



City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, August 18, 2025

4:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the 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 Eastern Flank Event Facility.

CALL TO ORDER

APPLICATIONS

1. Consideration Of Site Alterations At 1002 Fair St.; Jeff Fleishour, Applicant.
2. Discussion Of Fencing At 1850 William Campbell Ct. (Magnolia Hall Subdivision); David Harwath, Applicant.
3. Discussion Of Site Alterations, Fencing, And Lighting at 1840 William Campbell Ct. (Magnolia Hall Mansion); Jason Goddard, Applicant.
4. Discussion Of Addition (Principal) And Alterations (Principal and Accessory) At 106 Winslow Rd; Stephen Maher, Applicant.
5. Discussion Of Siding Alterations At 98 E. Main St.; Tyler Ichien, Applicant.
6. Consideration Of Alterations, An Addition (Principal) At 728 Fair St.; Amanda McCreary, Applicant.
7. Discussion Of An Addition (Principal) And Alterations And An Addition (Accessory) At 1008 Fair St.; Jacob Layne, Applicant.
8. Discussion Of Alterations, Signage, And Lighting At 230 Franklin Rd. (Building 1 At The Factory); John Brown, Applicant.

9. Discussion Of Site Alterations, Site Elements, Gates At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6); David Horwath, 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.













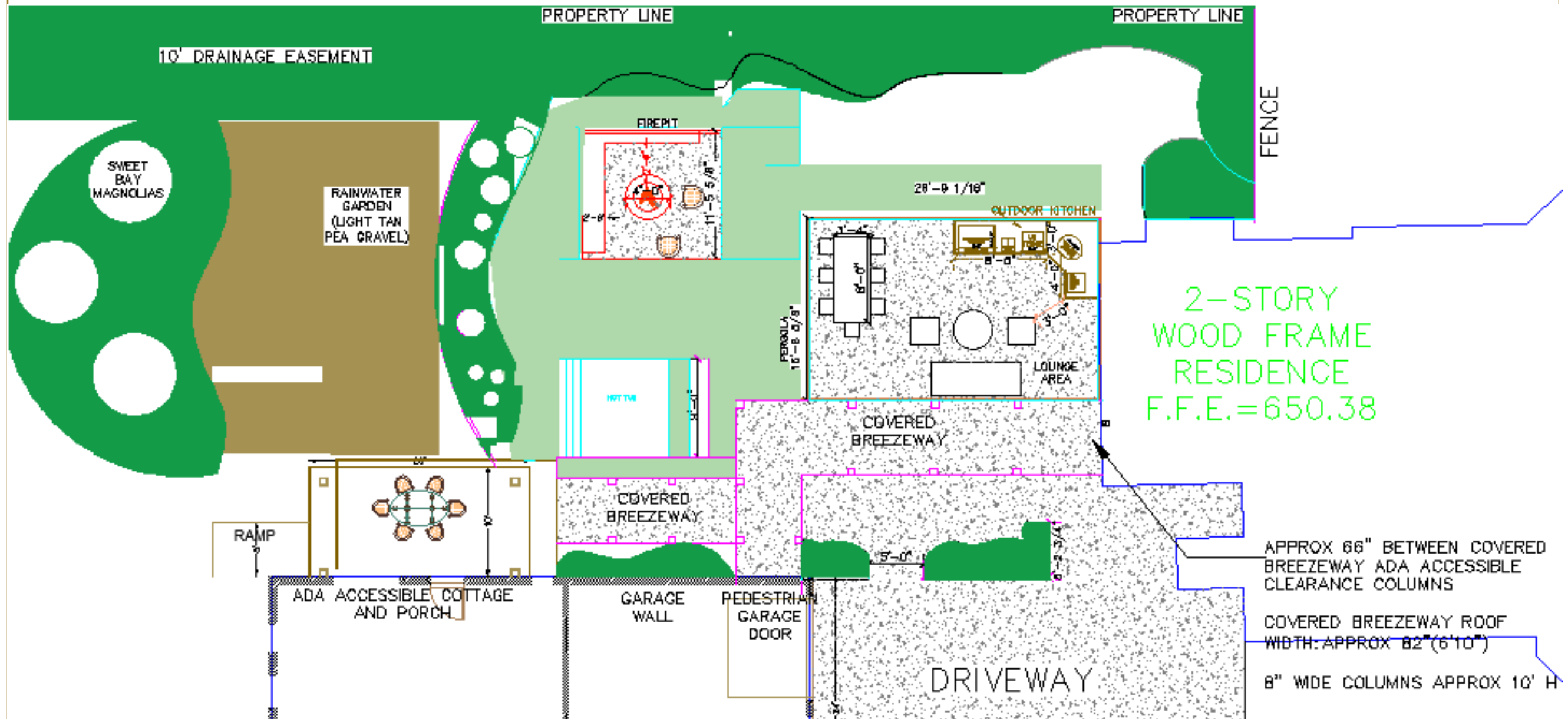






THOMPSON OUTDOOR

-  CONCRETE
-  TURF
-  LANDSCAPING BEDS
-  RAINWATER GARDEN
-  COVERED BREEZEWAY
-  PERGOLA



THOMPSON OUTDOOR | EAST SIDE VIEW



THOMPSON OUTDOOR | REAR VIEW

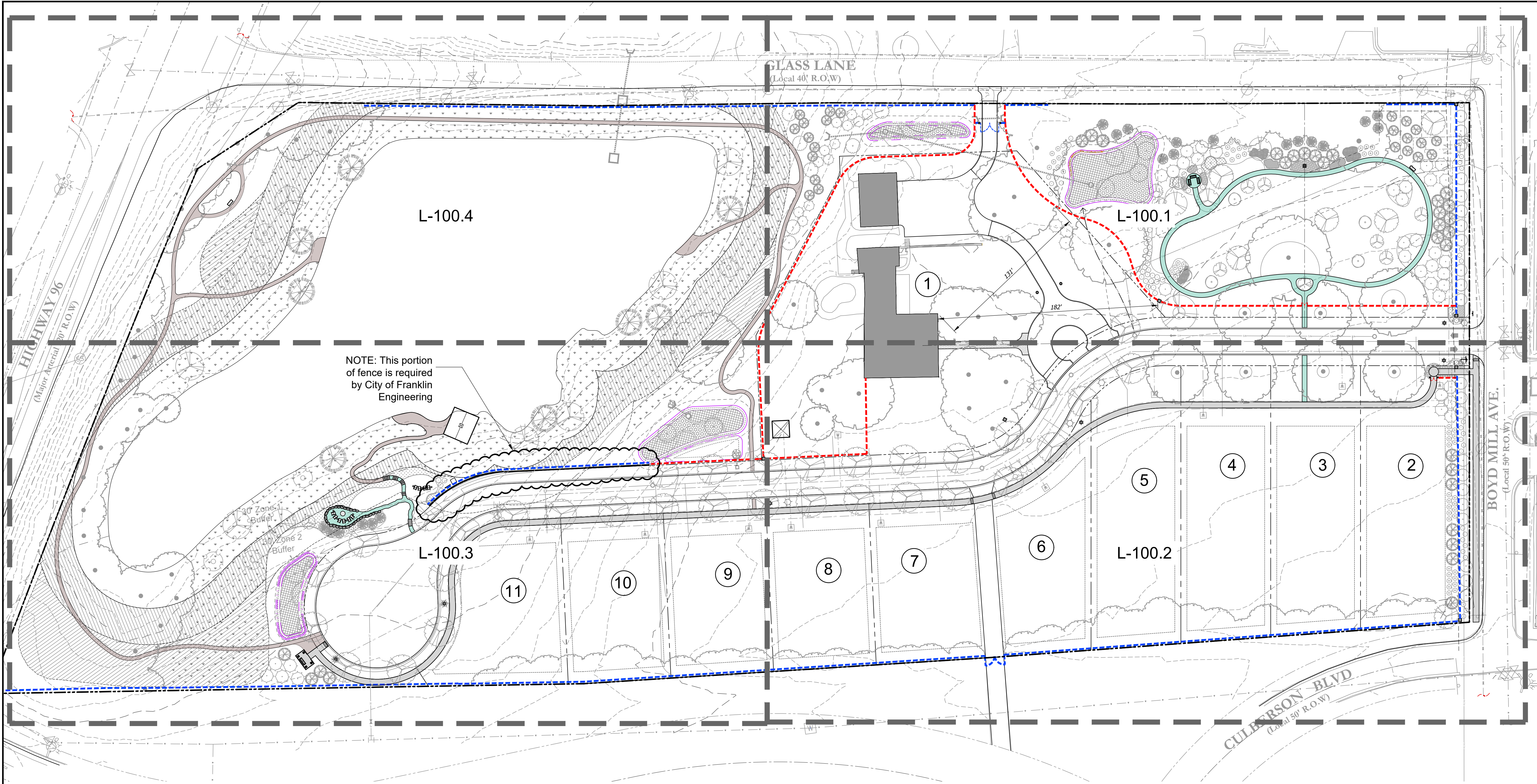


THOMPSON OUTDOOR | WEST VIEW



THOMPSON OUTDOOR | COVERED BREEZEWAY





LEGEND

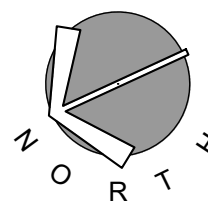
- DECOMPOSED GRANITE 3 & 6/ L-101.0
- NATURAL PATH - GRASS/ MULCH
- PROPOSED 4 RAIL FENCE 4/L-101.0
- EXISTING 4 RAIL FENCE



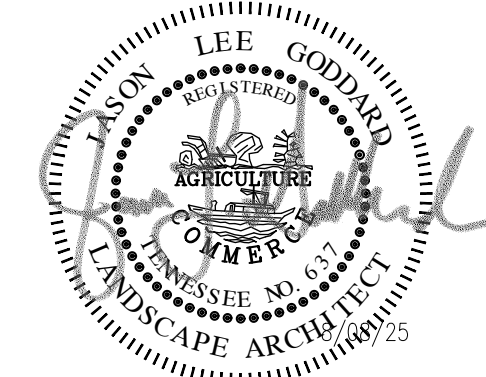
Call TN One Call before digging. Dial 811

0 40 80 120

Scale: 1"=40'



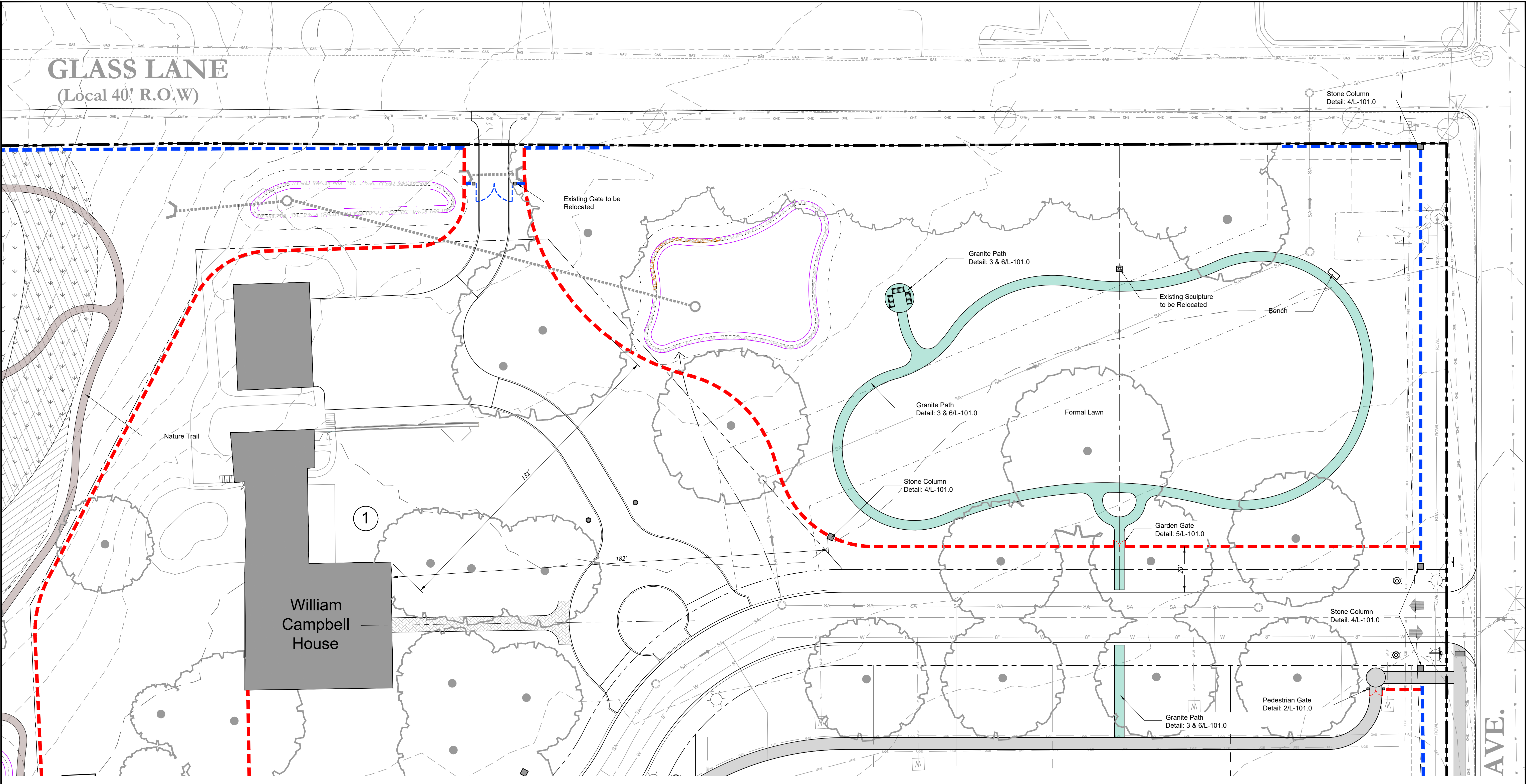
Magnolia Hall - PUD Subdivision
Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee



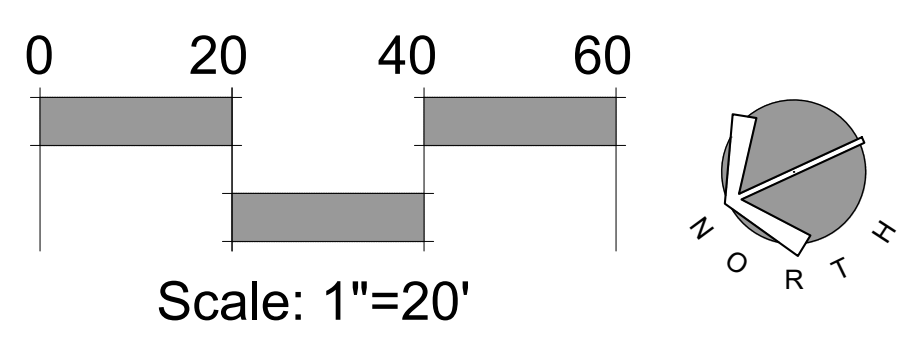
date. June 27, 2025
revisions. August 8, 2025

project no. 19068
scale. shown on plan

L-100.0



- LEGEND**
- DECOMPOSED GRANITE 3 & 6/ L-101.0
 - NATURAL PATH - GRASS/ MULCH
 - PROPOSED 4 RAIL FENCE 4/L-101.0
 - EXISTING 4 RAIL FENCE



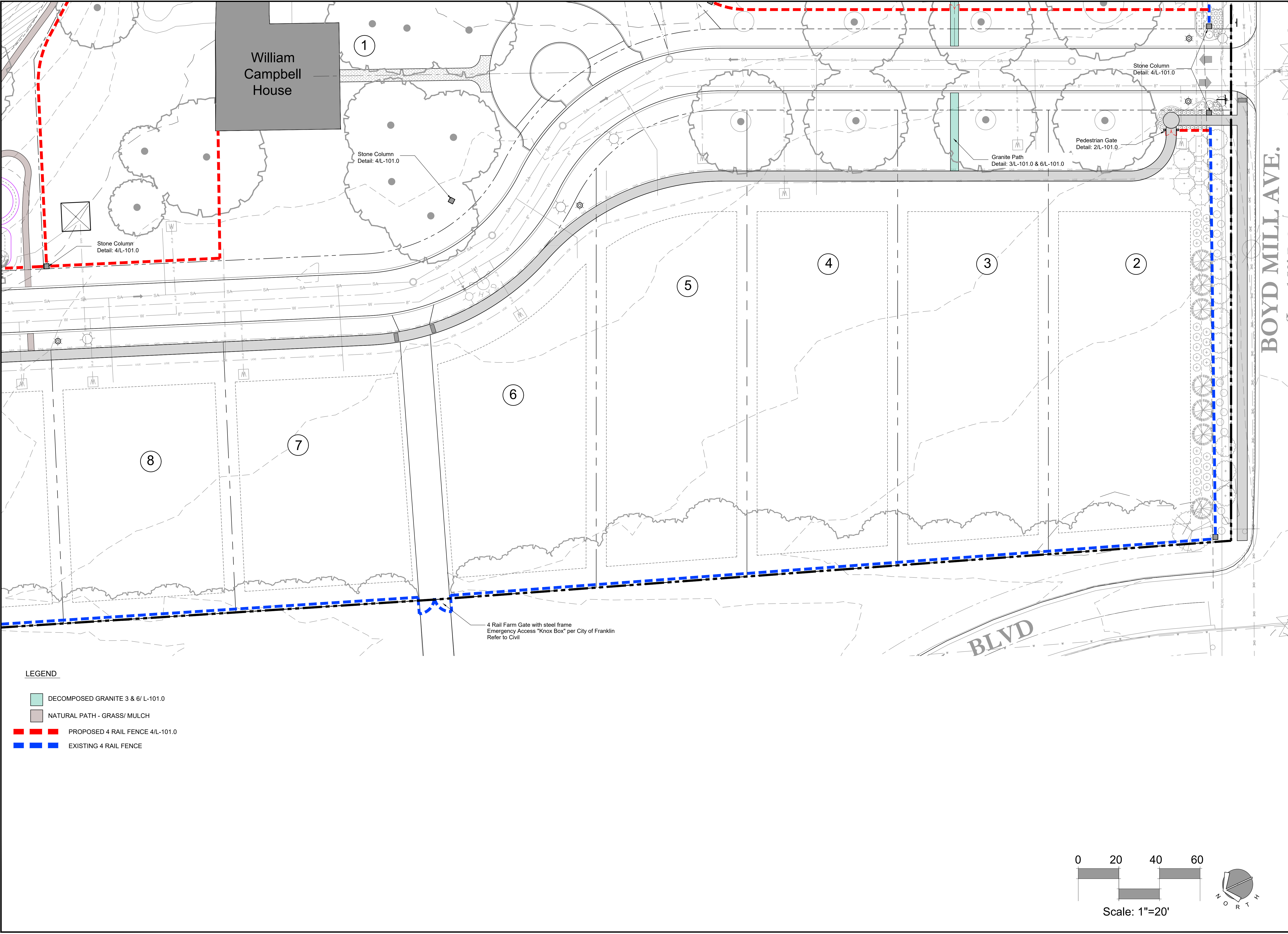
Magnolia Hall - PUD Subdivision
Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee



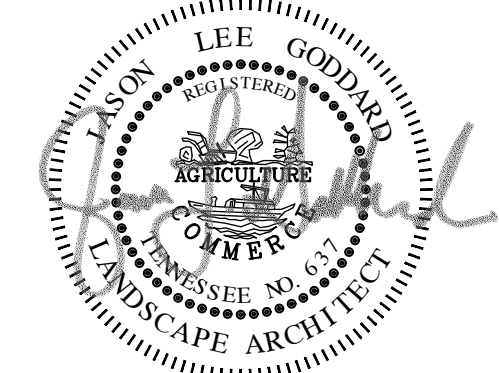
date. June 27, 2025
revisions. August 8, 2025

project no. 19068
scale. shown on plan

L-100.1



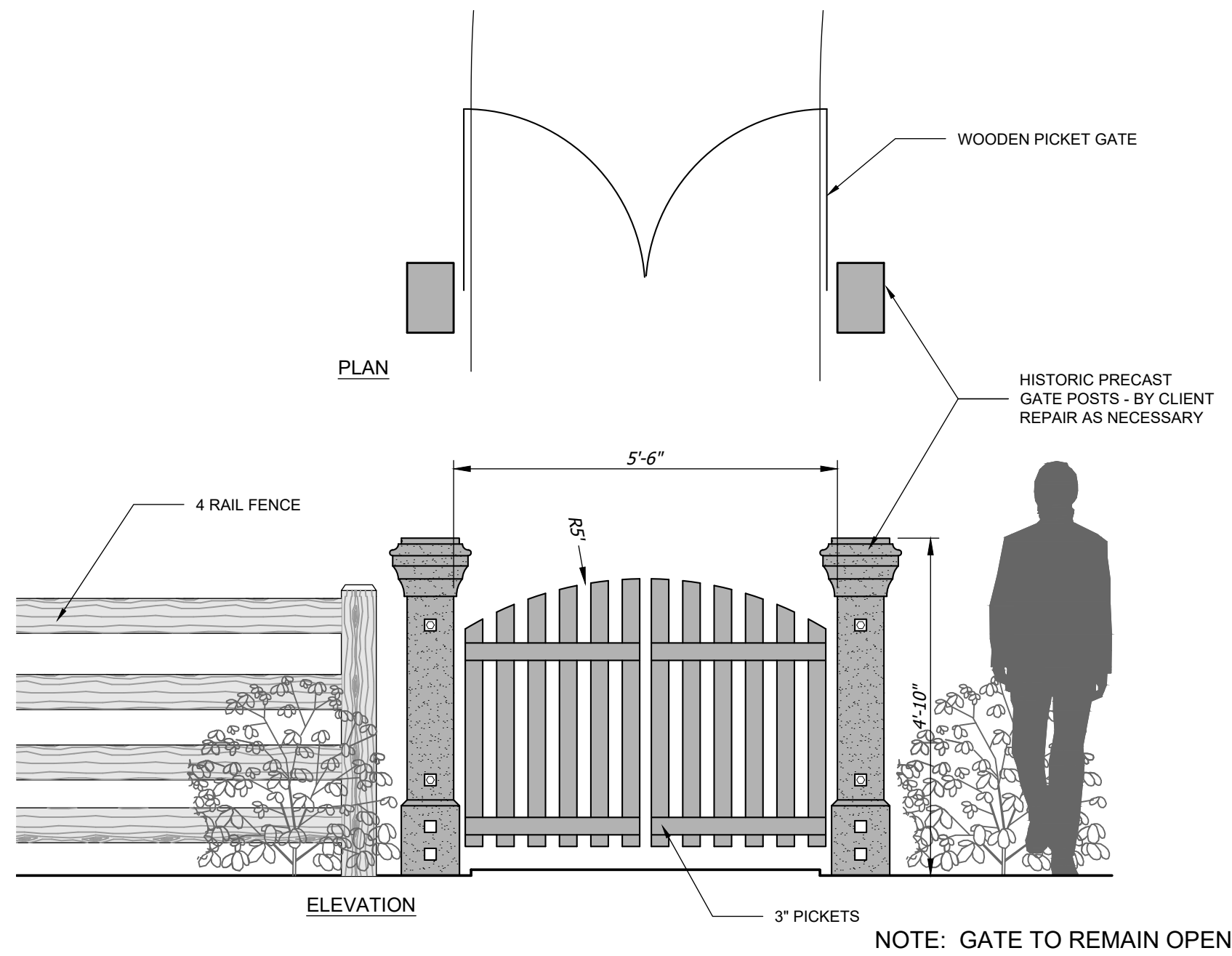
Magnolia Hall - PUD Subdivision
Enhanced Landscape Plan
Boyd Mill Avenue, Franklin, Tennessee



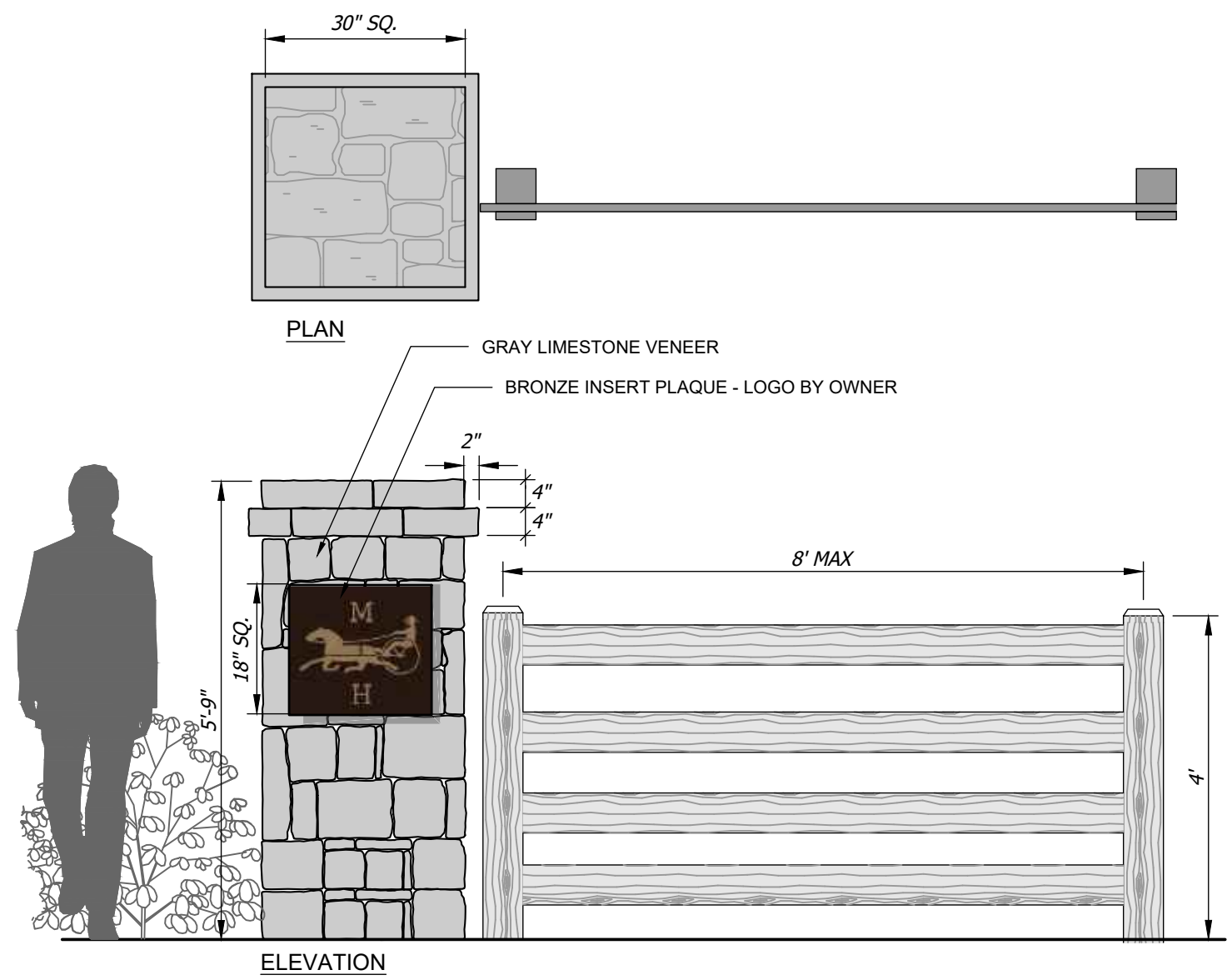
date. June 27, 2025
revisions. August 8, 2025

project no. 19068
scale. shown on plan

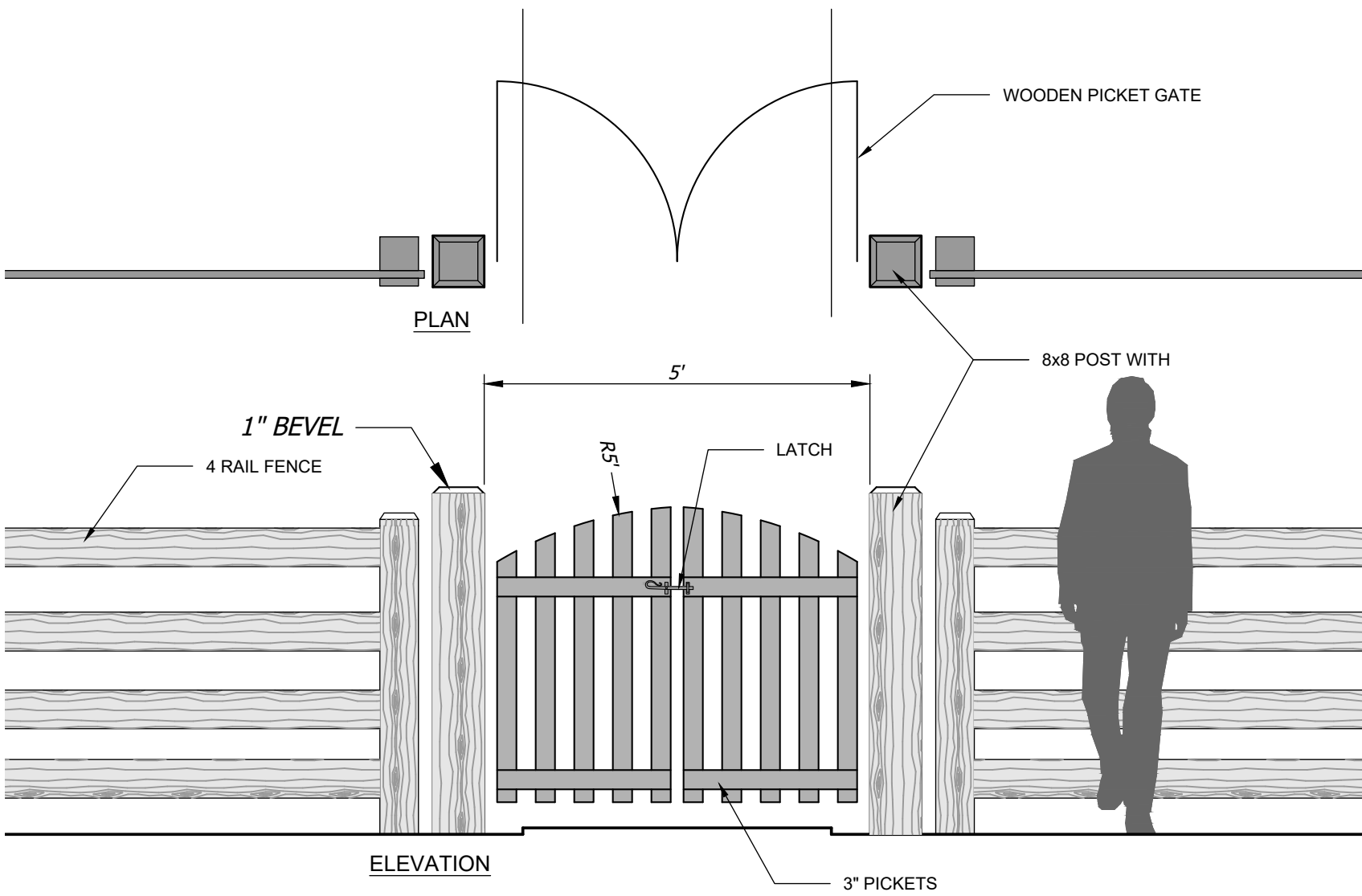
L-100.2



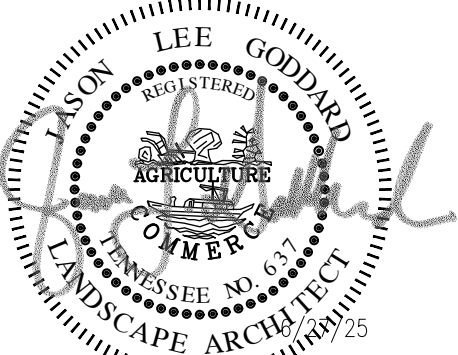
2 Pedestrian Entry Gate
101.0 PLAN/ ELEVATION
DETAIL #
1/2" = 1'-0"



4 Stone Column/ 4 Rail Horse Fence
101.0 PLAN/ ELEVATION
DETAIL #
1/2" = 1'-0"



5 Garden Gate
101.0 PLAN/ ELEVATION
DETAIL #
1/2" = 1'-0"



date. June 27, 2025
revisions. August 8, 2025

project no. 19068
scale. shown on plan



Magnolia Hall - 4 Rail Horse Fence
8/11/25

Lot 1 - Jones Res



MAGNOLIA HALL
EXTERIOR LIGHTING



OIL RUBBED
BRONZE

FIXTURE FINISH

A



SIDE PORCH
ELECTRIC SCONCES

B



FRONT PORCH
GAS LANTERN

C



UPSTAIRS FRONT PORCH
GAS LANTERN &
GARAGE ELECTRIC LANTERNS

E



GARAGE WALKWAY
ELECTRIC FLUSHMOUNTS

D



FRONT PORCH SIDE DOOR
ELECTRIC SCONCES

F



POOL WALKWAY
ELECTRIC PENDANTS

DOWNSPOUT NOTE:

DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE
DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



MAGNOLIA
HALL
RENOVATION &
ADDITION
SCOTT & JEANNIE
JONES

1840 William Campbell Court
Franklin, TN

2024, 906 STUDIO, PLLC. DRAWINGS
AND DESIGN CONCEPTS SHALL NOT
BE USED OR REPRODUCED IN WHOLE
OR PART IN ANY FORM WITHOUT
PRIOR WRITTEN CONSENT OF 906
STUDIO, PLLC.

NO.	DESCRIPTION	DATE
CD SET		12/11/23

Project Number
22.1076

OVERALL
ELEVATIONS

A300

DOWNSPOUT NOTE:

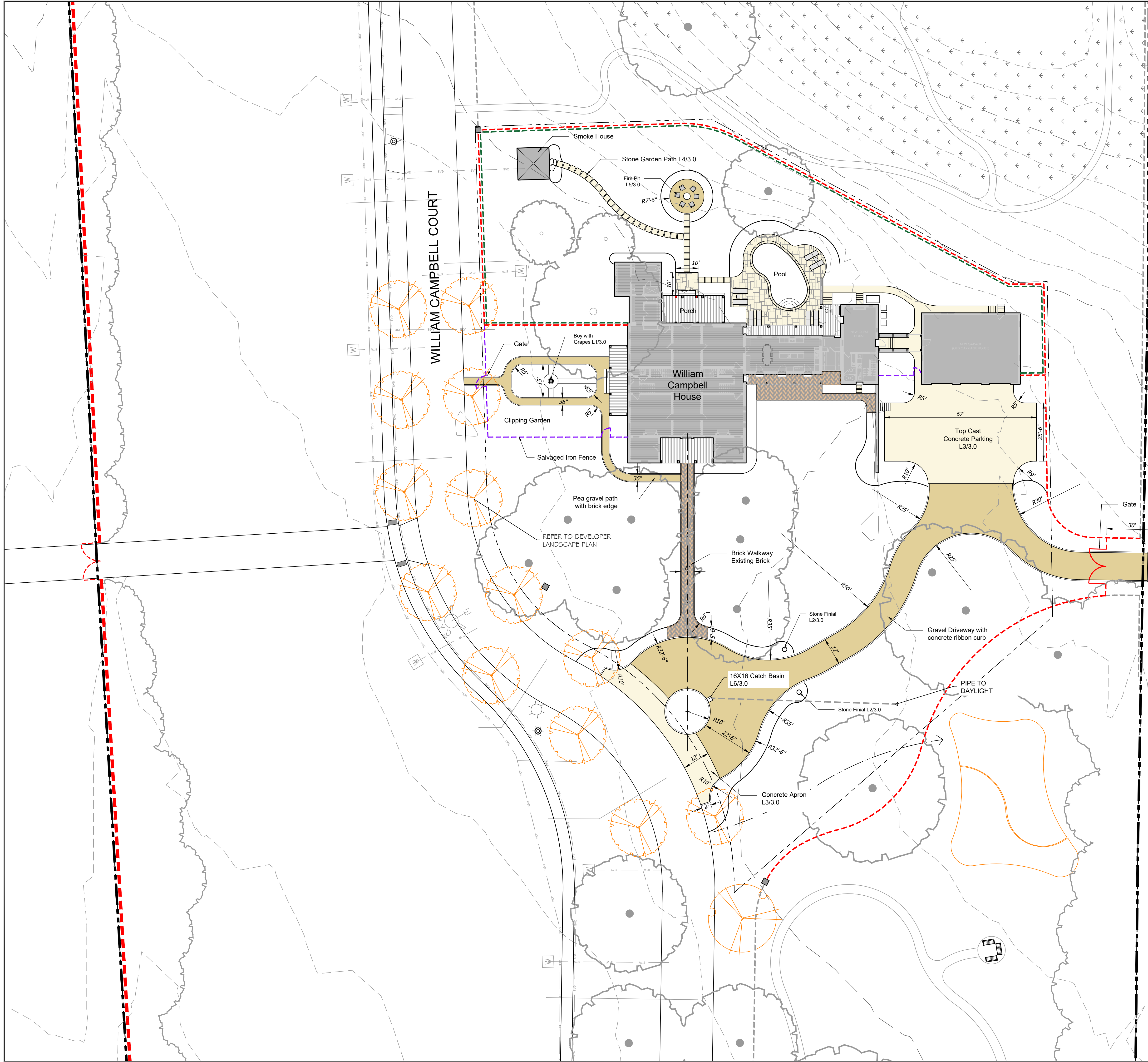
DOWNSPOUTS NOT SHOWN FOR CLARITY. BUILDER TO PROVIDE
DOWNSPOUTS IN COMPLIANCE W/ IRC REQUIREMENTS.



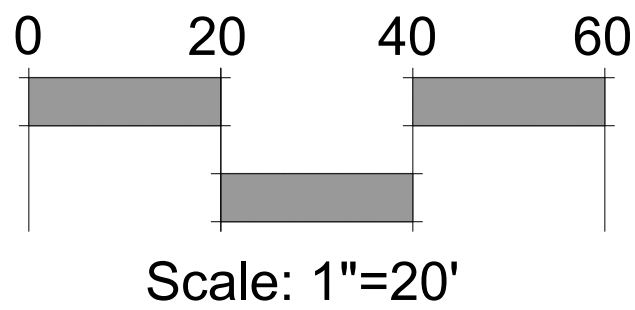
2 FRONT ELEVATION
1/4" = 1'-0"



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



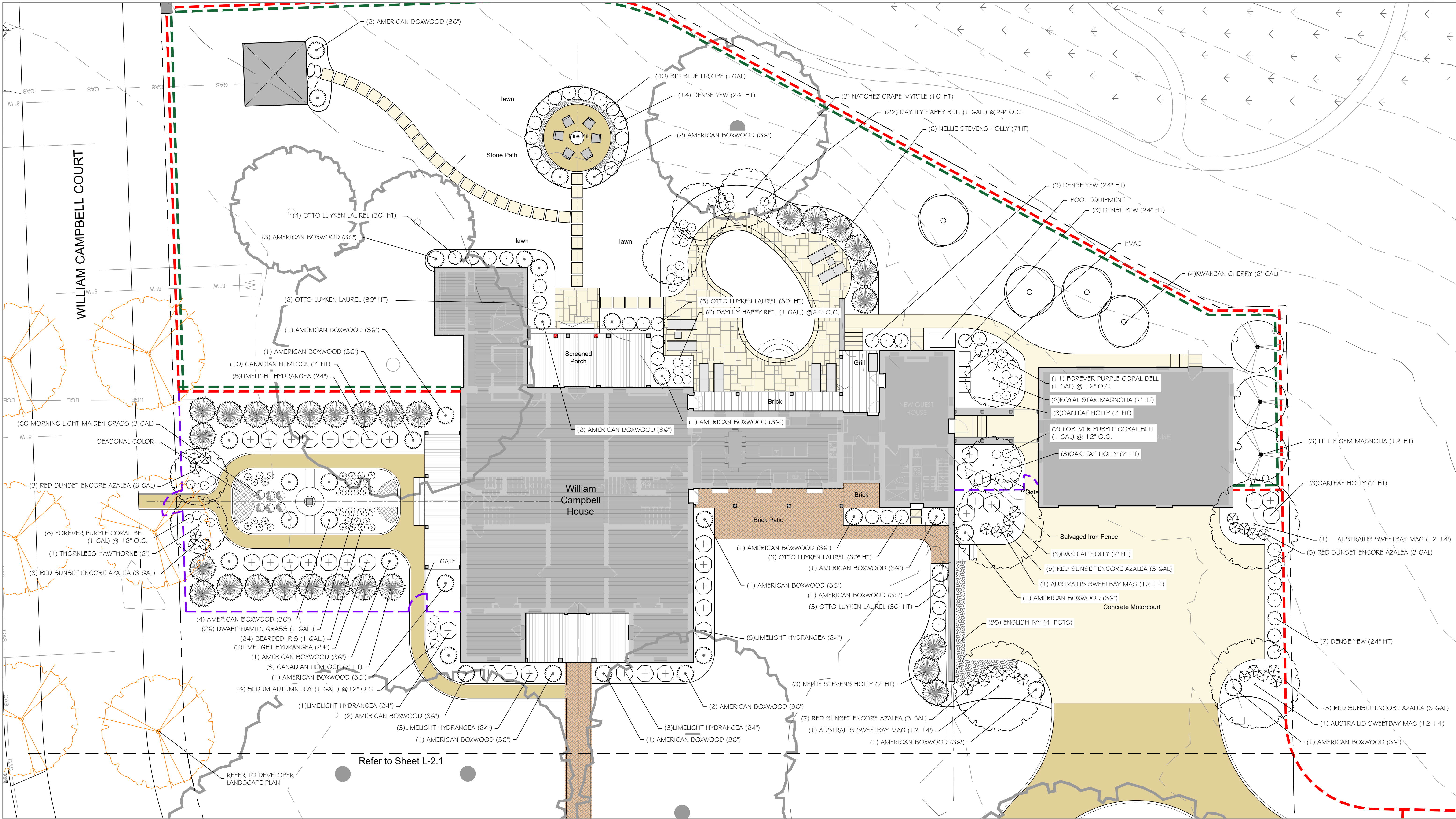
Glass Lane Entry
Gate to be moved into the property +/- 10-15 feet to allow 30 feet from edge of pavement.
Option 1: Relocate existing iron gate.
Option 2: Construct a 4 board "farm gate" to match the horse fence.
Owners to decide at a later date.



Call TN One Call before digging. Dial 811

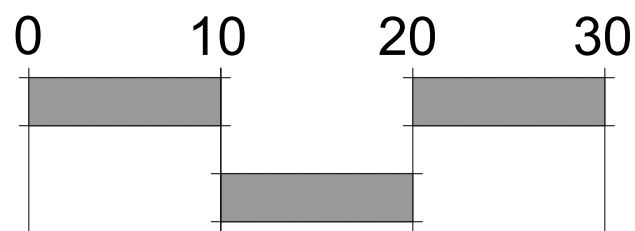
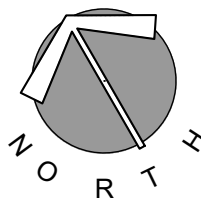
date. September 4, 2024
revisions. 4/30/25
8/8/25

project no. 24018
scale.



Know what's below.
Call before you dig.

Call TN One Call before digging. Dial 811



date. September 4, 2024
revisions. 4/30/25
8/8/25

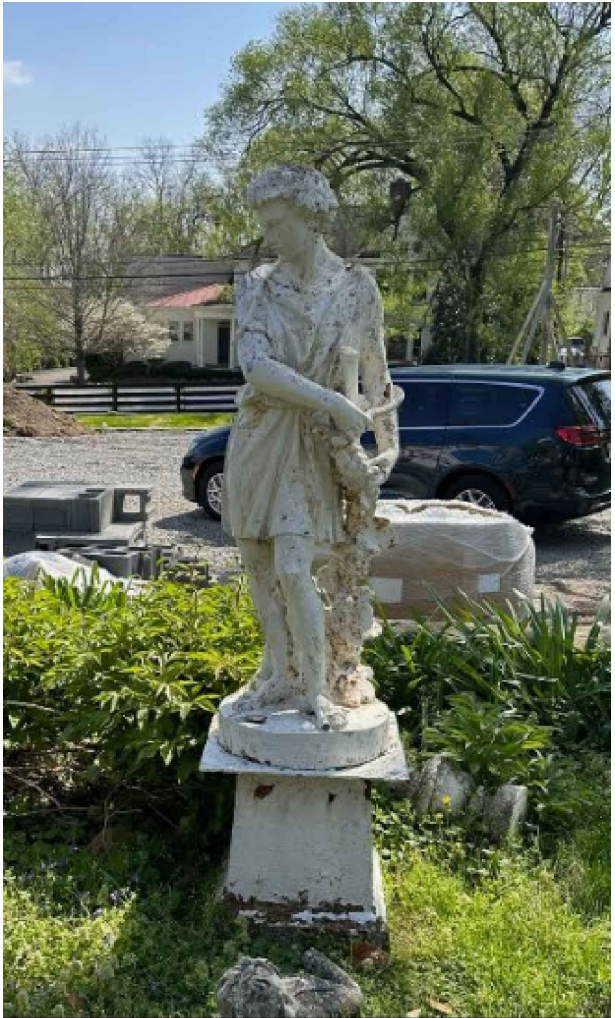
project no. 24018
scale.

Landscape Plan

project no. 24018
scale.

Page 27 of 132





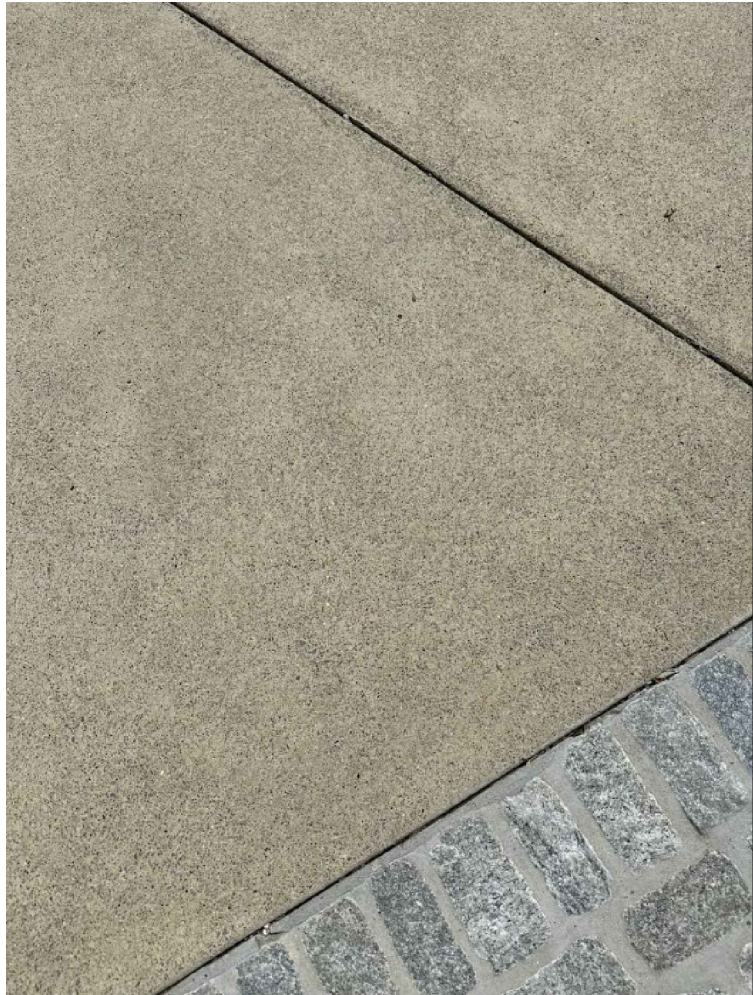
1 "Boy with Grapes" Statue
L-3.0 Pictorial

NTS



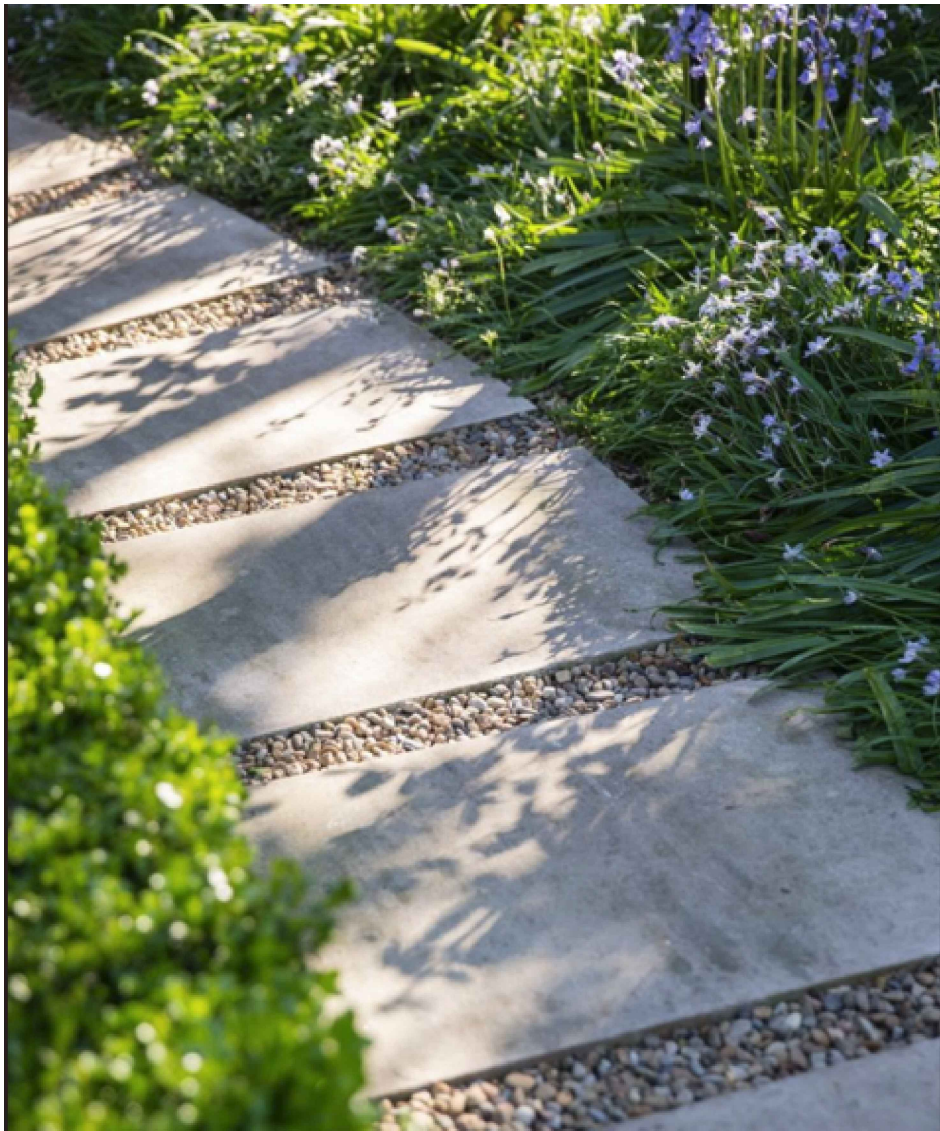
2 Cast Stone Finials
L-3.0 Pictorial

NTS



3 Top Cast Concrete Motor Court
L-3.0 Pictorial

NTS



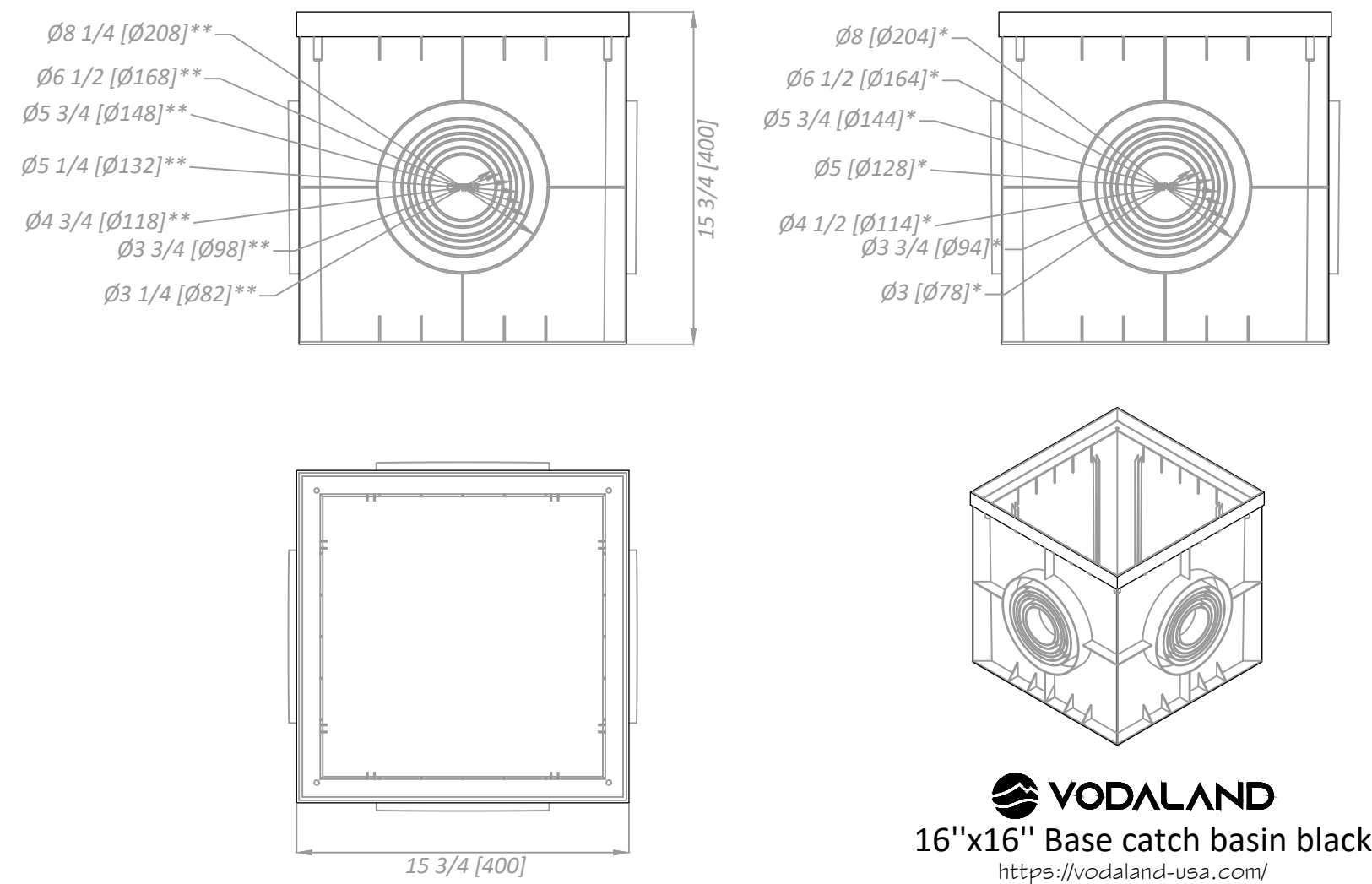
4 Stone Garden Path
L-3.0 Pictorial

NTS



5 Decorative Gravel Fire Pit
L-3.0 Pictorial

NTS



6 16x16 Catch Basin with Cast Iron Grate
L-3.0 Pictorial

NTS



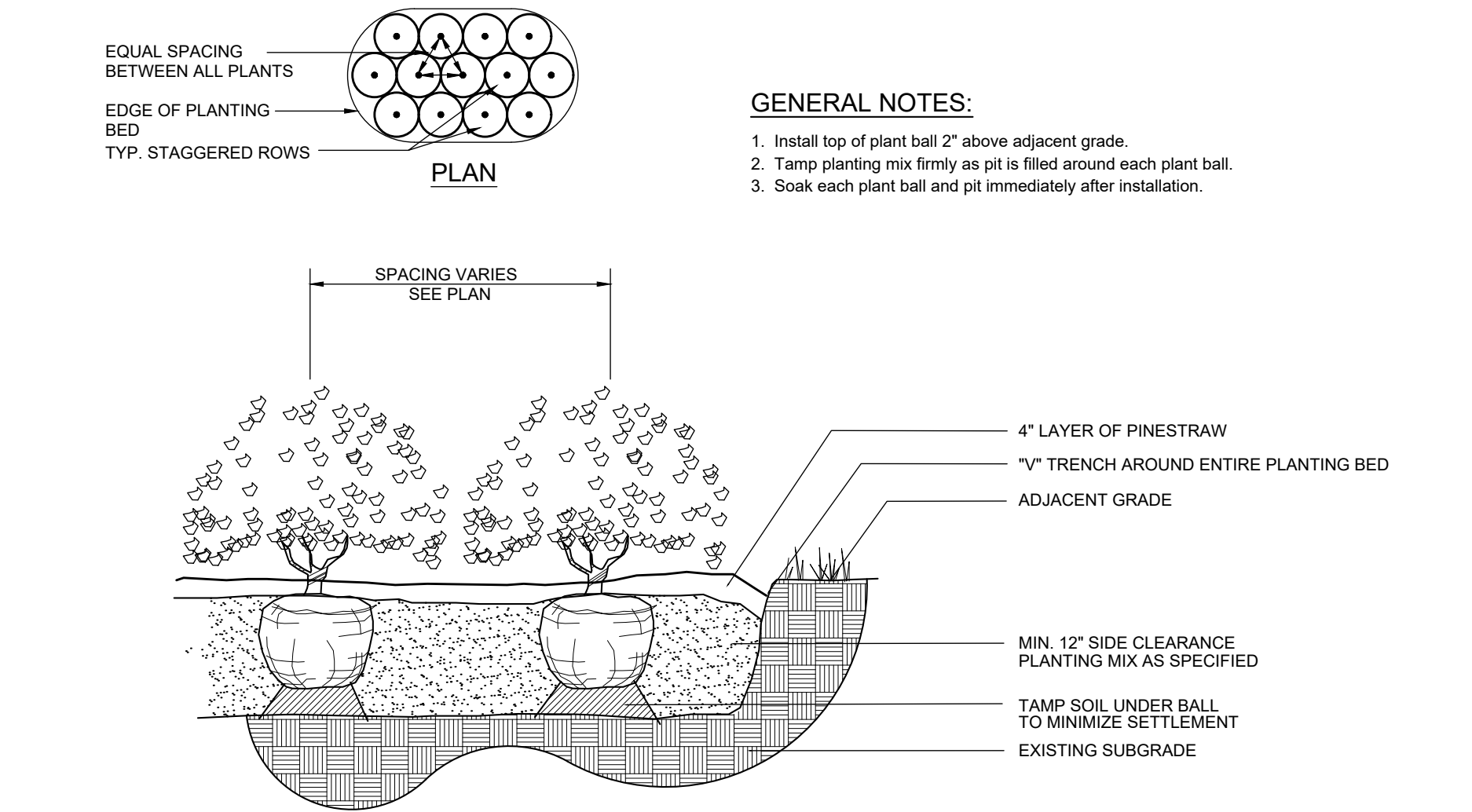
7 Pool Fence
L-3.0 Pictorial

NTS

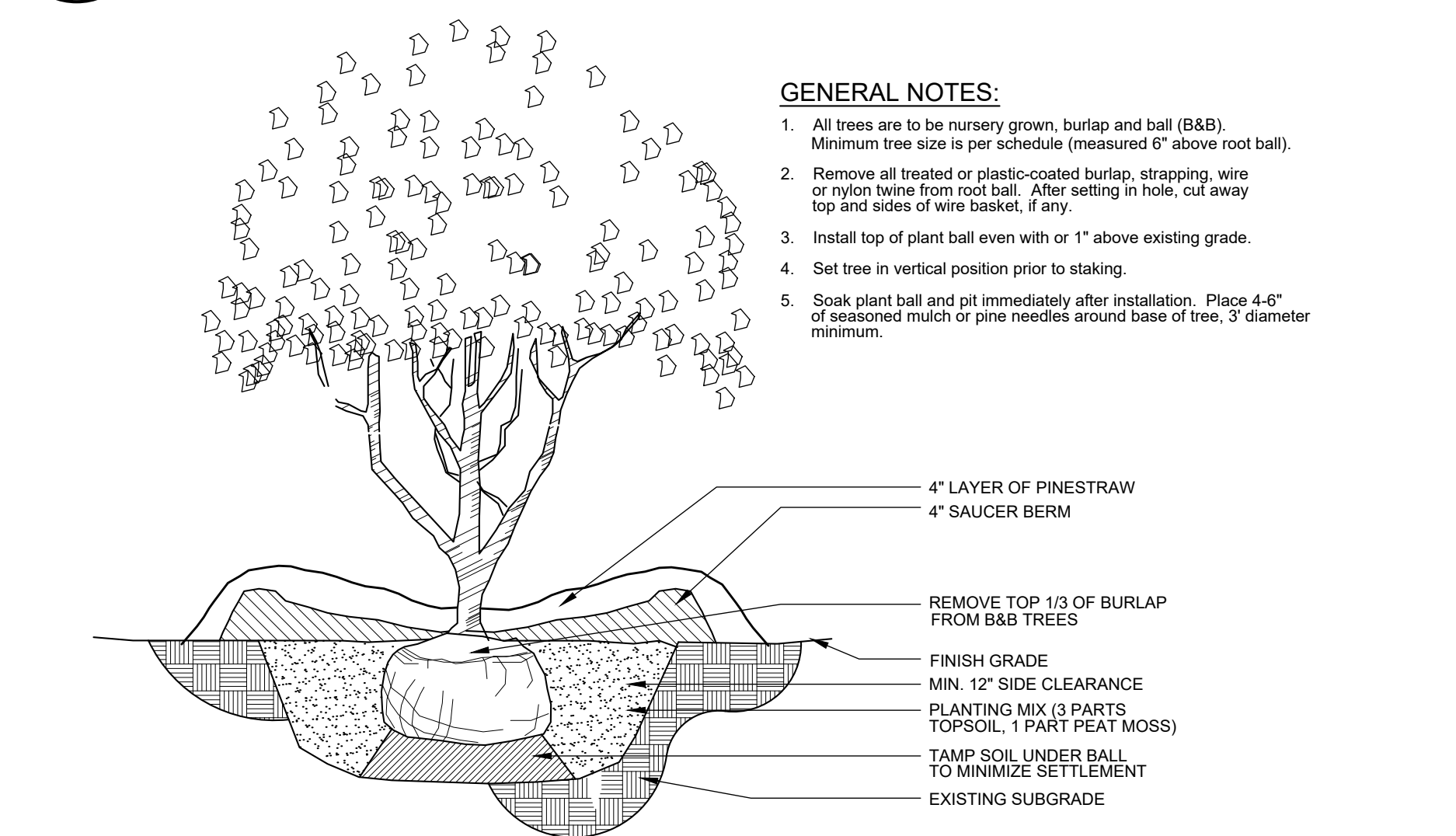


8 Iron Fence - Clipping Garden
L-3.0 Pictorial

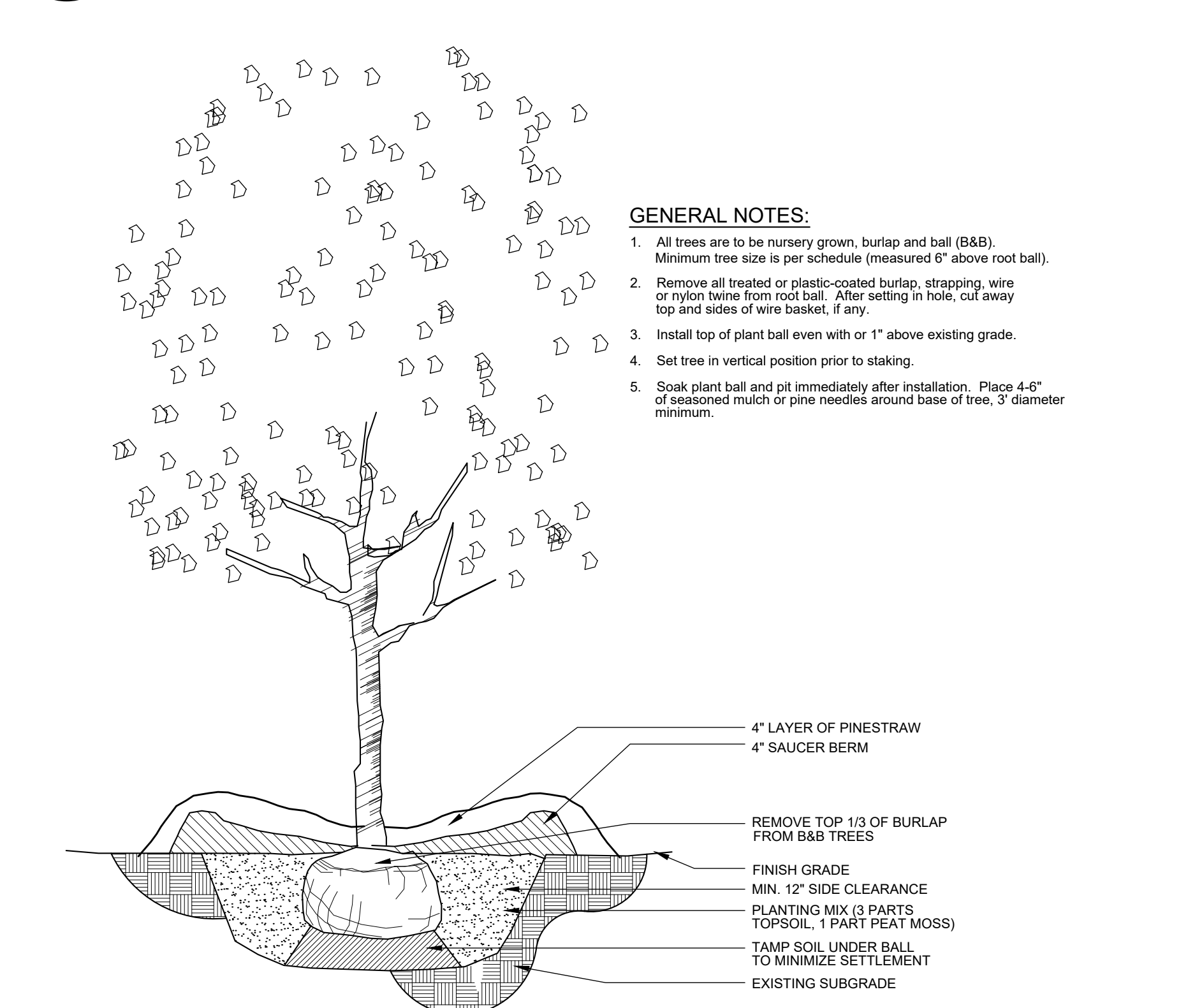
NTS



1
L3.1
SHRUB PLANTING
PLAN/ SECTION
DETAIL #
NTS



2
L3.1
UNDERSTORY TREE
SECTION
DETAIL #
NTS



3
L3.1
SINGLE TRUNK DECIDUOUS TREE
SECTION
DETAIL #
NTS

LANDSCAPE PLANTING GENERAL NOTES

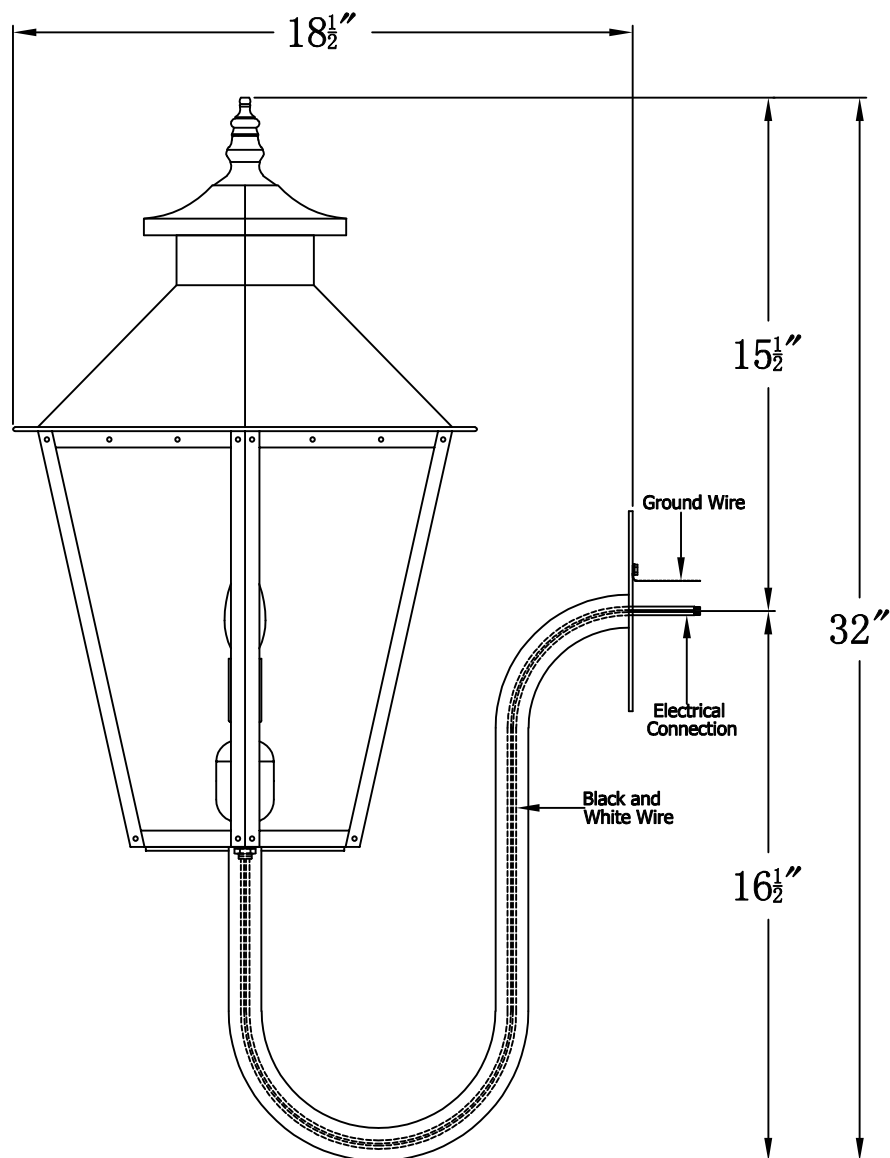
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE CITY OF FRANKLIN FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.
4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.
5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLOUDS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.
6. ALL LARGE DIRT CLOUDS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.
8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF PINE STRAW MULCH. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLOUDS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.
13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.



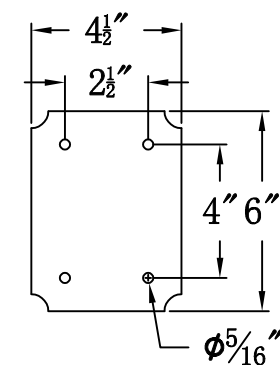
Know what's below.
Call before you dig.

Call TN One Call before digging. Dial 811

BAYOU STREET 62 Electric With Gooseneck(BS-62E GNP4)



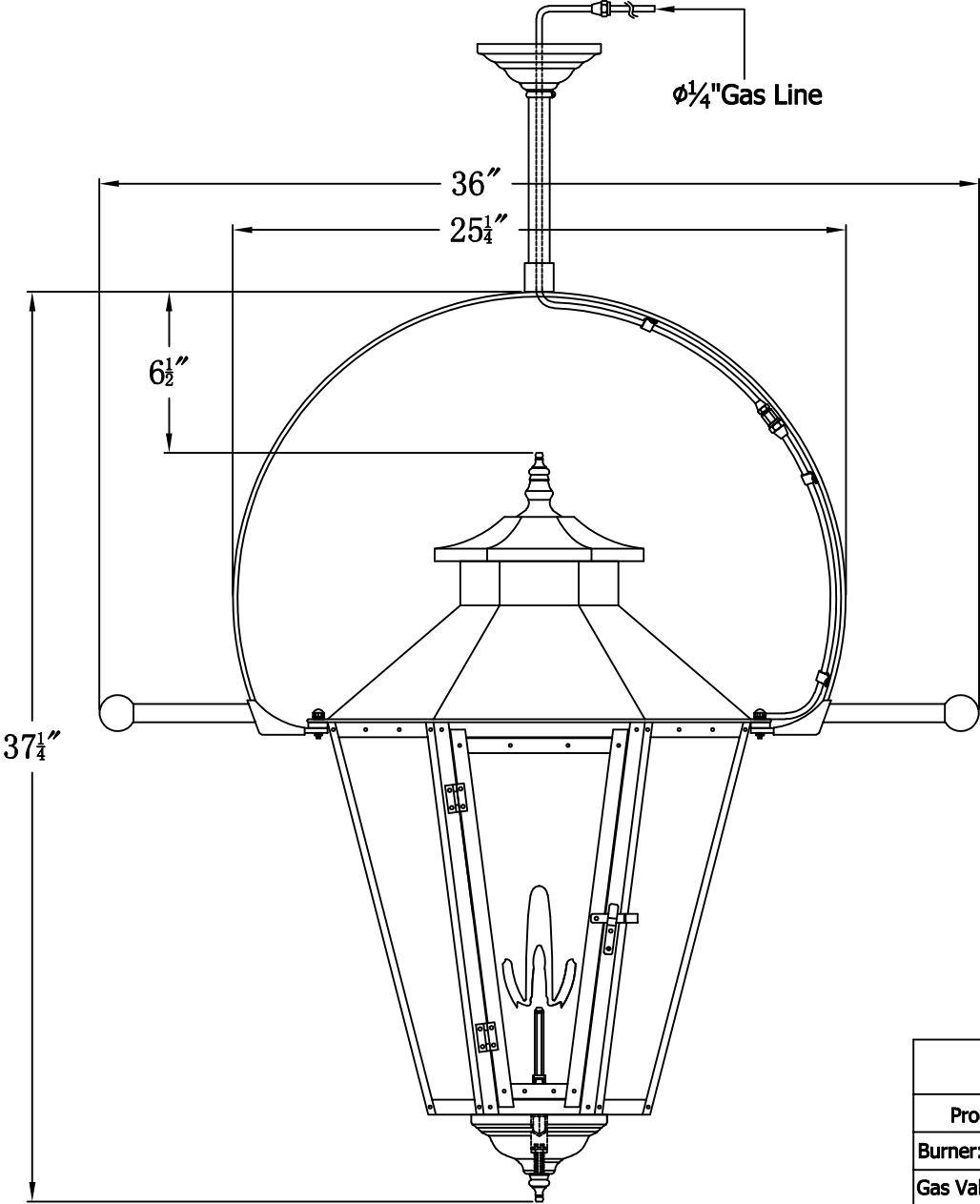
Front View of Mounting Plate



The CopperSmith

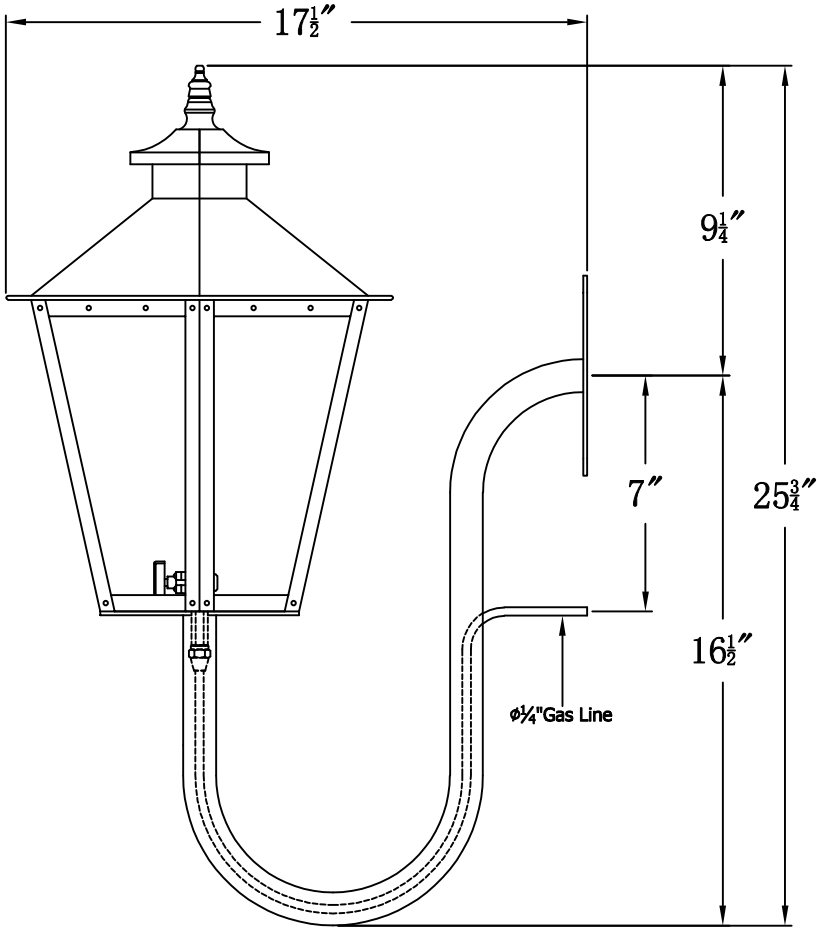
Product Description	Drawing Description	9152 Hard Drive Foley Alabama 36536
Sockets:2-E12 Candelabra	REV:A/0	
Watts:2-60W	Date:04/12/2022	SKU Number:BS-62E
	Drawing by:Jason Huang	Product Name:Bayou Street 62 Electric

BAYOU STREET 63 Gas With Classic Yoke
And Ladder Rests(BS-63G CY17/LR)

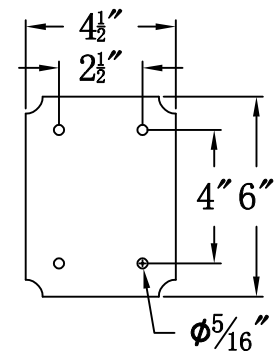


The CopperSmith		
Product Description	Drawing Description	9152 Hard Drive
Burner:Single	REV:A/0	Foley Alabama 36536
Gas Valve Name:VNG(P)70	Date:04/14/2022	SKU Number:BS-63G
	Drawing by:Jason Huang	Product Name:Bayou Street 63 Gas

BAYOU STREET 61 Gas With Gooseneck (BS-61G GNP4)

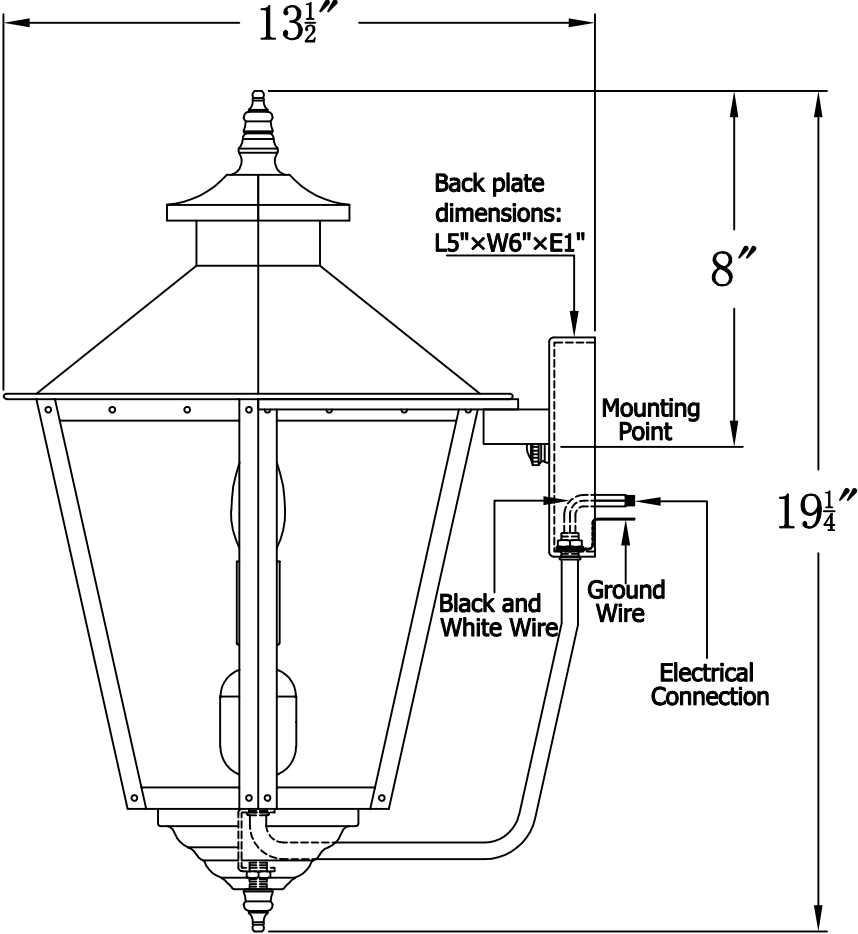
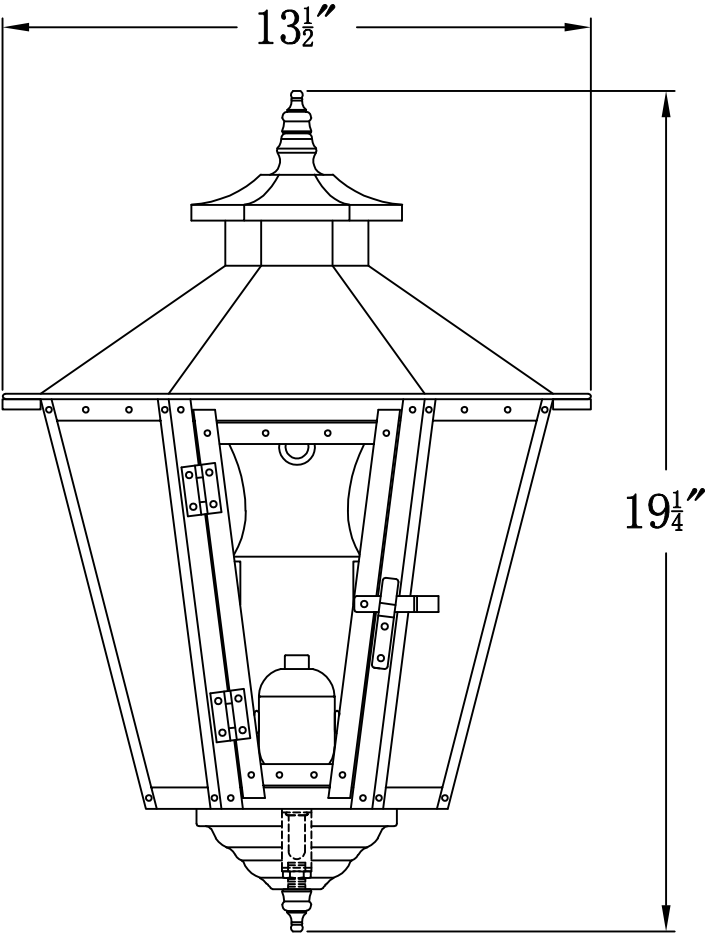


Front View of Mounting Plate



The CopperSmith		
Product Description	Drawing Description	9152 Hard Drive Foley Alabama 36536
Burner:Single	REV:A/0	
Gas Valve Name:VNG(P)50	Date:04/09/2022	SKU Number:BS-61G
	Drawing by:Jason Huang	Product Name:Bayou Street 61 Gas

BAYOU STREET 61 Electric (BS-61E)
Standard Wall Mount



The CopperSmith		
Product Description	Drawing Description	9152 Hard Drive
Sockets:2-E12 Candelabra	REV:A/0	Foley Alabama 36536
Watts:2-60W	Date:04/07/2022	SKU Number:BS-61E
	Drawing by:Jason Huang	Product Name:Bayou Street 61 Electric

8/11/25

Emily Huffer, Preservation Planner
City of Franklin Tennessee
Historic Zoning Commission
Planning Department
Phone: (615) 794-6795
emily.huffer@franklintn.gov

VIA: Upload to the City of Franklin portal

RE: 106 Winslow Road, Certificate of Appropriateness

Emily,

The following is a project description of the work being proposed for the property at 106 Winslow Road.

Project Description: Renovation of Historic Residence at 106 Winslow Road, Franklin, TN:

This project involves the minimal exterior renovation of a historic residence located at 106 Winslow Road in Franklin, Tennessee. The scope of work is planned to enhance the home's functionality and aesthetic character while preserving its architectural historic integrity.

Key components of the renovation include:

- **Screen Porch Replacement:** The existing screen porch, previously approved through COA, will be removed and replaced with a new design that is compatible with the historic architectural style of the residence and better responds to the Design Guidelines.
- **Rear Dormer Additions:** New dormers will be added to each side elevation, at the rear of the house, to expand the usable second floor interior space. The dormers are designed as directed by the guidelines and are positioned toward the rear of the house.
- **Garage Door Replacement:** Existing metal overhead garage doors will be replaced with custom built wood carriage-style doors with proportionate glazing to better reflect the home's historic character.

- **New Rear Door and Covered Porch:** A new exterior door will be added at the rear of the house, along with a covered porch to improve access and outdoor usability.
- **Exterior Restoration Work:**
 - Full roof replacement using materials consistent with the home's historic aesthetic.
 - Repointing of existing stone stoops and landings to ensure structural integrity and visual continuity.
 - Repair and repainting of damaged wood trim.
 - Replacement and/or repair of gutters to ensure proper drainage and preservation of the building envelope.

This renovation aims to preserve the home's historic charm while making sensitive updates that improve livability and long-term durability.

Thank you for your attention to this matter.

Regards,

A handwritten signature in blue ink, appearing to read 'S. Maher', with a long horizontal flourish extending to the right.

Stephen Maher

Stephen and Nancy Maher Rev Trust
Property owners
1215 S. Harpeth Rd.
Kingston Springs, TN 37082
615-504-8946

106 Winslow Road

Design Review submittal

8/18/25

Part 1 - Supporting Imagery:

1. Historical Images
2. Images of the Existing House
3. Neighborhood Context and Inspirational Images
4. Perspective Views

Part 2 - Drawings:

1. SV-01 – Site Survey
2. L-1.1 – Architectural site plan
3. A-1.1 – Proposed 1st Floor plan
4. A-1.2 – Proposed 2nd Floor plan
5. A-1.3 – Proposed Roof plan
6. D-1.1 – Existing and demolition plan
7. A-2.1 – Proposed Elevations – front and right
8. A-2.2 – Proposed Elevations – Rear and left
9. A-2.3 – Proposed Elevations – Garage
10. Window detailing





1950 Aerial of Winslow Road



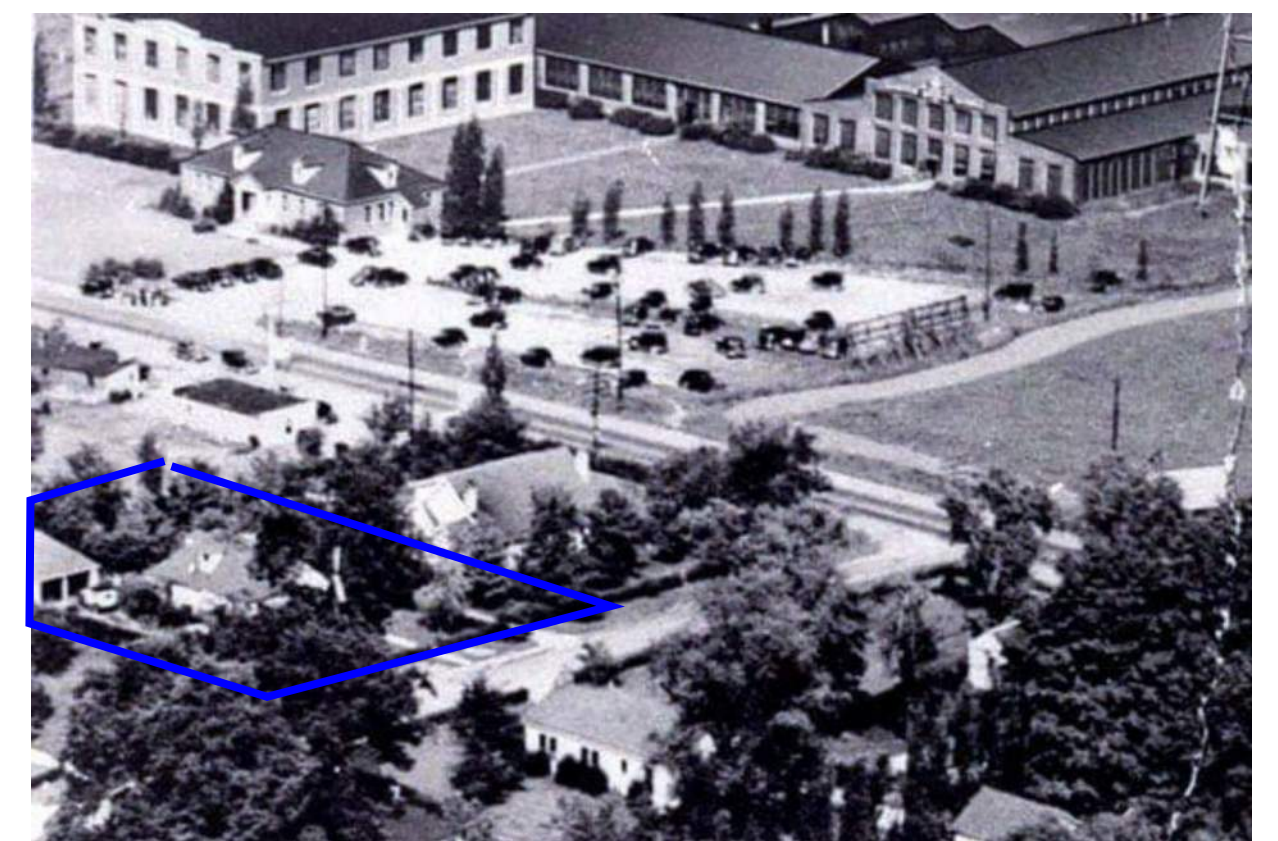
2021 Image of 106 Winslow Road



2008 Image of 106 Winslow Road - Prior to screen porch



106 Winslow mascot
"Millie"



Historical images of the property - 106 Winslow Road



View from Winslow Road



Entry detail / cornice and roof condition



View from Winslow Road



Rear elevation of 1970's addition



Entry stoop



Existing garage / accessory dwelling



View from Winslow Road



Screen addition - COA granted 2008



Exterior access to basement



Garage / accessory dwelling



Left side elevation with utilities and open basement access



Images of the existing house - 106 Winslow Road



110 Winslow - neighbor to the left



102 Winslow - neighbor to the right



106 Winslow Road - subject property



109 Winslow - directly across the street



111 Winslow - diagonally across the street



Historic Carriage house door examples in Myles Manor



Cotswold cottage style



Neighborhood context images and inspiration - 106 Winslow Road



Existing



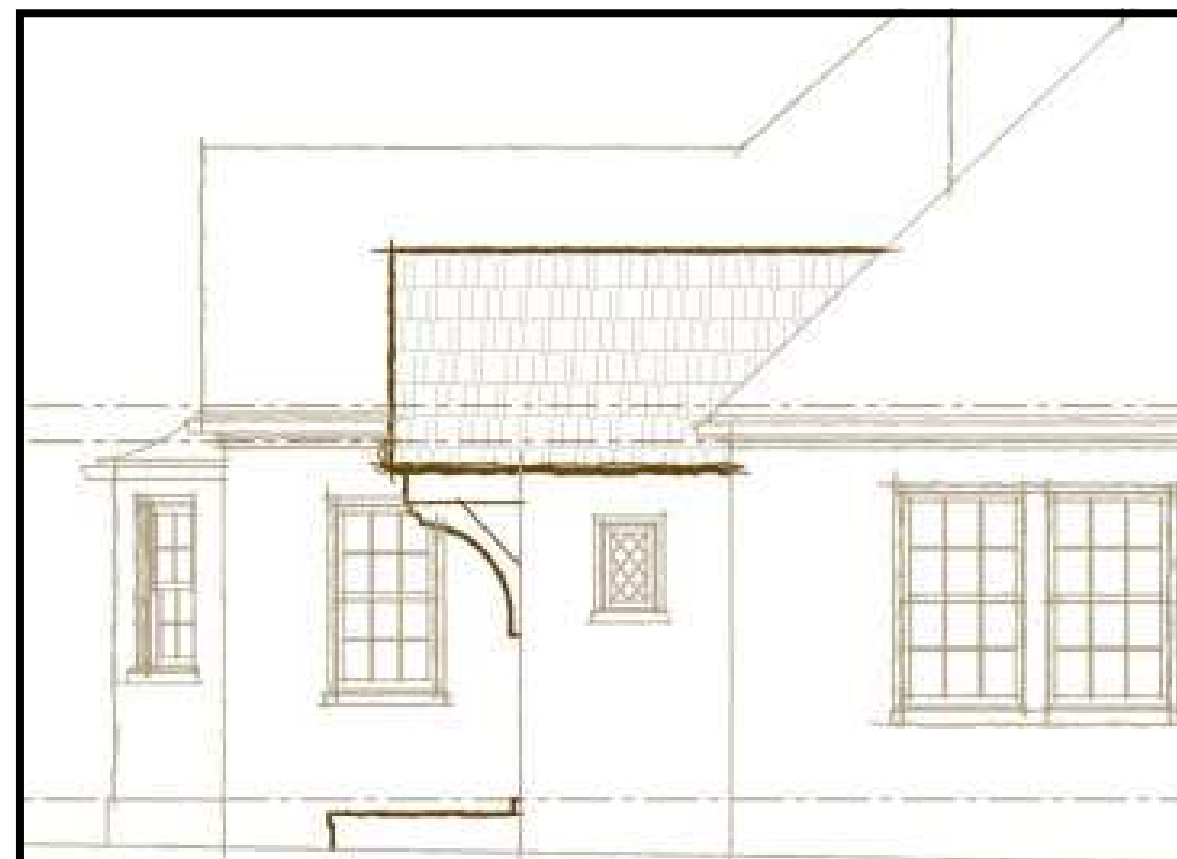
Existing



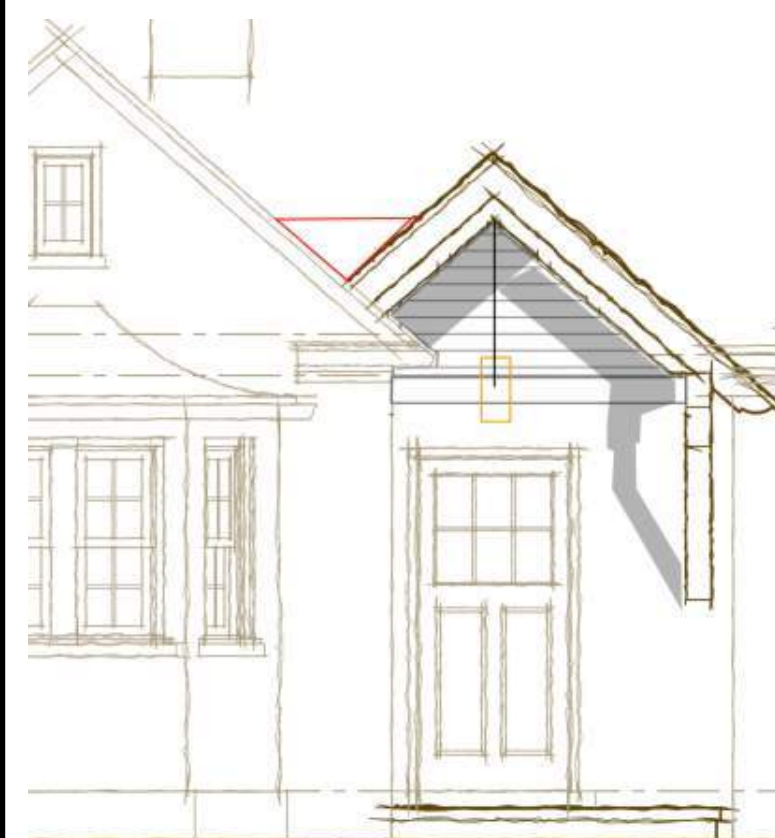
Mock-up of proposed showing and dormer at rear



Mock-up of proposed showing screened porch and dormer at rear



Side elevation at entry
Discussed - not in current scope



Front elevation at entry

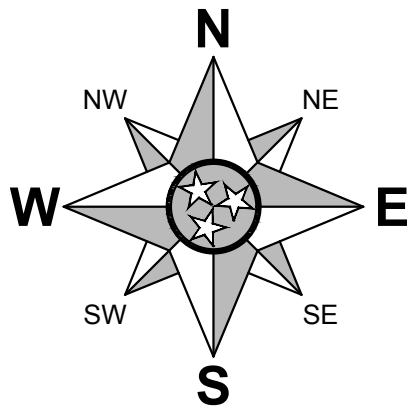


Existing



Discussed - not in current scope

Perspective views - 106 Winslow Road



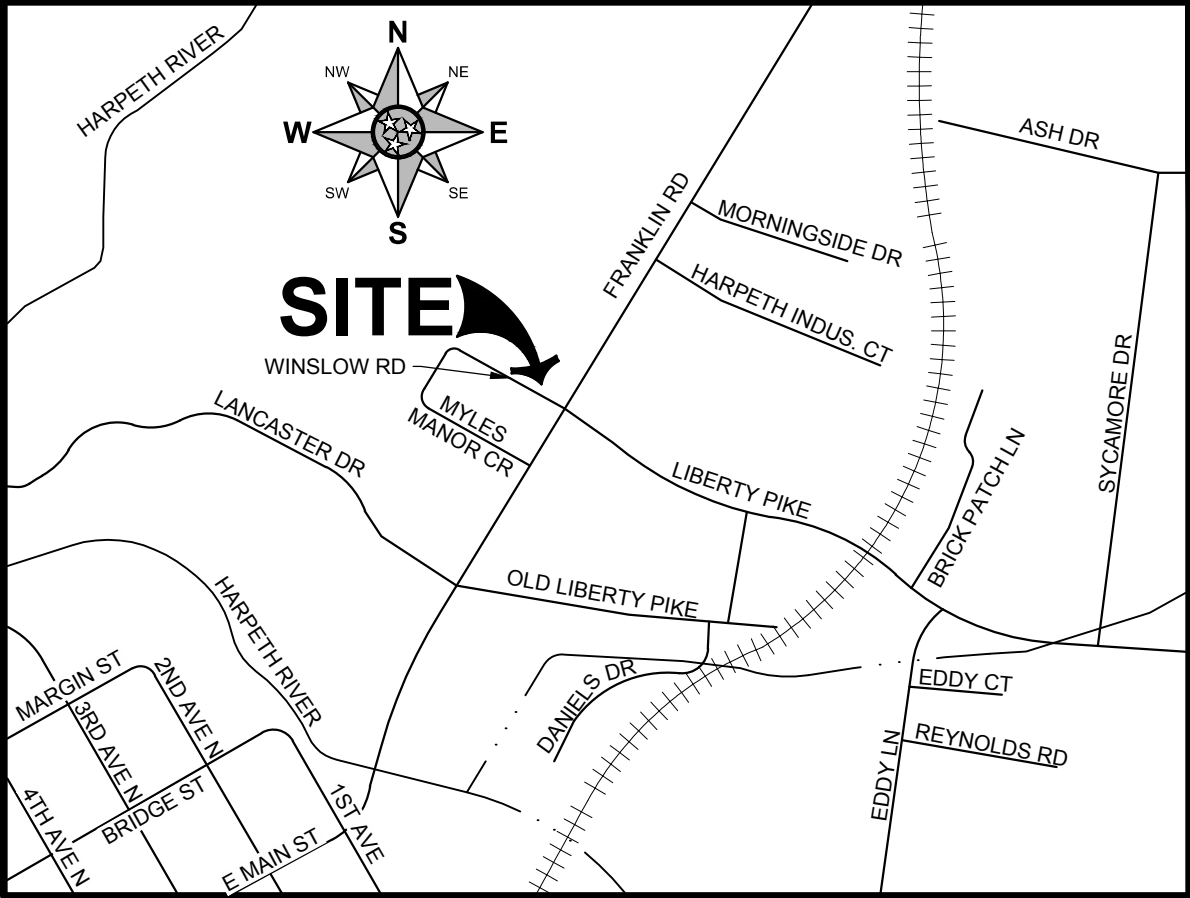
GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.99992238
- UNITS: (US FEET)(GRID)

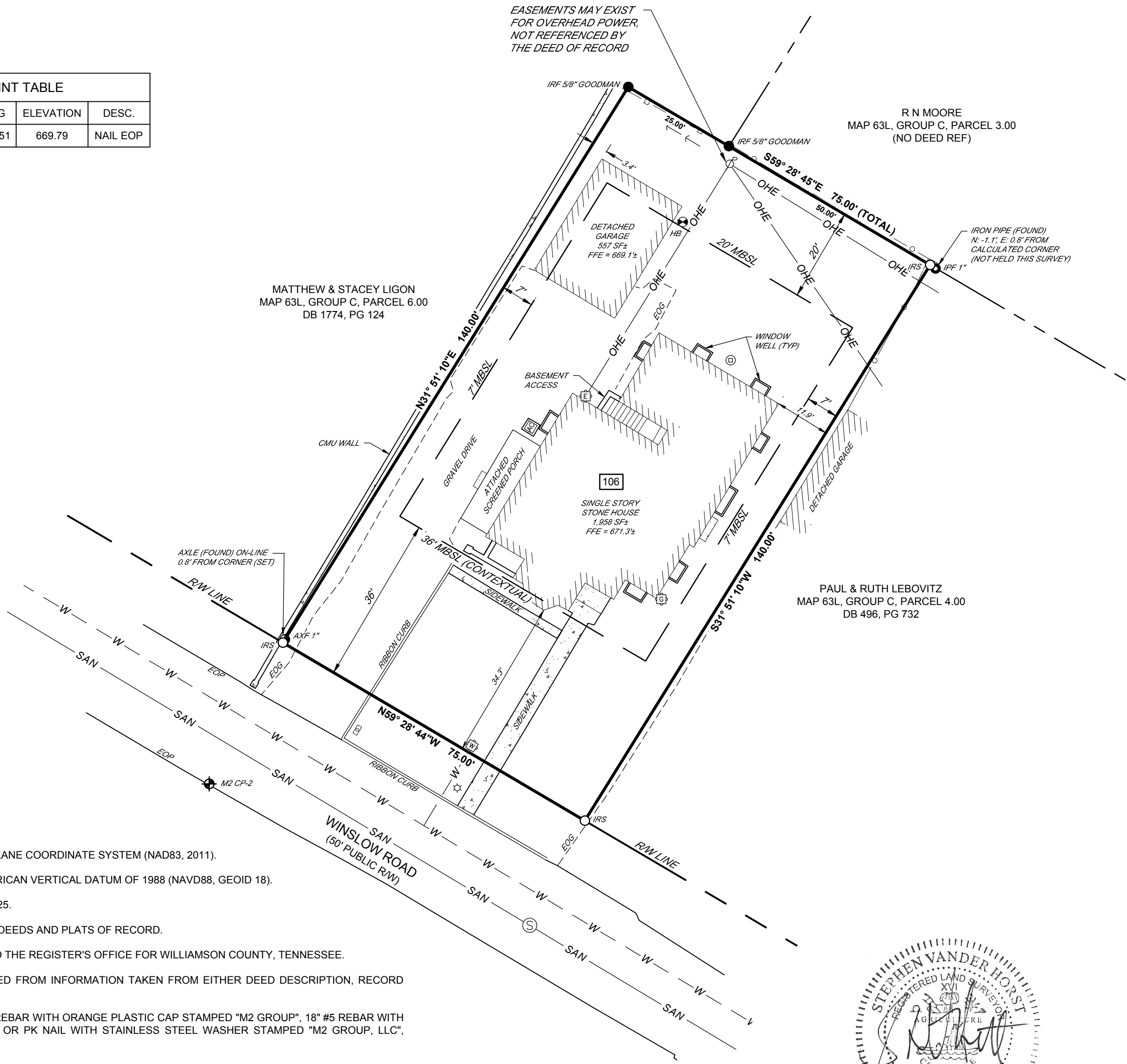
CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
2	583335.50	1712965.51	669.79	NAIL EOP

SUBJECT PROPERTY INFORMATION:

- OWNER: STEPHEN & NANCY MAHER REV TRUST
- TAX MAP 63L, GROUP C, PARCEL 5.00
- INSTRUMENT: DB 9264, PG 149
- PLAT INSTRUMENT: PB 1, PG 100
- LOT(S): 6 & 7, P/O LOTS 1-5 BLOCK "C" MYLES PARK SUBDIVISION
- TOTAL AREA = 0.24 AC (10,497 SF) ±



VICINITY MAP
SCALE: 1"=1000'



LEGEND:

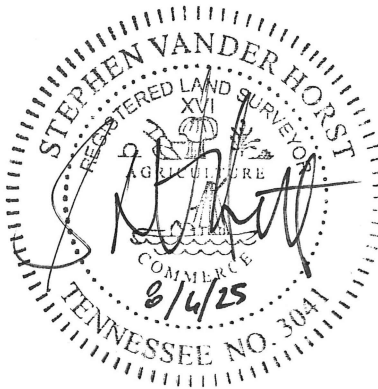
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- MBSL
MINIMUM BUILDING SETBACK LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN-LINK FENCE
- OHE
EXISTING OVERHEAD ELECTRIC
- IRON REBAR FOUND (IRF)
- IRON PIPE FOUND (IPF)
- AXLE
- IRON REBAR SET W/CAP (IRS)
- BENCHMARK / SURVEY CONTROL
- WATER METER
- HOSE BIB BUILDING
- POWER POLE
- GUY WIRE
- ELECTRIC METER
- AC UNIT
- LIGHT STANDARD
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- MAILBOX
- EOP
EDGE OF PAVEMENT
- EOG
EDGE OF GRAVEL
- 106
ADDRESS

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18).
3. THE FIELD SURVEY WAS COMPLETED ON JULY 31, 2025.
4. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
6. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
7. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
8. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 211 OF 485, MAP NUMBER 47187C0211H, EFFECTIVE 12/20/2024.
10. THE SUBJECT PROPERTY IS CURRENTLY ZONED "R4" (RESIDENTIAL DISTRICT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF FRANKLIN. A CURRENT ZONING REPORT AN/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "R4" ZONING ARE AS FOLLOWS:
 - FRONT SETBACK = 36' AVERAGE SETBACK OF ADJACENT BUILDINGS
 - REAR SETBACK = 20'
 - SIDE SETBACK = 7'
11. MINIMUM BUILDING SETBACKS HAVE BEEN SHOWN AND NOTED HEREON PER CITY OF FRANKLIN ZONING, AS REFERENCED ABOVE.
12. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDING OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MY DISCLOSE.

SURVEYOR'S CERTIFICATE

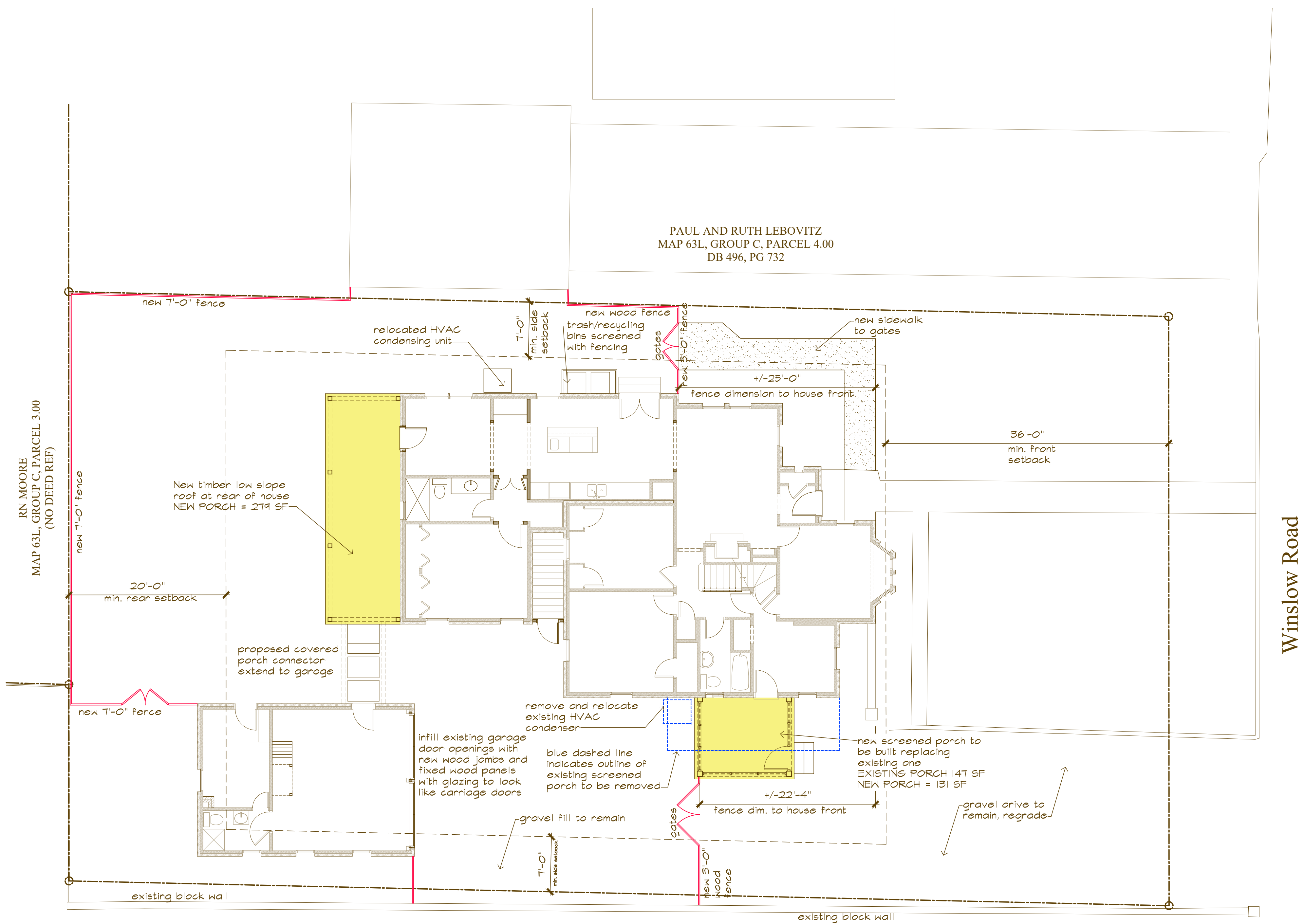
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



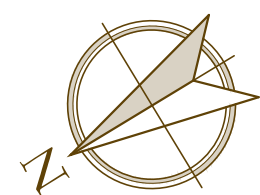
REVISION #	DATE	DESCRIPTION
1	8/6/25	REVISED SQUARE FOOTAGE OF GARAGE
BOUNDARY SURVEY TAX MAP 63L, GROUP C, PARCEL 5.00 106 WINSLOW ROAD CITY OF FRANKLIN 9TH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE		
DATE : AUGUST 1, 2025		DRAWN BY : PMK
PROJECT NUMBER : 25-188		CHECKED BY : SVH

M2
GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
615-656-0257 / M2GROUPLLC.COM

SHEET NUMBER: **SV-01**

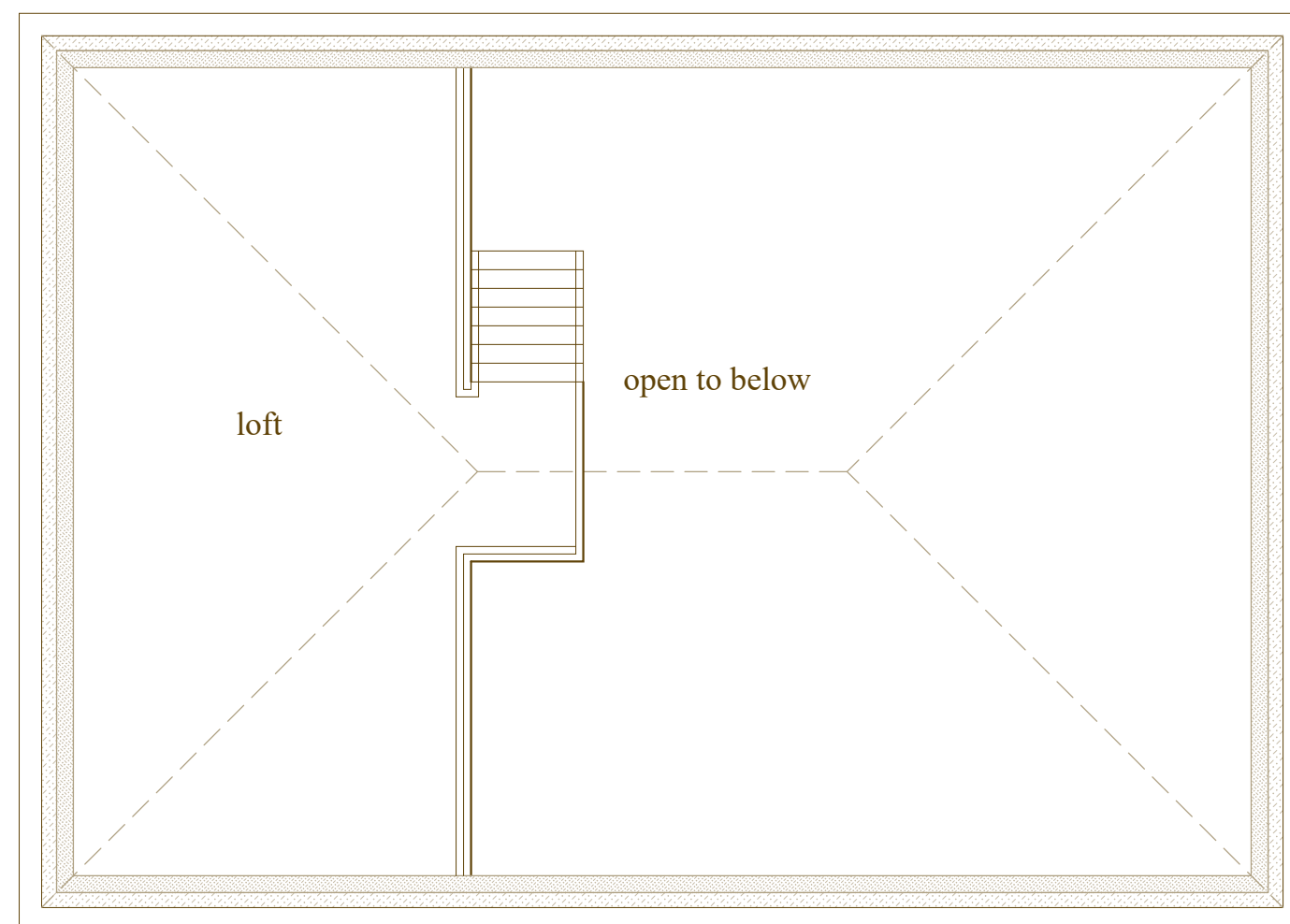
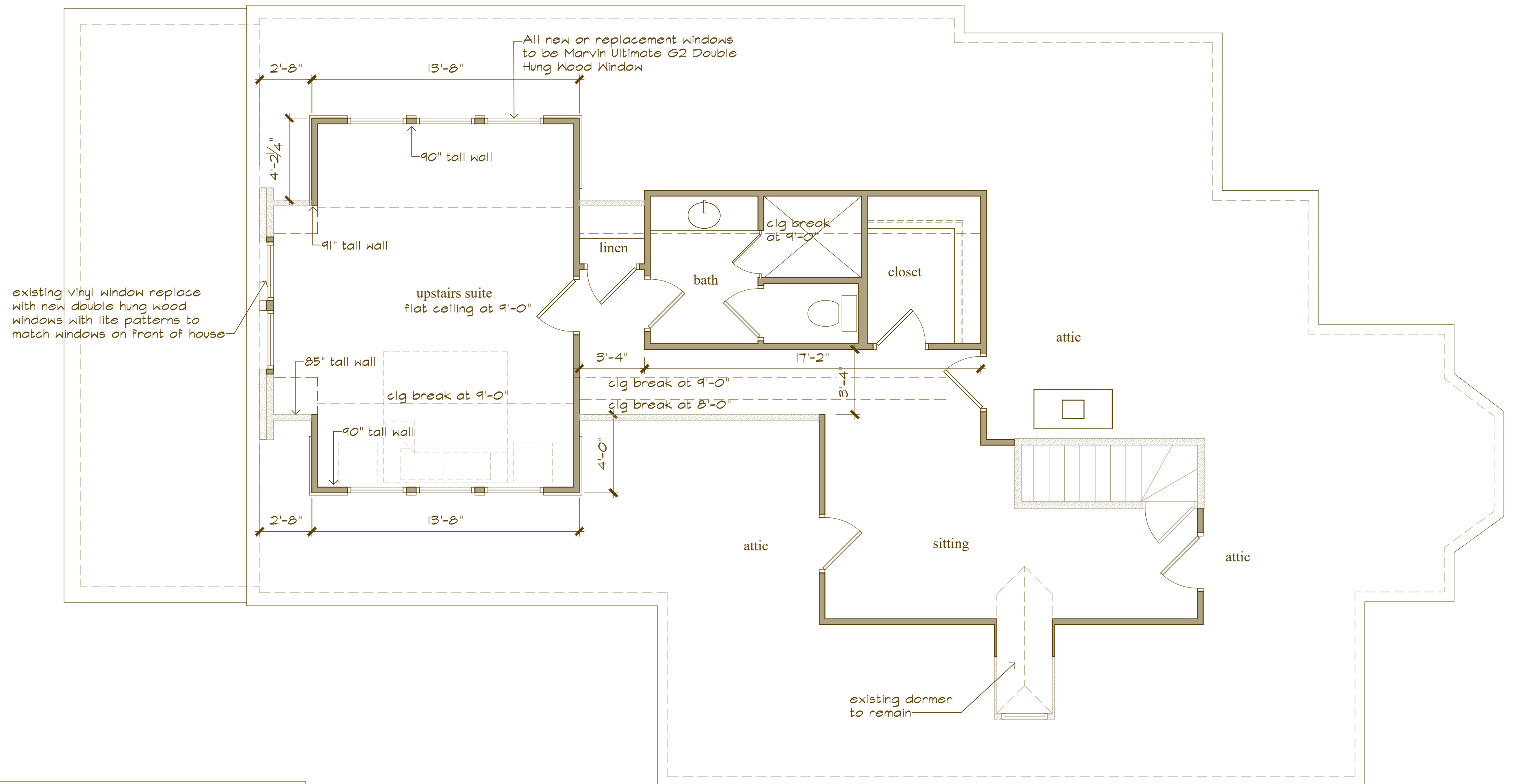


MATTHEW AND STACEY LIGON
MAP 63L, GROUP C, PARCEL 6.00
DB 1774, PG 124

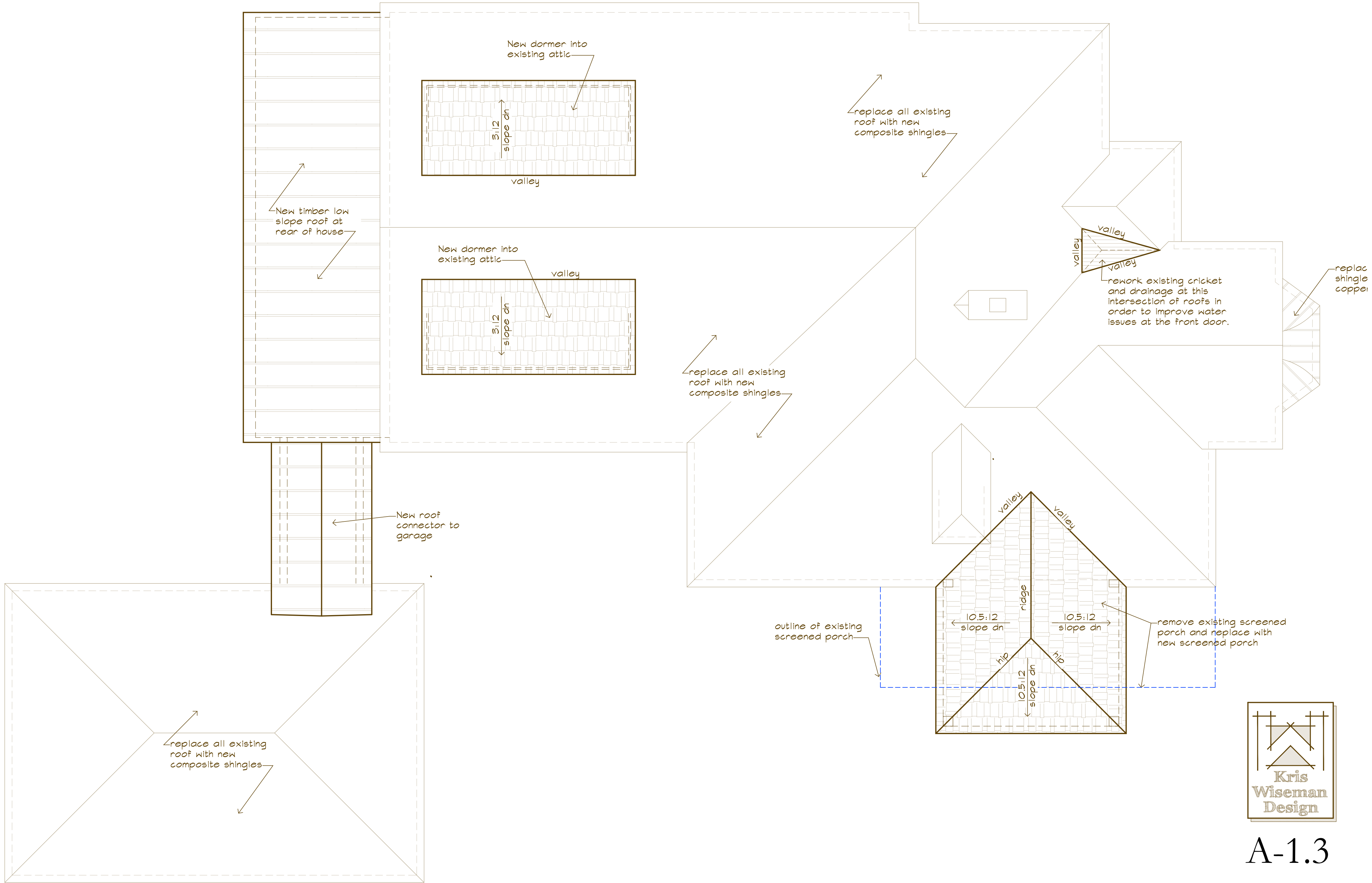




Page 43 of 132



A-1.2



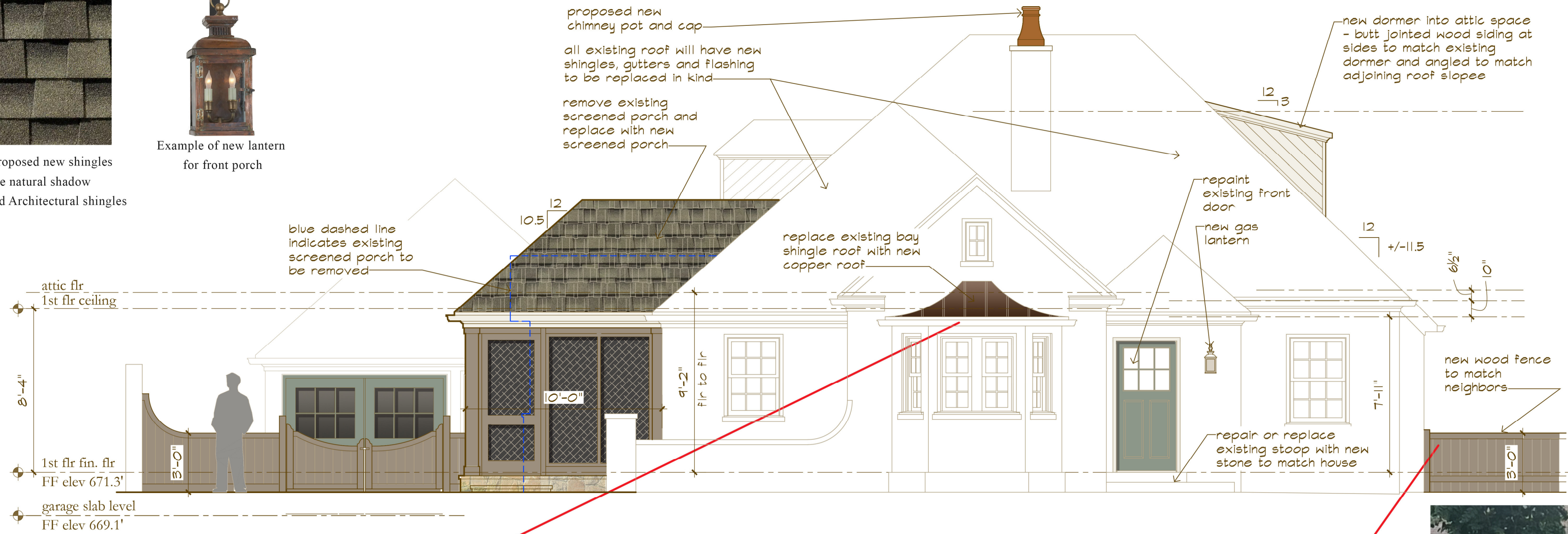
A-1.3



Example of proposed new shingles
Timberline natural shadow
Weathered Wood Architectural shingles

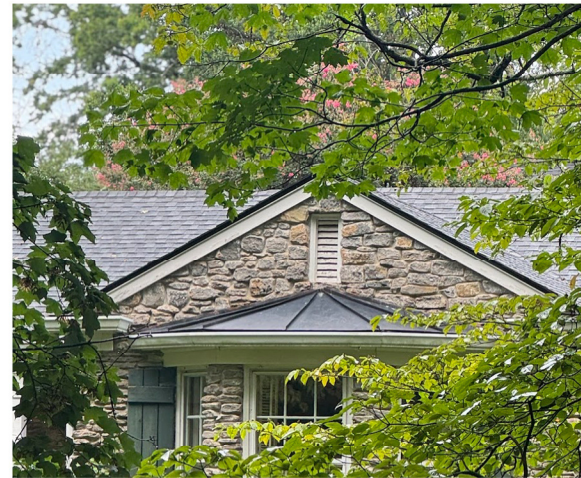


Example of new lantern
for front porch



proposed front elevation

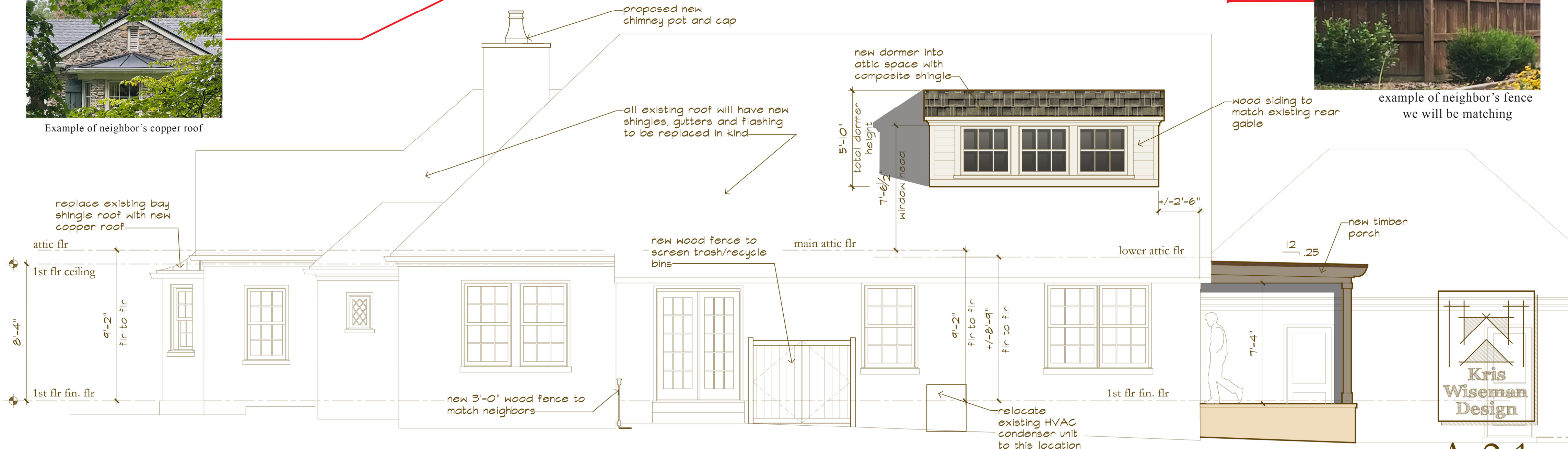
scale : $\frac{1}{4}'' = 1'-0''$



Example of neighbor's copper roof



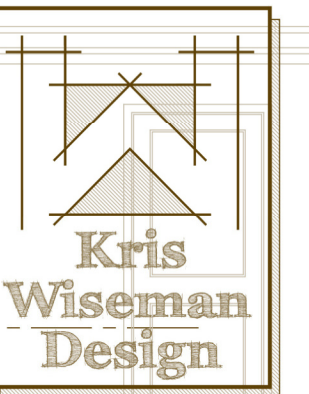
example of neighbor's fence
we will be matching



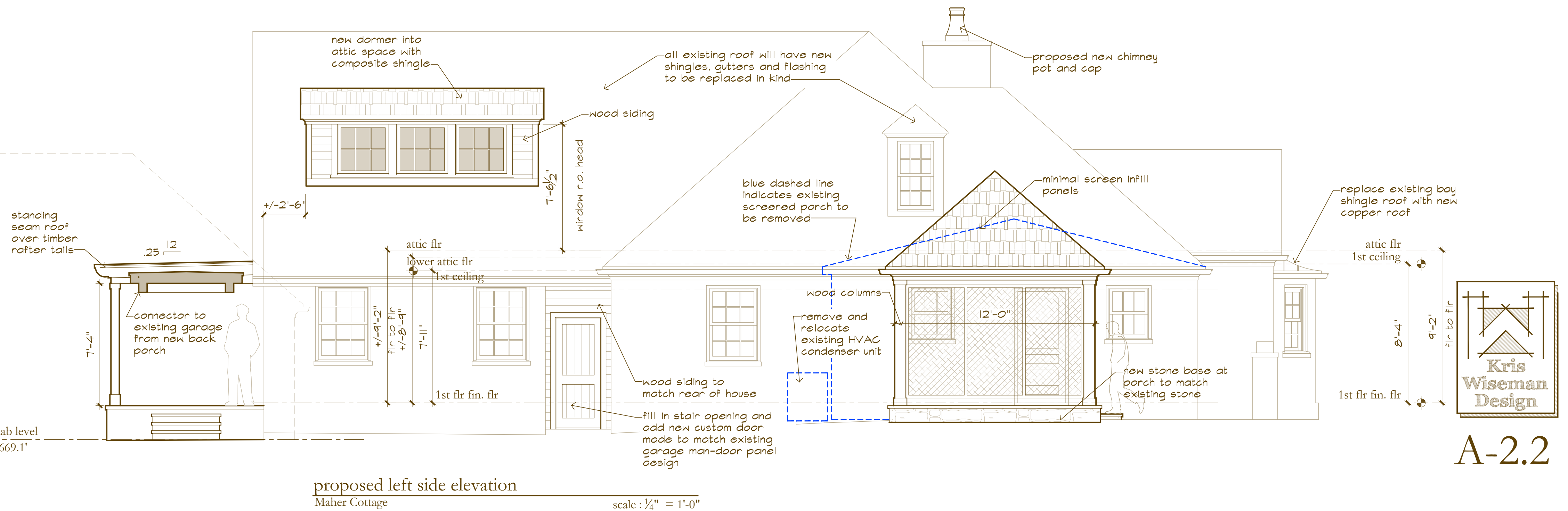
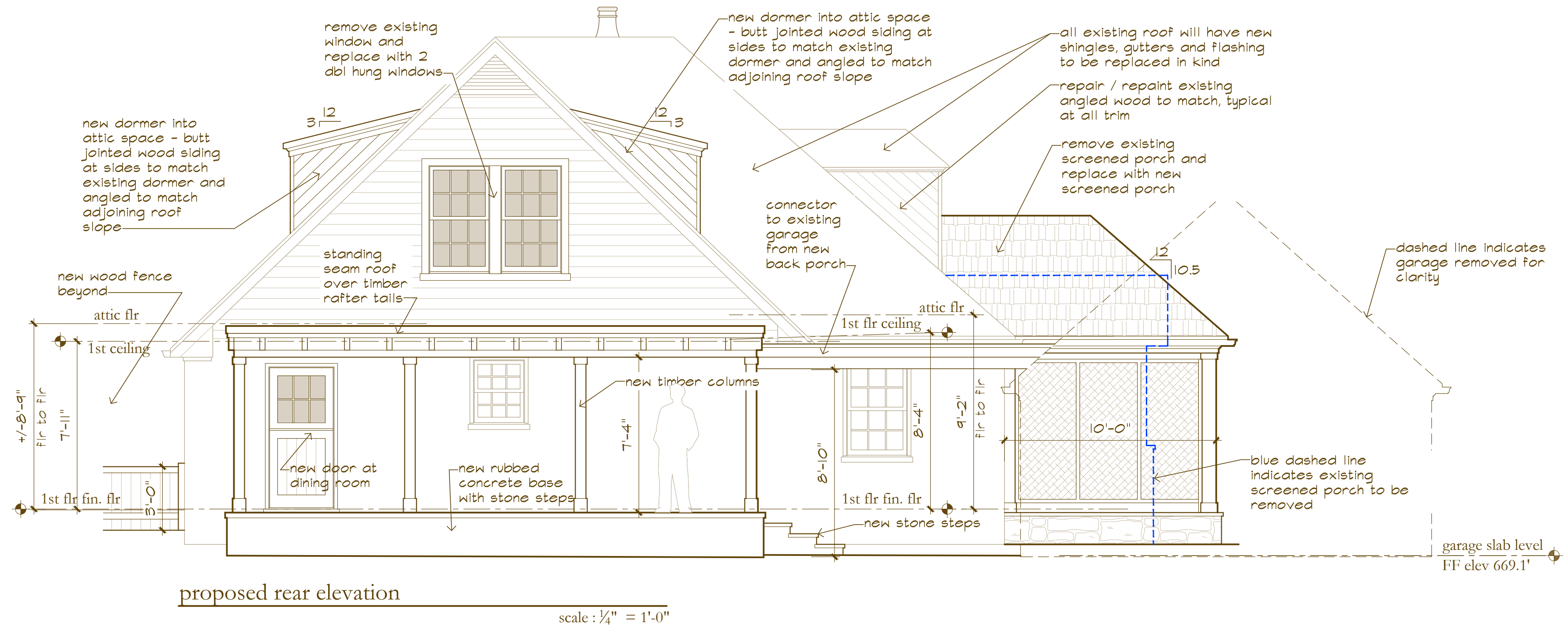
proposed right side elevation

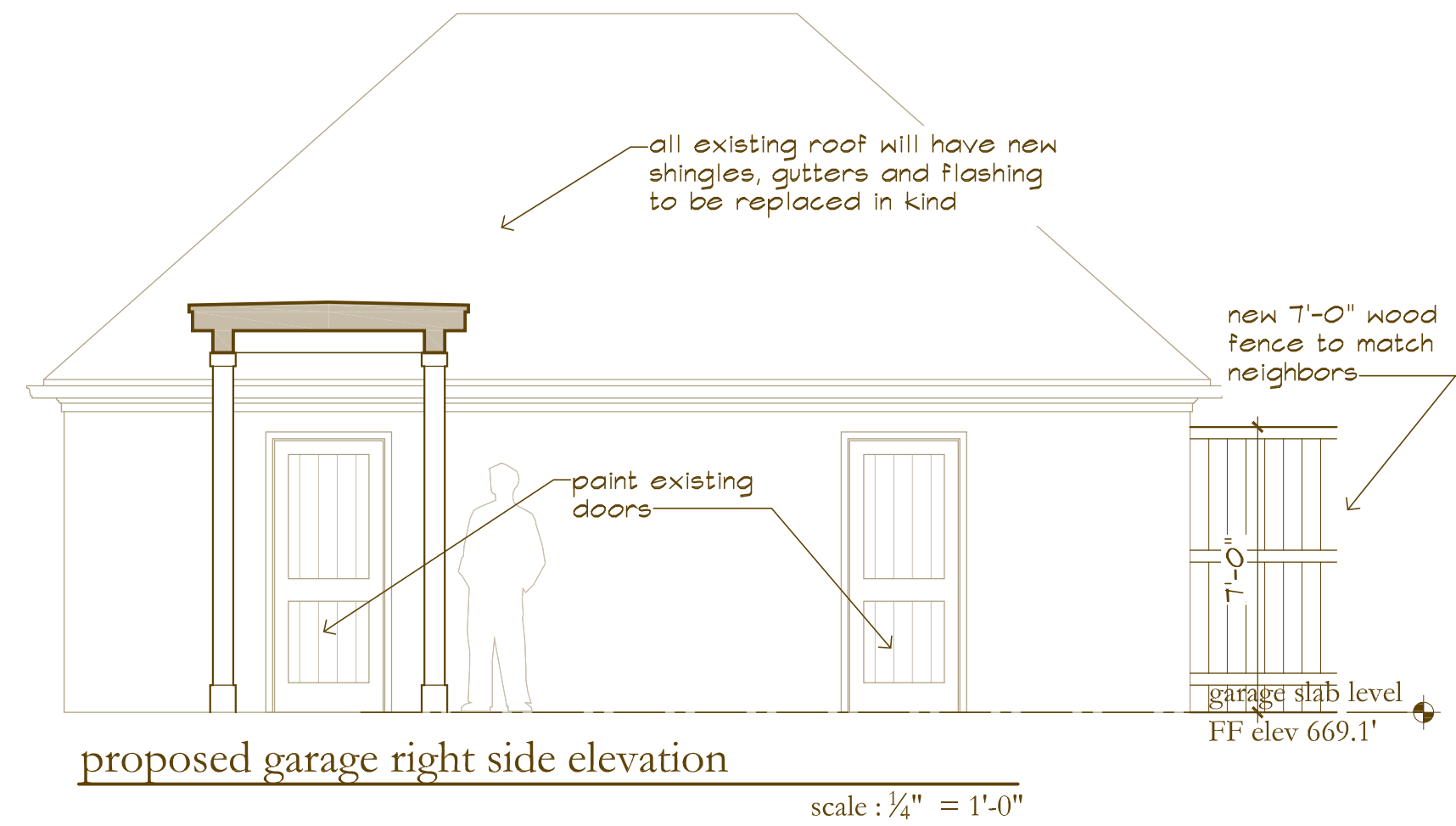
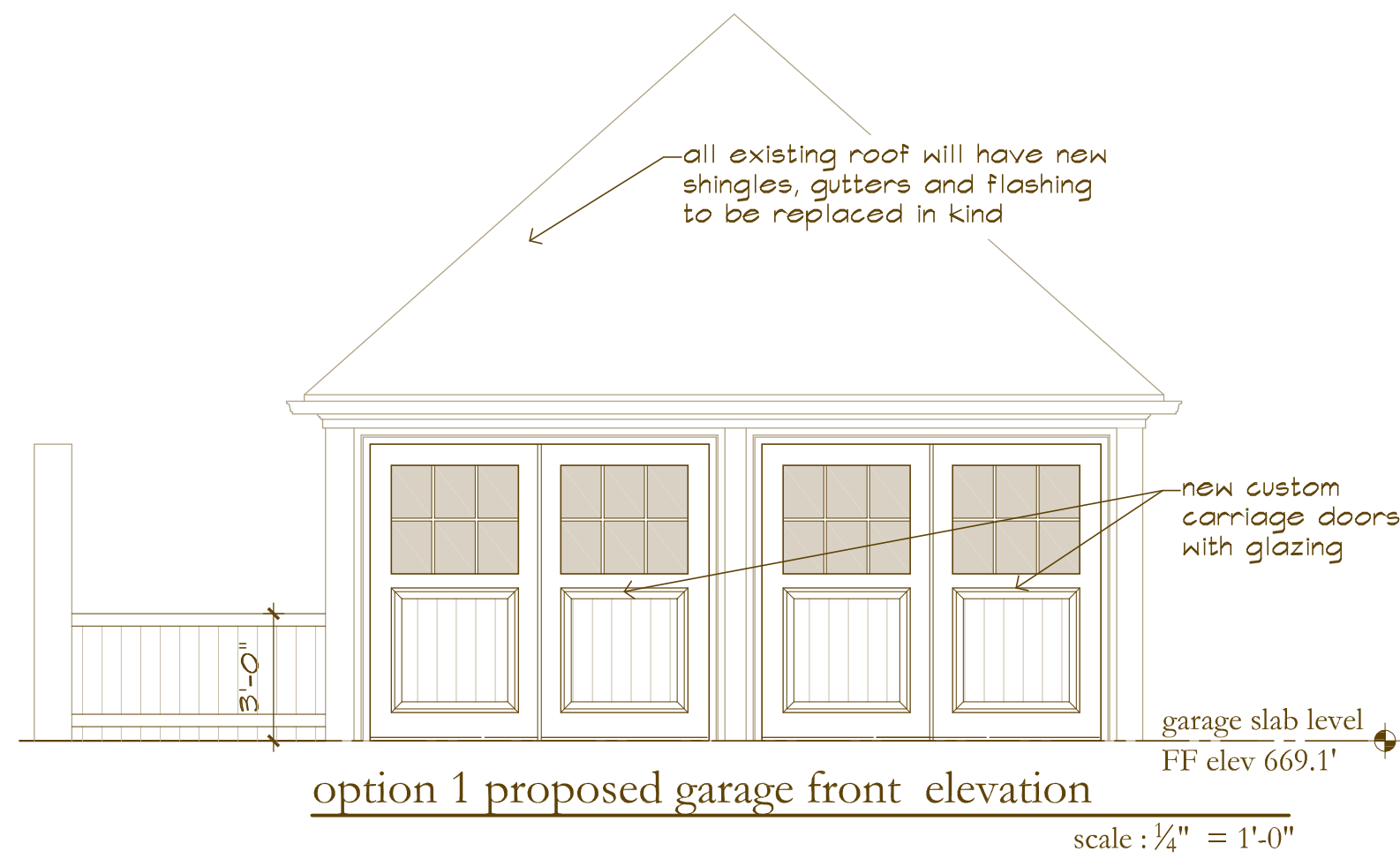
Maher Cottage

scale : $\frac{1}{4}'' = 1'-0''$

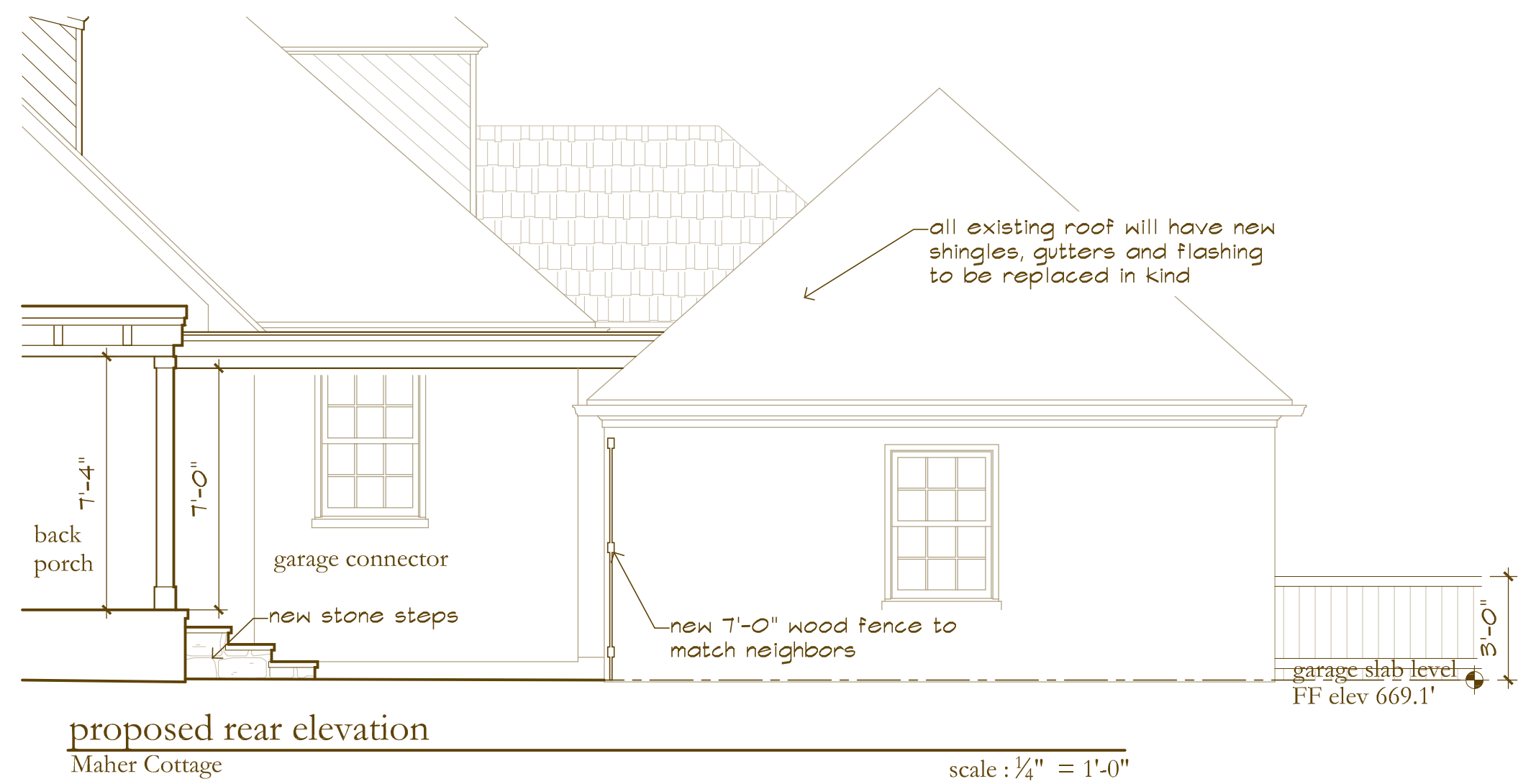
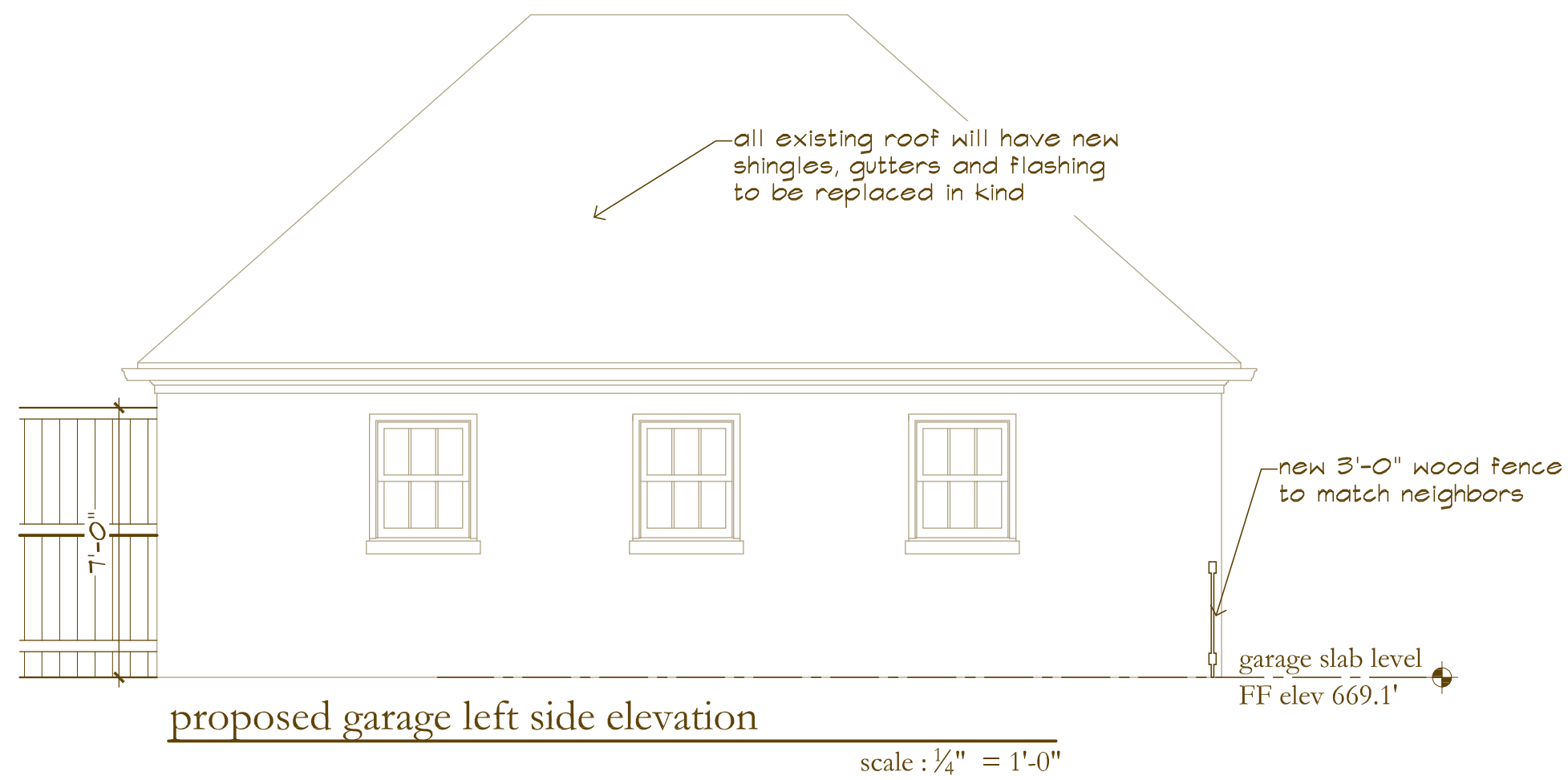


A-2.1





carriage door example on Myles Manor Ct.

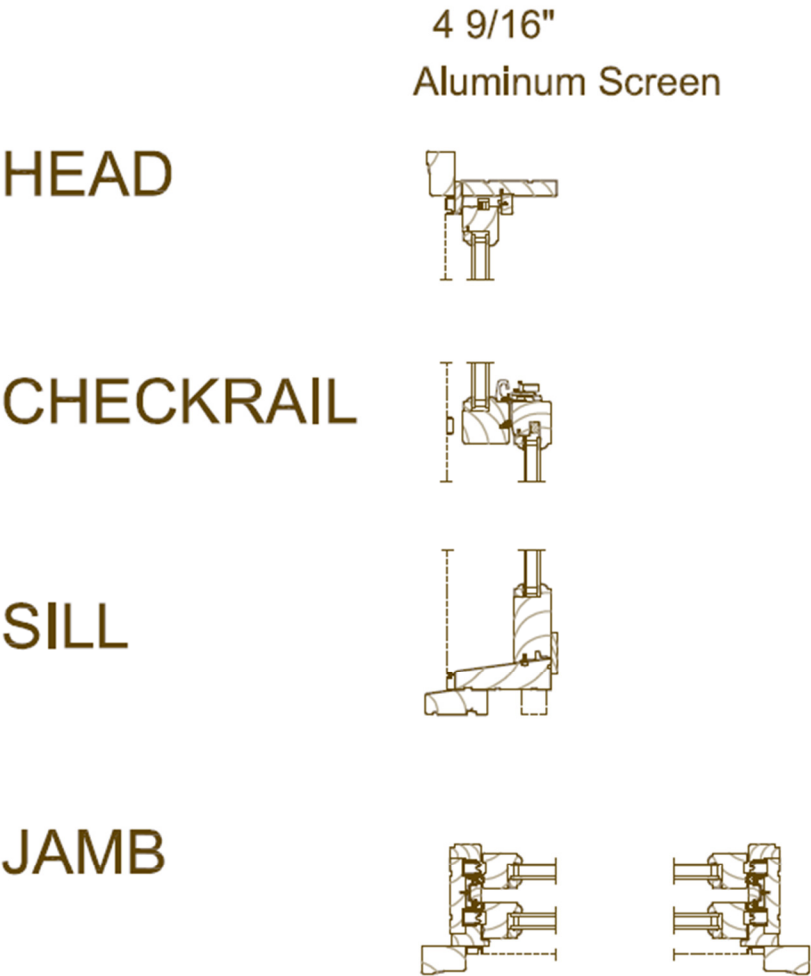


A-2.3

MARVIN ULTIMATE WOOD DOUBLE HUNG

SECTION DETAILS - OPERATING DOUBLE HUNG

SCALE: 1=1



SECTION DETAILS - STANDARD SIMULATED DIVIDED LITES (SDL)

WITH SPACER



Simulated Divided Lite with
Spacer Bar (SDLS)









Gas Filling Stations at 1st and East Main St. by Brian Laster

There were three gas filling stations located on the corners of 1st Ave and East Main St. in 1928. A new bridge was being constructed across the Harpeth River as part of the Andrew Jackson Highway which connected East Main Street to Franklin Road. Before this bridge was constructed, the principal bridge was located between Bridge Street and East Main. At the dedication in 1929, the bridge was named Memorial Bridge as a tribute to WWI soldiers.

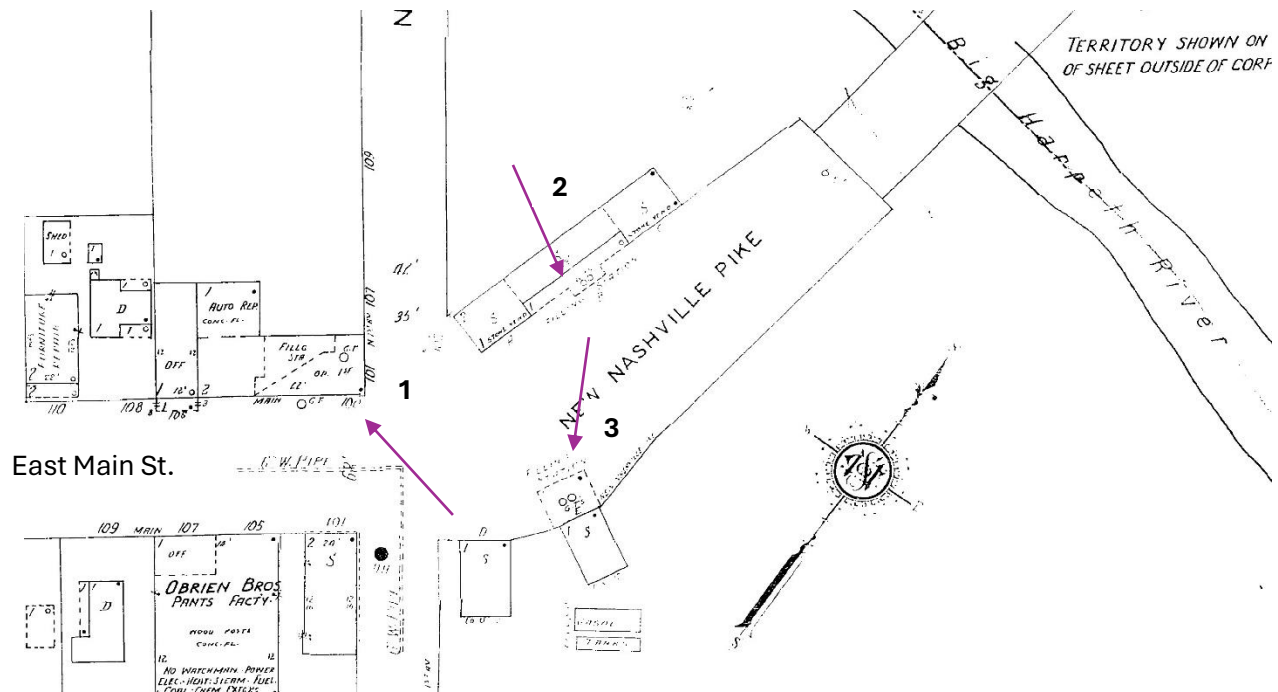


Figure 1 Sanborn Map 1928



Figure 2 Franklin Road bridge workers circa 1928. Black American men represented a significant workforce of brick/stone masons and concrete workers.

Gas Filling Stations at 1st and East Main St. by Brian Laster

Filling Stations

1. On the southwest corner, where Harpeth Square is located today was the Amoco Station owned by Spencer and Ivy Ellis Holt.



Figure 3 Becky Holt Sharber in front of her grandmother's gas station circa 1950. The Amoco station can be seen on the left. Harpeth Square is located on this corner today.

2. On the northwest corner was a series of three connected buildings (see figure 7). The two end buildings had veneered stone with sloping roofs. The middle building was the longest and had two end gables with a tile roof. The stone veneered building closest to 1st Ave. was Dr. R.A. Gathmann's Animal Hospital. Dr. Gathmann moved to Franklin in 1939. The middle building was a gas station in 1928 but later became the Riverview Club which served food and drinks. It was one of 15 "Honky Tonks" between Brentwood and Franklin in the 1930s and 40s. The stone veneered building closest to the river eventually became Givens Gulf which moved to this location from across East Main. This location is where Americana Tap House and Burger Dandy are located today.



Figure 4 Dr. Ray Gathmann's Animal Hospital. The center building barely seen in this photo, on the right, had gabled ends. It was anchored on both sides by stone veneered buildings. By 1939, the center building became the Riverview Club and the end building closest to the river became a Gulf Station. These buildings were demolished prior to 1958.

Gas Filling Stations at 1st and East Main St. by Brian Laster

3. Across the street on the northeast corner of 1st and East Main was James Given's Gulf filling station.



Figure 5 James Given's Gulf Service Station circa 1928. The Lillie Mills' silos can be seen in the background.



Figure 6 By 1958, aerial photos confirm that the stone veneered buildings and Riverview Club were demolished and replaced with a new service station. Burger Dandy occupies the location today. The adjoining buildings were constructed after 1974.

Gas Filling Stations at 1st and East Main St. by Brian Laster



Figure 7 1950 aerial of East Main St. showing Holt's Amoco, Dr. Gathmann's building, and the Riverview Club.



Figure 8 1958 aerial of East Main St. showing a new service station and old buildings demolished.



Sept 2010



9 4 - 9 8 E . M a i n S t





1st & E. Main St

BUILDING HISTORY THROUGH THE YEARS

On the northwest corner was a series of three connected buildings. The two end buildings had veneered stone with sloping roofs. The middle building was the longest and had two end gables with a tile roof. The stone veneered building closest to 1st Ave. was Dr. R.A. Gathmann's Animal Hospital. Dr. Gathmann moved to Franklin in 1939. The middle building was a gas station in 1928 but later became the Riverview Club which served food and drinks. It was one of 15 "Honky Tonks" between Brentwood and Franklin in the 1930s and 40s. The stone veneered building closest to the river eventually became Givens Gulf which moved to this location from across East Main. - Brain Laster

circa
1939

Dr. Ray Gathmann's Animal Hospital. The center building barely seen in this photo, on the right, had gabled ends. It was anchored on both sides by stone veneered buildings. By 1939, the center building became the Riverview Club and the end building closest to the river became a Gulf Station. These buildings were demolished prior to 1958.



circa
1950

Becky Holt Sharber in front of her grandmother's gas station circa 1950. The Amoco station can be seen on the left. Harpeth Square is located on this corner today.



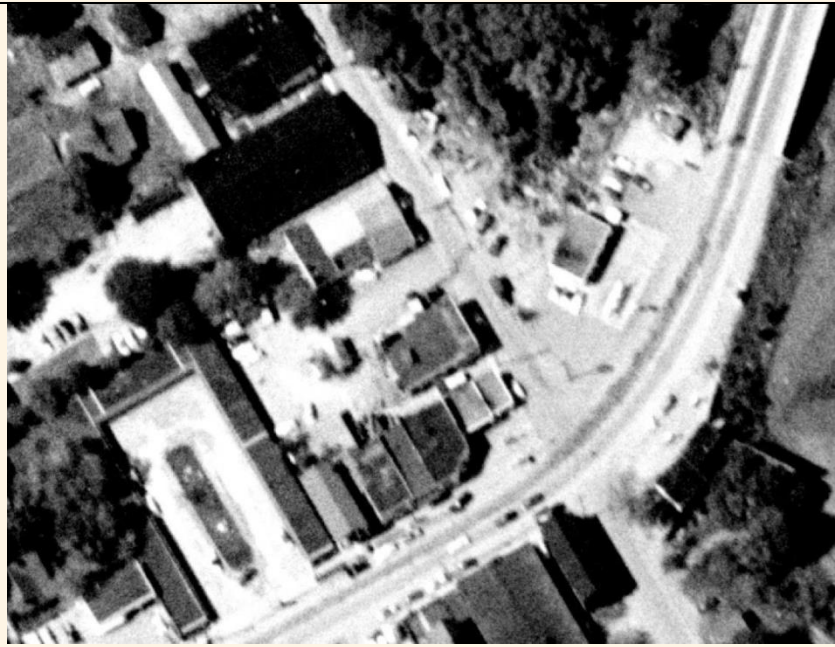
1950

1950 aerial of East Main St. showing Holt's Amoco, Dr. Gathmann's building and the Riverview Club



1958

1958 aerial of East Main St. showing a new service station and old buildings demolished.



SEPT
2007



Boat Locker & Freeman's Flowers

2 story wood log veneer building connected to the middle building. Service garage closest to river detached from main structure. This was the status of the building when purchased by current owners, Jay & Marcia Franks.

SEPT
2010

After receiving COA from Historic Zoning Commission for alterations/repairs to the building, the property owner had the metal panels removed, sandblasted, patched and painted. This photo shows the raw metal material being welded prior to new paint.



OCT
2011



Riff Burgers & Marcia's Patisserie

With approval from HZC, the 2nd story of the build was removed, new covered patio and trim constructed of painted aluminum break metal, and entire building was repainted the white and blue color scheme for the new Riff Burgers restaurant concept.

MAR
2024



Burger Dandy & American Taphouse

Tennessee State Historic Preservation Office has determined this building is not located within the National Register listing for Downtown Franklin Historic District. Additionally, this building is considered non-contributing to the Downtown Franklin National Register District.

A building that is listed as non-contributing is one that does not add to the district's sense of time and place and historic development. Also, it might be a building that the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.

2025



Slice House & Perenn

3/23/2025

Subject: History of Exterior Finishes at 94-98 E. Main Street, Franklin, TN.

Dear Tyler,

At your request I'm writing this letter to give you some background information so you can respond to the notice of violation from the Historic Zoning Board.

After purchasing the property in 2007, significant improvements were made to the building's exterior. When we started remodeling the building while we were removing the wood log siding, we discovered old metal panels and 2 overhead doors on the end of the building toward the square. The panels were in bad shape as the wood siding had been nailed to every panel in multiple places. We removed them and had them sandblasted, patched and painted. Additionally, new pre-painted blue aluminum break metal was utilized for the trim, patio cover and column wraps.

Furthermore, the rear of the building was constructed using wood framing with Hardie board siding painted to match our blue and white color scheme,

I like the color that you painted the building, and I did not think the City has the authority to tell you what color it has to be painted.

I look forward to seeing y'all getting open quickly and me becoming a regular customer.

Sincerely,



Jay Franks
615-300-0001















98 E. Main St. Project Description

On March 11, 2025, I was issued a Notice of Violation citing *noncompliance with exterior design, modifications, alterations or extension of existing structures*. After discussing the violation with city staff, the violation was issued because they believe I altered “porcelain, enamel panels”. However, I was able to provide documentation and proof from the current building owner that the metal panels were previously repaired in 2011, going through a process of sandblasting, bondo and painting. Because the structure was newly painted in 2011, I understood to be within the Design Guidelines to repaint the structure which consists of wood, hardy board, break metal aluminum and metal panels. There is no unpainted brick masonry anywhere on the property.

Needing to comply with the Notice of Violation in order to receive my Certificate of Occupancy before my scheduled restaurant opening date, I was forced into attending the HZC meeting where the committee reviewed my application to repaint the structure. Unfortunately, my application was denied. At that meeting, the chair requested I attend a DRC meeting to review my options moving forward.

I have since applied to two separate DRC meetings to discuss my options, however, both applications were denied by city staff. This is my third attempt to meet with the group to determine a path forward.

I have been instructed that I need to repaint the metal panels white. There is a wide range of white so I would like feedback on what white color I am expected to repaint the panels.

At one point, a committee member mentioned I should find the exact colors of a Gulf Station and repaint the building those colors. It should be known that this building was never a Gulf Gas Station (the Gulf Station was the building nearest the river and was demolished prior to 1958). This building has been several different storefronts; Dr. Rays Gathmann’s Animal Hospital, service station, Boat Locker, Freeman’s Flowers, Riff Burgers and Burger Dandy – never a Gulf Station

Finally, I would like to add that the State Office has confirmed that this building is no located within the National Register listing for the Downtown Franklin Historic District. Therefore, this building is considered non-contributing to the Downtown Franklin National Register District.

While I still believe I operated with the Design Guidelines to paint a building that was previously painted in 2011, I need guidance from the committee on what color to repaint the metal panels that cover approx. 1/3 of the buildings front and side profiles.

Plan of Action

- No panels or other building materials will be removed
- Repaint the existing square, metal panels that were previously sandblasted, repaired with bondo and painted in 2011 (*approved by HZC in 2010*)
 - Because the panels were cleaned, repaired and repainted this year, we will repaint the panels again a different color per the HZC directive - maintaining the same paint finish since 2011
- Paint will be commercial grade, specific for metal surfaces as recommended by a professional paint contractor
- The panels are proposed to be repainted a white color as directed by HZC
- All other building materials (wood, hardy board and aluminum) that were added in 2011 will remain the current color. This includes but not limited to:
 - Entire rear of building comprised of wood and hardy board (*added in 2011*)
 - Wood/hardy board refrigeration unit in rear (*added in 2011*)
 - Covered patio (*added in 2011*)
 - Aluminum break metal sheets (*added in 2011*)



EXISTING: FRONT ELEVATION



EXISTING: SIDE ELEVATION FROM STREET



EXISTING: REAR ELEVATION



EXISTING: LEFT SIDE @ REAR

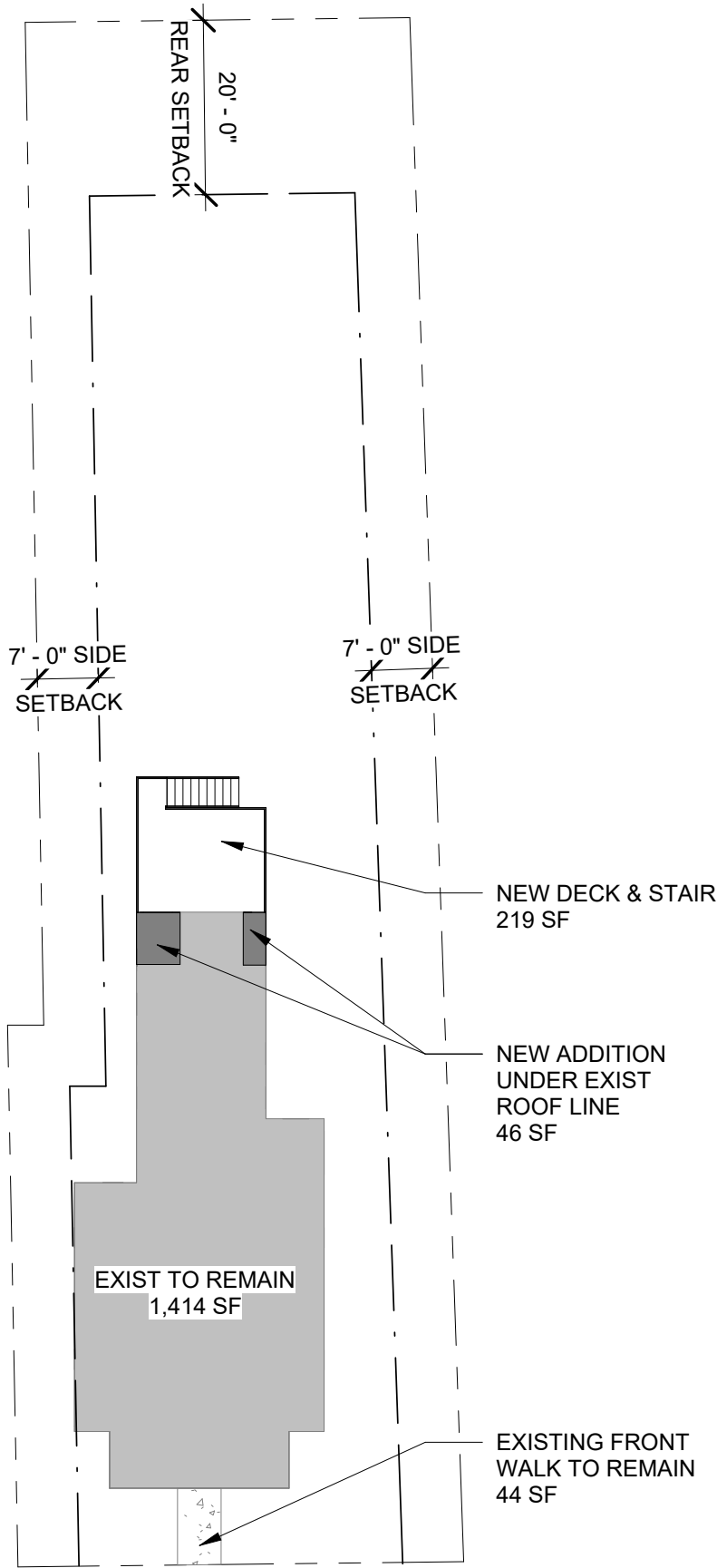


EXISTING: LEFT SIDE @ REAR



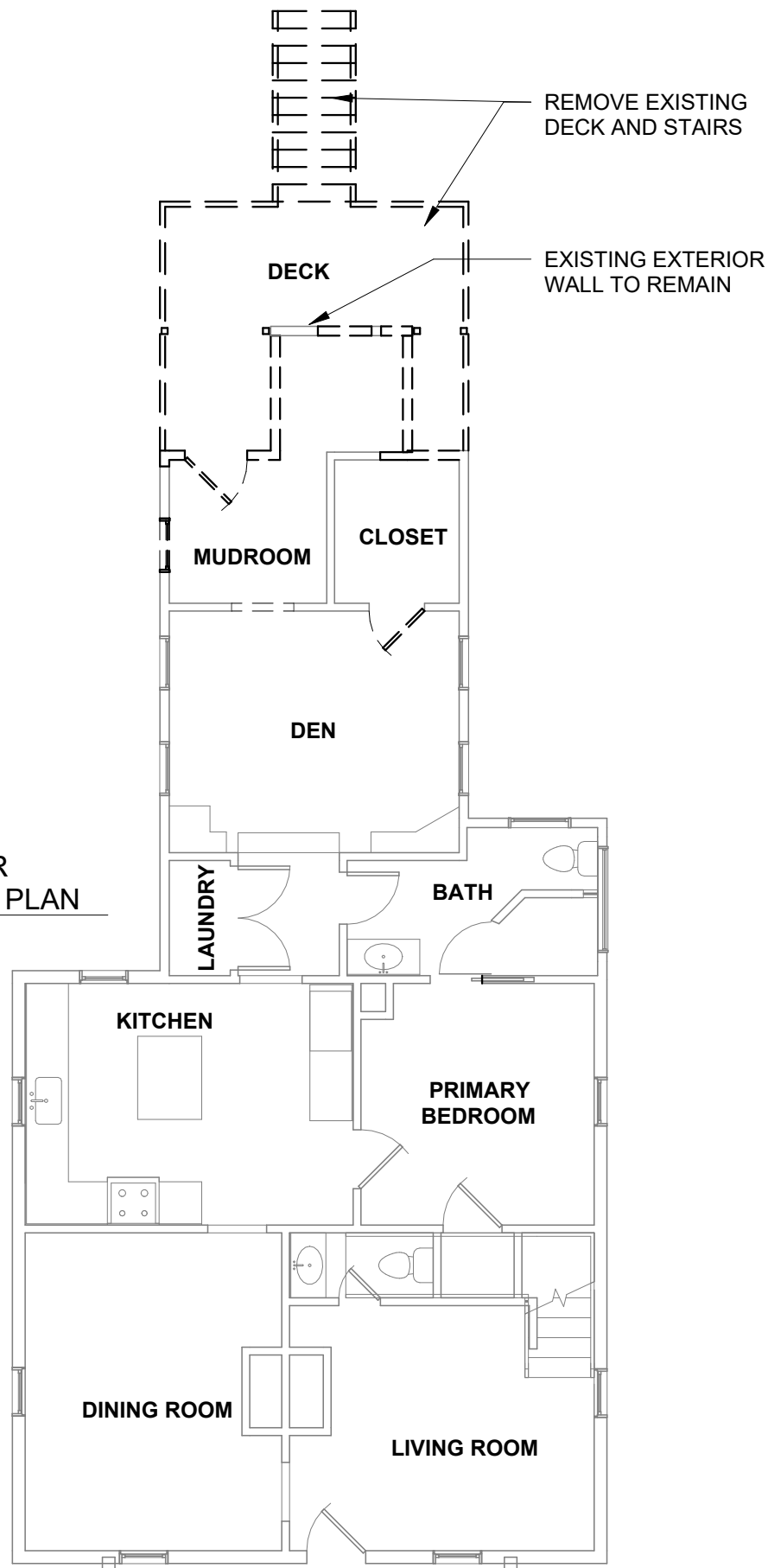
EXISTING: RIGHT SIDE @ REAR

1 SITE PLAN
1" = 20'-0"

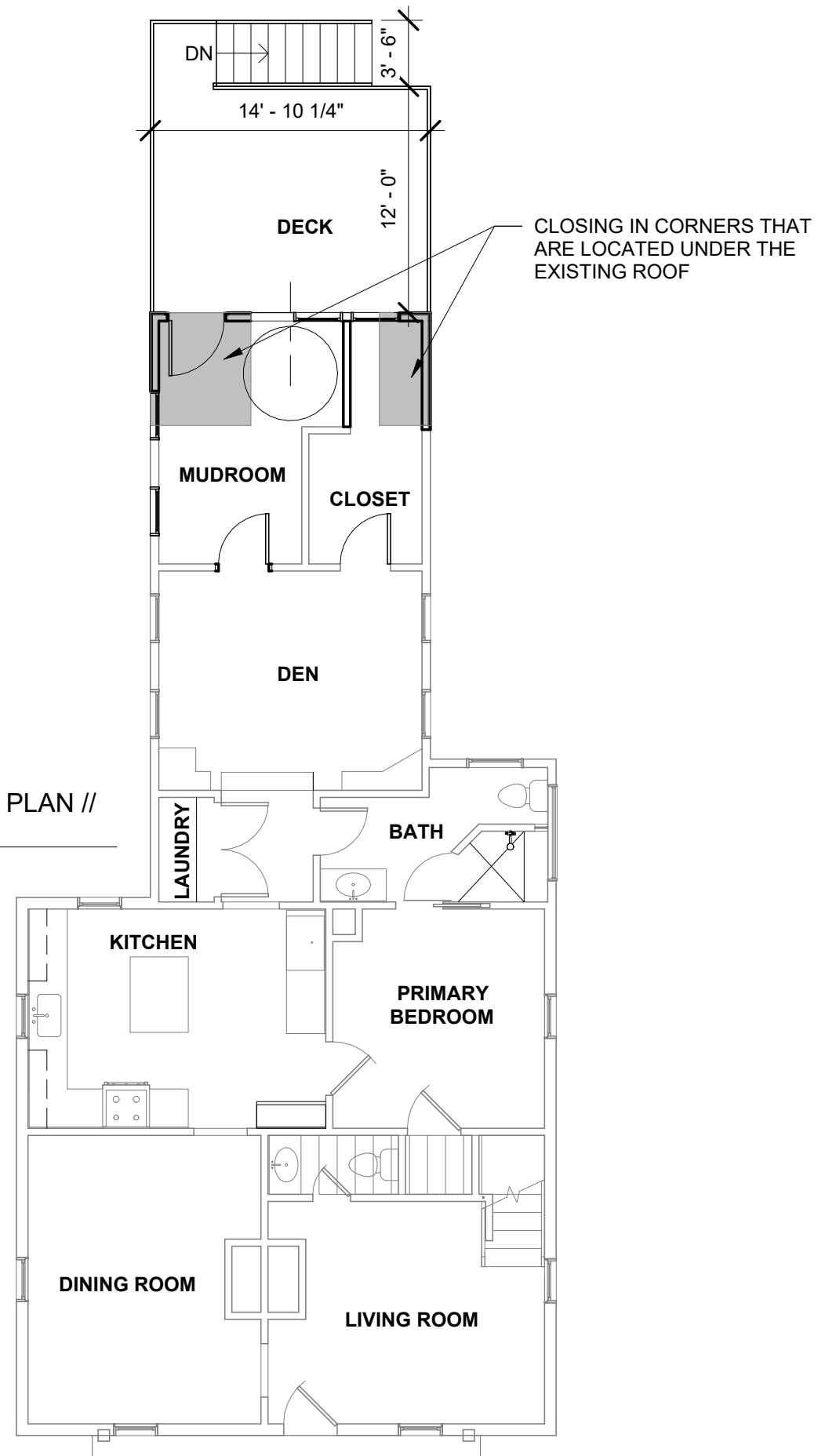


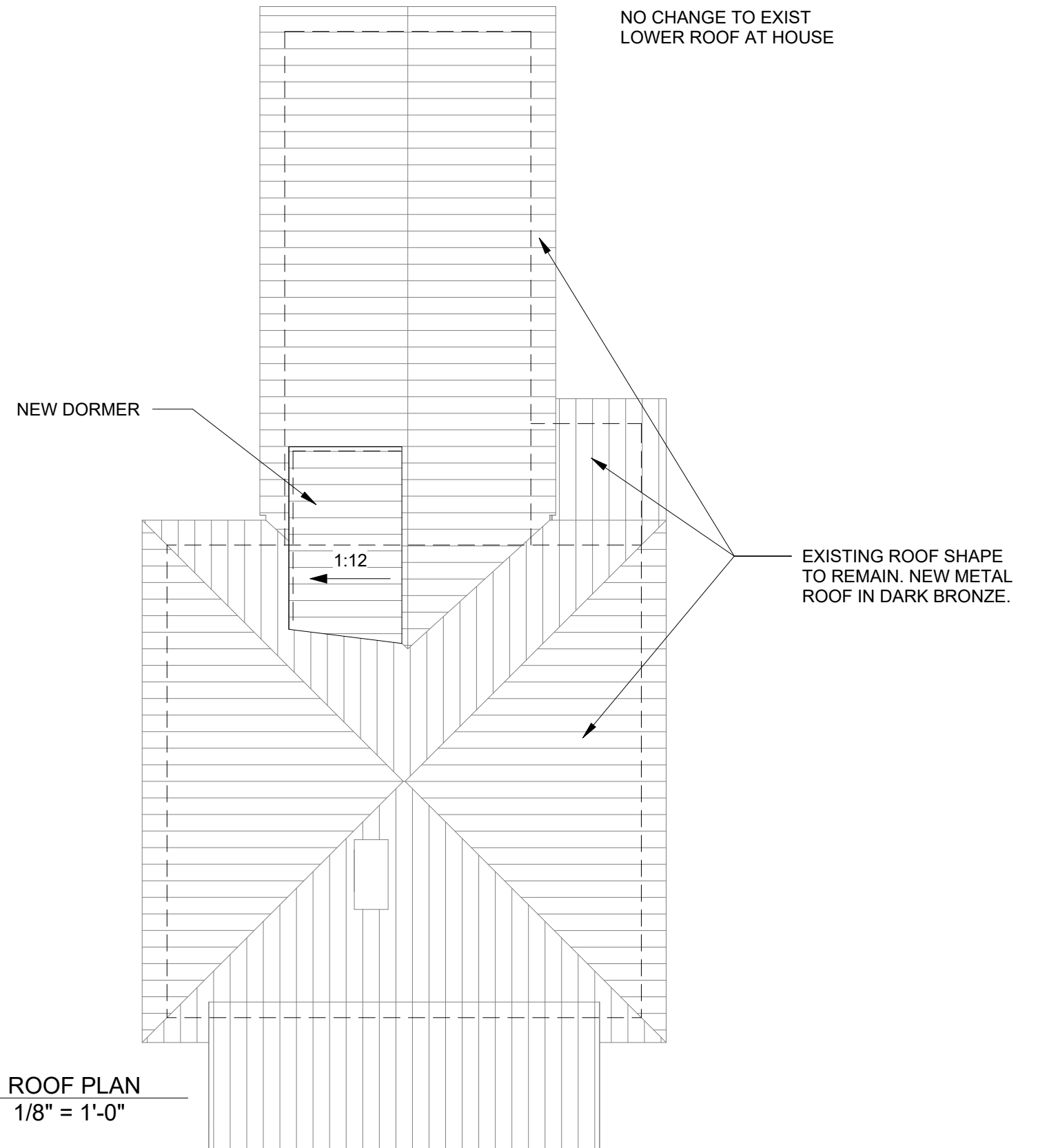
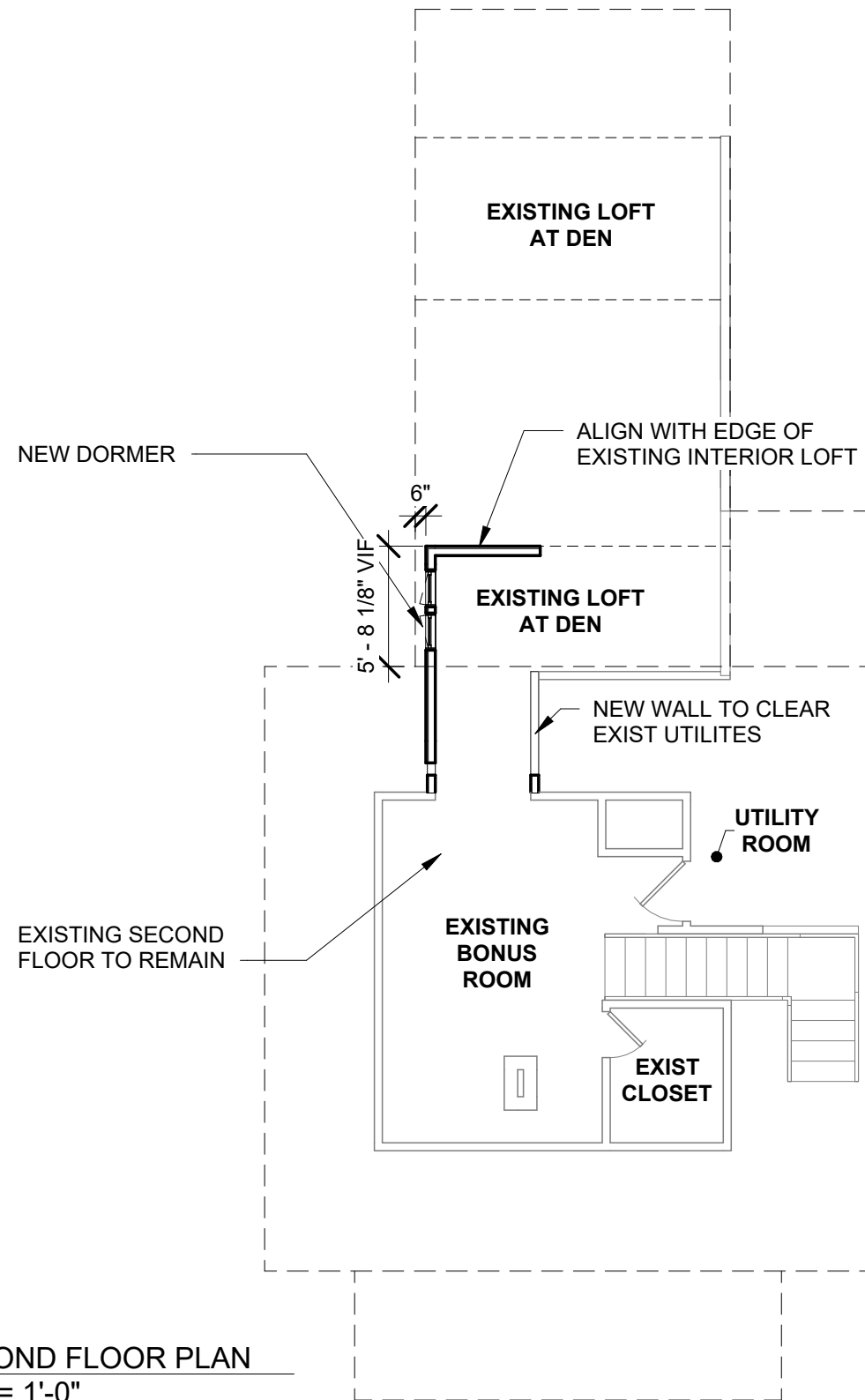
- ZONING CLASSIFICATION: R4 RESIDENTIAL**
- EXISTING LOT SIZE: 8,276 SF (PER GIS)**
- MAIN STRUCTURE SETBACKS:**
REAR SETBACK: 20' PER ZONING
SIDE YARD SETBACK: 7' PER ZONING
FRONT YARD SETBACK: EXISTING TO REMAIN
- LANDSCAPE SURFACE AREAS: MIN 40%**
HOUSE, DECK, AND WALKS: 1,723 SF
LANDSCAPE ARE: 6,553 SF
LANDSCAPE SURFACE AS CALCULATED: 79%
- BUILDING FOOTPRINT (SEE SHEET SP100):**
MAIN HOUSE (NO CHANGE TO EXIST ROOF):
EXISTING BUILDING: 1,414 SF
REAR ADDITION: 46 SF
TOTAL FOOTPRINT 1,450 SF
- FINISHED BUILDING AREA:**
MAIN HOUSE:
FIRST FLOOR: 1,450 SF
SECOND FLOOR ADDITION: TBD SF
TOTAL COVERAGE TBD SF

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



② FIRST FLOOR PLAN //
PROPOSED
1/8" = 1'-0"

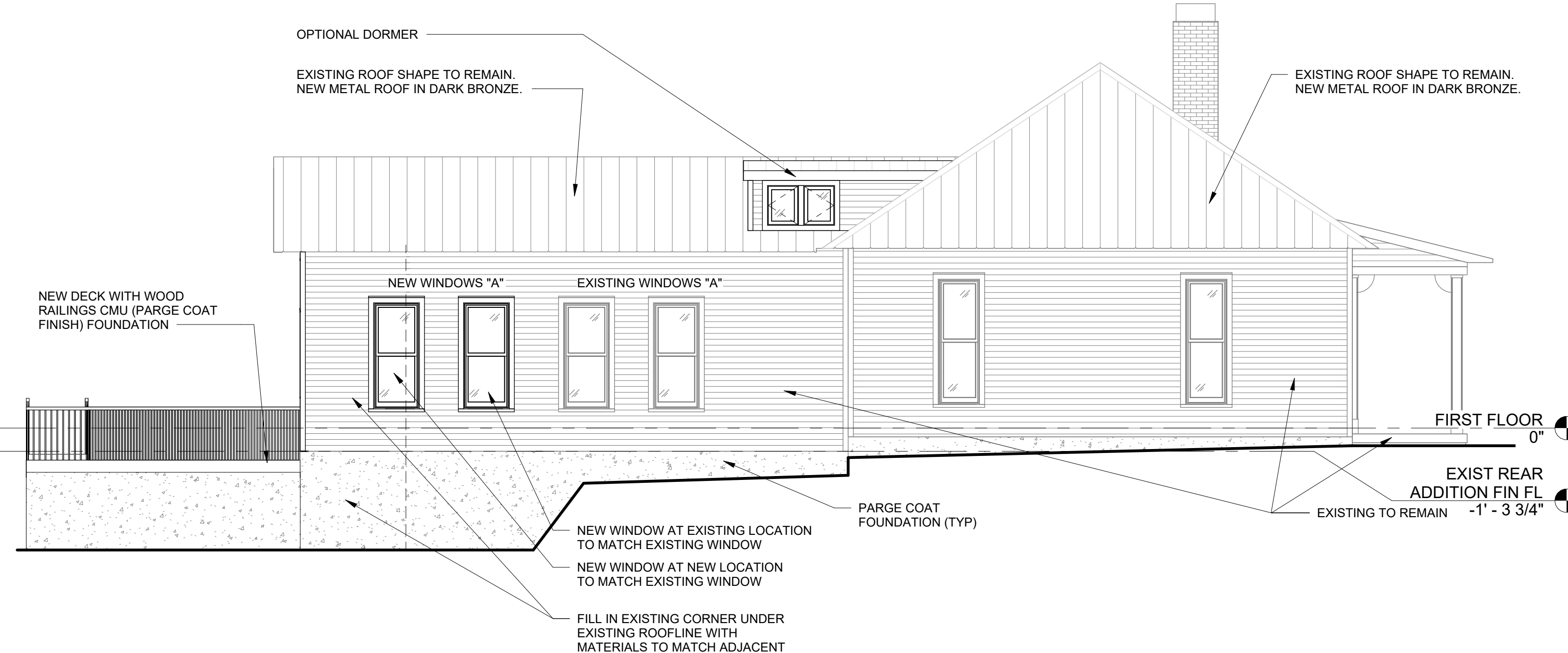




NO CHANGE TO FRONT ELEVATION



① EXTERIOR ELEV // FRONT PROPOSED
3/16" = 1'-0"



EXISTING ROOF SHAPE TO REMAIN.
NEW METAL ROOF IN DARK BRONZE.

NEW OPTIONAL DORMER

EXISTING TO REMAIN

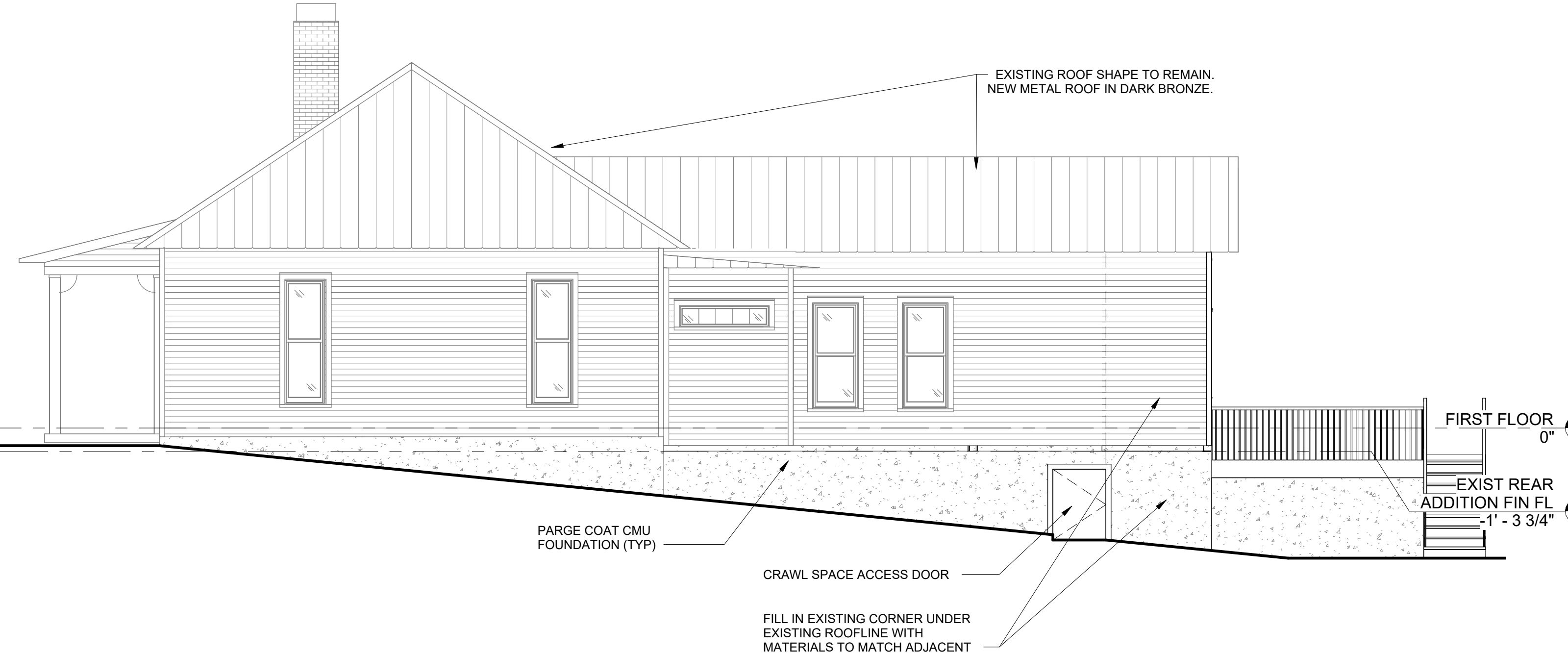
EXISTING TO REMAIN

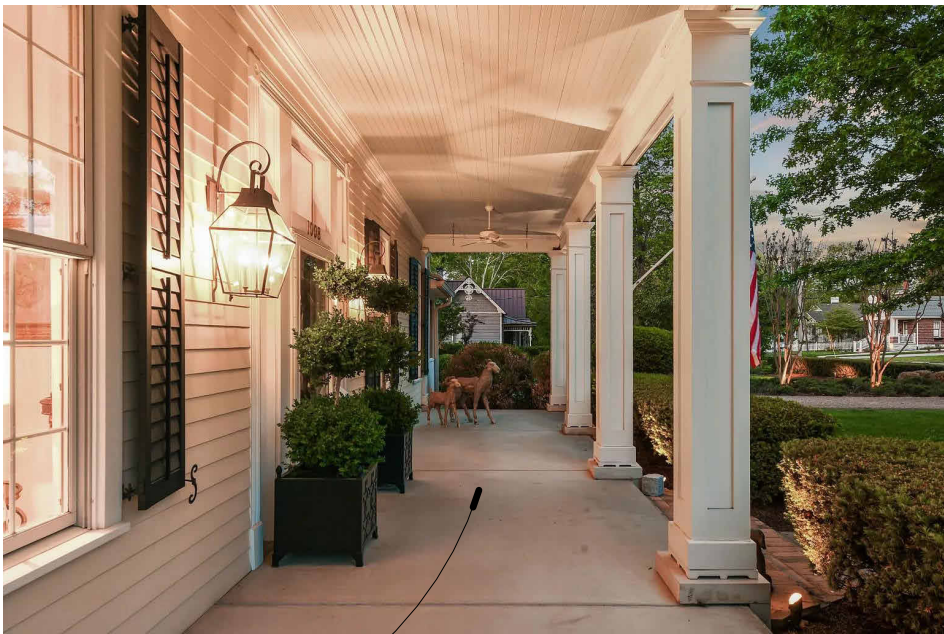
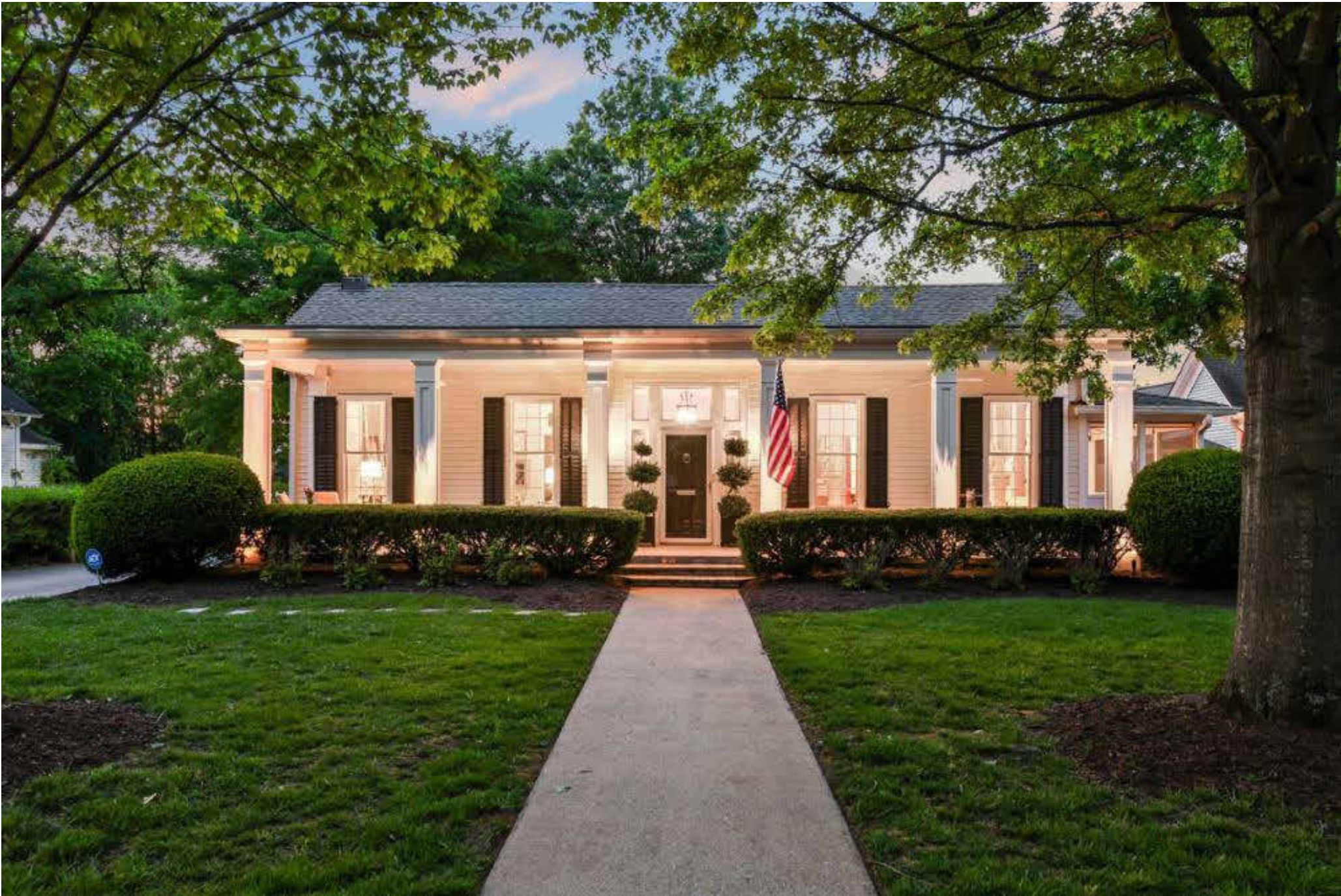
FIRST FLOOR
0"

EXIST REAR
ADDITION FIN FL
-1' - 3 3/4"

DECK AND STAIR SHOWN
DASHED FOR CLARITY

REWORK EXISTING REAR ELEVATION



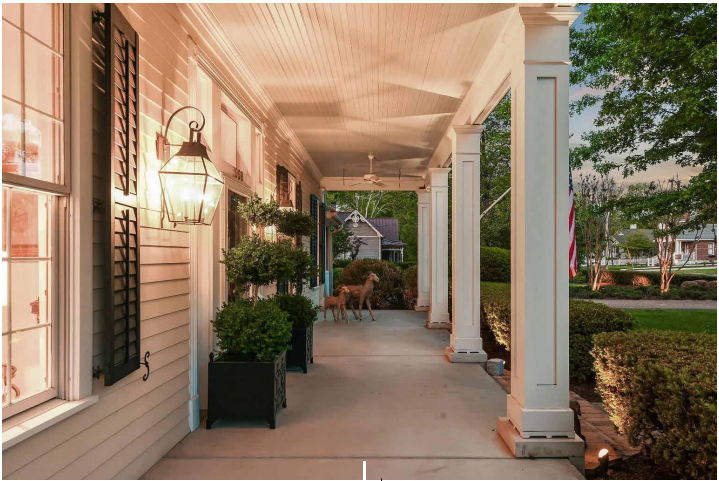


8' DEEP FRONT PORCH

*BACKYARD NOT VISIBLE FROM FRONT. FRONT OF HOME TO REMAIN THE SAME



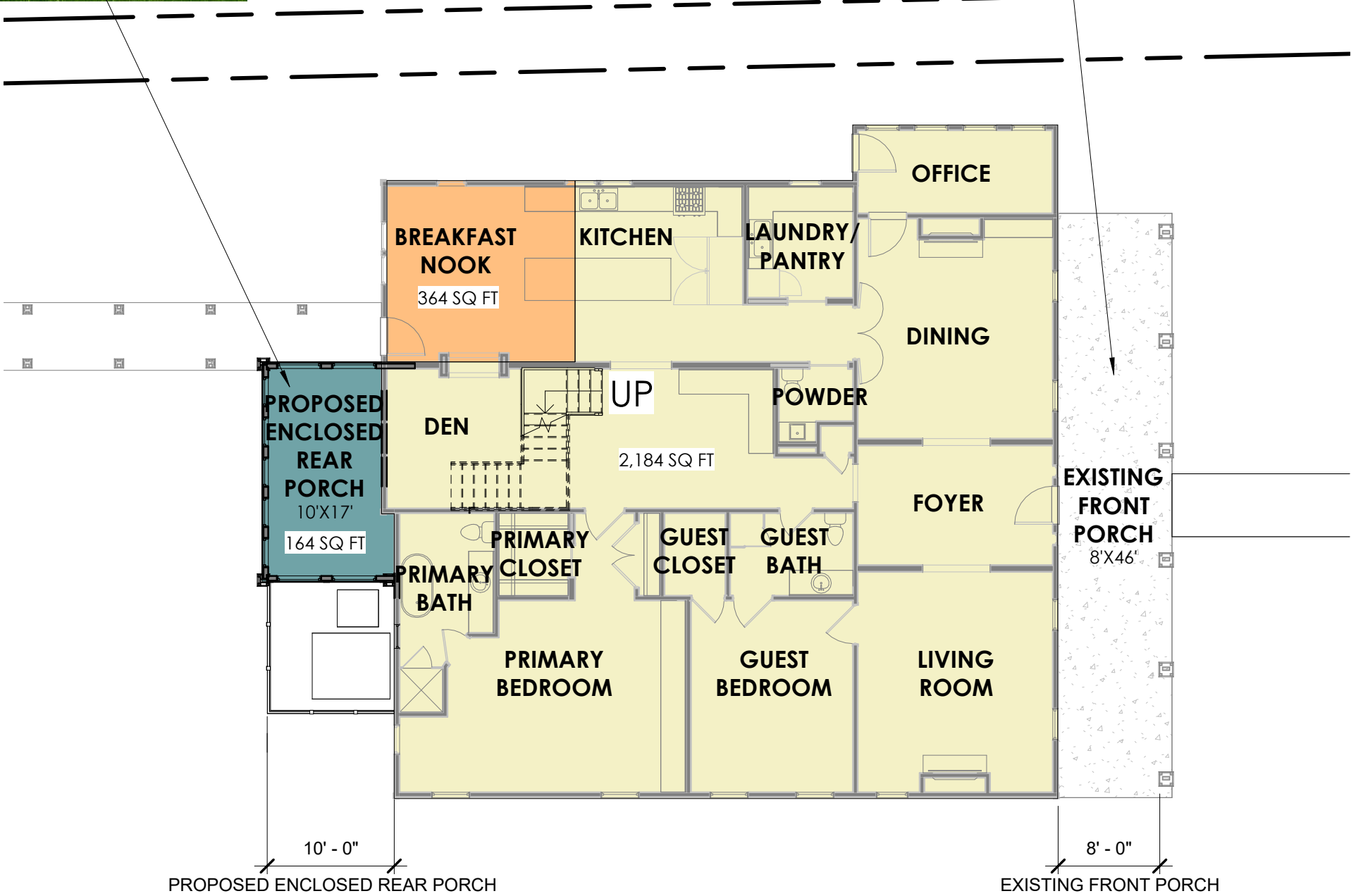
PROPOSED ENCLOSED
REAR PORCH CHARACTER
IMAGE



EXISTING FRONT PORCH

NEW COLUMNS AT REAR
TO MATCH FRONT PORCH
COLUMN STYLE

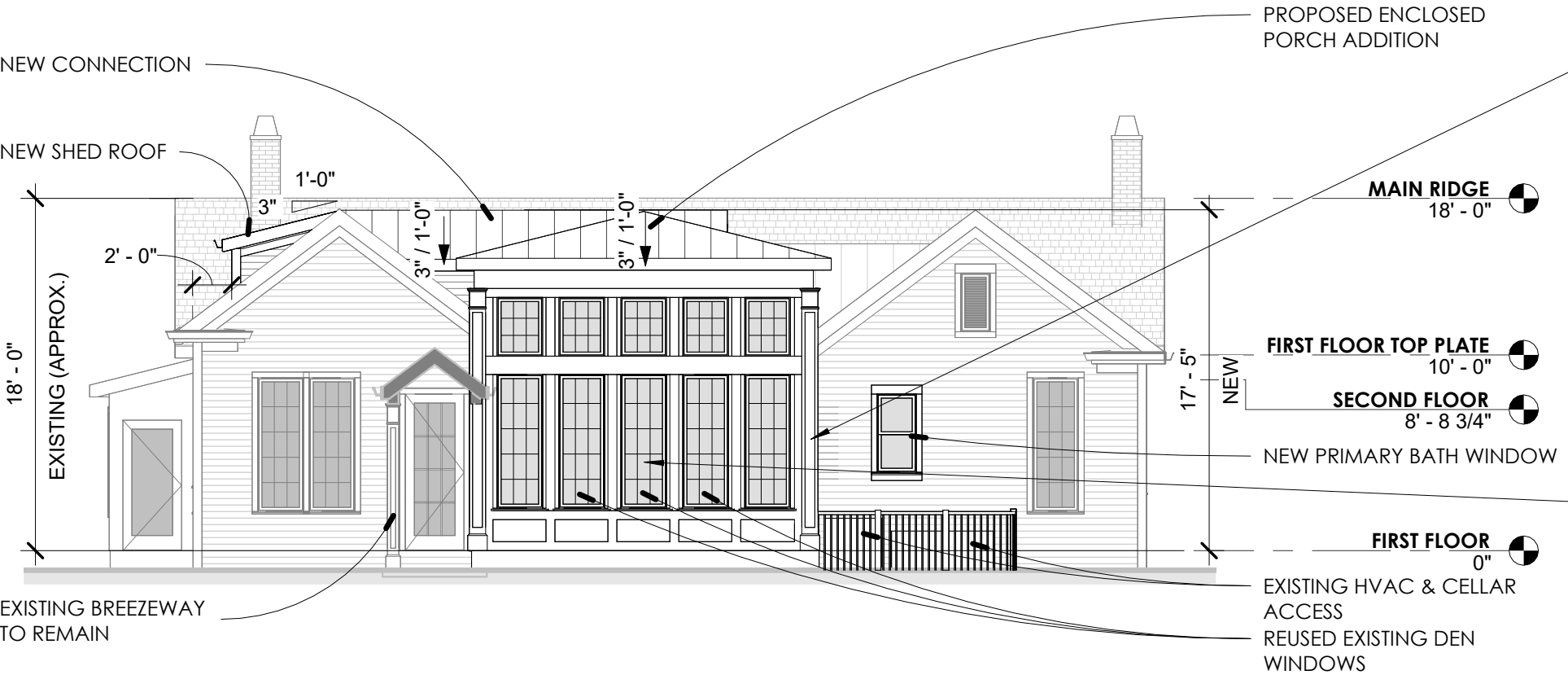
-  = ORIGINAL FOOTPRINT
-  = PREVIOUS KITCHEN ADDITION
-  = PROPOSED ADDITIONS





EXISTING REAR ELEVATION

1/8" = 1'-0"



PROPOSED REAR ELEVATION

1/8" = 1'-0"



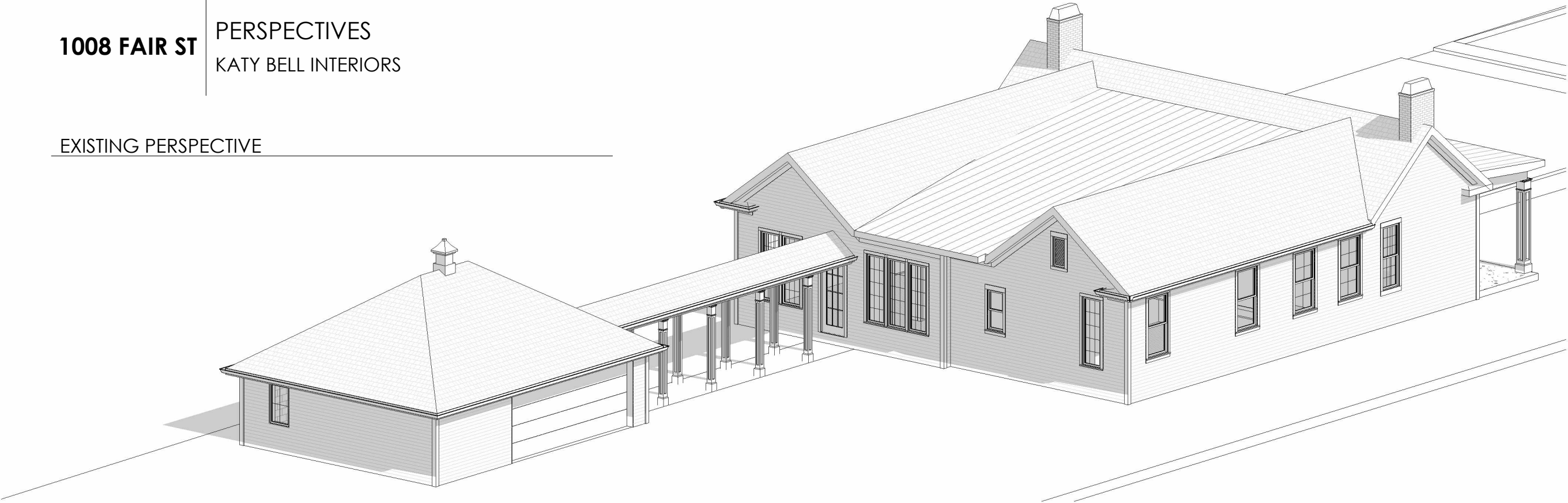
FRONT PORCH COLUMNS - NEW
COLUMNS AT REAR TO MATCH
FRONT PORCH COLUMN STYLE



EXISTING WINDOWS AT DEN



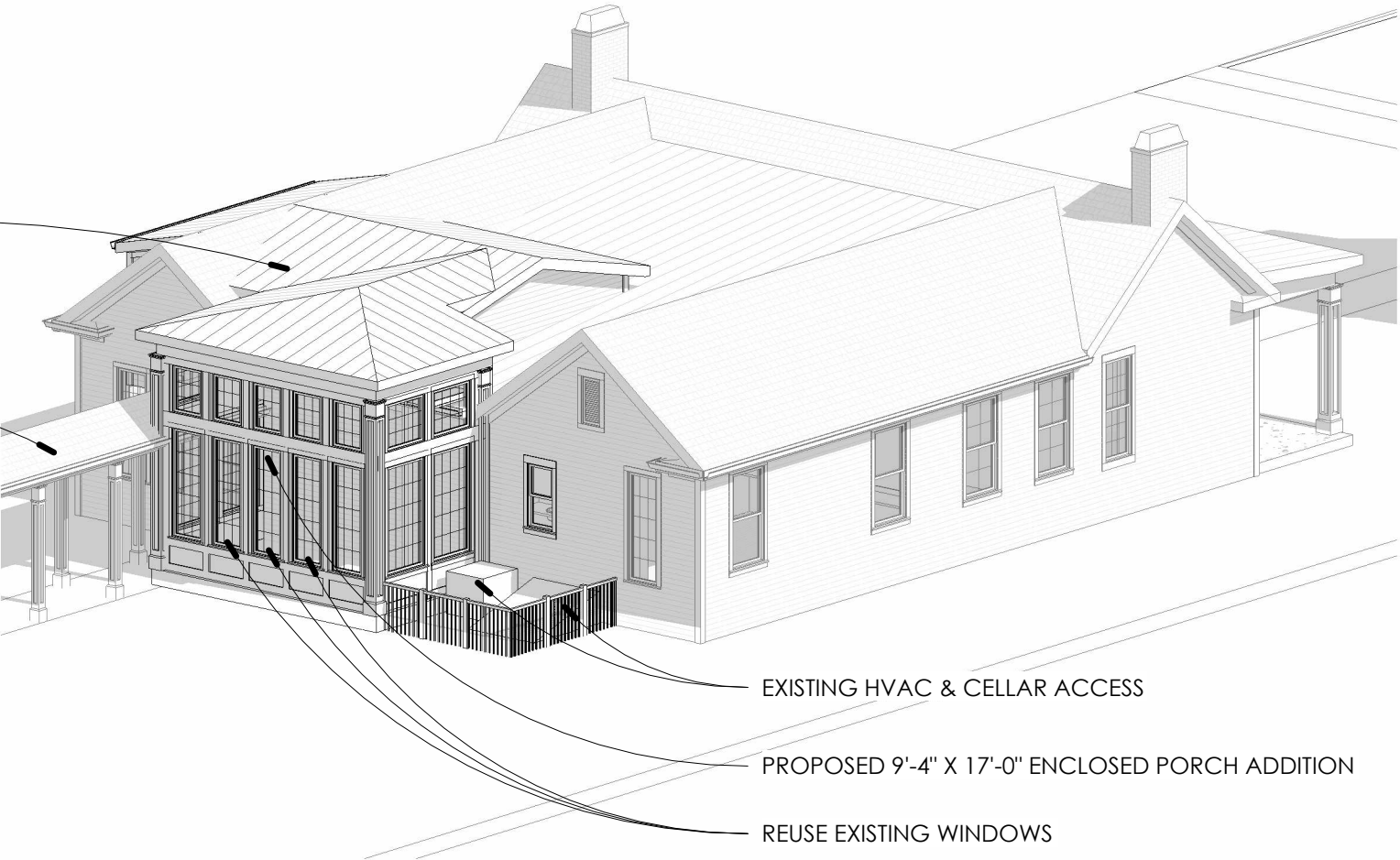
EXISTING PERSPECTIVE



PROPOSED ENCLOSED PORCH ADDITION PERSPECTIVE

ADDITION NOT VISIBLE FROM STREET

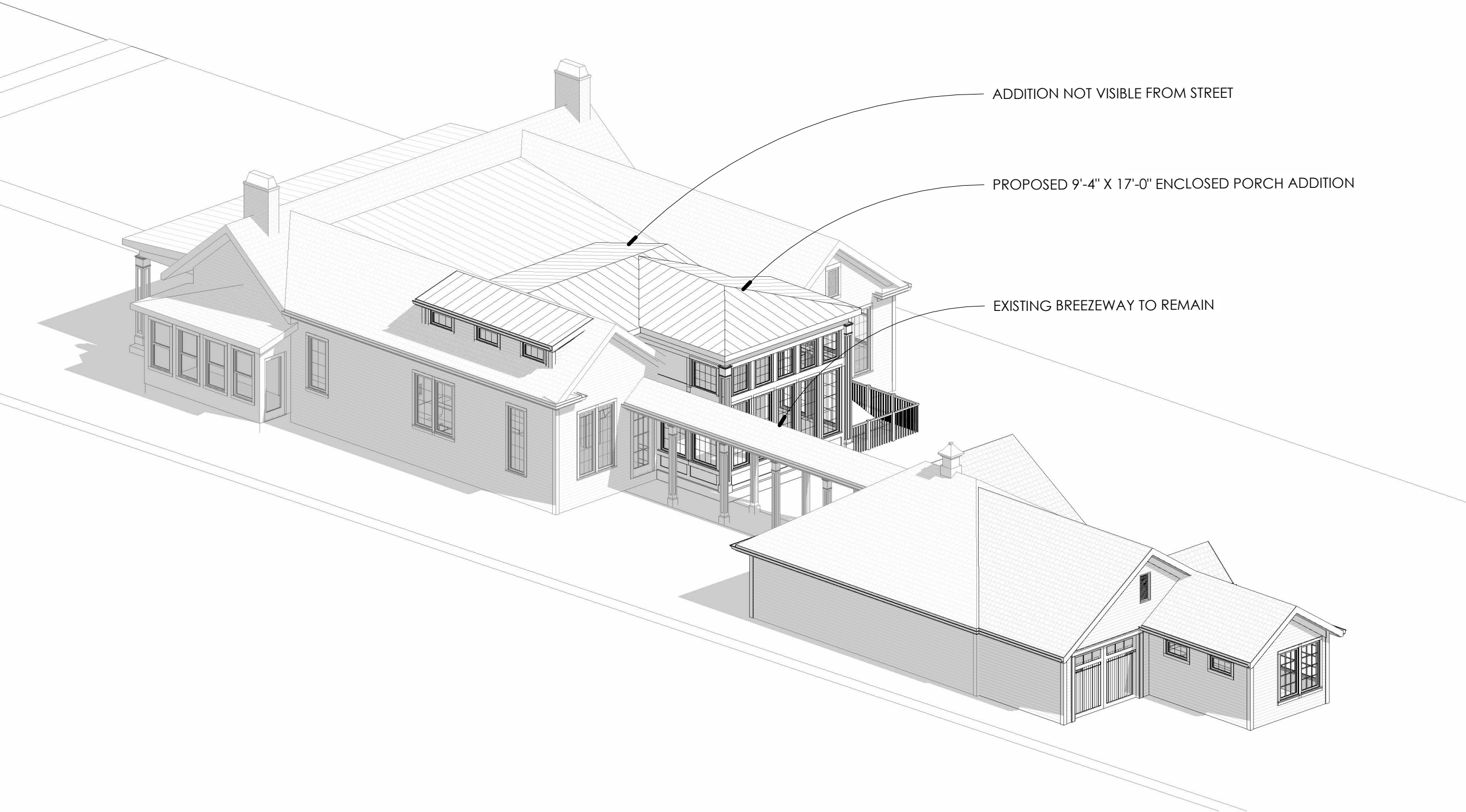
EXISTING BREEZEWAY TO REMAIN



EXISTING HVAC & CELLAR ACCESS

PROPOSED 9'-4" X 17'-0" ENCLOSED PORCH ADDITION

REUSE EXISTING WINDOWS





724 FAIR STREET



235 3RD AVE SOUTH



908 W MAIN STREET



1003 FAIR ST



243 3RD AVE SOUTH



204 9TH AVE

1008 FAIR ST

SITE PLAN
KATY BELL INTERIORS

DETACHED GARAGE

EXISTING DETACHED GARAGE FOOTPRINT:
PROPOSED GARAGE ADDITION FOOTPRINT:

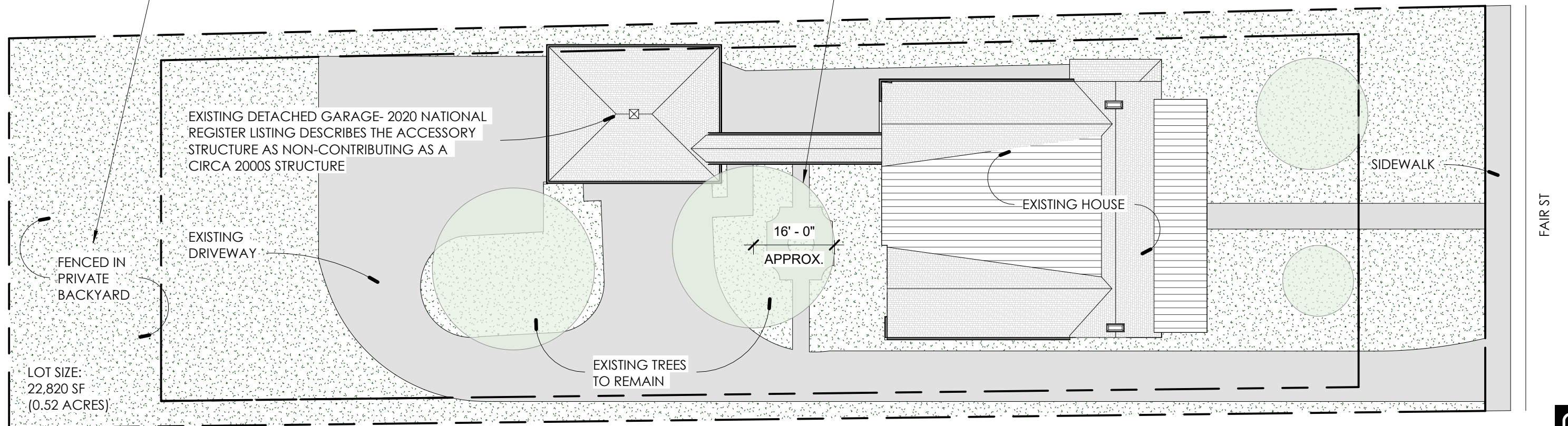
766 SQ FT (APPROX.)
420 SQ FT (590 SQ FT ALLOWED)

*DETACHED GARAGE FOOTPRINT IS ALLOWED TO BE UP TO 50% OF MAIN HOUSE FOOTPRINT

MAIN HOUSE

EXISTING MAIN HOUSE HISTORIC FOOTPRINT: 2,184 SQ FT
KITCHEN ADDITION FOOTPRINT: 364 SQ FT
TOTAL EXISTING MAIN HOUSE FOOTPRINT: 2,548 SQ FT
PROPOSED DEN ADDITION FOOTPRINT: 164 SQ FT (728 SQ FT ALLOWED)
PROPOSED MAIN HOUSE FOOTPRINT: 2,712 SQ FT

*TOTAL SQ FT OF **ALL** ADDITIONS IS ALLOWED TO BE UP TO 50% OF HISTORIC FOOTPRINT

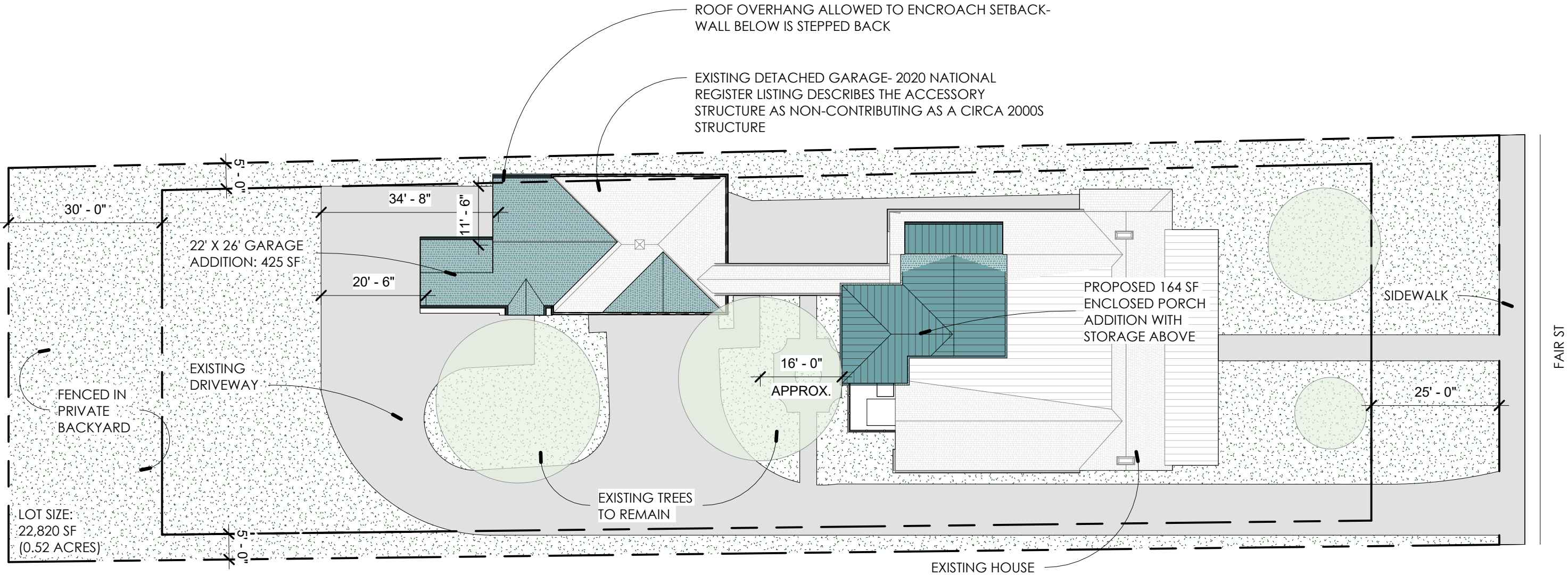


EXISTING SITE PLAN

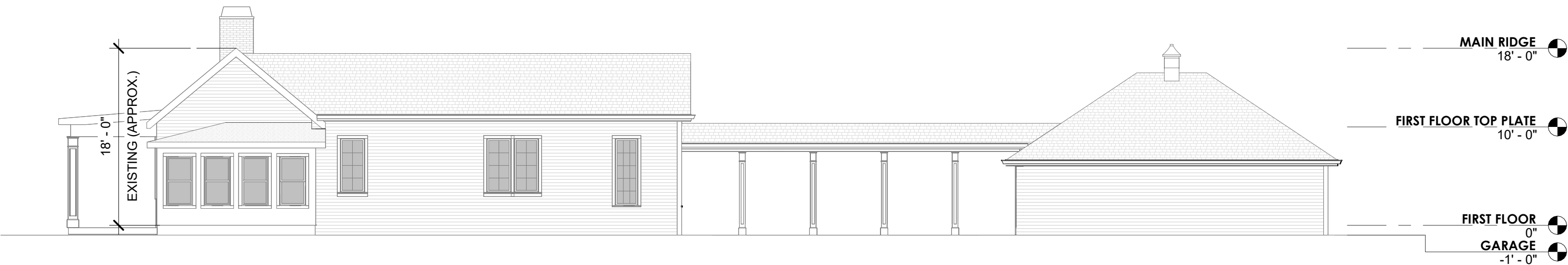
1" = 20'-0"

DETACHED GARAGE	
EXISTING DETACHED GARAGE FOOTPRINT:	766 SQ FT (APPROX.)
PROPOSED GARAGE ADDITION FOOTPRINT:	420 SQ FT (590 SQ FT ALLOWED)
*DETACHED GARAGE FOOTPRINT IS ALLOWED TO BE UP TO 50% OF MAIN HOUSE FOOTPRINT	

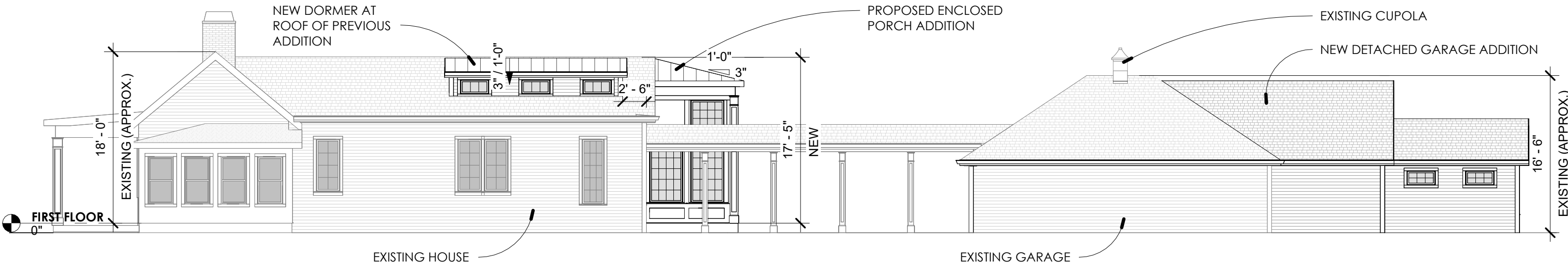
MAIN HOUSE	
EXISTING MAIN HOUSE HISTORIC FOOTPRINT:	2,184 SQ FT
KITCHEN ADDITION FOOTPRINT:	364 SQ FT
TOTAL EXISTING MAIN HOUSE FOOTPRINT:	2,548 SQ FT
PROPOSED DEN ADDITION FOOTPRINT:	164 SQ FT (728 SQ FT ALLOWED)
PROPOSED MAIN HOUSE FOOTPRINT:	2,712 SQ FT
*TOTAL SQ FT OF ALL ADDITIONS IS ALLOWED TO BE UP TO 50% OF HISTORIC FOOTPRINT	



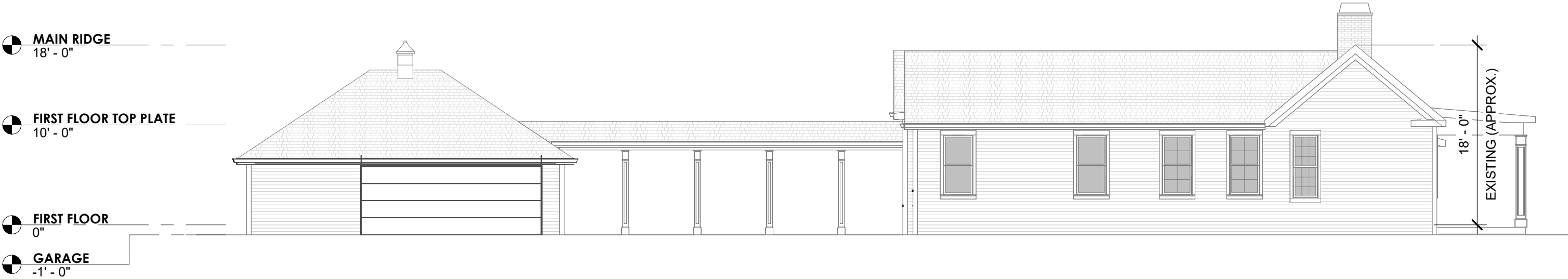
PROPOSED SITE PLAN
1" = 20'-0"



EXISTING RIGHT ELEVATION
1" = 10'-0"

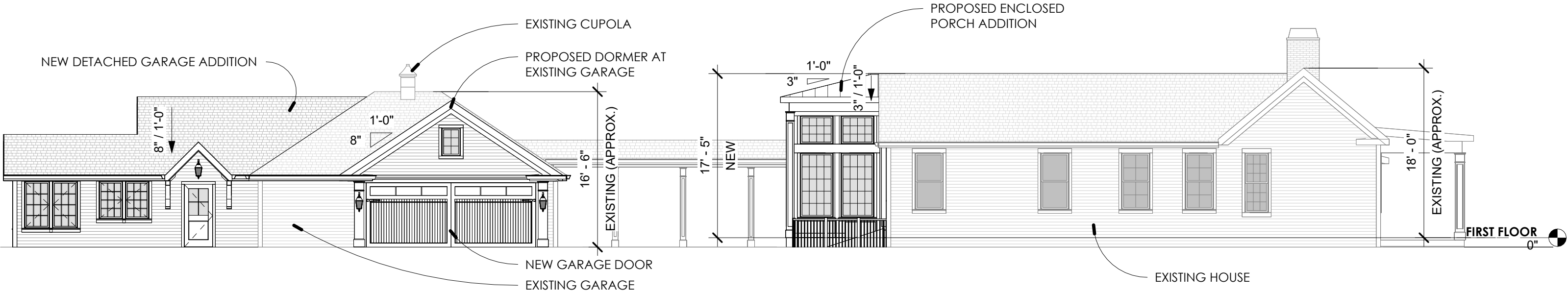


PROPOSED RIGHT ELEVATION
1" = 10'-0"



EXISTING LEFT ELEVATION

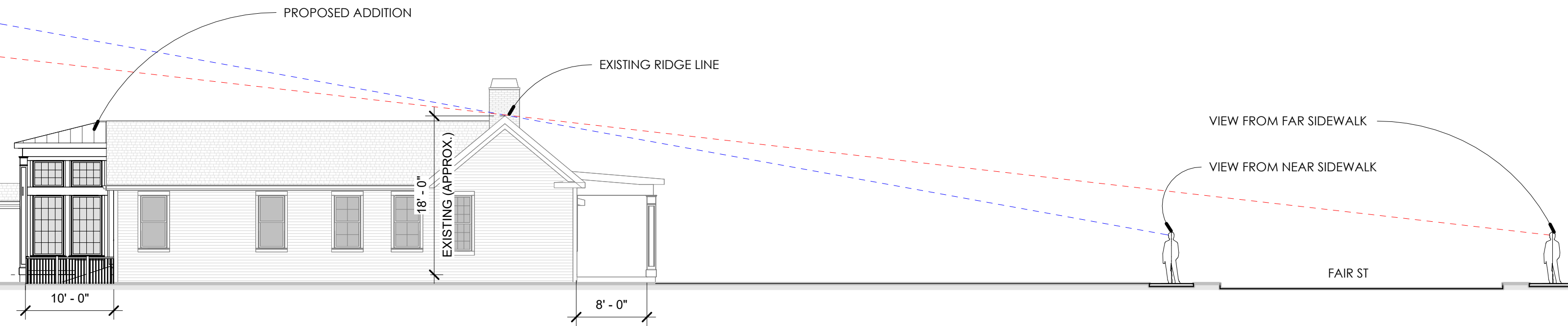
1" = 10'-0"



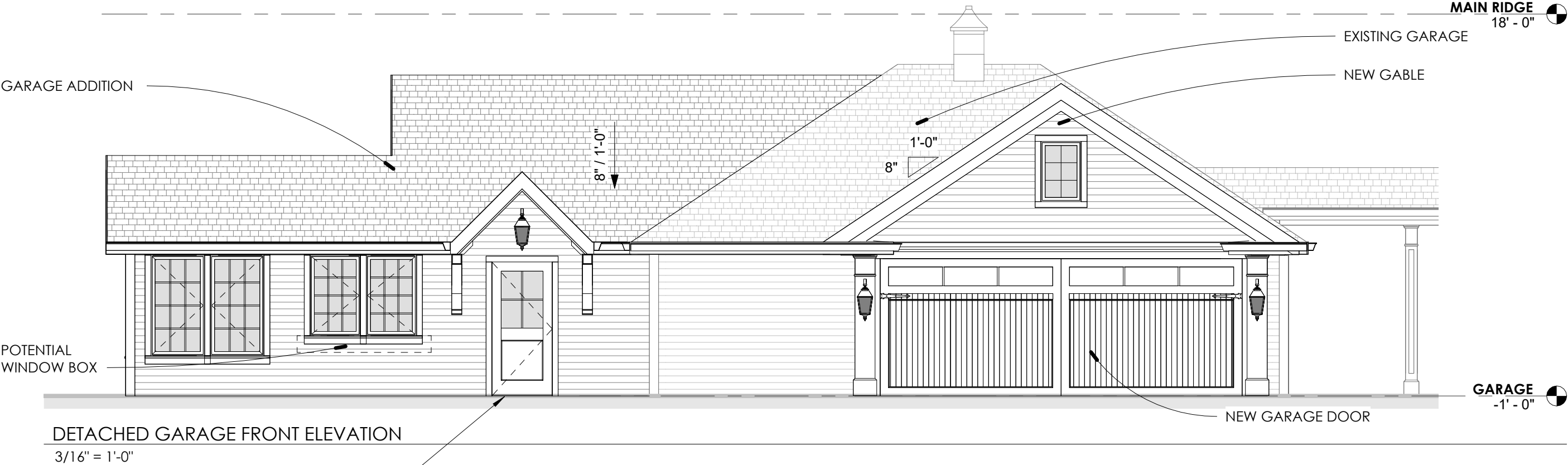
PROPOSED LEFT ELEVATION

1" = 10'-0"

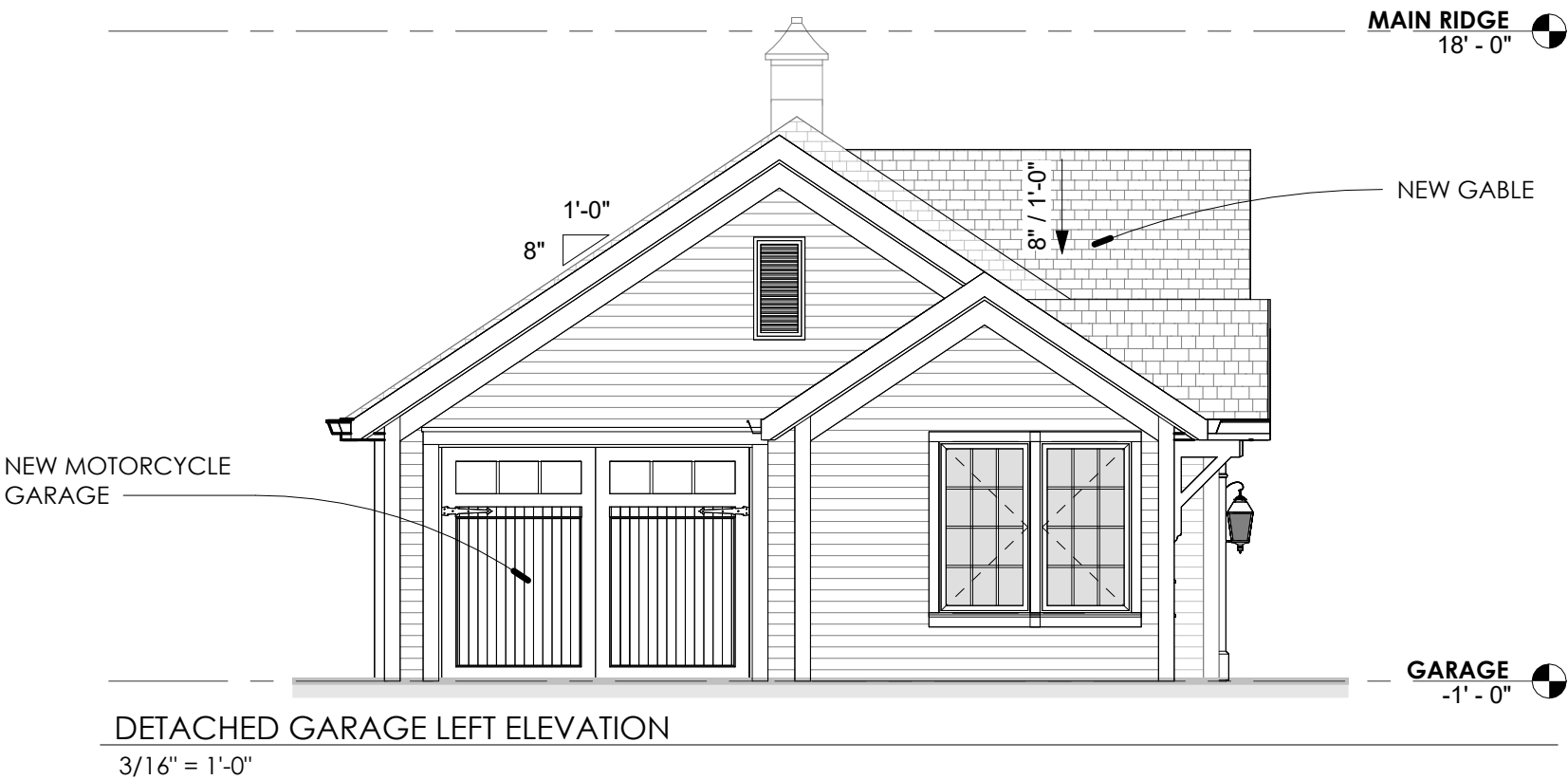
*PROPOSED ENCLOSED BACK
PORCH ADDITION NOT VISIBLE
FROM FAIR STREET



EYESIGHT DIAGRAM
3/32" = 1'-0"



241 3RD AVE N





THE FACTORY AT FRANKLIN
**ANTHROPOLOGIE
& TERRAIN**

Anthropologie & Terrain at The Factory at Franklin

Anthropologie / Terrain to be located
in Building 1



NORTH

BUILDING 1 – WEST ELEVATION PROPOSED ALTERATIONS

- Existing roof gable end, dormers, fascia, soffits, door assembly to be painted. (Benjamin Moore HC-84 Elmira White)
- Add tenant signage.



EXISTING ELEVATION



PROPOSED ELEVATION



EXISTING ELEVATION

BUILDING 1 – SOUTH ELEVATION PROPOSED ALTERATIONS

- Remove existing man door adjacent to exterior stair and infill with finish to match existing.
- Existing dormers, fascia, soffits to be painted. (Benjamin Moore HC-84 Elmira White).
- Existing/new siding (east end of building) to be painted. (Benjamin Moore 1603 Graphite).
- Existing fascia, soffits of flat roof to be painted. (Benjamin Moore 1603 Graphite).
- Existing mechanical screen (@ second level) to be painted. (Benjamin Moore 1603 Graphite).
- Existing stairs, railings, and guards to be painted. (Benjamin Moore 1603 Graphite).
- Provide new screen wall at stair location. Screen wall to accommodate Terrain signage.
- Provide decorative lighting.
- Add tenant signage.



PROPOSED ELEVATION



EXISTING ELEVATION

BUILDING 1 – EAST ELEVATION PROPOSED ALTERATIONS

- Remove three windows (south end of building) and infill with finish to match existing.
- Remove divided lite window assemblies and replace with single lite assemblies.
- Replace existing man door with new door assembly.
- Existing/new siding to be painted. (Benjamin Moore 1603 Graphite).
- Provide new storefront assembly at perimeter of second level.
- Existing fascia, soffits of flat roof to be painted. (Benjamin Moore 1603 Graphite).
- Existing stairs, railings, and guards to be painted. (Benjamin Moore 1603 Graphite).
- Provide new screen wall at stair location.
- Provide decorative lighting.
- Add tenant signage.



PROPOSED ELEVATION



EXISTING ELEVATION

BUILDING 1 – NORTH ELEVATION PROPOSED ALTERATIONS

- Existing dormers, fascia, soffits to be painted. (Benjamin Moore HC-84 Elmira White).
- Existing siding to be painted. (Benjamin Moore 1603 Graphite).
- Existing fascia, soffits of flat roof to be painted. (Benjamin Moore 1603 Graphite).

DAVID A. LEVY & ASSOCIATES

345 SPRINGSIDE DRIVE
AKRON, OHIO 44333-2434

> Retail Design & Development

August 11, 2025

Project: The Factory at Franklin - Building 1
Tenant Build-Out – Anthropologie / Terrain
Alteration of Exterior Components.

Design Narrative:

The scope includes the following proposed alterations:

West Elevation (Front)

- Existing roof gable end, dormers, fascia, soffits, door assembly to be painted. (Benjamin Moore HC-84 Elmira White)
- Adding tenant signage.

South Elevation:

- Remove existing man door adjacent to exterior stair and infill with finish to match existing.
- Existing dormers, fascia, soffits to be painted. (Benjamin Moore HC-84 Elmira White).
- Existing/new siding (east end of building) to be painted. (Benjamin Moore 1603 Graphite).
- Existing fascia, soffits of flat roof to be painted. (Benjamin Moore 1603 Graphite).
- Existing mechanical screen (@ second level) to be painted. (Benjamin Moore 1603 Graphite).
- Existing stairs, railings, and guards to be painted. (Benjamin Moore 1603 Graphite).
- Provide new screen wall at stair location. Screen wall to accommodate Terrain signage.
- Provide decorative lighting.
- Add tenant signage.

East Elevation:

- Remove three windows (south end of building) and infill with finish to match existing.
- Remove divided lite window assemblies and replace with single lite assemblies.
- Replace existing man door with new door assembly.
- Existing/new siding to be painted. (Benjamin Moore 1603 Graphite).
- Provide new storefront assembly at perimeter of second level.
- Existing fascia, soffits of flat roof to be painted. (Benjamin Moore 1603 Graphite).
- Existing stairs, railings, and guards to be painted. (Benjamin Moore 1603 Graphite).
- Provide new screen wall at stair location.
- Provide decorative lighting.
- Add tenant signage.

North Elevation:

- Existing dormers, fascia, soffits to be painted. (Benjamin Moore HC-84 Elmira White).
- Existing siding to be painted. (Benjamin Moore 1603 Graphite).
- Existing fascia, soffits of flat roof to be painted. (Benjamin Moore 1603 Graphite).

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Brown", with a horizontal line extending from the end of the signature.

John G. Brown

David A. Levy & Associates

jbrown@dalevy.com

330-666-6767

ANTHROPOLOGIE

THE FACTORY AT FRANLIN 230 FRANKLIN ROAD (BUILDING 1) FRANKLIN, TN 37064

EXTERIOR RENDERINGS/MATERIALS AND SIGNAGE 07.31.2025



INDEX

A000	COVER
A001-03	SITE LOCATION/EX EXTERIOR PHOTOS
A004	SITE PLAN
A300- A302	STOREFRONT RENDERINGS
A303-304	STOREFRONT ELEVATIONS AND MATERIALS
A305	BUILDING SECTION (ELEVATOR) ROOF IMPACT
A331-337	SIGNAGE SHEETS
A700	FENCE PLAN/DETAILS
A701	POTTING SHED DETAILS

AREA SUMMARY

LEASABLE SPACE	11,659 SF (INTERIOR SPACE 4,529 (EXTERIOR PATIOS)
SALES	4,050(AN) 1, 028 (WEDDING) SF

CONTACT

NAME: SARAH CZARNECKI
PROJECT LEAD:
PHONE: 215.317.9221
EMAIL: SCZARNECKI@URBN.COM

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

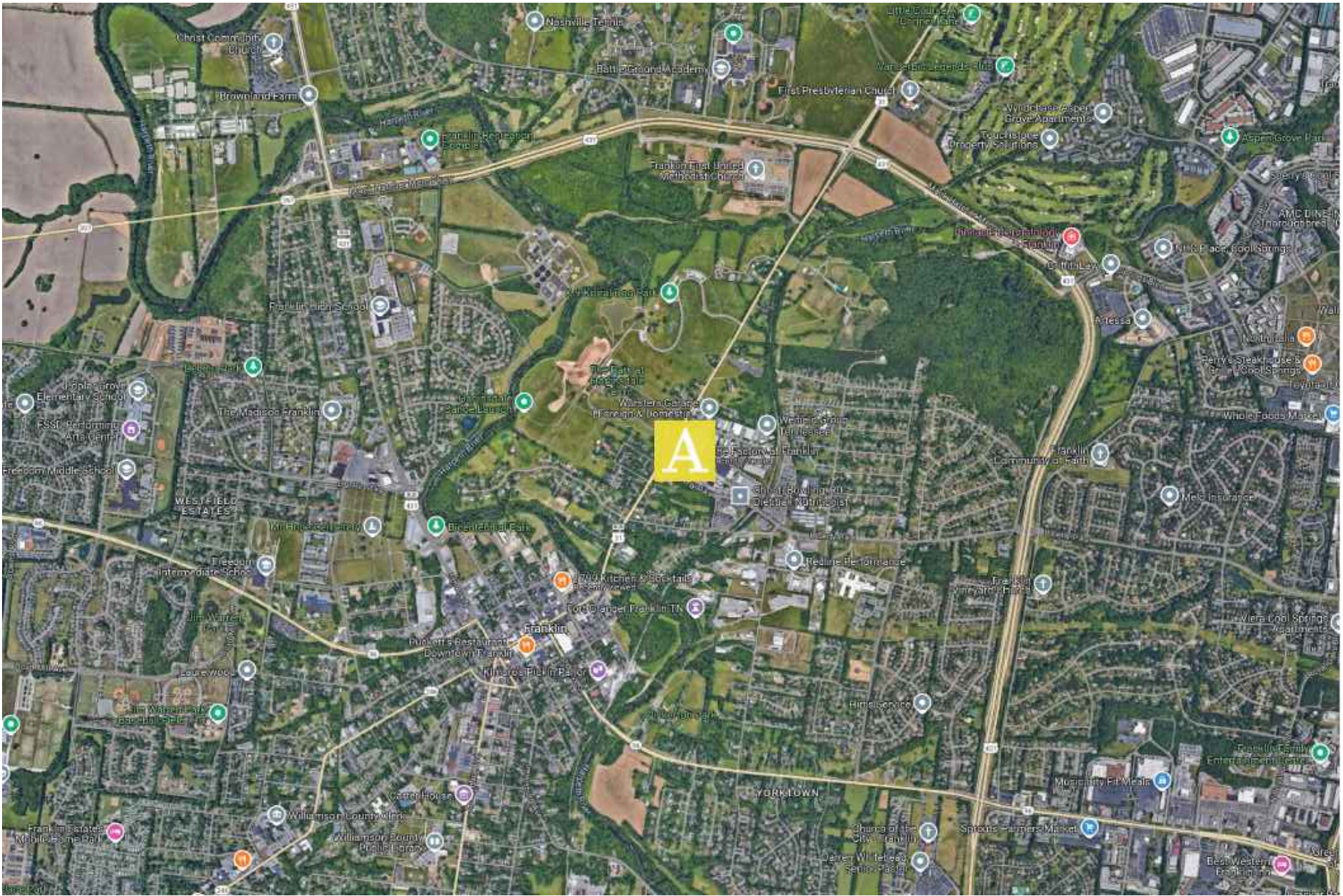
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PROGRAMMING 2	12.17.2024
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HARB REVIEW	07.31.2025

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SHEET TITLE :
COVER

SHEET NO. :
A000



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

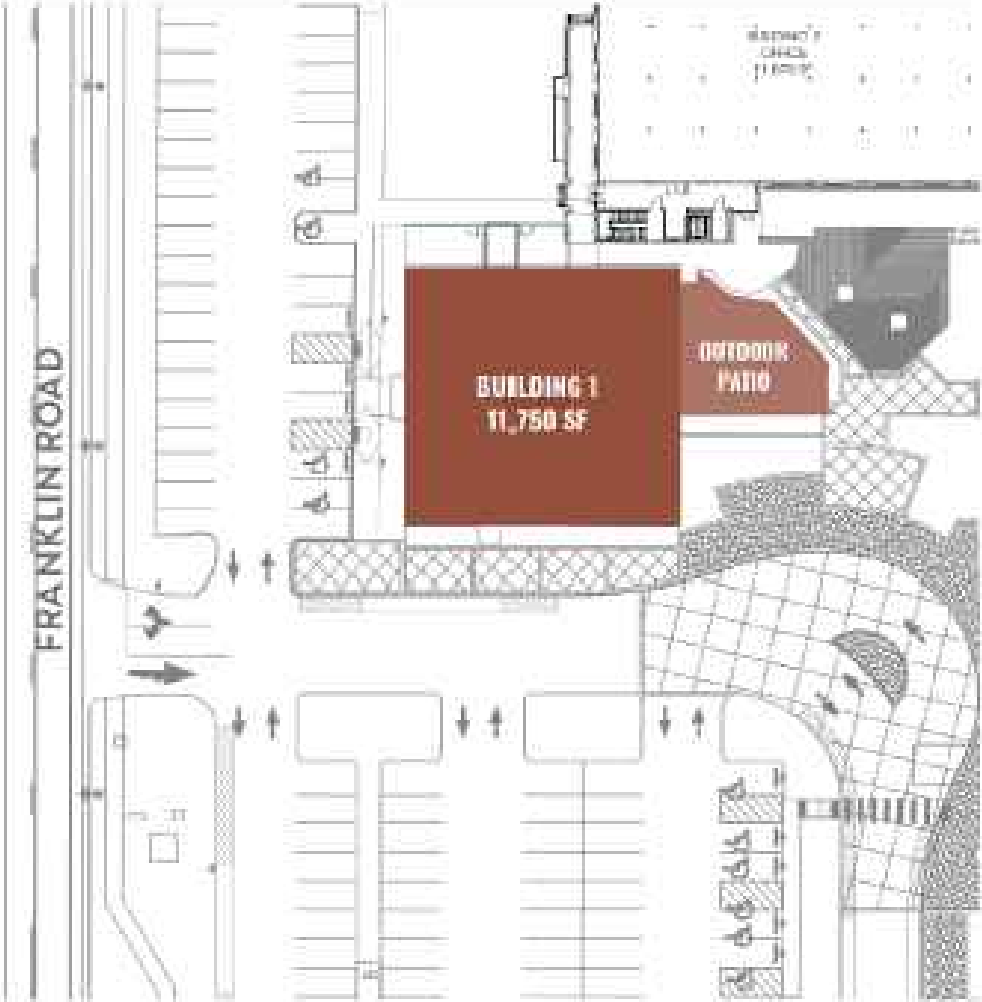
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EXISTING
SITE INFO

SHEET NO. :
A001





ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

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URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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EXTERIOR
IMAGES

SHEET NO. :
A002





ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

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5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624



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EXTERIOR
IMAGES

SHEET NO. :
A003



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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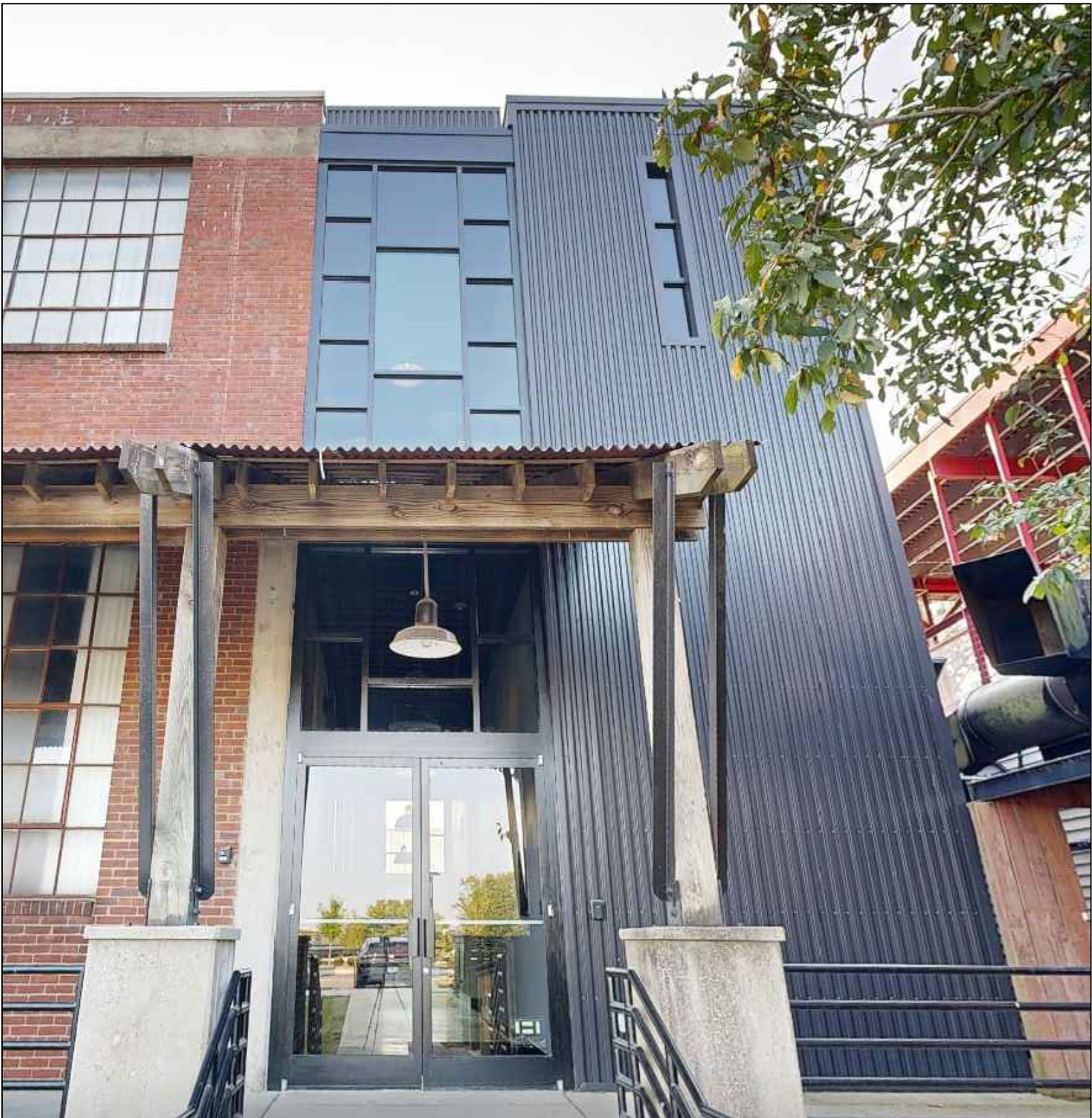
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SHEET TITLE :
REFERENCE
IMAGES
(TERR)
SHEET NO. :
A004



EXISTING LIGHTING ON SITE: SIMPLE LINEAR LIGHTS MOUNTED BACK TO BUILDING TO CAST GLOW ONTO HISTORIC BRICK.



EXISTING SITE CONTEXT FOR DARK CHARCOAL SIDING @ REAR OF BUILDING: NEIGHBORING TENANT COMBINED HISTORIC BRICK W/ THE DARKNESS OF THE CORRUGATED METAL



EXISTING SITE CONTEXT FOR DARK CHARCOAL SIDING @ REAR OF BUILDING: COMBINING OLD OF THE HISTORIC BUILDING NATURE WITH THE NEW FEEL OF THE DARK CHARCOAL METAL



EXAMPLES OF COMBINING THE OLD AND NEW. HISTORIC RED BRICK WITH THE NEW ADDITION OF THE BLACK METAL AND GLASS DOORS



EXISTING SITE CONTEXT FOR AWNING @ REAR ENTRANCE INTO BUILDING

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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SHEET TITLE :
SITE CONTEXT

SHEET NO. :

A305

PLAN KEY

- 1

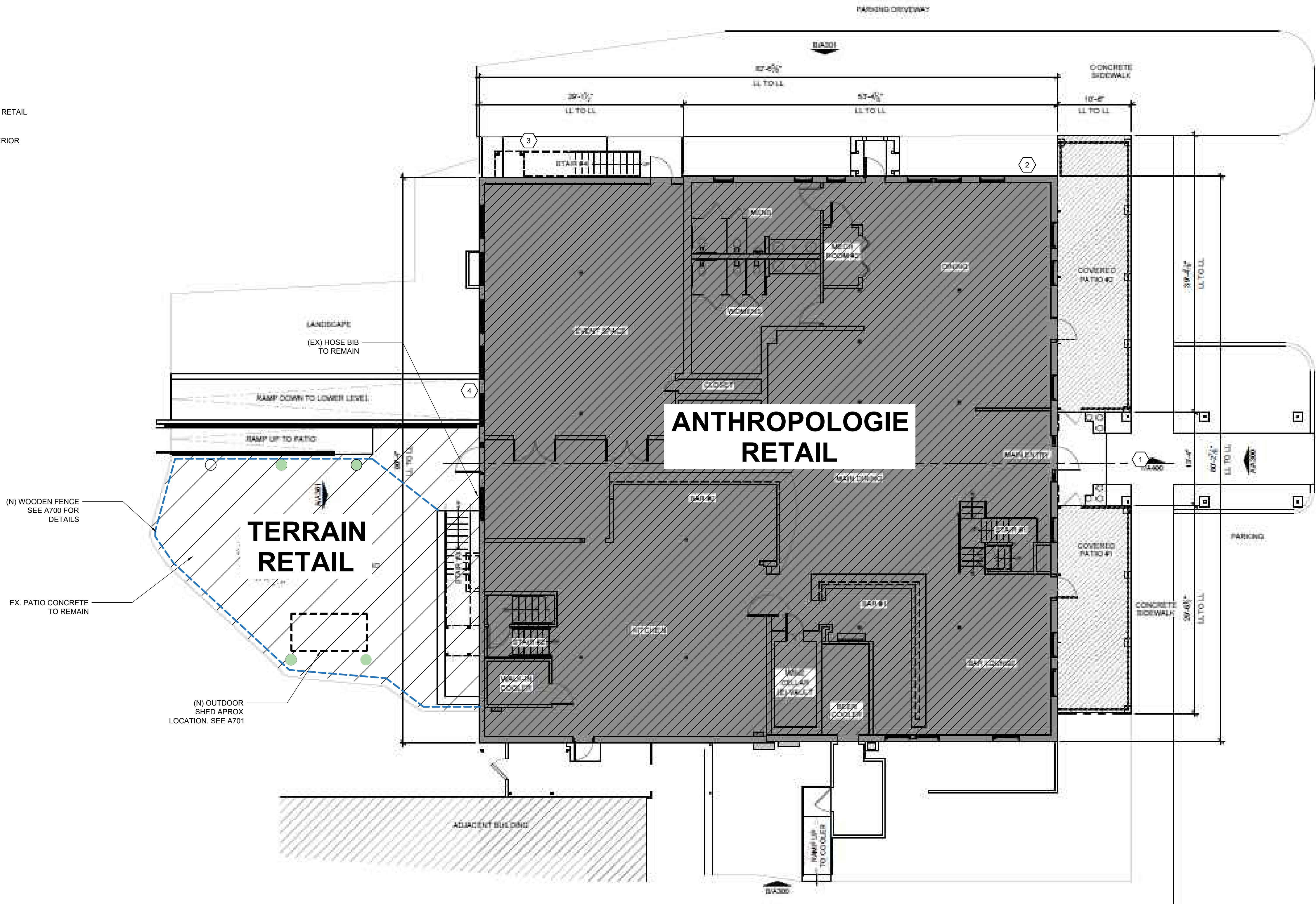
PRIMARY BAND SIGN @ ENTRY.
A331
- 2

SIDE ELEVATION (@ PARKING
LOT) ADDITIONAL DIRECTORY
SIGN
- 3

SIDE ELEVATION (FACING PARKING LOT)
WALL SIGN. EXTERNALLY ILLUMINATED A335
- 4

REAR ELEVATION (@ PORCH) 2ND TERRAIN SIGN.
EXTERNALLY ILLUMINATED. A336

- LINE OF NEW WOOD FENCE @ TERRAIN RETAIL
OUTDOOR SPACE
- APPROXIMATE LOCATION OF NEW EXTERIOR
LIGHT POST



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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SITE PLAN

SHEET NO. :
A005



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

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5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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SHEET TITLE :
**STOREFRONT
ELEVATIONS**

SHEET NO. :
A300



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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SHEET TITLE :
**STOREFRONT
ELEVATIONS**

SHEET NO. :
A301



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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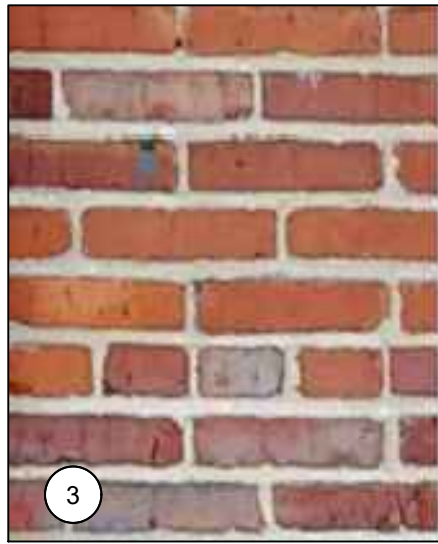
REVISION :

SHEET TITLE :
**STOREFRONT
ELEVATIONS**

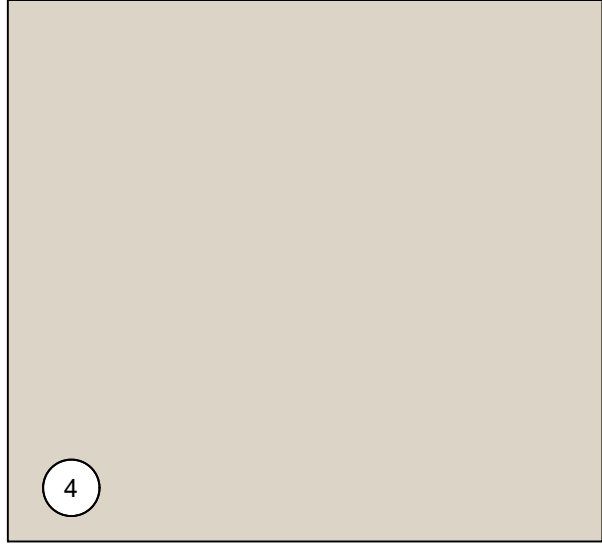
SHEET NO. :
A302



2
DARK BRONZE
STANDING SEAM
ROOF

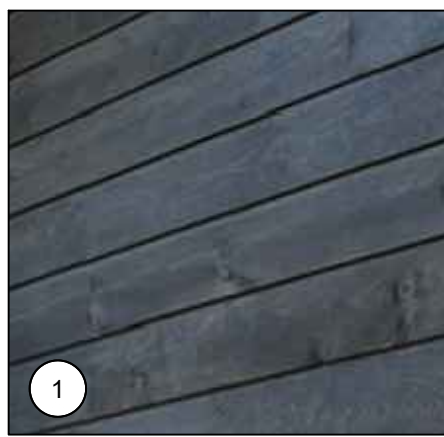


3
EXISTING BRICK
TO REMAIN

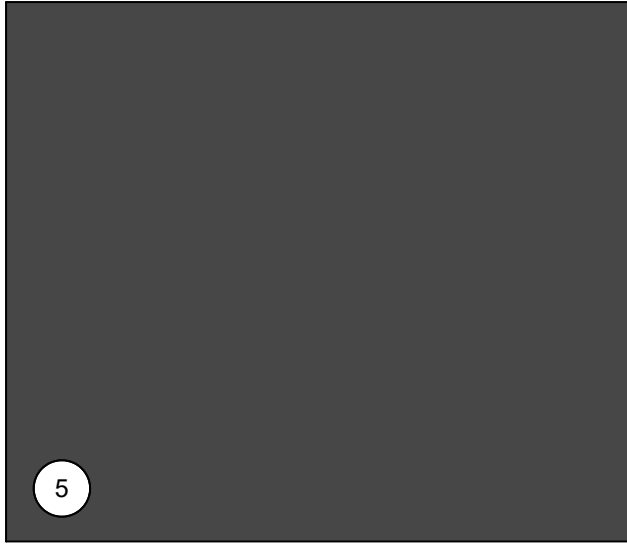


4
BENJAMIN MOORE: HC-84
ELMIRA WHITE

AS APPROVED AS IN LANDLORDS COA

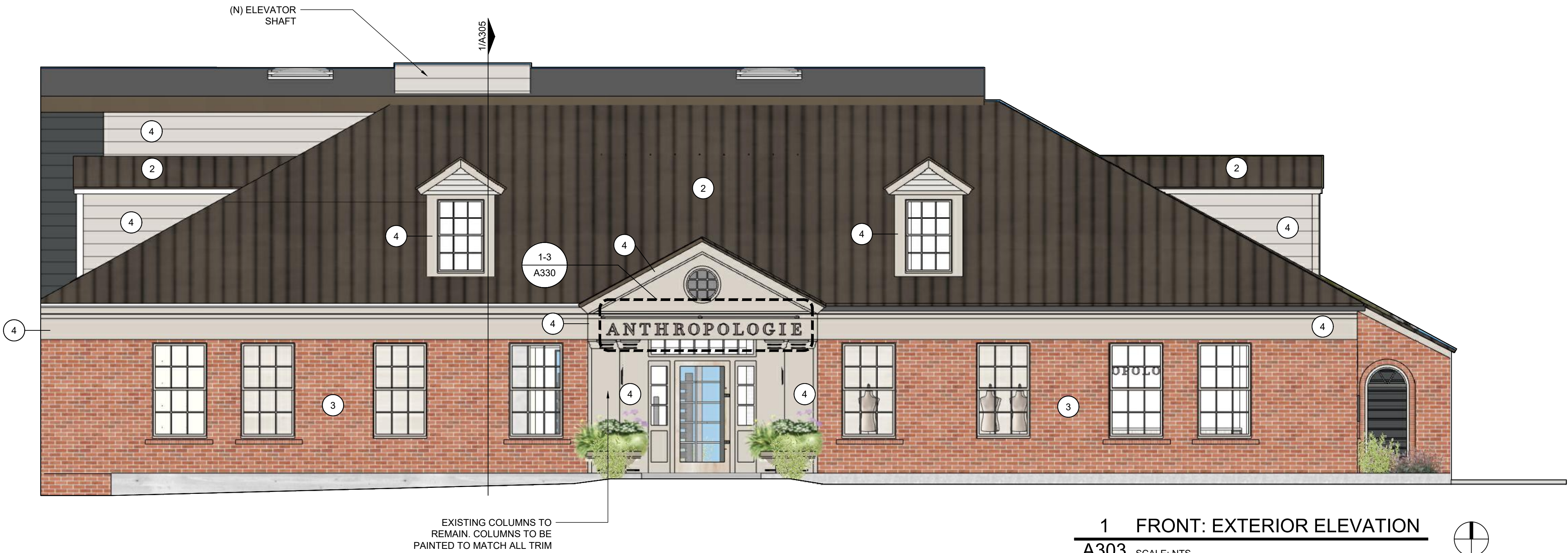


1
EBONY STAINED WOOD
FOR FENCE AND
SHED



5
BENJAMIN MOORE:1603 GRAPHITE:
EXISTING EXTERIOR SIDING, NEW
SIDING
INFILL ON EXISTING STAIRS/ ALL
HANDRAILS/GUARDRAILS AND NEW
STOREFRONT SYSTEM

PROPOSED FINISHES



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

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5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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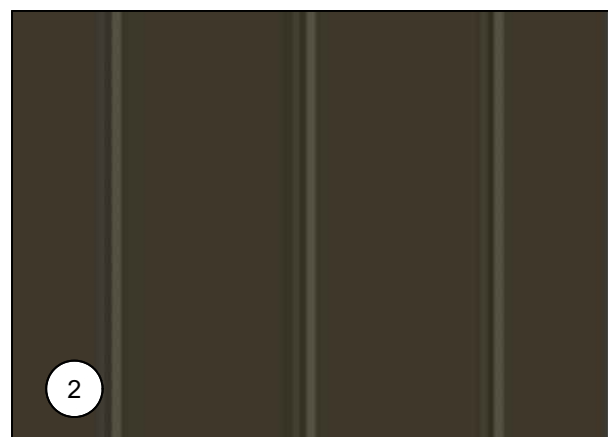
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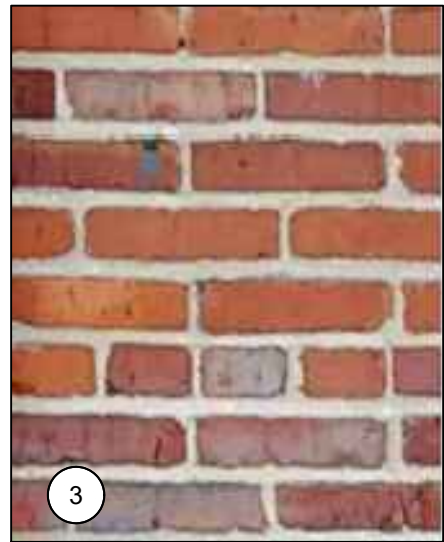
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EXTERIOR
ELEVATIONS

SHEET NO. :

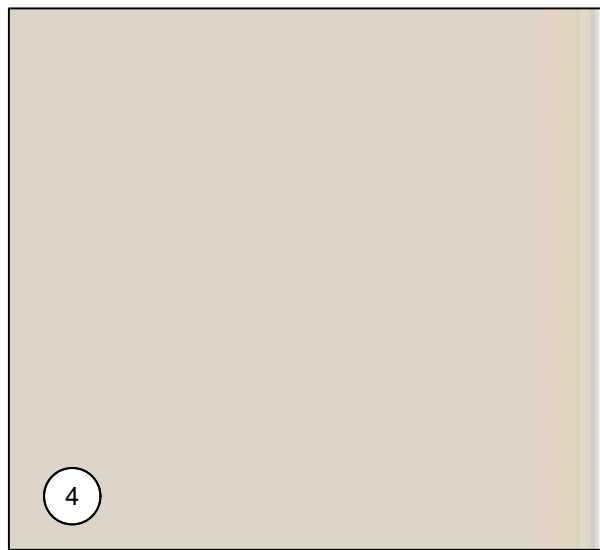
A302



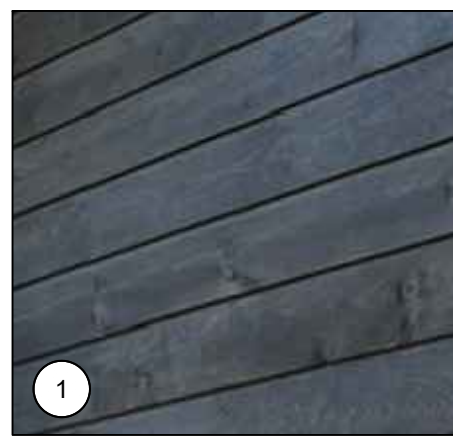
2
DARK BRONZE
STANDING SEAM
ROOF



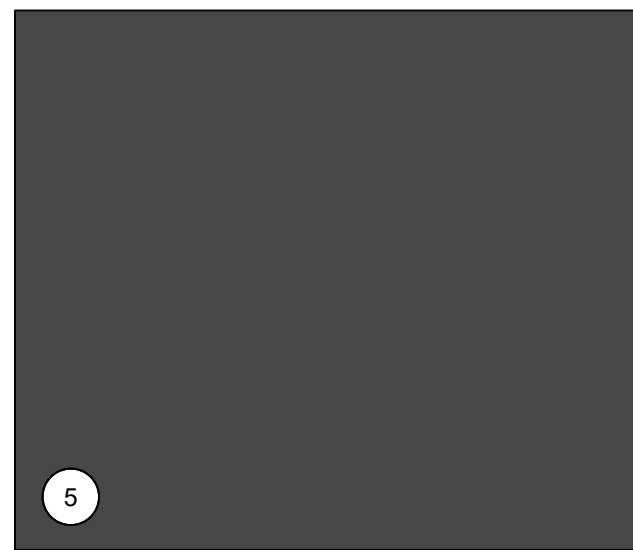
3
EXISTING BRICK
TO REMAIN



4
BENJAMIN MOORE: HC-84
ELMIRA WHITE



1
EBONY STAINED WOOD
FOR FENCE AND
SHED



5
BENJAMIN MOORE:1603 GRAPHITE:
EXISTING EXTERIOR SIDING, NEW
SIDING
INFILL ON EXISTING STAIRS/ ALL
HANDRAILS/GUARDRAILS AND NEW
STOREFRONT SYSTEM

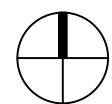
AS APPROVED AS IN LANDLORDS COA

PROPOSED FINISHES



(3) EXTERIOR WINDOWS
TO BE FILLED IN WITH SIDING
TO MATCH EXISTING.

2 REAR SIDE : EXTERIOR ELEVATION B
A304 SCALE: NTS



(5) EXTERIOR LIGHT POSTS
W/ STRING LIGHTS

(N) WOODEN FENCE AROUND
THE REAR PATIO

1 REAR: EXTERIOR ELEVATION A
A304 SCALE: NTS



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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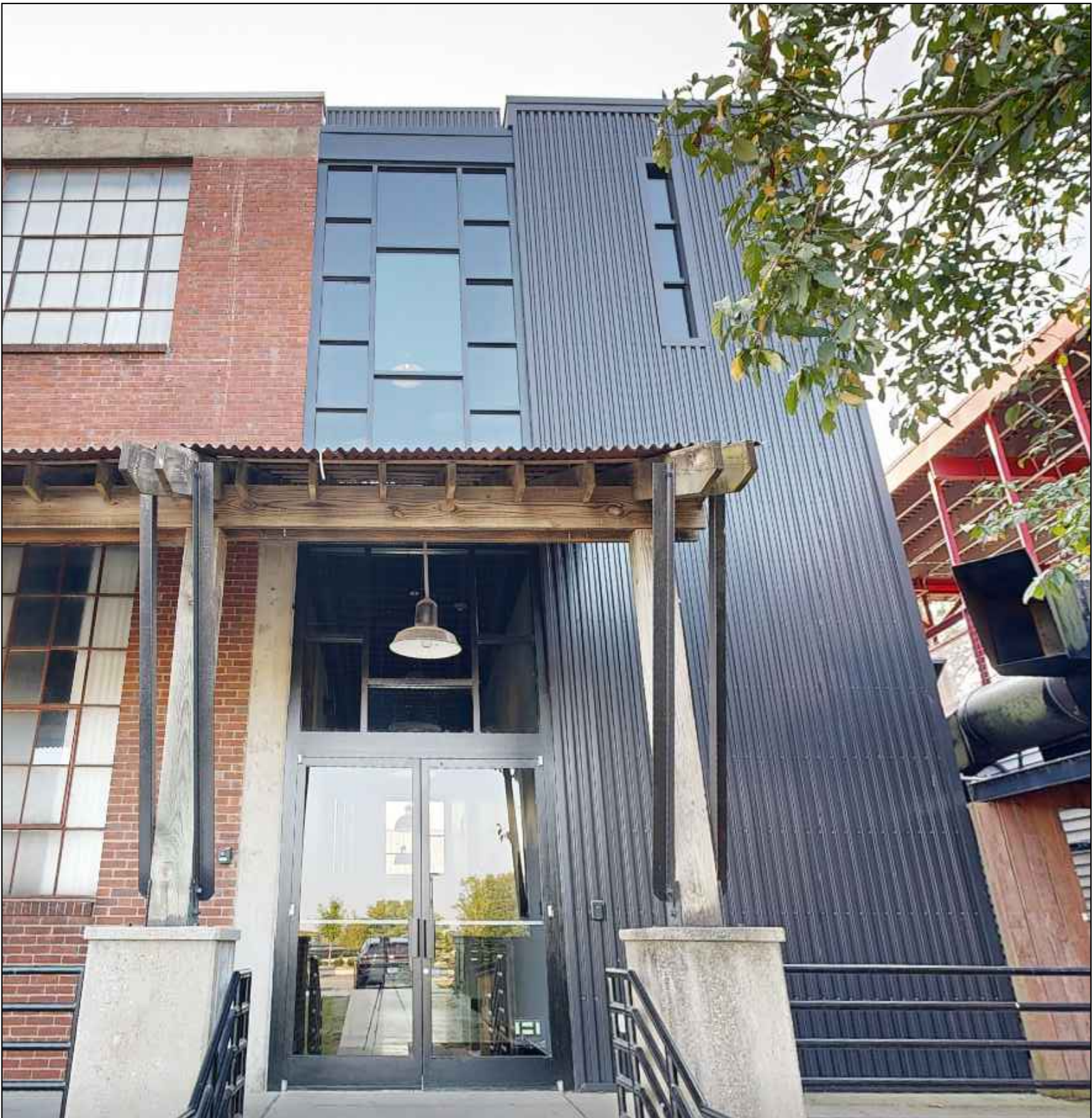
SHEET TITLE :
EXTERIOR
ELEVATIONS

SHEET NO. :

A304



EXISTING LIGHTING ON SITE: SIMPLE LINEAR LIGHTS MOUNTED BACK TO BUILDING TO CAST GLOW ONTO HISTORIC BRICK.



EXISTING SITE CONTEXT FOR DARK CHARCOAL SIDING @ REAR OF BUILDING: NEIGHBORING TENANT COMBINED HISTORIC BRICK W/ THE DARKNESS OF THE CORRUGATED METAL



EXISTING SITE CONTEXT FOR DARK CHARCOAL SIDING @ REAR OF BUILDING: COMBINING OLD OF THE HISTORIC BUILDING NATURE WITH THE NEW FEEL OF THE DARK CHARCOAL METAL



EXAMPLES OF COMBINING THE OLD AND NEW. HISTORIC RED BRICK WITH THE NEW ADDITION OF THE BLACK METAL AND GLASS DOORS



EXISTING SITE CONTEXT FOR AWNING @ REAR ENTRANCE INTO BUILDING

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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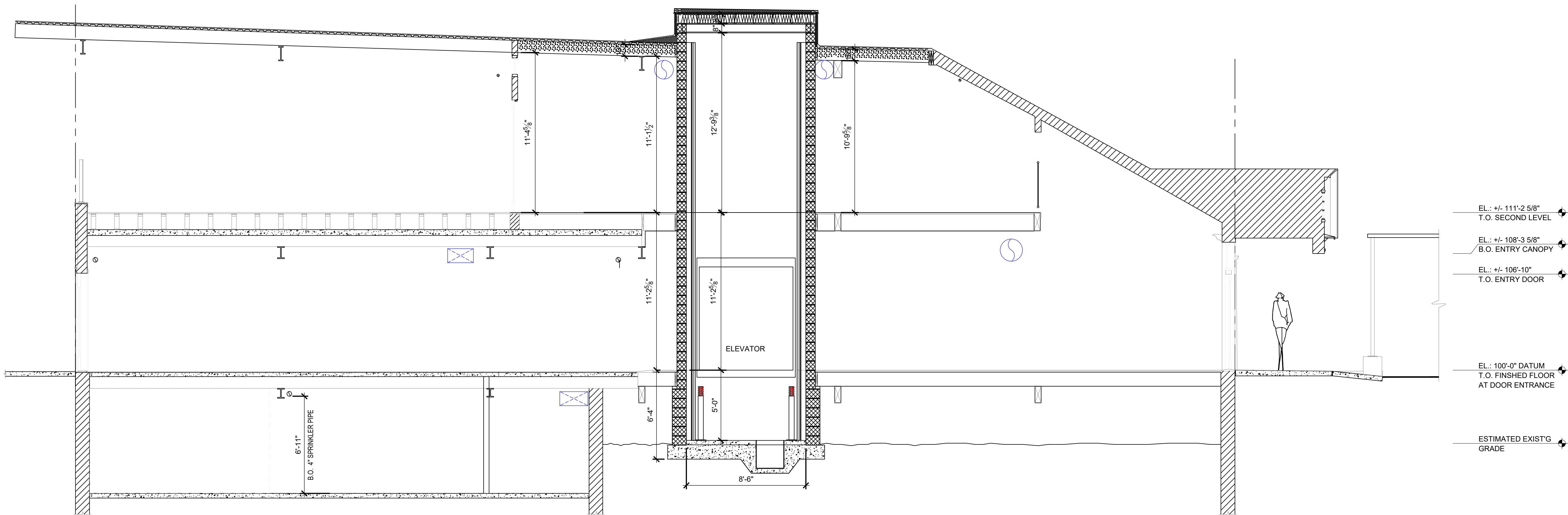
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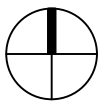
SHEET TITLE :
SITE CONTEXT

SHEET NO. :

A305



1 BUILDING SECTION A
A306 SCALE: NTS



ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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SHEET TITLE :

BUILDING SECTION
ELEV. ROOF IMPACT

SHEET NO. :

A306

FRONT BAND SIGN SQFT

PIN MOUTNED SIGN : 7.51 SQFT

BAND SIGN REQUIRMENTS: 1 SQFT PER LINEAR
FOOT OF STOREFRONT.
FRONT STOREFRONT LINEAR FOOTAGE: 80'-2"

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

DRAWN BY :
SC

ISSUE/DATE :
PROGRAMMING 11.07.2024
PROGRAMMING 2 12.17.2024
AN CONCEPT REVIEW 07.17.2025
AN SD 07.31.2025

REVISION :

SHEET TITLE :
SIGN #1
BAND SIGN

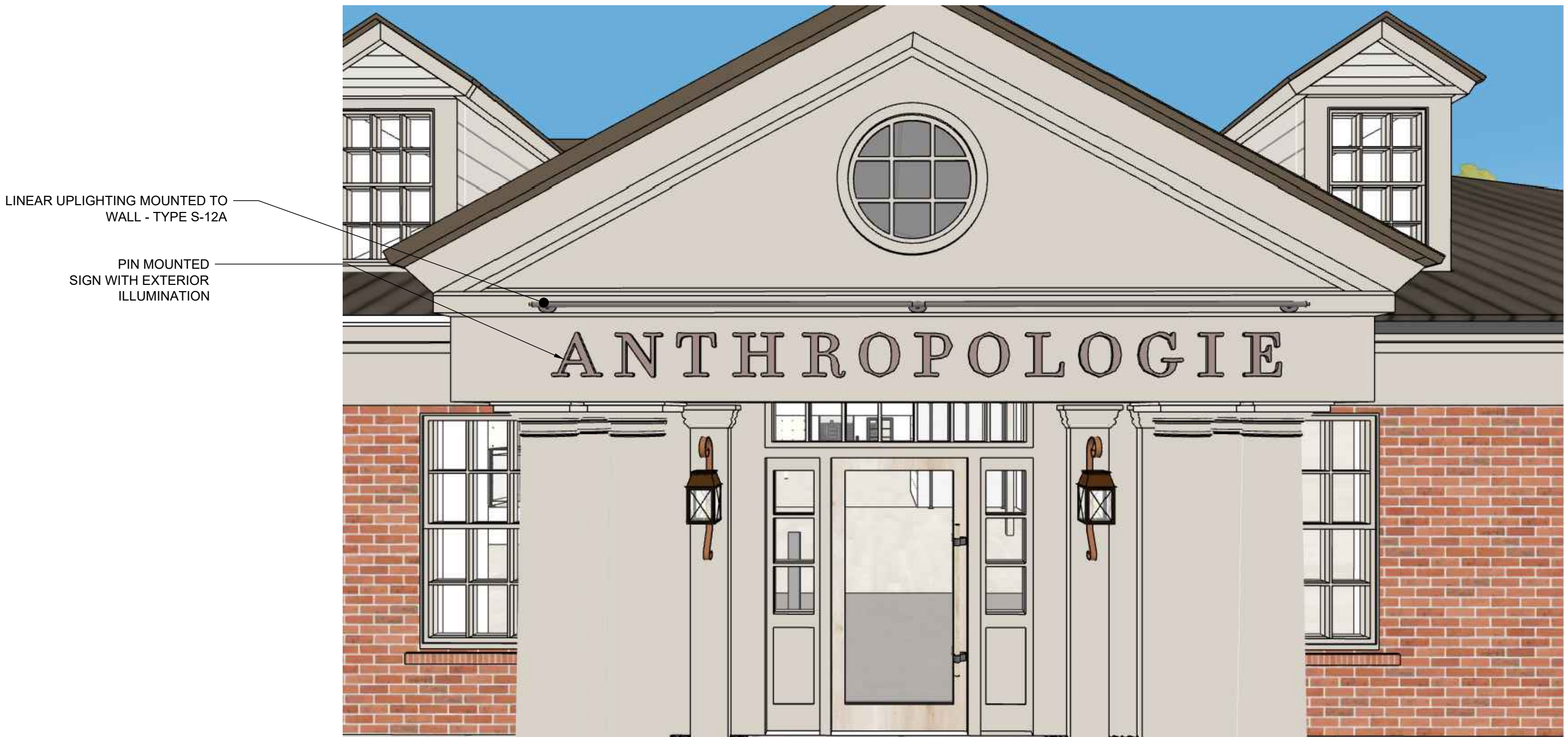
SHEET NO. :

A331



2 ELEVATION: BAND SIGN

A331 SCALE: 1 1/2" = 1'-0"



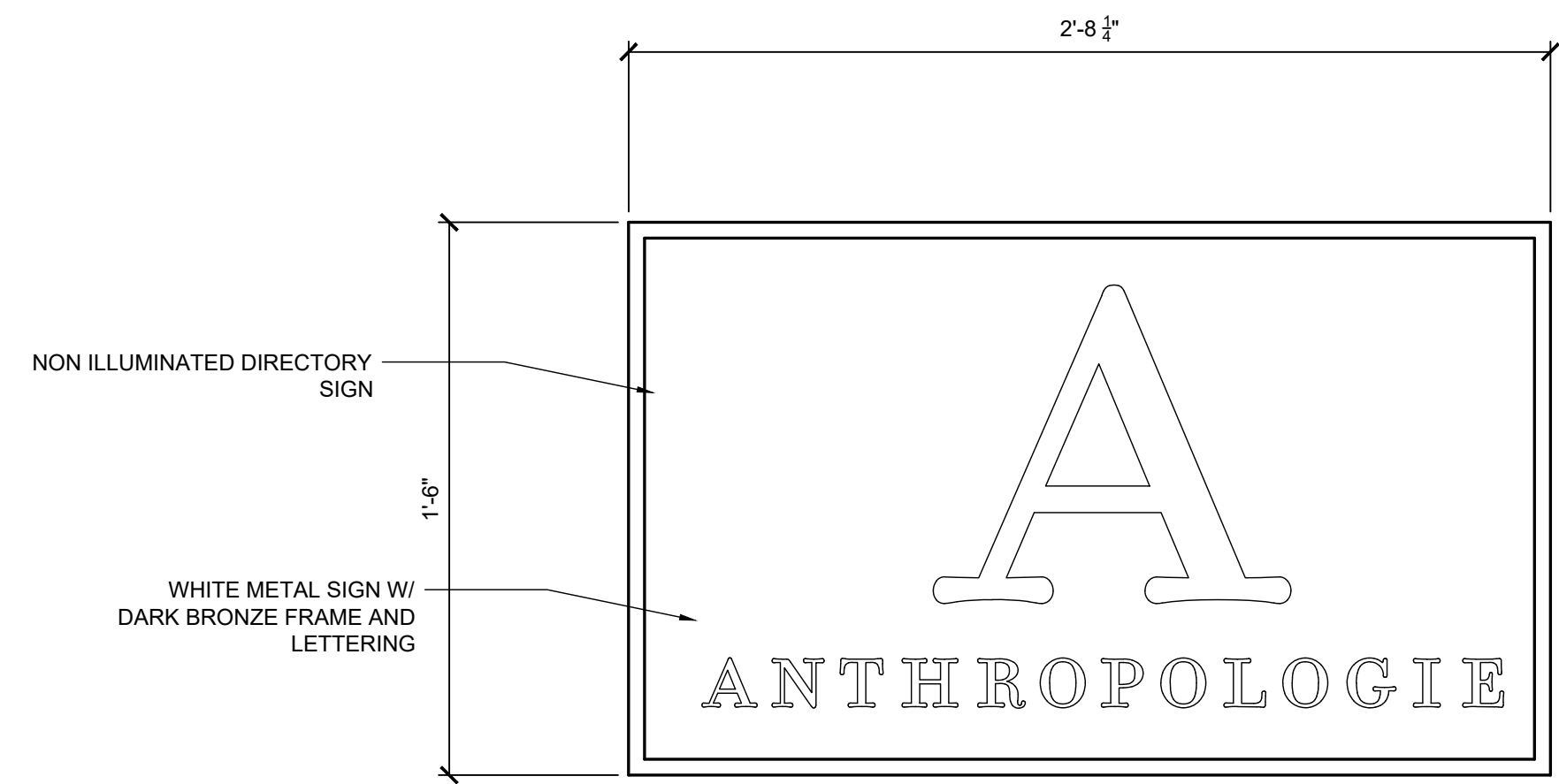
1 RENDERING: BAND SIGN

A331 SCALE: N.T.S.

ADDITIONAL DIRECTORY PLACARD

ADDITONAL DIRECTORY SIGN : 4.25 SQFT

PER CHAPTER 8 OF THE FRANKLIN GUIDELINES FOR COMMERCIAL SIGNAGE. WHERE THERE IS AN ENTRANCE THAT FACES A PARKING AREA. AND ADDITONAL SIGN MAY BE CONSIDERED, LIMITED TO A DIRECTORY SIGN, SMALL HANGING/PROJECTING OR WINDOW. SQFT REQ. = 4 ½" SQUARE FEET.



2 ELEVATION: BLADE SIGN

A333 SCALE: 1 1/2" = 1'-0"



1 RENDERING: BLADE SIGN

A332 SCALE: N.T.S.

ANTHOPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

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5000 SOUTH BROAD STREET
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PHILADELPHIA, PA 19112
PH: (215) 454-4624

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AN CONCEPT REVIEW 07.17.2025

AN SD 07.31.2025

REVISION :

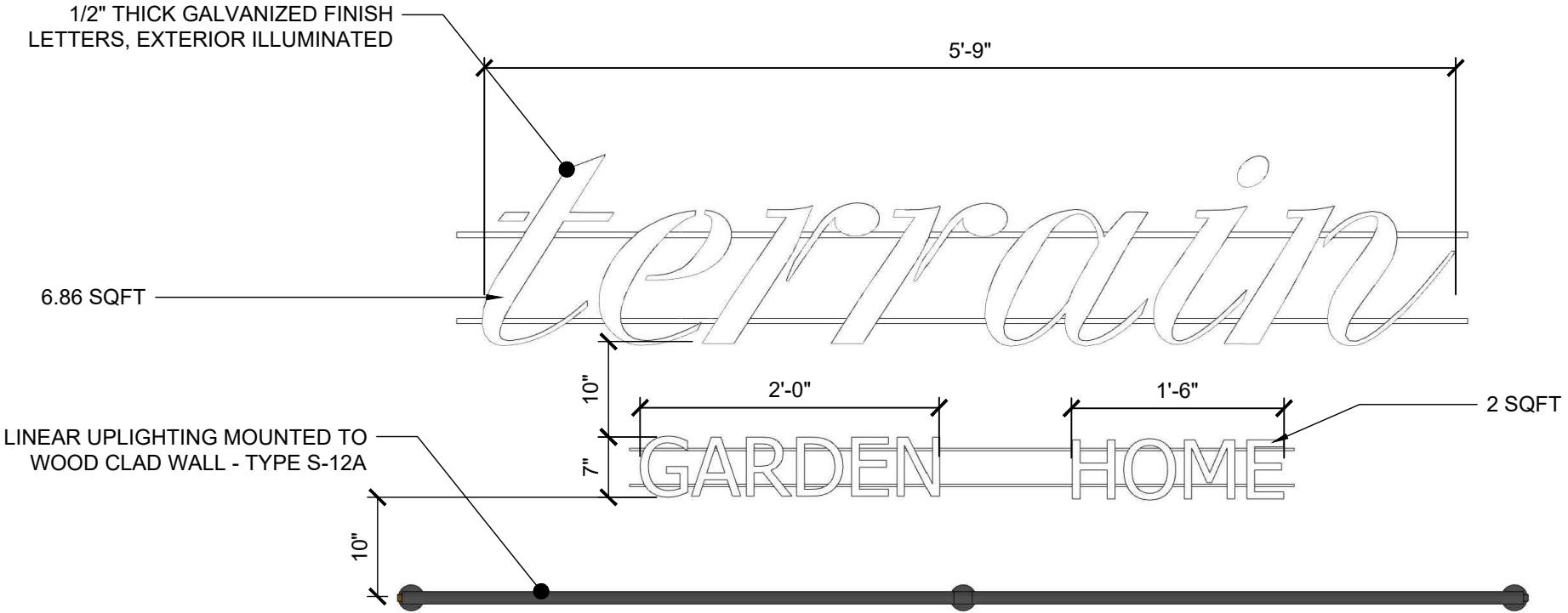
SHEET TITLE :

ILLUMINATED
BLADE SIGN

SHEET NO. :

A332

WALL SIGN SQFT	
TERRAIN SIGN (TOP RACE WAY) :	6.86 SQFT
HOME/GARDEN (LOWER RACE WAY) : 2 SQFT	
TOTAL SQFT FOR WALL SIGN =	8.86 SQFT



2 WALL SIGN DETAILS: ELEVATION

A335 SCALE: N.T.S.



1 WALL SIGN RENDERING

A335 SCALE: N.T.S.

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
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5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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AN SD 07.31.2025

REVISION :

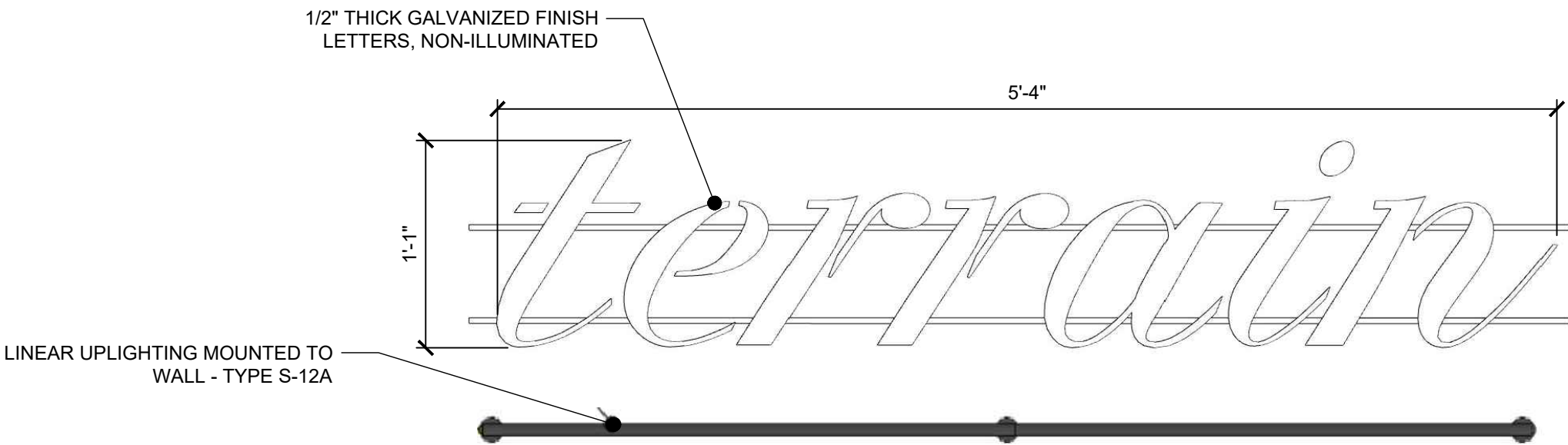
SHEET TITLE :

SIGN DETAIL

SHEET NO. :

A335

REAR BAND SIGN SQFT	
TERRAIN SIGN (TOP RACE WAY) :	5.7 SQFT
TOTAL SQFT FOR BAND SIGN =	5.7 SQFT



2 ELEVATION- SECONDARY TERRAIN SIGN

A336 SCALE: N.T.S.



1 ELEVATION- SECONDARY TERRAIN SIGN

A336 SCALE: N.T.S.

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
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5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
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AN CONCEPT REVIEW 07.17.2025

AN SD 07.31.2025

REVISION :

SHEET TITLE :

SIGN DETAIL

SHEET NO. :

A336

PLAN KEY

- 1

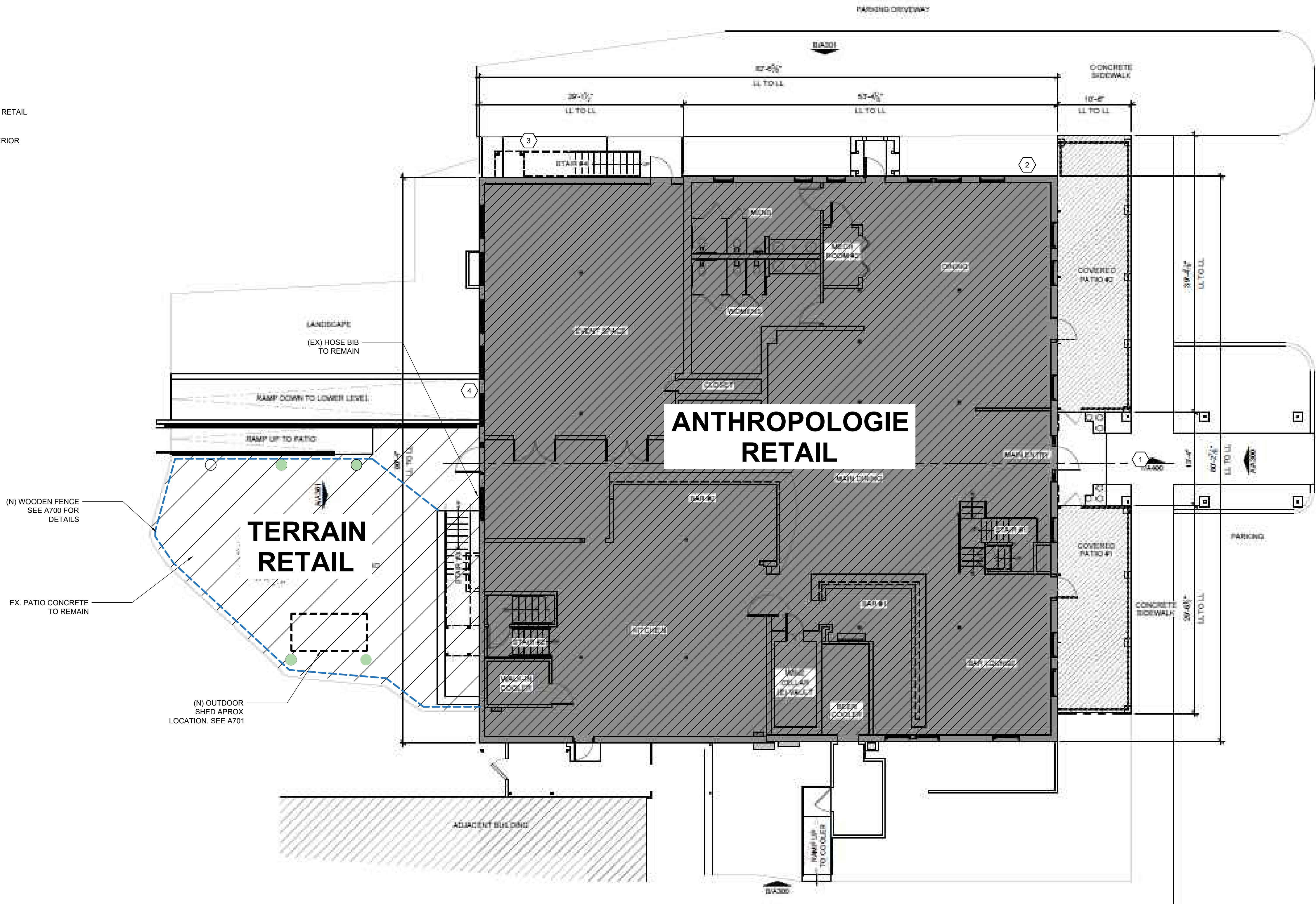
PRIMARY BAND SIGN @ ENTRY.
A331
- 2

SIDE ELEVATION (@ PARKING
LOT) ADDITIONAL DIRECTORY
SIGN
- 3

SIDE ELEVATION (FACING PARKING LOT)
WALL SIGN. EXTERNALLY ILLUMINATED A335
- 4

REAR ELEVATION (@ PORCH) 2ND TERRAIN SIGN.
EXTERNALLY ILLUMINATED. A336

- LINE OF NEW WOOD FENCE @ TERRAIN RETAIL
OUTDOOR SPACE
- APPROXIMATE LOCATION OF NEW EXTERIOR
LIGHT POST



1 SITE PLAN
A005 SCALE: 1/8" = 1'-0"

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
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BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

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HARB REVIEW	07.31.2025

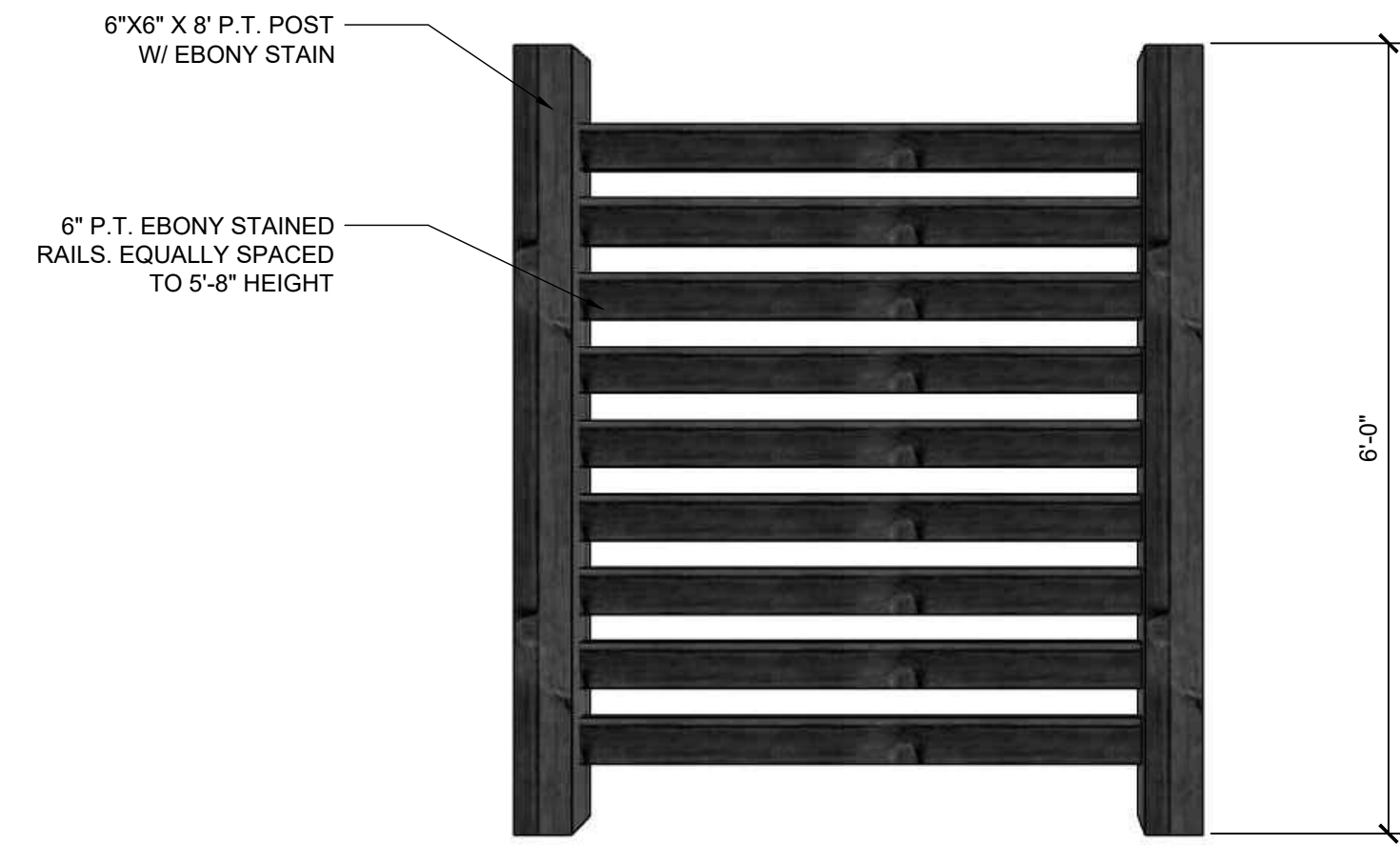
REVISION :

SHEET TITLE :
SITE PLAN

SHEET NO. :
A005

PLAN KEY

----- LINE OF NEW WOOD FENCE @ TERRAIN RETAIL
OUTDOOR SPACE



2 FENCE DETAIL A
A700 SCALE: NTS

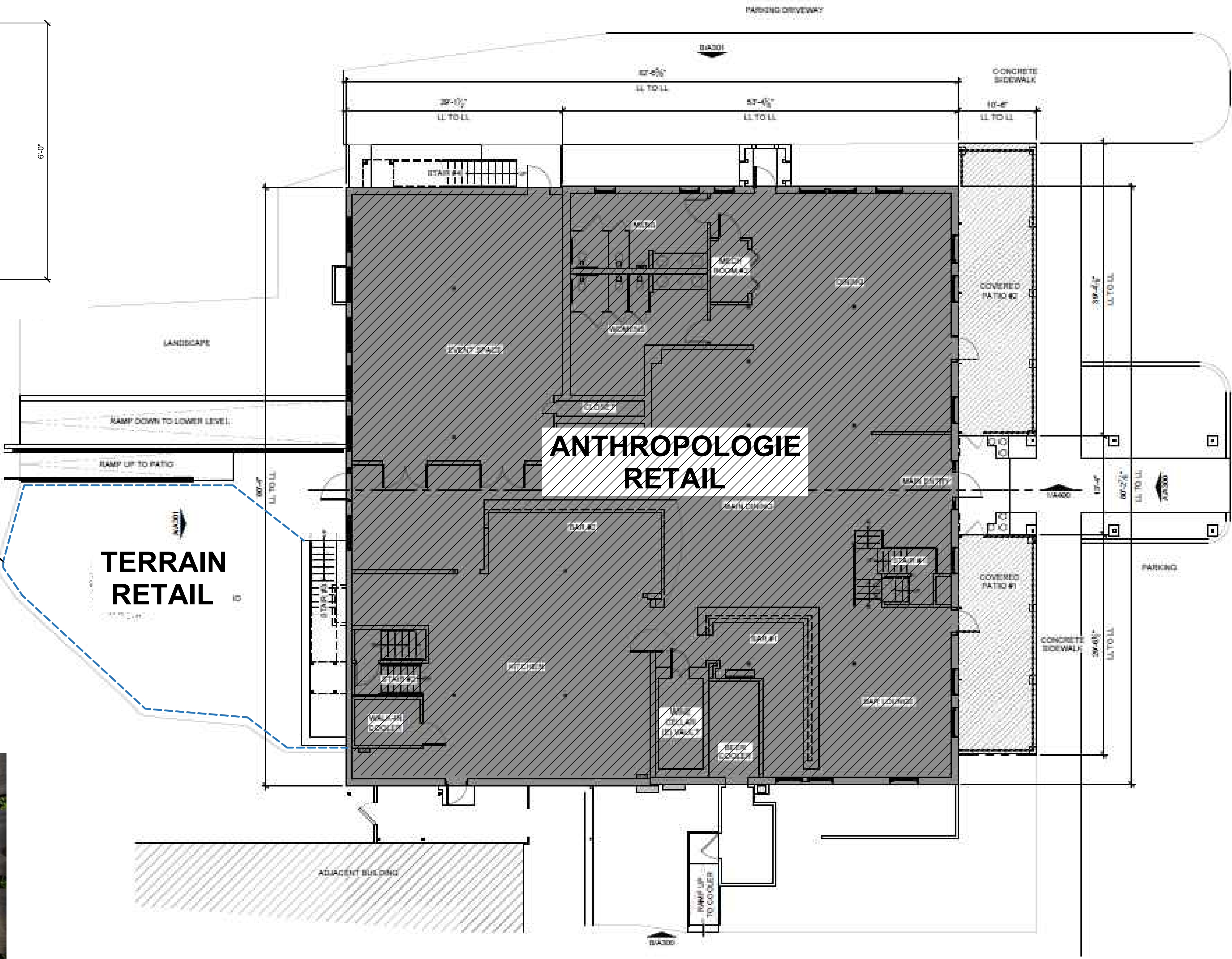
(N) WOODEN FENCE
SEE A700 FOR
DETAILS

TERRAIN
RETAIL

ANTHROPOLOGIE
RETAIL



3 FENCE INSPO
A700 SCALE: NTS



1 FENCE DETAILS
A700 SCALE: NTS

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
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5000 SOUTH BROAD STREET
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PHILADELPHIA, PA 19112
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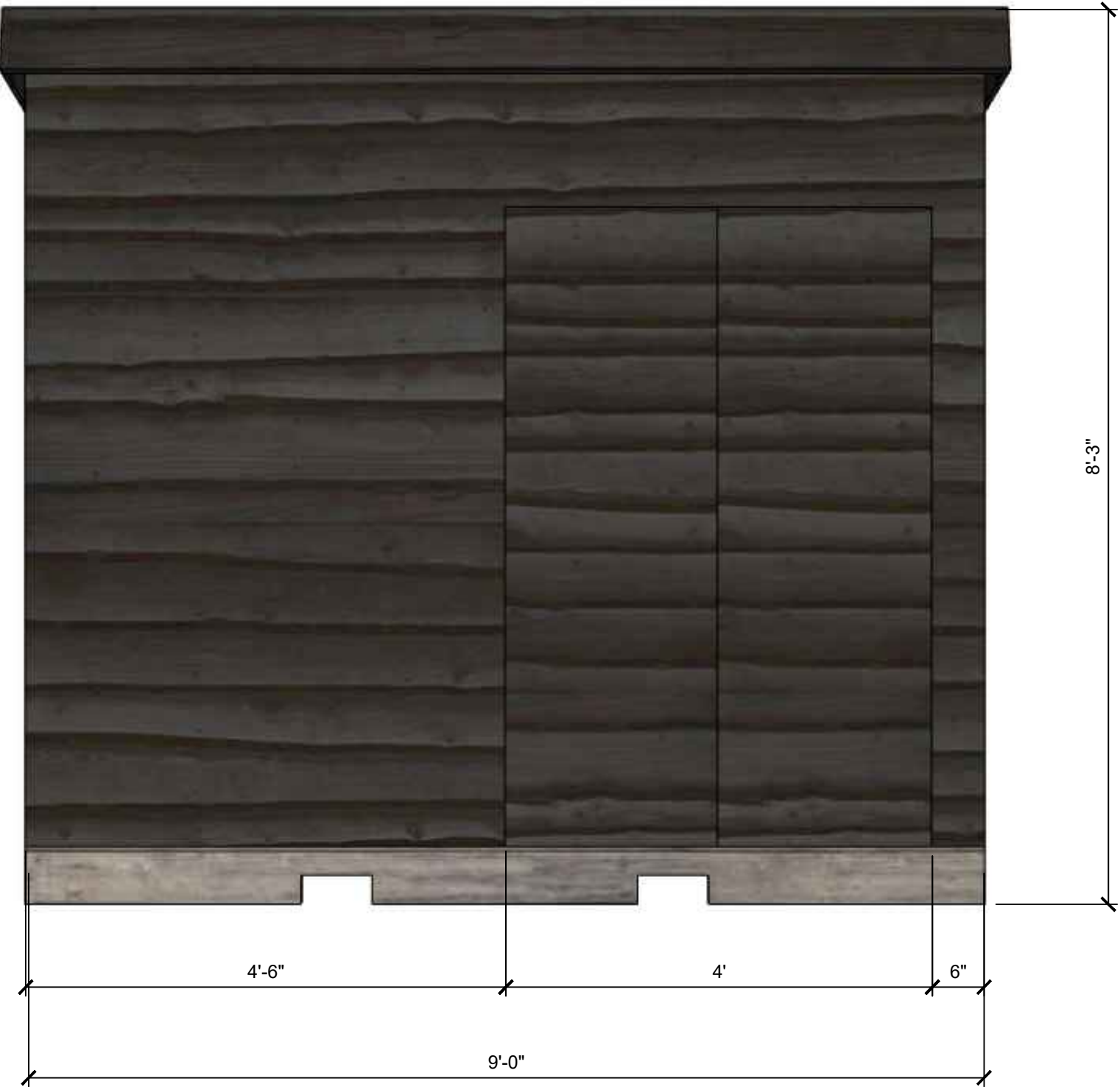
REVISION :

SHEET TITLE :
FENCE
DETAIL

SHEET NO. :
A700



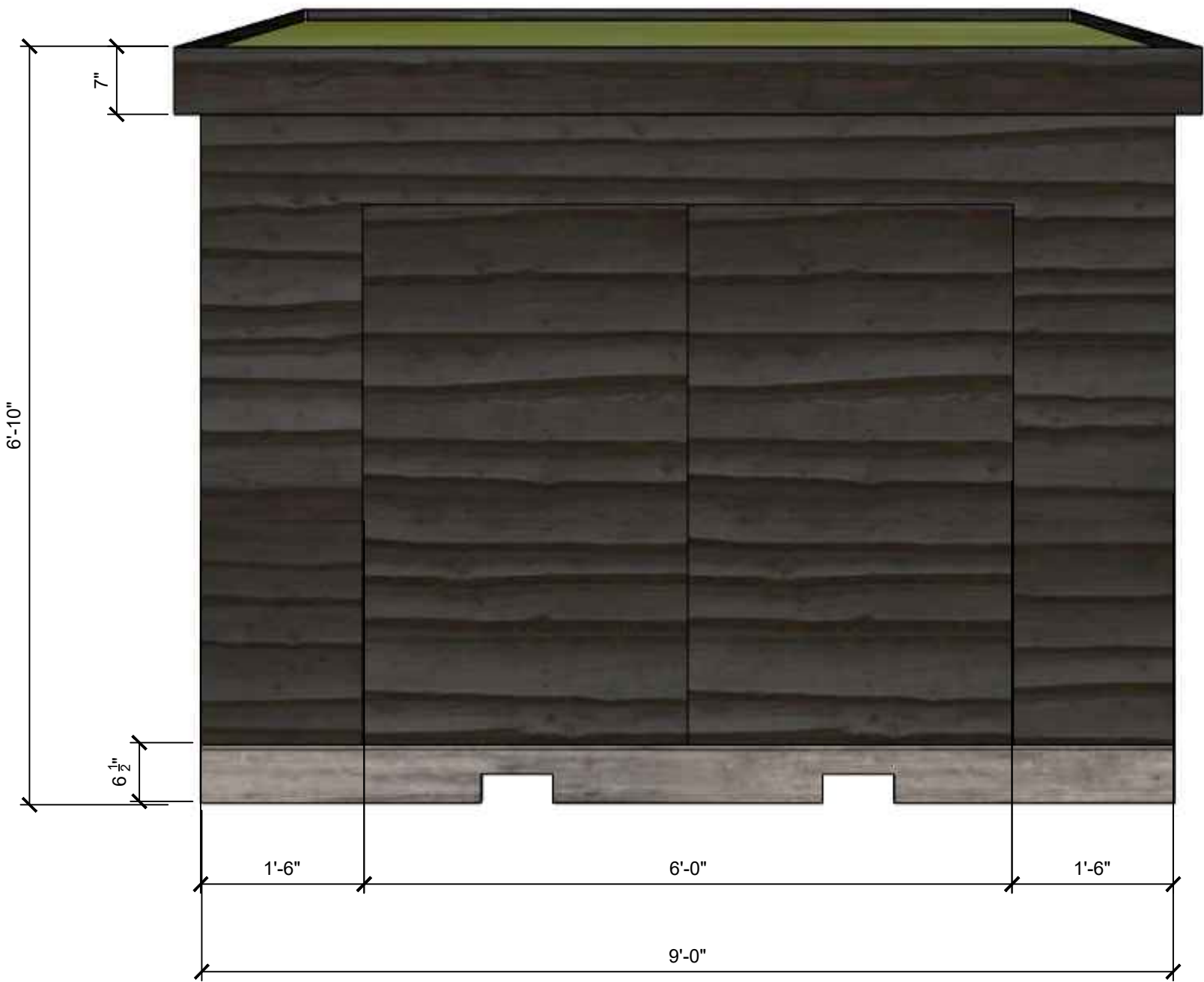
5 POTTING SHED REFERENCE PHOTO
A701 SCALE: NTS



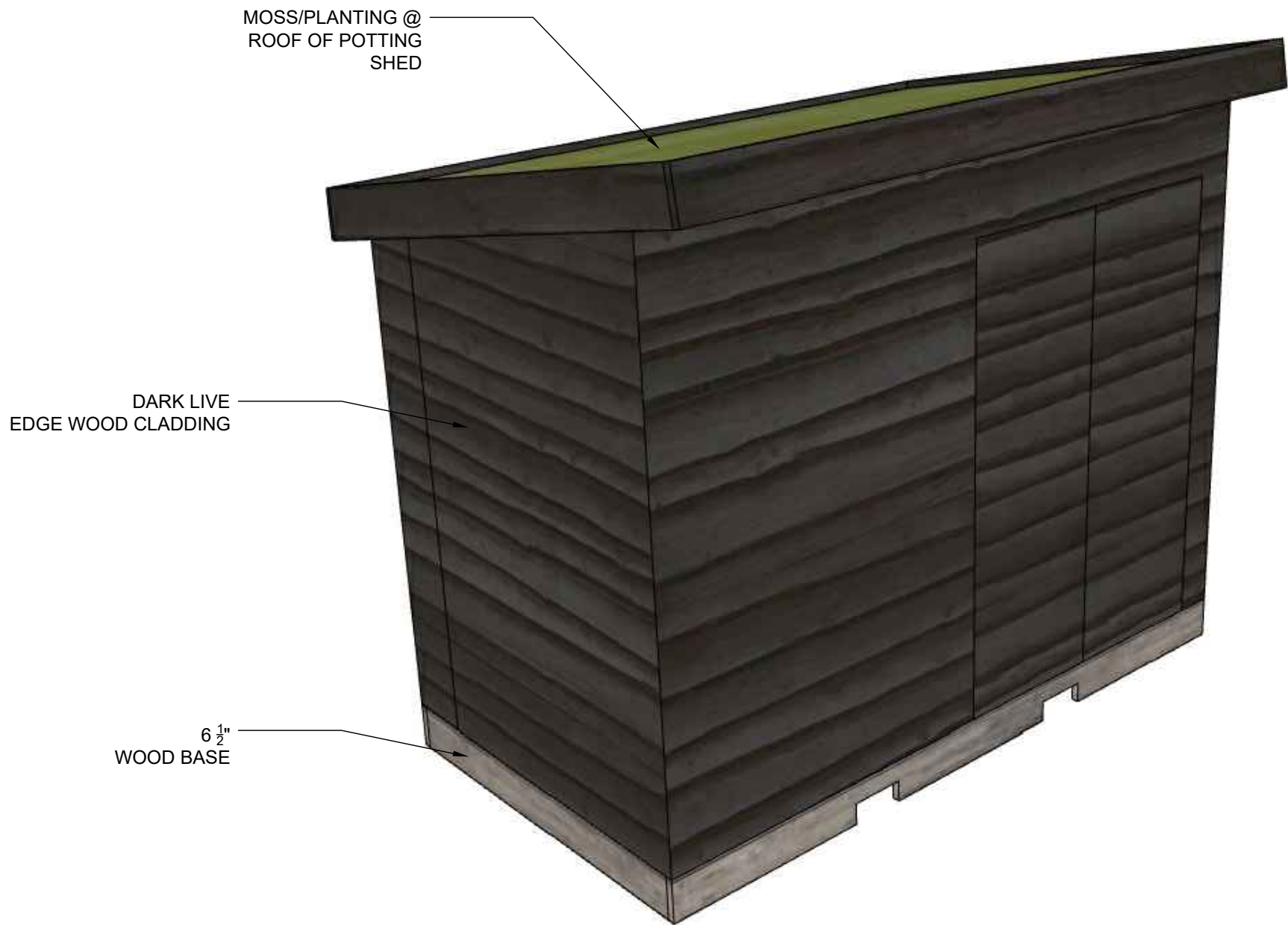
4 POTTING SHED REAR
A701 SCALE: NTS



3 POTTING SHED SIDE TYP.
A701 SCALE: NTS



2 POTTING SHED FRONT
A701 SCALE: NTS



1 POTTING SHED AXON
A701 SCALE: NTS

ANTHROPOLOGIE

230 FRANKLIN R OAD
BUILDING 1
FRANKLIN, TN 37064

CONSULTANT :

DESIGN CONSULTANT :
URBAN OUTFITTERS INC.
5000 SOUTH BROAD STREET
BUILDING 12
PHILADELPHIA, PA 19112
PH: (215) 454-4624

DRAWN BY :
SC

ISSUE/DATE :
PROGRAMMING 11.07.2024
PROGRAMMING 2 12.17.2024
AN CONCEPT REVIEW 07.17.2025
HARB REVIEW 07.31.2025

REVISION :

SHEET TITLE :
POTTING
SHED

SHEET NO. :
A700

FESTOON LIGHT STRING

Made to Order Commercial Light String

Made to your specifications with watertight, shock resistant modules in 12V 3000K LED. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

- Custom built to specifications (allow 3-4 weeks lead time for special order)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)



LFS SERIES QUICK SPECS	
SERIES	LFS
INPUT VOLTAGE	12V DC
WATTAGE	1W per Globe
CCT	3000K
LUMENS	Up to 90Lm per ft
CRI	74+
MAX RUN	300W
CABLE TYPE	60/0.25 3.00mm2
LAMP TYPE	G19/G60
SOCKET SPACING	Made to Order
IP RATING	IP68 - Outdoor, Wet Location
RATING	cULus Listed
RATED LIFE	80,000 Hours

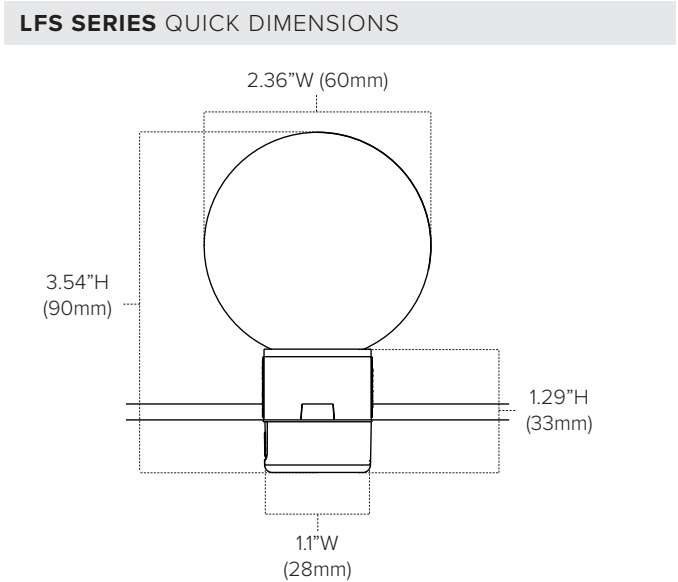
Keep lamps at least 4.9m/16ft away from pools and spas.
Not suitable for use on dimming circuits.

PROJECT:

TYPE:

LOCATION:

CATALOG NUMBER:



LFS SERIES ORDERING INFORMATION

Special order - Please Allow Up To 2-4 Weeks Order Processing & Delivery*

ITEM NUMBER	CCT	LENGTH	LUMENS / FT	WATTAGE / GLOBE	IP RATING	CRI	CUTTING
LFS-12V-1-LED-WW	3000K	Custom	Up to 90Lm / ft	1W / globe	IP68	74+	N/A

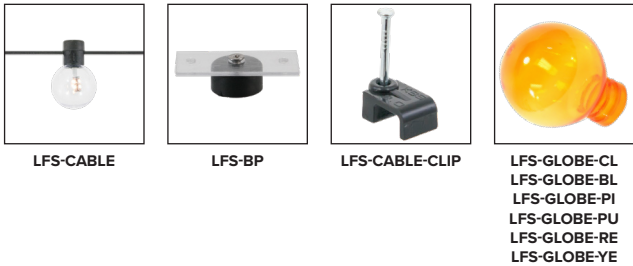
When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable.

Request a sales quote online at <https://americanlighting.com/lfs-12v-1-led-ww>.

This item is a "Special Order" item when specified outside of the 'quick-ship' item specifications. Special Orders, Custom Orders, and NCNR (Non Cancelable Non Returnable) Orders are non cancellable and non returnable after the orders are confirmed and accepted for processing.

LFS SERIES ACCESSORIES

ITEM NUMBER	DESCRIPTION
LFS-CABLE	12 gauge Festoon cable
LFS-BP	Mounting back-plate
LFS-CABLE-CLIP	Cable clips (qty 100)
LFS-GLOBE-CL	Clear Festoon Globe
LFS-GLOBE-BL	Blue Festoon Globe
LFS-GLOBE-PI	Pink Festoon Globe
LFS-GLOBE-PU	Purple Festoon Globe
LFS-GLOBE-RE	Red Festoon Globe
LFS-GLOBE-YE	Yellow Festoon Globe



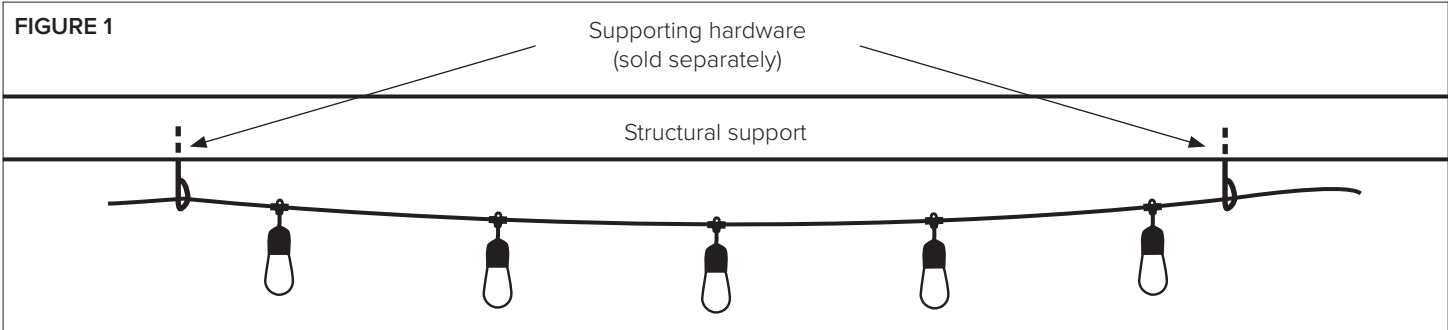
LFS SERIES RECOMMENDED POWER SUPPLIES

ITEM NUMBER	DESCRIPTION	MAX / MIN LOAD	INPUT VOLTAGE	OUTPUT VOLTAGE	DIMMABLE	DIMENSIONS
LED-DRJ-30-12	LED-DRJ Series 30W	30W / 3W	100-277V AC	12V DC	No	6.49" (165mm) L x 3.76" (95.5mm) W x 1.72" (44mm) H
LED-DRJ-60-12	LED-DRJ Series 60W	60W / 6W	100-277V AC	12V DC	No	7.4" (188mm) L x 3.76" (95.5mm) W x 1.72" (44mm) H

ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:

- Light sockets must be suspended so that bulbs are facing down only. DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!
1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance is 20 feet.
 2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
 3. Ensure any cut ends are properly sealed to preclude the entrance of water.
 4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.



BSW501 | FATHOM

Ø1-3/8" arm mount LED luminaire for outdoor locations, remote driver

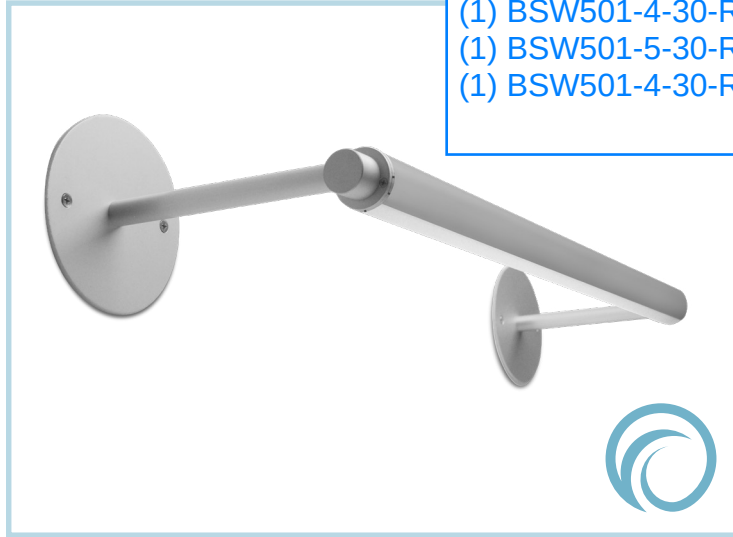
RECLECTIC SIGNAGE LIGHT

bartco
VISIONS BROUGHT TO LIGHT™

Project: _____

162" OAL

- (1) BSW501-4-30-RN-R-L-12-WBR-ST-AW
- (1) BSW501-5-30-RN-R-L-12-WBR-AD-AW
- (1) BSW501-4-30-RN-R-L-12-WBR-TR-AW



arm mounted LED luminaire, ideally suited for signage lighting. The Ø1-3/8" extruded aluminum arms for flexible aiming. Each luminaire is remote mounted, wet location 0-10V dimming or non-dimming driver and housing.

SPECIFICATIONS

Fixture housing constructed of an extruded aluminum tube, frosted acrylic extruded lens and sheet aluminum end caps.

Fixture arms are constructed of zinc plated steel pipe Ø5/8" extruded aluminum sleeves and machined aluminum end cap couplers.

Mounting plate options include a Ø4-3/4" aluminum plate for mounting to 4" round outdoor boxes or Ø1-3/8" aluminum plate for mounting to panel materials with rear access.

Standard finishes as shown below.

Single and continuous run fixtures available with arm center distances of 2'-5' nominal.

Arms allow fixture to project from a wall or roofline nominally 3", 6" or 12".

Fixture housing rotates 332° and is locked in place with hex fastener.

Extruded acrylic lens options available for Lambertian or asymmetric light distributions.

Fixture wired with 10' low voltage leads (measured from the end cap).

Included remote 120-277V wet location driver offered with 0-10V dimming or non-dim and surface mount aluminum enclosure.

Standard outputs are 505 lumens per foot for the Lambertian and 595 lumens per foot for the asymmetric optic option.

LEDs available in 2700K, 3000K, 3500K and 4000K, within a 3 step MacAdam ellipse, all with 90+ CRI typical

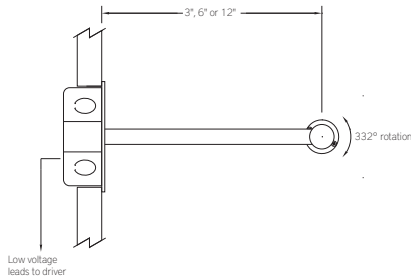
Life: 50,000 hours L₇₀.

Limited five year warranty.

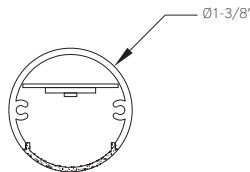
UL and C-UL listed for wet locations.



PROFILE



SECTION



PERFORMANCE

Note: All data reflects fixtures with 3500K LEDs.

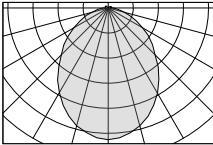
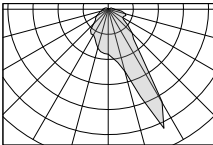
NOMINAL LENGTH	OPTIC OPTION	OUTPUT	LUMENS/ft.	WATTS/ft.	LUMINAIRE LUMENS	EFFICACY (LPW)
4'	Lambertian	R: regular	505	5.4	2148	106
	Asymmetric		595	5.3	2347	112

BSW501 -

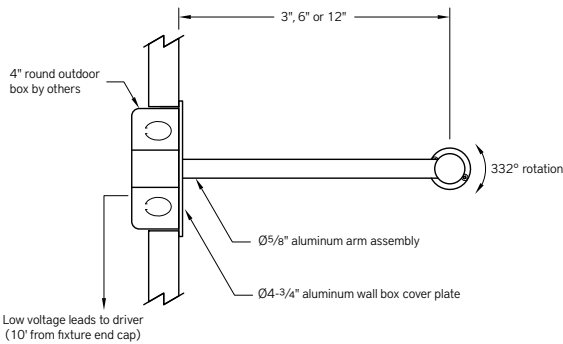
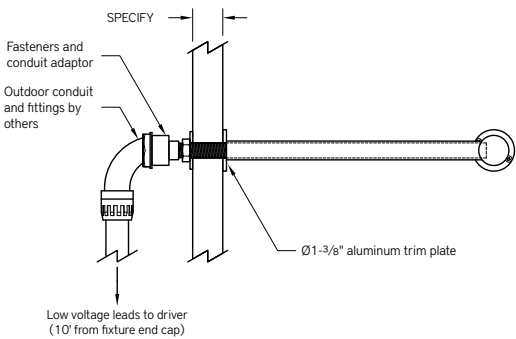
ARM CENTER DISTANCE	CORRELATED COLOR TEMPERATURE	DRIVER [remote] RN: non-dimming RD: 0-10V dimming, 5%	OPTIC L: Lambertian distribution A: asymmetric distribution	NOMINAL ARM LENGTH 3: 3" 6: 6" 12: 12" CF: consult factory for custom arm length	MOUNTING PLATE OPTION WBR: wall box plate TP: trim plate	FINISH AW: architectural white (semi-matte) WH: white (semi-gloss) BL: black (semi-matte) MB: matte black ESS: environmental satin silver BZ: bronze PR: primer CF: consult factory for custom finish
2: 26" 3: 38" 4: 50" 5: 62"	27: 2700K-90+ CRI 30: 3000K-90+ CRI 35: 3500K-90+ CRI 40: 4000K-90+ CRI					
			LIGHT OUTPUT (lumens per foot w/optic option A) R: regular – 595		RUN CONFIGURATION SN: single ST: starter AD: adder TR: terminator	

Note: Each fixture includes a remote driver matched for fixture length and light output.

OPTIC OPTION

	ORDERING CODE	DESCRIPTION
	L	Lambertian light distribution
	A	Asymmetric light distribution

MOUNTING PLATE OPTION

	ORDERING CODE	DESCRIPTION	SPECIFICATIONS
	WBR	WALL BOX MOUNTING PLATE	• Plate is Ø4-3/4" x 1/8" sheet aluminum in matching finish for mounting to 4" round outdoor junction box (by others). • Includes 10' low voltage leads (measured from end cap) and flat head Phillips machine screws.
	TP	TRIM PLATE	• Plate is Ø1-3/8" x 1/8" sheet aluminum in matching finish <u>for mounting to a material with access to the back side.</u> • Includes 10' low voltage leads (measured from end cap), flat washer, hex nut and conduit adaptor. • Accommodates mounting material thickness up to 3/4" (consult factory for special mounting conditions).

EPA CALCULATIONS

	LENGTH ORDER CODE	EPA
EFFECTIVE PROJECTED AREA	2	0.27 ft²
	3	0.38 ft²
	4	0.51 ft²
	5	0.62 ft²

BSW501 | FATHOM

Ø1-3/8" arm mount LED luminaire for outdoor locations, remote driver

ARM CENTER DISTANCE

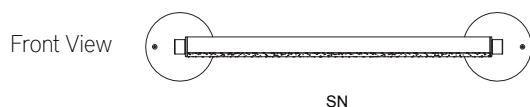
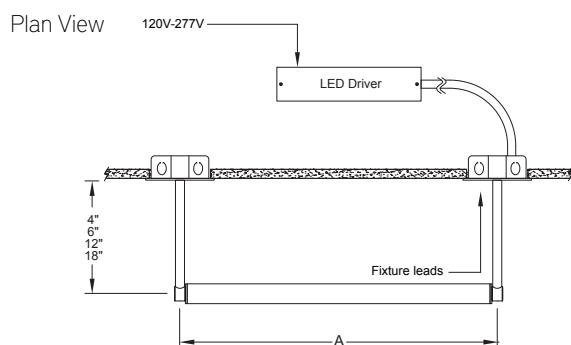
ORDERING CODE	LENGTH A
2	26"
3	38"
4	50"
5	62"

RUN CONFIGURATION INFORMATION

ORDERING CODE	DESCRIPTION
SN	Single
ST	Starter
AD	Adder
TR	Terminator

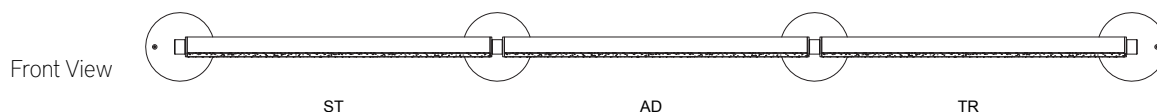
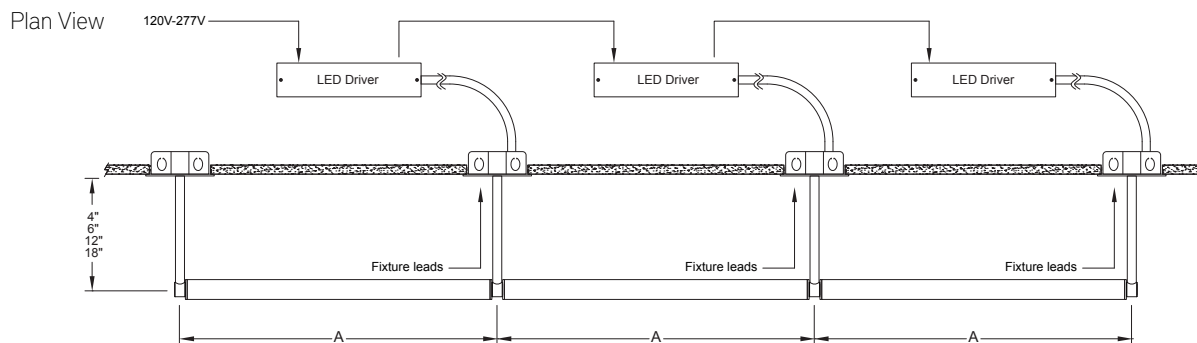
RUN INFORMATION

Single Fixtures



LED sign lighter, nominal 1-1/2" diameter x nominal 162" overall length, composed of (3) sections - (2 @ 50" and 1 @ 62"). Fixture is made of extruded aluminum housing, (3) 12"L mounting arms with wall bracket mounting plates, one located at each end and one between fixture sections, 330 degree locking rotation, wide flood beam spread, remote driver, UL wet location label.

Continuous Runs



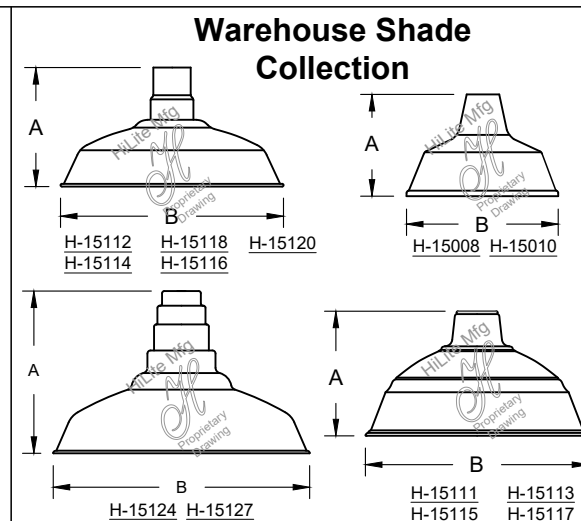


**HI-LITE MFG.
CO., INC.**
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name: _____
Type: _____
Quantity: _____

Item Number	Height (A)	Width (B)
H-15008	5 1/2"	8"
H-15010	7"	10"
H-15111	8"	11"
H-15112	8"	12"
H-15113	8"	13"
H-15114	8 1/2"	14"
H-15115	7"	15"

Item Number	Height (A)	Width (B)
H-15116	8 3/4"	16"
H-15117	8 1/2"	17"
H-15118	10"	18"
H-15120	10 3/4"	20"
H-15124	16"	24"
H-15127	17 1/2"	27"



Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	LED Color Temp	Driver
H-15008 (1) H-15010 (1) H-15111 (1) H-15112 H-15113 H-15114 H-15115 H-15116 H-15117 H-15118 H-15120 H-15124 H-15127	Standard (2) 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded (2) Finishes 01,11,14, 22,24,25,26, 29,33,41,44, 48,49,66,74, 77,82,89,92, 94,97,98,100, 101,102,112, 117,118,119, 121,122,123, 124,127,128, 130,133,134, 135,136,137, 139,140,141, 145,146,147, 148,150,151, 152,153,154, 155,156,157, 158,165,991 For finish specs see pages 344-348.	Mounting Options 1/2" 3/4" Cord Options (3) CB8 (8' Blk Cord) CW8 (8' Wht Cord) CG8 (8' Gray Mesh Cord) Custom Cord (3) Options CB (Black) CW (White) CG (Gray Mesh) Specify length. Stem Options (Must Pick Stem & Canopy) ST2 (1/2" NPT) ST3 (3/4" NPT) Specify length and canopy. HSC (Swivel Canopy) SMC (Flat Ceiling Canopy) HDSMC (Heavy Duty Flat Ceiling Canopy) Flush Mount Options FHSC (Swivel Canopy) FSMC (Flat Ceiling Canopy) FHDSMC (Heavy Duty Flat Ceiling Canopy) Arm Options (Not All Arms Are Listed) B-1 HL-K HL-A HL-U HL-H P-1 HL-C P-3 HL-D For all arms and specs see pages 321-344.	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded Finishes 01,11,14, 22,24,25,26, 29,33,41,44, 48,49,66,74, 77,82,89,92, 94,97,98,100, 101,102,112, 117,118,119, 121,122,123, 124,127,128, 130,133,134, 135,136,137, 139,140,141, 145,146,147, 148,150,151, 152,153,154, 155,156,157, 158,165,991 For finish specs see pages 344-348.	CGU (4) (Cast guard & glass) LCGU (4) (Large cast guard & glass) WGU (4) (Wire guard & glass) LWGU (4) (Large wire guard & glass) ARN (4) (Acorn globe) LARN (4) (Large acorn globe) WGR (4) (Wire guard) SK (Swivel knuckle) FX (Flexible tubing for cord mounted fixture only) For specs and glass color see pages 321-344.	Standard 91 (Black) 93 (White) 95 (Dk. Grn) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded Finishes 29,33,66, 77,82,89,92, 94,97,98,100, 101,102,112, 117,118,119, 121,122,123, 124,127,128, 130,133,134, 136,137,139, 140,141,145, 146,147,148, 152,153,154, 155,156,157, 165,991 For finish specs see pages 344-348.	INC (6) (Fixture is standard 100W or 200W Medium Base.) GU24 (6) (2-Pin Twist Lock Socket) LED4 series (5)(6) (Not available with glass enclosures) 6LED4 (850 Lumens) 10LED4 (1250 Lumens) 14LED4 (1650 Lumens) 18LED4 (2000 Lumens) 20LED4 (2500 Lumens) 23LED4 (3000 Lumens) 29LED4 (3500 Lumens) 34LED4 (4000 Lumens) LED3 Series (6) (Requires glass enclosure) 12LED3 1400 (Lumens) For specs see LED Spec Sheet online CFL/MH/HPS (Compact Fluorescent) (Metal Halide & High Pressure Sodium) Contact Factory for availability	LED Color Temp not available for INC or GU24. 27 (2700K) 30 (3000K) 35 (3500K) 40 (4000K) For specs See LED Spec Sheet Online	Driver not available for INC or GU24. CBCM (Cord Driver Housing) SBCM (Stem Driver Housing) WBCM (Wall Driver Housing) LPLB Post Driver Housing) (LED4 (6) Dimming Specs: ELV, Triac, 0/1-10V Standard) (LED3 (6) Dimming Specs: ELV, Triac, 0/1-10V Standard) For specs See LED Spec Sheet Online

H-15117 - 91 / 1/2" - 91 / CGU-CLR - 91 / 12LED3 - 27 - CBCM

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

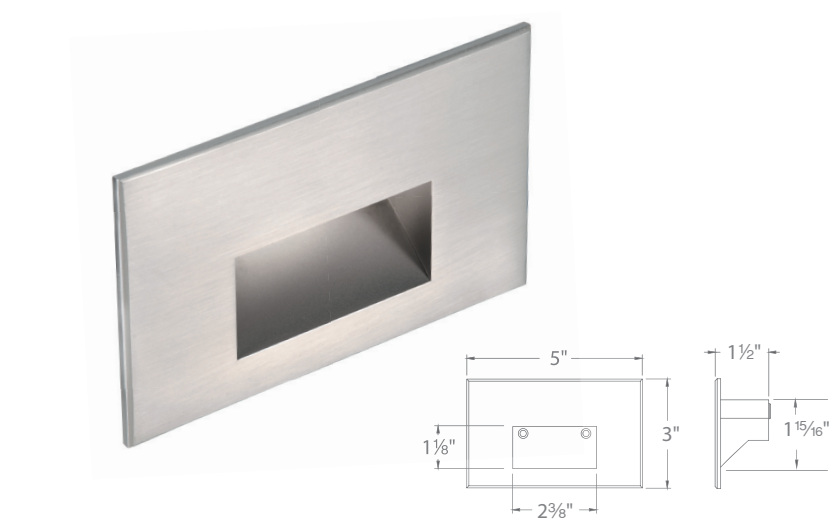
Notes

- (1) H-15008, H-15010, H-15111, H-15113 & 15115 available for 100W Max INC, 6LED4 & 10LED4 & 12WLED3. H-15008 and H-15010 not available with glass enclosures.
- (2) For interior finish of fixture refer to color chart on pages 344-348. H-15124 and H-15127 not available in copper or brass finish.
- (3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- (4) Requires Globe Option. (See pages 339-341 for Globe Options) LED3 Dimming Specs: Driver is Standard Tri Dim, ELV, Triac, 0/1-10V Dim) Max Wattages for CGU and WGU are 100W INC, 12W LED3, 32W CFL and 100W HID Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 12W LED3, 57W CFL, 175W HID and no changes.
- (5) CGU, LCGU, SGU & LSGU Glass Options : CLR(Clear), Fr(Frost), RIB(Ribbed), AM(Amber), BL(Blue), GRN(Green), RD(Red), AMC(Amber Crackle) ARN & LARN Glass Options: RN(Rain Glass) & RNFR(Rain Frost Glass)
- (6) LED4 Series in not available with Glass Enclosures. LED4 Dimming Specs: Driver is Standard Tri Dim, ELV, Triac, 0/1-10V. LED3 Dimming Specs: ELV, Triac, 0/1-10V, standard-ordered after 2-21-2024, 0/1-10V ordered prior to 2-20-2024.
- (7) Socket Bases: INC and HID are medium base. CFL is GX24Q, GU24 is 2-pin Twist lock, LED is Dedicated with a driver and Module INC & GU24 are standard 120 Volt & LED is standard 120/277 Volts.

Cord-hung fixtures: suitable for dry location only.
Stem-hung fixtures: suitable for damp & dry location.
Gooseneck, post mount & wall brackets fixtures: suitable for wet, damp & dry location.

INC, GU24, CFL & HID are UL Listed
LED is ETL Listed

RECTANGLE STEP LIGHTS 12V
 4011



Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

 Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA (Use VA value for sizing the transformer and calculate voltage drop.)

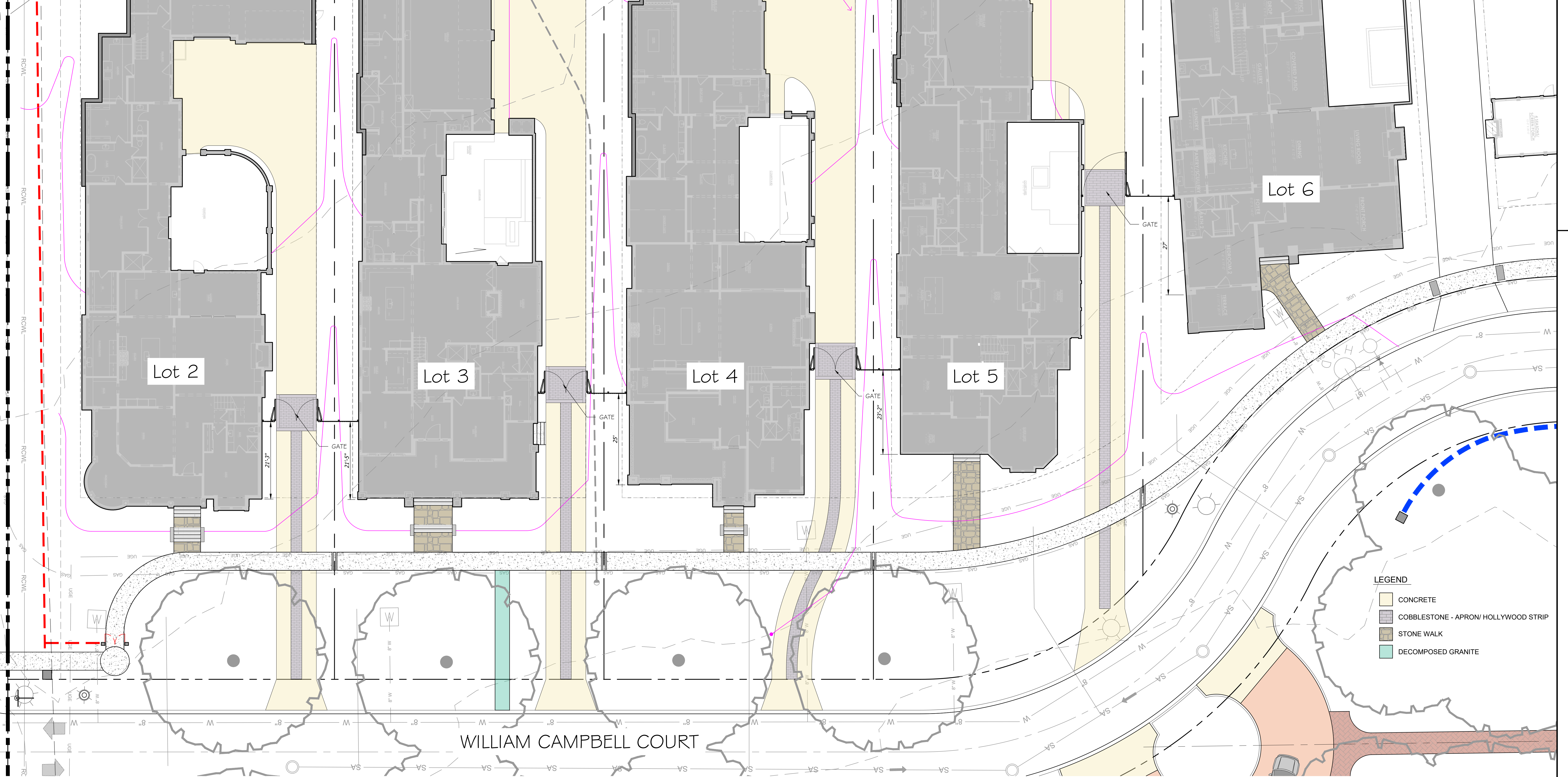
CRI: 90
Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H Includes bracket for J-Box mount.
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp	CRI	Finish	Lumens
4011	12V	27	2700K	90	BBR Bronze on Brass 17
					BK Black on Aluminum 17
					BZ Bronze on Aluminum 17
					WT White on Aluminum 38
	30	3000K	90	90	BBR Bronze on Brass 17
					BK Black on Aluminum 17
					BZ Bronze on Aluminum 17
					WT White on Aluminum 38
	AM	Amber	-	-	SS Cast Stainless Steel 23
					BBR Bronze on Brass 11
					BK Black on Aluminum 11
					BZ Bronze on Aluminum 11
					WT White on Aluminum 23
					SS Cast Stainless Steel 14

4011-_____

Example: 4011-30BK





Gray Granite
Belgian Cobblestone

Magnolia Hall
New Residence Driveway Aprons and Hollywood Strip
8/11/25



Flagstone Pennsylvania
Bluestone

Magnolia Hall - New Residence Lead Walks
8/11/25