City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, December 16, 2024 **4:00 PM** **Board Room**

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

CALL TO ORDER

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

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

APPLICATIONS

1. Discussion Of Rear Alterations (Rear Ramp) At 306 Public Sq.; Greg Gamble, Applicant.

2. Discussion Of Window Replacement At 218 5th Ave. S.; Maile Stover, Applicant.

3. Discussion Of A Recommendation Request to the Board of Zoning Appeals as related to Floodplain Construction Standards (Building Finished Floor Elevation) At 106 Bridge Street; Greg Gamble, Applicant.

4. Discussion Of Additions (Principal and Accessory) At 720 W. Main St.; Amanda McCreary, Applicant.

5. Discussion Of Alterations At 127 2nd Ave. N.; Alan Maher, Applicant.

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

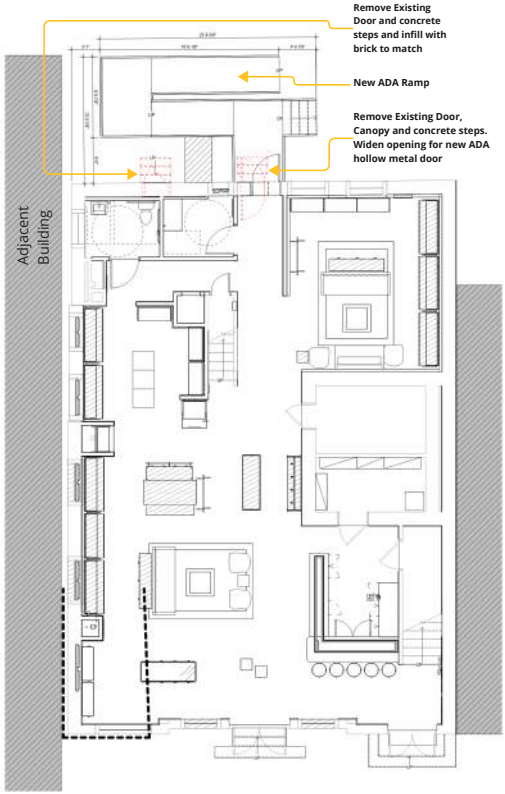
7. Discussion Of An Addition (Accessory Structure) And Site Alterations At 1303 Adams St.; Zachary Correa, Applicant.

ADJOURN

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

FRANKLIN: EXISTING REAR FACADE

306 PUBLIC SQUARE



FIRST FLOOR SCOPE OF WORK PLAN

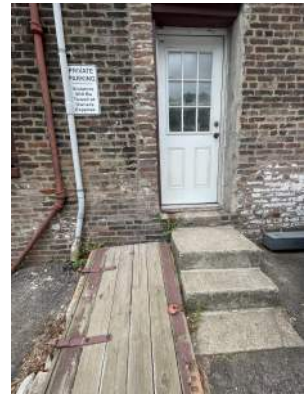












EXISTING PHOTOS OF REAR FACADE

FRANKLIN: REAR FACADE UPDATES W/ RAMP

306 PUBLIC SQUARE

TECOVAS









EXTERIOR TRIM

urbane bronze

RAMP

xxxxxxxxxxx

EXTERIOR LIGHT



black

FRANKLIN: REAR FACADE UPDATES W/ RAMP
306 PUBLIC SQUARE



EXISTING CONDITIONS
SCOPE NARRATIVE

Remove Existing Door, Canopy and concrete steps. Widen opening for new ADA hollow metal door

Remove Existing Door and concrete steps and infill with brick to match









EXISTING CONDITIONS OF REAR DOOR TO BE REPLACED

Remove Existing Door and concrete steps and infill with brick to match

New Exterior Lighting

Remove Existing Door, Canopy and concrete steps. Widen opening for new ADA hollow metal door painted Urbane Bronze

Paint Existing Window Trim and Downspouts and Gutters - Urbane Bronze



PROPOSED BUILDING MODIFICATIONS

New Stained Wood ADA Ramp



PROPOSED ADA RAMP ADDITION

EXTERIOR TRIM

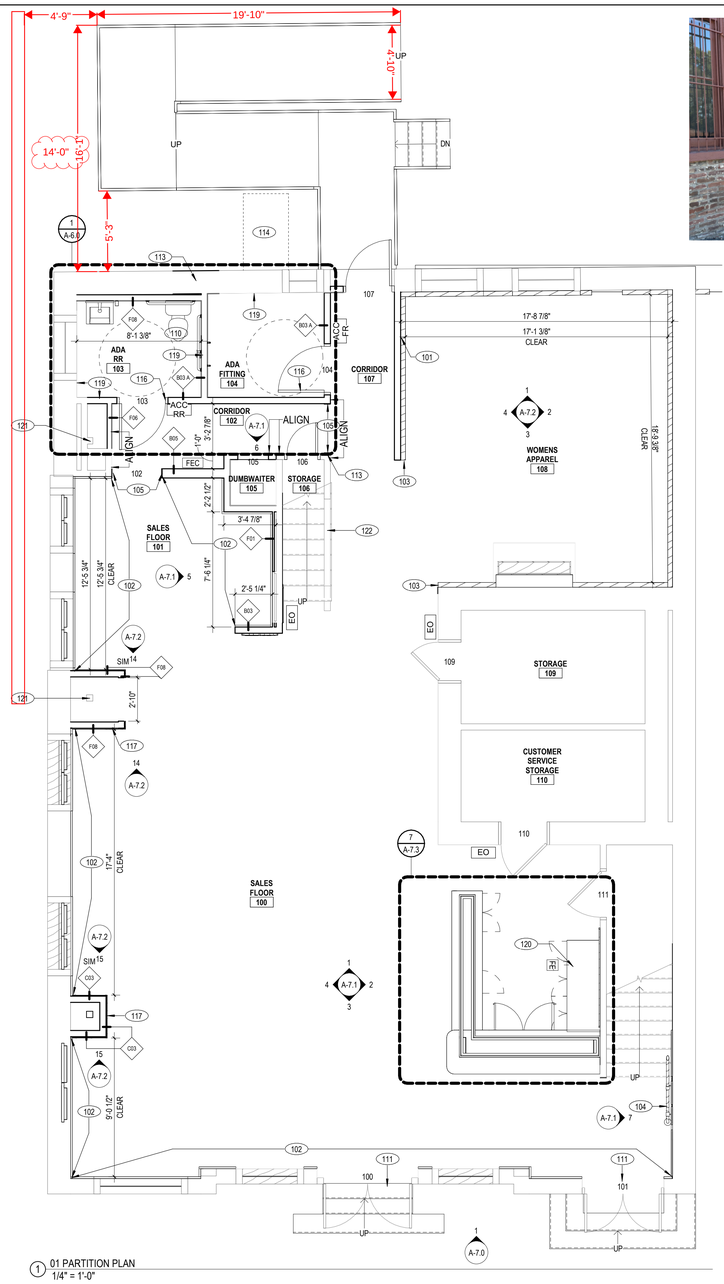
urbane bronze

RAMP



EXTERIOR LIGHT

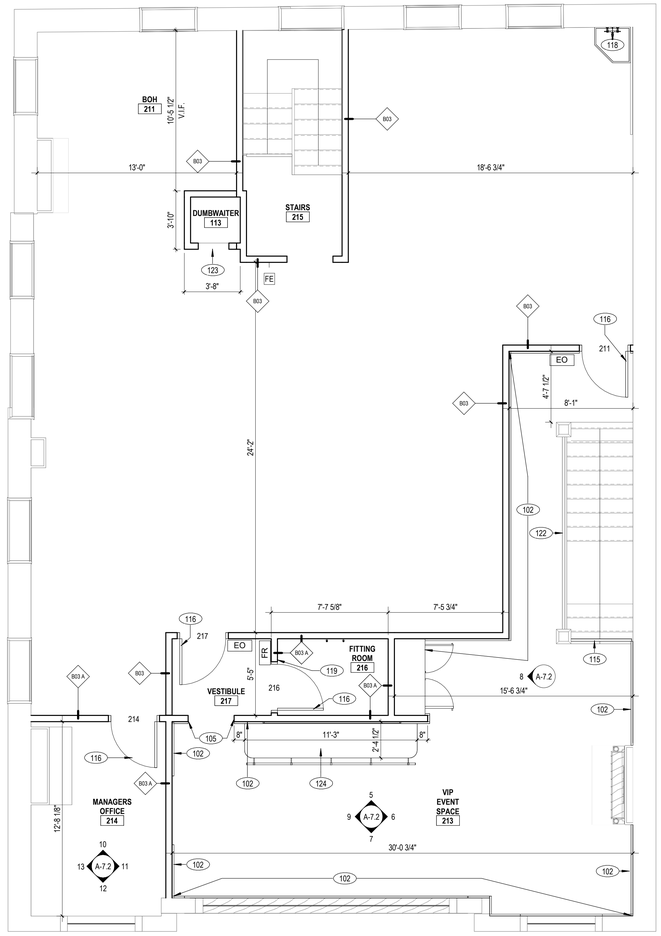




1 01 PARTITION PLAN
1/4" = 1'-0"







2 02 PARTITION PLAN
1/4" = 1'-0"

305.9 Historic buildings.

These provisions shall apply to *facilities* designated as historic structures that undergo *alterations* or a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 305.9.1 through 305.9.4 for that element shall be permitted.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in historic buildings.

305.9.1 Site arrival points.

Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.

305.9.2 Multiple-level buildings and facilities.

An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

305.9.3 Entrances.

Not fewer than one main entrance shall be accessible.

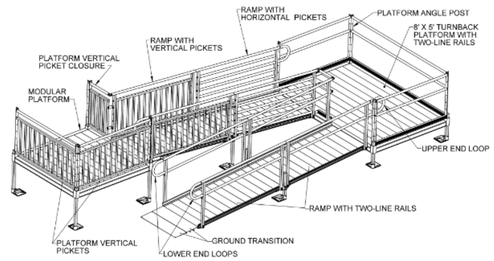
Exception: If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1111 of the *International Building Code* shall be provided at the public entrance and the accessible entrance.

305.9.4 Toilet and bathing facilities.

Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the *International Building Code* shall be provided.

ISOMETRIC VIEW

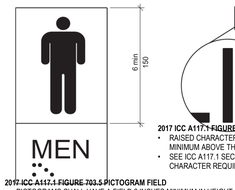




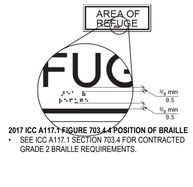
TRUE

PARTITION SCHEDULE

TYPE	FIRE RATING	UL #	DESCRIPTION	SSMA #	STUD SPACING (IN)	MAX DEFLECTION	MAX HT	THICKNESS	DETAIL REF.
B03	NR	NR	NON-RATED 3 5/8" METAL STUDS, FULL HEIGHT [SLAB-TO-SLAB] WITH ONE LAYER 5/8" GYPBOARD EACH SIDE.	362S125-33	16	L/240	17' - 5"	4 7/8"	7/A-8.0
B05	NR	NR	NON-RATED 3 5/8" METAL STUDS, FULL HEIGHT [SLAB-TO-SLAB] WITH ONE LAYER 5/8" GYPBOARD EACH SIDE.	362S125-33	16	L/240	24' - 6"	7 1/4"	7/A-8.0
C03	NR	NR	NON RATED 3 5/8" METAL STUDS WITH ONE LAYER 5/8" GYPBOARD EACH SIDE W/ FULL HT. FRAMING OR BRACED TO STRUCTURE ABOVE. (GYP. BD. TERMINATES 6" ABOVE CEILING).	362S125-33	16	L/240	16' - 0"	4 7/8"	8/A-8.0
F01	NR	NR	7/8" METAL FURRING HAT CHANNELS (5'-9" MAX. SPAN) WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR	087F125-33	16	L/240		1 1/2"	9/A-8.0
F06	NR	NR	2 1/2" METAL STUD FURRING WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR (1/2" AIR SPACE BETWEEN STUD AND WALL).	250S125-33	16	L/240	12' - 0"	3 5/8"	10/A-8.0
F08	NR	NR	3 5/8" METAL STUD FURRING WITH ONE LAYER 5/8" GYPBOARD ON EXTERIOR (1/2" AIR SPACE BETWEEN STUD AND WALL).	362S125-33	16	L/240	16' - 0"	4 3/4"	10/A-8.0



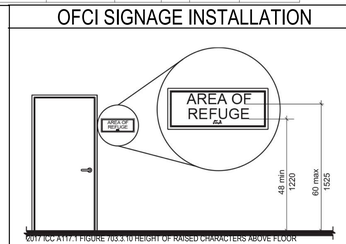
2017 ICC A117.1 FIGURE 703.5 PICTOGRAM FIELD
- PICTOGRAMS SHALL HAVE A FIELD 6 INCHES MINIMUM IN HEIGHT. CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN PICTOGRAM FIELD.
- SEE ICC A117.1 SECTION 703.5 FOR PICTOGRAM REQUIREMENTS.



2017 ICC A117.1 FIGURE 703.5 CHARACTER HEIGHT
- RAISED CHARACTERS SHALL BE RAISED 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.
- SEE ICC A117.1 SECTION 703.3 FOR RAISED CHARACTER REQUIREMENTS.

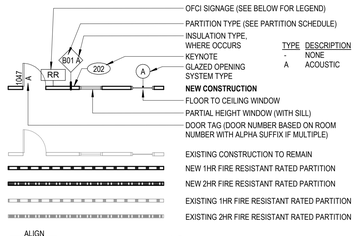
2017 ICC A117.1 FIGURE 703.4.4 POSITION OF BRAILLE
- SEE ICC A117.1 SECTION 703.4 FOR CONTRACTED GRADE 2 BRAILLE REQUIREMENTS.

OFCI SIGNAGE INSTALLATION



2017 ICC A117.1 FIGURE 703.3.10 HEIGHT OF RAISED CHARACTERS ABOVE FLOOR

PARTITION LEGEND



OFCI SIGNAGE LEGEND

RR	RESTROOM	ACC RR	ACCESSIBLE RESTROOM
FR	FITTING ROOM	ACC FR	ACCESSIBLE FITTING ROOM
EO	EMPLOYEE ONLY		

INTERIOR SIGNAGE TO BE PROVIDED BY OTHERS. SIGNAGE TO FOLLOW ALL APPLICABLE CODES REGARDING TEXT SIZE AND BRAILLE REQUIREMENTS.

SHEET NOTES

1. DRAWINGS SHALL NOT BE SCALED. VERIFY ALL DIMENSIONS AND EXISTING AS BUILT FIELD CONDITIONS, INCLUDING FIELD MEASUREMENTS PRIOR TO START OF WORK. NOTIFY ARCHITECT WHERE DISCREPANCIES OCCUR.
2. USE TYPE "X" GWB ON FIRE RATED PARTITIONS.
3. PROVIDE INSULATION FULL DEPTH OF STUD OF A TYPE AND IN LOCATIONS INDICATED IN THE PLAN. INSULATION AT RATED PARTITIONS TO BE NON-COMBUSTABLE, MINERAL WOOL OR EQUIVALENT APPROVED IN THE PROJECT JURISDICTION.
4. SEE A-8 DETAIL SHEET SERIES FOR TYPICAL PARTITION DETAILS, EXTENTS OF FRAMING AND FINISHES.
5. FIRE SAFE PENETRATIONS AT FIRE RESISTANT RATED PARTITIONS PER APPLICABLE UL ASSEMBLY. SEE A-8 SHEET SERIES FOR DETAILS.
6. MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT RATED ASSEMBLIES FOR PENETRATIONS.
7. REFER TO A-3 SHEET SERIES FOR POWER & SIGNAL DEVICE LOCATIONS.
8. EXPOSED GYPSUM BOARD OUTSIDE CORNERS SHALL HAVE A CONTINUOUS METAL CORNER BEAD.
9. DIMENSIONS TAKEN FROM PERIMETER EXTERIOR WINDOW WALL ARE TAKEN FROM THE INSIDE FACE OF THE VERTICAL MULLION. DIMENSIONS MARKED VERIFY, SHALL BE VERIFIED PRIOR TO START OF WORK UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DELEGATED DESIGN FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
11. CONTRACTOR SHALL FIELD VERIFY EXISTING FIRE RATED CONSTRUCTION ASSEMBLIES DENOTED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF CONFLICTS BETWEEN THE AS-BUILT CONDITION AND THE DRAWINGS. PRIOR TO PROCEEDING WITH THE WORK THE CONTRACTOR SHALL SUBMIT A PROPOSAL FOR THE COST AND SCHEDULE OF UPGRADING EXISTING ASSEMBLIES DENOTED AS FIRE RATED TO A CODE COMPLIANT LEVEL.
12. PATCH AND REPAIR PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
13. REQUIRED MARKING AND IDENTIFICATION OF PARTITIONS. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER — PROTECT ALL OPENINGS," OR OTHER WORDING BASED ON LOCAL JURISDICTION. REFER TO PARTITION SCHEDULE, PLAN AND LEGEND TO IDENTIFY APPLICABLE PARTITIONS.
14. NO EXPOSED WIRE, CORDS, FASTNERS ARE TO BE USED. PLAN FIXTURE INSTALLATION ACCORDINGLY.
15. ALL ENDS, EDGED AND CORNERS ARE TO BE FINISHED.
16. COORDINATE ALL STOREFRONT WORK WITH LANDLOR PRIOR TO COMMENCING. EXTENT OF STOREFRONT WORK TO BE COMPLETED WHILE BARRICADES ARE IN PLACE.
17. ALL EXISTING TO REMAIN TRIM, PANELING, AND MILLWORK TO BE PROTECTED DURING CONSTRUCTION, PATCHED AND REPAIRED AS NECESSARY.

KEYNOTES

NO.	DESCRIPTION
101	SALVAGED WOOD PANELING TO BE INSTALLED ON INDICATED WALL.
102	NEW PAINTED MDF PANEL WITH 1.5" DEEP X 1" HIGH TOP CAP AT 42" HIGH BY MILLWORKER.
103	TRIM TO BE APPLIED AT UNFINISHED END OF EXISTING WALL PANELS. TRIM TO MATCH SIZE AND PROFILE OF EXISTING PANEL TOP CAP.
104	NEW ROUND SOLID WOOD RAILING WITH BRASS MOUNTS BY MILLWORKER, MOUNTED PER ADA GUIDELINES.
105	3/4" THICK WD-2 CASED OPENING. BOTTOM OF CASED OPENING AT 8'-0" AFF. NO VISIBLE FASTENERS; ALL NAIL HOLES TO BE PUTTIED AND FINISHED. FURNISHED AND INSTALLED BY TECOVAS FIXTURE CONTRACTOR.
110	VERIFY CONDITIONS OF EXISTING PLUMBING LINES TO BE REUSED. EXISTING DRAINS, LINES, PIPES, ETC. SHALL BE SNAKED CLEAN TYP. CAMERA LINES TO ENSURE NO ISSES. GC TO NOTIFY TECOVAS OF ANY ISSUES WITH EXISTING PLUMBING PIPES, WATERPROOFING, ETC. AND BRING CONDITION UP TO WORKING ORDER OR REPLACE AS REQUIRED.
111	EXISTING ENTRY DOOR TO REMAIN. GC TO RE-KEY EXISTING LOCKS FOR NEW TENANT. SEE DOOR HARDWARE SCHEDULE FOR SCOPE OF WORK.
113	PATCH AND REPAIR EXISTING PARTITION WHERE DEMOLITION HAS OCCURED TO MATCH ADJACENT PARTITION CONSTRUCTION AND MAINTAIN EXISTING FIRE RATING.
114	EXISTING CELLAR DOOR TO REMAIN.
115	NEW RAILING TO MATCH EXISTING.
116	EXISTING DOOR TO BE REUSED AT INDICATED LOCATION.
117	WOOD PANELING TO UNDERSIDE OF EXISTING BEAMS AT ARCHITECTURAL BUILDOUTS BY MILLWORKER. SEE ELEVATIONS FOR MORE INFORMATION.
118	SEE SHEET A-6.0 FOR SERVICE SINK SPECIFICATION.
119	GC TO PROVIDE LEVEL 5 FINISH AT INDICATED LOCATION.
120	FIRE EXTINGUISHER LOCATED UNDER COUNTER.
121	GC TO VERIFY LOCATION OF EXISTING COLUMN AND COORDINATE ITS LOCATION WITH FIXTURE AND ARCHITECT.
122	EXISTING GRAND STAIR RAILING TO REMAIN AND BE REFINISHED.
123	GC TO COORDINATE FRAMING FOR DUMBWAITER OPENING WITH MANUFACTURER AND SPECIFICATION. SEE SHEET A-5.0 FOR SPECIFICATION. REFERENCE 19/A-8.2 FOR DETAIL.
124	MILLWORK BY FIXTURE CONTRACTOR. SEE ELEVATION FOR MORE INFORMATION.

DELTA ISSUE DESCRIPTION DATE

INTERIOR ARCHITECTS

NEW YORK
100 BROADWAY 12th FLOOR
NEW YORK CITY, NY 10005
TEL 212-682-6909

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Owner Approval

06TCVS.0014.000 — As indicated
Job No. — Scale

PARTITION PLAN

A-1.0

































106 BRIDGE STREET

FRANKLIN, TN

HISTORIC ZONING COMMISSION - DESIGN REVIEW COMMITTEE

12/09/2024

1. A Variance Request to waive the Substantial Improvement Requirement to floodproof or raise the first floor elevation of a historic structure above the base flood elevation for the property located at 106 Bridge Street.
2. A Variance Request to waive the requirement for new parking for a change of use that will result in increased vehicle trips.

GAMBLE DESIGN COLLABORATIVE





106 Bridge Street, previously Anderson's Garage, is currently owned by South Miller Street, LLC. GDC is requesting the Historic Zoning Commission make recommendations to the Board of Zoning Appeals on two requests.

1. A Variance on Flood Plain Regulations
2. A Variance on Required Parking

OVERVIEW

The Chioli family, owners of South Miller Street, LLC, purchased the property located at 106 Bridge Street in early 2024. They are proposing a change of use for these structures. The previous owner operated an auto mechanic shop and utilized these buildings for storage, mechanic space, and office. The Chioli's would like to convert these buildings to a casual dining restaurant with outdoor seating.

- Existing Zoning: First Avenue District
- Zoning Overlays: Floodway Overlay District, Floodway Fringe Overlay District, Historic Preservation Overlay District, and Central Franklin Overlay District

HISTORIC STRUCTURES

There are three existing structures on the property. They include one concrete block building (Principal Building) dating back to the 1930's, a Quanza Hut structure utilized for shop work and storage dating back to the 1970's, and a wooden storage shed dating back to the mid-1800's.

The concrete block Principal Building is a contributing structure on the National Resister District. All three of the buildings are considered a part of the Local Historic District, and are a part of the local historic resources.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

National Register Listed
December 17, 2019
RS72001254

Franklin Historic District-
Additional Documentation
Name of Property

Williamson, TN
County and State

2. **106 Bridge Street – Contributing**
This is a ca. 1930 concrete-block commercial building with a gable-front roof of asphalt shingles and a stepped parapet with terra-cotta coping on the façade (SE). It has an original wood-panel garage door with a row of light panels. Windows are eight-light metal casement. This building once housed the City Sanitation offices. It is now an auto repair shop.



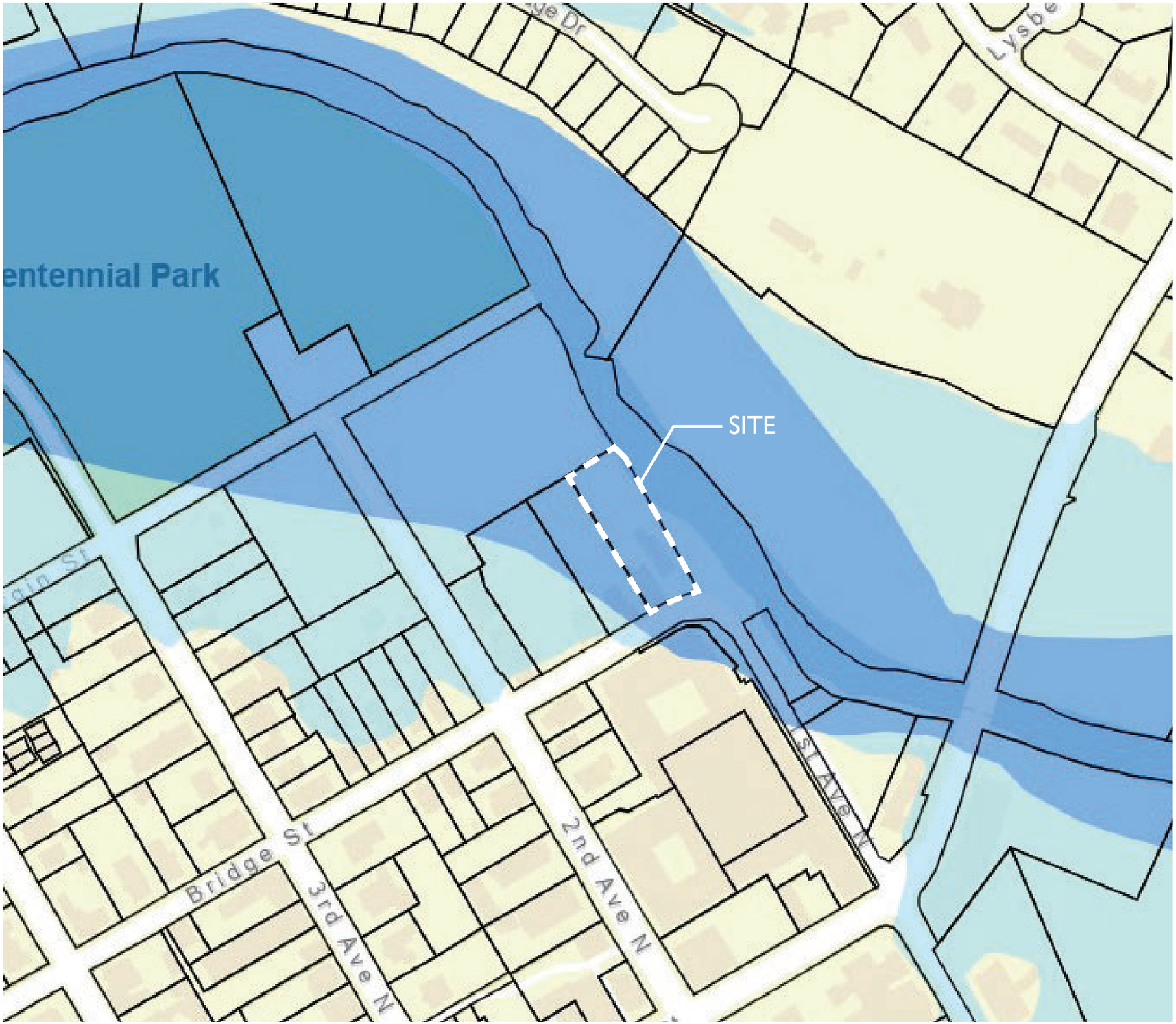
ANDERSON'S GARAGE



QUANZA HUT



WOODEN STORAGE SHED



BACKGROUND

The entirety of the property located at 106 Bridge Street is at an elevation below the 100 year flood plain (Floodway Fringe Overlay), and is encumbered by the Floodway (Flood Way Overlay) as documented by FEMA.

The owner is not proposing to add square footage to these structures and is only intending to change the use of the buildings from Vehicle Service Facilities, which is not an approved Principle Use within the First Avenue District, to Restaurant, which is an approved Principle Use.

The Zoning Ordinance requires an entire building to come into compliance with the floodplain regulations when the amount of the proposed investment into the building triggers substantial improvement value. This includes a requirement for commercial buildings to raise the finished floor elevation to at least one foot above the Base Flood Elevation.

Regardless of the proposed use, the existing buildings are not in compliance with the zoning regulations, and no parking is provided on the property. The area behind the buildings is located in the floodway and no parking is permitted to be constructed by a private owner in the floodway.

A Variance Request to waive the Substantial Improvement Requirement to floodproof or raise the first floor elevation of a historic structure above the base flood elevation for the property located at 106 Bridge Street.

The applicant will be requesting a variance from the Board of Zoning Appeals (BZA) to keep the current buildings finished floor elevation to maintain the building's historic status. Section 17.6.5 of the Zoning Ordinance states that the BZA may hear and decide requests for variances from the requirements of Section 17.6, Floodplain Protection, and specifically, variances may be issued for the repair and rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude its continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of the Zoning Ordinance in order to preserve the historic character and design of the structure.

BUILDING ELEVATION AND FLOOD ELEVATION

BUILDING	BUILDING FLOOR ELEVATION	FLOODPLAIN ELEVATION	REQUIRED FFE
PRINCIPAL BUILDING (ANDERSON'S GARAGE)	636	639	640 (+4')
QUANZA HUT	635	639	640 (+5')
WOODEN SHED	631	639	640 (+9')

VARIANCE CRITERIA #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this 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.

This property is located within the local Historic District, and National Registry shows that these structures on the property are contributing to the Historic District. The strict application of the floodplain regulations would require these structures to be raised to one foot above the floodplain and would require that the structures be rebuilt which would cause them to loose their contributing status.

VARIANCE CRITERIA #2

The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

The owner proposes to keep the historic structures as they are constructed and not floodproof the buildings to maintain their contributing status as historic structures within the district. Altering the historic character of the buildings would amount to exceptional hardship for the owner of the property.

VARIANCE CRITERIA #3

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

The structures on this property contribute to the historic significance of Franklin, and the preservation of these structures does not increase the flood heights. They do not add additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws.


REQUIRED FFE - 640'
FLOODPLAIN - 639'
4'-0"
BUILDING ELEVATION - 636'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
4'-0"
BUILDING ELEVATION - 636'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
4'-0"
BUILDING ELEVATION - 636'

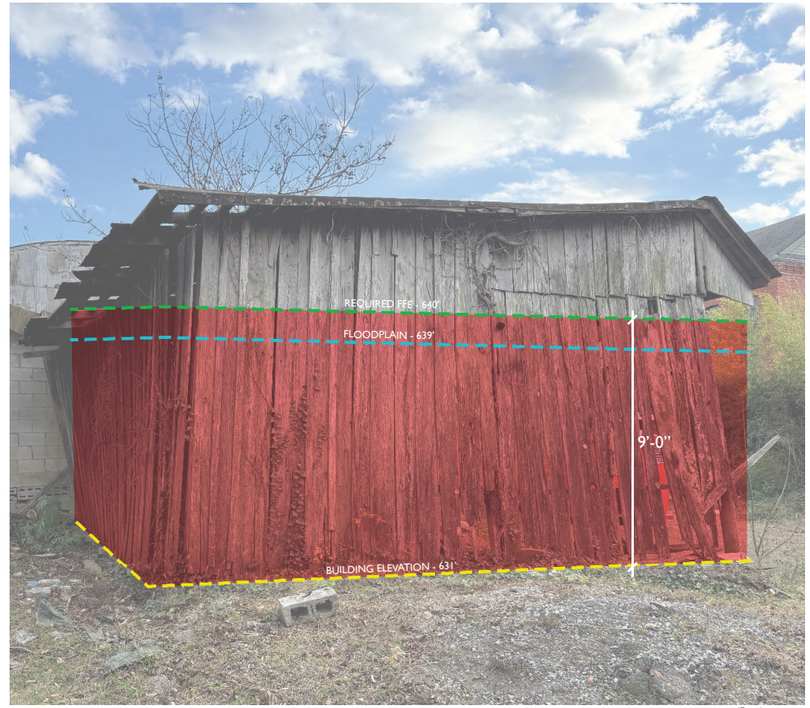

REQUIRED FFE - 640'
FLOODPLAIN - 639'
5'-0"
BUILDING ELEVATION - 635'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
5'-0"
BUILDING ELEVATION - 636'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
5'-0"
BUILDING ELEVATION - 635'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
9'-0"
BUILDING ELEVATION - 631'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
9'-0"
BUILDING ELEVATION - 631'


REQUIRED FFE - 640'
FLOODPLAIN - 639'
9'-0"
BUILDING ELEVATION - 631'

A Variance Request to waive the requirement for new parking for a change of use that will result in increased vehicle trips.

The applicant will be requesting a variance from the Board of Zoning Appeals to reduce the parking required in Section 10.1.6 Minimum Parking to zero.

Chapter 10 in the Zoning Ordinance states that parking is required for a change in use that will result in increased vehicle trips. The parking needed to convert to a restaurant use with outdoor parking is approximately 22 spaces.

Section 7.6 Urban Frontage is the only frontage type permitted in the 1st Avenue District for Commercial/Mixed-Use building types. This frontage type requires that all parking for new uses be located to the rear of the existing buildings. Due to the location of the historic structures and due to the curvature of Bridge Street and First Avenue, a driveway to parking located at the rear of the property is not possible.

Section 4.2 Floodway Overlay District (FWO), lists parking areas for public parks that are City owned and operated as Permitted Uses within the FWO. Any new parking space constructed at 106 Bridge Street would be privately owned and would not be permitted in the Floodway Overlay District.

There are currently no constructed parking spaces on the property. If the variance is granted, no additional parking spaces would be provided nor permitted on the property. Instead, the patrons of the new use would park in on-street spaces, in pay-for parking lots, or in the Harpeth Square parking garage.

Directly to the south of 106 Bridge Street is the Heritage Foundations parking lot where they offer pay-for parking, and directly across the street from the property is Harpeth Square where they offer pay-for parking in a parking structure. Due to the proximity of these parking opportunities, 106 Bridge Street has convenient access to available parking for future patrons of the restaurant.

There are currently 1,355 parking spaces within 1,320 feet of the property that are pay for parking or are on-street parking.

VARIANCE CRITERIA #1

Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this 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.

This property is not able to accommodate site alterations to meet the parking requirements without a variance due to the existence of the floodway on the property and the location of the historic structures. A parking lot is not permitted to be constructed by private property owners in the floodway. There are no other areas on the property to provide parking, and this is the only property in the historic downtown core and in the City of Franklin, that we could identify, where existing buildings are constructed on a property without constructed parking spaces.

VARIANCE CRITERIA #2

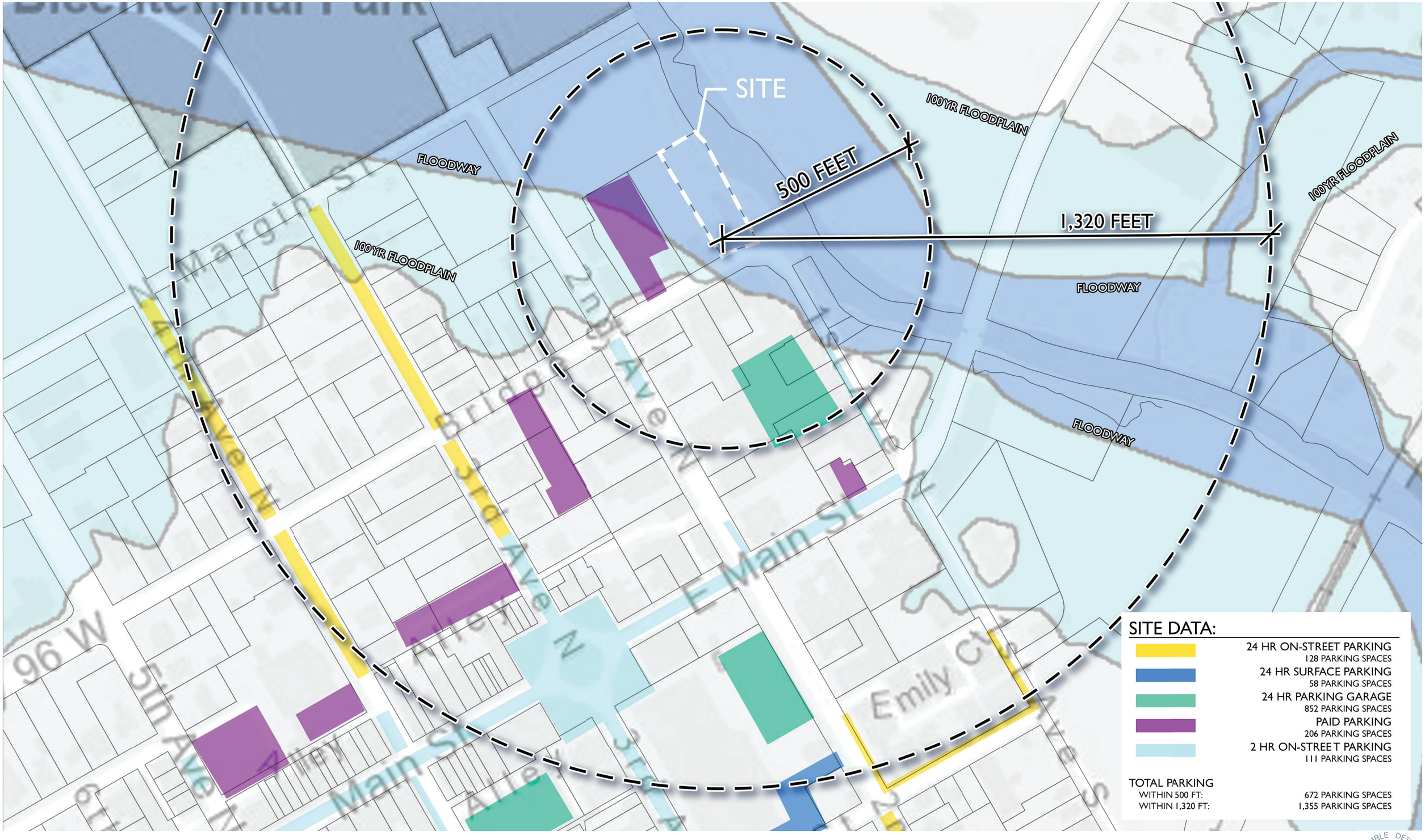
The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

If the variance is not granted, and parking is required on-site, the building use would have to remain Vehicle Service Facility. In addition, although Remote Parking is an alternative to the variance, the owner has contact multiple property owners within the 1,320 foot maximum radius for Remote Parking, and has not been able to find a opportunity to purchase property or purchase a permanent easement for parking. These emails rejecting the offers are included. Without the variance, the owner would not be able to restore and protect the historic structures in a timely manner.

VARIANCE CRITERIA #3

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

Parking is available within immediate proximity to the property in fee parking lots at Harpeth Square and the Heritage Foundation. Both parking areas have ample parking available. The Harpeth Square garage hosts approximately 300 parking spaces available to the public, and the Heritage Foundation's parking lot has approximately 100 parking spaces available. Both have sidewalk connections to the property and its future uses. The granting of the variance would not create additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.



PARKING CALCULATIONS

Fwd: 106 Bridge Street

DC David Chioli <david@southmillerstreet.com>
To Greg Gamble
You replied to this message on 11/1/2024 9:38 AM.

Morning! See below....

Thank you,

David Chioli
321.663.2448

Begin forwarded message:

From: Leanne Portzel <lportzel@williamsonheritage.org>
Subject: Re: 106 Bridge Street
Date: November 1, 2024 at 9:50:41 AM EDT
To: David Chioli <david@southmillerstreet.com>
Cc: Bari Beasley <bbeasley@williamsonheritage.org>

Good morning-

I wanted to let you know that our Executive Committee decided that at this time, we are unable to share the parking lot at 108 Bridge Street.

Thank you for your patience.

Leanne

Property

SM Sondra Morris <sondra7512@att.net>
To Greg Gamble
Cc Office Llc
You forwarded this message on 11/19/2024 2:54 PM.

Greg,

As I indicated earlier I am not interested in selling my property on N. Margin nor granting an easement.

Sondra Morris

Sent from my iPhone

Parking Request

SB Steve Bacon <steve@hamiltonyoung.com>
To david@southmillerstreet.com
Cc Greg Gamble

David

Per your request for Harpeth Associates to provide for parking for your property at 106 Bridge Street in Franklin, we respectively decline. Our parking is for all the different uses at Harpeth Square and for any future uses that might come up with our buildings. We do look forward to you repurposing the building and hopefully parking can be figured out.

Steve Bacon,CCIM
Partner
Hamilton Young, LLC
www.hamiltonyoung.com

198 E Main Street
Suite 101
Franklin, TN 37064
(615) 490-4680

HAMILTONYOUNG LLC
Brokerage • Management • Development



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

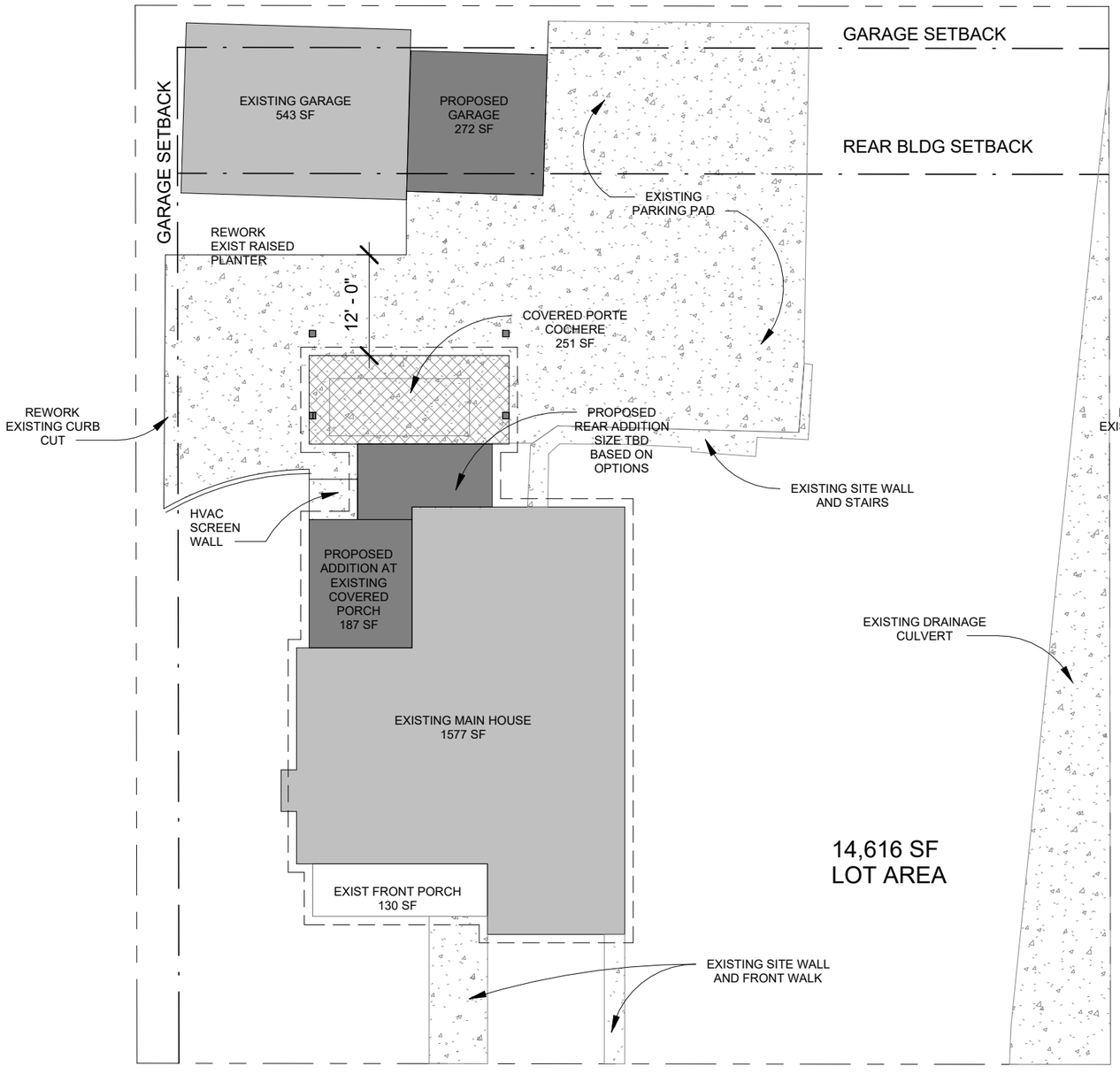
FRONT



REAR LEFT - 8TH AVENUE FACING

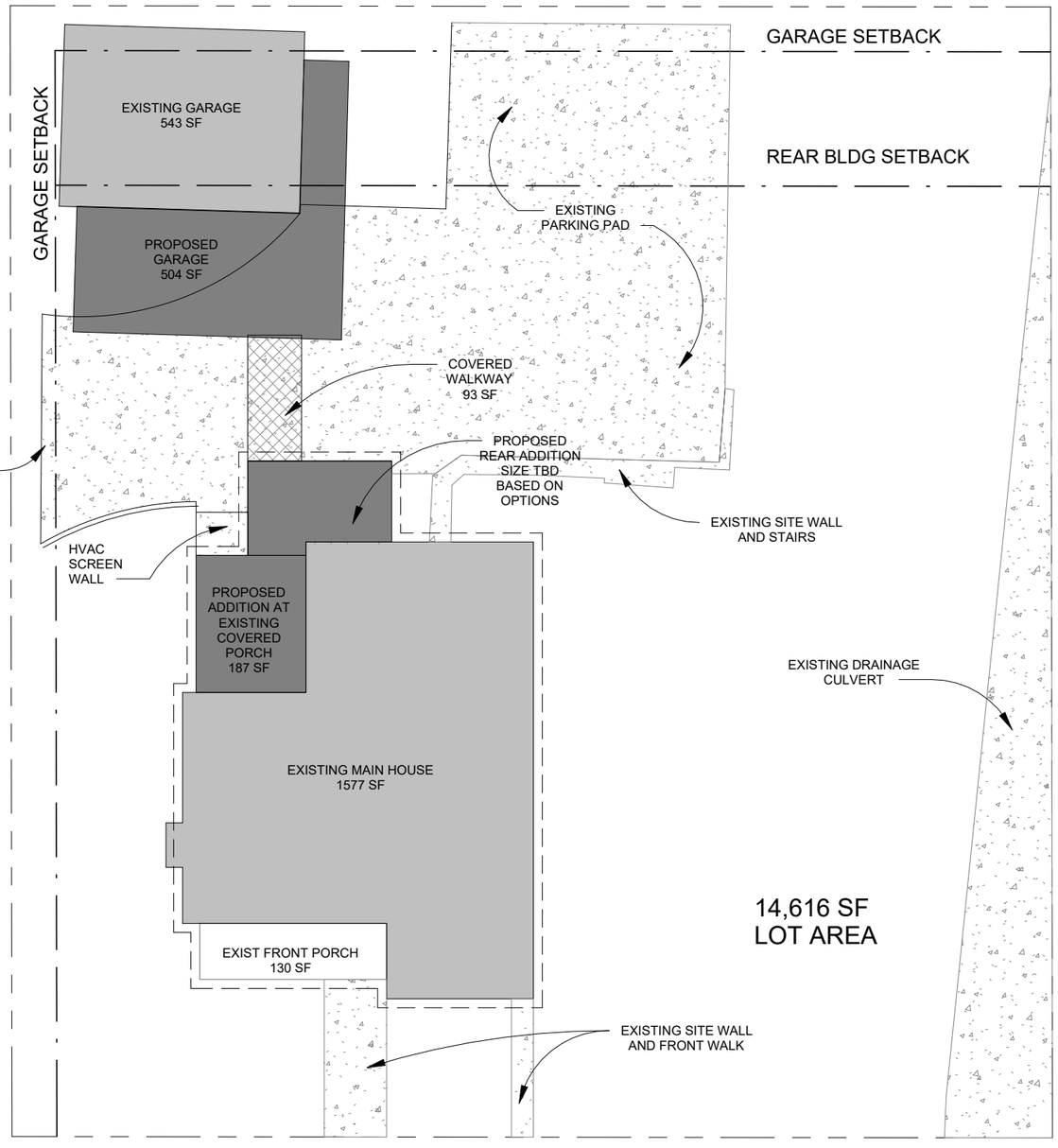


REAR RIGHT



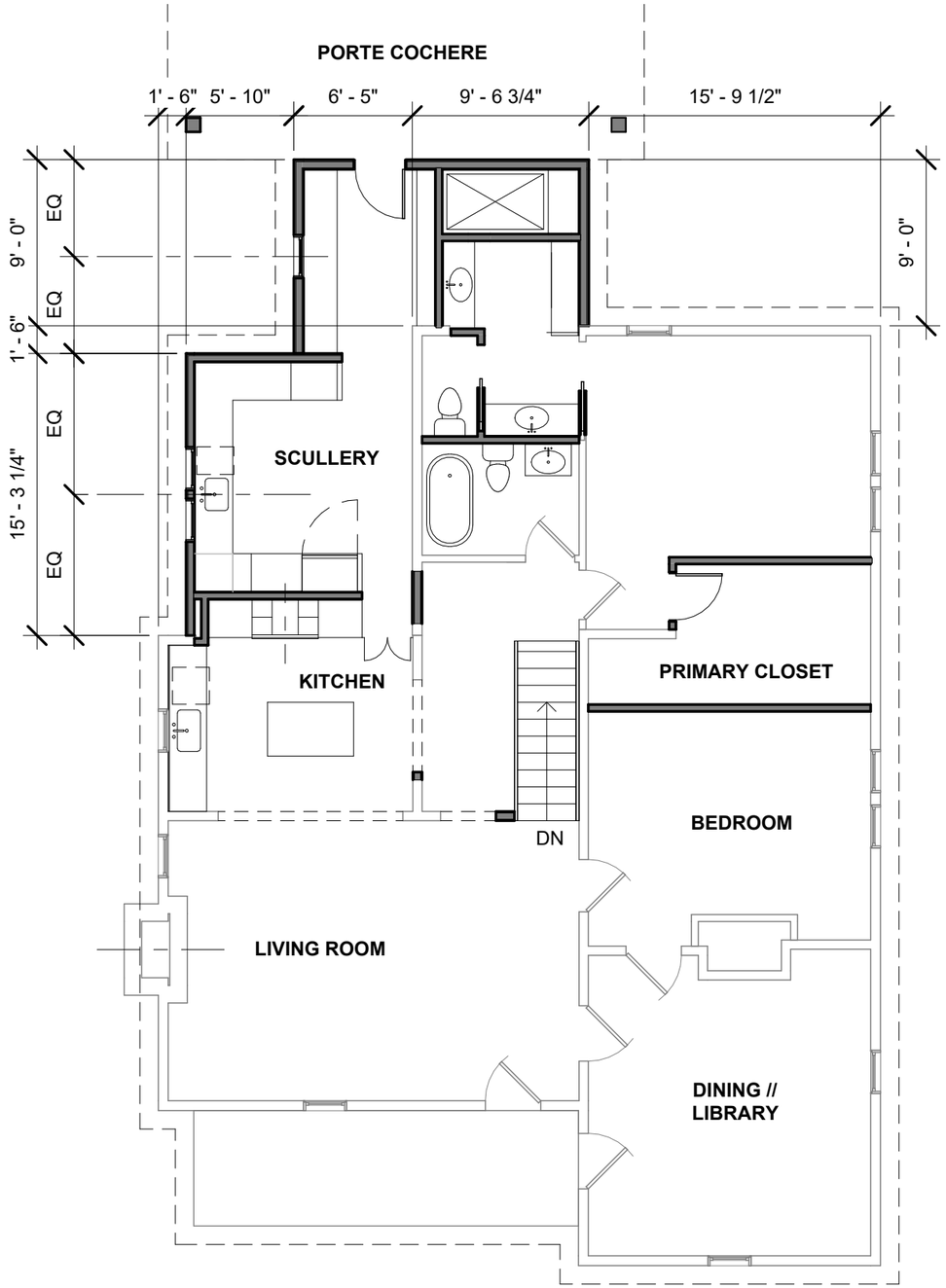
PROPOSED:
53.4% LSR
20.8% BLDG COVERAGE

SITE PLAN // OPTION 1

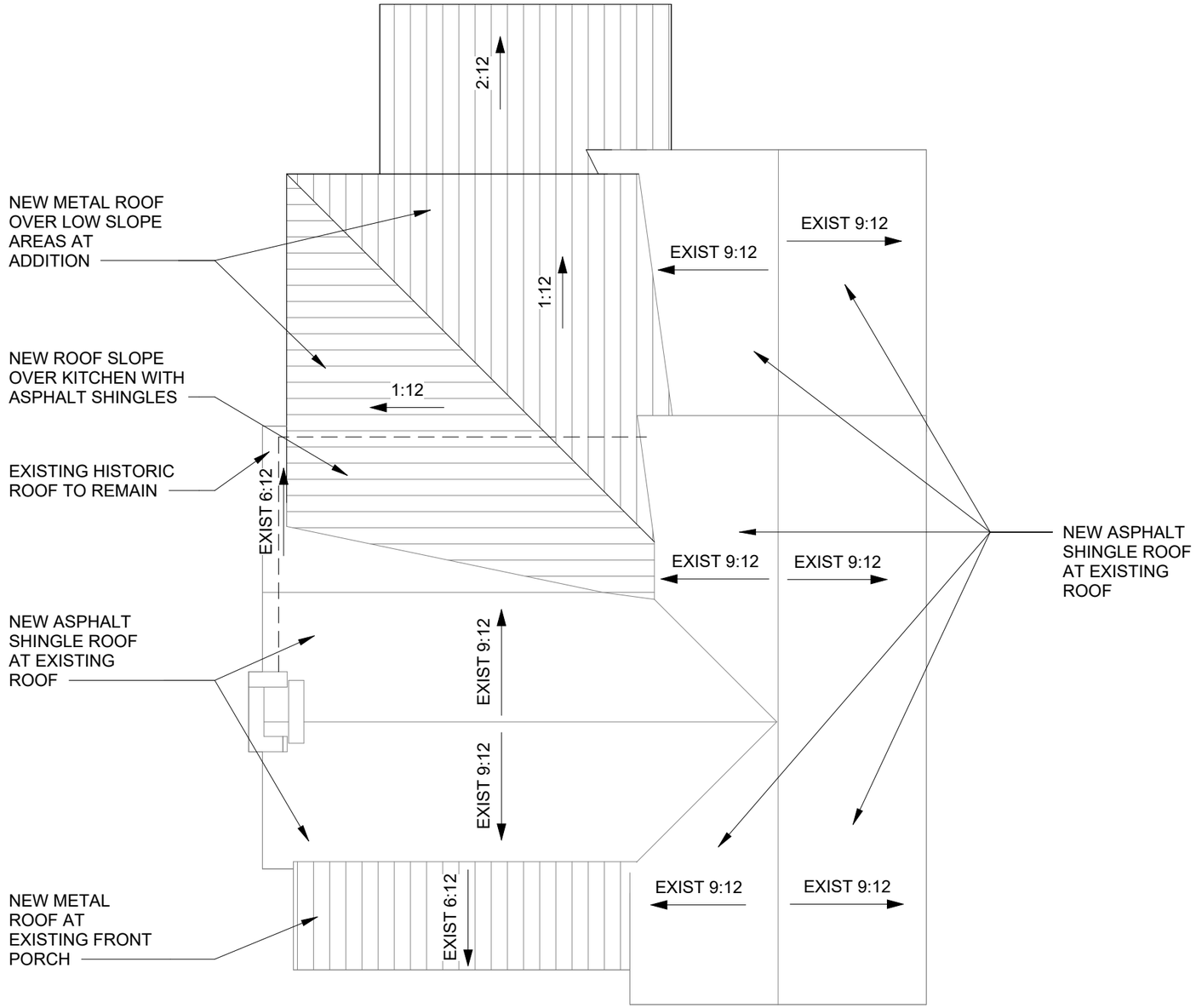


PROPOSED:
54.0% LSR
21.4% BLDG COVERAGE

SITE PLAN // OPTION 2



FLOOR PLAN // MAIN LEVEL



ROOF PLAN // PROPOSED

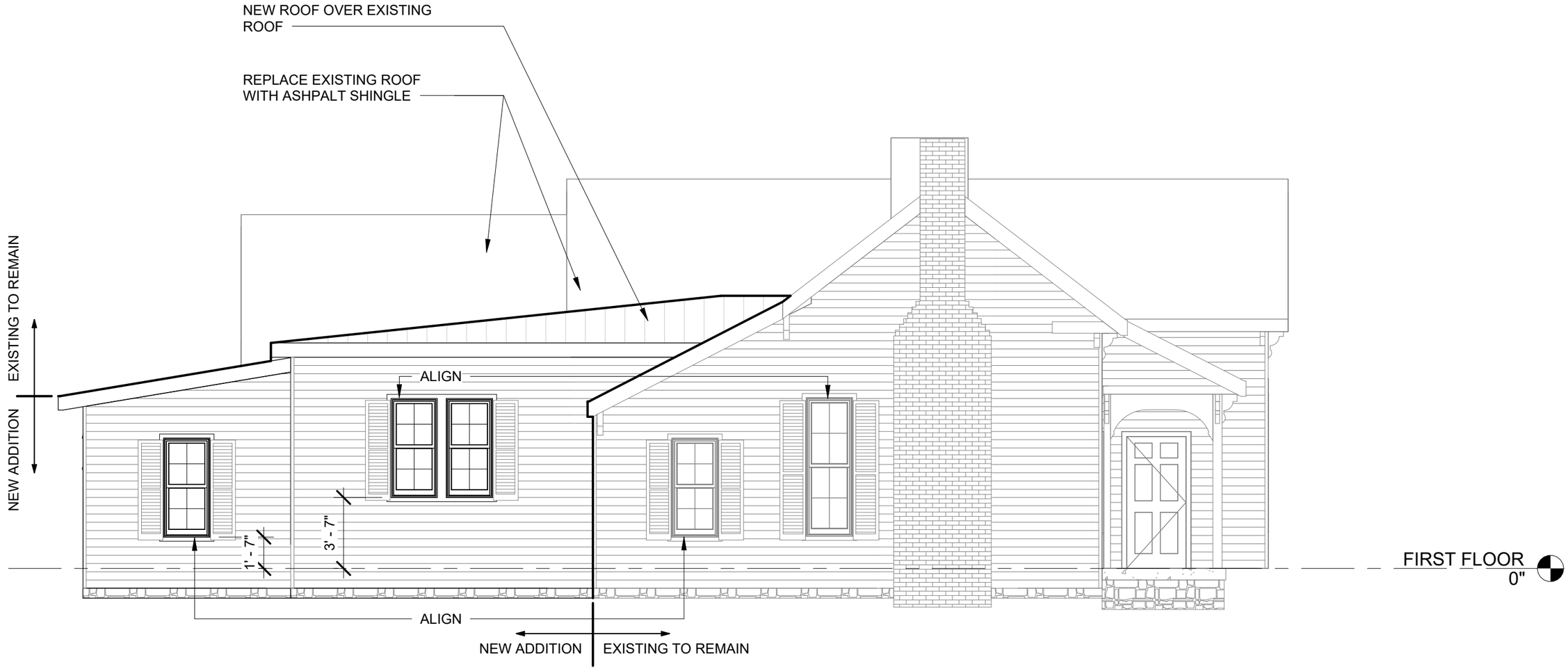
CHISEL workshop

720 MAIN STREET

PROPOSED PLANS

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

SK03



CHISEL workshop

720 MAIN STREET

SK04

LEFT ELEVATION // PROPOSED

SCALE: 3/16" = 1'-0"

2024.12.09

FRONT STAIR RAILING REPLACEMENT





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



THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT NAMED HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

THE FRANKLIN BUTCHERY - TI

CITY OF FRANKLIN NOTES

GENERAL

1. SAFE MEANS OF EGRESS MUST BE MAINTAINED FOR ALL OCCUPANTS AT ALL TIMES. SAFETY BARRIERS MAY BE REQUIRED TO KEEP NON-CONSTRUCTION PERSONNEL FROM ENTERING THE SITE.

2. WORKSITES MUST BE ACCESSIBLE AND KEPT FREE FROM CLUTTER AS MUCH AS POSSIBLE.

3. CONSTRUCTION DEBRIS MUST BE REMOVED AT LEAST DAILY.

FIRE ALARM SYSTEMS

1. TO PREVENT FALSE ALARMS, FIRE ALARMS MUST BE PLACED ON TEST WITH THE MONITORING COMPANY WHEN PERFORMING WORK THAT MAY ACTIVATE THE FIRE ALARM, FOR EXAMPLE, SANDING, GRINDING, VACUUMING. THE FIRE ALARM SYSTEM MUST ALSO BE PLACED ON TEST WHEN THE FIRE SPRINKLER SYSTEM IS DRAINED OR FILLED.

2. SMOKE DETECTORS SHALL BE PROTECTED TO PREVENT FALSE ALARMS AND TO PREVENT DEBRIS FROM CLOGGING THE DETECTOR. REMOVING SMOKE DETECTORS IS PERMITTED DURING DEMOLITION / CONSTRUCTION. WHEN SANDING OR DOING CLEAN-UP IN AREAS PROTECTED BY SMOKE DETECTORS, THE FIRE DEPARTMENT RECOMMENDS PLACING THE FIRE ALARM SYSTEM ON TEST WITH THE MONITORING COMPANY.

3. WHEN A FIRE ALARM SYSTEM IS PLACED ON TEST, WORKERS MUST BE ADVISED TO MONITOR THE AREA FOR POSSIBLE SIGNS OF A FIRE AND CALL 911 TO REPORT AN EMERGENCY. IF OTHER AREAS OF A BUILDING ARE AFFECTED WHEN PLACING A FIRE ALARM ON TEST, OCCUPANTS OF THESE AREAS SHALL ALSO BE NOTIFIED THAT THE FIRE ALARM SYSTEM IS OUT OF SERVICE AND TO CALL 911 IF THERE IS AN EMERGENCY.

4. A FIRE ALARM ANTICIPATED TO BE OUT OF SERVICE FOR MORE THAN 8-HOURS MUST BE REPORTED TO THE FIRE DEPARTMENT AT LEAST 24-HOURS IN ADVANCE OF THE IMPAIRMENT. CALL 615-791-3270 OR E-MAIL FRANKLINFIRE@FRANKLINTN.GOV.

FIRE DEPARTMENT INSPECTIONS

REQUESTS FOR FIRE DEPARTMENT INSPECTIONS MUST BE MADE BY CALLING THE FIRE DEPARTMENT AT 615-791-3270.

AS AN ALTERNATIVE YOU MAY REQUEST A FIRE INSPECTION ON-LINE FIREINSPECTION@FRANKLINTN.GOV

FOR ADDITIONAL INFORMATION PLEASE VISIT OUR WEBSITE. HTTPS://WWW.FRANKLINTN.GOV/GOVERNMENT/DEPARTMENTS-A-J/FIRE/FIRE-MARSHAL-S-OFFICE/INSPECTIONS-2

DOOR HARDWARE NOTES

GC TO VERIFY NEW AND EXISTING DOOR LOCKING / LATCHING HARDWARE MEET THE FOLLOWING REQUIREMENTS:

1. HARDWARE MUST BE ABLE TO BE OPERATED ON THE EGRESS SIDE WITHOUT THE USE OF KEYS, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT. NOTE: DOUBLE-KEY LOCKS ARE ACCEPTABLE IN SOME APPLICATIONS.

2. HARDWARE MUST BE ABLE TO BE OPERATED ON THE EGRESS SIDE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. NOTE: THUMB-TURN LOCKS GENERALLY DO NOT MEET THIS REQUIREMENT UNLESS THEY ARE SPECIFICALLY DESIGNED AS ADA APPROVED LOCKS.

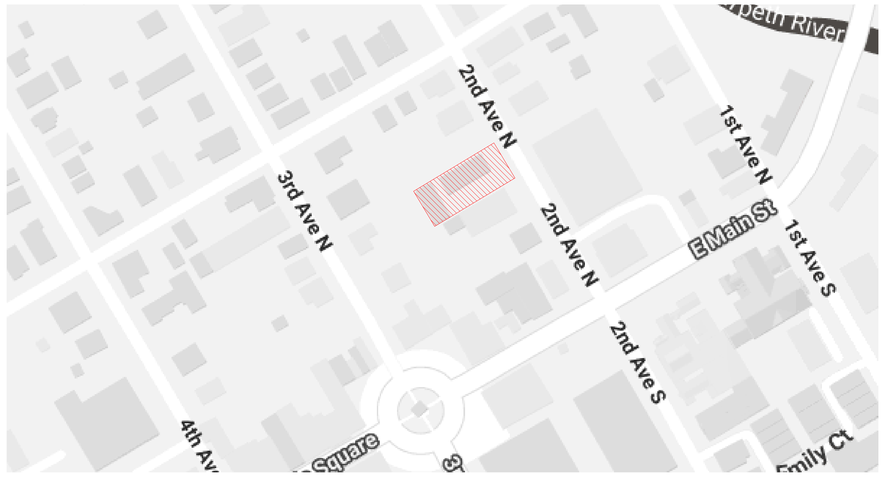
3. DOORS MUST BE ABLE TO BE UNLOCKED AND UNLATCHED WITH ONE OPERATION FROM THE EGRESS SIDE. NOTE: MANY MAG-LOCK INSTALLATIONS DO NOT MEET THIS REQUIREMENT.

4. DOOR HARDWARE MUST BE INSTALLED 34-INCHES TO 48-INCHES ABOVE THE FLOOR.

5. FOR DOUBLE-DOOR, INOPERABLE LEAVES MUST NOT HAVE HARDWARE WHICH COULD BE MISTAKEN FOR OPERATING HARDWARE.

LOCKING / LATCHING HARDWARE MUST MEET ALL CODE REQUIREMENTS BEFORE A CO / TCO WILL BE APPROVED.

VICINITY MAP



SHEET INDEX

GENERAL

GN.01	PROJECT INFORMATION, CODES, & LIFE SAFETY
GN.02	SYNOPSIS

DEMOLITION

D1.01	DEMOLITION PLANS

ARCHITECTURAL

A1.00	ARCHITECTURAL SITE PLAN
A1.01	FIRST FLOOR PLAN
A3.01	EXTERIOR ELEVATIONS
A9.01	EXTERIOR RENDERS
A9.02	EXTERIOR RENDERS
A9.03	EXTERIOR RENDERS

PROJECT CONTACT LISTING

TENNANT REPRESENTATIVE:
THE FRANKLIN BUTCHERY
127 2ND AVE N
FRANKLIN, TN
(314) 517-6842
CARLOS TIRADO - TENNANT
KONRAD SALABER - TENNANT

ARCHITECT'S REPRESENTATIVES:
COMMA DESIGNWORKS
1219 4TH AVE S
NASHVILLE, TENNESSEE 37210
(615) 488-0801
ERIC MCGINNIS - PROJECT ARCHITECT
ARIANI HARRISON - PROJECT COORDINATOR

MECHANICAL, PLUMBING/FIRE, ELECTRICAL & STRUCTURAL ENGINEER
GENESIS ENGINEERING GROUP, LLC
60 MUSIC SQUARE EAST, SUITE 300
NASHVILLE, TN 37203
(615) 383-6949
TBD - MECHANICAL ENGINEER
TBD - PLUMBING/FIRE ENGINEER
TBD - ELECTRICAL ENGINEER
CW YONG - STRUCTURAL ENGINEER

CIVIL ENGINEERING
THOMAS & HUTTON
5109 CENTENNIAL BLVD, SUITE 200
NASHVILLE, TENNESSEE 37209
(615) 866-2410
TRAVIS TODD - CIVIL ENGINEER

GENERAL CONTRACTOR
MAHER BROTHERS CONSTRUCTION
#1055 2000 MALLORY LN, STE. 290
FRANKLIN, TN 37067
(615) 714-0874
ALAN MAHER - PROJECT MANAGER

CODES ANALYSIS

GOVERNING CODES

LOCATION / COUNTY:

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2018 NFPA 1 FIRE CODE WITH LOCAL AMENDMENTS
2018 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS

STATE:

2012 INTERNATIONAL BUILDING CODE (EXCLUDING CHAPTERS 11 & 34)
2009 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
*FOR COMMERCIAL BUILDINGS
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
*FOR ONE AND TWO FAMILY DWELLINGS AND TOWNHOMES
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 NFPA 101 LIFE SAFETY CODE
*FOR STATE BUILDINGS, EDUCATIONAL OCCUPANCIES, AND OCCUPANCIES REQUIRING STATE FIRE MARSHAL INSPECTION FOR INITIAL LICENSURE
2017 NATIONAL ELECTRICAL CODE (NEC), WITH EXCEPTIONS

BUILDING OWNER

RON SHUFF FAMILY PARTNERSHIP LP
127 2ND AVE N
FRANKLIN, TN

PROJECT ADDRESS

127 2ND AVE N
FRANKLIN, TN 37064

BUILDING OCCUPANCY CLASSIFICATION

	EXISTING	RENOVATED
IBC OCCUPANCY GROUP:	B	M
SECONDARY USE AREA:	N/A	A-2
NFPA OCCUPANCY GROUP:	B	MERCANTILE
SECONDARY USE AREA:	N/A	ASSEMBLY

BUILDING CONSTRUCTION CLASSIFICATION

	EXISTING (TOTAL BUILDING)	RENOVATED (TI)	ALLOWED
NUMBER OF FLOORS:	1	1	3
SQUARE FOOTAGE:	4,518 SF	4,518 SF	27,000
OVERALL HEIGHT:	15'	15'	60'
IBC CONSTRUCTION TYPE:	1A		
NFPA CONSTRUCTION TYPE:	IIIB		
(SINGLE OR MULTIPLE) TENANT	SINGLE TENANT		

FIRE RESISTANCE RATINGS

PER MOST RESTRICTIVE REQUIREMENTS OF THE IBC

IBC TABLE 601 - FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	X HR	ULRXXXX
BEARING WALLS EXTERIOR	X HR	ULRXXXX
INTERIOR	X HR	ULRXXXX
NONBEARING WALLS AND PARTITIONS EXTERIOR	X HR	ULRXXXX
INTERIOR	X HR	ULRXXXX
FLOORING CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	X HR	ULRXXXX
ROOFING CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	X HR	ULRXXXX

IBC TABLE 602 - FIRE RESISTANCE RATING FOR EXTERIOR WALLS

LESS THAN 5 FEET	X HR	ULRXXXX
5 TO LESS THAN 10 FEET	X HR	ULRXXXX
10 TO LESS THAN 30 FEET	X HR	ULRXXXX
30 FEET OR GREATER	0 HR	

IBC TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS

O TO LESS THAN 3 FEET	NOT PERMITTED
3 TO LESS THAN 5 FEET	15%
5 TO LESS THAN 10 FEET	25%
10 TO LESS THAN 15 FEET	45%
15 TO LESS THAN 20 FEET	75%
20 TO LESS THAN 25 FEET	NO LIMIT
25 TO LESS THAN 30 FEET	NO LIMIT
30 FEET OR GREATER	NO LIMIT

THE FRANKLIN BUTCHERY - TI

127 2ND AVE N
FRANKLIN, TN 37064

EXTERIOR PACKAGE

2024-12-09

24027

REVISIONS

DELTA	ISSUE	DATE
1	ADDENDUM 01	2024-10-22

© 2024

1219 4TH AVE S
NASHVILLE, TN 37210

615.488.0801

WWW.COMMADESIGNWORKS.COM

COMMA DESIGNWORKS

PROJECT INFORMATION, CODES, & LIFE SAFETY

GN,01

DEMOLITION / RENOVATION NOTES

1. ALL NOTES APPLY ONLY TO AREA INCLUDED IN SCOPE OF WORK, EXCEPT AS SPECIFICALLY NOTED HEREIN.

2. PROVIDE PROTECTIVE COVERINGS FOR ALL EXISTING SURFACES, EQUIPMENT, AND DEVICES TO REMAIN. REPAIR ALL SURFACES, EQUIPMENT AND DEVICES THAT ARE DAMAGED DURING THE DEMOLITION OR RENOVATION PROCESS TO A "LIKE NEW" APPEARANCE. PATCH AND REPAIR EXISTING TO REMAIN SURFACES, SYSTEMS, AND DEVICES TO ACHIEVE SAME QUALITY AS NEW. PREPARE EXISTING SUBSTRATES AS REQUIRED BY MANUFACTURER OF FINISH PRODUCTS PRIOR TO INSTALLATION OF NEW FINISHES. WHERE DEMOLITION OR RENOVATION CAUSES EXISTING FINISHES TO BE REMOVED OR DAMAGED, CONTRACTOR IS TO REPAIR OR REPLACE THE FINISHES THAT HAVE BEEN ALTERED, REPAIRED OR REPLACEMENT FINISHES ARE TO BLEND INTO THE REMAINING EXISTING FINISH SO THAT IT IS NOT NOTICEABLE WHERE THE TWO FINISHES MERGE. IF THAT IS NOT POSSIBLE, THE FINISH ON THE ENTIRE WALL MUST BE REPLACED. ANY REPLACEMENT FINISHES MUST BE APPROVED BY THE ARCHITECT PRIOR TO APPLICATION.

3. MAINTAIN ALL REQUIRED EXITS THROUGHOUT THE PROJECT SITE. DO NOT RESTRICT EGRESS WIDTH OR CAUSE EXIT HARDWARE TO FUNCTION IMPROPERLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THE BUILDING OCCUPANTS ARE IN NO WAY ENDANGERED BY THE DEMOLITION OR EXECUTION OF THE NEW WORK.

4. COORDINATE WORK SCHEDULE WITH OWNER TO MINIMIZE DISRUPTION OF ADJACENT AREAS AND SPACES.

5. ALIGN FINISH FACES OF PARTITIONS WITH EXISTING TO REMAIN PARTITIONS. WHERE WALL THICKNESS' DO NOT MATCH, THICKEN EITHER THE NEW WALL OR THE EXISTING WALL TO ACHIEVE ALIGNMENT.

6. VERIFY AND MAINTAIN THE INTEGRITY OF EXISTING FIRE AND/OR SMOKE PARTITIONS, COLUMNS, FLOOR CEILING ASSEMBLIES, AND ROOF CEILING ASSEMBLIES. PATCH AND REPAIR ALL PARTITIONS AND OPENINGS, OPENING PROTECTIVES, OR RATED ASSEMBLIES WITH TESTING LABORATORY APPROVED METHODS AND MATERIALS TO MATCH RATING INDICATED IN CONTRACT DOCUMENTS. ASSURE THAT ALL DAMPERS, CLOSERS, COORDINATORS, OR OTHER DEVICES ARE FUNCTIONAL AND OPERATING PROPERLY. REPLACE ANY DEVICES INCLUDING DOORS AND DOOR FRAMES THAT DO NOT MEET REQUIREMENTS OF THE RATED ASSEMBLY. REPLACE OR REPAIR FIREPROOFING AND SEAL ALL PENETRATIONS IN RATED BARRIERS TO RESIST PASSAGE OF SMOKE.

7. REMOVE ALL ABANDONED WIRING, DEVICES, HANGARS, PIPES, ETC. PATCH AND REPAIR OPENINGS IN PARTITIONS, CEILINGS, ETC. WHERE ITEMS HAVE BEEN REMOVED.

8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD. CONTRACTOR SHALL INTERPRET CONSTRUCTION DOCUMENTS BASED UPON HIS OBSERVATIONS OF THE EXISTING CONDITIONS. EXISTING CONDITIONS AND DIMENSIONAL INFORMATION IN THE CONSTRUCTION DOCUMENTS ARE BASED ON FIELD OBSERVATIONS AND/OR EXISTING BUILDING DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR REQUIRED CHANGES TO THE SCOPE OF WORK THAT IS ENCOUNTERED. THE CONTRACTOR SHALL INCUR NO ADDITIONAL COST FOR CHANGES IN THE SCOPE OF WORK REQUIRED DUE TO EXISTING FIELD CONDITIONS.

9. INSTALL ALL NEW COLUMNS, PIPING, WIRING, DUCTS, ETC. IN CONCEALED SPACES. WHERE EXISTING PIPING, WIRING, OR DUCTING IS EXPOSED IT SHALL BE CONCEALED, UNLESS NOTED OTHERWISE. PROVIDE ACCESS PANELS AS NEEDED TO MAINTAIN SYSTEM. CONSULT WITH THE ARCHITECT AND COORDINATE ALL TRADES TO PROVIDE FURRING IN FINISHED AREAS WHETHER INDICATED ON THE DRAWINGS OR NOT.

10. PRIOR TO PREPARING BID, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. BID SHALL INCLUDE DEMOLITION AND NEW WORK REQUIRED TO ACHIEVE THE INTENT OF THE CONTRACT DOCUMENTS, WHETHER SPECIFICALLY INDICATED OR NOT. ANY DEMOLITION REQUIRED OUTSIDE THE AREA OF THE PROJECT BOUNDARIES SHALL BE REPAIRED TO A QUALITY EQUIVALENT TO OR EXCEEDING THE PRE-DEMOLITION CONDITION. NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF ANY DEFECTS FOUND IN THE EXISTING STRUCTURE THAT WILL ADVERSELY AFFECT THE CONSTRUCTABILITY OF THE NEW WORK.

11. COORDINATE ALL DEMOLITION PLANS AND NEW WORK. AT CONTRACTOR'S OPTION, REMOVE ONLY THOSE PORTIONS OF THE EXISTING BUILDING THAT ARE INDICATED, OR REMOVE ADDITIONAL SECTIONS OF PARTITIONS, CEILINGS, ETC., AS NEEDED TO PROVIDE FOR A CLEAN AND UNINTERRUPTED INSTALLATION OF THE NEW WORK.

12. COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS FOR EXISTING UTILITIES TO REMAIN AND THEIR CONNECTIONS WITH THE NEW WORK. ANY SYSTEMS OR DEVICES INDICATED IN THE CONTRACT DOCUMENTS TO BE REUSED SHALL BE CHECKED FOR DEFECTS, CLEANED, REPAIRED, OR AT CONTRACTOR'S OPTION REPLACED WITH NEW.

13. EXISTING SERVICES AND LIFE SAFETY SYSTEMS ARE TO REMAIN IN USE DURING THE DEMOLITION AND RENOVATION OF EXISTING SPACES. WHERE SHUT DOWNS MUST OCCUR TO INTERFACE WITH SYSTEMS OR TO TEST SYSTEMS, PROVIDE NOTICE AS OUTLINED IN THE GENERAL NOTES.

14. NO EXISTING STRUCTURAL OR LOAD BEARING ELEMENT SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING. SHORING SHALL BE ADEQUATE TO CARRY ALL EXISTING OR ANTICIPATED DEAD AND LIVE LOADS THAT MAY BE PLACED UPON IT.

15. UNLESS NOTED OTHERWISE, REMOVED OR ABANDONED ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. CONFIRM WITH OWNER PRIOR TO REMOVAL OF ANY SUCH ITEMS. ITEMS SCHEDULED TO BE RETURNED TO THE OWNER SHALL BE SORTED, TAGGED, AND INVENTORIED. INVENTORY SHALL REFLECT THE SALVAGEABLE ITEMS MAKE AND MODEL NUMBERS, SERIAL NUMBERS, QUANTITY, COLOR, SIZE, OR OTHER PERTINENT DATA AS IT APPLIES TO EACH ITEM. DELIVER INVENTORY AND SALVAGED ITEMS TO OWNER.

16. WHERE DEMOLITION OR RENOVATION REQUIRES THAT THE EXTERIOR OF THE BUILDING BE OPENED, CONTRACTOR IS TO SUPPLY A SECURITY / WEATHER BARRIER TO COMPLETELY FILL THE OPENING DURING HOURS WHEN ACTIVE CONSTRUCTION IS NOT TAKING PLACE. IF IT IS DEEMED IMPOSSIBLE TO PROVIDE SUCH BARRIER, CONTRACTOR MUST PROVIDE WEATHER PROTECTION TO INTERIOR AREAS AND PROVIDE A SECURITY GUARD TO MONITOR THE OPENING DURING HOURS WHEN CONSTRUCTION IS NOT ACTIVELY TAKING PLACE.

17. WHERE FINISHES ARE INDICATED TO BE REMOVED, EXTEND REMOVAL OF FINISH INTO ALL CORNERS, ALCOVES, OR OTHER AREAS THAT ARE OPENLY CONNECTED TO THE SPACE WHERE THE FINISH IS SCHEDULED TO BE REMOVED, UNLESS OTHERWISE NOTED.

18. WHERE MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER TRADE REQUIRES REMOVAL OF CEILINGS TO ACCESS THEIR WORK, CONTRACTOR IS TO REMOVE CEILING AND GRID OR SUPPORTING STRUCTURE AS NECESSARY TO ACCESS THE WORK. CEILINGS ARE TO BE REPLACED OR REINSTALLED AFTER COMPLETION OF THE ABOVE CEILING WORK. ANY DAMAGED CEILING TILES, PANEL, OR SUPPORTING STRUCTURE ARE TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

19. WHERE EXISTING CASEWORK, PLUMBING, ELECTRICAL OR OTHER DEVICES OR BUILT-IN UNITS OF ANY KIND ARE ATTACHED TO WALLS SCHEDULED TO BE DEMOLISHED, THOSE ITEMS SHALL BE REMOVED ALSO, UNLESS SPECIFICALLY INDICATED OTHERWISE. REMOVE SUCH ITEMS IN A MANNER THAT WILL ALLOW THEM TO BE REUSED AT THE OWNER'S OPTION.

20. WHERE ITEMS ARE INDICATED TO BE REMOVED AND REUSED, THEY MUST BE MADE TO APPEAR NEW. IF THE REUSED ITEM CANNOT BE MADE TO LOOK NEW, REPLACE WITH NEW ITEM THAT MATCHES THE STYLE, MATERIAL, COLOR AND ALL OTHER ASPECTS OF THE EXISTING ITEM, AT NO ADDITIONAL EXPENSE TO THE OWNER.

GENERAL NOTES

1. AIA DOCUMENT A201 - 2017 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE THE CONDITIONS ON WHICH CONTRACTS FOR THIS WORK SHALL BE BASED.

2. ALL REFERENCES TO CONTRACTOR AND GENERAL CONTRACTOR (GC) SHALL MEAN CONSTRUCTION MANAGER (CM) OR VICE VERSA. ALL REFERENCES TO THE OWNER SHALL MEAN THE CM'S CLIENT AND/OR THEIR CLIENT'S DESIGNATED AGENT.

3. "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS MATCHING THE ORIGINAL DETAIL. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. "OPPOSITE HAND" MEANS MIRROR IMAGE OF ORIGINAL DETAIL. VERIFY DIMENSIONS AND ORIENTATION ON DRAWINGS.

4. THE CM SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND SHALL CAREFULLY COMPARE THOSE OBSERVATIONS AND OTHER KNOWN SITE OR PROJECT INFORMATION WITH THE CONTRACT DOCUMENTS. THE CM MUST BE SATISFIED THAT THE EXISTING CONDITIONS UNDER WHICH THE CONTRACT FOR CONSTRUCTION IS TO BE FULFILLED WILL NOT IN ANY MANNER ADVERSELY AFFECT THE WORK UNDER CONTRACT PRIOR TO PREPARING BID. ANY OBSERVED ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT WITHOUT DELAY. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CM OR ANY OF HIS SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

5. ANY CHANGES OR ALTERATIONS TO THE SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS MUST BE APPROVED BY THE OWNER. THE OWNER SHALL INCUR NO ADDITIONAL COST FOR CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

6. WHENEVER THERE ARE DISCREPANCIES IN THE CONTRACT DOCUMENTS, THE CM SHALL BASE HIS BID UPON THE BETTER QUALITY OR GREATER QUANTITY OF THE MATERIAL OR WORK DESCRIBED.

7. THE CM SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE CM SHALL COORDINATE ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS AS REQUIRED BY CODE, THESE CONTRACT DOCUMENTS, OR MANUFACTURERS RECOMMENDATIONS ARE MET OR EXCEEDED. LACK OF SPECIFIC DETAILS SHALL NOT BE AN EXCUSE FOR IMPROPER INSTALLATION OF ANY MATERIAL, DEVICE, OR SYSTEM. WHERE DETAILS ARE NOT PROVIDED, THE CM SHALL REFER TO THE PRINTED MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION GUIDELINES.

8. THE CM SHALL SUBMIT SHOP DRAWINGS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS, AND FIRE ALARM SYSTEMS. ALL FIRE PROTECTION SYSTEMS AND DEVICES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION.

9. THE CM SHALL COORDINATE ALL TELEPHONE, DATA, AND OTHER COMMUNICATIONS WORK WITH THE OWNER AND THE COMMUNICATION SERVICE PROVIDERS. THE CM SHALL PROVIDE ALL CABLING, CONDUIT, POWER, PANELS, BOARDS, AND/OR OTHER FIXED EQUIPMENT REQUIRED BY THE SERVICE PROVIDERS. COMMUNICATIONS SYSTEM(S) AND FIXTURES ARE PROVIDED BY THE OWNER. ALL RELATED PRE-WIRING TO BE INSTALLED BY THE CM. COORDINATE THE LOCATION OF ALL SYSTEM CONTROLS WITH THE ELECTRICAL SYSTEM INSTALLER, THE OWNER, AND THE ARCHITECT PRIOR TO INSTALLATION. CM TO ASSURE THAT JUXTAPOSING OF ELECTRICAL AND DATA LINES WILL NOT RESULT IN INTERFERENCE, STATIC, OR IN ANY OTHER WAY DISRUPT THE NORMAL FUNCTION OF THE DATA/COMMUNICATION SYSTEM(S).

10. PARTITIONS EXTENDING TO THE STRUCTURE ABOVE SHALL BE TIGHTLY SEALED. THE INTEGRITY OF RATED ASSEMBLIES AND SMOKE BARRIERS SHALL BE MAINTAINED AT CORNERS AND INTERSECTIONS OF LOWER PRIORITY PARTITIONS. ALL HORIZONTAL AND VERTICAL FIRE AND/OR SMOKE BARRIERS, INCLUDING ALL FLOOR STRUCTURES, SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ONE BARRIER TO ANOTHER, OR COMBINATION THEREOF. BARRIERS MUST BE CONTINUOUS THROUGH CONCEALED SPACES AND INTERSTITIAL SPACES. SEAL COMPLETELY ALL OPENINGS WITH UL (OR OTHER TESTING AGENCY) APPROVED ASSEMBLIES WHERE FIRE BARRIERS ARE PENETRATED OR ABUT OTHER FIRE BARRIERS, EXTERIOR WALLS, AND FLOORS ABOVE AND BELOW THE BARRIER. ALL FIRE BARRIERS ARE TO BE CONSTRUCTED ACCORDING TO THE TESTING LABORATORY SPECIFICATIONS. ALL SMOKE BARRIERS SHALL BE A MINIMUM OF 1-HOUR FIRE RESISTANT CONSTRUCTION. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT ENCLOSURES, AND ALL FIRE RATED WALLS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. STENCILING TO BE IN RED LETTERS, NO LESS THAN 4" TALL WITH A RED BAND EXTENDING THE LENGTH OF THE PARTITION. STENCILED IDENTIFICATION TO READ "(X) HOUR RATED FIRE AND/OR SMOKE BARRIER, PROTECT ALL OPENINGS". STENCILED IDENTIFICATION TO BE POSITIONED TO BE READILY VISIBLE FROM BOTH SIDES OF THE BARRIER AND SUCH THAT FROM ANY ACCESS POINT AT LEAST ONE IDENTIFICATION MARKER MAY BE READ.

11. THE FIRE SPRINKLER SYSTEM MUST REMAIN IN SERVICE AS MUCH AS POSSIBLE THROUGHOUT DEMOLITION AND CONSTRUCTION. IF THE SYSTEM CANNOT BE ISOLATED TO THE SPACE AFFECTED BY THE DEMOLITION AND CONSTRUCTION, THE FOLLOWING PROCEDURES WILL BE REQUIRED.
1. THE FIRE SPRINKLER SYSTEM MUST BE IN SERVICE OVERNIGHT AND WEEKENDS UNLESS WORKERS ARE PRESENT AND WORKING.
2. OTHER OCCUPANTS OF THE BUILDING MUST BE ADVISED THAT THE SPRINKLER SYSTEM IS OUT OF SERVICE, AND THEY NEED TO MONITOR THEIR SPACES FOR SIGNS OF FIRE OR SMOKE. ADVISE OCCUPANTS TO BE EXTRA CAUTIOUS AND IN THE EVENT OF AN EMERGENCY, TO CONTACT 911 SINCE AUTOMATIC NOTIFICATION IS NOT AVAILABLE.
3. A FIRE SPRINKLER SYSTEM ANTICIPATED TO BE OUT OF SERVICE FOR MORE THAN 8-HOURS MUST BE REPORTED TO THE FIRE DEPARTMENT AT LEAST 24-HOURS IN ADVANCE OF THE IMPAIRMENT. CALL 615-791-3270 OR E-MAIL FRANKLINFIRE@FRANKLINTN.GOV.

12. THE CM AND ALL OF HIS FORCES SHALL COMPLY WITH ALL REGULATIONS BY ANY GOVERNING AGENCY WITH JURISDICTION OVER THE PROJECT OR PROJECT SITE.

13. IN THE EVENT THAT MATERIAL REASONABLY SUSPECTED OF HAZARDOUS MATERIALS OR OTHER TOXIC SUBSTANCES IS ENCOUNTERED, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA, SEAL OFF THE PERIMETER, AND NOTIFY THE OWNER AND ARCHITECT IN WRITING OF THE SUSPECTED TOXIN.

14. DOORS SHALL BE INSTALLED 4" FROM THE OUTSIDE EDGE OF JAMB TO ADJACENT WALL UNLESS NOTED OR DEPICTED OTHERWISE.

15. UNDERCUTTING OF DOORS SHALL BE DONE IN ACCORDANCE WITH NFPA 80 (CURRENT ISSUE) TABLE 1-11.4.

16. FIRE EXTINGUISHERS, ANNUNCIATOR PANELS, TWO-WAY COMMUNICATION DEVICES, AND OTHER LIFE SAFETY DEVICES SHALL BE LOCATED AS REQUIRED BY THE AHJ. ANY DEVICE LOCATIONS NOT INDICATED IN THESE DOCUMENTS MUST BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH IN OR INSTALLATION. UNLESS NOTED OTHERWISE, ALL PANELS, CABINETS, AND/OR OTHER LIFE SAFETY EQUIPMENT SHALL BE FULLY RECESSED. MAINTAIN INTEGRITY OF ALL FIRE AND/OR SMOKE BARRIERS WHERE RECESSES OCCUR.

17. IN METAL- AND WOOD-STUD FRAMED WALLS, PARTITIONS, AND FURRING, PROVIDE BLOCKING BEHIND ALL WALL HUNG OR WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, HANDRAILS, AND OTHER DEVICES.

18. THE CM SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201- GENERAL CONDITIONS, CURRENT ISSUE, UNLESS NOTED OTHERWISE.

19. THE CM SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TRANSPORTATION, AND PAY FOR ALL REQUIRED TAXES, PERMITS, AND SERVICES REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK, WHETHER TEMPORARY OR PERMANENT.

20. ALL INSTALLED SYSTEMS AND DEVICES ARE TO OPERATE QUIETLY AND WITHOUT EXCESSIVE VIBRATION.

21. ALL MATERIALS EXCEPT TEMPORARY FORMS ARE TO BE NEW, UNUSED AND OF THE SPECIFIED QUALITY.

22. ALL SUB SURFACES SHALL BE PROPERLY PREPARED BEFORE APPLICATION OF FINISHES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR SUBSTRATE CONDITIONS WHERE FINISHES ARE APPLIED.

23. THE CM SHALL MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY FASHION. TOOLS AND EQUIPMENT SHALL BE SECURED, AND ALL DEBRIS SHALL BE REMOVED DAILY.

24. THE CM SHALL MAINTAIN A VISITORS LOG. ALL VISITORS SHALL BE REQUIRED TO SIGN SUCH LOG. DATES AND TIMES OF ENTERING AND EXITING THE SITE FOR ALL VISITORS SHALL BE NOTED. CM TO SECURE PROJECT SITE FROM UNAUTHORIZED ENTRY AT ALL TIMES. COORDINATE LOCATION OF BARRIC

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EXTERIOR PACKAGE SYNOPSIS

PROPOSED CHANGE	ACCORDANCE WITH GUIDELINES	GUIDELINE REFERENCE	PROPOSAL NOTES
NORTH EAST - STREET FACING WALL			
1. REMOVE AND REPLACE EXISTING ALUMINUM STOREFRONT, WITH NEW, BLACK STOREFRONT WITH MUNTINS.	**1.** NO, EXISTING STOREFRONT RECOMMENDED TO REMAIN.	**1.** CHAPTER 3, PAGE 66	**1.** EXISTING STOREFRONT SUSPECTED NOT ORIGINAL, MUNTINS USED ACCROSS THE STREET AS WELL AS BLACK COLORED STOREFRONT. DOOR MUST BE MODIFIED TO MEET EGRESS CODE AS IT CURRENTLY SWINGS INTO THE SPACE.
2. REMOVE PREVIOUS BLADE SIGN AND REPLACE WITH NEW, BLADE SIGN.	**2.** YES, WITH DESIGN APPROVAL	**2.** CHAPTER 8, PAGE 158	**2.** NEW SIGN TO BE SMALLER THAN EXISTING, TO RELATE TO PEDESTRIANS ON THE STREET.
3. ADD NEW BAND SIGN, BLACK MATTE LETTERS ON WHITE BACKGROUND, 16SF ON A 22' FACADE.	**3.** YES, WITH COLOR APPROVAL	**3.** CHAPTER 8, PAGE 142	**3.** NEW SIGN WILL BE LARGER THAN BLADE, TO RELATE TO VEHICULAR TRAFFIC.
SOUTH EAST - MAIN SIDE ENTRANCE			
4. REMOVE AND FILL EXISTING WINDOW.	**4.** NO, EXISTING WINDOWS RECOMMENDED TO REMAIN.	**4.** CHAPTER 3, PAGE 70	**4.** WINDOW PLACEMENT NOT IDEAL FOR INTERIOR USE, TOO LOW FOR RETAIL, TOO HIGH FOR RESTAURANT.
5. ADD (5) PUNCHED OPENINGS 72" X 16", BLACK.	**5.** NO, NEW WINDOWS NOT RECOMMENDED.	**5.** CHAPTER 3, PAGE 70	**5.** HIGHER WINDOWS MORE IDEAL FOR RETAIL SPACE AND IT WILL PROVIDE A MORE CONSISTANT AND INVITING LOOK ON THE EXTERIOR.
6. REMOVE EXISTING, NON ADA COMPLIANT DOOR, AND REPLACE WITH ADA COMPLIANT DOUBLE DOOR.	**6.** NO, NEW DOORS NOT RECOMMENDED.	**6.** CHAPTER 3, PAGE 69	**6.** THIS ENTRANCE IS WHERE EXISTING ADA PARKING LEADS TO. ENTRANCE NEEDS TO BE ALTERED TO MEET ADA REQUIREMENTS.
7. ADD (2) WALL SCONCES AT NEW ENTRY	**7.** YES	**7.** NONE	**7.** LIGHTING AT ENTRANCE WILL BE REQUIRED BY CODE.
8. ADD NEW BAND SIGN, WHITE MATTE LETTERS ON BLACK BACKGROUND, 6 SF ON A 100' FACADE.	**8.** NO, ONLY ONE BAND SIGN PER STOREFRONT PER TENANT.	**8.** CHAPTER 8, PAGE 142	**8.** WHILE THERE IS ONLY ONE TENANT, THERE ARE TWO MAIN ENTRANCES. ONE AT THE STREET FOR PEDESTRIANS AND ONE AT THE SIDE FOR PARKING AREA. SIGNAGE IS WITHIN THE ALLOWABLE SQUARE FOOTAGE REQUIREMENTS IN THE HISTORIC ZONING GUIDLINES FOR SIGNAGE.
SOUTH WEST - REAR			
9. ADD NEW POSTS TO HOLD NEW STRING LIGHTS.	**9.** YES	**9.** NONE	**9.** POSTS TO BE PAINTED TO MATCH EXISTING BLACK PAINT.
10. ADD (3) EXTERIOR PENDANTS TO EXISTING CANOPY.	**10.** YES	**10.** NONE	**10.** LIGHTING NEEDED FOR PATIO DINING.
11. REMOVE AND REPLACE EXISTING DOOR PANEL WITH NEW DOOR, BLACK, WITH MUNTINS.	**11.** NO, EXISTING DOORS RECOMMENDED TO REMAIN.	**11.** CHAPTER 3, PAGE 69	**11.** NEW DOOR PANEL TO MATCH ALL OTHER ENTRY DOORS. EXISTING DOOR CLEARLY NOT ORIGINAL, INCLUDING THE FRAMING SURROUNDING THE DOOR. SEE PICTURE 11 BELOW.
SOUTH EAST - SERVICE ENTRY			
12. REMOVE AND REPLACE EXISTING DOOR PANEL WITH NEW FLUSH DOOR PANEL, BLACK.	**12.** NO, EXISTING DOORS RECOMMENDED TO REMAIN.	**12.** CHAPTER 3, 69	**12.** DOOR TO BE USED BY STAFF ONLY. EXISTING DOOR DOES NOT MEET HEAVY DUTY USE. EXISTING DOOR CLEARLY NOT ORIGINAL.
13. REMOVE ALL EXISTING WINDOWS AND FILL TO MATCH EXISTING WALL CONSTRUCTION.	**13.** NO, EXISTING WINDOWS RECOMMENDED TO REMAIN.	**13.** CHAPTER 3, PAGE 70	**13.** ALL EXISTING WINDOWS ARE IN BACK OF HOUSE / KITCHEN AREA. THEY ARE THIN PANES, AND ARE TOWARDS THE REAR OF THE PROPERTY, ARE NOT OPERABLE, AND DO NOT MEET CURRENT CODES.

EXISTING **PROPOSED**













EXISTING INTERIOR IMAGES



1. EXISTING STOREFRONT TO BE REPLACED, AS EXISTING STOREFRONT IS EXPECTED TO NOT BE ORIGINAL.



6. EXISTING NON ADA DOOR TO BE REMOVED AND REPLACED, AS EXISTING DOOR IS NOT ORIGINAL. EXISTING DOOR IS FIBERGLASS, RESIDENTIAL STYLE DOOR.



11. EXISTING DOOR PANEL TO BE REPLACED, AS EXISTING DOOR IS NOT ORIGINAL. EXISTING DOOR IS FIBERGLASS, RESIDENTIAL STYLE DOOR.



12 & 13. EXISTING DOOR TO BE REPLACED AS IT IS NOT ORIGINAL. WINDOWS TO BE REMOVED AND FILLED, AS EXISTING WINDOWS ARE TOWARDS THE REAR OF THE PROPERTY, ARE NOT OPERABLE, AND DO NOT MEET CURRENT CODES.

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EXTERIOR PACKAGE

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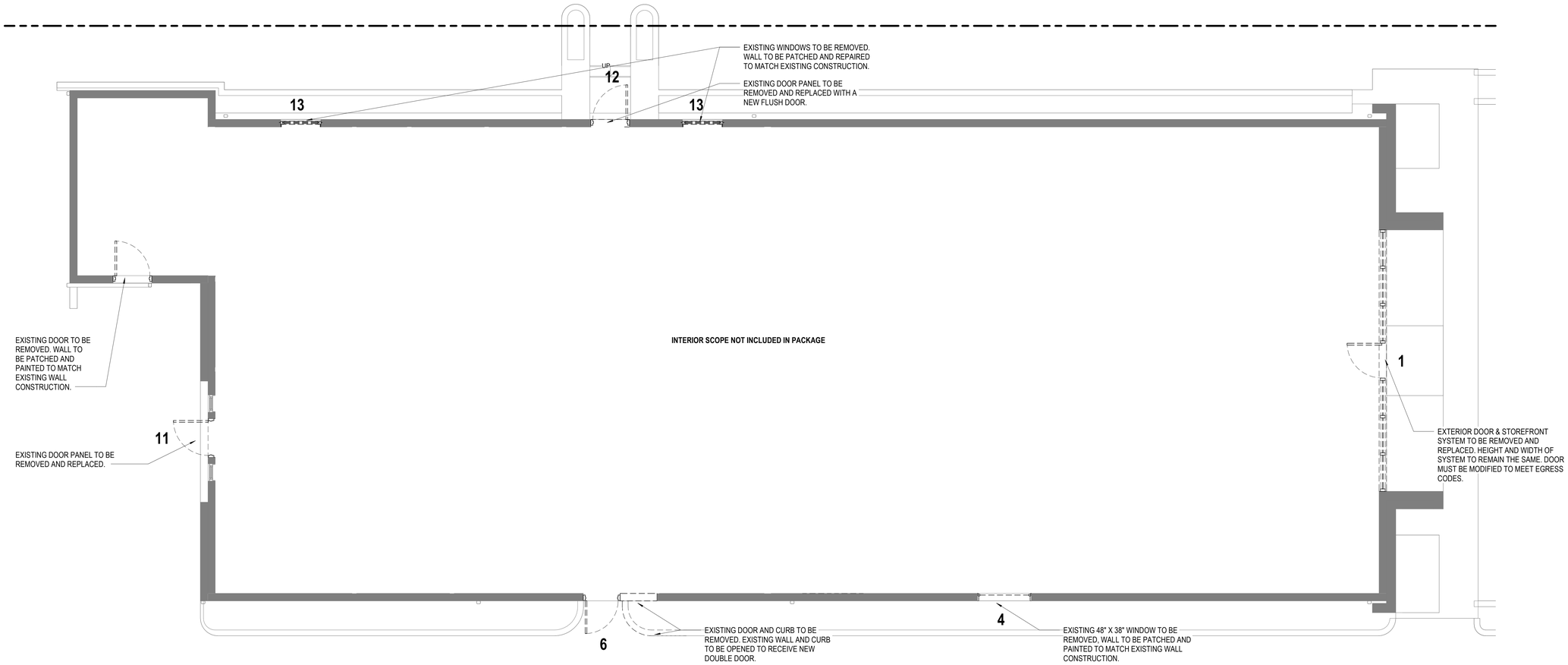
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SYNOPSIS

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1 DEMOLITION FLOOR PLAN

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

NOTE: EXTERIOR SCOPE ONLY

0' 2' 4' 8' PLAN NORTH

DEMOLITION GENERAL NOTES

GENERAL

- COORDINATE SCOPE OF DEMOLITION WORK TO INSTALL NEW WORK SHOWN ELSEWHERE IN THE CONTRACT DOCUMENTS. (FOR EXAMPLE, IF NEW FINISHES ARE SCHEDULED FOR AN EXISTING AREA TO REMAIN, REMOVE EXISTING FINISHES PRIOR TO INSTALLATION OF NEW FINISHES EVEN IF NOT EXPLICITLY IDENTIFIED ON DEMOLITION PLAN.)
  - A. PRIOR TO START, HOLD A PRE-DEMOLITION CONFERENCE AT THE PROJECT SITE TO REVIEW METHODS AND PROCEDURES RELATED TO DEMOLITION. COORDINATION WITH OWNER REGARDING CONSTRUCTION ACCESS, TRANSPORTATION AND DISPOSAL OF DEBRIS, AND OTHER FACILITY REQUIREMENTS RELATED TO CONSTRUCTION
  - B. REMOVE CONSTRUCTION SHOWN DASHED ON DEMOLITION PLAN. REFERENCE LEGEND FOR MORE SPECIFIC INFORMATION.
  - C. COORDINATE WITH OWNER ON EQUIPMENT TO BE REMOVED, DISPOSED OF, OR SALVAGED.
  - D. COORDINATE SCOPE OF DEMOLITION WITH THAT REQUIRED TO INSTALL EQUIPMENT PER VENDOR / OWNER / ARCHITECT SPECIFICATIONS.

EXISTING CONDITIONS

- PROVIDE TEMPORARY DUST PARTITIONS, SECURITY DEVICES, AND OTHER MEANS NECESSARY FOR THE PROTECTION OF OCCUPANTS WHERE TRAFFIC IN CORRIDORS AND SPACES ADJACENT TO DEMOLITION / RENOVATION WORK ARE IMPACTED. COORDINATE WITH FACILITY'S INFECTION CONTROL OR COMPLIANCE OFFICER TO MEET ALL FACILITY OR REGULATORY REQUIREMENTS RELATED TO PROTECTION OF OCCUPANTS.

- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH OWNER'S NORMAL OPERATIONS AND WITH ADJACENT BUILDING AREAS.

- UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. MAINTAIN FIRE-PROTECTION FACILITIES IN SERVICE DURING SELECTIVE DEMOLITION OPERATIONS.

- CEASE OPERATIONS IMMEDIATELY IF STRUCTURE APPEARS TO BE IN DANGER AND NOTIFY ARCHITECT / ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.

- SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. RECORD EXISTING CONDITIONS BY USE OF ANY COMBINATION OF MEASURED DRAWINGS AND PRECONSTRUCTION PHOTOGRAPHS.

- EXISTING CONDITIONS TO REMAIN: DAMAGED COMPONENTS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS INCLUDES DAMAGE DONE TO EXISTING SPACES ABOVE, BELOW, AND ADJACENT TO, AS REQUIRED TO COMPLETE NEW WORK.

- COORDINATE WITH OWNER & REMOVE ALL OBSOLETE, UNNECESSARY, OR ABANDONED ITEMS IN DEMOLITION AREAS THAT ARE NOT APPROPRIATE TO REMAIN FOR NEW WORK.

- CONTRACTOR TO COORDINATE ALL EXISTING UTILITIES WITH APPROPRIATE PROVIDERS PRIOR TO COMMENCING DEMOLITION.

ARCHITECTURAL / INTERIORS

- WHERE NEW FINISHES ARE SCHEDULED IN EXISTING SPACES:
  - A. FLOORS: REMOVE FINISH TO SUB-FLOOR, CLEAN ADHESIVES AND GLUES FROM SUBSTRATE, AND PREPARE SUBSTRATE (LEVEL AND FILL AS NEEDED).
  - B. WALLS: REMOVE WALL COVERING SYSTEMS SUCH AS PANELING AND VINYL WALL COVERINGS. PATCH / REPAIR HOLES OR DAMAGED AREAS AND SKIM-COAT ENTIRE SURFACE.
  - C. CEILINGS: REMOVE ENTIRE CEILING SYSTEM AND CEILING MOUNTED ITEMS. STORE DEVICES INTENDED FOR RE-USE.

- WHERE EXISTING CONSTRUCTION IS TO BE CUT OR REMOVED, PROVIDE SMOOTH AND STRAIGHT CUT JOINTS THAT ARE STRUCTURALLY SOUND. PATCH AND REPAIR ADJOINING SURFACES TO MATCH EXISTING AND PROVIDE IMPERCEPTIBLE TRANSITION. (U.N.O.)

REGULATORY

- ALL NECESSARY PATHS OF EGRESS AND EXITS SHALL BE MAINTAINED 'PROTECTED AND CLEAR' UNLESS ALTERNATE METHODS OF EGRESS ARE PROVIDED THAT ARE ACCEPTABLE TO BUILDING CODE OFFICIALS. RELOCATE SECURITY DEVICES, FIRE ALARM ITEMS, EXIT SIGNS, AND EMERGENCY LIGHTING AS REQUIRED DUE TO DEMOLITION OR OBSTRUCTION BY TEMPORARY PARTITIONS.

- DO NOT DISABLE OR DISRUPT BUILDING FIRE OR LIFE SAFETY SYSTEMS WITHOUT PRIOR WRITTEN NOTICE TO OWNER AND LOCAL AUTHORITY HAVING JURISDICTION (AHJ). PROVIDE A MINIMUM OF 3 DAYS NOTICE TO OWNER PRIOR TO DISRUPTION. COORDINATE WITH LOCAL AHJ REGARDING NOTICE REQUIREMENT.

HAZARDOUS MATERIALS

- THE ARCHITECT IN NO WAY CLAIMS ANY KNOWLEDGE OR RESPONSIBILITY PERTAINING TO THE IDENTIFICATION OR PROPER AND SAFE REMOVAL OF HAZARDOUS MATERIALS.

- IF HAZARDOUS MATERIALS ARE SUSPECTED OR ENCOUNTERED, IMMEDIATELY SUSPEND WORK IN SUSPECTED AREA OF CONTAMINATION, WITHDRAW FROM AREA AND NOTIFY ARCHITECT / ENGINEER AND OWNER IN WRITING.

- CONTRACTOR SHALL COORDINATE WITH OWNER / ARCHITECT ON RESPONSIBILITY OF REMOVAL OF HAZARDOUS MATERIALS (KNOWN OR UNKNOWN) PRIOR TO SUBMISSION OF BID.

- COMPLY WITH REQUIREMENTS OF EPA, CODE OF FEDERAL REGULATIONS, NATIONAL EMISSIONS STANDARDS AND OSHA REGULATIONS ON HAZARDOUS MATERIALS AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL GOVERNMENT REGULATIONS WHICH ARE INCORPORATED BY REFERENCE.

MPE SYSTEMS

- COORDINATE REQUIRED SHUTDOWNS OF BUILDING SYSTEMS WITH THE OWNER. SHUTDOWNS SHALL BE DONE AT TIMES MOST CONVENIENT TO THE BUILDING OPERATION, SOME OF WHICH MAY BE DURING NIGHTS OR WEEKENDS. ALL SHUTDOWNS ARE TO BE SCHEDULED A MINIMUM TWO WEEKS IN ADVANCE. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS OF EXISTING UTILITIES.

- WHERE SMOKE DETECTORS AND/OR DAMPERS LOCATED IN RATED ASSEMBLIES TO REMAIN ARE REMOVED DURING DEMOLITION, NEW SMOKE DAMPERS AND/OR DETECTORS, INCLUDING ALL ELECTRICAL WIRING, SHALL BE RE-INSTALLED AT NO COST.

- UTILITIES AND SYSTEMS IN AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL REMAIN (U.N.O.)

- REPAIR EXISTING PIPE AND DUCT INSULATION DAMAGED DURING DEMOLITION.

- VOIDS RESULTING FROM MPE DEMOLITION IN WALL, FLOOR, OR CEILING ASSEMBLIES TO REMAIN SHALL BE PATCHED WITH SOLID MATERIALS MATCHING ADJACENT CONSTRUCTION.

- REMOVE DEAD END PIPING AND CONDUIT (FOR EXAMPLE: RISERS WITH NO FLOW, BRANCHES WITH NO FIXTURE). EMPTY RISERS, MAINS, AND BRANCHES FOR FUTURE USE SHALL REMAIN.

STRUCTURAL

- CONTRACTOR IS RESPONSIBLE FOR SHORING AND TEMPORARY SUPPORT OF STRUCTURE NECESSARY DUE TO DEMOLITION.

- THE INTEGRITY OF RELEVANT STRUCTURAL ELEMENTS SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT DEMOLITION.

- REPAIR EXISTING SPRAY APPLIED FIRE PROOFING DISTURBED AND/OR DAMAGED DURING CONSTRUCTION.

WALL LEGEND

- NEW CONSTRUCTION
- 30 MIN. RATED FIRE PARTITION
- 1 HOUR RATED FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE WALL
- 3 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE WALL
- 1 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- 2 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED

NOTE: PRINT THIS SHEET IN COLOR TO SEE APPROPRIATE RATINGS.

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DEMOLITION PLANS

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1 **SITE PLAN**
SCALE, 1" = 30'-0"

0" 15' 30' 60' PLAN NORTH



EXTERIOR DESIGN PROPOSAL

THE PROPERTY AT 127 2ND AVE N HAS TWO EXISTING BUILDINGS, BOTH OF WHICH ARE FULLY PAINTED BLACK. ONLY THE BUILDING CLOSEST TO THE STREET IS WITHIN THIS PROJECT SCOPE.

OUR PROPOSAL INCLUDES REPLACING THE STOREFRONT ALONG THE STREET, ADDING NEW SIGNAGE TO THE FACE ALONG THE STREET, REPLACING AND WIDENING AN ENTRY DOOR, REPLACING A DOOR PANEL, ADDING CLERESTORY WINDOWS, PROVIDING A PATIO SPACE AT THE REAR OF THE BUILDING THAT MEETS ALL ADOPTED CODES, AND PAINTING THE BUILDING. EXISTING PARKING AND BUILDING CONSTRUCTION WILL REMAIN. SEE THE FOLLOWING PAGES FOR EXTERIOR ELEVATIONS AND RENDERS OF THE PROPOSAL.







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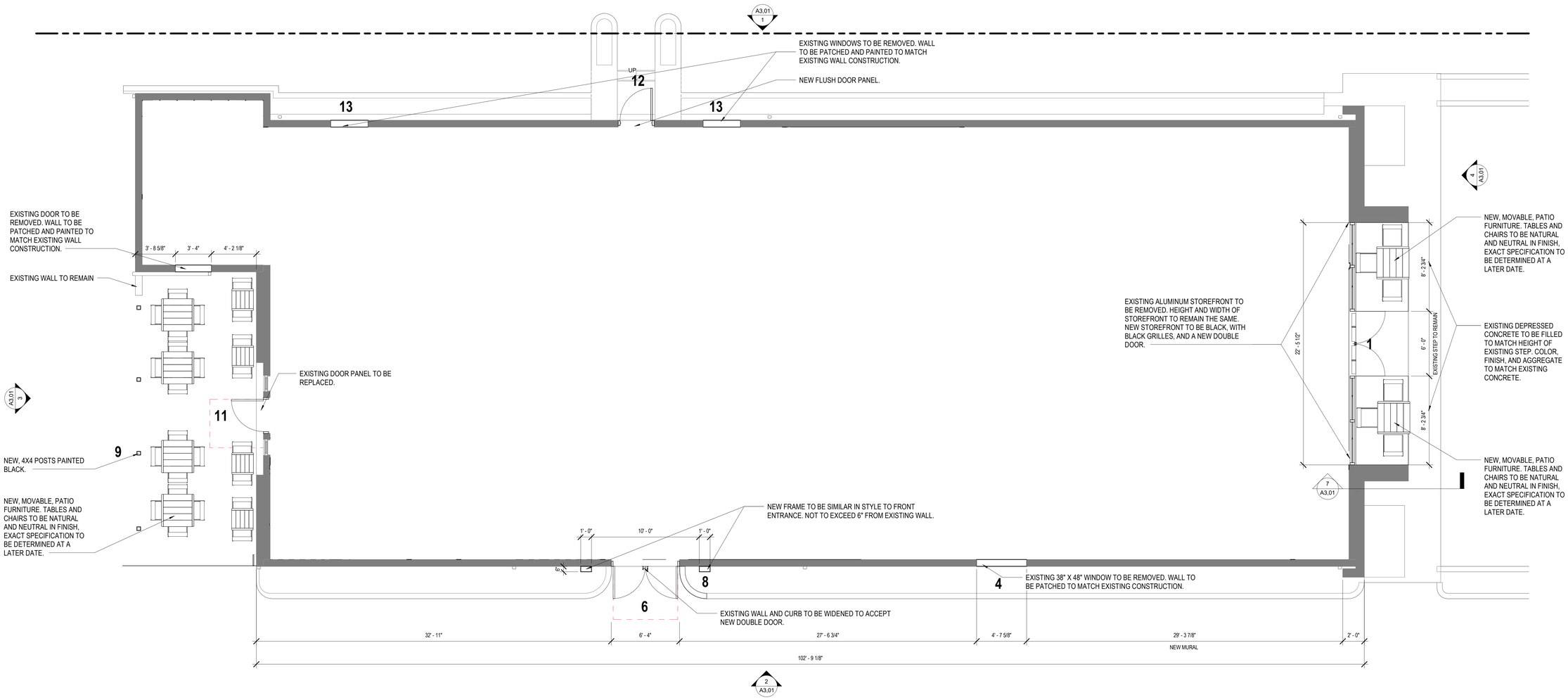
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ARCHITECTURAL SITE PLAN

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1 FLOOR PLAN

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

0' 2' 4' 8' PLAN NORTH

FLOOR PLAN GENERAL NOTES

- VERIFY ALL DIMENSIONS / WORK TO BE DONE BASED ON EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

- ALL PARTITIONS ARE TO BE CONTINUOUS TO THE STRUCTURE ABOVE. (U.N.O.)

- INSTALL ACOUSTICAL BATT INSULATION IN ALL INTERIOR PARTITIONS, (U.N.O.)

- RATED WALLS: INSURE WALLS INDICATED AS RATED FIRE AND / OR SMOKE BARRIERS ARE CONTINUOUS CONSTRUCTION (THRU CORNERS AND TO THE DECK ABOVE) AND PENETRATIONS ARE PROPERLY FIRE SEALED.

- BLOCKING: PROVIDE IN ALL WALLS WHERE REQUIRED FOR HANDRAILS, WALL GUARDS, FOR SHELVING, WALL CABINETS, WALL MOUNTED DOOR STOPS AND EQUIPMENT. CUT AND PATCH GYPSUM BOARD IN EXISTING WALLS AT WATER CLOSET LOCATIONS FOR GRAB BAR INSTALLATION WHETHER GRAB BARS ARE INDICATED OR NOT.

- CUT AND PATCH EXISTING GYPSUM BOARD PARTITIONS TO CONCEAL ROUTING OF UTILITY SERVICES, PIPES, ETC., UNLESS OTHERWISE PROHIBITED BY CODES.

- WHERE DOOR IS SHOWN IN CORNER OF ROOM, LOCATE OUTSIDE EDGE OF DOOR FRAME 4" FROM ADJACENT PERPENDICULAR WALL, (U.N.O.). ALLOW FOR PROTRUDING HARDWARE.

- FURR OUT AROUND COLUMNS, PIPES, UTILITIES, ETC., WITH THE MINIMUM DEPTH NECESSARY TO CONCEAL PIPES.

- SURFACE PREP: PREP SURFACES FOR NEW FINISHES ACCORDING TO SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS. PREPARE EXISTING WALLS TO REMAIN TO RECEIVE NEW FINISH IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SEE EXTENT ON EXISTING WALL TO REMAIN ON PLAN.

FLOOR PLAN KEYNOTE SCHEDULE

(#) DENOTED BY A NUMBER ENCLOSED INSIDE A CIRCLE.
ONLY NOTES APPLICABLE TO THIS SHEET ARE SHOWN.

WALL LEGEND

- NEW CONSTRUCTION
- 30 MIN. RATED FIRE PARTITION
- 1 HOUR RATED FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE BARRIER
- 2 HOUR RATED FIRE WALL
- 3 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE WALL
- 1 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- 2 HOUR RATED CONSTRUCTION PER CODE ANALYSIS
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED

NOTE: PRINT THIS SHEET IN COLOR TO SEE APPROPRIATE RATINGS.

THE FRANKLIN BUTCHERY - TI

127 2ND AVE N
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EXTERIOR PACKAGE

2024-12-09
24027

REVISIONS

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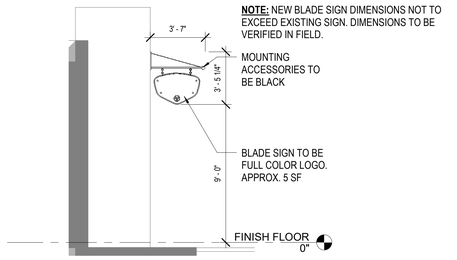
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FIRST FLOOR PLAN

A1,01

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NOTE: NEW BLADE SIGN DIMENSIONS NOT TO EXCEED EXISTING SIGN. DIMENSIONS TO BE VERIFIED IN FIELD.

MOUNTING ACCESSORIES TO BE BLACK

BLADE SIGN TO BE FULL COLOR LOGO. APPROX. 5 SF

7 NEW BLADE SIGNAGE

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



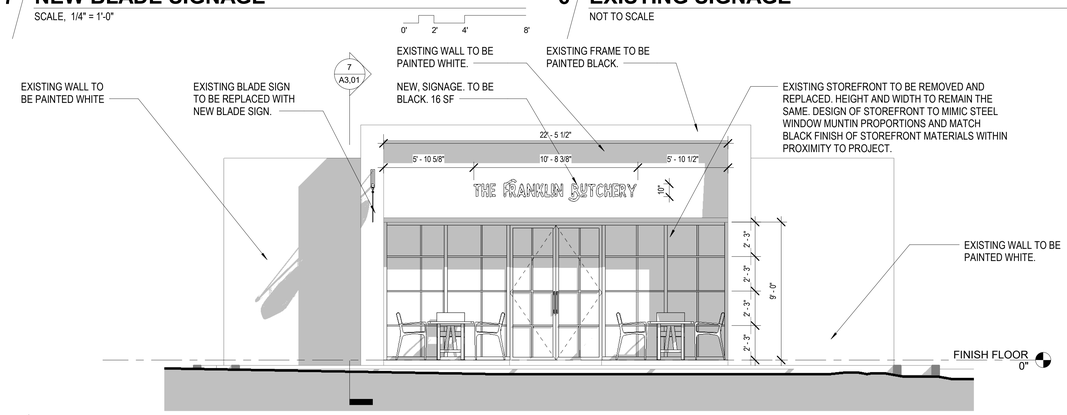
6 EXISTING SIGNAGE

NOT TO SCALE



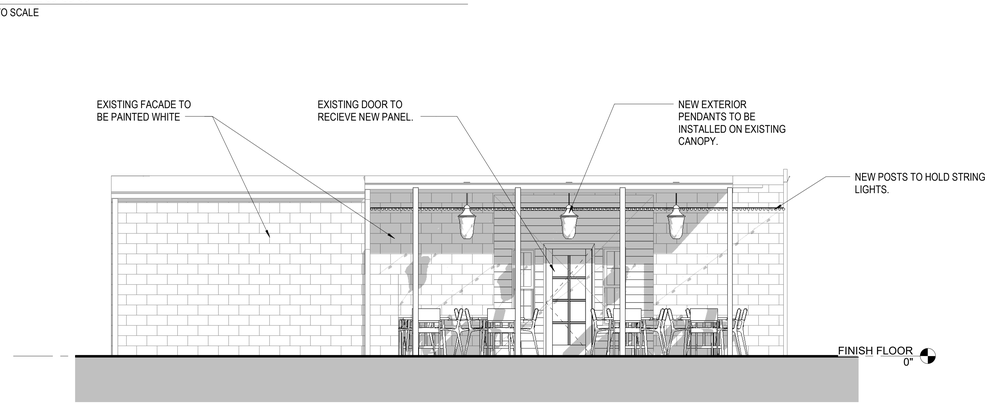
5 NEW LOGO

NOT TO SCALE



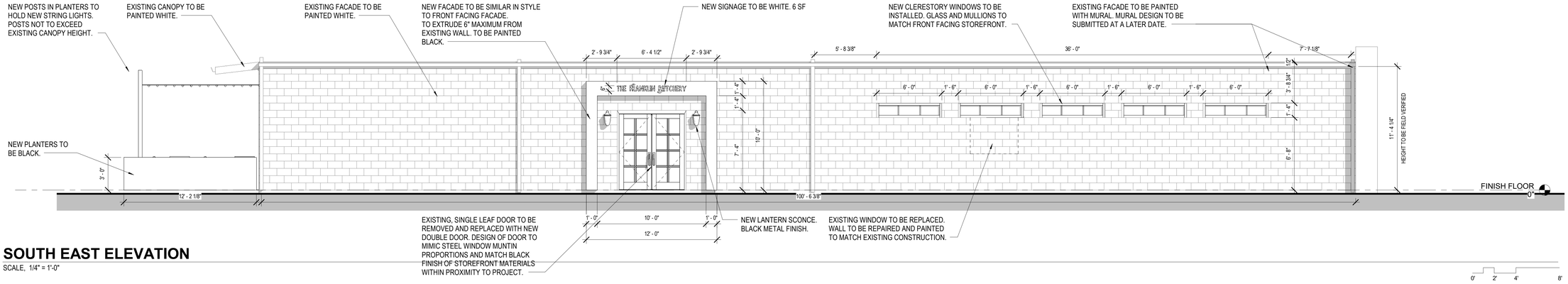
4 NORTH EAST ELEVATION - FACADE ON 2ND AVE N

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



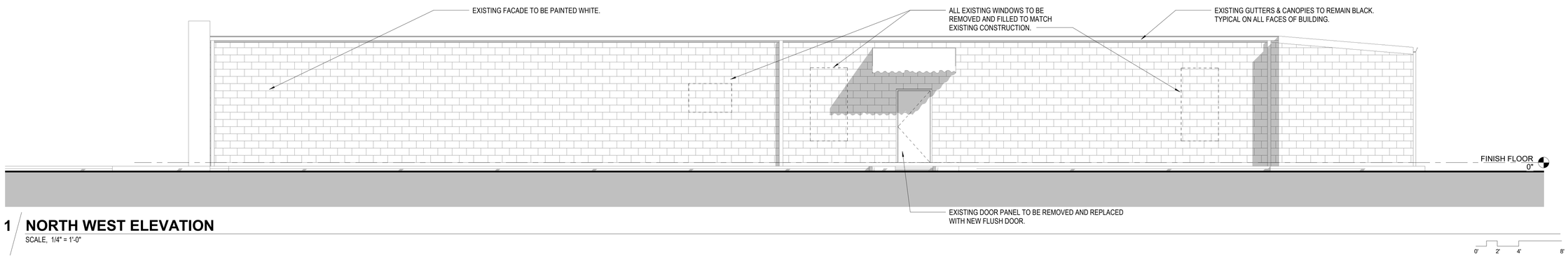
3 SOUTH WEST ELEVATION - REAR

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



2 SOUTH EAST ELEVATION

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



1 NORTH WEST ELEVATION

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

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EXTERIOR ELEVATIONS

A3,01

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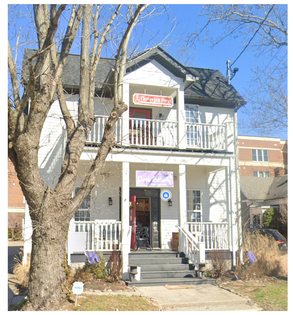




REFERENCES ON 2ND AVE N



BLACK STOREFRONT, MUNTINS ON DOORS AND WINDOWS



RED ACCENT COLORS, INCLUDING SIGNAGE



RED ACCENT COLORS

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EXTERIOR RENDERS

A9,01

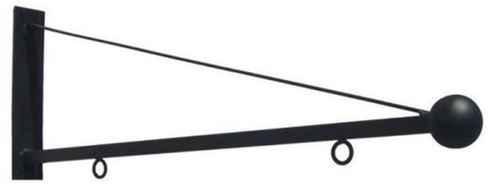
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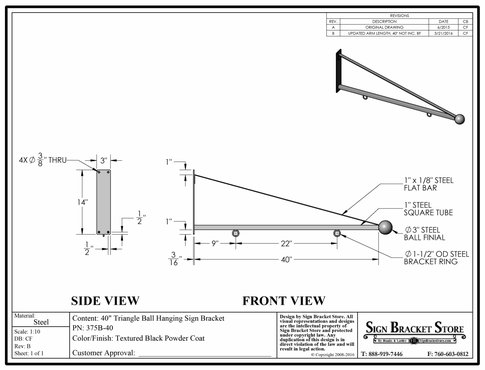




PROPOSED BLADE MOUNTING HARDWARE

SIGN BRACKET STORE: 40" TRIANGLE BALL HANGING SIGN BRACKET , BLACK FINISH





PROPOSED DOOR HANDLES AT SIDE ENTRANCE

CUSTOM: BUTCHER KNIFE, WOOD HANDLE AND STAINLESS STEEL

NOTE: INTERIOR HARDWARE WILL BE EGRESS AND CODE COMPLIANT AS NECESSARY. DOOR HARDWARE SETS WILL BE SUBMITED IN CONSTRUCTION DOCUMENTS.



PROPOSED EXTERIOR SCONCE

HINKLEY: TRAFALGAR SMALL WALL MOUNT LANTERN, BLACK FINISH



TRAFALGAR

1314MB

SMALL WALL MOUNT LANTERN

Trafalgar's grand design in sturdy cast aluminum adds historical flair with delicate scroll arch detail, authentic distressed finish and clear seedy glass.

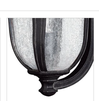
DETAILS	
FINISH:	Museum Black
MATERIAL:	Aluminum
GLASS:	Clear Seedy
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	8"
HEIGHT:	17.5"
WEIGHT:	6lb
BACK PLATE:	6.75"W X 12.5"H
EXTENSION:	10.5"
TOP TO OUTLET:	7.5000"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Med. LED, 75w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	10
CARTON WIDTH:	12
CARTON HEIGHT:	17
CARTON WEIGHT:	8





PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Classic lines and heritage details complement traditional architecture
- 2-year finish warranty

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

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EXTERIOR RENDERS

A9,02

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PROPOSED EXTERIOR PENDANTS

HINKLEY: TRAFALGAR LARGE HANGING LANTERN, BLACK FINISH



TRAFALGAR

1312MB

LARGE HUGE HANGING LANTERN

Trafalgar's grand design in sturdy cast aluminum adds historical flair with delicate scroll arch detail, authentic distressed finish and clear seedy glass.

DETAILS	
FINISH:	Museum Black
MATERIAL:	Aluminum
GLASS:	Clear Seedy
SLOPE DEGREE:	90
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	12"
HEIGHT:	25"
WEIGHT:	14lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	3-5w Cand. LED, 40w Equiv.
VOLTAGE:	120v

MOUNTING	
CANOPY:	5" Sq.
LEAD WIRE:	1 X 72"

SHIPPING	
CARTON LENGTH:	14
CARTON WIDTH:	14
CARTON HEIGHT:	27
CARTON WEIGHT:	19



PRODUCT DETAILS:

- Suitable for use in damp locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards.
- This item may be hung on a sloped ceiling
- Classic lines and heritage details compliment traditional architecture
- 2-year finish warranty

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

PROPOSED STRING LIGHTS

HOMETOWN EVOLUTION, INC.: C9 COMMERCIAL STRING LIGHTS WITH BLACK WIRE AND G50 CLEAR BULBS





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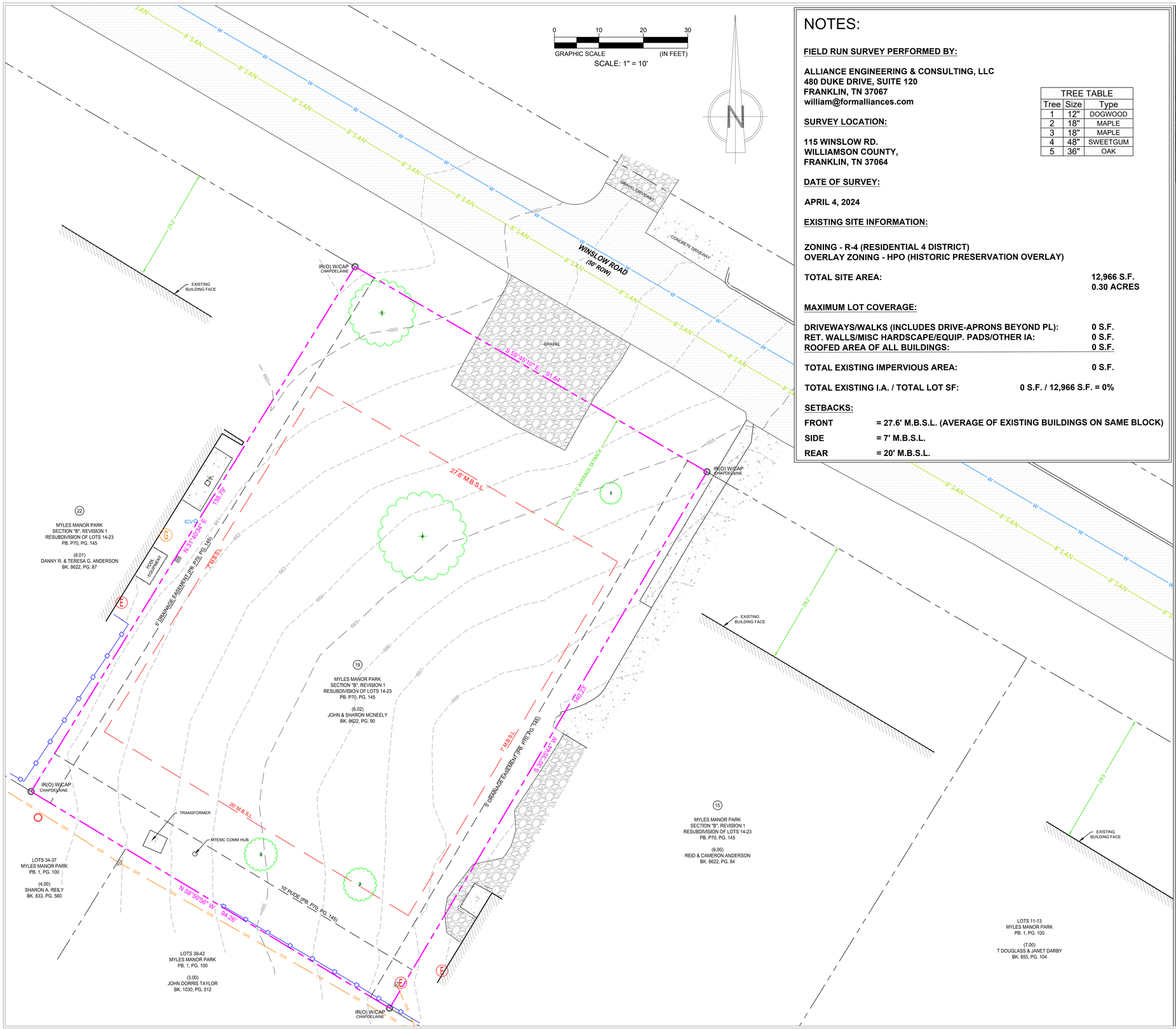
A9,03

115 Winslow Rd.

MK Studio
Architectural Designers

Index of Sheets

1. Cover
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4. Neighborhood Context
5. Neighborhood Context
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7. Neighborhood Context
8. Inspiration Images
9. Inspiration Images
10. Architectural Site Plan
11. First Floor Plan
12. Second Floor Plan
13. Perspective Views
14. Elevations
15. Elevations
16. Building Sections
17. Wall Sections



NOTES:

FIELD RUN SURVEY PERFORMED BY:

ALLIANCE ENGINEERING & CONSULTING, LLC
480 DUKE DRIVE, SUITE 120
FRANKLIN, TN 37067
william@formalliances.com

SURVEY LOCATION:

115 WINSLOW RD.
WILLIAMSON COUNTY,
FRANKLIN, TN 37064

DATE OF SURVEY:

APRIL 4, 2024

EXISTING SITE INFORMATION:

ZONING - R-4 (RESIDENTIAL 4 DISTRICT)
OVERLAY ZONING - HPO (HISTORIC PRESERVATION OVERLAY)

TOTAL SITE AREA: **12,966 S.F.**
0.30 ACRES

MAXIMUM LOT COVERAGE:

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL):	**0 S.F.**
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA:	**0 S.F.**
ROOFED AREA OF ALL BUILDINGS:	**0 S.F.**
TOTAL EXISTING IMPERVIOUS AREA:	**0 S.F.**
TOTAL EXISTING I.A. / TOTAL LOT SF:	**0 S.F. / 12,966 S.F. = 0%**

SETBACKS:

FRONT	**= 27.6' M.B.S.L. (AVERAGE OF EXISTING BUILDINGS ON SAME BLOCK)**
SIDE	**= 7' M.B.S.L.**
REAR	**= 20' M.B.S.L.**

TREE TABLE		
Tree	Size	Type
1	12"	DOGWOOD
2	18"	MAPLE
3	18"	MAPLE
4	48"	SWEETGUM
5	36"	OAK



GENERAL NOTES:

1. THIS PROPERTY IS LOCATED AT 115 WINSLOW RD., FRANKLIN, TN 37064.
2. BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
3. 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)
4. 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.
5. 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 47187C0211G ON FLOOD INSURANCE RATE MAP IN WILLIAMSON COUNTY, TN; EFFECTIVE DATE DECEMBER 22, 2016.
6. ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

LEGENDS

- PROPERTY LINE
- SETBACK LINE (MBSL)
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)
- ELEV — MAJOR CONTOUR (EVERY 5')
- ELEV — MINOR CONTOUR (EVERY 1')
- W — UNDERGROUND WATER LINE
- 8" S AN — 8" SEWER LINE
- FENCE LINE
- IR(O) W/CAP CHAPDELAINE — IRON ROD (IR)
- X' TREE
- ICV — IRRIGATION CONTROL VALVE
- AREA DRAIN
- E — ELECTRIC METER
- G — GAS METER
- POWER POLE
- GUY WIRE
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)

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ENGINEERING & CONSULTING, LLC

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Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067

DATE: 04-15-2024

PROJECT:
115 WINSLOW ROAD
SURVEY SITE PLAN

LOCATION:
TAX MAP: 63N PARCEL: 6
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
PLAT BOOK: P70, PAGE: 145
MYLES MANOR PARK
SECTION: B, REVISION: 1 LOT: 19
ZONE: R-4

OWNER:
JOHN & SHARON MCNEELY
BK. 8622, PG. 90

SHEET CONTENT:
EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	ZLD	04/12/24	LEL	04/15/24
1				
2				
3				
4				

REMARKS:

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

SHEET CONTENT:
C1
1":10'

Existing Site

Vicinity Map





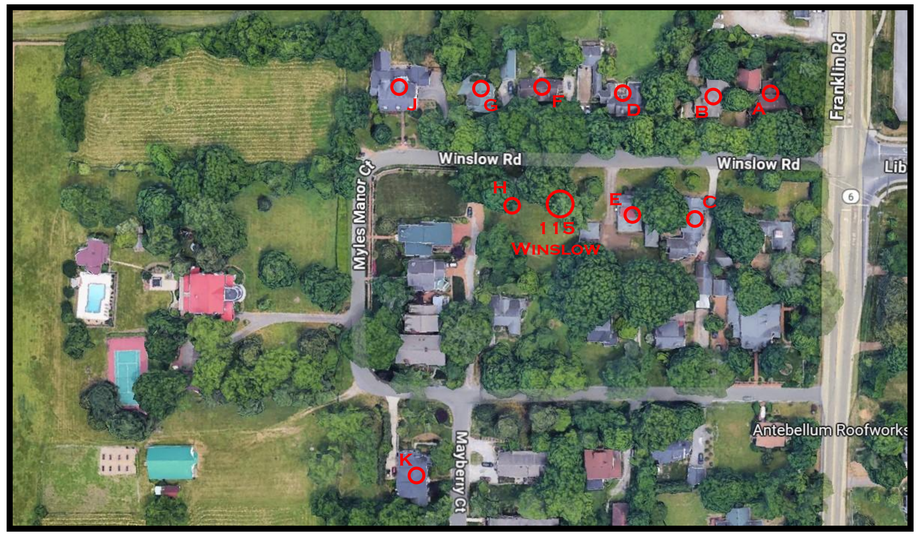


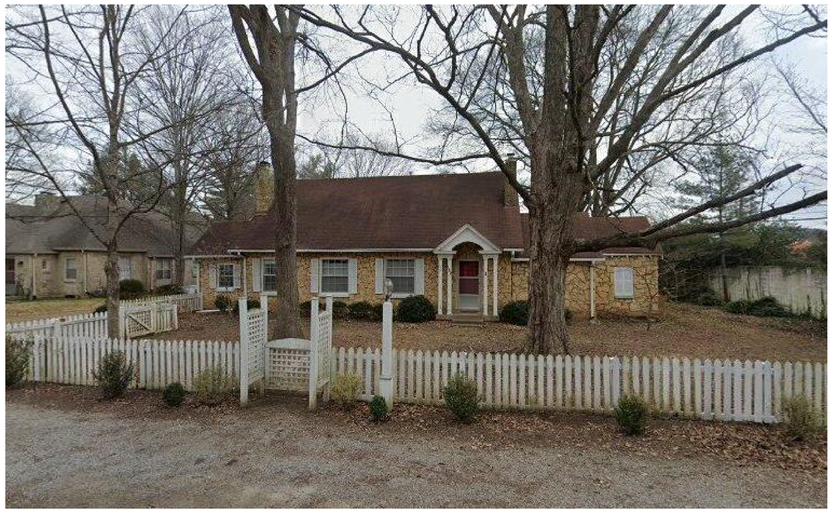


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Neighborhood Context

Vicinity Map





A. 102 Winslow Rd.



B. 106 Winslow Rd.

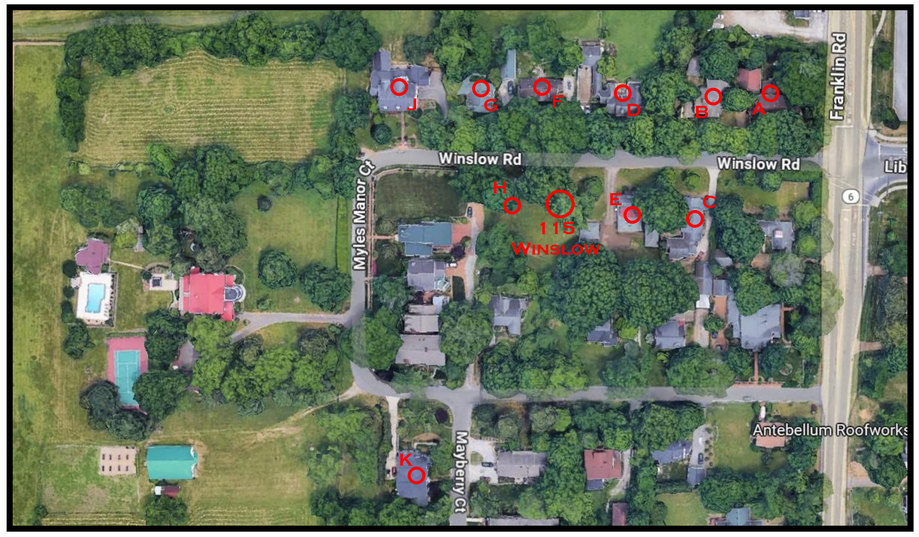


C. 109 Winslow Rd.

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ARCHITECTURAL DESIGNERS

Neighborhood Context

Vicinity Map





D. 110 Winslow Rd.



E. 111 Winslow Rd.

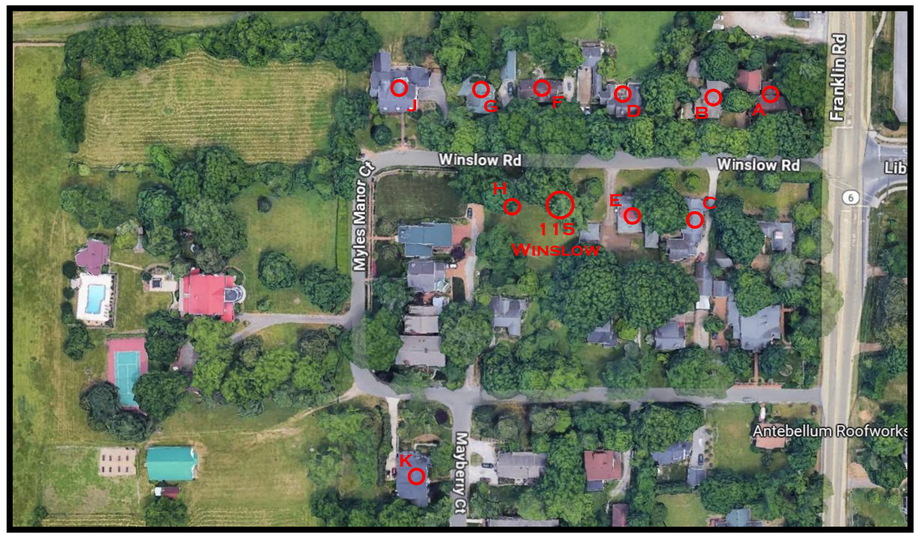


F. 114 Winslow Rd.

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Neighborhood Context

Vicinity Map





G. 118 Winslow Rd.



H. 119 Winslow Rd.

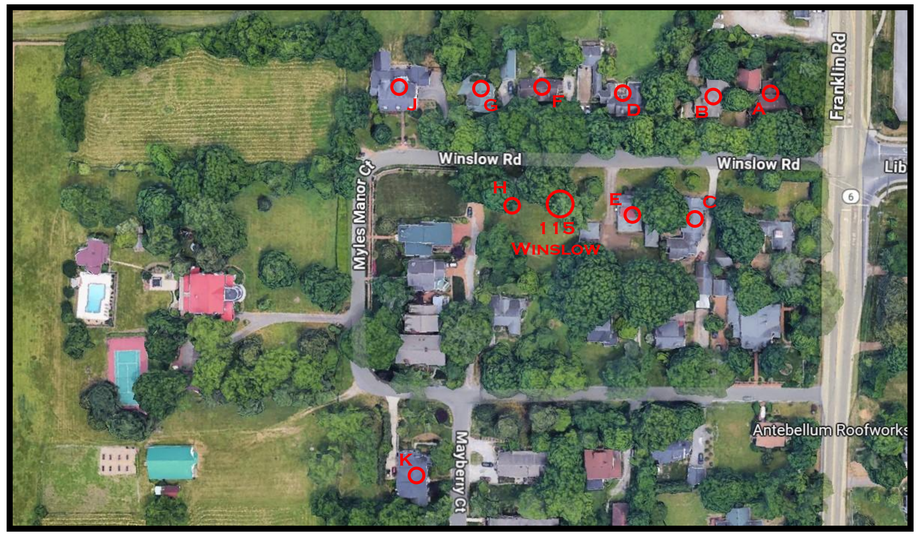


J. 122 Winslow Rd.

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Neighborhood Context

Vicinity Map





K. 121 Myles Manor Rd.





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Inspiration Images









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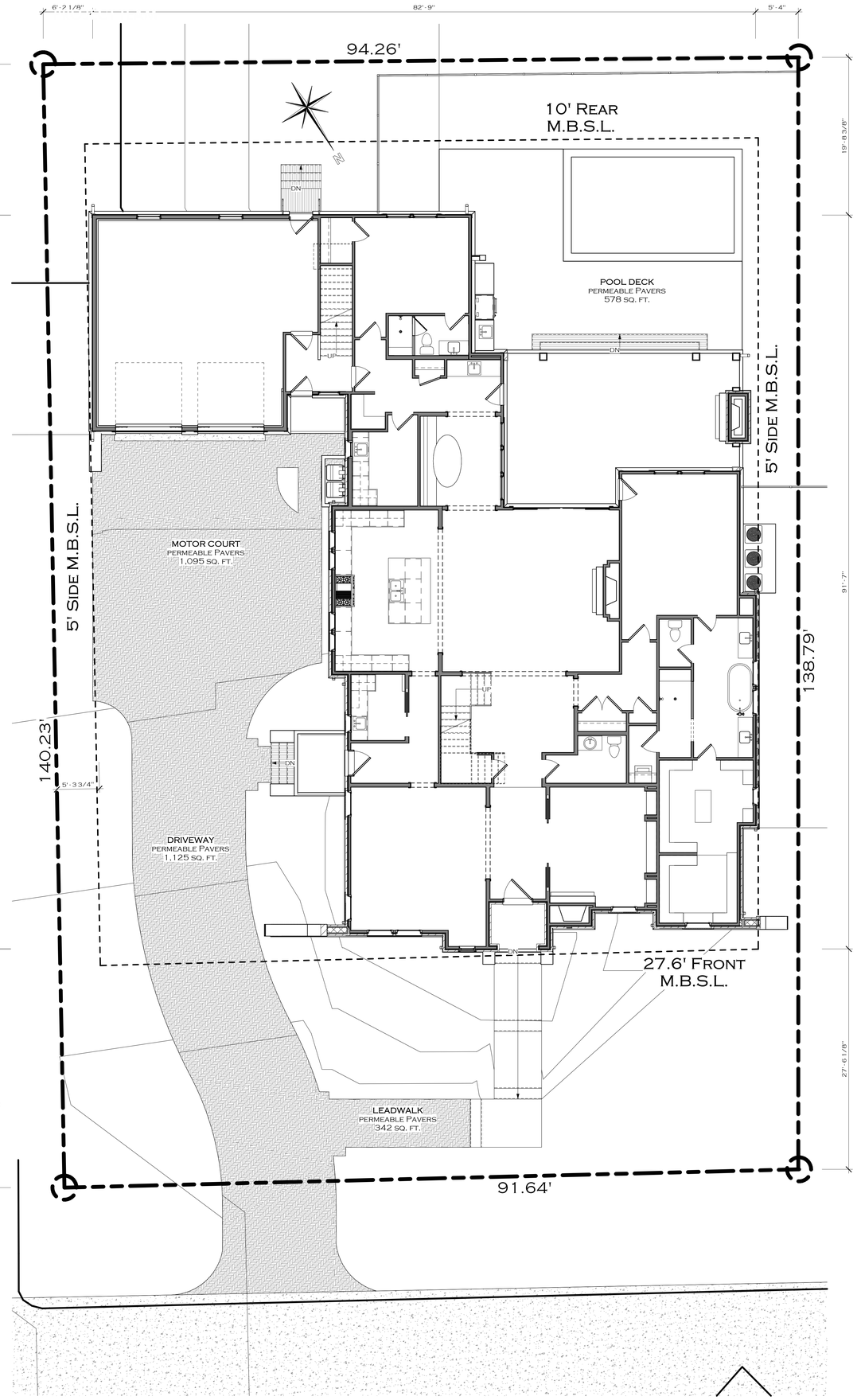






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Architectural Site Plan



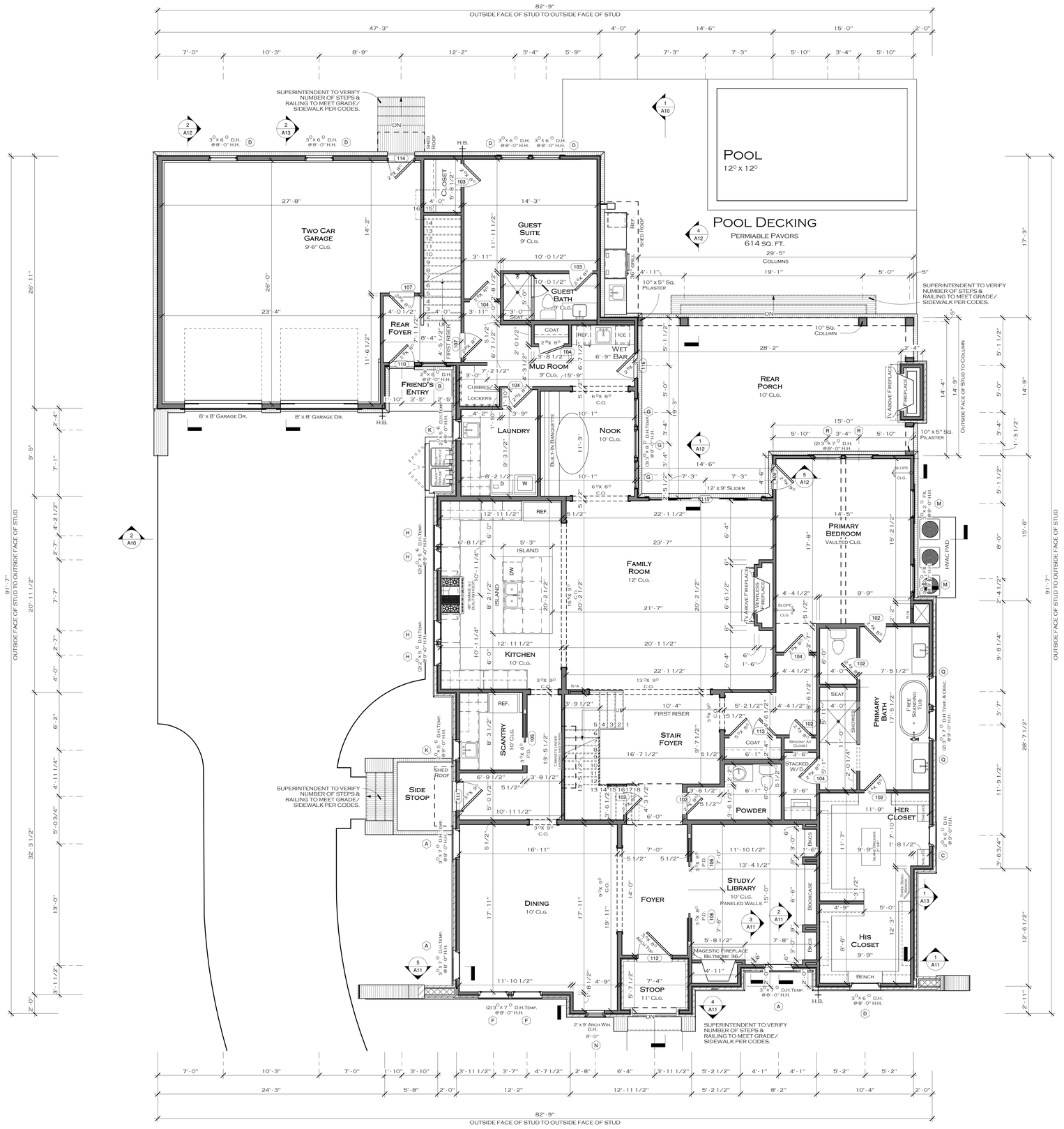
1 SITE PLAN
3/16" = 1'-0"

MAIN HOUSE AREA CALCULATIONS

First Floor:	3,268 sq.ft.	(A)
Second Floor:	1,282 sq.ft.	(B)
TOTAL CONDITIONED	4,550 sq.ft.	
Front Stoop:	33 sq.ft.	(C)
Rear Porch:	454 sq.ft.	(D)
Side Stoop:	44 sq.ft.	(E)
Friends Entry:	34 sq.ft.	(F)
Upper Mech./ Storage:	122 sq.ft.	(G)
Total Under Roof:	5,237 sq.ft.	
Carriage Garage Area Calculations		
Two Car Garage:	668 sq.ft.	(H)
Flex Room Above Garage:	404 sq.ft.	(I)
Flex Room Storage:	228 sq.ft.	(J)
35% of 12,973 sq.ft.=	4,540 sq.ft.	(allowed)
Total Footprint (A+C+D+E+F+H)	4,501 sq.ft.	(K)
Lot Size:	12,973 sq.ft.	
Lot Coverage:	34.69%	
LSA 40% of 12,973 sq.ft.=	5,189 sq.ft.	
Total Footprint: (K)	4,501 sq.ft.	
Pool:	240 sq.ft.	
Total Impervious Area:	4,741 sq.ft.	
4,741 sq.ft. of 12,973 sq.ft.	**LSA: 36.54%**	

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First Floor Plan



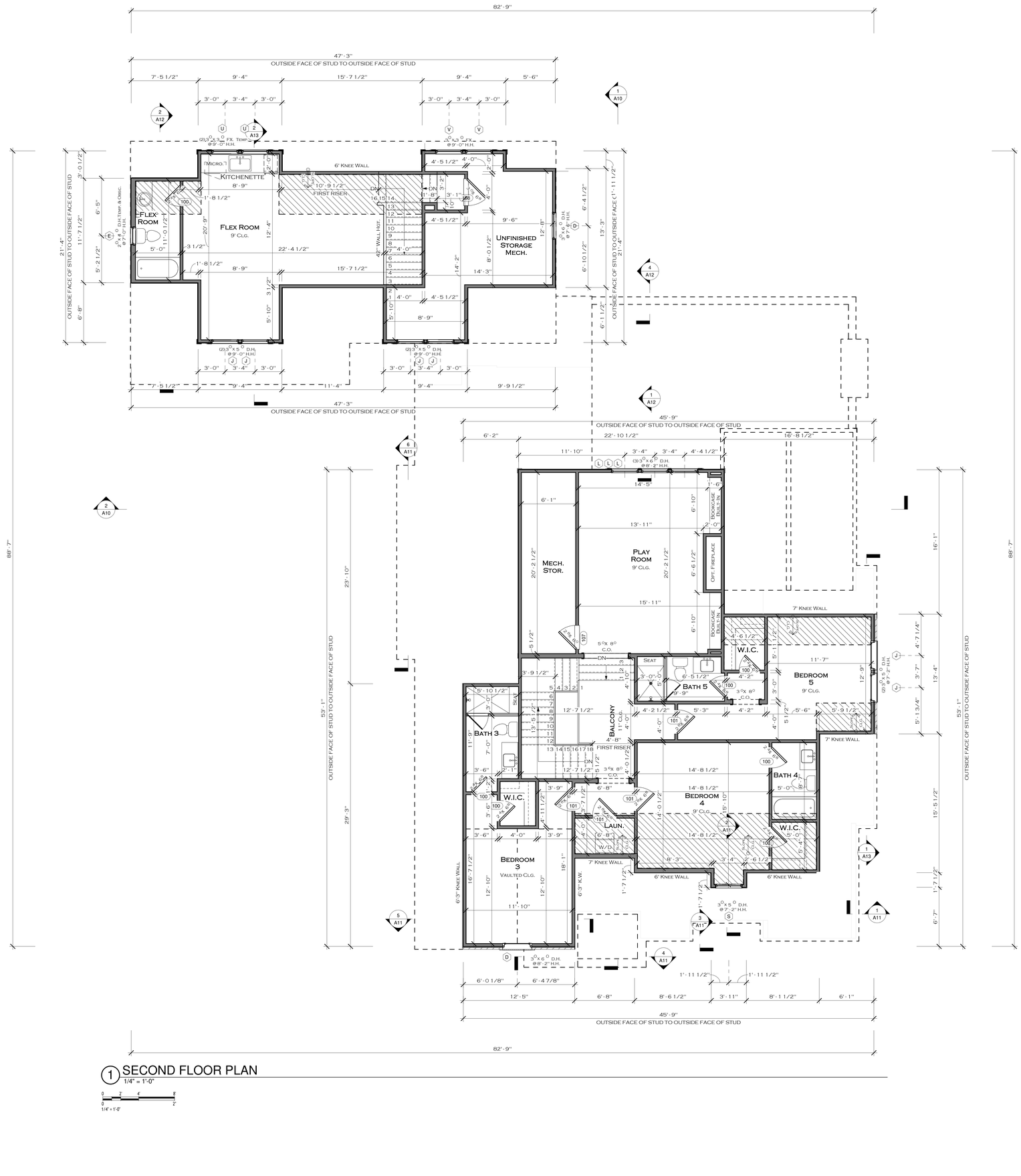
1 FIRST FLOOR PLAN

1/4" = 1'-0"

0 2' 4' 8'
0 2'
1/4" = 1'-0"

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Second Floor Plan



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

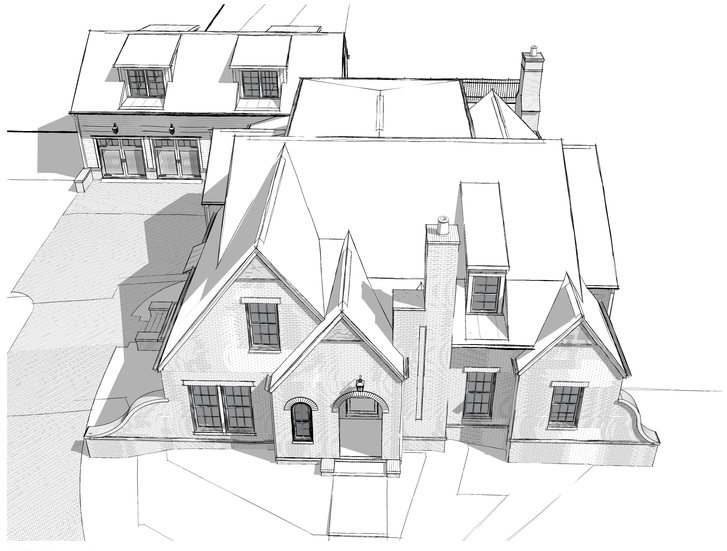
0 2 4 8
0 1/4" = 1'-0" 1"

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Perspective views



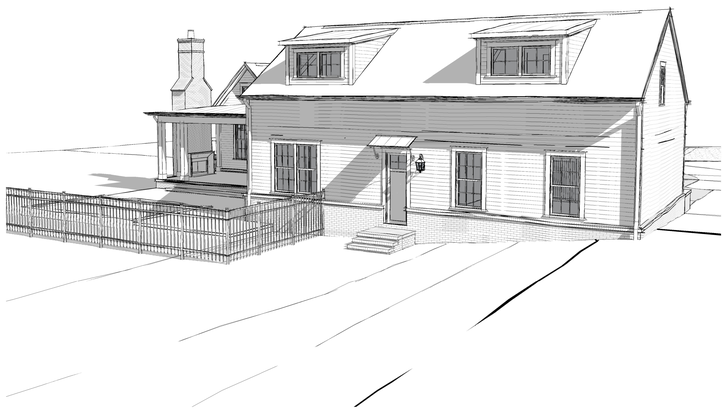
1 3D View 1



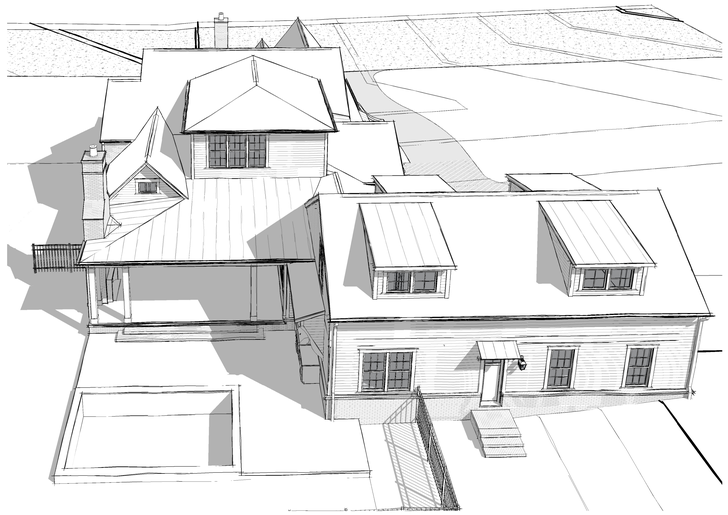
2 3D View 2



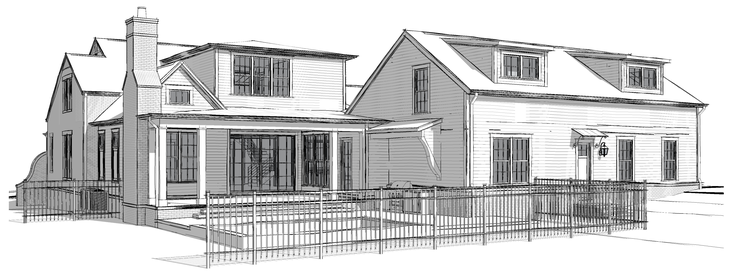
3 3D View 3



4 3D View 4



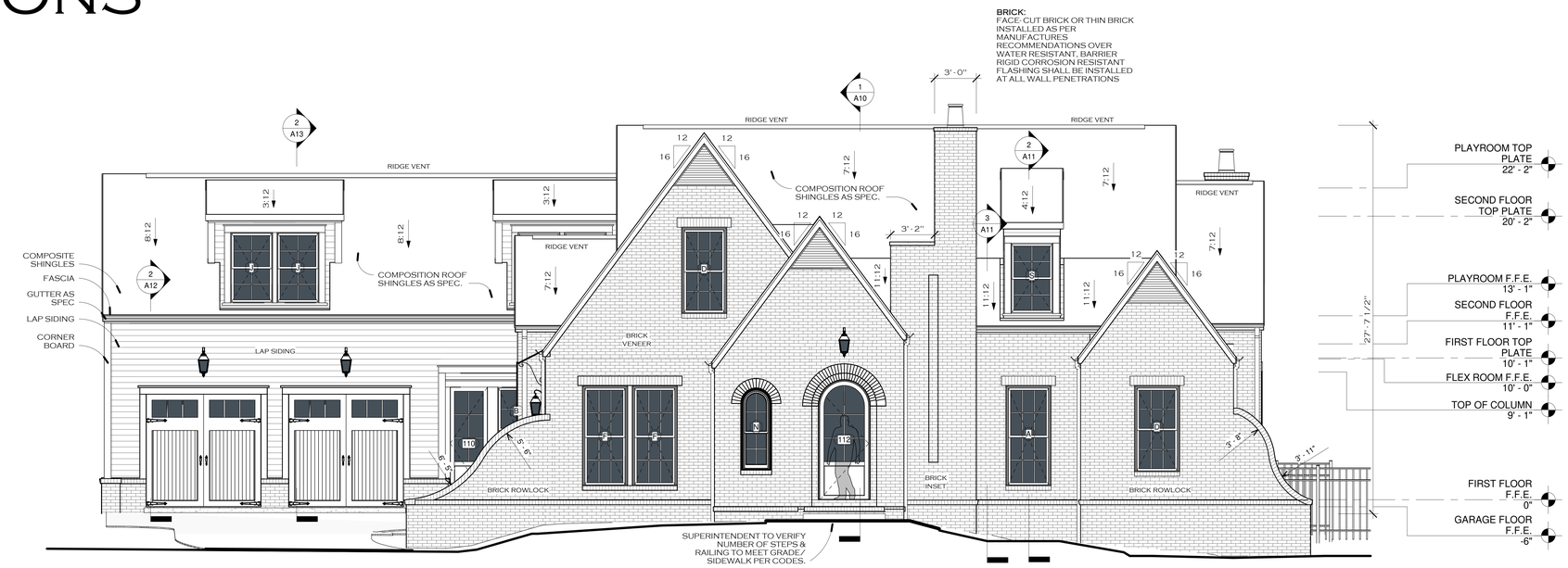
5 3D View 5



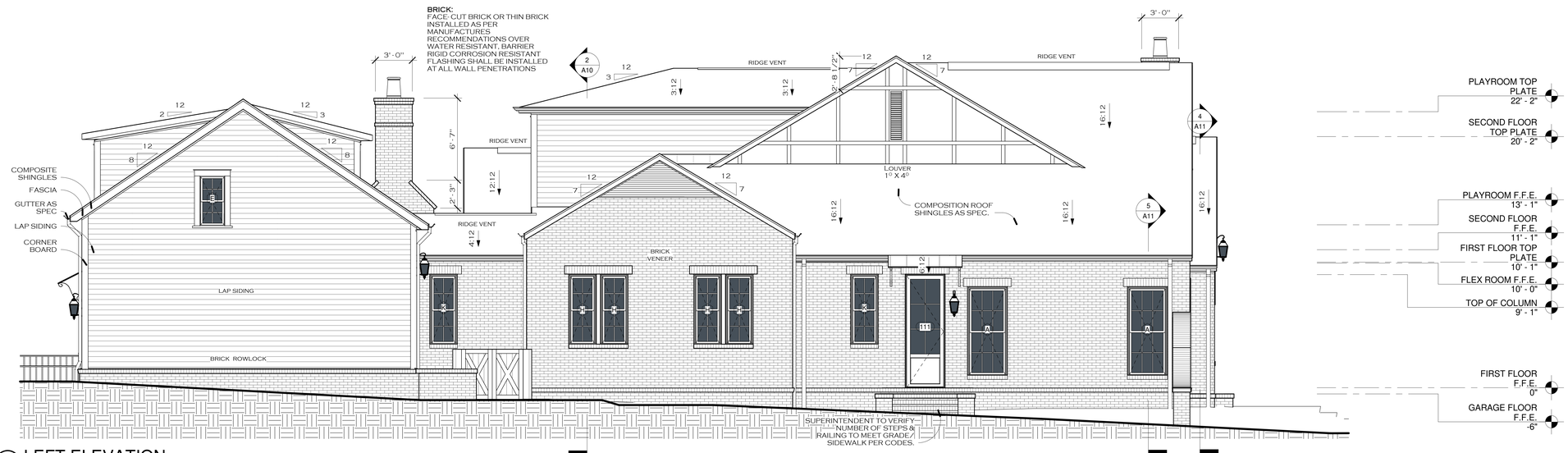
6 3D View 6

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Exterior Elevations



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

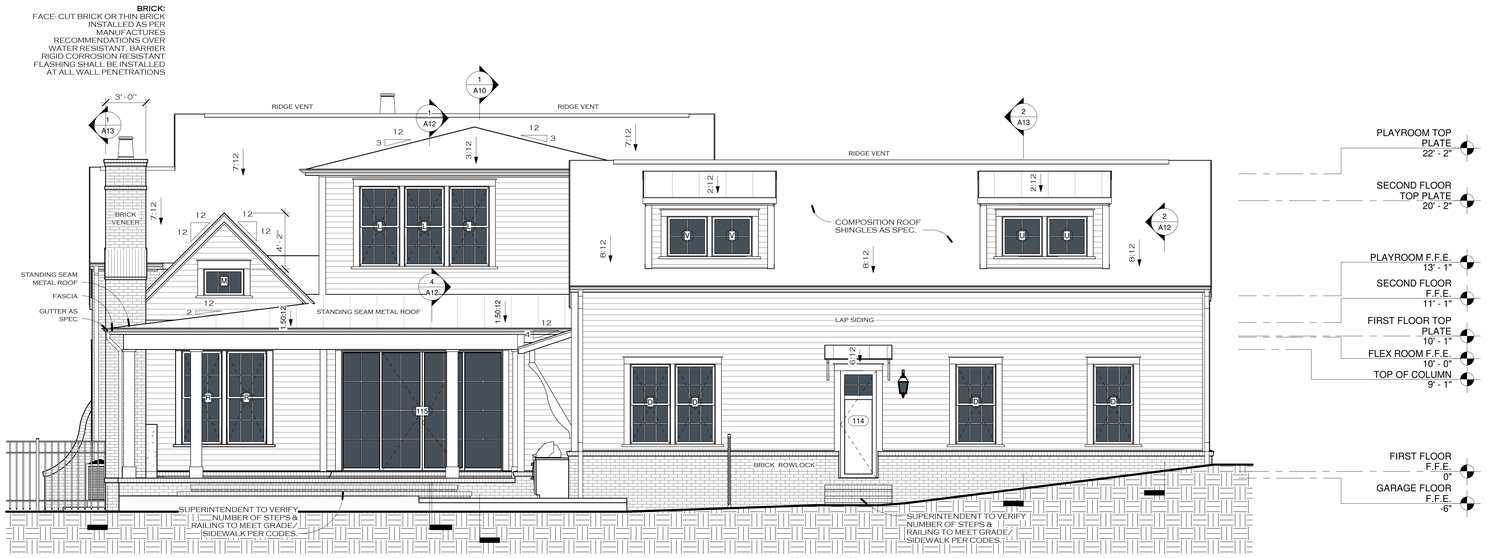


2 LEFT ELEVATION
1/4" = 1'-0"

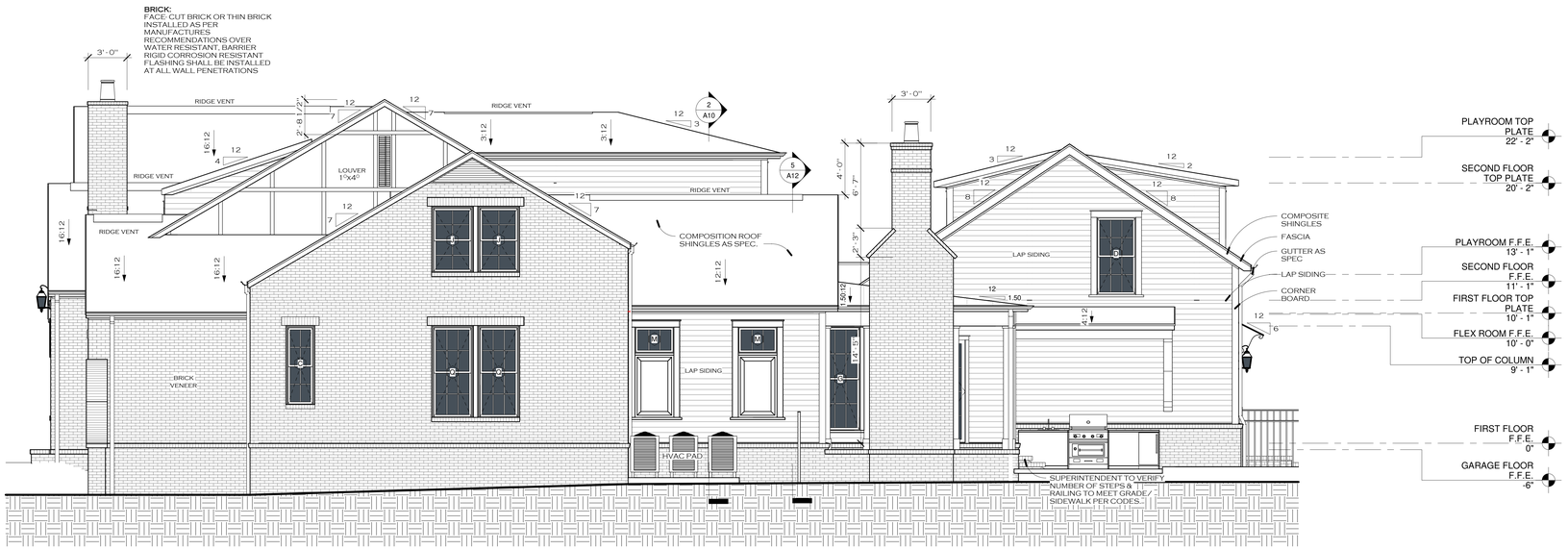
0 2' 4' 8'
0 2'
1/4" = 1'-0"

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Exterior Elevations



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

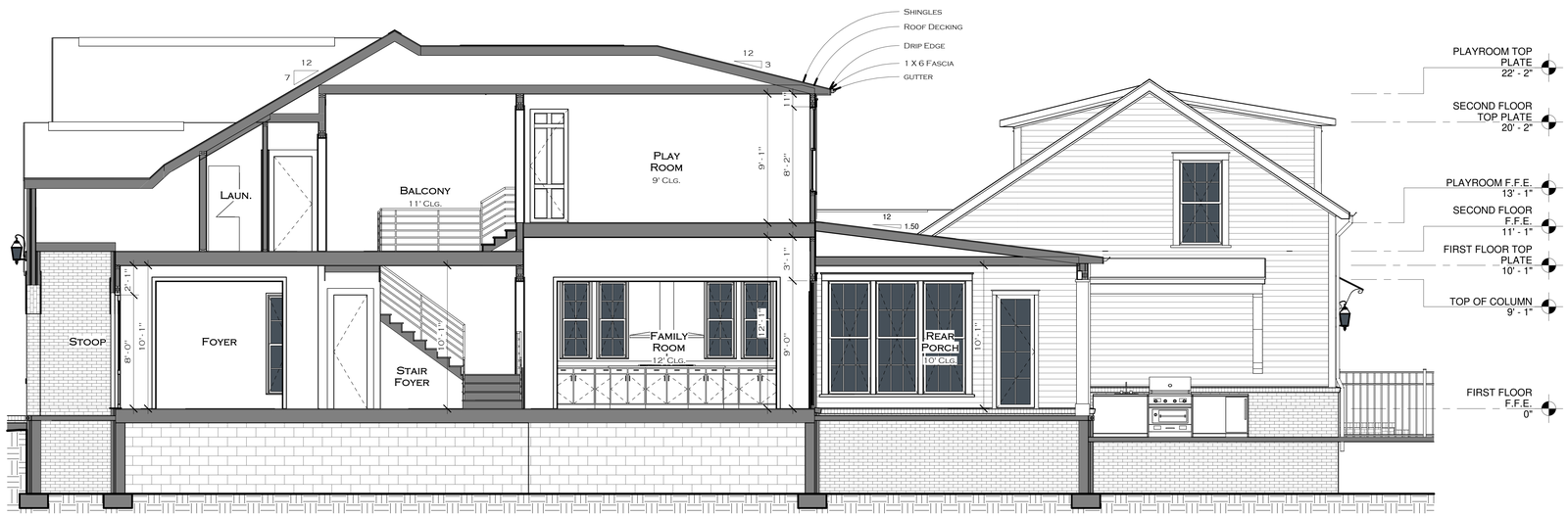


2 RIGHT ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
0 2'
1/4" = 1'-0"

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Building Sections



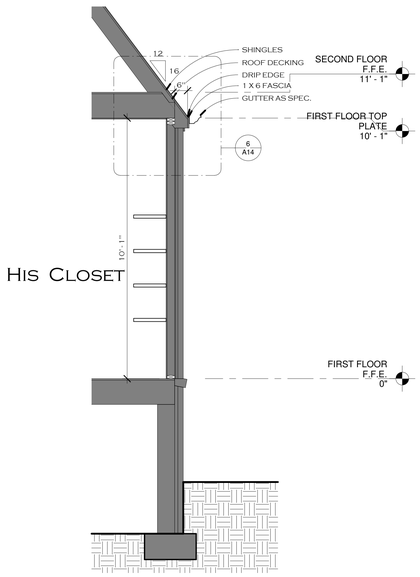
1 Building Section 1
1/4" = 1'-0"



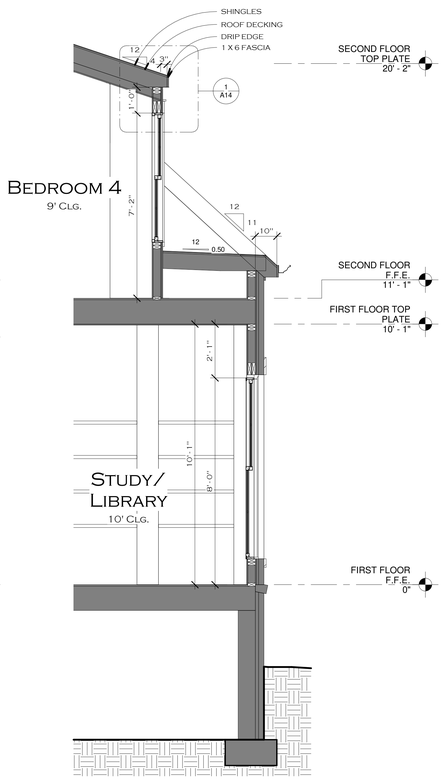
2 Building Section 2
1/4" = 1'-0"

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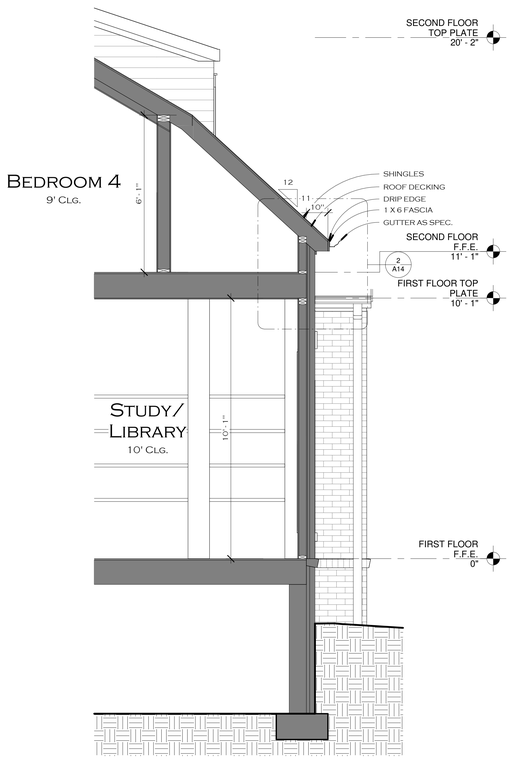
Wall Sections



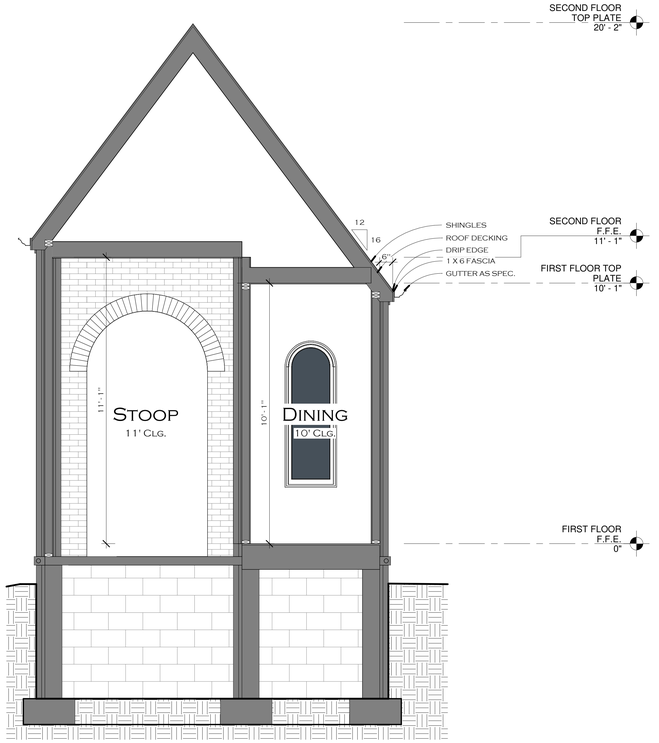
1 His Closet Section
1/2" = 1'-0"



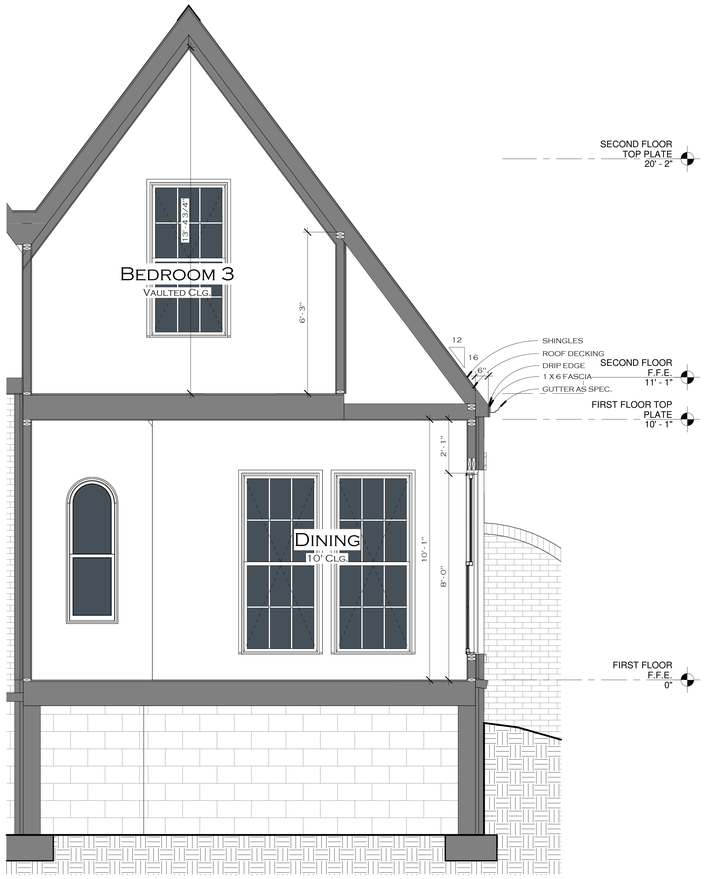
2 BR #4/ Study Section 1
1/2" = 1'-0"



3 BR #4/ Study Section 2
1/2" = 1'-0"



4 Stoop/ Dining Section
1/2" = 1'-0"

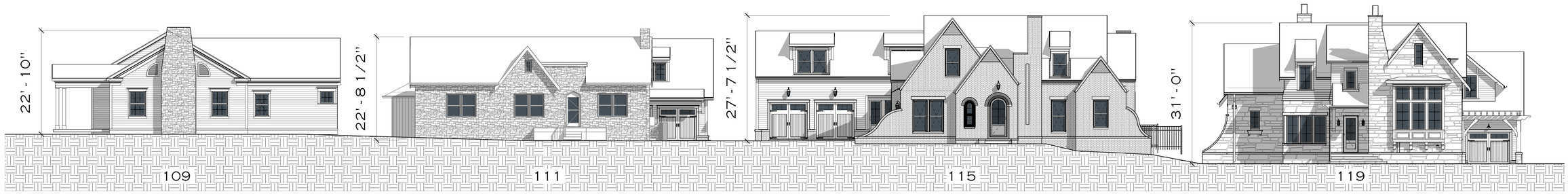


5 Dining/ BR # 3 Section
1/2" = 1'-0"



6 Kitchen Vault Section
1/2" = 1'-0"

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WINSLOW RD. STREETSCAPE

BUILIDNG HEIGHT CALCULATIONS

109 Winslow:	22' - 10"
111 Winslow:	22' - 8.5"
119 Winslow:	31 - 0"
Street Avg:	25' - 6"
10% overage:	2' - 6"
allowed:	28' - 0"
Proposed 115:	27' - 11"

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

MAJORS CONSTRUCTION
115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 11.22.2024

NO.	DESCRIPTION	DATE

STREETSCAPE

11/22/2024 10:48:50 AM







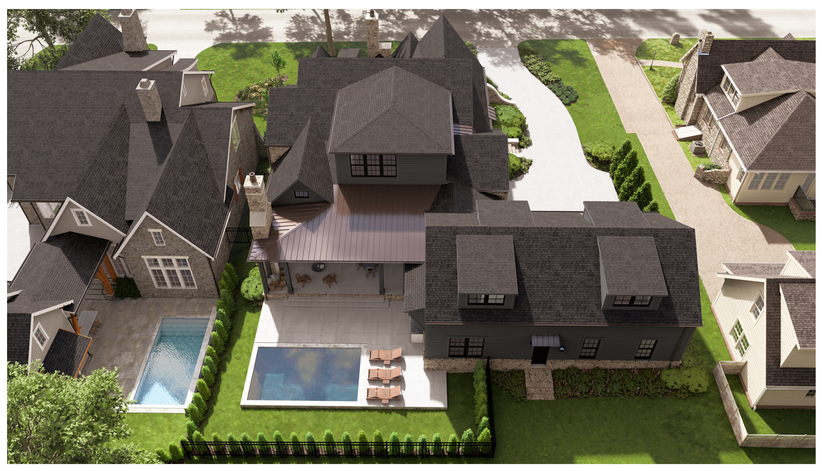












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115 Winslow Rd.

GENERAL REQUIREMENTS

A. THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE IN THE ENGLISH LANGUAGE. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE TO TAKE ALL ACTIONS NECESSARY (INCLUDING, BUT NOT LIMITED TO, THE USE OF INTERPRETERS) TO ENSURE THAT THEIR EMPLOYEES ARE ABLE TO READ AND UNDERSTAND THE CONTRACT DOCUMENTS, WHICH ARE DRAFTED IN THE ENGLISH LANGUAGE. THE CONTRACTOR SHALL DESIGNATE IN WRITING BEFORE STARTING WORK ON THE PROJECT, A COMPETENT, ENGLISH-SPEAKING SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE CONTRACT DOCUMENTS, AND THOROUGHLY EXPERIENCED IN THE TYPE OF CONSTRUCTION BEING PERFORMED.

B. DUTY OF COOPERATION: RELEASE OF THESE DOCUMENTS REQUIRES FURTHER COOPERATION AMONG THE OWNER, THEIR CONTRACTOR AND THE ARCHITECT TO ACHIEVE PROJECT SUCCESS. DESIGN AND CONSTRUCTION ARE VERY COMPLEX. ALTHOUGH THE ARCHITECT AND THEIR CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IN WRITTEN/ DRAWN FORM IS CHALLENGING AND IMPERFECT. ALTHOUGH EFFORT IS MADE TO DO SO, EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY, DISCREPANCY OR OMISSION DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS.

C. ALL WORK, INCLUDING ALL MATERIALS AND WORKMANSHIP, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAWS, CODES, ORDINANCES, AND STANDARDS OF ALL LOCAL, STATE AND NATIONAL JURISDICTIONS. ALL SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

D. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS AND TRADES.

E. DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.

F. COORDINATION OF ALL TRADES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

G. EACH TRADE OR CRAFT CERTIFIES THAT PRECEDING WORK IS ACCEPTABLE WHEN THAT TRADE OR CRAFT COMMENCES ITS OWN WORK ON THE PROJECT.

H. WINDOW SIZES INDICATED ARE OVERALL FRAME SIZES IN INCHES. REFERENCE DOORS AND WINDOWS SECTION FOR ADDITIONAL WINDOW NOTES.

I. INTERIOR DIMENSIONS ARE TO CENTER OF WALL UNLESS OTHERWISE INDICATED.

J. PLUMB EXISTING WALLS AND LEVEL EXISTING FLOORS AND CEILINGS IN ALL RENOVATED AREAS BEFORE PROCEEDING WITH ANY FINISH WORK.

K. NOTIFY ARCHITECT OF ANY UNFORESEEN STRUCTURAL, MECHANICAL OR ARCHITECTURAL PROBLEMS BEFORE ANY CORRECTIVE MEASURES ARE TAKEN.

L. PLUMBING CONTRACTOR SHALL RE-WORK EXISTING WATER AND SOIL LINES AS REQUIRED TO CONFORM WITH THE NEW PLAN.

M. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON-SITE. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE FIELD MEASUREMENTS AND THE DRAWINGS, THE CONTRACTOR MUST PROMPTLY NOTIFY THE ARCHITECT FOR RESOLUTION.

N. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, VISIT THE SITE TO EXAMINE EXISTING CONDITIONS AND FAMILIARIZE THEMSELVES WITH CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.

O. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CABINETRY FOR ARCHITECTS REVIEW AND APPROVAL.

P. THIS PLAN ONLY CONSIDERS GRAVITY & WIND LOADING ON STRUCTURES. ANY OTHER LOADING CASES RELEVANCE SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY UPON DISCOVERY.

Q. THERE SHALL BE NO FIELD REVISIONS OF ANY STRUCTURAL COMPONENT OR SIGNIFICANT DESIGN DETAIL WITHOUT THE ARCHITECTS ADVANCE APPROVAL.

R. THERE SHALL BE NO FIELD WELDS.

S. ALL MANUFACTURED COMPONENTS SHALL BE INSTALLED IAW (IN ACCORDANCE WITH) OEM (ORIGINAL EQUIPMENT MANUFACTURER) INSTRUCTIONS & USED IN MANNER/APPLICATION INTENDED BY OEM.

T. MATERIALS DAMAGED IN TRANSIT SHALL BE REPAIRED / RESTORED BY APPROVED MEANS / METHODS TO ORIGINAL CONDITION OR BETTER BEFORE DELIVERY TO JOBSITE.

MASONRY

A. SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE SPECIFIED.
B. CONTRACTOR SHALL USE TYPE S (ACI 530) OR STRONGER MORTAR.
C. CONTRACTOR SHALL USE APPROVED WIRE LADDER/TRUSS REINFORCEMENT EVERY THIRD CMU COURSE–MINIMUM FROM CORNERS OUT 8-FT.
D. NEW MASONRY SHALL CONNECT TO EXISTING MASONRY BY WEATHER SEAL ONLY.
E. CONTRACTION JOINTS:
   a. HORIZONTAL SPACING BETWEEN JOINTS SHALL NOT BE GREATER THAN 32-FT.
   b. REINFORCEMENT SHALL NOT BRIDGE/DEFEAT CONTRACTION JOINT PURPOSE.
   c. PRODUCT/SYSTEM USED SHALL HAVE FLORIDA PCA FOR PURPOSE & BE INSTALLED IAW APPROVAL.
   d. JOINT WIDTH SHALL BE 1/2 INCH MINIMUM.
F. CONTRACTOR SHALL INSTALL GROUTED CELLS & REBAR @ CORNERS, 4-FT C-C, @ SIDES OF OPENINGS, UNDER GIRDER / BEAM ENDS - CONTRACTOR SHALL KEEP.

CONCRETE

A. ALL CONCRETE SHALL BE MINIMUM 3,000 PSI, 8-INCH MAX SLUMP.
B. SLAB ON GRADE
   a. SOIL–UNDISTURBED, GRANULAR SOIL SHALL BE ASSUMED TO HAVE A BEARING CAPACITY OF 2,000–PSF.
      - IF LOOSE SOIL, SOFT CLAY, DEBRIS, ETC. ARE OBSERVED, CONTACT ARCHITECT.
      - 95% COMPACTION REQUIRED FOR ALL FILL PER ASTM D 155, MAX 1-FT PER LIFT.
   b. SLAB SHALL BE 4-INCHES THICK, MINIMUM.
   c. MIX SHALL BE TYPE II CEMENT.
   d. VERTICAL EDGES SHALL BE FORMED.
   e. GROUND SHALL BE TERMITE TREATED WITH APPROVED PRODUCT - IAW OEM, UNDER ALL STRUCTURES & TREATMENT DOCUMENTED BEFORE ANY CONCRETE IS PLACED.
   f. FOLLOWING TERMITE TREATMENT, CONTRACTOR SHALL INSTALL CONTINUOUS, MINIMUM 6-MIL, PLASTIC VAPOR BARRIOER WITH MINIMUM 6" LAPPED JOINTS.
   g. BOTH 6X6, 10/10, WWF & FIBER MIX ARE ACCEPTABLE - UNLESS OTHERWISE SPECIFIED
   h. CONTRACTOR SHALL SAW CUT, CONCRETE SLAB, WITHIN 24-HOURS OF POUR, 1/2–INCH DEEP, MAX 10-FT C-C EACH WAY.
C. ABOVE GRADE CONCRETE SHALL BE SUPPORTED ON SHORING APPROVED BY ARCHITECT. SHORING SHALL ONLY BE REMOVED WITH ARCHITECTS APPROVAL & ONSITE PRESENCE.
D. REBAR, MINIMUM #5, DEFORMED, A36 UNLESS OTHERWISE SPECIFIED.
   a. LAP REBAR 40–DIAMETERS OR USE APPROVED REBAR CONNECTION IAW OEM INSTRUCTION.
   b. REBAR IN CONCRETE CAST AGAINST EARTH, SUCH AS FOOTINGS, SHALL HAVE MINIMUM 3–INCH COVER. 2–INCHES COVER REQUIRED IN VERTICAL ELEMENTS EXPOSED TO WEATHER. 1-1/2–INCHES COVER FOR INTERIOR COLUMNS & BEAMS, & 3/4–INCH COVER FOR INTERIOR WALLS & SLABS ABOVE GRADE.

STEEL

A. MINIMUM A36/AISC A-307
B. SHALL BE PROTECTED AGAINST CORROSION IAW APPLICATION EXPOSURE. OEM PLATING, GALVANIZING, OR PAINTING SHALL BE DEEMED ADEQUATE IF INTENDED FOR APPLICATION.
C. ALL FRAMING, ROOFING, & SHEETING NAILS SHALL BE RING SHANK, MINIMUM SIZE SPECIFIED & INSTALLED PER APPLICABLE CODE.

LUMBER

A. NOT OTHERWISE CALLED OUT, SHALL BE HEM–FIR #2 OR STRONGER.
B. P/T REQUIRED FOR EXPOSURE TO WEATHER, OR CONTACT WITH MASONRY / CONCRETE.
C. ALL SHEETING/FLOORING/ETC. SHALL BE EXTERIOR GRADE, SPAN RATED, & INTENDED BY OEM FOR APPLICATION.

EQUIPMENT

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

SPECIFICATIONS

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

DOORS AND WINDOWS

A. WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS.
B. THE PRODUCT SUPPLIER SHALL IDENTIFY AND SUPPLY SAFETY GLAZING AT LOCATIONS REQUIRED BY CODE AND MEET APPLICABLE WINDOW EGRESS REQUIREMENTS.
C. THE BUILDER SHALL PROVIDE ARCHITECT WITH WINDOW AND DOOR ORDER FOR REVIEW.
D. ALL INTERIOR DOORS SHALL BE THE SIZES INDICATED. DOOR MATERIALS, STYLE & FINISH SHALL BE AS SPECIFIED BY THE ARCHITECT.
E. MINIMUM +30–35 PSF RATING. EXTERIOR GLAZING SHALL BE IMPACT RATED OR PROTECTED.
F. FENESTRATION SHALL BE TESTED BY AN APPROVED INDEPENDENT LAB, LISTED BY AN APPROVED ENTITY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:
   a. ASTM E1886 AND ASTM E1996; OR
   b. AAMA 506
G. WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE DESIGN PRESSURE SPECIFIED. SUBSTITUTE ANCHORING SYSTEMS USED FOR SUBSTRATES NOT SPECIFIED BY THE FENESTRATION MANUFACTURER SHALL PROVIDE EQUAL OR GREATER ANCHORING PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICE.
H. PER FIGURE R609.7.2(2) FRAME CLIP–TAPERED BUCKS ARE NOT ALLOWED.
I. R609.7.2.1 MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE:
   a. WHERE THE WOOD SHIM OR BUCK THICKNESS IS LESS THAN 1 1/2–INCHES, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP AND ANCHORS SHALL BE EMBEDDED DIRECTLY INTO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE MATERIAL, UNLESS OTHERWISE TESTED. BUCKS SHALL EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME SUCH THAT FULL SUPPORT OF THE FRAME IS PROVIDED. ANCHORS SHALL ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME INTO THE ROUGH OPENING SUBSTRATE.
   b. WHERE THE WOOD SHIM OR BUCK THICKNESS IS 1 1/2–INCHES OR MORE, AND THE BUCK IS SECURELY FASTENED TO THE MASONRY, CONCRETE OR OTHER SUBSTANTIAL SUBSTRATE, WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED THROUGH THE JAMB, OR BY JAMB CLIP, OR THROUGH THE FLANGE TO THE SECURED WOOD BUCK, UNLESS OTHERWISE TESTED. BUCKS SHALL EXTEND BEYOND THE INTERIOR FACE OF THE WINDOW OR DOOR FRAME SUCH THAT FULL SUPPORT OF THE FRAME IS PROVIDED. ANCHORS SHALL BE EMBEDDED INTO THE SECURED WOOD BUCK TO ADEQUATELY TRANSFER LOAD FROM THE WINDOW OR DOOR FRAME ASSEMBLY.
J. SUBSTITUTION OF DOOR COMPONENTS SHALL COMPLY WITH EITHER:
   a. ANSI/WMA 100; OR
   b. BE EVALUATED BY AN ENGINEER, AND MAY BE INTERCHANGEABLE IN EXTERIOR DOOR ASSEMBLIES IF THE COMPONENTS PROVIE EQUAL OR GREATER STRUCTURAL PERFORMANCE AS DEMONSTRATED BY ACCEPTED ENGINEERING PRACTICES.

BUILDING CODES

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

EXTERIOR WALL COVERING

A. PRODUCTS SENSITIVE TO ADVERSE WEATHER SHALL NOT BE INSTALLED UNTIL ADEQUATE WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. EXTERIOR SHEATHING SHALL BE DRY BEFORE APPLYING EXTERIOR COVER.
B. T1-11 SIDING
   a. MUST BE THE PLYWOOD VERSION, NOT OSB.
   b. VERTICAL JOINTS IN PANEL SIDING SHALL OCCUR OVER FRAMING MEMBERS, UNLESS WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, AND SHALL BE SHIPLAPPED OR COVERED WITH A BATTEN & CAULKED. HORIZONTAL JOINTS IN PANEL SIDING SHALL BE LAPPED NOT LESS THAN 1-INCH OR SHALL BE SHIPLAPPED OR FLASHED WITH Z–FLASHING AND OCCUR OVER SOLID BLOCKING, WOOD OR WOOD STRUCTURAL PANEL SHEATHING.
   c. VERTICAL JOINTS, IF STAGGERED, SHALL BE PERMITTED TO BE AWAY FROM STUDS IF APPLIED OVER WOOD STRUCTURAL PANEL SHEATHING.
   d. 3/8" WOOD STRUCTURAL PANEL SIDING SHALL NOT BE APPLIED DIRECTLY TO STUDS SPACED MORE THAN 16–INCHES ON CENTER WHERE LONG DIMENSION IS PARALLEL TO STUDS. WOOD STRUCTURAL PANEL SIDING 7/16–INCH OR THINNER SHALL NOT BE APPLIED DIRECTLY TO STUDS SPACES MORE THAN 24 INCHES ON CENTER. THE STUD SPACING SHALL NOT EXCEED THE PANEL SPAN RATING PROVIDED BY THE MANUFACTURER UNLESS THE PANELS ARE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE STUDS OR OVER SHEATHING APPROVED FOR THAT STUD SPACING.
   e. APPLY WATER-RESISTIVE BARRIER BEHIND EXTERIOR SIDING TO PREVENT WATER INTRUSION INTO THE WALL ASSEMBLY. MUST SEAL THE SIDING WITH WEATHERPROTECTIVE WOOD SEALER OR EQUIVALENTLY PROTECTIVE PAINT. PRE–SEAL THE EDGES OF EACH BOARD BEFORE INSTALLATION TO PREVENT MOISTURE.
   f. MUST NOT BE INSTALLED WHERE IT IS IN CONTACT WITH FINISH GRADE.
   g. WHEN CUTTING AROUND WINDOWS AND DOOR, LEAVE 1/2" GAP FOR EXPANSION OF MATERIALS.
   h. FASTEN TO WALL PER MANUFACTURER SPECIFICATIONS. IF MANUFATURER DOESN'T SPECIFY, THEN USE A MINIMUM NAIL DIAMETER OF 0. 099" ANCHORED EVERY 2–INCHES PER FBC – RESIDENTIAL 2023 TABLE R703.3(1) "SIDING MINIMUM ATTACHMENT AND MINIMUM THICKNESS".
C. EXTERIOR WALL COVERINGS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST–PREVENTATIVE COATED NAILS / SCREWS IN ACCORDANCE WITH FBC – RESIDENTIAL TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION–RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

FOUNDATIONS

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

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

FINISHES

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

METALS

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

ELECTRICAL

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

HVAC

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

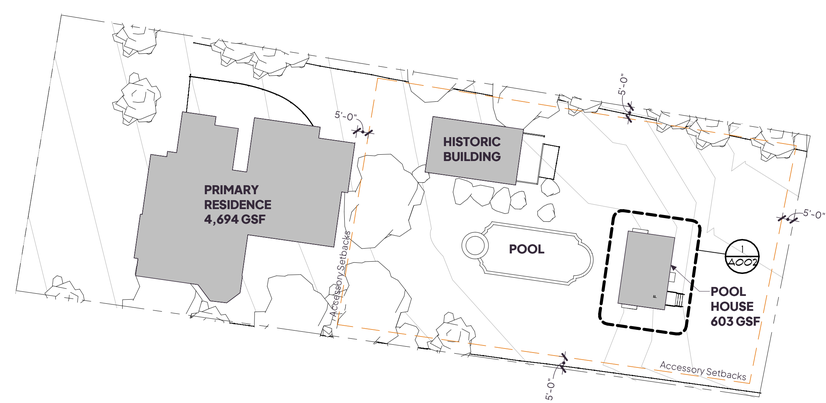
SHUTTERS

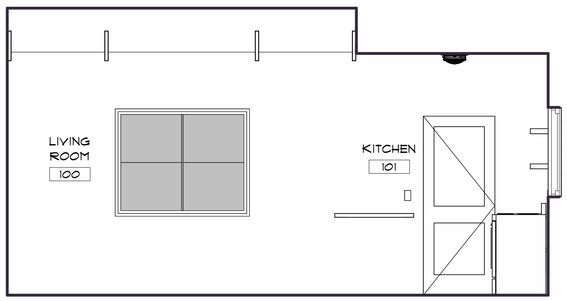
A. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996 AND ASTM E1886 AS MODIFIED IN SECTION 301.2.1.2.1. TAS 201, 202 AND 203, OR AAMA 506, AS APPLICABLE.
B. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ATTACHMENT METHOD AND SECURED WITH CORROSION–RESISTANT ATTACHMENT HARDWARE PERMANENTLY INSTALLED ON THE BUILDING.
C. FOR WOOD FRAME CONSTRUCTION, FASTENERS SHALL BE LOCATED ON THE WALL SUCH THAT THEY ARE EMBEDDED INTO THE WALL FRAMING MEMBERS. NOMINALLY A MINIMUM OF 1–INCH FROM THE EDGE OF THE OPENING AND 2–INCHES INWARD FROM THE PANEL EDGE. PERMANENTLY INSTALLED ANCHORS USED FOR BUILDINGS WITH WOOD FRAME WALL CONSTRUCTION SHALL HAVE THE THREADED PORTION THAT WILL BE EMBEDDED INTO THE WALL FRAMING BASED ON 1/4–INCH LAG–SCREWS AND SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH SUFFICIENT EMBEDMENT LENGTH TO PROVIDE AN ALLOWABLE MINIMUM 300 POUNDS ASD DESIGN WITHDRAWAL CAPACITY.
D. IN LIEU OF HURRICANE SHUTTERS, 5/8–INCH OR THICKER PLYWOOD MAY BE USED AS A TEMPORARY PROTECTIVE COVERING FOR WINDOWS AND DOORS.
   a. PLYWOOD COVERINGS MUST BE SECURELY ATTACHED TO THE BUILDING STRUCTURE USING APPROPRIATE FASTENERS SUCH AS SCREWS OR BOLTS THAT ARE SPACED AT INTERVALS NO GREATER THAN 6" APART ALONG THE EDGES OF THE PLYWOOD SHEET.
   b. THE PLYWOOD SHOULD EXTEND BEYOND THE WINDOW OPENING ON ALL SIDES, BY A MINIMUM OF 4–INCHES.
   c. ALL PLYWOD INSTALLATIONS MUST COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS AND BE APPROVED BY THE BUILDING INSPECTOR.

WALL COVERING

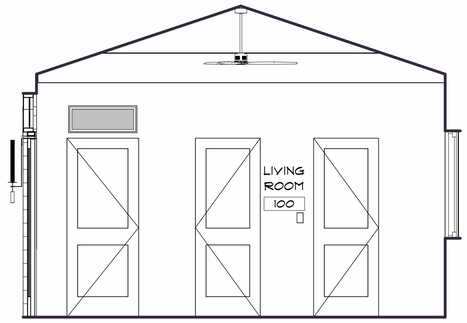
A. EXTERIOR COVERING:
   a. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WATHER–RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN CURRENT APPLICABLE CODE. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER–RESISTANT BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY CODE AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT APPLICABLE CODE.
B. WATER–RESISTIVE BARRIER:
   a. ONE LAYER OF APPROVED WEATHER–RESISTANT MATERIAL, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I APPROVED WATER–RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, MATERIAL SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN CURRENT APPLICABLE CODE.
C. FLASHING:
   a. APPROVED CORROSION–RESISTANT FLASHING SHALL BE APPLIED SHINGLE–FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. SELF–ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C 920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID–APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION–RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
      - EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER–RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING OR OTHER APPROVED METHOD:
        1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOWS AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER–RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
        2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
        3. IN ACCORDANCE WITH OTHER APPROVED METHODS.
        4. IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300, OR FMA/AAMA/WDMA 400.
      - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
      - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
      - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
      - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD–FRAME CONSTRUCTION.
      - AT WALL AND ROOF INTERSECTIONS.
      - AT BUILT–IN GUTTERS.




PRIM



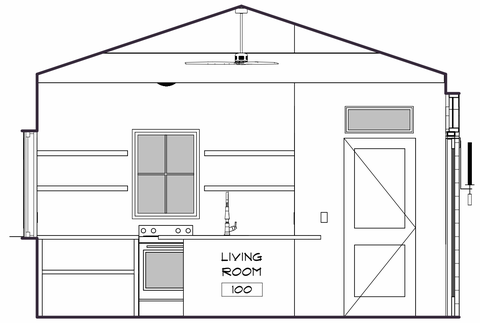
4d 100 BOTTOM
3/8" = 1'-0"



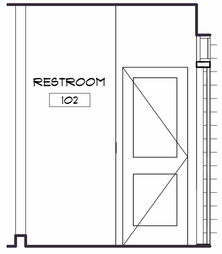
4c 100 RIGHT
3/8" = 1'-0"



4b 100 TOP
3/8" = 1'-0"



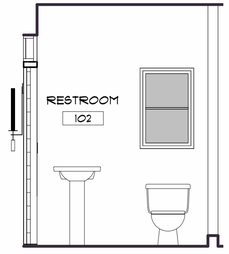
4a 100 LEFT
3/8" = 1'-0"



3d 102 LEFT
3/8" = 1'-0"



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



3b 102 RIGHT
3/8" = 1'-0"



3a 102 TOP
3/8" = 1'-0"



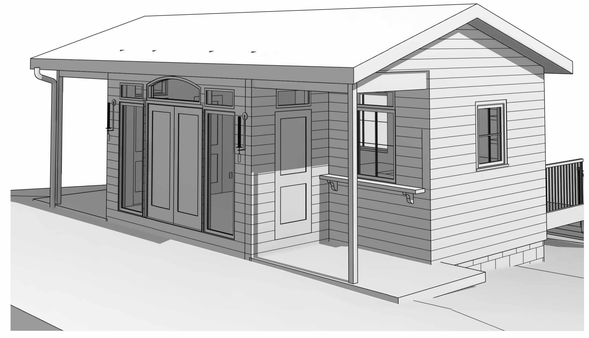
2c 102A LEFT
3/8" = 1'-0"



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



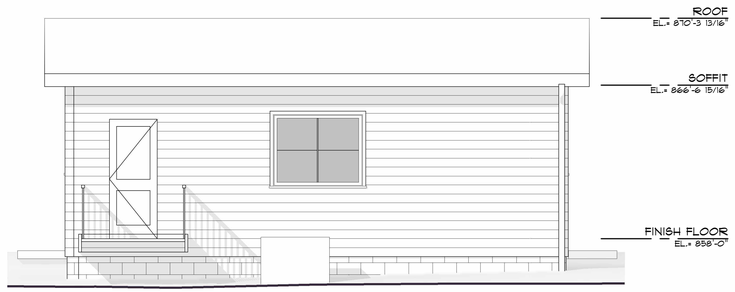
2a 102A RIGHT
3/8" = 1'-0"



3 EXISTING POOL HOUSE – 3D



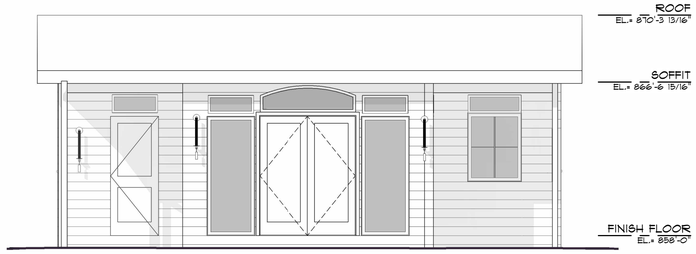
1d EXIST. EXT. ELEVATION – NORTH
1/4" = 1'-0"



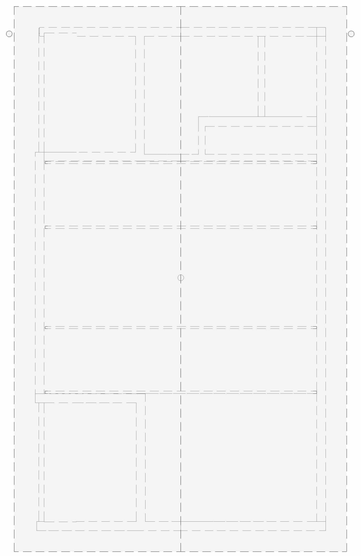
1b EXIST. EXT. ELEVATION – EAST
1/4" = 1'-0"



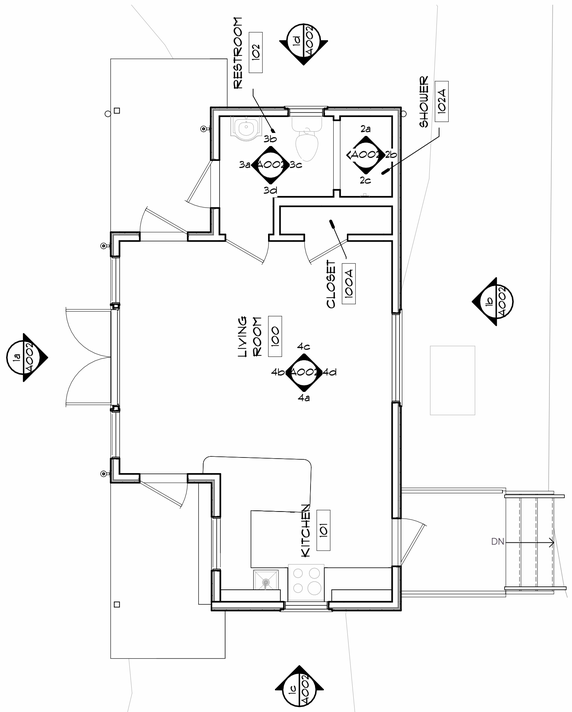
1c EXIST. EXT. ELEVATION – SOUTH
1/4" = 1'-0"



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



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



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

ADAM CORREA LACHARY ARCHITECT
the Swift Pool House
1901 Adams St
Franklin, IN 37064

Project Number 240827

NOT FOR CONSTRUCTION

Distribution
SD REVIEW SET - 12/06/24

Revisions

Notes

2 0 2 4 6
1/4" = 1'-0"

EXISTING FLOOR PLAN

A002

Sheet No.

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DIMENSIONS & DATA

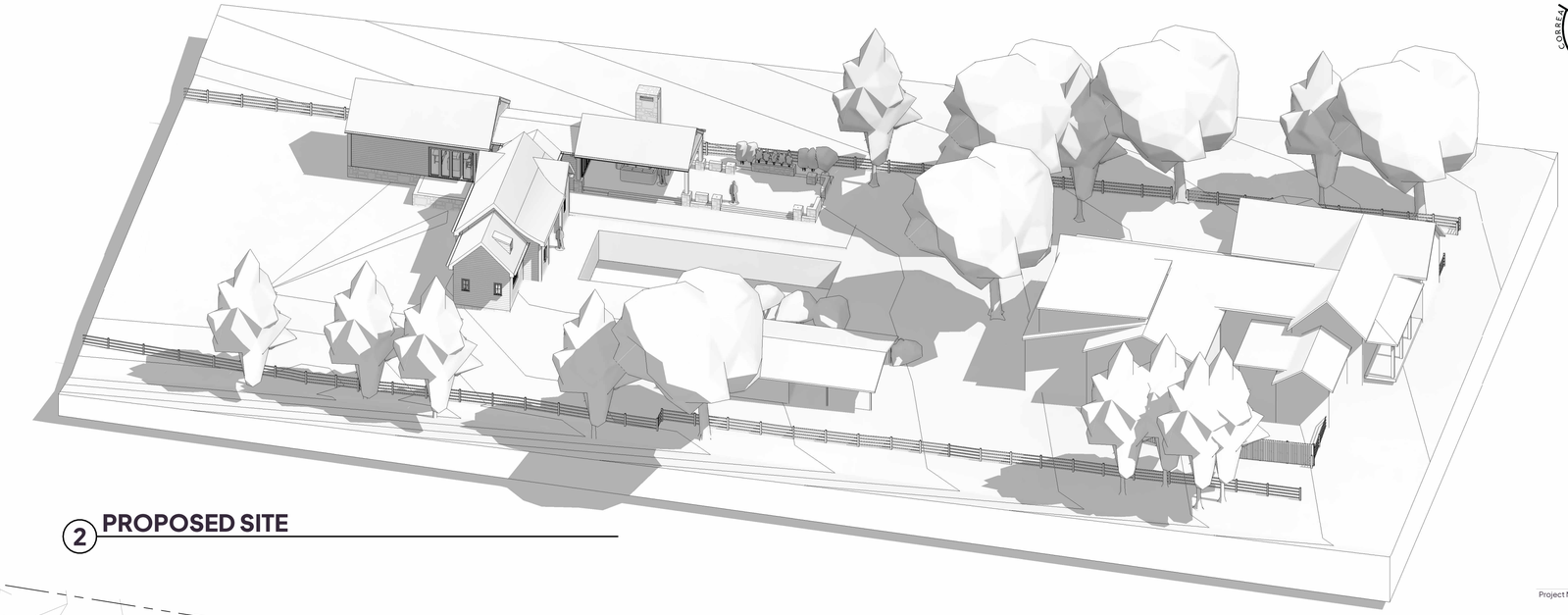
ADU Setback From Street
223'-3" min.

ADU Side Protrusion from Primary
2'-5" max.

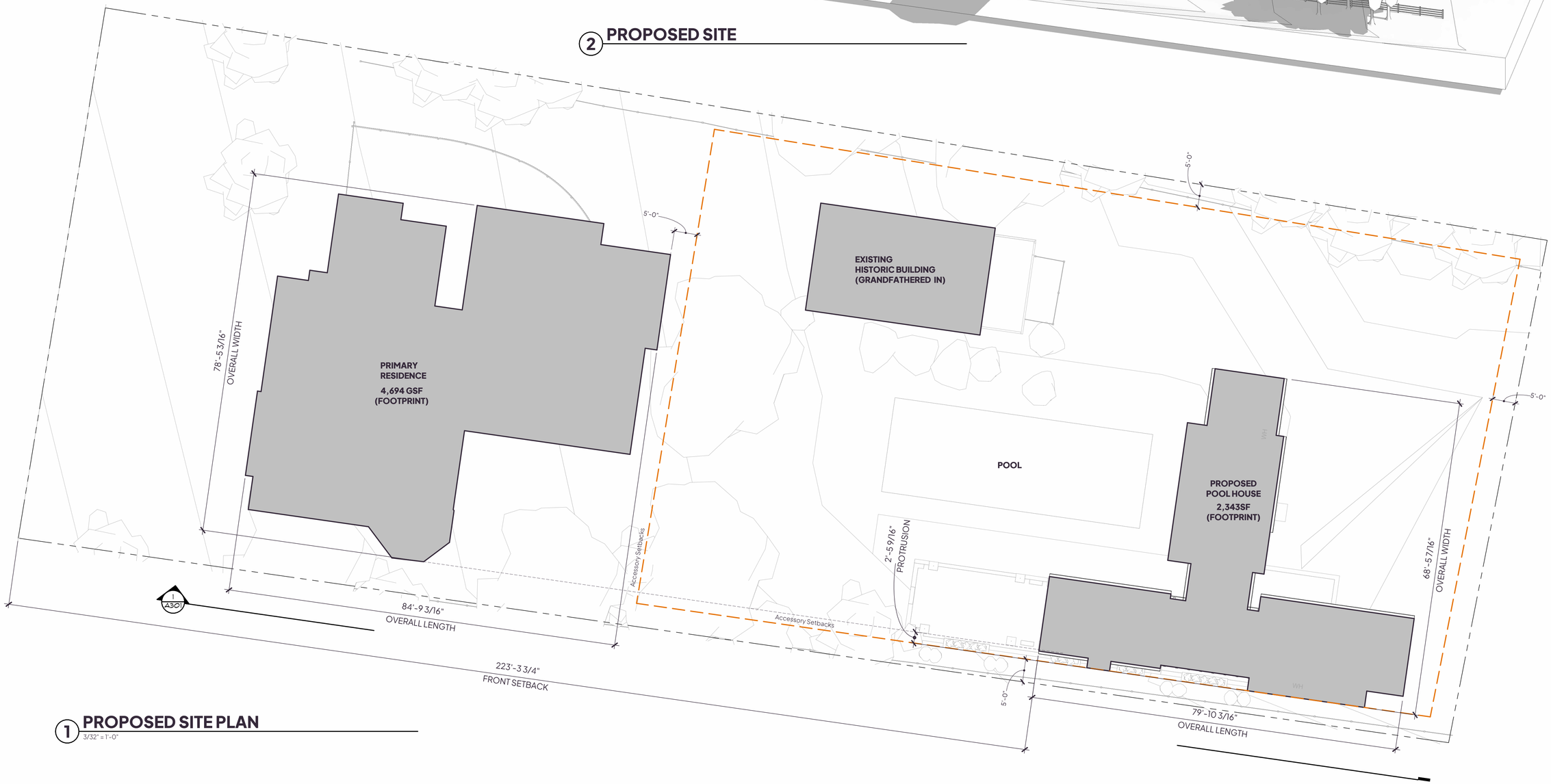
Overall Length Difference
5' Less Than Primary Residence

Overall Width Difference
10'-0" Less Than Primary Residence

Footprint Ratio
49.9% Of Primary Residence



2 PROPOSED SITE



1 PROPOSED SITE PLAN

3/32" = 1'-0"

ADAM CORREA LACHARY ARCHITECTS

the Swift Pool House

1901 Adams St
Franklin, TX 77044

Project Number 240827

NOT FOR CONSTRUCTION

Distribution
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Revisions

Notes

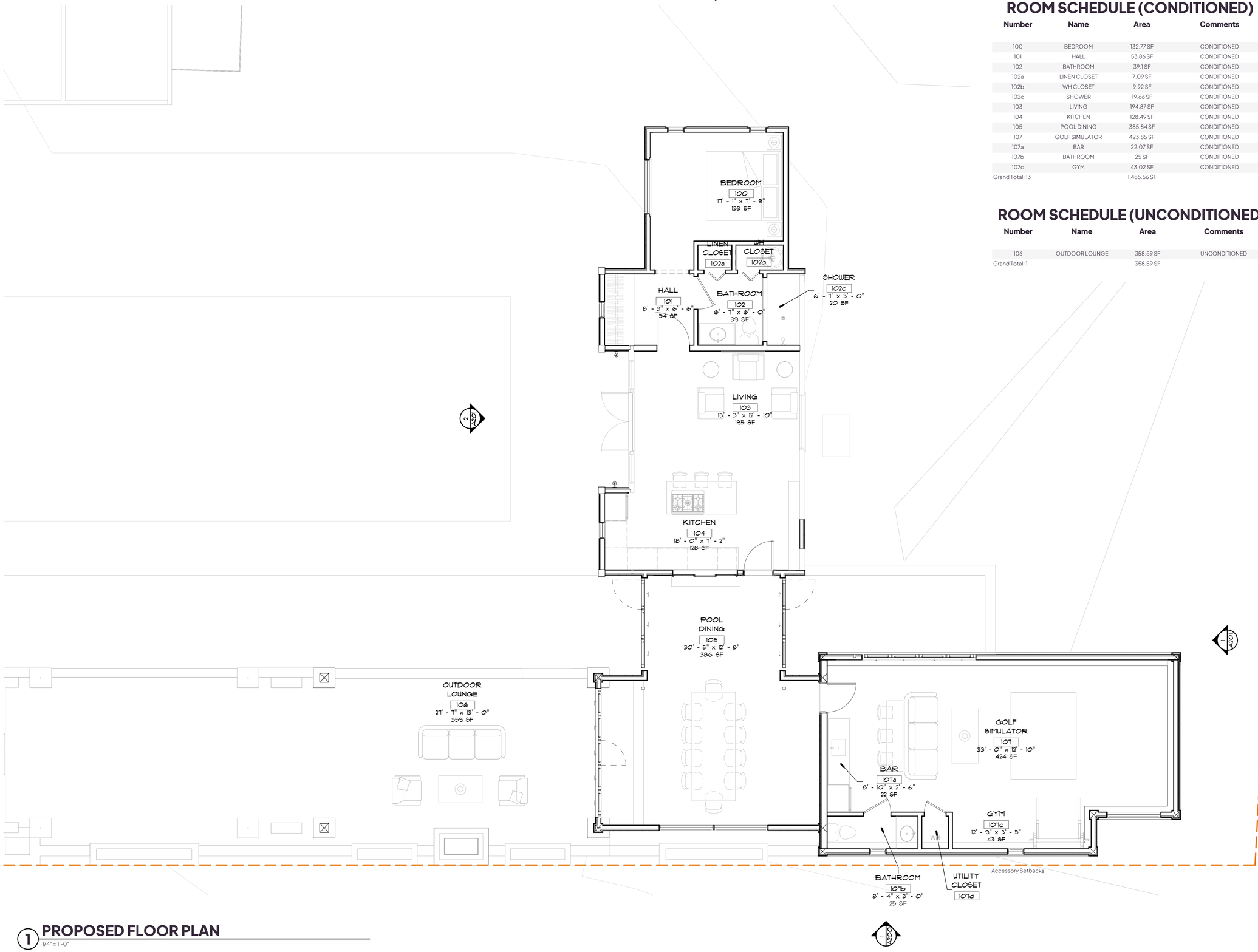
5 0 5 10 15
3/32" = 1'-0"

PROPOSED SITE PLAN

A003

Sheet No.

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ROOM SCHEDULE (CONDITIONED)

Number	Name	Area	Comments
100	BEDROOM	132.77 SF	CONDITIONED
101	HALL	53.86 SF	CONDITIONED
102	BATHROOM	39.1 SF	CONDITIONED
102a	LINEN CLOSET	7.09 SF	CONDITIONED
102b	WH CLOSET	9.92 SF	CONDITIONED
102c	SHOWER	19.66 SF	CONDITIONED
103	LIVING	194.87 SF	CONDITIONED
104	KITCHEN	128.49 SF	CONDITIONED
105	POOL DINING	385.84 SF	CONDITIONED
107	GOLF SIMULATOR	423.85 SF	CONDITIONED
107a	BAR	22.07 SF	CONDITIONED
107b	BATHROOM	25 SF	CONDITIONED
107c	GYM	43.02 SF	CONDITIONED
Grand Total: 13		1,485.56 SF	

ROOM SCHEDULE (UNCONDITIONED)

Number	Name	Area	Comments
106	OUTDOOR LOUNGE	358.59 SF	UNCONDITIONED
Grand Total: 1		358.59 SF	

1 PROPOSED FLOOR PLAN

1/4" = 1'-0"

ADAM CORREA HACKNEY ARCHITECTS

the Swift Pool House

1901 Adams St
Franklin, IN, 32044

Project Number 240827

NOT FOR CONSTRUCTION

Distribution

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Revisions

Notes

2 0 2 4 6

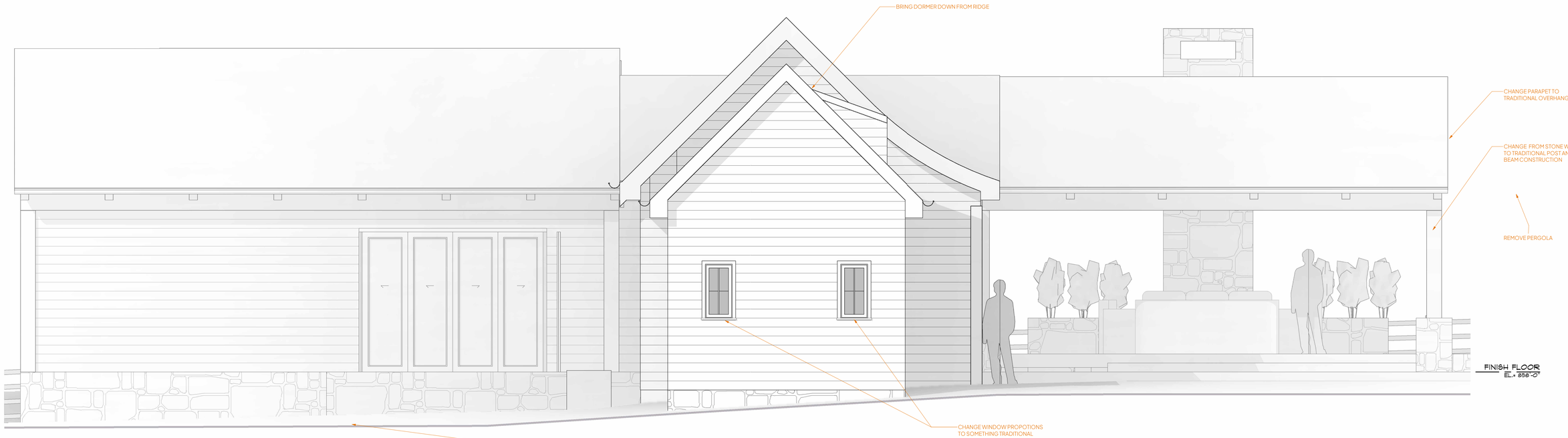
1/4" = 1'-0"

PROPOSED FLOOR PLAN

A100

Sheet No.

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2 NORTH EXTERIOR ELEVATION

3/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION

3/8" = 1'-0"

ADAM CORREA LACHARY ARCHITECTS

the Swift Pool House

1901 Adams St
Franklin, TN 37064

Project Number 240827

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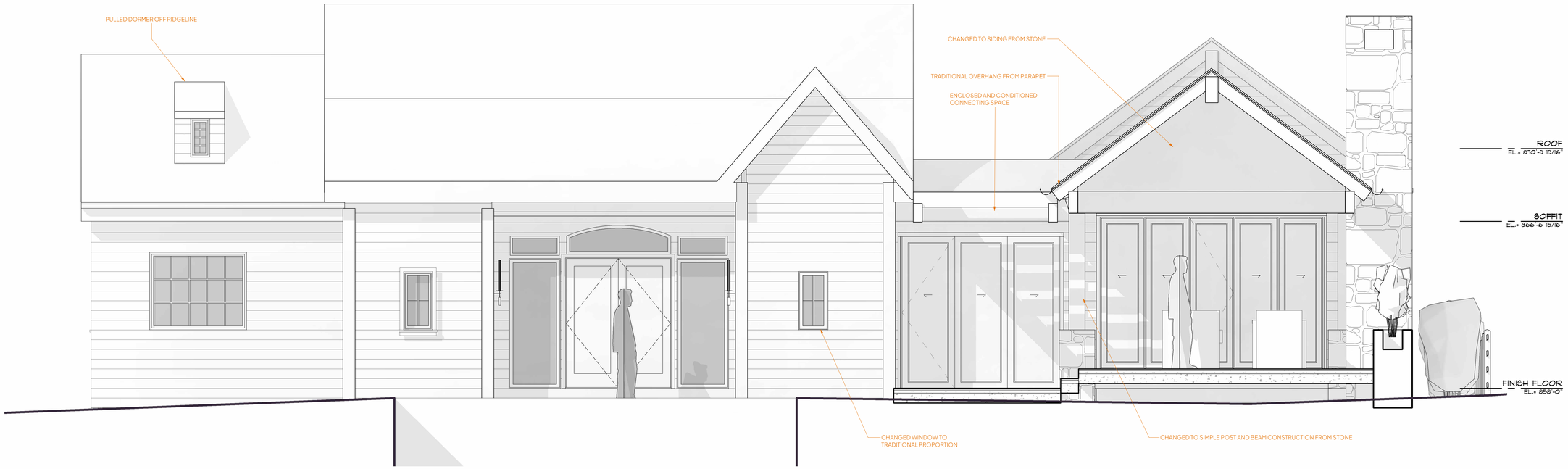
Notes

EXTERIOR ELEVATIONS

A200

Sheet No.

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2 WEST EXTERIOR ELEVATION

3/8" = 1'-0"



1 EAST EXTERIOR ELEVATION

3/8" = 1'-0"

ADAM CORREA LACHARY ARCHITECTS

the Swift Pool House

1901 Adams St
Franklin, IN 37064

Project Number 240827

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Revisions

Notes

EXTERIOR ELEVATIONS

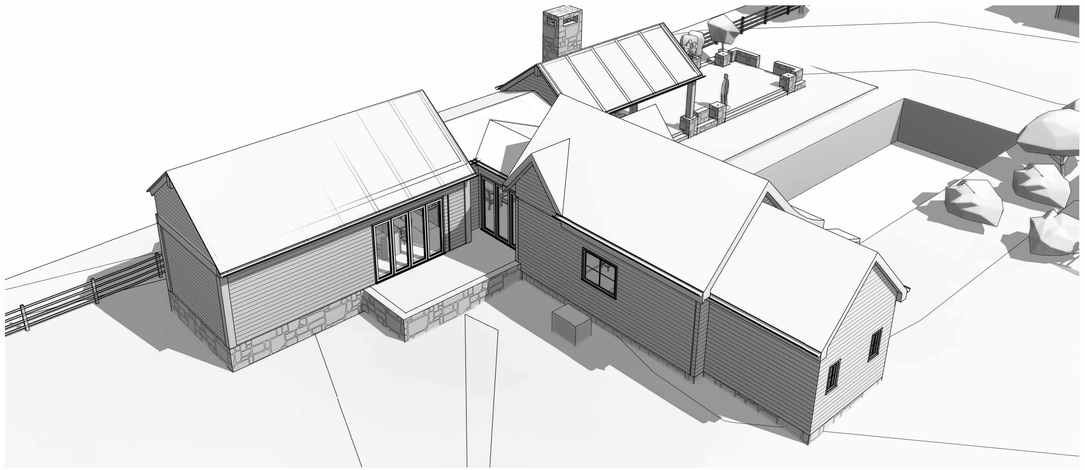
A201

Sheet No.

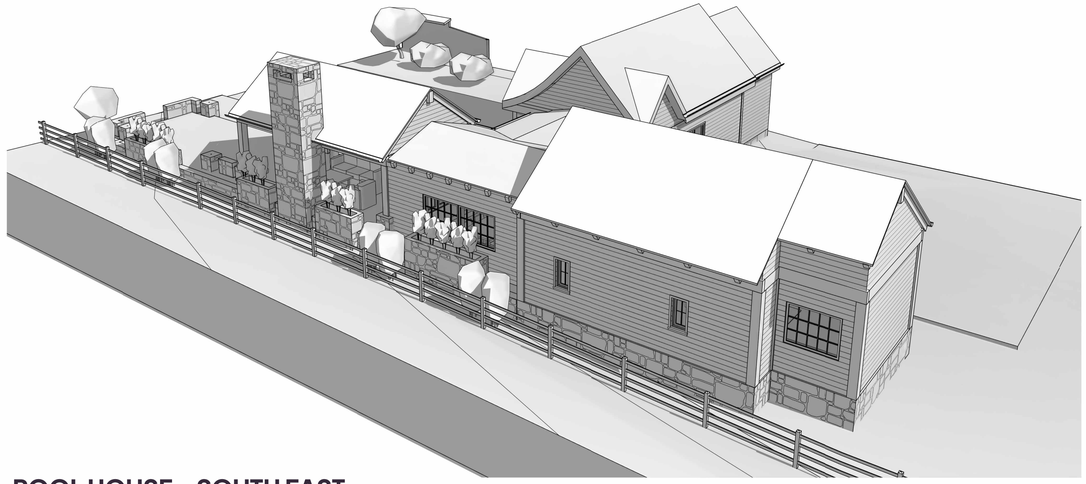
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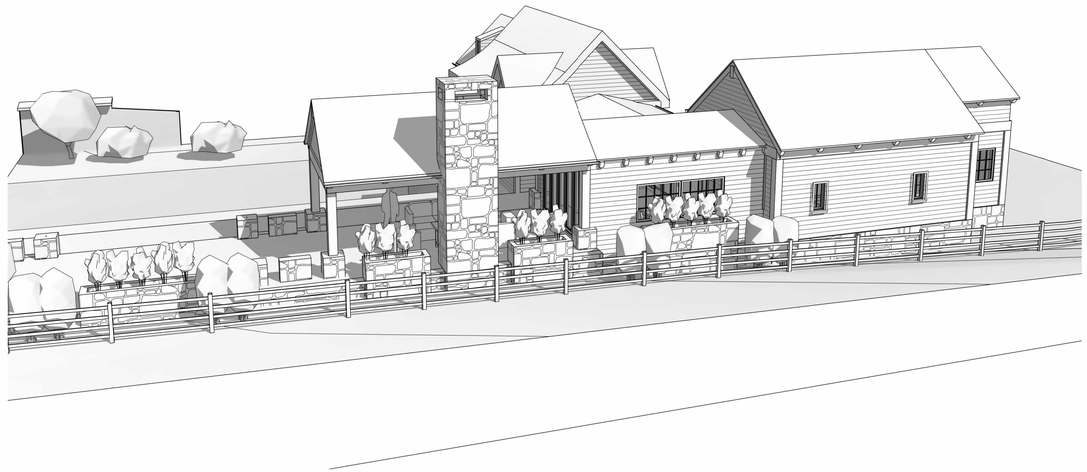
5 PAVILION INTER PERSPECTIVE



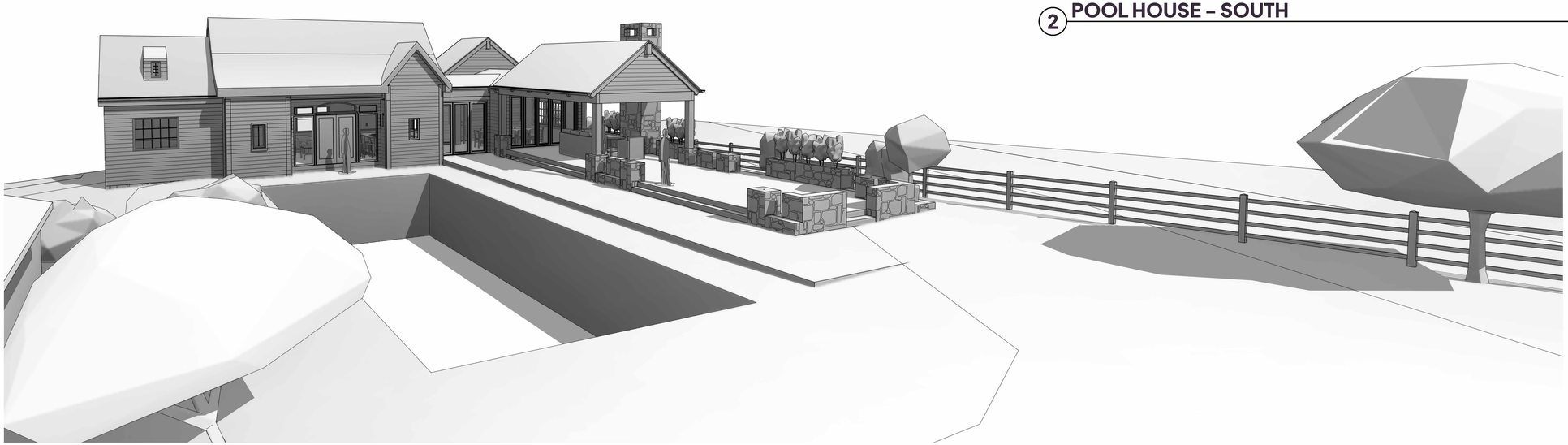
4 POOL HOUSE – NORTH EAST



3 POOL HOUSE – SOUTH EAST



2 POOL HOUSE – SOUTH



1 POOL HOUSE – NORTH WEST

ADAM GORBEA LACHARY ARCHITECT

the Swift Pool House

1901 Adams St
Franklin, IN, 37064

Project Number 240827

NOT FOR CONSTRUCTION

Distribution

SD REVIEW SET - 12/06/24

Revisions

Notes

3D VIEWS

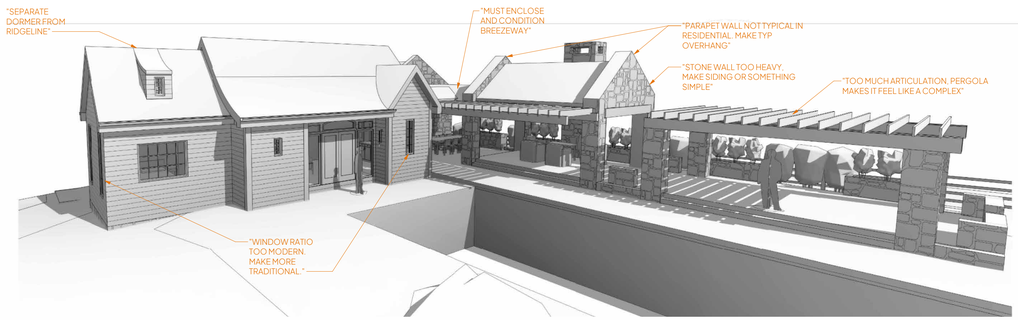
A300

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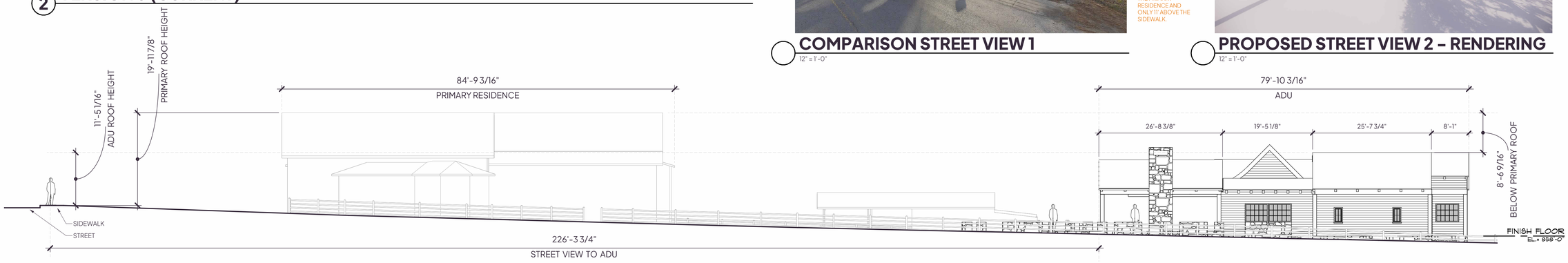


VERSION 1
12" = 1'-0"



VERSION 2
12" = 1'-0"

2 VERSION 3 (CURRENT)



1 SITE SECTION
3/32" = 1'-0"



EXISTING STREET VIEW 2 – GOOGLE EARTH
12" = 1'-0"



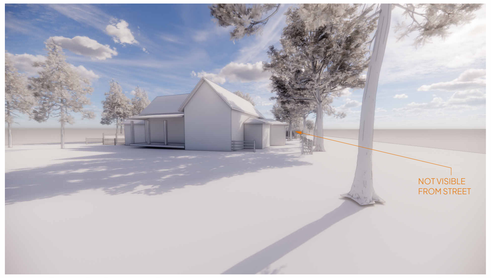
COMPARISON STREET VIEW 3
12" = 1'-0"



EXISTING STREET VIEW 1 – GOOGLE EARTH
12" = 1'-0"



COMPARISON STREET VIEW 2
12" = 1'-0"



PROPOSED STREET VIEW 1 – RENDERING
12" = 1'-0"



COMPARISON STREET VIEW 1
12" = 1'-0"



PROPOSED STREET VIEW 2 – RENDERING
12" = 1'-0"

ADAM CORREIA LACHARY ARCHITECT
the Swift Pool House
1903 Adams St
Franklin, IN 37064

Project Number 240827

NOT FOR CONSTRUCTION

Distribution
SD REVIEW SET - 12/06/24

Revisions

Notes

COMPARISON

A301

Sheet No. © 2024

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I David Swift
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

DI:09, Map:078K, Group:E, Ctrl:078K, Parcel: 01500, Lot:0017,
(Property Parcel/Tax ID Number)

and located at:

1303 Adams St. Franklin, TN 37064
(Street Address)

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

Zachary Correa
(Please print Name/Names in Full)

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

Signature

1303 Adams St.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

5 day of November 24.

Katie Miller
Notary Public

My Commission Expires: 11-6-24

KATIE MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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