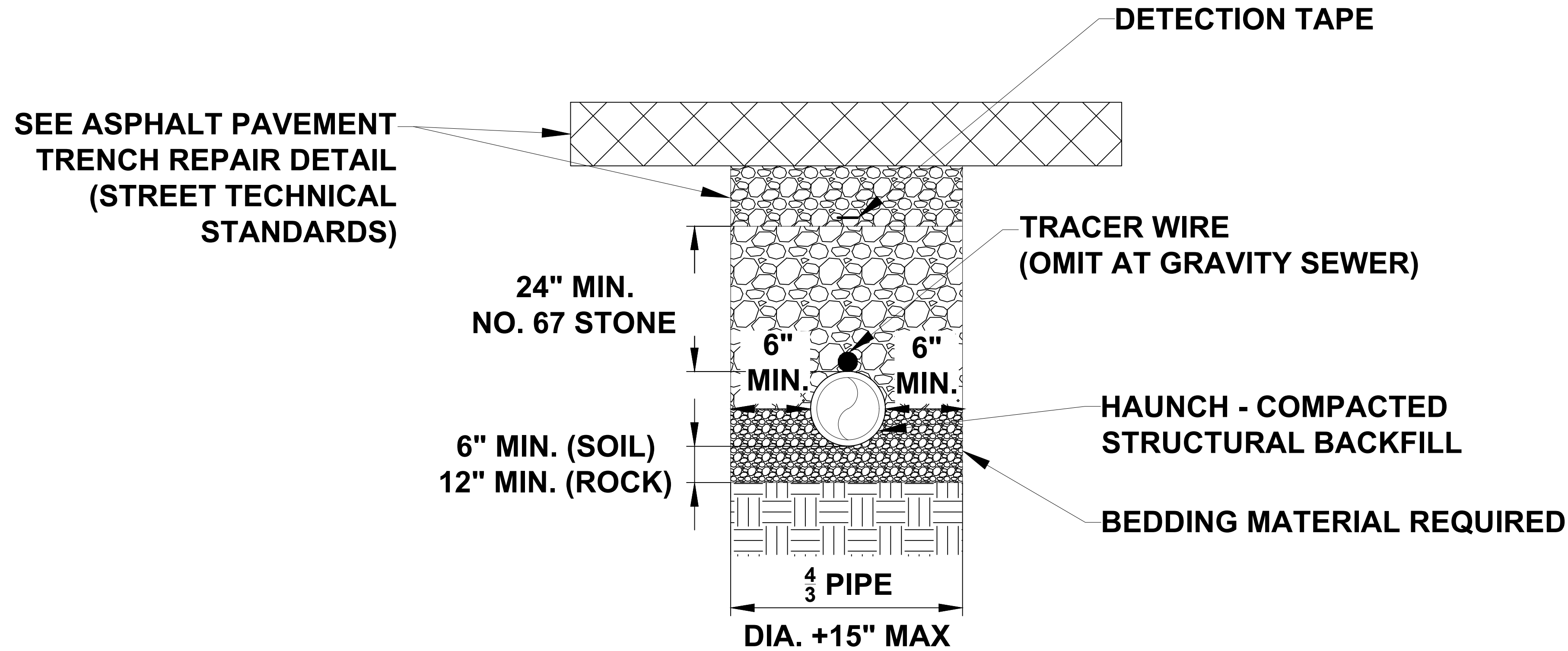
NOTE:
36" MIN. COVER FOR ALL UTILITIES
UNLESS OTHERWISE APPROVED



DIP PRESSURE PIPE



OTHER PIPE



ALL PIPE UNDER PAVEMENT

NOTES:

1. ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2. ALL ROCK LOOSENEED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3. REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6. NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7. PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVEED AREAS.
8. TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2.
9. TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE-FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10. PROVIDE CHECK DAMS AT 50' - 0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@alliance.com

DATE: 10/3/24

PROJECT:
3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:
UTILITY BEDDING
AND BACKFILL DETAIL

REV. NO.	DATE	BY	DATE	BY	DATE	BY
0	03/04/23	EKC	02/12/23	EKC	03/07/23	EKC
1	03/05/23	EKC	03/05/23	WHP	03/06/23	WHP
2	03/06/23	EKC	03/06/23	LEL	03/06/23	LEL
3	03/07/23	EKC	03/07/23	LEL	03/07/23	LEL
4	07/09/24	EKC				

REMARKS:
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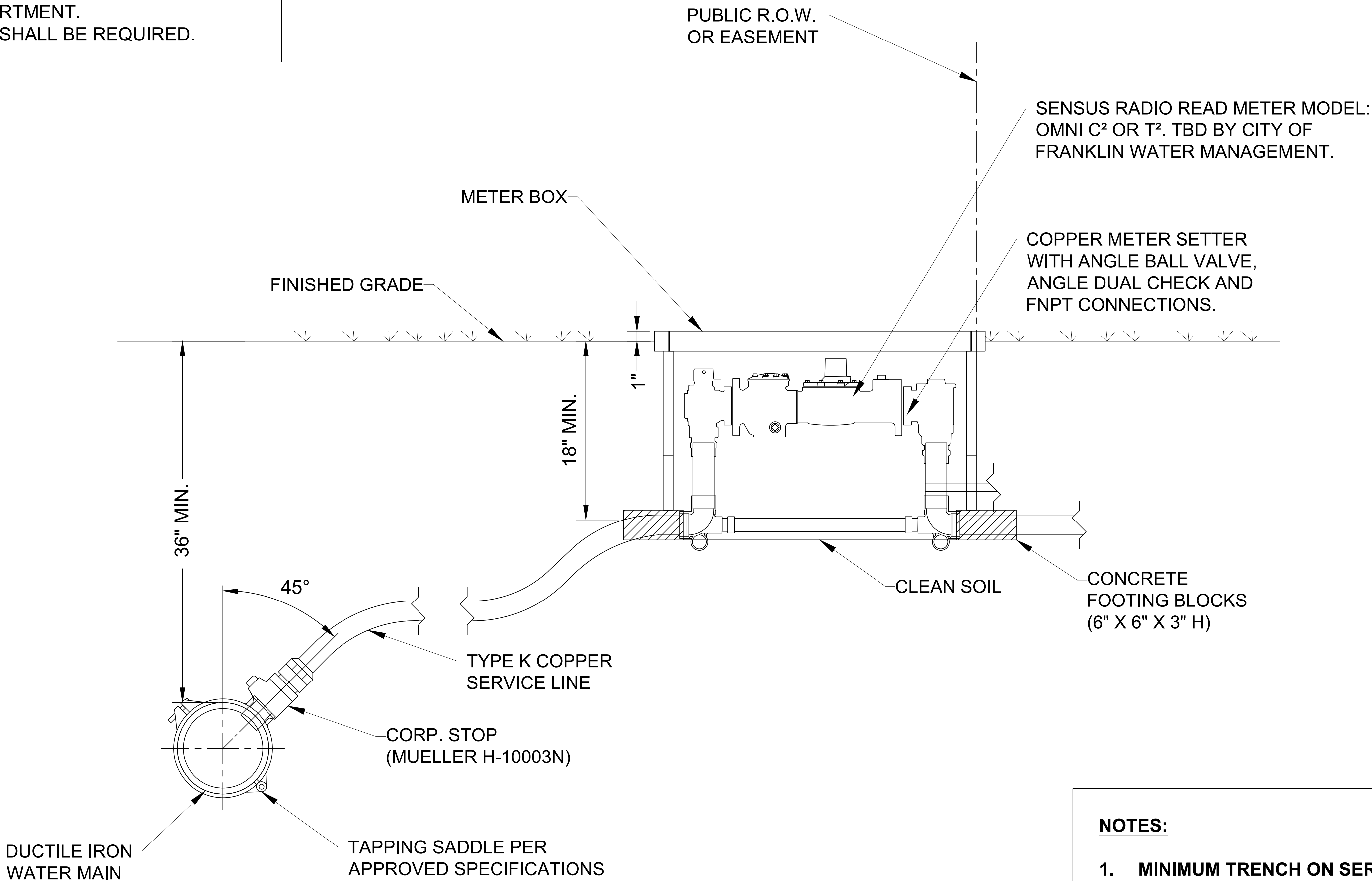
SHEET CONTENT:
C11

NTS

DRAFT

NOTES:

HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1730BB18) AND COVER (PG1730HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.



METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RMB173018-SW-W 17"X30"X18"	720 - 609 - WDFF - 660 (NOTE 1)
2"	RMB173018-SW-W 17"X30"X18"	720 - 710 - KDFF - 770 (NOTE 1)

- NOTES:
1. MINIMUM TRENCH ON SERVICE SHALL BE 2 FEET.
 2. INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
 3. METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
 4. METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
 5. MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
 6. BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
03/04/23	WHP	02/12/23	EKC	0
03/05/23	WHP	03/05/23	EKC	1
03/06/23	LEL	03/06/23	EKC	2
	LEL	03/07/23	EKC	3
	LEL	07/09/24	EKC	4

REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

1. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
2. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
3. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
4. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
5. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
6. All new pipes under existing paved areas shall be backfilled to the top of subgrade with #57 crushed stone.
7. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authorities. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for the earthwork. The contractor shall obtain the disposal site as part of his work.
8. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
9. Minimum grade on asphalt or concrete paving shall be 1.0%
10. Construct silt barriers before beginning any grading operations.
11. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
12. Do not disturb vegetation or remove trees except when necessary for grading purposes.
13. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
14. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
15. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
16. Proposed contour lines and spot elevation are the result of engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent any problem with the continuity of grades, the engineer shall be contacted immediately.
17. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless indicated by plans.
18. Positive drainage shall be established in the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut with suitable fill materials.
19. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
20. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.

31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations. Specifically the current OSHA Health and Safety Standards for Excavations (29CRD Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.



PROJECT:

LOCATION:

OWNER:

SHEET CONTENT:

GENERAL NOTES

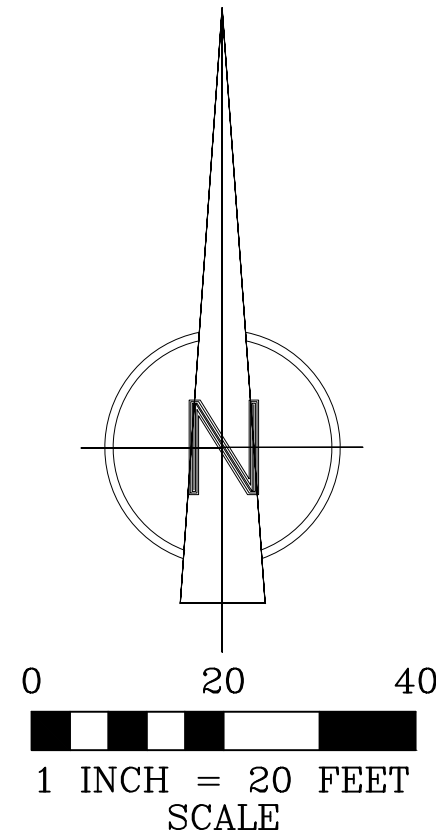
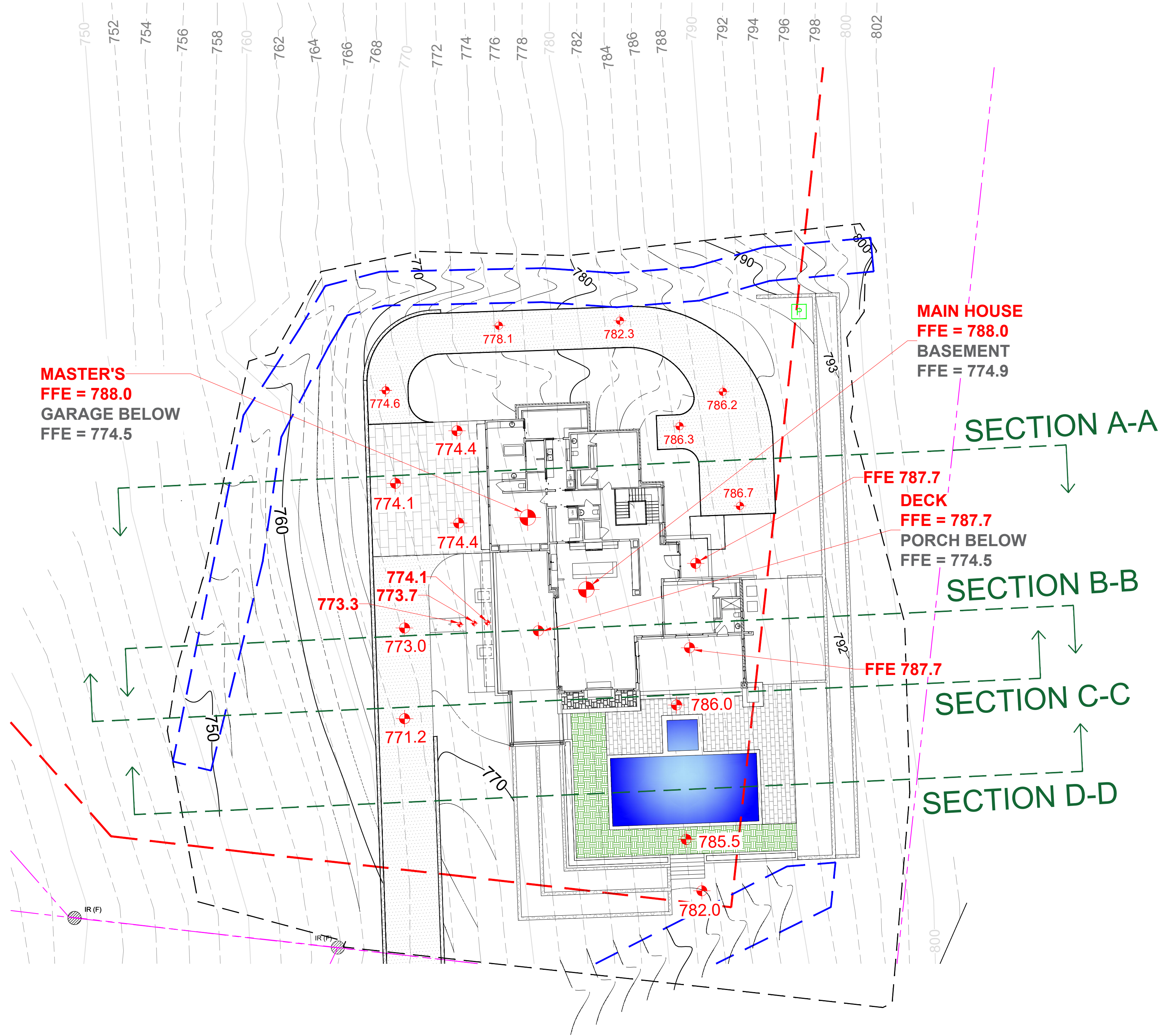
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1	EKC	03/05/23	WHP	03/05/23
2	EKC	03/06/23	LEL	03/06/23
3	EKC	03/07/23	LEL	
4	EKC	07/09/24	LEL	

REMARKS:

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SHEET CONTENT:	
----------------	--

C13 NTS



DRAFT

William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@fermalliance.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CROSS SECTION PLAN VIEW

LEGEND:

- PROPERTY LINE
- EX. MAJOR CONTOUR (EVERY 10')
- EX. MINOR CONTOUR (EVERY 2')
- PR. MAJOR CONTOUR (EVERY 10')
- PR. MINOR CONTOUR (EVERY 2')
- SETBACK LINE (MBSL)
- DRAINAGE EASEMENT
- EXISTING GRADE
- PROPOSED GRADE
- PROPANE TANK
- IRON ROD (IR)
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)
- PERMEABLE PAVERS (HATCH)
- POOL (HATCH)
- WALL (HATCH)

DATE	10/03/24	10/03/24			
REVIEWED BY	LKL	WHP/LEL			
DATE	09/21/24	10/03/24	10/04/24		
CAD BY	EKC	EKC	EKC		
REV. NO.	0	1	2	3	4

REMARKS:

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SHEET CONTENT:

XS1

1"=20'



DRAFT

William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

**CROSS SECTION A-A
PLAN VIEW**

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHP/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

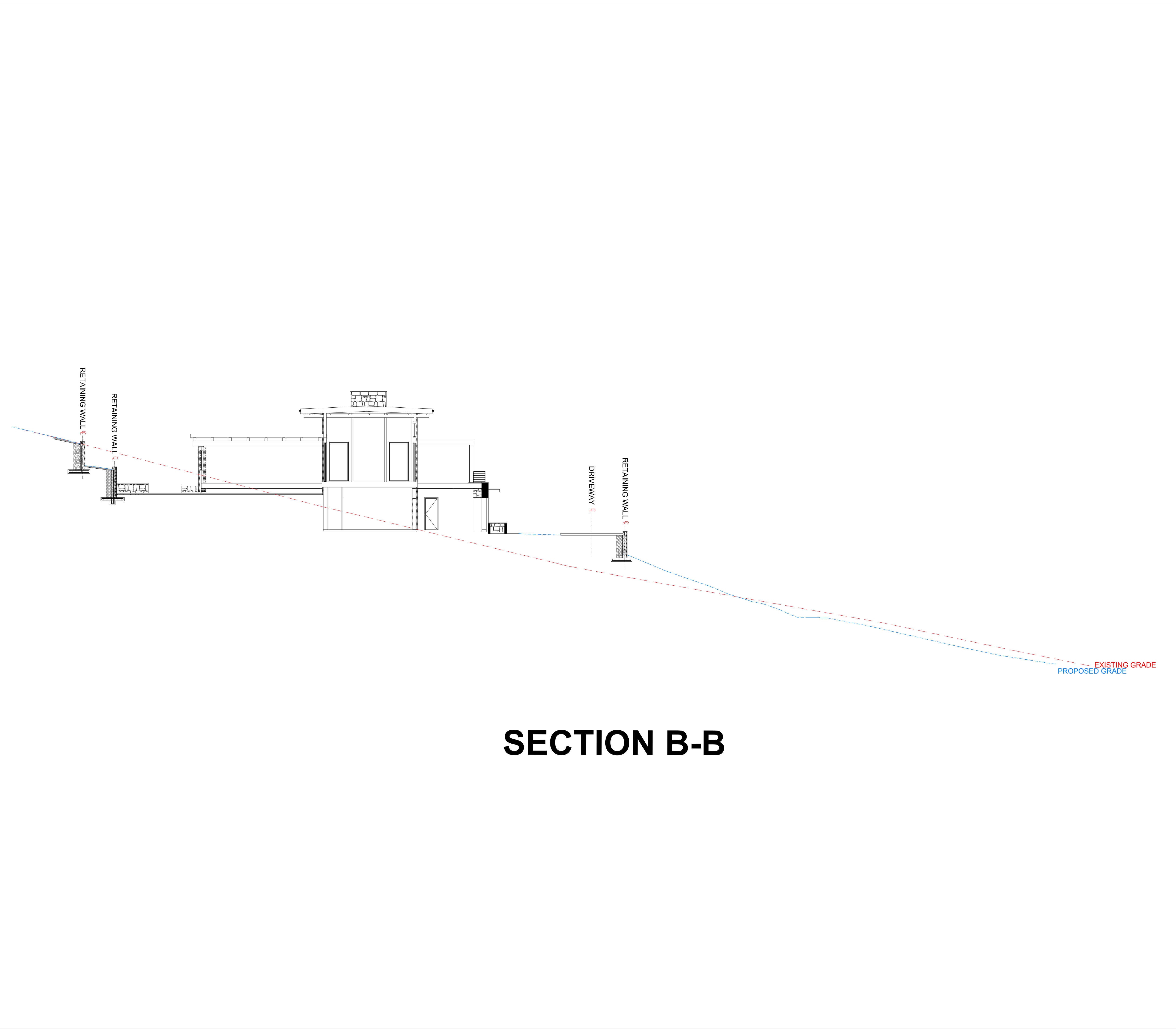
REMARKS:

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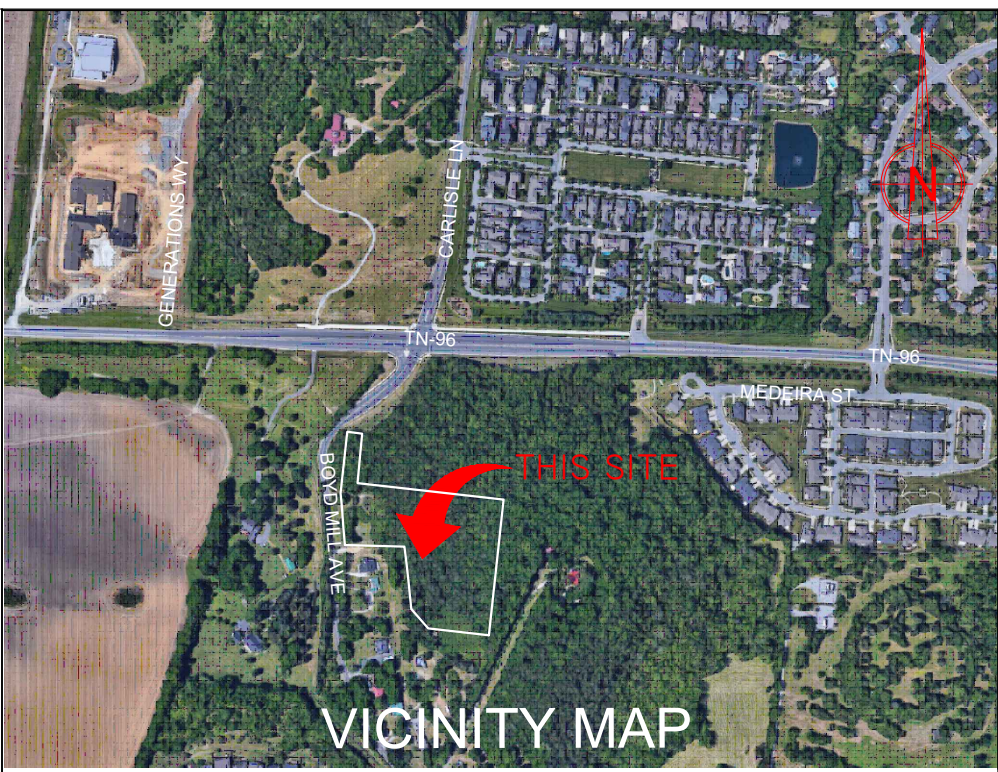
SHEET CONTENT:

XS2

NTS



SECTION B-B



LEGEND:

- PROPERTY LINE
- EX. MAJOR CONTOUR (EVERY 10')
- EX. MINOR CONTOUR (EVERY 2')
- PR. MAJOR CONTOUR (EVERY 10')
- PR. MINOR CONTOUR (EVERY 2')
- SETBACK LINE (MBSL)
- DRAINAGE EASEMENT
- EXISTING GRADE
- PROPOSED GRADE
- PROpane TANK
- IRON ROD (IR)
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)
- PERMEABLE PAVERS (HATCH)
- POOL (HATCH)
- WALL (HATCH)

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ENGINEERING & CONSULTING, LLC

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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@fermalliance.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CROSS SECTION B-B
PLAN VIEW

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHP/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

REMARKS:

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SHEET CONTENT:

XS3

NTS



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

**3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT**

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

**CROSS SECTION C-C
PLAN VIEW**

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WH/PILEL	10/03/24
2	EKC	10/04/24		
3				
4				

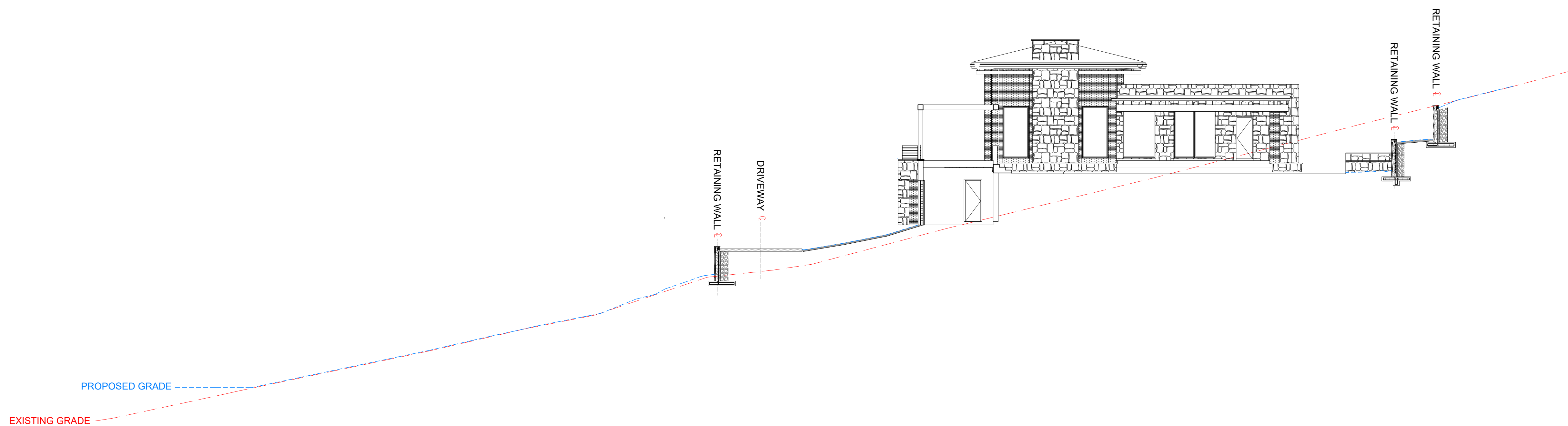
REMARKS:

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SHEET CONTENT:

XS4

NTS



SECTION C-C

LEGEND:

	PROPERTY LINE
	EX. MAJOR CONTOUR (EVERY 10')
	EX. MINOR CONTOUR (EVERY 2')
	PR. MAJOR CONTOUR (EVERY 10')
	PR. MINOR CONTOUR (EVERY 2')
	SETBACK LINE (MBSL)
	DRAINAGE EASEMENT
	EXISTING GRADE
	PROPOSED GRADE
	PROPANE TANK
	IRON ROD (IR)
	CONCRETE (HATCH)
	GRAVEL (HATCH)
	PAVEMENT (HATCH)
	PERMEABLE PAVERS (HATCH)
	POOL (HATCH)
	WALL (HATCH)



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

**CROSS SECTION D-D
PLAN VIEW**

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHPI/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

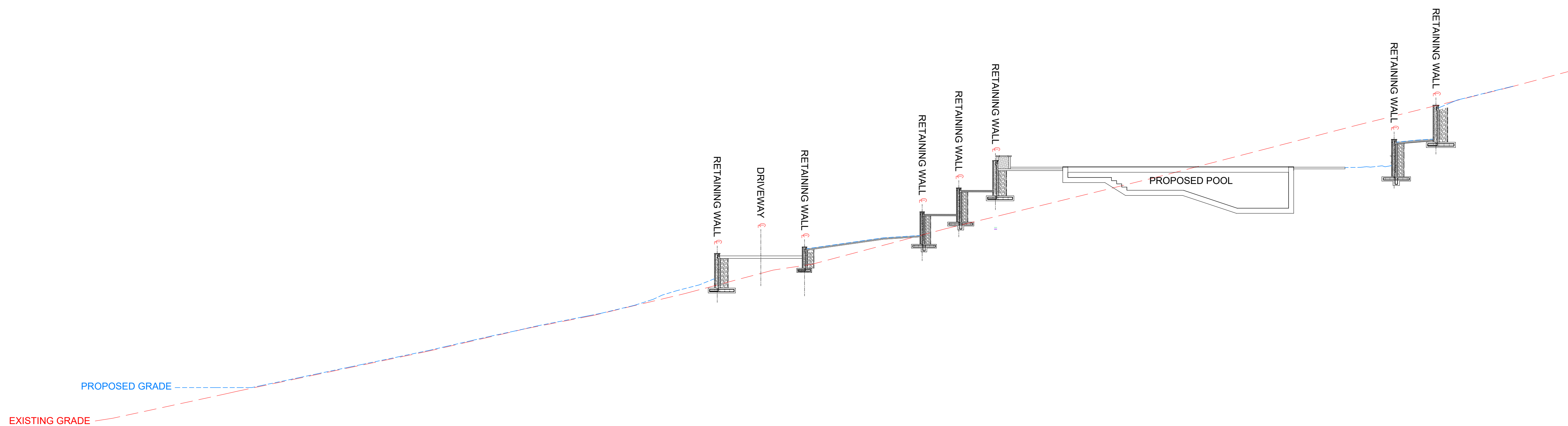
REMARKS:

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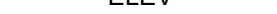
XS5

NTS



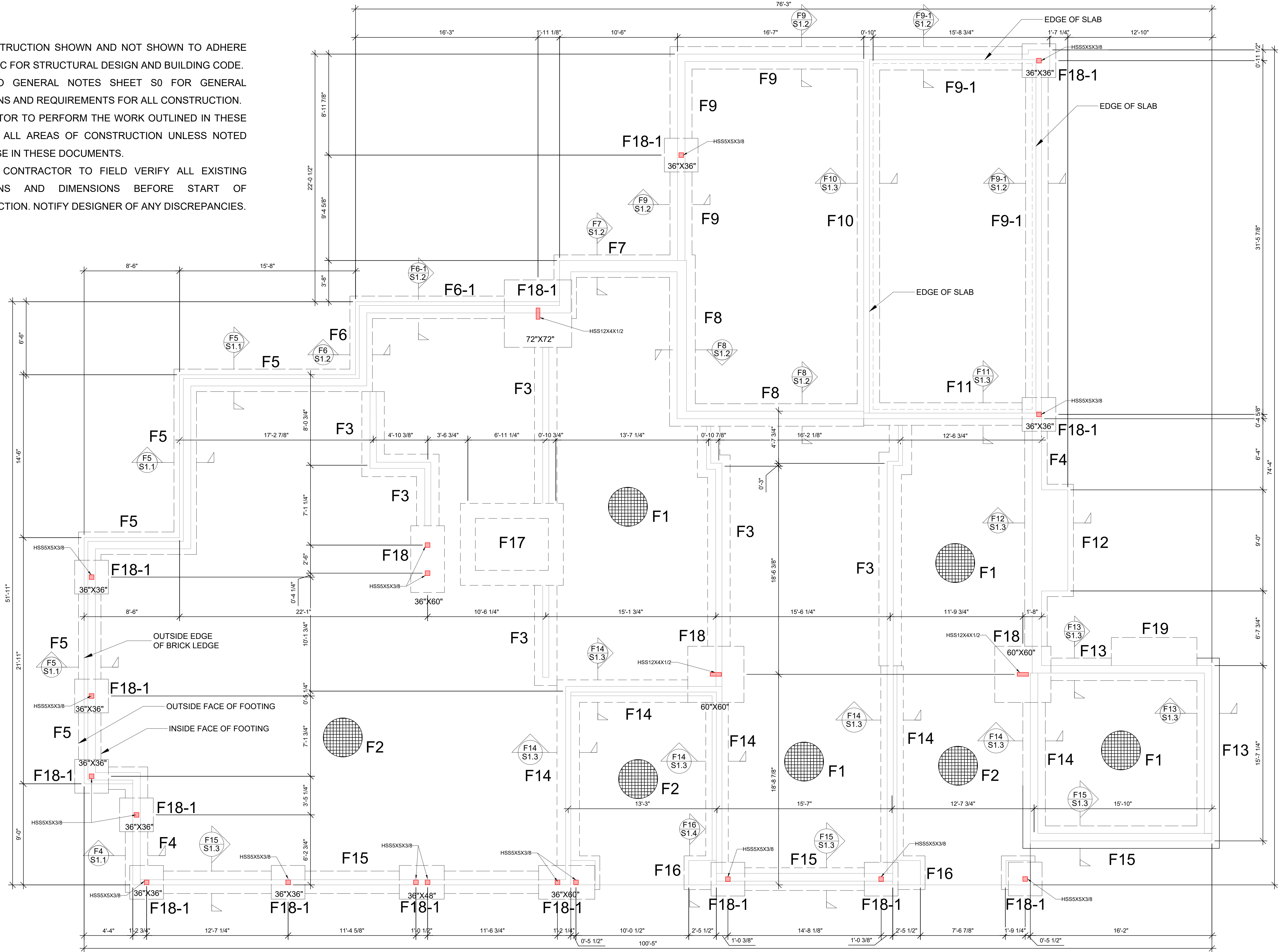
SECTION D-D

LEGEND:

	PROPERTY LINE
	EX. MAJOR CONTOUR (EVERY 10')
	EX. MINOR CONTOUR (EVERY 2')
	PR. MAJOR CONTOUR (EVERY 10')
	PR. MINOR CONTOUR (EVERY 2')
	SETBACK LINE (MSBL)
	DRAINAGE EASEMENT
	EXISTING GRADE
	PROPOSED GRADE
	PROPANE TANK
	IRON ROD (IR)
	CONCRETE (HATCH)
	GRAVEL (HATCH)
	PAVEMENT (HATCH)
	PERMEABLE PAVERS (HATCH)
	POOL (HATCH)
	WALL (HATCH)

NOTES:

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2021 IRC FOR STRUCTURAL DESIGN AND BUILDING CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.



1
S1 FOUNDATION PLAN
SCALE: 1/4" : 1'



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Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:
PROJECT:

CLARK RESIDENCE
STRUCTURAL PLAN

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

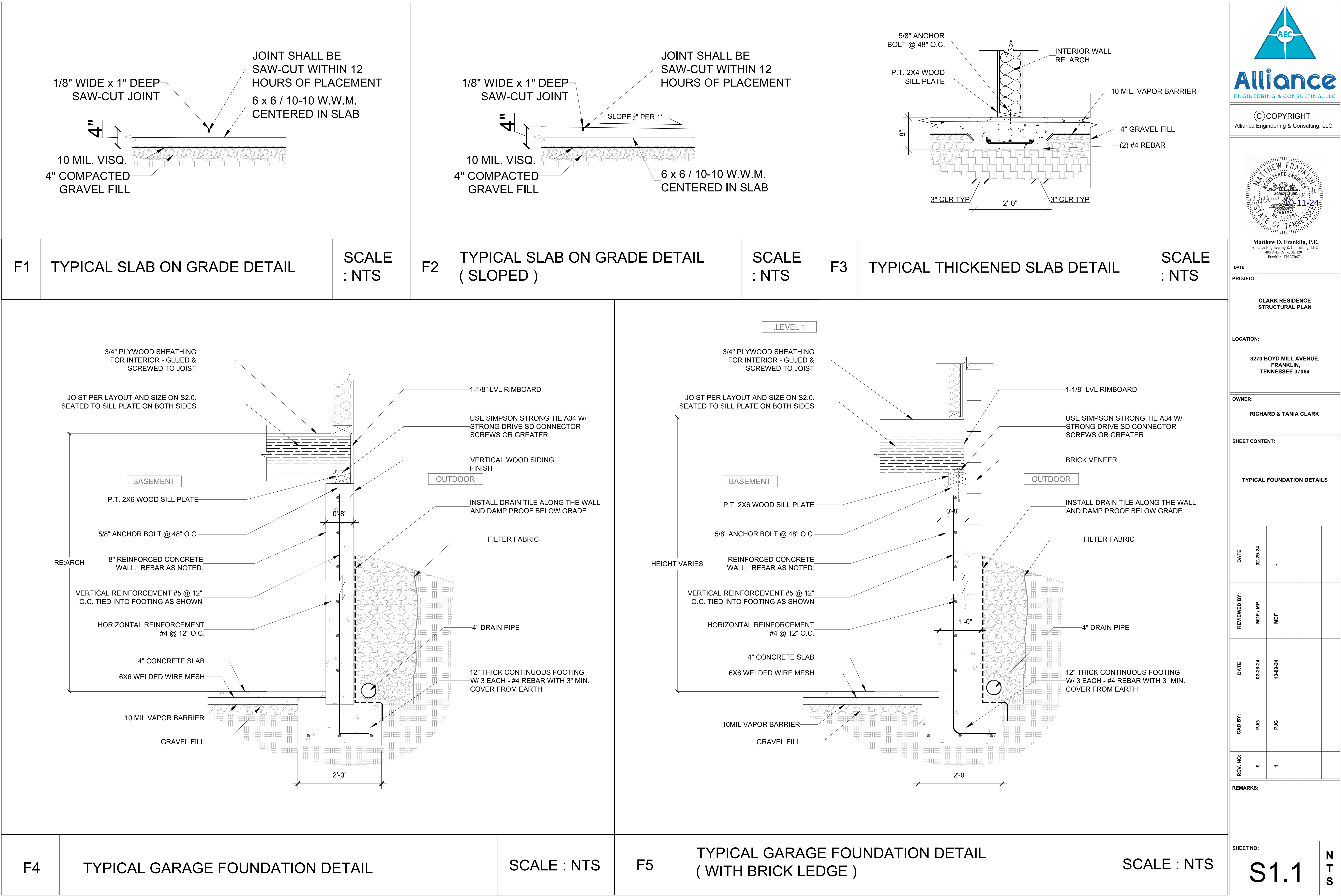
OWNER:
RICHARD & TANIA CLARK

SHEET CONTENT:
FOUNDATION PLAN

DATE	02-29-24			
REVIEWED BY:	MDF/IMP	MDF		
DATE	02-29-24	10-09-24		
CAD BY:	PJG	PJG		
REV. NO:	0	1		

REMARKS:

SHEET NO:
S1.0
1/4" = 1'



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Alliance Engineering & Consulting, LLC

Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:

PROJECT:

CLARK RESIDENCE
STRUCTURAL PLAN

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

TYPICAL FOUNDATION DETAILS

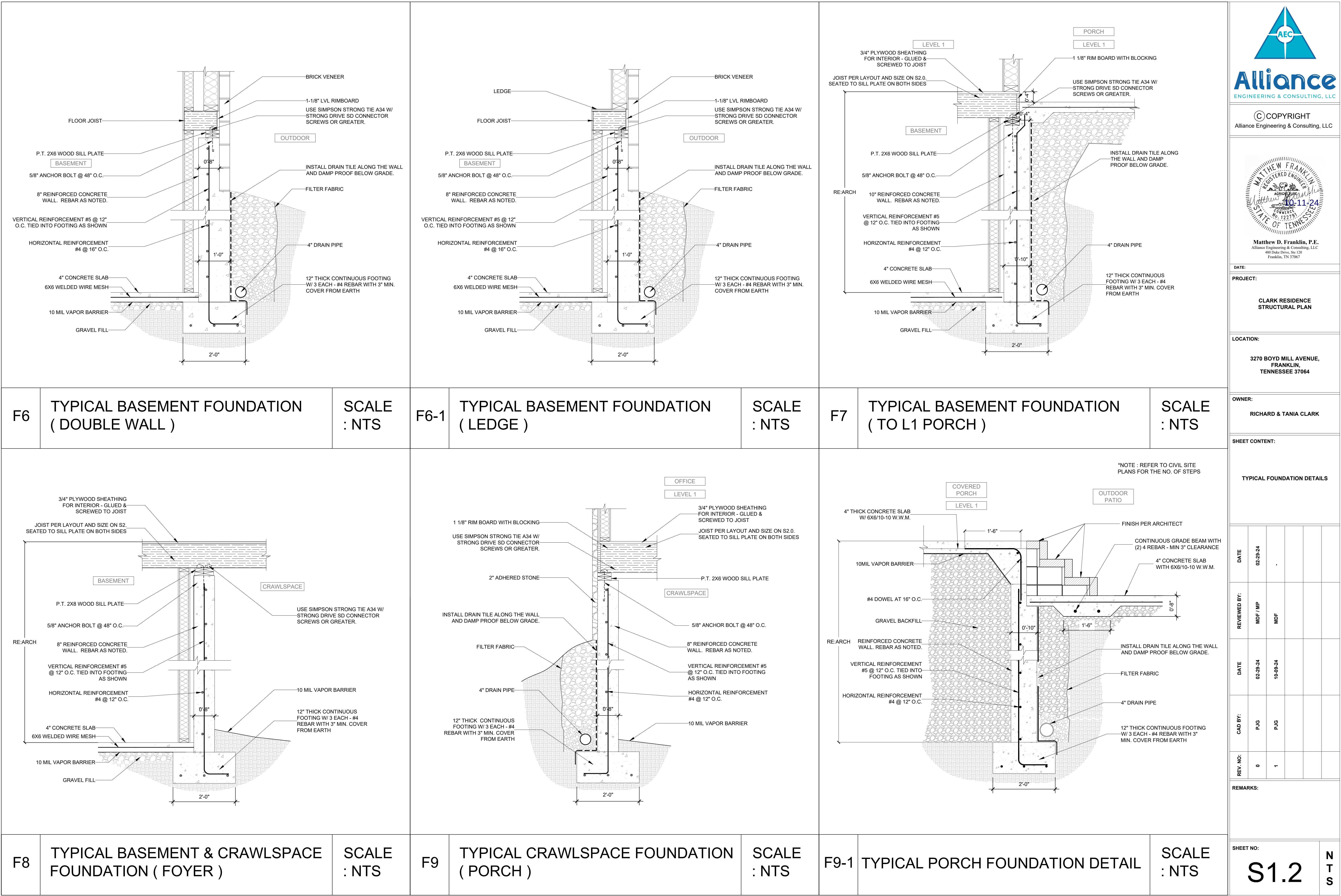
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CAD BY:	P.J.G	P.J.G		
REV. NO:	0	1		

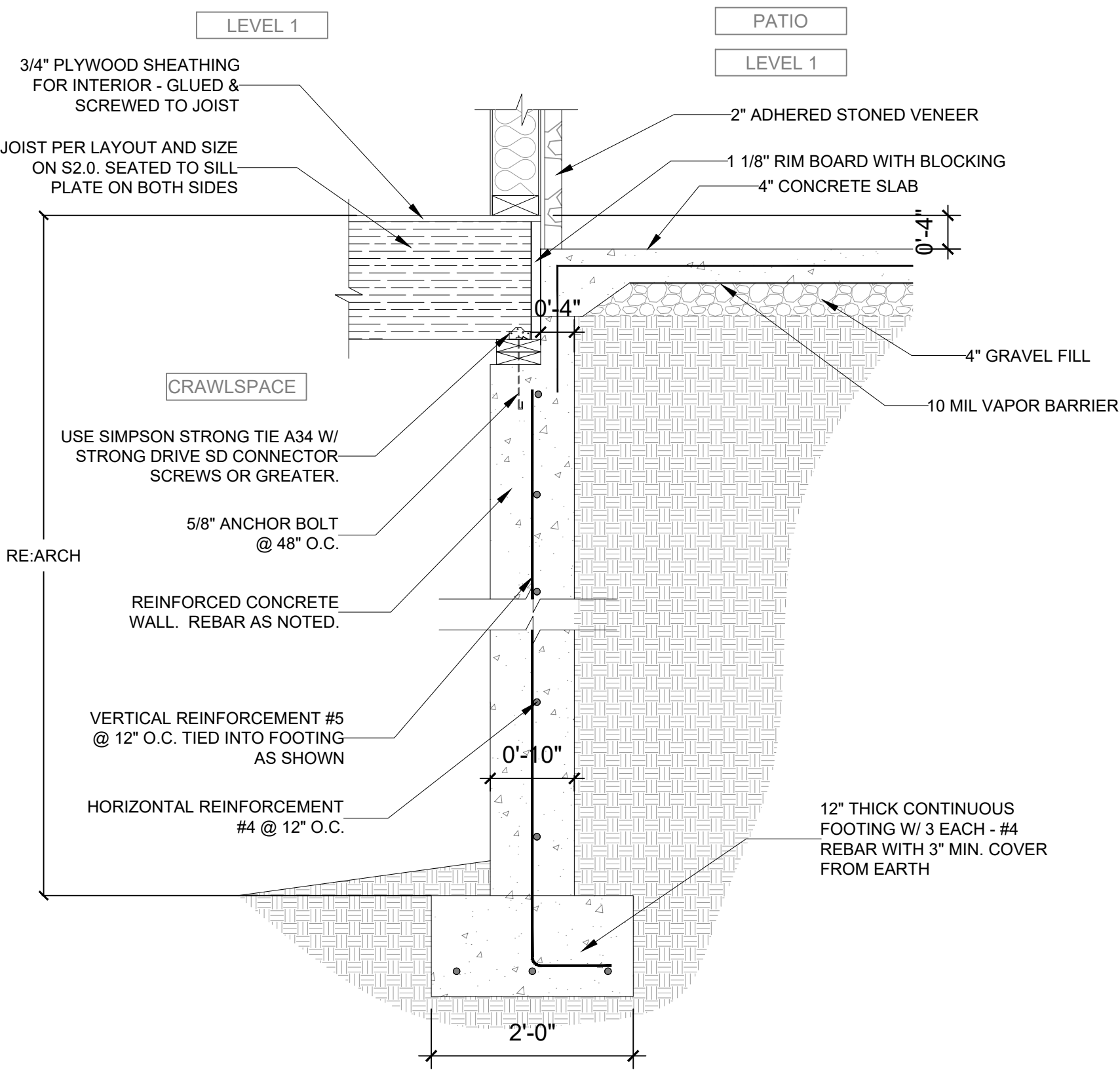
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SHEET NO:

S1.1

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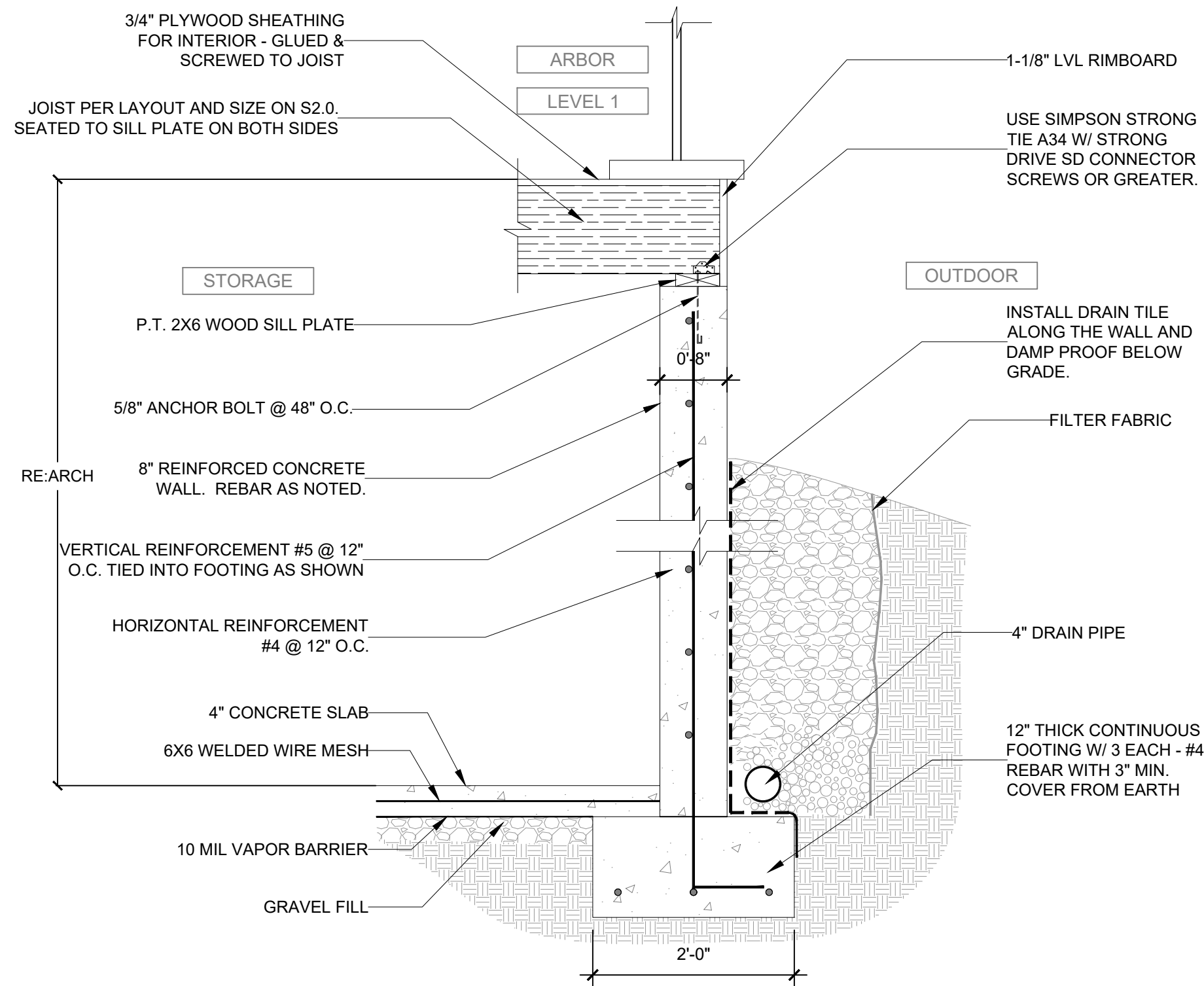




F10

TYPICAL CRAWLSPACE DETAIL
(OFFICE TO PATIO)

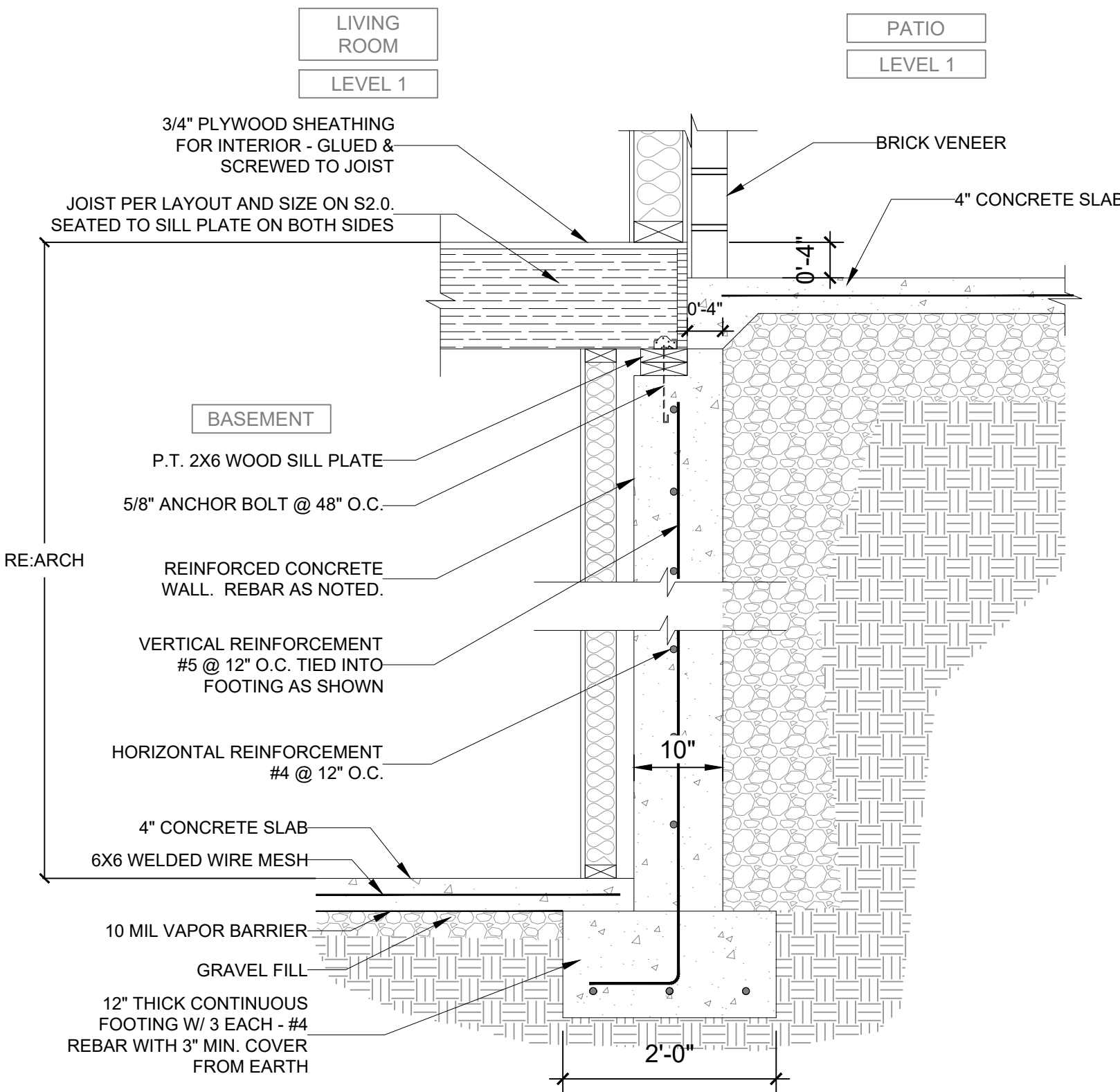
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F13

TYPICAL BASEMENT FOUNDATION
DETAIL (ARBOR TO STAIR)

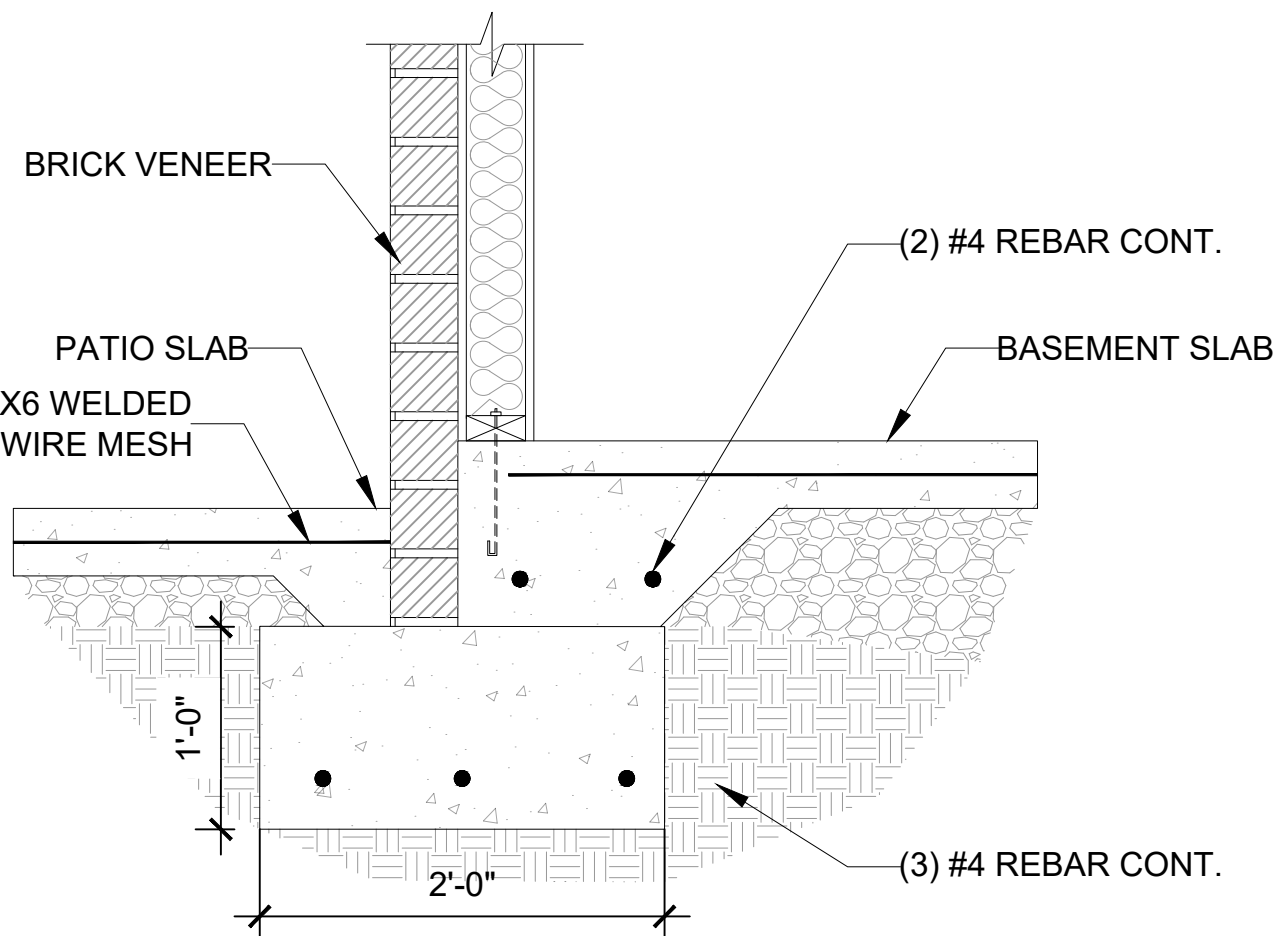
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F11

TYPICAL CRAWLSPACE DETAIL
(LIVING ROOM TO PATIO)

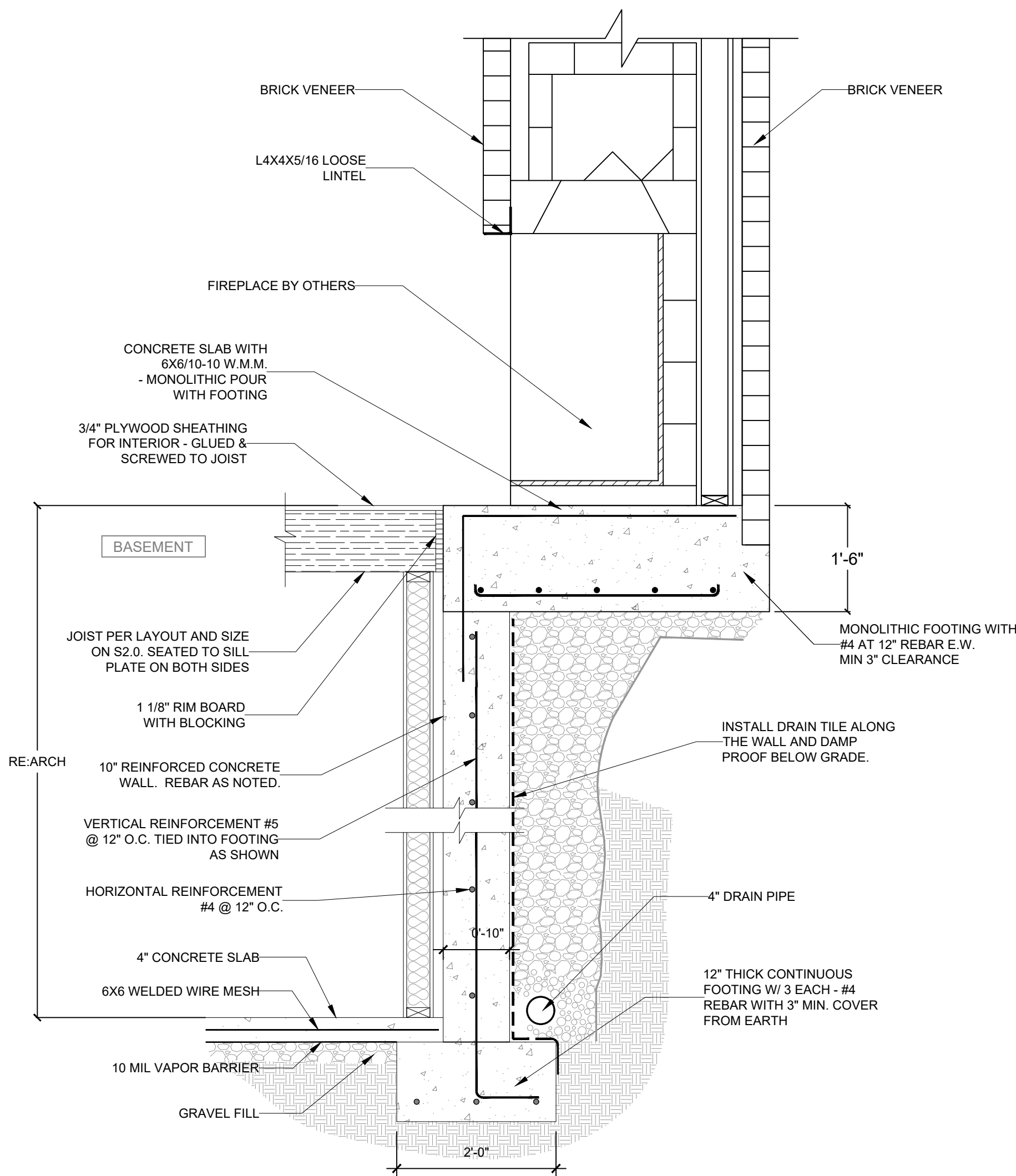
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F14

TYPICAL BASEMENT FOUNDATION
DETAIL (BASEMENT TO PATIO)

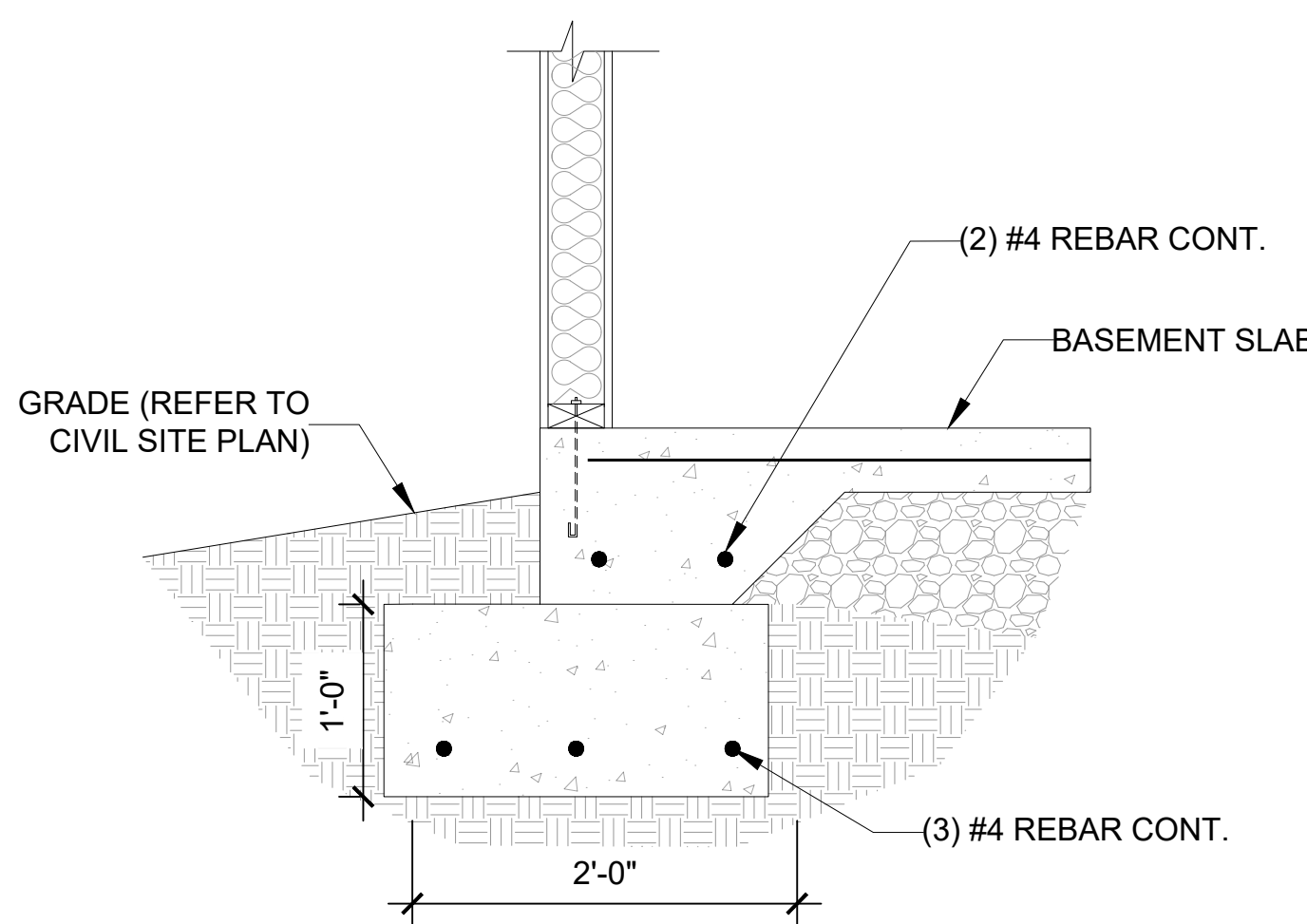
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F12

TYPICAL FIREPLACE / CONCRETE
FOUNDATION DETAIL

SCALE
: NTS



F15

TYPICAL GARAGE FOUNDATION
DETAIL

SCALE
: NTS

DATE:

PROJECT:

**CLARK RESIDENCE
STRUCTURAL PLAN**

LOCATION:

**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

TYPICAL FOUNDATION DETAILS

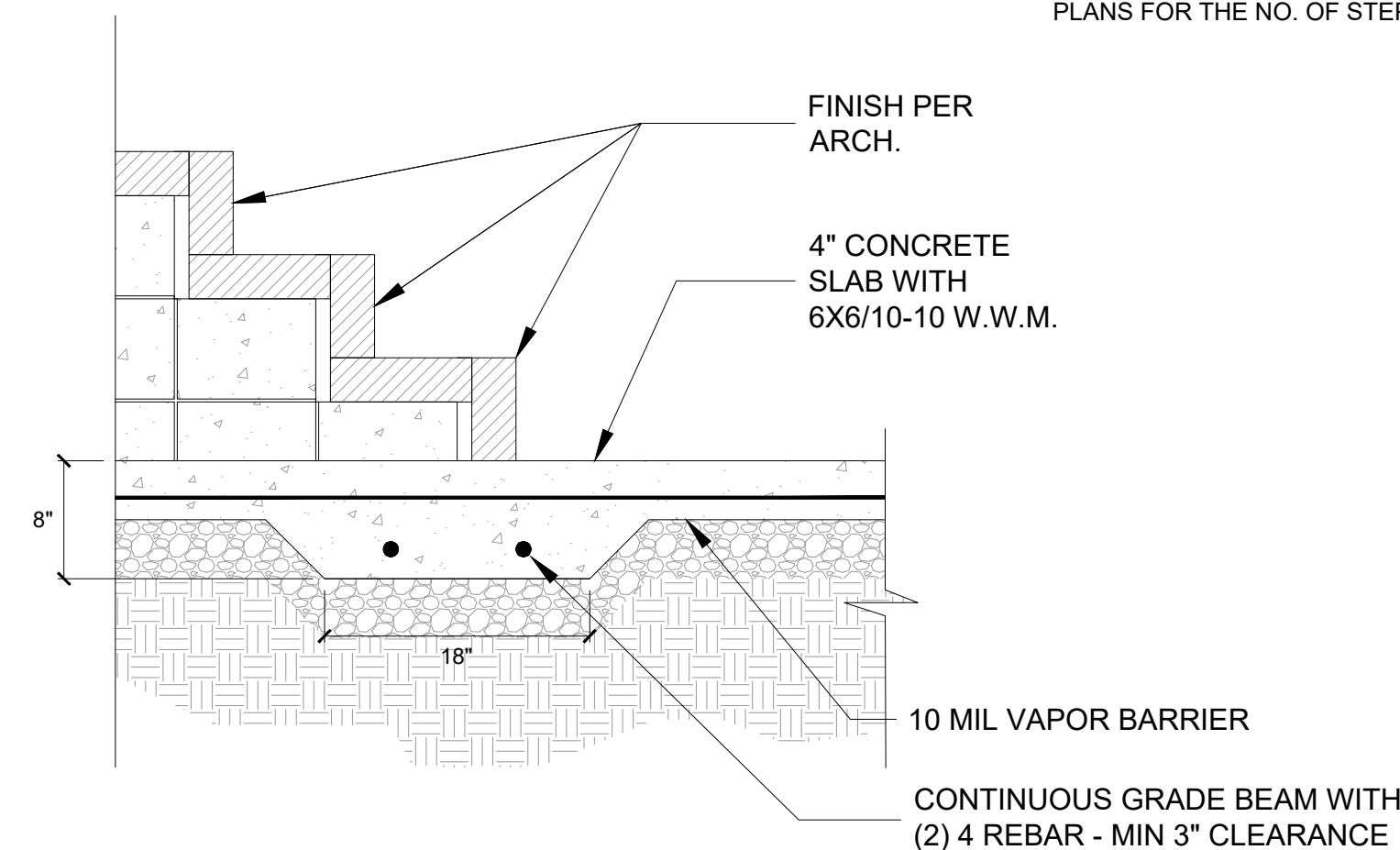
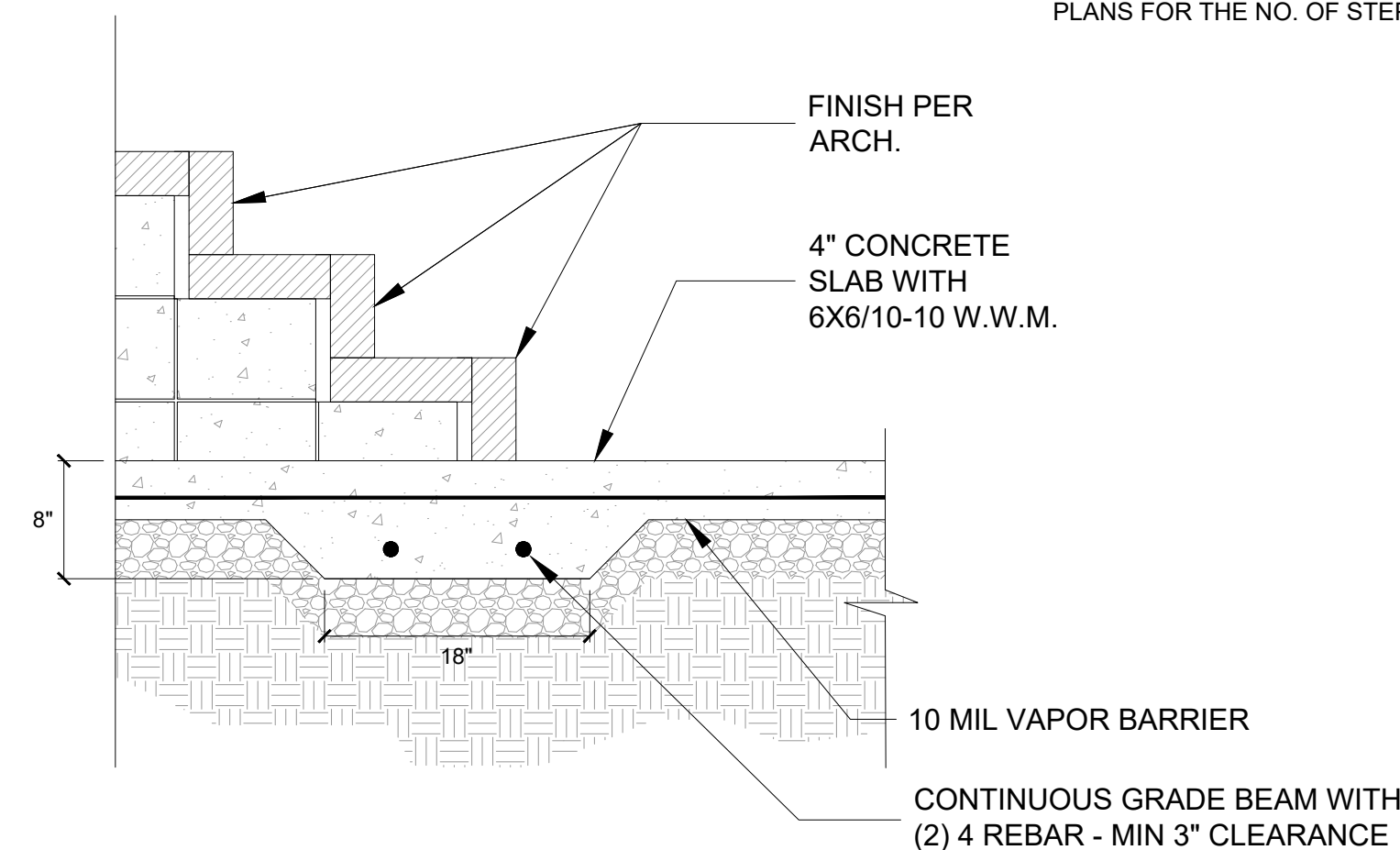
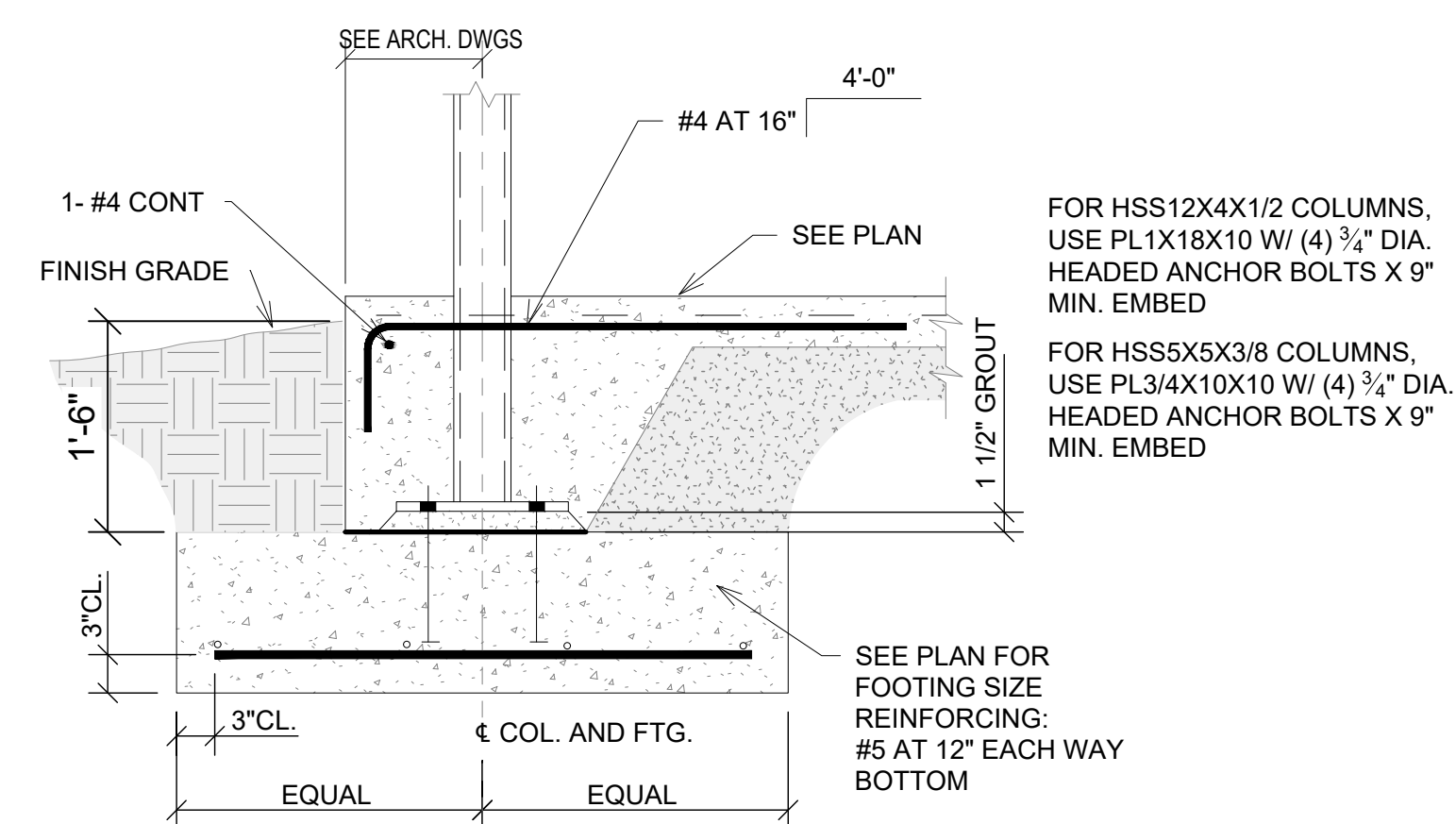
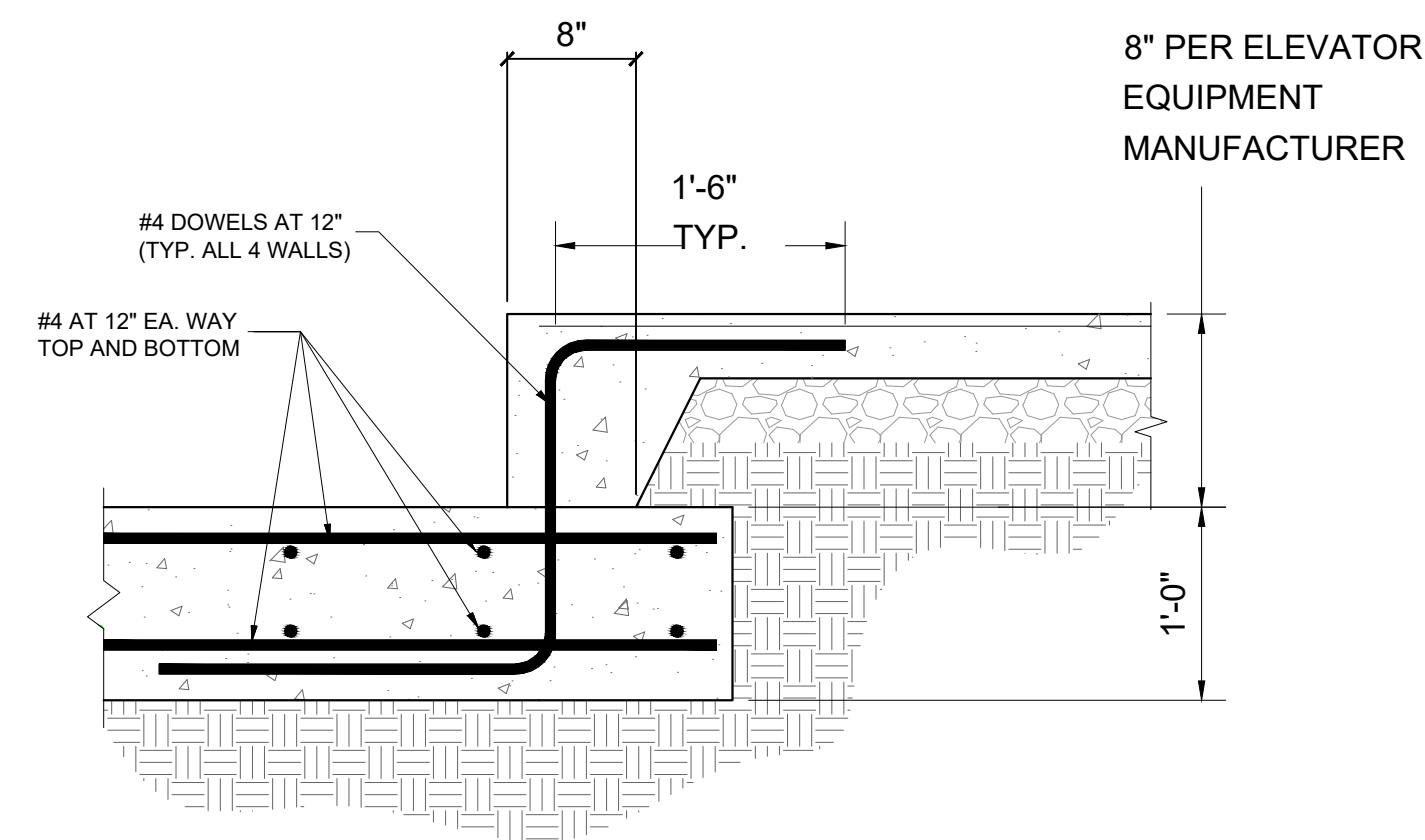
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REMARKS:

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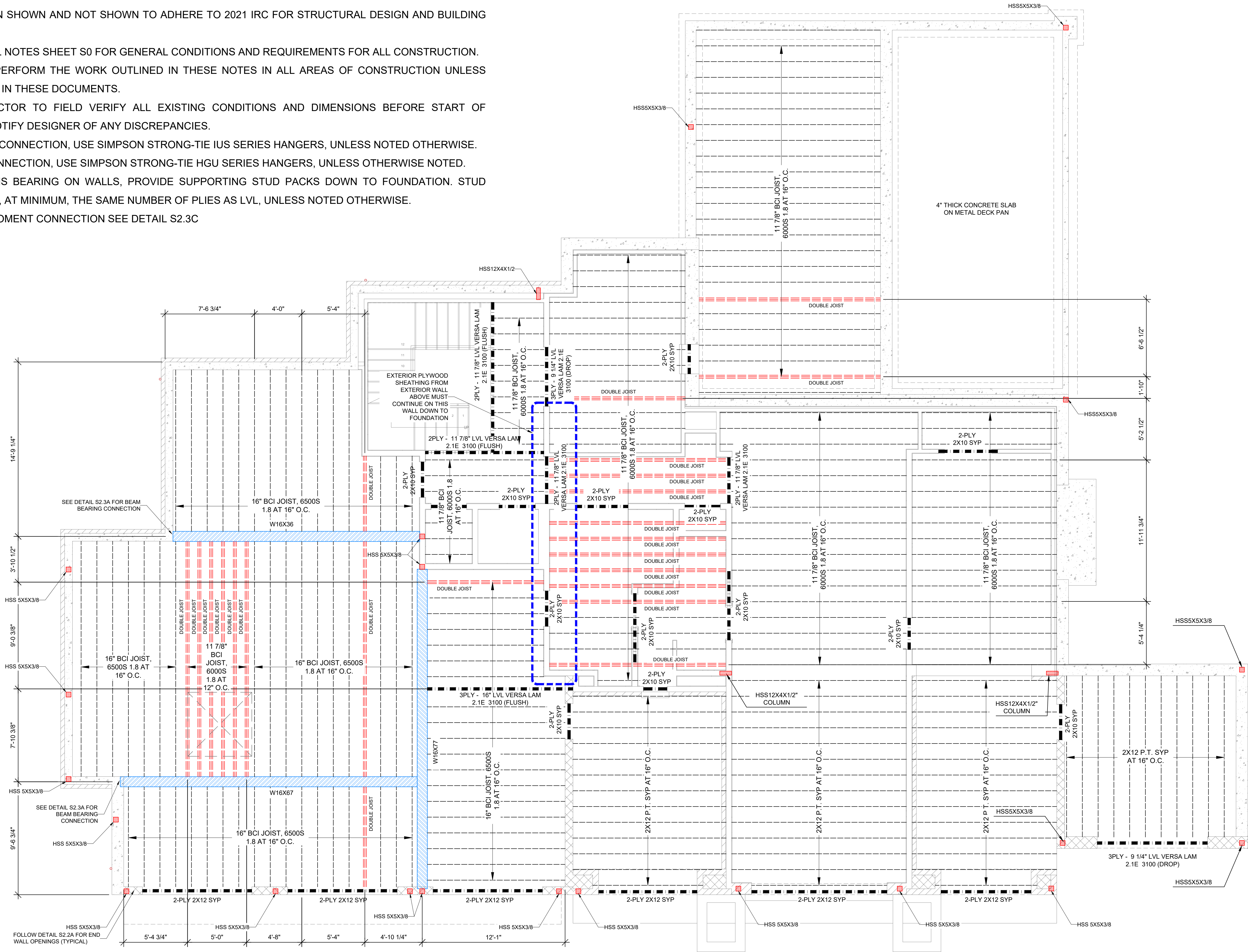
S1.3

**N
T
S**

S1.4

NOTES:

- ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2021 IRC FOR STRUCTURAL DESIGN AND BUILDING CODE.
- REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
- CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
- FOR I-JOIST TO LVL CONNECTION, USE SIMPSON STRONG-TIE IUS SERIES HANGERS, UNLESS NOTED OTHERWISE.
- FOR LVL TO LVL CONNECTION, USE SIMPSON STRONG-TIE HGU SERIES HANGERS, UNLESS OTHERWISE NOTED.
- FOR ALL LVL BEAMS BEARING ON WALLS, PROVIDE SUPPORTING STUD PACKS DOWN TO FOUNDATION. STUD PACKS SHALL HAVE, AT MINIMUM, THE SAME NUMBER OF PLIES AS LVL, UNLESS NOTED OTHERWISE.
- ▶ = INDICATES MOMENT CONNECTION SEE DETAIL S2.3C

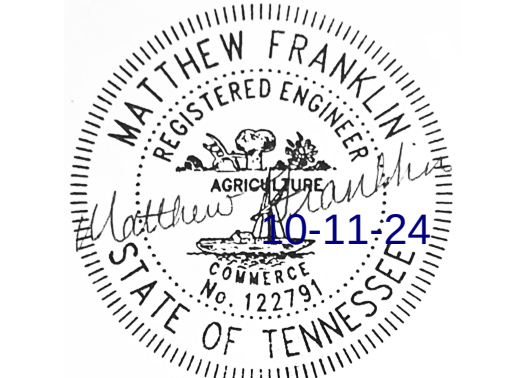


BASEMENT FLOOR CEILING & HEADER
FRAMING & 1ST FLOOR FRAMING PLAN

SCALE: 1/4" : 1'



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Alliance Engineering & Consulting, LLC
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Franklin, TN 37067

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STRUCTURAL PLAN

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

BASEMENT FLOOR CEILING &
HEADER FRAMING &
1ST FLOOR FRAMING PLAN

DATE	02-29-24			
REVIEWED BY:	MDF / MP	MDF		
DATE	02-29-24	10-09-24		
CAD BY:	PJG	PJG		
REV. NO:	0	1		

REMARKS:

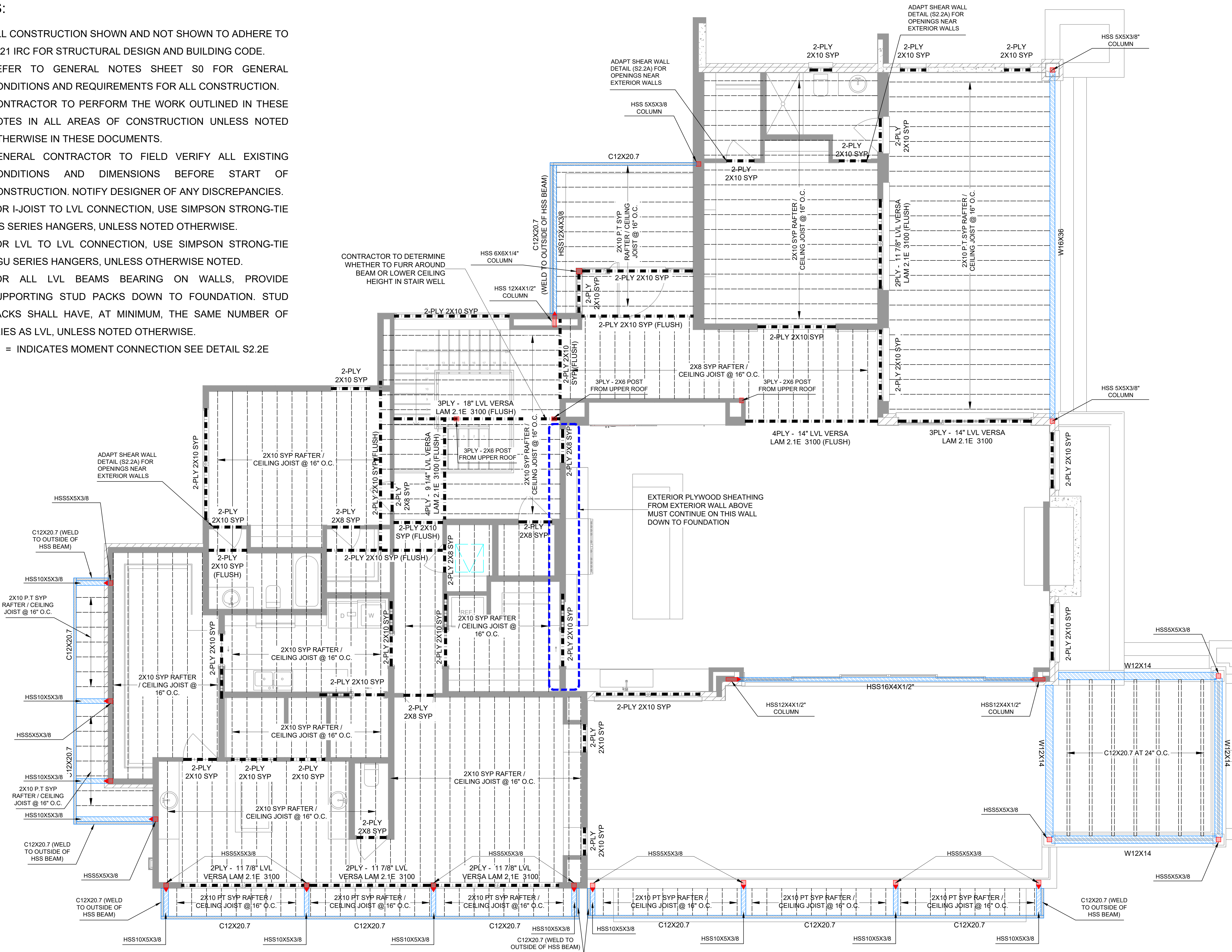
SHEET NO:

S2.0

1/4" = 1'

NOTES:

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2021 IRC FOR STRUCTURAL DESIGN AND BUILDING CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
5. FOR I-JOIST TO LVL CONNECTION, USE SIMPSON STRONG-TIE IUS SERIES HANGERS, UNLESS NOTED OTHERWISE.
6. FOR LVL TO LVL CONNECTION, USE SIMPSON STRONG-TIE HGU SERIES HANGERS, UNLESS OTHERWISE NOTED.
7. FOR ALL LVL BEAMS BEARING ON WALLS, PROVIDE SUPPORTING STUD PACKS DOWN TO FOUNDATION. STUD PACKS SHALL HAVE, AT MINIMUM, THE SAME NUMBER OF PLYS AS LVL, UNLESS NOTED OTHERWISE.
8.  = INDICATES MOMENT CONNECTION SEE DETAIL S2.2E



1
S2.1

1ST FLOOR CEILING / RAFTER & HEADER FRAMING

SCALE: 1/4" : 1'



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480 Duke Drive, Ste 120
Franklin, TN 37067

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STRUCTURAL PLAN

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

1ST FLOOR CEILING &
HEADER FRAMING

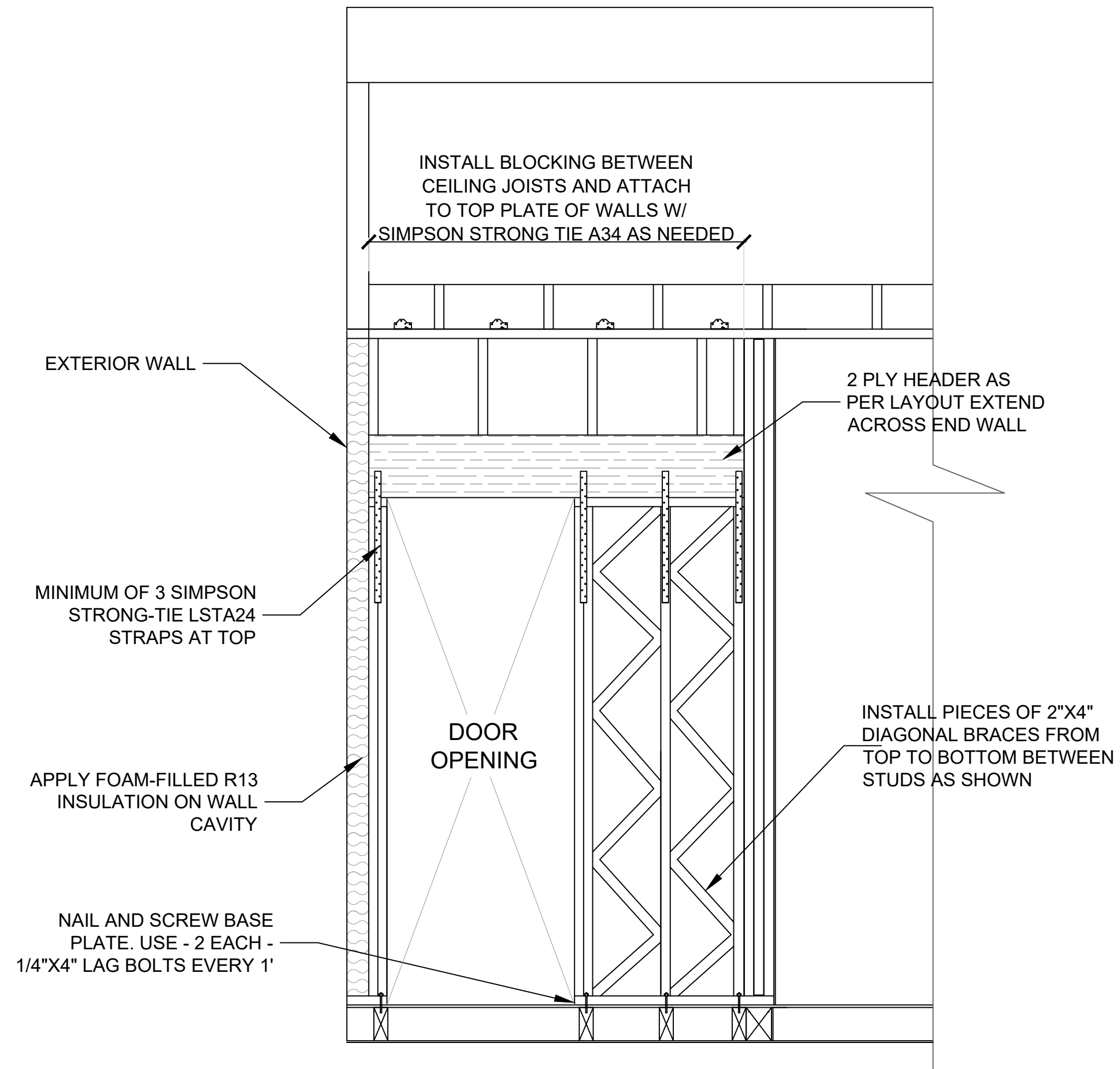
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REV. NO:	0	1		

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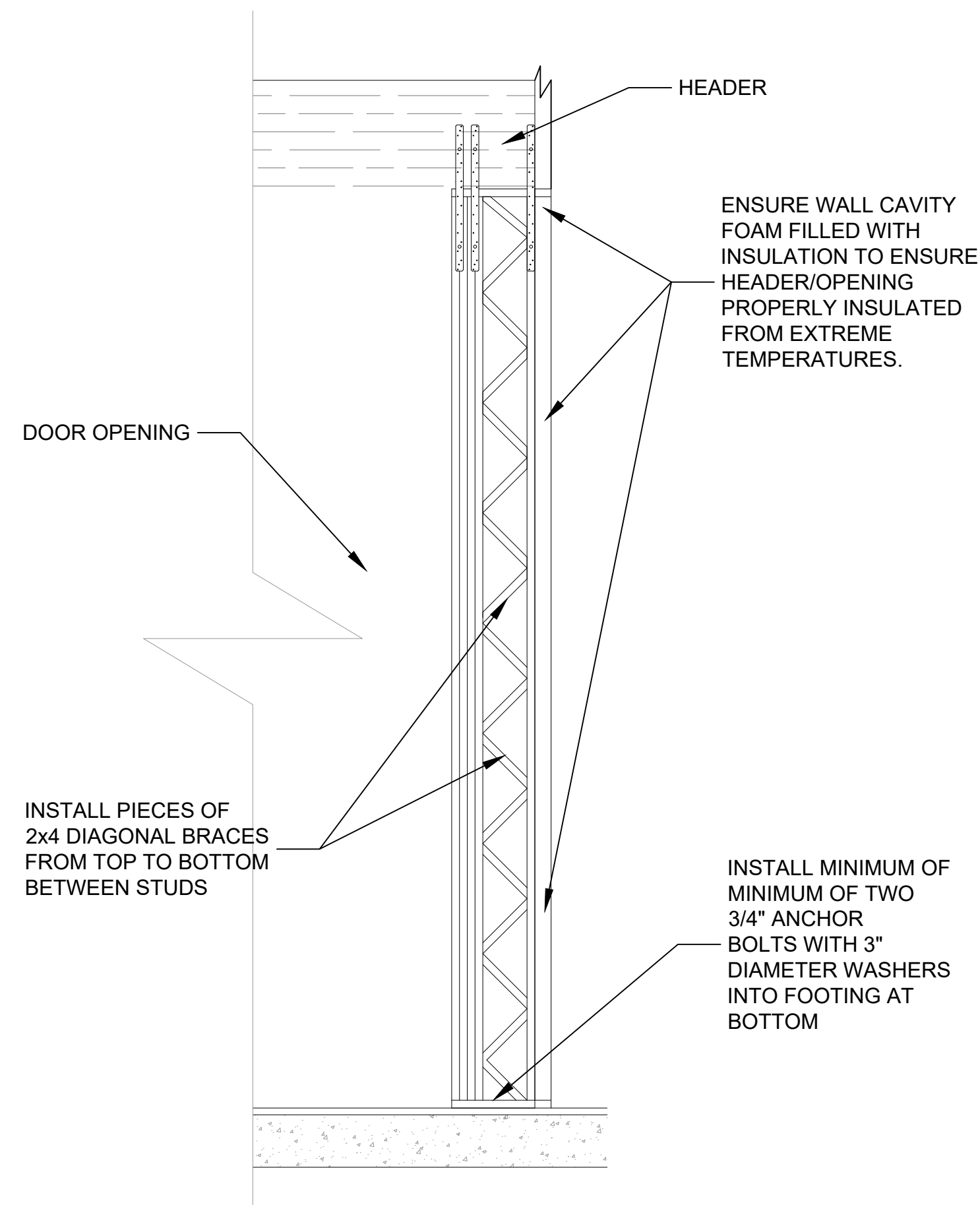
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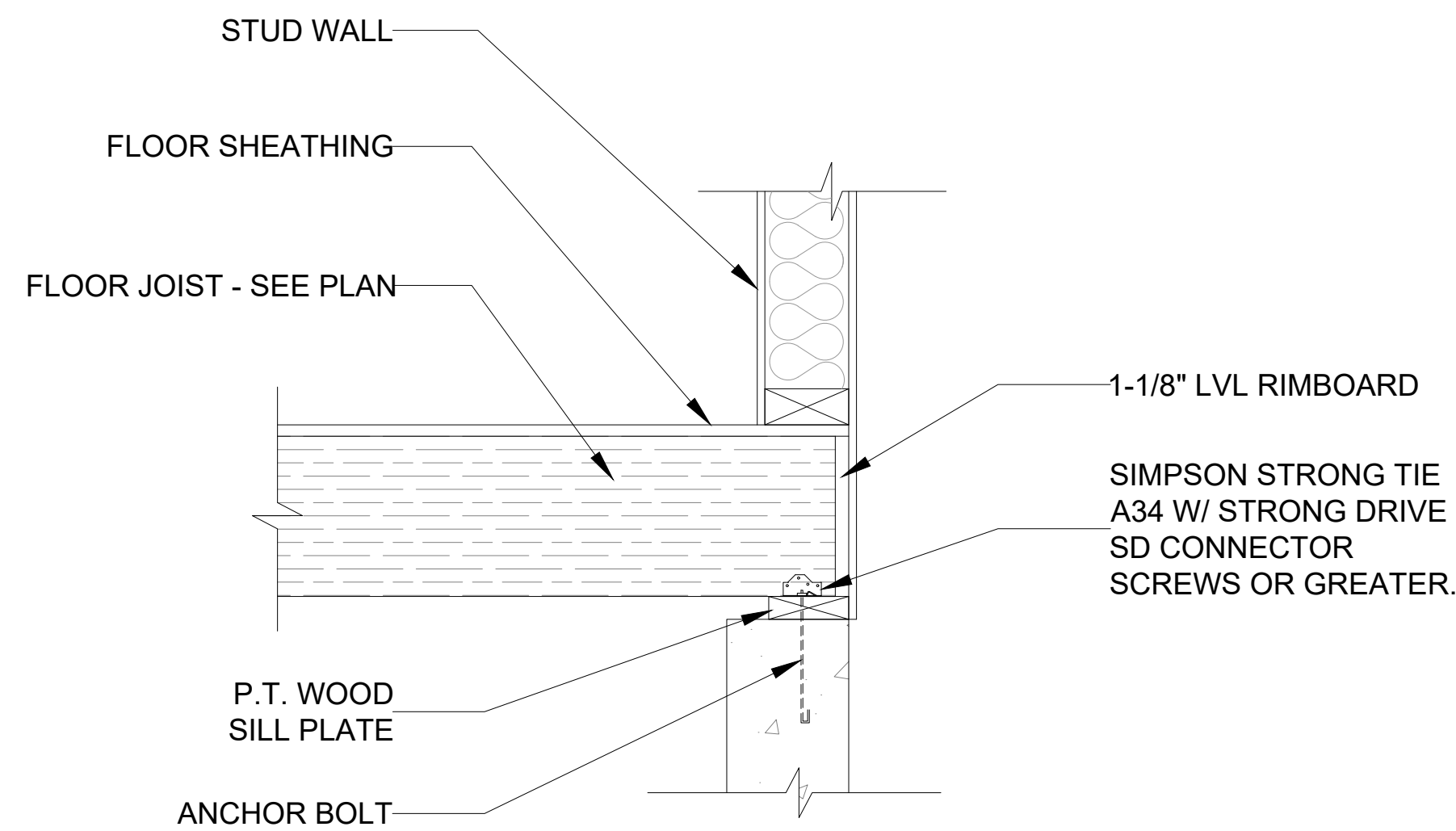
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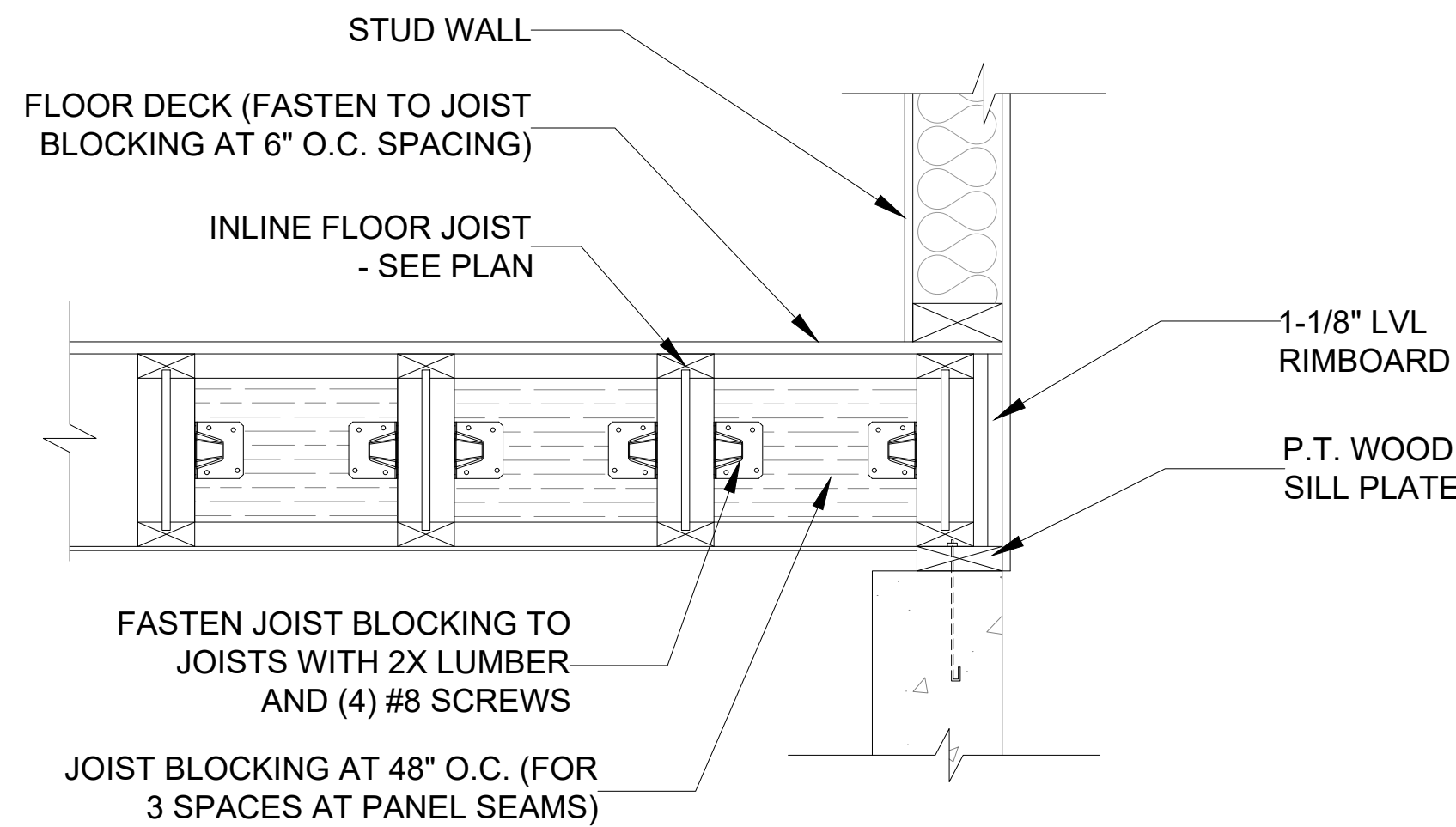
S2.2A TYPICAL WALL BRACING DETAIL FOR OPENINGS NEAR THE EXTERIOR WALL



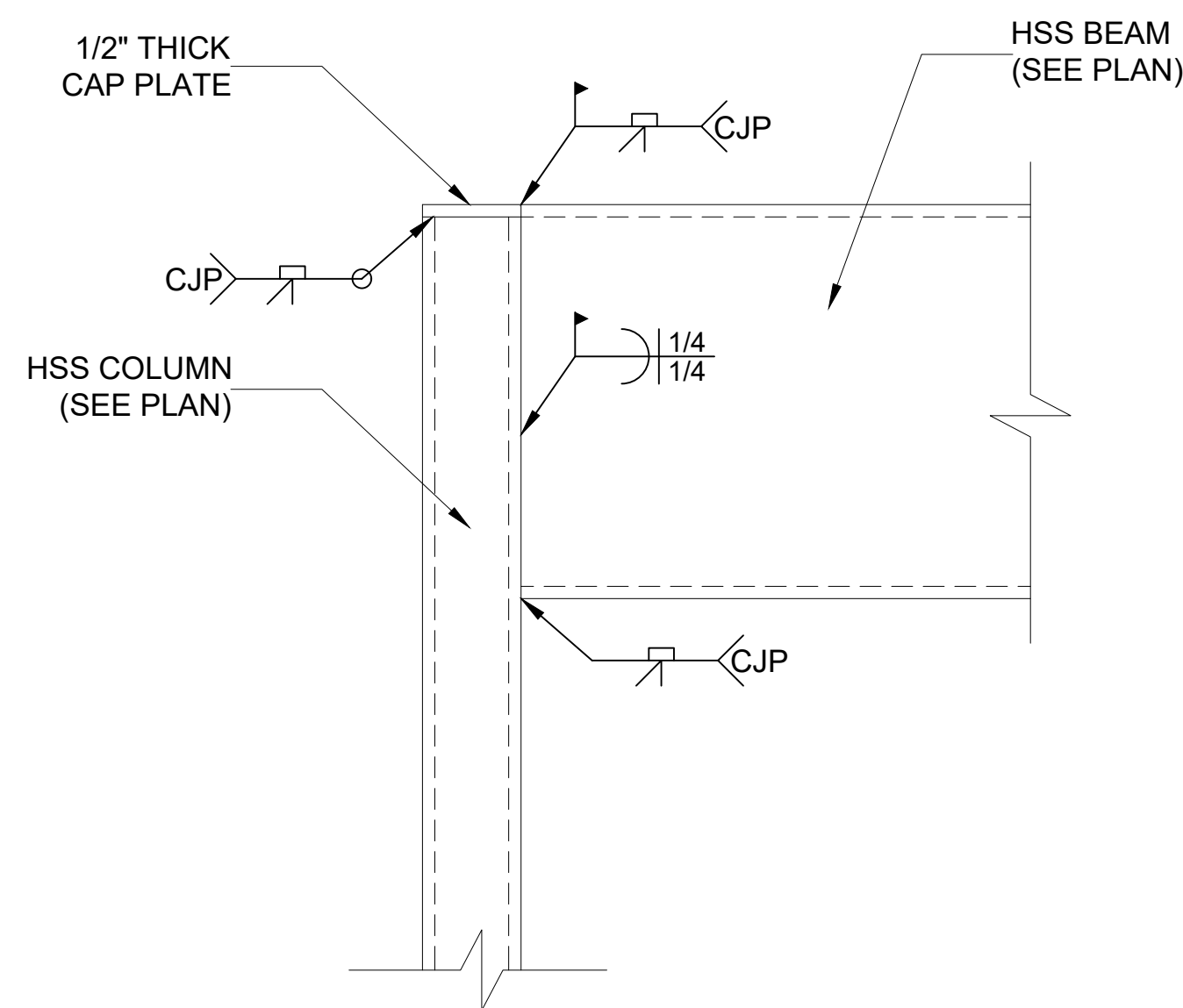
S2.2B TYPICAL BRACED PANEL DETAIL FOR BOTH SIDES OF DOOR OPENINGS WHERE OPENING IS 3' FROM EXTERIOR WALL OR LESS



S2.2C TYPICAL JOIST BEARING AT EXTERIOR WALL

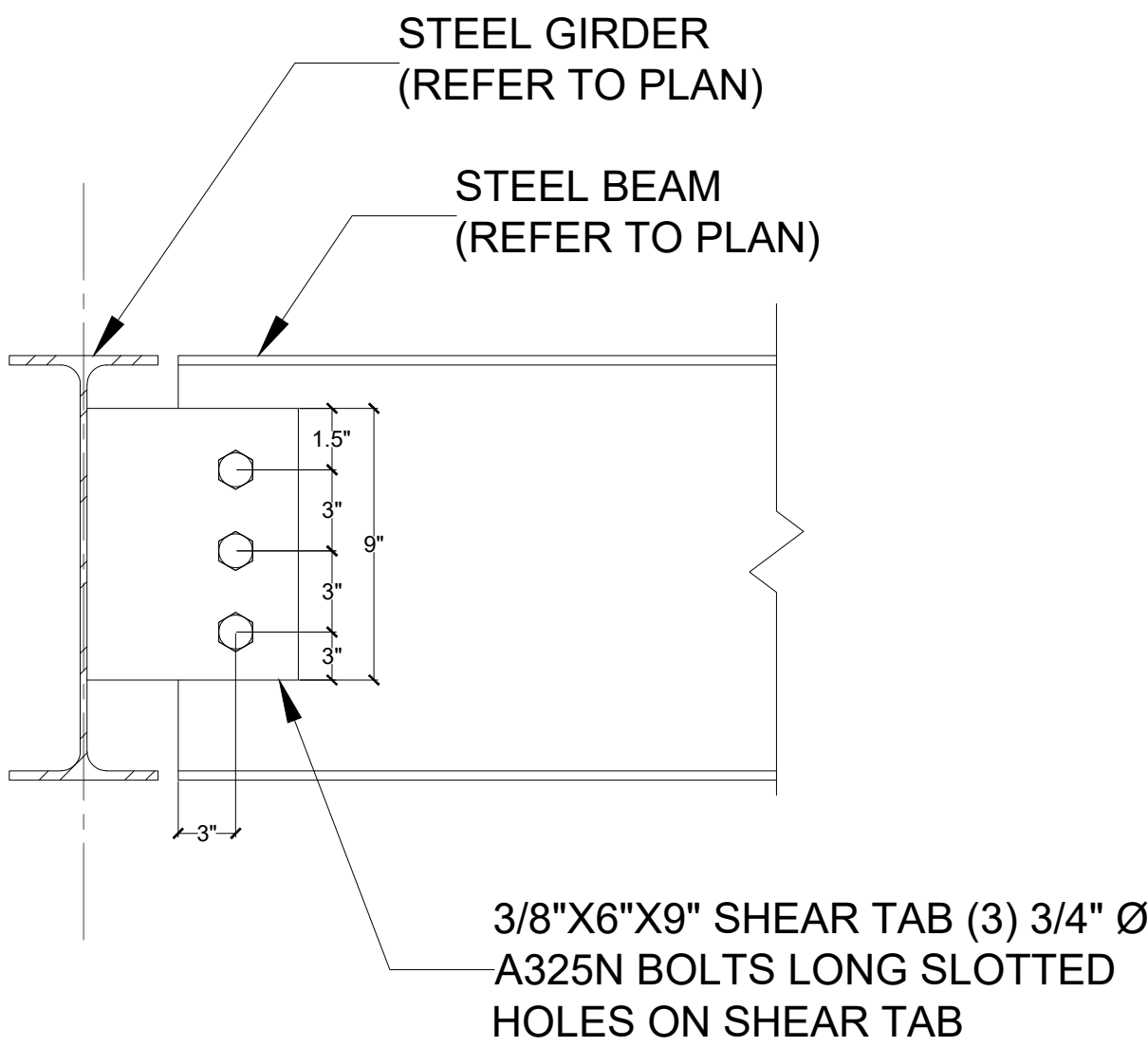
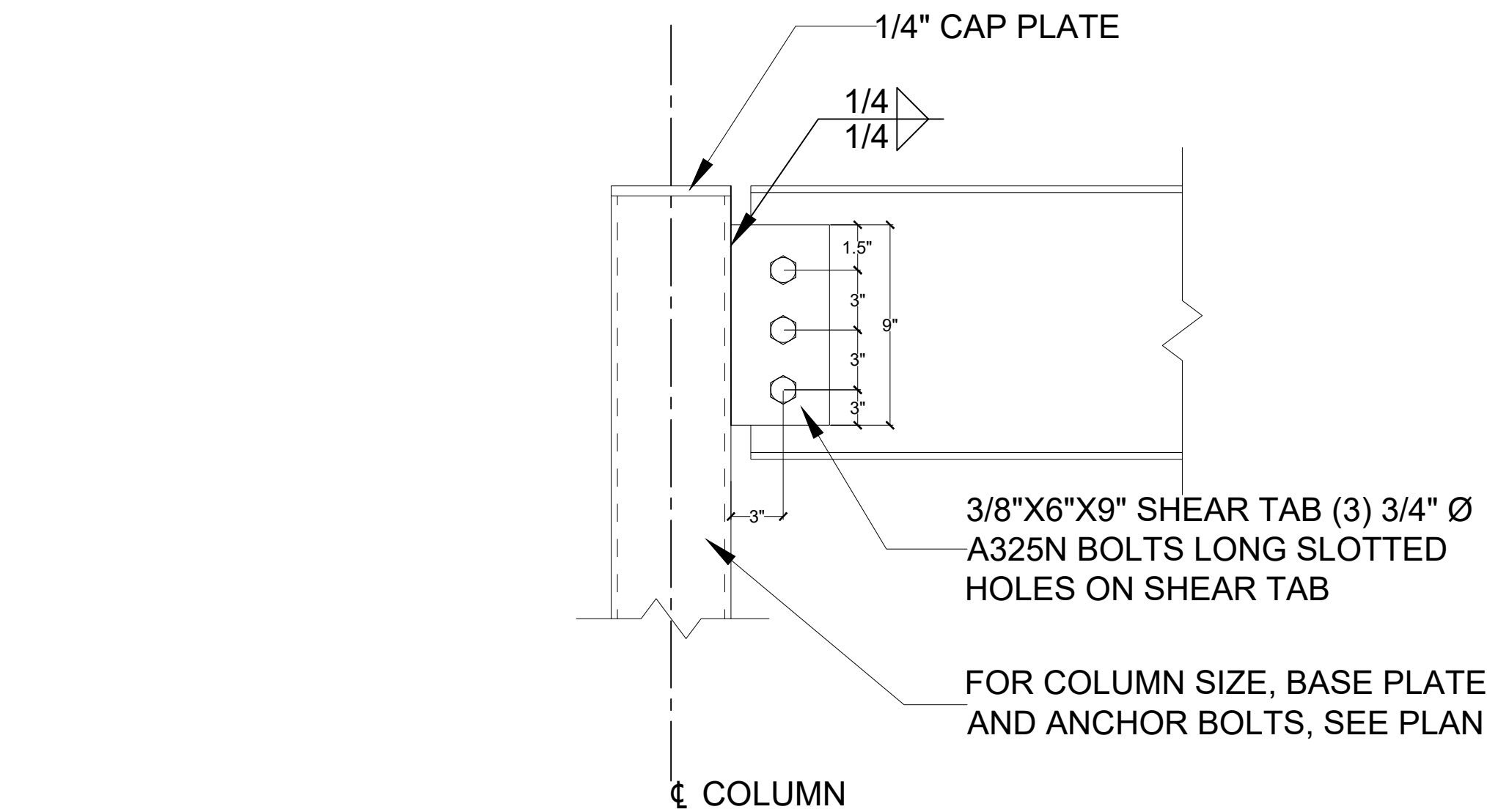
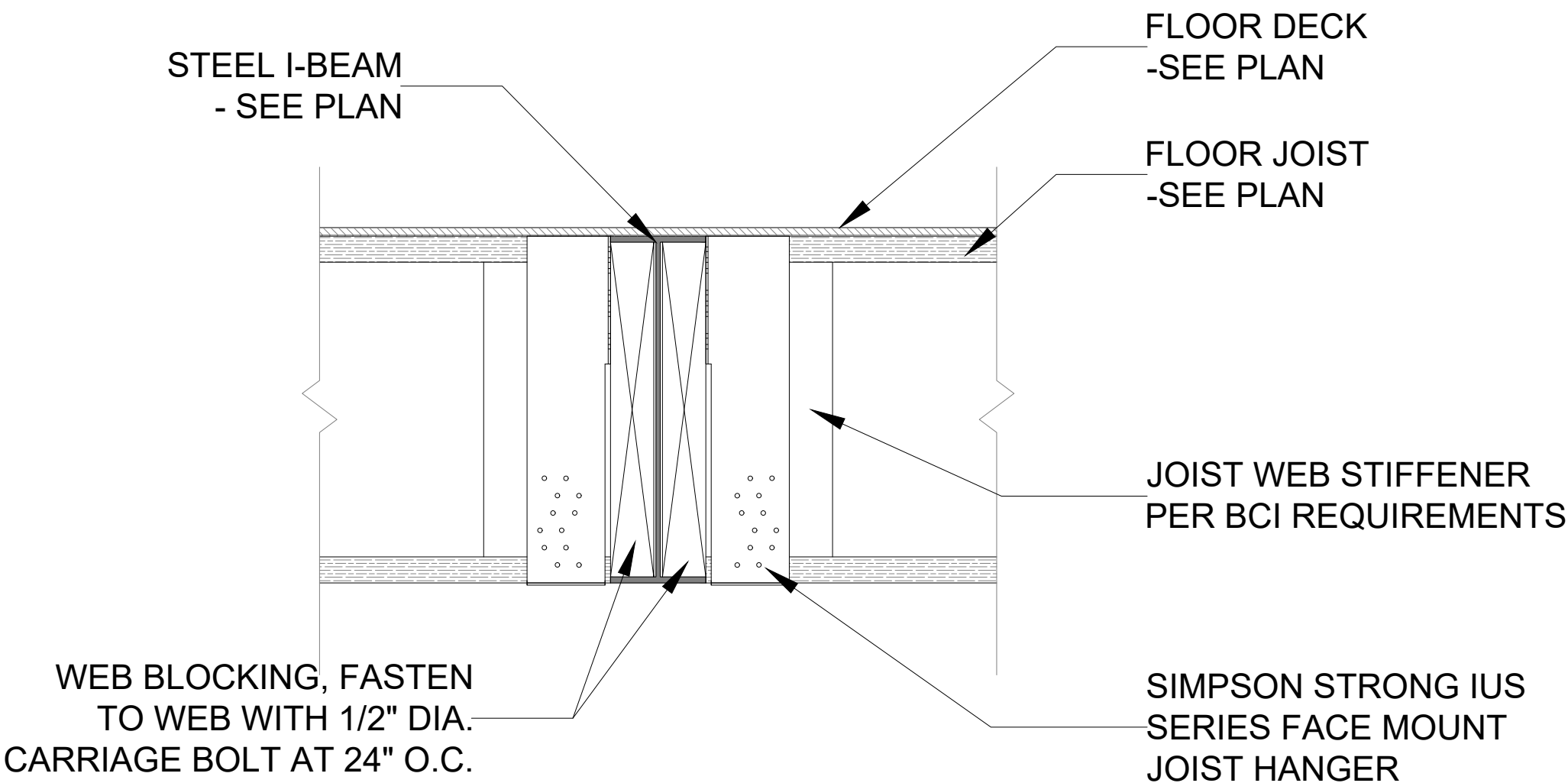
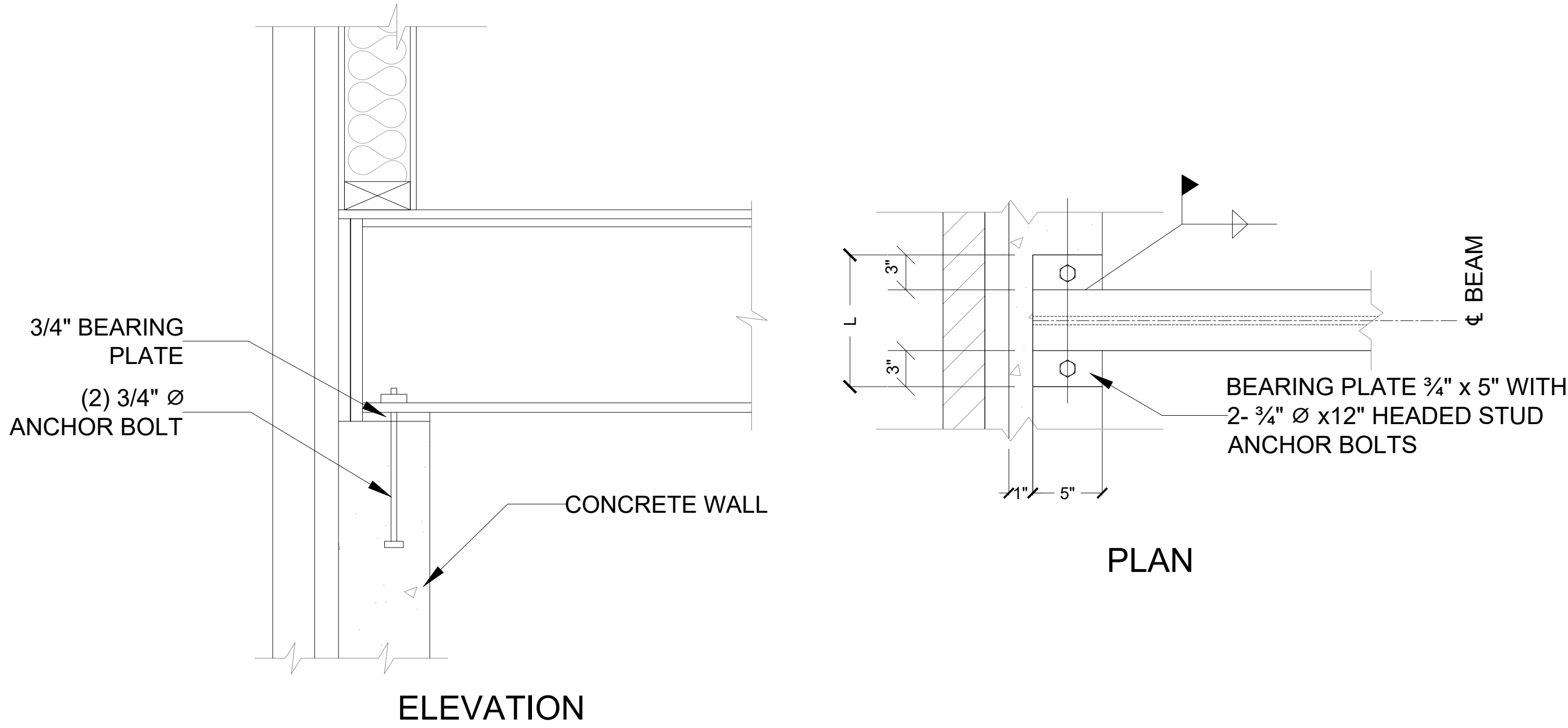


S2.2D TYPICAL JOIST INLINE AT EXTERIOR WALL



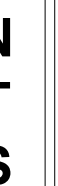
S2.2E HSS TO HSS MOMENT CONNECTION DETAIL

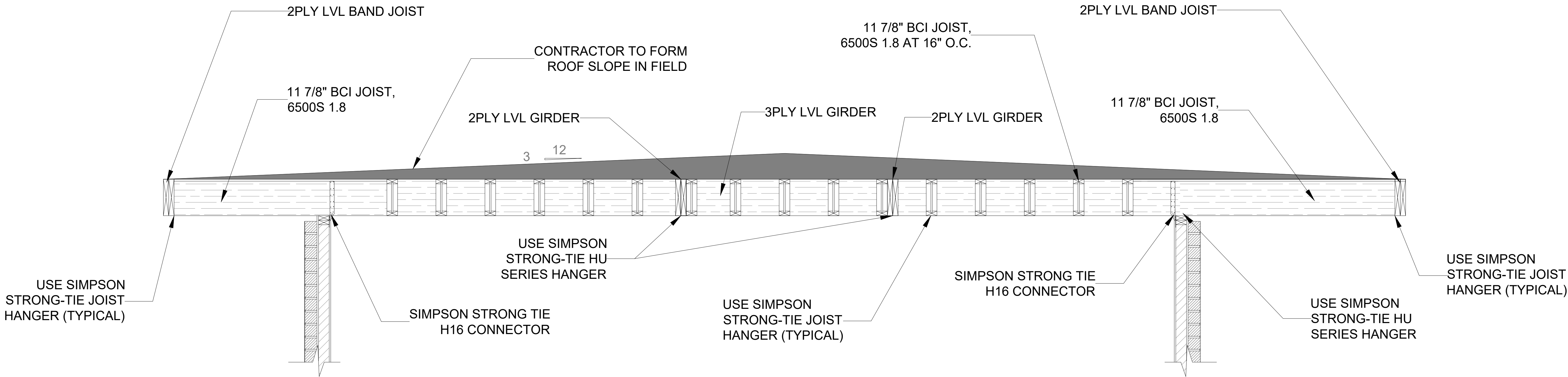
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DATE	02-29-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			



DATE	02-29-24				
REVIEWED BY:	MDF / MP	MDF			
DATE	02-29-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2018 IRC CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES AND NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
5. FOR I-JOIST TO LVL CONNECTION, USE SIMPSON STRONG-TIE IUS 1/2" X 4" X 8".
6. FOR LVL TO LVL CONNECTION, USE SIMPSON STRONG-TIE HGU 1/2" X 4" X 8".
7. FOR ALL LVL BEAMS BEARING ON WALLS, PROVIDE SUPPORTING STUDS. STUDS SHALL HAVE, AT MINIMUM, THE SAME NUMBER OF PLYS AS THE BEAM THEY ARE SUPPORTING.
8. = INDICATES MOMENT CONNECTION SEE DETAIL S2.3C





1
S3.1 **TYPICAL UPPER ROOF FRAMING DETAIL**
SCALE: NTS

REV. NO.	CAD BY:	DATE	REVIEWED BY:	DATE
0	PJG	02-29-24	MDF / MP	02-29-24
1	PJG	10-09-24	MDF	

REMARKS:

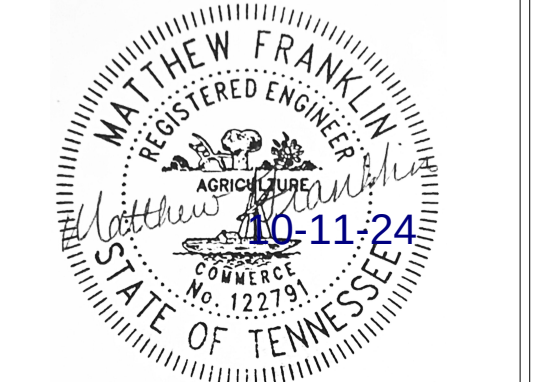
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES AND 2021 INTERNATIONAL RESIDENTIAL CODE.
2. MICROLAM BEAMS.LVL'S SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 3,100 PSI AND MODULUS OF ELASTICITY OF 2,000,000 PSI AND BE AS MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL.
3. FLOOR JOISTS SHALL BE AS SHOWN AND NOTED ON THE DESIGN DRAWINGS.
4. STANDARD SIZE WOOD MEMBERS SHALL BE OF MINIMUM #2 CLASS SOUTHERN YELLOW PINE OR BETTER AND A MIN MODULUS OF ELASTICITY OF 1,400,000 PSI.
5. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
6. CONCRETE USED FOR SLABS AND COLUMNS SHALL HAVE A MINIMUM 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAY BREAK. PERFORMANCE OF CONCRETE SHALL DEPEND ON SUCH THINGS AS THE QUALITY OF THE CONCRETE, PROPER PLACEMENT OF REINFORCING STEEL AS NOTED ON PLANS, QUALITY OF THE SUBGRADE AND THE METHOD OF PLACEMENT OF THE CONCRETE. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR AND OR BUILDER TO VERIFY THAT THESE CONDITIONS ARE PROPERLY VERIFIED. IT IS PREFERRED THAT WELDED WIRE MESH BE PLACED IN ALL CONCRETE SLABS.
7. UNLESS NOTED OTHERWISE, ALL REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, GRADE 60. STEEL REINFORCEMENT SHALL BE PLACED IN ALL CONCRETE AS NOTED ON DRAWINGS.
8. DETAILS NOT SHOWN SHALL BE DONE IN ACCORDANCE WITH STANDARD BUILDING TECHNIQUES AND IN ACCORDANCE WITH ALL BUILDING CODES.
9. DESIGN LOADS:

9.1.1.1.	FLOOR LIVING AREAS	40 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)
9.1.1.2.	FLOOR SLEEPING AREAS	30 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)
9.1.1.3.	CEILING/ATTIC AREAS	20 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)
9.1.1.4.	ROOF AREAS	20 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)
9.1.1.5.	WALLS	105 MILE PER HOUR GUST WIND LOAD
10. THE BUILDING CONTRACTOR SHALL OBTAIN ALL PERMITS AND REQUIRED INSPECTIONS FOR THE CONSTRUCTION.
11. ALL DIMENSIONS SHALL BE VERIFIED & CONFIRMED IN THE FIELD DURING CONSTRUCTION. PLAN SCALE AS NOTED ON EACH PLAN SHEET AS THEY CAN CHANGE. DIMENSION LINES AND NOTES SUPERCEDE ALL SCALED REFERENCES.
12. HURRICANE STRAPS TO BE INSTALLED AT ENDS OF EACH RAFTER.
13. CAUTION MUST BE EXERCISED WHEN MAKING ANY CHANGES TO THE PLANS. THE ENGINEER MUST BE NOTIFIED OF ANY PROPOSED MODIFICATIONS PRIOR TO MAKING CHANGES. EVEN MINOR CHANGES IN ONE AREA OF THE PLAN COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.
14. THESE PLANS ARE FOR LOT 3270 BOYD MILL AVENUE, FRANKLIN, TENNESSEE STRUCTURAL PLAN. FOR ALL OTHER INFORMATION, INCLUDING DIMENSIONS, FIELD VERIFICATION MAY BE NEEDED. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR INCORRECT FIELD MEASUREMENTS.
15. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID ERRORS, OMISSIONS, MISTAKES AND TO INCORPORATE THE MOST UP TO DATE FIELD MEASUREMENTS AND INFORMATION, THE BUILDER AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND SHALL HAVE RESPONSIBILITY FOR THE SAME.
16. INITIAL ARCHITECTURAL PLANS BY OTHERS. THE SCOPE DECLARED ON THIS SET OF PLANS IS LIMITED TO THE STRUCTURAL DESIGN OF A TWO-STOREY RESIDENTIAL PROPERTY. OTHER ITEMS NOT DECLARED HERE SHALL BE COORDINATED WITH THE OWNER/GENERAL CONTRACTOR.
17. CONTRACTOR SHALL FOLLOW ALL PRESCRIPTIVE DESIGN REQUIREMENTS OF THE 2021 IRC UNLESS NOTED OTHERWISE ON THESE DRAWINGS.



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Alliance Engineering & Consulting, LLC



Matthew D. Franklin, P.E.
 Alliance Engineering & Consulting, LLC
 480 Duke Drive, Ste 120
 Franklin, TN 37067

DATE: _____

PROJECT:

CLARK RESIDENCE
STRUCTURAL PLAN

LOCATION:

70 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:

CHARD & TANIA CLARK

SHEET CONTENT:

STRUCTURAL GEN NOTES

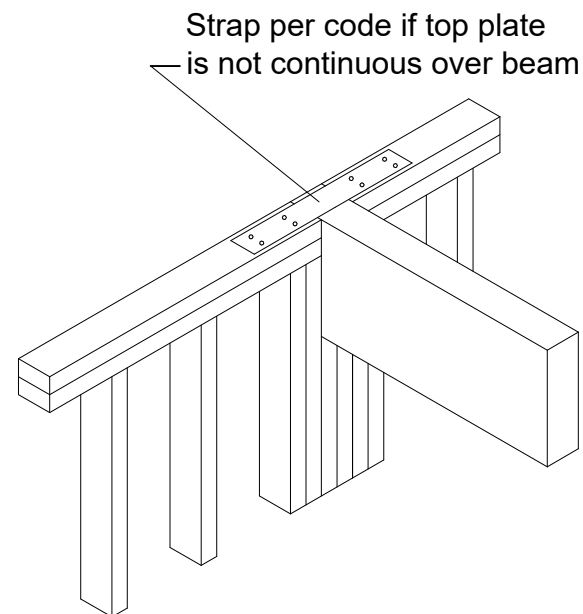
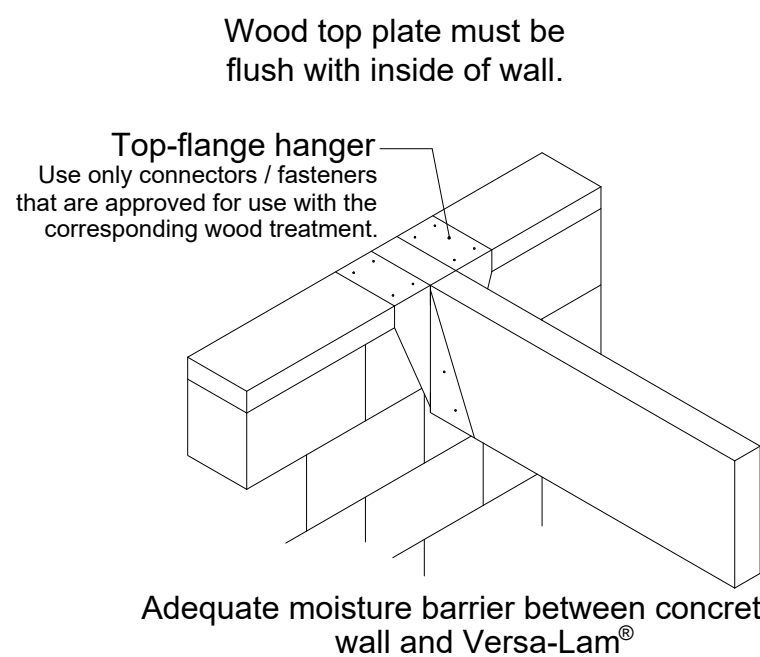
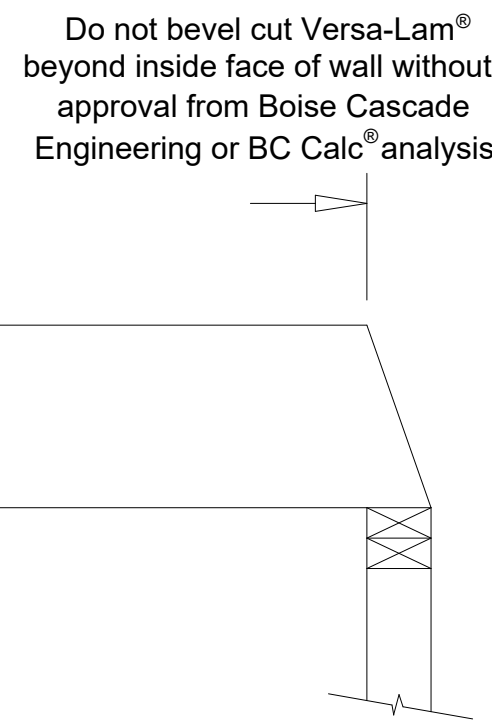
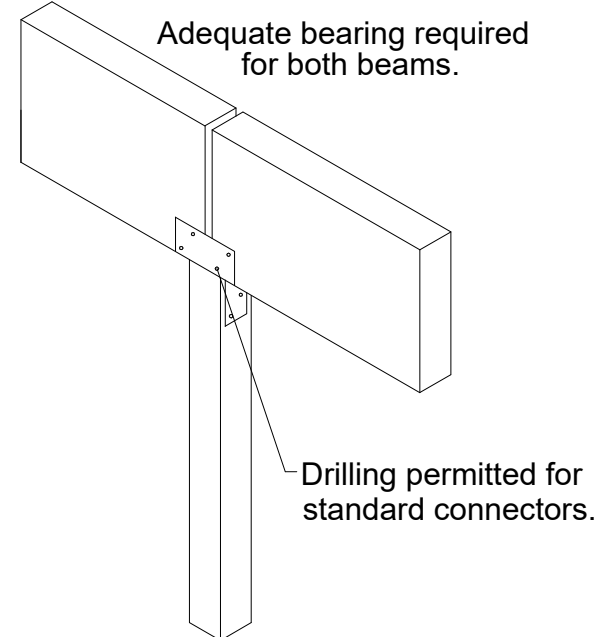
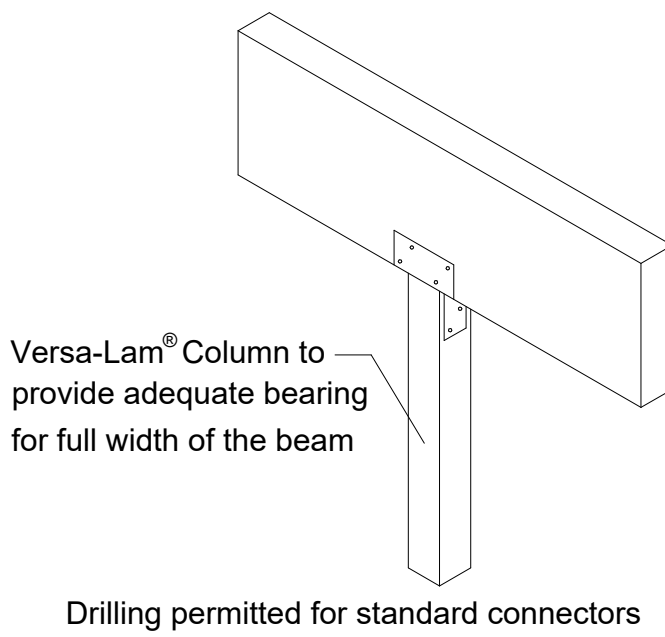
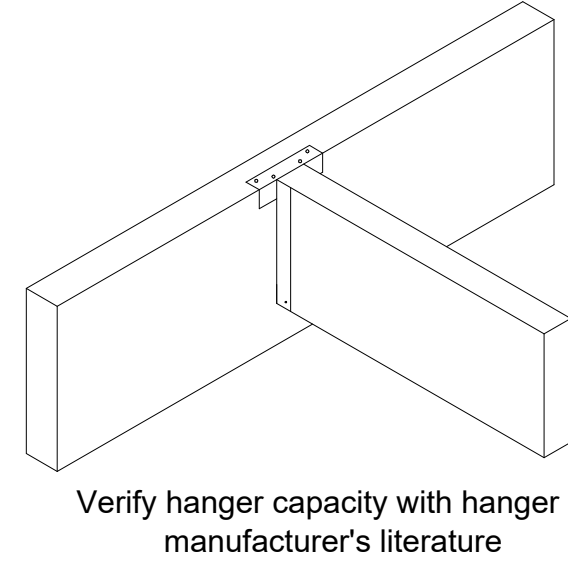
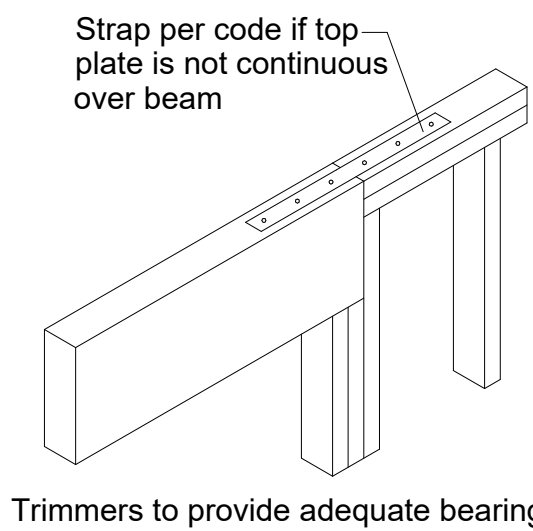
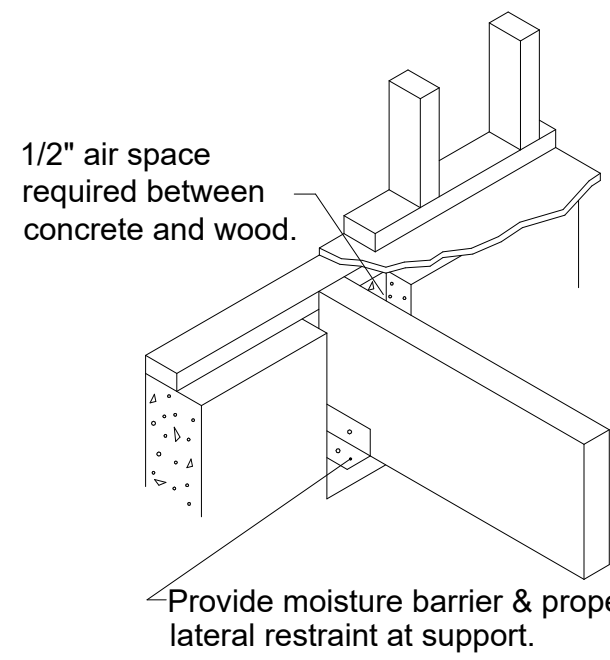
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0	PJG	02-29-24	MDF / MP	02-29-24
1	PJG	10-09-24	MDF	-

REMARKS:

SHEET NO:

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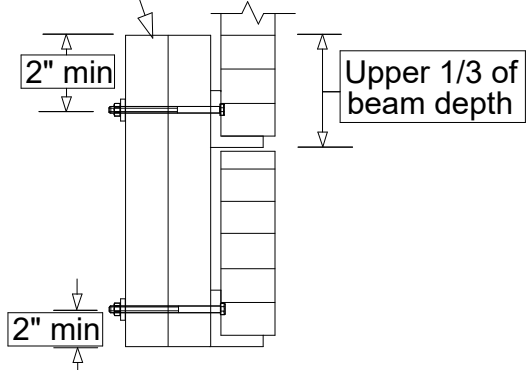
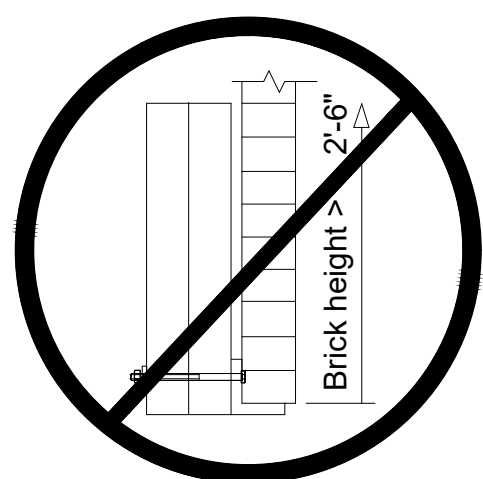
NOTES



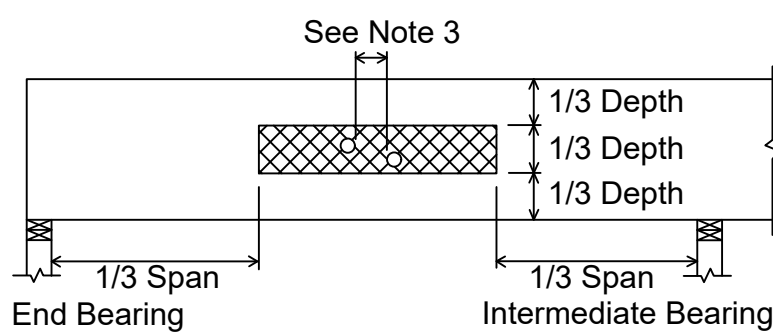
Spacing of 1/2" bolts with washers*	Max. height of supported brick veneer**
24 in.	5' - 6"
16 in.	8' - 6"
12 in.	11' - 6"
8 in.	16' - 6"

* Based on 1/4" thick steel lintel
** Height measured from top lintel

Minimum 2-ply 1 3/4" Versa-Lam® LVL
Maximum 3-ply 1 3/4" Versa-Lam® LVL



Allowable Holes in VERSA-LAM® Beams



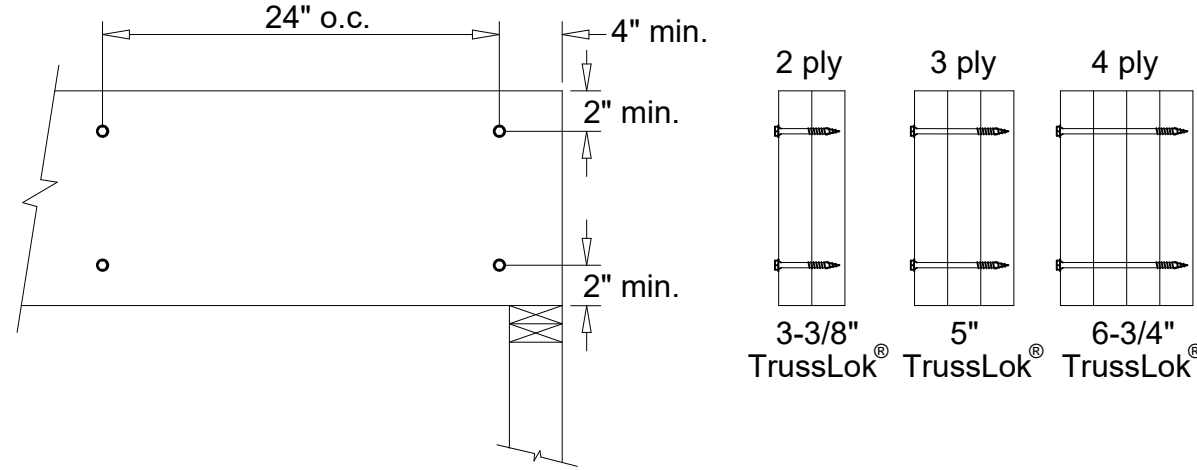
NOTES:

- Square and rectangular holes are NOT permitted.
- Round holes may be drilled or cut with a hole saw anywhere within the hatched area of the beam.
- The horizontal distance between adjacent holes must be at least two times the diameter of the larger hole.
- Do not drill more than three access holes in any four foot long section of beam.
- The maximum round hole diameter permitted is:

Beam Depth	5 1/2"	7 1/4"	9 1/4" +
Maximum Hole Diameter	3/4"	1"	2"

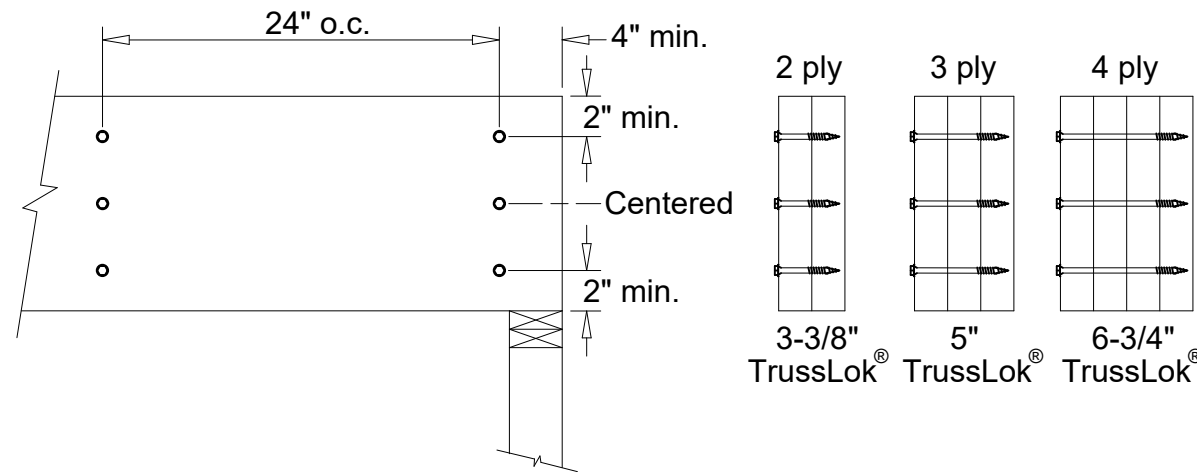
- These limitations apply to holes drilled for plumbing or wiring access only. The size and location of holes drilled for fasteners are governed by the provisions of the *National Design Specification®* for Wood Construction.
- Beams deflect under load. Size holes to provide clearance where required.
- This hole chart is valid for beams supporting uniform load only. For beams supporting concentrated loads or for beams with larger holes, contact Boise® EWP Engineering.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 2 rows @ 24" o.c.



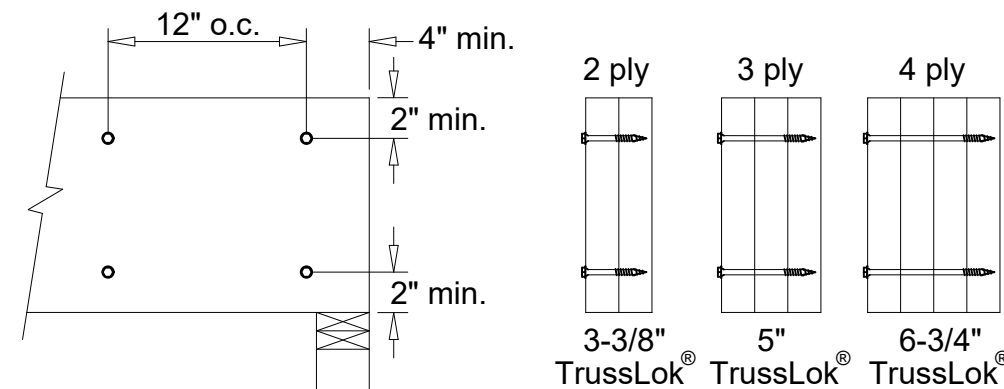
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 3 rows @ 24" o.c.



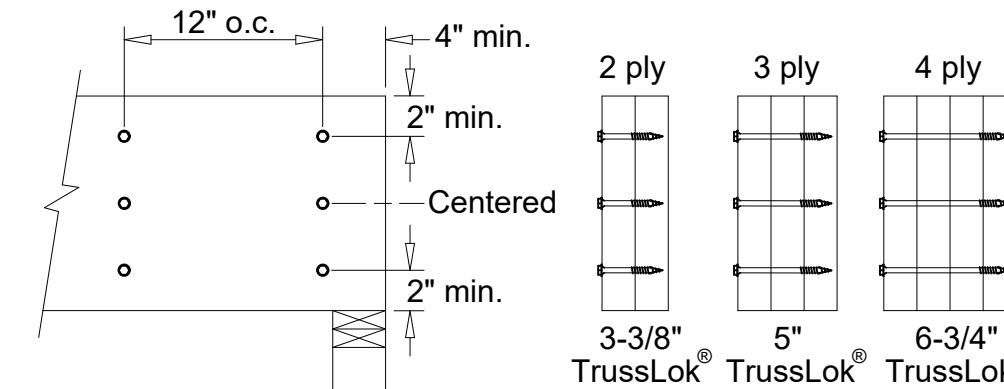
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.
- 3 row connections allowed for 11-7/8" and deeper beams.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 2 rows @ 12" o.c.



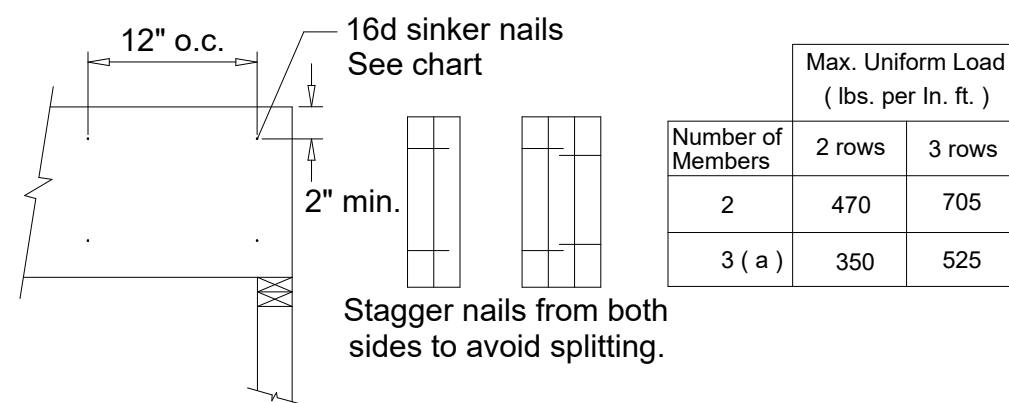
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 3 rows @ 12" o.c.



- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.
- 3 row connections allowed for 11-7/8" and deeper beams.

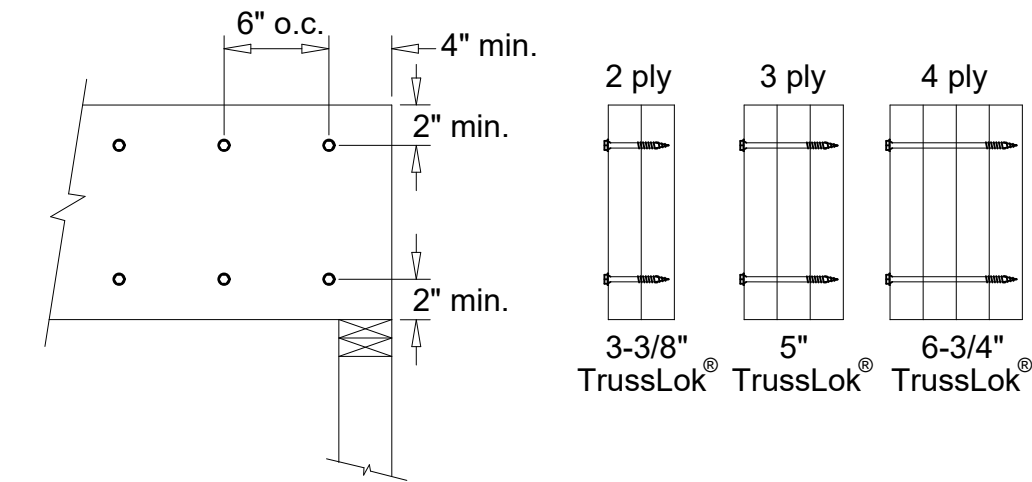
Side Loaded Connection Double & Triple 1-3/4" Versa-Lam® Nail Pattern



(a) Nail pattern for 3 - piece member must occur on both sides.

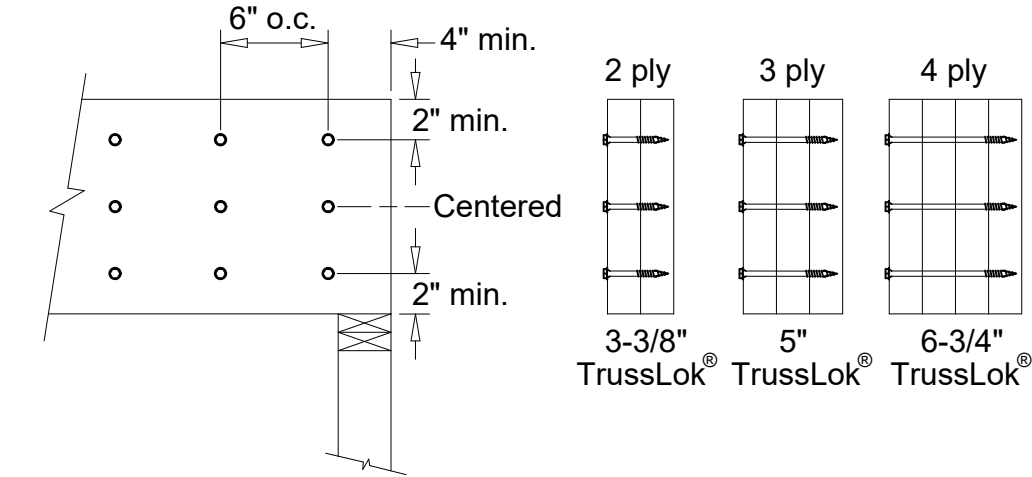
Nail values may be increased by 15% for snow load roofs and by 25% for non - snow load roofs where building code allows.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 2 rows @ 6" o.c.



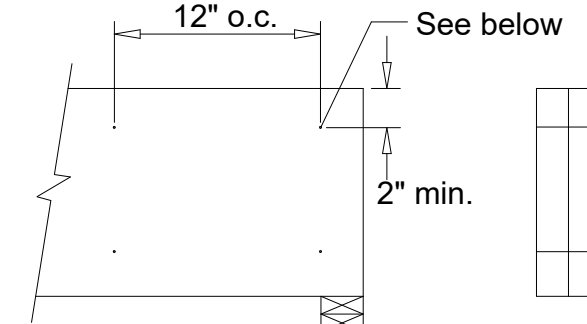
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 3 rows @ 6" o.c.



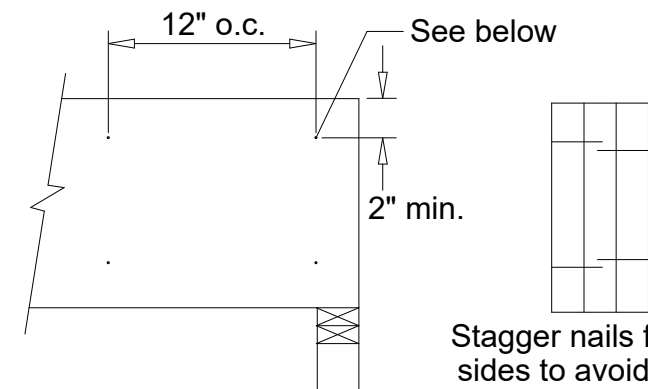
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.
- 3 row connections allowed for 11-7/8" and deeper beams.

Top Loaded Only Connection Double 1-3/4" Versa-Lam®

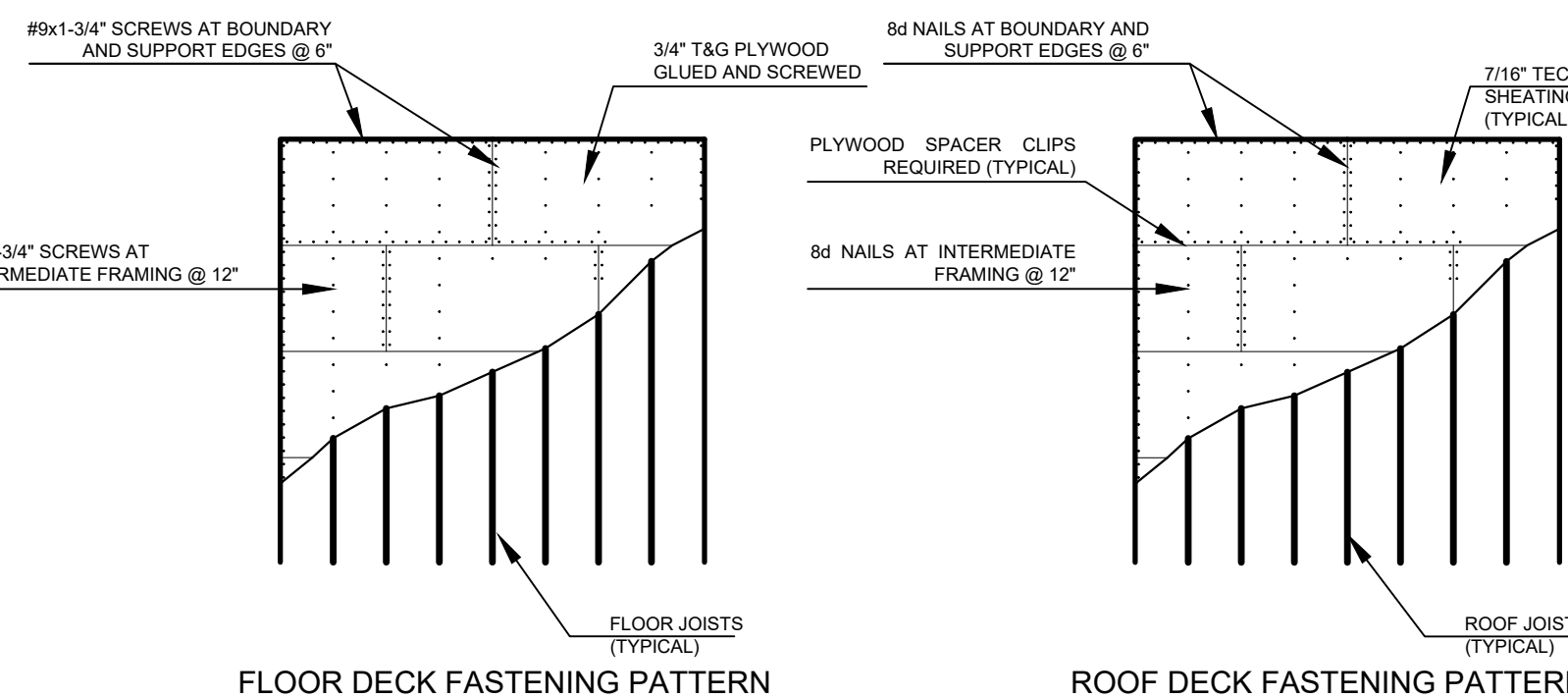


When 2 pieces of 1-3/4" Versa-Lam® are loaded from above:
Nail 9-1/2" and 11-7/8" beams w/ 2 - rows 16d box or sinker nails.
Nail 14", 16" and 18" beams w/ 3 - rows 16d box or sinker nails.
Nail 24" beams w/ 4 - rows 16d box or sinker nails.

Top Loaded Only Connection Triple 1-3/4" Versa-Lam® Nail from both sides



When 3 pieces of 1-3/4" Versa-Lam® are loaded from above:
Nail 9-1/2" and 11-7/8" beams w/ 2 - rows 16d box or sinker nails.
Nail 14", 16" and 18" beams w/ 3 - rows 16d box or sinker nails.
Nail 24" beams w/ 4 - rows 16d box or sinker nails.



DATE:

PROJECT:

**CLARK RESIDENCE
STRUCTURAL PLAN**

LOCATION:

**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

**GENERAL FRAMING
CONNECTION DETAILS**

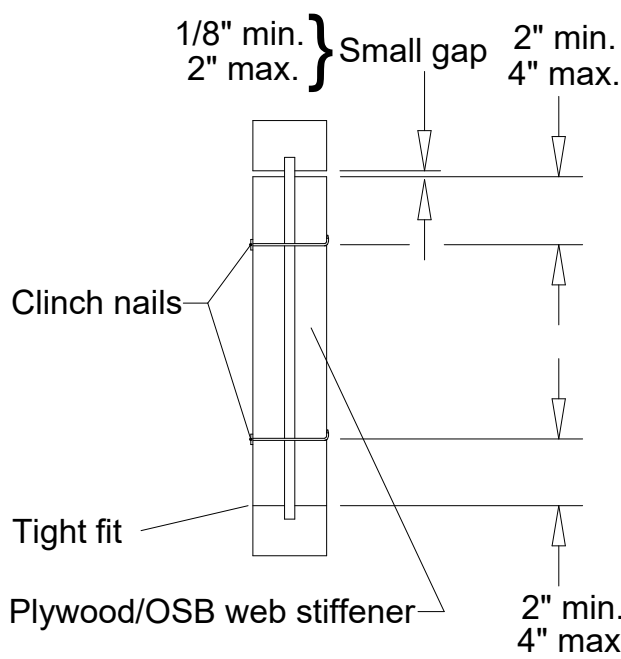
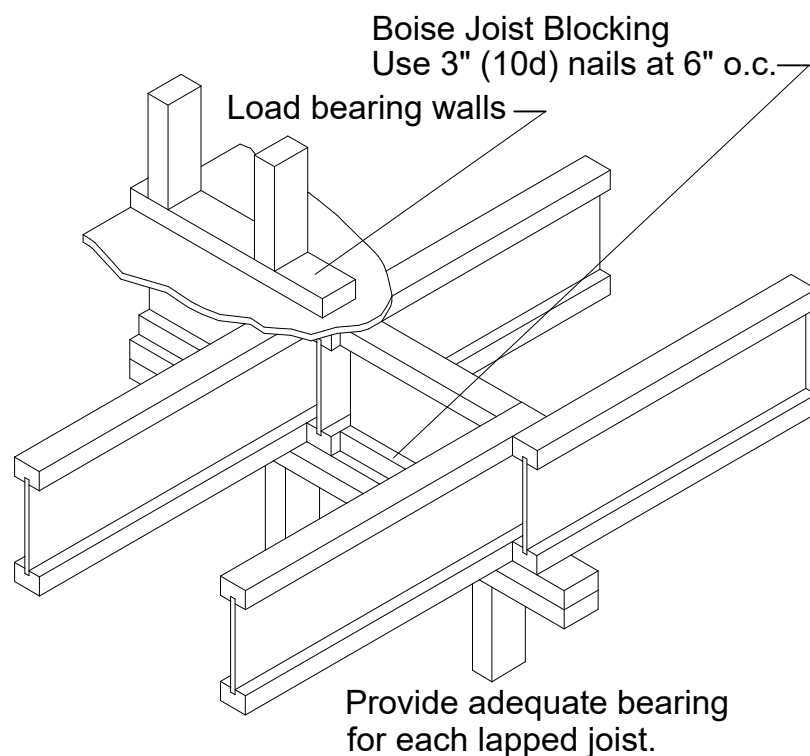
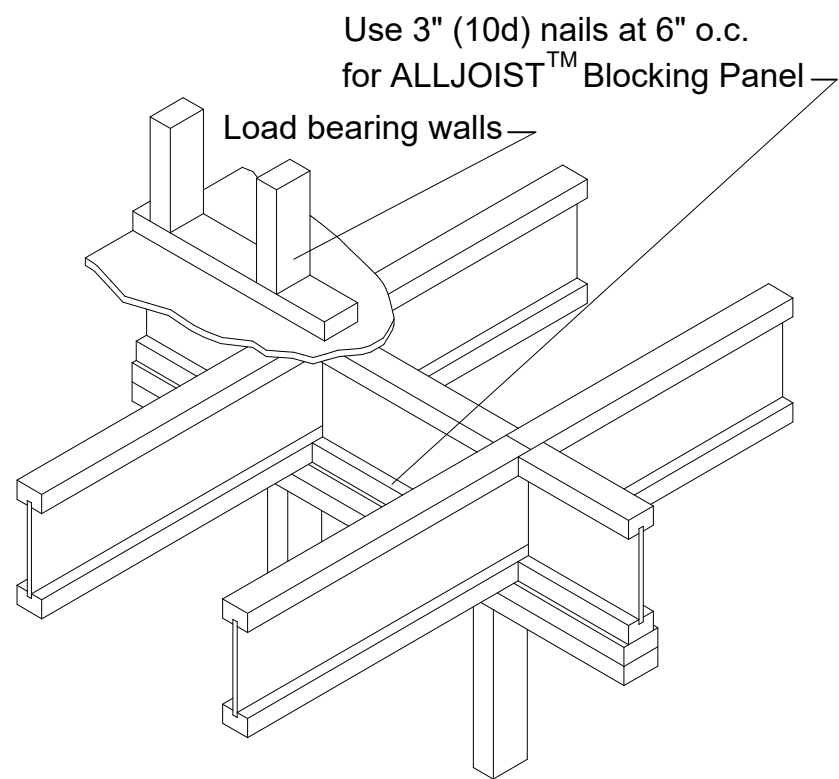
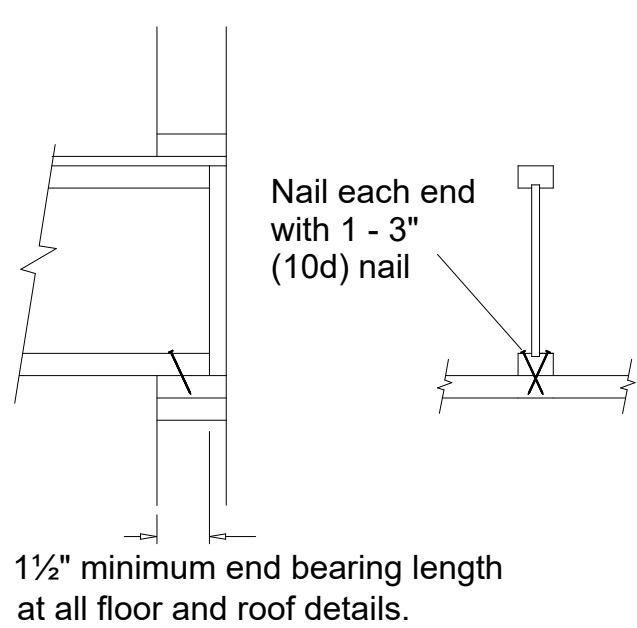
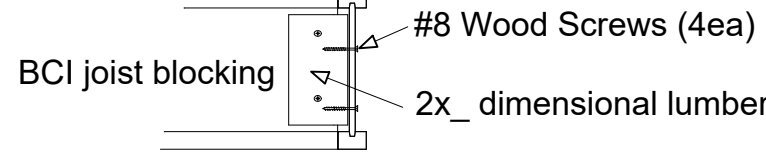
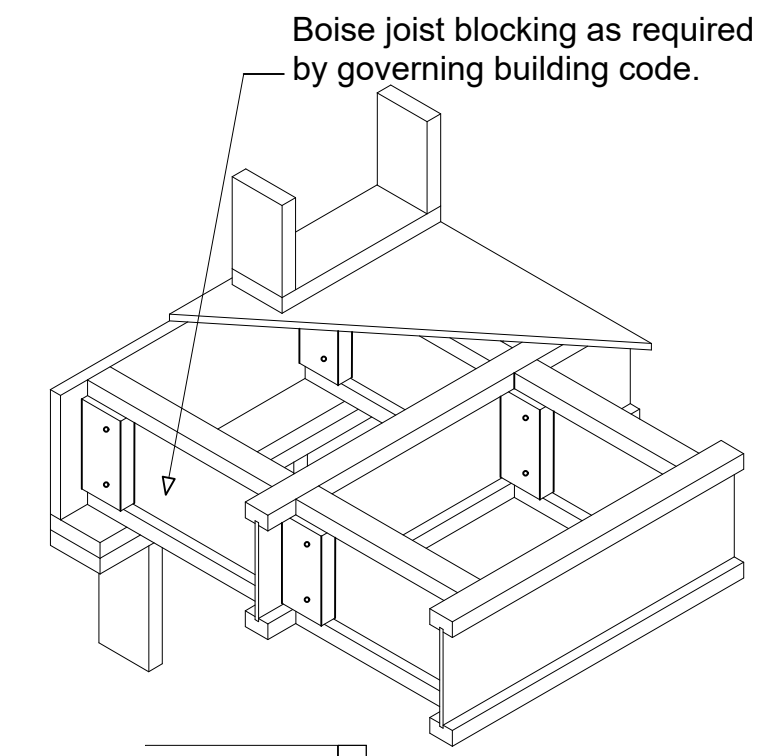
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REVIEWED BY:	MDF/IMP	MDF			
DATE	02-29-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			

REMARKS:

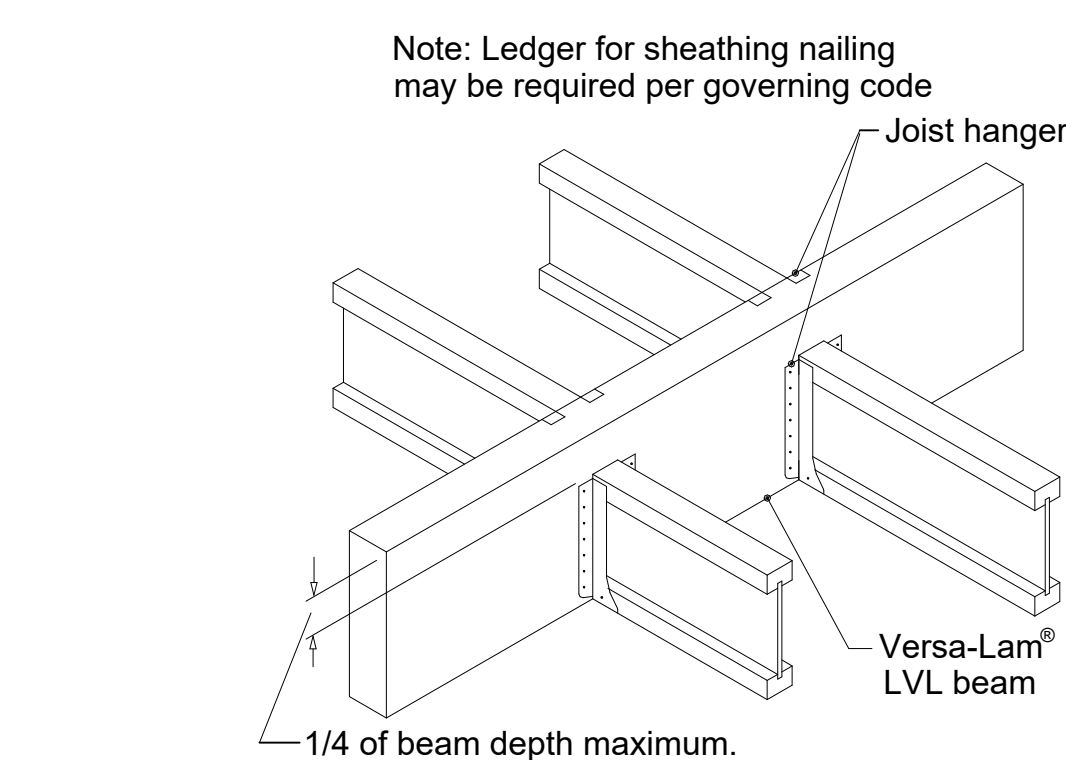
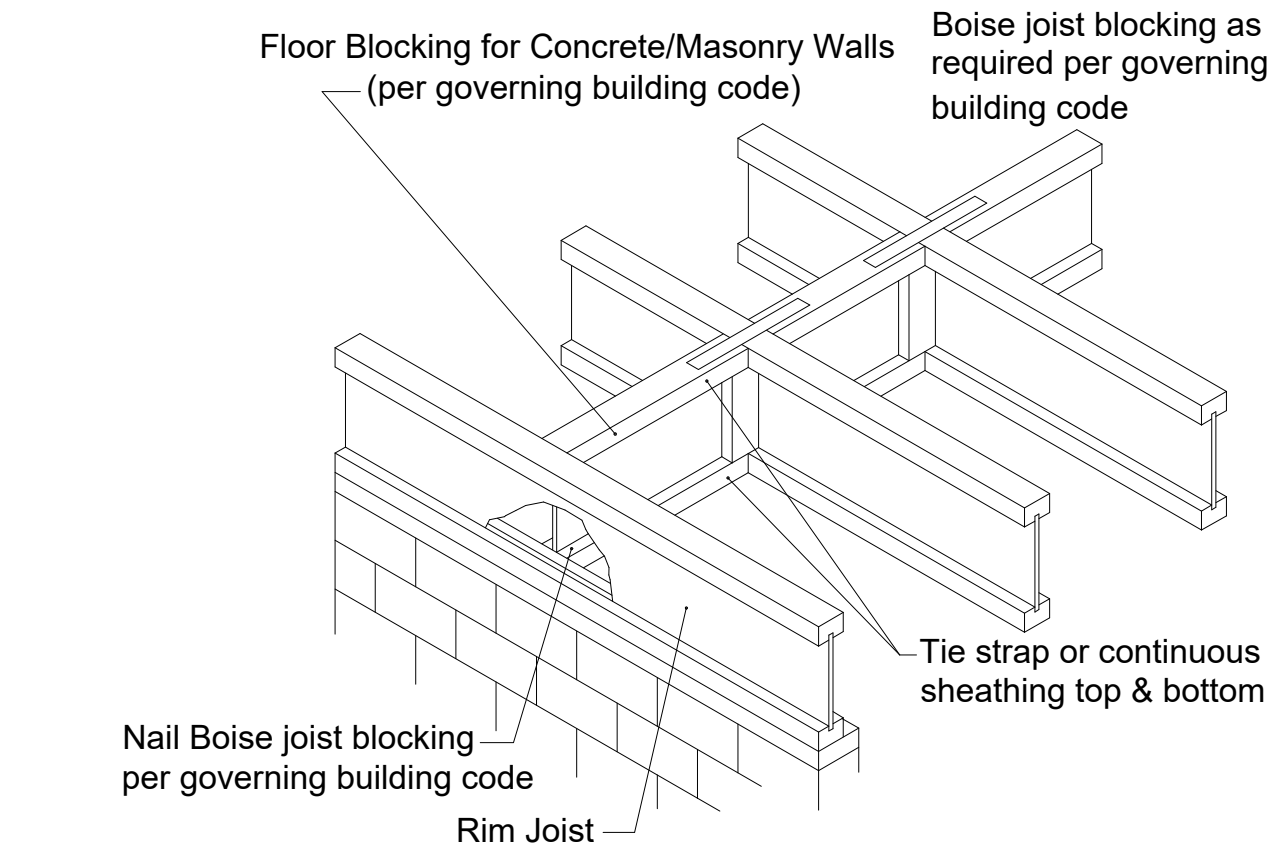
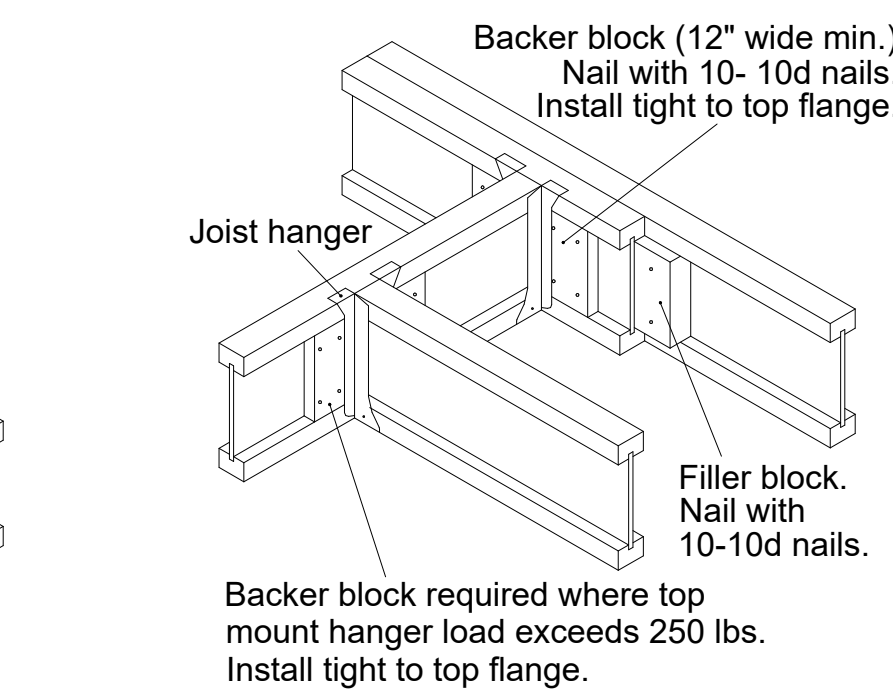
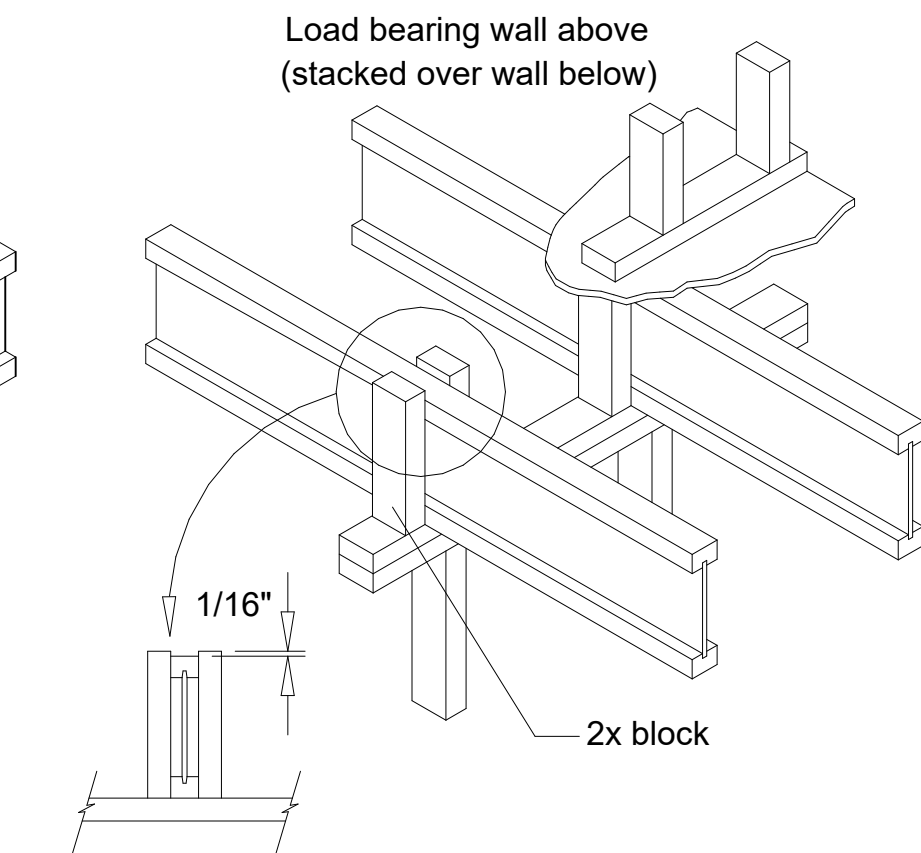
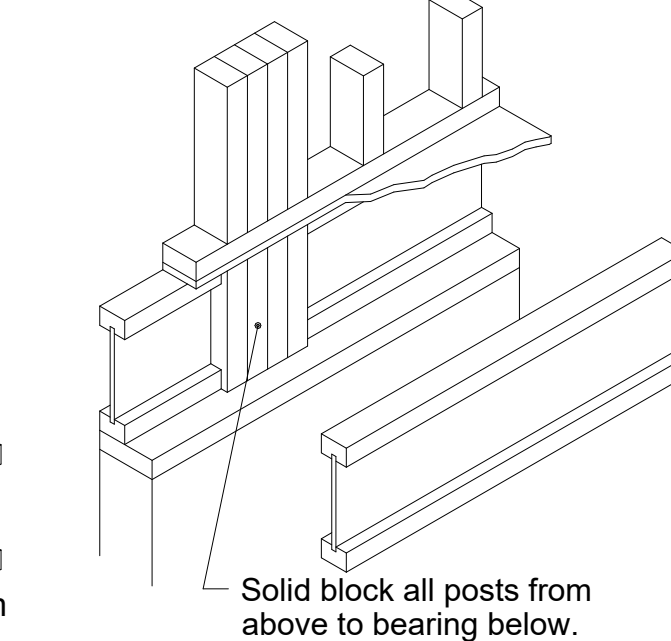
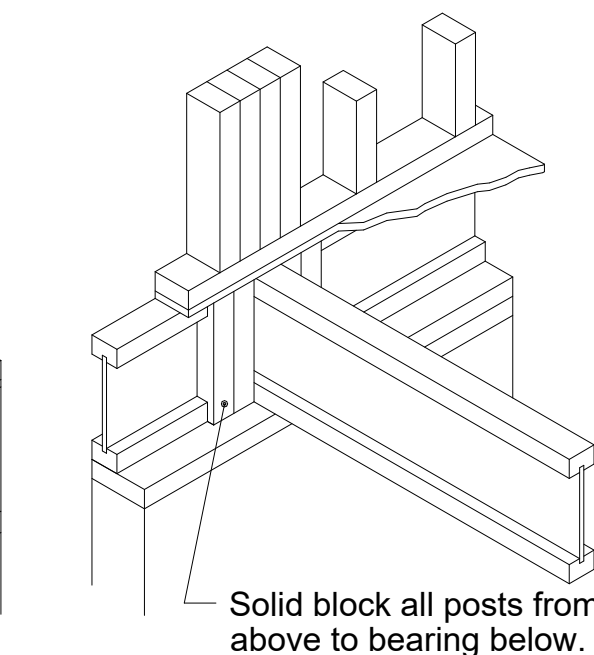
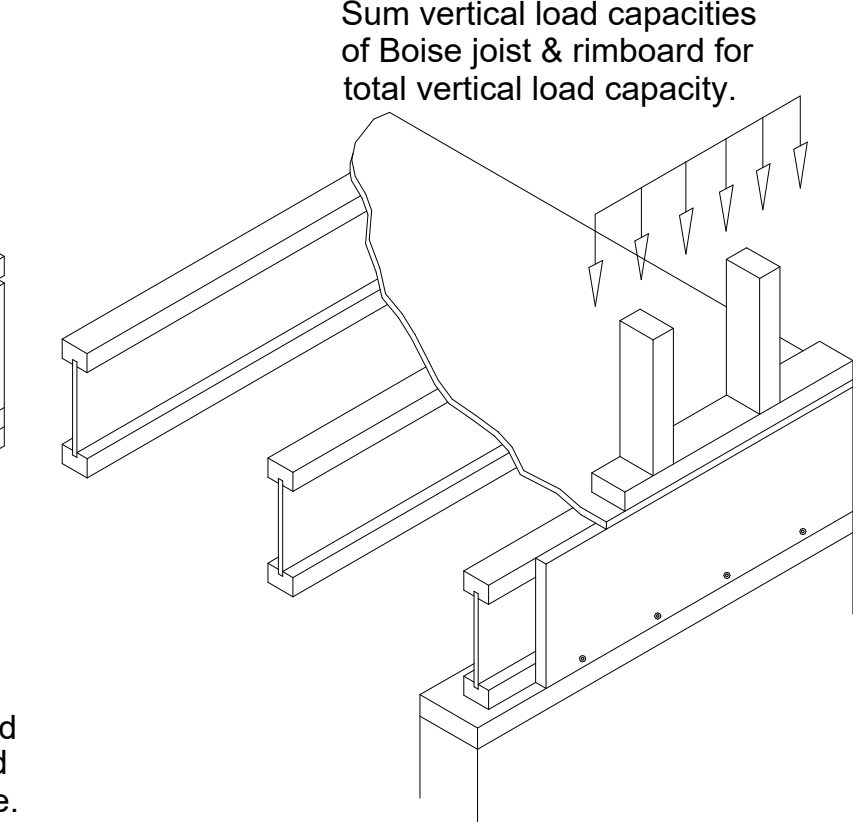
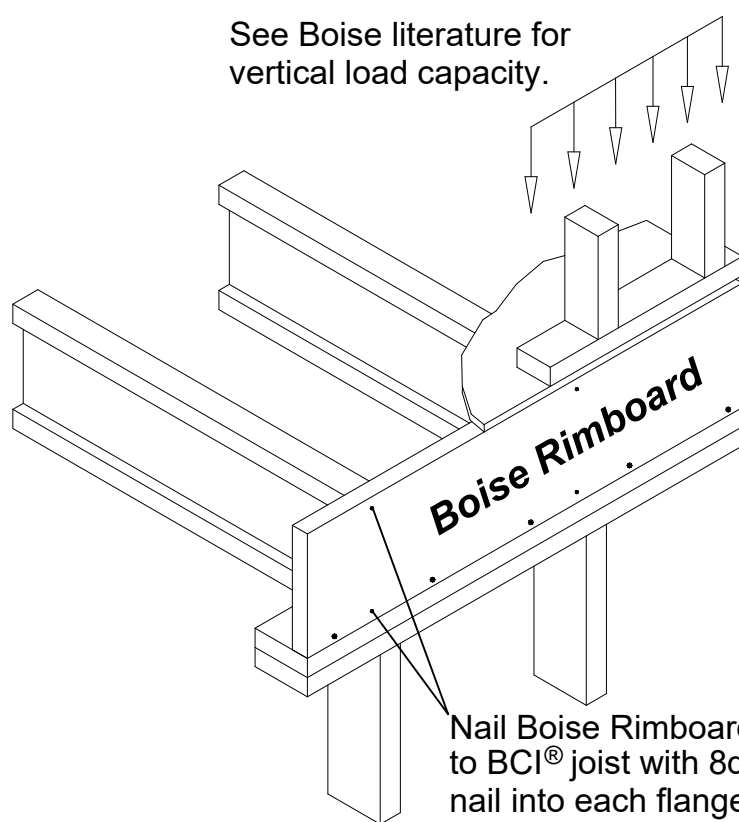
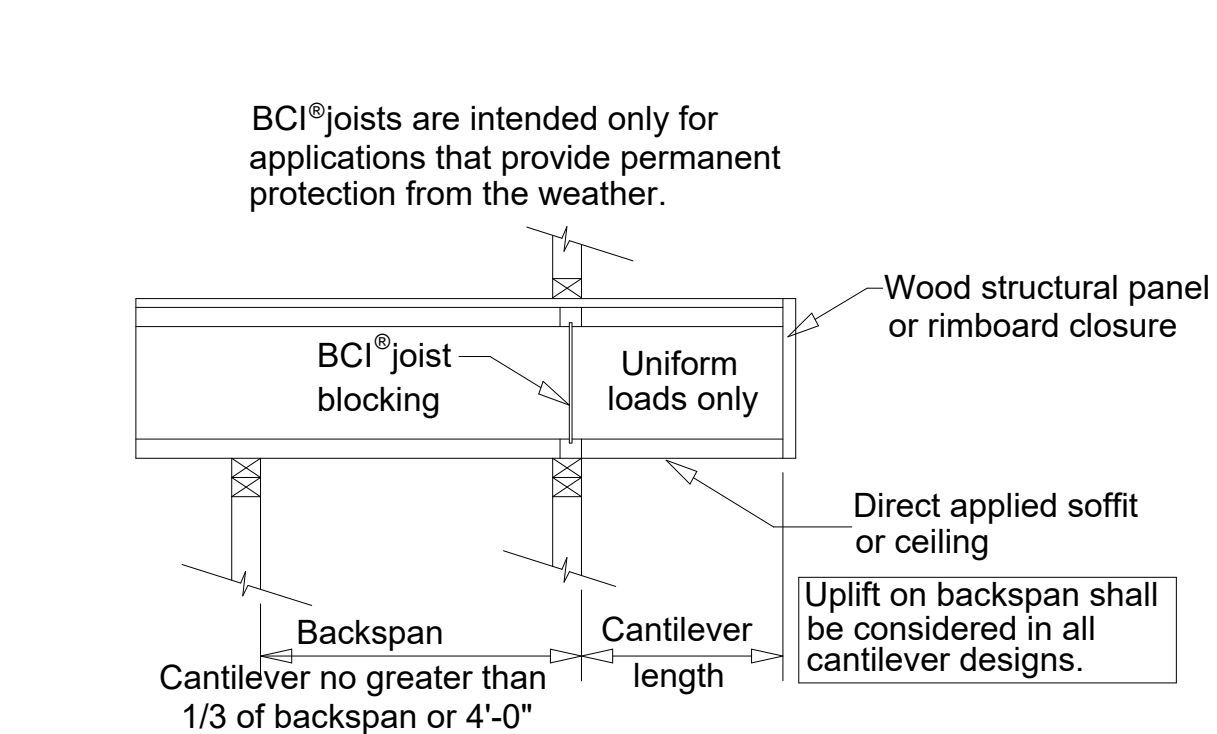
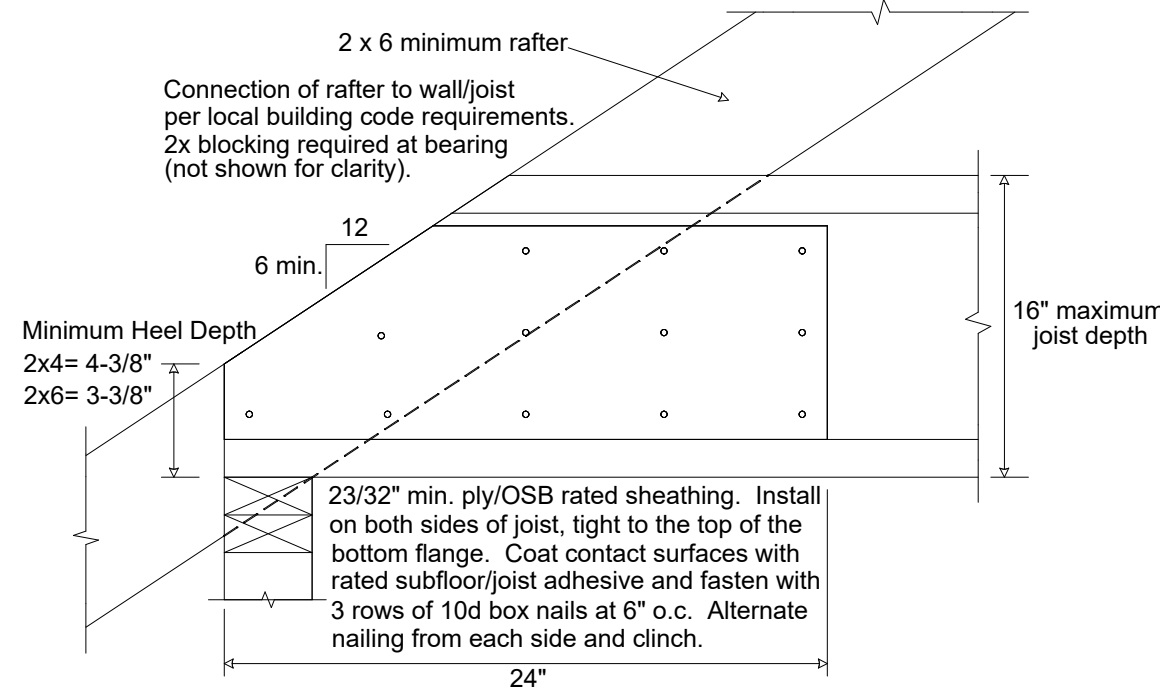
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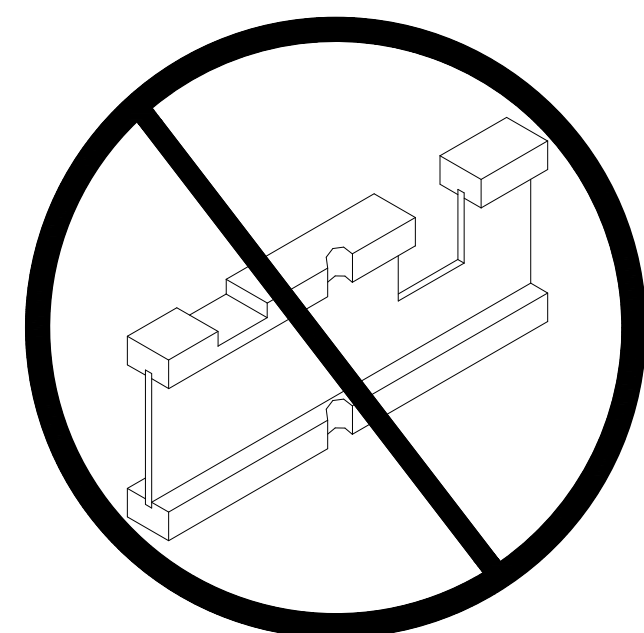
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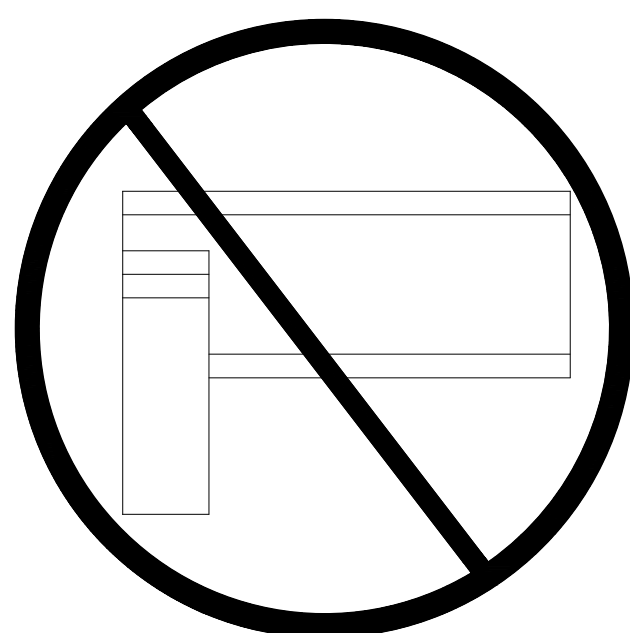
Web Stiffener Fastener Schedule			
Joist Series	Bearing Location		
	Depth	End	Intermediate
BCI 4500s®	9-1/2"	2-8d	2-8d
	11-7/8"	2-8d	3-8d
	14"	2-8d	5-8d
BCI 6000s®	9-1/2"	2-8d	2-8d
	11-7/8"	2-8d	3-8d
	14"	2-8d	5-8d
BCI 6500s®	11-7/8"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
BCI 60s®	14"	2-8d	5-8d
	16"	2-8d	6-8d
	11-7/8"	3-16d	3-16d
BCI 90s®	14"	5-16d	5-16d
	16"	6-16d	6-16d



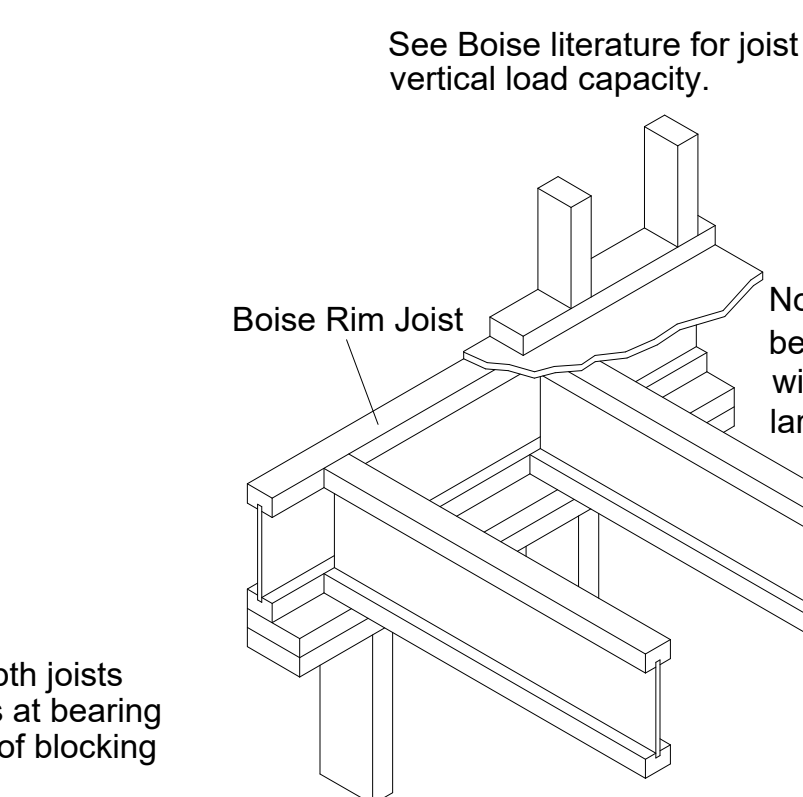
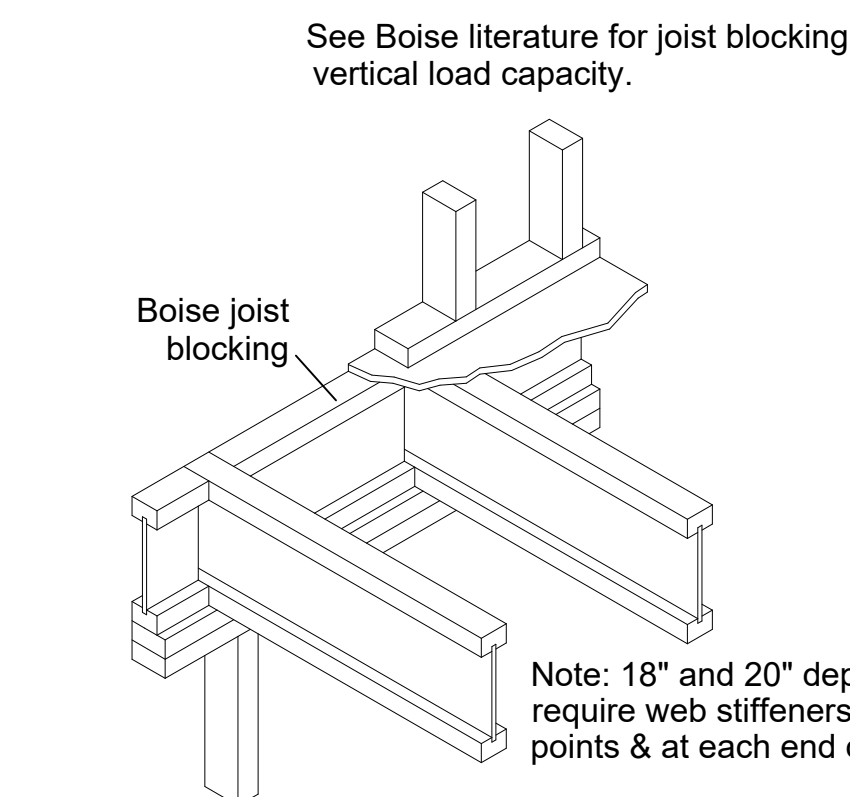
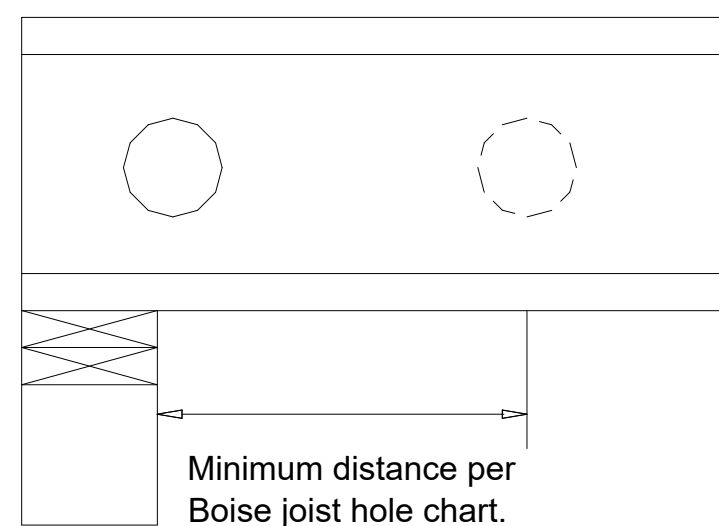
DO NOT cut, notch or drill flanges



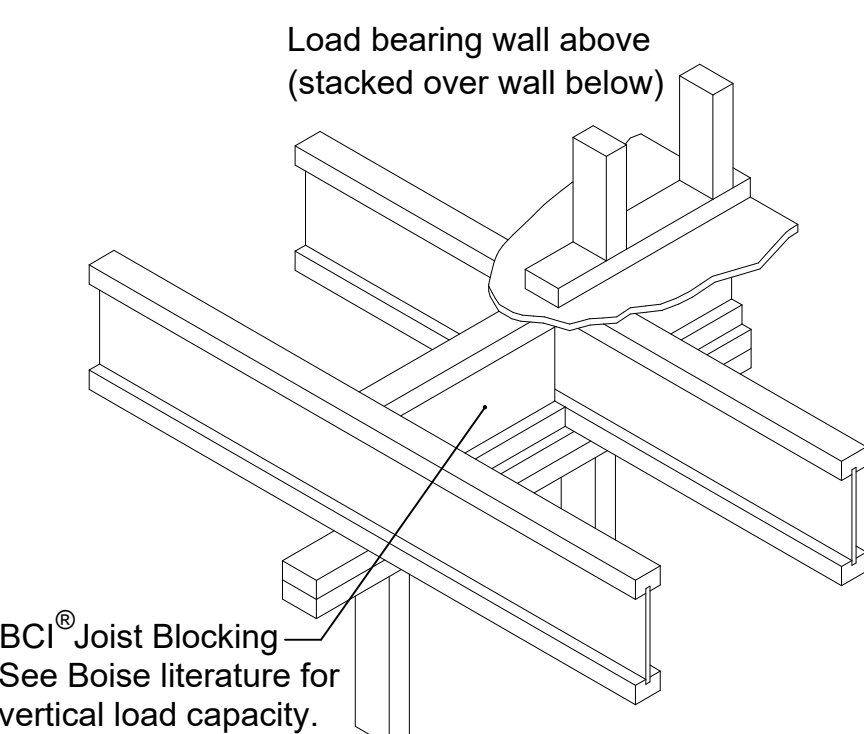
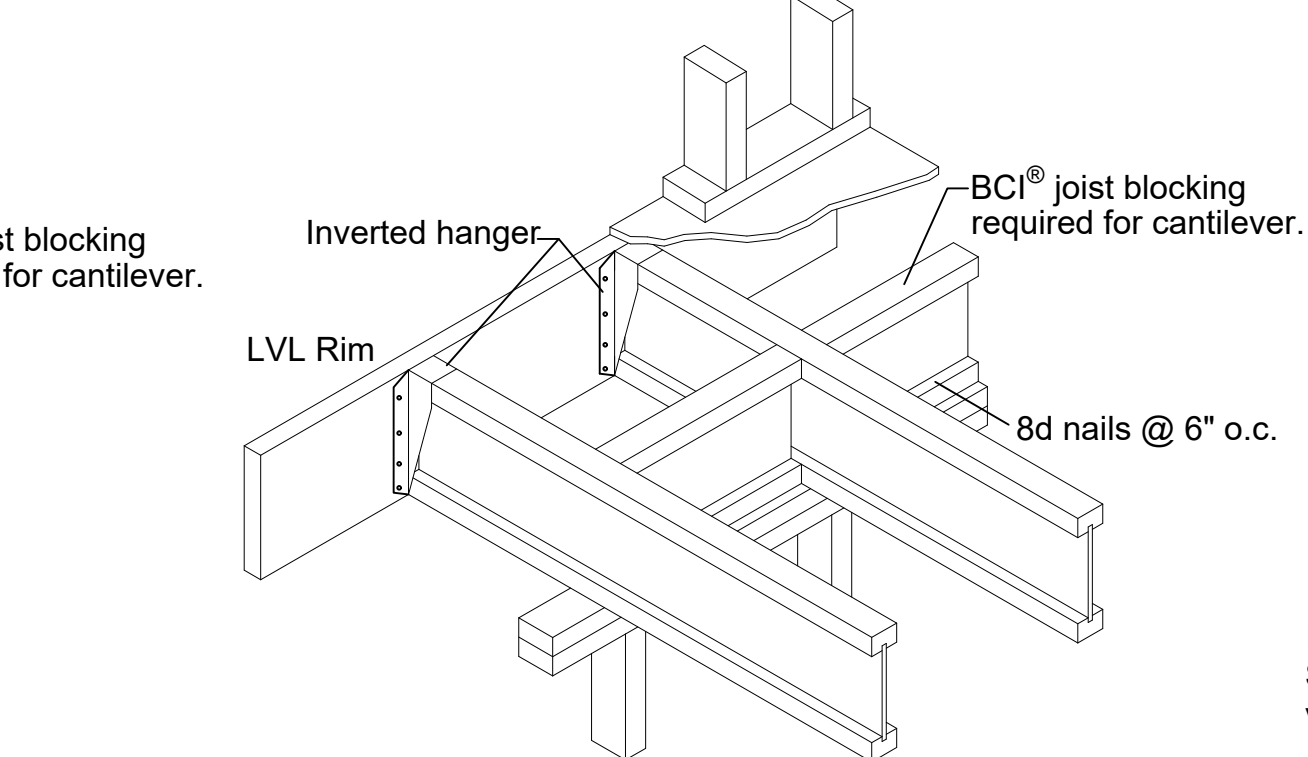
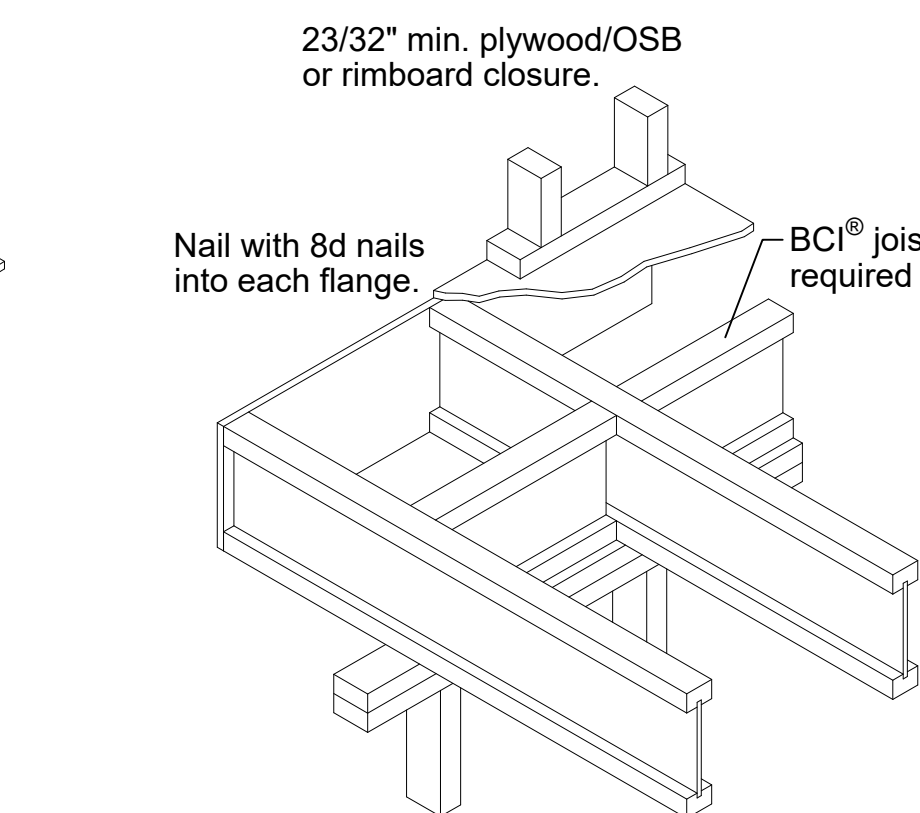
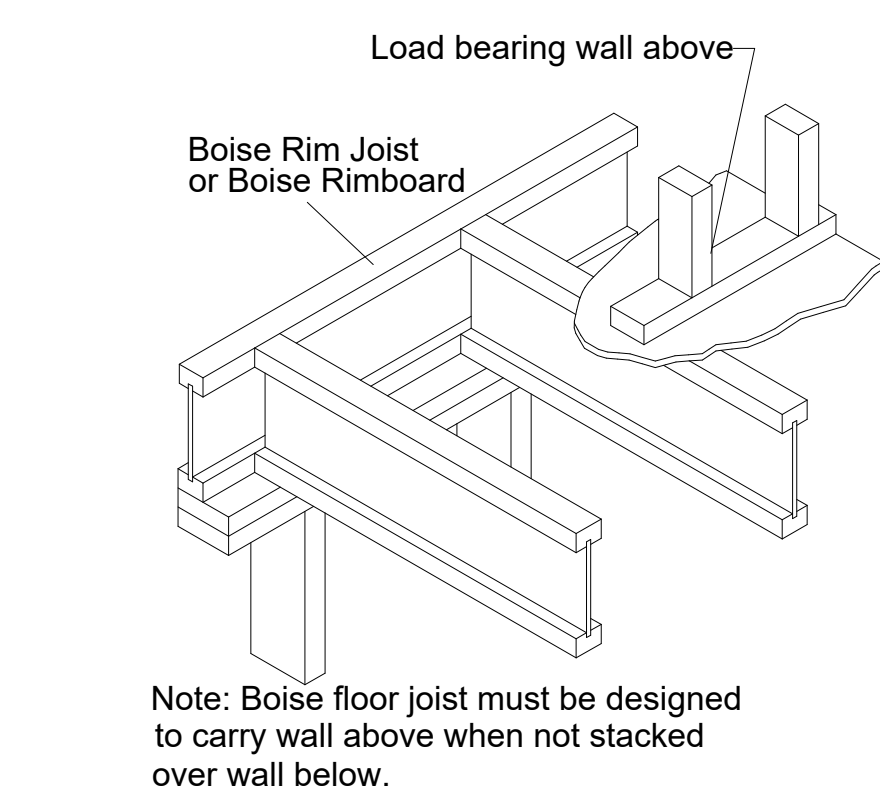
DO NOT support joist by top flange and/or web.



DO NOT cut holes near bearing support

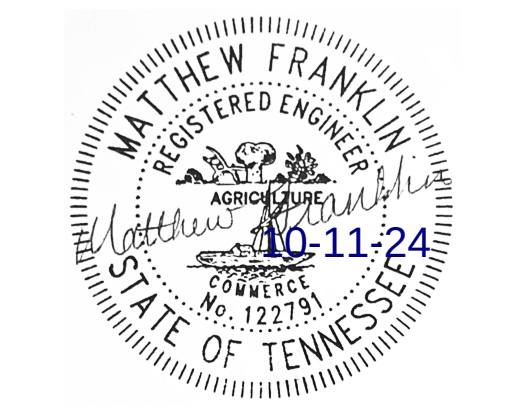


Note: Minimum 2x6 bearing plate required with 2 inch flange width & larger series joists.





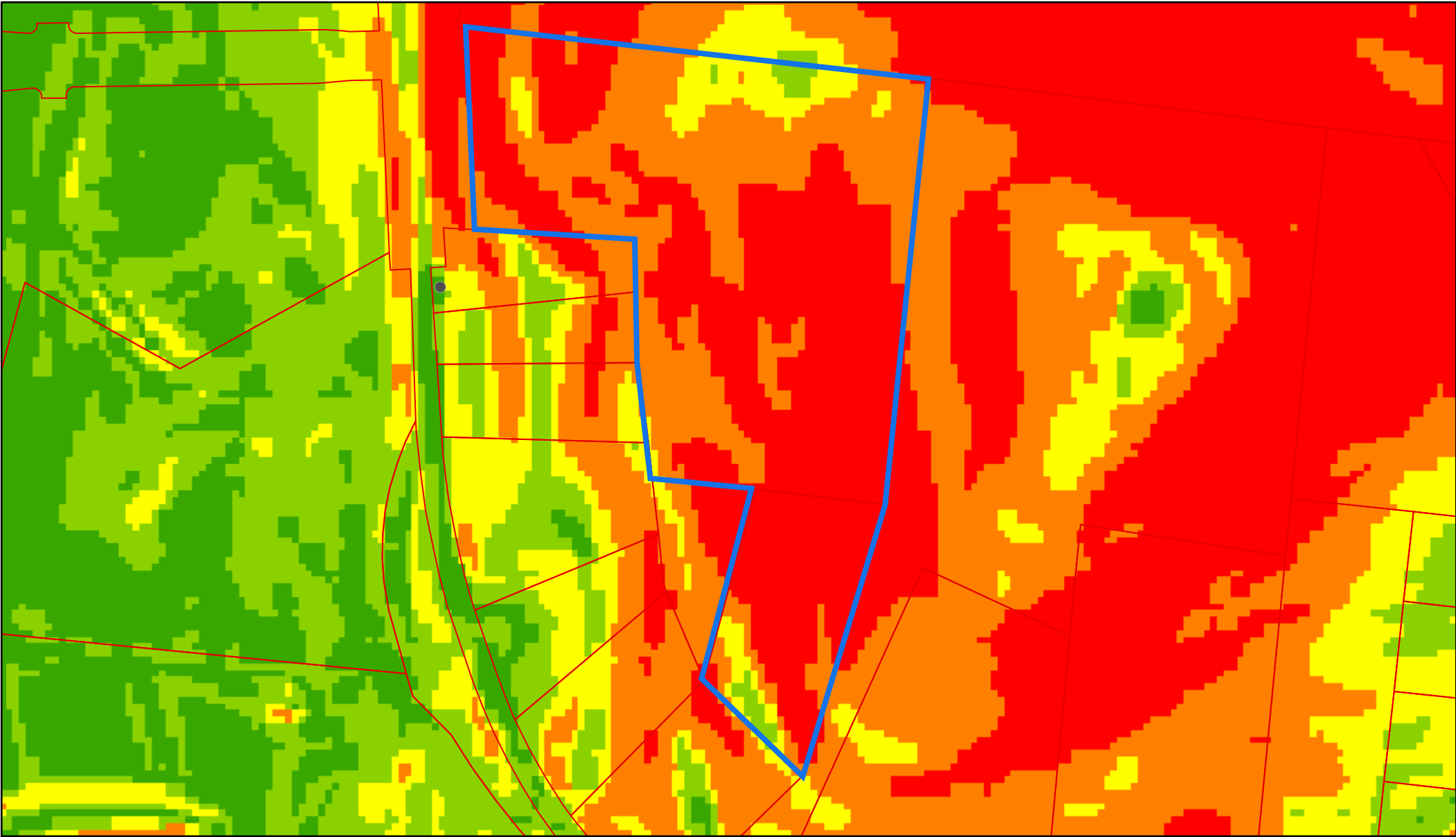
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Alliance Engineering & Consulting, LLC



Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:					
PROJECT:	CLARK RESIDENCE STRUCTURAL PLAN				
LOCATION:	3270 BOYD MILL AVENUE, FRANKLIN, TENNESSEE 37064				
OWNER:	RICHARD & TANIA CLARK				
SHEET CONTENT:	GENERAL FRAMING BLOCKING DETAILS				
DATE	02-23-24				
REVIEWED BY:	MDF/IMP	MDF			
DATE	02-23-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			
REMARKS:					
SHEET NO:	S0.2				
NTS					

3270 and 3244 Boyd Mill Avenue



10/27/2024, 12:55:16 AM

