# City of Franklin

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

## Meeting Agenda

## Historic Zoning Commission

**Monday, May 12, 2025** | **5:00 PM** | **Eastern Flank Event Facility**

**MEETING LOCATION**
Eastern Flank Event Facility
1368 Eastern Flank Circle

**Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate 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. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait 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 the meeting 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.**

**APPROVAL OF MINUTES**

1. Consideration Of Approval Of Minutes

**ANNOUNCEMENTS**

**APPLICATIONS**

2. Consideration Of In-Kind Replacement Of Elements And Roofing At 305 Public Sq. (Williamson County Historic Courthouse); Jenna Lee, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

3. Consideration Of Alterations (Accessory) At 234 4th Ave. N.; Brandon Priddy, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

4. Consideration Of Site Alterations (Driveway) At 803 Fair St.; Samuel Whitson, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

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

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Site Alterations, Fencing, and Principal Building Alterations At 228 Franklin Rd.; Yates Bateman, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Window Replacement) At 438 Main St.; Viktoriia Bahliuk, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of New Construction (Parking Structure) At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

9. Consideration Of Partial Demolition Of Buildings 9 & 10, New Construction (Hotel), And Construction of Refuse Locations At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

**OTHER BUSINESS**

**RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

10. Administrative COA For Signage (Reface) At 138 3rd Ave. N.; Emily Rawls, Applicant.

11. Administrative COA For Signage (Reface) At 109 1st Ave. N.; Emily Rawls, Applicant.

12. Administrative COA For Sandwich Board Sign At 339 Main St.; Forrest Moodie, 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.

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

# City of Franklin

## Meeting Minutes

## Historic Zoning Commission

**Monday, April 14, 2025** | **5:00 PM** | **Eastern Flank Event Facility**

**Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate 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. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.**

### CALL TO ORDER

Chair LeMarinel called the meeting to order at 5:00 PM.

Commissioners Present: Tyler LeMarinel, Brian Laster, Michael Orr, Kathy Worthington, Madelyn Ingram, Bob Barrett, and Mary Pearce

Commissioners Absent: Holly Thompson and Lisa Marquardt

Staff: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Jared Carter, and Blake Harper

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

Chair LeMarinel asked for citizen comments. There were none.

**Comments on agenda items may be made in person at the meeting 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.**

### APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

***Sponsors:***

Commissioner Laster motioned to approve the HZC March 10, 2025, Meeting minutes, seconded by Commissioner Barrett. The motion carried 6-0.

## ANNOUNCEMENTS

- Regularly scheduled DRC is on April 21st and the application deadline is tonight at midnight.
- May is National Preservation Month declared by the National Trust for Historic Preservation.
- The Mayor will do a proclamation of Preservation Month during a BOMA meeting. Staff will let everyone know the date of the meeting and encourage commissioners to attend.

## APPLICATIONS

2. **Consideration Of Alterations (Principal) At 231 Myles Manor Ct. (Jasmine Grove); Amanda McCreary, Applicant.**

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Item withdrawn by Applicant.

3. **Consideration Of Alterations And Ramp Installation At 135 4th Ave. S. (The Dan German Hospital); Ben McCreary, Applicant.**

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The applicant proposes replacing parts of the roof in-kind, deteriorated wood elements in-kind, and then installing a ramp on the side of the building. Several areas of the building are in disrepair, and the elements cannot be repaired, so it is proposed to be replaced. It is noted within the application that the deteriorated trim work will be replaced in-kind with matching trim profiles. Additionally, original portions of the metal shingle roofing could not be repaired, so it will be replaced in-kind. This includes the sides of the front dormer. The original metal shingle design is no longer produced, so the closest match to the shingle will be utilized. A new ramp is proposed to be installed on the left side of the building, slightly tucked behind a small wing wall on the front facade. Since this building is on a corner lot fronting 4th Avenue South and Church Street, placing a ramp on the rear or side of the building will still make the ramp highly visible. As proposed, the selected location is the best possible option for a ramp to be installed on the site, as it will be partially screened by the existing rock wing wall.

Recommendation: Staff recommend approval of the in-kind replacement of elements and the installation of a ramp with conditions outlined in the staff report.

Applicant Speaker: Ben McCreary, Chisel Workshop. Mr. McCreary was present to answer questions.

Citizen Comments: None

**Motion**
Commissioner Orr motioned to approve Alterations And Ramp Installation At 135 4th Avenue South (The Dan German Hospital) with staff conditions, seconded by Commissioner Worthington.

Chair LeMarinel asked Mr. McCreary to confirm the design of the handrail for the ramp as discussed in the DRC meeting. “Top grab rail, bottom guard rail, no pickets and all metal.”

Mr. McCreary confirmed that the description was correct.

The motion carried 6-0.

4. **Consideration Of Front Porch Alterations At 109 Cottage Ln.; Lynne Anderson, Applicant.**

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 109 Cottage Lane was constructed in 2014 and is part of the Boyd Mill Avenue Historic District. The existing front porch steps are painted concrete that connect to a brick foundation stoop to the entrance of the building. The existing concrete steps are in disrepair and are proposed to be refaced with thin set brick over the existing steps. As proposed, this alteration is appropriate to the Guidelines.

Recommendation: Staff recommends approval of the front porch alterations with conditions outlined in the staff report.

Applicant Speaker: Lynn Anderson. Ms. Anderson explained that the steps had been patched several times and, in the winter, when the snow melts, Ms. Anderson is hopeful the steps will withstand the water and run off.

Citizen Comments: None

**Motion**
Commissioner Barrett motioned to approve Front Porch Alterations At 109 Cottage Lane with staff conditions, seconded by Commissioner Ingram.

The motion carried 6-0.

## 5. Consideration Of Alterations (Rear Dormer) At 234 4th Ave. N.; Brandon Priddy, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 234 4th Avenue North features a ca. 1935 one-story, veneered building with Tudor-revival influences. The request was reviewed during the March 2025 Design Review Committee Meeting and feedback has been incorporated into the COA application. An alteration is proposed to add a shed dormer on the rear of the building. The windows in the dormer are proposed to be four-lite windows with a framed surround. The existing windows on the lower floors feature six-over-six lite double-hung windows. Window specifications have not been included within this application. The dormer will utilize lap siding as the material. The specifications of the material have not been included. The Guidelines recommend relating the style, scale, and proportion of dormer windows to windows on the lower floors of the historic building. The proposed dormer is located and sized appropriately and will be minimally visible on the rear of the building. The proposed windows do not align with the style of windows seen on the lower floors, as the existing windows are all double-hung with a six-over-six lite pattern. The submitted renderings show a different pattern, but the applicant has confirmed that there are no other exterior alterations planned. Staff included an additional condition of approval stating that existing windows should not be altered as the renderings do not show the existing window design as they are currently.

Recommendation: Staff recommends approval with conditions outlined in the staff report.

Citizen Comments: None

Applicant Speaker: Brandon Priddy, 906 Studio Architects. Mr. Priddy was present to answer questions.

**Motion**
Commissioner Orr motioned to approve Alterations (Rear Dormer) At 234 4th Avenue North with staff conditions, seconded by Commissioner Ingram.

Commissioner Ingram asked Mr. Priddy for more information regarding the window selection light pattern.

Mr. Priddy explained that the windows would match the existing windows, which are six-over-six light pattern.

Commissioner Laster asked if the windows would be double hung in appearance.

Mr. Priddy confirmed that the windows would be double hung in appearance.

Chair LeMarinel noted his egress concern about the size of the windows if they were double hung and may need to be casement style windows.

Mr. Priddy explained that the space would be double height space and egress would not be necessary.

The motion carried 6-0.

## 6. Consideration Of Alterations (Courtyard) At 159 1st Ave. N.; Brandon Priddy, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. 159 1st Avenue North is the site of the Harpeth Square Development. There is an existing courtyard that is visible from Main Street. The construction of the archways into the courtyard was previously approved in December 2022. The approved design consists of a flat wooden arbor top on the masonry columns. The proposal returned to the Historic Zoning Commission in March 2024 with a new metal arch design and was denied. The current applicant has attended two Design Review Committee meetings, in November 2024 and January 2025, and has incorporated feedback into the current application. A new design is proposed for the top of the entrance into the courtyard. An arched metal arbor top is proposed to be installed on the masonry columns. The design will feature a geometric pattern. The signage proposed cannot be reviewed at this time as it is not a sign type in the Design Guidelines or the Zoning ordinance.

The Guidelines recommend the following:

- Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The arbors will be seen from the street view and could detract or overwhelm the historic district due to the tall scale, design, and materials. The use of arbors with round metal tops is not a typical historic form in the Downtown Franklin Historic District in the commercial areas. The signage included in the submittal cannot be reviewed or approved at this time.

Recommendation: Staff recommended denial of the metal-arched arbor tops based on the following Guidelines:

- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

Should the HZC approve the application, the following conditions are recommended and listed in the staff report.

Applicant Speaker, Brandon Priddy, 906 Studio Architects. Mr. Priddy noted the precedence of other arch shapes on the property along with the space being visibly minimal from 2nd Avenue and Main Street (distance of about 200 feet). The color also serves as a minimizing feature as the goal is not to detract from the existing streetscapes.

Citizen Comments: None

**Motion**
Commissioner Worthington motioned to deny Alterations (Courtyard) At 159 1st Avenue North, seconded by Commissioner Barrett.

Commissioner Worthington stated that she appreciated the context and reasoning provided to the Commission about the choices made for the courtyard area and stated that, as proposed, the alterations could be a distraction, and possibly a minor distraction, considering the distance from 2nd Avenue and Main Street. The decision is based on how much of a distraction the courtyard will be from other historic areas downtown.

Commissioner Ingram stated that she doesn't see the overall scale as overwhelming and, considering the setback from 2nd Avenue and Main Street, believes the proposal is appropriate.

Commissioner Barrett stated that the guidelines specifically go against any type of metal canopy, which answers the question about why the proposal is recommended for denial.

Chair LeMarinel explained that the originally approved proposal utilizing wood material is more appropriate for the historical district and is commonly seen in commercial and residential settings. It is not recommended to use the existing project as the rationale for approval. Chair LeMarinel also stated that he is not comfortable approving the project and is more aligned with denial of the project.

The motion carried 4-2 (Commissioners Ingram and Worthington voting against)

## 7. Consideration Of Principal Building Alterations & Fencing At 936 Fair St.; Lisa Garcia, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The building at 936 Fair Street is considered a contributing building within the Hincheyville National Register District. The applicant previously attended the March Design Review Committee, and the applicant has incorporated feedback into the application. The following alterations are proposed:

- Repainting of the exterior of the building and roof
- Restacking the brick chimneys
- Replacing/installing new chimney caps
- In-kind replacement of the front yard fencing
- In-kind replacement of the rear yard fencing
- Installation of gas lanterns

Recommendation: As proposed, all the alterations are appropriate considering the Historic Design Guidelines and staff recommends approval.

Applicant Speaker: Lisa Garcia. Ms. Garcia was present to answer questions.

Citizen Comments: None

**Motion**
Commissioner Laster motioned to approve Principal Building Alterations & Fencing At 936 Fair Street with staff conditions, seconded by Commissioner Worthington.

Commissioner Laster noted that special attention should be made to the corbels when restacking the bricks and should be reiterated to the mason who performs the work. Also, Commissioner Laster noted that the gas lanterns at a height of 27" may be overwhelming for the porch area and asked the applicant for more information about the ceiling lights in the vestibule.

Commissioner Ingram agreed with Mr. Laster and on the scale of the proposed lanterns and noted concerns about the scale of the exterior lights along the side of the house. Ms. Ingram suggested an amendment be added to the motion regarding the selection of lanterns for the front porch.

Commissioner Laster stated that 18" may be acceptable and cautions removing an item from the proposal, creating the need for the applicant to return with a new proposal.

Chair LeMarinel stated that without seeing what the lanterns will look like, it's difficult to decide. Chair LeMarinel suggested being specific about how the lantern would be approved, either by staff or by the HZC Commission.

Commissioner Orr stated and asked about what the acceptable size of the lanterns should be, if 27" is too large. The applicant will need feedback to choose an appropriate fixture.

Commissioner Ingram asked if there were recommendations in the guidelines about an appropriate fixture size.

Ms. Huffer explained that the guidelines suggest following what is compatible and seen within the district. Fair Street would be a street to compare the sizes of light fixtures.

**Amendment**
Commissioner Ingram amended the motion to require the applicant to reselect a smaller lantern and return to staff for approval, seconded by Commissioner Worthington.

The motion to amend carried 6-0.

Commissioner Orr asked the applicant if new bricks would be used for the brick portion of the alterations or if the original bricks would be cleaned and used.

Ms. Garcia stated that the original brick would be used.

Ms. Ingram noted that the colors are period appropriate, and it would be appropriate to have contrasting colors, as well.

The motion as amended carried 6-0.

## 8. Consideration Of Signage At 103 1st Ave. N.; Michael Evans, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The parking lot at 103 1st Ave. N. is located behind the businesses at 94-98 East Main Street. This business is on a corner lot that fronts E. Main Street and 1st Avenue North. Within the proposed application, there are ten proposed signs. Four of the signs, shown in red on the plans, note the entrance and exit to the lot. The six orange dots show additional paid parking signs.

The Guidelines recommend the following relating to Sign Location:

- The Guidelines state that a maximum of one per entrance and one per exit are permitted for convenience signs. Limited additional signs may be approved when they are not visible from the right-of-way.
- The proposal includes four convenience signs at two entrance and exit locations at the rear of the building and six parking convenience signs located at the rear of the building. The six parking convenience signs will be highly visible from the right-of-way. The proposed convenience signs at the rear entrance and exits are appropriately placed. The six parking convenience signs at the rear and front of the buildings are not appropriate as they will be highly visible from the right-of- way.

The proposed Sign Area is appropriate and follows the recommendations of the guidelines.

The Guidelines recommend the following relating to Sign Height:

- The Guidelines state that convenience signs should be at a maximum of 4 feet tall. Where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall.

The proposed entrance/exit convenience signs (marked in red and labeled as 1-4) will be 5.5 feet in height. Four proposed signs (marked in orange and labeled 5-8) will be 5.5 feet in height. Two of the proposed signs closest to the rear of the building and less visible from the right-of-way (marked in orange and labeled 9-10) will be 6 feet in total height. The proposed sign heights are appropriate for the proposed signs marked in orange and labeled 5-10. The proposed sign height of the red-marked signs labeled 1-4 are not appropriate.

The proposed Sign Material is appropriate within the Guidelines.

The proposed Sign Color is appropriate and generally meets the recommendations of the Guidelines.

Recommendation: Staff recommends denial of the parking convenience signs (marked in orange and labeled 5-10) based on the following grounds.

1. Limited additional signs may be approved when they are not visible from the right-of-way.

Staff recommends approval of the entrance/exit convenience signs (marked in red and labeled as 1- 4) with conditions outlined in the staff report.

Applicant Speaker: Michael Evans. Mr. Evans thanked staff for their recommendation of approval for signs 1-4. Signs 5-10 are signs that inform the customer about paid parking and what actions need to be taken. Without Signs 5-10, the customer will be required to walk to the entrance of the parking lot to log in and pay for parking. Mr. Evans noted his safety concerns if customers must walk to the most dangerous section of the lot to read instructions for parking and attempted to take photos, but there were too many cars to get a good shot. Mr. Evans stated that he has requested the fewest number of signs that will allow effective communication and safety for customers and noted that visibility of the signs will be limited due to the number of cars using the lot. Lastly, Mr. Evans asked for reconsideration of sign 5-10 given the situation.

Citizen Comments: None

**Motion (Signs 1-4)**
Commissioner Laster motioned to approve signs 1-4 for the property located At 103 1st Avenue North with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster asked the applicant if all the signs were Park Happy signs.

Mr. Evans confirmed that they are Park Happy Signs.

The motion carried 6-0.

**Motion (Signs 5-10)**
Commissioner Ingram motioned to deny signs 5-10 for the property located At 103 1st Avenue North, seconded by Commissioner Barrett.

Commissioner Laster noted that signs 5-8 are visible from 1st Avenue North but signs 9-10 are closer to the building and less visible from the right-of-way, making it possible to approve signs 9-10 but deny signs 5-8.

Commissioner Orr agreed with Commissioner Laster and noted that customers would be able to see at least two signs that provide parking instructions as they walk into the building.

**Amendment**
Commissioner Orr amended the motion for signs 5-10 to approve signs 9-10 as the signs will be less visible for the property located At 103 1st Avenue North, seconded by Commissioner Laster.

Chair LeMarinel asked Mr. Haper for confirmation that the applicant could come before the Commission with new information for signs 5-8 if denied.

Mr. Harper stated that was correct.

Commissioner Worthington suggested the applicant provide photos of the proposed sign locations for signs 5-8 and noted that signs 9-10 are smaller and have less of an impact than a larger sign.

Chair LeMarinel noted the necessity of parking signs to provide communication to the customer. Given the corner location of the lot and the high visibility of the lot, the guidelines were created to protect the viewsheds. With approval of signs 9-10, the applicant could get started and then return to the HZC with additional information for signs 5-8.

The motion to amend (Signs 5-10) carried 6-0.

The motion as amended (Signs 5-10) carried 6-0.

## 9. Consideration Of Alterations At 230 Franklin Rd. (Building 1 At The Factory); David Click, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Building 1 at the Factory Campus is a circa 1950 brick, gable-roof office building with a small addition connected to its west-facing elevation. In 1997, it was remodeled into office spaces, and it most recently was a restaurant space. The 1997 National Register Listing determined this building as non-contributing. The proposal includes removing the two existing infill doors on both sides of the main entrance and removing a wooden deck from the front facade of the building.

Door Removals

- As proposed, the two existing doors on either side of the main entrance to the building will be removed to infill with windows. Photos within the application show that the door alterations occurred around 2015 and are not original to the building. The windows are proposed to match the existing windows on the front of the building. The reclaimed brick will be utilized, and the grout will be matched to the existing grout color on the building. As proposed, these alterations are supported by the Guidelines.

Removal of Wooden Front Porch

- The proposal also includes removing the existing wooden porch on the front elevation of the building. It is seen in the 2015 Google Street View image within the application that this is not a historic front porch, and its removal will not negatively impact the front of the building.

Recommendation: Staff recommends approval of this application with conditions listed in the staff report.

Applicant Speaker: Benton Smothers. Mr. Smothers were present to answer questions.

Citizen Comments:
Andy Blair, Nashville, Tennessee. Mr. Blair stated his support for the alterations to the Factory. He commended the developers, Holladay Properties and everyone who has participated in the revitalization of the Factory. Previously, the awnings were approved to be removed, Mr. Blair asked if the concrete pads and metal railing would also be removed.

**Motion**
Commissioner Orr motioned to approve Alterations At 230 Franklin Road (Building 1 At The Factory) located At 103 1st Avenue North with staff conditions, seconded by Commissioner Ingram.

Commissioner Laster stated that the applicants had done a nice job of returning the Factory to how it originally appeared and complimented Mr. Smothers on the reuse of the original brick. Commissioner Laster asked Mr. Smothers for more details about the awning removal.

Mr. Smothers explained that the awnings, piers, and handrails would be removed, and the concrete pad will be cleaned up.

The motion carried 6-0.

## 10. Consideration Of Signage (New And Refaced) At 232 5th Ave. N.; Jason Collins, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Commissioner Ingram recused herself from this item. Mary Pearce arrived during this item.

Project Leader: Elizabeth Bulay. 232 5th Avenue North is in the local Franklin Historic District and is part of a gateway entrance into historic downtown Franklin. The site features a ca. 1965 non-contributing commercial building that has had a series of alterations completed in the past. The applicant is seeking a retroactive Certificate of Appropriateness for the refacing of existing signage and installation of one new wall sign on the site. The existing signage includes one wall sign on the front façade, one wall sign on the left façade, and one monument sign in front of the building. A COA was issued for the signage in 2014 that featured a dark background with lighter lettering. In addition to the previously approved signage, a new wall sign has been installed on the right façade. The signage is not able to be administratively approved for the refacing of the existing signage as it does not meet the recommended colorway, and it features a white background with dark lettering. Additionally, it is recommended that commercial buildings have a maximum of three signs, and the current total is four signs.

Refaced Signage

- As the colorway does not meet the recommendations of the Guidelines, the refaced signage is not appropriate considering the Guidelines. The applicant has compiled several examples of signage along Hillsboro Road that feature an array of colors and backgrounds. Many of these properties are not located within the Historic Preservation Overlay and are not subject to review or the standards of the Historic District Design Guidelines.

New Wall Sign

- A new wall sign has been installed on the right façade of the building. The dimensions of the height from grade and other specifications of the wall sign are not known. The sign features a white background with dark lettering and an accent of vibrant green. Without additional sign specification information, staff are unable to provide a recommendation for the new wall sign for its size, height, thickness, and projection. However, the design of the sign and the total quantity of signs for the property do not meet the recommendations of the Guidelines for this new sign.

Recommendation: Staff recommends denial of the refaced signage and installation of a new wall sign based on the following Guidelines:

1. Maximum of 3 colors, with a darker background color than the lettering. Use muted colors that compliment the façade, although vibrant colors should be considered as an accent.
2. A commercial building should have no more than three signs unless it has more than one ground-floor retail storefront/tenant space.
3. Where there is an entrance on a rear facade that faces a parking area, an additional sign may be considered, limited to a directory sign, small hanging/ projecting sign, or window sign.

If the Commission is to approve the signage as submitted, staff recommends conditions outlined in the staff report.

Applicant Speaker: Jason Collins. Mr. Collins stated at the time he did not realize there were procedures for sign approval and apologized for not following them appropriately. Mr. Collins stated that the main reason the colors on the sign were chosen was for visibility as customers indicated that the sign couldn't be read from the street.

Citizen Comments: None

**Motion**
Commissioner Laster motioned to deny Signage (New And Refaced) At 232 5th Avenue North based on staff comments, seconded by Commissioner Worthington.

Commissioner Laster explained that there are variations of signage in the downtown area, but those signs were present prior to the establishment of the design Guidelines. For that reason, Commissioner Laster stated that he is hesitant to go against the Guidelines as previous applicants have complied with the lighter lettering on a darker background. Also, more information is needed regarding height and other specifics.

Commissioner Worthington agreed with Commissioner Laster.

Chair LeMarinel stated that he was sympathetic to the applicant. He agreed with Commissioners Laster and Worthington.

The motion carried 6-0.

Chair LeMarinel encouraged the applicant to attend the DRC meeting for more in-depth discussion with the Commission and staff.

## 11. Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Jeff Castor, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Boulay. The subject lot is a corner lot that fronts Winslow Road and Myles Manor Court. This lot is vacant, and a new principal building is proposed to be constructed. The proposed home is influenced by the Craftsman style. The lot on the corner of Winslow Rd. and Myles Manor Ct. has a unique topography, with significant grade changes across the site. This applicant has come to three previous Design Review Committee meetings and was deferred during the November 2024 Historic Zoning Commission meeting. Feedback has been incorporated from the most recent Design Review Committee meeting in March 2025.

Placement and Orientation

- The proposed setbacks show a 31’ setback from Myles Manor Ct., a 15’ and 20’ setback from Winslow Rd., and a 25’ rear setback along the rear shared driveway. The established front setback is the setback of existing buildings on the same block face, but no closer to the front lot line than the closest adjacent building and in no case less than 10 feet. This front setback requirement is applicable to the setback on Myles Manor Ct. and Winslow Rd. as this is a corner lot and has two front yards. The established side setback is 7’ and the setback along the rear shared driveway is 20’. The established setback that is recorded for Myles Manor Ct. is 31’, and for Winslow Road, it is recorded to be 25’. The applicant attended the March 2025 Design Review Committee to discuss the placement of the building and incorporated feedback into this rendition. During the Design Review Committee meeting, it was addressed that a building with a 25' setback would create a form that is narrow and not traditional in the neighborhood or district. The proposed building will align with the existing non-historic buildings that face historic Jasmine Grove and meet the required setback. Along Winslow Road, the recorded setback on the plat is 25’ feet, which is the average setback of the existing buildings along this street. The proposed placement offers a unique solution to create a building location that is compatible with both streets and creates a placement that allows for a more compatible form with the surrounding historic buildings. However, the proposed placement does not meet the required setbacks set forth by the Zoning Ordinance and would need to receive a variance to be permitted to be located as proposed.

Building Form

- The proposed building will utilize a cross gable and an inset rear extension. The front facade will read as a one-and-a-half-story, brick Craftsman-inspired building. The massing, scale, size, and proportions of the front façade on Myles Manor Ct. is consistent and compatible with this block face. The massing of the left elevation, which will be highly visible, utilizes material changes, roof breaks, and wall breaks to be more sensitive to the surrounding historic buildings on the Winslow Rd. block face. While garages are commonly detached in this area and the Guidelines recommend that garages appear detached, an alley is located at the rear of the property which limits the ability to construct a detached garage. The massing, size, scale, and proportions are compatible with surrounding historic buildings and do not detract from the character of the historic district.

Size

- The proposed footprint of the building has a 29% lot coverage and is appropriately sized within the recommended 35% lot coverage maximum.

Building Height

- The lot is unique and has a change in grade that is not common. The proposed height of the building fronting Winslow Rd. is 32'-9". The average height along Myles Manor Ct. is 36'. The proposed height of the building at the rear of the building fronting Winslow Rd. is 28". The proposed heights along Myles Manor Ct. and Winslow Rd. are appropriate. The applicant has incorporated feedback to transition the height from the front of the building along Myles Manor Ct. to the front along Winslow Rd. to be more sensitive and compatible with its surroundings.

Roof

- The proposed roof form utilizes a cross-gable form, gable extension, and hipped roof form. As proposed, the roof form and pitches are appropriate.

Porches, Stoops, Decks, & Porte Cocheres

- The front porch will utilize a simple, 12" square column and railing. The material of the porch elements was not specified. A recessed covered porch is proposed at the rear of the building. The covered porch at the ground level below the other covered porch on the left elevation is not a traditional configuration but is seen at the other corner of Myles Manor Ct.

Foundations

- The proposed foundation is a brick material and is compatible with those seen on neighboring historic

buildings. The foundation level is delineated through brickwork. The proposed foundation height appears to be in keeping with the Guidelines and is compatible with the neighboring buildings and changing grade.

Materials and Exterior Finishes

The proposed building will be clad in brick and cementitious siding with an asphalt shingle roof. The brick will be a lighter color variation of brick. The siding will be a smooth cementitious siding with a 5" reveal in a neutral color. The proposed materials are appropriate and compatible with the materials found in the district. The exterior finishes complement the character of the surrounding district.

Details and Ornamentation

- The proposed building does not propose to utilize elaborate detailing or ornamentation, but utilizes architectural details such as brickwork, simple columns, a decorative bracket over the garage, and features to relate to the craftsman-inspired style with a modern interpretation. The use of details and ornamentation, as proposed, relates to but does not compete with the surrounding historic buildings and does not detract from them.

Entrances

- A six-lite with one-panel door is proposed for the front entrance. At the rear of the building, there is a pedestrian entrance next to the garage. The entrances appear to be appropriate.

Windows

- A six-over-six patterned window is proposed throughout the entire home. The window specifications have not been provided at this time but do have the appearance of being double hung. The full height of the windows proposed in

the courtyard couldn't be determined at the time of this review due to the slope and wall depicted in the renderings, but should maintain the height of the windows seen at the right elevation in the basement. Window specifications have not been provided in the application.

Chimneys

- One brick chimney with a cap is proposed at the rear of the building and is appropriate.

Gutters & Downspouts

- The utilization of a half-round gutter is in keeping with the Craftsman architectural style and would be appropriate.

Retaining Wall and Wall

- A wall is proposed around the courtyard on the left elevation that fronts Winslow Rd. The wall will stair-step into a retaining wall towards the front of the building. The total heights of the wall are unknown but must meet the Zoning Ordinance. However, the wall appears to be appropriate in the context of the district and site.

Recommendation: Staff recommends approval of the new principal building construction with conditions listed in the staff report.

Applicant Speaker: The applicant was present to answer questions, if necessary.

Citizen Comments:
Stacy Ligon. Ms. Ligon thanked the Commissioners for their work on behalf of the city. A lot of positive progress has been made on the home at 246 Miles Manor Court. However, Ms. Ligon stated that the front of the home does not have the same quality and character as the existing homes in the neighborhood.

**Motion**
Commissioner Worthington motioned to approve, with all five staff conditions, New Construction (Principal) At 246 Myles Manor Court, seconded by Commissioner Orr.

Commissioner Pearce stated that after working on the Preservation Plan, her awareness of what should and should not be approved regarding historic preservation has been heightened. Ms. Pearce recognized the work completed by the applicant. However, the form and mass of 246 Miles Manor is not in keeping with the same character and mass of other homes on the same block face and district. Commissioner Pearce stated that she could not support approval of the application.

Commissioner Ingram agreed with Commissioner Pearce and stated that more work is needed to complement the historic craftsman architecture.

Chair LeMarinel recognized the tough site conditions of two front yards and the requirements involved meeting the zoning ordinance and design guidelines. With the heavy massing on one side of the building and the differing roof heights, Chair LeMarinel stated he wasn't sure what the applicant could do to change this other than change the massing. Although the guidelines state to avoid too much detailing so that the homes are not competing, there should be appropriate detailing that respects the craftsman architecture.

**Motion (Defer)**
Commissioner Ingram motioned to defer the New Construction (Principal) At 246 Myles Manor Court to the next voting meeting, May12, 2025, seconded by Commissioner Laster.

Commissioner Ingram urged the applicant to attend the next DRC meeting on April 21, 2025.

The motion to defer carried 7-0.

Chair LeMarinel and Commissioners thanked the applicant for their willingness to attend the DRC meetings as the lot and location is particularly challenging.

Commissioner Barrett thanked the applicant for providing the color illustrations.

## 12. Consideration Of New Construction (Principal) At 115 Winslow Rd.; Michael Katsaitis, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Boulay. 115 Winslow Road is a vacant lot on Winslow Road in the Franklin Road Historic District. A 1 ½ -story principal structure with an attached garage in the Craftsman style is proposed. Feedback from the October and December Design Review Committee meetings has been incorporated into the application. This item was deferred during the January 13th and February 10th Historic Zoning Commission meeting and changes have been made to the design.

Placement and Orientation

- The proposed placement and orientation are appropriate.

Building Form

- The building will read as a one-and-a-half-story craftsman-inspired bungalow and is consistent and compatible with the nearby historic buildings. As the form progresses to the rear, façade breaks and insets are utilized to assist the massing to be more complementary to the adjacent properties. The design of the roof has improved and become more compatible with the surrounding buildings. Notably, alterations have been made to the rear roof so that the rear roof extension will read more as a dormer. A one-and-a-half-story frame garage is attached to the principal building. A portion of the garage is set behind the building, and the remainder of the garage is in the rear plane, in a traditional location at the end of the driveway. The design has been changed to further recess the garage into the building. The overall form is compatible with the nearby historic buildings and does not detract from the character of the historic district.

Size

- The proposed size of the footprint is 34% of the lot and is within the recommendations of the Guidelines.

Height

- The proposed height of the building is 24’-5” and is appropriate within the Guidelines.

Roof

- The proposed roof form is a side gable with a shed dormer at the front of the building. As the roof form continues to the back of the building, varied elements are introduced into a form that are less simple in form but are less visible from the public viewshed. The roof has various pitches throughout the form and, as proposed, it is appropriate.

Porches, Stoops, Decks, and Porte Cochere

- A prominent porch is proposed at the front of the building. The porch is 9’-7” deep and will span the width of the front façade. A tapered column with a stone base and concrete cap is proposed. The column will be 20” at the base and taper to 14” at the top of the column. The rear porch will not be visible. The rear porch is subordinate in character and detailing to the front stoop and elements.

The Guidelines recommend the following:

1. Design porches and stoops to continue the rhythm of these elements on a street.
2. When designing a porch or stoop, consider the location, proportion, height, roof form, supports, steps, and ornamentation relative to historic porches or stoops in the district.
3. Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter.

The use of a full-width front porch is not consistent with the rhythm of this element on the street. However, the porch's design relates to other historic porches seen elsewhere in the district. The proportion and scale of the columns are compatible with the building, but do exceed the recommended maximum size of 12".

Foundations

- The proposed foundation line is consistent with what is seen on the surrounding historic buildings in material and design. The use of stone and delineation with a skirtboard is appropriate.

Materials and Exterior Finishes

- The proposed building will be clad in lap siding. The lap siding will have a 4.5” reveal and is proposed to be in a neutral color that is in keeping with the traditional colors of a Craftsman building. The roof is proposed to be an architectural shingle roof. The dormers will utilize a black standing seam metal roof material.

The Guidelines recommend the following:

1. Use weatherboard, clapboard, or shiplap siding for frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.
2. Match the surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

The specifications for the material of the siding were not included in the application but should be consistent with the Guidelines.

Details and Ornamentation

- The details and ornamentation proposed have incorporated feedback and were further simplified to not detract from the surrounding historic buildings. The nearby historic buildings are not highly ornate buildings or structures. The details and ornamentation have been further simplified and are compatible with the designs seen in this district.

Entrances

- A Craftsman-style 6-lite door is proposed for the front entrance with flanking panels and transom windows. The total height of the door was not indicated, but the scaled figure indicates that the door is greater than 7’ in height. The material specifications of the doors have not been provided at this time.

The Guidelines recommend the following:

1. Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
2. Use traditional materials with appearances like the doors on nearby historic buildings.

The design of the doors are appropriate. However, the scale of the front door is not in keeping with the entrances seen on other historic buildings on the street.

Windows

- There are a variety of window patterns proposed on the building. The window is proposed to be a Sierra Pacific Aluminum Clad Window with a black finish.

The Guidelines recommend the following:

1. Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. The proposed windows appear to be appropriate, however the finishing of the windows is not consistent with what is seen on historic windows. A black finish on the windows is not used on nearby historic buildings.

Dormers

- A shed dormer is proposed on the front of the building. The dormer on the front façade will have a pitch of 1.5:12. The recessed dormers on the garage will have a pitch of 1:12.

The Guidelines recommend the following:

1. Dormer roof pitch should be at least 3:12. The pitch of the dormers does not meet the recommended minimum pitch.

Chimneys

- A stone chimney is proposed at the rear of the building in the covered porch and appears to be compatible with the existing chimneys on neighboring historic buildings.

Gutters and Downspouts

- A half-round gutter is proposed and is in keeping with the age of the architectural style and the Guidelines.

Site and Setting

- A curving driveway is proposed on the site. The driveway, while curving, does not cross the plane of the front façade of the building. The walkway from the front porch to the driveway is a simple design and configuration that is seen in the district. Feedback has been incorporated into the design of the walkway to reduce this element's visual impact on the site.

Rear Yard Fencing

- A metal fence is proposed in the rear yard. The fencing will be placed in a typical location around the rear yard perimeter. The height of the fencing was not indicated in this application. The proposed style of fencing in the rear yard is appropriate. The height should be consistent with the requirements for rear yard fencing heights as indicated in the Zoning Ordinance.

Recommendation: Staff recommends denial of the application based on the following Guidelines:

1. Design porches and stoops to continue the rhythm of these elements on a street
2. Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter. Avoid ornate milled columns, variations of Greek orders, or Craftsman style columns on porches.
3. Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.

4. Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings.
5. Dormer roof pitch should be at least 3:12.

If the commission were to approve this application, staff has a list of recommendations outlined in the staff report.

Applicant Speaker: Michael Katsaitis. Mr. Katsaitis stated that the only comment he has is that if the roof of the shed roof dormer was at a pitch of 3:12, the roof of the dormer would rise above the ridge of the building.

Citizen Comments:
Stacy Ligon. Ms. Ligon stated that she appreciates the applicant's openness and responsiveness to discussions about the overall massing of the building. The new proposal feels much more welcoming and appropriate for the neighborhood. Although the proposal is historically accurate, the front porch feels heavy and not as welcoming as it could be. Ms. Ligon asked the Commission to consider more column use and less stone on the porch. Specifically, if a railing is required, a reduction in the porch height from 42" to 36" with the use of a lighter wood color for the railing. If a railing is not required, a reduction in the stone base allows more use of wood columns to make the overall feel more appropriate for the neighborhood.

**Motion (Defer)**
Commissioner Pearce motioned to defer New Construction (Principal) At 115 Winslow Road to the next voting meeting, May 12, 2025, seconded by Commissioner Ingram.

Commissioner Pearce stated that the proposal is moving in the right direction and is much more appropriate for the historical district than previously submitted. There seems to be too many dormers popping up and removal of the dormers would make the application more successful.

The motion to defer carried 7-0.

Chair LeMarinel invited the applicant to attend the DRC meeting, Monday, April 21, 2025.

## 13. Consideration Of An Addition (Principal) At 114 Lewisburg Ave.; Megan Glenn, Applicant

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The property at 114 Lewisburg Avenue is located within the Lewisburg Avenue Historic District. *Ms. Huffer noted that after doing research, she discovered that the National Register of Historic Places lists 114 Lewisburg Avenue as the first residence constructed (1866) after the Civil War on Lewisburg Avenue.* This project received feedback at the July and September 2024 Design Review Committee meetings. The proposed 780 sq. ft. addition is located at the rear of the building, which will be connected to the 1936 addition. The addition adds more living space to the building and a screened-in porch. Additionally, facing the back of the property on the addition, a rear deck with steps is also being proposed. As proposed, the addition meets the Guidelines for placement, orientation, building form, height, and size recommendations.

Porches & Decks

- The proposed rear screened-in porch and deck are situated on the rear of the building and will not be seen from Lewisburg Avenue. The screened-in porch will utilize minimal vertical pressure-treated wood members. On the side of the addition that will face the driveway, a portion of the screened-in porch will have a 2'-6" knee wall and a panel of cementitious siding to provide accommodation for the interior of the building. The deck is proposed to be composed of stained wood decking and will utilize painted wood railings with square balusters. The screened-in porch and deck generally meet the recommendation of the guidelines. The panel between the screened-in portions of the porch does not align with the recommendation as it will be an element that is not commonly seen within the district. However, this element will not be seen from street view and will mimic a solarium/glassed-in porch with a knee-wall and panel.

Foundation, Materials & Exterior Finishes

- The foundation of the addition is proposed to match the existing stone foundation of the building. Additionally, the siding is proposed to be a cementitious lap siding that will match the existing wood lap siding of the building. A portion of the addition that will connect to the existing building will utilize a low-slope metal roof. The color of the metal has not been provided as a part of this application. The rest of the addition will utilize the same asphalt shingle roofing that exists on the building. While the color of the standing seam roof has not been provided, the other proposed foundation, materials, and exterior finishes are appropriate.

Windows and Entrances

- Two pairs of double-hung windows will be utilized on the right side of the building that faces the driveway. The application notes that the windows will be Pella Reserve Traditional simulated divided lite. These windows will be white in color and will be aluminum-clad, which has been previously approved by the Historic Zoning Commission. Attached to the building, but underneath the screened-in porch are sliding porch doors. Information on these doors have not been provided as part of the application. Leading from the rear addition to the uncovered deck is a door with a doggy door on the lower portion of the door. The door is a fiberglass door that will be painted to match the existing green trim on the building.

The Guidelines recommend the following:

1. Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
2. Use traditional materials with appearances like the doors on the historic building.

As proposed, the windows and doors on the addition generally meet the intent of the Guidelines. It does appear that the door with the doggy door does not utilize a muntin pattern and is a blank window. Windows on the building are a mix of six over six and four over four.

The door alterations and in-kind replacement of the porch elements are appropriate within the guidelines.

Recommendation: Staff recommends approval of the addition with conditions outlined in the staff report.

Applicant Speaker: Megan Glen. Ms. Glen noted that she attempted to upload window specifications to the website but was unsuccessful and could provide that information to staff. Also, the doggy door does have simulated divided light.

Citizen Comments: None

**Motion**
Commissioner Orr motioned to approve An Addition (Principal) At 114 Lewisburg Avenue, with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster asked about the fiberglass door proposed on the rear of the building.

Ms. Huffer noted that the fiberglass door is the doggy door.

The motion carried 7-0.

## 14. Considerations Of Alterations And Fencing At 98 E. Main St.; Tyler Ichien, Applicant.

***Sponsors:*** Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The buildings located at 94-98 East Main Street are in the Downtown Franklin Historic District. Recent applications came before several Design Review Committee Meetings and Historic Zoning Commission Meetings to revive the buildings located at the entrance to Franklin's historic downtown. The approved building alterations included

signage, new screening, new alterations to the rear of the facade, new fencing, and a recommendation from the Historic Zoning Commission to the Board of Zoning Appeals to determine that the finished floor elevation should not be raised to maintain its historic appearance and status.

Initial plans came before the DRC, showing a change from the white metal-paneled exterior with blue racing stripes to a uniform, dark color. DRC feedback included paying homage in the proposed design to the history of the building as a historical filling station/gas station/service station, and that the panels should not be painted a dark color. It was mentioned that in the early 2010s, the outer wood surround was removed and the metal panels from the historic gas station were discovered underneath. These panels were then sent to Nashville for refinishing and then reinstalled onto the building. It is stated within the application that this is when the building received its white exterior finish with blue accents. However, a 1958 aerial image of the building shows an exterior wall that appears to be very light or white-colored, which would be typical of a building from this era as noted in the report.

Part of the DRC discussion included a Preservation Brief by the National Park Service Division of the Secretary of Interior that addresses preservation and reuse of historic gas stations and the importance of the colorways of this type of building. It is noted within the Preservation Brief that, "Departing notably from elaborate revival style stations, a new form appeared in the early 1930s, the box station. Blending Art Moderne and International Style motifs, box stations featured flat roofs and unadorned exteriors of stucco, terracotta, porcelain, enamel steel, or structural glass panels. With their glossy white exteriors and scientifically designed lighting schemes, box stations were meant to attract attention." After this feedback was provided during the meeting and within the DRC recap to the applicant, changing the colorways was subsequently removed from the proposal. On March 11th, a Notice of Violation was issued after staff was notified that the metal exterior of the historic service station was painted a uniform dark color. The Guidelines inform the design review process by outlining contextual considerations and parameters for alterations to the built environment that will be sensitive to the community’s heritage and not result in material impairment to a historic resource or district.

The Guidelines address best-case preservation theory and practices, which address most situations.

1. Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
2. Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time.
3. Avoid alterations that make a building appear older or younger than it is.
4. Maintain metal finishes such as paint and keep metal clean.
5. Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
6. If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.

The Guidelines have been developed to reflect the intent of The Secretary of Interior's Standards for the Treatment of Historic Properties (the Standards). The Standards provide guidance on the appropriate treatment of historic properties. In addition to the Guidelines, the Standards may be applied to proposals within the HPO, as applicable. The Standards provide the following:

1. Repairing masonry, as well as wood and metal features, may include patching, splicing, or other treatments using recognized preservation methods. All work should be physically and visually compatible.
2. It is not recommended within the Standard to change the type of finish, coating, or historic color of metal features.
3. It is recommended to repaint historically painted metal features with colors that are appropriate to the building and district.

Both the Standards and the Guidelines recommend retaining their historic appearance and as much of their historic materials as possible. The previous white and blue colors on the building were supported as colors/colorways typical of historic service stations of the circa 1950s era. The unapproved siding alterations have changed the colorways typical of a historic service station to a more contemporary design that doesn't contribute to the historic character or architectural period of the building.

As noted in the history compiled by a Historic Zoning Commissioner, a 1950 aerial photo shows Dr. Gathmann's building where 98 East Main Street, which was demolished thereafter, and then another aerial photo from 1958 showing the service station.

It was mentioned in the DRC meetings that in the early 2000s the outer wood surrounding was removed, and the metal panels were discovered underneath the historic service station. These panels were then sent to Nashville for refinishing and then reinstalled onto the building.
The application states the existing chain-link fencing has been straightened out, and a wooden surround has been installed around the chain-link fence. However, upon inspection by Building & Neighborhood Services team members, the fence is a new black vinyl-coated chain-link with a painted black wood surround. The black wood surrounding has also been added around the metal fence surrounding the patio.

The approved COA shows the installation of new fencing to match the metal fencing around the patio and removal of the chain-link fencing (which is not permitted by the Zoning Ordinance), and it would allow floodwater to pass through the fencing.

The Guidelines recommend the following:

1. Design fences and walls to be compatible with the architectural style of the building.
2. Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity like those seen in the district.

The wood surrounding the chain link fence and on the metal fence are not appropriate within the Guidelines, as the combination of wood and chain link and metal is not seen in Franklin's historic districts and is not permitted by the Zoning Ordinance.

Recommendation: Staff recommend denial of the application based on the following grounds:

1. Preserve and maintain historic architectural features, both structural and decorative, that contribute to the historic character of the building.
2. Honor the period of significance of the building by keeping any alterations true to its architectural period of significance as well as those which have gained significance over time.
3. Avoid alterations that make a building appear older or younger than it is.
4. Maintain metal finishes such as paint and keep metal clean.
5. Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.
6. If repair is needed, use methods that allow features to retain their historic appearance and as much of their historic materials as possible.
7. Design fences and walls to be compatible with the architectural style of the building.
8. Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity like those seen in the district.

Should the HZC approve the application, staff have a list of recommendations outlined in the staff report.

Applicant Speaker: Tyler Ichien. Mr. Ichien explained that all he did was paint the existing building. He did not change the finish or add new materials. Jay Franks bought the building in 2007, renovated it and when the wood siding was removed the panels were uncovered. The panels were sandblasted and repainted with white and blue colors while Jay Franks owned the property. Prior to 1958, all three buildings were demolished with a single service station being rebuilt in place of the buildings. Mr. Ichien noted that his research showed evidence that the Slice House building is a non-contributing building as the original Gulf Gas Station was the building closest to the river. Regarding the fence, Mr. Ichien stated that the chain link fence was unsafe for customers with holes in some parts of it along with barbed wire sticking up in places. After talking to staff in the zoning office, replacing the fence would require moving the fence out of the 500-year floodplain, which would put the fence in the middle of the parking lot. To make the fence safer for customers and without digging or removing any original materials, other than the dangerous barbed wire, the existing fence was made sturdier and safer by bracing the chain link with dark wood along the top and along the vertical posts. If the wood material is removed, the chain link poles are

present. Mr. Ichien stated that he tried to work with the existing fence as much as possible. Lastly, Mr. Ichien stated that he is trying to open the business and approval from the HZC is the only other requirement needed.

Citizen Comments: None

**Motion (Approve)**
Commissioner Orr motioned to approve Alterations And Fencing At 98 East Main St. with staff conditions.

Commissioner Orr stated his rationale for going against staff recommendation is based on the evidence presented by the applicant. Given the changes over the years and as seen in the photos, Commissioner Orr asked which standards we hold the applicant accountable for. There are several designs and styles.

Motion fails for lack of a second.

**Motion (Deny)**
Commissioner Laster motioned to deny Alterations And Fencing At 98 East Main St., seconded by Commissioner Worthington.

Commissioner Laster explained that the first DRC meeting was held at the site where staff and Commissioners both commented that the panels should be repaired and painted the same colors (blue and white) to represent the historic Gulf Gas Station. Then, at the June DRC meeting there was no indication or discussion about painting the building a darker color. Staff discussed the comments and recommendations from the Secretary of the Interior regarding maintenance of historic buildings and the use of historical colors appropriate for historic gas stations. Mr. Laster explained that the three buildings were demolished prior to 1958 and the building that replaced the three was a Gulf Gas Station. The standard colors of the Gulf Station at that time, were white with blue trim. At the July DRC meeting, a change in color was not discussed as the Commissioners and staff assumed the applicant understood that the exterior colors of the building should not be changed and should be white with a blue trim to accurately reflect the history of Gulf Station.

Commissioner Pearce stated that although the dark-painted building looks nice, it does not represent the historic story of Franklin. In fact, it erases a piece of history.

Commissioner Barrett noted that in the photo of the building when it was the Boat Locker, the garage doors can clearly be seen through the solarium room on the front of the building.

Commissioner Pearce suggested the applicant go before the BZA for a variance request for fencing.

Commissioner Ingram asked to see the historic photos.

Commissioner Laster noted that on the opposite corner of the Gulf Service Station was an Amoco Station where the Bake House currently stands. Also, when Franklin Road was part of the Jackson Highway, Franklin had several service stations to accommodate the main thoroughfare between cities.

The motion carried 6-1 (Commissioner Orr voting against).

Chair LeMarinel invited the applicant to the DRC meeting for further discussion.

## OTHER BUSINESS

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

## RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

15. **Administrative COA For Rear Yard Fencing/Mechanical Screening At 121 3rd Ave. N.; Aaron Rogers, Applicant.**
***Sponsors:***

16. **Administrative COA For Minor Alteration (Rear, Non-historic Canopy Removal) At 230 Franklin Rd.; David Click, Applicant.**
***Sponsors:***

17. **Administrative COA For Signage (Reface) 252 5th Ave. N.; Sam Johnson, Applicant.**
***Sponsors:***

18. **Administrative COA For Signage (Awning Reface and Window) At 106 E. Main St.; Emily Rawls, Applicant.**
***Sponsors:***

19. **Administrative COA For Signage At 306 Public Square; Emily Rawls, Applicant.**
***Sponsors:***

20. **Administrative COA For Rear Yard Fencing At 215 Lewisburg Ave.; John Alfrey, Applicant.**
***Sponsors:***

21. **Administrative COA For Projecting Sign At 230 Franklin Rd.; Mark Flanders, Applicant.**
***Sponsors:***

**ADJOURN**

Commissioner Orr motioned to Adjourn, seconded by Commissioner Pearce. The motion carried 7-0.

There being no further business, the meeting adjourned at 7:00 PM.

_____ _____

Chair Date

**File #: 21-0527**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

**SUBJECT:**
Consideration Of In-Kind Replacement Of Elements And Roofing At 305 Public Sq. (Williamson County Historic Courthouse); Jenna Lee, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning in kind replacement and repair of elements at 305 Public Square.

**APPLICABLE DESIGN GUIDELINES:**
2022 Franklin Historic District Design Guidelines:
Chapter 4: Historic Civic Buildings

**PROJECT INFORMATION:**
COF Project Number: 8777
Applicant: Jenna Lee
Owner: Williamson County, Rogers Anderson, Rep.

**BACKGROUND:**
The property at 305 Public Square is located within the Downtown Franklin National Register Historic District. The National Register defines this building as the 1858 Williamson County Courthouse building served as Federal Army headquarters during the Civil War and functioned as a hospital during the Battle of Franklin. The interior was remodeled in 1937, 1964, and 1976. The annex was constructed in 1976. The courthouse is a two-story brick Greek Revival-style building with a stone foundation and a gable metal roof. On the main façade is a two-story portico with fluted columns with plain capitals. The portico has a second-story balcony with a cast-iron railing. In the center of the portico's pediment is a clock. Dentil molding is in the pediment and at the cornice.

The proposal includes a series of in-kind repairs and work to preserve the building. The proposal came before the Design Review Committee in March 2025 to discuss the proposed alterations to the building. The alterations are noted within the application to include the following:

- Replacement of the existing horizonal gable metal roof returns at both east and west gables of the courthouse and annex buildings.
- Restoration of the existing built-in (yankee-style) gutters at both north and south sides of the courthouse and annex buildings at the horizontal Cornices.

- Surface preparation and painting of the existing cornices, cornice rakes, facias, soffits, dentil moulding at perimeter of both buildings (courthouse and annex), gables, and clock gable: surface preparation includes possible replacement of wood components (where degradation or damage is evident), exterior sealant, installation and painting. Replacement materials shall match the removed, damaged materials of the wood species and trim profile.
- Surface preparation and painting of the existing exterior wood or metal component(s) including but not limited to columns, porch ceilings (upper and lower), porch rails, site rails, windows, front entry doors, side lites (upper and lower), and doors and frames at perimeter of the buildings. Existing stone components are not to be painted or altered.

The Guidelines recommend the following:

- Preserve and maintain a historic civic building and its historic architectural features. Steeples, decorative ornamentation, decorative windows and window openings, masonry, historic roof materials, and entrance elements are examples of architectural features that contribute to the historic character of the building. If architectural features are determined by the HZC to be required, replacement should be in kind.
- When restoring a building, use photographic evidence wherever possible.
- If replacement is required, design details or ornamentation elements to be compatible with the historic building and the district. Maintain the established spatial relationships and scale of existing details.
- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Avoid painting masonry walls that have not been previously painted unless walls have had extensive patching or repointing, resulting in a patchwork of masonry surfaces.
- Preserve and maintain historic gutters and downspouts.
- Repair and replace damaged gutters and downspouts.

As proposed, the application meets the intent of the Guidelines, and the work will further preserve the historic building for many years into the future.

**RECOMMENDATION:**
Staff recommends approval of the in-kind replacement and repair of elements with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

# EXTERIOR MAINTENANCE UPGRADES AT THE WILLIAMSON COUNTY

# HISTORIC COURTHOUSE

135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

for

## WILLIAMSON COUNTY PROPERTY MANAGEMENT

1320 WEST MAIN STREET
FRANKLIN, TENNESSEE 37067

# PERMIT DOCUMENTS PACKAGE

**L+A PROJECT No: 2303**

**ARCHITECT:**

Lambe+Associates, LLC
architecture • planning • design/build
*creative solutions to build on*

## LAMBE + ASSOCIATES, LLC

106 MISSION COURT
SUITE 303
FRANKLIN, TENNESSEE 37067

## INDEX TO DRAWINGS

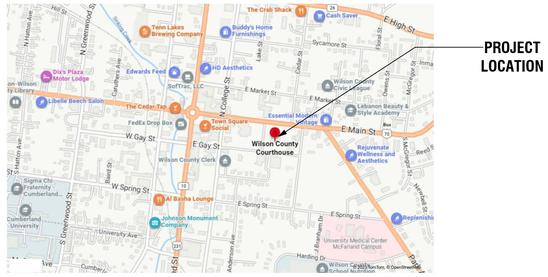

**GENERAL**

G000 PROJECT COVER (THIS SHEET)
G001 SYMBOLS LEGEND, GENERAL NOTES, ETC.

**ARCHITECTURAL**

A100 BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)
A101 BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)
A102 BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)
A103 BID ALTERNATE #1 (COLUMNS @ FRONT ENTRY)
A104 BID ALTERNATE #2 (PORCH SOFFITS @ FRONT ENTRY)
A105 BID ALTERNATE #3 (EXTERIOR PORCH RAILS)
A106 BID ALTERNATE #4 (EXTERIOR SITE RAILS)
A107 BID ALTERNATE #5 (WINDOWS)
A108 BID ALTERNATE #6 (FRONT ENTRY DOOR SURROUNDS)
A109 BID ALTERNATE #7 (EXTERIOR DOORS AND FRAMES)


## LOCATION MAP




## CODE ANALYSIS

**DAVIDSON COUNTY GOVERNING CODES:**

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FLUEL GAS CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 INTERNATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2018 NFPA 101, LIFE SAFETY CODE - WITH LOCAL AMENDMENTS

**SCOPE OF WORK:**

**GENERAL NOTES:**

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

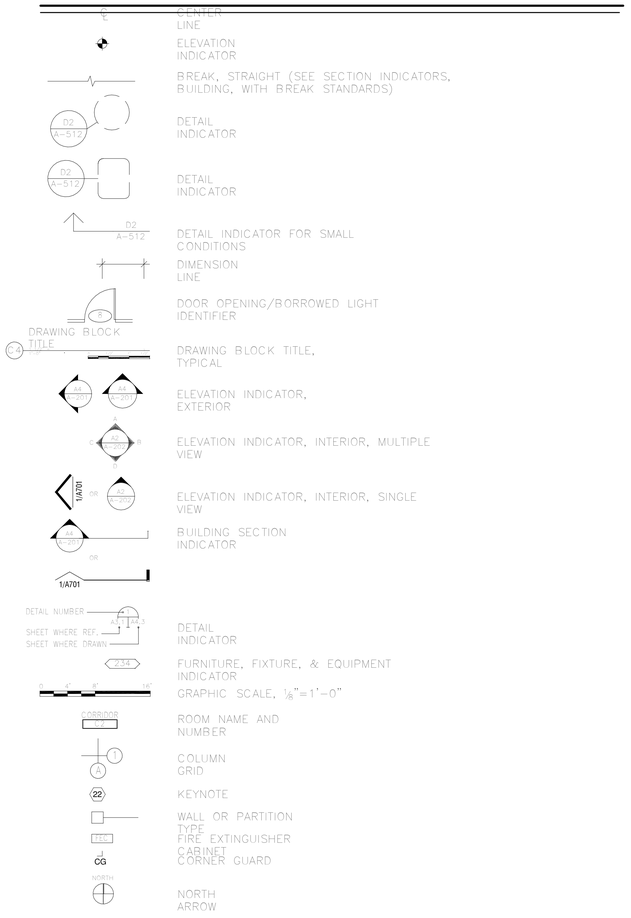
**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

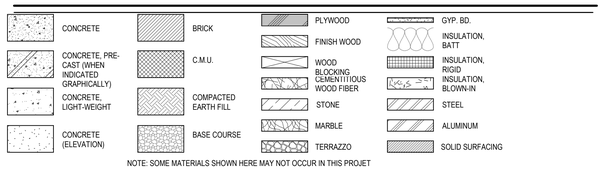
1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.


8/14/2023 3:29:26 PM
C:\Users\DawningDesign Studio\Documents_Active Projects\2023\23413 Williamson Co Courthouse\Construction Documents\04_Construction_Permit Drawings\23413 Williamson Co_CD.rvt




NOTE: SOME MATERIALS SHOWN HERE MAY NOT OCCUR IN THIS PROJET

## TYPICAL ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| ACW | ALUMINUM CURTAIN WALL | E.J. | EXPANSION JOINT | P.G.B. | PAINTED GYPSUM BOARD |
| A.F.F. | ABOVE FINISH FLOOR | E.S. | EXPOSED STRUCTURE | PL | PLATE |
| A.T. | ACOUSTICAL TILE | E.S.P. | EXPOSED STRUCTURE PAINTED | P.V. | PLUMBING VENT |
| ALT. | ALTERNATE | E.W.C. | ELECTRIC WATER COOLER | PLYWD. | PLYWOOD |
| ALUM. | ALUMINUM | FIN. | FINISH | PVC | POLYVINYL CHLORIDE |
| A.B. | ANCHOR BOLT | F.A.S. | FINISH ALL SIDES | LB. | POUND |
| ∠ | ANGLE | F.F. | FINISH FLOOR | P.E.J. | PREFORMED EXPANSION JOINT |
| ANOD. | ANODIZED | F.F.E. | FINISH FLOOR ELEVATION | PRESS. | PRESSURE |
| APPROX. | APPROXIMATELY | FIN.FL. | FINISH FLOOR | P.T. | PRESSURE TREATED |
| ASF | ALUMINUM STORE FRONT | F.E. | FIRE EXTINGUISHER | PROJ. | PROJECTION |
| @ | AT | F.G. | FIBERGLASS | P.L. | PROPERTY LINE |
| B.C. | BASE CABINET | F.R. | FIRE RATED | P.LAM. | PLASTIC LAMINATE |
| BJ. | BRICK JOINT | F.D. | FLOOR DRAIN | Q.T. | QUARRY TILE |
| BM. | BEAM | FT. | FOOT | RAD. | RADIUS |
| BET. | BETWEEN | FR. | FRAME | RECEPT. | RECEPTACLE |
| BLK. | BLOCK | GALV. | GALVANIZED | REF.TO | REFER TO |
| BD. | BOARD | GA. | GAUGE | REINF. | REINFORCED |
| BOT. | BOTTOM | GB. | GRAB BAR | R/A | RETURN AIR |
| B.M.O. | BRICK MASONRY OPENING | G.C.C.B. | GLAZE COATED CONC. BLOCK | REQ'D. | REQUIRED |
| BLDG. | BUILDING | GR. | GRADE | R.O.W. | RIGHT OF WAY |
| B.N. | BULLNOSE | GYP. | GYPSUM BD. | R.D. | ROOF DRAIN |
| CAB. | CABINET | H.C. | HANDICAPPED | RM. | ROOM |
| C. | CARPET | H.C.M. | HANDICAPPED MIRROR | R. | RUBBER |
| CLG. | CEILING | HEWC | HANDICAPPED ELECTRIC WATER COOLER | R & S | ROD AND SHELF |
| CMU | CONCRETE MASONRY UNIT | H.V.A.C. | HEATING, VENTILATION & AIR CONDITIONING | SECT. | SECTION |
| CTR. | CENTER | | | SIM. | SIMILAR |
| ℄ | CENTERLINE | | | S.R. | SLOPING RIDGE |
| C.T. | CERAMIC TILE | HT. | HEIGHT | SPL. | SPLASH |
| C.B. | CHALKBOARD | HOL. | HOLLOW | S.B. | SPLASH BLOCK |
| ⊏ | CHANNEL | H.M. | HOLLOW METAL | S/A | SUPPLY AIR |
| C.R. | CLASSROOM | HOR. | HORIZONTAL | S.F. | SQUARE FEET |
| C.A.T. | COATED ACOUSTICAL TILE | I.C. | IN CONTRACT | SQ.FT. | SQUARE FEET |
| C.R.C. | COLD ROLLED CHANNEL | I.D. | INSIDE DIAMETER | S.S. | STAINLESS STEEL |
| COL. | COLUMN | INSUL. | INSULATION | STL. | STEEL |
| CONC. | CONCRETE | JT. | JOINT | STOR. | STORAGE |
| C.B.M.O. | CONCRETE BLOCK MASONRY OPG. | LAM. | LAMINATED | S.C. | STORAGE CABINET |
| CONT. | CONTINUOUS/CONT | L.R. | LEVEL RIDGE | S.D. | STORM DRAIN |
| C.J. | CONTROL/EXPANSION JOINT (CMU | L.F. | LINEAL FOOT | S.E.M. | STAINLESS STEEL MIRROR |
| C.J. | CONTROL JOINT | M. | MIRROR | STRUCT. | STRUCTURE/STRUCTURAL |
| C.G. | CORNER GUARD | MAX. | MAXIMUM | S.V. | SLOPING VALLEY |
| DK. | DECK | M.B. | MARKER BOARD | T.B. | TACK BOARD |
| DET./DTL. | DETAIL | M.B.M. | METAL BUILDING MFG. | T.C. | TEACHER'S CABINET |
| Ø / DIA. | DIAMETER | MANUF. | MANUFACTURER | T.A.T. | TEGULAR ACOUSTICAL CEILING |
| DIM. | DIMENSION | MFR. | MANUFACTURER | TEMP. | TEMPERED |
| DISP. | DISPENSER | M.O. | MASONRY OPENING | TK. | THICK |
| DMB. | DRY MARKER BOARD | MECH. | MECHANICAL | T.O.S. | TOP OF STEEL |
| DN. | DOWN | MET. | METAL | T.O.M. | TOP OF MASONRY |
| DS | DOWNSPOUT | MTL. | METAL | T.S. | TACK STRIP |
| D.B.N. | DOUBLE BULLNOSE | M.H. | MOP HOLDER | TYP. | TYPICAL |
| D.F. | DRINKING FOUNTAIN | MIN. | MINIMUM | U.N.O. | UNLESS NOTED OTHERWISE |
| EA. | EACH | MISC. | MISCELLANEOUS | V.P. | VENT PIPE |
| EH | ELECTRIC HAND DRYER | NOM. | NOMINAL | VERT. | VERTICAL |
| ELECT. | ELECTRICAL | N.I.C. | NOT IN CONTRACT | V.C.T. | VINYL COMPOSITION TILE |
| E.P. | ELECTRICAL PANEL | N.T.S. | NOT TO SCALE | V.W.C. | VINYL WALL COVERING |
| ELEV. | ELEVATION | O.C. | ON CENTER | W.W.F. | WELDED WIRE FABRIC |
| E.P.C.B. | EPOXY PAINTED CONC. BLOCK | OPG. | OPENING | WIND. | WINDOW |
| EQ. | EQUAL | OPPO. | OPPOSITE | W/ | WITH |
| E.F. | EXHAUST FAN | O.D. | OUTSIDE DIAMETER | WD. | WOOD |
| EXIST. | EXISTING | P.C.B. | PAINTED CONC. BLOCK | W.P. | WORK POINT |
| EXP. | EXPANSION | | | W.W.M. | WELDED WIRE MESH |

# GENERAL INFORMATION

## General Notes & Conditions:

Do not scale the drawings. If additional information is required to clarify these documents, contact the Architect immediately.

The Contractor shall furnish and pay for all drawings necessary for use on the project by the Contractor's employees and subcontractors.

The consumption of food and drink, or smoking shall not be permitted on the premises except in areas designated by the Owner or his representative.

The Contractor shall maintain sanitary facilities on the site, and refrain from utilizing the existing facilities, unless prior arrangements are made with the Owner in writing.

The building envelope is to be maintained in a watertight condition at all times during the course of the work.

The Contractor is responsible for the following:

1. The means and methods of construction, including scheduling, sequencing, and coordination of trades.

2. The scheduling and arranging for hoisting, parking and handling of materials.

3. Compliance with codes, ordinances and regulations applicable to the project location. He shall obtain all necessary permits and approvals and shall maintain copies of these documents at the job site throughout the duration of the project. If it is ascertained that the requirements of these documents are at variance with applicable laws, ordinances, regulations or building code requirements, immediately notify the Architect.

4. The verification of all field measurements, field construction installation criteria, coordination of all trades and owner supplied items. Contractor shall verify all dimensions and job conditions and shall report to Architect any discrepancies or omissions which would interfere with satisfactory completion of the work.

5. Become acquainted with all available information concerning the job site conditions, nature of the work, general local conditions, codes and ordinances, disposal, handling and storage of materials, availability of labor, as well as all other matters which may in any way affect the work or cost thereof. Failure to do so will not relieve him of the responsibility of properly estimating the difficulty or cost of successfully performing the work.

The Contractor(s) will provide all materials necessary to construct the total project. If additional information is required, contact the CM and Architect by issuing a formal Request for Information (RFI). All work shall conform to the drawings and specifications. Both the drawings and specifications contain information vital to the performance of the work and shall never be considered separately. These documents are to be considered only as a total package. If discrepancies appear in the contract documents, notify the Architect before proceeding with the work. If such a conflict occurs in or between drawings and specifications, provide the more restrictive condition or material.

## Changes in the Work:

The Architect or Owner, without invalidating the agreement, may order changes in the work by altering, adding to or deleting from the work. Such changes shall be made only when issued in writing by the Architect.

## Coordination of Work:

The Contractor shall coordinate his work, subcontractors work, and work of the various trades included to execute the work so as to avoid conflicts between any parties. The Contractor shall produce coordination drawings of all MEP, LV, and HVAC trades to confirm potential conflicts.

Any changes in the work resulting from failure to coordinate the work shall be the sole responsibility of the Contractor, including any loss of material, time, expense or other damage.

## Workmanship and Materials:

All workmanship shall be of good quality and in accordance with the best custom and practice currently prevailing in the trade.

Unless otherwise specified, all materials, supplies, parts, equipment and articles incorporated in the work shall be new, free from defects and imperfections and of recent manufacture. Whenever practical, the standard product of a recognized, reputable manufacture shall be used.

When "Approved Equal" or "Equal to" or other qualifying terms are used, it shall be based upon the review of the Architect. With prior written Approval of the Architect the Contractor may use materials and articles of quality and merit equal to those specified. Request for substitution shall be submitted to the Architect and must be accompanied by all technical information and data relative to quality, performance, etc. If requested, the Contractor shall submit samples of any proposed substitution. Any substitution used without approval shall be subject to rejection and replacement at the Contractor's expense.

Contractor shall, at his expense, make any changes required in detail, dimensions, arrangement, equipment or any other addition or alteration to the work resulting from any approved substitution. The entire system to which the substitution applies and all work installed in connection with or related to must function as a unit as originally specified.

## Shop Drawings and Samples:

For materials indicated on the drawings, the Contractor shall transmit electronically through email PDF copies of accurate shop drawings, submittals, samples depicting details of his work, and the connections and coordination with the work of other trades. These drawings shall clearly indicate all elevations, sections, dimensions, methods of construction, types of finish, dates of preliminary submittal, revisions, name and location of the work and the Owner and Architect name.

After the Contractors review of the submittal for completeness and compliance with the contract documents, the Architect shall review the Contractor's shop drawing with reasonable promptness, making comments for correction.

Drawings and other data that are returned "approved" need not be resubmitted. If returned "approved as noted", the contractor may proceed with the work per added notation and corrections. Contractor shall, at his expense, issue copies of the noted and corrected drawings to others involved in the work. Drawings and data that are marked "Rejected" or "Resubmit" shall be revised as indicated and resubmitted. No work shall proceed until the Contractor has received shop drawings approved by the Architect. Contractor shall maintain at the job site one (1) set of approved shop drawings.

No substitutions or changes will be allowed without the Architects written approval.

All costs pertaining to the preparation and submittal of samples and shop drawings shall be the responsibility of the Contractor.

## Safety:

Contractor shall exercise caution at all times for the protection of persons (including employees) and property. Observe the provisions of applicable laws, building and construction codes and OSHA. In no case shall the Owner or the Architect be responsible for means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. Nor shall the Owner/ Architect be responsible for the Contractor's failure to employ proper safety procedures.

## Final cleanup:

Prior to final inspections and the Architect's / Owner's acceptance of the work, clean all areas of the project site within the area of work. These cleanup operations include but are not limited to:

- cleaning glass and mirrors, both interior and exterior.
- cleaning exposed unpainted metals.
- removal of trash and debris and providing legal disposal.
- cleaning all exposed surfaces including lenses of all light fixtures.
- removal of construction dust, paint over spray, and hand prints.
- clean all toilet partitions, fixtures and accessories.
- remove all surplus materials, tools, and other unused materials.
- vacuum all carpeted floors
- clean and prepare resilient flooring per manufacture's recommendations.
- all cleaning operations shall be performed in strict accordance with the manufacture's written recommendations using products approved by the manufacturer for the materials being cleaned.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on


Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net



This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.


Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

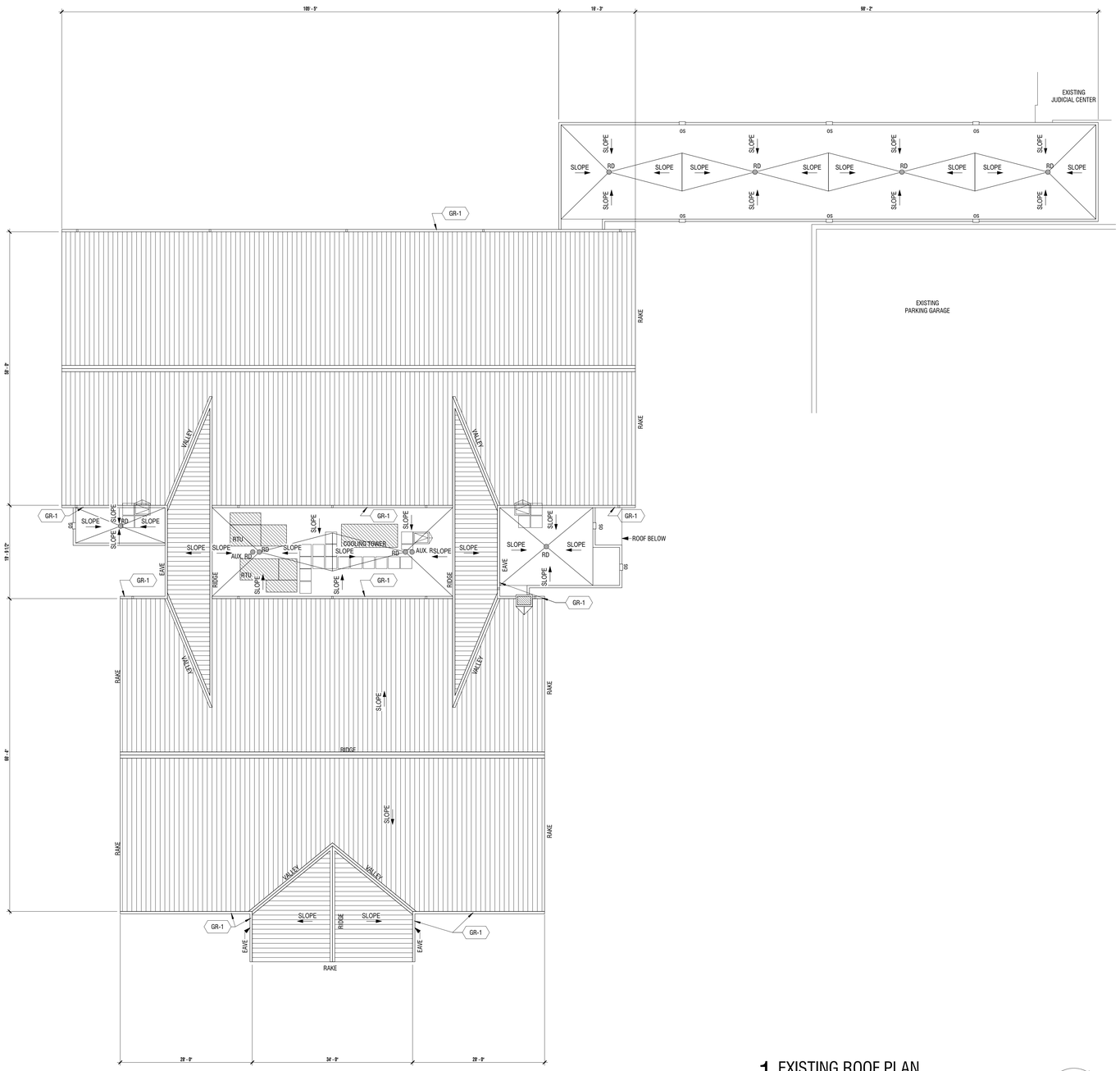
| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

L+A Job No. 2303

*SYMBOLS LEGEND, GENERAL NOTES, ETC.*

*G001*

sheet




1 EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

N

## GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE <u>BASE BID</u> SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE <u>BID ALTERNATES</u> SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

## X KEYNOTES

**<u>BASE BID – KEYED NOTES:</u>**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**<u>BID ALTERNATES – KEYED NOTES:</u>**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE <u>NOT</u> TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE <u>NOT</u> TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE <u>NOT</u> TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

## GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023


Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net



This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.


Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

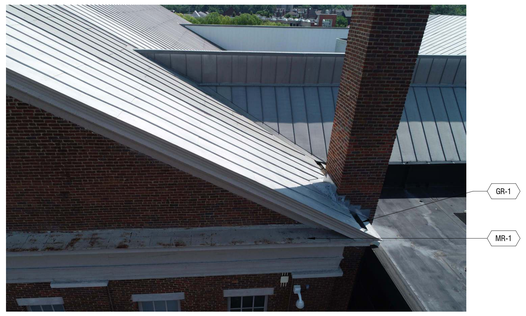
| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

L+A Job No. 2303

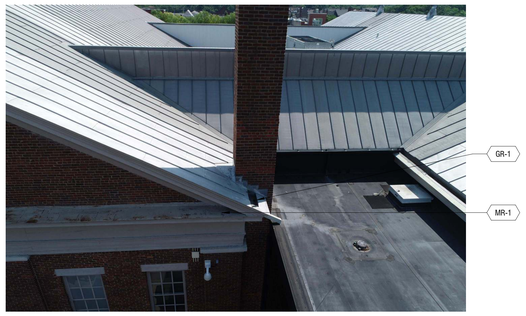
*BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)*

*A100*

sheet




A101.1




A101.2

A101.3

A101.4

A101.5

A101.6

A101.7

A101.8

## GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE "SCOPE" OR "WORK") INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

## X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

## GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

L+A Job No. 2303

*BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)*

*A101*

sheet

A102.1

A102.2

A102.3

# GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS '8A-1 THROUGH 8A-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

# X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**8A-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**8A-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**8A-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**8A-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**8A-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**8A-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**8A-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTNG SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

# GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

L+A Job No. 2303

*BASE BID (ROOF RETURNS, GUTTERS, AND CORNICES)*

*A102*

sheet

A103.1

A103.2

A103.3

A103.4

A103.5

## GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

## X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

## GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

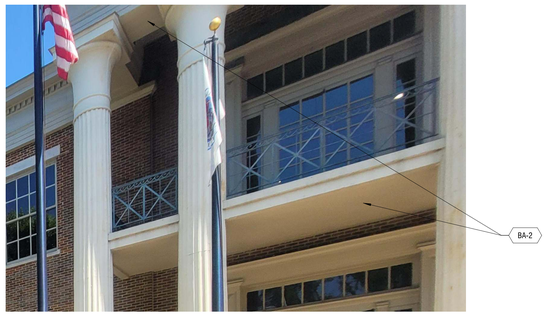
L+A Job No. 2303

*BID ALTERNATE #1 (COLUMNS @ FRONT ENTRY)*

*A103*

sheet

A104.1




A104.2

A104.3

A104.4

# GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

# X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

# GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

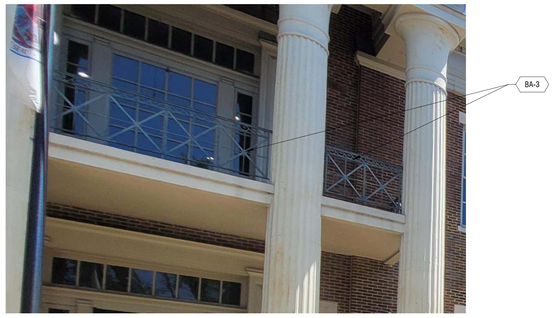
L+A Job No. 2303

*BID ALTERNATE #2 (PORCH SOFFITS @ FRONT ENTRY)*

*A104*

sheet

A105.1




A105.2

A105.3

**SCOPE OF WORK:**

**GENERAL NOTES:**

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

## X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

## GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

L+A Job No. 2303

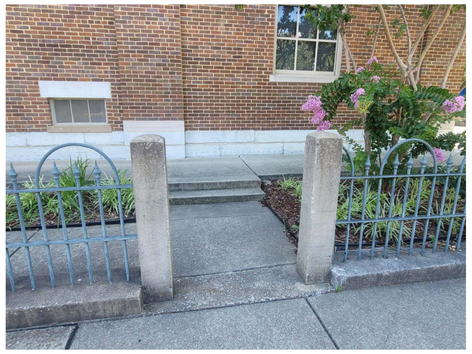
*BID ALTERNATE #3 (EXTERIOR PORCH RAILS)*

*A105*

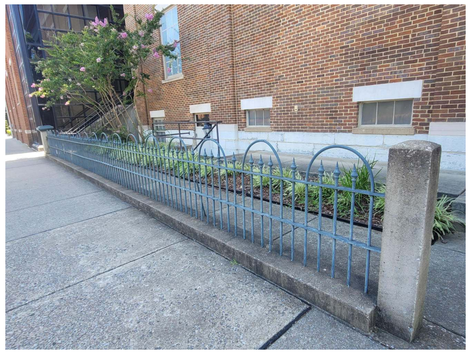
sheet

A106.1

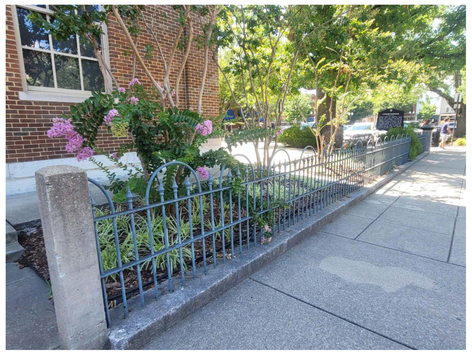
A106.2



A106.3

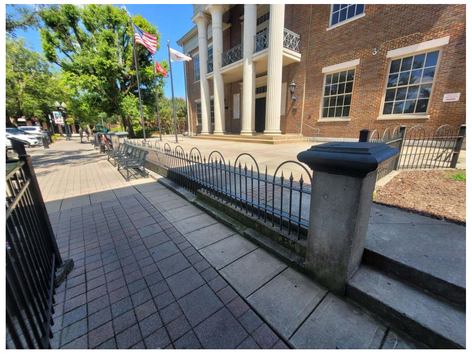


A106.4



A106.5

A106.6



A106.7

A106.8

## GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

## X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

## GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

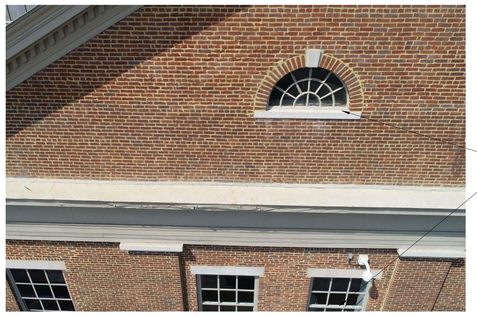
L+A Job No. 2303

*BID ALTERNATE #4 (EXTERIOR SITE RAILS)*

*A106*

sheet

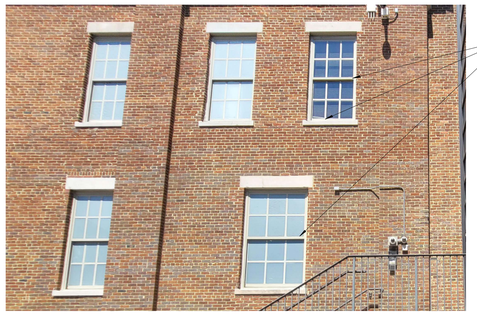
A107.1




A107.2

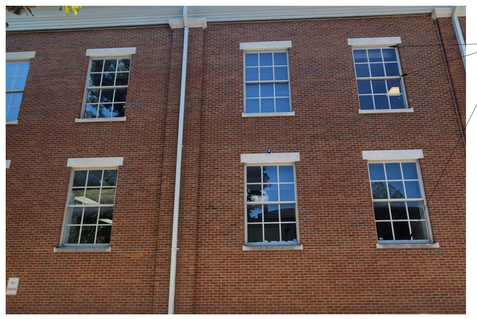
A107.3

A107.4




A107.5

A107.6




A107.7

A107.8

# GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

# X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
- TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
- 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
- PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
- SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
- SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
- FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

# GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

L+A Job No. 2303

*BID ALTERNATE #5 (WINDOWS)*

*A107*

sheet

A108.1

A108.2

# GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

# X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
   - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
   - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
   - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
   - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
   - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
   - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

# GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023

Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net

This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

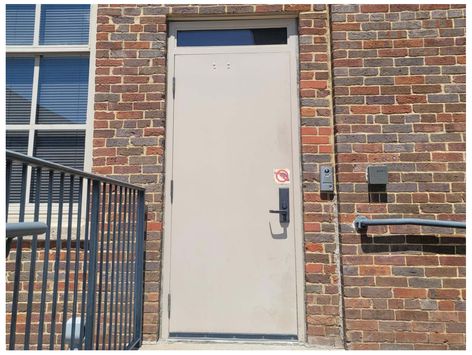
| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

L+A Job No. 2303

*BID ALTERNATE #6 (FRONT ENTRY DOOR SURROUNDS)*

*A108*

sheet



A109.1

A109.2

A109.3

## GENERAL NOTES

1. THE PROJECT SCOPE (HEREAFTER REFERRED TO AS THE 'SCOPE' OR 'WORK') INCLUDES PORTIONS OF THE ENTIRE FRANKLIN HISTORIC COURTHOUSE COMPLEX (COURTHOUSE AND ANNEX BUILDINGS) AND MINIMUM WORK AT THE COURTYARD CONNECTOR/INFILL BUILDING COMPLETED IN 2008.
2. THE PROJECT SCOPE EXCLUDES ANY PAINTING OF EXISTING EXTERIOR STONE AND/OR CONCRETE COMPONENTS.

**THE WORK UNDER THE BASE BID SHALL INCLUDE:**

1. REPLACEMENT OF THE EXISTING HORIZONAL GABLE METAL ROOF RETURNS AT BOTH EAST AND WEST GABLES OF THE COURTHOUSE AND ANNEX BUILDINGS (NOTED AS 'MR-1' – SEE BELOW).
2. RESTORATION OF THE EXISTING BUILT-IN (YANKEE-STYLE) GUTTERS AT BOTH NORTH AND SOUTH SIDES OF THE COURTHOUSE AND ANNEX BUILDINGS AT THE HORIZONTAL CORNICES (NOTED AS 'GR-1' – SEE BELOW).
3. SURFACE PREPARATION AND PAINTING OF THE EXISTING CORNICES, CORNICE RAKES, FACIAS, SOFFITS, DENTIL MOULDING AT PERIMETER OF BOTH BUILDINGS (COURTHOUSE AND ANNEX), 4 GABLES, AND CLOCK GABLE:
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

**THE WORK UNDER THE BID ALTERNATES SHALL INCLUDE:**

1. SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR WOOD OR METAL COMPONENT(S) AS INDICATED, INCLUDING BUT NOT LIMITED TO COLUMNS, PORCH CEILINGS (UPPER AND LOWER), PORCH RAILS, SITE RAILS, WINDOWS, FRONT ENTRY DOORS, SIDE LITES (UPPER AND LOWER), AND DOORS AND FRAMES AT PERIMETER OF THE BUILDINGS (NOTED AS 'BA-1 THROUGH BA-7'). EXISTING STONE COMPONENTS ARE NOT TO BE PAINTED OR ALTERED.
   - SURFACE PREPARATION INCLUDES POSSIBLE REPLACEMENT OF WOOD COMPONENTS (WHERE DEGRADATION OR DAMAGE IS EVIDENT), EXTERIOR SEALANT INSTALLATION AND PAINTING. REPLACEMENT MATERIALS SHALL MATCH REMOVED DAMAGED MATERIALS OF WOOD SPECIES AND TRIM PROFILE.

## X KEYNOTES

**BASE BID – KEYED NOTES:**

**MR-1** REPLACE EXISTING HORIZONTAL GABLE METAL ROOF RETURNS:
- A. REMOVE AND DISPOSE OF EXISTING METAL ROOF RETURNS AS SHOWN ON THE DRAWINGS
- B. PROVIDE AND INSTALL NEW HORIZONTAL METAL ROOF RETURNS:
  - TIN MATTE (TERNE COATED) STAINLESS STEEL, 26 GUAGE, ALLOY 439
  - 16" WIDE PANELS WITH 1.5" INTERLOCKING PANEL SEAMS WITH INTEGRAL CONTINUOUS DRIP EDGE, CONTINUOUS APRON FLASHING (4" HIGH MIN.) AND COUNTERFLASHING WITH REGLET, BACKER ROD, AND EXTERIOR SEALANT

**GR-1** RESTORE THE BUILT-IN (YANKEE-STYLE) GUTTERS:
- A. PROVIDE AND INSTALL STAINLESS STEEL EXPANSION JOINTS AT ALL EXISTING BUILT-IN AND/OR EXPOSED GUTTERS WHERE SOLDER JOINTS HAVE FAILED:
  - PLATE OVER VALLEYS AND INSIDE CORNERS WHERE BROKEN SOLDER JOINTS ARE PRESENT

**BID ALTERNATES – KEYED NOTES:**

**BA-1** PAINT EXTERIOR 2-STORY COLUMNS (4):
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR COLUMNS AT THE NORTH ENTRY:
- B. COLUMN WORK SHALL INCLUDE BUT NOT BE LIMITED TO STYLOBATES, SHAFTS, CAPITALS, ARCHITRAVES, FRIEZES, CORNICES, RAKE CORNICES, DENTIL MOULDINGS, AND CLOCK GABLE:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-2** PAINT EXTERIOR PORCH SOFFITS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR SOFFITS AT THE NORTH ENTRY (UPPER AND LOWER):
- B. SOFFITS WORK SHALL INCLUDE BUT NOT BE LIMITED TO CEILING SOFFITS AND ADJACENT ENTABLATURES:
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-3** PAINT EXTERIOR METAL PORCH RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PORCH RAILS AT THE UPPER FLOOR PORCH AT THE NORTH ENTRY (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-4** PAINT EXTERIOR METAL PERIMETER SITE RAILING:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF THE EXISTING EXTERIOR METAL PERIMETER SITE (FENCE) RAILS AT THE SITE (3 SIDES):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVAL OF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING (WHERE APPLICABLE).
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-5** PAINT ALL EXTERIOR (WOOD) WINDOWS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) WINDOWS (UPPER AND LOWER) AT THE PERIMETER OF THE EXISTING BUILDINGS (COURTHOUSE AND ANNEX):
- B. WINDOW WORK SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW HEADS, STOOLS, SIDE JAMBS, HEAD JAMBS, TOP RAILS, BOTTOM RAILS, SASHES, CASINGS, MULLIONS, AND MUNTINS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-6** PAINT EXTERIOR (WOOD) FRONT ENTRY DOORS, SIDE-LITES, AND SURROUNDS:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (WOOD) COMPONENTS AT FRONT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING WOOD DOORS, SIDE-LITES, AND SURROUNDS (INCLUDING MULLIONS AND MUNTINS; EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS, BRUSH APPLIED

**BA-7** PAINT EXTERIOR (STEEL) DOORS AND SURROUNDS @ BUILDING PERIMETER:
- A. PROVIDE SURFACE PREPARATION AND PAINTING OF ALL (STEEL) COMPONENTS AT EXTERIOR ENTRY DOORS (UPPER AND LOWER) OF THE EXISTING COURTHOUSE BUILDING:
- B. EXTERIOR ENTRY DOORS WORK SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING STEEL DOORS, TRANSOMS, AND FRAMS (EXISTING STONE OR CONCRETE HEADERS AND APRONS ARE NOT TO BE PAINTED):
  - SEE SPECIFICATIONS FOR APPROVED PAINT TYPES
  - SURFACE PREPARATIONS INCLUDE BUT ARE NOT LIMITED TO REMOVALOF ALL LOOSE AND FLAKING PAINT, REPLACEMENT OF DAMAGED COMPONENTS (WHERE APPLICABLE), PRIMER, AND CAULKING.
  - FINAL PAINTING SHALL INCLUDE BUT NOT BE LIMITED TO 2 COATS

## GENERAL RENOVATION NOTES

**A. SCOPE:**
1. GENERAL RENOVATION NOTES APPLY TO WORK UNLESS SPECIFICALLY INDICATED OTHERWISE.

**B. EXISTING DIMENSIONS AND CONDITIONS:**
1. DRAWINGS INDICATE APPROXIMATE EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL VISIBLE CONDITIONS PRIOR TO BIDDING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS IN ORDER THAT THESE DISCREPANCIES CAN BE CORRECTED PRIOR TO BIDDING.
2. DIMENSIONS INDICATED IN DRAWINGS RELATIVE TO THE EXISTING BUILDING AND AREAS WHERE NEW WORK INTERFACES WITH EXISTING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS WHICH AFFECT BID PRICE PRIOR TO BIDDING. NO CHANGES TO THE CONTRACT AMOUNT SHALL BE CONSIDERED IF THE CHANGE IS THE RESULT OF NOT VERIFYING DIMENSIONS.

**C. REMOVAL OF MATERIALS:**
1. ALL MATERIALS REMOVED FROM THE PROJECT DUE TO RENOVATION WORK SHALL BE THE PROPERTY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED
2. ALL MATERIALS AND DEBRIS SHALL BE PROPERLY REMOVED AND DISPOSED OF, OFF SITE, BY THE GENERAL CONTRACTOR.
3. WHERE NEW MATERIALS INDICATED TO BE INSTALLED THE CONTRACTOR SHALL REMOVE EXISTING MATERIALS COMPLETELY UNLESS SPECIFICALLY NOTED OTHERWISE.
4. REMOVAL OF EXISTING CONSTRUCTION SHALL BE ACCOMPLISHED USING MEANS AND METHODS NECESSARY TO MINIMIZE DAMAGE TO ADJACENT AND/OR REMAINING MATERIALS AND FINISHES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING ADJACENT ITEMS AND FINISHES FOR THE DURATION OF THE WORK.

**D. DAMAGED MATERIALS:**
1. WHERE EXISTING MATERIALS, SURFACES, OR FINISHES ARE DAMAGED DUE TO WORK OF THIS CONTRACT, THE CONTRACTOR SHALL REPAIR SUCH DAMAGED AREAS WITH NEW MATERIALS OF TYPE, SIZE, AND FINISH TO MATCH EXISTING.
2. WHERE REMOVAL OF MATERIALS RESULTS IN OPENINGS IN EXISTING SURFACES CONTRACTOR SHALL FILL OPENING WITH MATERIALS AND USING METHODS TO MATCH EXISTING.

**E. ROOF:**
1. REMOVE EXISTING METAL ROOF AS NECESSARY TO COMPLETE THE CURRENT SCOPE OF WORK. CONTRACTOR IS ADVISED TO ONLY REMOVE EXISTING ROOFING THAT CAN BE COVERED IN THE SAME DAY TO PREVENT ROOF LEAKS THROUGHOUT CONSTRUCTION. THE BUILDING SHALL REMAIN IN OPERATION AT ALL TIMES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A WEATHERTIGHT CONDITION AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED SHOULD LEAKING OCCUR DURING CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER AND ARCHITECT FOR APPROVAL WHICH SHALL DETAIL ALL REQUIRED FLASHING, ATTACHMENTS, AND TRIM TO PROVIDE A WEATHERTIGHT CONDITION FOR THIS PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING METAL ON ROOF RETURNS.
4. NEW METAL ROOF SYSTEM SHALL MATCH COLOR, PROFILE, MATERIAL, AND FINISH OF EXISTING ADJACENT METAL ROOF SYSTEM. INSTALL ROOFING PANELS AS NECESSARY TO PROVIDE A CLEAN, WATERTIGHT CONNECTION TO THE EXISTING METAL ROOF SYSTEM. CONTRACTOR IS RESPONSIBLE TO PROVIDE WORK IN A MANNER SO AS NOT TO VOID EXISTING ROOF WARRANTY. IF POSSIBLE, OBTAIN WRITTEN APPROVAL/VERIFICATION FROM EXISTING ROOF MANUFACTURER PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL REPAIR ALL DAMAGED AND/OR ROTTED CORNICE WORK UNDER GUTTERS AT ROOFLINE.
6. CONTRACTOR SHALL NOTE THAT HIGH-REACH EQUIPMENT MAY BE NECESSARY TO COMPLETE THE SCOPE OF REPAIRS.

**F. BUILDING FINISHES:**
1. EXTERIOR PAINT: WHERE NEW PAINT IS INDICATED TO BE PERFORMED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAINT COMPLETELY.
   a. CONTRACTOR SHALL NOTE THAT IN CERTAIN AREAS MORE THAN ONE LAYER OF PAINT MAY EXIST.
   b. FOR THE PURPOSES OF THIS CONTRACT THE CONTRACTOR SHALL CONSIDER SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.
   c. ALL MATERIALS TO BE PPG, SHERWIN WILLIAMS, OR APPROVED EQUAL
   d. ALL PAINTED AREAS SHALL BE PROPERLY PREPPED, CAULKED, AND PRIMED PRIOR TO RECEIVING TWO LAYERS OF NEW BRUSH APPLIED PAINT.
2. ANY AREA IN SCOPE OF WORK AFFECTED BY DETERIORATED OR ROTTED WOOD SHALL BE REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.

**G. DOORS, FRAMES AND HARDWARE:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR DOORS AND FRAMES COMPLETELY.
   a. HARDWARE SHALL BE PROPERLY REMOVED, CLEANED, POLISHED AND REINSTALLED, UNLESS OTHERWISE NOTED.
   b. WHERE REMOVAL OF DOOR HARDWARE FOR CLEANING IS NOT POSSIBLE, CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   c. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.

**H. WINDOWS:**
1. WHERE INDICATED, REMOVE EXISTING PAINT ON EXTERIOR WINDOW FRAMES, SASHES, MULLIONS, AND TRIM COMPLETELY.
   a. CONTRACTOR SHALL PROPERLY PROTECT THE HARDWARE FROM DAMAGE WHILE RESTORATION EFFORTS ARE BEING PERFORMED.
   b. ANY EXISTING MATERIALS DAMAGED BEYOND RE-USE, CANTRACTOR SHALL REPLACE WITH NEW MATERIALS AND METHODS TO MATCH EXISTING UNLESS DETAILED OR NOTED OTHERWISE.
2. ANY DETERIORATED OR ROTTED WOOD IN OR SURROUNDING THE WINDOWS SHALL BE PROPERLY REPAIRED OR REPLACED
   a. ALL NEW WOOD INSTALLED DURING THE REPAIRS SHALL BE APPROPRIATELY SANDED AND PRIMED READY TO RECEIVE PAINT FINISH.
   b. THE CONTRACTOR SHALL CONSIDER ALL REPAIRS AND SURFACE PREPARATION SPECIFIC TO HISTORIC PRESERVATION METHODS.

NOT FOR CONSTRUCTION
08/14/2023


Lambe+Associates, LLC
architecture• planning• design/build
creative solutions to build on

Lambe + Associates, LLC
106 Mission Court, Suite 303
Franklin, TN 37067
phone: 615.771.9601
llambe@comcast.net



This drawing and the design shown is the property of the Architect. The reproduction, copying, or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.


Consultants

CIVIL ENGINEER:
Civil & Environmental Consultants, Inc.

STRUCTURAL ENGINEER:
John Roberts Engineering

MECHANICAL ENGINEER:
Harpeth Park Engineering, LLC.

ELECTRICAL ENGINEER:
Harpeth Park Engineering, LLC.

Project

REHABILITATION OF THE
# HISTORIC COURTHOUSE
135 FOURTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

| rev. | date | description |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

L+A Job No. 2303

*BID ALTERNATE #7 (EXTERIOR DOORS AND FRAMES)*

*A109*

sheet

**File #: 21-0534**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**
Consideration Of Alterations (Accessory) At 234 4th Ave. N.; Brandon Priddy, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to an entrance on the accessory structure at 234 4th Avenue North.

**APPLICABLE DESIGN GUIDELINES:**
2022 Franklin Historic District Design Guidelines:
Chapter 5: Non-Historic Accessory Structures

**PROJECT INFORMATION:**
COF Project Number: 8796
Applicant: Brandon Priddy, Studio 906
Owner: Two3Four, LLC. Matt Mixter, Rep.

**BACKGROUND:**
The property located at 234 4th Avenue North is located in the Downtown Franklin National Register Historic District and features a ca. 1935 one-story, veneered building with Tudor-revival influences. The building is listed as contributing to the Downtown Franklin National Register Historic District. The site also features a circa 1970 concrete-block accessory building that was deemed non-contributing in the 2018 National Register update. The proposal came before the April Design Review Committee, and feedback has been incorporated into the COA application.

The proposal includes replacing a retrofitted French door with a garage door. The French doors were retrofitted into an original garage bay at an unknown date. The proposed garage door is a steel overhead door with a paneled design and 16-lite window pattern. The Guidelines recommend the following:

- Use traditional materials with appearances similar to the doors on nearby historic buildings.

The proposed garage door is seen elsewhere in the district and maintains a similar appearance to garage doors on nearby historic buildings along the street. The proposed garage door is appropriate in light of the Guidelines.

**RECOMMENDATION:**
**Staff recommends approval of the garage door with the following conditions:**

1. A Floodplain Development is required for any work inside or outside of the building. Please submit an application to William.Holcomb@FranklinTN.gov.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

**Project Considerations**: The following project considerations were provided by the Zoning Administrator, Shanna McCoy:

1. What is the proposed use of the detached accessory structure? Accessory structures in the floodplain can only be used for parking and storage. No finished/habitable space is permitted.
2. Zoning staff is confident that changing the roof and the garage doors will trigger substantial improvement to the accessory structure. The structure would not be required to be elevated, but it would need flood vents installed.

PROPOSED GARAGE DOOR

CLOPAY 8'X7'
COACHMEN LINEAR DESIGN

906 STUDIO ARCHITECTS + INTERIORS

**File #: 21-0532**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**
Consideration Of Site Alterations (Driveway) At 803 Fair St.; Samuel Whitson, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a site alteration to replace the material of the driveway at 803 Fair Street.

**APPLICABLE DESIGN GUIDELINES:**
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site and Setting

**PROJECT INFORMATION:**
COF Project Number: 8791
Applicant: Samuel Whitson
Owner: Samuel Whitson

**BACKGROUND:**
The property located at 803 Fair Street is located in the Hincheyville National Register Historic District. The site features a ca. 1930 one-and-a-half-story, Tudor revival house and a ca. 1930s front gable garage. The building and structure on the site are contributing to the district within the National Register listing.

The proposal includes replacing the existing asphalt driveway material. The driveway path will not be altered or expanded. The driveway material will be replaced with a chip and seal blend material with a concrete border. The application includes a photo of the proposed materials for a driveway located along Third Avenue South. This driveway material is also seen elsewhere in the district. The Guidelines recommend the following:

- Design driveways to follow historic patterns.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt..

The proposed alteration is in keeping with the recommendations of the Guidelines as the materials are consistent with those recommended and are materials that are seen in the district.

**RECOMMENDATION:**

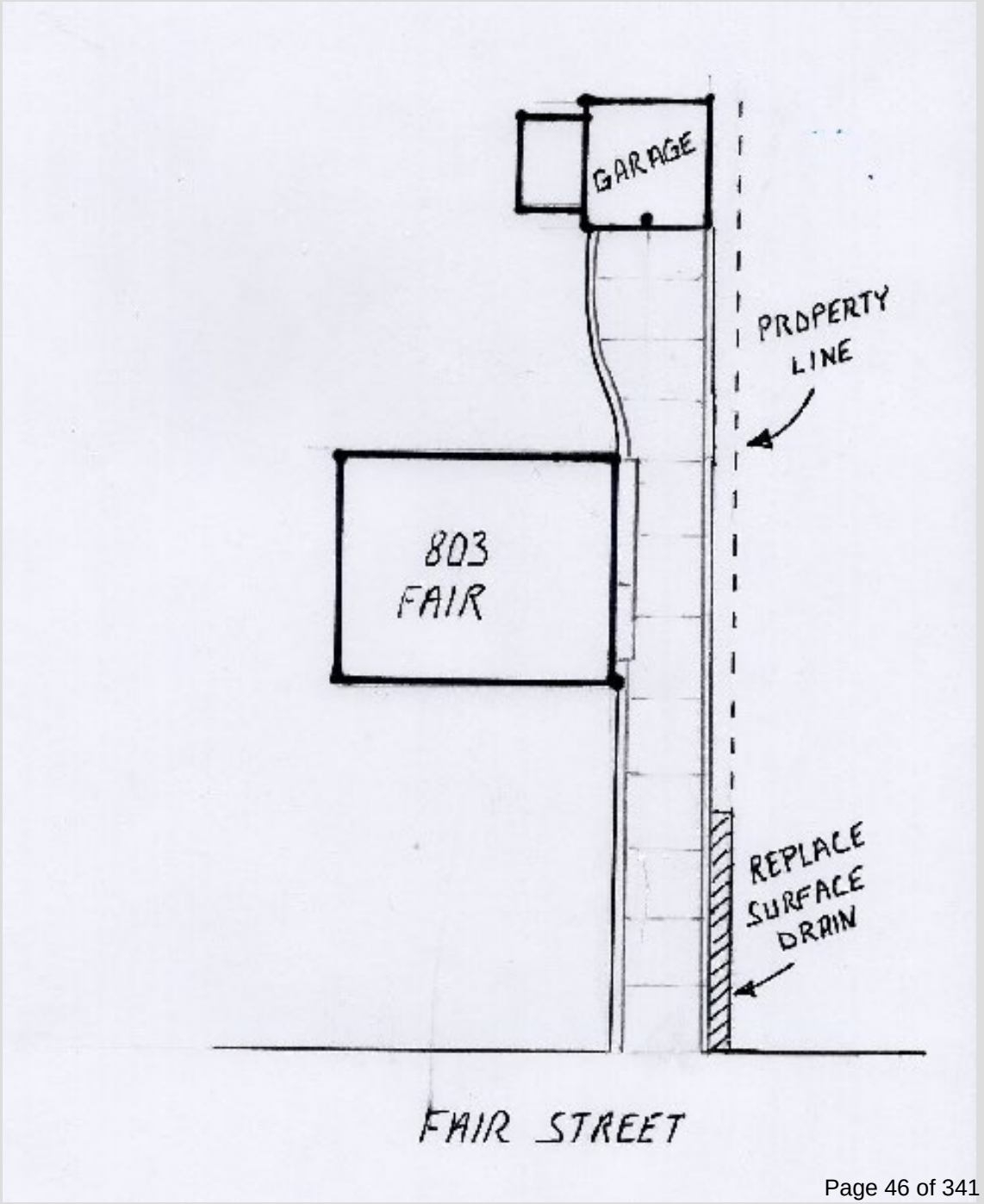
**Staff recommends approval of the driveway alteration with the following conditions:**

1. The driveway shall not be any closer to the property line than the existing driveway.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

# 803 FAIR STREET: DRIVEWAY ALTERATION

May 12, 2025 Historic Zoning Commission

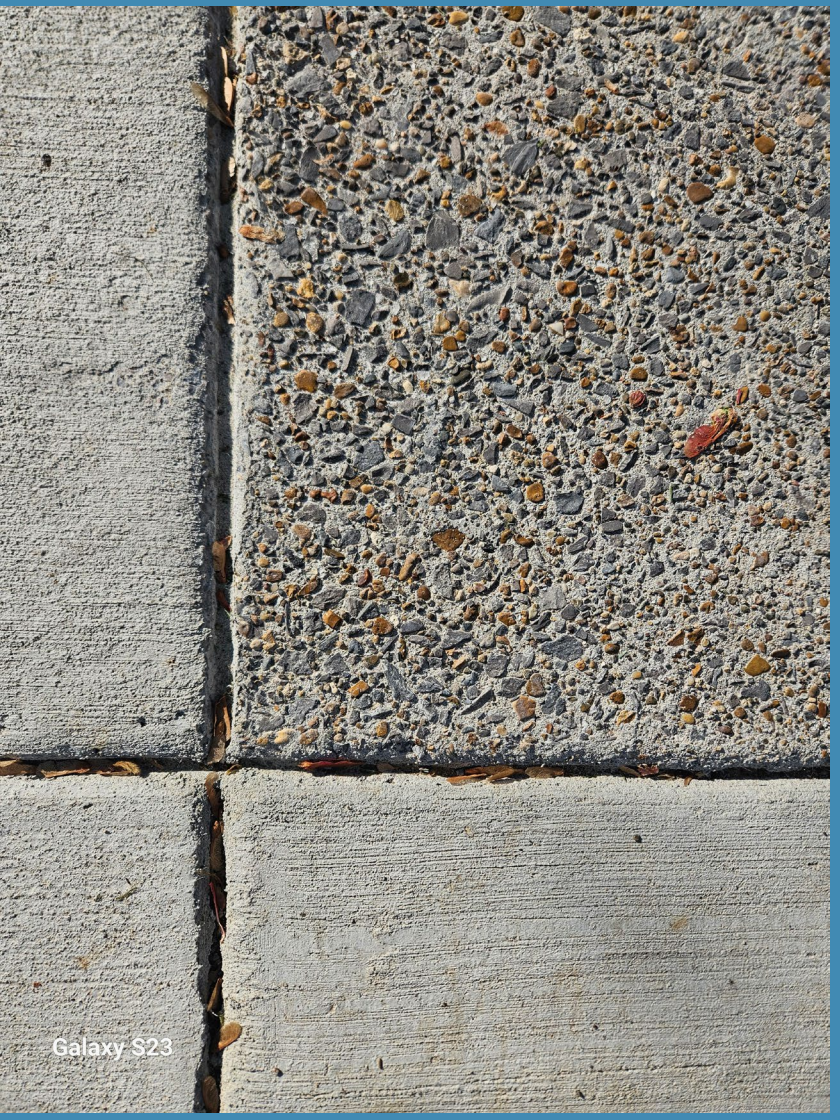
# SITE & DRIVEWAY LAYOUT

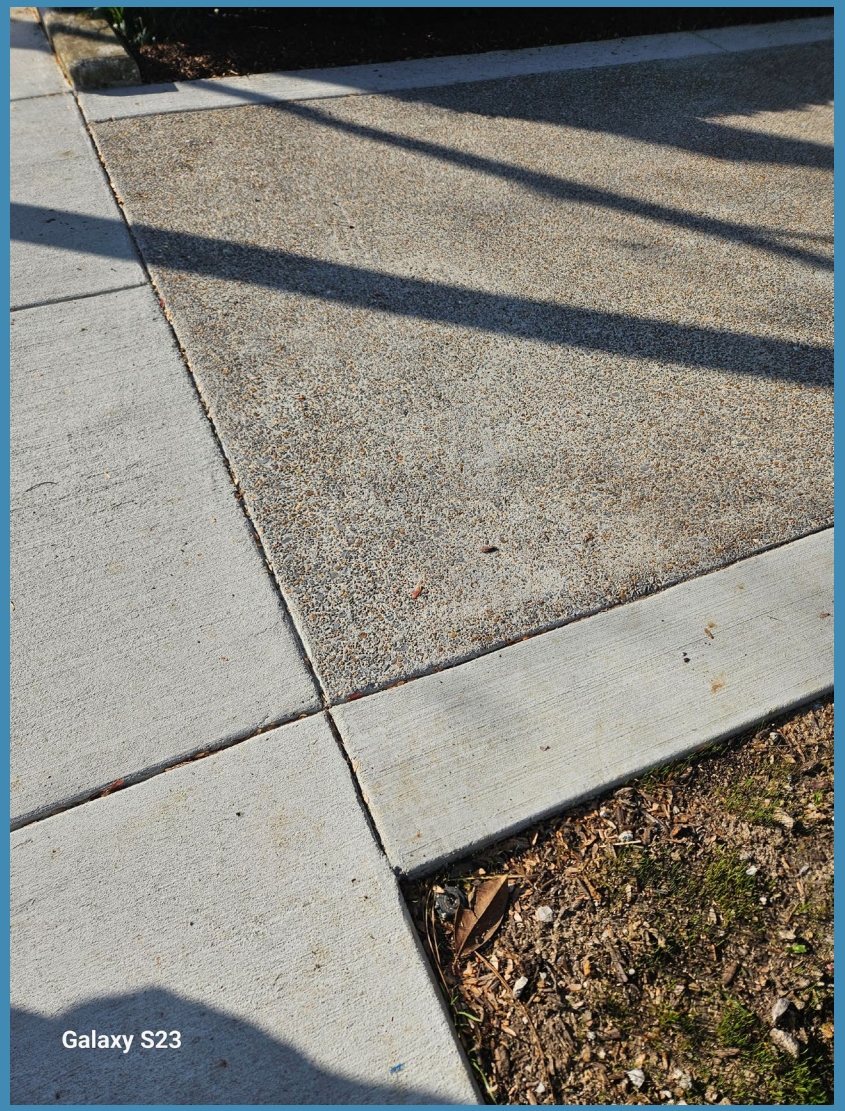


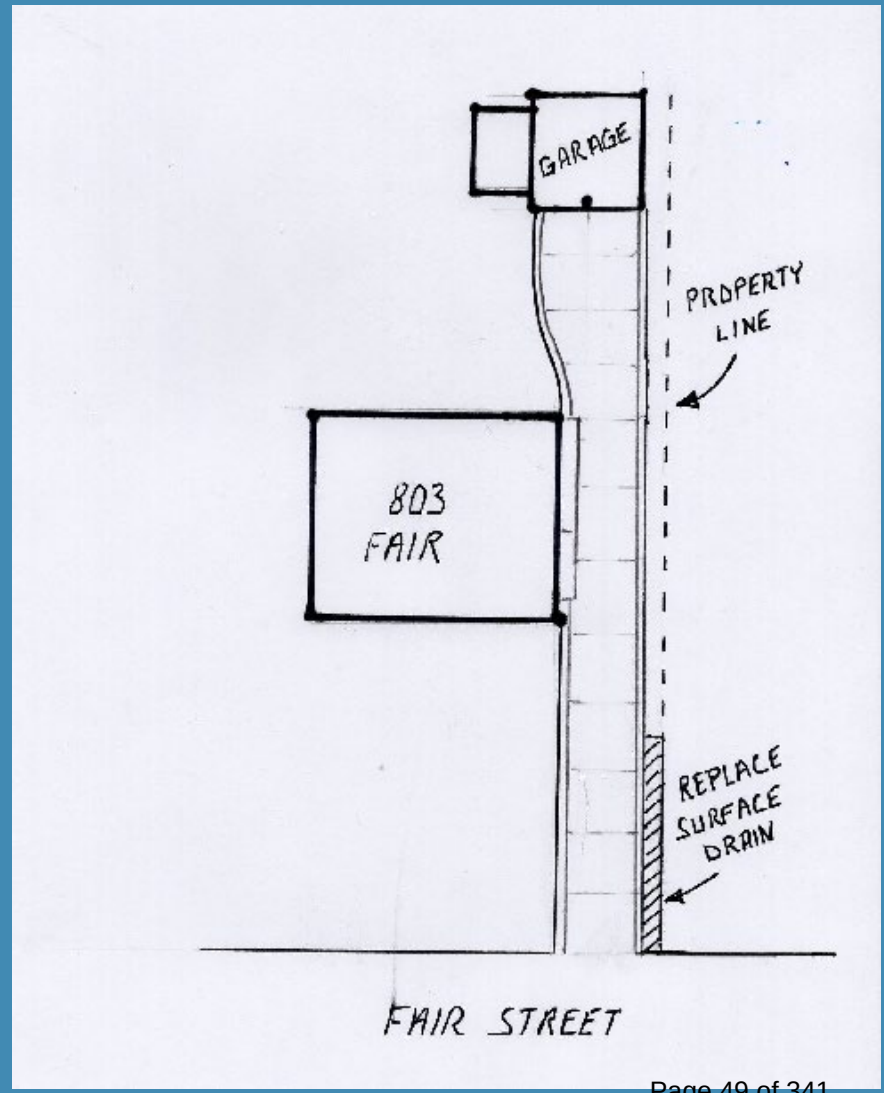
# EXISTING DRIVEWAY CONDITIONS

# EXISTING DRIVEWAY CONDITIONS

# PROPOSED DRIVEWAY MATERIALS



**File #: 21-0531**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**
Consideration Of New Construction (Principal) At 115 Winslow Rd.; Michael Katsaitis, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new principal building at 115 Winslow Road.

**APPLICABLE DESIGN GUIDELINES:**
2022 Franklin Historic District Design Guidelines:
Chapter 2: New Residential Building

**PROJECT INFORMATION:**
COF Project Number: 8681
Applicant: Michael Katsaitis
Owner: Doug Majors

**BACKGROUND:**
The property located at 115 Winslow Road is a vacant lot in the Franklin Road Historic District. The lot is adjacent to two existing buildings; to the left is a historic 1928 Tudor-revival cottage and to the right is an infill project that was completed in 2023. The lot was previously subdivided from the historic property next door and an accessory structure was demolished from the lot.

A 1 ½-story principal structure with an attached garage in a neo-classical French revival style is proposed. Feedback from the April Design Review Committee meetings has been incorporated into the application. This item was deferred during the January 13th, February 10th, and April 14th Historic Zoning Commission meetings.

**Placement and Orientation:**
The building will be set back from the street 27'6", which is the calculated average of the setbacks on the block face. The building is located 10'3" from the right-side yard property line, where a 5' setback is required, and located 29'11" from the left-side property line. The 10' rear yard setback is also met. The front porch encroaches 5' 3" into the front setback. The Zoning Ordinance permits appurtenances to encroach a maximum of 6' into the front yard setback. The encroachment is appropriate. The proposed location does not make this building more prominent, does not block the

view of historic buildings, and maintains the spacing and pattern of development that is seen on the block face. The proposed placement and orientation are appropriate.

**Building Form:**
The building will read as a one-and-a-half-story neoclassical-inspired building and is consistent and compatible with the nearby historic buildings. The form of the front façade utilizes a side gable design with gabled dormers and a covered front porch. The front façade is 53' wide. As the form progresses to the rear, façade breaks and insets are utilized to assist the massing to be more complementary to the adjacent properties. The design of the roof has improved and become more compatible with the surrounding buildings. Notably, alterations have been made to the rear roof so that the rear roof extension will read more as a dormer. The floor-to-ceiling heights are appropriate at 10'. Garages are commonly detached in this area, and the Guidelines recommend that garages appear to be detached. A one-and-a-half-story frame garage is attached to the principal building. A portion of the garage is set behind the building, and the remainder of the garage is located in the rear plane, in a traditional location at the end of the driveway. The design has been changed to further recess the garage into the building.

The overall form is compatible with the nearby historic buildings and does not detract from the character of the historic district.

**Size:**
The proposed size of the footprint is 34.43% of the lot and is within the recommendations of the Guidelines to not exceed 35% of lot coverage.

**Height:**
The proposed height of the building is 24'5". The height of the building has been further reduced to assist in making the building compatible with the surrounding historic buildings. The proposed height is appropriate as it is within 10% of the average of the block face. The block face average with the allowance is 28'. The height of the attached garage has been dropped to be shorter than the overall building height.

**Roof:**
The proposed roof form is a side gable with three gabled dormers at the front of the building. As the roof form continues to the back of the building, varied elements are introduced into the form that are less simple in form but are less visible from the public viewshed. The roof form has been altered to incorporate feedback from the last DRC meeting. The shape and complexity of the garage roof are simple and compatible with what is seen in the adjacent buildings.

The roof has various pitches throughout the form. The principal roof form will have a pitch of 7:12, 4:12, and 3:12. The front gabled dormers will have a roof pitch of 9:12. At the rear of the building, a 1:12 and 1:15 pitch is seen. The dormers on the garage have a pitch of 1:12. The roof pitches of the neoclassical offer low to moderate pitches, most commonly between 8:12 to 10:12. As proposed, the roof form is appropriate.

**Porches, Stoops, Decks, and Porte Cochere:**
A partial-width front porch is proposed at the front of the building. The porch is 9' deep and will be 13'6" wide. The porch will feature sets of simple, double columns, which are proposed to be approximately 12" in diameter. The porch utilizes a pediment design to relate to the selected architectural style. The rear porch will not be visible. The rear porch is subordinate in character and detailing to the front stoop and elements. The Guidelines recommend the following:

- Use wood porch elements. Brick or metal may be considered if appropriate to the architectural style of the building

The street features a variety of stoops and partial-width front porches. The use of double columns is seen along the street. The proposed front porch is compatible with the rhythm of this element along the street. The materials of the columns are not known, but should be consistent with the Guidelines.

**Foundations:**
The proposed foundation line is consistent with what is seen on the surrounding historic buildings in material and design. The use of stone and delineation with a skirtboard is appropriate. The varied foundation height with the changing grade is compatible with the adjacent buildings and is appropriate.

**Materials and Exterior Finishes:**
The proposed building will be clad in lap siding. The lap siding will have a 4.5” reveal and is proposed to be in a neutral color that is in keeping with the traditional colors of a neo-classical building. The roof is proposed to be an architectural shingle roof. The dormers will utilize a bronze standing seam metal roof material. The gutters and downspouts will match the metal roof in a bronze finish. The Guidelines recommend the following:

- Use smooth cement wood siding rather than vinyl or aluminum siding.
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

The specifications for the material of the siding were not included in the application but should be consistent with the Guidelines. The proposed materials and exterior finishes are consistent with the recommendations of the Guidelines.

**Details and Ornamentation:**
The details and ornamentation proposed have incorporated feedback and further been simplified to not detract from the surrounding historic buildings. The nearby historic buildings are not highly ornate buildings or structures. The design incorporates details such as a skirtboard, mitered corners, pediments, and trim work. The use of details and ornamentation as proposed relates to but does not compete with the surrounding historic buildings. The simple ornamentation is of a high quality and relates to the architectural style. The Guidelines recommend the following:

- Use decorative details and ornamentation in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged.
- Avoid decorative detail that competes with, overpowers, or negatively impacts nearby historic buildings.

The details and ornamentation have been further simplified and are compatible with the designs seen in this district. The details and ornamentation do not compete with or negatively impact the nearby historic buildings.

**Entrances:**
A ¾ lite door is proposed for the front entrance with flanking panels and sidelights. The front entrance is approximately 8’ tall.  On the left façade, there is a recessed entrance into the connector between

the garage and the building. The door is a ¾ lite door with windows flanking on each side. On the rear of the garage, a 1/4 -lite door is proposed. On the rear of the building, a sliding glass door and a full lite door are proposed. These doors are not visible from the public right of way. The material specifications of the doors have not been provided at this time. The Guidelines recommend the following:

- Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Use traditional materials with appearances similar to the doors on nearby historic buildings.

The design of the doors is appropriate. Feedback has been incorporated into the design and scale of the front entrance and is now more compatible with those seen on historic buildings on the street.

**Windows:**
A variety of window patterns are seen on the building. A six-over-six patterned window is proposed. A four-over-four design is utilized on smaller windows found on the first and second floors. On the rear dormers, the windows appear to be casement windows with 4-lite and 6-lite patterns. On the right elevation, transom windows with an exterior panel continue the rhythm and spacing of window openings. A casing is proposed around windows where lap siding is utilized. The window is proposed to be a Sierra Pacific Aluminum Clad Window with a white finish. The proposed window has a double-hung appearance. The Guidelines recommend the following:

- Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- Use true divided-light (TDL) or simulated divided-light (SDL) windows. Windows should have a double-hung (or “double-sash”) appearance.
- Use mullions with historic profiles. Avoid the use of false mullions and tinted or reflective glass.

The proposed windows appear to be appropriate. The front, left, and right elevations maintain traditional solid-to-void ratios, spacing, and rhythm and relate to the surrounding historic buildings. While a surround is proposed for the windows on the building, the surround should be raised.

**Shutters:**
Shutters are proposed on the front of the building. The material of the shutters was not indicated on the plans. The shutter specifications were not included but the shutter appears to fit the reveal of the window. The Guidelines recommend the following:

- Use wood shutters that appear operable and fit the reveal of the window precisely.

The use of shutters is appropriate to the proposed architectural style. The material and size specifications must be consistent with the Guidelines.

**Dormers:**
Three gable dormers are proposed on the front of the building. The dormers on the front façade will have a pitch of 9:12. The recessed dormers on the garage will have a pitch of 1:12. Feedback from the Design Review Committee meeting has been incorporated the size of the dormers on the garage have been reduced to assist in the massing of this portion of the building. The Guidelines recommend the following:

- Appropriately size and locate dormers to fit with the architectural style and roof shape of the building. Rear and lesser visible facades afford more flexibility for dormer scale, but dormer sidewalls should be at least 30 inches from the exterior wall.
- Relate the style, scale, and proportion of dormer windows to windows on lower floors of the building.
- Dormer roof pitch should be at least 3:12, be located below the main ridge line, and be recessed from exterior building wall by 1 foot.

Recessed dormers are seen in nearby historic buildings and in the district. Local examples have also been provided that support the use of recessed dormers. The pitch of the dormers on the garage does not meet the recommended minimum pitch for dormers. However, the rear and less visible facades may offer additional flexibility.

**Chimneys:**
A stone chimney is proposed at the front right corner of the building. The chimney is traditional in design with a tapered design, angled offset, and cap. A smooth cementitious like crown and angle are proposed. A smaller chimney of the same design is proposed at the rear of the building at the covered porch. The chimney cap of the rear chimney will be visible from the front of the building. The Guidelines recommend the following:

- Design chimneys to be compatible in size, height, and massing to existing chimneys on neighboring historic houses.
- Use stone, brick, or brick veneer materials.
- If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

The proposed chimney appears to be compatible with the existing chimneys on neighboring historic buildings. The material of the chimney cap is not specified at this time.

**Gutters and Downspouts:**
An ogee-style gutter is proposed and is in keeping with the age of the architectural style and the Guidelines. The gutters are proposed to be in a bronze finish to match the standing seam metal roof, and are appropriate.

**Modern Features:**
Mechanical equipment is proposed to be located along the right elevation. Landscaping is proposed to screen the equipment. The Guidelines recommend the following:

- Place ground-mounted mechanical equipment behind buildings and screen it from street view with landscaping, fencing, or walls.

The mechanical equipment must be screened from street view with landscaping, fencing, or walls.

**Site and Setting:**
A curving driveway is proposed on the site. The driveway, while curving, does not cross the plane of the front façade of the building. The apron of the driveway does appear to be partially located in front of the building. The walkway from the front porch to the driveway is a simple design and configuration

that is seen in the district. The width of the walkway is not known. The material of the walkway and driveway is proposed to be a permeable paver. The Guidelines recommend the following:

- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.
- Design driveways to follow historic patterns.
- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along rear or side of buildings.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.
- Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when necessary.

The walkway proposed follows a typical pattern for configuration and alignment with what is seen on nearby properties and in the district. Feedback has been incorporated into the design of the walkway to reduce this element's visual impact on the site.

**Rear Yard Fencing:**
A metal fence is proposed in the rear yard. The fencing will be placed in a typical location around the rear yard perimeter. The height of the fencing was not indicated in this application. The Guidelines recommend the following:

- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting.
- Design a fence or wall in the rear yard in accordance with the heights permitted in the Zoning Ordinance, based on the property’s zoning district designation.

The proposed style of fencing in the rear yard is appropriate. The height should be consistent with the requirements for rear yard fencing heights as indicated in the Zoning Ordinance.

**RECOMMENDATION:**
Staff recommends approval of the new construction with the following conditions:

1. The siding must be smooth cement or wood siding. Material specifications shall be submitted to Preservation Planning staff prior to the issuance of a building permit.
2. The door must be traditional materials with appearances similar to the doors on nearby historic buildings. Material specifications shall be submitted to Preservation Planning staff prior to the issuance of a building permit.
3. The window surround must be raised from the siding.
4. The porch materials for the columns must be wood.
5. The mechanical equipment must be screened from street view with landscaping, fencing, or walls.
6. Fence/wall height must comply with the Zoning Ordinance.
7. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

8. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

# 115 Winslow Rd.

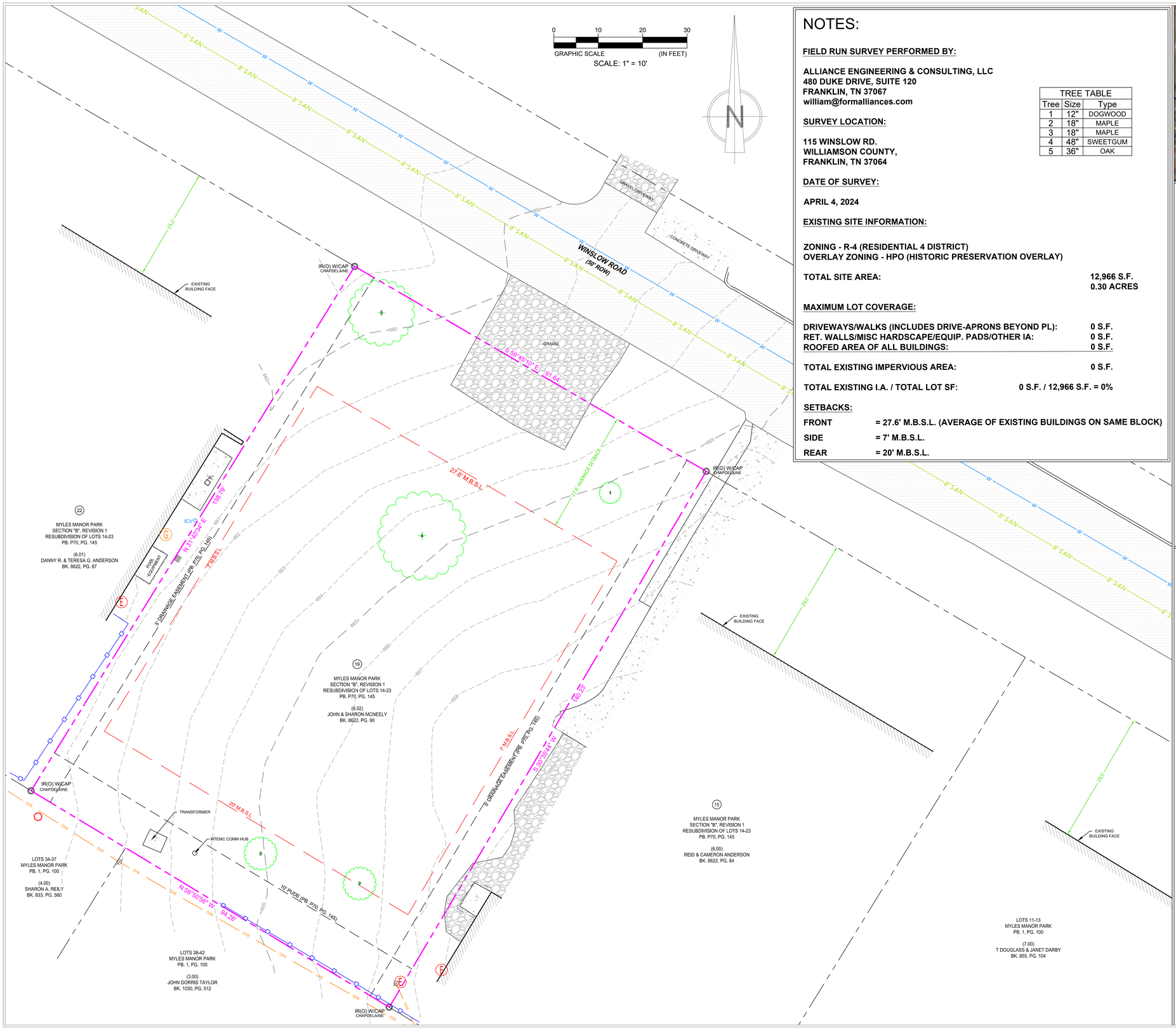
## MK Studio
## Architectural Designers

## Historic Zoning Commission Submittal Package

04.25.2025

## Index of Sheets


1: Cover
2: Property Survey
3: Existing Site
4: Neighborhood Context
5: Neighborhood Context
6: Neighborhood Context
7: Neighborhood Context
8: Neighborhood Context
9: Architectural Site Plan
10: First Floor Plan
11: Second Floor Plan
12: Roof Plan
13: Perspective Views
14: Elevations
15: Elevations
16: Building Sections
17: Wall Sections
18: Street Scape
19: Color Selections




# NOTES:

**FIELD RUN SURVEY PERFORMED BY:**


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


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

**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.**<br>**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.** |

**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.A.N. — 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)


Alliance ENGINEERING & CONSULTING, LLC



© COPYRIGHT
Alliance Engineering & Consulting, LLC



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'

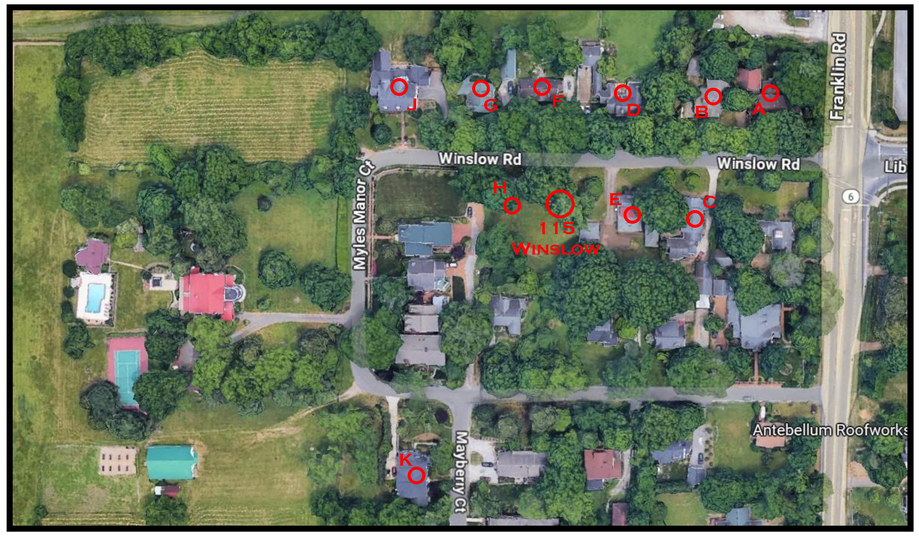
# Existing Site

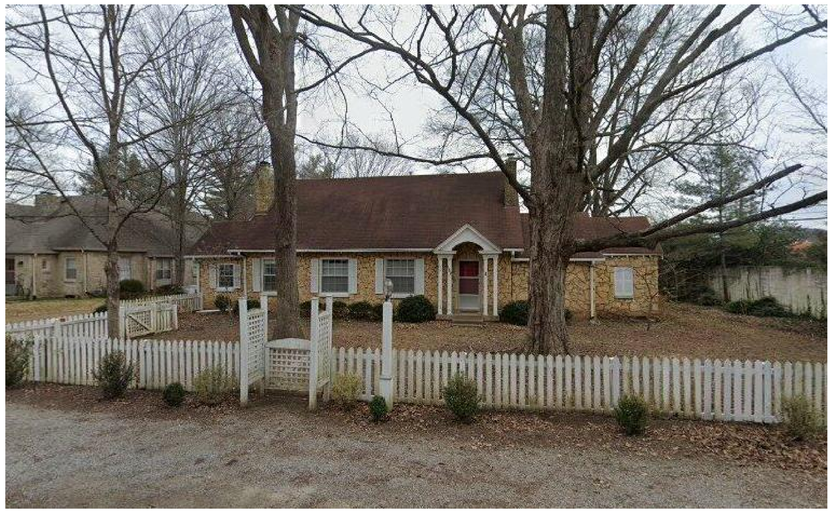
## Vicinity Map

M K STUDIO
ARCHITECTURAL DESIGNERS

# Neighborhood Context

## Vicinity Map



A. 102 Winslow Rd.

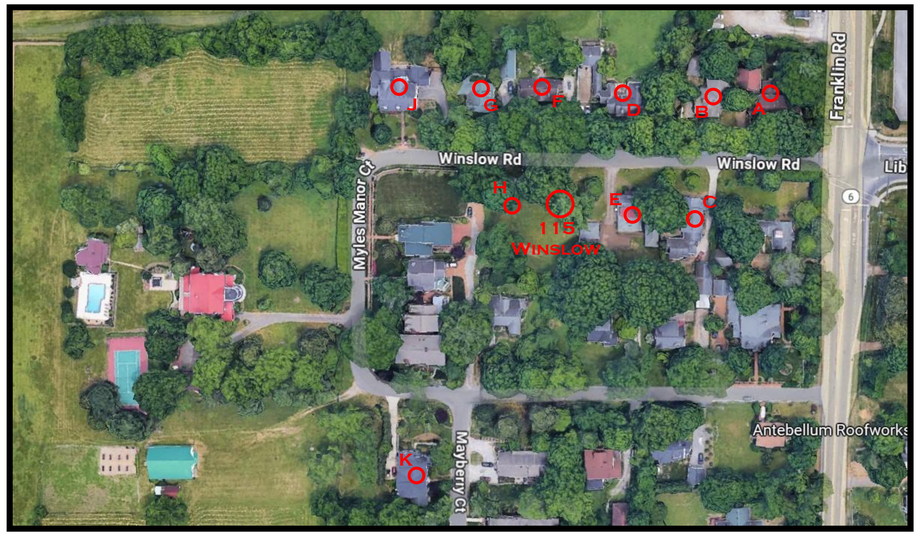
B. 106 Winslow Rd.

C. 109 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

# Neighborhood Context

## Vicinity Map



D. 110 Winslow Rd.

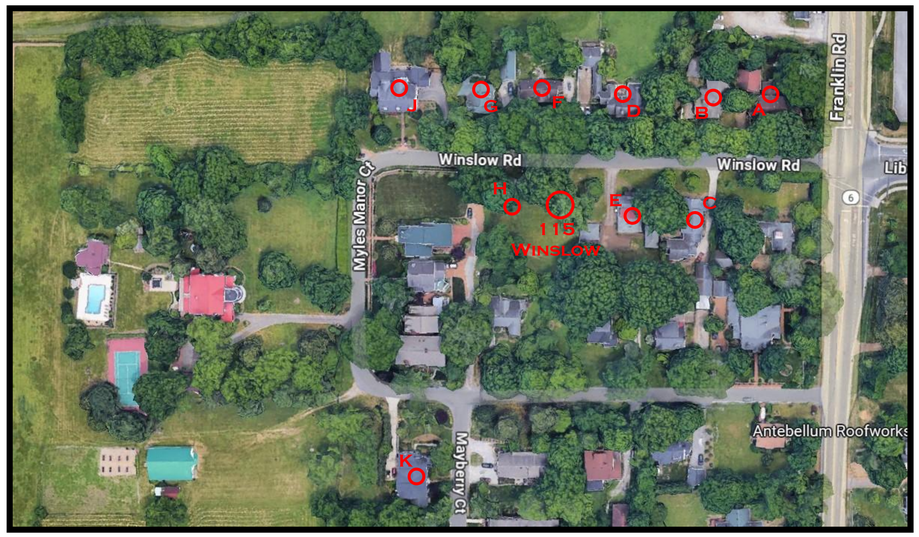
E. 111 Winslow Rd.

F. 114 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

# Neighborhood Context

## Vicinity Map



G. 118 Winslow Rd.

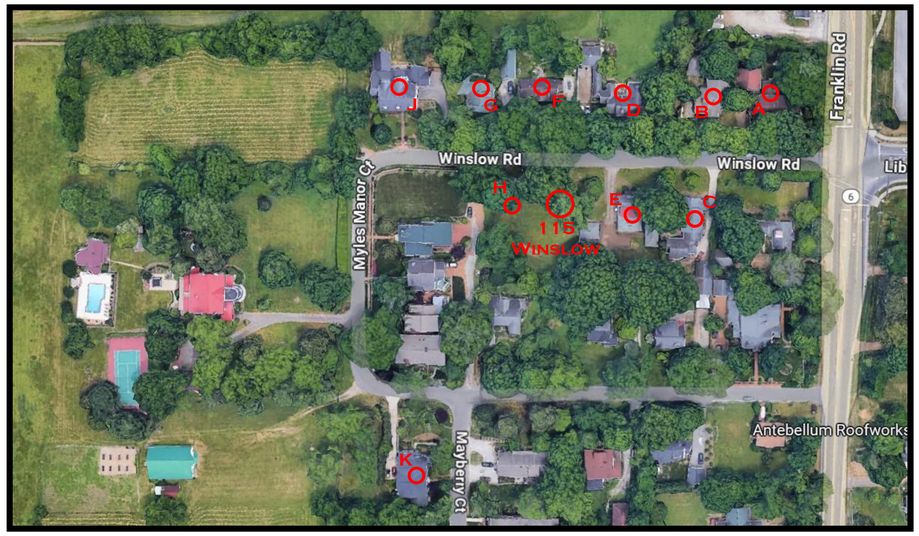
H. 119 Winslow Rd.

J. 122 Winslow Rd.

MK STUDIO
ARCHITECTURAL DESIGNERS

# Neighborhood Context

## Vicinity Map



K. 121 Myles Manor Rd.

M K STUDIO
ARCHITECTURAL DESIGNERS

# Neighborhood Window Wells

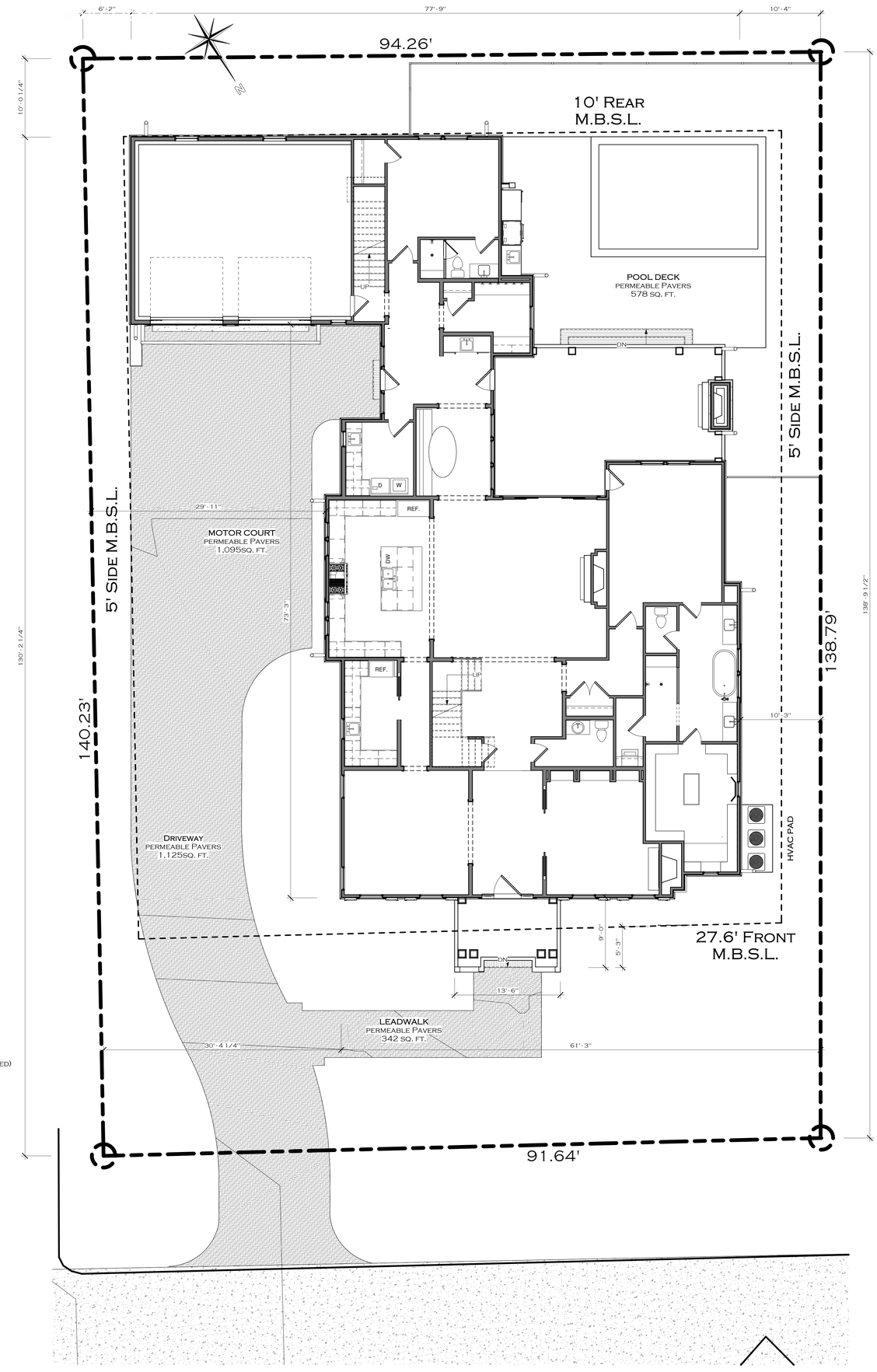
110 WINSLOW RD

110 WINSLOW RD

926 FAIR ST

MK STUDIO
ARCHITECTURAL DESIGNERS

# Architectural Site Plan




## MAIN HOUSE
## AREA CALCULATIONS

| | | |
|---|---|---|
| First Floor: | 3,326 sq.ft. | (1) |
| Second Floor: | 1,180 sq.ft. | (2) |
| TOTAL CONDITIONED | 4,506 sq.ft. | |
| Front Porch: | 90 sq.ft. | (3) |
| Rear Porch: | 446 sq.ft. | (4) |
| Upper Mech. / Storage: | 20 sq.ft. | (5) |
| Total Under Roof: | 5,062 sq.ft. | |

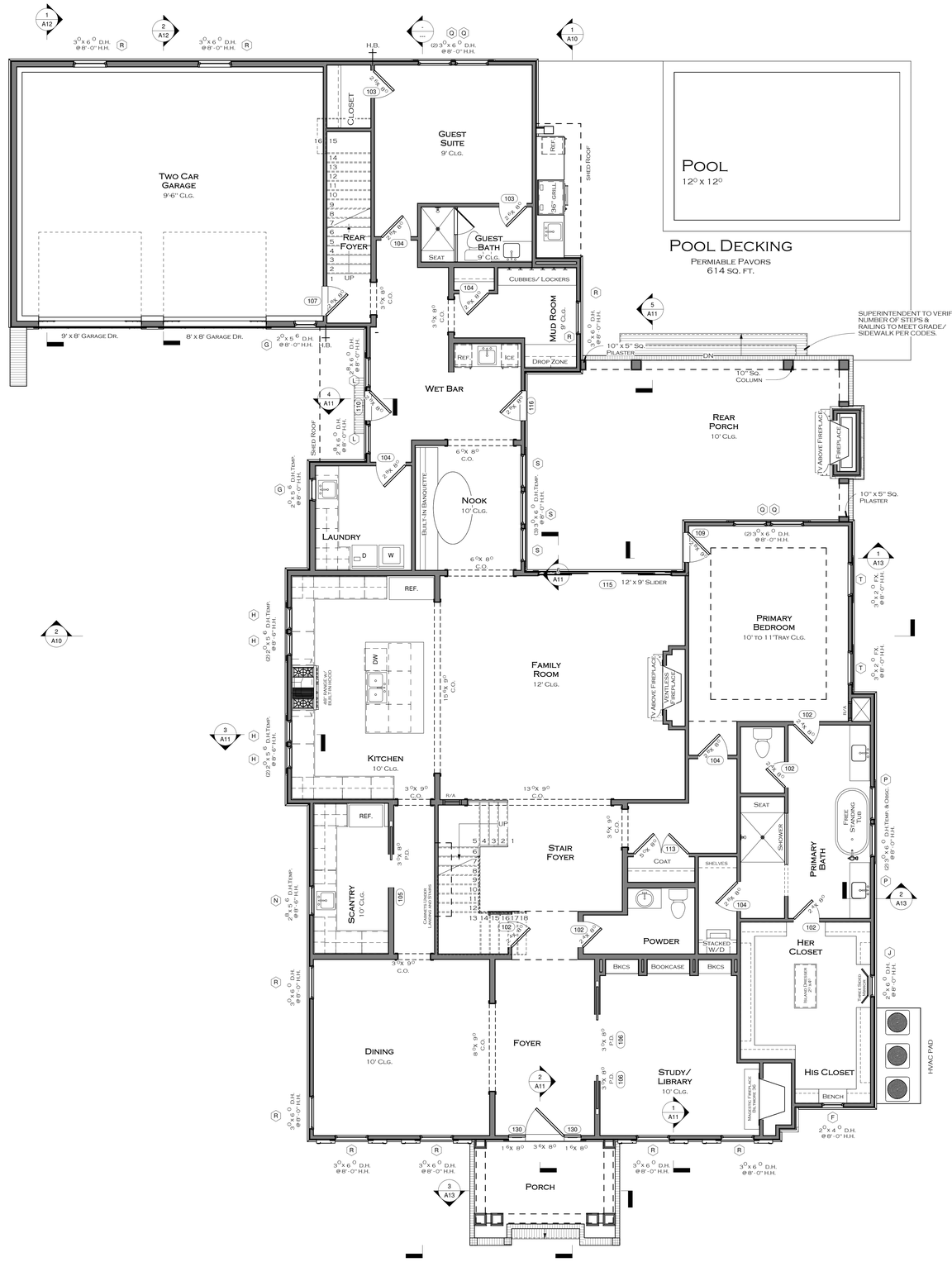
**Carriage Garage**
**Area Calculations**

| | | |
|---|---|---|
| Two Car Garage: | 605 sq.ft. | (6) |
| Flex Room Above Garage: | 363 sq.ft. | (7) |
| Flex Room Storage: | 195 sq.ft. | (8) |
| 35% of 12,973 sq.ft.= | 4,540 sq.ft. | (allowed) |
| Total Footprint (1+3+4+6) | 4,467 sq.ft. | (9) |
| Lot Size: | 12,973 sq.ft. | |
| Lot Coverage: | 34.43% | |
| LSA 40% of 12,973 sq.ft.= | 5,189 sq.ft. | |
| Total Footprint: (K) | 4,467 sq.ft. | |
| Pool: | 240 sq.ft. | |
| Total Impervious Area: | 4,707 sq.ft. | |
| **4,707 sq.ft. of 12,973 sq.ft.** | **LSA: 36.28%** | |

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

M K STUDIO
ARCHITECTURAL DESIGNERS

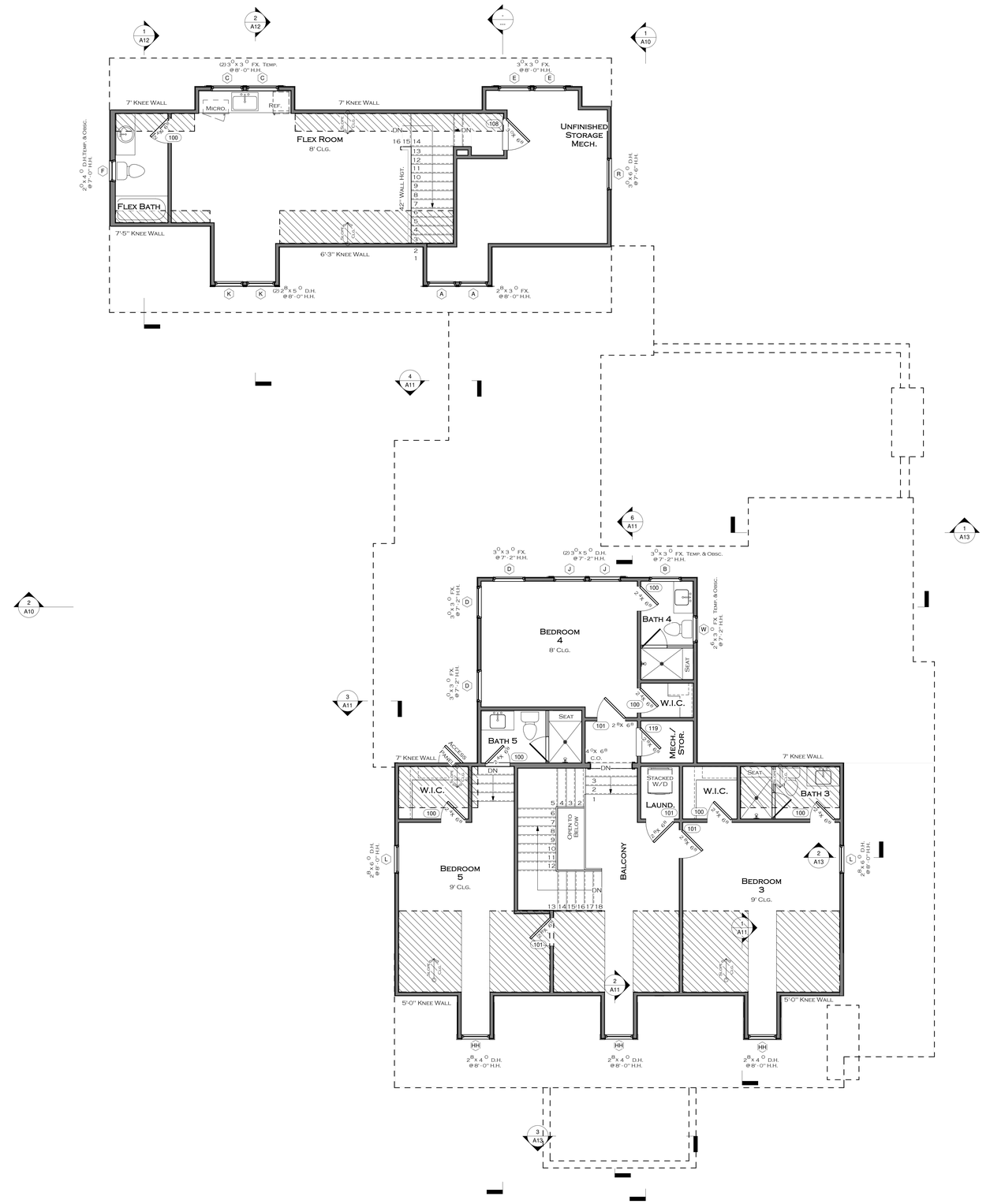
# First Floor Plan




MK STUDIO
ARCHITECTURAL DESIGNERS

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

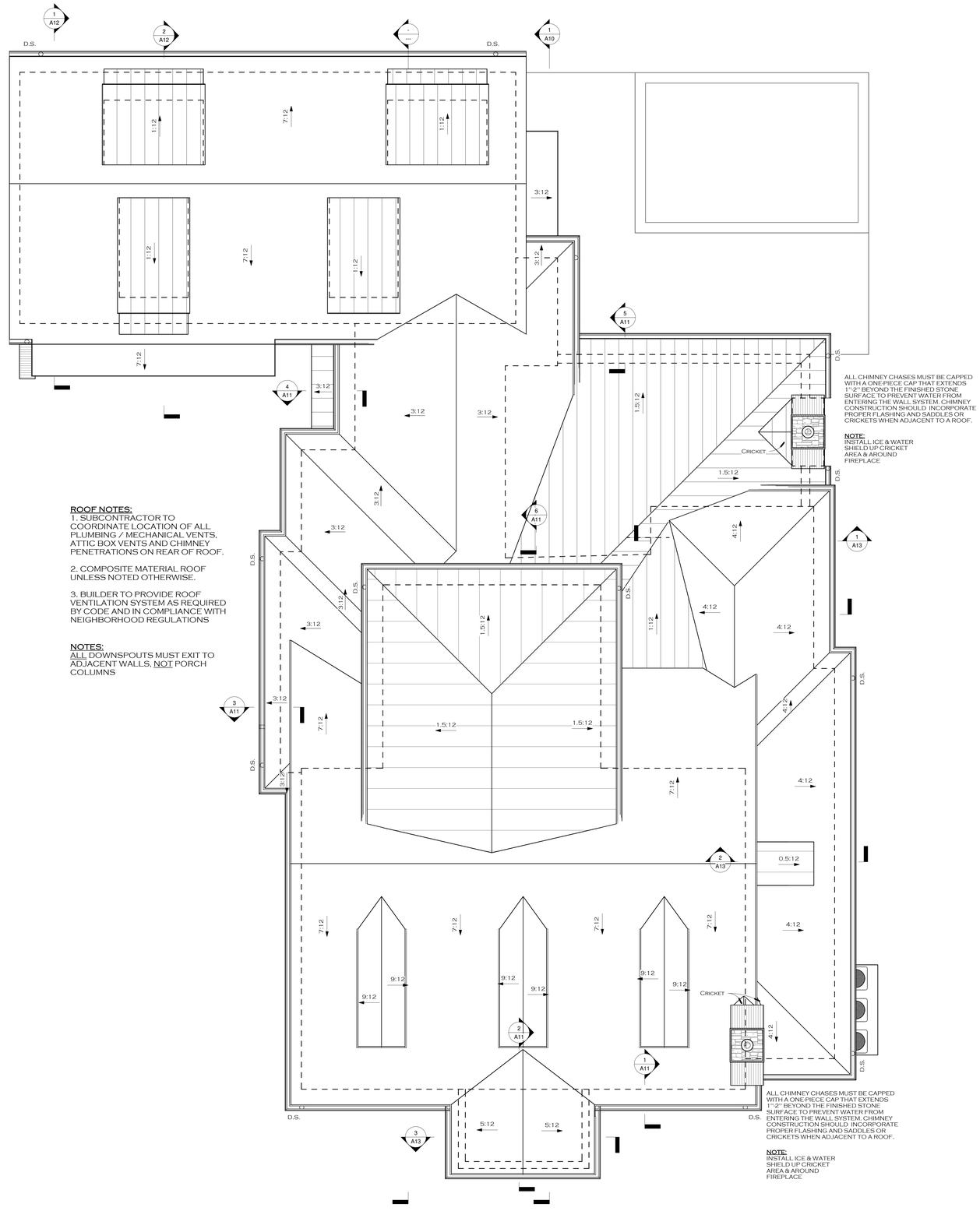
# Second Floor Plan




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

M K STUDIO
ARCHITECTURAL DESIGNERS

# ROOF PLAN




ALL CHIMNEY CHASES MUST BE CAPPED WITH A ONE-PIECE CAP THAT EXTENDS 1"-2" BEYOND THE FINISHED STONE SURFACE TO PREVENT WATER FROM ENTERING THE WALL SYSTEM. CHIMNEY CONSTRUCTION SHOULD INCORPORATE PROPER FLASHING AND SADDLES OR CRICKETS WHEN ADJACENT TO A ROOF.

**NOTE:**
INSTALL ICE & WATER SHIELD UP CRICKET AREA & AROUND FIREPLACE

**ROOF NOTES:**
1. SUBCONTRACTOR TO COORDINATE LOCATION OF ALL PLUMBING / MECHANICAL VENTS, ATTIC BOX VENTS AND CHIMNEY PENETRATIONS ON REAR OF ROOF.

2. COMPOSITE MATERIAL ROOF UNLESS NOTED OTHERWISE.

3. BUILDER TO PROVIDE ROOF VENTILATION SYSTEM AS REQUIRED BY CODE AND IN COMPLIANCE WITH NEIGHBORHOOD REGULATIONS

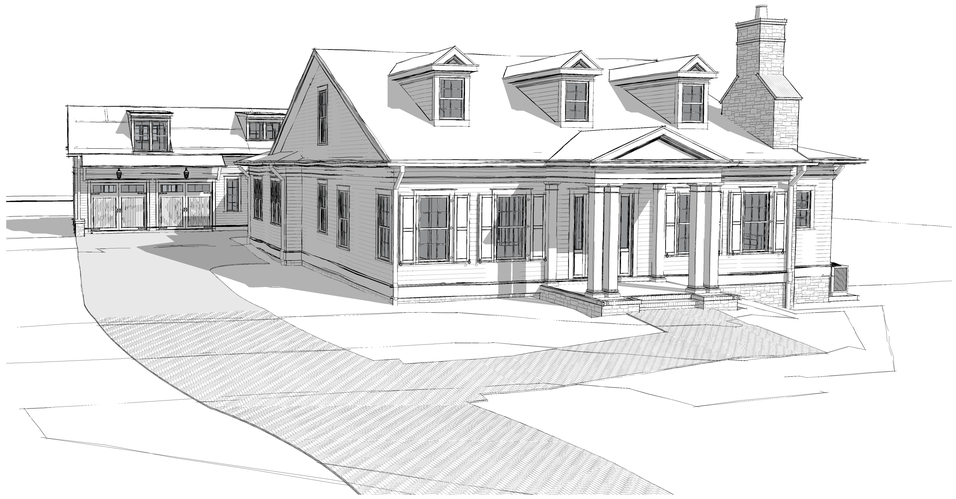
**NOTES:**
ALL DOWNSPOUTS MUST EXIT TO ADJACENT WALLS, NOT PORCH COLUMNS

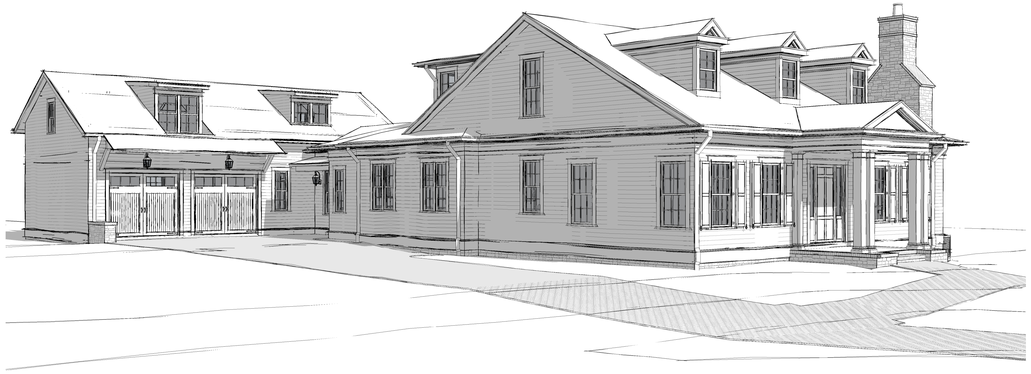
1 ROOF PLAN
1/4" = 1'-0"

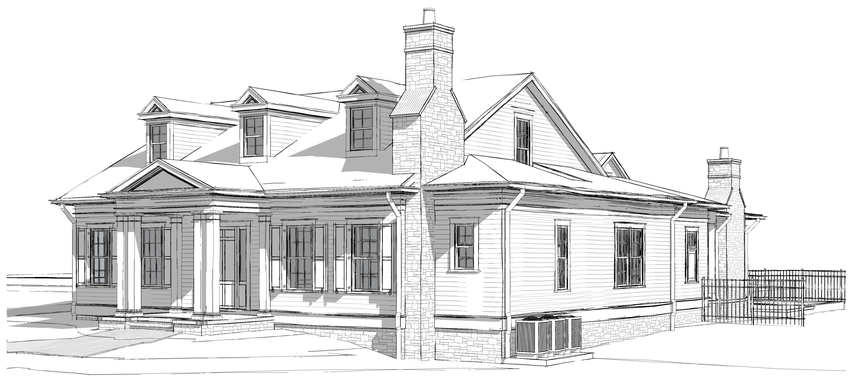
0 2' 4' 8'
0 1/4" = 1'-0" 1"

MK STUDIO
ARCHITECTURAL DESIGNERS

# Perspective views

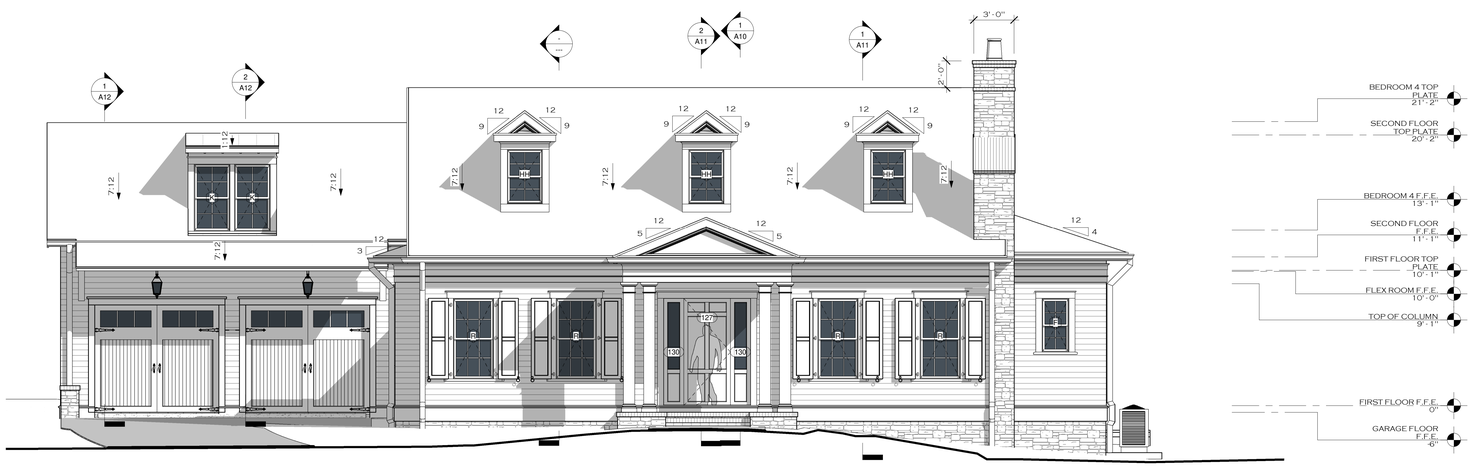




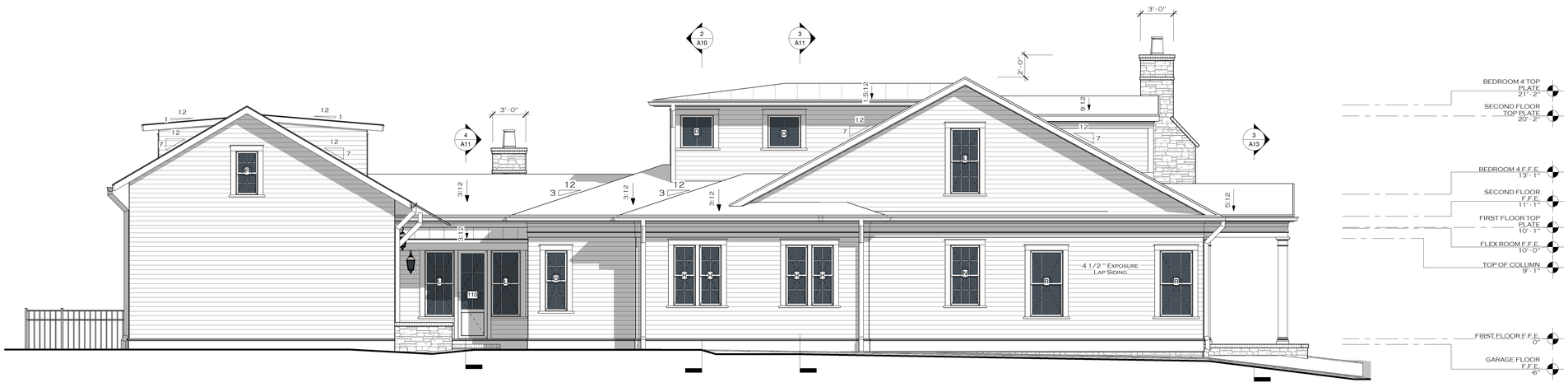


MK STUDIO
ARCHITECTURAL DESIGNERS

# Exterior Elevations




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

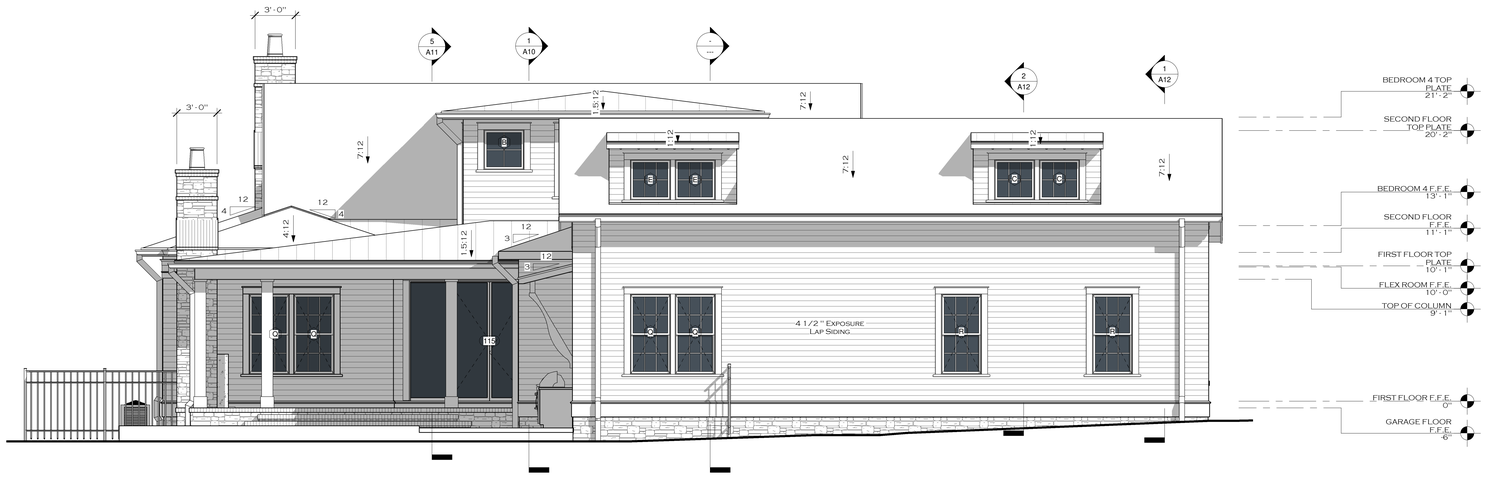



2 LEFT ELEVATION
1/4" = 1'-0"

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

M K STUDIO
ARCHITECTURAL DESIGNERS

# 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"

MK STUDIO
ARCHITECTURAL DESIGNERS

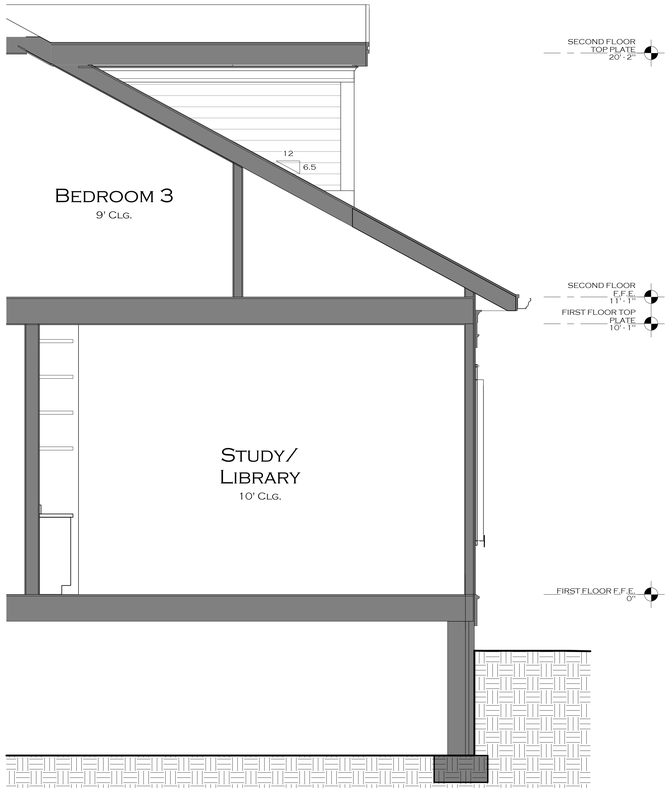
# Building Sections

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

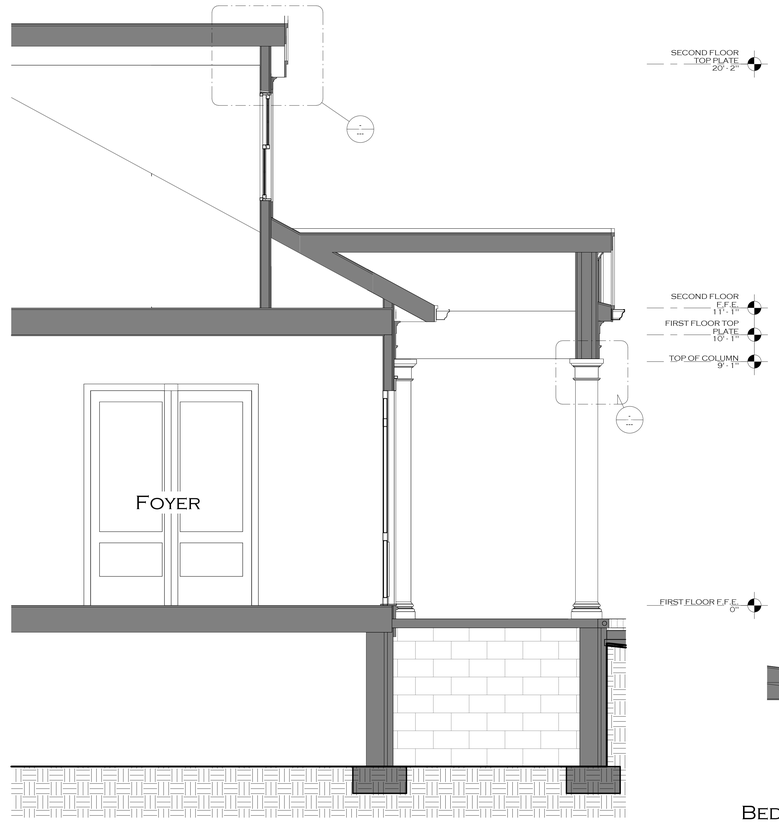
2 Building Section 2
1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS

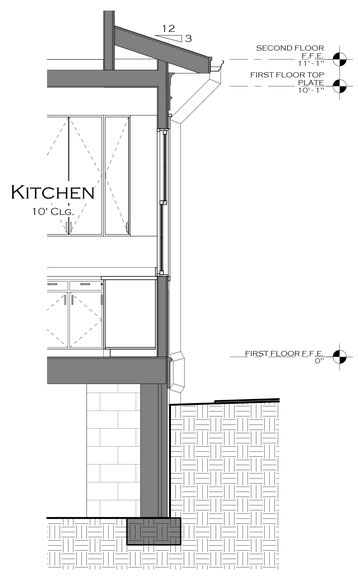
# Wall Sections



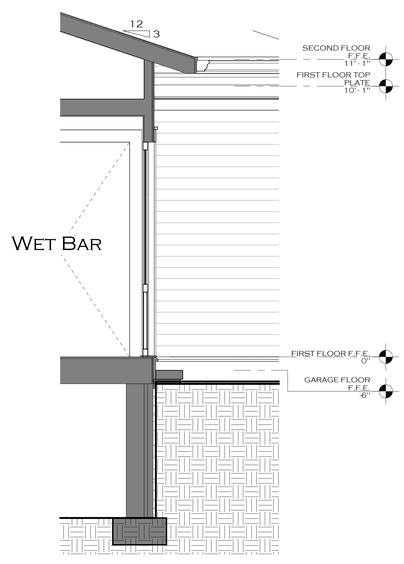

1 Study/ Library Section
1/2" = 1'-0"



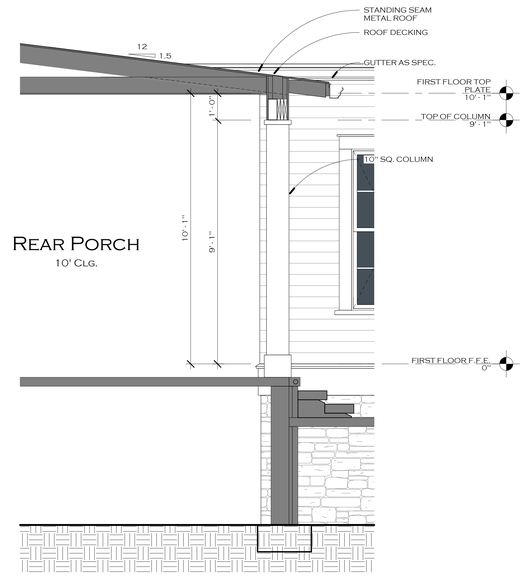

2 Play Room/ Stoop Section
1/2" = 1'-0"



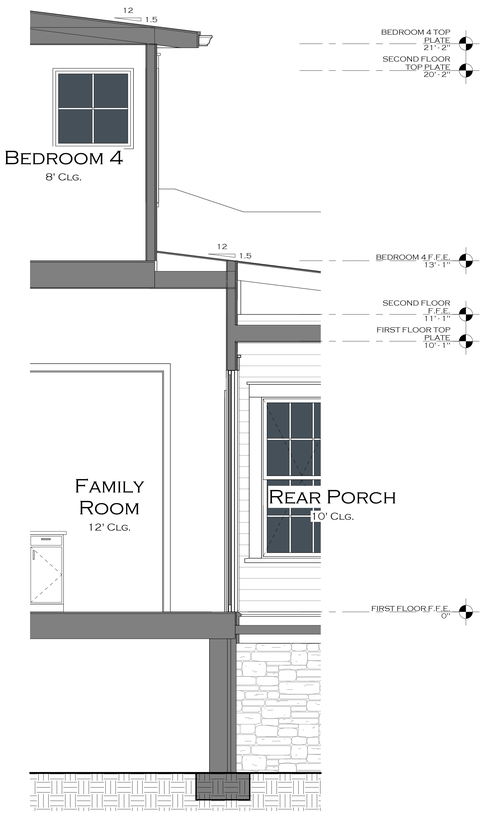

3 Kitchen Section
1/2" = 1'-0"




4 Wet Bar Section
1/2" = 1'-0"

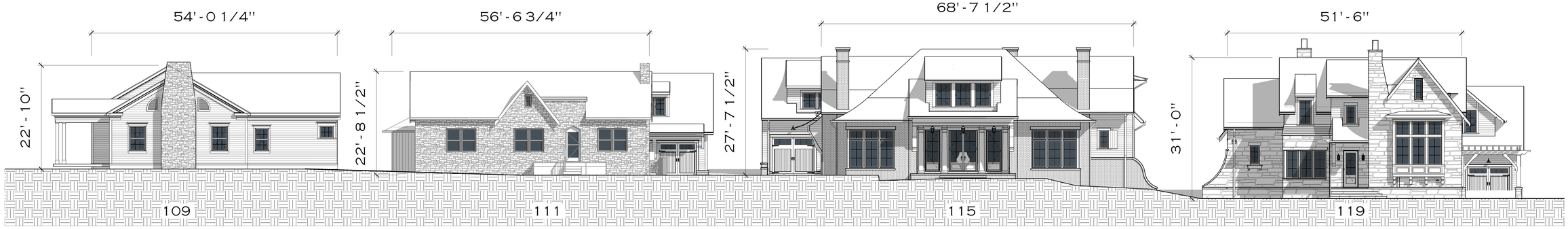



5 Rear Porch Section
1/2" = 1'-0"

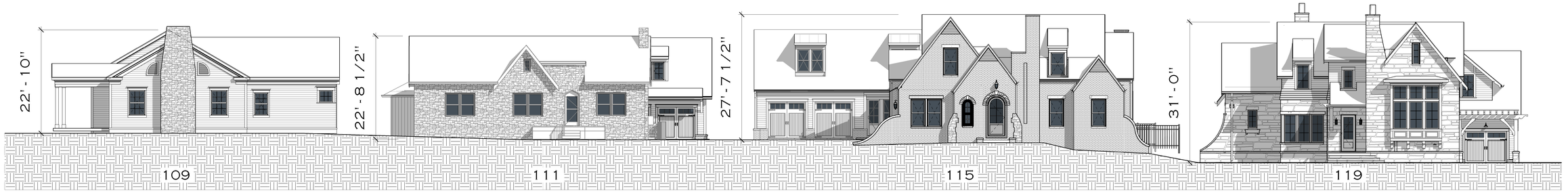



6 Bedroom 4 Section
1/2" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS

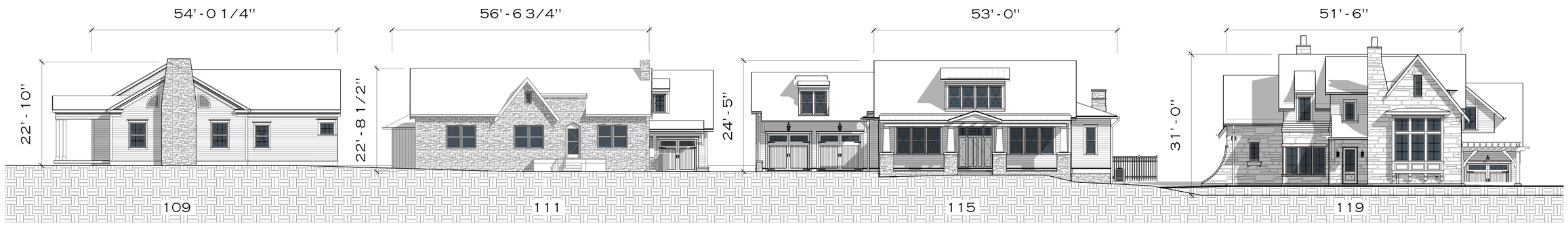



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 12/09/2024




WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/13/2025

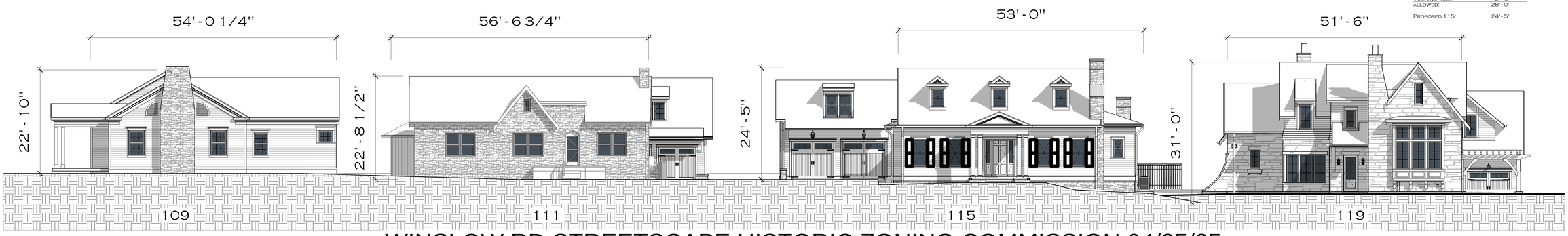
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/21/2025




WINSLOW RD STREETSCAPE HISTORIC ZONING COMMISSION 03/21/2025

**BUILDNG 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: | 24'-5" |




WINSLOW RD STREETSCAPE HISTORIC ZONING COMMISSION 04/25/25

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL.KATSAITIS@MKARCHSTUDIO.COM
731 CRESTMOOR ROAD, SUITE C
BRENTWOOD, TN 37027
615.394.5845

COPYRIGHT, 2024
MK STUDIO

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

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

MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

12/18/2024 11:32:41 AM

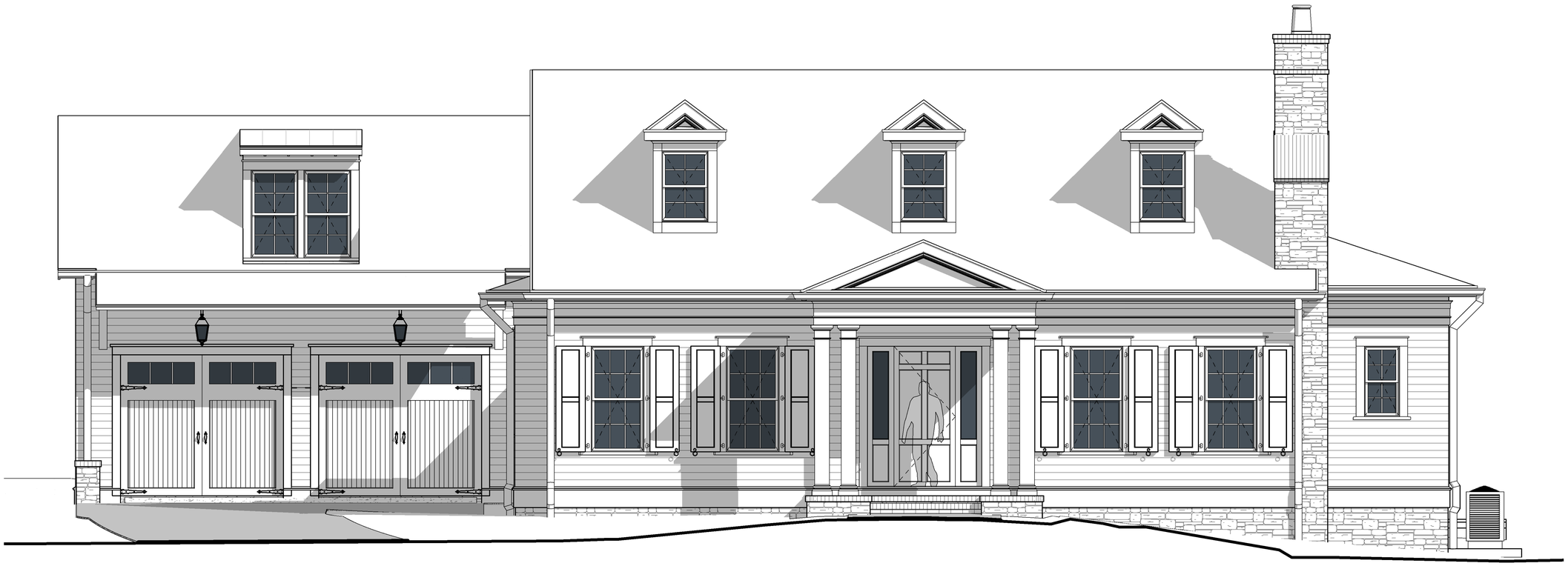
TENNESSEE GRAY LIMESTONE

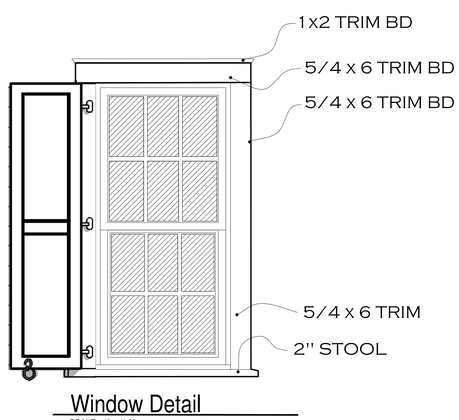
GRAND MANOR SHINGLE ROOF
COLOR WEATHERED WOOD

BRONZE STANDING SEAM METAL ROOF
BRONZE GUTTERS & DOWNSPOUTS

SW 7551
**Greek Villa**

LAP SIDING
4 1/2 " EXPOSURE
MITERED CORNERS






Window Detail
SCALE : 1" = 1'-0"

SW 7035
**Aesthetic White**

SIERRA PACIFIC
ALUMINUM CLAD WINDOW

SW 7035
**Aesthetic White**

TRIM & COLUMNS

# 115 Winslow Rd.

MK Studio
Architectural Designers

# Historic Zoning Commission Submittal Package
# 05.01.2025

## Renderings

MK STUDIO
ARCHITECTURAL
DESIGNERS

# Renderings

MK STUDIO
ARCHITECTURAL DESIGNERS

# Renderings

M K STUDIO
ARCHITECTURAL
DESIGNERS

# Renderings

M K STUDIO
ARCHITECTURAL
DESIGNERS

**From:** michael.katsaitis@mkarchstudio.com
**To:** Elizabeth Bulay; Emily Huffer
**Cc:** "Doug Majors"
**Subject:** RE: 115 Winslow Rd. April 2025 DRC Recap
**Date:** Wednesday, May 7, 2025 5:56:17 PM
**Attachments:** image001.jpg
image002.png
image003.png

---

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

Elizabeth,

Attached is the link to the animated video and street scene for 115 Winslow.
115 Winslow Greek Revival MK Studio .MOV

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

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

---

**From:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
**Sent:** Wednesday, May 7, 2025 5:07 PM
**To:** michael.katsaitis@mkarchstudio.com
**Subject:** RE: 115 Winslow Rd. April 2025 DRC Recap

Good evening!

I wanted to follow up to see if the animated streetscape was something that you wanted to include in the submittal. If so, we will just need the attachment by the morning to be able to publish with the agenda packet at noon.

Please let me know if you have any questions. Thank you!

Elizabeth Bulay
Assistant Preservation Planner • 615-550-6737
City of Franklin • Planning & Sustainability
120 9th Ave. S. • Franklin, TN, 37064

---

**From:** michael.katsaitis@mkarchstudio.com <michael.katsaitis@mkarchstudio.com>
**Sent:** Friday, May 2, 2025 9:12 AM
**To:** Emily Huffer <emily.huffer@franklintn.gov>
**Cc:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>; 'Doug Majors' <doug@majors-construction.com>
**Subject:** RE: 115 Winslow Rd. April 2025 DRC Recap

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

Emily and Elizabeth

Please include the attached renderings with our submittal package. We are still working on the animated streetscape video. I will forward that early next week.

Thanks,

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

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

---

**From:** Emily Huffer <emily.huffer@franklintn.gov>
**Sent:** Monday, April 28, 2025 8:27 AM
**To:** michael.katsaitis@mkarchstudio.com
**Cc:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
**Subject:** Re: 115 Winslow Rd. April 2025 DRC Recap

We see it in the portal now! Thank you, Michael!

-Emily

*Emily Huffer*

Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.FranklinTN.gov/HistoricPreservation

---

**From:** michael.katsaitis@mkarchstudio.com <michael.katsaitis@mkarchstudio.com>
**Sent:** Friday, April 25, 2025 5:30 PM
**To:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
**Cc:** Emily Huffer <emily.huffer@franklintn.gov>
**Subject:** RE: 115 Winslow Rd. April 2025 DRC Recap

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

Oops, you would think, I would know by now how to submit a project. It is done now; I was distracted by a phone call.

Thanks,

**Michael V. Katsaitis |** Principal
**MK Studio**

7123 Crossroad Blvd.
Suite C
Brentwood, TN 37027
Cell: 615.394.5845
michael.katsaitis@MKarchStudio.com

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

---

**From:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
**Sent:** Friday, April 25, 2025 4:00 PM
**To:** michael.katsaitis@mkarchstudio.com
**Cc:** Emily Huffer <emily.huffer@franklintn.gov>
**Subject:** RE: 115 Winslow Rd. April 2025 DRC Recap

Thank you Michael!

I am not seeing the application as having been fully submitted yet! I think you have to press submit in two different spots. Once the additional renderings are completed, if you will update the submittal package and email it to staff that would be fantastic!

Please let us know if you have any questions or concerns. Thank you!

Elizabeth Bulay
Assistant Preservation Planner • 615-550-6737
City of Franklin • Planning & Sustainability
120 9th Ave. S. • Franklin, TN, 37064

---

**From:** michael.katsaitis@mkarchstudio.com <michael.katsaitis@mkarchstudio.com>
**Sent:** Friday, April 25, 2025 2:44 PM
**To:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
**Cc:** Emily Huffer <emily.huffer@franklintn.gov>
**Subject:** RE: 115 Winslow Rd. April 2025 DRC Recap

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

Elizabeth and Emily,

I just resubmitted 115 Winslow for COA. We will include the color renderings and animated street scape video late next week.

Thanks,

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

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

---

**From:** Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
**Sent:** Wednesday, April 23, 2025 4:54 PM
**To:** michael.katsaitis@mkarchstudio.com
**Cc:** Emily Huffer <emily.huffer@franklintn.gov>
**Subject:** 115 Winslow Rd. April 2025 DRC Recap

Hi Michael,
Thank you for attending Monday's Design Review Committee (DRC) meeting to discuss your proposal at 115 Winslow Road. I hope the feedback was helpful.

Below are a few notes about the discussion and feedback from the commissioners during the DRC Meeting:

- The commissioners appreciated you coming to DRC for the discussion of the new construction at 115 Winslow Road. The commissioners greatly appreciated you returning so quickly and providing new renderings for discussion!
- The change to the style of the building was noted to be successful and a good, proposed addition to the street.
- The scale of the building and the elements have evolved to be very compatible with the nearby

historic properties.

- There was no consensus on the scale of the front door, and it was 8' tall.
- It was suggested to expose the eave of the main side gable on the left elevation so that it could read more like an addition over time.
- It was suggested to explore the materiality and detailing of the right-wing addition on the building. It was suggested to utilize paneling and tie this material into the siding.
- It was suggested that a chimney at the front of the building may be successful and in keeping with what is seen on the street. The chimney may also assist in massing the rear bump out from a front perspective.

Items to Include in future submittals:

- Perspective renderings of the building interposed into the existing streetscape. This has been included in previous submittals and greatly assists in understanding the proposal!
- A comparison of the dormer changes to show the reduction in massing of this element.
- Please include plans with clearly marked measurements and dimensions for the floor-to-ceiling heights, door size, and the materials and finishes that are proposed.

Here is a link to the recorded meeting: https://franklintn.portal.civicclerk.com/event/2143/media

The next available Design Review Committee meeting is May 19th at 4:00 pm in the Eastern Flank Event Facility, and the application deadline is May 12th. To apply, please visit https://franklin.idtplans.com/secure/. Click "Submit a Project for Review" and select "(#8a) Design Review Committee (DRC) Application." Register for an account if you do not already have one, as it will be required to submit an application. **Please be sure to upload the signed and notarized Owner Affidavit here (If applicable).**

The next available Historic Zoning Commission meeting is May 12th at 5:00 pm at the Eastern Flank Event Facility, and the application deadline is **Friday, April 25th at 5:00 pm**. Please follow these steps to apply:

1. Please visit the following website to begin the COA application: https://franklin.idtplans.com/secure/. Click "Submit a Project for Review" and select "Certificate of Appropriateness (COA)" as the application type (#8c). Please upload the notarized Owner Affidavit to this application as well. For the COF Site Plan number, please type 0 or N/A.
2. **Also submit all of the necessary supporting materials by the deadline in order to be placed on the May 12th agenda for review.** Late and/or incomplete applications are not accepted. The application must consist of all supporting materials recommended by the Guidelines and any additional supporting materials you find important for the understanding of the proposal.
3. The applicant or owner representative must be in attendance during the Historic Zoning Commission meeting to represent the item. If there is no one present during the meeting, the commission will defer the item to the next voting meeting.

th

Please plan to be in attendance for the May 12 meeting at 5:00 PM. This meeting will take place at the Eastern Flank Event Facility, 1368 Eastern Flank Circle.

If you have any questions or concerns, please let us know. Thank you!

Elizabeth Bulay
Assistant Preservation Planner • 615-550-6737
City of Franklin • Planning & Sustainability
120 9th Ave. S. • Franklin, TN, 37064

*This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email. Unless expressly stated, this email does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation.*

**File #: 21-0528**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

**SUBJECT:**
Consideration Of Site Alterations, Fencing, and Principal Building Alterations At 228 Franklin Rd.; Yates Bateman, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning site alterations, fencing, and principal building alterations at 228 Franklin Road.

**APPLICABLE DESIGN GUIDELINES:**
2022 Franklin Historic District Design Guidelines
Chapter 2: Historic Residential Buildings
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, and Gates
Chapter 9: Modern Features

**PROJECT INFORMATION:**
COF Project Number: 8778
Applicant: Yates Bateman
Owner: Kevin M. McKeehan

**BACKGROUND:**
The property at 228 Franklin Road is located within the Franklin Road Local Historic District and is on the National Register for Historic Places. The building is known as the Alpheus Truett House and is noted within the National Register listing for its architecture and its significance during the Civil War. The building is a two-story frame Greek Revival-influenced residence constructed ca. 1846. The proposal recently came before the April Design Review Committee meeting and guidance was incorporated into this application. The application has a series of work that is proposed:

- Reinstalling a front walkway and steps from the sidewalk of Franklin Road to the building.
- Replacing the existing concrete front steps with limestone steps.
- Installing stone columns at the street and stone columns with a vehicular gate.
- Constructing a ramp at the rear of the building.
- Installing a sports court and lighting at the rear of the property.
- Additional hardscaping will be installed at the rear of the building.
- Installation of 4-board horse fencing.

- Driveway alterations.

Front Walkway
The building previously had a front walkway that led from the front of the building to the sidewalk in front of the building on Franklin Road. A historic photo has been included within the application showing where the walkway was previously located. The proposed material of the walkway will be a hand-moulded brick that will be installed in a herringbone pattern. Guidance on the material change was incorporated from the April DRC meeting, as the brick would have been a material that would have been utilized for walkways for when the building was constructed. The Guidelines recommend the following:

- Maintain the location of historic sidewalks and walkways. Replace damaged portions to match the original.
- Visually connect the street and building with a walkway leading directly from the sidewalk to the main entrance.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take placement of historic trees into consideration.

As proposed, the reinstallation of the walkway that was previously on the site is appropriate.

Replacement of Front Steps
The existing front steps of the building are painted concrete steps. It is proposed to replace the steps with limestone slab steps. The Guidelines recommend the following:

- Preserve and maintain original concrete, brick, or wooden stairs. If needed, repair or replace original wooden, brick, or concrete stairs with matching materials. If pre-cast or pre-formed concrete stairs are desired, use them only where not readily visible from the street.

While the existing steps are concrete, this proposal was discussed at the DRC meeting, and DRC members supported the utilization of limestone slab steps.

Installation of Stone Columns and a Vehicular Gate
Two 5'-5" columns are proposed the flank the driveway entrance to the property. The columns will have the property address carved into the limestone insert and will match the stone that is seen on Franklin Road. Other Limestone columns are seen at the entrance to Myles Manor Court, Riverview, and at the Battle Ground Academy. Closer to the building on either side of the driveway, two slightly smaller columns are proposed with a vehicular iron gate. The gate's design is simple and will blend with the building and the district.The mechanical equipment will be mounted to the back of the column. The Guidelines recommend the following:

- Design fences and walls to be compatible with the architectural style of the building.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- Differentiate gate design, materials, or detailing from the associated fence or wall design.
- Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
- Avoid the use of sliding gates.

- Conceal electrical and mechanical equipment, if used.
- Select gate locations that meet all Zoning Ordinance requirements.

As proposed, the columns and gate are appropriate within the Guidelines.

Ramp Installation
A wooden ramp is proposed at the rear of the building facing the driveway. While the ramp is not proposed behind the main mass of the building, it is concealed behind the existing side porch that will face the driveway. All components of the ramp will be painted white wood to blend with the building and will have decorative cross-members underneath the handrails. The Guidelines recommend:

- Construct ramps of concrete or wood.
- Paint ramps in colors compatible with the building.
- Use simple designs for ramps. Use a reversible design that offers minimal impact and does not involve the removal of historic features.
- Screen ramps and lifts through plantings to minimize their visual impact.
- If possible, position ramps and lifts on rear or side facades where not readily visible.

As proposed, the ramp is appropriate within the Guidelines.

Sports Court & Lighting
A 60' x 34' sports court and lighting are proposed at the upper right part of the property. The lighting will be dark-sky compliant, downward facing, dimmable, and color temperature adjustable. The plans note that there will be four fixtures to light the court. The Guidelines recommend the following:

- As technology advances, there may be modern features that are proposed in the historic districts. Generally, modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.
- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- Use soft site lighting and limit the level of illumination to be sufficient to perform the needed lighting task.
- Design lighting to comply with the Zoning Ordinance.

As proposed, the sports court and lighting will be tucked in the rear of the property and will not be visible from the right-of-way; therefore, the proposal is appropriate within the Guidelines.

Rear Hardscaping
Updated hardscaping is proposed in the rear of the property. In the DRC submittal, a bluestone was proposed, and now the application notes that the hardscaping will be composed of stone and gravel paved walkways. The Guidelines recommend the following:

- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The updated hardscaping will be in the rear of the property and will not be seen from the right-of-way.

Fencing
Painted black four-board horse fencing will be on the right-hand side of the property and will connect to the right column with the vehicular gate. The Guidelines recommend the following:

- Design fences and walls to be compatible with the architectural style of the building.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency. In rural settings, horse fencing may be considered.
- Limit height to 3 feet. Horse fencing may have a height of 4.5 feet.

While the height of the horse fencing was not included within the application, the placement and context of the fencing is appropriate.

Driveway Alterations
The driveway is proposed to be widened to 12' in width, and then the driveway will snake to the rear of the property to the easement alley behind the building. The proposed new driveway will consist of a tar and chip material. This driveway material is seen throughout the historic districts in Franklin. The Guidelines recommend the following:

- Minimize the visual impact of parking by following historic patterns that locate parking and driveways along rear or side of buildings.
- Design driveways to follow historic patterns.
- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

As proposed, the driveway alterations are appropriate.

**RECOMMENDATION:**
Staff recommends approval of the application with the following conditions:

1. The horse fencing must not exceed a height of 4.5 feet.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. Although exempt from maximum light levels, sports courts lighting shall be limited in the hours of operation so that the lighting does not continue more than one hour after the end of the game.

# HZC Submittal Drawings,

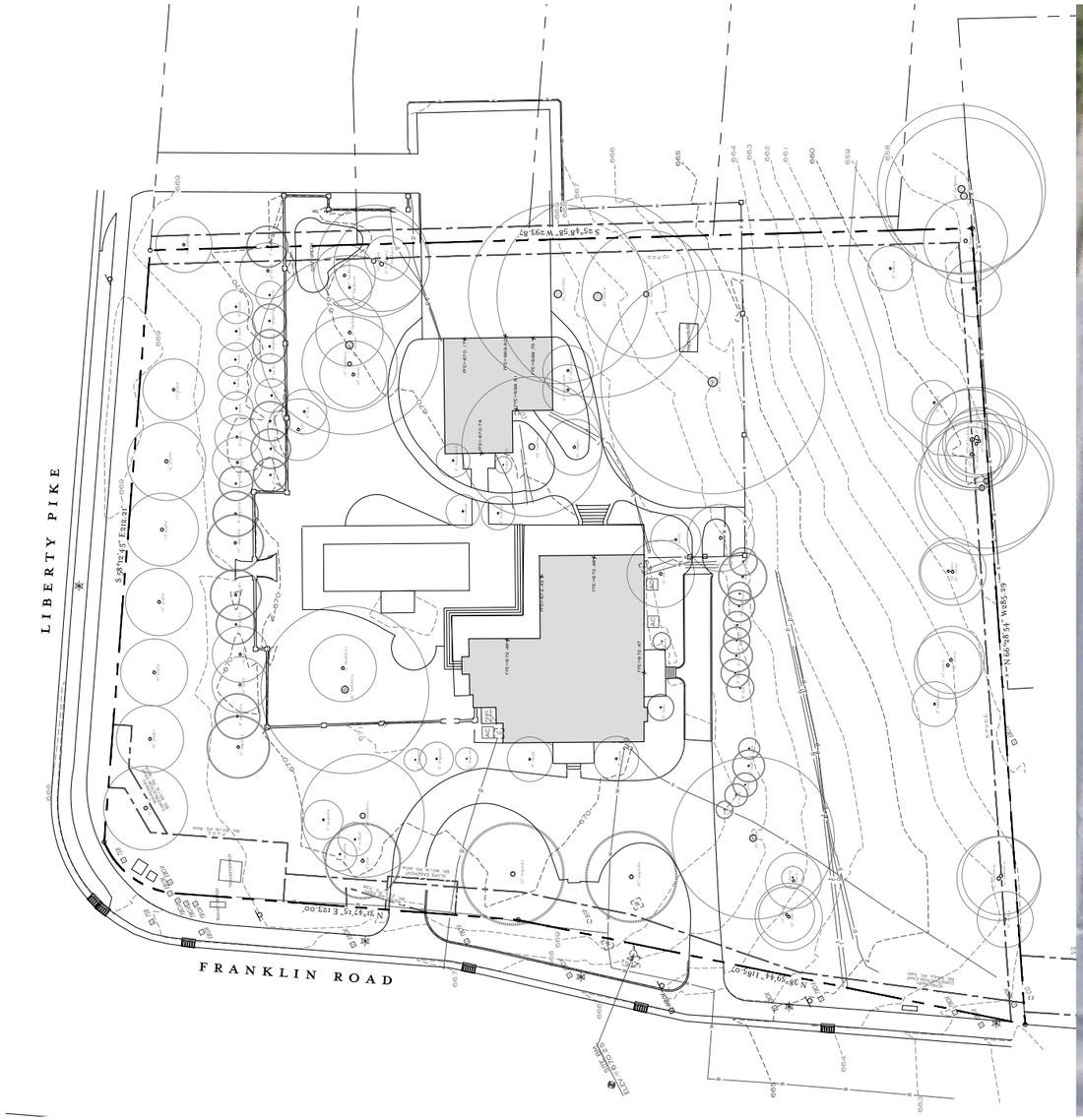
# Historical & Material Precedents

228 Franklin Road

Franklin, TN

12 May 2025

# Site Existing Conditions




Existing Conditions- Site Survey

Existing Conditions- Aerial

# 228 FRANKLIN RD

FRANKLIN, TN

0' 16' 40' 80'

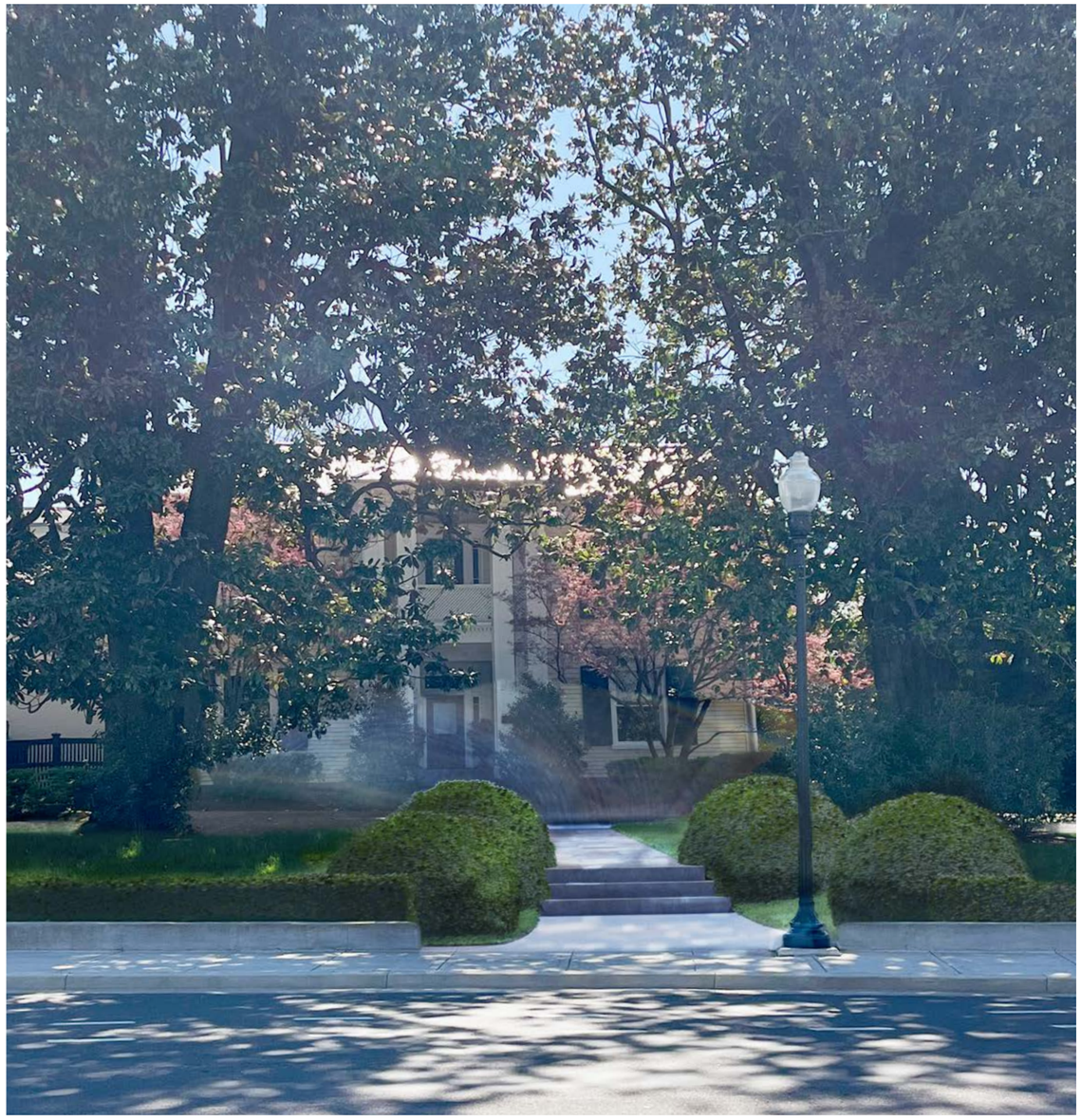
ONE INCH EQUALS SIXTEEN FEET

KAISER TRABUE LANDSCAPE ARCHITECTURE
4301 HILLSBORO PIKE NASHVILLE, TENNESSEE 37215
TELEPHONE: 615.298.9720 INFO@KAISERTRABUE.COM

- EASEMENT/ALLEY ACCESS THROUGH ADJACENT DEVELOPMENT
- 60' X 34' SPORT COURT IN BACK CORNER OF LOT, SURROUNDED BY EVERGREEN HEDGE; FOUR DOWNWARD FACING AND SHIELDED LIGHTS; DIMMABLE
- NEW DRIVE BENDS AROUND EXISTING 40" WALNUT TREE
- FAMILY PARKING AREA BEHIND HOUSE AT EXISTING GARAGE;
- UPDATED STONE AND GRAVEL PAVED WALKWAYS AND POOL DECK
- WHEELCHAIR ACCESS RAMP
- REPAIR OR REPLACE EXISITNG UNEVEN CONCRETE TREADS WITH NEW CONCRETE STEPS
- FORMAL LAWN SURROUNDED BY DENSE EVERGREEN SCREENING
- VEHICULAR GATE ON STONE COLUMNS
- EXISTING BRICK WALL, SCREEN PLANTING, AND BUFFER TO REMAIN ALONG LIBERTY PIKE
- REPAIR OR REPLACE EXISITNG UNEVEN CONCRETE TREADS WITH NEW CONCRETE STEPS
- FOUR-RAIL HORSE FENCE; PAINTED BLACK AND EMBEDDED IN EVERGREEN SCREENING
- REMOVE EXISTING PARKING PULL-IN
- HAND-MOULDED BRICK PAVING, HERRINGBONE PATTERN WITH HEADER BORDER; SOLID STONE SLAB STEPS SET AT GRADE AS NEEDED
- "TAR AND CHIP" DRIVEWAY ALIGNED WITH EXISTING DRIVE CUT
- CUT EXISTING 12" TALL CONCRETE CURB FOR ENTRY WALK ALIGNED WITH FRONT DOOR
- ERA-APPROPRIATE STONE ENTRY COLUMNS
- DENSE HEDGING TO HIDE ELECTRICAL PANELS FROM LAWN AND FRAME FRONT OF HOUSE

# Front Entry Walk & Steps

Existing Condition



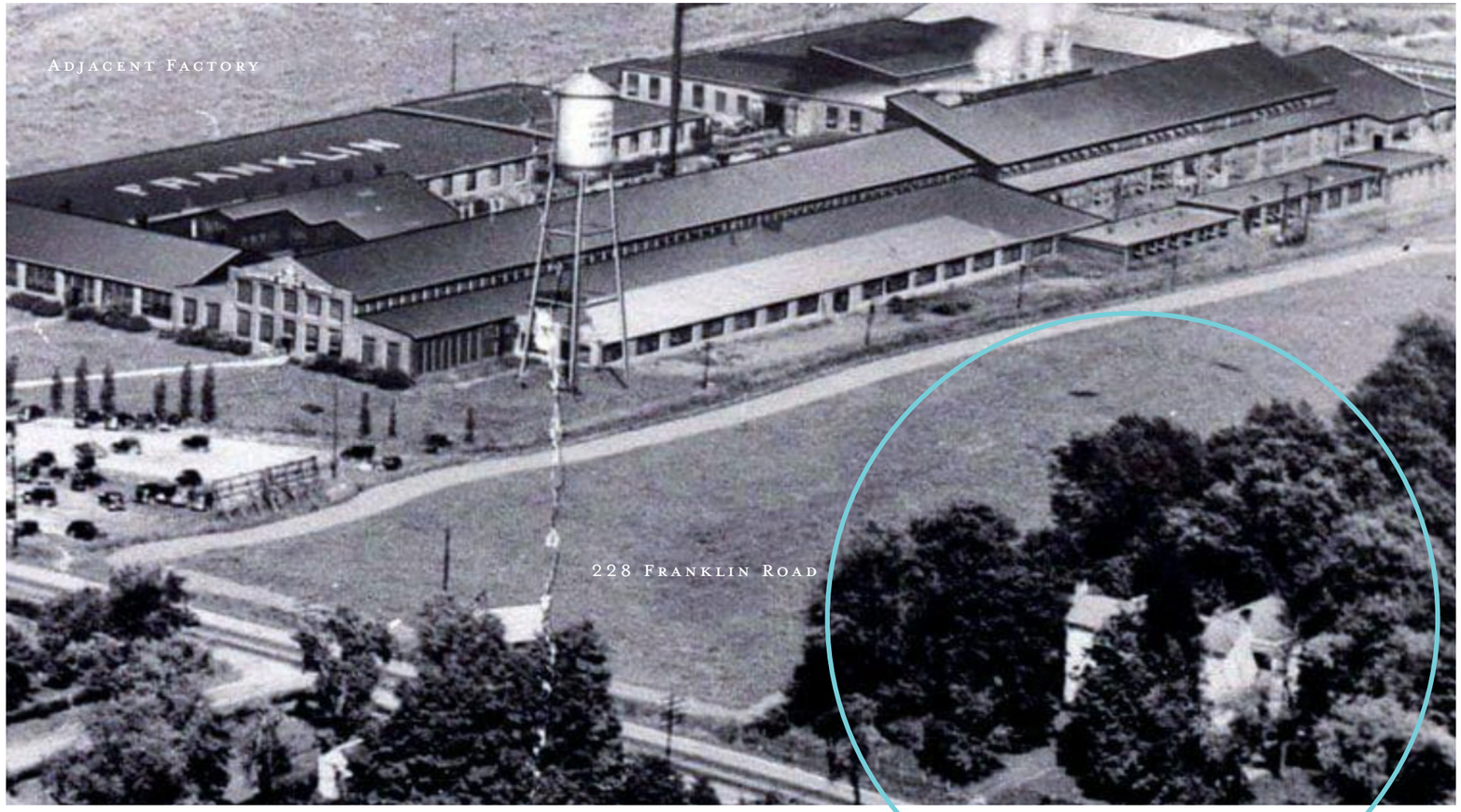
Proposed

# Front Entry Walk & Steps

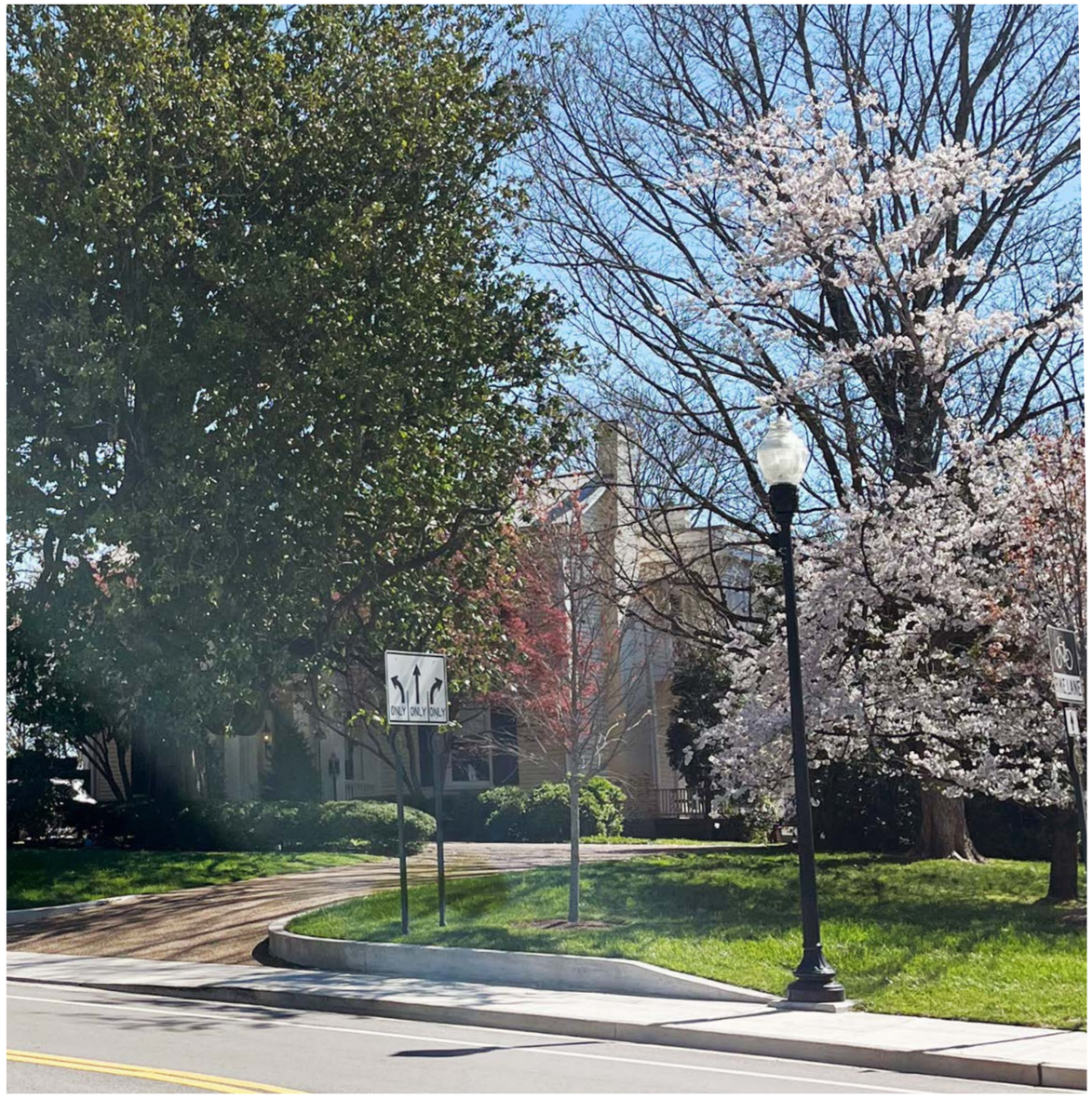
HAND-MOULDED BRICK WALKWAY IN HERRINGBONE PATTERN

PROPOSED LIMESTONE SLAB STEPS

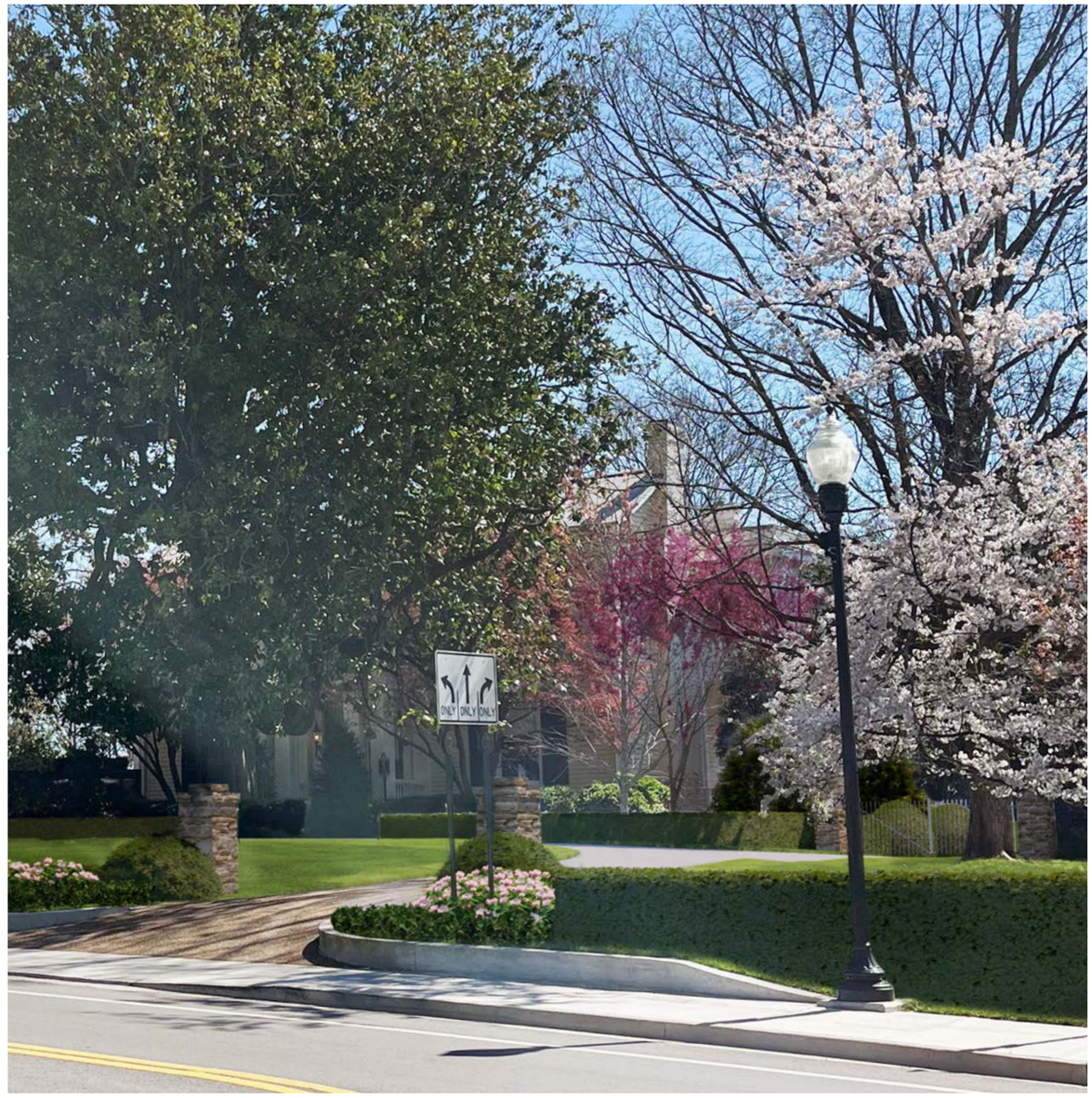
Historical Precedent Image of Residence
Prior to Development of Liberty Pike



# Entry Pier Proposal

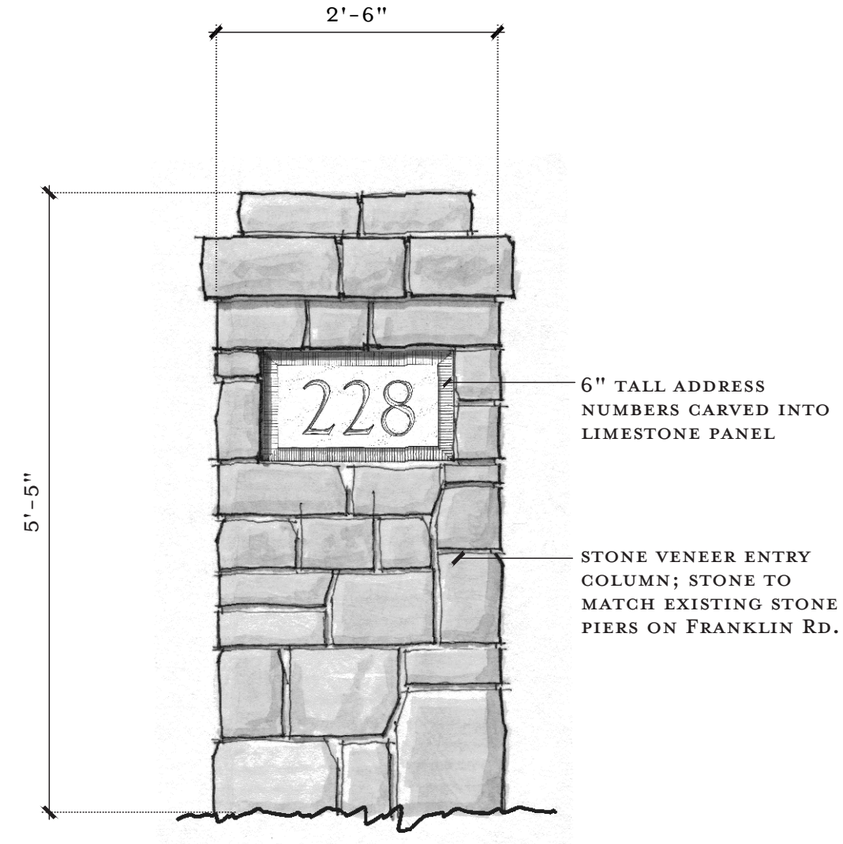



Existing Condition




Proposed

# Entry Pier & Address Marker Proposal




Proposed Entry Column

entry piers at River's Rest

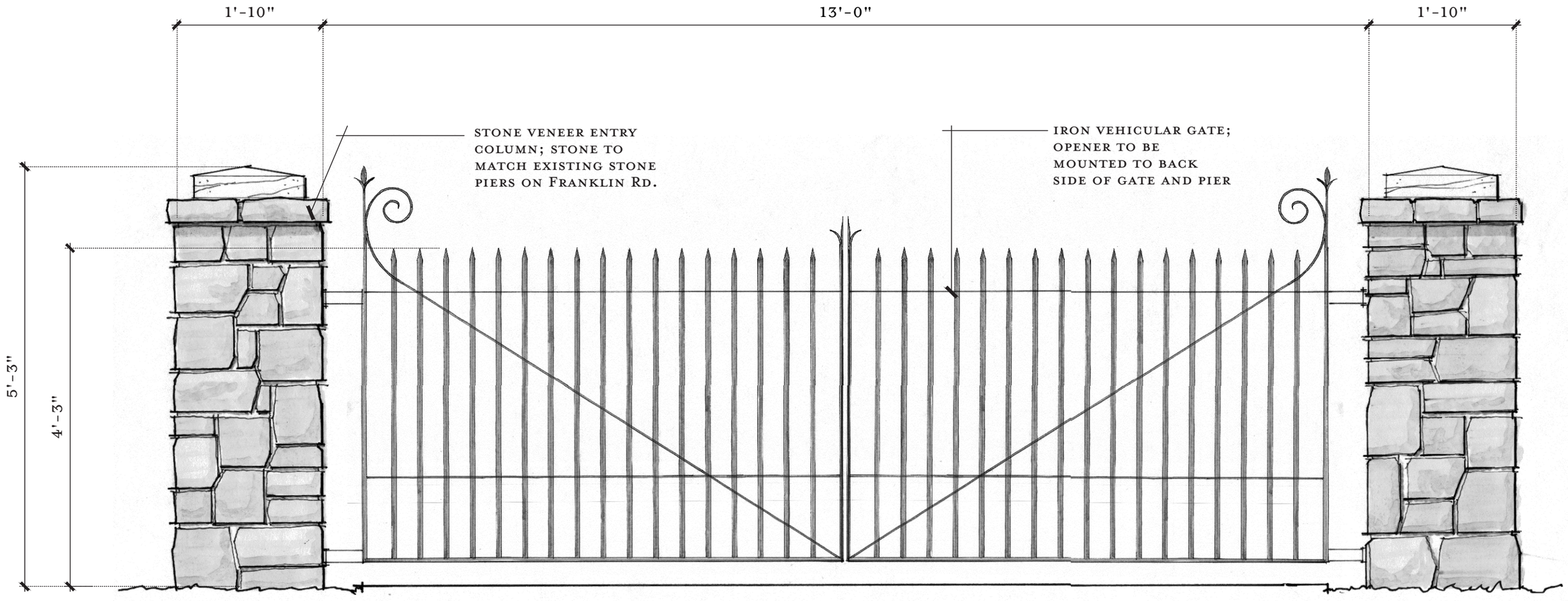
entry piers at Myle's Manor CT

# Vehicular Gate Proposal

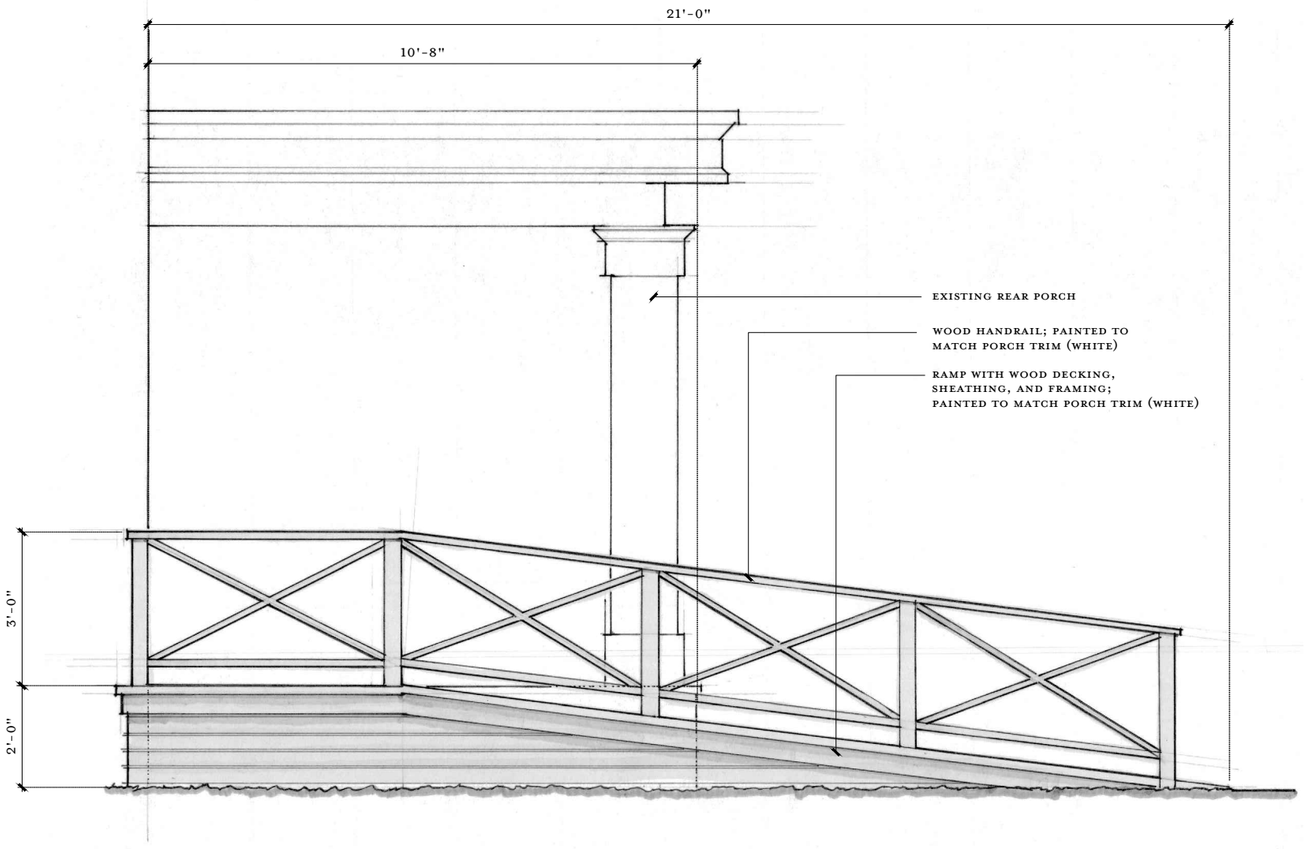
Existing Condition

Proposed

# Iron Vehicular Entry Gate Proposal



# Wheelchair Ramp At Rear Porch



# Lights at Sport Court

USE-90002

COURT LIGHTS SPECIFIED AS DARK-SKY COMPLIANT, DOWNWARD FACING, DIMMABLE, AND COLOR TEMPERATURE ADJUSTABLE.

TO BE EMBEDDED IN EVERGREEN COURT SCREENING.

## USE-90002

Steamer Medium Rectangular Streetlight

microVOS TECHNOLOGY

LIGMAN LIGHTING USA

105w LED
13401 Lumens

80w LED
7999 Lumens

50w LED
4999 Lumens

29w LED
2899 Lumens

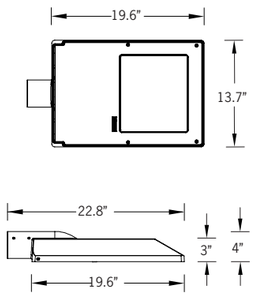
Weight 22.2 lbs

IP66
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

EPA - 1.81

POLE NOT INCLUDED




### Construction

**Aluminum**
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

**Pre paint**
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive -Silicon Gasket**
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**BUG Rating**
B2 - U0 - G2

**Surge Suppression**
Standard 10kv surge suppressor provided with all fixtures.

**Finishing**
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Inspired by Nature Finishes**
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

**Column-mounted contemporary area lighting family. Modern and powerful high-end column range using optimum-quality area lighting projectors.**

A slim wedge shaped, high pressure die-cast pole mounted area light with a variety of different light distributions to suit all lighting designer's requirements.

This luminaire has been designed to provide excellent light distribution patterns using highly efficient LED packages and optics. The result is excellent spacing to mounting height ratios, with a uniform lighting layout that meets code requirements using less energy.

The Steamer can be utilized to suit specific light patterns using the asymmetrical type II, III, IV and ME optics, as well as variations of these for precise light distribution requirements. An example of this is using a combination of Type II & Type IV distribution optics inside the same fixture.
Type V distributions in medium, wide, very wide & extra wide are also available, please contact factory.

This luminaire complies to dark sky requirements when mounted in the horizontal position.
Designed for lighting private roadways, car parks, exhibition areas, service stations and truck stops. Internal house side shields are available as an option.

Available with a selection of integral electronic and dimmable electronic drivers as well as a provision to install occcupancy sensors, as well as wireless lighting controls to integrate with building management systems. (WATT-ADJUST) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options below)

NOTE: Standard luminaires are manufactured to be mounted for downward lighting only.

Uplight options can be provided. Please contact factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

### Additional Options (Consult Factory For Pricing)

# Fencing Precedents

four-rail hose fence

{per franklin historic design guidelines}.

embedded in evergreen screening.

# Tar and Chip Driveway

**File #: 21-0533**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

**SUBJECT:**
Consideration Of Alterations (Window Replacement) At 438 Main St.; Viktoriia Bahliuk, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of sixteen windows on the building located at 438 Main Street.

**APPLICABLE DESIGN GUIDELINES:**
2022 Franklin Historic District Design Guidelines:
Chapter 3: Historic Commercial Buildings

**PROJECT INFORMATION:**
COF Project Number: 8794
Applicant: Viktoriia Bahliuk
Owner: Karen Cochran

**BACKGROUND:**
The property located at 438 Main Street is located in the Downtown Franklin National Register Historic District. The building is part of Five Points Place, a 1923 two-story commercial building clad in glazed bricks. The first floor of the building features storefront windows and entrances. The second floor of the building features one-over-one sash wood windows with a storm window on the exterior.

The proposal includes the replacement of sixteen windows on the second floor of the building. The existing windows are one-over-one sash wood windows and utilize a storm window as well. The proposed replacement windows include thirteen single-hung full wood windows and three simulated hung wood windows. The existing condition of a number of the windows has been submitted for review. Based on the images provided of the windows, the interior trim and window stool on the interior of the building appear to be deteriorated and may be in need of repair. The applicant has noted that the windows are leaking. The windows on the rear of the building are historic wood windows that maintain segments of wavy glass. The windows on the front of the building, which are proposed to be replaced, do not have wavy glass. Additionally, surrounding the glass within the wood frame of the windows, which are proposed to be replaced, there is an aluminum trim piece that is not seen on the historic windows on the rear of the building. The Guidelines recommend the following:

- Preserve and maintain historic windows and historic window openings.

- If existing windows are determined to be irreparable by the HZC, design new replacement windows using historic profiles and dimensions compatible with the historic building.
- For early 20th-century designs, one-over-one sashes should be installed. Windows should have distinct meeting rails and have the appearance of being operable.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building.

Based on the images provided, the windows do not appear to be in a state of disrepair for which replacement would be recommended. The existing conditions demonstrate a need to replace the interior trimwork and window stools on the interior of the building, which does not require HZC approval to make the interior repairs.

Additional treatment on the exterior may be needed to prevent the windows from leaking from the exterior. However, additional information is needed to further understand the condition of the windows and if other repair alternatives are available, rather than replacement. A definitive age for the windows is not known, and as the Guidelines recommend preserving and maintaining historic windows, the application does not meet the recommendations of the Guidelines. Additional information would be needed to verify the age of the windows to determine if the windows are historic or original.

**RECOMMENDATION:**
**Staff recommends denial of the window replacement based on the following grounds:**

- Preserve and maintain historic windows and historic window openings.

**If the HZC votes to approve the application, the following conditions of approval are recommended:**

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

PRINT SHOP
ANTIQUES

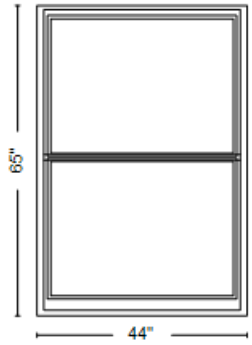
CORNER
Rexall
DRUGS
PRESCRIPTIONS
CORNER Rexall DRUGS
DRUGS
Coca-Cola
29¢

Rexall DRUGS
SPECIALS!
SALE
SALE
Coca-Cola

# Customer Approval Form:

**Signature:** _____ **Date:** _____

Simulated hung full wood window
Primed exterior & primed interior
Low-E glass
Cam action lock hardware
No grills
Wood brickmold 1 7/8"
Wood subsill 1 1/8"
Jamb 4 3/16"




Viewed from the Exterior

**Quote Number:** 19086094
**Line Number:** 10 **Quote Qty:** 13 **Scaling:** 1/2" = 1'
**Description:** Pella Reserve, Traditional Double Hung, Simulated Hung, 1117.6 X 1651.0
**Rough Opening:** 44.75" X 66.875"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-234-01141-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 26, OITC 22

**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Karen Cochran - Downtown Fran **Project Name:** Karen Cochran - Downtow

**Jobsite Location:** Franklin, TN

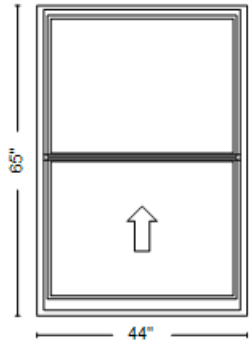
**Room Location:** Window A

**Sales Branch Location:** 34300 Pella Window and Door Co.

# Customer Approval Form:

**Signature:** _____ **Date:** _____

Simulated hung full wood window
Primed exterior & primed interior
Low-E glass
Cam action lock hardware
No grills
Wood brickmold 1 7/8"
Wood subsill 1 1/8"
Jamb 4 3/16"
Half screen white




Viewed from the Exterior

**Quote Number:** 19086094
**Line Number:** 11 **Quote Qty:** 3 **Scaling:** 1/2" = 1'
**Description:** Pella Reserve, Traditional Single Hung, 1117.6 X 1651.0
**Rough Opening:** 44.75" X 66.875"
**Performance Information:** U-Factor 0.28, SHGC 0.28, VLT 0.53, CPD PEL-N-234-01141-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 26, OITC 22, Clear Opening Width 40.625, Clear Opening Height 28.062, Clear Opening Area 7.916797, Egress Does not meet typical United States egress, but may comply with local code requirements

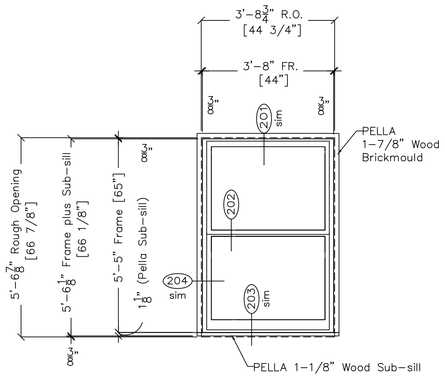
**These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.**
** building owner, architect, contractor, installer and/or consumer**

**Quote Name:** Karen Cochran - Downtown Fran **Project Name:** Karen Cochran - Downtow

**Jobsite Location:** Franklin, TN

**Room Location:** Window A

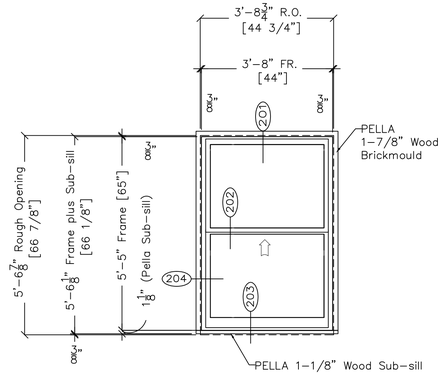
**Sales Branch Location:** 34300 Pella Window and Door Co.




PRWSimDH – Fixed
Pella Reserve Wood Simulated Single-hung

Line Item "10" – 13 THUS

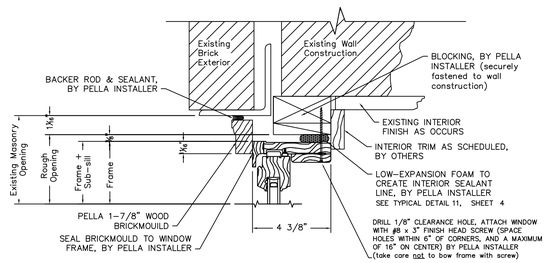
Location:
Line item from Pella quote: 10




PRWSH – Vent
Pella Reserve Wood Single-hung

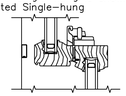
Line Item "11" – 3 THUS

Location:
Line item from Pella quote: 11

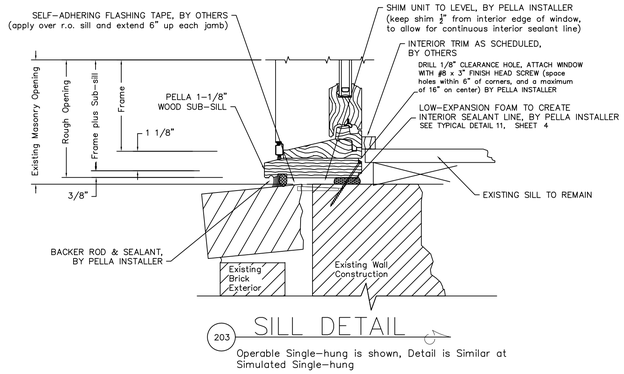



201 HEAD DETAIL

Operable Single-hung is shown, Detail is Similar at Simulated Single-hung

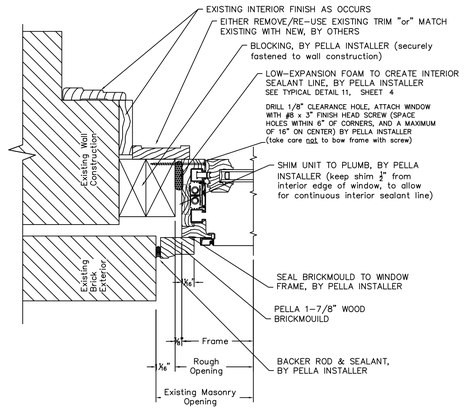


202 CHECK RAIL




203 SILL DETAIL

Operable Single-hung is shown, Detail is Similar at Simulated Single-hung




204 JAMB DETAIL

Operable Single-hung is shown, Detail is Similar at Simulated Single-hung

## GENERAL NOTES

UNITS TO BE PELLA RESERVE WOOD SINGLE-HUNGS (PRWSH) and WOOD SIMULATED (Fixed) SINGLE-HUNGS (PRWSIMSH).

EXTERIOR TO BE WOOD, FACTORY PRIMED. INTERIOR TO BE WOOD, FACTORY PRIMED.

GLAZING TO BE PELLA LOW-E "Advanced" ARGON GAS-FILLED INSULATING GLASS.

OPERABLE SINGLE-HUNGS TO HAVE PELLA HALF-FLAT "InView" INSECT SCREEN. SCREEN CLOTH TO BE BLACK VINYL COATED MESH FIBERGLASS, SET INTO ALUMINUM FRAME. SCREEN FRAME WILL BE PELLA WHITE. HARDWARE (cam-action lock) TO HAVE PELLA WHITE FINISH. SASH LIFTS (if used) TO BE INSTALLED BY OTHERS, AFTER THE INTERIOR FINISH HAS BEEN APPLIED TO THE WINDOW UNITS.

NO MUNTINS (aka Grilles), JAMB EXTENSIONS OR INTERIOR CASINGS ARE INCLUDED IN THIS CONTRACT.

INSTALLATION OF PELLA UNITS TO BE BY PELLA INSTALLER FROM THE NASHVILLE, TN SALES BRANCH.

THESE SHOP DRAWINGS SUBSTANTIALLY CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, INCLUDING THE CONTRACT ITSELF, AND INCORPORATED PLANS, SPECIFICATIONS, CONDITIONS AND OTHER CONTRACT DOCUMENTS. Pella Window & Door Company WILL MANUFACTURE ACCORDING TO THE APPROVED SHOP DRAWINGS, AND THUS THE APPROVAL OF THE SHOP DRAWINGS CONSTITUTES ACCEPTANCE OF THE DETAILS OF THE SHOP DRAWINGS OVER ANY CONFLICTING PROVISIONS IN THE CONTRACT DOCUMENTS.

### CODE COMPLIANCE

INSTALL THESE UNITS IN COMPLIANCE WITH ALL LOCAL CODES AND REGULATIONS.

PELLA WINDOW AND DOOR WILL NOT BE RESPONSIBLE FOR NONCOMPLIANCE.

CAUTION: UNLESS NOTED OTHERWISE IN GENERAL NOTES ABOVE, THESE UNITS ARE GLAZED WITH ANNEALED GLASS AND CANNOT BE INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY LOCAL CODES AND/OR GOVERNMENT REGULATIONS.

### RESPONSIBILITY FOR PROPER INSTALLATION

THESE DRAWINGS AND DETAILS SHOW OUR INTERPRETATION OF THE PROJECT AND ARE SUBMITTED FOR APPROVAL. PELLA WINDOW AND DOOR SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THE DESIGNED INSTALLATION OR FOR ANY ERRORS OCCURING THROUGH THE USE OF THESE DRAWINGS BY OTHER TRADES.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO WINDOW FABRICATION AS PELLA WINDOW AND DOOR WILL NOT ACCEPT RESPONSIBILITY BEYOND MANUFACTURING PRODUCTS IN ACCORDANCE WITH DIMENSIONS SHOWN ON THESE DRAWINGS.

WINDOWS WILL BE FABRICATED TO ACCOMMODATE THE FOLLOWING TOLERANCES:

A. VERTICAL DIMENSIONS BETWEEN HIGH AND LOW POINTS – PLUS 1/4" OR MINUS "0".

B. WIDTH DIMENSIONS – PLUS 1/4" OR MINUS "0".

C. BUILDING COLUMNS OR Brickmould OpeningS FROM PLUMB – PLUS OR MINUS 1/4".

PELLA WINDOW AND DOOR WILL NOT BE RESPONSIBLE FOR THE FOLLOWING:

A. PRODUCTS SUPPLIED BY OTHERS.

B ANY LEAKAGE OR MATERIAL FAILURE BEYOND THE PERIMETER OF THE WINDOW UNITS.

THESE DRAWINGS ARE THE PROPERTY OF PELLA WINDOW AND DOOR AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

### NOTE ON BARRIER WALL SYSTEMS, EIFS & OTHER NON-WATER MANAGED SYSTEMS:

BECAUSE ALL CONSTRUCTION MUST ANTICIPATE SOME WATER INFILTRATION, IT IS IMPORTANT THAT THE WALL SYSTEM BE DESIGNED AND CONSTRUCTED TO PROPERLY MANAGE MOISTURE. PELLA CORPORATION IS NOT RESPONSIBLE FOR CLAIMS OR DAMAGES CAUSED BY ANTICIPATED AND UNANTICIPATED WATER INFILTRATION; DEFICIENCIES IN BUILDING DESIGN, CONSTRUCTION AND MAINTENANCE; FAILURE TO INSTALL PELLA PRODUCTS IN ACCORDANCE WITH PELLA'S INSTALLATION INSTRUCTIONS; OR THE USE OF PELLA PRODUCTS IN WALL SYSTEMS WHICH DO NOT ALLOW FOR PROPER MANAGEMENT OF MOISTURE WITHIN THE WALL SYSTEMS. THE DETERMINATION OF THE SUITABILITY OF ALL BUILDING COMPONENTS, INCLUDING THE USE OF PELLA PRODUCTS, AS WELL AS THE DESIGN AND INSTALLATION OF FLASHING AND SEALING SYSTEMS ARE THE RESPONSIBILITY OF THE BUYER OR USER, THE ARCHITECT, CONTRACTOR, INSTALLER OR OTHER CONSTRUCTION PROFESSIONALS AND ARE NOT THE RESPONSIBILITY OF PELLA.

PELLA PRODUCTS SHOULD NOT BE USED IN BARRIER WALL SYSTEMS WHICH DO NOT ALLOW FOR PROPER MANAGEMENT OF MOISTURE WITHIN THE WALL SYSTEMS, SUCH AS BARRIER EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS, ALSO KNOWN AS SYNTHETIC STUCCO) OR OTHER NON-WATER MANAGED SYSTEMS. EXCEPT IN THE STATES OF CALIFORNIA, NEW MEXICO, ARIZONA, NEVADA, UTAH AND COLORADO, PELLA MAKES NO WARRANTY OF ANY KIND ON, AND ASSUMES NO RESPONSIBILITY FOR PELLA WINDOWS AND DOORS INSTALLED IN BARRIER WALL SYSTEMS. IN THE STATES LISTED ABOVE, THE INSTALLATION OF PELLA PRODUCTS IN BARRIER WALL OR SIMILAR SYSTEMS MUST BE IN ACCORDANCE WITH PELLA'S INSTALLATION INSTRUCTIONS.

### 10 LEGEND OF ABBREVIATIONS:

B.O. = BY OTHERS, NOT PELLA
EXT. = EXTERIOR
INT. = INTERIOR
JAMB EXT. = JAMB EXTENSION
TYP. = TYPICAL
CONT. = CONTINUOUS
DTL. = DETAIL
GYP. BD. = GYPSUM BOARD
C.M.U. = CONCRETE MASONRY UNIT
ALUM. = ALUMINUM
REQ'D. = REQUIRED
TEMP = TEMPERED
U.N.O. = UNLESS NOTED OTHERWISE

### 11 SEALING SHIM CAVITY (CREATING INTERIOR SEAL)

FOAM INSULATION METHOD:

CAUTION: Use of high expansion foam or improper application of the foam may cause the window to bow and hinder operation. Ensure use of low expansion polyurethane window & door installation foams and strictly follow the foam manufacturer's recommendations for application.

A. From the interior place a 1" deep bead of foam into the space around the window. Allow to cure completely before proceeding.
B. Check the window operation by opening and closing the window.
C. If the window does not operate correctly check the width of the window at the top, bottom and center to make sure the sides are not bowed in.
D. If the sides are bowed in, remove the foam with a serrated knife and repeat the above steps.

| NO. | REVISION DESCRIPTION | DATE |
|---|---|---|
| | | |

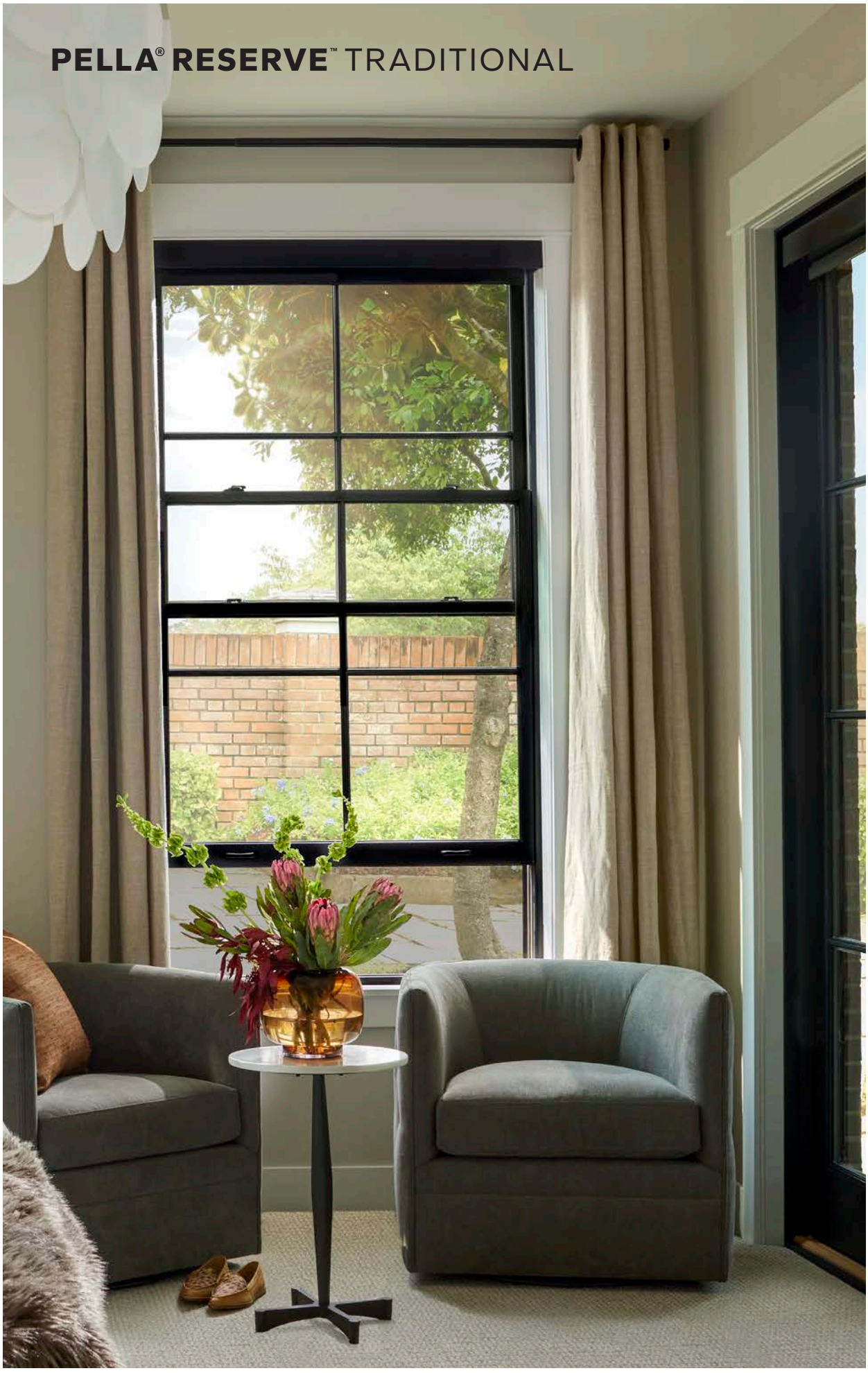
PELLA WINDOW & DOOR CO.

JOB NAME: 432 Main Street

LOCATION: Franklin, Tn
ARCHITECT:
DISTRIBUTOR: Nashville, Tn — Pella quote # 19086094
DRAWN BY: MAD — DATE: March 31, 2025
SCALE: Elevs.: 1/2" = 1'-0" Details: 3" = 1'-0"
DWG. NO.:NC506 — CAD FILE NO.: NC506_1 — SHT. NO.: 1 of 1

UNIT ELEVATIONS & DETAILS

# PELLA® RESERVE™ TRADITIONAL



## ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY DESIGNED WINDOWS AND DOORS WITH UNPARALLELED HISTORICAL DETAILING.

## EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.

## WHY CHOOSE PELLA® RESERVE™ — TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

### HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles — providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

### THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

### INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

### AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:

**Angle-Top Window** · **Awning Window** · **Bay or Bow Window** · **Casement Window** · **Push-Out Casement Window** · **Corner Window** · **Curve-Top Window** · **Fixed Window**

**Double-Hung Window** · **Single-Hung Window** · **Hinged Patio Door** · **Sliding Patio Door** · **Bifold Patio Door** · **Multi-Slide Patio Door**

Special shapes also available.

## COLORS & FINISHES

**Wood Types**

Choose the wood species that best complements your project's interior.

Primed wood

**Custom solutions:**

Pine | Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

**Prefinished Pine Interior Colors**

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.

Primed wood

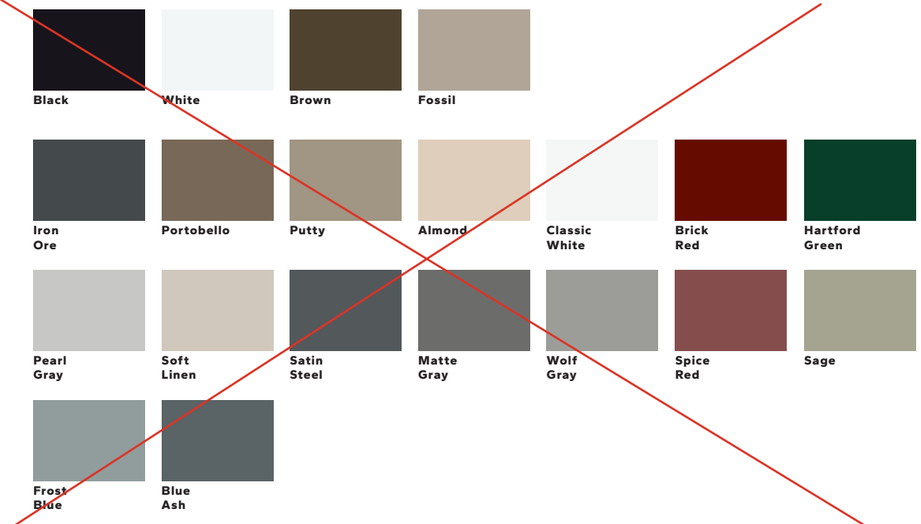
White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain

Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

**Extruded Aluminum-Clad Exterior Colors**

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*

Custom colors are also available.



Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage

Frost Blue | Blue Ash

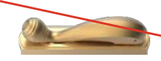
* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.



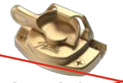
## WINDOW HARDWARE

**Classic Collection**

Get a timeless look with authentic styles in classic finishes.

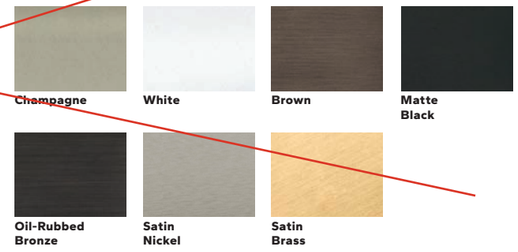


Fold-Away Crank
Antiek



Spoon-Style Lock

**Finishes:**



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

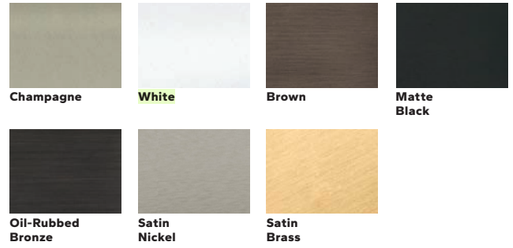
**Essential Collection**

Select from popular designs and finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

**Finishes:**



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

## PATIO DOOR HARDWARE

**Classic Collection**

BALDWIN

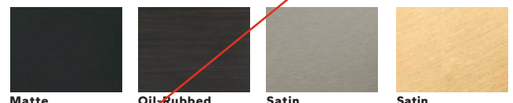
Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[1, 2]

**Finishes:**



Matte Black | Oil-Rubbed Bronze | Satin Nickel | Satin Brass

**Essential Collection**

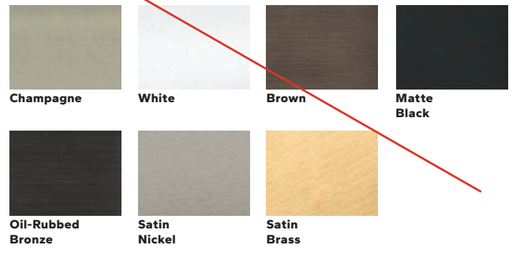
Elevate your style and transform your home with elegant selections.

Hinged & Bifold Patio Door Handle

Sliding Patio Door Handle

Multi-Slide Patio Door Handle[1, 2]

**Finishes:**



Champagne | White | Brown | Matte Black

Oil-Rubbed Bronze | Satin Nickel | Satin Brass

Additional hardware collections available. See your local Pella sales rep for more options.

[1] Flush multi-slide handle is a Pella exclusive design.
[2] Flush multi-slide handle is not available in Champagne.

## GRILLES

**Grille Types**

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.

**Putty Glaze Integral Light Technology® with Ogee Interior[1] 5/8", 7/8" or 1-1/4"**

**Ogee Integral Light Technology®[1] 7/8", 1-1/4" or 2"**

**Aluminum Grilles- Between-the-Glass[2] 3/4"**

**Grilles-Between-the-Glass Interior Colors:[2]**

**Black** | **White** | **Brown** | **Fossil** | **Ivory** | **Harvest** | **Cordovan**

## GLASS

**InsulShield® Low-E Glass[3]**

**Advanced Low-E insulating dual- or triple-pane glass with argon[4]**

**AdvancedComfort Low-E insulating dual-pane glass with argon**

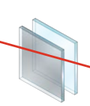
**NaturalSun Low-E insulating dual- or triple-pane glass with argon[4]**

**NaturalSun+ Low-E insulating dual-pane glass with argon[4]**

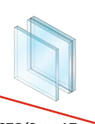
**SunDefense™ Low-E insulating dual- or triple-pane glass with argon[4]**

**SunDefense+ Low-E insulating dual-pane glass with argon[4]**

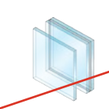
**Additional Glass Options**



**Laminated (non-impact-resistant)[5,6], tinted[3,5] or obscure[3,5] glass also available on select products**



**STC (Sound Transmission Class)-improved dual-pane sound control glass[4,7]**



**Impact-Resistant glass[4,6]**

## ADDED PEACE OF MIND

**Integrated Security Sensors**

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.[8] Learn more at connectpella.com.

[1] Color-matched to your product's interior and exterior color.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
[4] Available on select products only. See your local Pella sales representative for availability.
[5] Available with Low-E insulating glass with argon on select products.
[6] For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
[7] Sound control glass consists of dissimilar glass thickness (5mm/3mm).
[8] Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

REVEL IN THE AUTHENTICITY

Pella's Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance.

optique
AWAKEN
TN

2

4

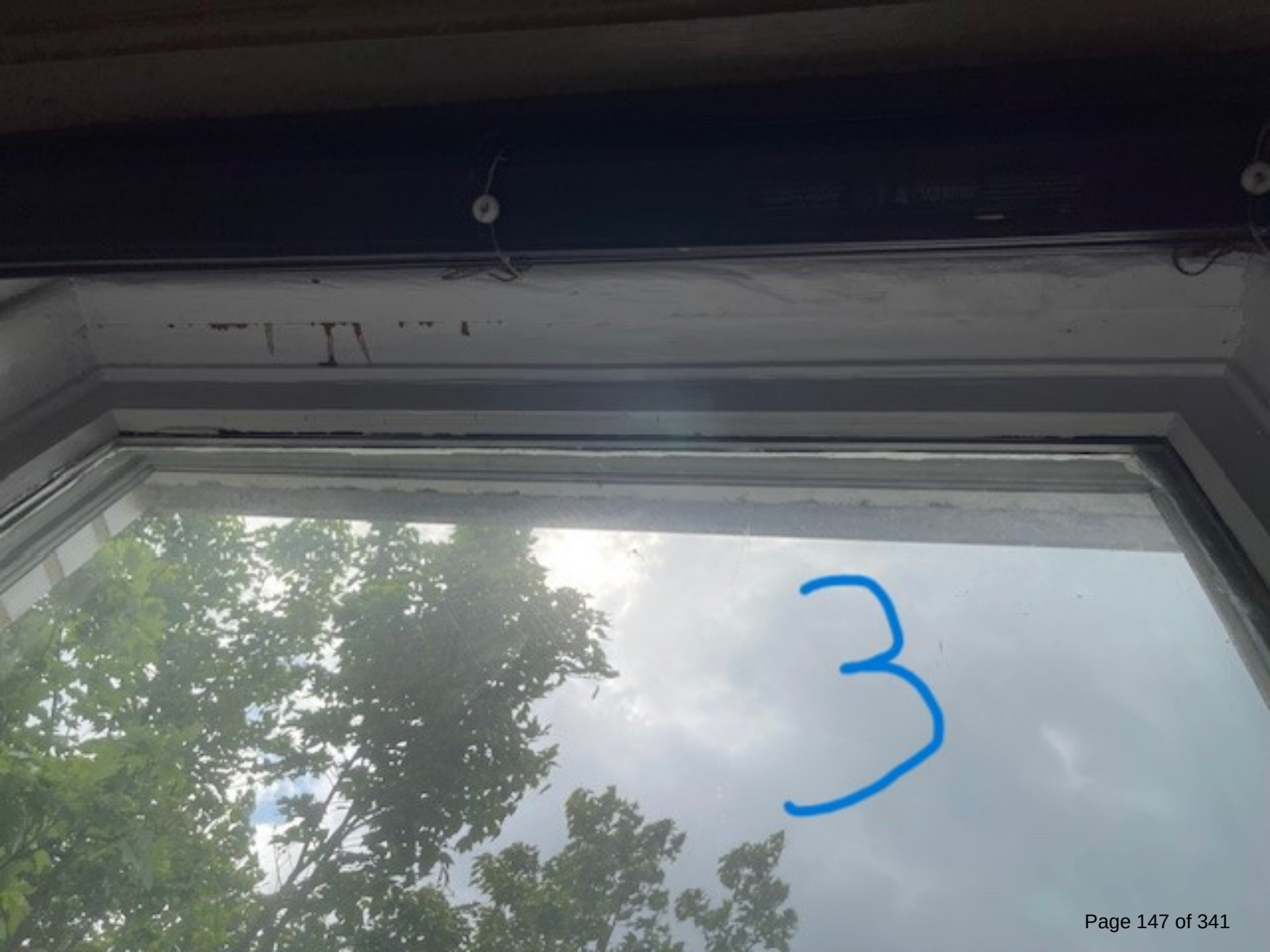
5

9 8 7 6

14
13
12
11
10
FRANKLIN

1923
14

16


3

5

6

7
53'

9

15

16

1 – 16

Pella
PELLA® RESER
TRADITIONAL
Clad/Wood & Wood
Exquisite designs with unparalleled historical detailin
EXTERIOR FEATURES AND
EnduraClad® Exterior Colors
Grille Types
Grille Patterns
Styles Available

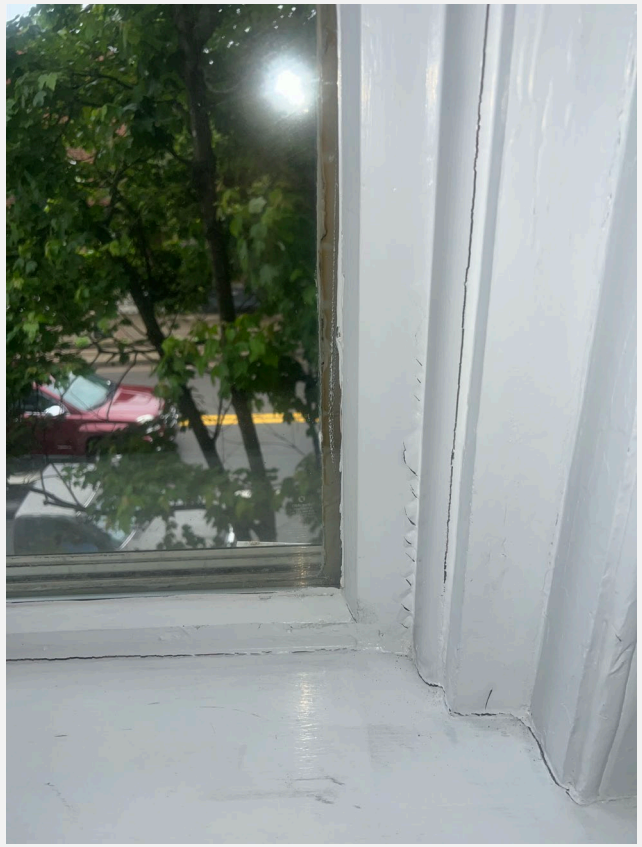
# 438 MAIN ST.

Additional Supplementary Materials:

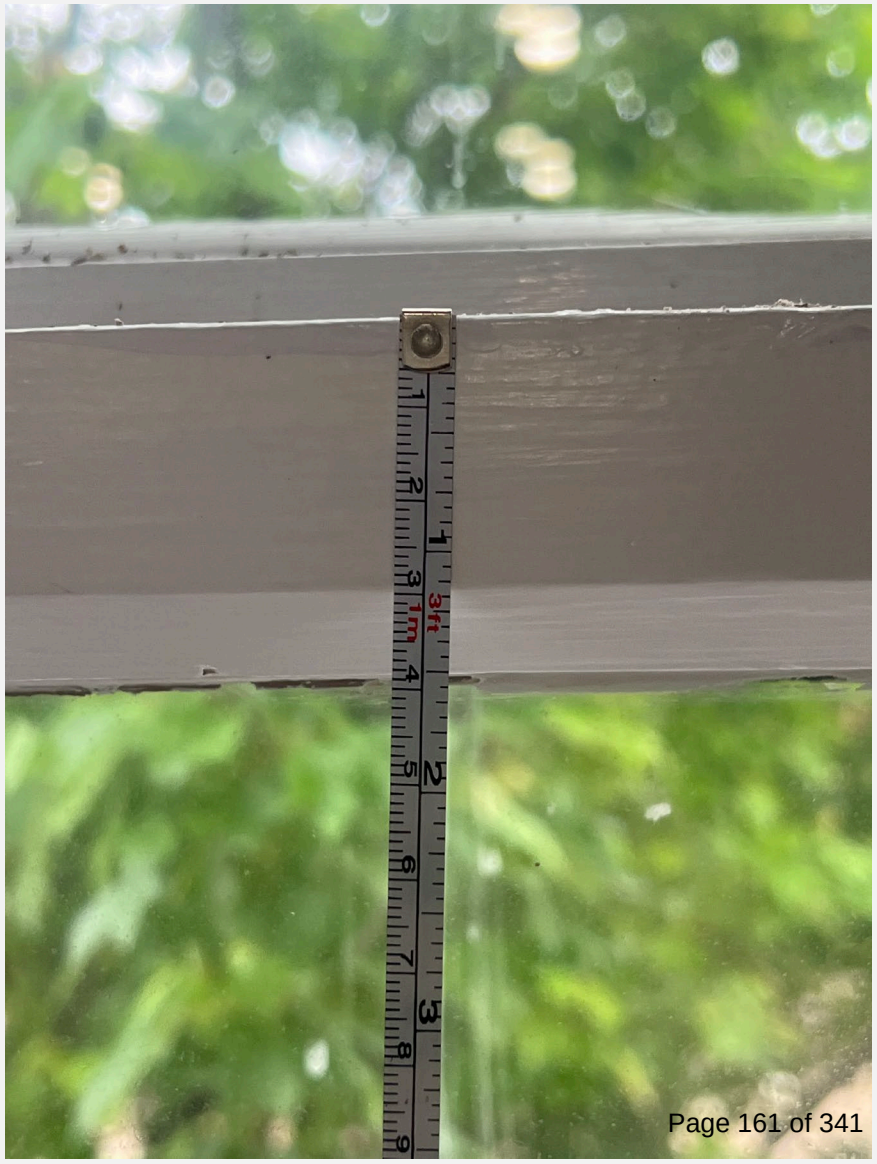
- Rear historic windows
- Additional photos of front windows

# EXISTING REAR WINDOWS:
## HAS WAVY GLASS

# EXISTING FRONT WINDOWS PROPOSED TO BE REPLACED



# EXISTING FRONT WINDOWS PROPOSED TO BE REPLACED



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

**File #: 21-0530**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

**SUBJECT:**
Consideration Of New Construction (Parking Structure) At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a parking structure at 230 Franklin Road at The Factory.

**APPLICABLE DESIGN GUIDELINES:**
2022 Historic District Guidelines:
Chapter 3: New Commercial Buildings
Chapter 6: Site & Setting

**PROJECT INFORMATION:**
COF Project Number: 8793
Applicant: Benton Smothers
Owner: Holladay Properties

**BACKGROUND:**
The development plan for The Factory's proposed new buildings received a favorable Preliminary HZC Recommendation in January 2025 and the development plan and rezoning was approved by the Board of Mayor and Alderman in April 2025. The next step in the process is to obtain a COA, followed by Site Plan approval by the Planning Commission. The proposal was before the DRC in January, February, March, and April 2025 in preparation for the formal COA review. This part of the proposal includes constructing a new parking structure between the existing buildings numbered 3 and 5 on The Factory's Campus. This new building will face the Harpeth Industrial Court buildings.

The development is proposed at 230 Franklin Road at The Factory of Franklin. The Factory Campus is located in the Franklin Road Local Historic District and the site is also listed in the National Register of Historic Places (NRHP). Within this application, a new parking structure is proposed.

The Factory at Franklin is listed on the NRHP for its significance in the areas of commerce and industry. Harlinsdale Farm is also within viewshed of the proposed development; it is listed on the NRHP for state-level significance in the areas of agriculture and architecture. All of these NRHP sites are part of the Franklin Road Historic District of the HPO.

The Factory is known for its industry as several companies have operated on the site, such as the Dortch Stove Works, Allen Manufacturing Company, Magic Chef, Inc., and Jamison Bedding Company. Production began on the site beginning in 1929 and spanned until 1991. The site is situated on the main line of the previous Louisville and Nashville Railroad (L&N Railroad), but which is now owned by CSX Railroad.

The Guidelines state that the character of surrounding buildings should influence the design of the new building. Staff applied the New Commercial Building section to the formal review due to the character of the surrounding buildings and the scale of the proposed building.

Placement & Orientation

The new parking structure is proposed to be between the existing buildings 3 and 5 on the Factory Campus. These buildings will face the Harpeth Industrial Court. The National Register lists Buildings 3 and 5 as contributing buildings to the Factory site. The Guidelines recommend the following:

- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.
- Orient new commercial buildings to the street in a similar pattern to that of nearby historic buildings.
- Space new buildings according to the historic precedent established on the same block face.

The new parking structure will be tucked in behind the existing buildings on the site and is appropriately placed per the Guidelines.

Building Form

Feedback from previous DRC meetings has been incorporated into the form of the proposed building. The form of the surrounding buildings historically served the site as industrial buildings. Therefore, the building forms are not ornate, and they are simply designed in order to provide a space for the work that was needed at the time of their construction. The building form of the proposed structure is generally consistent with the surrounding buildings. The Guidelines recommend the following:

- Design the massing and scale of the building to be consistent with historic buildings on the block face.
- Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- Reinforce the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.
- New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

The Guidelines recommend aligning the architectural features of the new building with the existing buildings. The size of the window and door openings, floor-to-ceiling heights, cornice alignment, and foundations of the new building have not been provided within the application to understand if the

proposed building aligns with the existing surrounding buildings. Additionally, it is a Zoning Ordinance requirement for a new Commercial/Mixed-Use Building to vertically orient materials, design elements, and architectural details to emphasize the proportion of height to width. As proposed, the horizontal banding across the entire building emphasizes the building's horizontal appearance.

Building Height
The height of the building varies from 38'-6" on the main parts of the building to 47" at the tallest on one of the stair towers. The Guidelines recommend:

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

The Preliminary HZC Recommendation noted that the average height of the buildings on the Factory Campus is 39’-1/2" in height; and ten percent above the average height is 42’-11”. The submitted plans are noted to have a maximum height of 44'-2", which is different from the Preliminary Recommendation. Most of the building is underneath the Guidelines recommendation for height except for the stair towers, which will be 47' and 43'-8".

Materials & Exterior Finishes
Within the application, there are two options proposed for the main material of the building. Both options will be composed of a brick in the color "Englishpub". However, the option lies in choosing between a traditional brick and a thinset brick panel with a series of concrete banding. The application indicates that if the traditional brick is utilized, then the concrete banding is not attainable. Feedback from several DRC meetings supported the use of a traditional brick over the brick panels. For the traditional brick option, only one elevation is provided, and additional information is needed for the other three sides of the building if banding was not utilized. There is a note that for the traditional brick option, the banding will be replaced with soldier and stacked brick. Additionally, there are two options for the metal paneling at the top of the building. The Zoning Ordinance regulates that accent materials can have up to 25% of each facade. These materials should be architectural metals, authentic stucco, or scored precast concrete. The Zoning Ordinance further prohibits corrugated metal for Commercial/Mixed-Use Buildings. The Guidelines recommend the following:

- Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.
- Avoid glass, metal, wood, vinyl, or stucco materials for exterior surfaces.
- Use roofing materials that are historically typical and complement the architectural style of the building. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

The use of a traditional brick meets the Guidelines recommendation as that is what is seen on the Factory Campus. It is noted that the mortar color and mortar joint will be similar to Building 2. The provided materials of the silver corrugated metal is appropriate on the roofs of buildings as that is what is currently there and what could have been there previously. However, the utilization of a roofing material as a material on the side of a building does not meet the intent of the Guidelines. A sample of these materials have not been provided to staff to determine if these materials would meet the requirements of the Guidelines and the Zoning Ordinance. More information is needed to understand what the building will look like if the banding is not utilized.

Roofs
The roof of the parking structure will be utilized as a parking floor. The Guidelines recommend:

- Design roofs to be flat and utilize parapets to be similar to similar surrounding historic commercial buildings.

Several of the surrounding buildings do utilize a flat roof. The parapets of the parking structure will mostly screen smaller vehicles from the viewshed of Franklin Road.

Details & Ornamentation
The detailing of the cement banding and the use of brick on the proposed new building are similar to what is seen on the adjacent Building 2. The application notes that the proposed building will have 18" wide horizontal banding and 12" wide vertical banding. Information has not been included on the measurements of the width of the banding on Building 2, or if there are other buildings that utilize banding. The amount and design of the heavy horizontal banding along the length of the building emphasizes the horizontal, when coupled with the rest of the architectural details. As such, it does not meet the Zoning Ordinance requirement for vertical articulation. There is a note for an option that for the traditional brick option, the banding will be replaced with soldier and stacked brick and not utilize concrete banding. For the thinset brick panel option, the cement banding is utilized. Renderings have not been provided to show how the building would appear with the use of bricks in the space of concrete banding. Additionally, there are two options for the metal paneling at the top of the building. The Guidelines recommend:

- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Avoid using decorative details that overpower or negatively impact nearby historic buildings.
- Use forms for new construction that relate to the forms of the majority of surrounding buildings.
- Design all facades to be compatible with the surrounding historic buildings.

The design of the first option does not meet the Zoning Ordinance requirements for vertical articulation. Additional information is needed to determine if the second option meets the Guidelines and Zoning Ordinance.

Signs
Proposed signs are noted on the entrance to the parking structure, but additional information is needed to review and approve the proposed signs. If the signage meets the recommendation of the Guidelines, then it may qualify for administrative review.

Entrances & Windows
On the East and North elevations, it is proposed to have a vehicular and pedestrian entrance to the garage. On the lowest level of the garage, architectural metal frames will be in the window spaces. This was a suggestion during a DRC meeting to better blend the new construction with the existing buildings by utilizing metal framing members that appear as window frames. Information on the window sizes was not included within the application to fully understand if the window openings are compatible with the surrounding openings. The Guidelines recommend:

- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.

- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.
- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim.
- Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.

While the windows are vertically proportioned, more detailed information is needed for the architectural metal window frames and the sizing of the window openings.

Connector Piece and Alterations
In order to comply with the Fire Department's requirements, the new building must be attached to the historic building. It is proposed that a 6" expansion joint will connect Buildings 3 and 5, with finished black metal flashing and framing will be attached to the new building. Additionally, several of the rear doors are proposed to be replaced with fire-rated doors.

Lighting
Lighting as previously been discussed at DRC meetings. The renderings show existing lighting that is seen on the existing Building 11 entry. However, the lighting that was discussed was the lighting that will be on top of the garage and its visibility and light pollution that could be seen from Franklin Road. The Guidelines recommend:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- Use lighting sources and illumination levels that enhance the character of the historic building and the historic district.
- Use illumination with a warm white light which does not distort the color of building materials or finishes. Avoid using colored bulbs or gels, or lighting with changing colors.
- Orient illumination downward for commercial and civic buildings. Do not design lighting for the sole purpose of attracting attention to building architecture or to building uses.
- Use soft site lighting and limit the level of illumination to be sufficient to perform the needed lighting task.

The proposed lights are appropriate to the site, but the entire lighting plan should be provided to understand if it meets the Guidelines.

**RECOMMENDATION:**
Staff recommends deferral of the application based on the lack of information on the following:

- Three elevations for the second option with traditional brick.
- Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.
- Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.

- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by the upper-story windows of nearby historic buildings.

# PARKING GARAGE | HZC SUBMISSION

05.12.2025

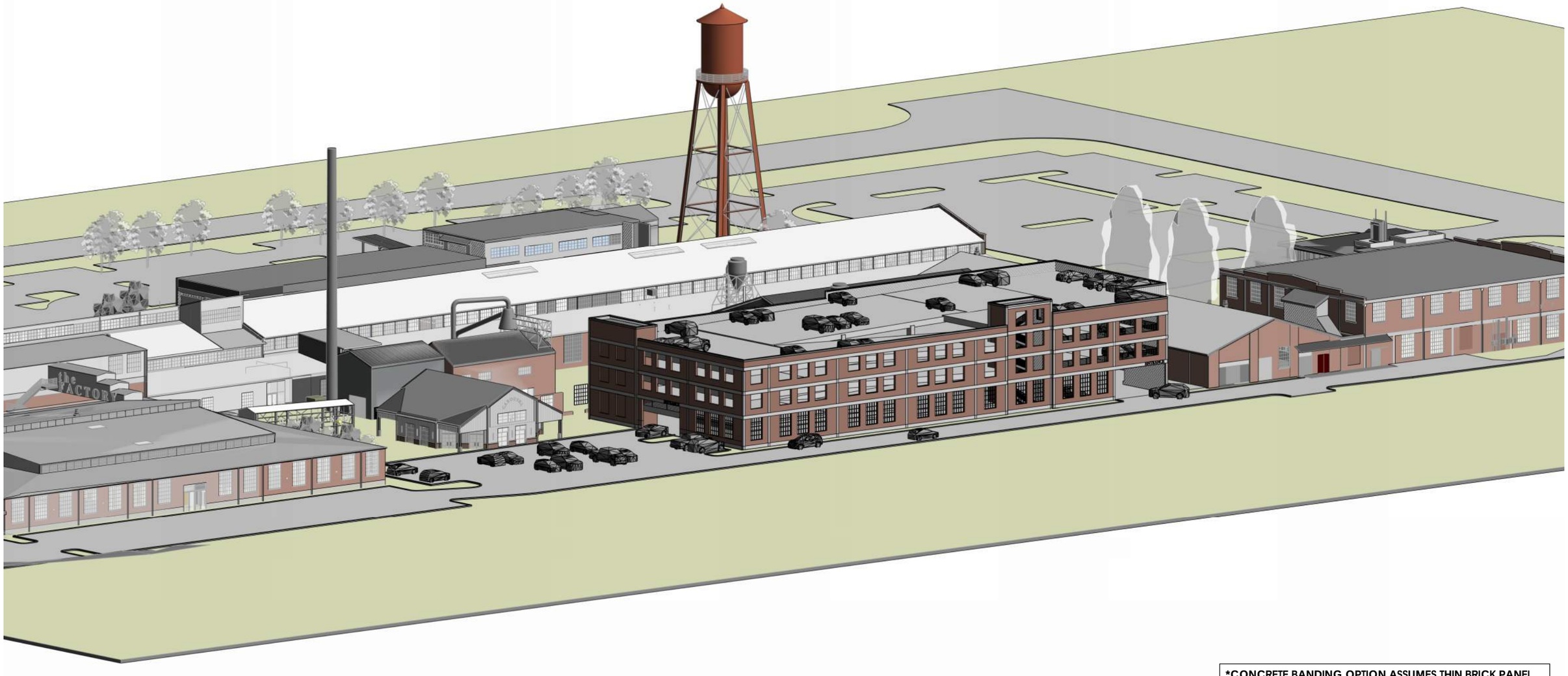
CENTRIC
ARCHITECTURE

# SITE PLAN

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# AERIAL VIEW 01

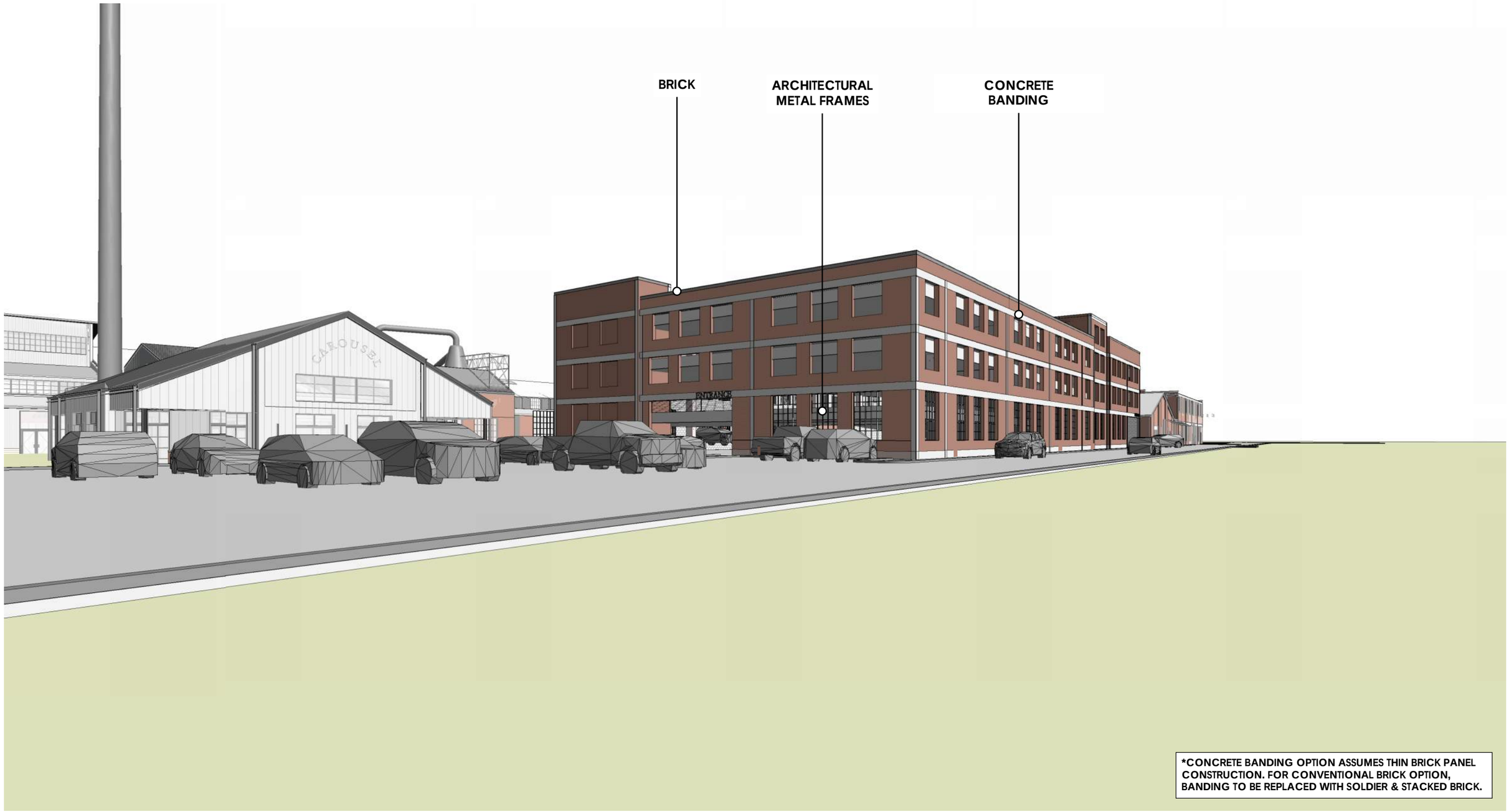



*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC
ARCHITECTURE

# GROUND VIEW 02

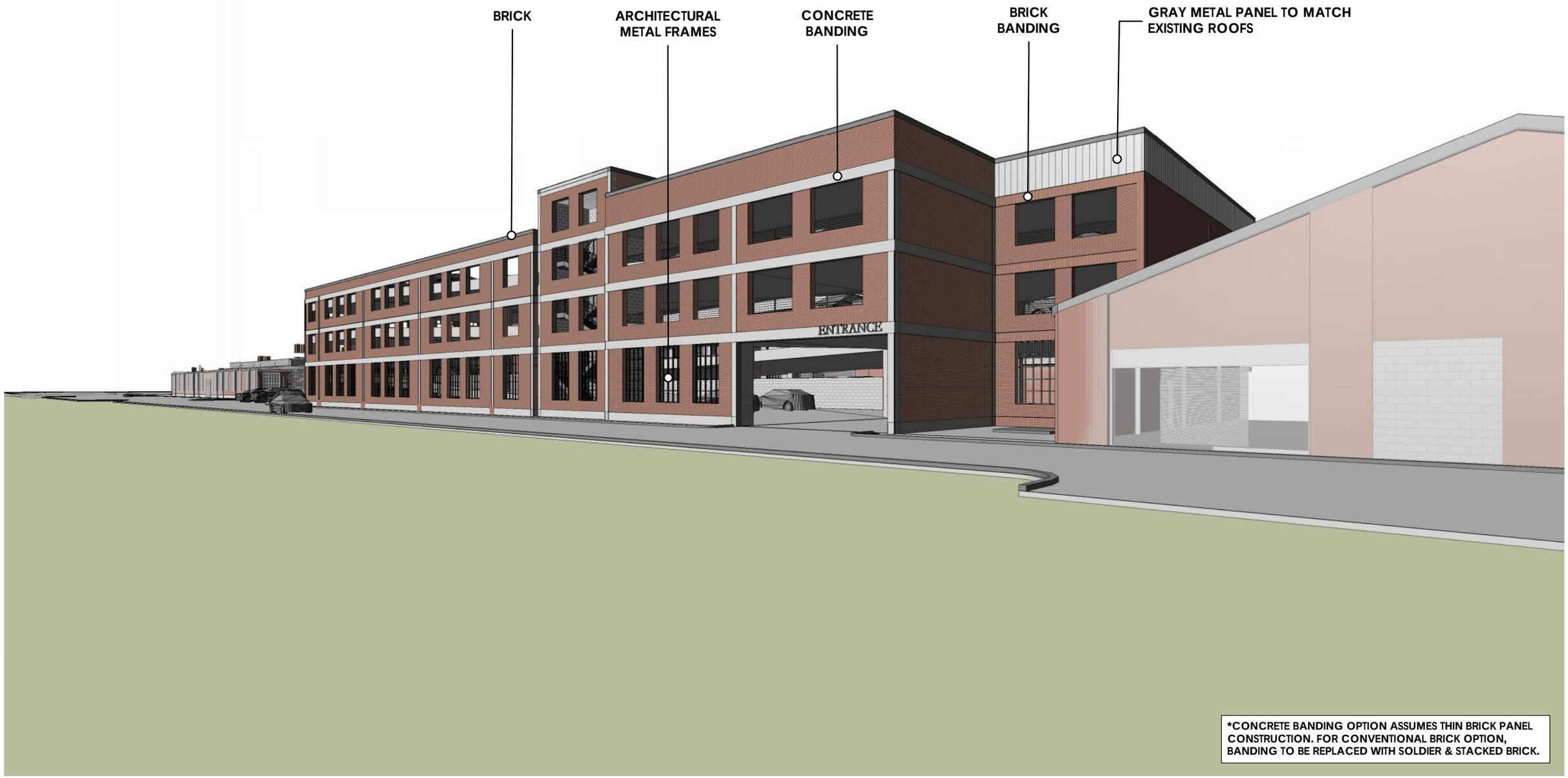



*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

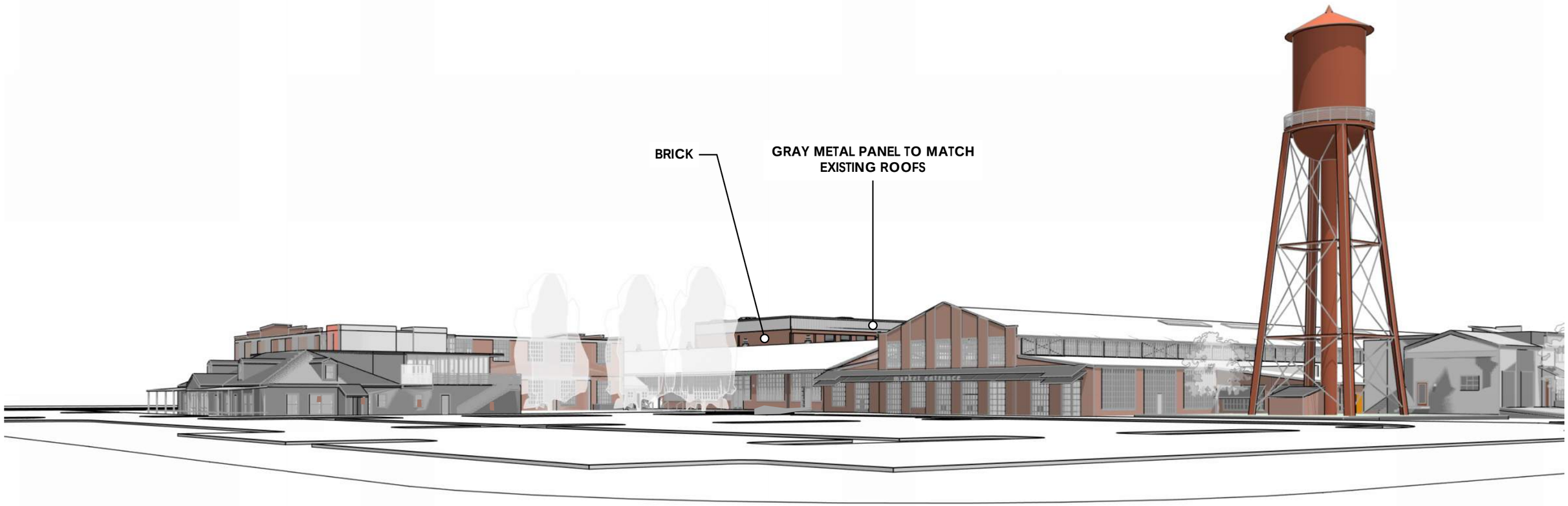
# GROUND VIEW 03




FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# GROUND VIEW 04

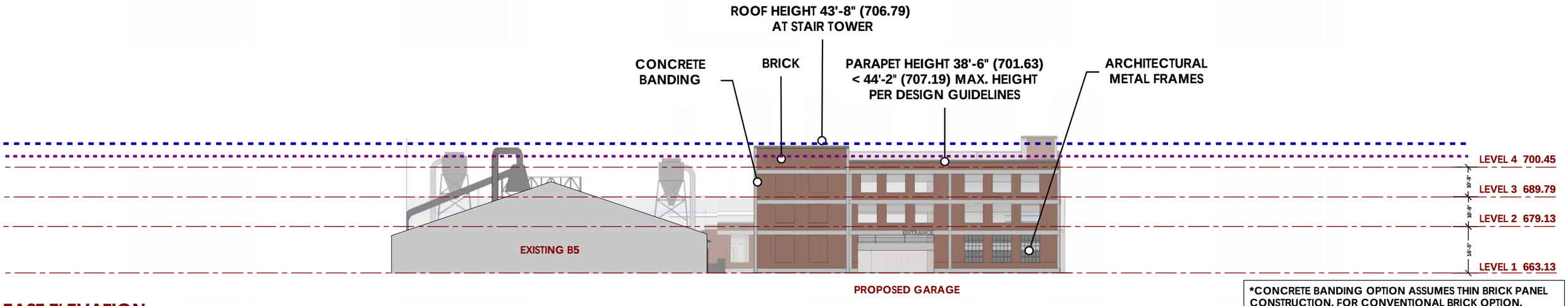



FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC
ARCHITECTURE

# ELEVATIONS | MATERIALITY

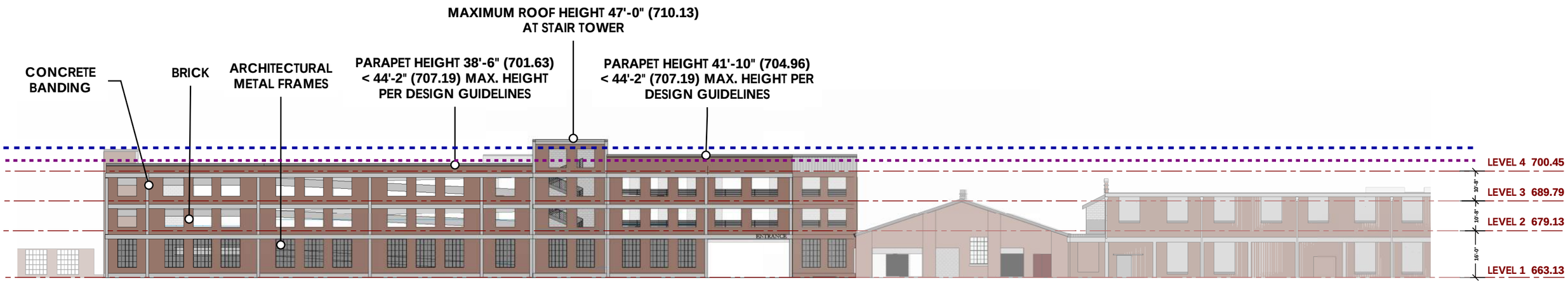
- 707.19 10% ABOVE AVERAGE BUILDING HEIGHT
- 703.17 AVERAGE BUILDING HEIGHT




*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

## EAST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3440 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 815 SF (23%)




*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

## NORTH ELEVATION

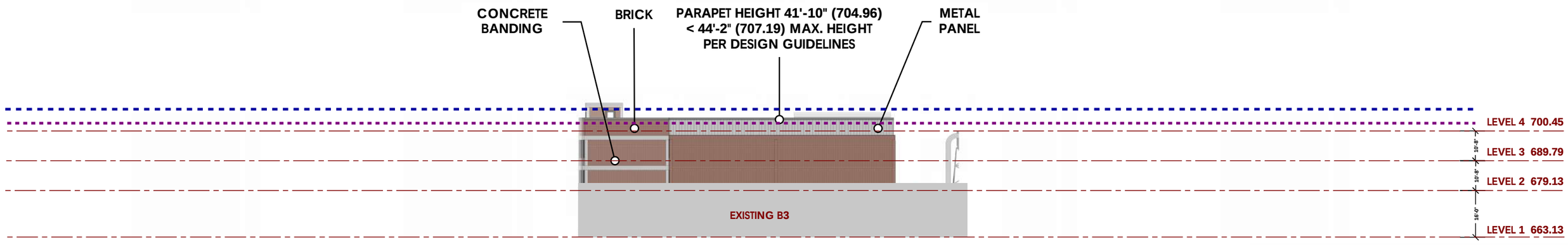
TOTAL FACADE (MINUS OPENINGS): 7201 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 1839 SF (25%)

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# ELEVATIONS | MATERIALITY

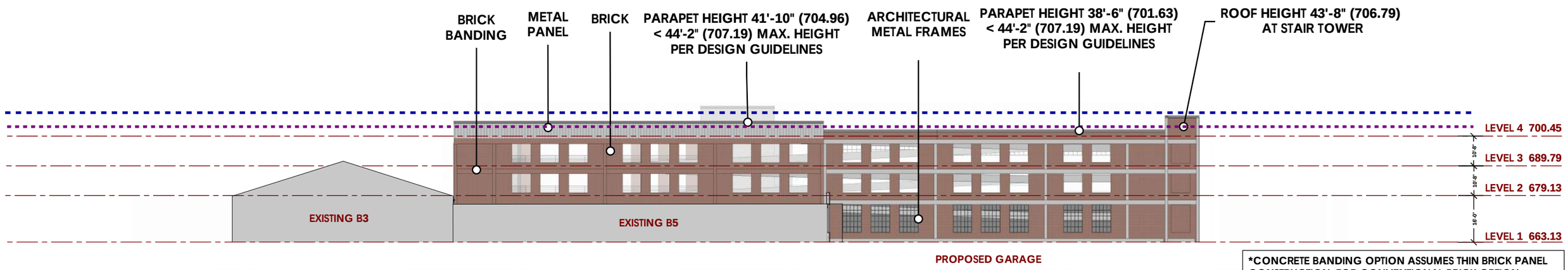
- 707.19 10% ABOVE AVERAGE BUILDING HEIGHT
- 703.17 AVERAGE BUILDING HEIGHT




## WEST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3031 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 694 SF (22%)

*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.




## SOUTH ELEVATION

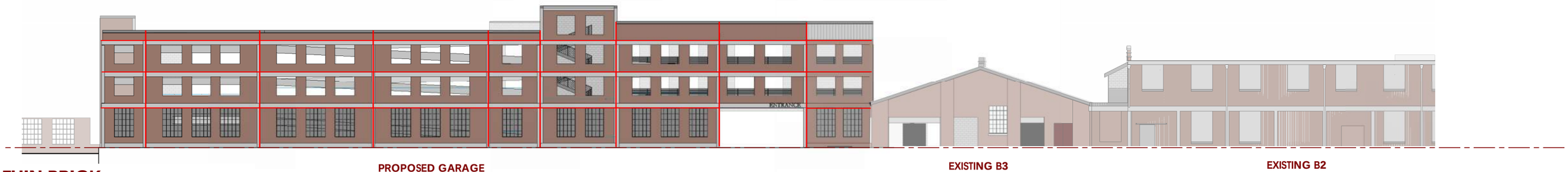
TOTAL FACADE (MINUS OPENINGS): 6833 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 1733 SF (25%)

*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# ELEVATIONS | CONSTRUCTION OPTIONS



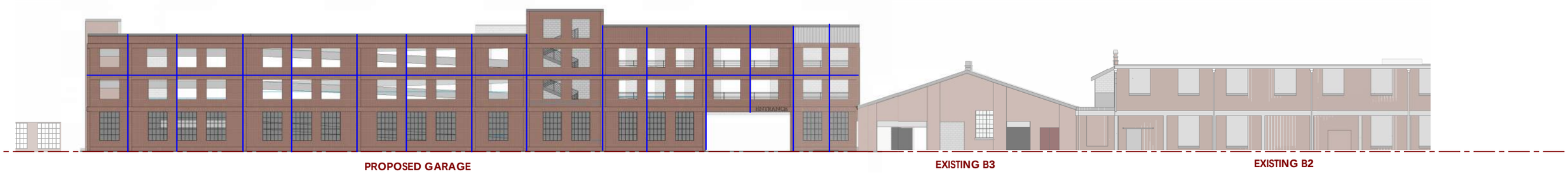

PROPOSED GARAGE

EXISTING B3

EXISTING B2

## THIN BRICK

**MAX. PANEL DIMENSIONS PER SUPPLIER: 13'-4" X 45'-0"**
***ORIENTED HORIZONTALLY OR VERTICALLY**




PROPOSED GARAGE

EXISTING B3

EXISTING B2

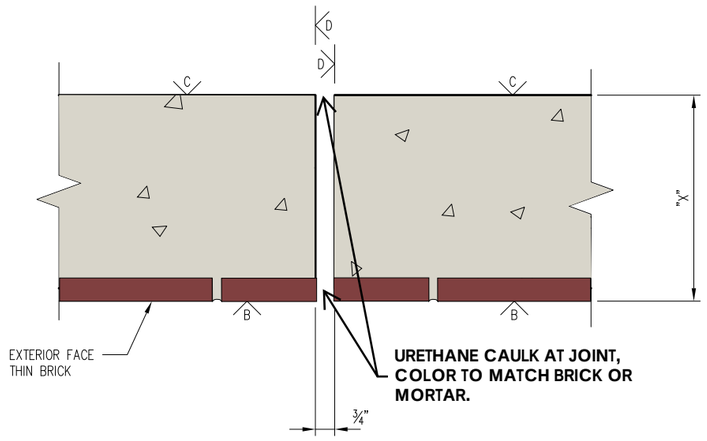
## CONVENTIONAL BRICK

**MAX. HORIZONTAL DISTANCE BETWEEN CONTROL JOINTS: 20'-0"**

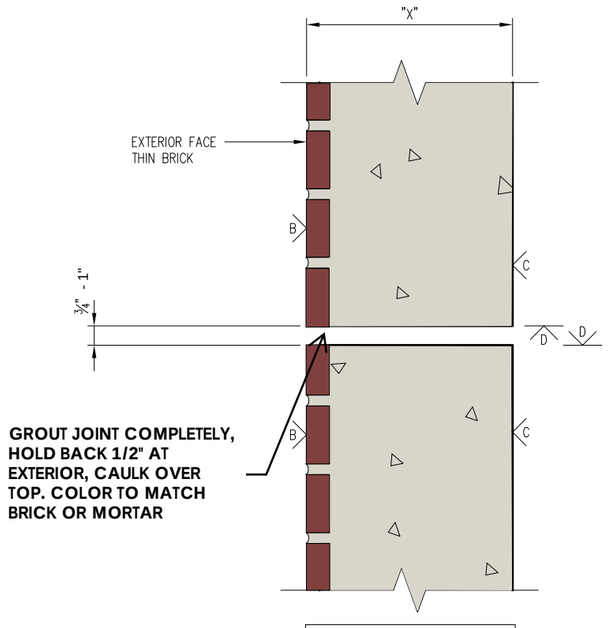
FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# TYPICAL JOINT DETAILS

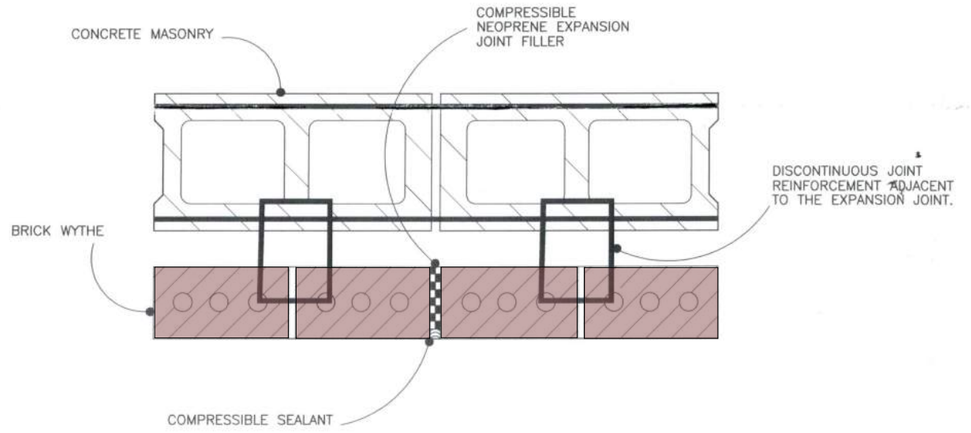



**VERTICAL JOINT**
**3/4" TYP.**

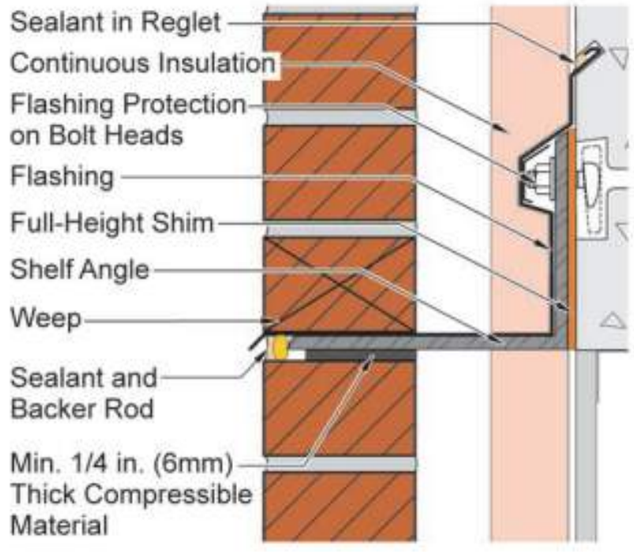



**HORIZONTAL JOINT**
**3/4" TYP.**

## THIN BRICK




**VERTICAL JOINT**
**1/2" TYP.**




**HORIZONTAL JOINT**
**1/2" MIN, DEPENDENT ON**
**THICKNESS OF SHELF ANGLE**

## CONVENTIONAL BRICK

# SITE CONTEXT | BUILDING 2

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

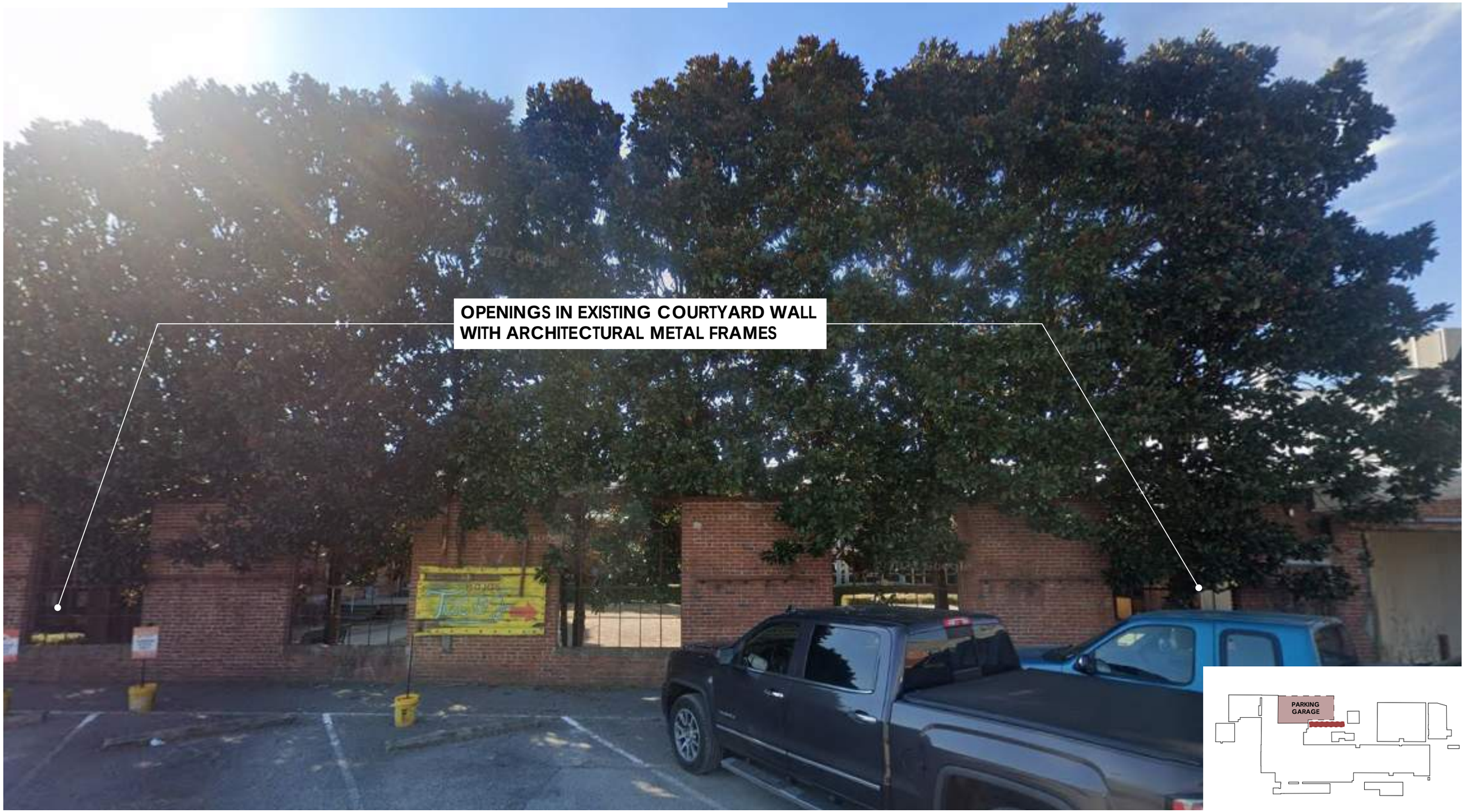
CENTRIC ARCHITECTURE

# SITE CONTEXT | BUILDING 3

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# SITE CONTEXT | COURTYARD







FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC
ARCHITECTURE

# PROPOSED BRICK | SITE CONTEXT

# PROPOSED BRICK | GENERAL SHALE - ENGLISHPUB

*NOTE: General Shale photo samples are intended to represent general color range and texture. Precise color fidelity is difficult to replicate. Brick selection should be made from product samples.*

## Available Sizes

| | Height | Length | Thickness* |
|---|---|---|---|
| Modular (stock) | 2-1/4” | 7-5/8” | 1/2” |
| Engineered | 2-3/4” | 7-5/8” | 1/2” |
| Utility | 3-5/8” | 11-5/8” | 1/2” |
| Closure | 3-5/8” | 7-5/8” | 1/2” |

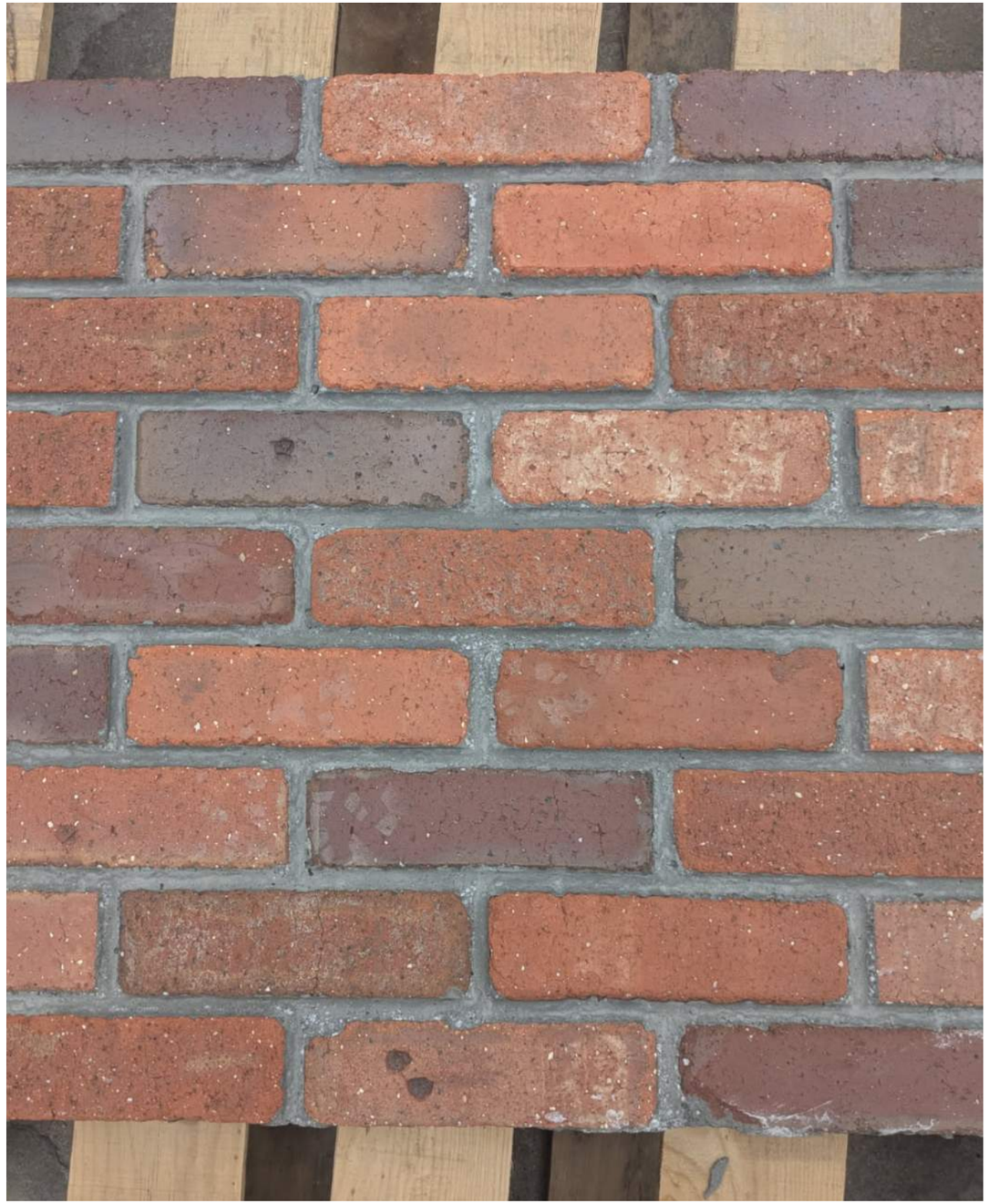
*Old Brick Originals ™ Thin Brick can be made available in thicknesses greater than 1/2”

## Typical Properties

| |
|---|
| Grade ASTM C1088: Exterior Grade |
| Exceeds ASTM C1088 TBX tolerances (before tumbling) |
| Efflorescence per ASTM - rated “Not Effloresced” |
| 24 Hour Cold Water Absorption per ASTM C67 Typical 6.3% |

## PROPOSED BRICK | PRECEDENT IMAGERY

REPRESENTATIVE SAMPLE UTILIZING TUMBLED THIN BRICK CAST IN PRECAST PANELS WITH A CONCAVE MORTAR JOINT



# PROPOSED METAL PANEL | PAC-CLAD 1/2" OR 7/8" CORRUGATED METAL PANEL

## 1/2" & 7/8" CORRUGATED PANEL

**MATERIALS**

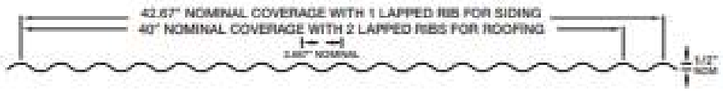
| | |
|---|---|
| .032 aluminum | 24 gauge steel |
| .040 aluminum | 22 gauge steel |
| .050 aluminum | Galvalume Plus |

**SPECS**

39.75" Wide, 7/8" High
44.5" Wide, 1/2" High

**7/8" CORRUGATED**

**1/2" CORRUGATED**




**PRODUCT FEATURES**

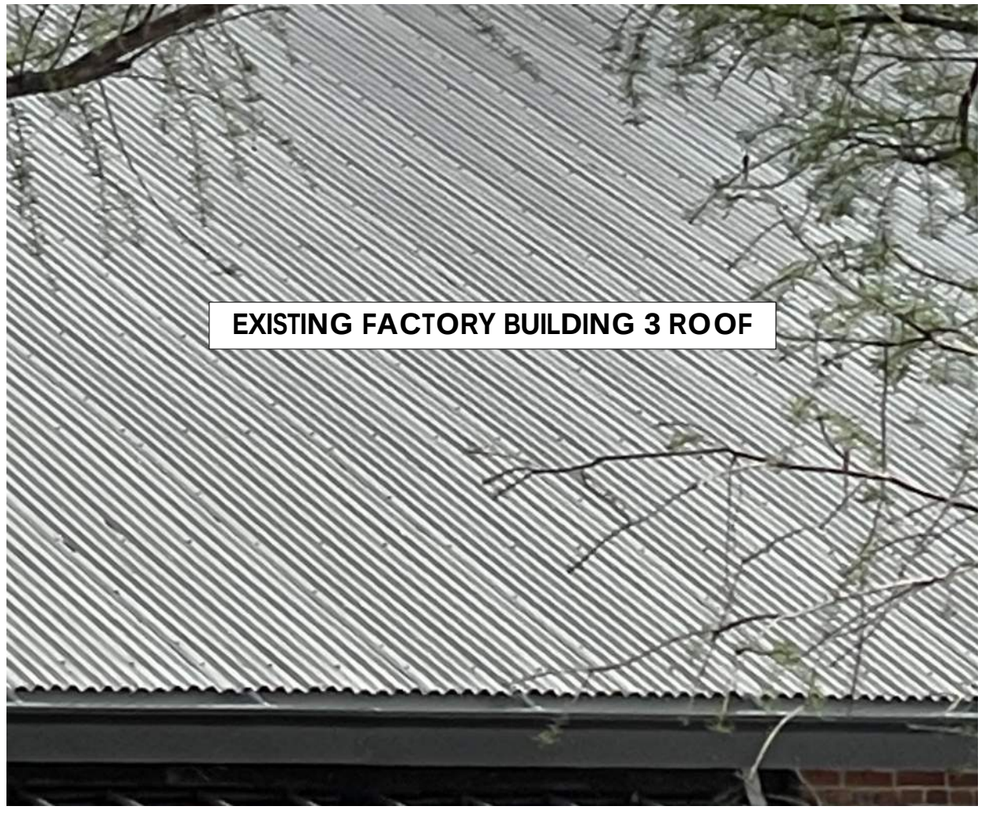
- 35-year non-prorated finish warranty
- Matching screws and rivets
- Closure strips available
- Precut short lengths (5'-0" minimum) (3'-0" on the M-42)
- Panel lengths up to 30' on steel and 22' on aluminum

**MATERIAL**

- 48 stocked colors (24 gauge steel)
- 17 Stocked colors (22 gauge steel)
- 34 stocked colors (.032 aluminum)
- 26 stocked colors (.040 aluminum)
- 21 stocked colors (.050 aluminum)
- Galvalume Plus available

**FLORIDA BUILDING PRODUCT APPROVALS**

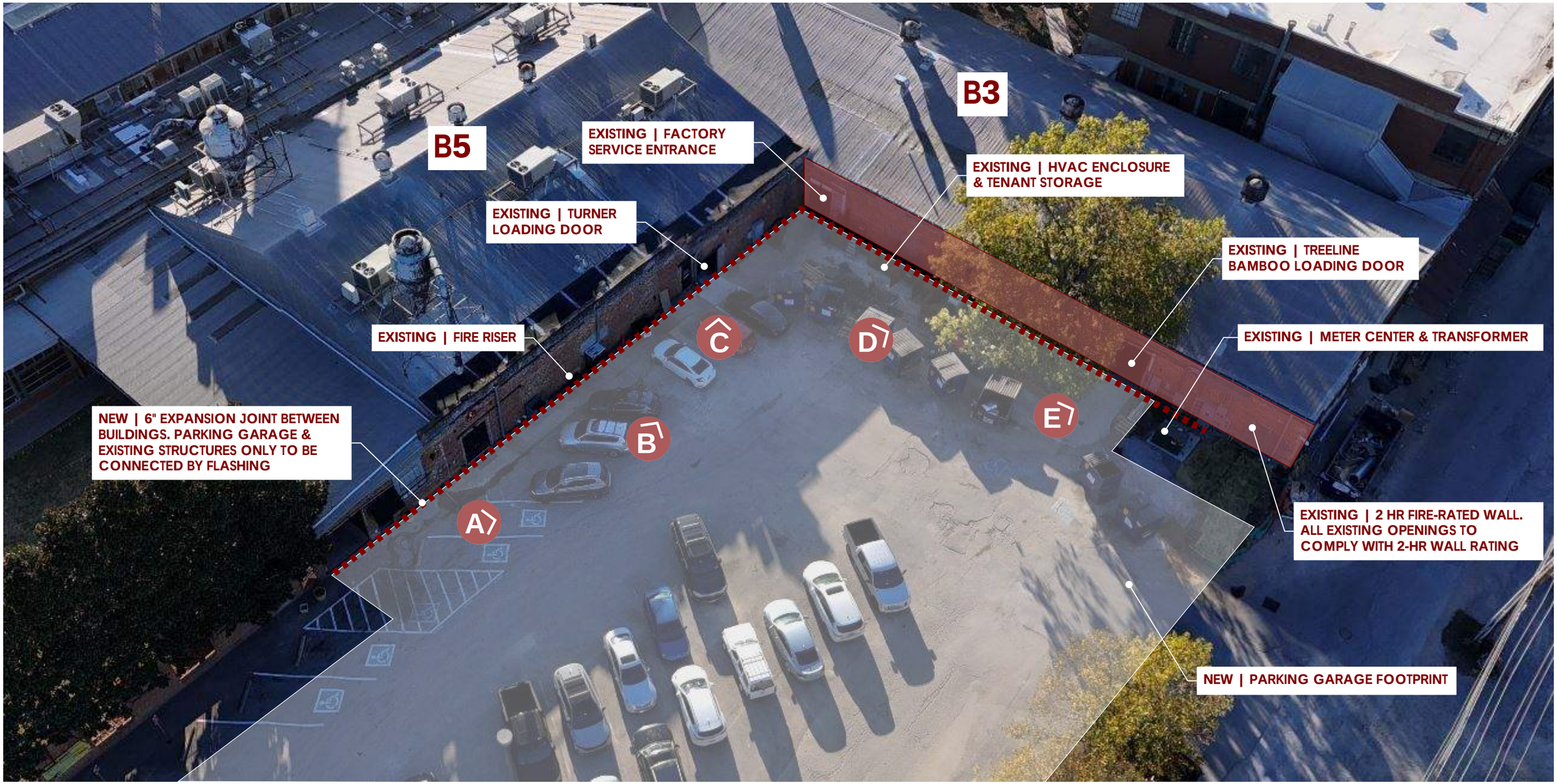
Please refer to pac-clad.com or your local factory for specific product approval numbers for exposed fastener panels.




FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC ARCHITECTURE

# EXISTING CONDITIONS | ADJACENT BUILDINGS

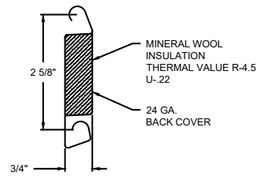


# EXISTING CONDITIONS | ADJACENT BUILDINGS

EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

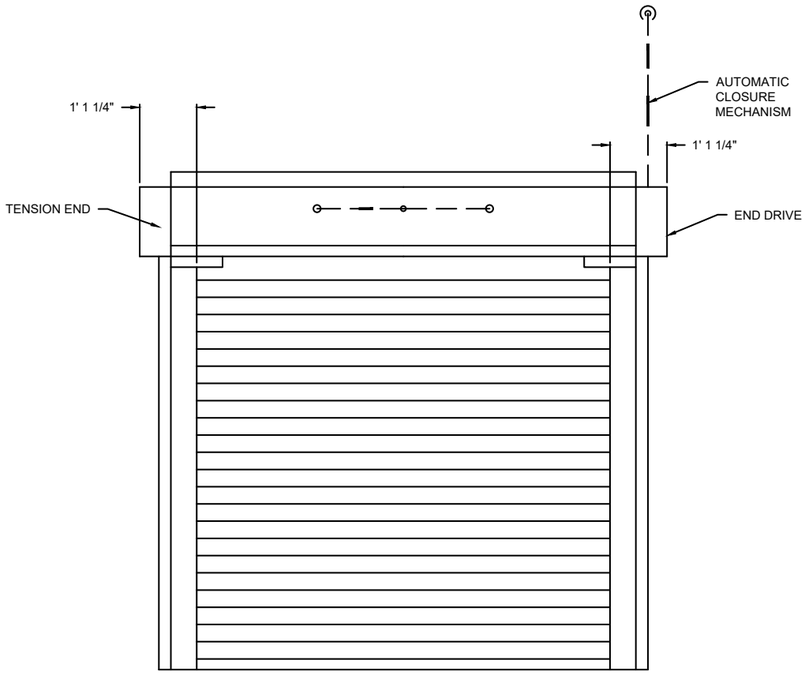
ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.

# PROPOSED GARAGE DOOR | FIREKING 635



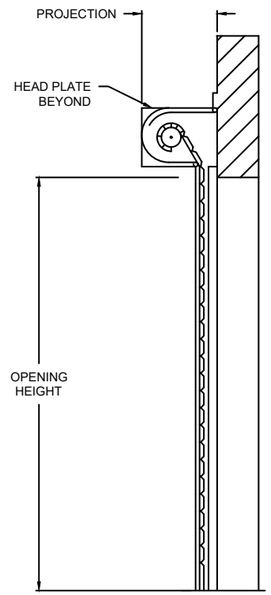

F265i SLAT SECTION

| OPTIONS | |
|---|---|
| OPENING WIDTH | |
| OPENING HEIGHT | |
| OPERATION OPTION | ☐ PUSH-UP<br>☐ CHAIN HOIST<br>☐ CRANK<br>☐ ELECTRIC MOTOR |



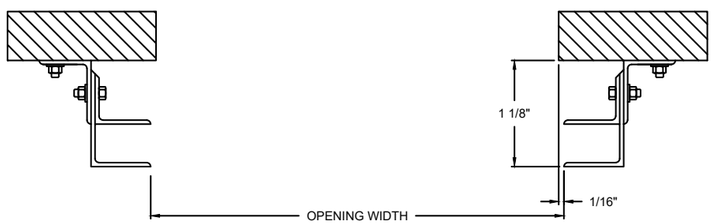

ELEVATION

| MODEL | STANDARD MAX. VALUES | |
|---|---|---|
| | WIDTH | HEIGHT |
| 635 | 41' 2" | 25' 4" |




SECTION B-B

| PROJECTION | |
|---|---|
| MIN. | MAX. |
| 14" X 16" | 26" X 28" |




SECTION A-A

| COMPONENT | MATERIAL | OPERATION | NOTES: |
|---|---|---|---|
| CURTAIN | PAINTED GALVANIZED / STAINLESS STEEL | MANUAL PUSH UP | - WARRANTY: 2-YEAR MATERIAL AND WORKMANSHIP |
| GUIDES | STEEL ANGLES | | |
| BOTTOM BAR | STEEL DOUBLE ANGLE | | |

FIREKING®

635 FIRE RATED ROLLING SERVICE DOOR - FACE MOUNT

| DWG. NO. | DATE: | The Genuine. The Original. OVERHEAD DOOR |
|---|---|---|
| SHEET | BY: | |

**NFPA 80**
**UL / ULC 1-1/2 HR**

630/631
634/635

FIREKING®

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

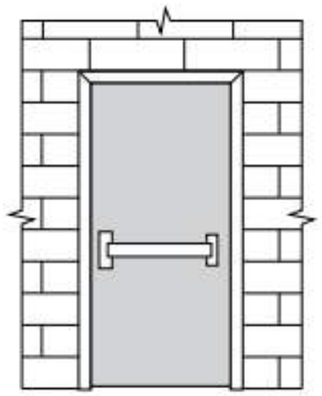
CENTRIC ARCHITECTURE

# PROPOSED DOOR | STEELCRAFT L16 OR L18

**Single doors with fire exit hardware**

STEELCRAFT

| Maximum Rating | Door Series | Maximum Door Size | | |
|---|---|---|---|---|
| | | UL | ITS/WHI | FM |
| 3 Hr Max | L18, L16 | 4'0" x 10'0" | 4'0" x 8'0" | 4'0" x 8'0" |
| | L14 | 4'0" x 10'0" | 4'0" x 7'2" | 4'0" x 8'0" |
| | B18, B16 | 4'0" x 10'0" | N/A | N/A |
| | T18, T16, T14 | 4'0" x 9'0" | N/A | 4'0" x 8'0" |
| | SL18 | 4'0" x 8'0" | 4'0" x 8'0" | N/A |
| | B14 | 4'0" x 8'0" | N/A | N/A |
| | TH16, TH14 | 4'0" x 8'0" | N/A | N/A |
| | H16, H14 | 4'0" x 8'0" | N/A | N/A |
| | T20 | 3'0" x 8'0" | N/A | N/A |
| | HE16 (E6) | 3'0" x 8'0" | N/A | N/A |
| | CE18, CE16 (E6) | 3'0" x 8'0" | N/A | N/A |
| | L20 | 3'0" x 7'2" | 3'0" x 7'2" | N/A |
| | SL20 | 3'0" x 7'2" | 3'0" x 7'2" | N/A |
| | HE16 (E6) | 3'0" x 7'0" | N/A | N/A |
| | CE20 | 3'0" x 7'0" | N/A | N/A |
| | CE18, CE16 (E6) | 3'0" x 7'0" | N/A | N/A |
| | CE18 (E6) | 3'8" x 7'0" | N/A | N/A |
| | LS18, LS16 | N/A | 4'0" x 8'0" | N/A |
| | CE18, CE16 (HD2 & HD2A) | 3'8" x 7'0" | N/A | N/A |
| 1 ½ Hr (90 min) Max | L18, L16 | 4'0" x 10'0" | 4'0" x 10'0" | 4'0" x 8'0" |
| | B14 | 4'0" x 10'0" | N/A | N/A |
| | CE20 (E6) | 3'0" x 8'0" | N/A | N/A |
| 1 ½ Hr (90 min) Max | A14, (FG2, FG3) | 4'0" x 8'0" | N/A | N/A |
| 1 Hr (60 min) Max | A14 (FG) | 4'0" x 8'0" | N/A | N/A |



**Minimum Hardware Requirements:**

- RPD or MPD Fire Exit Hardware
- Closer
- Approved hinges

**Pairs without astragal: Swing in the same direction**

- **Active Leaf: Vertical Rod FEH**
- **Inactive leaf: Vertical Rod FEH**

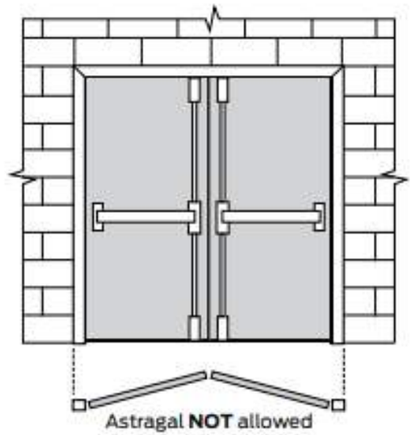
STEELCRAFT

| Maximum Rating | Door Series | Maximum Door Size | | |
|---|---|---|---|---|
| | | UL | ITS/WHI | FM |
| 1 ½ Hr (90 minute) Max | B18, B16, B14 | 8'0" x 10'0" | N/A | N/A |
| | L18, L16 | 8'0" x 9'0" | 8'0" x 10'0" | 8'0" x 8'0" |
| | L14 | 8'0" x 9'0" | N/A | N/A |
| | PW14 | 8'0" x 8'0" | N/A | N/A |
| | T18, T16 | 8'0" x 9'0" | N/A | 8'0" x 8'0" |
| | T14 | 8'0" x 9'0" | N/A | N/A |
| | SL18 | 8'0" x 8'0" | 8'0" x 8'0" | N/A |
| | TH16 | 8'0" x 8'0" | N/A | N/A |
| | H16 | 8'0" x 8'0" | N/A | N/A |
| | HE16 (E6) | 6'0" x 8'0" | N/A | N/A |
| | CE18, CE16 (E6) | 6'0" x 8'0" | N/A | N/A |
| | HE16 (E6) | 6'0" x 7'0" | N/A | N/A |
| | CE16 (E6) | 6'0" x 7'0" | N/A | N/A |
| | LS18, LS16 | N/A | 8'0 x 8'0" | N/A |
| | CE18, CE16 (HD2 & HD2A) | 7'4" x 7'0" | N/A | N/A |
| | CE18 (E6) | 7'4" x 7'0" | N/A | N/A |
| 1 ½ Hr (90 min) Max | A14 (FG2, FG3) | 8'0" x 8'0" | N/A | N/A |
| 1 Hr (60 min) Max | A14 (FG) | 8'0" x 8'0" | N/A | N/A |

**Notes:**

1. Pairs of doors without an astragal are not listed or available for 3 hour applications. **Astragals can not be used in this hardware application.**
2. For maximum rating and glass size requirements refer to glass light information
3. Maximum 450°F degree on all temperature rise doors.
4. Paladin (PW14-Series) tornado resistant doors require Von Duprin WS9927(F) or 237 (F) vertical rod FEH. LBR option is not available.

*Details are subject to change without prior notice.*




**Minimum Hardware Requirements:**

Active leaf

- Surface or concealed vertical rod FEH
- Closer
- Approved hinges

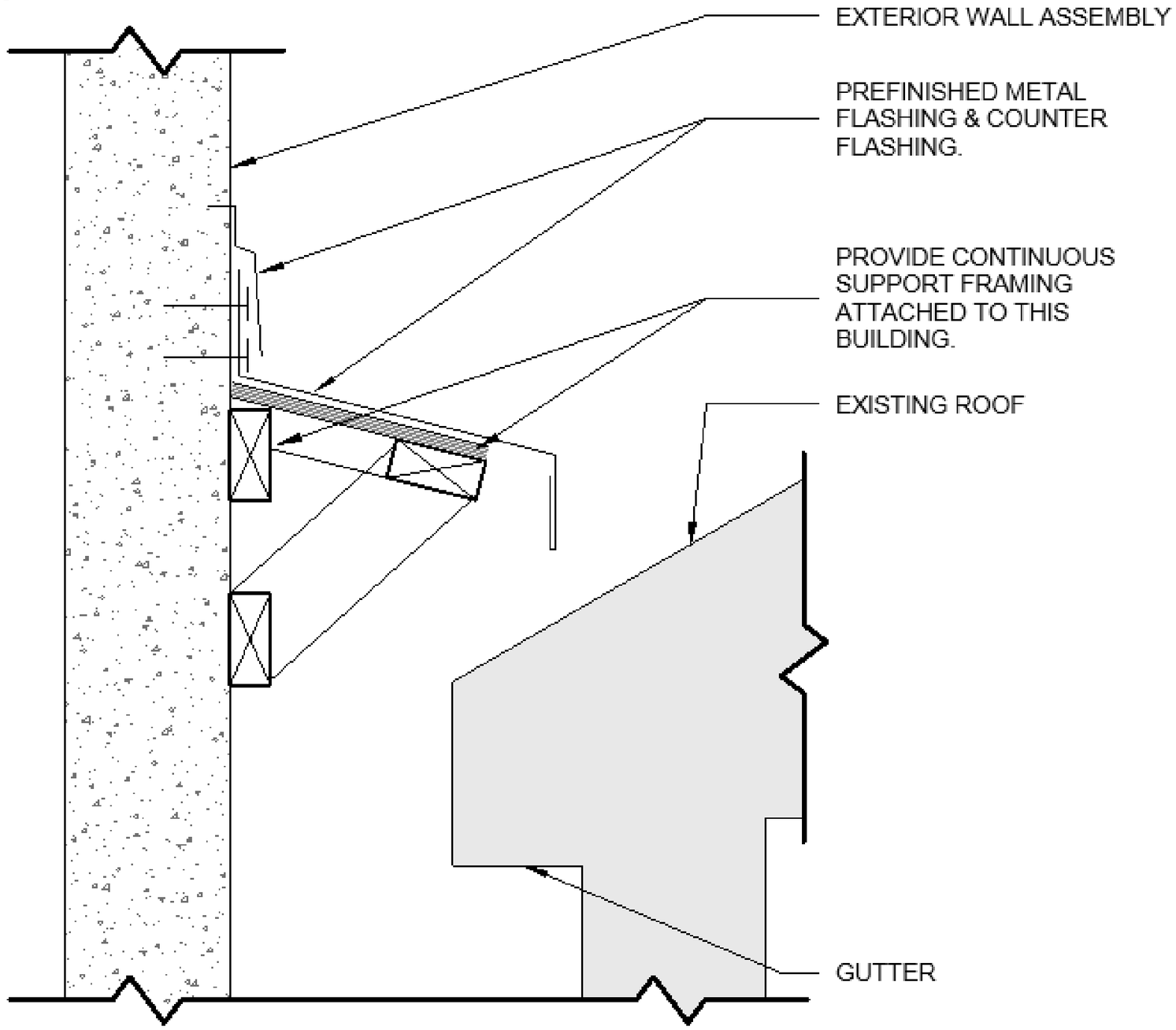
Inactive leaf (Wide Inactive Leaf)

- Surface or concealed vertical rod FEH
- Closer
- Approved hinges

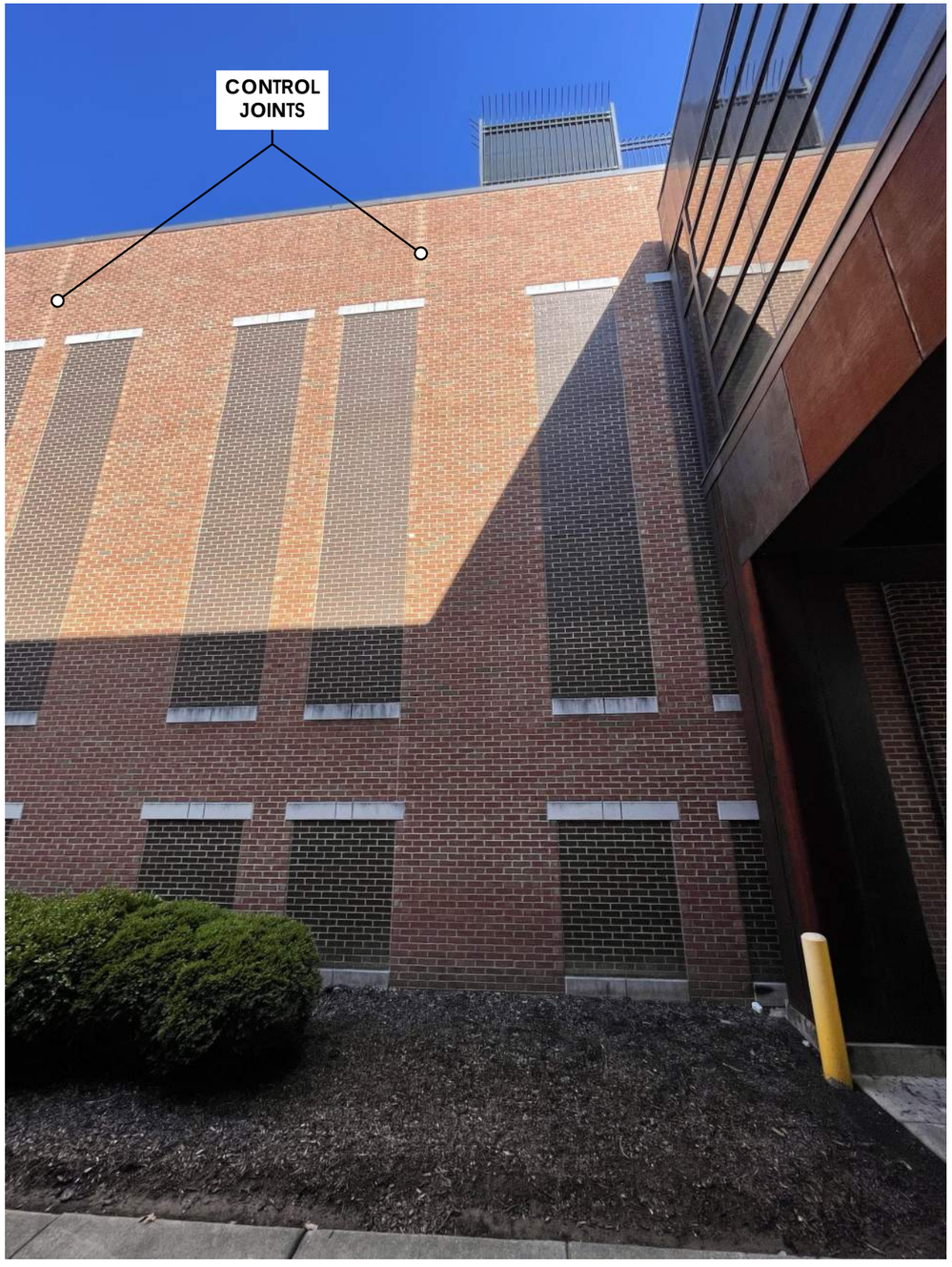
(LBR) Less Bottom Rod option is available based on hardware manufacturer's listing approval.

| | | | |
|---|---|---|---|
| L18 | 18 Ga (1.0 mm) | Interior - Cold Rolled Steel | Heavy Duty |
| L18 | 18 Ga (1.0 mm) | Exterior - Galvannealed Steel | Heavy Commercial & Institutional applications with high use |
| L16 | 16 Ga (1.3 mm) | Interior - Cold Rolled Steel | Extra Heavy Duty |
| L16 | 16 Ga (1.3 mm) | Exterior - Galvannealed Steel | Extra Heavy Commercial applications with potential of very high use |

## CONNECTION DETAIL | ADJACENT BUILDINGS



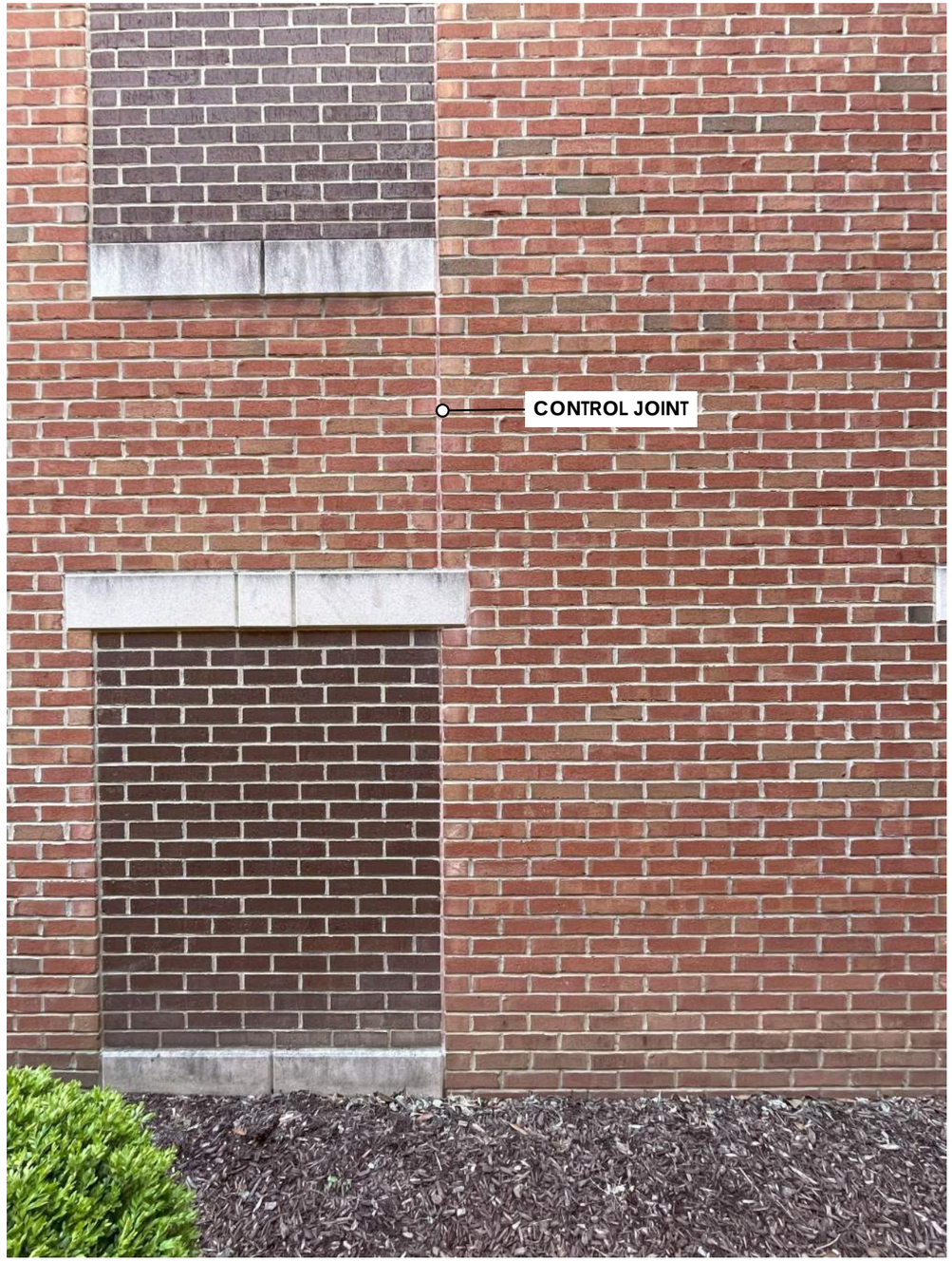
# PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE



FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC
ARCHITECTURE

# PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE

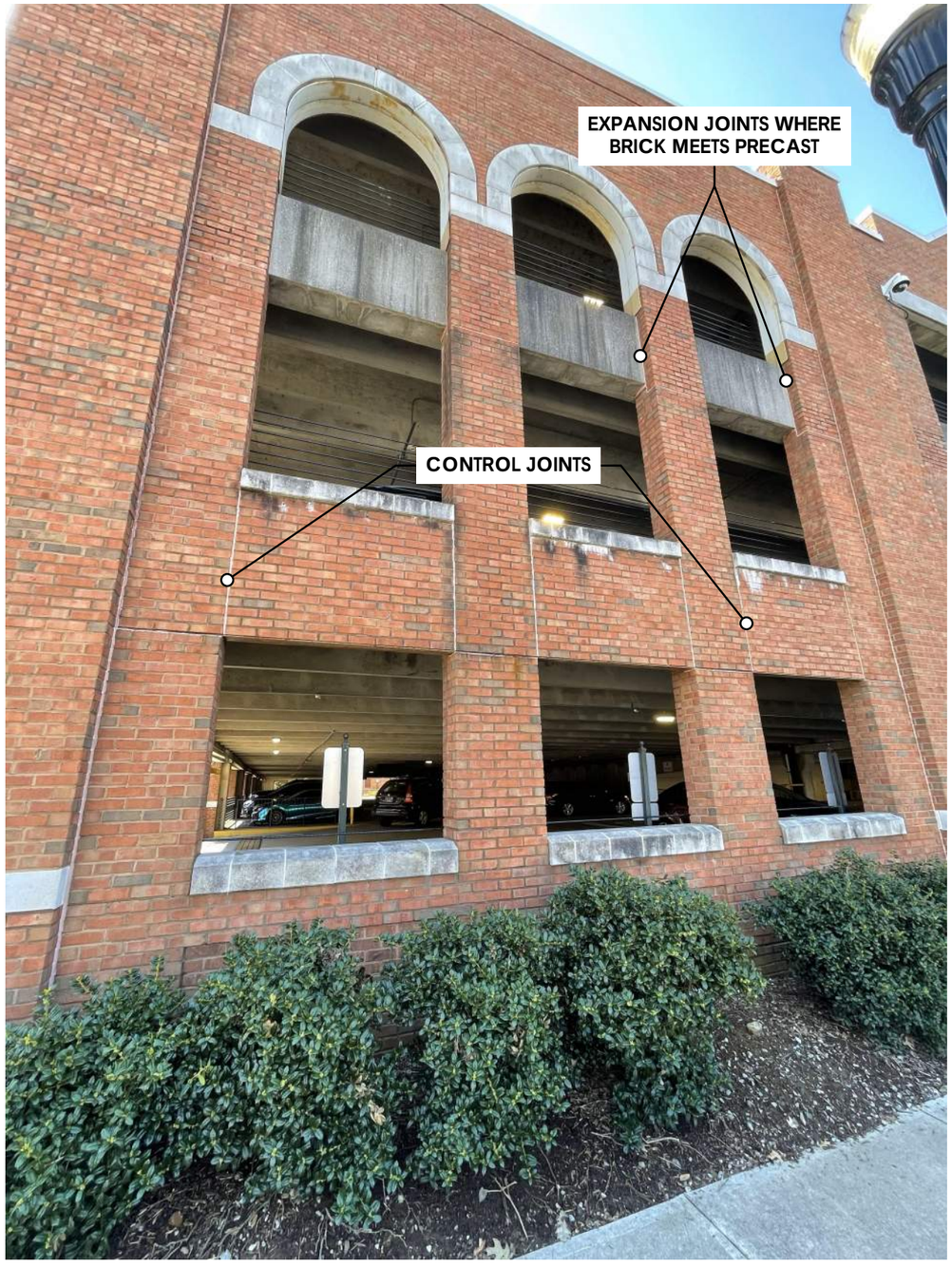


# PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE

FACTORY AT FRANKLIN
PARKING GARAGE
**04/25/25**

CENTRIC
ARCHITECTURE

# PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE



# THIN BRICK CASE STUDY | THE STACK DEEP ELLUM, DALLAS, TX

**PROJECT SCOPE + KEY ATTRIBUTES:**

**- 16-STORY, MIXED-USE BUILDING, 8 LEVELS OF PRECAST-LINED PARKING GARAGE (LEVELS 2-10, GROUND LEVEL IS HAND-SET BRICK)**

**- THREE DIFFERENT BRICK COLORS, WINDOW PATTERNS, AND ORNATE DETAILING.**

**- EACH ELEVATION OF THE GARAGE IS COMPLETE WITH ARCHITECTURAL PICTURE FRAME PROJECTIONS AROUND THE WINDOWS**

**AWARDS:**

**2022 PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN AWARDS BUILDING AWARD: BEST FACADE-ONLY PARKING STRUCTURE**
**2021 PCMA BEST OFFICE/PARKING ARCHITECTURAL/STRUCTURAL**

**VIDEO LINKS:**

*www.youtube.com/watch?v=pGORgYBCBEM*
**www.youtube.com/watch?v=leanwuS4xdE**

**SUMMARY:**

1. **Safety**
2. **Less disruption**
3. **Long term durability & design optionality**

# THIN BRICK CASE STUDY | THE STACK DEEP ELLUM, DALLAS, TX

**PROJECT SCOPE + KEY ATTRIBUTES:**

**- 16-STORY, MIXED-USE BUILDING, 8 LEVELS OF PRECAST-LINED PARKING GARAGE (LEVELS 2-10, GROUND LEVEL IS HAND-SET BRICK)**

**- THREE DIFFERENT BRICK COLORS, WINDOW PATTERNS, AND ORNATE DETAILING.**

**- EACH ELEVATION OF THE GARAGE IS COMPLETE WITH ARCHITECTURAL PICTURE FRAME PROJECTIONS AROUND THE WINDOWS**

**AWARDS:**

**2022 PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN AWARDS BUILDING AWARD: BEST FACADE-ONLY PARKING STRUCTURE**
**2021 PCMA BEST OFFICE/PARKING ARCHITECTURAL/STRUCTURAL**

**VIDEO LINKS:**

*www.youtube.com/watch?v=pGORgYBCBEM*
**www.youtube.com/watch?v=leanwuS4xdE**

**SUMMARY:**

1. **Safety**
2. **Less disruption**
3. **Long term durability & design optionality**

# PARKING GARAGE | HZC SUBMISSION

05.12.2025

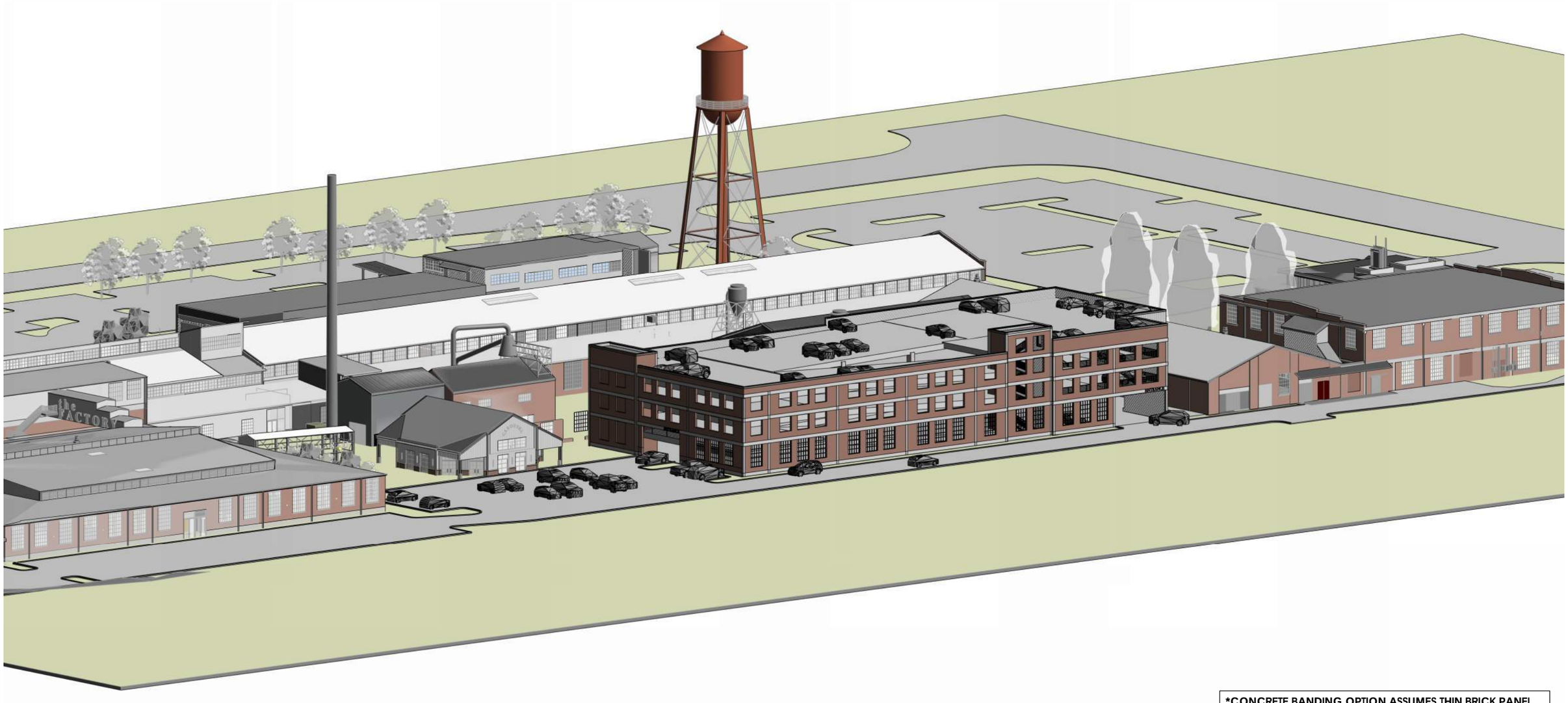
CENTRIC
ARCHITECTURE

# SITE PLAN

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

# AERIAL VIEW 01

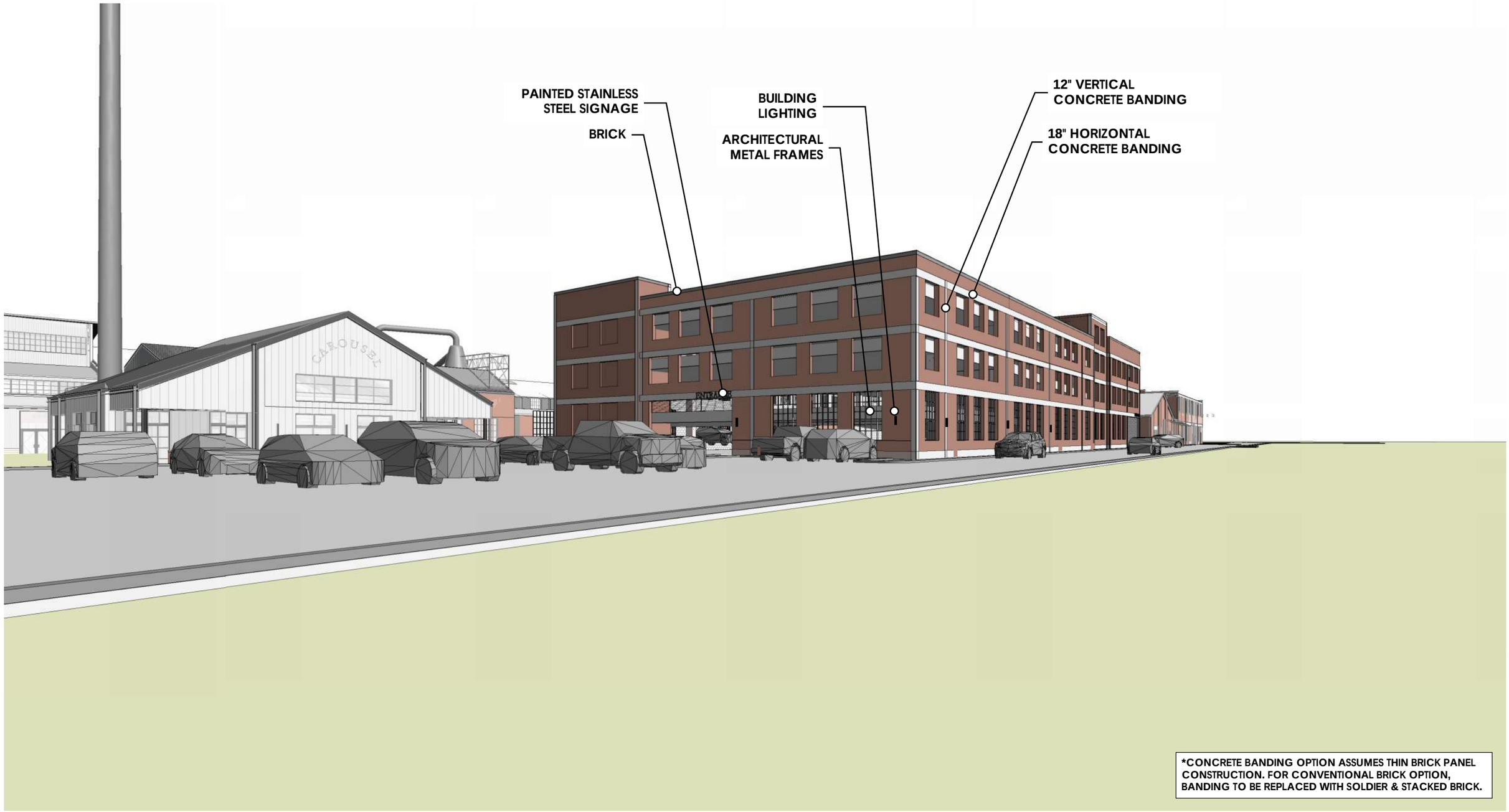



*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

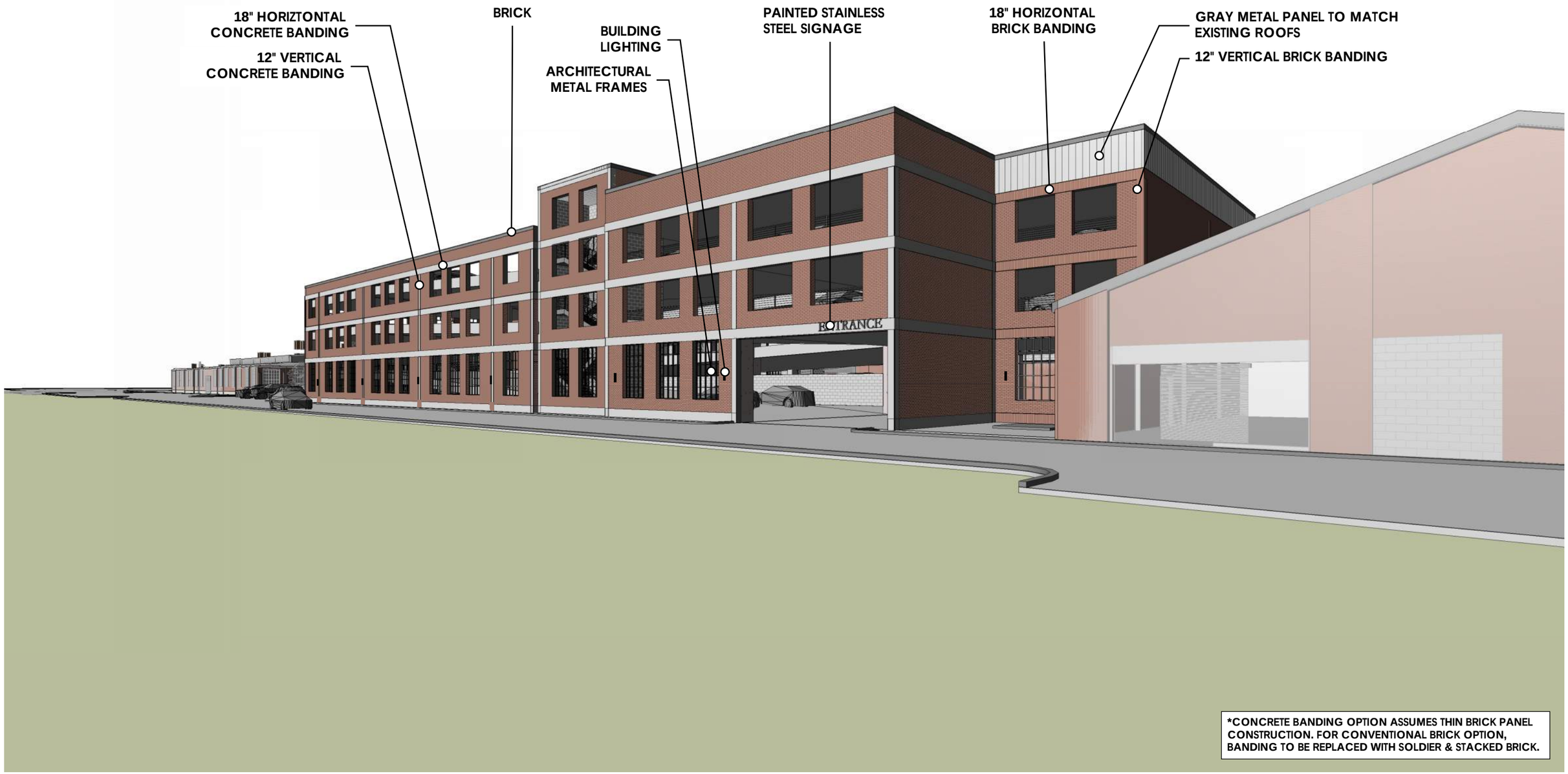
# GROUND VIEW 02




FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

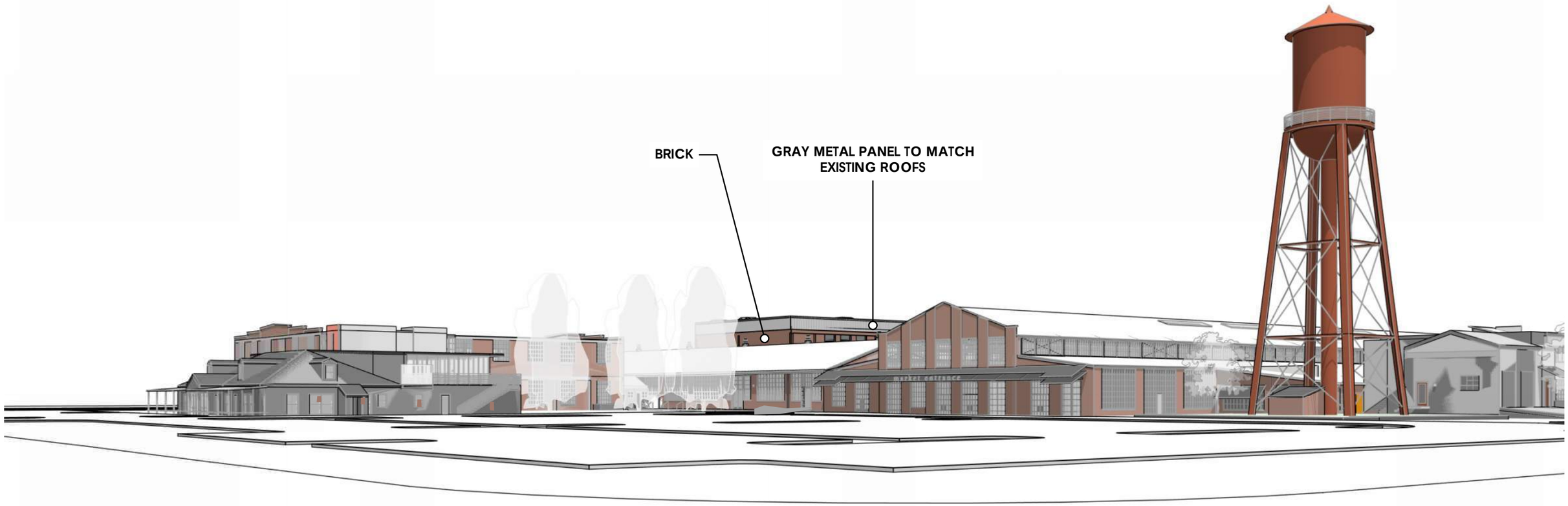
# GROUND VIEW 03




FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

# GROUND VIEW 04

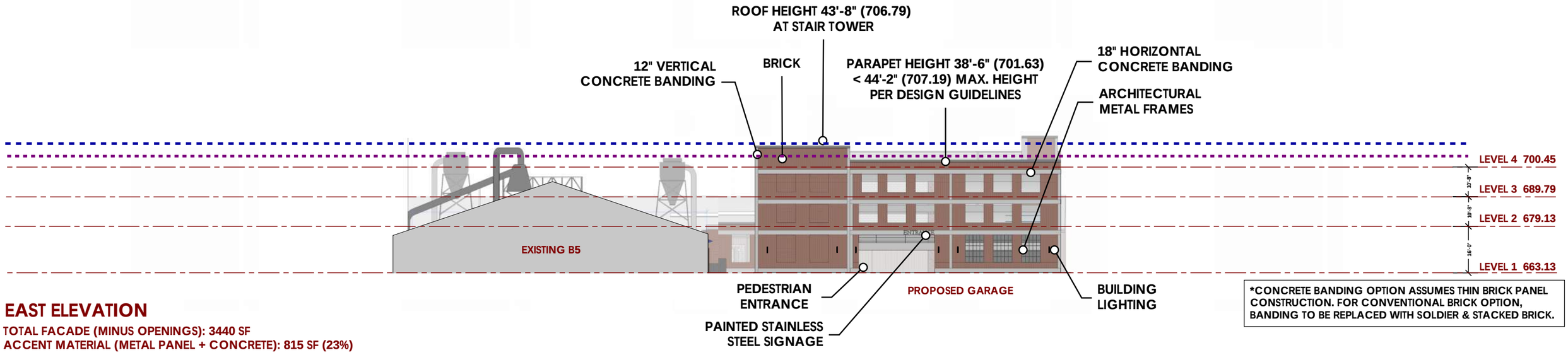



FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

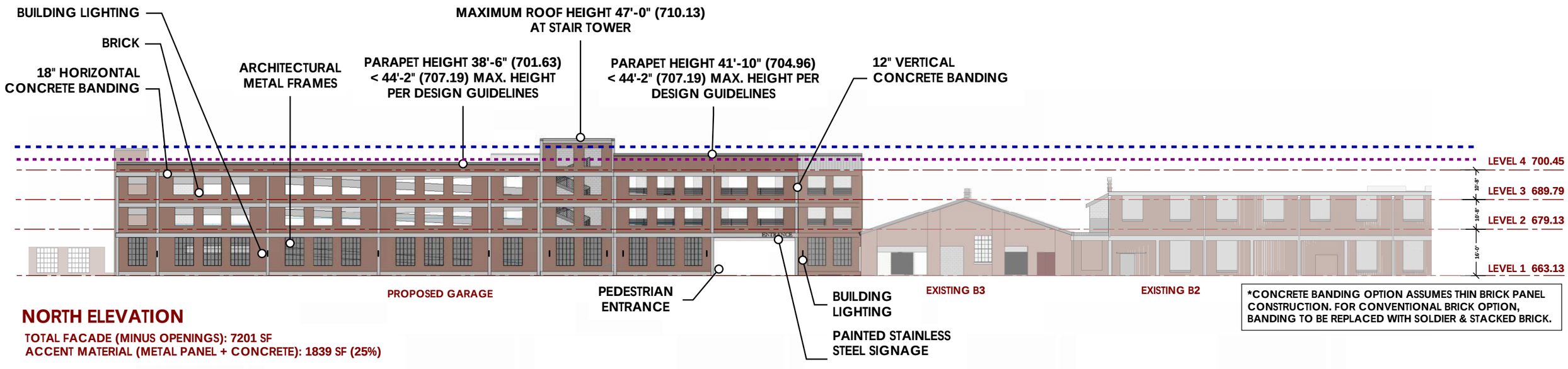
# ELEVATIONS | MATERIALITY

- 707.19 10% ABOVE AVERAGE BUILDING HEIGHT
- 703.17 AVERAGE BUILDING HEIGHT




## EAST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3440 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 815 SF (23%)




## NORTH ELEVATION

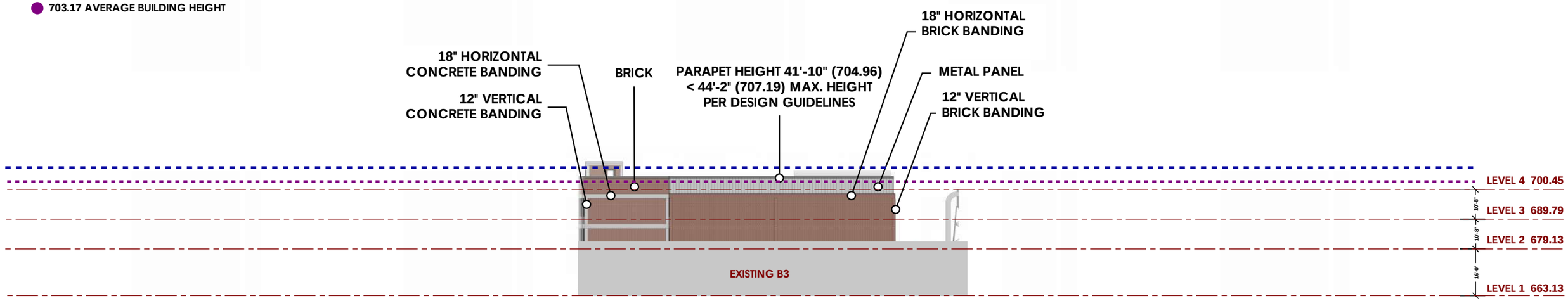
TOTAL FACADE (MINUS OPENINGS): 7201 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 1839 SF (25%)

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

# ELEVATIONS | MATERIALITY

- 707.19 10% ABOVE AVERAGE BUILDING HEIGHT
- 703.17 AVERAGE BUILDING HEIGHT

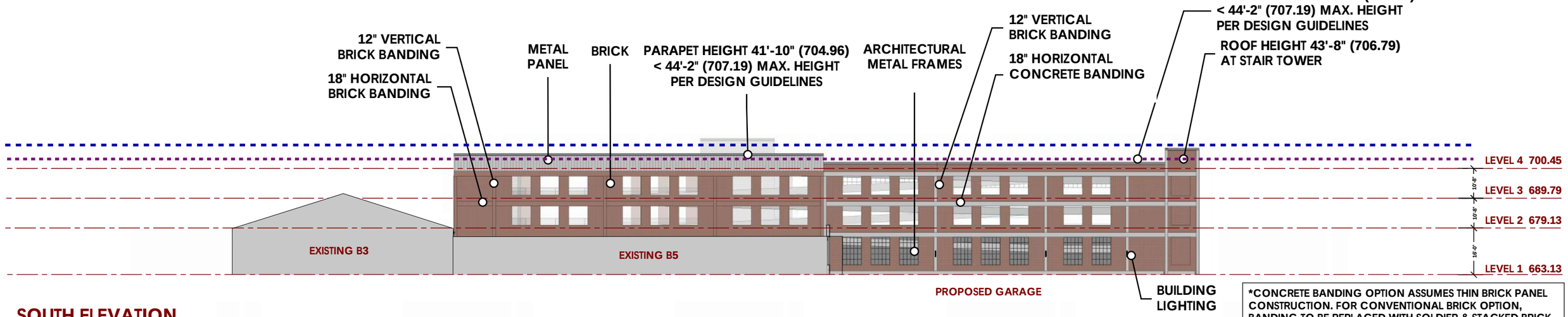



## WEST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3031 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 694 SF (22%)

*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

PARAPET HEIGHT 38'-6" (701.63)




## SOUTH ELEVATION

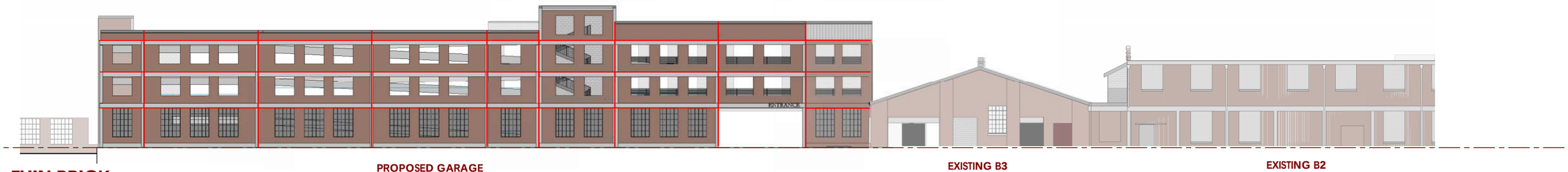
TOTAL FACADE (MINUS OPENINGS): 6833 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 1733 SF (25%)

*CONCRETE BANDING OPTION ASSUMES THIN BRICK PANEL CONSTRUCTION. FOR CONVENTIONAL BRICK OPTION, BANDING TO BE REPLACED WITH SOLDIER & STACKED BRICK.

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

# ELEVATIONS | CONSTRUCTION OPTIONS



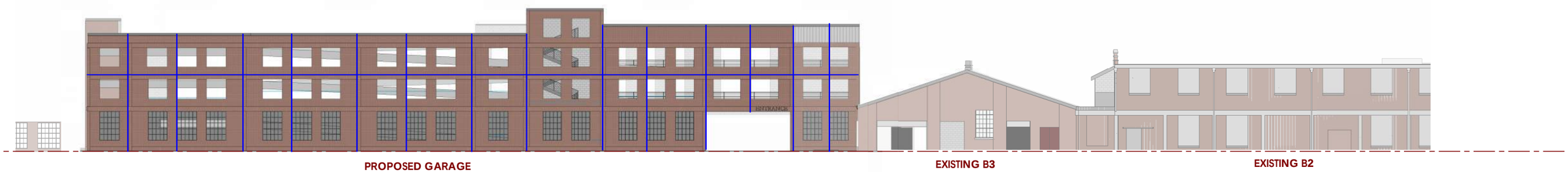

PROPOSED GARAGE

EXISTING B3

EXISTING B2

## THIN BRICK

MAX. PANEL DIMENSIONS PER SUPPLIER: 13'-4" X 45'-0"
*ORIENTED HORIZONTALLY OR VERTICALLY
*RED LINES ARE INDICATIVE OF PANEL JOINTS




PROPOSED GARAGE

EXISTING B3

EXISTING B2

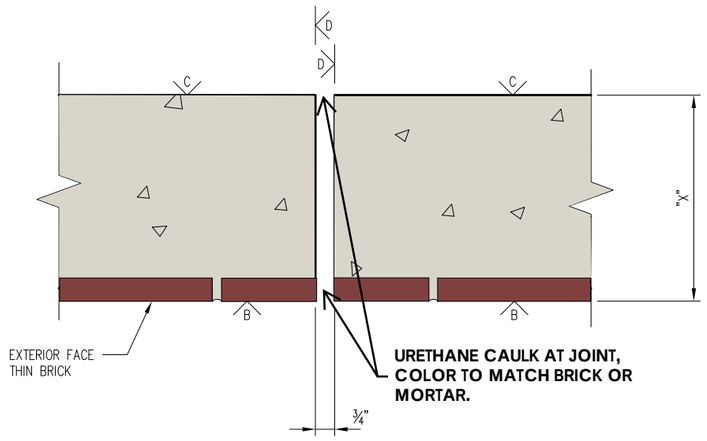
## CONVENTIONAL BRICK

MAX. HORIZONTAL DISTANCE BETWEEN CONTROL JOINTS: 20'-0"
*BLUE LINES ARE INDICATIVE OF BRICK CONTROL JOINTS

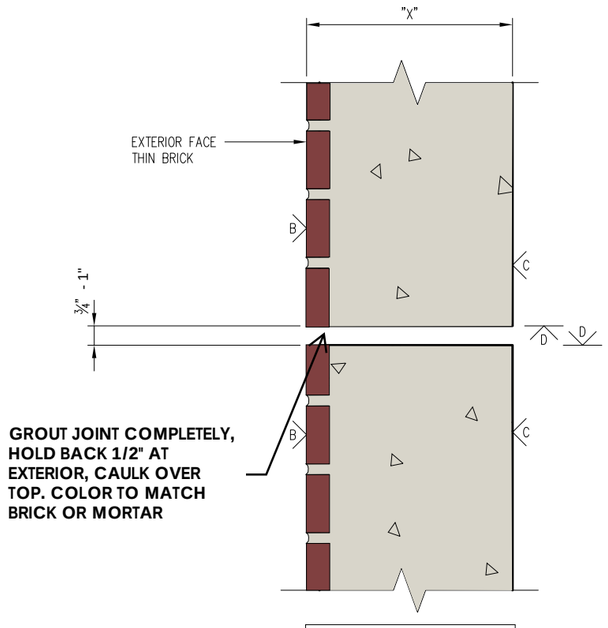
FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

# TYPICAL JOINT DETAILS

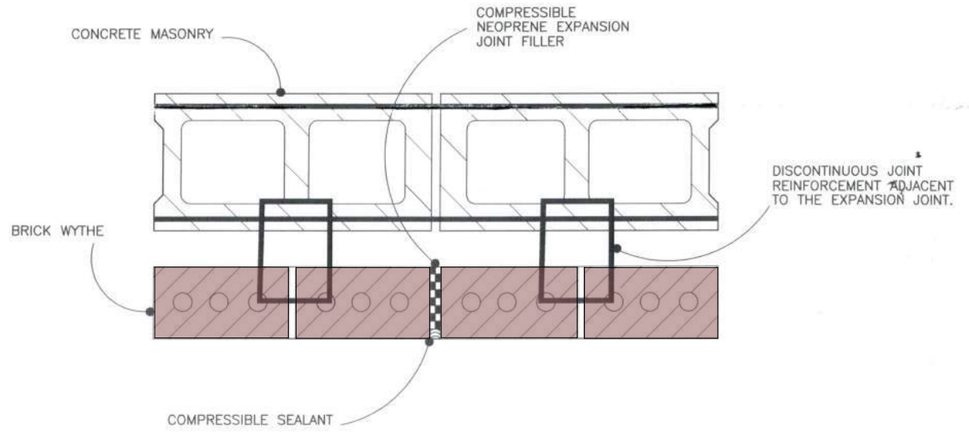



**VERTICAL JOINT**
**3/4" TYP.**

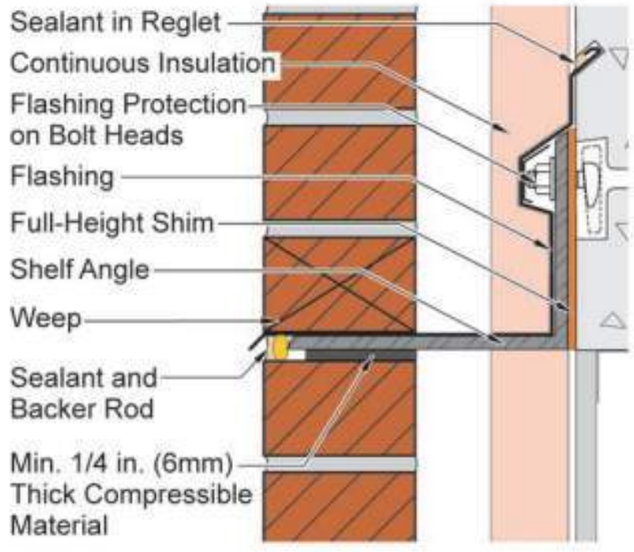



**HORIZONTAL JOINT**
**3/4" TYP.**

## THIN BRICK




**VERTICAL JOINT**
**1/2" TYP.**




**HORIZONTAL JOINT**
**1/2" MIN, DEPENDENT ON**
**THICKNESS OF SHELF ANGLE**

## CONVENTIONAL BRICK

# SITE CONTEXT | BUILDING 2

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

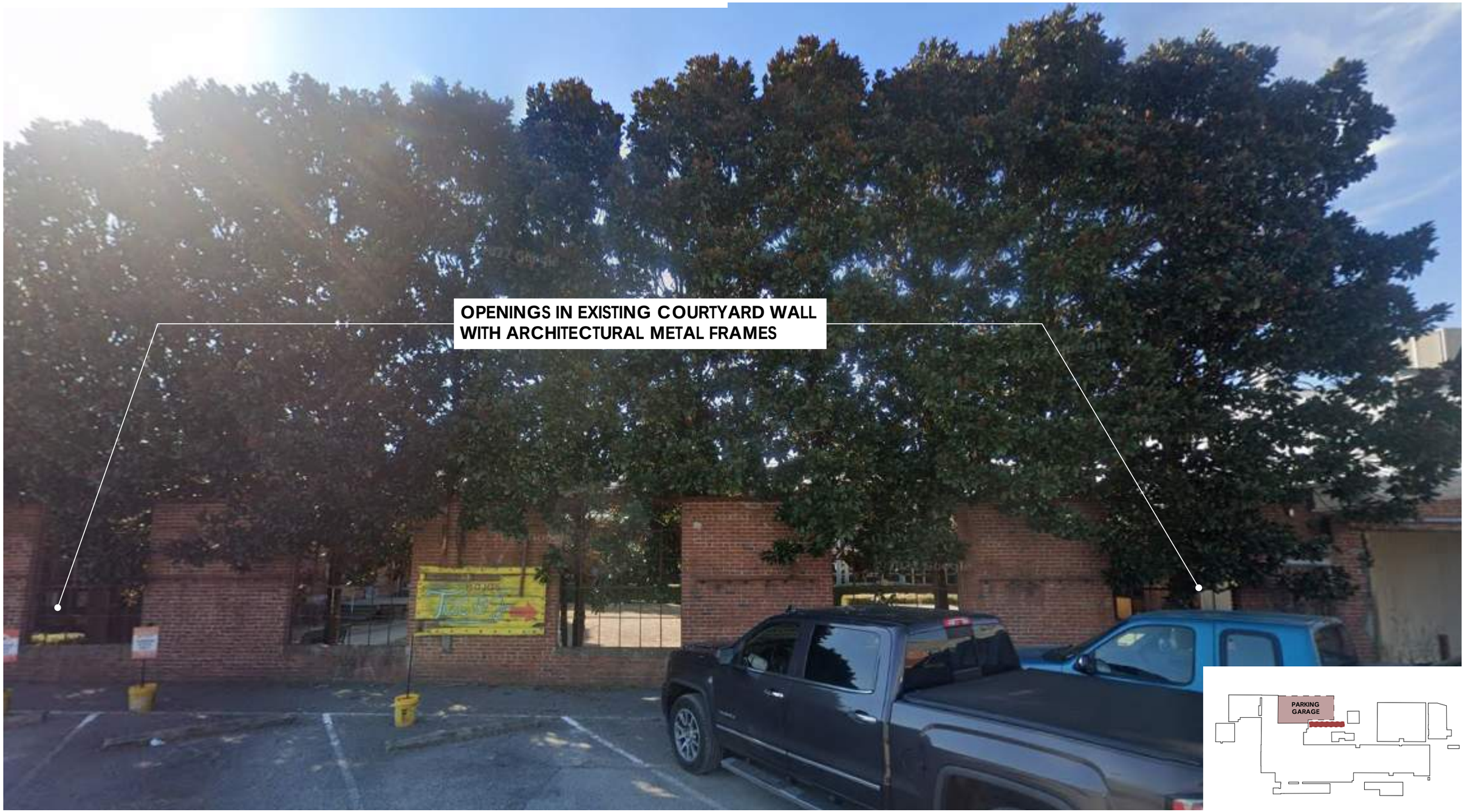
CENTRIC
ARCHITECTURE

# SITE CONTEXT | BUILDING 3

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

# SITE CONTEXT | COURTYARD







FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

# PROPOSED BRICK | SITE CONTEXT

# PROPOSED BRICK | GENERAL SHALE - ENGLISHPUB

*NOTE: General Shale photo samples are intended to represent general color range and texture. Precise color fidelity is difficult to replicate. Brick selection should be made from product samples.*

## Available Sizes

| | Height | Length | Thickness* |
|---|---|---|---|
| Modular (stock) | 2-1/4” | 7-5/8” | 1/2” |
| Engineered | 2-3/4” | 7-5/8” | 1/2” |
| Utility | 3-5/8” | 11-5/8” | 1/2” |
| Closure | 3-5/8” | 7-5/8” | 1/2” |

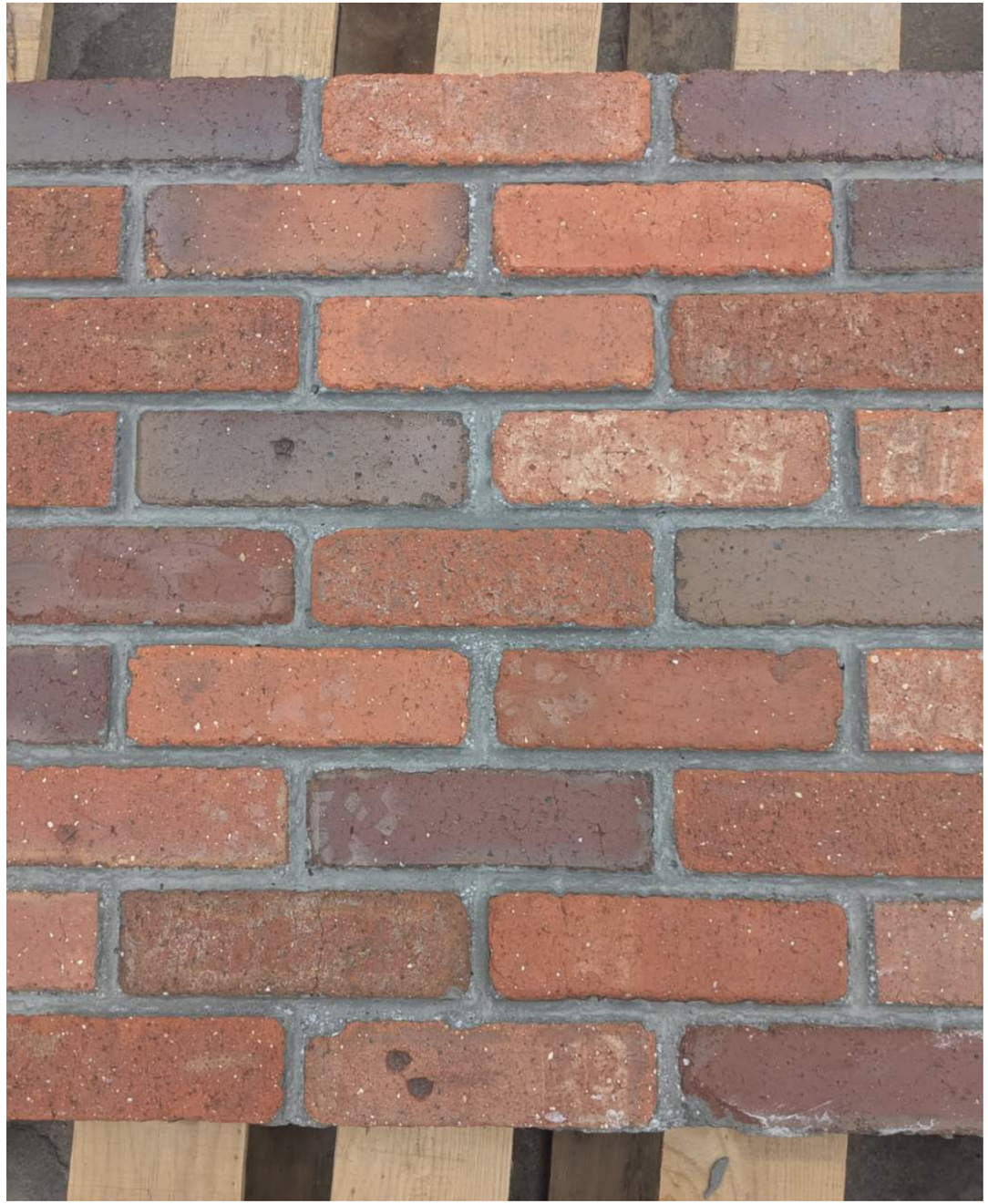
*Old Brick Originals ™ Thin Brick can be made available in thicknesses greater than 1/2”

## Typical Properties

| |
|---|
| Grade ASTM C1088: Exterior Grade |
| Exceeds ASTM C1088 TBX tolerances (before tumbling) |
| Efflorescence per ASTM - rated “Not Effloresced” |
| 24 Hour Cold Water Absorption per ASTM C67 Typical 6.3% |

## PROPOSED BRICK | PRECEDENT IMAGERY

REPRESENTATIVE SAMPLE UTILIZING TUMBLED THIN BRICK CAST IN PRECAST PANELS WITH A CONCAVE MORTAR JOINT



# PROPOSED METAL PANEL 01 | PAC-CLAD HWP (*TO MATCH B2 FACADE IN COA PROJECT #7794)

## HWP

PRECISION SERIES WALL PANELS

**MATERIALS**

.032 aluminum
.040 aluminum
.050 aluminum
24 gauge steel
22 gauge steel

**SPECS**

12" or 16" Wide
7/8" High

AVAILABLE WITH OR WITHOUT CLIP

### PRODUCT FEATURES

- No-clip panel, or clip installation for expansion/contraction
- Panel depth of 7/8"
- Cost-effective installation
- Horizontal or vertical installation
- Panel lengths:
  30' maximum for steel;
  22' maximum for aluminum on the thru-fastened leg; longer lengths available on clip panels

**MATERIAL**

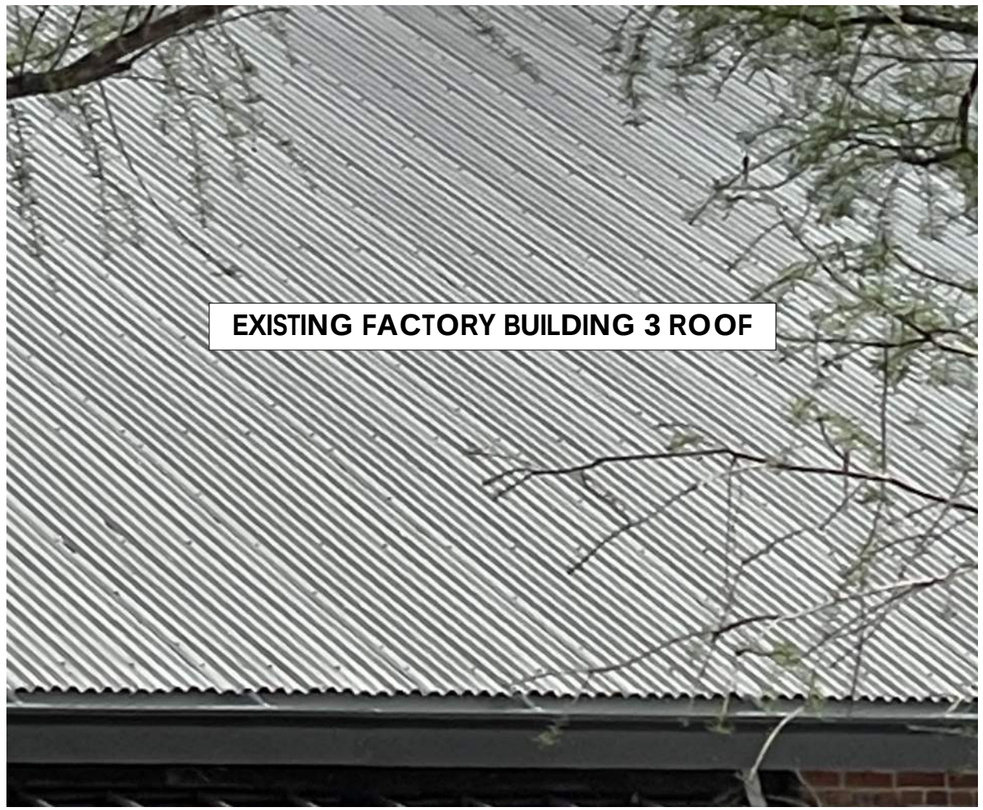
- 48 stocked colors (24 gauge steel)
- 17 Stocked colors (22 gauge steel)
- 34 stocked colors (.032 aluminum)
- 26 stocked colors (.040 aluminum)
- 21 stocked colors (.050 aluminum)
- Galvalume Plus available

**TESTS**

- ASTM E330
- ASTM E283
- ASTM E331
- ASTM 1592

**FLORIDA BUILDING PRODUCT APPROVALS**

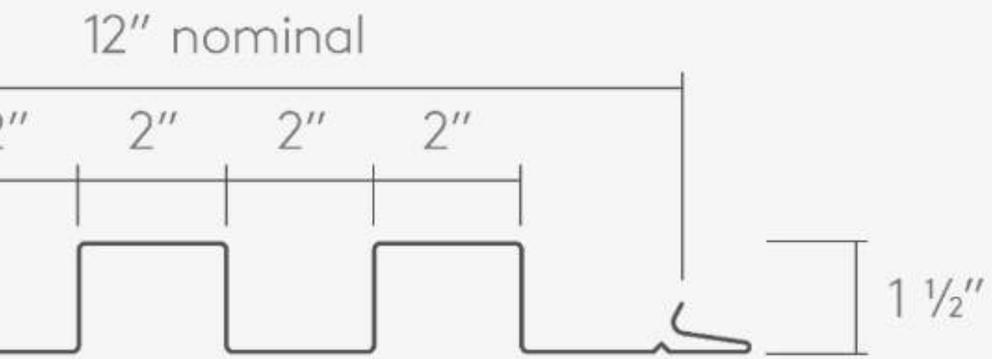
Please refer to pac-clad.com or your local factory for specific product approval numbers for Precision Series panels.

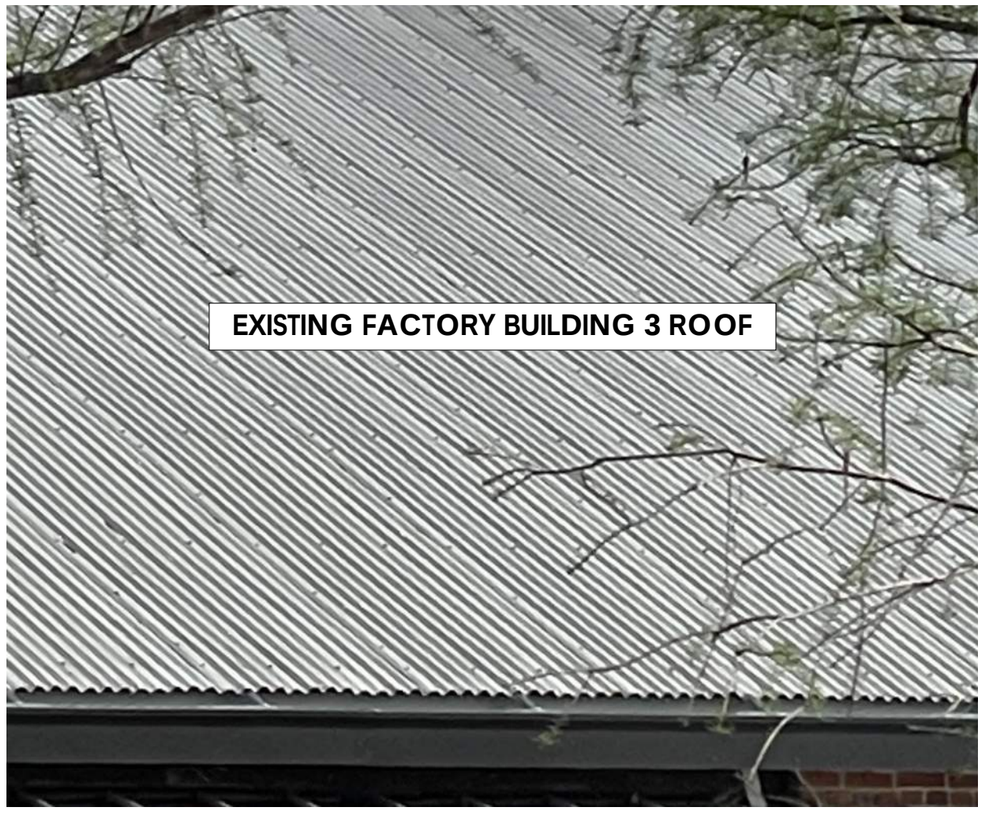



FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

# PROPOSED METAL PANEL 02 | MORIN MATRIX MX-1

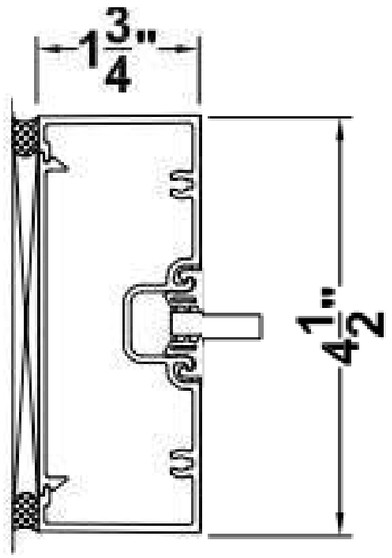





FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

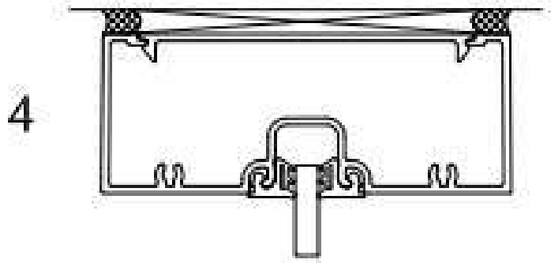
CENTRIC
ARCHITECTURE

# PROPOSED ARCHITECTURAL FRAMES | B.O.D TUBELITE 4500 SERIES



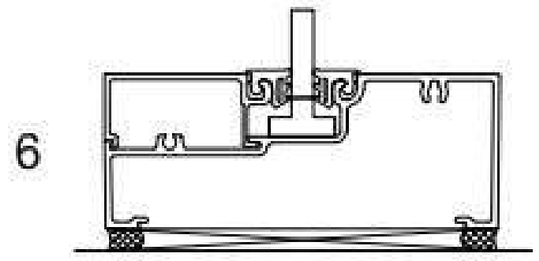

1

STANDARD JAMB



4

STANDARD HEAD



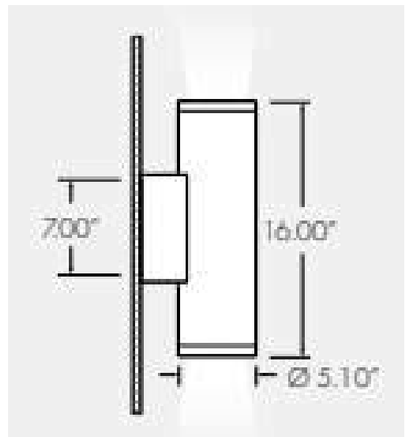
6

STANDARD SILL

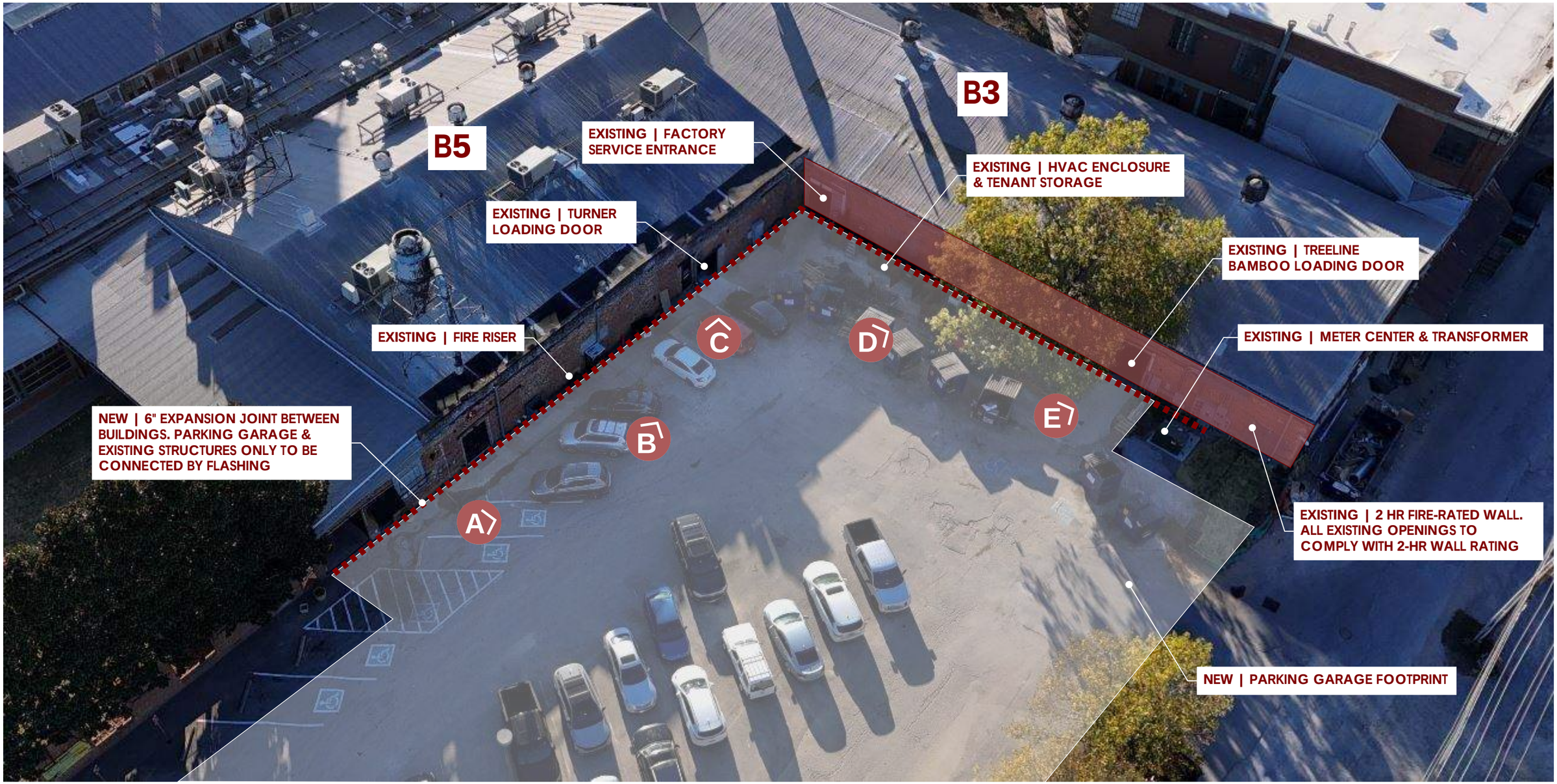
**DETAILS OF STOREFRONT FRAME**
**GARAGE FRAMED OPENINGS TO BE SIMILAR WITHOUT GLASS INFILL**
**BLACK FINISH**

## PROPOSED LIGHTING | INSIGHT SCOPE LARGE SCONCE

EXISTING FACTORY BUILDING 11 ENTRY



# EXISTING CONDITIONS | ADJACENT BUILDINGS

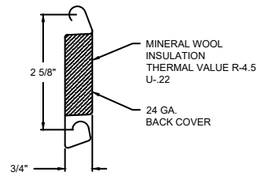


# EXISTING CONDITIONS | ADJACENT BUILDINGS

EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

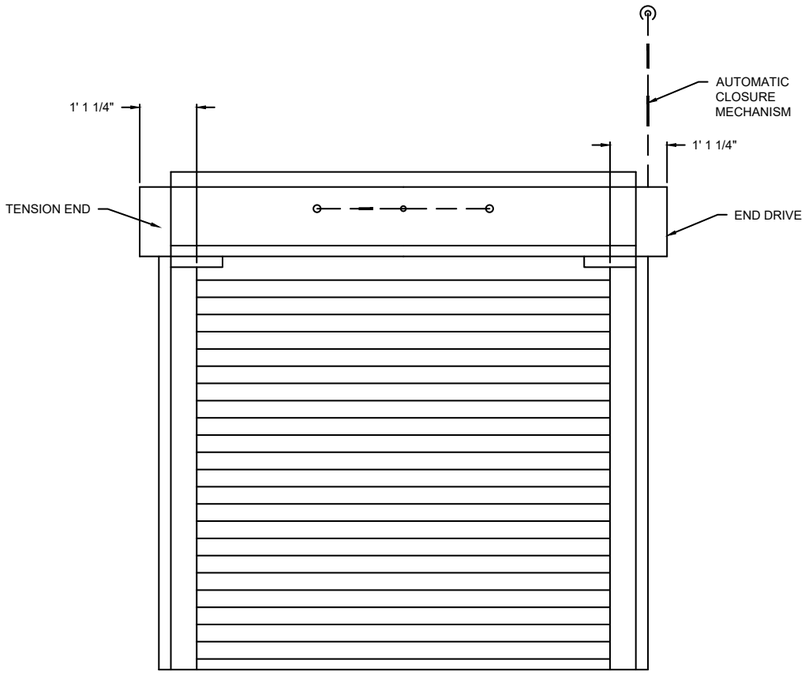
ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.

# PROPOSED GARAGE DOOR | FIREKING 635



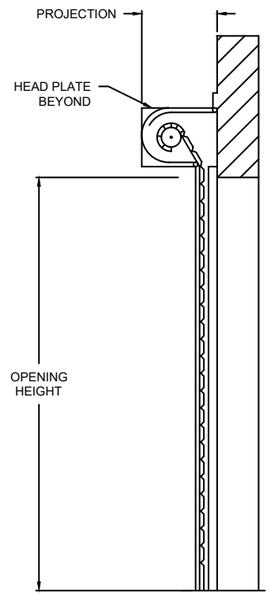

F265i SLAT SECTION

| OPTIONS | |
|---|---|
| OPENING WIDTH | |
| OPENING HEIGHT | |
| OPERATION OPTION | ☐ PUSH-UP<br>☐ CHAIN HOIST<br>☐ CRANK<br>☐ ELECTRIC MOTOR |



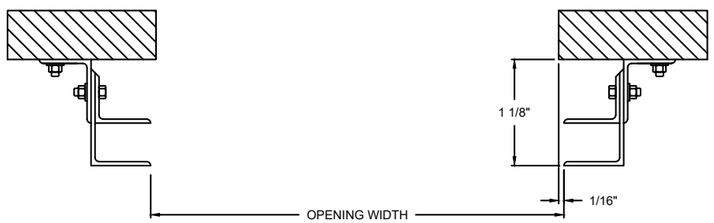

ELEVATION

| MODEL | STANDARD MAX. VALUES | |
|---|---|---|
| | WIDTH | HEIGHT |
| 635 | 41' 2" | 25' 4" |




SECTION B-B

| PROJECTION | |
|---|---|
| MIN. | MAX. |
| 14" X 16" | 26" X 28" |




SECTION A-A

| COMPONENT | MATERIAL | OPERATION | NOTES: |
|---|---|---|---|
| CURTAIN | PAINTED GALVANIZED / STAINLESS STEEL | MANUAL PUSH UP | - WARRANTY: 2-YEAR MATERIAL AND WORKMANSHIP |
| GUIDES | STEEL ANGLES | | |
| BOTTOM BAR | STEEL DOUBLE ANGLE | | |

**FIREKING®**

635 FIRE RATED ROLLING SERVICE DOOR - FACE MOUNT

| DWG. NO. | DATE: | The Genuine. The Original. OVERHEAD DOOR |
|---|---|---|
| SHEET | BY: | |

**NFPA 80**
**UL / ULC 1-1/2 HR**

630/631
634/635

FIREKING®

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

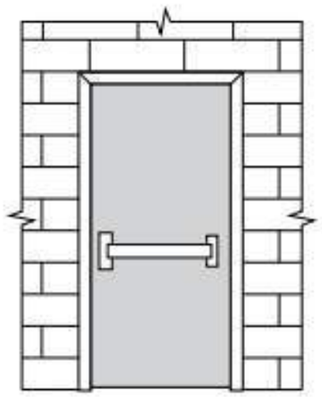
CENTRIC ARCHITECTURE

# PROPOSED DOOR | STEELCRAFT L16 OR L18

**Single doors with fire exit hardware**

STEELCRAFT

| Maximum Rating | Door Series | Maximum Door Size | | |
|---|---|---|---|---|
| | | UL | ITS/WHI | FM |
| 3 Hr Max | L18, L16 | 4'0" x 10'0" | 4'0" x 8'0" | 4'0" x 8'0" |
| | L14 | 4'0" x 10'0" | 4'0" x 7'2" | 4'0" x 8'0" |
| | B18, B16 | 4'0" x 10'0" | N/A | N/A |
| | T18, T16, T14 | 4'0" x 9'0" | N/A | 4'0" x 8'0" |
| | SL18 | 4'0" x 8'0" | 4'0" x 8'0" | N/A |
| | B14 | 4'0" x 8'0" | N/A | N/A |
| | TH16, TH14 | 4'0" x 8'0" | N/A | N/A |
| | H16, H14 | 4'0" x 8'0" | N/A | N/A |
| | T20 | 3'0" x 8'0" | N/A | N/A |
| | HE16 (E6) | 3'0" x 8'0" | N/A | N/A |
| | CE18, CE16 (E6) | 3'0" x 8'0" | N/A | N/A |
| | L20 | 3'0" x 7'2" | 3'0" x 7'2" | N/A |
| | SL20 | 3'0" x 7'2" | 3'0" x 7'2" | N/A |
| | HE16 (E6) | 3'0" x 7'0" | N/A | N/A |
| | CE20 | 3'0" x 7'0" | N/A | N/A |
| | CE18, CE16 (E6) | 3'0" x 7'0" | N/A | N/A |
| | CE18 (E6) | 3'8" x 7'0" | N/A | N/A |
| | LS18, LS16 | N/A | 4'0" x 8'0" | N/A |
| | CE18, CE16 (HD 2 & HD2A) | 3'8" x 7'0" | N/A | N/A |
| 1 ½ Hr (90 min) Max | L18, L16 | 4'0" x 10'0" | 4'0" x 10'0" | 4'0" x 8'0" |
| | B14 | 4'0" x 10'0" | N/A | N/A |
| | CE20 (E6) | 3'0" x 8'0" | N/A | N/A |
| 1 ½ Hr (90 min) Max | A14, (FG2, FG3) | 4'0" x 8'0" | N/A | N/A |
| 1 Hr (60 min) Max | A14 (FG) | 4'0" x 8'0" | N/A | N/A |



**Minimum Hardware Requirements:**

- RPD or MPD Fire Exit Hardware
- Closer
- Approved hinges

**Pairs without astragal: Swing in the same direction**

- **Active Leaf: Vertical Rod FEH**
- **Inactive leaf: Vertical Rod FEH**

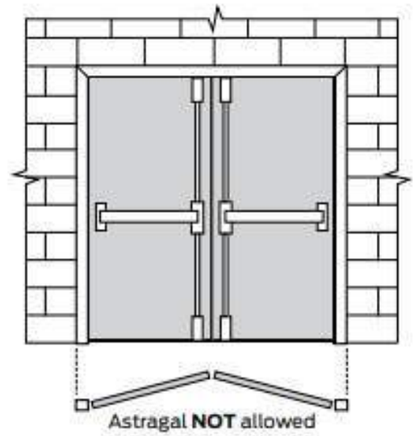
STEELCRAFT

| Maximum Rating | Door Series | Maximum Door Size | | |
|---|---|---|---|---|
| | | UL | ITS/WHI | FM |
| 1 ½ Hr (90 minute) Max | B18, B16, B14 | 8'0" x 10'0" | N/A | N/A |
| | L18, L16 | 8'0" x 9'0" | 8'0" x 10'0" | 8'0" x 8'0" |
| | L14 | 8'0" x 9'0" | N/A | N/A |
| | PW14 | 8'0" x 8'0" | N/A | N/A |
| | T18, T16 | 8'0" x 9'0" | N/A | 8'0" x 8'0" |
| | T14 | 8'0" x 9'0" | N/A | N/A |
| | SL18 | 8'0" x 8'0" | 8'0" x 8'0" | N/A |
| | TH16 | 8'0" x 8'0" | N/A | N/A |
| | H16 | 8'0" x 8'0" | N/A | N/A |
| | HE16 (E6) | 6'0" x 8'0" | N/A | N/A |
| | CE18, CE16 (E6) | 6'0" x 8'0" | N/A | N/A |
| | HE16 (E6) | 6'0" x 7'0" | N/A | N/A |
| | CE16 (E6) | 6'0" x 7'0" | N/A | N/A |
| | LS18, LS16 | N/A | 8'0 x 8'0" | N/A |
| | CE18, CE16 (HD2 & HD2A) | 7'4" x 7'0" | N/A | N/A |
| | CE18 (E6) | 7'4" x 7'0" | N/A | N/A |
| 1 ½ Hr (90 min) Max | A14 (FG2, FG3) | 8'0" x 8'0" | N/A | N/A |
| 1 Hr (60 min) Max | A14 (FG) | 8'0" x 8'0" | N/A | N/A |

**Notes:**

1. Pairs of doors without an astragal are not listed or available for 3 hour applications. **Astragals can not be used in this hardware application.**
2. For maximum rating and glass size requirements refer to glass light information
3. Maximum 450°F degree on all temperature rise doors.
4. Paladin (PW14-Series) tornado resistant doors require Von Duprin WS9927(F) or 237 (F) vertical rod FEH. LBR option is not available.

*Details are subject to change without prior notice.*




**Minimum Hardware Requirements:**

Active leaf

- Surface or concealed vertical rod FEH
- Closer
- Approved hinges

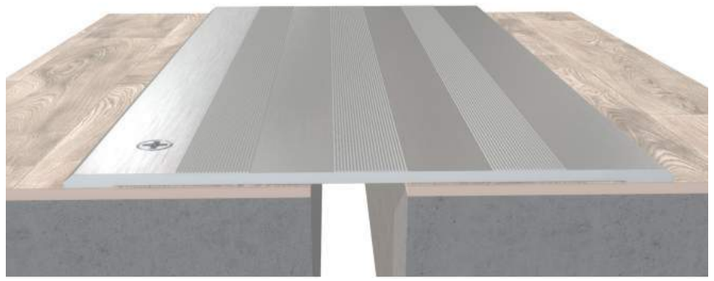
Inactive leaf (Wide Inactive Leaf)

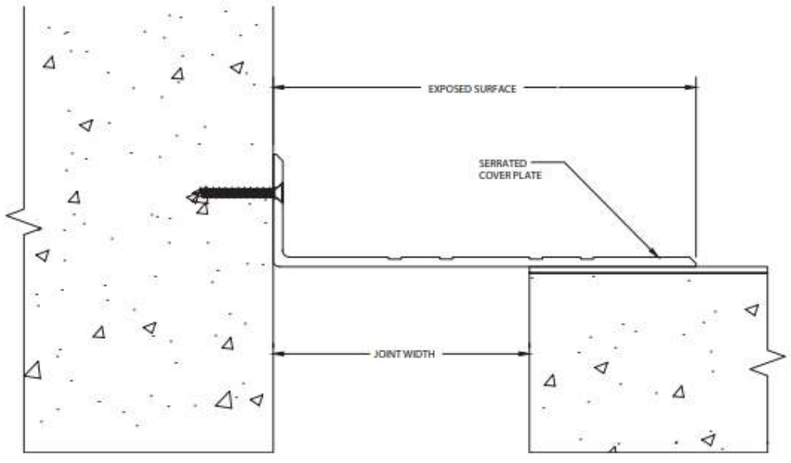
- Surface or concealed vertical rod FEH
- Closer
- Approved hinges

(LBR) Less Bottom Rod option is available based on hardware manufacturer's listing approval.

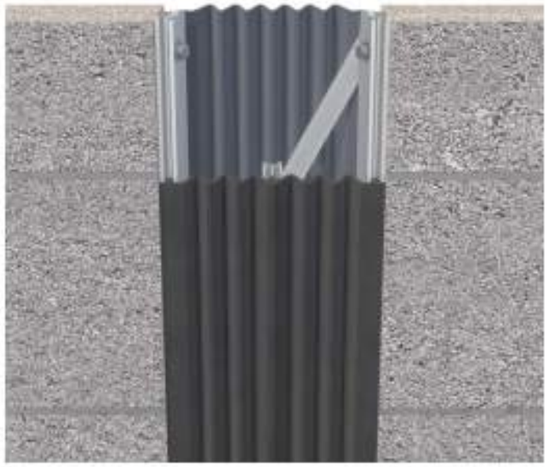
| | | | |
|---|---|---|---|
| L18 | 18 Ga (1.0 mm) | Interior - Cold Rolled Steel | Heavy Duty |
| L18 | 18 Ga (1.0 mm) | Exterior - Galvannealed Steel | Heavy Commercial & Institutional applications with high use |
| L16 | 16 Ga (1.3 mm) | Interior - Cold Rolled Steel | Extra Heavy Duty |
| L16 | 16 Ga (1.3 mm) | Exterior - Galvannealed Steel | Extra Heavy Commercial applications with potential of very high use |

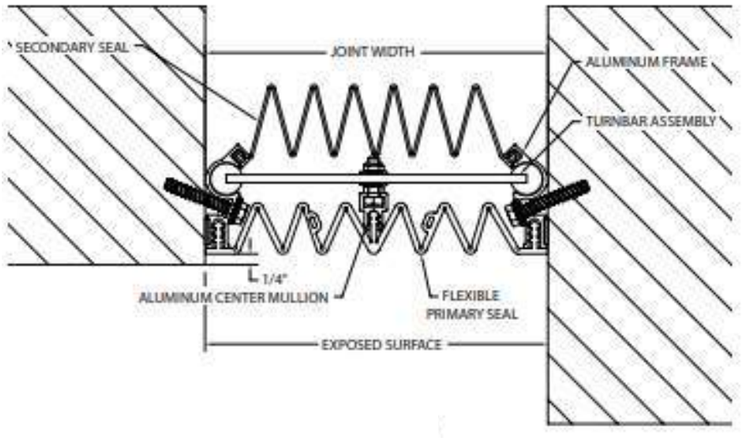
# PROPOSED EXPANSION JOINTS | CONSTRUCTION SPECIALTIES



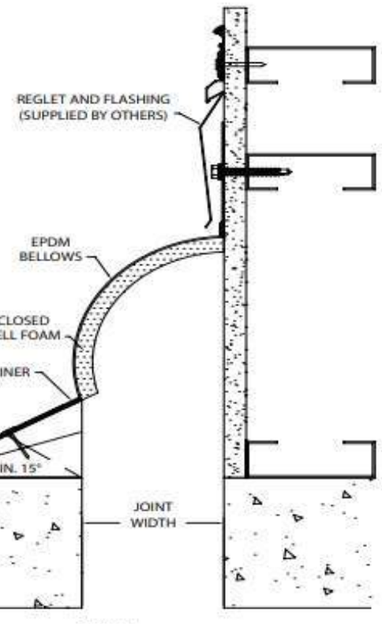



**FLOOR TO WALL JOINT**
**PARKING GARAGE TO EXISTING BUILDING**
**STAINLESS STEEL FINISH**



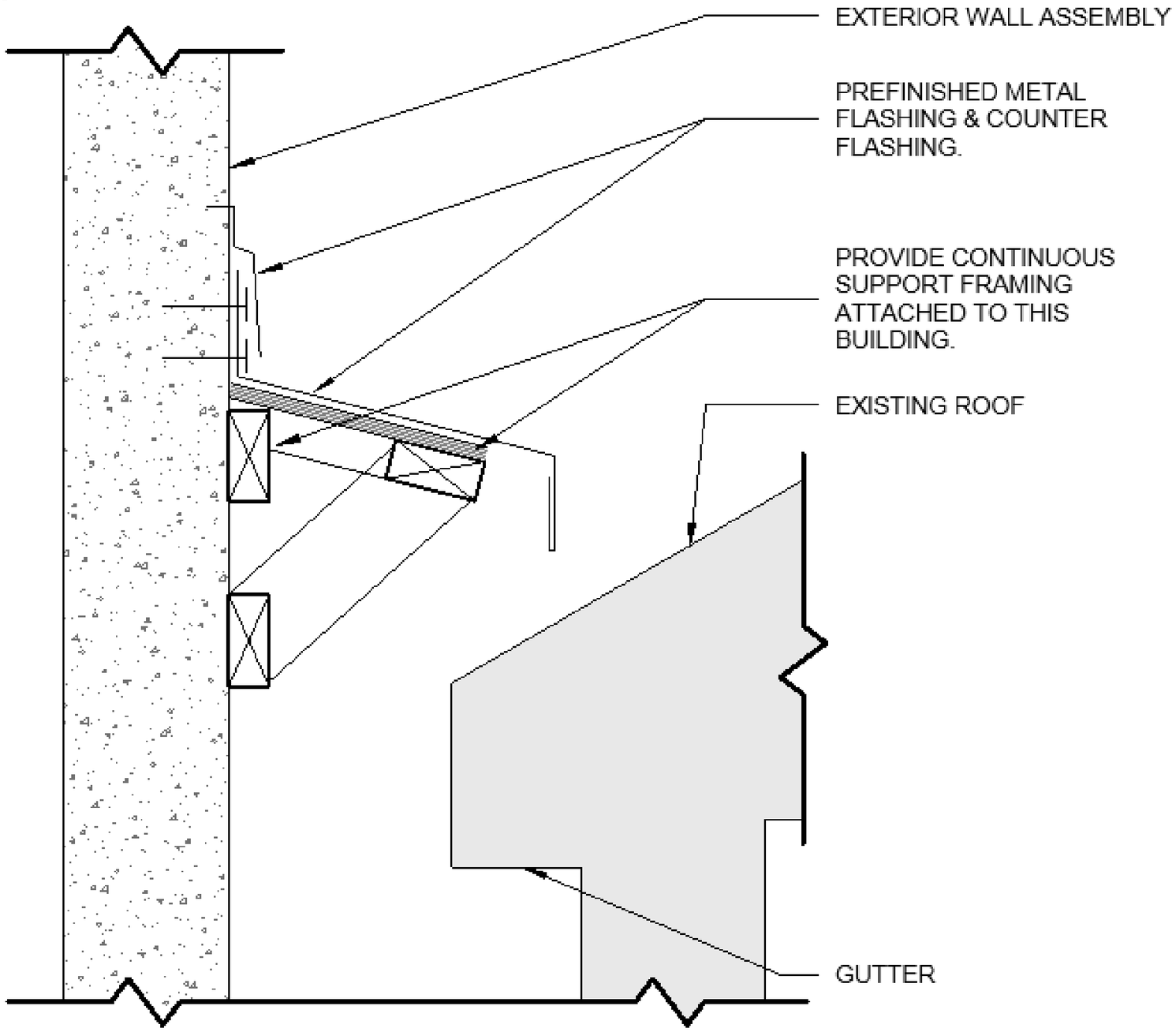



**WALL TO WALL JOINT**
**PARKING GARAGE TO EXISTING BUILDING**
**BLACK FINISH**

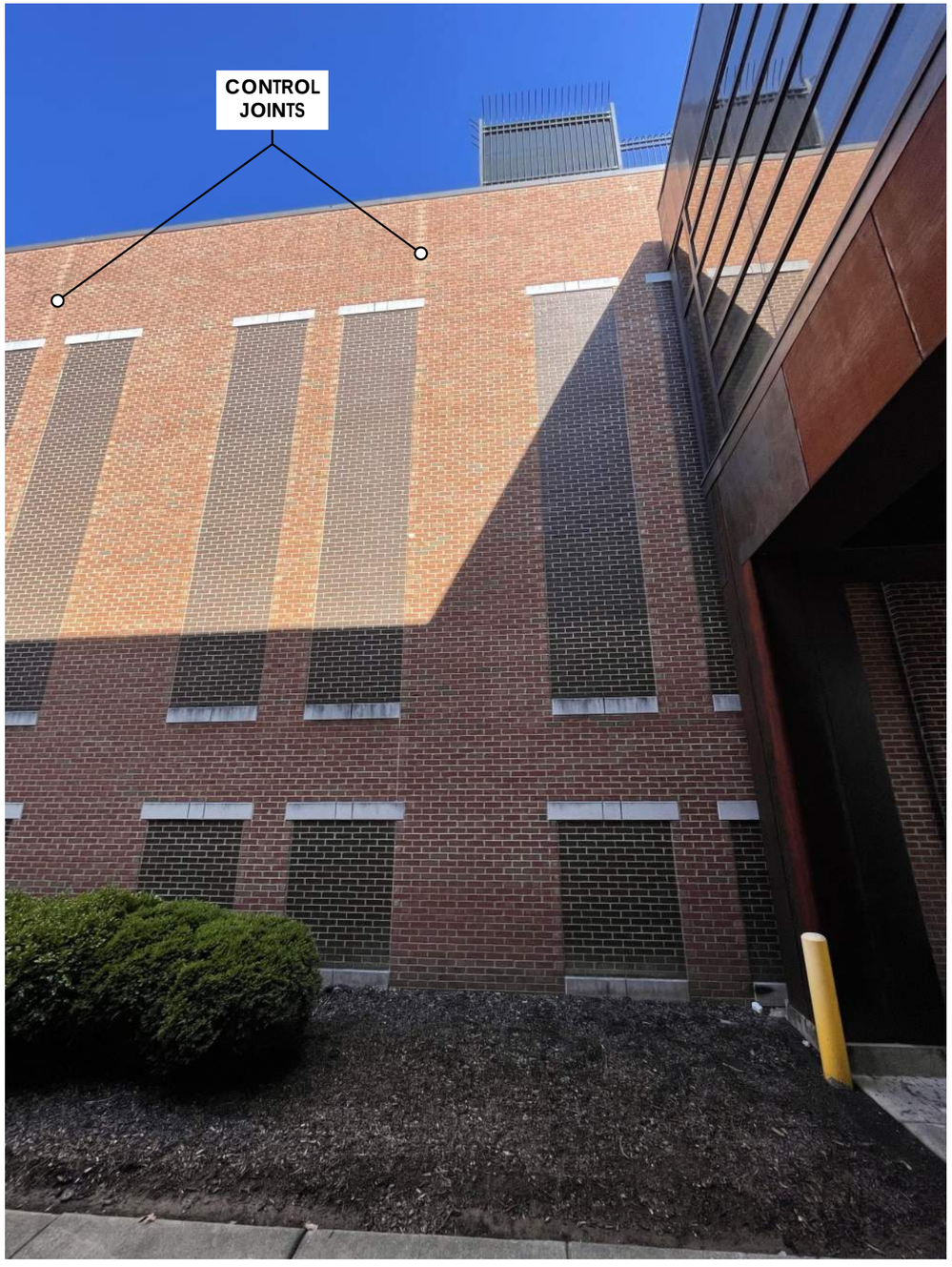



**WALL TO WALL JOINT**
**PARKING GARAGE TO EXISTING BUILDING**
**BLACK FINISH**

## CONNECTION DETAIL | ADJACENT BUILDINGS



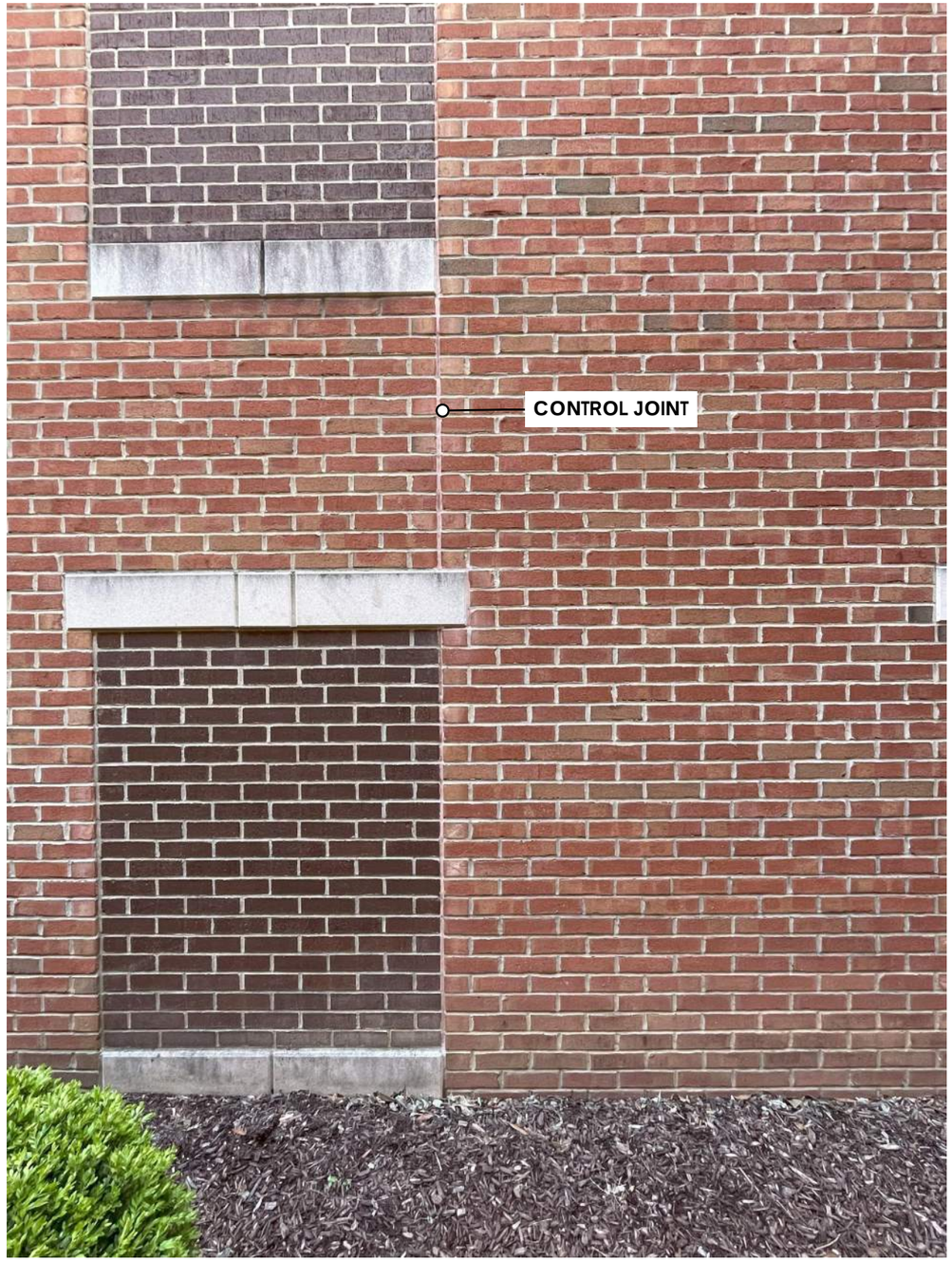
# PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE



FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

# PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE

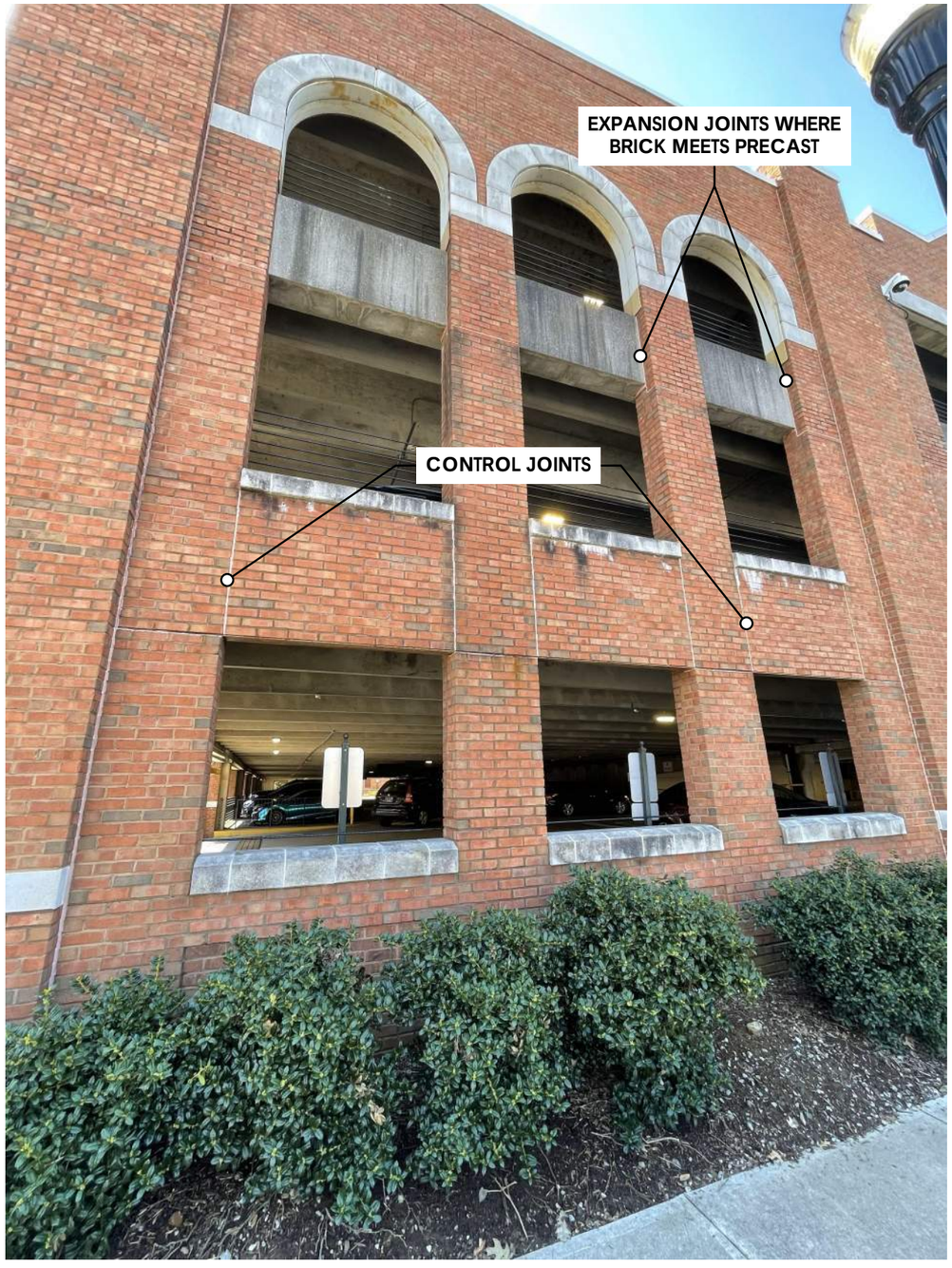


# PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC
ARCHITECTURE

# PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE



# THIN BRICK CASE STUDY | THE STACK DEEP ELLUM, DALLAS, TX

**PROJECT SCOPE + KEY ATTRIBUTES:**

**- 16-STORY, MIXED-USE BUILDING, 8 LEVELS OF PRECAST-LINED PARKING GARAGE (LEVELS 2-10, GROUND LEVEL IS HAND-SET BRICK)**

**- THREE DIFFERENT BRICK COLORS, WINDOW PATTERNS, AND ORNATE DETAILING.**

**- EACH ELEVATION OF THE GARAGE IS COMPLETE WITH ARCHITECTURAL PICTURE FRAME PROJECTIONS AROUND THE WINDOWS**

**AWARDS:**

**2022 PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN AWARDS BUILDING AWARD: BEST FACADE-ONLY PARKING STRUCTURE**
**2021 PCMA BEST OFFICE/PARKING ARCHITECTURAL/STRUCTURAL**

**VIDEO LINKS:**

*www.youtube.com/watch?v=pGORgYBCBEM*
**www.youtube.com/watch?v=leanwuS4xdE**

**SUMMARY:**

1. **Safety**
2. **Less disruption**
3. **Long term durability & design optionality**

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

# THIN BRICK CASE STUDY | THE STACK DEEP ELLUM, DALLAS, TX

**PROJECT SCOPE + KEY ATTRIBUTES:**

**- 16-STORY, MIXED-USE BUILDING, 8 LEVELS OF PRECAST-LINED PARKING GARAGE (LEVELS 2-10, GROUND LEVEL IS HAND-SET BRICK)**

**- THREE DIFFERENT BRICK COLORS, WINDOW PATTERNS, AND ORNATE DETAILING.**

**- EACH ELEVATION OF THE GARAGE IS COMPLETE WITH ARCHITECTURAL PICTURE FRAME PROJECTIONS AROUND THE WINDOWS**

**AWARDS:**

**2022 PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN AWARDS BUILDING AWARD: BEST FACADE-ONLY PARKING STRUCTURE**
**2021 PCMA BEST OFFICE/PARKING ARCHITECTURAL/STRUCTURAL**

**VIDEO LINKS:**

*www.youtube.com/watch?v=pGORgYBCBEM*
**www.youtube.com/watch?v=leanwuS4xdE**

**SUMMARY:**

1. **Safety**
2. **Less disruption**
3. **Long term durability & design optionality**

FACTORY AT FRANKLIN
PARKING GARAGE
**05/02/25**

CENTRIC ARCHITECTURE

**File #: 21-0529**

**DATE:** April 28, 2025

**TO:** Historic Zoning Commission

**FROM:** Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

**SUBJECT:**
Consideration Of Partial Demolition Of Buildings 9 & 10, New Construction (Hotel), And Construction of Refuse Locations At 230 Franklin Rd. (The Factory); Benton Smothers, Applicant.

**PURPOSE:**
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of building 9, partial demolition of building 10, demolition of the farmers marker pavilion, new construction of a hotel building, and construction of new refuse locations.

**APPLICABLE DESIGN GUIDELINES:**
2022 Historic District Guidelines:
Chapter 3: New Commercial Buildings
Chapter 6: Site & Setting
Chapter 9: Modern Features
Chapter 10: Demolition and Relocation

**PROJECT INFORMATION:**
COF Project Number: 8792
Applicant: Benton Smothers
Owner: Holladay Properties

**BACKGROUND:**
The development plan for The Factory's proposed new buildings received a favorable Preliminary HZC Recommendation in January 2025, and the development plan and rezoning were approved by the Board of Mayor and Aldermen in April 2025. The next step in the process is to obtain a COA, followed by Site Plan approval by the Planning Commission. The proposal was before the DRC in January, February, March, and April 2025 in preparation for the formal COA review. This part of the proposal includes demolition of the farmer's market pavilion, demolition of Building 9, partial demolition of Building 10, construction of new refuse locations, and the construction of a new hotel building. These alterations will mostly be situated to the east of the existing buildings and will face Liberty Pike.

The development is proposed at 230 Franklin Road at The Factory of Franklin. The Factory Campus is located in the Franklin Road Local Historic District, and the site is also listed on the National Register of Historic Places (NRHP). The Factory at Franklin is listed on the NRHP for its significance in the areas of commerce and industry. Harlinsdale Farm is also within viewshed of the proposed

development; it is listed on the NRHP for state-level significance in the areas of agriculture and architecture. All of these NRHP sites are part of the Franklin Road Historic District of the HPO.

The Factory is known for its industry as several companies have operated on the site, such as the Dortch Stove Works, Allen Manufacturing Company, Magic Chef, Inc., and Jamison Bedding Company. Production began on the site beginning in 1929 and spanned until 1991. The site is situated on the main line of the previous Louisville and Nashville Railroad (L&N Railroad), but which is now owned by CSX Railroad.

The Guidelines state that the character of surrounding buildings should influence the design of the new building. Staff applied the New Commercial Building section to the formal review of the hotel building due to the character of the surrounding buildings and the scale of the proposed building.

**Farmer's Market Demolition**

The pavilion is proposed to be demolished as part of this application. The application states the pavilion is a circa 2006 structure on the site. The Guidelines state that non-historic buildings are considered non-contributing because they were not constructed during the period of significance for the district. Other buildings may not contribute to the district because they no longer retain enough original features or have been modified to an extent that they no longer retain their architectural integrity. The demolition of the existing Farmer's Market pavilion is appropriate.

**Building 9 and 10 Demolition**

Part of the proposal includes partial demolition of Building 9 and incorporating Building 10 (which is a stand-alone building on the site) to have the non-historic additions to be removed and to be partly enclosed into the proposed new hotel building. The footprint of the new hotel building will include demolishing approximately fifty percent of Building 9 and then converting the remaining portion of the building into an open air, mostly roofless structure.

Of the nine buildings listed on the National Register Listing, six of these buildings on the Factory Campus are considered contributing to the historic fabric of the site at the time it was put on the National Register in 1997. The buildings numbered Building 9 and Building 10 are included as contributing. A building is deemed contributing due to its significance to the site and if its absence would lead to a negative impact on the site. Based on the history that was provided in past meetings and in the submittals, Building 9 was utilized to dry the wood that was transported by train to be dried and then continued as a part of the process of the manufacturing company. Building 10 is believed to store hazardous materials with a specialized roof that could handle explosions.

Franklin's Historic District Design Guidelines support the contributing determination of these buildings and their status within the National Register of Historic Places determination. The State Historic Preservation Office (SHPO) provided feedback that Building 9 was considered contributing to the site as some of the past work was done under a Tax Credit project and therefore was approved as meeting *The Standards*. While more work has occurred since then, SHPO indicated the building is still contributing as it still retains its historic features. For a building to remain contributing; it should visually read like it did during the period of significance and retain its features and read as it did during the period of significance. As shown in the plans, removing approximately fifty percent of the footprint of the building and removing a large part of the roof to be an open-air structure would not meet the Secretary of Interior's Standards nor the Design Guidelines, as it would not retain the features of the building that are considered important to the structure.  The HZC was previously supportive of this amount of demolition and replacement.

The Guidelines state that demolition is highly discouraged unless there are extraordinary

circumstances to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Information regarding the demolition proposal was partially provided with this submittal, and the following is the staff analysis:

Building 9
In previous meetings, it was stated that approximately fifty percent of the building is proposed to be demolished to accommodate the new hotel on the Factory's Campus. However, the submitted application indicates that all of the remaining elements of the building facade that will face Liberty Pike will utilize the existing materials or will be replaced in-kind. The remaining portion of the building will be demolished. It appears that only one facade will remain on the building with wholesale replacement of the remainder. In order for a building to remain contributing, its historic features must be retained. As proposed, the building will not have a roofing system as it does today. The proposal does not meet the Guidelines for demolition. Additional information is needed on the final material selections and colors.

Building 10
Demolition of non-historic additions is proposed to building 10. The non-historic additions are appropriate to be removed as they were added circa 2015. They were reviewed by the Historic Zoning Commission at the time.

**New Refuse Locations**
Two new refuse locations are proposed on the Factory Campus. The design of the refuse enclosures appears to match the previously approved refuse design for materials, except for the sliding doors. The rendering appears to utilize brick and metal sliding doors. Additional information is needed for the measurements of these structures. Location 1 will be located beside the proposed parking structure. Location 2 will be located on the right side of the rear wing of the proposed hotel building. Location 1 will not be visible from the ROW, but Location 2 will be visible from Liberty Pike.

**New Hotel Building**

Placement & Orientation
The building is proposed to be situated at the end of the existing buildings and will partially encompass Buildings 9 and 10 into the footprint of the hotel. The Guidelines recommend:

- Place new commercial buildings to reflect the front setbacks established by historic buildings on the same block face.

- Orient new commercial buildings to the street in a similar pattern to that of nearby historic buildings.
- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.

The placement of the building could block the viewshed of the historic buildings when coming from Liberty Pike to Franklin Road. The DRC has previously given feedback in recent meetings that the placement is appropriate to the site.

Building Form

The long extended form of the building with a pitched roof is seen on several historic buildings on the site. The Guidelines recommend:

- Design the massing and scale of the building to be consistent with historic buildings on the block face.
- Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- Reinforce the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories.
- Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.
- Maintain traditional rhythm and spacing patterns created by the massing of historic buildings along the street.
- New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

While the overall form of the building appears to meet the Guidelines, additional detail about projection of the vertical brick pilasters is needed. In addition, the Guideline referring to aligning the architectural features of a building to other historic buildings that include the including floor-to-ceiling heights, cornice alignment, some window and door heights, and foundations have not been provided or have been partially provided.

Building Height

The Design Guidelines recommend making the height of new buildings consistent with the height of all historic buildings on the same block face by designing buildings to be within ten percent above or below the average height of the historic buildings on the same block face. The average height of the buildings on the Factory Campus is 39’-1/2" in height; with the recommendation of the 10 percent height addition, the height recommended would equate to 42’-11”. The proposed height of the three-story building meets the Design Guidelines recommendation and is proposed to be 42'-7". The Zoning Ordinance requires a minimum 13' ground floor height, but can be reduced in the HPO for compatibility to surrounding buildings. Additional information is needed to review the ground floor height compared to other historic buildings on the campus.

Materials & Exterior Finishes

It appears that the building is proposed to be constructed out of red brick with gray mortar, with black metal accents, and a gray metal roof. Final material selections have not been provided as a part of the application. The Guidelines recommend:

- Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.
- Avoid glass, metal, wood, vinyl, or stucco materials for exterior surfaces.
- Use roofing materials that are historically typical and complement the architectural style of the building. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

Additional information is needed to determine the appropriateness of the materials as it relates to the surrounding historic materials.

Details & Ornamentation

On the proposed building, there are some elements that have been incorporated into the design that are seen elsewhere on the Factory Campus. These elements include the black metal paneling and the ribbon windows. The Guidelines recommend:

- Design a building to reflect its time while respecting key features of its context.
- Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- Avoid using decorative details that overpower or negatively impact nearby historic buildings.
- Use forms for new construction that relate to the forms of the majority of surrounding buildings.
- Incorporate traditional facade elements and traditional entry patterns.
- Design all facades to be compatible with the surrounding historic buildings.

These elements that have been incorporated help the building blend with the existing historic buildings on the site.

Signs

Signs have not been included as a part of this application. The Guidelines recommend to consider signage placement as part of the overall building design.

Entrances & Windows

Within the application is a window study with some of the measurements of the existing windows compared to the proposed windows on the new hotel. While some of the windows on the new building are smaller than the existing buildings' windows, other windows on the new building exceed what is on the historic buildings, such as the ribbon windows on the new building are larger than the historic ribbon windows. Additionally, the "cube" portion of the hotel does not relate to any window opening existing on the Factory Campus, but does relate to X-shaped cabling seen on the campus. The Guidelines recommend:

- Maintain traditional entry patterns along the street.
- Design new buildings to have their main entrances located on the front facade. For corner lots, if desired, provide entrances on facades facing both streets.

- Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- Design new doors and doorways to blend well with historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- Provide casement, trim, and transoms or sidelights similar to those seen on nearby historic buildings.
- Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.
- Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- Use windows with historic profiles and dimensions, including traditional casement and trim.
- Design windows to match the historic materials found on nearby buildings, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.
- Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building.

Window and door samples have not been provided as part of this application.

Awnings & Canopies

There are several awnings/canopies that are proposed on the hotel building. Within the application they are noted as a "marquee". The most prominent canopy is visible on the South and East elevations, which will face Liberty Pike. Facing Liberty Pike, the canopy will project 18' and on the East side facing the railroad tracks, the projection will be 10'. The canopy material is noted to be "metal roofing to match the appearance of the existing". A material sample has not been provided for the canopy or the brackets. On the North elevation facing the Harpeth Industrial Court, a smaller metal canopy will project 3'-2" from the wall. The Guidelines recommend:

- Design awnings in accordance with the guidance for Historic Commercial Buildings.
- Size and place new canopies in locations that respect the design of the building. Canopies should be proportional with and complementary to nearby buildings and canopies.
- Design new canopies simply to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district.
- Keep a minimum of eight feet between the lowest point of the canopy and the sidewalk or ground below, per Building Code.

Additional information is needed on the material selections of the canopies.

Mechanical Equipment

The mechanical equipment in two locations are proposed to be 4' taller than the parapet. Per the Design Guidelines and Zoning Ordinance, rooftop equipment must be screened from streetview. At this time, there is no screening proposed for the equipment, but dark screening will be required by the Zoning Ordinance if visible once installed.

**RECOMMENDATION:**

Staff recommends approval of the demolition of the Farmer's Market Pavilion and demolition of the circa 2015 addition to Building 10 with the following conditions:

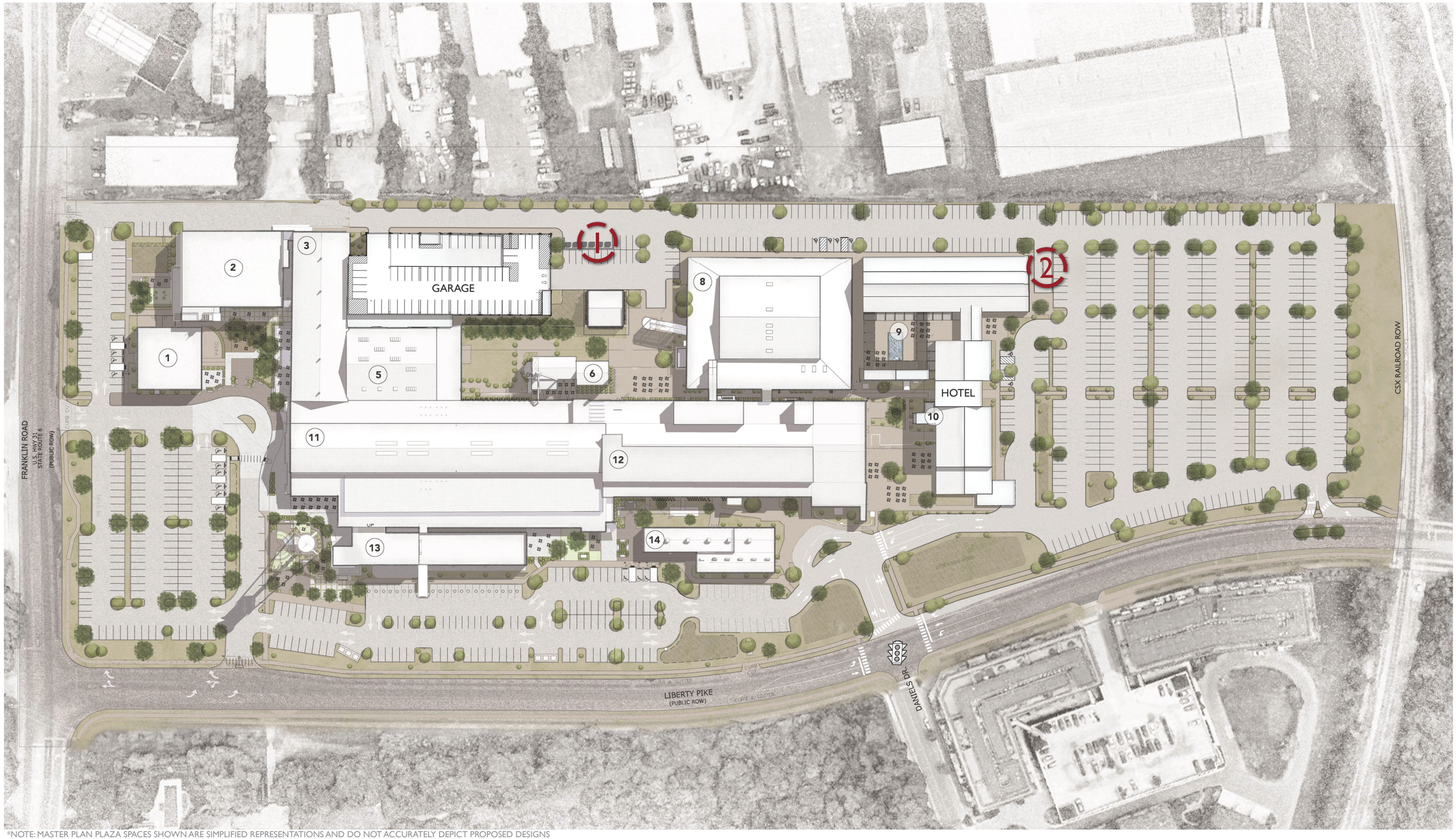
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Staff recommends deferral on the demolition of Building 9, the new refuse locations, and the new hotel based on the following grounds:

- Overall material selections
- Measurements of the refuse areas
- Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- Final window and door selections

Project Considerations:

- The contractor shall ensure that all mechanical equipment is completely screened from all directions and off site views. The change out of any equipment to a larger dimensional height or mounting height will require that additional measures be taken to meet City of Franklin screening requirements.

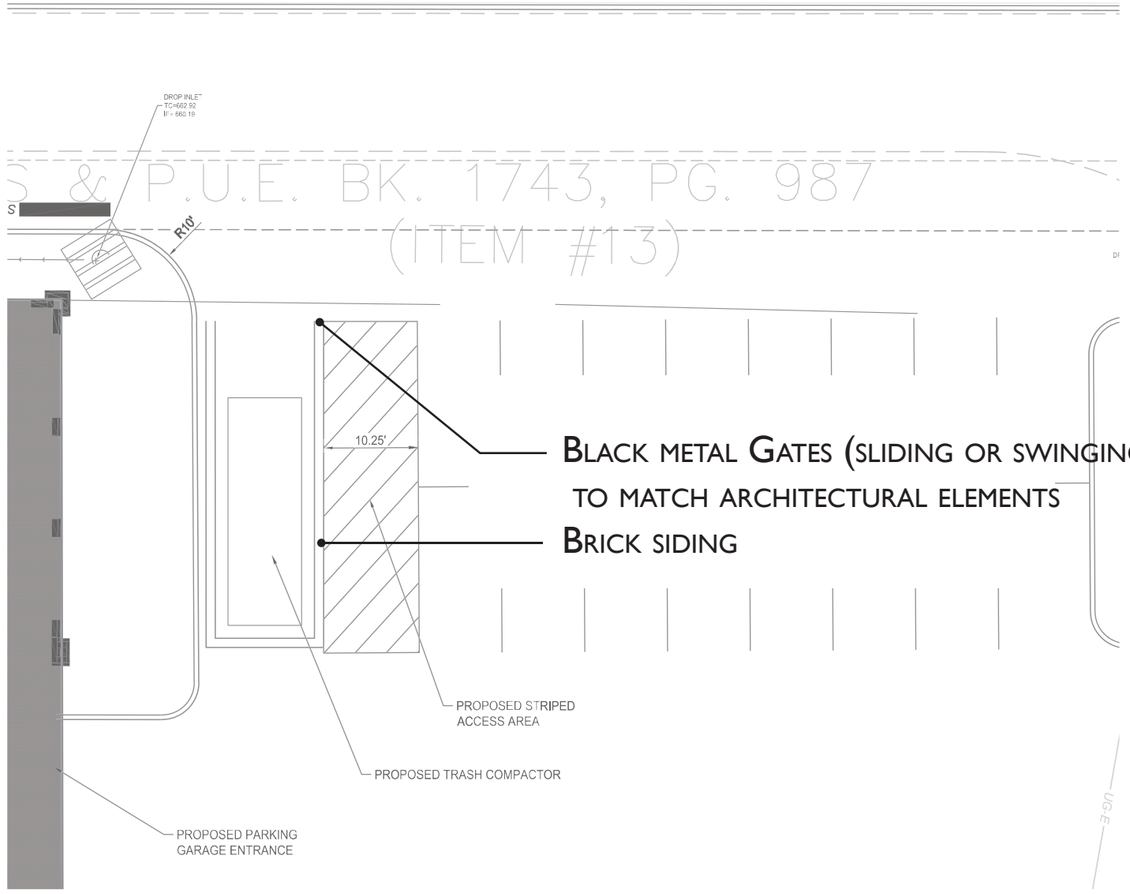



*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS

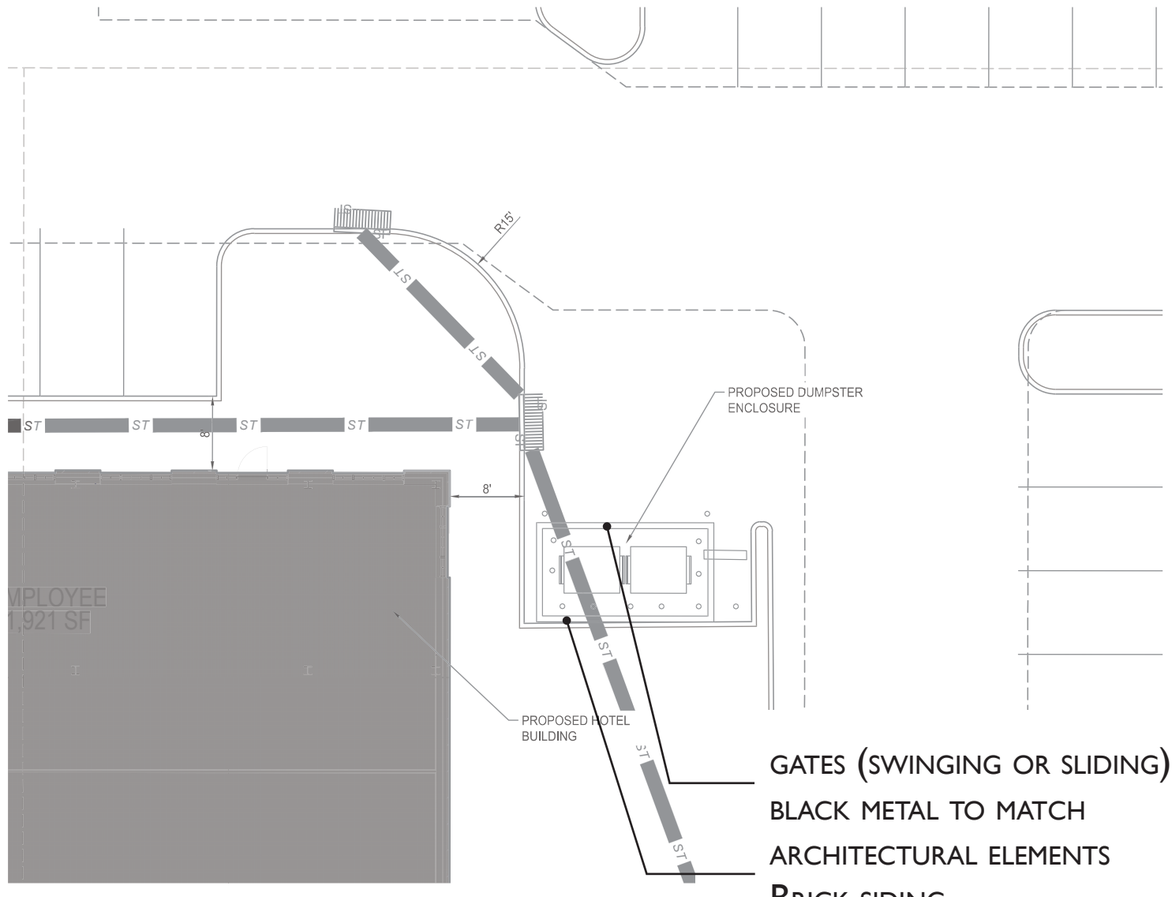


## REFUSE AREA - LOCATIONS

HOLLADAY PROPERTIES
GAMBLE DESIGN COLLABORATIVE
FULMER LUCAS
CENTRIC ARCHITECTURE

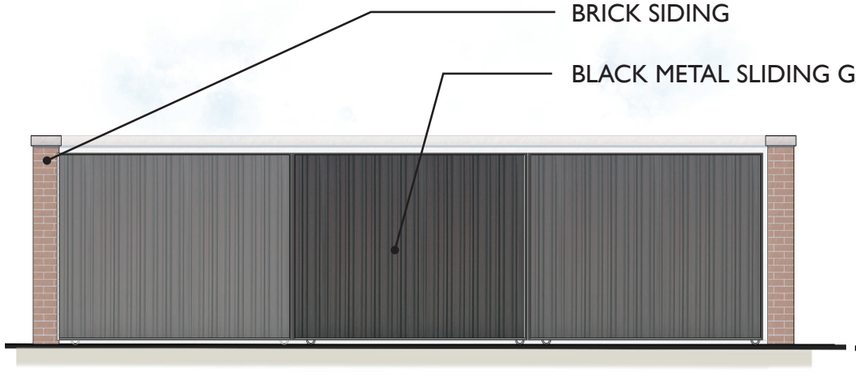

DROP INLET
TC=662.92
IF= 660.19
S & P.U.E. BK. 1743, PG. 987
(ITEM #13)
R10'
10.25'
PROPOSED STRIPED
ACCESS AREA
PROPOSED TRASH COMPACTOR
PROPOSED PARKING
GARAGE ENTRANCE
BLACK METAL GATES (SLIDING OR SWINGING)
TO MATCH ARCHITECTURAL ELEMENTS
BRICK SIDING

1

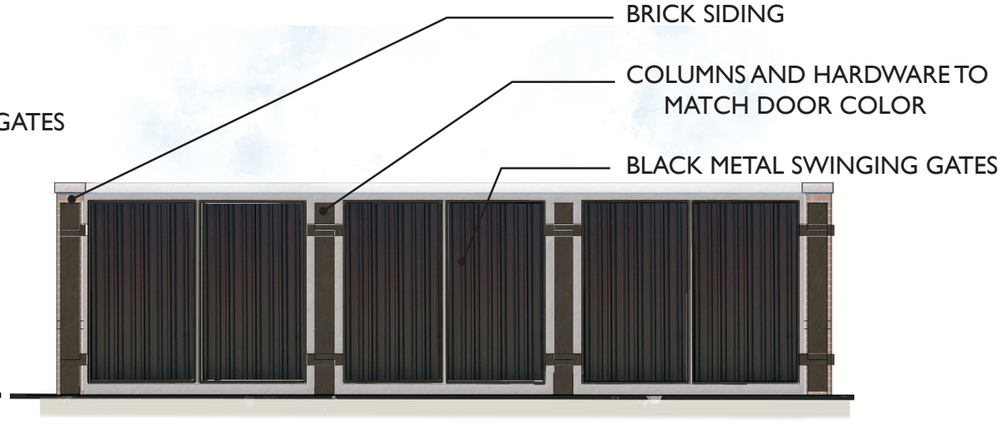

R15'
ST
PROPOSED DUMPSTER
ENCLOSURE
8'
PROPOSED HOTEL
BUILDING
GATES (SWINGING OR SLIDING)
BLACK METAL TO MATCH
ARCHITECTURAL ELEMENTS
BRICK SIDING

2

# FRONT ELEVATION - DUMPSTER ENCLOSURE
(TYPICAL MATERIALS FOR BOTH ENCLOSURES)



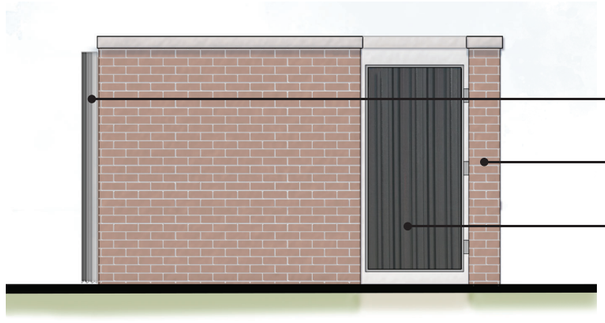

OPTION 1: BLACK METAL SLIDING GATES
(MANUAL ON V-TRACK SYSTEM)




OPTION 2: BLACK METAL SWINGING GATES
(POSTS TO MATCH COLOR OF DOORS)

PICTURE OF SLIDING DOORS FOR DESIGN INTENT ONLY.
OUR PROPOSAL IS FOR BLACK METAL DOORS AND NOT WOOD

# SIDE ELEVATION - DUMPSTER ENCLOSURE
(TYPICAL MATERIALS FOR BOTH ENCLOSURES)



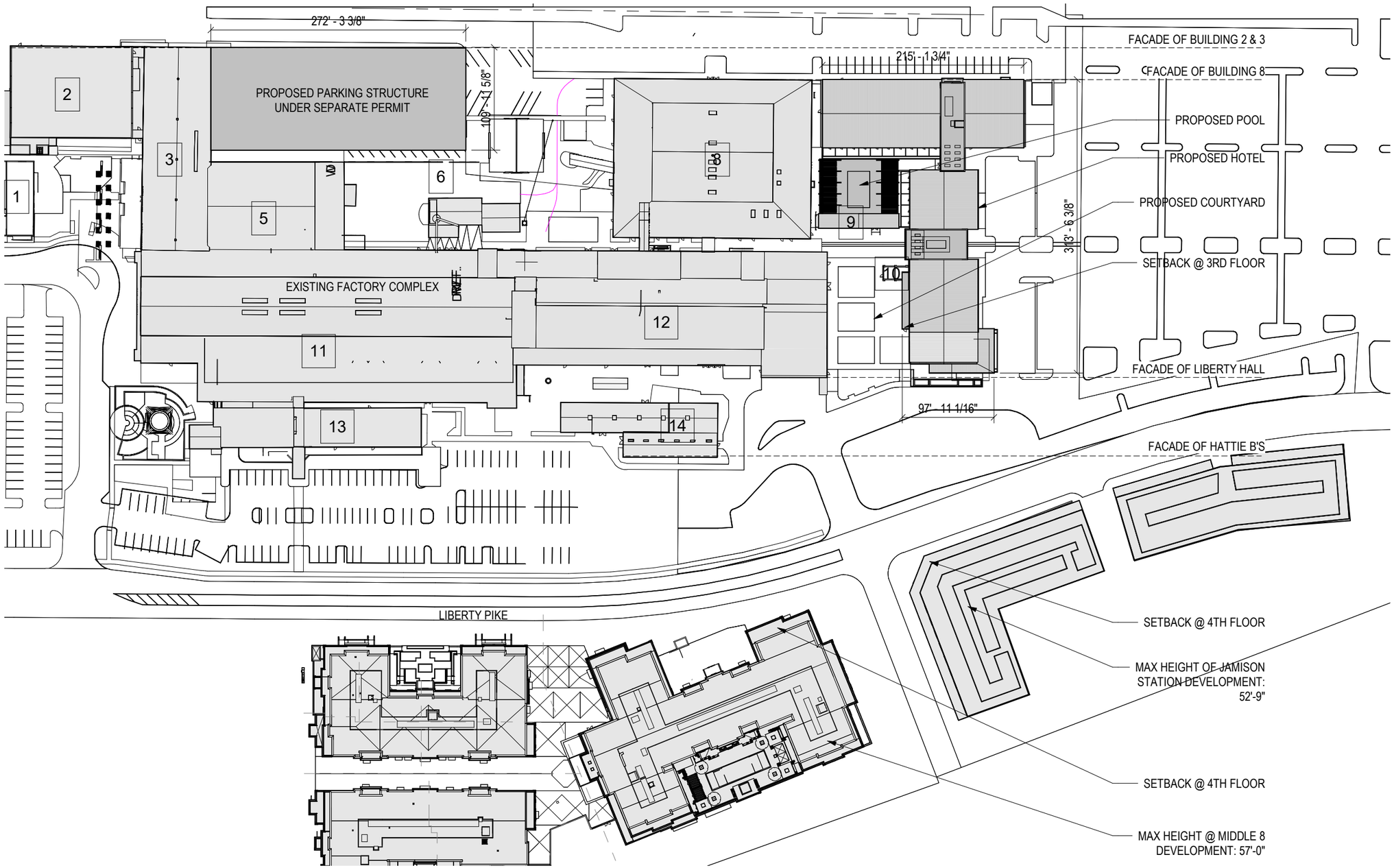
# FACTORY AT FRANKLIN HOTEL

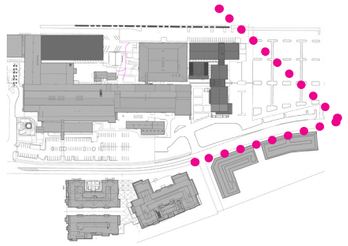
CoF - HZC REVIEW

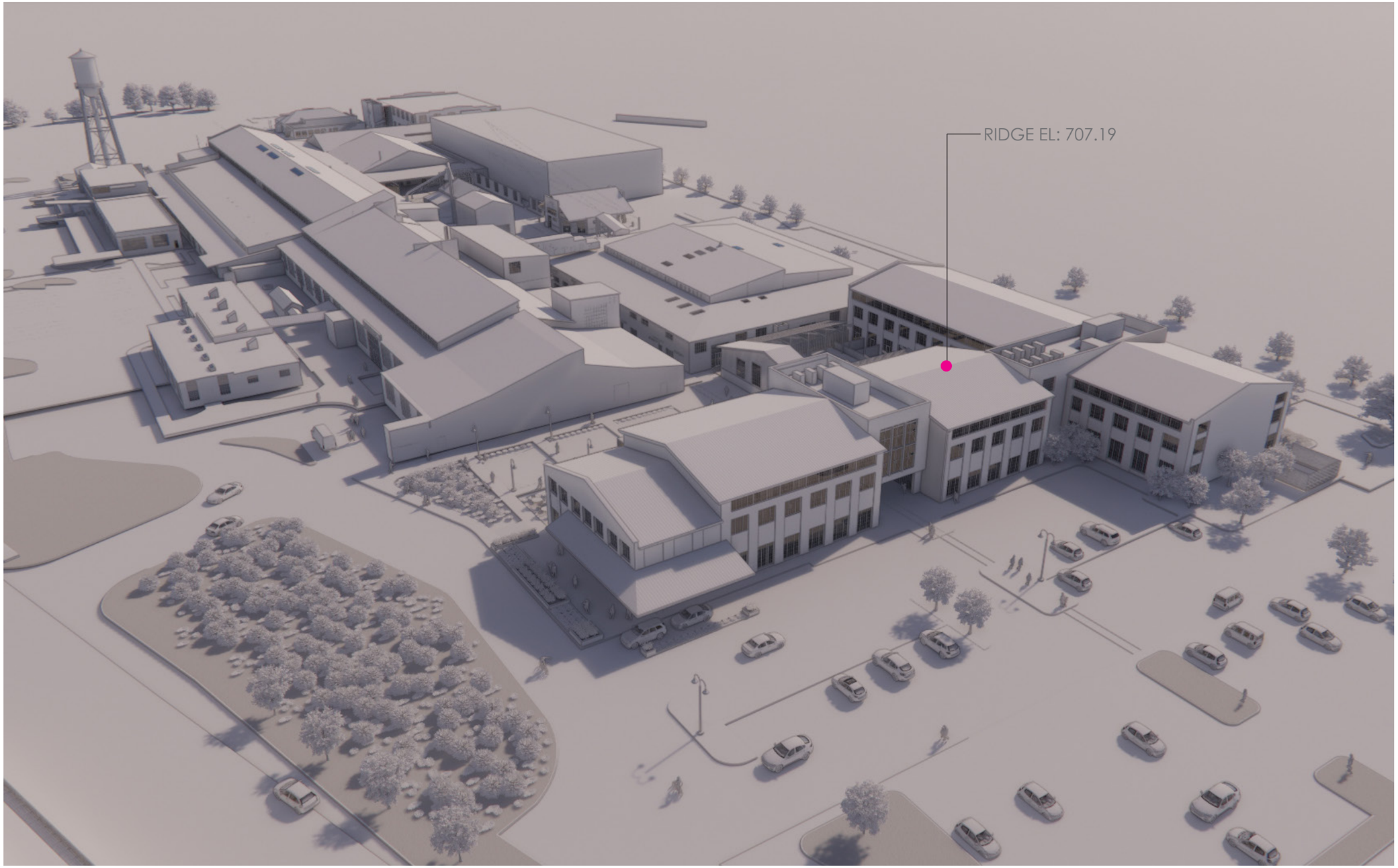
2025.05.12

HOLLADAY PROPERTIES

STONEHILL TAYLOR

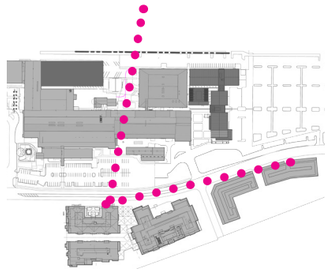

272' - 3 3/8"
215' - 1 3/4"
109' - 11 5/8"
PROPOSED PARKING STRUCTURE
UNDER SEPARATE PERMIT
EXISTING FACTORY COMPLEX
DRIVE
1
2
3
5
6
8
9
10
11
12
13
14
FACADE OF BUILDING 2 & 3
FACADE OF BUILDING 8
PROPOSED POOL
PROPOSED HOTEL
PROPOSED COURTYARD
SETBACK @ 3RD FLOOR
313' - 6 3/8"
FACADE OF LIBERTY HALL
97' - 11 1/16"
FACADE OF HATTIE B'S
LIBERTY PIKE
SETBACK @ 4TH FLOOR
MAX HEIGHT OF JAMISON
STATION DEVELOPMENT:
52'-9"
SETBACK @ 4TH FLOOR
MAX HEIGHT @ MIDDLE 8
DEVELOPMENT: 57'-0"






HZC REVIEW
DESIGN REVIEW PRESENTATION

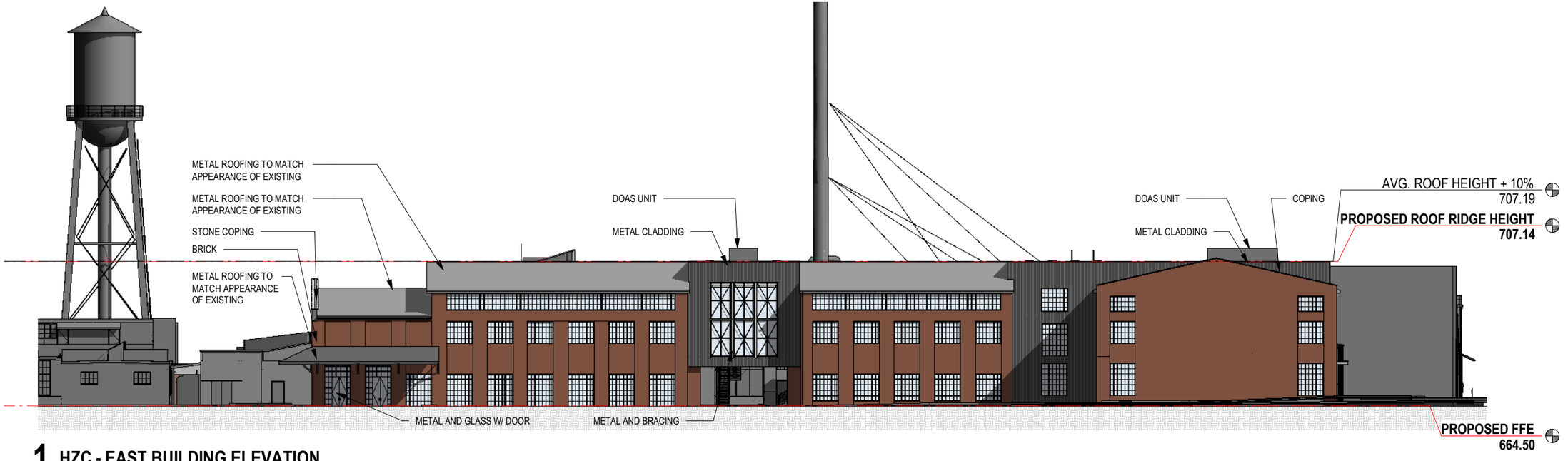
East Aerial View
FACTORY AT FRANKLIN HOTEL



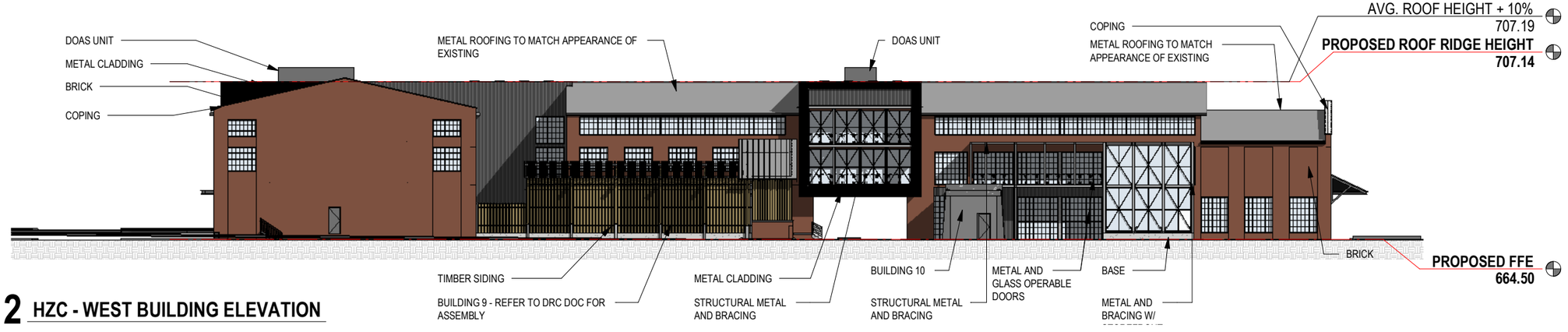
HZC REVIEW
# DESIGN REVIEW PRESENTATION

West Aerial View
# FACTORY AT FRANKLIN HOTEL

# ELEVATIONS

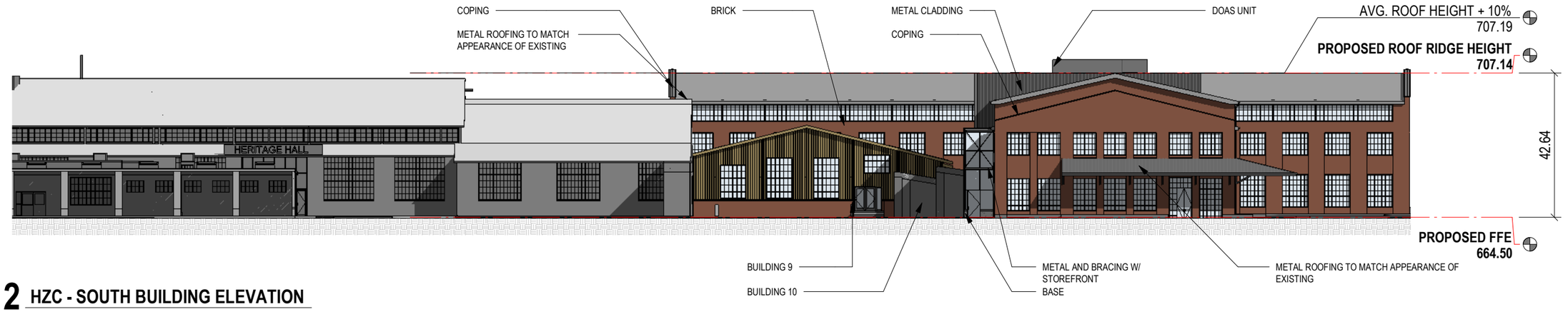



**1 HZC - EAST BUILDING ELEVATION**



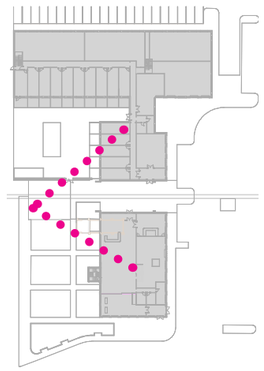

**2 HZC - WEST BUILDING ELEVATION**

## 1 HZC - NORTH BUILDING ELEVATION



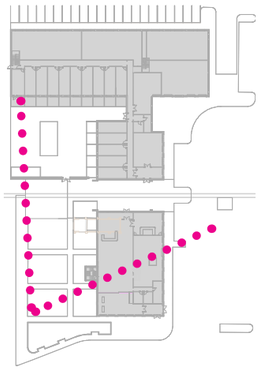

## 2 HZC - SOUTH BUILDING ELEVATION

# BUILDING 10 STUDY



design study
# BUILDING 10 at FACTORY

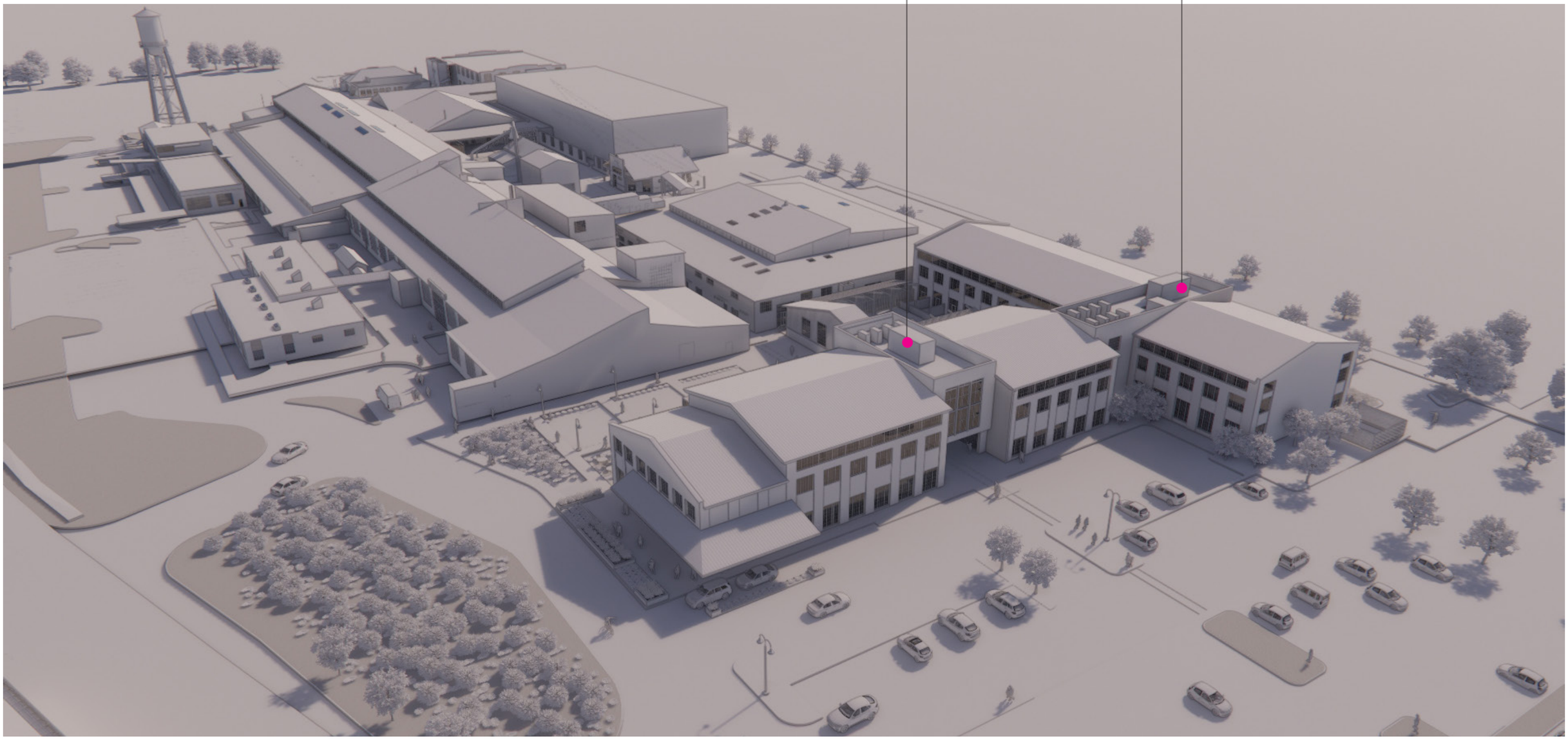
View From West of Courtyard
# FACTORY AT FRANKLIN HOTEL



design study
# BUILDING 10 at FACTORY

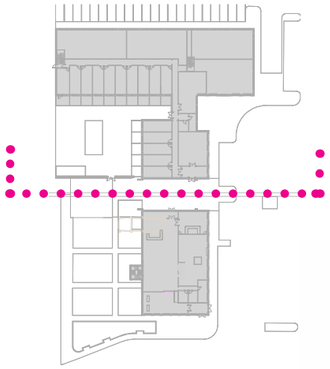
View From Southwest of Courtyard
# FACTORY AT FRANKLIN HOTEL

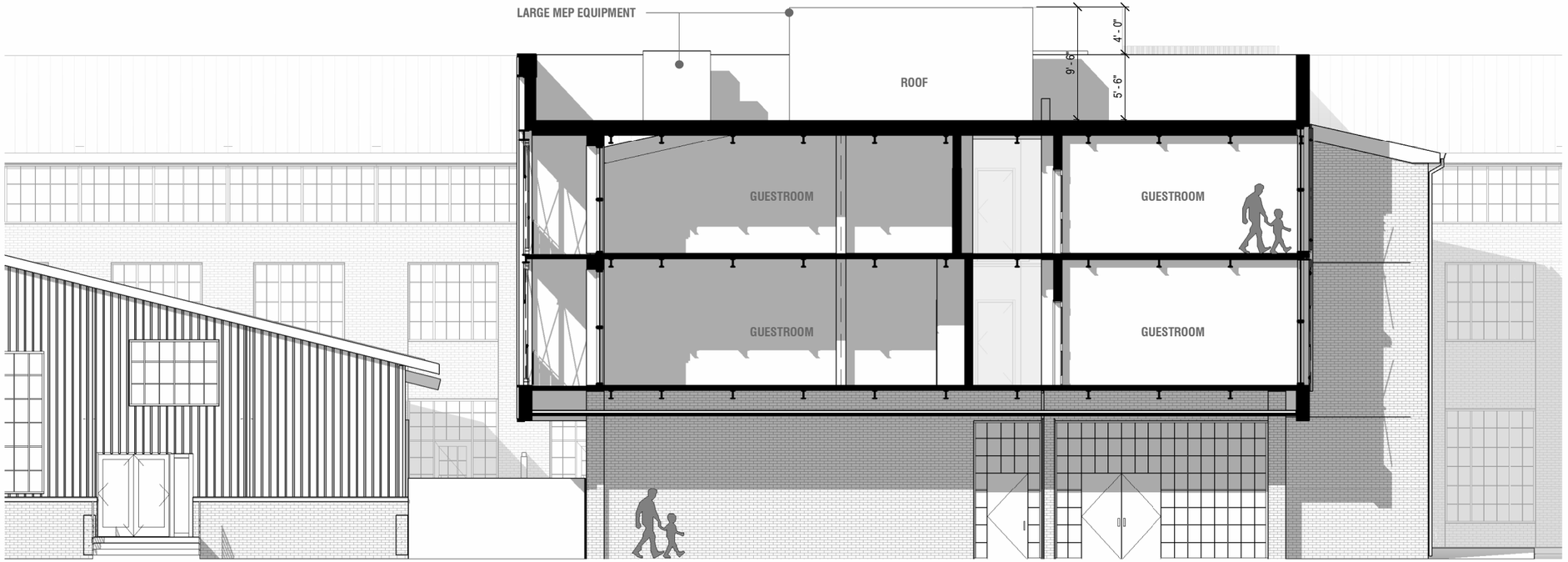
# MECH EQUIPMENT STUDY




design study
Mech. Equipment at FACTORY

Eastern Aerial View
FACTORY AT FRANKLIN HOTEL





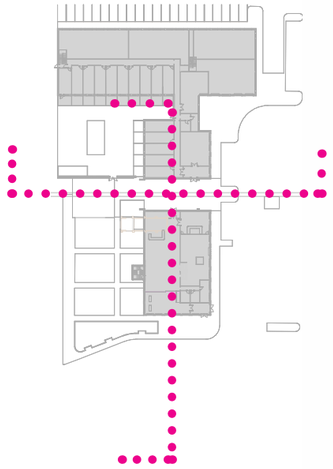

**1** **ELEVATION - SOUTH - THRU' MECH. ROOF**

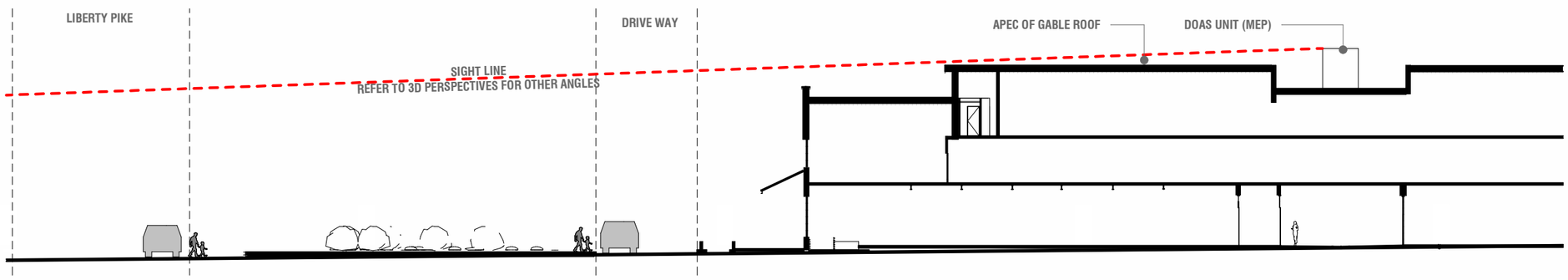
design study

Mech. Equipment at FACTORY

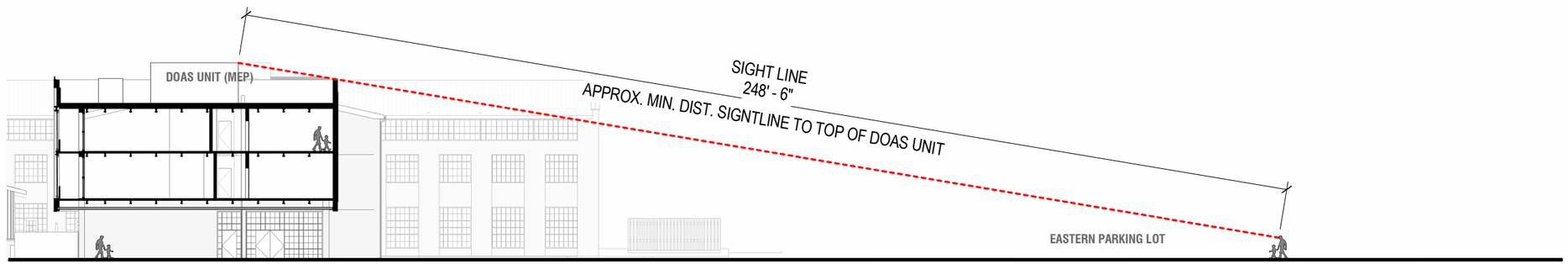
Section Through Mech. Roof & Sigh Line Study

FACTORY AT FRANKLIN HOTEL

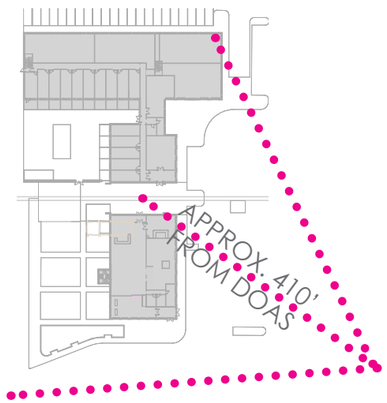





**2 SECTION - SOUTH - THRU' LIBERTY PIKE - SIGHT LINE STUDY**




**1 ELEVATION - SOUTH - THRU' MECH. ROOF - SIGHT LINE STUDY**



design study
Mech. Equipment at FACTORY

View from Parking Lot of East Side of Property
FACTORY AT FRANKLIN HOTEL

design study

# Mech. Equipment at FACTORY

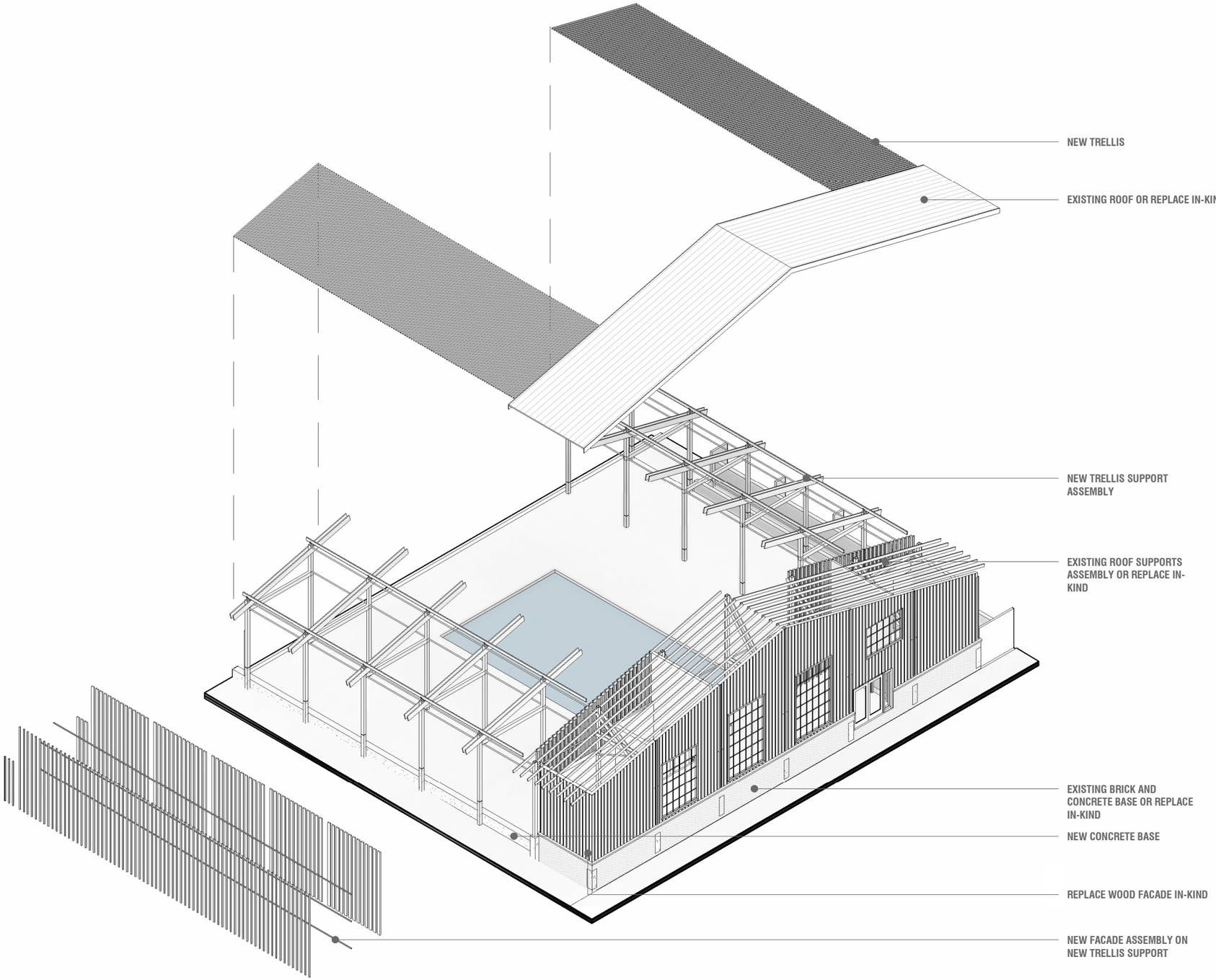
View from Driveway of South Side of Property

# FACTORY AT FRANKLIN HOTEL

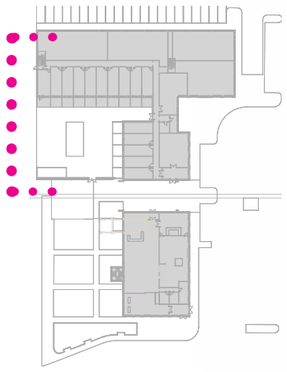
# FACTORY AT FRANKLIN

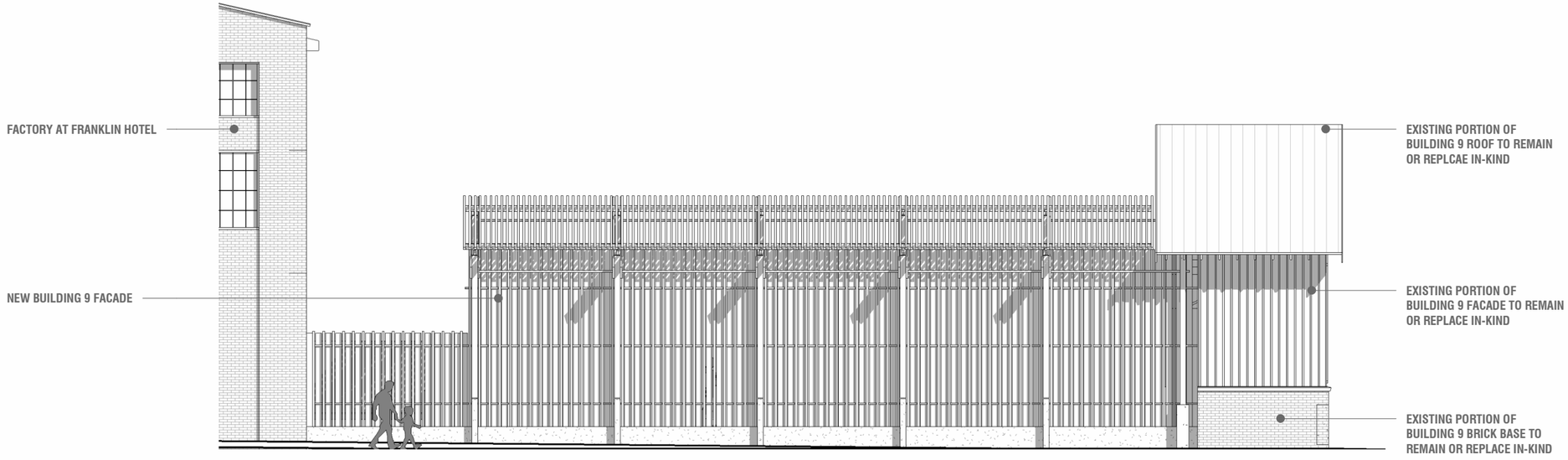
## DRC - Building 9 and Pool Deck Study

2025.04.25

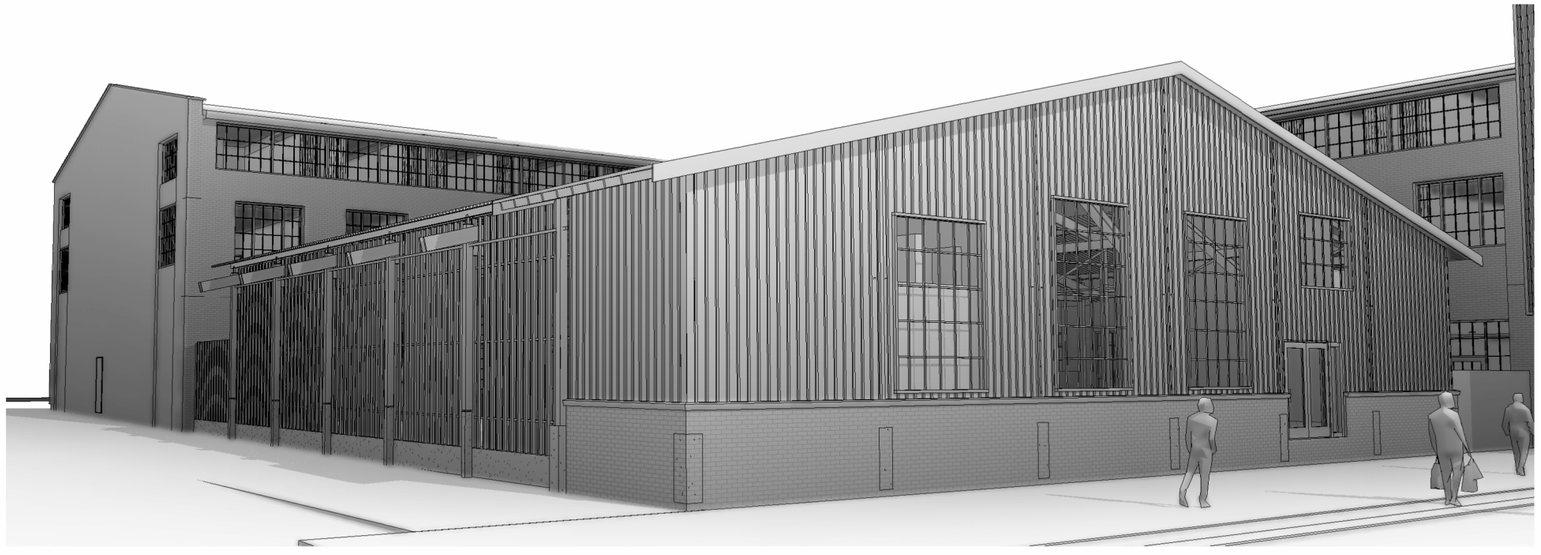



**1** **EXPLODED ISOMETRIC**

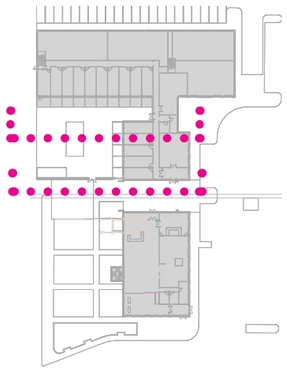


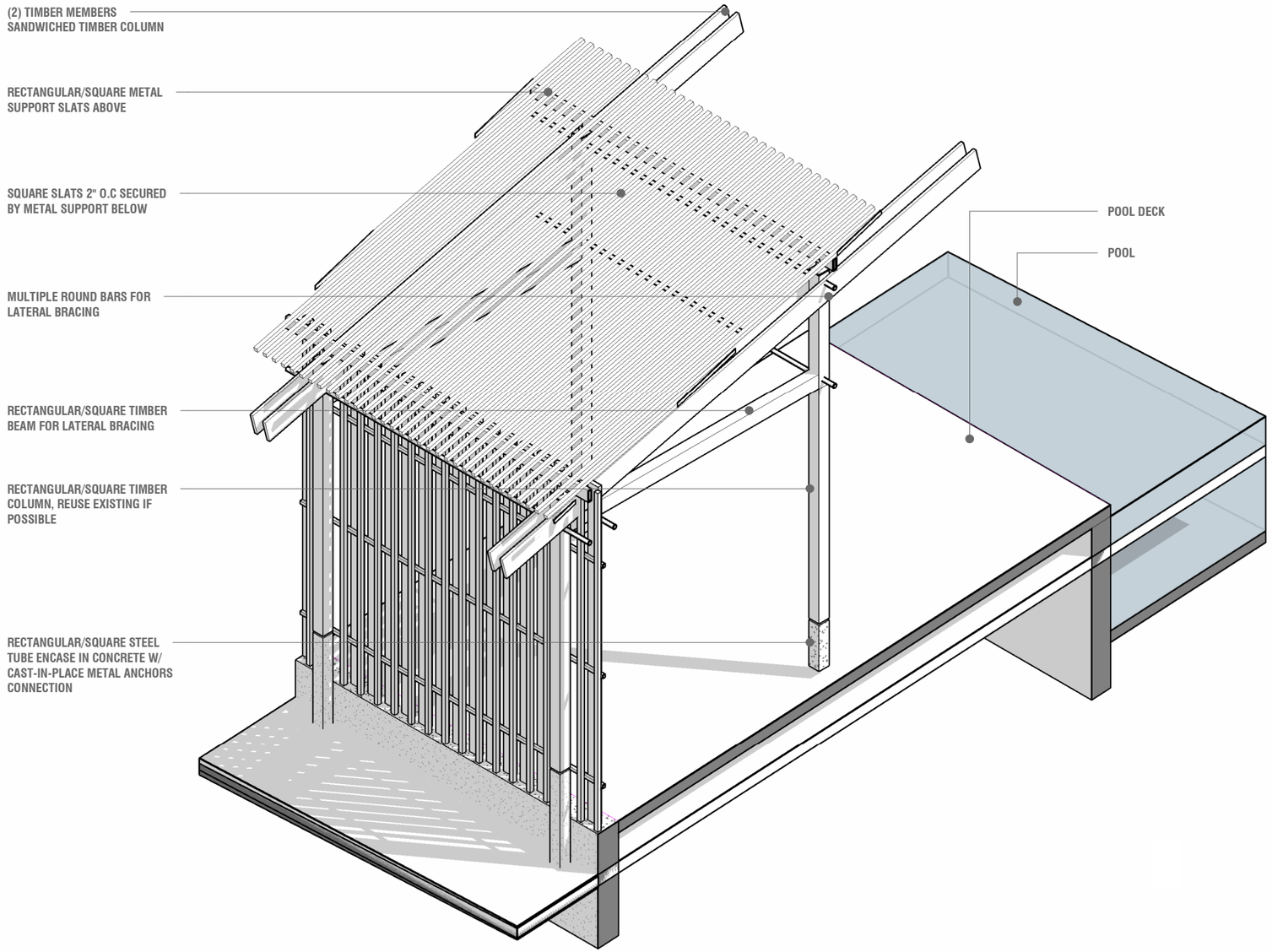



**1 ELEVATION - WEST - BUILDING 9**

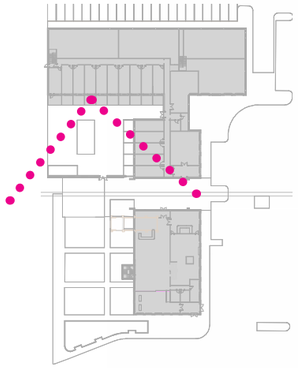


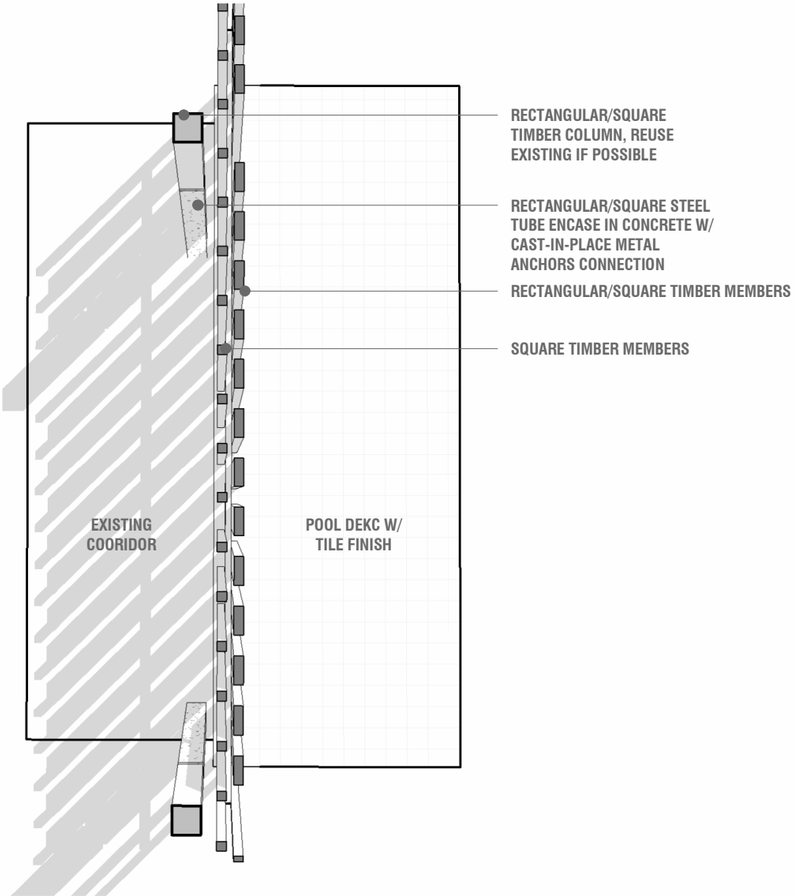
**2 3D PERSPECTIVE - SOUTHWEST CORNER OF BUILDING 9**



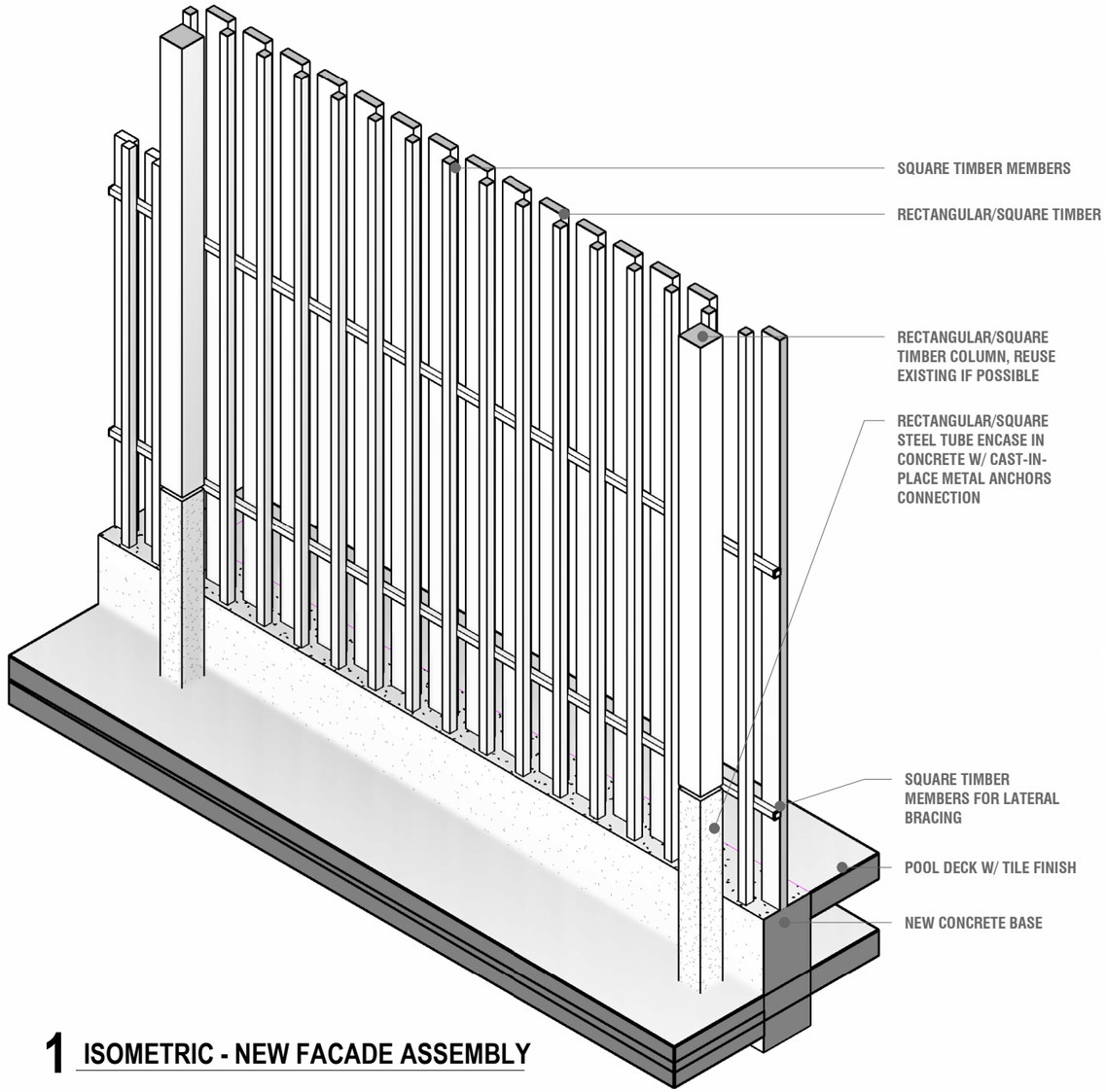



**1 ISOMETRIC - NEW FACADE W/ TRELLIS ASSEMBLY**






**2** **SECTIONAL PERSPECTIVE - PLAN VIEW**




**1** **ISOMETRIC - NEW FACADE ASSEMBLY**

# FACTORY AT FRANKLIN HOTEL
# WINDOW STUDY

| TABLE OF CONTENTS | |
|---|---|
| Sheet Number | Sheet Name |
| W-000 | COVER |
| W-001 | SITE PLAN |
| W-030 | ISOMETRIC VIEW FROM LIBERTY PIKE |
| W-031 | ISOMETRIC VIEW FROM FRANKLIN ROAD |
| W-101 | SOUTH ELEVATION WINDOW DETAIL |
| W-102 | NORTH ELEVATION WINDOW DETAIL |
| W-103 | EAST ELEVATION WINDOW DETAIL |
| W-104 | WEST ELEVATION WINDOW DETAIL |
| W-105 | PROPOSED HOTEL EAST AND WEST ELEVATIONS |
| W-501 | EXISTING TO NEW WINDOW COMPARISON |
| W-502 | EXISTING TO NEW WINDOW COMPARISON |
| W-503 | EXISTING TO NEW WINDOW COMPARISON |
| W-504 | EXISTING TO NEW WINDOW COMPARISON |
| W-505 | EXISTING TO NEW WINDOW COMPARISON EGRESS STAIR W/ WINDOW WALL |
| W-510 | EXISTING TO NEW WINDOW COMPARISON |

STONEHILL TAYLOR

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE :
DATE : 04/24/2025

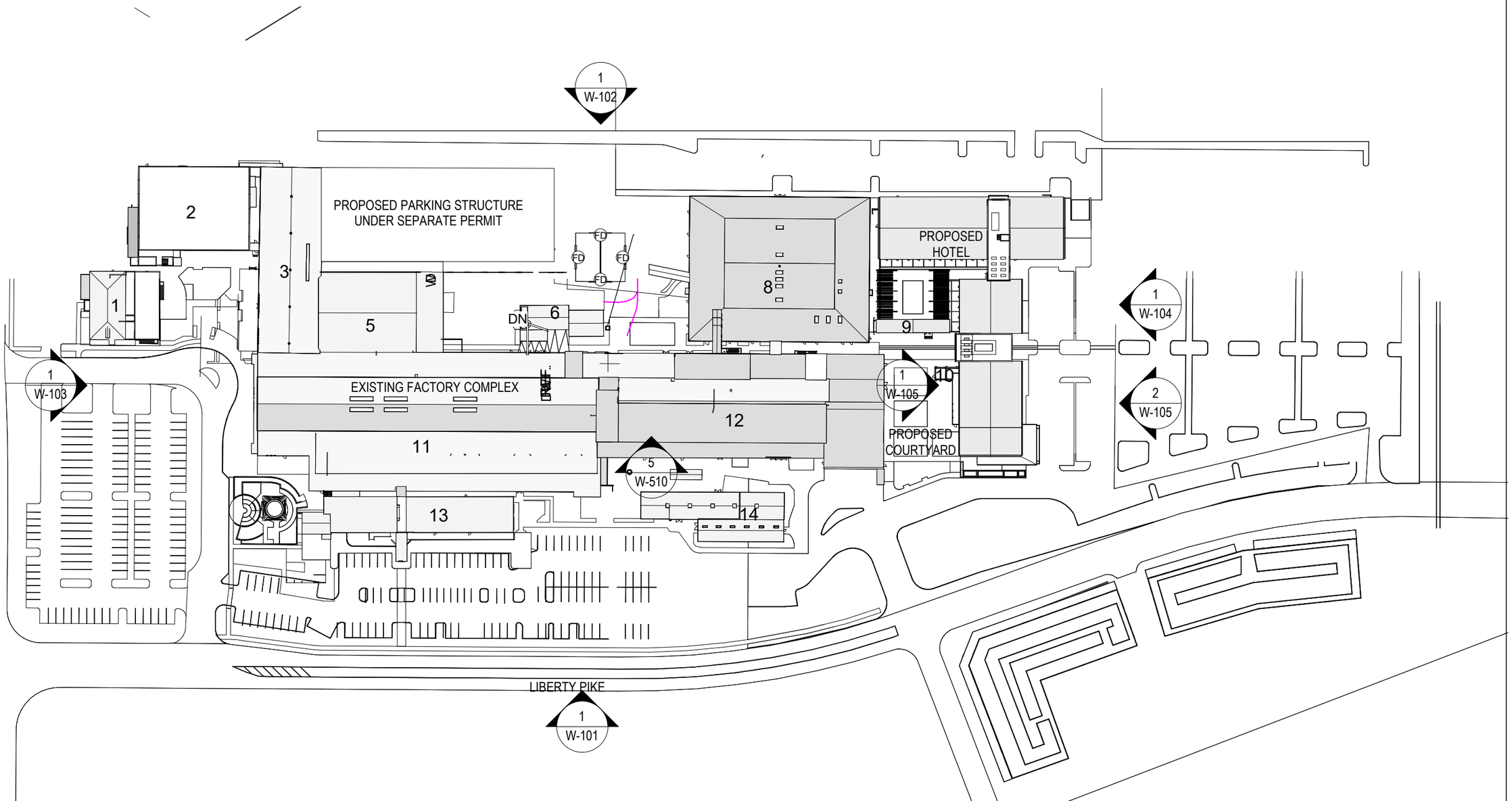
W-000

COVER

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:34:36 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt




# 1 FACTORY AT FRANKLIN SITE PLAN

1 : 1440

STONEHILL TAYLOR

W-001

PROJ : 00000
SCALE : 1 : 1440
DATE : 04/24/2025

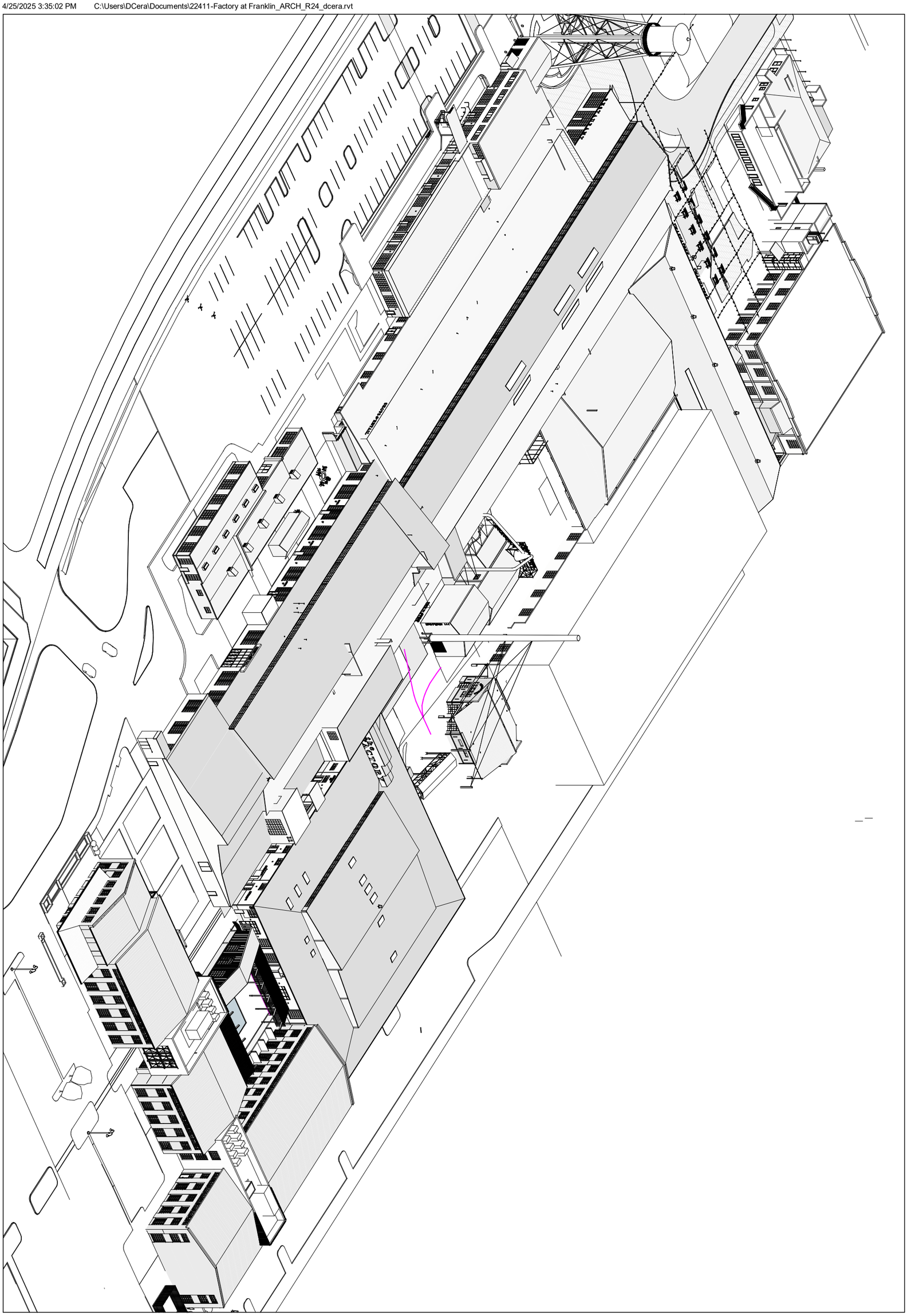

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898


SITE PLAN

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:34:41 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

STONEHILL TAYLOR

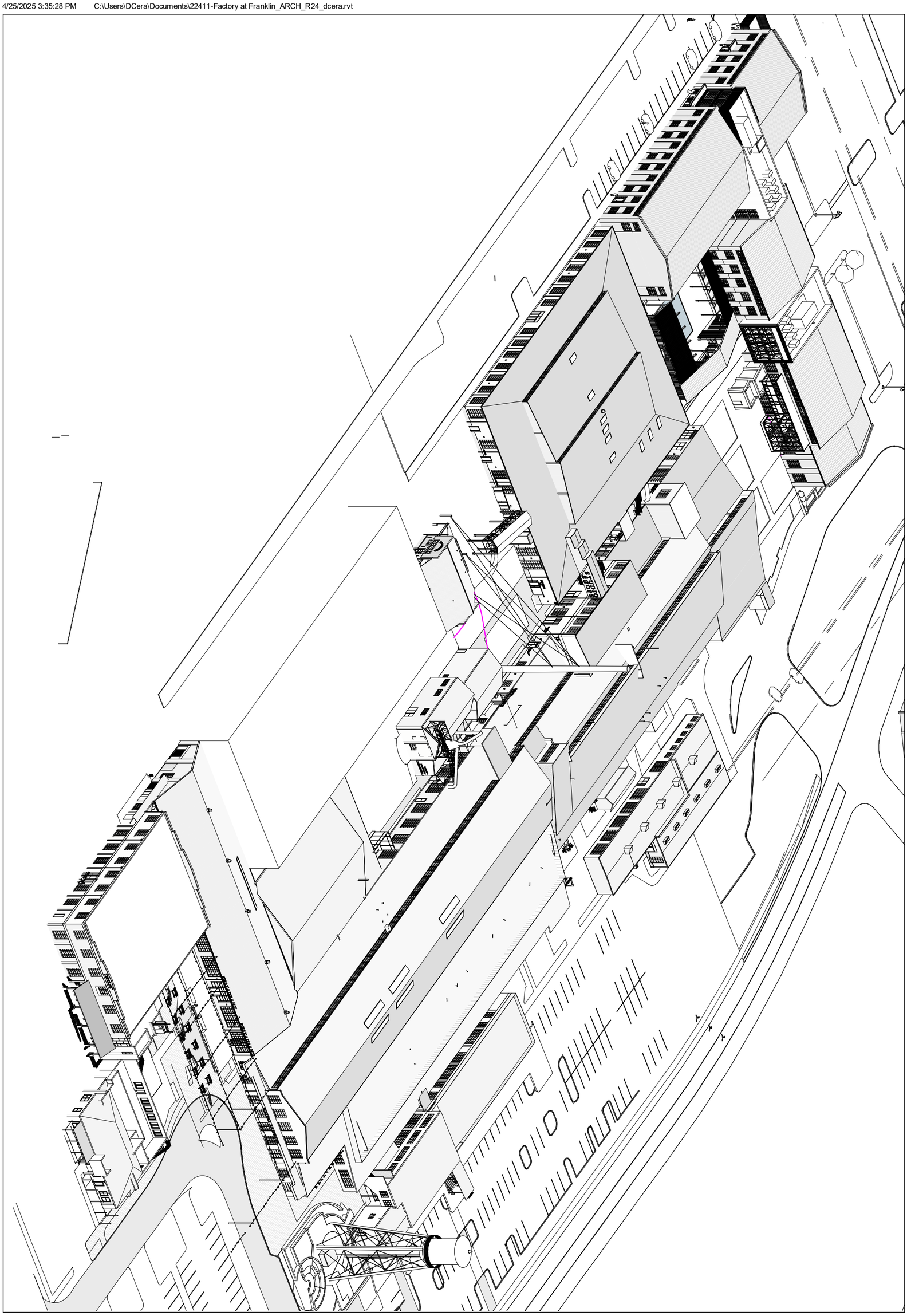
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM LIBERTY PIKE

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE :
DATE : 04/24/2025

W-030



© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

STONEHILL TAYLOR

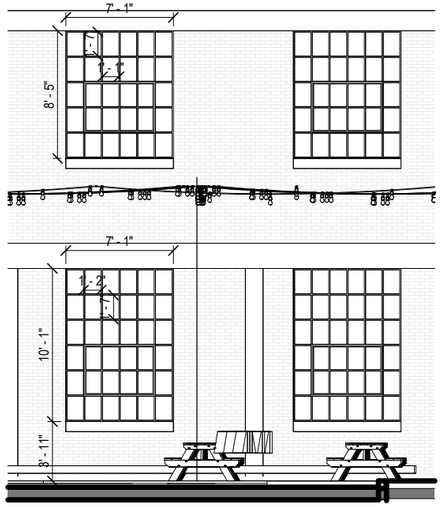
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM FRANKLIN ROAD

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

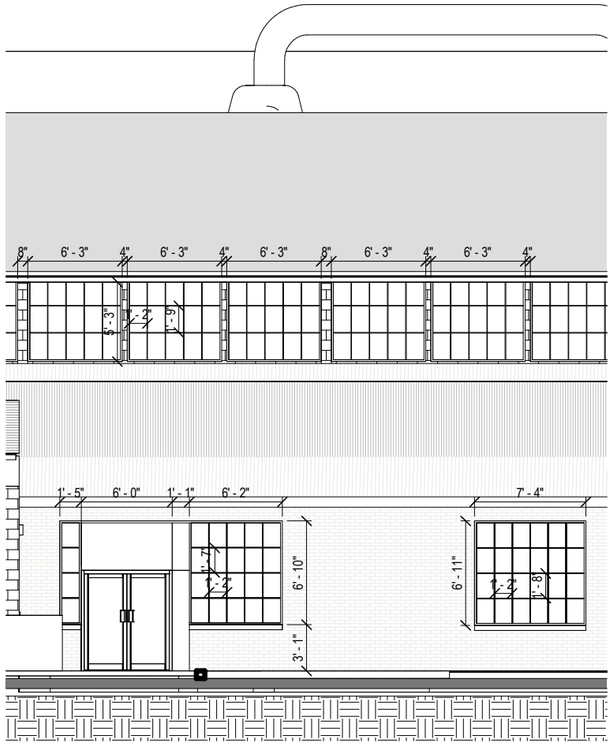
PROJ : 00000
SCALE :
DATE : 04/24/2025

W-031



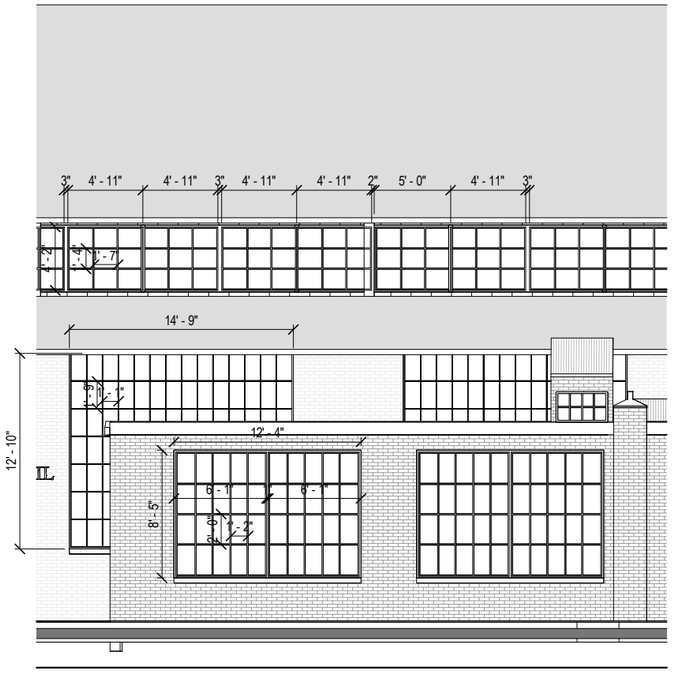

## 2 BLDG 2 SOUTH ELEVATION

1" = 10'-0"



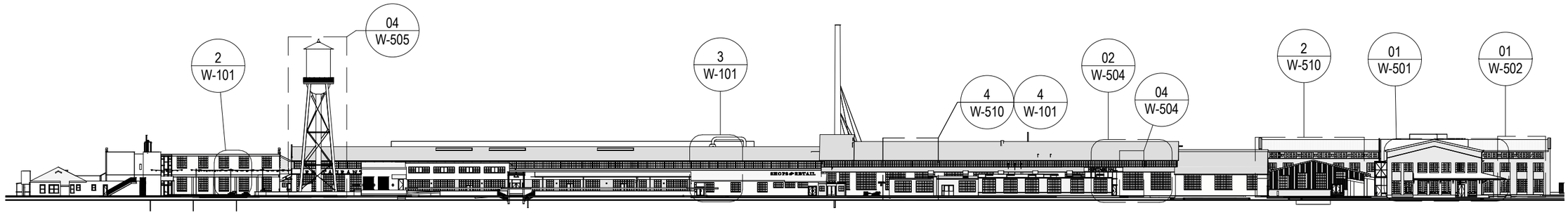

## 3 BLDG 11 SOUTH ELEVATION

1" = 10'-0"




## 4 BLDG 12 SOUTH ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN SOUTH ELEVATION - LIBERTY PIKE

1" = 80'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

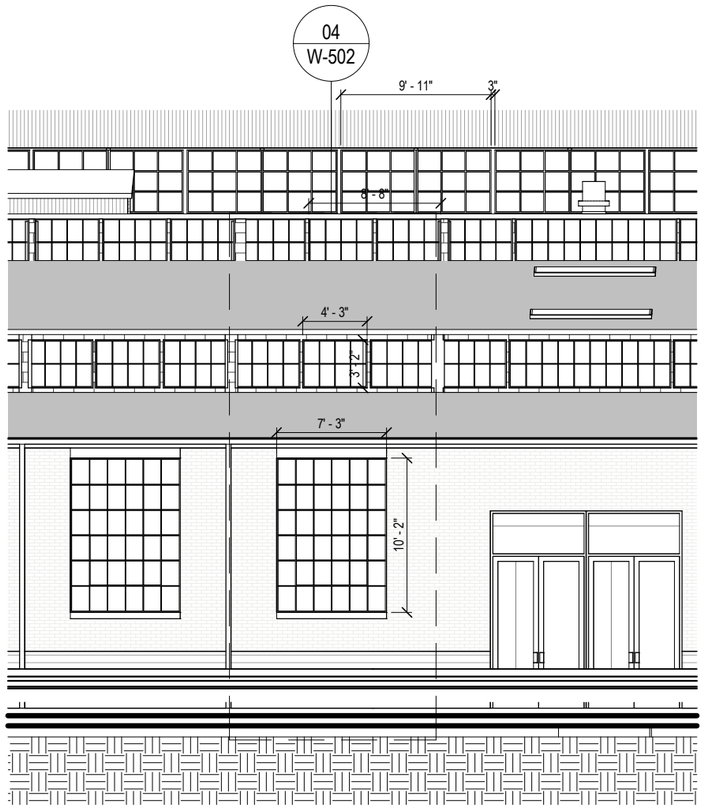
W-101

SOUTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

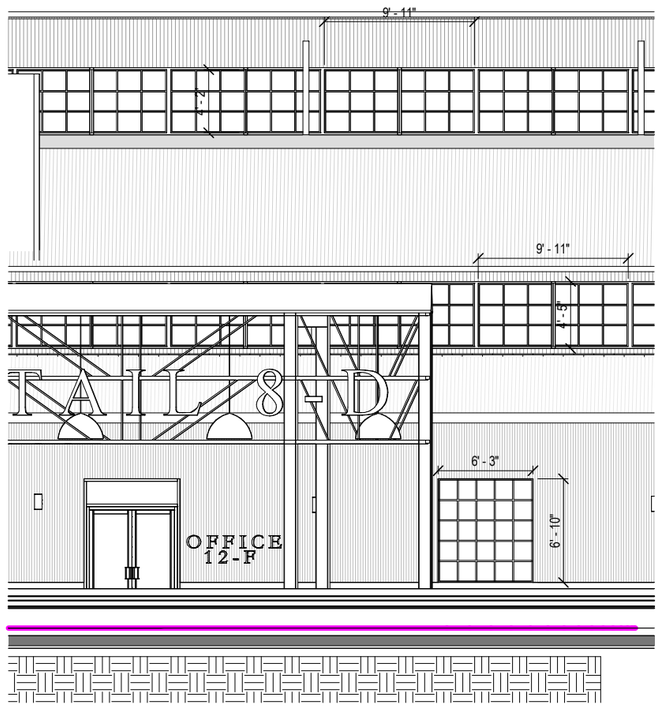
© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:35:49 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



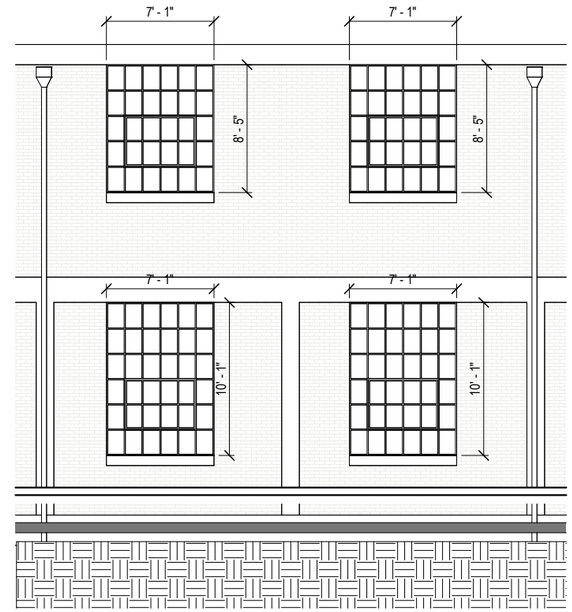

## 4 BLDG 8 NORTH ELEVATION

1" = 10'-0"



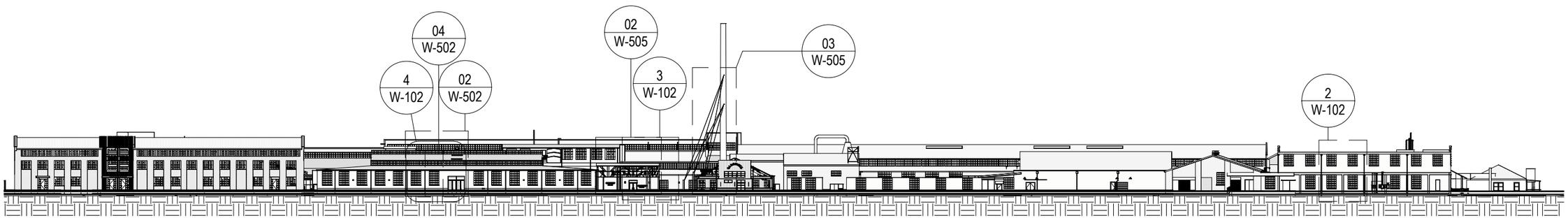

## 3 BLDG 12 NORTH ELEVATION

1" = 10'-0"




## 2 BLDG 2 NORTH ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN NORTH ELEVATION

1" = 80'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

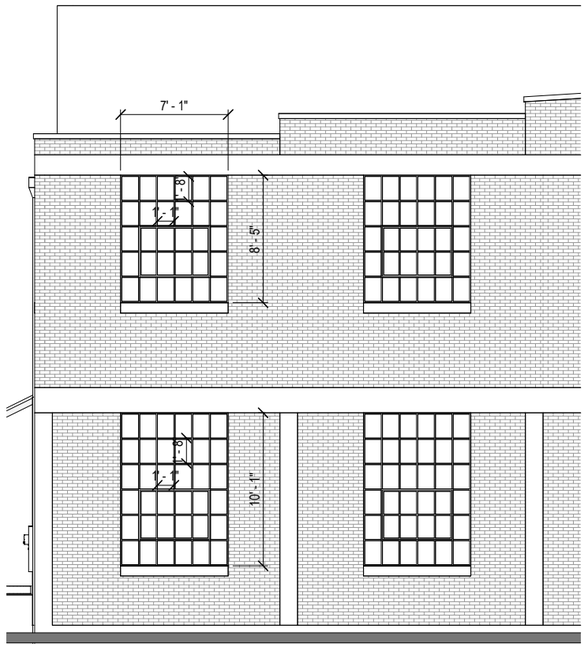
W-102

NORTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:36:09 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dceral.rvt

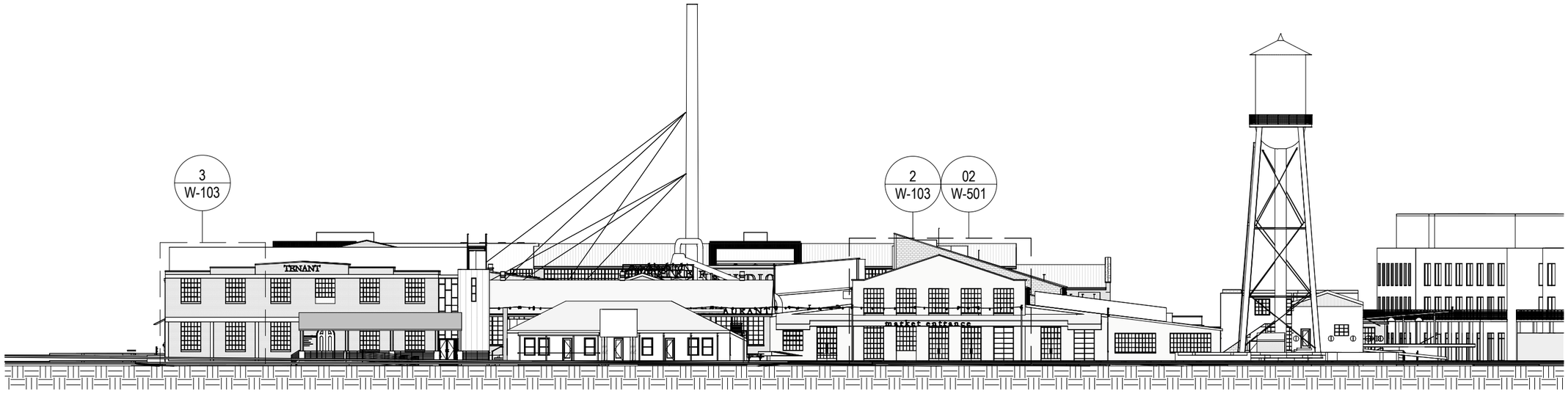


## 3 BLDG 2 EAST ELEVATION

1" = 10'-0"

## 2 BLDG 1 EAST ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN EAST ELEVATION

1" = 40'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

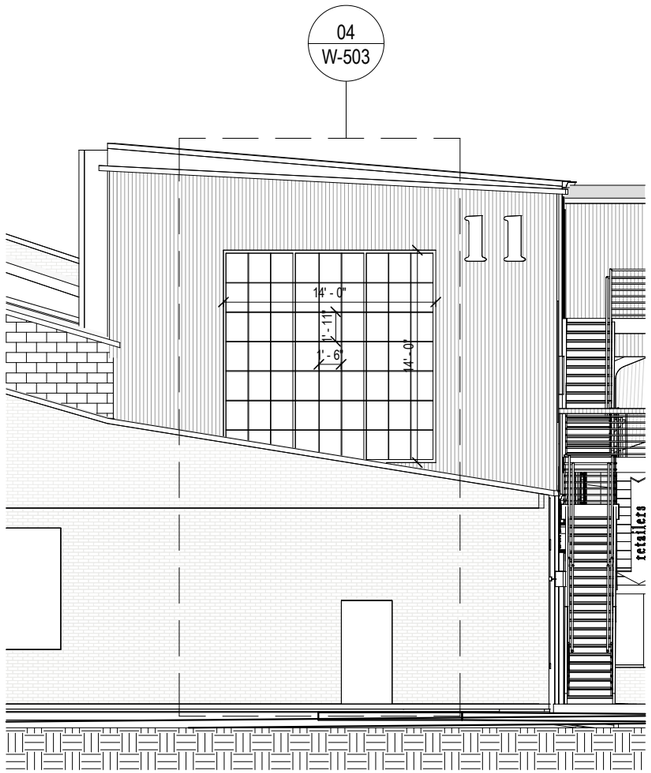
W-103

EAST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

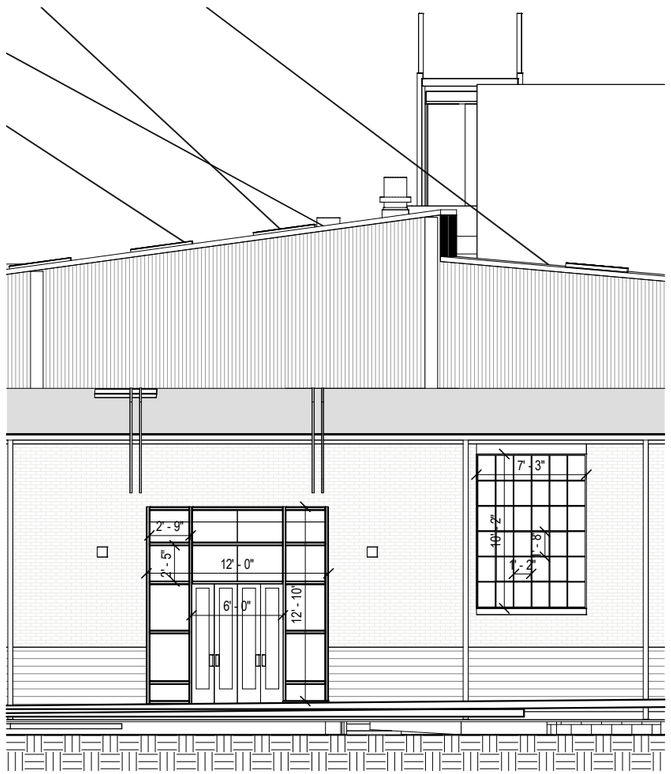
©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:36:28 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



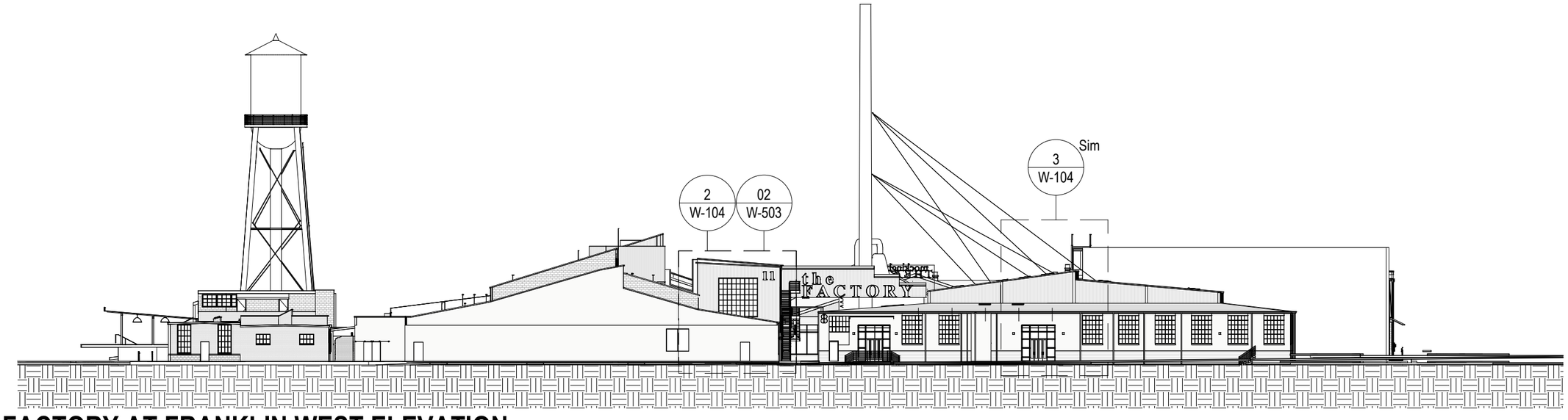

## 2 LIBERTY HALL PARTIAL WEST ELEVATION

1" = 10'-0"




## 3 BLDG 8 PARTIAL WEST ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN WEST ELEVATION

1" = 40'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

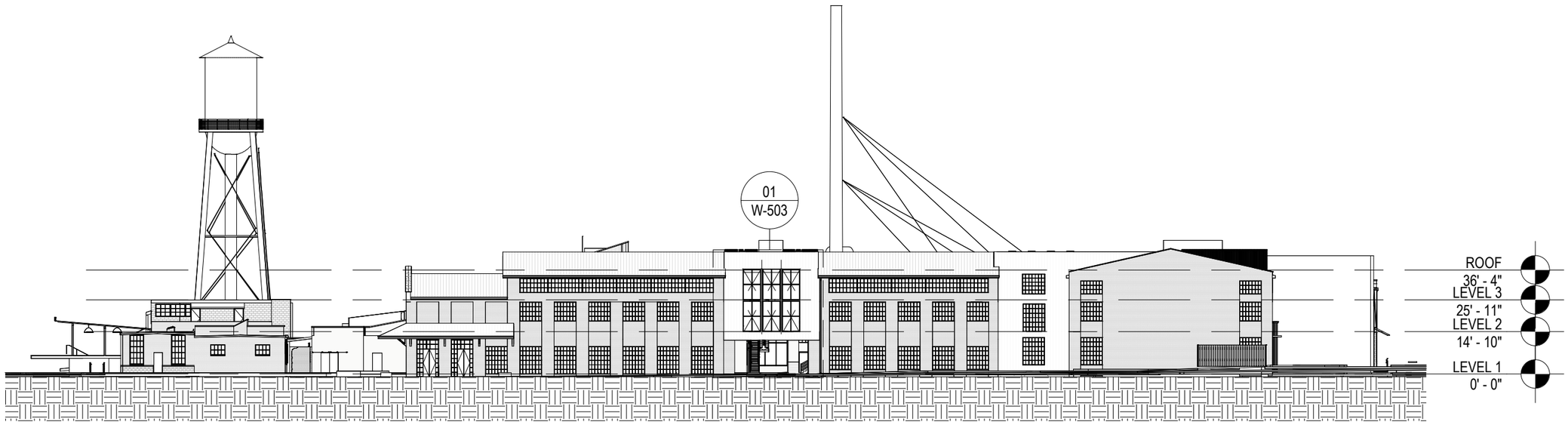
W-104

WEST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

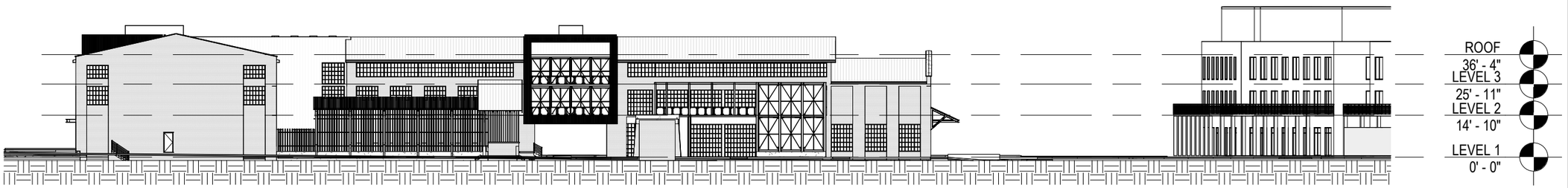
© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:36:42 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt




## 2 PROPOSED HOTEL EAST ELEVATION

1" = 40'-0"




## 1 PROPOSED HOTEL WEST ELEVATION

1" = 40'-0"

STONEHILL TAYLOR

W-105

PROJ : 00000
SCALE : 1" = 40'-0"
DATE : 04/24/2025

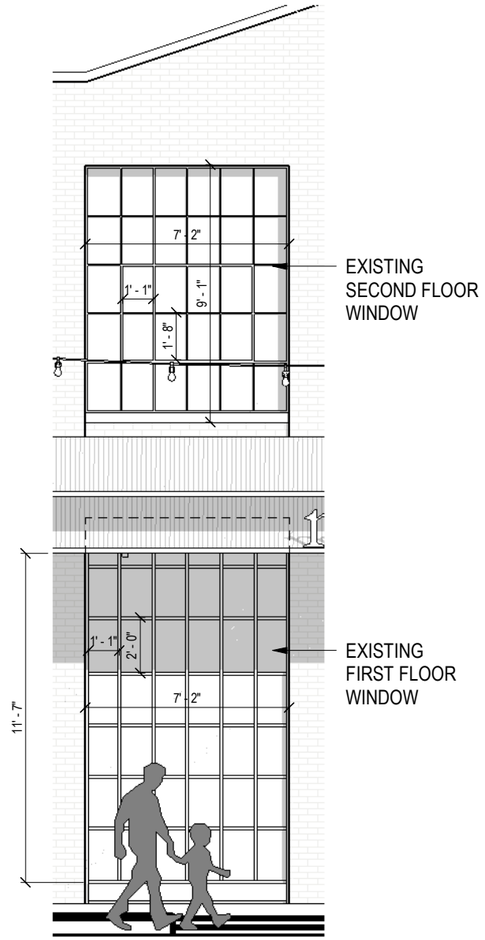
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROPOSED HOTEL EAST AND WEST ELEVATIONS

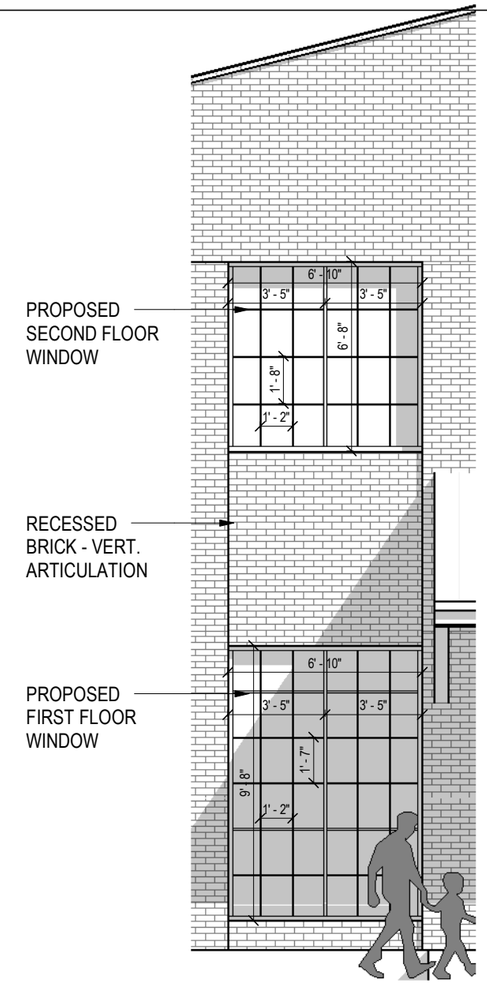
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:37:03 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

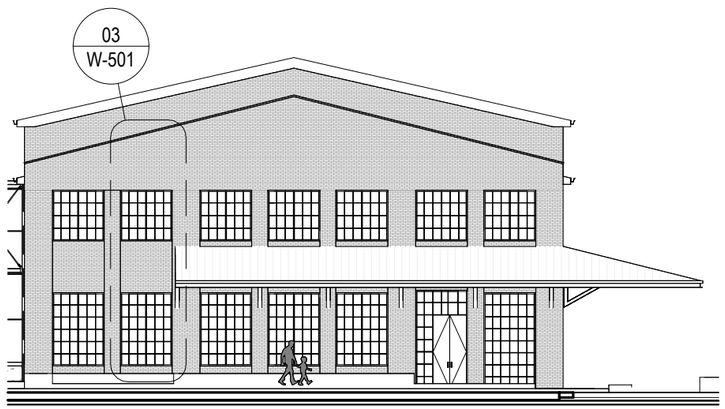



## 04 EXISTING BLDG 1 WINDOW ELEVATION

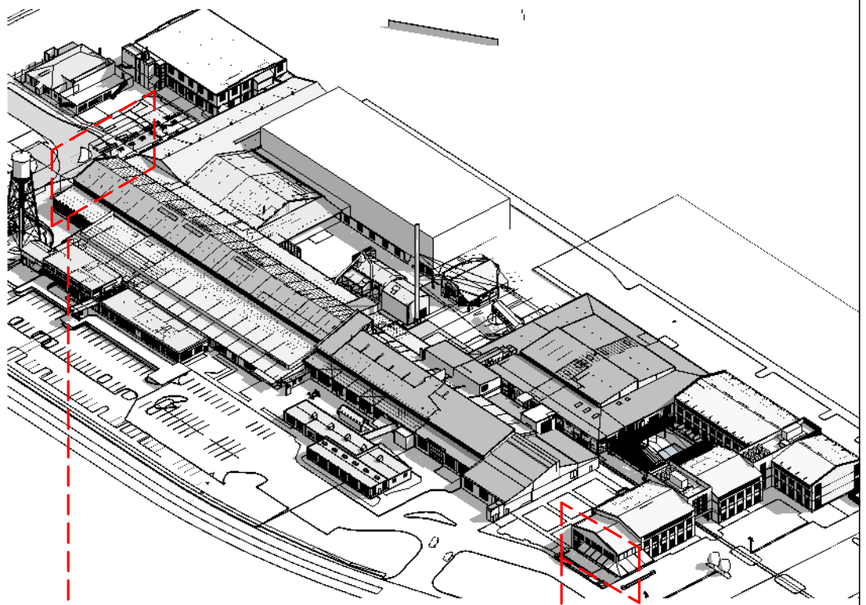



## 03 PROPOSED HOTEL SOUTH WINDOW ELEVATION

## 02 EXISTING BLDG 1 PARTIAL EAST ELEVATION




## 01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION



STONEHILL TAYLOR

W-501

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

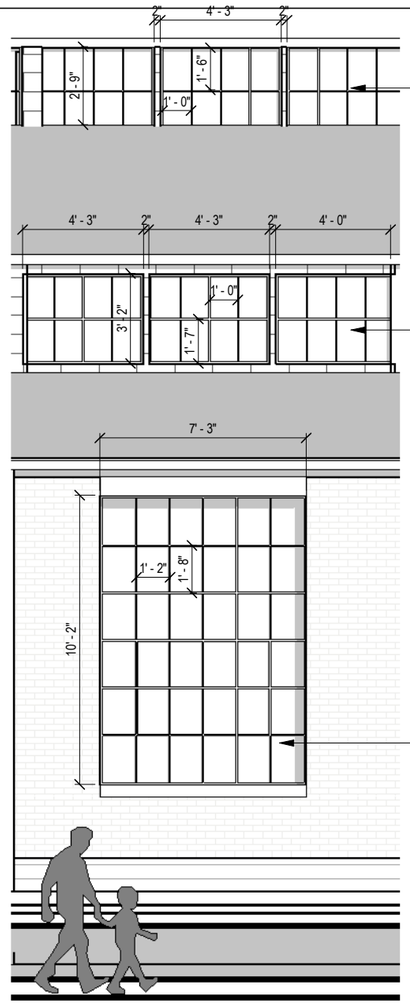
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:37:41 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

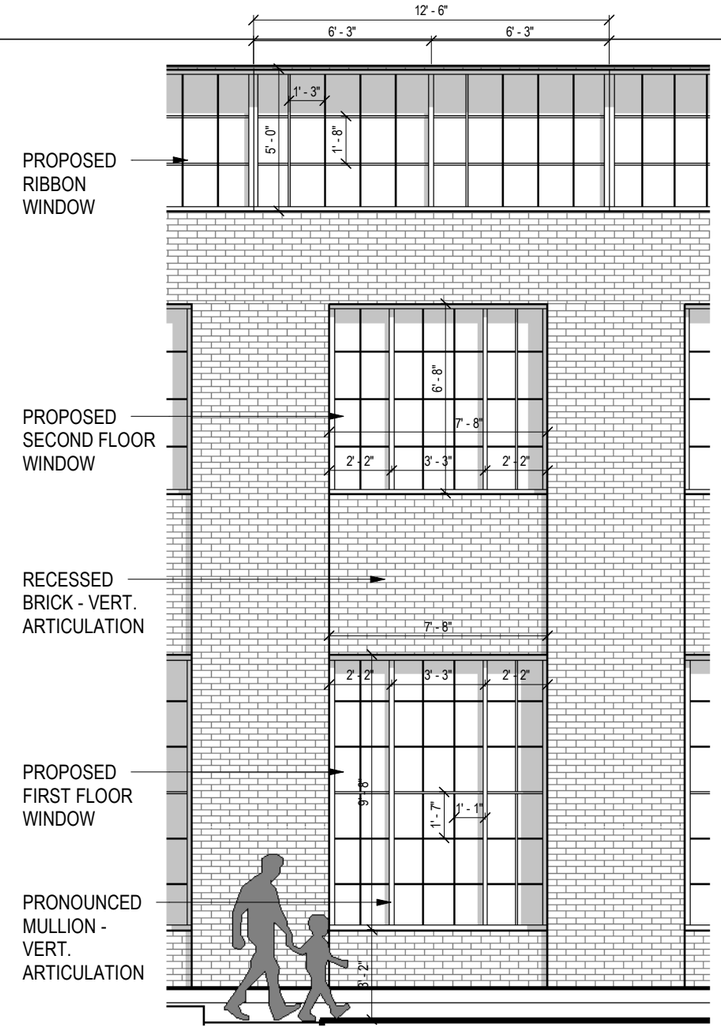



EXISTING RIBBON WINDOW

EXISTING RIBBON WINDOW

EXISTING FIRST FLOOR WINDOW

## 04 BLDG 8 NORTH FACADE WINDOW ELEVATION




PROPOSED RIBBON WINDOW

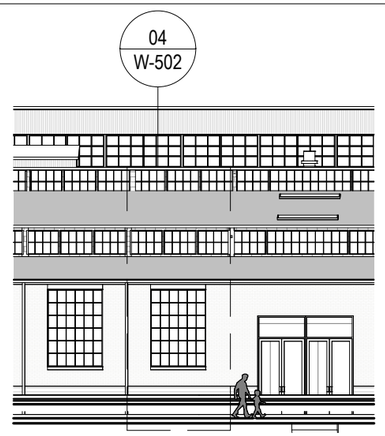
PROPOSED SECOND FLOOR WINDOW

RECESSED BRICK - VERT. ARTICULATION

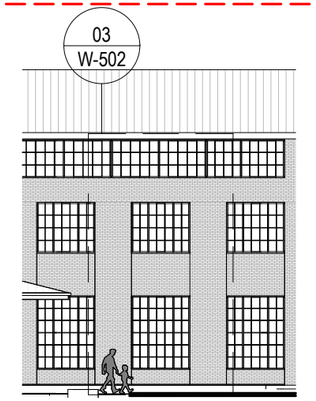
PROPOSED FIRST FLOOR WINDOW

PRONOUNCED MULLION - VERT. ARTICULATION

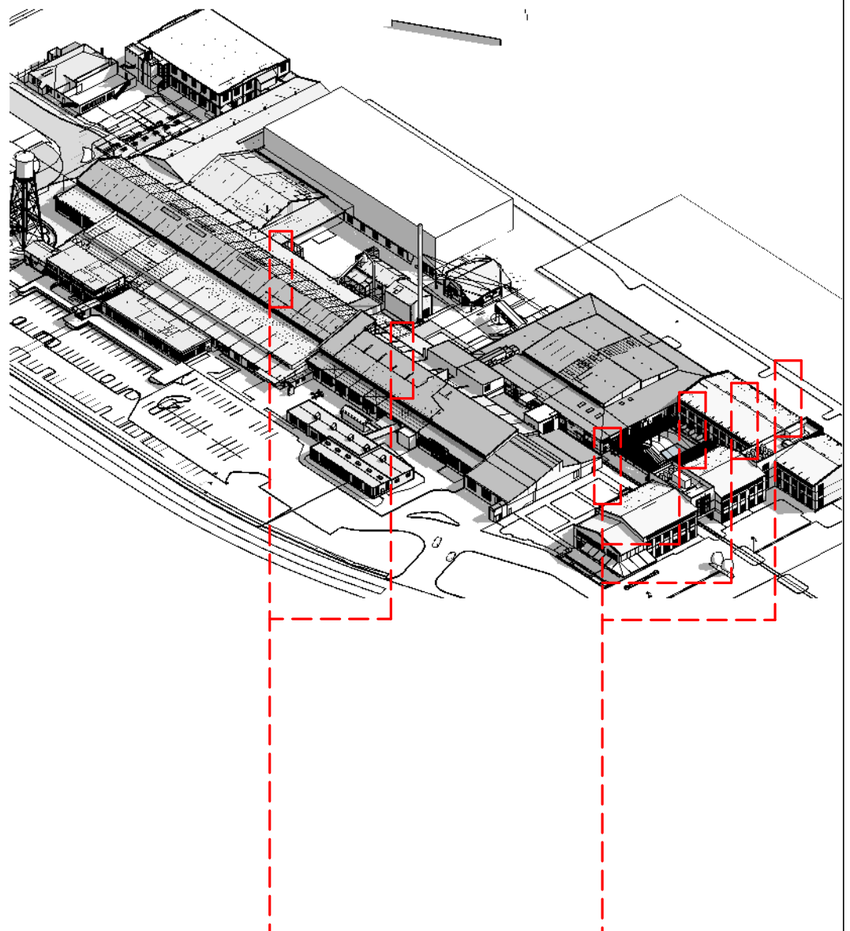
## 03 PROPOSED HOTEL WINDOW ELEVATION




## 02 PARTIAL EXISTING BLDG 8 NORTH ELEVATION




## 01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION



STONEHILL TAYLOR

W-502

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

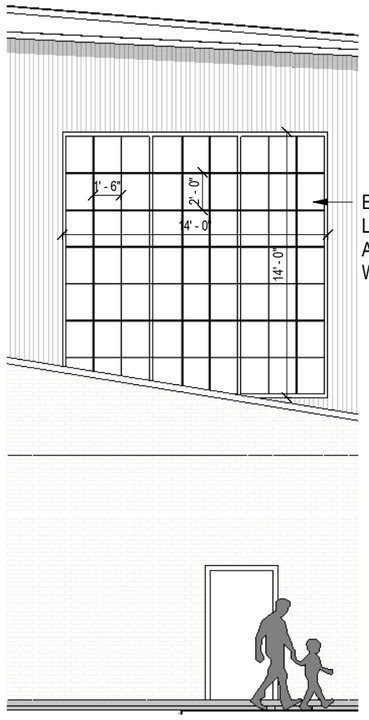
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

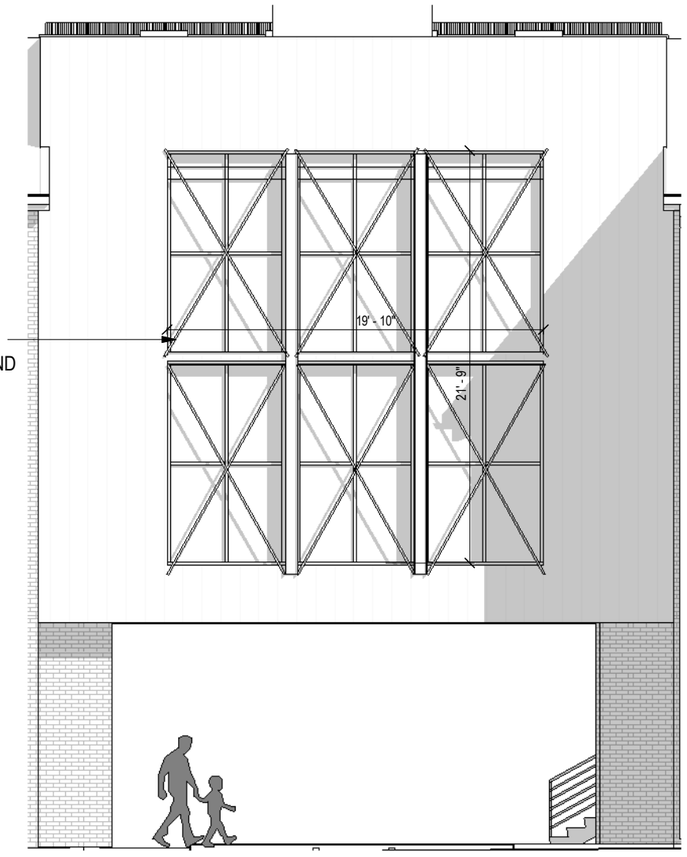
4/25/2025 3:38:18 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



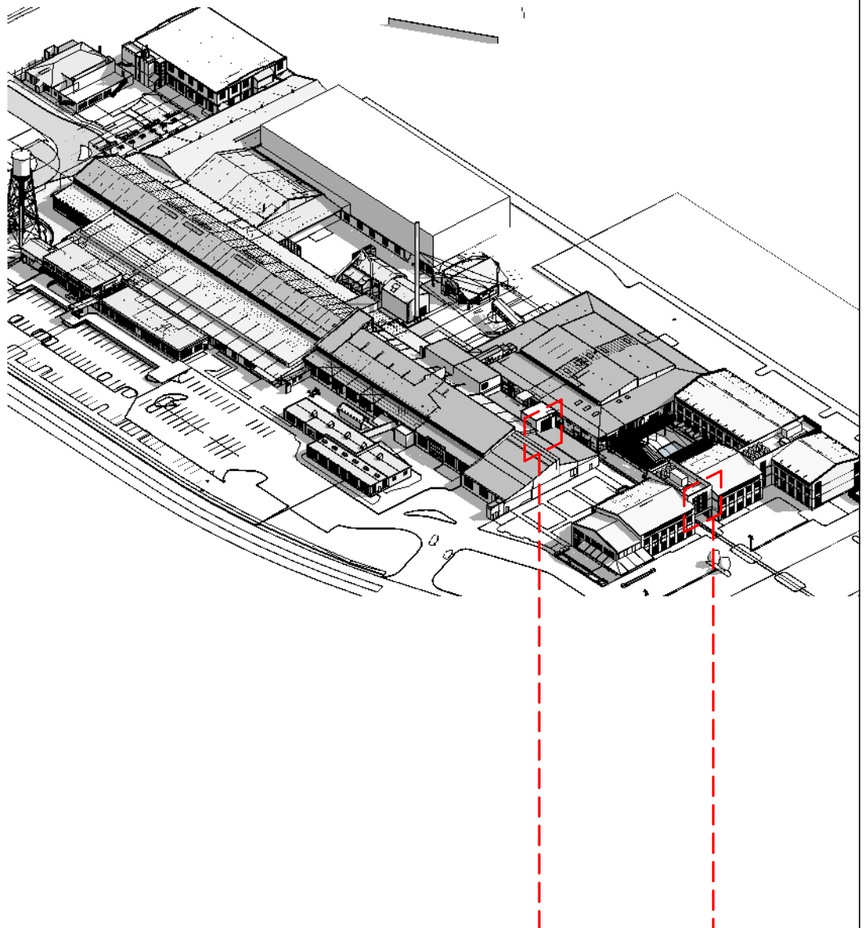

EXISTING
LARGE STAND
ALONE
WINDOW

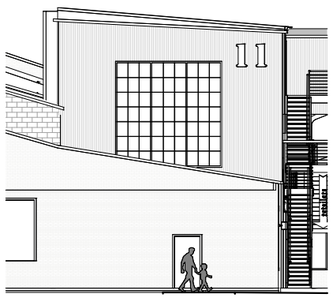
**04 EXISTING BLG 12 CONF RM WINDOW ELEVATION**

PROPOSED
LARGE STAND
ALONE
WINDOW

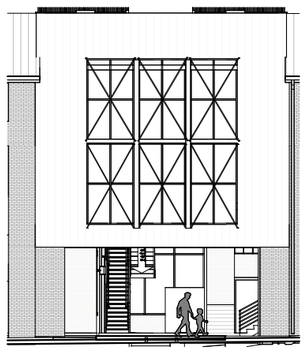



**03 PROPOSED HOTEL 'CUBE' EAST WINDOW ELEVATION**





**02 EXISTG LIBERTY HALL CONF. RM ELEVATION**



**01 HOTEL 'CUBE' EAST ELEVATION**

STONEHILL TAYLOR

W-503

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

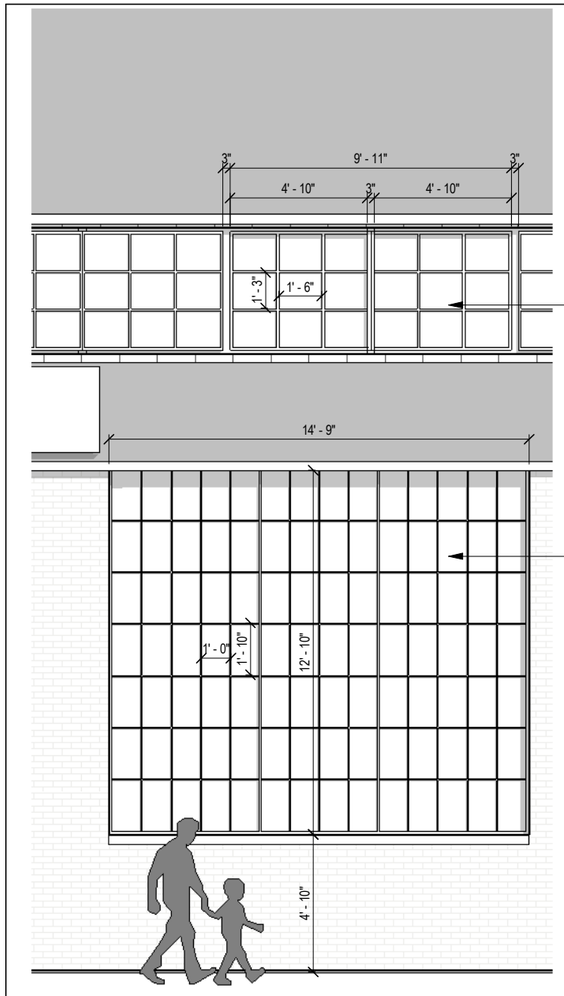
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

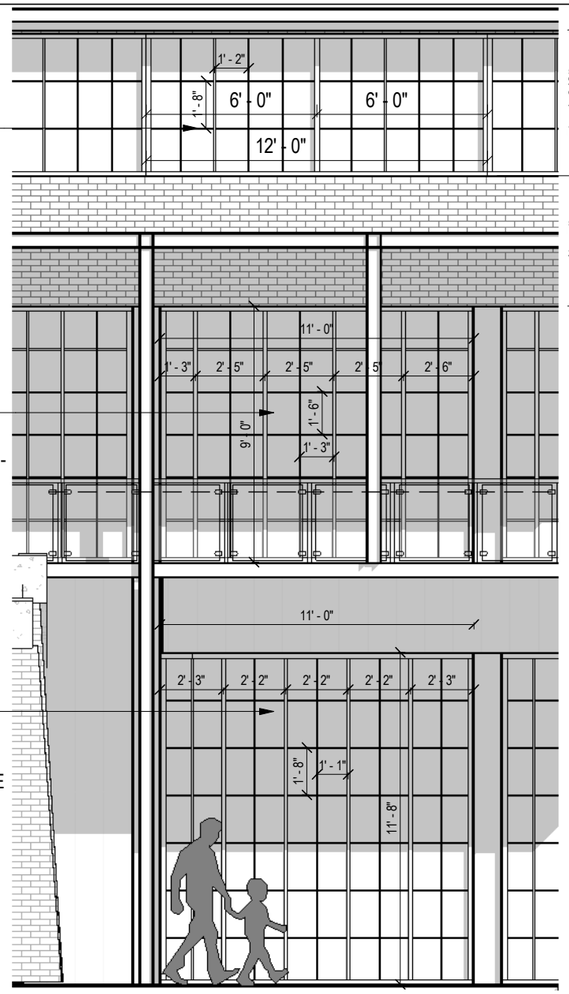
EXISTING TO NEW WINDOW COMPARISON

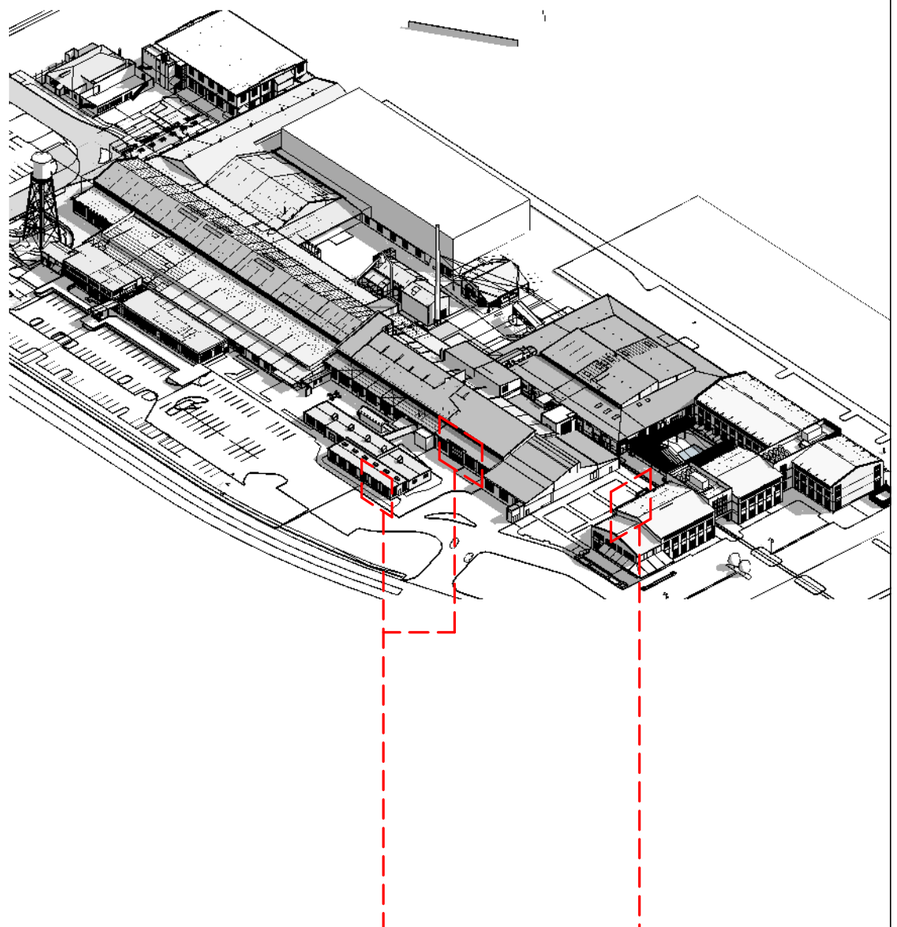
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:39:00 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

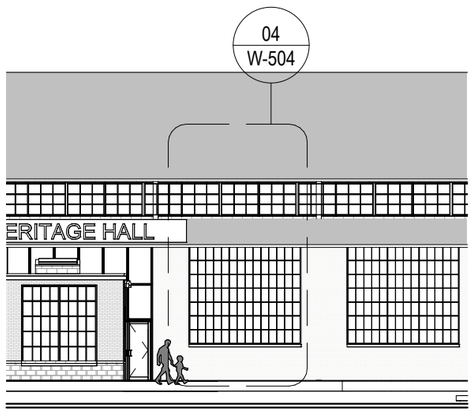


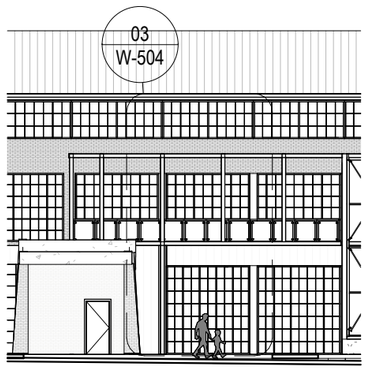



**04** BLDG 12 WINDOW PARTIAL SOUTH ELEVATION

**03** HOTEL PARTIAL WEST ELEVATION WINDOW DETAIL




**02** BLDG 12 PARTIAL SOUTH ELEVATION

**01** PROPOSED HOTEL PARTIAL WEST ELEVATION...

STONEHILL TAYLOR

W-504

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

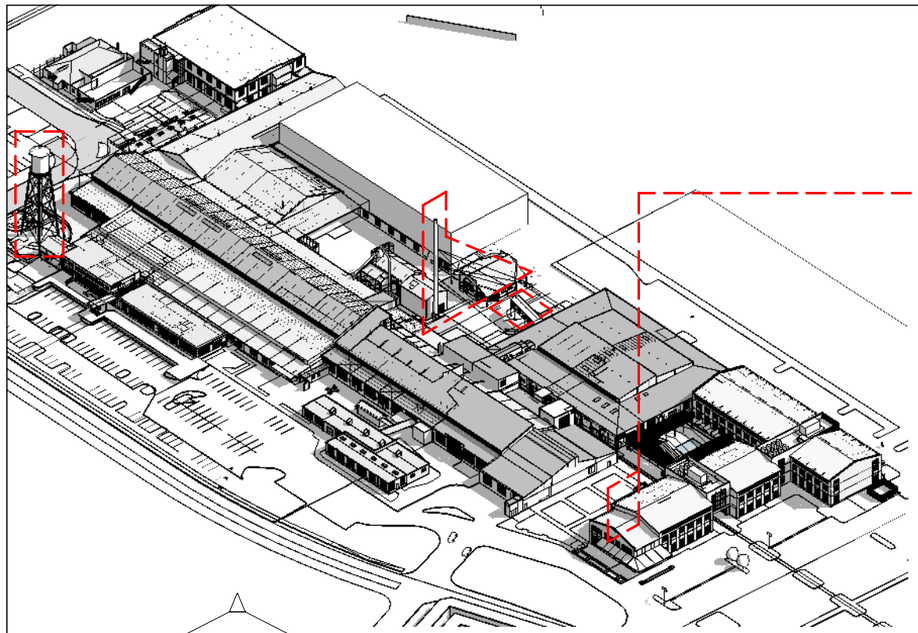
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

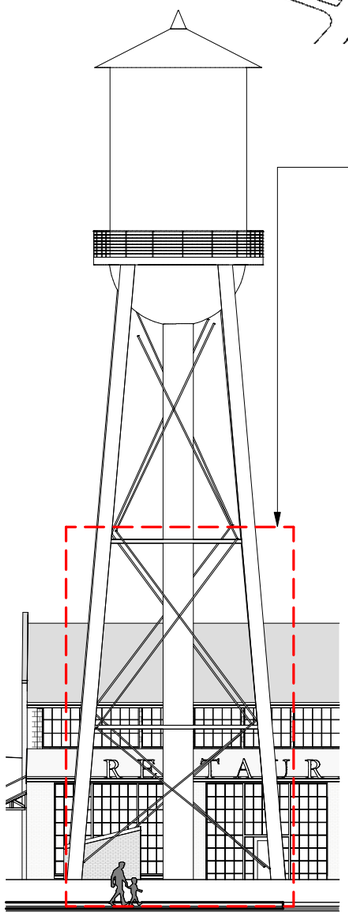
EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

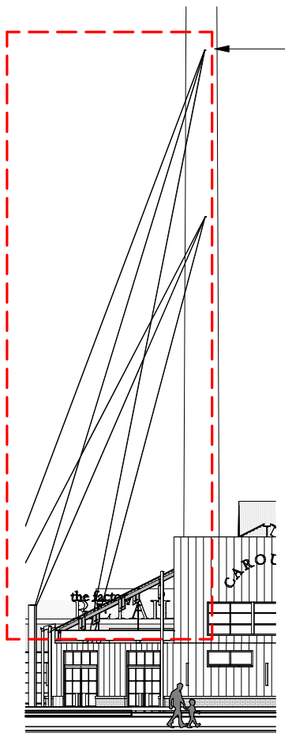
4/25/2025 3:39:40 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



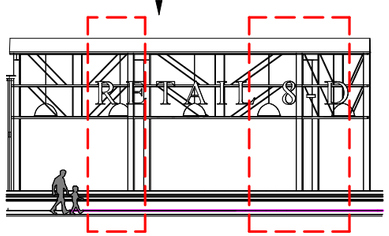



TENSIONED CROSS BRACED RODS

TENSIONED CABLES



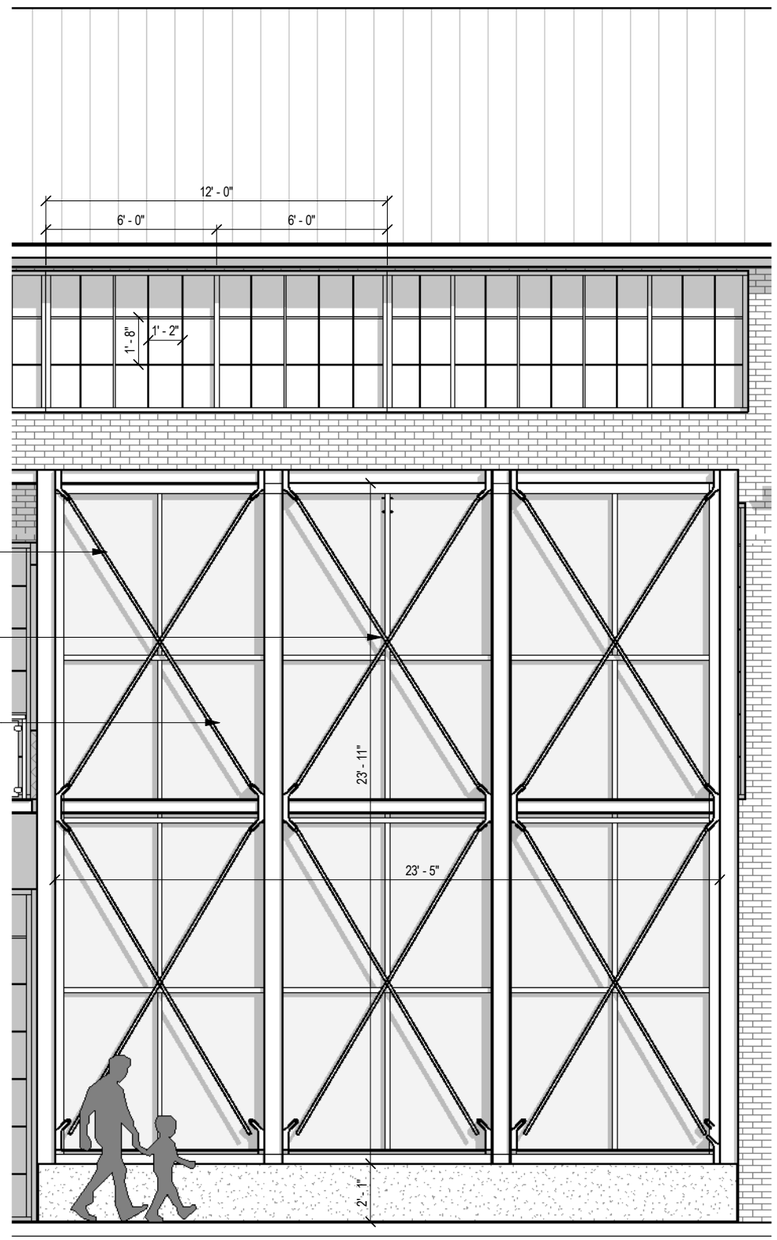

EXPOSED STEEL VERTICAL SUPPORTS ON EXISTING STRUCTURES




TENSIONED CROSS BRACED CABLE/RODS

EXPOSED STEEL VERTICAL SUPPORTS

CLEAR GLASS DOUBLE GLAZED WINDOW WALL




**04** EXTG WATER TOWER PARTIAL ELV

**03** EXTG SMOKE STACK PRTL ELV

**02** EXTG BLDG 8 CANOPY PRTL ELV

**01** PROPOSED HOTEL EGRESS STAIR PARTIAL EAST ELEVATION

STONEHILL TAYLOR

W-505

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

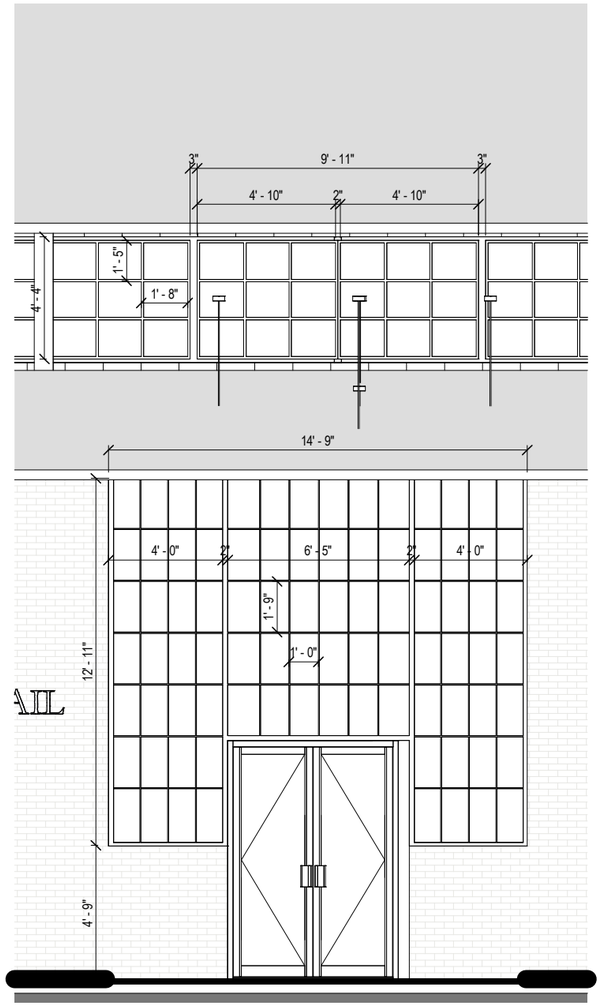
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON
EGRESS STAIR W/ WINDOW WALL

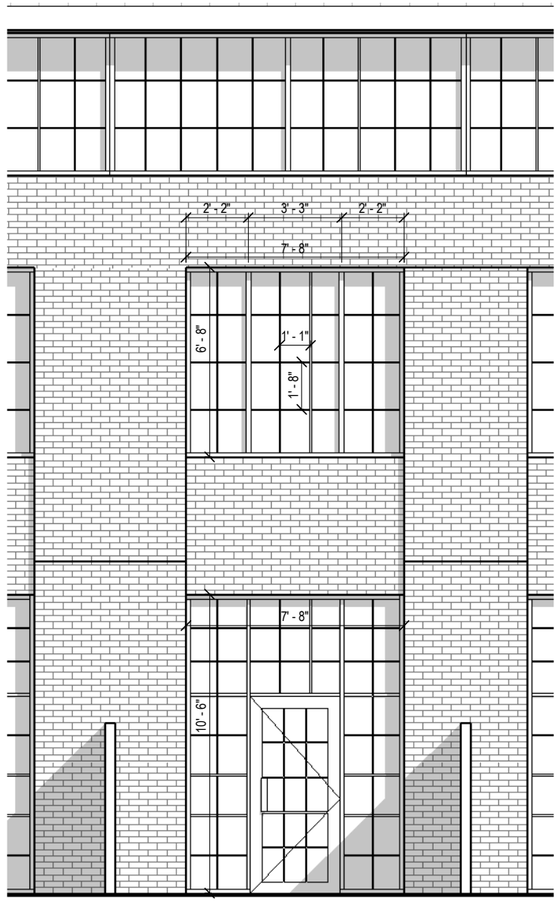
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

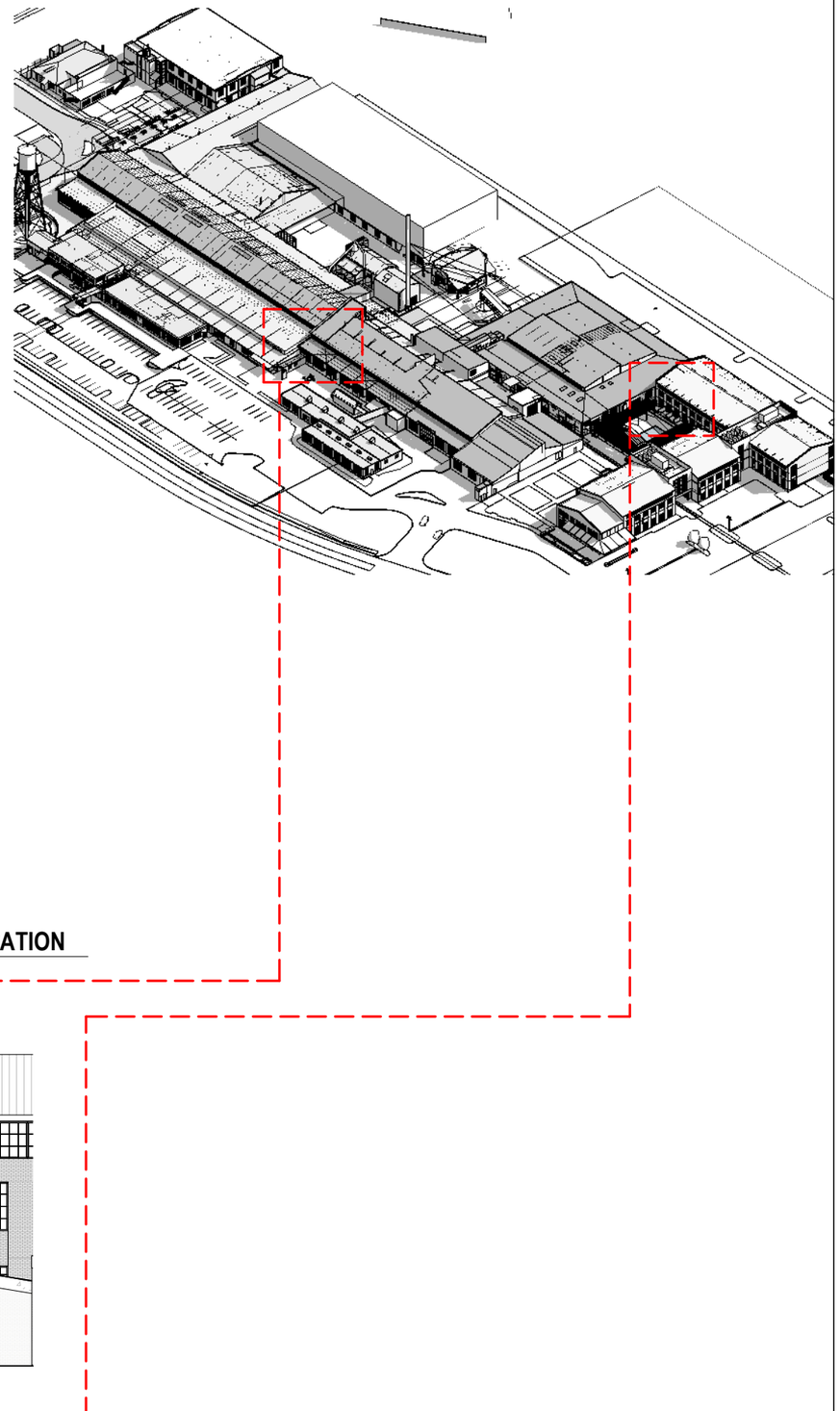
4/25/2025 3:40:17 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

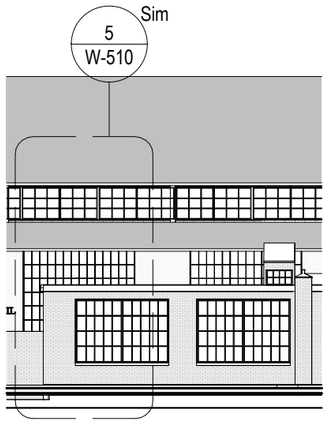



## 5 BLDG 12 SOUTH WINDOW ELEVATION

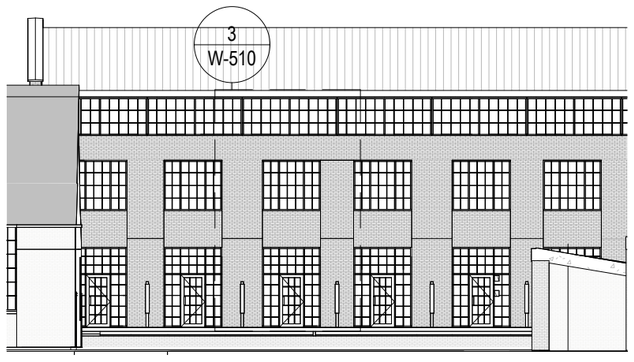



## 3 PROPOSED HOTEL WINDOW W/ DOOR PARTIAL ELEVATION






## 4 EXISTING BLDG 12 PARTIAL SOUTH ELEVATION




## 2 PROPOSED HOTEL POOL DECK PARTIAL SOUTH ELEVATION

STONEHILL TAYLOR

W-510

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:40:56 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

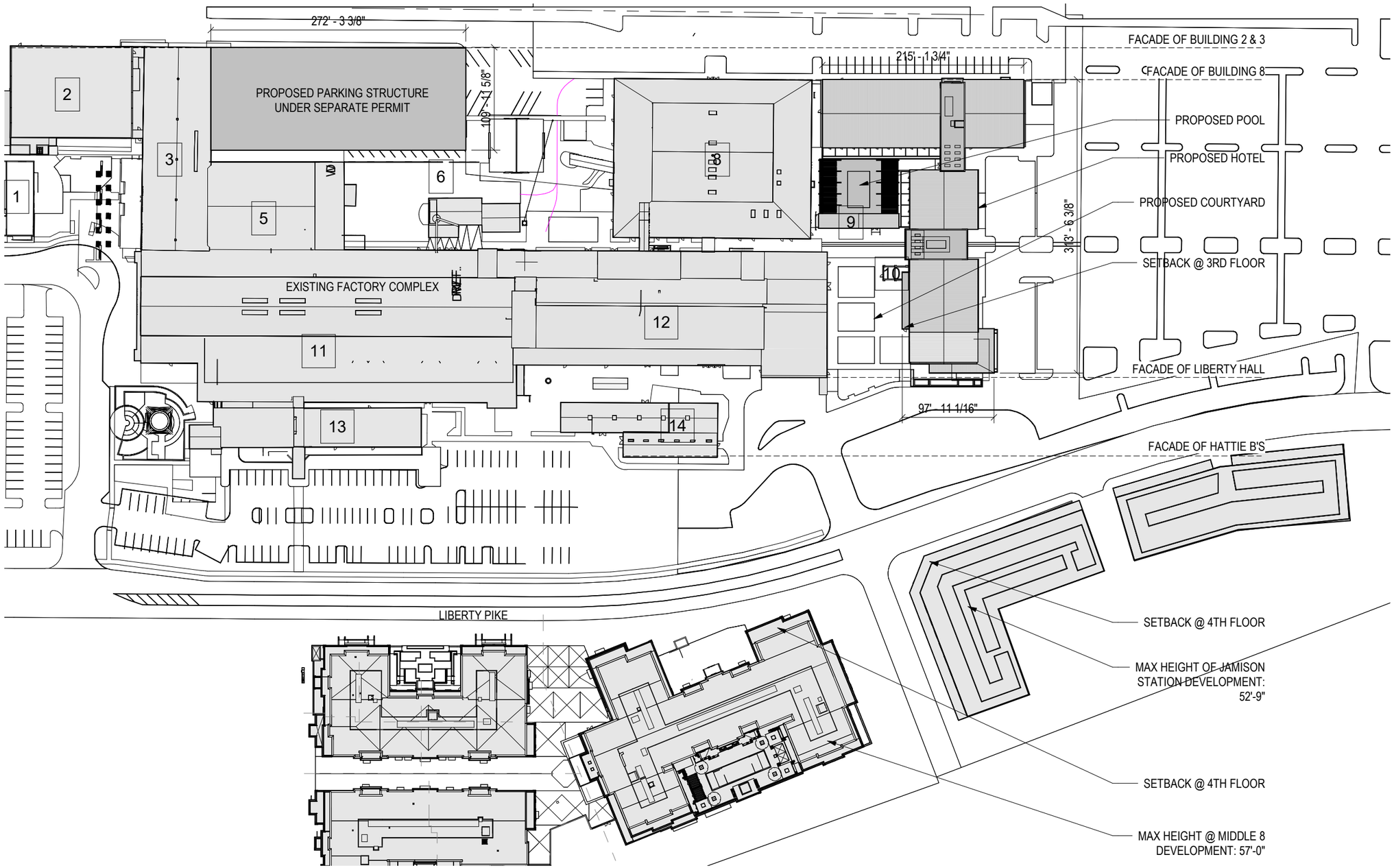
# FACTORY AT FRANKLIN HOTEL

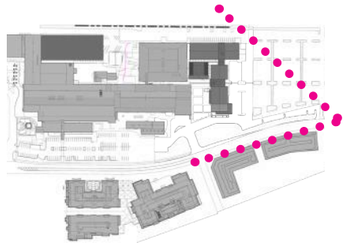
CoF - HZC REVIEW

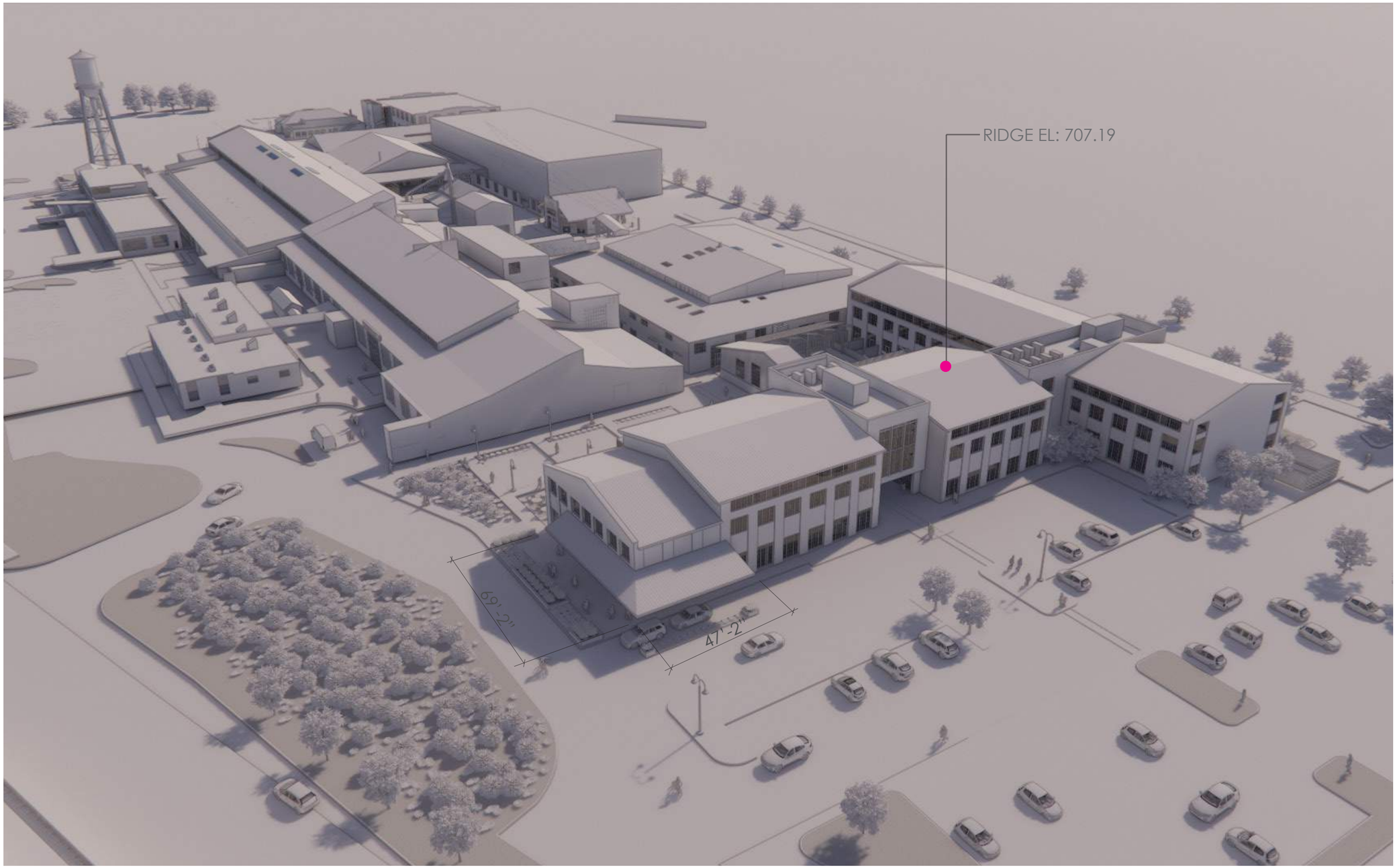
2025.05.12

HOLLADAY PROPERTIES

STONEHILL TAYLOR

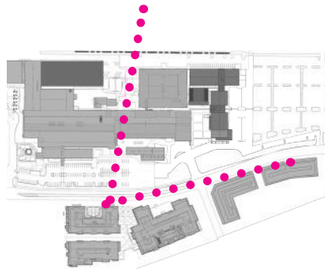

272' - 3 3/8"
215' - 1 3/4"
109' - 11 5/8"
PROPOSED PARKING STRUCTURE
UNDER SEPARATE PERMIT
EXISTING FACTORY COMPLEX
DRIVE
LIBERTY PIKE
FACADE OF BUILDING 2 & 3
FACADE OF BUILDING 8
PROPOSED POOL
PROPOSED HOTEL
PROPOSED COURTYARD
SETBACK @ 3RD FLOOR
313' - 6 3/8"
FACADE OF LIBERTY HALL
97' - 11 1/16"
FACADE OF HATTIE B'S
SETBACK @ 4TH FLOOR
MAX HEIGHT OF JAMISON
STATION DEVELOPMENT:
52'-9"
SETBACK @ 4TH FLOOR
MAX HEIGHT @ MIDDLE 8
DEVELOPMENT: 57'-0"
1
2
3
5
6
8
9
10
11
12
13
14






HZC REVIEW
# DESIGN REVIEW PRESENTATION

East Aerial View
## FACTORY AT FRANKLIN HOTEL

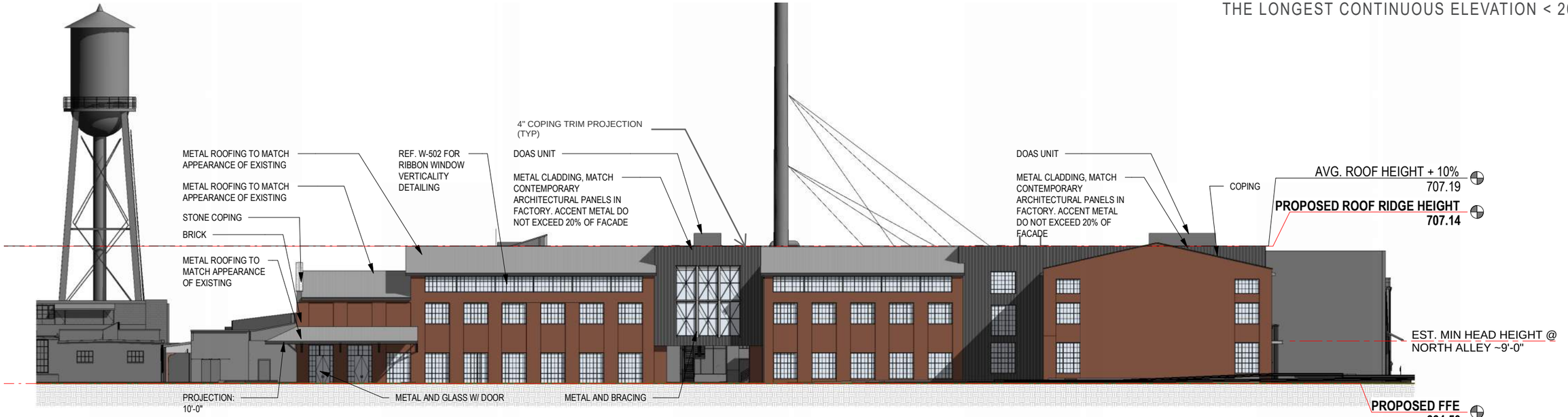


HZC REVIEW
# DESIGN REVIEW PRESENTATION

West Aerial View
# FACTORY AT FRANKLIN HOTEL

# ELEVATIONS

THE LONGEST CONTINUOUS ELEVATION < 200’

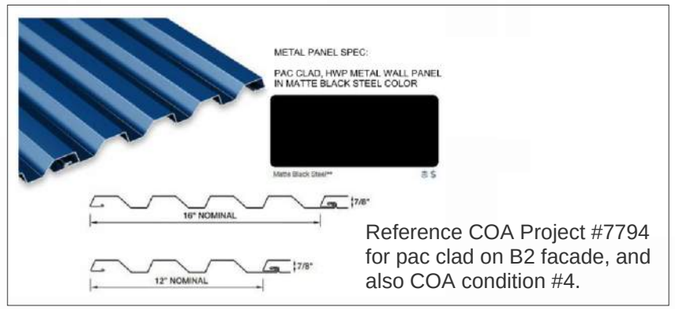



## 1 HZC - EAST BUILDING ELEVATION

COPING DETAILING GREY STONE SIMILAR TO EXISTING

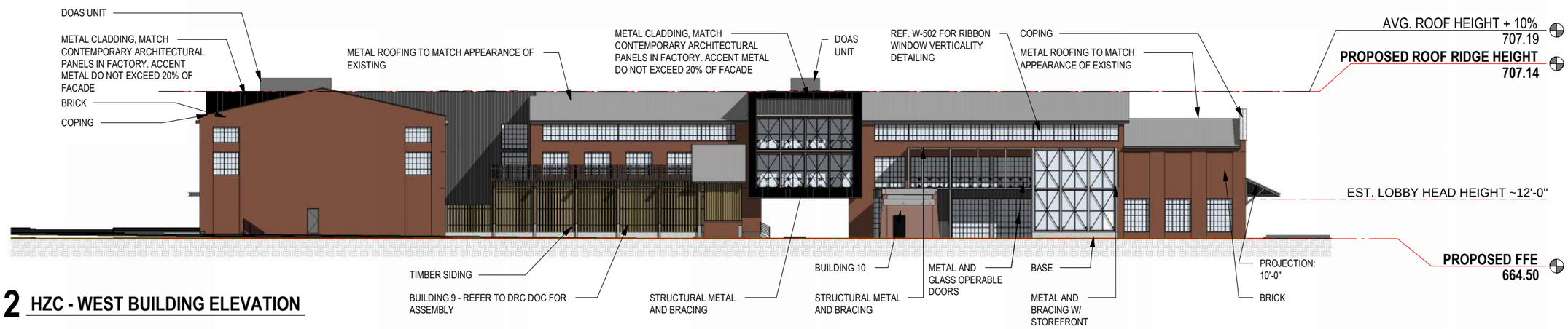
RED BRICK AND GREY MORTAR AND DETAILING SIMILAR TO EXISTING

WINDOW DETAILING SIMILAR TO EXISTING-SEE WINDOW STUDY




Reference COA Project #7794 for pac clad on B2 facade, and also COA condition #4.

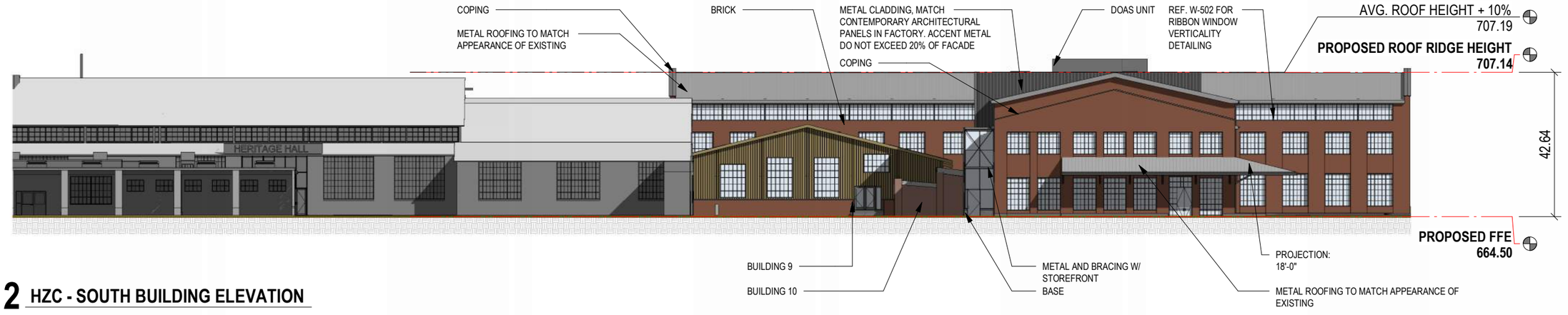
THE LONGEST CONTINUOUS ELEVATION < 200’




## 2 HZC - WEST BUILDING ELEVATION

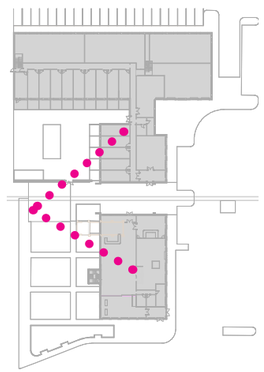
**1 HZC - NORTH BUILDING ELEVATION**

LONGEST CONTINUOUS FACADE < 200'



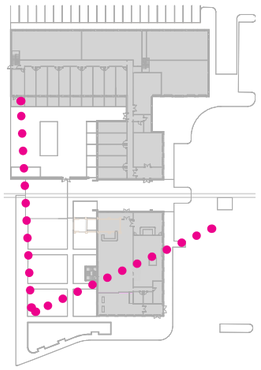

**2 HZC - SOUTH BUILDING ELEVATION**

# BUILDING 10 STUDY



design study
BUILDING 10 at FACTORY

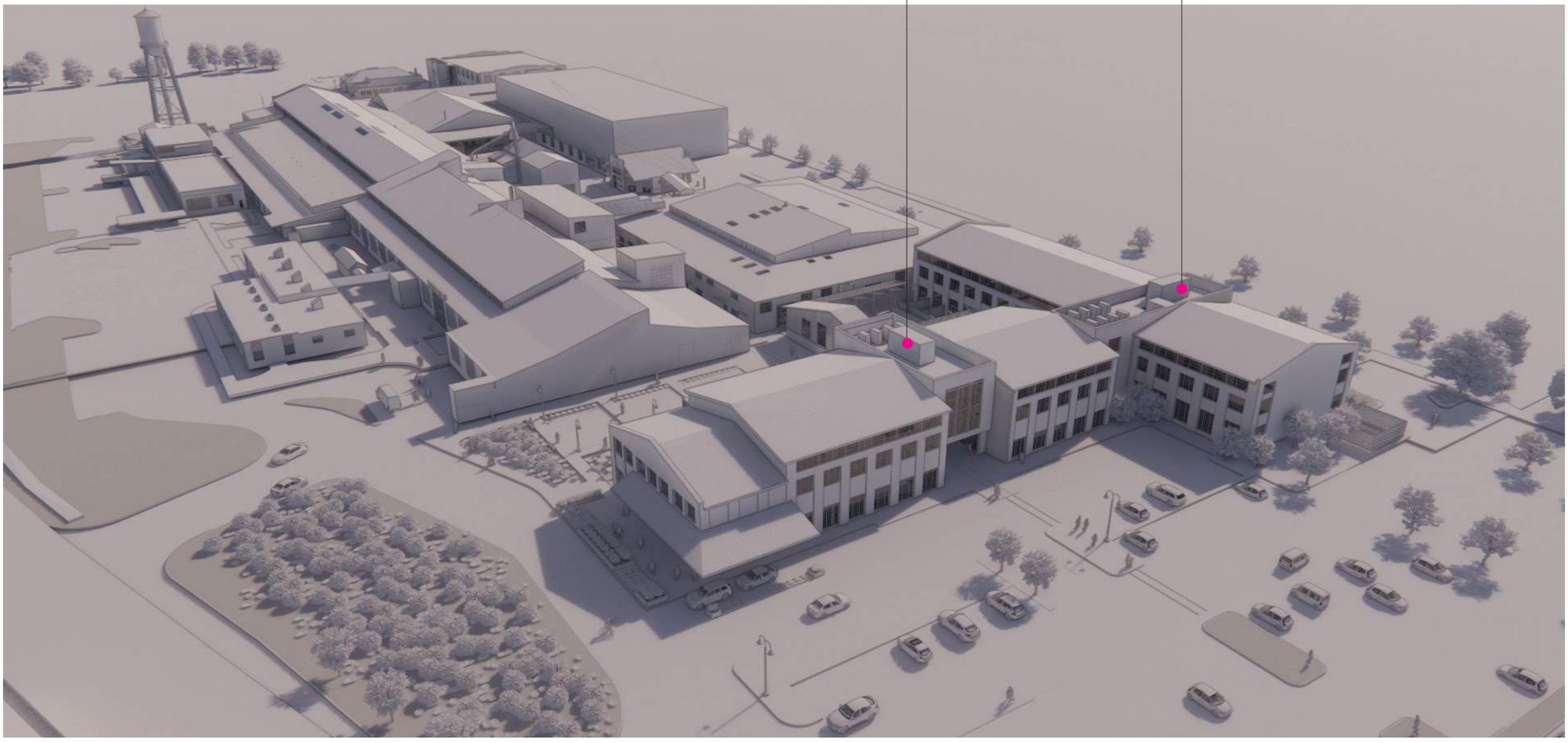
View From West of Courtyard
FACTORY AT FRANKLIN HOTEL



design study
BUILDING 10 at FACTORY

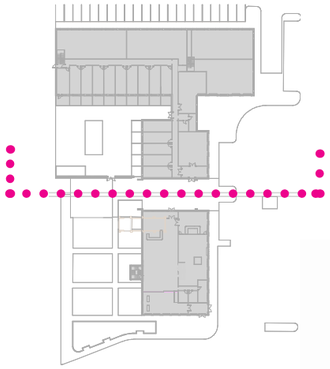
View From Southwest of Courtyard
FACTORY AT FRANKLIN HOTEL

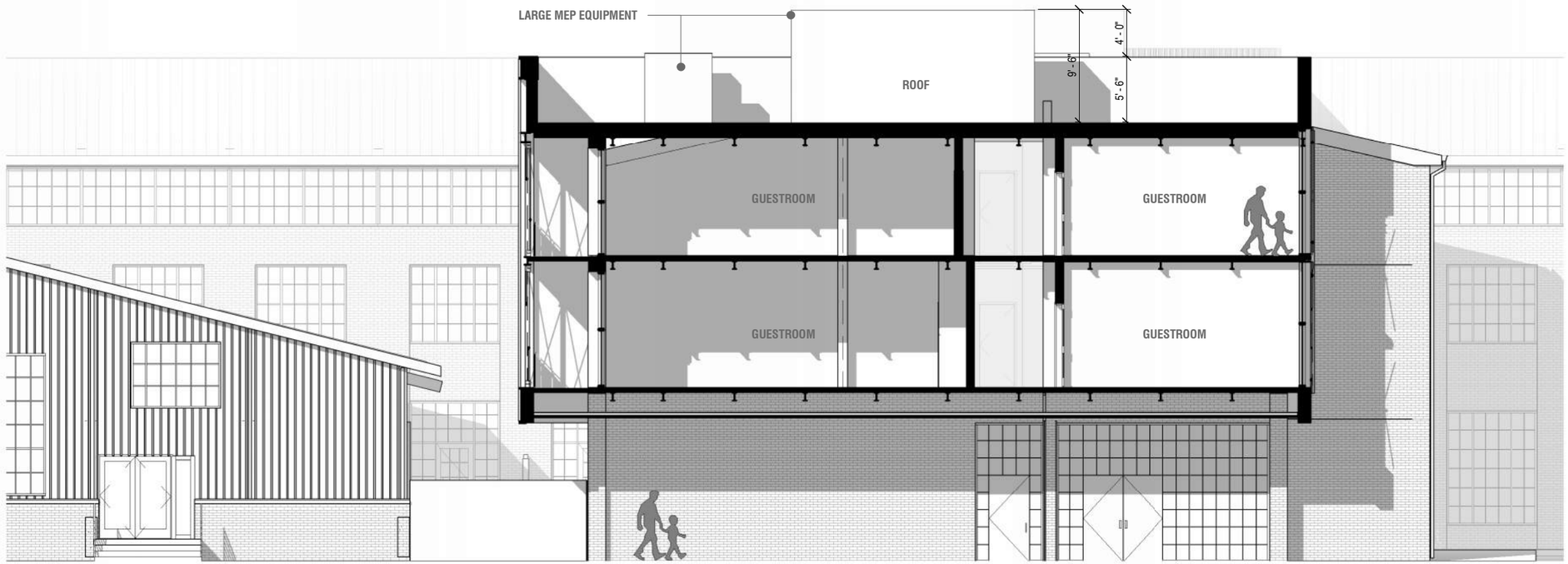
# MECH EQUIPMENT STUDY




design study
Mech. Equipment at FACTORY

Eastern Aerial View
FACTORY AT FRANKLIN HOTEL





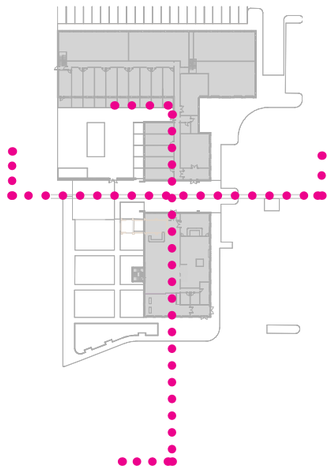

**1** **ELEVATION - SOUTH - THRU' MECH. ROOF**

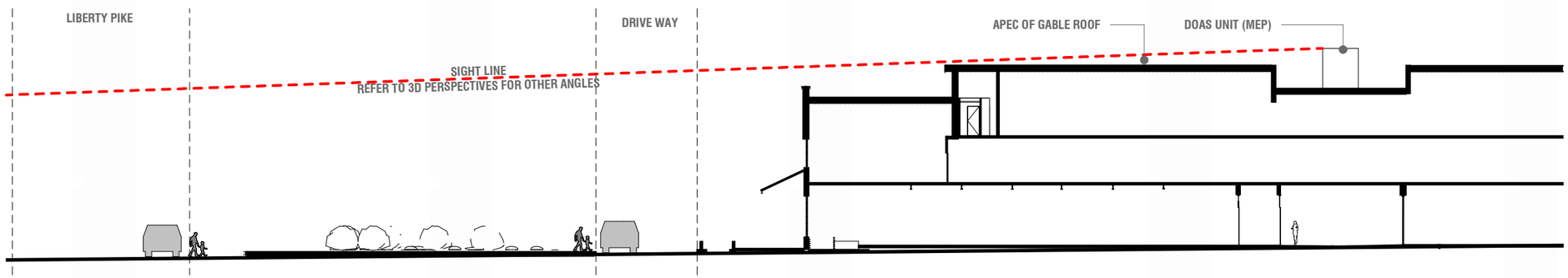
design study

# Mech. Equipment at FACTORY

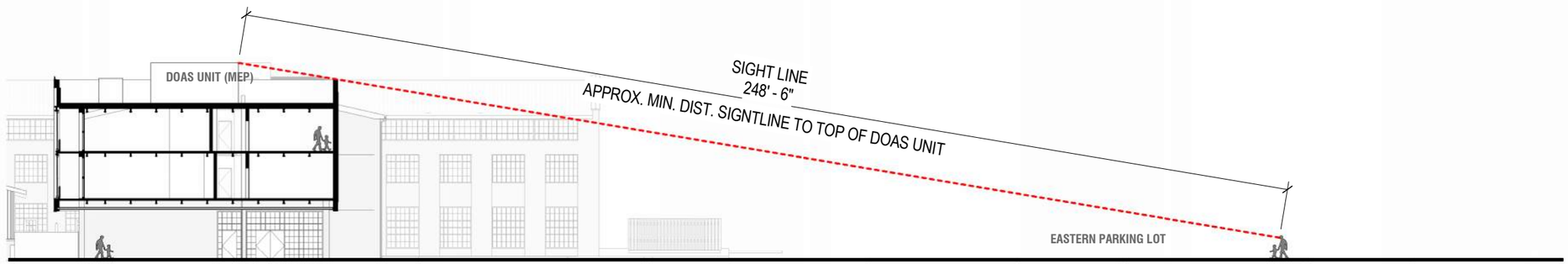
Section Through Mech. Roof & Sigh Line Study

# FACTORY AT FRANKLIN HOTEL

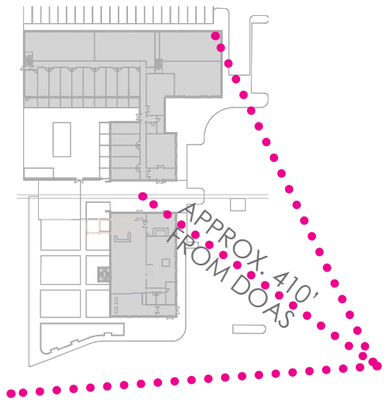


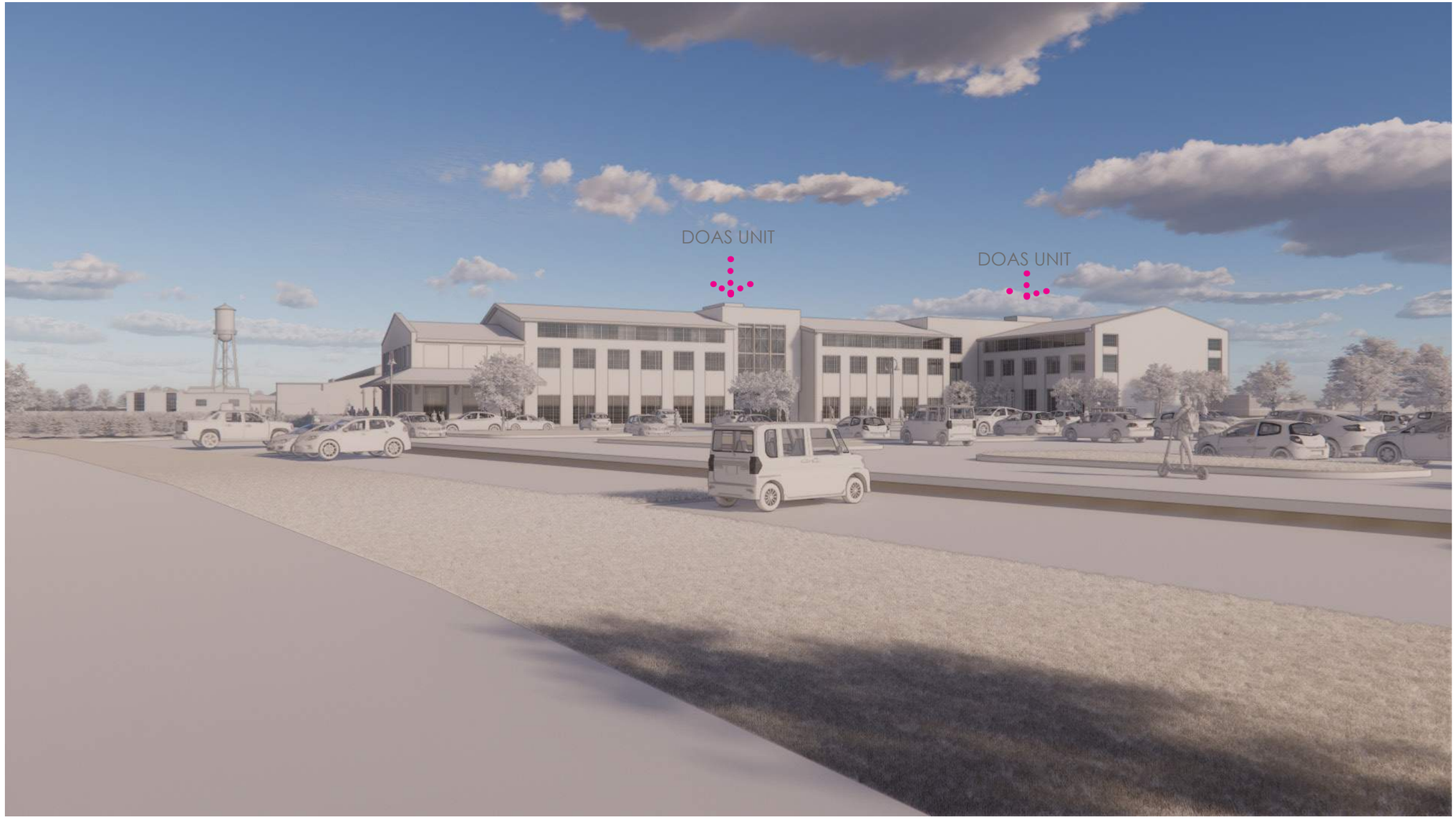



**2** SECTION - SOUTH - THRU' LIBERTY PIKE - SIGHT LINE STUDY




**1** ELEVATION - SOUTH - THRU' MECH. ROOF - SIGHT LINE STUDY




**Note: Aluminum DOAS units will be painted by manufacturer to match parapet (architectural metal paneling)

design study
Mech. Equipment at FACTORY

View from Parking Lot of East Side of Property
FACTORY AT FRANKLIN HOTEL

**Note: Aluminum DOAS units will be painted by manufacturer to match parapet (architectural metal paneling)

design study

# Mech. Equipment at FACTORY

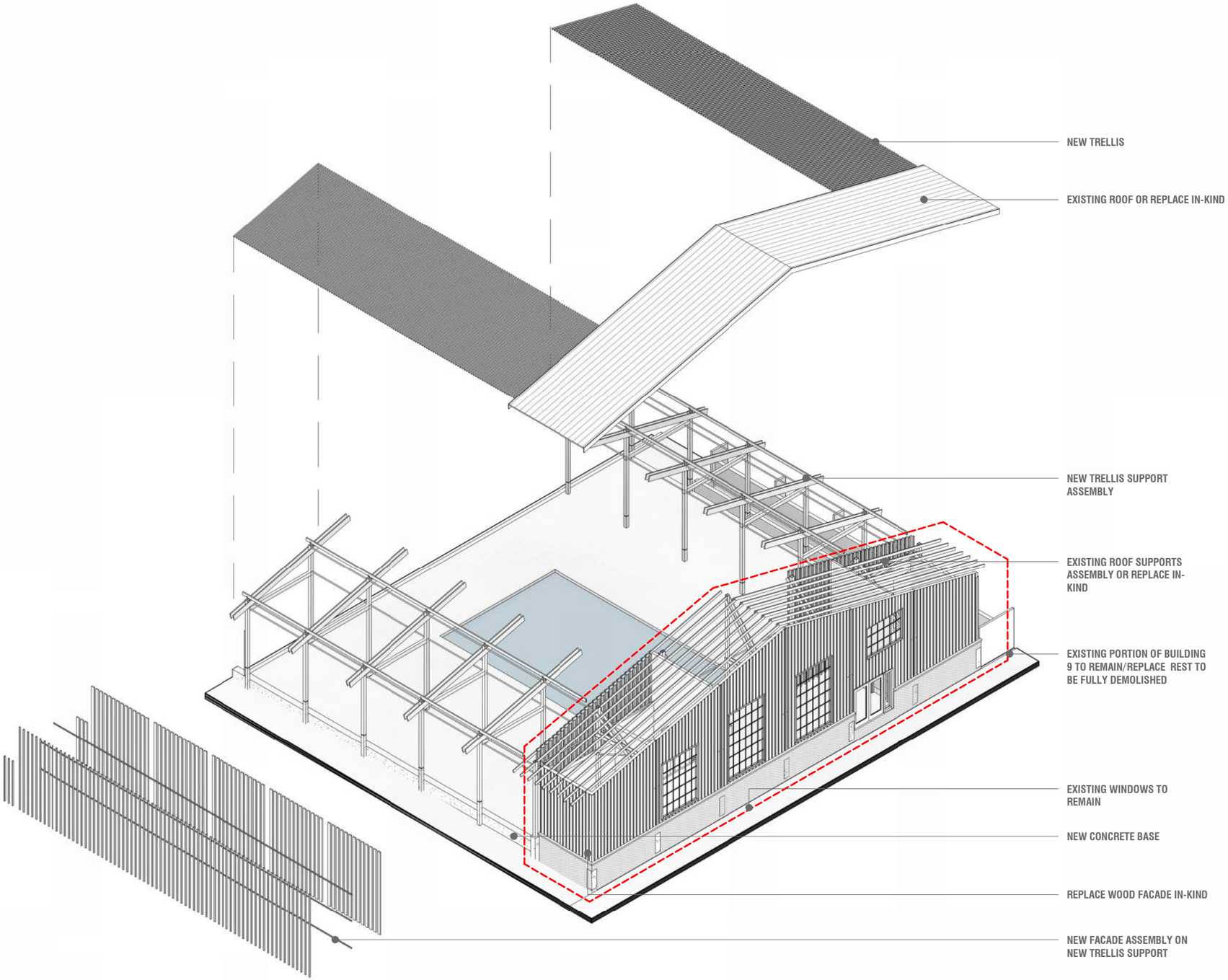
View from Driveway of South Side of Property

# FACTORY AT FRANKLIN HOTEL

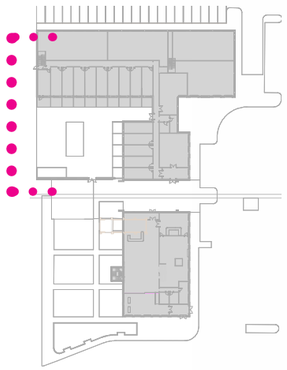
# FACTORY AT FRANKLIN

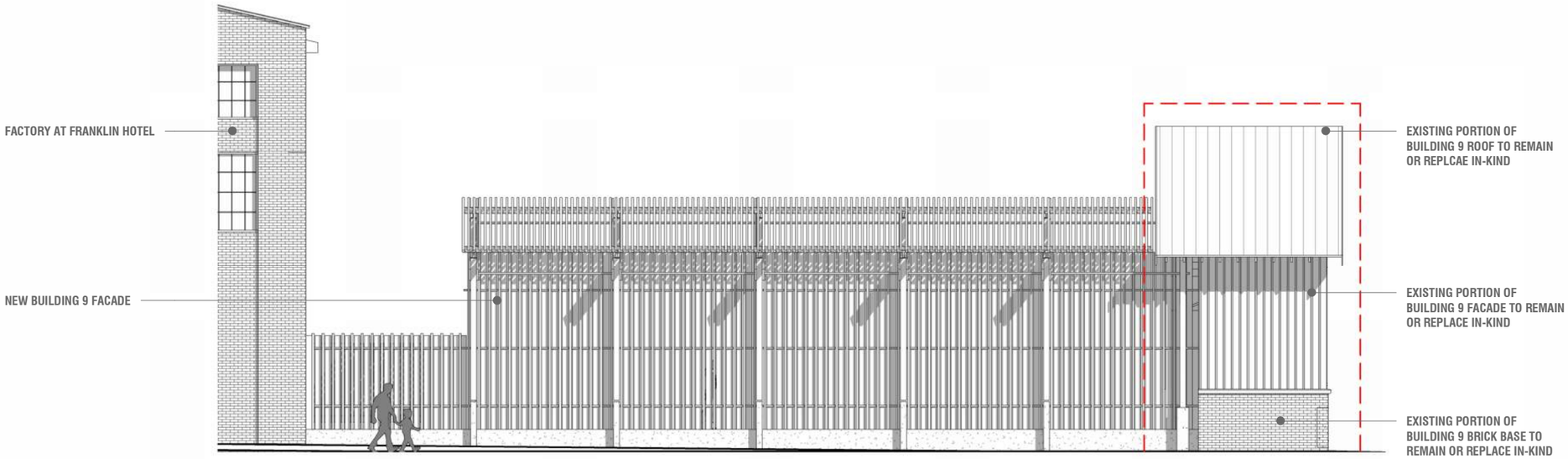
## DRC - Building 9 and Pool Deck Study

2025.04.25

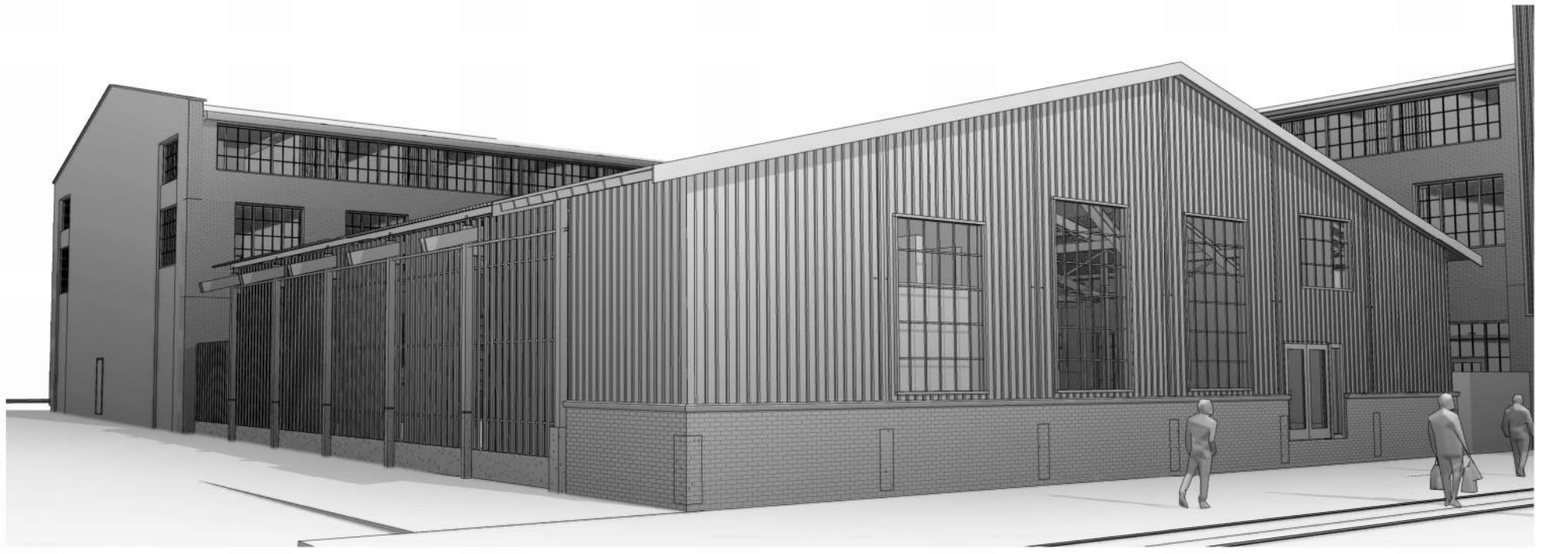



**1 EXPLODED ISOMETRIC**

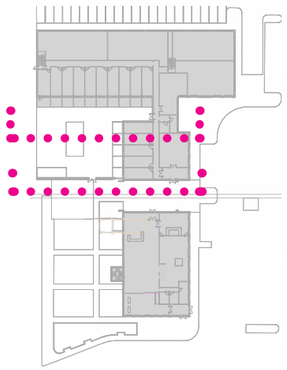


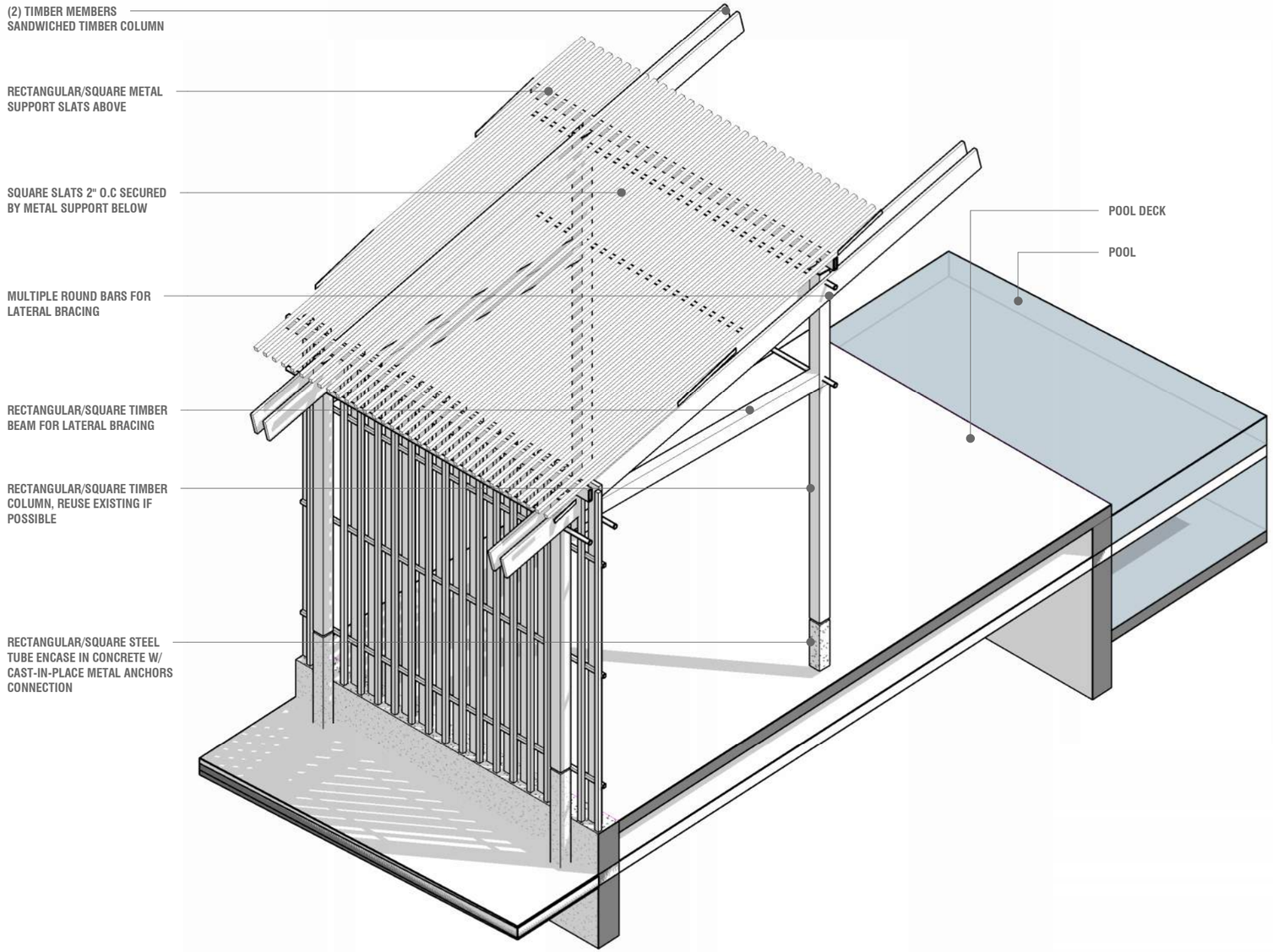



**1 ELEVATION - WEST - BUILDING 9**

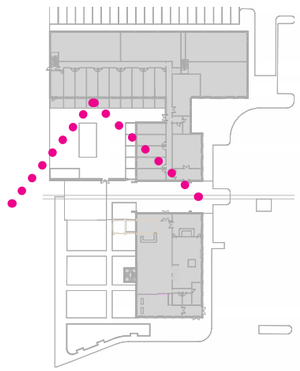


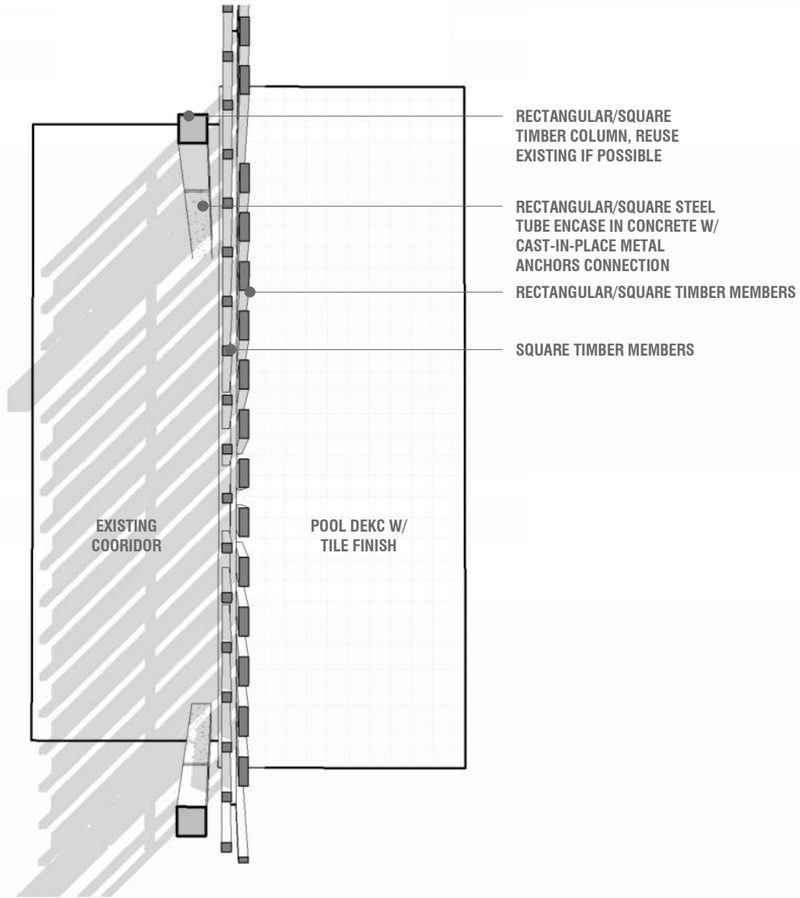
**2 3D PERSPECTIVE - SOUTHWEST CORNER OF BUILDING 9**



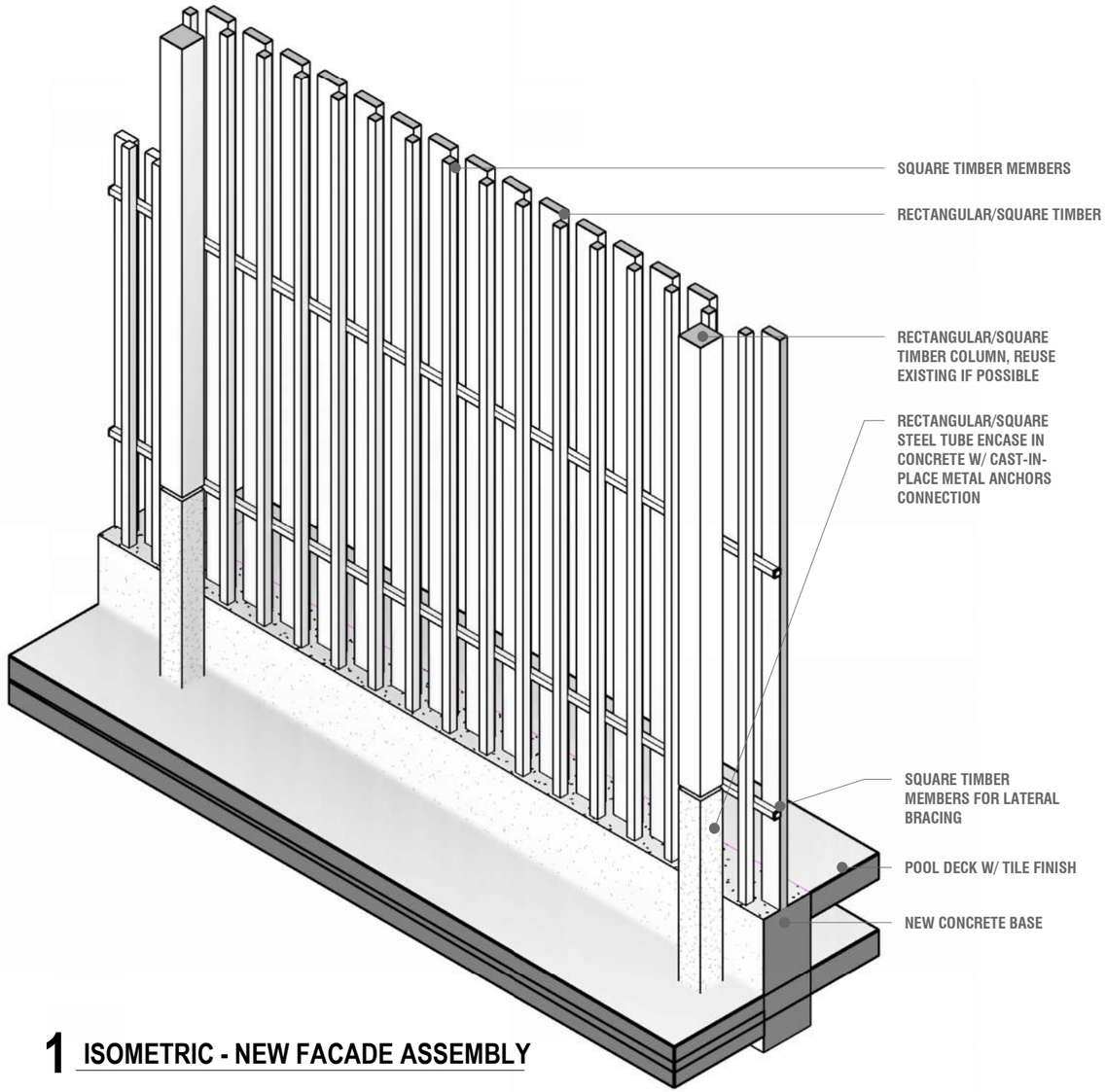



**1 ISOMETRIC - NEW FACADE W/ TRELLIS ASSEMBLY**






**2 SECTIONAL PERSPECTIVE - PLAN VIEW**




**1 ISOMETRIC - NEW FACADE ASSEMBLY**

# FACTORY AT FRANKLIN HOTEL
# WINDOW STUDY

| TABLE OF CONTENTS | |
|---|---|
| Sheet Number | Sheet Name |
| W-000 | COVER |
| W-001 | SITE PLAN |
| W-030 | ISOMETRIC VIEW FROM LIBERTY PIKE |
| W-031 | ISOMETRIC VIEW FROM FRANKLIN ROAD |
| W-101 | SOUTH ELEVATION WINDOW DETAIL |
| W-102 | NORTH ELEVATION WINDOW DETAIL |
| W-103 | EAST ELEVATION WINDOW DETAIL |
| W-104 | WEST ELEVATION WINDOW DETAIL |
| W-105 | PROPOSED HOTEL EAST AND WEST ELEVATIONS |
| W-501 | EXISTING TO NEW WINDOW COMPARISON |
| W-502 | EXISTING TO NEW WINDOW COMPARISON |
| W-503 | EXISTING TO NEW WINDOW COMPARISON |
| W-504 | EXISTING TO NEW WINDOW COMPARISON |
| W-505 | EXISTING TO NEW WINDOW COMPARISON EGRESS STAIR W/ WINDOW WALL |
| W-510 | EXISTING TO NEW WINDOW COMPARISON |

STONEHILL TAYLOR

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE :
DATE : 04/24/2025

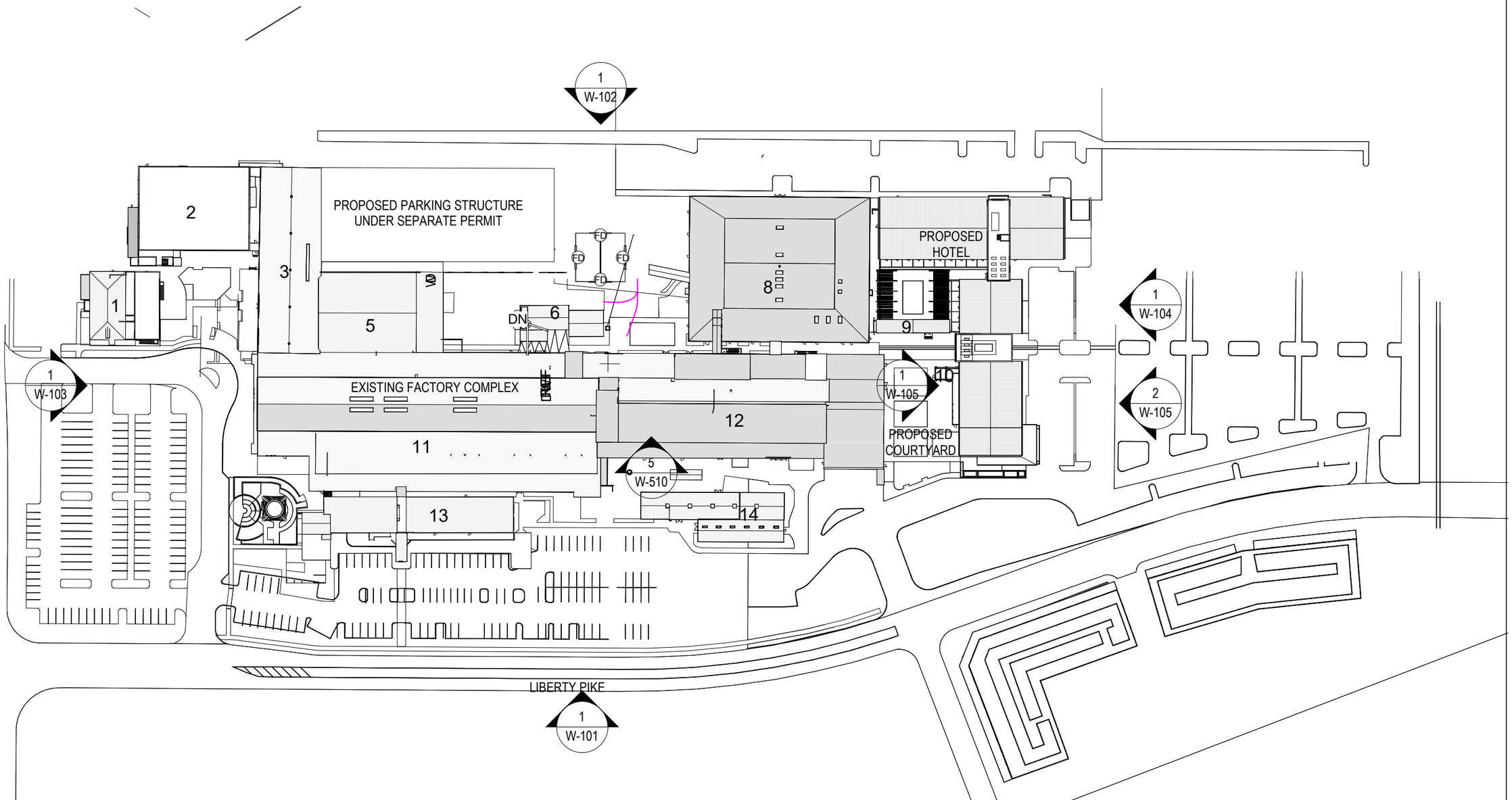
W-000

COVER

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:34:36 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt




# 1 FACTORY AT FRANKLIN SITE PLAN

1 : 1440

STONEHILL TAYLOR

W-001

PROJ : 00000
SCALE : 1 : 1440
DATE : 04/24/2025

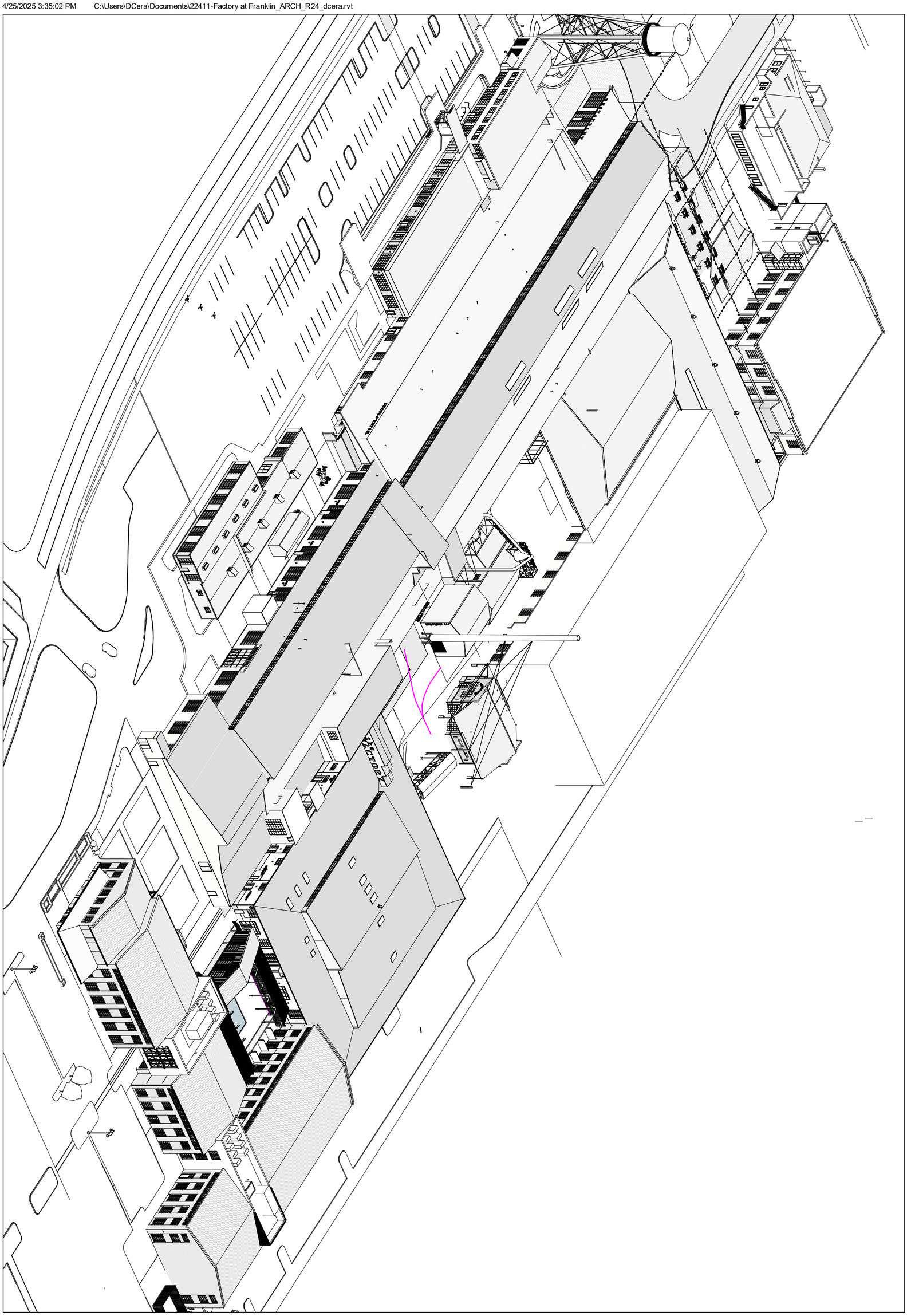
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

SITE PLAN

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:34:41 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

STONEHILL TAYLOR

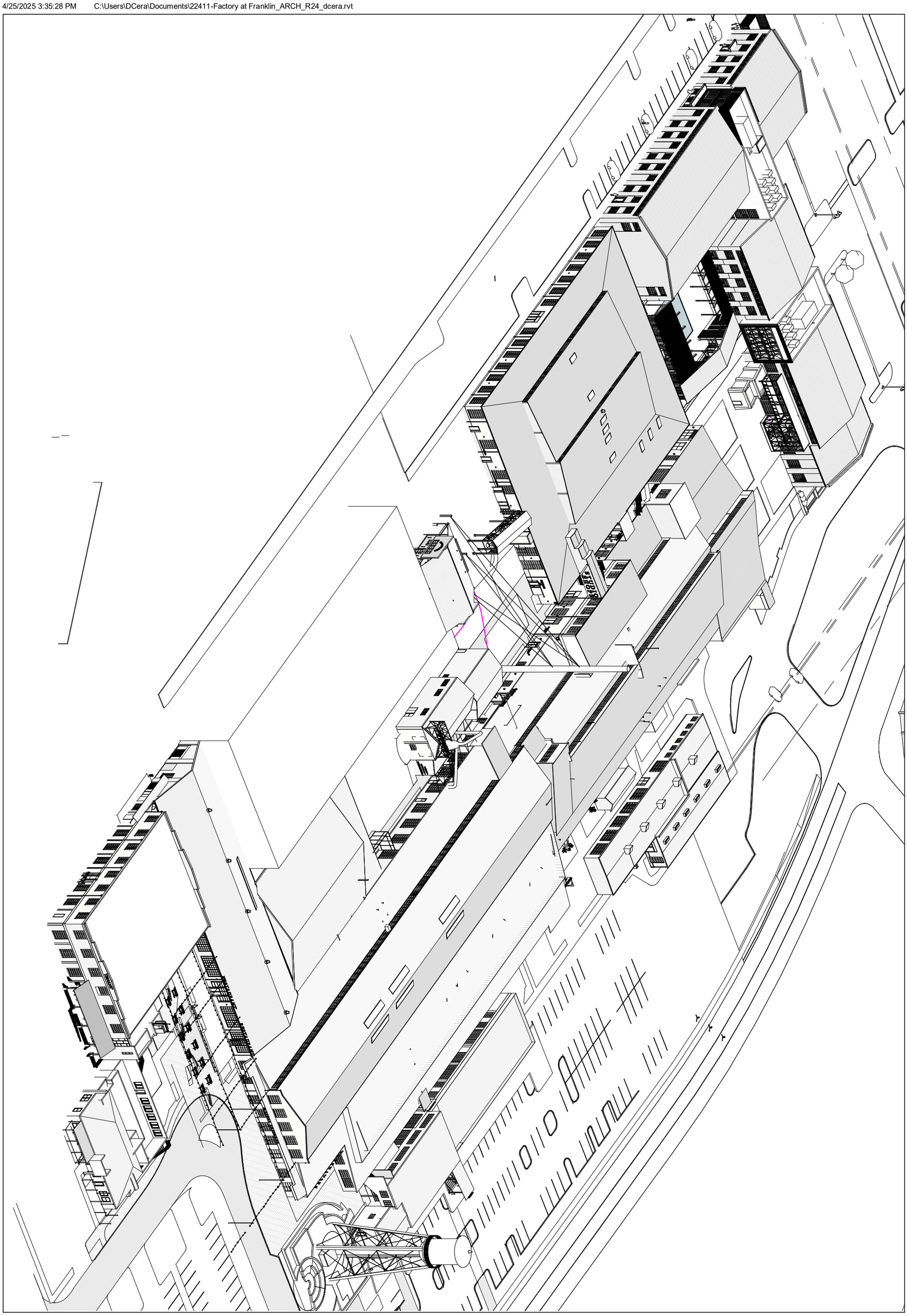
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM LIBERTY PIKE

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE :
DATE : 04/24/2025

W-030



© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

STONEHILL TAYLOR

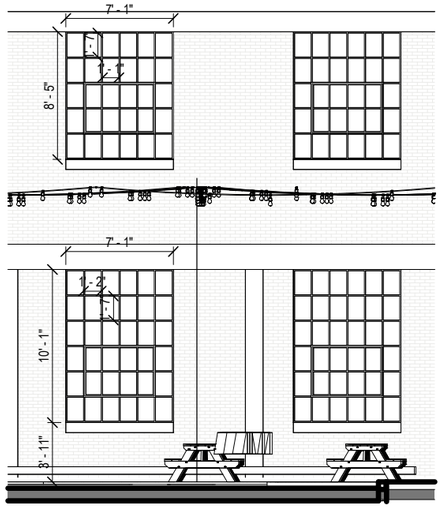
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM FRANKLIN ROAD

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

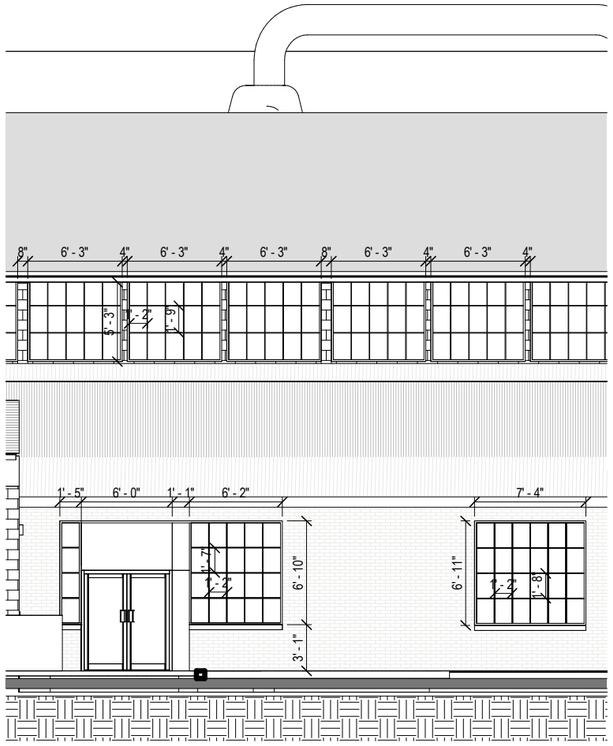
PROJ : 00000
SCALE :
DATE : 04/24/2025

W-031



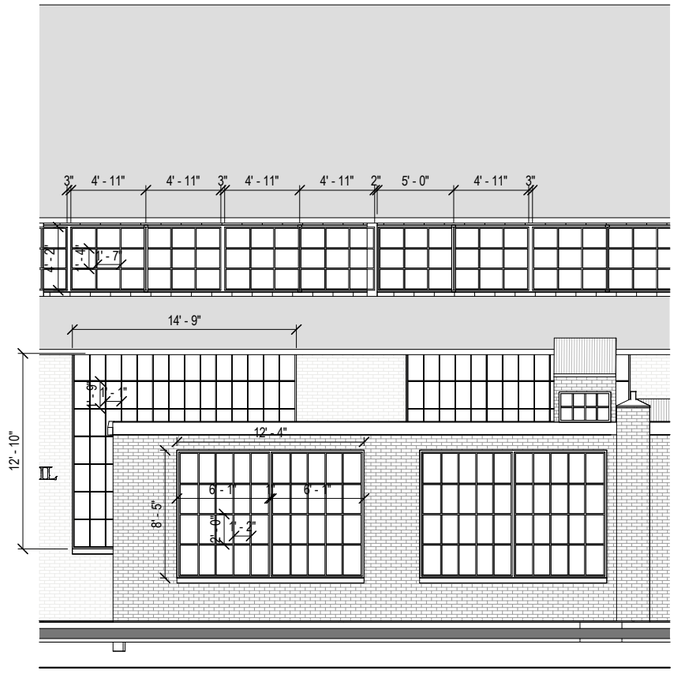

## 2 BLDG 2 SOUTH ELEVATION

1" = 10'-0"



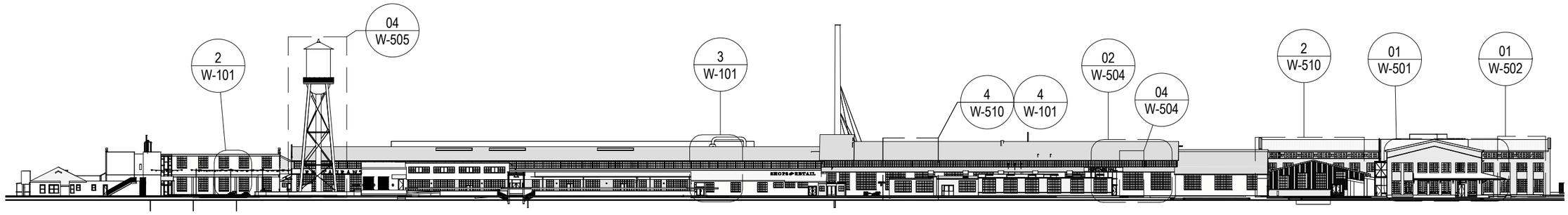

## 3 BLDG 11 SOUTH ELEVATION

1" = 10'-0"




## 4 BLDG 12 SOUTH ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN SOUTH ELEVATION - LIBERTY PIKE

1" = 80'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

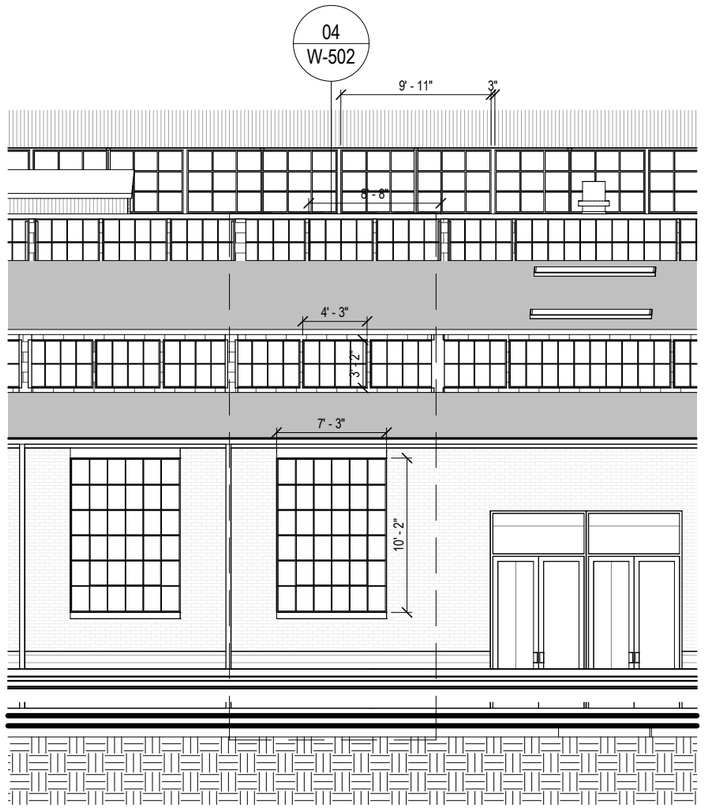
W-101

SOUTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

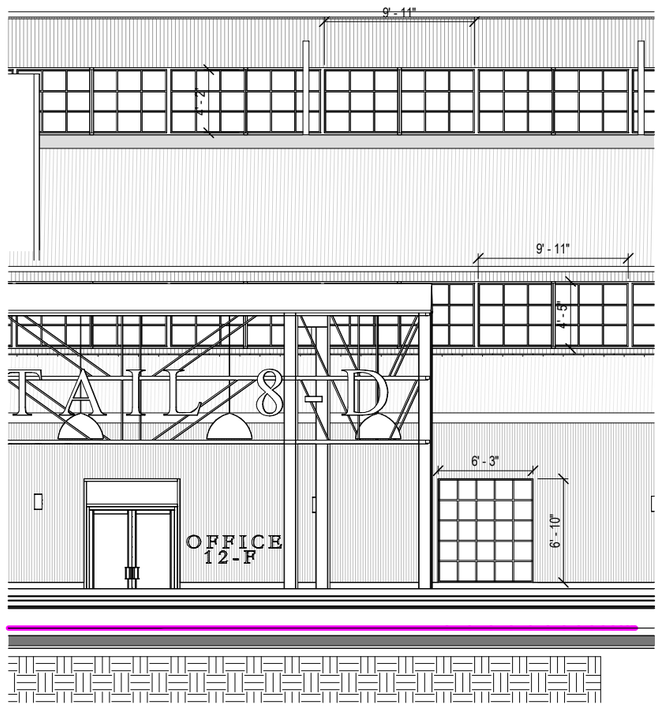
© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:35:49 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



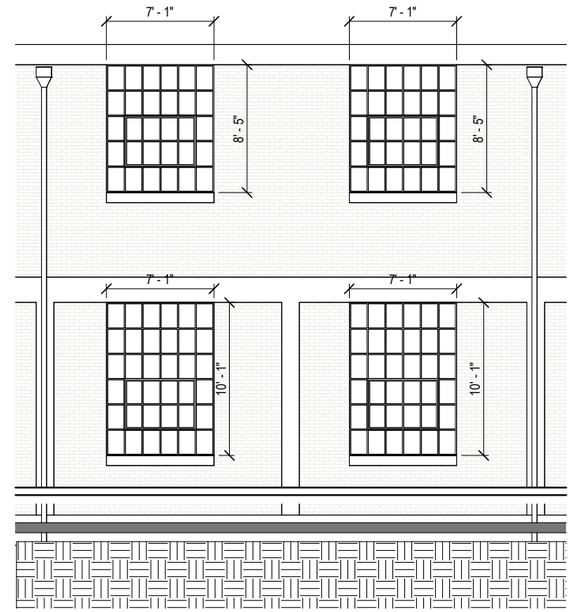

## 4 BLDG 8 NORTH ELEVATION

1" = 10'-0"



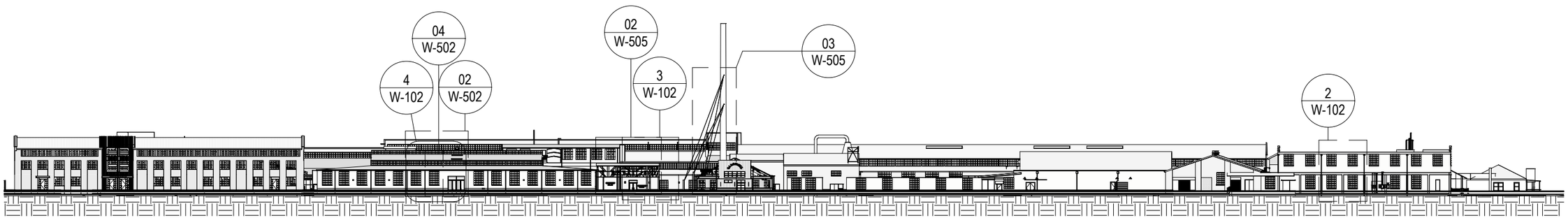

## 3 BLDG 12 NORTH ELEVATION

1" = 10'-0"




## 2 BLDG 2 NORTH ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN NORTH ELEVATION

1" = 80'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

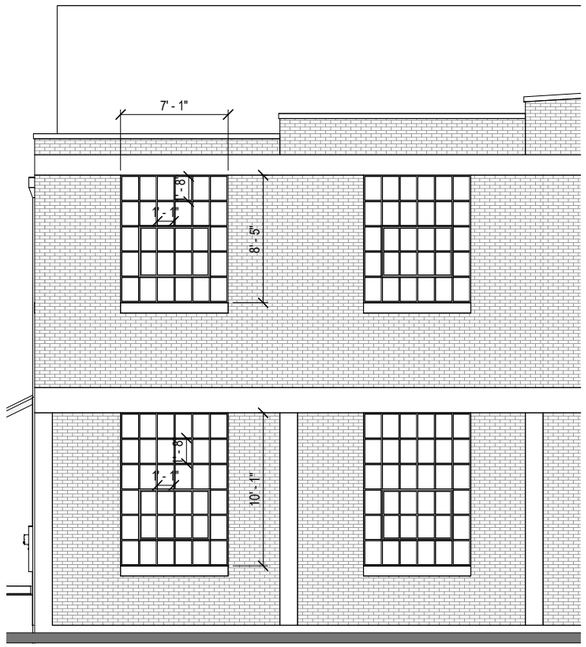
W-102

NORTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:36:09 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dceral.rvt

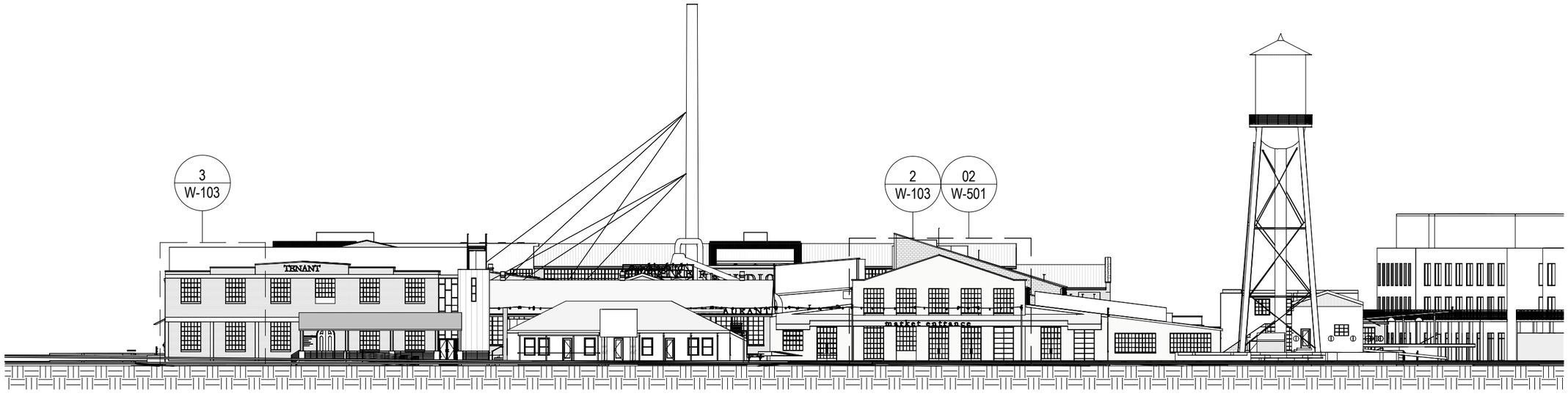


## 3 BLDG 2 EAST ELEVATION

1" = 10'-0"

## 2 BLDG 1 EAST ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN EAST ELEVATION

1" = 40'-0"

STONEHILL TAYLOR

**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

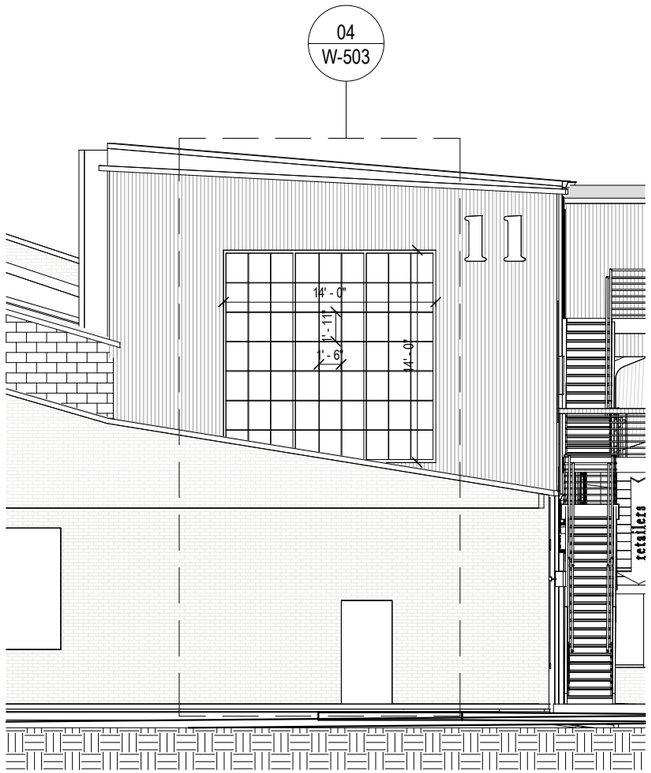
W-103

EAST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

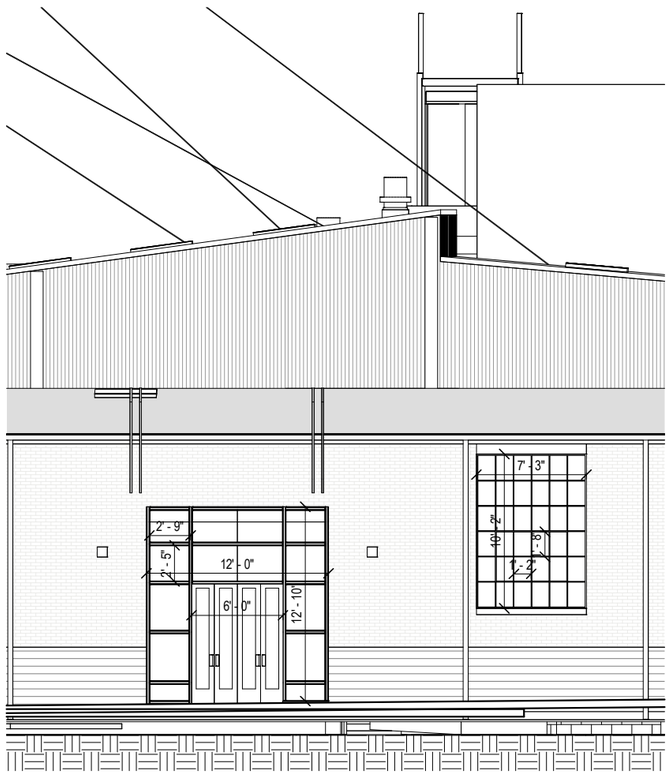
©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:36:28 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



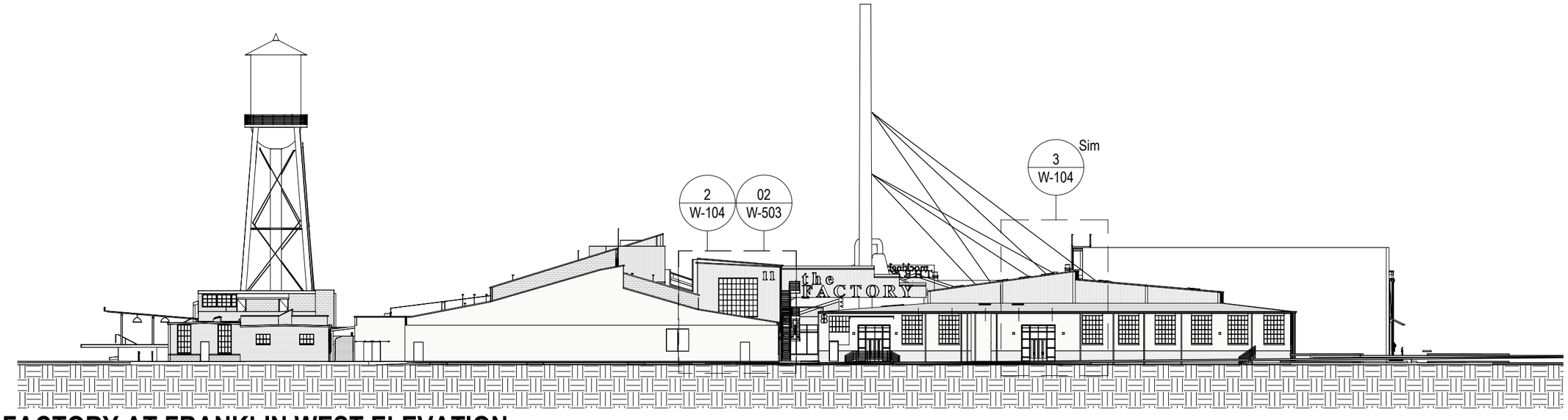

## 2 LIBERTY HALL PARTIAL WEST ELEVATION

1" = 10'-0"




## 3 BLDG 8 PARTIAL WEST ELEVATION

1" = 10'-0"




## 1 FACTORY AT FRANKLIN WEST ELEVATION

1" = 40'-0"

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

STONEHILL TAYLOR

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

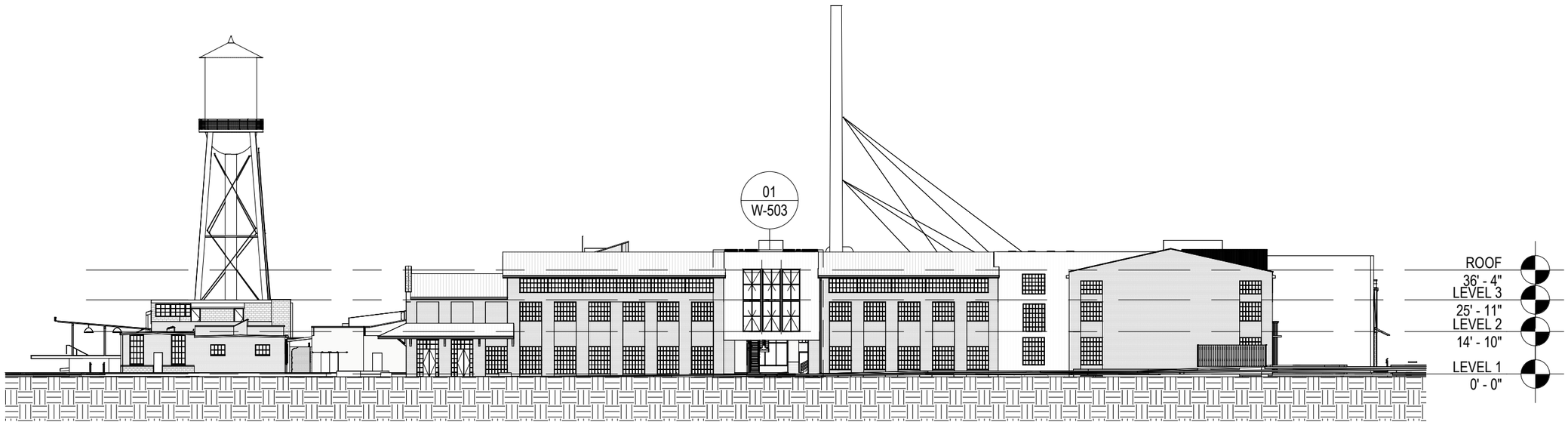
PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

W-104

WEST ELEVATION WINDOW DETAIL

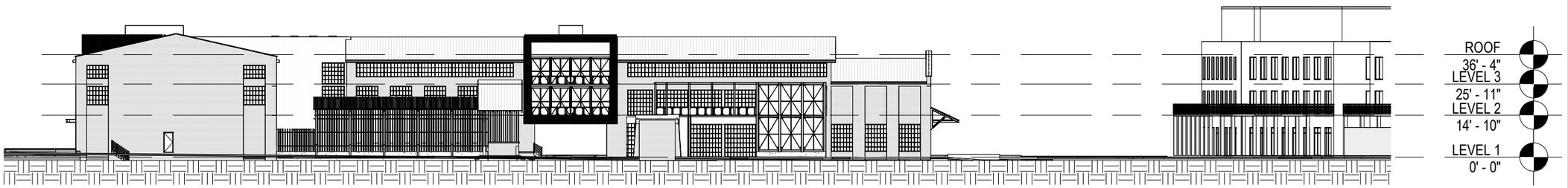
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

4/25/2025 3:36:42 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt




## 2 PROPOSED HOTEL EAST ELEVATION

1" = 40'-0"




## 1 PROPOSED HOTEL WEST ELEVATION

1" = 40'-0"

STONEHILL TAYLOR

W-105

PROJ : 00000
SCALE : 1" = 40'-0"
DATE : 04/24/2025

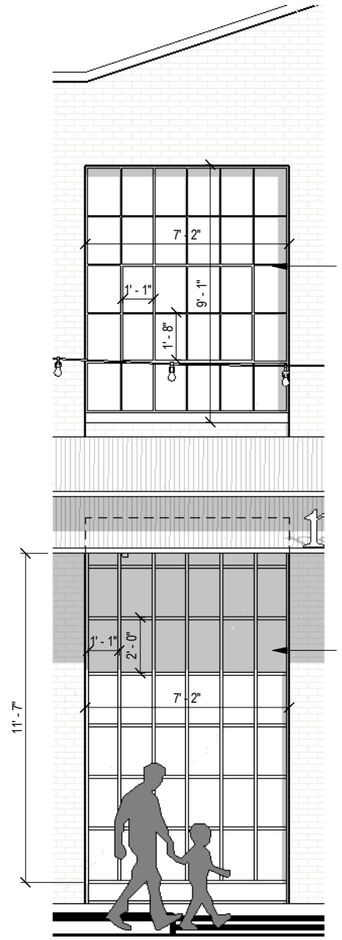
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROPOSED HOTEL EAST AND WEST ELEVATIONS

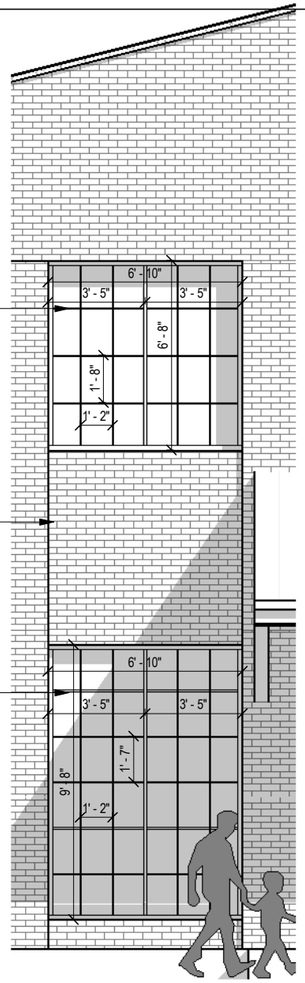
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:37:03 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

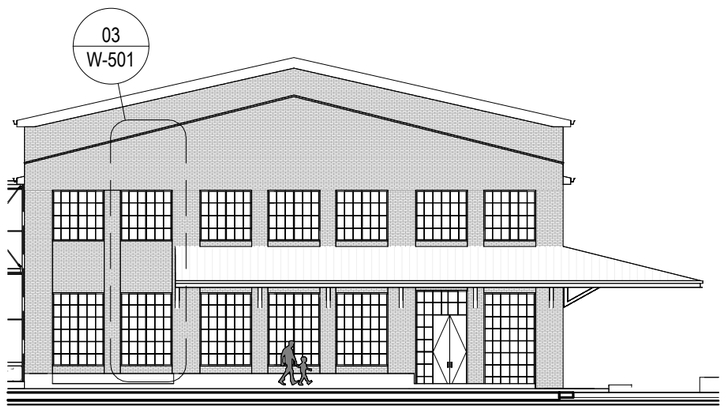



## 04 EXISTING BLDG 1 WINDOW ELEVATION

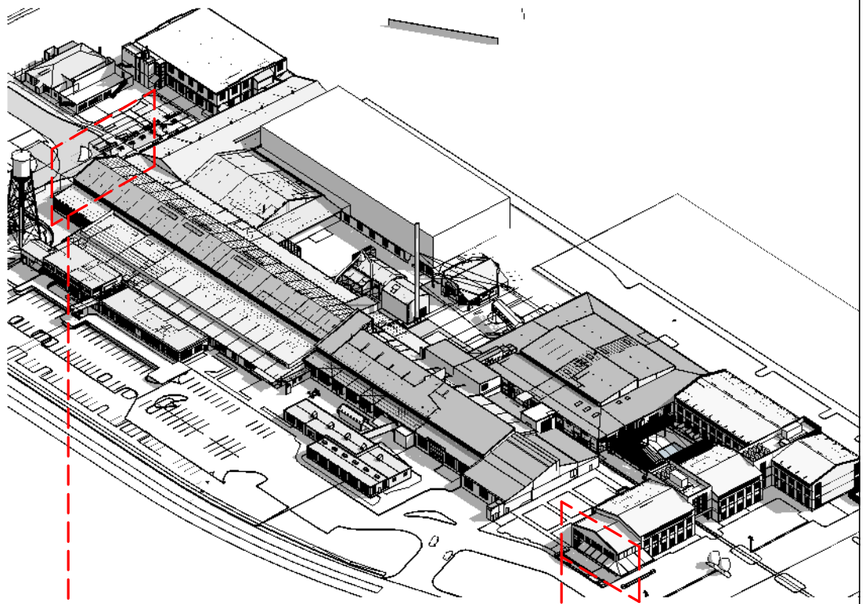



## 03 PROPOSED HOTEL SOUTH WINDOW ELEVATION

## 02 EXISTING BLDG 1 PARTIAL EAST ELEVATION




## 01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION



STONEHILL TAYLOR

W-501

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

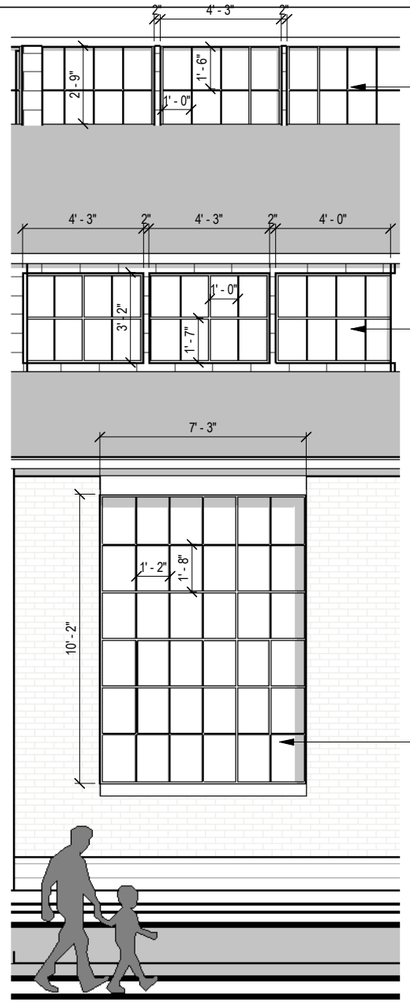
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:37:41 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

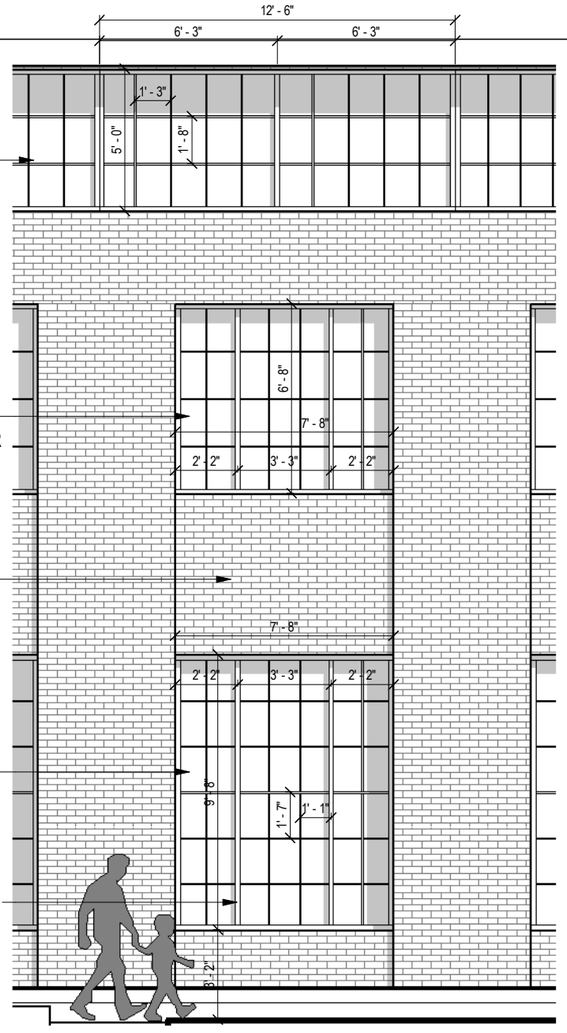



EXISTING RIBBON WINDOW

EXISTING RIBBON WINDOW

EXISTING FIRST FLOOR WINDOW

## 04 BLDG 8 NORTH FACADE WINDOW ELEVATION




PROPOSED RIBBON WINDOW

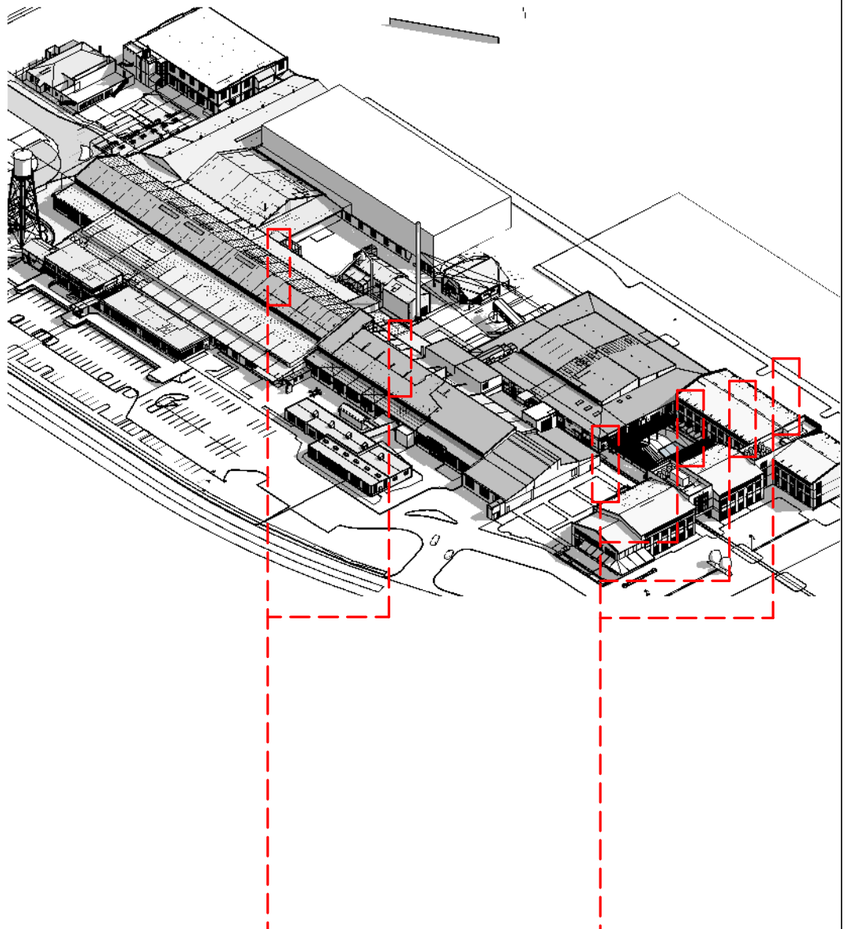
PROPOSED SECOND FLOOR WINDOW

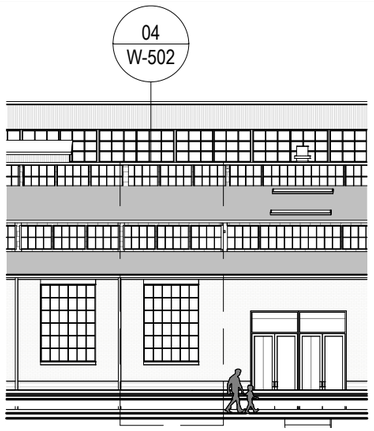
RECESSED BRICK - VERT. ARTICULATION

PROPOSED FIRST FLOOR WINDOW

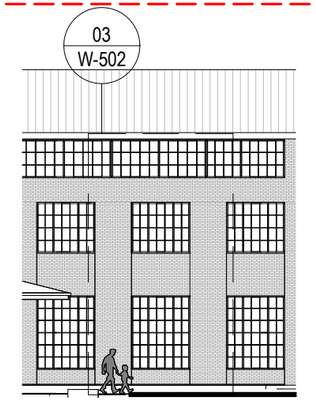
PRONOUNCED MULLION - VERT. ARTICULATION

## 03 PROPOSED HOTEL WINDOW ELEVATION






## 02 PARTIAL EXISTING BLDG 8 NORTH ELEVATION




## 01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION

STONEHILL TAYLOR

W-502

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

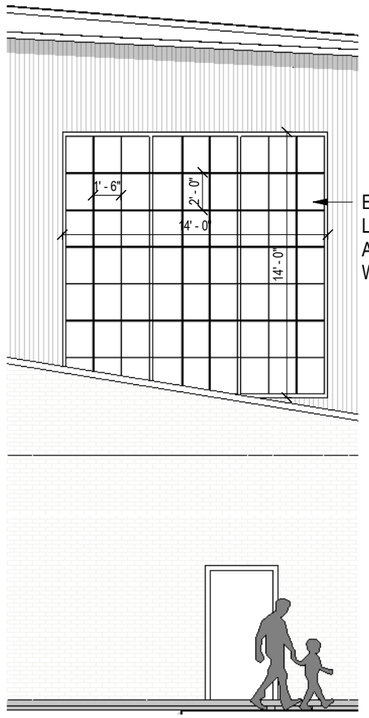
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

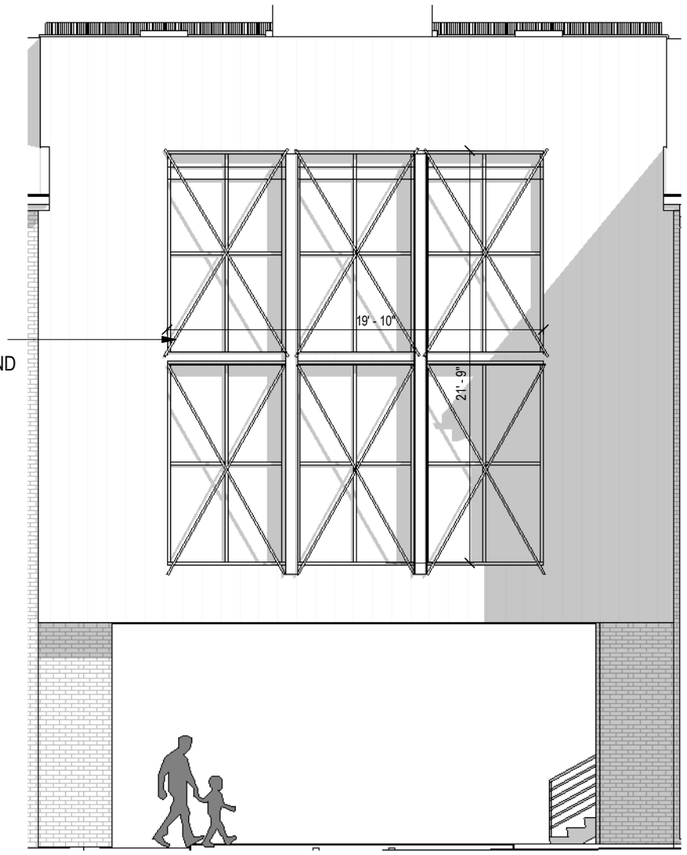
4/25/2025 3:38:18 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



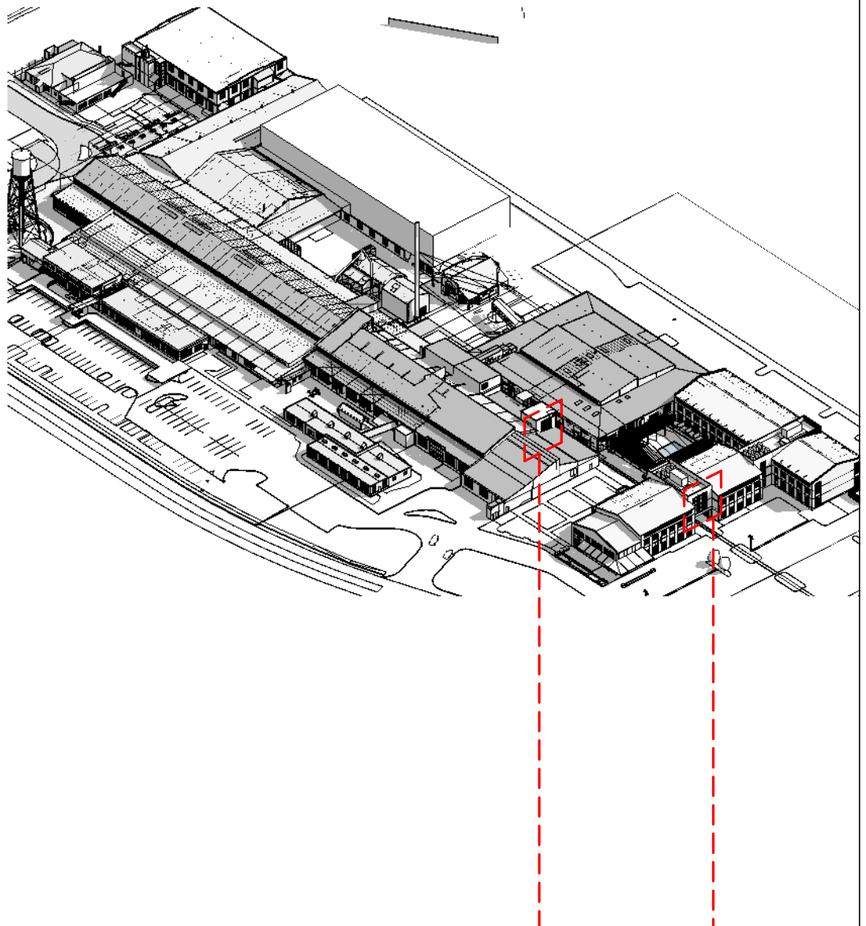

EXISTING
LARGE STAND
ALONE
WINDOW

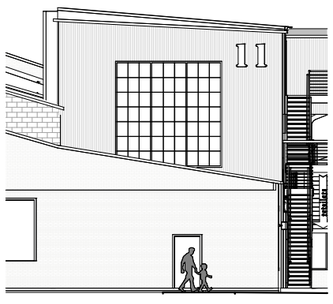
**04 EXISTING BLG 12 CONF RM WINDOW ELEVATION**

PROPOSED
LARGE STAND
ALONE
WINDOW

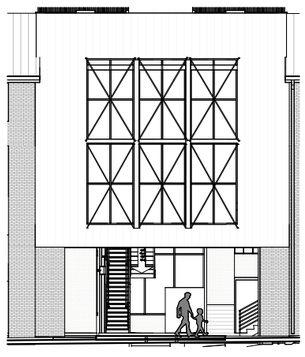



**03 PROPOSED HOTEL 'CUBE' EAST WINDOW ELEVATION**





**02 EXISTG LIBERTY HALL CONF. RM ELEVATION**



**01 HOTEL 'CUBE' EAST ELEVATION**

STONEHILL TAYLOR

W-503

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

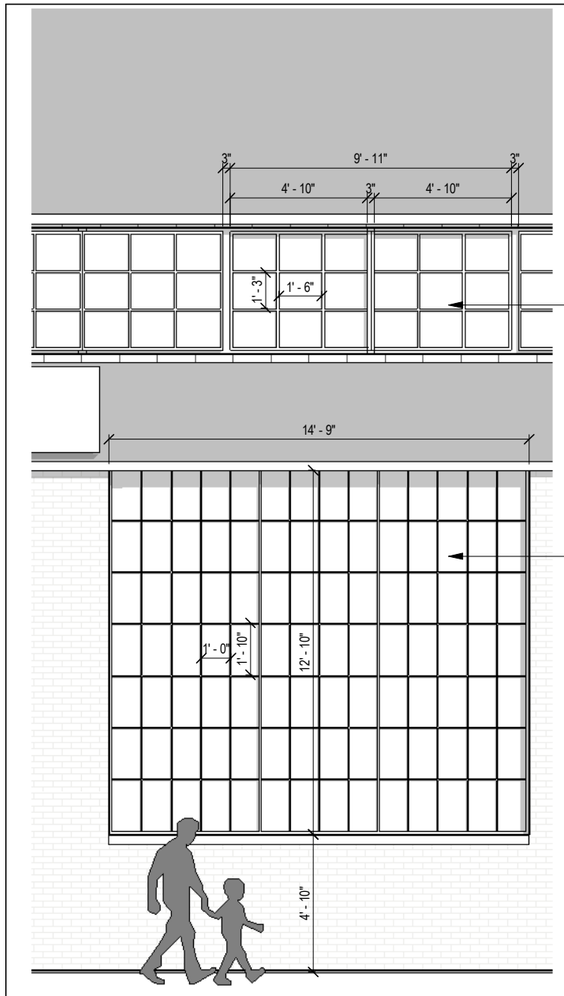
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

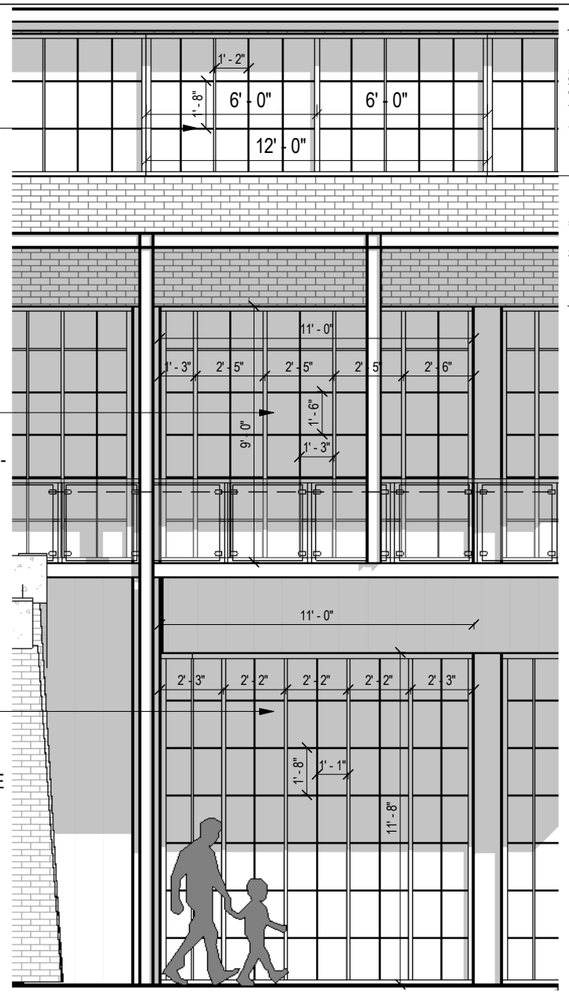
4/25/2025 3:39:00 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt




EXISTING RIBBON WINDOW

EXISTING LARGE FIRST FLOOR WINDOW

## 04 BLDG 12 WINDOW PARTIAL SOUTH ELEVATION

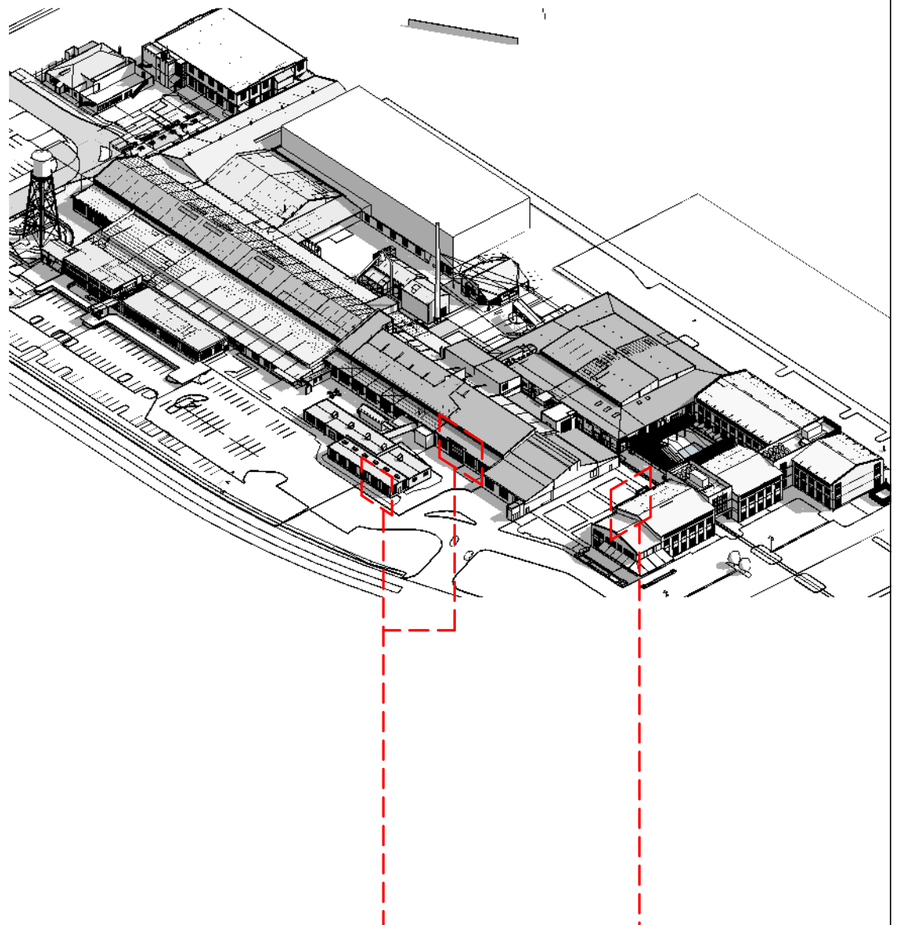


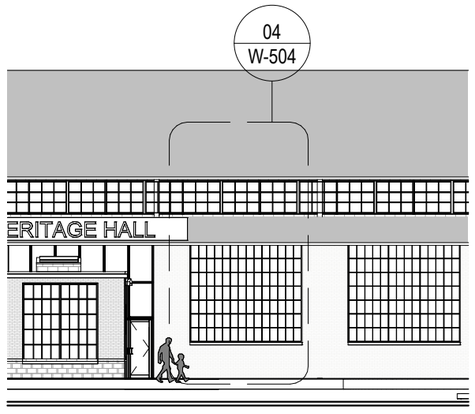

PROPOSED RIBBON WINDOW

PROPOSED SECOND FLOOR DOOR - NANA WALL SYSTEM

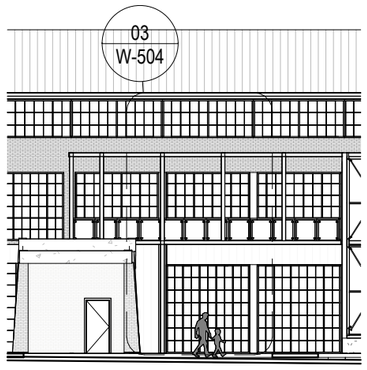
PROPOSED FIRST FLOOR DOOR - RETRACTABLE

## 03 HOTEL PARTIAL WEST ELEVATION WINDOW DETAIL






## 02 BLDG 12 PARTIAL SOUTH ELEVATION




## 01 PROPOSED HOTEL PARTIAL WEST ELEVATION...

STONEHILL TAYLOR

W-504

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

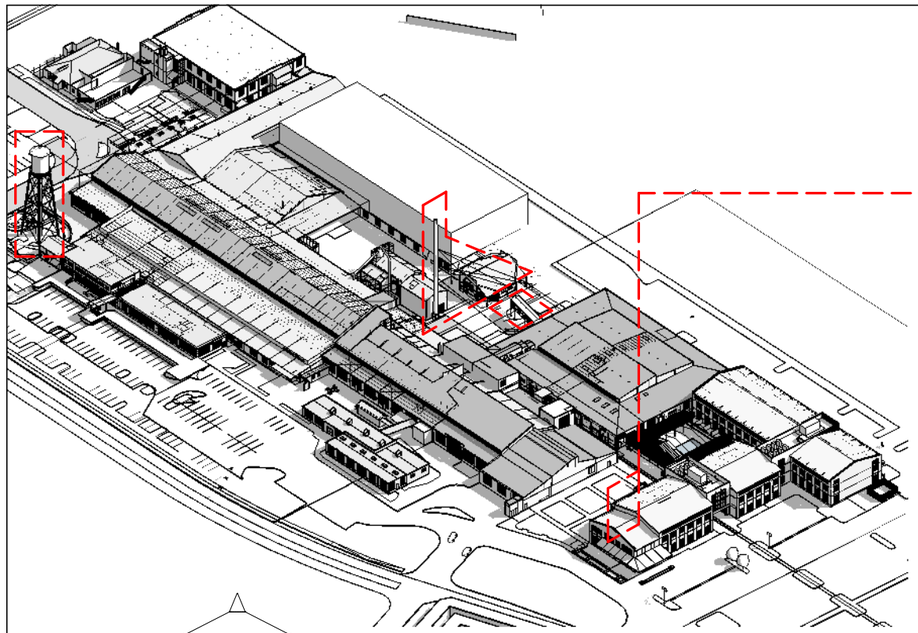
**STONEHILL & TAYLOR ARCHITECTS PC**
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

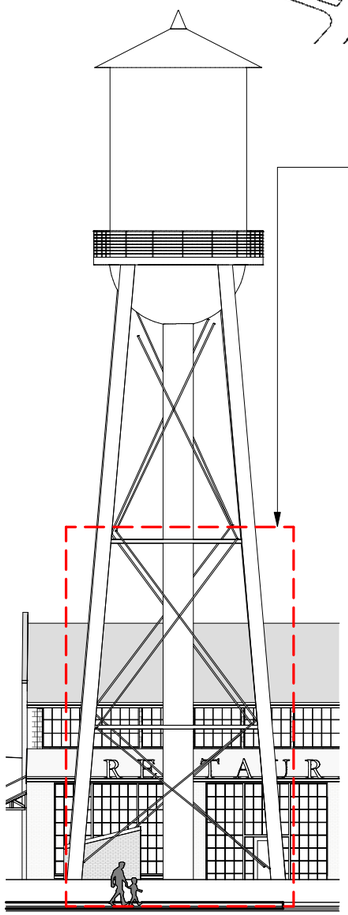
EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

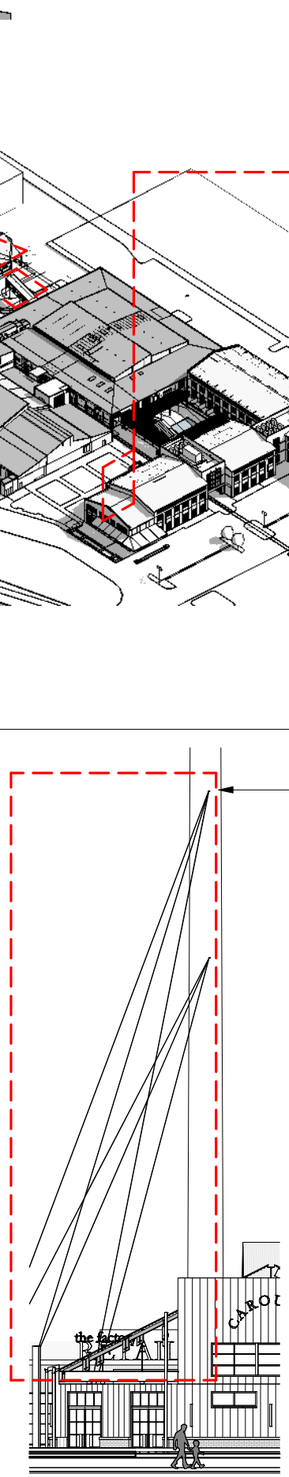
4/25/2025 3:39:40 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt



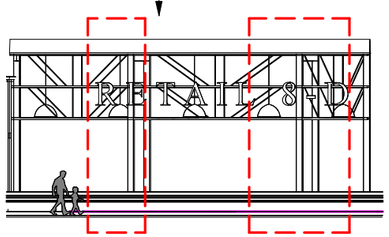



TENSIONED CROSS BRACED RODS

TENSIONED CABLES



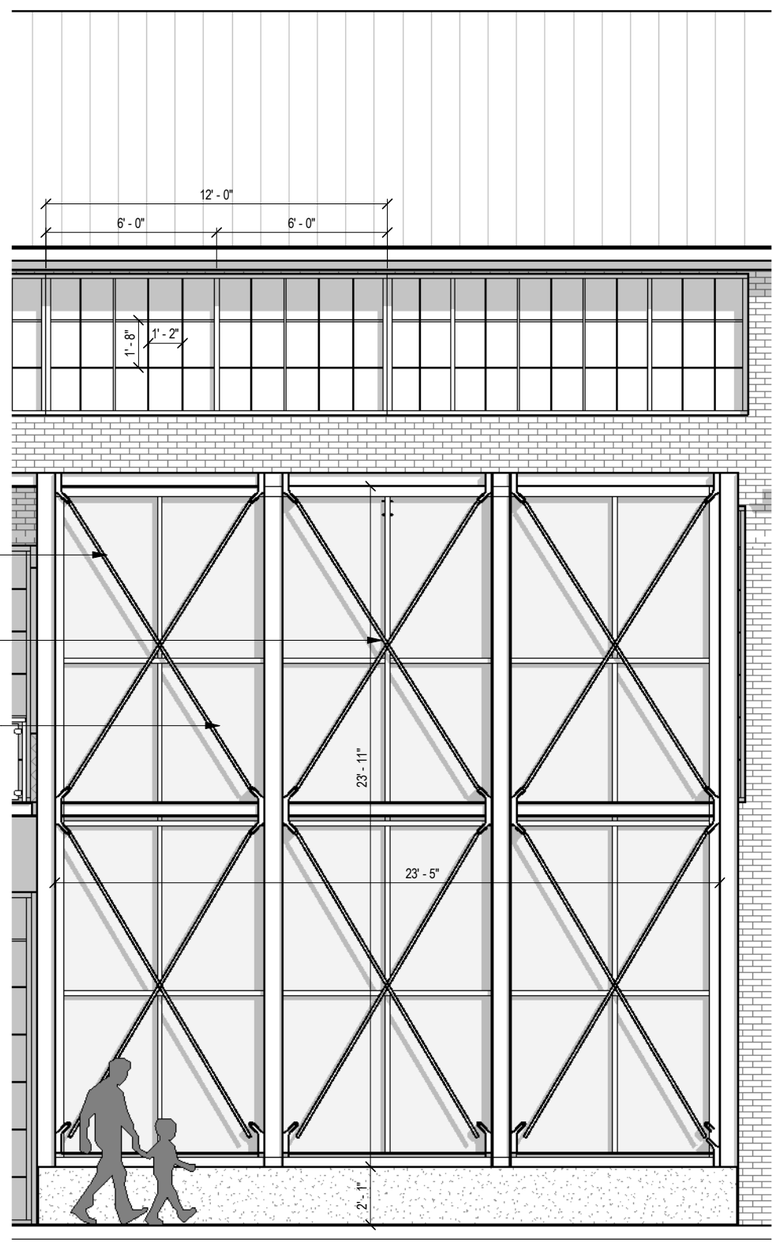
EXPOSED STEEL VERTICAL SUPPORTS ON EXISTING STRUCTURES




TENSIONED CROSS BRACED CABLE/RODS

EXPOSED STEEL VERTICAL SUPPORTS

CLEAR GLASS DOUBLE GLAZED WINDOW WALL




**04** EXTG WATER TOWER PARTIAL ELV

**03** EXTG SMOKE STACK PRTL ELV

**02** EXTG BLDG 8 CANOPY PRTL ELV

**01** PROPOSED HOTEL EGRESS STAIR PARTIAL EAST ELEVATION

STONEHILL TAYLOR

W-505

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

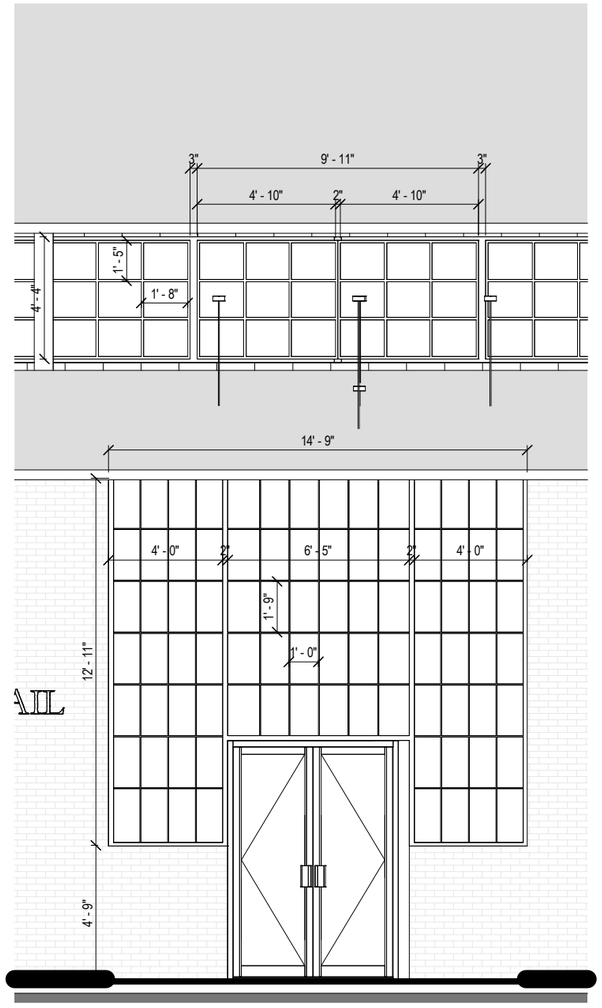
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON
EGRESS STAIR W/ WINDOW WALL

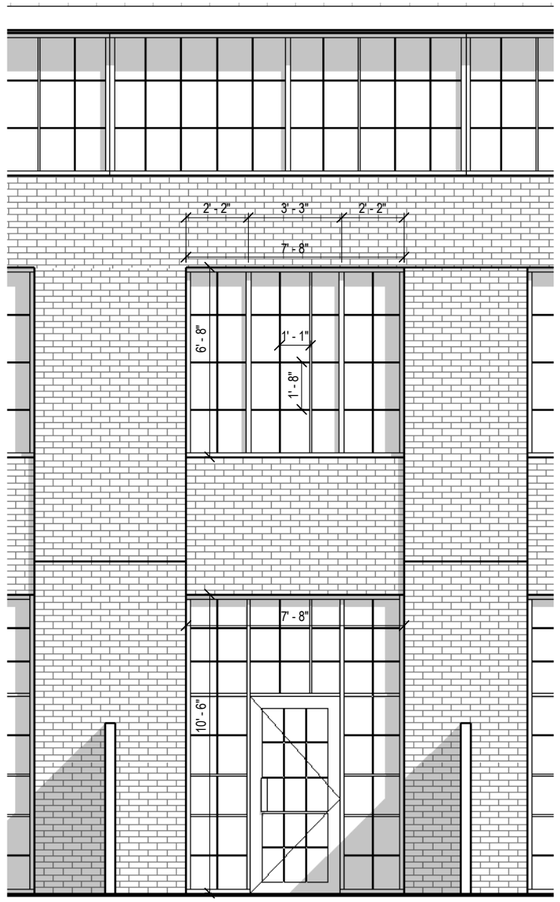
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

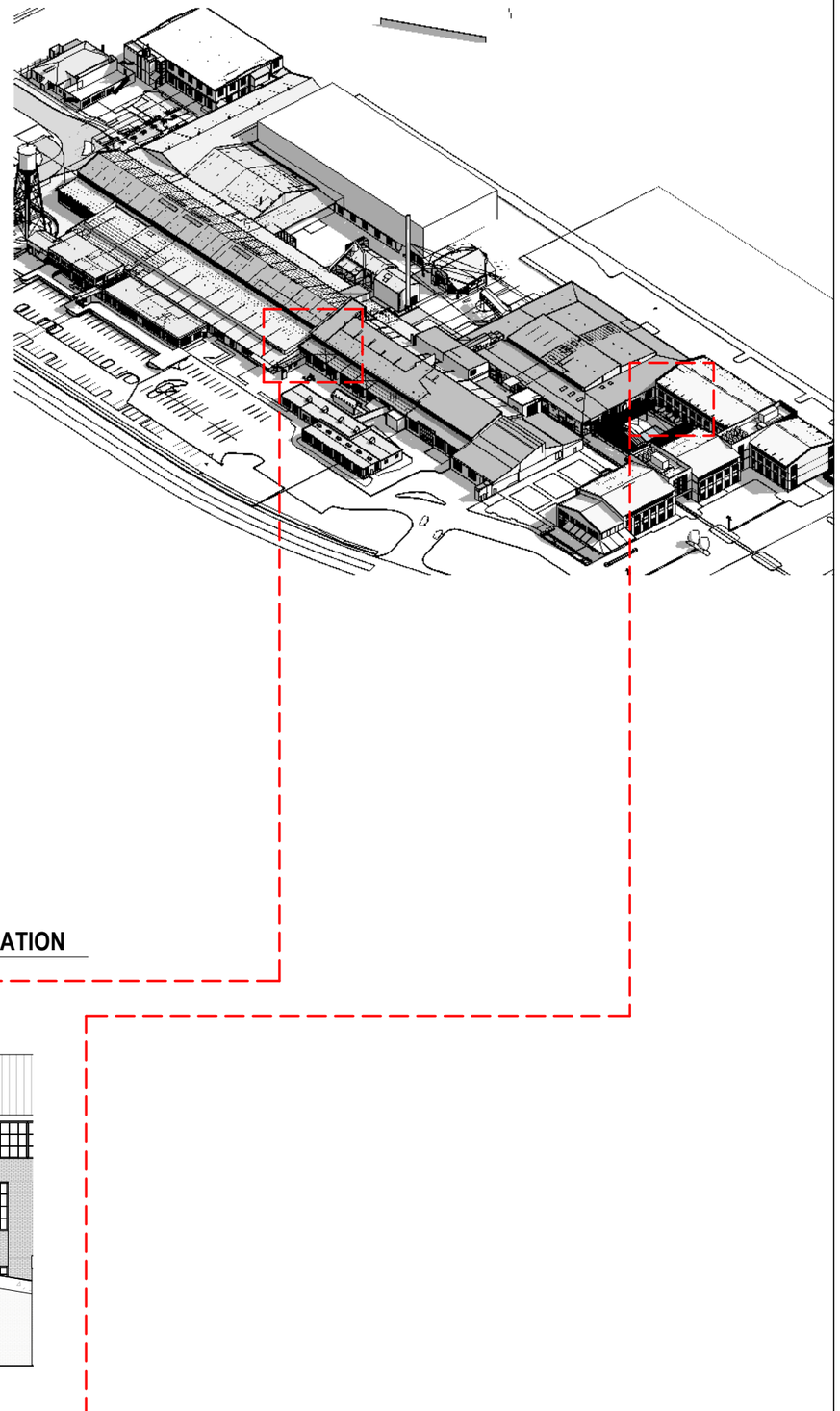
4/25/2025 3:40:17 PM C:\Users\DCeral\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

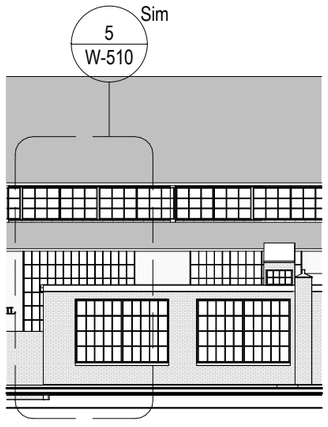



## 5 BLDG 12 SOUTH WINDOW ELEVATION

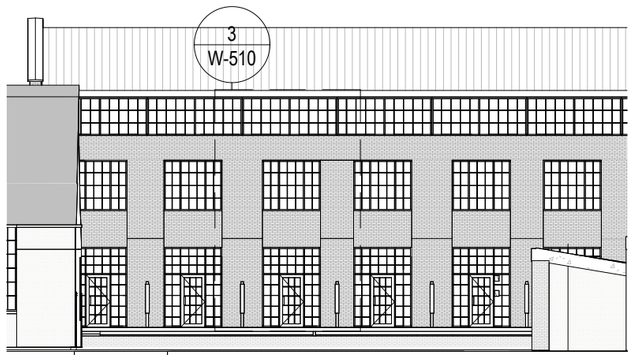



## 3 PROPOSED HOTEL WINDOW W/ DOOR PARTIAL ELEVATION






## 4 EXISTING BLDG 12 PARTIAL SOUTH ELEVATION




## 2 PROPOSED HOTEL POOL DECK PARTIAL SOUTH ELEVATION

STONEHILL TAYLOR

W-510

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

© COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

4/25/2025 3:40:56 PM C:\Users\DCera\Documents\22411-Factory at Franklin_ARCH_R24_dcera.rvt

# Farmer's Market Shed
# Demo Exhibit

Proposed hotel footprint

Existing shed footprint

New hotel footprint overlaps existing shed footprint.

Shed was originally constructed ~2006 and is intended to be demolished as part of the hotel project.

S58°12'41"E 1649.70'

10' P.U.D.E. BK. 1157, PG. 126 (ITEM #12)

S78°07'58"E 281.47'

## LEGEND

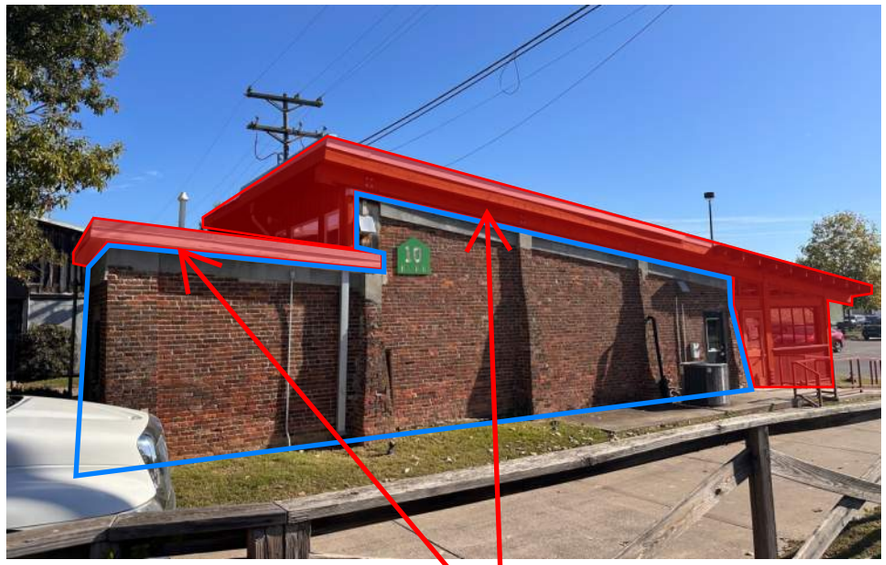
- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 15 30 60 90

SCALE: 1" = 30'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

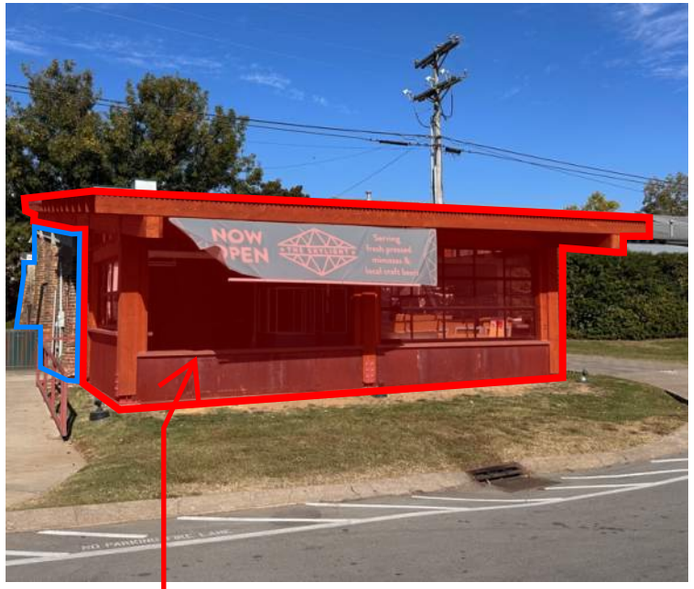
# Building 10
# Partial Demo Exhibit



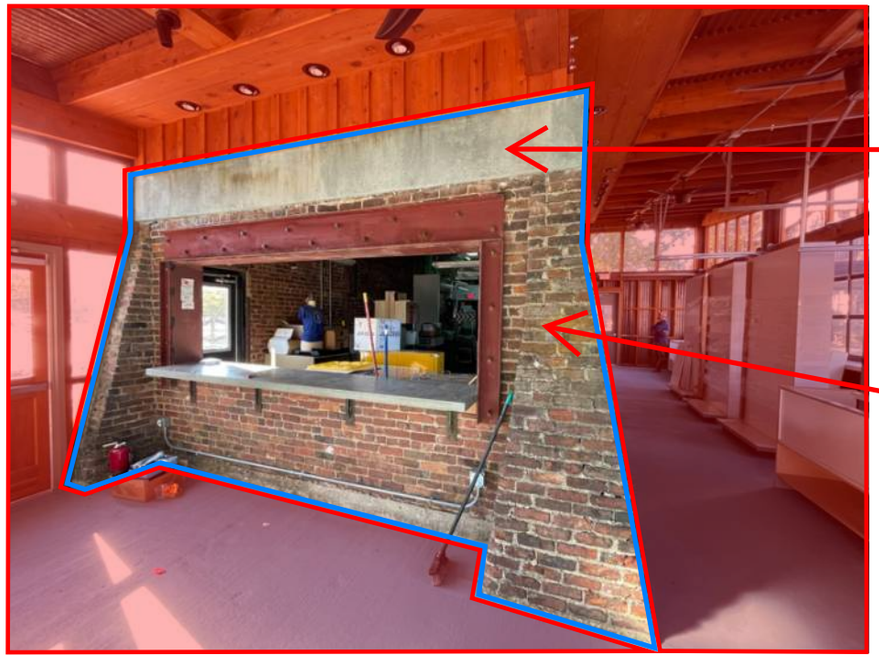
General note:
Historic masonry & concrete coping to remain.
Contemporary addition (circa ~2018) will be removed.

Current roof is contemporary & will be removed/replaced.

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

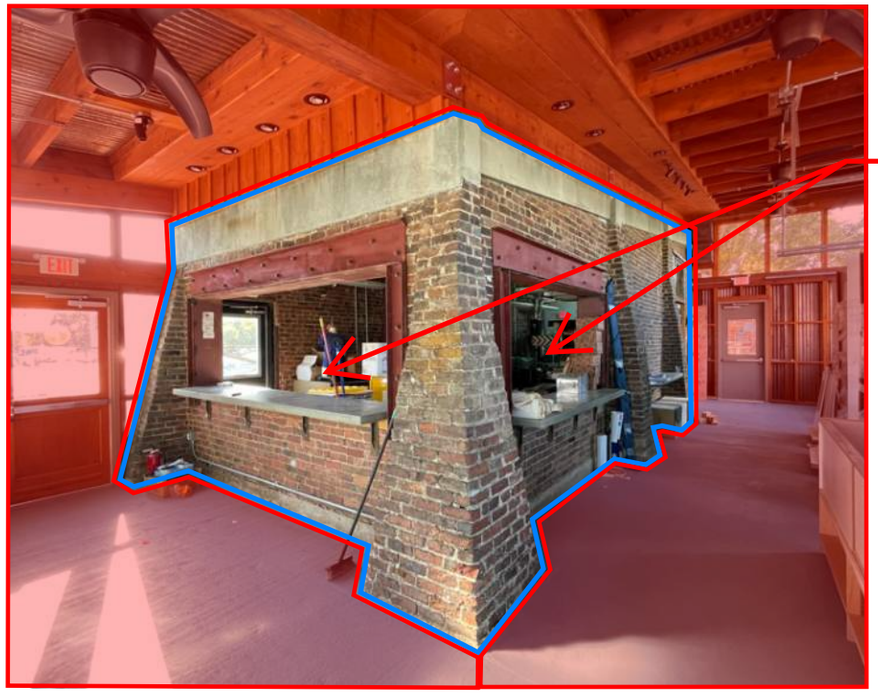



Historic building is not currently visible from the North, East, and West. Contemporary addition to be demolished.



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

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



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

Pass-thru door to be replaced with exterior door.

# Franklin Historic Zoning Commission
# Administrative Review Certificate of Appropriateness (COA)

| | |
|---|---|
| **Address:** | **138 3rd Ave. N. (Downtown Franklin Historic District)** |
| **Applicant:** | **Tennessee Sign Company, Emily Rawls** |
| **Owner:** | **Edward Hill** |
| **Project #:** | **8771** |
| **Type of Work:** | **Consideration of Signage (Reface)** |
| **Reviewed By:** | **Elizabeth Bulay** |
| **Status:** | **Approval with conditions (See "Approved Work Specifications" Below)** |
| **Approval Date:** | **April 8, 2025** |
| **Expiration Date:** | **April 8, 2027 (if work has not commenced)** |

**APPLICATION REQUEST**

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the refacing of three existing signs at 138 3rd Ave. N. for the new tenant Compass Real Estate. The signs include the following:

- Post-and-Panel Sign
- Post-and-Arm Sign
- Convenience Sign

The Guidelines allow for administrative approval of signs if all recommendations are met.

- **Location:** The location of the signs will remain where they have been previously existing.

- **Sign Area:** The sign areas of the refaced signs will remain the same as the signs have been existing. The post-and-panel sign is 36" by 48, or 12 sq. ft. The post-and-arm sign is 32" x 42", or 9.3 sq. ft. The convenience sign is 12" x 18", or 1.5 sq. ft.

- **Height:** The height of the changes will not be changed.

- **Material:** The Guidelines recommend that the material be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign materials will be an aluminum composite material and is appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color is recommended for the colorway. The Guidelines recommend to use muted colors that complement the façade, although vibrant colors may be considered

as an accent. The background will utilize a black and the lettering will be in a lighter, white color. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed to be changed with this request.

**APPLICABLE GUIDELINES**
Chapter 8– Signs

**APPROVED WORK SPECIFICATIONS**
The sign refacing of the post-and-panel, post-and-arm, and convenience sign are **approved** with the following conditions:

- The signs must utilize a matte background finish.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

**Emily Huffer | Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

TENNESSEE

SIGN COMPANY

**Tennessee Sign Company**
MurfreesboroSales@tnsignco.com
(615) 968-5101
tnsignco.com

**CUSTOMER:**
**COMPASS**
**Franklin #1 Location**

## ARTWORK & MOCKUPS:

## ITEM OVERVIEW:

**COMPASS**
**Franklin #1 Location**
**Storefront Measurements:**
**TBD”W by TBD” H**
**TBD SQ. FT total**

### DESCRIPTION:
**Parking sign replacement; diecut cast vinyl applied to black ACM.**

### DIMENSIONS
**12” W by 18” H**
**SQ. FT total**

### INSTALLATION
**HARDWARE**
**N/A - black ACM screwed on to existing pole.**

### NON-ILLUMINATED

### NOTES:
•

INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

## ARTWORK & MOCKUPS:

## ITEM OVERVIEW:

### COMPASS
### Franklin #1 Location

**Storefront Measurements:**
**TBD”W by TBD” H**
**TBD SQ. FT total**

### DESCRIPTION:

**Reface of existing post and panel. Diecut cast vinyl applied to black ACM slotted into existing post and panel frame.**

### DIMENSIONS

**36” W by 48” H**
**TBD SQ. FT total**

### INSTALLATION

**HARDWARE**
**N/A - will utilize existing frame.**

### NON-ILLUMINATED

### NOTES:

- **Sizes and measurements are TBD; pending on-site survey.**

INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.

## ARTWORK & MOCKUPS:

## ITEM OVERVIEW:

# COMPASS
# Franklin #1 Location

**Storefront Measurements:**
**TBD”W by TBD” H**
**TBD SQ. FT total**

## DESCRIPTION:

**Replacement of existing hanging sign; white diecut cast vinyl applied to black ACM and mounted on existing pole arm.**

## DIMENSIONS

**32” W by 42” H**
**TBD SQ. FT total**

## INSTALLATION

**HARDWARE**
**N/A - will utilize existing pole arm with new sign.**

## NON-ILLUMINATED

## NOTES:

- **Sizes and measurements are TBD; pending on-site survey.**

**INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALLATION.**

# thank you!

TENNESSEE

SIGN COMPANY

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

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

I/We Edward M Hill
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

078C D 004.00 000
(Property Parcel/Tax ID Number)
and located at:

138 3rd Ave N, Franklin, TN 37064
(Street Address)

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

Park Compass Real Estate
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Edward M Hill 03/03/25
Owner Signature

Additional Owner Signature, if applicable

138 3rd Ave N,
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

18 day of March, 2025.

Arielle Nicole Jackson
Notary Public

ARIELLE NICOLE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: My Commission Expires April 19, 2027

Law Dept approved (2) 05 13.24

CITY OF FRANKLIN, TN

**138 3rd Avenue North Franklin, TN, 37064 United States**

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

## Project Overview #1629587

**Project Title:** 138 3rd Avenue North Franklin, TN, 37064 United States

**Jurisdiction:** Franklin

**Application Type:** 08c) Certificate of Appropriateness (COA)

**State:** TN

**Workflow:** COA Default

**County:** Williamson

## Required Application Supporting Materials

### FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklintn.gov/hzcdrc.

### REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

**New Construction, Additions, and/or Porch/Deck Projects**

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

**Exterior Alterations**

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

**Demolition, Relocation**

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

**Note:** The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

**Administrative Review**

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

**Signage:**

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

**Rear Yard Fencing:**

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

**Awnings:**

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

**HVAC Equipment and/or Related Screening:**

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

**Note:** The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

## Owner Affidavit

**This application requires a signed and notarized owner affidavit form.**

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

## Contact Information - Project Contact

**Project Contact**
Emily Rawls
Tennessee Sign Company
2270 Southgate BLVD, Suite A
Murfreesboro, TN 37128
P:6159685101
emily@tnsignco.com

## Property Owner

**Property Owner**
Edward Hill

138 3rd Ave N
Franklin, TN 37064
P:2152841397
courtney.dulin@compass.com

## Address or Parcel

**Project Address or Parcel:** 138 3RD AVE N (078C-D00400)

**Calculated Acreage: Parcel**
- 138 3RD AVE N: 0.45809308

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**
- 138 3RD AVE N: DD

**Scenic Corridor Overlay:**

**Central Franklin Overlay: Central Franklin Overlay**
- 138 3RD AVE N: Central Franklin Overlay District

**Hillside/Hillcrest Overlay:**

**Historic Preservation Overlay: Historic Preservation Overlay**
- 138 3RD AVE N: Historic Preservation Overlay

**Flood Fringe Overlay:**

**Floodway Overlay:**

**500ft Buffer of Hillside Overlay:** <500BHO>

**COF Number of Site Plan:** n/a

## Project information

**Review Type:** Nonresidential

**Type of Work Proposed:** Signage

**Construction Type:**

**Porch or Deck Project:**

**New Addition Type:**

**Windows or Exterior Door Work:**

**Note:** Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines.*

**Indicate the materials/dimensions of the fencing to be installed.:**

**Demolition or Relocation Proposed:**

**Other Exterior Alterations Proposed:**

**Estimated Age of Addition:**

**Footprint Square Footage of Recent Addition:**

**Number of Attached Signs Proposed:** 3

## Sign 1

**Type of Signage Proposed:** Freestanding (not Post-and-Arm)

**Height of Overall Sign:** 6

**Height of Sign Face or Sign Area:** 6

## Sign 2

**Type of Signage Proposed:** Post-and-Arm
**Height of Overall Sign:** 8
**Height of Sign Face or Sign Area:** 6

## Sign 3

**Does the existing structure have any recent additions?:**
**Type of Signage Proposed:** Projecting Arm
**Height of Existing and Proposed Construction (from FFE to Roof Peak):**
**Height of Overall Sign:** 8
**Lot Square Footage:**
**Height of Sign Face or Sign Area:** 6
**Indicate shape/dimensions of window or door over which proposed awning will be affixed.:**
**Footprint Square Footage of Existing Structures on Lot:**
**Footprint Square Footage of Proposed Additions/Structures:**
**HVAC Type:**

### Narrative

**Project Description:**
Refacing of all current outdoor signage over to the new logo

# Franklin Historic Zoning Commission
# Administrative Review Certificate of Appropriateness (COA)

| | |
|---|---|
| **Address:** | **109 1st Avenue North (Downtown Franklin Historic District)** |
| **Applicant:** | **Erica Reynolds** |
| **Owner:** | **Harpeth Apartment Associates, Rep. Steve Bacon** |
| **Project #:** | **8774** |
| **Type of Work:** | **Consideration of Signage (Reface Small Hanging/Projecting Sign)** |
| **Reviewer:** | **Elizabeth Bulay** |
| **Status:** | **Approval with conditions (See "Approved Work Specifications" Below)** |
| **Approval Date:** | **April 25, 2025** |
| **Expiration Date:** | **April 25, 2027 (if work has not commenced)** |

**APPLICATION REQUEST**

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of an existing small hanging/projecting sign located at 109 1st Avenue North. The tenant Hollie Ray is updating their logos.

The Guidelines allow for administrative approval of small hanging/projecting signs if all recommendations are met.

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One Small Hanging/Projecting sign is proposed for a tenant space on the ground floor and meets the intent of the Guidelines. The small hanging/projecting sign is the only sign proposed at this time.

- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 square feet per side. This proposal is to reface the existing small hanging/projecting sign and will not alter the size of the sign. The existing sign is 4.43 sq ft. The proposed sign meets the intent of the Guidelines.

- **Height:** The Guidelines state that the sign should be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The Guidelines state to locate sign brackets for projecting signs no higher than second floor windowsills. The proposed sign location and height provides a 10.5' clearance from grade and will not be altered. The sign height is appropriate.

- **Material:** The Guidelines state that the sign can be a composite product with the appearance of historic sign materials. The proposed sign material will not be altered. The sign material is appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color. Additionally, to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background and lighter lettering. The proposed sign colors are appropriate.

**APPLICABLE GUIDELINES**
Chapter 8 - Signs

**APPROVED WORK SPECIFICATIONS**
The reface of the existing small hanging/projecting sign is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

**Emily Huffer** | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

Bakehoúse
BISTRO
Bakehoúse

hollie ray

HOLLIE
RAY

hollie ray

HOLLIE
RAY

HOLLIE
RAY

# OWNER AFFIDAVIT
## City of Franklin, Tennessee

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

I/We Harpeth Apartment Associates LLC, Steve Bacon, representative
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

78C D 15
(Property Parcel/Tax ID Number)
and located at:

109 1st Avenue North, Franklin, TN 37064
(Street Address)

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

Marsha Walker, 906 Studio Architects
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Owner Signature

Additional Owner Signature, if applicable

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this
7th day of August, 2024.

Notary Public

My Commission Expires: 9/1/27

DENICE DEMERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

CITY OF FRANKLIN, TN

# 109th First Ave N. Franklin, TN. 37064

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

## Project Overview #1685322

**Project Title:** 109th First Ave N. Franklin, TN. 37064

**Application Type:** 08b) Administrative Certificate of Appropriateness (COA)

**Workflow:** COA Administrative Default

**Jurisdiction:** Franklin

**State:** TN

**County:** Williamson

## Required Administrative Review COA Application Supporting Materials

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

**Signage:**

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

**Rear Yard Fencing:**

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

**Awnings:**

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

**HVAC Equipment and/or Related Screening:**

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

**Note:** The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

## Owner Affidavit

**This application requires a signed and notarized owner affidavit form.**

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

## Contact Information - Project Contact

**Project Contact**
Samantha Pennington
Hollie Ray Boutique
330 Mallory Station, B3
Franklin, TN 37067
P:2605576423
sam@hollieray.com

## Property Owner

**Property Owner**
Steve Bacon
Harpeth Apartment Associates LLC.
198 E Main Street, Suite 101
Franklin, TN 37064
P:6152936324
ereynolds@hollieray.com

## Address or Parcel

**Project Address or Parcel:** 109 1ST AVE N (078C-D01500)

**Calculated Acreage: Parcel**
- 109 1ST AVE N: 4.48181039

**Scenic Corridor Overlay:**

**Hillside/Hillcrest Overlay:**

**Flood Fringe Overlay: Flood Fringe Overlay**
- 109 1ST AVE N: Floodway Fringe Overlay District

**500ft Buffer of Hillside Overlay:** <500BHO>

**Type of Work Proposed :** Signage

**Height of Overall Sign:** 10

**Indicate shape/dimensions of window or door over which proposed awning will be affixed.:**

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**
- 109 1ST AVE N: PD

**Central Franklin Overlay: Central Franklin Overlay**
- 109 1ST AVE N: Central Franklin Overlay District

**Historic Preservation Overlay: Historic Preservation Overlay**
- 109 1ST AVE N: Historic Preservation Overlay

**Floodway Overlay: Floodway Overlay**
- 109 1ST AVE N: Floodway Overlay District

**COF Number of Site Plan:** 000

**Type of Signage Proposed:** Projecting Arm

**Height of Sign Face or Sign Area:** 2.25

**HVAC Type:**

## Narrative

**Project Description:**
This is a logo update to a current blade sign that's already exists. Materials, colors, sizing, and placement will not change from last submission. Pre-existing sign stands approximately 10' from the ground, is 28"x28"x2", and requires no electrical connection or edits.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

# Franklin Historic Zoning Commission
# Administrative Review Certificate of Appropriateness (COA)

| | |
|---|---|
| **Address:** | **339 Main St. (Downtown Franklin Historic District)** |
| **Applicant:** | **Forrest Moodie** |
| **Owner:** | **Caylasm LLC, Dan Crookshanks Rep.** |
| **Project #:** | **8798** |
| **Type of Work:** | **Consideration of Signage (Sandwich Board)** |
| **Reviewed By:** | **Elizabeth Bulay** |
| **Status:** | **Approval with conditions (See "Approved Work Specifications" Below)** |
| **Approval Date:** | **May 2, 2025** |
| **Expiration Date:** | **May 2, 2027 (if work has not commenced)** |

**APPLICATION REQUEST**

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a new sandwich board sign located at 339 Main St. for the new tenant Eon of Tennessee.

The Guidelines allow for administrative approval of sandwich board signs if all recommendations are met.

- **Location:** The Guidelines state that sandwich board signs shall be on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. Placement in the public right-of-way is subject to permitting requirements per the Municipal Code. The sign is proposed to be placed in front of the retail/tenant space on the sidewalk.

- **Quantity:** The Guidelines state that a maximum of one per ground floor retail storefront/tenant space is recommended. One sandwich board sign is proposed for the retail/tenant space. This is the third sign for the retail/tenant space. Additional signage is not recommended, as three signs per retail/tenant space are recommended by the Guidelines.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 square feet per side. The sign area is proposed to be 22" x 28" or 4.2 sq. ft. per side. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the sign shall be a maximum height of 4 feet at the top of the sign area. The sign height is proposed to be 40” or 3’-4”. The proposed height is appropriate.

- **Material:** The Guidelines state that the material shall be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign frame is an aluminum frame with a metal sign panel. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign will utilize a black and teal blue background with lighter white lettering. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed for the sign.

**APPLICABLE GUIDELINES**
Chapter 8 – Signs

**APPROVED WORK SPECIFICATIONS**
The sandwich board sign is **approved** with the following conditions:

- A matte background finish must be utilized on the sign.

- The sign must be located adjacent to the retail/storefront and shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- The application must meet all the requirements of the Building & Neighborhood Services Department for a sandwich board sign permit prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

**Emily Huffer** | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

Sign Size is 25” x 45”

## Aluminum Snap Edge A-Frame Sign - Black

More Images

Easily update your sidewalk promotions. Sleek and stylish.

- Outside edges flip open for quick changes.
- 1 1/4" aluminum frame.
- Weather-resistant cover.
- Sturdy. Use indoors and out.

SPECIFY COLOR:

| MODEL NO. | DESCRIPTION | SIZE W x H | SIGN SIZE W x H | WT. (LBS.) | PRICE EACH 1 | PRICE EACH 3+ | COLOR | IN STOCK SHIPS TODAY |
|---|---|---|---|---|---|---|---|---|
| H-6327BL | Aluminum | 24 x 40" | 22 x 28" | 21 | $165 | $150 | Black | 1 ADD |

Additional Info | + Shopping Lists | Request a Catalog

**THICKNESS:**
- Maximum Poster Thickness: 0.08"

**MATERIAL:**
- Back Panel: Magnetic Steel

**FEATURES:**
- 2-sided sign

**USAGE:**
- To prevent water damage, use laminated poster for outdoor conditions.

Availability: In Stock
Unit Weight: 20 lbs.

Instructions

Catalog Page 197

Email Item

# OWNER AFFIDAVIT
# City of Franklin, Tennessee

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

I/We Caylasm LLC, Dan Crookshanks (authorized agent for Caylasm LLC)
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

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

078 C O 012.00 / 93-2190829
(Property Parcel/Tax ID Number)
and located at:

339 Main St., Franklin, TN 37064
(Street Address)

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

EON of Tennessee
(Please print name(s) in Full - This should be the applicant listed in IDT)

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

Dan Crookshanks
Owner Signature

Additional Owner Signature, if applicable

117 N Main St.
Property Owner Mailing Address

Dickson, Tn, 37055
City, State & Zip

Subscribed and sworn to before me this

18th day of September, 2024.

Stephanie Ellison
Notary Public

My Commission Expires: 4/23/28

STEPHANIE ELLISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Law Dept approved (2) 05.13.24

CITY OF FRANKLIN, TN

**339 Main Street Franklin TN 37064**

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

## Project Overview #1696272

**Project Title:** 339 Main Street Franklin TN 37064
**Application Type:** 08c) Certificate of Appropriateness (COA)
**Workflow:** COA Default
**Jurisdiction:** Franklin
**State:** TN
**County:** Williamson

## Required Application Supporting Materials

### FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklintn.gov/hzcdrc.

### REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

**New Construction, Additions, and/or Porch/Deck Projects**

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

**Exterior Alterations**

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

**Demolition, Relocation**

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

**Note:** The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

**Administrative Review**

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

**Signage:**

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

**Rear Yard Fencing:**

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

**Awnings:**

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

**HVAC Equipment and/or Related Screening:**

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

**Note:** The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

## Owner Affidavit

**This application requires a signed and notarized owner affidavit form.**

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

## Contact Information - Project Contact

**Project Contact**
Forrest Moodie
EON of Tennessee
339 Main Street
Franklin , TN 37064
P:6157397676
fmoodie@acespecial.com

## Property Owner

**Property Owner**
Forrest Moodie
EON of Tennessee
339 Main Street
Franklin , TN 37064
P:6157397676
fmoodie@acespecial.com

## Address or Parcel

**Project Address or Parcel:** 339 MAIN ST (078C-O01200)

**Calculated Acreage: Parcel**
- 339 MAIN ST: 0.05828066

**Columbia Avenue Overlay:**

**Zoning District: Zoning Districts**
- 339 MAIN ST: DD

**Scenic Corridor Overlay:**

**Central Franklin Overlay: Central Franklin Overlay**
- 339 MAIN ST: Central Franklin Overlay District

**Hillside/Hillcrest Overlay:**

**Historic Preservation Overlay: Historic Preservation Overlay**
- 339 MAIN ST: Historic Preservation Overlay

**Flood Fringe Overlay:**

**Floodway Overlay:**

**500ft Buffer of Hillside Overlay:** <500BHO>

**COF Number of Site Plan:** 1

## Project information

**Review Type:** Nonresidential

**Type of Work Proposed:** Signage

**Construction Type:**

**Porch or Deck Project:**

**New Addition Type:**

**Windows or Exterior Door Work:**

**Note:** Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines.*

**Indicate the materials/dimensions of the fencing to be installed.:**

**Demolition or Relocation Proposed:**

**Other Exterior Alterations Proposed:**

**Estimated Age of Addition:**

**Footprint Square Footage of Recent Addition:**

**Number of Attached Signs Proposed:** 1

## Sign 1

**Type of Signage Proposed:** Freestanding (not Post-and-Arm)

**Height of Overall Sign:** 4

**Height of Sign Face or Sign Area:** 4

## Sign 2

**Type of Signage Proposed:**

**Height of Overall Sign:**

**Height of Sign Face or Sign Area:**

## Sign 3

**Does the existing structure have any recent additions?:**

**Type of Signage Proposed:**

**Height of Existing and Proposed Construction (from FFE to Roof Peak):**

**Height of Overall Sign:**

**Lot Square Footage:**

**Height of Sign Face or Sign Area:**

**Indicate shape/dimensions of window or door over which proposed awning will be affixed.:**

**Footprint Square Footage of Existing Structures on Lot:**

**Footprint Square Footage of Proposed Additions/Structures:**

**HVAC Type:**

### Narrative

**Project Description:**

This is a pop up A-frame sign we would stick out front of our window during business hours only. It will be taken down each day and stored inside when store is closed.