City of Franklin

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

Meeting Agenda

Historic Zoning Commission

Monday, June 9, 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. 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 meeting space. Speakers may sit in the meeting space.

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.)

1. Public Comment For Item 9: 246 Myles Manor Ct.

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

2. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

3. Consideration Of Front Yard Fencing At 1006 W. Main St.; Juli Clendenin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations (Principal) And Fencing At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

5. Consideration Of Alterations (Rear Dormer) At 1841 William Campbell Ct. (Lot 5 At Magnolia Hall Subdivision); Mike Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration Of Rooftop Screening and Refuse Screening At 127 2nd Ave. N.; Erin McGinnis, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Signage (Sandwich Board) At 405 Main St.; Debra Murry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

8. Consideration Of Signage (Sandwich Board) At 335 Main St.; Paige Dinneny, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration Of Alterations (Awning and Lighting) And Signage At 129 2nd Ave. N.; Marla Albert, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of New Construction (Principal) At 246 Myles Manor Ct.; Andrew King, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

11. Consideration of Partial Demolition And Addition (Principal) and New Construction (Accessory) At 212 Lewisburg Ave.; Don Burke, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

12. Consideration Of Alterations (Principal Building and Accessory Structure), And Site Alterations At 228 2nd Ave. S.; Kate Reynolds, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Consideration Of Building Alterations At 230 Franklin Rd. Bldg. 13 (The Factory); Halie Chandler, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

14. Consideration Of A Preliminary Historic Zoning Commission Recommendation For A Mixed-Use Development At 318 Franklin Rd. (Factory District North PD); Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Sponsors: Kelly Dannenfelser, Emily Huffer

16. Consideration Of Partial Demolition Of Building 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

17. Admin COA For Signage (Post-and-Arm) At 245 3rd Ave. N.; Matt Burnett, Applicant.

18. Admin COA For Minor Alteration (Rear, Non-historic Window Replacement) At 230 3rd Ave. S.; Randall Williams, Applicant.

19. Admin COA For Sandwich Board Sign At 407 Main St.; Chandler Clarkson, Applicant.

20. Admin COA For Signage (Reface) At 117 1st Ave. N.; Erica Reynolds, Applicant.

21. Admin COA For Signage (Sandwich Board) At 412 Main St.; Beth Goodwin, Applicant.

22. Admin COA For Signage (Sandwich Board) At 110 3rd Ave. N.; Marianne DeMeyers, Applicant.

23. Admin COA For Signage (Convenience) At 121 2nd Ave. N.; Daniel Willis, 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.

Matt and Stacey Ligon 110 Winslow Road

We would like to comment on the project at 246 Myles Manor. We are out of town and will not be able to attend Monday but wanted to share our support for the renderings being proposed. We feel they have taken great steps to bring this project to a much better place and feel it will be a good addition to the neighborhood. We have appreciated all the suggestions and steps that have been directed to get this project to where it is today. Showing the perspective of the house in relation to the other homes on the street has been hugely helpful. We would like to ask consideration of a detail regarding the height. We have agreed with your concern and attention that the overall height of this project be respectful to Winslow Road but the renderings are bringing an additional concern that it may be too small in stature for the houses on Myles Manor? Would allowing at least the right front facing peak of the project to be raised to match the height of the house 2 doors down (grey house) be worth looking at? The perspective we are seeing may also be skewed but if not hope this detail will be considered.

Appreciate it,

Matt and Stacey

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

City of Franklin

Meeting Minutes

Historic Zoning Commission

Monday, May 12, 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, Chair; Brian Laster, Vice Chair; Michael Orr; Holly Thompson; Lisa Marquardt; Bob Barrett; and Mary Pearce.

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.

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APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

Sponsors:

Commissioner Pearce motioned to approve the HZC April 14, 2025, Meeting minutes, seconded by Commissioner Barrett.

The motion carried 7-0.

ANNOUNCEMENTS

- Regularly scheduled DRC will be next Monday, May 19th starting at 4 PM at the Eastern Flank Event Facility and the deadline to apply is midnight tonight, 5/12.
- Tomorrow, May 13th at 7:00 PM a proclamation will be made by the Mayor for Preservation Month, and all are welcome to attend and a take a photograph for our proclamation reading!
- Preservation Mailers have been created and sent to residents of the HPO. A copy of the postcard can be found at your spot.

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

Project Leader: Emily Huffer. The property at 305 Public Square is located within the Downtown Franklin National Register Historic District and the National Register of Historic Places. The courthouse is a two-story brick Greek Revival-style building with a stone foundation and a gable metal roof. 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. 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 conditions outlined in the staff report.

Applicant: No applicant present

MOTION: Commissioner Laster motioned to defer the item to the June 9, 2025, HZC meeting, seconded by Commissioner Laster.

Commissioner Pearce noted that typically a Williamson County representative attends as a courtesy but is not required to attend.

Mr. Harper stated that he will research to confirm if a county representative is required to attend the meeting for a vote to occur.

Vote: 7-0
Motion Passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Emily Bulay. The property located at 234 4th Avenue North is in the Downtown Franklin National Register Historic District and features a ca. 1935 one-story, veneered building with Tudor-revival influences. 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 steel overhead garage door with a paneled design and 16-lite window pattern. 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 detailed in the staff report.

Applicant: Aaron Rogers. Mr. Rogers did not have any additional information to add but was present for questions.

MOTION
Commissioner Laster motioned to approve Alterations (Accessory) At 234 4th Ave. N. with conditions, seconded by Commissioner Marquardt.

Citizen Comments: None

Vote: 7-0
Motion Passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 803 Fair Street is 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 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 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 conditions outlined in the staff report.

Applicant: Samuel Whitson. Mr. Whitson stated that he would like to replace the driveway with a similar design used in other parts of the historic district using the same contractor.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Site Alterations (Driveway) At 803 Fair St. with staff conditions, seconded by Commissioner Barrett.

Vote: 7-0
Motion Passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 115 Winslow Road is a vacant lot in the Franklin Road Historic District. 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 most recently deferred during the April 14th Historic Zoning Commission meeting. The placement, orientation, form, size, height, foundation, roof, gutters, downspouts, site and setting are all unchanged from the last meeting and are appropriate and within the design guidelines.

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 material for the columns is not known but should be consistent with the guidelines. 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 specifications of the material were not included in the application but should follow the design guidelines. The proposed materials and exterior finishes are consistent with the recommendations of the Guidelines.

Entrances: A ¾ lite door is proposed for the front entrance with flanking panels and sidelights. The front entrance is approximately 8' tall. 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. The materials were not specified but should be consistent with the design guidelines.

Windows: A variety of window patterns are seen on the building. The proposed windows appear to be appropriate. 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 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 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. A smaller chimney of the same design is proposed at the rear of the building at the covered porch. The proposed chimney appears to be compatible with the existing chimneys on neighboring historic buildings. The material of the chimney cap is not specified currently.

Modern Features: Mechanical equipment is proposed to be located along the right elevation. Landscaping is proposed to screen the equipment. The mechanical equipment must be screened from street view with landscaping, fencing, or walls.

RECOMMENDATION: Staff recommends approval of the new construction with conditions outlined in the staff report.

Applicant: Michael Katsaitis. Mr. Katsaitis stated that he would characterize the architecture as Greek revival. Mr. Katsaitis also added that the columns would be made of wood with doric caps and attic bases. The window casing measurements are 5/4 by 6 and would extend out in front of the siding. The chimney caps would either be clay pot or a decorative spark arrester.

Citizen Comments:

Stacy Ligon. Ms. Ligon stated that the home has evolved into a very appropriate style and size for the street and thanked the Commissioners and the applicant for their work in helping to create a great home for the neighborhood.

MOTION
Commissioner Laster motioned to approve New Construction (Principal) At 115 Winslow Rd with staff conditions, seconded by Commissioner Orr.

Commissioner Pearce complimented the success of the project as it has come a long way. Ms. Pearce noted her concerns about the size and scale of the front right chimney and stated that it seems to draw too much attention. The chimney is too large in context with the house and needs some reworking so that the chimney is not the focal point. Commissioner Pearce recommended the use of brick for this style of home.

Commissioner Laster stated that the chimney was not part of the discussion at the last DRC meeting and noted that the chimney form is traditional, but the placement is non-traditional.

Commissioner Marquardt stated that her only concern was the larger chimney and asked staff if the chimney was consistent with existing homes along Winslow Road.

Ms. Bulay stated that several homes of varying styles along Winslow Road have front facing wide chimneys. Staff determined the chimney was consistent in height of the other homes in the area.

Commissioner Thompson stated that the house looks great, but the chimney needs to be reworked.

Commissioner Orr noted a neighboring home with a large front facing chimney.

Commissioner Laster stated that a front facing chimney is more representative of a Tudor style revival.

Commissioner Pearce explained that she believes that the non-traditional placement of the chimney may look odd in the context of the neighborhood because the chimney appears to be on the front elevation. Ms. Pearce also noted that she could not find a photo of stone chimney on a Colonial revival style home.

Commissioner Barrett stated that although he likes the style of the chimney, the proximity of the chimney to the front of the home is problematic.

Chair LeMarinel stated that the chimney looks odd for this style of home. Stylistically in scale and proportion the chimney doesn't fit the home, although Chair LeMarinel stated that he is very supportive of everything about the home other than the chimney.

Commissioner Laster suggested removing the chimney portion from the application so that the applicant can move forward with the next steps of the project.

Commissioner Pearce and Chair LeMarinel agreed with the removal of the chimney from the application.

Amendment (front corner chimney)
Commissioner Laster amended the motion to remove the front corner chimney from the application, seconded by Commissioner Pearce.

Commissioner Pearce noted that the applicant could come back to DRC with a separate plan for the chimney but would be able to move to the next step of the project.

Vote: 7-0
Amendment Passes

Amendment (window specifications approved by staff)
Commissioner Pearce amended the motion to include staff review and approval of window specifications, seconded by Commissioner Laster.

Vote: 7-0
Amendment Passes

Vote (Main Motion as Amended Twice): 7-0
Motion Passes.

Commissioner Pearce noted that the application is amazing.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 a two-story frame Greek Revival-influenced residence constructed ca. 1846. 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.
The guidelines recommend a max height of 4.5 feet for the 4-board horse fencing.

RECOMMENDATION: Staff recommends approval of the application with conditions stated in the staff report.

Applicant: Yates Bateman. Mr. Bateman stated that he agrees with staff conditions and thanked staff and Commissioners for their efforts.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve Site Alterations, Fencing, and Principal Building Alterations At 228 Franklin Rd with staff conditions, seconded by Commissioner Barrett.

Commissioner Laster stated that the alterations are for the Truett house and was the first nursery in Franklin. The architect did a tremendous job maintaining the traditional look of the home.

Vote: 7-0
Motion Passes

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

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. The property located at 438 Main Street is 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 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 several 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 need 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.
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 trim work 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.

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, staff recommends a series of conditions outlined in the staff report.

Applicant: Viktoria Bahliuk (Pella Representative). Ms. Bahliuk stated that the windows are leaking and recommends replacement with the Pella Reserve window which is a replica of the historic window. Pella will prepare the masonry opening, install the new window maintaining the same brick molding, and finish all the work inside and outside the window. From the

Pella Window Company standpoint, the windows cannot be replaced.

Julie Davis, Property Manager. Ms. Davis stated Ms. Cochran's intent is to replace the windows with historic replica windows and removed the storm windows. The front windows have sustained more damage that the rear windows. The interior window damage is significant.

Karen Cochran, Property Owner. Ms. Cochran stated that during the replacement of the glazed brick and mortar, a tremendous amount of water damage was discovered mostly on the inside but also on the outside of the windows. Ms. Cochran stated that Pella Windows were chosen because of their ability to complete the brick molding and replace the widows with historic replicas.

Citizen Comments: None

MOTION (defer)

Commissioner Marquardt motioned to defer Alterations (Window Replacement) At 438 Main St to the next meeting because more information is needed about the outside damage to the windows.

Motion dies for lack of a second.

MOTION (to deny)
Commissioner Laster motioned to deny Alterations (Window Replacement) At 438 Main St. with staff conditions, seconded by Commissioner Pearce.

Commissioner Laster stated that originally the building was known as the Samuel White Building and understands the applicant's intent is to do the right thing for the building. The guidelines recommend repairing historic windows and not replacing them. Looking at the photos, the deterioration appears to be on the trim and stool of the window and not the sashes. Commissioner Laster recommended investigating where the moisture is getting in through the brick causing the moisture issue. The Tennessee Historical Commission would be a resource that could provide guidance and possibly recommend contractors who do repairs for sensitive historic situations.

Commissioner Pearce agreed that a discussion on repairing and preserving the windows is necessary as this building is one of the stars on Main Street. Commissioner Pearce recommended taking a deeper look to understand the damage to the window and the source of the moisture.

Commissioner Orr noted that recently an applicant had the same issue and was able to find people who specialize in historic window repairs.

Chair LeMarinel noted that the glass appears to be insulated with an aluminum spacer which is a more modern construct which doesn't mean the windows are not old, but the guidelines are clear about repairing historical windows instead of replacing them.

Vote: 7-0
Motion Passes

Chair LeMarinel stated that staff may be able to provide resources for window repairs.

Commissioner Pearce invited the applicant to attend the DRC meeting for more information and discussion.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. 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 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.

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 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 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 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 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 "English Pub". However, the option lies in choosing between a traditional brick and a thin set 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 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 like 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. 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 like 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 thin set 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 design of the first option (inset brick) 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.

Entrances & Windows
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. 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
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
The renderings show existing lighting that is seen on the existing Building 11 entry. However, the lighting that was discussed at the DRC meeting 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 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.

Applicant: Benton Smothers. Mr. Smothers explained that there would be no change in the height of the building. The use of metal panels is consistent with the approved metal panels of Building II. Mr. Smothers stated that he didn't provide a material example since the metal panels are the same for Building II and have been previously approved. As part of the DRC process, the banding was added to the building, but the original design could be used instead. As far as the banding, the widths could be shifted to 12" for the vertical bands and 18" for the horizontal bands solving the problem without changing the general design. Regarding the request to use thin brick, it provides safety, cleanliness and durability for use in the tight operating spaces around the historical buildings. This brick is actual brick than meets the zoning ordinance and the design

guidelines recommendations. Mr. Smothers asked for approval with conditions with the final materials approval by staff including brick mortar color, final metal color on the roof, size of banding (change to meeting the zoning ordinance) and lighting. The window design (shop drawings to be provided) would follow suit as all the other windows on the Factory site that have met the historical requirements for pane sizing.

Gina Emmanuel. Ms. Emmanuel stated that originally, she preferred the conventional brick but after many meetings with the garage manufacturer and seeing completed projects across the area and in other historic districts, the thin brick provides another option. The thin brick is actual brick that is more durable over time with less joint visibility whereas joints are regularly visible when using conventional brick.

Citizen Comments: None

MOTION

Commissioner Pearce motioned to defer, based on staff comments, New Construction (Parking Structure) At 230 Franklin Rd. (The Factory) to the next voting meeting, June 9, 2025, seconded by Commissioner Laster.

Commissioner Pearce stated that if the project isn't in compliance with the zoning ordinance, that needs to be addressed first. Also, it sounds like the applicant is rethinking the banding around the building. Looking at other buildings with concrete banding, the banding gets dirty overtime and has the appearance that the building is unkept. Lastly, Commissioner Pearce, noted that the one of the goals of the parking garage is for all cars to be out of view from Franklin Road, not just small cars, as the applicant stated.

Vote: 7-0
Motion Passes

Chair LeMarinel invited the applicant to the DRC meeting for more discussion as the parking structure is headed in the right direction, but more information and discussion is needed.

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

Project Leader: Emily Huffer. 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.

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 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. Buildings 9 and 10 are contributing historical buildings. 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. For a building to remain contributing, it should visually read and retain its features like 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.

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 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. 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 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. 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. 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.
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 considering 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. 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 is also proposed. 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 street view.

RECOMMENDATION: Staff recommends approval of the demolition of the Farmer's Market Pavilion and demolition of the circa 2015 addition to Building 10 with conditions outlined in the staff report.

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

Applicant: Read Tally. Mr. Tally stated that over the last few months discussions at the DRC meetings have been productive and the application reflects the progress. There are a handful of items touched on that could be appropriate for conditional approval. Building 9, the team feels this has been discuss thoroughly. The building has lost its structural integrity as illustrated in the architectural and structural engineering report. The plan is to keep the first bay and use original materials if possible. If this is not possible due to deterioration or rot, the use of in-kind materials is proposed. As much as possible, the hotel materials will match the other parts of the Factory from the brick, mortar, roof, windows and colors. The same architectural metal, previously approved, used throughout the Factory is proposed for the hotel building. The team would like to get into the construction documents and specs stage to provide more fully vetted materials and feels that is premature to do so now. The windows and doors are proposed to be historic replicas with narrow mutton profiles, as seen on other parts of the Factory. Regarding ceiling height, there are not any standardized ceiling heights at the Factory as the team made an honest attempt to align the window elevations by size and height. The front elevation of the hotel resembles the front façade of the Factory. If the ceiling height is pushed to 13 feet, that will push the other issues out of sync with what the team been trying to accomplish over the past five months. Moving from north to south, the building height is consistent but there is a 4-foot rise in elevation. The lowest elevations are at the front where public space is (exposed ceilings) and at the back where the 4-foot rise occurs, private spaces such as offices and guest rooms will be housed, appropriate for lower ceilings. The mechanical equipment is conservatively sized and as the project moves forward, more specific equipment will be determined. The manufacturer has confirmed that the equipment can be painted to match the parapet and is somewhat self-shielding as the metal is smooth without coils and not obviously mechanical. Mr. Tally stated that to provide screening for the equipment, it will require offsets for clearance requirements making it pop up and be more visible. The team is proposing to move forward with the condition to add the screening later if the mechanical equipment isn’t screened enough. The refuse enclosures are proposed to have two bays with only one visible from the street. The visible one is next to the hotel and has been pushed back as far as possible from Liberty Pike with the opening to the north, away from primary views. Again, the intention is to match the material as much as possible and would submit the materials for approval if they are different than what was proposed.

Citizen Comments:

James Blair, Nashville, TN. Mr. Blair noted his special interest in the future of the Factory as grandson of Dortch Stove Works owner. Mr. Blair supports construction of the hotel and as the design of the hotel has been reviewed by the HZC, it continues to get better and better. Regarding demolition of buildings 9 and 10, although demolition is the last resort, the buildings have lost their structural integrity and Mr. Blair noted that he is thankful for what is being preserved. Overall, Mr. Blair stated his support for the hotel and hoped the HZC will approve the hotel so it can move to the next stage.

MOTION (Farmers Market & Building 10, 2015 Addition Demolition)
Commissioner Pearce motioned to approve demolition of Farmers Market & Building 10, 2015 Addition At 230 Franklin Rd with staff conditions, seconded by Commissioner Orr.

Vote: 7-0
Motion Passes

MOTION (Refuse Locations)
Commissioner Thompson motioned to approve the Refuse location and materials as shown at 230 Franklin Road, seconded by Commissioner Marquardt.

Commissioner Laster asked why the applicant chose sliding doors for the refuse locations instead of swinging doors previously used at the Factory.

Mr. Smothers stated that it is an operational choice. The swinging doors can be problematic and interact with the trucks when entering and exiting.

Chair LeMarinel noted that most of the Commissioners felt comfortable with placement of the refuse, it was the logistical issue that official documents with dimensions for the public record were not provided. If the same materials used in other places at the Factory are going to be used, the applicate should indicate that with the information pertaining to the material specifications.

MOTION to Defer (Refuse Locations)
Commissioner Laster motioned to defer the Refuse Locations to the June 9, 2025, HZC meeting, seconded by Commissioner Pearce.

Commissioner Pearce stated that specific dimensions and material specifications are needed along with staff's recommendation to defer.

Chair LeMarinel stated that not enough information is provided to decide comfortably.

Vote: 7-0
Motion Passes

MOTION (Building 9 Partial Demolition)
Commissioner Orr asked staff for their reasoning against demolition of Building 9 and stated that he felt like previous lengthy discussions determined that a section could come down and the front elevation facing Liberty Pike would be rebuilt to look like it did historically.

Chair LeMarinel stated that the Commission had given feedback stating that partial demolition could be acceptable, but staff's position has always been against demolition of Building 9.

Commissioner Pearce explained that demolition goes against the guidelines but several of the Commissioners had given feedback stating that they were comfortable with partial demolition.

Commissioner Orr motioned to approve partial demolition of Building 9 as proposed at 230 Franklin Road, seconded by Commissioner Laster.

Commissioner Orr stated that the rationale for going against staff recommendations is because the Commissioners agreed that partial demolition of Building 9 was acceptable, and the applicant was given that direction and moved forward with the project.

Commissioner Pearce explained that as a rule, one would not demolish a historic building under any circumstances, but given the context of this large, extraordinary project, bending the guidelines, a bit, is appropriate.

Commissioner Laster alternatively noted that he wasn't sure if this decision would be considered going against the guidelines. The guidelines provide criteria and one of those is that if the building has lost its historical integrity. Given the additions to the building, the replacement of posts, the fact the building was a lumber shed and then enclosed for many years, one might say it lost its historical integrity and structural integrity.

Commissioner Pearce added that if this single building existed in another location and in a different context, her opinion would be to save the building.

Ms. Huffer noted that if the building will be partially demolished there are no specifications regarding material other than to be replaced in kind. There are no specific call outs for materials or replacement of the same color and profile. Staff would like clarification.

Chair LeMarinel stated that the application says the preserved part will be maintained unless rot is encountered and will be replaced with wood. An amendment could be offered to say that any in kind replacements must return to the preservation staff for approval.

Amendment to (Building 9 Partial Demolition)
Commissioner Laster amended the motion to include that any in kind replacements must return to the preservation staff for approval, seconded by Commissioner Barrett.

Commissioner Pearce added that the amendment provides a solution to the concern.

Vote: 6-1 (Commissioner Marquardt voting against)
Amendment Passes

Vote (Building 9 Partial Demolition as Amended): 7-0
Motion Passes

MOTION (New Hotel Construction)
Commissioner Pearce motioned to defer New Hotel Construction at 230 Franklin Road to the June 9, 2025, HZC meeting, seconded by Commissioner Marquardt.

Commissioner Laster stated that for the first time the Commission is seeing renderings with color that show how the hotel building begins to merge and become part of the Factory. It would be nice to see more of that at the next DRC meeting.

Commissioner Pearce stated that as much as she tries to stay away from public comments or discussions about pending projects, the community considers this a large significant building, and the Commission needs to see all the details and know as much as possible before approving.

Chair LeMarinel noted the project is headed in the right directions, but another layer of detail is needed including material samples and window specification with photos. Regarding the mechanical equipment, screening must be provided per the zoning ordinance so the Commission needs to know the exact dimensions and if the units will be visible or not. If so, what type of screening is proposed.

Commissioner Laster also suggested that discussions at the DRC meeting should focus on staff concerns only and not the full application.

Commissioner Pearce asked if the applicant will be presenting a Lighting package.

Ms. Huffer stated that, as this point, a lighting package has not been presented.

Commissioner Marquardt suggested seeing more information relating to the “cube” comment made by staff.

Vote: 7-0
Motion Passes

OTHER BUSINESS

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

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

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

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

ADJOURN

Commissioner Orr motioned to Adjourn, seconded by Commissioner Laster. The motion carried 7-0. There being no further business, the meeting adjourned at 6:59 PM.

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

File #: 21-0638

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Front Yard Fencing At 1006 W. Main St.; Juli Clendenin, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning front yard fencing at 1006 West Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines
Chapter 7: Fences, Walls, and Gates

PROJECT INFORMATION:
COF Project Number: 8826
Applicant: Juli Clendenin
Owner: Juli Clendenin

BACKGROUND:
The property at 1006 West Main Street is located within the Hincheyville National Register Historic District. The National Register describes the principal building as a one-and-a-half-story Craftsman bungalow that was constructed circa 1920. The proposal includes the installation of front yard fencing at 1006 West Main Street.

The front yard fencing is proposed to match the neighbor's fencing located at 1003 West Main Street. The fencing will be 36" in height, and each picket will be spaced 2" apart. The design of the pickets is a French Gothic design. The fence will also have 6"x6" posts within the fence and will have two pedestrian gates. The Guidelines recommend the following for front yard fencing:

- Design fences and walls to be compatible with the architectural style of the building. For example, wood picket fencing is appropriate for vernacular frame houses.
- 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.
- Erect fences and walls in typical locations along property lines.

- 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. Avoid aluminum and chain-link fencing.
- Limit height to 3 feet.
- 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.

As proposed, the fence is appropriate in light of the Guidelines.

RECOMMENDATION:
Staff recommends approval of the front yard fencing with conditions:

1. Differentiate gate design, materials, or detailing from the associated fence or wall design.
2. Configure operable gates to swing inwardly. They should not open onto the public sidewalk.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



1006 West Main Street

6/9/25 HZC
Submittal

Proposed Alteration:

Front Yard Fencing

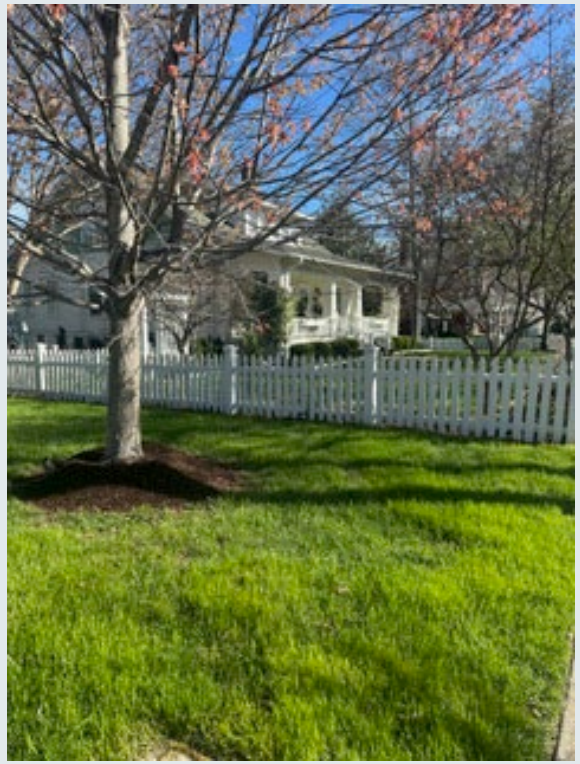
- Installation of a 36” tall picket fence in a French Gothic style in the front yard.
- Each picket will be 2” apart. The fence will have 6”x 6” posts and will have two pedestrian gates.
- The intent is to match the adjacent fence at 1003 W. Main Street.



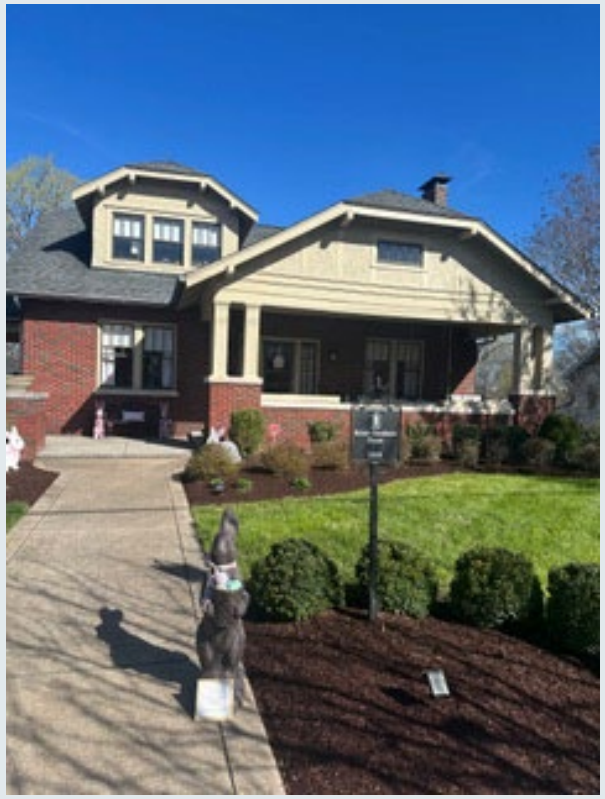
Existing house

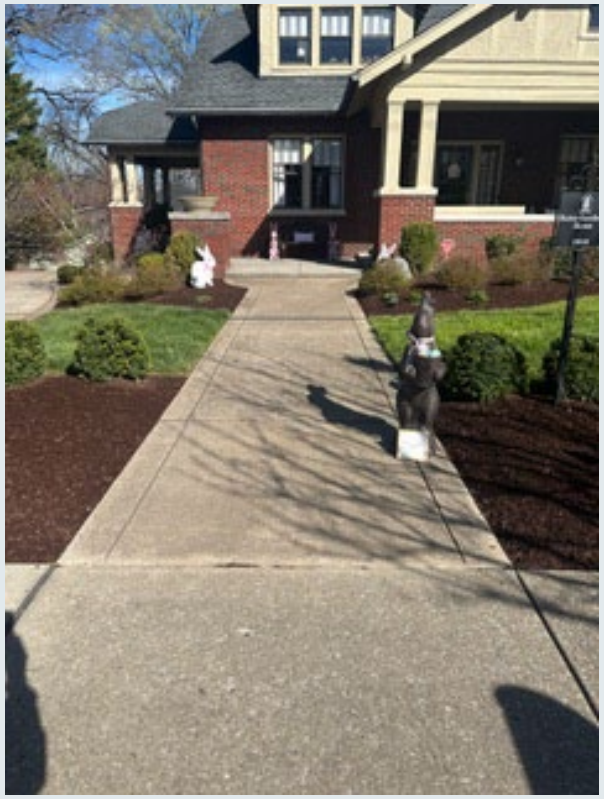
Existing Front Yard Fencing At 1003 W. Main Street



Existing conditions at 1006 W. Main Street






Existing conditions at 1006 W. Main Street





Aerial of the property showing where the pedestrian gates will be located



File #: 21-0652

DATE: June 2, 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 (Principal) And Fencing At 231 Myles Manor Ct.; Amanda McCreary, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building for roof replacement, gutter and downspout replacement, and alterations to windows and doors, and the installation of front yard and rear yard fencing.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 7: Fence, Walls, and Gates

PROJECT INFORMATION:
COF Project Number: 8836
Applicant: Amanda McCreary
Owner: Luci Beth and Brian Mayberry

BACKGROUND:
The property located at 231 Myles Manor Court is located in the Franklin Road Historic District. The property is listed on the National Register as the Maney-Sidway House and is locally known as Jasmine Grove. The site features a principal building in the neoclassical style along with a number of historic accessory structures around the property. The principal building was originally constructed in 1850 and has had a series of additions and alterations over time, including a recently approved addition and alterations to the rear of the building. This alteration request was reviewed during the March 2025 Design Review Committee meeting.

The applicant is requesting a Certificate of Appropriateness for the following items:

- Replacement of the roof in-kind in a dark bronze color
- Replacement of gutters and downspouts
- Window and entrance alterations

- Installation of fencing in the front and rear yard

Roof Replacement:
The proposal includes replacing the existing metal standing seam roof in-kind, in a dark bronze color. The existing roof material is a rusty red color. The Guidelines recommend the following:

- Preserve historic roof forms and materials. Roofing sections on the 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.

The in-kind replacement of the roof is appropriate with a dark bronze finish. It is difficult to discern the material that was historically present and is not included in the National Register Listing information. The dark bronze is an appropriate finish that is seen in the district.

Gutter and Downspout Replacement:
The proposal includes replacing the existing gutters and downspouts with half-round gutters and round downspouts in a copper finish. The existing gutters on the principal building are a combination of Ogee/K-Style gutters and half-round gutters. The existing half-round gutters have been painted white, but previously had a copper finish. On the recently approved addition, the approved gutter style was a half-round gutter. The Guidelines recommend the following:

- Preserve and maintain historic gutters and downspouts.
- Repair and replace damaged gutters and downspouts.
- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s.
- Preserve historic, atypical-style buildings and architectural details. Do not historicize a building to mimic a different period of significance. Avoid alterations that mix elements of different architectural styles or periods.

The existing gutters are not historic to the building. The building dates to before 1930, and the use of a half-round gutter is appropriate for the age and style of the building. The use of a copper finish is appropriate for the gutters as it is a common finish for elements of a neo-classical style building.

Window and Entrance Alteration:
The proposal includes an alteration to install five basement windows with window wells and one Bilco basement egress door on the previously approved addition to the building. The windows are proposed on the front, side, and rear of the addition. The historic building features a window well and cellar door on the left elevation. The Guidelines recommend the following:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.

The proposed windows and entrance will be minimally visible from the public view. The style, placement, and relationship of solid-to-voids are compatible with what is seen on the historic building. The window specifications were not included in the submittal. The proposed cellar door is minimal and will appear as secondary in detailing to the historic building. The proposed windows and entrance are appropriate.

Fencing:
The proposal includes the installation of additional horse-board fencing along the perimeter of the sides of the property, in the front yard, and the rear yard. The proposed horse board fencing will match the existing horse board fencing on the property. The height of the fencing will be four feet tall. The Guidelines recommend the following:

- For front yards, 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.
- Horse fencing may have a height of 4 1/2 feet.
- 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 horse-board fencing is appropriate for the front yard and rear yard.

RECOMMENDATION:
Staff recommends approval of the building alterations and fencing with the following conditions:

1. The windows shall match the material and design of the previously approved windows and shall be returned to Preservation staff prior to building permit submittal for approval.
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.

SCOPE OF WORK:

- THE UNDERLAYMENT OF THE EXISTING METAL ROOF IS DETERIORATED AND NEEDS TO BE REPLACED. NEW METAL ROOF - DARK BRONZE
- THE EXISTING GUTTERS ARE A COMBINATION OF ROUND AND SQUARE. THE ROUND GUTTERS ARE COPPER BUT SOME HAVE BEEN PAINTED WHITE. PROPOSED: NEW METAL ROUND DOWNSPOUTS - COPPER



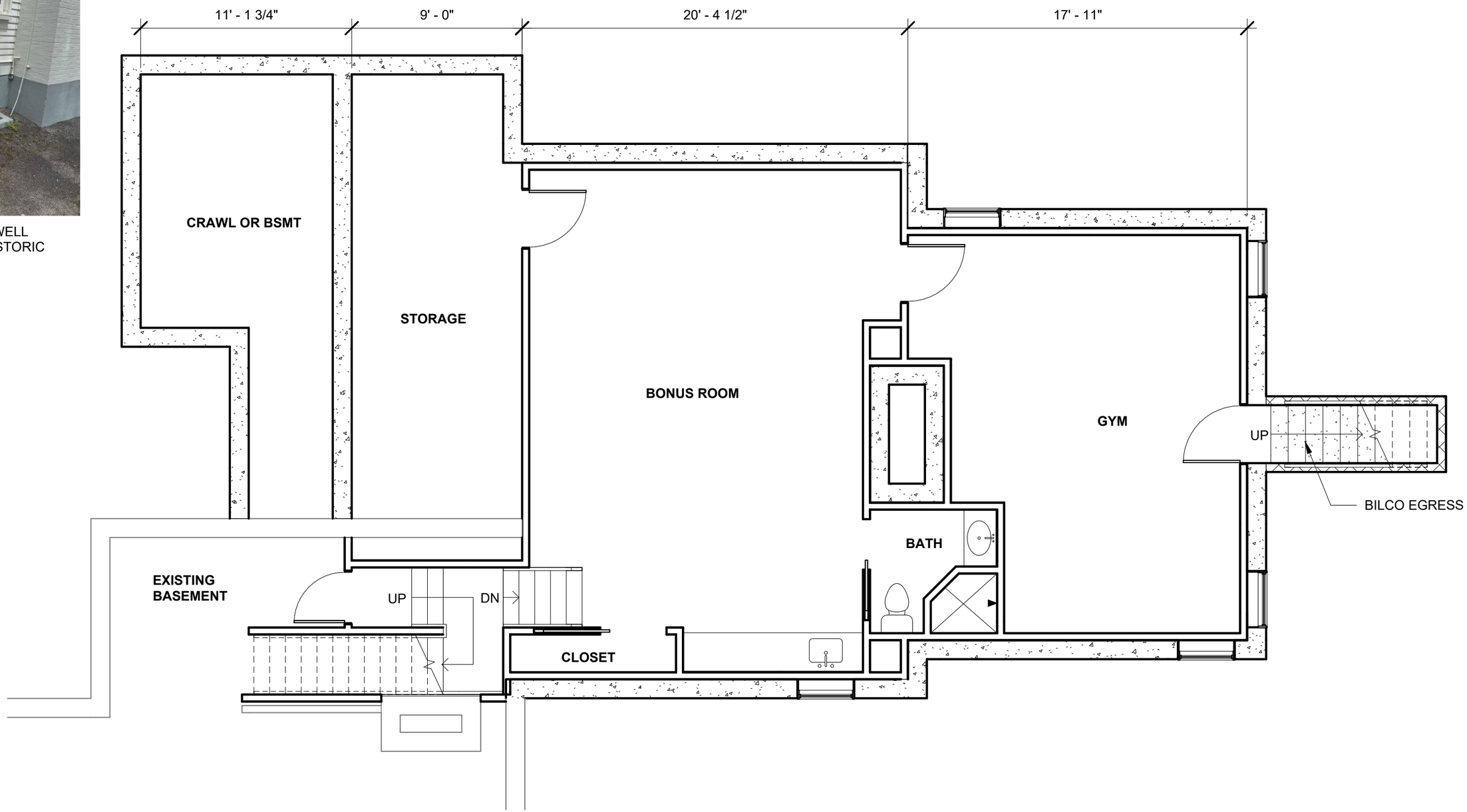
RESIDENCE ENTRY



REAR PATIO



EXISTING WINDOW WELL
ON LEFT SIDE OF HISTORIC
PORTION OF HOUSE



CHISEL workshop

231 MYLES MANOR

SK23

BASEMENT // PLAN

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



CHISEL workshop

231 MYLES MANOR

SK24

BASEMENT // FRONT ELEVATION

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

2025.05.23





CHISEL workshop

231 MYLES MANOR

SK25

BASEMENT // LEFT SIDE ELEVATION

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



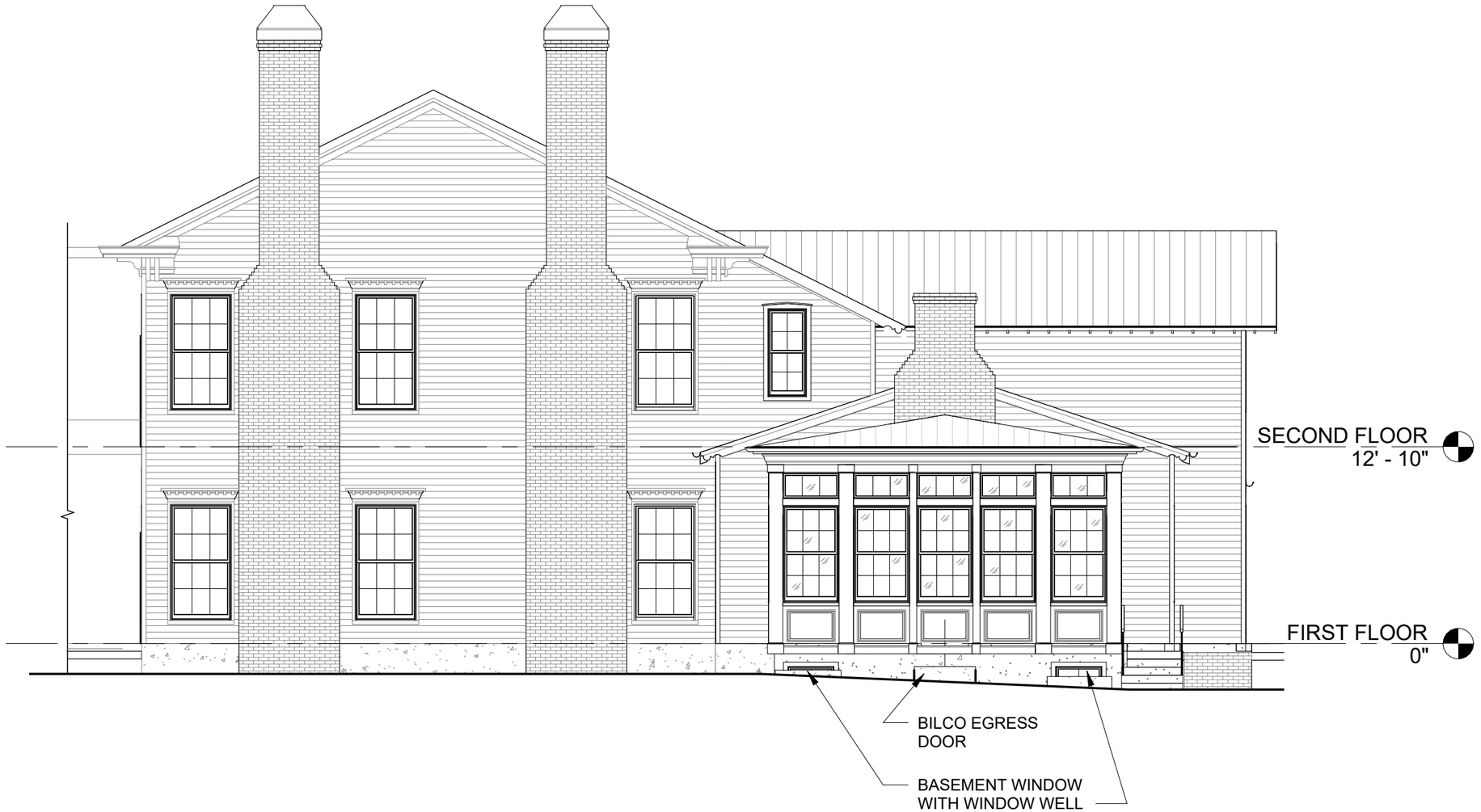
CHISEL workshop

231 MYLES MANOR

SK26

BASEMENT // REAR ELEVATION

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



CHISEL workshop

231 MYLES MANOR

SK27

BASEMENT // RIGHT SIDE ELEVATION

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

2025.05.23

EXISTING FOUR-BOARD
FENCING TO REMAIN

SCOPE OF WORK:
ADD NEW FOUR-BOARD FENCING
TO MATCH EXISTING ALONG SIDES
OF PROPERTY HIGHLIGHTED IN
YELLOW.
EXISTING FENCING TO REMAIN.

NEW FOUR-BOARD
FENCING TO MATCH
EXISTING

NEW FOUR-BOARD FENCING ALONG
EXISTING TREE LINE TO MATCH EXISTING

MAIN HOUSE

MYLES MANOR CT.

EXISTING FOUR-BOARD
FENCING TO REMAIN

EXISTING FOUR-BOARD
FENCING TO REMAIN

CHISEL
workshop

231 MYLES MANOR

SK19

HZC // FENCE REQUEST

SCALE: 1/64" = 1'-0"

2025.05.05



EXISTING FENCE. NEW TO MATCH EXISTING





SIZE AND DETAILING TO MATCH EXISTING.
FENCE TO BE 48" TALL.

CHISEL workshop

231 MYLES MANOR

SK20

NEW FENCING

SCALE:

2025.05.05

File #: 21-0645

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Rear Dormer) At 1841 William Campbell Ct. (Lot 5 At Magnolia Hall Subdivision); Mike Hathaway, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the addition of a dormer to the rear of the principal building at 1841 William Campbell Court.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Roofs (p. 82)

PROJECT INFORMATION:
COF Project Number: 8831
Applicant: Mike Hathaway
Owner: Kick Drum Investments, LLC, James R. Humphreys, Jr., Rep.

BACKGROUND:
The property at 1841 William Campbell Court is located in the Boyd Mill Avenue Local Historic District. The new construction is part of the Historic Magnolia Hall PUD Subdivision and received a Certificate of Appropriateness from the Historic Zoning Commission in April 2024. The proposal includes the addition of a dormer on the left elevation close to the rear of the building.

The dormer is proposed to have a roof pitch of 8:12, which matches the other similarly sized dormers on the building. The dormer will also include a pair of double hung windows that are seen on the same elevation. The application indicates that the dormer will match the materials of the building to cohesively blend into the existing building. The Guidelines recommend the following:

- Do not add dormers or other additions to front or highly visible elevations.
- If dormers, decks, or other modern rooftop features are desired, add them only to rear or side elevations with minimal visibility and use designs, materials, and scale in keeping with building character. Roof dormers are recommended over wall dormers

- Use asphalt, wood, stone, slate, or fiberglass shingles or standing-seam metal as roof coverings.
- Maintain the rhythm and spacing of window and door openings of adjacent structures.
- Architectural details should complement, but not visually compete with, the character of nearby historic structures.
- Use weatherboard, clapboard, or shiplap siding. Lap siding exposure should be consistent with that on adjacent historic structures.

As proposed, the addition of the dormer is appropriate within the Guidelines.

RECOMMENDATION:
Staff recommends approval of the addition of a dormer with the following conditions:

1. The window profile and design must match the previously approved windows on the building.
2. The building materials on the new dormer must match the materials utilized on the building.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

SITE PLAN

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN

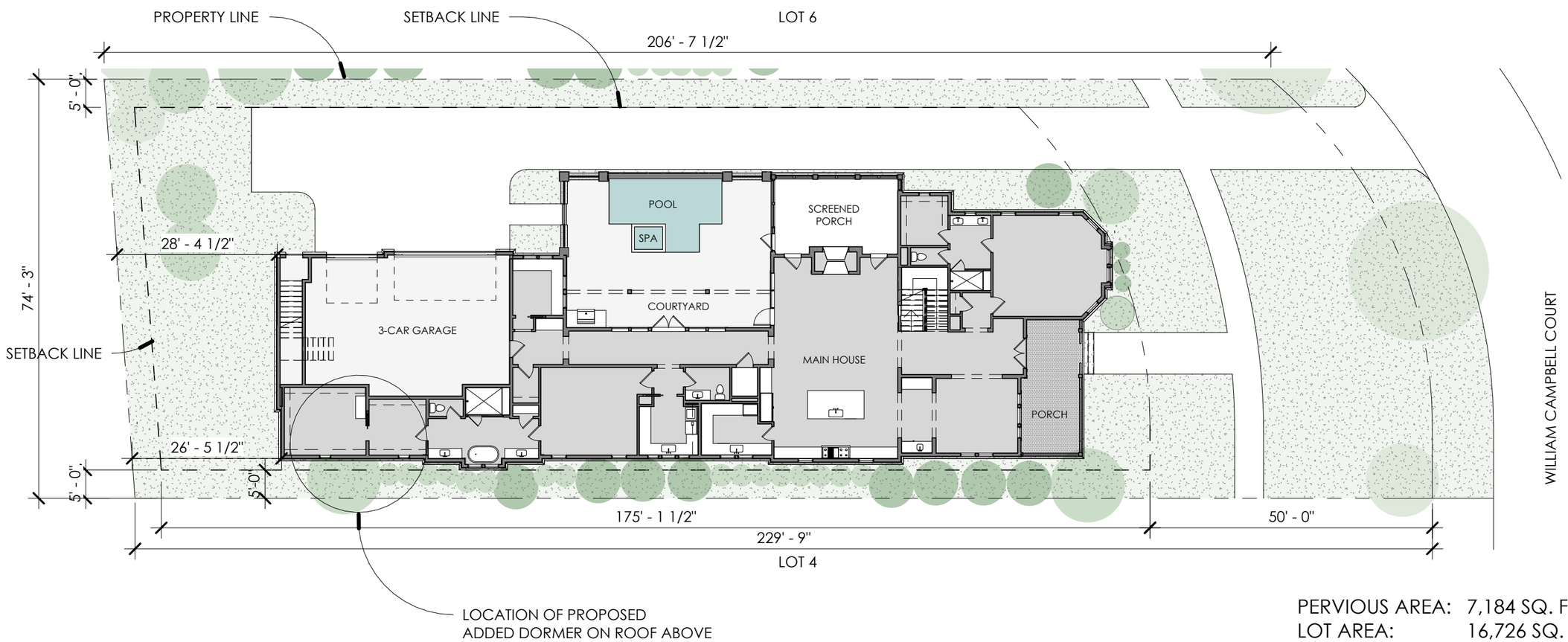


OVERALL ILLUSTRATIVE SITE PLAN (NTS)

SITE PLAN

MAGNOLIA HALL LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



PERVIOUS AREA:	7,184 SQ. FT.
LOT AREA:	16,726 SQ. FT.
LOT 5 LSA:	43% (20% MIN.)

SCHEMATIC SITE PLAN

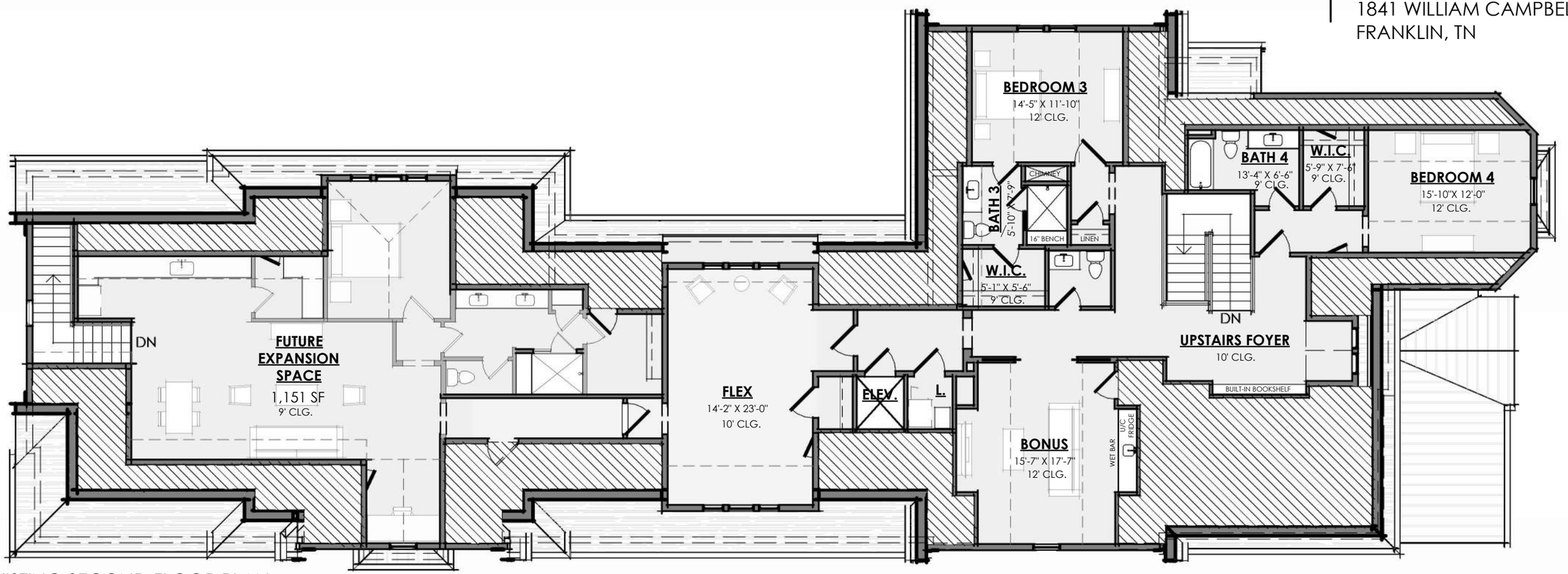
1" = 20'-0"

HZC 906 05/29/2025

FLOOR PLANS

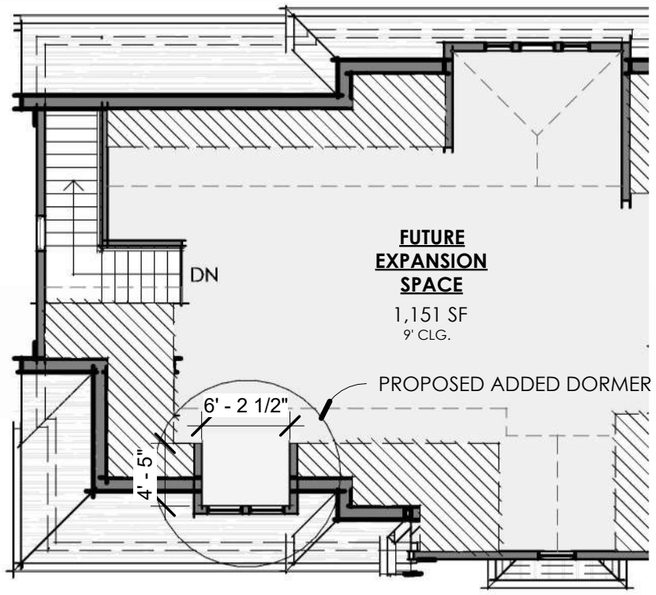
MAGNOLIA HALL - LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"



PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

ELEVATIONS

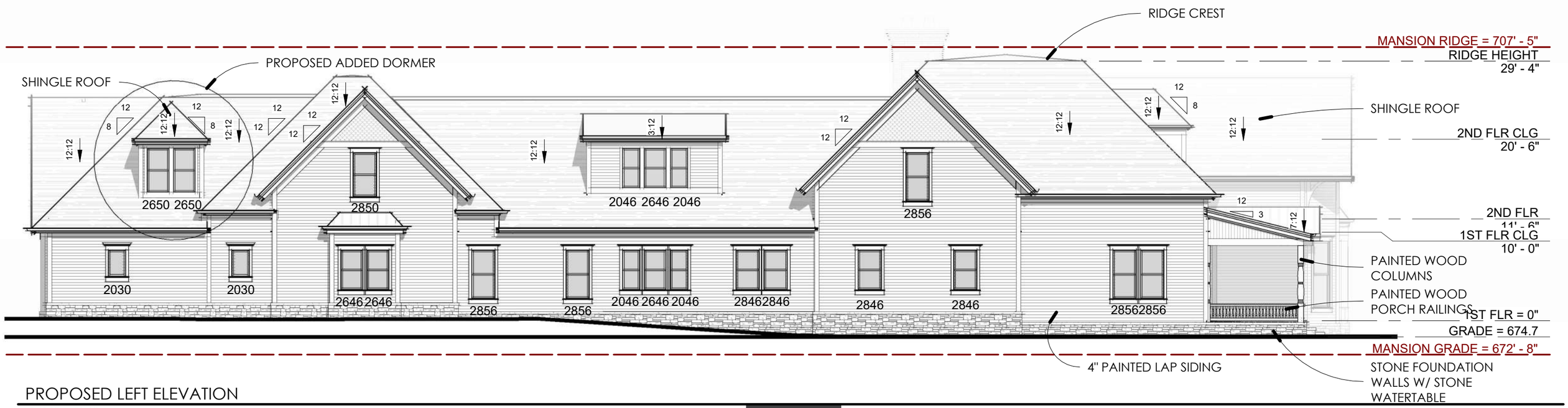
MAGNOLIA HALL - LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN



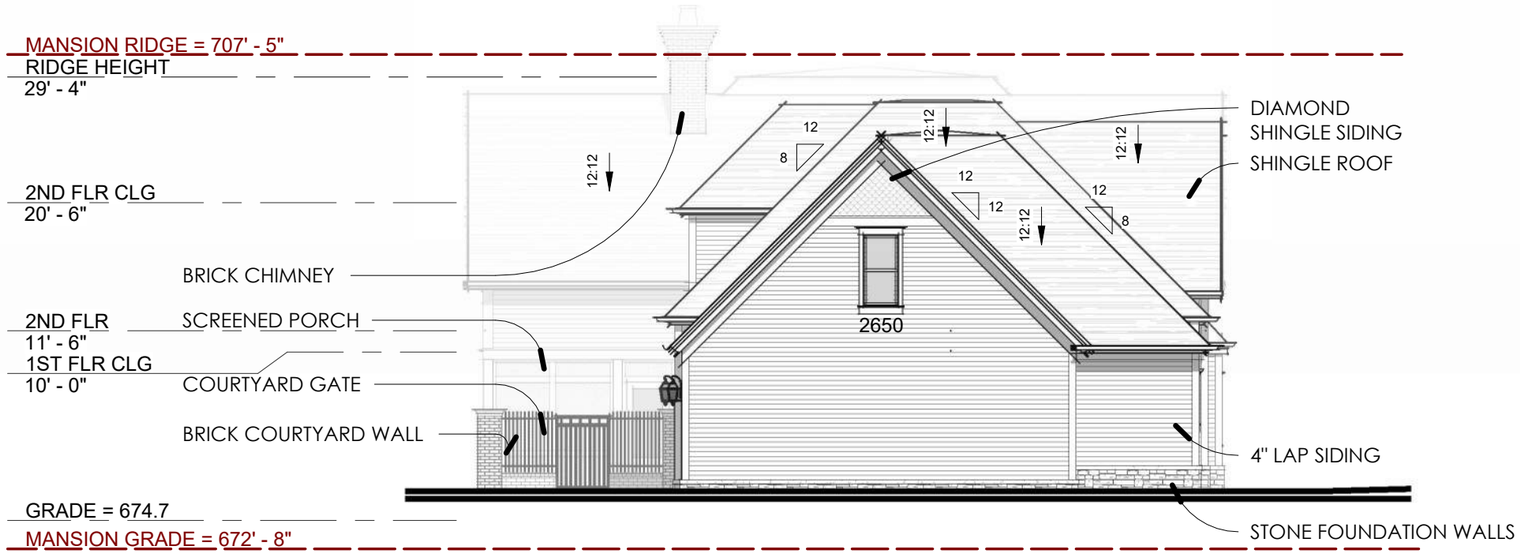
EXISTING LEFT ELEVATION

3/32" = 1'-0"



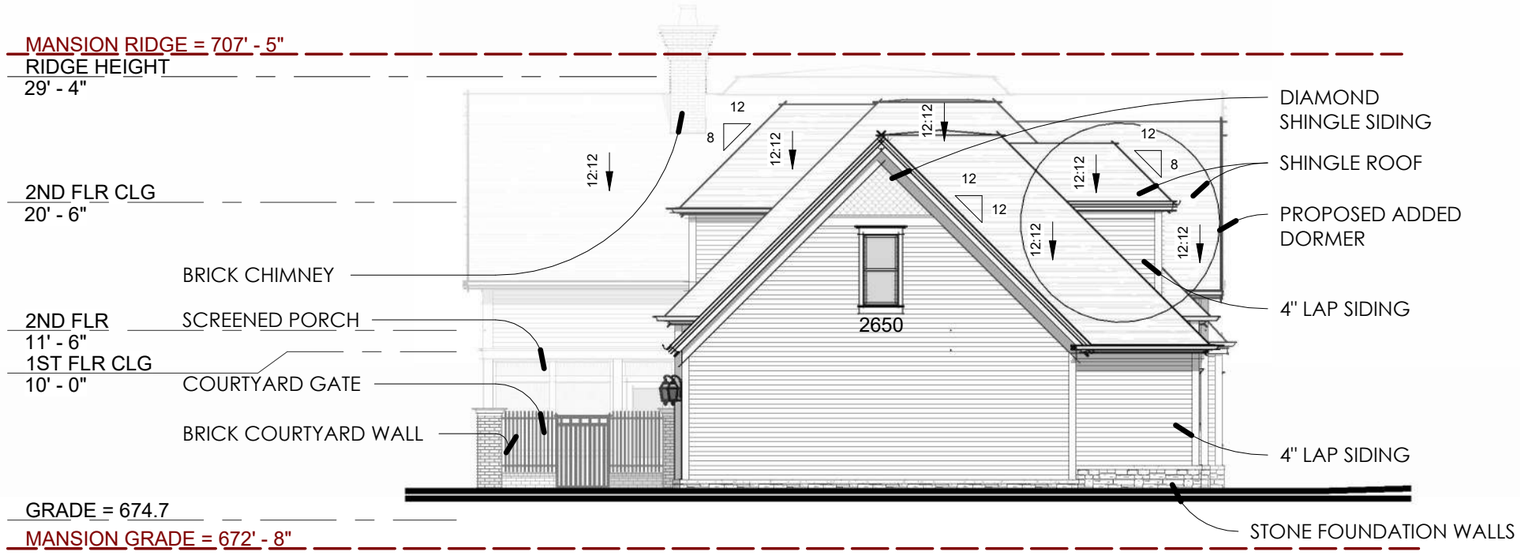
PROPOSED LEFT ELEVATION

3/32" = 1'-0"



EXISTING REAR ELEVATION

3/32" = 1'-0"



PROPOSED REAR ELEVATION

3/32" = 1'-0"

EXISTING SITE CONDITIONS

MAGNOLIA HALL - LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN





EXISTING ROOF CONDITION

1" = 20'-0"

RENDERINGS

MAGNOLIA HALL - LOT 5

1841 WILLIAM CAMPBELL CT
FRANKLIN, TN











906

May 29, 2025

Emily Huffer
City of Franklin
Historic Zoning Commission
P.O. Box 305
Franklin, TN 37065

RE: Magnolia Hall – Lot 5
1841 William Campbell Court
Franklin, TN 37064

Emily,

Please find attached our proposed addition of a roof dormer near the back of the left façade of Magnolia Hall Residence – Lot 5 on 1841 William Campbell Court. After framing the house and walking the interior rooms that are currently under roof, we found that the second floor "mother-in-law" suite living space was woefully low on natural light. Therefore, we are proposing to add a two-window dormer to complement the existing dormers while also working in concert with the existing hip roof form. Note that we will match the materials (wall, windows and roof) of the other existing dormers currently construction on the home.

We would welcome any comments you and/or the historic zoning commission members would have but would also appreciate approval at the June 9th, 2025 meeting in order to stay on schedule with our framing and next step interior build-out schedule for this home that is already under construction.

Thank you for your help with getting this processed quickly.

Sincerely,



Michael Hathaway, AIA
Principal
906 Studio, PLLC

File #: 21-0639

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Rooftop Screening and Refuse Screening At 127 2nd Ave. N.; Erin McGinnis, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning rooftop screening and a refuse enclosure.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 3: Non-Historic Commercial Buildings
Chapter 6: Site & Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8821
Applicant: Erin McGinnis
Owner: Ron Shuff Family Partnership, Marla Albert, Rep.

BACKGROUND:
The building located at 127 2nd Avenue North is located within the Downtown Franklin National Register Historic District. Previous alterations to the building were approved in January 2025. The building was constructed circa 1960, but since the building has been significantly altered through the years, staff has previously applied the non-historic commercial building chapter when reviewing alterations. The proposal includes installing rooftop screening and new refuse screening for the existing refuse container location at 127 2nd Avenue North.

Rooftop Screening
The rooftop screening will screen the mechanical equipment that is being added to the roof. The screening will be dark in color and will be louvered. The screening will begin 27' back from the front facade and will span 70' in length to the rear of the building. The Guidelines recommend:

- Place roof-mounted systems such that distance or architectural elements like parapets keep them from view.

- 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.

Further, the Zoning Ordinance requires that rooftop screening:

- Rooftop mechanical equipment shall not be visible from any adjacent street or internal drive and shall be fully screened by either a parapet or a dark-toned screening element.

The rooftop screening appears to meet the Guidelines and Zoning Ordinance, but the screening shall be flush with the roof to screen the equipment.

Refuse Enclosure

The existing location of the refuse area has been on the left rear side of the property since 2007, based on Google Street View imagery. The refuse enclosure is proposed to be constructed out of split-faced concrete painted white, CMU block to match the existing buildings, and will utilize aluminum slatted doors. The refuse area is 6'-8" in height, 10' in width (not including the pedestrian door entrance), and 10' in length. The Guidelines recommend:

- 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.

Further, the Zoning Ordinance requires that refuse enclosures:

- Refuse areas, such as dumpsters, trash compaction, garbage or recycling collection, and other similar service areas shall be located away from frontages and to the side or rear of the building, and at least five feet from any lot line.
- Walls shall be provided to fully screen refuse areas from public view, and be no less than six feet in height. The walls shall be opaque and constructed of brick or stone materials that complement the main colors and materials of the associated building they serve.
- Gates shall be opaque and designed to complement the wall materials. To allow dumpster gates to remain closed as often as possible, either a pedestrian door, wall offset for pedestrian access, or self-closing gates shall be provided.
- Building design or other structural features, such as knee walls, alcoves, or wing walls may also be used to fully or partially enclose site items required to be screened.

While the refuse area is maintaining its existing location and is improving the appearance of the refuse area, the proposed material does not meet the requirements of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval of the rooftop screening and refuse screening with the following conditions:

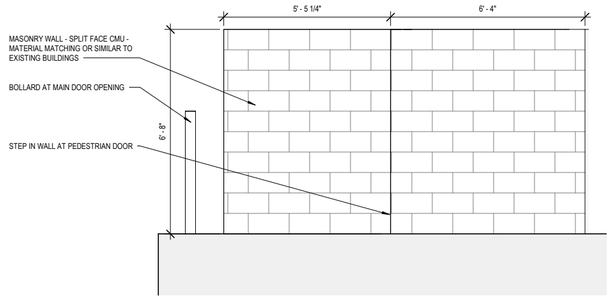
1. The mechanical equipment shall not be visible from the street and must have screening to conceal the entire units from the street.
2. The refuse enclosure must be constructed of brick and painted in the same paint color as the principal building.

3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. 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. As an informational note: Permit number 176986 has not been approved yet and any changes made on either plan set will be required to match. Refuse enclosure construction details and roof screen not currently on above referenced plan set.
2. The contractor shall ensure that all rooftop 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 the building parapet be raised to meet City of Franklin screening requirements.
   The 1'-4" gap at the bottom of the screening does not sufficiently meet this requirement. The screening should be flush with the roof in order to adequately screen all equipment.
3. The dumpster enclosure walls shall be opaque and constructed of brick or stone materials that complement the main colors and materials of the associated building they serve. Split face block is not permitted.

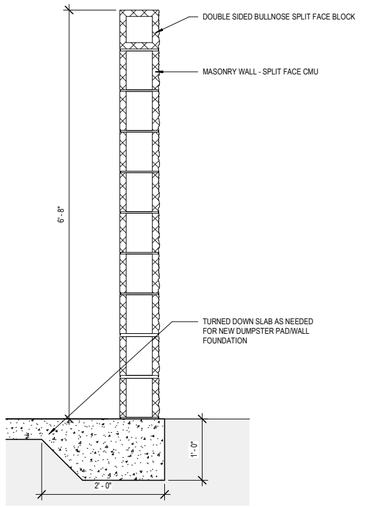
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5 WEST ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

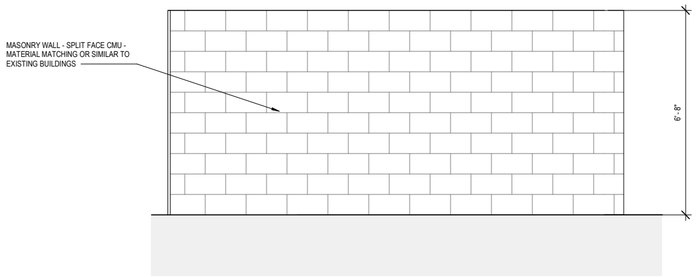
0' 1' 2' 4'



6 SECTION - ENCLOSURE

SCALE, 1" = 1'-0"

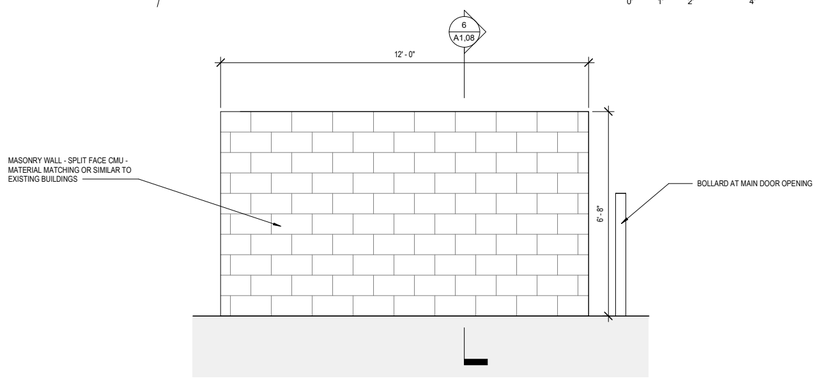
0' 6" 1' 2'



4 SOUTH ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

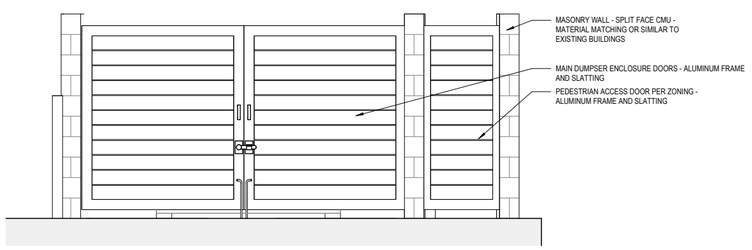
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3 EAST ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

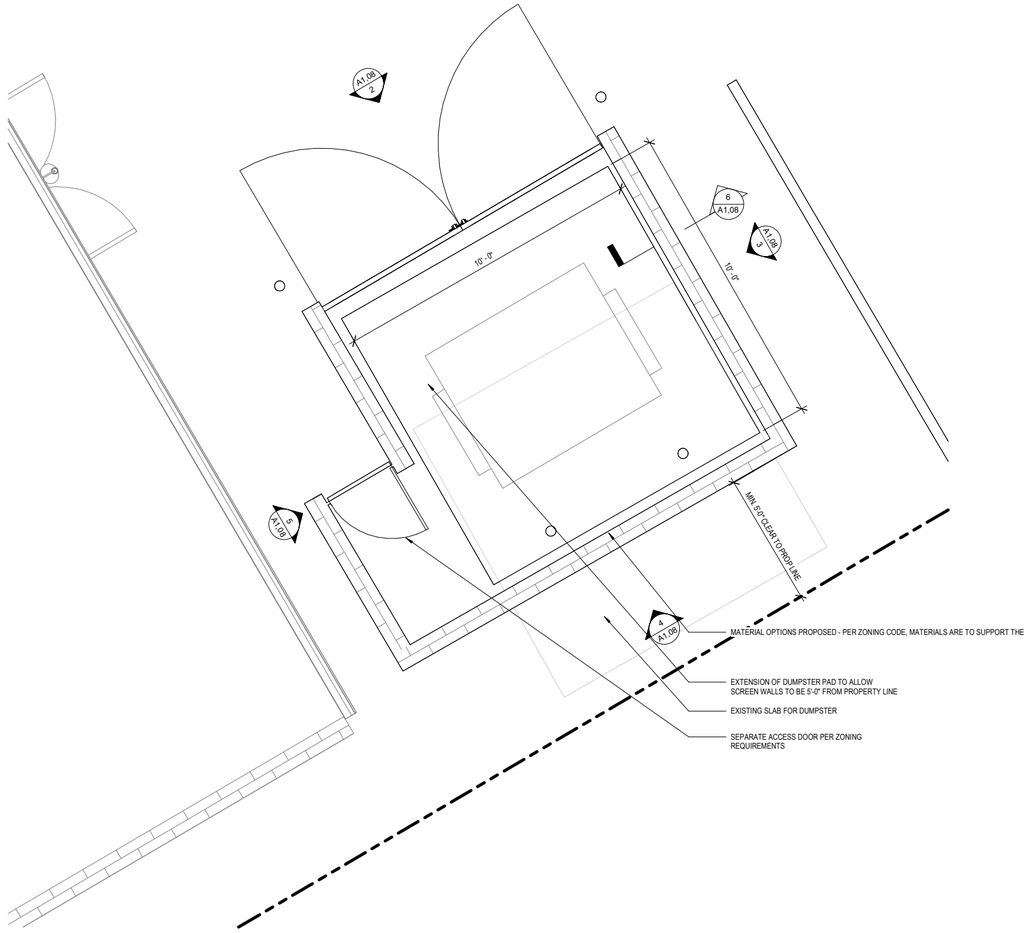
0' 1' 2' 4'



2 NORTH ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

0' 1' 2' 4'



1 SITE PLAN - Callout 1

SCALE, 1/2" = 1'-0"

0' 1' 2' 4'

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

EXTERIOR PACKAGE

2025-05-27
24027

REVISIONS

DELTA	ISSUE	DATE

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DUMPSTER ENCLOSURE

A1,08

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1 EXISTING DUMPSTER LOCATION



3 DUMPSTER ENCLOSURE RENDERING



2 DUMPSTER ENCLOSURE RENDERING



4 DUMPSTER ENCLOSURE RENDERING

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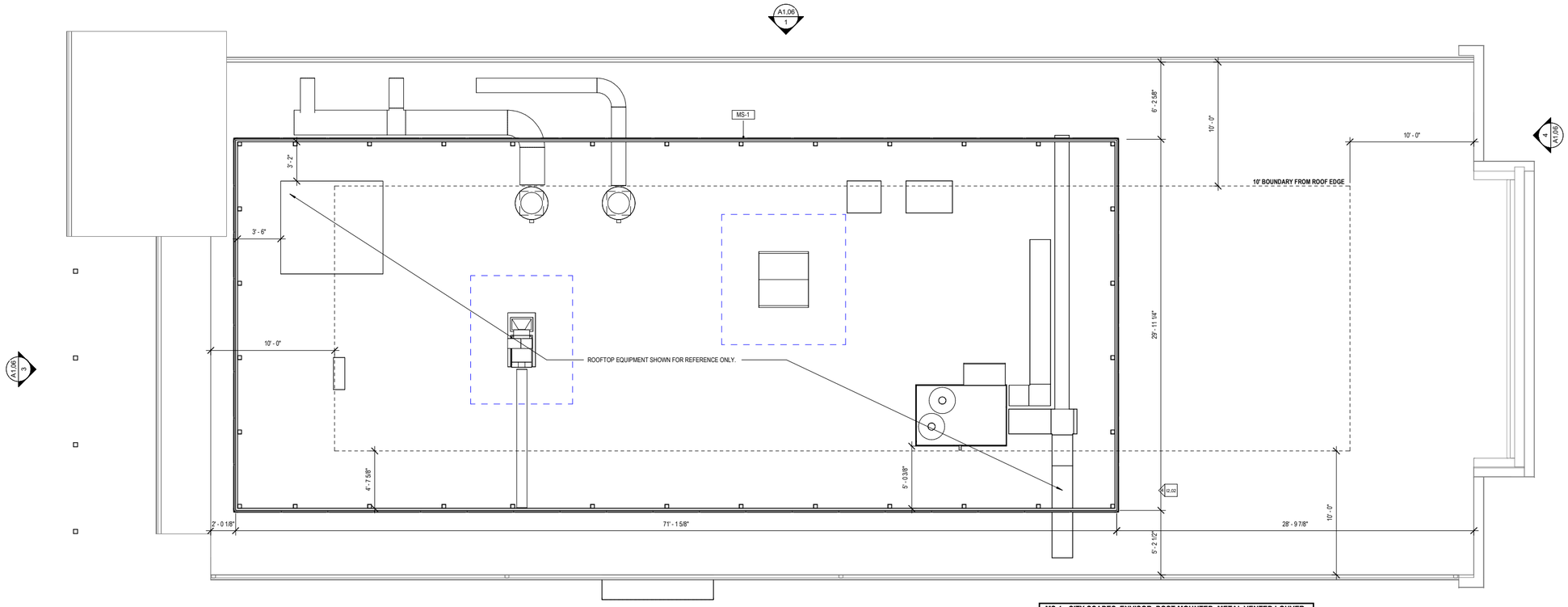
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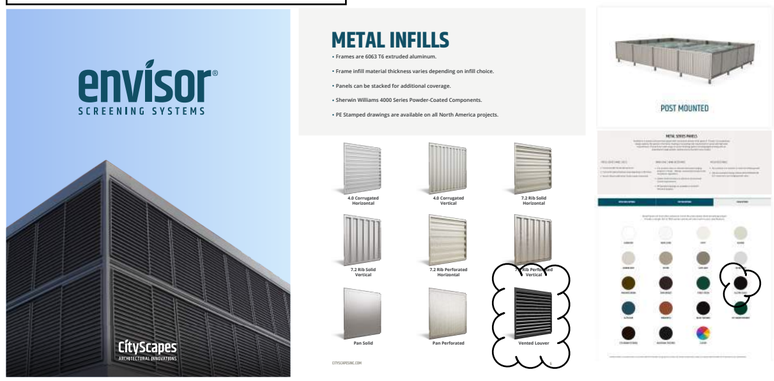
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DUMPSTER VIEWS

A1,09

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DESCRIPTION OF PROPOSAL

WE HAVE RECIEVED CITY OF FRANKLIN CODES REVIEW COMMENTS FOR THE FRANKLIN BUTCHERY, COF PERMIT # 176986, ASKING FOR A PRIVACY SCREEN PER FRANKLIN CODE AND FOR FALL PROTECTION AS SOME ROOF EQUIPMENT IS LESS THAT 10' FROM THE ROOF EDGE.
WE ARE PROPOSING A LOUVERED MECHANCIAL SCREEN TO SURROUND THE ROOFTOP EQUIPMENT AND PROVIDE FALL PROTECTION. THE SCREEN WILL BE POST MOUNTED, LOUVERED, EXTRUDED ALUMINUM IN COLOR, ELECTRIC BLACK.

1 ROOF PLAN - MECHANICAL SCREEN

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

0' 2' 4' 8' PLAN NORTH

THE FRANKLIN BUTCHERY

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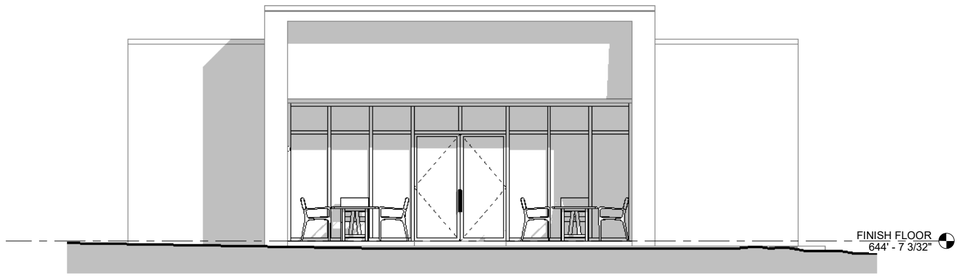
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ROOF PLAN - MECHANICAL SCREEN

A1,05

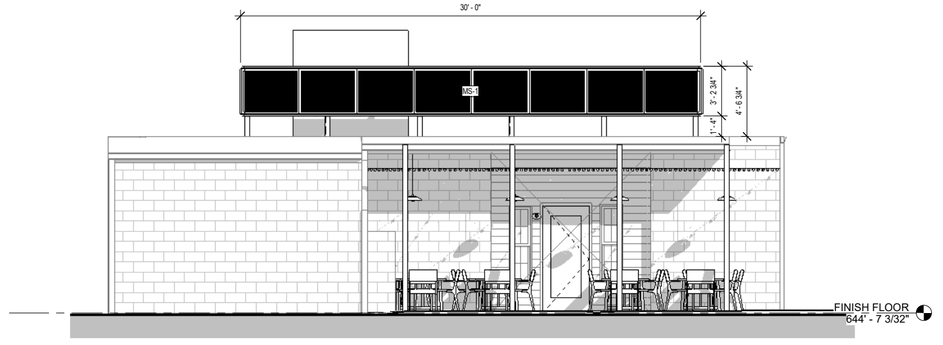
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4 NORTH EAST ELEVATION - FACADE ON 2ND AVE N - MECHANICAL SCREEN

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

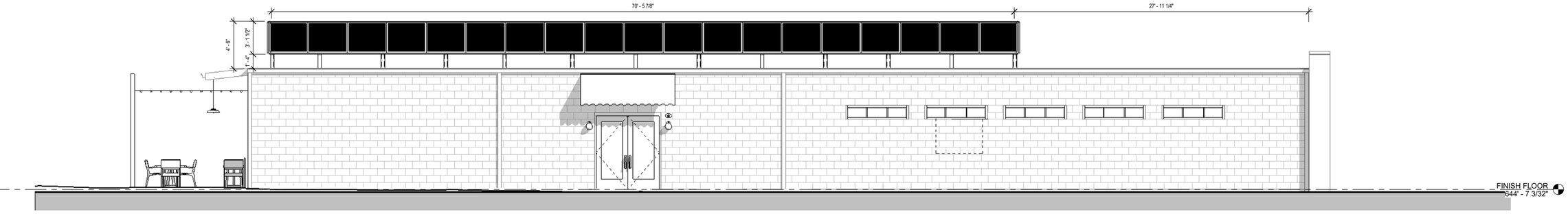
0' 2' 4' 8'



3 SOUTH WEST ELEVATION - REAR - MECHANICAL SCREEN

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

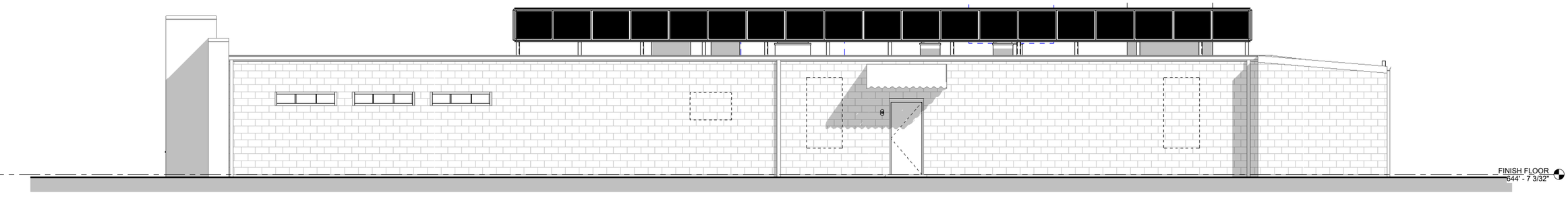
0' 2' 4' 8'



2 SOUTH EAST ELEVATION - MECHANICAL SCREEN

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

0' 2' 4' 8'



1 NORTH WEST ELEVATION - MECHANICAL SCREEN

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

0' 2' 4' 8'

THE FRANKLIN BUTCHERY

127 2ND AVE N
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EXTERIOR ELEVATIONS - MECHANICAL SCREEN

A1,06

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1 NORTH EAST EXISTING PHOTO



3 REAR EXISTING PHOTO



2 NORTH EAST RENDERING



4 REAR RENDERING

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MECHANICAL SCREEN VIEWS

A1,07

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1 NORTH WEST EXISTING PHOTO



3 SOUTH EAST EXISTING PHOTO



2 NORTH WEST RENDERING



4 SOUTH EAST RENDERING

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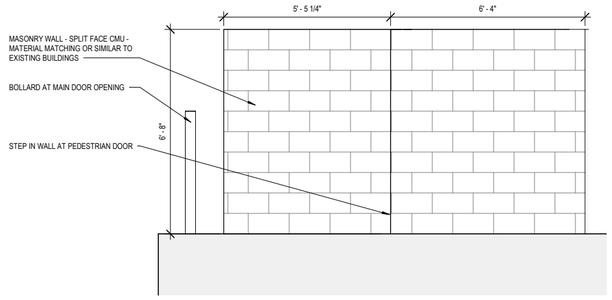
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COMMA DESIGNWORKS

MECHANICAL SCREEN VIEWS

A1,08

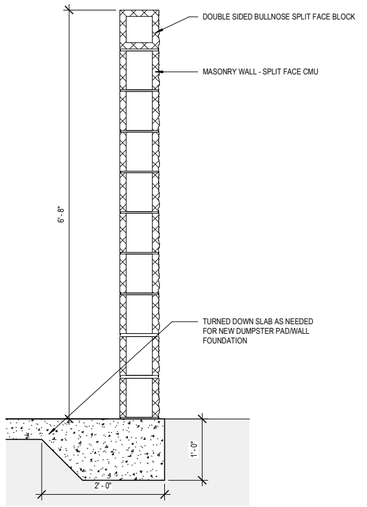
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5 WEST ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

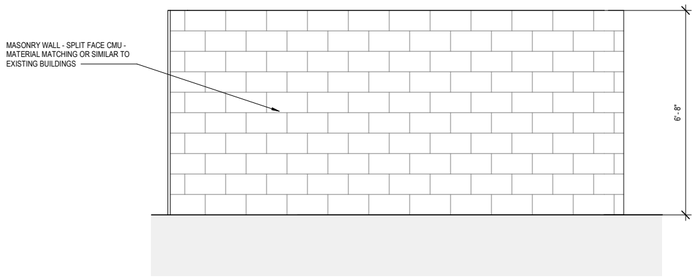
0' 1' 2' 4'



6 SECTION - ENCLOSURE

SCALE, 1" = 1'-0"

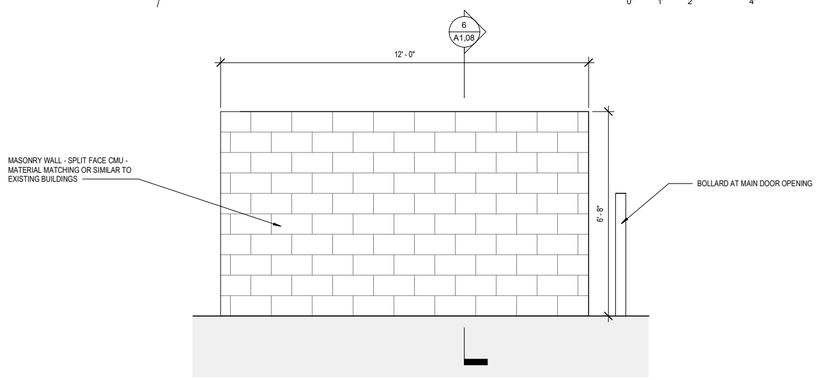
0' 6" 1' 2'



4 SOUTH ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

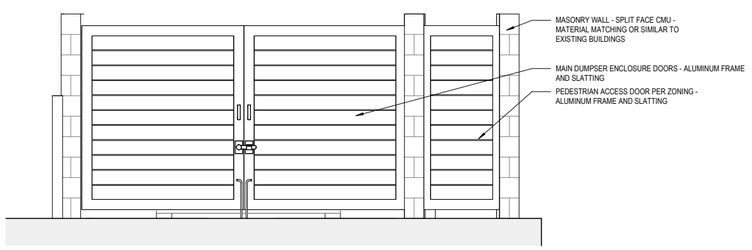
0' 1' 2' 4'



3 EAST ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

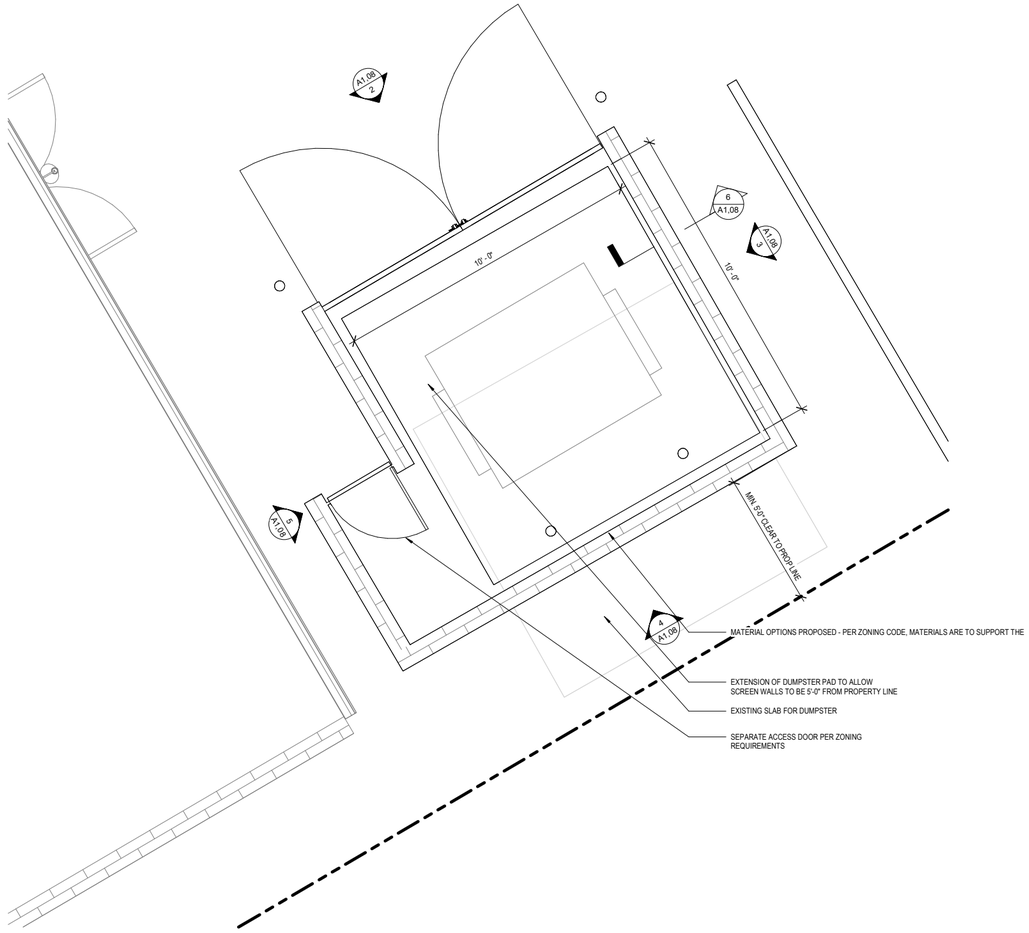
0' 1' 2' 4'



2 NORTH ELEVATION - ENCLOSURE

SCALE, 1/2" = 1'-0"

0' 1' 2' 4'



1 SITE PLAN - Callout 1

SCALE, 1/2" = 1'-0"

0' 1' 2' 4'

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

EXTERIOR PACKAGE

2025-05-27
24027

REVISIONS

DELTA	ISSUE	DATE

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COMMA DESIGNWORKS

DUMPSTER ENCLOSURE

A1,08

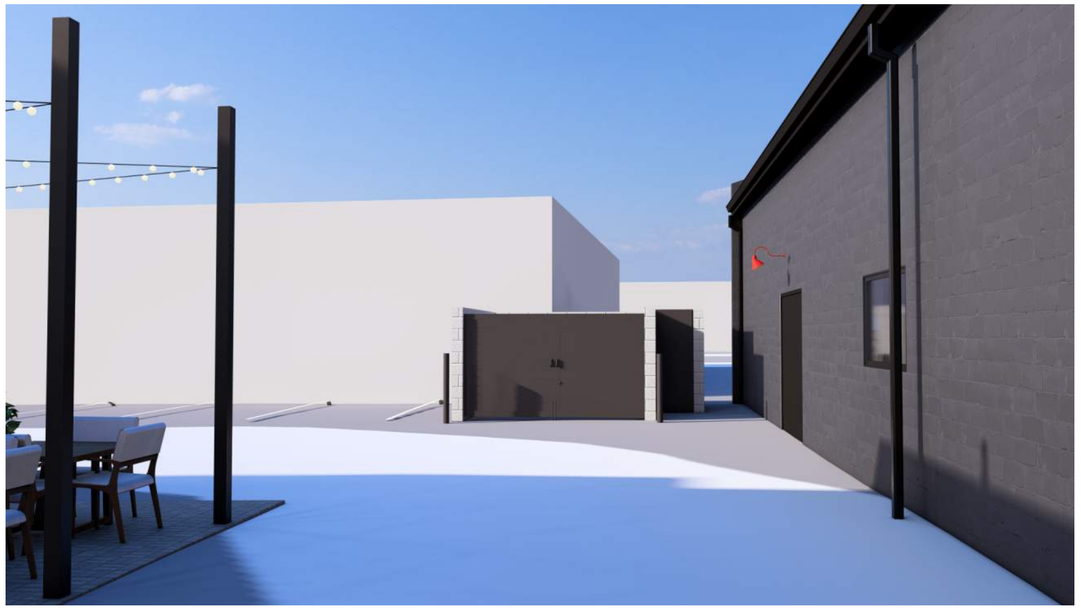
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1 EXISTING DUMPSTER LOCATION



3 DUMPSTER ENCLOSURE RENDERING



2 DUMPSTER ENCLOSURE RENDERING



4 DUMPSTER ENCLOSURE RENDERING

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

EXTERIOR PACKAGE

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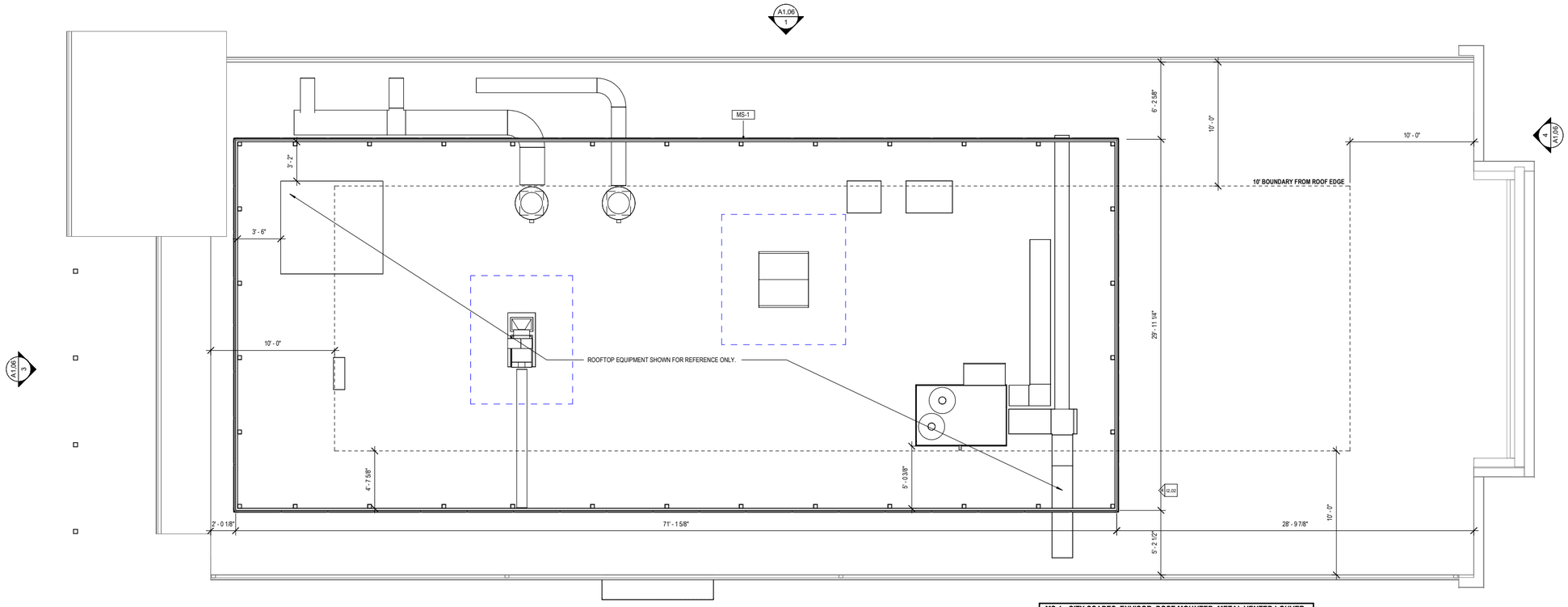
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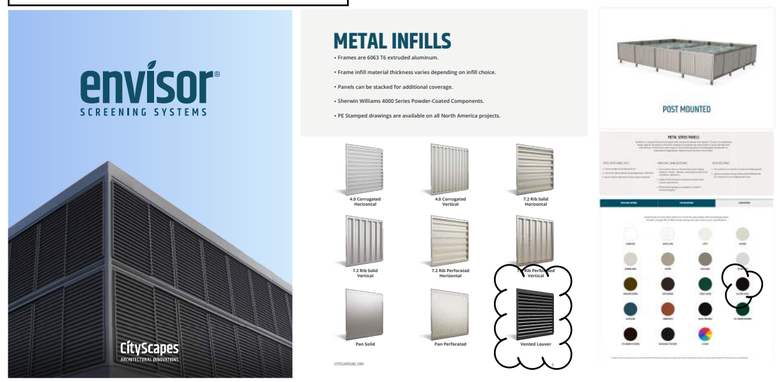
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DUMPSTER VIEWS

A1,09

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DESCRIPTION OF PROPOSAL

WE HAVE RECIEVED CITY OF FRANKLIN CODES REVIEW COMMENTS FOR THE FRANKLIN BUTCHERY, COF PERMIT # 176986, ASKING FOR A PRIVACY SCREEN PER FRANKLIN CODE AND FOR FALL PROTECTION AS SOME ROOF EQUIPMENT IS LESS THAT 10' FROM THE ROOF EDGE.
WE ARE PROPOSING A LOUVERED MECHANCIAL SCREEN TO SURROUND THE ROOFTOP EQUIPMENT AND PROVIDE FALL PROTECTION. THE SCREEN WILL BE POST MOUNTED, LOUVERED, EXTRUDED ALUMINUM IN COLOR, ELECTRIC BLACK.

1 ROOF PLAN - MECHANICAL SCREEN

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

0' 2' 4' 8' PLAN NORTH

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

MECHANICAL SCREEN SUBMITTAL

2025-05-15
24027

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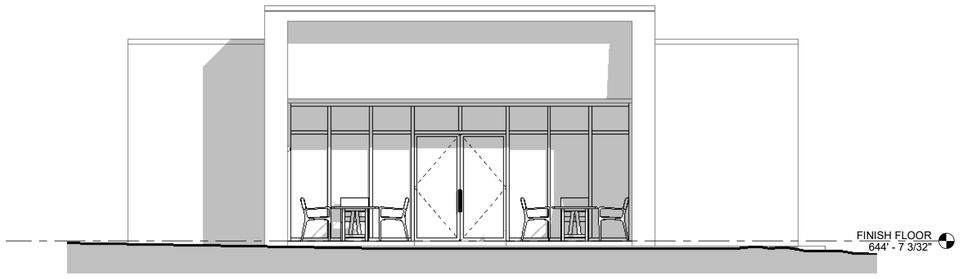
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ROOF PLAN - MECHANICAL SCREEN

A1,05

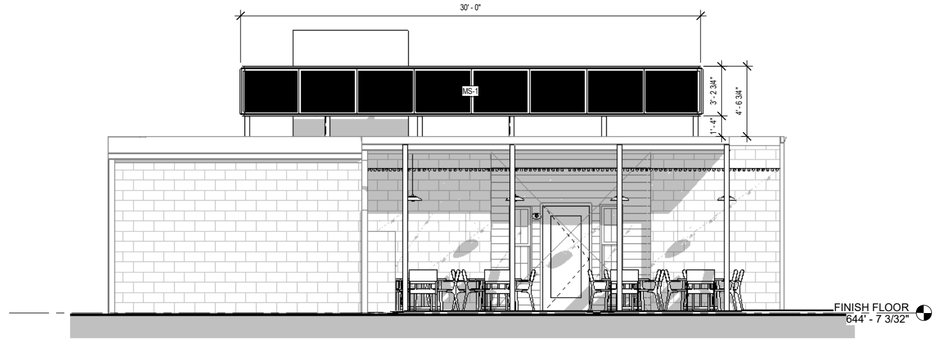
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4 NORTH EAST ELEVATION - FACADE ON 2ND AVE N - MECHANICAL SCREEN

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

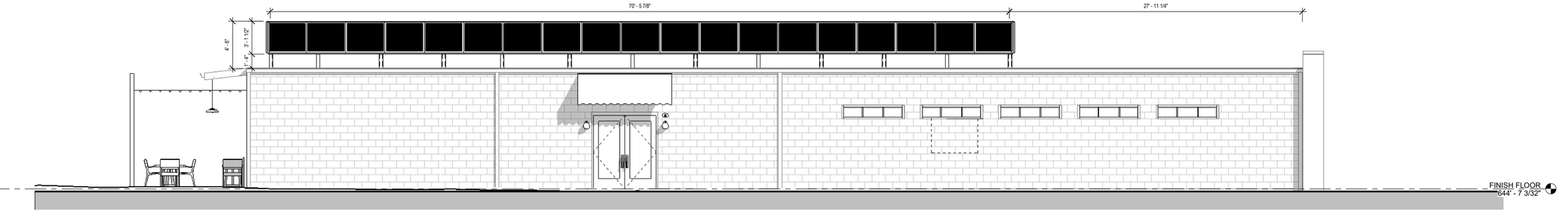
0' 2' 4' 8'



3 SOUTH WEST ELEVATION - REAR - MECHANICAL SCREEN

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

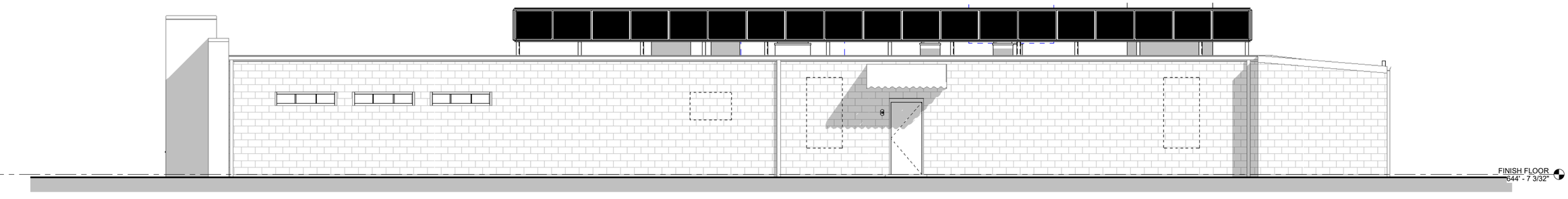
0' 2' 4' 8'



2 SOUTH EAST ELEVATION - MECHANICAL SCREEN

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

0' 2' 4' 8'



1 NORTH WEST ELEVATION - MECHANICAL SCREEN

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

0' 2' 4' 8'

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

MECHANICAL SCREEN SUBMITTAL

2025-05-15
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EXTERIOR ELEVATIONS - MECHANICAL SCREEN

A1,06

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1 NORTH EAST EXISTING PHOTO



3 REAR EXISTING PHOTO



2 NORTH EAST RENDERING



4 REAR RENDERING

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

MECHANICAL SCREEN SUBMITTAL

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MECHANICAL SCREEN VIEWS

A1,07

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1 NORTH WEST EXISTING PHOTO



3 SOUTH EAST EXISTING PHOTO



2 NORTH WEST RENDERING



4 SOUTH EAST RENDERING

THE FRANKLIN BUTCHERY

127 2ND AVE N
FRANKLIN, TN 37064

MECHANICAL SCREEN SUBMITTAL

2025-05-15
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MECHANICAL SCREEN VIEWS

A1,08

File #: 21-0651

DATE: June 2, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Signage (Sandwich Board) At 405 Main St.; Debra Murry, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning proposed sign panels for an approved sandwich board sign at 405 Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 8: Sandwich Board Signs

PROJECT INFORMATION:
COF Project Number: 8834
Applicant: Debra Murry
Owner: Jordan Family Partners

BACKGROUND:
The property located at 405 Main Street is located in the Downtown Franklin Historic District. The site is part of the Harrison Building, a circa 1900 commercial building on Main Street. A sandwich board sign was approved for the tenant/retail space in 2021 with a condition that sign panels must utilize a dark background with lighter lettering.

The proposal includes a series of sandwich board sign panels that feature a variety of designs to fit into the approved sign frame. The panels feature an array of vibrant colors, background and lettering colorways, and poster material sign panels. The sign designs are replaced approximately once a quarter. The Guidelines recommend the following:

- Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
- Maximum of 3 colors, and with a darker background color than the lettering color.
- Use muted colors that complement the facade, although vibrant colors may be considered as an accent.

The proposed sign panels do not meet the recommendations of the Guidelines as the sign panel material is not a finished metal or wood, the designs feature more than three colors, and a lighter background is utilized with darker lettering.

The Zoning Ordinance permits sandwich board signs to be the following materials: Wood, metal, or a composite material that has the same properties. Plastic, plywood, and unfinished wood are prohibited. The Zoning Ordinance does not list standards for the colors or colorway for lettering for sandwich board signs. The proposed materials meet the intent of the Zoning Ordinance.

RECOMMENDATION:
Staff recommends denial of the sandwich board sign panels based on the following Guidelines:

- Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
- Maximum of 3 colors, and with a darker background color than the lettering color.
- Use muted colors that complement the facade, although vibrant colors may be considered as an accent.

If the commission is to vote to approve this application, the following conditions are recommended:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a sandwich board sign 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.


JONDIE
Our Family Assortment
Sea-Salt
Caramels
Extraordinary Everyday Truffles
Mother's Day is Sunday May 11th
Kilwins


Perfect for Mother's Day!
An assortment of the finest Chocolate Truffles, Creams & Caramels for Mom!
Happy Mother's Day!
Happy Mother's Day!
A collection of Chocolate Bark and Chocolate-dipped Cookies Mom will love!
Mother's Day is Sunday May 11th
Kilwins

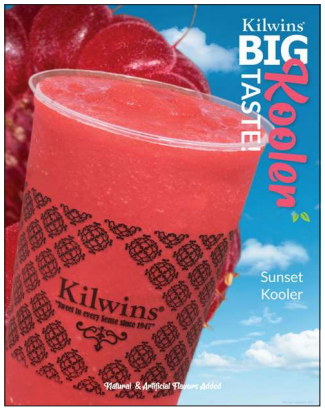

Kilwins
CHOCOLATES ♦ FUDGE ♦ ICE CREAM
HubSync
405
Kilwins
Kilwins

The sign is located outside of our location and is 9 feet from the front of the building. From the edge of the table, it is over 7 feet. So that it does not block the walk way.

Summer 2025: Posters

Display 5/23 - 8/29









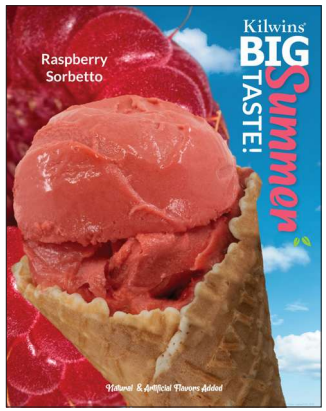
Buy 2 Get 1 Poster should be displayed in or near the Kitchen or MIS area.

(optional)









single poster



2 posters



2 posters back to back



Posters

22" x 28" single-sided posters (QTY 2 each of 8)

Use in Ice Cream graphic frames, sidewalk "A" frame, or sign holder.

City of Franklin

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

File #: 21-0653

DATE: June 2, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Signage (Sandwich Board) At 335 Main St.; Paige Dinneny, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed sandwich board sign for the tenant/retail space at 335 Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 8: Sandwich Board Signs

PROJECT INFORMATION:
COF Project Number: 8835
Applicant: Paige Dinneny
Owner: Love in Tennessee, LLC.

BACKGROUND:
The property located at 335 Main Street is located in the Downtown Franklin Historic District. The site features a circa 1890, two-story commercial building. The two storefronts for the space were built circa 1990. The storefront/retail space has one existing band sign.

The proposal is for the sandwich board sign. The sandwich board sign utilizes a wood frame, an unknown material for the sign panel, darker lettering on a lighter background, and more than three colors. The Guidelines recommend the following:

- May have up to 2 sides, with a maximum of 6 square feet per side.
- Maximum height of 4 feet at the top of the sign area.
- Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
- Maximum of 3 colors, and with a darker background color than the lettering color.
- Use muted colors that complement the facade, although vibrant colors may be considered as an accent.

The proposed sandwich board sign panels do not meet the recommendations of the Guidelines for materials and colors. The specifications of the sandwich board are not known, so it cannot be determined whether they are consistent with the Guidelines and the Zoning Ordinance requirements for height and sign area.

RECOMMENDATION:
Staff recommends denial of the sandwich board sign based on the following Guidelines:

- Finished wood or metal, with matte background finishes rather than reflective or shiny background finishes
- Maximum of 3 colors, and with a darker background color than the lettering color.
- Use muted colors that complement the facade, although vibrant colors may be considered as an accent.

If the commission is to approve the sandwich board sign as proposed, the following conditions are recommended:

1. The sign height must not exceed 4 feet to the top of the sign area.
2. The sign area must not exceed 6 square feet per side.
3. The sandwich board must meet the requirements of Building and Neighborhood Services.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.


give a gift
from the heart
ANTHROPOLOGIE

File #: 21-0649

DATE: June 2, 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 (Awning and Lighting) And Signage At 129 2nd Ave. N.; Marla Albert, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of signage, lighting, and an awning at 129 2nd Avenue North.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Non-Historic Commercial Buildings

PROJECT INFORMATION:
COF Project Number: 8832
Applicant: Marla Albert
Owner: Ron Shuff Family Partnership

BACKGROUND:
The property located at 129 2nd Avenue South is located in the Downtown Franklin Historic District. The site features a commercial building and a second building located behind the commercial building. The building located at the back of the property is a circa 1960 concrete block building and is listed as non-contributing.

The proposal requests a retro-active COA for a series of alterations that have been completed. The following items are included within the proposal:

- Installation of awning
- Installation of signage (wall)
- Installation of lighting

Awning:
An awning was installed above the entrance on the left elevation. The awning is 72” wide and 18” deep. The awning matches the existing awning on the other commercial building on the property, and

utilizes a corrugated, closed-end metal design. The awning is 8’ from grade.The Guidelines recommend the following:

- Size and place new awnings in locations that respect the design of the building and do not obscure architectural features or detailing. Awnings should be proportional with and complimentary to nearby buildings and awning
- Use shed awnings with open ends to allow less obstructed views of storefronts
- The use of canvas storefront awnings is appropriate. Install retractable or fixed canvas, vinyl-coated, or acrylic awnings on storefronts or upper windows.
- Design awnings to have between a 30- and 50-degree angle, taking into consideration the height of the storefront and snow/wind load requirements.

The angle of the awning was not included, but it is approximately 40 degrees. The use of metal with a closed-end design does not meet the recommendations of the Guidelines, but it does match the other existing awning on the building.

Lighting:
Two gooseneck light fixtures were installed over the entrances on two facades of the building. The fixtures are 24” tall and utilize a dark red finish. On the front elevation, the light fixture is centered over the double doors. On the right elevation, the light fixture is located over the signage and centered above the window. The Guidelines recommend the following for lighting:

- Design light fixtures and their placement to be compatible with and subordinate to historic buildings and the surrounding historic context.
- Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
- Use the smallest possible fixtures hidden underneath cornices and parapets to minimize visual impacts to the extent feasible.
- Install lighting at the ground level of buildings only.

The proposed light fixtures, although simple in design, utilize a finish that is incompatible with the lighting on adjacent historic buildings and does not minimize the visual impact of the fixtures.

Signage:
One wall sign is proposed on the right elevation, which can be seen from Bridge Street. The signage is located near the main entrance, above a window. The signage is ¼” thick and 36” in diameter, or 7 sq. ft. The signage is located 9’6” from the ground. The design of the sign utilizes a white background with darker lettering. The material of the sign is finished wood. The newly installed lighting illuminates the signage with a gooseneck fixture in a red color. The Guidelines recommend the following:

- Maximum of 3 colors, and with a darker background color than the lettering color.
- Use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color.

The proposed colors for the signage do not meet the recommendations of the Guidelines for wall

signs. The proposed light fixture that illuminates the signage does not meet the recommendation of the Guidelines as it is a contrasting red to the building, which is painted black.

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

- Use shed awnings with open ends to allow less obstructed views of storefronts
- The use of canvas storefront awnings is appropriate. Install retractable or fixed canvas, vinyl-coated, or acrylic awnings on storefronts or upper windows.
- If new light fixtures are necessary, use concealed lighting or fixtures that are simple in character but compatible with the placement, design, scale, materials, and quality of lighting on adjacent historic buildings. Do not use an imitation historic fixture that may convey a false sense of history.
- Maximum of 3 colors, and with a darker background color than the lettering color for signs.
- Use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color to illuminate signs.

If the commission votes to approve the application, the following conditions 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.

Project Considerations:
Jared Carter, Building and Neighborhood Services: Please be aware that any new awnings/electrical must be submitted under a Non-Residential Plan review.

COA Application Cover Sheet

Ron Shuff Family Partnership

129 2nd Ave N

Contact:
Marla Shuff Albert, managing partner
615-544-5343
marla@shuffproperties.com

Index of pages

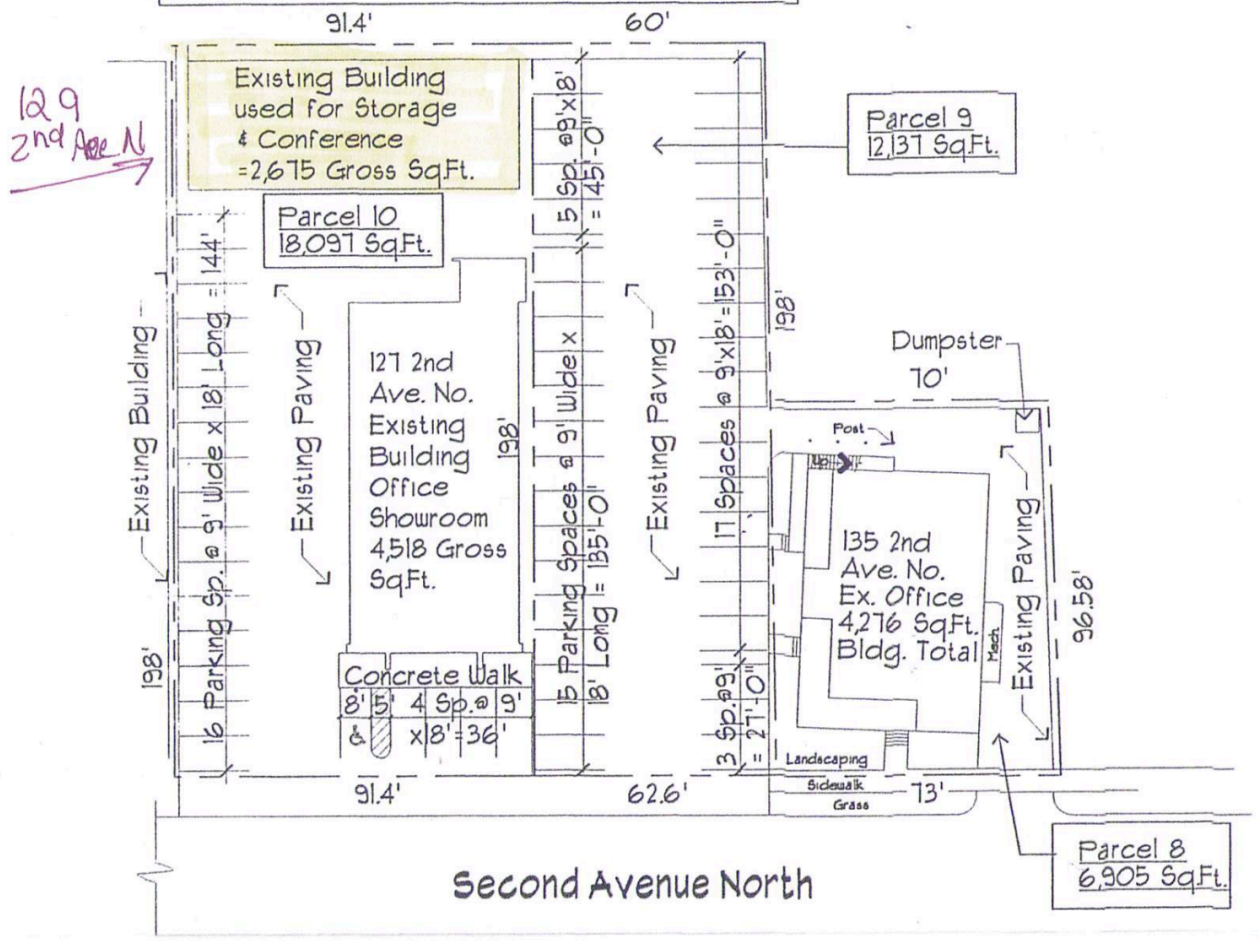
1. Cover Sheet
2. Diagram of buildings and parking, 129 2nd Ave N is highlighted
3. Diagram of 129 2nd Ave N indicating size and location of exterior improvements suggested.
4. Photo of existing awning at 127 2nd Ave N, front view.
5. Photo of existing awning at 127 2nd Ave N, side view.
6. Photo of proposed awning at 129 2nd Ave N, front view.
7. Photo of proposed awning at 129 2nd Ave. N, side view.
8. Close up of the proposed light fixture, front.
9. Close up of the proposed light fixture, side.
10. Photo of light fixture above double doors
11. Photo of light fixture above sign area
12. Front view of sign
13. Edge view of sign.
14. Sign as mounted (it has been removed)
15. View of double doors and light from 2nd ave sidewalk
16. View of single door, awning, light and sign from 2nd ave sidewalk

NOTE
WHEN SIGN HAS BEEN DESIGNED, IT SHALL BE SUBMITTED TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION THEIR FOR APPROVAL

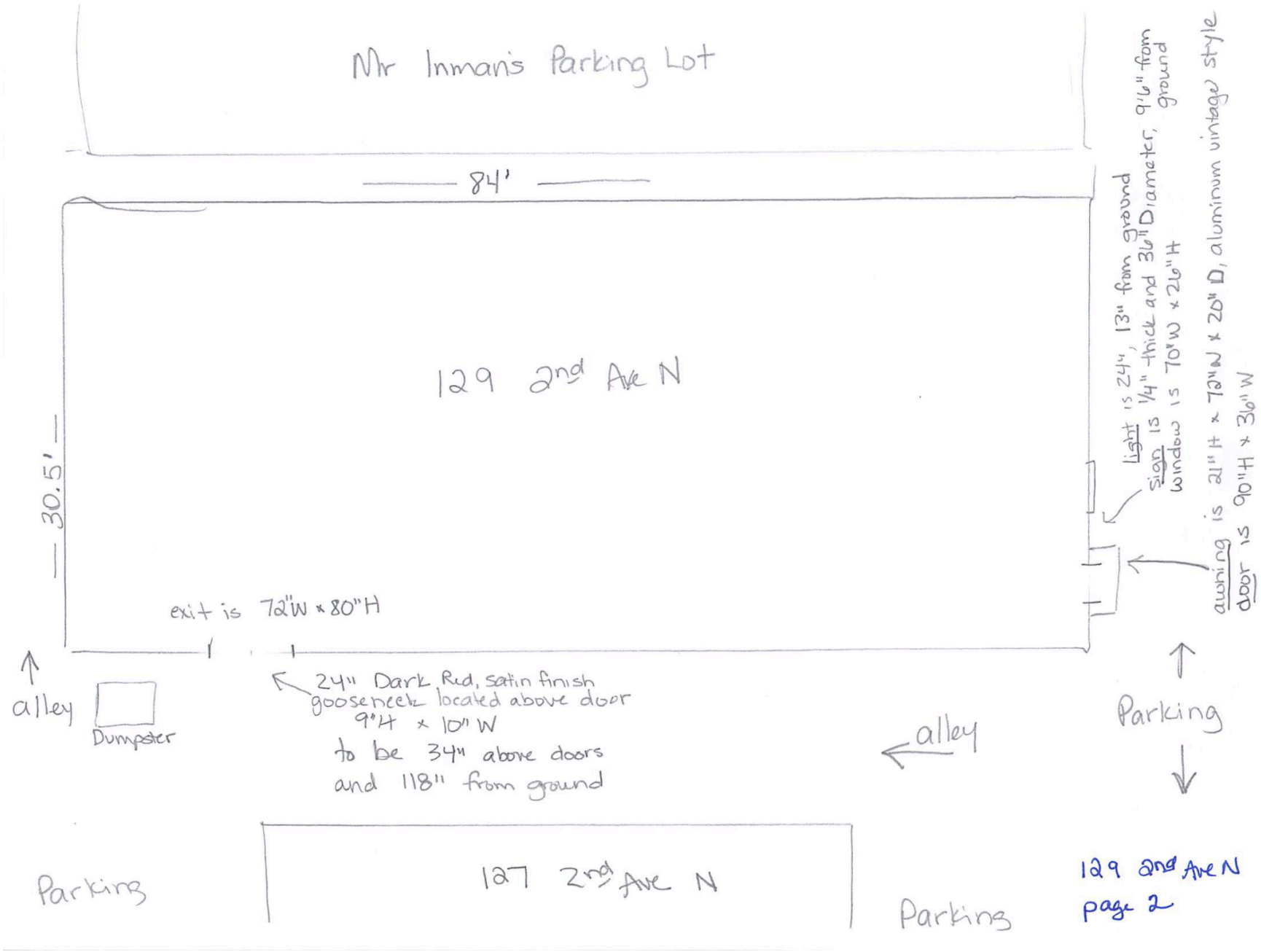
THIS PROJECT SHALL COMPLY WITH THE "FIRE DISTRICT" REQUIREMENTS OF THE BUILDING AND FIRE CODES.

ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

June 6, 2001



129 2nd Ave N page 1


Mr Inman's Parking Lot
84'
129 2nd Ave N
30.5'
Light is 24", 13" from ground
Sign is 1/4" thick and 36" Diameter, 9'6" from ground
Window is 70"W x 26"H
awning is 21"H x 78"W x 20" D, aluminum vintage style
door is 90"H x 36"W
exit is 72"W x 80"H
alley
Dumpster
24" Dark Red, satin finish gooseneck located above door
9"H x 10" W
to be 34" above doors
and 118" from ground
alley
Parking
Parking
127 2nd Ave N
Parking
129 2nd Ave N
page 2

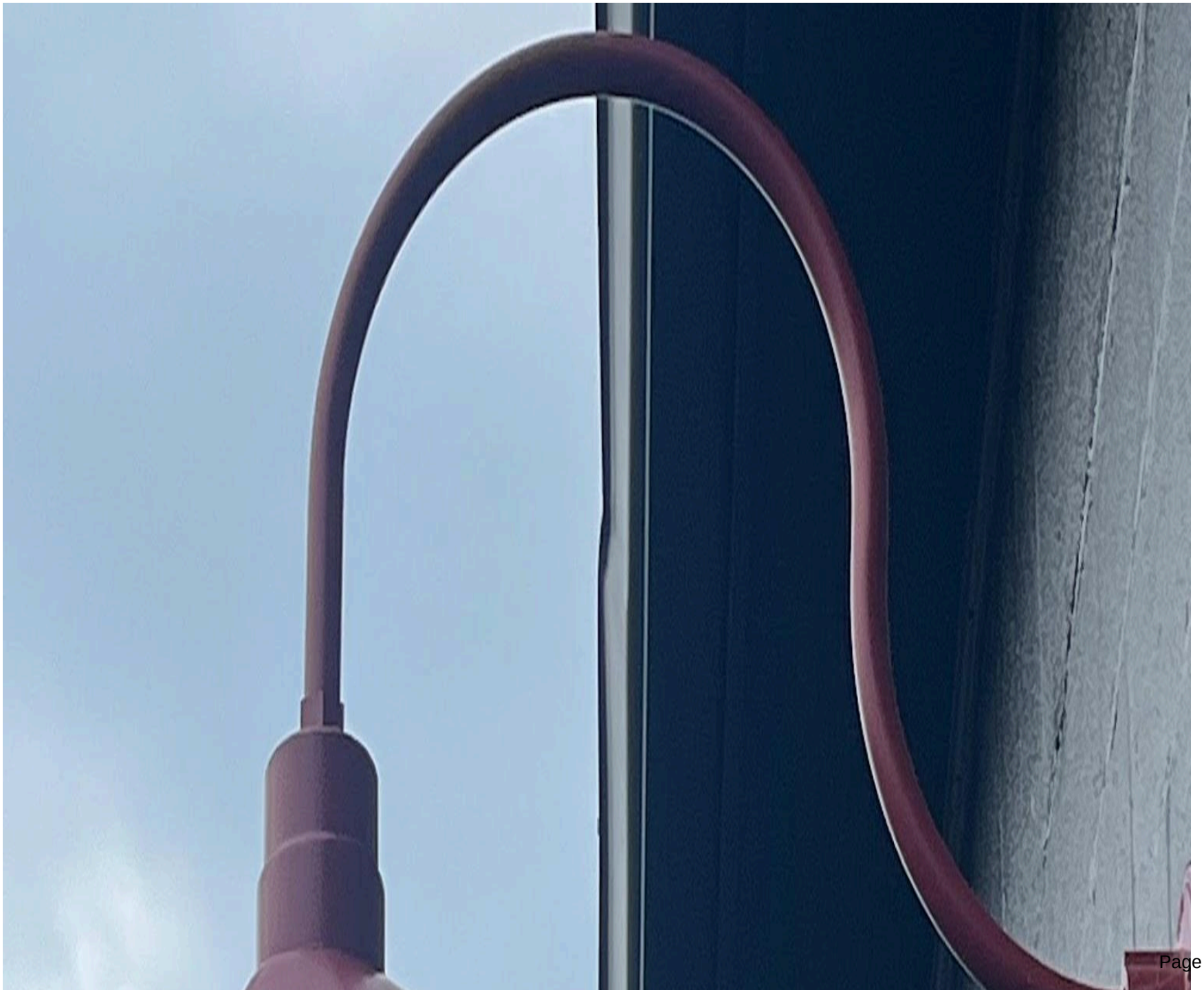

















the
warehouse
on 2nd




the
warehouse
on 2nd





File #: 21-0654

DATE: June 2, 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 246 Myles Manor Ct.; Andrew King, 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 246 Myles Manor Court.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: New Residential Buildings
Chapter 7: Fences, Walls, and Retaining Walls

PROJECT INFORMATION:
COF Project Number: 8647
Applicant: Andrew King
Owner: Mark Spivey

BACKGROUND:
The property located at 246 Myles Manor Court is a corner lot that fronts Winslow Road and Myles Manor Court in the Franklin Road Historic District. This lot currently is a vacant and a new principal building is proposed to be constructed. The proposed building is proposed to be of a vernacular frame style. The lot on the corner of Winslow Rd. and Myles Manor Ct. has a unique topography, with changes in the grade being noticeable. The block of homes located on Myles Manor Ct. were constructed in the mid-1990s and were not in the Historic Preservation Overlay at the time of construction. This applicant has come to three Design Review Committee meetings and was most recently deferred during the April 2025 Historic Zoning Commission meeting. Feedback has been incorporated from the most recent Design Review Committee meeting in May 2025.

Placement and Orientation:
The proposed setbacks show a 31’ setback from Myles Manor Ct., a 15’, 20’, and 25’ 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 Guidelines recommend the following:

- Maintain the alignment of existing front yard setbacks on the block face while adhering to the Zoning Ordinance setback requirements.
- Maintain the rhythm of buildings along the street. Space new buildings according to the historic precedent established on the same block face.
- Locate new buildings to be secondary in prominence to the historic structures on the site or in the district.

This corner lot is unique in its size and required setbacks for the intersecting streets. The average setback on Winslow Road and the setback that has been recorded in the plat for the lot is a 25’ front setback on Winslow Rd. 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 an asymmetrical cross gable and an inset rear wing. The front facade will read as a one-and-a-half-story, frame 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 porches, roof breaks, and wall breaks to be more sensitive to the surrounding historic buildings on the Winslow Rd. block face. With these implemented in the design, the new construction will read more as additions over time on this front. While the roof breaks and drops in height from the front gable to the rear of the house assists in reducing the height of the building to be more compatible with the surrounding historic buildings, the building reads as a two-story building on this front. Because this property is a corner lot, the full width of the home, which is 75' long, will be displayed and will be a prominent feature that may draw attention to the new construction and away from the historic buildings. The rear of the building will also have a higher degree of visibility on the corner lot.
The rear of the building utilizes a gable with two gable accents and reads as a two-story building. The right elevation will be the least visible and uses material changes and an inset to create a compatible form. The roof form has been simplified to reflect the forms seen on other residential buildings in the district. 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 floor-to-ceiling heights have not been provided in this application submittal. The Guidelines recommend the following:

- Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.
- Design new residential buildings to complement rather than detract from the character of the historic district.
- Make new buildings compatible with adjacent building floor-to-ceiling heights. Appropriate heights for new construction range from eight feet to ten feet

The massing, size, scale, and proportions are compatible with surrounding historic buildings and do not appear to detract from the character of the historic district.

Size:
The proposed footprint of the building will amount to 29% of 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 29'. 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 27'6". The average height of this block face is approximately 25'6", and the recommended maximum height with the 10% allowance is 28'. The Guidelines recommend the following for height:

- Design for height compatibility with existing historic residential buildings on the same block face as the new residential building.
- Achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face.

The proposed heights along Myles Manor Ct. and Winslow Rd. are appropriate. The height of the building has been reduced further from the previous submittal. 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 cross-gables, gable extension, and shed and gable dormers. The form is simple and appropriate in comparison to the neighboring historic roof forms. Four different roof pitches are proposed: 3:12, 4:12, 10:12, and 12:12. One section of the covered porch proposes a pitch of 1.75:12. As proposed, the roof form and pitches are appropriate and compatible with what is seen on nearby historic buildings.

Porches, Stoops, Decks, & Porte Cocheres
The wrap-around porch will utilize simple, square columns and railing. The material of the porch elements was not specified. The covered porch on the elevation of the building fronting Winslow Rd. will create a two-story stacked covered porch. Stone pillars and a lattice design will be utilized underneath the porch, and the height of this element will transition with the changing grade. The Guidelines recommend the following for porches:

- Design porches and stoops to continue the rhythm of these elements on a street.
- Use wood porch elements. Brick or metal may be considered if appropriate to the architectural style of the building.
- Design rear or side porches to be subordinate in character to the front porch

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. The material should be consistent with the Guidelines.

Foundations:
The proposed foundation is a stone foundation and is compatible with those seen on neighboring historic buildings. The foundation level is delineated through the stone and house band with a drip. The foundation heights have not been included with the submittal. The Guidelines recommend the following:

- Design foundations to be compatible with those of neighboring historic buildings.
- Provide foundation heights of 18 inches above grade on the front facade.
- Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.
- Delineate the foundation level of brick buildings through some type of belt course such as soldier or sailor coursing.

The proposed foundation height appears to be in keeping with the Guidelines and is compatible with the neighboring buildings and changing grade. The foundation height measurement was not included in this submittal, but it appears appropriate.

Materials and Exterior Finishes
The proposed building will be clad in cementitious siding with an asphalt shingle roof. The siding will be a smooth cementitious siding with a 5” reveal in a neutral color. The primary roof form will be a composition shingle roof, and a standing seam metal roof will be used for the covered porch. The Guidelines recommend the following:

- Use materials and exterior finishes that complement and blend with the character of the surrounding district, such as frame, brick, or stone.
- 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.
- Use historically compatible roof materials such as asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building. •
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

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 utilize elaborate detailing or ornamentation, but utilizes architectural details such as simple columns, a decorative bracket over the garage, and features that relate to other frame buildings in the district. 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 nearby historic buildings are not highly stylized except for Jasmine Grove, which this building will front. 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 ½ -lite door is proposed for the front entrance on Myles Manor Ct. No sidelights or transoms are proposed. On the front of the building on Winslow Rd. two ½ double doors are proposed under the covered porch at both levels. At the rear of the building, there is a ½ lite pedestrian entrance next to

the garages. The proposed garage doors are an overhead carriage-style door. The Guidelines recommend the following for entrances:

- 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 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.
- Provide casement, trim, transoms or sidelights similar to those seen on nearby historic houses. The proposed front entrance is similar to the rhythm, spacing, intricacy, and surroundings of the neighboring historic buildings.

The material specifications of the doors have not been provided at this time, but should be consistent with the Guidelines. The design of the doors appears to be compatible with the neighboring entrances.

Windows:
A six-over-six patterned window is proposed throughout the entire home. The window specifications have not been provided at this time, but they do have the appearance of being double-hung. The front, left, and rear elevations maintain traditional solid-to-void ratios, spacing, and rhythm, relating to the surrounding historic buildings. A casing is proposed around windows where lap siding is, and a surround is proposed around windows located in portions of the building that are stone. The Guidelines recommend the following:

- Place windows so that there is proportionate space between the window and the floor level, but do not exceed the height of the entrance features.
- 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 traditional casement and trim similar to those seen on nearby historic buildings.

The full height of the windows proposed in the courtyard cannot be understood by staff at this time due to the slope and wall depicted in the renderings, but should maintain the height of the windows seen on the right elevation in the basement. Window specifications have not been provided in the application. The projection of the raised surround for the windows is not known.

Dormers:
Two gable roof dormers are proposed on the front of the building along Myles Manor Ct. The pitch of the gable dormers is proposed to be 12:12. One shed dormer is proposed on the rear of the primary gable. The proposed pitch of the shed dormer is 3:12. The Guidelines recommend the following for dormers:

- 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.
- Use roof dormers instead of wall dormers and design them according to the graphic.

The proposed dormers appear to be appropriate. The distance of the shed dormer from the side wall to the exterior wall will need to be verified.

Chimneys:
One brick chimney with a cap is proposed at the side of the primary gable at the front of the building. The chimney will utilize a tapered design. The Guidelines recommend the following:

- Design chimneys to be compatible in size, height, and massing with 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 dimensions of the chimney have not been provided at this time, but it does appear to be a compatible height and massing, taking into consideration the changing grade. Additional feedback has been incorporated into the design of the chimney to create a more traditional appearance. The proposed chimney is appropriate.

Gutters & Downspouts:
The utilization of a half-round gutter is in keeping with the age and style and is appropriate.

Retaining Wall and Wall:
A wall is proposed around the courtyard on the left elevation that fronts Winslow Rd. The wall will transition into a retaining wall as it approaches the covered porch and stone pillars. The wall will be at the perimeter of the property line. The material of the wall will be stone. The Guidelines recommend the following:

- 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 brick or stone for exterior cladding for retaining walls. Select materials that are similar in scale, texture, color, and form to those historically used in the district and that are compatible with the principal building.
- 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 total height of the wall is unknown. 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 the following conditions:

1. This COA is subject to approval of a variance by the Board of Zoning Appeals for the proposed setback along Winslow Rd.

2. The windows must have a historic profile and specifications must return to the Preservation Planning staff for approval prior to a building permit.
3. The surround around the windows must be raised.
4. The material specifications of the doors must be submitted to Preservation Planning staff for approval prior to a building permit.
5. The fence/wall height must meet the heights permitted in the Zoning Ordinance. The height must be submitted to Preservation Planning staff during the building permit submittal.
6. The application must meet all the requirements of the City of Franklin prior to issuance of abuilding permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner orthe Historic Zoning Commission for review and approval.

Project Considerations:
Shanna McCoy, Zoning Administrator:

- There is a discrepancy between the final plat and site plan included within this submittal. The plat indicates the total lot square footage is 8,981. The site plan indicates the total lot square footage is 9,148.
- Advisory Note: The proposed front setbacks from Winslow cannot be approved without a variance.
- All easements must be shown on the plot plan. There are easements on the newly approved plat that are not shown.
- A separate submittal and permit is required for the pool.

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1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

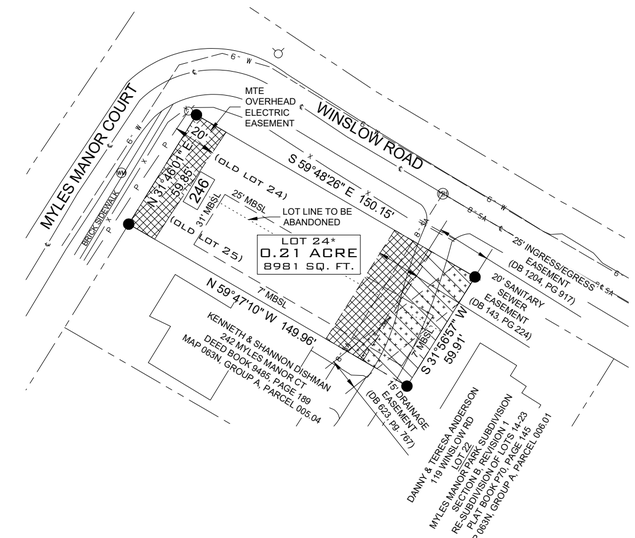
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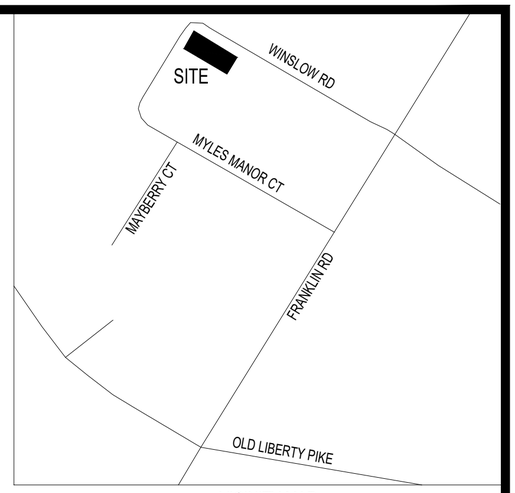
SCALE 1" = 50'

TN SPCS NAD 83

LEGEND

- IRON PIN FOUND
- WATER METER
- UTILITY POLE
- SEWER MANHOLE
- FIRE HYDRANT
- STREET CENTERLINE
- SANITARY SEWER LINE
- FENCE LINE
- OVERHEAD POWER LINE
- WATER LINE





VICINITY MAP
(NOT TO SCALE)

MTEMC Signature

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date

Middle Tennessee Electric Membership Corporation

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or

b. A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date

City of Franklin, Tennessee

Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

A. The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date

City of Franklin, Tennessee

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary — Date

Franklin Municipal Planning Commission

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 31st day of May, 2024.

Surveyor — 2-20-2025 — Date

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 9496, Page 811, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner — Date

PARKLAND IMPACT FEE
1 unit x $4,304 = $4,304
DUE AT FINAL PLAT

* - DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO FORMALLY COMBINE LOTS 24 & 25 OF MYLES MANOR PARK SUBDIVISION INTO A SINGLE BUILDABLE LOT.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT(S) 24 & 25 SHOWN ON THE FINAL PLAT ENTITLED "MYLES MANOR PARK SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 100, R.O.W.C.
3. BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
4. SUBJECT PARCEL: MAP 063N, GROUP A, PARCEL 005.00. THE TOTAL ACREAGE OF THE SUBJECT PROPERTY IS 0.21 ACRE.
5. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
6. PROPERTY IS ZONED: R-4, RESIDENTIAL 4 DISTRICT, CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY.
7. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID TRACT PLOTS BY SCALE ON FEMA FIRM MAP NUMBER 47187C0211H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF FRANKLIN, TENNESSEE (EFFECTIVE DATE DECEMBER 20, 2024).
8. LOT SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
9. WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
10. UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
11. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
12. THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
15. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
16. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
17. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. MINIMUM BUILDING SETBACK REGULATIONS FOR ZONE R-4 ARE AS FOLLOWS:
    FRONT - AVERAGE 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
    SIDE - 7'
    REAR - 20'
    FOR CORNER LOTS, THERE ARE TWO FRONT SETBACKS AND TWO SIDE SETBACKS
    MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLOWS:
    FRONT - 31' (ALONG MYLES MANOR COURT), 25' (ALONG WINSLOW ROAD)
    SIDE - 7'
    REAR - 20'
19. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
20. THERE IS TO BE A 40' MTE EASEMENT ON ALL OVERHEAD ELECTRIC LINES AND A 20' EASEMENT ON ALL UNDERGROUND ELECTRIC LINES.
21. ANY UNUSED SANITARY SEWER SERVICE MUST BE TERMINATED AT THE MAIN LINE TEE AND IS THE FINANCIAL RESPONSIBILITY OF THE PROPERTY OWNER.

PROJECT
24-1010

SHEET
1 OF 1

DATE:
20 FEB 2025

SCALE:
1" = 50'

DRAWN BY:
DSW

REVIEWER:

REVISIONS

NO.	DATE
1	2-4-25
2	2-20-25

MYLES MANOR PARK SUBDIVISION
FINAL PLAT - SECTION B, REVISION 2 - COF # 8687
RE-SUBDIVISION OF LOTS 24&25

246 MYLES MANOR COURT
ELJACK CUSTOM HOMES, LLC - OWNER
DEED BOOK 9496, PAGE 811
PLAT BOOK 1, PAGE 100
TAX MAP 63N, GROUP A, PARCEL 005.00
WILLIAMSON COUNTY, TENNESSEE

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
2-20-2025

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064



246 Myles Manor Court

FRANKLIN, TENNESSEE

DESIGNS

05.23.25









ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

CONCEPTUAL DESIGN
not for construction

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246 Myles Manor Court

FRANKLIN, TENNESSEE

Perspectives

Revision Date:

1.	
2.	
3.	
4.	
5.	
6.	

Project Number: 24040
Date: 05.23.25
Scale:

Sheet
G001

SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT, HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [.17'] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

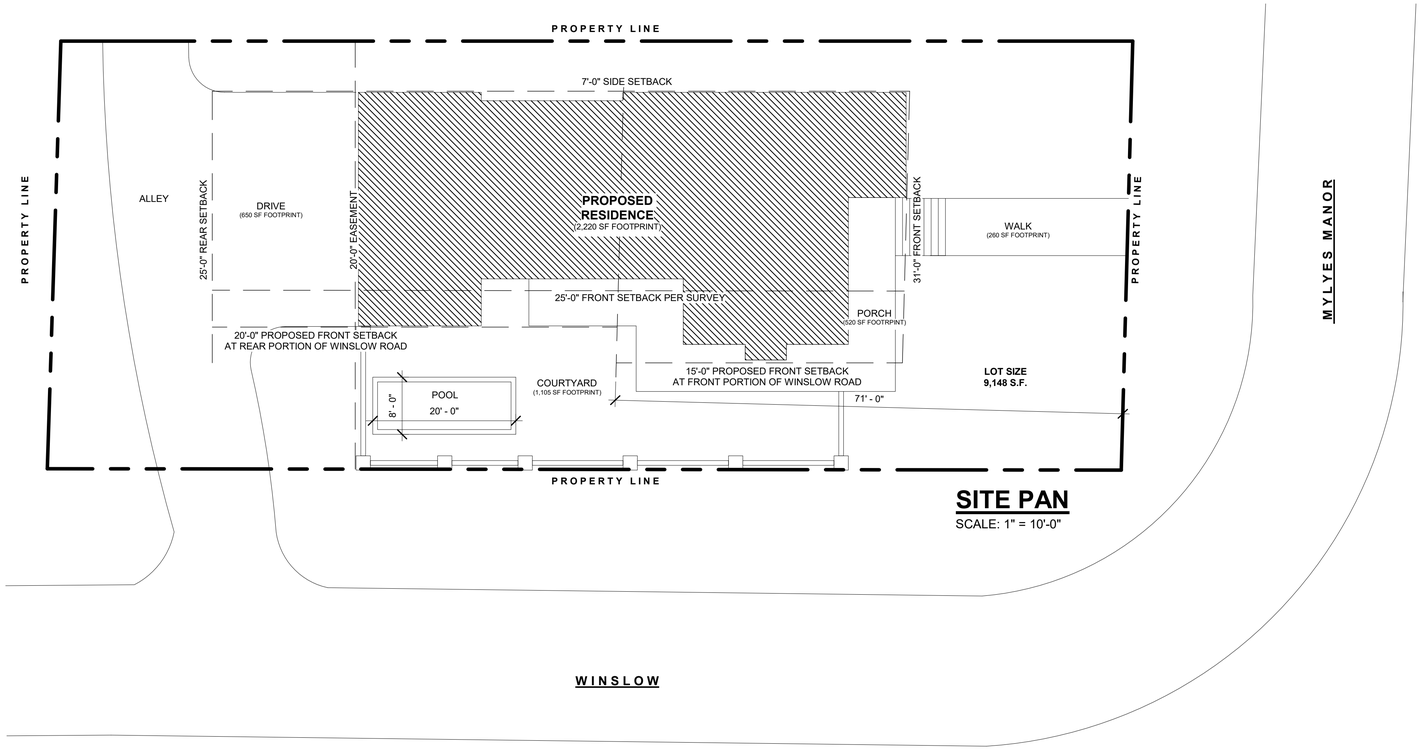
PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12'. ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE: 9,148 S.F.

	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,659 S.F.	4,393 S.F. (48.0%)



SITE PAN
SCALE: 1" = 10'-0"

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FRANKLIN, TENNESSEE

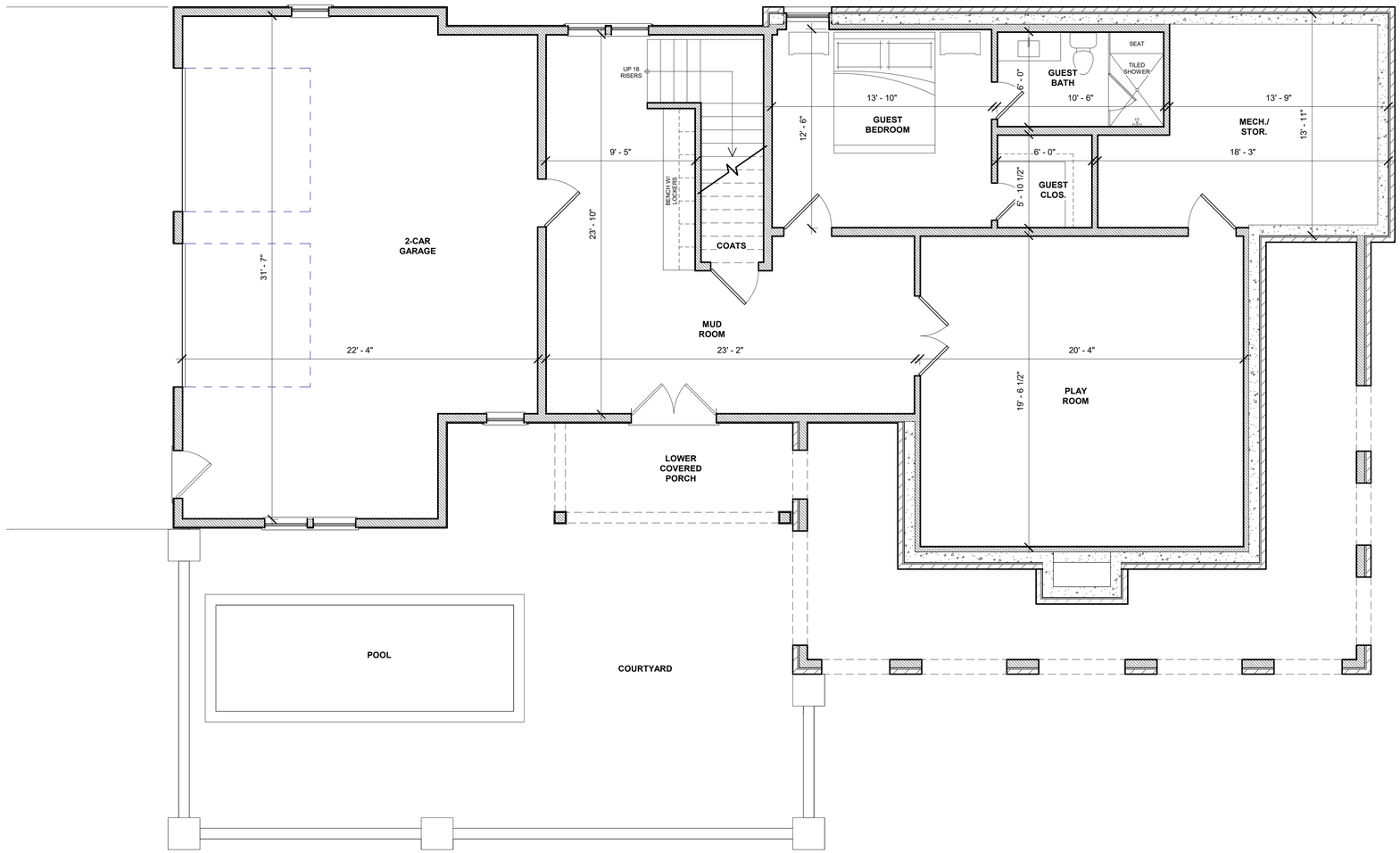
Site Plan

Revision Date:

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Project Number: 24040
Date: 05.23.25
Scale: As indicated

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BASEMENT PLAN

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

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Basement Plan

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Date: 05.23.25
Scale: 1/4" = 1'-0"

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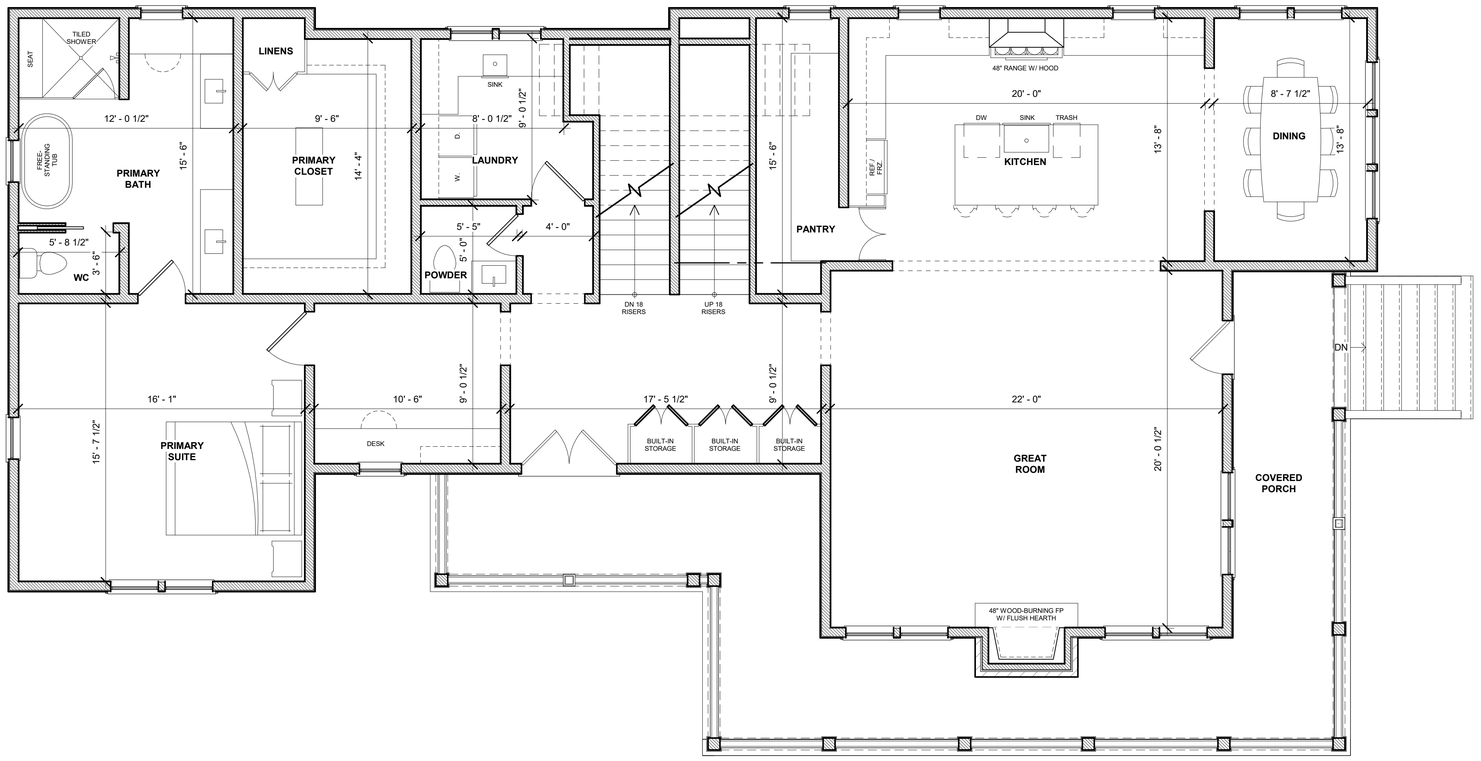
GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)

HEATED	
Basement	1,161 SF
First Floor	2,197 SF
Second Floor	807 SF
	4,164 SF
UNHEATED	
2-Car Garage	696 SF
Front Porch	532 SF
Unheated Storage	215 SF
	1,443 SF
TOTAL UNDER ROOF	5,607 SF



FIRST FLOOR PLAN

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

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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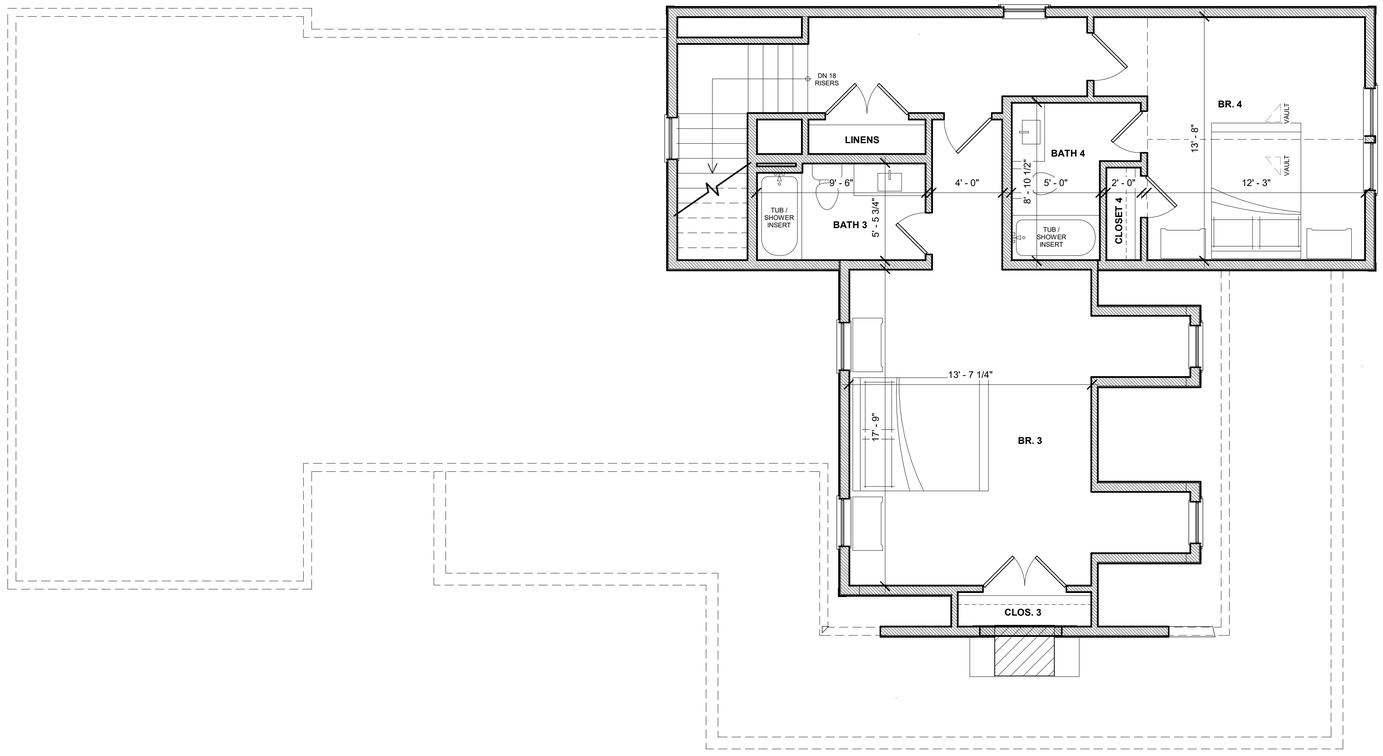
First Floor Plan

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Project Number: 24040
Date: 05.23.25
Scale: 1/4" = 1'-0"

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SECOND FLOOR PLAN

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

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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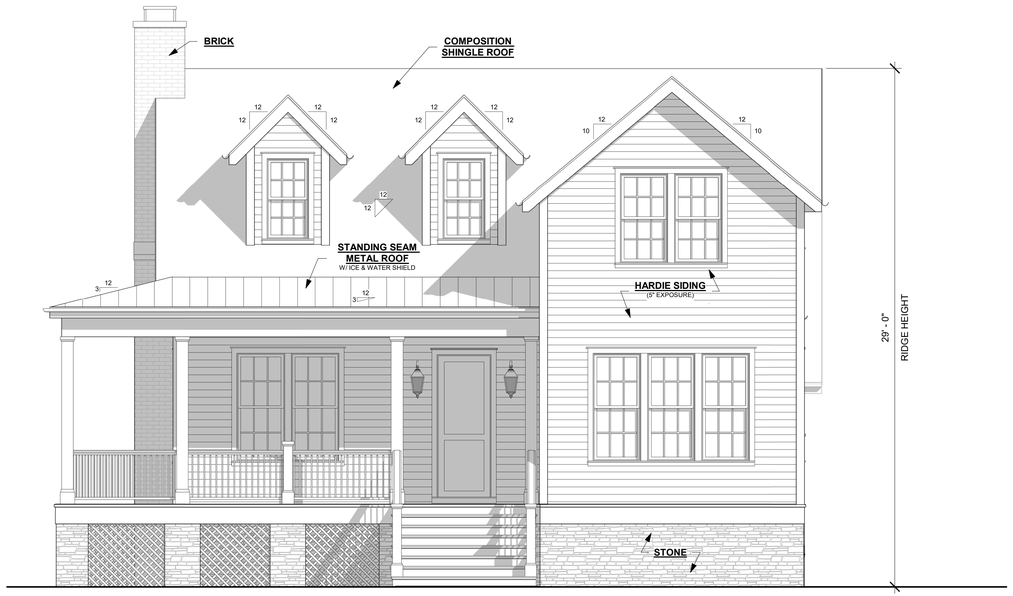
Second Floor Plan

Revision Date:

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Project Number: 24040
Date: 05.23.25
Scale: 1/4" = 1'-0"

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A103



FRONT ELEVATION

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



LEFT ELEVATION

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

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

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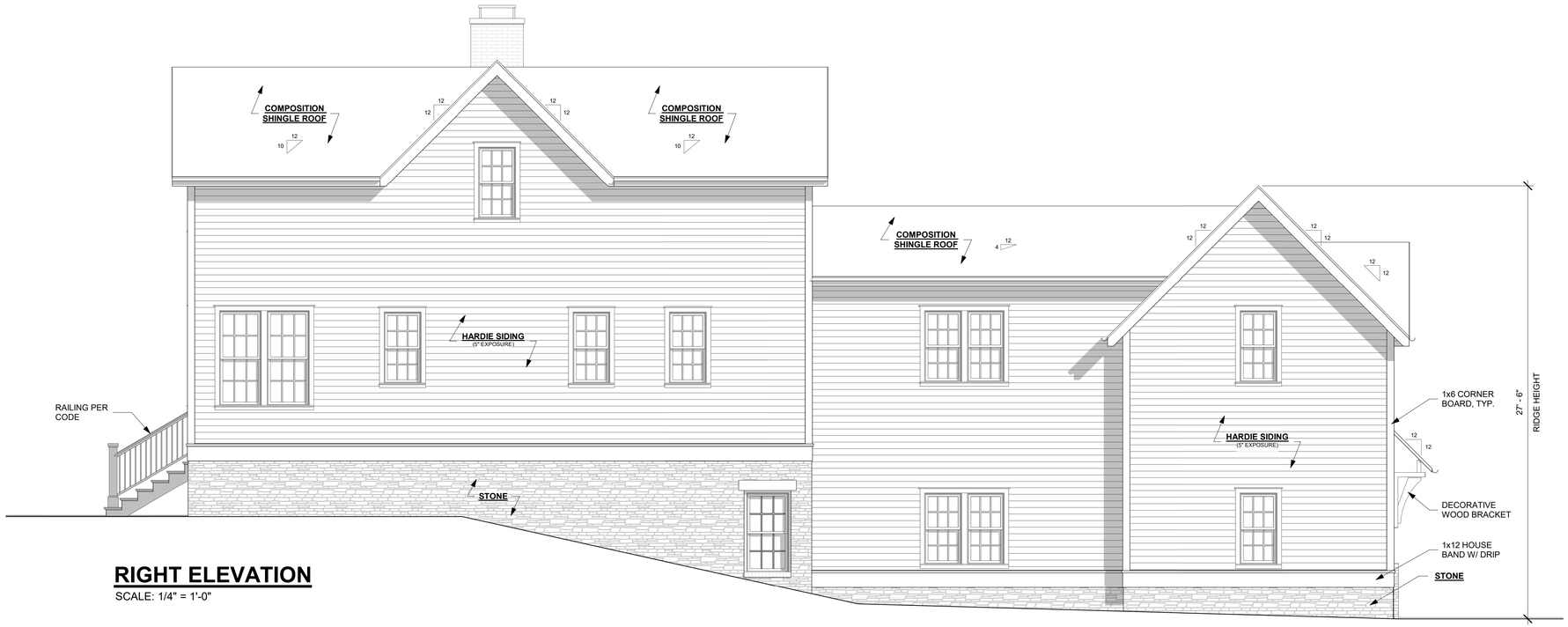
Front & Left Elevations

Revision Date:

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Project Number: 24040
Date: 05.23.25
Scale: 1/4" = 1'-0"

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A201



RIGHT ELEVATION

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



REAR ELEVATION

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

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

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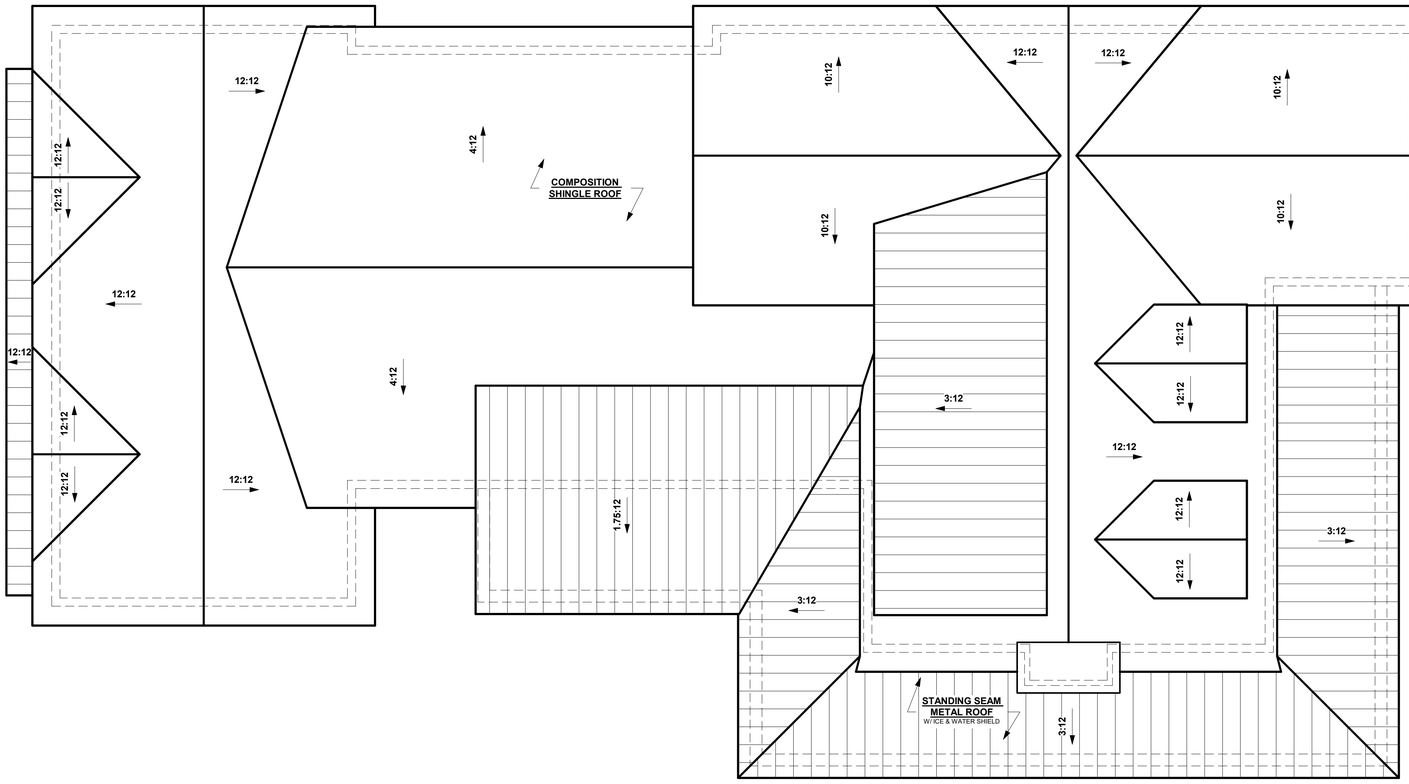
Right & Rear Elevations

Revision Date:

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Project Number: 24040
Date: 05.23.25
Scale: 1/4" = 1'-0"

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ROOF PLAN

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

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

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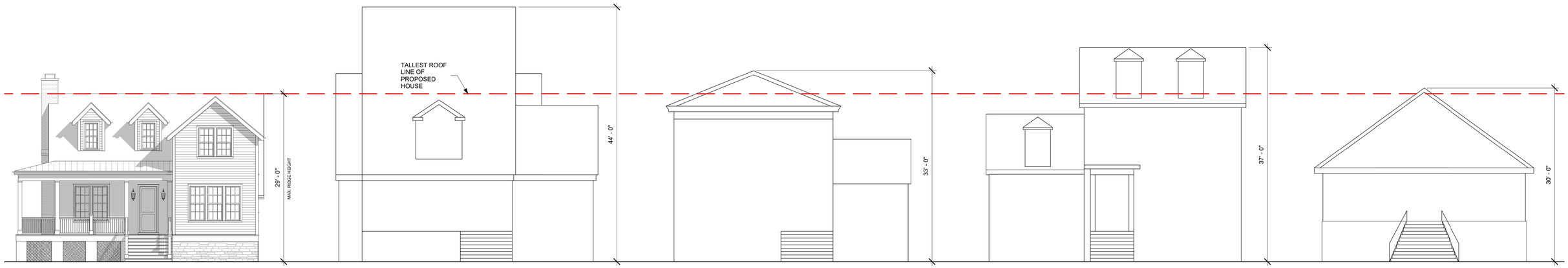
Roof Plan

Revision Date:

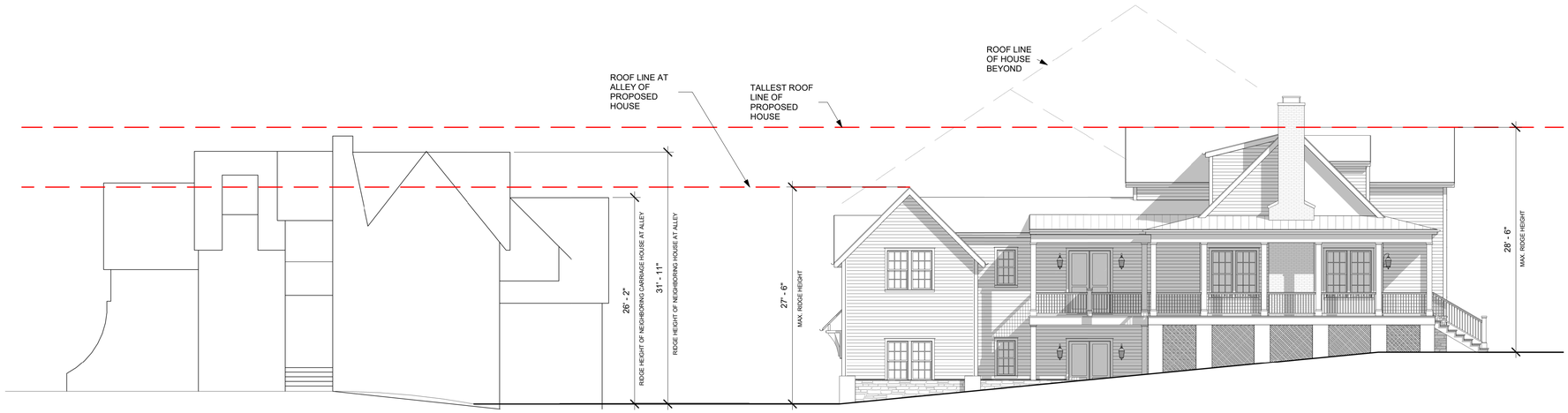
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Project Number: 24040
Date: 05.23.25
Scale: 1/4" = 1'-0"

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A501



PROPOSED FRONT ELEVATION



PROPOSED WINSLOW ELEVATION

CITY OF FRANKLIN HISTORIC ZONING COMMISSION
109 3RD AVENUE SOUTH
FRANKLIN TN 37064

MAY 23, 2025

Dear Commissioners,

Per your request, the following tries to describe how our design solution works to meet the needs and requirements of both Myles Manor Court and Winslow Road. The corner lot is relatively flat along Myles Manor Court but has an elevation change of roughly 7' along Winslow Road. To add to the challenge of the elevation change between the homes on Myles Manor Court, the homes immediately neighboring the subject property have a difference in ridge height elevation 18'+ (meaning the maximum ridge height of the neighboring home on Myles Manor Court is 18'+ higher in elevation than the maximum ridge height of the neighboring home on Winslow Road).

The design solution attempts to create a viable home design that can meet the design standards of the neighborhood and Historic Zoning Commission while maintaining a property/home value comparable to its context. To do this, the design employs three major roof masses. At the front, along Myles Manor Court, the gable and the cross-gable behind it work to relate primarily to the neighboring homes along Myles Manor Court while being only approximately 3' above the home behind it along Winslow Road. A second roof mass at the rear of the property with a gable facing Winslow Road creates a height context that is appropriate to the homes along Winslow Road. The third roof mass is the standing seam metal roof over the Covered Porch that wraps the corner of the building fronting Myles Manor Court and Winslow Road which ties the front and rear roof masses together while also relating to the height context of the home on the opposite side of Winslow Road.

The other challenge in relating to the neighborhood context is the 25' setback on Winslow Road. This setback would force the structure to be tall and skinny not relating to the neighborhood. To combat this, as encouraged by the DRC, we will be requesting a side setback variance that allows the building at the rear of the property to align with the neighboring lot on Winslow Road and a separate setback for the front of the property near Myles Manor Court to allow a comparable massing to the other homes along Myles Manor Court.

Together, these should allow for a design that appropriately addresses the separate height contexts of the two streets to help create a connected and cohesive streetfront.

Thank you again for the consideration.

Sincerely,

Andrew King
AK DESIGNS

205 POWELL PLACE SUITE 119 :: BRENTWOOD :: TENNESSEE :: 37027
PHONE 615.424.7406 :: WWW.ANDREWKINGDESIGNS.COM




249






246



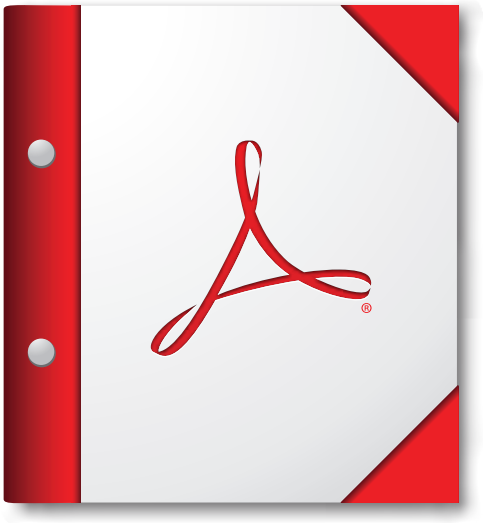












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File #: 21-0650

DATE: June 2, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration of Partial Demolition And Addition (Principal) and New Construction (Accessory) At 212 Lewisburg Ave.; Don Burke, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the partial demolition of a screened porch, addition to the principal building, and new construction of an accessory structure at 212 Lewisburg Avenue.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Additions to Historic Buildings
Chapter 10: Demolition
Chapter 5: Accessory Structures

PROJECT INFORMATION:
COF Project Number: 8833
Applicant: Don Burke
Owner: Lauren and Chris Binkley

BACKGROUND:
The property located at 212 Lewisburg Avenue is located in the Lewisburg Avenue Historic District. The site features a circa 1930 faux log principal building. The historic building is of a unique construction as it is a faux log cabin and few building types of this construction remain. The proposal came before the April and May DRC meetings and feedback was incorporated into this application.

The proposal includes the partial demolition to remove a non-historic screened porch, construction of an addition, and the construction of a new accessory structure on the property.

Partial Demolition of Screened Porch:
The partial demolition of a 295 square foot screened porch on the rear of the building is proposed. The age of the screened porch is not entirely known but does not appear to be historic. The demolition of this element has been previously approved. The removal of the screened porch is appropriate and will not adversely impact the property or district.

Addition to Principal Building:

Placement and Orientation, Building Form, Height, Roofs, and Size

The proposal includes a 995 sq. ft. addition to the footprint on the rear of the principal building. The historic footprint of the building is 1991 sq. ft., making the addition 49.9% of the historic footprint. The proposed total lot coverage, inclusive of all proposed new construction, is 18.9%. The addition will be located entirely behind the historic building and will not be visible from public view, as the principal building is angled on the lot. Feedback has been incorporated into the design of the massing and scale to create a more subordinate addition to the historic building. The height of the ridge of the addition has been lowered to be lower than the height of the historic ridge. The form of the addition will create a simple cross gable to the original side gable form of the building. The pitch of the original building is 6:12, and the proposed roof pitch is 6:12. The design utilizes insets and material changes to be clearly identifiable from the historic building. The Guidelines recommend:

- Place additions in subordinate locations at the rear of the building or on an obscured facade not readily visible from the street in order to minimize their impact.
- Orient additions so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.
- Design the massing, scale, and proportions to be subordinate to the historic building.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.
- Design roof shapes, pitch, and level of complexity to be similar to but subordinate to the historic building.
- Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).
- Size the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that it does not exceed 35 percent of the lot.
- Design new porches and stoops to rear or side facades with minimal visibility.
- Design the scale, proportion, and character of porch elements, including columns, corner brackets, and railings and pickets, to be compatible with yet less elaborate than the historic building.
- Use wood materials and simple wood rail designs with square balusters.
- Design screened or glassed porch additions with the minimum number of vertical and horizontal framing members needed to support the screening. Use wooden frames only.

Feedback has been incorporated into the design so that the addition reads more as a 1 ½ story addition. The height has been dropped slightly to be lower than the historic height by 4”. However, the height does not read as visually subordinate to the historic building. The overall form is subordinate to the historic structure and utilizes methods to ensure that the addition is clearly identifiable but compatible with the historic building.

Porches, Foundations, Materials & Exterior Finishes, and Details & Ornamentation

A covered porch is proposed on the north elevation. The covered porch utilizes wooden, square columns. A wooden screened porch is proposed on the rear of the building. The foundation material proposed is either a board-formed or parged concrete foundation. The foundation of the historic

building is a stone material. The primary material for the addition will be a cementitious lap siding with a 4” reveal. The proposed materials for the roof are either an asphalt shingle or cedar shake for the primary form. The existing historic structure utilizes asphalt shingles. No evidence has been presented that cedar shake is a material that was historically on the structure. A metal standing seam roof is proposed for the shed dormers and the screened porch. The existing historic structure is simple and not overly ornamental. Details proposed on the addition include wood columns, pilasters and rafter tails. The Guidelines recommend the following:

- Design the scale, proportion, and character of porch elements, including columns, corner brackets, and railings and pickets, to be compatible with yet less elaborate than the historic building.
- Use wood materials and simple wood rail designs with square balusters. Brick and metal may be considered if appropriate to the historic building. Avoid contemporary materials and do not use cast concrete steps where visible from the street
- Design screened or glassed porch additions with the minimum number of vertical and horizontal framing members needed to support the screening. Use wooden frames only.
- Design foundations and piers to be compatible with those on the historic building. If the historic building is masonry and concrete blocks are used for the foundation, paint the addition foundation a color to match the exposed mortar joints in the historic building. If a masonry veneer is used, it must replicate a genuine stone or brick.
- Design foundations and piers to be compatible with those on the historic building.
- Use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.
- Use details and ornamentation that are similar in character and proportions, but less elaborate than those on the historic building.
- Use a material for details on an addition that match those of the historic building in profile and dimension.

The proposed covered porch and screened porch utilize appropriate materials and are compatible with the historic building. The use of a board-formed concrete is not typical, but a parge-coated foundation is seen throughout the districts and may be compatible with the stone foundation. The details proposed are in a material that matches the historic building and is similar in character, and not overpower the historic building. Roofing materials are detailed below.

Entrances and Windows
Three entrances are proposed on the addition. An 8-lite French door with transom is proposed on the north elevation underneath the covered porch and on the rear elevation inside of the screened porch. A single 8-lite door with sidelights and transom is proposed on the south side elevation. The existing front entrance on the historic building utilizes a full-panel door. The design of the other existing entrance cannot be discerned from the images. A number of window patterns are proposed, including a 6-over-6 light window with a double hung appearance, a 6-lite casement window, and a 4-over-4 lite window with a double hung appearance. The existing windows on the historic building utilize a 6-over-6 lite pattern. The proposed finish is intended to match the existing windows in color. Specifications for the windows and doors have not been included at this time. One shutter is proposed on the rear of the addition. The Guidelines recommend the following:

- Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building.
- Use traditional materials with appearances similar to the doors on the historic building.
- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.
- Determine whether shutters are compatible with the architectural style of the building. Where appropriate, use wood shutters that appear operable and fit the reveal of the window precisely.

The designs of the proposed doors are simple, but utilize more lite patterns than the existing doors. The entrances feature transoms that do not read as secondary to the appearance and detailing of the historic building. The proposed windows are compatible in placement and rhythm with those found on the historic building. The use of a 4-over-4 lite pattern window creates a solarium-like addition. The use of transoms above the entrances aligns the windows and doors. The use of casement windows for small accent windows can be appropriate.

Dormers:
Two shed roof dormers are proposed on the addition and will be located with obscured visibility. On the shed dormer on the north elevation, a window well is proposed. The pitch of the proposed dormer is 1:12 and 1.5:12. The dormers are setback from the sidewalls and are located slightly below the ridge line. The dormers are larger but do relate in length of the existing dormer on the rear of the building, which will be altered to accommodate the proposed addition. The windows proposed in the dormers utilize small casement windows and 6-over-6 lite windows. The Guidelines recommend the following:

- Place dormers on additions in locations with obscured visibility from the front facade or street.
- Appropriately size and locate dormers on the addition. Dormers should be designed to be similar yet subordinate in detailing, scale, width, and massing to dormers on the historic building.
- Relate the style, scale, and proportion of dormer windows to windows on lower floors.
- Use roof dormers instead of wall dormers and design them accordingly: Dormer roof pitch should be at least 3:12 and be receded at least 1 from the exterior building wall.

The dormers will be placed in locations with minimal visibility. The proposed windows relate to the windows that are found on the rear dormer and the windows proposed on the addition. The dormer on the north elevation does not appear to be set back from the exterior wall below the dormer.

Chimneys:
One chimney is proposed on the rear of the addition. The chimney is proposed to be clad in stone and utilize a chimney cap to match the existing chimney. Measurements for the chimney have not been included, but it does appear to be subordinate in massing to the historic chimney, but not subordinate in height to the existing chimney, and is subordinate to other chimneys in the district. The chimney cap will be visible from street view. The Guidelines recommend the following:

- Design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.
- 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 is not subordinate in height to the existing chimney, but is subordinate to other historic chimneys in the district.

Gutters and Downspouts:
A half-round gutter and downspout are proposed. The style is appropriate for the age of the building.

Accessory Structure
Placement & Orientation, Form, and Size
The proposal includes the construction of a 1 ½ story accessory structure with a footprint of 696 square feet. The total lot coverage of the principal building with the proposed addition and accessory structure will be 18.9% of the lot and is appropriate. The structure will be located behind the rear plane of the principal building. The structure will be oriented in a manner that is close to being parallel with the front of the building, as the building is uniquely placed on the lot. The historic principal building will maintain prominence on the site and the structure will not detract from other historic buildings in the district. The proposed height of the structure is 19'8" and the existing building has a total height of 21'. The baseline floor elevation of the structure will be 4' below the grade that is at the front of the principal building. The Guidelines recommend the following placement and orientation, form, and size:

- Locate accessory structures behind the rear plane of the principal building.
- Orient an accessory structure front facade to be parallel with the principal building front facade and place them in traditional locations in line with other visible accessory structures in the district.
- Design accessory structures to be compatible with and visually subordinate in size, mass, and height to the principal building they support.
- Make new accessory structures compatible in proportions with adjacent structures.
- Design accessory structures so that their scale is subordinate to that of the principal building they serve, but in no case should they exceed 11/2 stories.
- Size the accessory structure building footprint so that the overall building footprints do not exceed 35% of the lot.

The proposed structure appears to be subordinate to the existing historic building in size, massing, and height. The placement is appropriate. The orientation, although slightly skewed from being parallel to the front of the building, is similar to that of other nearby structures and is appropriate.

Materials & Exterior Finishes, Roofs, Foundations, Gutters & Downspouts, and Details & Ornamentation:
The proposed structure will be clad in a cementitious lap siding with a 4" reveal. The structure will utilize a simple gable form with an inset to assist in breaking up the massing into more traditional sizes and forms. The proposed pitch is 8:12, and the proposed pitch of the dormers is 3:12. The proposed materials for the roof are either asphalt shingles or cedar shakes for the primary form. A standing seam metal roof is proposed for the shed dormers. The proposed foundation material is either a board-formed or parged concrete foundation. A half-round gutter and round downspout are

proposed. The proposed finish of the gutters and downspouts was not included at this time. Simple details are proposed on the accessory structure to relate it to the principal building, such as exposed rafter tails. The Guidelines recommend the following for materials and exterior finishes, roofs, foundations, details, and ornamentation:

- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Use simple roof forms typical of historic accessory structures in the district. Roof forms should also relate to the pitch and shape of those found on their respective principal buildings.
- Use asphalt shingles, fiber-glass shingles, 5V metal, or standing-seam metal roof materials
- Remove synthetic siding and restore the original siding materials.
- Design foundation heights to be compatible with those of neighboring historic accessory structures. Avoid slab-on-grade construction.
- Use materials that are similar in character to nearby historic buildings for foundations, such as brick, stone, concrete, or painted or parged concrete blocks. If a masonry veneer is used, it must replicate a genuine stone or brick.
- Use architectural details that complement, but are less elaborate than, the character of historic principal building.

The proposed materials for the siding are appropriate. The proposed roof is a simple form and relates to the simple form of the principal building. The use of cedar shake on the addition would not be appropriate as it does not relate to the asphalt material on the historic principal building. The use of asphalt shingles for the roof is appropriate to match the principal building. The use of a parge-coated concrete is appropriate for the foundation of an accessory structure. The proposed ornamentation and detailing complement the historic principal building.

Entrances, Windows, and Dormers:
Two garage doors and one pedestrian entrance are proposed on the front façade of the structure. The garage doors utilize a simple paneled design with two separated 4-lite windows. The door is a 9-lite door with two panels. The material specifications for the entrances have not been provided at this time. A 6-over-6 lite window with a double-hung appearance is proposed. The window specifications have not been included at this time. A shed dormer is proposed on the front and rear façade of the accessory structure. The dormers are centered on the structure, off of the main ridge, and have a proposed pitch of 3:12. The Guidelines recommend the following:

- Design garage doors with similar proportions and materials to those traditionally found within the district.
- Design pedestrian doors simple and use similar designs and materials to those on accessory structures traditionally found in the district.
- Appropriately size and locate dormers to fit with the architectural style and roof shape of the principal building.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.
- Place and size windows to create similar solid-to-void ratios.
- 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.

- dormers to the style and proportion of windows on the principal building.
- Dormer roof pitch should be at least 3:12.
- Dormers should be receded at least 1 from the exterior building wall.

The design of the entrances is simple and is seen elsewhere in the district. The design of the windows is appropriate and related to the windows on the principal building. Material specifications for the entrances and windows must be provided to staff to ensure they align with the Guidelines prior to obtaining a building permit. The proposed dormers are appropriate.

RECOMMENDATION:
Staff recommends approval of the partial demolition of the non-historic screened porch and the construction of a new accessory structure with the following conditions:

1. The applicant must photograph the rear screened porch satisfactorily inside and out and submit the documentation to the Preservation Planner for commission records of the partial demolition.
2. The roofing material must be asphalt shingle.
3. The foundation material must be parged concrete.
4. The window and door specifications must be submitted to Preservation Planning staff for final approval prior to building permit approval.
5. The gutter and downspout finish must be submitted to Preservation Planning staff for final approval prior to building permit approval.
6. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
7. 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 denial of the addition to the principal building based on the following Guidelines:

- Use roof dormers instead of wall dormers and design them accordingly: Dormer roof pitch should be at least 3:12 and be receded at least 1 foot from the exterior building wall.
- Design doors and doorways on an addition to read as secondary in appearance and detailing to the historic building.
- Design the addition so that it has a lower scale and height than the historic building. The appearance of height should be designed to be minimized from adjacent properties.

If the commission votes to approve the addition, the following conditions are recommended:

1. The roofing material must be asphalt shingle.
2. The foundation material must be parged concrete.
3. The window and door specifications must be submitted to Preservation Planning staff for final approval prior to building permit approval.
4. The gutter and downspout finish must be submitted to Preservation Planning staff for final approval prior to building permit approval.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.

6. 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:

- In the detached accessory structure, a proper path of egress is required from the second floor studio, without requiring travel through the garage below. The stairway egress path to a minimum 36" wide side-hinged exterior door is required to be separated from the garage. Note: Dwelling-garage opening protection and fire separation shall be in accordance with 2018 IRC R302.5, and R302.6.
- If the upper level of the garage is intended to be an accessory dwelling, parkland fees will apply.

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 Dawn Wilburn Doug Wilburn
(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:

(Property Parcel/Tax ID Number)
and located at:

212 Lewisburg Avenue 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

Domum Construction
(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

3202 Peytonsville Bridge Rd Thompsons Station TN 37179
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

7 day of April, 2025.

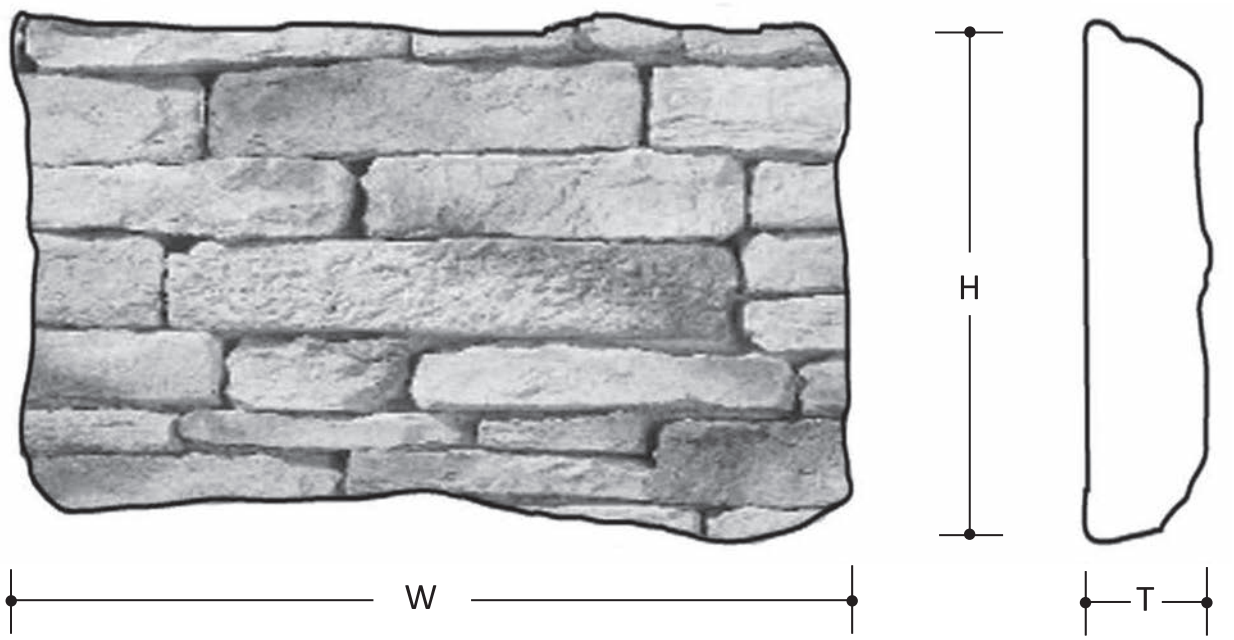
Tina A Faulkner
Notary Public

TINA A FAULKNER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 8-18-2026

Law Dept approved (2) 05.13.24

Hackett #050



Pattern Descriptions and Dimensions

Pattern	Texture	Installation	T	H	W	Rec Joint
HACKETT	Unique one of a kind pattern. Old pieces from farm fences with years of weathering.	Installed horizontally and level. May have a roll in plane to resemble old farm fences.	1.5" to 2.5"	2" to 4"	4" to 14"	DRYSTACK

*thickness, height and width dimensions may have +/- tolerance due to hand casting of product

*trimming and shaping of pieces may be required around openings as well as maintaining a level and coarsed pattern

Color Name	Product Code
ENGLISH	050-270-15
TULSA	050-791-15

Packaging		Weights
	Sq.Ft.	Skid
Skid	88	896
Corners	72	869

Centurion® Stone



























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ARCHITECTURE
DESIGN ASSOCIATES

Attn: Elizabeth Bulay
Assistant Preservation Planner

Proposed materials for 212 Lewisburg include:

1: Foundation material:
The area of exposed foundation varies from 1'-9" high (at the entry portion of the south side elevation) to as low as +/- 1' high on the remainder of the addition.
To achieve a rustic appearance, we are proposing a board formed foundation for the addition, differentiating from existing stone foundation. (lower example on the attached pdf)
The alternative would be a troweled cement finish on standard CMU. (upper photo on the attached pdf)
Also, a cultured artificial stone veneer to match the existing foundation could be achieved if more contemporary solutions are deemed inappropriate.

2: Posts and beam appearance shown in the addition:
We propose 2" thick minimum Hemlock posts and beam trim, stained and sealed to approximate the appearance of the existing "log" construction of the home.

3: Siding:
Artisan profile cement board lap siding with a 4" exposure and mitered corners. This is intended to match the existing wood siding more closely and elegantly than a flat non-beveled cement product. While colors for these surfaces are still in consideration, the intention is to maintain the current grey/blue of the existing home and perhaps darken the hue of the addition in attempt to minimize the impact on the localized site. This product also offers the opportunity of accomplishing mitered outside corners, avoiding a "frame like" appearance to volumes that can result from lighter corner trim.

4: Soffits:
We are proposing exposed painted wood rafter tails under 1x4 tongue and groove decking for all new soffits. The paint color proposed is to match existing trim which is in a white tone.

5: Existing Windows:
Existing windows and shudders are to be preserved and repaired where needed to original condition.

6: New Windows for addition:

All proposed windows for the addition are designed to be painted wood double hung true or simulated divided light of the size and character illustrated in the drawings. Samples and/or specifications to be provided for approval prior to commencement of work. The paint color for windows and casings are preferred to match the existing appearance.

7: Gutters and Downspouts:

Half-round paint finished galvanized gutters and 3″ round downspouts to match existing.

8: Roofing:

Roofing for the addition is to be standing seam metal for low slopes and matching asphalt shingle OR cedar shake for entire building where steeper slopes permit (if approved by the board).

9: Fireplace Mass and Chimney:

The proposed fireplace and chimney is preferred to be cultured stone to match color and character of original. It is our intention to match the existing (shown in photos), with the cultured stone sample provided. We believe the sample attached is similar in style and scale if done with mortar joints (not drystack). This is dependent however on ensuring that the manufacturer could match the color. If not, we would opt for real stone which I am confident we could find a close match.

10: Flue Cap

The flue type we are proposing would match the existing. Which is a terracotta flue section with a galvanized sheet steel formed rain cap. I believe it's questionable whether the galvanized portion of the existing cap is original to the construction. However, it is easily matched, and the proposed chimney's height is well hidden from the viewshed.

The auxiliary structure is proposed to be rendered in the same materials and detailing as the addition. The applicable materials would coincide with items 1,3,4,6, and 8 from the list.

Respectfully,
Don Burke

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EMAIL: DBURKE.ARCHITECT@GMAIL.COM



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"


A


D


B


C

LOT SIZE TO BUILDING ROOF AREAS:

LOT SIZE: 20,181 SQFT

CURRENT FOOTPRINT: 2,287 SQFT
CURRENT RATIO: 11.3%

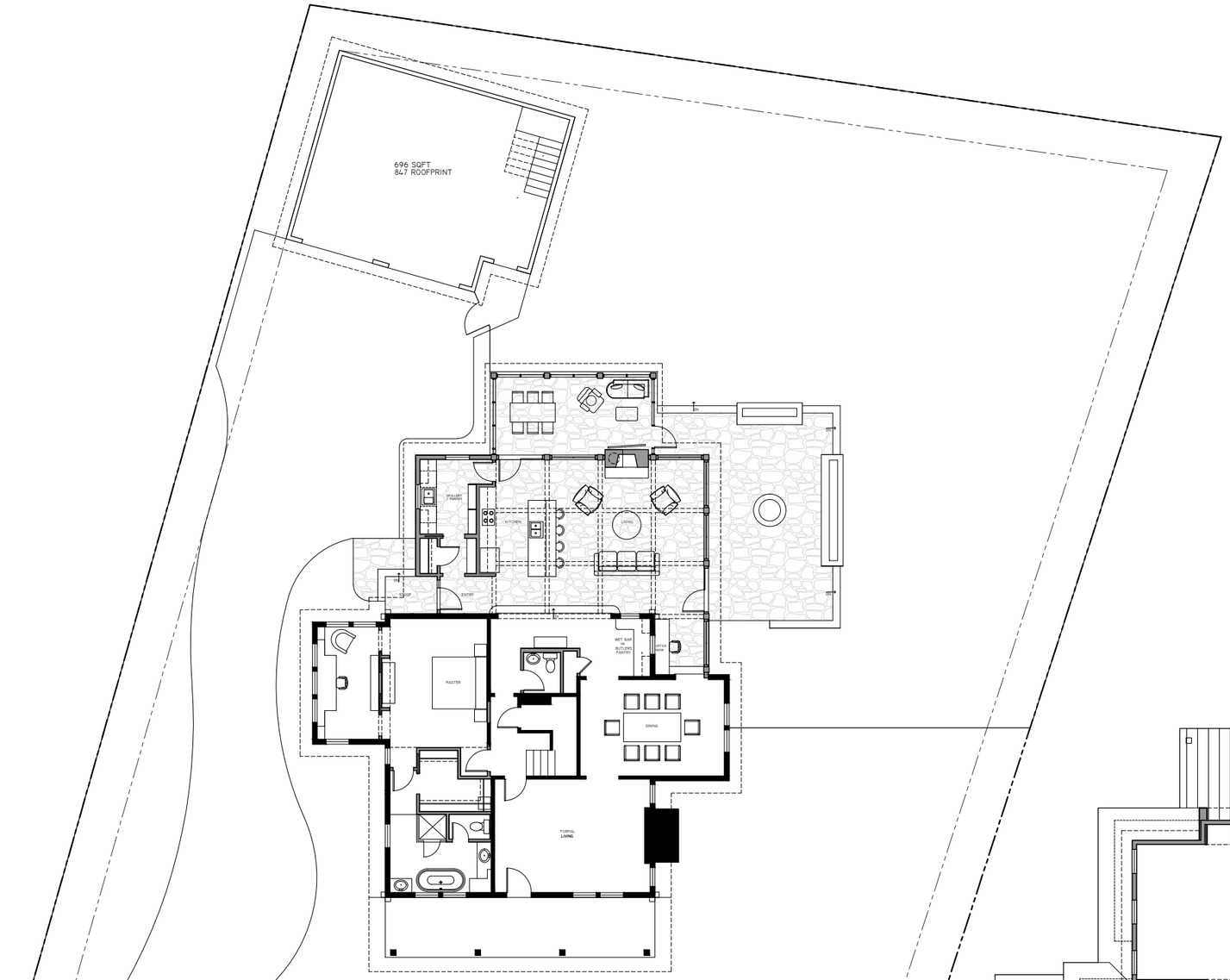
NEW PROPOSED FOOTPRINT: 3,834 SQFT
PROPOSED RATIO: 18.9%

+ TOTAL PROPOSED HARDSCAPE: 3,028 SQFT
TOTAL IMPERVIOUS: 6,862 SQFT
PROPOSED RATIO: 34%

ALLOWABLE RATIO: 35%

A1

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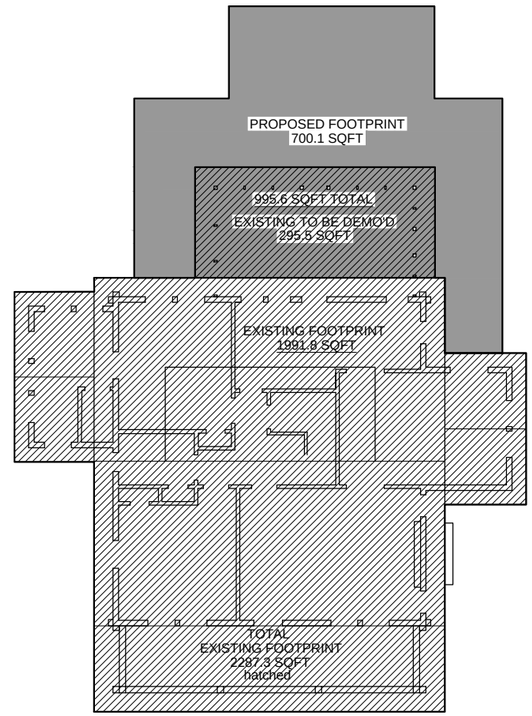


PROPOSED ADDITION MAIN LEVEL PLAN
SCALE: 1/16" = 1'-0"

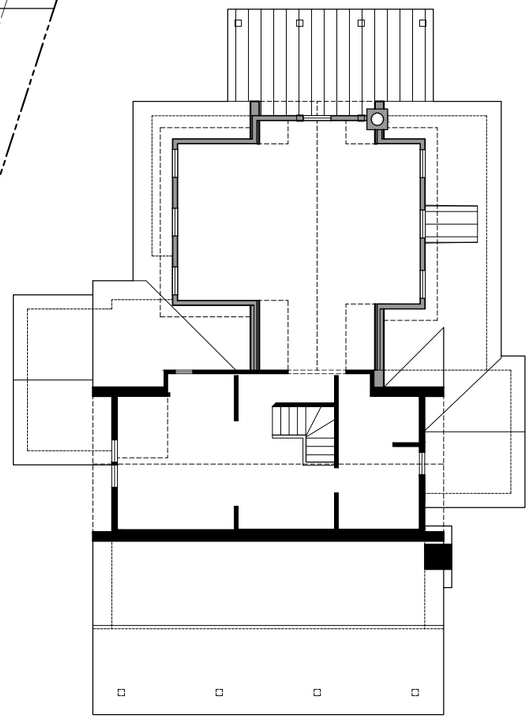
CALCULATIONS:

SQUARE FOOTAGES:
EXISTING ROOF AREA:
2287.3 SQFT MINUS 295.5 SQFT OF
REAR NON ORIGINAL SCREEN PORCH
ORIGINAL FOOTPRINT 1991.8 SQFT

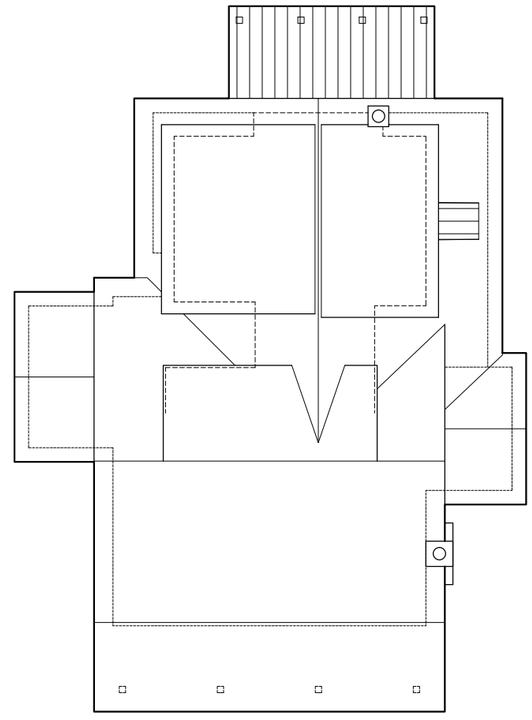
TOTAL ADDED NEW ROOF AREA:
995.6 = 49.9% OF ORIGINAL



EXISTING / PROPOSED PLAN DIAGRAM
SCALE: 1/16" = 1'-0"



PROPOSED ADDITION UPPER LEVEL PLAN
SCALE: 1/16" = 1'-0"

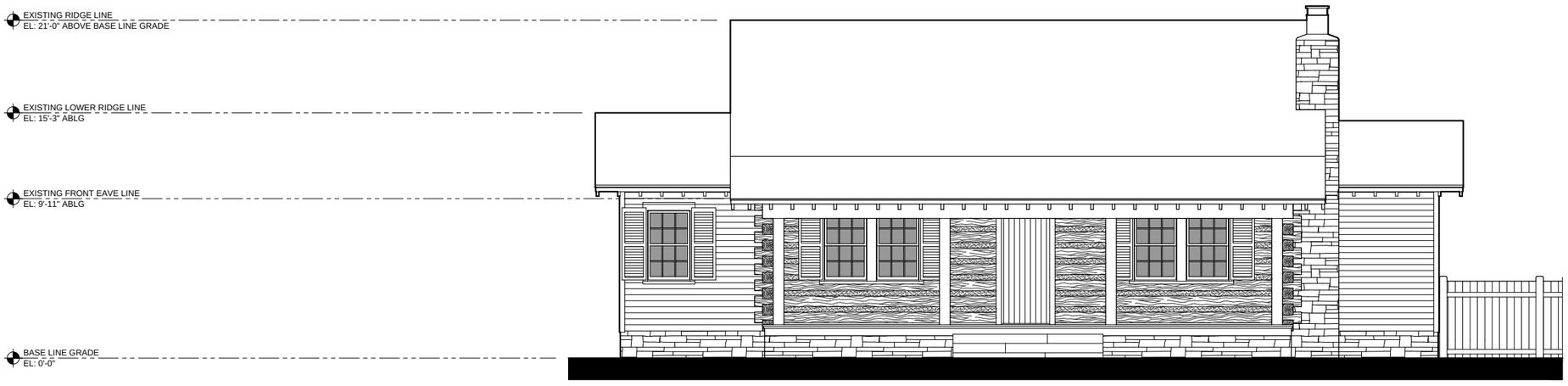


PROPOSED ADDITION ROOF PLAN
SCALE: 1/16" = 1'-0"

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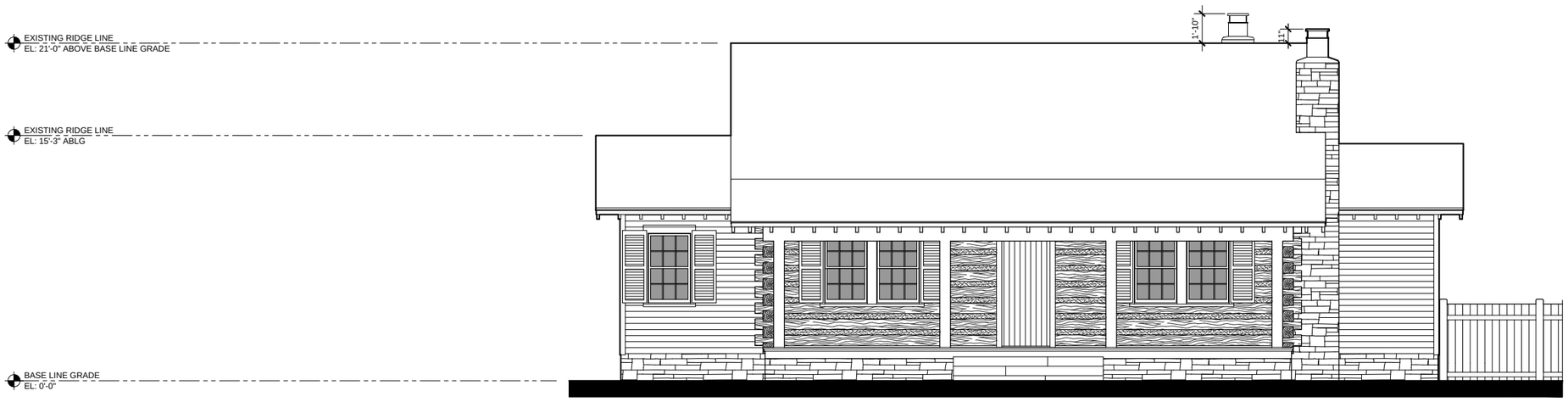
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EXISTING FRONT ELEVATION

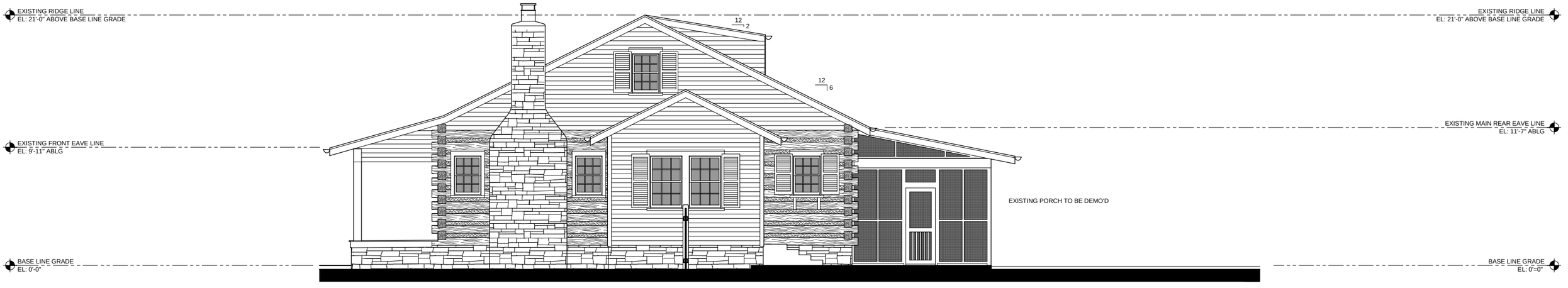
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

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

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EXISTING NORTH SIDE ELEVATION

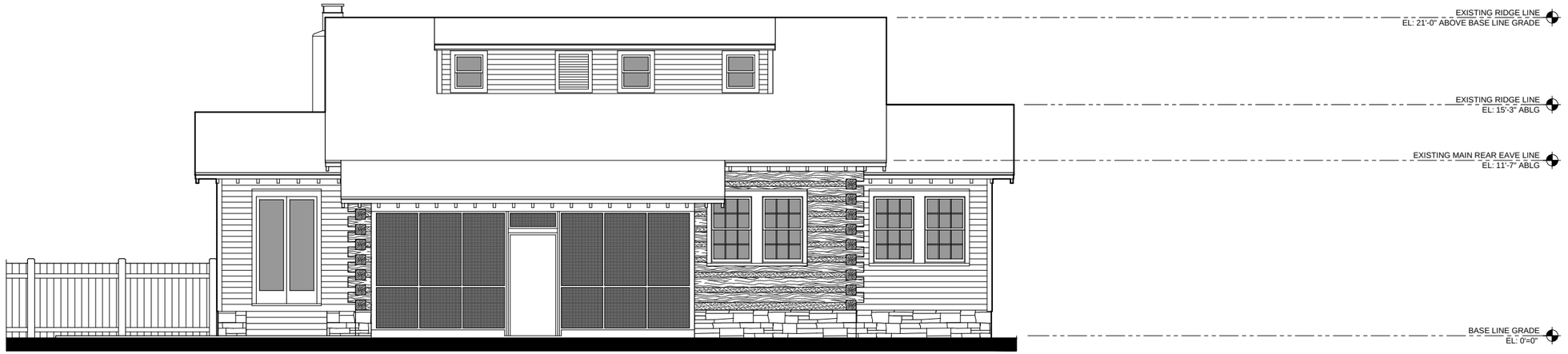
SCALE: 1/8" = 1'-0"



PROPOSED NORTH SIDE ELEVATION

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

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EXISTING REAR ELEVATION

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



PROPOSED REAR ELEVATION

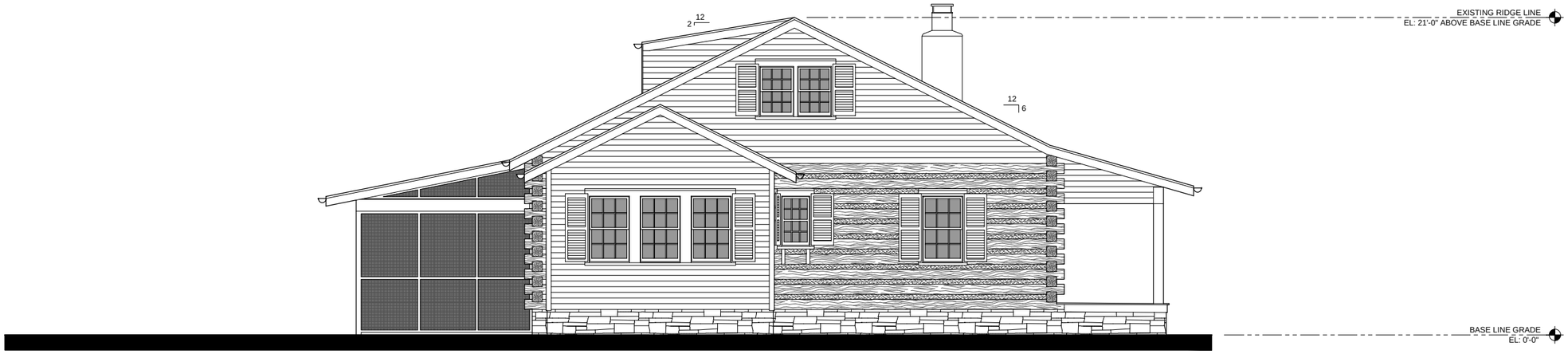
SCALE: 1/8" = 1'-0"

A5

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EXISTING SOUTH SIDE ELEVATION

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

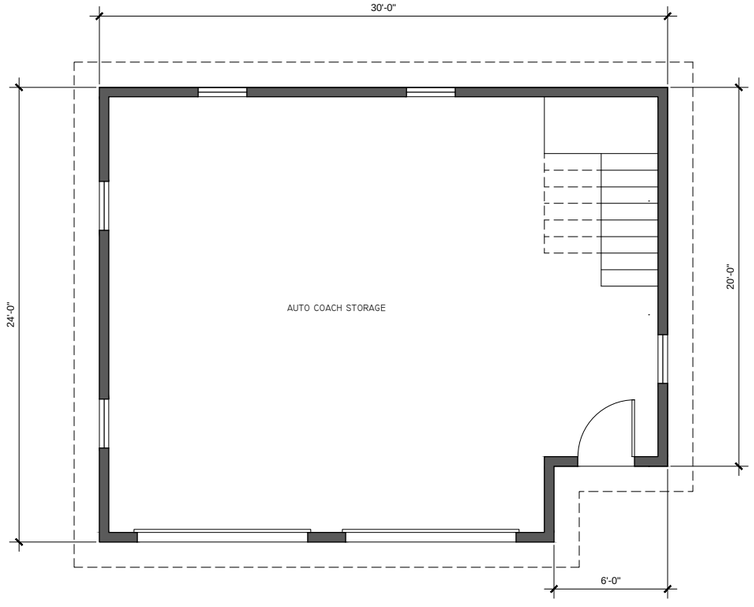


PROPOSED SOUTH SIDE ELEVATION

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

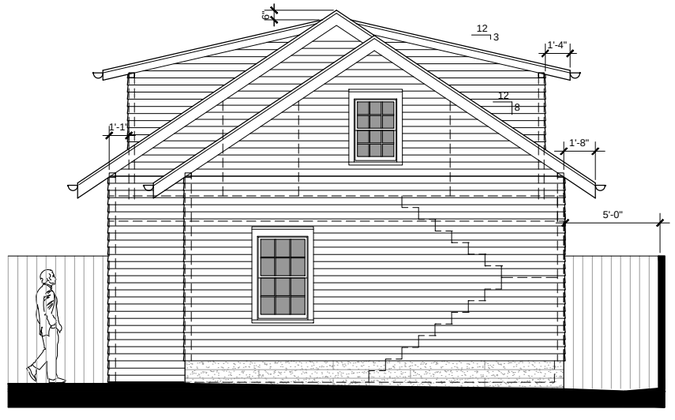
A6

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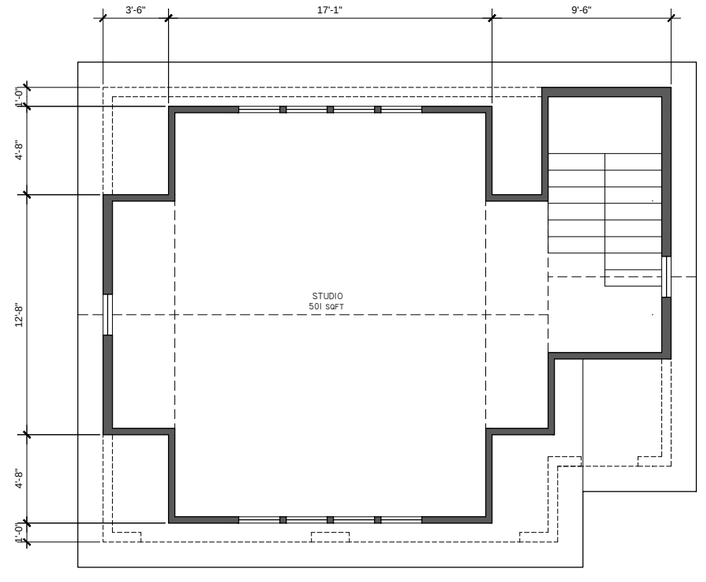
PROPOSED GARAGE PLAN

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



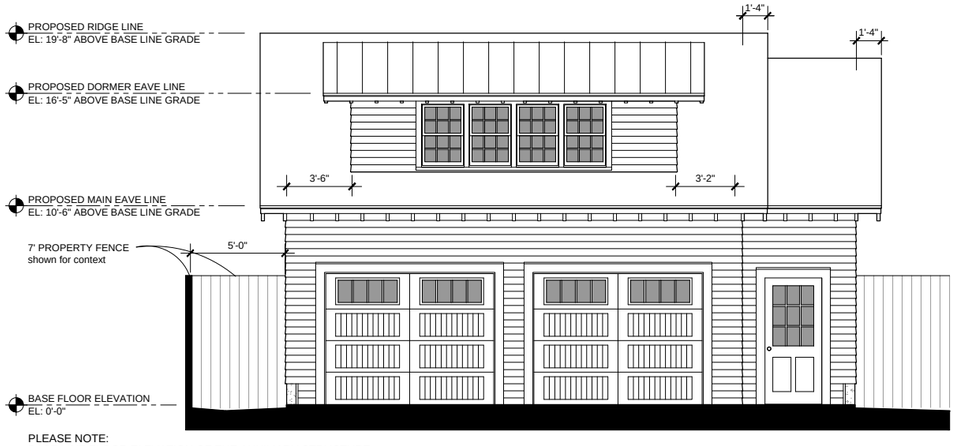
PROPOSED NORTH ELEVATION

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



PROPOSED U.L. PLAN

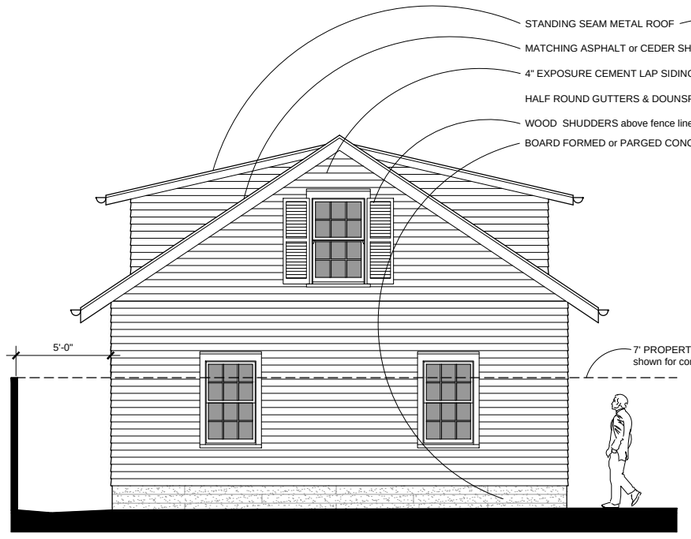
SCALE: 1/8" = 1'-0"



PLEASE NOTE:
BASE LINE FLOOR ELEVATION OF THE AUXILIARY STRUCTURE
WILL BE A MINIMUM OF 4" BELOW THE BASELINE GRADE
ACROSS THE FRONT OF THE PRIMARY EXISTING STRUCTURE.

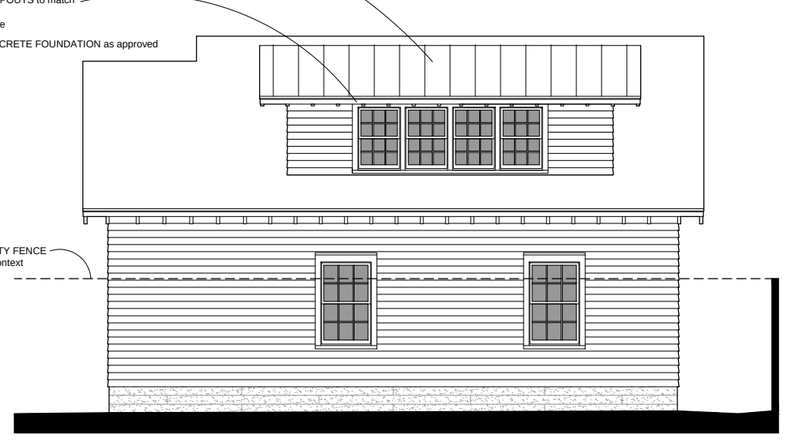
PROPOSED FRONT ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED REAR ELEVATION

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

ACCESORY STRUCTURE DESIGN 847 SQFT ROOFPRINT

File #: 21-0640

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Alterations (Principal Building and Accessory Structure), And Site Alterations At 228 2nd Ave. S.; Kate Reynolds, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building and accessory structure and site alterations at 228 2nd Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Non-Historic Residential Building
Chapter 5: Accessory Structures
Chapter 6: Site & Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 8828
Applicant: Kate Reynolds
Owner: Porters Call, Chad Karger, Rep.

BACKGROUND:
The property at 228 2nd Avenue South is located in the Downtown Franklin National Register Historic District. The principal building and accessory structure were constructed circa 2013 and are deemed non-contributing within the district. The proposal includes a series of work on the site that includes:

- Adding a ramp to the rear, right side of the principal building and replacing the existing covered stoop to accommodate this alteration.
- Replacing the handrail at the rear of the principal building.
- Removing part of the fencing.
- Replacing the garage doors on the accessory structure.
- Add a door on the right elevation of the accessory structure with a covered stoop.
- Add three windows on the rear elevation of the accessory structure.

- Adding additional hardscaping around the accessory structure and to the rear of the principal building from the new ramp to the existing parking.

Principal Building Alterations

Ramp Installation and Covered Stoop Alteration
On the right side of the building, there is an existing covered stoop with stairs. It is proposed to utilize this same entrance to the building and construct a concrete and brick ramp from the rear of the building to the existing side entrance. The handrail on the ramp will be detailed in a similar style to what exists on the site and the covered stoop will be reconstructed to accommodate the ramp. The metal roofing color for the covered entrance has not been identified within the plan, but it should blend in color with the existing roofing. The brick utilized on the ramp is noted that it will match the existing foundation brick. 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 installation is appropriate within the Guidelines.

Rear Entrance Handrail Alteration
It is proposed to replace the existing 3' tall handrail to the rear entrance of the building with a code-compliant 3'-6" guardrail and handrail in a similar style, color, and wood material. The Guidelines recommend:

- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.

As proposed, the alteration to the rear guardrail and handrail to the rear entrance of the building is appropriate.

Fencing Removal
Two panels of the existing, black metal fencing will need to be removed in order to accommodate the side ramp alteration. The removal of these panels in the rear of the site are appropriate.

Accessory Structure Alterations

Garage Door Replacement
It is proposed to replace the three existing overhead garage doors with hinged garage doors painted to match the building. The Guidelines recommend:

- Design details and ornamentation to minimize impacts to the historic district.
- Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.

- Design doors and doorways to be compatible with the historic district.

The window-lite pattern that is seen on the structure is a three-over-one pattern, so a door that has a similar window pattern on the garage doors would be recommended. The replacement of the garage doors are appropriate within the Guidelines.

Side Door & Rear Window Installation
It is proposed to install a side door on the right elevation of the accessory structure. It is noted that the door will be similar in style with a three-lite window in the door that is similar to the door on the front of the accessory structure. A similar covered stoop will be utilized on this entrance, which is seen next on the front elevation's pedestrian entrance. The metal roofing color for the covered entrance has not been identified within the plan, but it should blend in color with the existing roofing. Additionally, three windows are proposed to be installed on the rear elevation on the lower level of the accessory structure. The windows are not between the window openings that are on the second floor, and throw off the elevation's symmetry. The Guidelines recommend:

- Design doors and doorways to be compatible with the historic district.
- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Maintain a traditional solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.
- Use a material and window type that is similar to those seen historically in the neighborhood.

The proposed three-over-one window lite pattern is appropriate to utilize on the building, as that is the window pattern that is seen on the structure. The side door and window installation is appropriate within the Guidelines, but the new windows should be shifted on the lower level to be in-between the existing top floor windows.

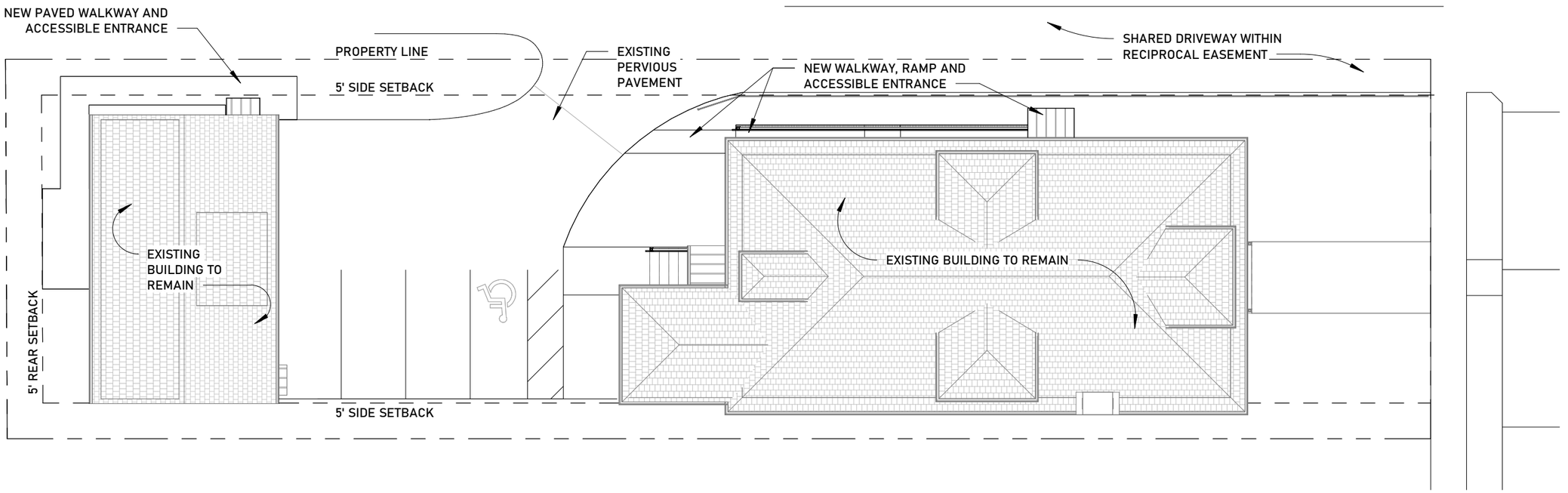
Site Alterations
New concrete walkways are proposed on the site leading from the ramp to the existing rear parking lot and around the accessory structure. These alterations will blend with the existing hardscape materials on the site and are appropriate within the Guidelines.

RECOMMENDATION:
Staff recommends approval of the principal building alterations, accessory structure alterations, and site alterations, with the following conditions:

1. The metal roofing on the covered entry on the principal building and the accessory structure shall blend in color with the existing roofs.
2. The three new windows on the rear of the accessory structure shall be symmetric with the second-floor windows.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. 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. Informational note: Neither the main structure or the accessory structure have received a change of use and occupancy to change the use from residential to commercial. Nonresidential building plans will be required as discussed previously on both buildings.
2. As advised in a zoning determination letter on 4/3/25, there will be 13 parking spaces required for the existing use and the additional use in the detached garage. There is not enough room on-site for the required parking. A shared or remote parking plan is required.
   **The original use did not receive a certificate of use and occupancy.



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

N

SITE ZONING: OR- OFFICE RESIDENTIAL
CFO- CENTRAL FRANKLIN OVERLAY DISTRICT
HPO- HISTORIC PRESERVATION OVERLAY
SITE AREA: 10,543 SF

NO CHANGE TO FOOTPRINT OF MAIN STRUCTURE OR DETACHED GARAGE

LANDSCAPE SURFACE AREA REQUIRED: 4,217 SF MIN. (40% OF SITE AREA)
LANDSCAPE SURFACE AREA PROVIDED: 5,416 SF OR 51.4%

SK1 SITE PLAN
2025.05.23

PORTER'S CALL
228 2ND AVENUE SOUTH
FRANKLIN, TN 37064

ARCHITECTURE
INTERIORS
CIVIL SITE
TKC
818 SOUTH MAIN ST. COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM



FRONT ELEVATION



REAR ELEVATION

REPLACE SIDE PORCH TO COMPLY WITH ADA ACCESSIBLE ENTRANCE RAMP REQUIREMENTS; COLUMNS AND ROOF TO BE SIMILAR TO EXISTING



SIDE PORCH AND WALKWAY

REMOVE TWO PANELS OF FENCE FOR NEW ADA WALKWAY

REPLACE EXISTING 3'-0" TALL RAILING WITH CODE COMPLIANT 3'-6" TALL GUARDRAIL WITH HANDRAIL AT STAIRS; SIMILAR STYLE; COLOR TO REMAIN THE SAME



REAR PORCH

SK2

EXISTING PHOTOS - MAIN STRUCTURE

2025.05.23

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FRONT ELEVATION

REPLACE OVERHEAD GARAGE DOORS WITH HINGED GARAGE DOORS

LOCATION OF 3 NEW WINDOWS AT REAR ELEVATION;
WINDOW STYLE AND COLOR SIMILAR TO EXISTING



REAR ELEVATION



REAR ELEVATION

LOCATION OF NEW DOOR; SIMILAR
IN STYLE AND COLOR TO EXISTING



RIGHT SIDE ELEVATION

SK3

EXISTING PHOTOS - CARRIAGE HOUSE

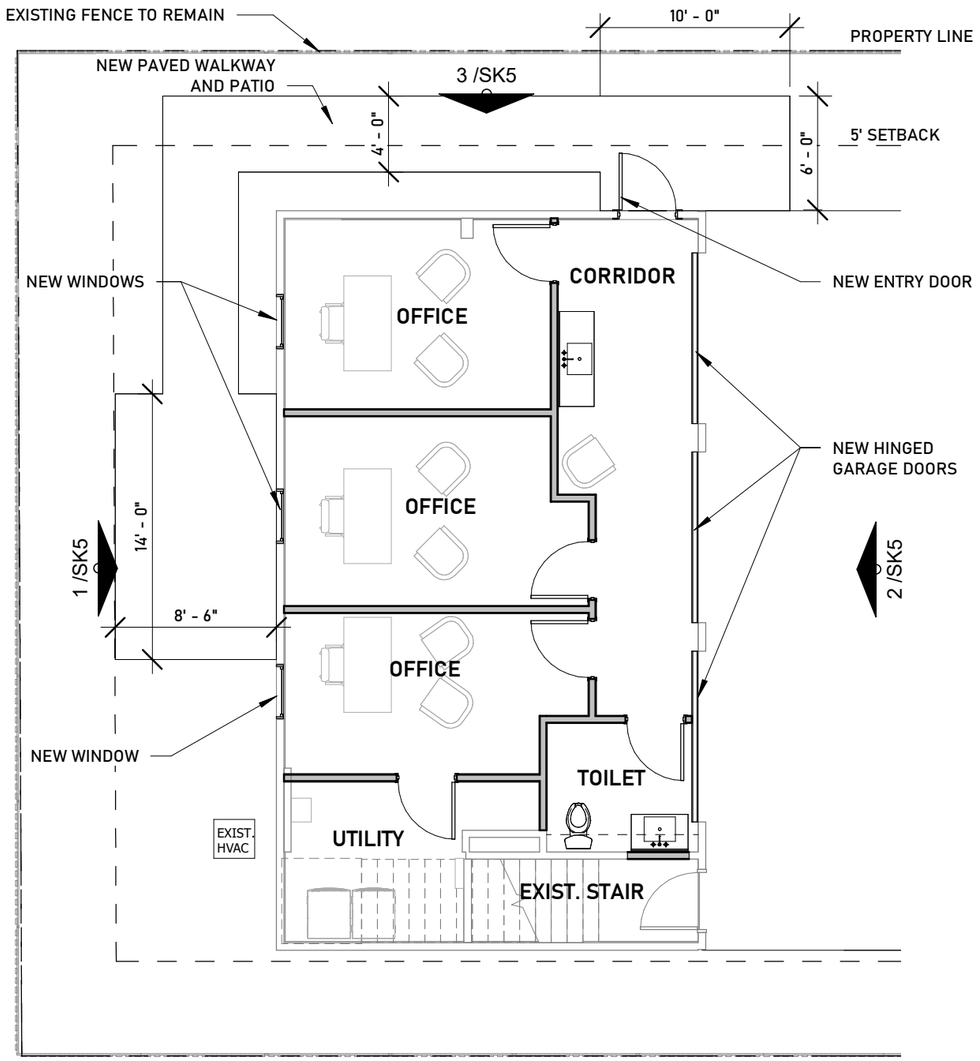
2025.05.23

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1 CARRIAGE HOUSE FIRST FLOOR PLAN

1/8" = 1'-0"

SK4

CARRIAGE HOUSE FLOOR PLAN

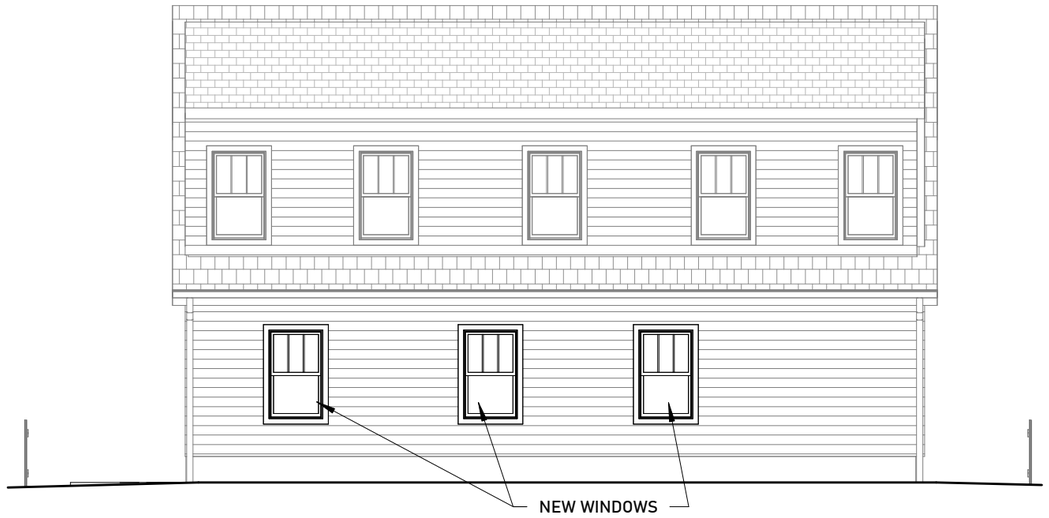
2025.05.23

PORTER'S CALL

228 2ND AVENUE SOUTH
FRANKLIN, TN 37064

ARCHITECTURE
INTERIORS
CIVIL SITE

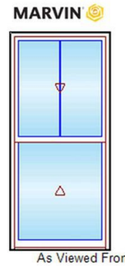
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1 CARRIAGE HOUSE BACK ELEVATION

1/8" = 1'-0"

MARVIN ALUMINUM CLAD WOOD WINDOWS; TWO VERTICAL MUNTINS AT TOP SASH AS SHOWN IN ELEVATION (IMAGE TO RIGHT SHOWS ONE)



As Viewed From The Exterior

Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-441-01613-00001
Performance Grade
Licensee #1149
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG50 1153X2215 mm (45.38X87.19 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL28134

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
8° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
****Note: Unit Availability and Price is Subject to Change**

EXAMPLES BELOW OF SIMILAR HINGED GARAGE DOORS

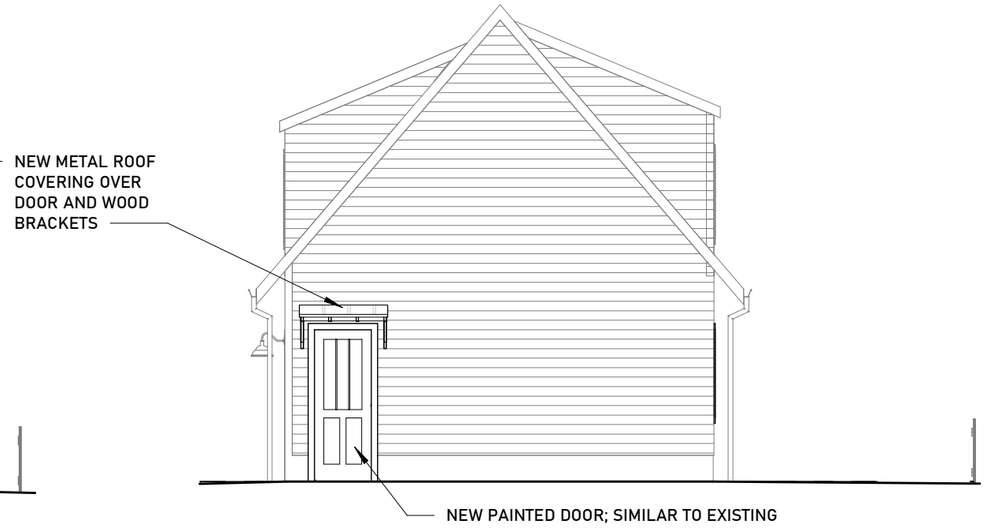






2 CARRIAGE HOUSE FRONT ELEVATION

1/8" = 1'-0"



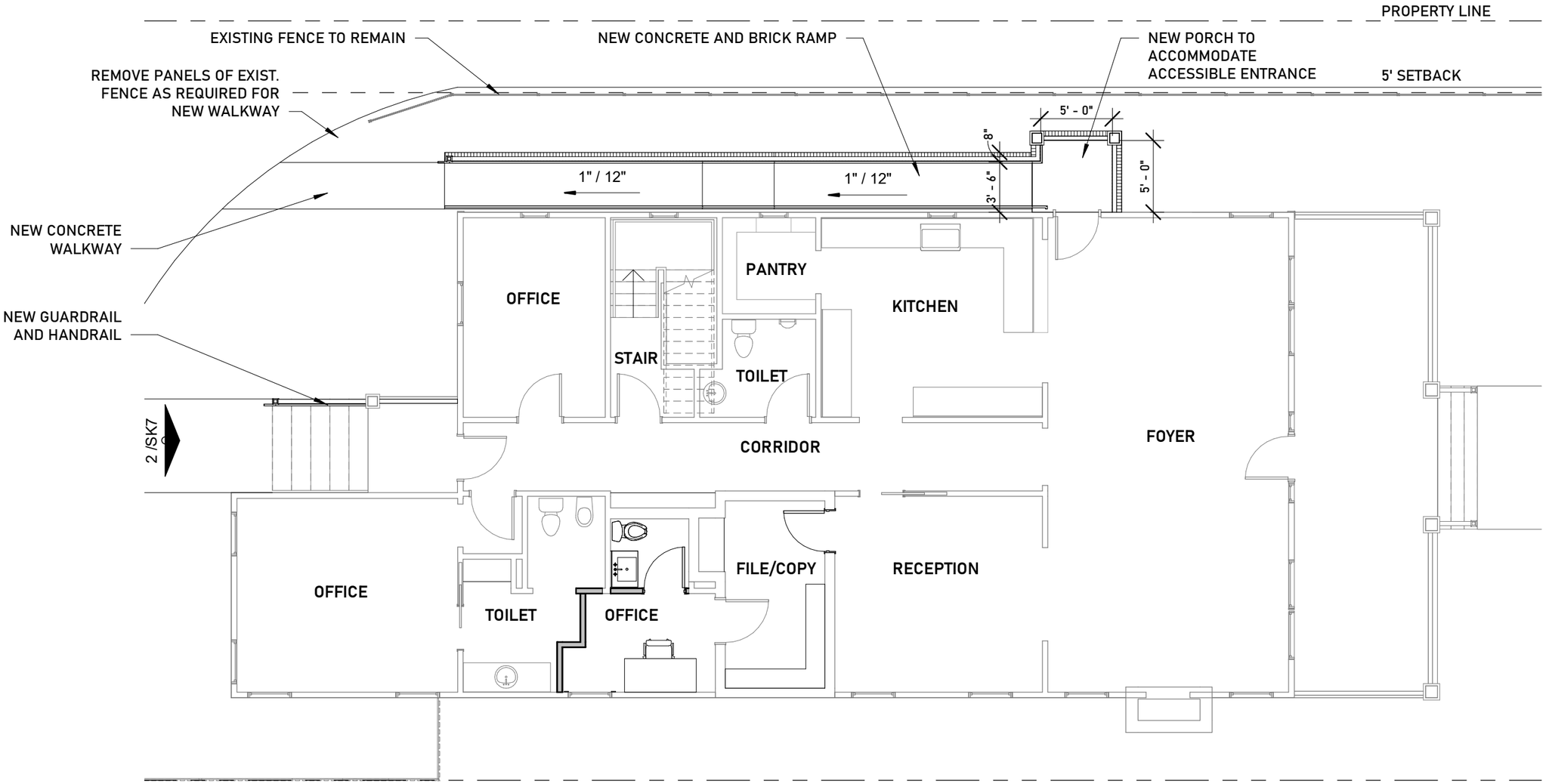
3 CARRIAGE HOUSE SIDE ELEVATION

1/8" = 1'-0"

SK5
CARRIAGE HOUSE ELEVATIONS
2025.05.23

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1 **MAIN STRUCTURE - FIRST FLOOR PLAN**

1/8" = 1'-0"

SK6

MAIN STRUCTURE FLOOR PLAN

2025.05.23

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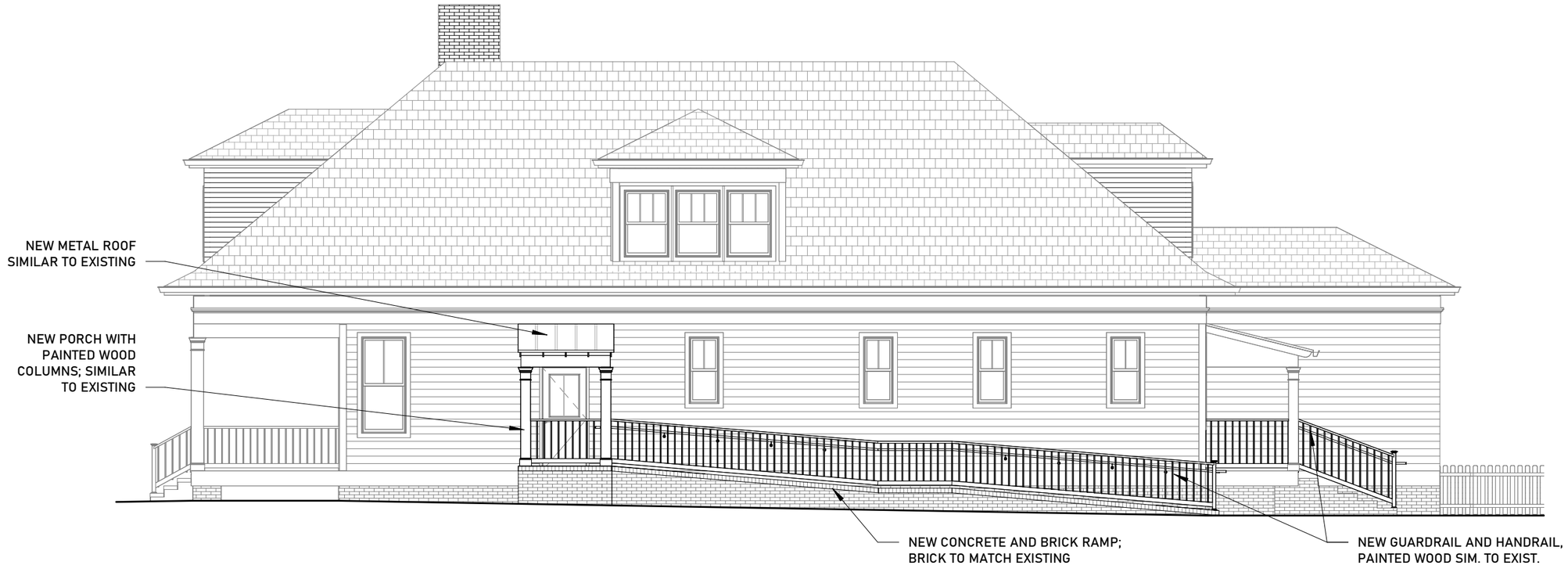


EXAMPLE OF SIMILAR RAMP; BRICK TO MATCH EXIST. BRICK AT FOUNDATION



2 MAIN STRUCTURE BACK ELEVATION

1/8" = 1'-0"



1 MAIN STRUCTURE SIDE ELEVATION

1/8" = 1'-0"

SK7

MAIN STRUCTURE ELEVATIONS

2025.05.23

PORTER'S CALL

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FRANKLIN, TN 37064

ARCHITECTURE
INTERIORS
CIVIL SITE

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File #: 21-0641

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Building Alterations At 230 Franklin Rd. Bldg. 13 (The Factory); Halie Chandler, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to Building 13 on the Factory at Franklin's Campus at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Additions to Historic Commercial Building

PROJECT INFORMATION:
COF Project Number: 8829
Applicant: Halie Chandler
Owner: Factory Partners, LLC, David Click, Rep.

BACKGROUND:
The site at 230 Franklin Road is located within the Franklin Road Historic District and is also on the National Register of Historic Places (NRHP). The Factory Campus is listed on the NRHP for its significance in the areas of commerce and industry. The proposal is proposing a series of alterations to Building 13, which faces Liberty Pike. The alterations include demolishing an exterior wall in order to accommodate an addition for an interior staircase from the second floor to the ground floor. The new exterior staircase addition will be located in the alley between Building 11 and Building 13.

The plans indicate that the exterior wall will be demolished and a new addition will be constructed to accommodate the interior staircase. The addition will span 37'-4" in length and will be 4' in width. A portion of the wall will be demolished and windows will be removed for this addition. An interior door will be installed in a portion of one of the window openings. Elevations have been included to show that the small addition will be visible from Franklin Road and from Liberty Pike. The application notes that the new addition will utilize the same finishes that are existing on the building, which include: a corrugated metal roof, black gutters and downspouts, and a StoTherm Finish on the addition. The Guidelines recommend:

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Design additions so there is the least possible loss of historic fabric and so the character-defining features of the historic building are not removed, damaged, or obscured.
- Avoid removal of sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated. Design additions so that owners may remove the additions and restore the original facade if so desired.
- Locate additions to the rear of the building so they are not visible from the street to ensure the visual prominence of the historic building.
- Design the massing, scale, and proportions to be subordinate to the historic building.
- Design additions to be complementary and compatible in design and detailing to the historic building, but clearly identifiable using methods such as roof breaks, wall insets, or wall off-sets.
- Use materials and exterior finishes that complement the historic building.
- Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.
- Use roofing materials that complement the architectural style of the historic building, such as asphalt, wood, stone, slate, or fiber-glass shingles, 5V metal, or standing-seam metal.
- Use a material for details on an addition that match those of the historic building in profile and dimension.
- Incorporate components such as soffits, cornices, fascias, frieze boards, moldings, or other elements into an addition that are generally similar to those of the historic building.
- If a historic window is removed to accommodate the addition, consider reusing it on the addition.
- Match the gutter style to the historic building or use a complementary gutter style.
- Locate downspouts away from architectural features and in less visible locations.

It does appear that a portion of a span of windows is being removed to accommodate this addition. It is recommended to save these windows to be reused on the Factory Campus. While the addition can be visible from Franklin Road and from Liberty Pike, the addition is small and would minimally impact the site.

RECOMMENDATION:
Staff recommends approval of the alterations to Building 13 with the following conditions:

1. The StoTherm exterior finish of the building must match in color to the existing building.
2. The windows being removed to accommodate the addition shall be saved in case they can be reused elsewhere on the site.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.


LIBERTY PIKE
New exterior stair will be located in alley between Building 11 and Building 13
BLDG. 13
BLDG. 13
SCOPE OF WORK
BLDG . 11
The Factory at Franklin
FRANKLIN RD.

Building Exterior Views - Franklin Road and Liberty Pike Views



Liberty Pike - Front On

info@danielschandler.com
+1 615 219 9360
611 Commerce St, STE 2712
Nashville, TN 37203



Liberty Pike - Angled View



Franklin Road - Angled View

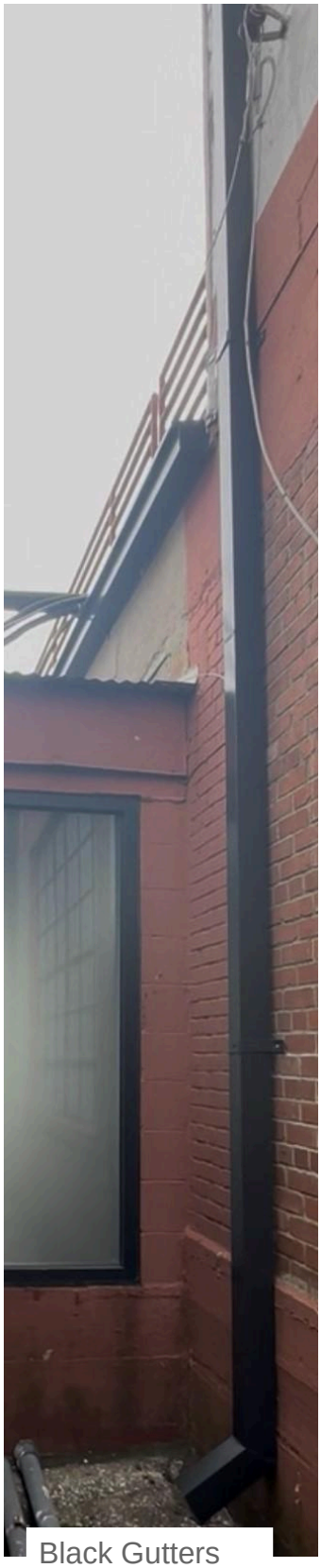
info@danielschandler.com
+1 615 219 9360
611 Commerce St, STE 2712
Nashville, TN 37203



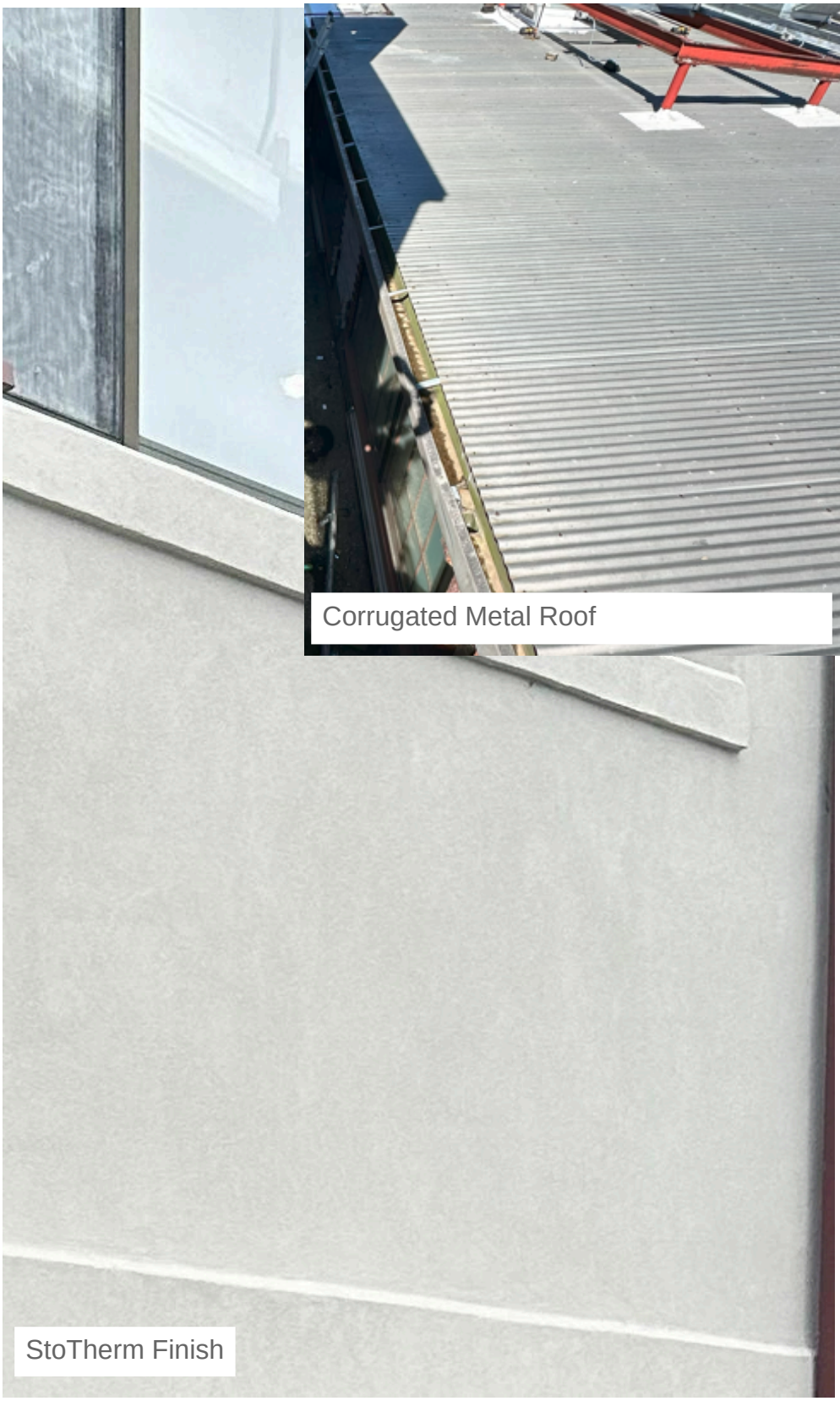
Franklin Road - Front On View

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611 Commerce St, STE 2712
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Existing Exterior Finishes - New Stair Structure to Match Existing finishes documented on building.



Black Gutters and Downspouts

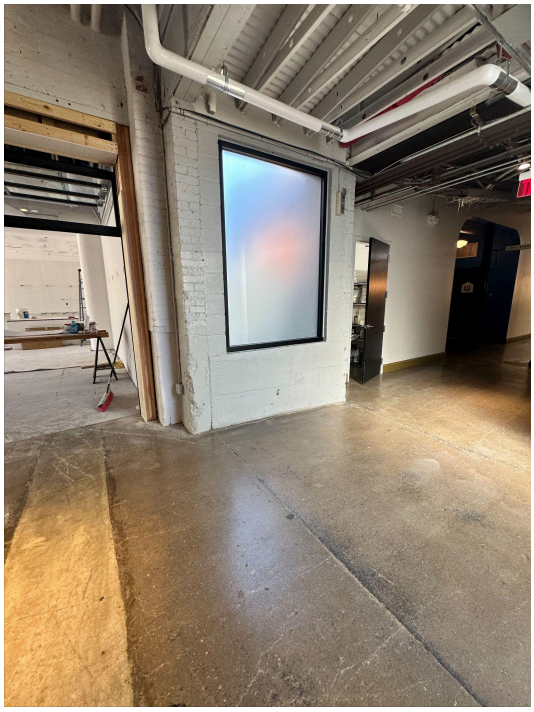


StoTherm Finish

Corrugated Metal Roof

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Nashville, TN 37203

Existing Sidelight to be replaced with Hollow Metal Door Frame and Sidelight Combo - Painted Black.







Example of Door and Sidelight Combo. See attached Door Frame Submittal PDF.

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+1 615 219 9360
611 Commerce St, STE 2712
Nashville, TN 37203

Metal Stair Pan with Concrete Treads (Example Image below)



Door Frame Submittal Legend

Manufacturer	
**	By Others
CC	Curries Company
VTI	Wood Door – VT Industries

Door Description		
**	AL	Aluminum Door
VTI	WD	Wood Door

Door Thickness		
VTI	1 3/4	1 3/4" Door

Door Material		
VTI	RCWB	Rotary Cut White Birch

Door Edge		
VTI	MTE	Matching Edges

Door Core		
VTI	PC	Particle Board Core

Door Finish		
VTI	UNF	Unfinished

Door Ply		
VTI	5P	5 Ply

Frame Description		
**	ALF	Aluminum Frame
CC	SGL	SGL 3 Sided Frame
CC	SL	Side Lite

Frame Gauge		
CC	16	16 Gauge

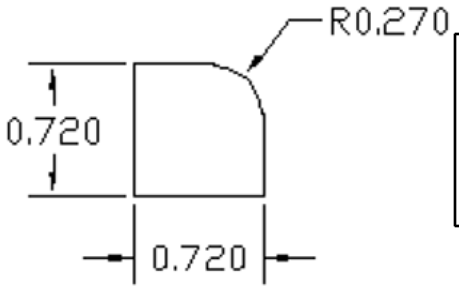
Frame Construction		
CC	SW	Seam Weld Face & Throat - 3 Sided Frame

Frame Material		
CC	CR	Cold Rolled Steel

Frame Profile		
CC	M	M Profile

Frame Anchors		
CC	WESC 8	8ea WESC Anchor

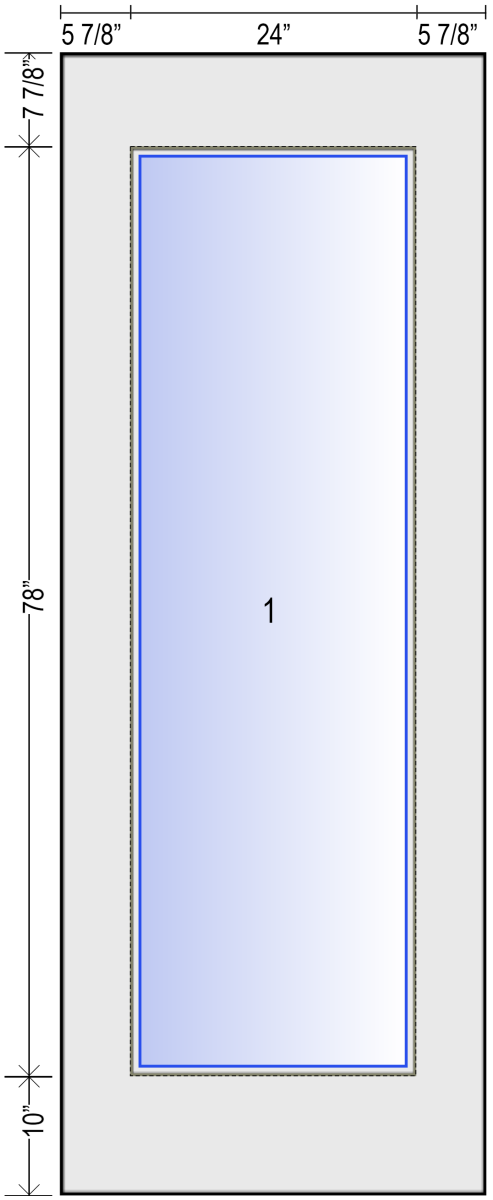
Lite
VT-VT1



Notes:

Lite Instr: INSTALL STOPS

Misc: Notes: Glass/glazing by others



Elevation - FG = Full Glass Kit

*Lite/Louver Dimensions Shown Are Cut-Out

ID	Type	Ctr	Width*	Height*	Visible Glass	Lock Stile*	Top Rail*	Bottom Rail*
1	Lite	X	24”	78”	22 9/16”w x 76 9/16”h		7 7/8”	10”

ISENHOUR

Job ID - 304180

Architectural Wood Doors
INDUSTRIES

HERITAGE COLLECTION: PC-5

5-PLY BONDED PARTICLE BOARD
NON-RATED, 20-, & 45-MINUTE POSITIVE PRESSURE

WOOD VENEER, HPDL, OR MDO

THICKNESS	1-3/4", 1-3/8", 2", or 2-1/4" (±1/16")
MAXIMUM SIZE	4'-0" x 10'-0" maximum, for oversized doors please consult VT; see fire door capability chart for rated doors
CORE	Particleboard Core, ANSI A208.1, grade LD-2, 70% of door construction weight, pre-consumer recycled materials
VERTICAL EDGES (STILES)	Structural Composite Lumber (SCL) or Fire Composite as required with matching/compatible wood veneer, matching HPDL or finished mill option (primed or painted) edges
HORIZONTAL EDGES (TOP & BOTTOM RAILS)	Structural Composite Lumber (SCL) or Fire Composite as required - Sealed Top & Bottom Rails
FACES	Wood veneer, HPDL Horizontal Grade Standard (HGS) meets NEMA standard LD-3, or MDO
CROSSBANDS	High Density Fiberboard (HDF), 20% of door construction weight, pre-consumer recycled material
STANDARD BEVEL	1/8" in 2" or 3˚
FINISH	Wood veneer: WDMA TR-8/AWS System 9 (UV Cured Acrylated Polyurethane); Primed factory finish or opaque finish; laminate: woodgrains, solid, colors, & patterns
VENEER MATCH / FACE ASSEMBLY	Book match standard. Slip or random available; face assembly: running match standard, center, balanced, or center balanced available
ADHESIVE	Type 1 adhesive
FACTORY MACHINING	Pre-drilled hinge pilot holes; all cutouts for mortise hardware should be made at the factory from hardware manufacturer's templates & approved shop drawings
QUALITY STANDARDS	WDMA I.S. 1-A & AWS, Section 9 Quality Standards (Bonded Core)
WDMA PERFORMANCE LEVEL	Heavy Duty. For extra heavy duty, blocking for hardware is required
SUSTAINABILITY	• CARB Phase 2 / TSCA VI Compliant • GREENGUARD GOLD or SCS Indoor Advantage Gold • FSC upon request, Consult VT for LEED documentation • Environmental Product Declaration (EPD) • Health Product Declaration (HPD)
DOOR WEIGHT	Approx. 5.5 lbs./sq. ft.
WARRANTY	Limited Lifetime, Interior use only. View warranty



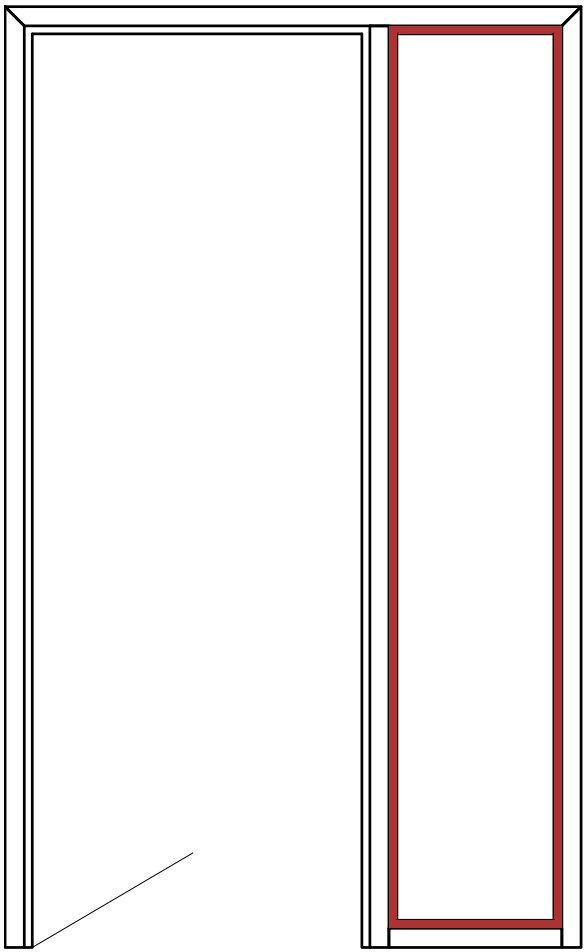
PC-5 (5502H, 5P02H, 404H, 4P04H)

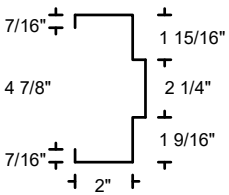
ADDITIONAL DOOR FEATURES

PAIRS & SETS: Pair match standard, set match available
DOORS/TRANSOMS: Continuous match standard, End or no match available
CUTOUTS: 5" minimum distance from door edge & the minimum distance between lite & lock cut out is 3-5/16. 5-1/2" distance for edge of door & lite & lock cut outs at 45-minutes
CLEARANCES: 1/8" top, 1/8" lock & hinge stiles. See NFPA-80 6.3.1.7. Bottom clearance 3/4" max (bottom of the door to top finish floor) See NFPA-80 4.8.4.
SECURITY RATING: Class 40, ASTM 476 (highest rating possible)
LABELING: Positive pressure, Category A 20-minute Intertek/Warnock Hersey fire labels per NFPA 80 4.2 Fire-rated doors must use approved lite frames. UL 10C
PACKAGING: Doors shall be individually poly-bagged by request for protection & marked as per tag openings on shop drawings
ACCESSORIES: Door bottoms, sweeps, thresholds, gasketing, lite kits & glass may be supplied by VT or others.

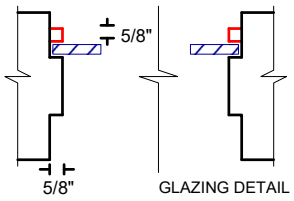
VT INDUSTRIES RESERVES THE RIGHT TO CHANGE DESIGN AND/OR DETAILS OF ITS PRODUCTS WITHOUT NOTICE.

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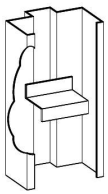




1 SIDE



GLAZING DETAIL



WELDED IN
STEEL STUD
Z ANCHOR

Glass/glazing by others

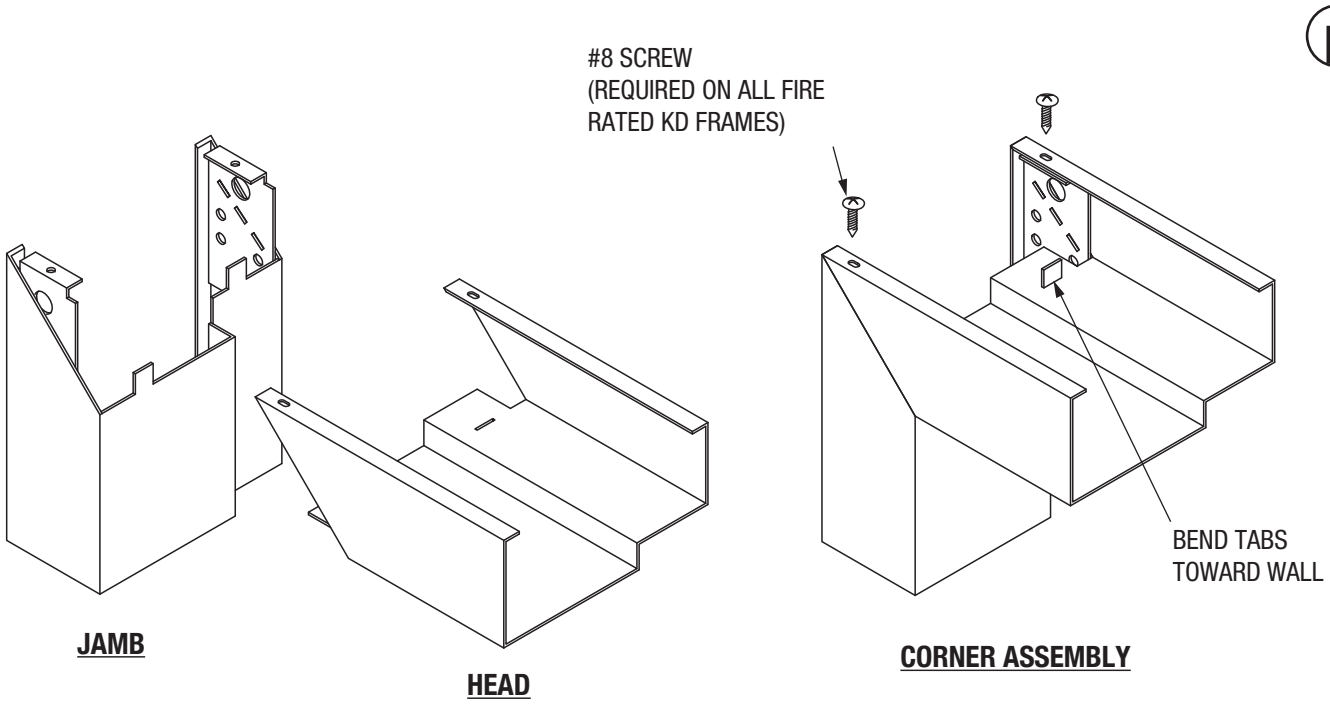
Project: Donelson Plaza - KBFM			Code: 304180
Elevation: Sidelight J-5			Code: J-5
Drawn by: Teresa Szaro, AHC	Scale: 1' 8" = 1"	Date: 3/28/25 9:11	Elevation Page: 1 of 1

** M profile is welded**

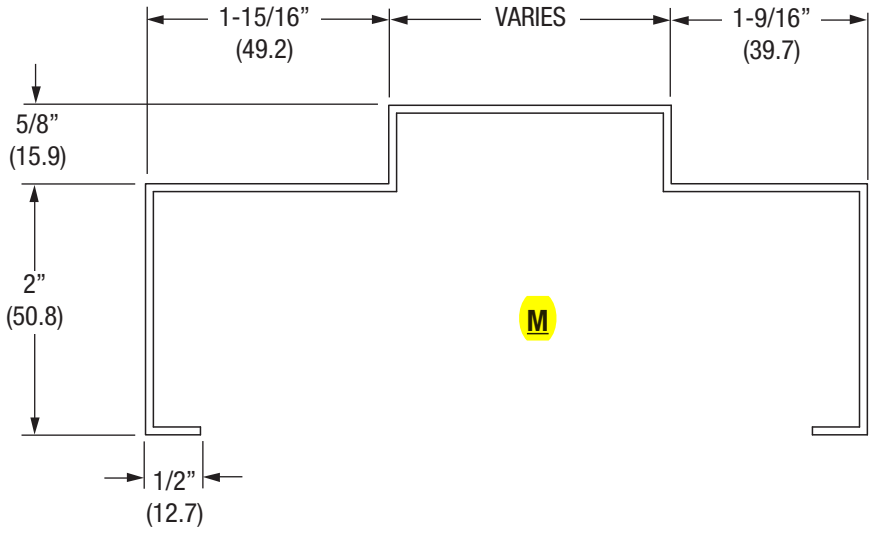
Masonry KD “G” Profile - Corner Details

Frame Technical Data

March, 2015



Masonry ☐ 2” Face Flush Frame Unequal Rabbet



KD “M” TYPE FLUSH
GAUGE - 18 GA. (1.2), 16 GA. (1.4), 14 GA. (1.9)
VARIABLE SOFFIT
JAMB DEPTH 4-1/2” (114.3) THRU 14” (355.6) (1/8”(3.2) INCREMENTS)
AVAILABLE WITH 4” (101.6) FACE HEADS
NOTE: 5-3/4” (146.1) JAMB DEPTH STANDARD WITH 7/16” (11.1) RETURNS
TO PROVIDE 4-7/8” (123.8) THROAT OPENING

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A0.06-a	ACCESSIBLE DESIGN	04.16.2025		
A0.06-b	ACCESSIBLE DESIGN	04.16.2025		
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S2.1	SECTIONS AND DETAILS	04.16.2025		

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
CI	CONTINUOUS INSULATION
CJ	CONTROL JOINT
DRY	DRYER
ELEC	ELECTRICAL
EQ.	EQUAL
ETR	EXISTING TO REMAIN
EXIST	EXISTING
FT	FOOT / FEET
F.V.	FIELD VERIFY
GB	GRAB BAR
GYP	GYPSUM
HGT	HEIGHT
HR	HOUR
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
N/A	NOT APPLICABLE
O.C.	ON CENTER
OCC	OCCUPANT
PF	PREFINISHED
REF	REFERENCE
REQ	REQUIRED
SF	SQUARE FOOT / FEET
SIM	SIMILAR
SS	STAINLESS STEEL
STD	STAINED
STL	STEEL
TLT	TOILET
UNO	UNLESS NOTED OTHERWISE
WASH	WASHER
WC	WHEELCHAIR
WD	WOOD

CODE ANALYSIS

SUMMARY OF WORK

EXISTING 2,969 SF COMMERCIAL SPACE IS BEING RENOVATED TO RECONFIGURE THE LAYOUT FOR PRIVATE OFFICE USE. INTERIOR SPACE WILL BE PROVIDED TO WHITE BOX CONDITION. EXTERIOR UPGRADES WILL BE PROVIDED TO THE BUILDING TO PROVIDE NEW ENCLOSED EXTERIOR STAIR. NEW ROOF TOP HVAC EQUIPMENT TO BE POSITIONED BEHIND AN EXISTING MECHANICAL SCREEN THAT WAS APPROVED IN COA 8367. THE GROUND LEVEL TENANT SUITES ARE SPRINKLERED. THE SECOND LEVEL IS UNSPRINKLERED.

APPLICABLE CODES

2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE (FOR BUILDINGS CONSTUCTED UNDER THE IBC)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 ICC A 117.1 ACCESSIBLE & USEABLE BUILDINGS & FACILITIES
2018 INTERNATIONAL FIRE CODE - APPENDICES B,C, & D
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL BUILDING CODE - APPENDICES D, G, & K
2018 NFPA LIFE SAFETY CODE 101
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

BUILDING INFORMATION

ALLOWABLE BUILDING HEIGHT

OCCUPANCY TYPE	CONSTRUCTION TYPE	ALLOWABLE STORIES	STORIES PROVIDED
B - BUSINESS	IIB	3 (55'-0" MAX HEIGHT)	2 (ETR)

ALLOWABLE BUILDING AREA

OCCUPANCY TYPE	CONSTRUCTION TYPE	ALLOWABLE FLOOR AREA	FLOOR AREA PROVIDED
B - BUSINESS	IIB	23,000 SF	ETR

BASED ON TABLE 504.4 + 506.2 PER INTERNATIONAL BUILDING CODE 2018

FIRE RESISTANCE

BUILDING ELEMENT	RATING REQUIRED	RATING PROVIDED	ASSEMBLY NUMBER
STRUCTURAL FRAME	0	EXISTING	N/A
BEARING WALLS • EXTERIOR • INTERIOR	 0 0	 EXISTING EXISTING	 N/A N/A
NONBEARING WALLS / PARTITIONS • INTERIOR	0	EXISTING	N/A
FLOOR CONSTRUCTION • SUPPORTING BEAMS & JOISTS	0	EXISTING	N/A
ROOF CONSTRUCTION • SUPPORTING BEAMS & JOISTS	0	EXISTING	N/A

BASED ON TABLE 601 PER INTERNATIONAL BUILDING CODE 2018

FIRE SEPARATION DISTANCE

FUNCTION OF SPACE	SEPARATION DISTANCE	REQUIRED RATING	PROVIDED DISTANCE
BUSINESS, TYPE IIB	X > 30'-0"	0 HRS	> 30'-0"

BASED ON TABLE 602 PER INTERNATIONAL BUILDING CODE 2018

OCCUPANT LOAD

FUNCTION OF SPACE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
BUSINESS	1,849 SF	150 SF / PERSON	13 PEOPLE
CONCENTRATED BUSINESS	185 SF	50 SF / PERSON	4 PEOPLE
ASSEMBLY (KITCHEN, HUDDLE, CONFERENCE, RECEPTION)	600 SF	30 SF / PERSON	20 PEOPLE
STORAGE	17 SF	300 SF / PERSON	1 PEOPLE
		TOTAL OCCUPANTS	38 PEOPLE

BASED ON TABLE 1004.5 PER INTERNATIONAL BUILDING CODE 2018

PLUMBING FIXTURES

OCCUPANCY	WATER CLOSETS	LAVATORIES	BATHTUBS / SHOWERS	DRINKING FOUNTAINS	OTHER
	UNISEX	UNISEX			
BUSINESS	1 PER 25 / 1 PER 50	1 PER 40 / 1 PER 80	-	1 PER 100	1 SERVICE SINK
TOTAL REQUIRED	2	1	-	1	1 SERVICE SINK
TOTAL PROVIDED	2	2	-	1*	1 SERVICE SINK**

BASED ON TABLE 2902.1 PER INTERNATIONAL BUILDING CODE 2018
*COMMON AREA DRINKING FOUNTAINS ARE LOCATED 73-8' FROM SUITE AND ARE INCLUDED TOWARDS REQUIRED FIXTURE COUNT. IBC 2902.5
SERVICE SINK IS LOCATED 63-6' FROM SUITE. **IBC 2902.5

MEANS OF EGRESS

OCCUPANCY	MIN # OF EXITS REQ.*	# OF EXITS PROVIDED	MIN. EXIT WIDTH REQ. **	EXIT WIDTH PROVIDED	EXIT ACCESS DISTANCE ***
BUSINESS	1	2	32"	36"	200'-0"

*BASED ON TABLE 1006.2.1 PER INTERNATIONAL BUILDING CODE 2018
**BASED ON TABLE 1010.1.1 PER INTERNATIONAL BUILDING CODE 2018
***BASED ON TABLE 1017.2 PER INTERNATIONAL BUILDING CODE 2018

CORRIDORS

OCCUPANCY	REQ. CORRIDOR FIRE RATING *	MIN. CORRIDOR WIDTH **	MAX. DEAD END CORRIDOR LENGTH ***
BUSINESS	0	44"	20'-0"

*BASED ON TABLE 1020.1 PER INTERNATIONAL BUILDING CODE 2018
**BASED ON TABLE 1020.2 PER INTERNATIONAL BUILDING CODE 2018
***BASED ON TABLE 1020.4 PER INTERNATIONAL BUILDING CODE 2018

FINISH CLASSIFICATIONS

OCCUPANCY	VERTICAL EXITS & EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS & OTHER EXITWAYS	ROOMS & ENCLOSED SPACES
BUSINESS	A	B	C

BASED ON TABLE 803.13 PER INTERNATIONAL BUILDING CODE 2018

GENERAL PROJECT NOTES:

A. CONTRACTOR SHALL VISIT PROPERTY AND REVIEW EXISTING CONDITIONS PRIOR TO START OF WORK. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING BID.
B. WORK SHALL MEET THE REQUIREMENTS SET FORTH BY THE LATEST EDITION OF CODES STATED IN THE CODE ANALYSIS AS WELL AS THE STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
C. ALL MATERIALS AND EQUIPMENT REFERRED TO IN LEGENDS, GENERAL NOTES, OR KEYNOTES SHALL BE NEW AND INSTALLED UNDER THE SCOPE OF THIS PROJECT UNLESS NOTED OTHERWISE TO BE FURNISHED AND INSTALLED BY OWNER.
D. CONTRACTOR SHALL EMPLOY SKILLED LABOR TO PERFORM THE SCOPE OF WORK IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE FOR ALL CATEGORIES.
E. CONTRACTOR SHALL COORDINATE THEIR WORK IN ACCORDANCE WITH OTHER TRADES AND SUBCONTRACTORS TO FACILITATE A SMOOTH WORK PROGRESSION.
F. CONTRACTOR SHALL SECURE OWNER'S APPROVAL OF ANY SUBSTITUTION PRODUCTS PRIOR TO INSTALLATION OF WORK. OWNER SHALL SUPPLY TO CONTRACTOR ANY SUBSTITUTIONS IN PROMPT MANNER TO CONTINUE SMOOTH WORK PROGRESSION.
G. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING ALL REQUIRED PERMITS AND APPROVALS FROM STATE AND AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL NOTIFY AND SCHEDULE ALL REQUIRED INSPECTIONS AND APPROVALS WITH THE VARIOUS AUTHORITIES HAVING JURISDICTION.
H. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUITABLE PROTECTION FOR ALL EMPLOYEES, THE PUBLIC, AND VARIOUS OCCUPANTS DURING THE COURSE OF WORK. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE JOB SAFETY REGULATIONS.
I. CONTRACTOR SHALL REMOVE ALL DEBRIS, TRASH, AND OTHER MATERIALS RESULTING FROM THE SCOPE OF WORK TO PROVIDE A CLEAN ATMOSPHERE FOR THE OWNER. ALL SUCH MATERIAL MUST BE DISPOSED OF IN A LEGAL MANNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAID REMOVALS AND DISPOSALS.
J. CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN A NEAT AND ORDERLY MANNER.
K. CONTRACTOR SHALL SUBMIT ALL SAMPLES AND COLOR SELECTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
L. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK AND SHALL BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT.
M. CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY INTERRUPTIONS WITH THE OWNER PRIOR TO SHUT DOWN.
N. THESE DOCUMENTS HAVE BEEN PROVIDED EXCLUSIVELY FOR BASIC CONSTRUCTION PURPOSES. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL, WORKMANSHIP, EQUIPMENT, HARDWARE, ETC WHETHER IMPLIED OR EXPLICITLY STATED.

ENERGY CODE REQUIREMENTS

CLIMATE ZONE

CITY	STATE	COUNTY	CLIMATE ZONE
FRANKLIN	TENNESSEE	WILLIAMSON	ZONE 4A

BASED ON TABLE 301.1 PER INT'L ENERGY CONSERVATION CODE 2012

BUILDING ENVELOPE REQUIREMENTS

BUILDING ELEMENT	INSULATION REQUIRED	INSULATION PROVIDED
ROOFS • INSULATION ENTIRELY ABOVE DECK • METAL BUILDINGS • ATTIC + OTHER	 R-30 ci R-19 + R-13 LS R-38	EXISTING TO REMAIN
WALLS, ABOVE GRADE • MASS • METAL BUILDING • METAL FRAMED • WOOD FRAMED + OTHER	 R-9.5 ci R-13 + R-13 ci R-13 + R-7.5 ci R-13 + R-3.2 ci or R-20	EXISTING TO REMAIN
WALLS, BELOW GRADE • MASS	 R-7.5 ci	EXISTING TO REMAIN
FLOORS • MASS • JOIST / FRAMING	 R-10 ci R-30	EXISTING TO REMAIN
SLAB-ON-GRADE FLOORS • UNHEATED SLABS	 R-10 FOR 24" BELOW	EXISTING TO REMAIN
OPAQUE DOORS • NON-SWINGING	 R-4.75	EXISTING TO REMAIN
VERTICAL FENESTRATION • FIXED FENESTRATION • OPERABLE FENESTRATION • ENTRANCE DOORS	 U-0.38 U-0.45 U-0.77	EXISTING TO REMAIN

BASED ON TABLE 402.1.3 & 402.4 PER INT'L ENERGY CONSERVATION CODE 2012

PROJECT CONTACTS:

CLIENT

OWNER
Holladay Properties
Phone: 615-986-1328
Contact: Benton Smothers
Email: bsmothers@holladayprop.com

DESIGNERS

ARCHITECT
Daniels Chandler PLLC
611 Commerce Street, Suite 2712
Nashville, Tennessee 37203
Project Lead: Kayley Bruner
Phone: (615) 775-3112
Contact: Blake Daniels, AIA
TN License No: 106244

STRUCTURAL ENGINEER
EMC
Email: begin@emcnashville.com
Contact: Richard Begin
TN License No: 113467

MECHANICAL + PLUMBING ENGINEER
Olert Engineering, Inc.
605C Berry Road
Nashville, Tennessee 37204
Phone: 615.385.9193
Contact: Jessica Gardner
TN License No: 113697

ELECTRICAL ENGINEER
K2 Engineering
321 Homestead Road
Nashville, Tennessee 37207
Phone: 615.425.0723
Contact: Kyle Steven Kirby, P.E.
TN License No: 121195

PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY NFPA 101, CHAPTER 7.
*ALL OCCUPANCIES MUST HAVE A MINIMUM OF ONE CLASS A FIRE EXTINGUISHER.
*THE FIRE DEPARTMENT RECOMMENDS ALL-PURPOSE (ABC) FIRE EXTINGUISHERS.
*EXTINGUISHERS MUST HAVE A MINIMUM 2-A RATING (NOMINAL 5-POUNDS).
*THERE MUST BE ONE FIRE EXTINGUISHER FOR EVERY 3,000-SF.
*TRAVEL DISTANCE TO A FIRE EXTINGUISHER CANNOT EXCEED 75-FEET.
*THE FIRE DEPARTMENT RECOMMENDS INSTALLING FIRE EXTINGUISHERS NEAR EXITS.

SUBMITTALS REQUESTED

PRODUCT	DIGITAL	PHYSICAL
DOOR / DOOR HARDWARE	YES	NO
LIGHTING + ELECTRICAL FIXTURES	YES	NO
GLASS SYSTEMS	YES	NO
WINDOW COVERINGS (IF APPLICABLE - CONTRACTOR TO CONFIRM IF EXISTING TO REMAIN)	NO	YES
FLOORING (IF NEEDED)	YES	YES

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611 Commerce Street, Ste 2712
Nashville, TN 37203

BLAKE DANIELS
REGISTERED ARCHITECT
No. 106244
STATE OF TENNESSEE
04.16.2025

A Tenant Improvement Project for

Holladay Properties

230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

CONSTRUCTION DOCUMENTS

UL ASSEMBLY #U404 | 1 & 2 HOUR RATING, INTERIOR WALL

UL Product iQ™ ®

BXUVU404

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Users should refer to all of the provisions of the listings for limitations.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended that the submitter be consulted as the point of contact for clarification or interpretation of the listing. Submitters maintain detailed records of the parties involved in the construction of each product category and each group of assemblies. The listee information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

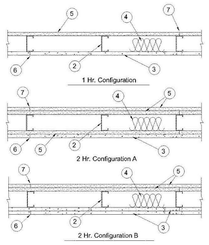
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

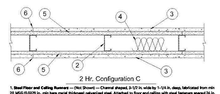
Design No. U404

September 27, 2019

Nonbearing Wall Rating — 1 and 2 Hr (See Items 3 and 5)

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. Steel Floor and Ceiling Runners — (Not Shown) — Channel shaped, 0.107 in. wide by 1-1/4 in. deep, fabricated from min 33 MSG (0.0329 in., min bare metal thickness) galvanized steel. Attached to floor and ceiling with steel fasteners spaced 24 in. OC max.

2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-protected or galv steel, 0.107 in. min width, min 1-1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. OC. Studs Welded-fit into floor and ceiling runners. Studs to be cut 3/8 to 3/4 in. less than assembly height.

3. Cementitious Backer Units* — 1/2 in. or 5/8 in. thick, applied vertically or horizontally with vertical joints centered over studs, fastened to studs and runners with corrosion resistant, staggered, ribbed nails* head screws with a minimum head diameter of .400 inch. For nonbearing systems, fastened to studs and bottom runners with the uppermost screws placed 1/2 in. to 2 in. below the top edge of the top of the top runner. Vertical joints need not be backed by framing. 3 IN System - Screw shall be min 1-1/2 in. long and spaced a max of 8 in OC. For vertical joint staggered on one side of wall, screws in each board to be spaced a max of 12 in. OC. For vertical joint staggered on both sides of wall, screws in each board to be spaced a max of 16 in. OC. For vertical joints not staggered, screws in each board to be spaced a max of 12 in. OC. For the face layer, screws shall be 1-5/8 in. long and spaced a max of 8 in. OC. All face layer joints offset from joints in base layer. Joints in either layer need not be staggered from joints on the opposite side of the wall.
UNITED STATES GYPSUM CO — Type SCX

4. Resilient Channels* — Min 2 in. wide channel steel insulation batts, Mollan-Rated between studs.
INSULATING INSULATION GROUP L.L.C — Type SAFB

JOHNS MANVILLE — Type SAFB

ROCKWOOL — Type 45 lb. min. density "A" or 6" thick

THERMAFIBER INC — Type SAFB, SAFB-FF

5. Gypsum Board* — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC at intermediate application. Fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 3 HN System - Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max 12 in. OC in studs and runners. Face layer fastened with 1-5/8 in. long screws spaced max 12 in. OC in studs and runners. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall. For 2 hr rating, base layer fastened with 1-5/8 in. long screws spaced max 12 in. OC in studs and runners. Face layer fastened with 2 in. long screws spaced max 12 in. OC in studs and runners. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
CGC INC — Types SHEETROCK Brand ULIX, SHEETROCK Brand UltraLight ULIX, SHEETROCK Brand UltraLight Firecode ULIX, SHEETROCK Brand Firecode ULIX, SHEETROCK Brand Firecode X ULIX, SHEETROCK Brand Firecode C ULIX, SHEETROCK Brand Firecode 5/8 ULIX, SHEETROCK Brand Firecode X 5/8 ULIX, SHEETROCK Brand Firecode C 5/8 ULIX, SHEETROCK Brand Sound Deadening Board ULIX, SHEETROCK Brand Sound Deadening Board 5/8 ULIX, WHC or WHU joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

UNITED STATES GYPSUM CO — Types SC X, SC FIRE, H-AS, H-A1, H-A2, HC-AS, SCX, SH ULIX, ULIX5/8, WTC, WTH joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

USG BORAL GYPSMAT, SRI LLC — Types C, SCX, SCX5, ULIX5 joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

USG MEXICO S A DE C V — Types AS, C, H-AS, H-A1, H-A2, HC-AS, SCX, SH ULIX, ULIX5/8, WTC, WTH joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

3A. Gypsum Board* — Qty an alternate to Item 3 may be used as the base layer on one or both sides of wall. For direct attachment only) - Item 3A - Type SCX, SCX5, ULIX5 (joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

3B. Gypsum Board* — Qty an alternate to Item 3 may be used as the base layer on one or both sides of wall, for direct attachment only) - Item 3B - Type SCX, SCX5, ULIX5 (joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

3C. Gypsum Board* — Qty an alternate to Item 3 may be used as the base layer on one or both sides of wall, for direct attachment only) - Item 3C - Type SCX, SCX5, ULIX5 (joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

4. Joints and Fasteners* — Min 2 in. thick mineral wool insulation batts, Mollan-Rated between studs.
INSULATING INSULATION GROUP L.L.C — Type SAFB

JOHNS MANVILLE — Type SAFB

ROCKWOOL — Type 45 lb. min. density "A" or 6" thick

THERMAFIBER INC — Type SAFB, SAFB-FF

5. Gypsum Board* — 5/8 in. thick, with square or tapered edges, applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC at intermediate application. Fastened to studs and runners with 1 in. long screws spaced max 8 in. OC at vertical edges and spaced max 12 in. OC in the field. For horizontal application, fastened to studs and runners with 1 in. long screws spaced max 8 in. OC. Vertical joints staggered one stud cavity from cement board vertical joints on opposite side of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. 3 HN System - Base layer with an overlying gypsum board face layer, fastened with 1 in. long screws spaced max 12 in. OC in studs and runners. Face layer fastened with 1-5/8 in. long screws spaced max 12 in. OC in studs and runners. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall. For 2 hr rating, base layer fastened with 1-5/8 in. long screws spaced max 12 in. OC in studs and runners. Face layer fastened with 2 in. long screws spaced max 12 in. OC in studs and runners. Face layer joints offset min 12 in. from base layer joints. Joints in either layer need not be staggered from joints on the opposite side of the wall.
CGC INC — Types SHEETROCK Brand ULIX, SHEETROCK Brand UltraLight ULIX, SHEETROCK Brand UltraLight Firecode ULIX, SHEETROCK Brand Firecode ULIX, SHEETROCK Brand Firecode X ULIX, SHEETROCK Brand Firecode C ULIX, SHEETROCK Brand Firecode 5/8 ULIX, SHEETROCK Brand Firecode X 5/8 ULIX, SHEETROCK Brand Firecode C 5/8 ULIX, SHEETROCK Brand Sound Deadening Board ULIX, SHEETROCK Brand Sound Deadening Board 5/8 ULIX, WHC or WHU joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

UNITED STATES GYPSUM CO — Types SC X, SC FIRE, H-AS, H-A1, H-A2, HC-AS, SCX, SH ULIX, ULIX5/8, WTC, WTH joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

USG BORAL GYPSMAT, SRI LLC — Types C, SCX, SCX5, ULIX5 joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

USG MEXICO S A DE C V — Types AS, C, H-AS, H-A1, H-A2, HC-AS, SCX, SH ULIX, ULIX5/8, WTC, WTH joint tape and compound, items 5 and 7, optional for use with Type ULIX5/8.

RADIATION PROTECTION PRODUCTS INC — Type XRY - Lead Lined Drywall

6. Joints — Covered with glass fiber mesh tape and latex modified Portland cement mortar or basecoat, or Type I organic adhesive.

7. Joints — When tapered edge gypsum board is used, face layer joints covered with joint compound and paper tape. As an alternate, gypsum veneer plaster may be applied to the entire surface of CertainTeed veneer basecoat with joints reinforced. When square edge gypsum board is used, treatment of joints is optional.

8. Vapor Retarder, Water Barrier or Weather Resistive Barrier — (Optional — Not shown) — As required.

9. Lead Batten Strips — (Not Shown, For use With Item 5A) - Lead batten strips, min 1-1/2 in. wide, min 10 lb lining with a min thickness of 0.125 in. Strips placed on the face of studs and attached to the stud with min 1 in. long min. Type S-S pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-S pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201G Grades "C" and "D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5A) and optional at remaining stud locations.

10. Lead Batten Strips — (Not Shown, For use With Item 5C) - Lead batten strips, 2 in. wide, min 10 lb lining with a min thickness of 0.250 in. Strips placed on the face of studs and attached to the stud with min 1 in. long min. Type S-S pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-S pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201G Grades "C" and "D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5) and optional at remaining stud locations.

11. Lead Batten Strips — (Not Shown, For Use With Item 5B) Lead batten strips, 2 in. wide, min 10 lb lining with a min thickness of 0.125 in. Strips placed on the face of studs and attached to the stud with min 1 in. long min. Type S-S pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-S pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201G Grades "C" and "D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations.

12. Lead Tube — (Not Shown, For Use With Item 5B) 2 in. wide, 5 in. long with a min thickness of 0.142 in. Tube Molten-fit around front face of stud, the stud flotted back flange, and the back face of the stud. Tube required at each location where a screw (that secures the gypsum board), Item 5B) will penetrate the steel stud. Lead tube to have a purity of 99.5% meeting the Federal specification QQ-L-201G Grade "C". Lead tube may be held in place with standard adhesive tape if necessary.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-09-27

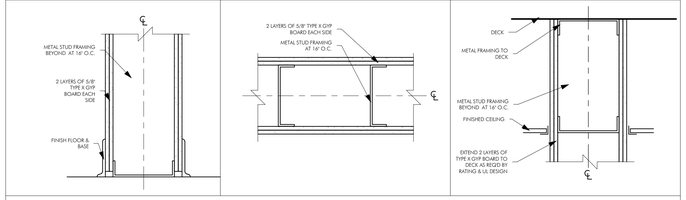
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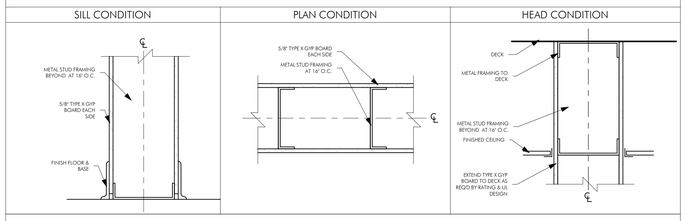
WALL TYPE DIAGRAMS

SEE DIMENSIONED SHEET FOR PROJECT SPECIFIC WALL TYPES AND CONFIGURATIONS

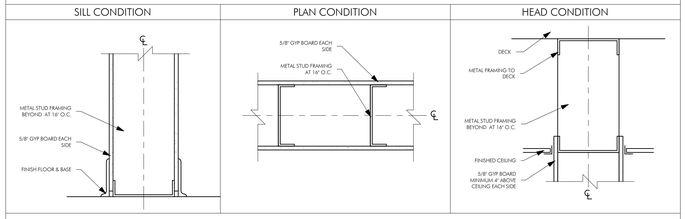
NEW & EXISTING 2 HOUR FIRE RATED PARTITION (UL #U404)



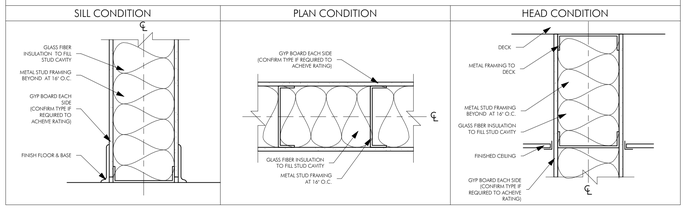
NEW & EXISTING 1 HOUR FIRE RATED PARTITION (UL #U404)



NEW & EXISTING NON RATED PARTITION - TO DECK



NEW & EXISTING SOUND WALL - TO DECK (CONFIRM RATING)



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STATE OF TENNESSEE
No. 106924
04.16.2025

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A Tenant Improvement Project for

Holladay Properties

230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

SHEET NAME

METAL WALL TYPE NOTES AND DETAILS

SHEET NUMBER

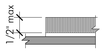
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CONSTRUCTION DOCUMENTS

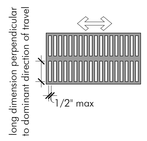
CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.



302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

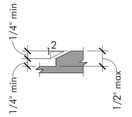


303 Changes in Level

303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.



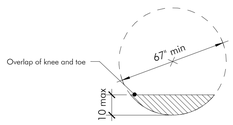
303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.



304 Turning Space

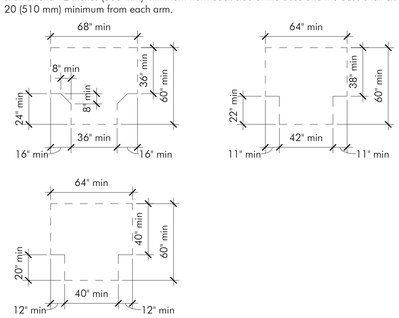
304.3.1.1 New Buildings and Facilities
In new buildings and facilities, the turning space shall be a circular space with a 67-inch (1700mm) minimum diameter.
304.3.1.1.1 Overlap
Turning spaces shall be permitted to include knee and toe complying with Section 306. Where the turning space includes knee and toe clearances under an obstruction, the overlap shall comply with all of the following:

1. The depth of the overlap shall not be more than 10 inches (255 mm), and
2. The depth shall not exceed the depth of the knee and toe clearances provided, and
3. The overlap shall be permitted only within the turning circle area shown shaded in Figure 304.3.31

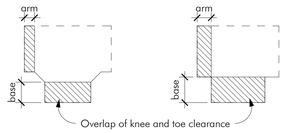


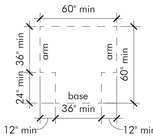
304.3.2 T-Shaped Space.
In new buildings and facilities, the turning space shall be a T-shaped space complying with one of the following:

1. A T-shaped space, clear of obstruction, that fits within an area 68 inches (1725 mm) wide and 60 inches (1525 mm) deep, with two arms and one base that are all 36 inches (915 mm) minimum in width. Each arm shall extend 16 inches (405 mm) minimum from each side of the base located opposite the other, and the base shall extend 24 inches (610 mm) minimum from the arms. At the intersection of each arm and the base, the interior corners shall be chamfered for 8 inches (205 mm) minimum along both the arm along the base.
2. A T-shaped space, clear of obstruction, that fits within an area 64 inches (1625 mm) wide and 60 inches (1525 mm) deep, with two arms 38 inches (965 mm) minimum in width and a base 42 inches (1065 mm) minimum in width. Each arm shall extend 11 inches (280 mm) minimum from each side of the base, located opposite the other, and the base shall extend 22 inches (560 mm) minimum from each arm.
3. A T-Shaped space, clear of obstruction, 64 inches (1625 mm) wide and 60 inches (1525 mm) deep, with two arms and one base 40 inches (1015 mm) minimum in width. Each arm shall extend 12 inches (305 mm) minimum from each side of the base and the base shall extend 20 (510 mm) minimum from each arm.



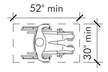
308.2.1.1 Overlap. Turning spaces shall be permitted to include knee and toe clearance complying with Section 306 of either the base or one arm. For Option 1, the base arm is the portion beyond the chamfer.



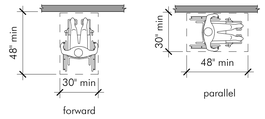


305 Clear Floor Space

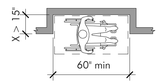
305.3.1 New buildings and facilities. In new buildings and facilities, the clear floor space shall be 52 inches (1320 mm) minimum in length and 30 inches (760 mm) minimum in width.



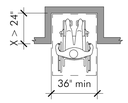
305.5 Position. Unless otherwise specified, clear floor spaces shall be positioned for either forward or parallel approach to an element.



305.7.1 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

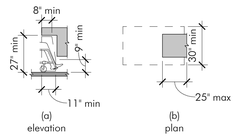


305.7.2 Forward Approach. Alcoves shall be 36 inches (915 mm)wide minimum where the depth exceeds 24 inches (610 mm).



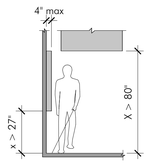
306 Knee and Toe Clearance

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) minimum in width.



307 Protruding Objects

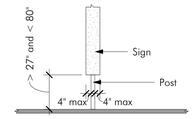
307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.
EXCEPTION: Handrails shall be permitted to protrude 4½ inches (115 mm) maximum.

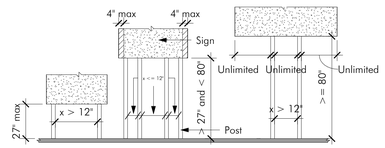


307.3 Post-mounted objects

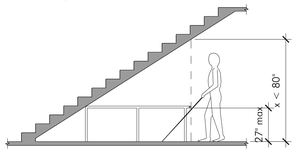
Objects on posts or pylons shall be permitted to overhang 4 inches (100 mm) maximum where more than 27 inches (687 mm)
and not more than 80 inches (2030 mm) above the floor. Objects on multiple posts or pylons where the clear distance
between posts or pylons is greater than 12 inches (305 mm) shall havw the lowest edge of such object either 27 inches
(685 mm) maximum or 80 inches (2030 mm) minimum above the floor.

Exception: Sloping portions of handrails between the top and bottom riser of stairs and above the ramp run shall not be required to comply with this section.



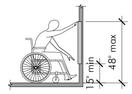


307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

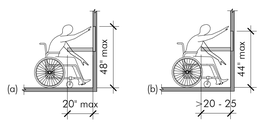


308.2 Forward Reach

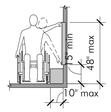
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.



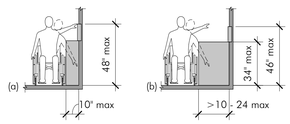
308.2.2 Obstructed high reach.
Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 and knee and toe clearance complying with Section 306 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220mm) maximum above the floor where the reach depth over the obstruction is 20 inches (510 mm) maximum. The high forward reach shall be 44 inches (1220mm) maximum above the floor where the reach depth over the obstruction is greater than 20 inches (510 mm) and not more than 25 inches (635 mm) maximum.



308.3.1 Unobstructed. Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches (255 mm) maximum from the element, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor.
EXCEPTIONS: 1. Existing elements that are not altered shall be permitted at 54 inches (1370 mm) maximum above the floor.
2. Operable parts of fuel dispensers installed on existing curbs shall be permitted at 54 inches (1370 mm) maximum above the floor.

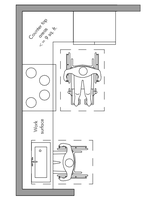


308.3.2 Obstructed high reach.
Where a clear floor space complying with Section 305 allows a parrallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum above the floor for a reach depth of 24 inches (610 mm) maximum.



309.1 General. Operable parts shall comply with Section 309.

EXCEPTIONS:
1. Receptacle outlets serving a deddicated use.
2. Where two or more receptacle outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply with this section.
3. In a kitchen, where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances, receptacle outlets over the countertop shall not be required to comply with this section provided that the countertop area does not exceed 9 square feet (0.835 meters squared) maximum.
4. Floor receptacle outlets
5. HVAC diffusers.
6. Controls mounted on ceiling fans.
7. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to comply with this section.
8. Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.
9. Electrical panelboards shall not be required to comply with Section 309.4.
10. Emergency aid devices, such as fire department hose connedctions, valve controls, guages, police call boxes, and annunciator panels shall not be required to comply with this section provided that they are used only for emergencies by emergency personnel acting in their official capacity.



exception 3

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ALAN BLAKE DANIELS II
REGISTERED ARCHITECT
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No. 106924
04.16.2025

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

SHEET NAME
ACCESSIBLE DESIGN

SHEET NUMBER
A0.06-a

CONSTRUCTION DOCUMENTS

CHAPTER 4: ACCESIBLE ROUTES

403.1 General.
Walking surfaces that are a part of an accessible route shall comply with Section 403.

403.2 Floor Surface.
Floor Surfaces shall comply with Section 302.

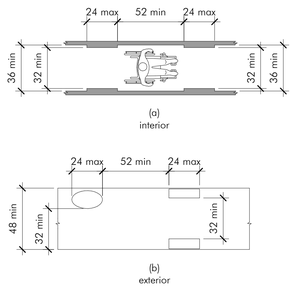
403.3 Slope.
The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

403.4 Changes in level.
Changes in level shall comply with Section 303.

403.5 Clear width.
The clear width of an accessible route shall comply with Section 403.5.2 403.5.2, 403.5.3 or 403.5.4 as applicable.

403.5.1 General
The clear width of an interior accessible route shall be 36 inches (915 mm) minimum. The clear width of an exterior accessible route shall be 48 inches (1220 mm) minimum.

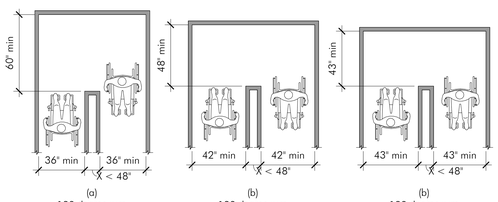
Exceptions:
1. In new building and facilities, the clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided the reduced-width segments are separated by segments that are 52 inches (1320 mm) minimum in length and 36 inches (915 mm) minimum in width.
2. The clear width of an exterior accessible route is located within seating areas shall be 36 inches (915 mm) minimum.
3. The clear width of an exterior ramp shall comply with Section 405.5.



403.5.2 Clear Width at 180-degree turn.

403.5.2.1 New Buildings and Facilities.
In new building and facilities, where an accessible route makes a 180-degree around an object that is equal to or greater than 52 inches (1320 mm) in width, the clear widths in the turn shall comply with Section 403.5.1. Where an accessible route makes a a180-degree turn around an object that is less than 52 inches (1320 mm) in width, the clear widths approaching the turn, during the turn and leaving the turn, shall be one of the following sets of dimensions:

1. Approaching width is 36 inches (915 mm) minimum, during width is 60 inches (1525 mm) minimum, and leaving width is 36 inches (915 mm) minimum.
2. Approaching width is 42 inches (1065 mm) minimum, during width is 48 inches (1220 mm) minimum, and leaving width is 42 inches (1065 mm) minimum.
3. Approaching width is 43 inches (1090 mm) minimum, during width is 43 inches (1090 mm) minimum, and leaving width is 43 inches (1090 mm) minimum.



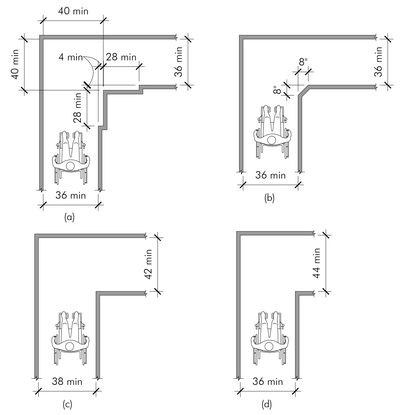
403.5.3 Clear Width at 90-degree turn.

403.5.3.1 New Buildings and Facilities.
In new buildings and facilities, where an accessible route makes a 90-degree turn the clear widths approaching the turn and leaving the turn shall be one of the following sets of dimensions:

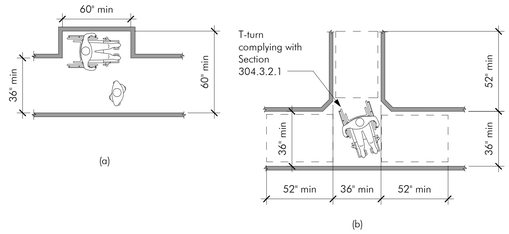
1. Both legs of the turn shall be 40 inches (1015 mm) minimum in width. The width of each leg of the turn shall be maintained for 28 inches (710 mm) minimum from the inner corner.
2. Where the interior corners of the turn are chamfered for 8 inches minimum (205 mm) along both walls, both legs of the turn shall be 36 inches (915 mm) minimum in width.
3. Where one leg of the turn is 42 inches (1065 mm) minimum in width, the other shall be permitted to be 38 inches (965 mm) minimum in width.
4. Where one leg of the turn is 44 inches (1120 mm) minimum in width, the other shall be permitted to be 36 inches s(915 mm) minimum in width.

Exceptions:

1. Where an accessible route makes a 90-degree turn at doors, doorways and gates complying with Section 404.2.3, route shall not be required to comply with this section.
2. Where an accessible route makes a 90-degree turn at an elevator or platforms lifts complying with Sections 407 through 410, the accessible route shall not be required to comply with this section.



403.5.4.1. In new buildings and facilities, an accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either a 60-inch (1525 mm) minimum by 60-inch (1525 mm) minimum space, or an intersection of two walking surfaces that provide a T-shaped turning space complying with Section 304.3.2.1, provided the base and arms of the T-shaped space extend 52 inches (1320 mm) minimum beyond the intersection.

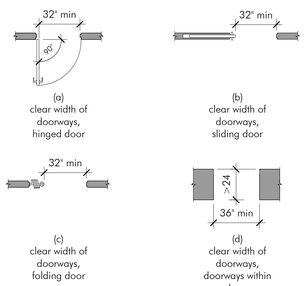


404 DOORS, DOORWAYS, AND GATES

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with Section 404.

404.2 Manual doors, doorways, and manual gates. Manual doors, doorways, and manual gates intended for user passage shall comply with Section 404.2.

Exception: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with Sections 404. (2.3, 2.6, 2.7, 2.8, 3.1, 3.2, 3.4, 3.7, and 3.8).

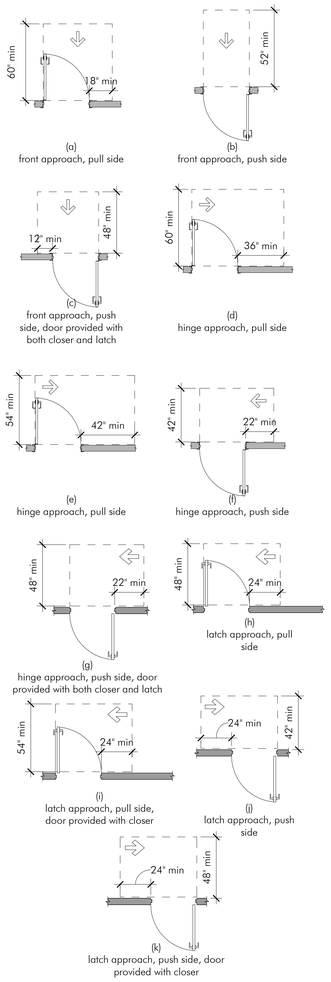


404.2.3 Maneuvering clearances. Minimum Clearances at doors and gates shall comply with Section 404.2.3. Maneuvering clearances shall include the full clear opening width of the doorway and the required latch-side or hinge-side clearance.

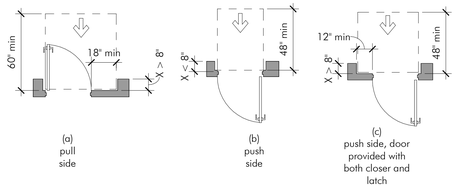
404.2.3.1 Floor Surface. The floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302

404.2.3.2 Swinging doors and gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

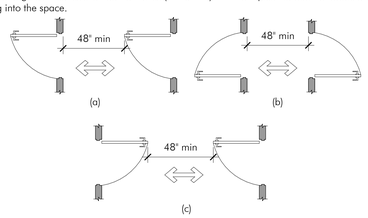
404.3.2 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the doorand the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).
EXCEPTIONS: 1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.



404.2.3.5 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.



404.2.5 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.



404.2.6 Doors and Gate Hardware. Handles, pulls, latches, locks and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door or gate in a closed position shall be as follows:

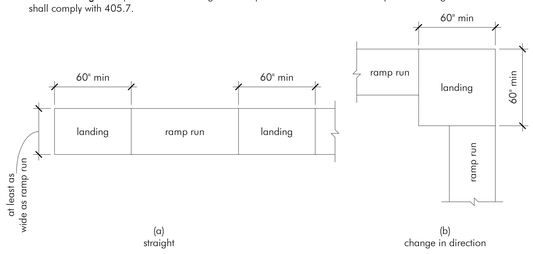
1. Hardware operation by a forward, pushing or pulling motion: 15 pounds (66.7 N) maximum.
2. Hardware operation be a rotational motion: 28 inche-pounds (315 N cm) maximum.

404.2.6.1 Hardware Height. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.7 Closing Speed. Door and gate closing speed shall comply with 404.2.7.

405 Ramps

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.



405.7.4. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

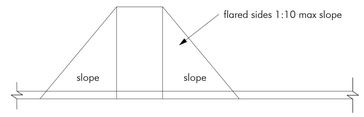
405.8. Handrails. Ramps runs with a rise greater than 6 inches (150 mm) shall have handrails comply with Section 505.

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

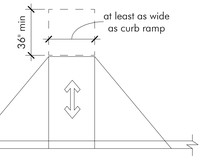


406 Curb Ramps

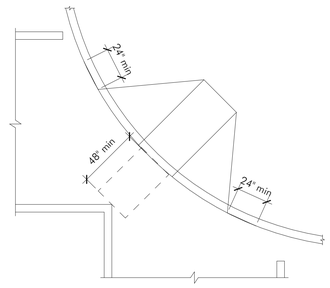
406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.



406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.
EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.



406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.



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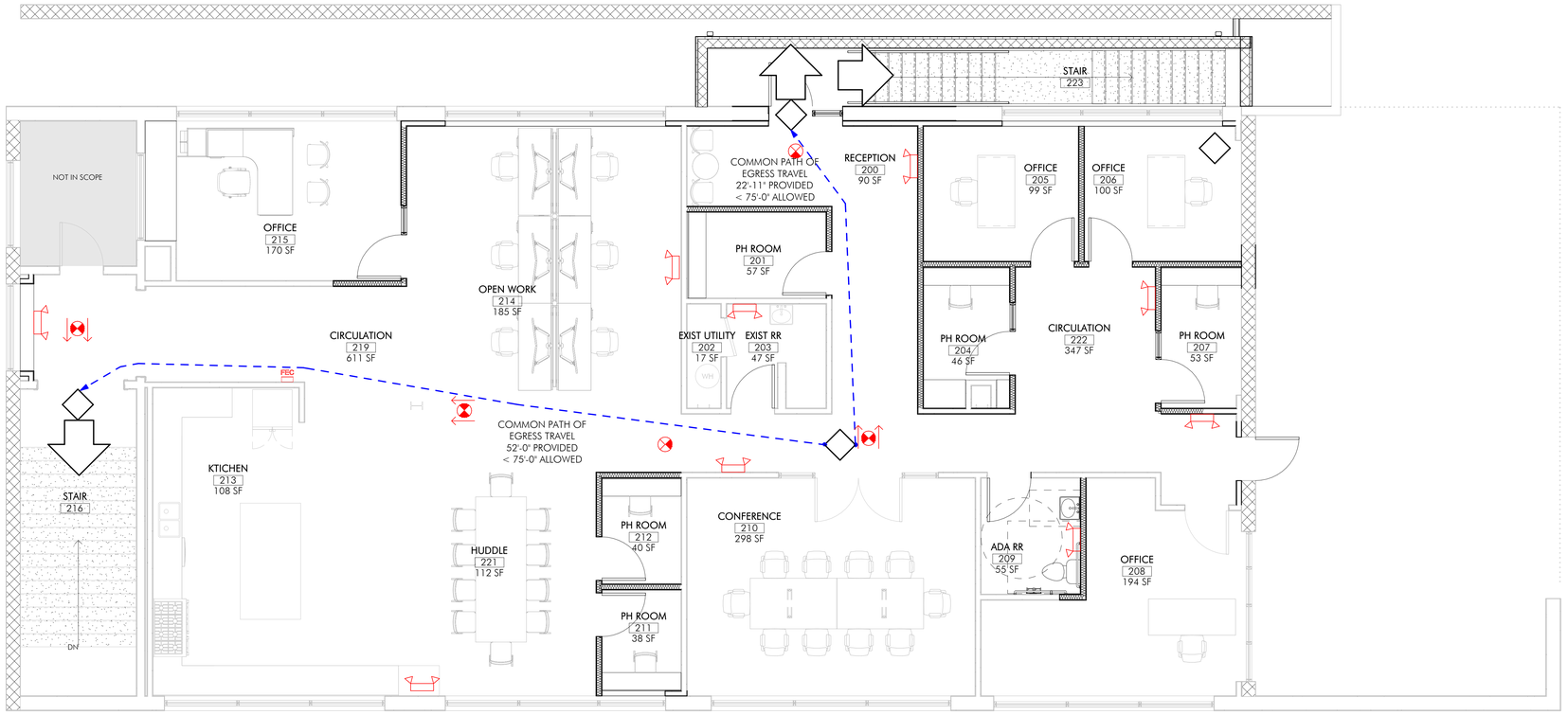
A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

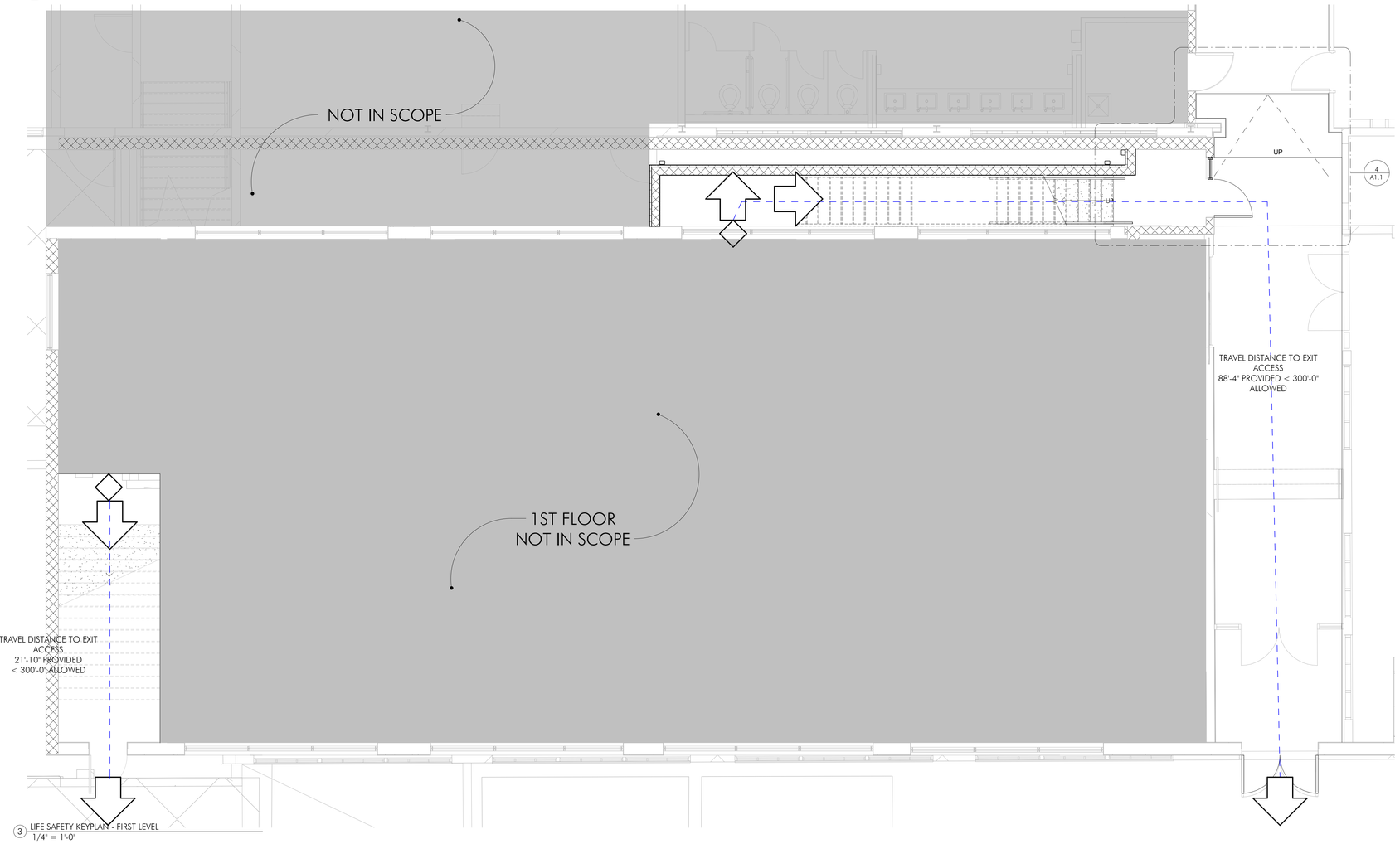
SHEET NAME
ACCESSIBLE DESIGN

SHEET NUMBER
A0.06-b

CONSTRUCTION DOCUMENTS



LIFE SAFETY PLAN - SECOND LEVEL



3 LIFE SAFETY KEYPLAN - FIRST LEVEL
1/4" = 1'-0"

WALL TYPE DESIGNATIONS

- 2 HOUR FIRE RATED PARTITION
  - 90 MIN RATED DOOR
- 1 HOUR FIRE RATED PARTITION
  - 20 MIN RATED DOOR @ CORRIDORS
  - 45 MIN RATED DOOR @ STORAGE AREAS
- NON RATED PARTITION
  - RATED DOOR NOT REQUIRED
- SOUND WALL (CONFIRM RATING)

LIFE SAFETY LEGEND

	EXIT LIGHT FIXTURE
	EMERGENCY BATTERY FIXTURE
F	MANUAL FIRE ALARM PULL STATION
L	FLASHING FIRE ALARM STROBE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
	EXTERIOR EXIT (EGRESS)
	TRAVEL DISTANCE
SD	SMOKE DETECTOR

LIFE SAFETY NOTES

CONSTRUCTION TYPE IIB, UNPROTECTED:

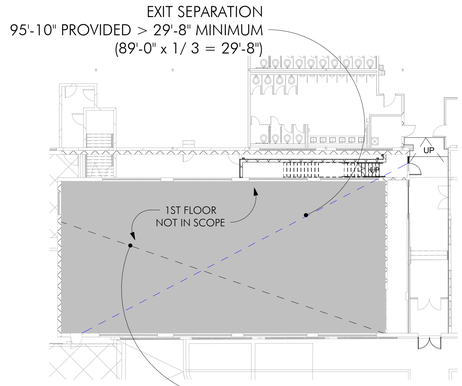
MINIMUM EXITS FROM SUITE -
MINIMUM REQUIRED: 2
PROVIDED: 2

TRAVEL DISTANCES
COMMON PATH OF EGRESS
MAXIMUM: 75'-0"
PROVIDED: 52'-0", 22'-11"

TO EXIT ACCESS
MAXIMUM: 300'-0"
PROVIDED: 21'-10", 88'-4"

EXIT SEPARATION -
MINIMUM: 29'-8" | 1/3 OVERALL BUILDING DIAGONAL
BUILDING DIAGONAL: 89'-0"
PROVIDED: 95'-10"

TACTILE EXIT SIGNS IN ACCORDANCE WITH ICC / ANSI A117.1 ARE REQUIRED BY EACH DOOR REQUIRING AN EXIT SIGN. SIGNS SHALL BE INSTALLED ON THE LATCH SIDE OF A DOOR OR ON THE RIGHT SIDE OF A DOUBLE DOOR. SIGNS SHALL BE INSTALLED SO THE BRAILLE TEXT IS A MINIMUM OF 48-INCHES ABOVE THE FLOOR AND THE TACTILE TEXT IS A MAXIMUM OF 60-INCHES ABOVE THE FLOOR.



2 LIFE SAFETY KEYPLAN - FIRST LEVEL
1/16" = 1'-0"

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04.04.2025

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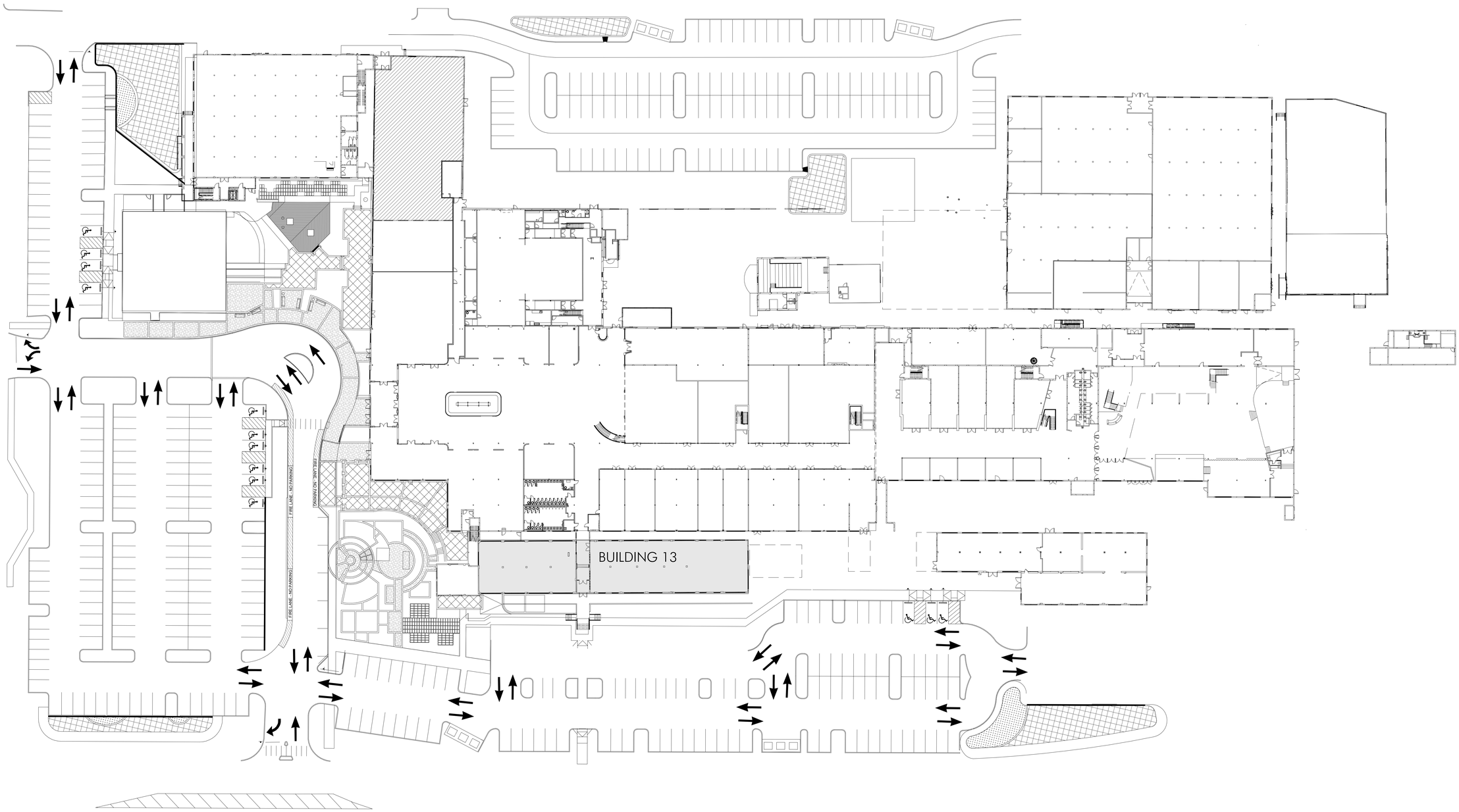
A Tenant Improvement Project for
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PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

SHEET NAME
LIFE SAFETY PLAN

SHEET NUMBER
A0.11

CONSTRUCTION DOCUMENTS



OVERALL PROPERTY PLAN

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A Tenant Improvement Project for

Holladay Properties

230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

SHEET NAME

OVERALL
PROPERTY PLAN

SHEET NUMBER

A0.12

CONSTRUCTION DOCUMENTS

SPECIFICATIONS

Division 00 00 00. Procurement and Contracting Requirements

00 26 00 - Procurement Substitution Procedures
Contractor to investigate proposed products and determine that they are equal or superior in all respects to products specified. Coordinate installation of accepted substitutions into the Work, making such changes as may be required for the Work to be complete in all respects. Meet with clients and get change order request signed.

Division 01 00 00. General Requirements

01 50 00 - Temporary Facilities and Controls
This work shall consist of the application of temporary measures throughout the life of the project.

01 51 00 - Temporary Utilities
All connections and extensions required to provide temporary utilities shall be made by the Contractor at the Contractor's expense.

01 51 13 - Temporary Electricity
Contractor to provide and install temporary power for construction site. Connect to existing power service without disrupting local service requirements. Power feeder service characteristics shall be compatible with the service from which it is taken. Size, type and loading shall be per requirements as established by the National Electric Code (NEC). The contractor shall provide main service disconnect and over-current protection at a convenient location in accordance with the NEC. The Contractor shall provide power outlets for construction operations, with branch wiring and distribution boxes located as necessary and shall provide flexible power cords as required. Provide and install distribution equipment, wiring and outlets to provide single phase branch circuits for power and lighting.

01 51 23 - Temporary Heating, Cooling, and Ventilating
Contractor to provide and install temporary heating, cooling and ventilation for construction site. Contractor to maintain system during construction, while exercising measures to conserve energy. Ventilate enclosed areas to assist cure of materials, to dissipate humidity and to prevent accumulation of dust, fumes, vapors or gases. Supplement with temporary fan units as required to maintain clean air for construction operation.

01 51 26 - Temporary Lighting
Contractor to provide and install temporary lighting for construction site. Provide and install temporary lighting in all work areas sufficient to maintain a lighting level during working hours not less than the lighting level required by OSHA standards. As permanent lighting facilities are completed, they may be used in lieu of temporary facilities. Provide temporary lighting as required to satisfy safety and security requirements. Maintain a minimum illumination level of 30 foot-candles measured 3 ft. above floor in areas where finish trades are performing work. At exterior areas, provide 1 foot-candle of light after dark for security purposes.

01 51 33 - Temporary Telecommunications
Contractor to provide and install temporary telephone for construction site.

01 51 36 - Temporary Water
Contractor to provide and install temporary water for construction site. Connect to an existing water source for construction operations.

01 52 00 - Construction Facilities
Field offices and sheds shall be portable or mobile buildings, or buildings constructed with floors raised above the ground, securely fixed to foundations, with steps and landings at entrance doors. Structurally sound, secure, weather tight enclosures for office and storage spaces shall be maintained during progress of work and removed at completion of work. Size of field offices and sheds shall depend on contractors needs. Install appropriate fire extinguisher. HVAC shall be adequate to maintain comfortable conditions. At completion of work, all temporary facilities shall be removed and area restored to new condition.

01 52 19 - Sanitary Facilities
Existing facilities shall not be used. Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. The number shall be based on number of workers, 1 toilet per 15 workers. Toilet facilities shall be kept supplied and clean and in sanitary condition until the completion of the work and then shall be removed from the site. Upon removal the site shall be properly cleaned and graded.

01 53 00 - Temporary Construction
The contractor shall provide and maintain for duration of work all required temporary stairs, ladders, ramps, runways and hoists for use of all trades.

01 54 00 - Construction Aides
The contractor to provide all construction aids needed during construction which shall include but not limited to; elevators, hoists, cranes, etc.

01 54 23 - Temporary Scaffolding and Platforms
The contractor shall provide and maintain for duration of work all required temporary standing scaffolding. 'Independent tied' scaffolds will normally be provided for painting, pointing or other maintenance work. 'Putlog scaffolds', used for the construction of brick walls, have only one row of standards which are usually erected some 900mm from the face of the wall, with the boards carried on horizontal members known as putlogs'. When used in new construction, the flattened ends of the putlogs are built into the bed joints as work proceeds and then withdrawn on completion, the resulting hole being pointed up.

01 55 00 - Vehicular Access and Parking
Construct and maintain temporary roads accessing public thoroughfares to serve construction area. Arrange parking areas to accommodate construction personnel. Do not allow vehicle parking on existing pavement. When site space is not adequate provide additional off-site parking.

01 56 00 - Temporary Barriers and Enclosures
The contractor shall provide barriers to prevent unauthorized entry into construction areas and to protect existing facilities and adjacent properties from damage from construction operations and demolition. Install barricades and covered walkways required by governing authority for public right of ways. When necessary install chain link fence around job site.

01 57 00 - Temporary Controls
This work shall consist of the application of temporary measures throughout the life of the project to control erosion and siltation. Such measures shall include, but are not limited to, the use of berms, dikes, dams, sediment basins, fiber mats, silt fences, straw bales, washed gravel or crushed stone, mulch, grasses, slope drains, temporary seeding and other methods. Temporary erosion and siltation control measures as described herein, shall be applied to erodible material exposed by any activity associated with the construction and consistent with state and local control standard.

01 58 00 - Project Identification
Within 15 days after the commencement of work, provide one project identification sign at the locations indicated. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number.

01 60 00 - Product Requirements (Scope of Work)
All materials shall be installed in strict accordance with the manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All Items not specifically mentioned that are required to make the work complete and operational shall be included.

Installation and Storage - All materials, supplies and equipment shall be installed per manufacturer's recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful effects.

01 64 00 - Owner-Furnished Products
Contractor is not responsible for products furnished by the owner that are damaged prior to opening or receiving. Additional work required to install owner furnished products will be charged to the owner and due upon installation.

01 70 00 - Execution and Closeout Requirements
The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All work not specifically mentioned that is required to make the work complete and operational shall be included.

Codes - Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor and Owner to insure compliance with said codes and modify the specifications as needed to comply with such codes.

Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.

Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

Insurance - Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

01 74 00 - Cleaning and Waste Management
Construction site to be in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be properly cleaned. This should include but not be limited to; cleaning the interior and exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surface areas, sweep and mop all tiled surfaces, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Clean exterior such as debris from roof, gutters, landscape areas, driveways and walks, etc. Remove all waste and surplus materials.

01 76 00 - Protecting Installed Construction
Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

Division 02 00 00. Existing Conditions

02 00 00 - Existing Conditions
Contractor shall review construction documents and provide necessary site work, excavation and grading as required to construct said project.

02 41 00 - Demolition
Provide all labor, materials and equipment to perform the required demolition of existing pavement no longer needed for access or parking, abandoned utilities and structures which interfere with the proposed construction. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

02 80 00 - Facility Remediation
Contractor to abate any hazardous material or substance before beginning construction. Contactor shall contract with a properly licensed and qualified hazardous material contractor.

02 81 00 - Transportation and Disposal of Hazardous Materials
Remove and dispose of any hazardous material before beginning construction. Contactor shall contract with a properly licensed and qualified hazardous material contractor.

Division 03 00 00. Concrete

03 00 00 - Concrete
Contractor shall review construction documents and provide labor and materials pertaining to concrete and foundations as required in said documents and as specified herein, while complying with all applicable building codes.

03 05 00 - Common Work Results for Concrete
All concrete work shall be designed on the basis of "Strength Design" in accordance with ACI 318 "Building Code Requirements for reinforced Concrete." Concrete work shall be proportioned in accordance with ACI 301 " Specifications for Structural Concrete" and ACI 211.1 " Recommended Practice for Selecting Proportions for Normal Weight Concrete". Concrete slabs, patios, driveways, walls and foundations shall be constructed of a minimum 3000 to 3600 psi concrete, 28 day test, with a 4" minimum to 6" maximum slump maximum, air-entrained to 5 - 8%. No additional water shall be added to concrete after slump test is recorded. Cylinders shall be taken from every batch truck and tested for compressive strength at 7 and 28 days. Concrete should be a mix of high grade Portland cement, clean sand or granular fill and washed gravel or crushed stone as coarse aggregate per ACI 530. Maximum aggregate size shall be ¾". All aggregates shall conform to ASTM C33. Gravel should be well graded and not exceed 1 1/2" in size. Water shall not exceed 5 1/2 gallons for each bag, unless sand is very dry. Concrete shall be mixed using an approved batch machine or truck mixer until uniform in color and providing a 4" minimum to 6" maximum slump.

03 15 13 - Concrete Accessories
Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, crawlspace or basement stem-wall CMU or poured foundations.

03 21 00 - Reinforcing Steel
Reinforcing steel (rebar) shall be minimum ASTM A615, grade 40. All reinforcement splices shall be as follows: #5 bars 25" minimum, #7 bars 35" minimum. All rebar (reinforcing steel) shall be located 2" clear from bottom and side of footing and 2" clear from top. Locate vertical rebar (reinforcing steel) 4'-0" on center (OC). All reinforcement splices shall be in accordance with ACI 318 for "Strength Design." All reinforcement steel shall be accurately placed, rigidly supported, and firmly tied in place with bar supports and spacers in accordance with ACI 301 and ACI 318.

03 22 00 - Welded Wire Fabric Reinforcing
Welded wire fabric shall conform to ASTM A105 and be located in the center of the depth. Install at slab on grade conditions.

03 30 00 - Footings
Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 2500 psf, tested for 95 percent compaction, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at building perimeter shall be a minimum of 12" below frost line and 20" wide, (check with local building officials for frost line level) constructed of 3000 psi concrete. Provide 3 - #5 rebar (reinforcing steel) continuous through footers. Provide #5 rebar (reinforcing steel) corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend. Footers shall bear on undisturbed soil and kept free from ground water. Underneath load-bearing walls and interior or exterior column footings, thicken slabs within a 1' radius to 12"thick.

03 30 01 - Slab Foundations
Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 4 or 6 mil vapor barrier. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length of that area is not more than twice the width. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" at drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door.

03 30 02 - Poured Concrete Basement Walls
Poured walls shall be constructed of 3000 psi concrete with #5 rebar (reinforcing steel) at 12" x 12" on center (OC) placed in a vertical grid. Thickness of walls shall be a minimum of 8"thick for 8'-0"high, 10"thick for 9'-0"high, 12"thick for 10'-0"high. Patch all voids and depressions exceeding 3/8 inch in any direction. Provide appropriate waterproofing system around the exterior perimeter and install drainage as specified by manufacturers recommendations.

03 35 00 - Concrete Finishing
Repair of surface defects shall begin immediately after removal of form or pouring of slab foundation. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" at drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door. Patch all voids and depressions exceeding 3/8 inch in any direction.

03 50 00 - Cast Decks and Underlayment
Install cementitious backer-board under ceramic tile, marble and stone finishes. Use straight edge as guide to score sheet's face with carbide tipped scoring knife and snap upward along the score line. Large cutouts use a circular saw with carbide tipped blade.

Floor Installation - Install over interior wood or concrete sub-floors Ensure sub-floor is structurally sound. Ensure the sub-floor is not damaged. Replace any loose, warped or damaged boards. Make certain sub-floor is clean and flat. Exterior grade plywood or hardwood sub-floor should be at least 1 1/4" thick (5/8" minimum) in order to provide for a structurally solid, movement free foundation. In addition, the space between the joists should not exceed 16" on center. In any case, the maximum allowable concentrated deflection of your sub-floor may not exceed L/360 of the span. Stagger joints. Do not align with plywood joints. Never allow all four corners of sheets to meet at one point. Apply a dry set mortar or modified thinset to sub-floor per manufacturer's recommendations. Fasten backer-board sheets with proper nails or screws every 8" over the entire surface. Keep the fasteners between 3/8" and 3/4" from sheet edges and 2" in from sheet corners. Provide expansion joints where required.

Wall Installation - Ensure framing is structurally sound. Nominal 2" x 4" wood or minimum 20 gauge metal studs must be straight properly aligned and spaced a maximum of 16" on center. In tub and shower enclosures, ensure that the framing is adequately reinforced at the corners. Sheets may be installed vertically or horizontally. Score and snap sheets to required sizes and make necessary cut outs. All joint ends and edges must be supported by a structural framing member or added blocking. In wet areas, install a moisture barrier (such as 15 lb. Felt) between studs and backer-board. Install sheets 1/4" above floor, tub or shower pan. Fasten backer-board sheets with proper nails or screws every 8" over the entire surface. Keep the fasteners between 3/8" and 3/4" from sheet edges and 2" in from sheet corners. Set fastener heads flush with the surface, without overdriving. Provide expansion joints where required.

03 54 00 - Cast Underlayment
Sub-floor shall be structurally sound. Clean sub-floor to remove mud, oil, grease, and other contaminating factors before the installation of the underlayment. Fill cracks and voids with a quick setting patching or caulking material. Allow joints to continue at the same width. Application shall not begin until the building is enclosed, including roof, windows, doors and other fenestrations.

Portland Cement Underlayment - Fill large cracks, holes and voids 36-48 hours prior to underlayment placement. Contraction and control joints must be maintained through the underlayment. Mark their location for later saw cutting. Mix primer and install per manufacturers recommendations. Apply an even coat removing any puddles. Very porous surfaces may require a second coat of primer once the first coat has dried to fully seal the floor. Allow primer to dry to touch completely. Keep primed surface clean and protected from abrasion. Mix cementitious underlayment per manufacturers recommendations. Spread out using gauged spreader tool set to the desired depth. Use spiked roller to disperse air bubbles. Repeat mixing and pouring until installation is complete. Use smoother for touchups. To avoid low spots between pours, pour into leading edge of previous pour before initial set and spread.

03 60 00 - Grouting
Concrete surfaces to receive grout shall be prepared by removing defective concrete, dirt, oil, grease and other foreign matter to achieve sound, clean concrete surfaces.

Grouting- Mix up grout per manufacturers recommendations. Use a padded grout float to spread the grout over a workable section of tile. Push the grout diagonally across the joints to force it down into the gaps. Grout all the joints except those needed to allow for expansion joints specifically along fixtures, between the floor and walls, or joints in corners in between walls. Expansion joints will be sealed with caulk after the grouting process. Once the appropriate joints are packed with grout, scrap the excess grout off the surface of the tile with the grout float. Hold the float at a sharp angle and again use diagonal strokes to keep from digging grout out of the joints. Clean up the excess grout with a damp sponge and a couple buckets of clean water. Wipe excess grout off the surface of the tiles using a clean sponge in circular strokes. Once the tile surface is clean, make another pass parallel to the grout lines to shape the grout lines in the joints. Smooth the joints down a little below the surface of the tile. Clean the remaining haze off the surface of the tile with a sponge or a soft rag. In 24 to 48 hours after the grout has hardened, caulk using a clear tub/shower caulk or one in a color that matches the grout in the areas that you allowed for your expansion joints and over joints that may crack because of movement. Specifically areas between floor tile and cabinet toekick; between floor or wall tile and bathtub or shower; between floor and wall tile; and at the inside corner where two walls meet. Fill the joints completely then smooth them out with a damp rag or appropriate tool. Caulk around plumbing valves, sinks and faucets to seal them from water penetration. Glazed ceramic tile surfaces only require grout joints to be sealed which will provide an enhanced water and mildew resistant surface. Apply a silicone or water-based grout sealer to all joints per manufacturer's recommendations a minimum of 14 days after grout has been installed.

Nonshrink Grout - Lightly roughen concrete surface for maximum bonding per manufacturer's recommendations. Cover concrete areas with protective waterproof covering until ready to place grout. Align and level components to be grouted and maintain in final position until grout placement is complete and accepted. Install forms for grout around bases and other spaces to be grouted. The tops of such forms shall be one inch above the surfaces to be grouted. Place grout in accordance with the manufacturer's recommendations. Pour grout from one side only until grout rises at least one inch above the plate on opposite side or said plate. Neatly trowel edges of grout base, tapered at an angle of 60 degrees.

Division 05 00 00. Metals

05 00 00 - Metals
Contractor shall review construction documents and provide labor and materials pertaining to metal work as required in said documents and as specified herein, while complying with all applicable building codes.

05 05 23 - Metal Fastenings
Provide 1/2" diameter x 10" long anchor bolts in filled cells and poured concrete walls at 48" on center (OC) maximum at all window locations and on each side of exterior doors. For slabs, install appropriate tie downs or straps as required by applicable building codes.

05 40 00 - Cold-Formed Metal Framing
All studs and joist framing members shall be of type, size and gauge as required in construction documents. All painted studs and joists 12, 14, and 16 gauge shall be formed from steel that corresponds to ASTM A570. Galvanized studs and joists 12, 14, and 16 gauge shall be formed from steel that corresponds to ASTM A446. Structural calculations should be prepared utilizing one of the following grades.

Grade A - minimum yield strength 33
Grade C - minimum yield strength 40
Grade D - minimum yield strength 50

All painted 18 and 20 gauge studs and joists, and all painted track, bridging, end closures and accessories shall be formed from steel that corresponds to the requirements of ASTM A611, Grade C, with a minimum yield of 33,000 psi. All galvanized 18 and 20 gauge studs and joists, and all galvanized track, bridging, end closures and accessories shall be formed from steel that corresponds to the requirements of ASTM A446, Grade A, with a minimum yield of 33,000 psi. All studs, joists and accessories shall be primed with rust-inhibitive paint meeting the performance requirements of TT-P-636C, or shall be formed from steel having a G-60 galvanized coating, meeting ASTM A525 and C955.

Fabrication - Framing components may be preassembled into panels prior to erecting. Prefabricated panels shall be square with components attached in a manner as to prevent racking. All framing components shall be cut squarely for attachment to perpendicular members, or as required for an angular fit against abutting members. Members shall be held positively in place until properly fastened. Axially loaded studs shall be installed in a manner which will assure that ends of the studs are positioned against the inside track web, prior to stud and track attachment. Provide insulation equal to that specified elsewhere in all double jamb studs and double header members which will not be accessible to the insulation contractor.

Assembly - Handling and lifting of prefabricated panels shall be done in a manner as to not cause distortion in any member. Tracks shall be securely anchored to the supporting structure as shown on the plans. At track butt joints, abutting pieces of track shall be securely anchored to a common structural element, or they shall be butt-welded or spliced together. Studs shall be plumbed, aligned and securely attached to the flanges or webs of both upper and lower tracks. Jack studs or cripples shall be installed below window sills, above window and door heads, at bearing stair rails, and elsewhere to furnish support, and shall be securely attached to supporting members. Wall stud bridging shall be attached in a manner to prevent stud rotation. Bridging rows shall be spaced according to the following schedule. Walls up to 10' height: one row at mid-height. Walls exceeding 10' height: bridging rows spaced not to exceed 5' vertically on center (OC).

Load Bearing Conditions - Complete uniform and level bearing support shall be provided for the bottom track. Temporary bracing shall be provided until erection is completed. Provide stud walls at locations indicated on plans as "shear walls" for frame stability and lateral load resistance. Splices in axially loaded studs shall not be permitted.

Installation - Examine substrates upon which work will be installed. Coordinate with responsible entity to perform corrective work on unsatisfactory substrates. Commencement of work by installer signifies acceptance of substrate. Install cold-formed framing components, including plumb, square, true to line and securely fastened as required by structural design calculations following manufacturer's installation instructions. If installation instructions conflict with these specifications or Drawings, adhere to specifications or Drawings. Cut members by shearing or sawing. Install members in single piece lengths except that tracks may be spliced, butt-welded, or each length anchored to a common building frame element. Install insulation in framing spaces of insulated assemblies made inaccessible after erection. Repairs and Touch-Up: Clean damaged surfaces and coatings. Touch-up field welds and damaged galvanized surfaces with galvanizing repair compound. Tolerances: Variation from plumb, level, and true to line: 1/8 inch in 10 feet (1:960). Member Spacing: Not more than 1/8 inch (3 mm) plus or minus from spacing indicated.

Studs - Secure bottom and top tracks in place as required by structural design calculations. Install studs at spacing as shown on Drawings/required by structural design calculations, at each side of openings, and not more than 2 inches (50 mm) from abutting walls. Frame corners with three studs. Frame wall openings wider than stud spacing with double stud at each jamb. Install supplementary framing or blocking to support work attached to framing. Where type of support is not shown, comply with industry standards.

Joist Installation - Install joists at spacing as 16" OC, and not more than 2 inches (50 mm) from abutting walls. Locate and bearing directly over load bearing studs or provide load distributing member as required by structural design calculations.

Framing Accessory installation - Install accessories as required by structural design calculations. Provide appropriate fasteners in all predrilled holes backed by another framing member. Bridging Clip for Cold Rolled Channel Bridging: Secure cold rolled channel bridging to framing with web slots. Secure to channel with one screw. Bridging Clip for Cold Rolled Channel Bridging: Secure to stud web by inserting tabs through web slots and with 2 screws. Secure to channel with one screw.

Fasteners - Install fasteners as required in construction documents and recommended by manufacturer.

Screws - Corrosion resistant coated, self-drilling, pan or hex washer head. Provide screw type and size as required by structural design calculations, or as recommended by The STEEL Network for the specific condition and thickness of materials being joined.

Anchor Bolts and Studs - ASTM A 307, Grade A, carbon steel, with hex-head carbon steel nuts and flat steel washers. Hot-dip zinc coated in accordance with ASTM A 153. Provide bolt or stud type and size as required by structural design calculations.

Expansion Anchors - Fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 5 times design load, as determined by testing per ASTM E 488 conducted by a qualified independent testing agency.

Powder Actuated Fasteners - Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with capability to sustain, without failure, a load equal to 10 times design load, as determined by testing per ASTM E 1190 conducted by a qualified independent testing agency.

05 50 00 - Metal Fabrications
Install metal detailing as specified on construction documents. Install metal gates, grilles, iron work, etc. to meet all applicable building codes, with appropriate detailing and patterns as shown in construction documents. Metal shall be shop built, welded together, cleaned thoroughly and painted with two coats of an anti-rust primer. After installation, apply an additional coat and anti-rust primer in preparation for finish coats.

Division 06 00 00. Wood, Plastics, and Composites

06 00 00 - Wood, Plastics, and Composites
Contractor shall review construction documents and provide labor and materials pertaining to carpentry work as required in said documents and as specified herein, while complying with all applicable building codes.

06 20 00 - Finish Carpentry
All architectural trim and woodwork shall be No. 1 grade material suitable for appropriate finishes. Wood that will be stained shall be clear of knots with concealed joints.

06 41 00 - Architectural Wood Casework

Cabinetry - Install pre-fabricated cabinetry as specified in construction documents. Provide concealed hinges and cabinet hardware as specified in finish schedules.

Doors: Flush
Finish: Plastic Laminate
Color: See Finish Schedule

Countertops - Countertops shall be provided and installed per construction documents and finish schedules. Counter surfaces shall be glued onto 3/4" plywood or appropriate substrate as recommended by manufacturer. Edges shall be installed per construction documents and finish schedules. Provide minimum 4" backsplash between counter and wall.

Countertop / Color: See Finish Schedule
Edge: Finish

06 60 00 - Plastic Fabrications
Provide and install plastic fabrications as specified on construction documents. Install to meet all applicable building codes, with appropriate detailing and patterns as shown in construction documents. Plastic fabrications shall be shop built, attached together, cleaned thoroughly and painted with two coats of a primer. After installation, apply an additional coat and primer in preparation for finish coats.

Division 07 00 00. Thermal and Moisture Protection

07 00 00 - Thermal and Moisture Protection
Contractor shall review construction documents and provide labor and materials pertaining to thermal and moisture protection work as required in said documents and as specified herein, while complying with all applicable building codes.

07 20 00 - Thermal Protection
Effective R values shall be in accordance with local and state energy codes. Floor, walls and ceilings insulation shall be constructed with: batt, blanket, loose fill, blown, reflective foil, insulation.
All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls - Exterior wall is existing mass wall. Insulation shall not be provided.

Interior Walls - Install 3 1/2", R-11 (5 1/2" = R-19) batt insulation around toilet rooms, phone rooms, offices, conference rooms and otherwise specified for sound attenuation.

Ceiling - Ceiling insulation shall be sprayed acoustic insulation painted black over open space.

07 92 00 - Joint Sealants
Use a 50 year warranty silicon based caulk at high expansion/compression areas, such as around chimneys, tile, ceramic, and around enamel and pre-fabricated tubs and showers. For exterior windows, door frames, interior trim, woodwork and other paintable surfaces use a clear Latex based caulk. Color shall match wood stain or paint

Division 08 00 00. Openings

08 00 00 - Openings
Contractor shall review construction documents and provide labor and materials pertaining to the doors and windows as required in said documents and as specified herein, while complying with all applicable building codes. In all sleeping areas provide an operable egress standard window or door directly to exterior.

08 14 00 - Interior Doors
Interior doors shall be hardwood veneer doors in hollow metal frames.

Standard Interior Door - Hardwood veneer door. Provide necessary hardware per door schedule below.

Type: Solid Core
Style: Standard
Type: Flush
Material: Birch
Manufacturer: Eggers Industries
Specify: See door schedule and floor plan for size, description, and handing.

Interior Door Frames - Install hollow metal knock down frames. Frames shall have double returns rabbett.

08 50 00 - Windows
Confirm that openings are compliant with all applicable building codes concerning egress, lighting and ventilation requirements. Temper all glass located within 2'-0" from exterior doors, all glass in doors and above tub enclosures. Provide and install necessary windows and appropriate hardware to operate and lock windows.

Interior Glazed Walls: Where shared light from the exterior windows is designated in scope, interior borrowed lites will be installed. Interior windows will be tempered interior plate glass system

Manufacturer: Dormakaba, DORMA PURE Interior Glass System.

08 71 00 - Door Hardware
Finish hardware shall include keyed deadbolt locksets at all entry doors. Interior doors shall be a combination of privacy, passage, and store room locks. Hardware shall be as per allowance. Specify in chart below for type of hardware for each door. All entry locksets shall be keyed the same.

Type: Lever door hardware
Finish: Brushed
Door Hardware: Passage Set, Privacy Lockset, Dead Bolt
Lever Style: L Lever Design
Specify: Asso Ablloy, Sargent, 7 Line Bored-Lock Series

New and existing door locking / latching hardware shall meet the following requirements:

Hardware must be able to be operated on the egress side without the use of keys, tools, special knowledge, or effort. Note: Double key locks are not acceptable in some applications.

Hardware must be able to be operated on the egress side without tights grasping, pinching, or twisting of the wrist. Note: Thumb turn locks generally do not meet this requirement unless they are specifically designed as ADA approved locks.

Doors must be able to be unlocked and unlatched with one operation form the egress side. Note: Many maglock installations do not meet this requirements.

Door hardware must be installed 34 inches to 48 inches above the floor.

Where doors serve an occupant load above 49 (IBC) / 99 (LSC), door locking / latching hardware must be panic type hardware.

Inoperable leaves must not have hardware which could be mistaken for operating hardware.

08 71 01 - Door Hardware - Thresholds
Provide and install bronze anodized thresholds and appropriate door sweeps at exterior doors.

08 80 00 - Glazing
Install interior glazing as specified per manufacturers recommendations.

Glazing: Clear
Type: Tempered
Specify: 1/2" thickness (12.7 mm)

Division 09 00 00. Finishes

09 00 00 - Finishes
Contractor shall review construction documents and provide labor and materials pertaining to the finishes as required in said documents and as specified herein, while complying with all applicable building codes.

09 29 00 - Gypsum Board
Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.

Nails or Screws: Nails and screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on sidewalls. Head diameter shall be a nominal 1/4" with the length 1 1/2" to penetrate a minimum of 7/8" into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood.

Joints: At gypsum wallboard joints install a 2" strong, cross threaded tape with a cross tensile strength of 45 lbs per lineal inch. Press a strong, good quality tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. If corners are rounded, install corner reinforcement as required. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), sand all joints and other areas to a smooth consistent surface.

Interior Walls: Sheath walls and ceilings with 5/8" gypsum wallboard, either vertically with long edges parallel to framing, or horizontally with long edges at right angles to framing members. Apply one layer of 5/8" x 4' x , 8', 9', 10' or 12' foot lengths to all wall surfaces. Offset joints between layers at least 10".

Ceilings: Apply a single layer of 5/8" gypsum wallboard across the supports and fasten with nails or screws. Offset joints between layers at least 10". Nails are spaced 6"on center (OC) with 1 1/4" heads. Screws are spaced 12" on center (OC). Ceiling finish shall be **smooth, stippled, blown, etc**.

Fire-Rated Gypsum Wallboard: In garages, around gas water heaters and as required by applicable building codes, install 5/8" Type "X" fire-rated gypsum wallboard. Nails shall be 1 3/4" long, spaced a maximum of 4" on center (OC) around perimeter and 8" on center (OC) in the field of the board.

Water Resistant Gypsum Wallboard: Around showers, tubs, whirlpools, or as required by applicable building codes, install 1/2" water resistant drywall.

09 30 00 - Tiling
Tile, Marble, Slate shall be appropriate grade and finish in accordance with applicable building codes and owner requirements. Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturers recommendations. Installation should be carried out with a slow setting cement adhesive, well mixed per manufacturer recommendations. Grouting of control joints can be executed either with cement based grout or with resin based organic materials.

Floors: Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturers recommendations. See Finish Schedule for specified floor tile.

Walls: Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturers recommendations. See Finish Schedule for specified wall tile.

09 50 00 - Ceilings
Ceilings shall have a smooth finish. See Construction Documents for information on the construction of the Ceiling details.

09 72 23 - Wallcoverings
Install wallcoverings in areas as indicated on Finish Schedule. Install appropriate primer on all surfaces before installation. Butt-joint all seams without overlapping. Wrap wallcoverings 6" around inside and outside corners to avoid bridging or spanning. Use appropriate vinyl adhesive or paste as suggested by manufacturer. After installation, remove all excess paste from wallcovering surface with a damp sponge. If applying a textured sub-paper that will be painted, seam gaps should be filled with a caulking compound prior to finishing.

09 91 23 - Interior Painting
All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of flat or semi-gloss paint. Surfaces shall be sanded before each finish layer is applied.

Wall Paint: See Finish Drawings

09 97 13 - Galvanized Metal
Before applying a finish, remove dirt, oil, grease and other loose particles. Wash with solvent. If rusted, wire brush or sand clean.

Paint: Apply at least one coat of alkyd-type enamel primer and two finish coats.

09 97 14 - Steel and Iron
Remove all weld splatter. Grind all edges, projection, sharp corners and welds to a smooth, round contour. Abrasive/sand blast steel and iron surfaces. In areas where blasting is not feasible use power cleaning tool. Remove dust and sand from the surfaces after sand blasting by brushing and vacuum cleaning. Apply the prime coat as soon as possible after the preparation is complete and before the dew point is reached. All surfaces blasted and power-tooled in one day shall be coated on the same day.

Paint: Apply at least one coat of alkyd-type enamel primer and two finish coats.

09 97 23 - Concrete and Masonry Coatings
Allow masonry, concrete and stucco to age at least one month before cleaning or applying a finish. Remove dirt, grease, loose particles, dust, efflorescence and other foreign matter has occurred, wash with a 10% muriatic solution, rinse thoroughly with clean water and allow to thoroughly dry at least one week before painting or sealing.

Paint: Apply at least one coat of primer and two finish coats.

Division 10 00 00. Specialities

10 00 00 - Specialties
Contractor shall review construction documents and provide labor and materials pertaining to the specialties as required in said documents and as specified herein, while complying with all applicable building codes.

10 14 53 - Traffic Signage
Install State and Federal D.O.T. specifications approved traffic signs. Reflective aluminum or steel traffic signs meet most State and Federal D.O.T. specifications and provide maximum safety and MUTCD compliance. Signs to have radius corners and come with mounting holes centered top and bottom for easy installations. Exact location will be staked by the appropriate government authority. Locations will be in the proximity of the locations shown on the construction documents.

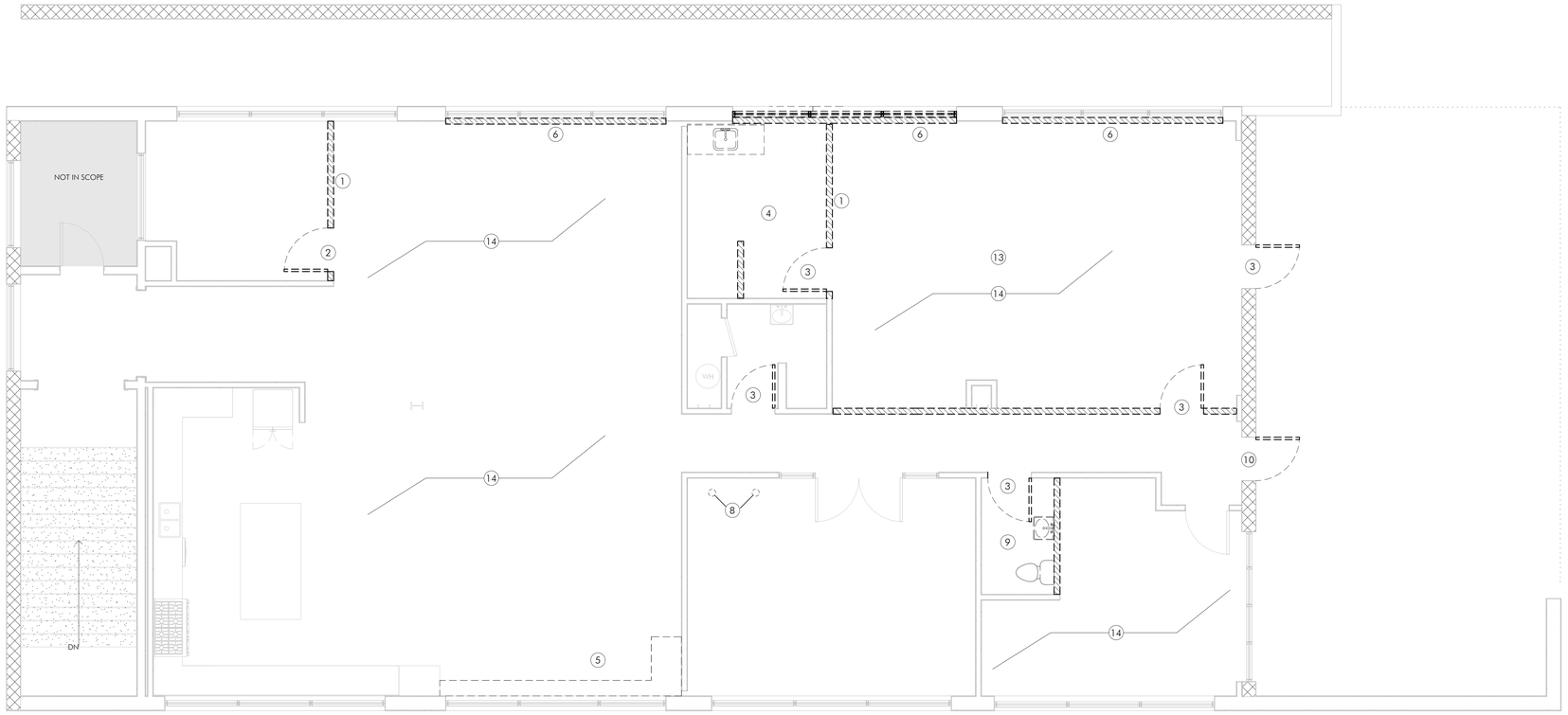
Excavate holes for the sign posts, set the steel sign posts in concrete, as shown on the construction documents. Concrete shall be finished at or slightly below ground line and care shall be taken not to splash concrete on posts. Wood posts may be set in holes with concrete provided the holes are the same size as the posts. Excavation and backfill shall be accomplished as required to complete the installation. Masonry shall be accomplished as shown on the construction documents. Mortar joints shall be finished with a round tool to close joints of cracks. Sign mounting shall be mounted as shown on the construction documents. Electrical materials shall be installed according to appropriate electrical sections.

10 28 13 - Toilet Accessories
Restroom facilities must be designed for ease of maintenance. Graffiti resistant finishes shall be specified where possible. Specify all stainless steel or chrome plated brass fittings for long lasting quality. Floors and walls (to at least 4'-0" above finished floor) shall be covered with ceramic tile. At a minimum, one lighting fixture to be connected on emergency power. The design drawings shall locate the equipment and identify any wall support requirements associated with installation.

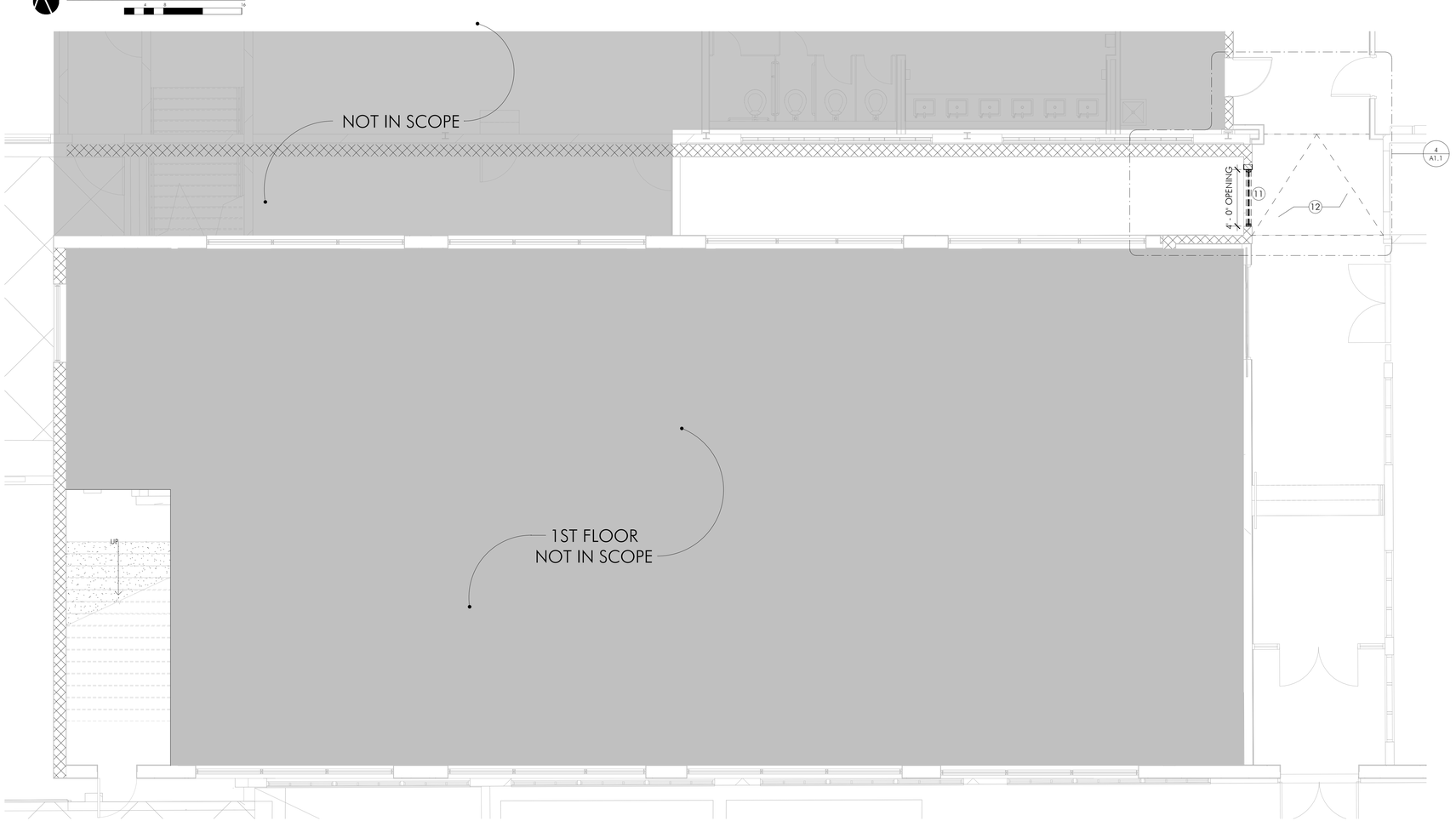
Exhaust Fans - Each restroom shall have individual exhausts to prevent sound transmission.

Partitions - Partitions shall be solid plastic mounted to walls using continuous wall brackets and continuous hinges. The head rail shall be a heavy duty anti-grip design to prevent vandalism. Partition shall meet the interior finish requirements of NFPA 101. (Note: The required fire test is ASTM E-84, which is the same as ANSI Z 5, CAN/ULC S102M, NFPA 255, UBC 42-1, UL723; Flame Spread Max. 200 and Smoke Developed Max. 450).

**Specify



DEMOLITION PLAN - SECOND LEVEL



DEMOLITION PLAN - FIRST LEVEL

WALL TYPE DESIGNATIONS

- EXISTING 2 HOUR FIRE RATED PARTITION
- EXISTING 1 HOUR FIRE RATED PARTITION
- EXISTING NON RATED PARTITION
- WALL TO BE DEMOLISHED
- EXISTING CONCRETE BLOCK WALL

GENERAL NOTES

A. ITEMS INDICATED IN THICK DASHED LINES ARE TO BE REMOVED / DEMOLISHED.
B. CONTRACTOR SHALL BE DILIGENT IN PROTECTING EXISTING WORK TO REMAIN. CONTRACTOR SHALL NOT DAMAGE EXISTING SCOPE MORE THAN NECESSARY TO COMPLETE NEW WORK.
C. CONTRACTOR SHALL RETURN ALL REMOVED FIXTURES TO OWNER. AT OWNERS DISCRETION, CONTRACTOR SHALL DISPOSE OF ANY UNWANTED FIXTURES.
D. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNFORESEEN CONDITIONS THAT PROHIBIT COMPLETION OF NEW WORK.

DEMOLITION KEYNOTES

1 DEMO PORTION OF EXISTING WALL TO PREAPRE FOR NEW WORK.
2 DEMO DOOR AT DESIGNATED LOCATION. RELOCATE DOOR TO NEW LOCATION, AS APPLICABLE.
3 DEMO DOOR AT DESIGNATED LOCATION.
4 DEMO EXISING RESTROOM FIXTURES AT DESIGNATED LOCATION.
5 DEMO EXISTING CASEWORK AT DESIGNATED LOCATION.
6 DEMO EXISTING FRAMING AT ALL WINDOW LOCATIONS, TYP. EXISTING WALL FUR OUT TO REMAIN ABOVE + BELOW WINDOW, AS APPLICABLE.
8 EXISTING FIXTURES FOR REUSE, IF IN GOOD WORKING CONDITION.
9 DEMO AND STORE FOR REUSE EXISING RESTROOM FIXTURES AT DESIGNATED LOCATION.
10 DEMO DOOR AND PREPARE OPENING FOR NEW DOOR.
11 DEMO EXISTING WINDOW AT DESIGNATED LOCATION. PREPARE OPENING FOR NEW HOLLOW METAL FRAME DOOR AND SIDELIGHT UNIT.
12 INFILL CONCRETE AT EXISTING RAMP. SEE CALLOUT ON A1.1 FOR ADDITIONAL INFORMATION.
13 SALVAGE WOOD TRIM FOR REUSE, AS APPLILCABLE.
14 GC TO DEMO EXISTING TRACK LIGHTING, HVAC DUCTS, A/V EQUIPMENT, AND ABONDONED WIRES & CONDUIT, AS REQUIRED. COORDINATE DEMO WITH APPROPRIATE VENDOR, AS REQUIRED.

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Do Not Scale Drawings.

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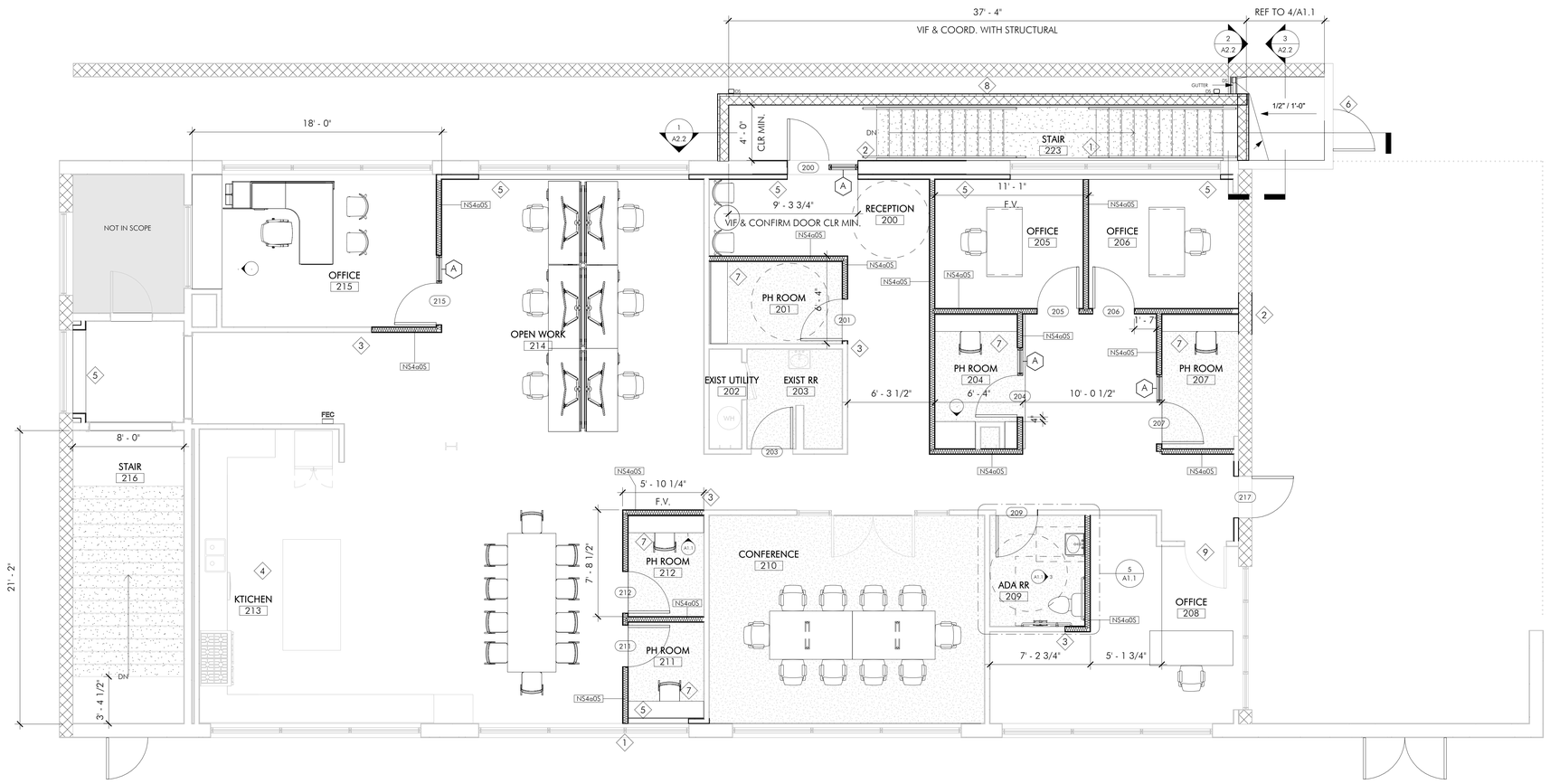
A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

SHEET NAME
DEMOLITION PLAN

SHEET NUMBER
A0.91

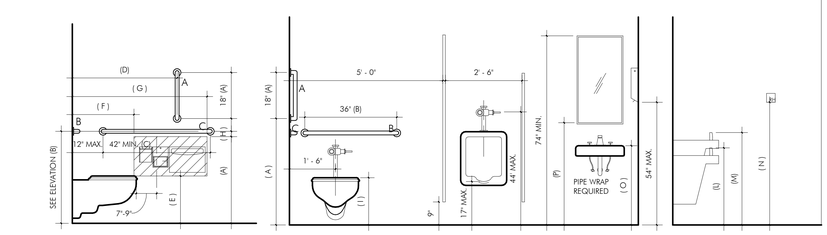
CONSTRUCTION DOCUMENTS



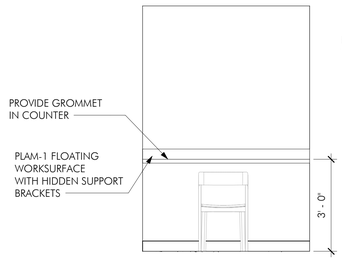
NEW WORK PLAN

Mounting Height - Adult

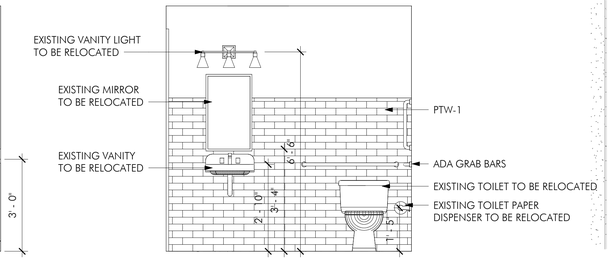
(A) 39" - 41" A.F.F. to bottom of grab bar
(B) 33" - 36" A.F.F. to top of gripping surface
(C) 33" - 36" A.F.F. to top of gripping surface
(D) 39" - 42" max from wall surface behind toilet to centerline of grab bar
(E) 18" A.F.F. to bottom of protruding disepenser below grab bar
(F) 24" min. from wall surface behind toilet to protruding disepenser below grab bar
(G) 42" max from wall surface behind toilet to protruding disepenser below grab bar
(H) 1 1/2" from top of protruding disepenser below grab bar to center of grab bar
(I) 17" - 19" A.F.F. to top of toilet seat
(J) 15" - 48" A.F.F. to the outlet of the dispenser
(K) 34" max. A.F.F. to rim or counter surface of sink
(L) 36" max A.F.F. to spout outlet (ADA)
(M) 38" - 43" max A.F.F. to spt outlet (Standing)
(N) 48" max A.F.F. to Robe Hook. 40" - 48" A.F.F. to shelf
(O) 34" max A.F.F. to rim of sink
(P) 40" max from bottom of reflective surface



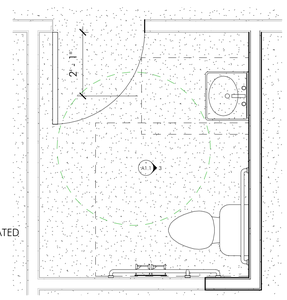
TOILET ACCESSORIES
1/2" = 1'-0"



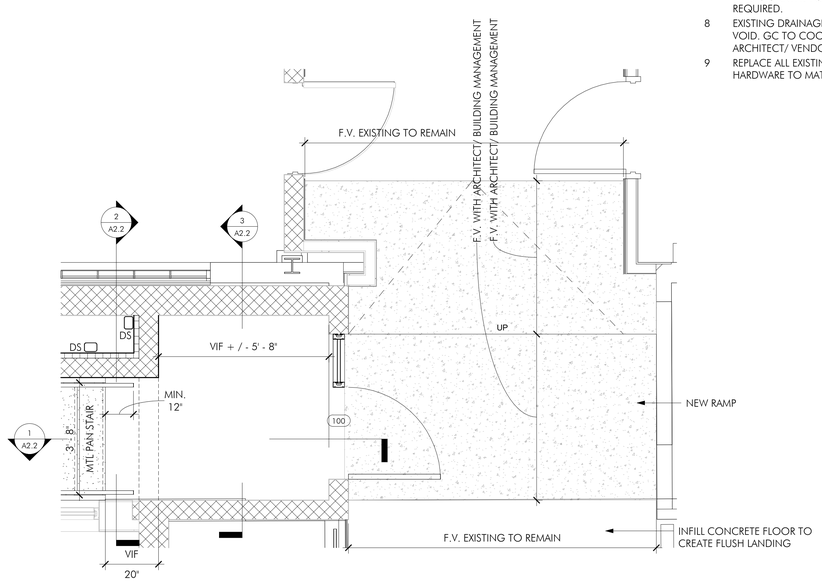
1 PHONE ROOM TYPICAL ELEVATION
1/2" = 1'-0"



3 ADA RR 209
1/2" = 1'-0"



5 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



4 FIRST LEVEL ENTRY 100 - RAMP REWORK
1/2" = 1'-0"

WALL TYPE DESIGNATIONS

2 HOUR FIRE RATED PARTITION
- 90 MIN RATED DOOR

1 HOUR FIRE RATED PARTITION
- 20 MIN RATED DOOR @ CORRIDORS
- 45 MIN RATED DOOR @ STORAGE AREAS

NON RATED PARTITION
- RATED DOOR NOT REQUIRED

SOUND WALL (CONFIRM RATING)

FLOOR PLAN LEGEND

	INDICATES SCOPE OF WORK
###	DOOR NUMBER
#	WINDOW NUMBER
#	CASEWORK ELEVATION NUMBER
# / #	BUILDING SECTION
# / #	ENLARGED PLAN CALLOUT
#	BUILDING ELEVATION

GENERAL NOTES

A. DOORS TO BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
B. CONTRACTOR SHALL COORDINATE ANY UTILITY INTERRUPTIONS WITH THE OWNER PRIOR TO CONDUCTING WORK.
C. CONTRACTOR SHALL MAINTAIN REQUIRED WALL RATINGS AT PENETRATIONS, INTERSECTIONS, AND CONNECTIONS.
D. DIMENSIONS PROVIDED ARE TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE.
E. CONTRACTOR SHALL ENSURE WORK COMPLIES WITH ALL APPLICABLE ACCESSIBILITY CODES.
F. PROVIDED MATERIALS SHALL BE INSTALLED PER CODE REQUIREMENTS AND MANUFACTURER'S WRITTEN RECOMMENDATIONS.
G. WHEN GRAPHICALLY INDICATED IN SIMILAR AREAS, VERTICALLY ALIGN WALL MOUNTED ITEMS INCLUDING OUTLETS, THERMOSTATS, FIRE PROTECTION DEVICES, ETC.
H. CONTRACTOR SHALL PROVIDE, COORDINATE, AND INSTALL GYP BOARD CONTROL JOINTS. WALL JOINTS ARE TO BE PLACED AT 30'-0" MAXIMUM SPACING AND CEILING JOINTS ARE TO BE PLACED AT 50'-0" MAXIMUM SPACING.

NOTED + DIMENSIONED KEYNOTES

1 ALIGN WALL TO CENTER OF MULLION. PROVIDE MULLION CAP / CLOSURE.
2 INFILL PORTION OF WALL
3 ALIGN FINISH FACE OF WALLS
4 EXISTING KITCHEN (FIXTURES, FINISHES, APPLIANCES, ETC) TO REMAIN.
5 GC TO FUR OUT WALLS IN DESIGNATED LOCATIONS, AS REQUIRED.
6 GC TO SEE CALLOUT #4 FOR DETAIL ON RAMP REWORK AT ENTRY 100.
7 PROVIDE + INSTALL 15" DEEP PLASTIC LAMINATE WORKSURFACE AT DESIGNATED LOCATION. PROVIDE BLOCKING IN WALL, AS REQUIRED.
8 EXISTING DRAINAGE TO BE REWORKED TO REMAINING EXTERIOR VOID. GC TO COORDINATE NEW DRAINAGE SYSTEM WITH ARCHITECT/ VENDOR, AS REQUIRED.
9 REPLACE ALL EXISTING DOOR HARDWARE TO BE LEVER HARDWARE TO MATCH EXISTING LOCKSET FUNCTION.

WALL TYPE LEGEND

SIZE / RATING
LOCATION
NM4a0s
STRUCTURE
GYP BD / SOUND

LOCATION
- X - EXTERIOR
- N - INTERIOR

STRUCTURE
- W - WOOD
- S - MTL STUD
- M - MASONRY
- C - CONCRETE

SIZE
- 4 - 4"
- 6 - 6"
- 8 - 8"
- 10 - 10"

GYP BD
- a - 5/8" BOTH SIDES
- b - 1/2" BOTH SIDES
- c - 1/4" BOTH SIDES

RATING
- 0 - NO RATING
- 1 - 1 HOUR
- 2 - 2 HOUR

SOUND
- s - TERMINATE 6" ABOVE CLG
- S - TERMINATE @ DECK
- _ - SOUND INSUL NR

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STATE OF TENNESSEE
04.16.2025

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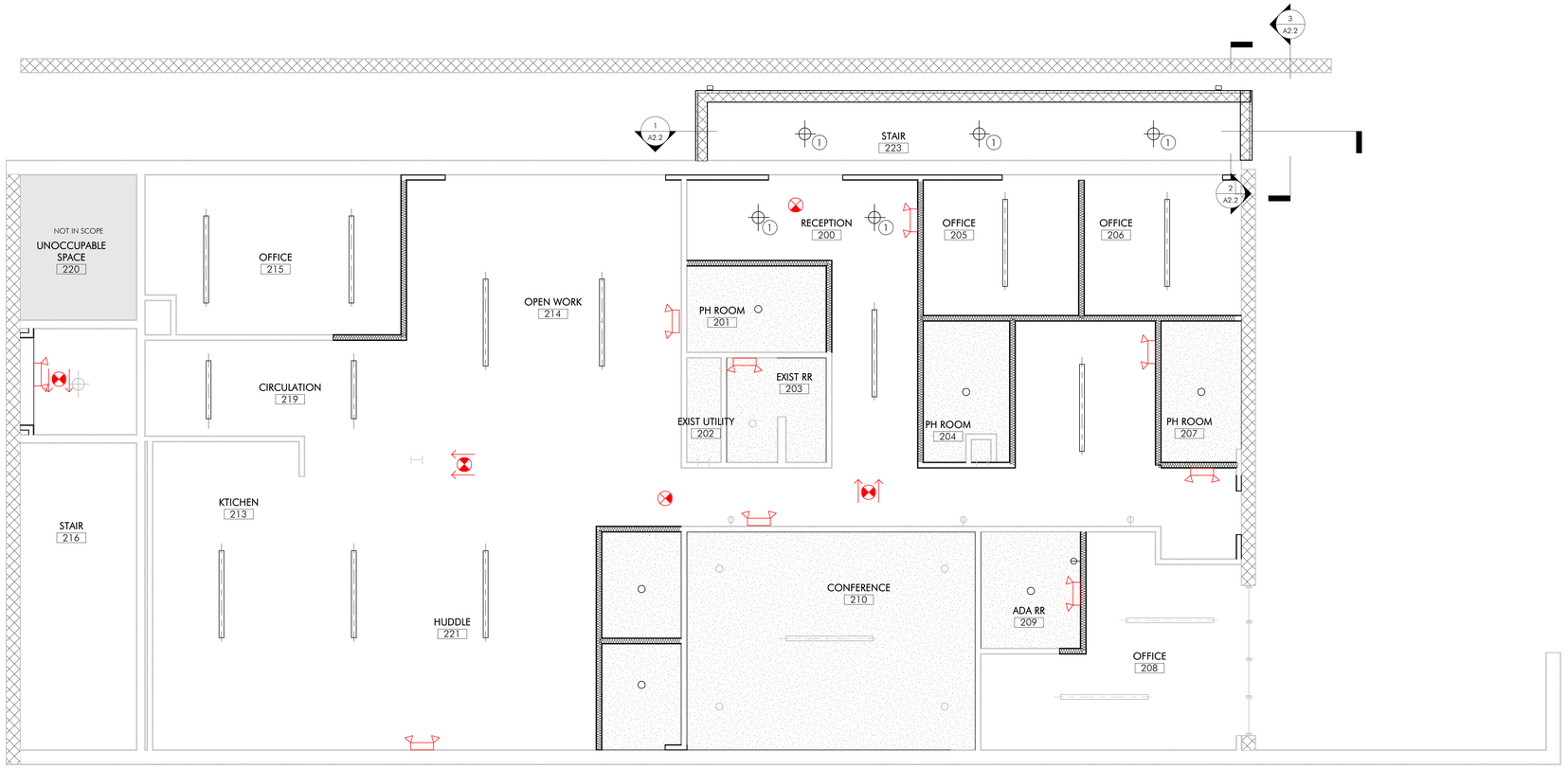
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DATE:	04.16.2025
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SHEET NAME
NOTED + DIMENSIONED PLAN

SHEET NUMBER
A1.1

CONSTRUCTION DOCUMENTS



REFLECTED CEILING PLAN

WALL TYPE DESIGNATIONS

- 2 HOUR FIRE RATED PARTITION
  - 90 MIN RATED DOOR
- 1 HOUR FIRE RATED PARTITION
  - 20 MIN RATED DOOR @ CORRIDORS
  - 45 MIN RATED DOOR @ STORAGE AREAS
- NON RATED PARTITION
  - RATED DOOR NOT REQUIRED
- SOUND WALL (CONFIRM RATING)

RCP LEGEND

	GYP BOARD CEILING
	2x2 SUPPLY GRILLE
	2x2 RETURN GRILLE
	JOIST/CEILING MOUNTED LED BAR LIGHT
OC	OCCUPANCY SENSOR
	CAN LIGHT FIXTURE
	PENDANT LIGHT FIXTURE -MOUNTED 80" AFF OR HIGHER. COORDINATE AS REQUIRED.
	WALL MOUNTED LIGHT FIXTURE - INSTALL AT EXISTING HEIGHT OF JBOX
	EXIT LIGHT FIXTURE
	EMERGENCY BATTERY FIXTURE
SD	SMOKE DETECTOR

GENERAL NOTES

A. INSPECTIONS REQUIRED BY LOCAL AUTHORITIES SHALL BE COMPLETED PRIOR TO CEILING COMPLETION.
B. CEILING PLANE SHALL BE LEVEL AND TRUE AND ALIGN WITH ALL LIGHTS, SPRINKLER, HVAC AND OTHER ELEMENTS INCORPORATED IN CONSTRUCTION.
C. MECHANICAL, HVAC AND PLUMBING ELEMENTS SHALL NOT COME IN CONTACT WITH CEILING CONSTRUCTION EXCLUDING WHEN NECESSARY PENETRATIONS ARE REQUIRED.
D. SCALE AS STATED ARE VALID ON THE ORIGINAL DRAWINGS ONLY. DO NOT SCALE FROM THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENT OVER GRAPHIC PRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENT OVER PLAN DIMENSIONS.
E. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPIENCIES. ANY MODIFICATIONS OR DEVIATION TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW AND APPROVAL.
F. LIGHTS SHOWIN IN 2X2 CEILING TILES SHALL BE CENTERED U.N.O
G. CONTRACTOR TO COORDINATE WITH ARCHITECT IF ANY LOCATION OF LIGHT FIXTURES OR DEVICES ARE NOT SHOWN DIMENSIONALLY PRIOR TO INSTALLATION.
H. ALL CEILING HEGHT TO REMAIN U.N.O
I. PROVIDE ARMSTRONG SHADOW MOLD AT ALL LOCATIONS WHERE LAY-IN CEILING TERMINATES AT PARTITION; REF. CEILING DETAILS
J. ALL CEILING GRIDS SHOULD BE CENTERED IN ROOM U.N.O

RCP KEYNOTES (#)

1 PENDANT LIGHTS TO HAVE A 7'-0" AFF CEILING MOUNT HEIGHT. GC TO CONFIRM MOUNTING HEIGHT OF ALL NEW FIXTURES WITH ARCHITECT, AS REQUIRED.
2 GC TO F.V. LOCATION ON SITE FOR NEW FIXTURES WITH TENANT/ OWNER, AS REQUIRED.

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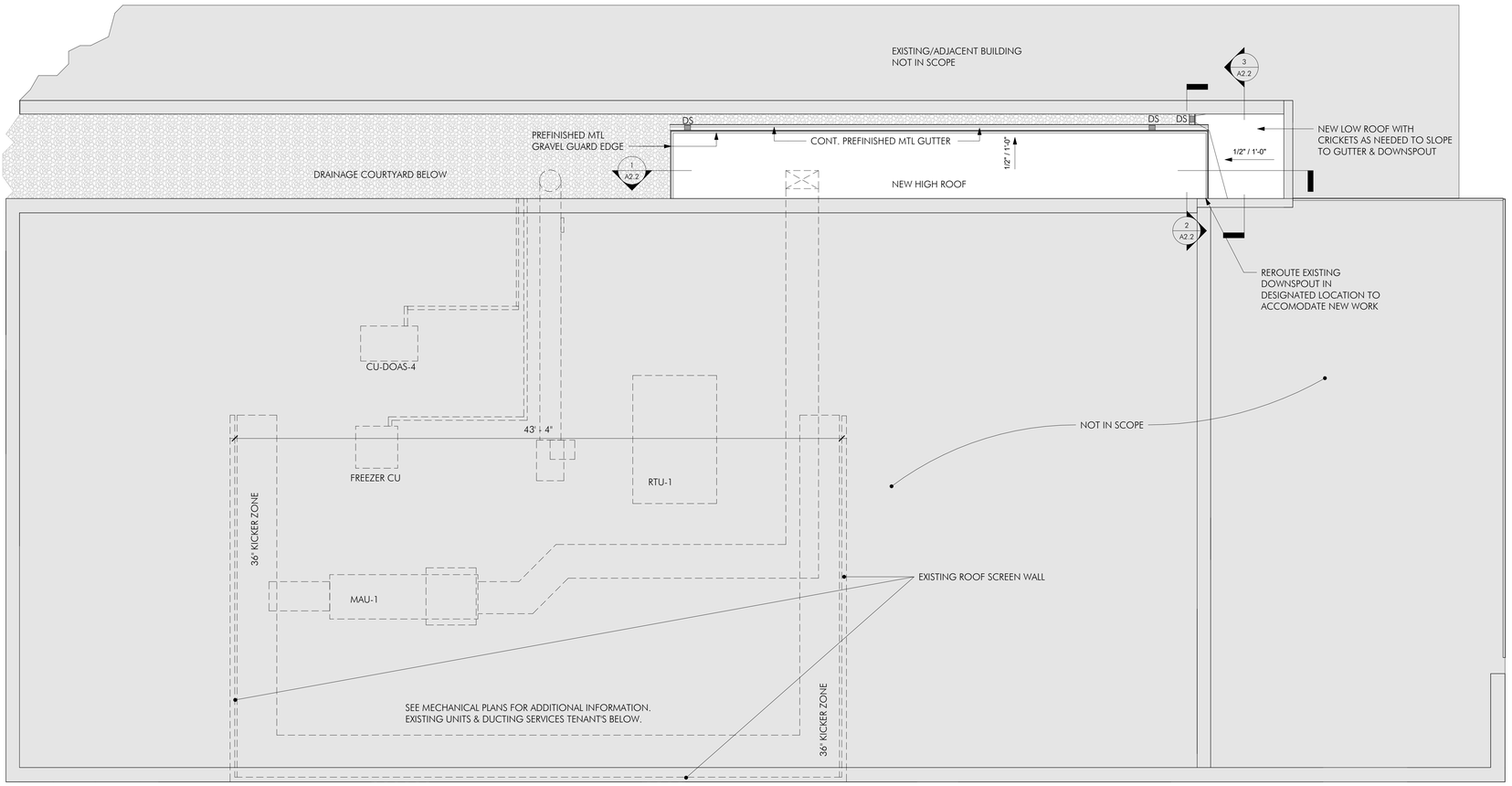
SHEET NAME

REFLECTED CEILING PLAN

SHEET NUMBER

A1.31

CONSTRUCTION DOCUMENTS



ROOF PLAN

0 8 16

ROOF PLAN LEGEND	
	EPDM / TPO ROOF
→	DIRECTION OF ROOF SLOPE
DS	DOWNSPOUT
EF	EXHAUST FAN
EJ	EXPANSION JOINT
MECH	MECHANICAL EQUIPMENT
RD	ROOF DRAIN

GENERAL NOTES

A. COORDINATE DOWNSPOUT LOCATIONS WITH OWNER. ENSURE POSITIVE DRAINAGE TO DOWNSPOUT LOCATION. APPROXIMATE LOCATIONS SHOWN FOR REFERENCE.
B. COORDINATE EXHAUST VENT LOCATIONS WITH OWNER
C. COORDINATE DOOR AND LANDING WITH SLOPE OF ROOF
D. PARAPET WALL TO EXTEND 1'-6" ABOVE ROOF WITH 3'-0" RAILING INSTALLED ON TOP OF PARAPET. RAILING TYPE TO BE SELECTED BY OWNER.
E. NEW SHINGLES TO MATCH EXISTING STYLE.
F. PROVIDE ICE + WATER SHIELD AT ALL HIPS, VALLEYS, RIDGES, + ROOF RIDGES.
G. PROVIDE RIDGE VENT AT ALL RIDGES OVER 10'-0" IN LENGTH.

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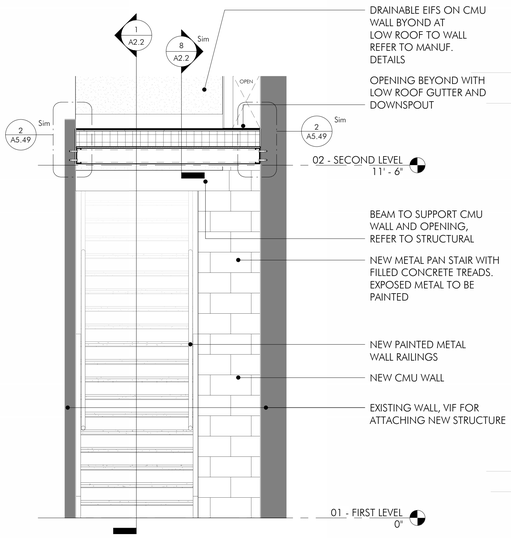
SHEET NAME

ROOF PLAN

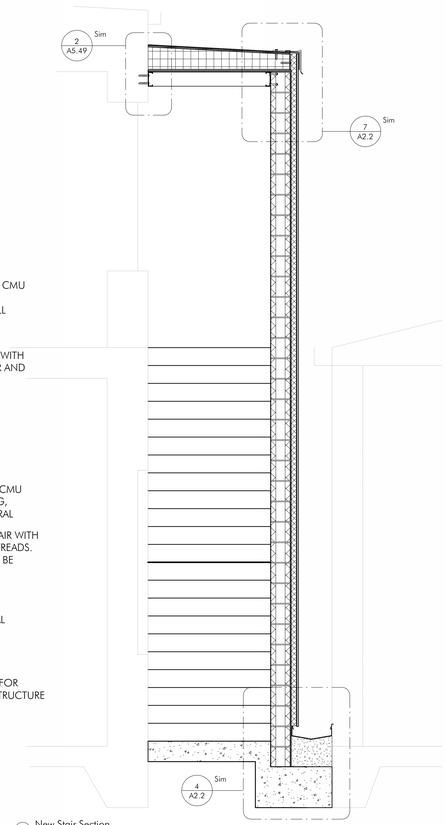
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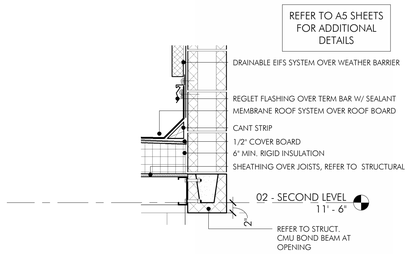
CONSTRUCTION DOCUMENTS



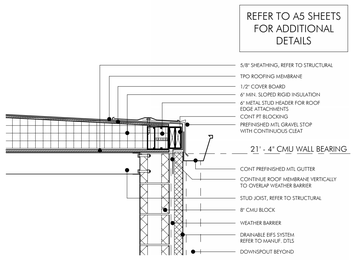
3 STAIR LOWER ROOF SECTION
1/2" = 1'-0"



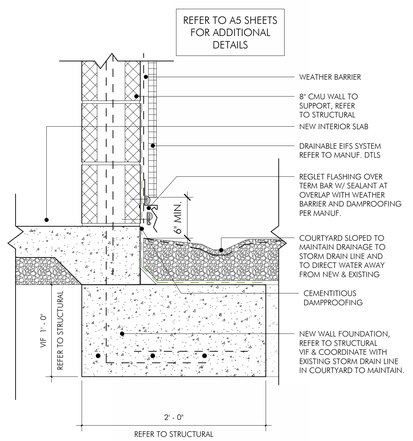
6 New Stair Section
1/2" = 1'-0"



8 LOWER ROOF TO WALL DETAIL
1" = 1'-0"



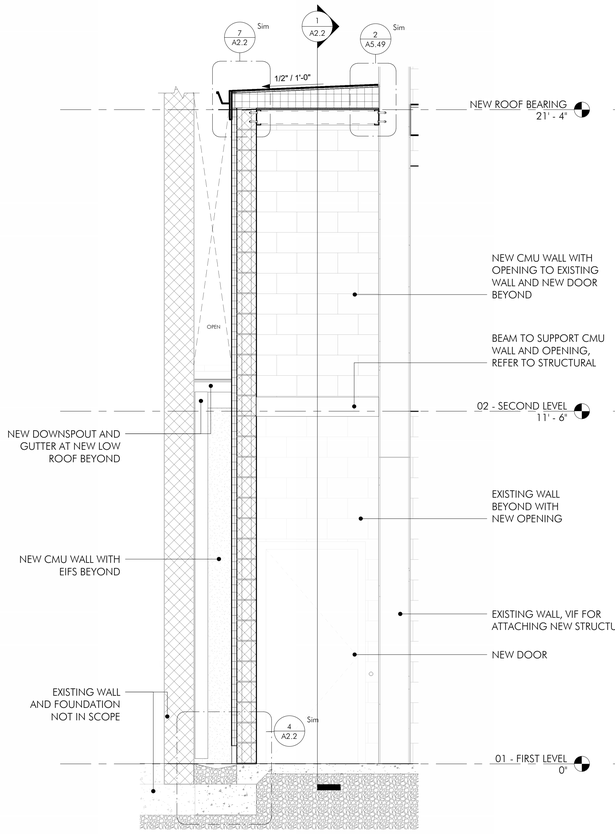
7 NEW STAIR ROOF DETAIL
3/4" = 1'-0"



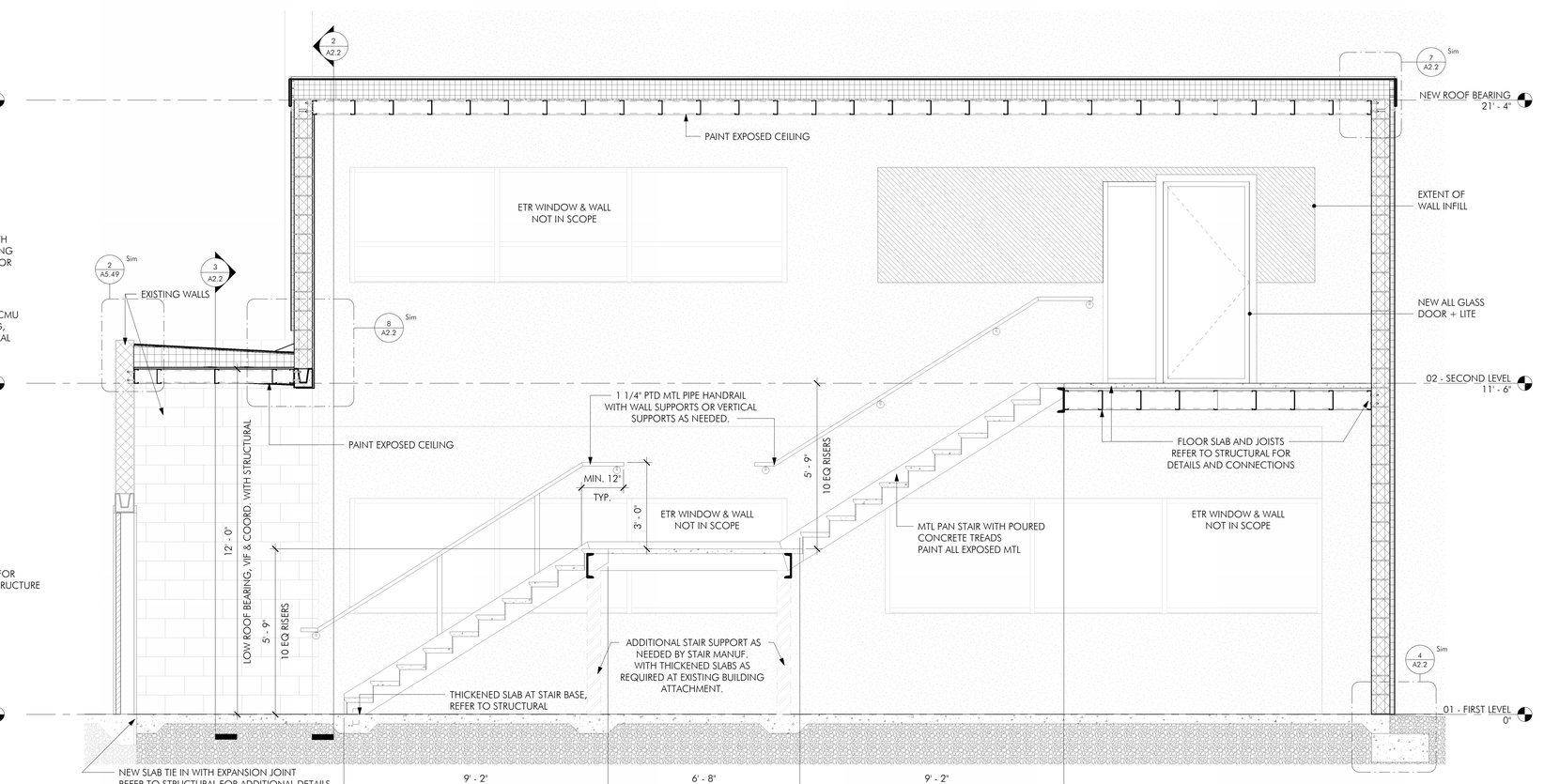
4 CMU WALL
1 1/2" = 1'-0"

STAIR NOTES

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. GUARDRAILS SHALL BE PROVIDED FOR ALL PORCHES, DECKS, BALCONIES, STAIRWAYS, AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A 34" MIN. HEIGHT.
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.



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



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

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SHEET NAME
BUILDING + WALL SECTIONS

SHEET NUMBER
A2.2

CONSTRUCTION DOCUMENTS

StoTherm® ci Over Masonry

Details shown are StoTherm® ci Over Masonry manufacturer details. Refer to manufacture full material and installation requirements.

General Notes

Structural:
Design structural wall for maximum allowable deflection, normal to the plane of the wall, of L/240. Ultimate tested wind load resistance: +175 psf (8.37 kPa). Apply appropriate safety factor as required by code. Higher ultimate loads can be achieved with adequate stiffness (and sheathing attachment for frame walls) of supporting construction. Refer to Tech Hotline No. 0894-E.

All trim and projecting architectural features must have a minimum 1:2 (27 degree) slope. A minimum of ¾" (19mm) XPS insulation board must remain if a reveal is cut in the insulation board. A minimum of 1 ½" thickness of XPS board is needed when a reveal is specified.

Construct a site built mock-up using materials and sub-trades associated with the project to verify installation, sequencing, detailing, and aesthetics.

Fire:
Minimum required thickness of XPS foam plastic insulation board is 1" (25mm). Maximum allowable thickness is 6" (152mm) on types I, II, III, or IV construction. If walls are required to have an hourly fire-resistance rating, the maximum allowable thickness is 2" (51mm) over maximum 2-hour rated nonload bearing frame walls, or 6" over, (concrete or masonry) mass walls. Refer to ICC-ESR 1748 for more information.

XPS insulation board has a service temperature limit of 165°F (74°C). The use of dark colors (Light Reflectance Value of less than 20) is not recommended.

Moisture Protection:
Provide minimum 6" (152mm) clearance above landscaped areas (soil, grass, and other non-paved surfaces), and a minimum of 1" (25.4mm) above finished grade areas, (pavement, patios, sidewalks...) as required by code. StoTherm® ci XPS systems are not intended for use below grade.

Direct incidental moisture to the exterior a maximum of every third floor.

Weep spacing at window, door, floor line and other similar penetrations are to be determined by the Design Professional.
Refer to StoTherm® ci XPS Specifications, Product Bulletins, Technical Hotlines, Sto Installation Manuals, and Maintenance Guides for the most complete and current information. See Tech Hotline Nos. 0403 BSc, 0603 BSc for important information on detailing and moisture control in wall assemblies.

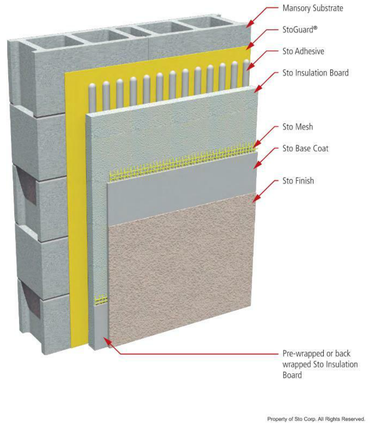
Joints:
Provide minimum ¾" (19mm) wide joints in StoTherm® ci where they exist in the substrate or supporting construction, where the cladding adjoins dissimilar construction or materials, at changes in building height, at expansion, control, and cold joints in construction, and at floor lines in multi-level wood frame construction. Provide minimum of ½" (13mm) wide perimeter sealant joints at all penetrations through the wall (windows, doors, mechanical, electrical, plumbing penetrations, etc...). Specify a compatible backer rod and sealant that has been evaluated in accordance with ASTM C1382 and meets 50%elongation to seal joints and penetration.

Impact Resistance:
For ultra-high-Impact resistance install the Sto Armor Mat Mesh and Sto Mesh, as referenced in the specification, a minimum of 6'-0" (1.8m) above finished grade for areas accessible to pedestrian traffic, as well as areas exposed to abnormal stress or impact. Indicate areas with higher than "Standard" impact resistance on contract drawings.

Codes:
Refer to ICC Evaluation Report ESR No. 1748 for building code compliance information.The final design of the project is ultimately up to the Design Professional. Sto accepts no liability for the design, engineering, or workmanship of any project. The notes provided are in addition to Sto Details, Specifications, and other items provided on the Stocorp.com website.

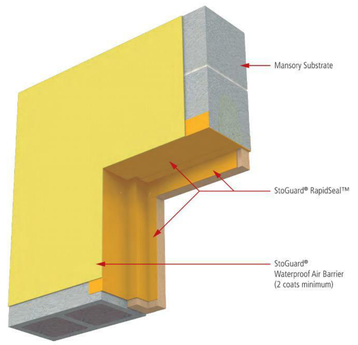
IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

System Components



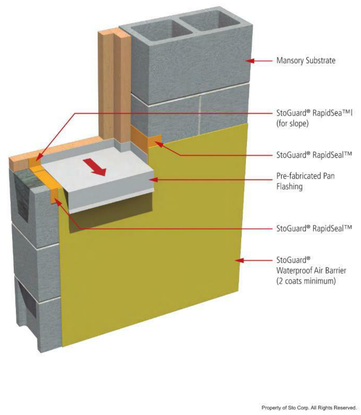
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Head/Jamb

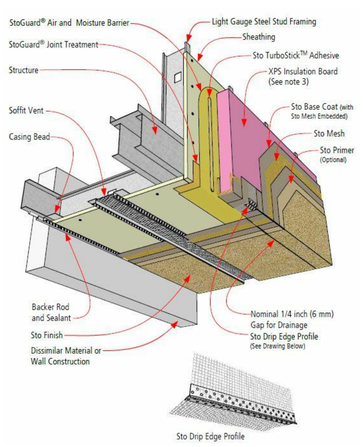


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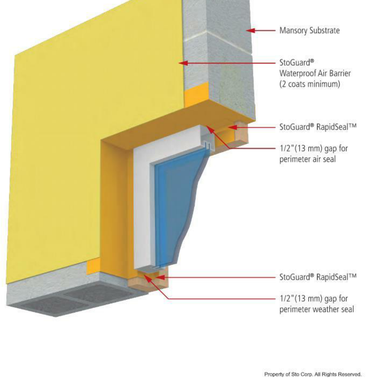
Sill/Jamb



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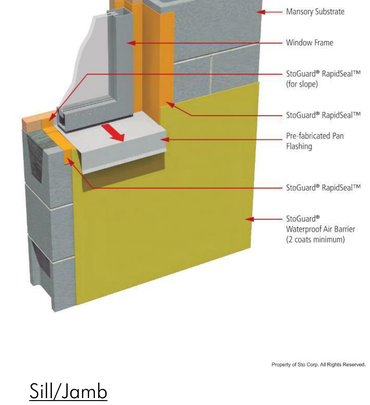


Vented Soffit



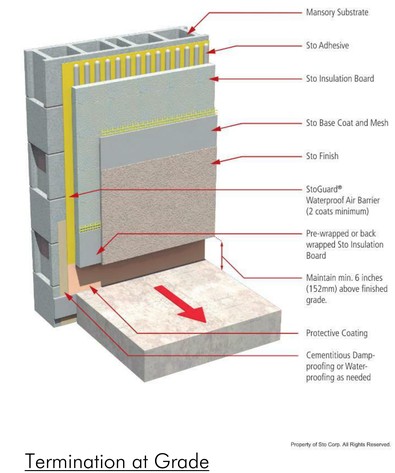
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Head/Jamb



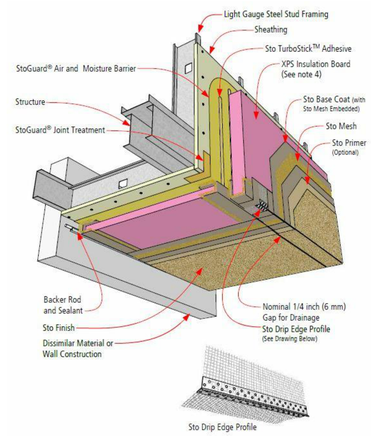
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Sill/Jamb

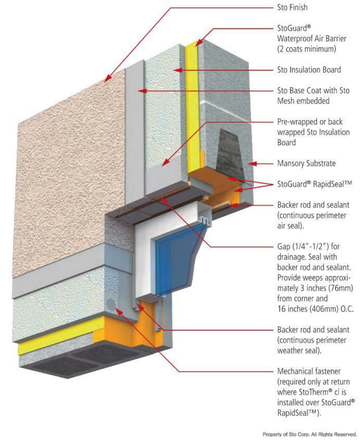


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Termination at Grade

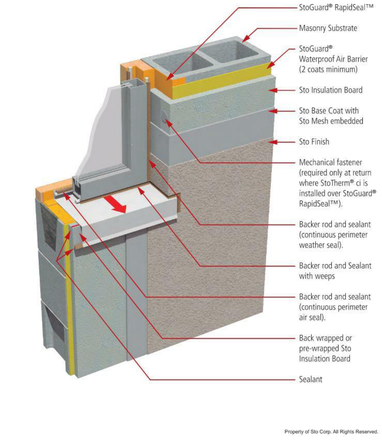


Unvented Soffit



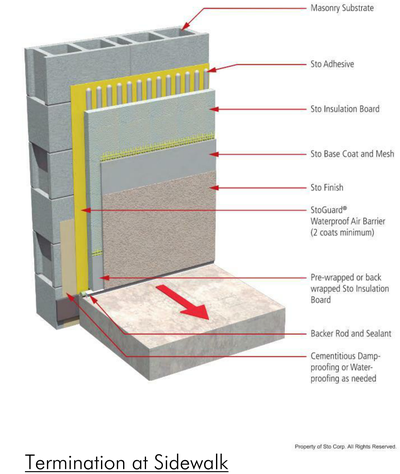
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Head/Jamb



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Sill/Jamb



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Termination at Sidewalk

Daniels+Chandler Architects

A Tenant Improvement Project for
Holladay Properties

230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

ALAN BLAKE DANIELS
REGISTERED ARCHITECT
No. 106924
STATE OF TENNESSEE
04.16.2025

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	
DRAWN BY:	Author

SHEET NAME

DETAILS - EIFS / STUCCO BLOCK

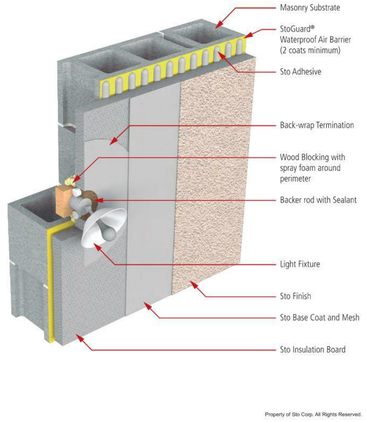
SHEET NUMBER

A5.32

CONSTRUCTION DOCUMENTS

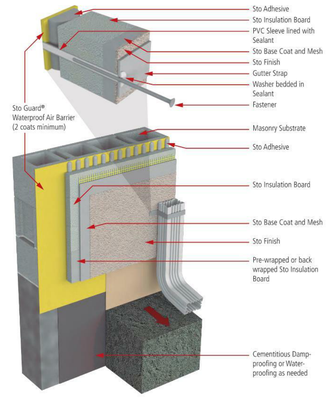
StoTherm® ci Over Masonry

Details shown are StoTherm® ci Over Masonry manufacturer details. Refer to manufacture full material and installation requirements.



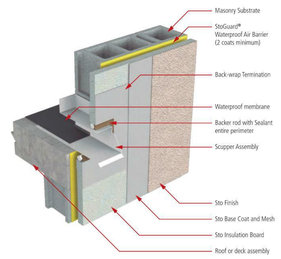
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Fixture Penetration



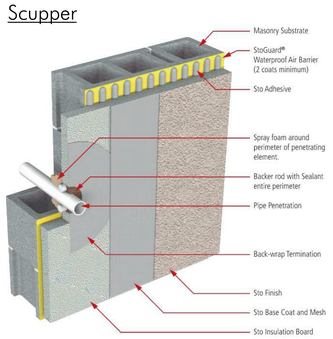
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Surface Mounted Fixture



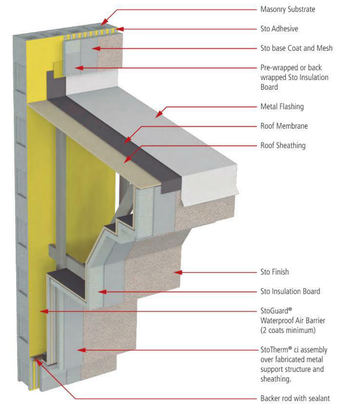
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Scupper



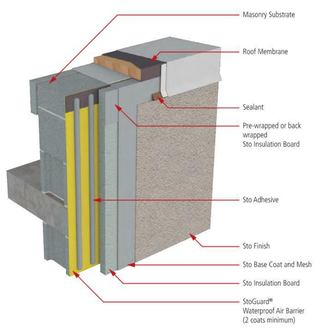
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Pipe Penetration



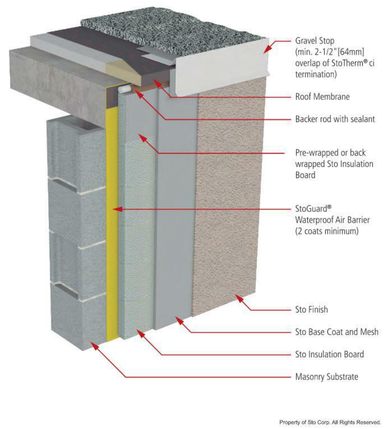
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Build Out Assembly



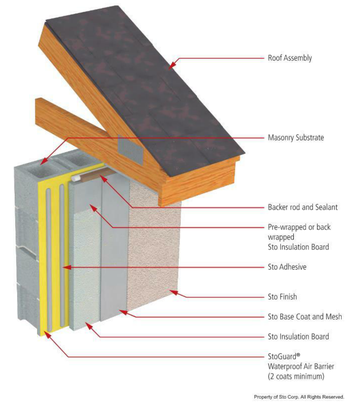
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Parapet Assembly



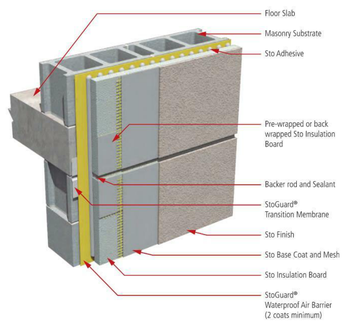
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Gravel Stop Assembly



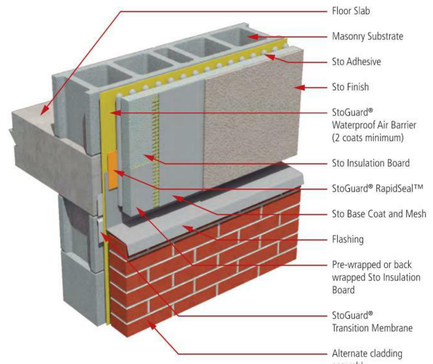
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Eave Assembly



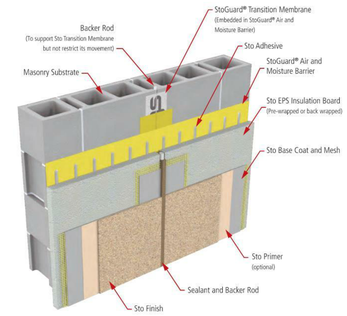
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Horizontal Joint at Floor



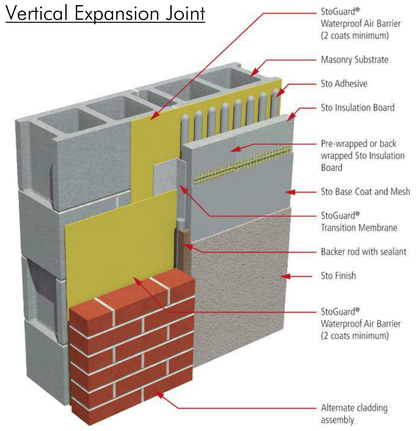
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Horizontal Joint - Dissimilar Materials



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Vertical Expansion Joint



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Vertical Expansion Joint - Dissimilar Materials

General Notes

Structural:
Design structural wall for maximum allowable deflection, normal to the plane of the wall, of L/240. Ultimate tested wind load resistance: +175 psf (8.37 kPa). Apply appropriate safety factor as required by code. Higher ultimate loads can be achieved with adequate stiffness (and sheathing attachment for frame walls) of supporting construction. Refer to Tech Hotline No. 0894-E.

All trim and projecting architectural features must have a minimum 1:2 (27 degree) slope. A minimum of ¾" (19mm) XPS insulation board must remain if a reveal is cut in the insulation board. A minimum of 1 ½" thickness of XPS board is needed when a reveal is specified.

Construct a site built mock-up using materials and sub-trades associated with the project to verify installation, sequencing, detailing, and aesthetics.

Fire:
Minimum required thickness of XPS foam plastic insulation board is 1" (25mm). Maximum allowable thickness is 6" (152mm) on types I, II, III, or IV construction. If walls are required to have an hourly fire-resistance rating, the maximum allowable thickness is 2" (51mm) over maximum 2-hour rated nonload bearing frame walls, or 6" over, (concrete or masonry) mass walls. Refer to ICC-ESR 1748 for more information.

XPS insulation board has a service temperature limit of 165°F (74°C). The use of dark colors (Light Reflectance Value of less than 20) is not recommended.

Moisture Protection:
Provide minimum 6" (152mm) clearance above landscaped areas (soil, grass, and other non-paved surfaces), and a minimum of 1" (25.4mm) above finished grade areas, (pavement, patios, sidewalks...) as required by code. StoTherm® ci XPS systems are not intended for use below grade.

Direct incidental moisture to the exterior a maximum of every third floor.

Weep spacing at window, door, floor line and other similar penetrations are to be determined by the Design Professional.
Refer to StoTherm® ci XPS Specifications, Product Bulletins, Technical Hotlines, Sto Installation Manuals, and Maintenance Guides for the most complete and current information. See Tech Hotline Nos. 0403 BSc, 0603 BSc for important information on detailing and moisture control in wall assemblies.

Joints:
Provide minimum ¾" (19mm) wide joints in StoTherm® ci where they exist in the substrate or supporting construction, where the cladding adjoins dissimilar construction or materials, at changes in building height, at expansion, control, and cold joints in construction, and at floor lines in multi-level wood frame construction. Provide minimum of ½" (13mm) wide perimeter sealant joints at all penetrations through the wall (windows, doors, mechanical, electrical, plumbing penetrations, etc...). Specify a compatible backer rod and sealant that has been evaluated in accordance with ASTM C1382 and meets 50%elongation to seal joints and penetration.

Impact Resistance:
For ultra-high-Impact resistance install the Sto Armor Mat Mesh and Sto Mesh, as referenced in the specification, a minimum of 6'-0" (1.8m) above finished grade for areas accessible to pedestrian traffic, as well as areas exposed to abnormal stress or impact. Indicate areas with higher than "Standard" impact resistance on contract drawings.

Codes:
Refer to ICC Evaluation Report ESR No. 1748 for building code compliance information.The final design of the project is ultimately up to the Design Professional. Sto accepts no liability for the design, engineering, or workmanship of any project. The notes provided are in addition to Sto Details, Specifications, and other items provided on the Stocorp.com website.

IMPORTANT: Components not identified as Sto are furnished by other manufacturers and are not necessarily installed by trades who install Sto products. Refer to project specific contract documents.

Daniels+Chandler Architects

ALAN BLAKE DANIELS III
REGISTERED ARCHITECT
No. 106824
STATE OF TENNESSEE
04.04.2025

A Tenant Improvement Project for
Holladay Properties

230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

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Do Not Scale Drawings.

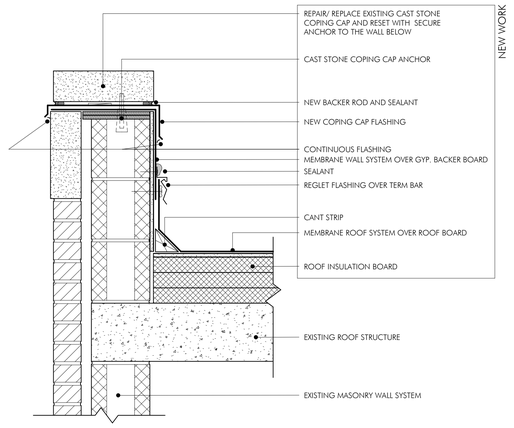
Contractor must verify all dimensions prior to construction.

PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	
DRAWN BY:	Author

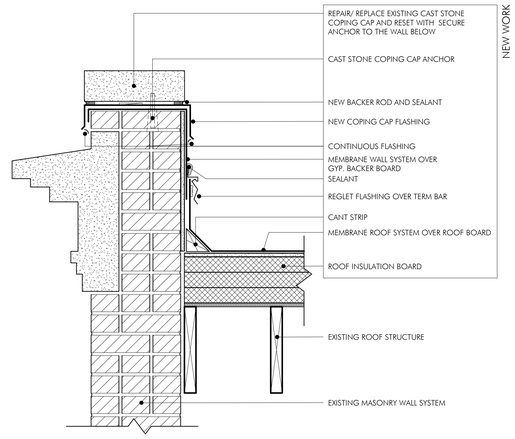
SHEET NAME
DETAILS - EIFS / STUCCO BLOCK

SHEET NUMBER
A5.33

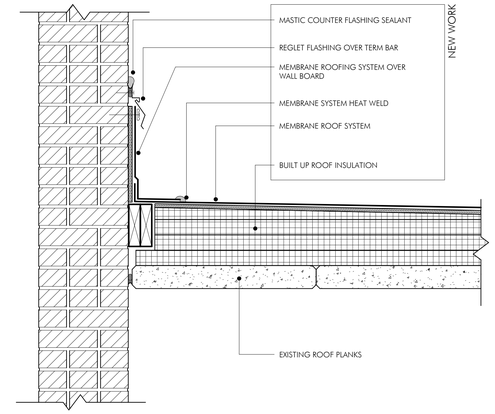
CONSTRUCTION DOCUMENTS



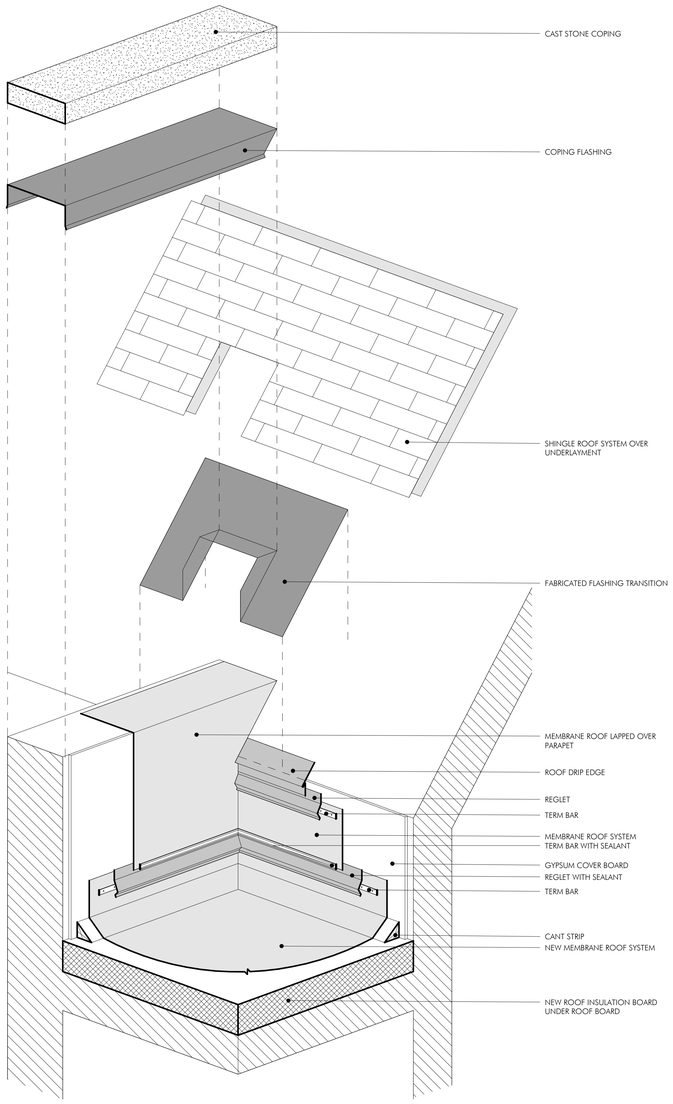
1 PARAPET DETAIL
1 1/2" = 1'-0"



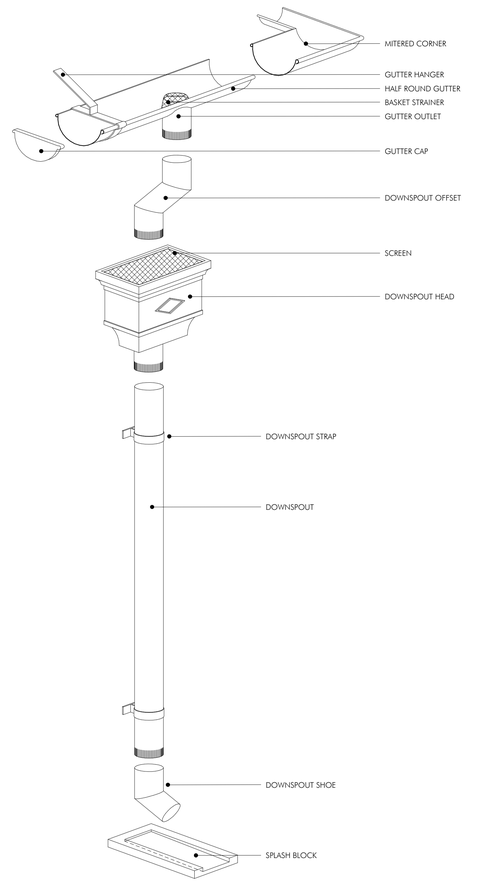
3 PARAPET DETAIL W/ CAST STONE
1 1/2" = 1'-0"



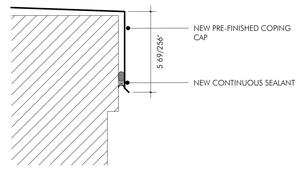
2 MEMBRANE ROOF TO EXISTING
1 1/2" = 1'-0"



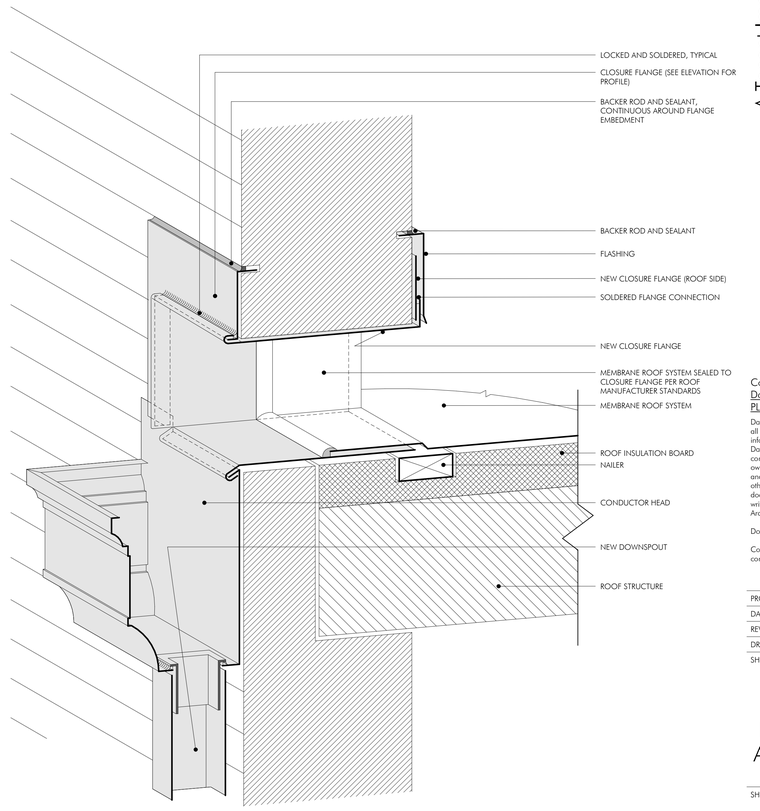
4 PARAPET TO ROOF
1" = 1'-0"



7 GUTTER DETAIL
1 1/2" = 1'-0"



6 DRIP EDGE
3" = 1'-0"



5 SCUPPER DETAIL AT NEW ROOF
3" = 1'-0"

Daniels+Chandler
Architects

ALAN BLAKE DANIELS
REGISTERED ARCHITECT
No. 106224
STATE OF TENNESSEE
04.16.2025

A Tenant Improvement Project for

Holladay Properties

230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

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Do Not Scale Drawings.

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PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	
DRAWN BY:	Author

SHEET NAME

DETAILS - ROOF FLASHING + ACCESSORIES

SHEET NUMBER

A5.49

CONSTRUCTION DOCUMENTS

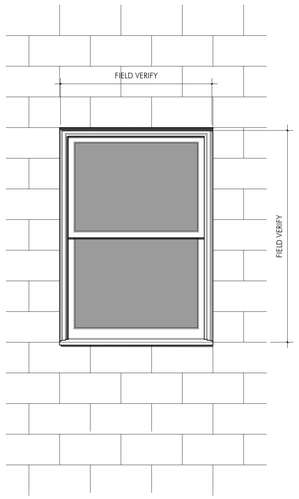
Daniels + Chandler
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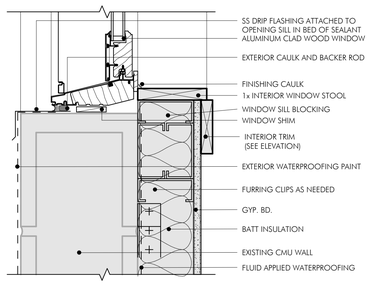
A Tenant Improvement Project for

Holladay Properties

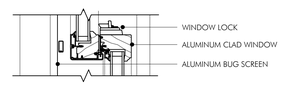
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064



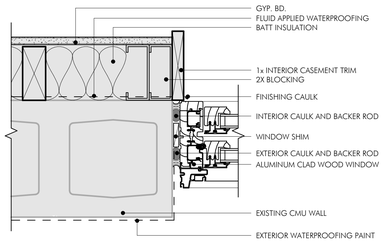
WINDOW IN BLOCK



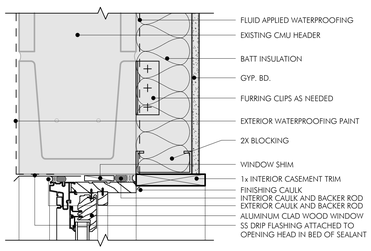
2 WINDOW - SILL CONDITION
3" = 1'-0"



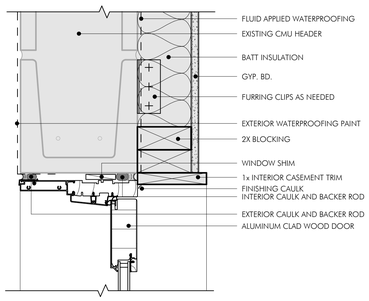
3 WINDOW - DOUBLE HUNG CHECKRAIL
3" = 1'-0"



1 WINDOW - JAMB CONDITION
3" = 1'-0"

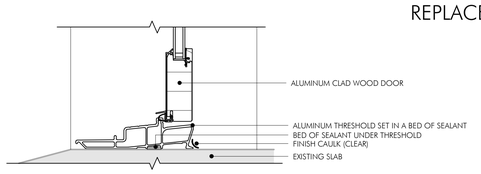


4 WINDOW - HEAD CONDITION
3" = 1'-0"

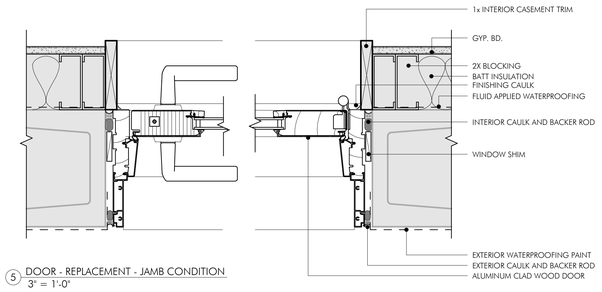


7 DOOR - REPLACEMENT - HEAD CONDITION
3" = 1'-0"

REPLACEMENT DOOR IN BLOCK

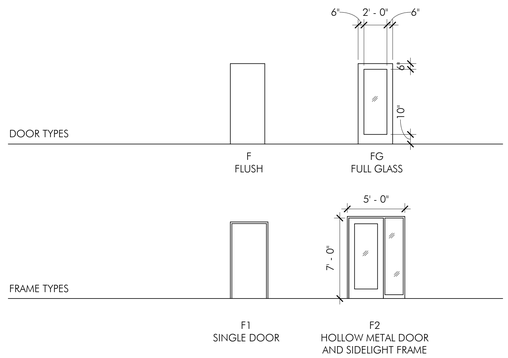


6 DOOR - REPLACEMENT - SILL CONDITION
3" = 1'-0"



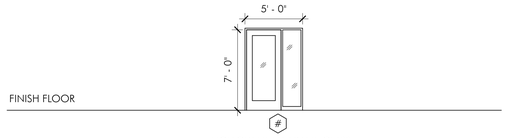
5 DOOR - REPLACEMENT - JAMB CONDITION
3" = 1'-0"

DOOR AND FRAME TYPES LEGEND



DOOR & FRAME TYPES
3/16" = 1'-0"

WINDOW TYPES LEGEND



NUMBER	WIDTH	HEIGHT
A	1'-0"	7'-0"

WINDOW TYPES
3/16" = 1'-0"

DOOR SCHEDULE

Door Number	Type	Door Width	Door Height	Door Material	Door Finish	Fire Rating	Hardware	Frame Type	Frame Material	Frame Finish	Comments
100	FG	3' - 0"	7' - 0"	WD	STD		ENTRY LOCKSET	F2	HM	STD	CARD READER, DOOR STOP AND CLOSER
200	FG	3' - 0"	7' - 0"	MTL	PTD		ENTRY LOCKSET	F2	HM	PTD	CARD READER, DOOR STOP AND CLOSER
201	FG	3' - 0"	7' - 0"	WD	STD		PASSAGE	F1	HM	STD	
203	F	3' - 0"	7' - 0"	WD	STD		PRIVACY LOCKSET	F1	HM	STD	DOOR STOP AND CLOSER
204	FG	3' - 0"	7' - 0"	WD	STD		PASSAGE	F2	HM	STD	
205	FG	3' - 0"	7' - 0"	WD	STD		OFFICE LOCKSET	F1	HM	STD	
206	FG	3' - 0"	7' - 0"	WD	STD		OFFICE LOCKSET	F1	HM	STD	
207	FG	3' - 0"	7' - 0"	WD	STD		PASSAGE	F2	HM	STD	
209	F	3' - 0"	7' - 0"	WD	STD		PRIVACY LOCKSET	F1	HM	STD	DOOR STOP AND CLOSER
211	FG	3' - 0"	7' - 0"	WD	STD		PASSAGE	F1	HM	STD	
212	FG	3' - 0"	7' - 0"	WD	STD		PASSAGE	F1	HM	STD	
215	FG	3' - 0"	7' - 0"	WD	STD		PASSAGE	F2	HM	STD	
217	FG	3' - 0"	7' - 0"	MTL	PTD		ENTRY LOCKSET	F1	HM	PTD	DOOR STOP, CLOSER AND WEATHER SEAL

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PROJECT No.	24312
DATE:	04.16.2025
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DRAWN BY:	Author

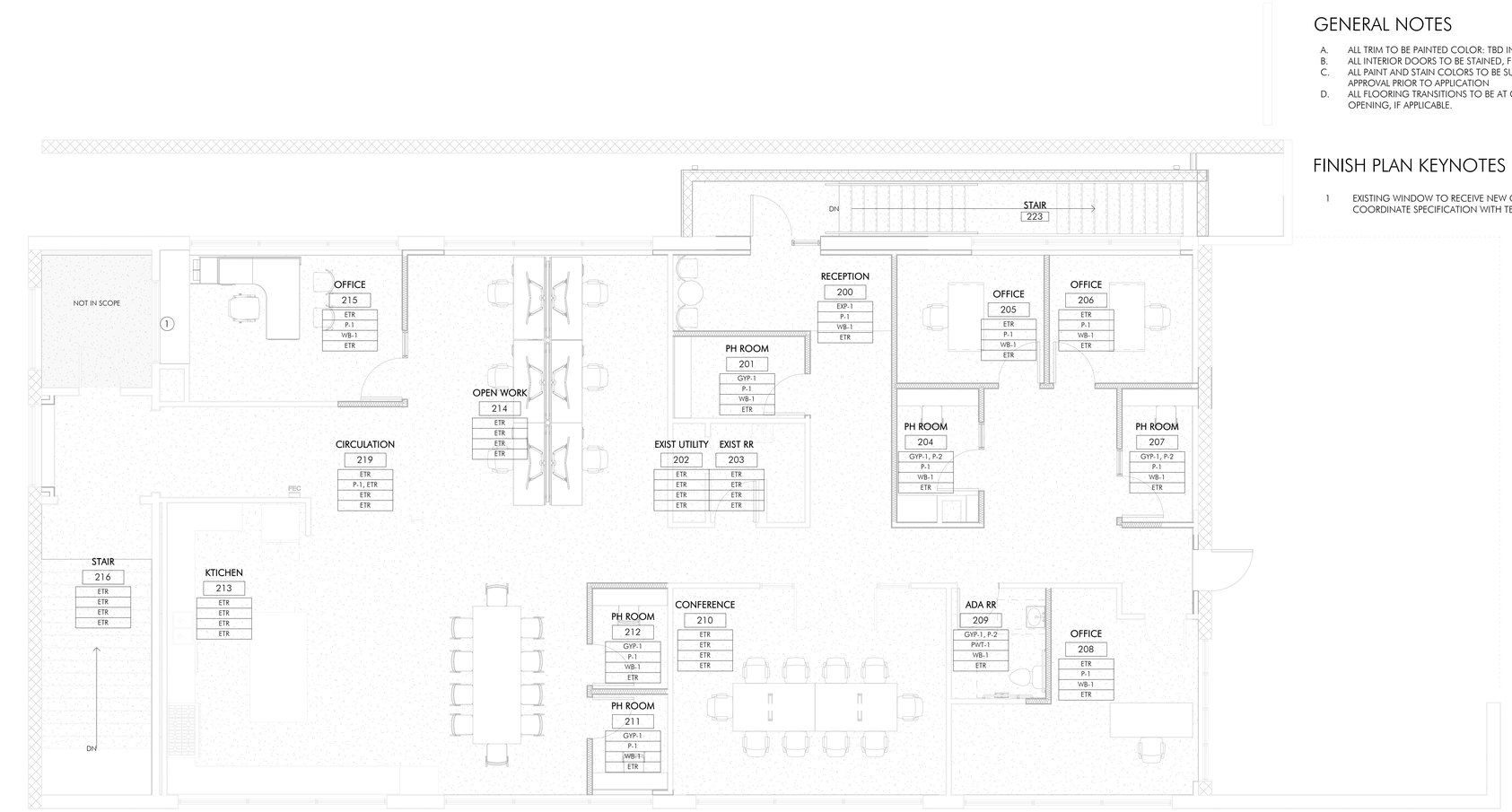
SHEET NAME

WALLS, DOORS, WINDOWS - BLOCK W/ MTL STUD

SHEET NUMBER

A5.65

CONSTRUCTION DOCUMENTS



FINISH PLAN

4 8 16

GENERAL NOTES

A. ALL TRIM TO BE PAINTED COLOR: TBD IN SEMI-GLOSS FINISH U.N.O.
B. ALL INTERIOR DOORS TO BE STAINED, FINISH: TBD, U.N.O.
C. ALL PAINT AND STAIN COLORS TO BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO APPLICATION
D. ALL FLOORING TRANSITIONS TO BE AT CENTER OF DOOR OPENING, IF APPLICABLE.

FINISH PLAN KEYNOTES

1 EXISTING WINDOW TO RECEIVE NEW OPAQUE WINDOW FILM. COORDINATE SPECIFICATION WITH TENANT, AS REQUIRED.

FINISH LEGEND

CEILING FINISH
WALL FINISH
BASE FINISH
FLOOR FINISH

ACCENT WALL LOCATIONS

COUNTERTOP FINISH
MILLWORK FINISH

CPT-1 / CPT-2 — DENOTES EXTENT OF FLOOR FINISH

D.O.F — DIRECTION OF FLOOR

FINISH SCHEDULE

CEILINGS

GYPSUM HARD CEILING
GYP-1 Gyosum Hard Ceiling - Patch and Repair/ Provide new as required.
Color: TBD

EXISTING TO REMAIN
ETR Existing Ceiling to Remain. Patch and Repair Ceiling, as requried from new construction

EXPOSED
EXP-1 Remove Existing Gypsum Ceiling back to existing exposed structure. Paint structure to be color: tbd by owner.

WALLS

PAINT
P-1 Sherwin Williams
Color: Match Exisitng
Finish: Eggshell

P-1 Sherwin Williams
Color: Match Exisitng
Finish: Flat

PORCELAIN WALL TILE
PTW-1 TILEBAR
Collection: TBD
Color: TBD
Size: TBD

BASE

RUBBER BASE
RB-1 Johnsonite Traditional 4" Rubber Base
Style: 1/8" Vinyl Base
Color: TBD by owner

FLOOR

EXISTING HARDWOOD TO REMAIN
ETR Patch and Repair Existing Hardwood Flooring. Coordinate with Architect/ Designer for reselection, if floor can not be patched.

MISC.

PLASTIC LAMINATE
PLAM-1 Wilsonart
Product: TBD
Color: TBD
Finish: TBD

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flemInc2@wilsonart.com

SHERWIN WILLIAMS
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ALAN BLAKE DANIELS
REGISTERED ARCHITECT
No. 100124
STATE OF TENNESSEE
04.16.2025

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A Tenant Improvement Project for
Holladay Properties
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PROJECT No.	24312
DATE:	04.16.2025
REV DATE:	

SHEET NAME
FINISH PLAN

SHEET NUMBER
A8.11

CONSTRUCTION DOCUMENTS

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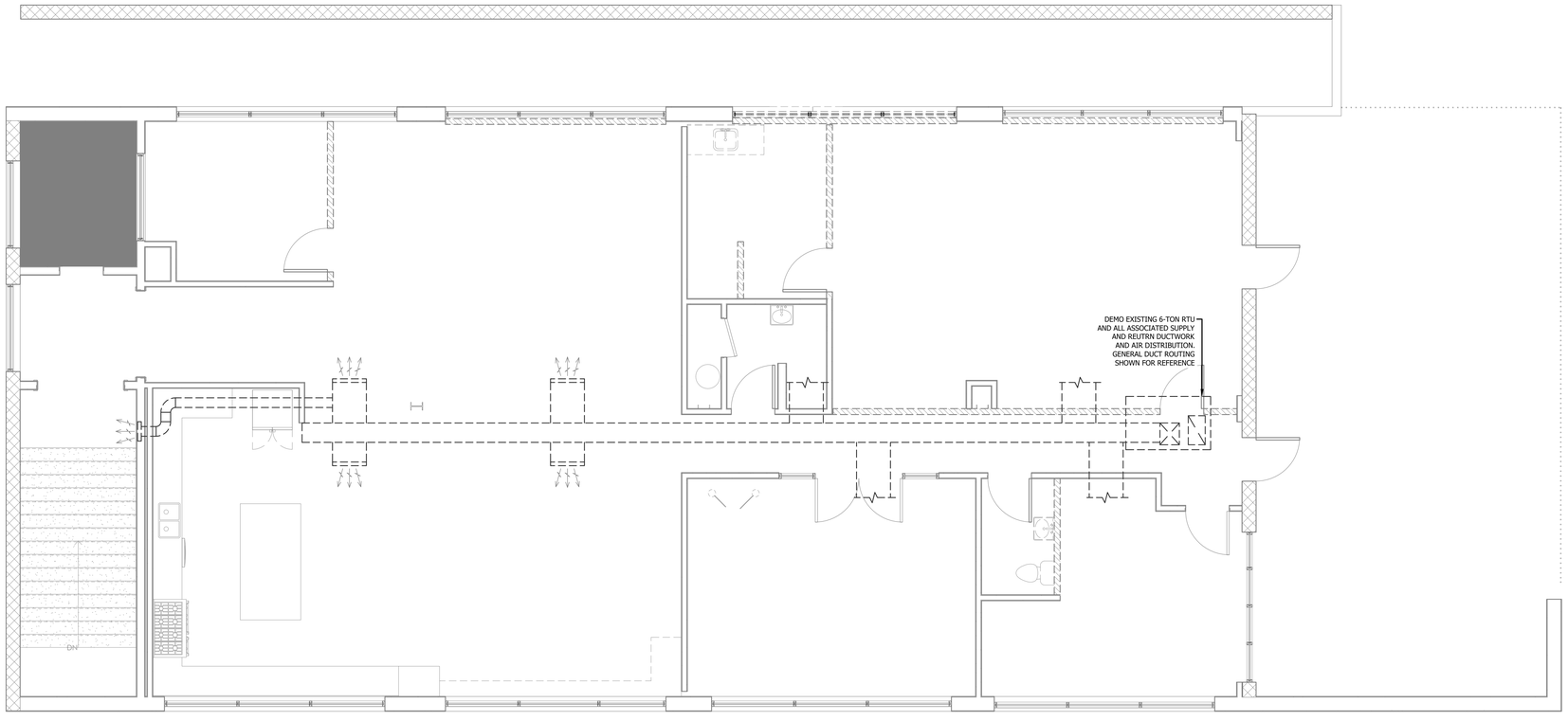


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MECHANICAL DEMO PLAN
1/4" = 1'-0"
5'-0" 10'-0" 20'-0"

A Tenant Improvement Project for

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230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	24312
DATE:	2025.04.16
REV DATE:	

SHEET NAME

MECHANICAL DEMOLITION PLAN

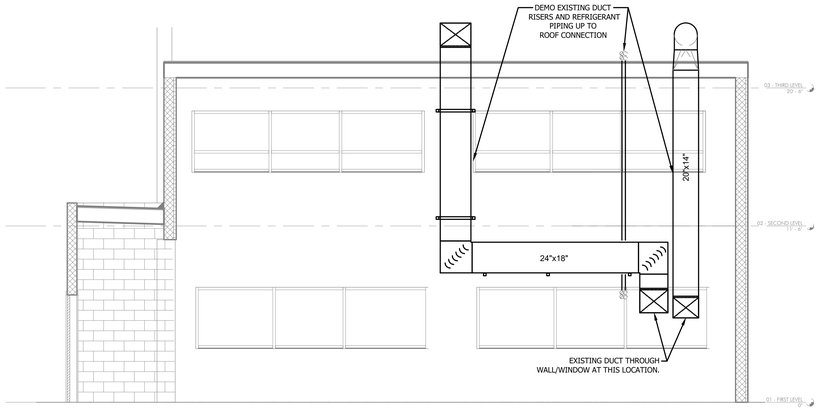
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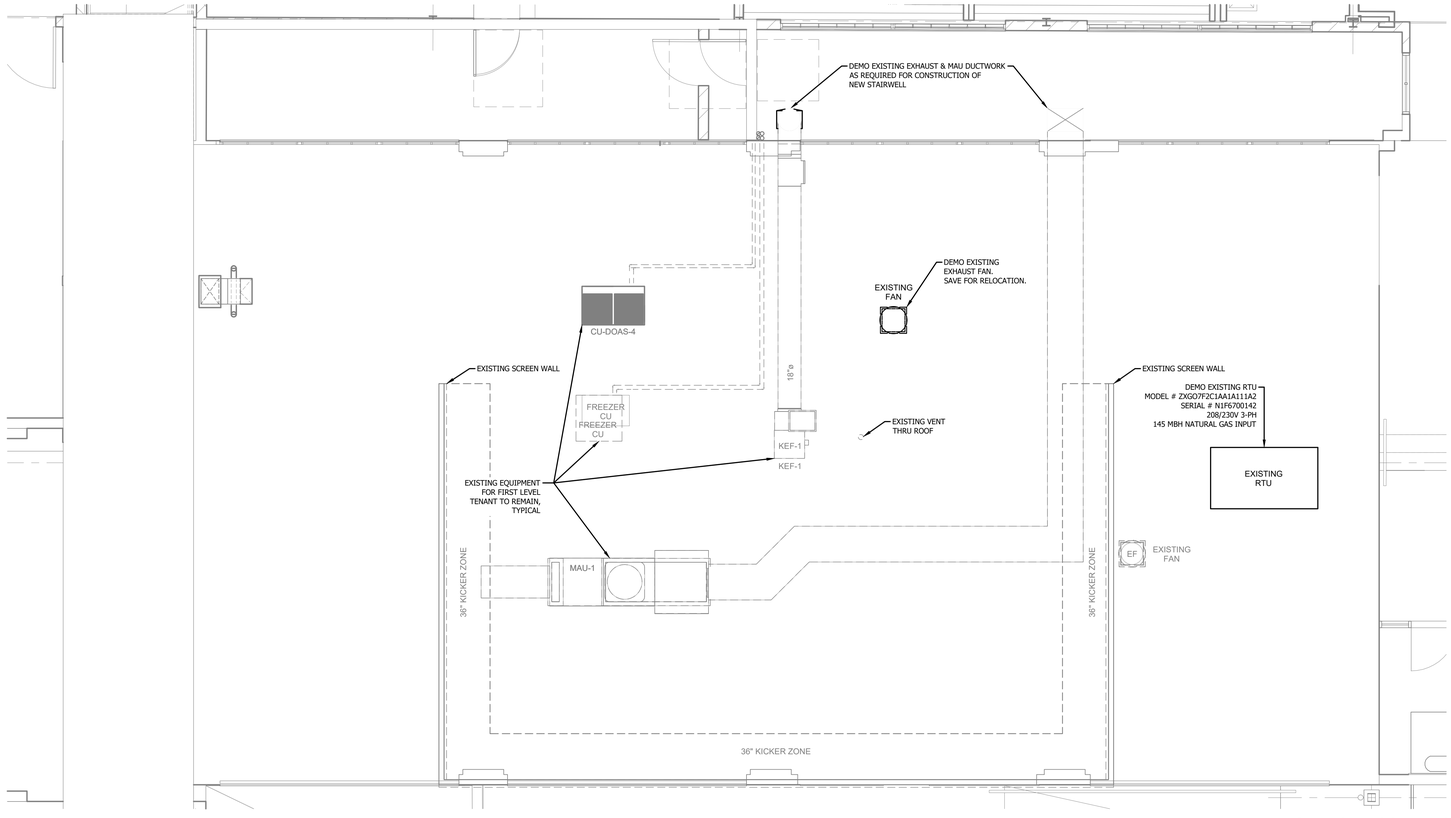
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EXTERIOR DUCT DEMO PLAN
1/4" = 1'-0"
5'-0" 10'-0" 20'-0"



MECHANICAL ROOF DEMO PLAN
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5'-0" 10'-0" 20'-0"

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DEMO NOTES:
1. EXISTING EQUIPMENT ON ROOF FOR FIRST LEVEL TENANT IS TO REMAIN UNLESS OTHERWISE SHOWN.
2. DEMO ALL DUCTWORK AND AIR DISTRIBUTION IN SPACE ASSOCIATED WITH EXISTING RTU.
3. DEMO EXISTING RTU SERVING SPACE.
4. EXISTING EXHAUST DUCT AND EXHAUST GRILLES TO REMAIN IN RESTROOMS.



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SHEET NAME
MECHANICAL ROOF DEMOLITION PLAN

SHEET NUMBER
M1.02

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GENERAL MECHANICAL SPECIFICATIONS

FURNISH, INSTALL, PROVIDE AND MAKE OPERATIVE ALL EQUIPMENT, MATERIALS, SUPERVISION, LABOR AND ANY AND ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION OF A CORRECTLY FUNCTIONING MECHANICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EQUALS SHALL BE ACCEPTED FOR EQUIPMENT UNLESS OTHERWISE NOTED.

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THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONNECTION AND INSPECTION FEES AS REQUIRED FOR THE COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM.

THE LOCATION OF DUCTS, PIPE AND EQUIPMENT, AS SHOWN ON THE DRAWINGS, IS DIAGRAMMATIC AND SCHEMATIC AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE HIS OWN WORKING LAYOUT TO ELIMINATE ALL STRUCTURAL AND ARCHITECTURAL CONFLICTS IN THE BUILDING.

VERIFY ALL MEASUREMENTS AT THE SITE AND COORDINATE ALL WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF THE OTHER TRADES.

INSULATION: ALL INSULATION, INCLUDING JACKET, OR FACING AND ADHESIVE USED TO ADHERE FACING OR JACKET TO THE INSULATION SHALL HAVE A COMPOSITE FIRE AND SMOKE HAZARD RATING TESTED BY THE PROCEDURE RECOMMENDED BY ASTM E-84, NFPA 225 OR U.L. 723, NOT EXCEEDING: FLAME SPREAD 25, SMOKE DEVELOPED 50. ALL INSULATION ACCESSORIES SHALL ALSO HAVE THE RATING LISTED ABOVE.

SUPPLY AIR DUCTWORK INCLUDING TOPS OF DIFFUSERS ABV. CLG. SHALL BE INSULATED EXTERNALLY WITH R-6 VALUE, 0 . 75 PSF DENSITY FIBERGLASS INSULATION INCLUDING A VAPOR BARRIER INDOORS AND AN R-8 VALUE OUTDOORS. ALL RET. DUCTWORK SHALL BE INTERNALLY LINED WITH 1" THICK ACOUSTICAL LINER. EXHAUST DUCT SHALL NOT BE INSULATED. DUCT EXPOSED TO THE OUTDOORS SHALL BE LINED RECTANGULAR WITH MINIMUM R-8 INSULATION VALUE, WRAPPED WITH WATERPROOF VENTURE CLAD JACKETING.

ALL DUCTWORK SHALL BE CONSTRUCTED OF THE BEST BLOOM GALVANIZED SHEETS, FREE FROM BLISTER AND IMPERFECTIONS, AND WITH GAUGES, JOINTS, BRACING AND SUPPORTS IN STRICT ACCORDANCE WITH SMACNA STANDARDS. DUCT SIZES SHOWN ON THE DRAWINGS ARE NET INSIDE CLEAR. SCREWS SHALL BE CADMIUM PLATED. ROUND DUCT RUN-OUTS SHALL BE MIN. 26 GA. SHEET METAL. HANGERS SHALL BE 1" x _" GALV. AND 4' ON CENTER

FLEXIBLE DUCT SHALL BE THERMAFLEX TYPE M-KA OR EQUAL, AND BE U.L. LISTED AND COMPLY WITH NFPA STANDARD NO. 90A. MAXIMUM LENGTH SHALL BE 5 FEET LONG. INSULATION SHALL BE 2" THICK (FLEX. TO BE USED IN CONCEALED LOCATIONS ONLY)).

PROVIDE FLEXIBLE NEOPRENE DUCT CONNECTORS ON THE DISCHARGE AND ENTERING SIDES OF ALL VIBRATING EQUIPMENT TO WHICH DUCTWORK IS ATTACHED.

INSTALL DOUBLE THICKNESS TURNING VANES AT EACH CHANGE IN DIRECTION OF THE DUCT.

INSTALL MANUAL VOLUME DAMPERS AT EACH BRANCH TAKE-OFF FROM THE MAIN DUCT.

ALL UNITS SHALL BE BALANCED TO WITHIN 5% OF THE DESIGN AIR QUANTITY. BALANCE DIFFUSERS AND REGISTERS TO QUANTITIES SHOWN ON DRAWINGS. TEST AND BALANCE IS TO BE PERFORMED BY A CERTIFIED T & B CONTRACTOR

PACKAGE UNIT SCHEDULE

SYMBOL		RTU-1
MANUFACTURER		TRANE
MODEL No.		YSJ120
NOMINAL TONNAGE		10-TONS
TOTAL CLG. CAP. *		118.68 MBH
SENS. CLG. CAP. *		96.11 MBH
C.F.M.		4000
TOTAL STATIC PRESS.		1.0" WG
MIN. OUTSIDE AIR		400
GAS HEAT INPUT (MBH)		200
GAS HEAT OUTPUT (MBH)		162
FAN	EVAP. H.P.	3.0
FAN	EVAP. FLA	8.8
FAN	COND. FLA	2.8
FAN		
SYSTEM POWER		8.68 kW
COMPRESSOR RLA		25.8 / 9.70
UNIT POWER	VOLTAGE / PHASE	208V / 3Ø
UNIT POWER	UNIT MCA	54
UNIT POWER	UNIT MOCP	70
UNIT POWER	MIN. SEER	14.6
ACCESSORIES		ALL
OPERATING WEIGHT		1202 LBS

ACCESSORIES:
1. 7-DAY PROGRAMMABLE AUTO-CHANGEOVER THERMOSTAT
2. SMOKE DETECTOR MOUNTED IN SUPPLY AND RETURN AIR DUCTS PRIOR TO MIXING WITH OUTSIDE AIR FOR AUTOMATIC SHUTDOWN OF FAN UPON DETECTION OF SMOKE
3. ECONOMIZER WITH BAROMETRIC RELIEF
4. HOT GAS REHEAT WITH HUMIDISTAT
5. ROOF CURB

* Capacities shown are at A.R.I. Conditions

AIR DISTRIBUTION SCHEDULE

SYMBOL	MFGR. & MODEL #	DEVICE	FACE	SIZE	VOLUME CONTROL	COLLAR SIZE	NOTES
W1	PRICE MN# 520D	WALL GRILLE	LOUVERED	10" x 4"	O.B.D.	8"ø	1, 2, 3
W2	PRICE MN# 520D	WALL GRILLE	LOUVERED	12" x 6"	O.B.D.	10"ø	1, 2, 3
S1	PRICE MN# SDG	SPIRAL DIFF.	LOUVERED	10" x 4"	O.B.D.	-	1, 2, 3
S2	PRICE MN# SDG	SPIRAL DIFF.	LOUVERED	14" x 6"	O.B.D.	-	1, 2, 3
A	PRICE MN# SCD	SUPPLY DIFF.	LOUVERED	12" x 12"	M.V.D.	6"Ø	1, 2, 3
B	PRICE MN# SCD	SUPPLY DIFF.	LOUVERED	24" x 24"	M.V.D.	10"Ø	1, 2, 3
R1	PRICE MN# 80	TRANSFER GRILLE	LOUVERED	12" x 12"	---	10"Ø	1, 2, 3, 4
T2	PRICE MN# 80	TRANSFER GRILLE	LOUVERED	24" x 24"	---	10"Ø	1, 2, 3, 4

NOTES:
1. ALL AIR DEVICES TO HAVE WHITE FINISH.
2. PROVIDE PLASTER FRAME FOR DIFFUSERS IN DRYWALL CEILINGS. SEE ARCH RCP FOR LOCATIONS.
3. PROVIDE ROUND NECK COLLARS FOR CEILING DIFFUSERS UNLESS NOTED OTHERWISE.
4. PROVIDE PRICE MODEL #530 GRILLE AT FACE OF EXPOSED CEILING WALL.

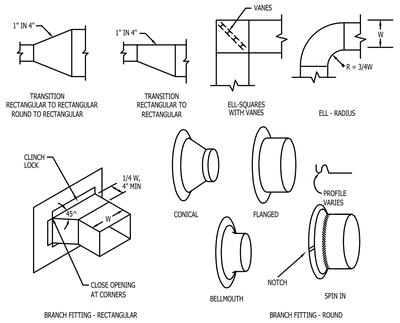
ELECTRIC HEATER SCHEDULE

SYMBOL	EWH-1	
MANUFACTURER	QMARK	
MODEL No.	AWH-4207	
TYPE	WALL HEATER	
HEAT OUTPUT	1.5 kW	
AMPS	12.5	
ELECTRICAL	115 / 1Ø	
LOCATION	STAIRWELL	
ACCESSORIES	ALL	

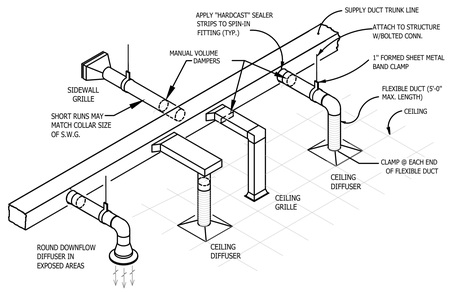
ACCESSORIES:
1. INTEGRAL GRILLE
2. INTEGRAL T'STAT WITH ON/OFF SWITCH
3. RECESSED MOUNTED
4. THERMAL CUT-OUT SWITCH

MECHANICAL LEGEND

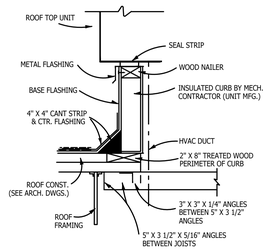
SYMBOL	DESCRIPTION
	24" x 24" SUPPLY AIR DIFFUSER
	24" x 24" RETURN GRILLE
	CONNECT NEW TO EXISTING AT LOCATION SHOWN
R	RETURN GRILLE SEE SCHEDULE
S 210 CFM	AIR DISTRIBUTION IDENTIFICATION (REFER AIR DIST. SCHEDULE)
T	THERMOSTAT
	MANUAL VOLUME DAMPER
	NEW DUCTWORK
	EXISTING DUCTWORK
	BRANCH DUCT TAKE-OFF WITH BALANCING DAMPER



DUCTWORK FITTINGS
NO SCALE

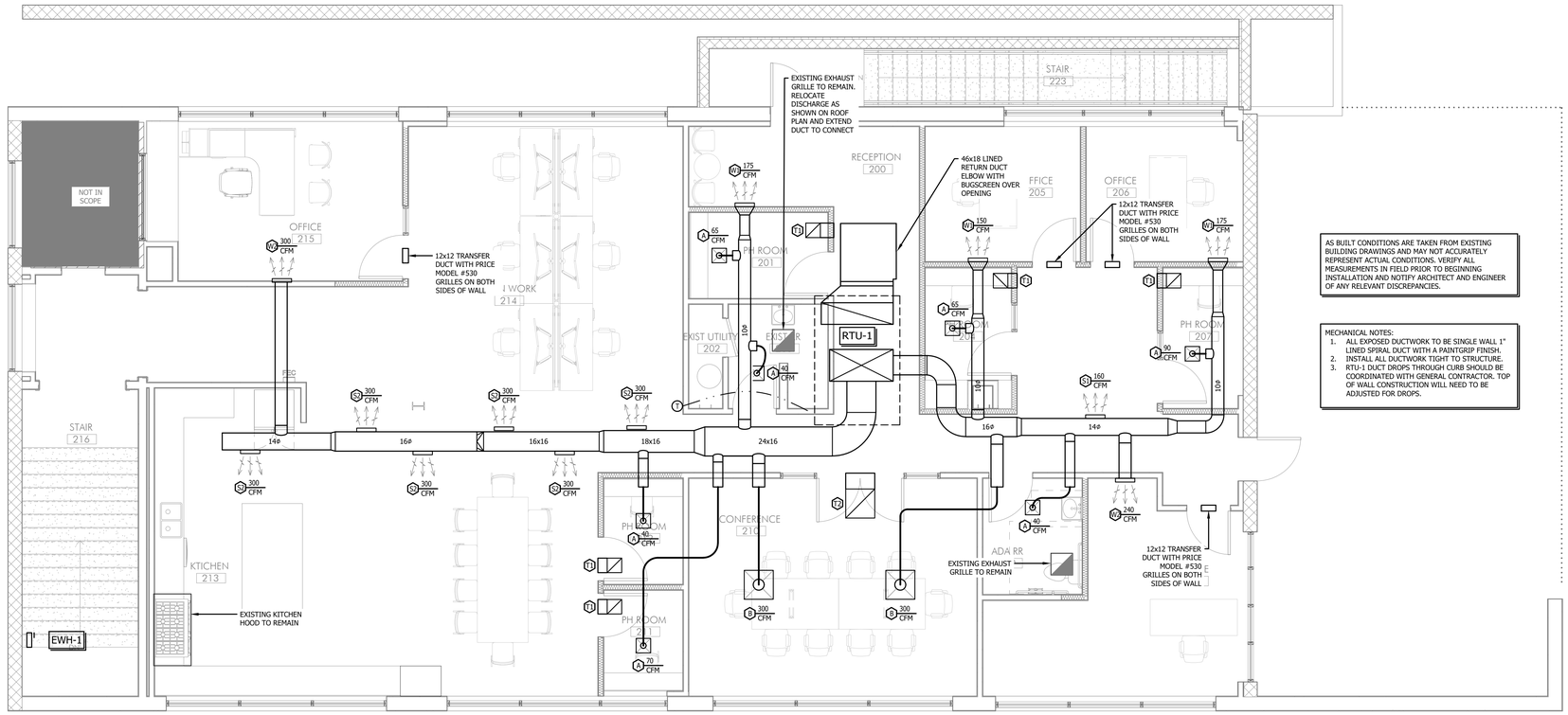


TYPICAL RECT. / ROUND RUN-OUT DETAILS
NO SCALE



ROOF TOP UNIT CURB DETAIL
NO SCALE

RETURN/TRANSFER AIR BOOT
NO SCALE



MECHANICAL NEW WORK PLAN
1/4" = 1'-0"
5'-0" 10'-0" 20'-0"

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JESSICA GARDNER — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 119... — 4/16/25

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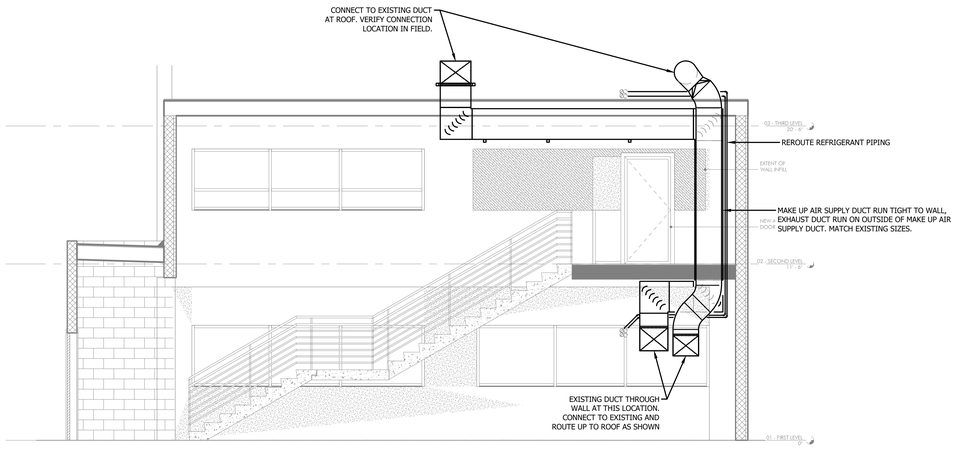
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SHEET NAME
MECHANICAL NEW WORK PLAN

SHEET NUMBER
M1.03

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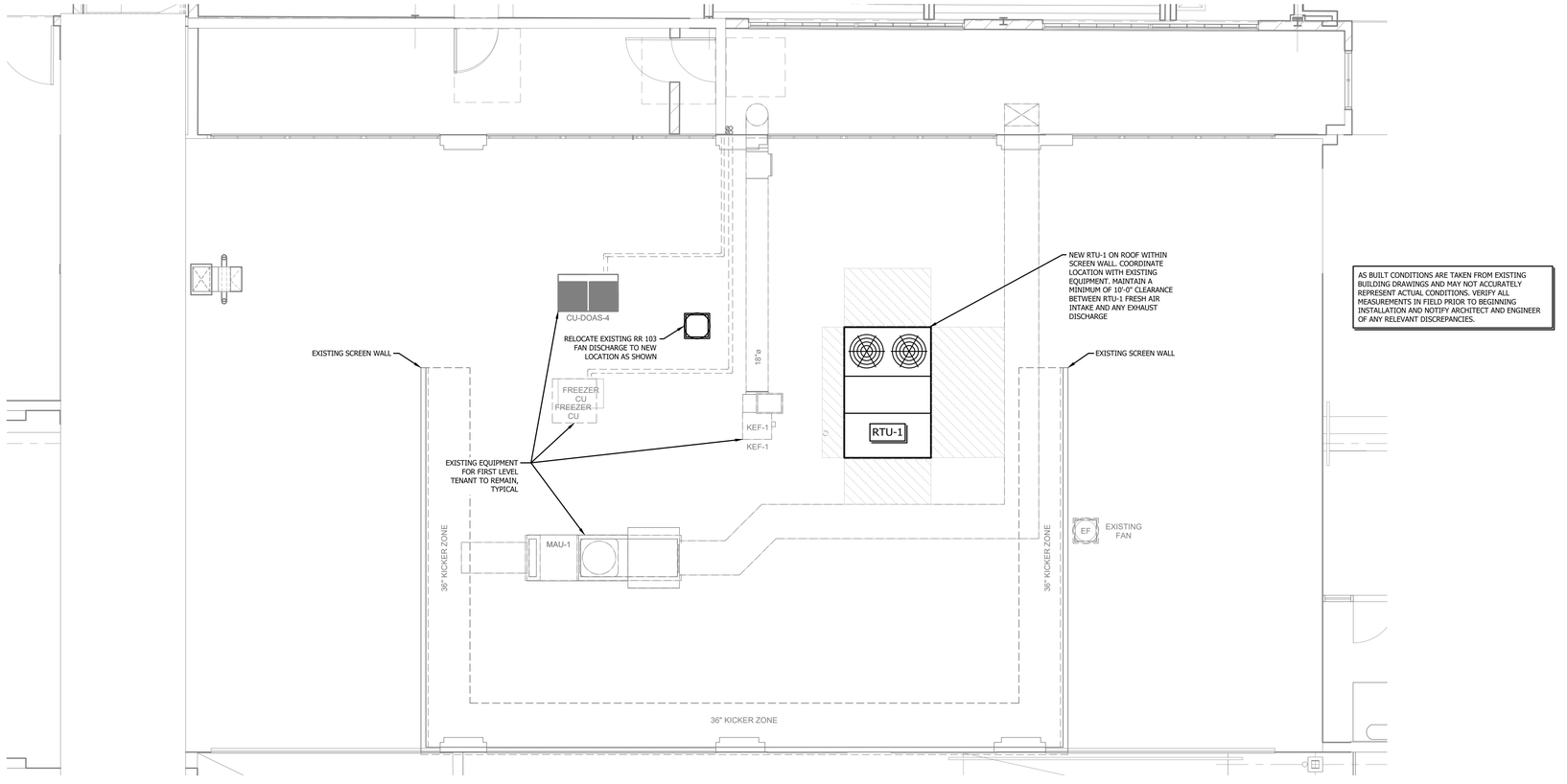
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EXTERIOR DUCT PLAN

1/4" = 1'-0"

5'-0" 10'-0" 20'-0"



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MECHANICAL ROOF NEW WORK PLAN

1/4" = 1'-0"

5'-0" 10'-0" 20'-0"

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STATE OF TENNESSEE
4/16/25

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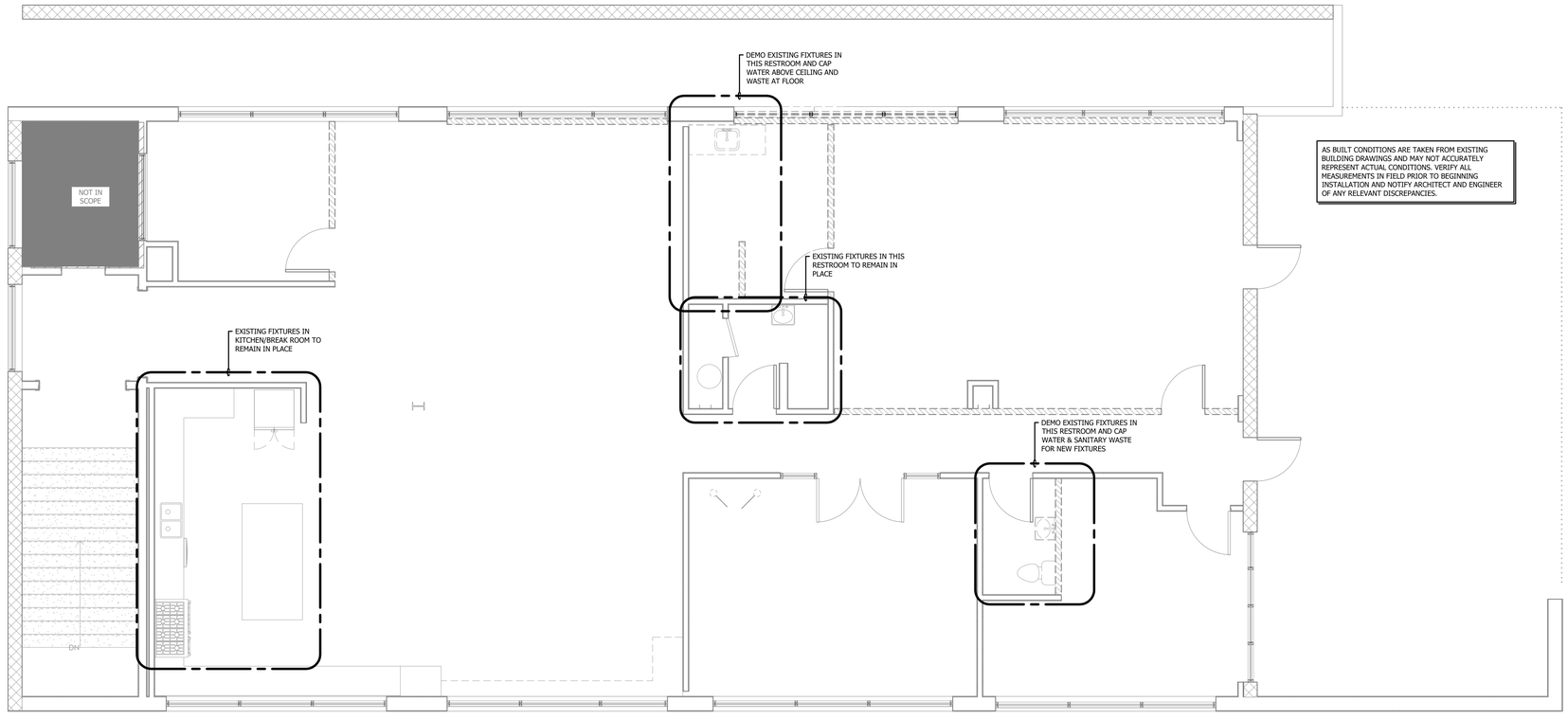


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PLUMBING DEMO PLAN
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5'-0" 10'-0" 20'-0"

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PLUMBING DEMOLITION PLAN

SHEET NUMBER
P1.01

CONSTRUCTION DOCUMENTS

GENERAL PLUMBING SPECIFICATIONS

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DOMESTIC WATER PIPES SHALL BE INSULATED WITH ONE (1) INCH THICK PREFORMED HIGH DENSITY FIBERGLASS WITH FACTORY APPLIED VAPOR BARRIER AND SELF SEALING LAP, SUCH AS OWENS CORNING 25 ASJ.

DOMESTIC WATER PIPES SHALL BE TYPE "L" COPPER ABOVE GROUND / SLAB AND TYPE "K" COPPER BELOW GRADE / SLAB. INSTALL DIELECTRIC UNIONS AT CONNECTION TO DISSIMILAR METALS.

SANITARY WASTE AND VENT PIPE SHALL BE CAST IRON WITH NO-HUB FITTINGS. SCHEDULE 40 PVC PERMISSIBLE IF NOT ROUTED WITHIN A RETURN AIR PLENUM.

NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL LISTED FOR USE WITH FUEL GAS. PIPING LESS THAN OR EQUAL TO 2 INCHES IN DIAMETER MAY HAVE SCREWED FITTINGS EXCEPT AS PROHIBITED BELOW IN CONCEALED LOCATIONS. NATURAL GAS PIPING LARGER THAN 2 INCHES IN DIAMETER SHALL BE FULLY WELDED. PAINT EXTERIOR PIPING WITH CORROSION AND RUST RESISTANT PAINT. COLOR SHALL BE SELECTED BY ARCHITECT FOR EXTERIOR PIPING INSTALLED ON WALLS. EXTERIOR PIPING INSTALLED ON ROOF SHALL BE PAINTED GREY. CONCEALED GAS PIPING SHALL ONLY BE JOINED BY FITTINGS SUCH AS ELBOWS, TEES AND COUPLINGS. THE GAS PIPING SHALL BE JOINED BY BRAZING. FITTINGS SHALL BE LISTED FOR USE IN A CONCEALED SPACE.

HANGER SPACING SCHEDULE

NOMINAL PIPE SIZE (IN.)	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	5"	6"	8"	10"	12"
MAXIMUM DISTANCE BETWEEN HANGERS (FT.)	7'	8'	9'	10'	11'	12'	14'	16'	17'	19'	22'	23'
HANGER ROD SIZE	3/8"	3/8"	3/8"	3/8"	1/2"	1/2"	5/8"	5/8"	3/4"	7/8"	7/8"	7/8"

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	COLD WATER LINE (BELOW SLAB / GRADE)
	COLD WATER LINE (ABOVE FLR. / GRADE)
	HOT WATER LINE
	HOT WATER RETURN LINE
	SANITARY VENT LINE
	SANITARY WASTE LINE (BELOW FLR / GRADE)
	SANITARY WASTE LINE (ABV. FLR / GRADE)
	EXISTING DOMESTIC WATER
F	EXISTING FIRE PROTECTION
WC , LAV , etc.	PLUMBING FIXTURE IDENTIFICATION
	PIPING TURNS UP
	PIPING TURNS DOWN
V.T.R.	"VENT THRU ROOF"
	UNIT MAIN SHUT-OFF VALVE IN LINES
CD	CONDENSATE DRAIN
CWR	COLD WATER RISER
2	CONNECT TO EXISTING LINE AT THIS POINT

CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE AND FLOW OF EXISTING COLD WATER AND SANITARY SEWER LINES. CONNECT LINES TO EXISTING LINES AS SHOWN, MINIMUM SIZES ARE SHOWN FOR CONNECTION.

PLUMBING FIXTURE SPECIFICATIONS

WC — WATER CLOSET (TANK TYPE, A.D.A.)
ZURN MODEL ZSS51-K TANK TYPE TOILET
ELONGATED BOWL, 1.6 GALLON PER FLUSH
ZURN #Z-8804-XL-CR-PC SUPPLY WITH WHEEL STOP
OLSONITE #100 CLOSED FRONT SEAT WITH COVER
TOP OF SEAT AT MIN. 17" / MAX. 19" A.F.F.

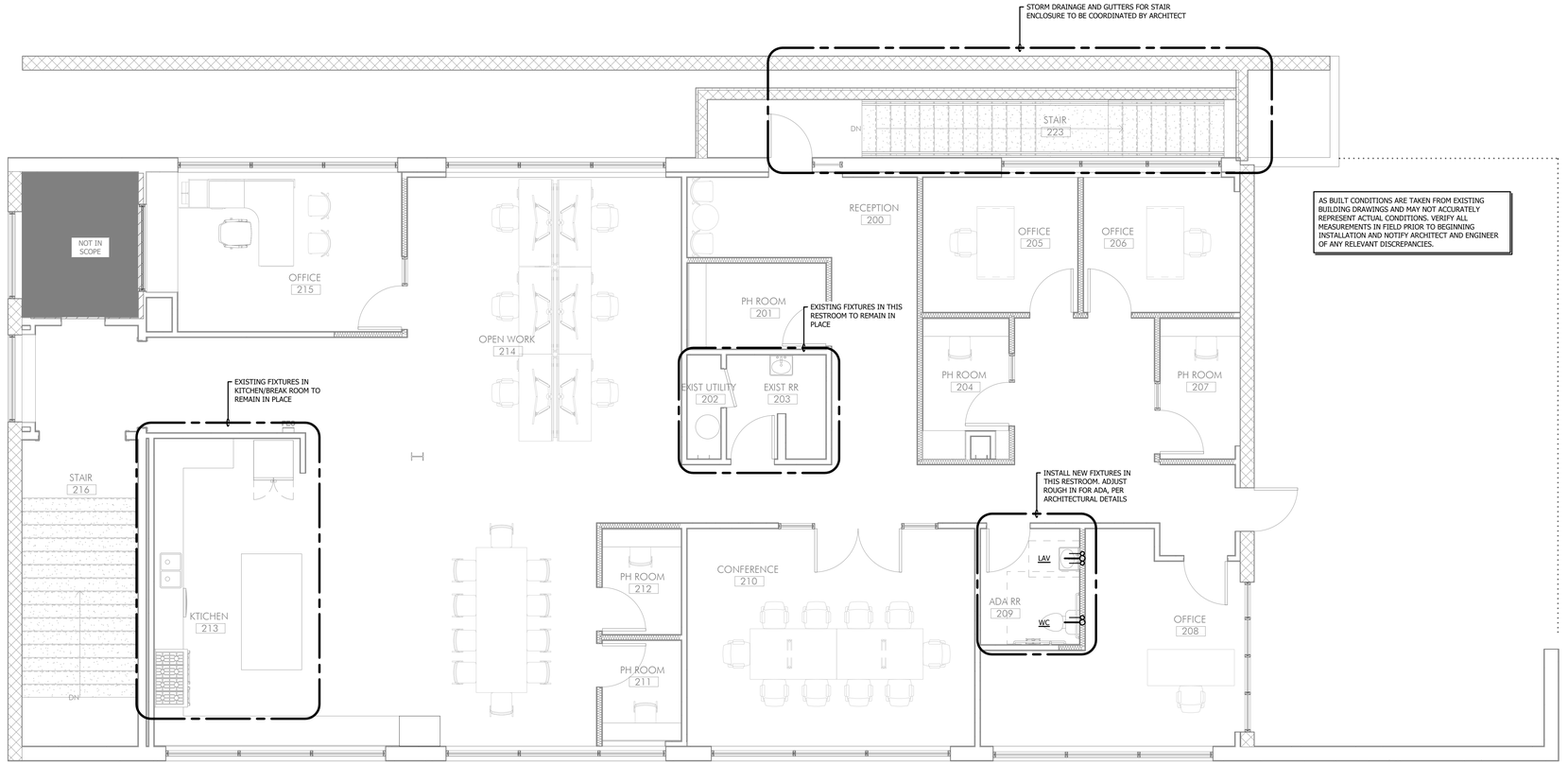
LAV — LAVATORY (WALL HUNG, VITREOUS CHINA, A.D.A.)
ZURN Z5344 WALL HUNG LAVATORY WITH Z1231EZ-WL WALL CARRIER
ZURN MODEL Z7440-XL-FC MANUAL FAUCET, 0.5 GPM MAX.
ZURN Z8743-PC GRID DRAIN, STRAIGHT TAILPIECE
ZURN Z8700-PC P-TRAP
ZURN Z8804-XL-LR-PC SUPPLY KIT WITH WHEEL HANDLE STOPS
MOUNTED WITH TOP OF FRONT RIM AT 34" A.F.F.

NOTE: INSULATE ALL EXPOSED LAVATORY WASTE LINES AND EXPOSED HOT WATER LINES WITH BROCAR (OR EQUAL POLYURETHANE FOAM INSULATION

FIXTURE CONNECTION SCHEDULE

SYM.	DESCRIPTION	CW	HW	WA.	VENT
WC	WATER CLOSET (TANK TYPE)	1/2"	—	4"	2"
LAV	LAVATORY	1/2"	1/2"	2"	1 1/2"

NOTE: CLEAN-OUTS TO BE SAME SIZE AS LINE SERVED



PLUMBING NEW WORK PLAN
1/4" = 1'-0"
5'-0" 10'-0" 20'-0"

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A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No. 24312
DATE: 2025.04.16
REV DATE:

SHEET NAME
PLUMBING NEW WORK PLAN

SHEET NUMBER
P1.02

CONSTRUCTION DOCUMENTS

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING HEIGHT TO CENTERLINE (UON)
	FIRE ALARM SYSTEM	
L	FLASHING LIGHT	84"
L	FLASHING LIGHT/HORN SIGNAL	84"
F	MANUAL PULL STATION	46"
SD	SMOKE DETECTOR	CEILING
DSD	DUCT-SMOKE DETECTOR (DAMPER) OR (EXHAUST)	---
HD	AUTOMATIC HEAT DETECTOR (RATE OF RISE TYPE)	---
SDE	SYSTEM CONNECTED SMOKE DETECTOR FOR FIREMAN'S RECALL	CEILING
FSD	FIRE SMOKE DAMPER	---
DH	SMOKE DOOR HOLDER	6'-0"
TS	TAMPER SWITCH	---
FS	FLOW SWITCH	80"
FS	FLASHING LIGHT SPEAKER SIGNAL	84"
FACP	CONTROL PANEL	---
FAA	REMOTE ANNUNCIATOR	---
	ABBREVIATIONS	
ABC	ABOVE CEILING	
ABV	MOUNT ABOVE COUNTER	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
CLG	CEILING	
EM	EMERGENCY	
EWC	ELECTRIC WATER COOLER	
EX	EXISTING	
FBO	FURNISHED BY OTHERS, INSTALLED BY ELECTRICAL CONTRACTOR	
GND	GROUND	
R	RELOCATED	
RW	ROOM WIZARD	
UON	UNLESS OTHERWISE NOTED	
WH	WATER HEATER	
WP	WEATHER PROOF, NEMA 3R	
	WIRES	
	CONDUIT CONCEALED IN WALL OR CEILING.	
	CONDUIT CONCEALED IN WALL OR CEILING. (CHANGE LIGHTING CONTROL)	
	CONDUIT EXPOSED ON WALL OR CEILING.	
	HOMERUN CONDUIT	
	CONDUIT TURNING UP	
	CONDUIT TURNING DOWN	
	ELECTRICAL EQUIPMENT	
	DISCONNECT SWITCH, NON-FUSIBLE	
	DISCONNECT SWITCH, FUSIBLE	
3R	DISCONNECT SWITCH, NON-FUSIBLE RT DENOTES NEMA-3R	
3R	DISCONNECT SWITCH, FUSIBLE RT DENOTES NEMA-3R	
	MOTOR CONNECTION WITH APPROXIMATE HORSE-POWER SHOWN	
	ENCLOSED CIRCUIT BREAKER	

SYMBOL	DESCRIPTION	MOUNTING HEIGHT TO CENTERLINE (UON)
	ELECTRICAL FIXTURES	
	20A DUPLEX RECEPTACLE	18"
GFI	20A GROUND FAULT TYPE RECEPTACLE	AS SPECIFIED
WP	20A WEATHERPROOF DUPLEX RECEPTACLE	18"
GFIWP	20A GROUND FAULT RECEPTACLE WEATHERPROOF	AS SPECIFIED
USB	20A DUPLEX RECEPTACLE WITH USB	18"
IG	20A DUPLEX RECEPTACLE, ISOLATED GROUNDING,	18"
	20A QUADRAPLEX RECEPTACLE	18"
IG	20A QUADRAPLEX RECEPTACLE, ISOLATED GROUNDING	18"
	SINGLE RECEPTACLE, AMPERAGE, VOLTAGE, NEMA CONFIGURATION AS REQUIRED BY EQUIP. SUPPLIER OR AS NOTED	AS SPECIFIED
	20A DUPLEX RECEPTACLE ABOVE COUNTER	AS SPECIFIED
E	20A DUPLEX RECEPTACLE ABOVE COUNTER ON EMERGENCY BRANCH CIRCUIT (RED)	AS SPECIFIED
TV	20A DUPLEX RECEPTACLE FOR TV POWER 6" TO CENTERLINE BELOW FINISH CEILING	60"
	20A QUADRAPLEX RECEPTACLE ABOVE COUNTER	AS SPECIFIED
E	20A QUADRAPLEX RECEPTACLE ABOVE COUNTER ON EMERGENCY BRANCH CIRCUIT	AS SPECIFIED
IG	20A DUPLEX RECEPTACLE, ISOLATED GROUNDING, INSTALL ABOVE COUNTER	AS SPECIFIED
CLG	20A DUPLEX RECEPTACLE, CEILING MOUNTED	CEILING
SR	20A DUPLEX RECEPTACLE AND SINGLE POLE SWITCH UNDER COMMON PLATE	AS SPECIFIED
	JUNCTION BOX - NOT WALL MOUNTED	AS SPECIFIED
	JUNCTION BOX - WALL MOUNTED	AS SPECIFIED
RPI	WALL MOUNTED FURNITURE BASE POWER FEED	AS SPECIFIED
PP	POWER POLE	---
	FLOOR BOX WITH (1) SINGLE RECEPTACLE - AMP, VOLT, NEMA CONFIGURATION AS REQUIRED BY EQUIP. SUPPLIER OR AS NOTED	FLOOR BOX
	FLOOR BOX WITH (1) DUPLEX RECEPTACLE	FLOOR BOX
	FLOOR BOX WITH (1) QUADRUPLEX RECEPTACLE	FLOOR BOX
A	TWO GANG FLOOR BOX WITH ONE DUPLEX RECEPTACLE AND ONE DATA OUTLET	FLOOR BOX
A	TWO GANG FLOOR BOX WITH ONE QUAD 20A RECEPTACLE AND ONE DATA OUTLET	FLOOR BOX
A	TWO GANG FLOOR BOX WITH ONE HARDWIRE CONNECTION AND ONE DATA OUTLET	FLOOR BOX
A	THREE GANG FLOOR BOX WITH TWO DUPLEX 20A RECEPTACLES AND ONE DATA OUTLET	FLOOR BOX
AV	THREE GANG FLOOR BOX WITH ONE QUAD 20A RECEPTACLE, ONE DATA OUTLET, AND ONE AV CONNECTION	FLOOR BOX
A,AV	THREE GANG FLOOR BOX WITH ONE DUPLEX 20A RECEPTACLE, ONE DATA OUTLET, AND ONE AV CONNECTION	FLOOR BOX
A,AV	THREE GANG FLOOR BOX WITH ONE HARDWARE CONNECTION, ONE DATA OUTLET, AND ONE AV CONNECTION	FLOOR BOX
	WIREMOLD #3000 WITH HUBBELL 5352 DUPLEX 20A RECEPTACLES 24" ON CENTER	---
	SWITCHES	
S	SINGLE POLE SWITCH-(WHITE)	46"
S_2	TWO POLE SWITCH-(WHITE)	46"
S_3	THREE-WAY SWITCH-(WHITE)	46"
S_4	FOUR WAY SWITCH-(WHITE)	46"
S_D	SINGLE POLE DIMMER SWITCH-(WHITE)	46"
S_M	WALL MOUNTED OCCUPANCY SENSOR SWITCH (WHITE)	46"
S_{DM}	WALL MOUNTED DIMMER/OCCUPANCY SENSOR SWITCH (WHITE)	46"
S_{3D}	THREE-WAY DIMMER SWITCH-(WHITE)	46"
S_T	THERMAL MOTOR SWITCH-(FBE)	---
S_{TWP}	THERMAL MOTOR SWITCH, WEATHERPROOF-(FBE)	---
S_{TP}	THERMAL MOTOR SWITCH, WITH PILOT LIGHT (FBE)	---
S_{LV}	LOW VOLTAGE SWITCH-(WHITE)	46"
S_{WP}	SINGLE POLE SWITCH, WEATHERPROOF-(WHITE)	46"

SYMBOL	DESCRIPTION	MOUNTING HEIGHT TO CENTERLINE (UON)
	LIGHTING	
	SURFACE/SUSPENDED MOUNTED LIGHT FIXTURE	
	EMERGENCY SURFACE/SUSPENDED MOUNTED LIGHT FIXTURE	
	RECESSED LIGHT FIXTURE	
	EMERGENCY RECESSED LIGHT FIXTURE	
	SURFACE MOUNTED WALL LIGHT FIXTURE	
	EMERGENCY SURFACE MOUNTED WALL LIGHT FIXTURE	
	RECESSED WALL LIGHT FIXTURE	
	EMERGENCY RECESSED WALL LIGHT FIXTURE	
	RECESSED/SURFACE/SUSPENDED MOUNTED LINEAR LIGHT FIXTURE	
	EMERGENCY RECESSED/SURFACE/SUSPENDED MOUNTED LINEAR LIGHT FIXTURE	
	RECESSED/SURFACE/SUSPENDED MOUNTED 2X4/2X2 LIGHT FIXTURE	
	EMERGENCY RECESSED/SURFACE/SUSPENDED MOUNTED 2X4/2X2 LIGHT FIXTURE	
	EMERGENCY EXIT SIGN, CEILING MOUNTED	
	EMERGENCY EXIT SIGN, WALL MOUNTED	
	TWO HEAD BATTERY POWERED EMERGENCY EGRESS LIGHT	
	MISCELLANEOUS	
	DATA DUPLEX	18"
	ABOVE COUNTER DATA DUPLEX	46"
	WIRELESS ACCESS POINT	CEILING
	TELEPHONE OUTLET	18"
	TELEPHONE DATA OUTLET	18"
AV	AUDIO/VISUAL CONNECTION	
B	BRIDGE CONTROLLER	
CR	CARD READER	
DC	DOOR CONTACTOR	
DS	DAYLIGHT HARVESTING SENSOR	
EDS	ELECTRIC DOOR STRIKE	
ELC	EMERGENCY LIGHTING CONTROLLER	
EPO	EMERGENCY POWER OFF SWITCH	
G	GATEWAY CONTROLLER	
GB	GLASS BREAK SENSOR CEILING MOUNTED	
A	AREA OF REFUGE INTERCOM	
INV	REMOTE EMERGENCY INVERTER	
KP	KEYPAD	
MDL	MAGNETIC DOOR STRIKE	
M	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR	
PB	PUSH BUTTON	
PH	PHOTOCELL	
PDM	POWER DISTRIBUTION MODULE	
PP	POWER PACK	
PS	PRESSURE SWITCH	
R	RELAY	
RGA	REMOTE GENERATOR ANNUNCIATOR	
RMD	REQUEST TO EXIT MOTION DETECTOR	
RPB	REQUEST TO EXIT PUSH DETECTOR	
SV	SOLENOID VALVE	
T	TRANSFORMER	
TV	TV BOX ROUGH-IN	
H	PUSHPAD FOR AUTOMATIC DOORS (F.B.O.)	

GENERAL NOTES:

A. ALL MOUNTING HEIGHTS GIVEN IN THE LEGEND, SCHEDULES, PLANS, AND DRAWING NOTES ARE TO THE CENTERLINE OF THE DEVICE, UNLESS OTHERWISE NOTED.

B. INSTALL ALL SWITCHES AT A CENTERLINE HEIGHT OF 46" A.F.F. UNLESS OTHERWISE NOTED. WHERE SWITCHES OR RECEPTACLES ARE MOUNTED ABOVE CASEWORK OR MILLWORK, LOCATE AT A HEIGHT OF 3'-8" MAX. ABOVE FINISHFLOOR OR 3" ABOVE BACKSPLASH TO CENTERLINE.

C. SEE ARCHITECTURAL MOUNTING HEIGHTS.

D. ADDITIONAL SYMBOLS MAY BE SHOWN OR DENOTED ON OTHER SHEETS.

E. ALL SYMBOLS, NOTES, AND ABBREVIATIONS SHOWN ON THE LEGEND ARE NOT NECESSARILY USED IN THIS SET OF CONTRACT DOCUMENTS.

F. NUMERICAL SUBSCRIPT ADJACENT TO DEVICE FIXTURE, EQUIPMENT OR JUNCTION BOX SYMBOL ON THE DRAWINGS DENOTES THE PANELBOARD CIRCUIT NUMBER TO WHICH DEVICE, FIXTURE, EQUIPMENT OR WIRING IN JUNCTION BOX IS CONNECTED.

G. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF SITE PRIOR TO START OF CONSTRUCTION. DIFFERENCES IN CURRENT DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.

H. WHERE APPLICABLE ALL DEVICES SHALL BE ALIGNED. EXAMPLES: FIRE ALARM DEVICES, SWITCHES, RECEPTACLES, DATA ROUGH-IN.

I. CONTRACTOR SHALL VERIFY ALL MOTOR, MECHANICAL, PLUMBING, AND EQUIPMENT CONNECTIONS WITH SUBMITTALS, VENDOR DRAWINGS, AND EQUIPMENT ON SITE.

J. CONTRACTOR SHALL VERIFY BREAKER SPACE IN PANELS BEING UTILIZED. NOTIFY DESIGN TEAM IF ADDITIONAL BREAKER SPACE IS REQUIRED.

K. ALL SWITCHES MOUNTED IN THE SAME ROOM SHALL BE INSTALLED IN A MULTI-GANG BOX.

Lighting Fixture Schedule

Type	Manufacturer	Model	Lamp	Description
A	BROWNLEE	1575S-08-WH-C13-35K	LED	SCONCE
B4	MARK	S2PDLLP 4FT MSL4 80CRI 35K XXXLMF SCT MIN10 FLL MVOLT WHTT	LED	4' LINEAR FIXTURE
B6	MARK	S2PDLLP 6FT MSL6 80CRI 35K XXXLMF SCT MIN10 FLL MVOLT WHTT	LED	6' LINEAR LIGHT FIXTURE
D	LITHONIA	LDN6CYL 35/15 L06 AR LSS MVOLT GZ10 ACC DWHG	LED	DECORATIVE FIXTURE
E	EXISTING	EXISTING	LED	DOWNLIGHT FIXTURE
E2	EXISTING	EXISTING	LED	DECORATIVE FIXTURE
E6	EXISTING	EXISTING	LED	LINEAR FIXTURE
EM	BUILDING STANDARD	BUILDING STANDARD	LED	EMERGENCY EGRESS LIGHT
R	RELOCATED	RELOCATED	LED	DOWNLIGHT FIXTURE
X1	BUILDING STANDARD	BUILDING STANDARD	LED	EMERGENCY EXIT SIGN [SINGLE SIDED]
X2	BUILDING STANDARD	BUILDING STANDARD	LED	EMERGENCY EXIT SIGN [DOUBLE SIDED]

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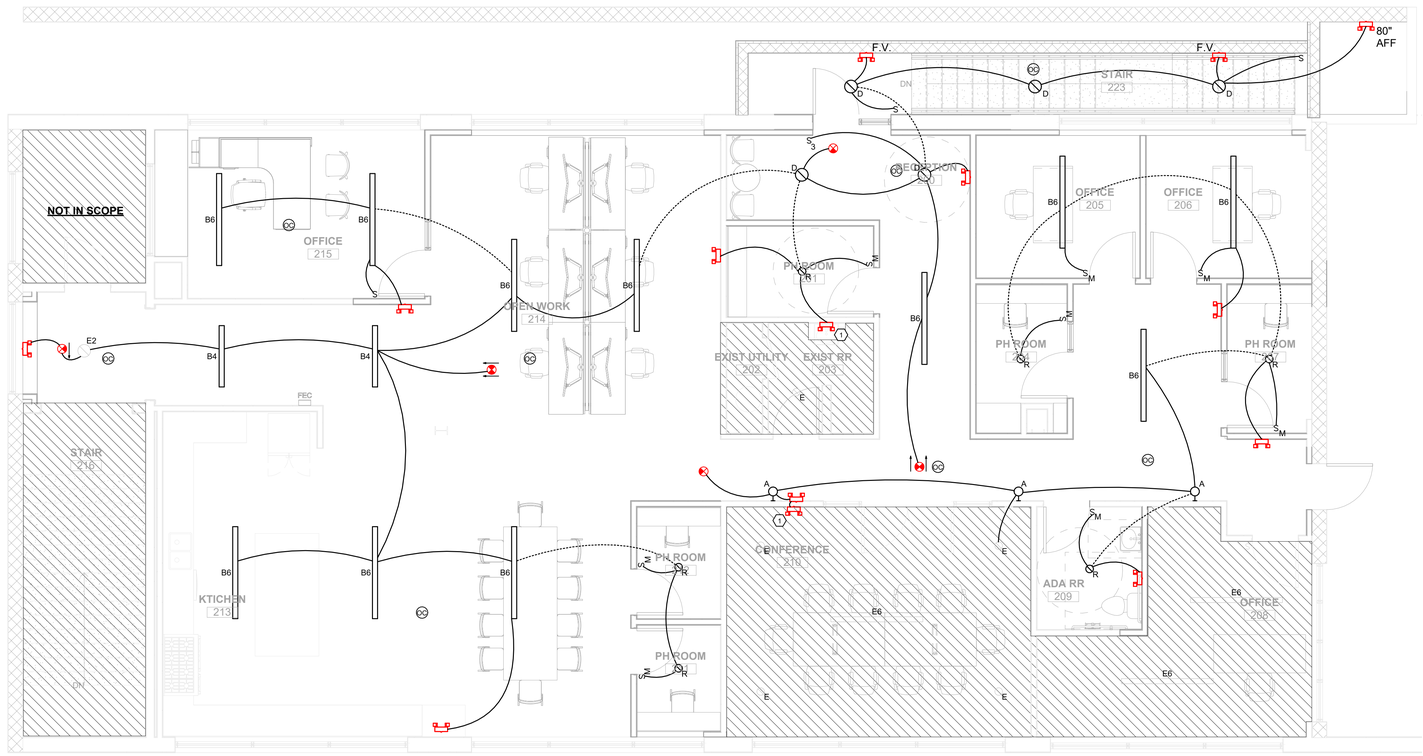
A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No. 25042
DATE: 04/16/25
REV DATE:

SHEET NAME
LEGEND

SHEET NUMBER
E0.01

CONSTRUCTION DOCUMENTS



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

LIGHTING GENERAL NOTES:

A. COORDINATE EXACT LOCATIONS OF LIGHTING FIXTURES OF MECHANICAL ROOMS WITH MECHANICAL DUCTWORK AND EQUIPMENT PRIOR TO ROUGH-IN.

B. UNLESS OTHERWISE NOTED, 277V, 20A/1P BREAKERS SHALL UTILIZE #12 AWG CONDUCTORS. EXCEPTION: WHERE BRANCH CIRCUIT IS IN EXCESS OF 225 LINEAR FEET, CONDUCTORS SHALL BE #10 AWG AND WHERE BRANCH CIRCUIT IS IN EXCESS OF 350 LINEAR FEET, CONDUCTORS SHALL BE #8 AWG. EQUIPMENT GROUNDING CONDUCTOR SHALL MATCH PHASE CONDUCTOR FOR 20A/1P BRANCH CIRCUITS.

C. MAINTAIN A MINIMUM SEPARATION OF 24" BETWEEN CENTERLINE OF ALL LIGHT SWITCHES SET INTO OPPOSITE SIDES OF ALL SOUND ISOLATION WALLS. WHERE ABOVE NOTED CONDITION OCCURS AND REQUIRES A CONDUIT CONNECTION BETWEEN BOXES, UTILIZE FLEXIBLE TYPE CONDUIT.

D. MULTIWIRE BRANCH CIRCUITS SHALL BE INSTALLED PER ARTICLE 210.4 OF THE NEC. EACH MULTIWIRE CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES.

E. REFER TO ARCHITECTURAL INTERIOR ELEVATION DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF SWITCHES.

(#) LIGHTING KEY NOTES:

1. FIELD VERIFY IF ANY EXISTING LIGHTS ARE BATTERY BACKUP. IF NOT, PROVIDE NEW EMERGENCY EGRESS LIGHT AS SHOWN.

COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	3330	0.71	2368
		Total Allowed Watts =	2368

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office				
LED 1: B: Other:	1	5	50	250
LED 2: D: Other:	1	6	25	150
LED 3: E: Other:	1	5	15	75
LED 4: E: Other:	1	3	30	90
LED 5: E4: Other:	1	2	40	80
LED 6: E6: Other:	1	6	55	330
LED 7: R: Other:	1	6	15	90
LED 8: R6: Other:	1	3	55	165
			Total Proposed Watts =	1230

Interior Lighting PASSES: Design 48% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in *COMcheck* Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

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STEVEN KYLE KIRBY
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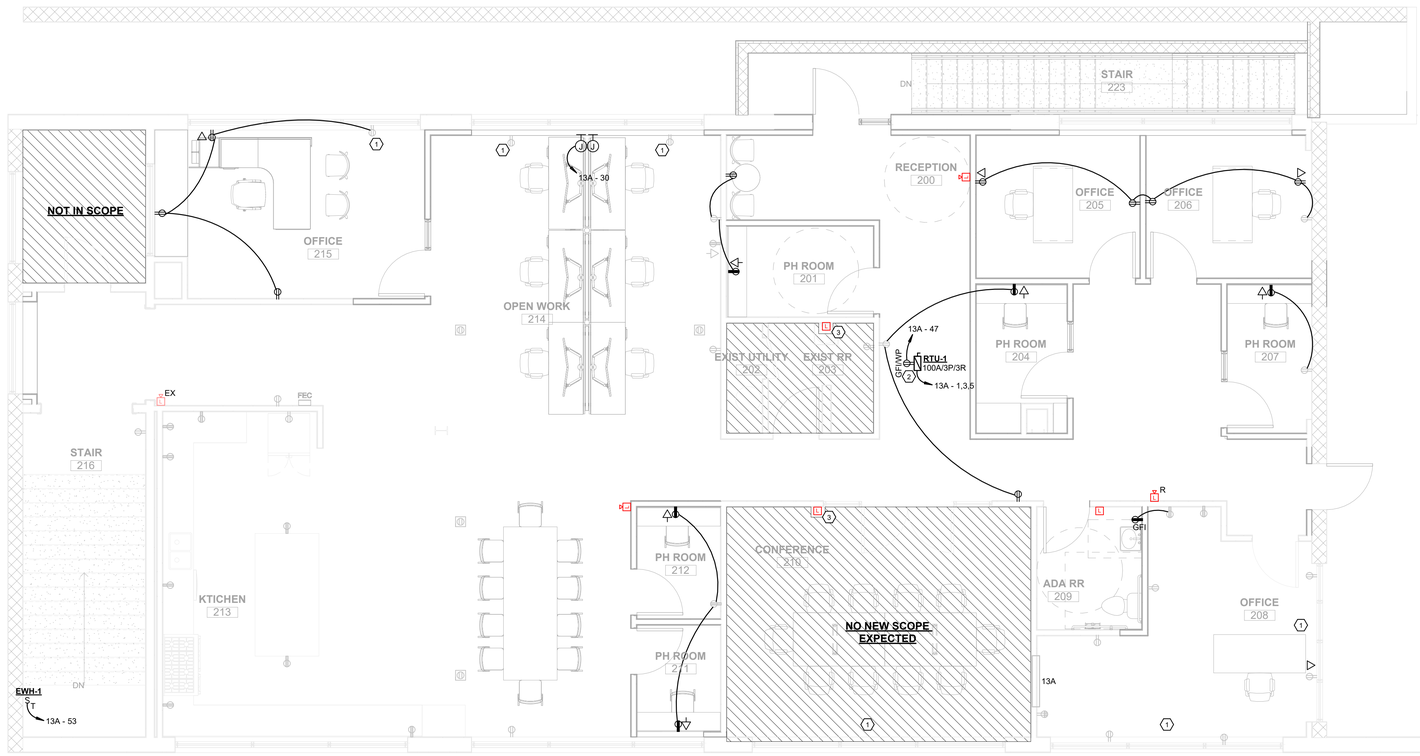
SHEET NAME
LIGHTING PLAN

SHEET NUMBER
E1.01

CONSTRUCTION DOCUMENTS

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

FIRE ALARM NOTES:

A. FIRE ALARM SYSTEM SHALL BE ADA COMPLIANT. PROVIDE DEVICES TO MATCH NEW SYSTEM AND WIRE PER FIRE ALARM VENDOR'S REQUIREMENTS. CONTRACTOR SHALL INCLUDE IN BID PRICE ALL FEES REQUIRED BY FIRE ALARM VENDOR FOR PROGRAMMING THE NEW SYSTEM AND NEW HARDWARE FOR THE ADDITIONS SHOWN AND ALL OTHER WORK REQUIRED BY VENDOR. CONTACT AND COORDINATE FEES WITH VENDOR PRIOR TO BID.

B. CONTRACTOR SHALL MEET WITH THE VENDOR ON SITE PRIOR TO THE START OF ANY CONSTRUCTION TO VERIFY AND DOCUMENT SYSTEM FUNCTION AND STATUS. CONTRACTOR TO MAKE ARRANGEMENTS WITH FIRE ALARM CONTRACTOR FOR PROPER DISCONNECTION OF SYSTEMS AFFECTED BY CONSTRUCTION. CONTRACTOR SHALL NOT DISCONNECT ANY SYSTEM WITHOUT FIRE ALARM CONTRACTOR PRESENT.

C. PROVIDE ALL NECESSARY HARDWARE AND SOFTWARE, 24 HOUR BATTERY BACKUP, ETC. AS REQUIRED FOR THE INTENDED INSTALLATION.

D. ALL NEW FIRE ALARM SYSTEM MODIFICATIONS AND INSTALLATIONS SHALL BE PROVIDED OR SUPERVISED BY FIRE ALARM VENDOR. THE ELECTRICAL CONTRACTORS BID PRICE SHALL INCLUDE ALL FEES, DEVICES, WIRE, CONDUIT, LABOR, MATERIAL, AND EQUIPMENT TO PROVIDE THE INTENDED INSTALLATION AS INDICATED ON THE DRAWINGS AND THESE NOTES.

E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FIRE ALARM INSTALLER TO CONFIRM ALL WIRING CONDITIONS IN REGARDS TO THE NEW FIRE ALARM SYSTEM AS RELATED TO THIS PROJECT PRIOR TO BIDDING THE PROJECT.

F. THE FIRE ALARM SUPPLIER SHALL PROVIDE A COMPLETE SET OF INSTALLATION DRAWINGS TO THE CONTRACTOR. THESE DRAWINGS SHALL BE INCLUSIVE OF FLOOR PLANS, RISER DIAGRAMS, DEVICE CONNECTIONS, ETC.

G. REFER TO THE FLOOR PLANS FOR THE EXACT NUMBER AND TYPE OF DEVICES REQUIRED. ANY CONDUIT AND WIRE ROUTING SHOWN ON THE DRAWINGS SHALL BE MODIFIED, CHANGED, ADDED OR DELETED AS NECESSARY.

H. THE CONTRACTOR SHALL PROVIDE ALL FIRE ALARM SYSTEM WIRING AS RECOMMENDED AND DIRECTED BY THE SYSTEM SUPPLIER OR MANUFACTURER AND IN ACCORDANCE WITH ALL CODES AND STANDARDS. ALL FIRE ALARM SYSTEM WIRING SHALL BE INSTALLED IN CONDUIT OR SHALL BE PLENUM-RATED.

I. FIRE ALARM INSTALLER SHALL PROVIDE COMPLETE RECORD DRAWINGS OF THE NEW AND EXISTING FIRE ALARM SYSTEM INSTALLATION WITHIN THE AREA SHOWN ON THE PLANS AND HEADED EQUIPMENT. THE RECORD DRAWINGS SHALL REFLECT ALL DEVICES LOCATIONS AND WIRE/CONDUIT RUNS AS WELL AS FIRE ALARM PANEL AND ANNUNCIATOR MODIFICATIONS.

J. ALL FIRE ALARM SYSTEM SMOKE DETECTORS, HEATERS, OTHER DEVICES, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE UL LISTING REQUIREMENTS OF THE DEVICES.

K. GIVEN THE INITIATION OF ANY PULL STATION, SMOKE OR HEAT DETECTOR A SIGNAL SHALL BE SENT TO THE FACP AND THE HORN AND STROBE DEVICES SHALL BE INITIATED TO SIGNAL A BUILDING EVACUATION IN ACCORDANCE WITH LOCAL REQUIREMENTS.

L. THE FIRE ALARM INSTALLER SHALL TEST ALL STROBE, HORN, AND WIRING THAT WILL BE AFFECTED BY THIS PROJECT PRIOR TO BEGINNING ANY WORK. ANY PROBLEMS SHALL BE MADE KNOWN TO THE OWNER. AFTER THIS PROJECT IS COMPLETE THE FIRE ALARM INSTALLER SHALL TEST ALL STROBE, SPEAKER CIRCUITS, WIRING, AND ALL PROGRAMMING AFFECTED BY THIS PROJECT.

M. THE FIRE ALARM SUPPLIER SHALL PROVIDE ALL NECESSARY BATTERY CALCULATIONS. PROVIDE ADDITIONAL BATTERY CAPACITY AS REQUIRED TO SUPPORT DEVICES SHOWN.

N. THE FIRE ALARM CONTRACTOR MUST BE CERTIFIED IN ACCORDANCE WITH THE TENNESSEE ALARM CONTRACTORS LICENSING ACT OF 1991, TCA TITLE 62, AND CHAPTER 32 (CALL 615-741-9771 FOR ADDITIONAL INFORMATION).

O. FIRE ALARMS SHOWN ON ELECTRICAL SHEETS ARE FOR REFERENCE ONLY.

POWER GENERAL NOTES:

A. MULTIWIRE BRANCH CIRCUITS SHALL BE INSTALLED PER NEC 210.4. EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES, I.E. BREAKER HANDLE-TIE.

B. UNLESS OTHERWISE NOTED, 120V, 20A/1P BREAKERS SHALL UTILIZE #12 AWG CONDUCTORS, EXCEPTION: WHERE BRANCH CIRCUIT IS IN EXCESS OF 100 LINEAR FEET, CONDUCTORS SHALL BE #10 AWG AND WHERE BRANCH CIRCUIT IS IN EXCESS OF 225 LINEAR FEET, CONDUCTORS SHALL BE #8 AWG. EQUIPMENT GROUNDING CONDUCTOR SHALL MATCH PHASE CONDUCTOR FOR 20A/1P BRANCH CIRCUITS.

C. BRANCH CIRCUIT CONDUCTORS SIZED TO PREVENT VOLTAGE DROP MAY BE REDUCED IN SIZE AS LOAD SUPPLIED BY REMAINING CIRCUIT DECREASES. VOLTAGE DROP SHALL NOT EXCEED THREE PERCENT AT THE FARTHEST BRANCH CIRCUITS.

D. MAINTAIN A MINIMUM SEPARATION OF 12" BETWEEN CENTERLINE OF ALL RECEPTACLES SET INTO OPPOSITE SIDES OF ALL SOUND ISOLATION WALLS. WHERE ABOVE NOTED CONDITION OCCURS AND REQUIRES A CONDUIT CONNECTION BETWEEN BOXES, UTILIZE FLEXIBLE TYPE CONDUIT.

E. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF DEVICES.

F. EXTEND RELOCATED MECHANICAL EQUIPMENT CONNECTIONS AS REQUIRED. COORDINATE WITH MECHANICAL CONTRACTOR.

G. CONTRACTOR TO UPDATE PANEL SCHEDULE UPON COMPLETION. NEW AND REUSED CIRCUITS ARE TO BE DISTINGUISHED FROM EXISTING AND NOT RE-USED CIRCUITS BY THE USE OF A BOLD TYPE FONT.

SYSTEMS GENERAL NOTES:

A. DEVICES INDICATED ON THIS DRAWING ARE DIAGRAMMATICAL ONLY. CONTRACTOR SHALL REFER TO ARCHITECTURAL ELEVATIONS FOR LOCATIONS OF OUTLETS, FIRE ALARM DEVICES, ETC. PRIOR TO ROUGH-IN.

B. REFERENCE PLUMBING DRAWINGS FOR EXACT LOCATION OF PRE-ACTION SPRINKLER ZONES AND QUANTITIES OF TAMPER AND FLOW SWITCHES.

C. REFERENCE MECHANICAL DRAWINGS FOR EXACT LOCATIONS AND QUANTITIES OF DUCT SMOKE DETECTORS, FIRE/SMOKE DAMPERS AND SMOKE CONTROL DAMPERS.

D. COMMUNICATIONS/SYSTEMS CONDUITS 2" DIAMETER AND LARGER SHALL HAVE A BEND RADIUS OF NO LESS THAN 10 TIMES THE CONDUIT DIAMETER.

(#) POWER KEY NOTES:

1. CONTRACTOR TO REINSTALL EXISTING RECEPTACLES AT ANY NEW FURRED OUT WALLS AROUND EXTERIOR OF SPACE.

2. PROVIDE ROOFTOP RECEPTACLE NEAR NEW RTU FOR SERVICING.

3. FIELD VERIFY IF FIRE ALARM STROBE IS EXISTING. IF NOT, PROVIDE NEW FIRE ALARM STROBE.

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	25042
DATE:	04/16/25
REV DATE:	

SHEET NAME
POWER PLAN

SHEET NUMBER
E2.01

CONSTRUCTION DOCUMENTS

Branch Panel: 13A — EXISTING

Location: RECEPTION 101
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 14K
Mains Type: MLO
Mains Rating: 200 A

Notes:

CKT	Circuit Description	Demand Code	TRIP	P	A	B	C	P	TRIP	Demand Code	Circuit Description	CKT
1	RTU-1	HVAC	70 A	3	6300							2
3	--	--	--	--		6300						4
5	--	--	--	--			6300	300	1	20 A	--	EXISTING	6
7	EXISTING	--	20 A	1	500	200			1	20 A	--	EXISTING	8
9	EXISTING	--	20 A	1		600	200		1	20 A	--	EXISTING	10
11	EXISTING	--	20 A	1			500	200	1	20 A	--	EXISTING	12
13	EXISTING	--	20 A	1	500	200			1	20 A	--	EXISTING	14
15	EXISTING	--	20 A	1		1000	200		1	20 A	--	EXISTING	16
17	EXISTING	--	20 A	1			400	200	1	20 A	--	EXISTING	18
19	EXISTING	--	20 A	1	900	600			1	20 A	--	EXISTING	20
21	EXISTING	--	20 A	1		360	540		1	20 A	--	EXISTING	22
23	EXISTING	--	20 A	1			720	360	1	20 A	--	EXISTING	24
25	EXISTING	--	20 A	1	400	500			1	20 A	--	EXISTING	26
27	EXISTING	--	20 A	1		600	360		1	20 A	--	EXISTING	28
29	EXISTING	--	20 A	1			360	500	1	20 A	Equip...	OPEN WORK POWER	30
31	EXISTING	--	30 A	2	2340	180			1	20 A	--	EXISTING	32
33	--	--	--	--		2340	180		1	20 A	--	EXISTING	34
35	EXISTING	--	20 A	1			360	500	1	20 A	--	EXISTING	36
37	EXISTING	--	20 A	1	360	540			1	20 A	--	EXISTING	38
39	EXISTING	--	20 A	1		180	180		1	20 A	--	EXISTING	40
41	EXISTING	--	20 A	1			200	300	1	20 A	--	EXISTING	42
43	EXISTING	--	50 A	2	3900	360			1	15 A	--	EXISTING	44
45	--	--	--	--		3900	540		1	15 A	--	EXISTING	46
47	ROOFTOP RCPT	Recept...	20 A	1			180	180	1	15 A	--	EXISTING	48
49					360				1	15 A	--	EXISTING	50
51													52
53	EWH-1	HVAC	20 A	1			1500						54
55	EXISTING	--	20 A	2	1560								56
57	--	--	--	--		1560							58
59	EXISTING	--	20 A	1			360						60
			Total Load:		19700 VA	19040 VA	13420 VA						
			Total Amps:		171 A	166 A	112 A						

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	20400 VA	80.00%	16320 VA		
Equipment	500 VA	90.00%	450 VA	**Total Conn. Load:**	52160 VA
Receptacle	180 VA	100.00%	180 VA	**Total Est. Demand:**	48030 VA
				Total Conn. Current:	145 A
				Total Est. Demand Current:	133 A

Notes:

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A Tenant Improvement Project for
Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No. 25042
DATE: 04/16/25
REV DATE:

SHEET NAME
PANEL SCHEDULE

SHEET NUMBER
E3.01

CONSTRUCTION DOCUMENTS

DIVISION - 16

ELECTRICAL

SECTION 16010
GENERAL PROVISIONS

PART 1 - GENERAL

1.1 Provide all labor, materials, tools, and service for a complete installation of equipment and systems specified herein and indicated on the drawings.

1.2 CODES AND STANDARDS: Electrical installation to be in accordance with the latest editions, including amendments or revisions to the following Codes:

A. International Building Code, 2018.

B. National Fire Protection Association Codes, specifically NFPA-70-National Electrical Code 2017, NFPA-101 Life Safety Code.

C. International Energy Conservation Code, 2018.

PART 2 - PRODUCTS

2.1 All materials to equipment used in carrying out these specifications to be new and bear the UL labels when such labels are available.

PART 3 - EXECUTION

3.1 Visit site and be informed of conditions under which work must be performed.

3.2 Examine other sections of these specifications and drawings to be familiar with work to be furnished by other tradesmen.

3.3 Upon completion of work, installation to be tested including all systems and equipment.

3.4 Electrical Contractor to provide materials necessary for temporary lights and power as directed by the General Contractor.

3.5 Power consumption will be paid for by the Owner.

SECTION 16111
RACEWAYS - ELECTRIC METALLIC TUBING

PART 1 - GENERAL

1.1 Provide a complete conduit system with associated couplings, connectors, and fittings.

1.2 Electric metallic tubing may be installed concealed overhead and on exposed branch circuits above 6'.

PART 2 - PRODUCTS

2.1 Conduit to be 1/2" minimum size.

2.2 Provide steel set screw couplings, connectors, and fittings with case-hardened locknuts.

PART 3 - EXECUTION

3.1 Run concealed conduits in as direct line as possible between outlets.

3.2 Maintain integrity of fire partitions and floor slabs where conduits pass through sleeves from one area to another with UL listed 3-hour fire and smoke-stop fittings.

3.3 Complete all conduit systems before installing conductors.

SECTION 16114
RACEWAYS - FLEXIBLE METALLIC CONDUIT

PART 1 - GENERAL

1.1 Provide a flexible metallic conduit system for the termination points at equipment that may possibly vibrate, such as motors, and also for connection to recessed lighting fixtures, receptacles, and other devices.

PART 2 - PRODUCTS

2.1 Conduit to be 3/8" minimum size for lighting fixtures and 1/2" minimum size for utilization equipment.

2.2 In damp or wet locations, flexible conduit will be the Sealtite type.

PART 3 - EXECUTION

3.1 Install a copper ground wire inside of the flexible conduit to achieve continuity of ground. This applies to both lighting fixtures and utilization equipment.

3.2 Allow sufficient slack conduit to reduce the effect of vibration.

3.3 MC cable is approved for in wall rough-in only. All branch circuitry and home run circuitry shall be in conduit. All conductor routing above ceiling shall be in conduit. Install all MC per 2017 NEC requirements.

SECTION 16121
CONDUCTORS

PART 1 - GENERAL

1.1 Provide a complete system of conductors for lighting, power, fire alarm systems, and communication systems throughout the project.

PART 2 - PRODUCTS

2.1 All conductors to be 98 percent conductivity copper with 600-volt minimum insulation.

2.2 All conductors No. 10 and smaller to have type THHN/THWN insulation.

2.3 All conductors No. 8 and larger to have type THWN/THHN insulation and to be stranded.

PART 3 - EXECUTION

3.1 Install pull boxes in circuits or feeders over 100' long.

3.2 Make all splices or connections only at outlet or junction boxes.

SECTION 16130
OUTLET BOXES

PART 1 - GENERAL

1.1 Provide each fixture, switch receptacle, and other device with a galvanized outlet box of appropriate size and depth for its particular location and use.

PART 2 - PRODUCTS

2.1 Ceiling outlet boxes to be 4" octagon and wall boxes to be 4" square with raised plaster rings or device rings.

PART 3 - EXECUTION

3.1 Use boxes of sufficient cubic capacity to accommodate the number of conductors to be installed in accordance with the National Electrical Code.

3.2 Install boxes so that covers will be accessible at all times.

SECTION 16134
PANELBOARDS

PART 1 - GENERAL

1.1 Provide Circuit breaker type panelboards as indicated on drawings.

1.2 Refer to drawings for numbers of branch circuits, their ratings, number of poles, arrangements, etc.

PART 2 - PRODUCTS

2.1 Provide panelboards by Square D, G.E., Siemens, Cutler-Hammer, or approved substitute. Square D type designations are used to indicate type and quality of panelboards.

2.2 Lighting panelboards for 120/208-volts, 3-phase, 4-wire shall be Square D type NQOD.

2.3 Lighting panelboards for 277/480-volts, 3-phase, 4-wire service shall be Square D type NF.

2.4 Provide panelboards of circuit breaker, dead-front safety type, UL labeled and meeting all applicable requirements of the National Electrical Manufacturers Association.

2.5 Provide seperate ground bars complete with lugs or connections on bar. Provide isolated ground bars as noted on schedules.

PART 3 - EXECUTION

3.1 Provide typed directory cards mounted under plastic on the doors of all panelboards.

SECTION 16140
WIRING DEVICES

PART 1 - GENERAL

1.1 Provide switches, receptacles, and other wiring devices as indicated on drawings.

PART 2 - PRODUCTS

2.1 All devices to be Bryant, Hubbell, or approved equivalent by Eagle, Arrow Hart, Pass and Seymour, Bryant, Leviton, or General Electric.

2.2 Switches to be 20-amp, 120/277-volt.

2.3 Receptacles to be 20-amp, 125-volt.

PART 3 - EXECUTION

3.1 Mount all switches 48" above finished floor unless noted otherwise.

3.4 Install green ground wire from panel to all receptacles.

3.2 Mount all receptacles up 18" unless noted otherwise.

3.3 Check Architectural drawings for special mounting conditions in special areas.

SECTION 16141
DEVICE PLATES

PART 1 - GENERAL

1.1 Provide device plates on all switches, receptacles, telephone outlets, etc.

PART 2 - PRODUCTS

2.1 Device plates shall be nylon type and shall be white.

2.2 Plates to be Bryant, Hubbell, Sierra, or approved equivalent by device manufacturer.

PART 3 - EXECUTION

3.1 Install device plates in full contact with wall surfaces.

SECTION 16170
SAFETY SWITCHES

PART 1 - GENERAL

1.1 Contractor to provide all disconnect switches indicated on the drawings.

PART 2 - PRODUCTS

2.1 Safety switches to be as manufactured by Square D, Cutler Hammer, G.E., or Siemens.

2.2 Safety switches to be of the heavy-duty type with arc shields and rated for the voltage of the system to which it is being used.

PART 3 - EXECUTION

3.1 Firmly attach all safety switches to the surface on which it is being mounted.

3.2 Safety switches installed in moist or damp locations shall be of the NEMA 3R enclosures.

SECTION 16190
SUPPORTING DEVICES AND HANGERS

PART 1 - GENERAL

1.1 Provide all hangers and supports required for all work.

PART 2 - PRODUCTS

2.1 Supports as manufactured by Caddy, Erico, and Steel City or approved equal.

3.2 Use of chains, perforated iron, baling wire, or tie wire for supporting conduit runs will not be permitted.

PART 3 - EXECUTION

3.1 Secure conduits to within 3' of each outlet box at intervals not to exceed 5'.

SECTION 16450
GROUNDING

PART 1 - GENERAL

1.1 The entire installation shall be grounded in conformance with the National Electrical Code, Article 250.

1.2 All current consuming devices to have a green ground wire installed in the same conduit as the phase conductors from the panel to the device. This applies to receptacles, motors, etc.

PART 2 - PRODUCTS

2.1 All ground wire to be copper with a green insulation or if a green insulation is not available, then green identifying tape will be installed at both termination points.

PART 3 - EXECUTION

3.1 Provide ground wires throughout distribution system and to all utilization equipment, such as receptacles, motors, and other equipment.

SECTION 16510
INTERIOR LIGHTING AND LAMPS

PART 1 - GENERAL

1.1 Provide labor and materials, equipment, and services necessary to provide all interior lighting fixtures and lamps.

PART 2 - PRODUCTS

2.1 Provide lighting fixtures as indicated on lighting fixture schedule on drawings or approved equivalents.

2.2 Fluorescent ballasts to be high-power factor and bear ETL and CMB labels for Class "P" protection.

2.3 Incandescent lamps to be rated at 130-volt inside frosted. Fluorescent lamps shall be low-mercury type.

2.4 Lamps to be as manufactured by General Electric, Sylvania, or Westinghouse, or approved equivalent.

PART 3 - EXECUTION

3.1 Joints and fixture wiring to be made using wire nuts, preinsulated Scotch locks or other approved mechanical means of connection.

3.2 Recess fixtures on lay-in type grid ceilings to be suitable for installation on this type ceiling and may use the ceiling suspension system to support the fixture.

3.3 Coordinate fixture locations to clear diffusers, ductwork, piping, etc.

SECTION 16603
SURGE PROTECTIVE DEVICES

PART 1 - GENERAL

1.1 Provide 3-phase, 4-wire Surge Protective Devices (SPDs) at new electrical panels as indicated on the panelboard schedules and on the riser diagram.

1.2 Section 16450 - Grounding and Bounding for Electrical Systems.

1.3 Section 16601 - Lightning Protection.

1.4 STANDARDS

A. UL compliance: Listed to UL 1449 3rd Edition by an OSHA approved Nationally Recognized Test Lab (NRTL)

B. ANSI/IEEE compliance: Comply with ANSI/IEEE C62.1, C62.41, and C62.45 test procedures.

C. National Electric Code - Section 280 and 285.

D. UL96A, Para. 13.1

1.4 SUBMITTALS

A. Submit product data and shop drawings as required by Section 16010.

B. Submittals shall include the following:

1. Complete manufacturers' data for each suppressor indicating part numbers and rated voltages and currents.

2. Product performance analysis with graphic display of let-thru waveforms and peak clamping voltages for ANSI C62.41 tests, Categories A3 & B3 ringwaves and C1 & C3 impulses.

PART 2 - PRODUCTS

2.1 SPDs shall be as manufactured by Current Technology, EFI Corporation, Liebert, or approved equal.

2.2 The SPD shall be a Type1 or Type2 SPD per UL1449 3rd Edition.

2.3 Distribution Panel SPD Devices:

A. The SPD shall have a surge current capacity of 60,00 amps (8 x 20 microsec) minimum per mode.

PART 3 - EXECUTION

3.1 Mount all 3phase SPD devices in a seperate cabinet attached to the panelboard it served.

3.2 All conductors associated with SPDs shall be installed in conduit. Minimum conductor size shall be #8 AWG copper. Conductors shall be as short and as straight as possible with no unnecessary length or turns. A maximum length of 12 inches is required where possible.

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Holladay Properties
230 Franklin Road Building 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	25042
DATE:	04/16/25
REV DATE:	

SHEET NAME

SPECIFICATIONS

SHEET NUMBER

E4.01

CONSTRUCTION DOCUMENTS

STRUCTURAL GENERAL NOTES

DESIGN AND CODE INFORMATION

1. ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION.

2. VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY CONDITIONS WHICH CONFLICT WITH OTHER PLANS AND SPECIFICATIONS. STRUCTURAL DRAWINGS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS. STRUCTURAL DRAWINGS ARE NOT INTENDED FOR BUILDING LAYOUT.

3. SHOP DRAWINGS WILL NOT BE REVIEWED BY THE DESIGNER UNTIL AFTER THE GENERAL CONTRACTOR HAS THOROUGHLY REVIEWED THE SHOP DRAWINGS, VERIFIED EXISTING CONDITIONS, AND COORDINATED THE SHOP DRAWINGS WITH OTHER AFFECTED TRADES. SUBMIT PDF COPIES OF REVIEWED DRAWINGS FOR ENGINEER'S REVIEW. ONLY PDF SETS OF MARKED UP SHOP DRAWINGS SHALL BE RETURNED BY THE DESIGNER. REPRODUCTION OF STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.

4. COMPLETE SHOP DRAWINGS AND CALCULATIONS FOR COMPONENTS NOT DESIGNED BY THE ENGINEER OF RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING FABRICATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING COMPONENTS:

   (X) STRUCTURAL STEEL CONNECTION DESIGNS
   (X) COLD-FORMED METAL FRAMING
   (X) STAIRS
   (X) HANDRAILS
   (X) CONCRETE FORMWORK AND LAYOUT DRAWINGS
   (X) TEMPORARY SHORING

5. THE STRUCTURE IS UNSTABLE UNTIL ALL LOAD BEARING WALLS ARE ERECTED AND STEEL MEMBERS ARE ERECTED, CONNECTIONS ARE COMPLETELY BOLTED AND/OR WELDED AND INSPECTED, THE STEEL DECK ATTACHED TO THE STEEL FRAMING, AND THE CONCRETE FLOORS PLACED AND ATTAINS 75% OF 28-DAY STRENGTH. UNTIL SUCH TIME, TEMPORARY BRACING IS REQUIRED. THE DESIGN ADEQUACY OF TEMPORARY BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

6. DO NOT SCALE STRUCTURAL DRAWINGS, AND FOR LOCATION OF MISCELLANEOUS ITEMS (OPENINGS, BENT PLATES, INSERTS, ETC.) AFFECTING STRUCTURAL WORK, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

7. DEAD LOADS:
   SELF-WEIGHT OF STRUCTURE
   ROOF: 20 PSF

8. LIVE LOADS:
   PUBLIC SPACES: 100 PSF
   STAIRS: 100 PSF
   MECH: 125 PSF
   ROOFS: 20 PSF (REDUCIBLE PER CODE)

9. SNOW LOADS:
   GROUND SNOW LOAD: 10 PSF
   SNOW EXPOSURE Ce: .9
   SNOW IMPORTANCE I: 1.10
   THERMAL FACTOR Ct: 1.0
   FLAT ROOF SNOW LOAD: 10 PSF

10. WIND LOADS:
   BASIC WIND SPEED, CATEGORY II BASIC WIND SPEED 105 MPH
   WIND EXPOSURE FACTOR: B
   INTERNAL PRESSURE COEFFICIENT: ± 0.18
   CLADDING LOAD: PER ASCE 7-16

11. SEISMIC LOADS:
   RISK CATEGORY: II
   SEISMIC IMPORTANCE Ie: 1.0
   .2 SEC SPECTRAL RESPONSE ACCELERATION Ss: 0.302
   1.0 SEC SPECTRAL RESPONSE ACCELERATION S1: 0.145
   SITE CLASS: B
   DESIGN SPECTRAL RESPONSE SDS: 0.201
   DESIGN SPECTRAL RESPONSE SD1: 0.097
   SEISMIC DESIGN CATEGORY: B
   RESISTING SYSTEM: ORDINARY REINFORCED CMU SHEARWALLS
   RESPONSE MODIFICATION FACTOR R: 5
   SEISMIC RESPONSE COEFFICIENT Cs: 0.05
   ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
   BASE SHEAR: V = 0.05xW

12. SPECIAL LOADS FOR ITEMS TO BE DESIGNED BY OTHERS:
   STAIRS: 100 PSF
   HANDRAILS: 50 PLF, 200 LBS., ANY DIRECTION
   GRAB BARS: 250 LBS., ANY DIRECTION
   VEHICLE BARRIERS: 6,000 POUNDS AT 1'6" TO 2'-3" ABOVE FLOOR OR RAMP REFER TO ASCE7 SECTION 4.5.3 FOR ADDITIONAL

13. MAXIMUM ESTIMATED DEFLECTIONS LISTED BELOW ARE EXPECTED TO OCCUR AND SHALL BE CONSIDERED BY THE CONTRACTOR AND CLADDING DESIGNERS IN THE PERFORMANCE OF THE WORK:

   13.1 SPANDREL BEAM DEFLECTIONS: 1/2" RELATIVE SUPERIMPOSED LOAD DEFLECTION BETWEEN LEVELS OF SIMILAR FRAMING. 1/2" RELATIVE SUPERIMPOSED LOAD DEFLECTION BETWEEN FLOORS WITH DISSIMILAR FRAMING. RELATIVE SUPERIMPOSED LOAD DEFLECTION IS THE DEFLECTION ANTICIPATED TO OCCUR BETWEEN ADJACENT FLOORS AFTER THE CLADDING HAS BEEN ERECTED. THE RELATIVE SUPERIMPOSED DEFLECTION DOES NOT INCLUDE DEFLECTIONS DUE TO THE WEIGHT OF THE FLOOR FRAMING ITSELF, NOR DOES IT INCLUDE AN ALLOWANCE FOR CONSTRUCTION TOLERANCE.

   13.2 MAXIMUM ESTIMATED DEFLECTIONS (IN INCHES) ARE AS FOLLOWS:

	LIVE LOAD	DEAD LOAD + LIVE LOAD
ROOF MEMBERS:	L/360	L/240
FLOOR MEMBERS:	L/360	L/240

   WHERE, L = SPAN LENGTH (IN INCHES) BETWEEN CENTERLINES OF SUPPORTS. (FOR CANTILEVERS, L IS TWICE THE LENGTH OF THE CANTILEVER.)

   13.3 MAXIMUM LATERAL INTER-STORY DRIFT DUE TO WIND LOADING (10-YEAR MEAN RECURRENCE INTERVAL) ARE AS FOLLOWS:

   H/400 AT THE CENTER OF MASS
   MAXIMUM OF 0.6" AT THE BUILDING PERIMETER

SPECIAL INSPECTIONS AND TESTING

1. THE CONTRACTOR/OWNER SHALL EMPLOY AN INDEPENDENT TESTING COMPANY TO PERFORM SITE INSPECTIONS AND TESTING IN ACCORDANCE WITH IBC CHAPTER 17.

FOUNDATION NOTES

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS. A GEOTECHNICAL ENGINEER SHALL BE EMPLOYED PRIOR TO THE START OF CONSTRUCTION TO INVESTIGATE SUBSURFACE CONDITIONS. IF THE GEOTECHNICAL REPORT INDICATES THAT THESE ASSUMPTIONS ARE INCORRECT, PLEASE NOTIFY ENGINEER IMMEDIATELY.

2. INDIVIDUAL FOOTINGS ARE DESIGNED TO BEAR ON UNIFORM SOIL CAPABLE OF SUPPORTING 2000 PSF. CONTINUOUS FOOTINGS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SUPPORTING 2000 PSF. DESIGN ASSUMES DIFFERENTIAL AND TOTAL SETTLEMENT ARE WITHIN ACCEPTED TOLERANCES FOR THE TYPE OF CONSTRUCTION USED.

3. THE BEARING CAPACITY AND CONSISTENCY SHALL BE VERIFIED FOR THE BUILDING LIMITS BY A REGISTERED GEOTECHNICAL ENGINEER WHEN FOUNDATION EXCAVATIONS HAVE BEEN CARRIED DOWN TO THE PROPOSED ELEVATIONS. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 2'-0" MINIMUM BELOW FINISHED GRADE.

4. WHERE FOOTING EXCAVATIONS ARE TO REMAIN OPEN AND MAY BE EXPOSED TO RAINFALL, THE EXCAVATIONS SHALL BE UNDERCUT AND A 3-INCH-THICK MUD MAT OF 2000 PSI CONCRETE SHALL BE PLACED IN THE BOTTOM TO PROTECT THE BEARING SOILS.

5. WHERE FOOTING STEPS ARE NECESSARY, THEY SHALL BE NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL, UNLESS SHOWN OTHERWISE ON PLANS.

REINFORCED CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," (ACI 318).

2. REINFORCING STEEL SHALL BE DEFORMED BARS ASTM A-615 (GRADE 60).

3. MATERIAL PROPERTIES – CONCRETE:

	Class Exposure	F'c psi at 28 days	Max. W/C Ratio	Max.* Slump Inches	Total Air Content (±1.5%)	Nom. Max. Aggregate Size
1. Cast-in-place concrete						
a. Footings	C1	4,000	0.50	4	No test	2"
b. Walls						
Int. Walls		4,000	0.45	3	No test	3/4"
Ext. Walls	F1, C2	4,000	0.45	3	5	3/4"
c. Slab on grade						
Int. Slab		4,000	0.45	4	No test	1"
Ext. Slab	F1, C2	4,500	0.40	4	6	1"
d. Stairs, landings, lobbies						
int		4,000	0.45	4	No test	3/4"
Ext.	F1, C2	4,500	0.40	4	6	3/4"
e. All other		4,000	0.45	4	5	3/4"
2. Other concrete						
a. Masonry wall grout fill		3,000		8-10	No test	3/8"
b. NSNS grout		8,000		0	No test	No. 4

*Prior to adding water reducer
**After water reducer addition

4. EXPOSURE CLASS SHALL BE FO, SO, PO, AND CO PER ACI 318 UNO.

5. LAP SPLICES FOR REINFORCING BARS SHALL BE CLASS B IN ACCORDANCE WITH ACI 318, UNLESS NOTED OTHERWISE.

6. THE LONGITUDINAL REINFORCING STEEL IN BOND BEAMS, WALLS, AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS. SEE TYPICAL DETAILS.

7. CLEAR CONCRETE COVER FOR REINFORCING STEEL:

   SLABS: ¾" UNO
   GRADE BEAMS AND PIERS: 2"
   WALLS: 2" EXTERIOR FACES
   ¾" INTERIOR FACES
   MASONRY WALLS: LOCATE IN CENTER OF WALL (UNO)
   BEAMS AND COLUMNS: 1½" FORMED EDGES
   FOOTINGS: 2" FORMED EDGES
   3" CAST AGAINST GROUND

8. CONCRETE WALLS AND SLABS SHALL BE REINFORCED AROUND ALL OPENINGS WITH 2-#5 BARS IN EACH FACE, ON ALL SIDES AND EXTENDED 2'-0" BEYOND THE OPENING, UNLESS SHOWN OTHERWISE.

9. CONSTRUCTION JOINTS IN BEAMS, GIRDERS AND SLABS SHALL OCCUR AT MID-SPAN AND SHALL BE KEYED. IN ALL CASES THE LOCATION OF CONSTRUCTION JOINTS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. KEYWAYS SHALL BE ONE THIRD THE DEPTH OF THE MEMBER AND PLACED AT MID-DEPTH.

10. MECHANICAL VIBRATORS SHALL VIBRATE ALL CONCRETE.

11. CHAMFER EXPOSED CORNERS OF BEAMS, COLUMNS AND WALLS 3/4 INCH.

12. CAMBER CONVENTIONALLY REINFORCED CONCRETE BEAMS AND JOISTS 1/8 INCH PER 10 FEET OF SPAN.

13. UNLESS OTHERWISE DIRECTED BY THE OWNER, CONCRETE SLABS SHALL BE FINISHED TO THE FOLLOWING FLATNESS CRITERIA. THESE FLOOR FLATNESS CRITERIA ARE NOT APPLICABLE TO COMPOSITE STEEL CONSTRUCTION. SEE ARCHITECTURAL REQUIREMENTS FOR ADDITIONAL FLOOR FINISH INFORMATION:

   UNLESS OTHERWISE DIRECTED BY THE OWNER, CONCRETE SLABS SHALL BE FINISHED TO THE FOLLOWING FLATNESS CRITERIA:

   SLAB ON GRADE
   FLATNESS
   SPECIFIED OVERALL VALUE
   FLATNESS FF = 35
   LEVEL FL = 25

   LEVELNESS
   MINIMUM LOCAL F NUMBERS
   FLATNESS FF = 24
   LEVEL FL = 17

   SUSPENDED SLABS
   FLATNESS
   SPECIFIED OVERALL VALUE
   SPECIFIED OVERALL = 30 (SHORED)
   MINIMUM LOCAL = 25 (SHORED)
   SPECIFIED OVERALL = 30 (UNSHORED)
   MINIMUM LOCAL = 25 (UNSHORED)

   LEVELNESS
   MINIMUM LOCAL F NUMBERS
   SPECIFIED OVERALL = 20 (SHORED)
   MINIMUM LOCAL = 15 (SHORED)
   N/A FOR UNSHORED SLAB

14. COORDINATE ALL VAPOR RETARDERS, VAPOR BARRIERS, AND WATERPROOFING OF CONCRETE SLABS-ON-GRADE AND CONCRETE WALLS WITH FINISH MATERIAL REQUIREMENTS AND ARCHITECTURAL SPECIFICATIONS.

LIGHT-GAGE METAL FRAMING

1. UNLESS NOTED OTHERWISE, LIGHT GAGE METAL FRAMING SHALL COMPLY WITH ASTM A653, A792 AND C955. ALL MEMBERS SHALL BE GALVANIZED OR ALUMINUM/ZINC COATED.

2. PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING ALL MEMBER GAGES, SPACINGS, AND SIZES. INCLUDE COMPLETE DETAILS OF ALL CONNECTIONS. FABRICATION SHALL NOT BEGIN UNTIL SUCH SHOP DRAWINGS ARE SUBMITTED AND APPROVED.

3. THE STRUCTURAL DESIGN OF LIGHT GAGE METAL FRAMING SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A STRUCTURAL ENGINEER REGISTERED IN THE PROJECT STATE. SHOP DRAWINGS AND CALCULATIONS CARRYING THE SEAL OF THE REGISTERED STRUCTURAL ENGINEER SHALL BE SUBMITTED FOR APPROVAL. NO FABRICATION SHALL BEGIN UNTIL SHOP DRAWINGS ARE APPROVED. DESIGN LOADS SHALL BE AS SPECIFIED BY THE STRUCTURAL CONTRACT DOCUMENTS AND/OR THE APPLICABLE CODES WHICHEVER IS MORE STRINGENT.

4. DESIGN COLD FORMED METAL FRAMING SYSTEMS TO WITHSTAND THE DESIGN LOADS WITHOUT EXCEEDING THE FOLLOWING CRITERIA:

   - MEMBERS SUPPORTING MASONRY OR STONE: L/720 OR 1/2" MAXIMUM
   - MEMBERS SUPPORTING OTHER MATERIAL: L/360 OR 1" MAXIMUM

CONCRETE MASONRY

1. MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530/TMS 402 AND ACI 530.1/TMS 602.

2. MASONRY WALL CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON THE ARCHITECTURAL DRAWINGS. IF NOT SHOWN IN ARCHITECTURAL DRAWINGS, PROVIDE CONTROL JOINTS AS FOLLOWS:

   A. 24 FEET ON CENTER, HORIZONTAL MAXIMUM.
   B. 12 FEET FROM CORNERS MAXIMUM.
   C. 8 INCHES (8" CMU) / 12 INCHES (12" CMU) FROM EDGE OF OPENING MAXIMUM.
   D. INTERSECTION OF LOAD-BEARING AND NON-LOAD-BEARING WALLS.

3. CONCRETE MASONRY SHALL CONFORM TO THE NATIONAL CONCRETE MASONRY ASSOCIATION SPECIFICATIONS, AND HAVE A DENSITY OF 125 PCF AND SHALL HAVE A MINIMUM PRISM STRENGTH (F'M) OF 2000 PSI.

4. GROUT FOR FILLING CONCRETE MASONRY CELLS SHALL CONFORM TO STANDARD SPECIFICATIONS FOR "MORTAR AND GROUT FOR REINFORCED MASONRY, "ASTM C-476, AND SHALL HAVE A COMPRESSIVE PRISM STRENGTH (F'M) OF 3000 PSI AT 28 DAYS. THE SLUMP SHALL BE BETWEEN 9 INCHES AND 11 INCHES. WHERE THE MINIMUM DIMENSION OF ANY CONTINUOUS VERTICAL CELL IS 3 INCHES OR LESS, USE FINE GROUT, OTHERWISE USE COARSE (PEA GRAVEL) GROUT.

5. MORTAR FOR CONCRETE MASONRY SHALL BE TYPE "S" AND SHALL CONFORM TO ASTM C-270.

6. MASONRY CONSTRUCTION SHALL BE BUILT IN LIFTS NOT TO EXCEED 4 FEET PRIOR TO GROUTING CORES. KEY NEXT GROUT LIFT INTO PRIOR LIFT BY STOPPING FIRST LIFT 2" BELOW TOP OF BLOCK.

7. ALL REINFORCING BARS IN FILLED CELLS SHALL BE DOWELED INTO FOOTINGS WITH STANDARD 90-DEGREE HOOKS AND DOWELED 7 INCHES INTO BOND BEAMS AT TOP OF WALLS.

8. MASONRY LAP SPLICES SHALL BE 48 BAR DIAMETERS (U.N.O.).

9. REINFORCEMENT IN WALLS SHALL BE PLACED IN THE CENTER OF THE WALL.

CONSTRUCTION ALLOWANCE

1. PROVIDE A 5% ALLOWANCE OF THE TOTAL STRUCTURAL / MISC. STEEL FOR THE PROJECT TO BE FABRICATED AND PLACED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE STRUCTURAL ENGINEER (IN ADDITION TO STRUCTURAL / MISC. STEEL INDICATED ON THE DRAWINGS). CREDIT THE OWNER ANY UNUSED QUANTITY AT THE END OF THE PROJECT.

2. PROVIDE A 3% ALLOWANCE OF THE TOTAL REINFORCING STEEL AND CONCRETE FOR THE PROJECT – TO BE FABRICATED AND PLACED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE STRUCTURAL ENGINEER (IN ADDITION TO REINFORCING STEEL INDICATED ON THE DRAWINGS). CREDIT THE OWNER ANY UNUSED QUANTITY AT THE END OF THE PROJECT.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION LRFD.

2. STRUCTURAL STEEL ROLLED SHAPES SHALL BE ASTM A-992 GRADE 50 UNLESS NOTED OTHERWISE. STRUCTURAL STEEL PLATES AND ANGLES SHALL BE ASTM A-36.

3. STRUCTURAL PIPE COLUMNS SHALL BE ASTM A-53, TYPE E OR S, GRADE B. STRUCTURAL TUBES SHALL BE ASTM A500, GRADE B.

4. STEEL FRAMING CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL BE 3/4 INCH DIAMETER MINIMUM AND SHALL BE ASTM A-325-N, UNLESS NOTED OTHERWISE.

5. USE DIRECT TENSION INDICATORS AND HARDENED WASHERS WITH ALL HIGH STRENGTH BOLTS OR USE LOAD INDICATOR BOLTS.

6. METAL DECK SHALL BE INSTALLED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE SPECIFICATIONS, LATEST EDITION.

7. WELD WASHERS SHALL BE USED WITH METAL DECK THINNER THAN 22 GAGE.

8. MISCELLANEOUS ANCHOR BOLTS SHALL BE ASTM A-307 HEADED BOLTS.

9. ANCHOR RODS AT COLUMN BASE PLATES SHALL BE ASTM F-1554 GRADE 55. MINIMUM ANCHOR BOLT EMBEDMENT SHALL BE 16 BOLT DIAMETERS UNLESS NOTED OTHERWISE. CLEAN ANCHOR BOLTS OF ALL GREASE, DIRT, ETC., BEFORE INSTALLATION. COLUMN ANCHOR RODS SHALL BE HELD IN PLACE BY TEMPLATES AND POSITIONED PRIOR TO CASTING CONCRETE.

10. FRAMED BEAM CONNECTIONS SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER EMPLOYED BY THE FABRICATOR TO DEVELOP THE REACTION SHOWN FOR THE ENDS OF BEAMS ON STRUCTURAL PLANS. IN NO CASE SHALL THE LENGTH OF THE FRAMED CONNECTION BE LESS THAN 1/2 THE "T" DIMENSION OF THE BEAM WEB. WHERE REACTIONS ARE NOT SHOWN, THE CONNECTION SHALL DEVELOP ONE-HALF THE ALLOWABLE UNIFORM LOAD FOR LATERALLY SUPPORTED BEAMS AS SHOWN IN PART 2 OF THE AISC MANUAL.

11. WELDS SHOWN ON THE STRUCTURAL DRAWINGS ARE THE MINIMUM REQUIRED BY DESIGN. THE FABRICATOR'S DRAWINGS SHALL SHOW WELDS AND THEY SHALL CONFORM TO AWS SPECIFICATIONS. ALL WELDING SHALL BE DONE WITH E-70 SERIES ELECTRODES.

12. HARDENED WASHERS SHALL BE INSTALLED OVER SHORT SLOTTED OR OVERSIZE HOLES OCCURRING IN AN OUTER PLY OF A CONNECTION.

13. PAINT ALL STRUCTURAL STEEL THAT DOES NOT RECEIVE SPRAY-ON FIREPROOFING WITH ONE COAT OF RUST-INHIBITIVE PRIMER 2.5 MILS IN THICKNESS. THE COMPATIBILITY OF PRIMER AND ANY TOPCOAT SHALL BE VERIFIED BEFORE ANY PAINTING IS PERFORMED. TOUCH-UP ALL EXPOSED METAL AFTER FIELD INSTALLATION. ALL STRUCTURAL STEEL WHICH IS EXPOSED TO THE ELEMENTS SHALL RECEIVE TWO COATS OF EXTERIOR ENAMEL WHICH IS COMPATIBLE WITH THE PRIMED SURFACE.

14. STRUCTURAL STEEL SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAILS, CONNECTIONS, AND SCHEDULES FOR FABRICATION AND ASSEMBLY OF STRUCTURAL STEEL MEMBERS. SHOP DRAWINGS SHALL INCLUDE NUMBER, SPACING, AND DISTANCE FROM BEAM CENTERLINE OF SHEAR STUDS. STRUCTURAL STEEL SHOP DRAWINGS SHALL NOT INCLUDE MISCELLANEOUS STEEL.

15. THE STRUCTURAL DESIGN OF STEEL STAIRS, LANDINGS AND GUARDRAILS (INCLUDING EMBEDS) SHALL BE PERFORMED BY A STRUCTURAL ENGINEER REGISTERED IN THE PROJECT STATE. CALCULATIONS AND SHOP DRAWINGS WITH THE ENGINEER'S SEAL SHALL BE SUBMITTED FOR APPROVAL. NO FABRICATION SHALL BEGIN UNTIL THE SUBMITTAL IS APPROVED. DESIGN LOADS SHALL BE AS SPECIFIED BY THE CONTRACT DOCUMENTS AND/OR THE APPLICABLE CODES, WHICHEVER IS MORE STRINGENT.

LUMBER FRAMING

1. ALL NON-PREFABRICATED LOAD BEARING FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE 19% MOISTURE CONTENT UNLESS OTHERWISE NOTED.

2. STUDS IN LOAD BEARING WALLS MAY BE DOUGLAS FIR, SOUTHERN YELLOW PINE OR SPRUCE (#2) , UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO PROVIDE TEMPORARY WALL BRACING UNTIL ALL PLYWOOD DECKING, ROOF TRUSSES, AND SHEAR WALLS ARE INSTALLED.

4. ALL PLYWOOD SHEATHING SHALL BE APA RATED, SEE PLAN.

5. THE ALLOWABLE STRESSES FOR FIRE RETARDANT TREATED LUMBER SHALL BE REDUCED 10%.

6. LVL AND PSL LUMBER SHALL BE MICROLAM OR PARALLAM LUMBER AS MANUFACTURED BY WEYERHAEUSER, OR EQUAL.
   LVL MEMBERS SHALL BE (MIN): f_b=2600 PSI, f_v=285 PSI, E=1,900,000 PSI
   PSL BEAMS SHALL BE (MIN): f_b=2900 PSI, f_{tr}=290 PSI, E=2,000,000 PSI

7. WOOD I-JOISTS SHALL BE TJI/PRO SERIES AS MANUFACTURED BY WEYERHAEUSER, OR EQUAL.

8. WALLS MUST HAVE BLOCKING BETWEEN STUDS AT MAXIMUM SPACING OF 6'-3" OR AT PANEL EDGES. THE BLOCKING MUST BE 2" IN THICKNESS AND MATCH THE STUD WIDTH.

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4/16/2025

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

A Tenant Improvment Project for:

Holladay Properties

230 Franklin Road 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	Project Number
DATE:	04/16/2025
REV DATE:	

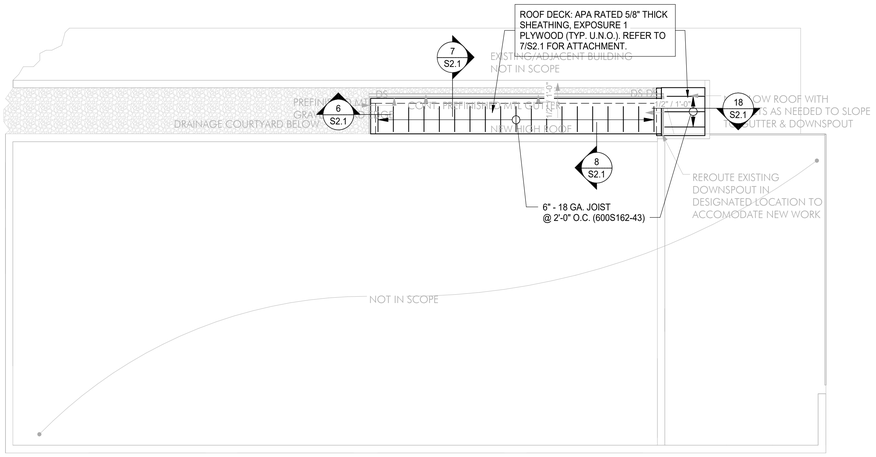
SHEET NAME

GENERAL NOTES

SHEET NUMBER

S0.1

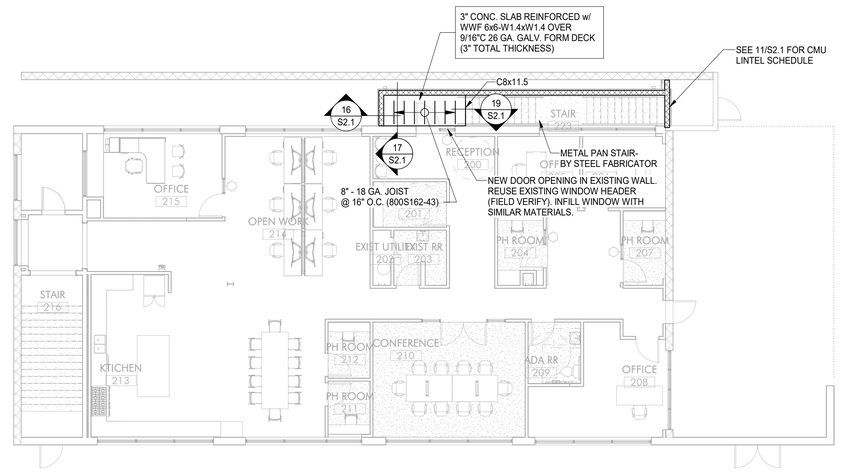
CONSTRUCTION DOCUMENTS



04 - ROOF LEVEL

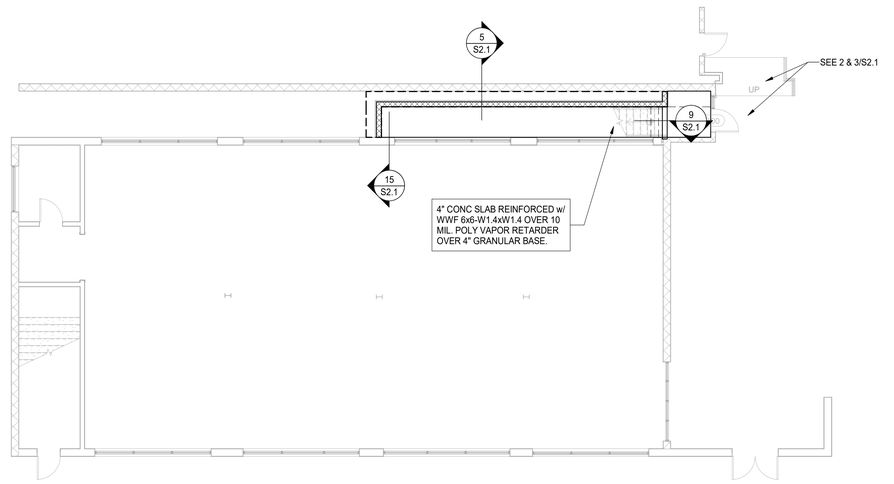
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02 - SECOND LEVEL

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



01 - FIRST LEVEL

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



NOTES:

1) TOP OF INTERIOR FTG. = F.F.E. -8" U.N.O.
2) TOP OF EXTERIOR FTG. = F.F.E. -16" OR 1'-0" BELOW EXTERIOR GRADE WHICHEVER IS LOWER U.N.O.
3) THE CONTRACTOR SHALL COORDINATE ANY UNDER SLAB PIPING, CONDUITS OR ANY UTILITIES PRIOR TO PLACING FOOTINGS. REPORT ANY CONFLICT TO ENGINEER IMMEDIATELY.
4) SEE ARCH. DWG FOR ANY LOCATIONS AND OR DIMENSIONS NOT SHOWN.
5) SEE DETAIL 1/S2.1 FOR SLAB CONTROL JOINTS.

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A Tenant Improvment Project for:

Holladay Properties

230 Franklin Road 13, Suite B13
Franklin, Tennessee 37064

PROJECT No.	Project Number
DATE:	04/16/2025
REV DATE:	

SHEET NAME

FOUNDATION AND FRAMING PLAN

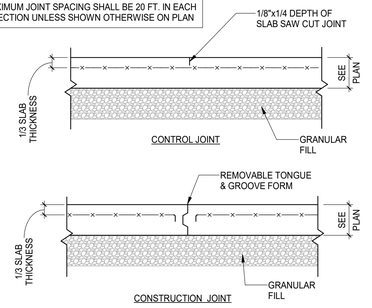
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S1.1

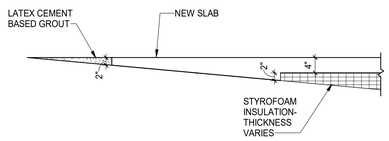
CONSTRUCTION DOCUMENTS

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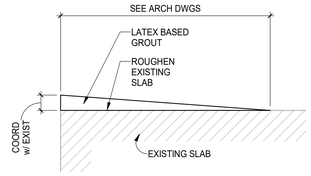
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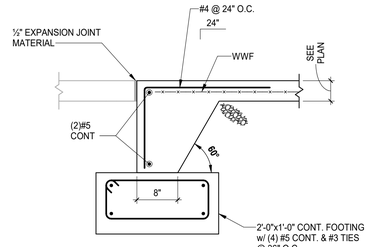
1 SLAB ON GRADE JOINTS
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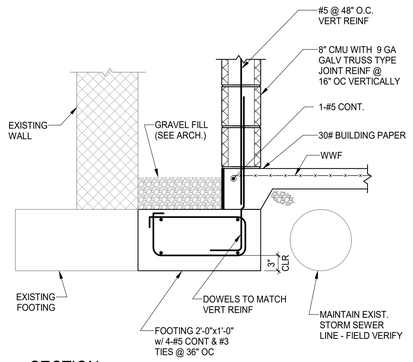
2 SECTION
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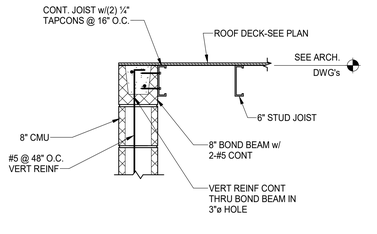
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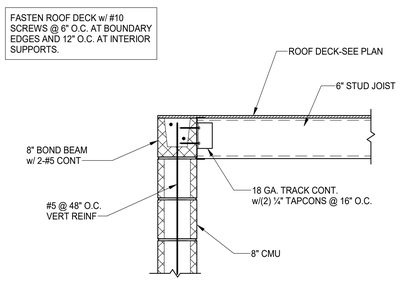
4 EXTERIOR DOOR SECTION
SCALE: 1" = 1'-0"



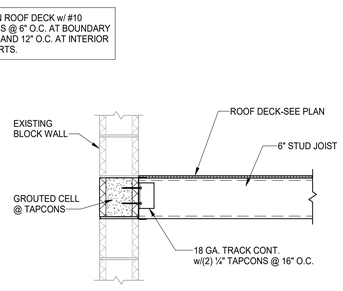
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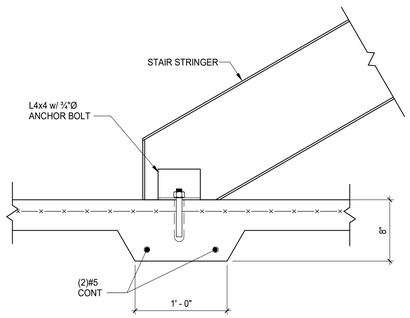
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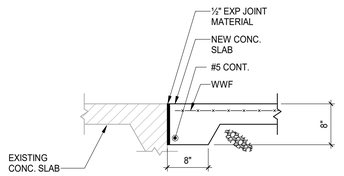
7 SECTION
SCALE: 1" = 1'-0"



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



9 DETAIL THICKENED SLAB
SCALE: 1 1/2" = 1'-0"



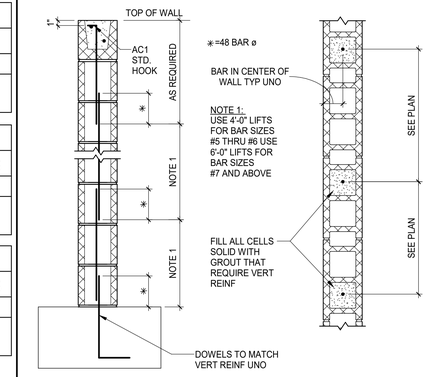
10 SECTION
SCALE: 1" = 1'-0"

OPENINGS UP TO 6'-0"		
WALL SIZE	LINTEL TYPE	REMARKS
4" VENEER	L4x4x5/16	
8" BLOCK	8"x8" CONC w/ 2-#4 T&B 8"x8" BOND BM. w/ 1-#5 T&B	

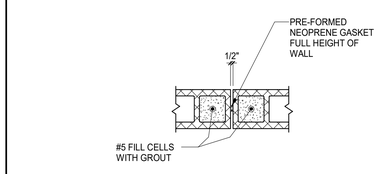
OPENINGS 6'-1" TO 8'-0"		
WALL SIZE	LINTEL TYPE	REMARKS
4" VENEER	L6x4x3/8	
8" BLOCK	8"x8" CONC w/ 2-#4 T&B 8"x16" BOND BM. w/ 1-#6 T&B	

OPENINGS 8'-1" TO 10'-0"		
WALL SIZE	LINTEL TYPE	REMARKS
4" VENEER	L6x4x3/8"	
8" BLOCK	8"x16" CONC w/ 2-#5 T&B 8"x16" BOND BM. w/ 2-#5 T&B	

11 STANDARD LINTEL SCHEDULE
SCALE: NONE

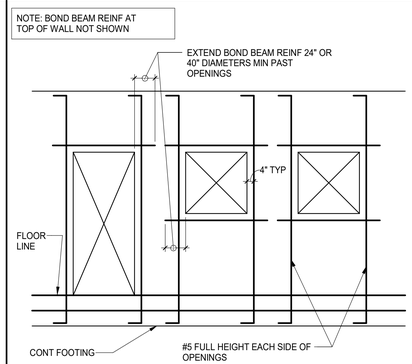


12 DETAIL VERTICAL BARS
SCALE: NONE

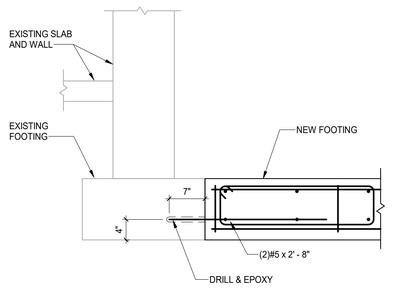


NOTES:
1. SEE ARCH FOR EXACT LOCATION OF CONTROL JOINTS.
2. DO NOT LOCATE CONTROL JOINTS WITHIN 2'-0" OF OPENINGS.
3. MAXIMUM SPACING OF CONTROL JOINTS TO BE 25 FEET OR 1.5 TIMES WALL HEIGHT WHICH EVER IS LESS.
4. HORIZONTAL JOINT REINFORCEMENT TO BE DISCONTINUOUS AT JOINT.

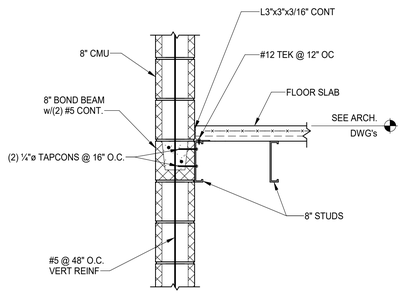
13 CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"



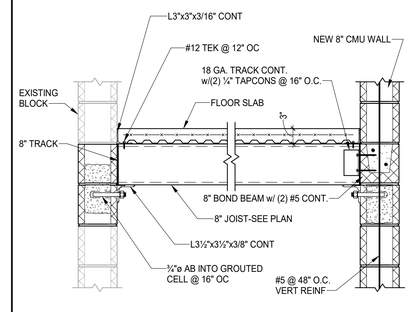
14 TYPICAL CMU WALL REINFORCING
SCALE: NONE



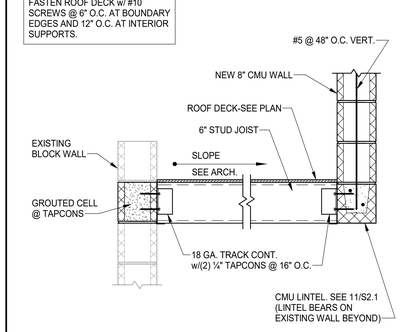
15 SECTION
SCALE: 1" = 1'-0"



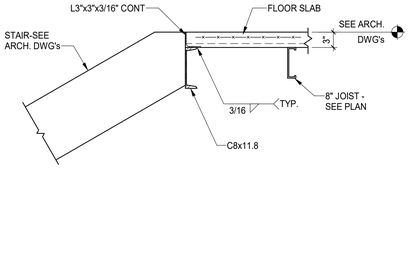
16 SECTION
SCALE: 1" = 1'-0"



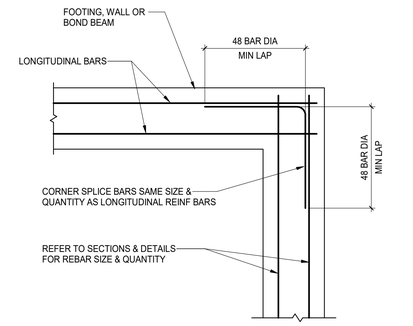
17 SECTION
SCALE: 1" = 1'-0"



18 SECTION
SCALE: 1" = 1'-0"



19 SECTION
SCALE: 1" = 1'-0"



20 TYP CONTINUITY CORNER
SCALE: 1" = 1'-0"

daniels chandler +

+1 615 219 93690
info@danielschandler.com

611 Commerce Street, Ste 2712
Nashville, TN 37203

RICHARD D. BECH — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE
4/16/2025

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Do Not Scale Drawings.

Contractor must verify all dimensions prior to construction.

A Tenant Improvment Project for:

Holladay Properties

230 Franklin Road 13, Suite B13
Franklin, Tennessee 37064

PROJECT No. Project Number
DATE: 04/16/2025
REV DATE:

SHEET NAME

SECTIONS AND DETAILS

SHEET NUMBER

S2.1

CONSTRUCTION DOCUMENTS

EMC STRUCTURAL ENGINEERS, P.C.
601 Gracemere Park
Nashville, Tennessee 37211
(615) 837-1818
www.emcnashville.com

25034_RCA23

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I FACTORY PARTNERS, LLC

(Please print Name/Names in Full)

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

TAX MAP 63M, GROUP A, PARCEL 21.00

(Property Parcel/Tax ID Number)

and located at:

230 FRANKLIN RD, FRANKLIN TN 37064

(Street Address)

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

DAVID CLICK

(Please print Name/Names in Full)

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

David Click

Signature

1009 3rd AVENUE N. - SUITE 200

Property Owner Mailing Address

NASHVILLE, TN 37201

City, State & Zip

Subscribed and sworn to before me this

22nd day of May, 2025.

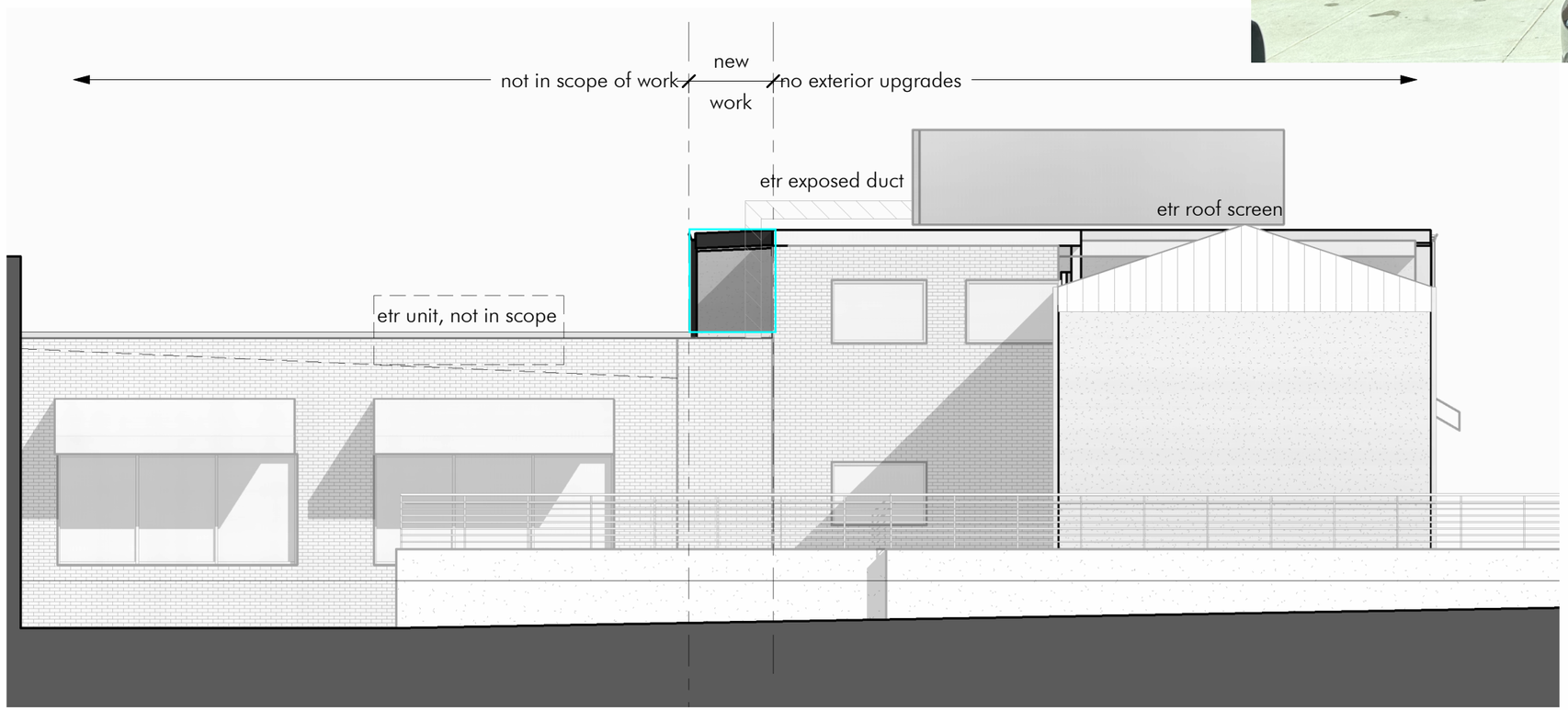
Tami A. Pryce

Notary Public

My Commission Expires: 10/26/26

TAMI A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY





1 Franklin Pike Elevation
1/8" = 1'-0"

daniels chandler

05/23/25

A Tenant Improvement
Project for

230 Franklin Road
Building 13, Suite B13
Franklin, Tennessee
37064

Holladay Properties







new access stair addition to match current building exterior finishes, approximate extent visibile from Liberty Pike, excluding screening from any existing landscaping or other site elements

1 Liberty Pike View

daniels chandler

05/23/25

A Tenant Improvement Project for

230 Franklin Road
Building 13, Suite B13
Franklin, Tennessee
37064

Holladay Properties

File #: 21-0644

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of A Preliminary Historic Zoning Commission Recommendation For A Mixed-Use Development At 318 Franklin Rd. (Factory District North PD); Greg Gamble, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed development plan. The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

APPLICABLE DESIGN GUIDELINES:
2022 Historic District Guidelines:
Chapter 3: New Commercial Buildings
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 8830
Applicant: Gamble Design Collaborative, Greg Gamble, Rep.
Owner: Franklin 240 LLC, Greg Betterton, Rep.

BACKGROUND:
The HZC provides a preliminary recommendation at an early stage in the review process for development plans. These recommendations are then provided to the FMPC and BOMA. The HZC reviews the proposals in light of the Guidelines for consistency with the historic district and potential impact to historic resources within the district. Considerations include building locations, the rhythm of buildings along streetscapes, setbacks, building types, and their height, massing, and scale. Locations of proposed parking, drive aisles, and landscape and hardscape features are also reviewed. The development is proposed at 318 Franklin Road.

The property at 318 Franklin Road has been extensively researched and a Cultural Resources Report has been included within the application. The report identified that the only Civil War-era feature that remains within the project site is the hilltop lunette, which was recommended to be

conserved. The project site encompasses approximately 10 acres in the central and eastern portions of the 16.19-acre parcel. The project site consists of undeveloped agricultural fields and forested areas in the eastern portion of the parcel. The project site is on the east side of Franklin Road which is adjacent to industrial and small-scale residential principal buildings located on Morningside Drive on the south, a railroad corridor on the east, and a church on the north.

Harlinsdale Farm is across the street proposed development; it is listed on the National Register for Historic Places for state-level significance in the areas of agriculture and architecture. Harlinsdale Farm and the proposed development are part of the Franklin Road Historic District of the Historic Preservation Overlay.

A special Design Review Committee meeting and a site visit was held in April 2025 and the proposal was discussed at another DRC meeting in May 2025, where staff requested building measurements and their elevations to better understand the proposed height and scale of the buildings and how the proposal relates to the historic duplexes on Morningside Drive.

The Design Guidelines describe the Franklin Road Historic District's key characteristics as:

- Residential and/or agricultural buildings from the 19th and 20th centuries
- Variety of architectural styles
- Mix of single-family residential, rural, and industrial character at various locations throughout the corridor
- Mix of one- and two-story buildings

Furthermore, the design goals and policies that are recommended within the Franklin Road Historic District include:

- Preserve historic buildings and accessory structures, as well as midcentury styles
- Limit building height to one or two stories
- Maintain the open, rural landscape in areas around Harlinsdale Farm
- Provide an uncongested gateway into downtown Franklin that emphasizes the historic character of the community
- Continue to project an open, rural appearance by ensuring that new construction maintains a balance of buildings, roads, and open space
- Maintain the established rhythm and spacing of buildings relative to the established context of the immediate area
- Design any changes within the district to reflect and maintain the key characteristics of the established context

Proposed Development
Three large commercial-mixed use buildings are proposed on the site at 318 Franklin Road. Development located behind the hill on the site is supported by Envision Franklin and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.

Placement & Orientation
The proposed buildings will mostly be situated behind the hill and only a small portion of the new development could be seen from Franklin Road when viewing the video flyer, when it is moving from Mack Hatcher headed towards the intersection of Franklin Road and Liberty Pike. The Historic

District Design Guidelines recommend locating new buildings to be secondary in prominence to the historic structures on the site or in the district. Placing the buildings behind the hill helps preserve the rural viewshed and open space along the historic roadway within the Franklin Road Historic District.

Height & Building Form
The height of the proposed buildings range in height from 25'-6" to 54’-10”.

Building One: At its widest, building one will be a width of 402' and a length of 430'. The height of building one ranges from 25’-6” to 54'-10".
Building Two: At its widest, building two will be a width of 182'-7" and a length of 548'. The height of building two ranges from 46'-2” to 50'-10".
Building Three: At its widest, building three will be a width of 80'-4" and a length of 127'-6". The height of building three ranges from 41'-2" to 42'-7".

The Guidelines recommend the following for height:

- Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
- Transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building stepbacks of 20 feet from the stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.

While the proposal includes two and three story buildings in accordance with the commercial building guidelines, the transition of heights between new building and historic buildings is not known because the height of the circa 1968 buildings located on Morningside Drive were not included as a part of this application, but they are one-story buildings with modest heights. The application shows that the portion of proposed building one with a height of 25'-6" will be approximately 33' away from the existing buildings on Morningside Drive.

The Guidelines recommend the following for building form:

- 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 additional information is needed to determine if the proposed buildings meet the Guidelines' recommendation for building form, the proposed form appears to have a massing that is inconsistent

with the surrounding buildings.

Architectural Features
Architectural detailing will be further reviewed as part of the COA application, and below are advisory comments that should be addressed prior to the COA and Site Plan approval:

- 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.
- 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 proposed architecture is very industrial and relates to some of the features of the historic Factory at Franklin's site, to which this development is currently not connected. The proposal does not appear to be sensitive to adjacent historic buildings. The proposed architecture is an abrupt change from the architecture seen on the adjacent mid-century modern buildings and the reconstructed 1928 Farmhouse on Morningside Drive. The use of dark red/brown brick, black metal paneling, and a large window system/pattern creates a heavy appearance and emphasizes their mass. The design of the buildings on the site of the Factory are simple, with straightforward detailing on the historic buildings, as they historically served a purpose as an industrial facility. Additionally, the dark metal canopies and the large metal brackets that are proposed on the buildings accentuate the horizontality of the buildings, thus adding to the building's mass and heaviness.

Feedback from DRC members from the May DRC meeting included comments on the use of the brick and dark metal elements, which created a very heavy design. It was suggested to explore a redesign of the repetitive canopy and porch elements, as this created a strong horizontal band and articulation. Additionally, another concern was creating a false sense of history and a false industrial district with the design elements that are incorporated. It was noted that the Factory does not utilize many elements like those proposed, and the nearby historic buildings should be the visual highlight.

Staff recommends a significant redesign in order to ultimately be able to achieve a COA.

Site Alterations
While it is the intent that the development entrance drive will skirt around the base of the hill, a retaining wall may be required. Depending on the height and location of the retaining wall, it could impact the viewshed of the Franklin Road corridor. Additionally, there were questions at the site visit

if a retaining wall would be needed between the existing buildings on Morningside Drive and the new development due to the existing topography. The Guidelines recommend that 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. Additional information is needed on the impact of the proposed entrance drive on the hill and how it may impact the existing topography, or whether retaining walls will be required to hold the earth back around the base of the hill and any impact on the adjacent historic buildings.

Signage

One of the Modifications of Standards being requested in the development plan is allowing for internally illuminated and LED signage. This request is not within this preliminary recommendation. If approved by the Board of Mayor and Aldermen, the MOS opens the door to allow HZC to consider certain signage not in their guidelines, but doesn't guarantee approval of a COA. This type of signage illumination is not recommended by the Design Guidelines.

RECOMMENDATION:

It is recommended that the HZC make a preliminary recommendation for denial of the proposal to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen for the elements of the proposal related to the Historic District Design Guidelines. Specifically, the elements of this proposal that do not meet the Guidelines are:

1. Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
2. Transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building stepbacks of 20 feet from the stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.
3. New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

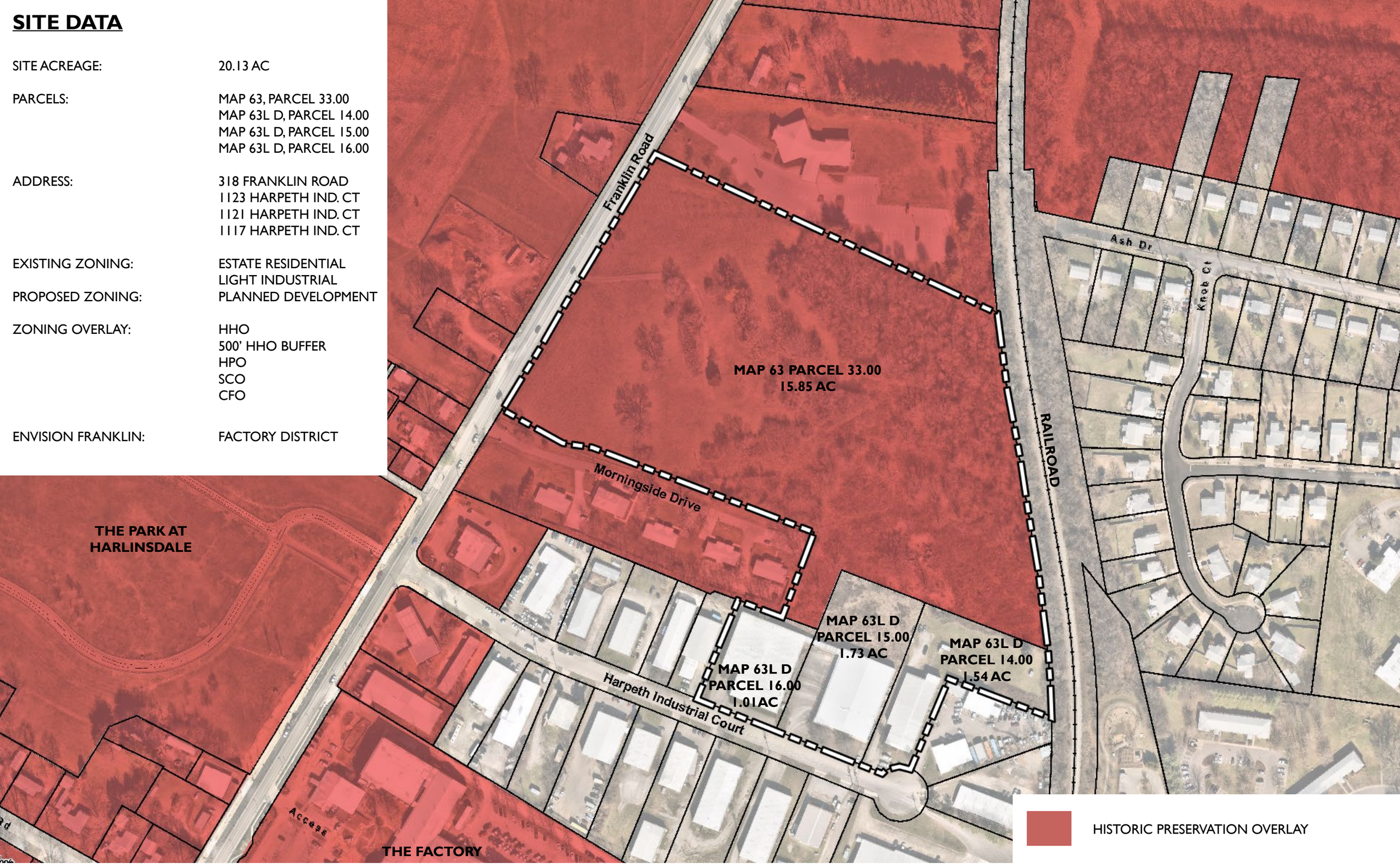
Please note that at this preliminary stage, the HZC is providing an initial recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. If the development plan is approved by the Board of Mayor and Aldermen, the HZC will further review the proposal for consideration of a Certificate of Appropriateness prior to site plan approval.

FACTORY DISTRICT NORTH

HISTORIC ZONING COMMISSION | 06/09/2025

SITE DATA

SITE ACREAGE:	20.13 AC
PARCELS:	MAP 63, PARCEL 33.00 MAP 63L D, PARCEL 14.00 MAP 63L D, PARCEL 15.00 MAP 63L D, PARCEL 16.00
ADDRESS:	318 FRANKLIN ROAD 1123 HARPETH IND. CT 1121 HARPETH IND. CT 1117 HARPETH IND. CT
EXISTING ZONING:	ESTATE RESIDENTIAL LIGHT INDUSTRIAL
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	HHO 500' HHO BUFFER HPO SCO CFO
ENVISION FRANKLIN:	FACTORY DISTRICT



METAL DETECTOR SURVEY RESULTS

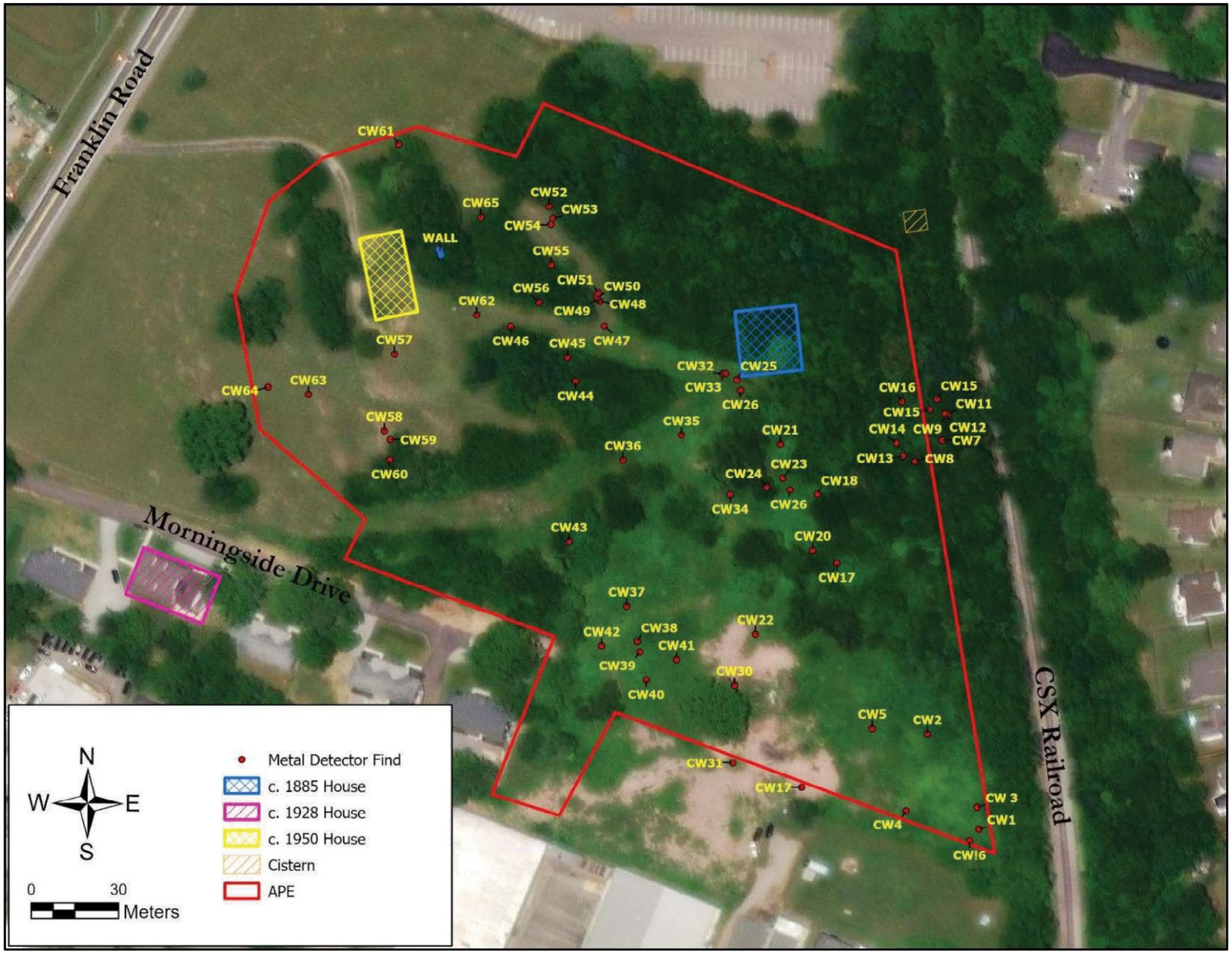


Figure 22. Results of the metal detector survey (Source: Esri 2022).



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



Figure 24. Photograph of the horseshoes recovered from the site.

ENVISION FRANKLIN

The vision of the district is to **expand the types of uses found in the Factory at Franklin** to surrounding properties in order to create a **memorable destination**. The **vibrant uses** at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the district should include **high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities**.



ENVISION FRANKLIN

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FACTORY DESIGN POLICY:

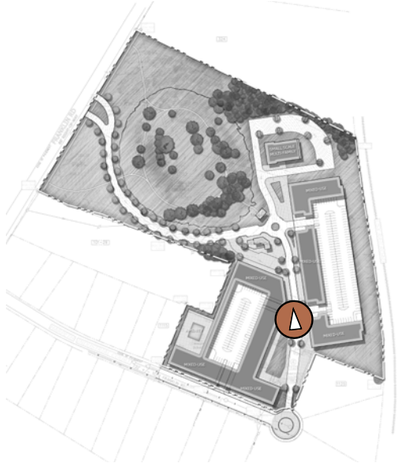
SPECIAL CONSIDERATION
PROPERTY NORTH OF MORNINGSIDE DRIVE

To preserve the rural character along the Franklin Road corridor, future development should be **situated behind the hill** to obscure visibility and maintain a rural viewshed. This shall be defined as **500 feet from Franklin Road right of way**. In order to maintain the low-scale character of the Franklin Road corridor, building heights should gradually increase, with structures located between 500 feet and 700 feet from Franklin Road being limited to a **maximum height of 2 stories then transitioning to a max height of 3 stories**. Additional landscape buffering should also be implemented as necessary to maintain the rural view shed along Franklin Road.

In addition to residential uses, development behind the hill could include **mixed-use buildings** featuring neighborhood commercial spaces on the ground floor and residential units above to support and activate businesses.

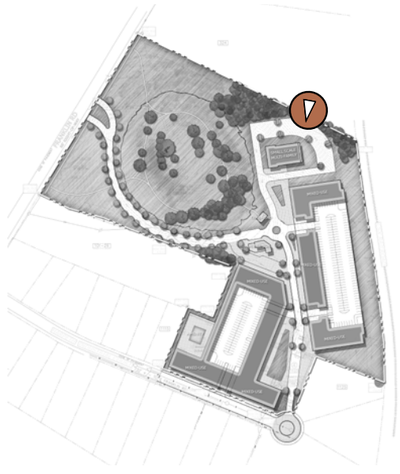


ARCHITECTURAL IMAGES

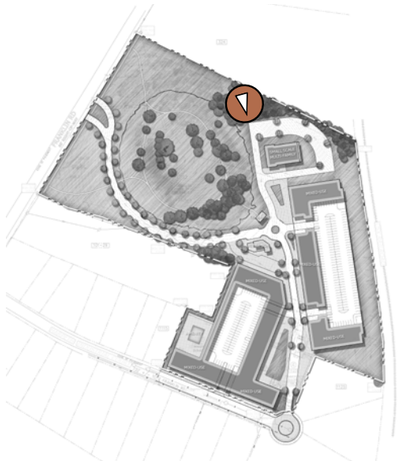






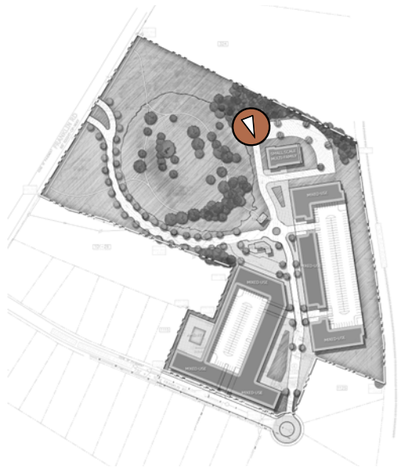


ARCHITECTURAL IMAGES

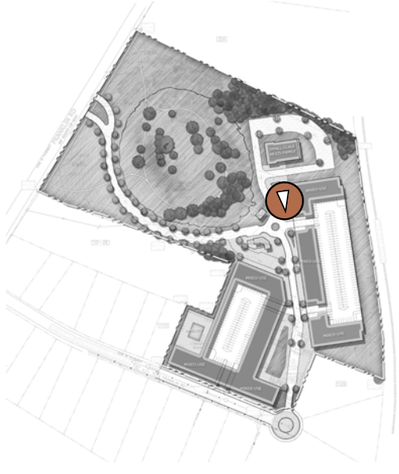








ARCHITECTURAL IMAGES

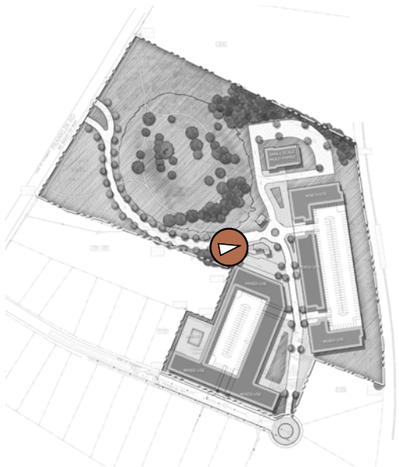






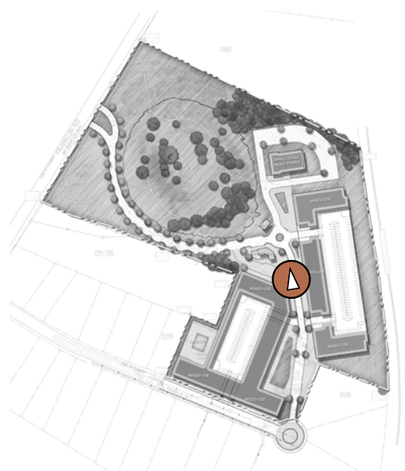


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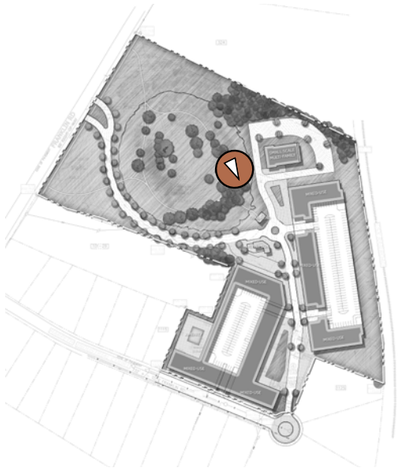






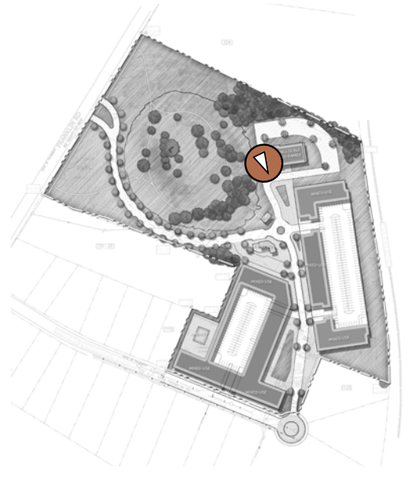


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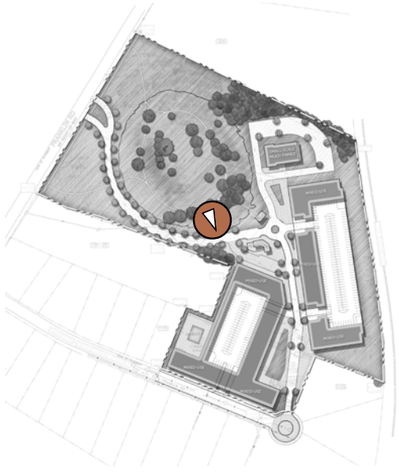






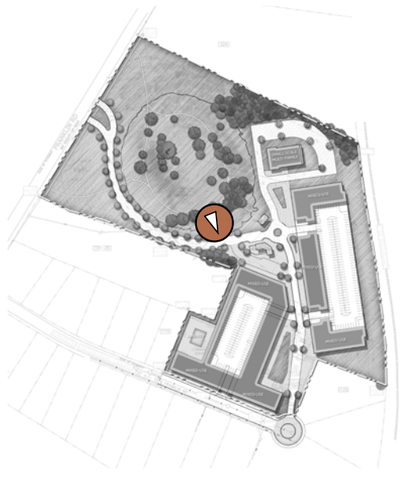


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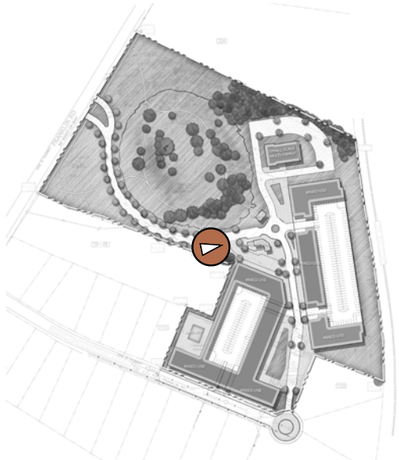






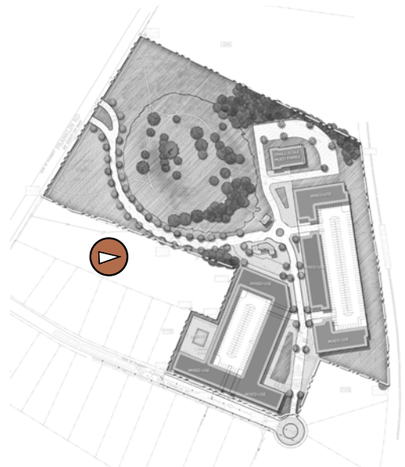


ARCHITECTURAL IMAGES









HEIGHT ANALYSIS

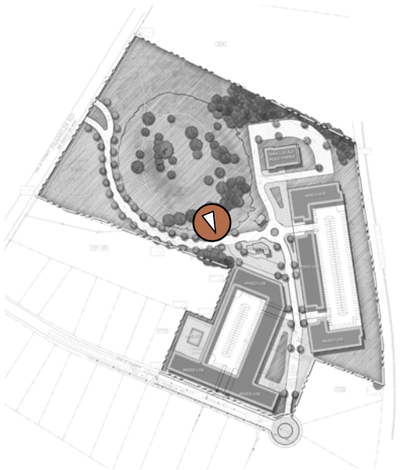


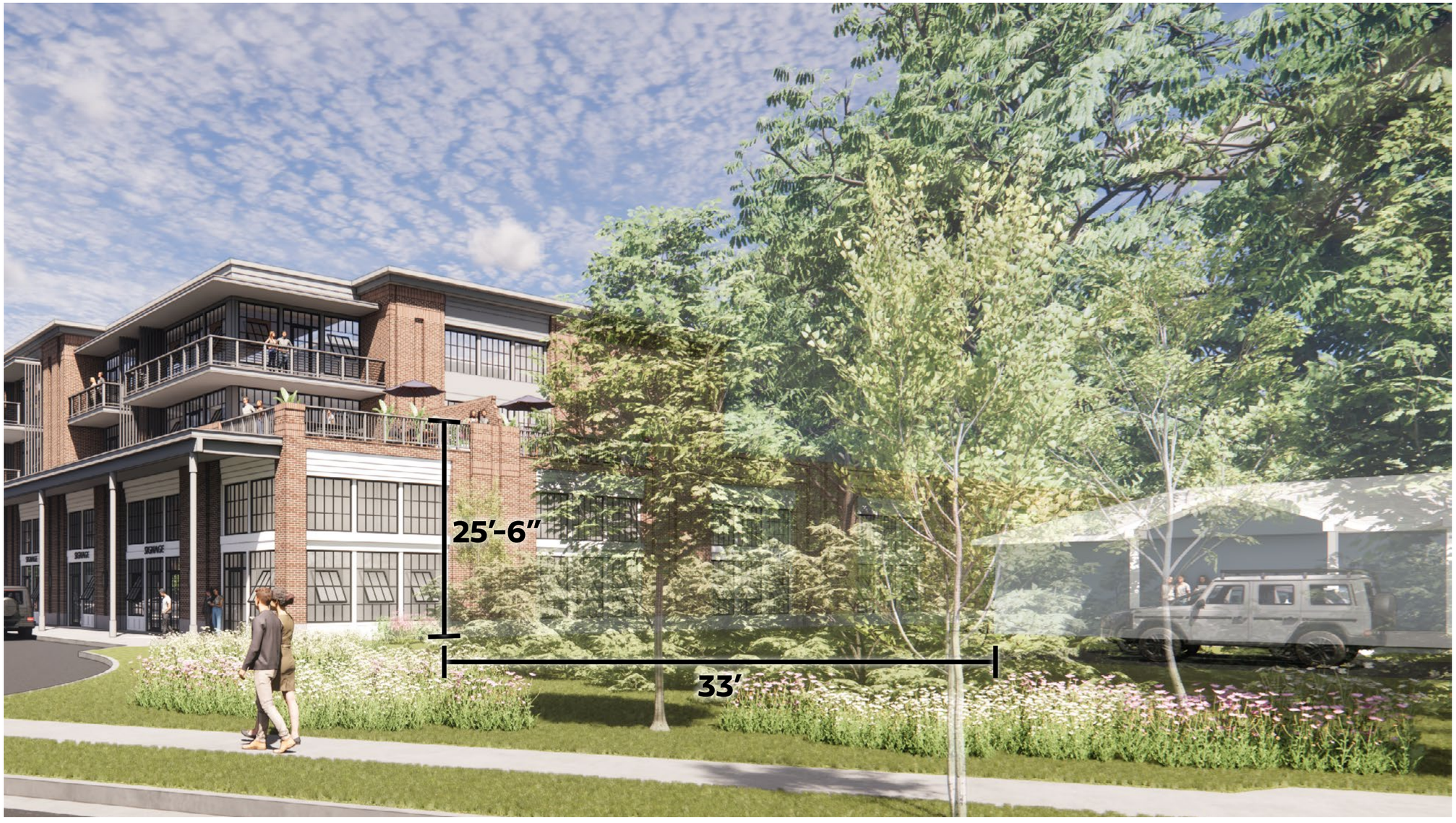
BUILDING TWO HEIGHT



JAMISON STATION HEIGHT

HEIGHT ANALYSIS





BUILDING ONE HEIGHT

EXISTING HOME

VIDEO FLYOVER

WITH TREES: LINK

WITHOUT TREES: LINK

NEXT STEPS

- PRE APP SUBMITTAL:
  05/23/2025
- HZC SUBMITTAL:
  05/23/2025
- ANTICIPATED PC MEETING:
  07/24/2025



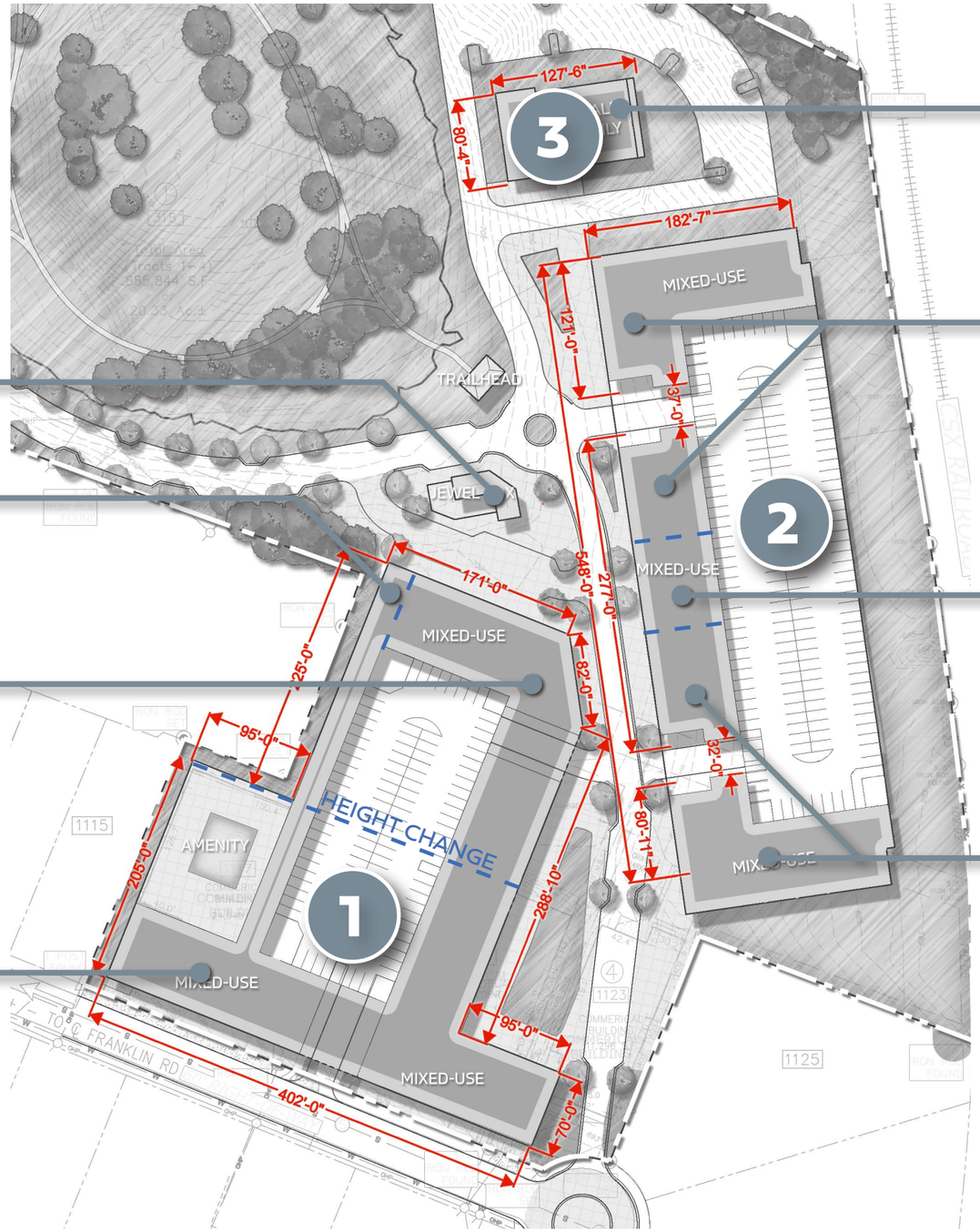
BUILDING HEIGHTS & DIMENSIONS

HEIGHT: 21’-2” JEWEL BOX

HEIGHT: 25’-6” TOP OF PARAPET FACING MORNINGSIDE DR

HEIGHT: 48’–2” TOP OF PARAPET
54’-10” TOP OF HIGHEST PARAPET ELEMENT

HEIGHT: 53’-0” AVERAGE HEIGHT BASED ON FINISHED GRADE



HEIGHT: 41’ – 2” RIDGE HEIGHT
42’-7” PEAK OF GABLE

HEIGHT: 46’ – 2” TOP OF PARAPET
50’ -10” TOP OF HIGHEST PARAPET ELEMENTS

HEIGHT: 48’-10” CENTRAL GRAY VOLUME

HEIGHT: 46’ – 2” TOP OF PARAPET
50’ -10” TOP OF HIGHEST PARAPET ELEMENTS

File #: 21-0642

DATE: May 29, 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 is proposed at 230 Franklin Road at The Factory of Franklin. 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. The project was submitted and deferred at the May HZC meeting and then came before the May DRC meeting. 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 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 due to the character of the surrounding buildings and the scale of the proposed building.

Placement & Orientation

The new parking structure is proposed 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 openings has been provided, and they are compatible with other window opening sizes on the Factory Campus. Additionally, the foundation height of the building has been included to reflect that it will measure 18" and will be composed of concrete.

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 thinset brick panels. Both options will utilize the common bond brick pattern, which features stretcher courses with a header course every 6th row. Additionally, both construction options will utilize 16" vertical and horizontal banding. Feedback from several DRC meetings supported the use of a traditional brick over the brick panels, although there has been some indifference and support for panels as well. The metal paneling on the building will be the same material that is utilized on Building 2, but it will be a slate gray color, to try to mimic the silver corrugated roofing material that is utilized on several buildings on the campus. The Zoning Ordinance permits accent materials on 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, as that is what is seen historically on the Factory Campus. It is noted that the mortar color and mortar joint profile will be similar to Building 2. A sample of a brick panel with mortar was brought to the May DRC meeting. However, the Guidelines recommend using brick or masonry materials that are compatible in size, profile, and detailing with the historic materials. The panels will have a seam that will be filled with mortar, and some of the provided construction examples utilized panel construction, which had visible seams. Additionally, the adjacent buildings around the proposed new structure are traditionally built, and it may be possible to tell the difference between the construction methods of the brick paneling were to be used in comparison to the traditional brick construction.

For the proposed metal roofing, it is unclear how well the metal will complement and blend with the historic metal roofing material seen on the campus. A sample of this material has not been provided to staff to determine if these materials would meet the requirements of the Guidelines and the Zoning Ordinance.

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. The parapets at this location on the structure measured from the finished floor will measure 5'-6" in height. The elevation facing Franklin Road will have compact car parking spaces for the purpose of having smaller cars park in these spots to minimize the visibility of cars. In previous DRC meetings, the importance of not seeing vehicles on the top of the building was discussed. By regulating that compact cars will park on this elevation allevated this concern at the May DRC meeting and which is included in the current application.

Details & Ornamentation
The detailing of the 18" cement base 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 16" wide horizontal banding and 16" wide vertical banding with vertical and horizontal soldier coursing. 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.

As proposed, the details and ornamentation of the building are appropriate within the Guidelines.

Signs
Proposed signs are noted on the entrance to the parking structure, but additional information is needed to review the proposed signs. If the signage meets 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. 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.

As proposed, the window openings and use of metal architectural frames on the first floor are appropriate within the Guidelines.

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. The Guidelines recommend:

- Wherever possible, construct additions in such a manner that, if an addition were to be removed, the essential form and integrity of the historic building would be unimpaired.
- Avoid removal of sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated. Design additions so that owners may remove the additions and restore the original facade if so desired.

The replacement of the previously approved doors with new fire-rated doors is appropriate, but the connector piece attaching the existing buildings are recommended to be installed into the grout, not the face of the brick, in order to align with the Guidelines.

Lighting

Lighting has previously been discussed at DRC meetings. The renderings show existing lighting that is seen on the existing Building 11 entry and small wall sconces that will be installed on the interior of the parapet on the top floor of the parking structure. 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, and they should utilize illumination with warm white light.

RECOMMENDATION:

Staff recommends approval of the proposed parking structure with the following conditions:

1. All parking spaces on the top floor of the West elevation (facing Franklin Road) shall be compact spaces to ensure limited visibility from Franklin Road.
2. The building shall utilize traditional brick construction to align with the Guidelines.
3. A metal sample of the color of the building shall be provided to the Preservation Planner prior to issuance of a building permit.
4. The proposed lighting shall utilize warm, white illumination. Any additional illumination other than what is noted in the application shall be subject to HZC review and approval.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



PARKING GARAGE | HZC SUBMISSION

06.09.2025

CENTRIC
ARCHITECTURE

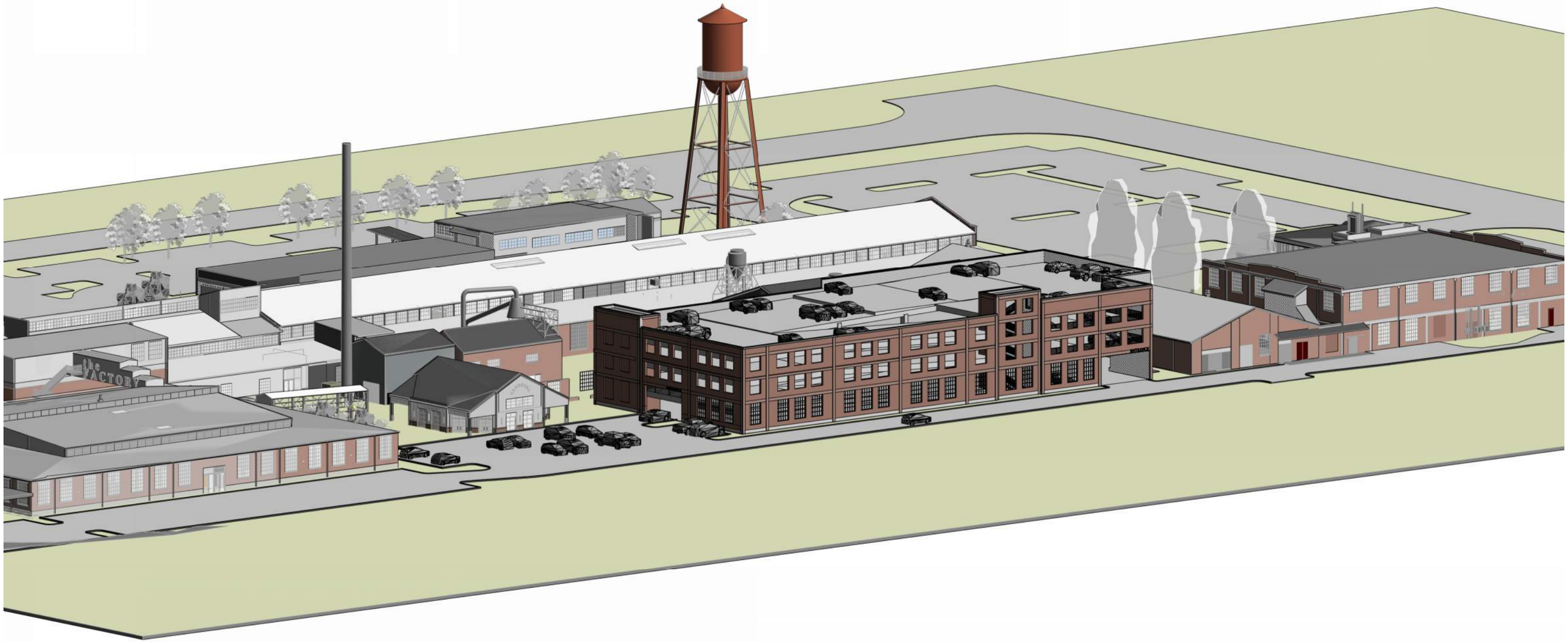
SITE PLAN



FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC
ARCHITECTURE

AERIAL VIEW
TRADITIONAL OR PANEL CONSTRUCTION



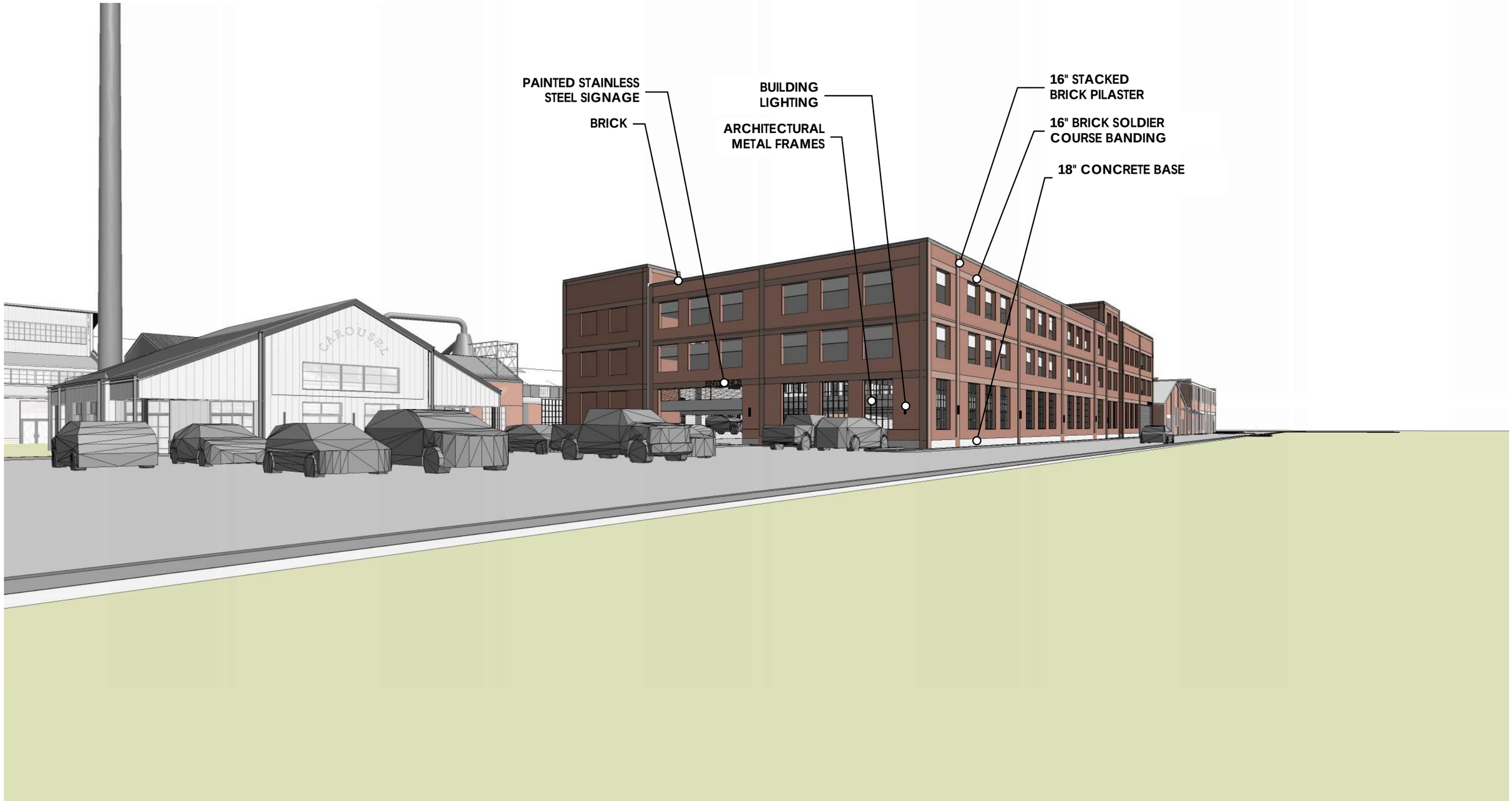
TRADITIONAL OR PANEL CONSTRUCTION

FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC
ARCHITECTURE

GROUND VIEW 01

TRADITIONAL OR PANEL CONSTRUCTION

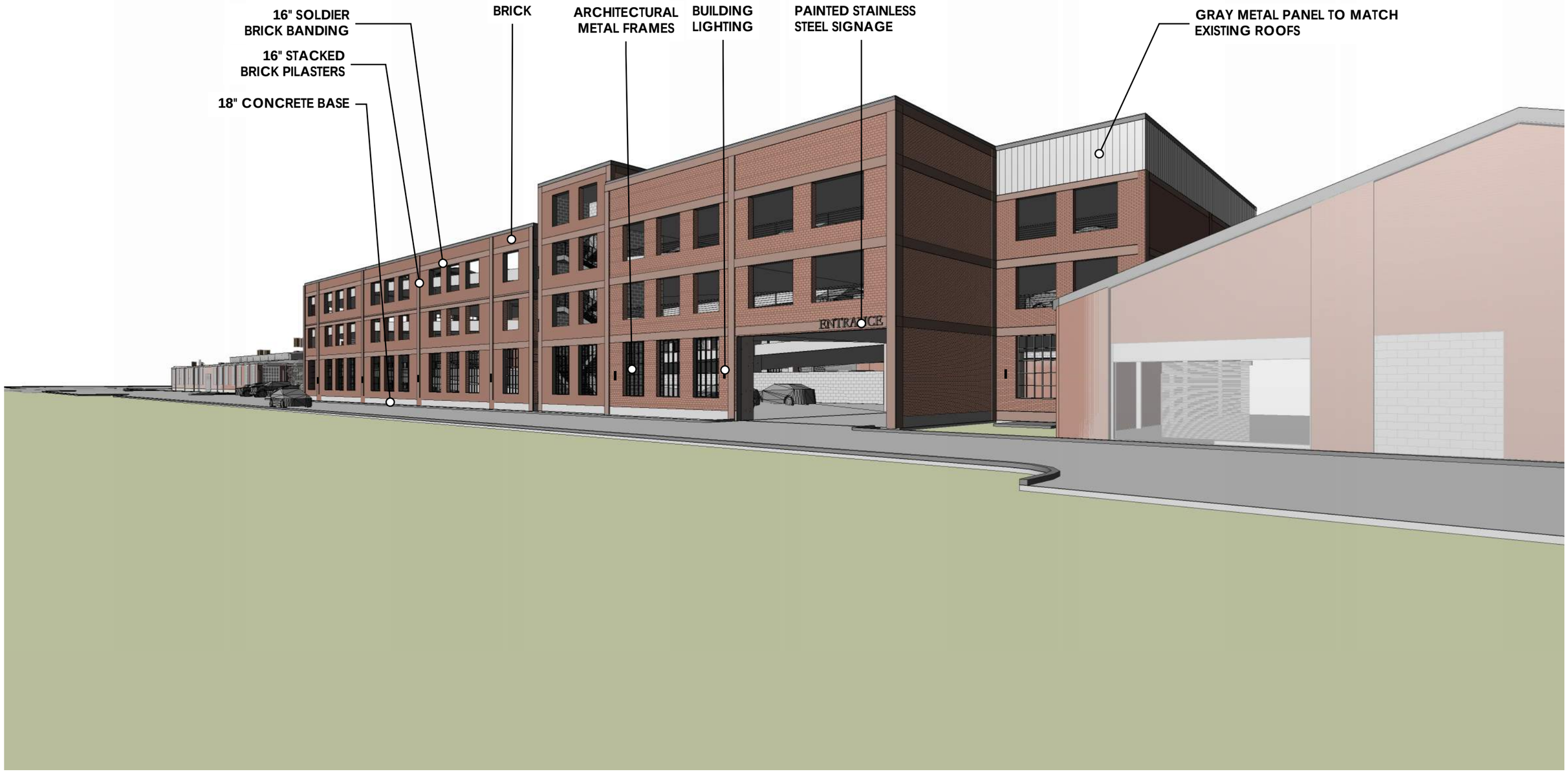


FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC ARCHITECTURE

GROUND VIEW 02

TRADITIONAL OR PANEL CONSTRUCTION

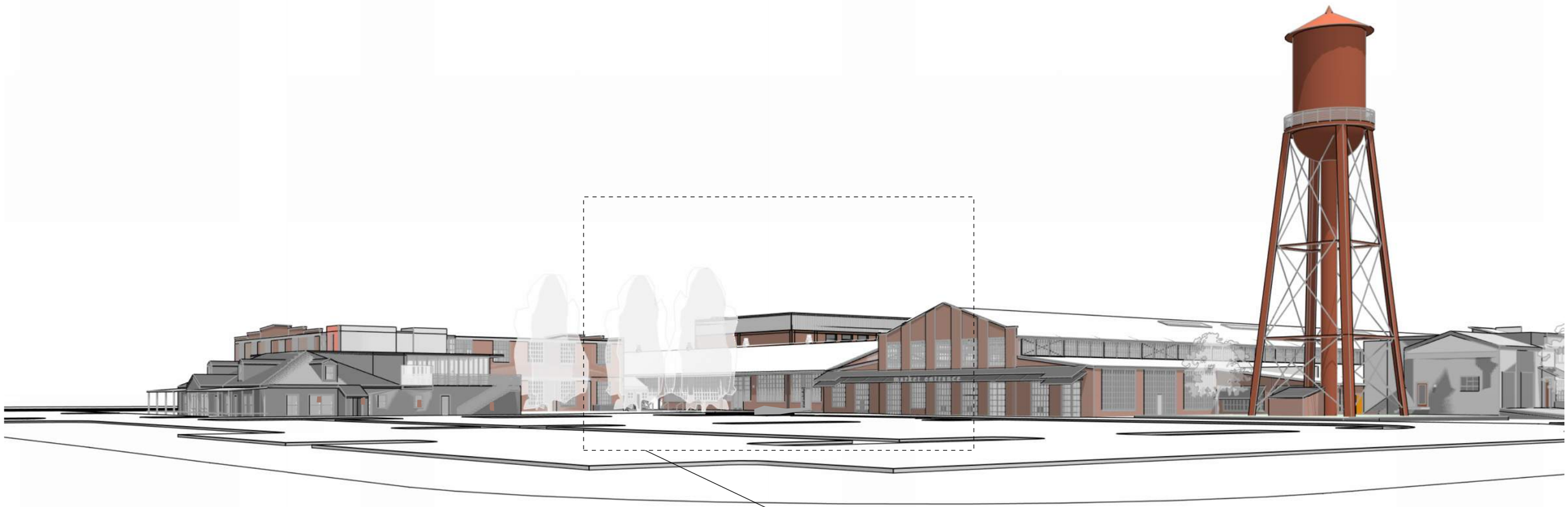


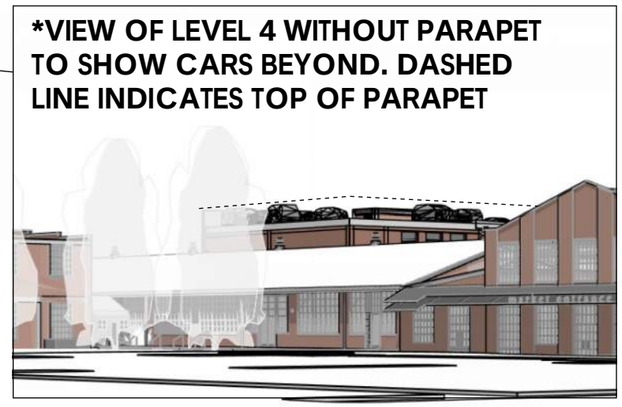
FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC ARCHITECTURE

GROUND VIEW 03

TRADITIONAL OR PANEL CONSTRUCTION



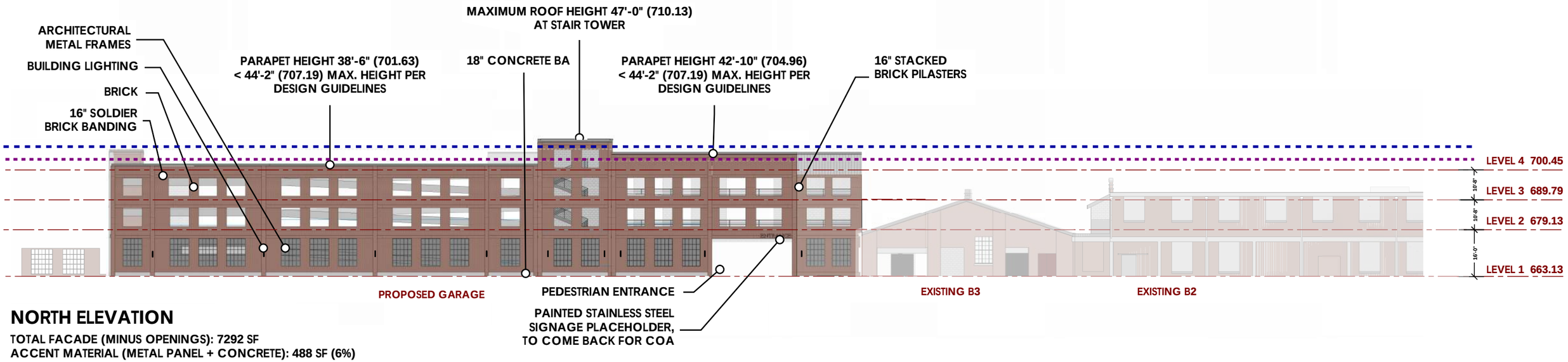


FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC
ARCHITECTURE

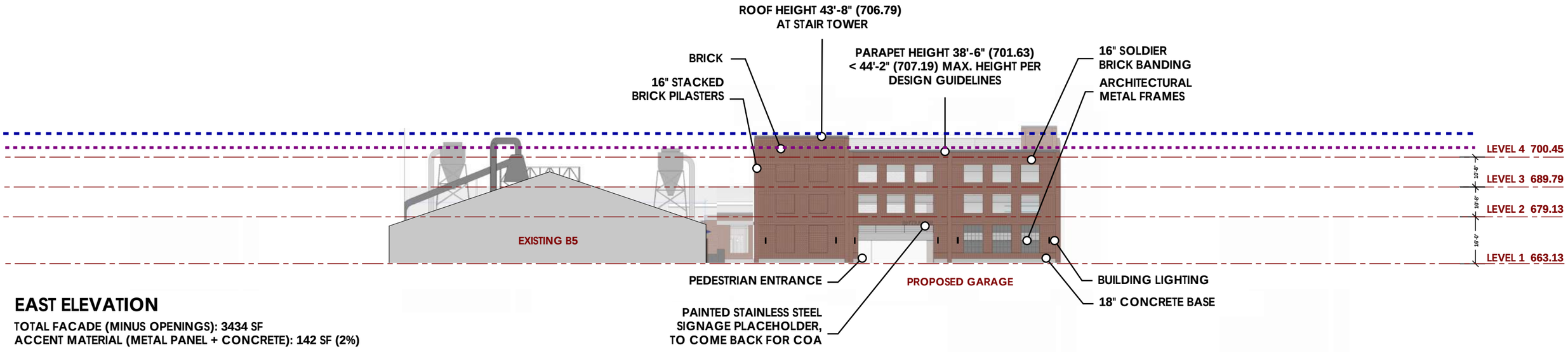
ELEVATIONS

707.19 10% ABOVE AVERAGE BUILDING HEIGHT
703.17 AVERAGE BUILDING HEIGHT



NORTH ELEVATION

TOTAL FACADE (MINUS OPENINGS): 7292 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 488 SF (6%)



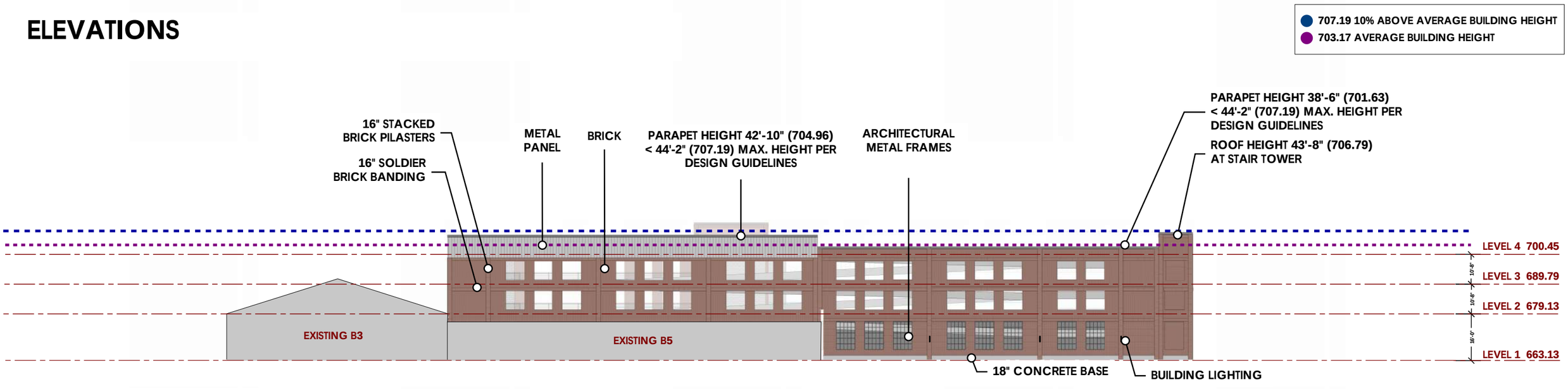
EAST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3434 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 142 SF (2%)

FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

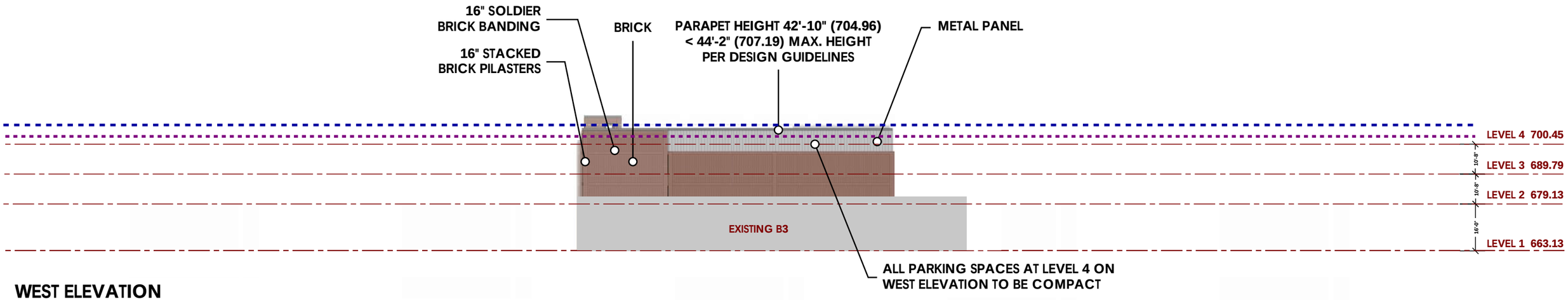
CENTRIC ARCHITECTURE

ELEVATIONS



SOUTH ELEVATION

TOTAL FACADE (MINUS OPENINGS): 6947 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 177 SF (2%)



WEST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3137 SF
ACCENT MATERIAL (METAL PANEL + CONCRETE): 629 SF (20%)

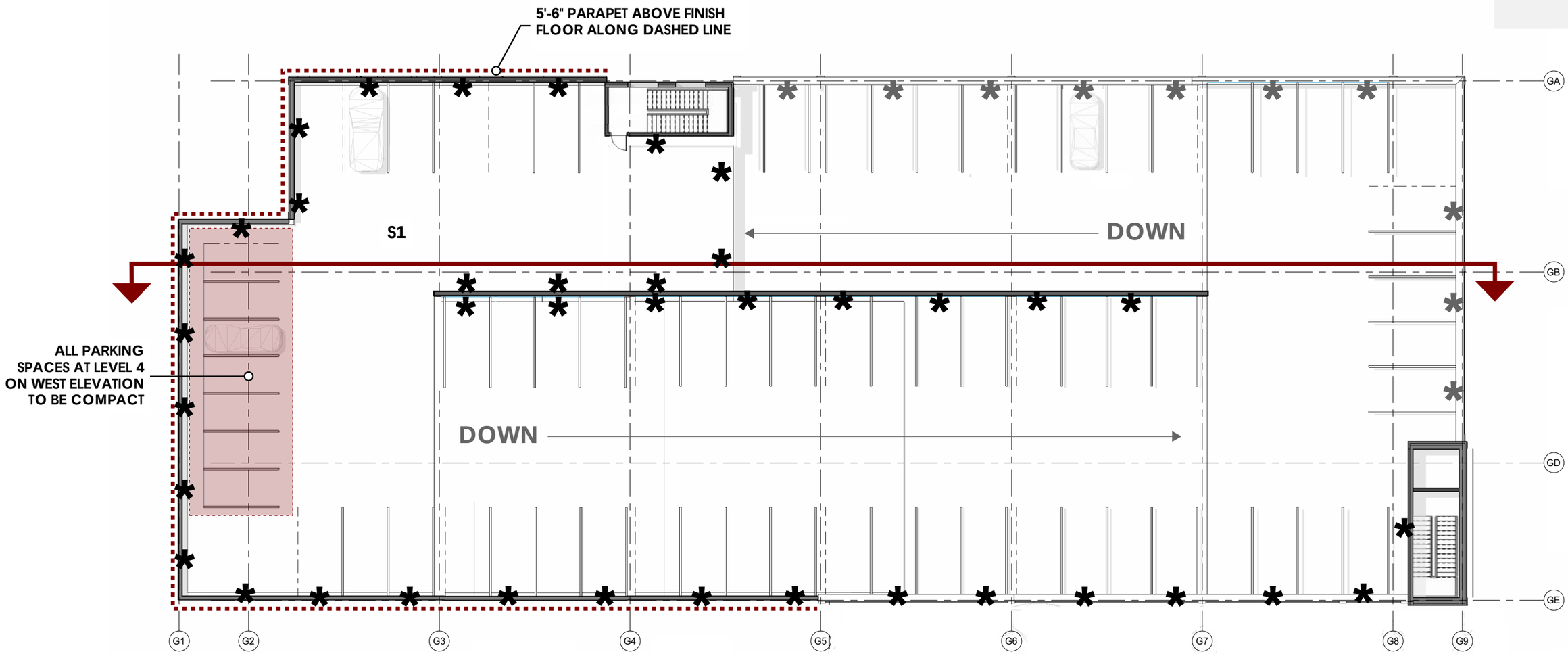
FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC ARCHITECTURE

FLOOR PLAN | LEVEL 4

✱ DENOTES LOCATION OF PARAPET WALL SCONCE.
BOD: RBW LEDGE SQUARE



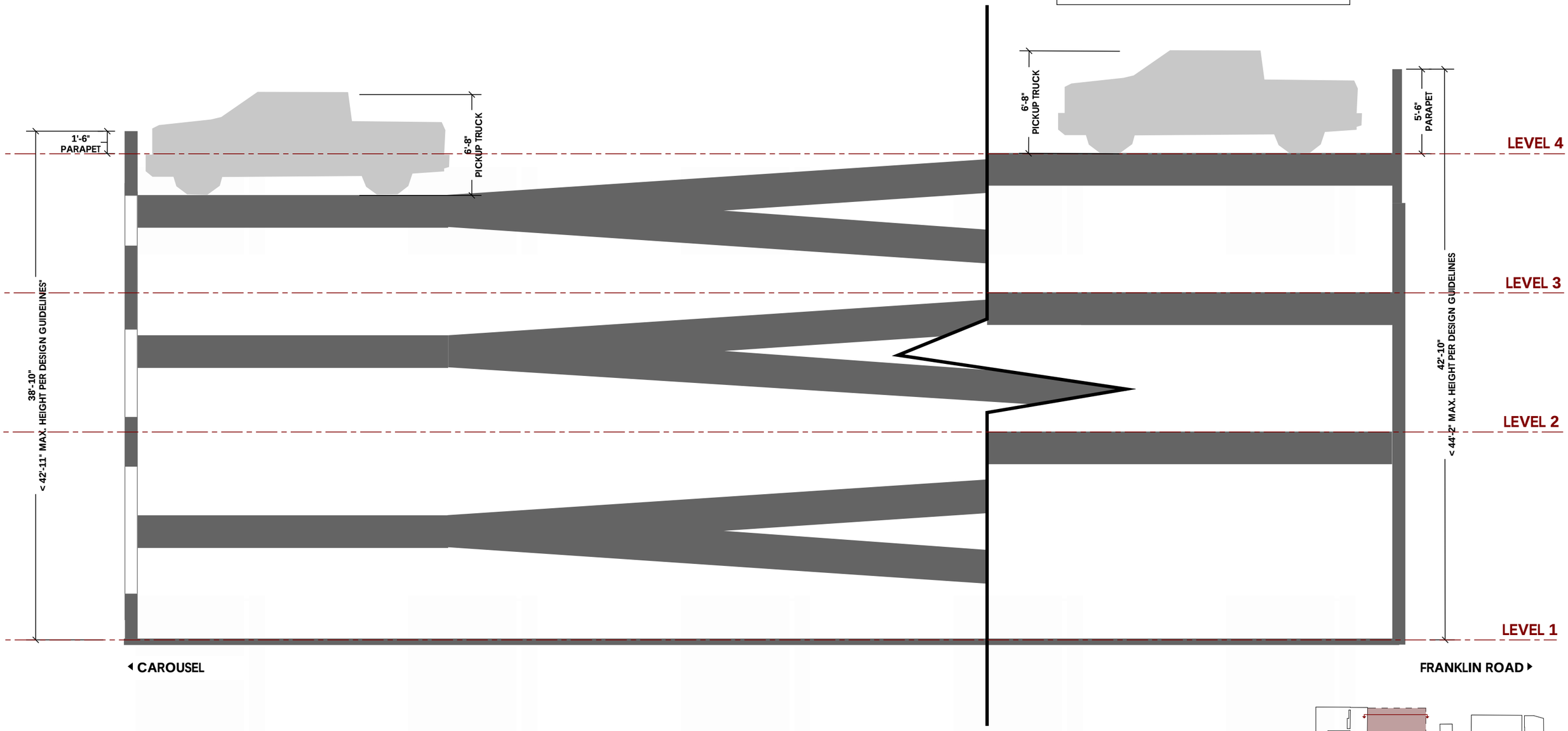


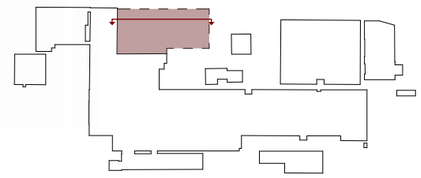
FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC ARCHITECTURE

SECTION | PARAPET HEIGHTS

*SEE 'GROUND VIEW 04' FOR PERSPECTIVE FROM FRANKLIN ROAD TO TOP OF PARKING GARAGE

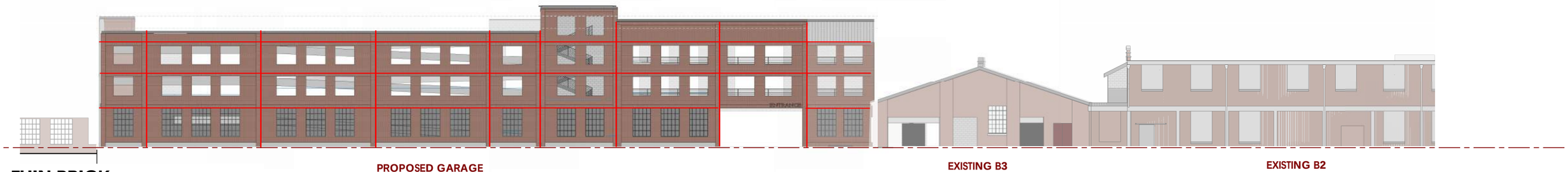




FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

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

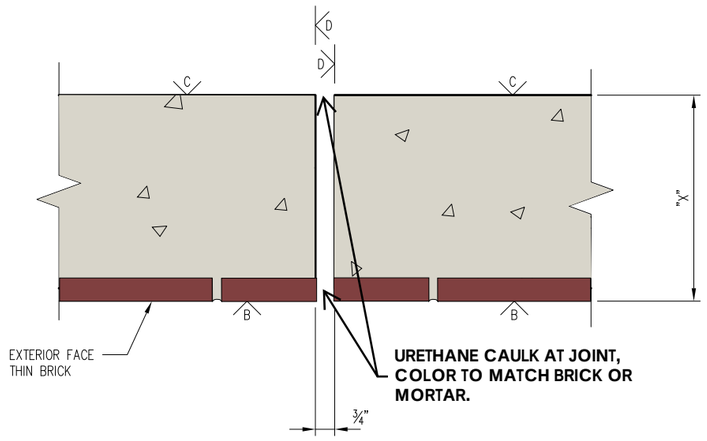
CONVENTIONAL BRICK

MAX. HORIZONTAL DISTANCE BETWEEN CONTROL JOINTS: 20'-0"
*BLUE LINES ARE INDICATIVE OF BRICK CONTROL JOINTS

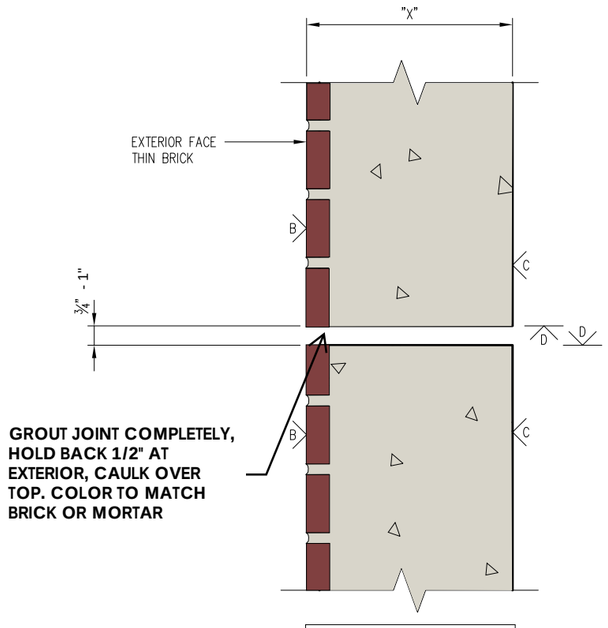
FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC
ARCHITECTURE

TYPICAL JOINT DETAILS

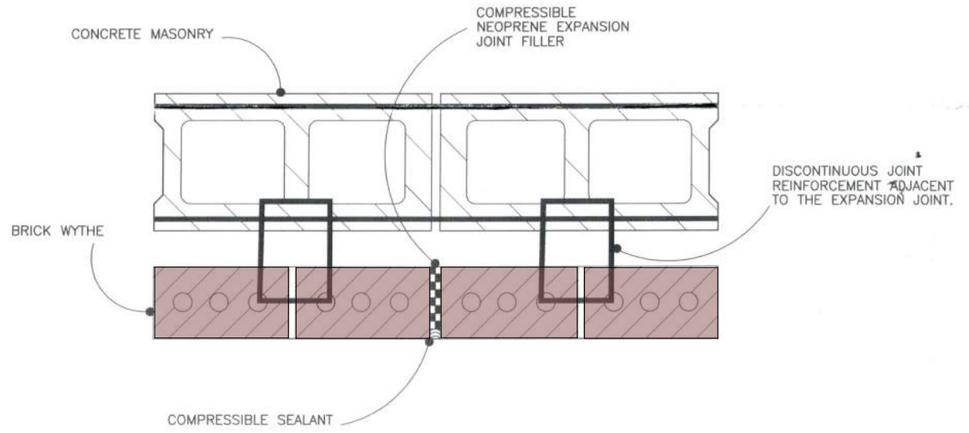


VERTICAL JOINT
3/4" TYP.

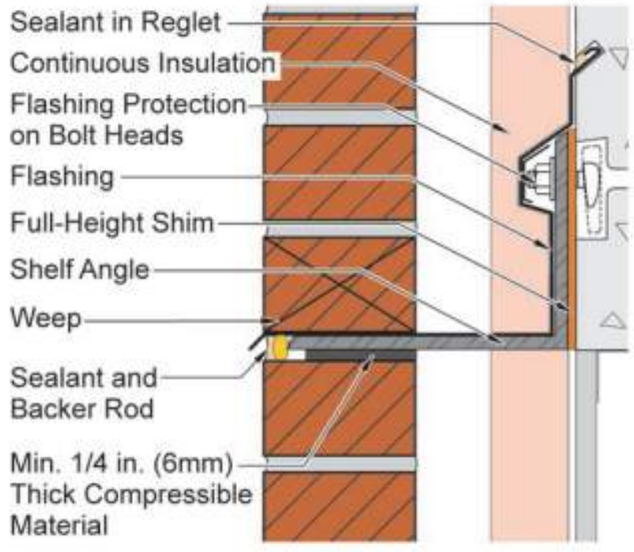


HORIZONTAL JOINT
3/4" TYP.

THIN BRICK



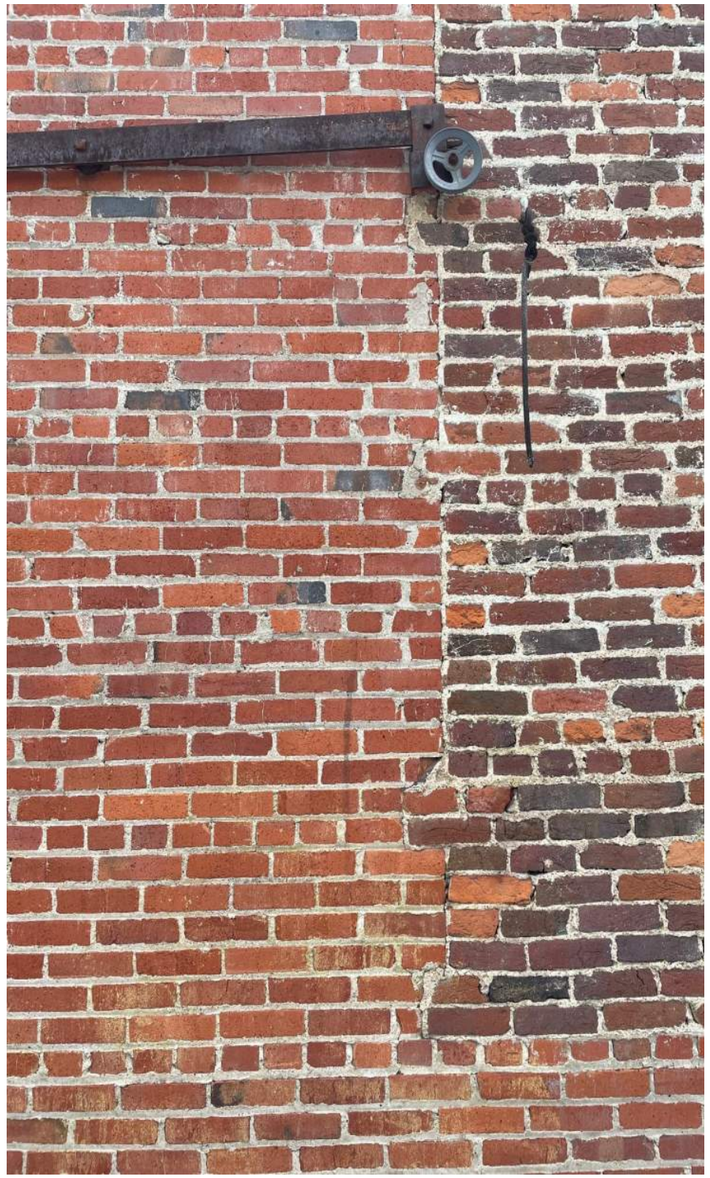
VERTICAL JOINT
1/2" TYP.

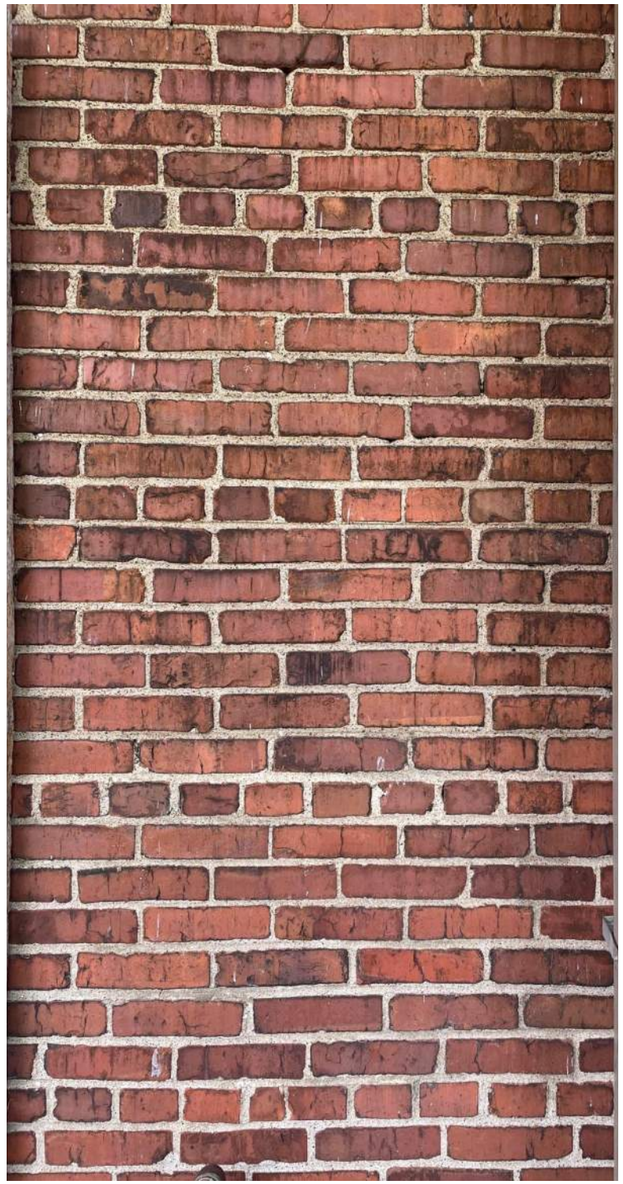


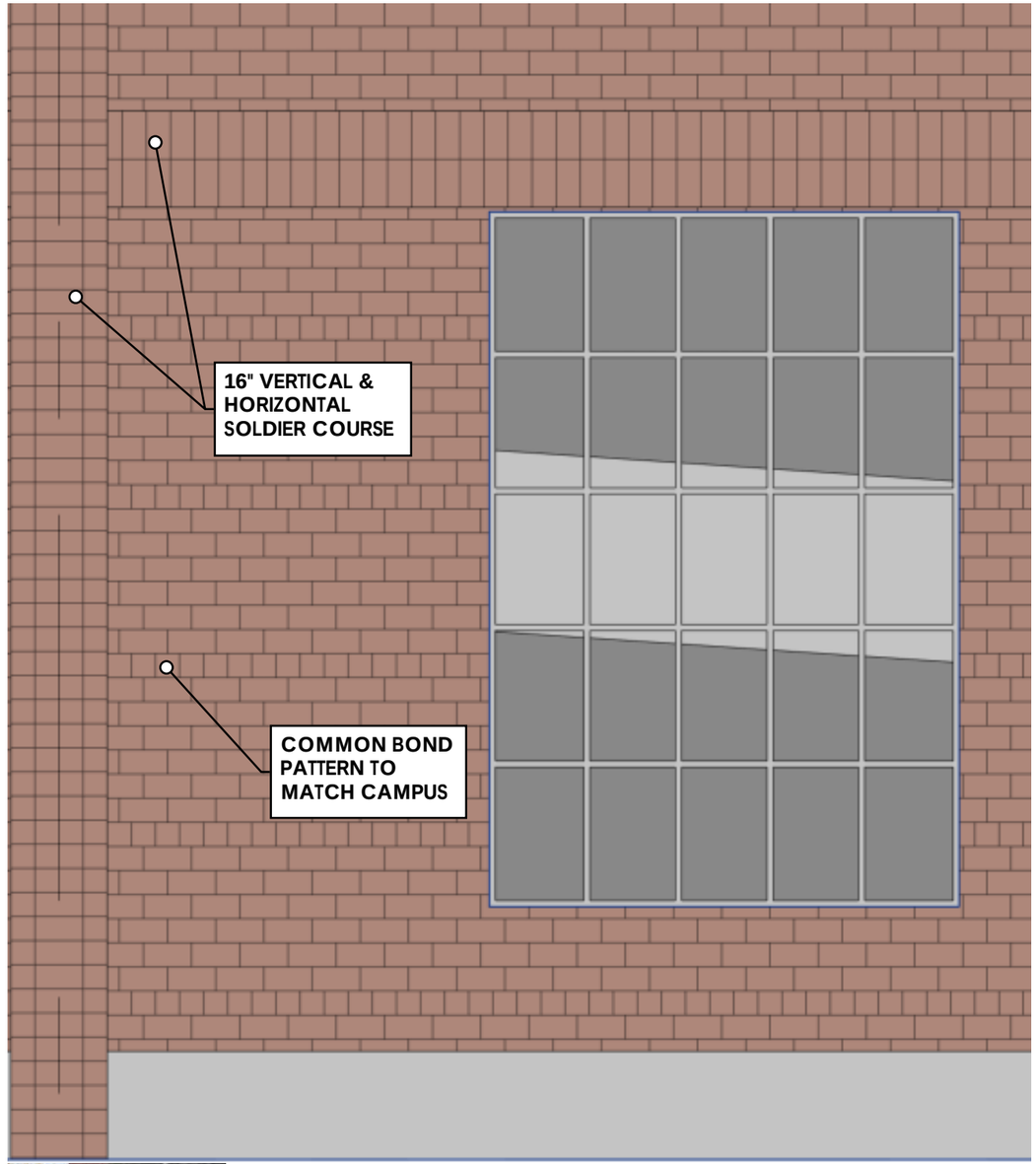
HORIZONTAL JOINT
1/2" MIN, DEPENDENT ON
THICKNESS OF SHELF ANGLE

CONVENTIONAL BRICK

SITE CONTEXT | COMMON BOND







SITE CONTEXT | BUILDING 3

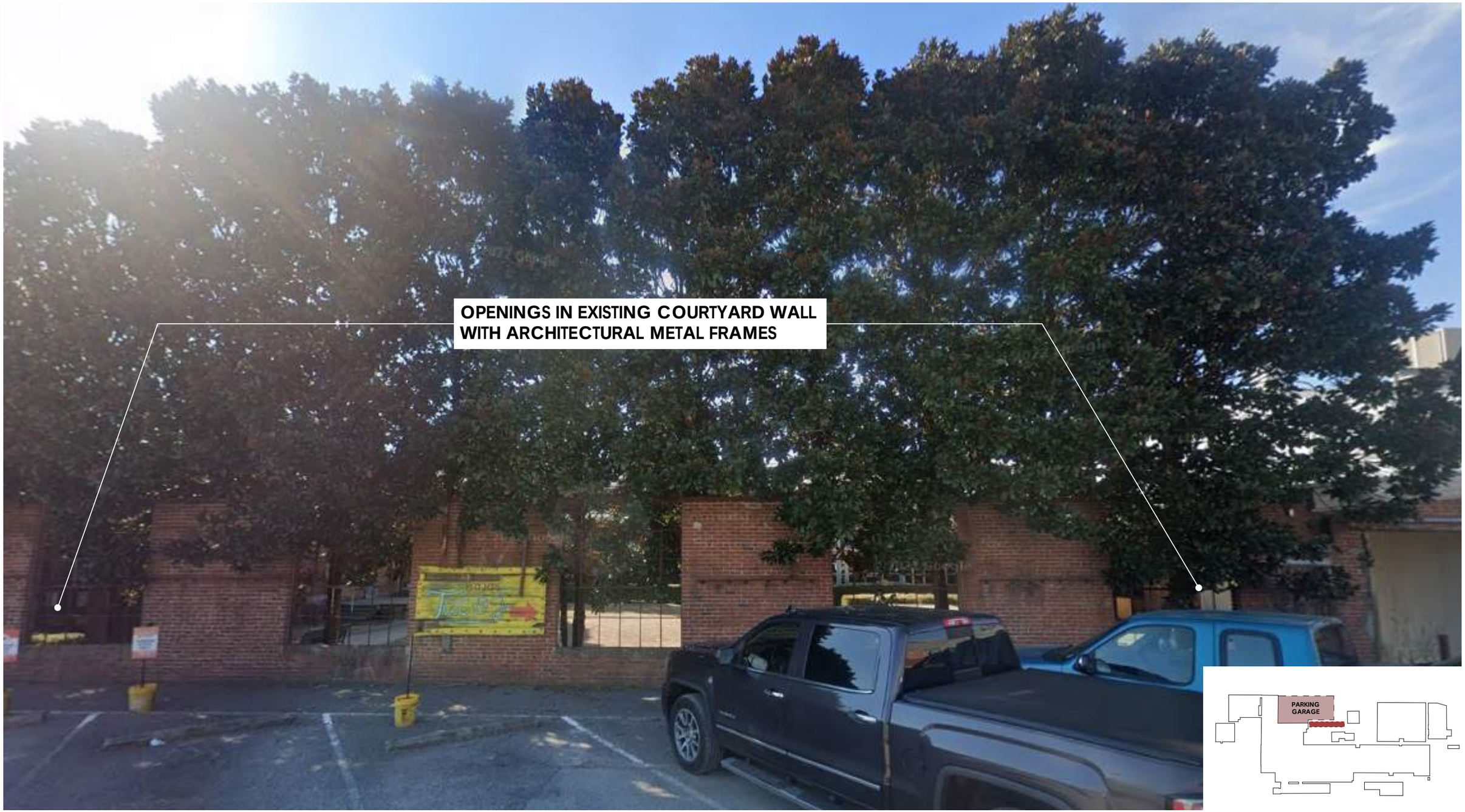




FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC ARCHITECTURE

SITE CONTEXT | COURTYARD

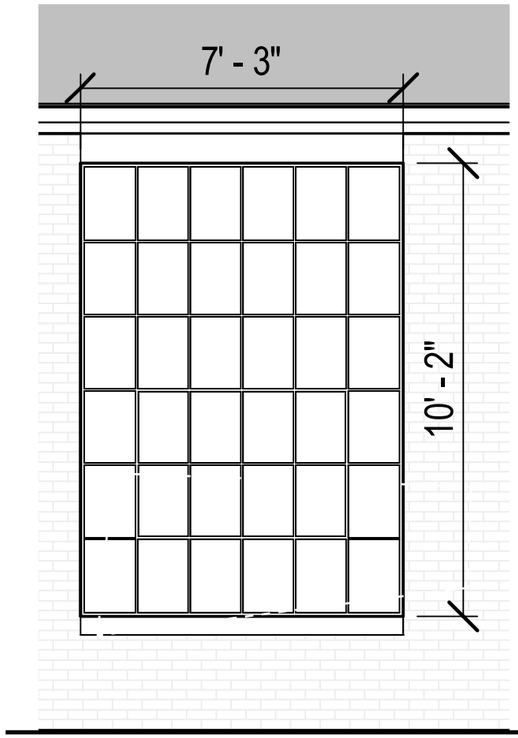


FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

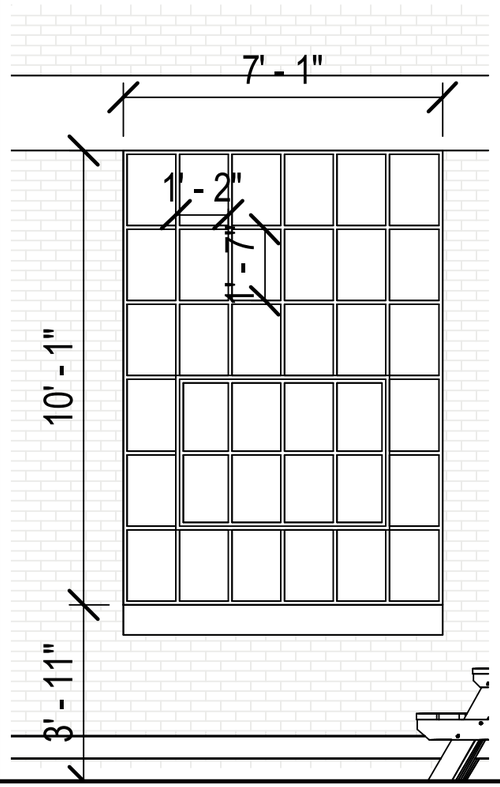
CENTRIC
ARCHITECTURE

SITE CONTEXT | LEVEL 1 OPENING SIZES

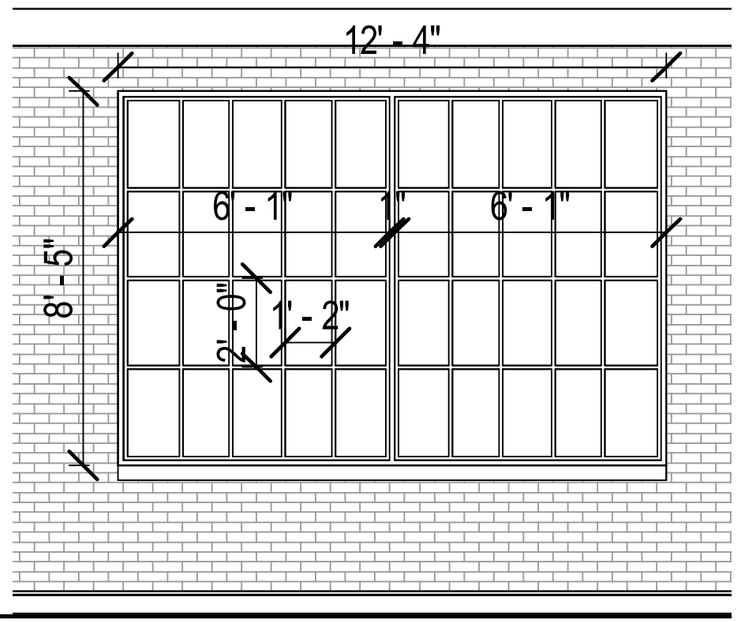
WINDOW MULLIONS FAIRLY CONSISTENT
WINDOW OPENINGS VARY ACROSS CAMPUS



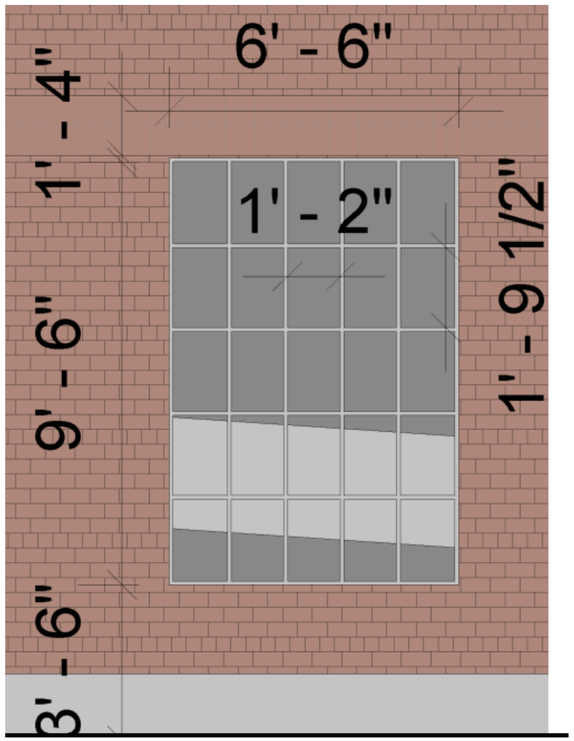
EXISTING FACTORY BUILDING 8



EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 12



PROPOSED PARKING GARAGE

FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

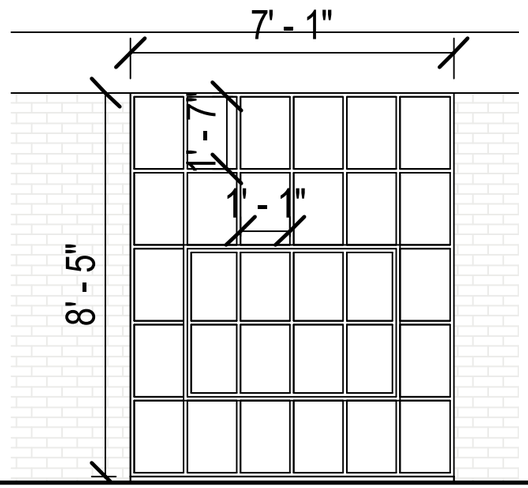
CENTRIC
ARCHITECTURE

SITE CONTEXT | UPPER LEVEL OPENING SIZES

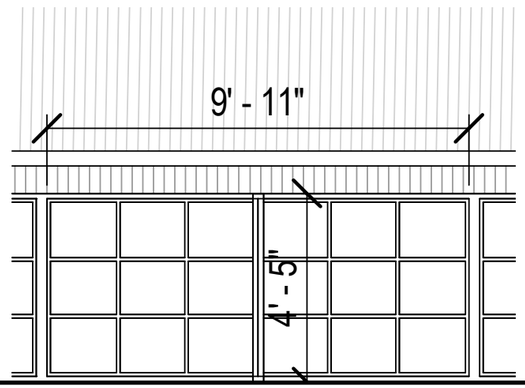
WINDOW MULLIONS FAIRLY CONSISTENT,
WINDOW OPENINGS VARY ACROSS CAMPUS



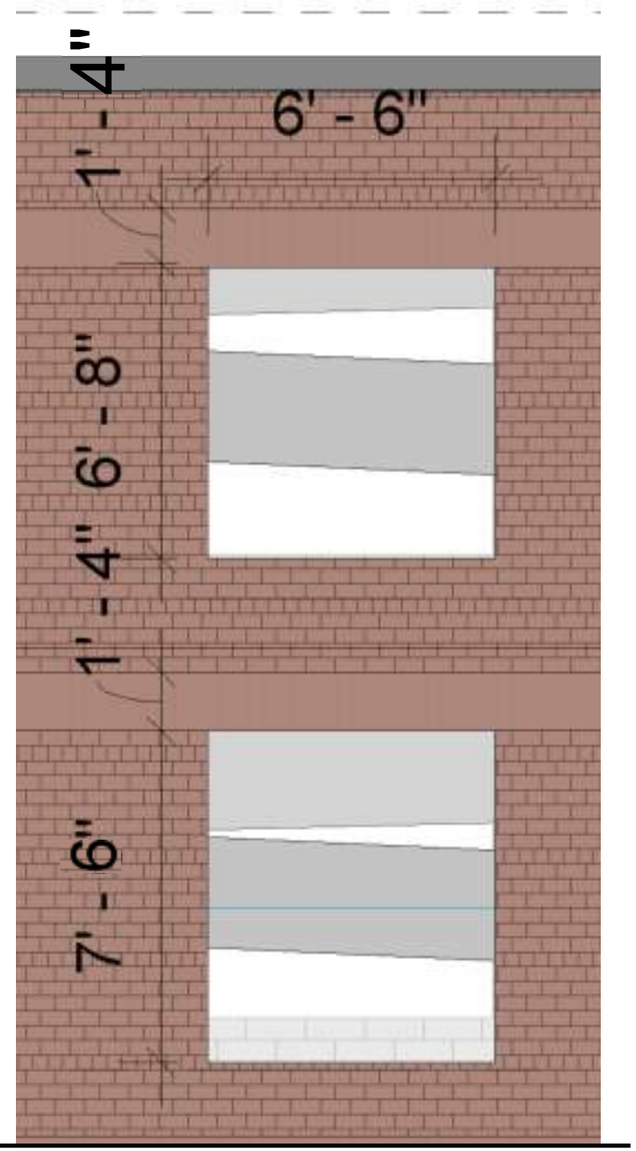
EXISTING FACTORY BUILDING 8



EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 11



PROPOSED PARKING GARAGE

SITE CONTEXT | METAL COPING

*ALL EXISTING BUILDINGS ALONG ALLEY SIDE OF CAMPUS HAVE METAL COPING, PARKING GARAGE TO MATCH AT PARAPETS



EXISTING FACTORY BUILDING 2



EXISTING FACTORY BUILDING 3



EXISTING FACTORY BUILDING 8

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

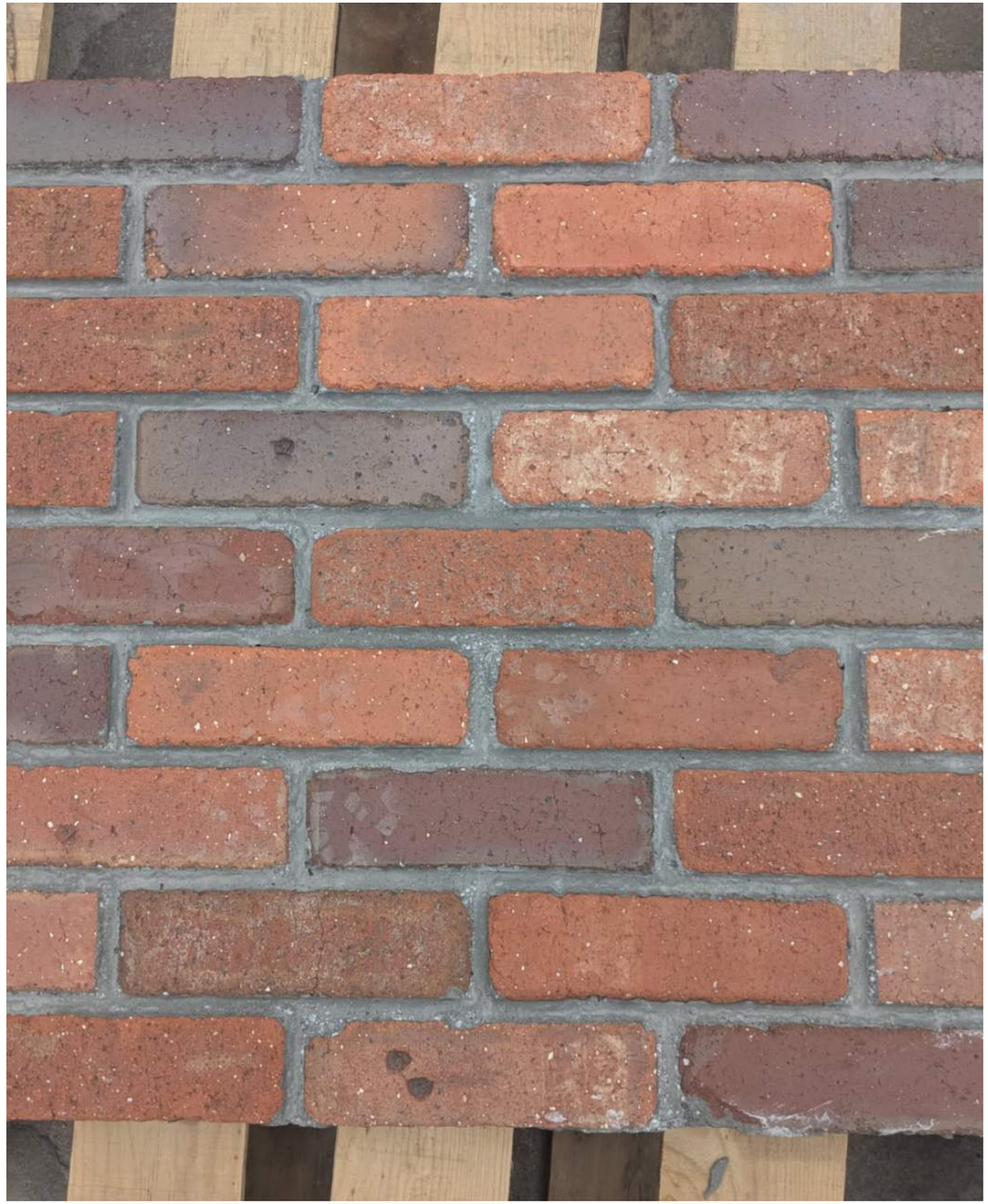
Grade ASTM C1088: Exterior Grade
Exceeds ASTM C1088 TBX tolerances (before tumbling)
Efflorescence per ASTM - rated “Not Effloresced”
24 Hour Cold Water Absorption per ASTM C67 Typical 6.3%



PROPOSED BRICK | PRECEDENT IMAGERY



REPRESENTATIVE SAMPLE UTILIZING TUMBLED THIN BRICK CAST IN PRECAST PANELS WITH A CONCAVE MORTAR JOINT



PROPOSED METAL PANEL | PAC-CLAD 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

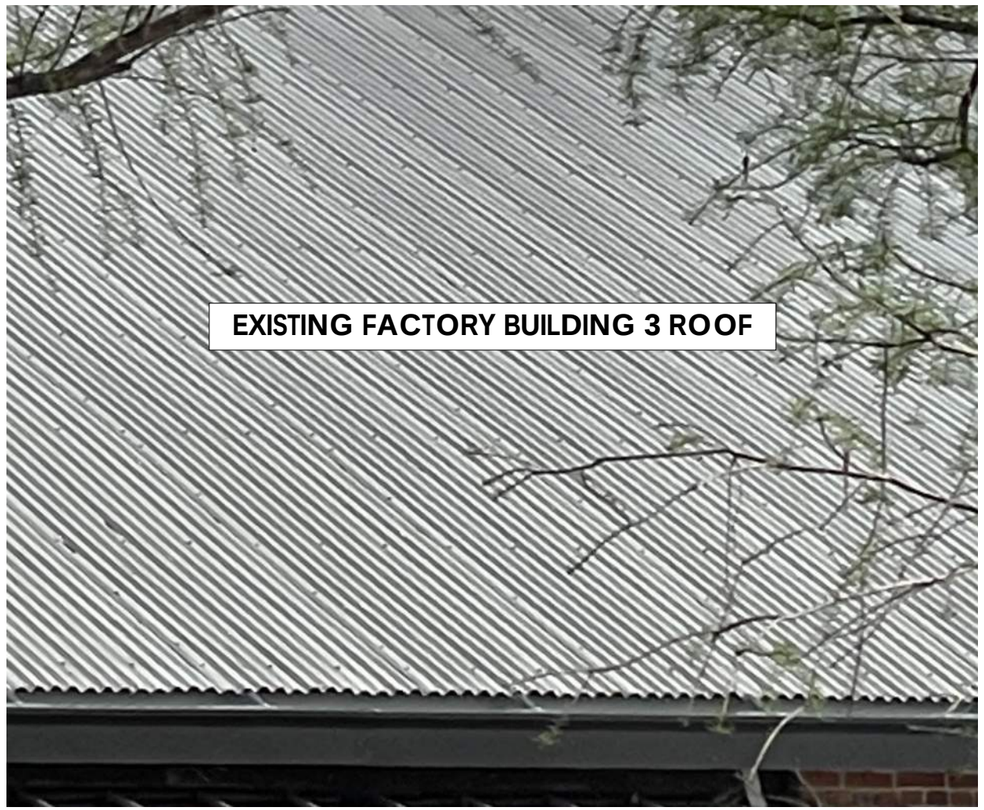




SLATE GRAY

BOD COLOR SELECTION: SLATE GRAY

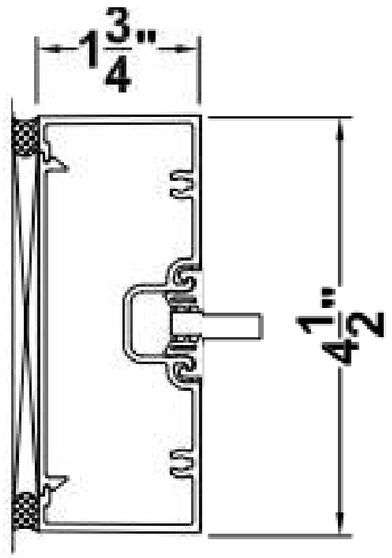




FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

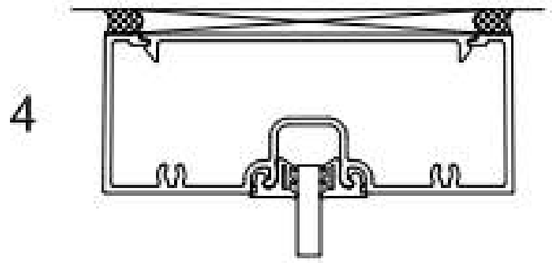
CENTRIC ARCHITECTURE

PROPOSED ARCHITECTURAL FRAMES | B.O.D TUBELITE 4500 SERIES



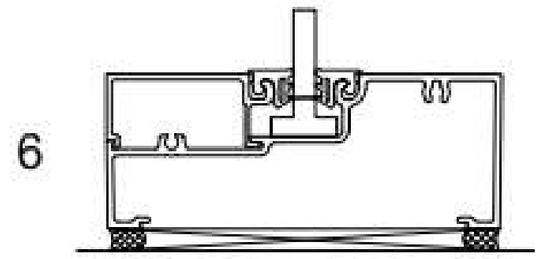
1

STANDARD JAMB



4

STANDARD HEAD



6

STANDARD SILL

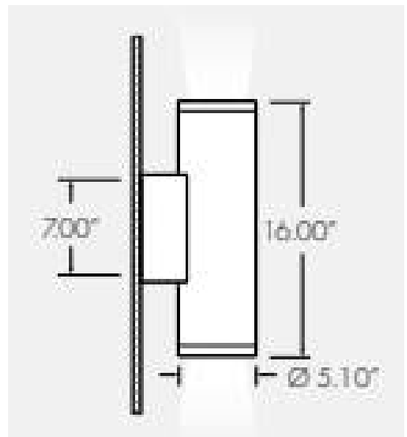
DETAILS OF STOREFRONT FRAME
GARAGE FRAMED OPENINGS TO BE SIMILAR WITHOUT GLASS INFILL
BLACK FINISH

PROPOSED LIGHTING | INSIGHT SCOPE LARGE SCONCE

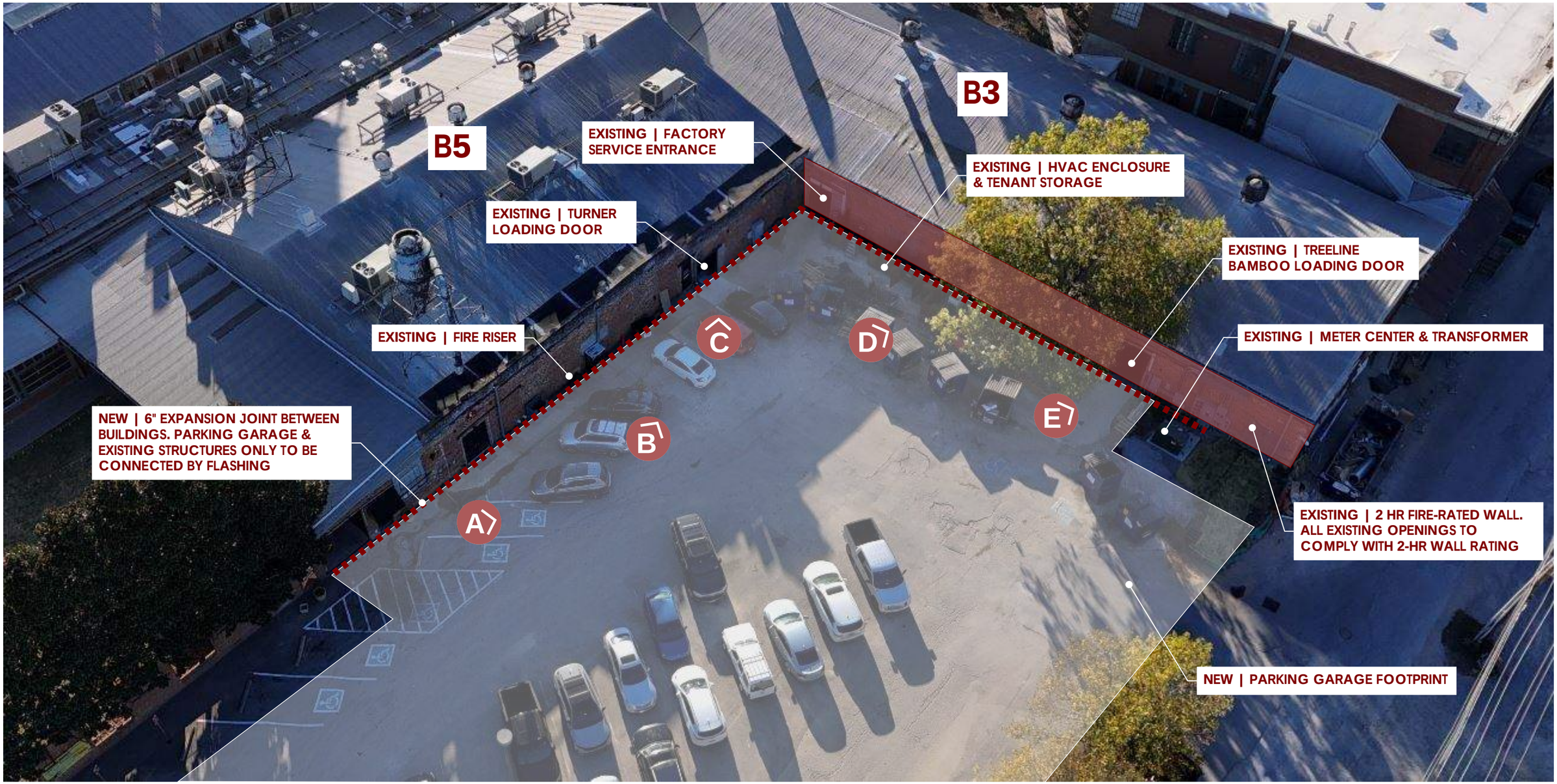


EXISTING FACTORY BUILDING 11 ENTRY





EXISTING CONDITIONS | ADJACENT BUILDINGS



EXISTING CONDITIONS | ADJACENT BUILDINGS





EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

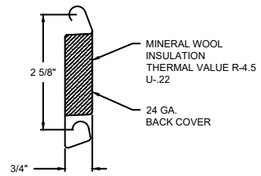
ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.





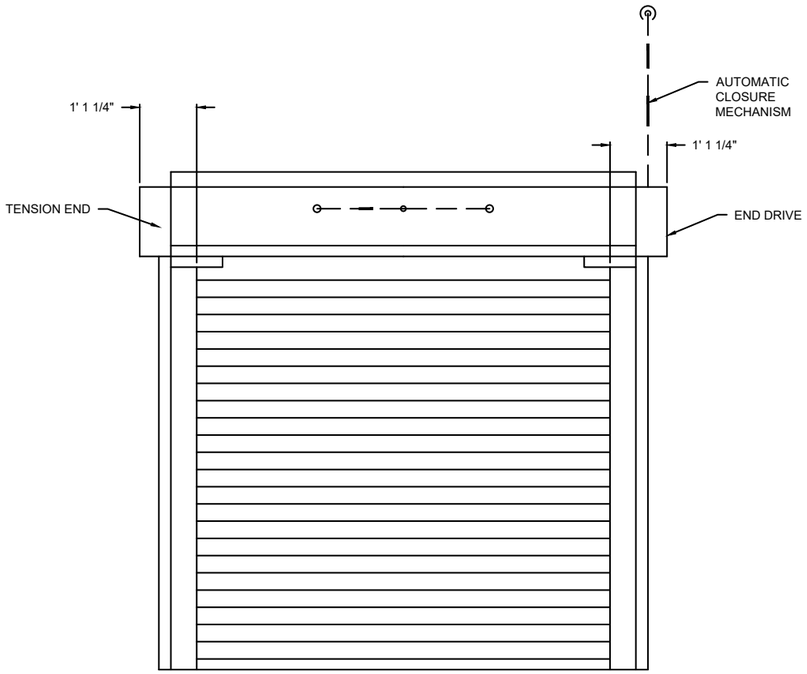


PROPOSED GARAGE DOOR | FIREKING 635



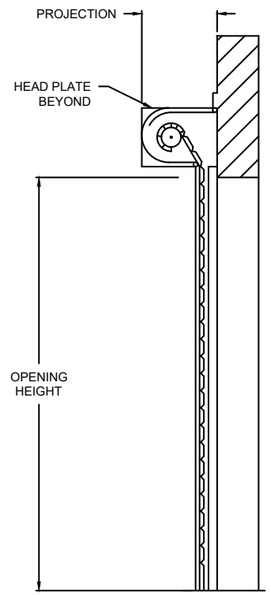
F265i SLAT SECTION

OPTIONS	
OPENING WIDTH	
OPENING HEIGHT	
OPERATION OPTION	☐ PUSH-UP ☐ CHAIN HOIST ☐ CRANK ☐ ELECTRIC MOTOR



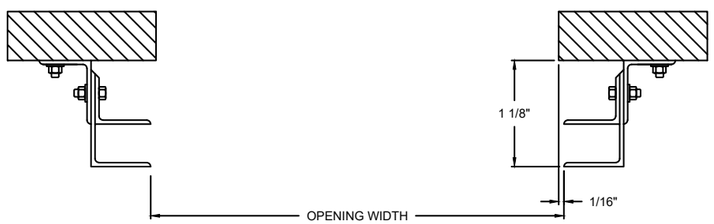
ELEVATION

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
06/09/25

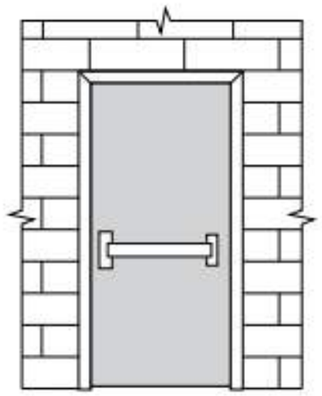
CENTRIC ARCHITECTURE

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
	LS 18, 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**

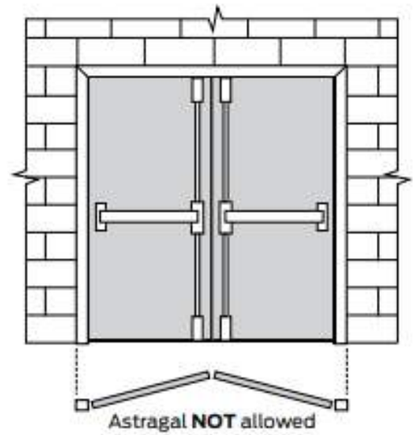
STEELCRAFT

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

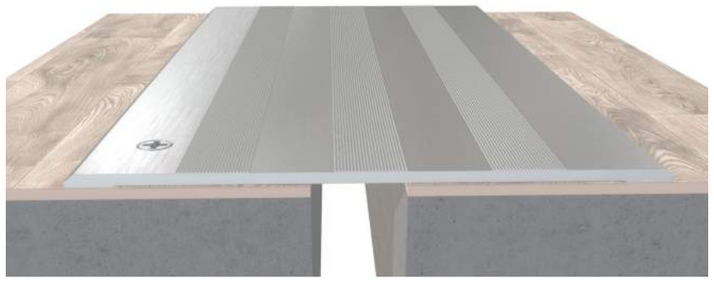
Inactive leaf (Wide Inactive Leaf)

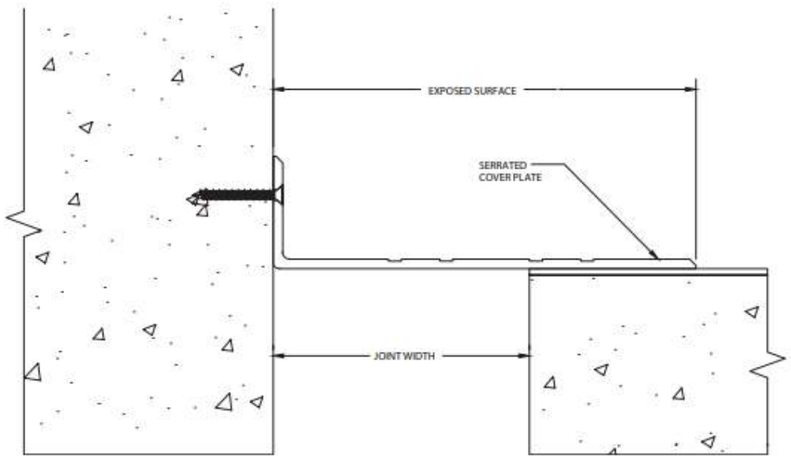
- Surface or concealed vertical rod FEH
- Closer
- Approved hinges

(LBR) Less Bottom Rod option is available based on hardware manufacturer's listing approval.

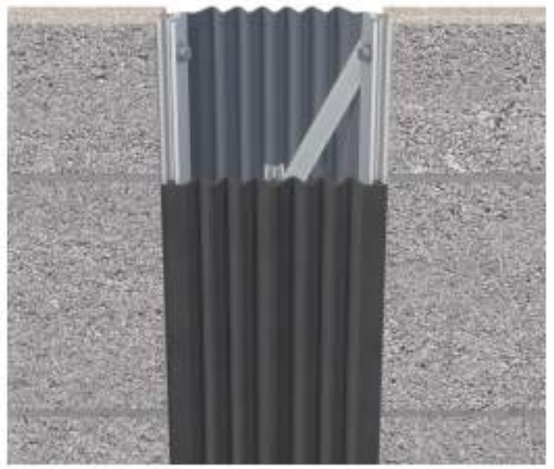
L18	18 Ga (1.0 mm)	Interior - Cold Rolled Steel	Heavy Duty
L18	18 Ga (1.0 mm)	Exterior - Galvannealed Steel	Heavy Commercial & Institutional applications with high use
L16	16 Ga (1.3 mm)	Interior - Cold Rolled Steel	Extra Heavy Duty
L16	16 Ga (1.3 mm)	Exterior - Galvannealed Steel	Extra Heavy Commercial applications with potential of very high use

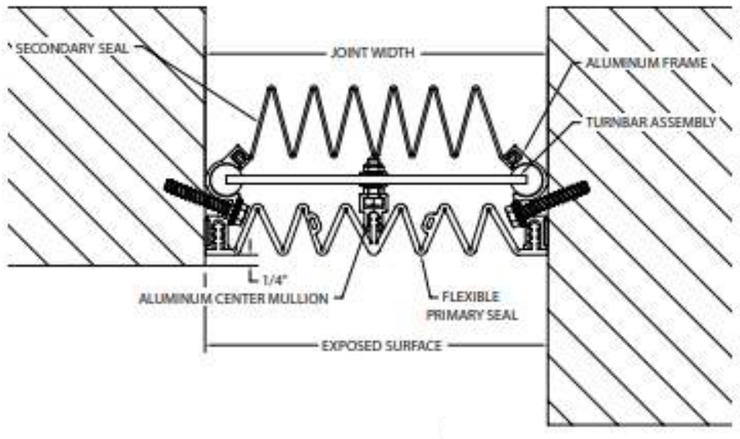
PROPOSED EXPANSION JOINTS | CONSTRUCTION SPECIALTIES





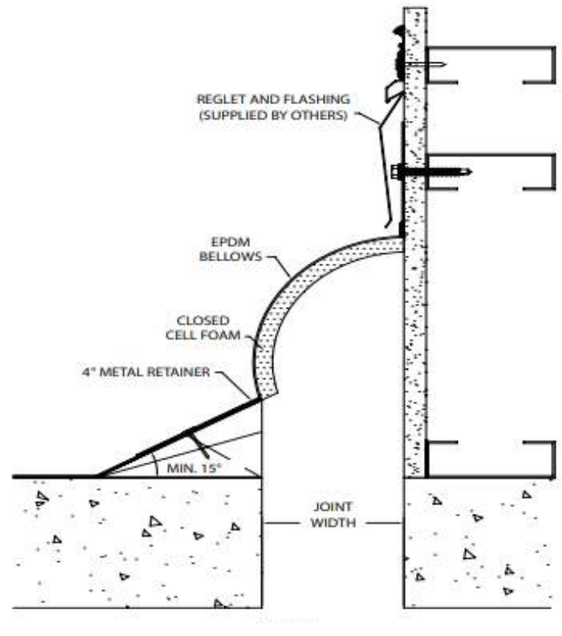
FLOOR TO WALL JOINT
PARKING GARAGE TO EXISTING BUILDING
STAINLESS STEEL FINISH





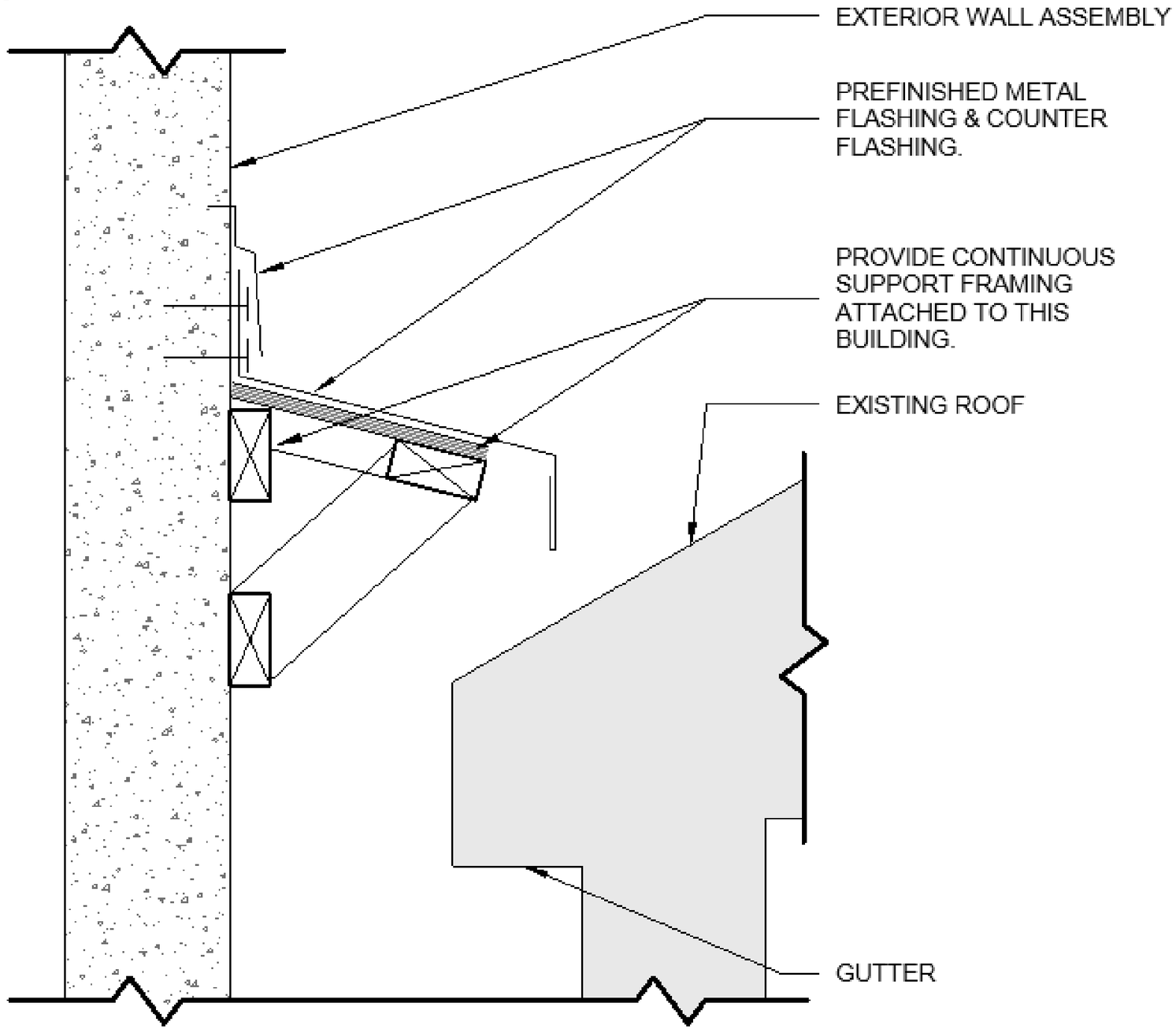
WALL TO WALL JOINT
PARKING GARAGE TO EXISTING BUILDING
BLACK FINISH





WALL TO WALL JOINT
PARKING GARAGE TO EXISTING BUILDING
BLACK FINISH

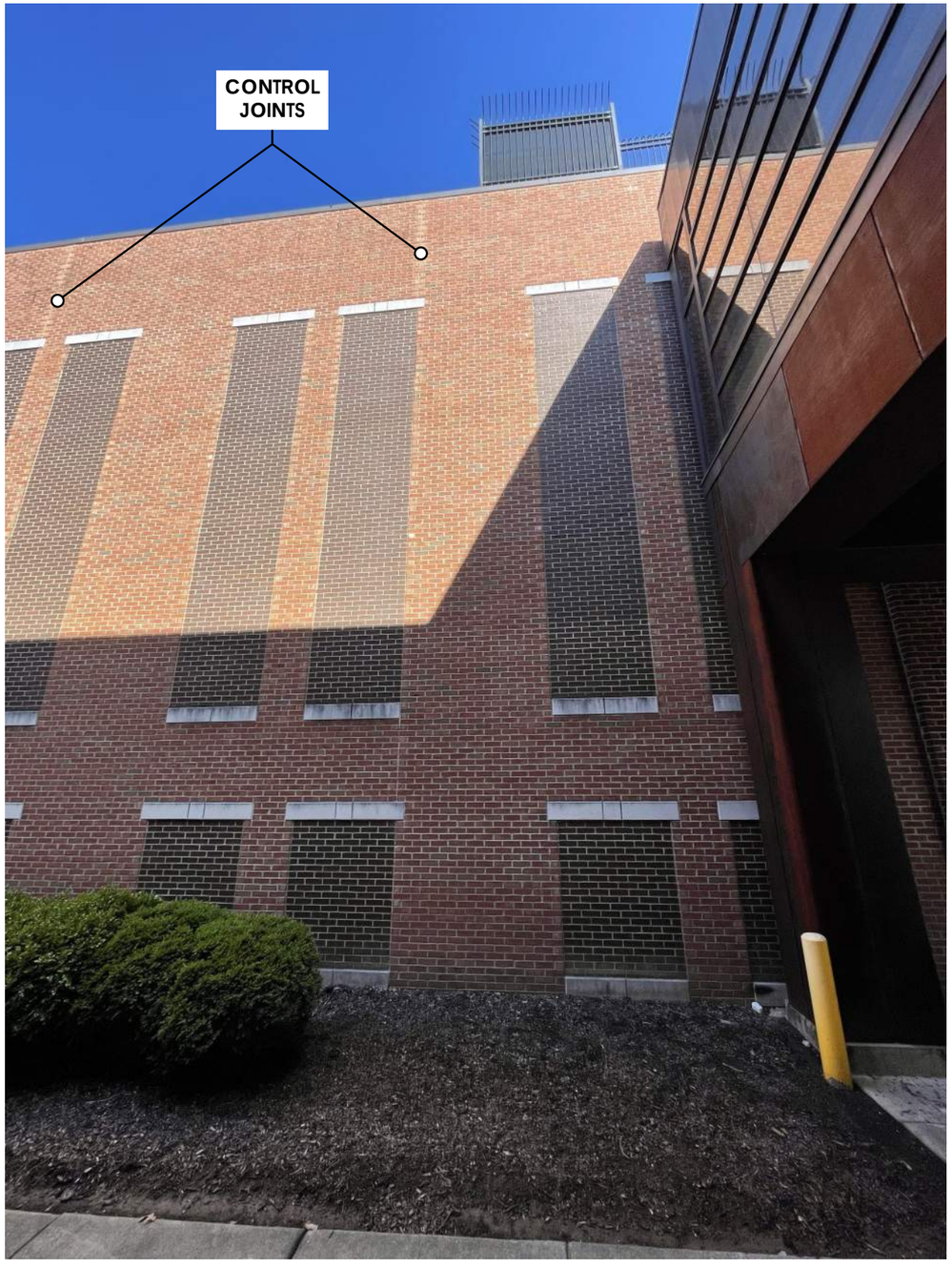
CONNECTION DETAIL | ADJACENT BUILDINGS



FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC ARCHITECTURE

PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE



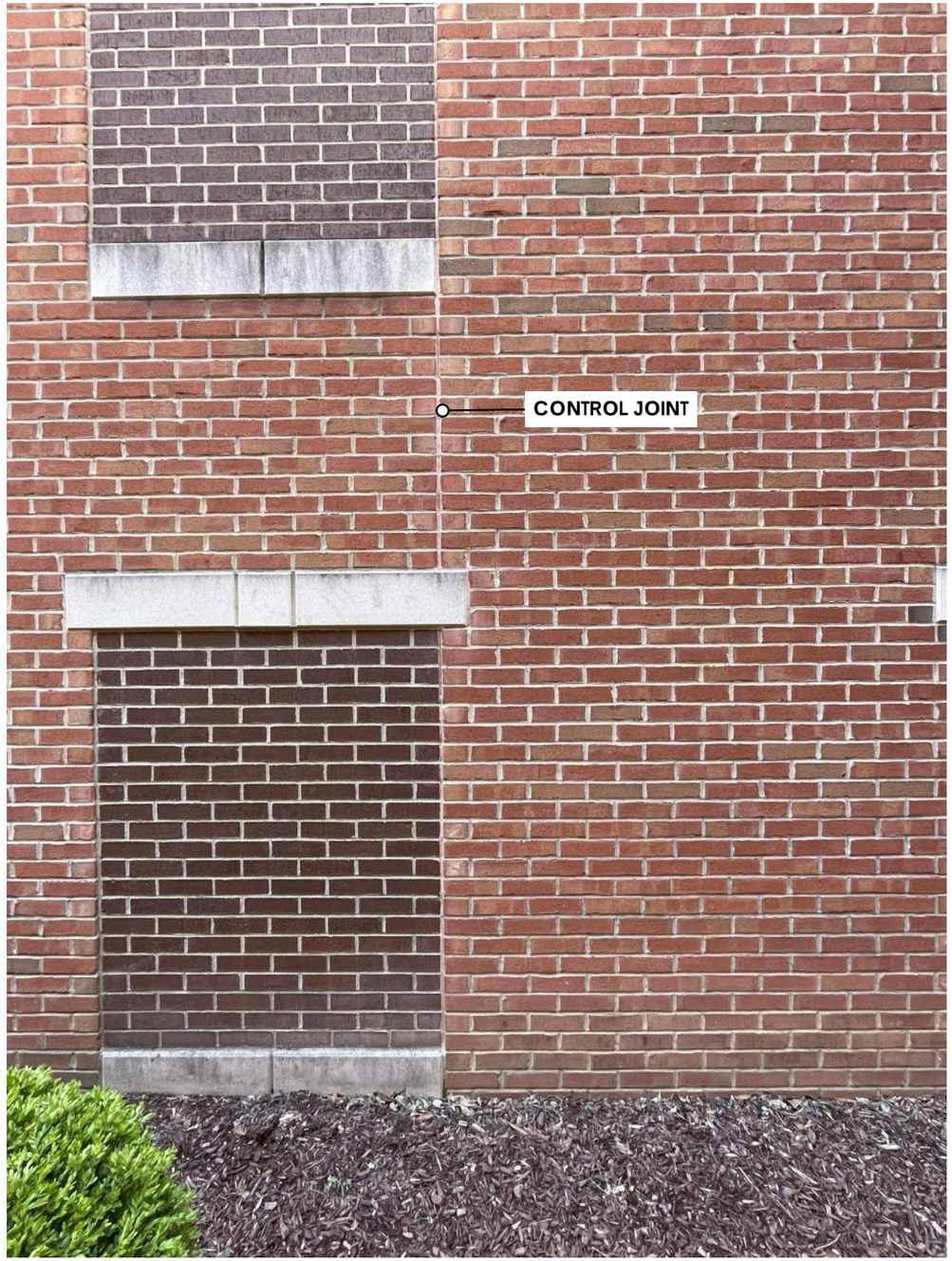


FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

CENTRIC
ARCHITECTURE

PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE





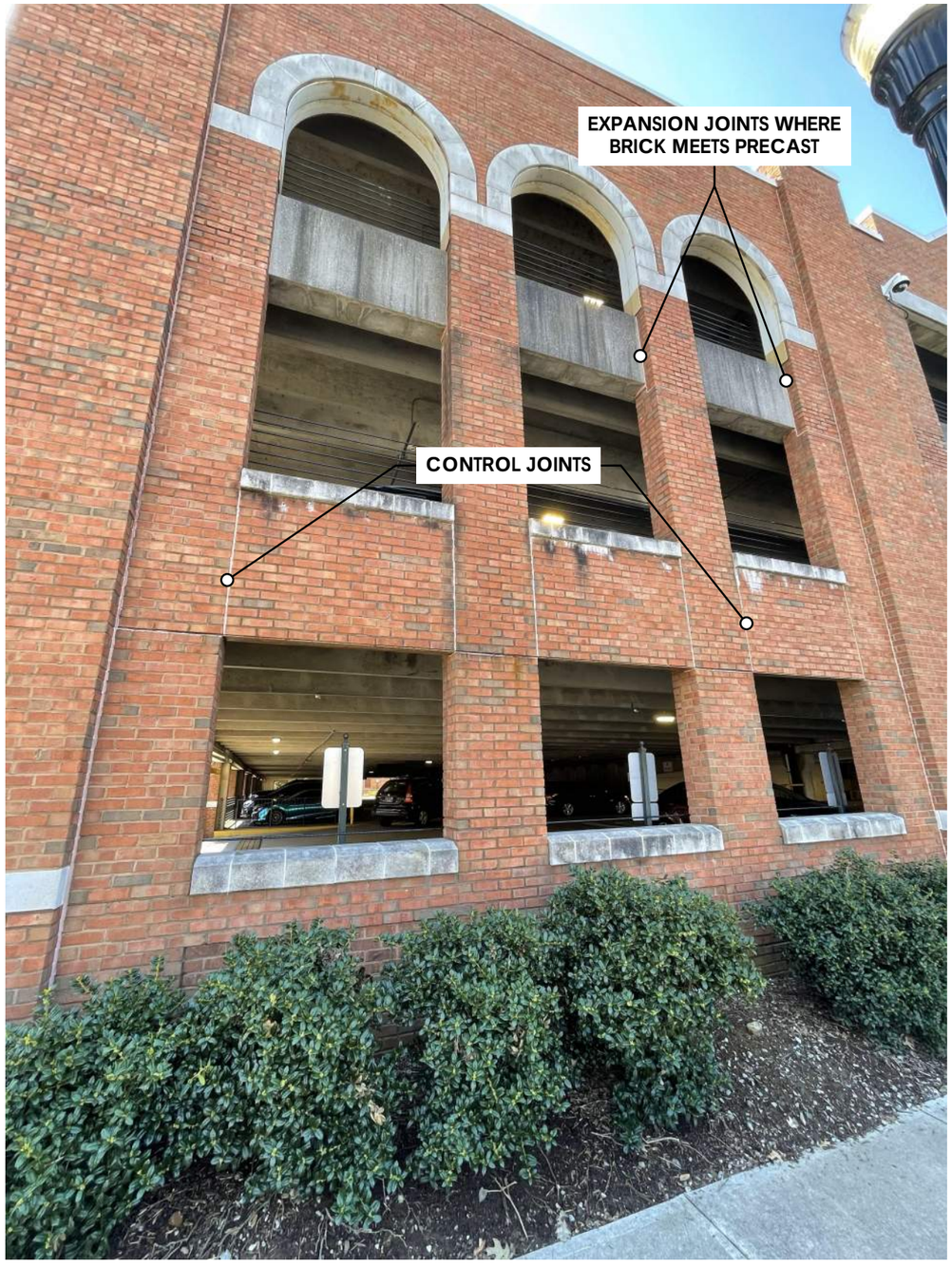
PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE



FACTORY AT FRANKLIN
PARKING GARAGE
06/09/25

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





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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
06/09/25

CENTRIC ARCHITECTURE

File #: 21-0643

DATE: May 29, 2025

TO: Historic Zoning Commission

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

SUBJECT:
Consideration Of Partial Demolition Of Building 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 construction of a hotel building and the 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. Part of the proposal was deferred at the May HZC meeting, and then attended the May DRC meeting, based on the HZC's recommendation. There is an error in the caption of this report regarding demolition, as the HZC did approve the demolition of the farmers market pavilion and partial demolition of Buildings 9 and 10 at the May HZC meeting. No additional demolition is requested in this proposal. The part of the proposal that was deferred includes the construction of new refuse locations and 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.

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 two options for the doors: a metal sliding door or swinging doors. It was discussed that the sliding doors will be easier to keep closed, as it is a requirement to have dumpster gates remain closed as often as possible, per the Zoning Ordinance. Location 1 will be located beside the proposed parking structure and will measure 38.5' in length and 17.9' in width. Location 2 will be located on the right side of the rear wing of the proposed hotel building and will measure 22.2' in length and 10.7' in width. Location 1 will not be visible from the ROW, but Location 2 will be visible from Liberty Pike. Having the brick color and mortar color blend or match the previously built refuse locations, and the use of metal sliding doors or swinging doors is appropriate. It is recommended to utilize a metal in a matte finish for compatibility on the site.

New Hotel Building

Building 10 Inclusion into New Construction
Part of the proposal involves partially enclosing Building 10 within the proposed new hotel building. 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 building numbered Building 10 is included as a contributing building. 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 10 is believed to store hazardous materials with a specialized roof that could handle explosions. The submittal does not indicate any alterations to the building other than the previously approved demolition of the circa 2015 addition to the building. Should any alterations to this building be proposed, then the HZC shall review them in accordance with the Design Guidelines.

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 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 first floor elevation is noted to measure approximately 12' in height which is a median height based on the provided measurements of the surrounding buildings on the site. The discussion of foundation/base detailing has been discussed at the May DRC meeting. It is a requirement in the Zoning Ordinance to have a discernible base on a new commercial mixed-use building. Within the application there are two options showing the building with a base and one option without a base. The two base options include differing brick detailing. Option 1 has a stacked bond base that will be from the ground to the bottom of the windows with a protruding rowlock on top of the stacked bond. Option 2 utilizes a running bond (that is seen on the rest of the building) and will also have a protruding rowlock on top of the running bond base. 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.

The overall form of the building appears to meet the Guidelines, except the guideline referring to aligning the architectural features of a building to other historic buildings, including the foundations, has been partially provided. The images provided of the base of the carousel building and Building 9 are successful examples of a base that is discernible from the rest of the building. Additionally, the carousel building is a new building and Building 9 has been extensively altered throughout the years, as it was originally constructed as a pole barn, and it may not have originally had this brick base that is shown in the application. While option 1 provides a more discernible base, utilizing a concrete material as the base of the building would allow it to blend with other surrounding Buildings, such as 2, 8, 13, and 14.

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. The first floor elevation is noted to measure approximately 12' in height which is a median height based on the provided measurements of the surrounding buildings on the site. The Guidelines recommend aligning 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.

Materials & Exterior Finishes

The building is proposed to be constructed out of traditional brick construction in a running bond in the color "Queen Cotton," which is utilized on the carousel building, mortar color to match the carousel building, black metal accents, Delta cast stone in "Tan 2 Finish," and a galvanized gray metal roof. 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.

As proposed, the materials are appropriate within the Guidelines.

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 and can be reviewed at a later date; however, the Guidelines recommend considering 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 historic window openings on the site, but it 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.

A window sample has been included within the application, but the color has not been confirmed. It would be recommended to utilize a color that is complementary to the building and site. Door renderings have not been provided but should blend in design, material, and color as the windows.

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. It is assumed that the canopy metal roofing color will be the "galvanized gray" color. 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.

As proposed, the canopies are appropriate within the Guidelines.

Mechanical Equipment
The mechanical equipment is shown in two locations on top of two portions of the building. Screening around these units will be 9'-6" in height to adequately screen the equipment from street view. Per the Design Guidelines and Zoning Ordinance, rooftop equipment must be screened from streetview in a dark color.

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

1. The refuse locations shall utilize a brick and mortar color that is compatible to the brick and mortar color on the site. The approved design of the doors shall utilize a matte finish.
2. Should any alterations to Building 10 be proposed, then the HZC shall review them in accordance with the Design Guidelines.
3. Signage must receive a COA and a sign permit prior to installation. If the proposed signage meets the Design Guidelines, they may qualify for administrative review.
4. The final window and door selection material and color shall blend with the existing buildings on the site. The final selections shall be submitted to the Preservation Planner for review and approval prior to submitting for a building permit.
5. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

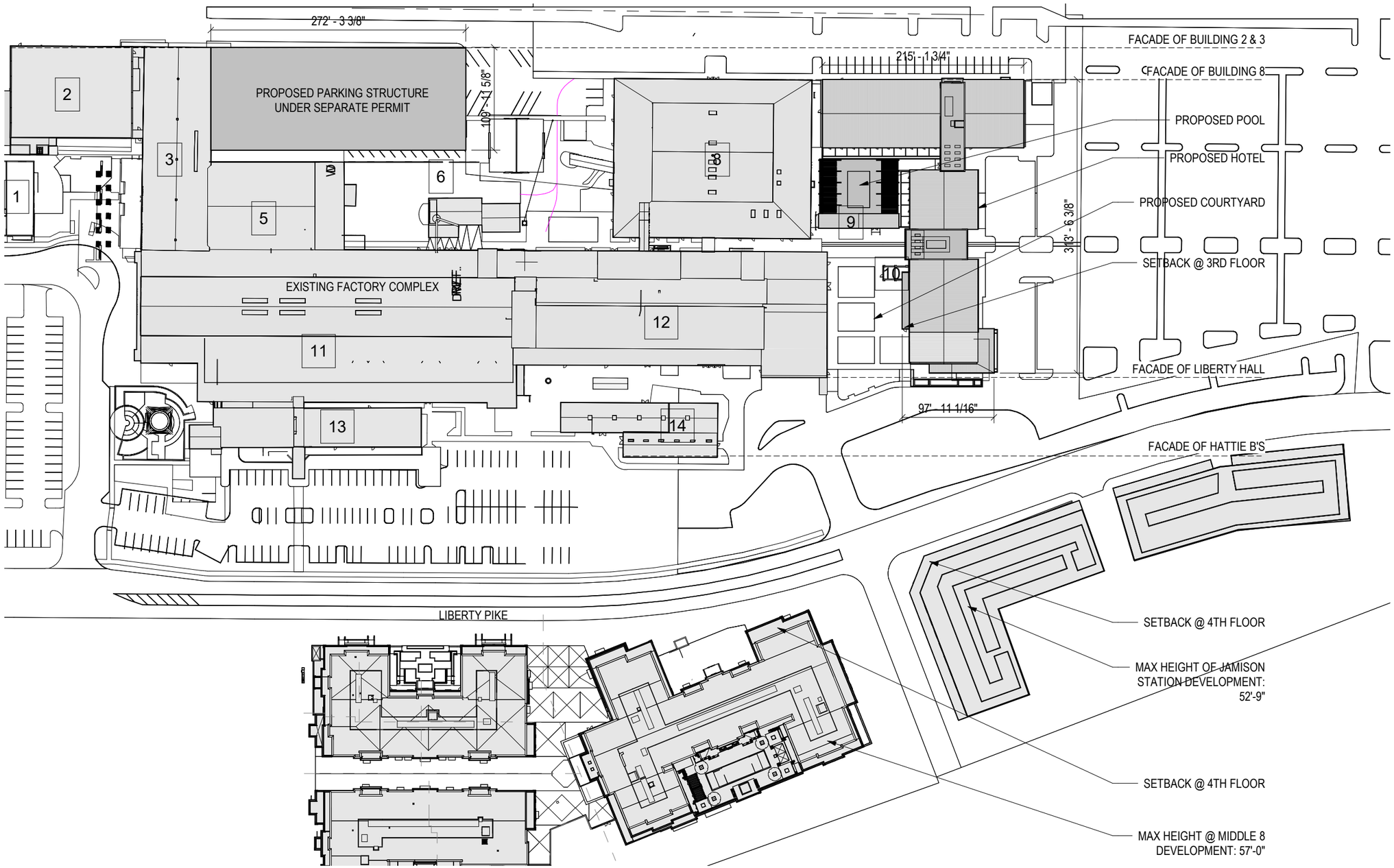
FACTORY AT FRANKLIN HOTEL

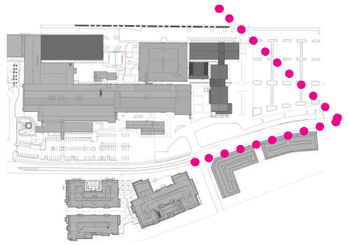
CoF - HZC REVIEW

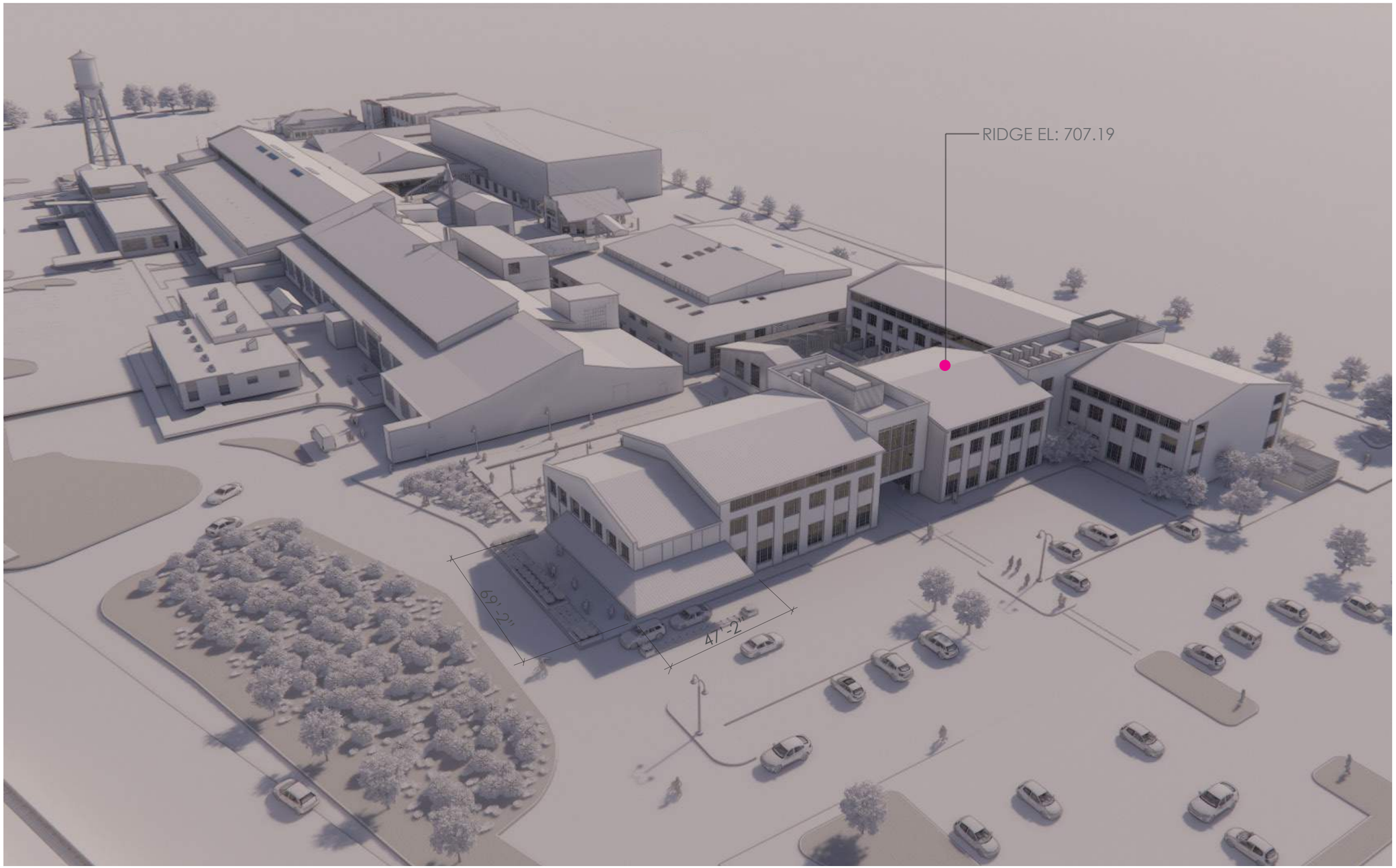
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HOLLADAY PROPERTIES

STONEHILL TAYLOR

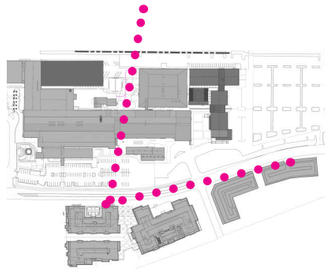

272' - 3 3/8"
215' - 1 3/4"
109' - 11 5/8"
PROPOSED PARKING STRUCTURE
UNDER SEPARATE PERMIT
EXISTING FACTORY COMPLEX
DRIVE
LIBERTY PIKE
FACADE OF BUILDING 2 & 3
FACADE OF BUILDING 8
PROPOSED POOL
PROPOSED HOTEL
PROPOSED COURTYARD
SETBACK @ 3RD FLOOR
313' - 6 3/8"
FACADE OF LIBERTY HALL
97' - 11 1/16"
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

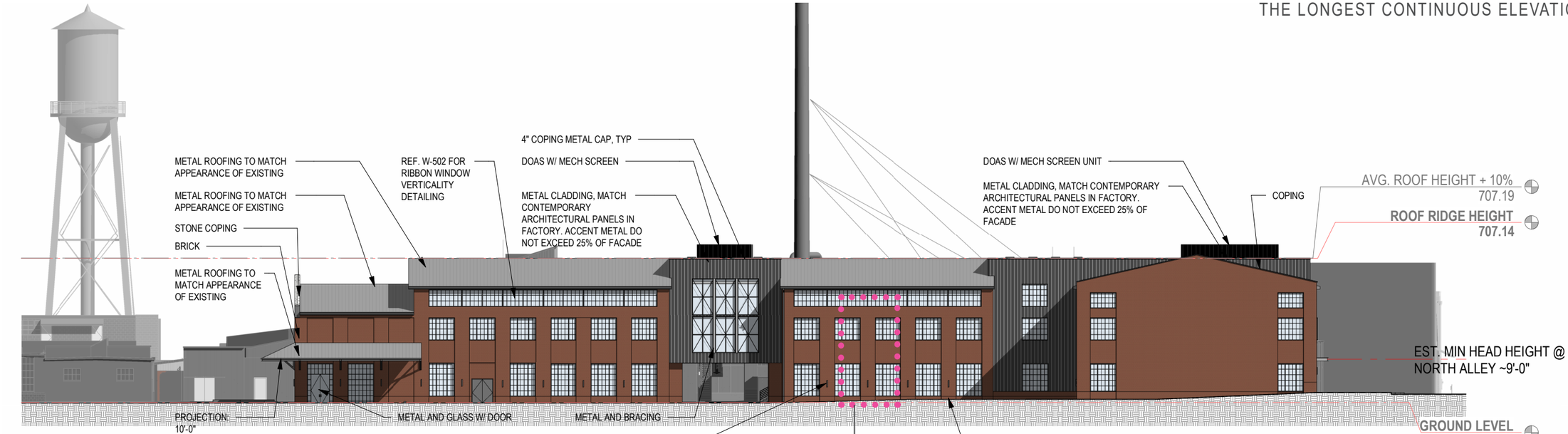
East Aerial View
FACTORY AT FRANKLIN HOTEL



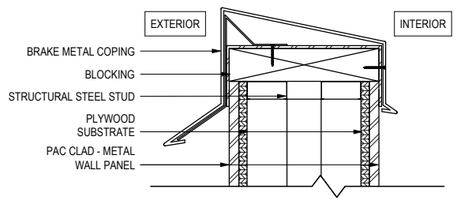


HZC REVIEW
DESIGN REVIEW PRESENTATION

West Aerial View
FACTORY AT FRANKLIN HOTEL



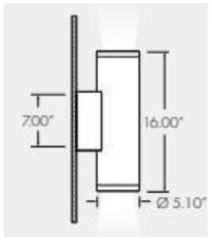
1 HZC - EAST BUILDING ELEVATION



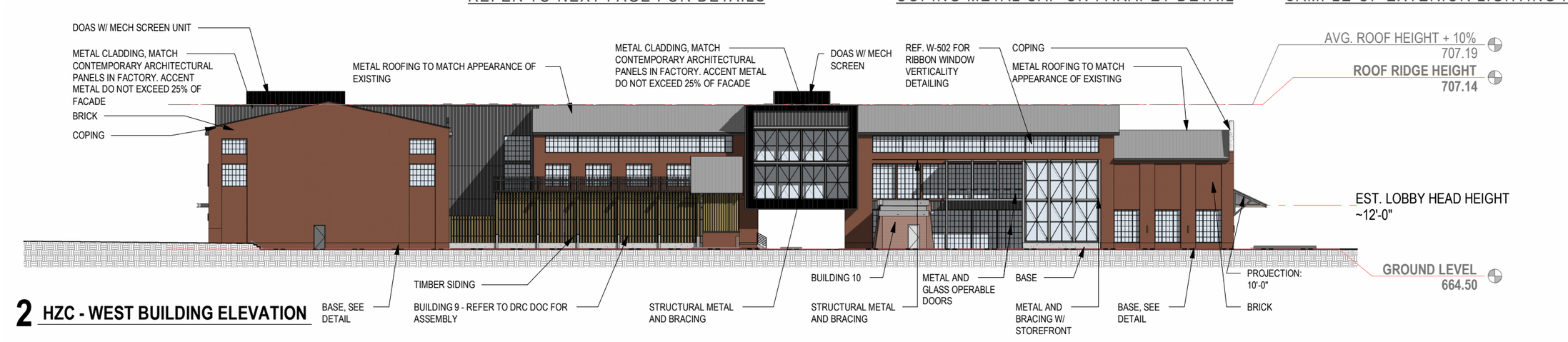
REFER TO NEXT PAGE FOR DETAILS

COPING METAL CAP ON PARAPET DETAIL





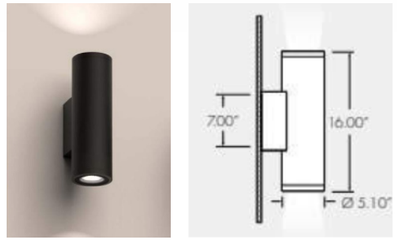
SAMPLE OF EXTERIOR LIGHTING FIXTURE



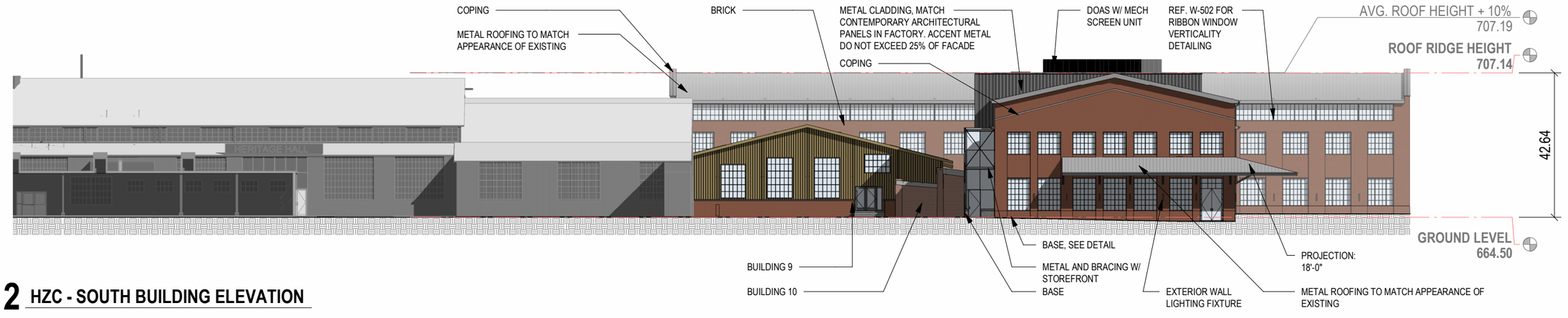
2 HZC - WEST BUILDING ELEVATION



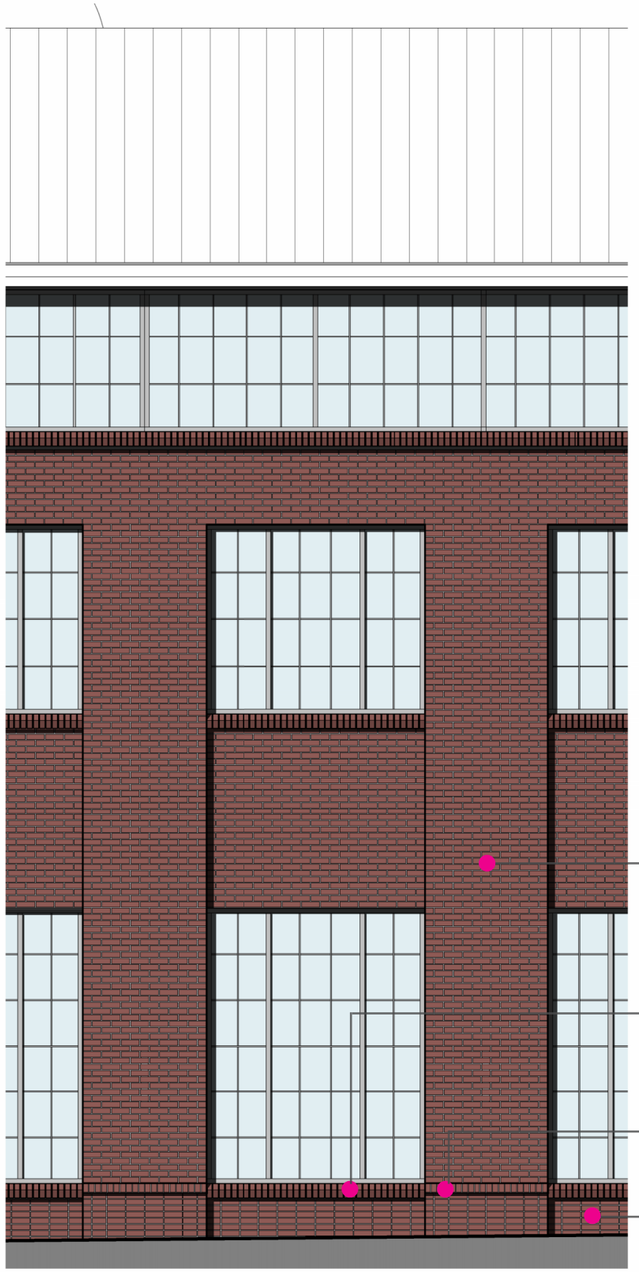
1 HZC - NORTH BUILDING ELEVATION



SAMPLE OF EXTERIOR LIGHTING FIXTURE



2 HZC - SOUTH BUILDING ELEVATION



1 **HZC - ENLARGED EAST ELEVATION BRICK DETAIL**



2 **HZC - ENLARGED EAST ELEVATION BRICK DETAIL-ALTERNATE**

BUILDING 11

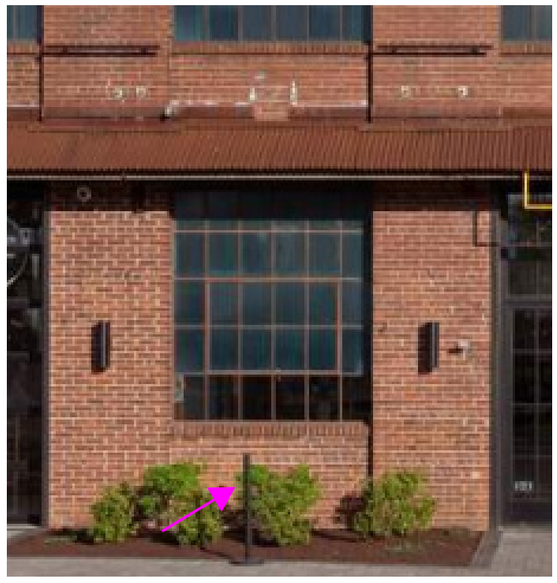


BUILDING 9

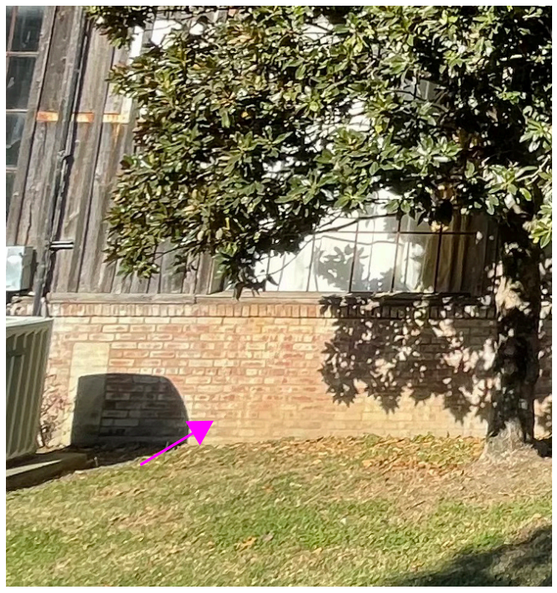


CAROUSEL





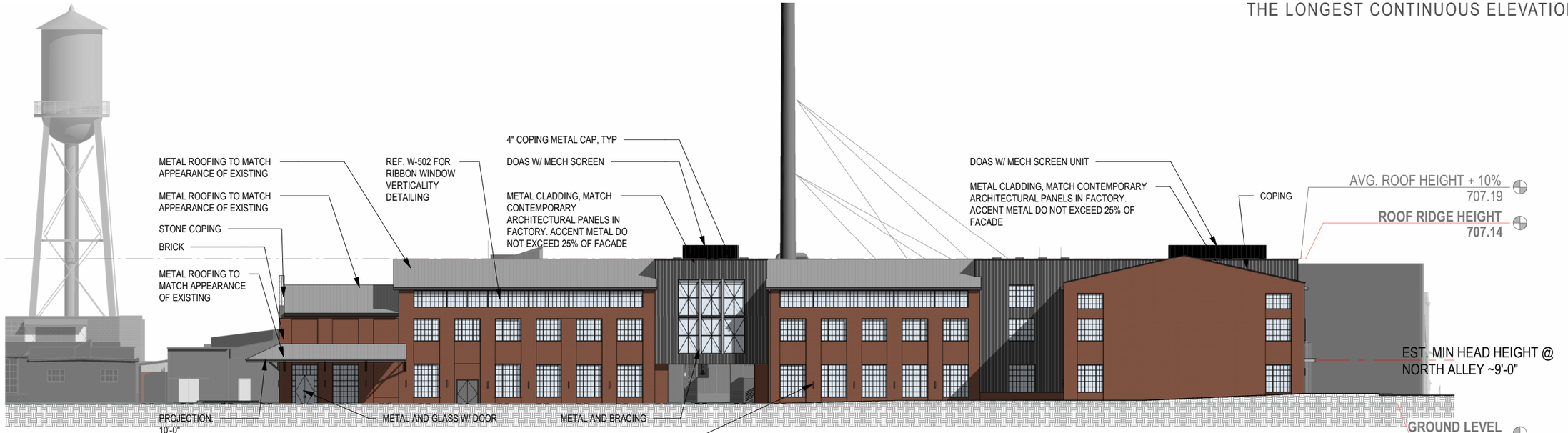
SLOPED ROWLOCK ON RUNNING BONDS WITH



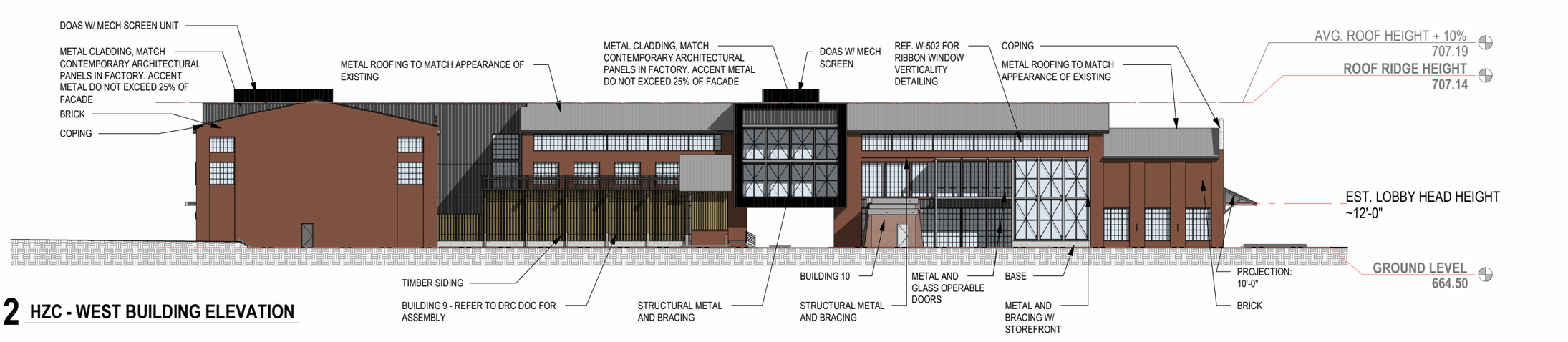
ROWLOCK ON RUNNING BONDS WITH HEADER



SLOPED ROWLOCK ON RUNNING BOND



1 HZC - EAST BUILDING ELEVATION

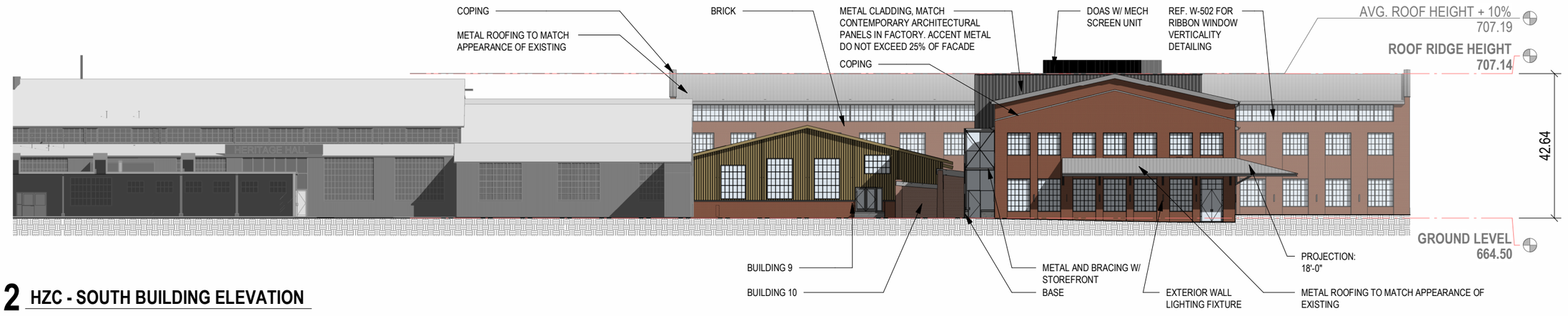


2 HZC - WEST BUILDING ELEVATION

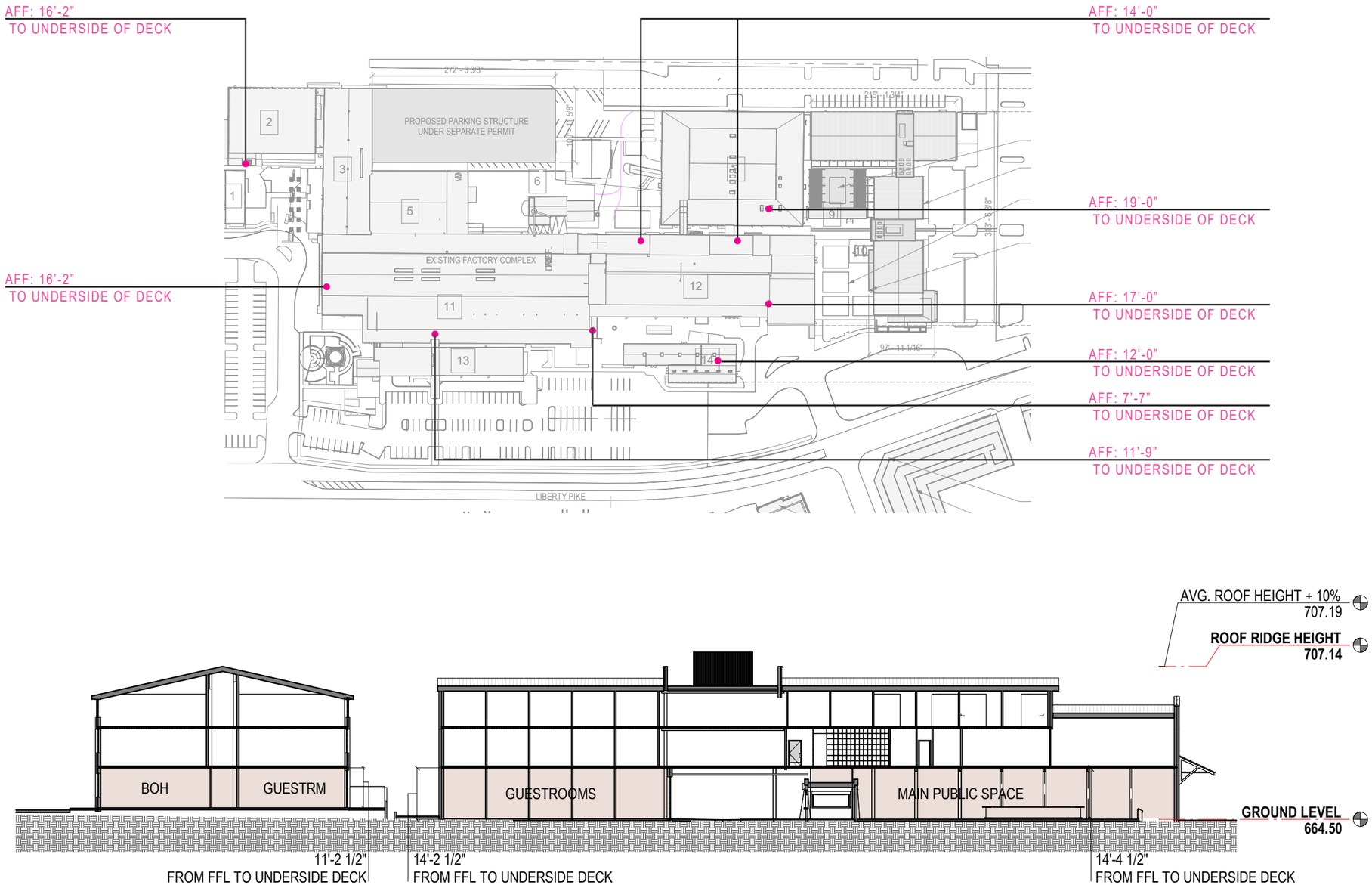


1 HZC - NORTH BUILDING ELEVATION

Elevations (NO BASE) | Scale: 1/32”



2 HZC - SOUTH BUILDING ELEVATION


AFF: 16'-2"
TO UNDERSIDE OF DECK
AFF: 16'-2"
TO UNDERSIDE OF DECK
AFF: 14'-0"
TO UNDERSIDE OF DECK
AFF: 19'-0"
TO UNDERSIDE OF DECK
AFF: 17'-0"
TO UNDERSIDE OF DECK
AFF: 12'-0"
TO UNDERSIDE OF DECK
AFF: 7'-7"
TO UNDERSIDE OF DECK
AFF: 11'-9"
TO UNDERSIDE OF DECK
272' - 3 3/8"
PROPOSED PARKING STRUCTURE
UNDER SEPARATE PERMIT
EXISTING FACTORY COMPLEX
LIBERTY PIKE
AVG. ROOF HEIGHT + 10%
707.19
ROOF RIDGE HEIGHT
707.14
GROUND LEVEL
664.50
BOH
GUESTRM
GUESTROOMS
MAIN PUBLIC SPACE
11'-2 1/2"
FROM FFL TO UNDERSIDE DECK
14'-2 1/2"
FROM FFL TO UNDERSIDE DECK
14'-4 1/2"
FROM FFL TO UNDERSIDE DECK

ARCHITECTURAL METAL PANEL WALL MAT & FINISH

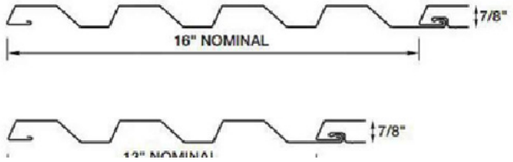


METAL PANEL SPEC:

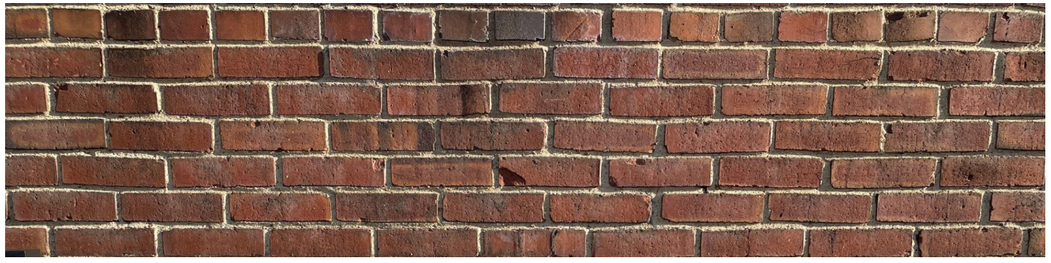
PAC CLAD, HWP METAL WALL PANEL IN MATTE BLACK STEEL COLOR



REFERENCE COA PROJECT #7794 FOR PAC CLAD ON B2 FACADE, AND ALSO COA CONDITION #4.



BRICK FINISH

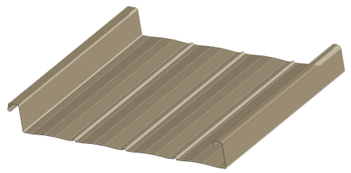




QUEEN COTTON

SAME AS APPROVED/USED ON CAROUSEL BUILDING

ROOF MATERIAL AND FINISH



PRODUCT SPECIFICATIONS

Applications: Roof

Coverage Widths: 12", 16"

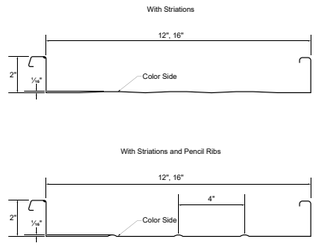
Minimum Slope: ½:12

Panel Attachment: Concealed Fastening System; Low, High (fixed or floating), Utility (no insulation clearance)

Gauges: 24 (standard); 22 (optional)

Finishes: Smooth or Embossed; with Striations or Striations and Pencil Ribs

Coatings: Galvalume® Plus, Signature® 200, Signature® 300, Signature® 300 Metallic





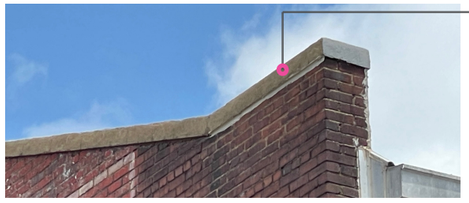


SAMPLE PROJECTS

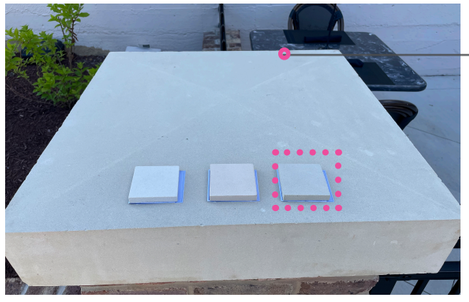


GALVANIZED GREY

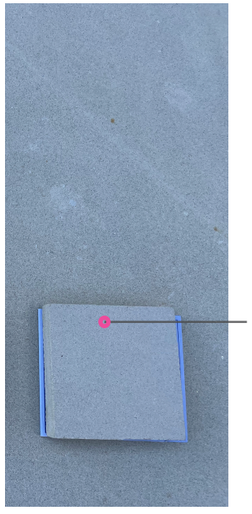
STONE COPING ON BRICK GABLE ENDS



EXISTING CAST STONE COPING



RECENTLY RENOVATED COPING



DELTA CAST STONE

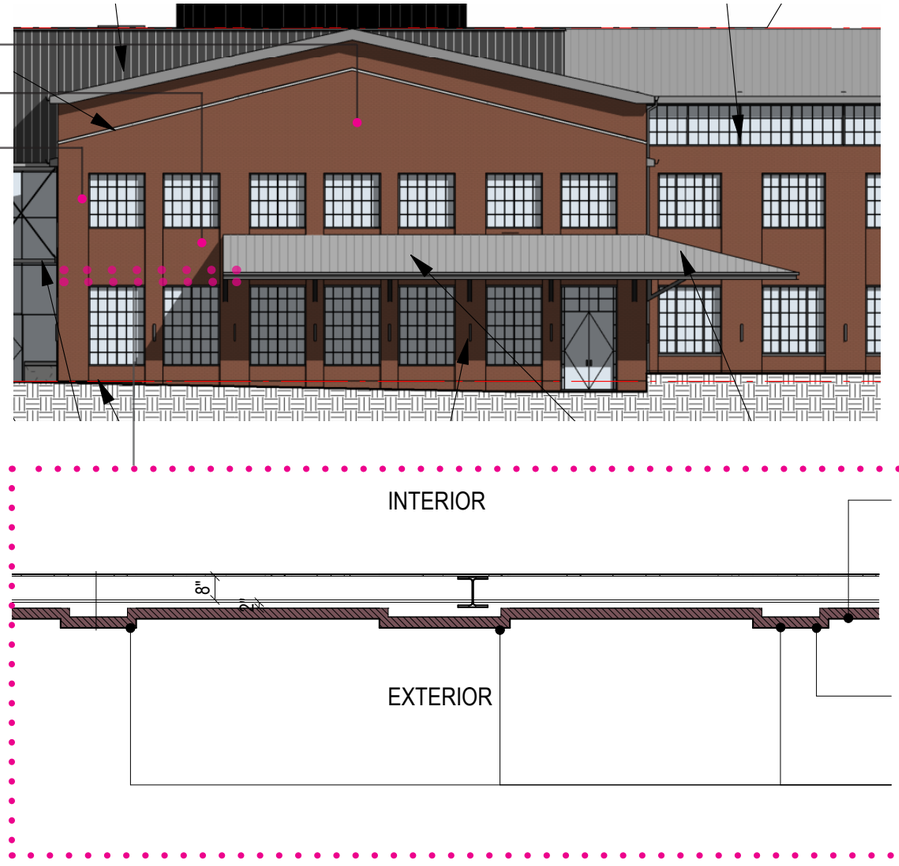
TAN 2 FINISH



OUTER BRICK FACE

RECESSED BRICK FACE

PILASTER



FACADE ANALYSIS - AREAS BY ELEVATION - EAST

HATCH	DESCRIPTION	TYPE	Material Type	SURFACE AREA	TYPE %
	BRICK FINISH W/ 2.5" C.I. ON METAL STUD WALL W/ 6" C.I.	C-1	Opaque	5,818.76 SF	77.88%
	METAL PANEL ON METAL STUD*	M-1	Opaque	1,652.49 SF	22.12%
Opaque				7,471.25 SF	100.00%
Exterior Gross Wall				7,471.25 SF	100.00%

FACADE ANALYSIS - AREAS BY ELEVATION - SOUTH

HATCH	DESCRIPTION	TYPE	Material Type	SURFACE AREA	TYPE %
	BRICK FINISH W/ 2.5" C.I. ON METAL STUD WALL W/ 6" C.I.	C-1	Opaque	5,454.36 SF	87.03%
	EXISTING BRICK STRUCTURE	C-EX	Opaque	367.12 SF	5.86%
	METAL PANEL ON METAL STUD*	M-1	Opaque	445.94 SF	7.12%
Opaque				6,267.42 SF	100.00%
Exterior Gross Wall				6,267.42 SF	100.00%

FACADE ANALYSIS - AREAS BY ELEVATION - WEST

HATCH	DESCRIPTION	TYPE	Material Type	SURFACE AREA	TYPE %
	BRICK FINISH W/ 2.5" C.I. ON METAL STUD WALL W/ 6" C.I.	C-1	Opaque	5,006.48 SF	71.62%
	EXISTING BRICK STRUCTURE	C-EX	Opaque	239.31 SF	3.42%
	METAL PANEL ON METAL STUD*	M-1	Opaque	1,744.98 SF	24.96%
Opaque				6,990.76 SF	100.00%
Exterior Gross Wall				6,990.76 SF	100.00%

FACADE ANALYSIS - AREAS BY ELEVATION - TOTAL

HATCH	DESCRIPTION	TYPE	Material Type	SURFACE AREA	ELEVATION				TYPE %
					NORTH	EAST	SOUTH	WEST	
	BRICK FINISH W/ 2.5" C.I. ON METAL STUD WALL W/ 6" C.I.	C-1	Opaque	20,347.13 SF	4,068 SF	5,819 SF	5,454 SF	5,006 SF	78.30%
	EXISTING BRICK STRUCTURE	C-EX	Opaque	1,202.46 SF	596 SF	0 SF	367 SF	239 SF	4.63%
	METAL PANEL ON METAL STUD*	M-1	Opaque	4,435.91 SF	593 SF	1,652 SF	446 SF	1,745 SF	17.07%
Opaque				25,985.51 SF	5,256 SF	7,471 SF	6,267 SF	6,991 SF	100.00%
Exterior Gross Wall				25,985.51 SF	5,256 SF	7,471 SF	6,267 SF	6,991 SF	100.00%

***ACCENT MATERIAL**

METAL CLADDING TO HAVE <25% THAN THE OVERALL NET FACADE.
COMPLIANT TO ZONING ORDANANCE

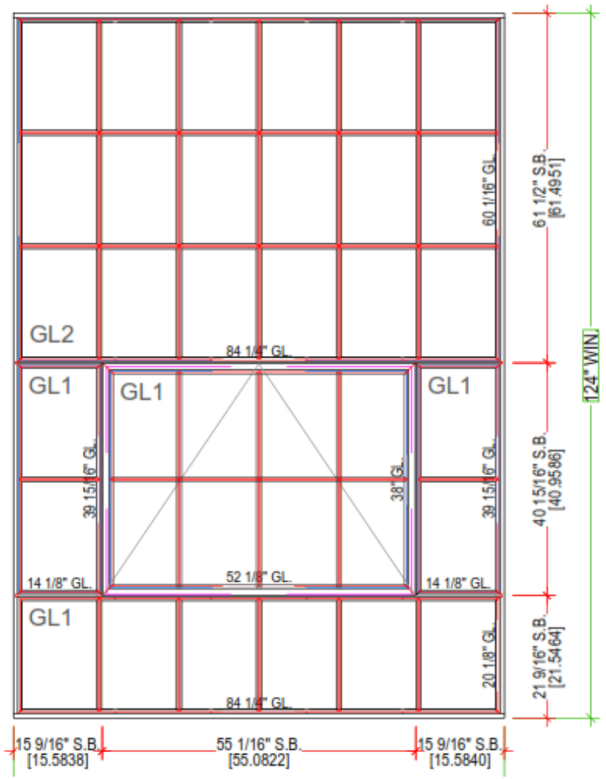
GLAZING/GLASS OPENING TO HAVE >20% AND <65% OF THE OVERALL EXTERIOR GROSS WALL COVERAGE. COMPLIANT TO ZOONING ORDANANCE

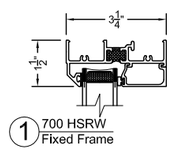
THE ARCHITECTURAL DRAWINGS SUBMITTED DEPICT THE FACADE'S SQUARE FOOTAGE IN A MANNER THAT IS INTENDED TO CONVEY THE DESIGN INTENT AND OVERALL AESTHETIC PROPORTIONS OF THE BUILDING, WITH THE UNDERSTANDING THAT THE PRECISE SQUARE FOOTAGE MAY BE REFINED AND ADJUSTED DURING THE ONGOING PROCESS TO ENSURE CONFORMITY WITH ALL APPLICABLE CITY REGULATIONS, BUILDING CODES, CONSTRUCTIBILITY AND ZONING ORDINANCES, AND THAT THE FINAL CONSTRUCTED FACADE'S SQUARE FOOTAGE WILL FALL WITHIN THE ACCEPTABLE RANGE AS DEFINED BY SAID REGULATIONS.

STEEL REPLICA - UNIVERSAL - COMMERCIAL ALUMINUM (DIMENSIONS FOR REFERENCE ONLY)

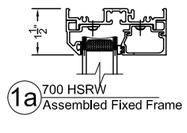
TO MATCH APPERANCE OF EXISTING DOORS/WINDOWS

WINDOW ELEVATION SHOWS AN OPERABLE WINDOW. BUT THE HOTEL WILL NOT HAVE OPERABLE WINDOWS.

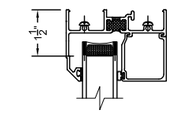




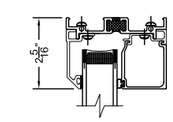
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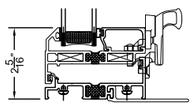
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Assembled Fixed Frame



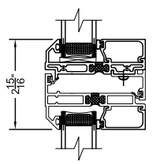
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LG. FIXED FRAME



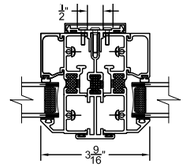
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lg. Fixed Frame



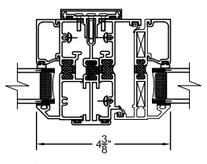
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Vent @ Sill
Cam Lock Shown



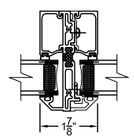
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Vent @ Horizontal Mullion



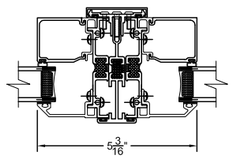
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Fxd / Fxd @ 3 Pc. Mullion



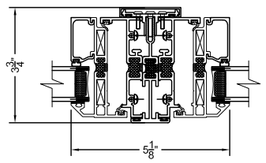
5 700 HSRW
Vent / Fxd @ 3Pc.Mullion



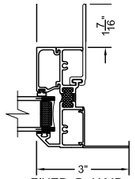
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Center Vent @ Vertical Mullion



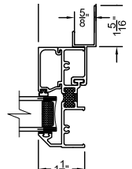
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Lg.Fxd / Lg.Fxd@ 3Pc. Mullion



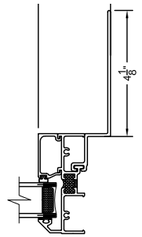
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Vent / Vent @ 3Pc. Mullion



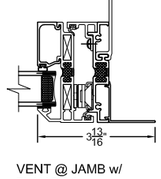
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FLANGE &
STRAP ANCHOR



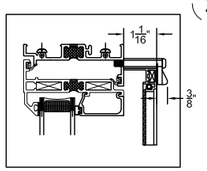
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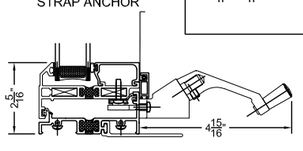


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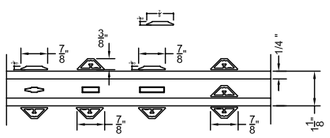


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FLANGE &
STRAP ANCHOR

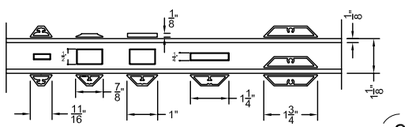




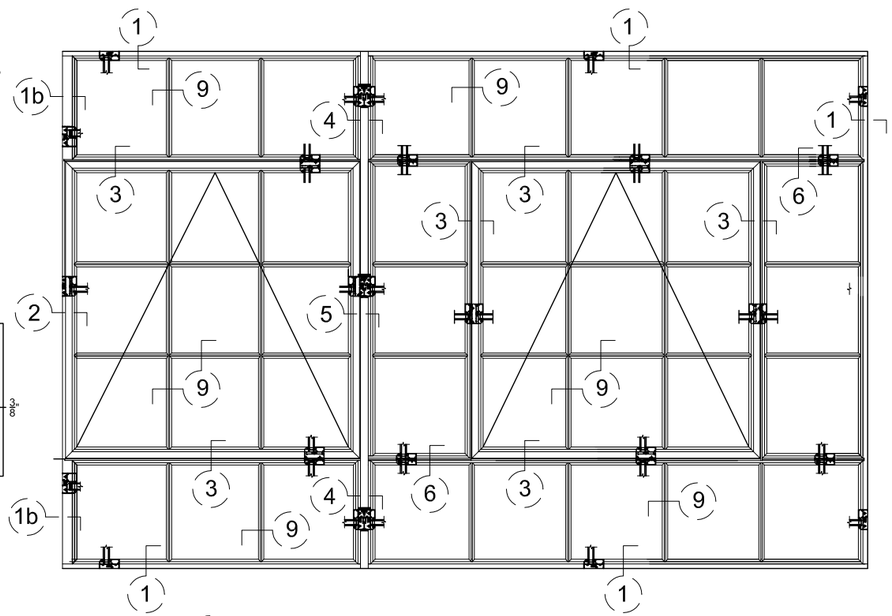
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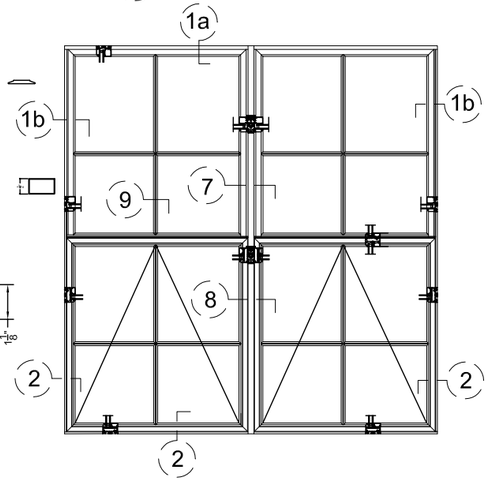


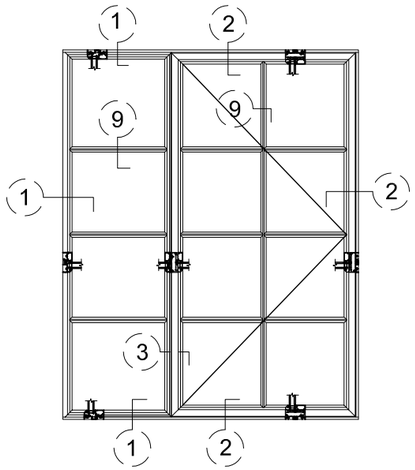
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Ext. Applied / GBG



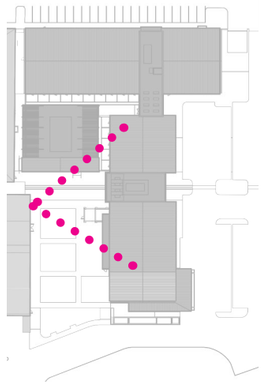
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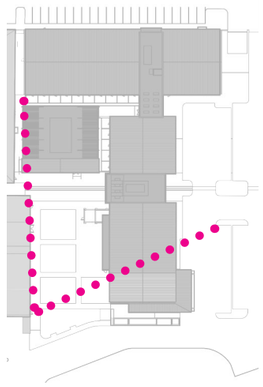
BUILDING 10 STUDY





design study
BUILDING 10 at FACTORY

View From West of Courtyard
FACTORY AT FRANKLIN HOTEL

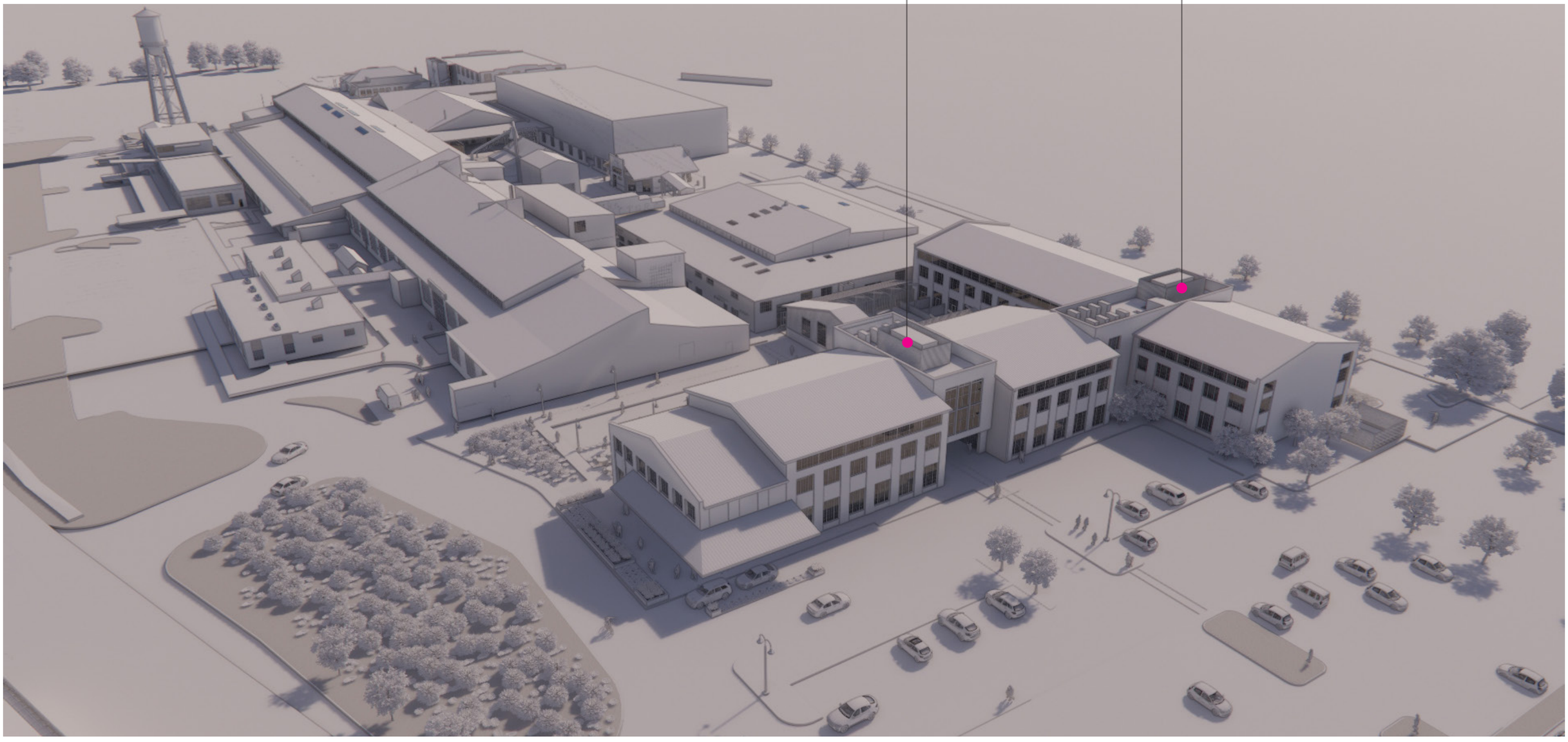




design study
BUILDING 10 at FACTORY

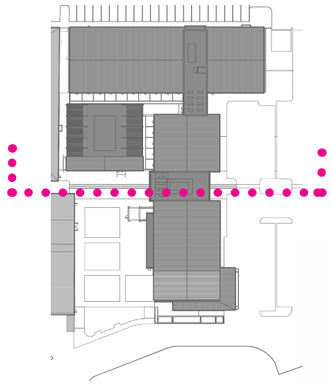
View From Southwest of Courtyard
FACTORY AT FRANKLIN HOTEL

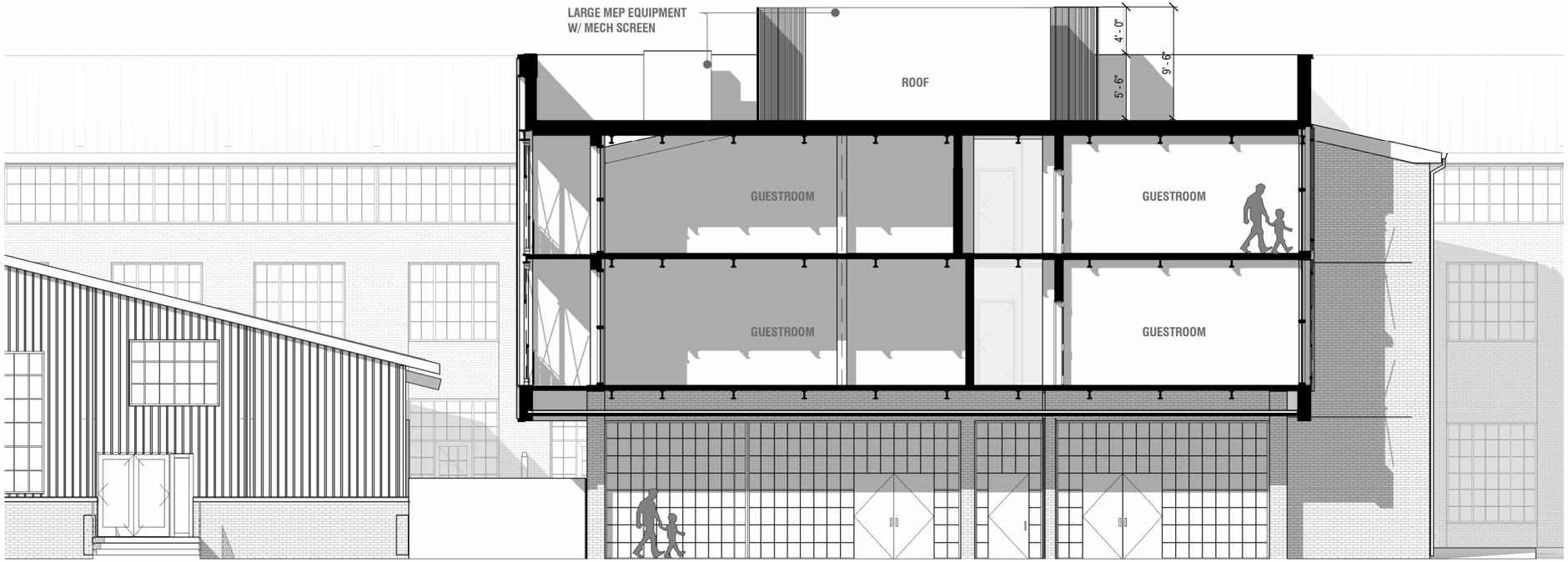
MECH EQUIPMENT STUDY



design study
Mech. Equipment at FACTORY

Eastern Aerial View
FACTORY AT FRANKLIN HOTEL





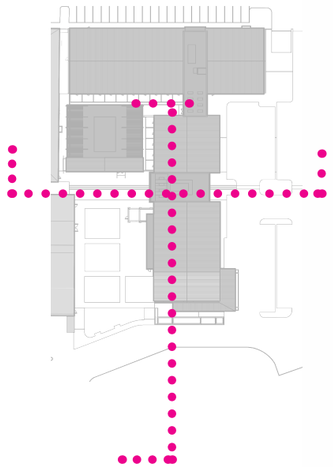
1 **ELEVATION - SOUTH - THRU' MECH. ROOF**

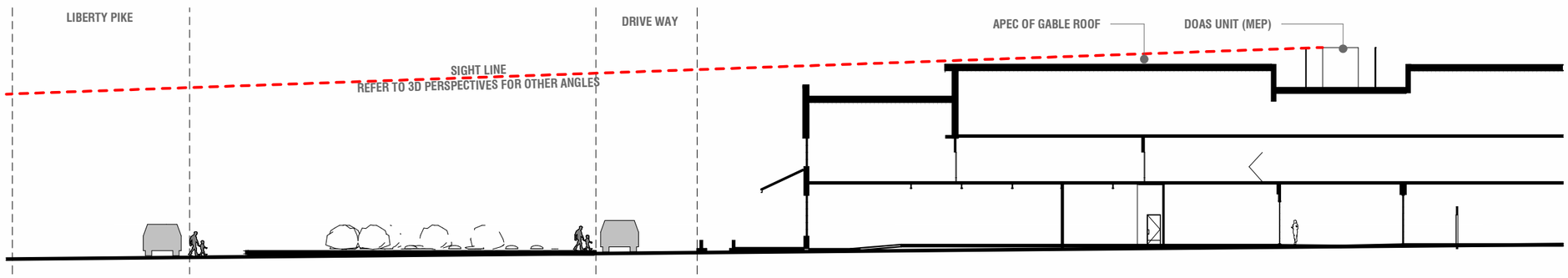
design study

Mech. Equipment at FACTORY

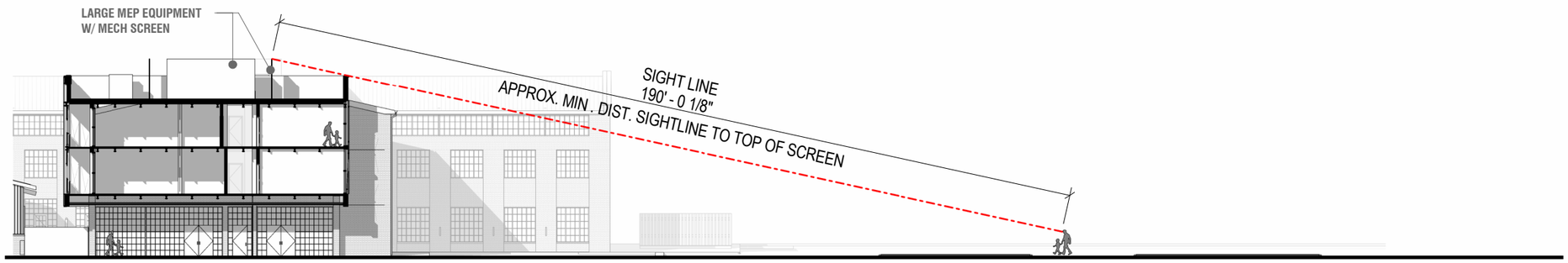
Section Through Mech. Roof & Sigh Line Study

FACTORY AT FRANKLIN HOTEL

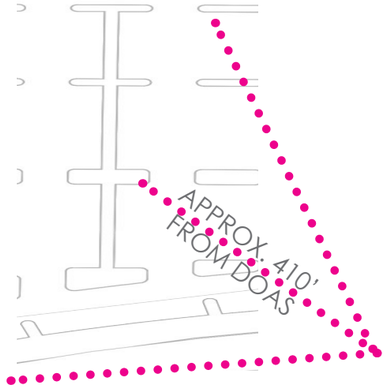


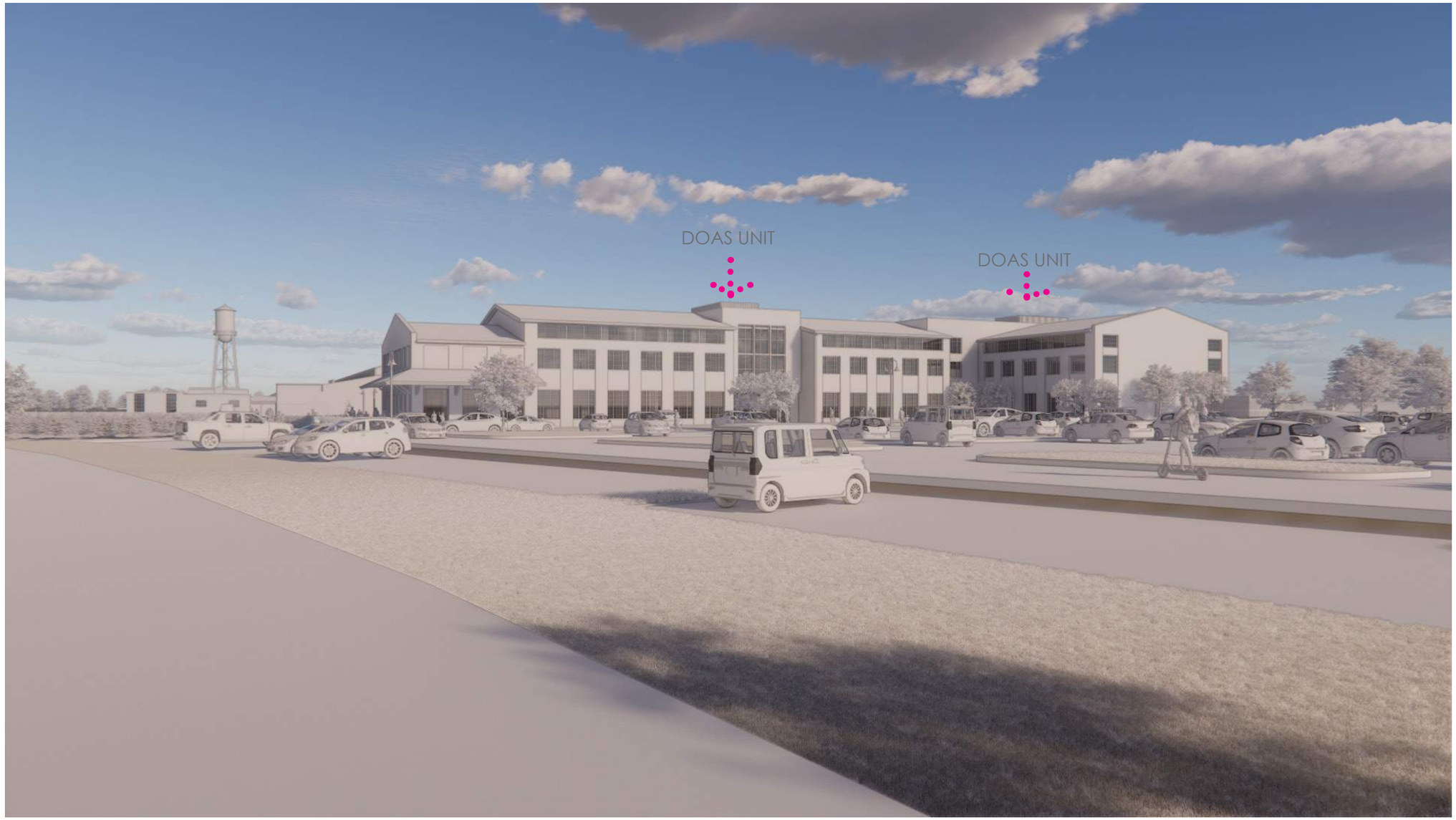


2 SECTION - SOUTH - THRU' LIBERTY PIKE - SIGHT LINE STUDY



1 SECTION - SOUTH - THRU' EASTERN PARKING LOT - SIGHT LINE STUDY

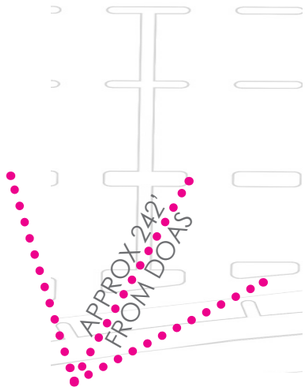




MANUFACTURER TO MATCH PARAPET MATERIAL (ARCHITECTURAL METAL PANELS)

design study
Mech. Equipment at FACTORY

View from Parking Lot of East Side of Property
FACTORY AT FRANKLIN HOTEL





MANUFACTURER TO MATCH PARAPET MATERIAL (ARCHITECTURAL METAL PANELS)

design study

Mech. Equipment at FACTORY

View from Driveway of South Side of Property

FACTORY AT FRANKLIN HOTEL

FACTORY AT FRANKLIN HOTEL
WINDOW STUDY

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W-101	SOUTH ELEVATION WINDOW DETAIL
W-102	NORTH ELEVATION WINDOW DETAIL
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W-104	WEST ELEVATION WINDOW DETAIL
W-105	PROPOSED HOTEL EAST AND WEST ELEVATIONS
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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

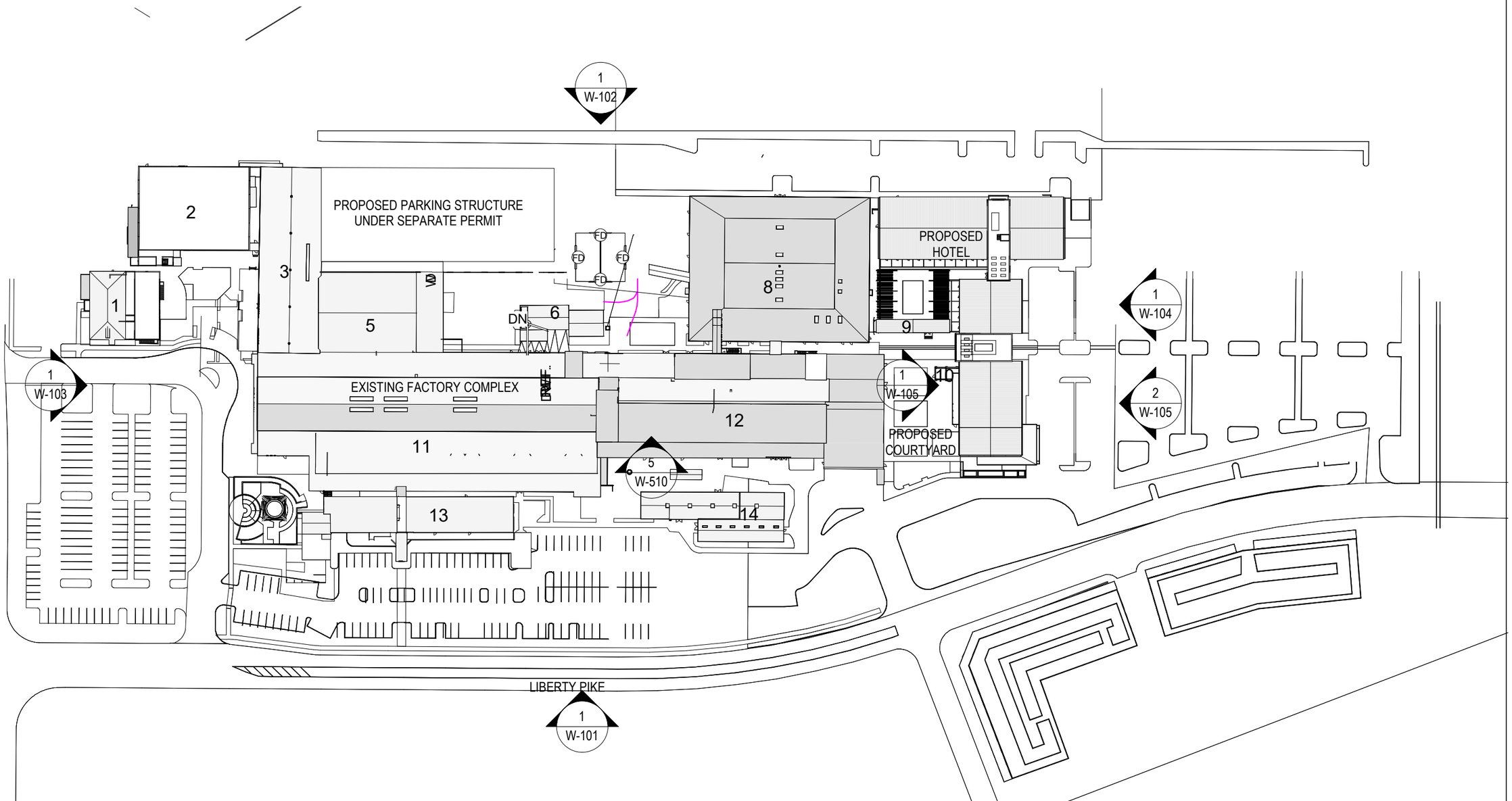
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COVER

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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1 FACTORY AT FRANKLIN SITE PLAN

1 : 1440

STONEHILL TAYLOR

W-001

PROJ : 00000
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DATE : 04/24/2025

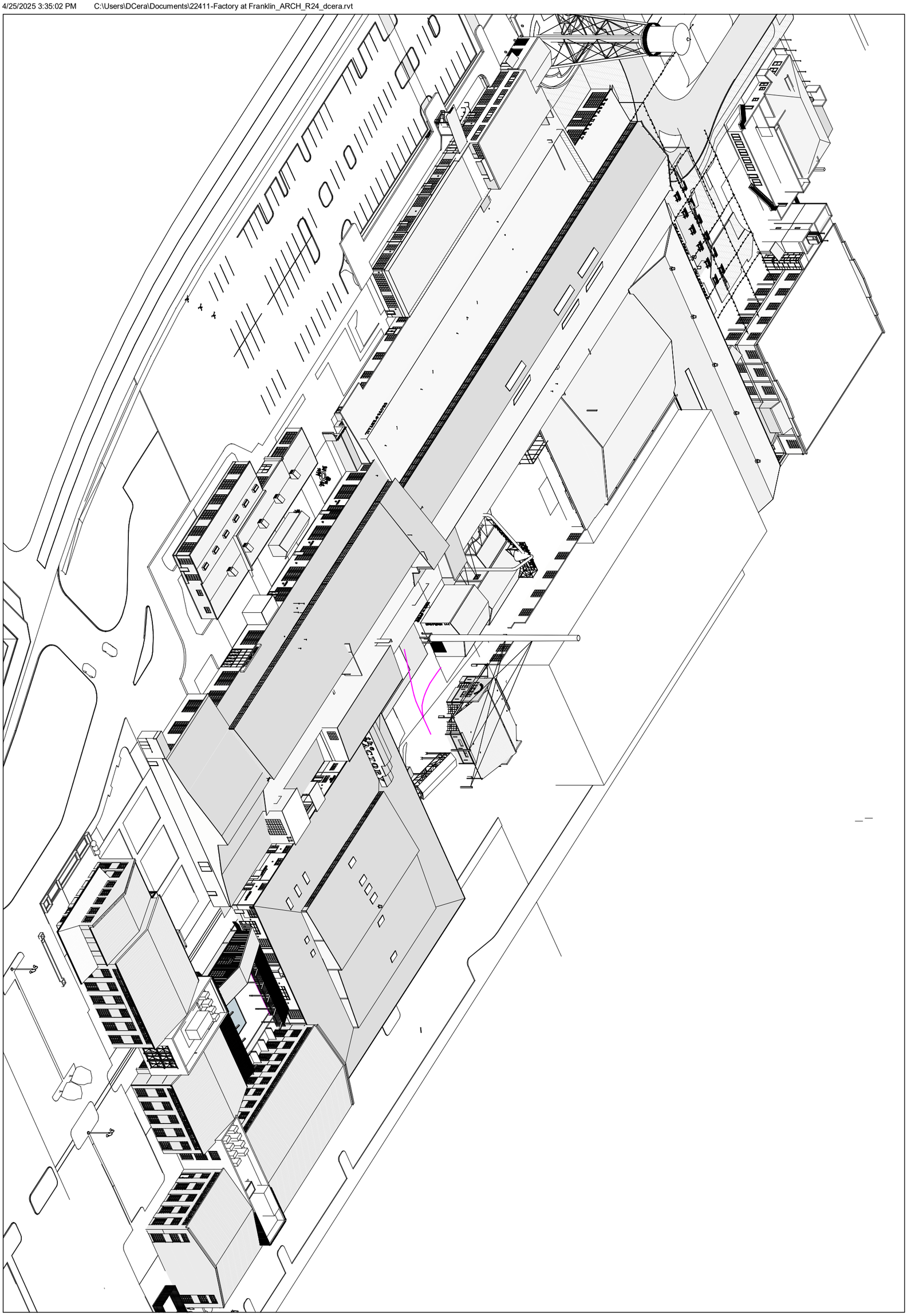
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TEL 212.226.8898

SITE PLAN

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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STONEHILL TAYLOR

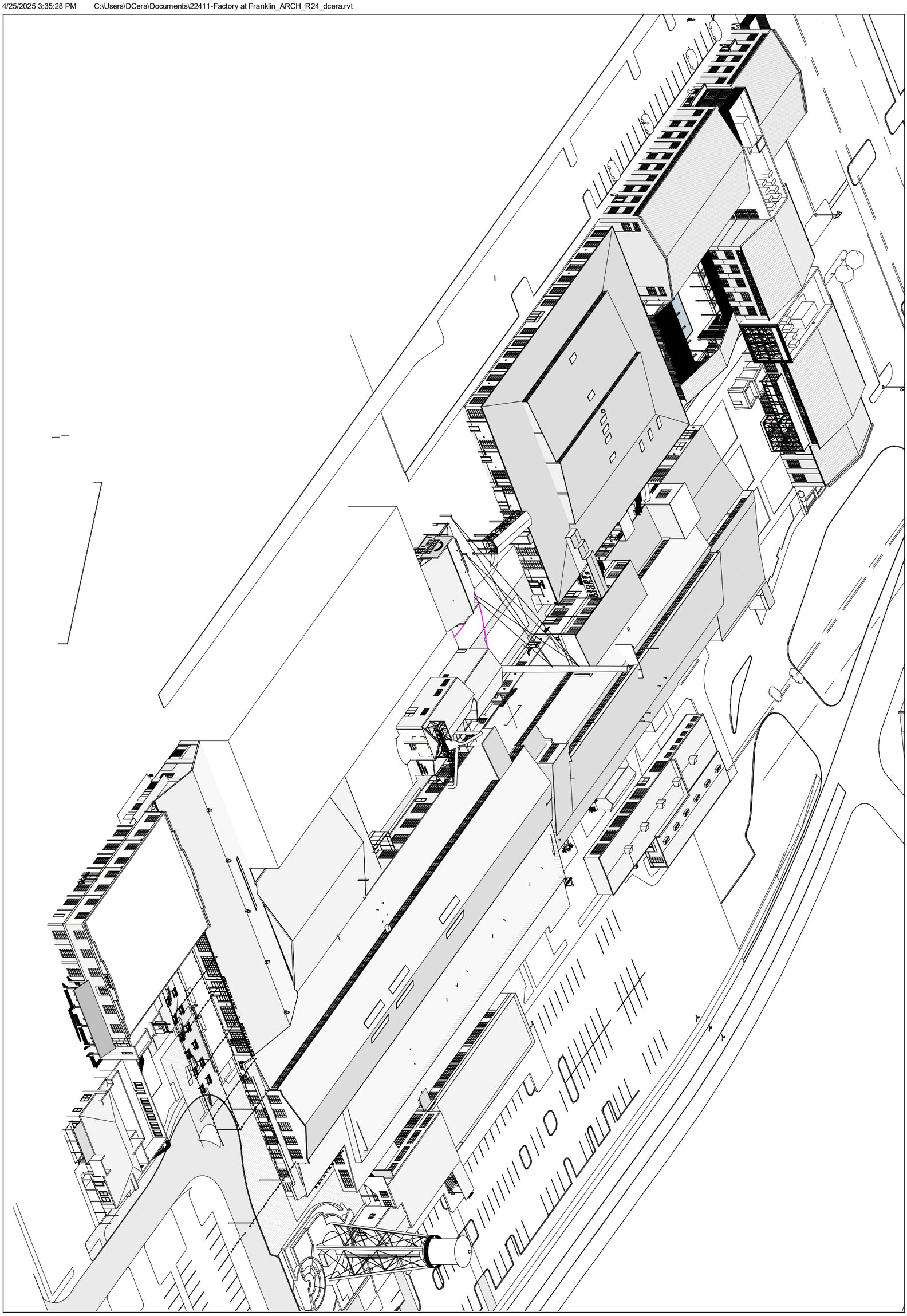
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM LIBERTY PIKE

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PROJ : 00000
SCALE :
DATE : 04/24/2025

W-030



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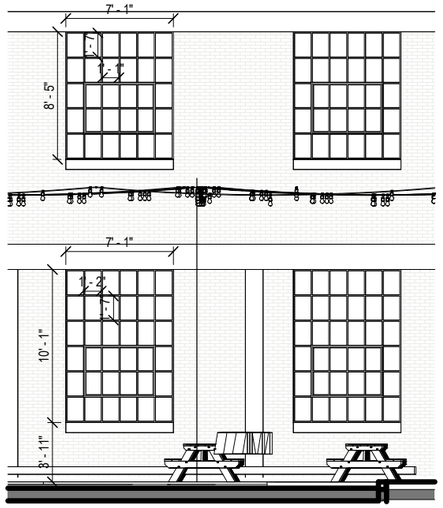
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM FRANKLIN ROAD

STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

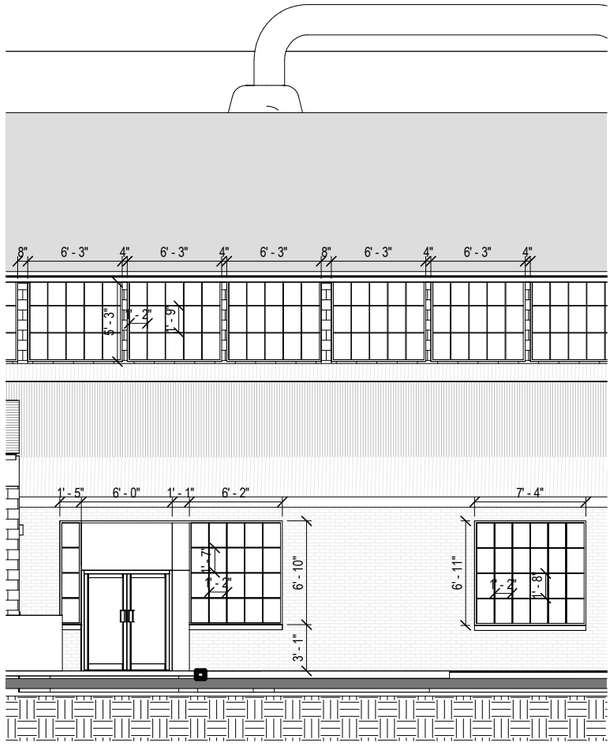
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DATE : 04/24/2025

W-031



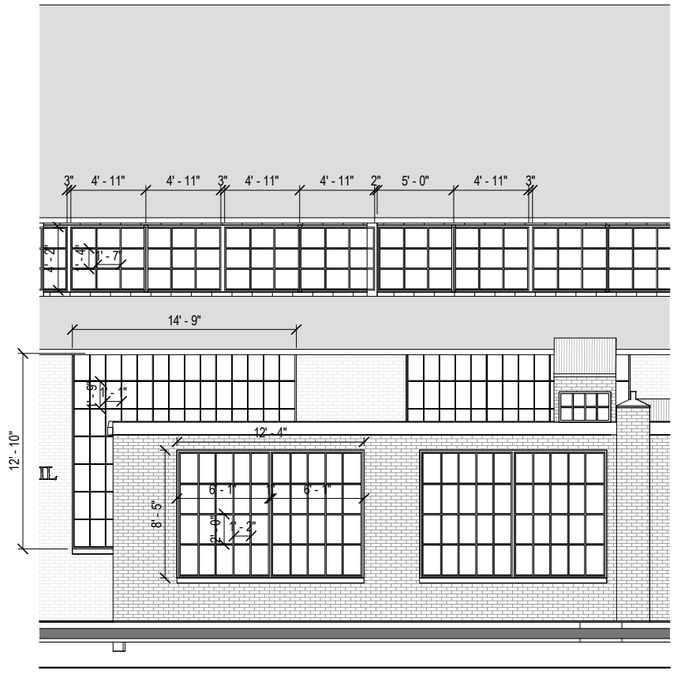
2 BLDG 2 SOUTH ELEVATION

1" = 10'-0"



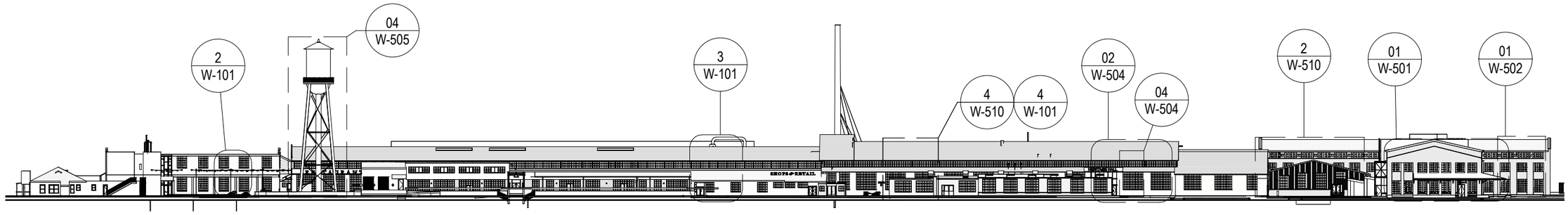
3 BLDG 11 SOUTH ELEVATION

1" = 10'-0"



4 BLDG 12 SOUTH ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN SOUTH ELEVATION - LIBERTY PIKE

1" = 80'-0"

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STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

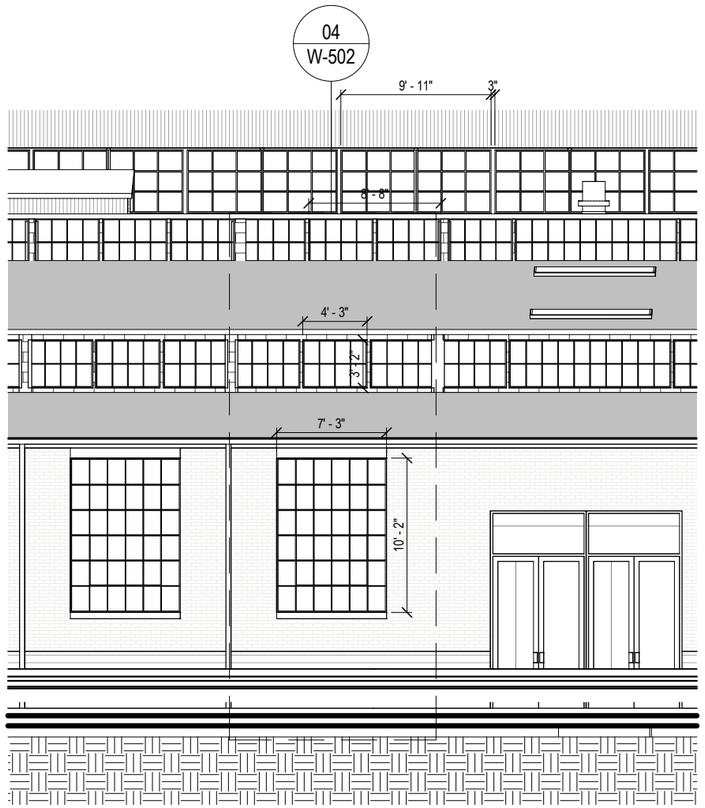
W-101

SOUTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

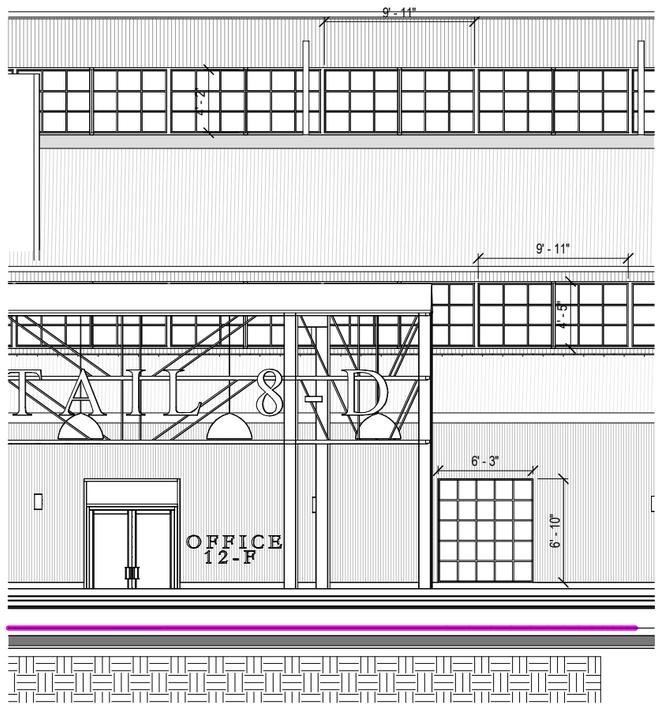
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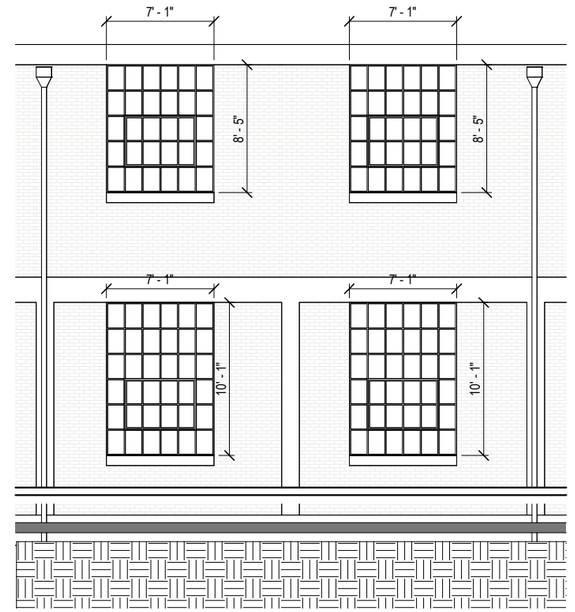
4 BLDG 8 NORTH ELEVATION

1" = 10'-0"



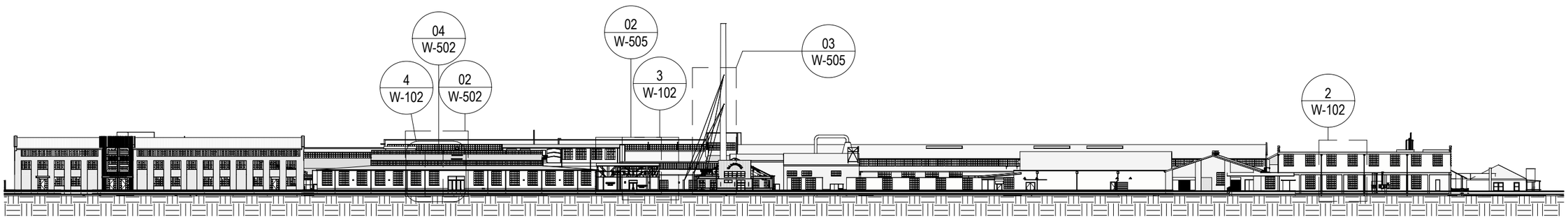
3 BLDG 12 NORTH ELEVATION

1" = 10'-0"



2 BLDG 2 NORTH ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN NORTH ELEVATION

1" = 80'-0"

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PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

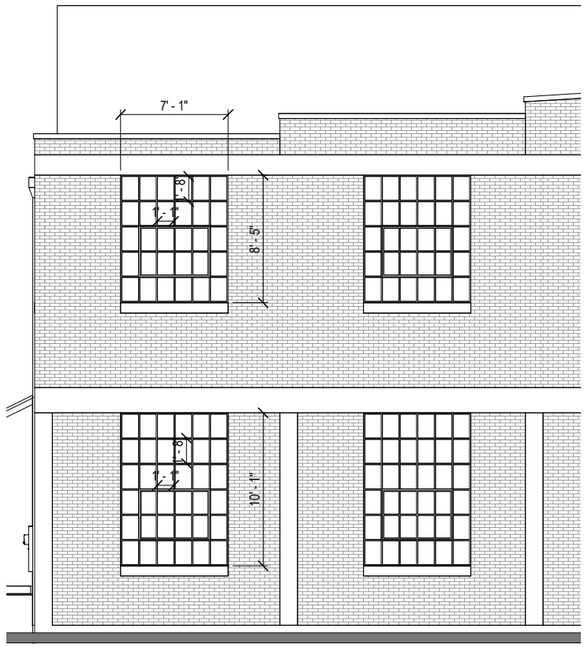
W-102

NORTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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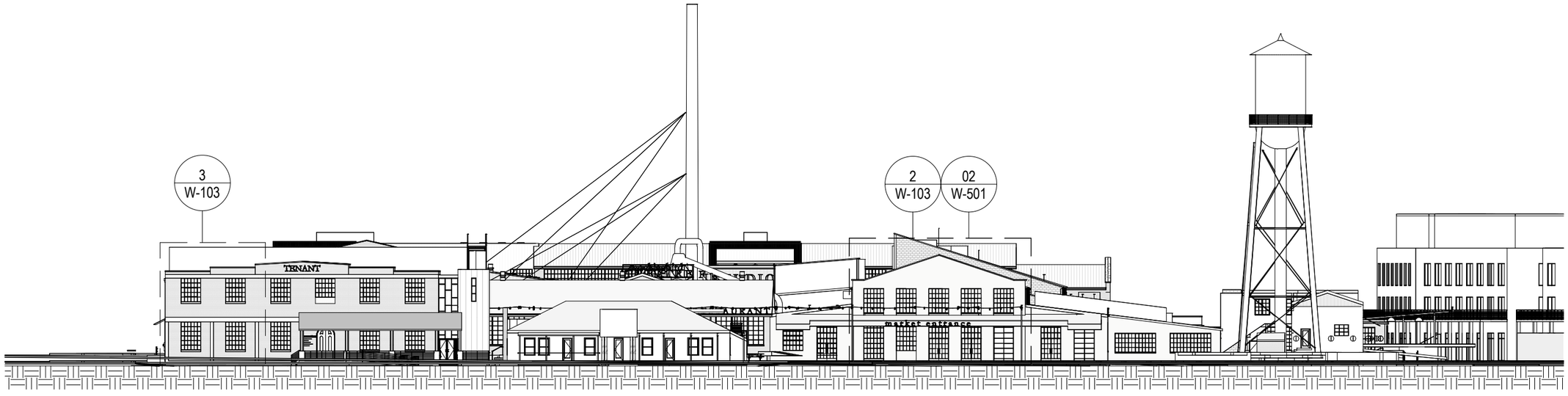


3 BLDG 2 EAST ELEVATION

1" = 10'-0"

2 BLDG 1 EAST ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN EAST ELEVATION

1" = 40'-0"

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31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

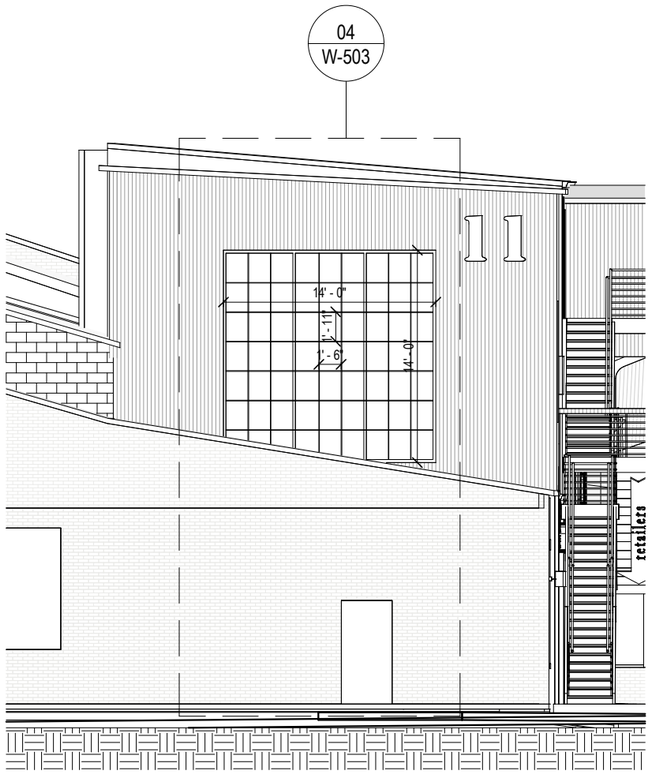
W-103

EAST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

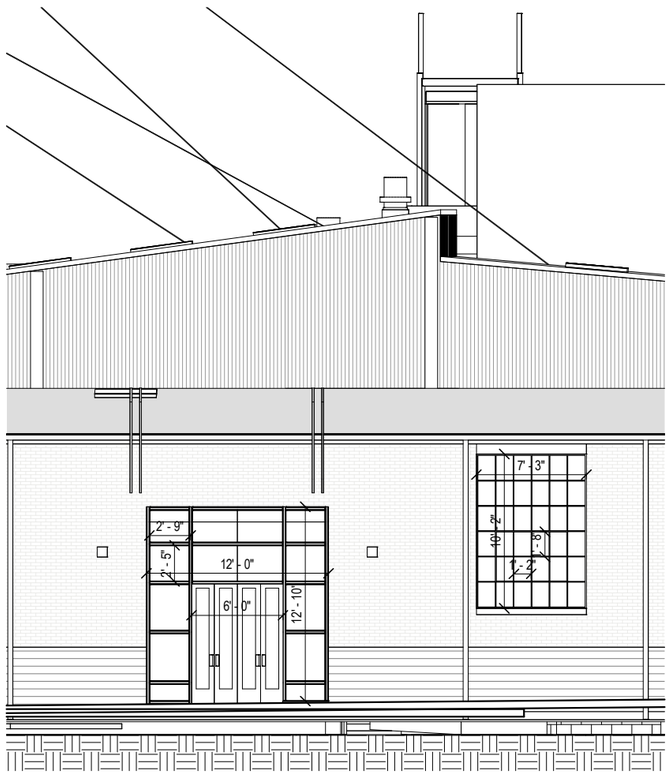
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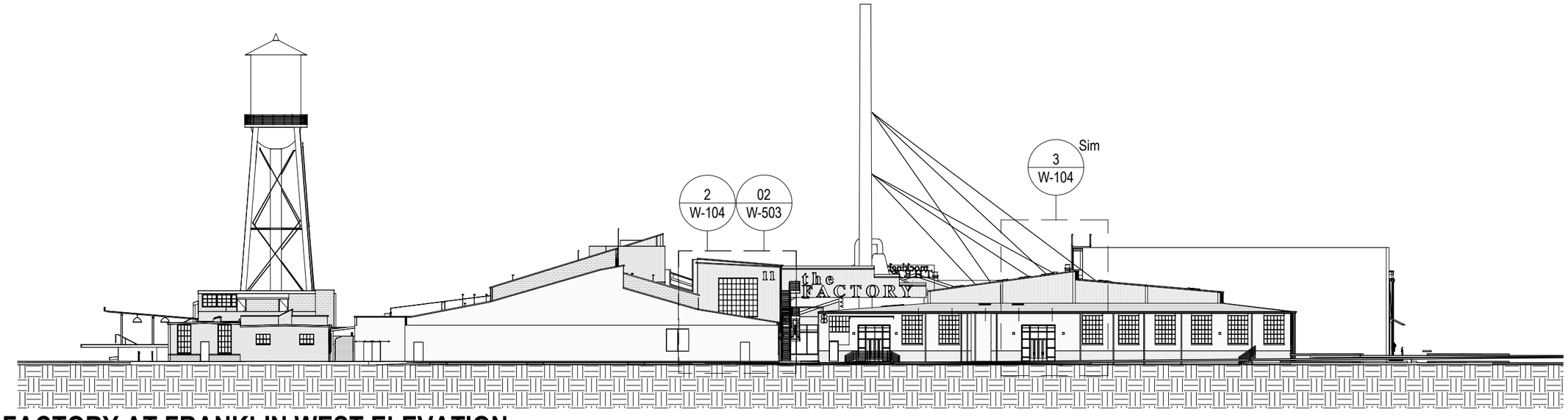
2 LIBERTY HALL PARTIAL WEST ELEVATION

1" = 10'-0"



3 BLDG 8 PARTIAL WEST ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN WEST ELEVATION

1" = 40'-0"

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PROJ : 00000
SCALE : As indicated
DATE : 04/24/2025

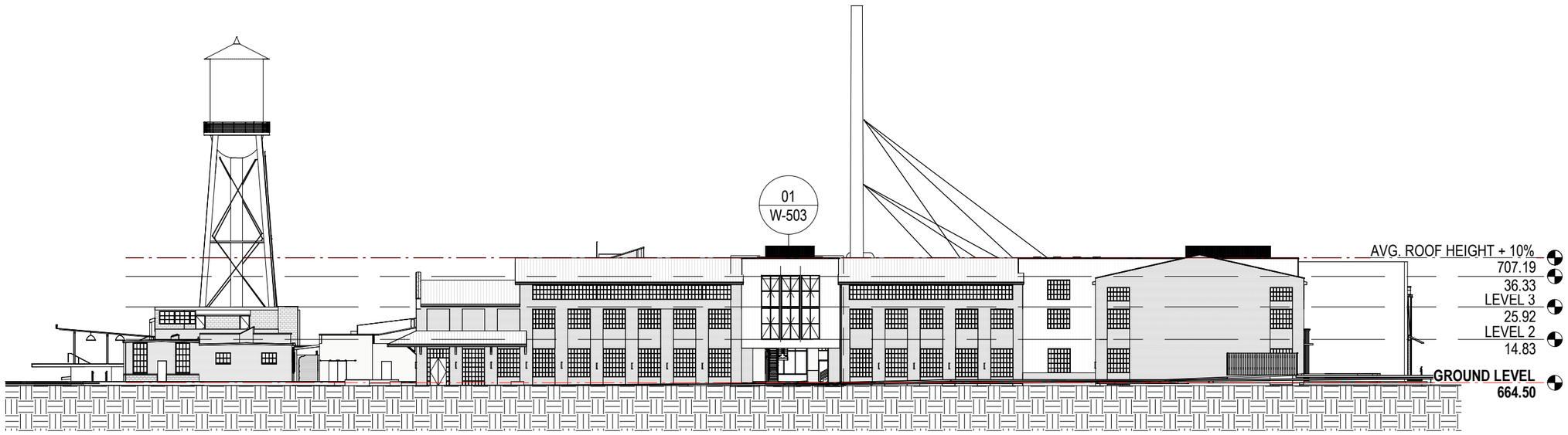
W-104

WEST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

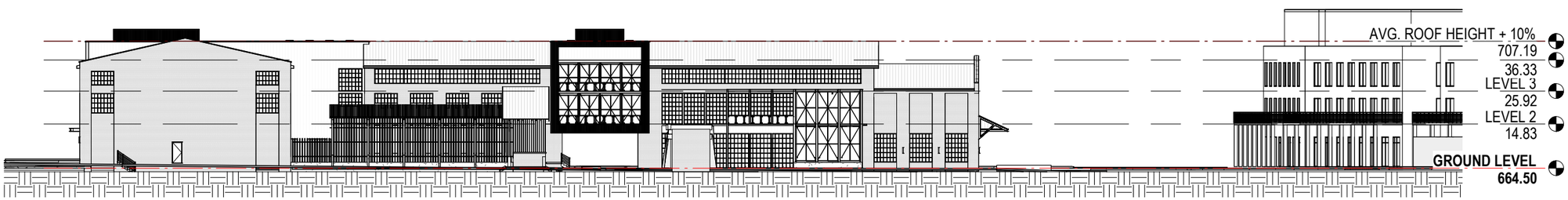
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2 PROPOSED HOTEL EAST ELEVATION

1" = 40'-0"



1 PROPOSED HOTEL WEST ELEVATION

1" = 40'-0"

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31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

PROJ : 00000
SCALE : 1" = 40'-0"
DATE : 04/24/2025

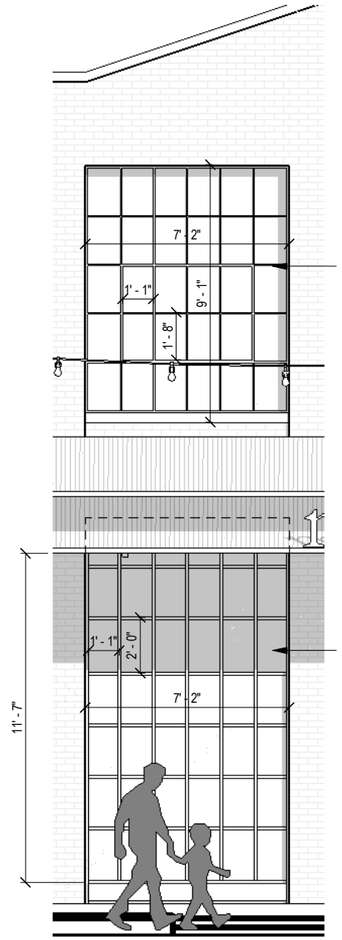
W-105

PROPOSED HOTEL EAST AND WEST ELEVATIONS

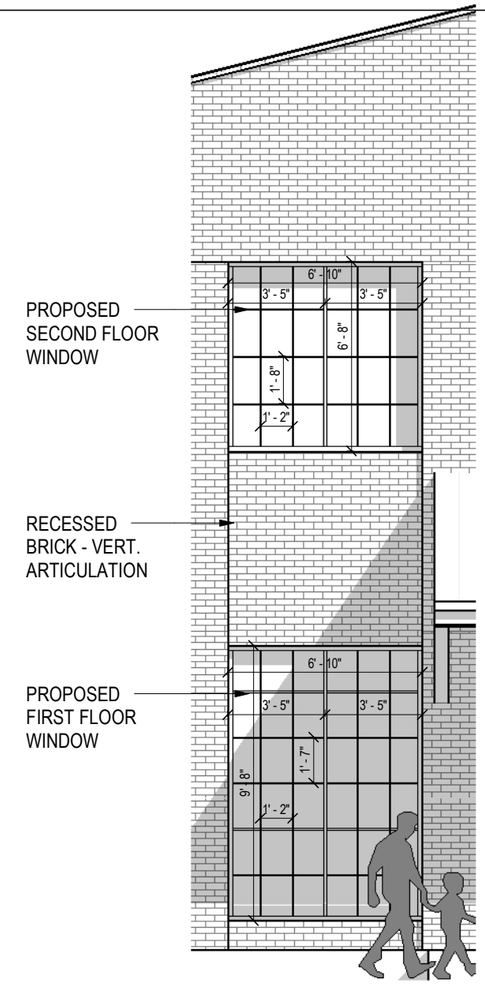
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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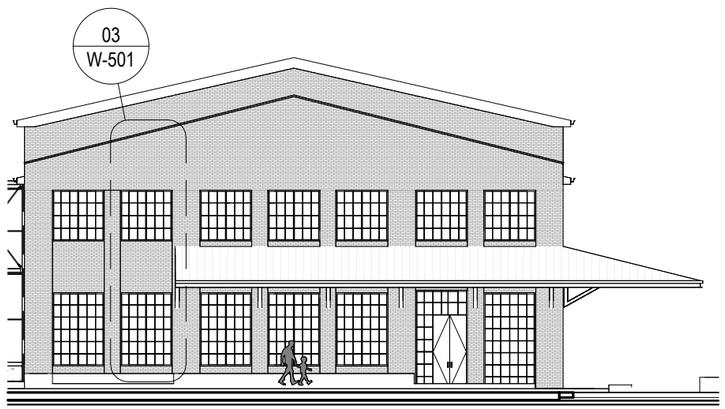
04 EXISTING BLDG 1 WINDOW ELEVATION



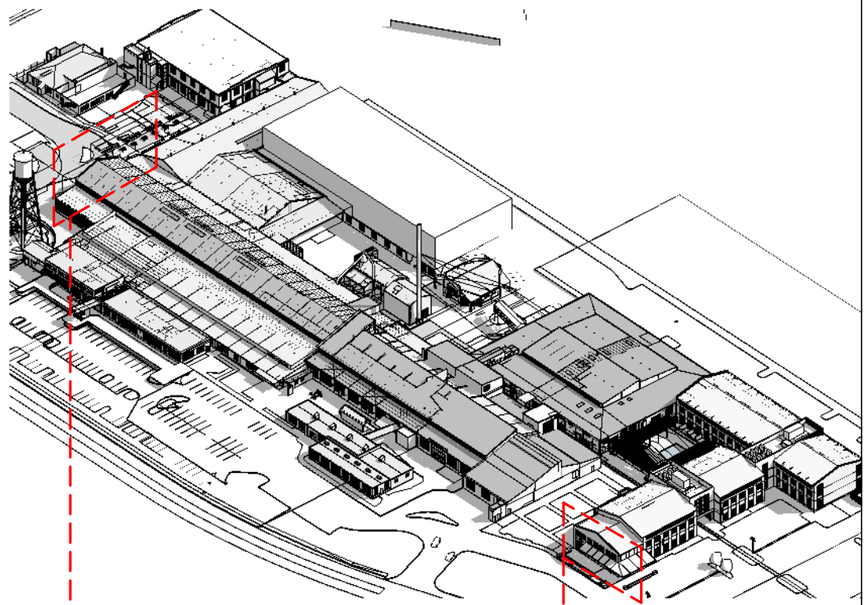
03 PROPOSED HOTEL SOUTH WINDOW ELEVATION



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

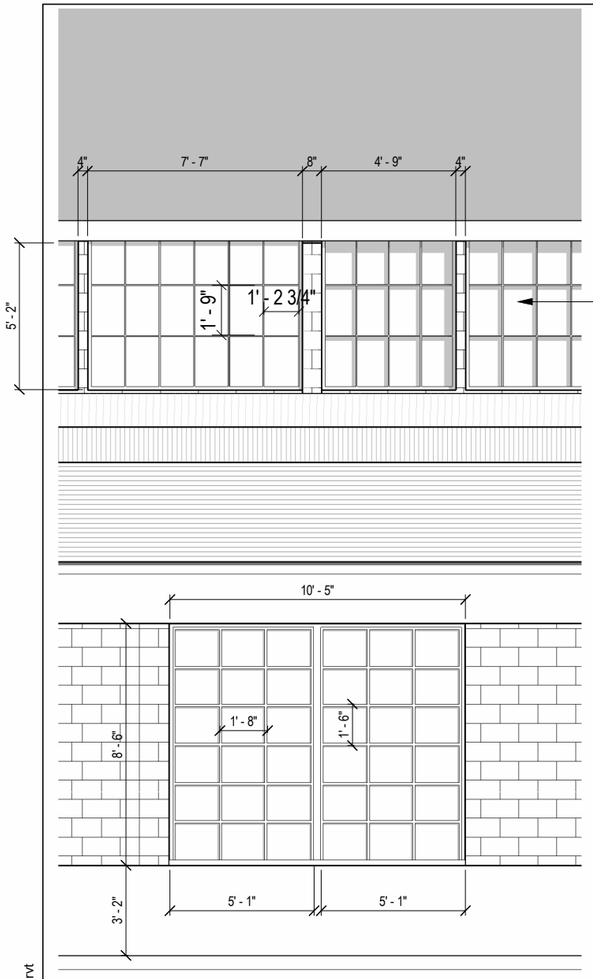
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

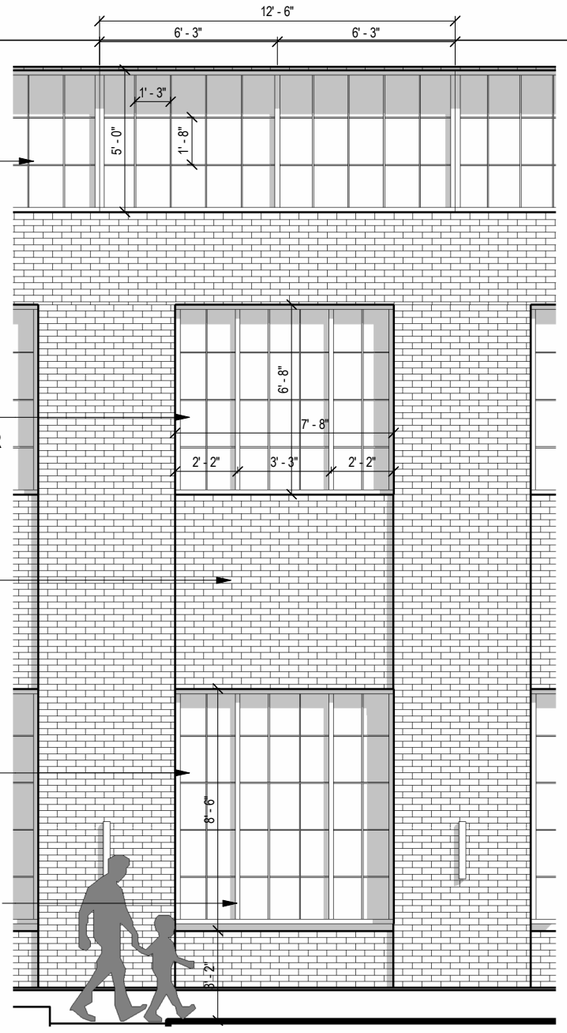
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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EXISTING RIBBON WINDOW



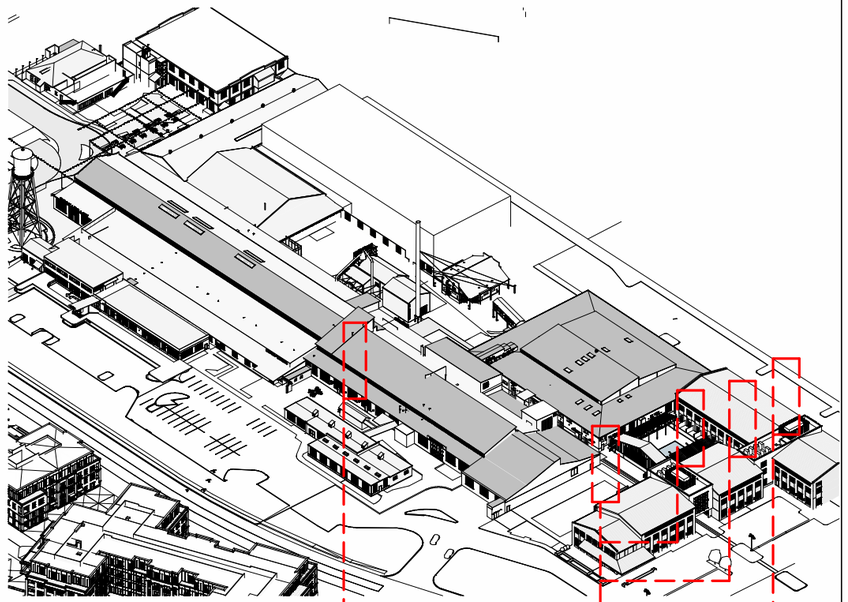
PROPOSED RIBBON WINDOW

PROPOSED SECOND FLOOR WINDOW

RECESSED BRICK - VERT. ARTICULATION

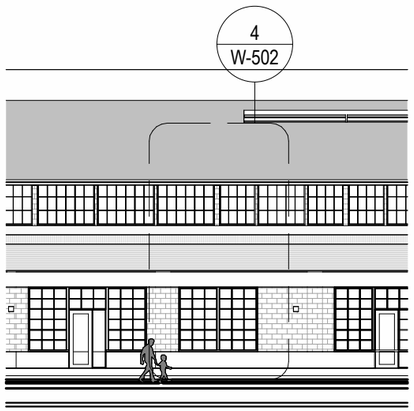
PROPOSED FIRST FLOOR WINDOW

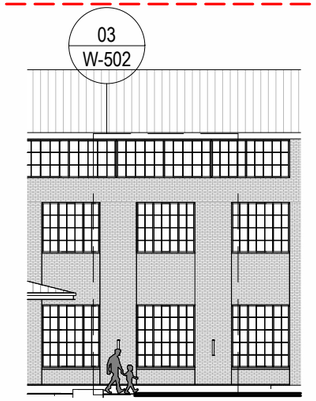
PRONOUNCED MULLION - VERT. ARTICULATION



4 BLDG 12 WINDOW PARTIAL SOUTH ELEVATION

03 PROPOSED HOTEL WINDOW ELEVATION





2 BLDG 12 PARTIAL SOUTH ELEVATION

01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION

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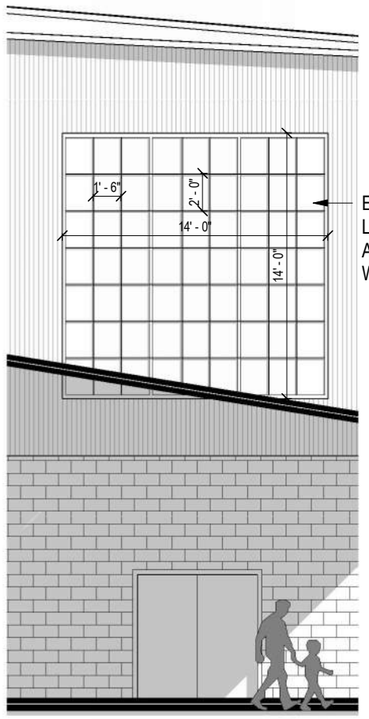
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31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

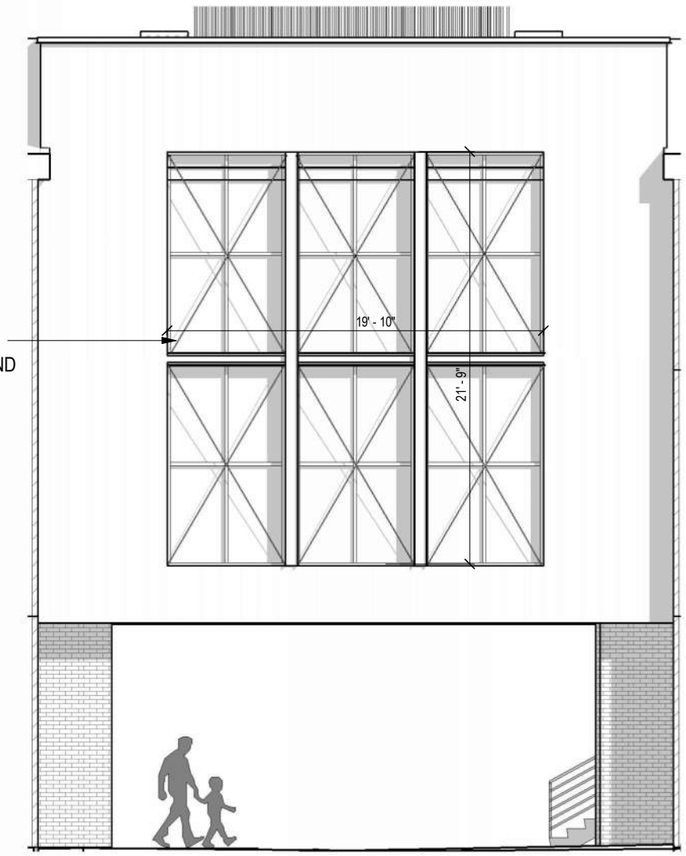
EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE



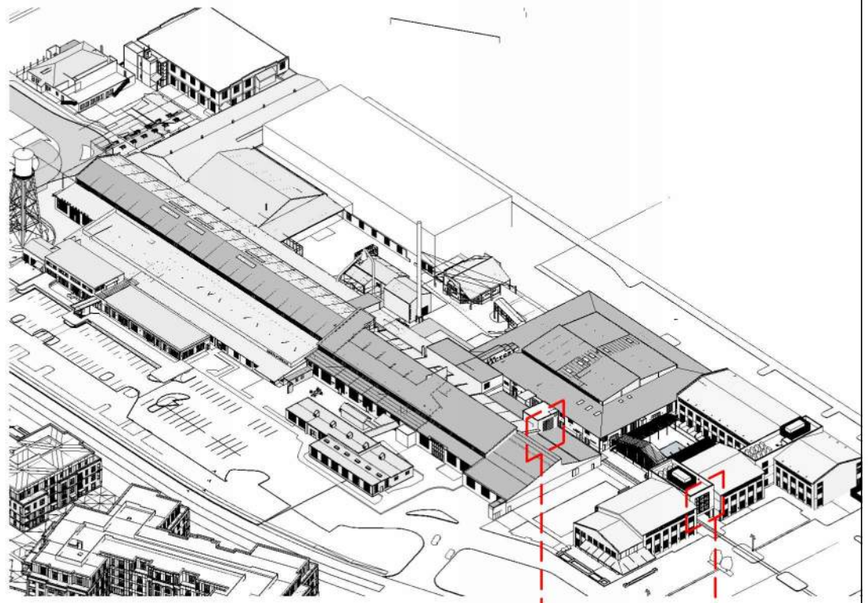
EXISTING
LARGE STAND
ALONE
WINDOW

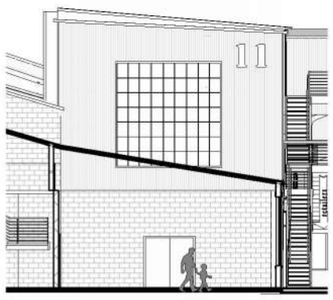
04 EXISTING BLG 12 CONF RM WINDOW ELEVATION



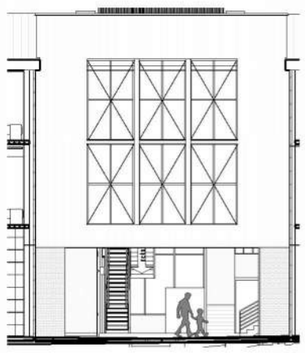
PROPOSED
LARGE STAND
ALONE
WINDOW

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

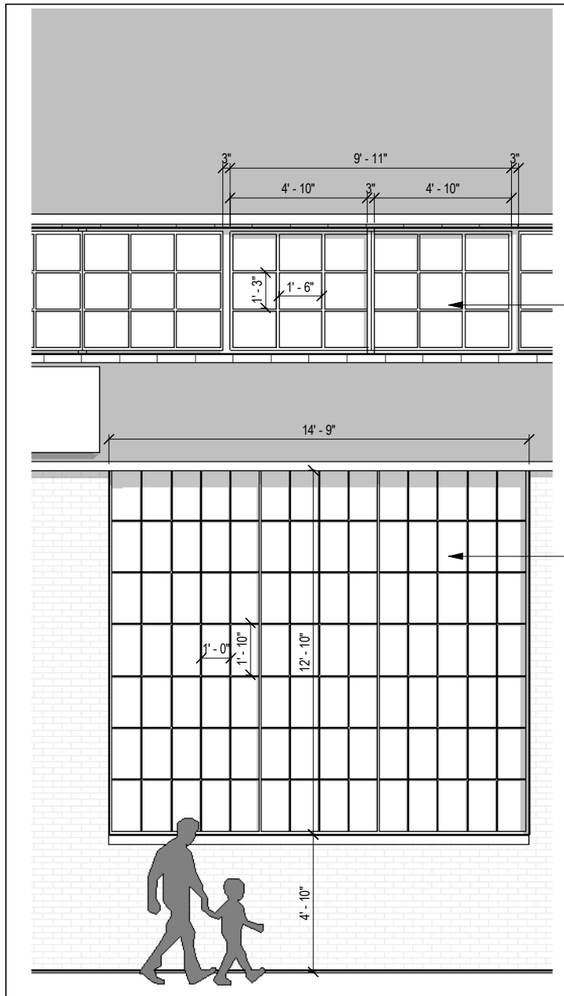
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

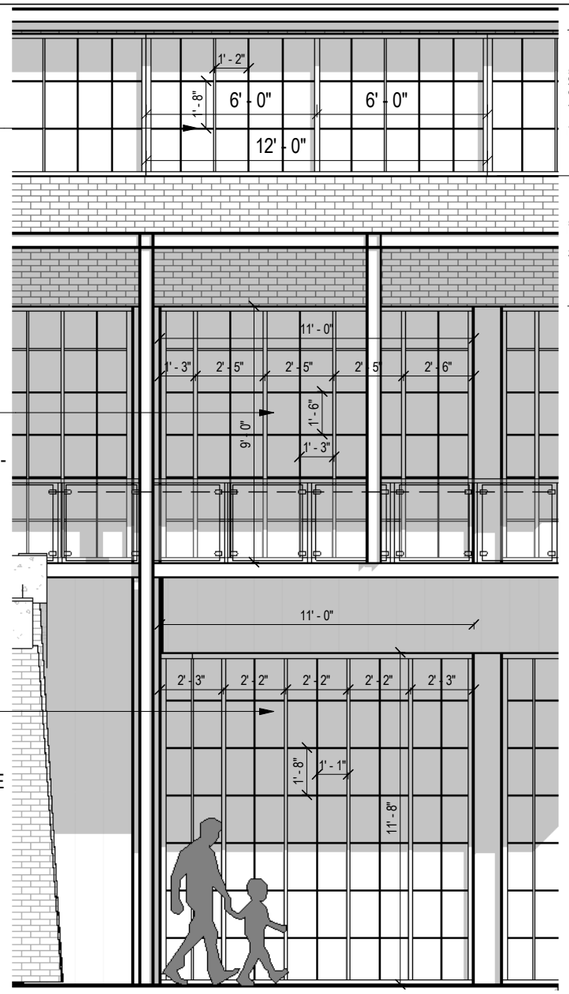
EXISTING TO NEW WINDOW COMPARISON

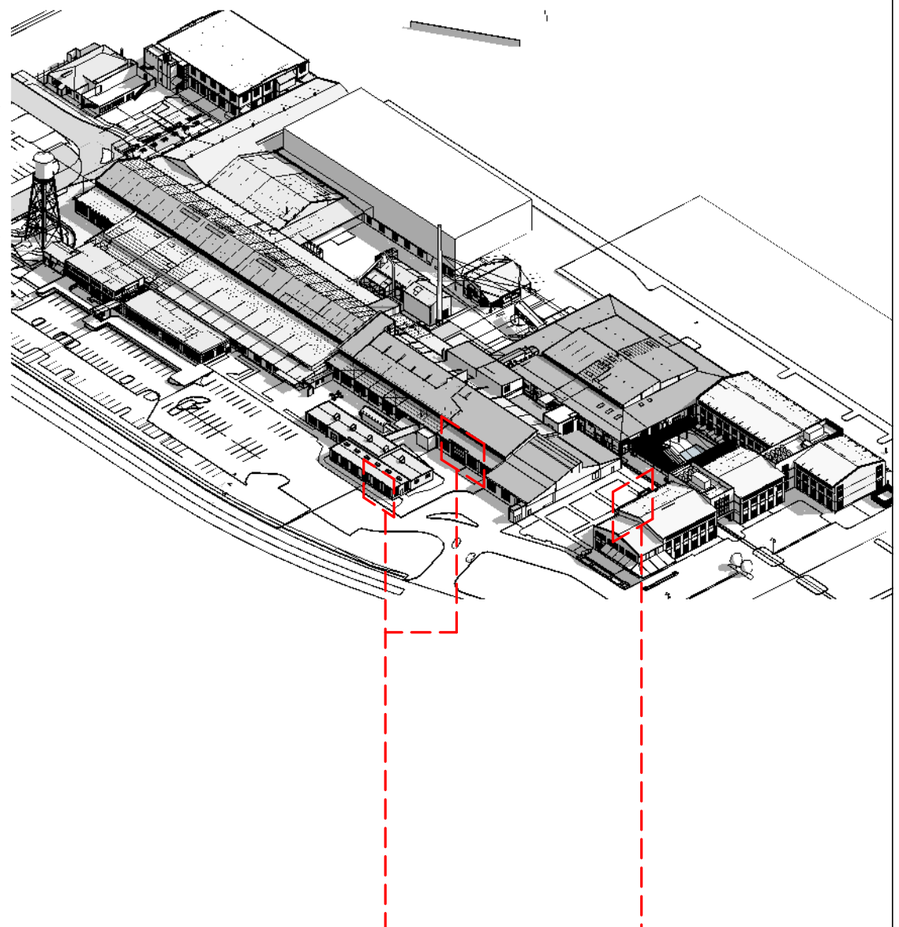
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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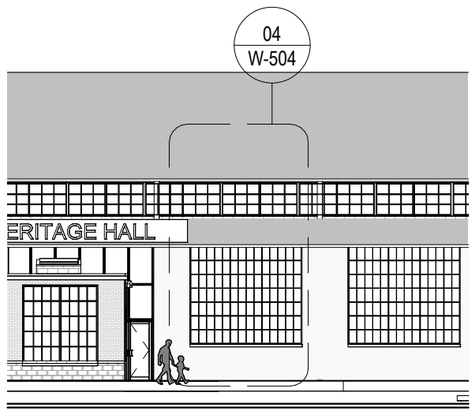


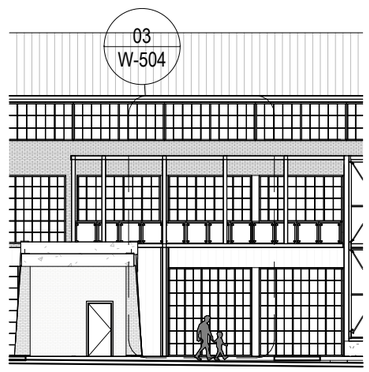




04 BLDG 12 WINDOW PARTIAL SOUTH ELEVATION

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

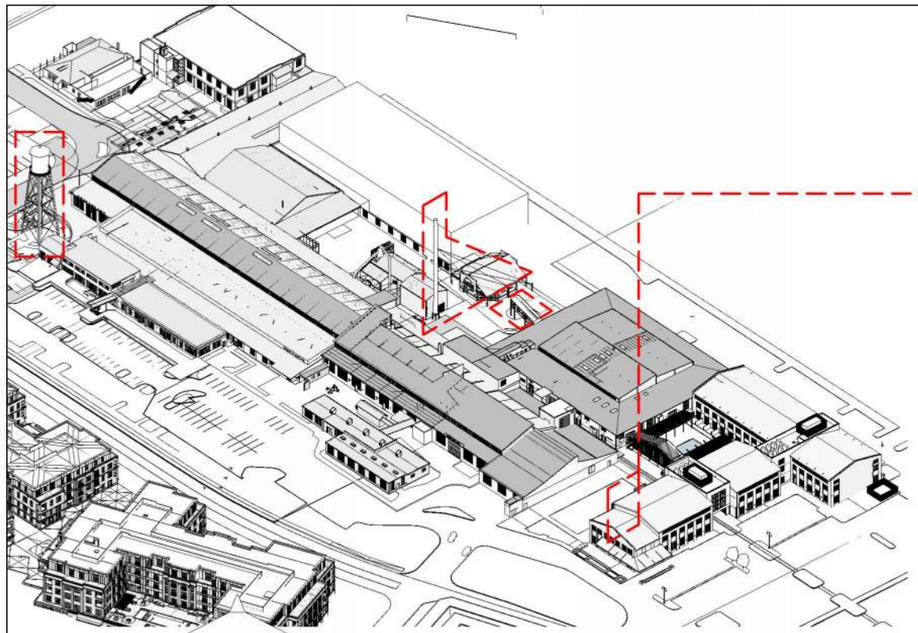
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

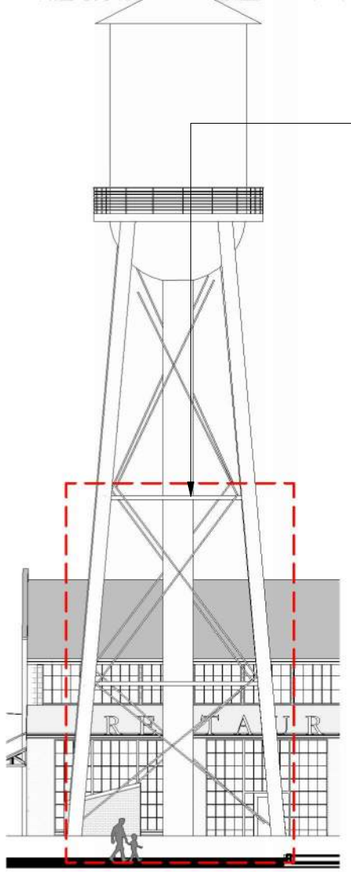
EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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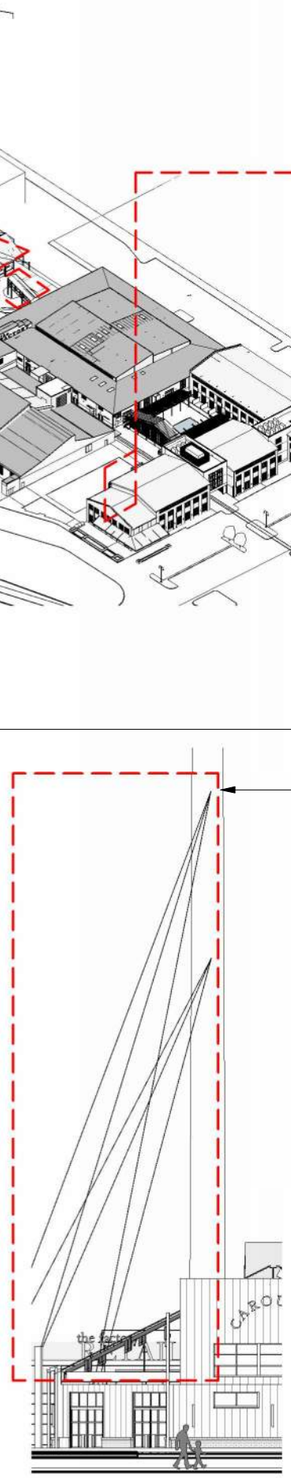
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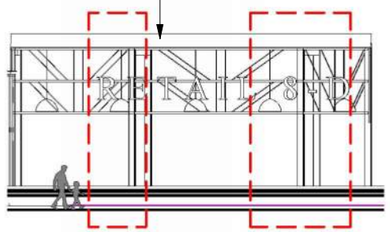


TENSIONED CROSS BRACED RODS

TENSIONED CABLES



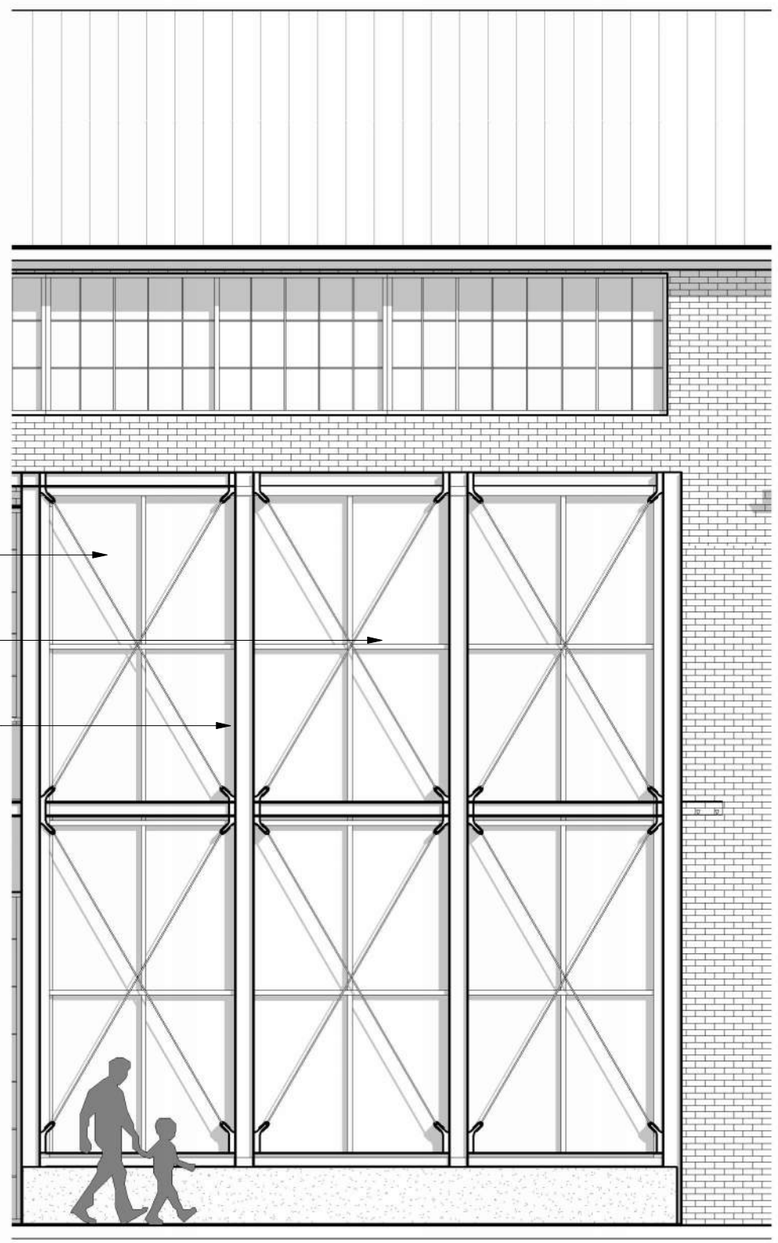
EXPOSED STEEL VERTICAL SUPPORTS ON EXISTING STRUCTURES



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

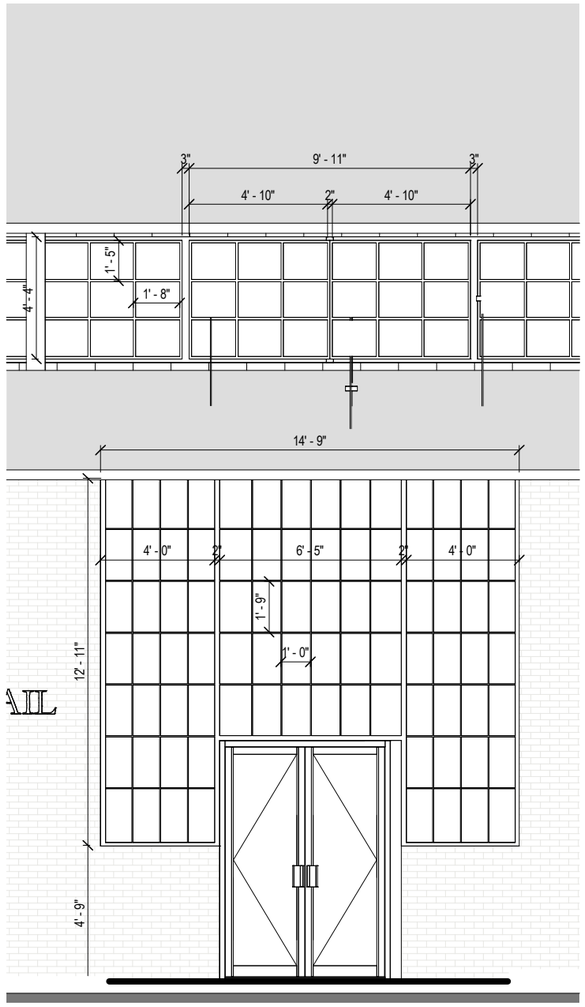
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON
EGRESS STAIR W/ WINDOW WALL

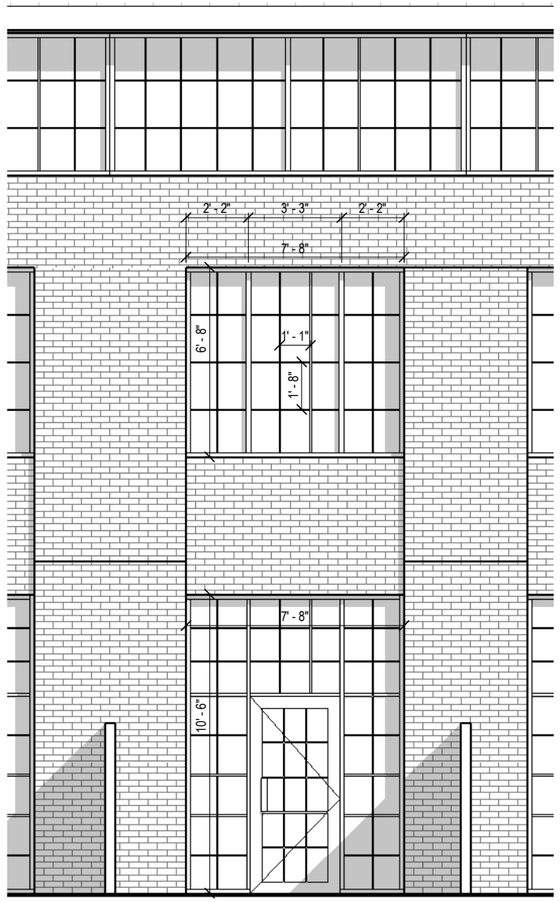
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

©COPYRIGHT STONEHILL & TAYLOR ARCHITECTS, P.C.

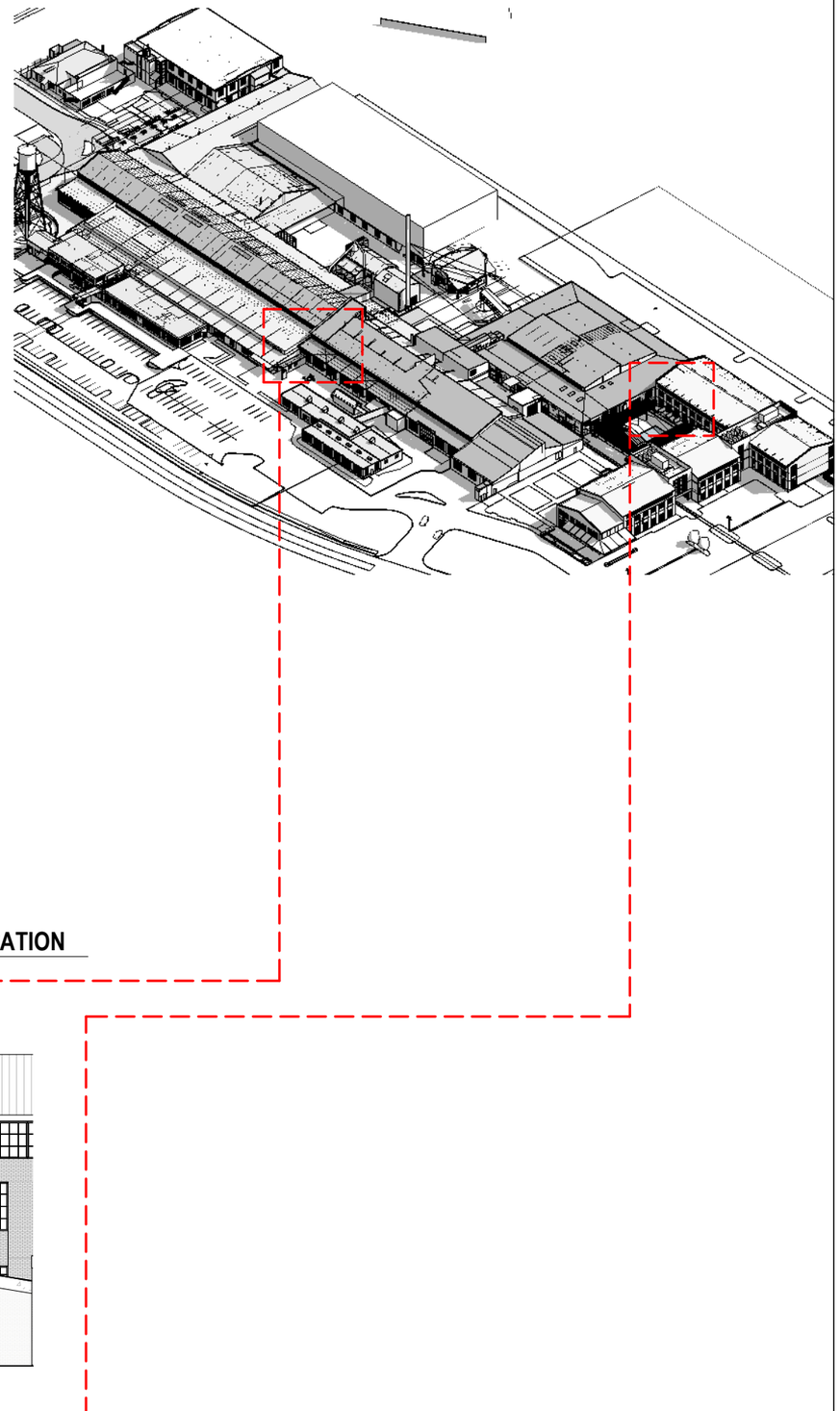
5/23/2025 3:13:43 PM C:\Users\pyu\Documents\22411-Factory at Franklin_ARCH_R24_PYu_876.rvt

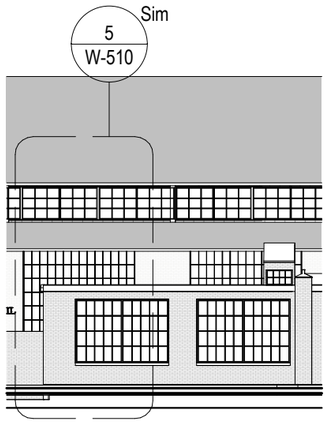


5 BLDG 12 SOUTH WINDOW ELEVATION

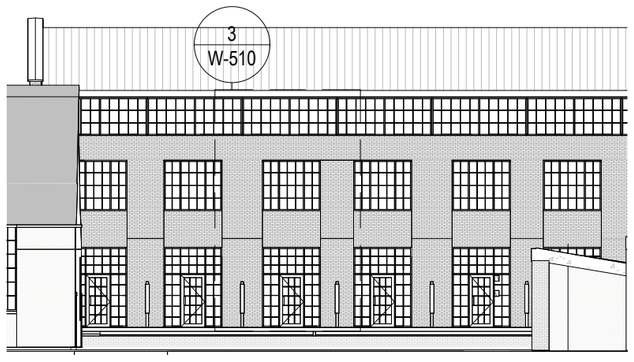


3 PROPOSED HOTEL WINDOW W/ DOOR PARTIAL ELEVATION





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

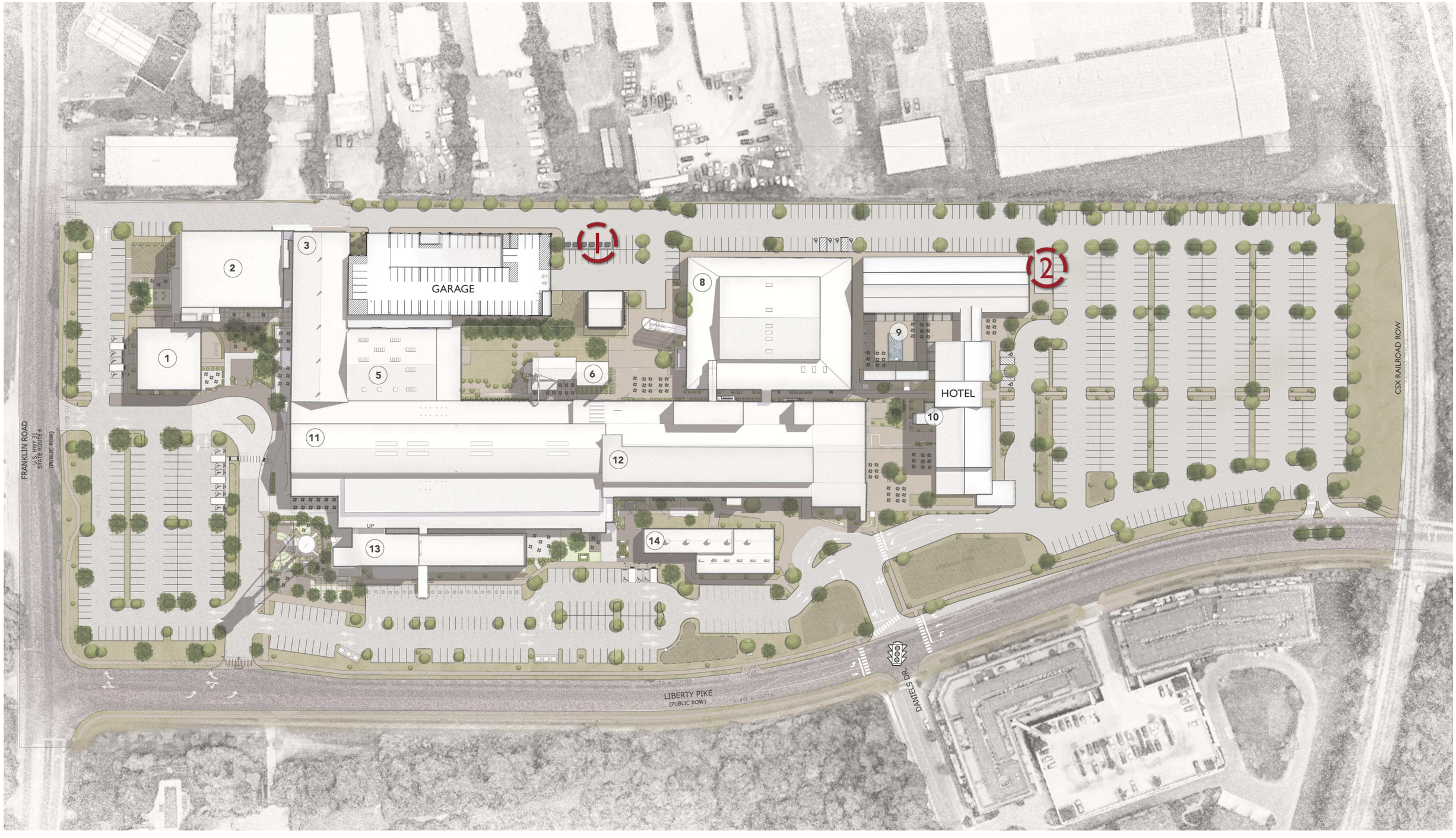
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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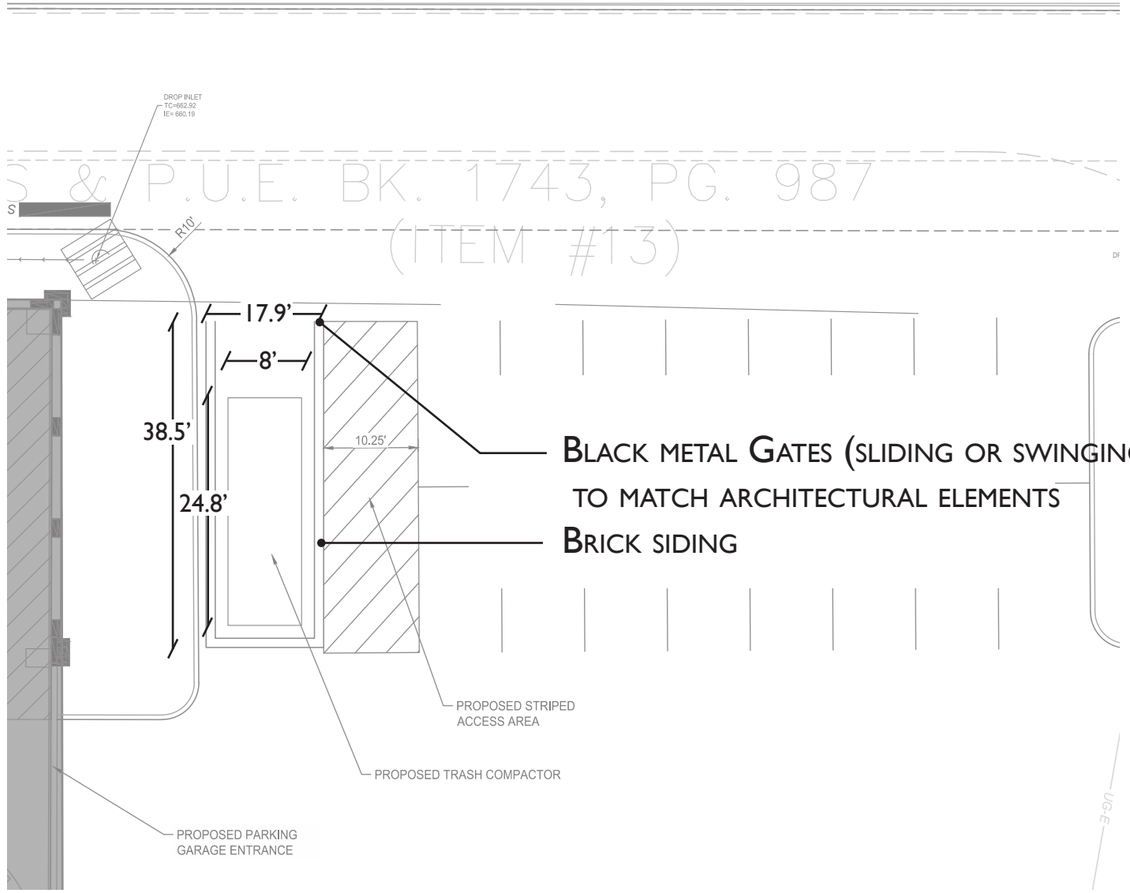
*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS

THE FACTORY AT FRANKLIN | HZC SUBMITTAL

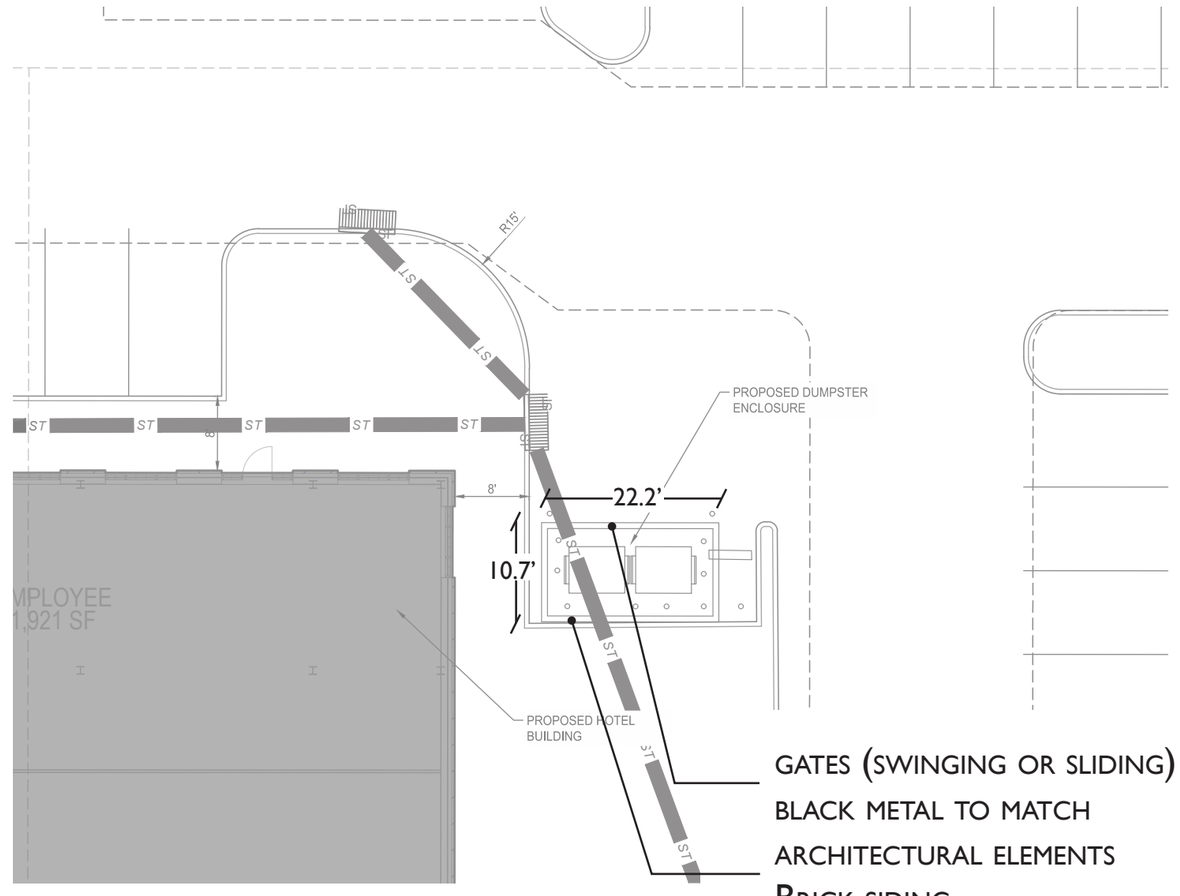
JUNE 9, 2025

REFUSE AREA - LOCATIONS

HOLLADAY PROPERTIES
GAMBLE DESIGN COLLABORATIVE
FULMER LUCAS
CENTRIC ARCHITECTURE

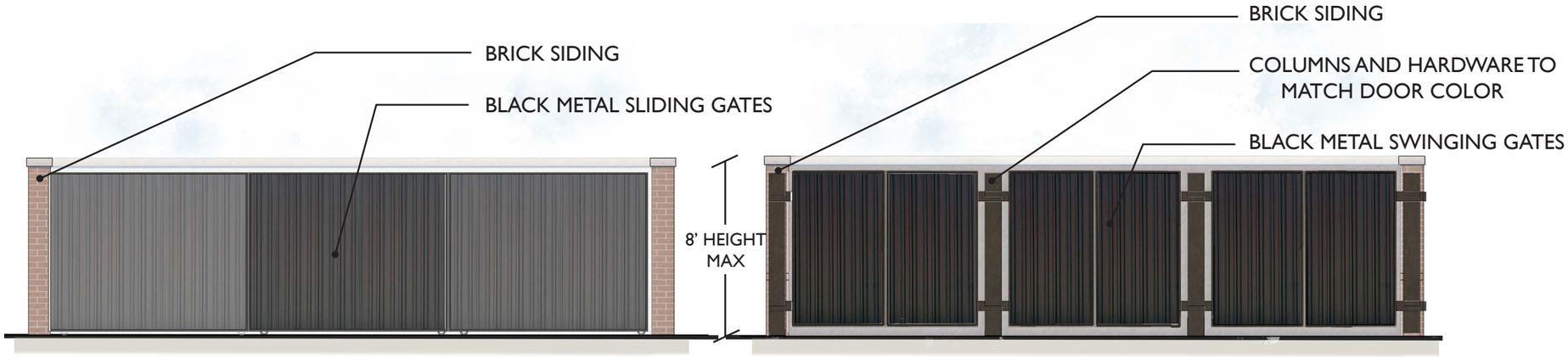

DROP INLET
TC=662.92
IE= 660.19
S & P.U.E. BK. 1743, PG. 987
(ITEM #13)
R10'
17.9'
8'
38.5'
24.8'
10.25'
BLACK METAL GATES (SLIDING OR SWINGING)
TO MATCH ARCHITECTURAL ELEMENTS
BRICK SIDING
PROPOSED STRIPED
ACCESS AREA
PROPOSED TRASH COMPACTOR
PROPOSED PARKING
GARAGE ENTRANCE

1


R15'
ST
PROPOSED DUMPSTER
ENCLOSURE
8'
22.2'
10.7'
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)



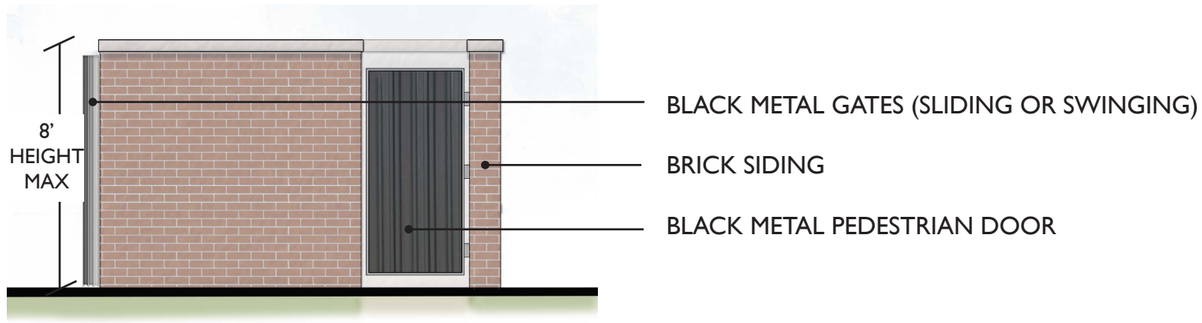


OPTION 1: BLACK METAL SLIDING GATES
(MANUAL ON V-TRACK SYSTEM)

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)



EXISTING FACTORY REFUSE ENCLOSURE - FRONT ELEVATION



OPTION 1: BLACK METAL SLIDING GATES
(MANUAL ON V-TRACK SYSTEM)

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**245 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Matt Burnett**
Owner:	**Matt Burnett**
Project #:	**8797**
Type of Work:	**Consideration of Signage (Post-and-Arm)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 7, 2025**
Expiration Date:	**May 7, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new post-and-arm sign located at 245 3rd Avenue North.

The Guidelines allow for administrative approval of post-and-arm signs if all recommendations are met.

- **Location:** The Guidelines state that post-and-arm signs are appropriate for residential building types and should be placed in a traditional front yard location that is perpendicular to the public sidewalk. The sign is appropriately located in a traditional front yard location of a residential building type and is perpendicular to the public sidewalk. The sign location is appropriate.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. No post-and-panel sign exists on the site, and one sign is proposed. The quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 9 sq. ft. The proposed sign area is composed of three 10" x 25" panels, for a total sign area of 5.2 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum post height is 7 feet. The proposed post height is 7 feet. The proposed height is appropriate.

- **Material:** The Guidelines state that the sign should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed material is an HDU Panel and a metal post. 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 proposed sign features a dark grey background with lighter white lettering. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed for the signage.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The post-and-arm sign is **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 for a sign permit.

- 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/


ARBELLA
Real Estate Investments
HERITAGE
FOUNDATION
WILLIAMSON COUNTY, TN


ARBELLA
Real Estate Investments


SPALDING
SURGICAL


Annandale
Cabinetry

Elizabeth Bulay

From: Matt Burnett <Matt@arbellainvestments.com>
Sent: Monday, May 5, 2025 10:21 AM
To: Elizabeth Bulay
Subject: RE: 245 3rd Ave. N. COA Application: Additional Information Needed
Attachments: New Sign Proofs.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Good Morning Elizabeth –

Attached are proofs for all three signs. Each panel would be 26" wide x 10" tall. Thanks.

Matt Burnett
ARBELLA Investments
245 Third Avenue North
Franklin, Tennessee 37064
O I 615.535.9337
www.arbellainvestments.com

From: Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
Sent: Wednesday, April 30, 2025 8:26 AM
To: Matt Burnett <Matt@arbellainvestments.com>
Subject: RE: 245 3rd Ave. N. COA Application: Additional Information Needed

Okay! Do you have proofs for the signs? Sign refacing and the addition of new panels does require an updated COA when there are new panels added or ones that are being replaced. If we can get proofs for the new sign panels emailed, I can add them to this application.

The Guidelines permit at maximum 9 sq. ft. of signage, but in the COA we only list the dimensions of what is actually going to be installed. Please let me know if you have any questions or concerns.

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

From: Matt Burnett <Matt@arbellainvestments.com>
Sent: Tuesday, April 29, 2025 5:57 PM
To: Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
Subject: Re: 245 3rd Ave. N. COA Application: Additional Information Needed

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.

They've been ordered, but I don't have them yet.

Matt Burnett
ARBELLA Investments
245 Third Avenue North
Franklin, Tennessee 37064
O | 615.535.9337
www.arbellainvestments.com

From: Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
Sent: Tuesday, April 29, 2025 3:37 PM
To: Matt Burnett <Matt@arbellainvestments.com>
Subject: RE: 245 3rd Ave. N. COA Application: Additional Information Needed

Thank you for the quick response!

Do you have two new sign panels that will be installed on the sign soon for the new tenants?

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

From: Matt Burnett <Matt@arbellainvestments.com>
Sent: Tuesday, April 29, 2025 12:19 PM
To: Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
Subject: RE: 245 3rd Ave. N. COA Application: Additional Information Needed

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.

Hi Elizabeth –

- The sign structure itself is solid metal which I had custom made by Kris Nethercutt who's done a lot of work around town – It's exactly 7 ft tall and was modeled of an original 1920 period piece that I had purchased but was too deteriorated to repurpose. The panels are made of a high-end synthetic material called High Density Urethane (HDU) to give the appearance also a 1920's era historic sign.
- I've asked for the maximum 9 sq ft of signage but that's only to allow for additional signs if I wind up leasing out all 5 of my units. Right now there are only three leased so there would only be three signs at this point. FYI, mine is currently the only sign actually up - the photo I sent which also shows the Heritage Foundation

sign is a bit old as they have since moved out, and I just recently leased two of them. To allow for 5 signs and keep to the maximum 9 sf requirement each panel would be 10"x25" in size.

- The sign background is Iron Ore (Sherwin Williams) lightened 30% an is an identical color match to my building. Font is white.

Hope this helps please let me know if you have any other questions. Thanks!

Matt Burnett
ARBELLA Investments
245 Third Avenue North
Franklin, Tennessee 37064
O I 615.535.9337
www.arbellainvestments.com

From: Elizabeth Bulay <elizabeth.bulay@franklintn.gov>
Sent: Tuesday, April 29, 2025 11:42 AM
To: Matt Burnett <Matt@arbellainvestments.com>
Subject: 245 3rd Ave. N. COA Application: Additional Information Needed

Good morning Matt,

This is Elizabeth Bulay, the Assistant Preservation Planner for the City of Franklin. I was unable to leave a voicemail this morning with the number included on your contact information! I am reaching out for a few additional pieces of information that are needed to complete the review of the Administrative COA application submitted for the post-and-arm sign at 245 3rd Ave. N. Please find the list of information that we need below:

- What is the material of the sign panel and the sign post?
- What are the dimensions of the sign panel area, h x w? The square footage has been indicated to b 9 sq. ft. but I just want to confirm this piece of information as well.
- What is the color of the sign background?

If you have any questions or concerns, please let us know. Thank you and have a great day!

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

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OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C A 026 00 000
(Property Parcel/Tax ID Number)
and located at:

245 3rd Ave. North - Franklin, TN
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

245 3rd Ave. North
Property Owner Mailing Address

Franklin, TN 30764
City, State & Zip

Subscribed and sworn to before me this

8th day of August, 2023.

Notary Public

My Commission Expires: 07/13/2024

IAN SPALLINGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/13/2024
COUNTY OF WILLIAMSON

CITY OF FRANKLIN, TN

245 Third Ave N

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 #1702863

Project Title: 245 Third Ave N

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
Matt Burnett
Arbella Investment
245 3rd Ave. N
Franklin, TN 37064
P:6152369972
matt@arbellainvestments.com

Property Owner

Property Owner
Matt Burnett
Arbella Investment
245 3rd Ave. N
Franklin, TN 37064
P:6152369972
matt@arbellainvestments.com

Address or Parcel

Project Address or Parcel: 245 3RD AVE N (078C-A02600)

Calculated Acreage: Parcel
- 245 3RD AVE N: 0.23246226

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay
- 245 3RD AVE N: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 7

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 245 3RD AVE N: OR

Central Franklin Overlay: Central Franklin Overlay
- 245 3RD AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 245 3RD AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 8287

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 9

HVAC Type:

Narrative

Project Description:
Hello -

I am so sorry but it was brought to my attention by code inspection that I never obtained a COA for the post-and-arm sign at my office. I went back and looked at the COA for all the remodeling work i had done and indeed see that the sign was withheld for a later date.....though I cannot remember why. Anyhow, I do apologize for the oversight.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**230 3rd Avenue South (Downtown Franklin Historic District)**
Applicant:	**Randall Williams**
Owner:	**Janie Bell**
Project #:	**8795**
Type of Work:	**Minor Alteration on Rear (Non-Historic Window Alteration)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 12, 2025**
Expiration Date:	**May 12, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a minor alteration on the rear of a non-historic addition to the building located at 230 3rd Avenue South. The proposal is to replace the two sets of double windows with one set of triple windows centered within the gable on the rear.

The Guidelines allow for administrative approval of the following minor alterations to the rear façade if all recommendations are met:

- **Minor alterations to non-historic components on rear or obscured facades of historic or non-historic structures that enhance the compatibility with the context of the individual historic district (examples include rear doors, non-historic window replacement, or similar, but do not include any footprint or roofline alterations).**

The nature of the location of the alterations being on the rear façade of a non-historic addition to the building and not readily visible by the public is appropriate for an administrative review. The Guidelines recommend:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate.

The proposal includes two material options for the replacement window, the first being a full wood window and the second being an aluminum-clad wood window. The window profile is a one-over-one double-hung sash window. Both window options are suitable replacements. The window design is appropriate on the rear of the building. As proposed, all the non-historic rear window alterations meet the intent of the Guidelines and the administrative review process.

APPLICABLE GUIDELINES

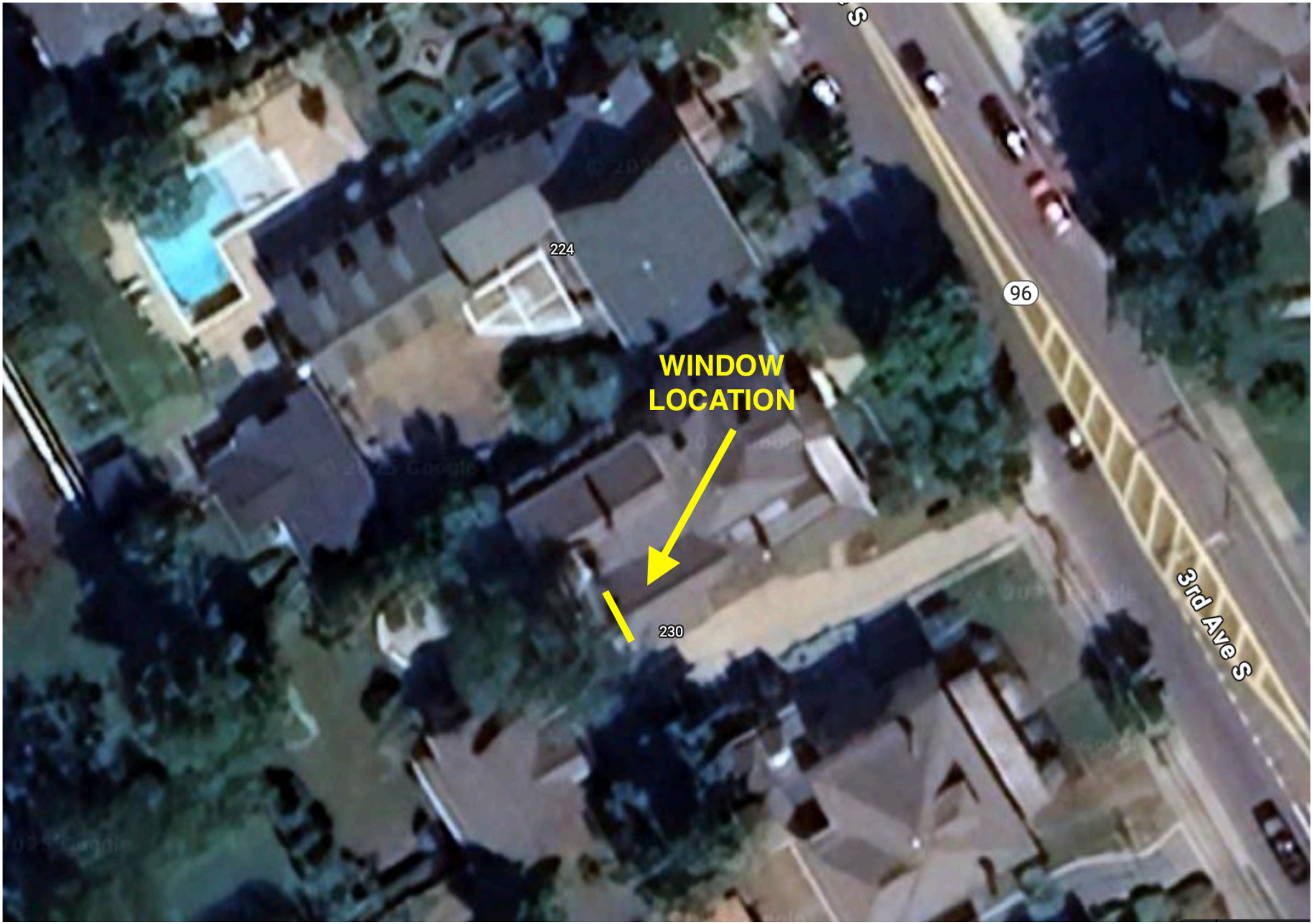
2022 Historic District Design Guidelines
Chapter 2: Additions to Historic Residential Buildings

APPROVED WORK SPECIFICATIONS

The window alteration and replacement are **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.

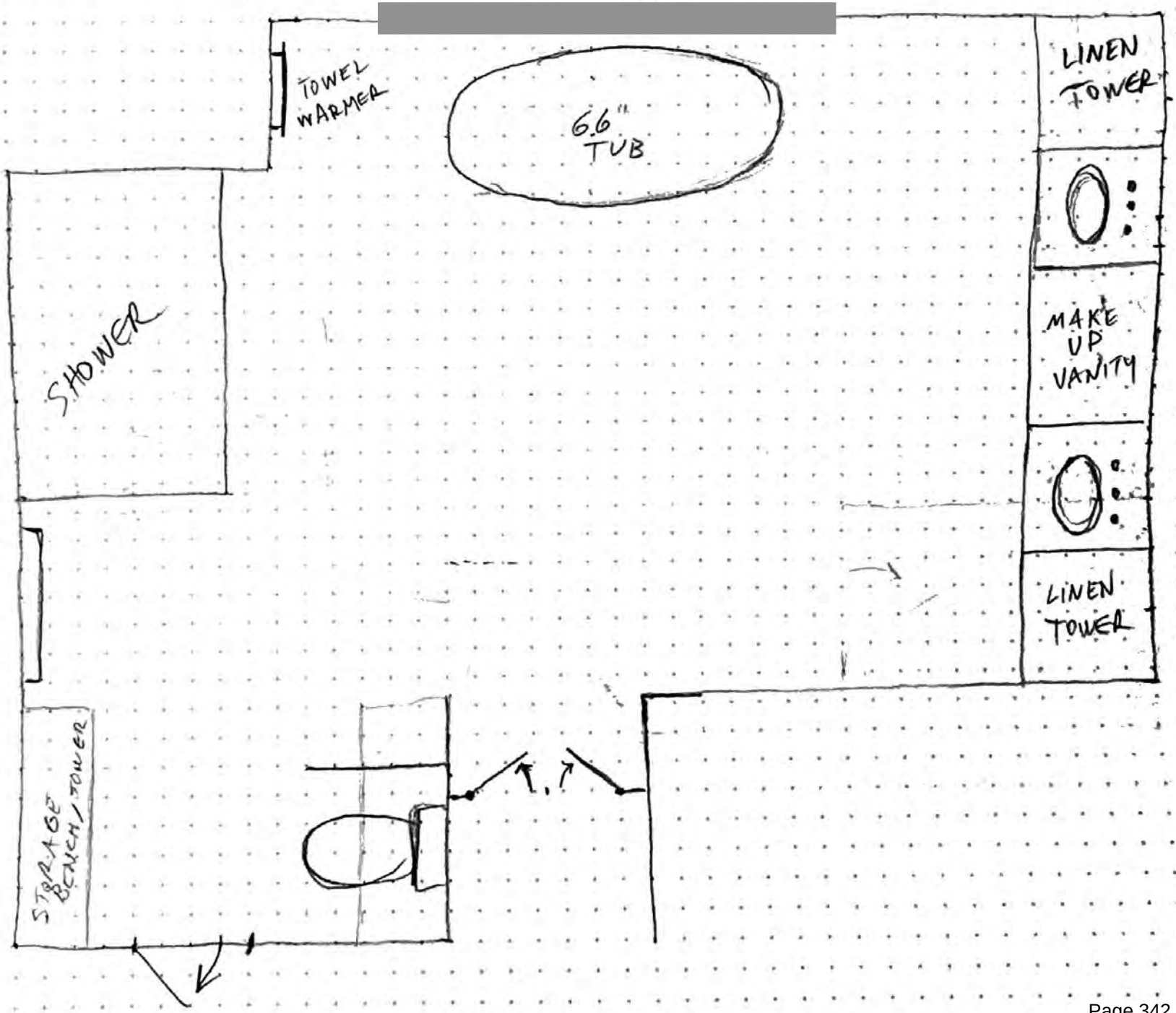
Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
http://www.franklintn.gov/


224
96
WINDOW
LOCATION
230
3rd Ave S


NO
TRESPASSING
EWARE
of DOG

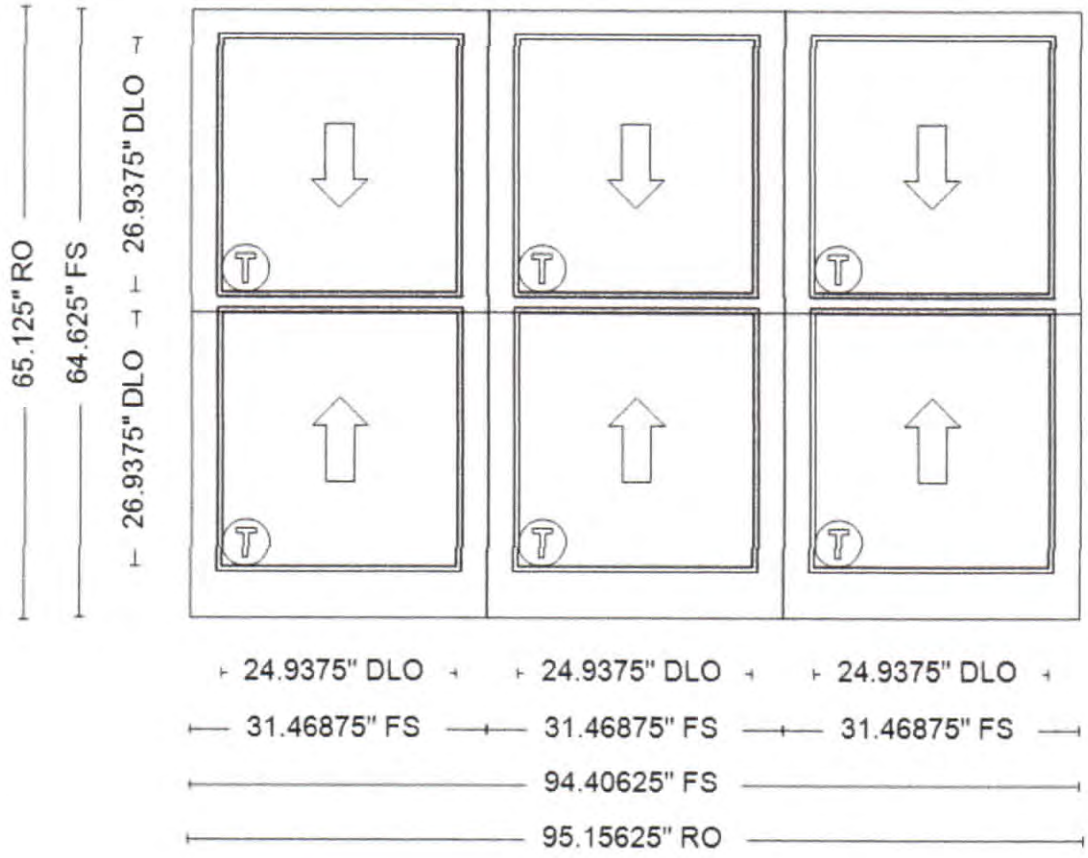

PROPOSED
WINDOW
LOCATION
NO TRESPASSING
BEWARE of DOG
RED DOG .COM
DUMPSTERS

PROPOSED NEW WINDOW LOCATION



- It is the responsibility of the architect and/or contractor to determine proper fit and function of any product relative to code requirements in the municipality of a given building site. - All installations should be performed by an approved, certified installer and be installed in accordance with AAMA Installation Masters methodology. - It is the responsibility of the installer to properly install products and to verify compatibility of sealants, flashing, and all building envelope membrane system components. - It is the responsibility of the installer to adequately shim all windows and doors. The shim placement should start no more than 4 inches from each corner, then every 12 to 16 inches thereafter. Shims are required at the check rails on double hung windows. - For complete and product specific installation instructions please refer to our installation manual or contact your Sierra Pacific Windows Representative. - Blocking, sealant / caulking, installation, interior trim, fasteners, flashing, metal trim, sill pans and shims are not supplied unless otherwise noted. - Sierra Pacific Windows is not responsible for repair or replacement of products damaged by other trades, window protection or storage following delivery, label removal orfinal cleaning. - For warranty questions, please refer to Sierra Pacific Limited Warranty. - Improper installation will void the warranty. - Manufacturing lead time does not begin until all signed submittals have been received at the Sierra Pacific Windows Office. - Sierra Pacific is not responsible for the design of, conditions in, or performance of building construction beyond the perimeters of the Sierra Pacific units. - Sierra Pacific is not responsible for any errors incurred through the use of these drawings by others. - Sierra Pacific is not responsible for improper installation. - It is the Distributor's responsibility to verify that all items specified on the order are correct. TEMPERED GLASS NOTES: The manufacturing of tempered glass involves heating and cooling processes that impart a minor wave distortion in the glass surface resulting in non-flat reflection. Currently, there is no industry standard for wave distortion in tempered glass. There are no methods or tools available for measuring wave distortion in the field and any attempt at measurement is subjective at best. Most field applications are insulated glass units which, due to their construction and in combination with various environmental factors, also affect reflection. Wave distortion is an unavoidable characteristic of tempered glass that does not impair the integrity of the glass, is not recognized in the industry as a defect and is, therefore, a non-warrantable item.

SIERRA PACIFIC WINDOWS



All Wood
Frame size 94 7/16 x 64 5/8

Room Location:
Bathroom

Line Item: 200 Qty: 1

Double Hung

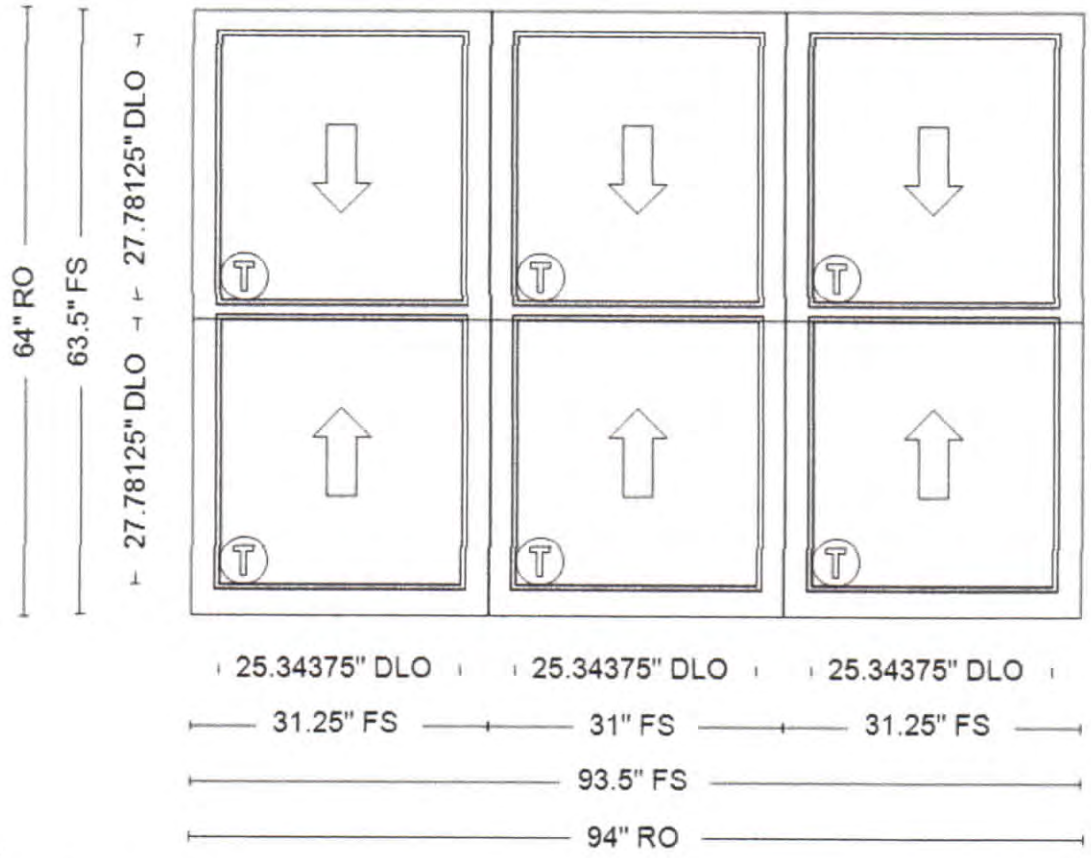
•94.40625" X 64.625" FRAME SIZE
•95.15625" X 65.125" ROUGH OPENING

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER. THE SIGNATURES REQUIRED ARE TO CONFIRM THAT QUANTITIES, SIZES AND HANDING. HAVE BEEN REVIEWED AND APPROVED.

Distributor	Date	Architect	Date	Contractor	Date

- It is the responsibility of the architect and/or contractor to determine proper fit and function of any product relative to code requirements in the municipality of a given building site. - All installations should be performed by an approved, certified installer and be installed in accordance with AAMA Installation Masters methodology. - It is the responsibility of the installer to properly install products and to verify compatibility of sealants, flashing, and all building envelope membrane system components. - It is the responsibility of the installer to adequately shim all windows and doors. The shim placement should start no more than 4 inches from each corner, then every 12 to 16 inches thereafter. Shims are required at the check rails on double hung windows. - For complete and product specific installation instructions please refer to our installation manual or contact your Sierra Pacific Windows Representative. - Blocking, sealant / caulking, installation, interior trim, fasteners, flashing, metal trim, sill pans and shims are not supplied unless otherwise noted. - Sierra Pacific Windows is not responsible for repair or replacement of products damaged by other trades, window protection or storage following delivery, label removal orfinal cleaning. - For warranty questions, please refer to Sierra Pacific Limited Warranty. - Improper installation will void the warranty. - Manufacturing lead time does not begin until all signed submittals have been received at the Sierra Pacific Windows Office. - Sierra Pacific is not responsible for the design of, conditions in, or performance of building construction beyond the perimeters of the Sierra Pacific units. - Sierra Pacific is not responsible for any errors incurred through the use of these drawings by others. - Sierra Pacific is not responsible for improper installation. - It is the Distributor's responsibility to verify that all items specified on the order are correct. TEMPERED GLASS NOTES: The manufacturing of tempered glass involves heating and cooling processes that impart a minor wave distortion in the glass surface resulting in non-flat reflection. Currently, there is no industry standard for wave distortion in tempered glass. There are no methods or tools available for measuring wave distortion in the field and any attempt at measurement is subjective at best. Most field applications are insulated glass units which, due to their construction and in combination with various environmental factors, also affect reflection. Wave distortion is an unavoidable characteristic of tempered glass that does not impair the integrity of the glass, is not recognized in the industry as a defect and is, therefore, a non-warrantable item.

SIERRA PACIFIC WINDOWS



Alum clad / wood
H3 series - has narrower stile & Rails
Frame size 93 1/2 x 63 1/2

Room Location:
None Assigned

Line Item: 300 Qty: 1

Double Hung

•93.5" X 63.5" FRAME SIZE
•94" X 64" ROUGH OPENING

APPROVED SHOP DRAWINGS MUST BE SIGNED OR STAMPED BY THE FOLLOWING BEFORE THIS PROJECT WILL BE RELEASED INTO A PRODUCTION ORDER. THE SIGNATURES REQUIRED ARE TO CONFIRM THAT QUANTITIES, SIZES AND HANDING HAVE BEEN REVIEWED AND APPROVED.

Distributor _____ Date _____ Architect _____ Date _____ Contractor _____ Date _____

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C-G02000
(Property Parcel/Tax ID Number)
and located at:

230 3rd Ave South, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Randall Williams, WillCo Construction, LLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

230 3rd Ave South
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

15th day of April, 2025.

Houston Morris
Notary Public

My Commission Expires: 2-21-27

HOUSTON MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 21, 2027

CITY OF FRANKLIN, TN

230 3rd Ave South, 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 #1693166

Project Title: 230 3rd Ave South, 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
Randall Williams
WillCo Construction, LLC
PO Box 253
Franklin, TN 37065
P:615-775-8555
rw@willco.build

Property Owner

Property Owner
Janie Bell

230 3rd Ave South
Franklin, TN 37064
P:6157758555
rw@willco.build

Address or Parcel

Project Address or Parcel: 230 3RD AVE S (078C-G02000)

Calculated Acreage: Parcel
- 230 3RD AVE S: 0.39545622

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 230 3RD AVE S: R4

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 230 3RD AVE S: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 230 3RD AVE S: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 1693166

Project information

Review Type: Residential

Type of Work Proposed: Windows or Exterior Doors

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work: Alteration via Enclosure or Opening

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:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

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?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 19

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:

We are proposing to remove 2 windows that were in his/hers bathrooms and replace them with 3 windows of the same style and material as part of a permitted interior remodel that will combine the 2 existing primary bathrooms into a single, larger bathroom. The primary bathroom windows face the back yard and are not visible from the sidewalk or street.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**407 Main Street (Downtown Franklin Historic District)**
Applicant:	**Chandler Clarkson**
Owner:	**Jordan Family Partners**
Project #:	**8803**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 16, 2025**
Expiration Date:	**May 16, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign and a sign located above the entrance to the tenant space at 407 Main Street.

The Guidelines allow for administrative approval of post-and-arm signs if all recommendations are met.

- **Sandwich Board Signs:** A sandwich board sign is defined as a pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of a ground-floor retail storefront or tenant space. The proposed sign is not consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is not appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the retail space. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one sandwich board sign per retail store front or tenant space is recommended. The sandwich board sign is the third sign of the recommended three sign maximum for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area per side is 21" by 32", or 4.6 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 32". The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a wood frame and a wood sign panel.

- **Color:** The Guidelines state that a maximum of three 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 proposed sign utilizes a dark black background with lighter white lettering. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

NOT APPROVED WORK SPECIFICATIONS

1. The temporary signage is not approved within this COA. The signage has exceeded the time limit permitted by the Zoning Ordinance for a temporary sign at one site. A COA application will need to be submitted for any new proposed signage. The temporary signage may be installed for the allowed time limit when the current period has elapsed per the **Zoning Ordinance 15.17 Duration**.

APPROVED WORK SPECIFICATIONS
The sandwich board sign is **approved** with the following conditions:

- A sandwich board sign with an A-frame design, featuring straps or hinges to connect advertisement boards at the top, shall be utilized and submitted to staff for approval. The material of the frame must consist of either finished wood or metal. The design must be resubmitted to staff for review and approval.

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- 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/


JONDIE
A UNIQUE COLLECTION OF
clothing + jewelry
hats + handbags
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jondie.com


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BOUTIQUE
WOMENS CLOTHING
JEWELRY & GIFTS
ESTABLISHED 2008
407
JONDIE
JONDIE

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 JORDAN FAMILY PARTNERS, Ruth Jordan Pres.
(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:

CMAP 078C PARCEL 00600
(Property Parcel/Tax ID Number)
and located at

405 - 407 MAIN ST.
(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

REBECCA DAVIS, CEO JONDIE INC
(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

Ruth S Jordan, President
Owner Signature

Additional Owner Signature, if applicable

231 2nd AVE. S.
Property Owner Mailing Address

FRANKLIN, TN. 37064
City, State & Zip

Subscribed and sworn to before me this

29th day of April, 2025.

Lesa L Kupchik
Notary Public

LESA L. KUPCHIK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/28/2026

Law Dept approved (2) 05 13 24

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I RUTH JORDAN PRES. JORDAN FAMILY PARTNERS, LP
(Please print Name/Names in Full)

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

006.00 (MAP # 078C)
(Property Parcel/Tax ID Number)

and located at:

407 MAIN ST.
(Street Address)

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

_____
(Please print Name/Names in Full)

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

Ruth Jordan
Signature

231 2nd AVE. S., Franklin, TN 37064
Property Owner Mailing Address

_____
City, State & Zip

Subscribed and sworn to before me this

_____day of_____, 20_____.

_____
Notary Public

My Commission Expires:_____

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 #1602945

Project Title: 407 main street
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
Chandler Clarkson
JONDIE
412 Main Street
Franklin, TN 37064
P:615-807-2386
chandler@jondie.com

Property Owner

Property Owner
Ruth Jordan

407 Main Street
Franklin, TN 37064
P:615-479-5920
rudyoldhouse@gmail.com

Address or Parcel

Project Address or Parcel: 407 MAIN ST (078C-O00600)

Calculated Acreage: Parcel
- 407 MAIN ST: 0.11490623

Scenic Corridor Overlay:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 407 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 407 MAIN ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 407 MAIN ST: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: N/A

Type of Work Proposed : Signage

Type of Signage Proposed: Sandwich Board Signage

Height of Overall Sign: 2.67

Height of Sign Face or Sign Area: 1.87

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

HVAC Type:

Narrative

Project Description:

https://www.amazon.com/dp/B0BWPGCXSK?
ref=cm_sw_r_cp_ud_dp_ABV7JPJGWZFCV5HVYT4Y&ref_=cm_sw_r_cp_ud_dp_ABV7JPJGWZFCV5HVYT4Y&social_share=cm_sw_r_cp_ud_dp_ABV7JPJGWZFCV5HVYT4Y&_encoding=UTF8&skipTwister

Rustic Double Sided Swinging Chalkboard Sidewalk Sign 21 x 32 Inches

This sign sits outside the store. Our sign up top is a banner.

This sign has the same letters/wording every day that the photo shows. It is black and we use a white marker.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**117 1st Avenue North (Downtown Franklin Historic District)**
Applicant:	**Erica Reynolds**
Owner:	**Harpeth Apartment Associates, Rep. Steve Bacon**
Project #:	**8822**
Type of Work:	**Consideration of Signage (Reface Awning, Small Hanging/Projecting Sign, Window Sign)**
Reviewer:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 23, 2025**
Expiration Date:	**May 23, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the reface of the existing small hanging/projecting sign located at 117 1st Avenue North for the new tenant Elle Park.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Awning:

The awning fabric will be replaced, and no signage is proposed for the awning. The awning structure, size, location, and height will remain the same. The Guidelines recommend the following:

- Use of canvas storefront awnings is appropriate. To install retractable or fixed canvas, vinyl-coated, or acrylic awnings on storefronts or upper windows.
- Select colors to enhance and complement the building and adjacent awnings, rather than overwhelm the building scheme or call more attention to the awning than the building. Use a solid color in a matte finish.

The color proposed is a muted gray/green and is compatible with the building. The proposed canvas awning material is appropriate. The awning fabric reface is appropriate.

Small Hanging/Projecting Sign:

- **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 does not change the sign area size and 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 provide 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, muted colors that complement the facade may be used, although vibrant colors may be considered as an accent. The proposed sign utilizes a muted green/gray background and lighter lettering. The proposed sign colors are appropriate.

Window Sign:

The Guidelines allow for administrative approval of window signs if all recommendations are met.

- **Quantity:** The Guidelines recommend a total of 3 signs for a retail/tenant space. The proposed window sign is the second of the recommended three signs. The quantity of signs is appropriate.

- **Sign Area:** The Guidelines state that a maximum of 15 percent of an individual window area or in cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. One window sign is proposed on the main entrance to the tenant space. The window area is 80" by 36", or 20 sq. ft. The proposed sign is 26" by 26", or 4.6 sq. ft. The sign area is approximately 23% of the sign area. The proposed sign area is not appropriate.

- **Placement:** The Guidelines state that window signage must be fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business. The proposed signage is not noted to be applied directly to the interior face of the glazing. The proposed sign placement must be fully within the interior.

- **Material:** The Guidelines state that when using decals, use individual letters and graphics with a transparent background. The proposed background is transparent, and the lettering appears as individual letters. The proposed material is appropriate.

- **Color:** The Guidelines state that a maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two. Use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed window sign will utilize white lettering. The proposed colors in a light tone are appropriate.

APPLICABLE GUIDELINES

Chapter 3: Commercial Buildings- Awnings
Chapter 8: Signs – Small Hanging/Projecting and Window

APPROVED WORK SPECIFICATIONS

The reface of the awning fabric, reface of the existing small hanging/projecting sign, and window sign are **approved** with the following conditions:

- The window sign must be reduced to a maximum sign size area of 15% of the window area.
- The window sign must be placed fully within the interior of the building.
- 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/

Franklin Awning Proposal
Hollie Ray Boutique
117th First Ave N.
Franklin, TN. 37064

Description of project:

Updating the current blade sign and awning to reflect Elle Park's branding and business information. Blade sign changes would consist of removing old Bakehouse lettering and adding the logo in white (#FFFFFF) with a background in our signature color (#B8C5BD). Awning will be as simple as taking down the existing bakehouse fabric and placing a new one up in the same signature color. We are not altering the structure or shape of either element.

Specifications:

We are going with the same company that did the awning previously to keep the integrity of the building consistent. Fabric choice is the same as the original. Please see attached mock-ups and dimensions.

Pre-existing blade sign stands approximately 10' from the ground, is 28" x 28" x 2", and requires no electrical connection or edits. Background color material is Fusion Mineral Paint in Heirloom while the logo on top is a permanent vinyl.

Photographs:

Attached are images of the original sign and awning, the updated design mock-ups, and a close up of the blade sign with color specifications.

CURRENT





MOCK UP





#B8C5BD
#FFFFF

Complete Forms Supply Co., LLC (931) 381-3110

NTACO, LLC
dba Nashville Tent & Awning
1727 Elm Hill Pike | | Nashville, TN 37210
615.329.3701

87963

DATE 5-5-25

CUSTOMER#

DATE JOB COMPLETED	BY

SOLD TO
HOLLIE RAY BOUTIQUE
117 1ST AVE N.
FRANKLIN, TN 37064

SHIP TO

EMAIL ADDRESS
SAM@HOLLIERAY.COM

EMAIL INVOICE (YES) NO

SALESMAN
DAVID

DEPARTMENT
AWNING

MATERIAL
50# SEA
4664

DATE PROMISED	OUT 6-5-25
	IN 615-293-6324
PHONE WHEN READY (YES) NO	

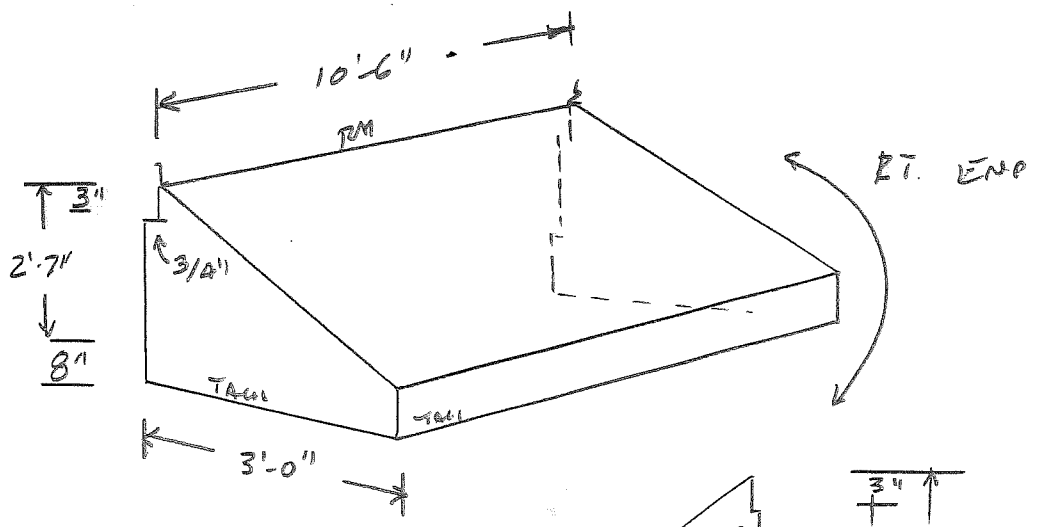
ORDERED FROM	DATE ORDERED	PO#	DATE REC'D

PAID IN FULL	
C.O.D.	
DEPOSIT CHARGE CC	
BALANCE CHARGE CC	
NET 30	
PUT UP	
WILL CALL	
DELIVER	
SHIP DIRECT	
FEDEX	
UPS	
FREIGHT	
CUSTOMER PO	

PRICE
SUBTOTAL
SALES TAX
FREIGHT
TOTAL

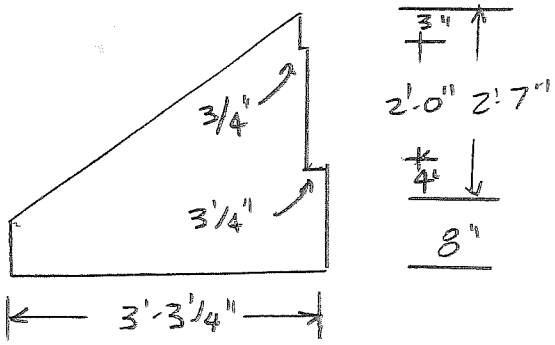
① WELDED FRAME RECOVER

SEW SHACK



OLD # 194782

ERECT:
REPLACE EXISTING



IN#



ELLE PARK

BOUTIQUE GIFTS & ACCESSORIES

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Steve Bacon,COO for Harpeth Apartment Associates LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

78C-D-1100-00009078C
(Property Parcel/Tax ID Number)
and located at:

159 1st Avenue North, Franklin
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Sam Pennington
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin , Tn 37064
City, State & Zip

Subscribed and sworn to before me this

2 day of May, 2025.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 12/07/2027 WILLIAMSON COUNTY JULIE K. BROWN

My Commission Expires: 12/07/2027

CITY OF FRANKLIN, TN

117th First Ave. Franklin, TN. 37067

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 #1684739

Project Title: 117th First Ave. Franklin, TN. 37067
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
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: 117 1ST AVE N (078C-D01500)

Calculated Acreage: Parcel
- 117 1ST AVE N: 4.48181039

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 117 1ST AVE N: PD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 117 1ST AVE N: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 117 1ST AVE N: Historic Preservation Overlay

Flood Fringe Overlay: Flood Fringe Overlay
- 117 1ST AVE N: Floodway Fringe Overlay District

Floodway Overlay: Floodway Overlay
- 117 1ST AVE N: Floodway Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

COF Number of Site Plan: 000

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage,Awning

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: Projecting Arm

Height of Overall Sign: 10

Height of Sign Face or Sign Area: 2.33

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.:

See attached image of specs and dimensions provided by Nashville Tent & Awning

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Updating the current blade sign and awning to reflect Elle Parks branding and business information. Blade sign changes would consist of removing old Bakehouse lettering and adding the logo in white (#FFFFFF) with a background in our signature color (#B8C5BD). Awning will be as simple as taking down the existing bakehouse fabric and placing a new one up in the same signature color. We are not altering the structure or shape of either element.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**412 Main St. (Downtown Franklin Historic District)**
Applicant:	**Beth Goodwin**
Owner:	**HG Main Street Partners, Beth Goodwin**
Project #:	**8823**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 23, 2025**
Expiration Date:	**May 23, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign at 407 Main Street.

The Guidelines allow for administrative approval of sandwich board signs if all recommendations are met.

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The proposed sandwich board sign is placed on the public sidewalk located in front of the retail space. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/tenant space is recommended. One sandwich board sign is proposed. The sandwich board sign is the third sign of the recommended three signs maximum for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 24" by 24", or 4 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 30". The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and 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 proposed sign utilizes a dark black background with lighter white lettering. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The sandwich board sign is **approved** with the following conditions:

- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- 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/


STABLE RESERVE
DISTILLERY
LOCAL
COFFEE
AND
COCKTAILS
EVERYDAY
MORE INFO
scan here
FOLLOW US
@stablereserve


LOCAL COFFEE AND COCKTAILS EVERYDAY
STABLE RESERVE
FRANKLIN
DISTILLERY
TENNESSEE

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 HG Main Street Partners, owner Beth Goodwin
(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-M02100
(Property Parcel/Tax ID Number)
and located at:

412 Main Street
(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

Beth Goodwin
(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.

Beth Goodwin
Owner Signature

Additional Owner Signature, if applicable

412 Main Street
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

7 day of May, 2025.

Lisa V. Butler
Notary Public

LISA V BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 19, 2028

My Commission Expires: 09/19/2028

Law Dept approved (2) 05.13.24

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 #1721819

Project Title: 412 Main Street

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
Beth Goodwin
Stable Reserve
412 Main Street, 100
Franklin, TN 37064
P:6153080809
beth@stablereservespirits.com

Property Owner

Property Owner
Beth Goodwin
HG Main Street Partners
412 Main Street
Franklin, TN 37064
P:6153080014
beth@stablereservespirits.com

Address or Parcel

Project Address or Parcel: 412 MAIN ST (078C-M02100)

Calculated Acreage: Parcel
- 412 MAIN ST: 0.07334913

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 2.5

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 412 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay
- 412 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 412 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1721819

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:
a-frame sidewalk sign, steel black metal, printed both sides

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**110 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Marianne DeMeyers**
Owner:	**Gordon Inman**
Project #:	**8824**
Type of Work:	**Consideration of Signage (Sandwich Board Sign)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 27, 2025**
Expiration Date:	**May 27, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for a sandwich board sign at 110 3rd Ave. N.

The Guidelines allow for administrative approval of sandwich board signs if all recommendations are met.

- **Sandwich Board Signs:** A pair of advertisement boards connected at the top by straps or hinges, designed to be placed on the sidewalk in front of the ground floor retail storefront/ tenant space. The proposed sign is consistent with the design of a sandwich board sign as listed in the Guidelines or Zoning Ordinance. The proposed sign frame is appropriate.

- **Location:** The Guidelines state that sandwich board sign shall be placed on the sidewalk in front of the retail storefront/tenant space and shall maintain 48 inches of sidewalk clearance for pedestrian circulation. The clearance around the sign was not included within the application.

- **Quantity:** The Guidelines state that a maximum of one per retail store front/ tenant space is recommended. One sandwich board sign is proposed. The sandwich board sign is the third sign of the recommended three sign maximum for retail/tenant spaces. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 6 sq. ft. per side. The proposed sign area is 21" by 40", or 5.8 sq. ft. The proposed sign area is appropriate.

- **Height:** The Guidelines state that the maximum height shall be 4 feet at the top of the sign area. The proposed sign height is 40". The height is appropriate.

- **Material:** The Guidelines state that the material should be finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed sign consists of a metal frame and a chalkboard 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 proposed sign utilizes a dark black chalkboard background. The colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The sandwich board sign is **approved** with the following conditions:

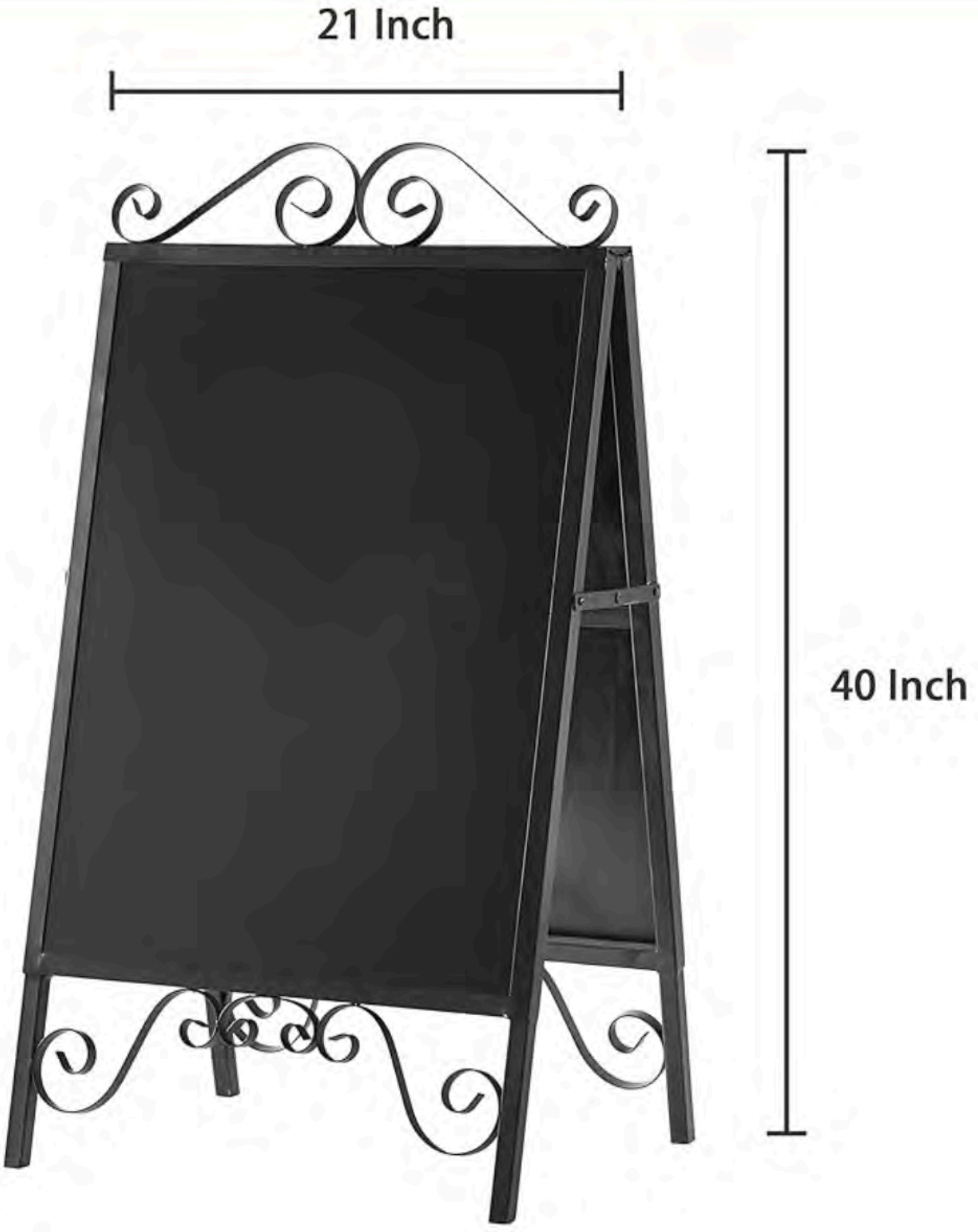
- The placement of the sandwich board sign shall maintain 48 inches of sidewalk clearance for pedestrian circulation.

- 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/


SOUTHERN
MANOR
HOME + STYLE
EXAMPLE
40


21 Inch
40 Inch

OWNER AFFIDAVIT
City of Franklin, Tennessee

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

078C D 00100 000
(Property Parcel/Tax ID Number)
and located at:

110 3rd Ave N, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Marianne DeMeyers
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Gordon Inman
Signature

2467 Hidden River Lane
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this

11 day of Jan, 2024.

Paula M Sanders
Notary Public

PAULA M SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 1, 2026

My Commission Expires: 11/1/26

CITY OF FRANKLIN, TN

110 3rd Ave North

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 #1725669

Project Title: 110 3rd Ave North

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
Marianne DeMeyers
Southern Manor
110 3rd Ave North
Franklin, TN 37064
P:6154175589
marianne@tincottage.com

Property Owner

Property Owner
Gordon Inman

110 3RD AVE N
FRANKLIN, TN 37064
P:615-351-7400
gordoninman@comcast.net

Address or Parcel

Project Address or Parcel: 110 3RD AVE N (078C-D00100)

Calculated Acreage: Parcel
- 110 3RD AVE N: 0.43743436

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 110 3RD AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 110 3RD AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 110 3RD AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0000

Type of Work Proposed : Signage

Height of Overall Sign: 3.33

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 2.25

HVAC Type:

Narrative

Project Description:
Black Iron 2 sided sign with black background inserts on both sides.

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:	**121 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Daniel Willis**
Owner:	**Harpeth Second Avenue Associates LLC, Steve Bacon**
Project #:	**8825**
Type of Work:	**Consideration of Signage (Convenience)**
Reviewed By:	**Elizabeth Bulay**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 28, 2025**
Expiration Date:	**May 28, 2027 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a second convenience sandwich board sign at 121 2nd Avenue North for the entrance and exit to the site.

The Guidelines allow for administrative approval of convenience signs if all recommendations are met.

- **Location:** The Guidelines state that a maximum of 1 per entrance and 1 per exit are permitted for convenience signs. The application proposes a second convenience sign demarcated with a yellow dot at the entrance/exit to the property. The convenience sign will be a sandwich board sign. The location is appropriate.

- **Sign Area**: The Guidelines state that sandwich board convenience signs may be two sided with a maximum of 6 sq. ft. per side. The convenience sign proposed at the entrance and exit to the property is 36" x 24", or 6 sq. ft. The sign area proposed is appropriate as it is the maximum sign area allowed.

- **Height:** The Guidelines state that convenience signs should be at a maximum of 4 feet tall. The top of the proposed signs will be 42" from the ground level. The proposed sandwich board sign height is appropriate.

- **Material:** The Guidelines state that signs should be a finished wood or metal with matte background finishes rather than reflective or shiny background finishes. The proposed sign will be a finished metal material for the sign panel and will utilize a metal frame. The proposed materials are appropriate.

- **Design:** The Guidelines state that a maximum of three colors are permitted, and a darker background color than lettering is required. Vibrant colors may be considered as accents only. The proposed background color is navy blue with white lettering. Minimal accents of red are utilized. The proposed colorway meets the recommendation of the Guidelines.

- **Illumination**: No illumination is proposed within this application.

APPLICABLE GUIDELINES
Chapter 8 -Signs

APPROVED WORK SPECIFICATIONS
The convenience signage is **approved** with the following conditions:

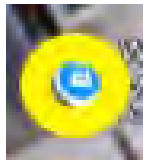
- The sign must utilize a matte finish.
- The proposed signs must receive a Sandwich Board Sign Permit prior to installation.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned 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/

Signage
121 2ND AVE. NORTH -- FRANKLIN, TN







- **Requested Sandwich board sign**
- 24”W x 36”H finished metal sign
- Metal sandwich board
- Placed on sidewalk directly in front of building
- Color: Laz pantone 288C



- **Existing approved Sandwich board sign**
- 24”W x 36”H finished metal sign
- Metal sandwich board



Proposed sandwich board sign





*Sandwich board below sign permit application has been submitted



SUBMITTED BY: DANIEL WILLIS
5/13/2025

Elizabeth Bulay

From: Daniel Willis <DWillis@lazparking.com>
Sent: Monday, May 19, 2025 10:09 AM
To: Elizabeth Bulay
Subject: RE: 121 Second Ave N. Admin COA Review: Additional information requested

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Happy Monday!

Thank you for your ongoing assistance. I am very appreciative 😊

Below is the additional information for your review.



- All metal construction, Heavy-duty and durable, Dustproof and Weatherproof, Very suitable for outdoor advertising such as restaurant, shopping mall and etc.
- 1 Frame displays two 24"W x 36"H sign boards, Each a-frame sandwich board is made from heavy duty steel in a black finish, Total dimensions: 24.5"W x 42"H.

Daniel F. Willis

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McGriff Insurance Services LLC 150 S. Warner Road, Suite 460 King Of Prussia PA 19406	**CONTACT NAME:** Susie Guarino **PHONE (A/C, No, Ext):** 610-233-4846 **FAX (A/C, No):** **E-MAIL ADDRESS:** susan.guarino@mcgriff.com
INSURED 151LAZKARP LAZ Parking Georgia, LLC 3575 Piedmont Road N.E., Bldg 15, Suite 375 Atlanta GA 30305	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** National Union Fire Ins Co of Pitt. PA — 19445 **INSURER B :** AIU Insurance Company — 19399 **INSURER C :** Allianz Global Risks US Insurance Co — 35300 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 272123888 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	3609369	7/31/2024	7/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	3135689	7/31/2024	7/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 5,000,000 $ $ $
C	X **UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED RETENTION $	Y	Y	SEE SCHEDULE	7/31/2024	7/31/2025	EACH OCCURRENCE AGGREGATE	$ 100,000,000 $ 100,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC014111735	7/31/2024	7/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Garagekeepers Liability	Y	Y	3135689	7/31/2024	7/31/2025	1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

If agreed upon in a written contract or agreement, Harpeth 2nd Associates, LLC and their respective successors, assigns, officers, directors, employees, consultants, agents, and representatives are included as additional insured for general liability. Waiver of subrogation in favor of the additional insured. L32194 – Winchester Lot.

CERTIFICATE HOLDER

Harpeth 2nd Associates, LLC
198 E Main St, Suite 3
Franklin TN 37064

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
McGriff Insurance Services, LLC		See COI (Acord 25)
POLICY NUMBER		
See COI (Acord 25)		
CARRIER	NAIC CODE	EFFECTIVE DATE: 7/31/2024
See COI (Acord 25)		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: Acord 25 **FORM TITLE:** Certificate of Liability Insurance

Additional Insurers Affording Coverage:
Insurer letter C: Allianz Global Risk US Insurance Company (NAIC 35300)
Insurer letter D: Federal Insurance Company (Chubb) (NAIC 20281)
Insurer letter E: Everest National Insurance Company (NAIC 10120)
Insurer letter F: Endurance Assurance Corporation (NAIC 11551)
Insurer letter G: American Guarantee and Liability Insurance Company (Zurich) (NAIC 26247)
Insurer letter H: Westfield Specialty Insurance Company (NAIC 16992)
Insurer letter I: Great American Assurance Company (NAIC 26344)

C: Excess General Liability	USL03085024	7/31/2024-7/31/2025	Aggregate $4,000,000
D: Primary Umbrella Liability	79863543	7/31/2024-7/31/2025	Aggregate $25,000,000
E: Excess Liability	XC5EX02069241	7/31/2024-7/31/2025	Aggregate $7,500,000
F: Excess Liability	EXC30065353300	7/31/2024-7/31/2025	Aggregate $7,500,000
G: Excess Liability	AEC011173110	7/31/2024-7/31/2025	Aggregate $15,000,000
H: Excess Liability	XSL345214K01	7/31/2024-7/31/2025	Aggregate $10,000,000
I: Excess Liability	EXC5772941	7/31/2024-7/31/2025	Aggregate $10,000,000
D: Excess Liability	78187246	7/31/2024-7/31/2025	Aggregate $25,000,000

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OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Harpeth Second Avenue Associates LLC, Steve Bacon agent
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

78C-D-1100-00009078C
(Property Parcel/Tax ID Number)
and located at:

121 2nd Avenue North, Franklin
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Daniel Willis, LAZ Parking
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

198 E Main Street, Suite 101
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

2 day of May, 2025

Julie K. Brown
Notary Public

JULIE K BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/07/2027
WILLIAMSON COUNTY

My Commission Expires: 12/07/2027

CITY OF FRANKLIN, TN

121 Second Ave North

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 #1713585

Project Title: 121 Second Ave North

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
Daniel Willis
LAZ Parking Georgia, LLC
414 Union Street, Suite 1900, Nashville, TN 37219
Nashville, TN, GA 37219
P:6155458378
dwillis@lazparking.com

Property Owner

Property Owner
Steve Bacon
Harpeth Second Avenue Associates LLC
198 East Main St., 101
Franklin, TN 37064
P:6154904680
steve@hamiltonyoung.com

Address or Parcel

Project Address or Parcel: 121 2ND AVE N (078C-D01100)

Calculated Acreage: Parcel
- 121 2ND AVE N: 0.44546468

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 121 2ND AVE N: DD

Central Franklin Overlay: Central Franklin Overlay
- 121 2ND AVE N: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 121 2ND AVE N: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1713585

Type of Work Proposed : Signage

Height of Overall Sign: 3

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 6

HVAC Type:

Narrative

Project Description:
A second sandwich board signage for paid parking which will be placed at lot entrance for payment processing.