City of Franklin

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

Meeting Agenda

Design Review Committee

Tuesday, January 20, 2026 | **4:00 PM** | **Eastern Flank Event Facility**

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

CALL TO ORDER

APPLICATIONS

1. Discussion Of Building Alterations (Windows) At 305 3rd Ave. S.; Kevin Coffey, Applicant.

2. Discussion Of Fencing At 135 4th Ave. S.; James Denney Jr., Applicant.

3. Discussion Of Building Alterations And Dormer Construction At 1010 Fair St.; Amanda McCreary, Applicant.

4. Discussion Of Demolition (Accessory), Building Alterations (Ramp Construction, Rear Dormer Construction), And Site Alterations) At 234 4th Ave. N.; Harpeth Architects, Daniel Kiedis, Applicant.

5. Discussion Of Demolition (Accessory), Principal Building Alterations, And An Addition At 210 3rd Ave. N.; Brandon Priddy, Applicant.

6. Discussion Of Demolition (Accessory), New Construction (Accessory), And Site Alterations At 217 5th Ave. S.; Ben McCreary, Applicant.

7. Discussion Of Partial Demolition, An Addition, And Alterations At 1309 Adams St.; Ben McCreary, 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.


305





CAMERON

S. MARGIN

MAIN CROSS

16

20

Coal Shed

LUMBER 8'

LUMBER 4' 12' 4'

Grain W. Ho.

Coal Ho

Wood He 30½

Kitch

Water Tank

Laundry

Wood Shed

Servants

Kitch

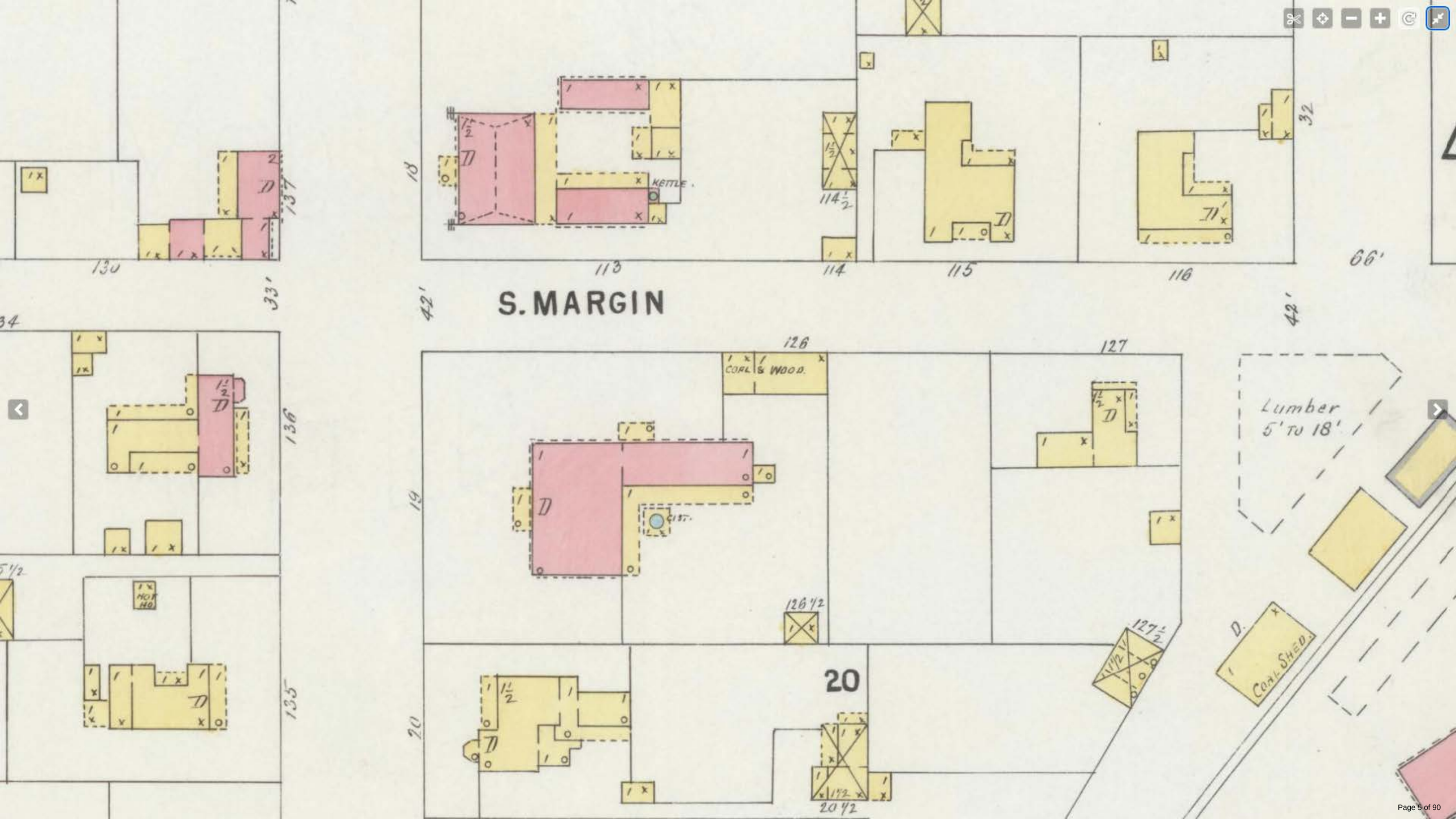
Coal & Wood 19½

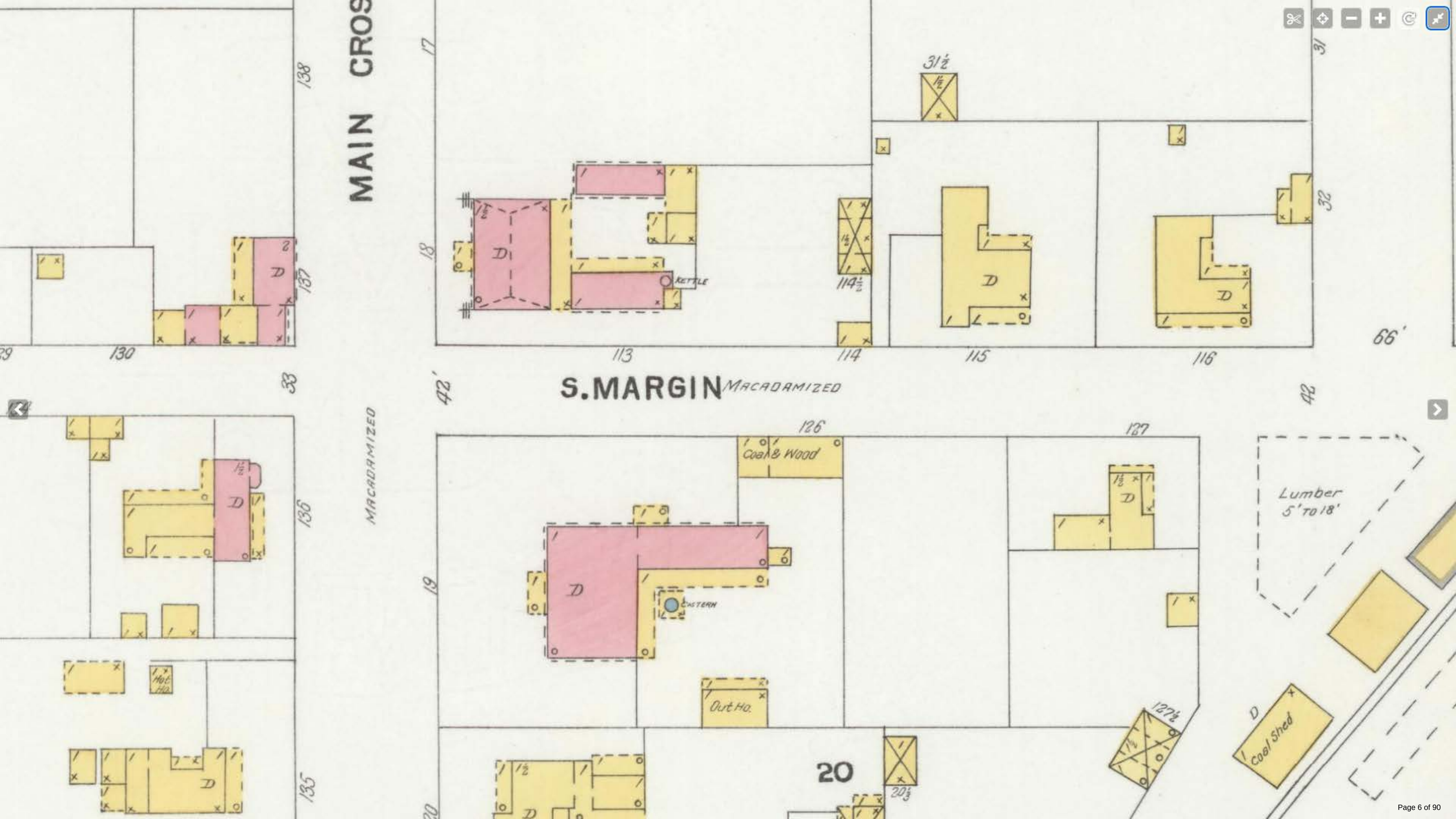
Kitch

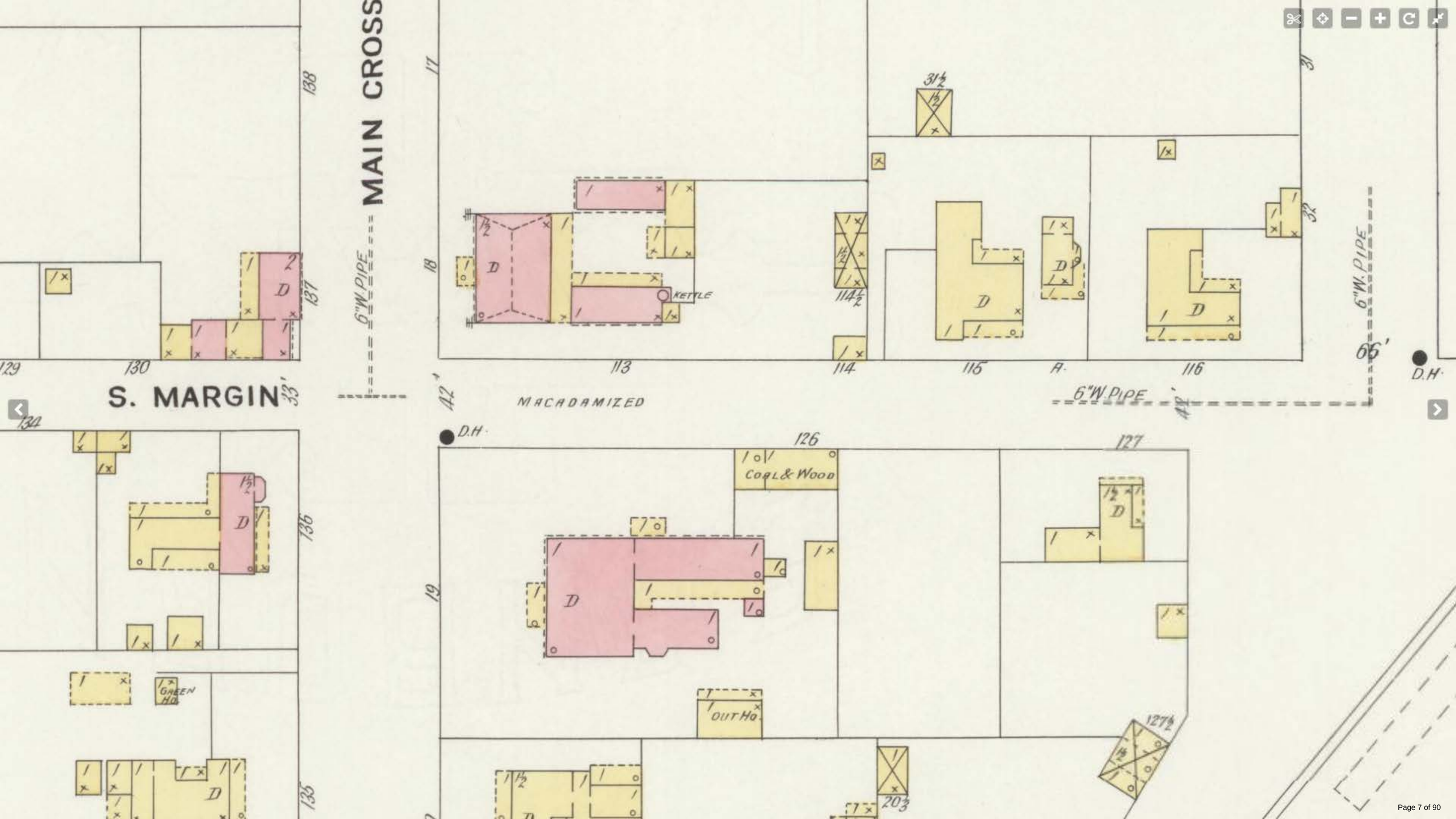
Scale of Feet.

50 40 30 20 10 0 50 100 150

65' TO 2.5TO FR DW'G.


S. MARGIN
KETTLE
CIST.
COAL & WOOD.
Lumber
5' TO 18'
COAL SHED
20
113
114
114½
115
116
126
126½
127
127½
130
131
132
133
134
135
136
137
18
19
20
42'
33'
66'
32


MAIN CROS
S. MARGIN MACADAMIZED
MACADAMIZED
D
KETTLE
EASTERN
Coal & Wood
Out Ho.
Lumber
5' TO 18'
Coal Shed
20
66'
42'
113
114
115
116
126
127
130
135
136
138


MAIN CROSS
6"W. PIPE
S. MARGIN
33'
42'
MACADAMIZED
KETTLE
COAL & WOOD
OUT Ho.
GREEN Ho.
D.H.
65'
129
130
131
132
133
134
135
136
137
138
113
114
115
116
126
127
127½
114½
31½
20⅔

9

6"W.PIPE (MAIN CROSS)

18
203

247

230

40' 6"W.PIPE

DH.
231

S. 3RD AV.

301

19
305

315

D.
W. GL. ATTIC

2436

2362

D.

236
31

D.

D.

D.

240'

212
115

208

204
116

200

6"W.PIPE

S. MARGIN

65'

6"W.PIPE

DH.

241

130

OUT HO.

3052

207

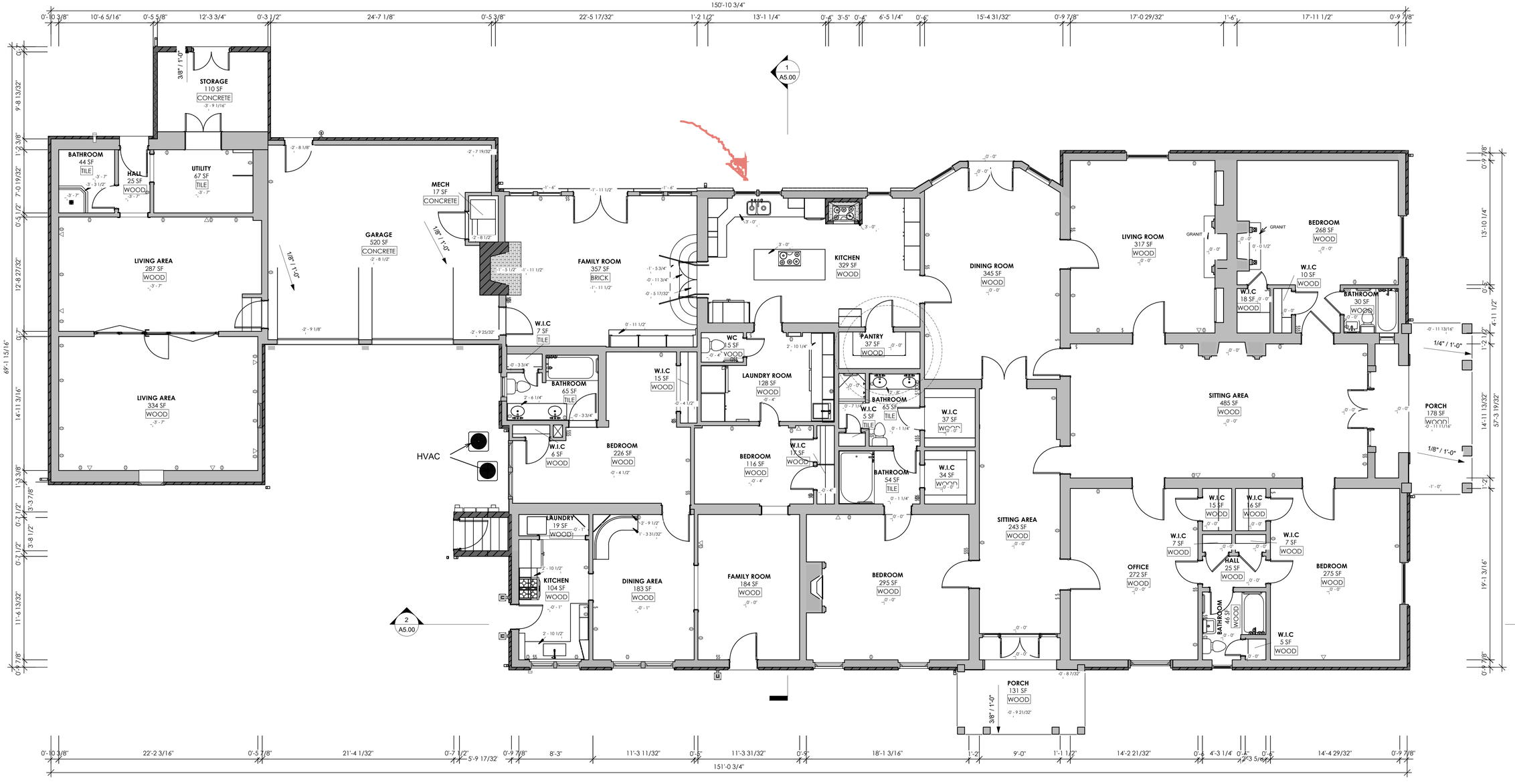
½
D.

207½

28.
D.

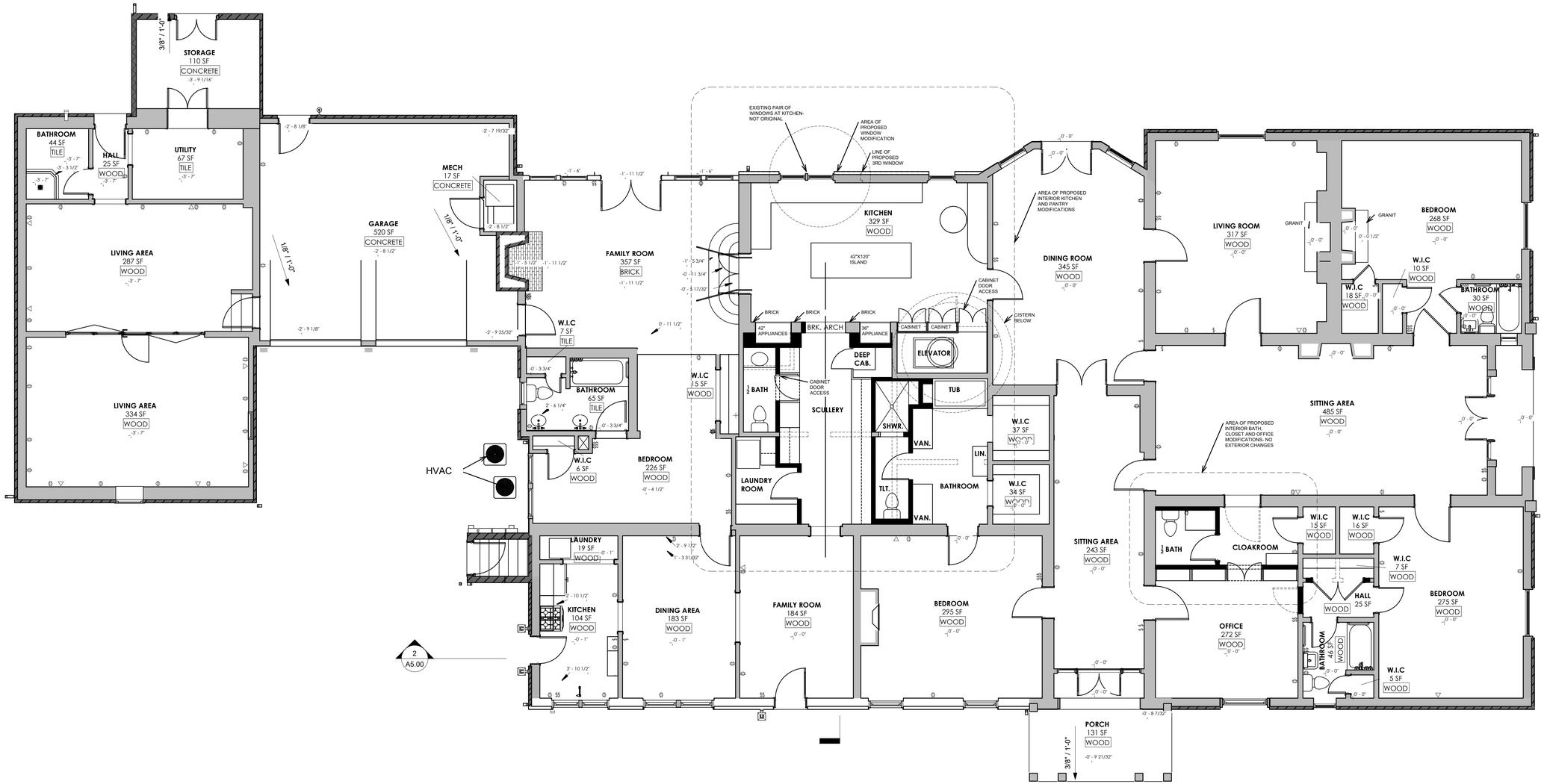
3153

3152



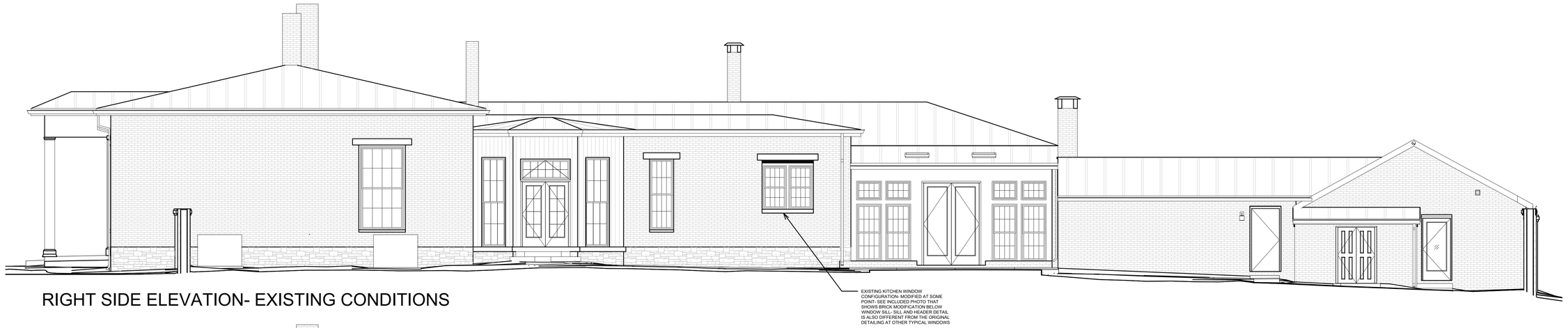
MAIN LEVEL FLOOR PLAN- EXISTING CONDITIONS

SCALE: $\frac{3}{16}$"=1'-0"

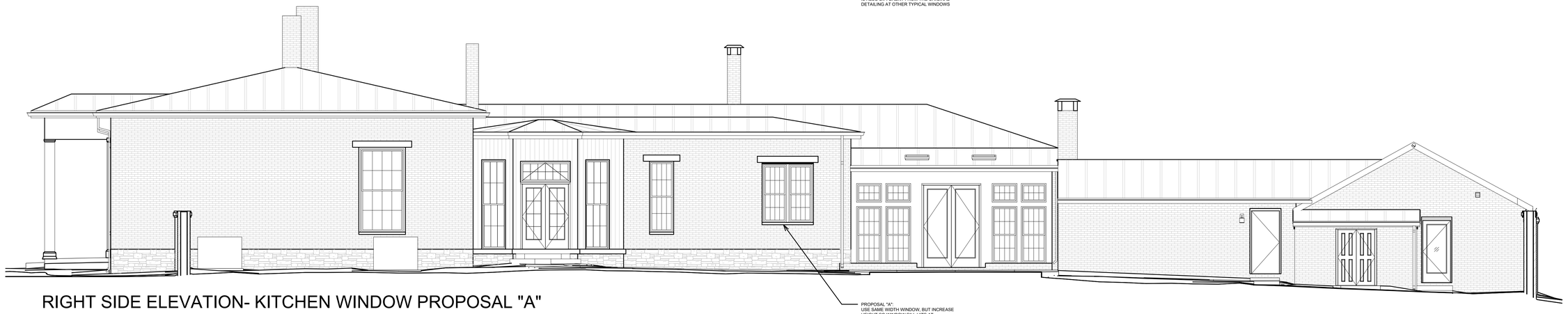


MAIN LEVEL FLOOR PLAN WITH PROPOSED MODIFICATIONS

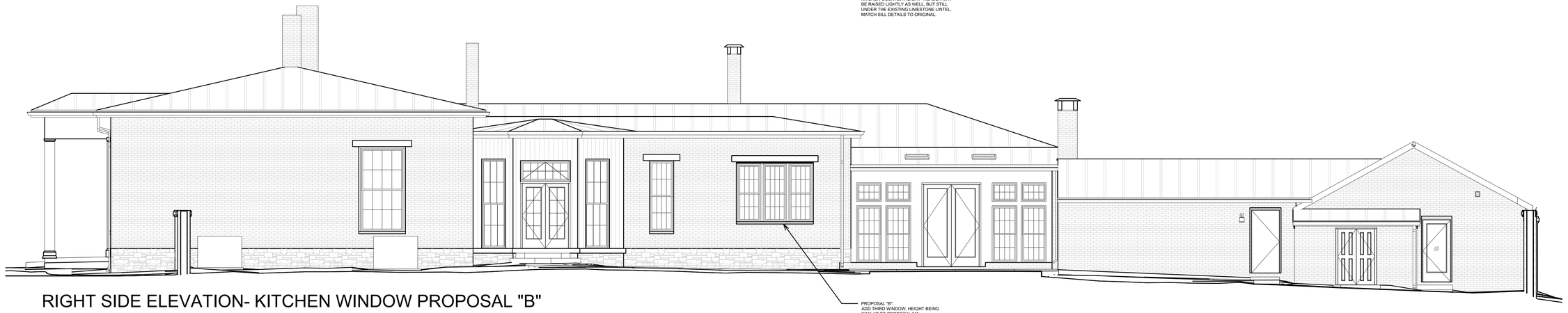
SCALE: $\frac{3}{16}$"=1'-0"



RIGHT SIDE ELEVATION- EXISTING CONDITIONS



RIGHT SIDE ELEVATION- KITCHEN WINDOW PROPOSAL "A"

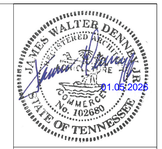


RIGHT SIDE ELEVATION- KITCHEN WINDOW PROPOSAL "B"

WILLIAMSON COUNTY COURTHOUSE - SECURITY ENCLOSURE

135 FOURTH AVENUE SOUTH, FRANKLIN, TN 37064

PROJECT NUMBER: 25010



JPD
615.400.6576
www.JPD1.com

GENERAL NOTES

1. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES.
2. INFORMATION SHOWN PERTAINING TO EXISTING CONDITIONS IS BASED ON VISUAL INSPECTION. ANY DISCREPANCIES DISCOVERED BY OTHERS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING WORK.
3. PERFORM WORK AS REQUIRED FOR PROPER COMPLETION OF THE WORK. THE DRAWINGS MAY NOT SHOW ALL EXISTING ITEMS OR CONDITIONS. THE CONTRACTOR SHALL NOT RECEIVE EXTRA PAYMENT FOR REQUIREMENTS THAT CAN BE INFERRED THROUGH OBSERVATION OF EXISTING CONDITIONS AT THE SITE. IN THE EVENT CONCEALED CONDITIONS ARE ENCOUNTERED, WHICH MAY VARY SIGNIFICANTLY FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS.
5. THE CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE.
6. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ENLARGED PLANS SHALL HAVE PRECEDENCE OVER SMALL-SCALE PLANS.
7. THE CONTRACTOR TO COORDINATE ADDITIONAL NOTES AND DIMENSIONS BETWEEN SMALL-SCALE AND ENLARGED PLANS.
8. WHERE WORK IS PERFORMED IN EXISTING AREAS, THE EXISTING FINISHED CONDITIONS ARE TO BE REPAIRED OR REPLACED. THESE FINISHED CONDITIONS ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED. WHERE NEW FINISHED CONDITIONS ARE TO BE INSTALLED, EXISTING FINISHED CONDITIONS ARE TO BE REMOVED BY THE CONTRACTOR AND APPROPRIATE PREPARATION OF SUBSTRATE SHALL BE COMPLETED FOR SPECIFIED FINISH.
9. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING DEMOLITION. THE CONTRACTOR SHALL BE REQ'D TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. IF THE ARCHITECT IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
10. THIS WORK CONSISTS OF CLEARING, REMOVING, AND DISPOSING OF ALL BUILDING. DEMOLITION DEBRIS AND UTILITIES ARE NOT REMOVED BY OTHERS THAT ARE WITHIN DESIGNATED PROJECT AREAS EXCEPT FOR SUCH OBJECTS THAT THE ARCHITECT DESIGNATES TO REMAIN. THE WORK SHALL ALSO INCLUDE PRESERVING AND PROTECTING FROM INJURY OR DEFACEMENT OF ALL VEGETATION, STRUCTURE & OBJECTS DESIGNATED TO REMAIN.
11. THE CONTRACTOR IS TO COORDINATE ANY UTILITY REMOVAL WITH THE PROPER AGENCIES.
12. THE CONTRACTOR IS TO COORDINATE WITH THE RESPECTIVE UTILITIES TO HAVE ALL UTILITY SERVICES REMOVED OR DISCONNECTED PRIOR TO THE COMMENCEMENT OF ANY DISCONNECTED, CAPPED-OFF, PLUGGED, OR OTHERWISE SECURED UTILITIES. CARE SHALL BE EXERCISED SO AS NOT TO DAMAGE ANY MAIN UTILITY LINES DUE TO DEMOLITION ACTIVITIES AND ANY SUCH DAMAGES WILL BE REPAIRED TO THE REQUIREMENTS OF THE RESPECTIVE UTILITY ARE THE CONTRACTOR'S EXPENSE. ASSURE PROPER FUNCTION OF REMAINING UTILITIES UPON COMPLETION & REWORK..
13. THE CONTRACTOR SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ANY DAMAGES INCURRED WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR TO INSTALL BLOCKING AS REQUIRED FOR INSTALLATION OF ANY ITEMS THAT REQUIRE SECURE ATTACHMENT TO WALLS AND/OR CEILINGS

WORKMANSHIP AND MATERIALS

ALL WORKMANSHIP SHALL BE OF GOOD QUALITY AND IN ACCORDANCE WITH THE BEST CUSTOM AND PRACTICE CURRENTLY PREVAILING IN THE TRADE.

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, SUPPLIES, PARTS, EQUIPMENT, AND ARTICLES INCORPORATED IN THE WORK SHALL BE NEW, FREE FROM DEFECTS AND IMPERFECTIONS, AND THE BEST GRADE OF THE RESPECTIVE KIND FOR THE PURPOSE SPECIFIED. WHENEVER PRACTICABLE, THE STANDARD PRODUCT OF A RECOGNIZED, REPUTABLE MANUFACTURER SHALL BE USED.

THE CONTRACTOR SHALL, AT HIS EXPENSE, MAKE ANY CHANGES REQUIRED IN DETAILS, DIMENSIONS, ARRANGEMENT, EQUIPMENT, OR ANY OTHER ADDITIONS OR ALTERATION TO THE WORK RESULTING FROM ANY APPROVED SUBSTITUTION. SUCH CHANGES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. THE ENTIRE SYSTEM TO WHICH THE SUBSTITUTION APPLIES AND ALL WORK INSTALLED IN CONNECTION THEREWITH OR RELATED THERETO MUST FUNCTION AS A UNIT AS ORIGINALLY INTENDED.

WHEN "APPROVED EQUAL" OR "EQUAL TO" ARE USED, IT SHALL BE BASED ON THE REVIEW AND APPROVAL OF THE ARCHITECT/OWNER'S REPRESENTATIVE. WITH PRIOR WRITTEN APPROVAL, THE CONTRACTOR MAY USE MATERIALS AND ARTICLES OF QUALITY AND MERIT EQUAL TO THOSE SPECIFIED ONLY AFTER RECEIVING WRITTEN APPROVAL FROM THE ARCHITECT. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT/OWNER'S REPRESENTATIVE AND MUST BE ACCOMPANIED BY ALL TECHNICAL INFORMATION AND DATA RELATIVE TO QUALITY AND PERFORMANCE, TO PROVIDE A PROPER COMPARISON. IF REQUESTED, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ANY PROPOSED SUBSTITUTION. ANY SUBSTITUTION USED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

SHOP DRAWINGS AND SAMPLES

THE CONTRACTOR SHALL PROMPTLY SUBMIT ELECTRONICALLY OR FOUR (4) COPIES OF ACCURATE SHOP DRAWINGS, SUBMITTALS, OR SAMPLES DEPICTING DETAILS OF HIS WORK, AND THE CONNECTIONS AND COORDINATION WITH THE WORK OF OTHER TRADES. THESE DRAWINGS SHALL CLEARLY INDICATE ALL ELEVATIONS, SECTIONS, DIMENSIONS, METHODS OF CONSTRUCTION, TYPES OF FINISHES, DATES OF PRELIMINARY SUBMITTAL, REVISIONS, NAME AND LOCATION OF THE WORK, AND THE OWNER AND ARCHITECT'S NAME.

AFTER THE CONTRACTOR'S REVIEW OF THE SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH THE SCOPE OF WORK, THE ARCHITECT/OWNER'S REPRESENTATIVE SHALL REVIEW THE CONTRACTOR'S SHOP DRAWINGS WITH REASONABLE PROMPTNESS, MAKING COMMENTS FOR CORRECTIONS.

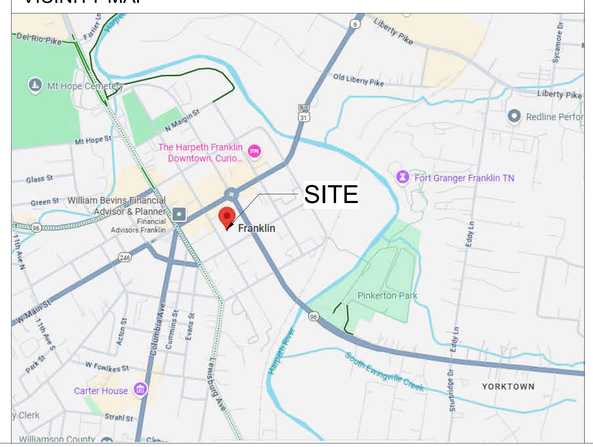
CODE SUMMARY

SCOPE OF WORK
INSTALL NEW PERMANENT SECURITY ENCLOSURE AROUND EXISTING PARKING AREA. INSTALL A PEDESTRIAN DOOR FACING FOURTH AVENUE SOUTH AND A NEW ENCLOSED GATE ENTRANCE FACING CHURCH STREET.

APPLICABLE CODES

2024 INTERNATIONAL BUILDING CODE

VICINITY MAP



DRAWING INDEX

SHEET	SHEET NAME
ARCHITECTURAL	
G1.0	COVER SHEET
AS1.0	ARCHITECTURAL SITE PLAN
AS1.1	REFERENCE PHOTOS
A5.0	DETAILS
A5.1	DETAILS

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	JT.	JOINT
ADJ.	ADJUSTABLE	LBR.	LUMBER
A.F.F.	ABOVE FINISH FLOOR	LMST.	LIMESTONE
ALT.	ALTERNATE	LVR.	LOUVER
ALUM.	ALUMINUM	MAT.	MATERIAL
ARCH.	ARCHITECT	MAX.	MAXIMUM
BLKG.	BLOCKING	MIN.	MINIMUM
BLDG.	BUILDING	M.O.	MASONRY OPENING
CEM.	CEMENT	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
CL	CENTER LINE	NOM.	NOMINAL
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
C.O.	CASED OPENING	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PSI	POUNDS PER SQUARE INCH
DIAG.	DIAGONAL	P.T.	PRESSURE TREATED
DIM.	DIMENSION	REINF.	REINFORCE
D.S.	DOWNSPOUT	REQD.	REQUIRED
DWG.	DRAWING	RM.	ROOM
EL.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	R.V.	ROOF VENT
EXST.	EXISTING	SCHED.	SCHEDULE
EXP.	EXPANSION	SECT.	SECTION
EXT.	EXTERIOR	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATIONS
FLR.	FLOOR	STD.	STANDARD
FT.	FOOT	STL.	STEEL
GA.	GAUGE	STRUCT.	STRUCTURAL
GYP. BD.	GYPSUM BOARD	SF.	SQUARE FEET
HAZ.	HAZARDOUS	TYP.	TYPICAL
HDW.	HARDWARE	U.N.O.	UNLESS NOTED OTHERWISE
HNDRL.	HANDRAIL	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W.P.	WATERPROOF
IN.	INCH	W/	WITH

Project Number 25010
Date 01.05.26

Williamson County Courthouse - Security Enclosure
135 Fourth Avenue South
Franklin, TN 37064

Cover Page

G1.0

CHURCH STREET

EXISTING PROPERTY LINE

SIDEWALK

S60° 14' 30"W
250.70'

644

1 A5.1

2 A5.1

ENTRANCE

+/- 27' - 6 1/2" TO EDGE OF ROAD FOR CAR QUEUE AREA

9' - 9"

31' - 5"

32' - 11"

32' - 11"

34' - 0"

5 A5.0

1 A5.0

AC

AC

644

DAN GERMAN HOSPITAL BUILDING

S29° 37' 54"E
99.00'

43' - 10"

20' - 10"

22' - 0"

EXIT

646

646

645

645

EXISTING PROPERTY LINE

TRANS-FORMER

BOLLARDS

EXISTING PARKING LOT

645

PLANTER

46' - 9"

+/- 21' - 2 7/8"

3 A5.0

22' - 0"

23' - 4 1/2"

23' - 4 1/2"

2' MIN. FROM EXISTING SIDEWALK

EXISTING LIGHT BOLLARD TO REMAIN

EXISTING LIGHT BOLLARD TO REMAIN

EXISTING LIGHT BOLLARD TO REMAIN

33' - 0"

644

SIDEWALK

FOURTH AVE SOUTH

27' - 8 3/4"

33.95'

N60° 10' 28"E

EXISTING PROPERTY LINE

EXISTING WALL

EXISTING SIDEWALK

6 A5.0

EXISTING PROPERTY LINE

645

645

646

PLANTER

17' - 4 3/8"

EXISTING PLANTER

4 A5.0

CENTER NEW PIER ON EXISTING PILASTER

645

EXISTING PROPERTY LINE

S29° 51' 23"E
99.54'

EXISTING COURT HOUSE

292.30'
N29° 53' 16"W

1 Architectural Site Plan
1" = 10'-0"

N

LEGEND

- STREET LIGHT
- SANITARY MANHOLE
- TREE
- NEW WALL
- EXISTING TO REMAIN
- SIDEWALK
- CONCRETE
- PAVERS

JAMES WALTER DENNIS
REGISTERED ARCHITECT
No. 102885
STATE OF TENNESSEE
01.05.2026

JPD

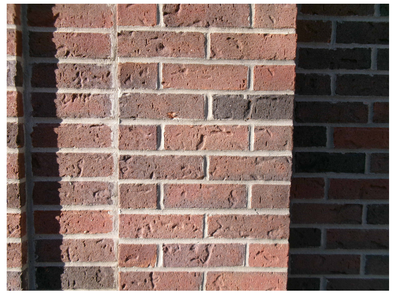
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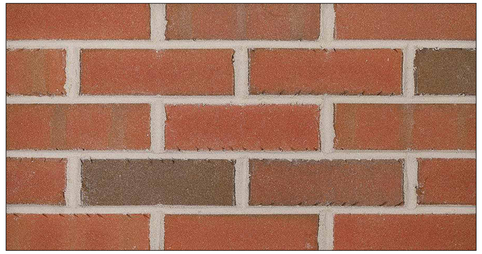
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135 Fourth Avenue South
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Architectural Site Plan

AS1.0



Existing Brick



Proposed Brick: Glen-Gery - Olde Detriot



C View from 4th Avenue South



Existing Cast Stone



Proposed Cast Stone



B View from Church Street



A View from Corner of 4th Avenue South and Church Street

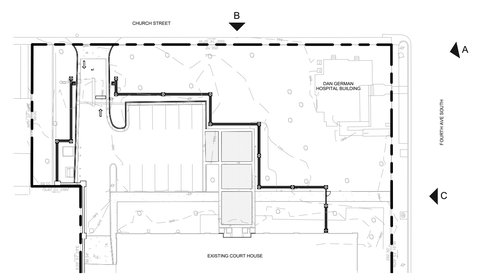


Photo Key

JAMES WALTER DENTON
REGISTERED ARCHITECT
TENNESSEE
No. 102885
STATE OF TENNESSEE
01.05.2026

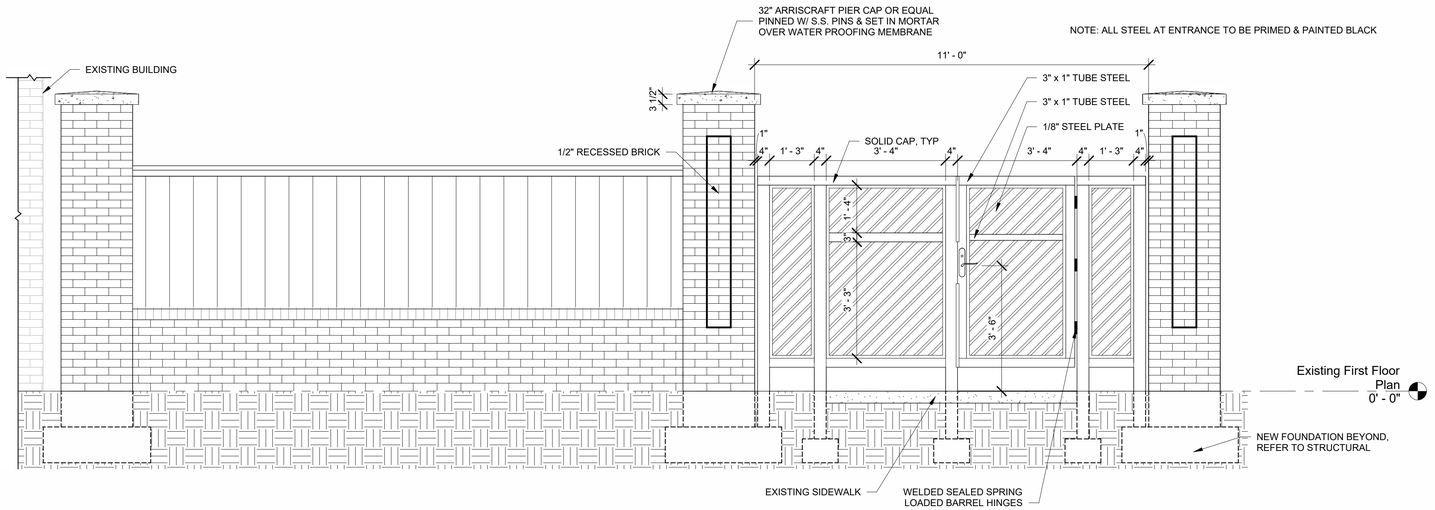
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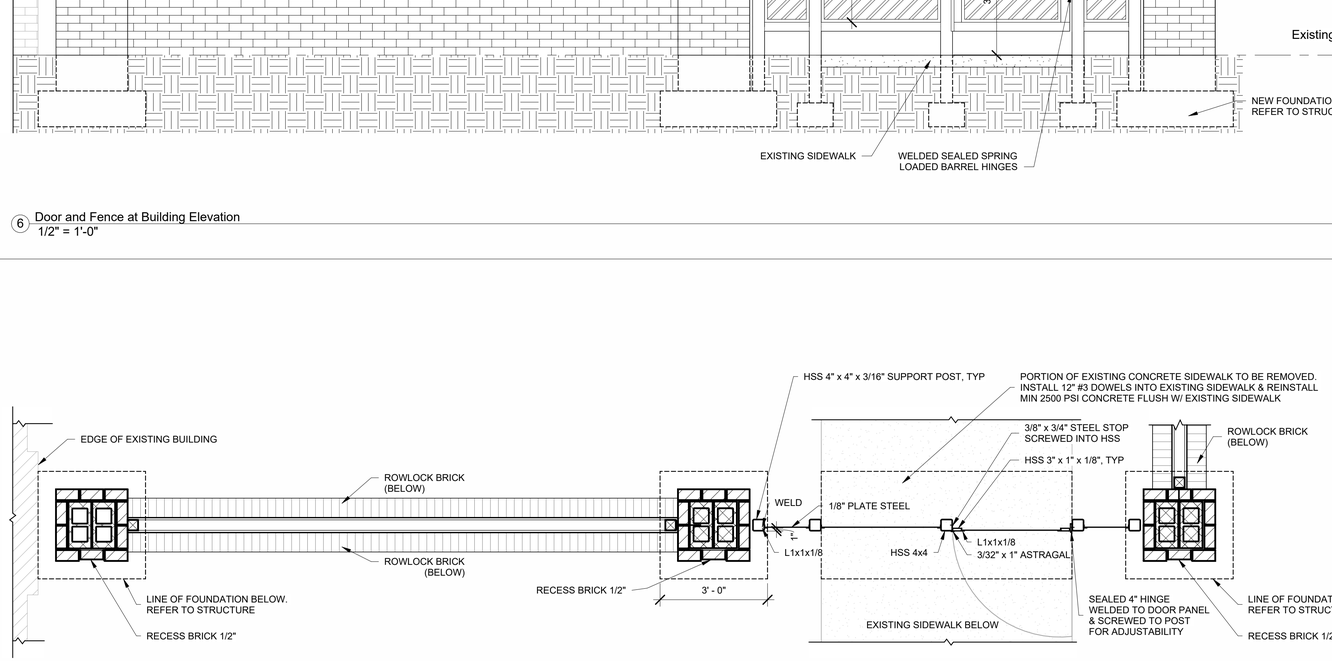
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Reference Photos

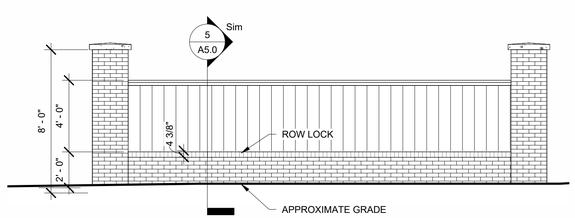
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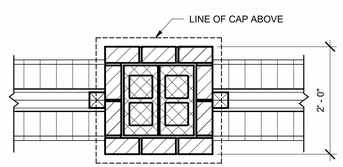
6 Door and Fence at Building Elevation
1/2" = 1'-0"



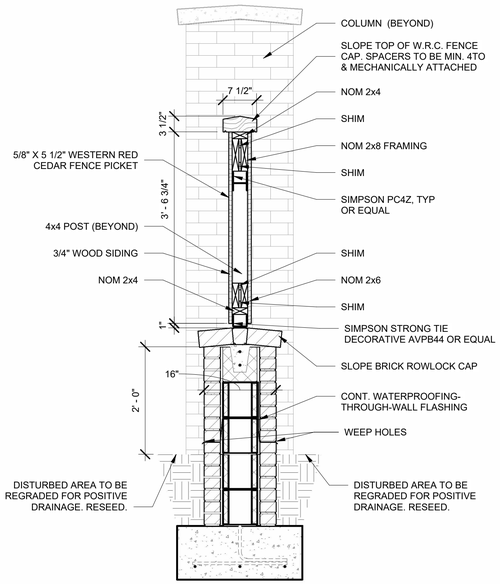
4 Door and Fence at Building Detail
3/4" = 1'-0"



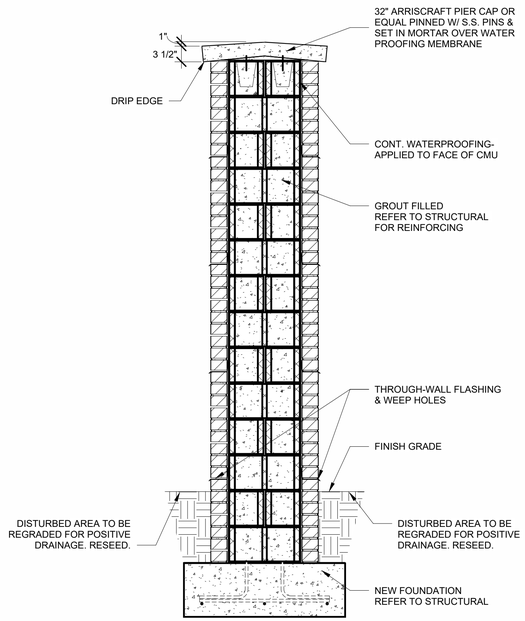
3 Fence Elevation, Typical
1/4" = 1'-0"



2 Column Detail, Typical
3/4" = 1'-0"



5 Screen Wall Section Detail, Typical
3/4" = 1'-0"



1 Column Detail, Typical
3/4" = 1'-0"

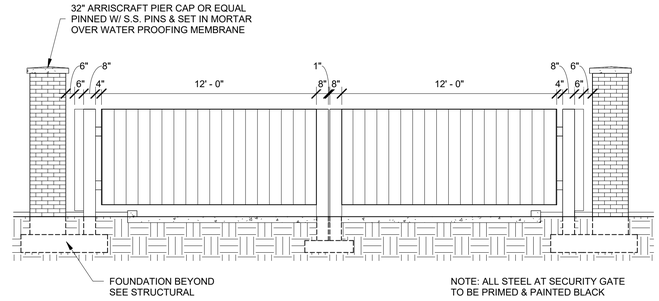
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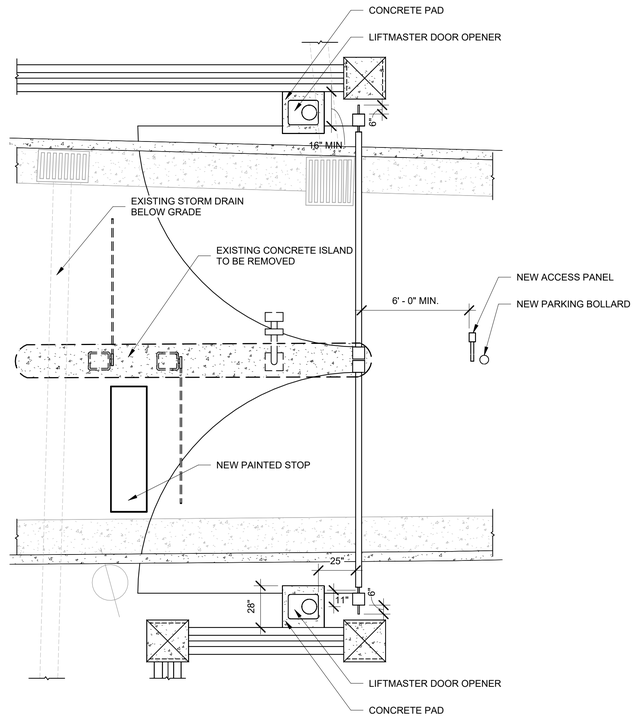
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Details

A5.0



② Security Gate Elevation
1/4" = 1'-0"



① Security Gate Detail
1/4" = 1'-0"

JAMES WALTER DENTON JR.
REGISTERED ENGINEER
AGMERS
No. 102885
STATE OF TENNESSEE
01.05.2026

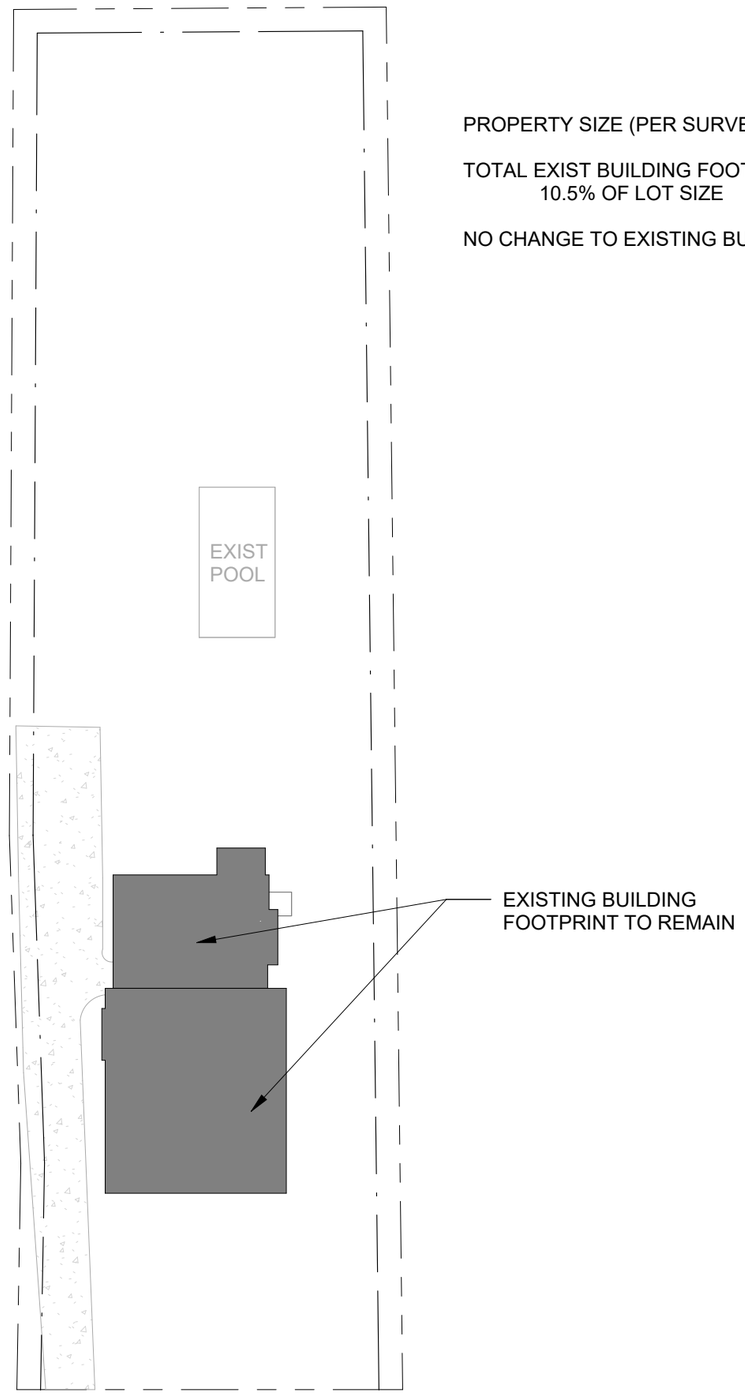
JPD
615.400.6576
www.JPD1.com

Project Number 25010
Date 01.05.26

Williamson County Courthouse - Security Enclosure
135 Fourth Avenue South
Franklin, TN 37064

Details

A5.1



PROPERTY SIZE (PER SURVEY): 23,955 SF

TOTAL EXIST BUILDING FOOTPRINT: 2,521 SF
10.5% OF LOT SIZE

NO CHANGE TO EXISTING BUILDING FOOTPRINT

SITE PLAN

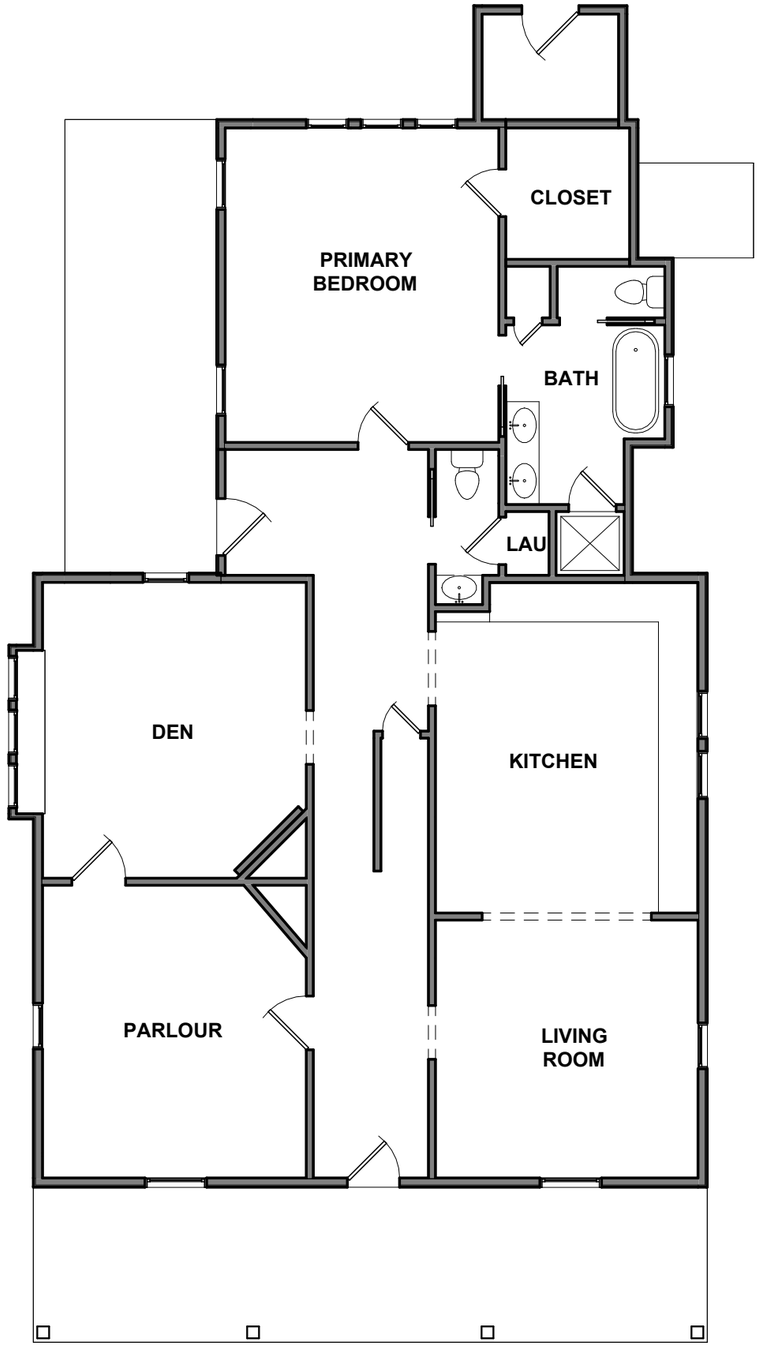
CHISEL
workshop

SIMPSON RESIDENCE

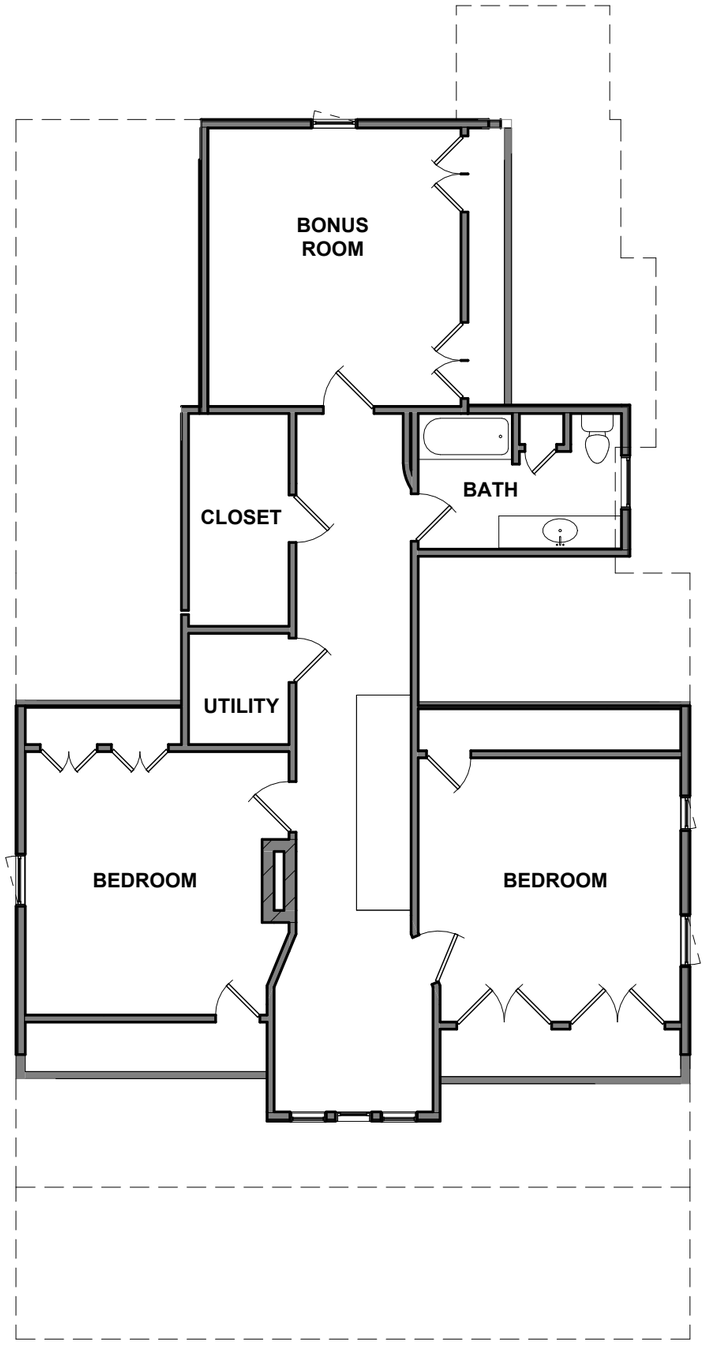
SK01

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

2026.01.12



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

CHISEL workshop

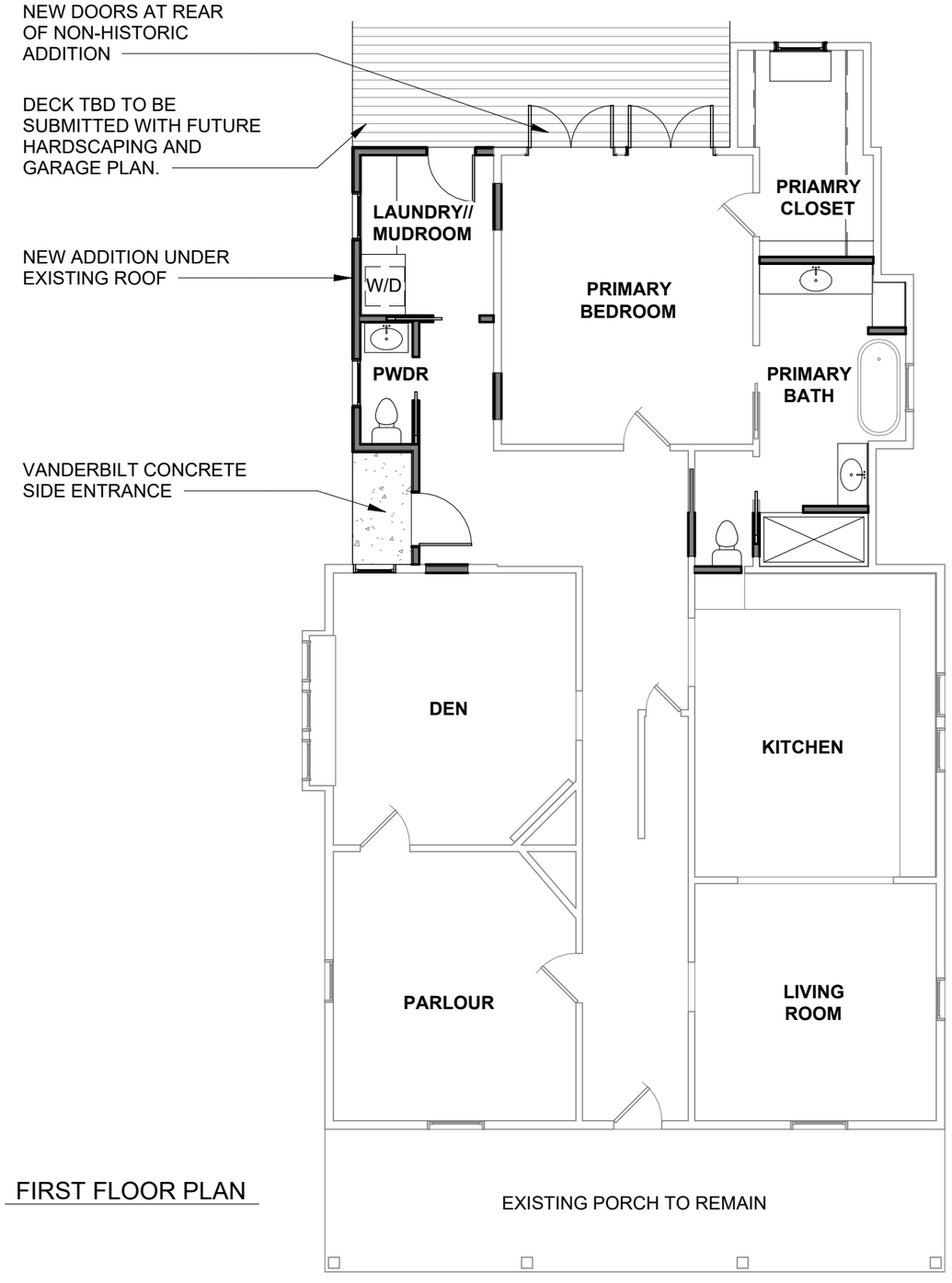
SIMPSON RESIDENCE

SK02

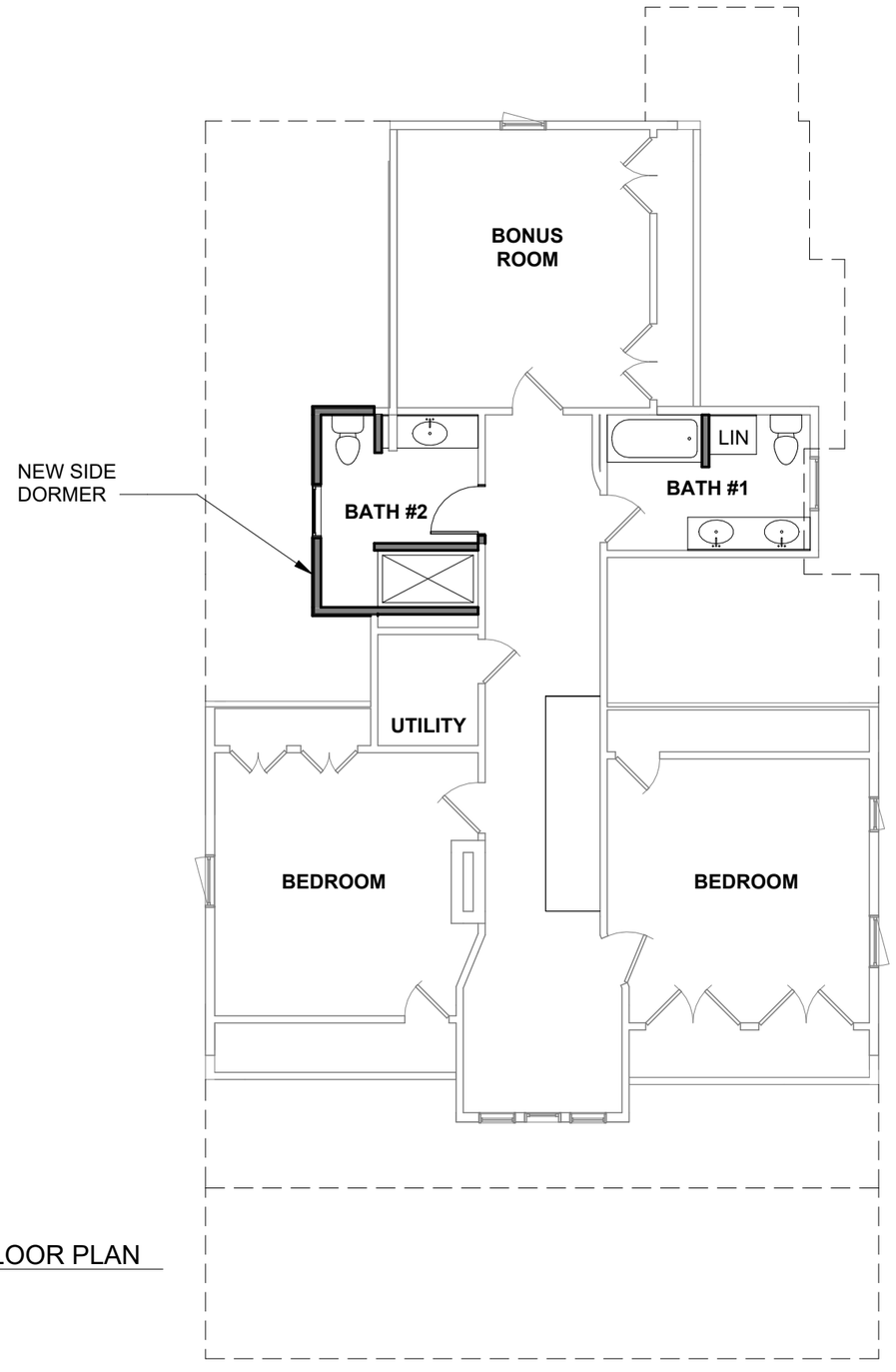
EXISTING FLOOR PLANS

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

2026.01.12



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CHISEL workshop

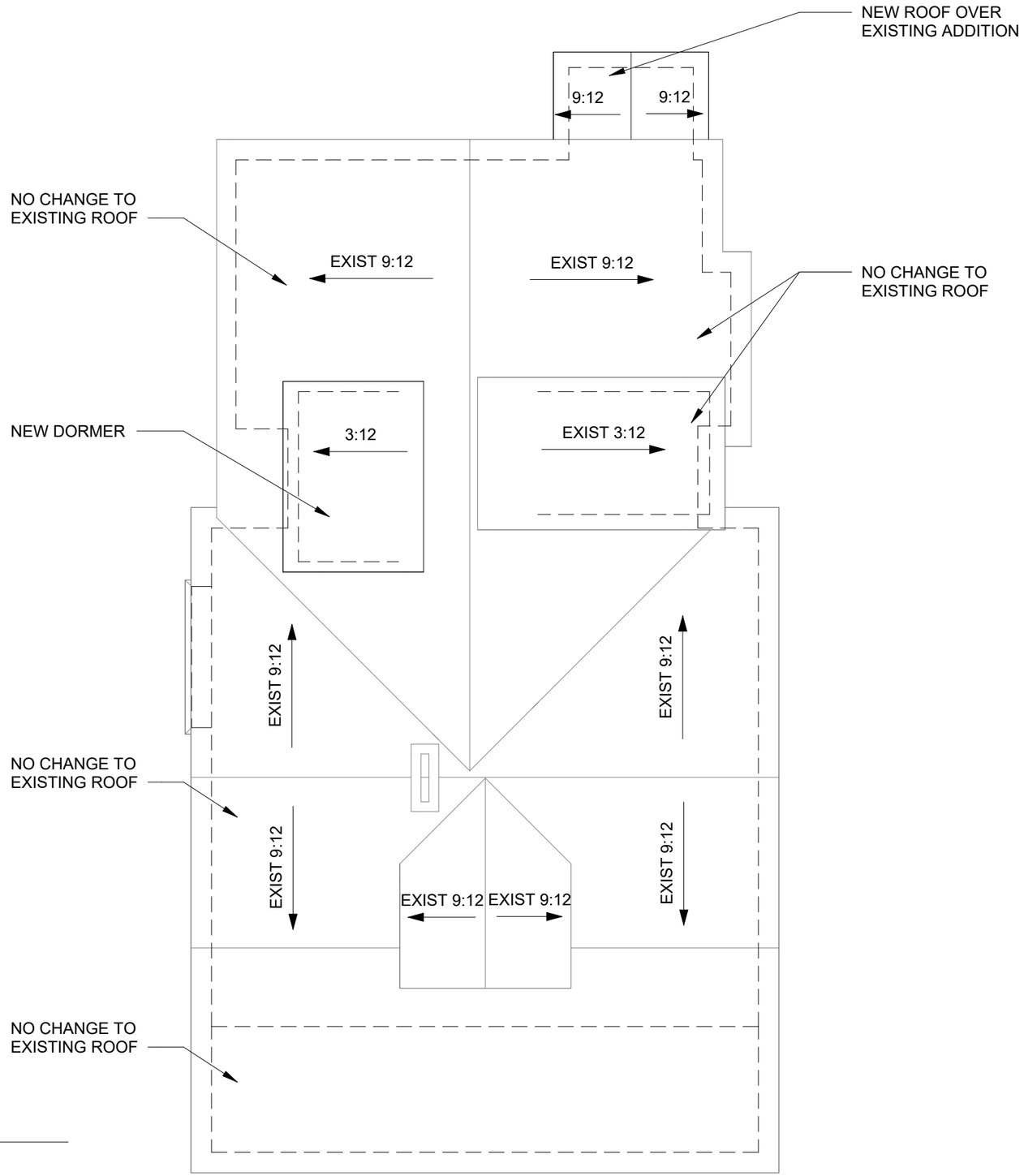
SIMPSON RESIDENCE

SK03

PROPOSED FLOOR PLANS

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

2026.01.12



ROOF PLAN

CHISEL workshop

SIMPSON RESIDENCE

SK04

ROOF PLAN

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

2026.01.12

GENERAL NOTES

1. ALL DETAILS TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, CORNER TRIM, SKIRT BOARD, WINDOW CASINGS, ROOF DETAILING, RAFTER TAILS, SIDING REVEAL, FOUNDATION MATERIAL ETC.
2. WOOD WINDOWS AND DOORS
3. WOOD SIDING TO MATCH EXISTING AT INFILL.



NO CHANGE TO FRONT ELEVATION

1 EXTERIOR ELEV // FRONT
1/8" = 1'-0"



EXISTING FRONT ELEVATION

CHISEL workshop

SIMPSON RESIDENCE

SK05

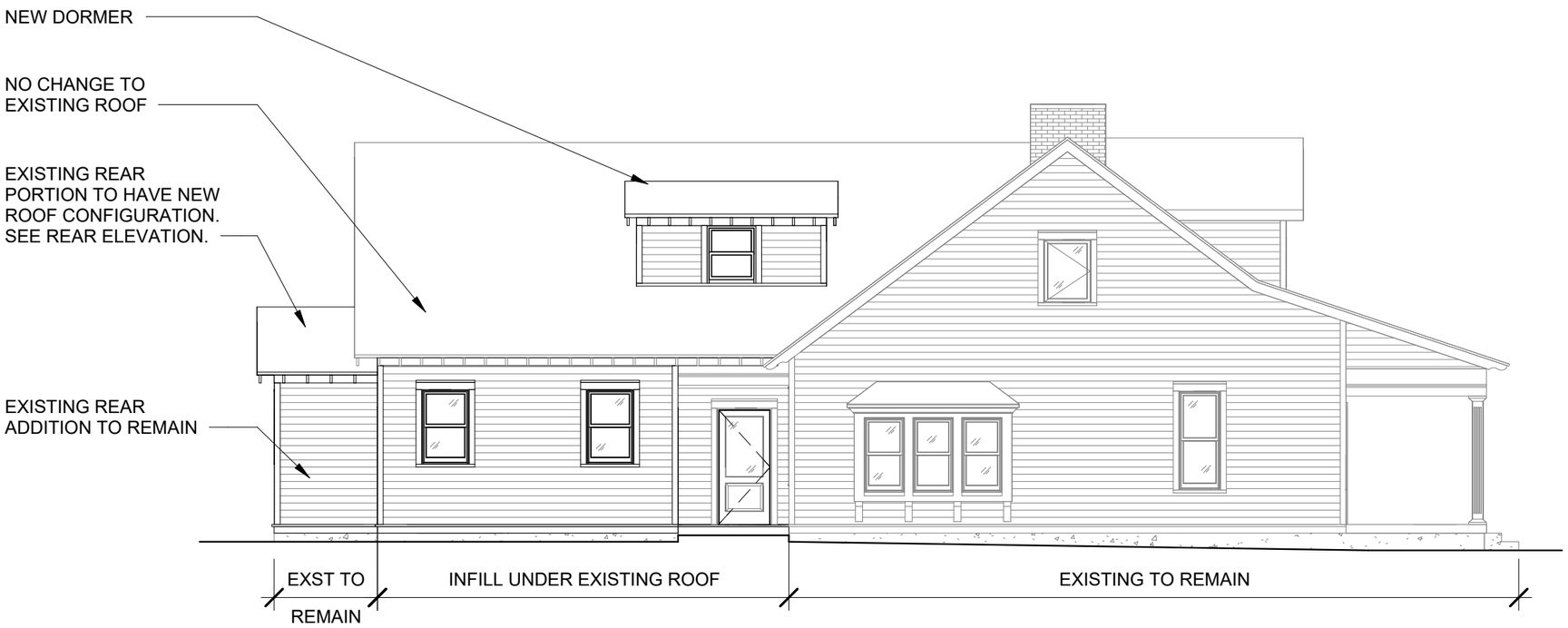
EXTERIOR ELEVATIONS

SCALE: As indicated

2026.01.12

GENERAL NOTES

1. ALL DETAILS TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, CORNER TRIM, SKIRT BOARD, WINDOW CASINGS, ROOF DETAILING, RAFTER TAILS, SIDING REVEAL, FOUNDATION MATERIAL ETC.
2. WOOD WINDOWS AND DOORS
3. WOOD SIDING TO MATCH EXISTING AT INFILL.



1 EXTERIOR ELEV // LEFT SIDE
1/8" = 1'-0"



EXISTING LEFT ELEVATION



EXISTING LEFT ELEVATION

CHISEL workshop

SIMPSON RESIDENCE

SK06

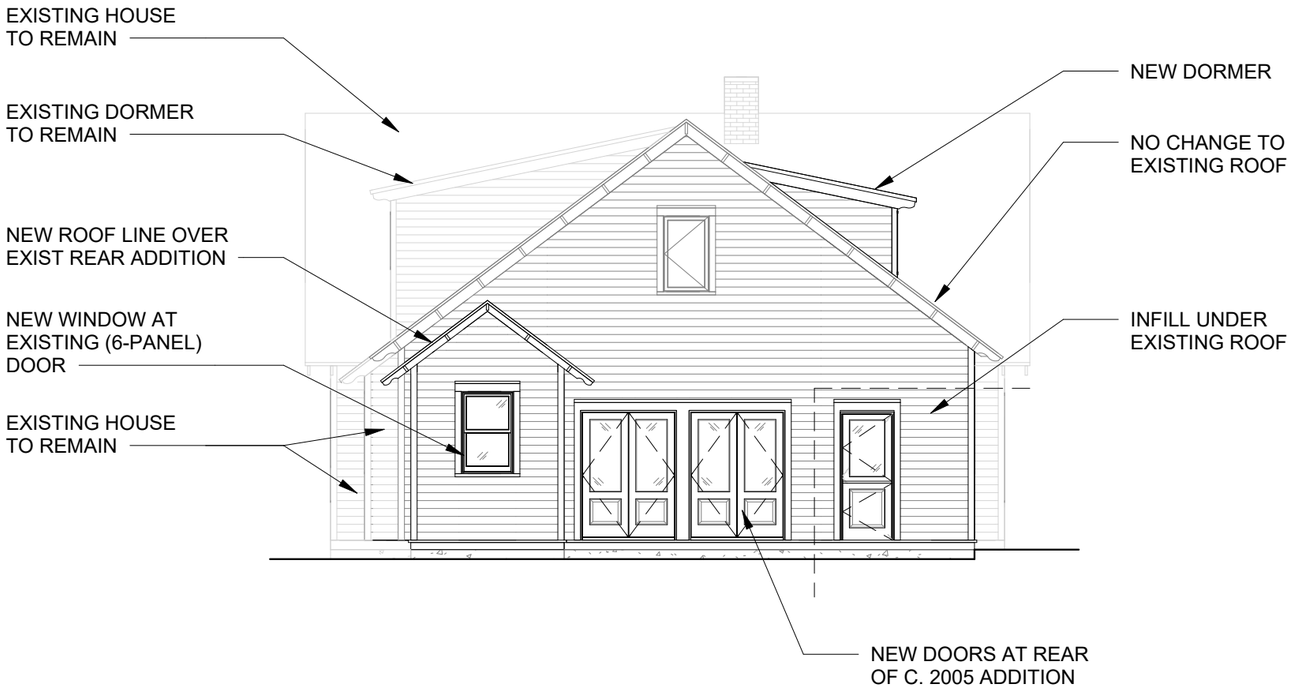
EXTERIOR ELEVATIONS

SCALE: As indicated

2026.01.12

GENERAL NOTES

1. ALL DETAILS TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, CORNER TRIM, SKIRT BOARD, WINDOW CASINGS, ROOF DETAILING, RAFTER TAILS, SIDING REVEAL, FOUNDATION MATERIAL ETC.
2. WOOD WINDOWS AND DOORS
3. WOOD SIDING TO MATCH EXISTING AT INFILL.



1 EXTERIOR ELEV // REAR
1/8" = 1'-0"



EXISTING REAR ELEVATION

GENERAL NOTES

1. ALL DETAILS TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, CORNER TRIM, SKIRT BOARD, WINDOW CASINGS, ROOF DETAILING, RAFTER TAILS, SIDING REVEAL, FOUNDATION MATERIAL ETC.
2. WOOD WINDOWS AND DOORS
3. WOOD SIDING TO MATCH EXISTING AT INFILL.



EXISTING RIGHT SIDE ELEVATION



EXTERIOR ELEV // RIGHT SIDE

CHISEL workshop

SIMPSON RESIDENCE

SK08

EXTERIOR ELEVATIONS

SCALE: As indicated

2026.01.12

234 4TH AVE NORTH

SUBJECT PHOTOS



AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

STREET VIEWS


VIEW FROM 4TH AVE


VIEW FROM 4TH AVE


VIEW FROM 4TH AVE



VIEW FROM MARGIN ST


VIEW FROM MARGIN ST

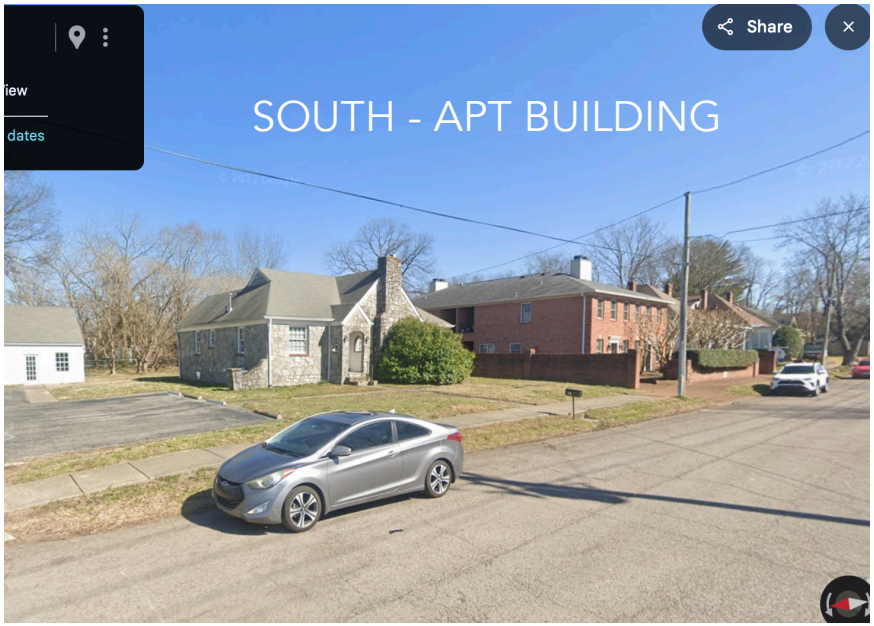

VIEW FROM MARGIN ST

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FRANKLIN, TN 37064

NEIGHBORS







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FRANKLIN, TN 37064

DORMER COMPS



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FRANKLIN, TN 37064

EXISITNG AC SCREENING









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REAR ELEVATION - ADA RAMP & ENTRANCE







AN OFFICE REMODEL FOR:

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234 4TH AVE. N.
FRANKLIN, TN 37064



PROPOSED LOCATION FOR
ACCESSIBLE PARKING SPOT

AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

ADU - NON CONTRIBUTING ACCESSORY BUILDING

LOCATED WITHIN FLOOD PLAIN
LOCATED WITHIN SET BACK
NON CONTRIBUTING
NO LONGER STRUCTURALLY SOUND
MODIFIED FROM ORIGINAL DESIGN-
NO LONGER HAS ORIGINAL GARAGE DOOR







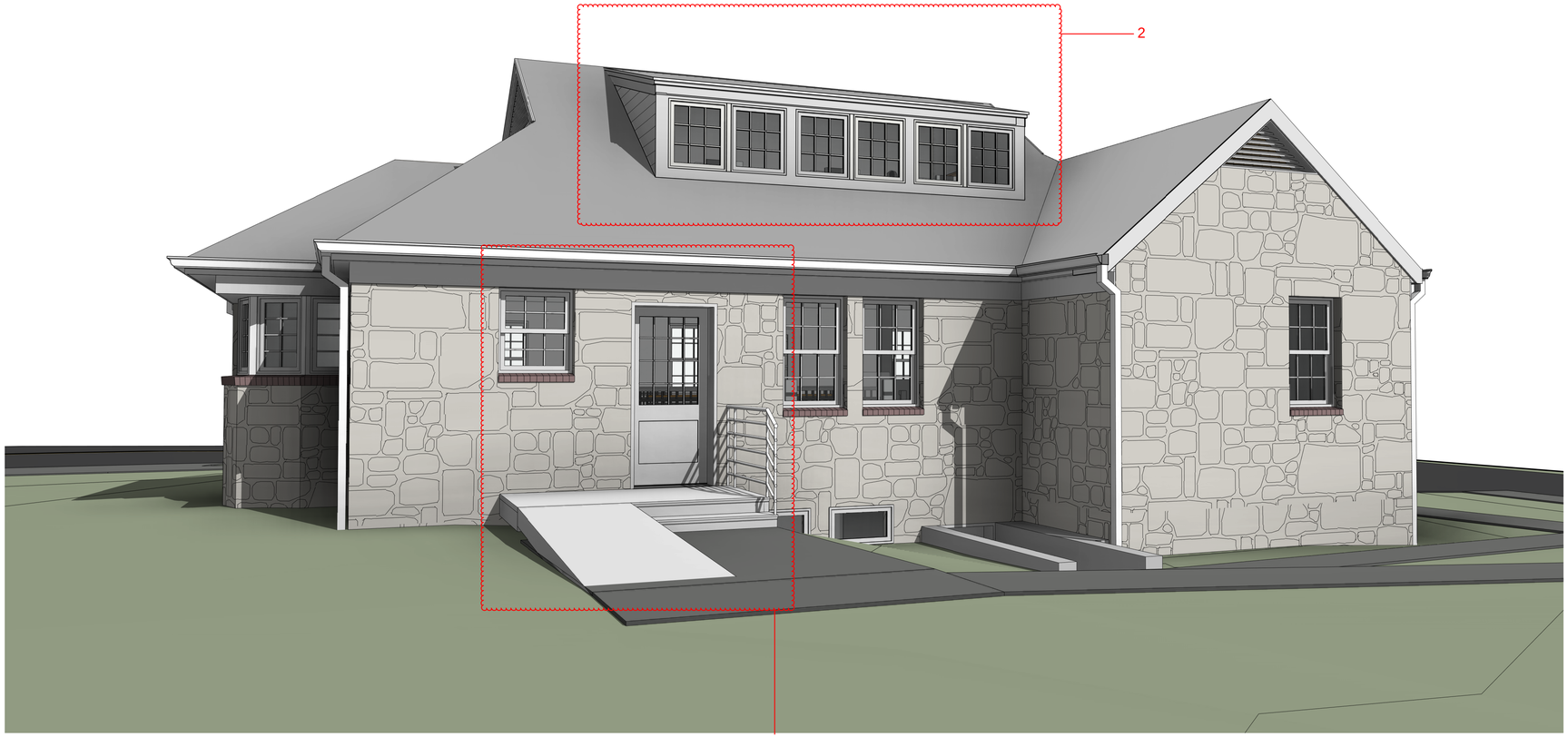


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615.942.0404
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REGISTERED ARCHITECT
AGRICULTURE
No. 106616
STATE OF TENNESSEE

12/15/25



AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

ALTERATIONS REQUESTING DRC REVIEW:

1. ACCESSIBLE ENTRY (*SEE COVER SHEET - G0.0, FLOOR PLAN A2.0, ELEVATIONS A4.1, DOOR SCHEDULE*)
   - Widening door to 36", raising door opening to finish floor level and adding accessible deck and route to meet accessible entry code requirements
2. NEW REAR DORMER (*SEE COVER SHEET - G0.0, FLOOR PLAN A2.0, ELEVATIONS A4.1*)
3. NEW ACCESSIBLE PARKING SPOT PAVEMENT MARKINGS (*SEE SITE PLAN - A0.0*)
4. NEW ACCESSIBLE ROUTE (*SEE SITE PLAN - A0.0*)
   - Provided from accessible parking spot to accessible entry as required by code (highlighted green path on site plan)
5. DEMOLISH EXISTING ADU (*SEE SITE PLAN - A0.0*)
   - Existing structure does not reflect existing historical character of neighborhood (made of CMU)
6. THREE NEW CONDENSORS (*SEE MECHANICAL PLANS - M1.0*)
   - Three new condensers at existing condenser location using existing condenser screen wall
7. NEW MECHANICAL INTAKE PENETRATIONS (*SEE MECHANICAL PLANS - M1.0*)
8. NEW EXTERIOR LIGHTING (*SEE LIGHTING PLANS - E1.0*)
9. REPLACEMENT OF EXISTING ELECTRICAL PANELS (*SEE POWER PLANS - E2.0*)

DRAWING RELEASE LOG

REVISIONS:

PROJECT TEAM:

ARCHITECT:
HARPETH ARCHITECTS
1229 Lakeview Drive,
Franklin, TN. 37067
Kiley Darden, AIA
Kdarden@Harpetharchitects.com
615.942.0404

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Scheiton Engineering
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gary@scheitonsengineering.com
615.224.3599

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daniel@evolve.studio
605.440.0071

ELECTRICAL ENGINEER:
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4751 Trousdale Drive, Suite 202
Nashville, TN. 37220-1440
apezzi@parsonsengineering.com
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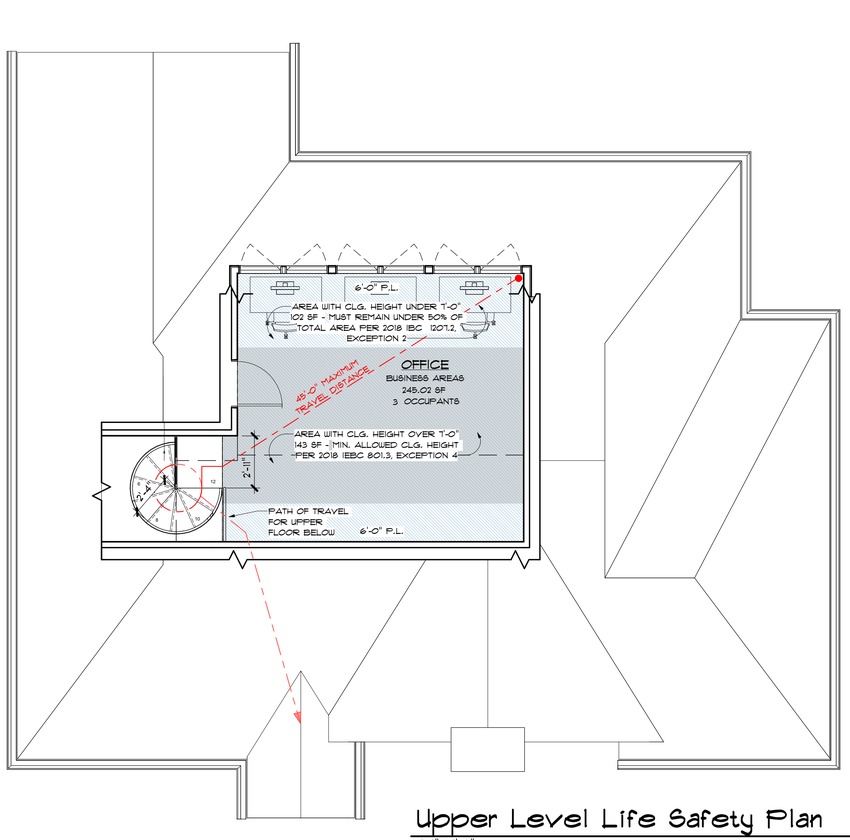
STRUCTURAL ENGINEER:
Michael Murray
The Structure Company
921B Woodland Street
Nashville, TN. 37206
Michael Murray, P.E.
Murray@structure-co.com
(615) 667-0808

SURVEYOR:
Tyler Reid Goodwin
BLEW Surveying, Engineering, Environmental
3825 N Shiloh Dr, Fayetteville, AR 72703
479.443.4506

Trinity Act Holdings, LLC

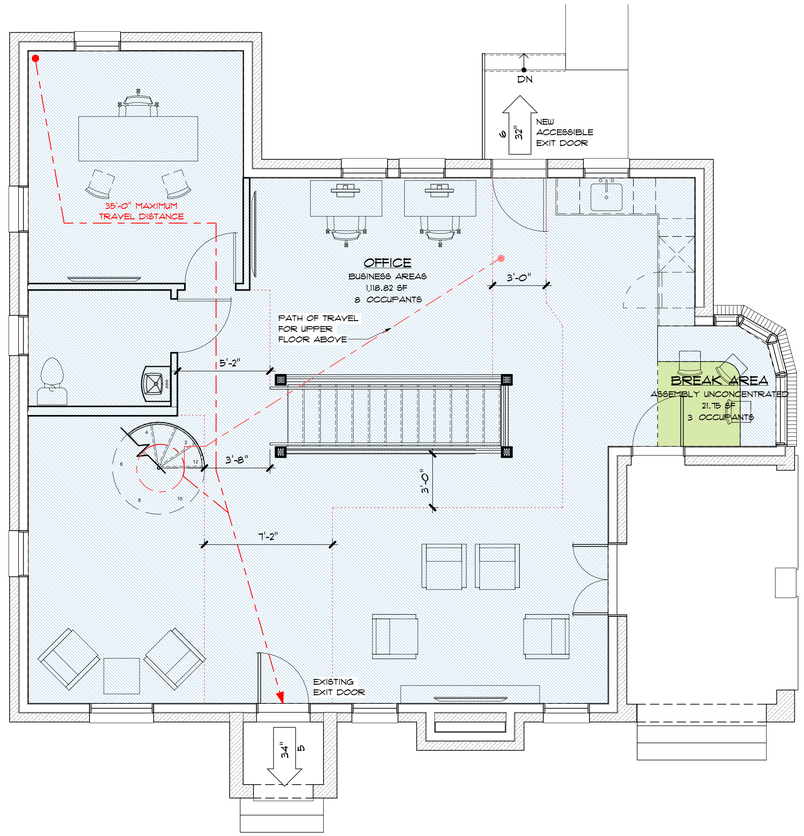
Office Remodel

DATE:
December 15, 2025
JOB NO.
008025
DRAWN BY:
KSD / SG
SHEET NO.
G0.0



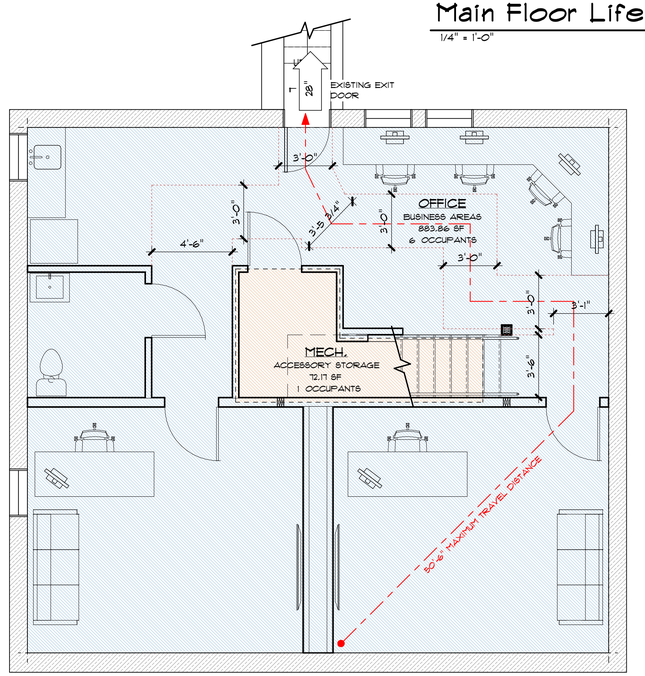
Upper Level Life Safety Plan

1/4" = 1'-0" — 3 OCCUPANTS



Main Floor Life Safety Plan

1/4" = 1'-0" — 11 OCCUPANTS



NORTH

Lower Level Life Safety PLan

1/4" = 1'-0" — 7 OCCUPANTS

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No. 106616
STATE OF TENNESSEE

12/15/25

AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

REVISIONS:

DATE:
December 15, 2025
JOB NO.
008025
DRAWN BY:
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SHEET NO.
G2.0

GENERAL NOTES:

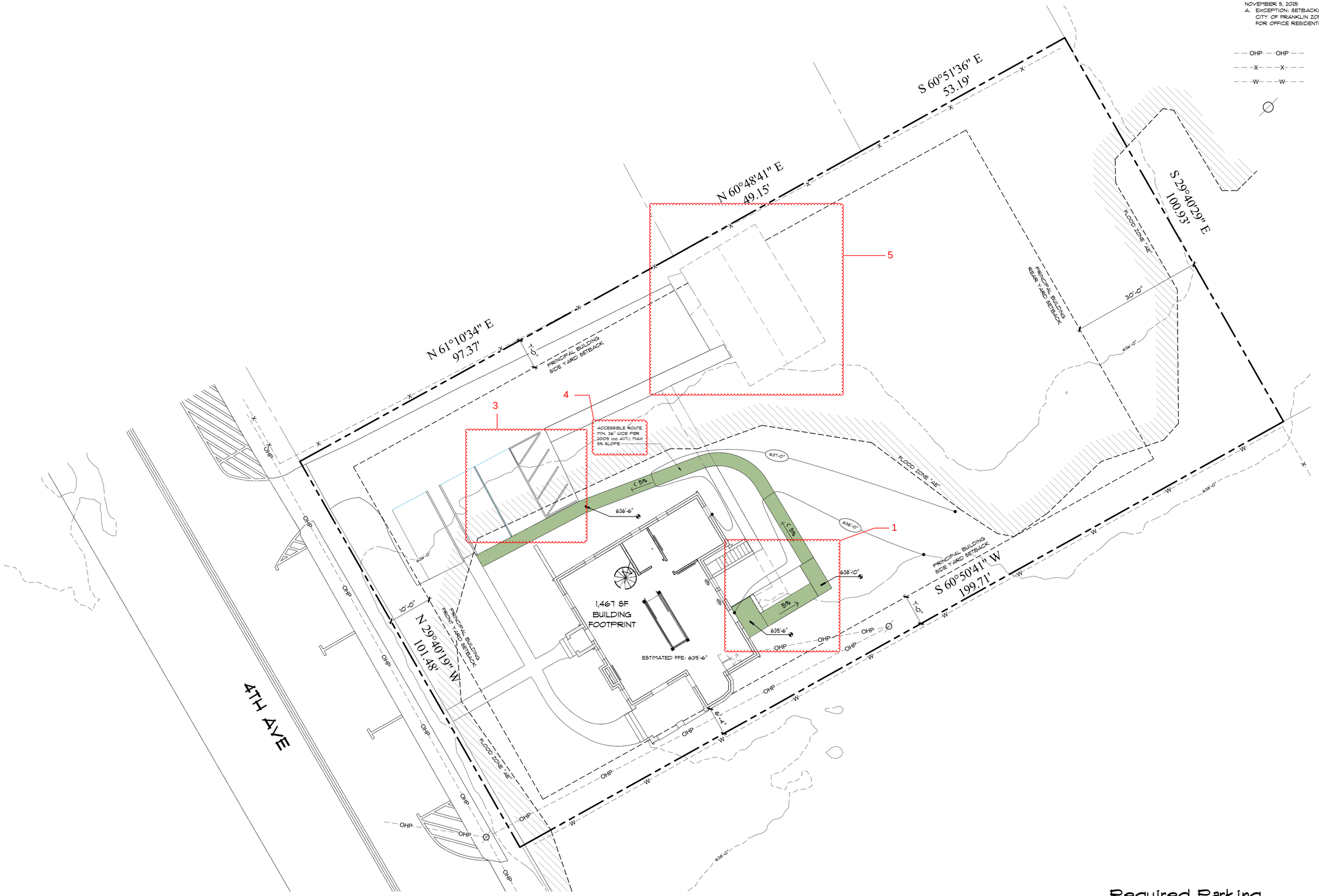
1. ALL SITE INFORMATION IS BASED ON ALTA/NSPS LAND TITLE SURVEY JOB NO. 25-9708 PREPARED BY TYLER REID GOODLIN, RLS 3518, BLEU INC., DATED NOVEMBER 5, 2025.
   A. EXCEPTION. SETBACKS ARE BASED ON CITY OF FRANKLIN ZONING ORDINANCE FOR OFFICE RESIDENTIAL DISTRICT

— — OHP — OHP — — OVERHEAD POWER LINE PER SURVEY

— — —X— — —X— — — FENCE PER SURVEY

— — —W— — —W— — — WATER LINE PER SURVEY

POWER POLE PER SURVEY



Required Parking

Office Use in CFO: 2.85 spaces per 1,000 SF
Building Area / 1,000 SF * 2.85 = 4.275 = 5 Parking Spaces
1 Accessible
2 On Lot
2 On Street Parking

NORTH

Site Plan
1" = 10'-0"

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STATE OF TENNESSEE

12/15/25

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FRANKLIN, TN 37064

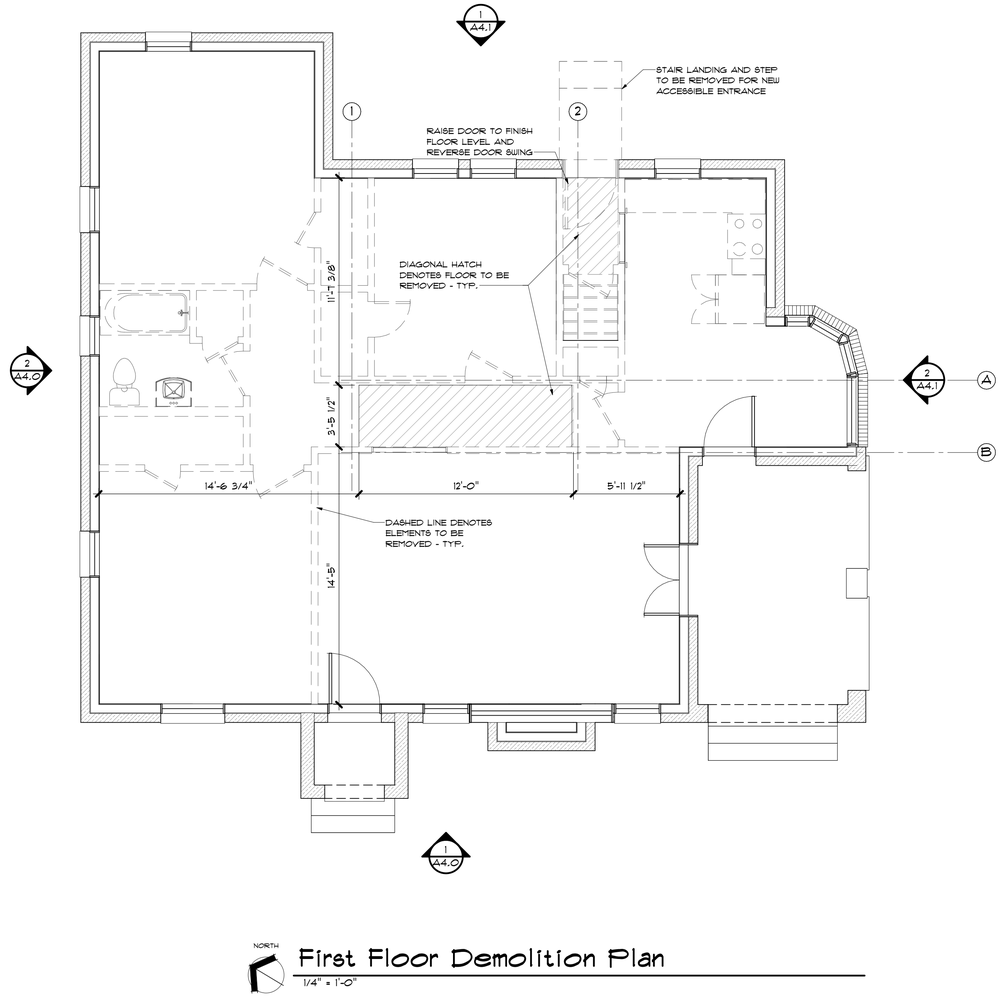
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December 15, 2025
JOB NO.
008025
DRAWN BY:
KSD, SG
SHEET NO.
A0.0

GENERAL NOTES

1. EXTERIOR TO REMAIN UNDISTURBED EXCEPT FOR REAR DOOR, ACCESSIBLE ENTRANCE, GRADING FOR ACCESSIBLE ROUTE, AND ANY REQUIRED PENETRATIONS FOR MEP EQUIPMENT.



NORTH

First Floor Demolition Plan

1/4" = 1'-0"

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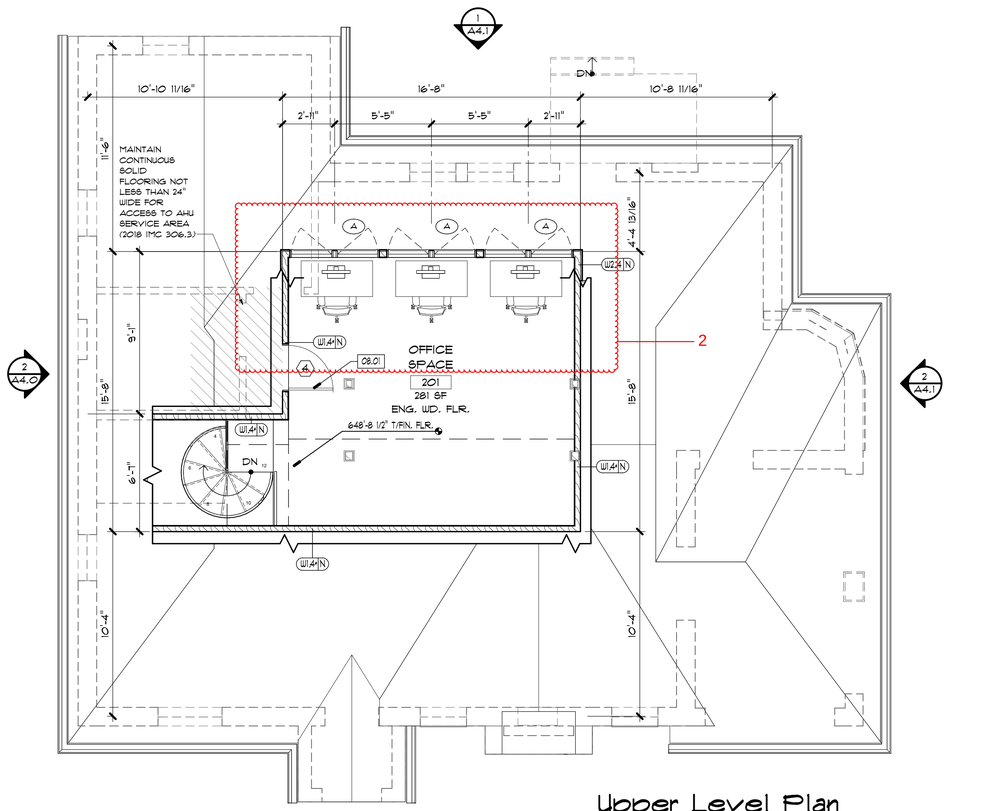
TRINITY ACT HOLDINGS, LLC

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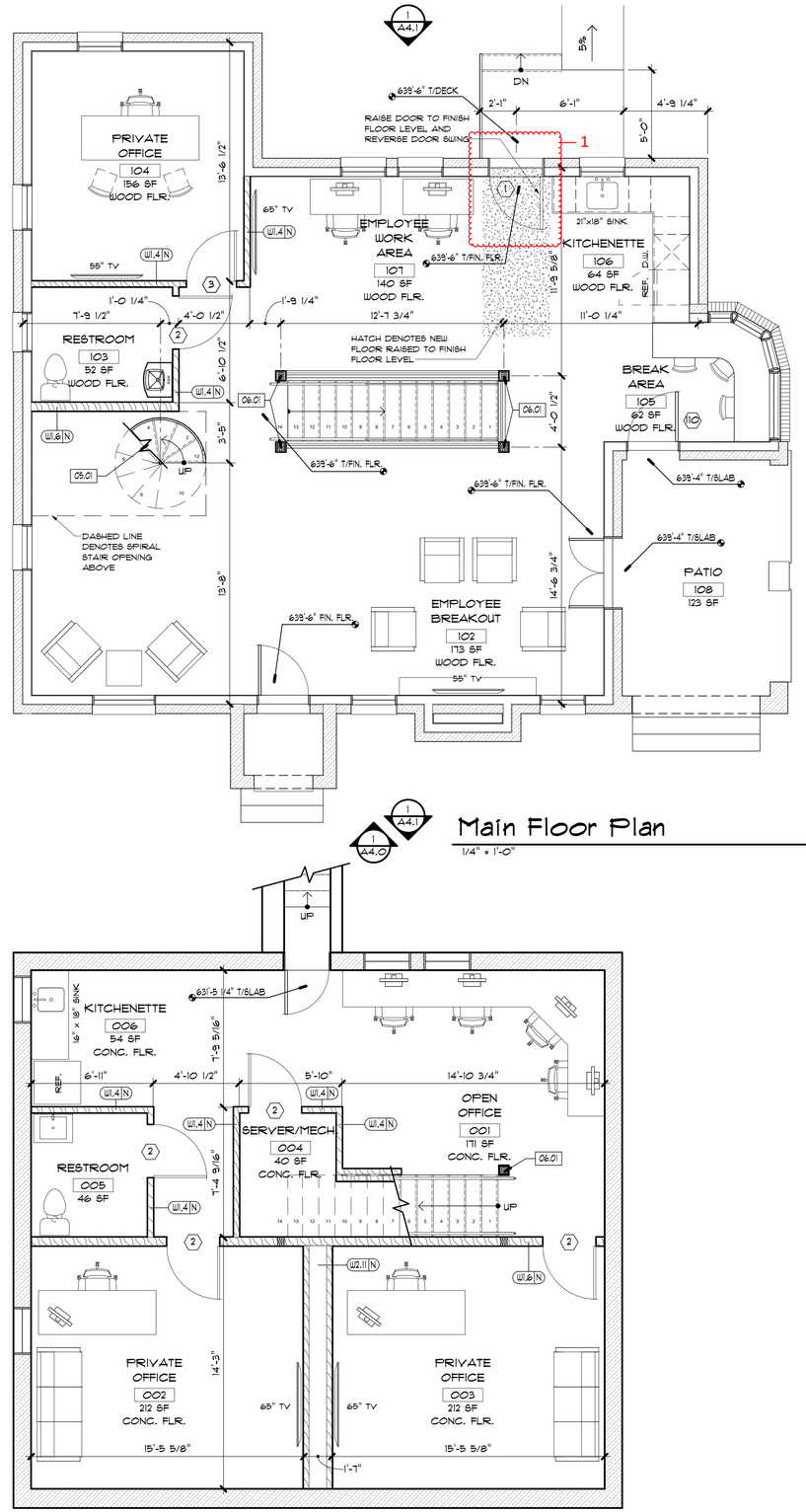
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008025
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SHEET NO.
A1.0



Upper Level Plan

1/4" = 1'-0"



Main Floor Plan

1/4" = 1'-0"

Lower Level Plan

1/4" = 1'-0"

KEYNOTES

05.01 SPIRAL STAIR TO BE SELECTED BY OWNER, 2'-1" RADIUS. SPIRAL STAIR IS PERMITTED TO SERVE UPPER OFFICE WHICH IS LESS THAN 250 SF & NOT MORE THAN 5 OCCUPANTS PER 2018 IBC 1011.10

06.01 STUD PACK PER STRUCTURAL DRAWINGS. WRAP IN 1x 846 TRIM - TYP. STUD PACKS ARE ONLY SHOWN FOR COORDINATION AND NOT ALL STUD PACKS ARE REPRESENTED. FOR FULL LAYOUT AND DETAILS, SEE STRUCTURAL DRAWINGS

08.01 ATTIC ACCESS DOOR. MIN. 20" x 30" AND MUST BE LARGE ENOUGH FOR REMOVAL OF LARGEST APPLIANCE -- SEE MECHANICAL DRAWINGS FOR AHU SPECS. COORDINATE LOCATION WITH FRONT OR SERVICE SIDE OF AHU TO ALLOW FOR SERVICE AREA NOT LESS THAN 30"dp. x 30"w. (2018 IMC 306.3)

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STATE OF TENNESSEE
12/15/25

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REVISIONS:

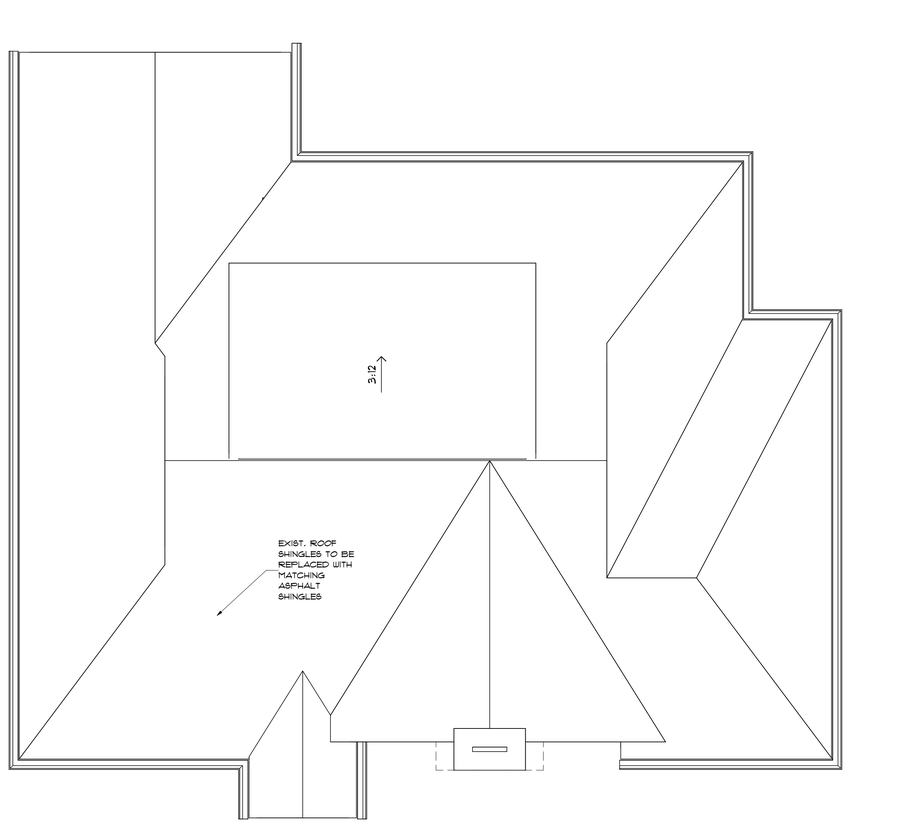
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12/15/25



Roof Plan
1/4" = 1'-0"

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REVISIONS:

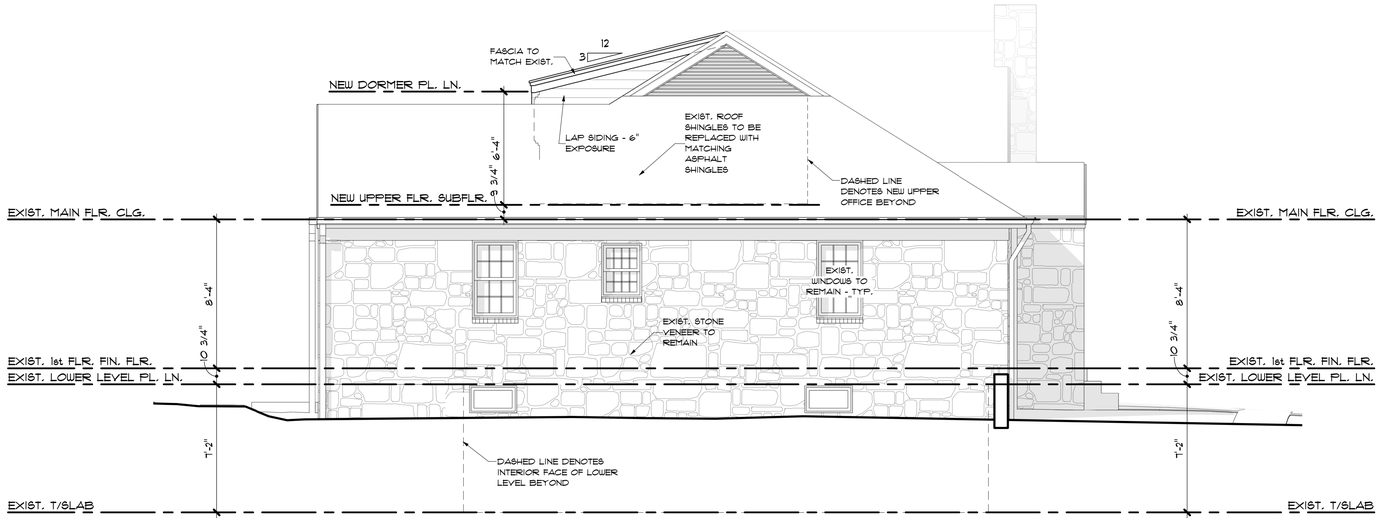
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12/15/25



2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

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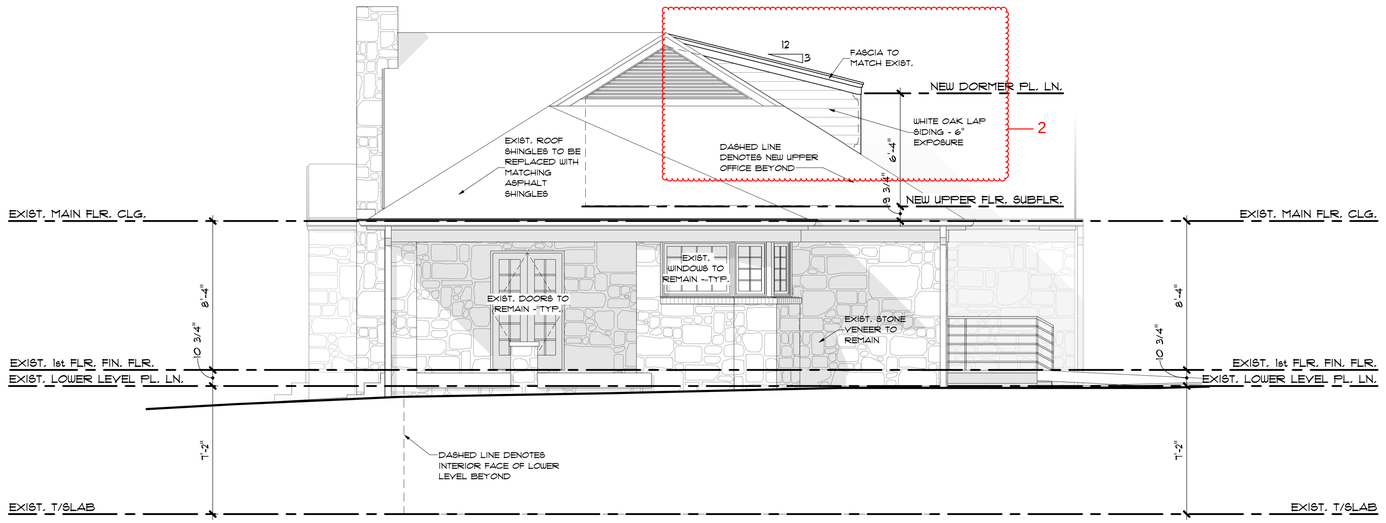
TRINITY ACT HOLDINGS, LLC

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FRANKLIN, TN 37064

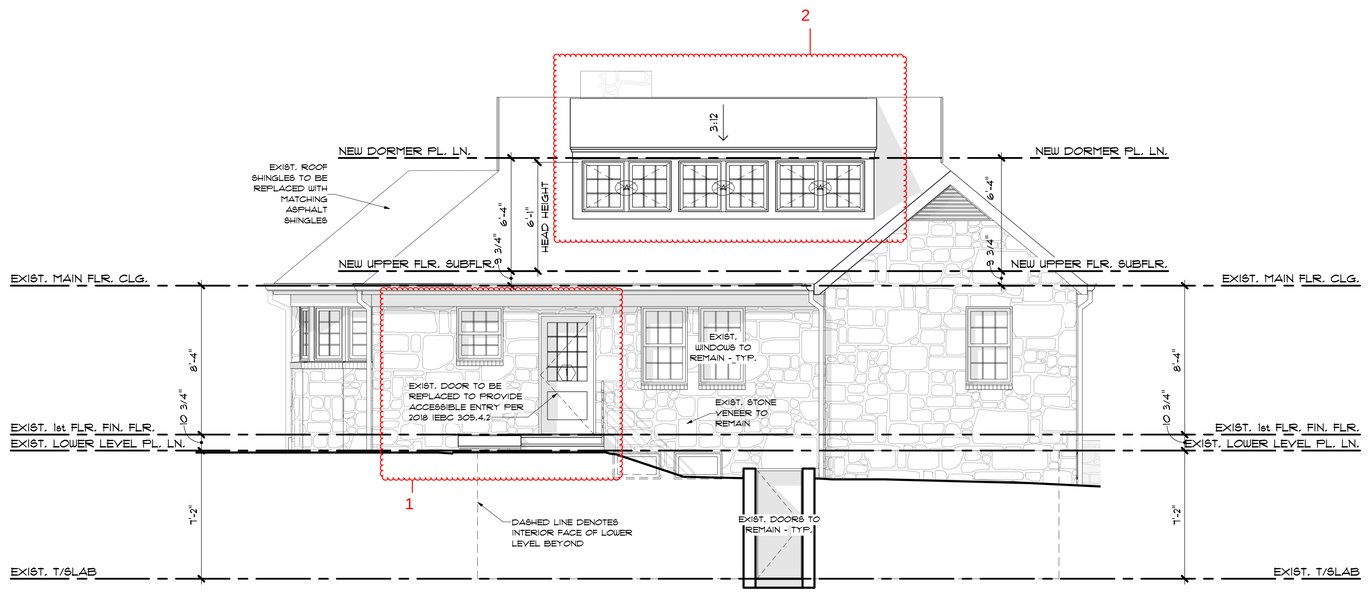
DRAWING RELEASE LOG

REVISIONS:

DATE:
December 15, 2025
JOB NO.
008025
DRAWN BY:
KSD / SG
SHEET NO.
A4.0



2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

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KILEY SCOTT DARDEN
REGISTERED ARCHITECT
AGRICULTURE
No. 106616
STATE OF TENNESSEE

12/15/25

AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

REVISIONS:

DATE:
December 15, 2025
JOB NO.
008025
DRAWN BY:
KSD / SG
SHEET NO.
A4.1

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Window Schedule

MARK	WIDTH	HEIGHT	OPERATION	U-FACTOR	SHGC	REMARKS
A	60	34	Casement - Right Hand | Casement - Left Hand	0.28	0.28	WOOD CLAD, AIR INFILTRATION < 0.2, ANDERSEN 400 SERIES CASEMENT WINDOW

Door Schedule

MARK	OPENING		PANEL			FRAME			U-FACTOR	SHGC	COMMENTS
	DOOR WIDTH	DOOR HEIGHT	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
1	3'-0"	6'-8"	WOOD CLAD	PARTIAL GLAZED	WHITE	WOOD CLAD	PRE-HUNG	WHITE	0.28	0.22	ADA COMPLIANT THRESHOLD, LESS THAN 50% GLAZED, ANDERSEN 400 SERIES INSWING PATIO DOOR
2	3'-0"	6'-8"	WOOD	SOLID CORE	PAINT	WOOD	CASED				
3	2'-10"	6'-8"	WOOD	SOLID CORE	PAINT	WOOD	CASED				
4	2'-6"	5'-0"	WOOD	SOILID CORE	PAINT	WOOD	CASED				
TOTAL NUMBER OF DOORS: 8											

1

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A5.0

INTERNATIONAL MC 403.3 COMPLIANCE SCHEDULE

UNIT NUMBER	AHU–1				AHU–2				AHU–3	TOTAL
AREA SERVED	KITCHENETTE	PRIVATE OFFICE	PRIVATE OFFICE	OPEN OFFICE	KITCHEN /BREAK	PRIVATE OFFICE	WORKSPACE	OPEN OFFICE	OFFICE SPACE	
AREA (SQ. FT)	54	221	112	309	159	156	158	549	279	
NO. PEOPLE/1000 SQ. FT. (TABLE 403.3)	5	5	5	5	5	5	5	5	5	
PEOPLE QUANTITY	1	1	1	2	2	1	1	3	2	
AIRFLOW PER PERSON (TABLE 403.3)	5	5	5	5	5	5	5	5	5	
CFM / SQ. FT.	.06	.06	.06	.06	.06	.06	.06	.06	.06	
TOTAL O.A. REQUIRED (CFM)	10	20	20	30	20	15	15	50	NAT. VENTILATION*	180
WITH VENTILATION EFFICIENCY = .8	15	25	25	40	25	20	20	65	NAT. VENTILATION*	235
TOTAL O.A. PROVIDED (CFM)	15	25	25	40	25	20	20	65	NAT. VENTILATION*	235

NOTES:
* OPERABLE OPENING AREAS IN **ASSEMBLY** EXCEEDS 4% OF FLOOR SPACE PER IMC SECTION 402.2.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	NEW SUPPLY AIR DUCTWORK
	NEW RETURN AIR DUCTWORK
	NEW EXHAUST DUCTWORK
	NEW OUTSIDE AIR DUCTWORK
	MANUAL VOLUME DAMPER
	NEW CEILING DIFFUSER
	NEW CEILING GRILLE
	CEILING EXHAUST FAN
EF–1	EQUIPMENT LABEL (SEE MECH. SCHEDULE FOR INFO.)
T	THERMOSTAT
	AIR FLOWS
	UNDERCUT DOOR ¾"

HVAC Design Conditions

IN ACCORDANCE WITH INTERNATIONAL ENERGY CONSERVATION CODE, SECTION 302, THE HVAC SYSTEMS REPRESENTED HEREIN HAVE BEEN DESIGNED TO THE FOLLOWING CONDITIONS AND CRITERIA:

EXTERIOR CONDITIONS (FRANKLIN, TN):
WINTER DESIGN: DRY–BULB 18°F
SUMMER DESIGN: DRY–BULB 92°F / WET–BULB 75°F
DEGREE DAYS: 3542 HEATING / 1683 COOLING
CLIMATE ZONE: 4A

BUILDING INTERIOR ROOM TEMPERATURES:
HEATING (MAXIMUM): 72°F
COOLING (MINIMUM): 75°F

MECHANICAL DRAWING NOTES

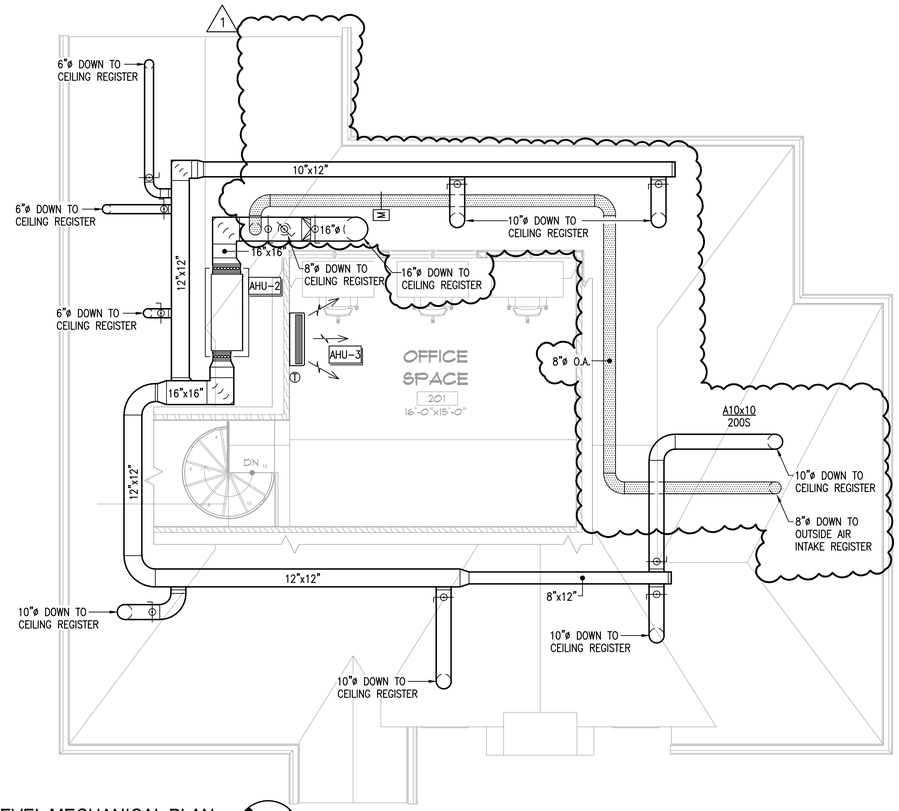
1. FURNISH AND INSTALL 4" REINFORCED CONCRETE PAD FOR HEAT PUMP CONDENSING UNITS. PAD SHALL EXTEND FROM BUILDING A MIN. OF 6" BEYOND UNIT ON ALL SIDES. MAINTAIN ALL MANUFACTURER RECOMMENDED OPERATION AND SERVICE CLEARANCES.

GENERAL NOTES

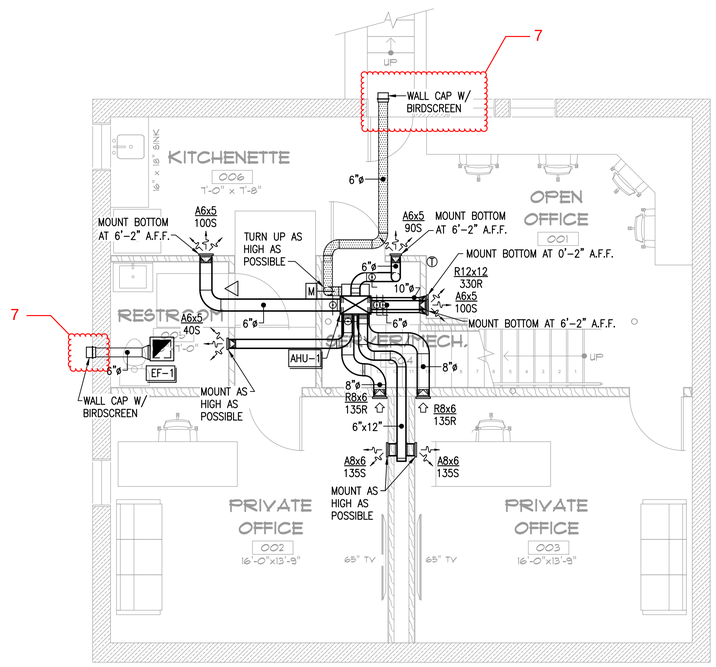
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND INSTALL ALL MATERIAL CALLED FOR IN THE CONTRACT DOCUMENTS PER LOCAL CODE REQUIREMENT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. THE CONTRACTOR'S INSTALLATION SHALL INCLUDE ALL REQUIRED ROUGH–INS, DUCTWORK, PIPING OR ELECTRICAL WIRING INCLUDING DEVICES (GAGES, VALVES, DISCONNECTS, STARTERS, ETC.) NEEDED FOR ALL SYSTEMS TO BE COMPLETE AND FULLY OPERATIONAL WHETHER OR NOT SHOWN OR NOTED ON THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR'S BID SHALL INCLUDE ALL SUCH ITEMS REASONABLY INFERRED OR REQUIRED FOR COMPLETE SYSTEMS. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PROMPTLY OF ANY CONFLICT BETWEEN BUILDING CODES AND/OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE CONTRACT DOCUMENTS.
4. NO DEVIATIONS OR ADJUSTMENTS SHALL BE MADE TO THE CONTRACT DOCUMENTS WITHOUT COORDINATION AND THE APPROVAL OF THE DESIGN ENGINEER. ANY SUCH APPROVED DEVIATIONS OR ADJUSTMENTS TO THE CONTRACT DOCUMENTS SHALL BE MARKED ON A SET OF RECORD DRAWINGS BY THE CONTRACTOR. THE RECORD AS–BUILT DRAWINGS SHALL BE TURNED OVER TO THE DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION.
5. AIR DEVICE LISTED AIRFLOWS ARE APPLICABLE TO NIGHTTIME SET BACK MODE WITH O.A. DAMPER CLOSED, EXHAUST FANS OFF, AND 100% RETURN AIR.
6. DRYER VENT SHALL BE 4" ROUND RIGID–METAL, GALVANIZED STEEL OR ALUMINUM, DUCT WITH SMOOTH INTERIOR FINISH, ROUTED TO DRYERJACK MODEL DWV4W DRYER WALL VENT. SCREENS SHALL NOT BE INSTALLED AT DUCT TERMINATION. DUCT SECTIONS SHALL JOIN WITH MALE/FEMALE CONNECTION. THE MALE END OF THE DUCT AT OVERLAPPED DUCT JOINTS SHALL EXTEND IN THE DIRECTION OF AIRFLOW. SECURE JOINTS WITH FOIL FACED TAPE. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL SCREWS OR OTHER FASTENERS THAT WILL OBSTRUCT AIRFLOW. VENT PIPE SHALL TERMINATE INDOORS WITH A MINIMUM 3" LENGTH EXTENSION INTO ROOM FOR CONNECTION TO DRYER

GENERAL DEMOLITION NOTE

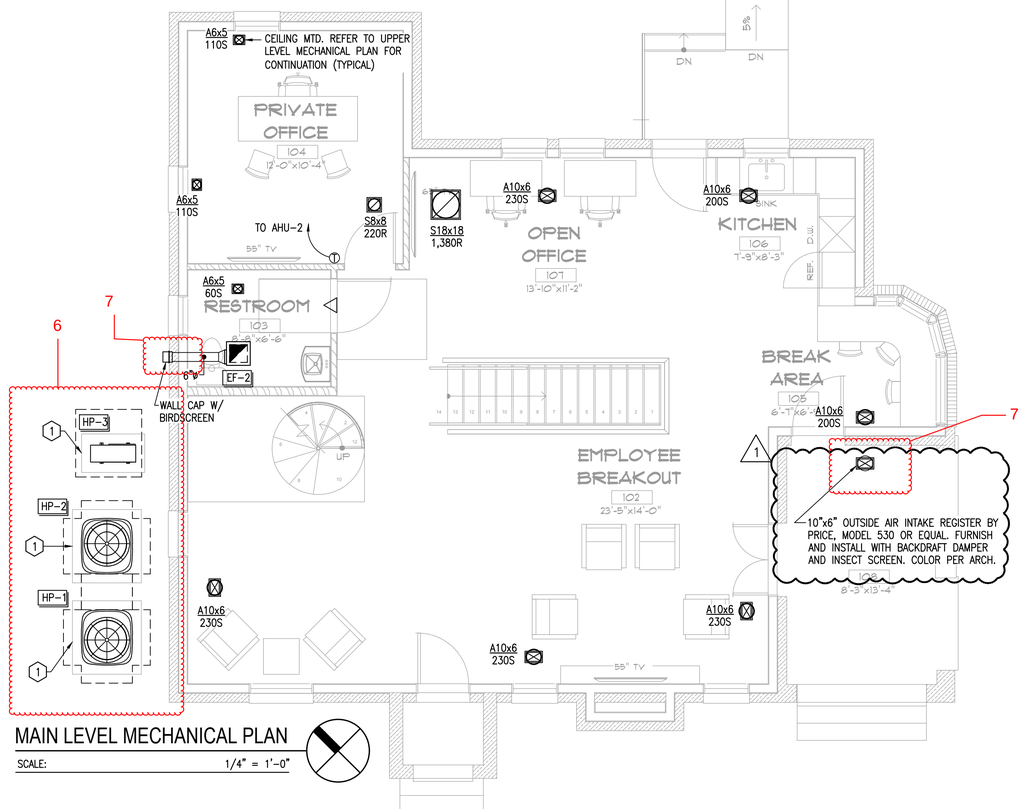
1. REMOVE ALL EXISTING PACKAGED UNITS, CONDENSING UNITS, AIR HANDLERS, UNIT HEATERS, FANS AND OTHER EQUIPMENT, NOT SHOWN AS BEING REUSED, AS REQUIRED FOR NEW EQUIPMENT INSTALLATION, ALONG WITH ALL ASSOCIATED MOUNTING HARDWARE AND ACCESSORIES. PATCH REMAINING WALL AND ROOF PENETRATIONS TO MATCH EXISTING. EXISTING EQUIPMENT AND DUCTWORK MAY BE ABANDONED IN PLACE PENDING APPROVAL OF OWNER AND LOCAL AUTHORITY HAVING JURISDICTION.



UPPER LEVEL MECHANICAL PLAN
SCALE: 1/4" = 1'–0"



LOWER LEVEL MECHANICAL PLAN
SCALE: 1/4" = 1'–0"



MAIN LEVEL MECHANICAL PLAN
SCALE: 1/4" = 1'–0"

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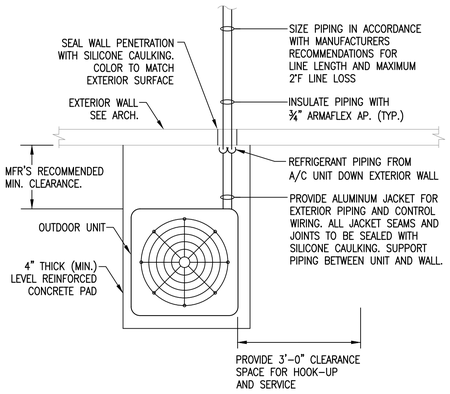
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REFRIGERANT PIPING AT CONDENSING UNIT DETAIL

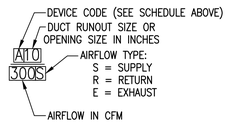
SCALE: NONE

AIR DISTRIBUTION SCHEDULE

DEVICE X10 CODE 300S	MANUFACTURER	MODEL NO.	DESCRIPTION	FACE DIMENSIONS	NOTES
A	PRICE	520	LOUVERED SUPPLY GRILLE – CLG./WALL MOUNTED	–	ALL
R	PRICE	80	EGGCRATE RETURN GRILLE	24" x 24"	ALL
S	PRICE	530	LOUVERED RETURN GRILLE – CLG./WALL MOUNTED	8" x 8"	ALL

NOTES:
1. AIR DEVICE COLORS TO BE SPECIFIED BY ARCHITECT
2. PROVIDE ROUND NECK COLLARS FOR CEILING DIFFUSERS AND GRILLES UNLESS NOTED OTHERWISE. PROVIDE WITH COLLAR SIZE EQUAL TO CONNECTION SIZE INDICATED ON DRAWING.
3. PROVIDE LAY-IN TYPE BORDER FOR CEILING WITH ACOUSTICAL TILE AND SURFACE MTD. TYPE BORDER FOR GYPBOARD CEILINGS AND WALL-MOUNTED AIR DEVICES (REFER ARCHITECTURAL DWG'S)
4. ALL SQUARE CEILING DIFFUSERS ARE TO BE LOUVERED TYPE FACE.

DEVICE TAG KEY



DUCTLESS SPLIT SYSTEM HEAT PUMP

OUTDOOR UNIT SECTION		
CONDENSING UNIT:	CU-3	
MANUFACTURER	MITSUBISHI	
MODEL NO.	MUZ-GX12NL	
SEER2 / EER2	25.6 / 13.35	
HSPF2 / COP	10.7 / 3.84	
TOTAL COOLING(BTUH)	12,000	
TOTAL HEATING(BTUH)	12,000	
UNIT MCA / MOCP	12 / 15	
VOLTAGE/PHASE	240V/1ø	
OPERATING WEIGHT (LBS.)	77 LBS	
AIR HANDLER SECTION		
AIR HANDLER:	AHU-3	
TYPE	WALL MOUNTED	
MODEL NO.	MSZ-GX12NL	
CFM H / M / L	448/353/256/172/151	
OUTSIDE AIR	–	
TOTAL COOLING(BTUH)	12,000	
TOTAL HEATING(BTUH) @17F	12,000	
OPERATING WEIGHT (LBS)	23 LBS	
ACCESSORIES REQUIRED	A,B,C,D	

ACCESSORIES: A: REMOTE THERMOSTAT C: ANTI-SHORT CYCLE TIMER
B: CONDENSATE PUMP D: HIGH & LOW PRESSURE CUTOUTS

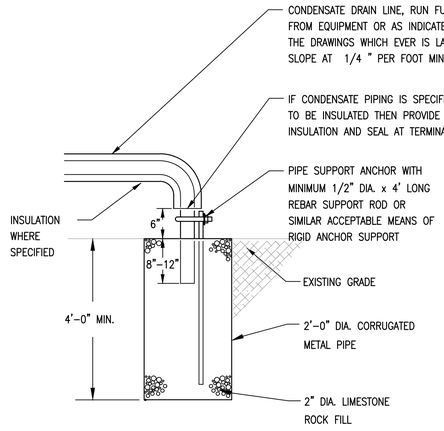
REMARKS:
- FURNISH COMPLETE OPERATING CONTROLS
- ROUTE ¾" PUMPED CONDENSATE PVC PIPING DOWN TO SERVICE SINK AND TERMINATE 1" ABOVE FLOOD RIM. ROUTE PIPING DOWN TIGHT ALONG WALL AND OFFSET TO AVOID SPILLAGE.

SPLIT SYSTEM HEAT PUMP SCHEDULE

CONDENSING UNIT:	CU-1	CU-2
MANUFACTURER	TRANE	TRANE
NOMINAL TONS	1.5	4.0
MODEL NO.	5TWR4018A1	5TWR4048A1
SEER2	14.3	14.3
HSPF2	7.50	7.50
VOLTAGE/PHASE	240V/1ø	240V/1ø
COND. UNIT M.C.A.	12.0	25.0
COND UNIT M.O.C.P.	20.0	40.0
OPERATING WEIGHT (LBS.)	174	251
AIR HANDLING UNIT:	AHU-1	AHU-2
MODEL NO.	5TEM4B03AC31	5TEM4D06AC41
TOTAL COOLING CAPACITY (MBH)	18.6	44.6
SENSIBLE COOLING CAPACITY (MBH)	13.3	33.6
TOTAL HEATING CAPACITY (MBH)	17.9	43.0
CFM SUPPLY	600	1,600
CFM OUTSIDE AIR	105	130
EXTERNAL SP (IN. H20)	0.4	0.4
FAN HP.	0.5	0.75
VOLTAGE/PHASE	240V/1ø	240V/1ø
FILTERS	THROWAWAY	THROWAWAY
OPERATING WEIGHT (LBS.)	117	144
ELECTRIC HEAT K.W.	3.6	10.8
M.O.C.P.	30	80
ACCESSORIES REQUIRED	A,B,C,D,E	A,B,C,D,E

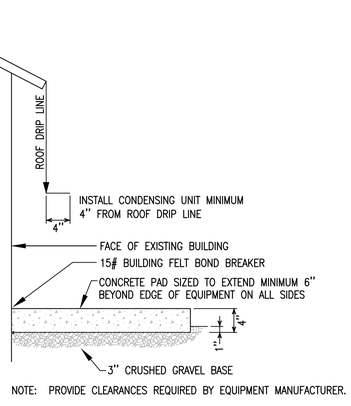
ACCESSORIES:
A: T'STAT W/SUBBASE
B: COIL GUARD
C: ANTI-SHORT CYCLE TIMER
D: HIGH & LOW PRESSURE CUTOUTS
E: CONDENSATE PUMP

REMARKS:
1. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR REFRIGERANT LINE SIZES AND MAXIMUM TOTAL LENGTH BASED ON VERTICAL RISE AND TOTAL RUN BETWEEN EACH CONDENSER UNIT AND AIR HANDLER.
2. PROVIDE FLOAT SWITCH IN DRAIN PAN TO SHUT DOWN UNIT IF MOISTURE IS PRESENT. SET FLOAT LEVEL AT ½" MAX. DEPTH FOR SHUT DOWN. REFER TO DETAIL FOR INSTALLATION.
3. ROUTE CONDENSATE TO BUILDING EXTERIOR AND DISCHARGE TO GRADE PENDING AHJ APPROVAL. OR ROUTE CONDENSATE TO BUILDING EXTERIOR AND DISCHARGE TO FRANCH DRAIN PER DETAIL.



FRENCH DRAIN DETAIL

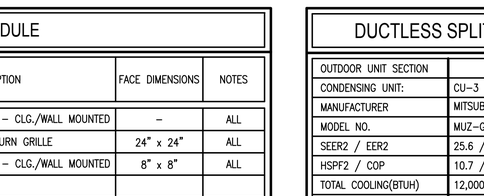
SCALE: NONE



NOTE: PROVIDE CLEARANCES REQUIRED BY EQUIPMENT MANUFACTURER.

CONCRETE PAD DETAIL

SCALE: NONE



CEILING MOUNTED EXHAUST FAN DETAIL

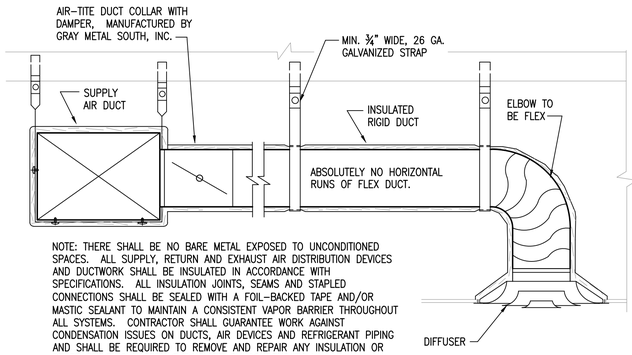
SCALE: NONE

FAN SCHEDULE

FAN IDENTIFICATION	EF-1 & 2	
MANUFACTURER	GREENHECK	
MODEL NUMBER	SP-LP0810W	
SERVICE AREA	RESTROOMS	
FAN TYPE	CABINET CENT.	
CFM	80	
ESP	0.50	
SONES	3.3	
MOTOR POWER	16 WATTS	
VOLTAGE/PHASE	115/60/1ø	
WEIGHT	8 LBS	
ACCESSORIES REQUIRED	A,B,C	

ACCESSORIES:
A: BACKDRAFT DAMPER
B: ROOF CAP
C: VARIABLE SPEED CONTROLLER

REMARKS:
- EF-2 SHALL BE INTERLOCKED WITH LIGHTSWITCH SERVING ITS RESPECTIVE SPACE.
- EF-1 SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS.



NOTE: THERE SHALL BE NO BARE METAL EXPOSED TO UNCONDITIONED SPACES. ALL SUPPLY, RETURN AND EXHAUST AIR DISTRIBUTION DEVICES AND DUCTWORK SHALL BE INSULATED IN ACCORDANCE WITH SPECIFICATIONS. ALL INSULATION JOINTS, SEAMS AND STAPLED CONNECTIONS SHALL BE SEALED WITH A FOIL-BACKED TAPE AND/OR MASTIC SEALANT TO MAINTAIN A CONSISTENT VAPOR BARRIER THROUGHOUT ALL SYSTEMS. CONTRACTOR SHALL GUARANTEE WORK AGAINST CONDENSATION ISSUES ON DUCTS, AIR DEVICES AND REFRIGERANT PIPING AND SHALL BE REQUIRED TO REMOVE AND REPAIR ANY INSULATION OR OTHER BUILDING MATERIALS DAMAGED BY CONDENSATION.

FLEX DUCT INSTALL INSTRUCTIONS
- ROLL FLEX INSULATION BACK FROM END THAT IS TO BE CONNECTED TO DUCT OR DIFFUSER NECK.
- SLIDE INNER LINER OVER DUCT OR DIFFUSER NECK.
- INSTALL PANDUIT STRAP AROUND INNER LINER AND SECURE TIGHTLY. INSTALL 2 SELF TAPPING SHEET METAL SCREWS (ONE ON EACH SIDE) THRU PANDUIT STRAP.
- PULL ENDS OF INSULATION TIGHT TO EACH OTHER AND SECURE WITH FOIL FACED TAPE.

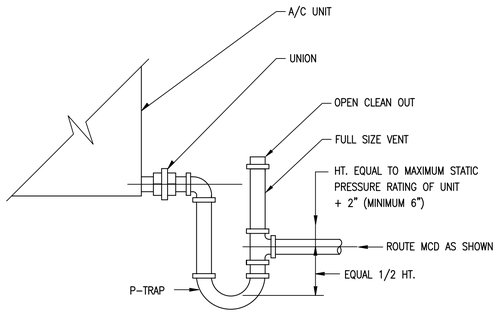
HVAC RETURN AND SUPPLY-
EXTERIOR INSULATION SPECIFICATION AND GUIDELINES

A. RETURN AIR BOXES TO BE INSULATED WITH EXTERIOR WRAP INSULATION. TAPED AND WRAPPED TO LIMIT AIR AND MOISTURE PENETRATION. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

B. 1½" FOIL FACED INSULATION SHALL BE APPLIED TO BACKS OF DIFFUSERS IN FIELD. INSULATION SHOULD THEN BE TAPED SECURELY AT DIFFUSER EDGES AND NECK, WITH FOIL FACED TAPE.

DUCT CONNECTION TO CEILING DIFFUSER DETAIL

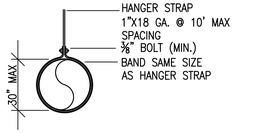
SCALE: NONE



A/C UNIT

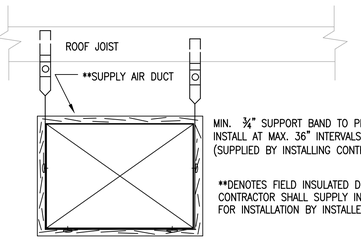
CONDENSATE DRAIN PIPING

SCALE: NONE



ROUND DUCT SUPPORT DETAIL

SCALE: NONE



RECTANGULAR DUCT SUPPORT DETAIL

SCALE: NONE

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GARY W. BOYD REGISTERED ARCHITECT TN 108054 AGRICULTURE COMMERCE STATE OF TENNESSEE 12/1/25

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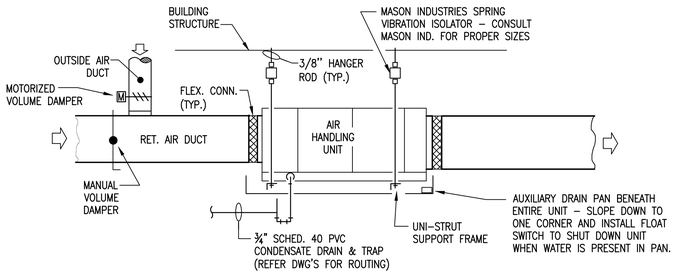
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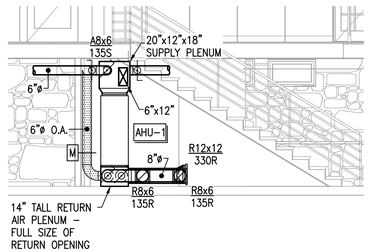
REVISIONS:

DATE: December 14, 2025
JOB NO. 008025
DRAWN BY: KEC
SHEET NO. M2.0



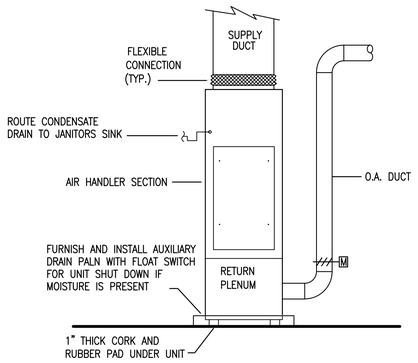
HORIZONTAL AIR HANDLER DETAIL (AHU-2)

SCALE: NONE



SECTION AT AHU-1 - LOWER LEVEL

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



VERTICAL AIR HANDLER DETAIL (AHU-1)

SCALE: NONE

HEATING, VENTILATING AND AIR CONDITIONING SPECIFICATIONS

PART 1 GENERAL

1. FURNISH ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION AND INCIDENTALS TO COMPLETE IN EVERY DETAIL, AND LEAVE IN WORKING ORDER ALL ITEMS CALLED FOR HEREIN OR SHOWN ON THE ACCOMPANYING DRAWINGS.

2. IT IS THE RESPONSIBILITY OF CONTRACTOR TO READ ALL SPECIFICATIONS AND CONSULT ALL DRAWINGS WHICH MAY AFFECT THE INSTALLATION AND COORDINATION OF HIS WORK WITH OTHER TRADES. CONTRACTOR SHALL COORDINATE AND MAKE MINOR ADJUSTMENTS IN LOCATION OF EQUIPMENT AND MATERIALS AS NECESSARY TO SECURE COORDINATION.

3. LAYOUT SHOWN IN DRAWINGS IS BASED ON A PARTICULAR MAKE OF EQUIPMENT. CONTRACTOR SHALL PROVIDE PDF SUBMITTAL SETS OF SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO STARTING WORK. IF ANOTHER MAKE OF EQUIPMENT IS DESIRED, THESE SUBMITTALS SHALL ALSO SHOW ALL REQUIRED MODIFICATIONS AND CHANGES, INCLUDING THOSE INVOLVING OTHER TRADES, AND COST THEREOF SHALL BE INCLUDED IN HIS BID. REQUESTS FOR SUBSTITUTION OF PRODUCTS NOT SPECIFICALLY NAMED SHALL BE SUBMITTED IN WRITING A MINIMUM OF TEN (10) CALENDAR DAYS PRIOR TO THE BID DATE. REQUESTS SHALL INCLUDE DESCRIPTION OF ITEM(S), NAME OF MANUFACTURER TO BE SUBSTITUTED AND CATALOG DATA. REQUESTS SHALL BE REVIEWED ONLY TO APPROVE OR REJECT SUBMISSION OF PRODUCT. DETAILED SUBMITTALS SHALL BE SUBMITTED AS NOTED IN OTHER PORTIONS OF THIS SPECIFICATION. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED IN WRITING. DO NOT ASSUME THAT MATERIALS, EQUIPMENT OR METHODS WILL BE APPROVED UNTIL SPECIFIC WRITTEN APPROVAL HAS BEEN GIVEN. THE BURDEN OF PROOF FOR REQUESTED SUBSTITUTIONS RESTS WITH THE CONTRACTOR. CONTRACTOR MUST RECEIVE APPROVED SUBMITTAL COPY, SIGNED BY ENGINEER BEFORE PROCEEDING WITH ANY MODIFICATIONS. WORK INSTALLED USING UNAPPROVED SUBSTITUTIONS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF CONCERNING ALL CONDITIONS AFFECTING SCOPE OF WORK. FAILURE TO DO SO SHALL NOT RELIEVE CONTRACTOR OF ANY RESPONSIBILITY IN THE PERFORMANCE OF HIS WORK. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE BY CRAFTSMEN SKILLED IN THIS PARTICULAR WORK. CONTRACTOR SHALL FILE ALL DRAWINGS, PAY ALL FEES AND OBTAIN ALL PERMITS AND CERTIFICATES OF INSPECTION RELATIVE TO THIS WORK.

5. COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE LATEST APPROVED EDITIONS OF THE FOLLOWING:

   STATE BUILDING CODE, INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE NFPA-90A, NFPA-101.

   ALL EQUIPMENT SHALL BE ARI CERTIFIED AND U.L. LISTED.

6. SYSTEM LAYOUT IS SCHEMATIC AND EXACT LOCATIONS SHALL BE DETERMINED BY STRUCTURAL CONDITIONS, COORDINATION WITH OTHER TRADES, COORDINATION WITH FINISHES AND OTHER CONDITIONS. STRUCTURAL SUPPORTS SHALL NOT BE CUT OR ALTERED TO ASSURE FIT OF HVAC SYSTEM. ANY EQUIPMENT INSTALLED WITHIN 10'-0" OF THE ROOF EDGE WILL REQUIRE A PROTECTIVE RAILING AS DEFINED BY 2009 IMC SECTION 304.11

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEFECTS, REPAIRS AND REPLACEMENTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER FINAL PAYMENT IS APPROVED. CONTRACTOR SHALL HONOR FACTORY WARRANTIES ON ALL EQUIPMENT PROVIDED AS PART OF THIS SYSTEM. COMPRESSORS SHALL BE PROVIDED WITH A MINIMUM OF FIVE (5) YEAR FULL WARRANTY.

8. UPON COMPLETION OF PROJECT, ALL SYSTEM EQUIPMENT AND MATERIALS SHALL BE IN NEW, CLEAN CONDITION WITH ALL DAMAGE RESTORED TO ACCEPTABLE CONDITION. ALL EQUIPMENT, COMPONENTS AND DUCTWORK SHALL BE INSPECTED AND THOROUGHLY CLEANED, READY FOR USE. AT COMPLETION OF JOB, ALL MISCELLANEOUS TOOLS, SCAFFOLDING, SURPLUS MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED BY CONTRACTOR.

9. IF HVAC EQUIPMENT IS USED FOR TEMPORARY HEATING, ETC., THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR CLEANING FILTERS, COILS, ETC. FINAL PERMANENT CONNECTIONS OF SERVICES TO UNITS SHALL BE COMPLETE PRIOR TO ANY START-UP OF EQUIPMENT.

10. WHERE PIPES, DUCTS, ETC., ARE TO PASS THROUGH WALLS, FLOORS, ETC. SLEEVES SHALL BE PROVIDED PRIOR TO WALL CONSTRUCTION. SLEEVES SHALL BE OF EQUAL OR GREATER GAUGE METAL THAN PIPES OR DUCTS PASSING THROUGH. WHERE SLEEVES PENETRATE EXTERIOR SURFACES, VOIDS SHALL BE SEALED WATER TIGHT. WHERE SLEEVES PASS THROUGH RATED PARTITIONS, SLEEVE PACKING SHALL BE OF U.L. LISTED FIRE SAFE TYPE.

11. CONTRACTOR SHALL SUBMIT THREE SETS (3) OF INSTRUCTION BOOKS, INCLUDING INSTALLATION, OPERATION AND MAINTENANCE INSTRUCTIONS, PAMPHLETS OR BROCHURES AND ALL EQUIPMENT WARRANTIES OBTAINED FROM EACH MANUFACTURER OF EQUIPMENT.

12. MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE DRAWINGS. EQUIPMENT OTHER THAN SCHEDULED BRAND AND MODEL MAY BE CONSIDERED PER FULL COMPLIANCE WITH SCHEDULE AND SPECIFICATIONS. MECHANICAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY CHANGES AND/OR COSTS ASSOCIATED WITH USING PRODUCTS OTHER THAN THOSE SCHEDULED. HVAC SUPPLIER SHALL HAVE AVAILABLE FACTORY SERVICE TECHNICIANS WITHIN A 100 MILE RADIUS OF JOBSITE AND OFFER 24HR/DAY, 7DAY/WEEK SERVICE, MAINTENANCE, AND REPAIRS.

13. EQUIPMENT SUBMITTED, INCLUDING THE SPECIFIED EQUIPMENT SHALL BE FACTORY DIRECT FROM THE MANUFACTURER'S COMMERCIAL SALES OFFICE, INCLUDING FACTORY DIRECT WARRANTY AND SUPPORT. EQUIPMENT SUBMITTED FOR APPROVAL DURING THE SUBMITTAL PROCESS SHALL BE SUBMITTED COMPLETE WITH MANUFACTURER PERFORMANCE DATA AT THE DESIGN CONDITIONS. SUBMITTAL DATA SHALL BE PROVIDED FROM FACTORY AUTHORIZED REPRESENTATIVES. MANUFACTURER CATALOG STANDARD CUT SHEETS ARE NOT ACCEPTABLE. MANUFACTURERS' DESIGNATED DEALERS AND/OR WHOLESALERS ARE NOT A SUBSTITUTE FOR FACTORY SERVICE AND SUPPORT.

14. PROVIDE ACCESS DOORS IN DUCTS, WALLS, AND CEILING AS REQUIRED TO ACCESS DAMPERS, VALVES, AND OTHER ENCLOSED ITEMS. COORDINATE LOCATION OF ALL DOORS WITH GENERAL CONTRACTOR.

15. COORDINATE DUCT, PIPING, AND EQUIPMENT LOCATIONS WITH ELECTRICAL PANEL LOCATIONS. DO NOT PASS ANY MECHANICAL OR PLUMBING ITEMS DIRECTLY OVER ELECTRICAL PANELS. SEE ELECTRICAL DRAWINGS FOR EXACT PANEL LOCATIONS.

16. ALL EXPOSED DUCTWORK, PIPING, AND EQUIPMENT IN FINISHED SPACES TO BE INSTALLED AS HIGH AS POSSIBLE ABOVE FINISHED FLOOR.

PART 2 PRODUCTS

1. HEATING AND COOLING EQUIPMENT

   A. FURNISH AND INSTALL SPLIT SYSTEM HEAT PUMPS BY CARRIER, TRANE, RHEEM, OR YORK AS SHOWN IN SCHEDULE ON DRAWINGS. HEAT PUMP SHALL BE DESIGNED TO OPERATE YEAR-ROUND.

   B. UNIT SHALL BE FACTORY ASSEMBLED, TESTED AND HAVE COMPLETE REFRIGERANT – R32 OR R454B CHARGE, READY TO OPERATE. ALL TUBING JOINTS SHALL BE BRAZED. COIL SHALL BE MINIMUM OF 3-ROWS DEEP.

   C. FAN SHALL BE STATICALLY AND DYNAMICALLY BALANCED, DOUBLE INLET, FORWARD CURVED BLOWER CAPABLE OF DELIVERING DESIGN CFM. FAN SHALL BE QUIET IN OPERATION AND INTERNALLY VIBRATION ISOLATED.

   D. EQUIPMENT SHALL BE COMPLETELY FACTORY WIRED WITH ALL CONTROL AND PROTECTIVE DEVICES. FIRE-STATS SHALL BE INCLUDED ON ALL OTHER UNITS AS REQUIRED BY CODE.

   E. FILTERS SHALL BE 1" THROW AWAY TYPE. A CLEAN SET OF REPLACEMENT FILTERS SHALL BE PROVIDED BY CONTRACTOR UPON START-UP OF EQUIPMENT.

   F. SYSTEMS SHALL BE COMPLETE WITH THERMOSTAT AND SUBBASE SPECIFICALLY DESIGNED FOR SYSTEM.

   G. ACCESSORIES SHALL INCLUDE TIME DELAY RELAYS TO PREVENT COMPRESSOR SHORT CYCLING, MALFUNCTION SWITCH, FIRE-STAT CUT-OUTS, LOW PRESSURE SWITCH, HIGH-PRESSURE CUT-OUT, LOW AMBIENT OPERATING KIT, CRANK CASE HEATER.

   H. UNITS SHALL HAVE TWO STAGE HEATING 0-25% SPRING RETURN AND MOTORIZED OUTSIDE AIR INTAKE DAMPERS.

   I. REFRIGERANT PIPING TO BE ACR COPPER, TYPE L, HARD DRAWN WITH SILVER BRAZED JOINTS. ALL JOINT CONNECTIONS TO BE WITH SILFOS OR STAY-BRITE #8. USE MANUFACTURER'S RECOMMENDED FLUX ON ALL BRAZED JOINTS. PROVIDE ISOLATION/CHARGING VALVES, SUCTION LINE FILTER DRIER, AND MOISTURE INDICATING SIGHT GLASS. REFRIGERANT SUCTION PIPING TO BE INSULATED WITH 3/4" THICK AP ARMAFLEX. EXTERIOR INSULATED PIPING SHALL HAVE ALUMINUM JACKET COVER WITH ALL SEAMS CAULKED WITH RTV CLEAR SILICONE CAULKING OR PAINTED WITH A COATING THAT IS WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION.

   J. FURNISH MANUAL VOLUME DAMPER IN RETURN AIR DUCT OF EACH AIR HANDLING UNIT UPSTREAM OF OUTSIDE AIR DUCT TAP. DOWNSTREAM OF ALL RETURN AIR BRANCHES.

   K. FURNISH AND INSTALL CONDENSATE DRAIN PAN FLOAT SWITCH IN PRIMARY DRAIN PAN, DIVERSITECH MODEL CC-1 OR APPROVED EQUAL. INTERLOCK WITH DEDICATED UNIT FOR UNIT SHUTDOWN.

2. FANS

   A. FANS SHALL BE EQUAL TO THE MAKE AND MODEL(S) INDICATED AND SHALL BE LOCATED AS SHOWN ON DRAWINGS. FANS SHALL BE PENN, ACME, LOREN COOK OR GREENHECK. CURB MOUNTED FANS SHALL BE MOUNTED ON INSULATED CURBS, MINIMUM 1'-0" HIGH.

3. DUCTWORK AND INSULATION

   A. ALL DUCTWORK SHALL BE SHEETMETAL EXCEPT AS NOTED. CONSTRUCTION STANDARDS AND RECOMMENDATIONS OF SMACNA SHALL BE FOLLOWED WITH RESPECT TO CONSTRUCTION, INSTALLATION AND SUPPORTING OF ALL DUCTWORK, EXCEPT MINIMUM GAUGE SHALL BE 26 GAUGE. ALL JOINTS LONGITUDINAL AND TRANSVERSE SEAMS SHALL BE SEALED WITH GASKETS, MASTICS (ADHESIVES), TAPES, ETC. ALL SEALANT MATERIAL SHALL BE LISTED IN ACCORDANCE WITH UL 181A OR 181B.

   B. DIMENSIONS FOR SHEETMETAL WORK ON DRAWINGS ARE INSIDE CLEAR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST SHEETMETAL SIZES TO ALLOW FOR INTERNAL LINER WHERE SPECIFIED.

   C. ALL CONCEALED SUPPLY, RETURN, AND OUTSIDE AIR DUCTS SHALL BE EXTERNALLY INSULATED WITH 2" THICK, R-5, FIBERGLASS FLEXIBLE DUCT INSULATION WITH VAPOR BARRIER, MANVILLE CORPORATION, CERTAINTEED OR KNAUF. INSULATION MATERIALS AND COMPONENTS SHALL HAVE MAXIMUM COMPOSITE FIRE AND SMOKE HAZARD RATINGS OF 25 FLAME SPREAD, 50 SMOKE DEVELOPED AND 50 FOR FLAME SPREAD. APPLY VAPOR BARRIER JACKET TO COMPLETELY SEAL BARRIER AND REPAIR PUNCTURES. STAPLE ALL SEAMS AND SEAL WITH REINFORCED FOIL TAPE.

   D. TRUNK DUCTS SHALL BE ISOLATED FROM UNIT VIBRATION WITH THE USE OF NFPA AND U.L. APPROVED FLEXIBLE CONNECTORS IN BOTH SUPPLY AND RETURN.

   E. ALL ROUND DUCT SHALL BE SIZED AS SHOWN ON DRAWINGS. PROVIDE 2" THICK SLEEVE INSULATION TO PREVENT CONDENSATION. INSULATED FLEXIBLE DUCT MAY BE UTILIZED FOR CONNECTION TO GRILLES AND REGISTERS IN MAXIMUM LENGTHS OF 6'-0" PER BRANCH RUN. FLEXIBLE DUCT SHALL BE CERTAINTEED, WIREMOLD OR MANVILLE CORPORATION, FLEX METAL INSULATED WITH ACOUSTICAL VINYL VAPOR BARRIER, U.L. APPROVED WITH CONDUCTANCE .22 AT 75 DEGREES F. FLEX DUCT IS TO BE INSTALLED WITHOUT SHARP BENDS OR CRIMPS.

   F. ROUND PIPE TAKE-OFFS SHALL BE SPIN-IN OR AIR-TIGHT TYPE WITH DAMPERS, NO AIR SCOOPS. ALL ROUND PIPE TO BE CONNECTED WITH SHEET METAL SCREWS AND SUPPORTED WITH 1" METAL STRAP. RECTANGULAR TAKE-OFFS AND BRANCHES SHALL BE 45 DEGREE ANGLE BOOT OR TEE. ADDITIONALLY, PROVIDE OPPOSED-BLADE VOLUME DAMPERS AT EACH AIR TERMINAL DEVICE.

   G. SINGLE THICKNESS TURNING VANES SHALL BE INSTALLED AT 90 DEGREE TURNS IN LOW PRESSURE MAIN SUPPLY DUCTS.

   H. ALL DUCTWORK AND TRANSITIONS SHALL BE SEALED TO PREVENT LEAKAGE OF AIR. ALL JOINTS AND SEAMS SHALL BE SEALED WITH A U.L. 181B-FX FOIL MASTIC TAPE EQUAL TO POLYKEN "FOIL MASTIC" #367-17 BUTYL FOIL TAPE.

4. AIR DEVICES

   A. AIR DEVICES SHALL BE PRICE, TITUS OR METALAIRE WITH FRAME TYPE SUITABLE FOR CEILING FINISH. ALL CEILING DIFFUSERS WITHIN A SPACE SHALL HAVE UNIFORM FACE DIMENSIONS UNLESS OTHERWISE NOTED.

   B. SUPPLY AIR REGISTERS SHALL BE HORIZONTAL FACE TYPE WITH OPPOSED BLADE DAMPERS, STEEL WITH POWDER COAT FINISH, COLOR PER ARCHITECT, SIZES AS SHOWN ON DRAWINGS.

   C. CEILING RETURN AIR GRILLES SHALL BE 1/2" x 1/2" EGGCRATE TYPE WITH COLOR PER ARCHITECT, STEEL WITH POWDER COAT FINISH, SIZES AS SHOWN ON DRAWINGS.

   D. SIDEWALL RETURN AIR GRILLES SHALL BE HORIZONTAL FACE TYPE OF STEEL CONSTRUCTION WITH POWDER COAT FINISH, COLOR PER ARCHITECT OR AS SPECIFIED BY OWNER, SIZE AS SHOWN ON DRAWINGS.

   E. ALL AIR DEVICES ARE TO BE FURNISHED WITH A POWDER-COAT FINISH UNLESS OTHERWISE NOTED, COLOR PER ARCHITECT'S SPECIFICATIONS.

5. WALL CAPS

   A. WALL CAPS SHALL BE FURNISHED AND INSTALLED WITH UNIFORM FACE DIMENSIONS AT BUILDING EXTERIOR. CAPS AND VENTS SHALL HAVE A PAINT GRIP FINISH WITH FINAL COLOR PER ARCHITECT.

   B. WALL CAPS FOR EXHAUST FAN TERMINATIONS SHALL BE HVAC QUICK MODEL SDWVG6 WITH INSECT SCREEN AND BACKDRAFT DAMPER. ACCEPTABLE EQUIVALENTS ARE ATCO, MASTER FLOW, AND SPEEDI PRODUCTS. ADJUST SIZE BASED ON CONNECTION SIZE OF DUCT INDICATED ON DRAWINGS.

7. SLEEVES

   A. PROVIDE 18 GAGE SLEEVING AT MASONRY WALLS, ETC.

   B. SEAL ALL PENETRATIONS OF RATED PARTITIONS WITH U.L. LISTED FIRE BARRIER MATERIAL.

8. CONTROLS

   A. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL LOW VOLTAGE AND LINE VOLTAGE CONTROL WIRING AND CONDUIT REQUIRED TO OPERATE THE HVAC EQUIPMENT AS SPECIFIED HEREIN. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LATEST EDITION OF NEC. EQUIPMENT STARTERS SHALL BE FURNISHED UNDER THIS DIVISION FOR INSTALLATION BY ELECTRICAL DIVISION. DISCONNECTS AND POWER WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL DIVISION.

   B. THERMOSTATS SHALL BE PROGRAMMABLE WITH BATTERY BACKUP FOR PROGRAM, HONEYWELL TB7220 OR EQUAL. HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH OUTDOOR TEMPERATURE SENSOR FOR COMPRESSOR LOCK-OUT DURING CALL FOR AUXILIARY HEAT. INSTALL THERMOSTAT AT 48" ABOVE FINISHED FLOOR (TYPICAL) TO MEET A.D.A. REQUIREMENTS

   C. CONTRACTOR SHALL COORDINATE FINAL THERMOSTAT LOCATION WITH OTHER TRADES AND WITH LATEST ARCHITECTURAL DRAWINGS.

   D. THERMOSTATS SERVING SYSTEMS WITH REHEAT SHALL BE PROGRAMMABLE WITH BATTERY BACKUP FOR PROGRAM, HONEYWELL T-7350 WITH BUILT IN HUMIDITY SENSOR.

9. CONDENSATE PIPING

   A. CONDENSATE DRAINS SHALL BE CONSTRUCTED WITH SCHEDULE 40 PVC OR CPVC PIPING, SIZE AND ROUTING INDICATED ON PLANS. PROVIDE 1/2" THICK, CLOSED CELL ELASTOMERIC INSULATION, ARMAFLEX, RUBATEX OR APPROVED EQUAL, FROM UNIT CONNECTION TO DISCHARGE FOR ALL INTERIOR CONDENSATE DRAIN PIPING. PROVIDE P-TRAP WITH CLEANOUT AT EACH EQUIPMENT CONDENSATE DRAIN CONNECTION. PROVIDE POSITIVE SLOPE FOR CONDENSATE DRAIN PIPING FROM P-TRAP TO DISCHARGE, MINIMUM SLOPE 1/8" PER LINEAR HORIZONTAL FOOT. SUPPORT CONDENSATE PIPING AT 5'-0" MAXIMUM INTERVALS.

PART 3 EXECUTION

1. FURNISH AND INSTALL SYSTEM IN ACCORDANCE WITH REFERENCED STANDARDS, APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND AS INDICATED ON DRAWINGS.

2. CONTRACTOR SHALL TEST AND BALANCE MECHANICAL SYSTEM IN ACCORDANCE WITH AABC TO ASSURE CONFORMANCE WITH DESIGN. CONTRACTOR SHALL SUBMIT WRITTEN TEST AND BALANCE REPORT TO ENGINEER FOR REVIEW. GENERAL CONTRACTOR SHALL HIRE T&B AGENT DIRECTLY.

3. CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE PROPER MAINTENANCE OF EQUIPMENT FURNISHED UNDER THIS CONTRACT.

4. PROVIDE 4" THICK STEEL REINFORCED CONCRETE PAD FOR EXTERIOR EQUIPMENT LOCATED ON THE GROUND.

5. CONTRACTOR SHALL PROGRAM ALL THERMOSTATS FOR OCCUPIED/UNOCCUPIED HOURS OF OPERATION. HOURS OF OPERATION AND TEMPERATURE SET POINTS PER OWNER'S REQUEST. FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS. CONTRACTOR IS RESPONSIBLE FOR TESTING OF CONTROLS NECESSARY FOR EQUIPMENT OUTDOOR AIR INTAKE DAMPERS TO CLOSE DURING UNOCCUPIED HOURS.

6. DEMOLITION

   A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONDITION OF EXISTING EQUIPMENT, EXACT SIZES OF EXISTING DUCT AND PIPING, ETC. BEFORE DEMOLITION WORK BEGINS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS TO ARCHITECT AND ENGINEER PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.

   B. DEMOLITION WORK SHALL BE PHASED TO ACCOMPLISH REPLACEMENT WITH MINIMUM AMOUNT OF DOWNTIME.

   C. SCHEDULE NEW AND DEMOLITION WORK IN ADVANCE WITH OWNER.

   D. CONTRACTOR SHALL REMOVE ALL EXISTING HVAC EQUIPMENT AND ASSOCIATED MATERIALS IN THE ARE OF RENOVATION INCLUDING CONDENSING UNITS ON THE ROOF, INDOOR A/C UNITS, DUCTWORK, FANS, ROOF VENTS, DIFFUSER, GRILLES, AND HVAC PIPING AND TURN OVER TO OWNER OR REMOVE FROM SITE AS DIRECTED BY OWNER.

   E. CONTRACTOR SHALL VERIFY CLEARANCE REQUIREMENTS AND INDICATE ROUTING OF NEW DUCTWORK BEFORE FABRICATION BEGINS AS RISES AND DROPS MAY BE NECESSARY BECAUSE OF EXISTING FIELD CONDITIONS.

   F. COORDINATE WITH ELECTRICAL CONTRACTOR ALL WIRING AND CONDUIT REMOVAL WHICH IS ASSOCAITED WITH MECHANICAL EQUIPMENT TO BE REMOVED. PATCH ANY ROOF OPENINGS DUE TO REMOVAL OF CONDUIT AND WIRING. PATCH AND REPAIR ANY ROOF OR EXTERIOR WALL INSULATION DAMAGED DUE TO WIRING OR EQUIPMENT REMOVAL.

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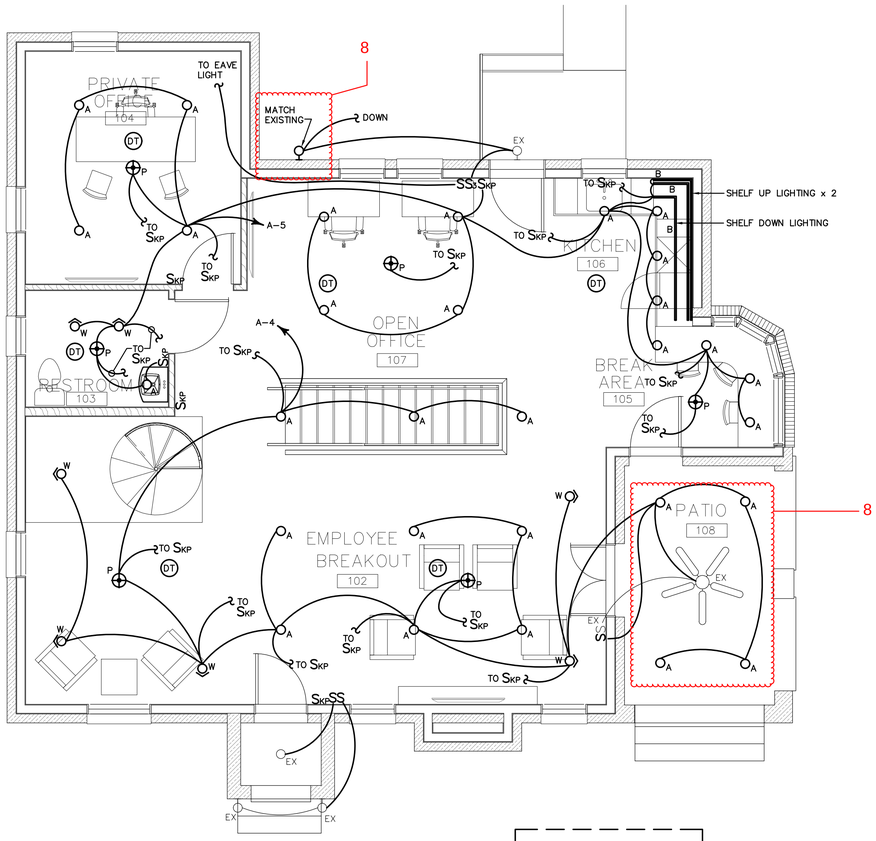
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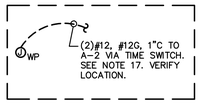
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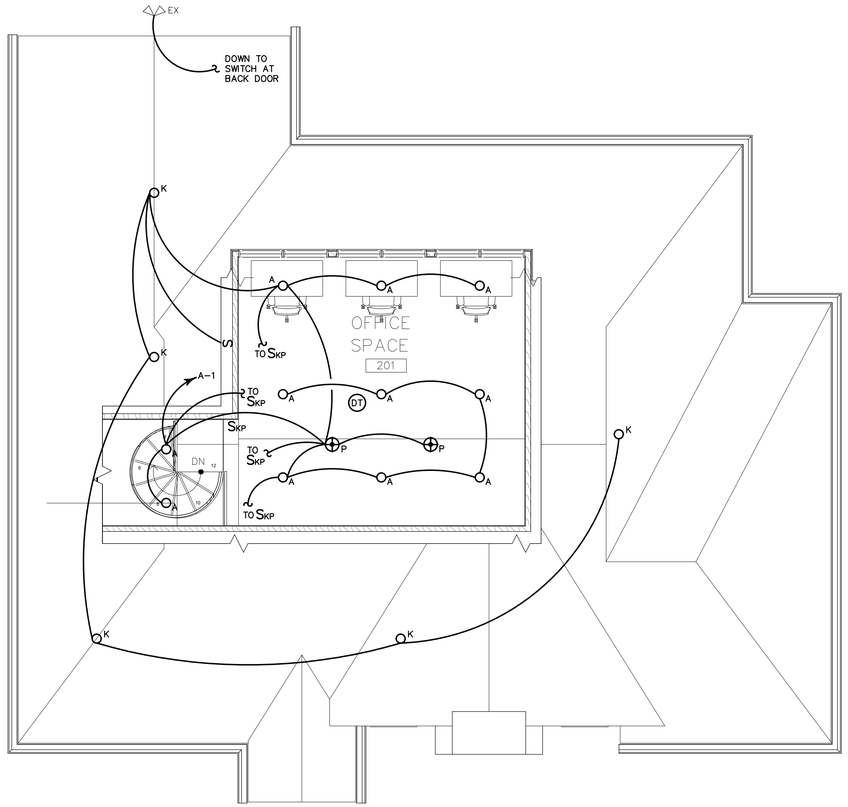
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DATE:
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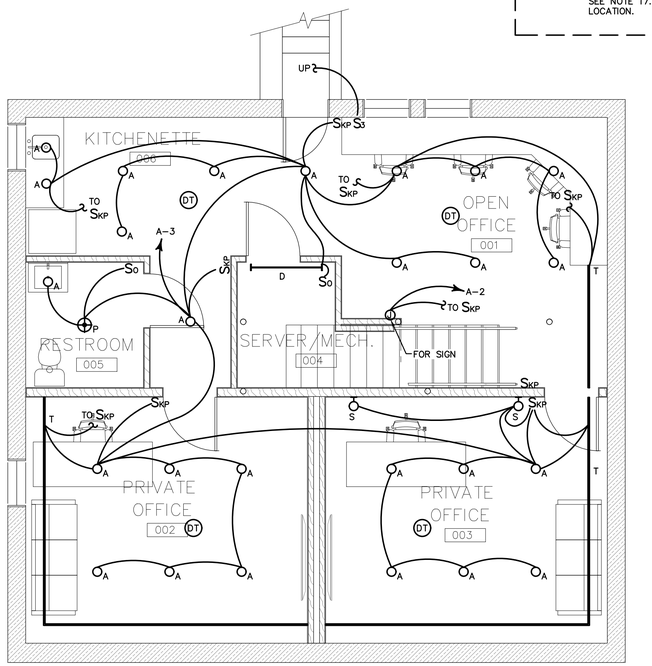


Main Floor Lighting Plan
1/4"=1'-0'





Upper Level Lighting Plan
1/4"=1'-0'



Lower Level Lighting Plan
1/4"=1'-0'

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ANTHONY JOHN [illegible]
106073
STATE OF TENNESSEE
12/12/25

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JOB NO.
008025
DRAWN BY:
LH
SHEET NO.
E1.0

Project: 25257 Drawing: 25257-E1.0.dwg

COMMUNICATIONS SYSTEMS NOTES

1. ALL DATA JACKS SHALL BE COLORED AND LABELED USING THE OWNERS NAMING CONVENTION. EACH WALL MOUNTED JACK SHALL TERMINATE AT A JACK IN THE PATCH PANEL LABELED THE SAME.

2. ALL TERMINATIONS SHALL BE ON AN INSULATION DISPLACEMENT CONNECTOR (IDC).

3. EACH FOUR-PAIR CABLE SHALL HAVE ALL PAIRS TERMINATED AT ALL LOCATIONS.

4. TERMINATION SHALL BE MADE PER TIA/EIA STANDARDS FOR CATEGORY 6 TERMINATIONS.

5. LEAVE 1 METER (3 FEET) OF SLACK AT EACH END OF ALL CABLES FOR FUTURE USE.

6. BEND RADIUS OF CABLE MUST BE NO LESS THAN FOUR TIMES (4X) THE CABLE'S OUTSIDE DIAMETER.

7. PULLING TENSION SHALL NOT EXCEED 25-LB ON A FOUR-PAIR, CABLE.

8. DO NOT CHAFE OR DAMAGE THE OUTER JACKET OF THE CABLE.

9. PROVIDE A CAT 6 COMPLIANT PATCH CORD FOR EACH JACK AT THE CROSS CONNECT, THE LENGTH SHALL BE SUFFICIENT TO REACH BETWEEN THE TWO FURTHEST JACKS.

10. EACH LINK SHALL BE TESTED FOR CATEGORY 6 COMPLIANCE AS DEFINED BY THE TIA STANDARDS. AFTER INSTALLATION OF ALL EQUIPMENT, AND AS REQUESTED BY THE OWNER, EACH CHANNEL SHALL BE TESTED FOR CATEGORY 6 COMPLIANCE. PROVIDE OWNER WITH COPY OF TESTING RESULTS.

11. THE TOTAL LENGTH OF EQUIPMENT CORDS AND PATCH CORDS CANNOT EXCEED 7 METERS (21 FEET), WITH NO INDIVIDUAL CORD BEING LONGER THAN 6 METERS (18 FEET).

12. ELECTRICAL CONTRACTOR WILL COORDINATE WITH OWNER AND OWNER'S PHONE SYSTEM, COMPUTER, AND SECURITY SYSTEM PROVIDER AND INSTALLER PRIOR TO WORK.

13. PROVIDE (2) CATAGORY 6 CABLES TO EACH DATA OUTLET AND (1) CATAGORY 6 CABLE TO EACH TV OUTLET. COORDINATE WITH OWNER FOR ADDITIONAL REQUIREMENTS.

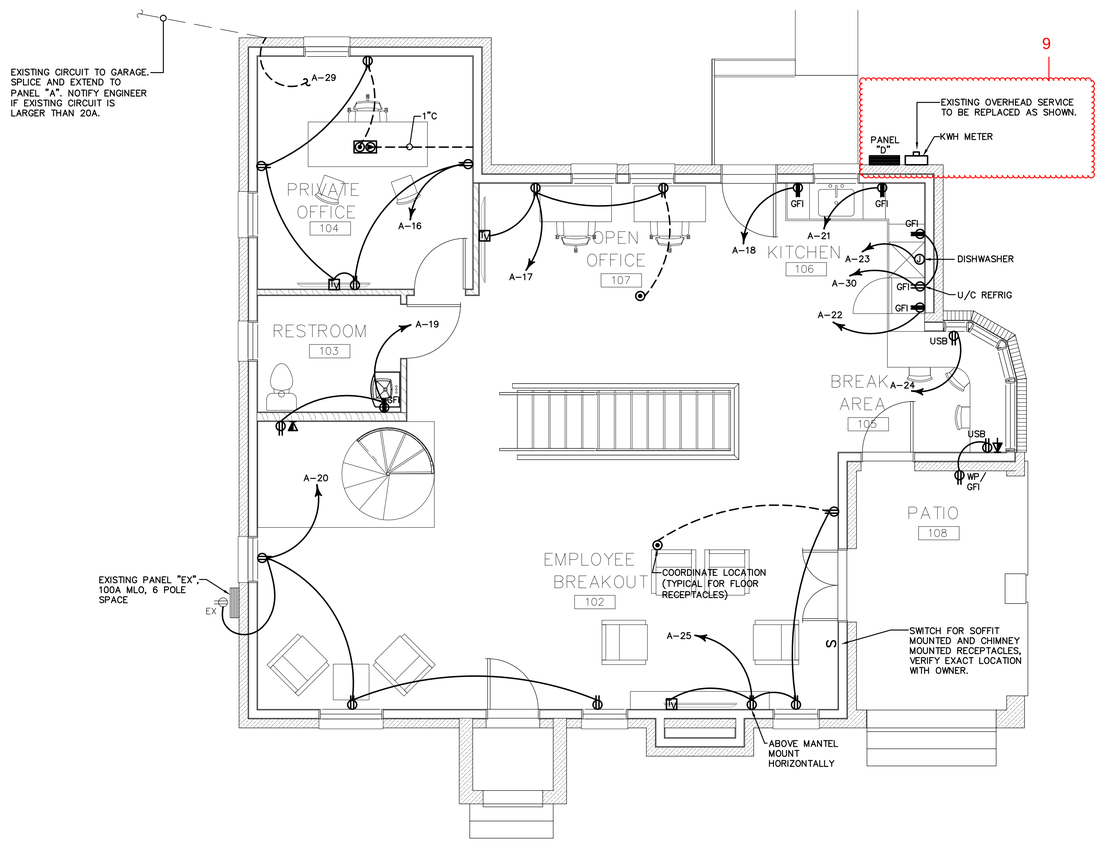
14. DAISY CHAIN SURFACE MOUNTED DATA OUTLETS. DO NOT EXCEED RACEWAY FILL CAPACITY. 3/4"C IS SUITABLE FOR (4) CATAGORY 6 CABLES. 1"C IS SUITABLE FOR (7) CATAGORY 6 CABLES. VERIFY CAPACITY OF SURFACE MOUNTED RACEWAYS.

KEY NOTES:

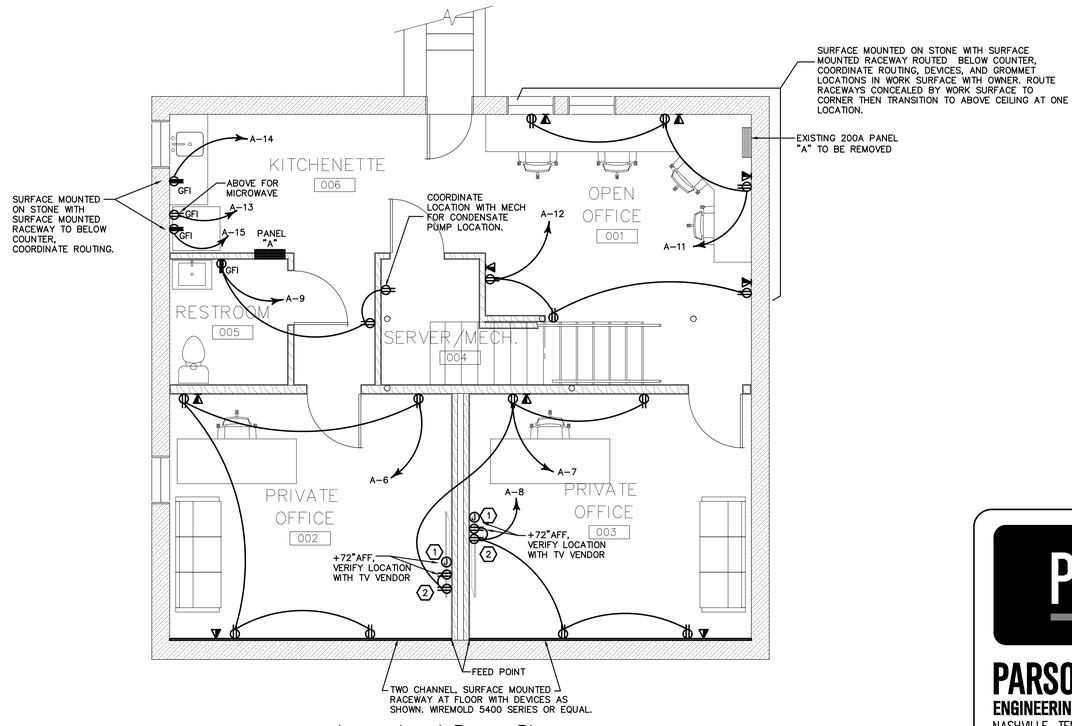
1. PROVIDE RACEWAY FOR HDMI CABLE FROM DESK TO TV. COORDINATE WITH OWNER. PROVIDE SOUND PROOFING, SEE KEY NOTE 2.

2. SOUND PROOFING NOTE: DEVICE BOXES IN THIS WALL SHALL BE VAPOR/AIR-SEALED TYPE. LOCATE BACK TO BACK DEVICE BOXES AT LEAST 12" APART. INSTALL PUTTY PADS ON THESE BOXES, COVERING ALL OPENINGS. PROVIDE ROCK WOOL INSULATION IN STUD SPACE BEHIND DEVICE BOXES.

Upper Level Power Plan
1/4"=1'-0"



Main Floor Power Plan
1/4"=1'-0"



Lower Level Power Plan
1/4"=1'-0"

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ANTHONY JOHN [illegible]
106079
STATE OF TENNESSEE
12/12/25

AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

REVISIONS:

PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

DATE:
December 12, 2025
JOB NO.
008025
DRAWN BY:
LH
SHEET NO.
E2.0

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FRANKLIN, TN 37067
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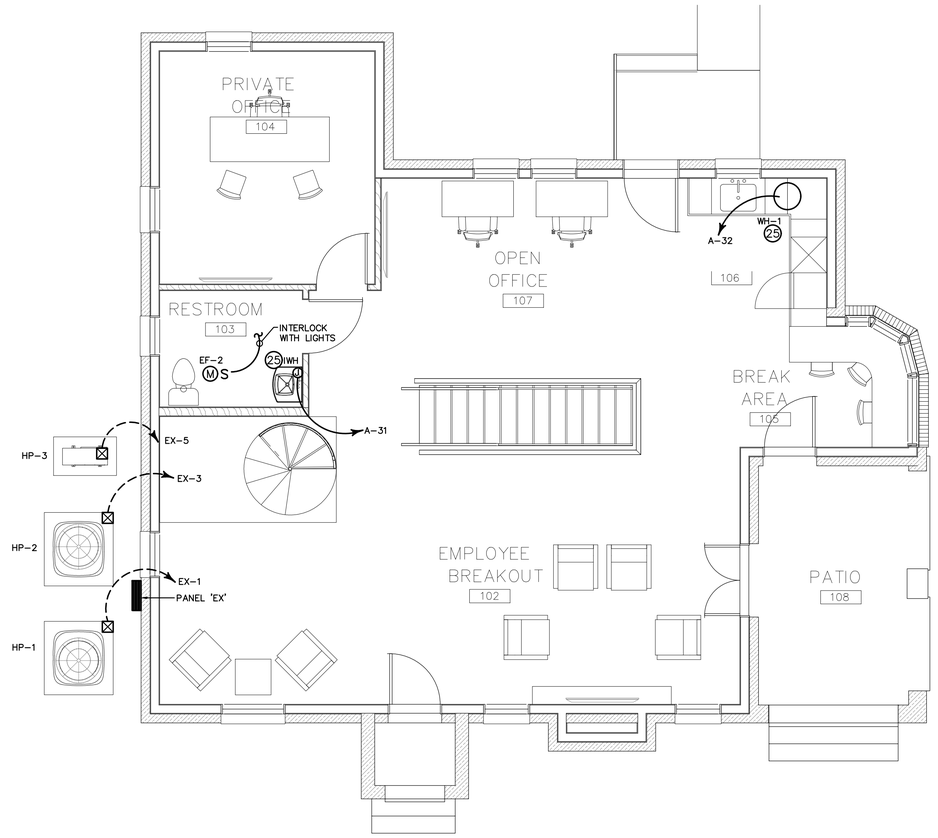
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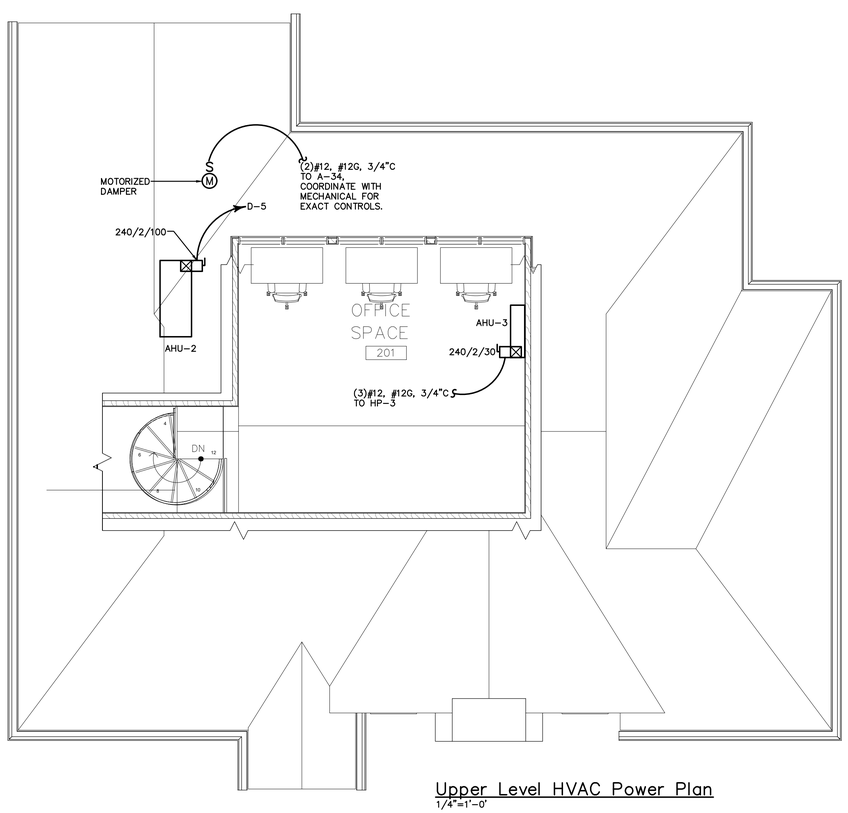
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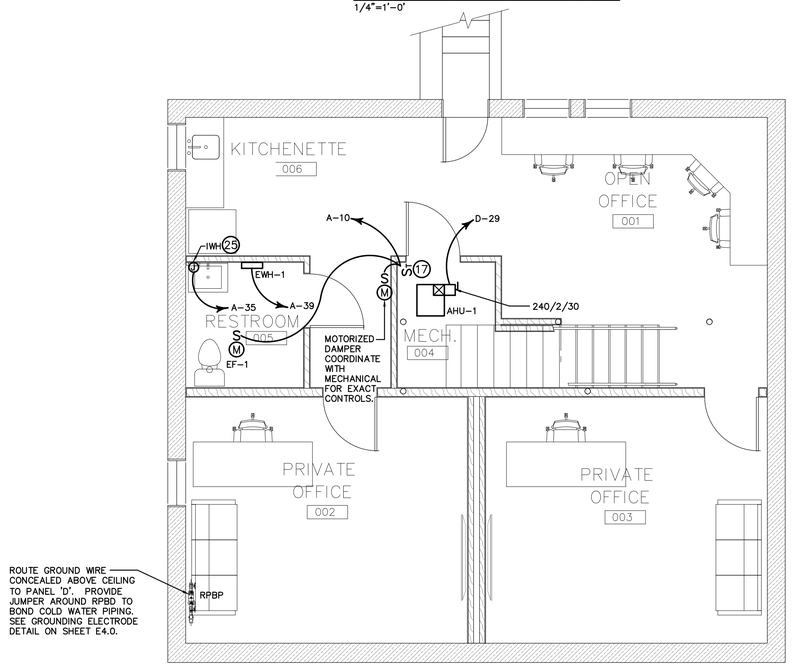
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FRANKLIN, TN 37064



Main Floor HVAC Power Plan
1/4"=1'-0'



Upper Level HVAC Power Plan
1/4"=1'-0'



Lower Level HVAC Power Plan
1/4"=1'-0'

DRAWING RELEASE LOG

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PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

DATE:
December 12, 2025
JOB NO.
008025
DRAWN BY:
LH
SHEET NO.
E3.0

Project: 25257 Drawing: 25257-E3.0.dwg

ELECTRICAL LEGEND

COORDINATE WITH ARCHITECT/OWNER'S REP FOR CONFIRMATION OF DEVICE MOUNTING HEIGHT PRIOR TO ROUGH-IN. TYPICAL FOR ALL LIGHT SWITCHES (INCLUDING DIMMERS & OCCUPANCY/VACANCY SENSORS), BUTTON/CONTROL STATIONS AND FIRE ALARM PULL STATIONS WHERE APPLICABLE.

- CONDUIT RUN CONCEALED IN WALL, CEILING, OR FLOOR
- CONDUIT RUN, CONCEALED IN FLOOR OR UNDERGROUND
- HOMERUN TO PANEL INDICATED
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, @ 18" AFF TO BOTTOM
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, SMH
- RECEPTACLE, QUADRAPLEX, 120V, 15A. UNO, @ 18" AFF TO BOTTOM
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, INSTALLED IN FLUSH MOUNTED FLOOR BOX. CIRCUITRY TO BE ROUTED TO/INTO NEAREST WALL IN 1"C FOR TRANSITION TO OVERHEAD INSTALLATION.
- USB RECEPTACLE, DUPLEX, 120V, 15A. UNO, @ 18" AFF TO BOTTOM, WITH (1) USB TYPE A AND (1) USB TYPE C CHARGING PORTS @ 5.0A CAPACITY
- USB RECEPTACLE, DUPLEX, 120V, 15A. UNO, SMH, WITH (1) USB TYPE A AND (1) USB TYPE C CHARGING PORTS @ 5.0A CAPACITY
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, CEILING MOUNTED
- FLUSH MOUNTED COMBINATION DUPLEX RECEPTACLE/TEL-DATA JACK FLOOR BOX. RECEPTACLE CIRCUITRY TO BE ROUTED TO/INTO NEAREST WALL IN 1"C FOR TRANSITION TO OVERHEAD INSTALLATION. PROVIDE 1" TEL-DATA CONDUIT ROUTED TO/INTO NEAREST WALL & STUBBED INTO NEAREST DROP CEILING AREA.
- (J) JUNCTION BOX, SIZE AS REQUIRED
- S SWITCH, SINGLE POLE, 120/277V, 20A, 46" AFF TO TOP OF DEVICE.
- S_O OCCUPANCY SENSOR SWITCH, PASSIVE INFRARED, 120V, WALL MOUNTED 46" AFF TO TOP OF DEVICE, WATTSTOPPER WA-200
- S_{KP} PURE EDGE LIGHTING PURE SMART W-FI 120V ROOM CONTROLLER
- (DT) MOTION SENSOR, CEILING MOUNTED, DUAL TECHNOLOGY, LOW VOLTAGE, WATTSTOPPER DT-305 PROVIDE POWER PACK & ADDITIONAL RELAYS AS REQUIRED
- TW 4"x 4" TEL-DATA OUTLET BOX W/1"C STUBBED TO ABOVE CEILING, MOUNTED @ 52" AFF TO BOTTOM OF BOX.
- T 4"x 4" TEL-DATA OUTLET BOX W/1"C STUBBED TO ABOVE CEILING, MOUNTED @ 18" AFF TO BOTTOM OF BOX.
- T 4"x 4" TEL-DATA OUTLET BOX W/1"C STUBBED TO ABOVE CEILING, MOUNTED @ SPECIAL HEIGHT.
- LIGHTING FIXTURES SEE FIXTURE SCHEDULE
- DISCONNECT SWITCH, NON-FUSED, DESCRIBED BY: VOLTAGE RATING/NO. OF POLES/SWITCH SIZE IN AMPS
- F DISCONNECT SWITCH, FUSED, DESCRIBED BY: VOLTAGE RATING/NO. OF POLES/FUSE SIZE IN AMPS
- S_M SWITCH, MOTOR STARTING, MANUAL, SIZE AS REQUIRED
- ⊠ MOTOR STARTER, MAGNETIC, SIZE AS REQUIRED
- (M) MOTOR, SEE PANEL SCHEDULE FOR SIZE AND SERVICE
- (#) REFER TO ELECTRICAL DESIGN KEY NOTE INDICATED
- (#) REFER TO GENERAL ELECTRICAL NOTE INDICATED
- T TRANSFORMER, SIZE AS NOTED
- TV HUBBELL NSAV62M FLAT PANEL ENCLOSURE WITH 120 VOLT RECEPTACLE AND VENDOR RECOMMENDED LOW VOLTAGE CONNECTOR. COORDINATE WITH OWNER/ARCHITECT FOR MOUNTING HEIGHTS & LOCATIONS FOR APPROPRIATE CONCEALMENT.

ABBREVIATIONS:

AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
℄	CENTERLINE
CLG	CEILING
CU	CONDENSING UNIT
EF	EXHAUST FAN
EX	EXISTING
ETR	EXISTING TO REMAIN
GFI	GROUND FAULT INTERRUPTER
MTD	MOUNTED
TTB	TELEPHONE TERMINAL BOARD
SMH	SPECIAL MOUNTING HEIGHT (4" TO BOTTOM OF DEVICE ABOVE CASEWORK/BACKSPLASH OR 46" TO TOP OF DEVICE AFF IF NO CASEWORK/BACKSPLASH)
UNO	UNLESS NOTED OTHERWISE
USB	UNIVERSAL SERIAL BUS WITH (2) CHARGING PORTS @ 3.1A CAPACITY
XFMR	TRANSFORMER
WH	WATER HEATER
WP	WEATHERPROOF - WHILE IN USE
WR	WEATHERPROOF - WHILE NOT IN USE

GENERAL ELECTRICAL NOTES

1. VISIT PROJECT SITE BEFORE SUBMISSION OF BID AND BECOME FAMILIAR WITH EXISTING CONDITIONS, LOCATIONS OF UTILITIES, AND EXTENT OF DEMOLITION REQUIRED.

2. COORDINATE INSTALLATION OF NEW SERVICE WITH LOCAL ELECTRIC UTILITY COMPANY. PROVIDE TRENCHING, CONDUIT, METER BASE, CONCRETE PAD, AND OTHER ITEMS AS REQUIRED. INSTALL SERVICE IN ACCORDANCE WITH CURRENT UTILITY COMPANY REQUIREMENTS.

3. COORDINATE INSTALLATION OF TELEPHONE & CATV SERVICE CONDUITS WITH LOCAL UTILITY COMPANIES. INSTALL A 4" CONDUIT FROM TELEPHONE SERVICE POINT & A 2" CONDUIT FROM CATV SERVICE POINT TO TELEPHONE TERMINAL BOARD.

4. PROVIDE A 4' x 8' x 3/4" PLYWOOD TELEPHONE TERMINAL BOARD WITH A #6 COPPER GROUND WIRE TO THE SERVICE ENTRANCE GROUND.

5. INSTALL (2) CAT 6 CABLES TO EACH COMBINATION TELEPHONE-DATA OUTLET, AND (1) CAT 6 CABLE TO EACH CATV OUTLET TO PATCH PANEL IN EQUIPMENT RACK MOUNTED IN ATTIC. PROVIDE INSULATED BUSHING AT DEVICE BOXES AND AT THE END OF RACEWAYS. COORDINATE WITH OWNER FOR USE OF RACEWAYS IN SYSTEM. PROVIDE VERTICAL RACEWAYS BETWEEN ATTIC EQUIPMENT RACK FIRST FLOOR AND LOWER LEVEL. COORDINATE WITH OWNER FOR USE OF RACEWAYS ABOVE HARD CEILINGS AND COORDINATE WITH ARCHITECT FOR ANY REQUIRED ACCESS DOORS.

6. VERIFY ELECTRICAL POWER REQUIREMENTS FOR ALL EQUIPMENT. PROVIDE CIRCUITS AND FUSES SIZED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

7. PROVIDE DISCONNECT SWITCH FOR ANY HARDWIRED EQUIPMENT NOT SUPPLIED WITH DISCONNECTING MEANS. DISCONNECT SHALL BE RATED FOR LOCATION INSTALLED.

8. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR LOCATIONS AND CONTROL REQUIREMENTS FOR MECHANICAL EQUIPMENT AND FOR STARTERS, DISCONNECT SWITCHES AND CONVENIENCE RECEPTACLES THAT MAY BE FURNISHED WITH THE EQUIPMENT.

9. PROVIDE CONTROL POWER SOURCE FOR ALL STARTERS AND CONTROL PANELS NOT SUPPLIED WITH CONTROL POWER TRANSFORMERS. INSTALL AND CONNECT ALL CONTROL DEVICES IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

10. MAINTAIN CODE REQUIRED WORKING CLEARANCE AT ALL ELECTRICAL PANELS, DISCONNECT SWITCHES, AND STARTERS.

11. RECEPTACLES LOCATED IN THOSE AREAS DESIGNATED PER NEC 406.12. SHALL BE LISTED AS TAMPER RESISTANT.

12. ALL RECEPTACLES ON DEDICATED CIRCUITS SHALL BE RATED NO LESS THAN CIRCUIT OVERCURRENT DEVICE.

13. WHERE RECEPTACLES ARE INDICATED IN WALLS THAT SUPPORT CASEWORK, COORDINATE WITH ARCHITECT AND ARCHITECT'S ELEVATION PLANS FOR APPROPRIATE MOUNTING HEIGHTS PRIOR TO ROUGH-IN.

14. ALL GROUND-FAULT CIRCUIT-INTERRUPTER RECEPTACLES SHALL BE READILY ACCESSIBLE PER CODE. CONFIRM ACCESSIBILITY PRIOR TO ROUGH-IN. IF NECESSARY SERVE A STANDARD RECEPTACLE WITH AN INTEGRAL GROUND FAULT 20 AMP 1 POLE CIRCUIT BREAKER OR PROVIDE A STAND ALONE GFI DEVICE IN A READILY ACCESSIBLE ADJACENT LOCATION.

15. CONFIRM CIRCUITRY REQUIREMENTS OF OWNER FURNISHED EQUIPMENT INCLUDING MOUNTING HEIGHT(S) OF ELECTRICAL CONNECTION(S), RECEPTACLE NEMA CONFIGURATION OR OVERCURRENT PROTECTION SIZE & WIRE SIZE WITH FINAL VENDOR DRAWINGS PRIOR TO ROUGH-IN.

16. COORDINATE LOCATIONS OF ALL CEILING MOUNTED LIGHT FIXTURES WITH ARCHITECT'S REFLECTED CEILING PLANS AND ELEVATION DRAWINGS. PROVIDE FIXTURES COMPATIBLE WITH CEILING TYPE INSTALLED.

17. EXTERIOR SIGN LIGHTING AND EF-1 SHALL BE CONTROLLED BY TIMESWITCH. TIMESWITCH SHALL BE MOUNTED IN MECAHNICAL CLOSET. TIMESWITCH SHALL BE ASTRONOMIC SEVEN DAY, 2 CHANNEL, 120-277V, 15A LED/1HP RATED WITH RESERVE POWER EQUAL TO INTERMATIC ET8215C OR TORK EWZ201C. EF-1 SHALL RUN DURING OCCUPIED HOURS. SIGN SHALL TURN ON AT DUSK AND OFF AT PRESET TIME. COORDINATE WITH OWNER FOR EXACT SCHEDULES.

18. PROVIDE UL LISTED TECHNIQUES FOR PENETRATIONS OF RATED WALL AND CEILING WITH CONDUIT OR OPEN WIRING. SEE ARCHITECTURAL DRAWINGS FOR WALL AND CEILING RATINGS.

19. WHERE LIGHT SWITCHES OR DIMMER SWITCH(ES) ARE INDICATED IN A SPACE (ROOM OR CORRIDORS)THAT ALSO CONTAINS CEILING MOUNTED OCCUPANCY SENSOR(S), THE SWITCH(ES) AND OCCUPANCY SENSOR(S) ASSOCIATED WITH THE SPACE MUST WORK TOGETHER SUCH THAT THE OCCUPANCY SENSOR(S) AUTOMATICALLY TURN OFF THE LIGHTING 15 MINUTES AFTER THE LAST OCCUPANT HAS LEFT THE SPACE. WHERE LIGHT FIXTURES WITHIN THE SPACE ARE SERVED FROM DIFFERENT CIRCUITS, PROVIDE RELAYS AS REQUIRED FOR APPROPRIATE OCCUPANCY SENSOR CONTROL INTERFACE TO MEET INTENT.

20. WHERE DIMMING SWITCHES ARE INDICATED, COORDINATE/CONFIRM THAT SWITCHES ARE COMPATIBLE WITH THE TYPE OF DIMMING DRIVER BEING UTILIZED (i.e. 0-10V, ELV, MLV, ETC.)

21. MINI-SPLIT HEAT PUMP INDOOR AIR HANDLERS ARE SERVED FROM ASSOCIATED ROOFTOP CONDENSING UNIT. PROVIDE POWER & INTERCONNECTING WIRE BETWEEN UNITS PER VENDOR RECOMMENDATIONS.

22. LIGHTING CIRCUITRY SERVING SPACE SHALL ALSO SERVE & CONTROL (VIA OCCUPANCY SENSOR) EXHAUST FAN WITHIN SPACE.

23. RESTROOM OCCUPANCY SENSORS SHALL CONTROL LIGHTING AND EXHAUST FAN TOGETHER. FAN SHALL RUN WHEN EITHER RESTROOM IS OCCUPIED. PROVIDE ADDITIONAL RELAYS FOR SEPARATE CIRCUITS OR DIFFERENT VOLTAGES.

24. PROVIDE SURGE PROTECTIVE DEVICES (SPD) AT PANELBOARDS AS INDICATED. SPD EQUIPMENT TO BE RATED FOR 100,000 AMPS PER PHASE SURGE AT PANELBOARDS. CLAMPING VOLTAGE TO BE 600 VOLTS ON 120/208 VOLTS. SURGE MODULES SHALL BE REPLACEABLE.(APPROVED MANUFACTURER IS ERICO MODEL TDX100S120208 OR EQUAL.) PROVIDE NEMA 3R ENCLOSURE FOR MODULE.

25. PROVIDE FLEXIBLE CORD OR FLEX HARD WIRED CONNECTION TO APPLIANCE. ASSOCIATED "REMOTE" CIRCUIT BREAKER SHALL HAVE A "LOCK-OPEN" MEANS IN ACCORDANCE WITH NEC 422.31(B)/110.25. CONFIRM THIS IS ACCEPTABLE WITH LOCAL AUTHORITIES FOR A DISCONNECTING MEANS PRIOR TO ROUGH-IN.

26. PROVIDE KEYLESS FIXTURE AND CONVENIENCE RECEPTACLE IN EACH ACCESSIBLE ATTIC SPACE. CONNECT TO NEAREST 120V CIRCUIT. LOCATE LIGHT SWITCH AND RECEPTACLE NEAR ATTIC ACCESS.

27. REMOVE ALL WIRING DEVICES AND LIGHTING FIXTURES FROM WALLS AND CEILINGS AS REQUIRED BY ARCHITECTURAL MODIFICATIONS.

28. REWORK SWITCHING FOR LIGHTING AS SHOWN OR AS REQUIRED TO CONTROL LIGHTING FROM EACH ENTRANCE TO SPACE.

29. WHERE ASSOCIATED CIRCUITRY OF EXISTING TO REMAIN DEVICES AND LIGHT FIXTURES IS AFFECTED/INTERRUPTED DUE TO ADJACENT AREA(S) BEING RENOVATED, SPLICE AND EXTEND BRANCH CIRCUITS AS REQUIRED TO MAINTAIN THEIR SERVICE.

30. SPLICE AND EXTEND BRANCH CIRCUITS AS REQUIRED TO MAINTAIN SERVICE TO ALL EXISTING TO REMAIN WIRING DEVICES AND LIGHTING FIXTURES IN THOSE AREAS NOT BEING RENOVATED BUT WHERE ASSOCIATED CIRCUITRY IS AFFECTED/INTERRUPTED DUE TO ADJACENT AREAS OF RENOVATION.

31. ALL CIRCUIT BREAKERS BEING INSTALLED INTO EXISTING DISTRIBUTION EQUIPMENT (i.e. SWITCHBOARDS, DISTRIBUTION PANELS, LIGHTING PANELS) SHALL BE OF SAME MAKE, MANUFACTURE, VOLTAGE RATING, AIC RATING, ETC. AS THE EXISTING EQUIPMENT.

32. INTERIOR OF PROPOSED BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS BASED UPON THE COVERAGE LEVELS OF THE PUBLIC SAFTEY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. EMERGENCY RESPONDER RADIO COVERAGE MUST BE VERIFIED IN THE FIELD. THE RF TEST SHALL BE PERFORMED BY THE LOCAL FIRE DEPARTMENT, COMMUNICATIONS SYSTEM MANAGER, OR AN APPROVED FCC GROL CERTIFIED TECHNICIAN AFTER INTERIOR AND EXTERIOR WALLS AND THE ROOF ARE CONSTRUCTED. PROOF OF RADIO COVERAGE MUST BE PROVIDED TO THE AHJ BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. IF THE BUILDING DOES NOT MEET THE REQUIRED SIGNAL STRENGTH, THE CONTRACTOR MUST RECIEVE PERMISSION FROM THE WILLIMSON COUNTY JOINT COMMISSION RADIO NETWORK AUTHORITY (WCJCRNA) BEFORE ACTIVATIN THE SYSTEM. CONTACT MIKE PROCTOR, FRANKLIN COMMUNICATIONS SYSTEM MANAGER, MikeP@franklintn.gov. PROVIDE AND INSTALL AN EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM, HONEYWELL BI-DIRECTIONAL AMPLIFIER OR APPROVED EQUIVALENT.

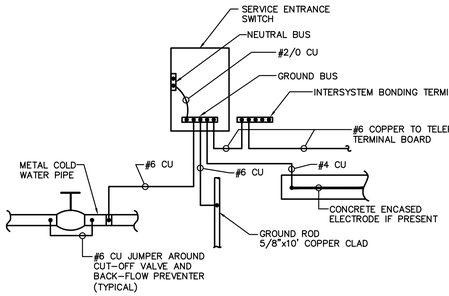
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTS	WATTS	MANUFACTURER
A	LED, FIXED & ADJUSTABLE DOWNLIGHT, 980 LUMENS, 3500K	120	19	PURE EDGE LIGHTING LUCA 2.7 TRUCOLOR RGBTW
B	LED, SHELF UP/DOWN LIGHT, 24VDC RECESSED 5 CHANNEL WIRELESS CONTROL, TRUCOLOR RGB & TUNABLE WHITE LIGHT ENGINE, 330 LUMEN/FT, 3000K, PROVIDE 120V-24V DRIVERS AS NEEDED	120	7 PER FOOT	PURE EDGE LIGHTING LIGHT CHANNEL 0.6" RECESSED MILLWORK
D	LED, 4' LENSED STRIP, SURFACE MOUNT, 3000 LUMENS, 3500K	120	30	LITHONIA ZL1D SERIES
K	PORCELAIN KEYLESS LIGHTING FIXTURE WITH 16 WATT LED A-LAMP, IN ATTIC, PROVIDE PROTECTIVE WIRE CAGE	120	16	
P	LED, DECORATIVE PENDANT LIGHT	120	20	SELECTED BY OTHERS
S	LED, WALL SCONCE	120	20	SELECTED BY OTHERS
T	LED, TAPE LIGHT, 24VDC 5 CHANNEL FULL COLOR LIGHT ENGINE, 554 LUMENS PER FOOT, 3500K, PROVIDE 120V-24V DRIVERS AS NEED		5 PER FOOT	PURE EDGE LIGHTING TRUCOLOR RGB & TUNABLE WHITE LED STRIP
W	LED, LINEAR WALL WASH, REMOTE POWER, TRUCOLOR RGBTW, CONNECTED BY WIZ PRO, 225 LUMENS PER FOOT, 3000K PROVIDE 120V REMOTE DRIVERS AS NEED	120	5 PER FOOT	PURE EDGE LIGHTING CIRRUS CEILING WALL WASH WITH GLARE SHIELD

- ALL FIXTURES TO BE SUPPLIED WITH LAMPS.
- LAMPS SHALL NOT EXCEED WATTAGES LISTED.
- FIXTURES SHALL BE COMPATIBLE WITH CEILING TYPE. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING FIRE RATING. MAKE NECESSARY PROVISIONS FOR CONTACT WITH INSULATION.

COORDINATE WITH LIGHTING VENDOR FOR EXACT CONTROL SYSTEM. PROVIDE OCCUPANCY SENSORS, DIMMING, TIMED SCHEDULES, AND MANUAL CONTROLS AS REQUIRED IN EACH SPACE PER THE 2018 IECC. VERIFY NUMBER OF CONTROL ZONES, DIMMING, AND SWITCH LOCATIONS.

SKP SWITCH LOW VOLTAGE, MULTI ZONE, DIMMING AND ON/OFF CONTROL. COORDINATE WITH LIGHTING VENDOR FOR EXACT REQUIREMENTS.



ELECTRICAL SERVICE GROUND

NO SCALE

BOND ALL INDICATED SYSTEMS THAT ARE PRESENT TO GROUNDING ELECTRODE SYSTEM PER NEC 250.50. ALL GROUNDING ELECTRODE CONDUCTORS AND BONDING SHALL BE SIZED PER NEC 250.66, 250.94 & 250.104.

VOLTAGE: 240/120V., 1PH., 3W. | MAIN BKR: --- | BUS: 200 AMP MLO | A.I.C.: 10 K | SURFACE MOUNTED

NOTES:

DESCRIPTION	KVA L1	KVA L2	WIRE SIZE	BKR AMPS	CKT #	CKT #	BKR AMPS	WIRE SIZE	KVA L1	KVA L2	DESCRIPTION
LIGHTS - UPPER LEVEL	0.5		12	20	1	2	20	12	0.2		SIGN LIGHT
LIGHTS - LOWER LEVEL		1.0	12	20	3	4	20	12		0.8	LIGHTS - MAIN FLOOR
LIGHTS - MAIN FLOOR	0.7		12	20	5	6	20	12	0.8		REC. LOWER LEVEL OFFICE
REC. LOWER LEVEL OFFICES		0.8	12	20	7	8	20	12		0.8	REC. LOWER LEVEL OFFICE
REC. LOWER LEVEL SP. 005	0.4		12	20	9	10	15	12	0.1		EF-1/DAMPER
REC. OPEN OFFICE SP. 001		0.6	12	20	11	12	20	12		0.6	REC. OPEN OFFICE SP. 001
MICROWAVE SP. 006	1.2		12	20	13	14	20	12	1.2		REC. KITCHENETTE SP. 006
REFRIGERATOR SP. 006		0.8	12	20	15	16	20	12		1.2	REC. PRIVATE OFFICE 104
REC. OPEN OFFICE 107	0.8		12	20	17	18	20	12	1.2		REC. KITCHEN SP. 106
REC. MAIN FLOOR		0.4	12	20	19	20	20	12		0.8	REC. MAIN FLOOR
REC. KITCHEN SP. 106	1.6		12	20	21	22	20	12	0.8		COUNTER REC. SP. 106
DISHWASHER		1.2	12	20	23	24	20	12		0.8	REC. BREAK AREA SP. 105
REC. EMPLOYEE BREAKOUT	1.0		12	20	25	26	20	12	0.8		REC. UPPER LEVEL
REC. UPPER LEVEL		0.8	12	20	27	28	20	12		0.4	REC. UPPER LEVEL
GARAGE	1.8		12	20	29	30	20	12	1.2		REC./UC REFRIG. SP. 106
IWH-1		2.4	12	20	31	32	30	10		2.0	WH-1
	2.4		12		33	34	20	--	0		SPARE
IWH-2		2.4	12	20	35	36	20	--		0	SPARE
	2.4		12		37	38	30	10	0		SPD
EWH-1		1.5	12	20	39	40		10		0	
	12.8				PANEL "A"				6.3		L1: 19.1 KVA
		11.9								7.4	L2: 19.3 KVA
											TOTAL: 38.4 KVA

VOLTAGE: 240/120V., 1PH., 3W. | MAIN BKR: 400A | BUS: 400 AMP --- | A.I.C.: 10 K | SURFACE MOUNTED

NOTES: NEMA 3R; S.E. RATED; * SEE RISER

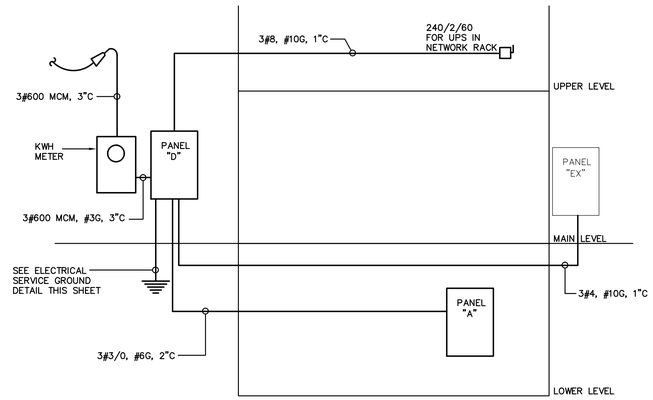
DESCRIPTION	KVA L1	KVA L2	WIRE SIZE	BKR AMPS	CKT #	CKT #	BKR AMPS	WIRE SIZE	KVA L1	KVA L2	DESCRIPTION
PANEL "A"	19.1		200	*	1	2	60	*	4.8		PANEL "EX"
		19.3	*	*	3	4		*		4.8	
AHU-2	7.2		4	80	5	6	40	8	5.0		RACK PDU
		7.2	4		7	8		8		5.0	
AHU-1	2.7		10	30	9	10	20	--	0		SPARE
		2.7	10		11	12	20	--		0	SPARE
SPARE	0		--	20	13	14	20	--	0		SPARE
SPARE		0	--	20	15	16	20	--		0	SPARE
SPARE	0		--	20	17	18	30	10	0		SPD
SPARE		0	--	20	19	20		10		0	
	29.0				PANEL "D"				9.8		L1: 38.8 KVA
		29.2								9.8	L2: 39.0 KVA
											TOTAL: 77.8 KVA

VOLTAGE: 240/120V., 1PH., 3W. | MAIN BKR: --- | BUS: 100 AMP MLO | A.I.C.: 10 K | SURFACE MOUNTED

NOTES: EXISTING NEMA 3R, VERIFY EXISTING FEEDER SIZE AND REUSE AS APPROPRIATE.

DESCRIPTION	KVA L1	KVA L2	WIRE SIZE	BKR AMPS	CKT #
HP-1	1.2		12	20	1
		1.2	12		2
HP-2	2.4		8	40	3
		2.4	8		4
HP-3	1.2		12	15	5
		1.2	12		6
	4.8				PANEL "EX"
		4.8			

0	L1: 4.8 KVA
0	L2: 4.8 KVA
	TOTAL: 9.6 KVA



POWER RISER DIAGRAM

NO SCALE

HARPETH ARCHITECTS
1229 LAKEVIEW DRIVE
FRANKLIN, TN 37067
615.942.0404
HARPETHARCHITECTS.COM

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ANTHONY JOHN PARKER 106073 STATE OF TENNESSEE 12/12/25

AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

REVISIONS:

PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

DATE: December 12, 2025
JOB NO. 008025
DRAWN BY: LH
SHEET NO. E4.0

Project: 25257 Drawing: 25257-E4.0.dwg

ELECTRICAL SPECIFICATIONS

SECTION 16000 GENERAL PROVISIONS

PART 1 GENERAL

1.01 REFERENCE STANDARDS

A. NFPA 70 NATIONAL ELECTRICAL CODE

B. ALL OTHER APPLICABLE STATE AND LOCAL CODES.

1.02 SUBMITTALS

A. SHOP DRAWINGS:

1. SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, SIX COPIES OF COMPLETE DESCRIPTIVE DATA ON ALL EQUIPMENT AND SYSTEMS AS REQUIRED BY OTHER SECTIONS OF THIS SPECIFICATION. CLEARLY INDICATE ALL PROPOSED SUBSTITUTIONS AND DEVIATIONS FROM DRAWINGS AND SPECIFICATIONS.

2. CHECK ALL SUBMITTALS FOR CLEARANCES AND COORDINATION WITH OTHER TRADES. SUBMITTALS SHALL BE CERTIFIED, BY THE CONTRACTOR'S APPROVAL STAMP, THAT ALL CONDITIONS HAVE BEEN CHECKED AND THAT NO CONFLICTS EXIST.

B. RECORD DRAWINGS

1. SUBMIT, TO THE OWNER, RECORD DRAWINGS SHOWING FIELD CHANGES MARKED IN RED.

1.03 COORDINATION

A. UTILITY COMPANIES

1. COORDINATE WITH UTILITY COMPANIES FOR SPECIFIC REQUIREMENTS FOR ELECTRICAL POWER, TELEPHONE AND CABLE ACCESS TELEVISION(CATV) SERVICES INCLUDING BUT NOT LIMITED TO ALL ASSOCIATED FEES.

2. INSTALL ELECTRICAL SERVICE IN ACCORDANCE WITH CURRENT UTILITY COMPANY REQUIREMENTS.

B. OTHER TRADES

1. WHERE ELECTRICAL DEVICES ARE INDICATED IN THE VICINITY OF CASEWORK, COORDINATE WITH ARCHITECTURAL DRAWINGS AND ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN.

2. COORDINATE WITH MECHANICAL DRAWINGS FOR POWER AND CONTROL REQUIREMENTS FOR THE SPECIFIC EQUIPMENT TO BE INSTALLED AND FOR EQUIPMENT SUCH AS STARTERS AND DISCONNECT SWITCHES THAT MAY BE FURNISHED WITH THE EQUIPMENT.

C. OWNER FURNISHED EQUIPMENT

1. COORDINATE WITH VENDOR'S OF OWNER FURNISHED EQUIPMENT FOR POWER REQUIREMENTS PRIOR TO ROUGH-IN. COORDINATION SHALL INCLUDE BUT NOT BE LIMITED TO OVERCURRENT PROTECTION TYPE AND SIZE, WIRE SIZE, NEMA CONFIGURATION OF ASSOCIATED RECEPTACLES, ETC. OWNER FURNISHED EQUIPMENT TYPICALLY INCLUDES BUT IS NOT LIMITED TO ELEVATORS, REFRIGERATION EQUIPMENT AND GENERAL USE APPLIANCES.

1.04 WORK INCLUDED

A. THE WORK OF THIS SECTION INCLUDES FURNISHING OF LABOR AND MATERIALS AS REQUIRED FOR MODIFICATIONS TO AN EXISTING ELECTRICAL DISTRIBUTION SYSTEM INCLUDING DEMOLITION, FEEDERS, PANELBOARDS, BRANCH CIRCUITS, LIGHTING, AND CONNECTIONS TO ALL EQUIPMENT REQUIRING ELECTRICAL POWER.

B. INSTALLATION OF CONDUIT FOR TELEPHONE, DATA AND CATV WIRING.

1.05 DRAWINGS

A. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT SHOW IN DETAIL ALL REQUIRED FEATURES OF THE WORK NOR CONCEALED CONDITIONS. THEY SHALL BE SUPPLEMENTED BY THE CONTRACTOR'S KNOWLEDGE AND EXPERIENCE.

PART 2 PRODUCTS

2.01 GENERAL

A. ALL ELECTRICAL EQUIPMENT INSTALLED SHALL BEAR THE UL LABEL EXCEPT WHERE UL DOES NOT LABEL SUCH EQUIPMENT.

2.02 GUARANTEE

A. FURNISH A WRITTEN GUARANTEE THAT ALL EQUIPMENT FURNISHED AND INSTALLED WILL BE FREE OF DEFECTS OF MATERIAL AND WORKMANSHIP FOR A PERIOD OF 1 YEAR FROM DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. PROMPTLY REPLACE AND REPAIR ALL DEFECTIVE EQUIPMENT AND ALL OTHER EQUIPMENT DAMAGED THEREBY AT NO ADDITIONAL COST TO THE OWNER.

PART 3 EXECUTION

3.01 GENERAL

A. VISIT PROJECT SITE BEFORE SUBMISSION OF BID AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND LOCATIONS OF EXISTING UTILITIES.

B. THE ENTIRE INSTALLATION SHALL BE MADE IN A NEAT MANNER BY PERSONS SKILLED IN THE ELECTRICAL TRADE AND SHALL BE IN ACCORDANCE WITH THE REFERENCE STANDARDS LISTED ABOVE.

C. MAKE POWER CONNECTIONS TO AIR CONDITIONING EQUIPMENT AND OWNER FURNISHED EQUIPMENT. FURNISH AND INSTALL ALL ASSOCIATED RECEPTACLES AND DISCONNECT SWITCHES. FUSE SIZES FOR DISCONNECT SWITCHES SHALL BE AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.

D. FURNISH AND INSTALL CONDUIT AND WIRE FOR AIR CONDITIONING CONTROL EQUIPMENT. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND REQUIREMENTS.

3.02 TESTING

A. ALL SYSTEMS AND EQUIPMENT INSTALLED SHALL BE COMPLETELY TESTED AND SHALL BE LEFT IN GOOD WORKING ORDER.

SECTION 16050 BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 GENERAL

NOT APPLICABLE

PART 2 PRODUCTS

2.01 RACEWAYS

A. RIGID STEEL CONDUIT

B. ELECTRICAL METALLIC TUBING

C. POLYVINYLCHLORIDE CONDUIT

2.02 WIRES AND CABLES

A. SERVICE AND FEEDERS: COPPER, 600 VOLT, TYPE THHN OR THWN INSULATION OR ALUMINUM CONDUCTOR, 600 VOLT, TYPE XHHW-2 INSULATION. SIZES INDICATED ON DRAWINGS ARE FOR COPPER. ALUMINUM CONDUCTORS SHALL BE SIZED TO HAVE AMPACITY EQUAL TO COPPER CONDUCTORS INDICATED ON DRAWINGS.

B. BRANCH CIRCUIT WIRES: COPPER CONDUCTOR, 600 VOLT, TYPE THHN OR THWN INSULATION.

C. BRANCH CIRCUIT CABLES: COPPER CONDUCTOR, 600 VOLT, TYPE MC WITH INSULATED EQUIPMENT GROUNDING CONDUCTOR WHEN EXPOSED OR ABOVE A LAYIN CEILING. TYPE NM WITH EQUIPMENT GROUNDING CONDUCTOR WHEN CONCEALED BEHIND A PROTECTIVE THERMAL BARRIER WITH A 15 MINUTE THERMAL RATING PER NEC.

D. CONTROL CIRCUIT CABLES: COPPER CONDUCTOR, NO.14 AWG, TYPE THHN, OR AS REQUIRED BY EQUIPMENT MANUFACTURER.

2.03 JUNCTION BOXES – PROVIDE STEEL OR PLASTIC BOXES FOR INTERIOR APPLICATIONS AND CAST TYPE BOXES FOR OUTDOOR APPLICATIONS.

2.04 WIRING DEVICES

A. WALL SWITCHES: AC GENERAL USE SNAP SWITCH WITH TOGGLE HANDLE, SPECIFICATION GRADE, 20 AMPERES, 120-277 VOLTS.

B. WALL DIMMER SWITCHES, APPROPRIATE FOR LED APPLICATIONS.

C. WALL OCCUPANCY SENSORS TO BE DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC). COMBINATION DIMMING TYPE WHERE INDICATED.

D. CEILING MOUNTED OCCUPANCY SENSORS, DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC) TYPE. CORRIDOR APPLICATION SENSORS TO BE PASSIVE INFARED TYPE. PROVIDE POWER PACKS AND/OR RELAYS AND ADDITIONAL SENSORS WHERE REQUIRED BY VENDOR.

E. CEILING MOUNTED DAYLIGHT SENSORS.

F. RECEPTACLES: TYPE 5-15R, UNLESS INDICATED OTHERWISE, SPECIFICATION GRADE. DUPLEX RECEPTACLES ON DEDICATED CIRCUITS SHALL BE NEMA TYPE 5-20R. LISTED TAMPER RESISTANT RECEPTACLES SHALL BE PROVIDED IN THOSE AREAS DESIGNATED PER NEC 406.12. OUTDOOR RECEPTACLES SHALL BE WEATHER RESISTANT, "WHILE-IN-USE" TYPE UNLESS NOTED OTHERWISE. DEVICE COLOR TO BE SELECTED BY ARCHITECT.

G. COVERPLATES

1. INDOOR:

A. OFFICE AREAS: NYLON, COLOR BY ARCHITECT.

B. SUREFACE MOUNTED DEVICES: GALVANIZED STEEL, COLOR BY ARCHITECT.

2. OUTDOOR: PAINTED, CAST ALUMINUM, WEATHERPROOF WHILE IN USE TYPE.

2.05 IDENTIFICATION

A. PROVIDE LAMINATED PLASTIC TAGS FOR ALL LIGHTING PANELBOARDS, LIGHTING CONTROL ENCLOSURES AND DISCONNECT SWITCHES. TAGS SHALL COMPLETELY IDENTIFY CIRCUIT OR EQUIPMENT CONTROLLED.

B. LIGHTING PANELBOARD DIRECTORIES SHALL BE TYPE WRITTEN AND PROVIDED WITH DESCRIPTIONS OF CIRCUITS IN ACCORDANCE WITH NEC 408.4.

C. PROVIDE LAMINATED PLASTIC TAG INDICATING "PROTECTED BY GFCI CIRCUIT BREAKER" FOR ANY RECEPTACLES (120 VOLT OR 208 VOLT) THAT ARE SERVED FROM GROUND-FAULT CIRCUIT-INTERRUPTER CIRCUIT BREAKERS WITHIN LIGHTING OR DISTRIBUTION PANELS.

PART 3 EXECUTION

3.01 RACEWAYS

A. ALL RACEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

B. PERMITTED USAGE:

1. ALL INTERIOR RACEWAYS SHALL BE GALVANIZED ELECTRICAL METALLIC TUBING (EMT). EXPOSED RACEWAYS MAY BE MANUFACTURED SURFACE MOUNTED TYPE.

2. RACEWAYS EXPOSED TO EXTERIOR, SUBJECT TO PHYSICAL DAMAGE, OR CAST IN CONCRETE SHALL BE GALVANIZED RIGID STEEL CONDUIT (RGS).

3. RACEWAYS UNDERGROUND SHALL BE SCHEDULE 40 PVC WITH GALVANIZED RIGID STEEL (RGS) ELBOWS.

4. RACEWAYS EXPOSED TO CORROSIVE ENVIRONMENTS SHALL BE SUITABLE FOR THE ENVIRONMENT.

C. INSTALLATION:

1. IN LONG RACEWAYS FURNISH AND INSTALL THE PROPER NUMBER AND SIZE PULL BOXES TO FACILITATE INSTALLATION OF CONDUCTORS.

2. INSTALL SEPARATE GROUNDING CONDUCTOR IN EACH RACEWAY.

3. PROVIDE RIGID GALVANIZED STEEL ELBOWS AND VERTICAL SECTIONS FOR RUNS OF PVC CONDUIT ENTERING GROUND OR FLOOR IN UNPROTECTED LOCATIONS.

4. INSTALL EXPOSED CONDUITS PARALLEL AND/OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS. CONDUITS SHALL GROUPED TOGETHER AND SUPPORTED VIA UNISTRUT AND ALL-THREAD HANGERS.

3.02 WIRES AND CABLES

A. CONDUCTORS SHOWN ON DRAWINGS AS SIZED FOR COPPER UNLESS NOTED OTHERWISE. WHEN USING ALUMINUM, SIZE FOR EQUAL OR GREATER AMPACITY, AND RESIZE CONDUIT AS REQUIRED.

B. ALL POWER WIRING SHALL BE INSTALLED IN CONDUIT EXCEPT AS PERMITTED BELOW.

C. BRANCH CIRCUITS RUN CONCEALED IN WALLS OR CEILINGS AND RATED AT 20 AMPS MAY BE TYPE MC CABLE.

D. LOW VOLTAGE CONTROL AND SIGNAL CABLE MAY BE RUN OPEN WHEN CONCEALED ABOVE ACCESSIBLE CEILINGS. CABLES AND CABLE SUPPORTS INSTALLED IN AIR PLENUMS MUST BE PLENUM RATED. OPEN WIRING SHALL BE SUPPORTED FROM STRUCTURE.

SECTION 16400 SERVICE AND DISTRIBUTION

PART 1 GENERAL

1.01 SUBMITTALS

A. PANELBOARDS

B. DISCONNECT SWITCHES

C. FUSES

PART 2 PRODUCTS

2.01 PANELBOARDS

A. CIRCUIT BREAKER TYPE AS DESCRIBED ON THE PANEL SCHEDULES. PANELBOARDS SHALL BE RATED FOR THE SHORT CIRCUIT INTERRUPTING CAPACITY INDICATED AND SERIES COMBINATION RATINGS MUST BE UL RECOGNIZED. APPROVED MANUFACTURERS ARE EATON-CUTLER HAMMER, ABB-GENERAL ELECTRIC, SIEMENS, AND SQUARE D.

2.02 DISCONNECT SWITCHES

A. FUSIBLE OR NON-FUSIBLE QUICK-MAKE, QUICK-BREAK, LOAD INTERRUPTER ENCLOSED KNIFE SWITCH WITH EXTERNALLY OPERABLE HANDLE INTERLOCKED TO PREVENT OPENING FRONT COVER WITH SWITCH IN "ON" POSITION. APPROVED MANUFACTURERS ARE EATON CUTLER HAMMER, ABB-GENERAL ELECTRIC, SIEMENS, AND SQUARE D.

2.03 FUSES

A. FUSES RATED ABOVE 600 AMPS SHALL BE UL CLASS L EQUAL TO BUSSMAN LOW-PEAK KRP-C. FUSES RATED AT 600 AMPS AND BELOW SHALL BE UL CLASS RK1 EQUAL TO BUSSMAN LOW-PEAK LPN-RK (250 VOLT) OR LPS-RK (600 VOLT).

PART 3 EXECUTION

3.01 GENERAL

A. MAINTAIN CODE REQUIRED WORKING CLEARANCES AROUND ALL ELECTRICAL EQUIPMENT. COORDINATE INSTALLATION WITH ARCHITECTURAL FEATURES, PIPING LOCATIONS, AND DUCTWORK.

B. ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS, PANELBOARDS, DISCONNECTS, ENCLOSED CIRCUIT BREAKERS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS, THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC HAZARDS PER NEC 110.16. THE MARKING SHALL BE LOCATED AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.

3.02 PANELBOARDS

A. INSTALL NEW PANELBOARDS AS INDICATED.

B. ALL PANELS SHALL HAVE ENGRAVED PLASTIC LABELS AND TYPEWRITTEN DIRECTORIES. DIRECTORIES SHALL DESCRIBE LOAD FOR EACH BRANCH CIRCUIT.

3.03 DEMOLITION

A. REMOVE AND DISPOSE OF EQUIPMENT, CONDUIT, WIRE, DEVICES, LIGHTING FIXTURES, AND OTHER EQUIPMENT AS INDICATED OR REQUIRED DUE TO ARCHITECTURAL MODIFICATIONS.

SECTION 16500 LIGHTING

PART 1 GENERAL

1.01 SUBMITTALS

A. LIGHTING FIXTURES

PART 2 PRODUCTS

2.01 GENERAL

A. PROVIDE LIGHTING FIXTURES AS SPECIFIED ON LIGHTING FIXTURE SCHEDULE OF SIZES, TYPES, RATINGS, AND WITH FEATURES INDICATED. SUBSTITUTIONS SHALL BE EQUAL IN PERFORMANCE AND APPEARANCE TO FIXTURES LISTED.

B. SUBSTITUTE LIGHTING FIXTURES SHALL NOT INCREASE TOTAL LIGHTING LOAD IN WATTS.

C. FIXTURES SHALL BE COMPLETE WITH LAMPS, DRIVERS AND ALL PARTS, HARDWARE, AND ACCESSORIES FOR INSTALLATION AND PROPER OPERATION.

2.02 LIGHT EMITTING DIODE (LED) LAMPS:

A. LUMEN OUTPUT ASSOCIATED WITH LED LIGHT FIXTURES SHALL BE MEASURED BY IESNA STANDARD LM-79-08 IN AN ACCREDITED LAB. EXACT TESTED LUMEN OUTPUT SHALL BE CLEARLY NOTED ON SUBMITTALS.

B. INDIVIDUAL LEDS SHALL BE CONNECTED SUCH THAT CATASTROPHIC LOSS OR THE FAILURE OF ONE LED WILL NOT RESULT IN THE LOSS OF LIGHT FROM THE ENTIRE LUMINAIRE.

C. LUMINAIRES SHALL MAINTAIN 70% LUMEN OUTPUT(L70) FOR A MINIMUM OF 50,000 HOURS.

E. LUMINAIRES SHALL NOT DEPRECIATE MORE THAN 20% AFTER 10,000 HOURS OF USE.

2.03 DIMMING DRIVERS:

A. LED DIMMER DRIVERS SHALL BE COMPATIBLE WITH ASSOCIATED LIGHT FIXTURE DIMMING TYPE(I.E. 0-10V, ELV, MLV, ETC)OR WITH DIMMING CONTROLS WHERE DIMMING IS INDICATED ON THE PLANS INCLUDING LIGHTING CONTROL PANELS.

B. CONTINUOUS DIMMING DRIVERS: LED LUMINAIRES SHALL DIM TO (10%, 1%, OR 0.1%) AS SPECIFIED IN THE LUMINAIRE SCHEDULE ON THE PLANS WITHOUT VISIBLE FLICKER OR 'POPCORN EFFECT'. 'POPCORN EFFECT' IS DEFINED AS THE LUMINAIRE BEING ON A PRE-SET DIMMED LEVEL (LESS THAN 100%), AND GOING TO 100% PRIOR TO RETURNING TO THE PRE-SET LEVEL WHEN POWER IS RETURNED TO THE LUMINAIRE. CONTINUOUS DIMMING DRIVERS SHALL USE 0-10V CONTROL.

2.03 EMERGENCY LIGHTING BATTERY UNITS

A. MINIMUM 1500 LUMENS FOR 90 MINUTES WHETHER INTEGRAL OR REMOTE.

PART 3 EXECUTION

3.01 GENERAL

A. INSTALL FIXTURES AS INDICATED ON DRAWINGS. REFER TO REFLECTED CEILING PLAN FOR EXACT LOCATIONS.

END OF ELECTRICAL SPECIFICATIONS

HARPETH
ARCHITECTS
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ANTHONY JOHN [illegible]
106073
STATE OF TENNESSEE
12/12/25

AN OFFICE REMODEL FOR:

TRINITY ACT HOLDINGS, LLC

234 4TH AVE. N.
FRANKLIN, TN 37064

DRAWING RELEASE LOG

REVISIONS:

PARSONS
ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

DATE:
December 12, 2025
JOB NO.
008025
DRAWN BY:
LH
SHEET NO.
E5.0

Project: 25257 Drawing: 25257-E5.0.dwg

906

210 3rd Avenue North: Project Narrative

Prepared for the Franklin Historic Zoning Commission DRC
906 Studio Architects : January 12, 2026

The applicant, Sean R. Aiello, is a lifelong Franklin resident and managing partner of the local law firm Schell & Oglesby, LLC. His family, the Hendersons, have produced a continuing line of practicing lawyers servicing Franklin and the surrounding area since the 1870s. Beginning with prior Tennessee Supreme Court Judge John Hughes Henderson, notable practitioners have included Judge John Henderson, Captain Tom Henderson, and Public Defender John Henderson who have all practiced off the Square. Sean envisions a return of downtown practice in a historic location to preserve both the history of the building and his family's legacy in the greater Franklin legal and civic community.

In consultation with Rick Warwick, this property is believed to be built in 1890 and lived in by the Lunn family including the daughters of City Policeman Joe Lunn (who may have built the house), Louise and Lottie.

We are proposing the full renovation of a significantly deteriorated structure at 210 3rd Ave North which formerly housed a dentist office. The new use will be similar to the previous personal services use – a law office – and is currently approved by the city.

Site: While guidelines recommend a lot coverage of 35%, the existing structures exceed that number with a current coverage of 38.16%. We propose a small addition that will be near entirely obscured from 3rd Ave by an existing fence. While we understand that this proposed addition will increase lot coverage to 44.38%, it will still be below limits established by OR zoning requirements. More importantly it will ultimately create greater cohesion among the entirety of the property by tying together the main structure and accessory structure while also repairing and replacing existing disjointed additions of poor construction, while also adding space to allow the structure to serve its proposed new use.

Overall: We have engaged a structural engineer to study the structure and recommend any necessary fixes to provide long-term stability. We will fully replace the existing roof with in-kind material and overall repair the entirety of the building to bring it up to current code requirements and construction standards.

Exterior work: the original wood siding was covered by asbestos-containing siding at some point in the past. We propose to remove the existing asbestos – containing siding, review the wood siding below and repair it to the extent it is possible or repair/replace in kind. We will also repair all building trim in-kind.

We propose removing the existing front porch and replacing with a new standing seam metal roof at a lower slope to reveal existing trim and detailing that matches the remainder of the dwelling.

We also intend to add a low slope accessible ramp to the front of the dwelling to provide ADA access. This ramp will feature a low stone planter wall to reflect the character of the existing monument sign.

We propose demolition of the non-contributing accessory structure and constructing a new accessory structure in its place connected to the primary structure with an outdoor covered walkway.

As best we can tell only a few of the existing windows are original. We propose to keep those, repairing as necessary, while installing new windows where original windows are no longer present with a specification to match historic profiles and detailing. We will include a specification with the COA submittal.

906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

FRANKLIN LEGAL, LLC
210 3rd Ave N.

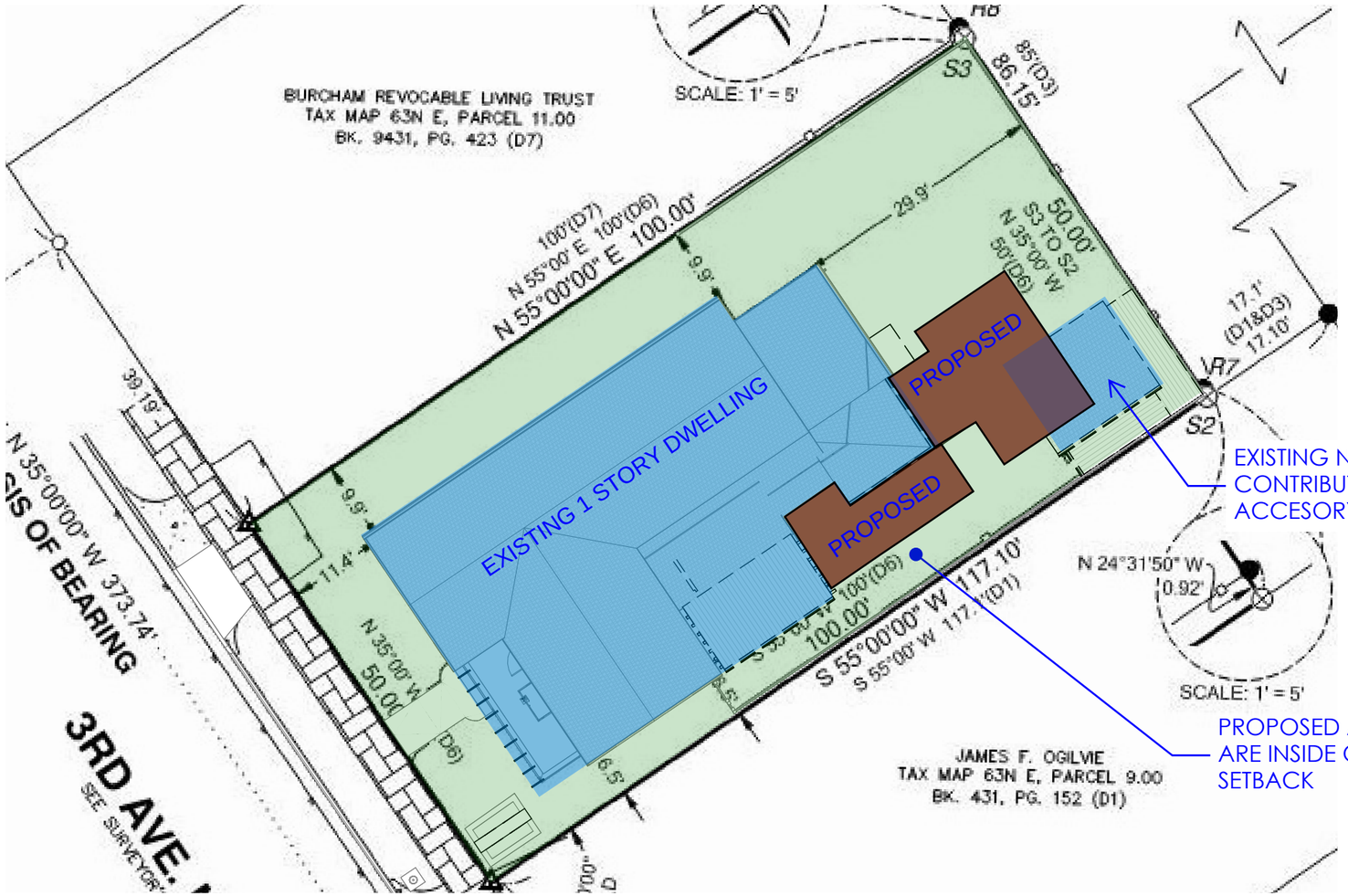
210 3rd Ave N Franklin, TN 37064, USA

01.12.2026

210 3rd Ave N.

SITE PLAN

FRANKLIN LEGAL, LLC



LOT COVERAGE

LOT SIZE	5,005 S.F.
EXISTING	1,785 S.F.
EXISTING	125 S.F.
	1,910 S.F.
EXISTING PERCENT LOT COVERAGE	38.16 %
PROPOSED	436 S.F.
EXISTING & DEMO	1,785 S.F
	2,221 S.F.
PROPOSED PERCENT LOT COVERAGE	44.38 %

SITE PLAN

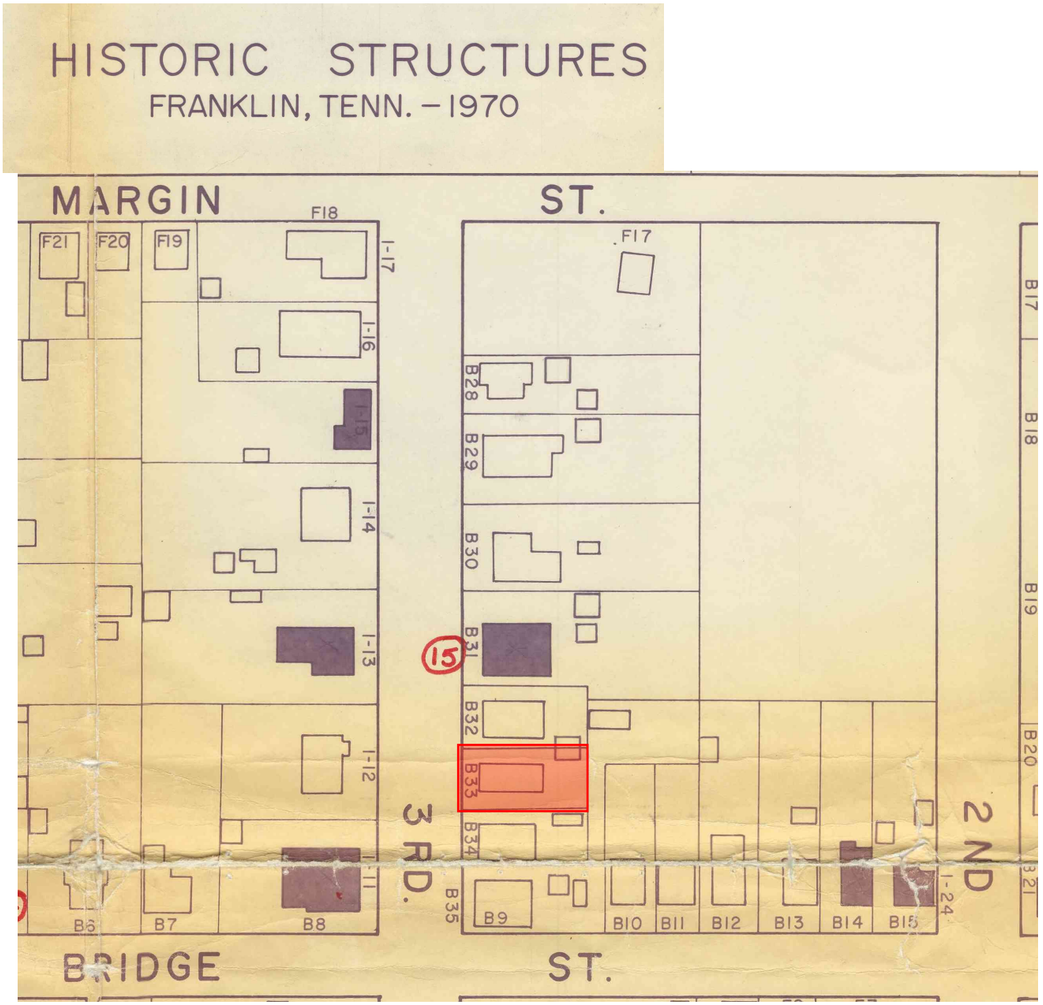
1/16" = 1'-0"

0' 8' 16' 32'









National Register Listed
December 17, 2019
RS72001254

250. **210 Third Avenue North – Contributing**
This is a ca. 1890 frame gabled-ell dwelling with an asphalt-shingle roof, stone foundation, and exterior of asbestos siding. On the main façade is a partial-width continuous shed-roof porch with a wood floor, plain-square wood columns with brackets, and wood railing. Windows are original one-over-one wood sash. The main entrance has a single-light glass and wood paneled door with single-light transom. At the gable eaves are gable returns and brackets.

Based on the age of the building and it not appearing on the National Register listing, it seems clear this is a non-contributing piece to the overall historic character of the property and primary structure. As such we would like to request approval of a demolition permit to remove it from the rear of the property.

PROPOSED DEMO OF NON-CONTRIBUTING ACCESSORY STRUCTURE

EXISTING CONDITIONS

FRANKLIN LEGAL, LLC



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

PAST ROOF MODIFICATION COVERED ORIGINAL CORBELS - PROPOSED TO BE REBUILT IN KIND TO ORIGINAL



EXISTING 3RD STREET VIEW



PORCH PRECEDENT FROM 131 3RD AVE



EXISTING WEST ELEVATION

0' 4' 8' 16'



PROPOSED WEST ELEVATION

0' 4' 8' 16'



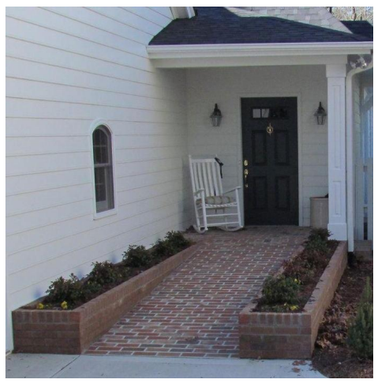


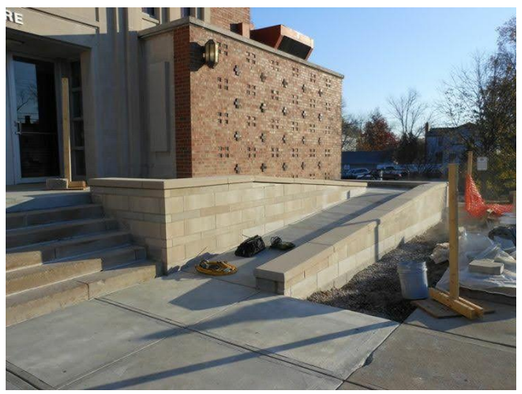
EXISTING PORCH ROOF CONDITION





RESTORATION MATERIALS



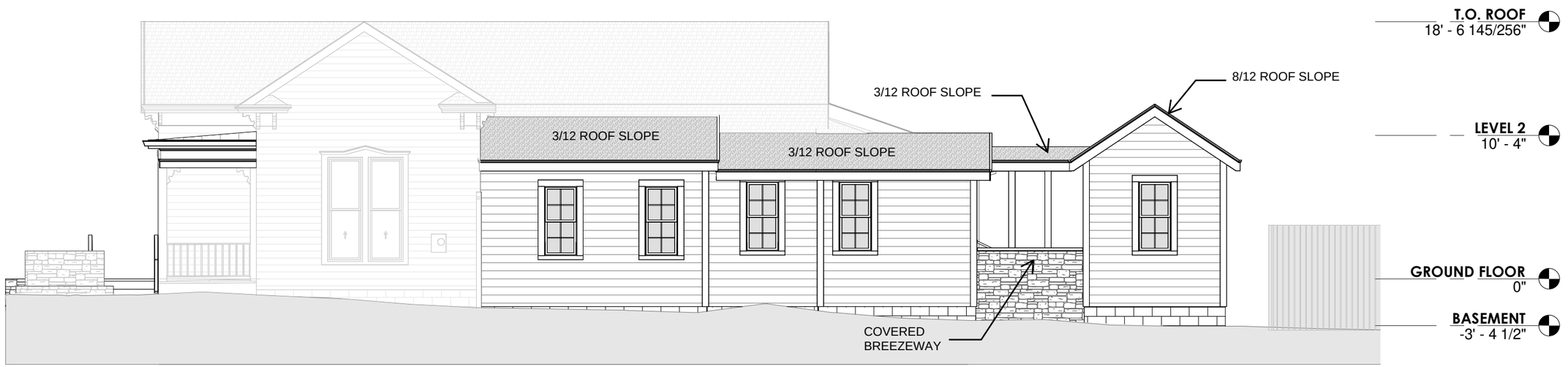


LOW SLOPE RAMP PRECEDENTS

210 3rd Ave N.

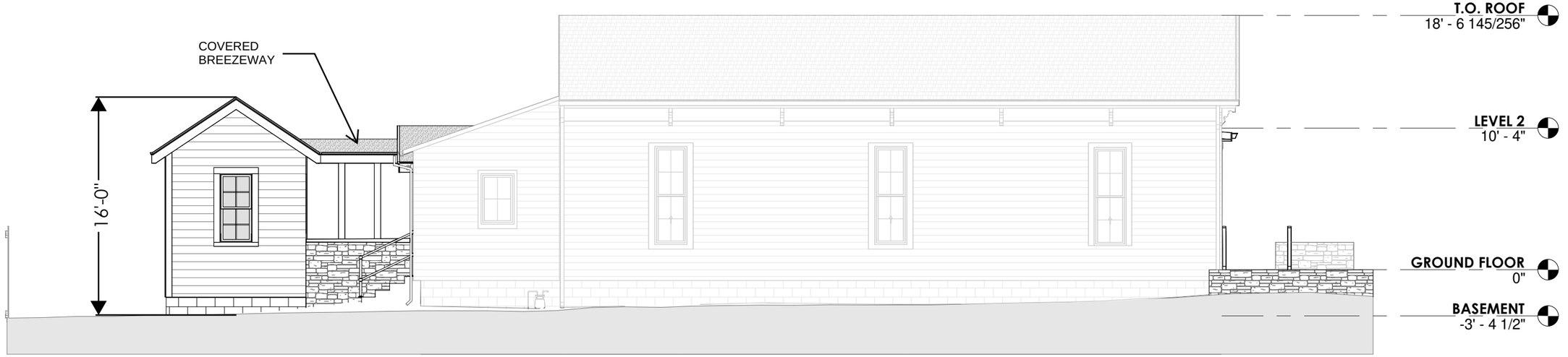
PROPOSED ELEVATIONS

FRANKLIN LEGAL, LLC



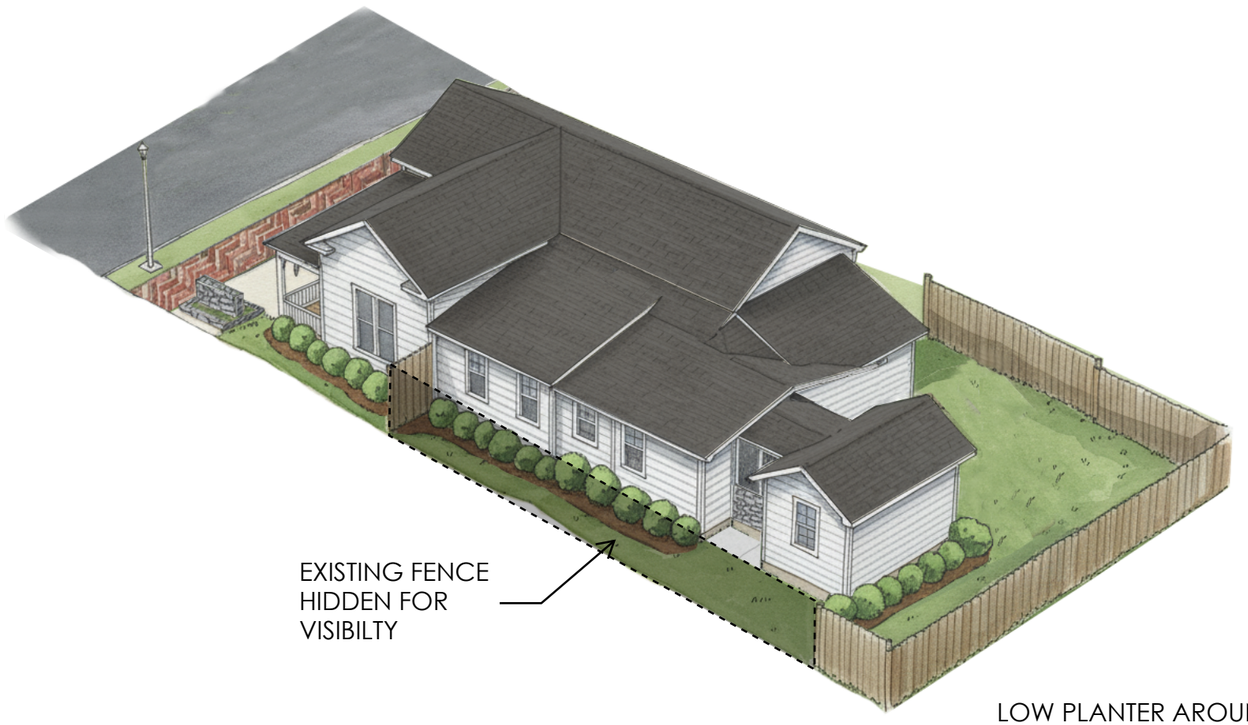
PROPOSED SOUTH ELEVATION

0' 4' 8' 16'

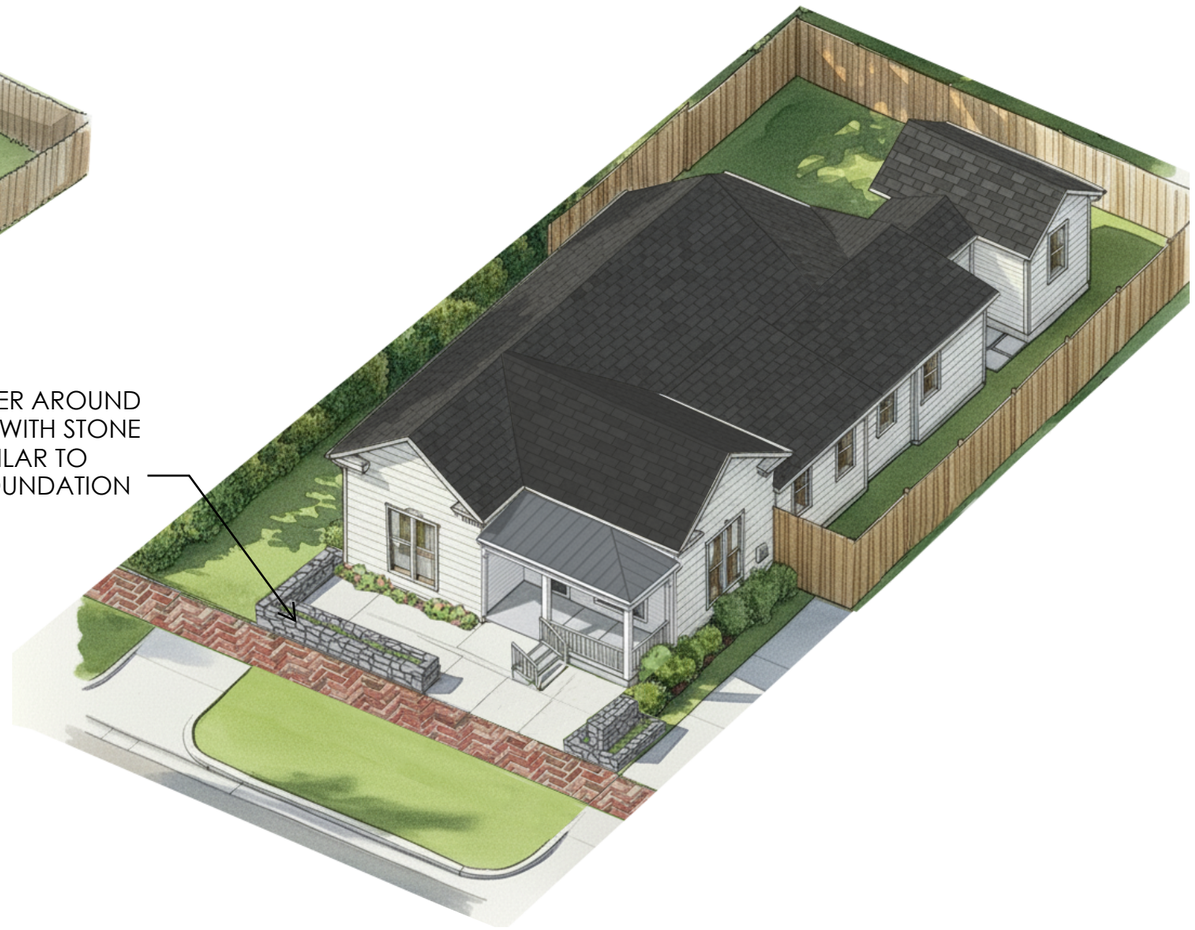


PROPOSED NORTH ELEVATION

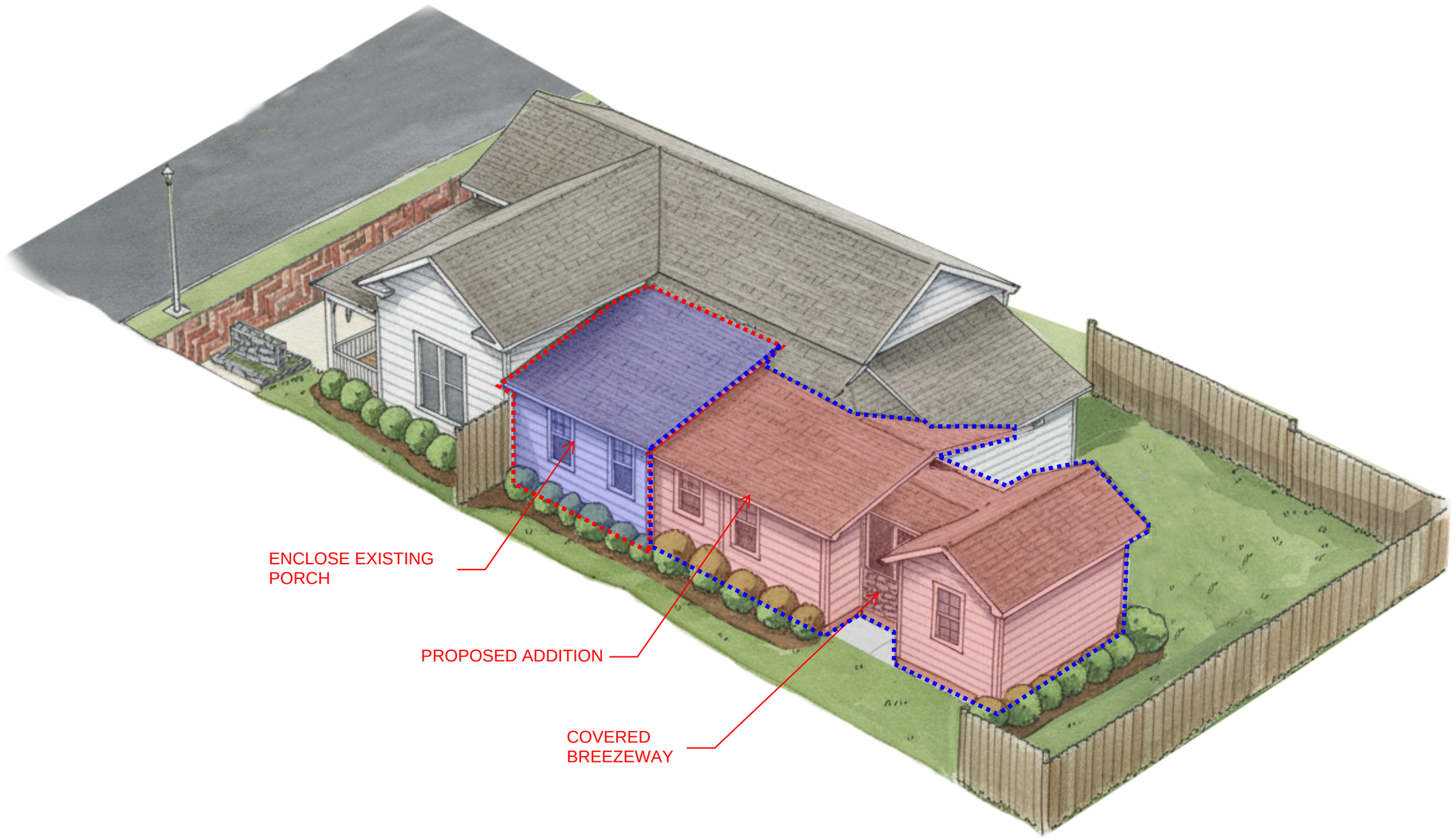
0' 4' 8' 16'



EXISTING FENCE
HIDDEN FOR
VISIBILTY



LOW PLANTER AROUND
NEW RAMP WITH STONE
VENEER SIMILAR TO
EXISTING FOUNDATION


ENCLOSE EXISTING
PORCH
PROPOSED ADDITION
COVERED
BREEZEWAY



EXISTING ACCESSORY STRUCTURE (CIRCA 1990)



EXISTING ACCESSORY STRUCTURE (CIRCA 1990)



EXISTING REAR YARD



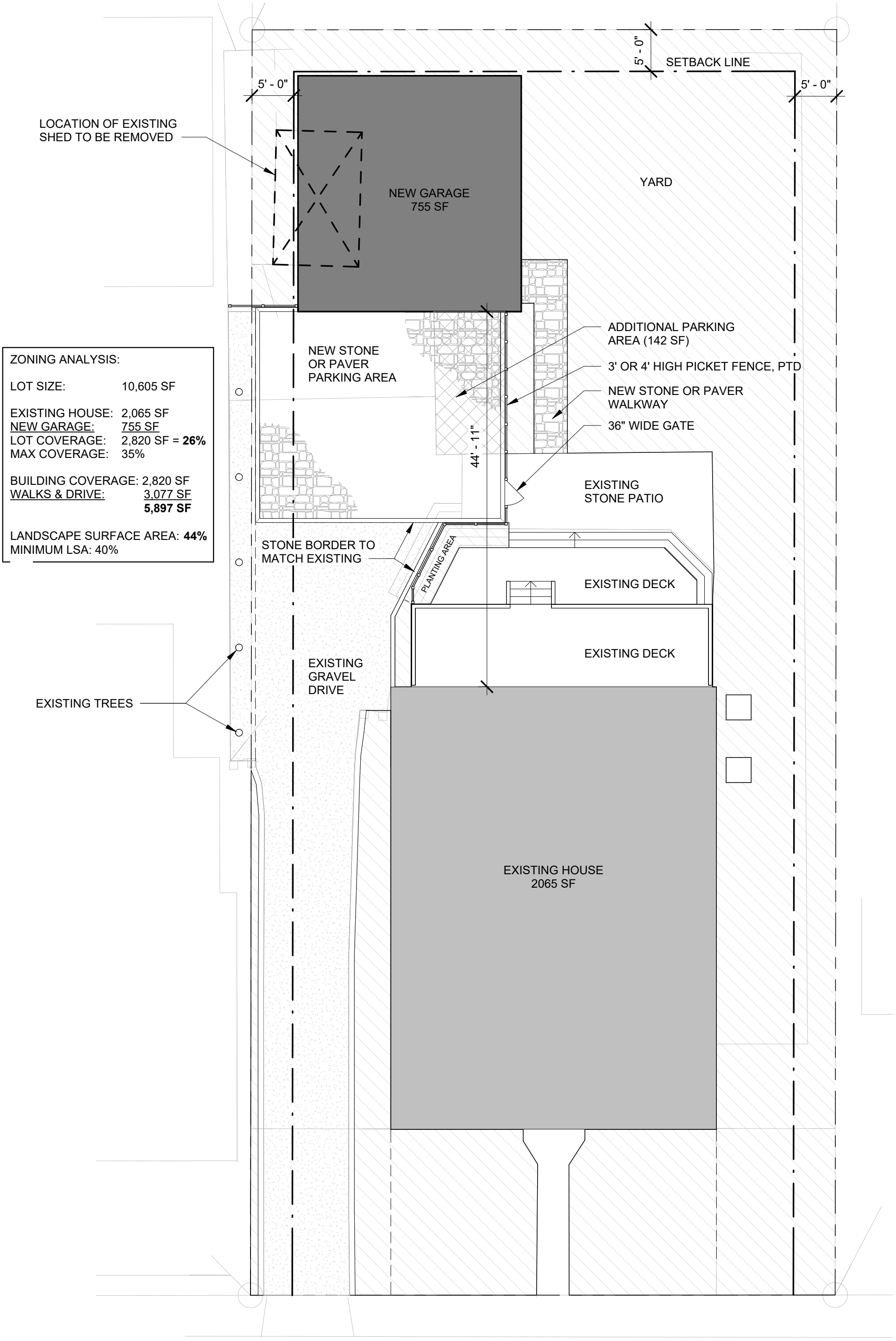
EXISTING REAR YARD



MAIN HOUSE



VIEW FROM 5TH AVE S



ZONING ANALYSIS:

LOT SIZE: 10,605 SF

EXISTING HOUSE: 2,065 SF
NEW GARAGE: 755 SF
LOT COVERAGE: 2,820 SF = **26%**
MAX COVERAGE: 35%

BUILDING COVERAGE: 2,820 SF
WALKS & DRIVE: 3,077 SF
5,897 SF

LANDSCAPE SURFACE AREA: **44%**
MINIMUM LSA: 40%

CHISEL workshop

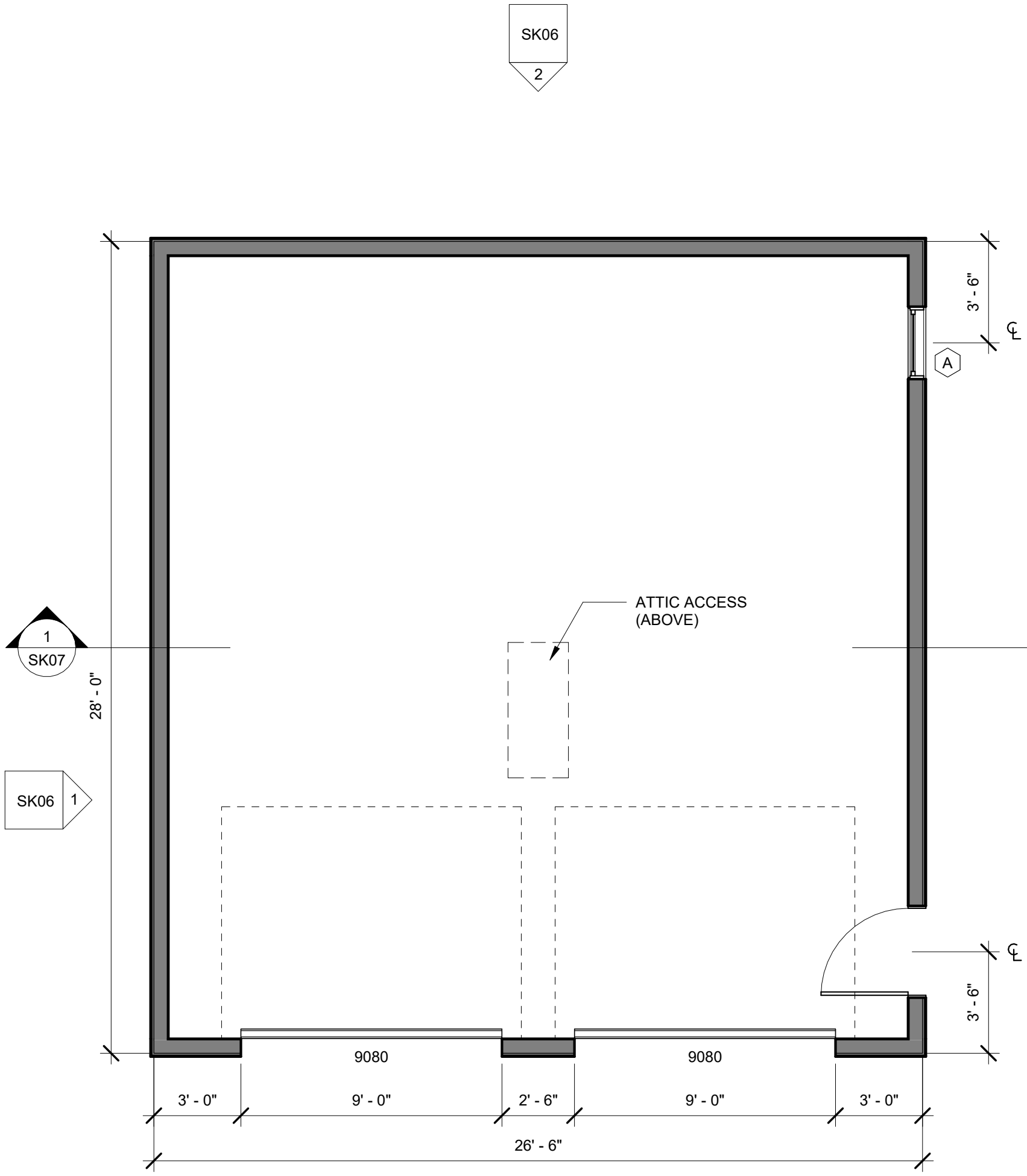
217 5TH AVE S | GARAGE

SK01

SITE PLAN

SCALE: 3/32" = 1'-0"

2026.01.12



CHISEL workshop

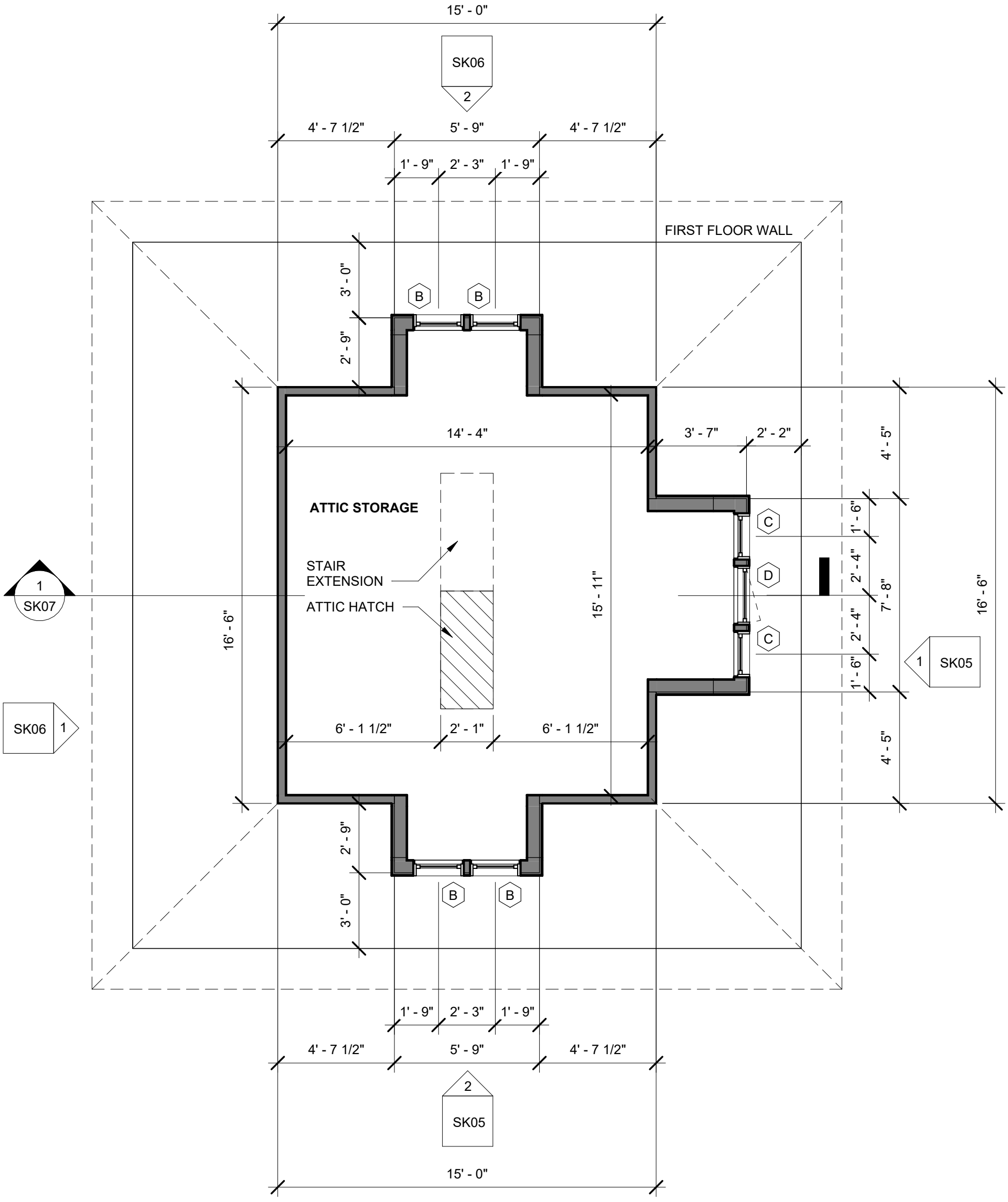
217 5TH AVE S | GARAGE

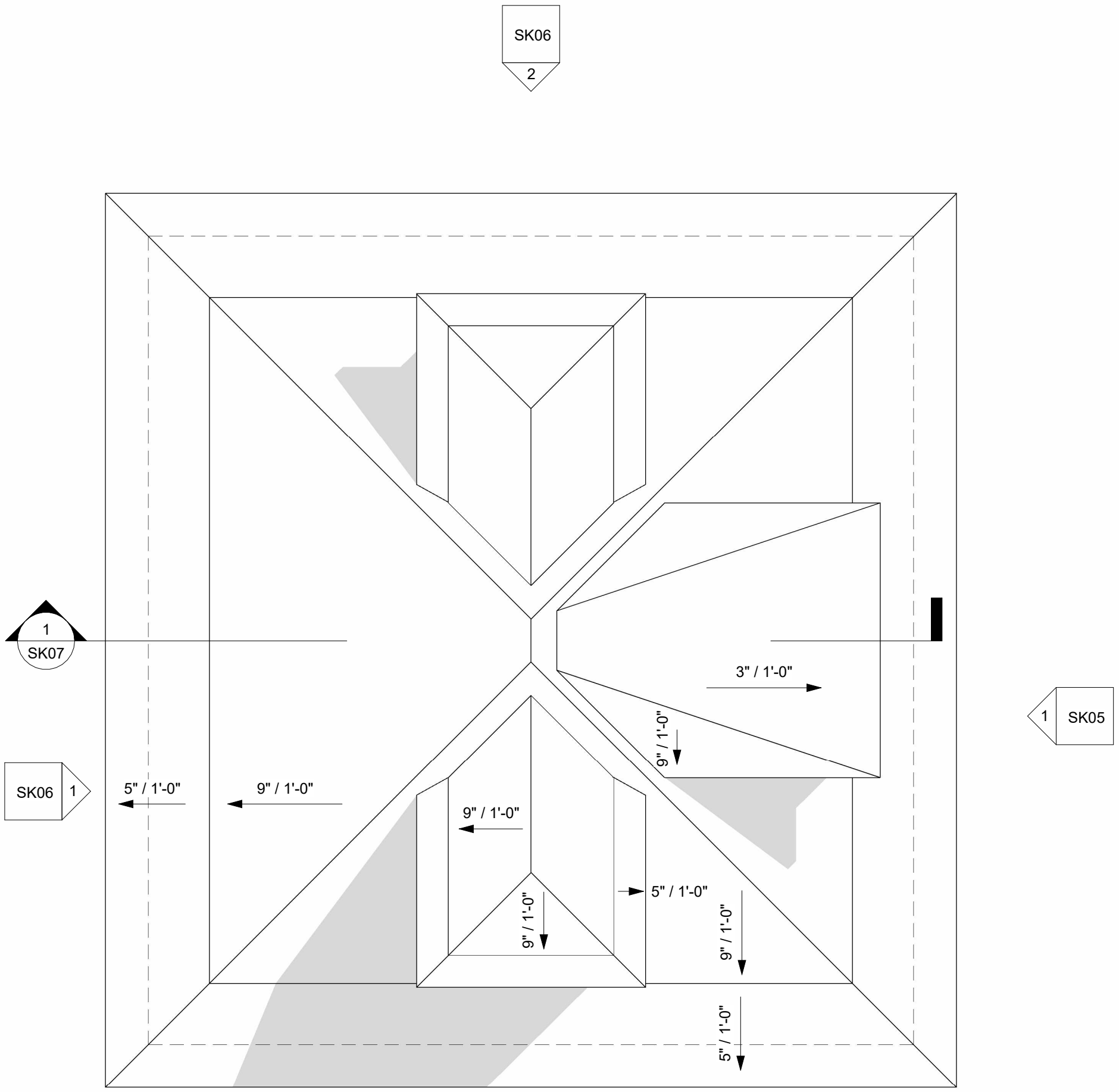
SK02

FIRST FLOOR PLAN

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

2026.01.12


15' - 0"
SK06
2
4' - 7 1/2"
5' - 9"
4' - 7 1/2"
1' - 9"
2' - 3"
1' - 9"
FIRST FLOOR WALL
3' - 0"
2' - 9"
B
B
14' - 4"
3' - 7"
2' - 2"
4' - 5"
ATTIC STORAGE
STAIR
EXTENSION
ATTIC HATCH
C
D
C
1' - 6"
2' - 4"
7' - 8"
2' - 4"
1' - 6"
16' - 6"
15' - 11"
16' - 6"
1
SK07
1
SK05
SK06
1
6' - 1 1/2"
2' - 1"
6' - 1 1/2"
4' - 5"
2' - 9"
3' - 0"
B
B
1' - 9"
2' - 3"
1' - 9"
4' - 7 1/2"
5' - 9"
4' - 7 1/2"
2
SK05
15' - 0"



CHISEL workshop

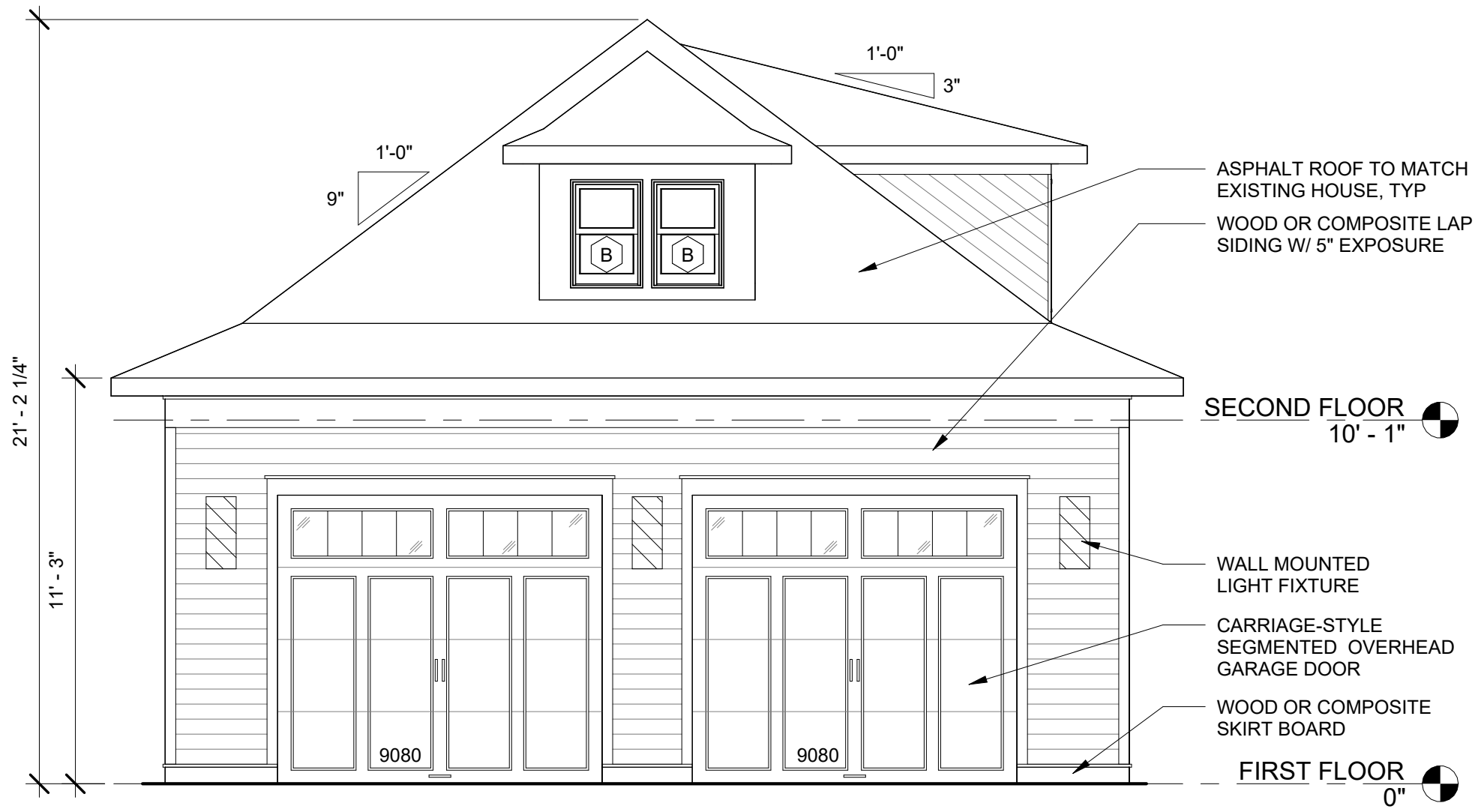
217 5TH AVE S | GARAGE

SK04

ROOF PLAN

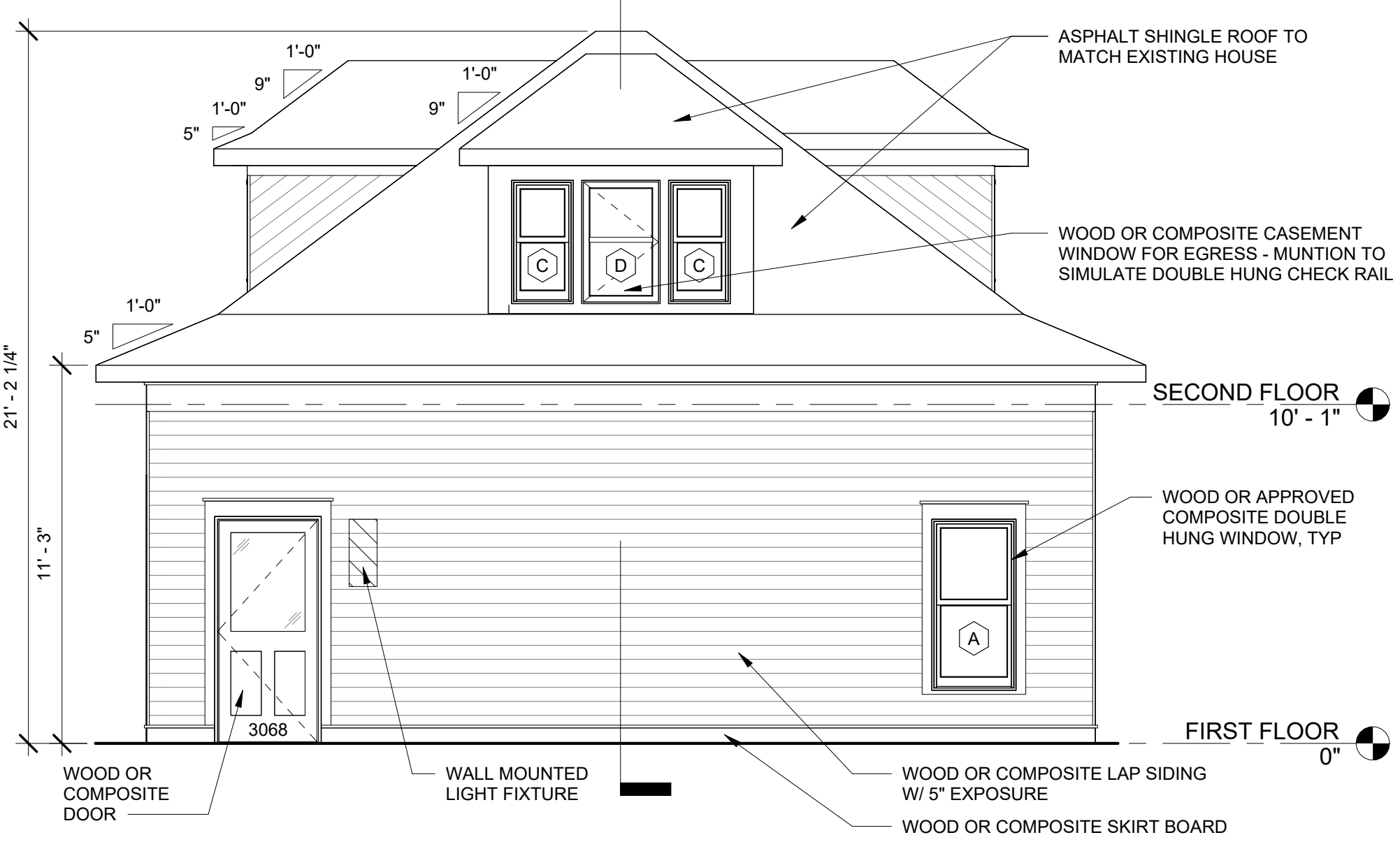
SCALE: 1/4" = 1'-0"

2026.01.12



2 EXTERIOR ELEV // FRONT

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	5' - 1"	1' - 7"	
B	2' - 0"	3' - 0"	3' - 8"	
C	1' - 10"	3' - 8"	3' - 0"	
D	2' - 4"	3' - 8"	3' - 0"	EGRESS



1 EXTERIOR ELEV // RIGHT SIDE

CHISEL workshop

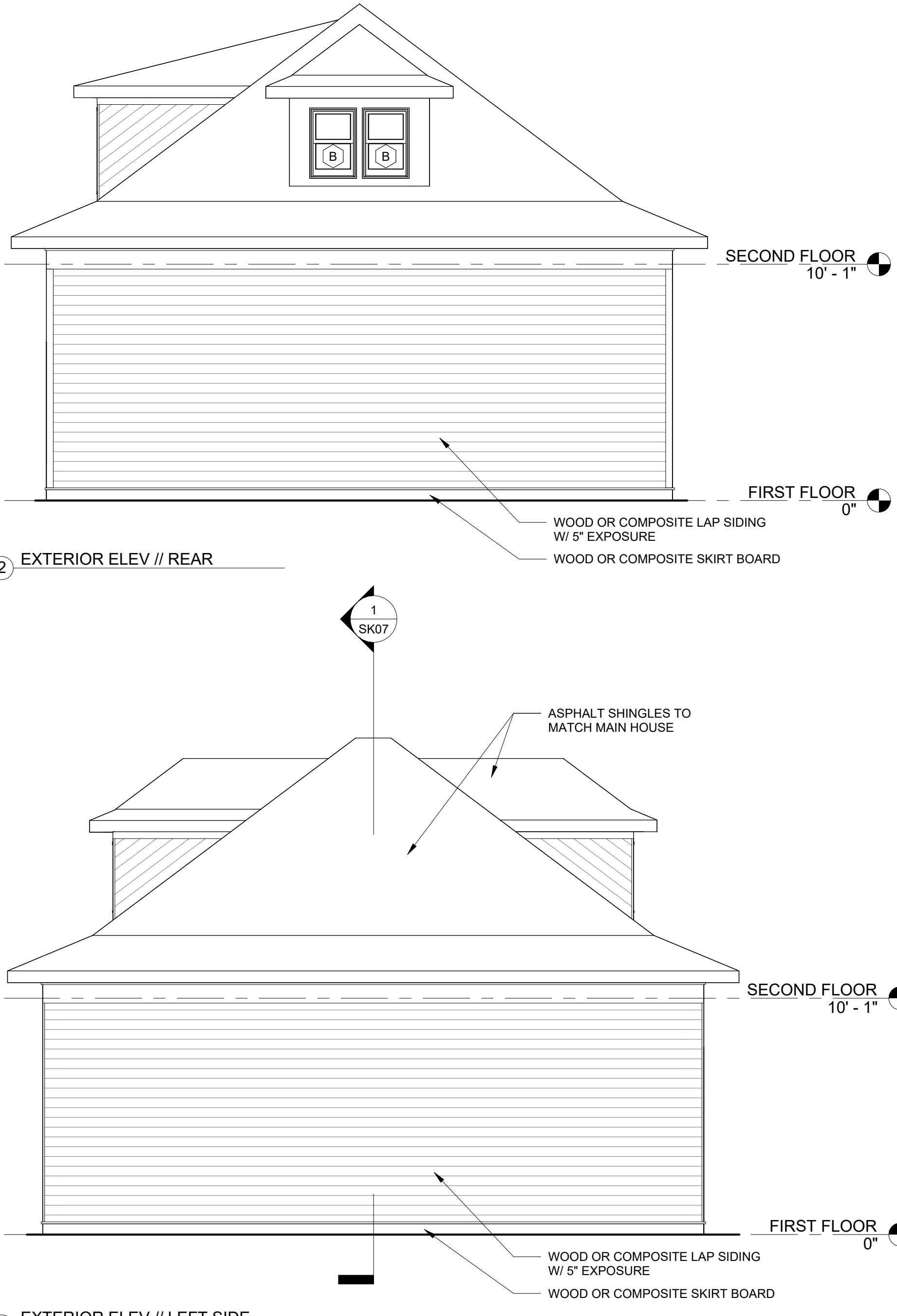
217 5TH AVE S | GARAGE

SK05

BUILDING ELEVATIONS

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

2026.01.12



CHISEL workshop

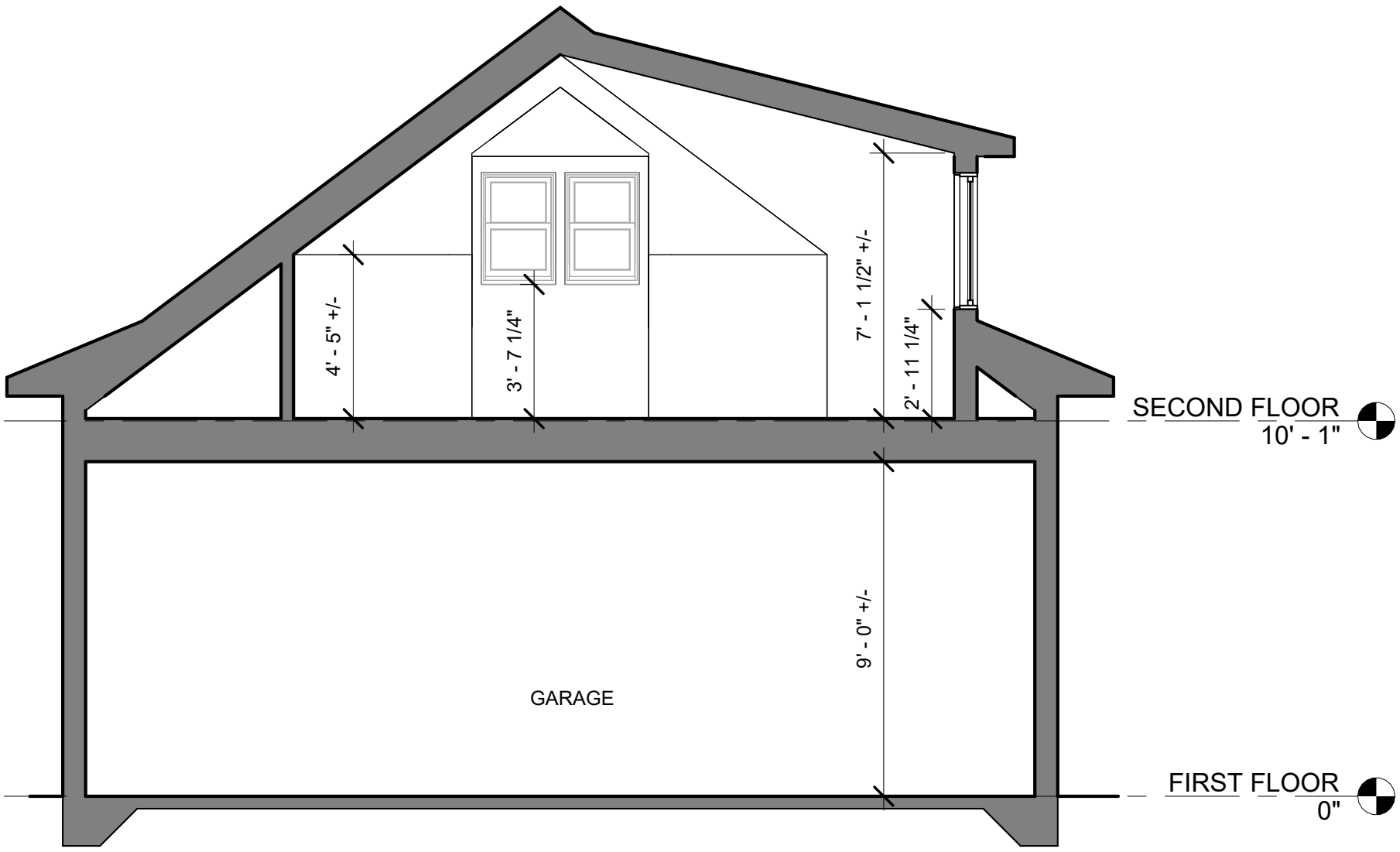
217 5TH AVE S | GARAGE

SK06

BUILDING ELEVATIONS

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

2026.01.12



CHISEL workshop

217 5TH AVE S | GARAGE

SK07

BUILDING SECTION

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

2026.01.08



CONCEPTUAL 3D | VIEW FROM STREET

CHISEL workshop

217 5TH AVE S | GARAGE

SK08

CONCEPTUAL 3D VIEW

SCALE:

2026.01.12

HISTORIC DISTRICT LEGEND:

- ADAMS STREET
- EVERBRIGHT AVE
- LEWISBURG AVE
- LOCAL LANDMARKS



1120 ADAMS ST
NEW CONSTRUCTION (2019)
5,046 SF BUILT

1303 ADAMS ST.
HISTORIC FOOTPRINT: 2,294 SF
ADDITION APPROVED: 1,253 SF (54.62%)

ADDITIONAL NOTES FROM HZC MEETING:
"NOTED THAT THE RATIO OF THE HOUSE TO THE OVERALL LOT SIZE IS ONLY 10%"

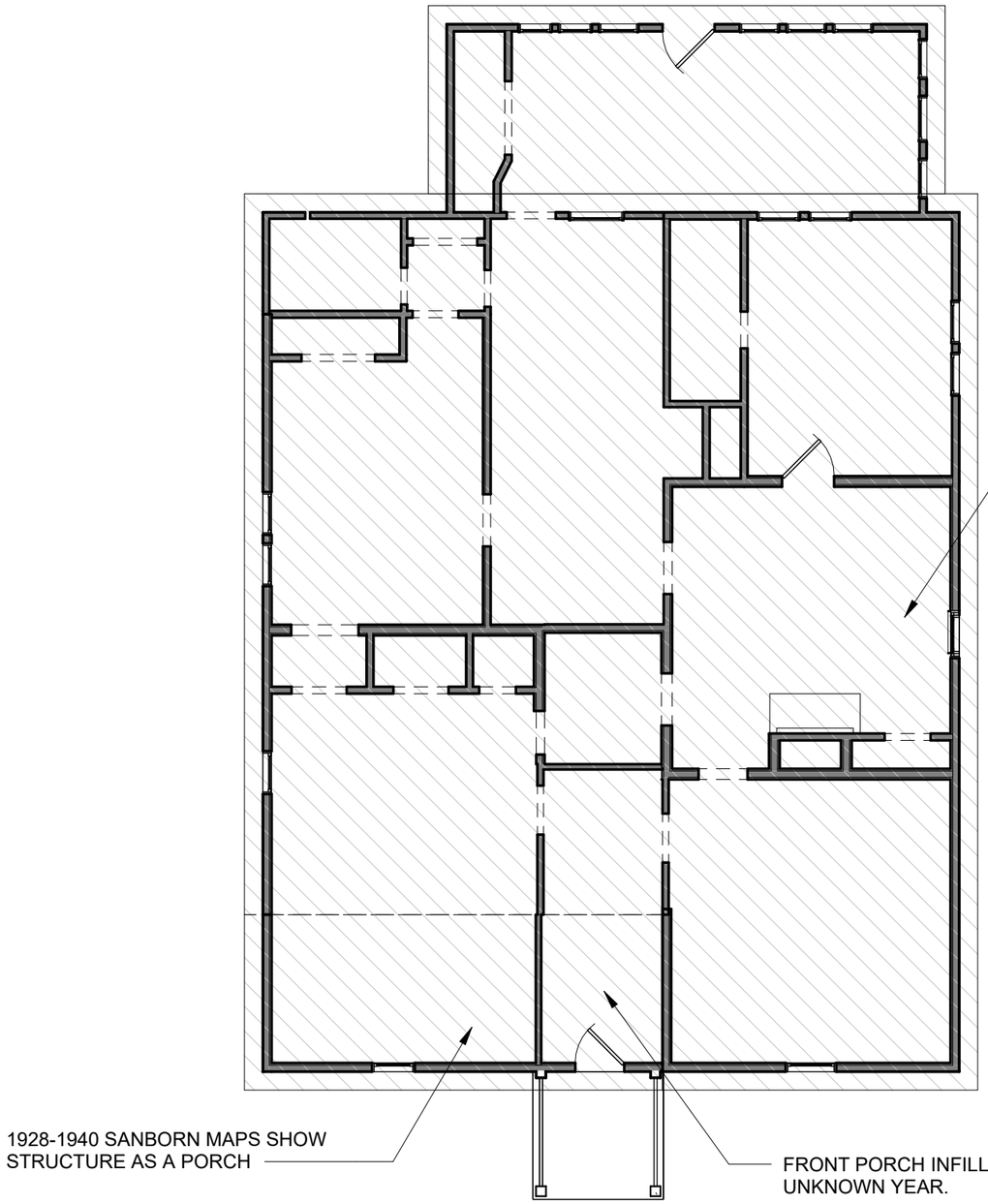
PROJECT SITE:
1309 ADAMS ST

1403 ADAMS ST.
NEW CONSTRUCTION (2022)
5,467 SF BUILT

1405 ADAMS ST.
NEW CONSTRUCTION (2026)
4,913 SF TO BE BUILT

1409 ADAMS ST
NEW CONSTRUCTION (2021)
3,640 SF BUILT

EXIST PRIMARY FOOTPRINT:	1,946 SF
EXIST REAR ADDITION:	288 SF
TOTAL FOOTPRINT:	2,234 SF



CHISEL workshop

1309 ADAMS STREET

SK02

EXISTING PLAN

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

EXISTING EXTERIOR

- VINYL SIDING
- METAL AND VINYL SHUTTERS
- HISTORIC WOOD WINDOWS REMAIN
- EXPOSED RAFTER TAILS AT GABLE
- NEWER AGED ROOF WITH PLYWOOD SUBSTRATE
- CMU AND RUBBLE STONE FOUNDATION WITHOUT MORTAR AND BEARING ON DIRT.
- NEW FRONT DOOR



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

EXISTING FRONT PORCH



A. STUDS AND SHEATHING FROM LATER IN THE 20TH CENTURY.

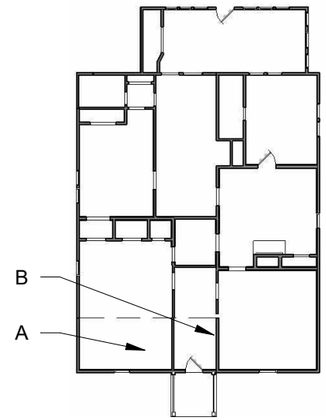


B. EXPOSED RAFTER TAILS FROM FRONT GABLE SEEN INSIDE OF FRONT ROOM CEILING. THIS INDICATES THAT THE PORCH ROOF SLOPE WOULD HAVE BEEN LOWER THAN THESE RAFTER TAILS AND THESE WOULD HAVE BEEN SEEN FROM THE FRONT OF THE HOUSE.

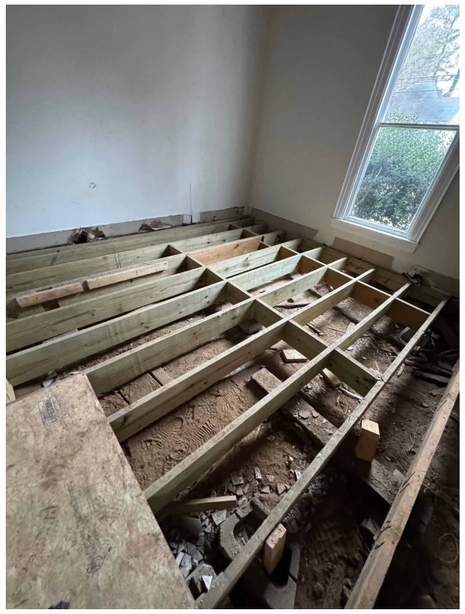
THE FRAMING ELEMENTS THROUGHOUT THE HOUSE VARY IN SIZE AND APPEARANCE. INDICITIVE OF WHEN THE ITEMS WERE MOTIFIED.

INTERIOR CONDITIONS

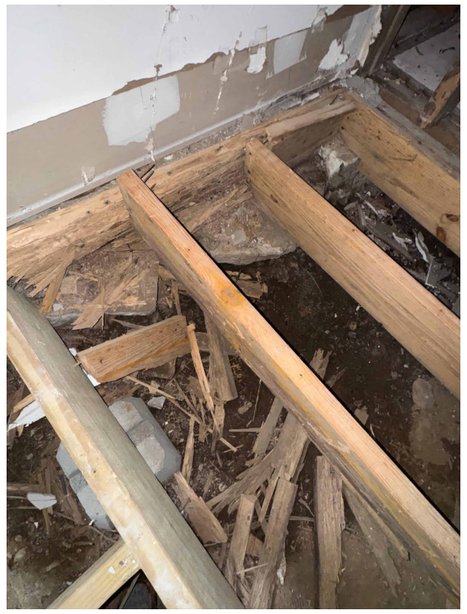
- MUCH OF THE ORIGINAL LATH AND PLASTER WAS REPLACED WITH DRYWALL PRIOR TO OUR EXPLORATION. DRYWALL HAS BEEN REMOVED AT THIS STAGE TO REVEAL STRUCTURE.
- FRAMING AS INDICATED IN THE FOLLOWING PAGES.
- HISTORIC FIREPLACE(S) HAVE BEEN REMOVED.
- HISTORIC FLOORS HAVE EITHER BEEN COMPROMISED BY TERMITES, DAMAGED FROM PREVIOUS FLOOR COVERING REMOVAL, OR SKIMMED WITH SELF-LEVELING CONCRETE.



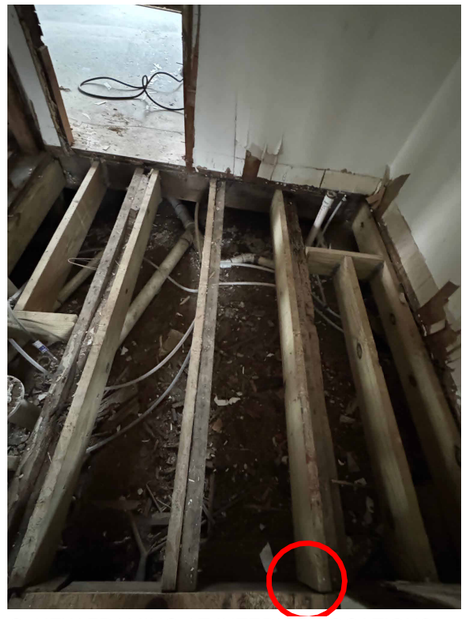
EXISTING FRAMING



A. NEW FRAMING AT LOCATIONS THROUGHOUT. JOISTS ARE NOT LEVEL AND THERE IS DEFLECTION AMONG JOIST. NO HANGERS OR PROPER FASTENERS.



B. HISTORIC RIM BOARD IS DETERIORATED BY TERMITE DAMAGE.



C. NEW FRAMING AT INTERIOR LOCATIONS. SISTERD ALONG JOISTS WITH GAPS AND NO FASTENERS.



D. HISTORIC JOISTS HAVE COLLAPSED INTO CRAWL SPACE DUE TO TERMITE DAMAGE.



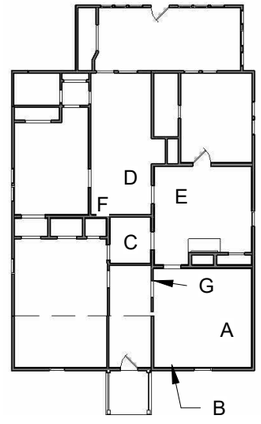
E. CLOSE UP OF TERMITE DAMAGE



F. TERMITE DAMAGE IN BOTH THE FLOOR JOISTS AND VERTICAL FRAMING



G. TERMITE DAMAGE AT APPROX 5' ABOVE FLOOR



CHISEL workshop

1309 ADAMS STREET

SK05

EXISTING PHOTOS & STRUCTURAL ANALYSIS

SCALE: 12" = 1'-0"

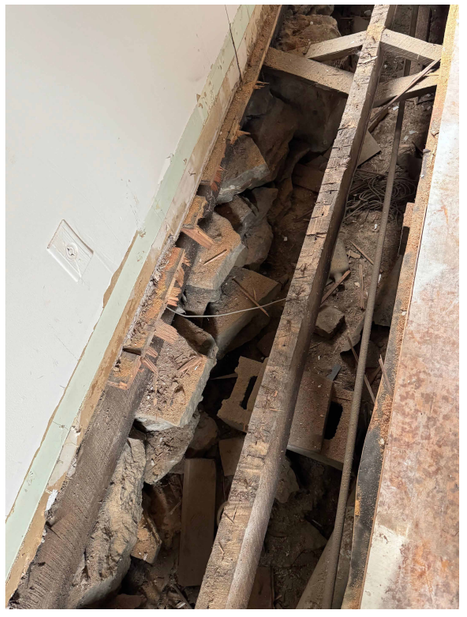
EXISTING FOUNDATION



A. RUBBLE FOUNDATION UNDER FRONT GABLE. BEARING ON DIRT.



B. MIX OF STONE AND CMU, NOT GROUTED. BEARING ON DIRT



C. RUBBLE FOUNDATION UNDER SIDE GABLE. BEARING ON DIRT.



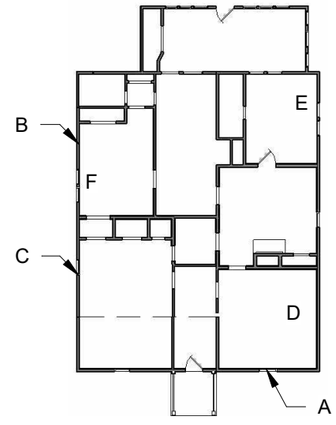
D. CMU SUPPORTS UNDER "NEW" FRAMING. BEARING ON DIRT.



E. DAYLIGHT CAN BE SEEN AT MANY LOCATIONS.



F. CMU FOUNDATION. NOT GROUTED. BEARING ON DIRT.



CHISEL workshop

1309 ADAMS STREET

SK06

EXISTING PHOTOS & STRUCTURAL ANALYSIS

SCALE: 12" = 1'-0"

EXISTING EXTERIOR



A. EXTERIOR FRAMING BOWS



B. EXTERIOR FRAMING BOWS



D. THE SILL IS MISSING FROM THE FRONT WINDOW. THE WALL STUDS AND FOUNDATION IS VISIBLE THROUGH THIS HOLE.

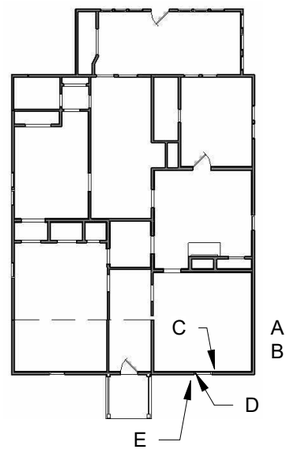


C. WHILE DIFFICULT TO SEE IN PHOTOGRAPHS, THE FRONT GABLE HAS BEEN REPAIRED WITH NEW STUDS AND PLYWOOD SHEATHING BENEATH THE VINYL SIDING. ALSO VISIBLE FROM THIS HOLE SHOWS THE ROOF UNDERLAYMENT TO BE PLYWOOD AND NOT OF HISTORIC MATERIALS.





E. FRONT GABLE SHOWS THREE RAFTER TAILS ON EACH SIDE OF THE GABLE WITH NONE AT THE PEAK. THIS IS INDICATIVE OF A DECORATIVE ELEMENT THAT HAS BEEN REMOVED.
ALL HISTORIC SIDING MATERIAL HAS BEEN PREVIOUSLY REMOVED FROM THE FRONT GALBE FACADE AND REPLACED WITH PLYWOOD AND VINYL SIDING



CHISEL workshop

1309 ADAMS STREET

SK07

EXISTING PHOTOS & STRUCTURAL ANALYSIS

SCALE: 12" = 1'-0"

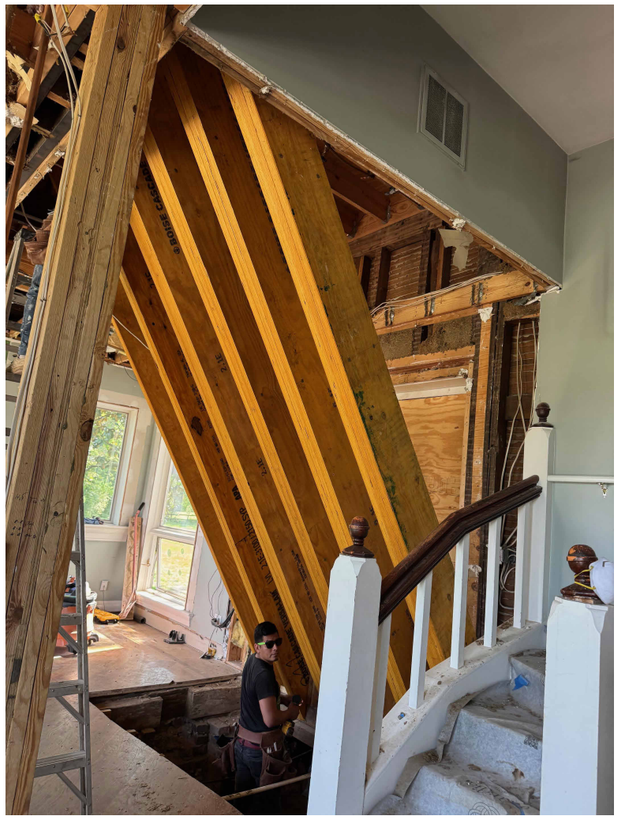
STRUCTURAL SHORING EXAMPLES

WHEN REQUIRED, SHORING IS UTILIZED TO TEMPORARILY SUPPORT AN EXISTING BUILDING STRUCTURE WHILE FOUNDATION AND OTHER STRUCTURAL ELEMENTS ARE REPAIRED (EXAMPLES OF SHORING SHOWN IN PHOTOS 'A' AND 'B').

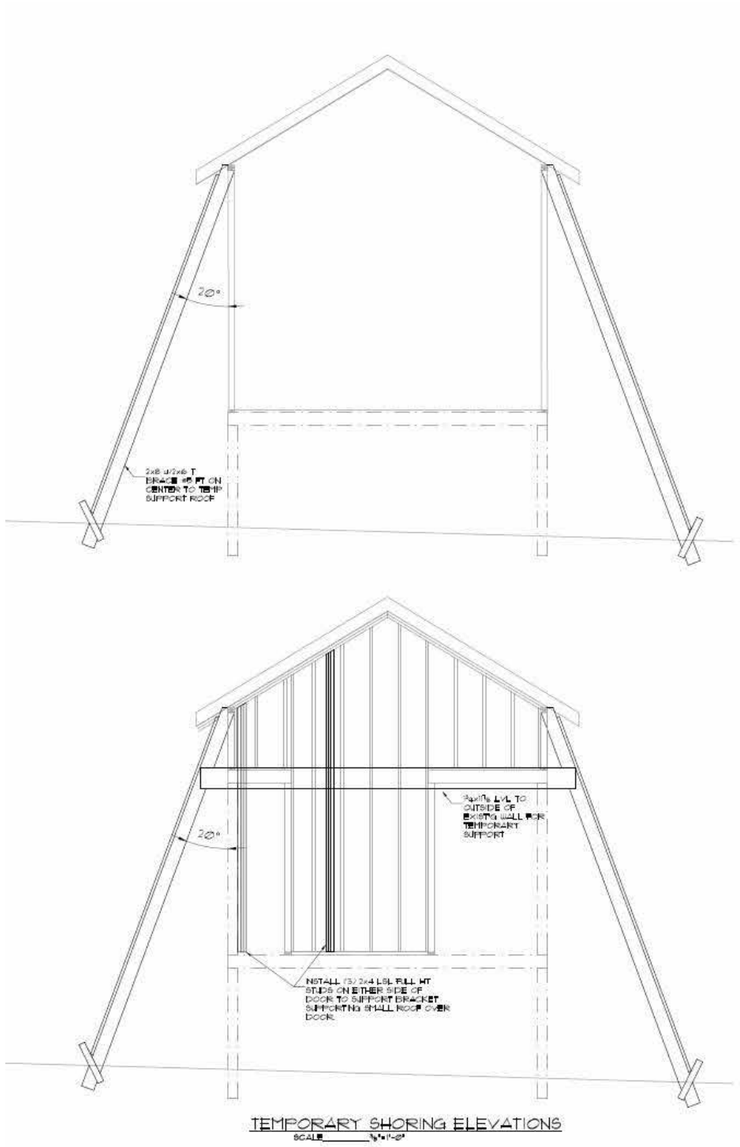
IN THIS INSTANCE, EXTENSIVE SHORING WOULD BE NECESSARY TO STABILIZE THE EXISTING BUILDING AS ALL FLOORING, WALLS, AND ROOF STRUCTURE ARE COMPROMISED. THE OWNER AND DESIGN TEAM ARE WORKING WITH A CONSULTANT TO PREPARE A WRITTEN ESTIMATE FOR THE SHORING.

OTHER STRUCTURAL AND CODE DEFICIENCES:

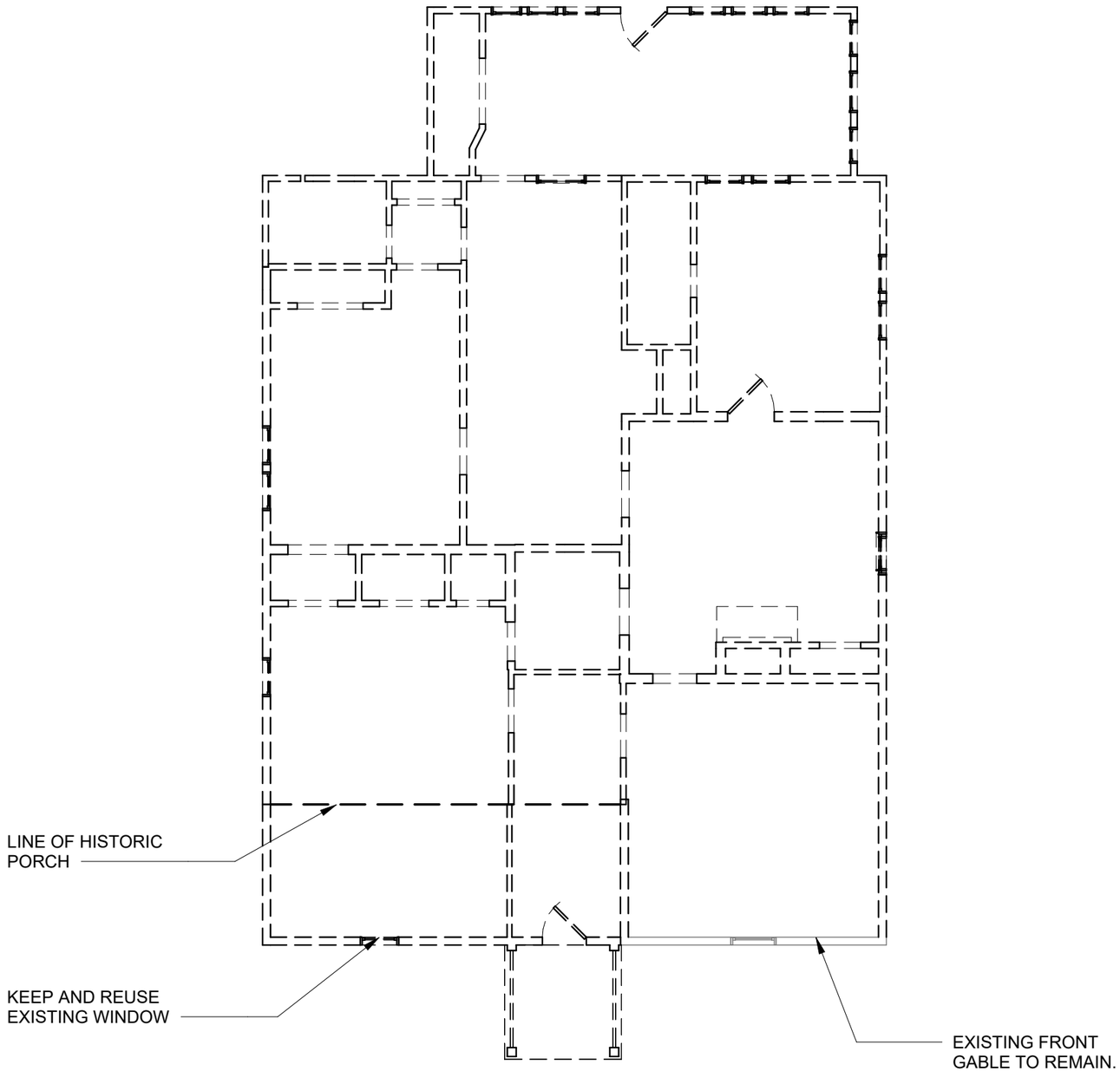
- A CRAWL SPACE WILL NEED TO BE EXCAVATED OR THE ENTIRE FLOOR SYSTEM WILL NEED TO BE RAISED. THE EXISTING FLOOR JOISTS ARE CURRENTLY IN CONTACT WITH THE GROUND AT MULTIPLE LOCATIONS.
- ADDITIONALLY, THE SIDING IS ALSO IN CONTACT WITH THE GROUND.
- THE EXISTING HOME WILL REQUIRE NEW ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS. EXISTING SYSTEMS ARE EITHER NON-FUNCTIONAL, COMPROMISED, OR NON-EXISTANT. IN MANY LOCATIONS, THE INTERIOR WALL FRAMING HAS BEEN STRUCTURALLY COMPROMISED OR REMOVED TO ACCOMMODATE THE PREVIOUS MECHANICAL, ELECTRICAL, AND PLUMBING MODIFICATIONS AND "UPDATES" OVER DECADES.



(A) EXAMPLE OF SHORING HOLDING A SECOND FLOOR STRUCTURE WHILE FOUNDATION REPAIRS ARE BEING MADE.



(B) EXAMPLE OF SHORING DESIGN TO ALLOW FOR NEW FLOOR SYSTEM AND FOUNDATION REPAIRS.



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

CHISEL workshop

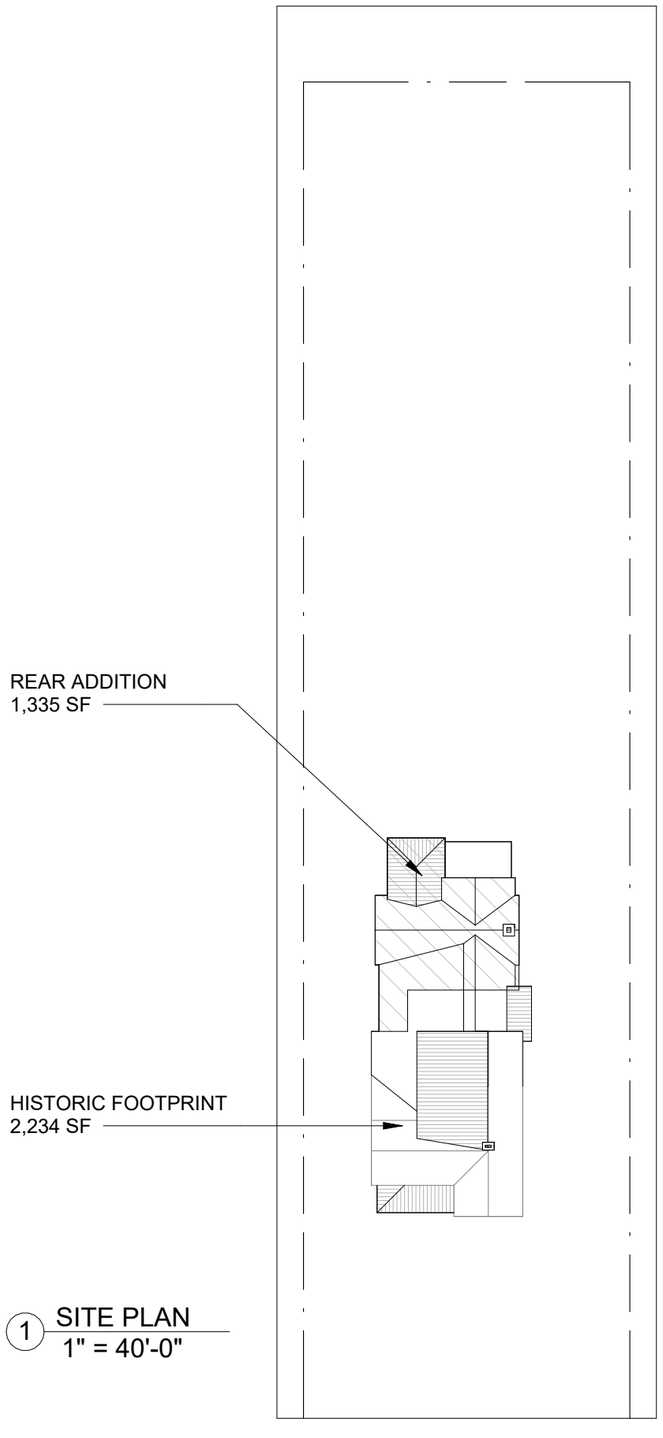
1309 ADAMS STREET

SK09

DEMOLITION PLAN

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

2026.01.12



1 SITE PLAN
1" = 40'-0"

HISTORIC FOOTPRINT:	2,234 SF
ADDITION:	1,335 SF
TOTAL FOOTPRINT:	3,569 SF

NEW ADDITION IS 59.76% OF EXISTING FOOTPRINT

LOT SIZE:	40,234 SF (PER GIS)
BUILDING TO LOT RATIO:	8.8 %

TOTAL LOT COVERAGE (WITH EXISTING OUTBUILDINGS, SIDEWALKS, DRIVE, ETC)
TBD

CHISEL workshop

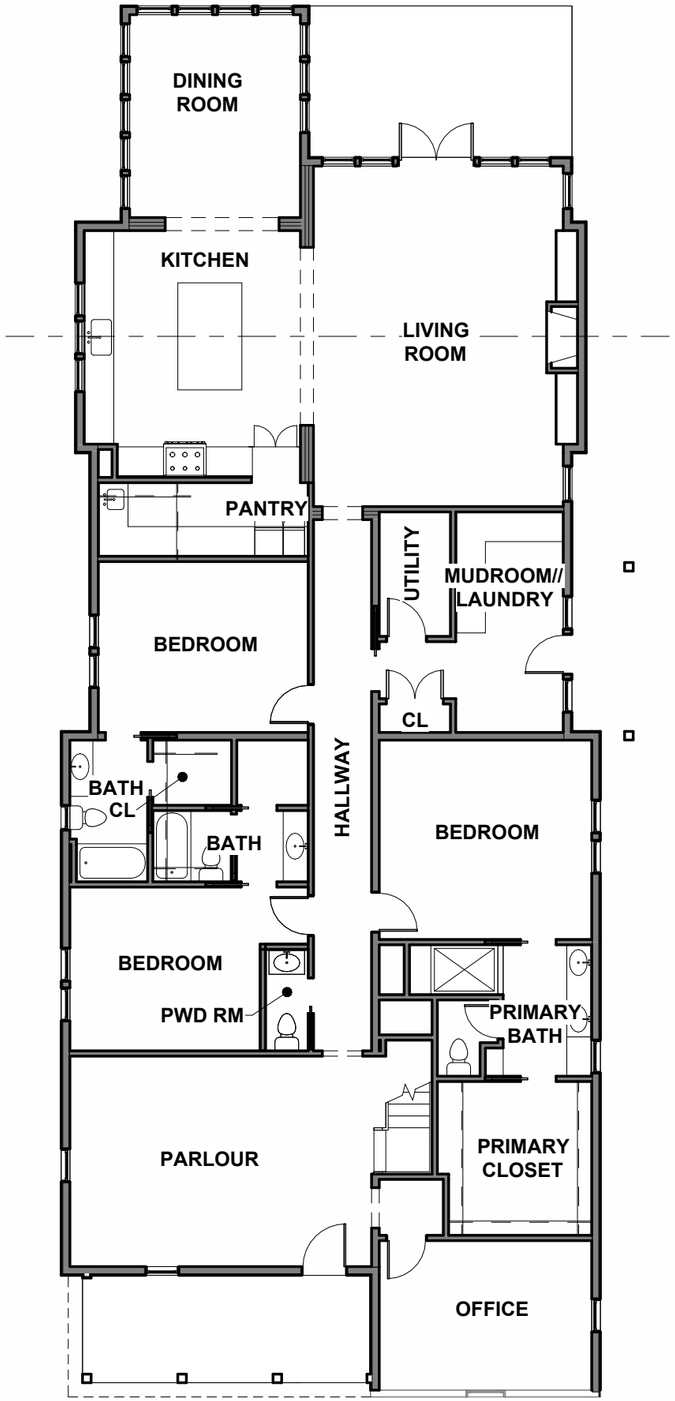
1309 ADAMS STREET

SK10

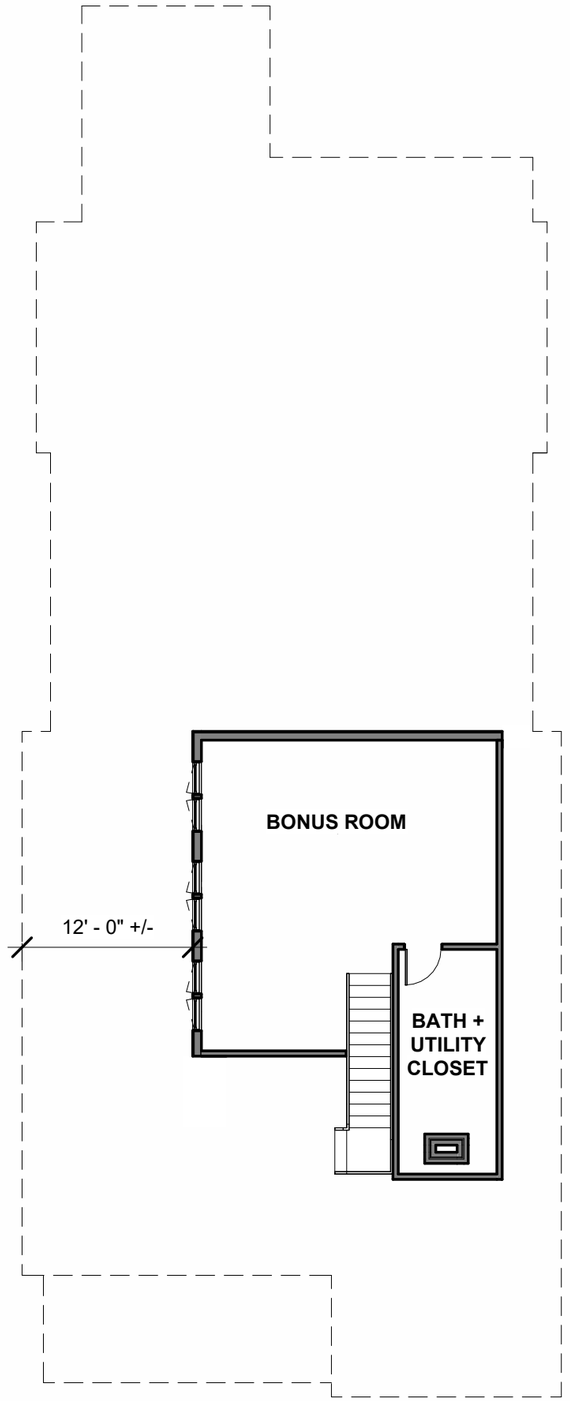
PROPSED SITE PLAN

SCALE: 1" = 40'-0"

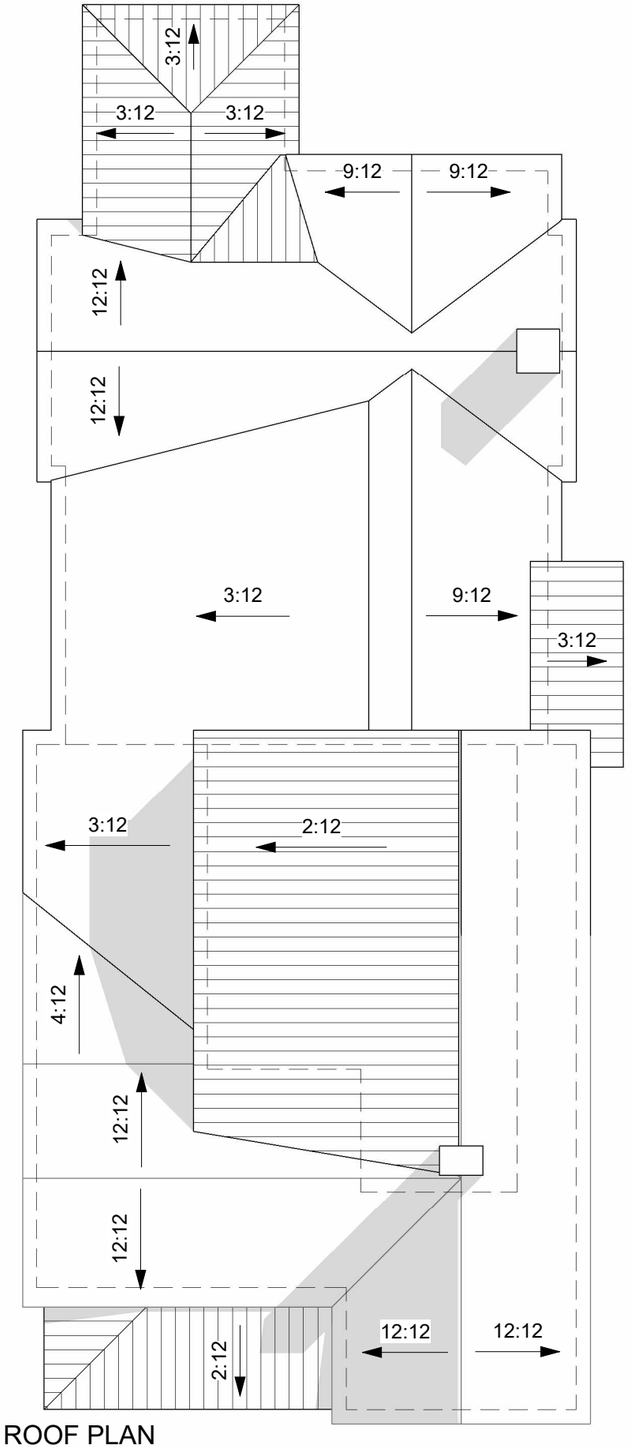
2026.01.12



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

CHISEL workshop

1309 ADAMS STREET

SK11

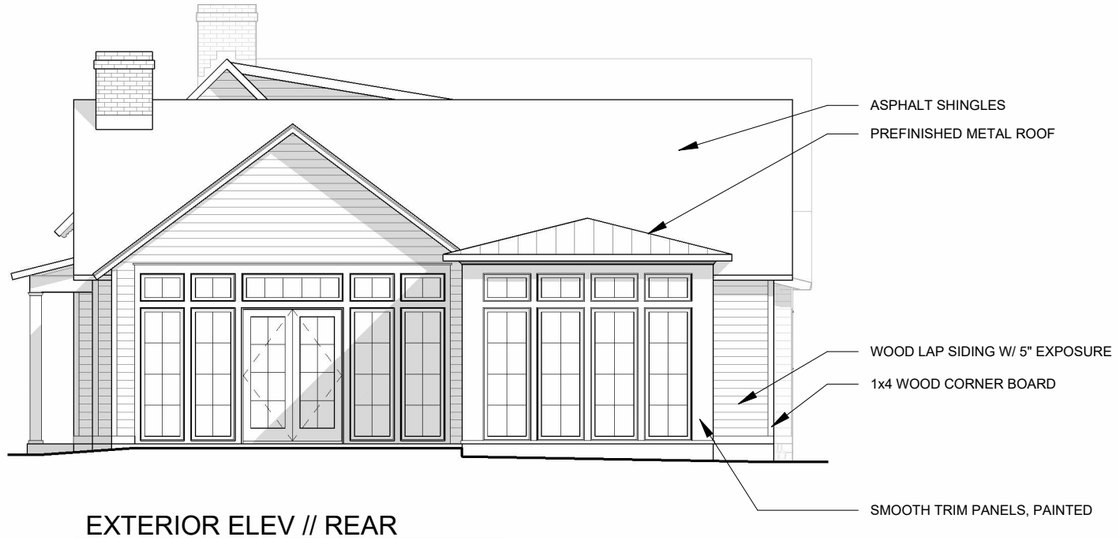
PROPSED FLOOR PLANS

SCALE: 3/32" = 1'-0"

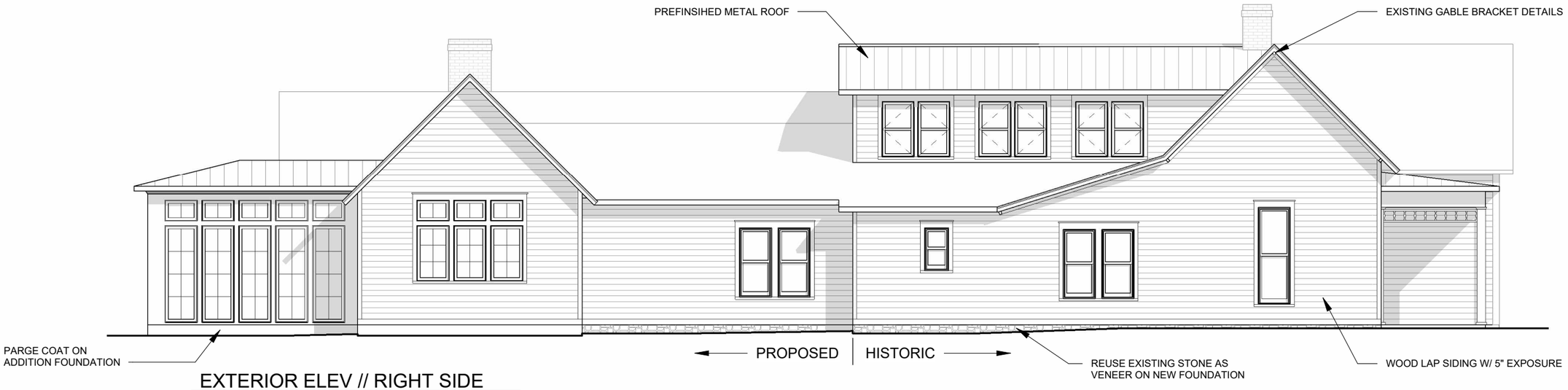
2026.01.12



EXTERIOR ELEV // FRONT



EXTERIOR ELEV // REAR



EXTERIOR ELEV // RIGHT SIDE



EXTERIOR ELEV // LEFT SIDE

CHISEL workshop

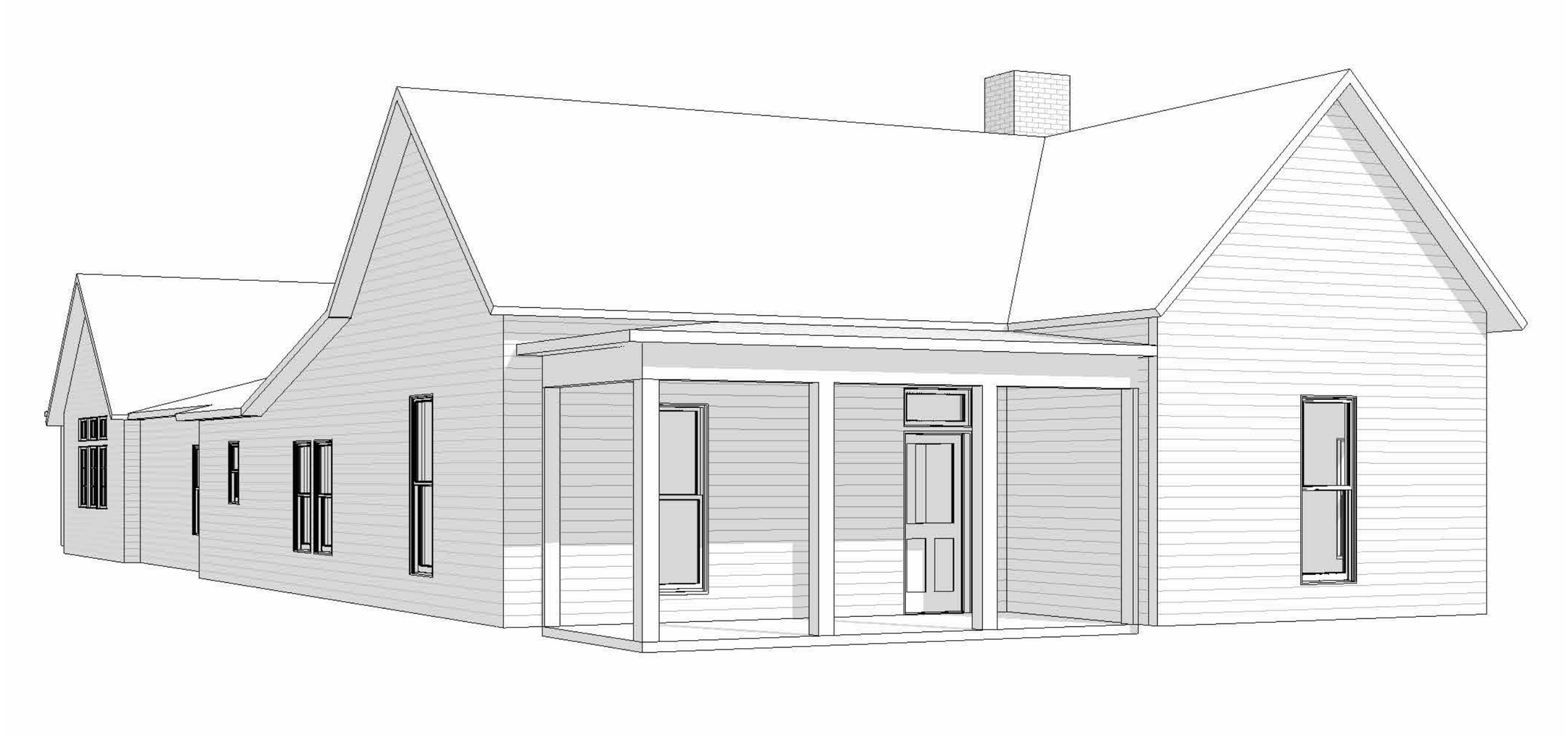
1309 ADAMS STREET

SK13

EXTERIOR ELEVATIONS

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

2026.01.12



3D VIEW // FRONT NW CORNER

CHISEL workshop

1309 ADAMS STREET

SK14

3D PERSPECTIVES

SCALE: NOT TO SCALE

2026.01.12



3D VIEW // FRONT SW CORNER_NEW

CHISEL workshop

1309 ADAMS STREET

SK15

3D PERSPECTIVES

SCALE: NOT TO SCALE

2026.01.12



3D VIEW // REAR NE CORNER

CHISEL workshop

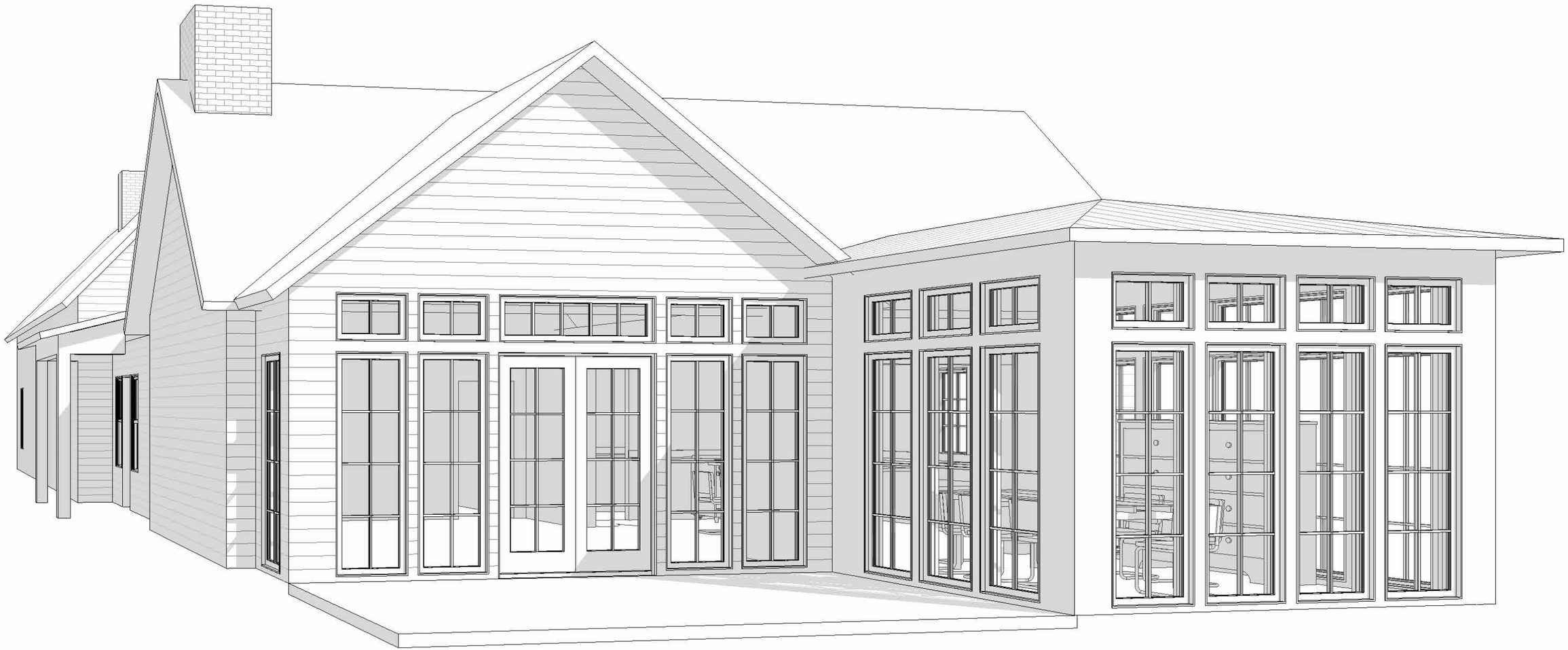
1309 ADAMS STREET

SK16

3D PERSPECTIVES

SCALE: NOT TO SCALE

2026.01.12



3D VIEW // REAR SW CORNER

CHISEL
workshop

Preservation Methodology Summary

Historic Zoning Commission - Certificate of Appropriateness Application

1. Purpose and Context

This Summary Preservation Methodology is submitted for review by the City of Franklin Historic Zoning Commission (HZC) as part of a Certificate of Appropriateness application. It is intended to clearly communicate the project's preservation intent, evaluation approach, and anticipated outcomes in a manner appropriate for Commission review.

This document is not intended to limit construction means or methods. A more detailed technical methodology for wall evaluation is also provided with this application.

The subject property is listed as a contributing structure within the **Adams Street Historic District**. The primary preservation focus is on maintaining the historic fabric, streetscape continuity, and character-defining features of the district as well as the individual structure. References to historic periods are used to guide preservation priorities and visual outcomes rather than to impose regulatory-level restoration requirements.

---

2. Preservation Objectives

The primary preservation objectives of the project are:

- Retain the historic massing, scale, and streetscape presence of the residence.
- Preserve and retain the **existing front gable form** as the most important character-defining exterior element.
- Restore the front elevation to its 1930s composition, including windows, porch configuration, and architectural detailing.
- Salvage and reuse original materials where feasible, with priority given to the front elevation.
- Allow flexibility for reconstruction of other exterior walls and roof systems where required by existing conditions.

Preservation efforts are intentionally focused on visible, character-defining features rather than concealed structural systems.

---

3. Existing Conditions and Structural Constraints

The original portion of the residence is supported by a deteriorated rubble stone foundation without continuous footings. Wood sill beams at the foundation interface exhibit extensive termite damage and loss of structural capacity. Interior floor framing is largely deteriorated and bearing conditions are substandard on exposed soil without a serviceable crawl space.

To address these conditions, the project will require excavation below the entire structure to construct new continuous concrete footings and CMU foundation walls, creating a code-compliant, accessible crawl space that properly supports both interior and exterior load-bearing walls. Due to the condition of the existing sill beams and foundations, it is anticipated that many exterior walls—and the existing roof structure—cannot be safely retained in place during this work.

---

4. Evaluation Approach for Exterior Walls

Each exterior wall will be evaluated individually in coordination with a licensed structural engineer to determine whether it can be retained in place during foundation replacement.

Walls will be classified into one of the following outcomes:

- **Retained in Place:** Limited to locations where shoring is demonstrably feasible and does not introduce unacceptable risk.
- **Dismantled with Materials Salvaged:** Walls removed to facilitate foundation work, with original materials preserved for reuse.
- **Reconstructed:** Walls rebuilt following foundation replacement to match historic dimensions, proportions, and appearance.

The methodology emphasizes **evaluation rather than presumption of retention**, with reconstruction recognized as an appropriate and expected preservation strategy.

---

5. Material Salvage and Reuse Strategy

Where exterior walls cannot be retained, original materials will be salvaged to the greatest extent practicable:

- Wood lap siding will be carefully removed, cataloged, and reused, with the highest priority assigned to the front elevation.
- Decorative trim and unique architectural elements will be salvaged and reused or replicated as necessary.
- Existing front windows will be removed intact and reinstalled in their original locations.

- Stone from the original rubble foundation will be salvaged and reused as a veneer on the new CMU foundations at the 1900s and 1930s portions of the building, preserving historic visual character.

---

6. Roof Reconstruction

Due to the condition of the existing structure and the integration with new foundations and framing systems, the roof is anticipated to be fully reconstructed. The reconstructed roof will match the historic form, pitch, and overhangs associated with the 1930s front elevation.

---

7. Front Elevation and Porch Restoration

The front elevation is the primary focus of preservation and restoration efforts. Work will include:

- Retention or accurate reconstruction of the existing front gable.
- Restoration of the original front porch configuration, treated as a character-defining feature.
- Reinstallation of original windows and salvaged siding and trim.

These elements collectively ensure continuity of historic appearance despite necessary reconstruction elsewhere.

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8. Summary

This project balances preservation intent with the realities of existing structural conditions. While reconstruction of most exterior walls and the entire roof is anticipated, the proposed approach preserves the building's historic character through retention of massing, focused preservation of the front gable and elevation, and reuse of original façade materials.

This methodology reflects a good-faith effort to respect historic context while allowing the flexibility required to responsibly rehabilitate the residence for long-term use.